1. CONSENT WITH CONDITIONS

    Documents:

        9 E CREEK RD WINDOW REPLACE.PDF

2. SIGNS

    Documents:

        204 CLIFF RD PUBLIC INFO SIGN (1 OF 2).PDF
        204 CLIFF RD PUBLIC INFO SIGN (2 OF 2).PDF
        HUMMOCK POND RD PUBLIC INFO SIGN (.PDF
        MADAKET RD PUBLIC INFO SIGN.PDF
        76 MILLBROOK RD PUBLIC INFO SIGN.PDF
        28 W MIACOMET RD PUBLIC INFO SIGN.PDF
        16.5 FEDERAL ST TEMPORARY SIGN.PDF
        SIGN 16.5 FEDERAL ST JENNY BIRD TEMPORARY SIGN PROPOSAL.DOCX (3).PDF
        SIGN 31 CENTER ST PROJECTING SIGN LONG WHARF SUPPLY CO.PDF
        SIGN 61 CENTER ST THE MARTIN FINAL SUBMISSION.PDF
        SIGN 9 N WATER PERIWINKLE FINAL SUBMISSION.PDF
        15 SPARKS AVE - BOA WALL SIGN - FACING SPARKS.PDF
        15 SPARKS AVE - BOA WALL SIGN - FACING PARKING.PDF
        SIGN VARIOUS LOCATION GARDEN CLUB.PDF

3. NEW BUSINESS 05/14/2024

    Documents:

        7 FOLGER NEW DWELLING.PDF
        OB 7 FOLGER SECONDARY DWELLING_OLD BUS.PDF

4. NEW BUSINESS 05/28/2024

    Documents:

        2 CHARTER ST WINDOWS.PDF

5. OLD BUSINESS 06/04/2024

    Documents:

        OB 106 SQUAM SECONDARY.PDF
        OB 106 SQUAM TERTIARY.PDF
        OB 106 SQUAM MAIN HOUSE.PDF
        106 SQUAM_SHED NEW TO TRACK.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 39 MONOMOY POOL HARDSCAPE OB 06.24.2024.PDF
        OB 19 MONOMOY ADDITION.PDF

6. NEW BUSINESS 06/11/2024

Documents:

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 2 STONE ALLEY 6 6 2024 SUBMITTED.PDF
OB 15 N. WATER HARDSCAPE OLD BIZ.PDF
OB 15 N. WATER PORCH DECK.PDF
OB 22 COFFIN ST NEW DWELLING.PDF
OB 22 COFFIN (SIAS) ST HDC REV 06.05.2024 EXTRA.PDF
34A GROVE LN POOL.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 WAY POOL.PDF
OB 6 MARINER.PDF
OB 18 HOICKS HOLLOW DEMO_MOVE BEACH CLUB HDC OLD 6.18.24.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
    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 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 111B OLD SOUTH RD HDC OLD 062724.PDF
    OB 51 W MIACOMET RD.PDF

11. NEW BUSINESS 07/09/2024

    Documents:

    6 TAUTEMO WAY NEW DWELLING.PDF
    6 TAUTEMO WAY NEW POOL CABANA.PDF
    6 TAUTEMO WAY POOL.PDF
    48 YORK ST ADDITION-COMBINED.PDF
    3 LONG POND DR ROOF.PDF
    42 HULBERT AVE GARAGE ADDITION.PDF
    35 TASHAMA LN ADDITION.PDF
    9 GINGY DOOR COLOR CHANGE.PDF
    5 HIGH BRUSH MAIN HOUSE CHANGES.PDF
    5 HIGH BRUSH GARAGE CHANGES.PDF
    5 HIGH BRUSH CABANA.PDF
    5 HIGH BRUSH POOL.PDF
    5 CROWS NEST POOL.PDF
    6 MARION AVE POOL.PDF
    6 SANDY DR FRONT DOOR SIDELIGHTS.PDF

7C SURFSIDE RD - SOLAR PACKAGE.PDF
7D SURFSIDE RD - SOLAR PACKAGE.PDF
6 MIOXIE WY WINDOW CHANGE.PDF
102 WAUWINET ROAD - HISTORIC DETERMINATION.PDF
14 HUSSEY ST - FRONT DOOR - COLOR CHANGE.PDF
11 ALLIANCE GARAGE REV.PDF
11 ALLIANCE LN COTTAGE REV.PDF
9 BRINDA LN ADDITION.PDF
343 MADAKET RD ROOF MH 6.24.2024.PDF
343 MADAKET RD ROOF COTTAGE 6.24.2024.PDF
63 FAIRGROUNDS RD HDC REV TO POOL 6.27.2024.PDF
39 PILGRIM FENCE.PDF
19 ARROWHEAD ROOF.PDF
45 QUIDNET ROAD WINDOW MODIFICATION HDC SUBMISSION VIEW PACK.PDF
48 DUKES RD WINDOW REPLACEMENT.PDF
7ACLIFFORD CABANA.PDF
3 DENNIS DRIVE FENCE.PDF
2 STONE ALLEY DECK EXTENSION.PDF
8 LEWIS MH FRONT DOOR CHANGE.PDF
25A CLIFTON NEW MH.PDF
25A CLIFTON_GARAGE_HDC_NEW 07.01.24.PDF
32 FLINTLOCK GH MOVE ROTATE.PDF
32 FLINTLOCK MH ADDITION FENS.PDF
66 MONOMOY RD FENCE AND GATE.PDF
15 N. WATER CHIMNEY DEMO REBUILD.PDF
36 POCOMO RD RENEW GARAGE SECOND DWELLING.PDF
29 JEFFERSON AVENUE DRIVEWAY HARDSCAPE-COMBINED.PDF
12 PILGRIM_HDC NEW _NEW DWELLING 07.01.24.PDF
15 MOREY LANE DOOR CHANGE.PDF
15 PARKER LN HDC REV DOORS MH 6.27.2024.PDF
126 MAIN ST SHED.PDF
126 MAIN ST HARDSCAPE.PDF
126R MAIN ST HARDSCAPE.PDF
7 ELBOW LANE-SHED WINDOW REPLACE-HDC.PDF
1 EVERGREEN WAY DUPLEX LOT 2.PDF
1 EVERGREEN WAY DUPLEX LOT 3.PDF
4 N WATER ST ADDITION HDC NEW 070124.PDF
76 PLEASANT ST ADDITION FRONT HOUSE.PDF
76 PLEASANT ST NEW REAR DWELLING.PDF
15 WAPPOSSETT CIRCLE PERGOLA.PDF
26 SOMERSET LANE MOVE OFF OR DEMO MAIN HOUSE 07.01.24.PDF
26 SOMERSET LANE MOVE OFF OR DEMO SHED 07.01.24.PDF
24 KITTIWAKE REVS TO COA ROOF OVER APPROVED RAMP.PDF
9 KILLDEER LANE EGRESS WINDOW.PDF
17 SHERBURNE TURNPIKE HARDSCAPE 07.01.24.PDF
17 SHERBURNE TURNPIKE COTTAGE SHUTTERS COLOR CHANGE 07.01.24.PDF
46 HUMMOCK POND RD HARDSCAPE NEW OUTDOOR KITCHEN PATION 07.01.24.PDF
86A AND 88 OLD SOUTH RD HDC COMMERCIAL BLDG 6.29.2024.PDF
86A AND 88 OLD SOUTH RD SITE PLAN.PDF
14 POND VIEW DR-FENCE- HDC APPLICATION.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 59

Street & Number of Proposed Work: 9 East Creek Road

Owner of record: Town of Nantucket

Mailing Address: 16 Broad st
Nantucket, MA 02554

Contact Phone #: 508-228-7216 E-mail: TOWNMANAGER@NANTUCKET-MA.GOV

AGENT INFORMATION (if applicable)

Name: Craig Piper, SMRT Architects and Engineers

Mailing Address: 75 Washington Ave, Suite 3A
Portland, Maine 04101

Contact Phone #: 207-807-4680 E-mail: Cpiper@SMRTINC.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 Window replacement

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

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 N/A South N/A East N/A West N/A

Additional Remarks

Historic Name: Our Island Home

Original Date: Unknown

Original Builder: Unknown

REVISIONS* (describe)
1. East Elevation See floor plan A201W
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass N/A /12 N/A Secondary Mass N/A /12 N/A Dormer N/A /12 N/A Other N/A

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

Fence: Height: N/A
Type: N/A
Length: N/A

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

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

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ N/A
☐ Other N/A

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

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A VINYL-CLAD WOOD WINDOW
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen, no division on majority of window

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A HDO SOLID Side N/A

Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

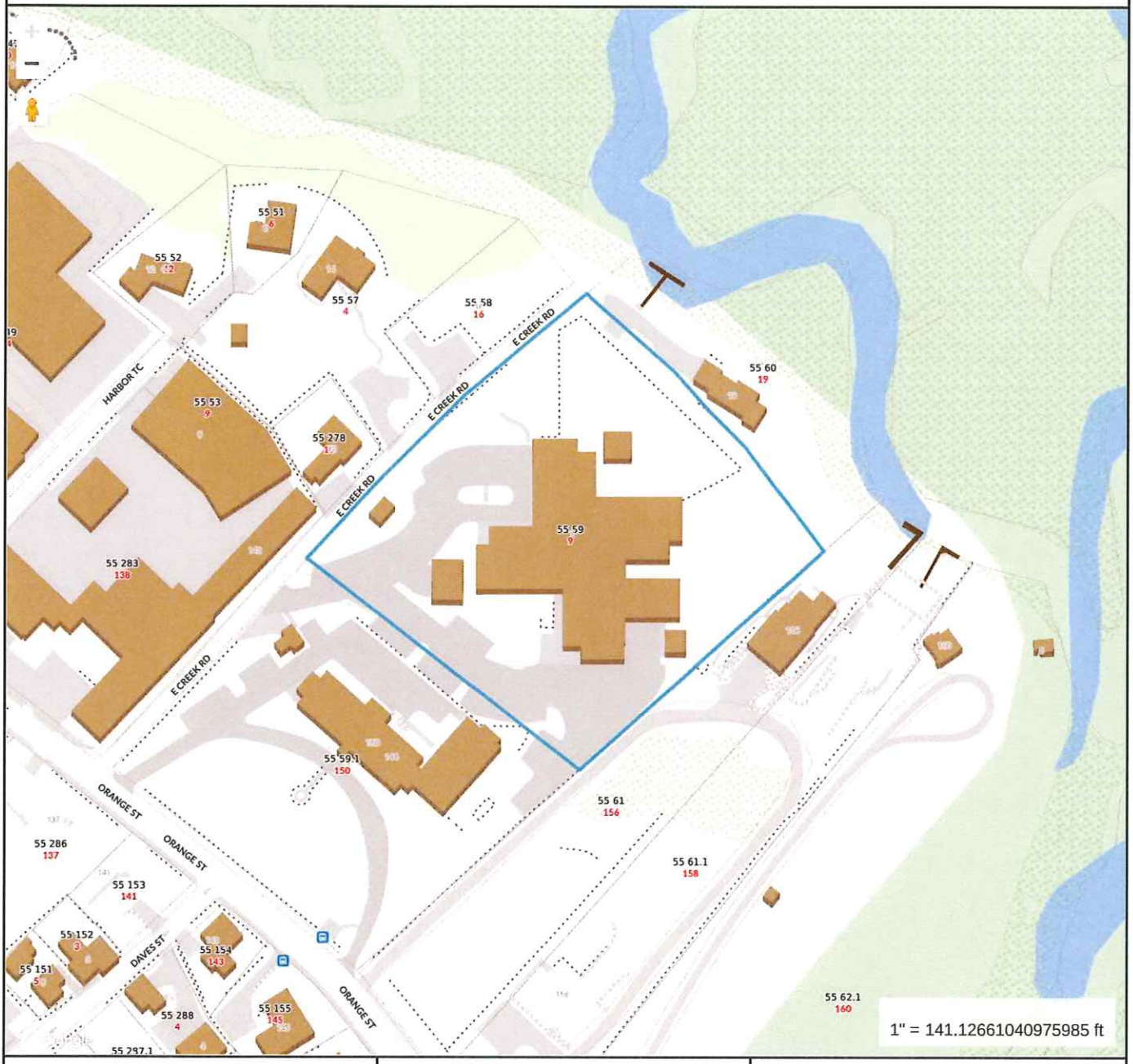
COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim Gray, match existing Sash Gray Doors N/A
Deck N/A Foundation N/A 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 6/11/24 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

Property ID	3215
Location	9 E CREEK RD
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 06/04/2024
Data updated Jan. 2021

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

OUR ISLAND HOME

WINDOW REPLACEMENT PROJECT

ISSUED FOR BID

MAY 14, 2024

THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR CONDITIONS OF THE CONTRACT DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT AND MODIFICATION ISSUED AFTER EXECUTION OF THE CONTRACT.

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. ANY WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

THE WORK INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED BY THE CONTRACTOR TO FULFILL THE OBLIGATIONS DESCRIBED IN THE CONTRACT DOCUMENTS AND AS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, RECEIVED SIGNIFICANT FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL NOT BE RELIEVED OF ITS OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS EITHER BY ACTS THEIR OR OUTSIDE OF THE ARCHITECT'S AND THE ARCHITECT'S ADMINISTRATION OF THE CONTRACT.

COVER SHEET

G001w

SMRT

Architecture • Engineering • Planning

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

SMRT PROJECT # 24042

ABBREVIATIONS

ABBREV	DESCRIPTION
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
ACCU	AIR CONDITIONING CONDENSER UNIT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURE (URE) (URAL)
AVG	AVERAGE
BD	BOARD
BF	BOTH WAYS
BLDG	BUILDING
BLK'G	BLOCKING
BLKHD	BULKHEAD
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BRG	BEARING
C	CHANNEL
CAB	CABINET
CM BD	CEMENTITIOUS BACKER BOARD
CF	CUBIC FOOT
CFM	CUBIC FOOT PER MINUTE
CIP	CAST IN PLACE
CJ	CONTROL JOINT/CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING (SEE ALSO ARCH ABBREVIATIONS)
CLR	CLEAR/ANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDENSATE/ER/ING/ATION
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS/ING
COOP'D	COOPERATIVE
CUH	CABINET UNIT HEATER
CY	CUBIC YARD
D	DIAMETER
DBL	DOUBLE
DL	DEAD LOAD
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWR	DRAWER(S)
EA	EACH
EF	EXHAUST FAN/EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSURE (S)/(D)
EOP	EDGE OF PAVEMENT
EOS	EDGE OF SLAB
EP	ELECTRICAL PANEL
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAI	FRESH AIR INTAKE
FD	FLOOR DRAIN/ FIRE DAMPER
FDN	FOUNDATION
FDVC	FIRE DEPT. VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FIN	FINISH(ED)
FL FLR	FLOOR
FP	FIRE PROTECTION PULLEY PANEL
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED WOOD
FS	FLOOR SINK / TAP SIZE
FT	FEET FOOT PULL TIME
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GV	GRAVITY VENT
GWB	GYPSUM WALL BOARD
HC	HANDICAPP / HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HSU	HEAT PIECE (EPY UNIT
HTR	HEATER
HVAC	HEATING VENTILATION AIR CONDITIONING
I.E.	THAT IS
ID	INSIDE DIAMETER
IJ	EQUATION JOINT
IMP	IMPACT RESISTANT / INSULATED METAL PANEL
INS	INSULATED
INT	INTERIOR
IW	INTERTWINED
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JT	JOINT(S)
K	KIPS
L	ANGLE / LENGTH
LAM	LAMINATED
LAV	LAVATORY
LGWF	LIGHT GAUGE METAL FRAMING
LL	LIVE LOAD
LP	LIGHT POINT / LIGHTING PANEL
MAX	MAXIMUM
MED	MEDIUM DENSITY (E' BOARD)
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE/RESISTANT
MTD	MOUNTED(D)
MTL	METAL
MUA	MAKE-UP AIR
N	NORTH

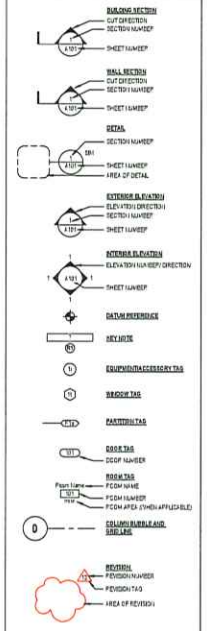
ABBREVIATIONS

ABBREV	DESCRIPTION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OF SMALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	O' EPHEAD
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PA	PUBLIC ADDRESS
PB	PULL BOX
PL	PLATE / PROPERTY LINE
PLAS	PLASTER
PSF	POUNDS PER SQUARE FOOT
PLMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTN	PARTITION
QTY	QUANTITY
R	RISER / RADIUS
RD	ROOF DRAIN
RDF	REF DRIDGE
REINF	REINFORCED
REQ'D	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RVA	RIGHT OF WAY
RTU	ROOF TOP UNIT (W/ AC)
SF	SQUARE FOOT/FEET / SUPPLY FAN
SHT	SHEET
SIM	SIMILAR
SLD	SEALED
SOV	SLAB ON GRADE
SP	SPECIAL / SUMP PUMP
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
ST	STORM SEWER, STONE, STAIN
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE, AL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD
TOB	TOP & BOTTOM
TOG	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FRAMED FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTABLE POWER SUPPLY
UTIL	UTILITY
VAP	VAPORBLE
VB	VAPOR BARRIER / VERTICAL BASE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VTR	VENT THROUGH ROOF
W	WIDE WIDTH WATER
WC	WATER CLOSET
WD	WOOD
WO	WITHOUT
WP	WATERPROOF / COMPANG POINT
WT	WEIGHT

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND LAYOUT PRIOR TO PROCEEDING WITH WORK. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT SHALL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PPC' IDING ALL MATERIALS AS LISTED / NOTED OTHERWISE, AND SUPPLY WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY, AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS.
3. CONTRACTOR AND ALL TRADES SHALL NOTE REQUIREMENTS OF "GENERAL NOTES" ON ALL SHEETS.
4. EACH TRADE TO PRO DE SUCH TYPE SEALANT AT PENETRATIONS AS REQUIRED FOR WALL TYPE (UNLESS NOTED OTHERWISE). ALL SEALANT, FIRE STOPPING AND SMOKE STOPPING ASSEMBLIES SHALL BE UL RATED.
5. REFER TO ALL CONSTRUCTION DOCUMENTS FOR REQUIREMENTS WHICH MAY AFFECT THE WORK IN ANOTHER AREA OR DISCIPLINE AND COORDINATE.
6. CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS NECESSARY WHERE CASEWORK, FURNITURE, SHELVES, HANDRAILS, AND/OR OTHER MISC. EQUIPMENT IS LOCATED. ALL BLOCKING AND MISC STEEL SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.
7. DO NOT SCALE CONSTRUCTION DOCUMENTS.
8. PROVIDE WEAKS TRIP WITH AIDS INSTALL".
9. NOTE THAT ARCHITECTURAL ELEVATION "0'-0" DOES NOT EQUAL THE USGS ELE' ATION, REFER TO CIVIL FOR USGS ELEVATIONS.
10. WHERE ARCHITECTURAL DRAWINGS DEPICT MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT (LIGHTS, DIFFUSERS, ETC.) INSTALLATION OF SUCH ITEMS SHALL BE COORDINATED WITH EACH RESPECTIVE TRADE SUBCONTRACTOR.
11. WHERE THE DRAWINGS DO NOT ADDRESS INSTALLATION METHODOLOGY, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM IN STRICT COMPLIANCE WITH CODES, THE MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
12. THE CONTRACTOR AND THEIR SUBCONTRACTORS SHALL NOT MAKE STRUCTURAL CHANGES OF MODIFICATIONS WITHOUT WRITTEN APPRO' AL OF THE ARCHITECT/STRUCTURAL ENGINEER UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
13. PROVIDE FIRE-RATED PLYWOOD PANEL PATCHES LABEL FADED OUT AND AT ALL ELECTRICAL AND TELEPHONE/DATA PODIUMS AND CLOSETS.
14. ALL MATERIALS SHALL BE ASBESTOS-FREE.
15. PRODUCTS LISTED IN DRAWINGS WITH A SPECIFIC MANUFACTURER'S NAME OR PRODUCT NAME ARE INTENDED TO IDENTIFY THE TYPE OF PRODUCT REQUIRED. REFER TO SPECIFICATIONS FOR SPECIFIC PRODUCT REQUIREMENTS AND FOR MANUFACTURER OR SUBSTITUTION OPTIONS.

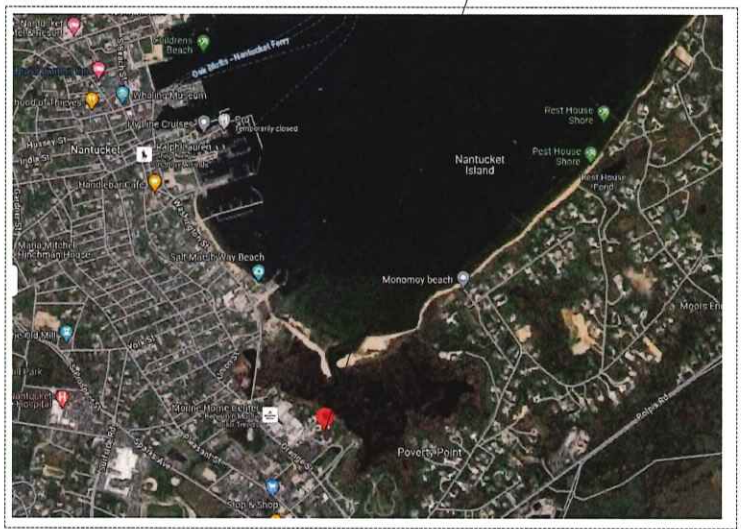
ARCHITECTURAL SYMBOLS



DRAWINGS LIST:

G001w	COVER SHEET
G002w	INDEX TO DRAWINGS, SYMBOLS, ABBREVIATIONS, & GENERAL NOTES
A100w	SELECTIVE DEMOLITION PLAN
A101w	FLOOR PLAN - LEVEL 1
A201w	EXTERIOR ELEVATION PHOTOS
A202w	EXTERIOR ELEVATION PHOTOS
A651w	WINDOW SCHEDULES, LEGEND, AND DETAILS

OUR ISLAND HOME LOCATION





NANTUCKET, MASSACHUSETTS

OUR ISLAND HOME

WINDOW REPLACEMENT PROJECT

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

NO. 11695
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF MAINE
5/14/24

ISSUED FOR BID

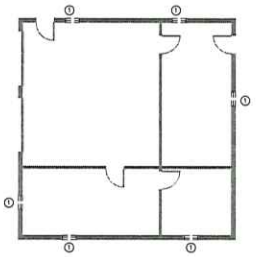
MAY 14, 2024

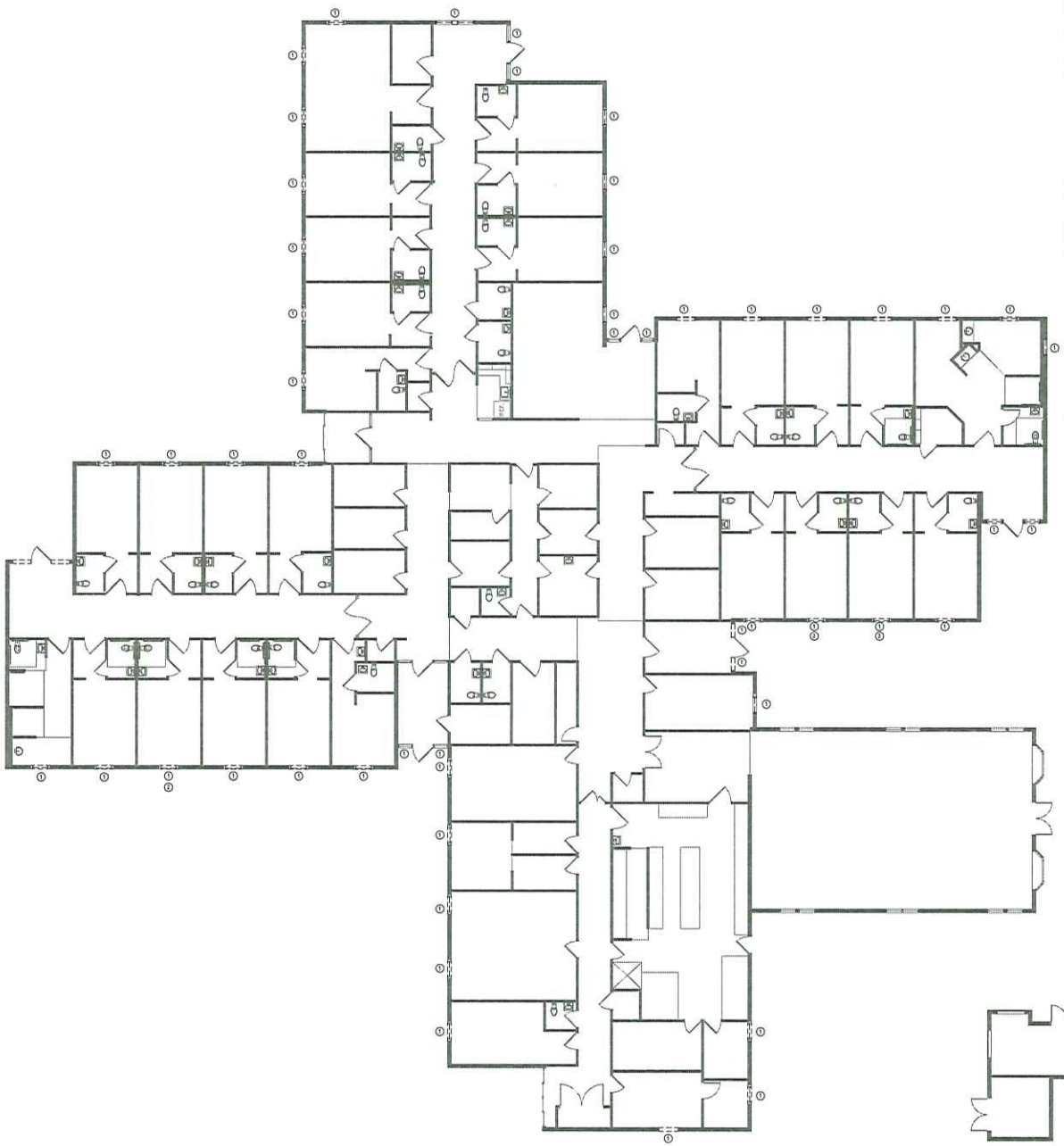
SHEET TITLE

INDEX TO DRAWINGS, SYMBOLS, ABBREVIATIONS, & GENERAL NOTES

SCALE	12" = 1'-0"	DESIGNED BY	MDR
SMRT PROJECT #	24042	DRAWN BY	MDR

G002w





REMOVAL NOTES

1. COORDINATE EXTENT OF DEMOLITION WITH LOCATIONS OF PARTITIONS DESCRIBED ON PLANS AND WITH LOCATIONS OF FINISHES NOTED AS EXISTING TO REMAIN.
2. ANY WALL, PARTITION OR SURFACE DISTURBED BECAUSE OF NEW WORK OR DEMOLITION SHALL BE PATCHED AND FINISHED CONTINUOUSLY TO THE NEAREST CORNER UNLESS NOTED OTHERWISE. MATCH EXISTING ADJACENT CONSTRUCTION, FINISHES, CONTRAST, AND FIRE RATINGS UNLESS NOTED OTHERWISE.
3. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FINISHES, MATERIALS AND EQUIPMENT DAMAGED DURING CONSTRUCTION.
4. DIMENSIONS INDICATED WITH A # ARE EXISTING CONDITIONS AND NEED TO BE VERIFIED IN FIELD.
5. CONTRACTOR TO HOLD A PRE-DEMOLITION MEETING WITH OWNER, CONSTRUCTION MANAGER, SUB CONTRACTORS, ETC. PRIOR TO BEGINNING DEMOLITION WORK TO REVIEW HOSPITAL POLICIES + DUST CONTROL MEASURES, ETC.
6. DISABLE, LABEL (BY) AND TAG MECHANICAL PLUMBING AND ELECTRICAL FIXTURES OF EQUIPMENT THAT ARE STILL IN USE PRIOR TO DEMOLITION TO AVOID ACCIDENTAL REMOVAL.
7. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR THE SCOPE OF DEMOLITION IN THOSE DISCIPLINES.

KEYED NOTES

1. REMOVE EXISTING WINDOW SYSTEM COMPLETE INCLUDING EXTERIOR TRIM, INTERIOR SILL AND EXTERIOR STORM WINDOWS.
2. REMOVE DAMAGED AND ROTTED SILLS, WALL SHEATHING AND SIDING. BACK TO SOUND FRAMING/SHEATHING.

1 LEVEL 1 - SELECTIVE DEMOLITION PLAN
3/8" = 1'-0"

OUR ISLAND HOME

WINDOW REPLACEMENT PROJECT

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

ISSUED FOR BID

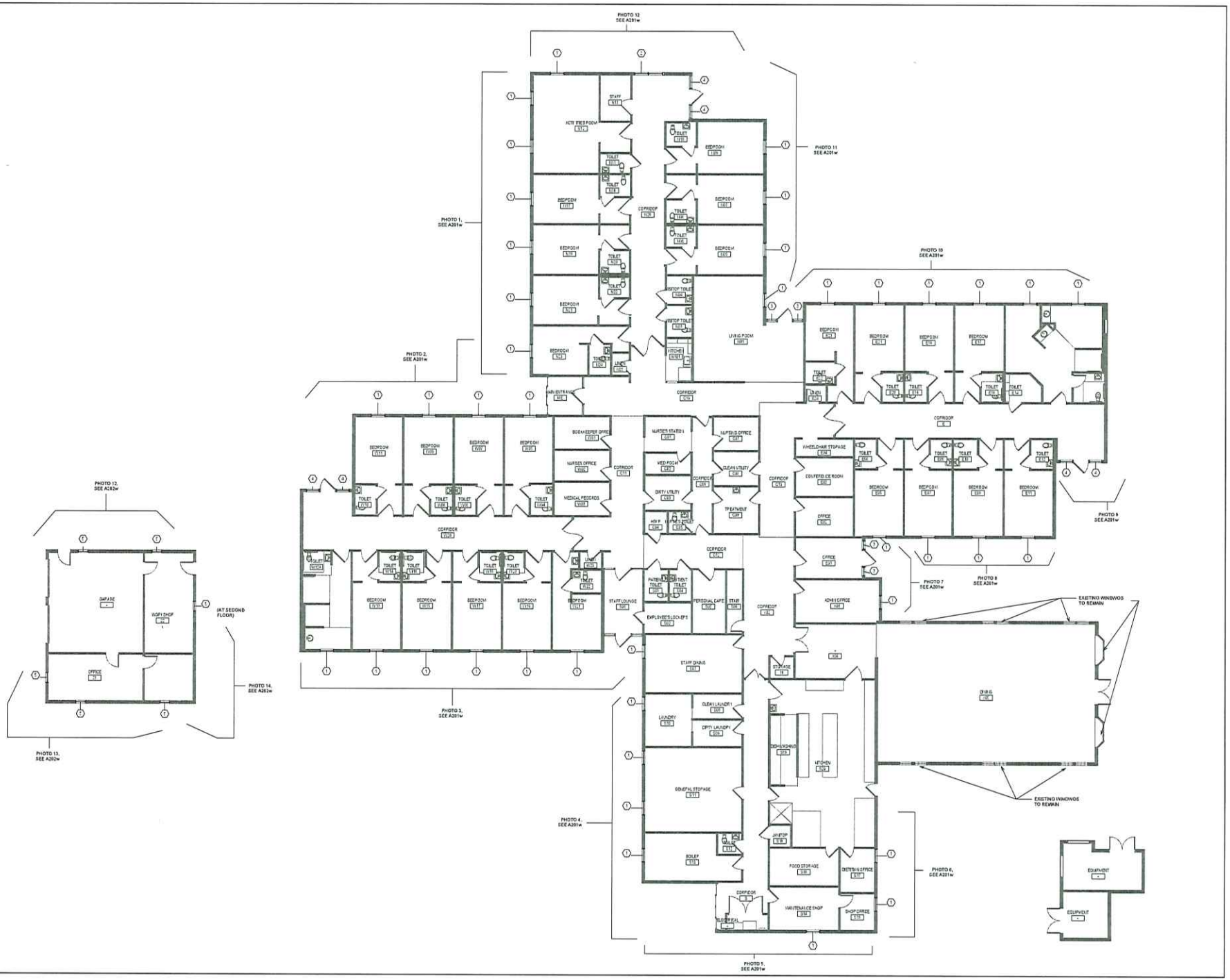
MAY 14, 2024

SHEET TITLE

SELECTIVE DEMOLITION PLAN

SCALE: As indicated | DESIGNED BY: Designer
SMRT PROJECT #: 24042 | DRAWN BY: Author

A100w



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Architecture • Engineering • Planning
SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com

ISSUED FOR BID

MAY 14, 2024

SHEET TITLE

FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0" | DESIGNED BY: Designer
SMRT PROJECT # 2440 | DRAWN BY: Author

A101w



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12

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www.smrtinc.com

5/14/24

ISSUED FOR BID

MAY 14, 2024

SHEET TITLE

EXTERIOR ELEVATION PHOTOS

SCALE | DESIGNED BY: Designer

SMRT PROJECT # 2442 | DRAWN BY: Author

A201w



PHOTO 12



PHOTO 13



PHOTO 14

OUR ISLAND HOME

WINDOW REPLACEMENT PROJECT

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www.smrtinc.com

ISSUED FOR BID

MAY 14, 2024

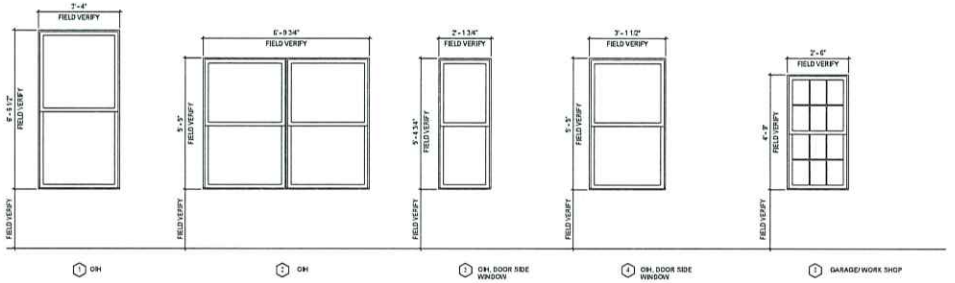
SHEET TITLE

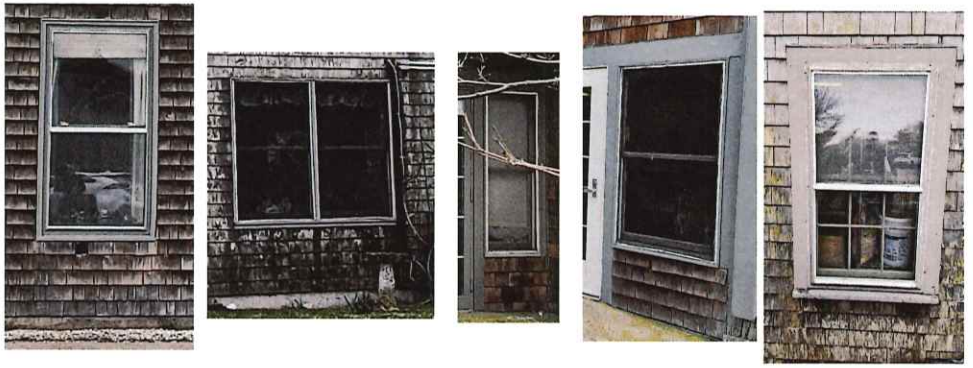
EXTERIOR ELEVATION PHOTOS

SCALE | DESIGNED BY: Designer

SMRT PROJECT # 24042 | DRAWN BY: Author

A202w

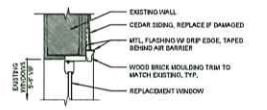




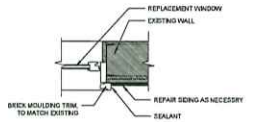
WINDOW ELEVATIONS
1/2" = 1'-0"



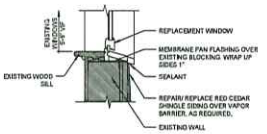
* COMMON TYPICAL INTERIOR WINDOW



4 WINDOW HEAD TRIM
1 1/2" = 1'-0"



6 WINDOW JAMB TRIM
1 1/2" = 1'-0"



1 WINDOW SILL TRIM
1 1/2" = 1'-0"

OUR ISLAND HOME

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Portland, Maine 04101
1.877.700.7678
www.smrtinc.com



ISSUED FOR BID

MAY 14, 2024

SHEET TITLE

WINDOW SCHEDULES, LEGEND, AND DETAILS

SCALE: As indicated | DESIGNED BY: Designer
SMRT PROJECT #: 24042 | DRAWN BY: Author

A651w

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 40 PARCEL #: 57

Street & Number of Proposed Sign: 204 Cliff RD

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket, Ma, 02554

Telephone: 228-7240 Email: eantonelttionantucket land bank.org

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

FOR OFFICE USE 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 JUN 17 2024 By

Agent/Owner of Business

Name: Eli Jan Holland

Mailing Address: 5 Selkinnow Pl
Nantucket, Ma, 02554

Telephone: 221-8769 Email: elihollandl7@gmail.com

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

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

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

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

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

F. COLOR(S)
1. Lettering black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
Massachusetts fishing
Rules and Regulations
normas y reglamos de pesca

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4 x 4 wood post

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

Date: 6/14/24 Signature of Applicant [signature] Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

ATTENTION

Consuming fish caught from a pond during a harmful algal bloom can cause illness. Avoid recreating in ponds that are experiencing a harmful algal bloom.

Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Pumkinseed



To report a violation, call 800-632-8075

Para denunciar una infracción, llame al 800-632-8075

Fishing regulations and license information can be found by accessing the Mass.Gov website through this QR code:

La información sobre la normativa de pesca y la licencia se puede encontrar accediendo a la página web de Mass.Gov a través de este código QR:

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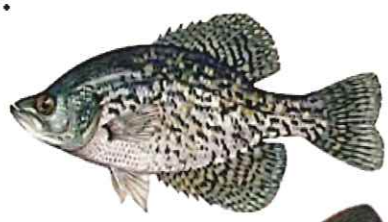

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Yellow Perch



Pumkinseed



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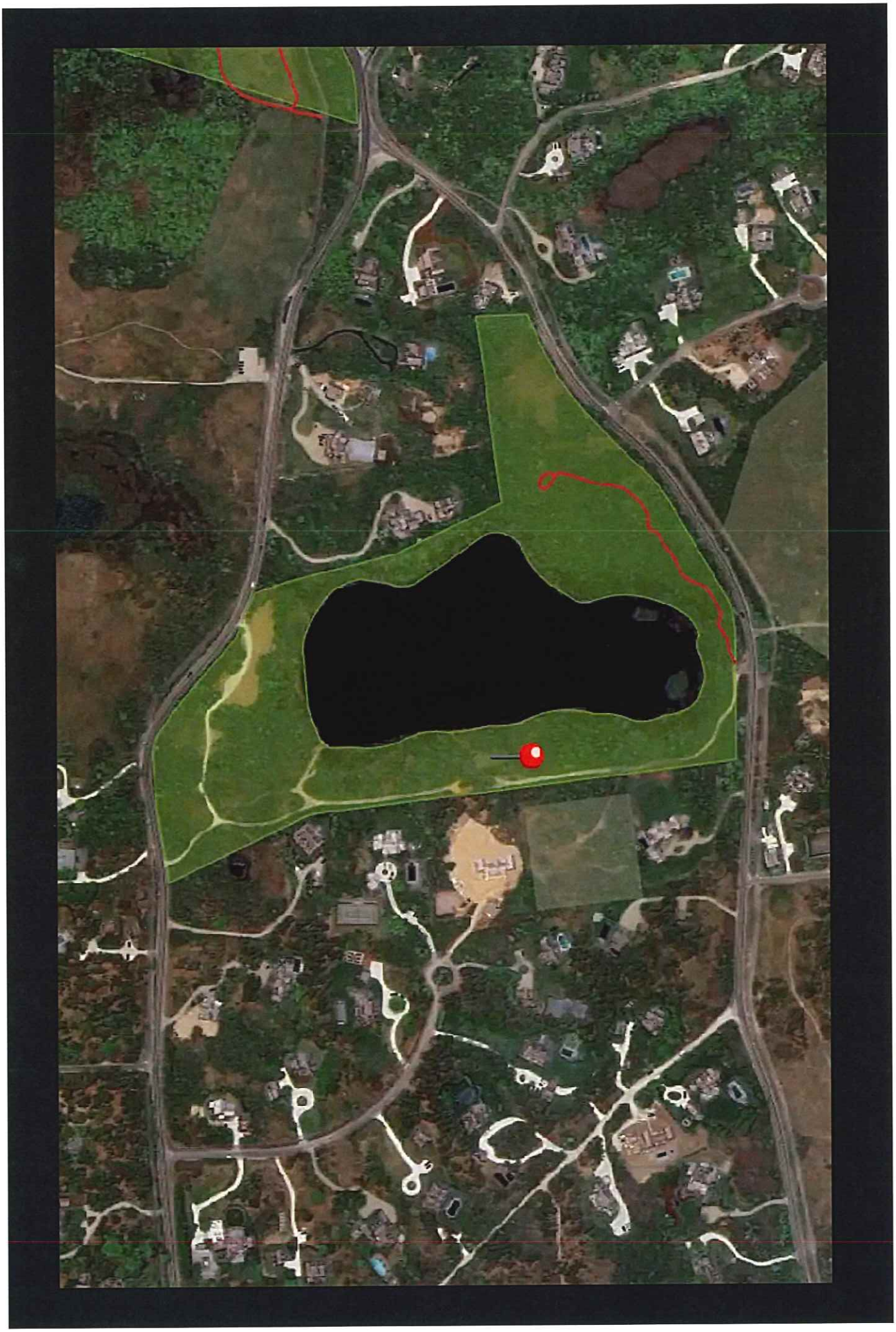

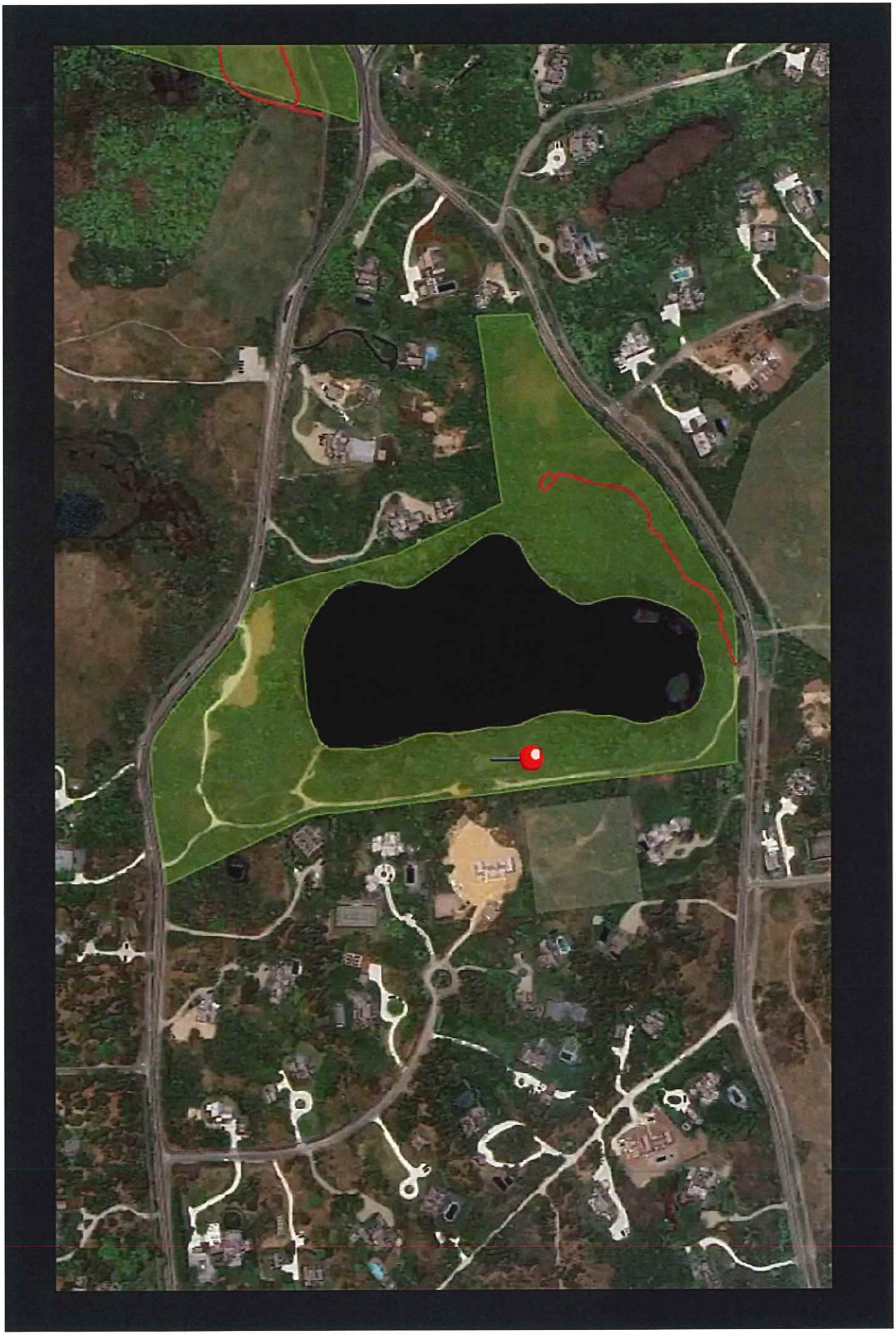



Certificate No. _____ Date Issued _____

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Street & Number of Proposed Sign: 204 Cliff Rd

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FOR OFFICE USE 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
JUN 17 2024
By _____

Agent/Owner of Business

Name: Eli Jan Holland

Mailing Address: 5 Seikinnow Pl
Nantucket, Ma, 02554

Telephone: 221-8769 Email: ellholland17@gmail.com

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) none

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

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

F. COLOR(S)
1. Lettering black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
- Massachusetts fishing rules and regulations
- normas y regiamos de pesca

H. SIZE OF SIGN 16" X 11"

I. SHAPE OF SIGN rectangle

J. LOCATION OF SIGN ON BUILDING see map

K. TYPE OF SUPPORT BRACKETS 4 x 4 wood pos

L. TYPE OF LIGHTING AND LOCATION (if any)

Date: 6/14/24 Signature of Applicant Eli Holland Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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

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	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
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Normas y reglamentos de pesca.

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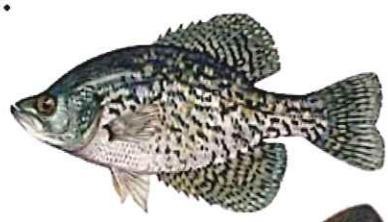
Black Crappie



Chain Pickerel



Yellow Perch



Pumkinseed



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Para denunciar una infracción, llame al 800-632-8075

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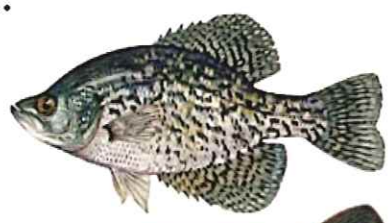

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Certificate No. _____ Date Issued _____

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TAX MAP #: 63 PARCEL #: 35

Street & Number of Proposed Sign: Hummock pond rd

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket MA

Telephone: 228-7240 Email: santoneitt@nantucketlandbank.org

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Elijan Holland

Mailing Address: 5 Spilkinnow pl
Nantucket, MA, 02554

Telephone: 221-8769 Email: elihollandl7@gmail.com

RECEIVED JUN 17 2024 By

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) none

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

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

F. COLOR(S)
1. Lettering Black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
- Massachusetts Fishing Rules and Regulations
- Normas y Reglamos de pesca

H. SIZE OF SIGN 16" X 11"

I. SHAPE OF SIGN rectangle

J. LOCATION OF SIGN ON BUILDING see map

K. TYPE OF SUPPORT BRACKETS 4X4 wood post

L. TYPE OF LIGHTING AND LOCATION (if any) none

Date: 6/14/24 Signature of Applicant Elli Holland Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

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

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

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

ATTENTION

Consuming fish caught from a pond during a harmful algal bloom can cause illness. Avoid recreating in ponds that are experiencing a harmful algal bloom.

Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Striped Bass



To report a violation, call 800-632-8075

Para denunciar una infracción, llame al 800-632-8075

Fishing regulations and license information can be found by accessing the Mass.Gov website through this QR code:

La información sobre la normativa de pesca y la licencia se puede encontrar accediendo a la página web de Mass.Gov a través de este código QR:

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Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 38 PARCEL #: 8.1

Street & Number of Proposed Sign: Madaket Rd

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket, Ma, 02554

Telephone: 228-7240 Email: santonetti@nantucket land bank.org

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

[signature]
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Elijah Holland

Mailing Address: 5 Selkinnow Pl
Nantucket, Ma, 02554

Telephone: 221-8769 Email: elyhollandh@gmail.com

RECEIVED
JUN 17 2024
By

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) none

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

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

F. COLOR(S)
1. Lettering black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
- Massachusetts fishing rules and regulations
- normas y regiamos de pesca

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4 x 4 wood post

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

Date: 6/14/24 Signature of Applicant [signature] Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
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	Paint Sample: of proposed colors.

ATTENTION

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Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

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Black Crappie



Chain Pickerel



Yellow Perch



Striped Bass



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Yellow Perch

Striped Bass



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Certificate No. _____ Date Issued _____

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SIGN

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TAX MAP #: 57 PARCEL #: 24
Street & Number of Proposed Sign: 76 Millbrook rd
Owner of Building: Nantucket land Bank
Mailing Address: 22 Broad St
Nantucket, MA
Telephone: 228-7240 Email: antoniettionantucketlandbank.org

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: Elijan R Holland
Mailing Address: 5 Sesachinnow Pl
Nantucket, MA, 02554
Telephone: 221-8769 Email: elihollandc17@gmail.com

RECEIVED JUN 17 2024 By

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) none

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

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

F. COLOR(S)
1. Lettering Black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
Massachusetts fishing rules and regulations
normas y reglamos de pesca

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4x4 wood post

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

Date: 6/14/24 Signature of Applicant Elij Holland Signed under penalties of perjury

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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

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

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Chain Pickerel



Yellow Perch



Striped Bass



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TAX MAP #: 81 PARCEL #: 71
Street & Number of Proposed Sign: 28 us Miacomet rd
Owner of Building: Nantucket land bank
Mailing Address: 22 Road St
Nantucket, MA 02554
Telephone: 228-7240 Email: ranlon@thenantucketlandbank.org

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

FOR OFFICE USE 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
JUN 17 2024
By

Agent/Owner of Business

Name: Elijah Holland
Mailing Address: 8 Skiannow Pl
Nantucket MA, 02554
Telephone: 221-8709 Email: 8ilholland17@gmail.com

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) none

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

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

F. COLOR(S)
1. Lettering black
2. Ground white
3. Edgebanding none
4. Moulding essex green

G. WORDING ON SIGN
- Massachusetts fishing rules and regulations
- normas y regiamos de pesca

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4x4 wood post

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

Date: 6/14/24 Signature of Applicant _____ Signed under penalties of perjury

Historic District Commission
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	Paint Sample: of proposed colors.

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Chain Pickerel



Yellow Perch



Pumkinseed



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Chain Pickerel



Yellow Perch



Pumkinseed



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Certificate No. HDC24-06-10650 Date Issued _____

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for Erection or Display of a

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TAX MAP #: 42.3.1 PARCEL #: 70
Street & Number of Proposed Sign: 14 ½ Federal St
Owner of Building: 29 Centre St. LLC
Mailing Address: 29 Centre St. Nantucket MA 02554

Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

_____
Signature of Owner of Record

Agent/Owner of Business

Name: AGENC
Mailing Address: 5285 W Washington Blvd Los Angeles, CA. 90016
Telephone: 626-379-5329 Email: anna@agency-c.com

FOR OFFICE USE ONLY

Date application received: 10/1/24 Fee Paid: $ 50
Must be acted on by: 03/10/25
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

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

G. WORDING ON SIGN
J.Crew
font - Freight Display Pro

H. SIZE OF SIGN
_____ X _____

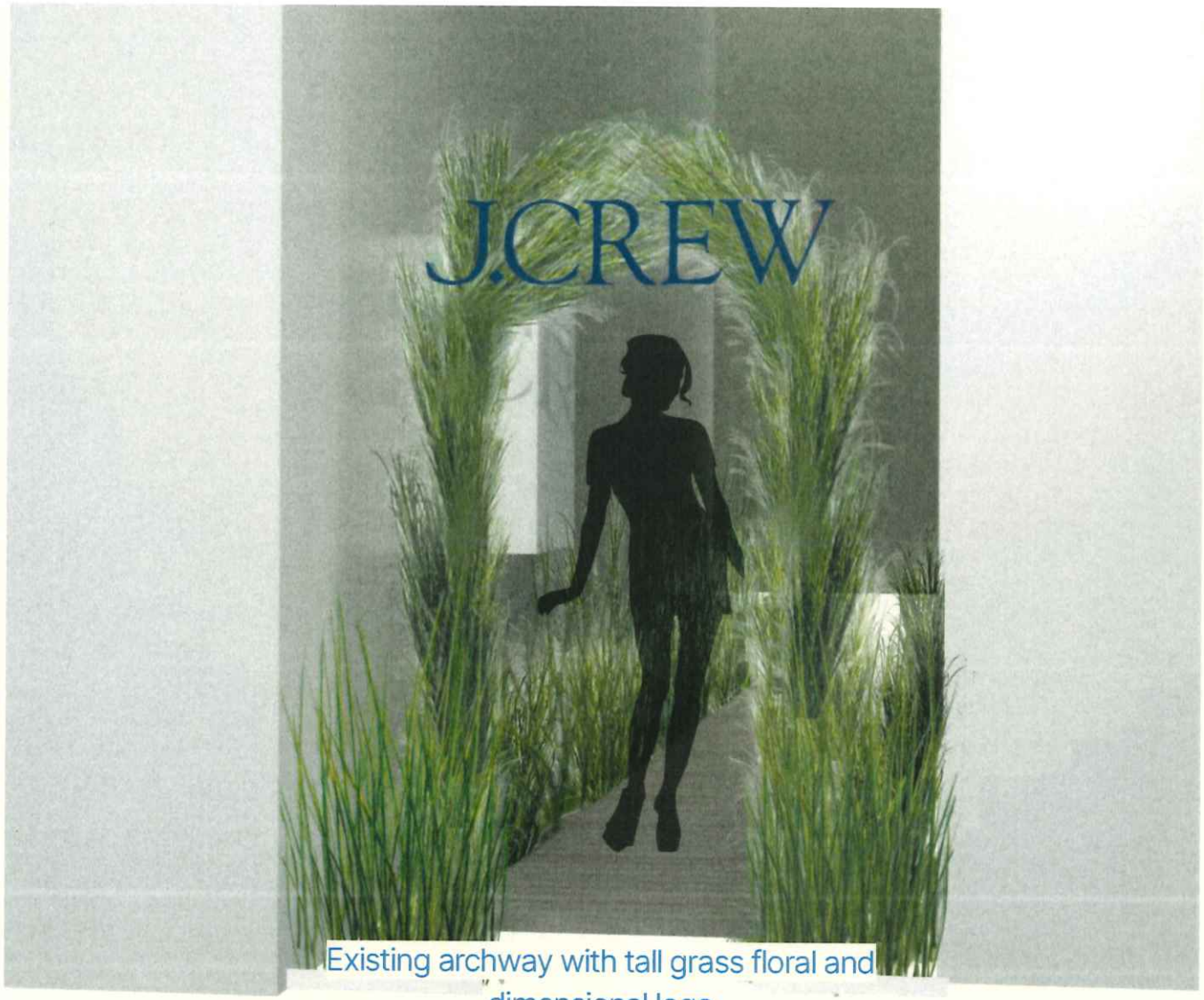
I. SHAPE OF SIGN
_____

J. LOCATION OF SIGN ON BUILDING
entry walkway arch

K. TYPE OF SUPPORT BRACKETS
stand offs

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

Date: 5/23 Signature of Applicant _____ Signed under penalties of perjury



Existing archway with tall grass floral and dimensional logo

Drawing

WELCOME BOARDWALK

Secondary entrance custom branded

J.CREW x agenc

Drawing

Federal Street Entry Logo

DESCRIPTION: Solid J.Crew dimensional logo on minimal backing with room for tall grass to cover backing.

QUANTITY: 1
DIMENSIONS: 4'W x 10"H x 1"
MATERIAL/HARDWARE: Wood
FINISH: Matte



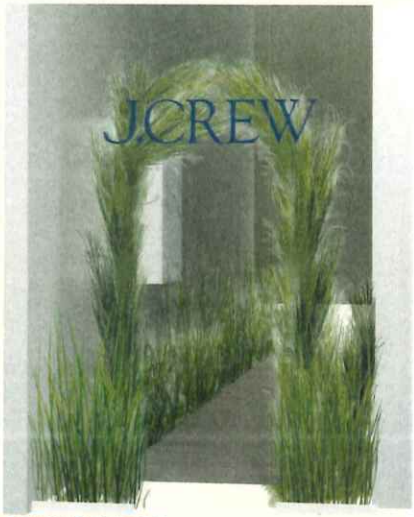
Front View
Logo mounted on 2 bars backing
Space between the logo & backing for grass to go through



Side View
Showing the space between dimensional logo & backing on stand-offs.

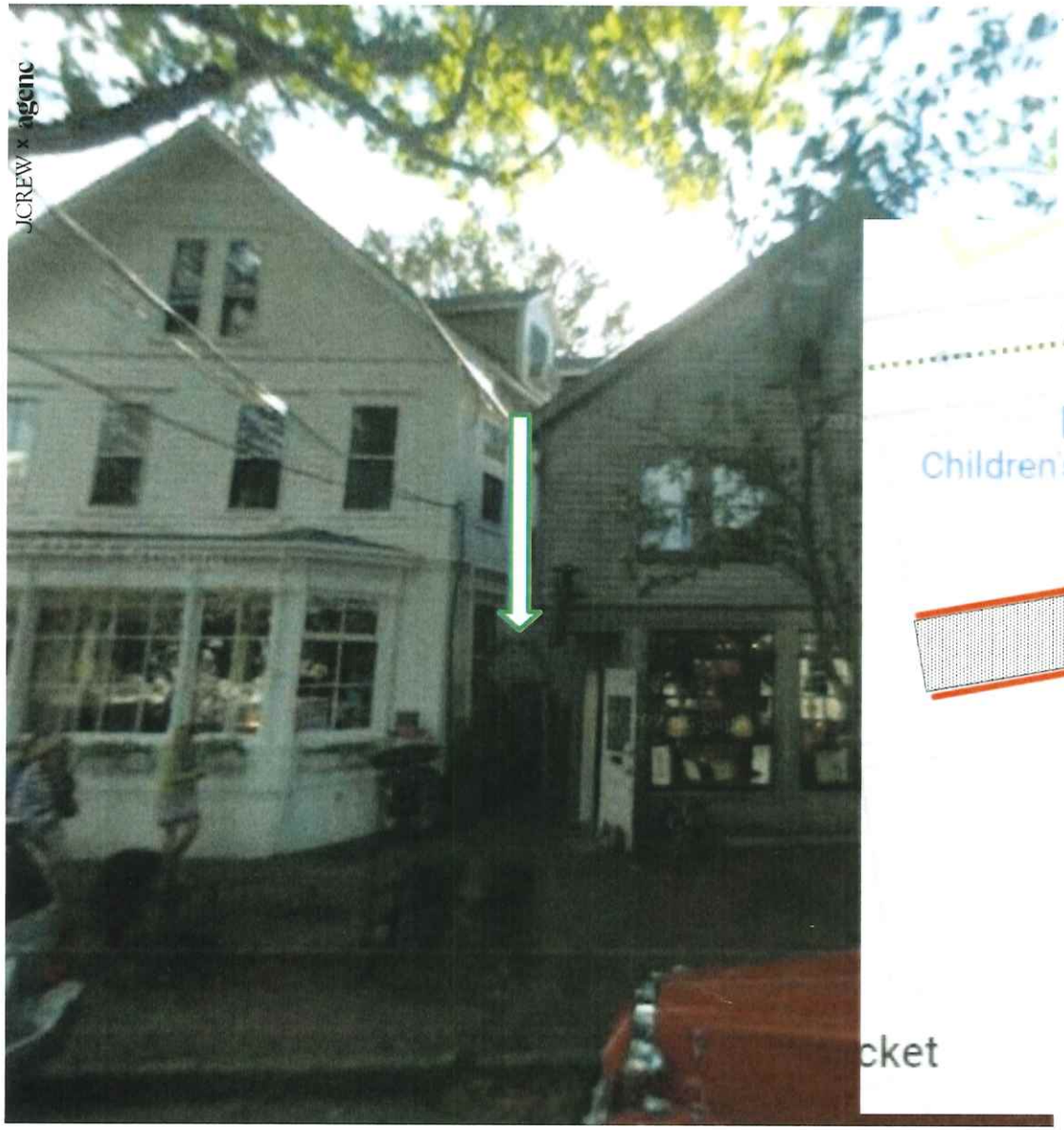


ACTIVATION 2023



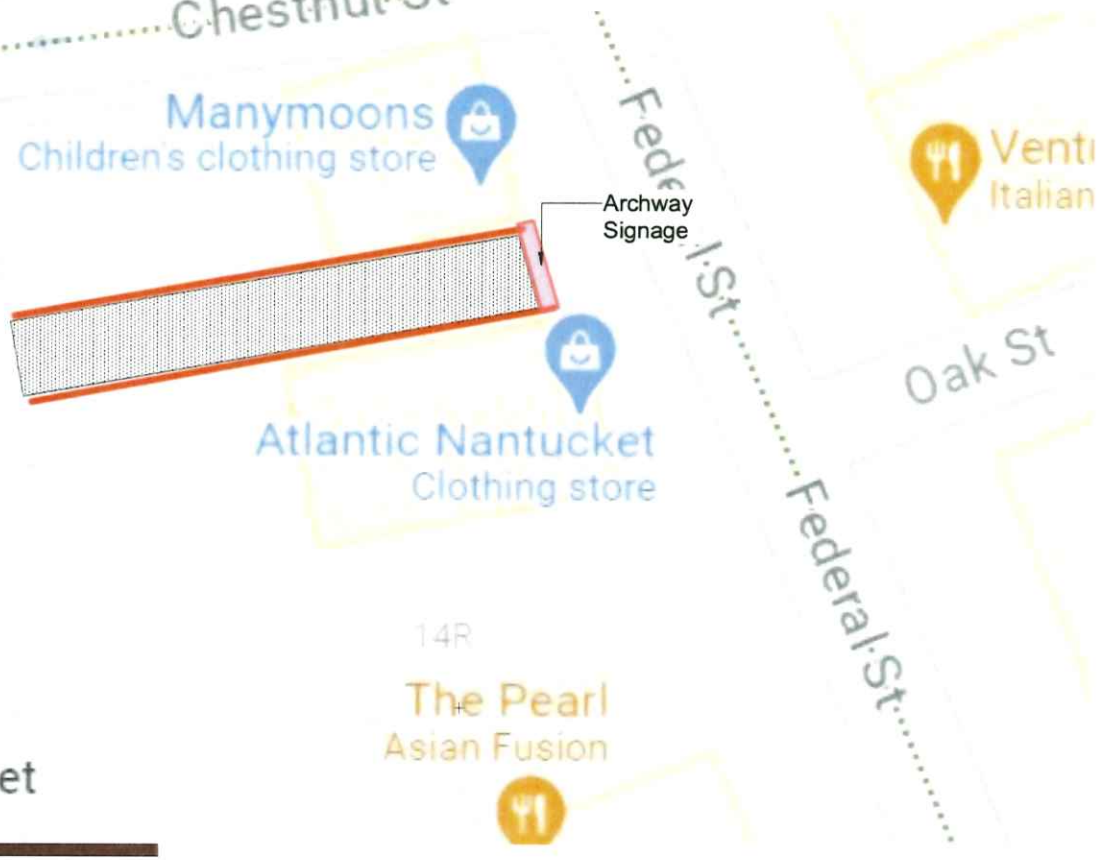
ACTIVATION 2024

J.CREW x agenc



Location

WELCOME BOARDWALK



Freight Disp Pro

Freight Disp Pro Light
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Semibold
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Book
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Bold
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Medium
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

FREIGHT SYMBOL SUBSTITUTE

Times
!@#$%^&*';:",.?/()

Soleil Light (superscript)
TM®©

REWARDS NAVY

R: 47 G: 58 B: 93
HEX: #2F3A5D
C: 89 M: 80 Y: 38 K: 29

JENNY BIRD

Temporary Sign Proposal

(Pop-Up at Faraway Hotel)

Date Submitted: June 26, 2024

Duration of temporary sign: July 31, 2024 - Aug 05, 2024

Location: 16.5 Federal Street (wooden archway)

Tax map: 42.3.1

Details:

- 18" high x 40" wide curved
- Material: wood (painted light brown)
- Wording on sign: JENNY BIRD in white
- Shape of sign: Semi-circle
- Lighting: N/A

Certificate No. _____ Date Issued _____

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for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 70
Street & Number of Proposed Sign: 16 S Federal St.
Owner of Building: 29 Coinci St. LLC
Mailing Address: 867 Boylston St. 4th Fl. Boston, MA 02116
Telephone: 857-205-5708 Email: sharon.quigley@life.house.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Email approved
Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: JENNY BIRD
Mailing Address: 507 King St E. Toronto ON
Telephone: 416 788 5083 Email: aynsley@jenny-bird.com

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

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

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

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

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

F. COLOR(S)
1. Lettering White
2. Ground Light Brown
3. Edgebanding
4. Moulding

G. WORDING ON SIGN
JENNY BIRD

H. SIZE OF SIGN
18" H x 40" W

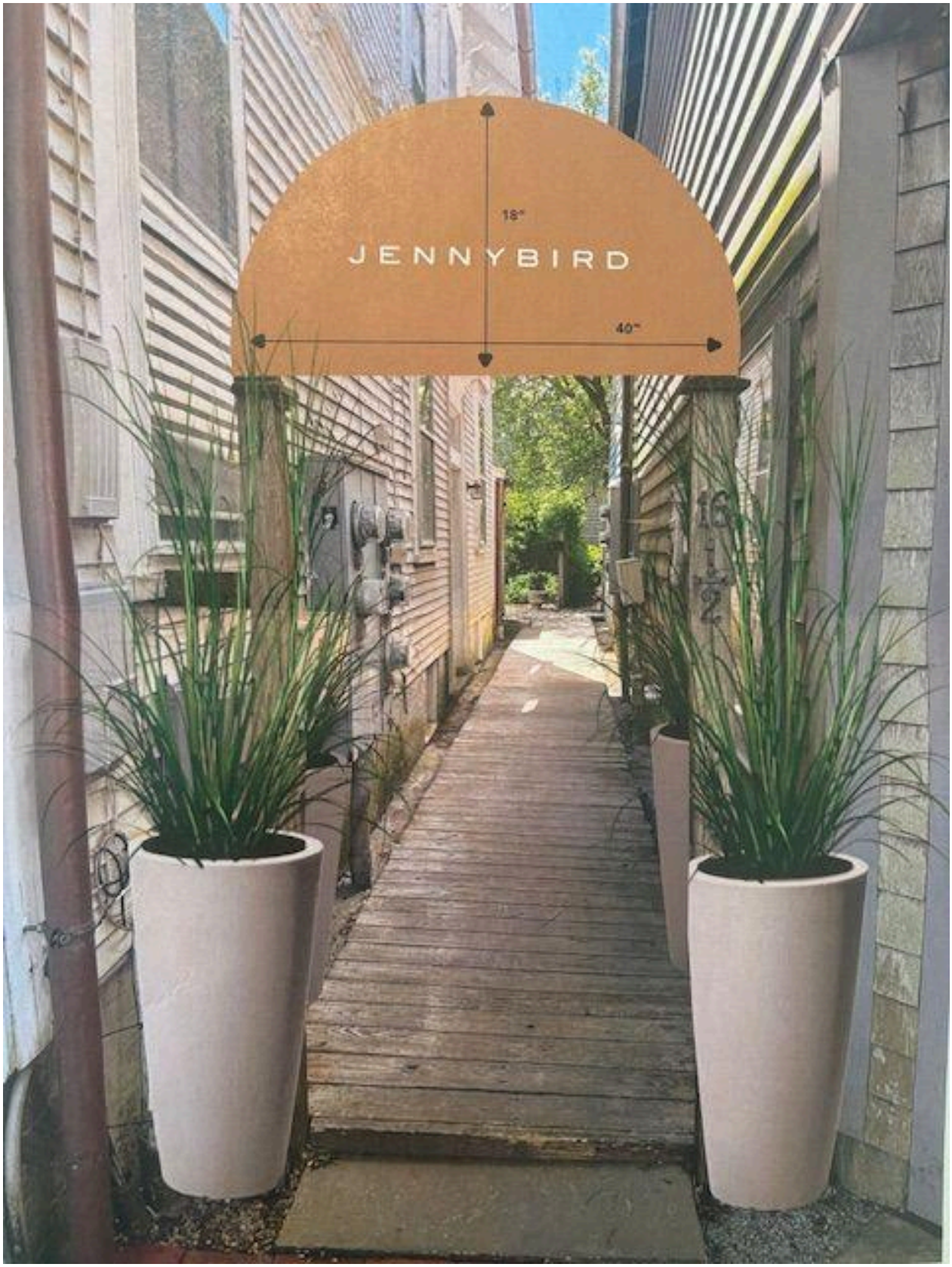
I. SHAPE OF SIGN
SEMI CIRCLE

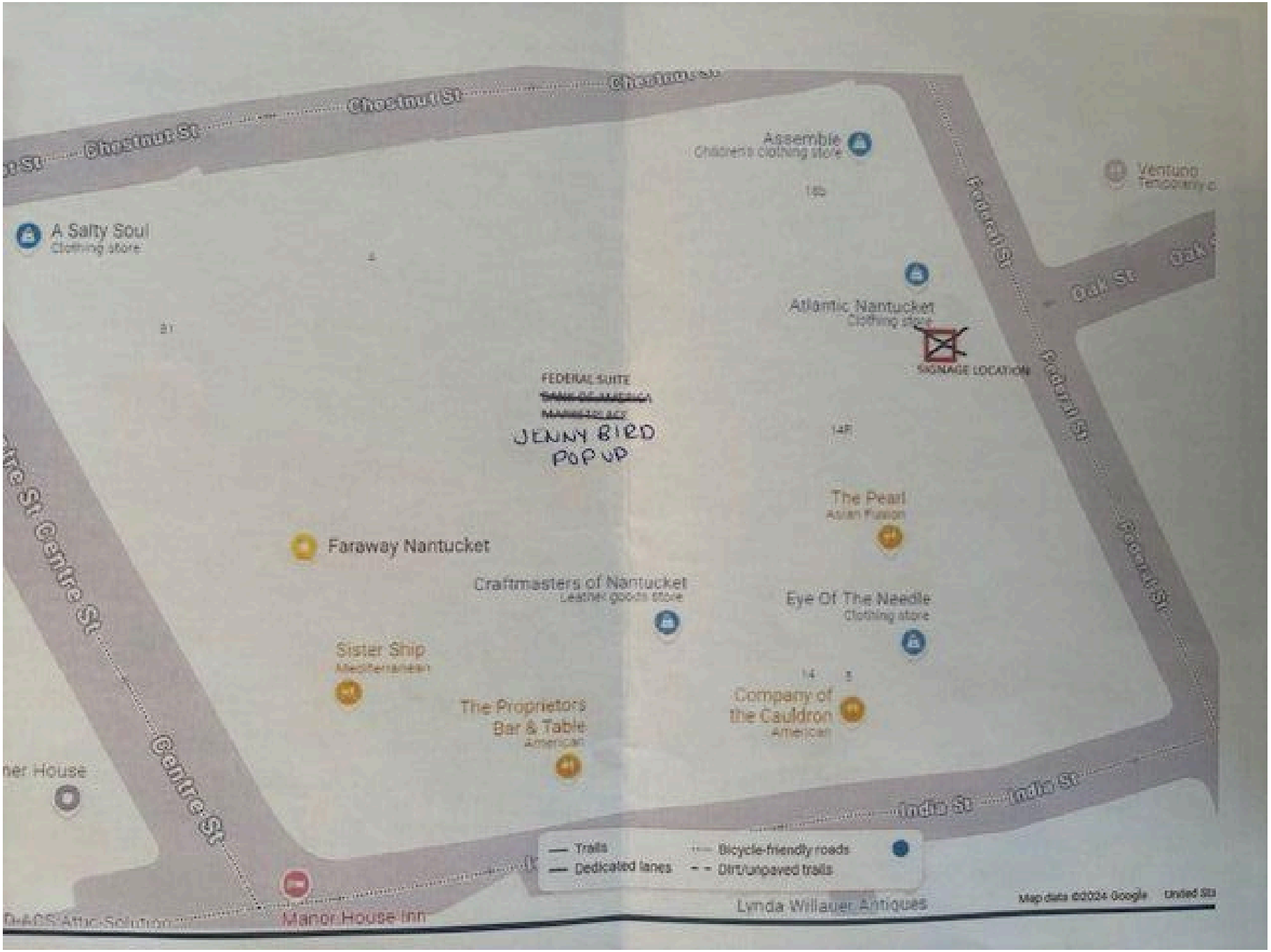
J. LOCATION OF SIGN ON BUILDING
hanging from archway

K. TYPE OF SUPPORT BRACKETS
using existing nails

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

Date 06/26/2024 Signature of Applicant [signature] Signed under penalties of perjury


18"
JENNYBIRD
40"
16 1/2


Chestnut St
Assemble
Children's clothing store
A Salty Soul
Clothing store
Atlantic Nantucket
Clothing store
SIGNAGE LOCATION
Federal St
Oak St
FEDERAL SUITE
JENNY BIRD
POP UP
14F
The Pearl
Asian Fusion
Faraway Nantucket
Craftmasters of Nantucket
Leather goods store
Eye Of The Needle
Clothing store
Sister Ship
Mediterranean
The Proprietors
Bar & Table
American
Company of
the Cauldron
American
Centre St
India St
Trails
Dedicated lanes
Bicycle-friendly roads
Dirt/unpaved trails
Manor House Inn
Lynda Willauer Antiques
Map data ©2024 Google

Tax map = 42.3.1
Parcel = 70

Planning and Land Use Services
Building • Historic District Commission
Planning Board • Zoning Board of Appeals
Nantucket Planning and Economic Development Commission

Sara Johnson
Administrative Specialist

508-325-PLUS (7587) extension 7859
sjohnson@nantucket-ma.gov

2 Fairgrounds Road - Nantucket, MA 02554
508-325-PLUS (7587) Telephone • 508-325-5346 Facsimile


CHESTNUT ST
CHESTNUT ST
CENTER ST
CENTER ST
CENTER ST
CENTER ST
HUSSEY ST
INDIA ST
INDIA ST
INDIA ST
ROSE LN
FEDERAL ST
INDEPENDENC
42.3.1 64.1
408
42.3.1 116
16
42.3.1 68
4
42.3.1 203
7 19
42.3.1 205
47R

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: DocuSigned by: 65E2A644D80448C... Date: 6/26/2024

FARAWAY

NANTUCKET

Jenny Bird Sign

To Whom It May Concern,

We are granting permission to Jenny Bird to have a sign on 16.5 Federal St while they are renting the Federal Suite space at our hotel for a Retail Pop Up Experience during the dates of July 31st - August 6th, 2024. For further questions please feel free to contact us.

Sincerely,

Leigh Anne McDonald

FARAWAY

Leigh Anne McDonald
General Manager
Faraway Nantucket

(917) 279 7504
Leighanne.mcdonald@farawayhotels.com

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.3.1 PARCEL #: 68
Street & Number of Proposed Sign: 31 Center St
Owner of Building: 29 Center St. LLC
Mailing Address: 29 Center St. Nantucket, MA 02554
Telephone: 508-221-2002 Email: rm@blueflagcap.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

LeighAnne McDonald
Signature of Owner of Record

Agent/Owner of Business
Name: 29 Center St. LLC
Mailing Address: 867 Boylston St. 4th Floor Boston, MA 02116
Telephone: 508-221-2002 Email: rm@blueflagcap.com

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

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

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

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

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

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

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

G. WORDING ON SIGN
Logo
Long Wharf Supply Co.

H. SIZE OF SIGN 23" x 18"

I. SHAPE OF SIGN Rectangle

J. LOCATION OF SIGN ON BUILDING
Corner

K. TYPE OF SUPPORT BRACKETS
Existing steel brackets

L. TYPE OF LIGHTING AND LOCATION (if any)
Existing small spotlight

Date: 6/27/24 Signature of Applicant _____ Signed under penalties of perjury

The colors represented here are in keeping with colors approved by the Historic District Commission. However, the H.D.C. reserves the right to individually approve each color choice, based on the physical appearance and location of the structure.

WHITE

MAIN STREET YELLOW

TRISTAM'S RED

FOLGER BLUE

NANTUCKET RED

NEWPORT BLUE

COBBLESTONE

NANTUCKET BLUE

QUAKER GRAY

GARDNER GREEN

NANTUCKET GRAY

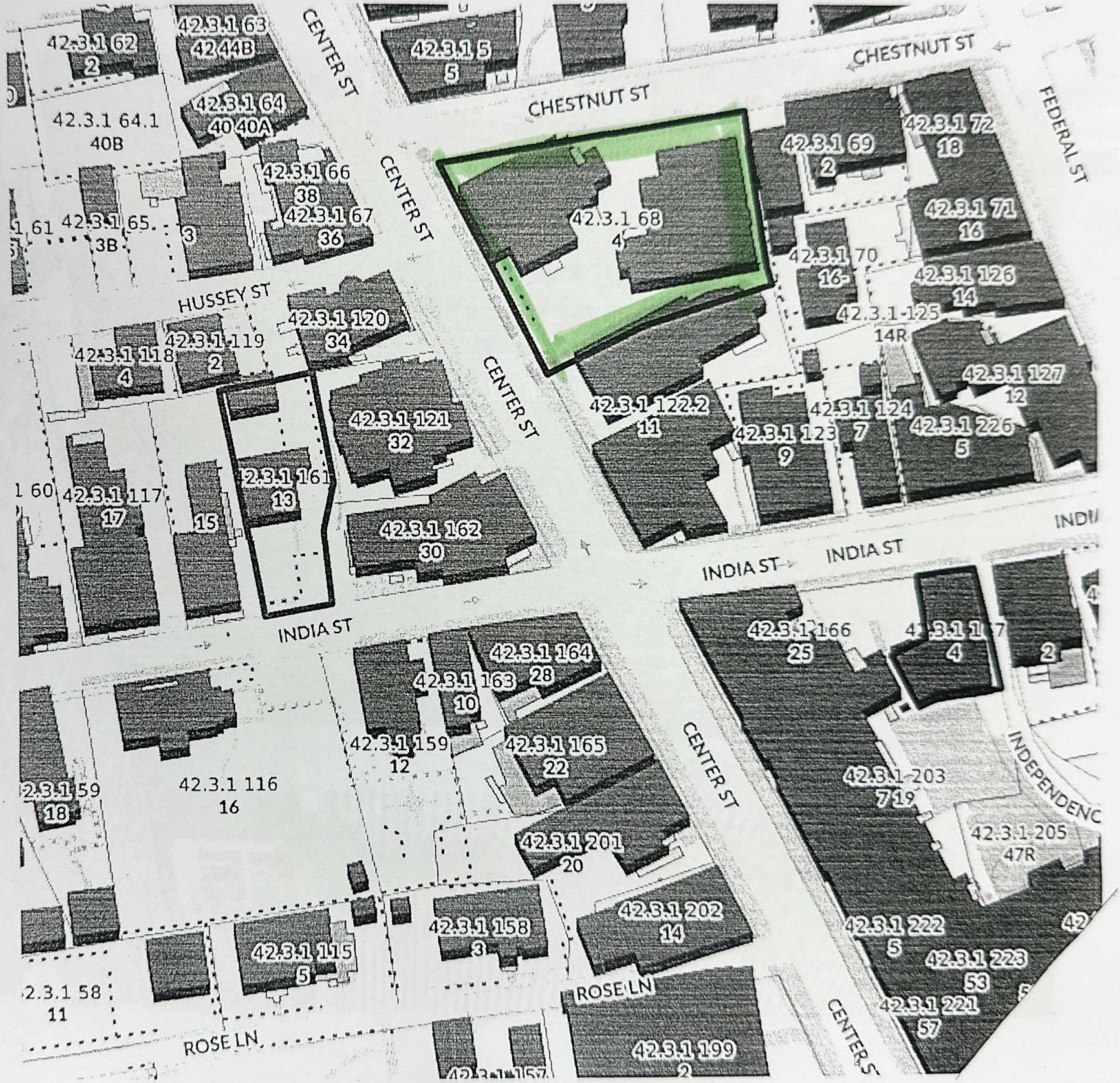
HUSSEY GREEN

Above colors approximate the appearance of the actual paint. Factors such as the nature of the products, degree of gloss, size of area printed, weather, exposure to the sun and method of application may cause color variance. Colors will differ in their wet and dry states.


23"
18"
LONG WHARF
SUPPLY CO.
Bevel edges
Edgeband

31

Existing bracket + light


42.3.1 62
2
42.3.1 63
42 44B
CENTER ST
42.3.1 5
5
CHESTNUT ST
CHESTNUT ST
FEDERAL ST
42.3.1 64
40 40A
42.3.1 64.1
40B
42.3.1 66
38
42.3.1 67
36
42.3.1 65.
3B
3
42.3.1 68
4
42.3.1 69
2
42.3.1 72
18
42.3.1 71
16
42.3.1 70
16
42.3.1 126
14
42.3.1 125
14R
HUSSEY ST
42.3.1 120
34
42.3.1 119
2
42.3.1 118
4
CENTER ST
42.3.1 121
32
42.3.1 122.2
11
42.3.1 123
9
42.3.1 124
7
42.3.1 127
12
42.3.1 226
5
42.3.1 161
13
42.3.1 117
17
15
42.3.1 162
30
INDIA ST
INDIA ST
INDIA ST
42.3.1 164
28
42.3.1 163
10
42.3.1 166
25
42.3.1 159
12
42.3.1 165
22
42.3.1 116
16
42.3.1 159
18
42.3.1 203
7 19
INDEPENDENC
42.3.1 205
47R
42.3.1 201
20
CENTER ST
42.3.1 202
14
42.3.1 158
3
42.3.1 222
5
42.3.1 223
53
42.3.1 115
5
ROSE LN
42.3.1 58
11
42.3.1 221
57
ROSE LN
42.3.1 199
2
CENTER S


APPROVED
HDC2021-04-
No Exterior Ch
Without HD
FOR NOW
31
FIRE
FOR NOW

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 6.26.2024

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.4.3 PARCEL #: 67
Street & Number of Proposed Sign: 61 CENTER STREET
Owner of Building: FP MARTIN HOUSE LLC
Mailing Address: C/O FARIS PROPERTIES
100 SOUTH COMMONS, PITTSBURGH PA 15212
Telephone: 412.224.5241 Email: rgabel@farisproperties.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

Agent/Owner of Business

Name: GARISON BEALE
Mailing Address: PO BOX 3111
SIASCONSET, MA 02564
Telephone: 203.669.6569 Email: gbeale@greydunhouse.com

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering BEN MOORE CHAMPION COBALT
2. Ground BEN MOORE WHITE
3. Edgebanding BEN MOORE WHITE
4. Moulding _____

G. WORDING ON SIGN
THE MARTIN
by greydunhouse

H. SIZE OF SIGN
24 X 19

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
FRONT POST - REPLACE EXISTING

K. TYPE OF SUPPORT BRACKETS
WOOD POST, METAL BRACKET

L. TYPE OF LIGHTING AND LOCATION (if any)
LAMP ON POST

Date: 6.26.24 Signature of Applicant _____ Signed under penalties of perjury


THE
MARTIN
1901

THE MARTIN

BY GREYDON HOUSE

1803



Home › 2061-20 Champion Cobalt



Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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

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

Historic District Commission
SIGN CHECKLIST

✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov
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Work on any sign shall not be started until the Certificate of Appropriateness has been issued by the Historic District Commission

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 6.26.2024

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 42.4.2 PARCEL #: 103
Street & Number of Proposed Sign: 9 NORTH WATER
Owner of Building: FP 9 NORTH WATER LLC
Mailing Address: 100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212
Telephone: 412.224.5241 Email: rsabol@farosproperties.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of Owner of Record

Agent/Owner of Business

Name: GARISON BEALE
Mailing Address: PO BOX 311
SIASCONSET MA 02564
Telephone: 203.668.6509 Email: gbeale@greydoorhouse.com

FOR OFFICE USE ONLY

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

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

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

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

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

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

F. COLOR(S)
1. Lettering BEN MOORE CHAMPION COBALT
2. Ground BEN MOORE WHITE
3. Edgebanding BEN MOORE WHITE
4. Moulding _____

G. WORDING ON SIGN
THE PERIWINKLE
by greydoorhouse

H. SIZE OF SIGN
36 X 28

I. SHAPE OF SIGN
RECTANGLE

J. LOCATION OF SIGN ON BUILDING
REPLACE EXISTING SIGN

K. TYPE OF SUPPORT BRACKETS
METAL

L. TYPE OF LIGHTING AND LOCATION (if any)
SPOT LIGHT

Date: 6.26.24 Signature of Applicant _____ Signed under penalties of perjury


PERIWINKLE
Google

9 N WATER ST



Google Directions Zoom

View Details

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	9 N WATER ST
ID	42.4.2 103

Ownership

Name	FP 9 NORTH WATER LLC
Address	100 SOUTH COMMONS STE 102, PITTSBURGH, PA 15212

Valuation



Home › 2061-20 Champion Cobalt



Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 177
Street & Number of Proposed Sign: 15 SPARKS AVE
Owner of Building: BOA CORP REAL ESTATE
Mailing Address: P.O. BOX 325477
CHARLOTTE, NC 28323
Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

SEE ATTACHED LTR
Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: CAROLYN PARKER
Mailing Address: 3 LORION AVENUE
WORCESTER, MA 01606
Telephone: 774-239-2781 Email: capconsulting@verizon.net

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

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

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

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

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

F. COLOR(S)
1. Lettering BLACK - SATIN FINII
2. Ground _____
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
PACIFIC NATIONAL BANK

H. SIZE OF SIGN
9" X 13'-2" = 9.9SF

I. SHAPE OF SIGN
RECTANGULAR

J. LOCATION OF SIGN ON BUILDING
SIDE OF BUILDING ON SPARKS AVENUE

K. TYPE OF SUPPORT BRACKETS
THREADED ROD

L. TYPE OF LIGHTING AND LOCATION (if any)
NONE

Date: 6/7/24 Signature of Applicant Carolyn A Parker Signed under penalties of perjury

EXT-001 DIMENSIONAL LETTERS - Non-Illuminated

EXT-002 CUSTOM

Scale: 3/4"=1'-0"

9.9 square feet

13'-2"

9"

PACIFIC NATIONAL BANK

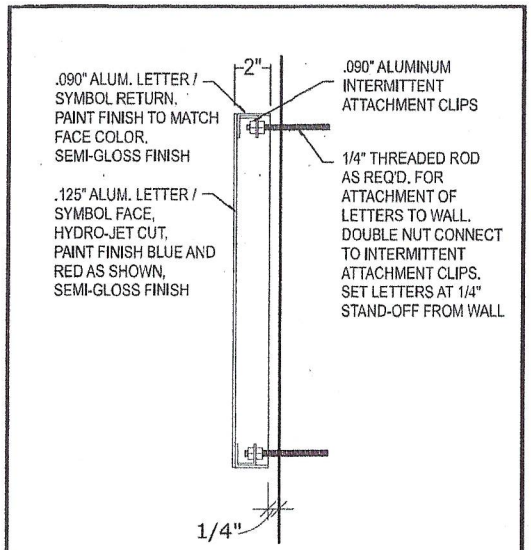


SIDE VIEW

LETTERS:	1/8" Hydro-jet cut plate Aluminum
RETURNS:	.090 Aluminum
FINISH:	Painted as shown; Satin Finish
WALL MATERIAL:	Wood
FONT:	Times New Roman
INSTALL:	1/4" Threaded rod as req'd. for attachment of letters to wall. Double nut connect to intermittent attachment clips. Set letters at 1/4" stand-off from wall
QUANTITY:	(2) Two sets required

COLOR PALETTE

Matthews Paint
Standard Black, Satin Finish



TYPICAL SECTION DETAIL - DIMENSIONAL LETTER

NOT TO SCALE

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.508.1569

CLIENT: BANK OF AMERICA

ADDRESS: 15 Sparks Ave, Nantucket, MA 02554-3951

PAGE NO.: 5

ORDER NUMBER: 1208173

PROJECT NUMBER: 4306

SITE NUMBER: 1603460

PROJECT MANAGER: Brian Whitman

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2024\MA\1603460_Nantucket\4306_1603460_Nantucket_R4.cdr

Rev #	Req #	Date/Artist	Description
Original	462071	02/06/24 SV	
Rev 1	463298	02/13/24 SV	
Rev 2	466387	03/20/24 DB	
Rev 3	470897	04/05/24 NS	Updated size, color, depth - removed redlines
Rev 4	473619	04/23/24 DB	

Rev #	Req #	Date/Artist	Description

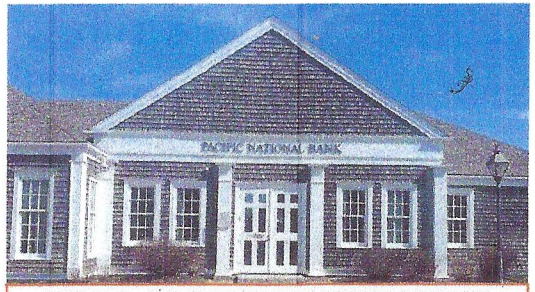
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXT-001 **DIMENSIONAL LETTERS** - Non-Illuminated

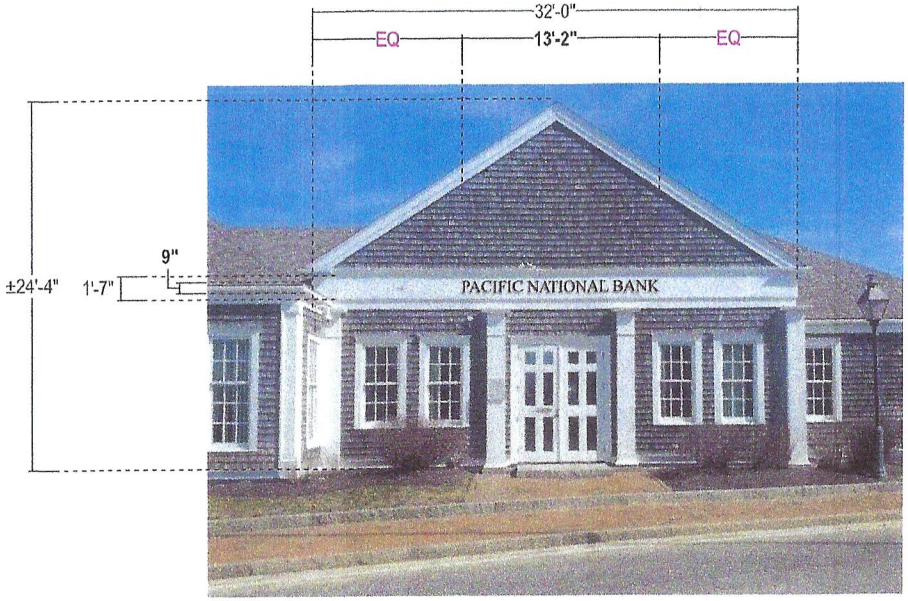
SOUTHWEST ELEVATION

Existing SQ. FT.	9.9
Proposed SQ. FT.	9.9

EXISTING CONDITIONS



EXISTING 9" x 13'-2" LETTERSET TO BE REMOVED & REPLACED
WALL TO BE PATCHED & PAINTED AS REQUIRED



PROPOSED SIGNAGE Scale: 1/8"=1'-0"

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888.503.1569

CLIENT: BANK OF AMERICA

ADDRESS: 15 Sparks Ave
Nantucket, MA 02554-3951

PAGE NO.: 3

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Rev 3	470897	04/05/24 NS	Updated per survey				
Rev 4	473619	04/23/24 DB					

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EXT-001 **DIMENSIONAL LETTERS** - Non-Illuminated — Scale: 3/4"=1'-0"

EXT-002 **CUSTOM** — 9.9 square feet

13'-2"

9"

PACIFIC NATIONAL BANK



SIDE VIEW

LETTERS:	1/8" Hydro-jet cut plate Aluminum
RETURNS:	.090 Aluminum
FINISH:	Painted as shown; Satin Finish
WALL MATERIAL:	Wood
FONT:	Times New Roman
INSTALL:	1/4" Threaded rod as req'd. for attachment of letters to wall. Double nut connect to intermittent attachment clips. Set letters at 1/4" stand-off from wall
QUANTITY:	(2) Two sets required

COLOR PALETTE

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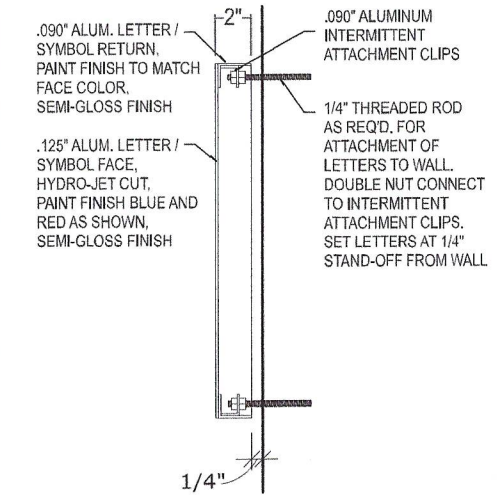
Standard Black, Satin Finish



TYPICAL SECTION DETAIL - DIMENSIONAL LETTER

NOT TO SCALE

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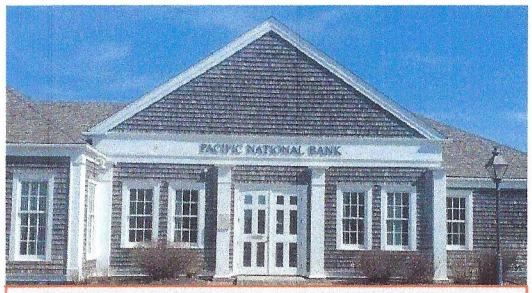
EXT-001 **DIMENSIONAL LETTERS** - Non-Illuminated

SOUTHWEST ELEVATION

Existing SQ. FT.	9.9
Proposed SQ. FT.	9.9

EXISTING CONDITIONS



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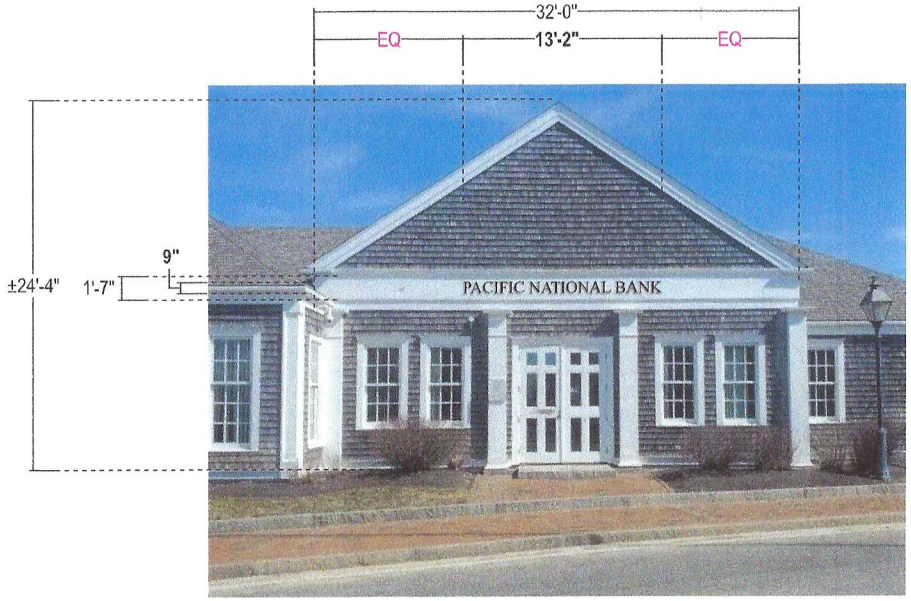
WALL TO BE PATCHED & PAINTED AS REQUIRED



PROPOSED SIGNAGE Scale: 1/8"=1'-0"

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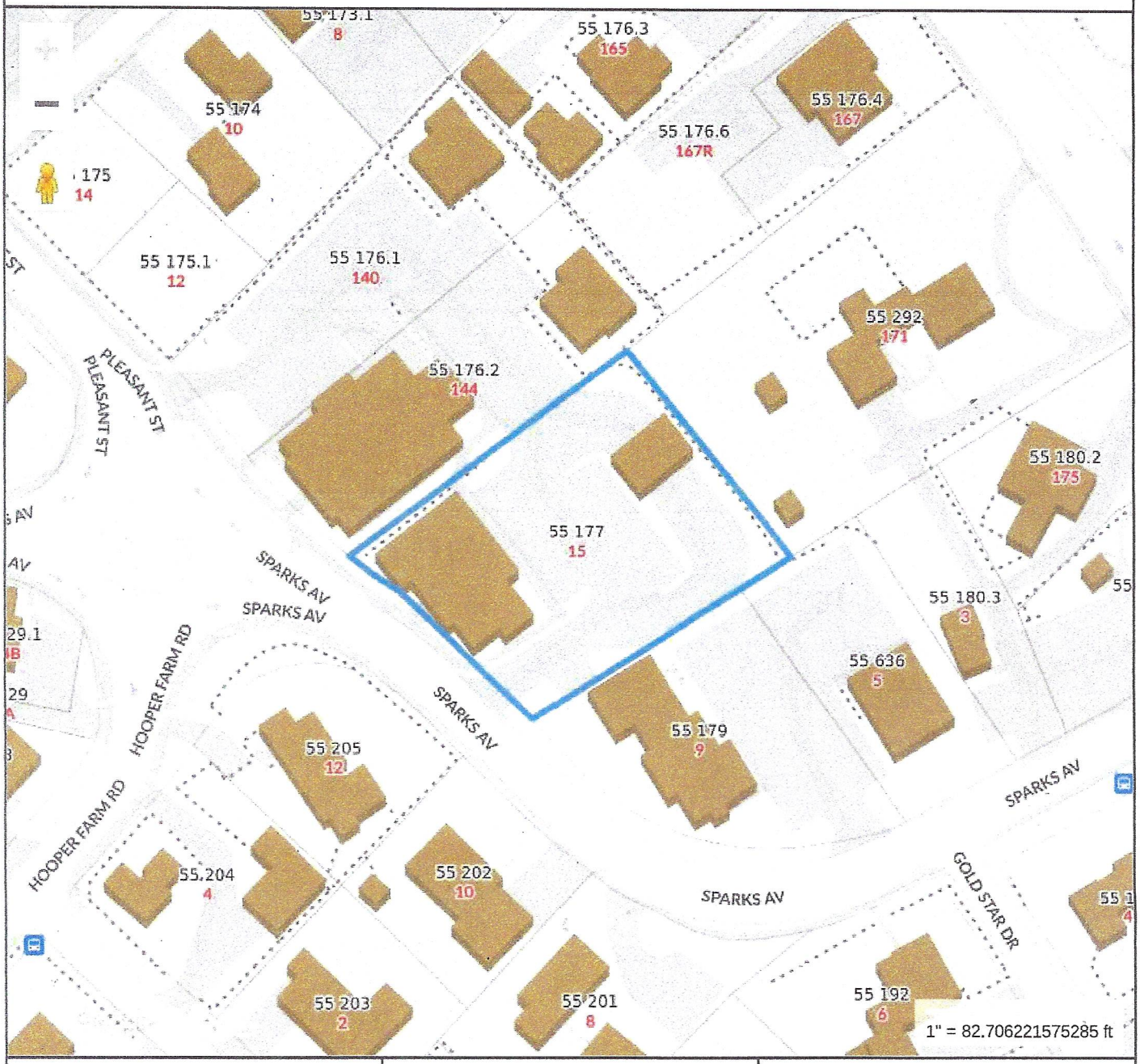
15 Sparks Avenue



Property Information

Property ID	3372
Location	15 SPARKS AV
Owner	BANKBOSTON NA

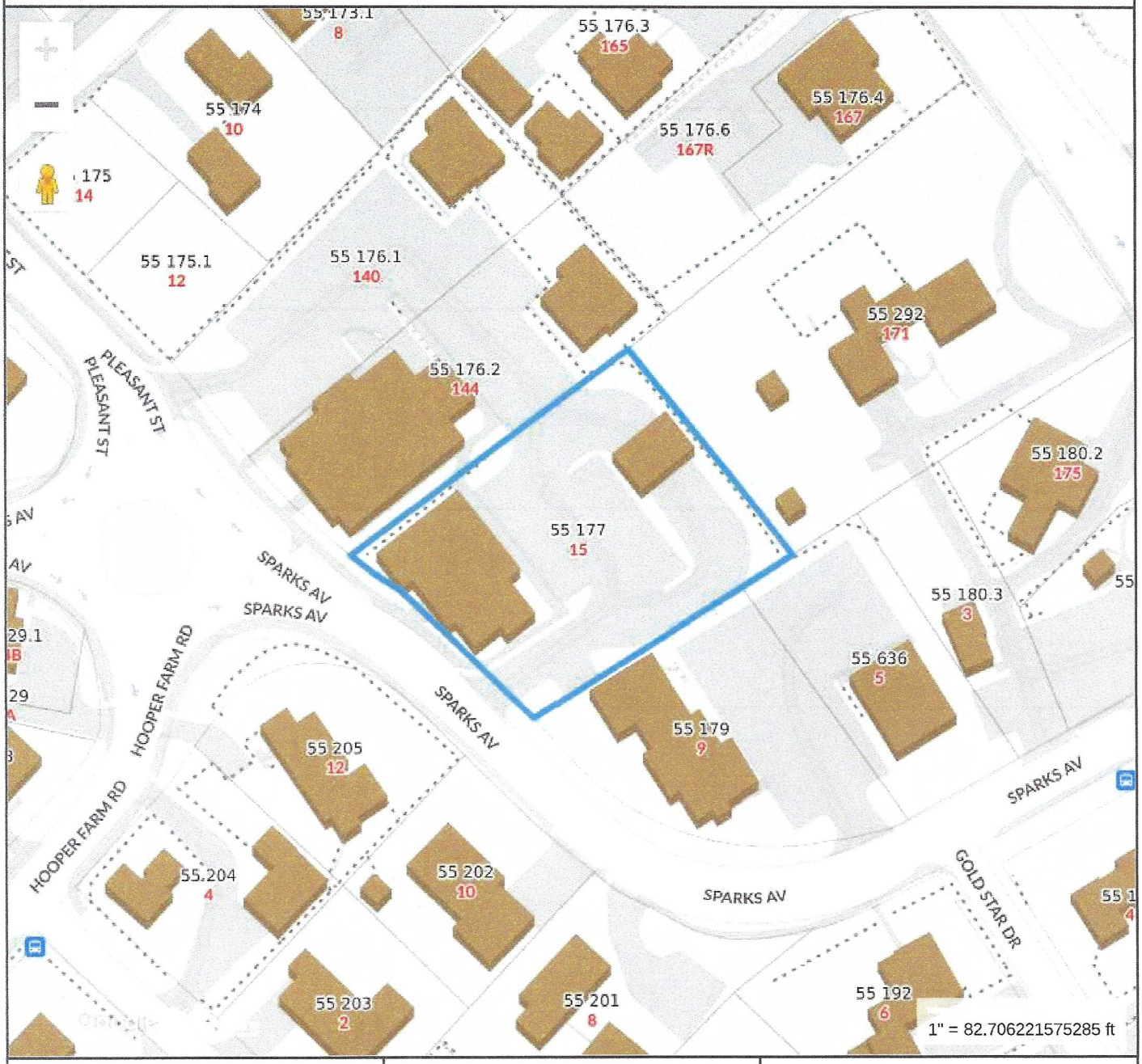
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

15 Sparks Avenue



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Geometry updated 06/04/2024
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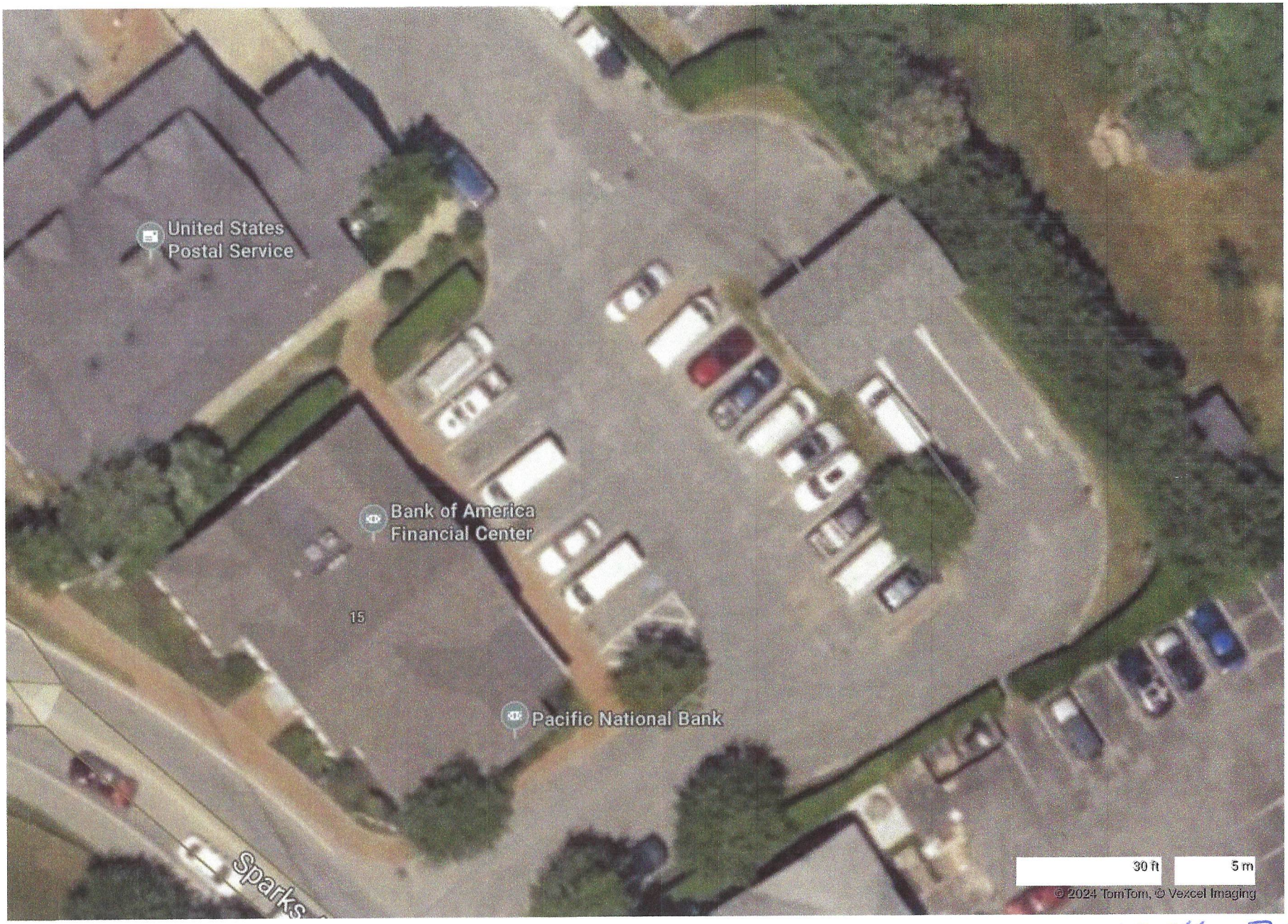
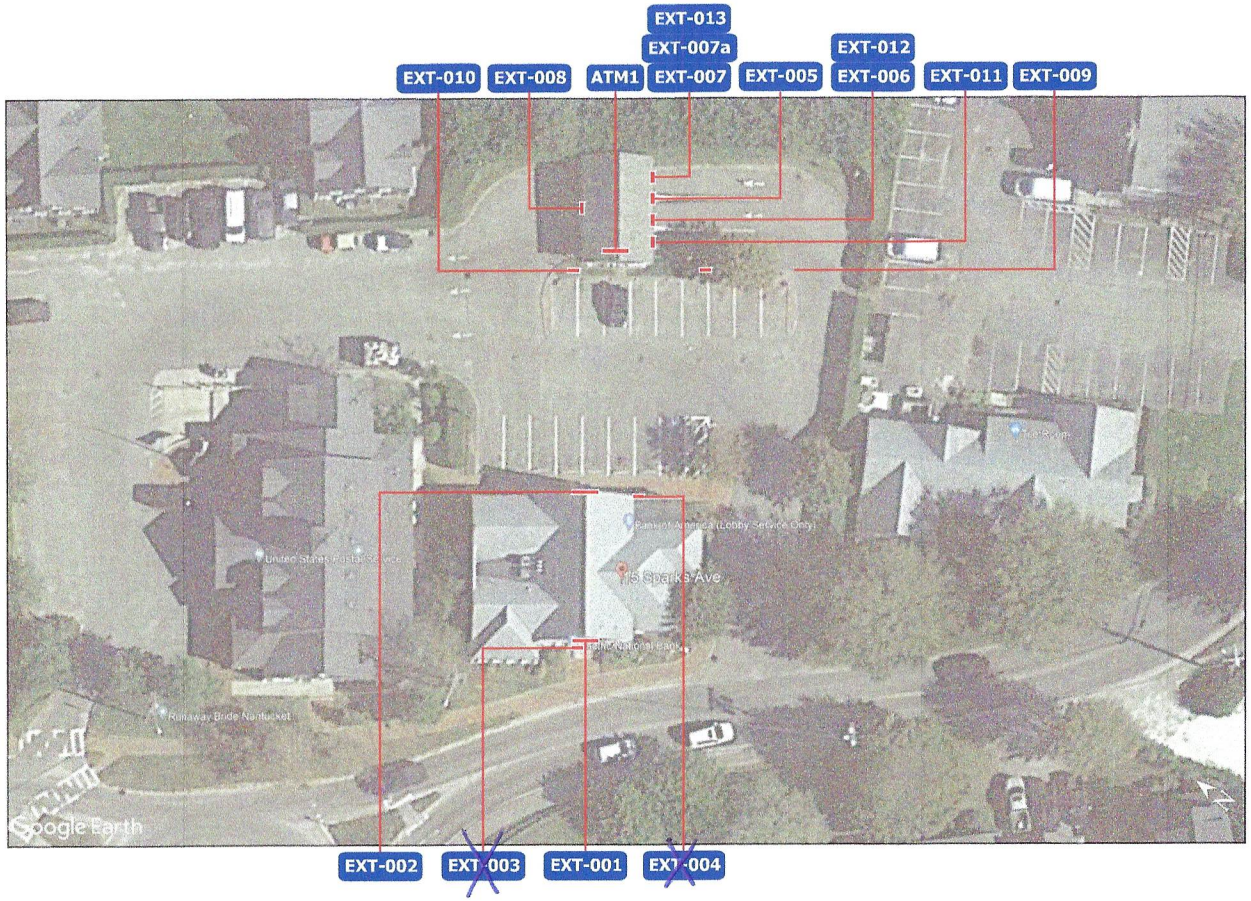
PACIFIC NAT'L BANK
15 SPARKS AVENUE
NANTUCKET, MA



PACIFIC NAT'L BANK
15 SPARKS AVENUE
NANTUCKET, MA

SITE OVERVIEW



Proposed Sign Schedule

Item	Description	Qty	Page #
EXT-001	Dimensional Letters - Non-Illuminated - **Custom**	1	5
EXT-002	Dimensional Letters - Non-Illuminated - **Custom**	1	5
EXT-003	Wood Carved Wall Plaque - **Custom**	1	6
EXT-004	Wood Carved Wall Plaque - **Custom**	1	6
EXT-005	Wood Carved Wall Plaque - **Custom**	1	6
EXT-006	Wood Clearance Canopy Sign - **Remove**	1	7
EXT-007	Wood Carved Clearance Canopy Sign - **Custom**	1	9
EXT-007a	Electronic Canopy Signs - **Remove**	1	7
EXT-008	Wood Carved Do Not Enter Canopy Sign - **Custom**	1	9
EXT-009	RP1ng - Pole Mounted Regulatory Sign - **Custom**	1	10
EXT-010	RP1ng - Pole Mounted Regulatory Sign - **Custom**	1	10
EXT-011	Wood Carved ATM Canopy Sign - **Custom**	1	11
EXT-012	Wood Carved Teller Canopy Sign - **Custom**	1	11
EXT-013	Wood Carved Teller Canopy Sign - **Custom**	1	11
ATM1	ATM - **Leave as is**	1	12
ATM2	ATM - **Leave as is**	1	12

* BY OTHERS

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PAGE NO.: 2

ORDER NUMBER: 1208173

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Rev 2	468387	03/20/24 DB	Updated Sign Schedule				
Rev 3	470897	04/05/24 NS	removed temp signs 003a, 004a, 005a				
Rev 4	473619	04/23/24 DB	Updated Sign Schedule - Chang HDU signs to Wood Carved				

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CAROLYN A. PARKER
CONSULTING

June 7, 2024
Revised 6/28/2024

Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

Attn: Ms. Holly Backus
Preservation Planner

Pacific National Bank
15 Sparks Avenue
Nantucket, MA 02554
Delivery: Reg Mail

Dear Ms. Backus,

Enclosed please find (2) two Certificates of Appropriateness for Signs and (2) two colored copies each of the existing and proposed wall signs for the existing Pacific National Bank located at 15 Sparks Avenue, Nantucket, MA. They will remove and replace the (2) two existing wall signs with (2) two new 9" x 13'-2" Pacific National Bank wall signs. Also enclosed please find (2) two copies of the Locus Map and (2) two copies of an Aerial Site Plan. The sample color of the paint is on the detail drawings. All other site signage will be done by others.

Lastly, please find check #3828 in the amount of $100.00 ($50.00 per sign). Please let me know when we will be heard by the Historic District Commission. Any questions please call me at 774-239-2781. Thank you in advance for your time in helping to expedite this matter.

Sincerely,

Carolyn A. Parker

Cc: Pro Sign Service, LLC
File

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

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

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: Carolyn A Parker Date: 6/27/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 177
Street & Number of Proposed Sign: 15 SPARKS AVE
Owner of Building: BOA CORP REAL ESTATE
Mailing Address: P.O. BOX 32547
CHARLOTTE, NC 28232
Telephone: _____ Email: _____

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

SEE ATTACHED LTR
Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

Name: CAROLYN PARKER
Mailing Address: 3 ORION AVENUE
WORCESTER MA 01606
Telephone: 774-239-2181 Email: capconsulting@verizon.net

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

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

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

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

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

F. COLOR(S)
1. Lettering BLACK - SATIN FINISH
2. Ground _____
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
PACIFIC NATIONAL BANK

H. SIZE OF SIGN
9" X 13'-2" = 9.9SF

I. SHAPE OF SIGN
RECTANGULAR

J. LOCATION OF SIGN ON BUILDING
FRONT OVER ENTRANCE

K. TYPE OF SUPPORT BRACKETS
THREADED ROD

L. TYPE OF LIGHTING AND LOCATION (if any)
NONE

Date: 6/7/24 Signature of Applicant Carolyn O Parker Signed under penalties of perjury

EXT-001 **DIMENSIONAL LETTERS** - Non-Illuminated

EXT-002 **CUSTOM**

Scale: 3/4"=1'-0"

9.9 square feet

13'-2"

9"

PACIFIC NATIONAL BANK

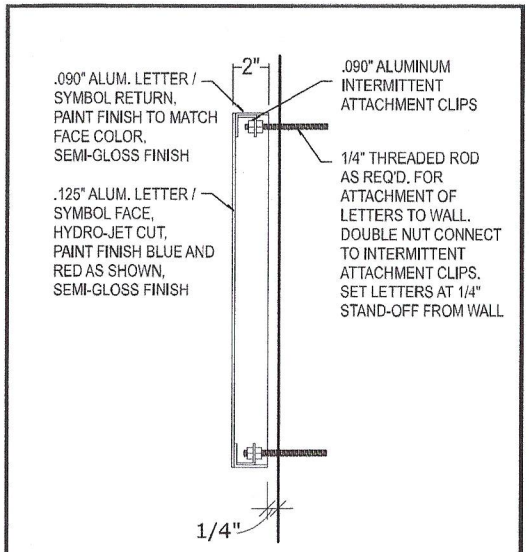


SIDE VIEW

LETTERS:	1/8" Hydro-jet cut plate Aluminum
RETURNS:	.090 Aluminum
FINISH:	Painted as shown; Satin Finish
WALL MATERIAL:	Wood
FONT:	Times New Roman
INSTALL:	1/4" Threaded rod as req'd. for attachment of letters to wall. Double nut connect to intermittent attachment clips. Set letters at 1/4" stand-off from wall
QUANTITY:	(2) Two sets required

COLOR PALETTE

Matthews Paint
Standard Black, Satin Finish



TYPICAL SECTION DETAIL - DIMENSIONAL LETTER

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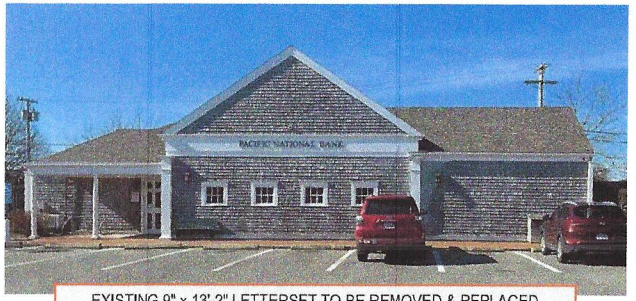
EXT-002 **DIMENSIONAL LETTERS** - Non-Illuminated

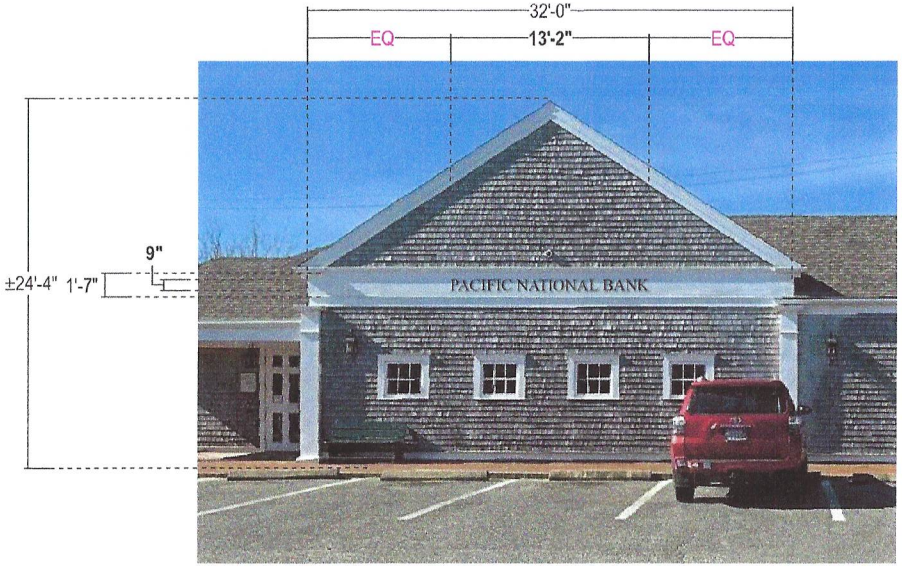
NORTHEAST ELEVATION

Existing SQ. FT.	9.9
Proposed SQ. FT.	9.9

EXISTING CONDITIONS



EXISTING 9" x 13'-2" LETTERSET TO BE REMOVED & REPLACED
WALL TO BE PATCHED & PAINTED AS REQUIRED



PROPOSED SIGNAGE Scale: 1/8"=1'-0"

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EXT-001 DIMENSIONAL LETTERS - Non-Illuminated

EXT-002 CUSTOM

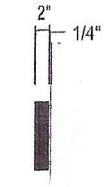
Scale: 3/4"=1'-0"

9.9 square feet

13'-2"

9"

PACIFIC NATIONAL BANK

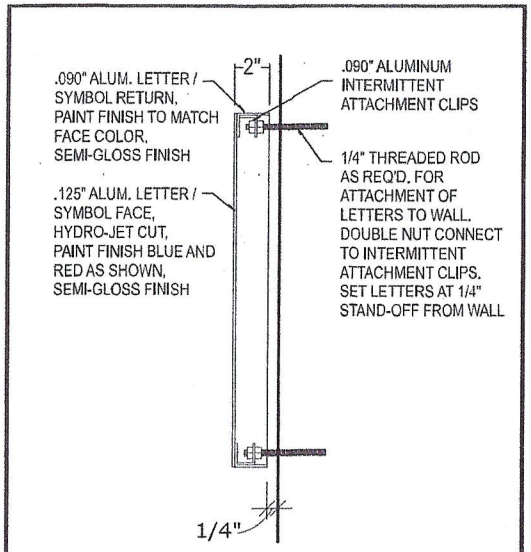


SIDE VIEW

LETTERS:	1/8" Hydro-jet cut plate Aluminum
RETURNS:	.090 Aluminum
FINISH:	Painted as shown; Satin Finish
WALL MATERIAL:	Wood
FONT:	Times New Roman
INSTALL:	1/4" Threaded rod as req'd. for attachment of letters to wall. Double nut connect to intermittent attachment clips. Set letters at 1/4" stand-off from wall
QUANTITY:	(2) Two sets required

COLOR PALETTE

Matthews Paint
Standard Black, Satin Finish



TYPICAL SECTION DETAIL - DIMENSIONAL LETTER

NOT TO SCALE

Stratus
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: BANK OF AMERICA

ADDRESS: 15 Sparks Ave, Nantucket, MA 02554-3951

PAGE NO: 5

ORDER NUMBER: 1208173

PROJECT NUMBER: 4306

SITE NUMBER: 1603460

PROJECT MANAGER: Brian Whitman

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2024\MA\1603460_Nantucket\4306_1603460_Nantucket_R4.cdr

Rev #	Req #	Date/Artist	Description
Original	462071	02/06/24 SV	
Rev 1	463298	02/13/24 SV	
Rev 2	466367	03/20/24 DB	
Rev 3	470897	04/05/24 MS	Updated size, color, depth - removed redlines
Rev 4	473619	04/23/24 DB	

Rev #	Req #	Date/Artist	Description

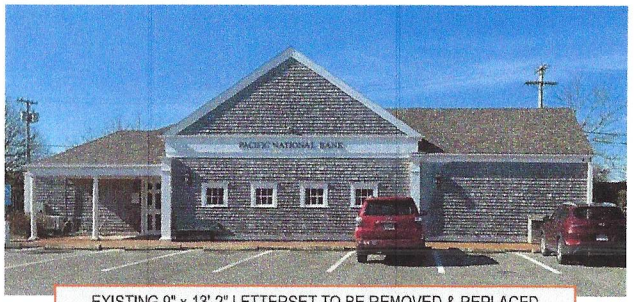
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXT-002 **DIMENSIONAL LETTERS** - Non-Illuminated

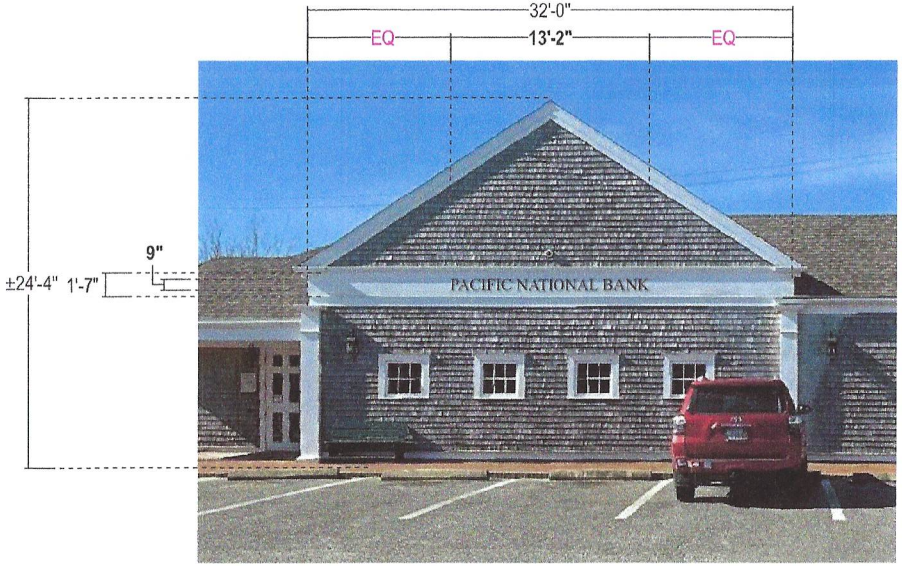
NORTHEAST ELEVATION

Existing SQ. FT.	9.9
Proposed SQ. FT.	9.9

EXISTING CONDITIONS



EXISTING 9" x 13'-2" LETTERSET TO BE REMOVED & REPLACED
WALL TO BE PATCHED & PAINTED AS REQUIRED



PROPOSED SIGNAGE Scale: 1/8"=1'-0"

Stratus®
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: BANK OF AMERICA

ADDRESS: 15 Sparks Ave
Nantucket, MA 02554-3951

PAGE NO.: 4

ORDER NUMBER: 1208173

PROJECT NUMBER: 4306

SITE NUMBER: 1603460

PROJECT MANAGER: Brian Whitman

ELECTRONIC FILE NAME: K:\ACCOUNTS\B\BANK OF AMERICA\2024\MA\1603460_Nantucket\4306_1603460_Nantucket_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	462071	02/06/24 SV					
Rev 1	463298	02/13/24 SV					
Rev 2	466387	03/20/24 DB					
Rev 3	470897	04/05/24 NS	Updated per survey				
Rev 4	473619	04/23/24 DB					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

Certificate No. _____ Date Issued _____

RECEIVED
JUL 01 2024
By _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for
CERTIFICATE OF APPROPRIATENESS
for Erection or Display of a
SIGN

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

TAX MAP #: N/A PARCEL #: N/A
Street & Number of Proposed Sign: VARIOUS
Owner of Building: _____
Mailing Address: NANTUCKET GARDEN CLUB c/- 72 HILLBERT AVE, NANTUCKET
Telephone: 917-715-1905 Email: tucketgal@outlook.com

I hereby authorize the agent named below to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines.

Signature of ~~Owner~~ of Record
DEBBIE THOMAS

Agent/Owner of Business

Name: _____
Mailing Address: _____
Telephone: _____ Email: _____

FOR OFFICE USE ONLY

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

SEE ATTACHED PHOTOS

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

B. MATERIAL
1. Wood (not plywood)
2. Other (specify) SAIL CLOTH; FOAMCORE

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

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

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

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

G. WORDING ON SIGN
BANNER: NGC SIGNS: NANTUCKET GARDEN CLUB HOUSE TOUR, ARROW

H. SIZE OF SIGN SEE ATTACHED
_____ X _____

I. SHAPE OF SIGN SEE ATTACHED PHOTOS

J. LOCATION OF SIGN ON BUILDING N/A

K. TYPE OF SUPPORT BRACKETS NONE

L. TYPE OF LIGHTING AND LOCATION (if any) NONE

Date: 7/1/2024 Signature of Applicant _____ Signed under penalties of perjury

NANTUCKET GARDEN CLUB
68TH ANNUAL HOUSE TOUR
AUGUST 7, 2024

Application to Erect Temporary Signs and Banners

For the 68th year, the Nantucket Garden Club will offer a self-guided walking tour that will allow participants to enter private homes at 3, 8, 10 and 12 Pleasant Street; 11 Mill Street and 5 New Dollar Lane.

A Boutique will be held at Garden of the Sea, 12-14 Candle House Lane and refreshments will be served in the garden behind Hadwen House.

Banners and signs will be placed primarily on the private property of the homeowners. The Tour is one day only (August 2nd) from 10:00 a.m. until 4:00 p.m. (six hours). Banners and signs will be set up on the morning of the 2nd and removed that afternoon around 4:00 p.m.

1. Banners: one banner (see photo attached) will be placed in front of each home on the Tour as well as in front of Garden by the Sea and Hadwen House. Banners are made of sail cloth with the letters "NGC" printed on them. They are attached to a spike that will be placed in a pot on each property. The banner stands around 6' tall.
2. Signs: Signs (see photo attached) will be placed along the route providing directions for the Tour. The square signs are made of foam core and are approximately 2' x 2'. They are attached to spikes that will go into a lawn and will stand approximately 4' high.

LOCATIONS OF THE SIGNS:

1. Junction of Main and Pleasant Streets;
2. Junction of Pleasant and Mill Streets;
3. Junction of Mill Street and New Dollar Lane;
4. Junction of Mill Street and N. Mill Street.

Communications/questions should be directed to: Debbie Thomas, Nantucket Garden Club, tucketgal@outlook.com or 917-715-1905.

Commonwealth of Massachusetts
Department of Revenue
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L0973581568
Notice Date: December 1, 2017
MA Taxpayer ID: 11162572

CERTIFICATE OF EXEMPTION

NANTUCKET GARDEN CLUB INC
PO BOX 627
NANTUCKET MA 02554-0627

000123

Attached below is your Certificate of Exemption (Form ST-2). Cut along the dotted line and display at your place of business. You must report any change of name or address to us so that a revised ST-2 can be issued.

DETACH HERE

MASSACHUSETTS DEPARTMENT OF REVENUE

Form ST-2

Certificate of Exemption

NANTUCKET GARDEN CLUB INC
62 MADAKET RD
NANTUCKET MA 02554-2622

MA Taxpayer ID: 11162572
Certificate Number: 1518415872

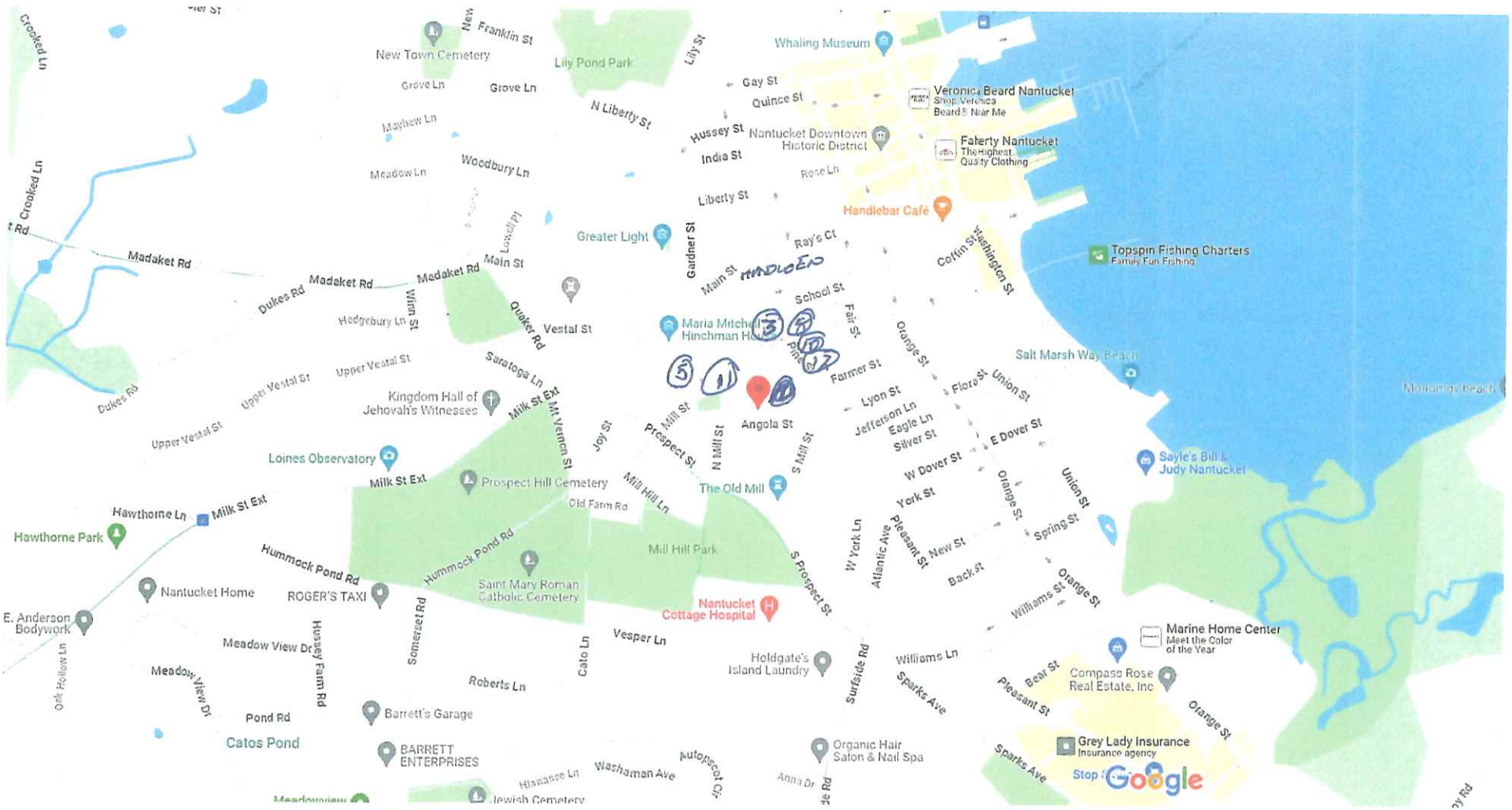
This certifies that the organization named above is an exempt purchaser under Chapter 64H, section 6(d) or (e) of the Massachusetts General Laws. All purchases of tangible personal property by this organization are exempt from taxation to the extent that such property is used in the conduct of the business of the purchaser. Misuse of this certificate by any tax-exempt organization or unauthorized use of this certificate by any individual will lead to revocation. Willful misuse of this certificate is subject to criminal sanctions of up to one year in prison and $10,000 ($50,000 for corporations) in fines. This certificate is non-transferable and may be suspended or revoked for failure to comply with state laws and regulations.

Effective Date: January 20, 2018

Expiration Date: January 19, 2028

Google Maps 12-14 Candle House Ln

2024 Nantucket Garden Club House Tour Route



3, 8, 10, 12 Pleasant Street

11 Mill St.

5 New Dollar Lane

~~12~~ 14 Candle House Lane - Boutique "Garden By The Sea"

Hadwen House - Refreshments


NGC


HOUSE TOUR
NANTUCKET
SINCE 1954
GARDEN CLUB

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Wolfram Family Trust

STREET ADDRESS 7 Folger Lane

MAP/PARCEL 42.4.4 / 33.3

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

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

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

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

Signature 5/6/2024
Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

WLF - ACCESSORY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 33.3

Street & Number of Proposed Work: 7 Folger Lane

Owner of record: Wolfram Family Trust

Mailing Address: 74 Club Road, Riverside, CT 06878

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

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

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

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

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

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

SEE ATTACHED PAGES

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

April 12, 2024

DATE

Mary L. Haley

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 7 Folger Ln

Tax Map Number: 42.4.4 Parcel Number: 33.3

Owner of Record: WOLFRAM FAMILY TRUST

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

Anticipated HDC Submission Date: 05/06/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

Abutters Listing

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

7022 2410 0002 8680 1511

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

Postage
$

Total Postage and Fees
$

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Street a
City, St

MIDTOWN STATION NEW YORK NY
APR 23 2024
10018-USPS

Postmark Here

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

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

7022 2410 0002 8680 1528

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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53 STATE ST 15TH FL
BOSTON, MA 02109

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

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#410
WASHINGTON, DC 20016

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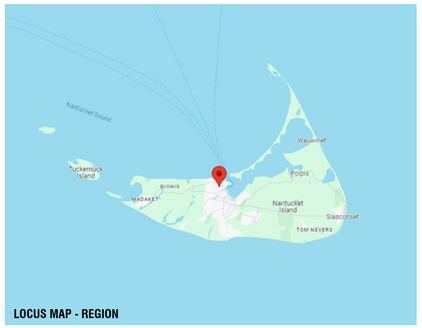
WLF ACCESSORY DWELLING

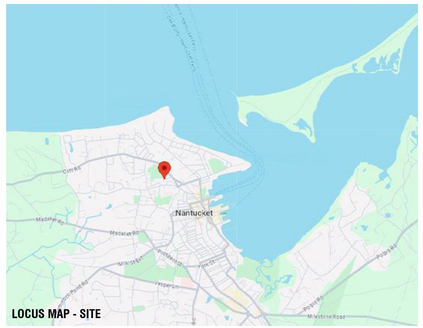
HDC SUBMISSION
7 FOLGER LANE
NANTUCKET, MA 02554
05/06/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY





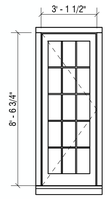
LOCUS MAP - REGION



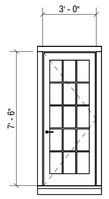
LOCUS MAP - SITE


LOCUS MAP - SITE

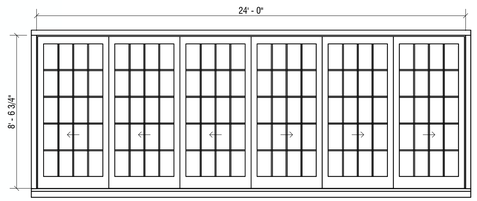
DOOR LEGEND



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

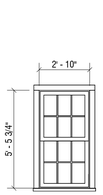


03
TYPE: 6 PANEL / 20 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD

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	•

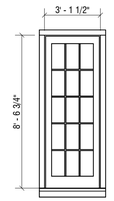
WINDOW LEGEND



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
--
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MEP ENGINEER
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SURVEYOR
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20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

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

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REVISIONS

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ISSUES

1	05/06/2024	HDC SUBMISSION

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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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NANTUCKET, MA 02554

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MEP ENGINEER
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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
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

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EXISTING CONDITIONS

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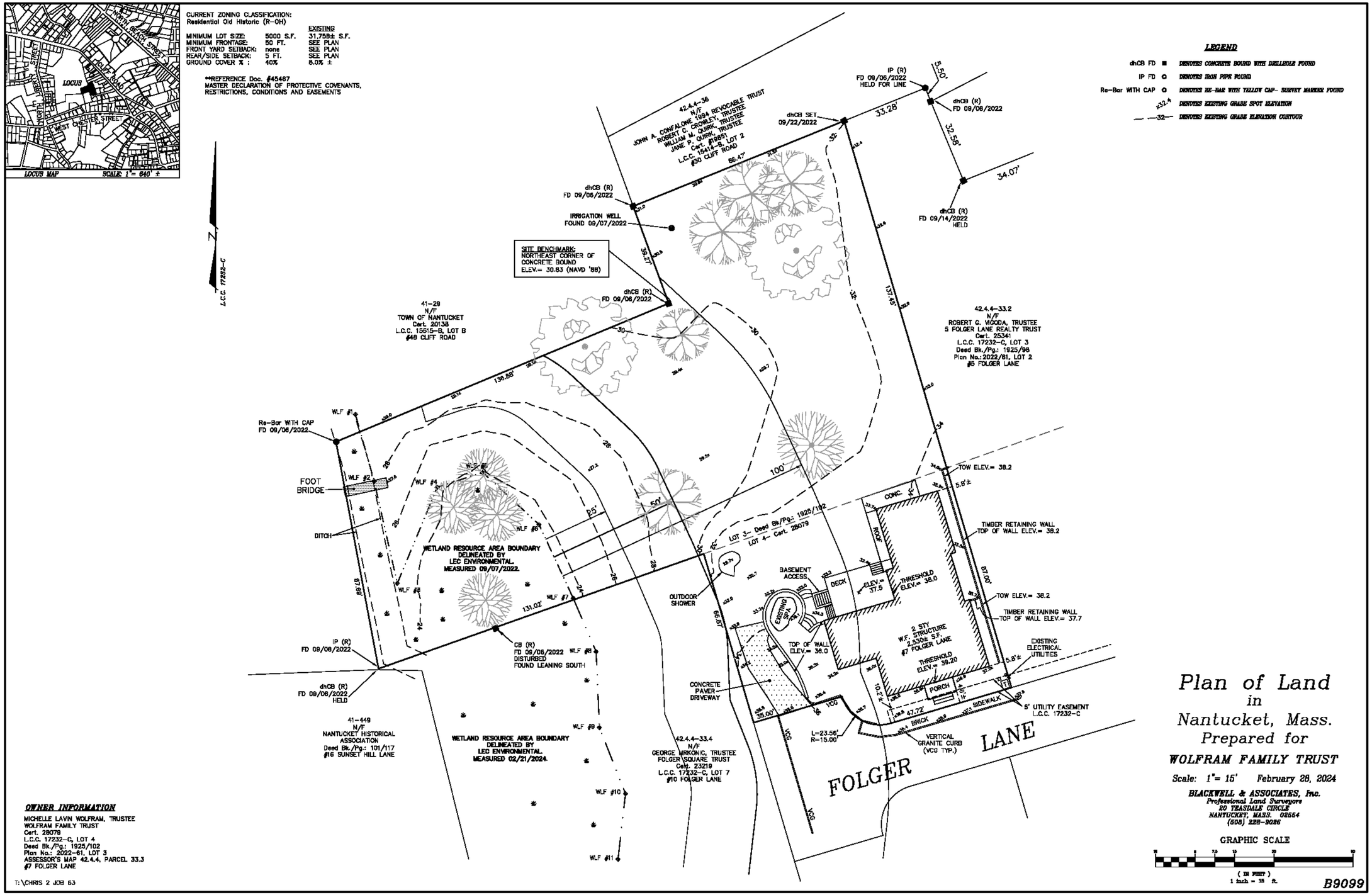

1 EXISTING CONDITIONS SURVEY

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

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

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SCALE:	
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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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MEP ENGINEER
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T: (508) 228-9026

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MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
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SITE PLAN

HDC-04

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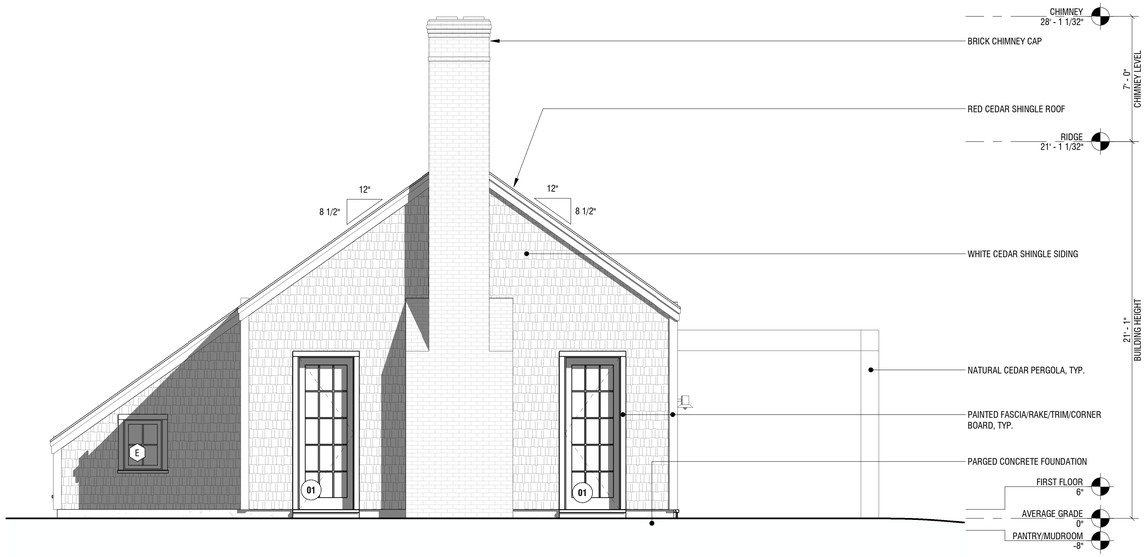
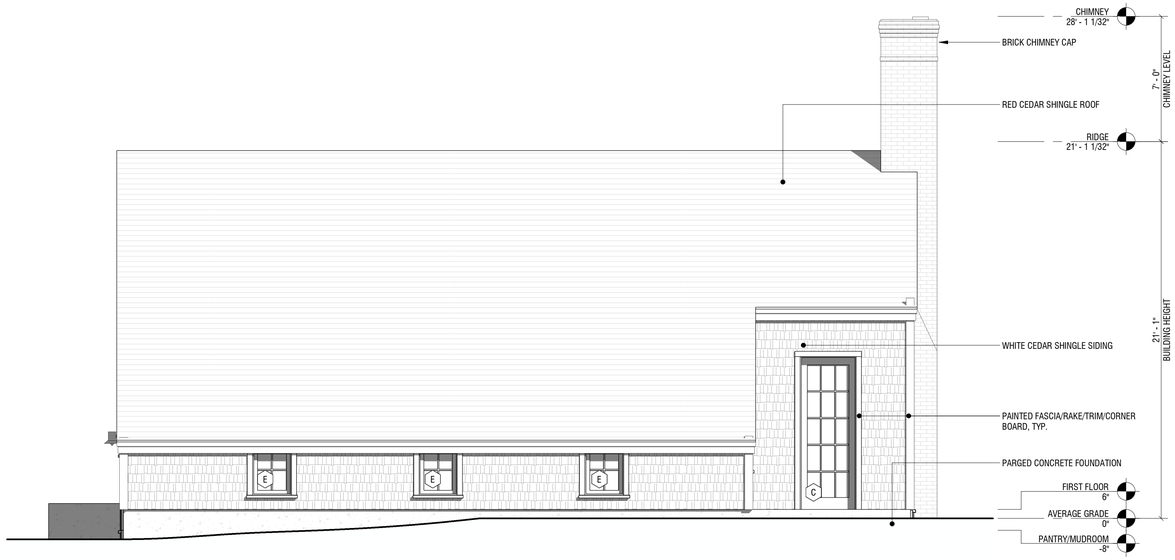


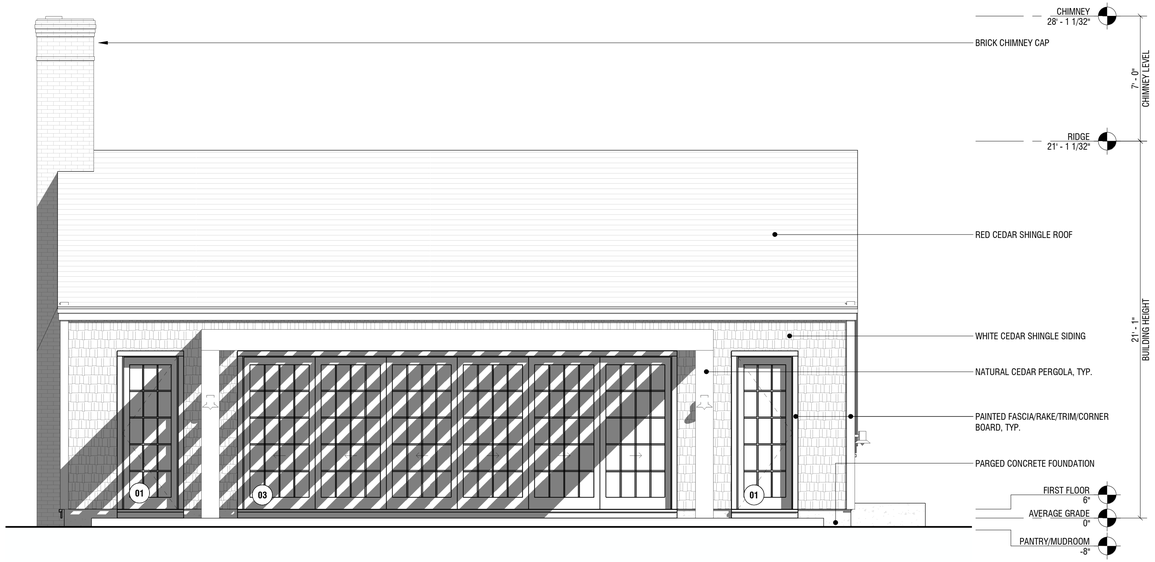
1 ELEVATION - EAST

1/4" = 1'-0"



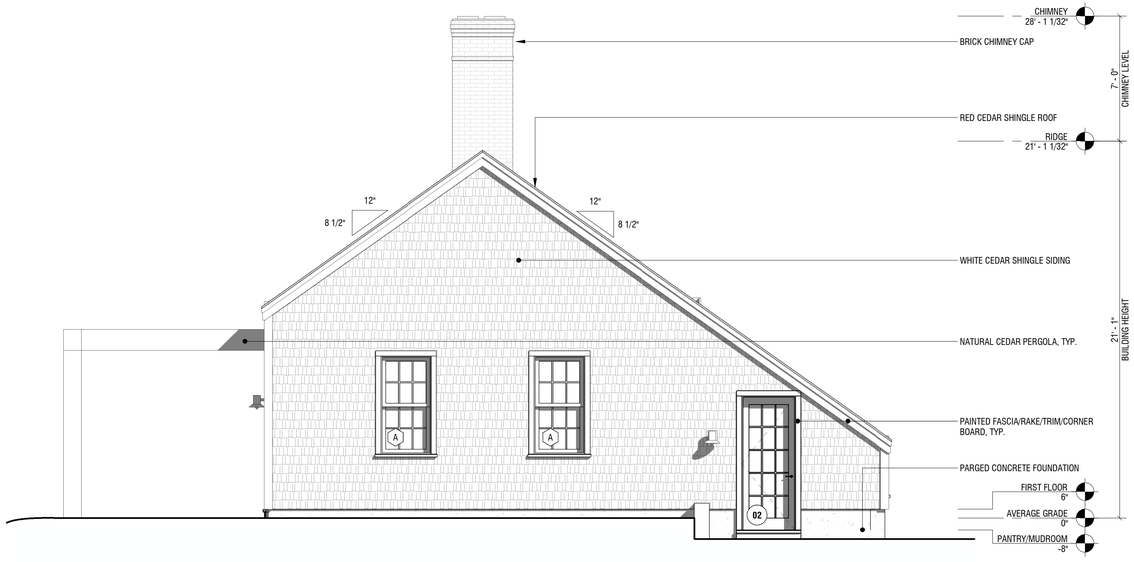
2 ELEVATION - SOUTH

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

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BUILDING ELEVATIONS

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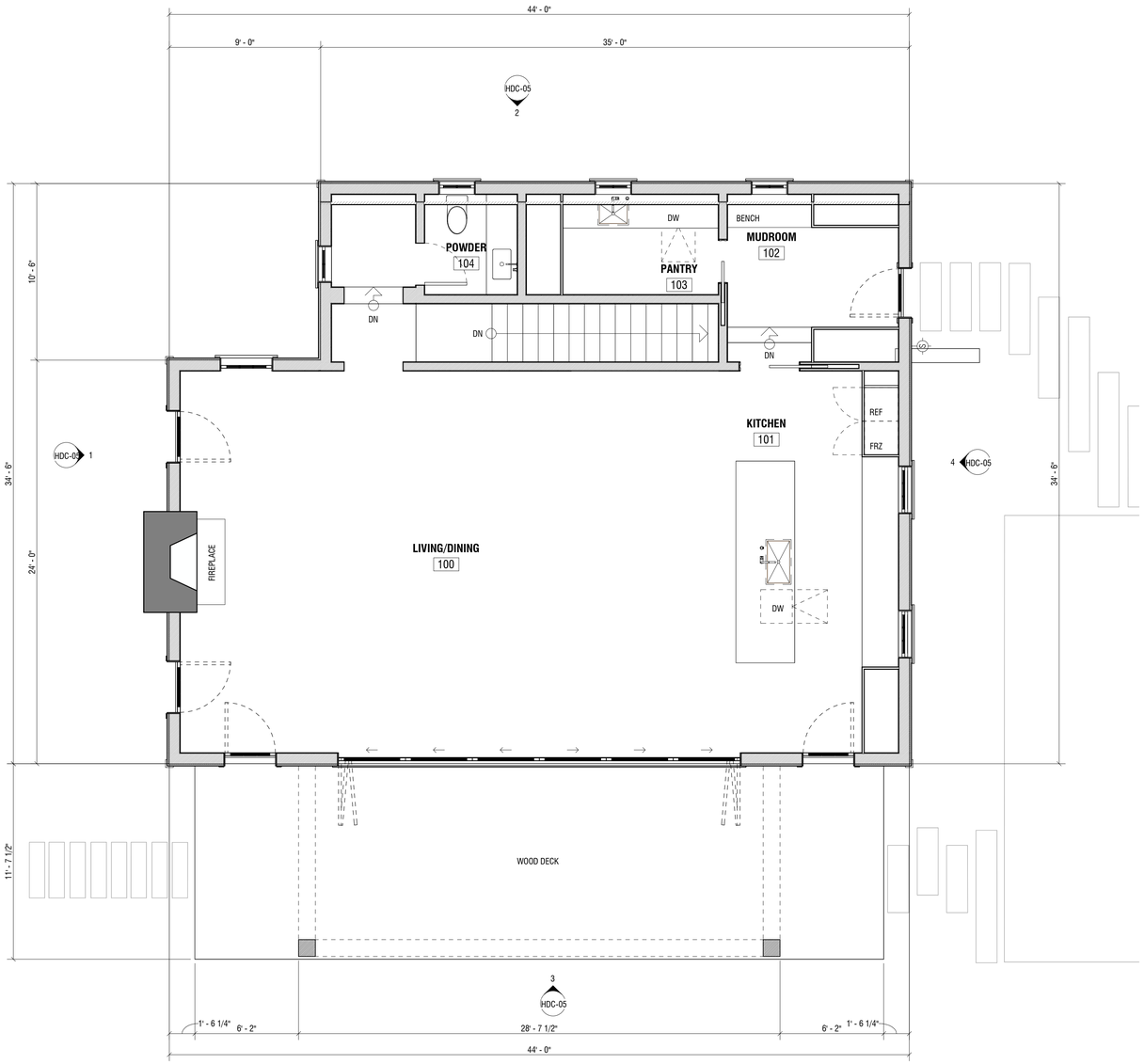
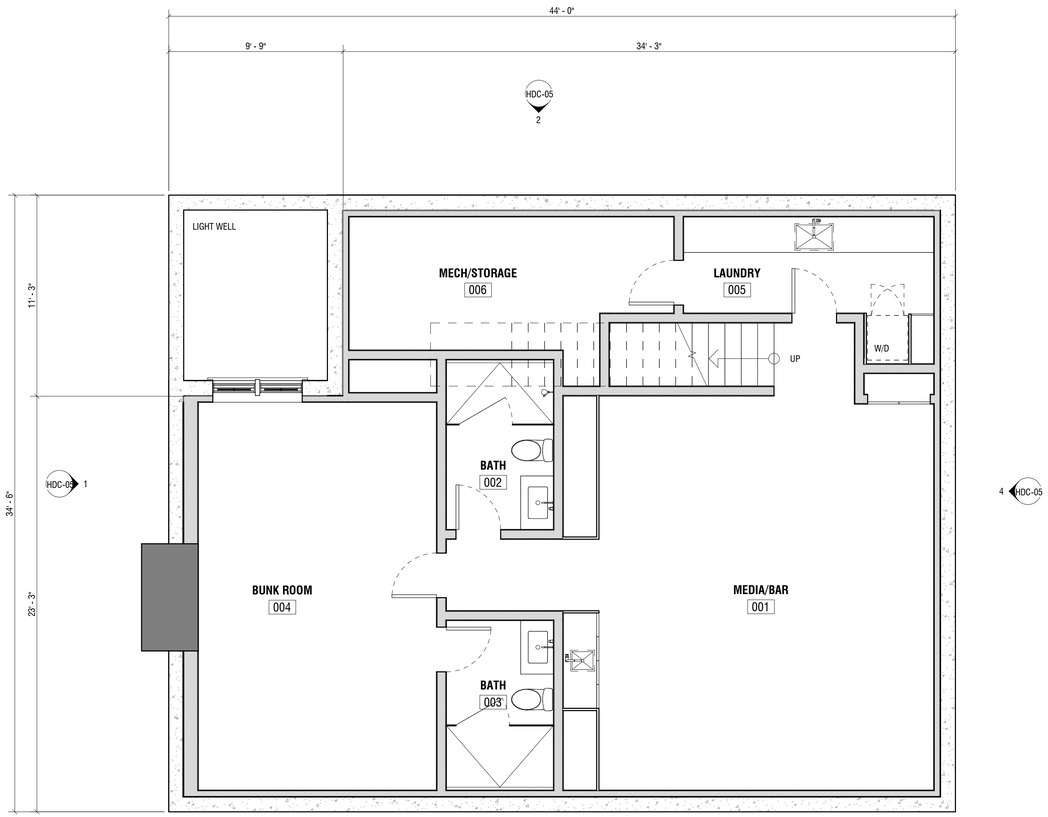


1 FIRST FLOOR PLAN

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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PLANS

HDC-06

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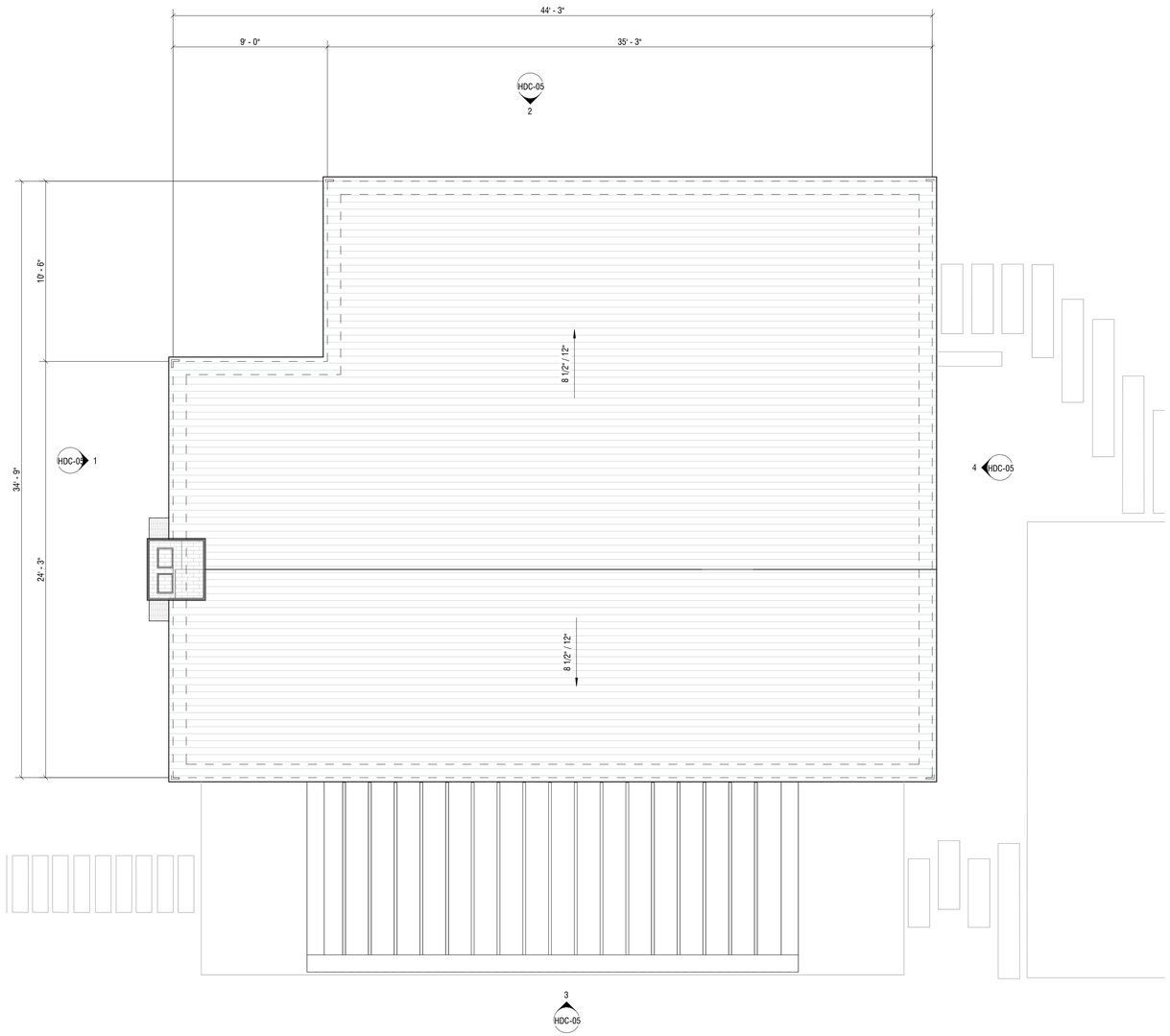

1 ROOF PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

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STRUCTURAL ENGINEER

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MEP ENGINEER

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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

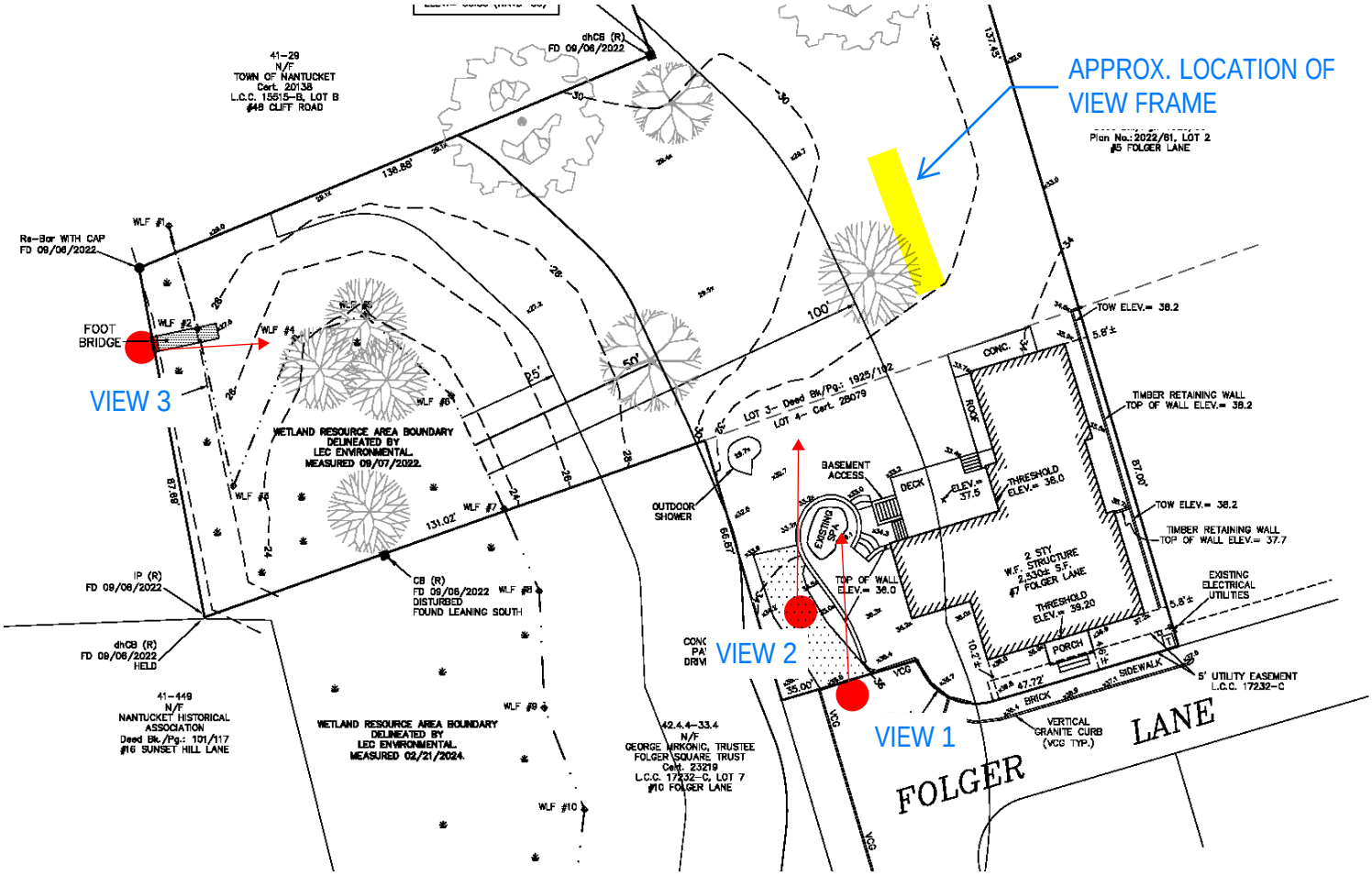
Subject: HDC Meeting Minutes

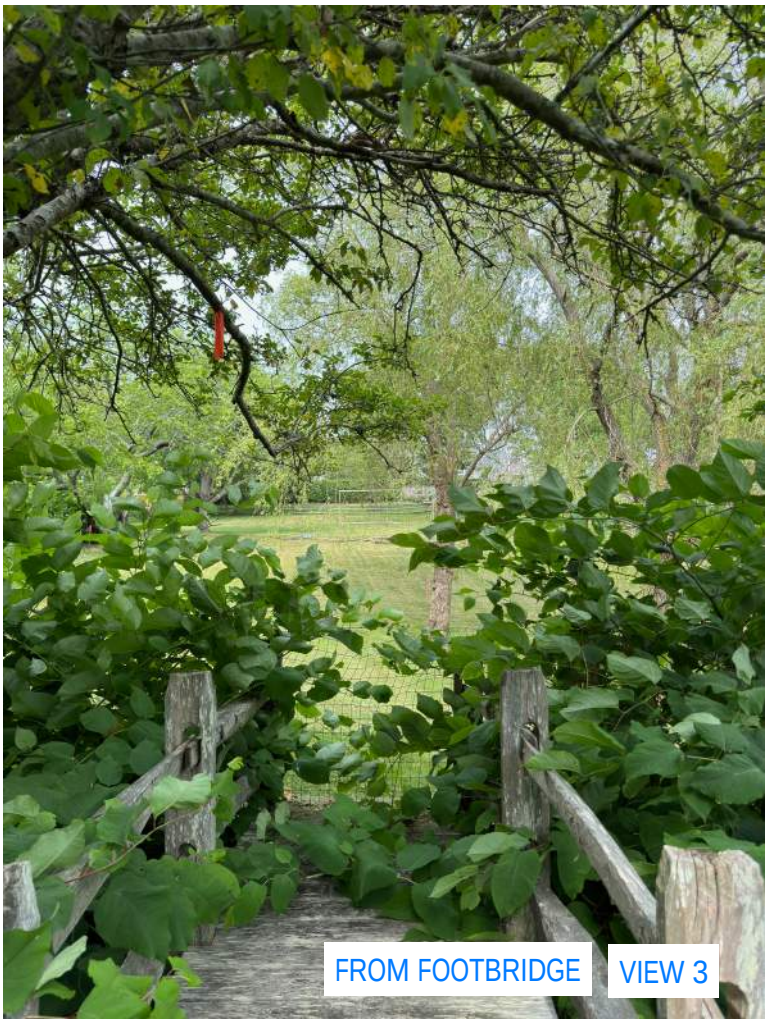
1. OVERVIEW
    a. WAPD presented the following applications:
        i. Main House application
        ii. Accessory Dwelling application
        iii. Shed application
2. DISCUSSION POINTS
    i. Main House application
        1. Motion to approve as submitted passed.
    ii. Accessory Dwelling Application
        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.

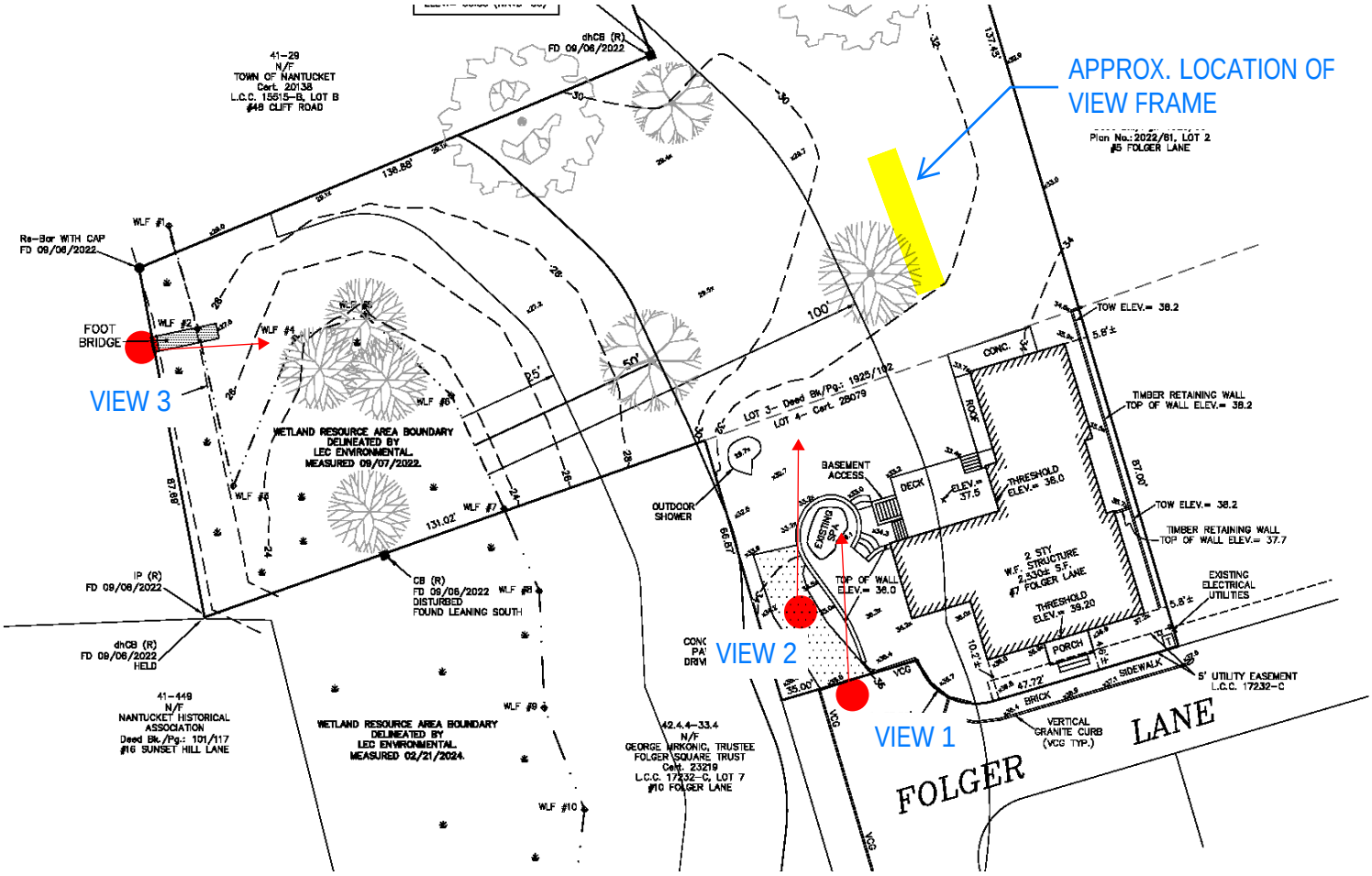
THIS DOCUMENT WAS CREATED BY WORKSHOP/APD. ANY ADDITIONS OR OBJECTIONS TO THE ITEMS ABOVE SHOULD BE SUBMITTED IN WRITING TO OUR OFFICE WITHIN (5) BUSINESS DAYS.



FROM FOLGER LANE VIEW 1




FROM FOOTBRIDGE
VIEW 3


APPROX. LOCATION OF VIEW FRAME
VIEW 3
VIEW 2
VIEW 1
FOOT BRIDGE
FOLGER LANE
41-29
N/F
TOWN OF NANTUCKET
Cert. 20138
L.C.C. 15515-B, LOT B
#48 CLIFF ROAD
Plan No.: 2022/81, LOT 2
#5 FOLGER LANE
LOT 3- Deed Bk/Pg.: 1925/182
LOT 4- Cert. 28079
WETLAND RESOURCE AREA BOUNDARY DELINEATED BY LEC ENVIRONMENTAL. MEASURED 09/07/2022.
WETLAND RESOURCE AREA BOUNDARY DELINEATED BY LEC ENVIRONMENTAL. MEASURED 02/21/2024.
41-449
N/F
NANTUCKET HISTORICAL ASSOCIATION
Deed Bk./Pg.: 101/117
#16 SUNSET HILL LANE
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
TOW ELEV.= 38.2
TIMBER RETAINING WALL
TOP OF WALL ELEV.= 38.2
TOW ELEV.= 38.2
TIMBER RETAINING WALL
TOP OF WALL ELEV.= 37.7
2 STY STRUCTURE
2,530± S.F.
#7 FOLGER LANE
THRESHOLD ELEV.= 39.20
THRESHOLD ELEV.= 38.0
ELEV.= 37.5
DECK
BASEMENT ACCESS
OUTDOOR SHOWER
EXISTING SPA
TOP OF WALL ELEV.= 36.0
EXISTING ELECTRICAL UTILITIES
5' UTILITY EASEMENT
L.C.C. 17232-C
VERTICAL GRANITE CURB (VCG TYP.)
SIDEWALK
PORCH
CONC.
ROOF
Re-Bar WITH CAP
FD 09/06/2022
IP (R)
FD 09/06/2022
dhCB (R)
FD 09/06/2022
HELD
CB (R)
FD 09/06/2022
DISTURBED
FOUND LEANING SOUTH
136.88'
131.02'
137.43'
100'
50'
25'
87.00'
60.87'
WLF #1
WLF #2
WLF #3
WLF #4
WLF #5
WLF #6
WLF #7
WLF #8
WLF #9
WLF #10

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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

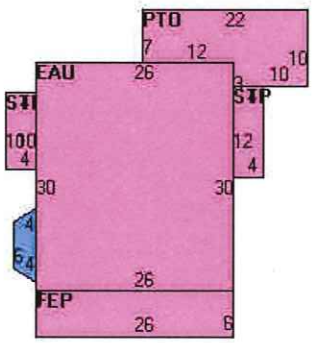
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1.25
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat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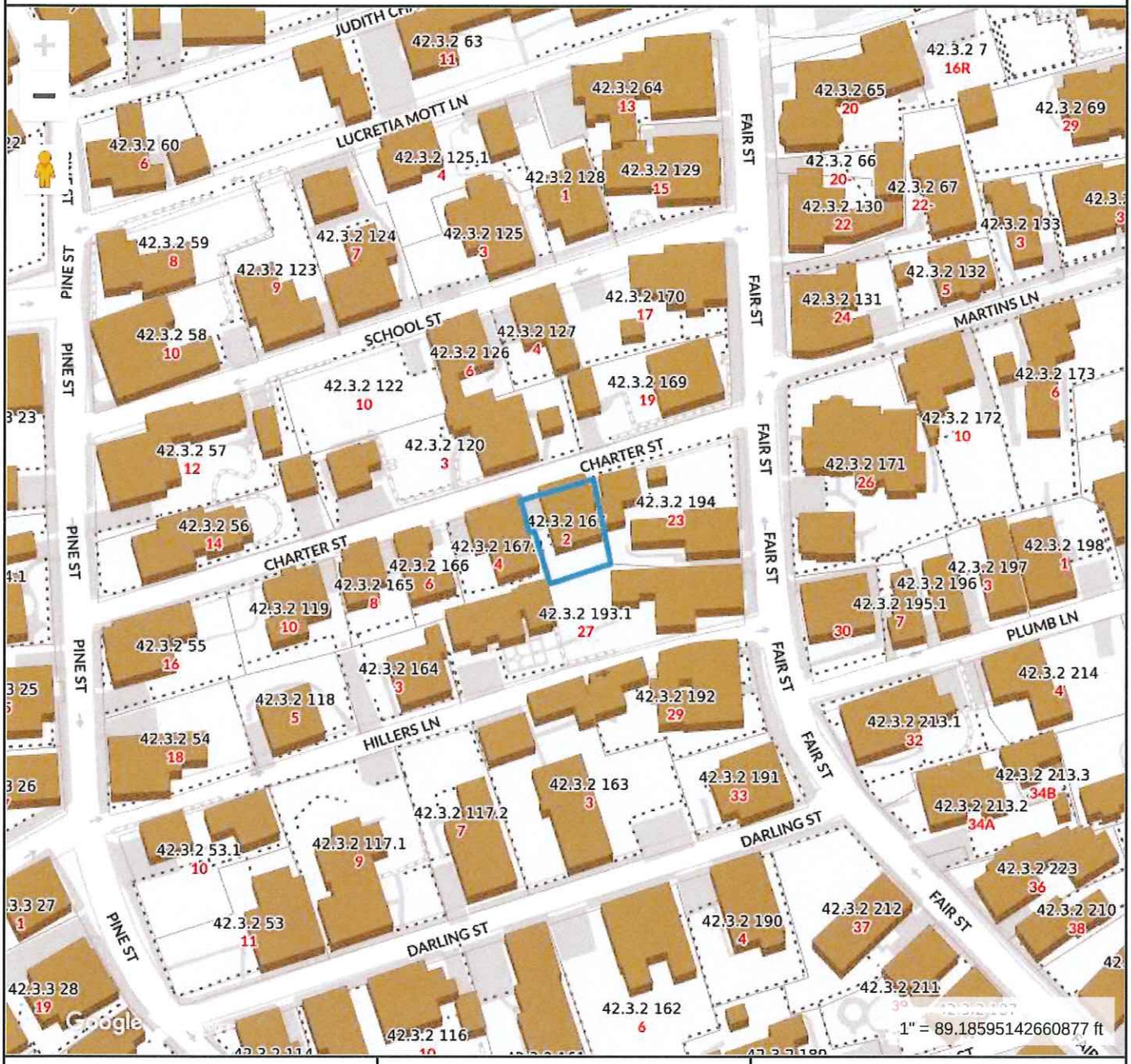
2 Charter Street



Property Information

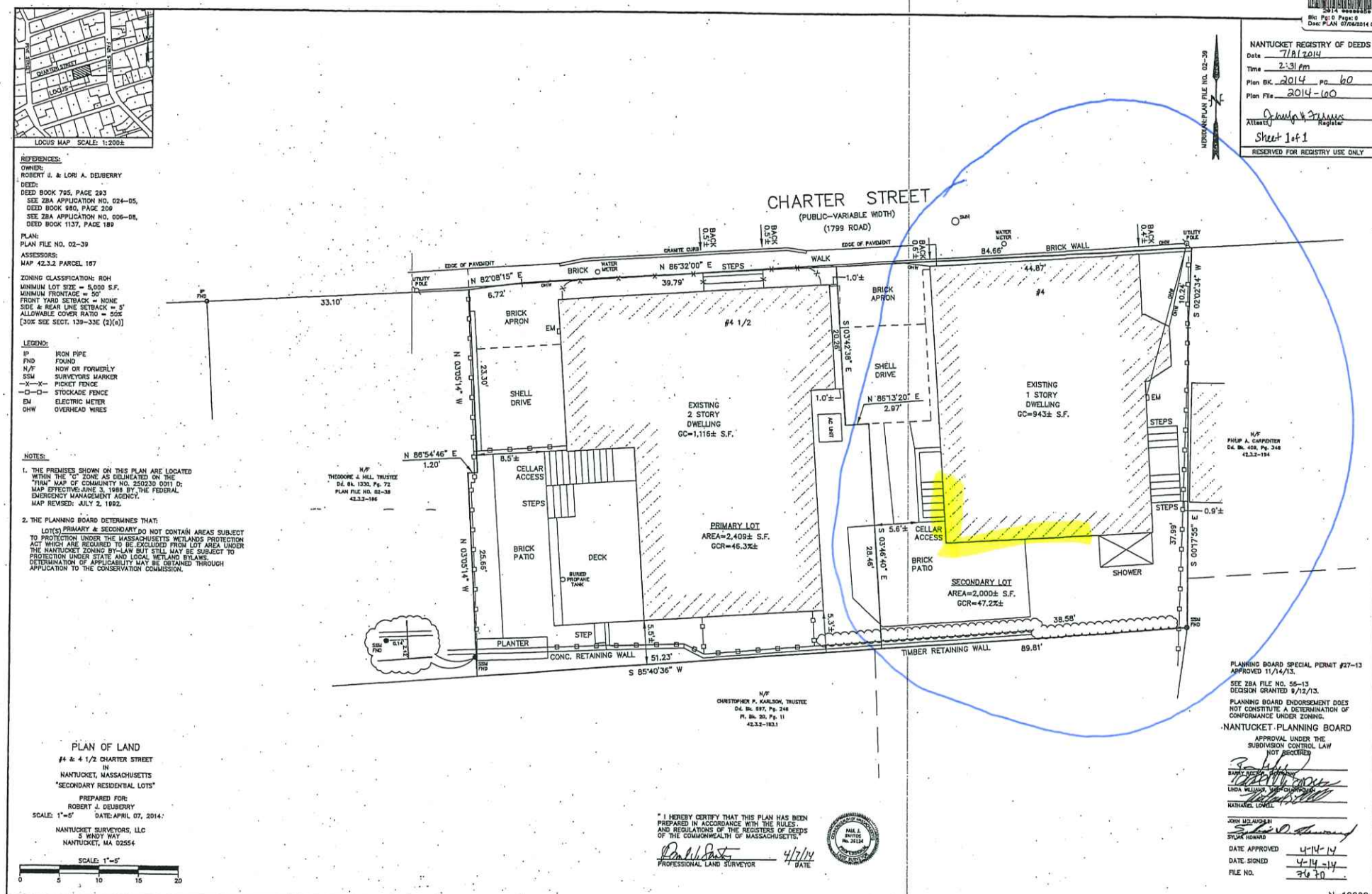
Property ID	9886
Location	2 CHARTER ST
Owner	BASKETT FRANCES ELIZABETH

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



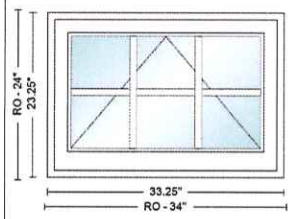
item 400
like kind

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**

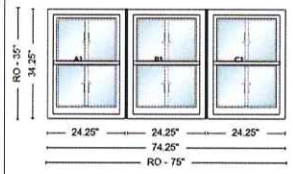
RO Size: 34" x 24" **Unit Size: 33 1/4" x 23 1/4"**

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"**

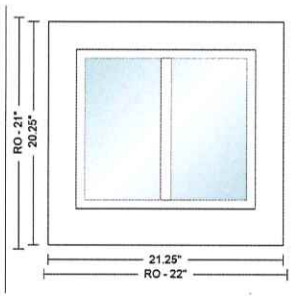
Mull: Factory Mulled, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" 4 9/16" Fiberglass Reinforced Joining Material ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4" - ADH 2' 1/4"X2' 10 1/4", Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional, Standard Product Performance, Equal Sash,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

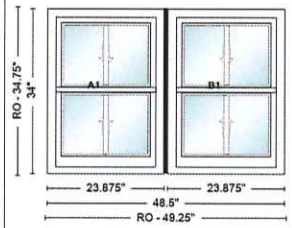


Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**Fixed**	**None Assigned**	**$621.24**	**$621.24**

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

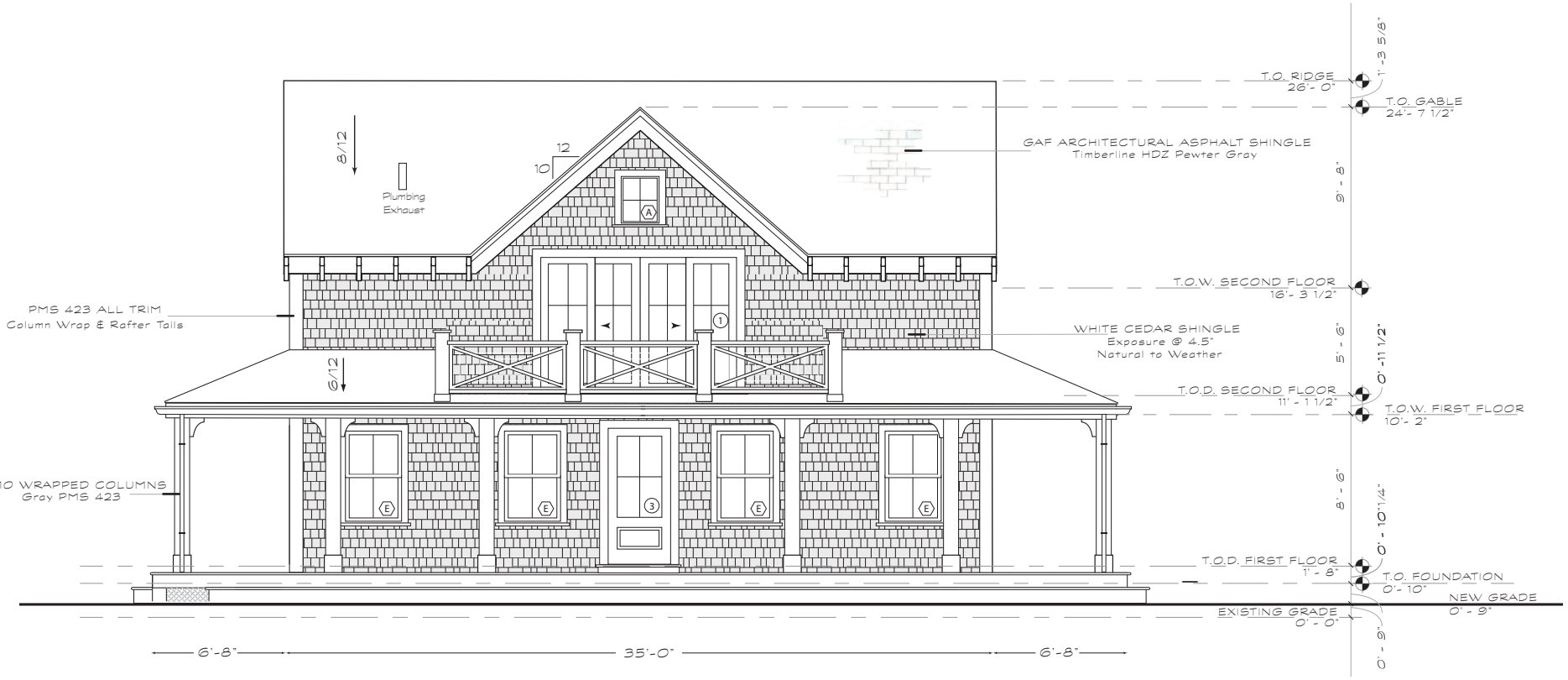
CONTRACTOR
Wayne Elliott/Owner

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

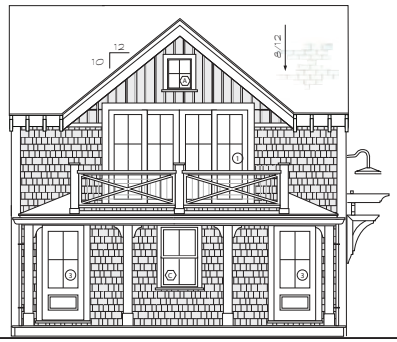
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

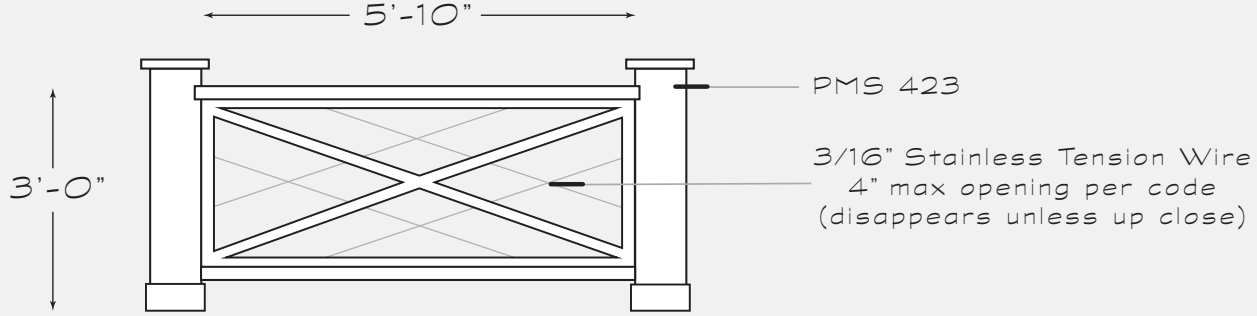
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

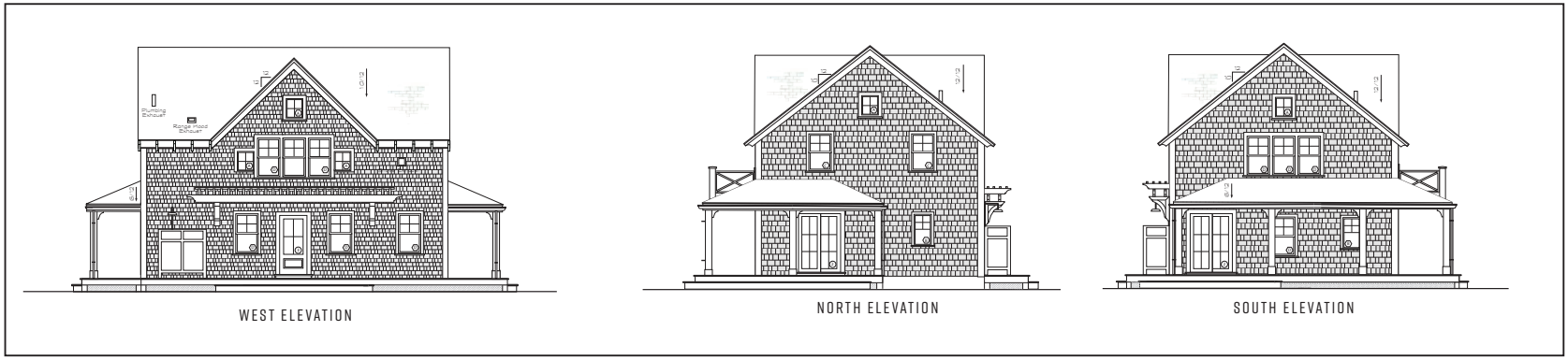
DATE
5-21-24

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

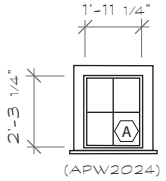
DATE
2-14-24
DESCRIPTION
REAR & SIDE ELEVATIONS
DRAWING #
A-103

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

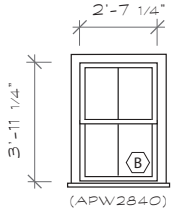
Window Schedule

NOT TO SCALE

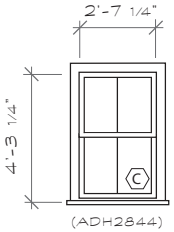
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	
B	2	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	
C	2	2'- 7 1/4"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



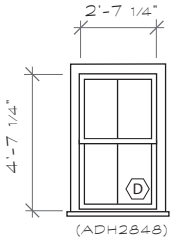
PICTURE (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)



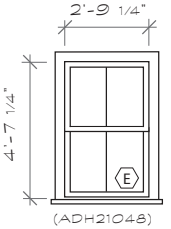
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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)

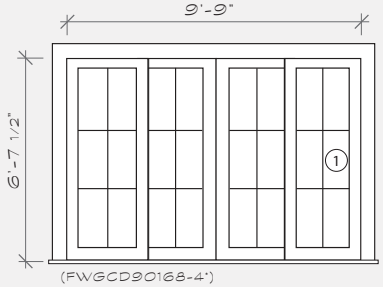


DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

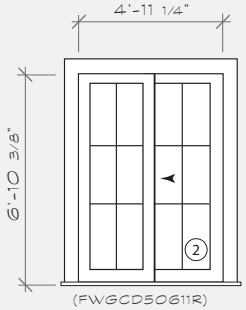
Door Schedule

NOT TO SCALE

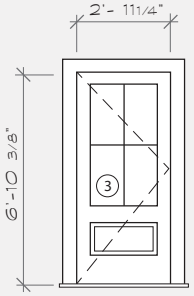
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	2	4 - 11 1/4"	6'- 10 3/8"	5'- 0"	6'- 11"	Anderson Corporation	A Series FWGCD50611R	<=0.3	>=30	
3	2	2'-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

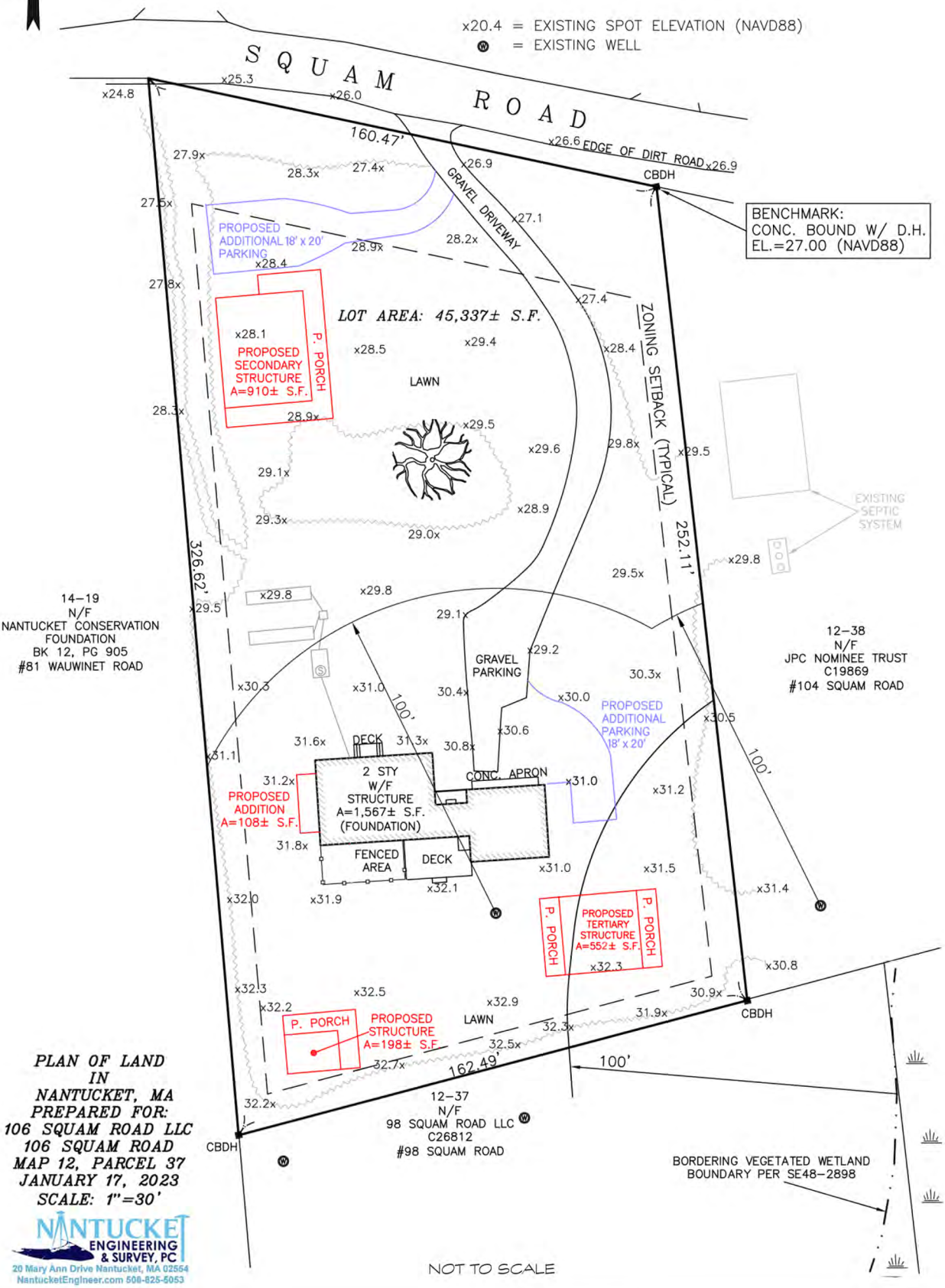
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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.

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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°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY

FARMINGTON, CT 06032

Contact Phone #: 860-593-5729 E-mail: WAYNE.ELLIOTT@NE.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-1032

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

Size of Structure or Addition: Length: 23'-6" Sq. Footage 1st floor: 552 SF Decks/Patio: Size: 296 SF ☒ 1st floor ☐ 2nd floor

Width: 23-6" Sq. footage 2nd floor: 552 SF Size: 140 SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 28'-4 1/2" South 23'-4 1/2" East 22'-4 1/2" West 22'-4 1/2"

Additional Remarks

Historic Name: .

Original Date:

Original Builder:

REVISIONS* (describe)

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

PROPOSED TERTIARY CONSTRUCTION WITH GARAGE BAY.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 36" ☐ Block ☒ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer 10 /12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) PAINTED GRAY PMS 423

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ Inches) Front ☐ _____ Side ☐ _____

☒ Other CLEAR CEDAR BATTEN BOARD (NATURAL TO WEATHER, 7" EXP)

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

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other PMS 423

C. Dimensions: Fascia 0'-7 1/4" Rake 0'-7 1/4" Soffit (Overhang) NONE Corner boards 0'-7 1/4" Frieze _____

Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round ____ Square 0'-8"

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front NONE Rear NONE Side 2 PNL (6 LITE) 4 LITE/1 PANEL

Garage Door(s): Type BARN Material PINE/PAINTED PMS 423

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof PEWTER GRAY

Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423

Deck NATURAL TO WEATHER Foundation PARGED GRAY Fence _____ Shutters _____

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

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

Date 5/29/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/28/24

MAY 14, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

EXISITNG HOUSE ADDITIONS

Board motioned and approved "Minor Revisions Needed"

"sensitive approach to the original house."

Fenestration was the most concerning to the board.
Recommendation of 2/2 or 2/1 - lites. Panes should be vertical in nature, not horizontal.

Porch and shed additon are fine as is. Wauwinet dormer could be not as wide since it's not functional.

Remove corner boards on dormer and replace with cottage corners.

Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

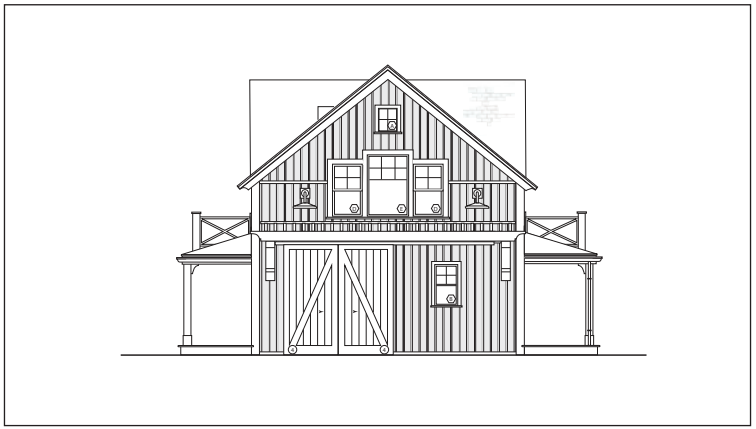
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

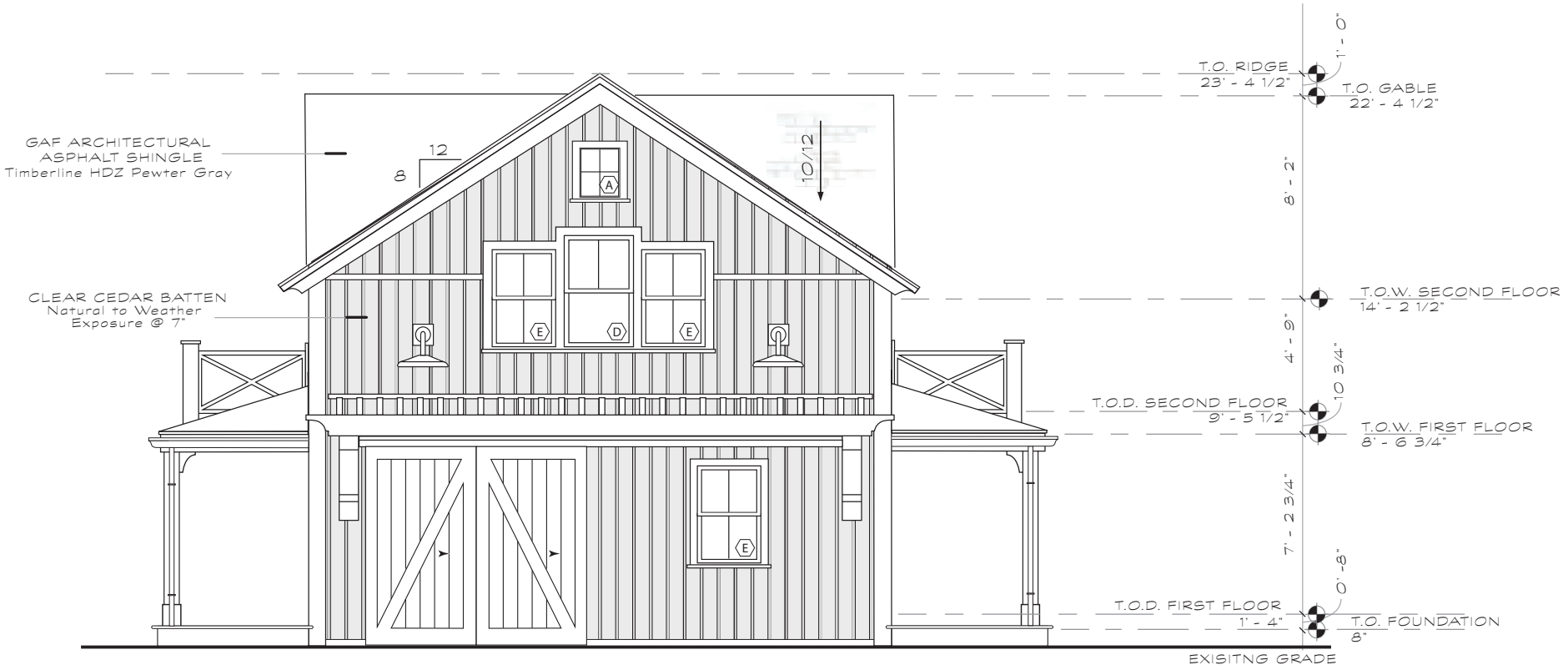
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

B106
TERTIARY DWELLING

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



PRIOR SUBMISSION



PROPOSED NORTH ELEVATION

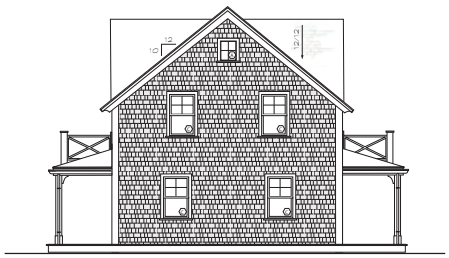
(REVISION)

NOT TO SCALE

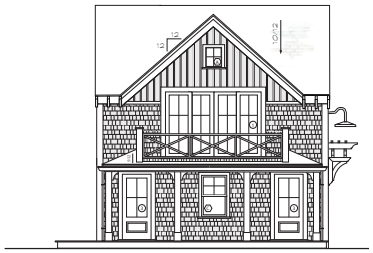
DATE
5-21-24
DESCRIPTION
FRONT ELEVATION
DRAWING #
B-102

B106
TERTIARY DWELLING

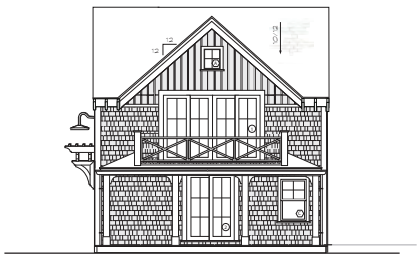
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



SOUTH ELEVATION

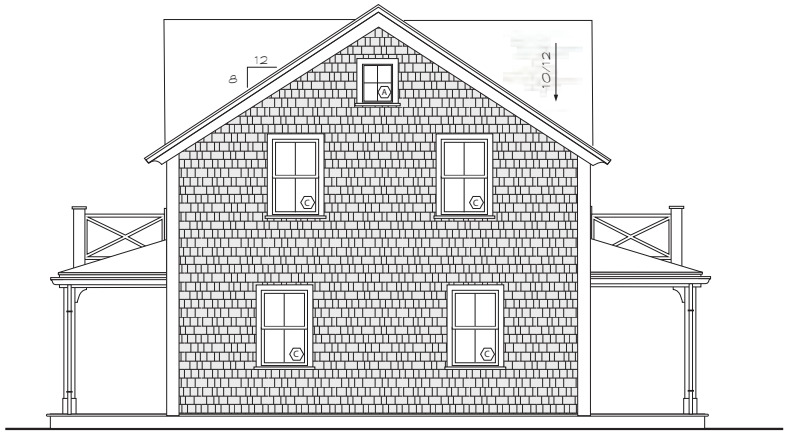


EAST ELEVATION

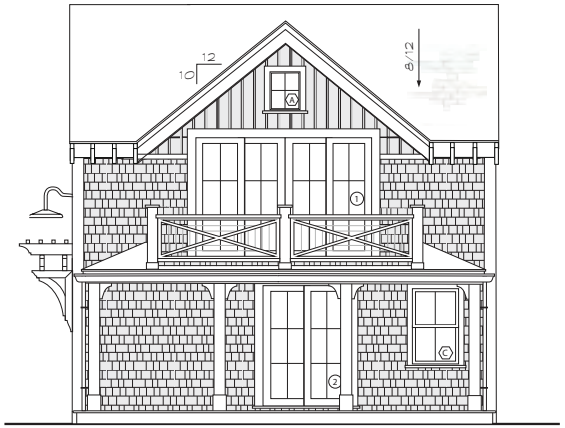


WEST ELEVATION

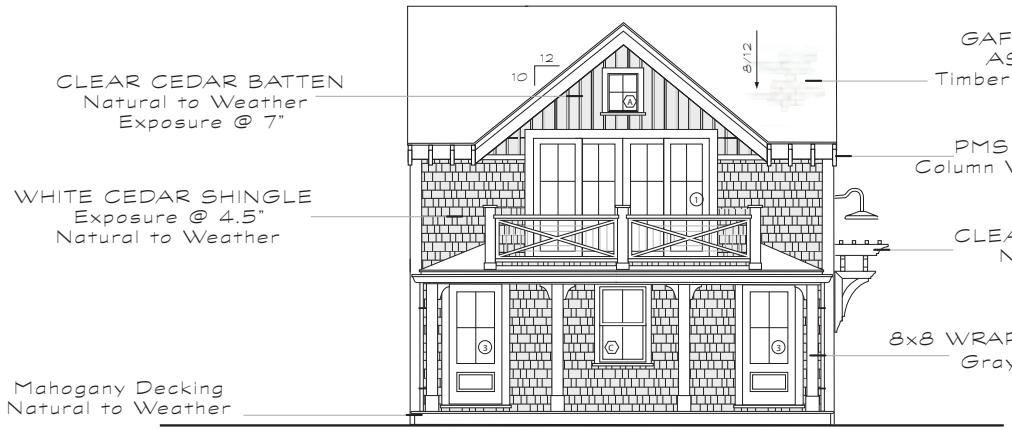
PRIOR SUBMISSION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

NOT TO SCALE

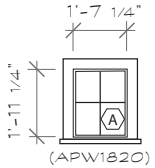
DATE
5-21-24
DESCRIPTION
SOUTH EAST & WEST ELEVATIONS
DRAWING #
B-103

B106
TERTIARY DWELLING

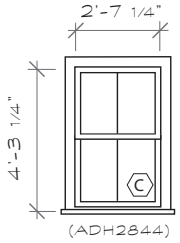
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Maine Mntn Homes
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
FEY LANDSCAPING

Window Schedule
NOT TO SCALE

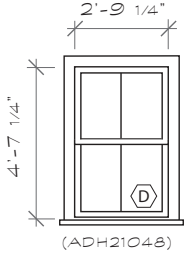
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	4	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	
C	6	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	
D	1	2'- 9 1/4"	4'- 7 1/4"	2'- 10"	4'- 8"	Anderson Corporation	A Series ADH21048	<=0.3	>=30	
E	3	2'- 7 1/4"	3'-11 1/4"	2'- 8"	4'- 0"	Anderson Corporation	A Series APW2840	<=0.3	>=30	



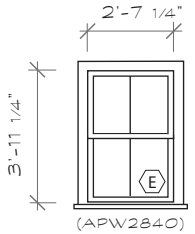
PICTURE (4 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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



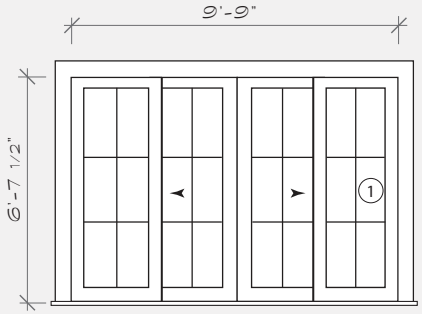
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



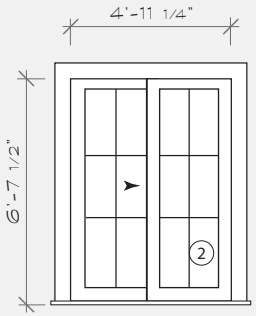
DOUBLE HUNG (2/2)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

Door Schedule
NOT TO SCALE

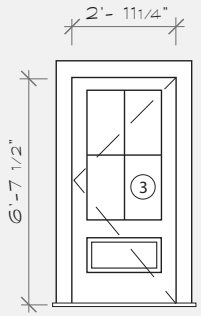
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	9'-9"	6'- 7 1/2"	9'- 10"	6'- 8"	Anderson Corporation	A Series FWGCD91068-4*	<=0.3	>=30	
2	1	4 - 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corporation	A Series FWGCD5068L	<=0.3	>=30	
3	2	2'- 1/4"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



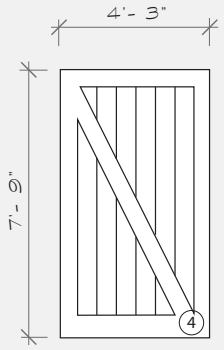
4-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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



ENTRY DOOR
4 Lite/1 Panel
PMS423 TRIM
(matches existing house)



SLIDING BARN DOOR
PMS423 TRIM
(matches existing house)

DATE
5-21-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
B-101

A106

SECONDARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

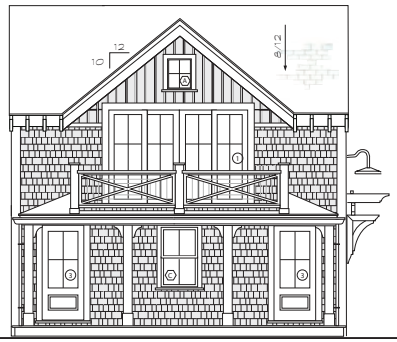
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

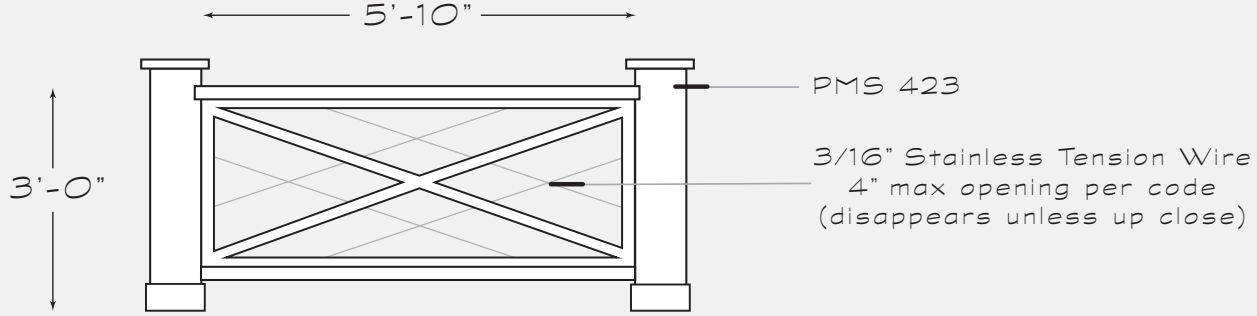
LANDSCAPE DESIGN
Fey Landscaping



SECONDARY EAST ELEVATION



TERTIARY EAST ELEVATION



CROSS BUCK RAILING DESIGN
TENSION RAILING CABLE IN COUNTERSPACES

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
RAILING DETAIL

DRAWING #
A-102B

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

M.C.S. ISLAND ZONE

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE: EXISTING SEPTIC COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

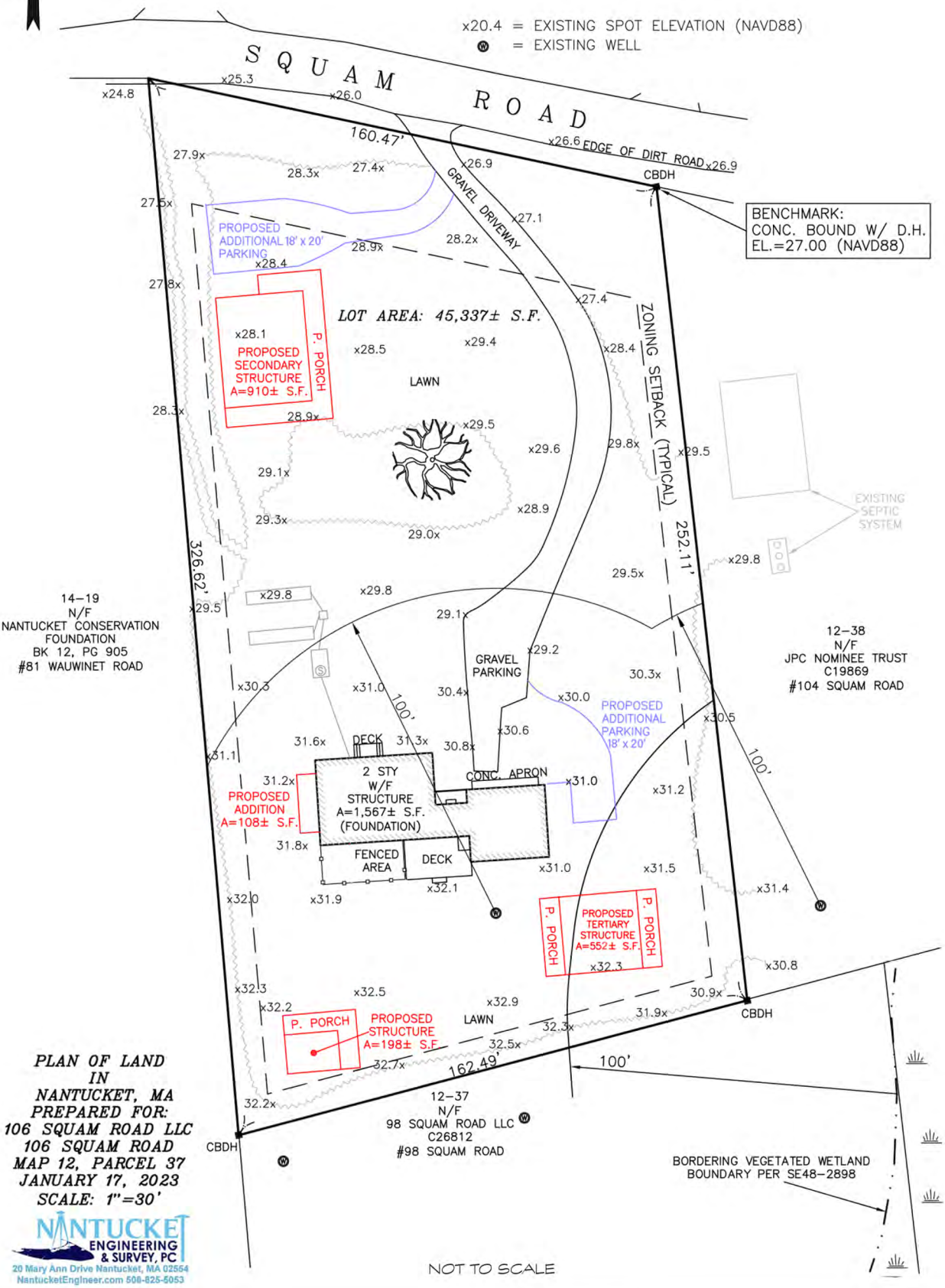
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL



NOT TO SCALE

PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02564
NantucketEngineer.com 508-825-5053

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

M. House

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:	May 29, 2024 #2024-04-10317
X	Address & HDC Case Number (ie HDC2020-05-0265):	106 Squam Rd
X	Copy of Minutes (application item circled)	Notes Attached
x	Reduced (8 ½ x 11) copy of application	
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps	
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)	
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule	
X	One set reduced plans: 8 ½ x11	
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.	
X	Submit documents to PLUS at 2 Fairgrounds Road	
X	Signed Affidavit: see below	

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY
FARMINGTON, CT 06032

Contact Phone #: 860-593-5724 E-mail: WANOELLIOT@ME.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-1037
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 1285F Decks/Patio: Size: 220SF ☒ 1st floor ☐ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-8" South 0'-2" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North NO CHANGE South NO CHANGE East NO CHANGE West NO CHANGE

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

PROPOSED MAIN HOME ADDITION CONSTRUCTION

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-12" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) PAINTED GRAY PMS 423

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Ceder ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GRAY PMS 423
C. Dimensions: Fascia 0'-5 1/2" Rake 0'-5 1/2" Soffit (Overhang) NONE Corner boards 0'-5 1/2" Frieze _____
Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other PW NIMBUS
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufecturer ANDERSON COMP.

Doors* (type and material): ☐ TDL ☒ SDL Front 4 LITE/1 PANEL Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof PEWTER GRAY
Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423
Deck NATURAL TO WEATHER Foundation PARGED LT GRAY Fence _____ Shutters _____

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

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

Date 5/29/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/28/24

MAY 14, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

EXISITNG HOUSE ADDITIONS

Board motioned and approved "Minor Revisions Needed"

"sensitive approach to the original house."

Fenestration was the most concerning to the board.
Recommendation of 2/2 or 2/1 - lites. Panes should be vertical in nature, not horizontal.

Porch and shed additon are fine as is. Wauwinet dormer could be not as wide since it's not functional.

Remove corner boards on dormer and replace with cottage corners.

Possibly remove dormer altogether.

SECONDARY DWELLING NEW CONSTRUCTION

Board motioned and approved "Some Revisions Needed"

Once again, fenestration was the most concerning to the board in creating a visual language for the property.

Val, Joe and Chair in favor of Secondary Dwelling being taller than Existing house. "A variety of height is helpful to the property."

Increase scale of windows in places, particularly first floor East Elevation and North Elevations.

Porch Columns are fine, but look a little peculiar in elevation due to sight lines blocking windows.

Alter window bay styling on 2nd story West Elevation. The lowered flanking windows are not customary to Nantucket design.

Roof pitch could be lowered, in effect the height of the structure would not be as tall because you don't need the space up there.

The cross gable dormer height being lower than the ridge was well received.

Finesse cross buck railing.

TERTIARY AND SHED TRACKED WITH SIMILAR ALTERATIONS

Once these revisions and approvals on Exisitng House Additions and Secondary Dwellings, these are the substance of design concerns, and once made these two tracking proposals will fall into place and are fine.



Property Information

Property ID	85
Location	106 SQUAM RD
Owner	106 SQUAM ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

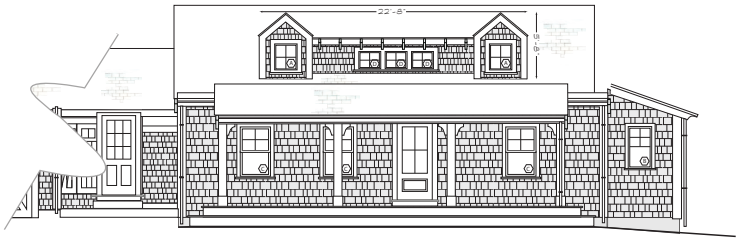
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

D106
MAIN HOUSE ADDITION

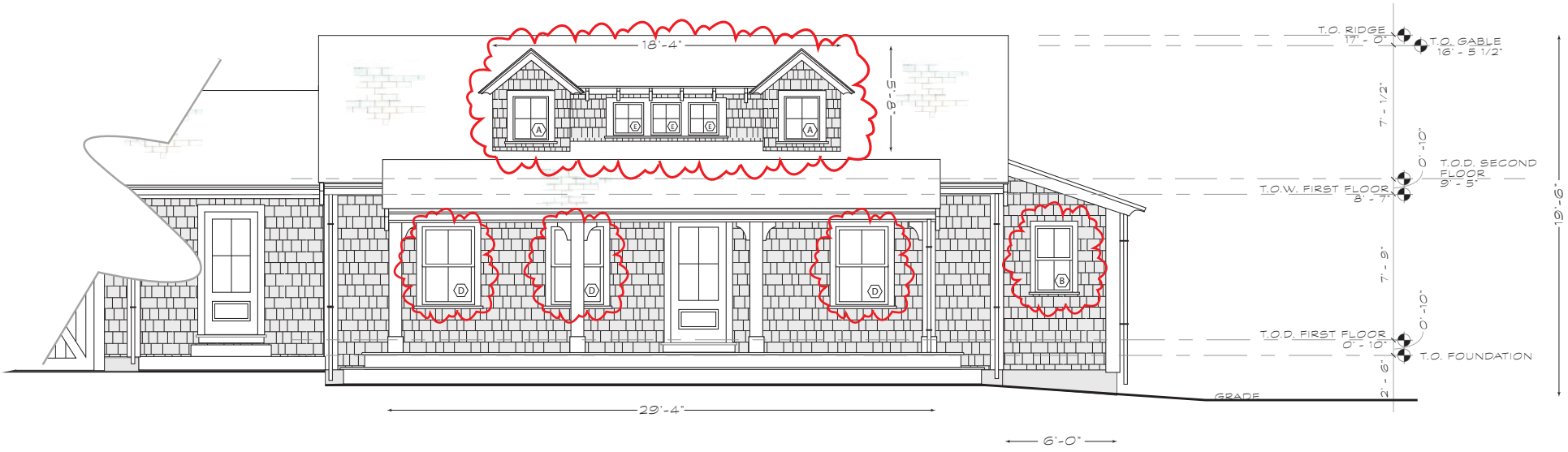
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



NORTH ELEVATION
(Revision)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
NORTH ELEVATION
DRAWING #
D-102

D106
MAIN HOUSE ADDITION

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

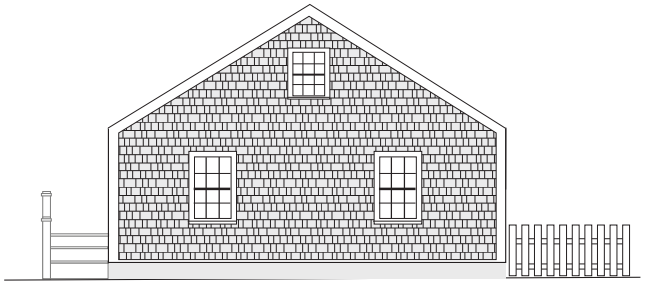
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



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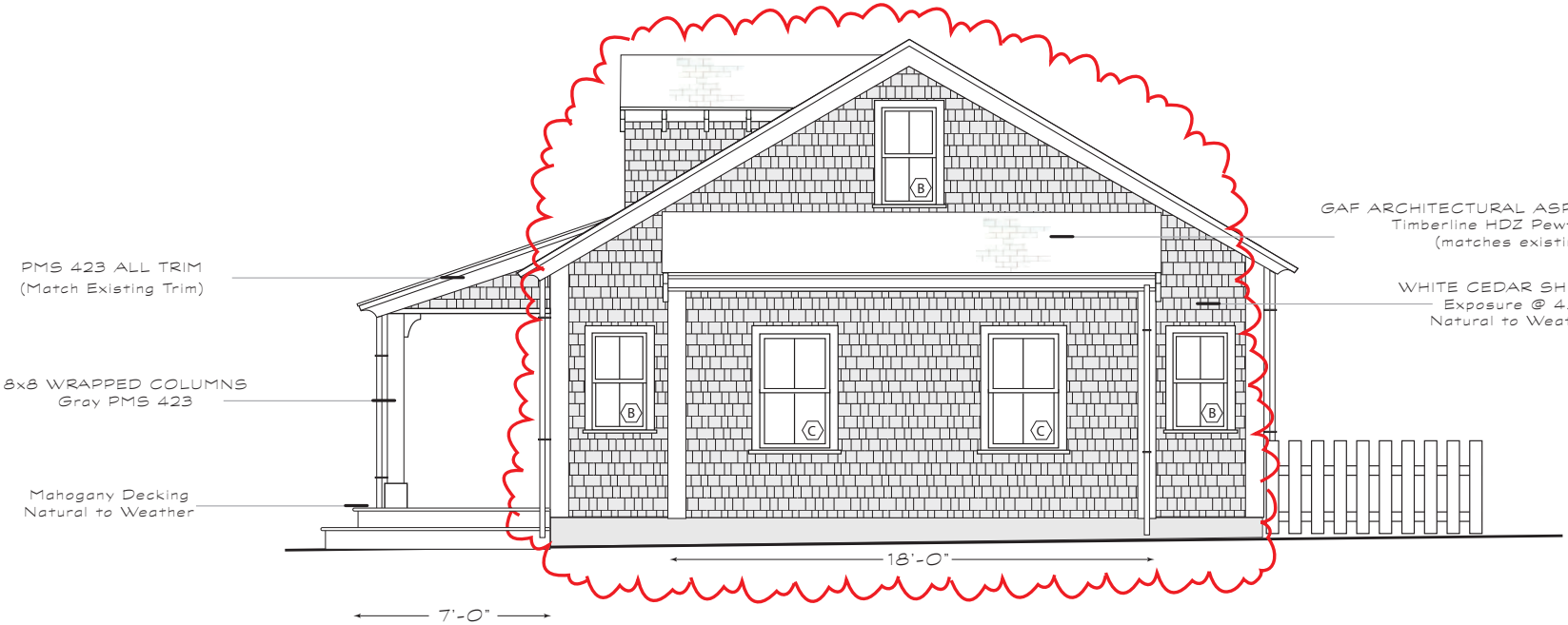


WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

DATE
5-21-24

DESCRIPTION
WEST ELEVATION

DRAWING #
D-103

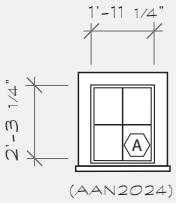
D106
MAIN HOUSE ADDITION

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

Window Schedule
NOT TO SCALE

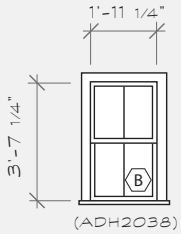
Door Schedule
NOT TO SCALE

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	2	1'-11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series APW2024	<=0.3	>=30	Window
B	3	1'-11 1/4"	3'- 7 1/4"	2'- 0"	3'- 8"	Anderson Corporation	A Series ADH2038	<=0.3	>=30	Window
C	2	2'- 7 1/4"	4'- 3 1/4"	2'- 8"	4'- 4"	Anderson Corporation	A Series ADH2844	<=0.3	>=30	Window
D	3	2'- 9 1/4"	4'- 3 1/4"	2'- 10"	4'- 4"	Anderson Corporation	A Series ADH21044	<=0.3	>=30	Window
E	3	1'- 11 1/4"	1'- 3 1/4"	2'- 0"	1'- 4"	Anderson Corporation	A Series APW1420	<=0.3	>=30	Window
1	2	2'- 11 1/4"	6'- 10 3/8"	3'- 0"	6'-11"	Custom				Mahogany Door



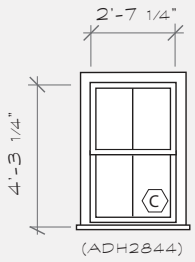
(AAN2024)

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



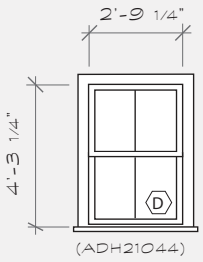
(ADH2038)

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



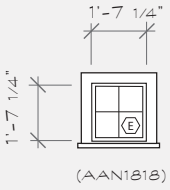
(ADH2844)

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



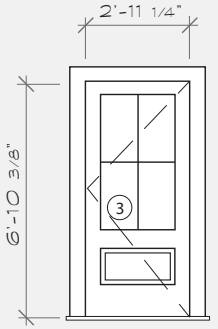
(ADH21044)

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



(AAN1818)

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



MAHOGANY ENTRY DOOR
4 Lite/1 Panel
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

NOT TO SCALE

DATE
5-21-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
D-101

M.C.S. ISLAND ZONE

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE: EXISTING SEPTIC COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

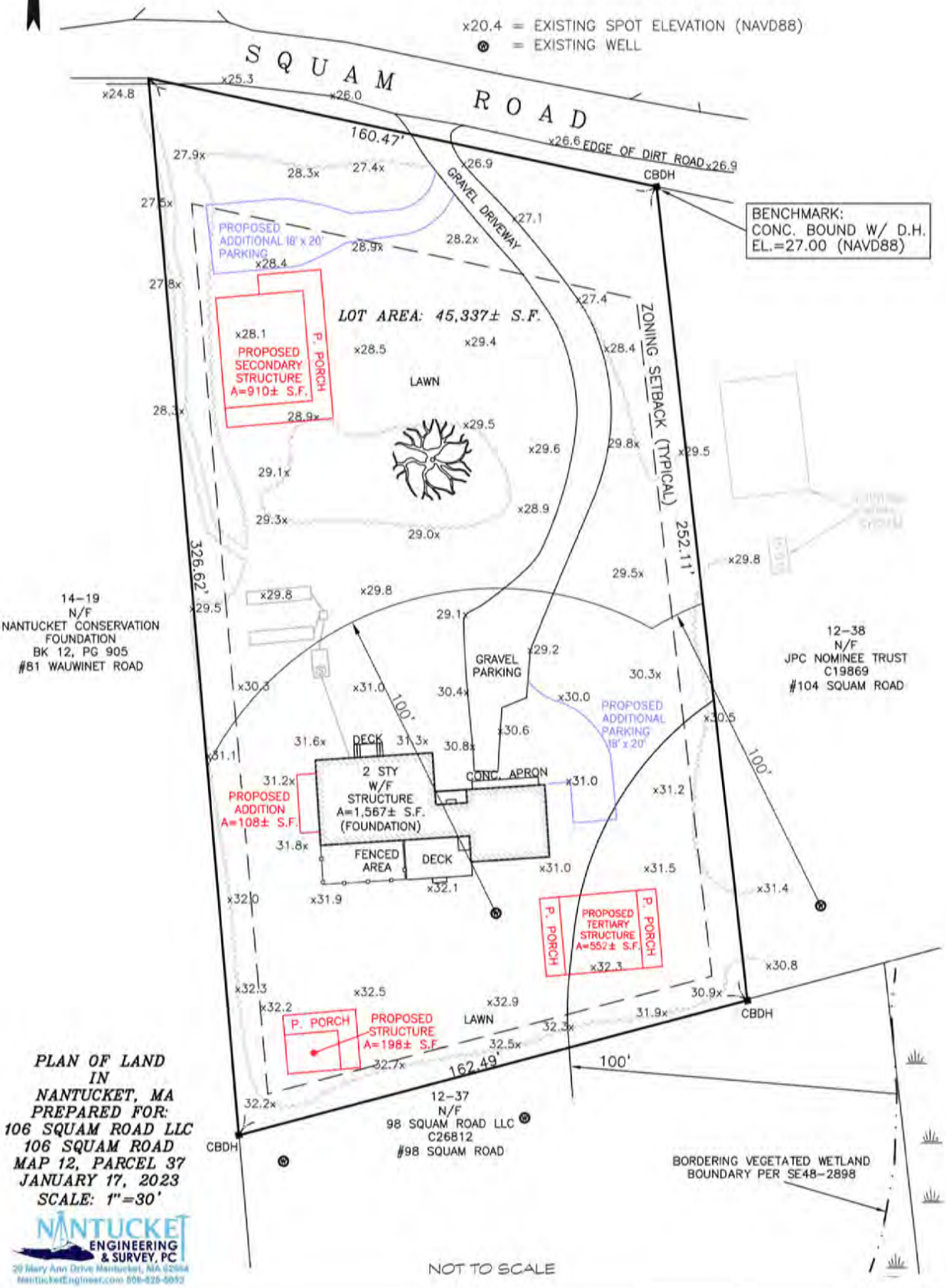
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961-U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
⊙ = EXISTING WELL



PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

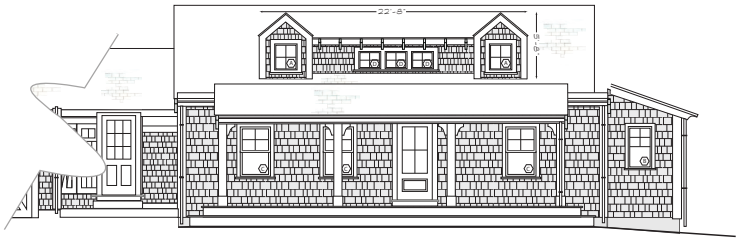
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NOT TO SCALE

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

D106
MAIN HOUSE ADDITION

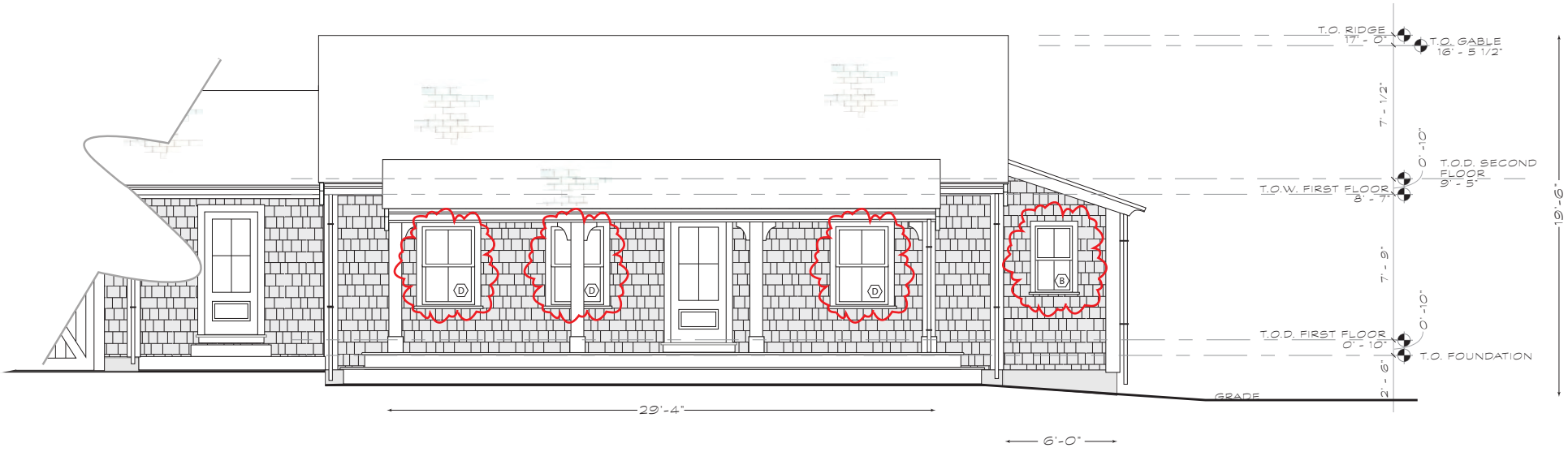
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro
LANDSCAPE DESIGN
Fey Landscaping



PRIOR SUBMISSION



AS BUILT



NORTH ELEVATION
(Revision)

NOT TO SCALE

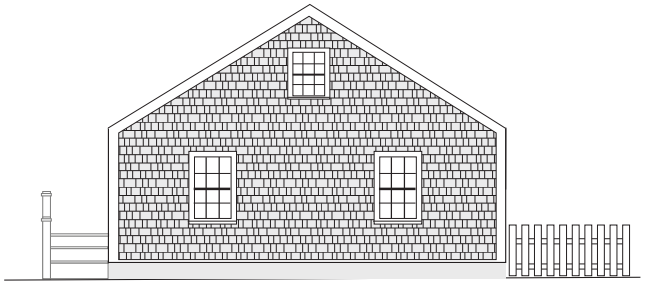
DATE
5-21-24
DESCRIPTION
NORTH ELEVATION
DRAWING #
D-102

D106
MAIN HOUSE ADDITION

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



PRIOR SUBMISSION



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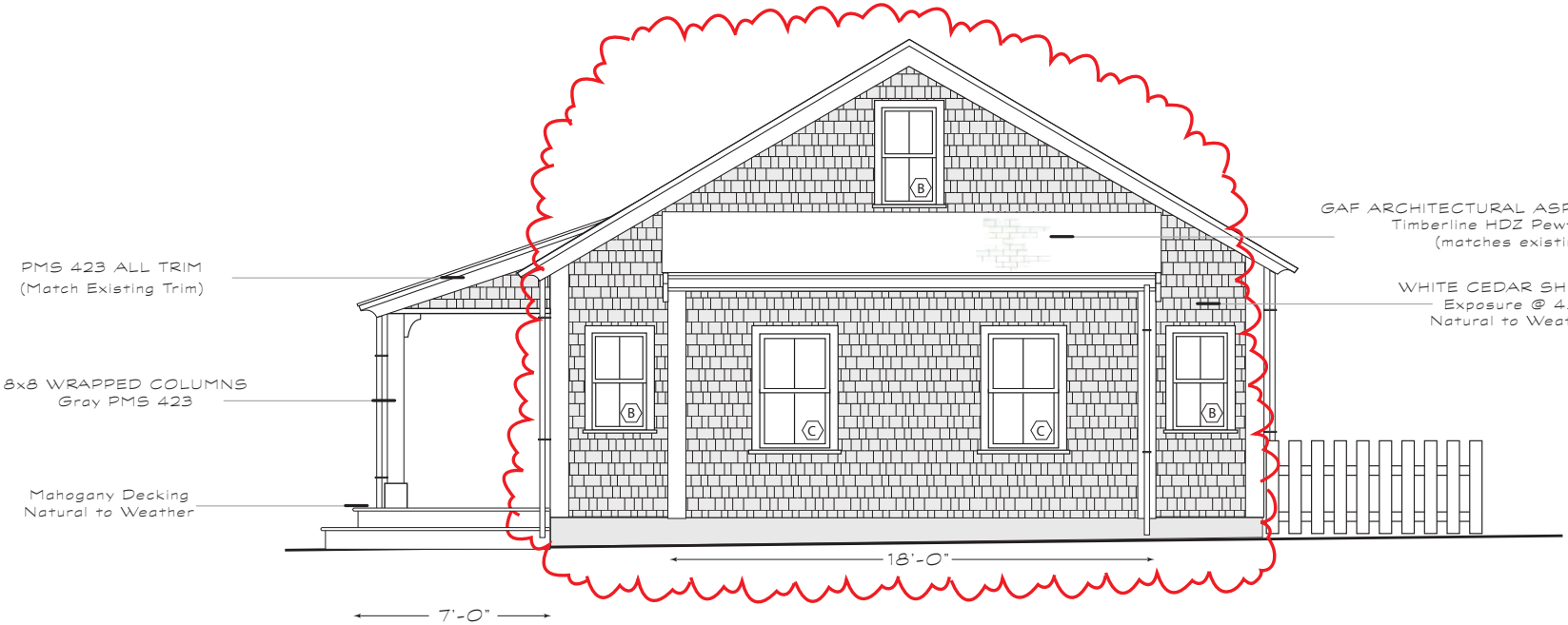


WEST ELEVATION
(Facing Preservation)

NOT TO SCALE

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

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / (N)	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
NA	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

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

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 3/6/24

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Wayne Elliott

AS AGENT FOR _____

STREET ADDRESS 106 Squam Road

MAP/PARCEL MAP 12, PARCEL 37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

March 8, 2024

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

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

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

Signature — Date: 3/8/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY
FARMINGTON, CT 06032

Contact Phone #: 860-593-5729 E-mail: WAYNE.ELLIOTT@ME.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: 285 SF ☒ 1st floor ☐ 2nd floor
Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"
Height of ridge above final finish grade: North 16'-0" South 16'-0" East 16'-0" West 16'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation PROPOSED SHED
3. West Elevation CONSTRUCTION
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) PAINTED GRAY PMS 423

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other PMS 423
C. Dimensions: Fascia 0'-5 1/2" Rake 0'-5 1/2" Soffit (Overhang) NONE Corner boards 0'-5 1/2" Frieze _____
Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-7"

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2-PANEL (6 LITE) Rear _____ Side 2-PANEL (6-LITE) BARN DOORS
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof PEWTER GRAY
Trim GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423
Deck NATURAL TO WEATHER Foundation PARGED (GRAY) Fence _____ Shutters _____

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

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

Date 3/12/24 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 106 Squam Road LLC

MAILING ADDRESS c/o Elliott Lauri, 17 Farnham Wy, Farmington, CT 06032

PROPERTY LOCATION 106 Squam Road LLC

ASSESSORS MAP/PARCEL 12/37

SUBMITTED BY: Wayne Elliott

SEE ATTACHED PAGES

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

February 27, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.02.27 13:17:44 -05'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 106 Squam Rd

Tax Map Number: 12 Parcel Number: 37

Owner of Record: 106 Squam Rd LLC

Description of Proposal: Construction of new secondary dwelling, new tertiary dwelling, new shed, and existing dwelling addition.

Anticipated HDC Submission Date: March 5, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

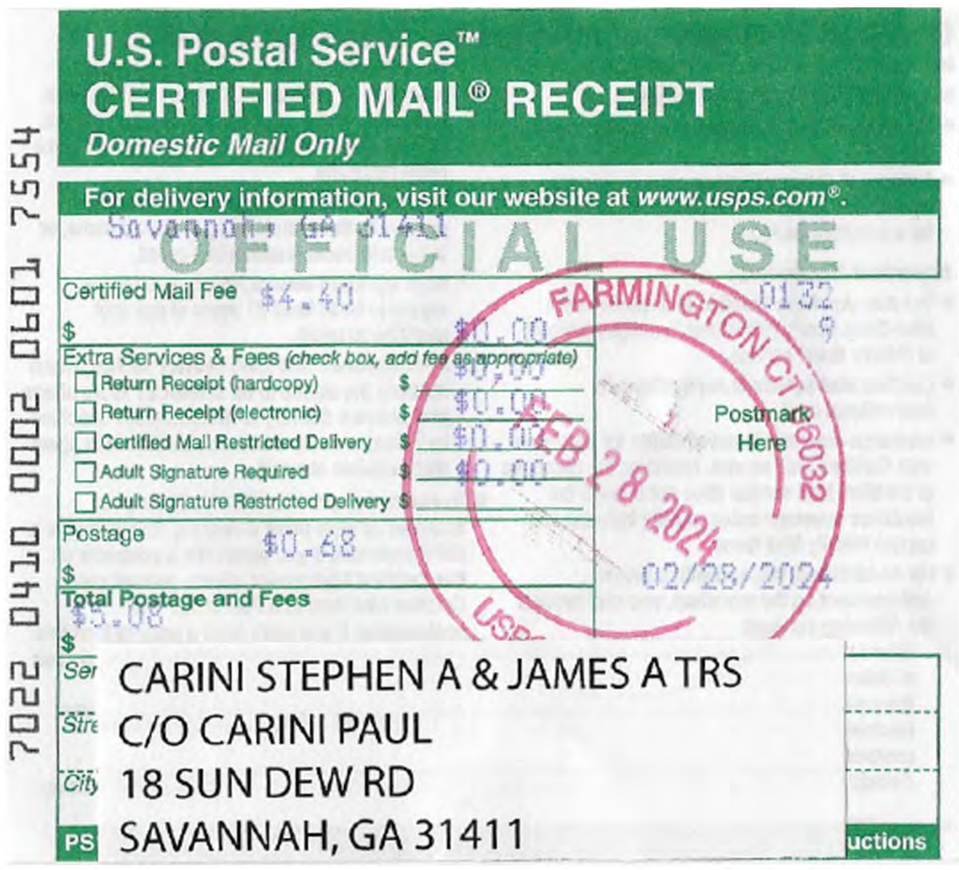
The above meeting policies may be waived at the discretion of the Chair.

REVISED Nov 2012

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
12	36		98 SQUAM ROAD LLC		45 GREENE ST #5	NEW YORK	NY	10013	98 SQUAM RD
12	38		CARINI STEPHEN A & JAMES A TRS	C/O CARINI PAUL	18 SUN DEW RD	SAVANNAH	GA	31411	104 SQUAM RD
12	39		VAN BRUNT MICHAEL R & ELIZABETH S		10 LAURELWOOD DR	BERNARDSVILLE	NJ	07924	111 SQUAM RD
14	19		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	81 WAUWINET RD
Count:	**4**								









G106 LIST OF DRAWINGS INDEX

G106 GENERAL PROJECT INFO

SHEET	TITLE
G- 101	Index List (this page)
G- 102	Locus Maps
G- 103	Intention
G- 104	Site Map
G- 105	Landscaping Plan
G- 106	All Front Elevations

A106 SECONDARY DWELLING

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
A- 101	Front/Side Elevations Window&Door Schedule
A- 102	Rear/Side Elevations Window&Door Schedule
A- 103	Floor Plans

B106 TERTIARY DWELLING

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
B- 101	Elevations & Schedules
B- 102	Floor Plans

C106 SHED

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
C- 101	Elevations & Schedules

D106 MAIN HOUSE ADDITION

SHEET	TITLE
E- 101	Existing Conditions
E- 102	Measurements to Lot Lines
D- 101	Front/Side Elevations Window&Door Schedule
D-102	Floor Plan

HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

S①

DATE
2-24-24

DESCRIPTION
LOCUS MAPS

DRAWING #
G-101

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

M.C.S. ISLAND ZONE

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOTE: EXISTING SEPTIC COMPONENTS DEPICTED HEREON ARE SCALED FROM RECORD PLANS AND THEIR LOCATION HAS NOT BEEN VERIFIED BY N.E.S. PC. FIELD CONDITIONS MAY VARY.

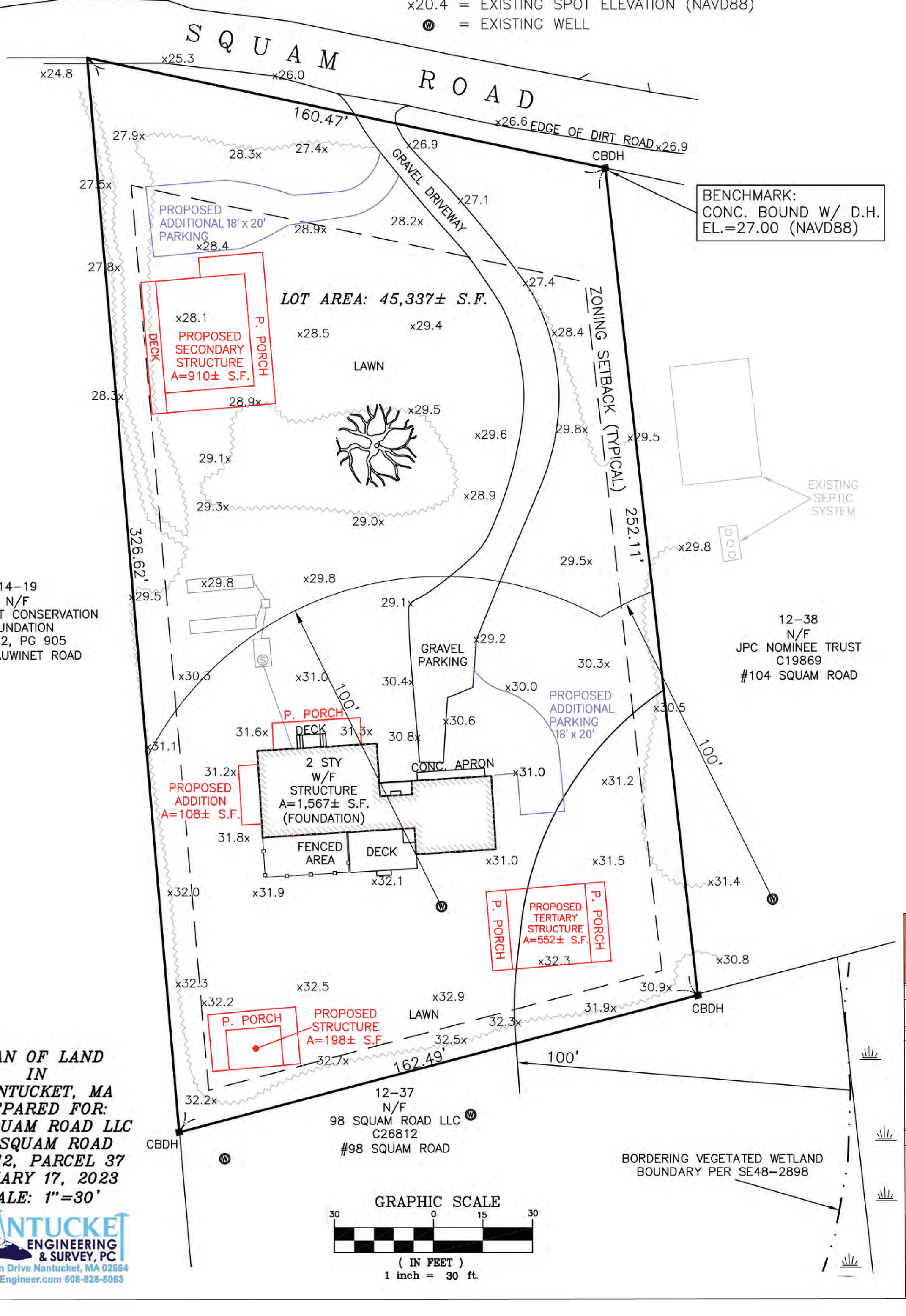
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

OWNER: 106 SQUAM ROAD LLC
ADDRESS: 106 SQUAM ROAD
ASSESSOR MAP 12, PARCEL 37
CERT# 24804 LCPL 15961–U, LOT 75

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG–1)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	100 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER %:	7%

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL



PLAN OF LAND
IN
NANTUCKET, MA
PREPARED FOR:
106 SQUAM ROAD LLC
106 SQUAM ROAD
MAP 12, PARCEL 37
JANUARY 17, 2023
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

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

S1

DATE
1-14-24

DESCRIPTION
SITE MAP

DRAWING #
G-103

HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

G106 106 SQUAM ROAD NANTUCKET, MA

LOCUS MAPS







ZONING INFORMATION

MAP 12	PARCEL	37
CURRENT ZONING	LUG-1	
FRONT SETBACK	35FT	
SIDE SETBACK	10FT	
REAR SETBACK	10FT	
MAX BDG HEIGHT	30FT	

LOT SIZE	45,337 +/-SF
GROUND COVER ALLOWED	3174 +/-SF
GROUND COVER EXISTING	1567 +/-SF
GROND COVER PROPOSED (TOTAL INCLUDING EXISTING)	3137 +/-SF
GROUND COVER SHED (NOT INCLUDED IN G.C.)	200 +/-SF

S①

DATE
2-24-24

DESCRIPTION
LOCUS MAPS

DRAWING #
G-104

G106 B&P SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

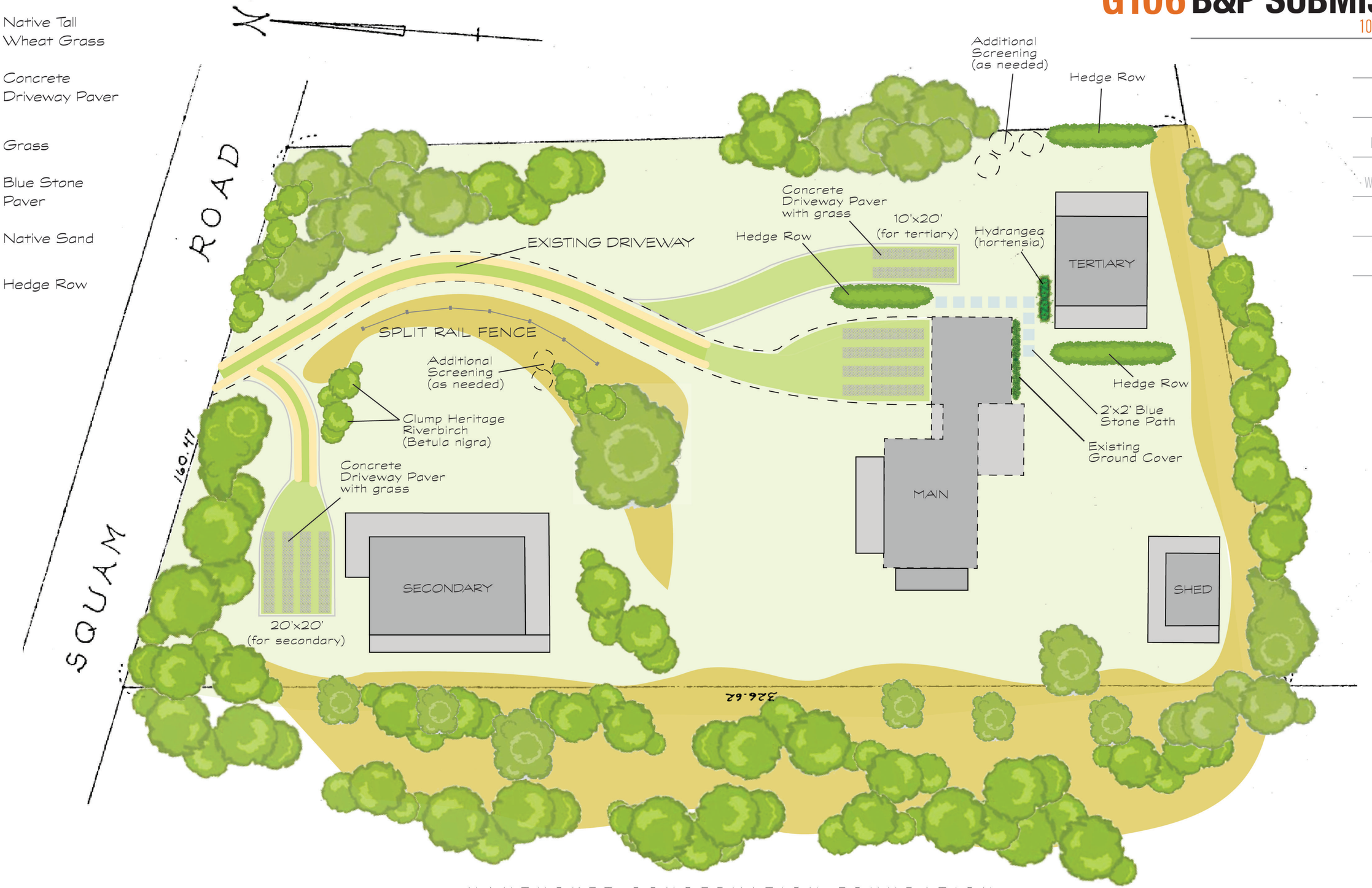
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

KEY

- Native Tall Wheat Grass
- Concrete Driveway Paver
- Grass
- Blue Stone Paver
- Native Sand
- Hedge Row



NANTUCKET CONSERVATION FOUNDATION

NOT TO SCALE

DATE	10-4-23
DESCRIPTION	LANDSCAPE & HARDSCAPE PLAN
DRAWING #	G-105

ALL CONSTRUCTION FRONT ELEVATIONS

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/ Owner

SURVEYOR
Arthur Gasbarro

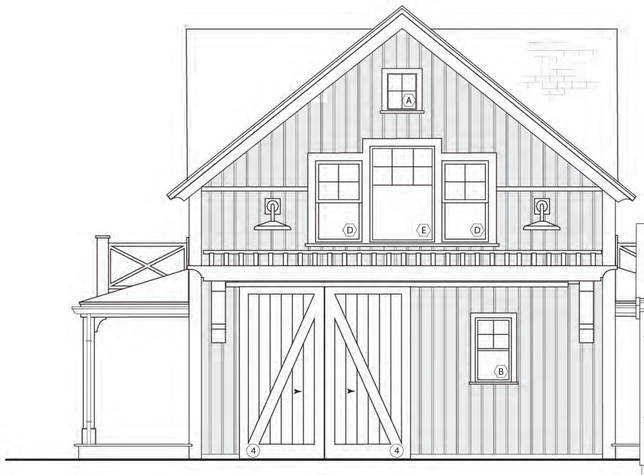
LANDSCAPE DESIGN
Fey Landscaping



SHED
C106



SECONDARY DWELLING
A106



TERTIARY DWELLING
B106



EXISTING MAIN DWELLING WITH ADDITIONS
D106

TO PROPORTION : NOT TO SCALE

S1

DATE
4-24-24

DESCRIPTION
ALL FRONT ELEVATIONS

DRAWING #
G-106

C106 HDC SUBMISSION

SHED

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

1. OVERHEAD



NOT TO SCALE

2. FACING SOUTH (OBSTRUCTED)



3. FACING WEST



3. FACING SOUTH (Will not see from road)



DATE
2-24-24

DESCRIPTION
EXISITNG CONDITIONS

DRAWING #
E-101

C106 HDC SUBMISSION

SHED

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

LANDSCAPE DESIGN
Fey Landscaping

M.C.S. ISLAND ZONE

x20.4 = EXISTING SPOT ELEVATION (NAVD88)
Ⓦ = EXISTING WELL

S Q U A M R O A D

x24.8 x25.3 x26.0 160.47' x26.6 EDGE OF DIRT ROAD x26.9 CBDH

BENCHMARK:
CONC. BOUND W/ D.H.
EL.=27.00 (NAVD88)

27.9x 28.3x 27.4x x26.9 GRAVEL DRIVEWAY x27.1 28.2x x27.4

27.5x

PROPOSED ADDITIONAL 18' x 20' PARKING
x28.4 28.9x

27.8x

LOT AREA: 45,337± S.F.

x28.5 x29.4 x28.4

LAWN

ZONING SETBACK (TYPICAL)

28.3x x29.5 29.8x x29.5

29.1x x29.6

27.5.74'

29.3x x28.9

29.0x

252.11'

326.62'

EXISTING SEPTIC SYSTEM

x29.8

29.5x

14–19
N/F
NANTUCKET CONSERVATION FOUNDATION
BK 12, PG 905
#81 WAUWINET ROAD

x29.8 x29.8 29.1x

x29.5

GRAVEL PARKING x29.2 30.3x

x30.3 x31.0 100' 30.4x x30.0

PROPOSED ADDITIONAL PARKING 18' x 20'

x30.5 100'

31.6x DECK 31.3x 30.8x x30.6

x31.1

31.2x 2 STY W/F STRUCTURE A=1,567± S.F. (FOUNDATION) CONC. APRON x31.0 x31.2

31.8x FENCED AREA DECK x31.0 x31.5

x32.1

x32.0 x31.9 x31.4

12–38
N/F
JPC NOMINEE TRUST
C19869
#104 SQUAM ROAD

x32.3 x32.5 123.2' x30.8

x32.2 x32.9 30.9x

P. PORCH PROPOSED STRUCTURE A=198± S.F. LAWN 31.9x CBDH

32.3x 32.5x

13' 11' 32.7x 162.49' 100'

32.2x

12–37
N/F
98 SQUAM ROAD LLC Ⓦ
C26812
#98 SQUAM ROAD

CBDH

BORDERING VEGETATED WETLAND
BOUNDARY PER SE48–2898

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

DATE
1-14-24

DESCRIPTION
Distance From Lot Line Measurements

DRAWING #
E-102

C106
SHED

OWNER
106 Squam Rd LLC

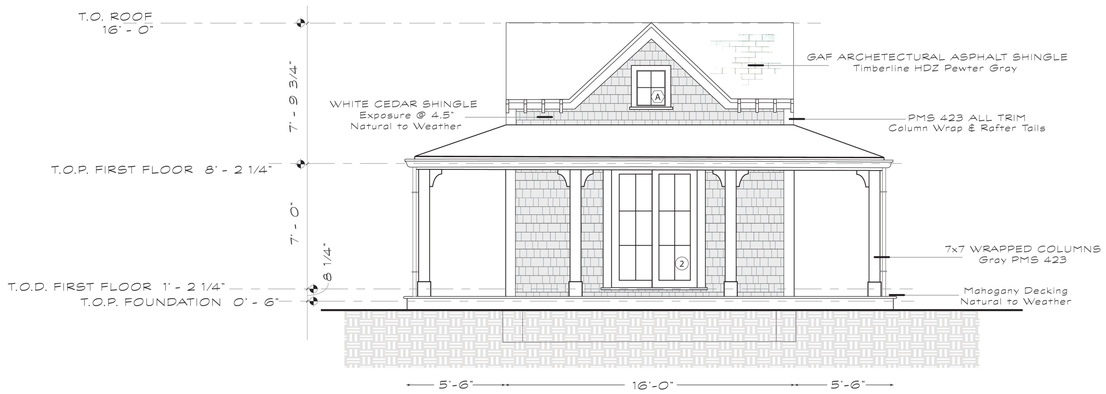
DESIGN
Studio1group LLC

STRUCTURAL
Maine Mountain Homes

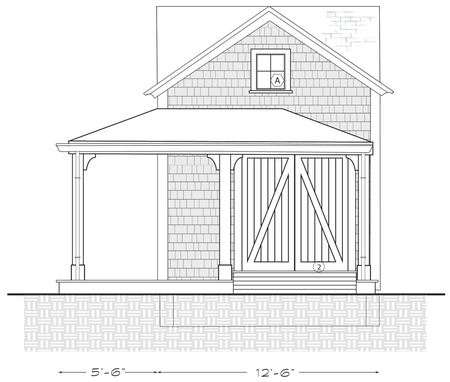
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Nantucket Engineering and Survey

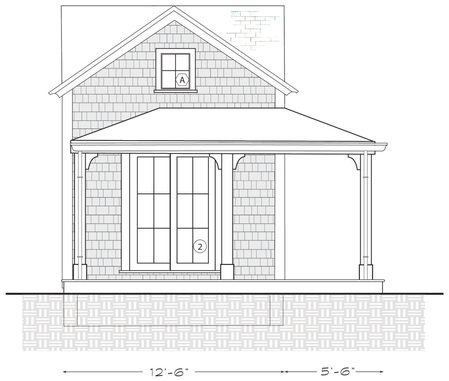
LANDSCAPE DESIGN
Fey Landscaping



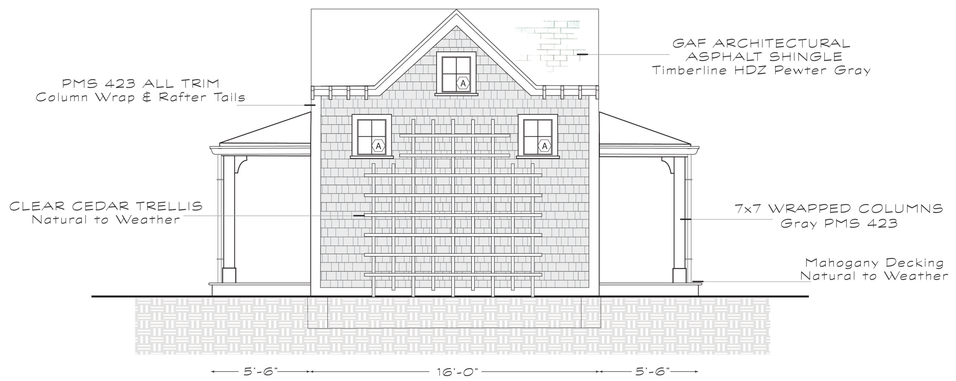
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
(north facing)



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
(west facing)



SIDE ELEVATION
SCALE: 1/4" = 1'-0"
(east facing)



REAR ELEVATION
SCALE: 1/4" = 1'-0"
(south facing)

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

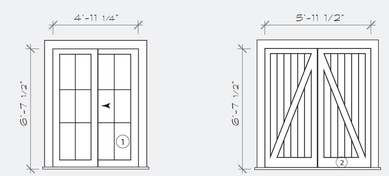
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	6	1'- 7 1/4"	1'- 11 1/4"	1'- 8"	2'- 0"	Anderson Corporation	A Series APW1820	<=0.3	>=30	



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

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

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	2	4'- 11 1/4"	6'- 7 1/2"	5'- 0"	6'- 8"	Anderson Corp	A Series FWGCD50611R	<=0.3	>=30	
2	1	5'- 11 1/2"	6'- 7 1/2"	6'- 0"	6'- 8"	Custom				



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

SLIDING BARN DOOR
PMS 423
(matches existing house)

DATE
2-14-24

DESCRIPTION
FRONT REAR & SIDE ELEVATIONS

DRAWING #
C-101

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist **MUST** be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 5/29/24
	HDC Case Number (ie HDC2020-05-0265): N/A
✓	Copy of Minutes (application item circled) 5/28/24
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road 5/29/24
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 5/29/24

Meeting Minutes May 28, 2024

Esther's Island – Hawks End LLC – New Shed/Barn – 36.2.3/97

HB: Would like to see existing photos to see how it relates to the main house

AC: if it relates to main house, thinks the design is lovely. Dormers set back not flush. If revisions move to a more barn like she would like the trim to stay natural to weather if the design becomes more cottage like she would like to see yellow trim to match the main house.

CT: main house has no dormers, would like to see the design read more barn like.

VO: How far from the main house? 100 feet according to client. Would like to see barn doors over the French doors on the north elevation.

SW: more images for the file. Low slung and very simply a tall, big barn would not be appropriate.

JP: exterior details to match main house. Increase height to make more barn like? More simply design, if stand-alone appropriate as is.

SW: motion to hold for revisions.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 36.2.3 PARCEL N°. 97

Street & Number of Proposed Work: Esthers Island

Owner of record: Hawkes End LLC ; Kevin Dale Manager

Mailing Address: PO Box 2049
Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 28'-0" Sq. Footage 1st floor: 448

Width: 16'-0" Sq. footage 2nd floor: ~~230~~ 221

Sq. footage 3rd floor: _____

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

Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North ~~21'-2" +/-~~ 20'-0" South ~~21'-2" +/-~~ 20'-0" East ~~21'-2" +/-~~ 20'-0" West ~~21'-2" +/-~~ 20'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation ~~20'-0"~~
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ _____

☐ Other _____

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

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

C. Dimensions: Fascia ~~1x8~~ 1x6 Rake ~~1x8~~ 1x6 Soffit (Overhang) 4"+/- Corner boards 5/4x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front Barn Doors Rear _____ Side French Sliding/Barn Doors

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

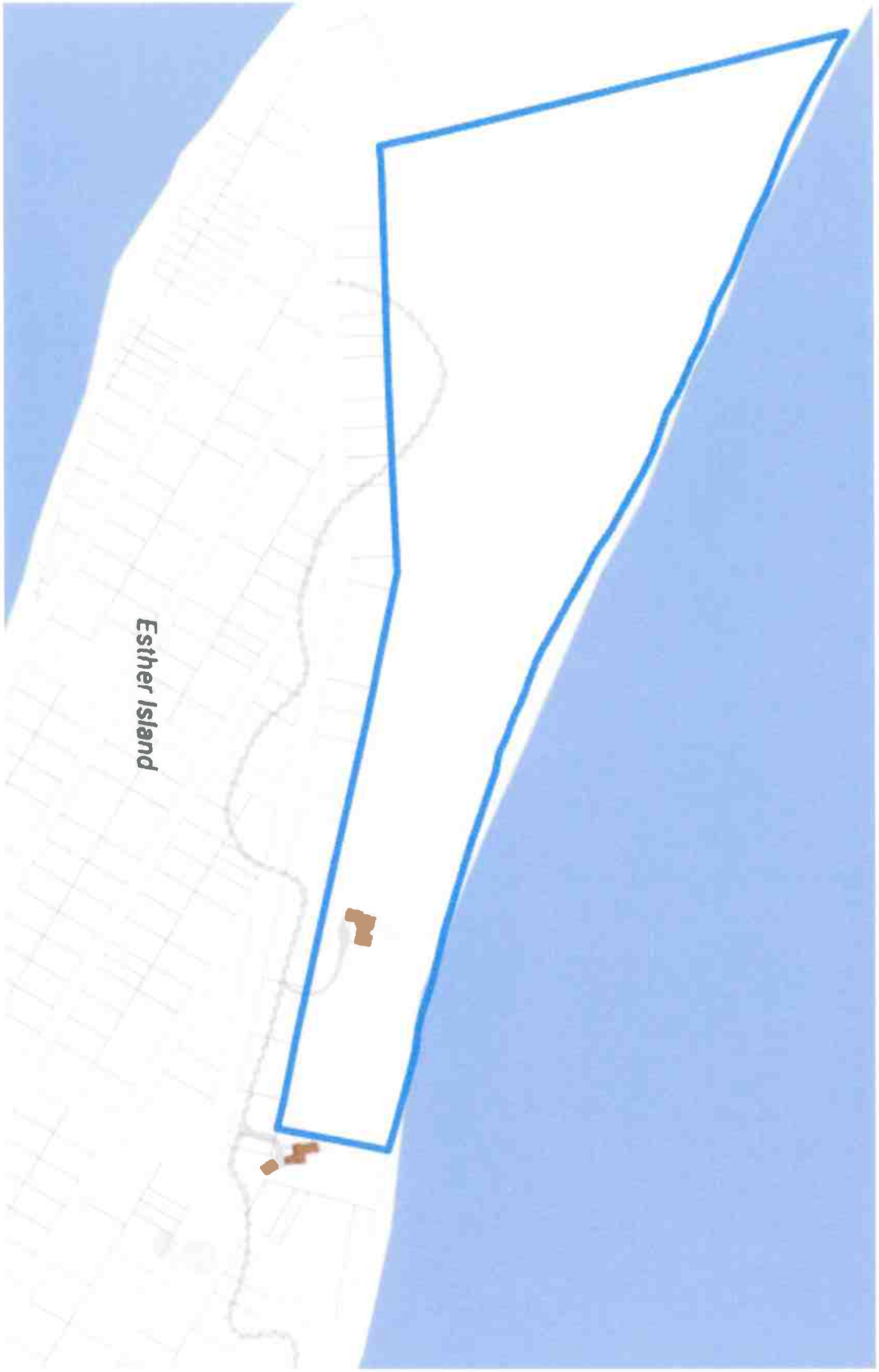
Trim Natural Sash Essex Green Doors Essex Green

Deck _____ Foundation Natural Fence _____ Shutters _____

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

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

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Shed at
Esther Island
Nantucket, MA 02554

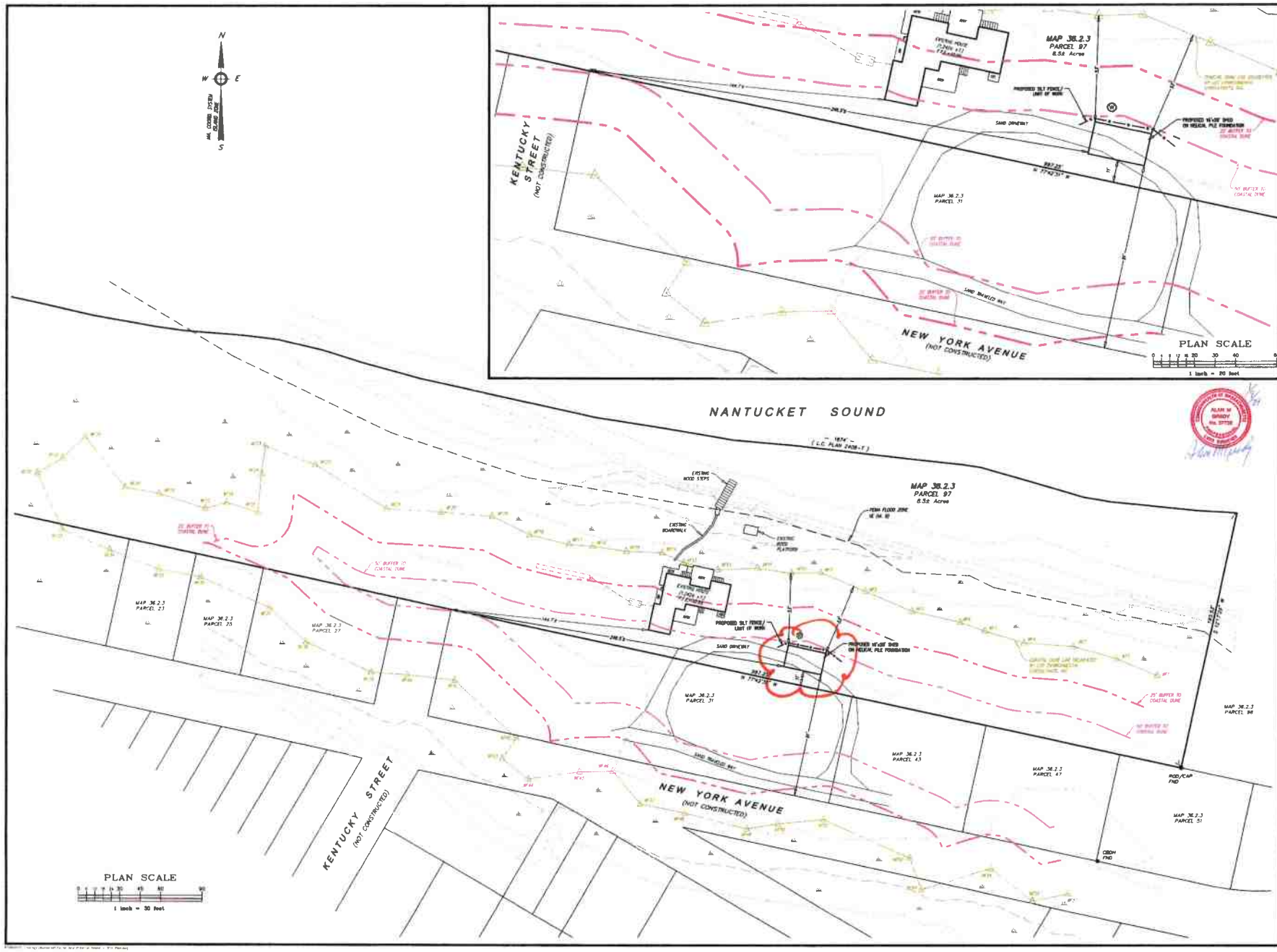
MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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

Locus Plan

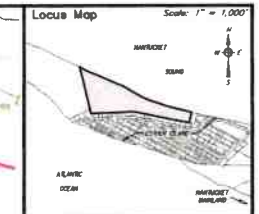
BOTTICELLI & POHL

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



Locus Map

Scale: 1" = 1,000'



Notes

1. LOCUS: ESTHER ISLAND
   MAP 36.2.3 PARCEL 97
2. OWNER: HAWKES END LLC
   2 WHALER'S LANE
   P.O. BOX 659
   NANTUCKET, MA 02554
3. DEED REF: Bk: 1892 Pg: 306
4. PLAN REF: L.C. PLANS #2408-S
   #2408-T
   #2408-U
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "VE" (el. 9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0063-G dated 06/09/2014.
6. LOCUS FALLS ENTIRELY WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-3

	REQUIRED
LOT AREA:	120,000 s.f.
FRONTAGE:	200'
FRONT YARD:	35'
SIDE/REAR YARD:	20'(10')(A)
GROUND COVER:	3% (MAX)

(A) 10' SIDE YARD SETBACK IN LUG-3 ZONE FOR A NONCONFORMING LOT OF RECORD.

Prepared By:

BRACKEN

[illegible] POND ROAD
[illegible] BAY, MA [illegible]
[illegible]

10 OLD SOUTH ROAD
NANTUCKET, MA [illegible]
[illegible]
www.brackenengr.com

PROPOSED SITE PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

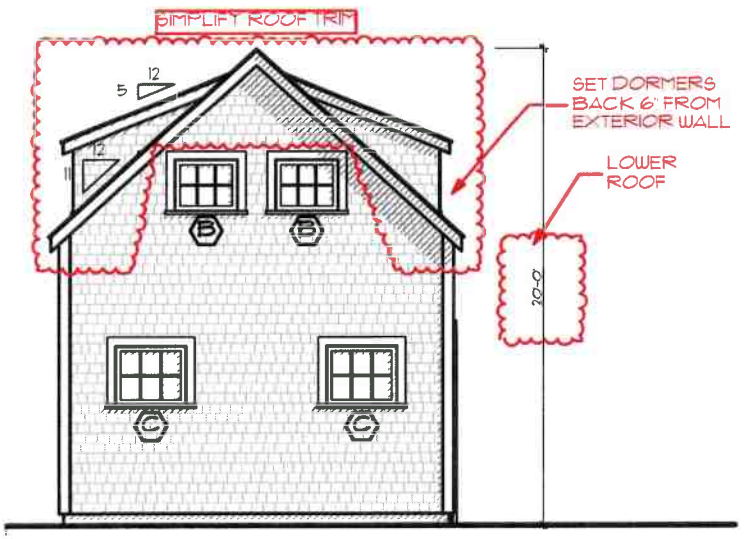
HAWKES END LLC

ESTHER ISLAND

MAP 36.2.3 PARCEL 97

No.	Date	Revision Description	By
-	-	-	-

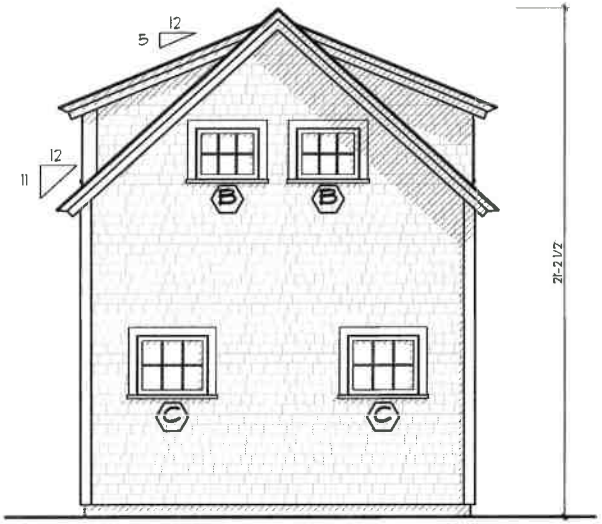
Date:	Drawn:	Checked:	Sheet:
JANUARY 8, 2024	RMM/ERC/BID	DFB/AMG	1 of 1



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PREVIOUSLY SUBMITTED EAST ELEVATION



PREVIOUSLY SUBMITTED NORTH ELEVATION

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

North & East Exterior Elevations

Shed at
Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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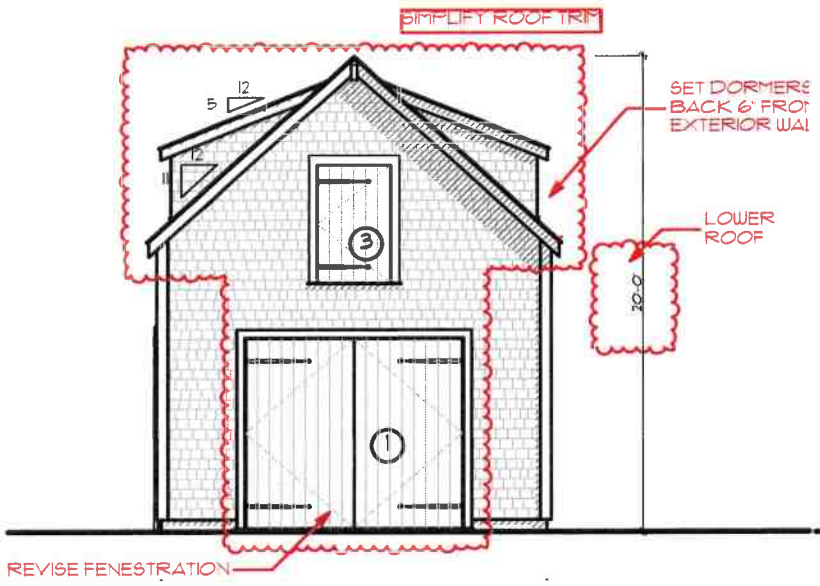
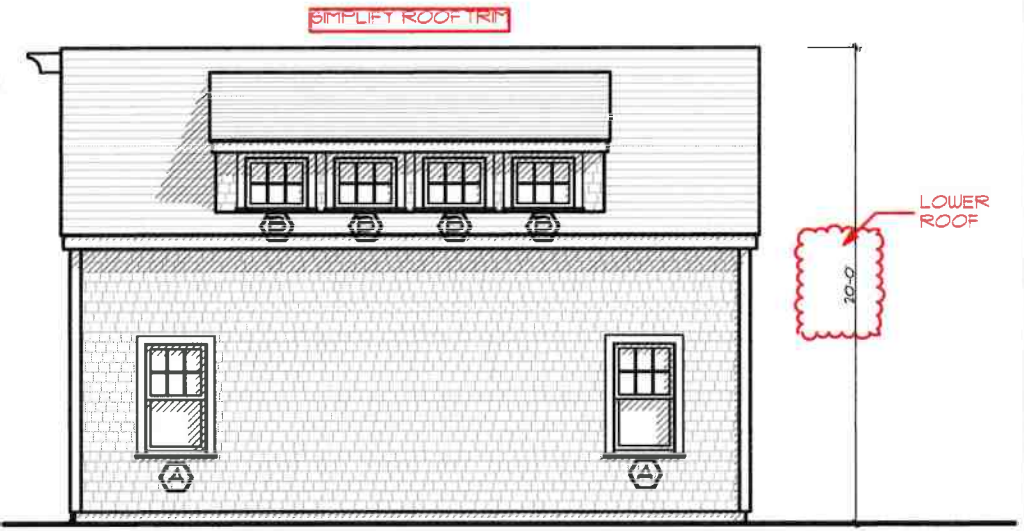
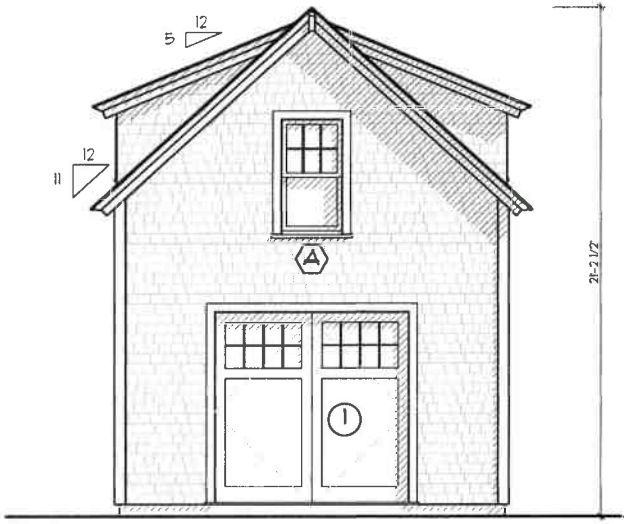
ID#
A-2.1



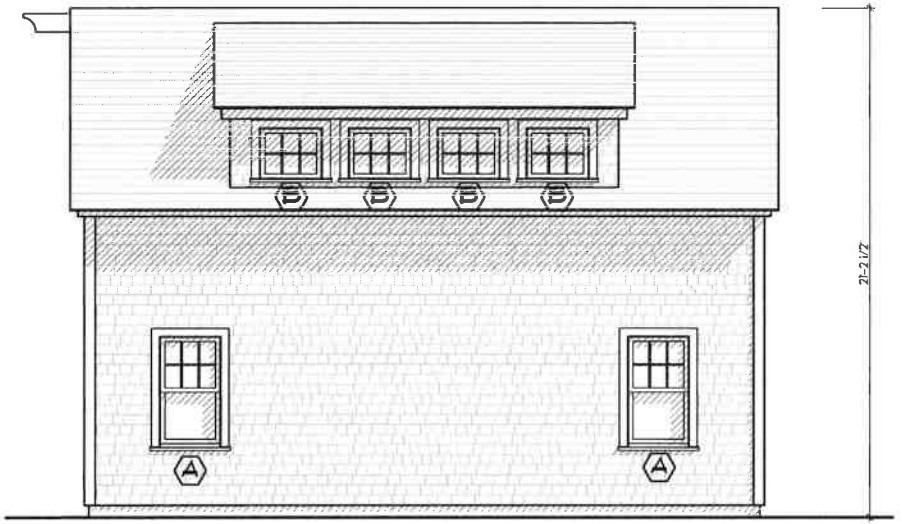
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PREVIOUSLY SUBMITTED WEST ELEVATION



PREVIOUSLY SUBMITTED SOUTH ELEVATION

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

South & West Exterior Elevations

Shed at Esther Island
Nantucket, MA 02554

MAP NO: 36.2.3 ZONING INFO: LUG3
PARCEL NO: 97 PROJECT NO: 6 REVISED:

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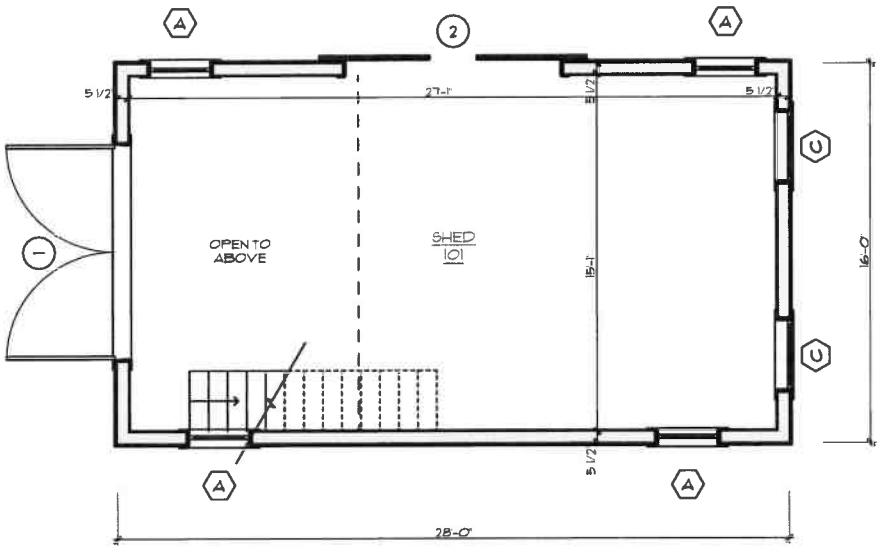
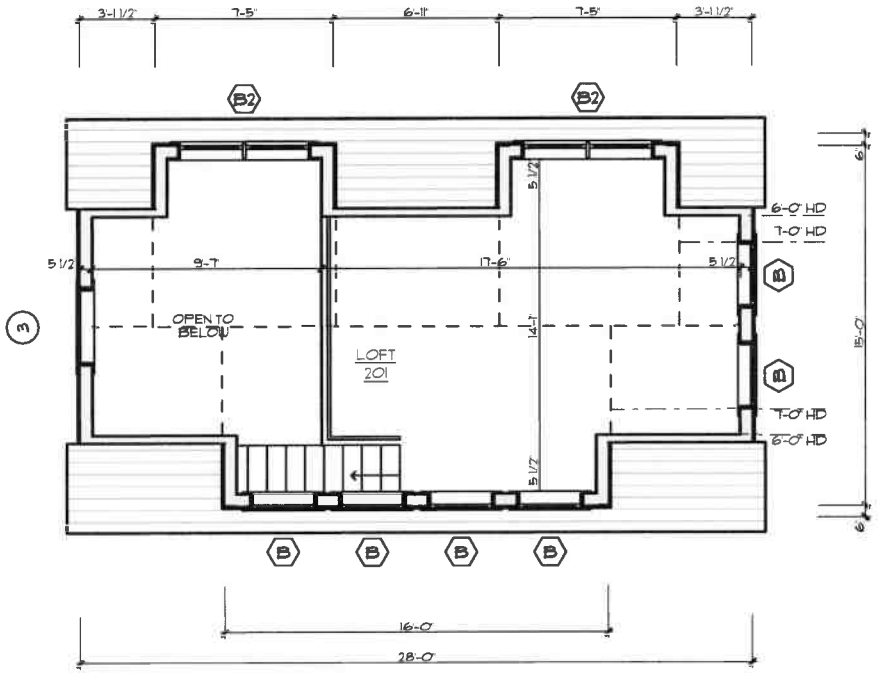


FIRST FLOOR PLAN



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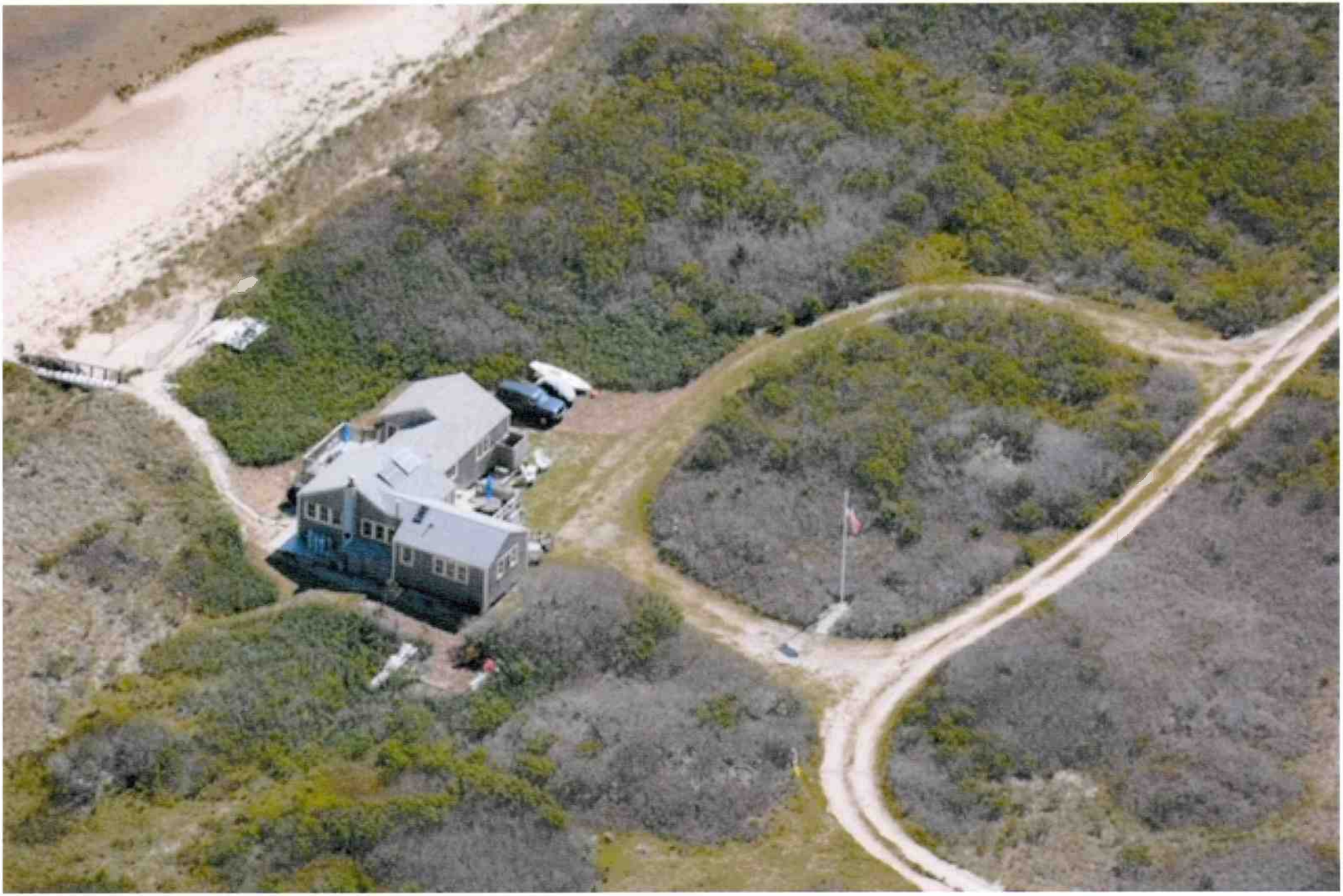
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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.

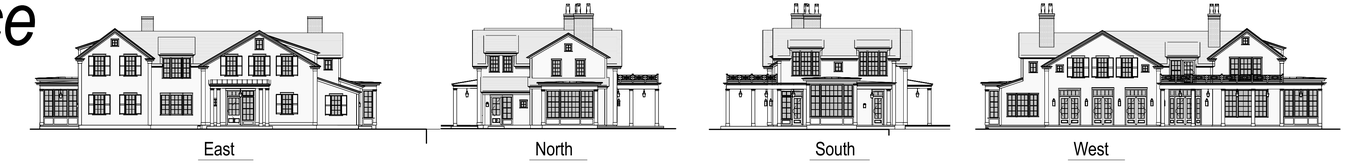
Motion to hold for revisions – requested a transcript of the minutes with primary points from each board member (Welch)

Roll Call Vote: Carried 5-0

88 Pocomo Trust Residence

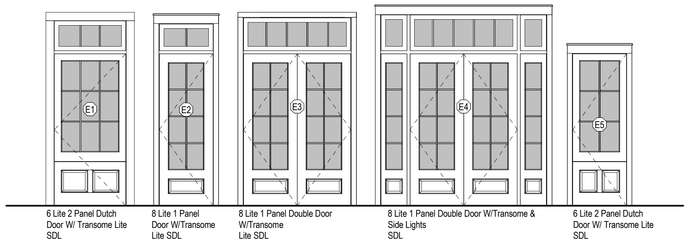
88 Pocomo Rd.
Nantucket, MA 02554

05.30.24

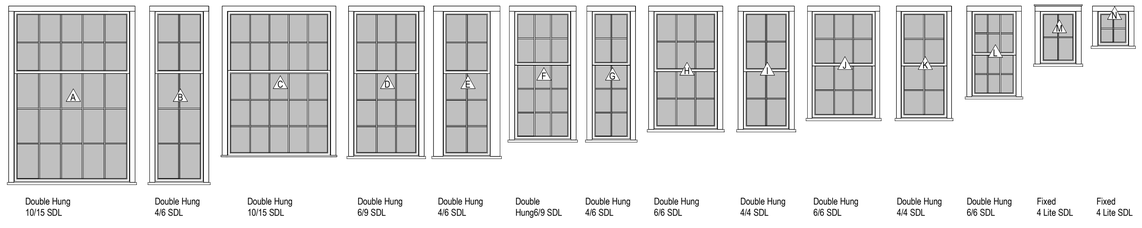




Locus Map

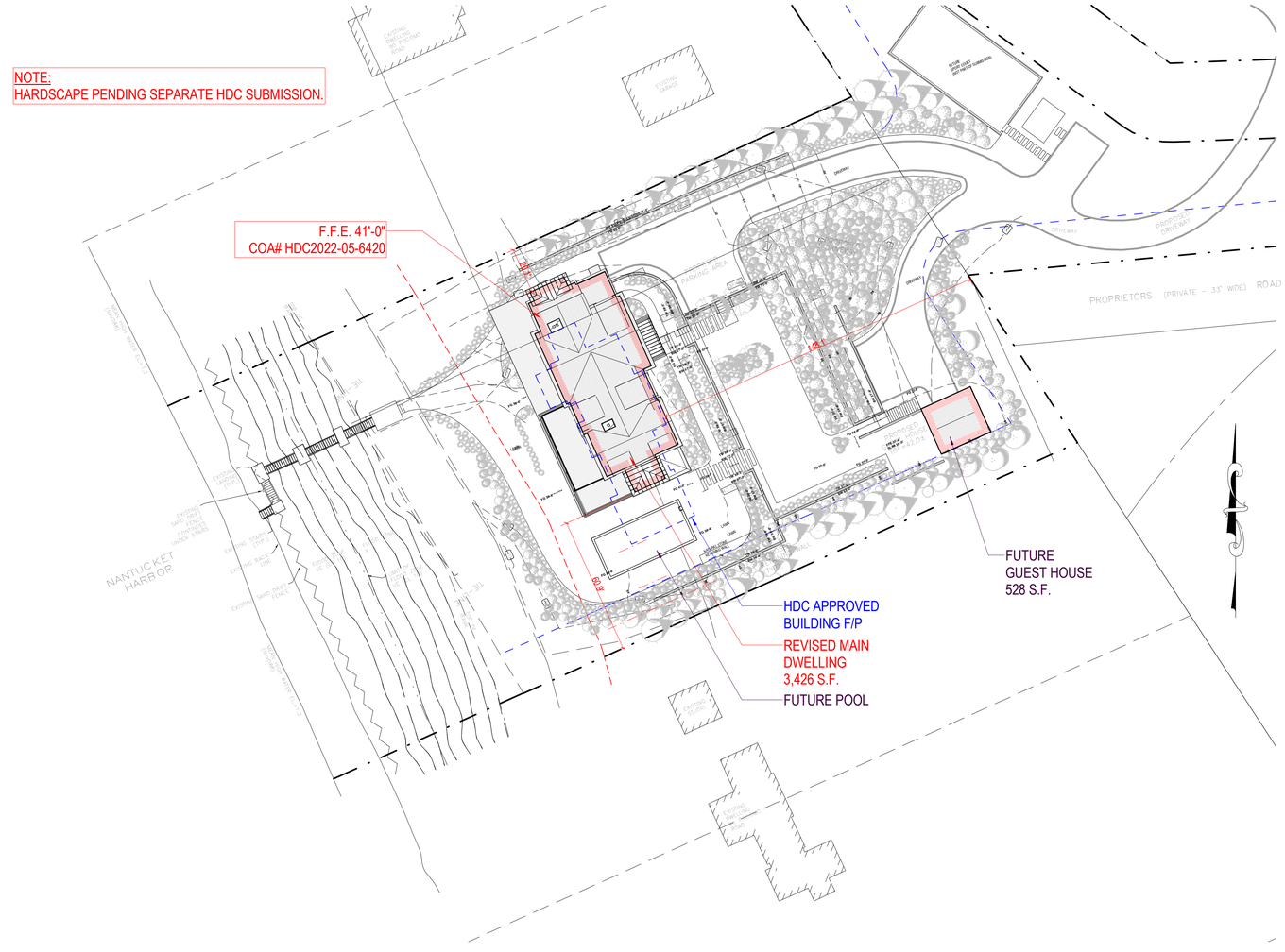


Door Legend
1/4" = 1'-0"



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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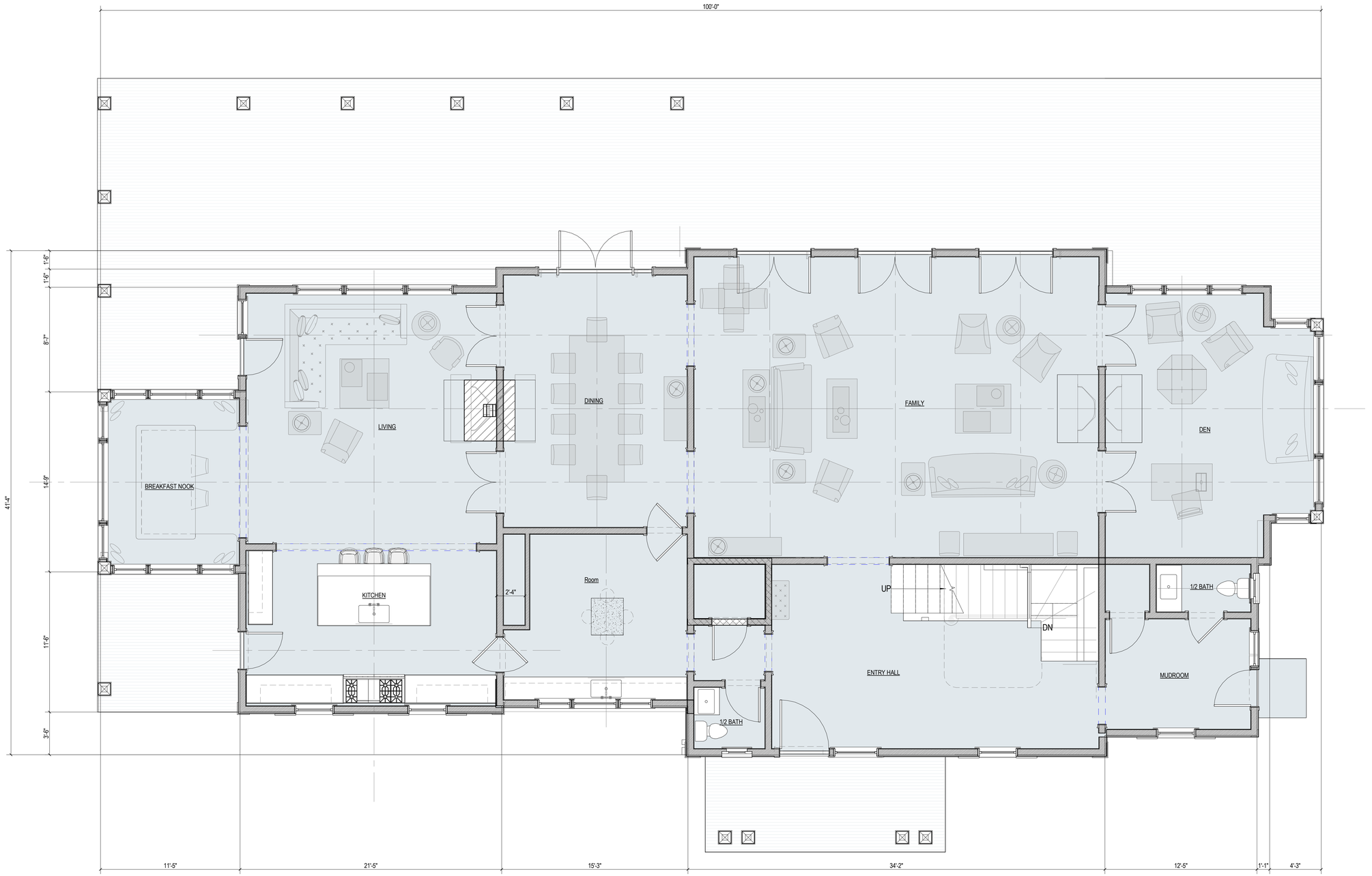
G.1.1
2128

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
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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SHEET INDEX

A.301 Unnamed
G.102 SITE PLAN
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
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NEW YORK NY 10013

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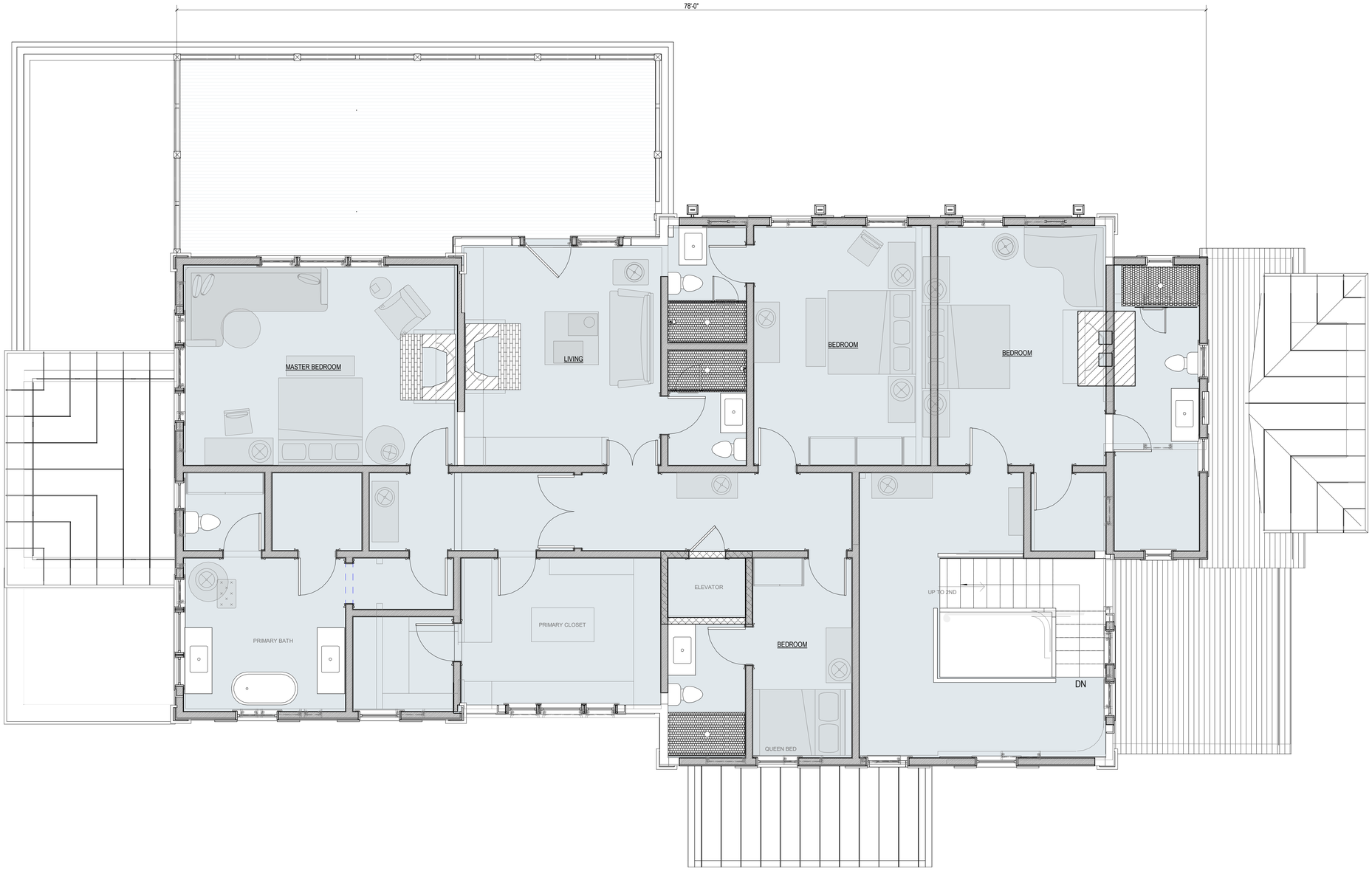
A.101
2128

05.30.24

HDC SUBMISSION



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

2128

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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

SHEET INDEX

A.301 Unnamed
G.102 SITE PLAN
G.1.1 COVER SHEET
A.100 BASEMENT PLAN
A.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

NEW YORK CITY US №40 THOMPSON ST INTERIORS FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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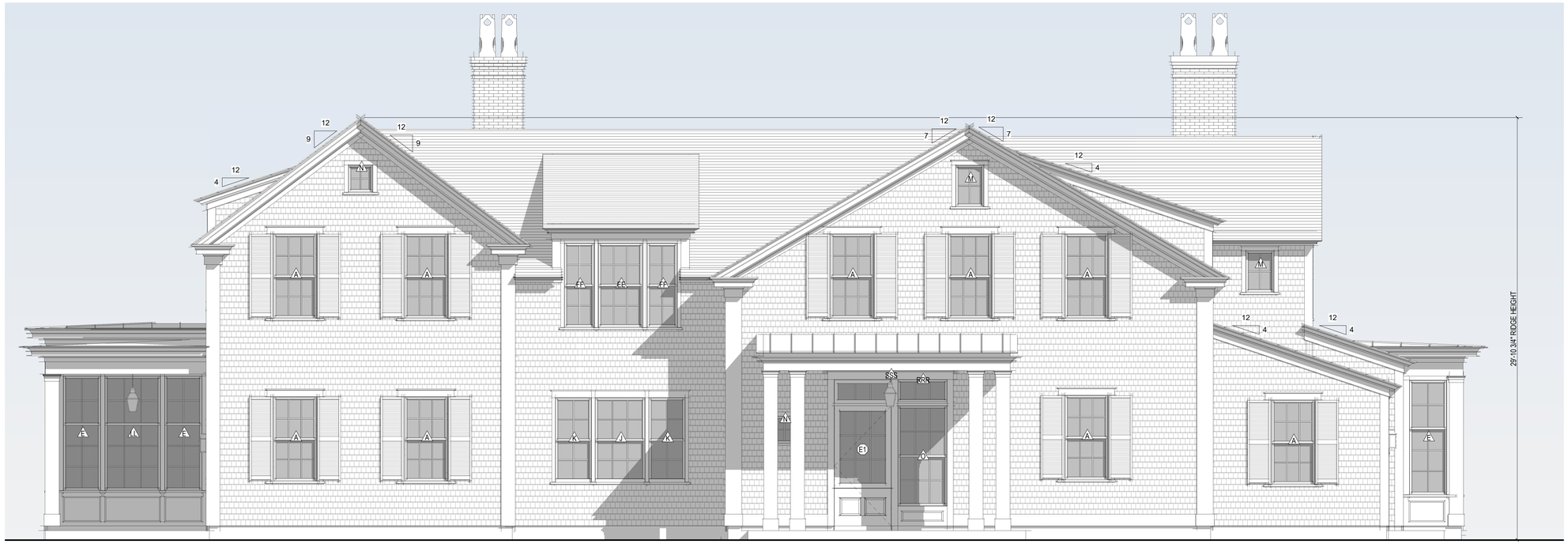
A.102
2128

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

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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S.R. GAMBREL
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NEW YORK NY 10013

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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"

2128

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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
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Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.202
2128

05.30.24

HDC SUBMISSION

















2128

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Nantucket, MA 02554

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PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.300
2128



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

8 Lite 1 Panel Door W/Transome Lite SDL

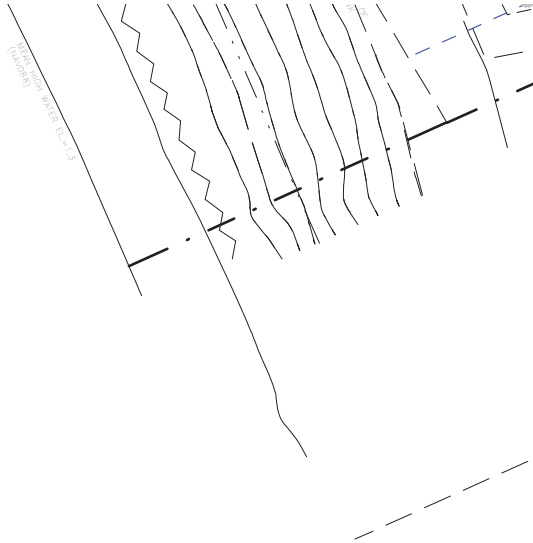
8 Lite 1 Panel Double Door W/Transome Lite SDL

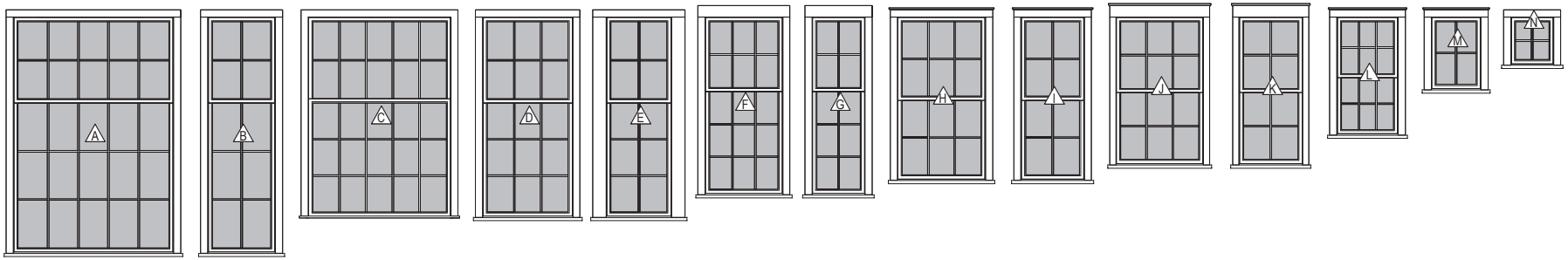
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend

1/4" = 1'-0"





Double Hung 10/15 SDL

Double Hung 4/6 SDL

Double Hung 10/15 SDL

Double Hung 6/9 SDL

Double Hung 4/6 SDL

Double Hung6/9 SDL

Double Hung 4/6 SDL

Double Hung 6/6 SDL

Double Hung 4/4 SDL

Double Hung 6/6 SDL

Double Hung 4/4 SDL

Double Hung 6/6 SDL

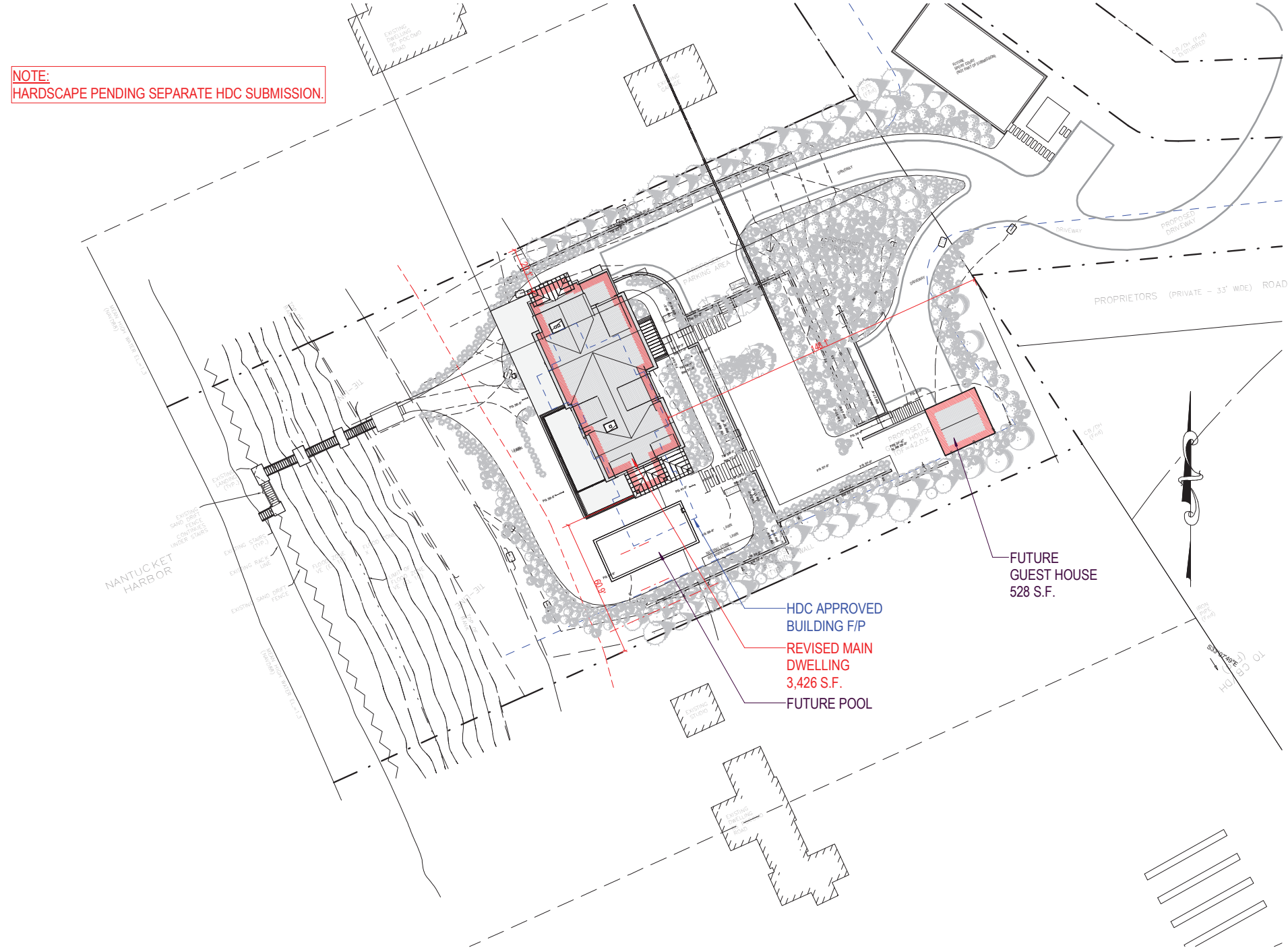
Fixed 4 Lite SDL

Fixed 4 Lite SDL

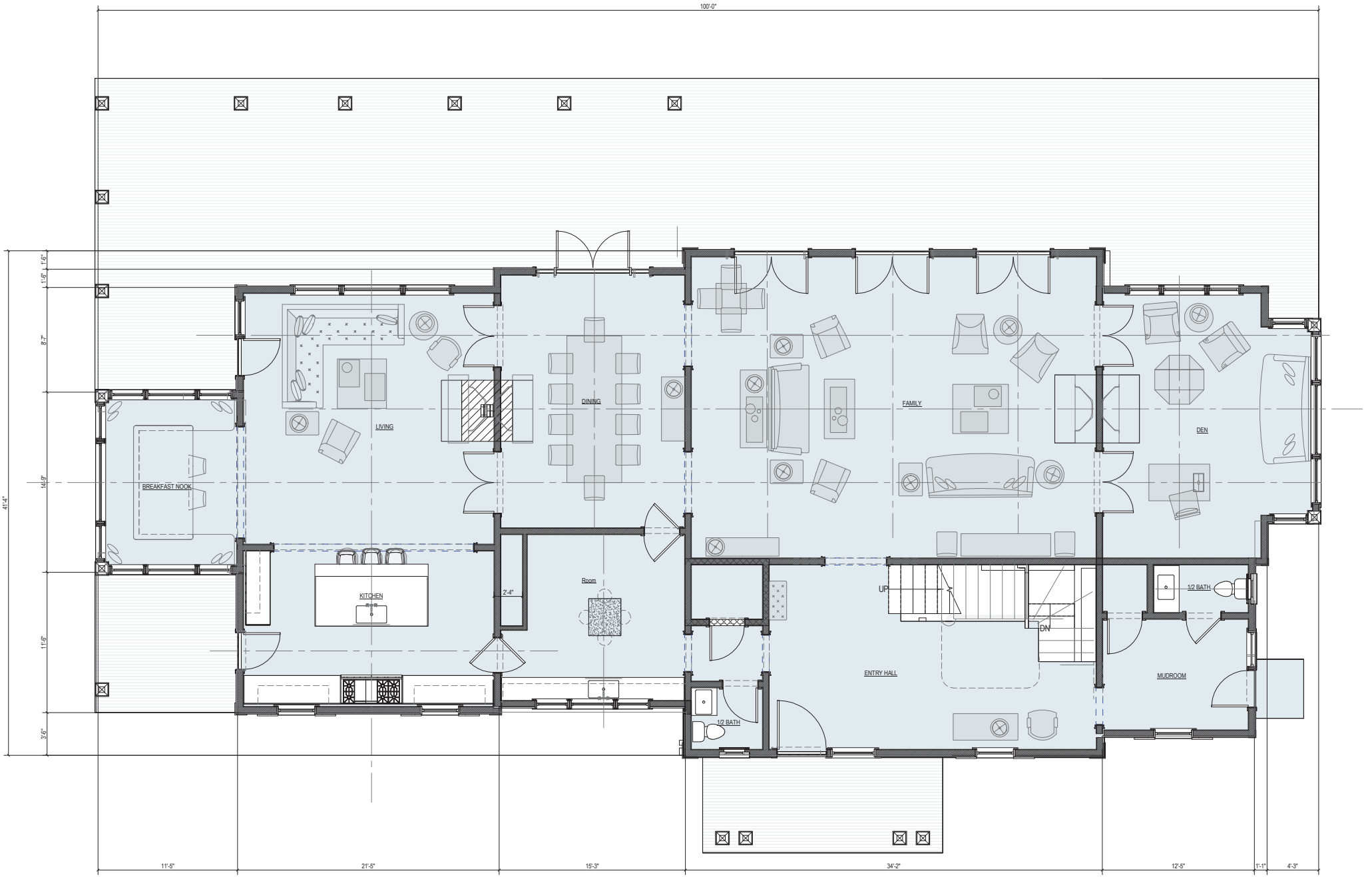
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

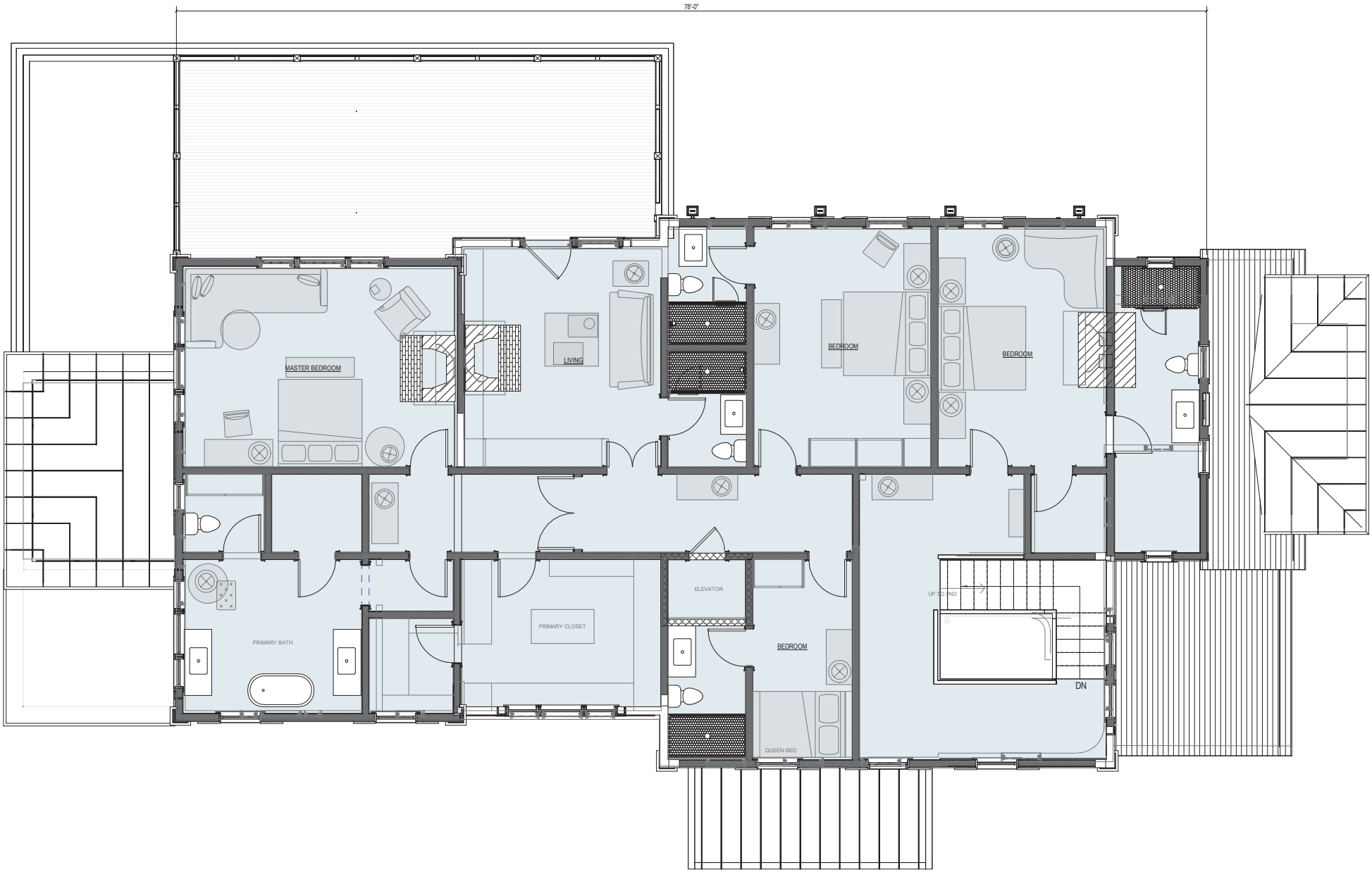


SITE PLAN
1" = 30'-0"



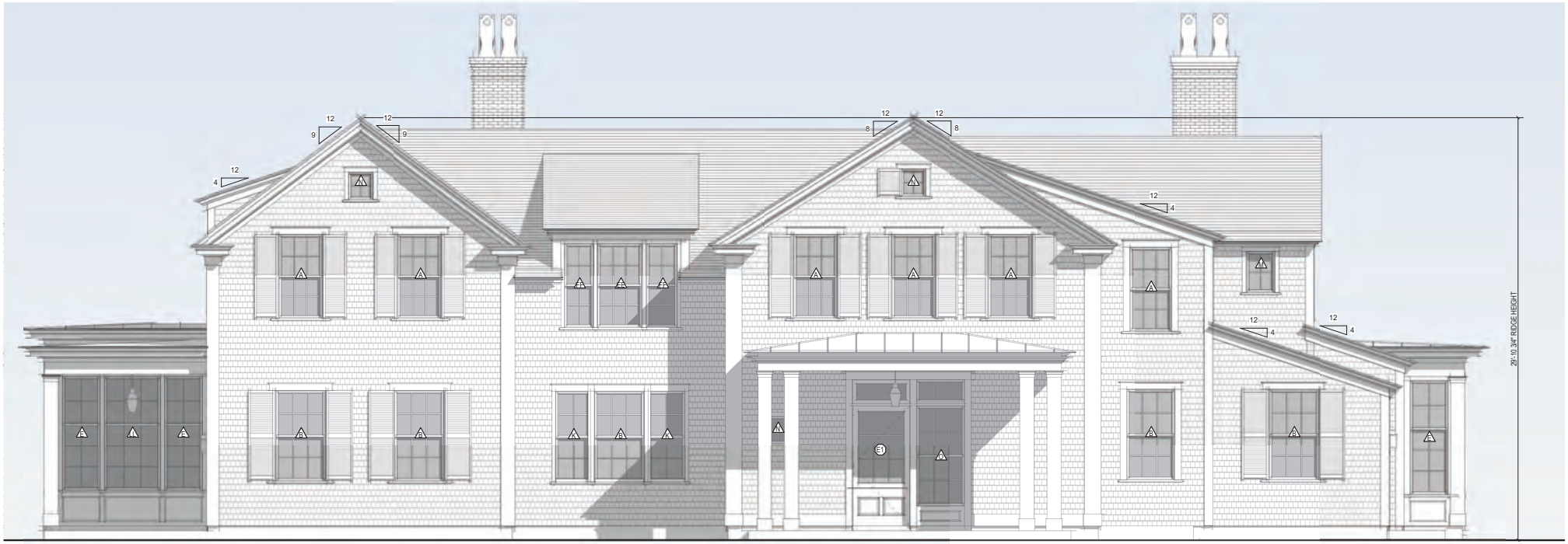
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

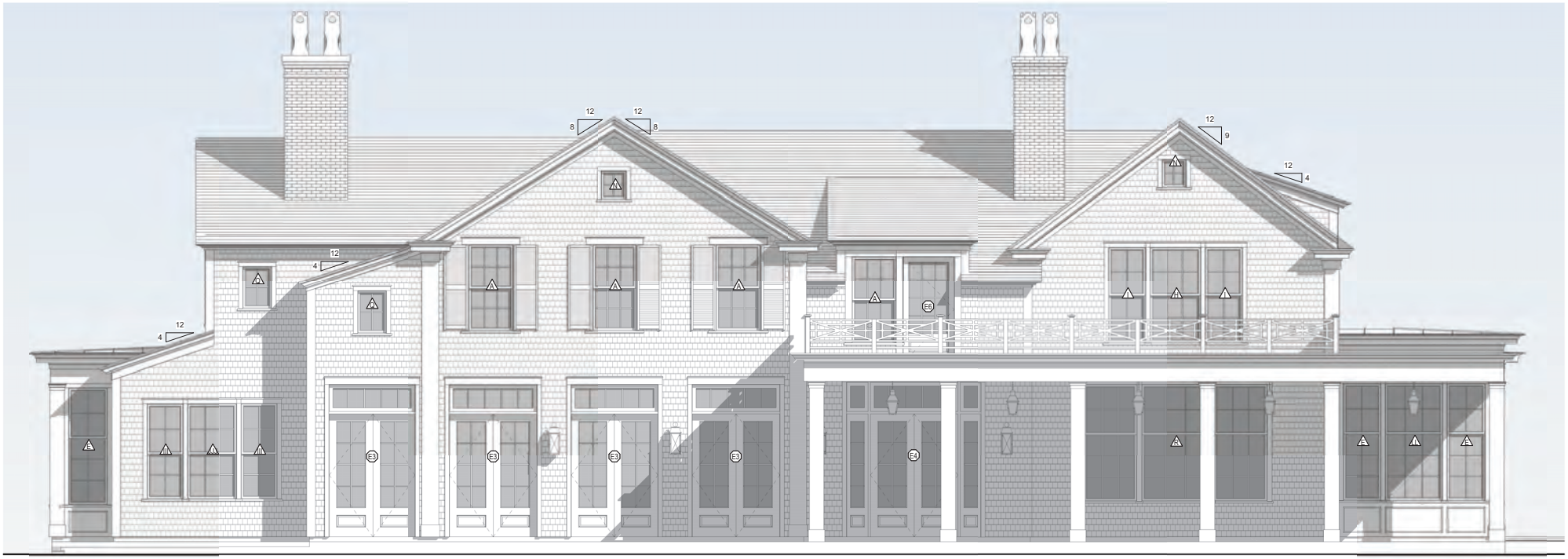


1 East Elevation
1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



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



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

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

NOTE:
HARDSCAPE P



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

8 Lite 1 Panel Door W/Transome Lite SDL

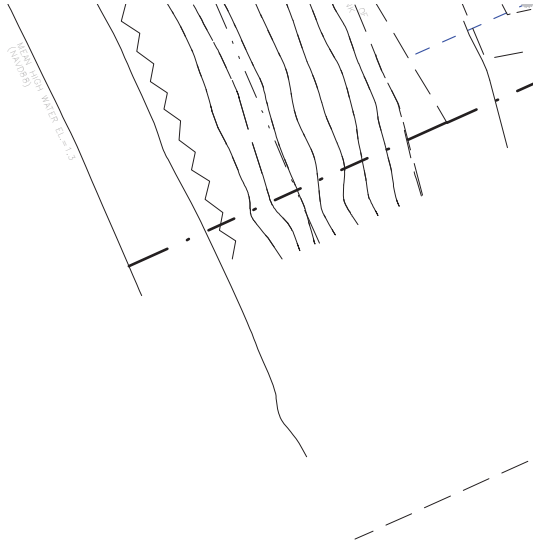
8 Lite 1 Panel Double Door W/Transome Lite SDL

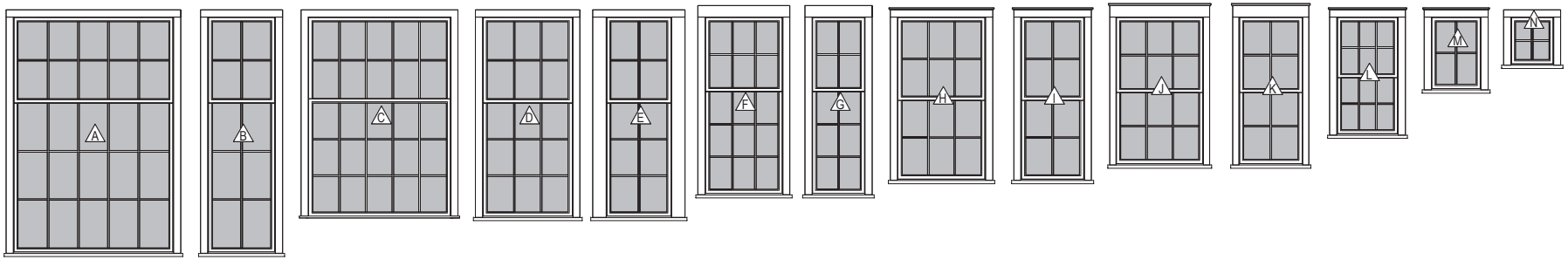
8 Lite 1 Panel Double Door W/Transome7 Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend

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

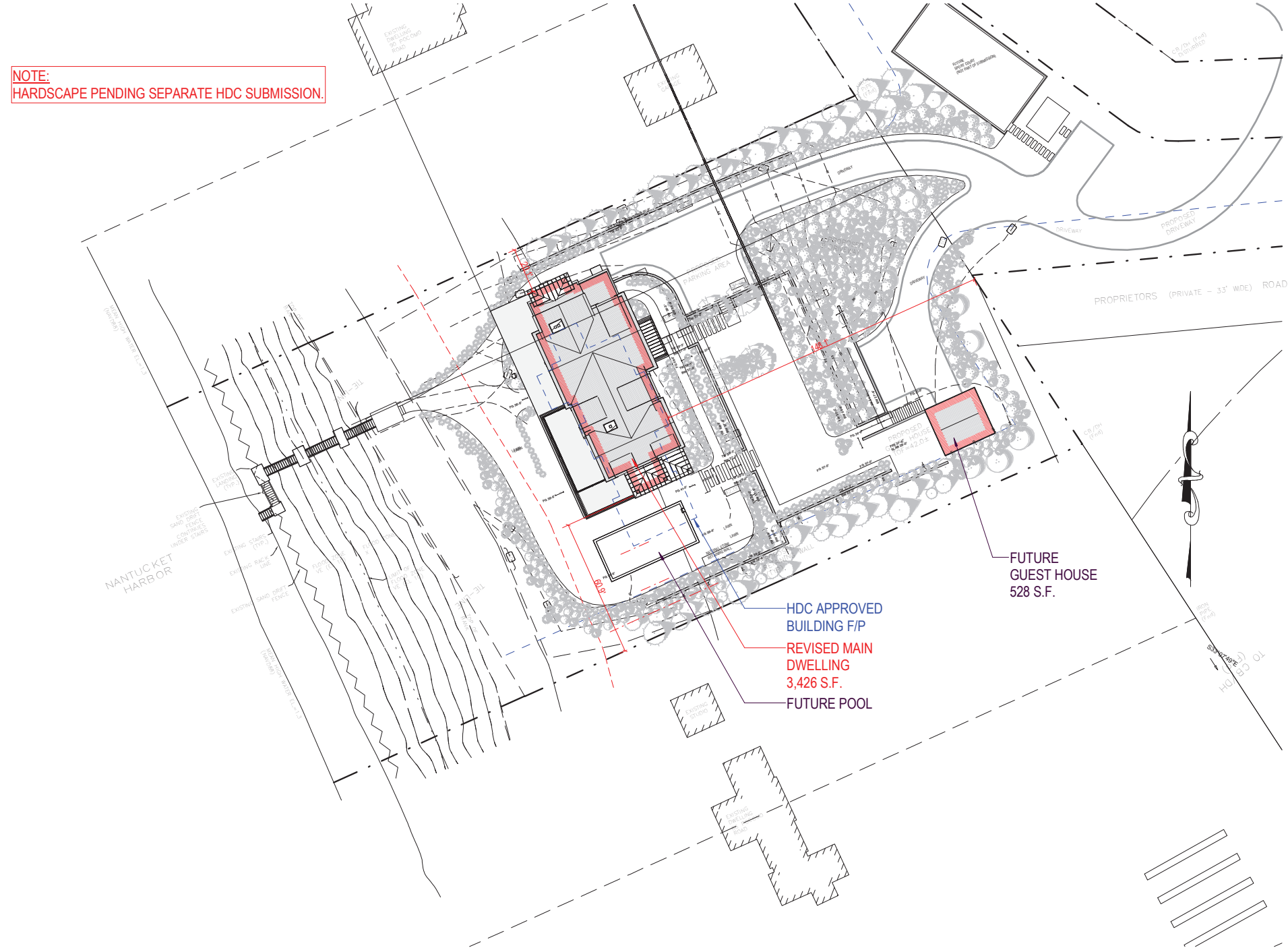
Fixed 4 Lite SDL

Fixed 4 Lite SDL

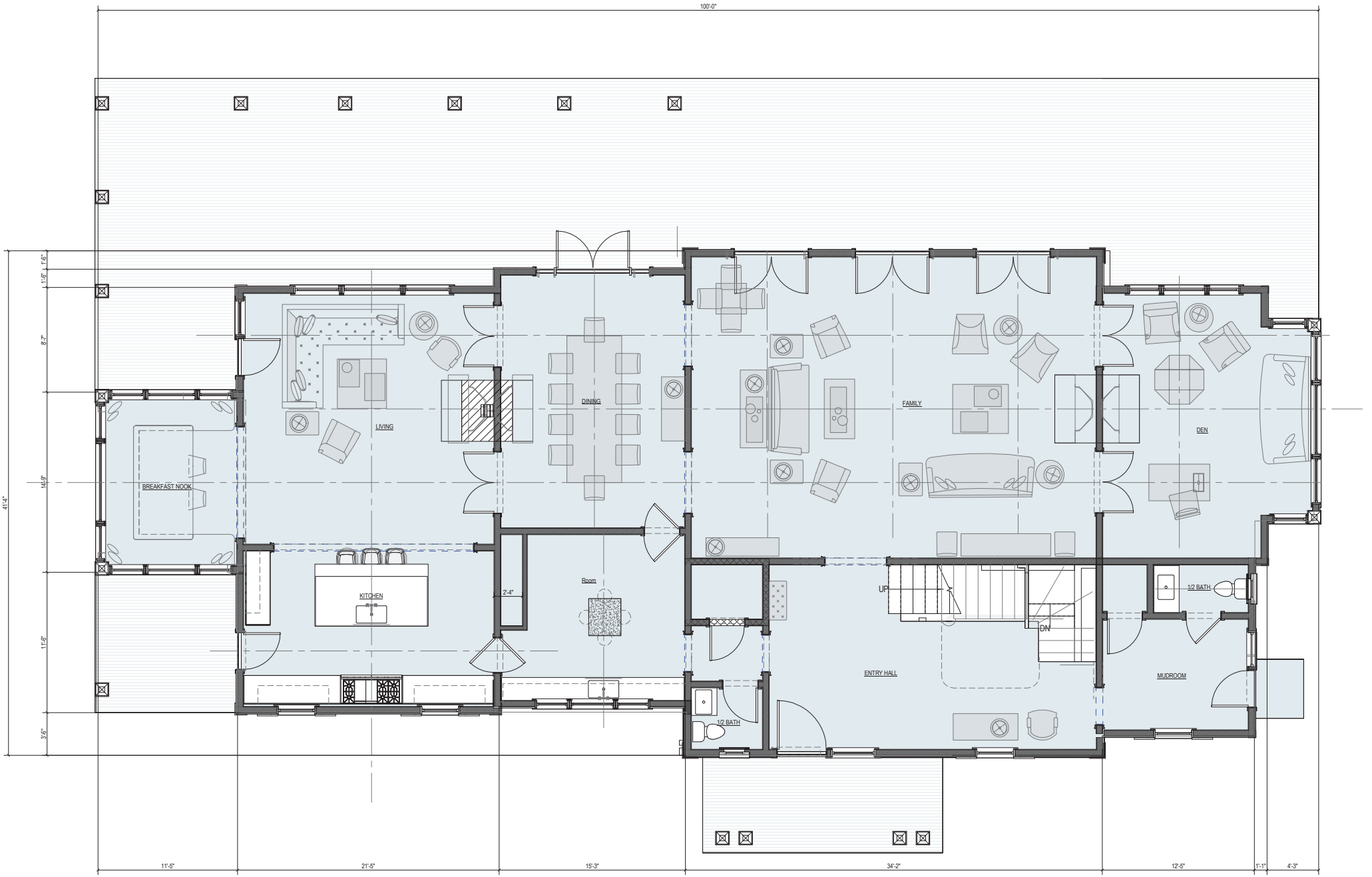
Window Legend

1/4" = 1'-0"

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.

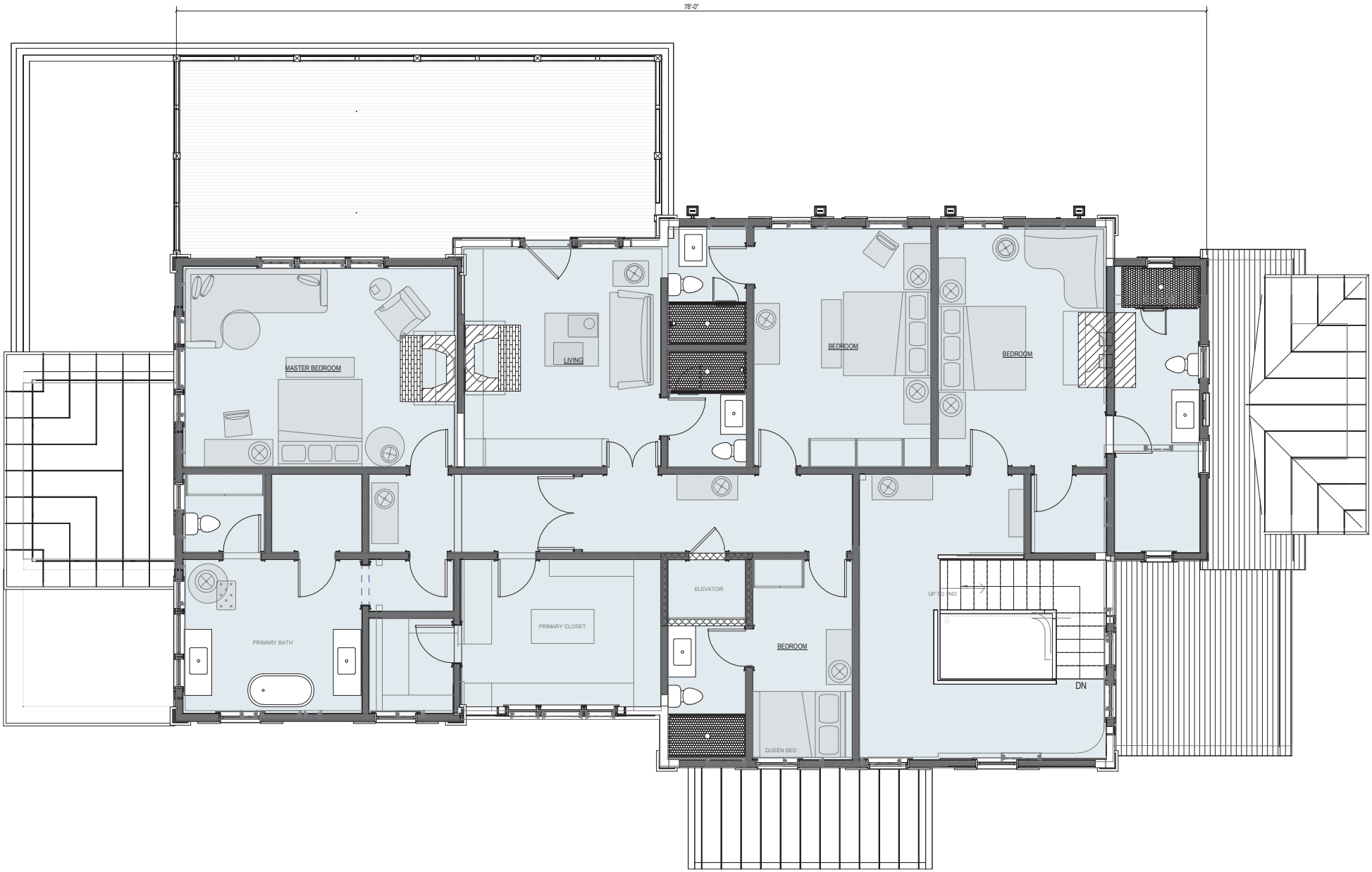


SITE PLAN
1" = 30'-0"



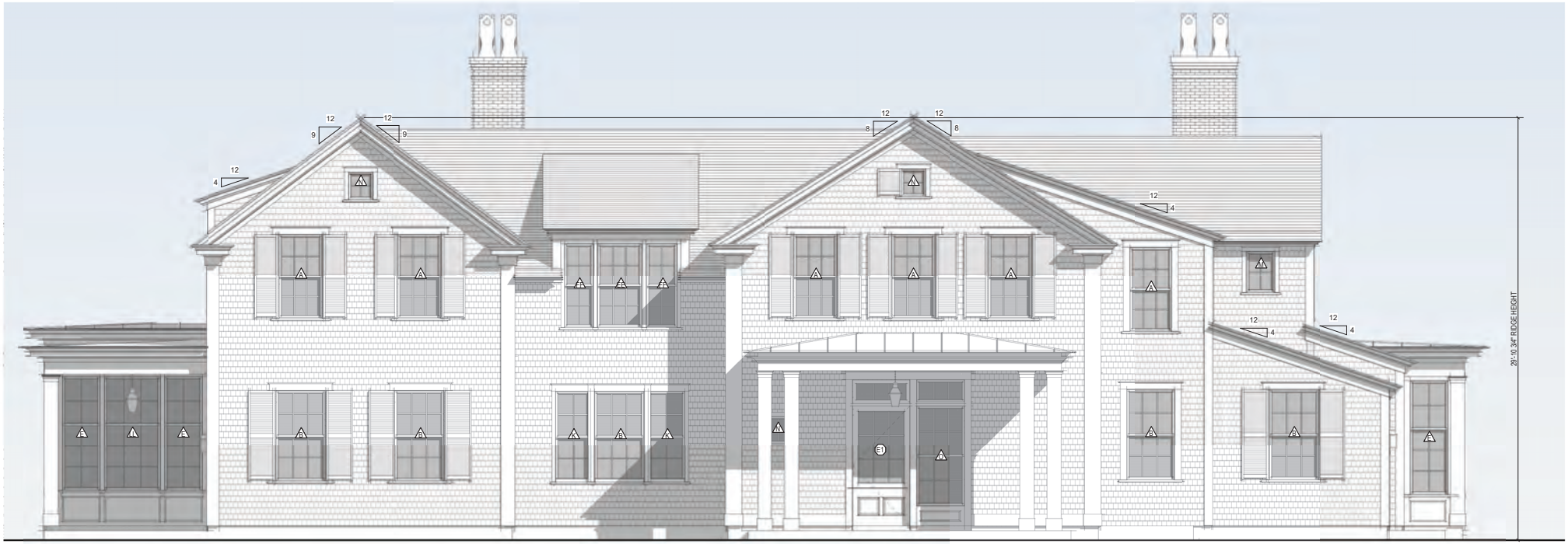
1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan

1/4" = 1'-0"

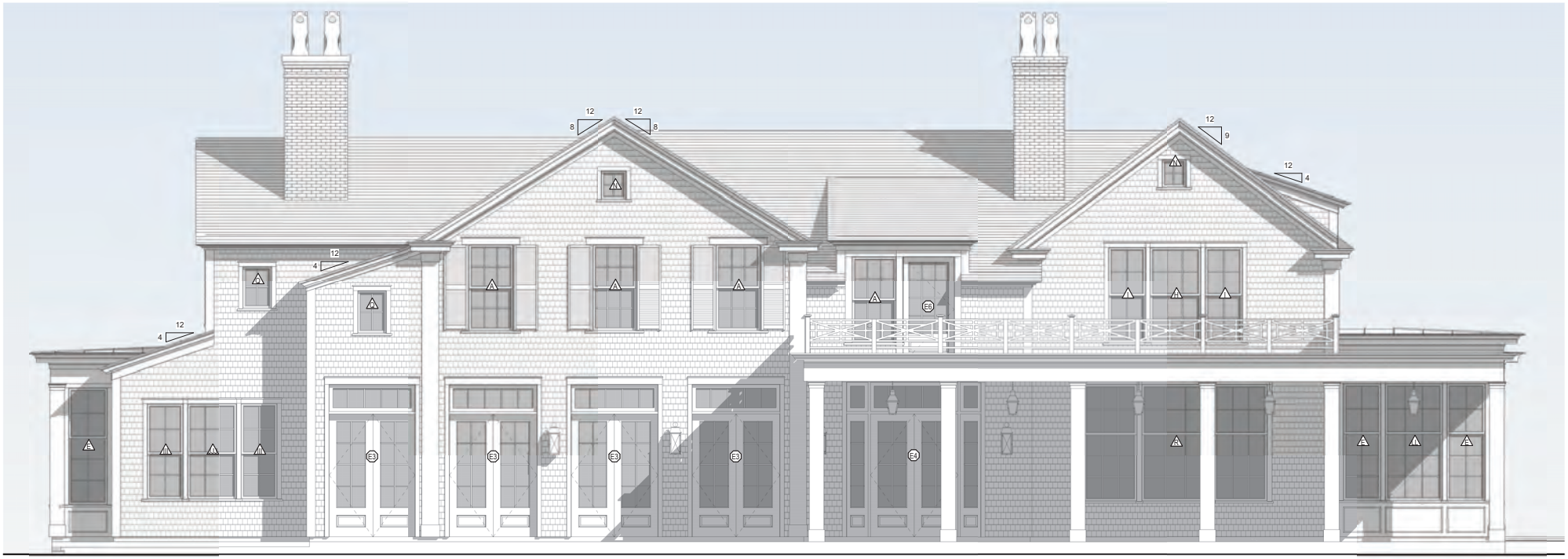


1 East Elevation
1/4" = 1'-0"



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

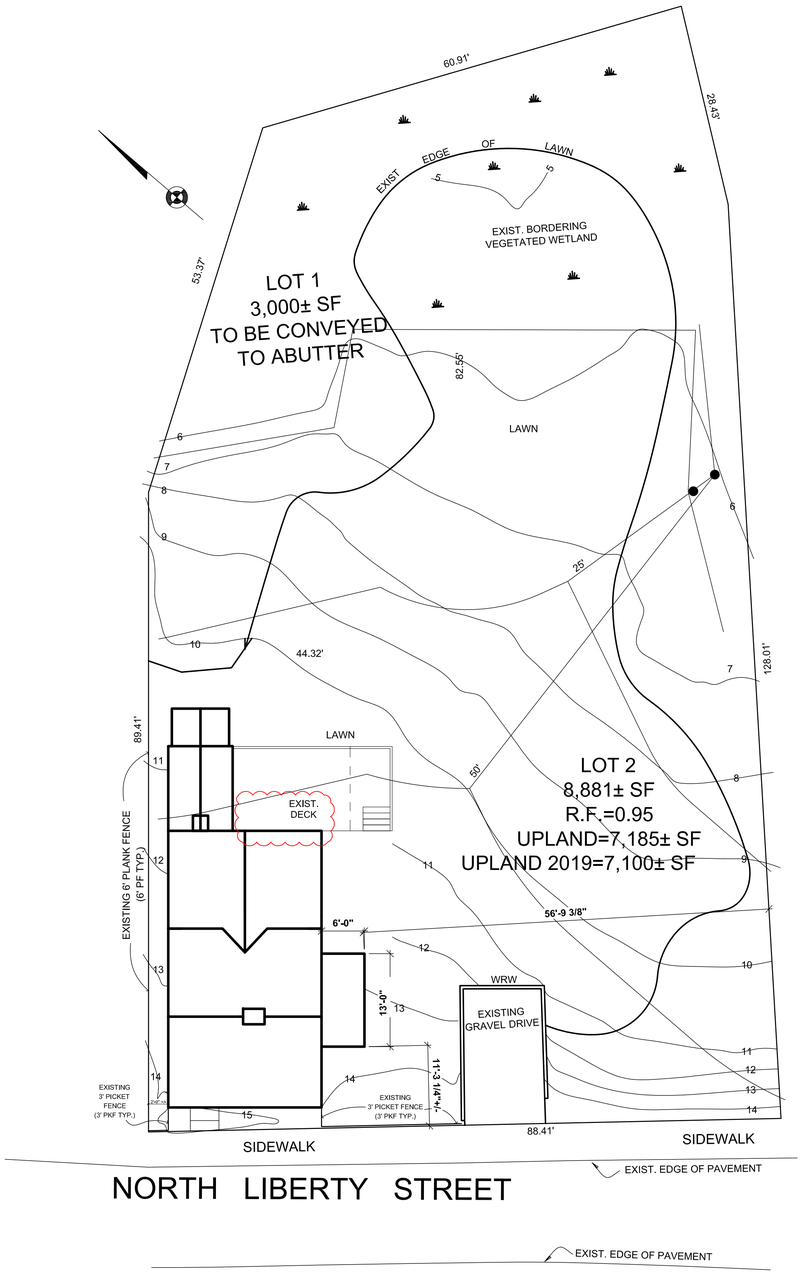
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 04 1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned 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.

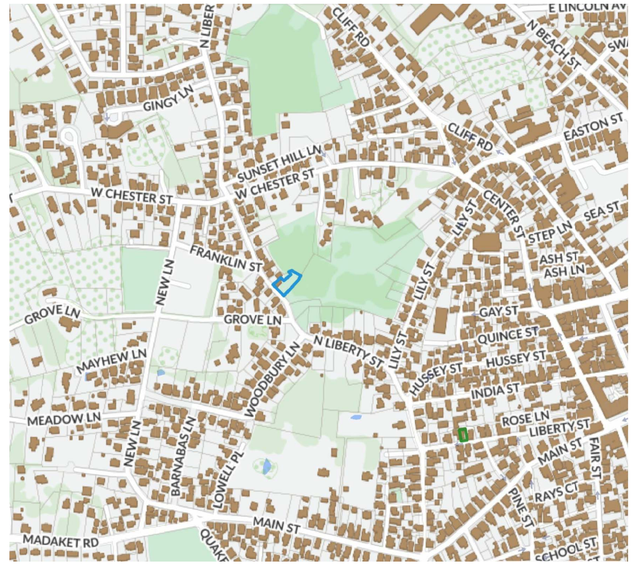
Signature: _____ Date: 5.30.24



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

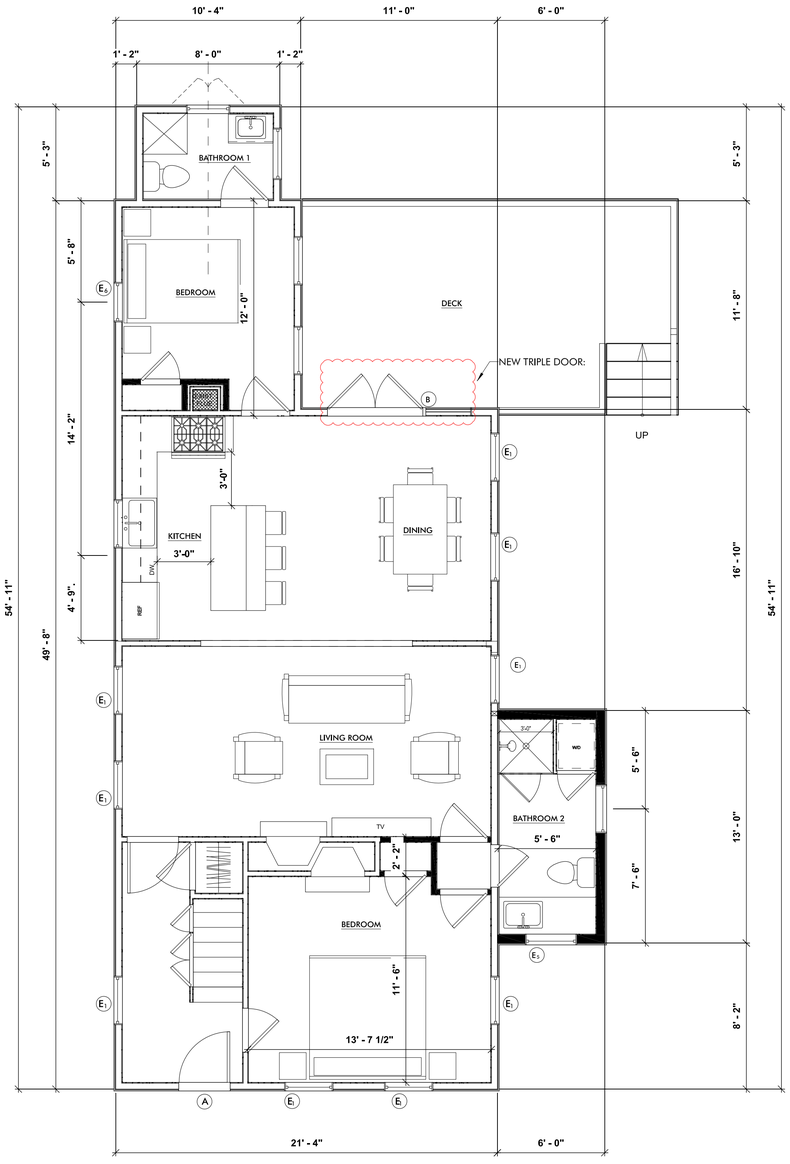
27 North Liberty St
Nantucket, MA 02554

COVER

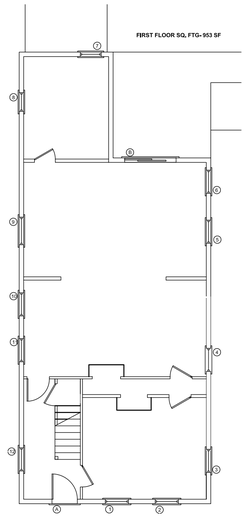
A-0

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

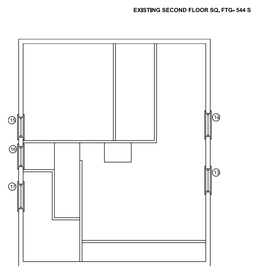
EXISTING 1ST FLOOR SF - 953 SF
PROPOSED 1ST FLOOR SF - 120 SF
TOTAL 1ST FLOOR SF - 1073 SF



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



3 EXISTING 1ST FLOOR
1/8" = 1'-0"



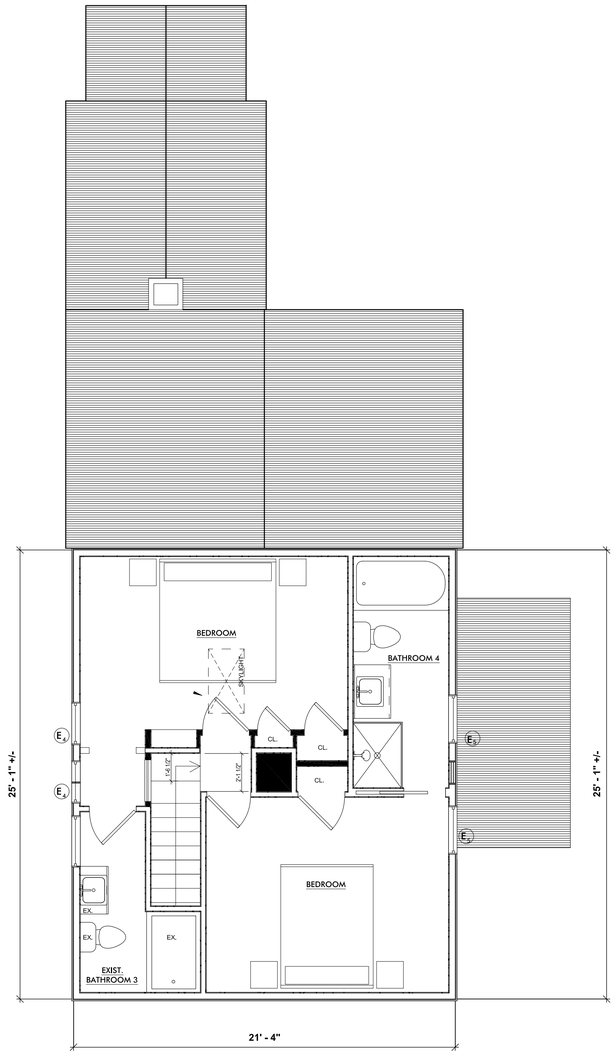
4 EXISTING 2ND FLOOR
1/8" = 1'-0"

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

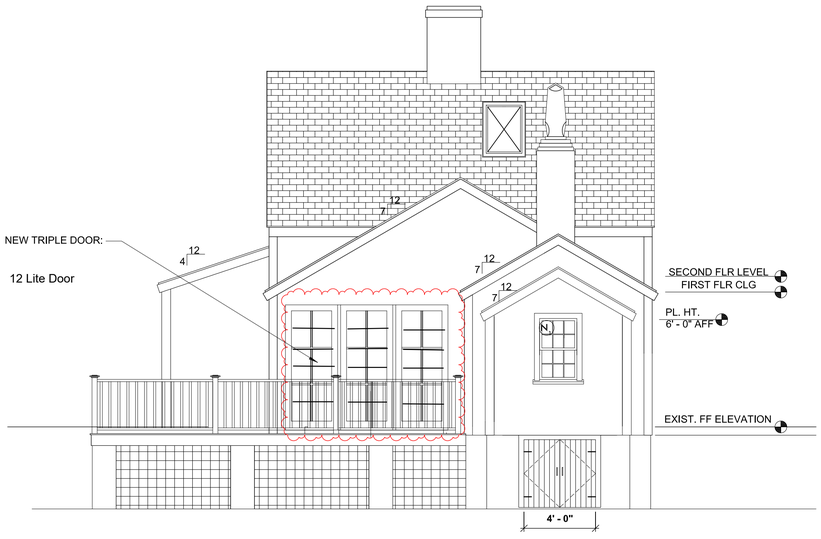
kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

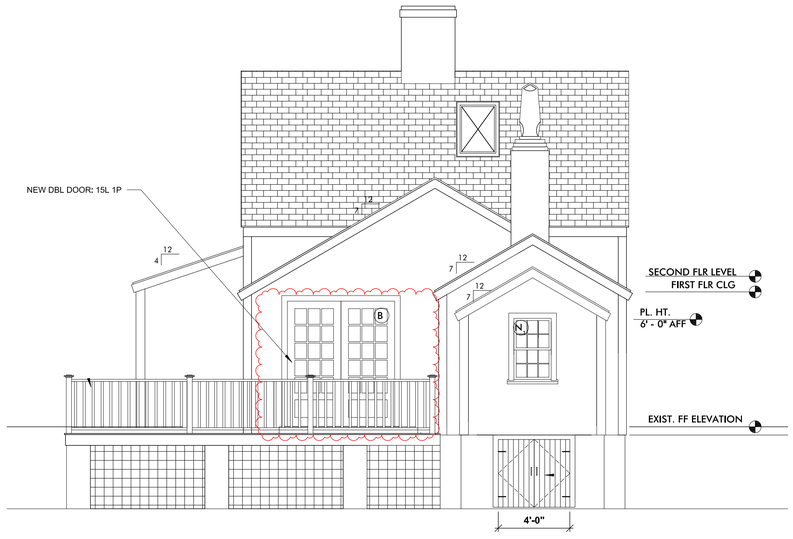
27 North Liberty St
Nantucket, MA 02554

FLOOR PLAN

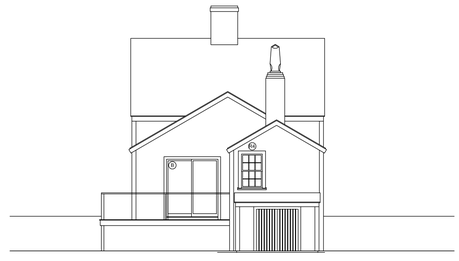
A-1 | SCALE: 1/4" = 1' -0"



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

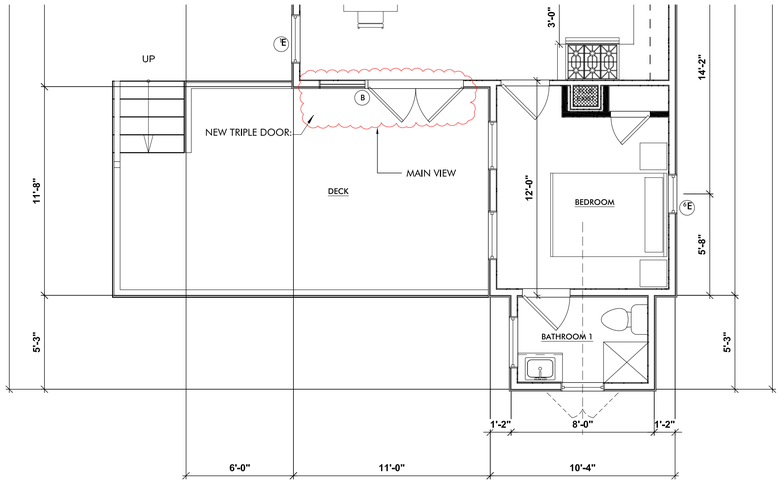
ka kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

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"



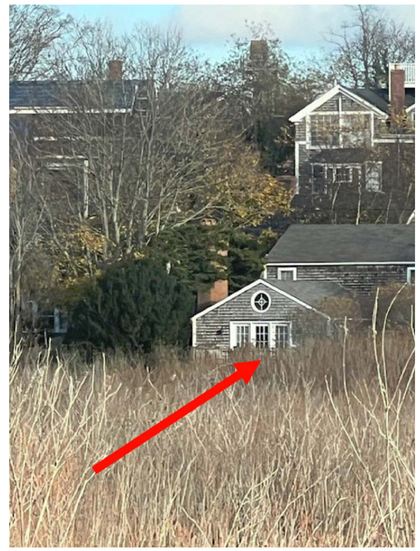
EXISTING REAR ELEVATION



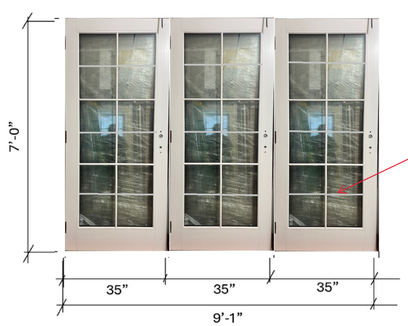
MAIN VIEW AT REAR OF LILLY POND



EXISTING SLIDING DOOR



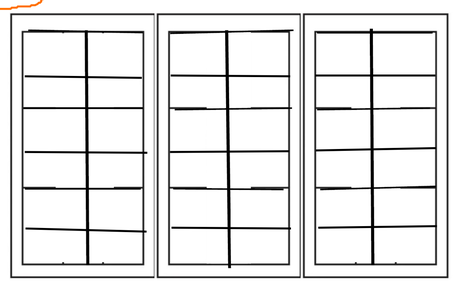
PRECEDENT VIEW ACROSS LILLY POND
TRIPLE FRENCH DOOR



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

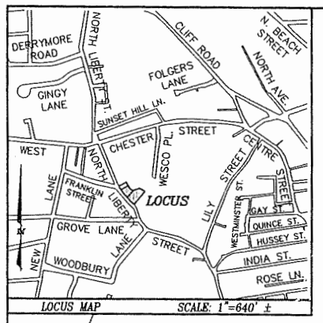
PARTIAL PLAN & IMAGE

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

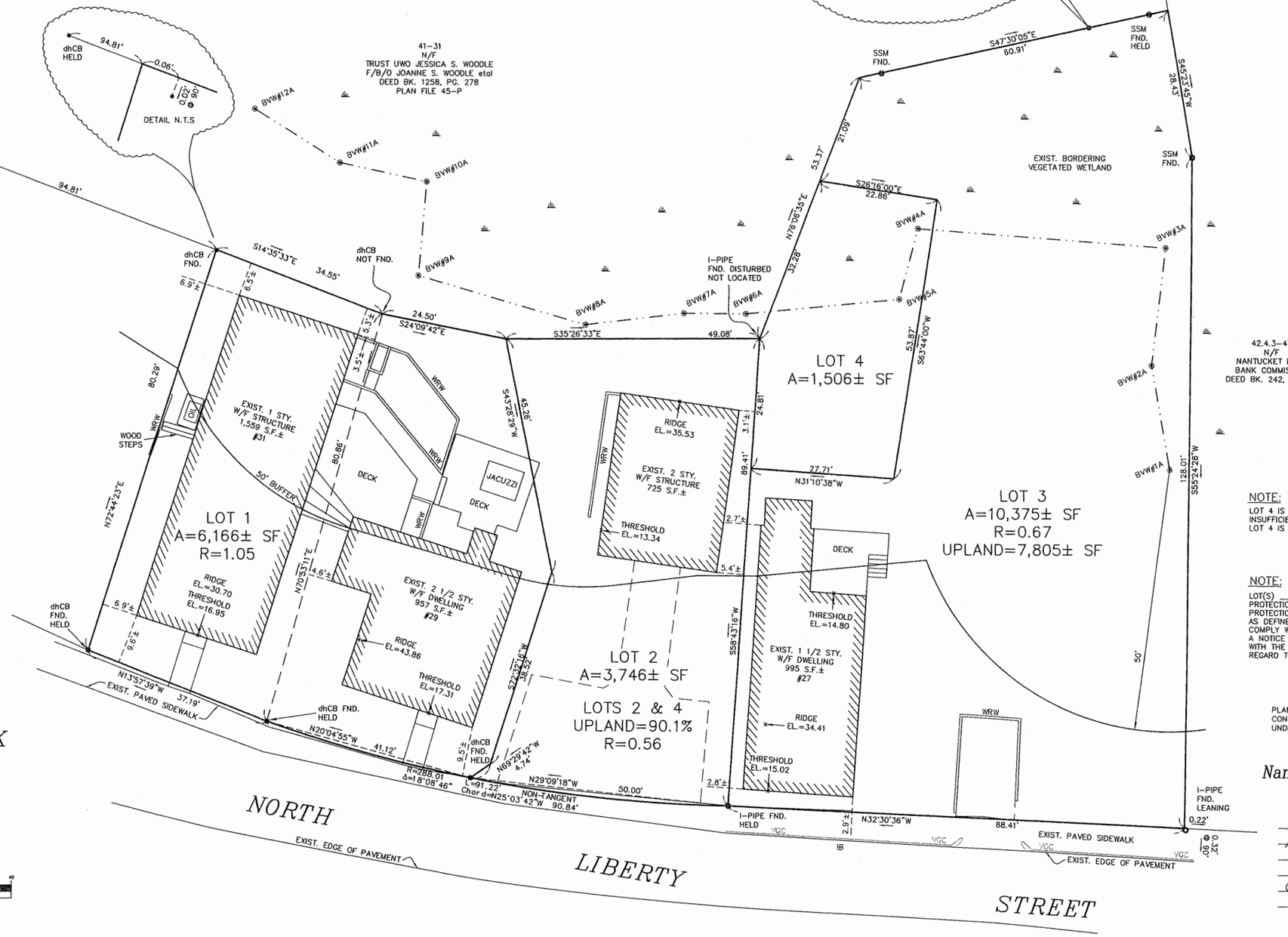


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

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

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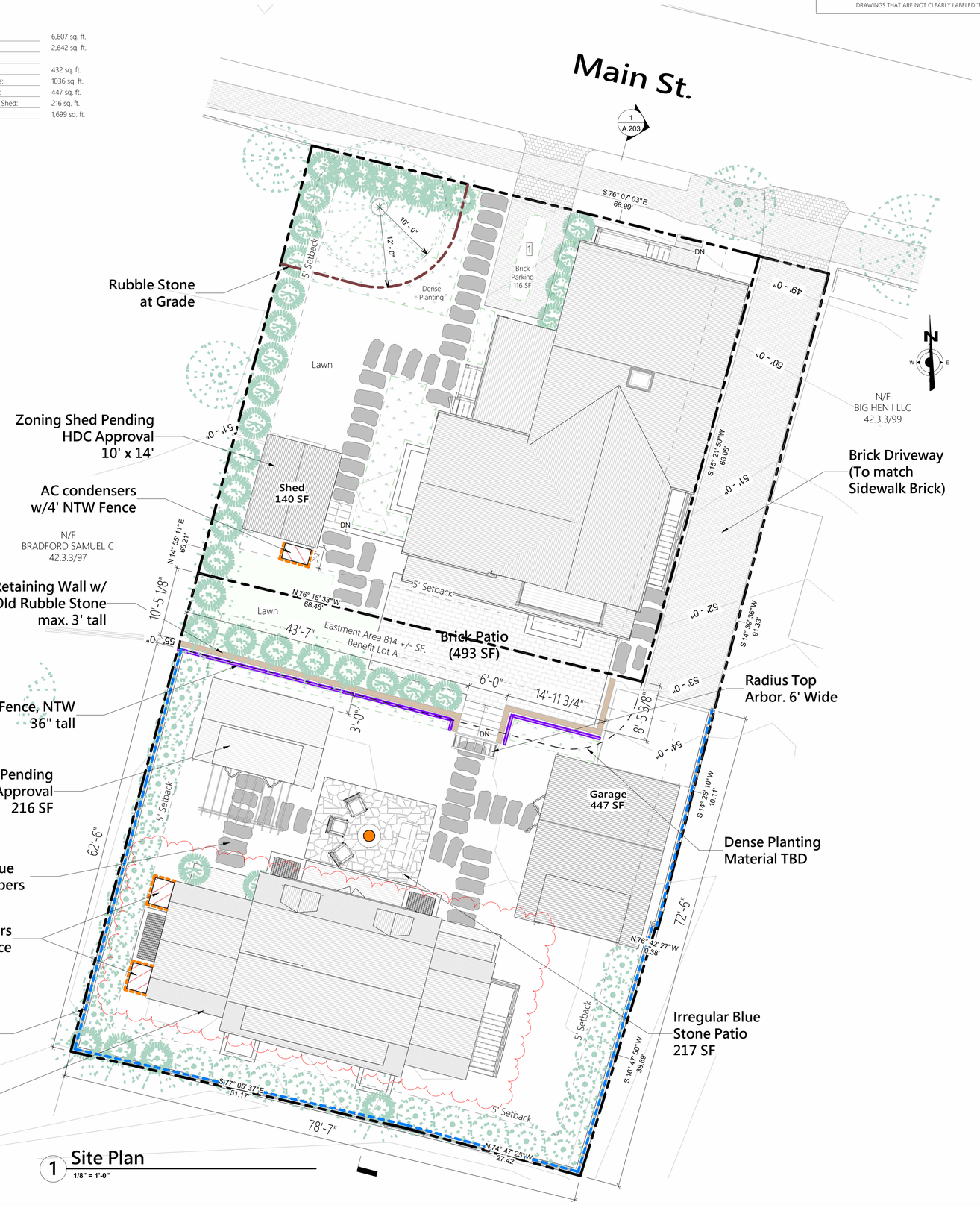
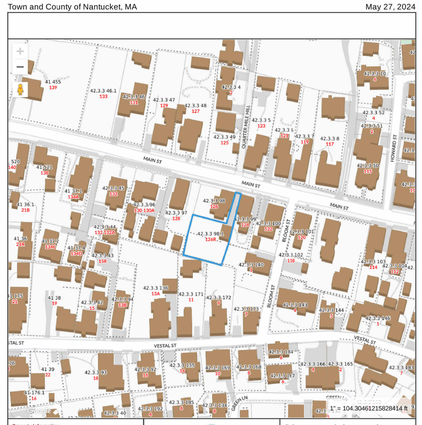
Property Info:

Map & Parcel:	42.3.3/98.1	Lot Size:	6,607 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	2,642 sq. ft.
Minimum Lot Size:	5,000 sq.ft.		
Frontage:	50 ft.	Existing Ground Coverage Garage:	432 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	1036 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Garage:	447 sq. ft.
Side/Rear Setback:	5 ft.	Proposed Ground Coverage Zoning Shed:	216 sq. ft.
		Total Proposed Ground Coverage:	1,699 sq. ft.



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

Town and County of Nantucket, MA — May 27, 2024



2 Locus Map
NTS

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Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
Site Plan

Date
05.30.2024

Revisions

C.100

Scale
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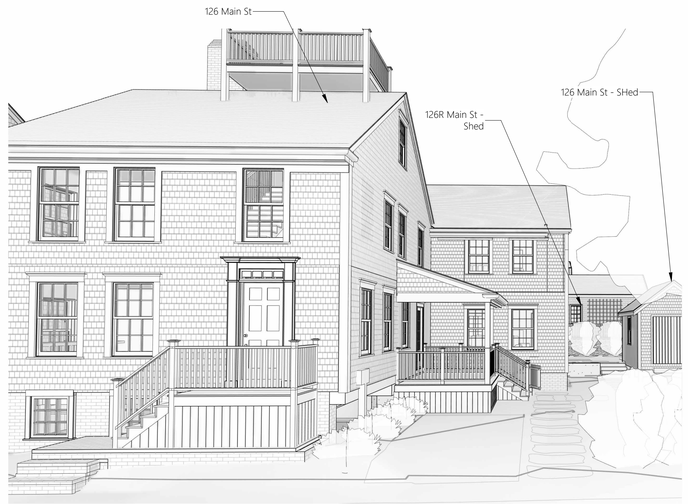
2 Street Elevations
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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Sheet
HDC Supplement

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Revisions

A.202

Scale 3/16" = 1'-0"

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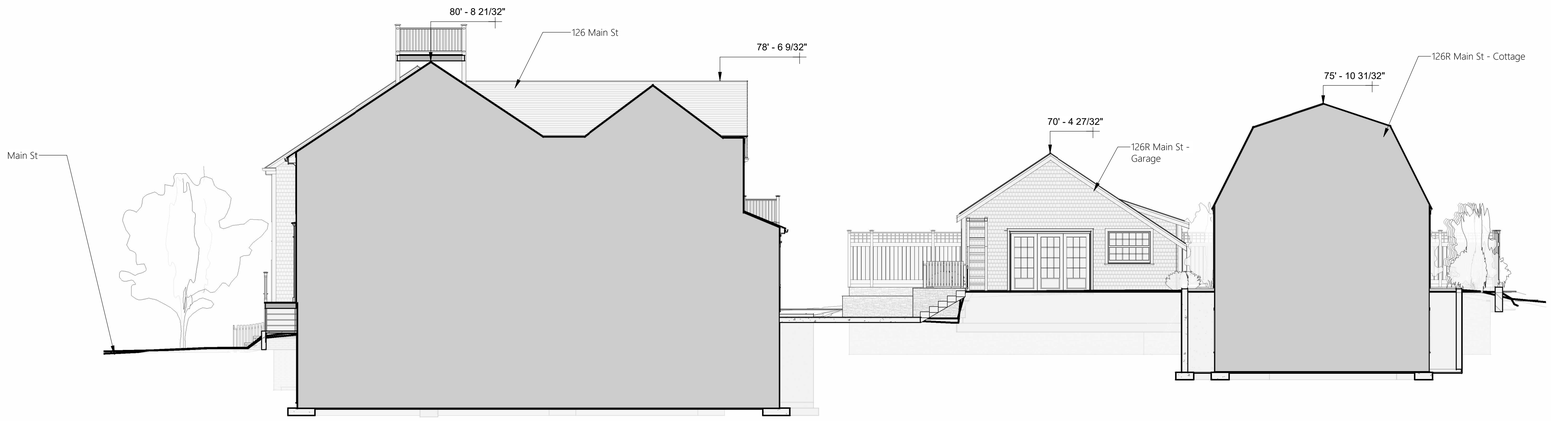

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1

4 Birds Eye View 3



3 Birds Eye View 2

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A.203

Scale 1/8" = 1'-0"

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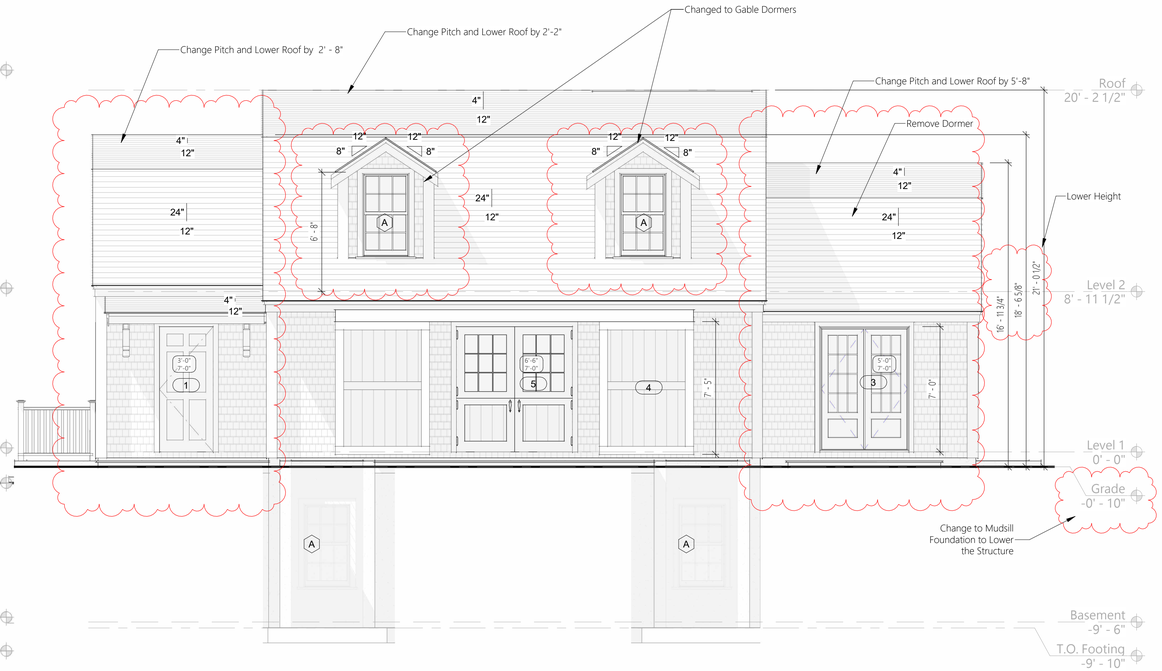
4 North Elevation - Previously Submitted



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



3 South Elevation - Previously Submitted



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

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126R Main Street Cottage

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Sheet
Exterior Elevations

Date
05.30.2024

Revisions

A.101

Scale 1/4" = 1'-0"

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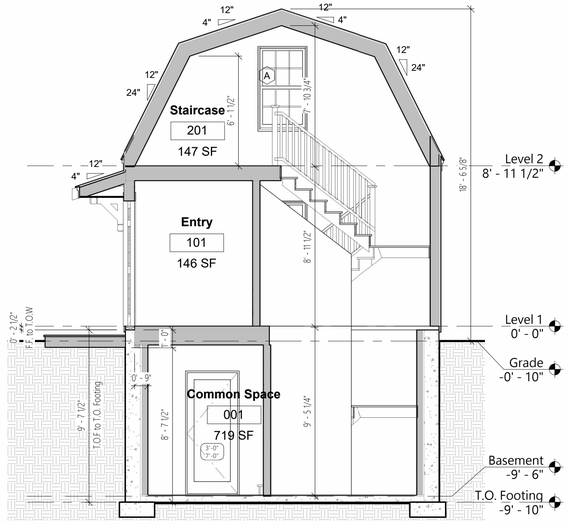
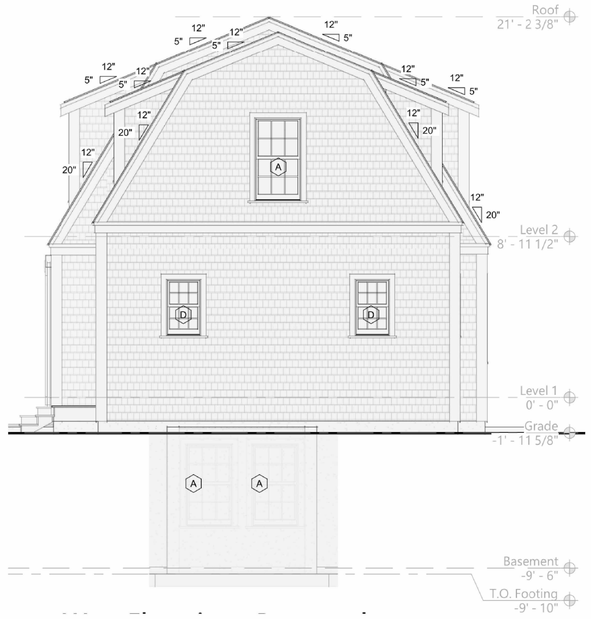
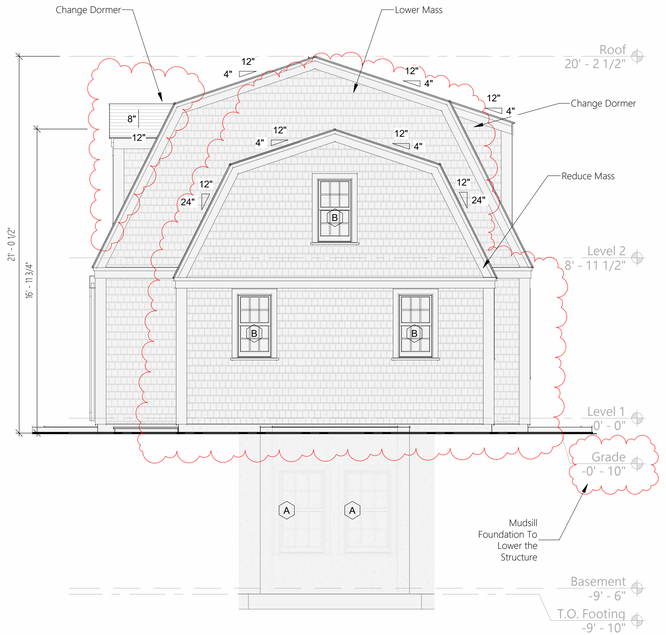


5 Building Section 1
1/4" = 1'-0"



2 Previously Submitted West Elevation



1 West Elevation - Proposed
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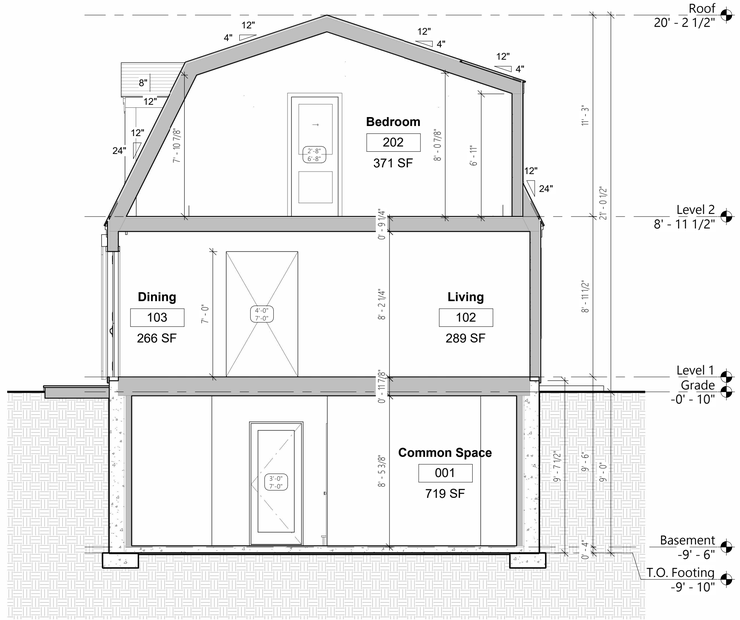
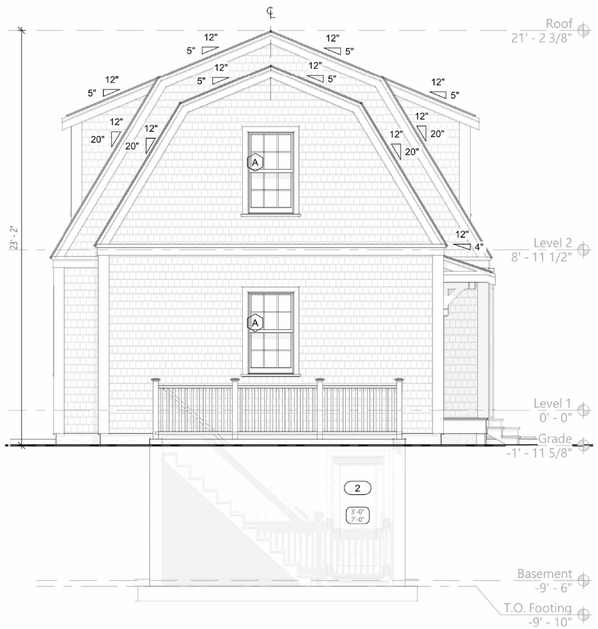
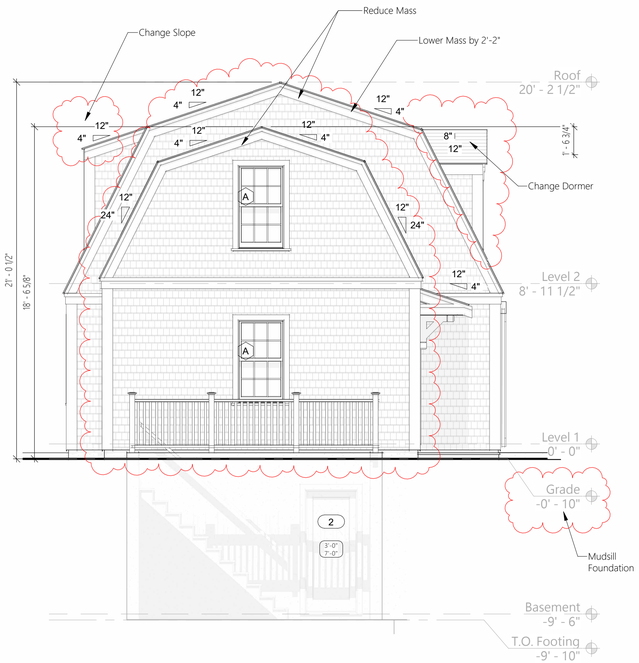


6 Building Section 2
1/4" = 1'-0"



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

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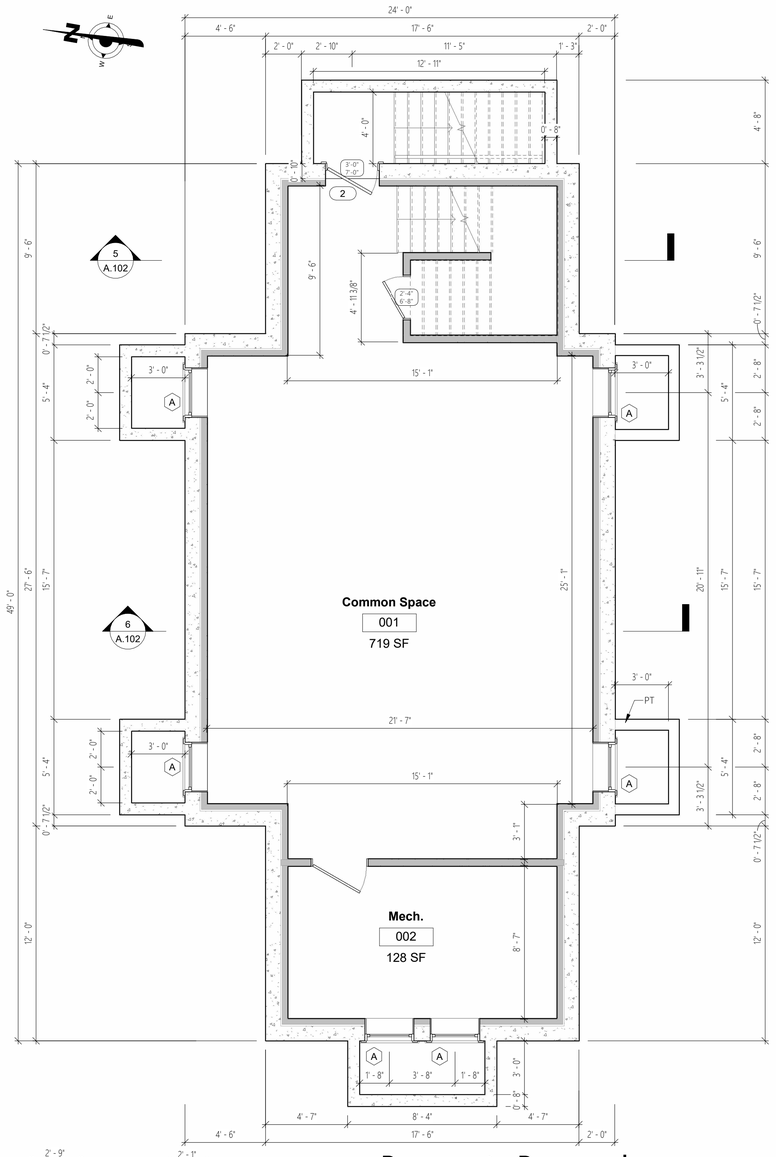
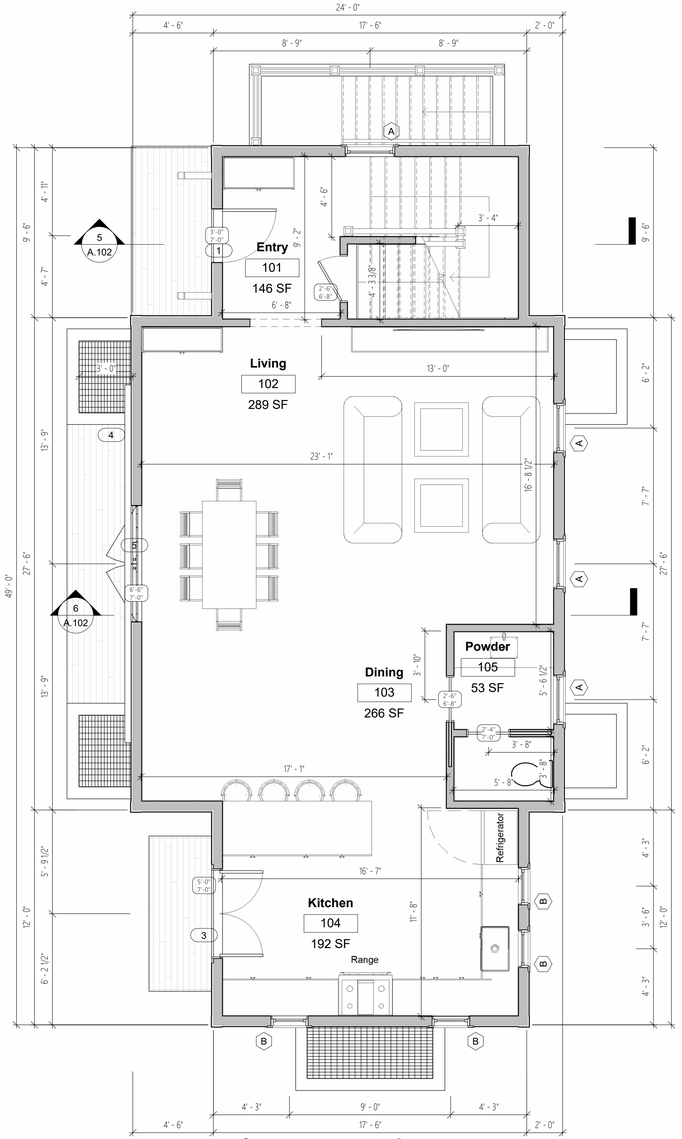
Note:

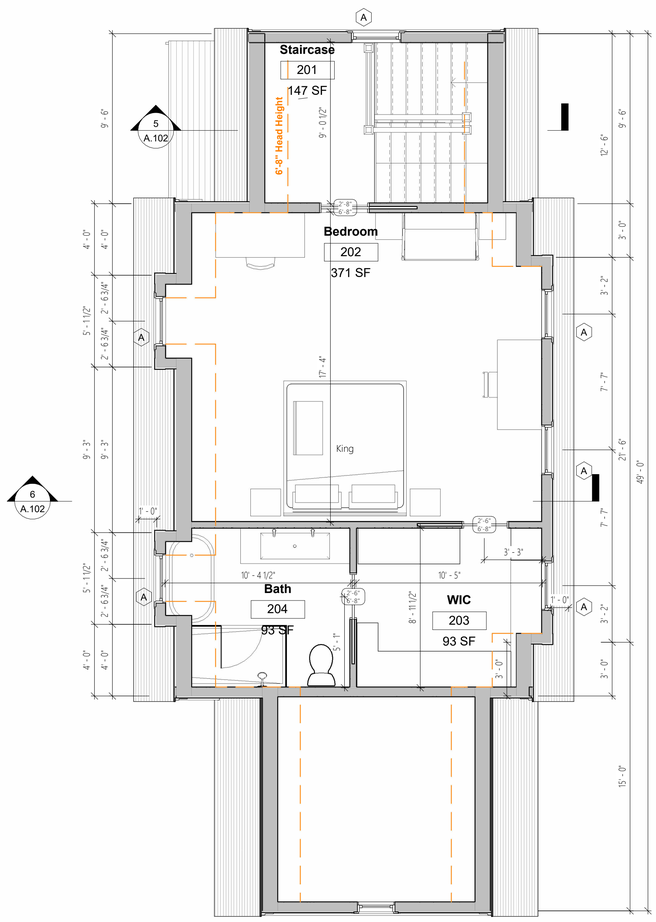
First Floor Area - 965 SF
Second Floor Area - 716 SF



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



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



2 Level 2 - Proposed
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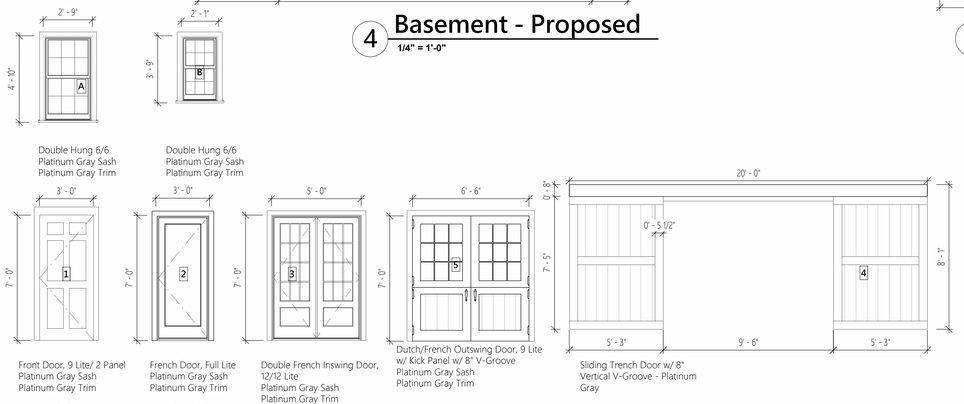

Windows & Doors Legend
1/4" = 1'-0"



5 3D View 1



6 3D View 2

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126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet

Floor Plans

Date

05.30.2024

Revisions

A.201

Scale 1/4" = 1'-0"

5/30/2024 9:23:59 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

SHED

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 98.1

Street & Number of Proposed Work: 12 & R MAIN STREET

Owner of record: K225 LLC

Mailing Address: PO BOX 2576 NANTUCKET, MA 02584

Contact Phone #: 508-901-1044 E-mail: CHIPSTAHL@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINA-LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Scanned Copy

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 216SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'3" South 14'3" East 14'3" West 14'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 08" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

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

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

Fence: Height: _____

Type: Pergola

Length: 8'4" H / 8' x 12'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 6" x1" Rake 6"x1" Soffit (Overhang) _____ Corner boards 6"x1" Frieze _____

Window Casing 4"x1" Door Frame 6"x1" Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other ~~Kolbe~~ 8/8 16LT/6/6/4LT AWNING

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

Doors* (type and material): ☐ TDL ☒ SDL Front 12LT/KICKPANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim PLATINUM GRAY Sash PLATINUM GRAY Doors PLATINUM GRAY

Deck _____ Foundation GRAY Fence PERGOLA-NEW Shutters _____

~~PLATINUM GRAY~~

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

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

Date 3/29/2024 Signature of owner of record _____ Signed under penalties of perjury

RECEIVED By APR 03 2024

Town and County of Nantucket, MA

March 26, 2024



Property Information

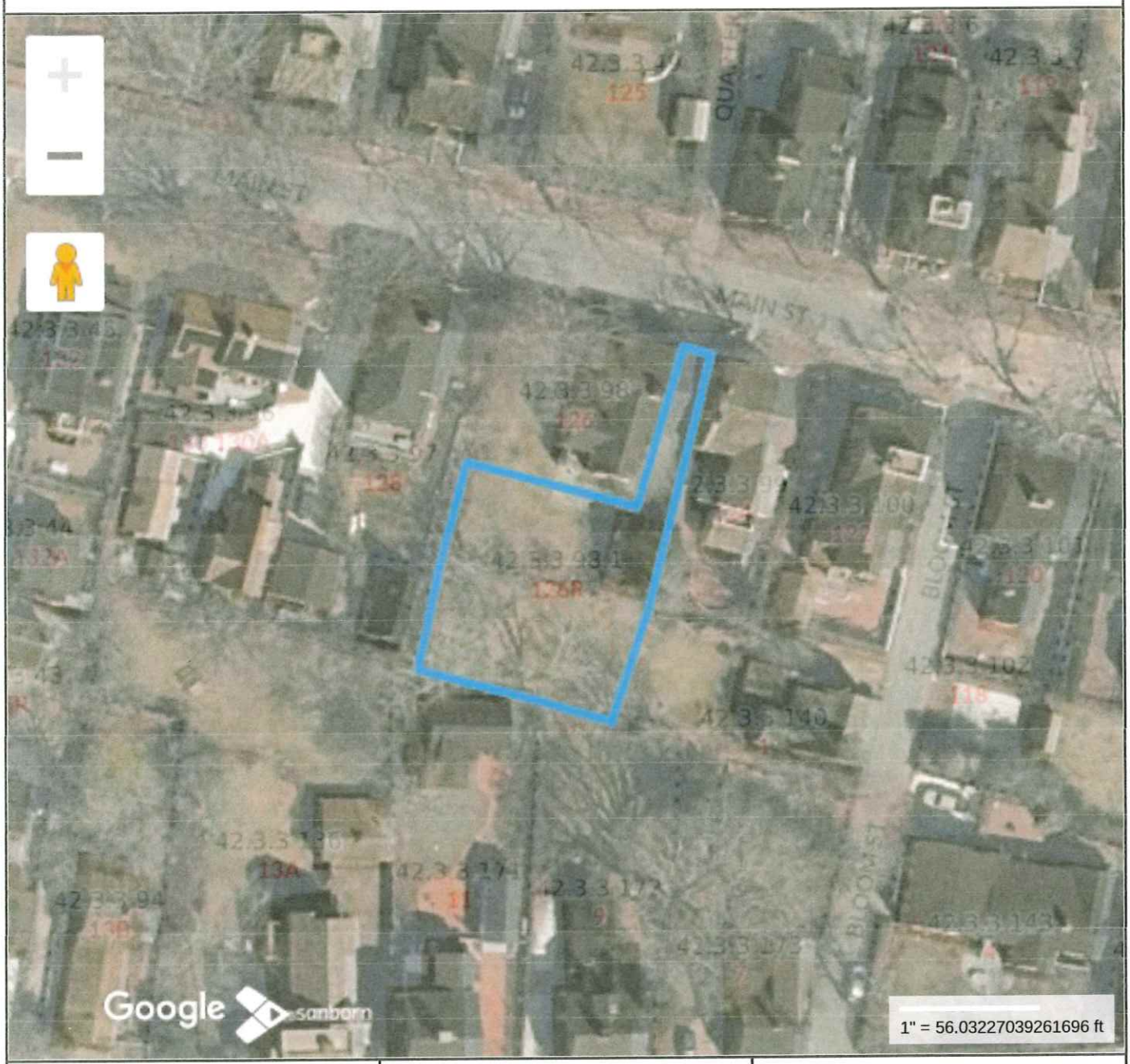
Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



Property Information

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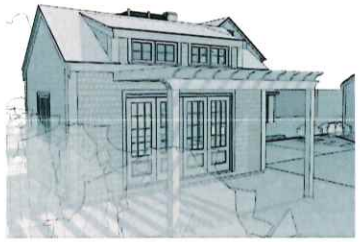
Geometry updated 02/08/2024
Data updated Jan. 2021

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

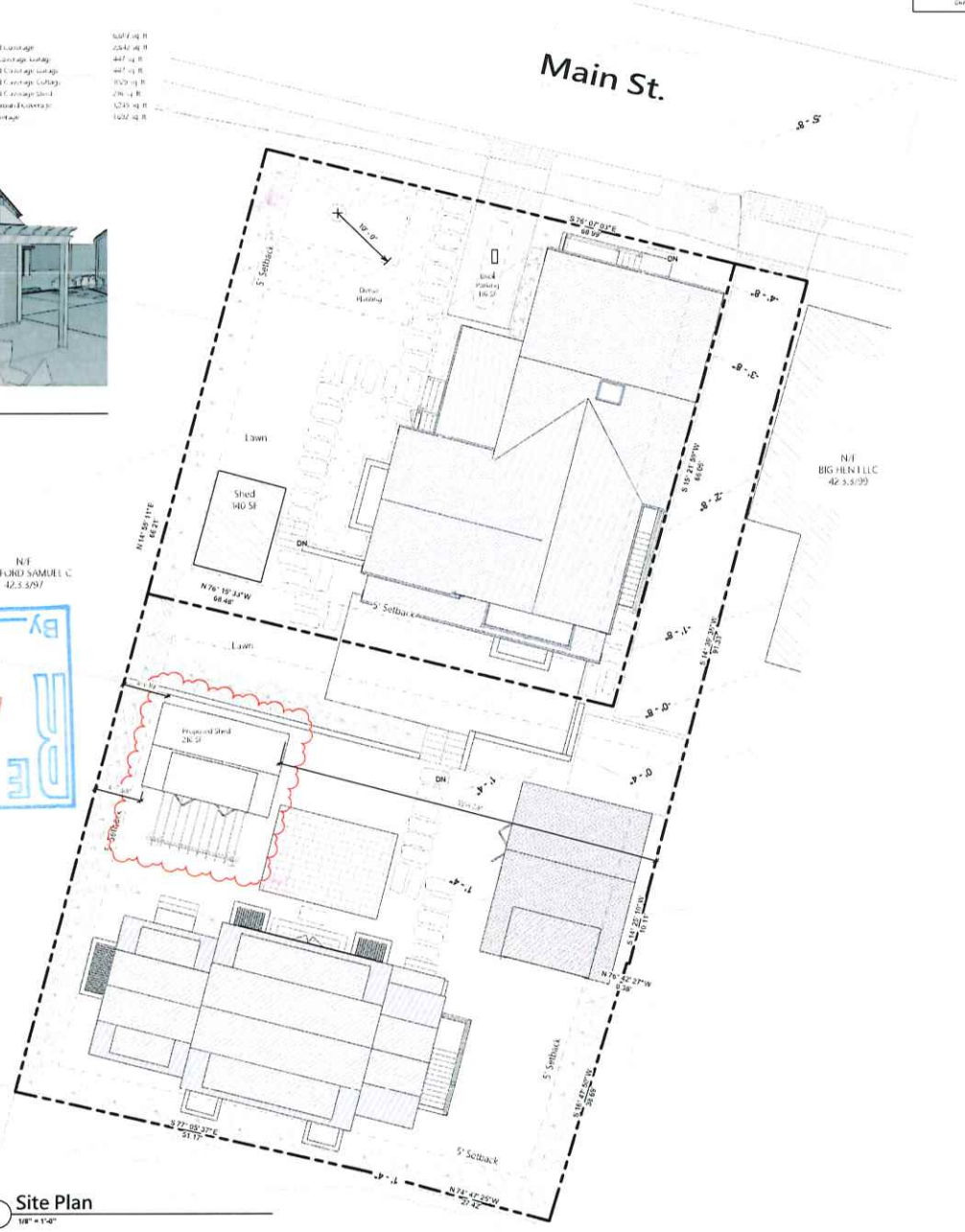
HDC Submission Only - Not For Construction

Property Info:

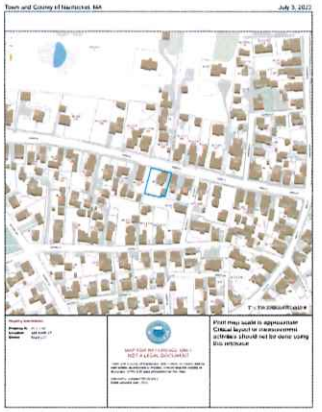
Map & Parcel	42-3-3/98	Lot Size	6,697 sq. ft.
District/Zoning	R-4H	Allowable Ground Coverage	2,542 sq. ft.
Minimum Lot Size	5,000 sq. ft.	Existing Ground Coverage Cottage	447 sq. ft.
Frontage	50 ft.	Proposed Ground Coverage Cottage	447 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	8,929 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Shed	216 sq. ft.
Side/Rear Setback	5 ft.	Total Proposed Ground Coverage	3,245 sq. ft.
		Total Ground Coverage	1,692 sq. ft.



3 Shed View



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



2 Locus Map
NTS

RECEIVED
APR 0 3 2024
By

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

126R Main Street Shed

126 Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

02.26.2024

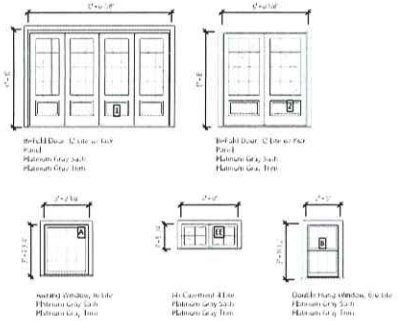
Revisions

C.100

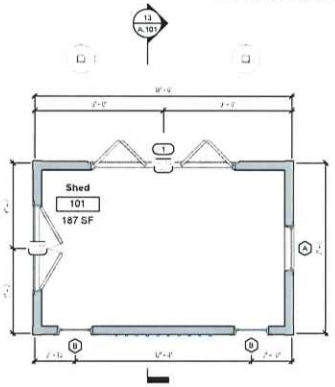
Scale As indicated

2/26/2024 5:17:07 PM

HDC Submission Only - Not For Construction



Door/Window Schedule
1/4" = 1'-0"



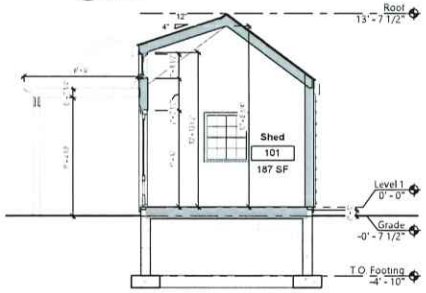
1 Level 1 - Proposed
1/4" = 1'-0"



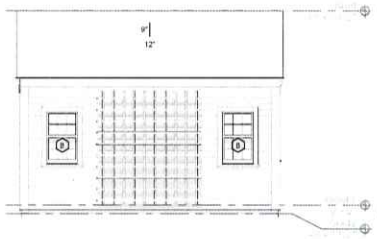
6 East Elevation - Proposed
1/4" = 1'-0"



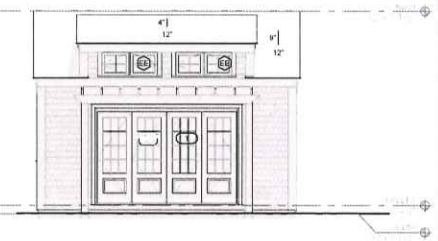
8 West Elevation - Proposed
1/4" = 1'-0"



13 Section 1
1/4" = 1'-0"

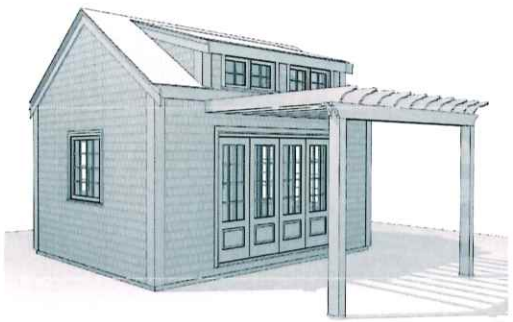


10 North Elevation - Proposed
1/4" = 1'-0"

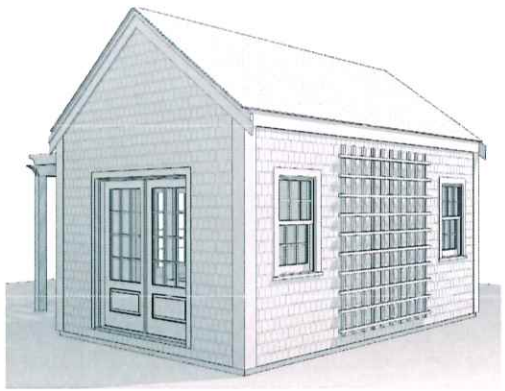


4 South Elevation - Proposed
1/4" = 1'-0"

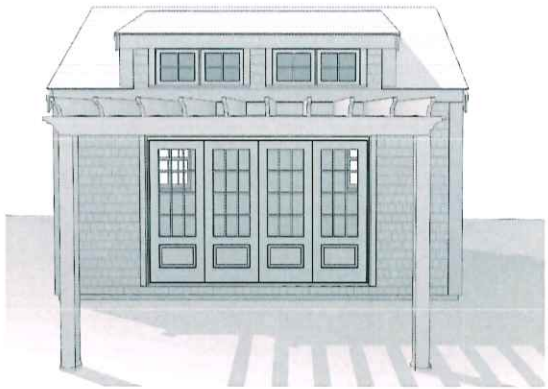




12 3D View 1



2 3D View 2



3 3D View 3

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

Project
126R Main Street.
Shed
Nantucket, MA 02554

Sheet
Shed

SHEET INDEX

C.101 Site Plan
A.101 Shed
Grand total: 2

Date
02.26.2024

Revisions

A.101

Scale 1/4" = 1'-0"

126R MAIN ST.– NEW DWELLING/SHED – SITED BEHIND EXISTING DWELLING AT 126 MAIN ST











126R MAIN STREET – NEW DWELLING AND SHED






TUNDRA







128 MAIN STREET ABUTTING PROPERTY – MAIN HOUSE/COTTAGE/GARAGE



PRIMARY DWELLING



COTTAGE



483 SF GARAGE

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			483.00 S.F.	$26,100	1

131 MAIN STREET – 1948 ORIGINAL SECTION – ACROSS THE STREET



COTTAGE BEHIND THE HOUSE



ORIGINAL LOCATION IN 2014



2018 THE BARN WAS MOVED OVER AND ADDED ONTO KEEPING THE BARN AREA INTACT



117 MAIN STREET

PRIMARY AND SECONDARY DWELLINGS





118 MAIN STREET – PRIMARY AND SECONDARY DWELLING







130A MAIN STREET ALONG WITH TWO OTHERS DWELLINGS ON SAME LOT





130B MAIN STREET



130 MAIN STREET



132 MAIN STREET PRIMARY AND SECONDARY DWELLING



132R MAIN STREET



134A MAIN STREET CONDO WITH TWO OTHER COTTAGES AND SHEDS



DWELLING



SHED



134C MAIN STREET REAR DWELLING CONDO

DWELLING



SHED



134D MAIN STREET



UPPER MAIN WITH MULTIPLE STRUCTURES BEHIND PRIMARY DWELLING FRONTING ON MAIN STREET – 138 - 156



136 - 108 SOUTH SIDE OF MAIN STREET AND 125 – 107 NORTH SIDE OF MAIN STREET



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

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

STREET ADDRESS 39 Monomoy Road

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

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

05/30/2024

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

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

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

Signature 05/30/2024

Signature Date

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

/	Date submitted to 2 Fairgrounds Road: 05/30/2024
/	Address & HDC Case Number (ie HDC2020-05-0265): 39 MONOMOY ROAD HDC2022-08-6851
X	Copy of Minutes (application item circled)
/	Reduced (8 ½ x 11) copy of application
/	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
/	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
/	One set reduced plans: 8 ½ x11
/	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
/	Submit documents to PLUS at 2 Fairgrounds Road
/	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 05/30/2024

WORKSHOP/APD

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

HDC MEETING MINUTES

V. 2024.05.14

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

HDC Meeting Minutes
Additional Information to HDC Case No. HDC2022-08-6851

39 Monomoy Road – Hain House:

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

Motion to hold for revisions:
1. The windows in the addition feel too tall and not aligning with proportions of the existing house

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

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

Street & Number of Proposed Work: 39 MONOMOY ROAD

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

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

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☒ Revisions to previous Cert. No. HDC2022-08-6851
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: 91'- 5" Sq. Footage 1st floor: 2,626 SF
Width: 72'- 4 1/2" Sq. footage 2nd floor: 1,760 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 22' X 21' ☒ 1st floor ☐ 2nd floor
Size: 10' X 19' ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 26'-6 1/2" South 26'-6 1/2" East 26'-6 1/2" West 23'-6 1/2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, SLIDING DOOR # OF LITES INCREASED
2. South Elevation — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, TALL WINDOW AT CONNECTOR REPLACED WITH (2) DOUBLE HUNG WINDOWS, DORMER HEIGHT REDUCED
3. West Elevation — N/A
4. North Elevation — DOUBLE HUNG WINDOW SIZE REDUCED AND PROPORTION ADJUSTED, SLIDING DOOR LITES INCREASED, DORMER HEIGHT REDUCED

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-6" / 11'-2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9.78 /12 9.56/12 Secondary Mass 9.25 /12 _____ Dormer 5 /12 _____ Other 5/12 SLOPED ROOF - EAST ELEV

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) EXISTING - WHITE

Leaders (material and size): EXISTING 3" WIDE, WHITE ALUMINUM

Sidewall: ☒ White cedar shingles NATURAL TO WEATHER ☒ Clapboard (exposure: TO MATCH inches) Front ☒ PTD WHITE Side ☐ _____
☐ Other EXST

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards 5 1/2" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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

Doors* (type and material): ☒ TDL ☒ SDL Front 1 PANEL 4 LITE Rear 1 PANEL 9 LT, 4 PANEL 15 LT Side 1 PANEL 9 LT, 2 PANEL 15 LT, 4 PANEL 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

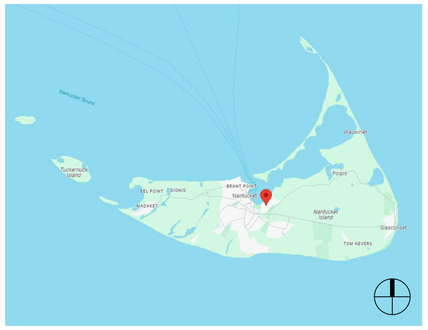
Date 0 04/04/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

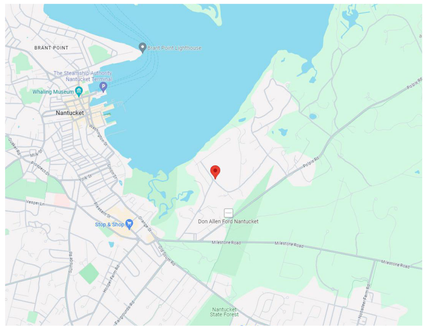
M39 MAIN HOUSE

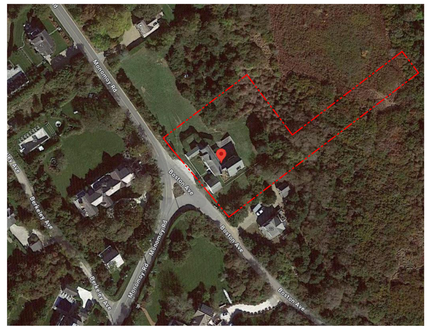
HDC REVISIONS TO PREVIOUS CERT: HDC2022-08-6851

MAIN HOUSE
05/30/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	02/26/2024 - HDC SUBMISSION	04/04/2024 - HDC REVISION	05/30/2024 - HDC REVISION II
TITLE				
HDC-00	TITLE SHEET	•	•	•
GENERAL				
HDC-01	GENERAL NOTES	•		
HDC-02	WINDOW & DOOR LEGENDS	•	•	•
HDC-03	EXISTING CONDITIONS	•	•	•
HDC-04	EXISTING WINDOW SURVEY - ELEVATIONS	•	•	•
HDC-05	EXISTING WINDOW SURVEY - ELEVATIONS	•	•	•
HDC-06	EXISTING WINDOW SURVEY - PLANS	•	•	•
HDC-07	EXISTING WINDOW SURVEY - PLANS	•	•	•
HDC-08	EXISTING WINDOW SURVEY - SCHEDULE	•	•	•
ZONING				
HDC-09	SITE PLAN	•	•	•
ARCHITECTURAL				
HDC-10	BUILDING ELEVATIONS	•	•	•
HDC-11	BUILDING ELEVATIONS	•	•	•
HDC-12	BUILDING ELEVATIONS	•	•	•
HDC-13	BUILDING ELEVATIONS	•	•	•
HDC-20	BASEMENT FLOOR PLAN	•	•	•
HDC-21	FIRST FLOOR PLAN	•	•	•
HDC-22	SECOND FLOOR PLAN	•	•	•
HDC-23	ROOF PLAN	•	•	•

HDC PROPOSED COLORS

SASH (EXISTING): WHITE
TRIM (EXISTING): WHITE
SHUTTERS (EXISTING): GREEN
SASH (PROPOSED): WHITE
TRIM (PROPOSED): WHITE

ZONING INFORMATION

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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

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

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

SURVEYOR
BRACKEN ENGINEERING
19 Old South Road
Nantucket, MA 02554

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

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	As indicated
PROJ. NO.	323035

TITLE SHEET

HDC-00

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GENERAL NOTES:

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

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

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

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM. LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL,50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

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

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

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

R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 FT^2 (0.530 M^2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

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

R310.2.2 WINDOW SILL HEIGHT

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

R310.2.3 WINDOW WELLS

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M^2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

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

R310.2.3.1 LADDER AND STEPS

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

R311.2 EGRESS DOOR

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

R311.2.1 INTERIOR DOORS

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

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

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS

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

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

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

R312.2.1 WINDOW SILLS

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

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

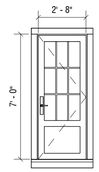
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

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

ABBREVIATIONS

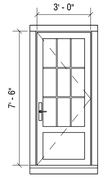
ABOVE FINISHED FLOOR	AFF	INCHES	IN.
ACCESS PANEL	A.P.	INSULATION	INSUL.
ACOUSTICAL	ACOUS.	JUNCTION BOX	J.B.
ADJACENT	ADJ.	LAMINATE	LAM.
AIR CONDITIONING	A/C	LOW VOLTAGE	L.V.
ALUMINUM	AL.	MATERIAL	MATL
APPROXIMATE	APPROX.	MAXIMUM	MAX.
ARCHITECTURAL	ARCH.	MECHANICAL	MECH.
BLOCKING	BLKG	METAL	MTL.
CEILING	CLG.	MINIMUM	MIN.
CEILING HEIGHT	C.H.	MISCELLANEOUS	MISC.
CENTER LINE	CL	MOLDING	MLDG.
CERAMIC TILE	C.T.	MOUNTED	MTD.
COLUMN	COL.	MULLION	MUL.
CONCRETE	CONC.	NOMINAL	NOM.
CONSTRUCTION	CONST.	NOT APPLICABLE	N.A.
CONTINUOUS	CONT.	NOT IN CONTRACT	N.I.C.
DETAIL	DTL.	NUMBER	NO.
DIMENSION	DIM.	ON CENTER	O.C.
DOOR	DR.	OPENING	OPNG
DOUBLE	DBL.	OPPOSITE/OPPOSITE HAND	OPP./OPH
DOWN	DN.	PAINTED	PTD.
DRAWING	DWG.	PARTITION	PARTN.
EACH	EA.	PLASTER	PL.
ELECTRIC/ELECTRICAL	ELEC.	PLASTIC LAMINATE	P.LAM
ELEVATION	EL.	PLYWOOD	PLYWD., PLY
EMERGENCY	EMER.	QUANTITY	QTY.
EQUAL	EQ.	RECESSED	REC.
EQUIPMENT	EQPT.	REQUIRED	REQ'D
EXISTING	EXIST.	RETURN AIR	R.A.
EXTERIOR	EXT.	REVISE/REVISION	REV.
FINISH	FIN	ROUGH OPENING	R.O.
FINISH FLOOR	FIN. FL.	SCHEDULE	SCHED.
FIREPROOF	FPRF.	SECTION	SECT.
SELF-CLOSING	S.C.	SHEET	SHT.
FLOOR	FL.	SIMILAR	SIM.
FLUORESCENT	FLUOR.	SOLID CORE	SC
FOOT/FEET	FT.	SQUARE FOOT	SQ.FT.
BY OTHERS/OWNER	B.O.	STAINLESS STEEL	S.STL.
GLASS	GL.	STANDARD	STD.
GRILLE	GRIL.	STEEL	STL.
GROUND FAULT INTER.

DOOR LEGEND - PROPOSED



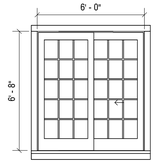
01

TYPE: 1 PANEL / 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: LEPAGE CUSTOM



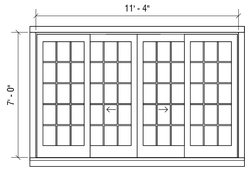
02

TYPE: 1 PANEL / 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SWING
MFGR: LEPAGE CUSTOM



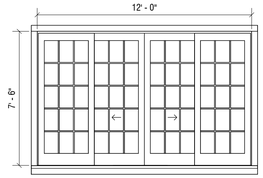
03

TYPE: 2 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM



04

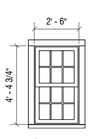
TYPE: 4 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM



05

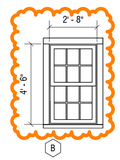
TYPE: 4 PANEL / 15 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SLIDER
MFGR: LEPAGE CUSTOM

WINDOW LEGEND - PROPOSED



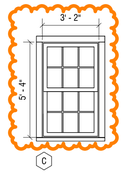
A

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



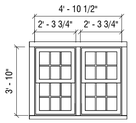
B

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



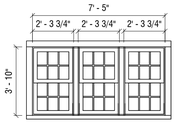
C

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



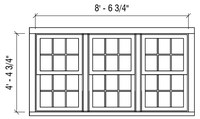
D1

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



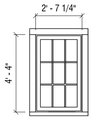
D2

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



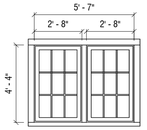
E

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



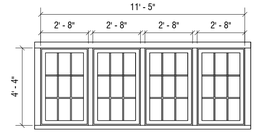
F1

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



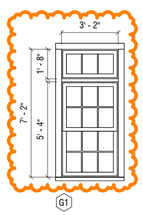
F2

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



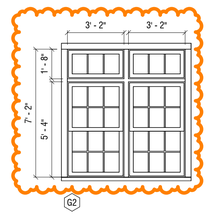
F3

TYPE: 9 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM



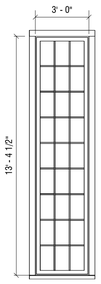
G1

TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



G2

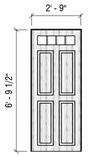
TYPE: 3/6/6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG + FIXED
MFGR: LEPAGE CUSTOM



I

TYPE: 27 LITE
SASH: WHITE
TRIM: WHITE
MODEL: FIXED
MFGR: LEPAGE CUSTOM

DOOR LEGEND - EXISTING



06

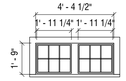
TYPE: 1 PANEL / 4 LITE
SASH: NATURAL WOOD
TRIM: WHITE
MODEL: SWING

WINDOW LEGEND - EXISTING



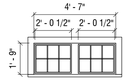
J

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



K

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



L

TYPE: 6 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



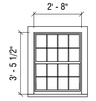
M

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



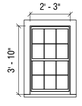
N

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



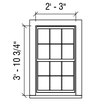
O

TYPE: 8/8 LITE
SASH: WHITE
TRIM: WHITE
MODEL: DOUBLE HUNG



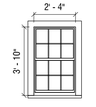
P

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



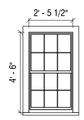
Q

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



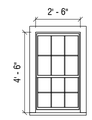
R

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



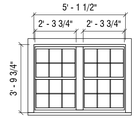
S

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



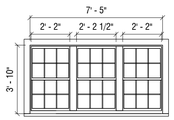
T

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



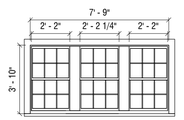
U

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



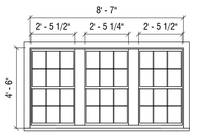
V

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



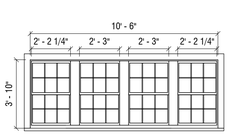
W

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



X

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



Y

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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

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

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

WINDOW & DOOR LEGENDS

HDC-02

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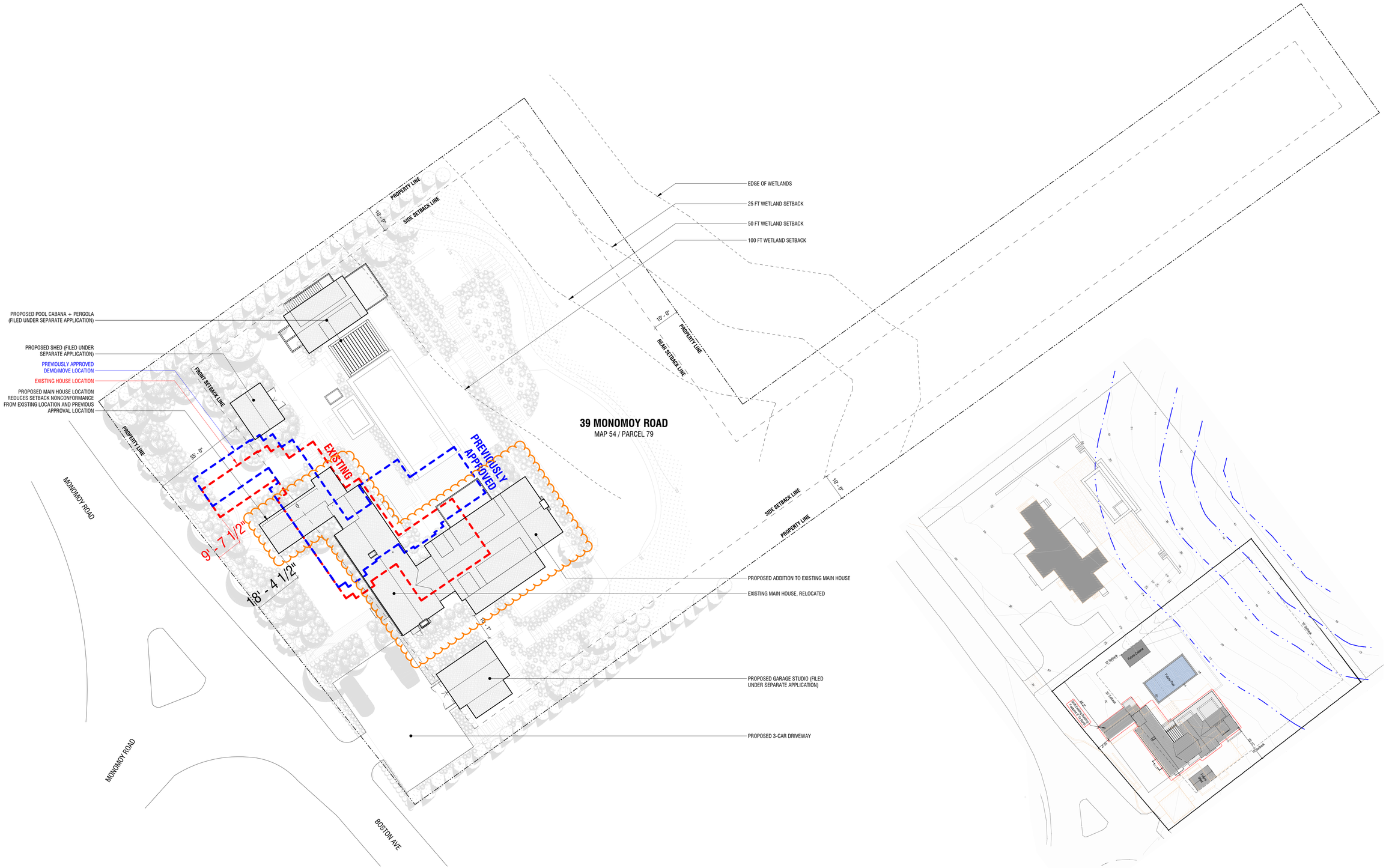

1 SITE PLAN
1/16" = 1'-0"

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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
04/04/2024	HDC REVISION
05/30/2024	HDC REVISION II

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	As indicated
PROJ. NO.	323035

SITE PLAN

HDC-09

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1 EXISTING ELEVATION - WEST

1/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - WEST

1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - WEST

1/8" = 1'-0"



4 PROPOSED ELEVATION - WEST

1/4" = 1'-0"

M39

MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

WORKSHOP/APD

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

BUILDING ELEVATIONS

HDC-10

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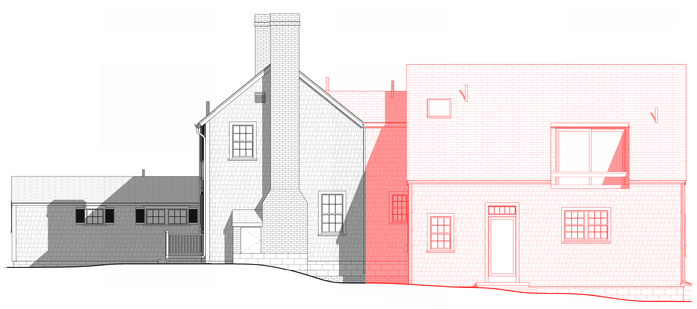
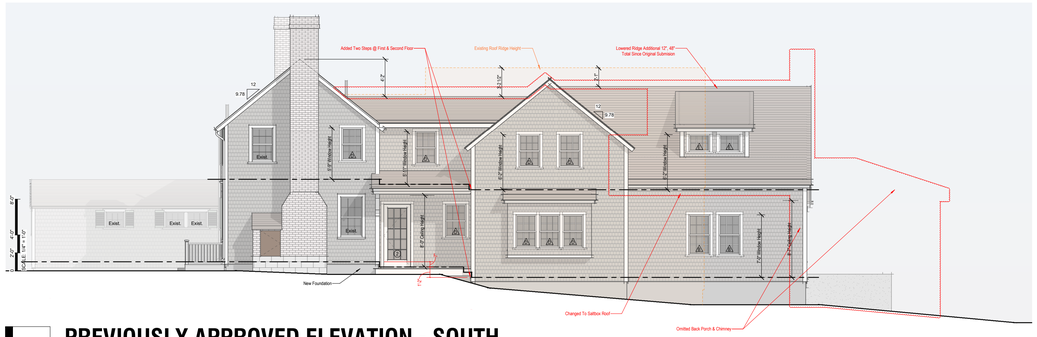


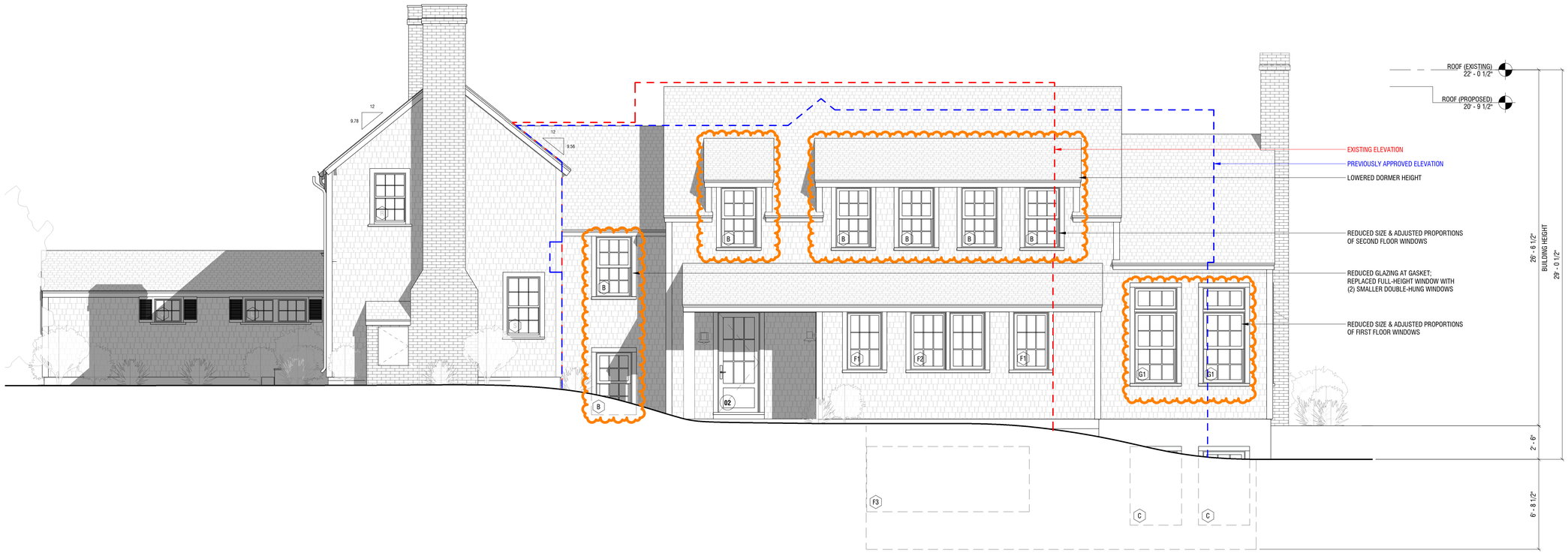
1 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"



2 PREVIOUSLY APPROVED ELEVATION - SOUTH
1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - SOUTH
1/8" = 1'-0"



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

M39
MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

ARCHITECT
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SIGN & SEAL

ISSUES

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PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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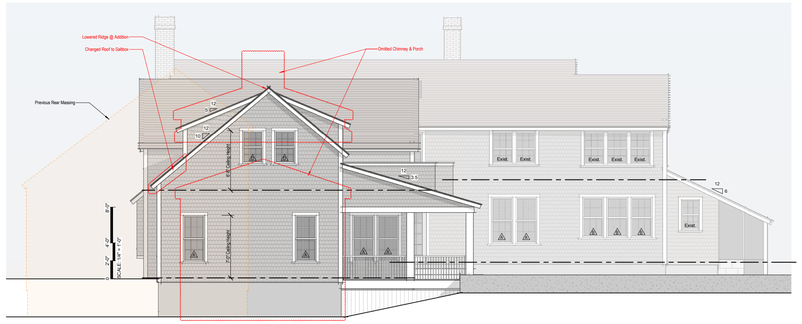
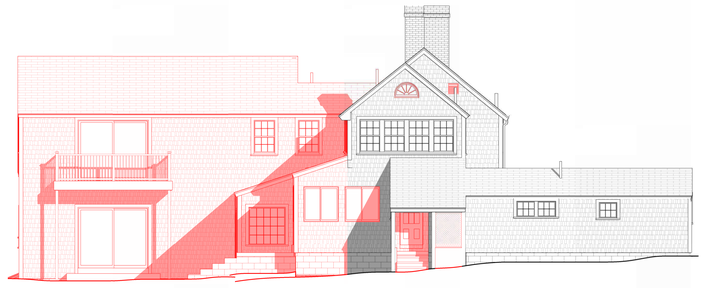
1 EXISTING ELEVATION - EAST

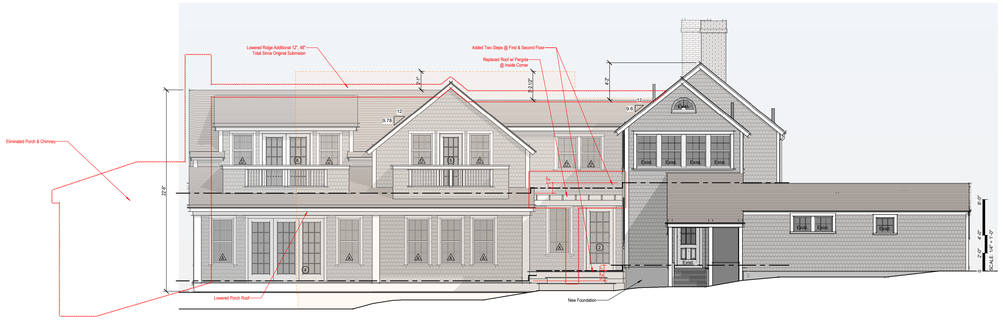
1/8" = 1'-0"


Lowered Ridge @ Addition
Changed Roof to Gable
Previous Rear Massing
Omitted Chimney & Porch
Exist.
Exist.
Exist.
Exist.
Exist.
Exist.
12
5
12
12
9.25
12
9.25
12
6
9.25
9.25
9.25



1 EXISTING ELEVATION - NORTH

1/8" = 1'-0"



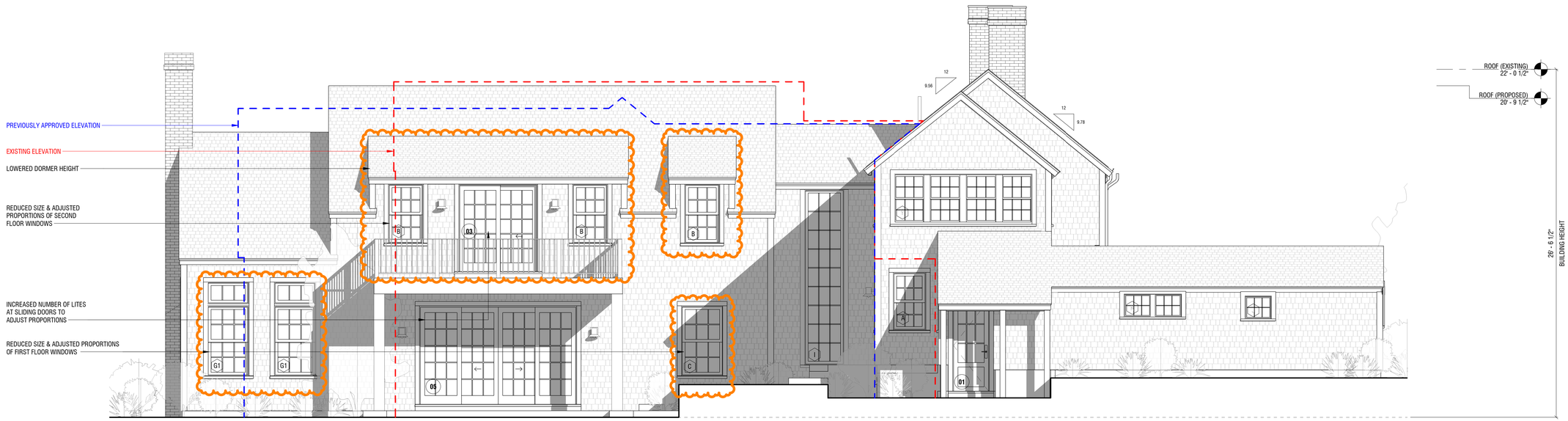
2 PREVIOUSLY APPROVED ELEVATION - NORTH

1/8" = 1'-0"



3 PRIOR SUBMISSION 04/04/24 - NORTH

1/8" = 1'-0"



4 PROPOSED ELEVATION - NORTH

1/4" = 1'-0"

M39

MAIN HOUSE

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
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BUILDING ELEVATIONS

HDC-13

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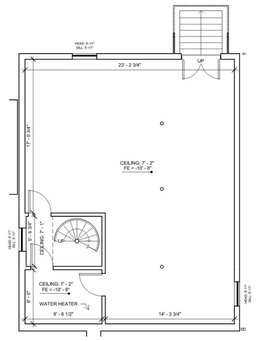
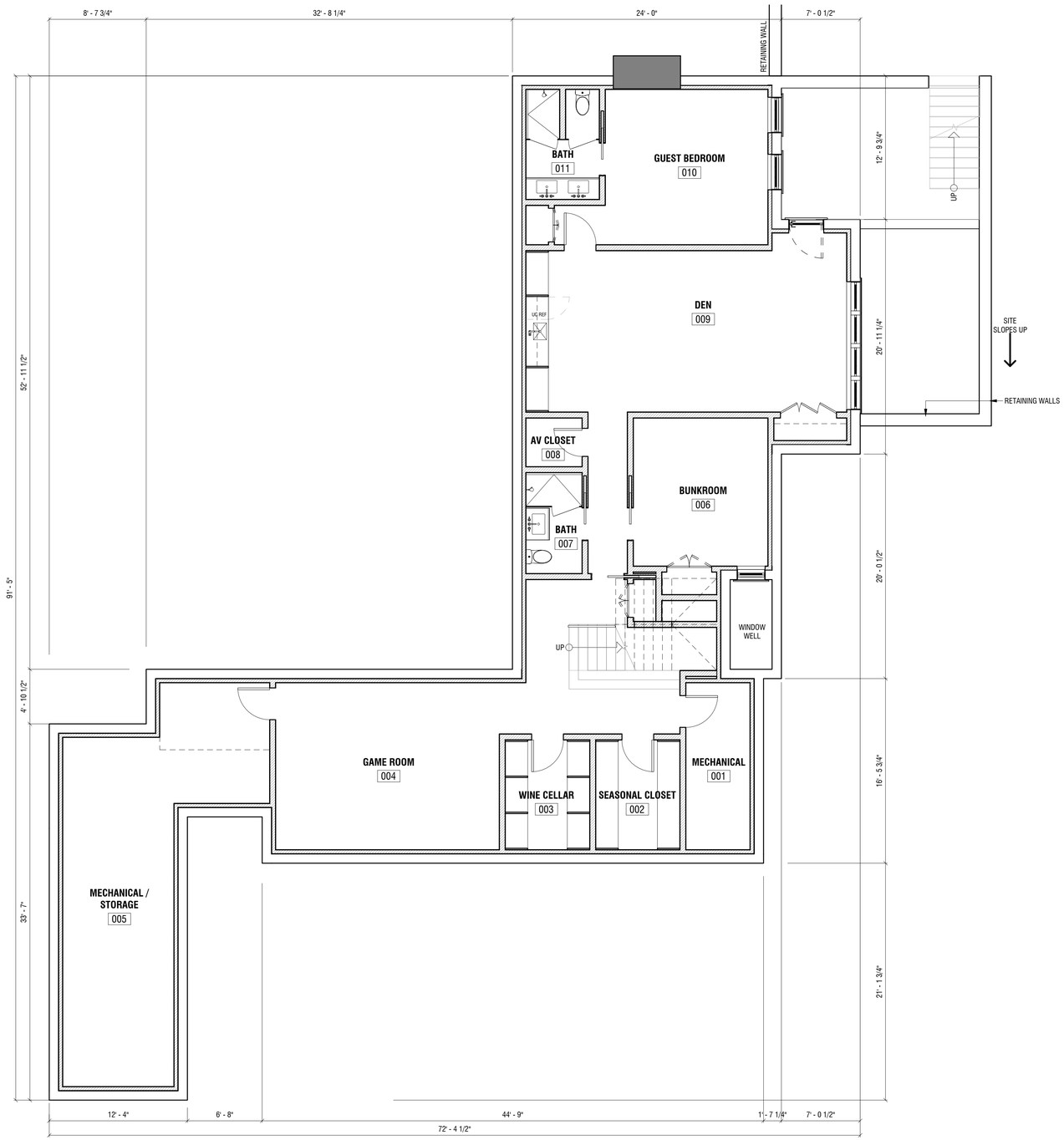


1 EXISTING - BASEMENT FLOOR PLAN

1/8" = 1'-0"



2 BASEMENT FLOOR PLAN

3/16" = 1'-0"

M39

MAIN HOUSE

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NANTUCKET, MA 02554

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BASEMENT FLOOR PLAN

HDC-20

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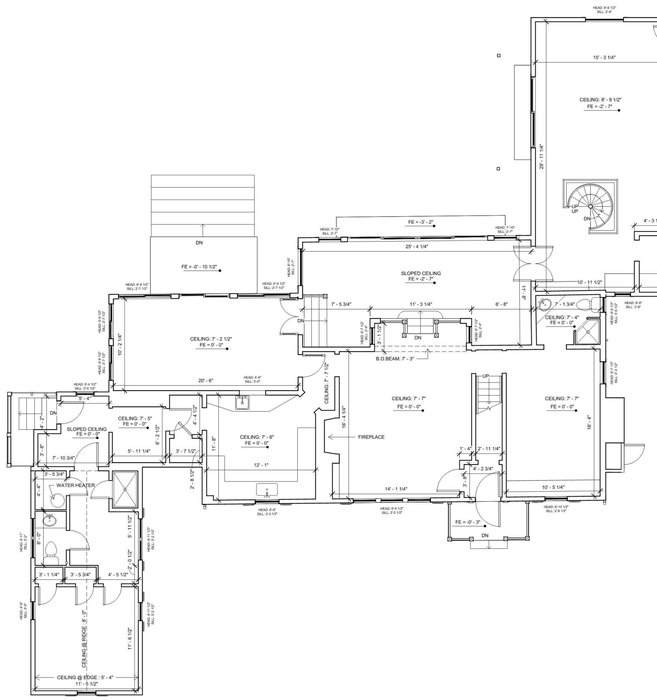
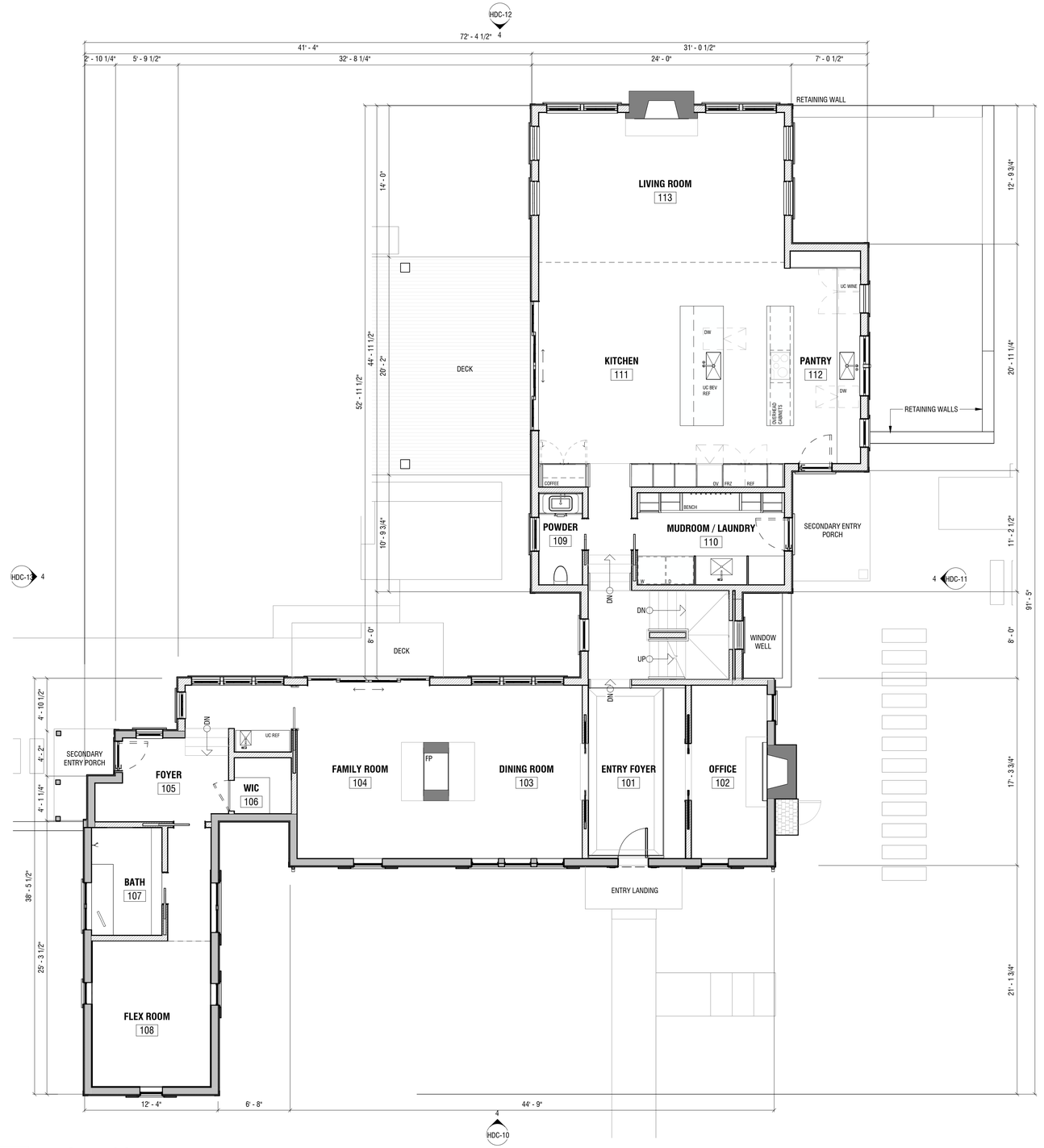


1 EXISTING - FIRST FLOOR PLAN

1/8" = 1'-0"



2 FIRST FLOOR PLAN

3/16" = 1'-0"

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FIRST FLOOR PLAN

HDC-21

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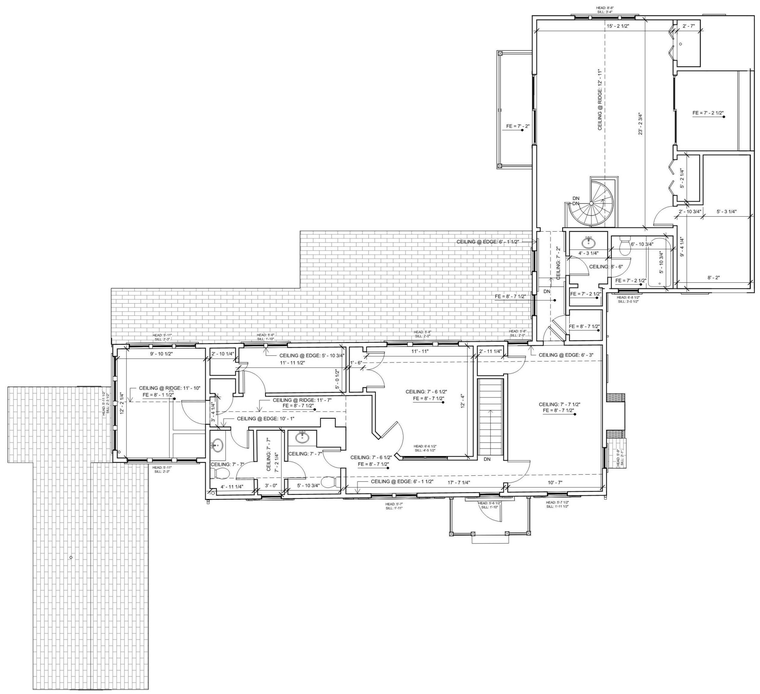
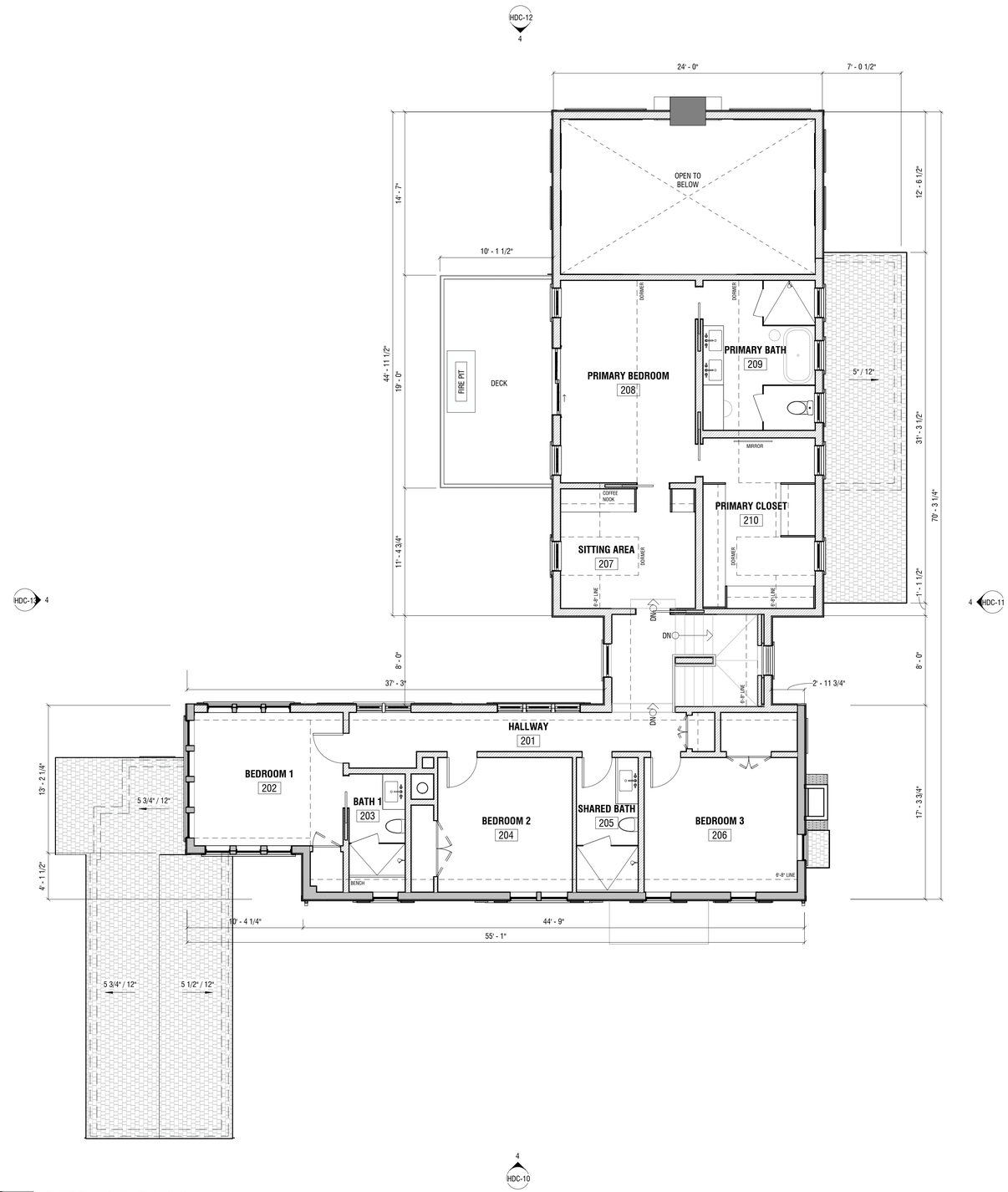


1 EXISTING - SECOND FLOOR PLAN

1/8" = 1'-0"



2 SECOND FLOOR PLAN

3/16" = 1'-0"

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39 MONOMOY ROAD
NANTUCKET, MA 02554

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REVISIONS

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SIGN & SEAL

ISSUES

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
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SECOND FLOOR PLAN

HDC-22

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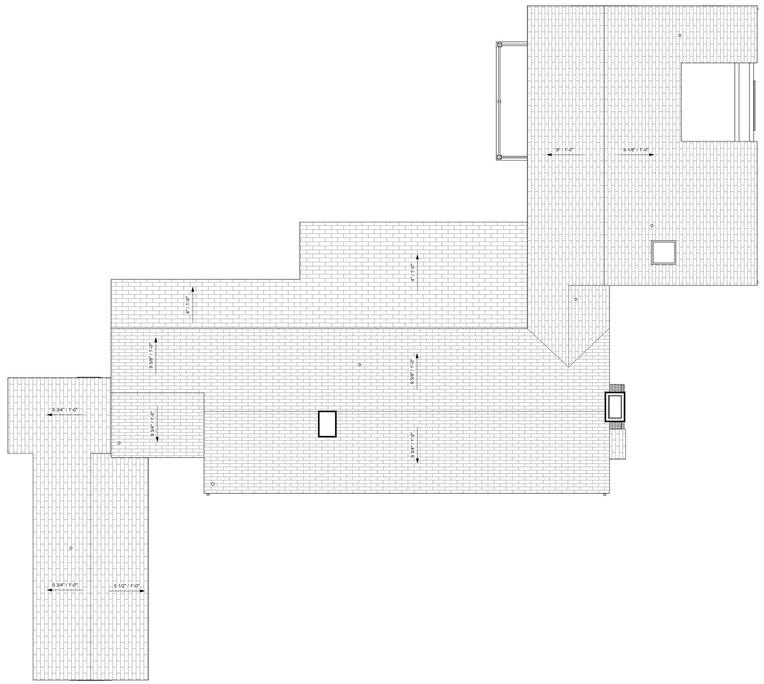
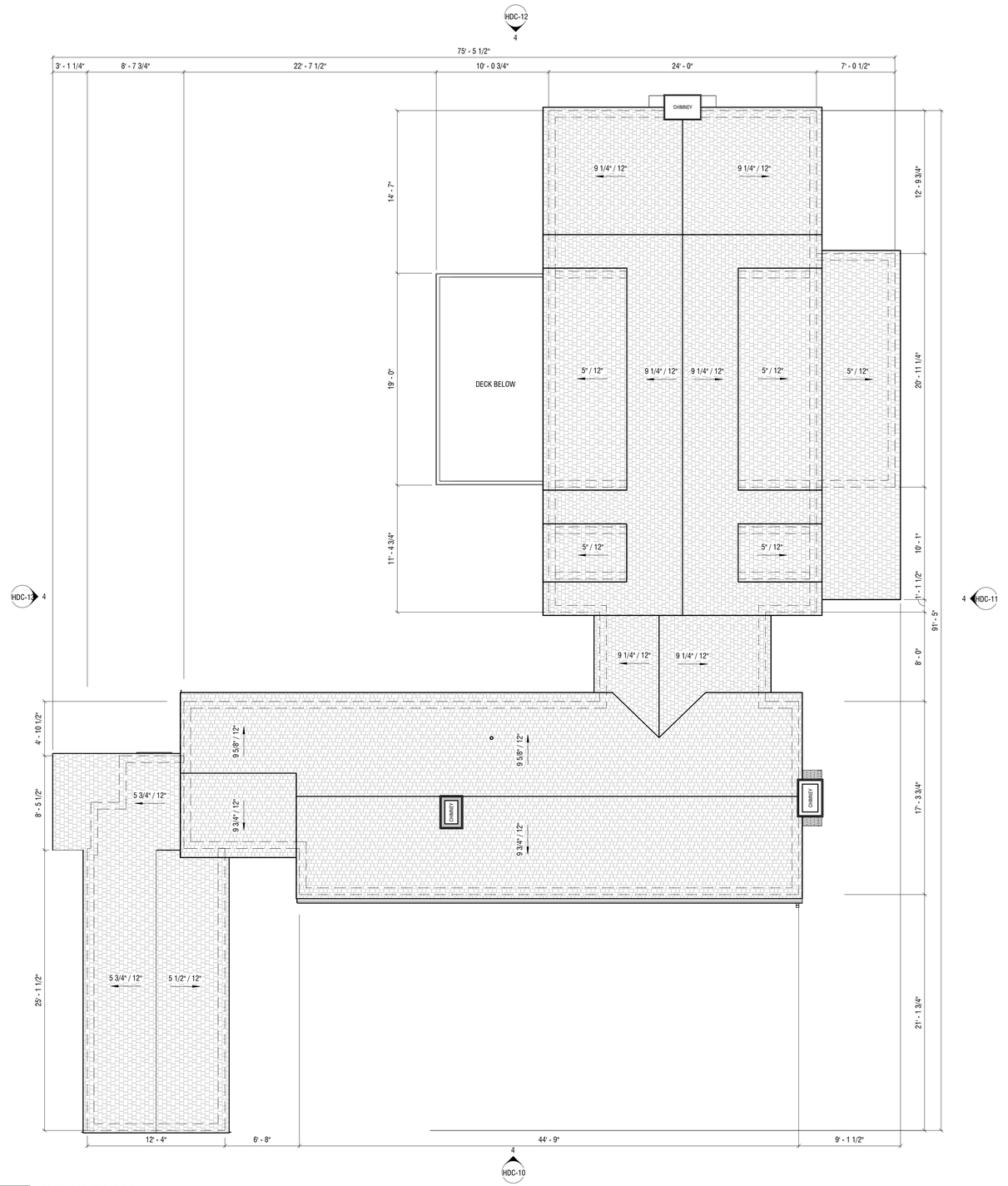


1 EXISTING - ROOF PLAN

1/8" = 1'-0"



2 ROOF PLAN

3/16" = 1'-0"

M39

MAIN HOUSE

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NANTUCKET, MA 02554

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ROOF PLAN

HDC-23

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR 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.

*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: 6/25/2024
	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**

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: 06/24/2024

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.

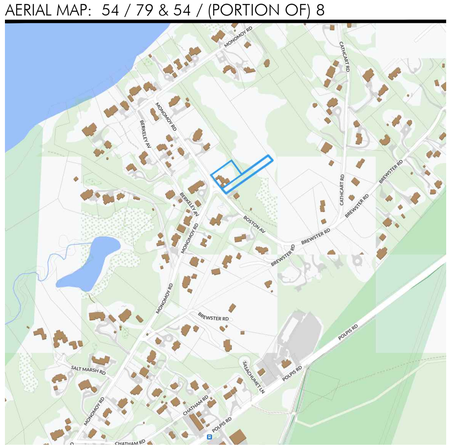
CARRIED UNANIMOUSLY.

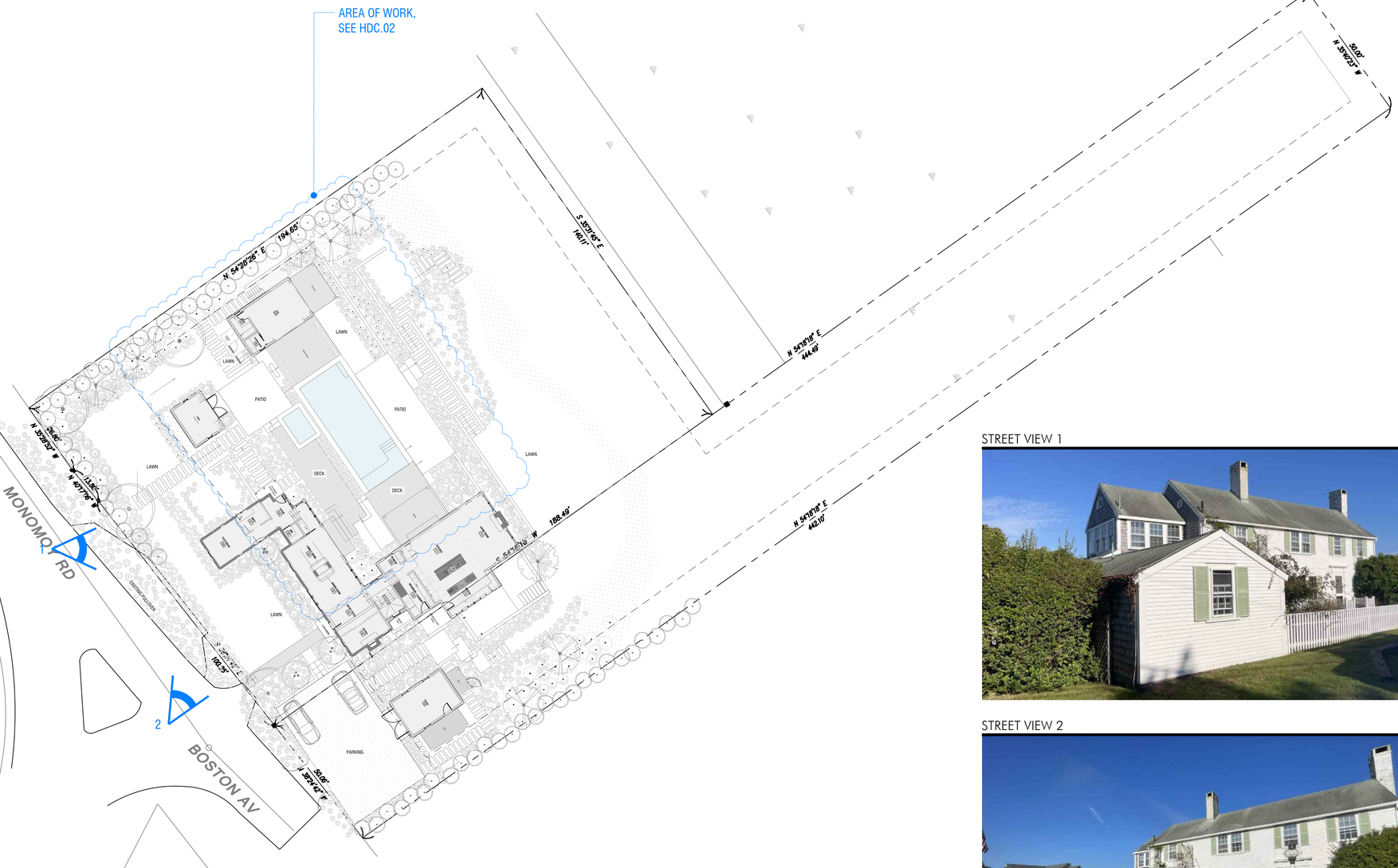
END: 1:53

GIS MAP: 54 / 79 & 54 / (PORTION OF) 8



AERIAL MAP: 54 / 79 & 54 / (PORTION OF) 8





STREET VIEW 1

STREET VIEW 2



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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

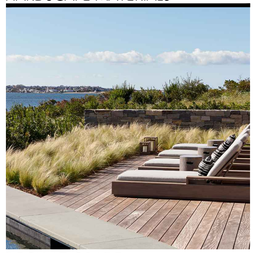
HDC SUBMISSION
POOL & HARDSCAPE
COVER

DRAWING INFO

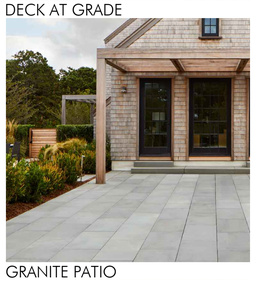
DATE	JUNE 24, 2024
SCALE	1:20
DRAWN BY	JH

HDC.01

HARDSCAPE MATERIALS



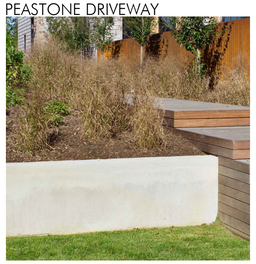
DECK AT GRADE



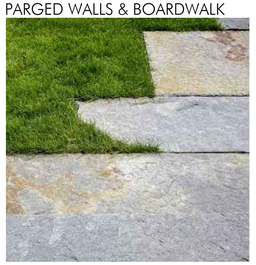
GRANITE PATIO



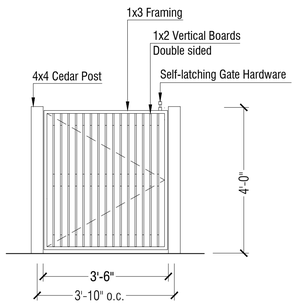
PEASTONE DRIVEWAY



PARGED WALLS & BOARDWALK



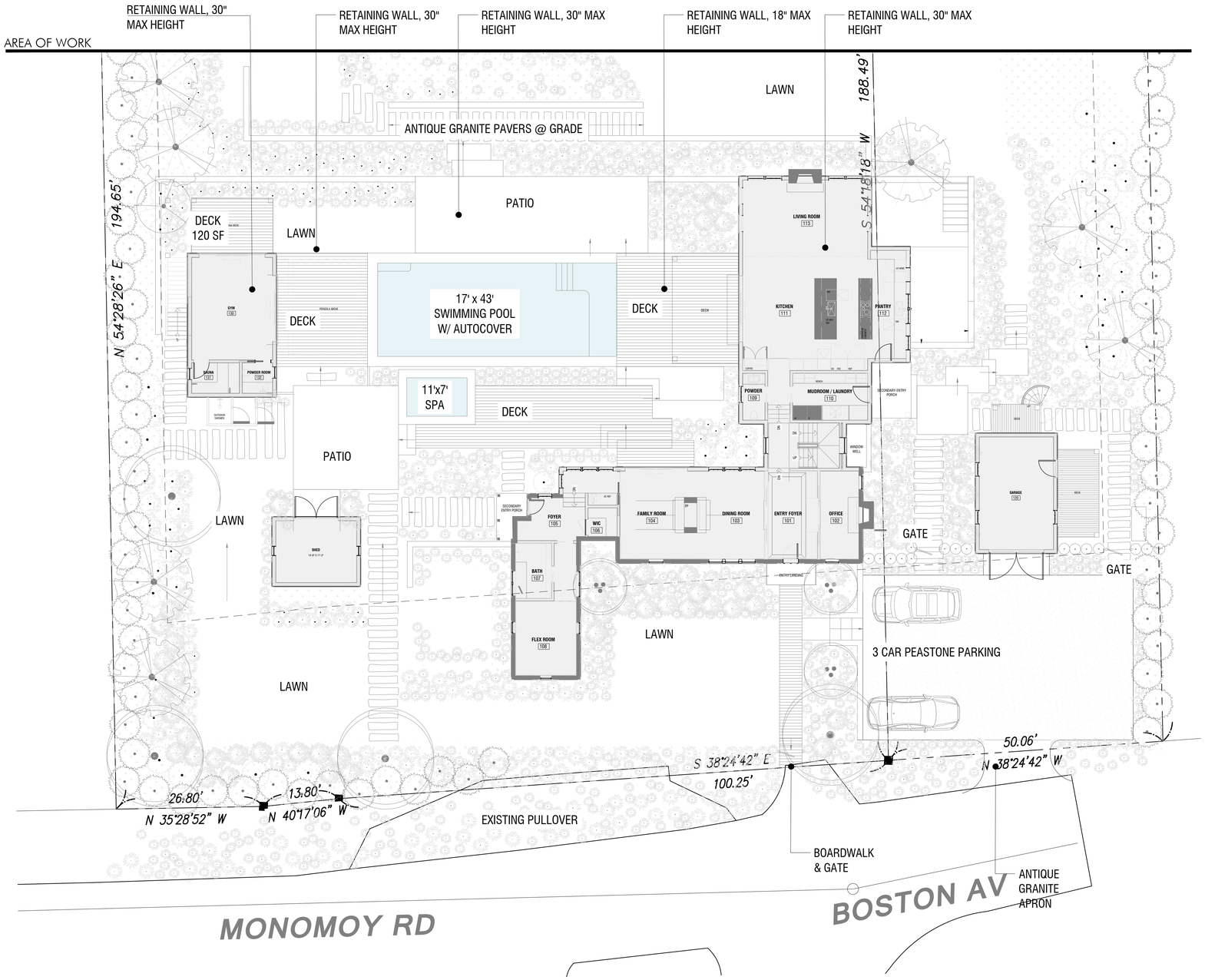
ANTIQUE GRANITE PAVERS



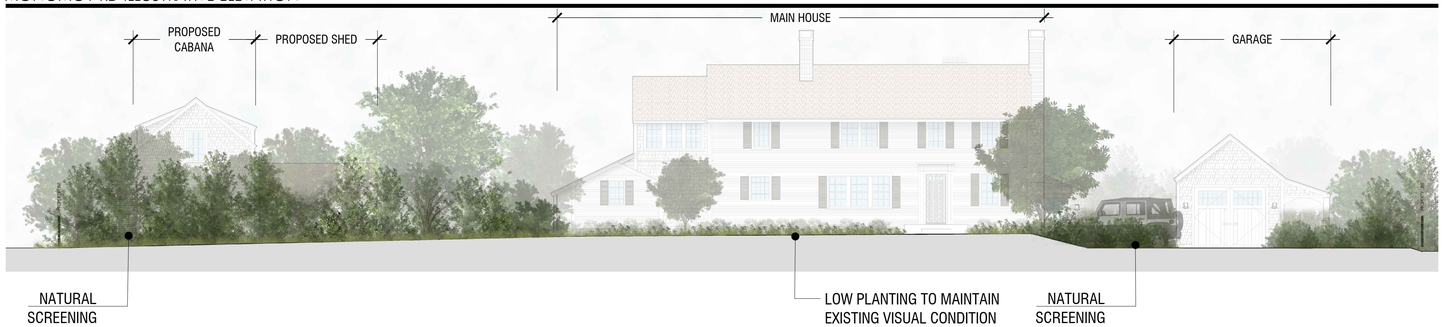
1 WOODEN GATE: ELEVATION

Scale:1/2" = 1'-0"

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION



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HDC SUBMISSION
POOL & HARDSCAPE
LAYOUT PLAN

DRAWING INFO

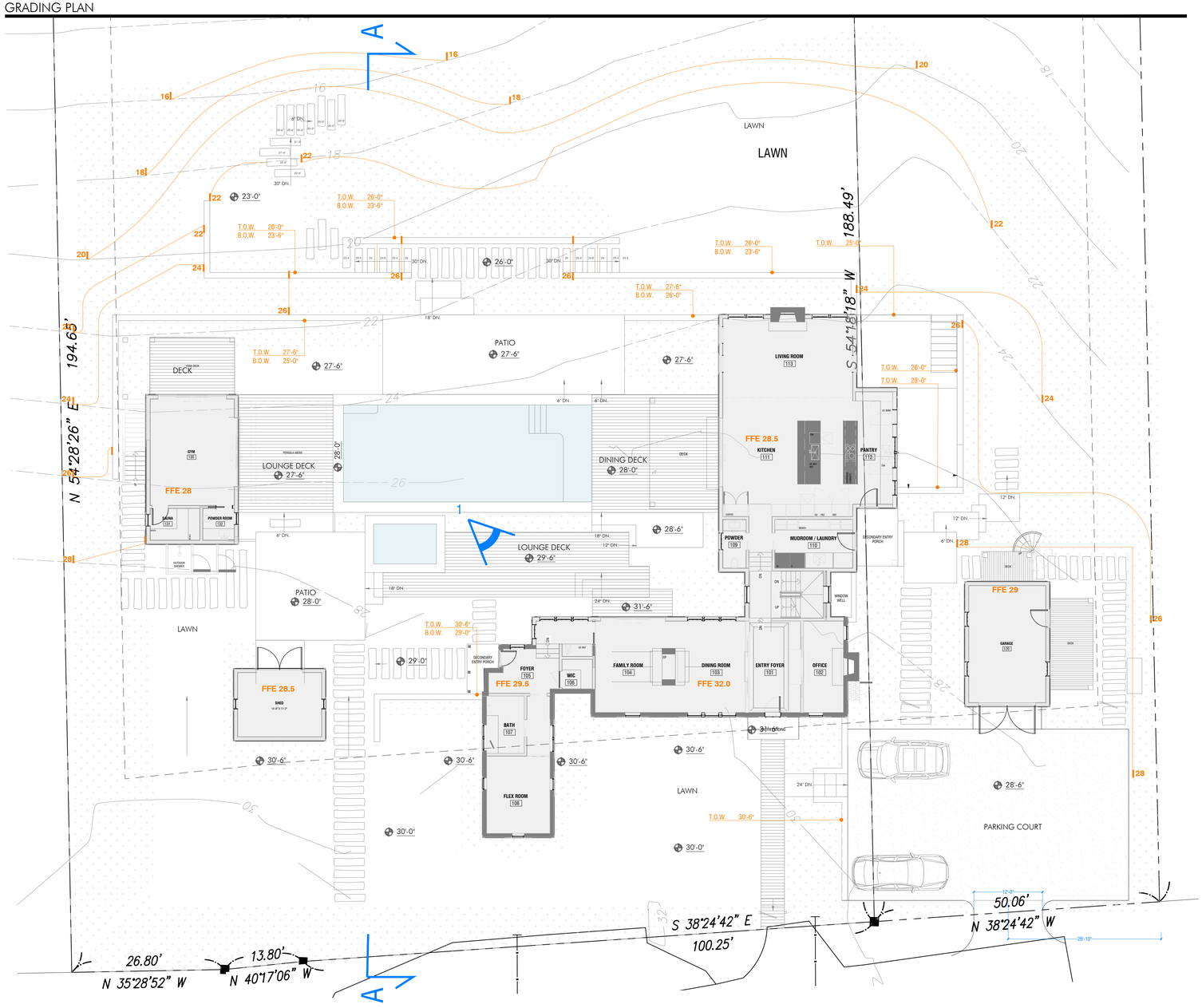
DATE	JUNE 24, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

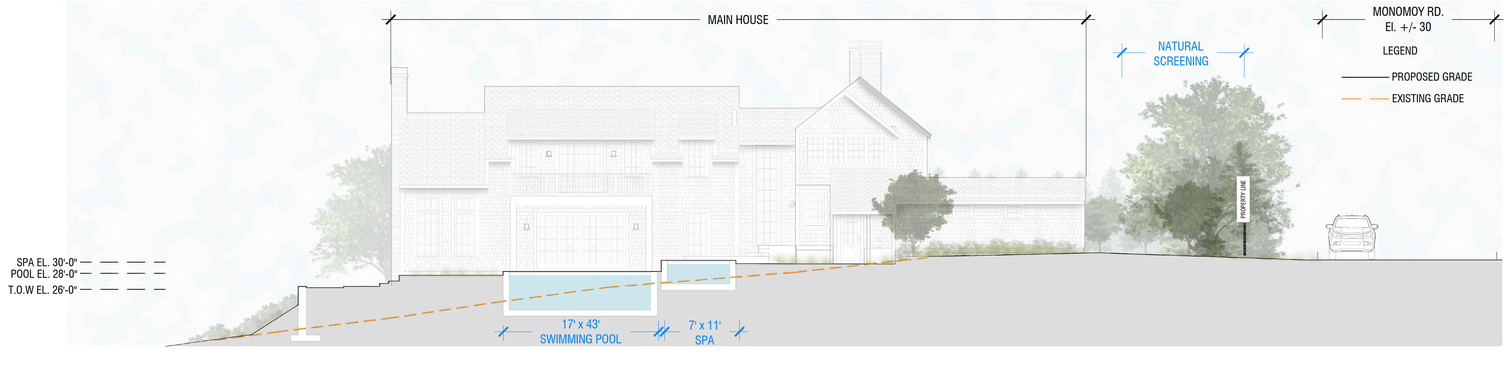
VIEW 1: EXISTING GRADE SLOPE



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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

x	Date submitted to 2 Fairgrounds Road: 5.30.2024
N/A	HDC Case Number (ie HDC2020-05-0265):
N/A	Copy of Minutes (application item circled)
x	Reduced (8 ½ x 11) copy of application
x	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
x	One set reduced plans: 8 ½ x11
x	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
x	Submit documents to PLUS at 2 Fairgrounds Road
x	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature:  Date: 5.30.24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 260

Street & Number of Proposed Work: 19 Monomoy Road

Owner of record: Reade Arthur & I JR. TRUST

Mailing Address: PO Box 2669
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello @ g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 80 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 300 SF

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

Height of ridge above final finish grade: North No Change South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
- To Existing Ridge - Belvedre 3' above Ridge

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

- Remove Pergola - Replace with decking
- Revise fenestration at Rear
- infill existing porch
- Create Belvedre

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NTW ☒ Clapboard (exposure: 5.5" inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x12 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square TME

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

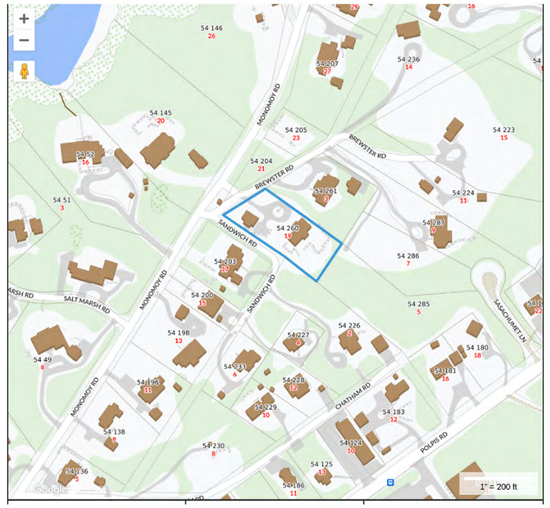
COLORS

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

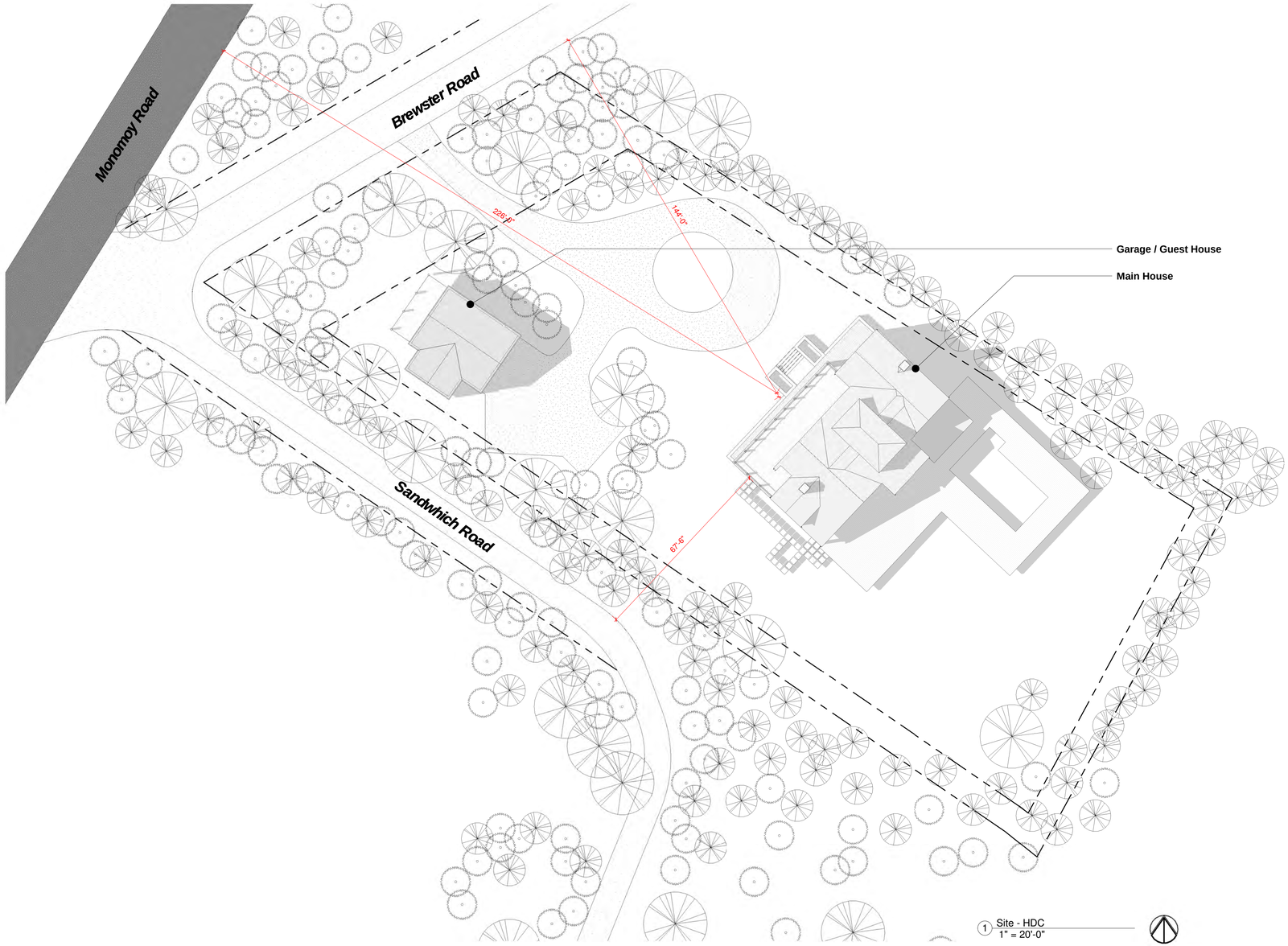
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 3/28/2024 Signature of owner of record Signed by GA under Consent of Owner Signed under penalties of perjury







1 Site - HDC
1" = 20'-0"











gryphon
ARCHITECTS

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

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

Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
Site

#	Description	Date
3	HDC Submission	2024.04.08
4	HDC Revision	2024.05.30

HDC Site

HDC2.0

HDC Submission

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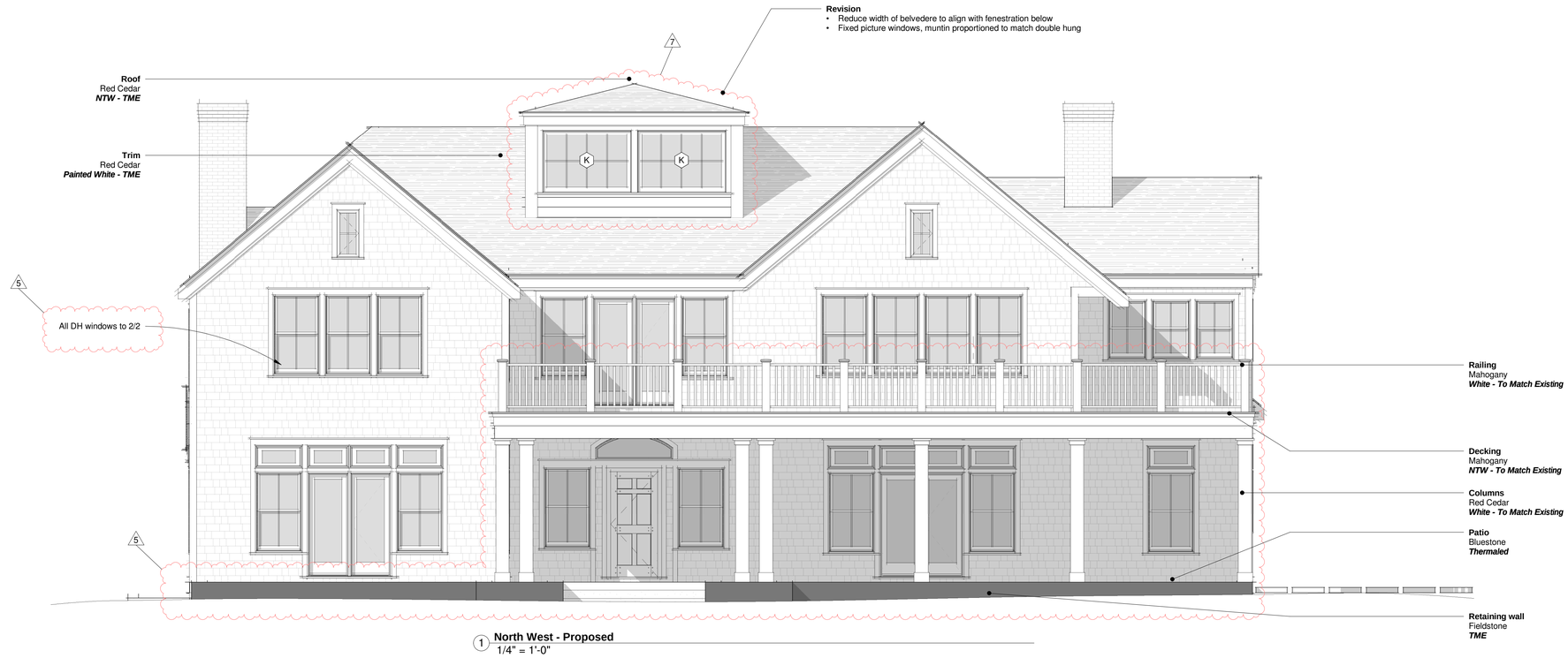

1 **North West - Proposed**
1/4" = 1'-0"

Proposed

Existing



2 **NW Elevation - Existing**
1/4" = 1'-0"

HDC Submission

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Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

HDC2.1



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



2 **SE Elevation - Existing**
1/4" = 1'-0"

Proposed

Existing

HDC Submission

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Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

HDC2.2



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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Location
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Nantucket MA

54 / 260

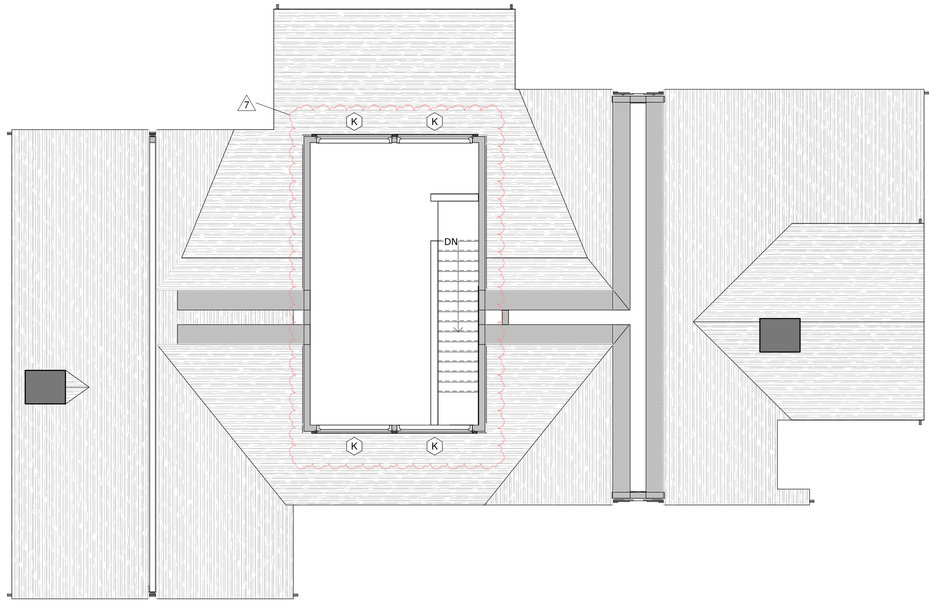
Structure
House

HDC Submission

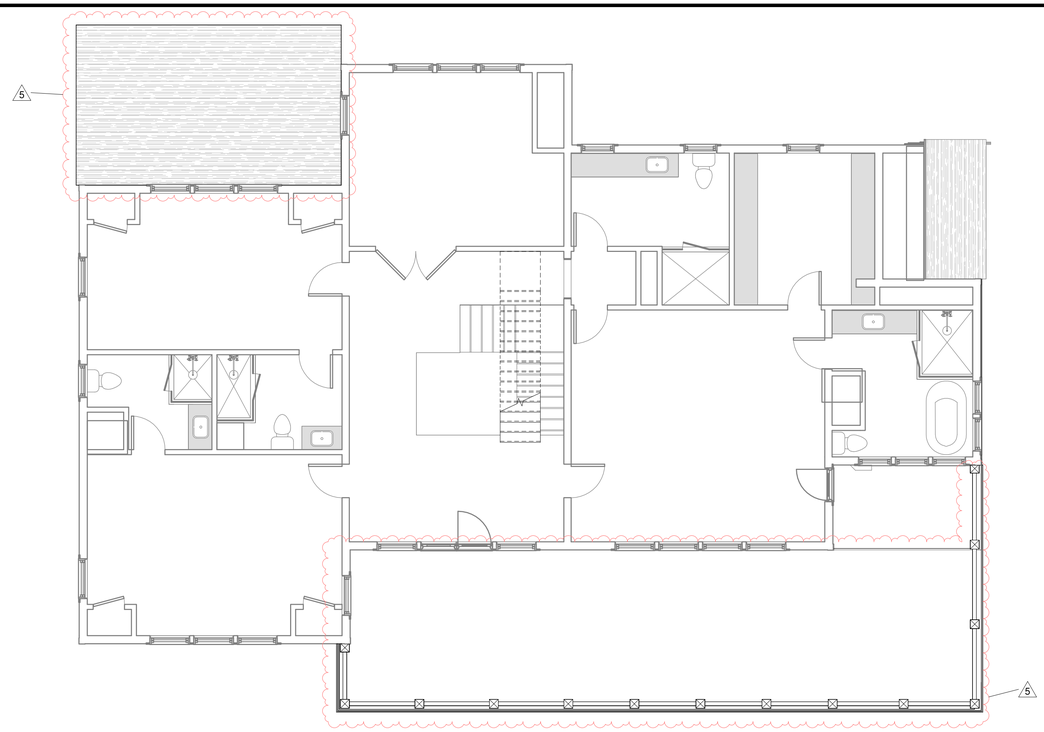
#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Elevations

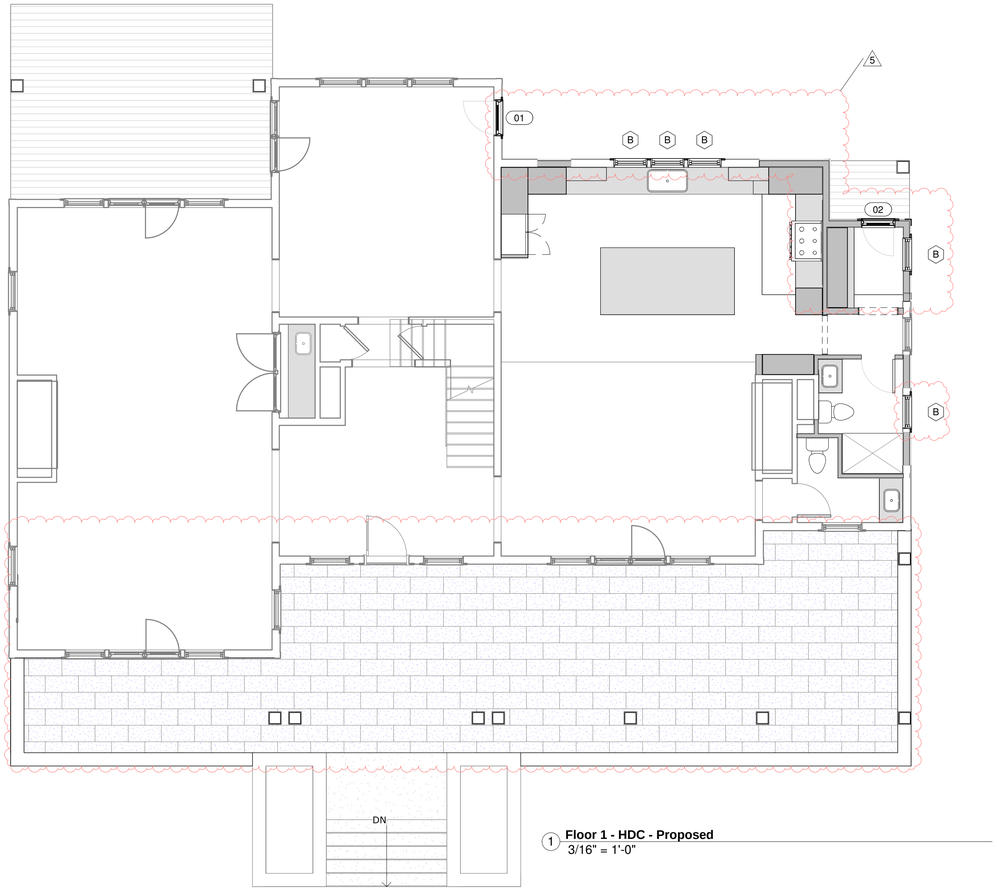
HDC2.3



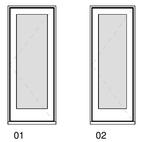
3 **Belvedere - HDC - Proposed**
3/16" = 1'-0"



2 **Floor 2 - HDC - Proposed**
3/16" = 1'-0"



1 **Floor 1 - HDC - Proposed**
3/16" = 1'-0"



Specifications - Doors

Screens
- Full sash

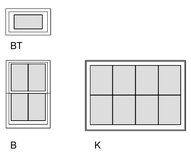
Interior Finish
- By Owner

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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gryphon
ARCHITECTS

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

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

Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

HDC Submission

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30

Plans

HDC2.4

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Revision
- Reduce width of belvedere to align with fenestration below
- Fixed picture windows, muntin proportioned to match double hung



4 **North West - Proposed - Option 1**
3/16" = 1'-0"

19 Monomoy Road Nominee Trust

19 Monomoy Road
Nantucket MA

Renovations

54 / 260

No.	Description	Date
7	HDC Revision	2024.05.30

HDC Submission

OP1

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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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

gryphon ARCHITECTS
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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.

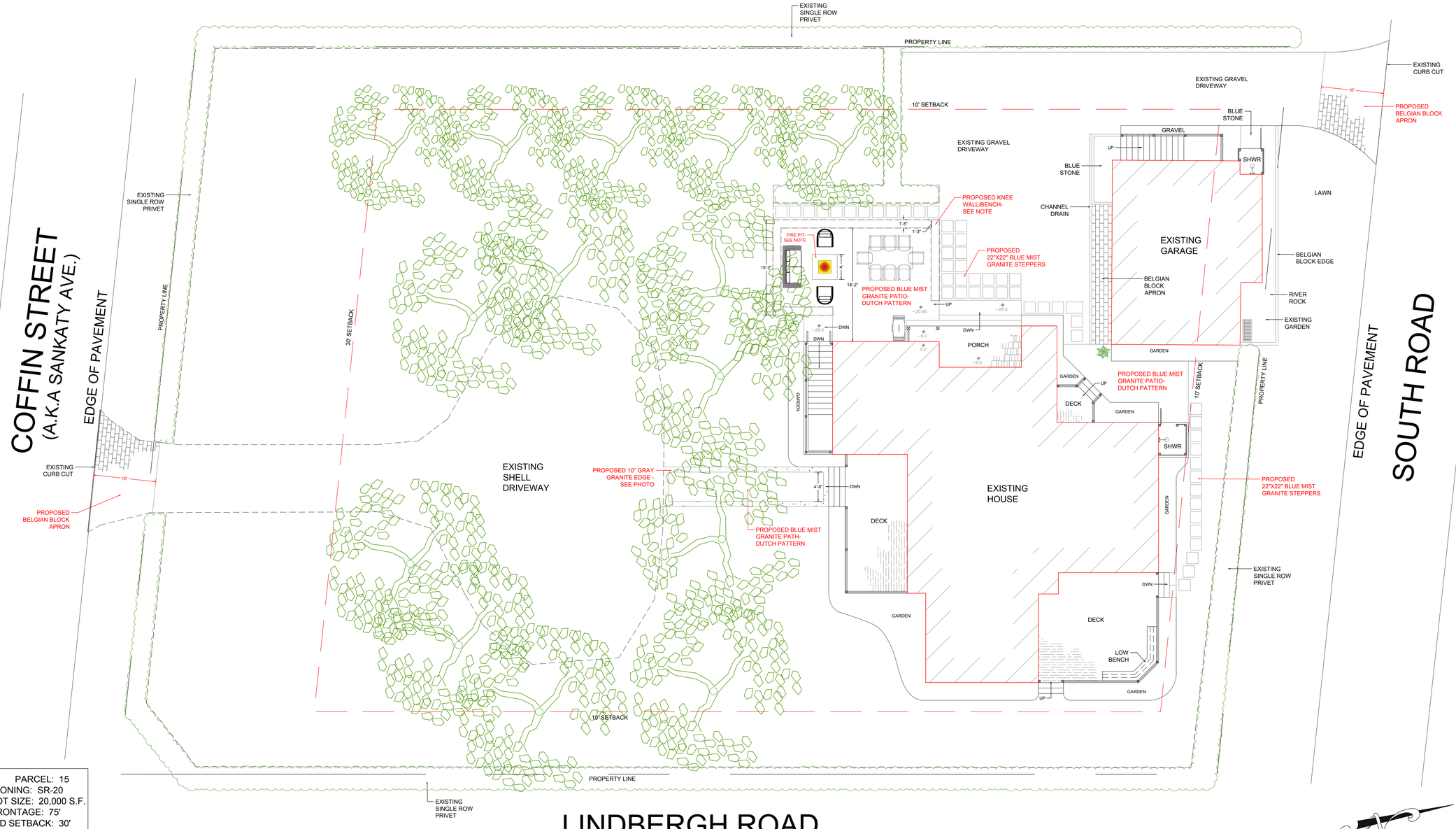
COLORS

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:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

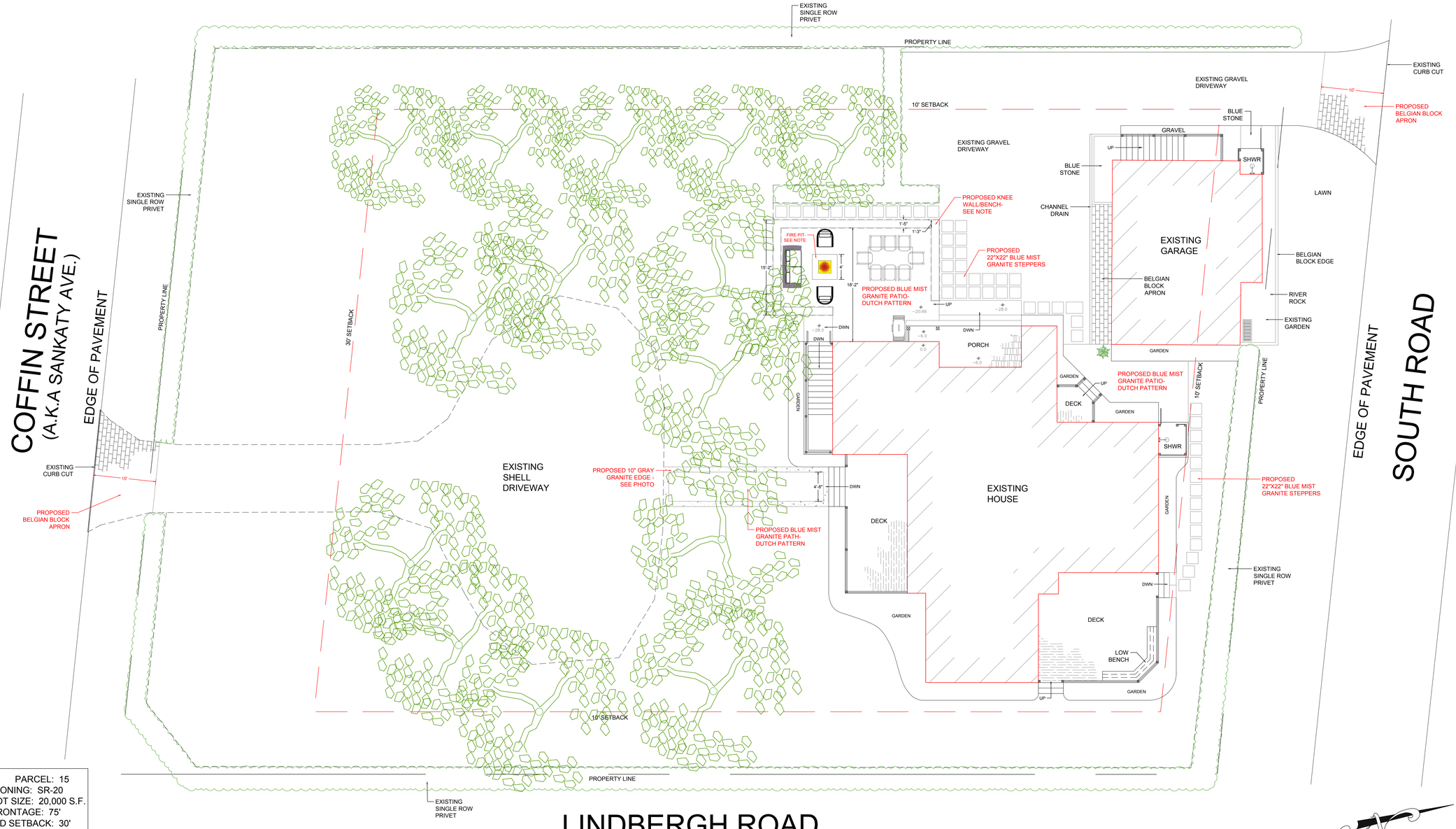
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

9 Coffin Street Sconset
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 9 Coffin St.
DATE: 5/15/24

SHEET:

S.1



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

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9 Coffin Street Sconset
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 9 Coffin St.
DATE: 5/15/24

SHEET:

S.1

PENNSYLVANIA FIELDSTONE VENEER

PATIO WALL/BENCH

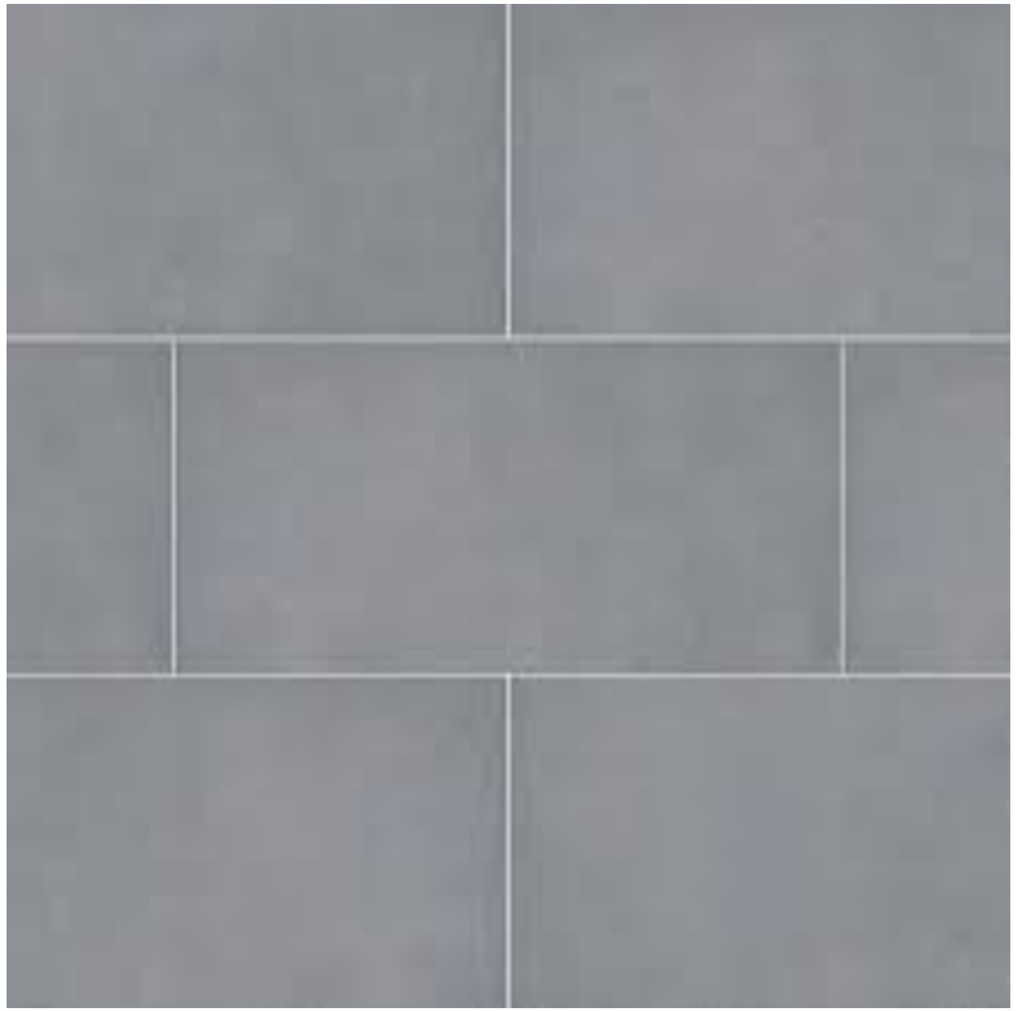


BELGIAN BLOCK APRON

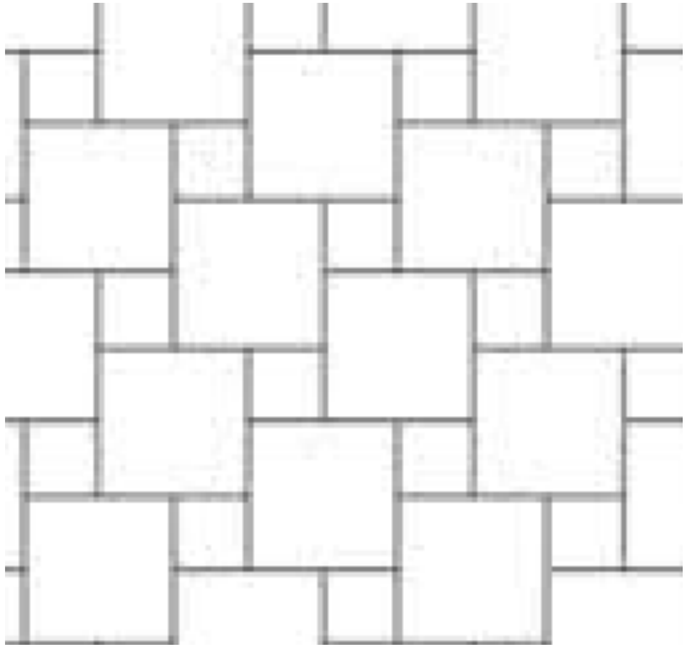


BLUE MIST GRANTE

PATIOS, WALL CAP, AND STEPPERS

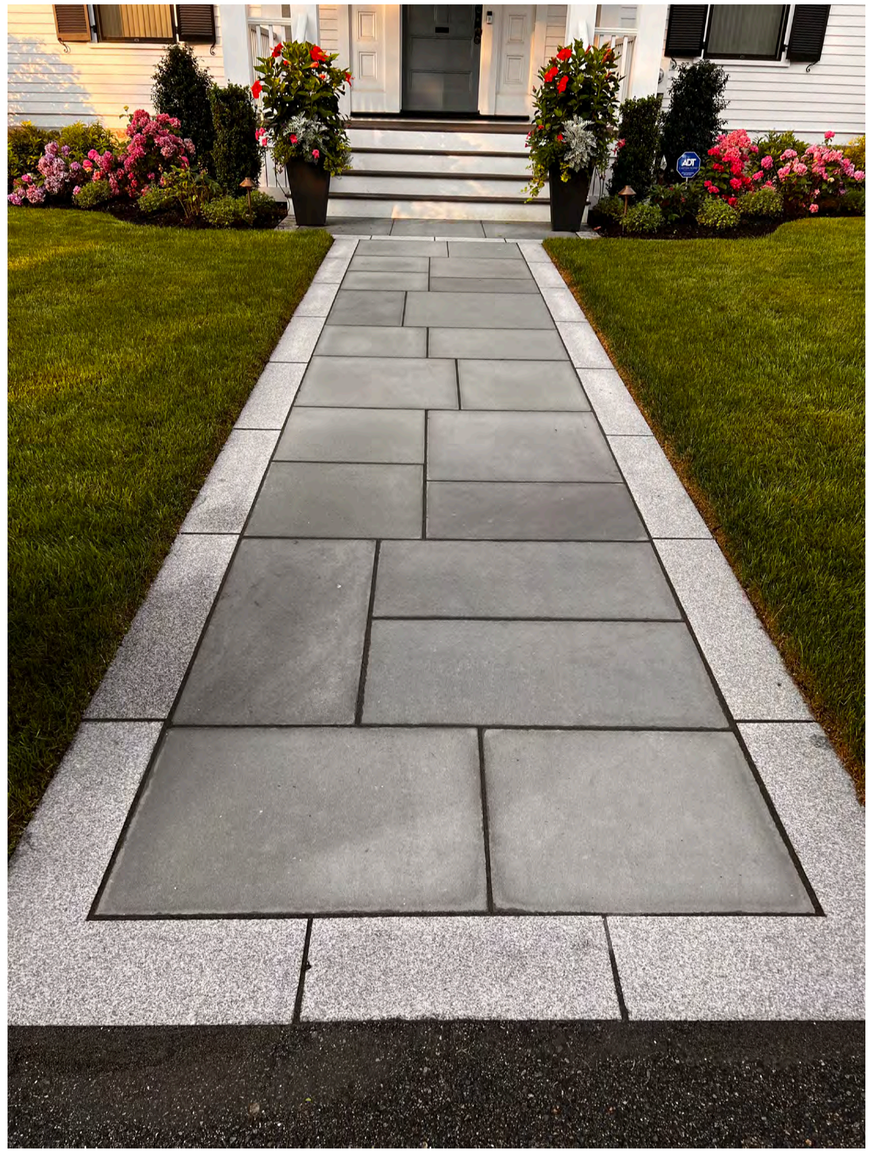


PATIOS & FRONT PATH -
DUTCH PATTERN



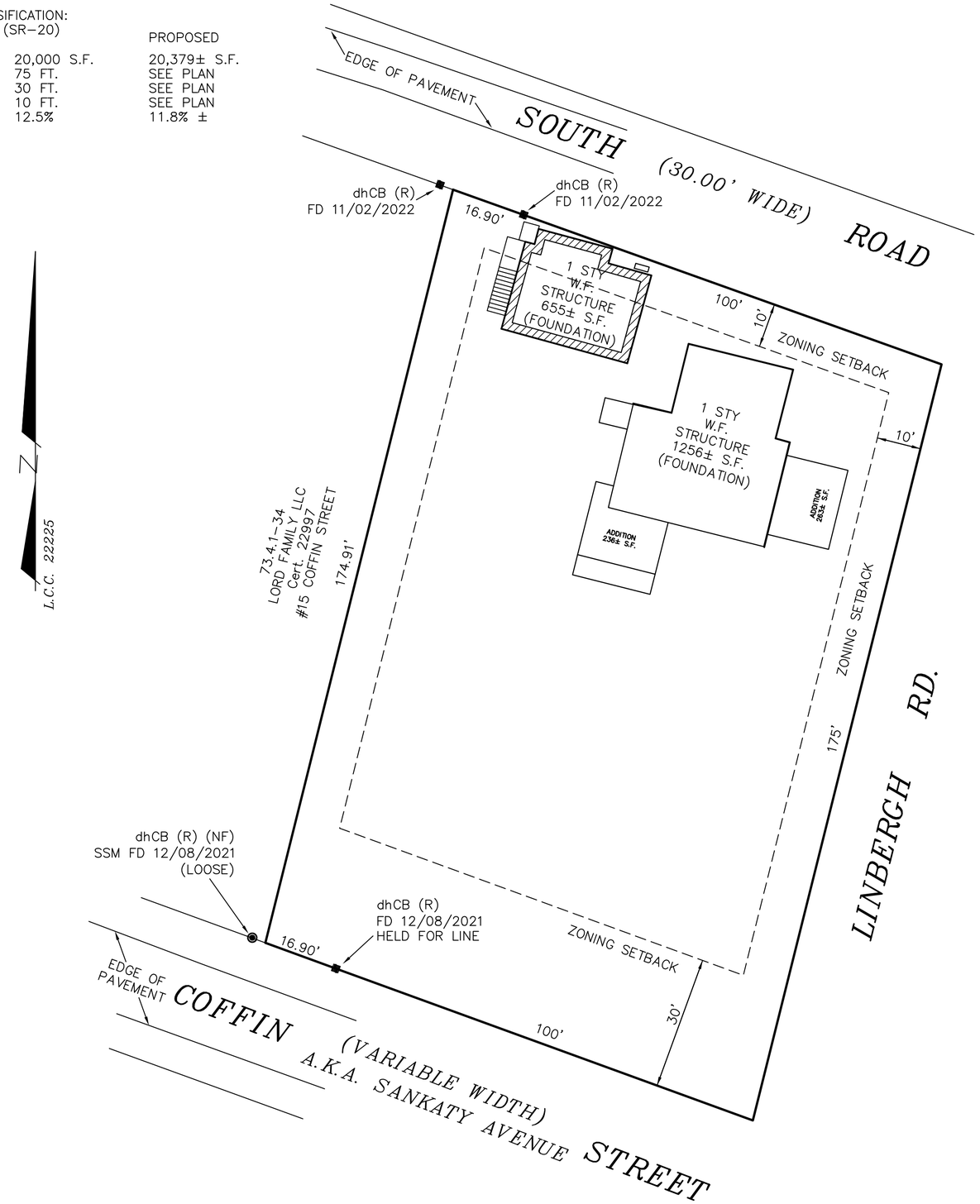
12” X 12”
12” X 24”
24” X 24”

FRONT PATH LAYOUT
GRAY GRANITE EDGE



CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)

		PROPOSED
MINIMUM LOT SIZE:	20,000 S.F.	20,379± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	12.5%	11.8% ±



LEGEND

dhCB FD ■	*DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
(R)	*DENOTES RECORD MONUMENT*
(NF)	*DENOTES MONUMENT NOT FOUND*

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

OWNER INFORMATION

NINE COFFIN STREET NOMINEE TRUST
F. PAUL GRAY, TRUSTEE
DEED Bk./Pg.: 663/276
CERT. OF TITLE #19501
L.C.C. 22225-D, LOT 7
ASSESSOR'S MAP 73.4.1, PARCEL 15
#9 COFFIN STREET

T:\CHRIS 2 JOB #71

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

STAKING PLAN OF LAND
in Nantucket, MA
Prepared for
WILSON COMPANY BUILDING

Date: November 1, 2023
Scale: 1"=20'

B9224

V:\DRAWFILES\B9224\EMAIL_SITE PLAN.dwg SITE PLAN 3/20/2024 07:16:53 1:1

9 COFFIN SIAS ST

Location	9 COFFIN SIAS ST	**Mblu**	7341/ / 15/ /
Acct#	00012196	**Owner**	GRAY F PAUL TR
Assessment	$2,306,300	**PID**	12196
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$717,700	$1,588,600	$2,306,300

Owner of Record

Owner	GRAY F PAUL TR	**Sale Price**	$0
Co-Owner	NINE COFFIN STREET NOM TRUST	**Certificate**	
Address	13 FOREST STREET WELLESLEY, MA 02481	**Book & Page**	01585/0137
		Sale Date	12/06/2017
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GRAY F PAUL TR	$0		01585/0137	99	12/06/2017
GRAY MELISSA A & PAUL F JR	$0		00851/0084	99	09/09/2003
AMES OLIVER F JR TRUSTEE	$1,775,000		C0019501/0	00	06/23/2000
MMG GROUP INC	$1,195,000		C0018/0782	01	01/28/1999
HOVDE N NEWBURY	$0		C0015/0402	99	03/09/1992

Building Information

Building 1 : Section 1

Building Photo

Year Built: 1920
Living Area: 1,857
Replacement Cost: $569,418
Building Percent Good: 86
Replacement Cost Less Depreciation: $489,700

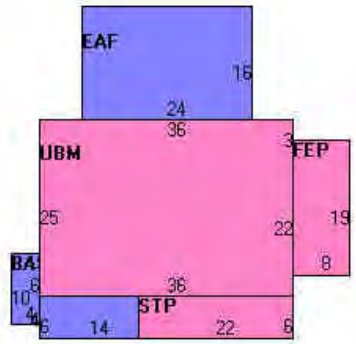
Building Attributes	
Field	**Description**
Style:	Bungalow
Model	Residential
Grade:	Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\01\84\23.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12196

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,408	1,408
EAF	Attic, Expansion, Finished	1,284	449
FEP	Porch, Enclosed, Finished	152	0
STP	Stoop	132	0
UBM	Basement, Unfinished	900	0
		3,876	1,857

Building 2 : Section 1

Year Built: 1930
Living Area: 450
Replacement Cost: $258,103
Building Percent Good: 86
Replacement Cost Less Depreciation: $222,000

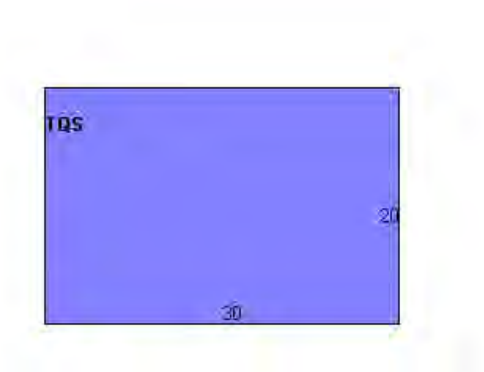
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\07\33.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12196

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	600	450
FGR	Garage, Finished	600	0
		1,200	450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,200	1
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$1,588,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$717,700	$1,588,600	$2,306,300
2022	$679,800	$1,078,700	$1,758,500
2021	$755,500	$1,176,700	$1,932,200
2020	$708,200	$1,176,700	$1,884,900
2018	$671,400	$1,323,800	$1,995,200

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Tharuk N.A.G.

AS AGENT FOR Mr. Jim Crosby

STREET ADDRESS 63 Bartlett Rd

MAP/PARCEL 66 / 439

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/22/2024

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

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

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

Signature 5/22/2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 439

Street & Number of Proposed Work: 63 BARTLETT RD

Owner of record: MR & MRS JAMES CROSBY

Mailing Address: 63 BARTLETT RD
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THEVENIN DAG

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 2285631 X7 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2023-11-7447

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

INSTALL 215 LF OF WIRE FENCE W/PLANTINGS @ 27 NEW PATIO 203 OF PREVIOUSLY APPROVED. NEW PLANT BEDS & PLANTING.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4-0"
Type: WIRE & PT POST
Length: 215 LF.

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

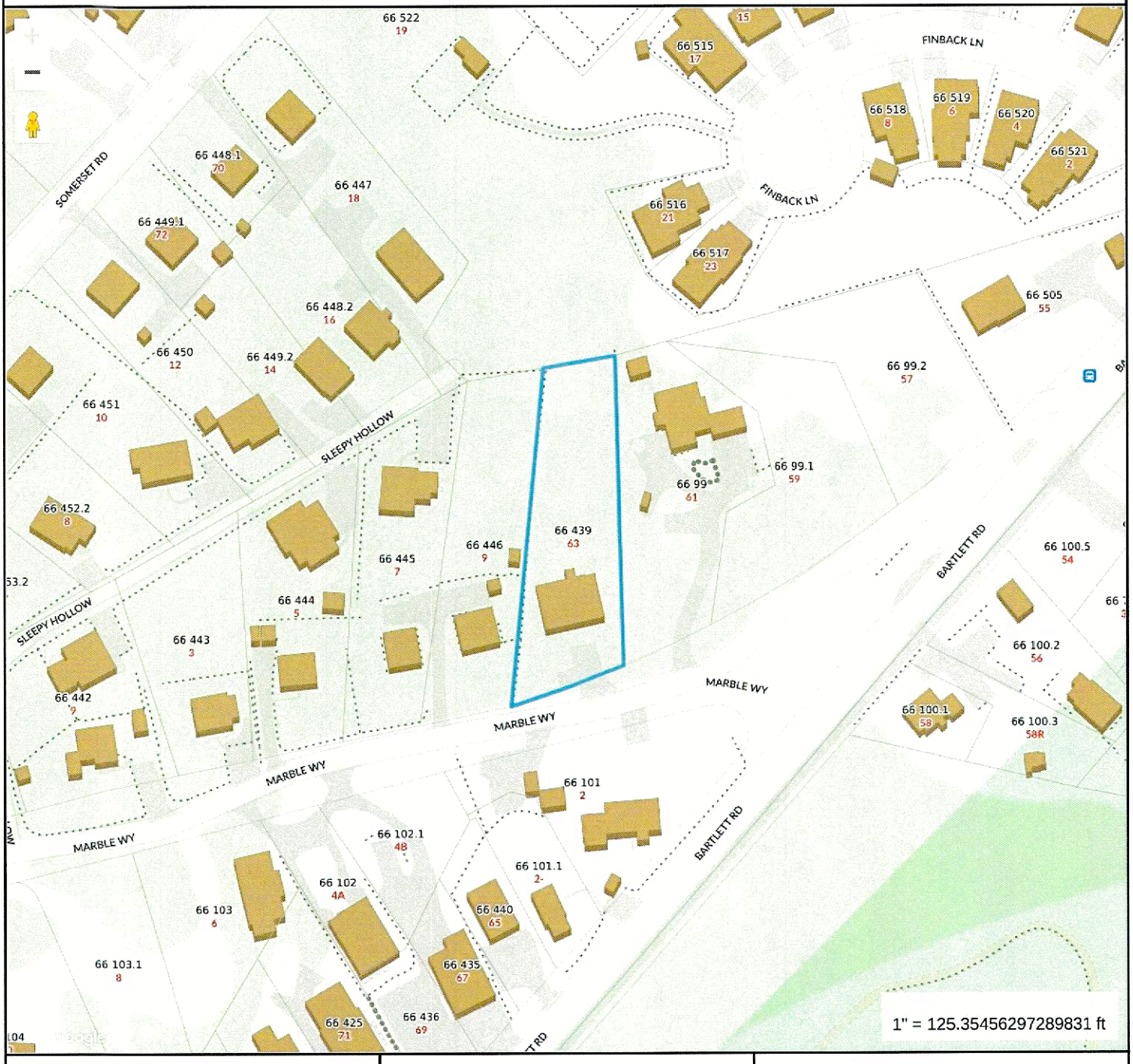
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 5/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	184043
Location	63 BARTLETT RD
Owner	CROSBY JAMES J & BARBARA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

26.	14 Hussey LLC	14 Hussey St	Roof Replacement	42.3.4/132	EMDA	EM
27.	Leon Francis	3 Bailey Rd	New zoning shed	56/246	Leon Francis	EM

Voting:	Welch, Camp, Coombs, Oliver, Paul
Alternates:	Patten, Thornewill
Recused:	Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	N/A
Staff Comments:	None
Public Comments:	None
Concerns:	None
Motion: (25:49)	**Motion to approve. (Oliver)**
Roll-Call Vote:	Carried 4-0 // Welch, Camp, Coombs, Oliver, Paul (Aye) Certificate # HDC2023 – (as noted)

III. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Laurel Langworthy	55 Sankaty Rd	Pool revisions	49/69	David Troast	JP
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
2.	Henry Askew	5B Green Meadow Rd	Pool & patio	67/378.2	Atlantic Landscaping	VO
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
3.	63 Todd Circle LLC	6 Todd Circle	Add spa to pool	66/294	Atlantic Landscaping	VO
	• Pool & spa not to be visible at time of inspection and in perpetuity & pool & spa to have no grade change from existing or as noted on the original application.					
4.	SPF Lady Beach LLC	19 Austine Locke	Pool & hardscape	82/57	Atlantic Landscaping	em
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
5.	James Crosby	63 Bartlett Rd	Pool & patio	66/439	NAG	em
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
6.	Edward Mills	2 Hiawasse Lane	Pool & hardscape	56/469	Atlantic Landscaping	SW
	• Pool, spa & fire pit not visible at time of inspection or thereafter, including from Land Bank property/paths—move pool, spa, patio and fire pit layout 5' towards house and supplement that 5' depth created along rear of property with planted buffer (adjacent to Land Bank property) and in addition to what's shown in original submission, no grade change from existing.					
7.	Nina Liddle	98 Madaket Rd	Pool deck revisions	40/79.6	Julie Jordin	SW
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Patten, Paul, Thornewill
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	N/A
Staff Comments:	None
Public Comments:	None
Concerns:	None
Motion:	**Motion to approve. (Oliver)**
Roll-Call Vote:	Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) / / Camp (abstain) Certificate #HDC2023 – (as noted)

- Presents a separate idea related to clarity and streamlining the review process. Paul suggests that applicants could use clouds tc indicate changes, a practice that some applicants already follow with helpful descriptions.
- However, Paul notes the potential confusion when reviewing old business applications, as not all changes are board-requested sometimes, designs evolve, or clients introduce changes independently.
- Paul proposes exploring a distinction between board-requested changes and other types of changes, possibly using a differen type of cloud or a distinct rendering method. The goal is to facilitate a clear comparison between the before-and-after states wher viewing applications.
- Paul emphasizes the importance of uniformity in presentations to enhance the efficiency of the review process, even whil allowing for individual expression in how architects present their designs. This approach, while not directly addressing the minutes issue, aims to make the review process smoother by improving the clarity of change documentation in submittec applications.

Pohl

- Expresses agreement, emphasizing that some applications provide a clear and straightforward progression with existing hous details through multiple submissions. In contrast, Pohl notes that other applicants may need to explain everything, and some changes may not even be adequately highlighted, which, according to Pohl, should warrant rejection but often doesn't.
- This observation underscores the need for more consistency in the presentation of changes and a potential refinement of standard for accepting or rejecting applications based on their clarity and completeness.

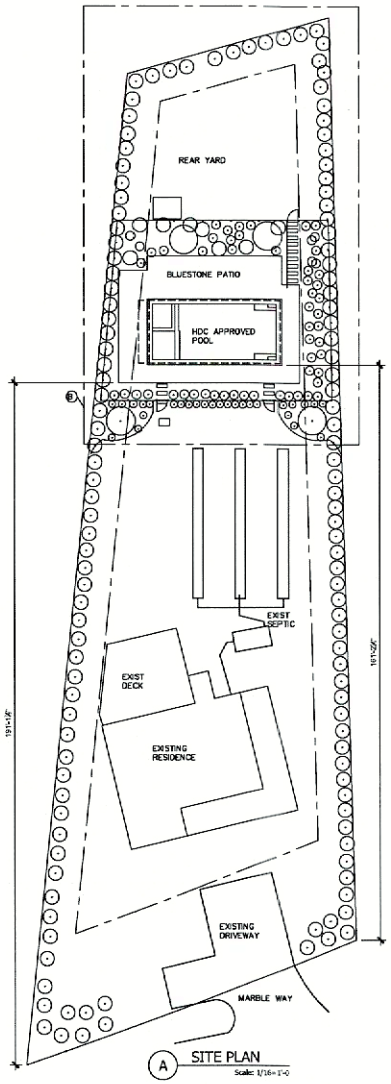
Welch

- Suggested, proposing that Joe sign up for the Organizational Focus Committee. This committee would review the schematic layout of projects, potentially presenting a couple of different options for consideration. The committee would then weigh in make a recommendation, and present it to the full commission for a vote.
- This process would be part of the checklist for a complete application, including diagrams A and B for two material options Welch emphasizes the potential efficiency gained by discussing complex projects at the Organizational Focus Committee acknowledging that while more straightforward projects may not require such detailed review, it could greatly benefit larger o more intricate submissions.
- The overarching goal is to facilitate the HDC's work, streamline staff processes, and provide clarity for applicants, even i architects desire a more stylized presentation.

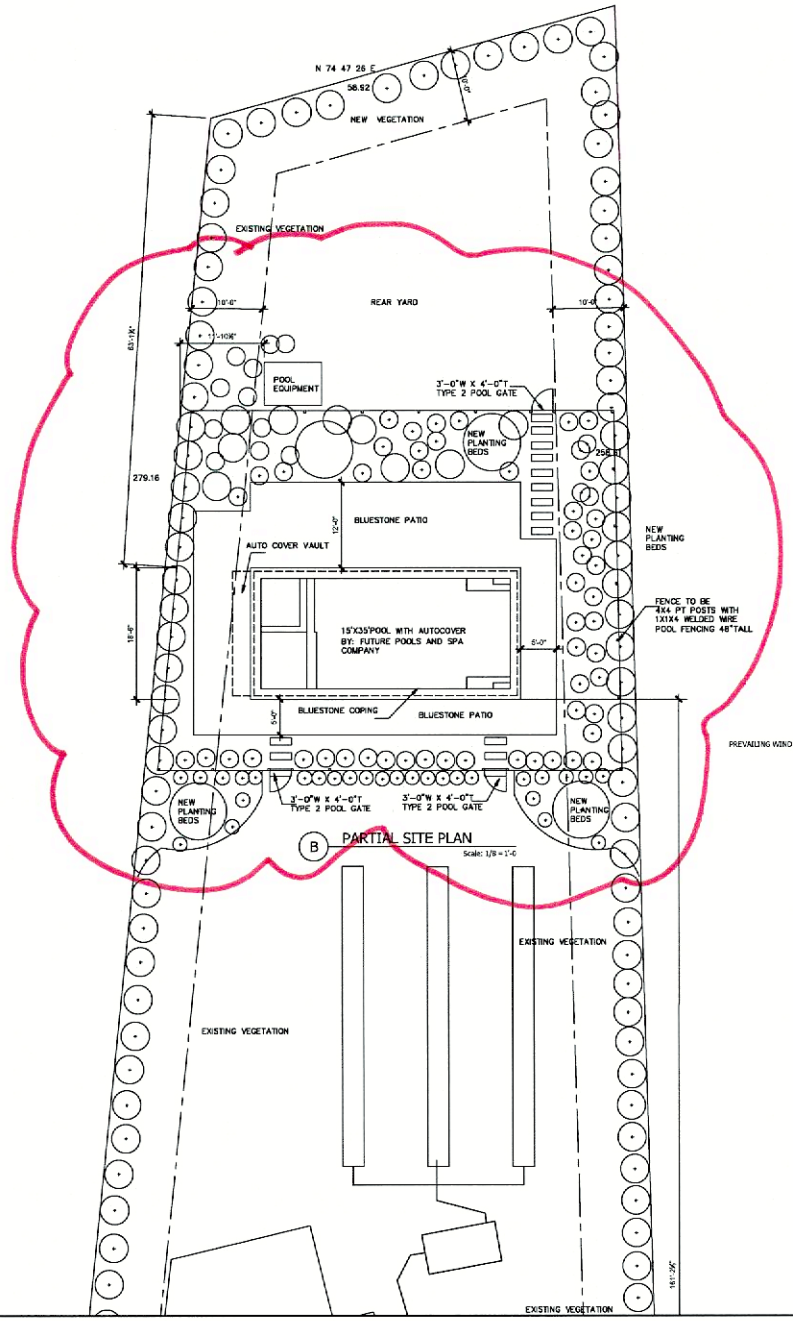
II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Denise Kronan	5 Old Quidnet rd.	Roof replacement	20/54.1	T & T Roofing	VO
2.	Kyle Snell	5 Pine Crest Dr.	Add skylight	68/424	Thornewill Design	VO
3.	32 Chuck Hollow RD LLC	32 Chuck Hollow Rd	New shed	75/68	Structure Unltd.	CP
4.	Cory Piper	37 Chuck Hollow Rd	New shed	75/108	Sanne Payne	CP
5.	37 Cato Ln LLC	37 Cato Lane	Replace all windows renew coa	56/40	Cosgriff Construction	CP
6.	Michelle Kolb	27 North Liberty St	Historic determination	41/453	Michelle Kolb	CP
7.	41 Monomoy LLC	41 Monomoy RD	Shed rev 07-6720	54/79.1	Emeritus LTD	JP
8.	57 Eeel Point LLC	57 Eel Point Rd	Move off/ Demo shed	32/46	WAPD	AC
9.	John O'Toole	3 Appleton Rd	New cottage	66/389	Thornewill Design	AC
10.	John O'Toole	3 Appleton Rd	Color change, windows & doors	66/389	Thornewill Design	AC
11.	Dali & Lily Kovacevic	3 Aster Court	New dwelling	68/373	K. Megna	AC
12.	James Crosby	63 Bartlett Rd	New shed	66/439	NAG	RP
13.	Doreen Breahler	71 Pochick Ave	New shed	79/14	Atlantic Landscaping	RP
14.	79 Polpis Rd LLC	79 Polpis Rd	Cabana solar roof array	44/23.3	Ack Smart	RP
15.	79 Polpis Rd LLC	79 Polpis Rd	Gazebo solar roof array	44/23.3	Ack Smart	RP
16.	Dorothy Bailey	83 Sankaty Road	Hardscape & patio	49/91.1	Ahern LLC	RP
17.	Amanda Jacobs	1 Judith Chase Lane	Door, stoop & shutters	42.3.2/4.1	Normand Residential	SW
18.	Nol Ack LLC	2 Nobadeer Way	Addition	68/113	Reid Yenor	SW
19.	1 Twin LLC	1 Twin St	Roof replacement	42.3.2/43	James Lydon	SW
20.	Ed & Kathy Chibaro	2 Middle Tawpawshaw	New garage	53/49	Thornewill Design	SW
21.	Juan Speck	286 Polpis Rd	New covered porch	25/33	Botticelli + Pohl	SW
22.	Gita Nalami	39 Hooper Farm Rd	Roof replacement	67/127	Gita Nalami	EM
23.	James Kelly	18 Nonantum Ave	Window replacement	87/18	Reid Yenor	EM
24.	Hristo Rashkov	8 Lewis ct	New cabana	67/37	Hristo Rashkov	EM
25.	Robert Middleton	12a Surfside Drive	Railing replacement	67/331	Robert Middleton	EM

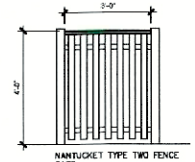
REVISED HARDSCAPE PLAN
5/21/2024



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



B PARTIAL SITE PLAN
Scale: 1/8"=1'-0"



C GATE DETAIL
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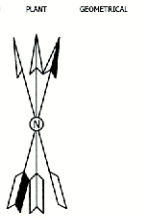


NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL AND HARDSCAPE PLAN FOR:
JIM CROSBY 63 BARTLETT ROAD
NANTUCKET, MASSACHUSETTS, 02554

SITE PLAN AND NOTES

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: SCT

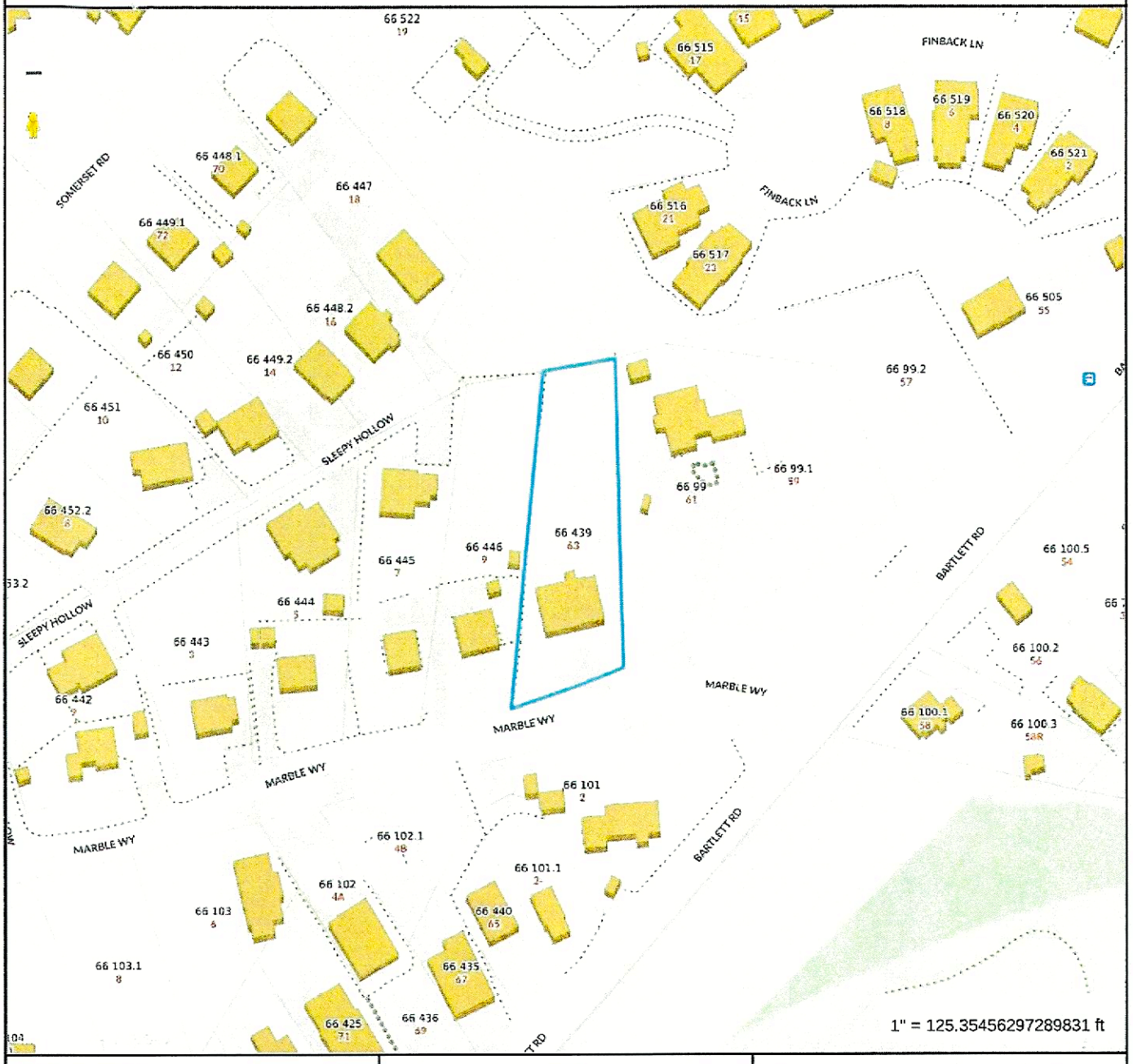
client number

H1

Previous Approved.

Town and County of Nantucket, MA

November 6, 2023



Property Information

Property ID	66 439
Location	63 BARTLETT RD
Owner	CROSBY JAMES J & BARBARA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

RECEIVED
NOV 08 2023
By

HDC 2023-11-7447

CERTIFICATE NO: _____ DATE ISSUED: 11/14/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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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.

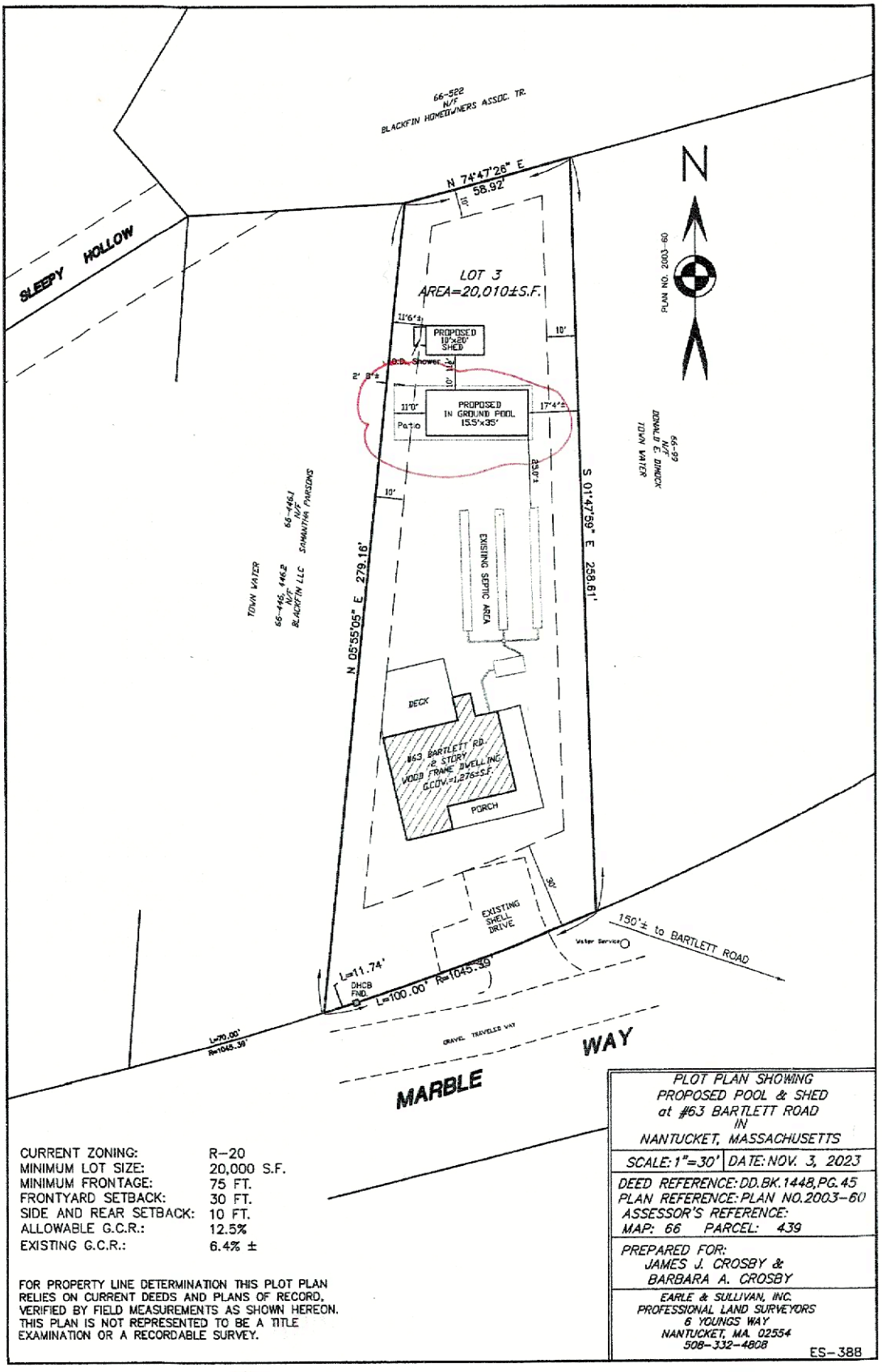
COLORS

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

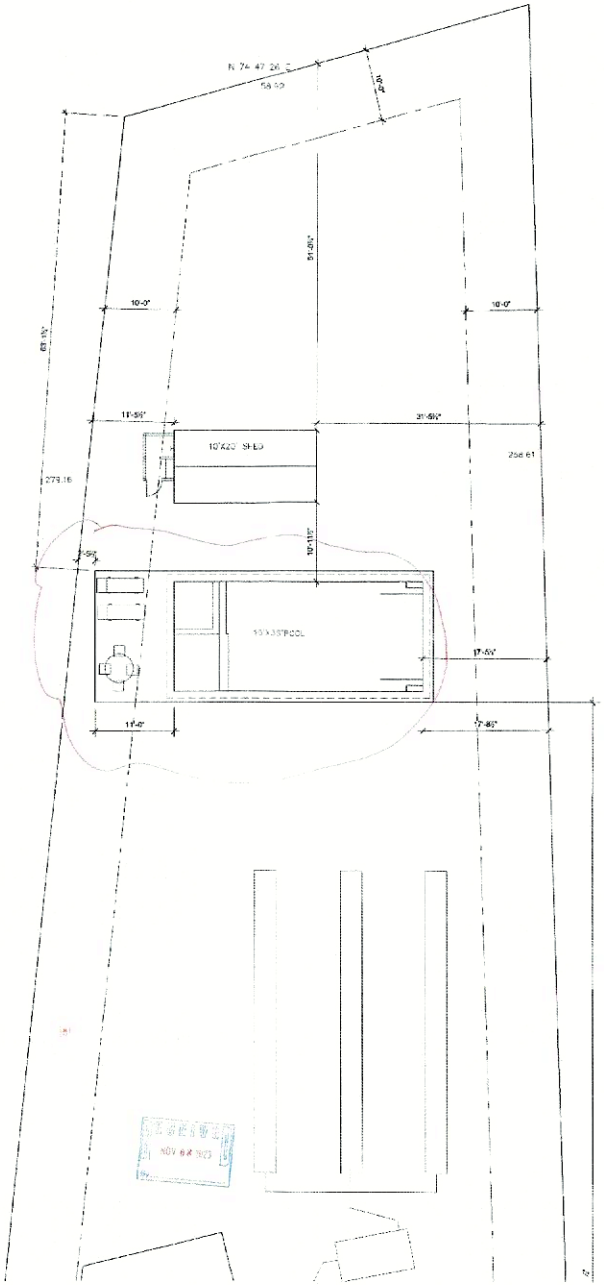
SCALE: 1"=30' | DATE: NOV. 3, 2023

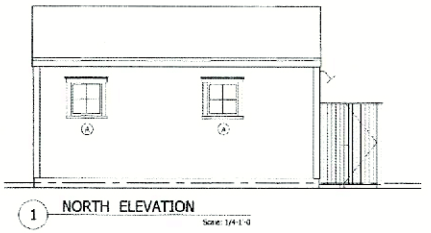
DEED REFERENCE: DD.BK.1448,PG.45
PLAN REFERENCE: PLAN NO.2003-60
ASSESSOR'S REFERENCE:
MAP: 66 PARCEL: 439

PREPARED FOR:
JAMES J. CROSBY &
BARBARA A. CROSBY

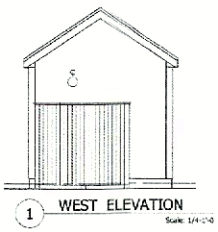
EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-388

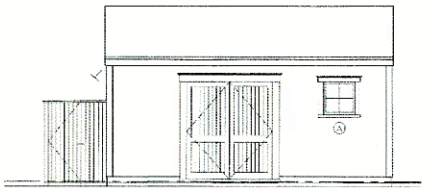




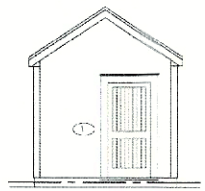
1 NORTH ELEVATION
Scale: 1/4-1'-0



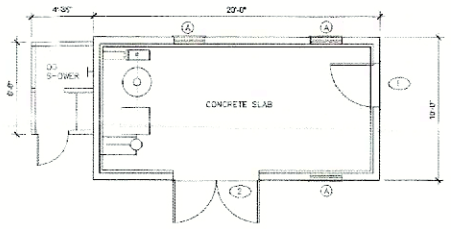
1 WEST ELEVATION
Scale: 1/4-1'-0



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



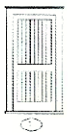
1 EAST ELEVATION
Scale: 1/4-1'-0



1 SHED PLAN
Scale: 1/4-1'-0

EXTERIOR DOOR SCHEDULE

NO	UNIT SIZE	ROUGH OPENING	STYLE	THICKNESS	NOTE
1	1'-0" X 6'-8"	3'-2 3/8 X 6'-11"		1-3/4" THK.	NANTUCKET MILLWORKS
2	(2)3'-0X 7'-0"	6'-2 3/8 X 7'-3"	BARN DOOR	1-3/4" THK.	



1



2
6'-0"X7'-0" 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:	

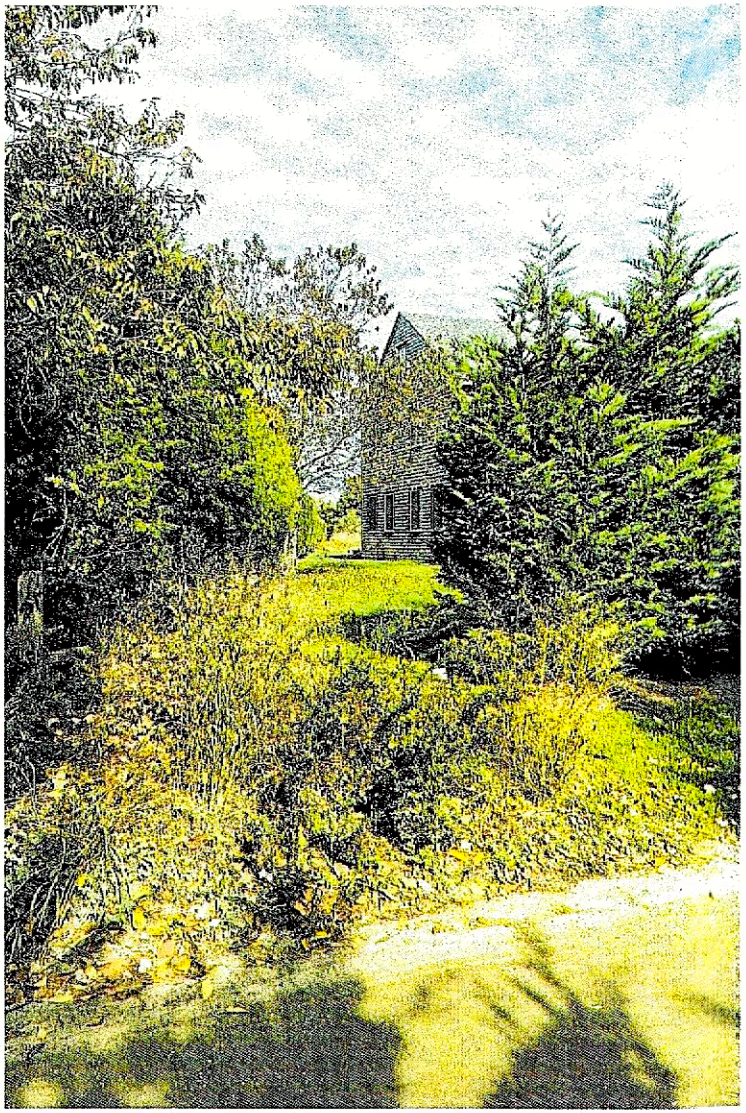
D/B:xxx copyright nag

client number

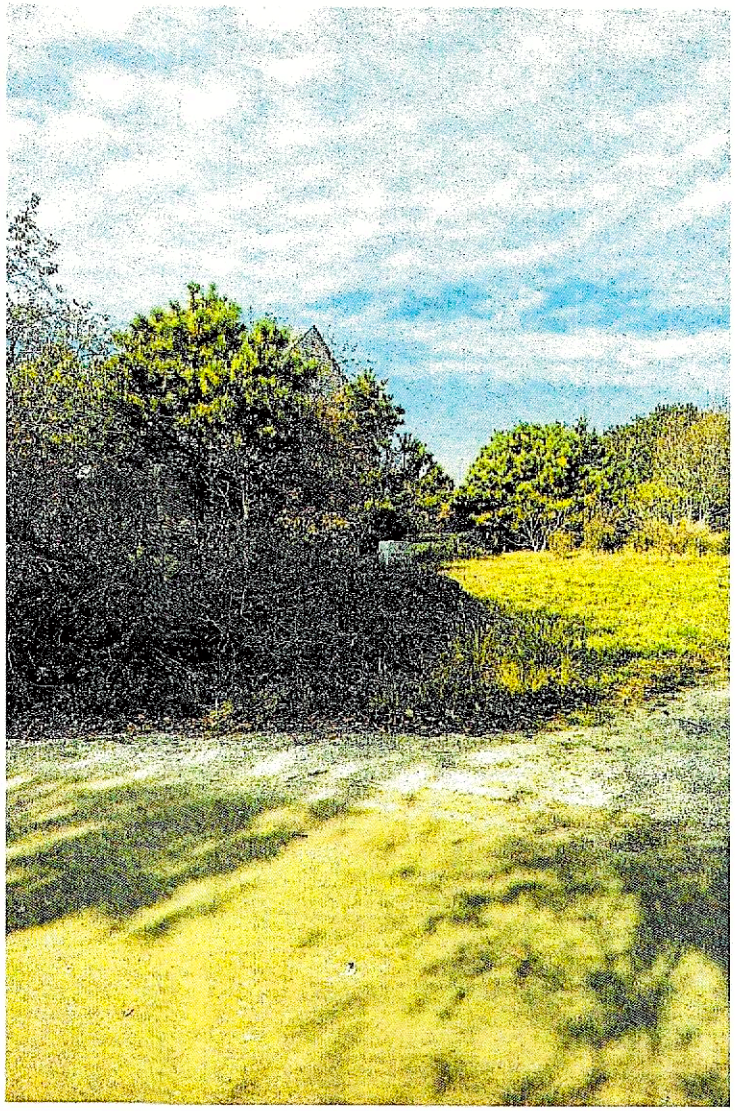
A1



SIDE N. WEST



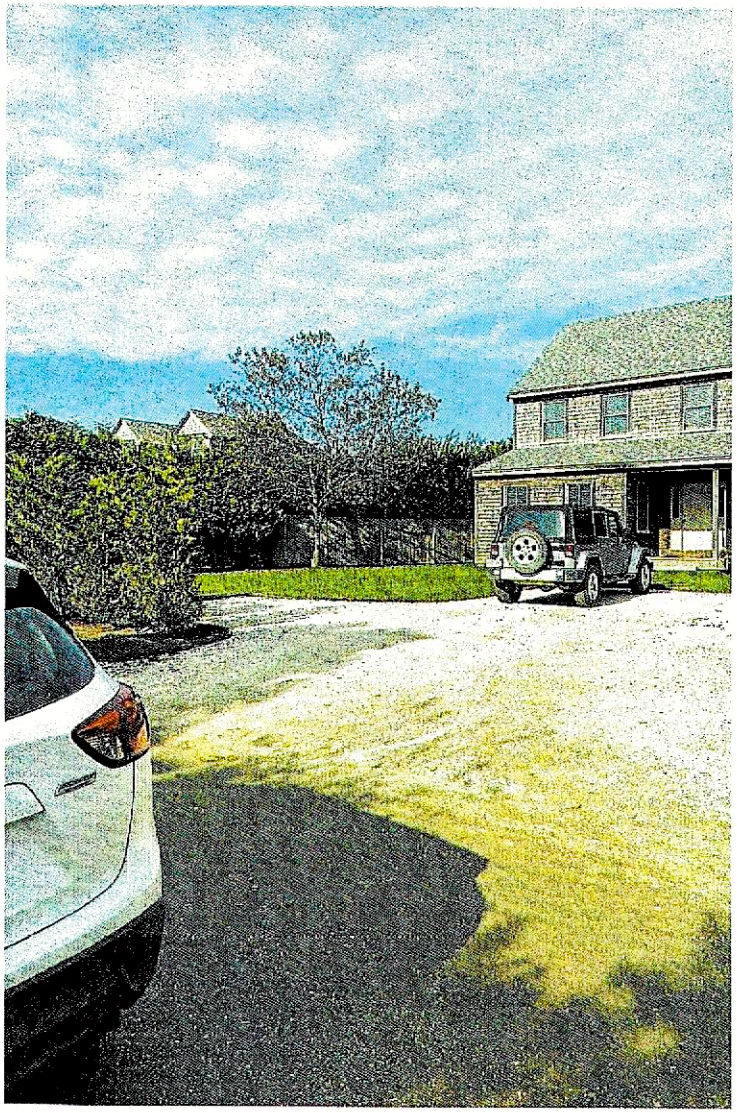
SIDE N. WEST CORNER



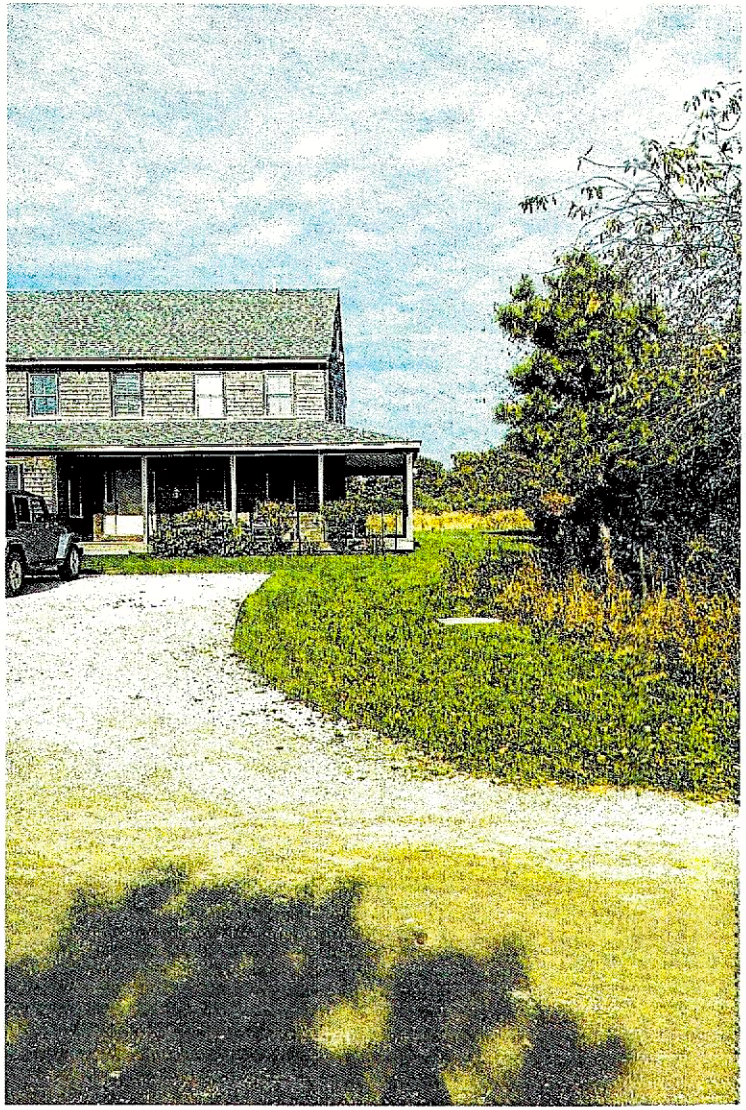
SIDE N. EAST CORNER



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.

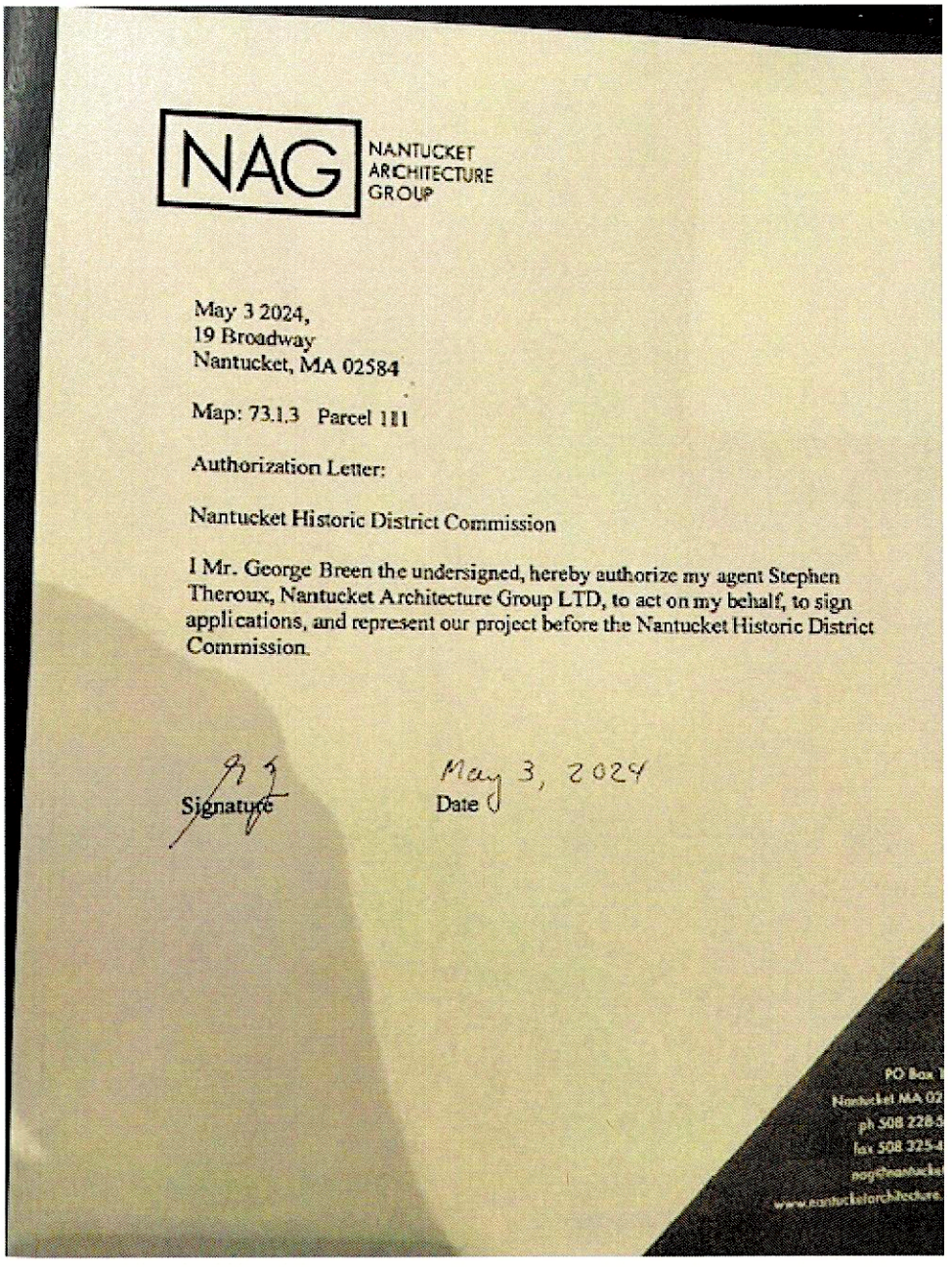
Geometry updated 02/08/2024
Data updated Jan. 2021

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)

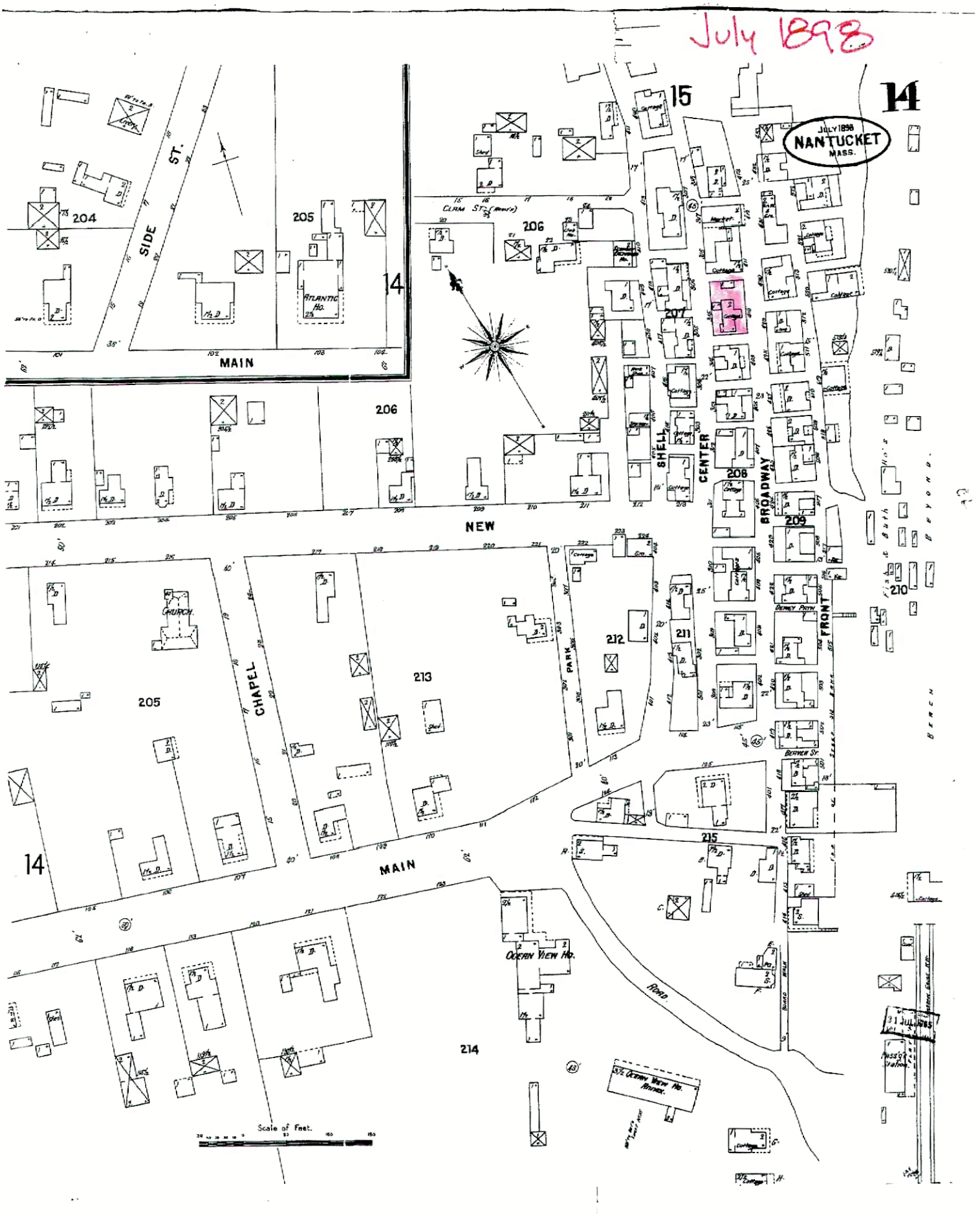
Survey/Film Roll #: SC6-37

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

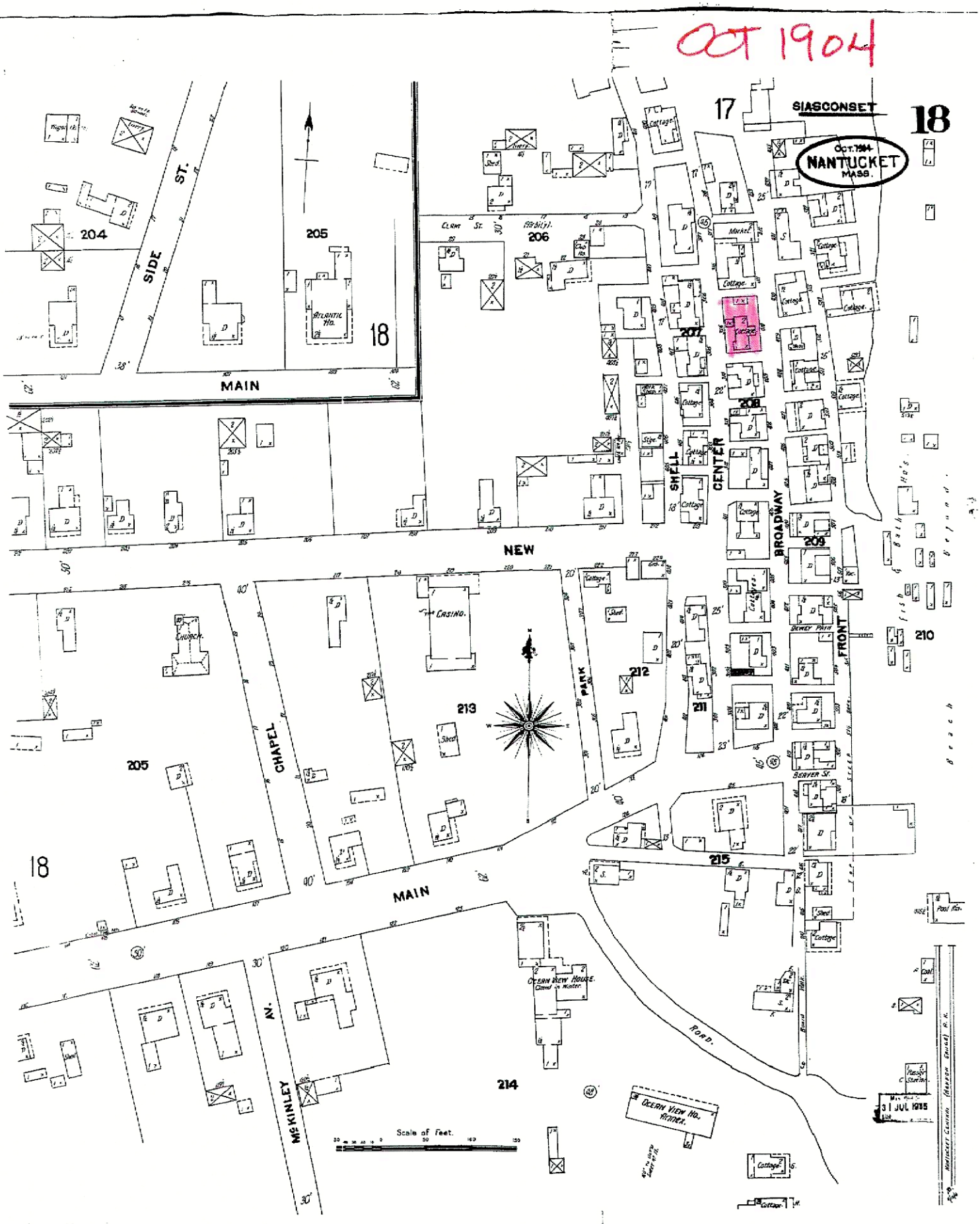
47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
  Page,
  39,
  Page,
  174,
  Interview with,
  JOAN.PORTER

July 1898



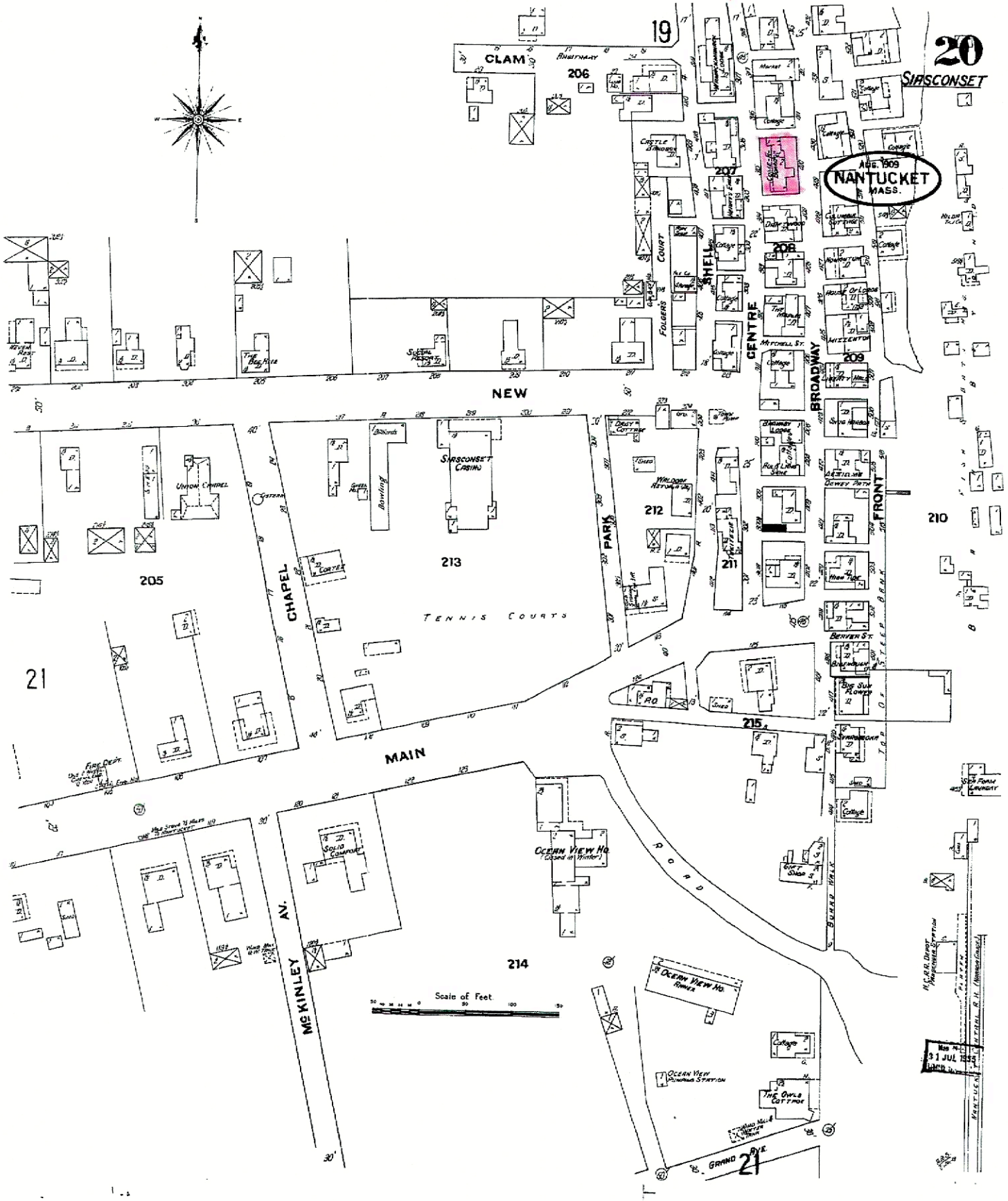
JULY 1898
NANTUCKET
MASS.
14
15
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
ATLANTIC HO.
CLAM ST.
NEW
SHELL
CENTER
BROADWAY
FRONT
PARK
CHAPEL
CHURCH
BEAVER ST.
OCEAN VIEW HO.
ROAD
BEACH
BEYOND
Scale of Feet.

OCT 1904



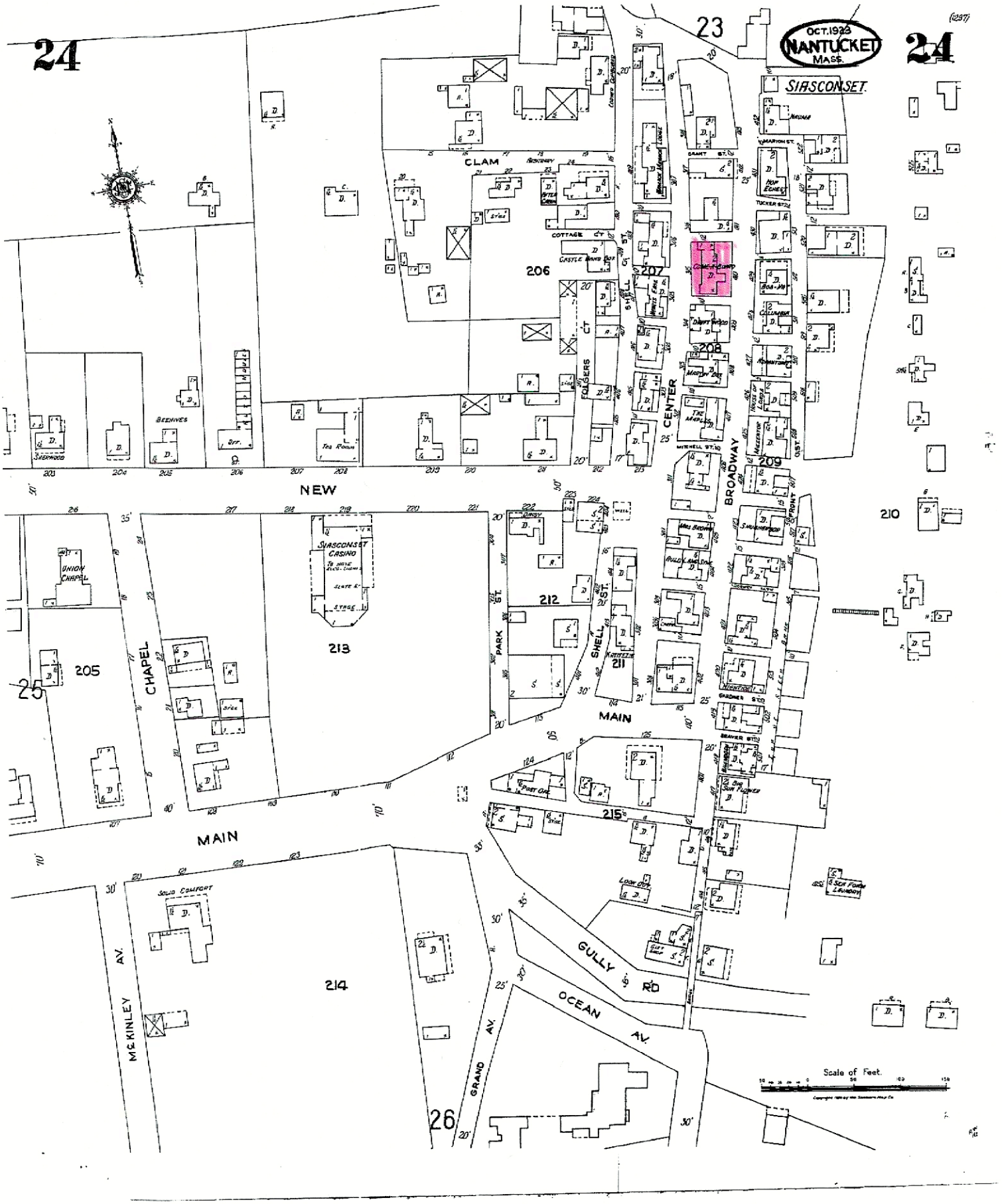
SIASCONSET
18
17
OCT. 1904
NANTUCKET
MASS.
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
18
CLAM ST.
ATLANTIC HO.
CASINO
CHURCH
CHAPEL
PARK
SHELL
CENTER
BROADWAY
FRONT
BEAVER ST.
DEWEY PATH
OCEAN VIEW HOUSE
OCEAN VIEW HO. ANNEX
McKINLEY AV.
ROAD
Scale of Feet.
31 JUL 1915

Aug 1909

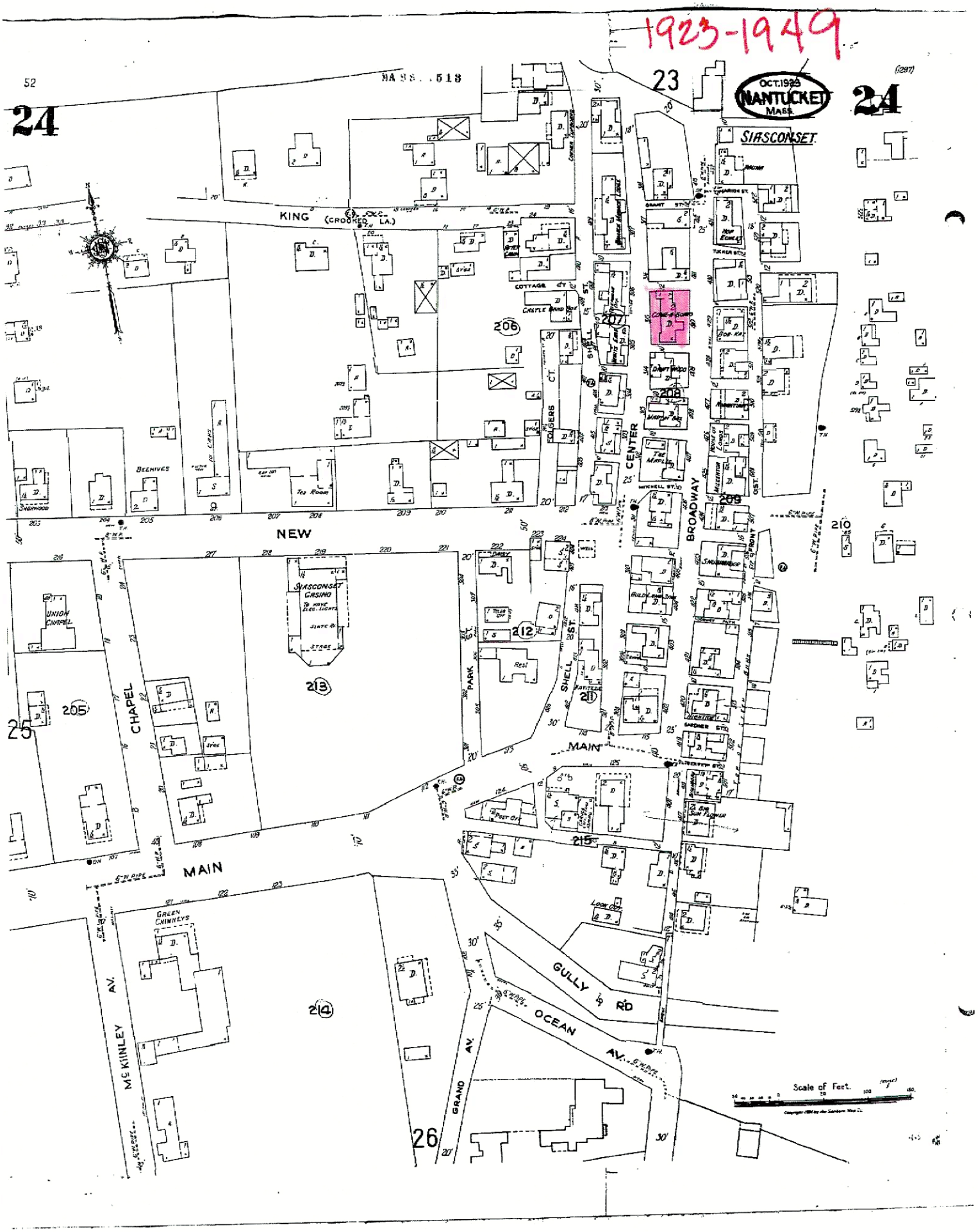


19
20
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
21
NEW
MAIN
CHAPEL
PARK
CENTRE
BROADWAY
FRONT
SHELL
FOLGERS COURT
TENNIS COURTS
SIASCONSET CASINO
UNION CHAPEL
OCEAN VIEW HO.
(Closed in Winter)
OCEAN VIEW HO.
ANNEX
OCEAN VIEW PUMPING STATION
THE OWLS COTTAGE
GRAND AVE.
McKINLEY AV.
ROAD
BURRO WALK
BERVER ST.
SOLID COMFORT
FIRE DEPT.
Scale of Feet
AUG. 1909
NANTUCKET
MASS.
31 JUL 1955

OCT 1923



24
23
OCT. 1923
NANTUCKET
MASS.
24
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
25
26
NEW
MAIN
CHAPEL
PARK ST.
SHELL ST.
CENTER
BROADWAY
FOLGERS CT
SIASCONSET CASINO
UNION CHAPEL
SOLID COMFORT
McKINLEY AV.
GRAND AV.
GULLY RD
OCEAN AV.
Scale of Feet.


1923-1949
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
KING (CROOKED LA.)
NEW
MAIN
CHAPEL
PARK ST.
SHELL ST.
CENTER
BROADWAY
FRONT ST.
GULLY RD
OCEAN AV.
GRAND AV.
McKINLEY AV.
SIASCONSET CASINO
UNION CHAPEL
GREEN CHIMNEYS
BEEHIVES
Tea Room
Post Off
Scale of Feet.

Forman

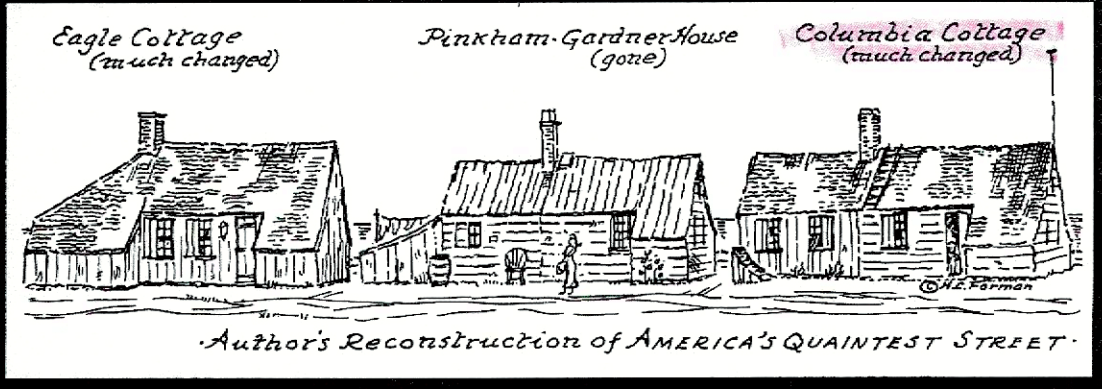
Early Nantucket AND ITS Whale Houses MILL HILL PRESS



Henry Chandlee Forman

Early Nantucket AND ITS Whale Houses



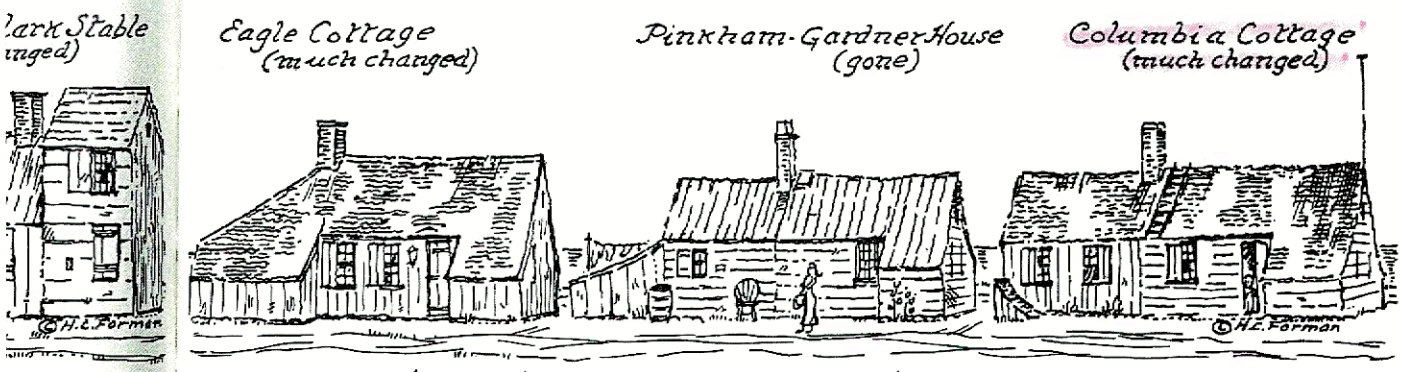


·Author's Reconstruction of AMERICA'S QUAINTEST STREET·

Which cottage did he visit? In those days the dwellings had no name signs, except perhaps those used as taverns, so that there was no occasion for him to identify the place. Next he brought out a fact of much interest and then lapsed into romanticism as follows:

"What rendered this house still more worthy of notice in my eyes, was, that it had been built on the ruins of one of the ancient huts, erected by the first settlers, for observing the appearance of the whales. Here lived a single family without a neighbor; I had never before seen a spot better calculated to cherish contemplative ideas; perfectly unconnected with the great world, and far removed from its perturbations. The ever raging ocean was all that presented itself to the view of this family; it irresistibly attracted my whole attention: my eyes were involuntarily





·Author's Reconstruction of America's Quaintest Street·

This poem then goes on to relate that three maidens clad in spotless white did "reel it strong" with three nice young men. Finally everybody went home, the harper himself going to "coofdom." In the last sentence the word "tew" or "tu" is Scotch and dialectical for work hard or fuss. The word "can" should perhaps be "ken," to understand.

3 – Handling the Sheep Business

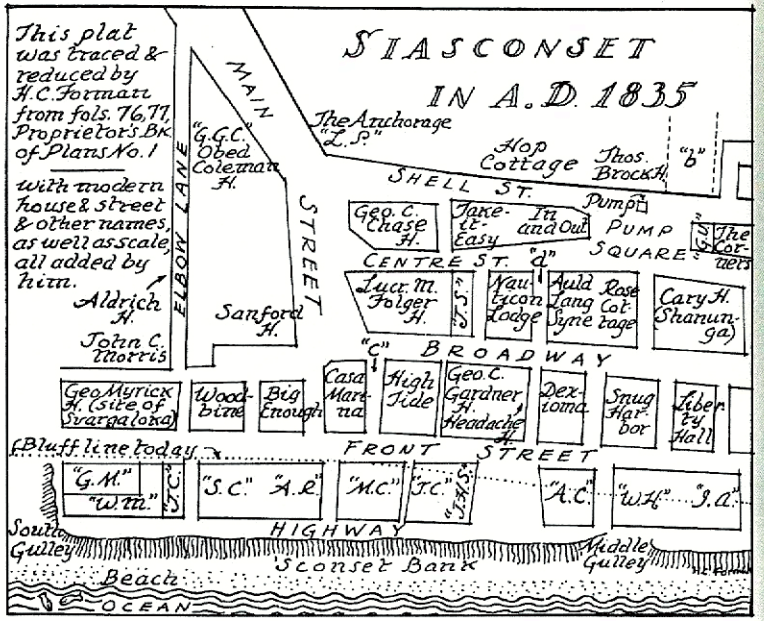
The Island records are full of items about sheep. In 1696, for example, a tax of 140 pounds of sheep's wool was levied upon the estate of Stephen Hussey. At another time it was voted at a Town Meeting that a committee be formed to keep the sheep out of the Town, and to demand that the "Lamb Marker," as he went about dutifully marking lambs, should turn the animals from the Middle Pasture into the Southeast Pasture, to abide there until time to wash them. On still another occasion the sheep were to be kept in the Winter pasture, where they were to be guarded against killing.

Among the archives of Nantucket is a book, written by hand and entitled "Earmarks of the Inhabitants of Sherborn on Nantucket." The marks were made on sheep. The first entry reads thus: "The earmark for John Swain ['s sheep] a half penny under the right ear."

One time twenty-six men were individually asked to stand at the gates of a stair at shearing time in order to take account of all the sheep which had been put in small pens, and to place the animals among the rightful owners. Upon finishing that job, the men were then to turn over the sheep to the clerks of the yard, who perforce had to enter the beasts in the sheeping record books. Another year it was forbidden to set up any tents or booths at shearing time inside the Middle Pasture fence.

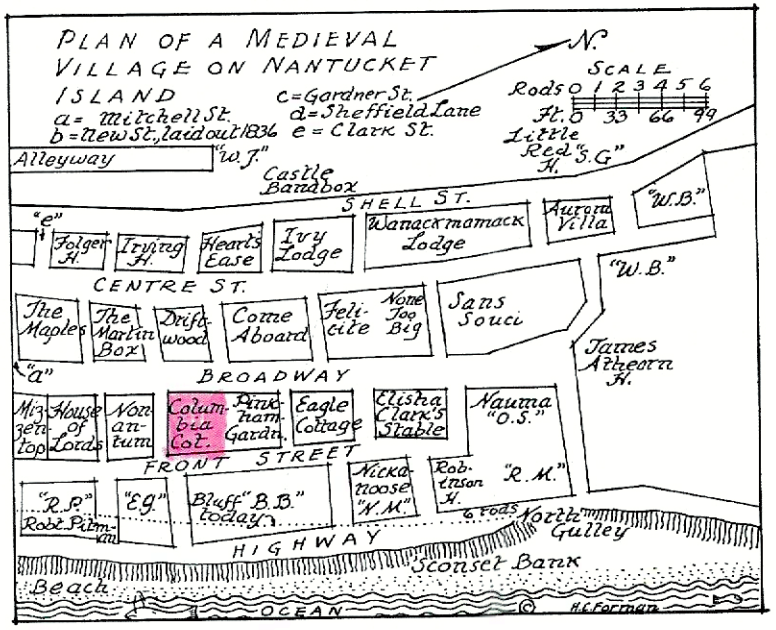
directed to the horizontal line of that watery surface, which is ever in motion, and ever threatening destruction to these shores. My ears were stunned with the roar of its waves rolling one over the other, as if impelled by a superior force to overwhelm the spot on which I stood."

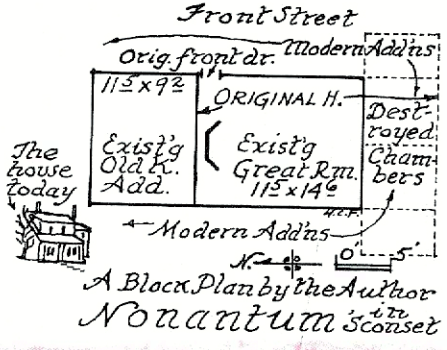
Crèvecoeur was probably wrong when he declared that the house he visited had been constructed on the ruins of one of the ancient huts. Because they had no foundation other than stone boulders, 'Sconset buildings were not erected on the ruins of others. What he meant perhaps was that the abode had been *extended* from the original fisherman's whale house.



6 – Eighteenth-Century 'Sconset

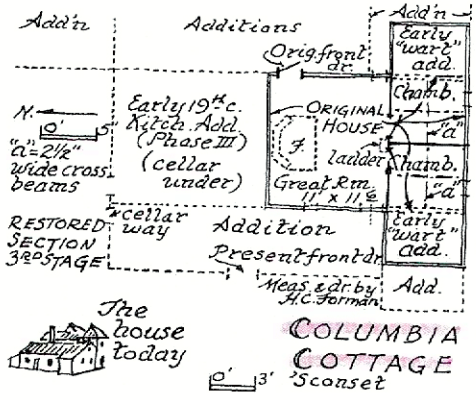
In 1758, some eighty-two years after the establishment of 'Sconset, the Town of Sherburne voted an impossible gridiron type of plan for the village. It ordered that "Siasconset Bank" be laid out into twenty-seven shares, beginning at the South Gulsh, or Gulley, to the southward of the "South Well" and extending northward along the bluff. Each lot was to be three rods, or forty-nine and a half feet, by





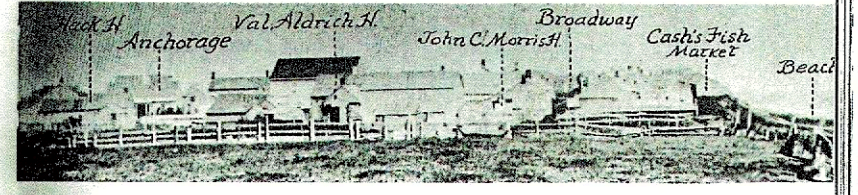
2 – A Doll Tea House

At *Columbia Cottage* (pp. 69, 174, 176), the next domicile to the north, the hanging loft or baulk was found to be boarded up at the same time that staterooms were built — the paneling at the end of the Great Room appearing to be one piece, as has been discussed in an earlier chapter. Now known as the *Willow Harp, Columbia* was built in the early eighteenth century, according to an old letter belonging to a recent owner of the property. Among the early possessors of the cottage was Benjamin Bunker, whose mother when a widow kept a "Tea-house" there, in spite of the diminutive size of the premises for such a purpose. Bunker's son, George, when a small boy, ran errands and did chores at *Columbia*.[2]





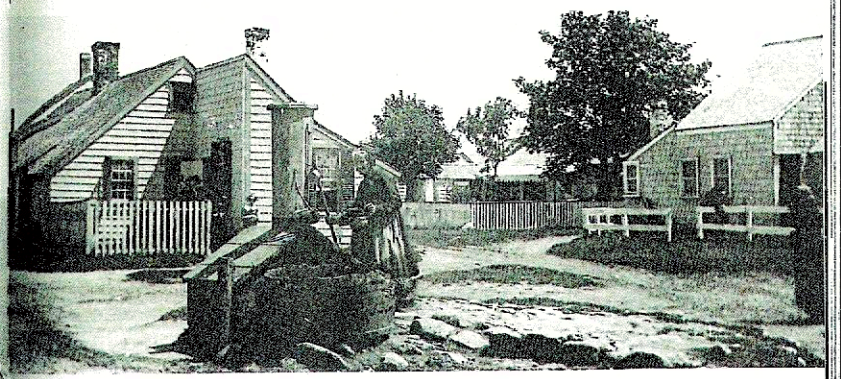
ABOVE: Looking south on Broadway, 'Sconset, in the 1860s, showing cottages as identified by author. Note type of medieval vertical-board palisaded fence commonly used. BELOW: 'Sconset from the south — oldest known photograph of the village (1860s).



This home developed normally through rectangle to "T"-house, then in the early nineteenth century the Great Room roof, open to smoke and soot, had special treatment. It was plastered, it seems, all the way up the chimney gable to the ridge, as shown in the detail on page 87. The up-and-down roof sheathing or clinkers were also probably whitewashed, as they were at *Nauticon Lodge* — illustrated by "w" on page 86 — so that they would match the plaster gable and the plaster walls of the Great Room. Then later a plaster ceiling was built halfway up the roof rafters, thereby cutting the baulk door way down to half size. It all sounds very complicated, but the drawings should explain everything about this unusual house.

Old photographs (p. 175) show an outside entranceway to the cellar under the kitchen which had a low door and pent roof. Since the early nineteenth century this abode has suffered tremendous changes, including two square towers on the Ocean side.[3]

A little known view of Pump Square, 'Sconset, as it appeared about 1884. At left is *The Corners*, with its "flounder" wing.



Columbia Cottage has a new stepladder to the hanging-loft. *Photo, author.*

A WALK DOWN BROADWAY

A Self-Guided Walking Tour through 'Sconset's Historic Core

As you follow Broadway, you will note that many cottages have changed appearance with the addition of second floors, including Liberty Hall, House of Lords, and Mizzentop. All, however, began as simple cottages with a T-plan.

One of the best preserved cottages is Shanunga, or the Betsey Cary cottage, 10 Broadway. It is believed to date from the 1680s. The tall wing toward the north was added about 1780, adjacent to the oldest core and its early warts.

By 1835, Shanunga was held by Betsey Cary, who ran a tavern there. By 1873, the cottage was an early post office operated by Captain Baxter, Cary's son-in-law. Local histories suggest that the name Shanunga comes from a quarterboard that once hung here, taken from a shipwreck in 1852.

Across Mitchell's Lane is another fine early cottage known as The Maples. It was built by the early eighteenth century and occupied by Eliza Mitchell, for whom the small lane separating the houses may have been named. The south end is the oldest section. Later wings are evident to the north. The house's small scale and its crooked windows and wings are an essential part of its character and authenticity.

Farther along on the right is Willow Harp. It, too, was built in the late eighteenth century and was later owned by Benjamin Bunker, whose mother kept a teahouse. It has been added to in an unusual fashion, but the early structure is easily discernible.

Elisha Clark's Stable, a gray-trimmed building with a storefront-like window, found on the right near the shell path to Front Street, was later converted into Crosby's store at the turn of the nineteenth century, and a second floor was added.

The three cottages at the head of Broadway are believed to have been built elsewhere and moved to 'Sconset in the early nineteenth century. San Souci (meaning "without a care"), which fronts on Centre Street, may have been erected on Traders Lane in town and used as part of a twine factory. Local histories suggest it was moved to 'Sconset in 1814 and was the first cottage in the village to be raised to two stories. The kitchen to the north was a boathouse, and bricks for its chimney are said to be from the British ship *Queen* when she wrecked.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... BREEN FAITH F & GEORGE E JR

MAILING ADDRESS..... 4002 TENYSON ST., HOUSTON, TX 77005

PROPERTY LOCATION..... 19 BROADWAY

ASSESSORS MAP/PARCEL..... 7313/111

SUBMITTED BY:..... NANTUCKET ARCHITECTURE

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.16 09:07:14 -04'00'

MAY 16, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

7021 0350 0000 0870 5321

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City, State, ZIP+4®: SIASCONSET MA 02564

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.68
Total Postage and Fees	$5.08

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Street and Apt. No., or PO Box No.: 1600 PARKER AVE
City, State, ZIP+4®: FORT LEE NJ 07024

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
7313	97		GULLS WING LLC		PO BOX 401	SIASCONSET	MA	02564	15 FRONT ST
7313	98		OCONNELL MARY G TR	MARY G OCONNELL 2004 REVOC TR	13 FRONT ST	SIASCONSET	MA	02564	13 FRONT ST
7313	110		LICHTMAN JEFFREY A & HORN SHARON		1600 PARKER AVE	FORT LEE	NJ	07024	21 BROADWAY
7313	112		KUMPF RICHARD STUART TR		3806 STRATFORD AVE	DALLAS	TX	75205	17 BROADWAY
7313	115		STRONG HELEN M & CARTER		5 CHALFONT CT	BETHESDA	MD	20816	18 BROADWAY
Count:	4								

GULLS WING LLC
PO BOX 401
SIASCONSET, MA 02564

OCONNELL MARY G TR
MARY G OCONNELL 2004 REVOC TR
13 FRONT ST
SIASCONSET, MA O2564

LICHTMAN JEFFREY A & HORN SHARON
1600 PARKER AVE
FORT LEE, NJ 07024

KUMPF RICHARD STUART TR
3806 STRATFORD AVE
DALLAS, TX 75205

STRONG HELEN M & CARTER
5 CHALFONT CT
BETHESDA, MD 20816

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 19 BROADWAY

Tax Map Number: 73.1.3 Parcel Number: 111

Owner of Record: GEORGE & FAITH BREEN

Description of Proposal: INSTALL NEW FOUNDATION (CRAWLSPACE) REINFORCE EXISTING STRUCTURE RAISE HOUSE 4"

Anticipated HDC Submission Date: 5/22/2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 111

Street & Number of Proposed Work: 19 BROADWAY

Owner of record: GEORGE & FAITH BREED

Mailing Address: 4002 TENNYSON ST
HOUSTON TX 77005

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THERAUX ESQ

Mailing Address: PO BOX 1814
NANTUCKET MA 02554

Contact Phone #: 228-5031 X 2 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length 44'-0" ± Sq. Footage 1st floor: 1338-EXIST Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width 35'-7½" Sq. footage 2nd floor: 420 EXIST Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South ϕ East ϕ West ϕ
Height of ridge above final finish grade: North 19-10 ± South 19-10 ± East 19-10 ± West 19-10 ±

Additional Remarks

Historic Name: COLUMBIA COTTAGE/WILLOW HARP.

Original Date: 1835

Original Builder: BENJAMIN BUNKER.

REVISIONS* (describe)

1. East Elevation RAISE RESIDENCE 4' / INSTALL NEW CRAWL
2. South Elevation SPACE ½" / POURED CONC & ~~EXIST~~ RUBBLE AS NOTED
3. West Elevation REPAIR & REGLAZE ALL EXIST WINDOWS
4. North Elevation REPAIR ALL EXIST EXT. DOORS

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

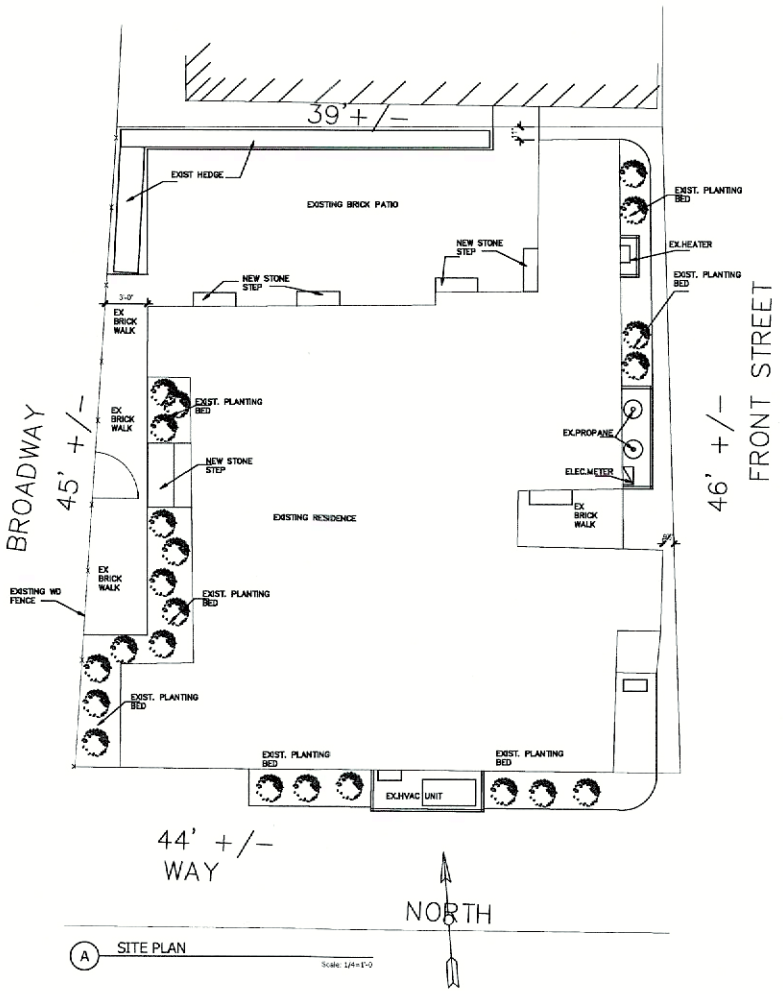
COLORS

Sidewall NTW Clapboard (if applicable) NA Roof WOOD NTW
Trim WHITE Sash WHITE Doors FRONT BLACK / SIDE & REAR BLACK
Deck _____ Foundation GREY Fence _____ Shutters _____

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

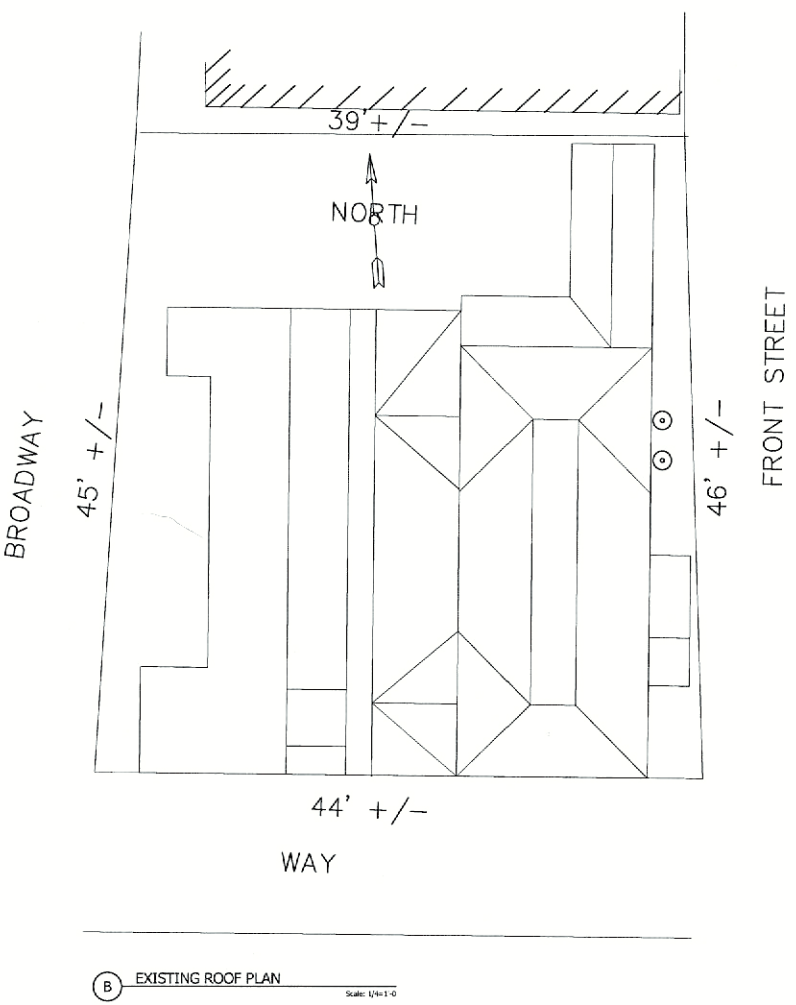
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 3/21/24 Signature of owner of record _____ Signed under penalties of perjury



A SITE PLAN

Scale: 1/4=1'-0



B EXISTING ROOF PLAN

Scale: 1/4=1'-0

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-3631
CONTACT: STEPHEN THEROUX
STEVE@NANTUCKETARCHITECTURE.COM

STRUCTURAL ENGINEER:
SJG ENGINEERING LLC
8 GOLDEN GATE DRIVE
HOOKSET, NH 03106
207-752-3274
CONTACT :STEPHEN GOAN
SJENG@COMCAST.NET

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

EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

SITE PLAN
EXISTING ROOF PLAN
SCALE: 1" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

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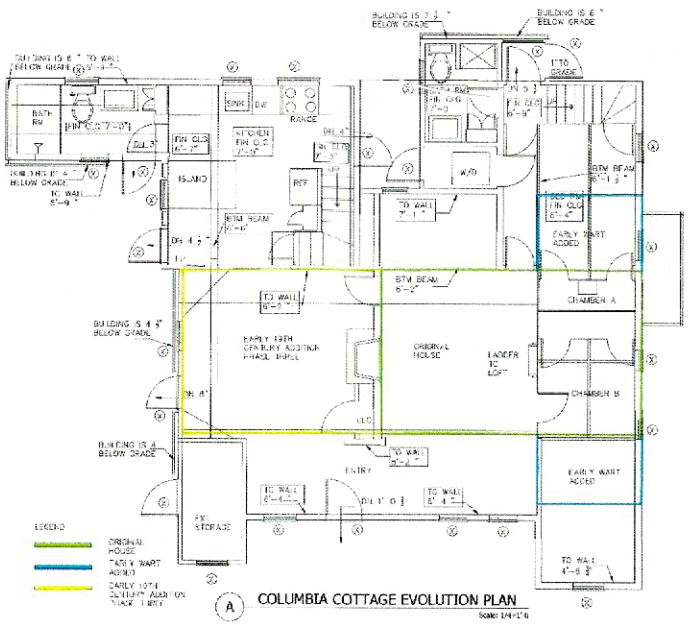
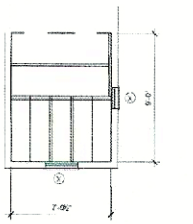


A COLUMBIA COTTAGE EVOLUTION PLAN

Scale: 1/4"=1'-0

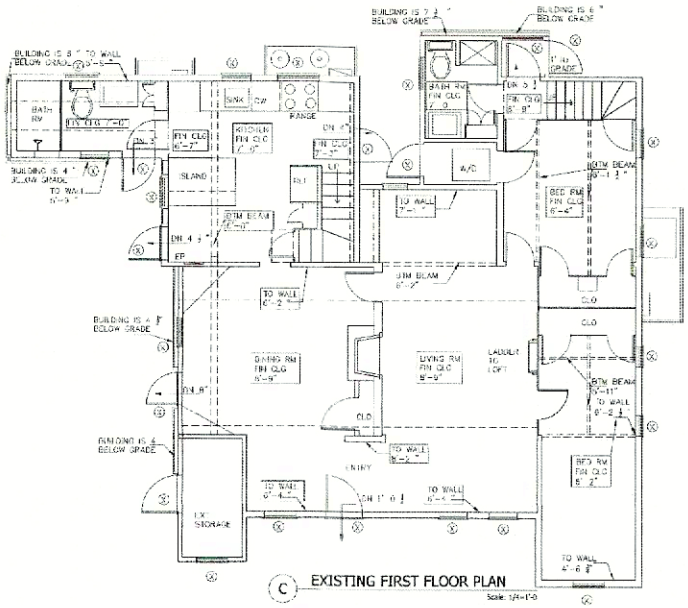


F EXISTING LOFT PLAN

Scale: 1/4"=1'-0

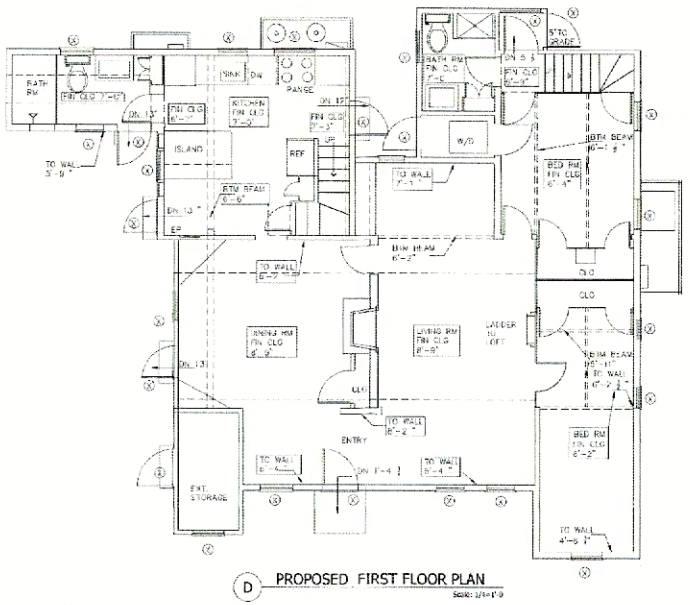
E EXISTING SECOND FLOOR PLAN

Scale: 1/4"=1'-0



C EXISTING FIRST FLOOR PLAN

Scale: 1/4"=1'-0



D PROPOSED FIRST FLOOR PLAN

Scale: 1/4"=1'-0

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

EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

P AN

HDC XX/XX/XX
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client number

A1



L EXISTING EAST ELEVATION

Scale: 1/4"=1'-0



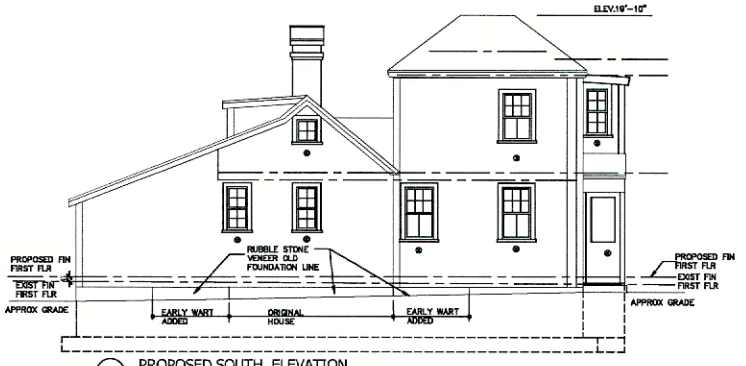
M PROPOSED EAST ELEVATION

Scale: 1/4"=1'-0



H PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



K PROPOSED SOUTH ELEVATION

Scale: 1/4"=1'-0



G EXISTING WEST ELEVATION

Scale: 1/4"=1'-0



J EXISTING SOUTH ELEVATION

Scale: 1/4"=1'-0

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

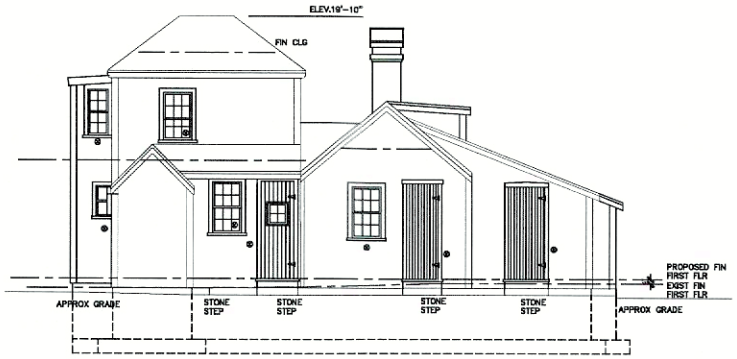
EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

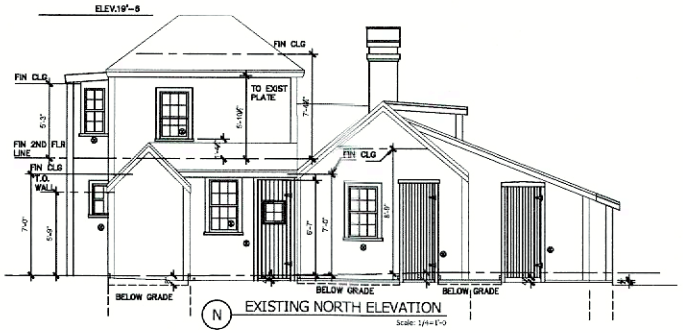
D/B:xxx copyright nag 2015
client number

A2



P PROPOSED NORTH ELEVATION

Scale: 1/4=1'-0



N EXISTING NORTH ELEVATION

Scale: 1/4=1'-0

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EXISTING CONDITION PLANS FOR
MR. AND MRS GEORGE BREEN
19 BROADWAY NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B xxx copyright nag 2015

client number

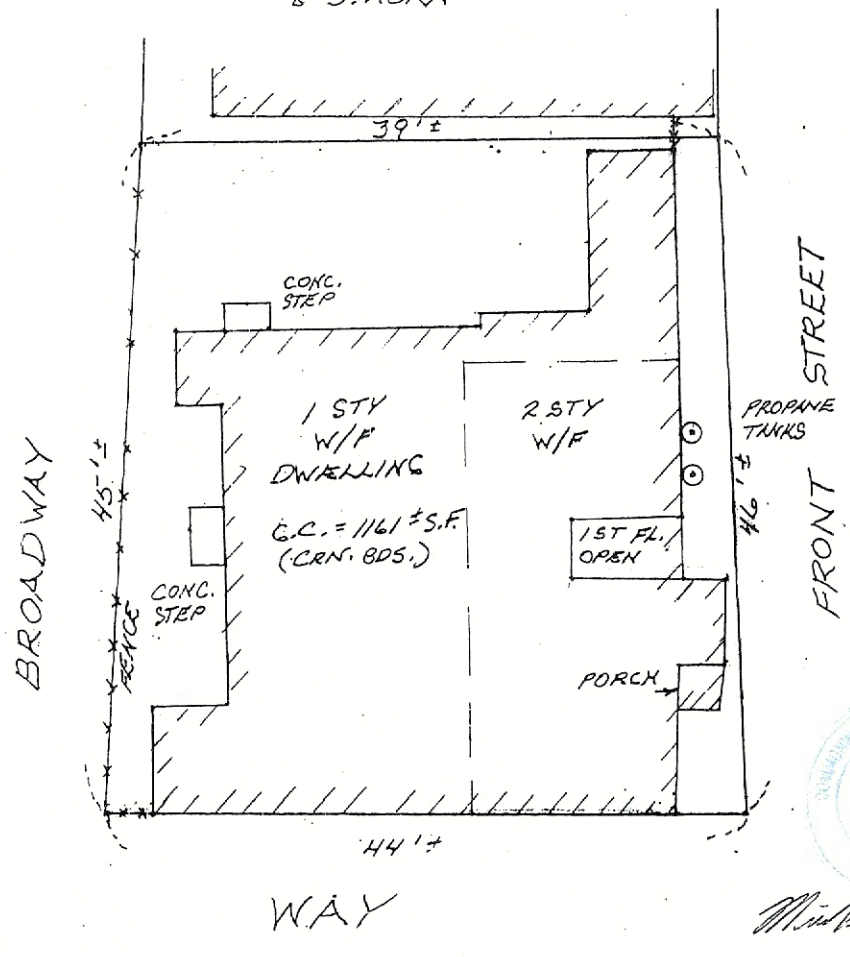
A3

ZONING CLASSIFICATION: SOH

	EXISTING:
MIN. AREA: 5000 S.F.	INDETERMINATE
MIN. FRONTAGE: 50. FT.	SEE PLAN (SUGGEST RECORDABLE SURVEY)
FRONT YARD S.B.: 0. FT.	"
REAR & SIDE S.B.: 5. FT.	"
GROUND COVER (%): 50. %	"

N

73.1.3 - 110
N/F
J.A. LICHTMAN
& S. HORN



COMMONWEALTH OF MASSACHUSETTS
MICHAEL E. CONNOLLY
No. 49652
PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PROPRIETORS PL. BK. 1 PG. 76, 77

TO: FAITH F. & GEORGE E. BREEN, JR
. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0 114 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

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

MORTGAGE PLOT PLAN
OF LAND IN
NANTUCKET, MA.

SCALE: 1" = 10' DATE: DEC. 9, 2019

Owner: 19 BROADWAY TRUST

Deed/Cert.: BK. 1643 PG. 116 Plan: SEE ABOVE

Tax Map: 73.1.3-111 Locus: 19 BROADWAY, S.I.A.

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

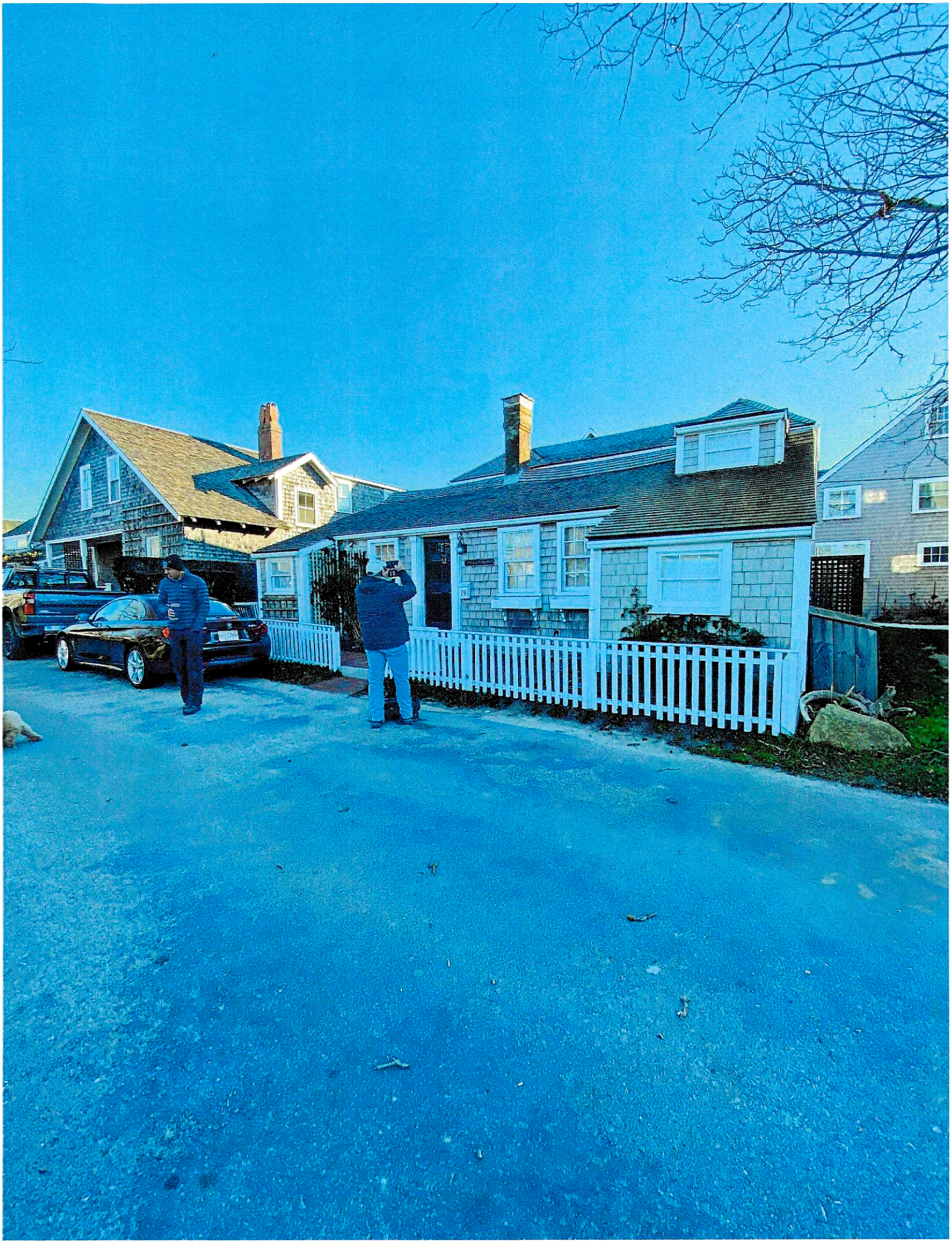
C-7878

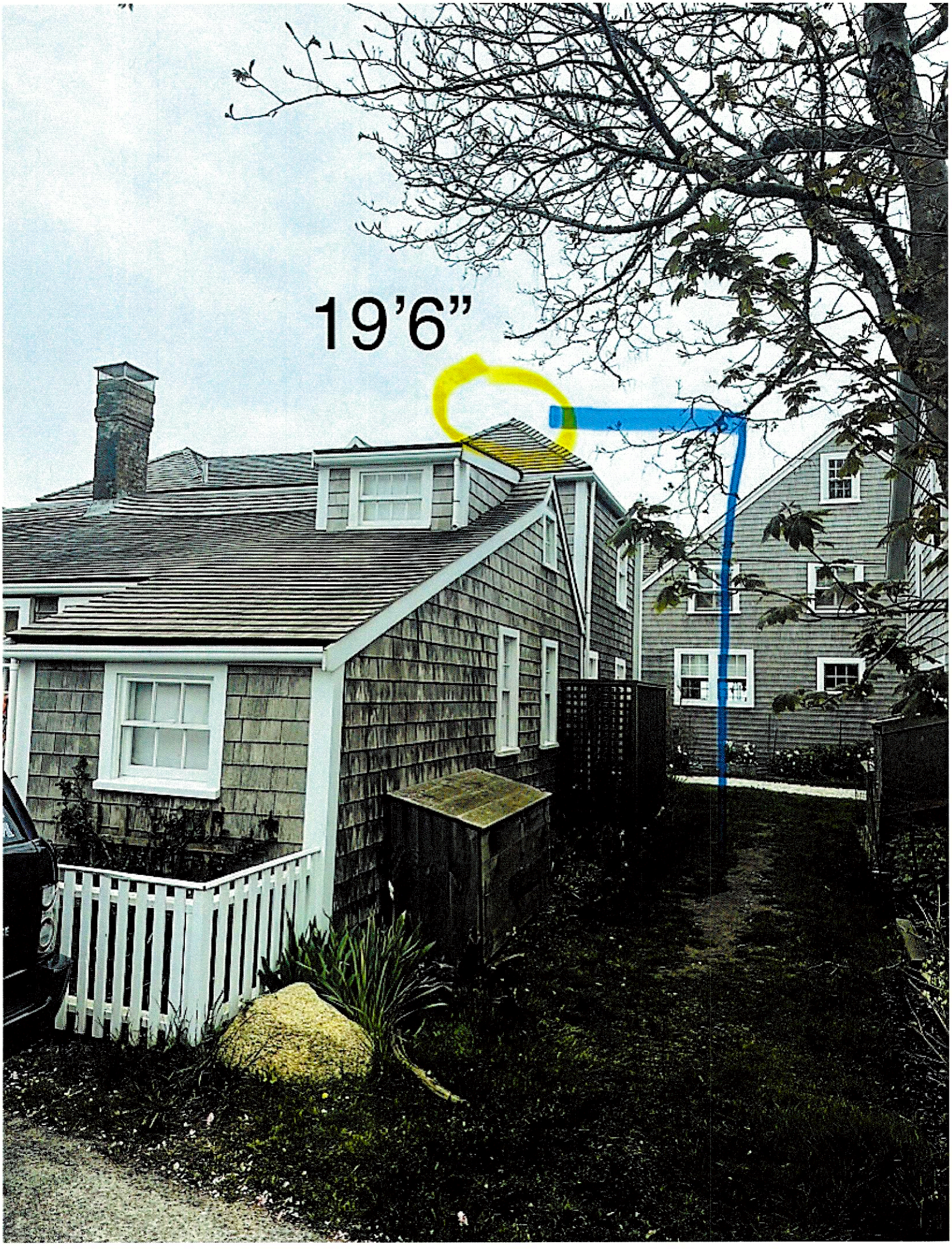

Neighbors
Height
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER


Neighbors
HEIGHT
RANGE ROVER
WRANGLER
DESTINATION
TIPGEORGE

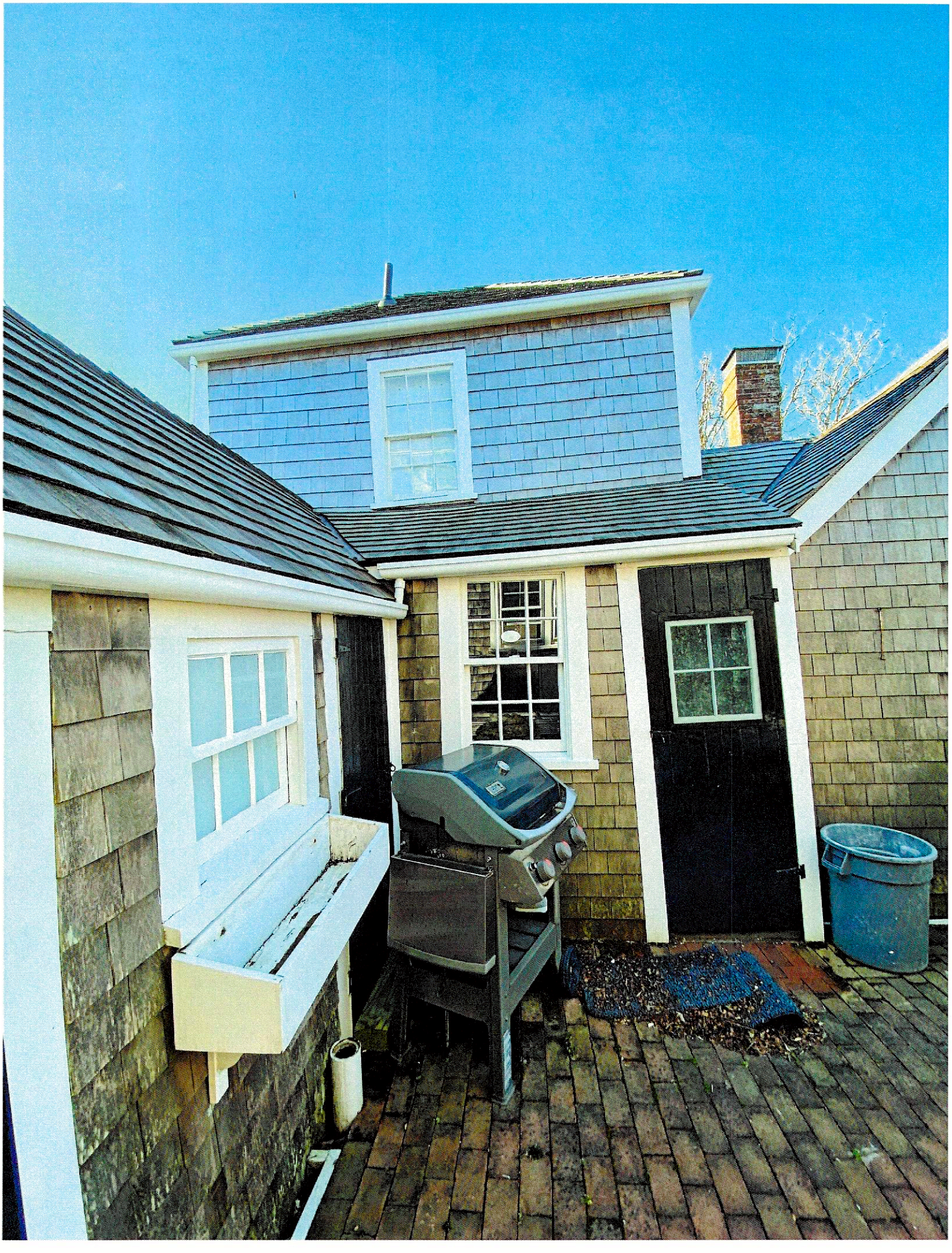


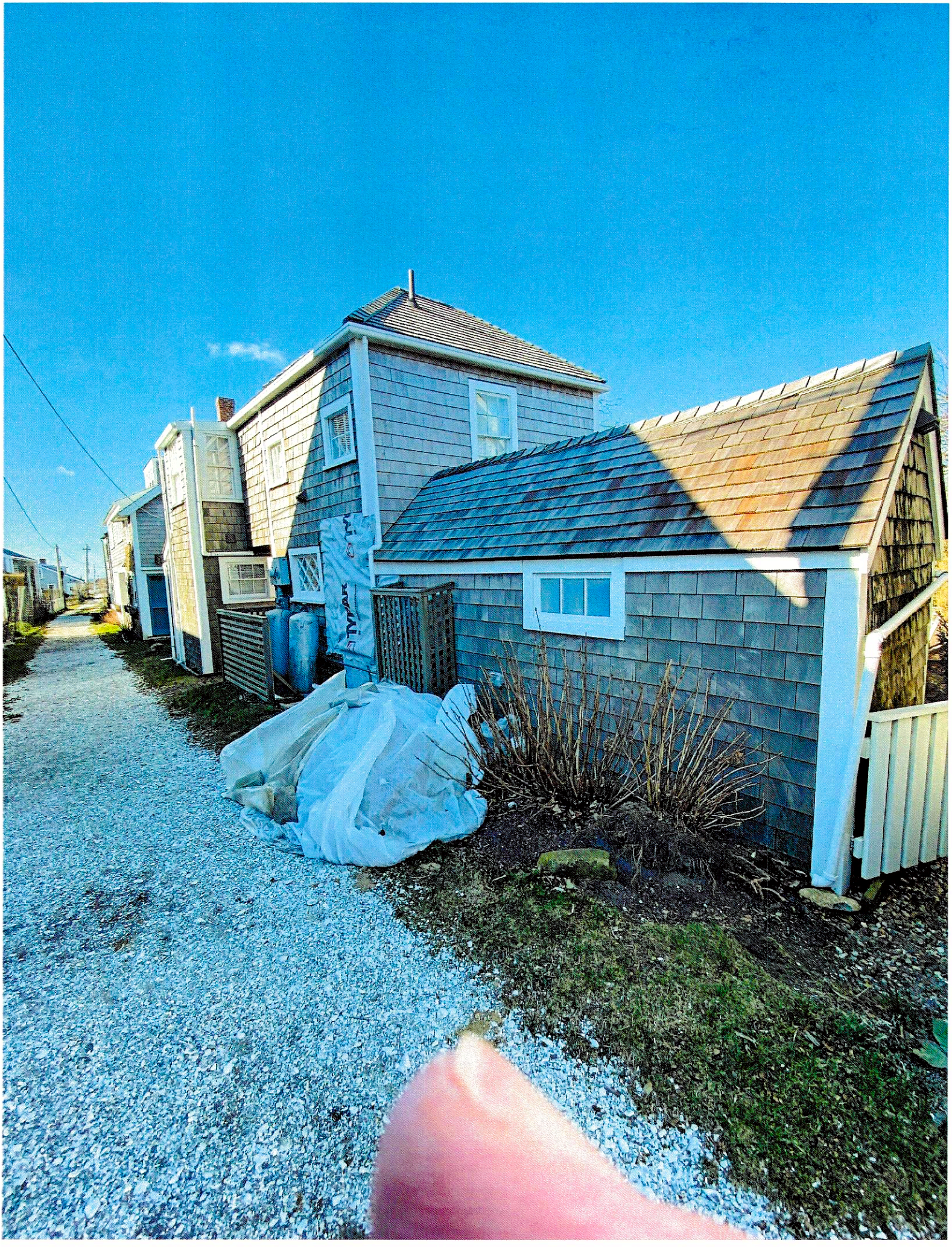


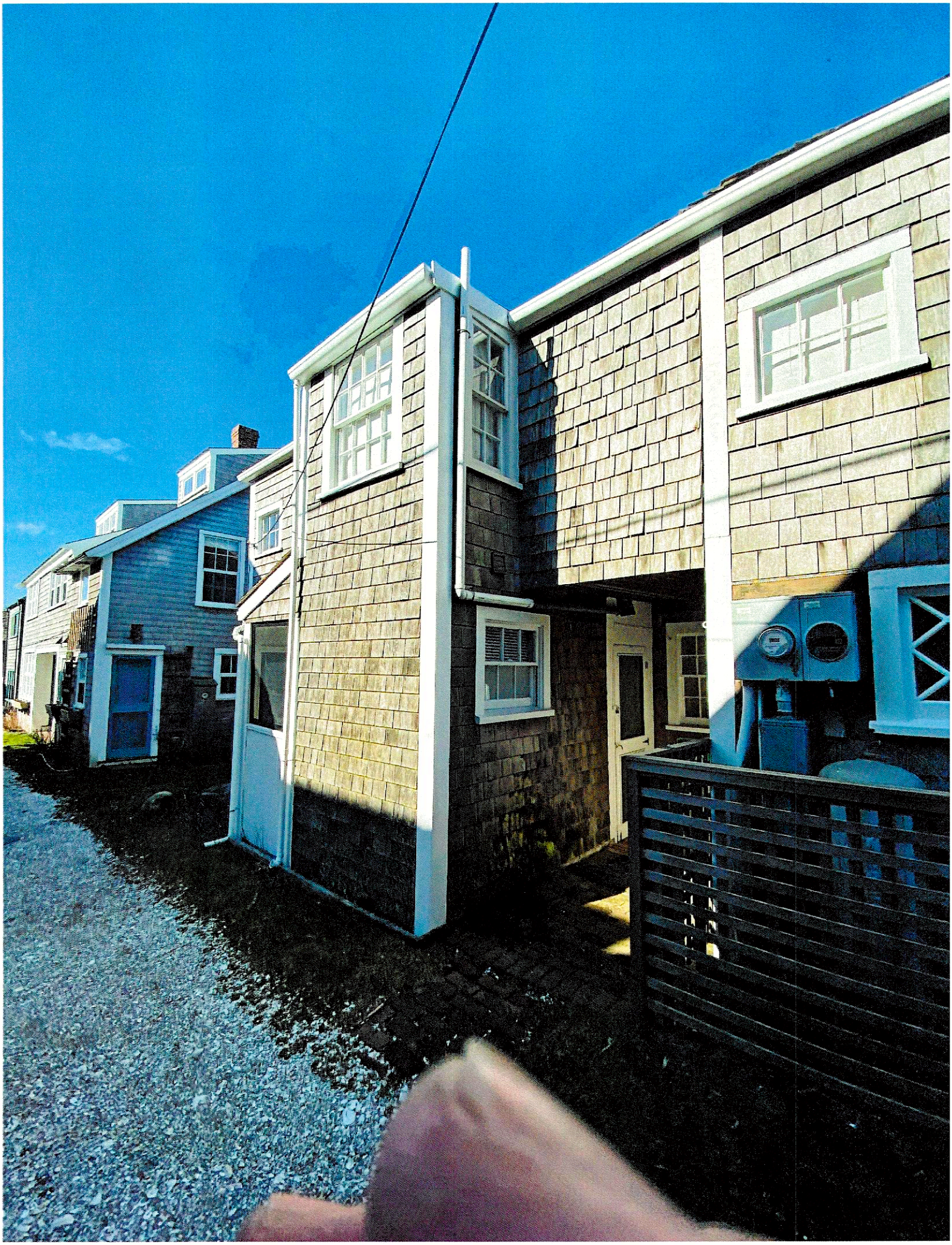

19’6”


5/12
5/12
8/12


Weber
SPIRIT II
Nantucket Energy









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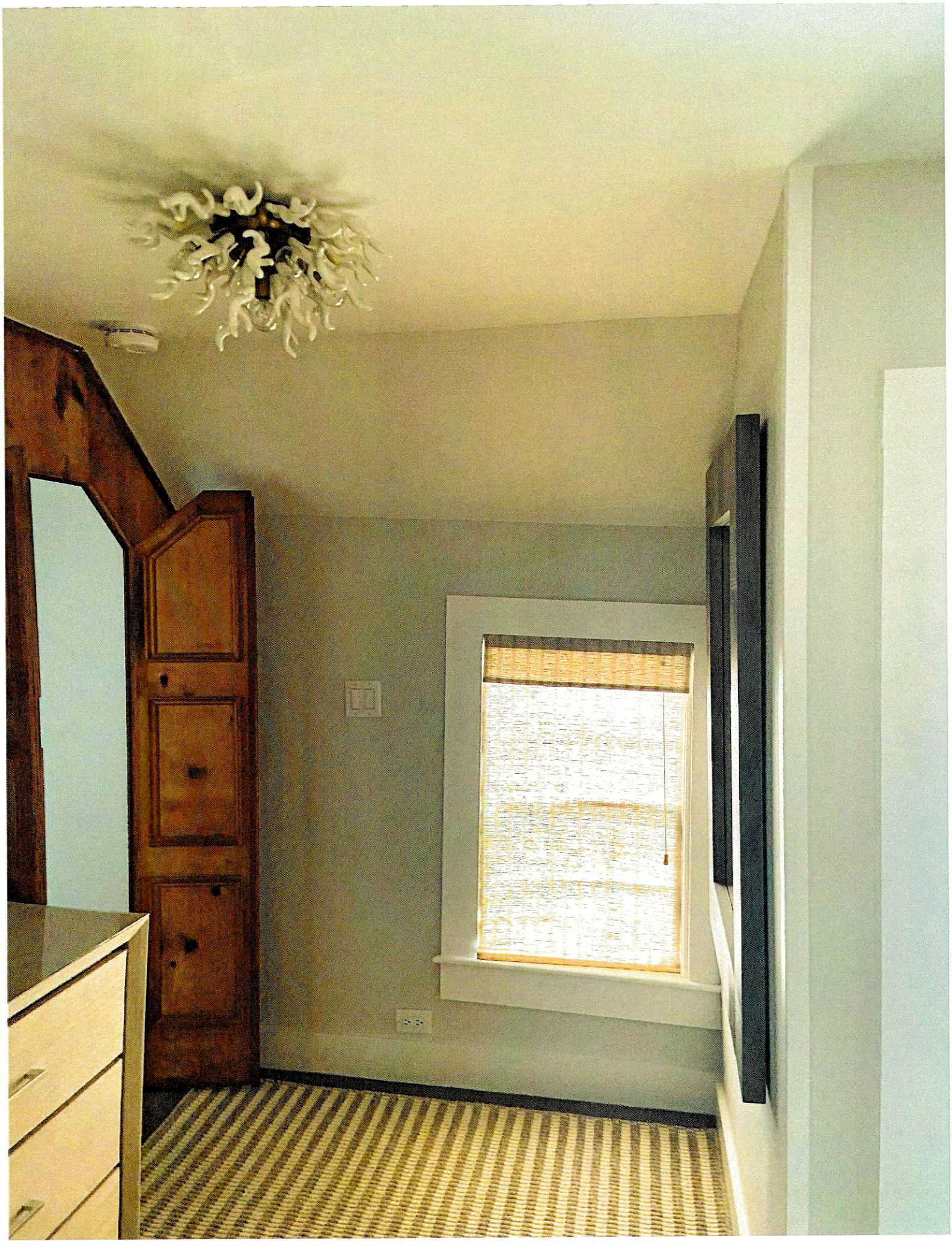

5/22

Chibaro
2 Middle Towpaustow
Pool

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR ED + CATHY CHIBARO

STREET ADDRESS 2 MIDDLE TAWPAWS HAW

MAP/PARCEL 53 / 49

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/22/24

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

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

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

Caroline Stahl 5/22/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 53 PARCEL N°. 49

Street & Number of Proposed Work: 2 MIDDLE TRW PAWS HAW

Owner of record: ED + KATHY CHIBARO

Mailing Address: 2 MIDDLE TRW PAWS HAW RD
NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228-9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District LUG3) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30 Sq. Footage 1st floor: 480 Decks/Patio: Size: 380 SF± ☐ 1st floor ☐ 2nd floor
Width: 16 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

BLUESTONE MIXED SIZE PATIO TO MATCH EXISTING PATIO @ LOWER LEVEL
6"-36" CONC RETAINING WALL FACE W/ MAHOGANY DECKING HORIZ

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 42"
Type: NTW TYPE II
Length: 30'

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

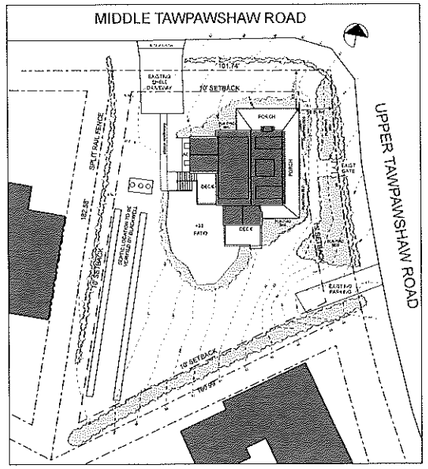
COLORS

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

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

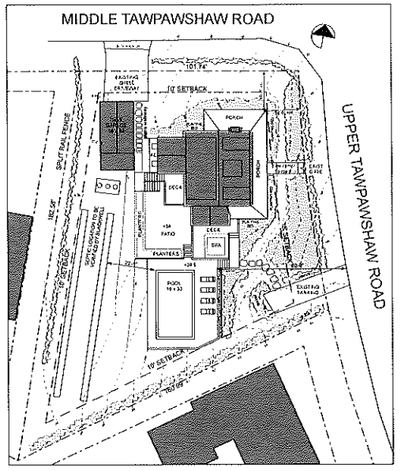
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date ~~10/~~ 5/22/24 Signature of owner of record Edward Chibaro Signed under penalties of perjury



Site Plan- Existing

SCALE: 1" = 20'



Site Plan- Proposed

SCALE: 1" = 20'

ZONING INFORMATION
MAP 33 PARCEL 49
ZONE: LUG-3

	EXISTING
MINIMUM LOT SIZE- 10,000 S.F.	17489 SF
MINIMUM FRONTAGE- 20 SF	SEE PLAN
FRONT YARD SETBACK- 15 FT	SEE PLAN
REARSIDE SETBACK- 10 FT	SEE PLAN
GROUND COVER RATIO- 20%	8.64%

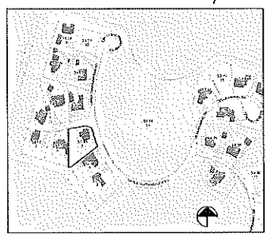
EXISTING HOUSE GROUND COVER- 1476 SF
PROPOSED GARAGE- 512 SF

TOTAL GROUND COVER- 1535 SF

A New Pool at the

Chibaro Residence

2 Middle Tawpawshaw Road
Nantucket , Massachusetts



Locus

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A0.1	POOL PLAN
	A0.2	POOL SECTIONS

ISSUES/REVISION DATE

NOC 1	11/30/23

A New Pool at the
Chibaro Residence
2 Middle Tawpawshaw Road
Nantucket, Massachusetts

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 4744 Fax: 508 228 3165

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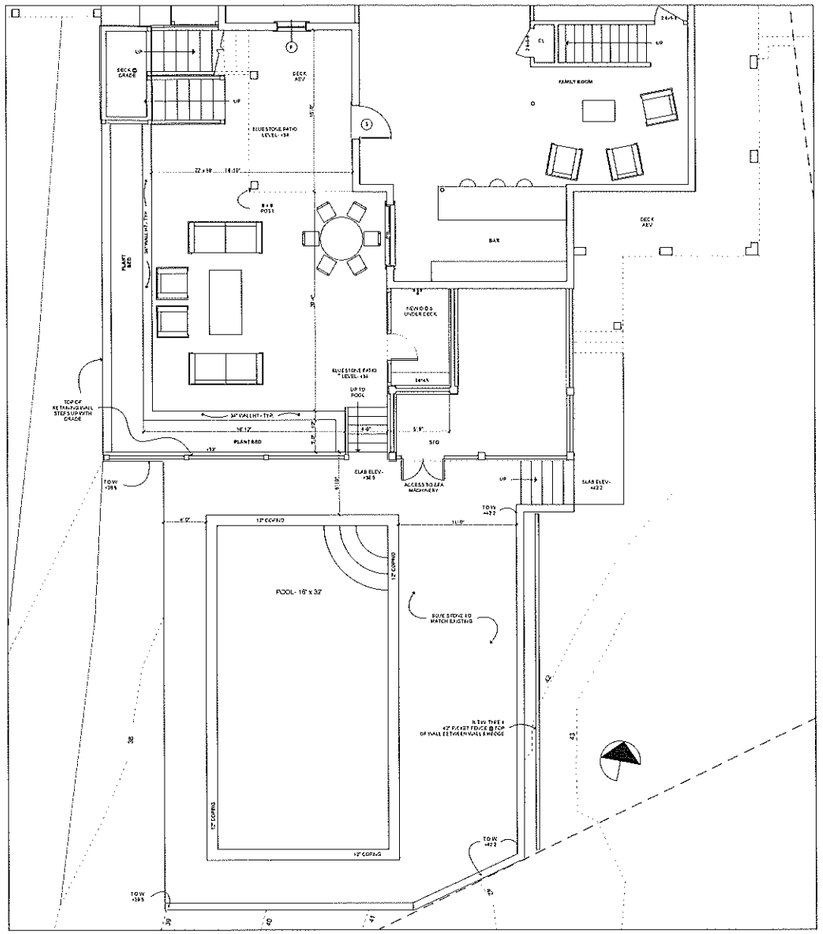

Proposed Pool Plan

SCALE 1/8" = 1'-0"

ISSUED/REVISION DATE
MDC 3 11/20/23

A New Pool at the Chibairo Residence

2 Middle Tawpawshaw Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing, the set and parts of the design shown thereon are the property of Thornewill Design LLC and may not be used in whole or in part without the written permission of Thornewill Design LLC.

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax: 508 228 3143

Sheet No:

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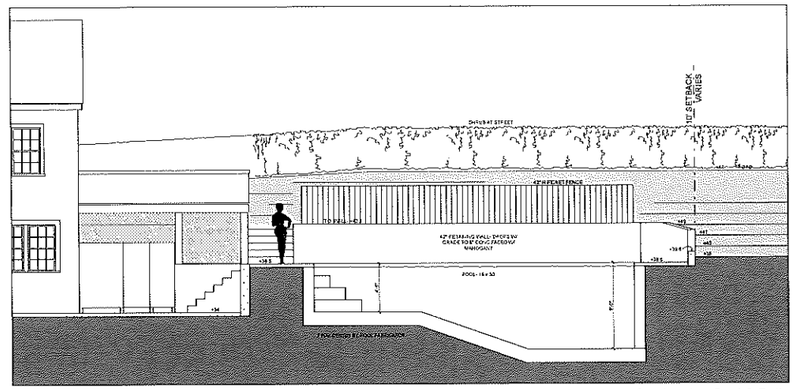
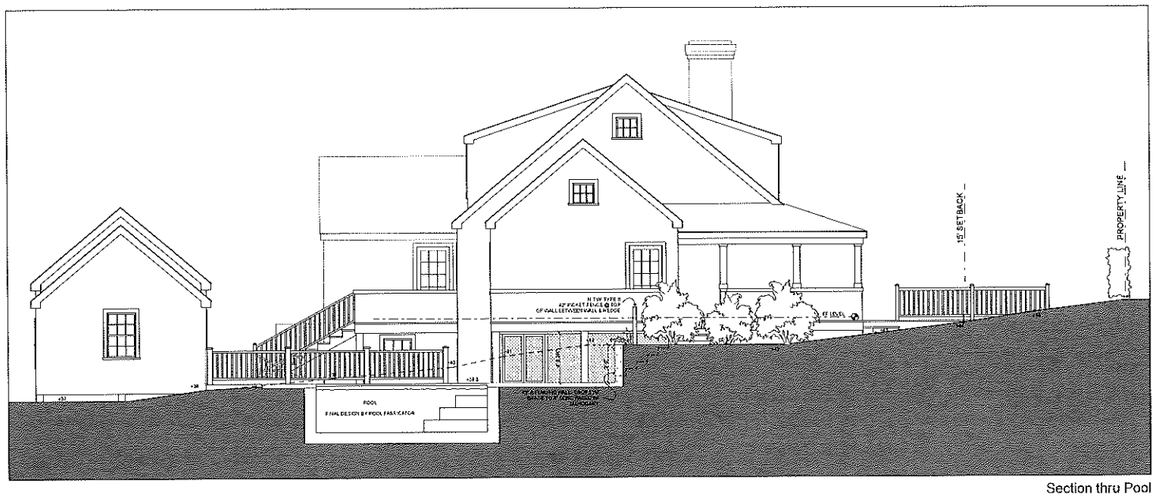


Longitudal Section thru Pool & Patio

SCALE 1/4" = 1'-0"



Section thru Pool

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	11/30/23

A New Pool at the Chibaro Residence

2 Middle Tawpawshaw Road

Nantucket, Massachusetts

USE OF DRAWING

© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9361 Fax 508 228 3365

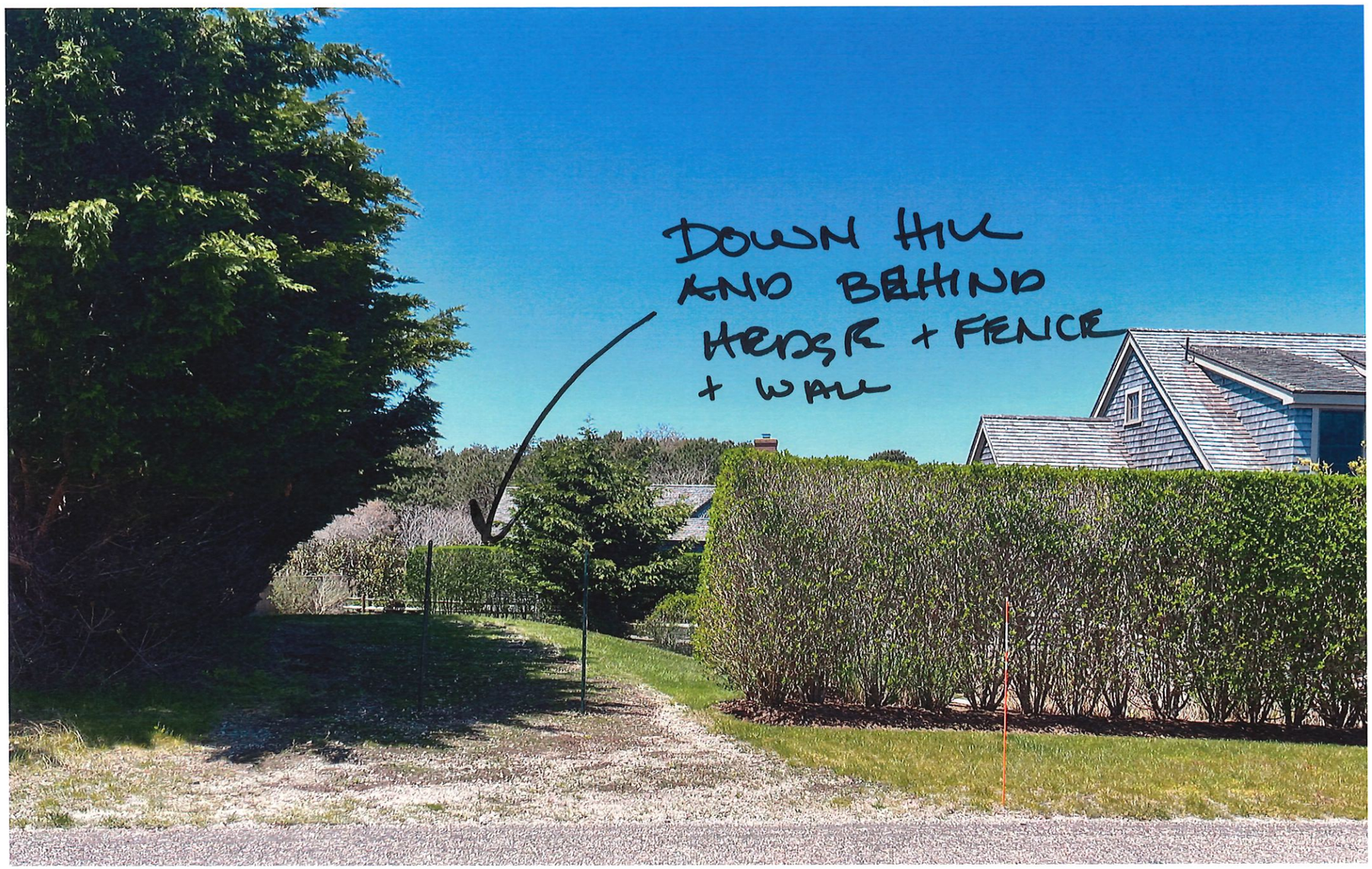
Sheet No:

A0.2

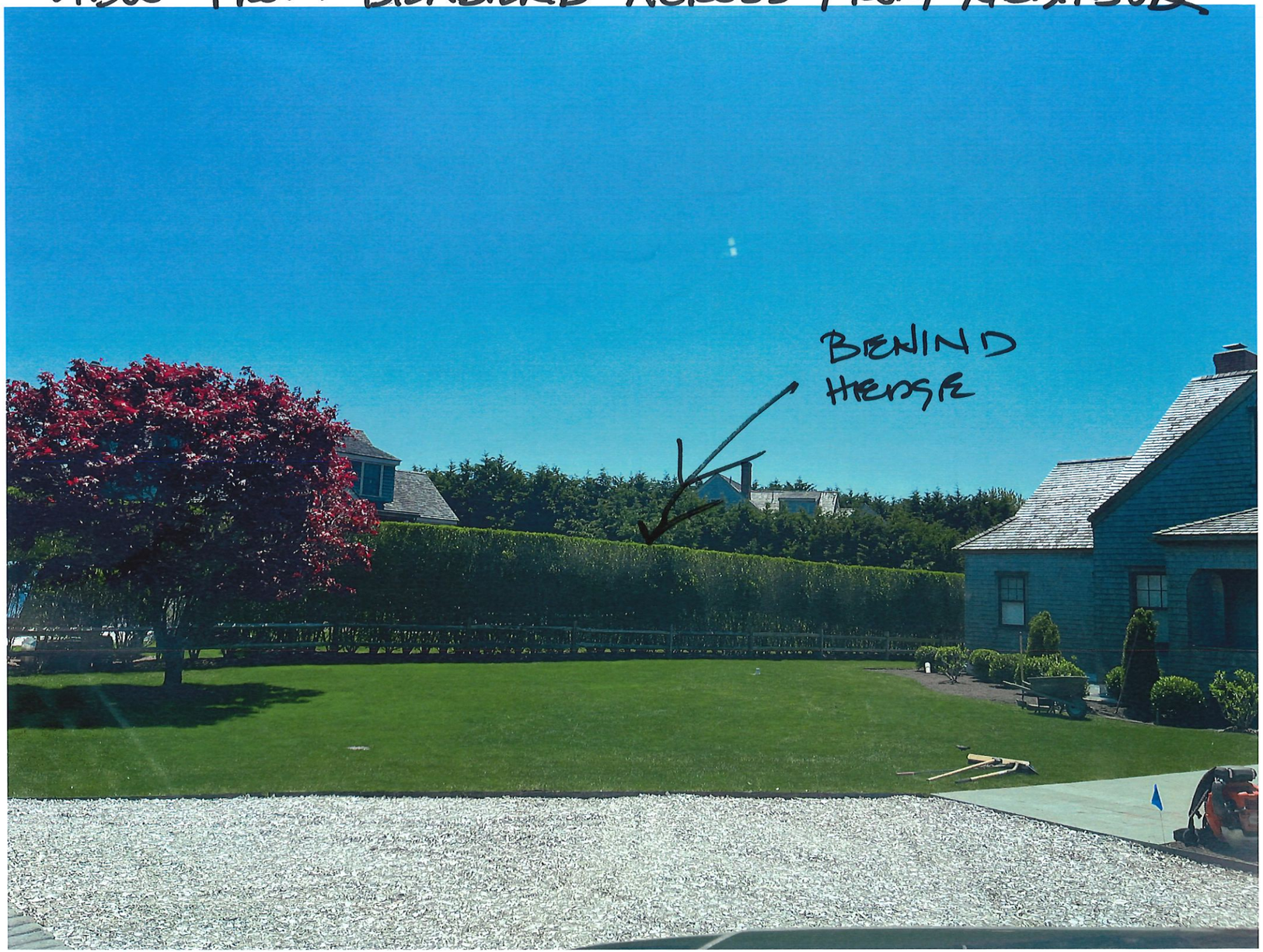
VIEW FROM MIDDLETAWPAW ENTRY



VIEW FROM UPPER TAWPAWS THRU



VIEW FROM DEADEND ACROSS FROM NEIGHBOR




BLUESTONE

41 Hulbert Ave
MH - FensRevs
to 2023-11-9472

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

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Rev Mar 2020

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: C/o Bradley + Associates
1270 Soldiers Field Road Boston, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-11-9472
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date: 2005

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 5/23/24 Signature of owner of record: _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/14/23

HDC2023-11-9472 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: C/o Bradley + Associates
1270 Soldiers Field Road Boston MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02532

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

FOR OFFICE USE ONLY 15149

Date application received: 11/9/23 Fee Paid: $50

Must be acted on by: 12/27/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve w/ 1 Hr
Fire Hood Hydrant & Round
Window Louvred

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-05-8498
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks/Patio~~ Pergola: Size: 13'-6" x 7 ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 2005

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Add Pergola
2. South Elevation Revise Fenestration
3. West Elevation Revise Fenestration + Add Pergola
4. North Elevation Add Pergola

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

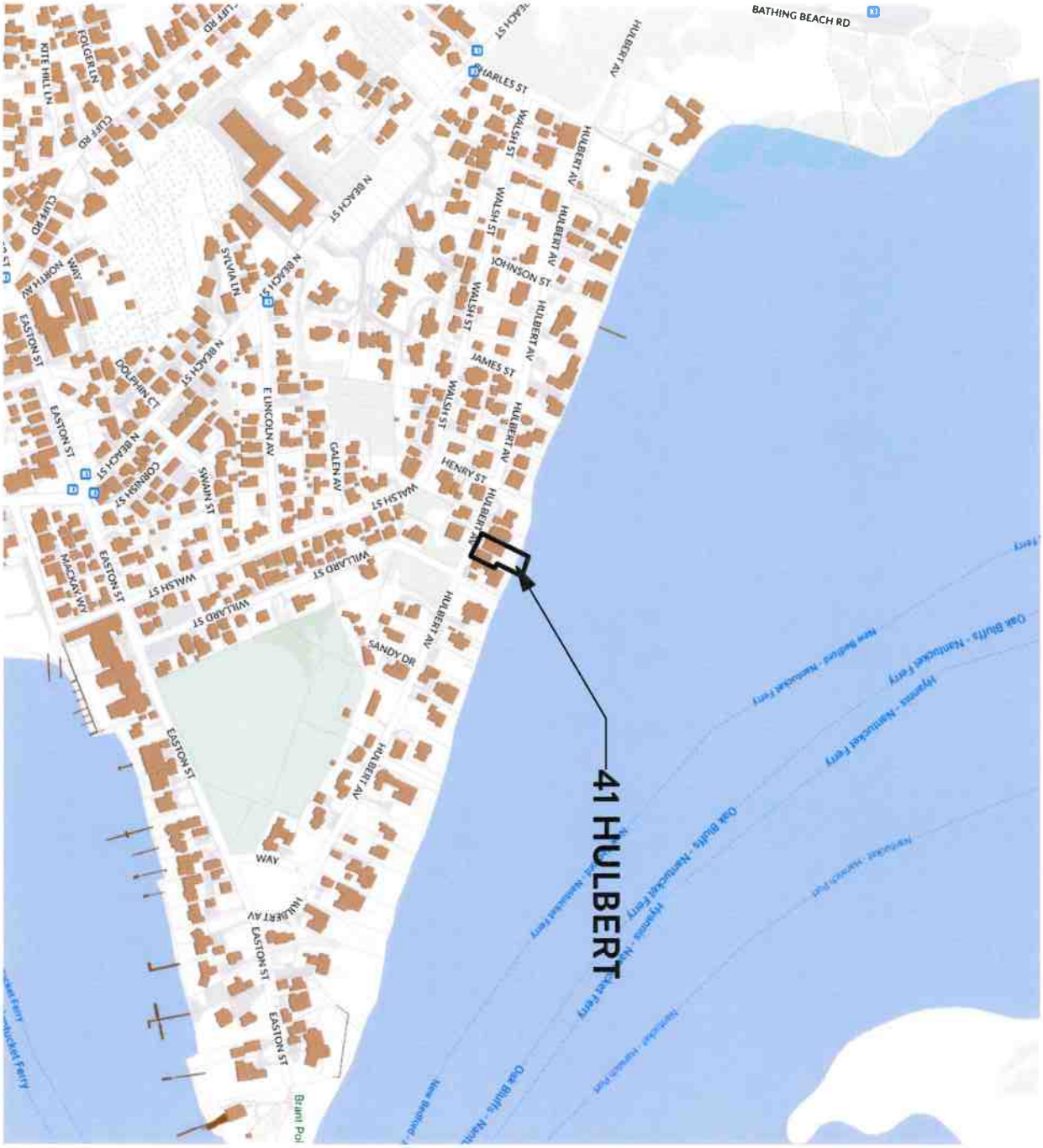
COLORS

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

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

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

Date 11/6/23 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

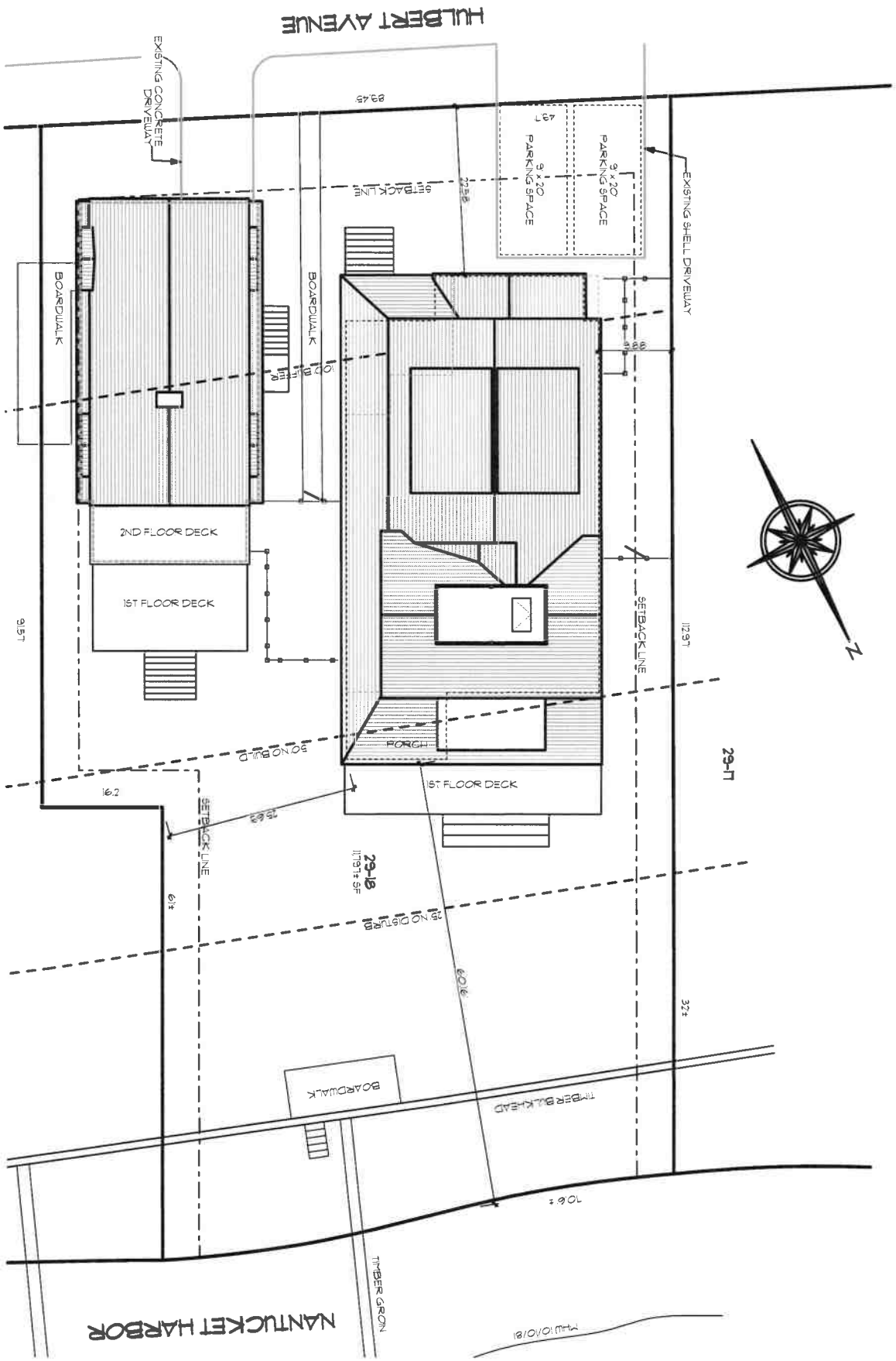
MAP NO: 29 ZONING INFO: R1
PARCEL NO. 18 PROJECT NO: 86 REVISED:

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

Locus Map

BOTTICELLI & POHL

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



ID # L-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

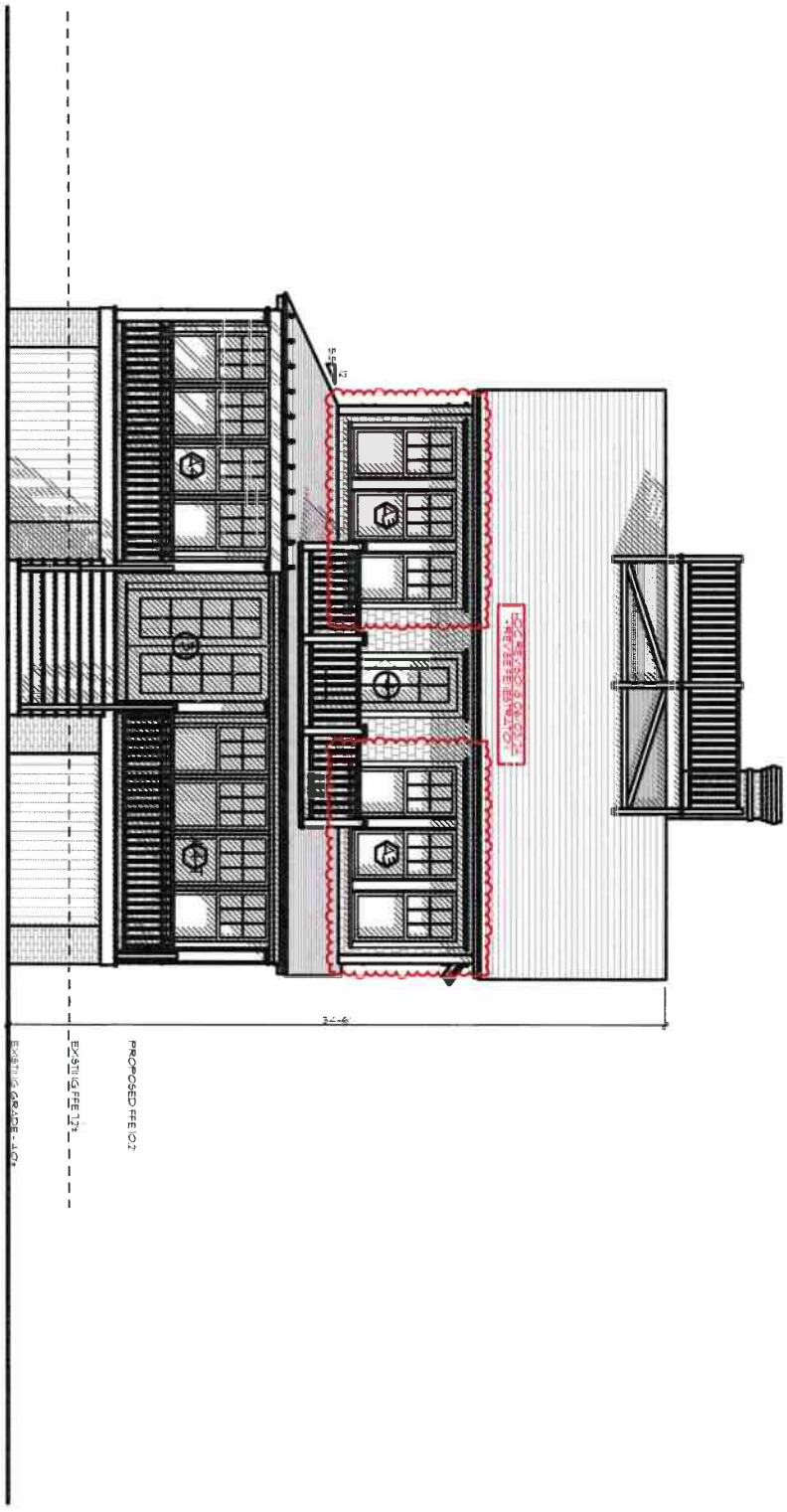
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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

Site Plan

BOTTICELLI & POHL

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



A-2.1

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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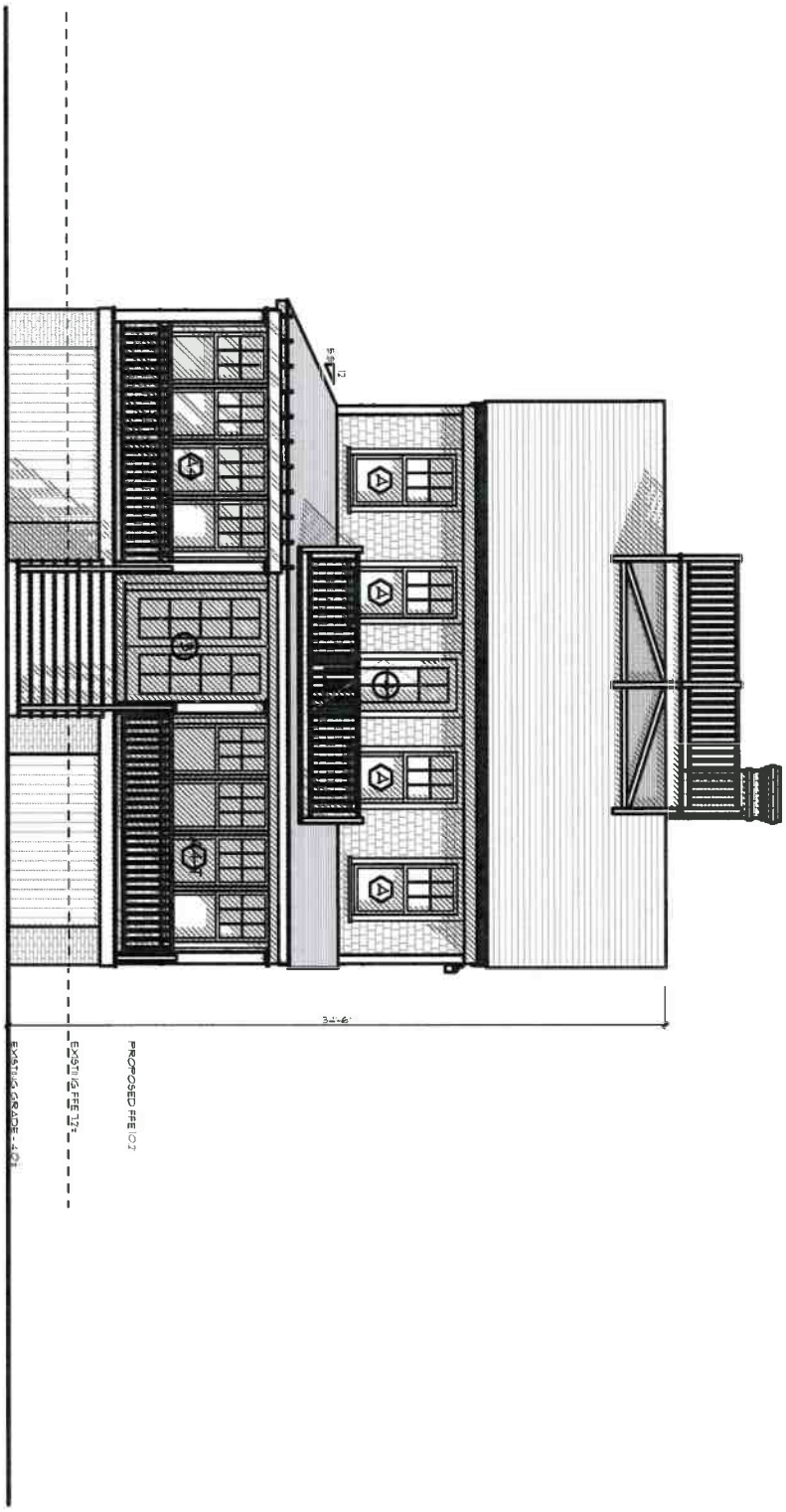
North Elevation

BOTTICELLI & POHL

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



Revised

ID# A-2.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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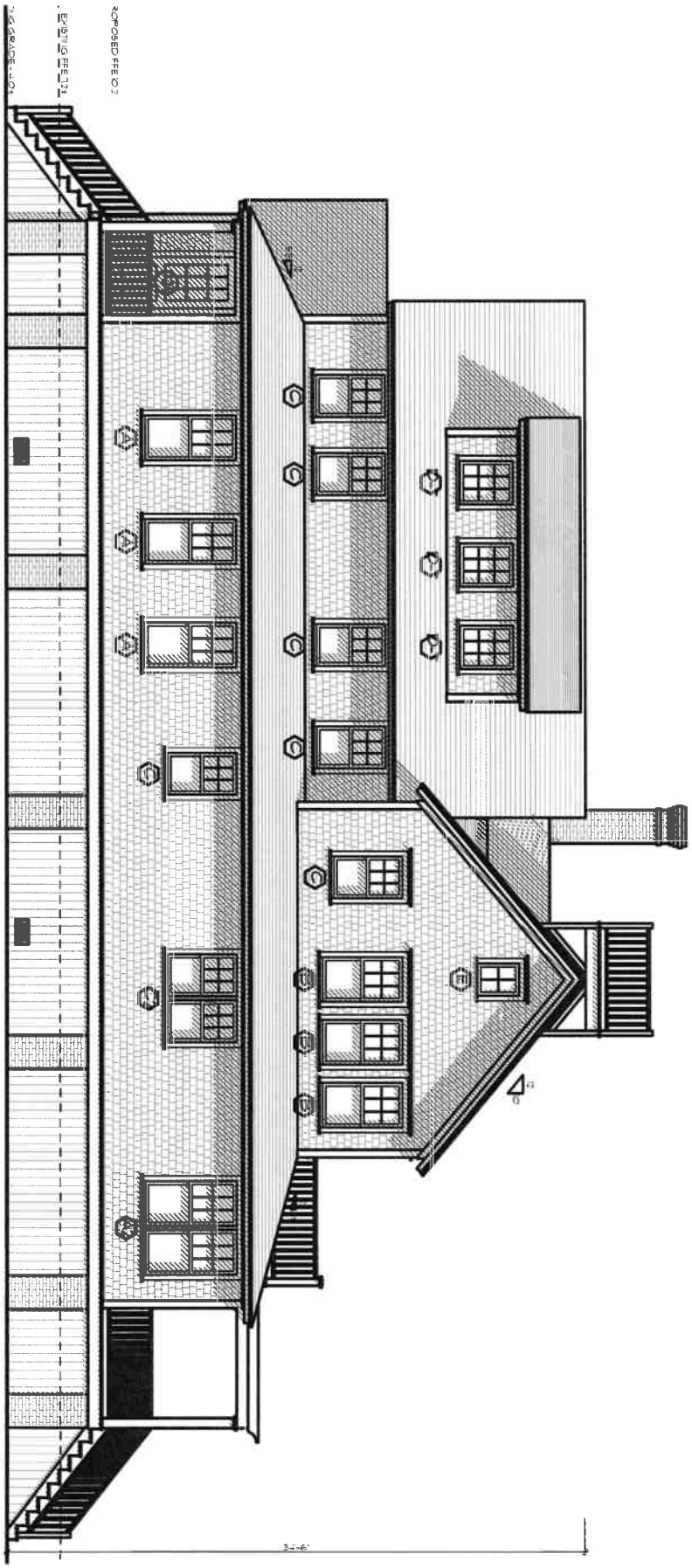
North Elevation

BOTTICELLI & POHL

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



A-2.2

#ID

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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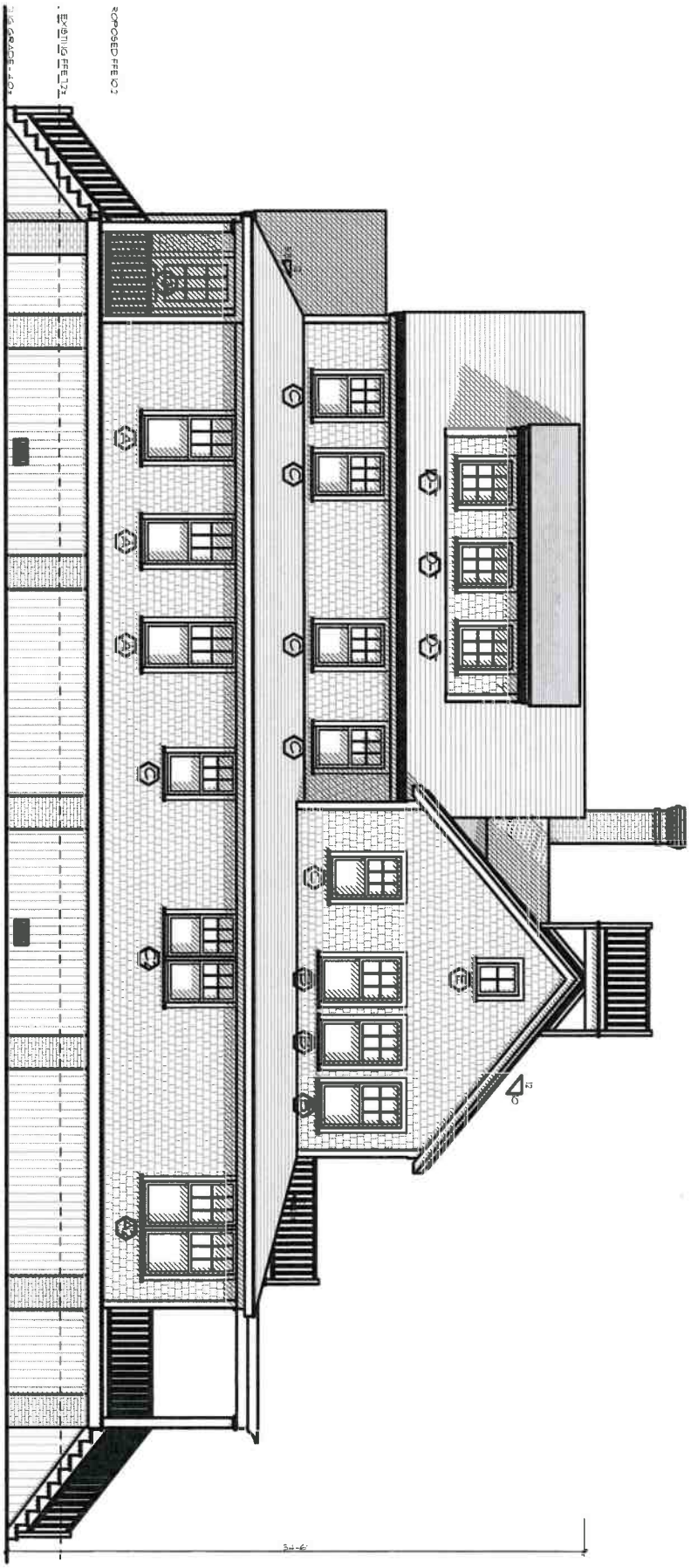
East Elevation

BOTTICELLI & POHL

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



Approved

ID# A-2.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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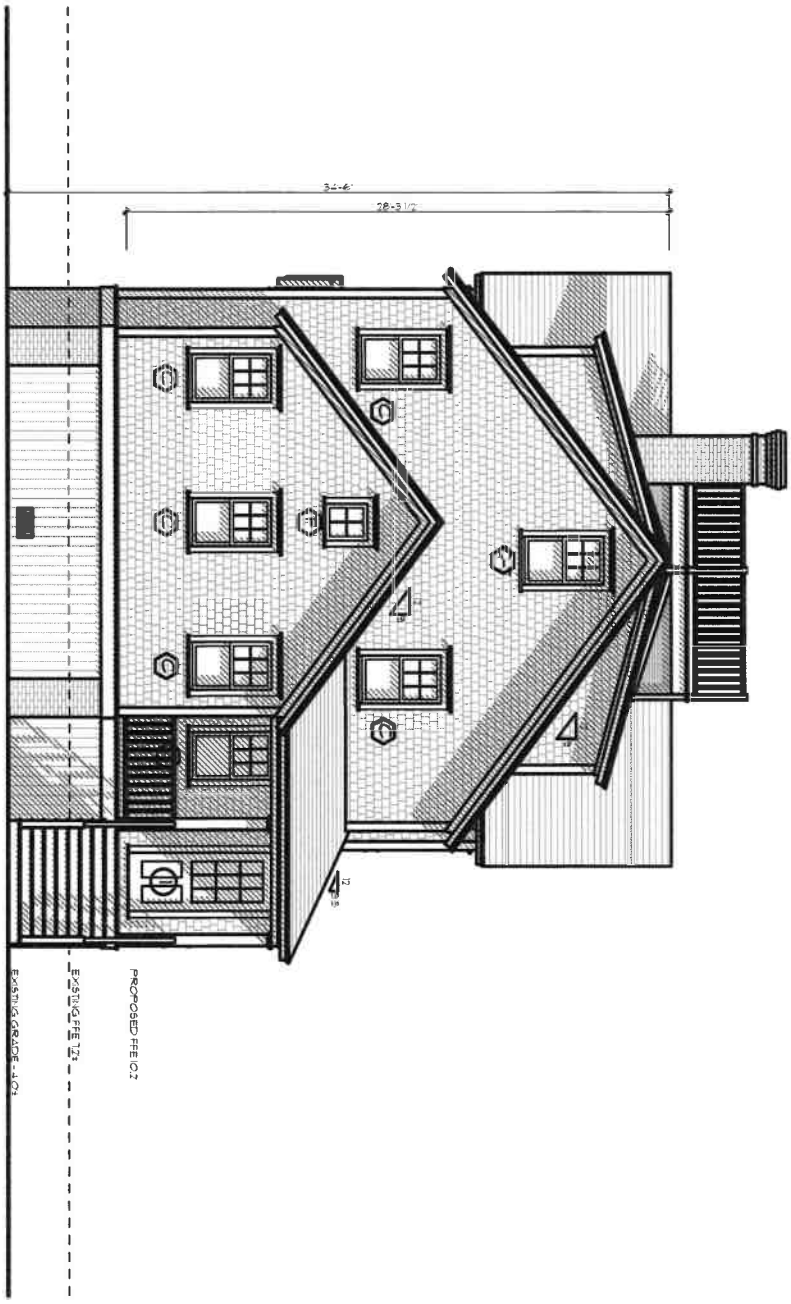
East Elevation

BOTTICELLI & POHL

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#

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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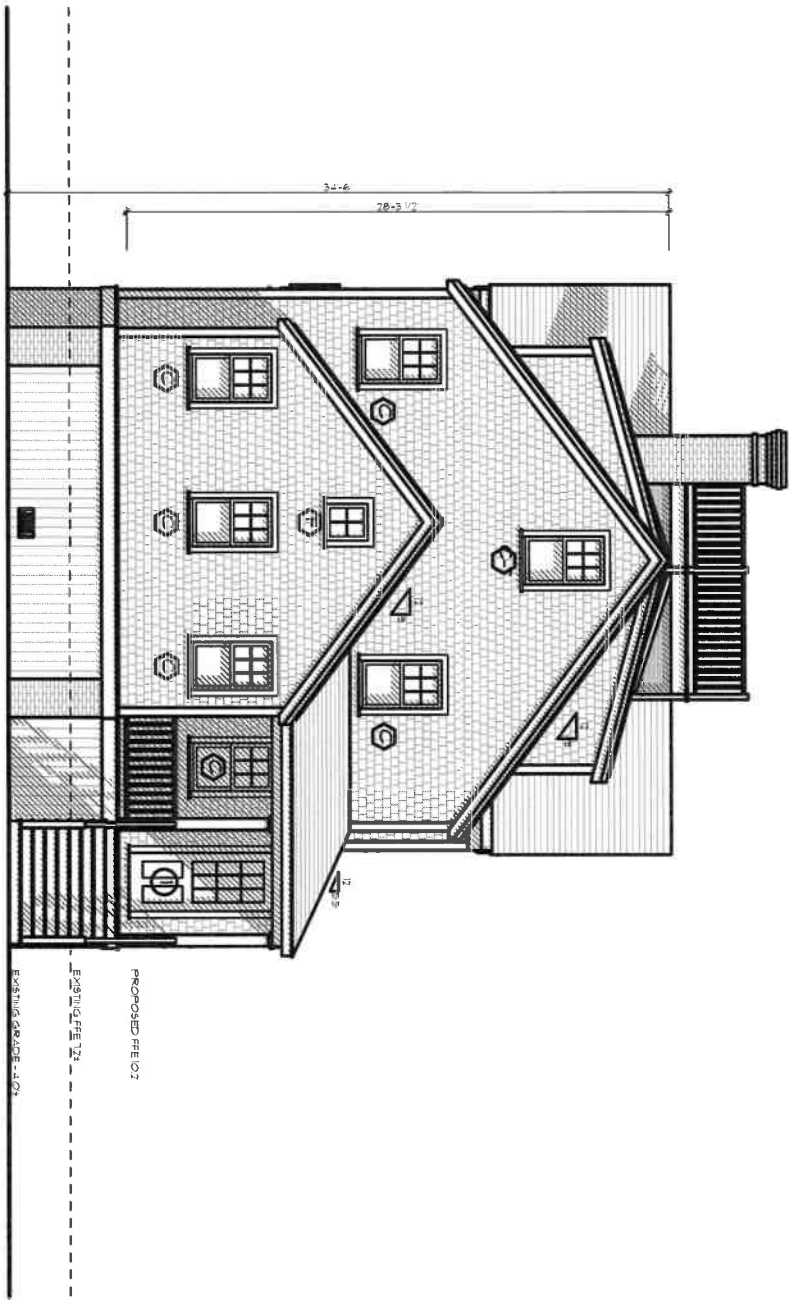
South Elevation

BOTTICELLI & POHL

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



Previously Approved

ID# A-2.3

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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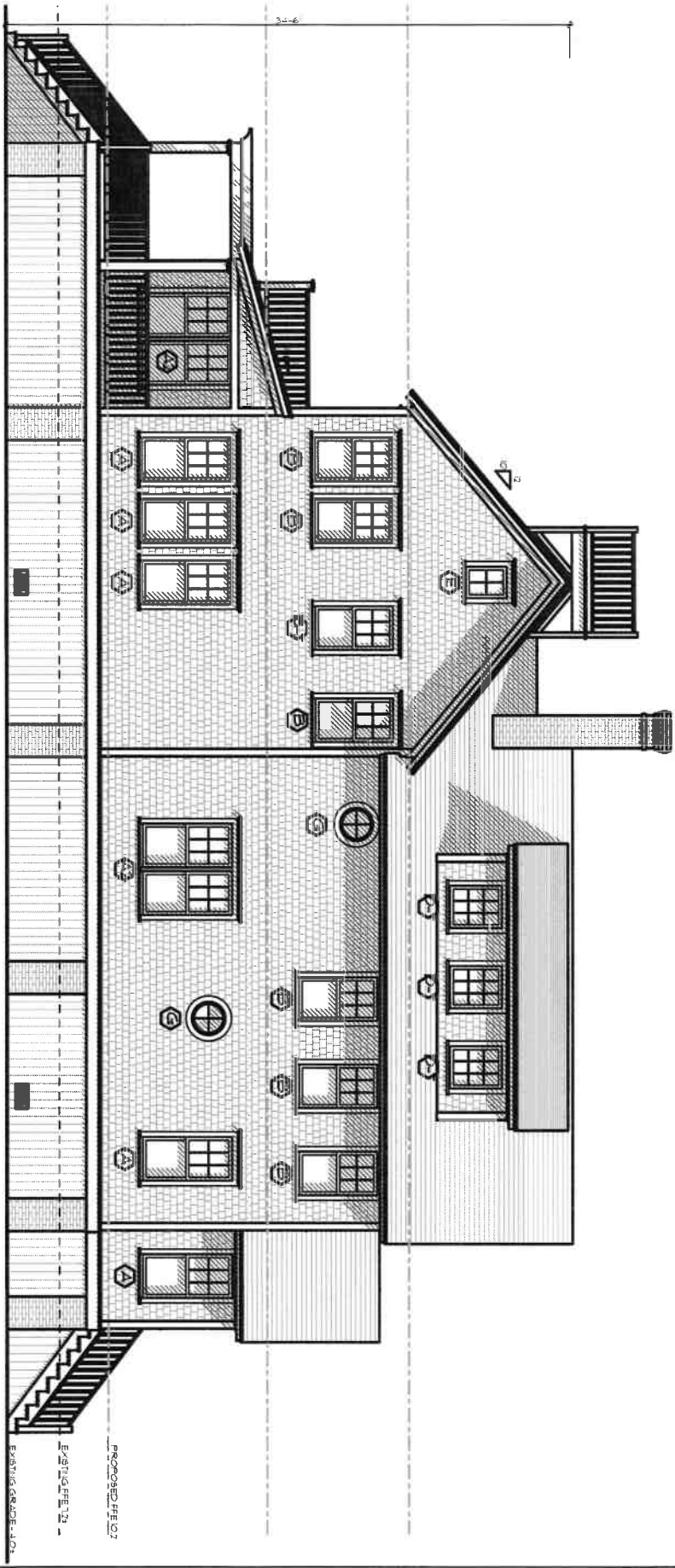
South Elevation

BOTTICELLI & POHL

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



ID# A-2.4

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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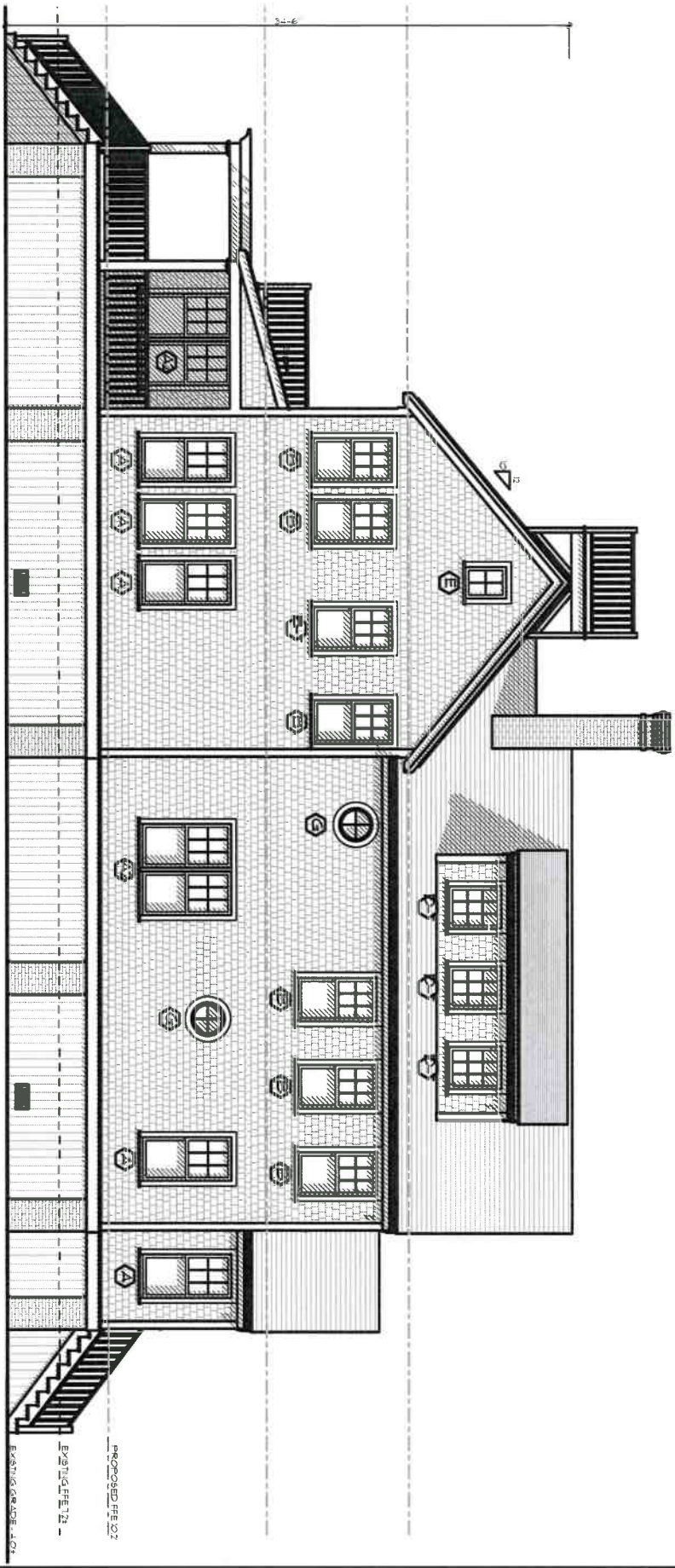
West Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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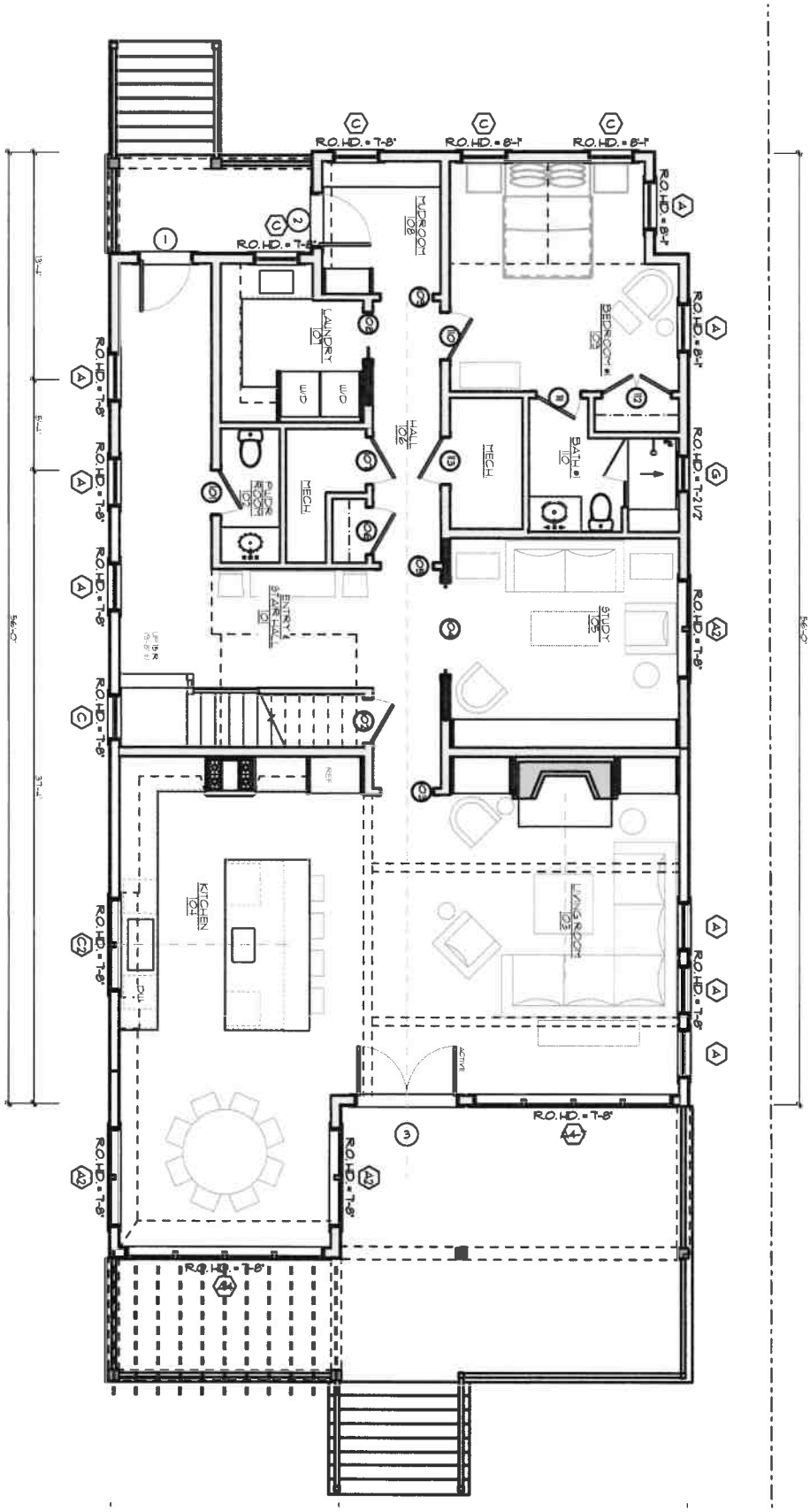
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

BOTTICELLI & POHL

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



ID# A-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

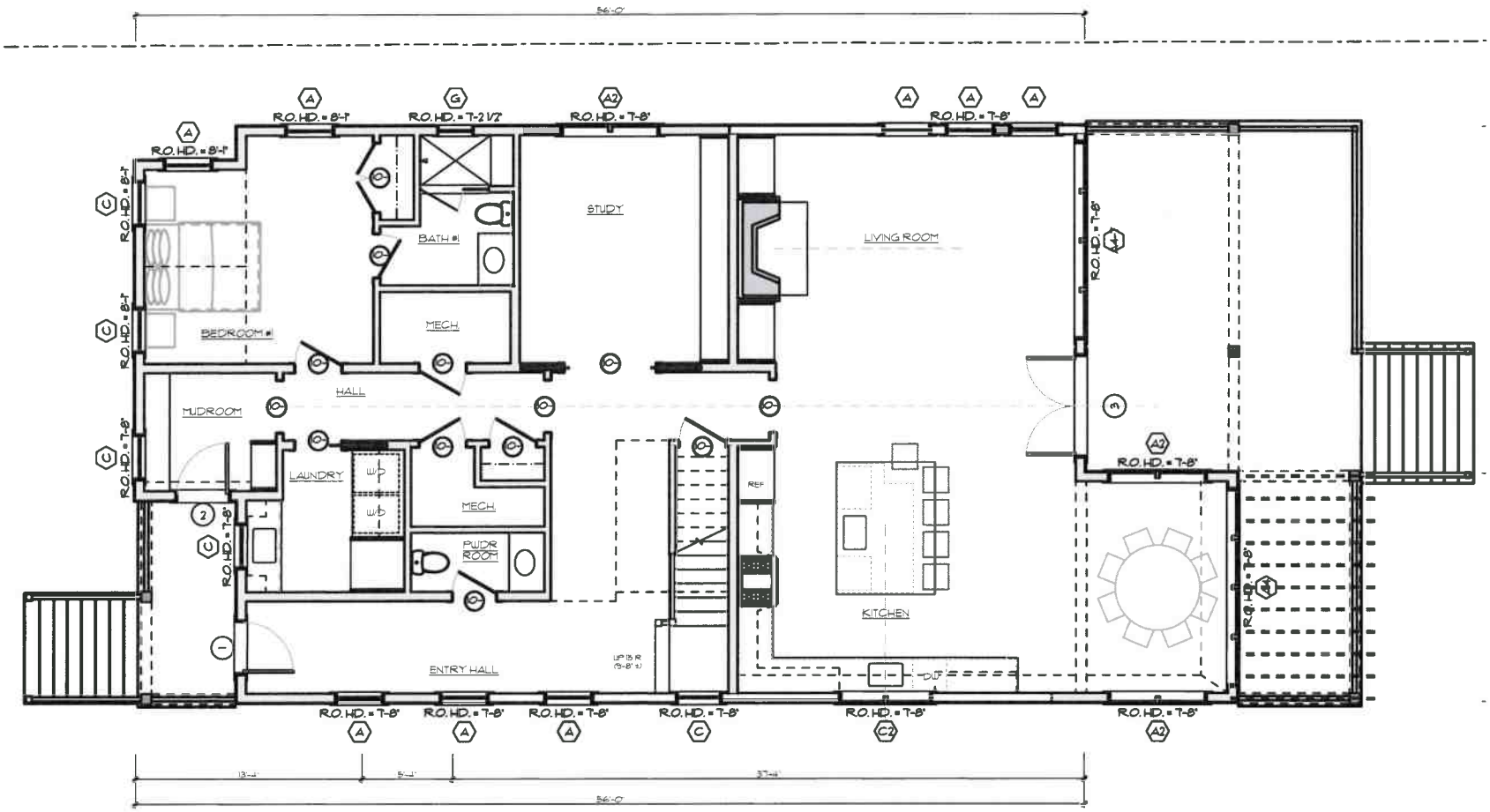
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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

First Floor Plan

BOTTICELLI & POHL

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



Previously Approved

BOTTICELLI & POHL

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

First Floor Plan

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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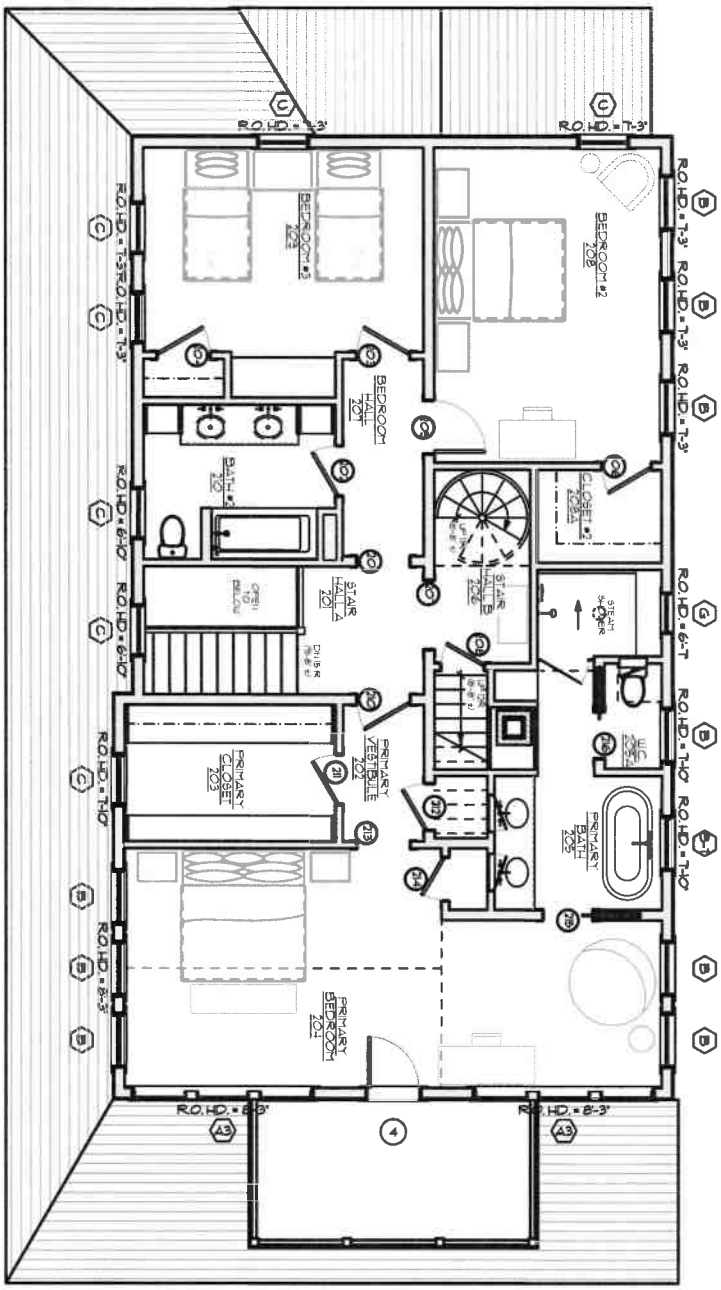
ID#
A-1.1



ID # A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

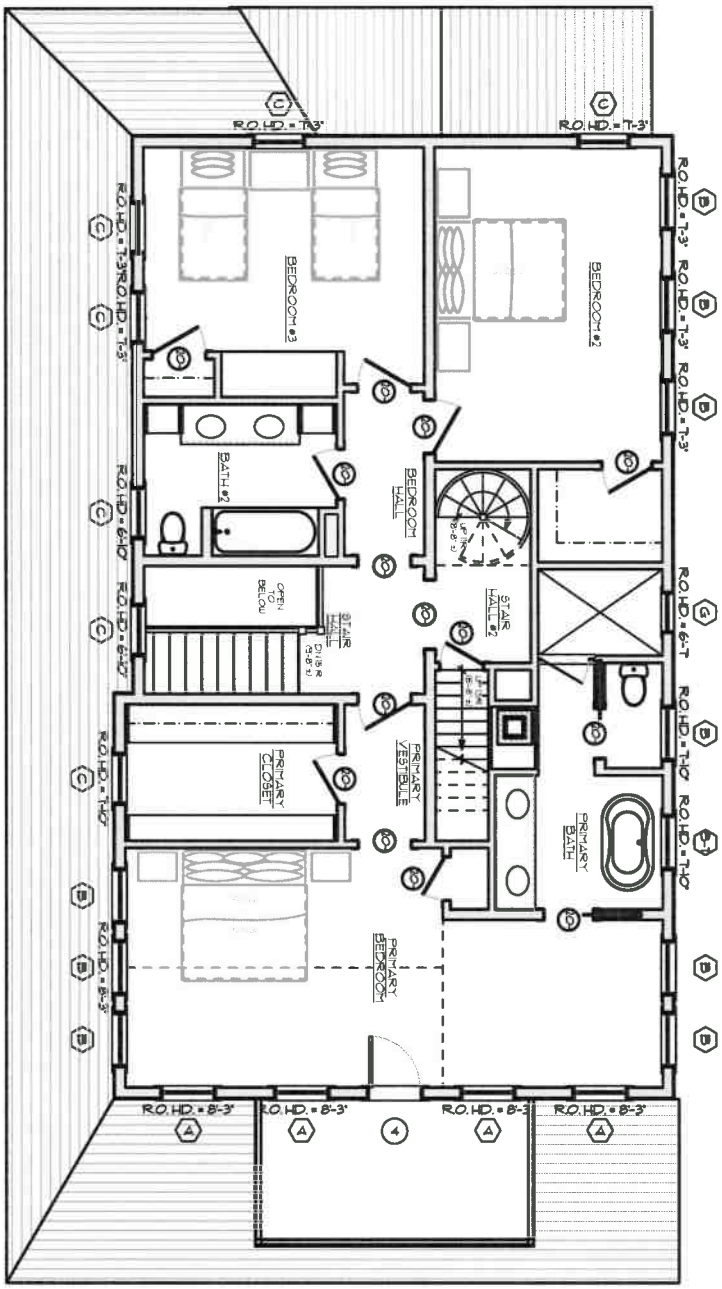
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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

Second Floor Plan

BOTTICELLI & POHL

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



Previously Approved

ID# A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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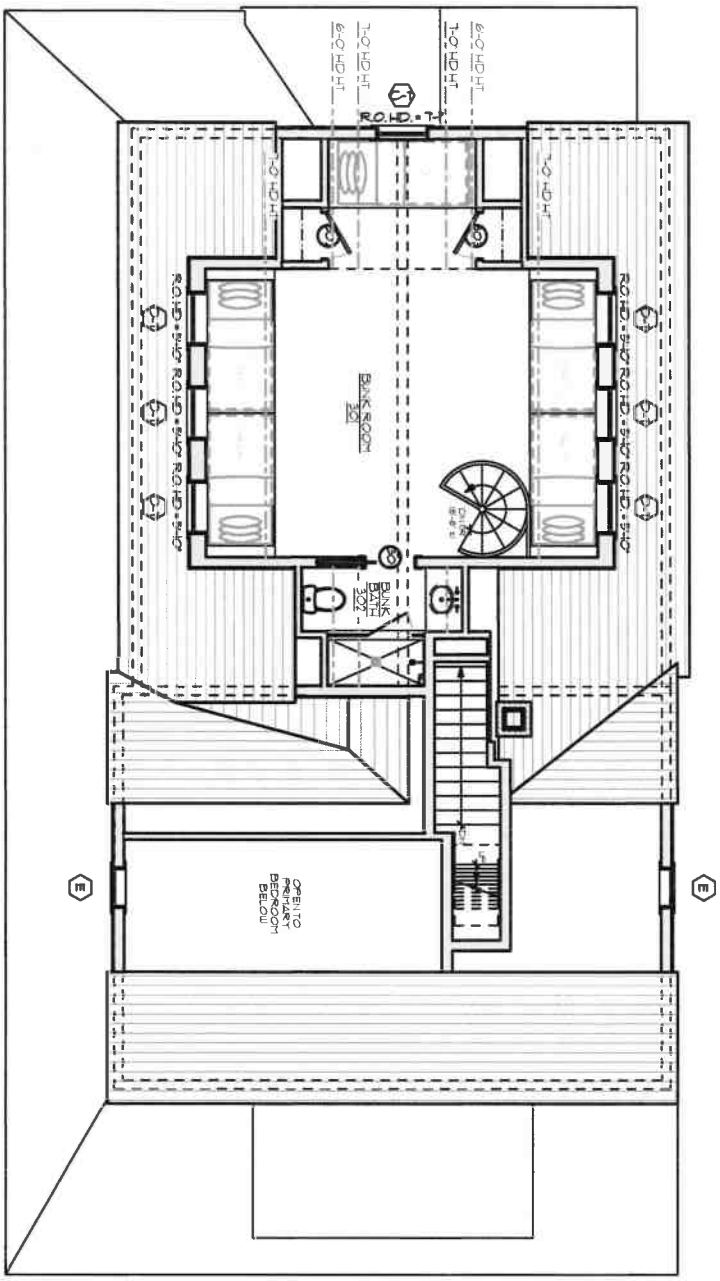
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

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



ID# A-1.3

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

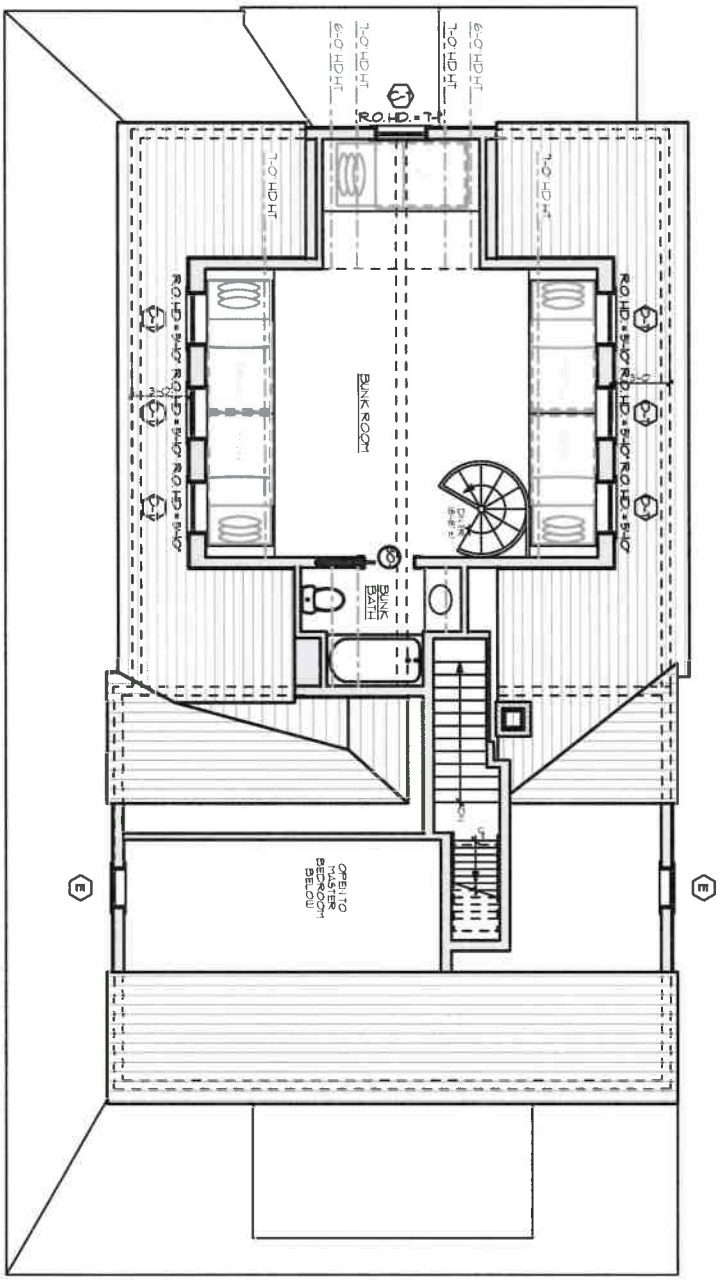
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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

Third Floor Plan

BOTTICELLI & POHL

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



Previously Approved

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Third Floor Plan

BOTTICELLI & POHL

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

Main House 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

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ASSOCIATE COMMISSIONERS

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 41 Hulbert LLC

STREET ADDRESS 41 Hulbert Avenue

MAP/PARCEL 29/18

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON May 23, 2024

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

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

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

Signature 5/23/24

Signature Date

Subject: Re: HDC Authorization
Date: Friday, August 26, 2022 at 10:27:21 AM Eastern Daylight Time
From: PETER PALANDJIAN
To: Tammy Conway

Yes you may.
Thank you

Peter Palandjian
pepalandj@aol.com

On Aug 26, 2022, at 10:20 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:

Good morning Mr. Palandjian,
We are preparing to submit the cottage application to the HDC and need your permission to sign applications on your behalf. Your response to this email giving us permission is acceptable.
Thank you,

Tammy Conway
Office Manager
Botticelli & Pohl
11 Old South Road
Nantucket, MA 02554
508-228-5455

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 50, 4, 1 PARCEL N°. 142

Street & Number of Proposed Work: 10 YORK STREET

Owner of record: 10 YORK ST. LLC % SAM TEAT WILK

Mailing Address: P.O. BOX 2116

W. HYANNISPORT, MA 02672

Contact Phone #: 508 360 4757 E-mail: SAMUELCLARK@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, LLC

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other AS-BUILT FENESTRATION CHANGES

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

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

FRONT DOOR ONLY

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation RELOCATE SECONDARY DOOR -- ADD WINDOW

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS SEE COA HDC 2022-10-7391

Sidewall H/C Clapboard (if applicable) ~ Roof H/C

Trim H/C Sash H/C Doors FRONT: HC-144 PALLADIAN BLUE

Deck _____ Foundation H/C Fence _____ Shutters _____

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

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

Date 5/24/2024 Signature of owner of record _____ Signed under penalties of perjury

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

THIS CHECKLIST ISTO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS: 10 YORK STREET FENESTRATION SWAP LOCATIONS

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

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

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

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

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

✓ 6. **8-½" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12 NOTE: SEE INSPECTION REPORT BY NIKKI SHERIFF

✓ 3. As-Built Plans (1 copy): of existing elevations AS-BUILT REVISIONS TO FRONT ELEVATION

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan)

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A (initial to indicate read and understand) *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

N/A 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and Town of Siasconset Core where the requirement for new construction is 100 square feet

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MARK POOR

AS AGENT FOR ACK YORK LLC c/o SAMUEL TRAYWICK

STREET ADDRESS 10 YORK STREET

MAP/PARCEL 55.4.1 - 142

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

MAY 24, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Mark Poor Mark W. Poor MAY 24, 2024

Signature Date

AGENT CONSENT FORM:

OWNERSHIP INFORMATION: 10 York LLC

NAME: Sam Traywick **DATE:** 5-14-24

ADDRESS: (PRIMARY RESIDENCE) PO Box 216, W. Hyannisport, MA 02672

PHONE NUMBER: _____ **CELL:** 508 360 4257

LOCUS: 10 York St **MAP & PARCEL** 55.4.1-142

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: _____

Date: 5-14-24

Signature: _____ **Print name:** Sam Traywick

Email address: samualclaye@yahoo.com

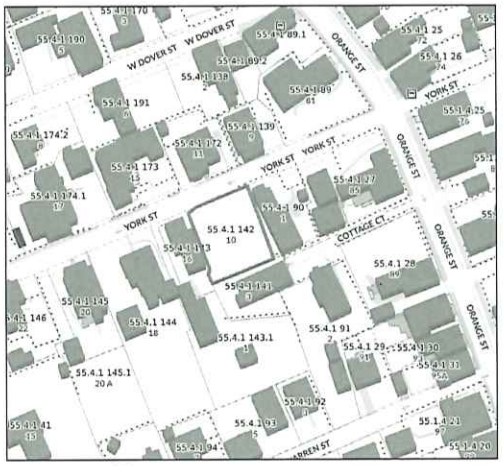
PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor

P.O. BOX 3363 [] 8 DEER RUN RD [] NANTUCKET, MA 02584

Office Phone: 508-228-6913 Cell: 508-280-6931

Email: permits@comcast.net



Locus

ZONING INFORMATION
MAP 55.4.1 PARCEL 142
ZONE: ROH

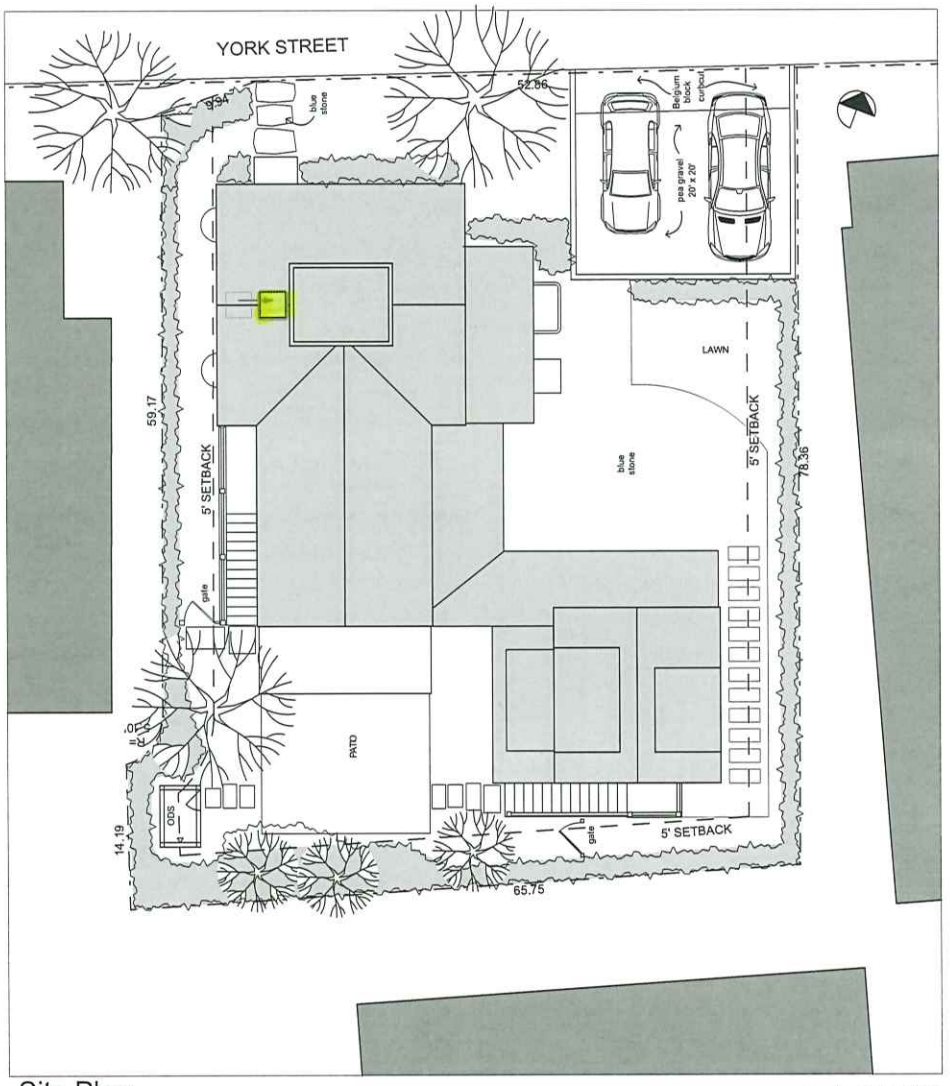
	EXISTING
MINIMUM LOT SIZE- 5000 S.F.	5002 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FRONT YARD SETBACK- NONE	
REAR & SIDE SETBACK- 5 FT	SEE PLAN
GROUND COVER RATIO- 40%	SEE PLAN

PROPOSED HOUSE GROUND COVER- 1612 SF

TOTAL SQ FT
BASEMENT AREA AREA- 1049 SF
FIRST FLR AREA- 1612 SF
SECOND FLR AREA- 1149 SF
THIRD FLR AREA- 192 SF

TOTAL FLR AREA- 4002 SF

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	REVISED NORTH ELEVATION
	A2.1	REVISED FLOOR PLAN



Site Plan

Scale - 1/8" = 1'-0"

ACK YORK LLC
10 York Street
Nantucket, MA., 02554
COVER SHEET, SITE PLAN, LOCUS

HDC SUBMISSION:
REVISIONS

Property ID.: 55.4.1 142
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Pemitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

A0.0

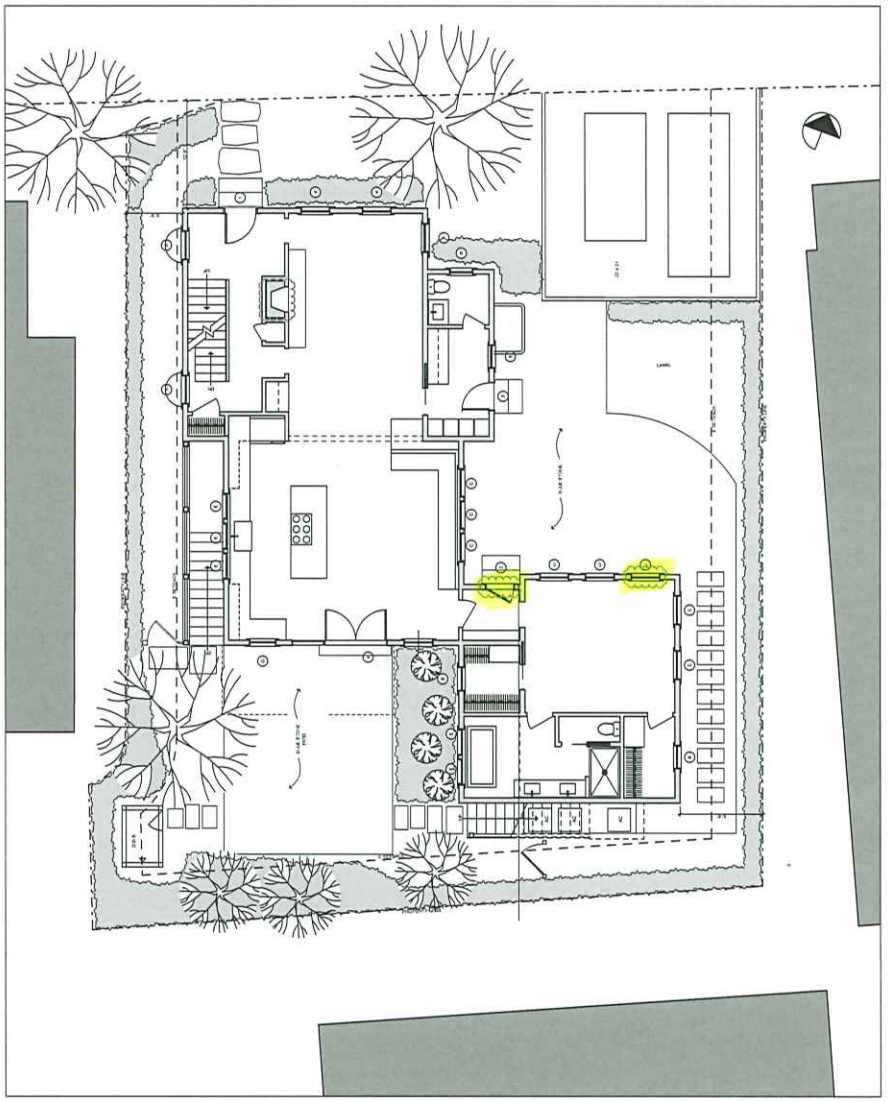




NORTH ELEVATION: REVISED

1/4" = 1'-0"

	ACK YORK LLC 10 York Street Nantucket, MA, 02554 NORTH ELEVATION: REVISED		HDC SUBMISSION: REVISIONS Property ID: 55.4.1 142 Scale: As Noted	5/23/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A1.1



FIRST FLOOR PLAN: REVISED 1/8" = 1'-0"

	ACK YORK LLC 10 York Street Nantucket, MA., 02554 FIRST FLOOR PLAN: REVISED		HDC SUBMISSION: REVISIONS Property ID.: 55.4.1 142 Scale: As Noted		**PERMITS PLUS, INC.** Technical Assistance Through the Pemitting Process 508-228-6913 permits@comcast.net P.O.BOX 3363 NANTUCKET, MA. 02584	A2.1



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

√ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

√ 3. **Application Fee**: See back of application for fee schedule or call the office.

√ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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√ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

√ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

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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.

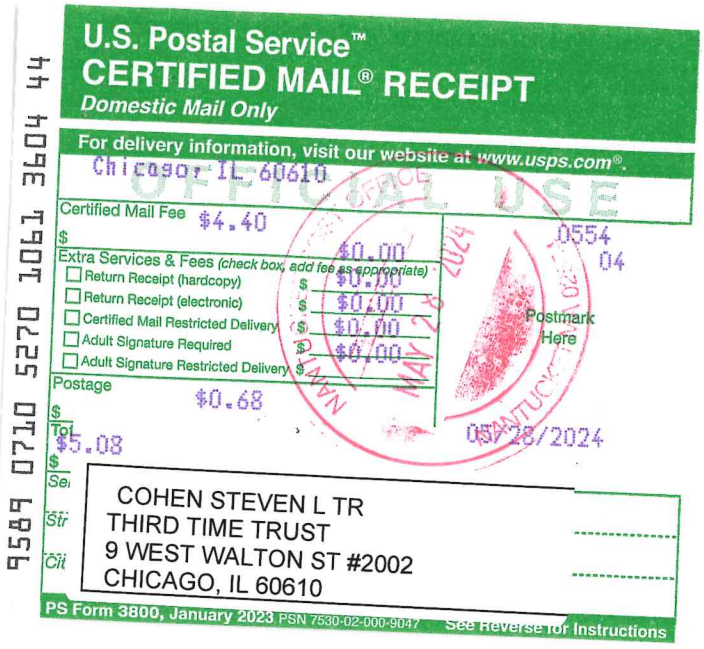


28 May 2024

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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For delivery information, visit our website at www.usps.com®.

Chicago, IL 60610

OFFICIAL USE

Certified Mail Fee $4.40

Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
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Postage $0.68

Total $5.08

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05/28/2024

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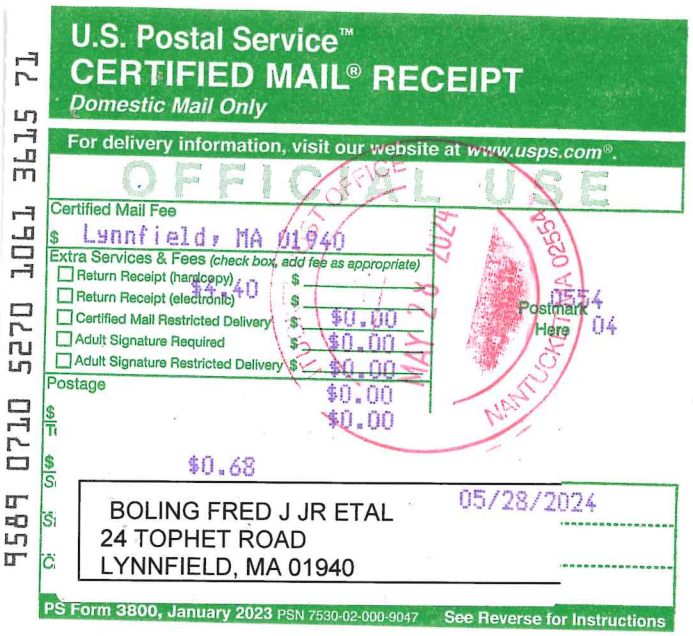
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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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24 TOPHET ROAD
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- Adult Signature Restricted Delivery $

Postage $0.68

Total $5.08

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0554 04
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44 CLIFF LLC
2005 COVE DRIVE
VERO BEACH, FL 32963

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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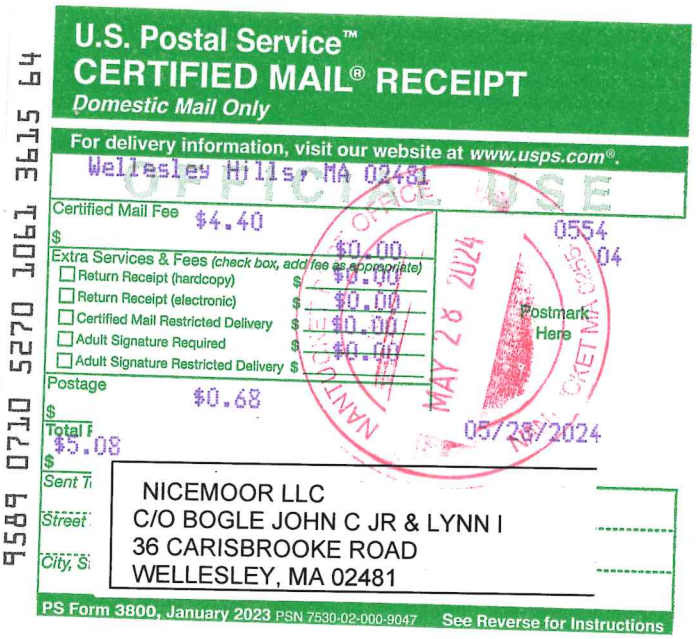

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Wellesley Hills, MA 02481

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- Return Receipt (electronic) $0.00
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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

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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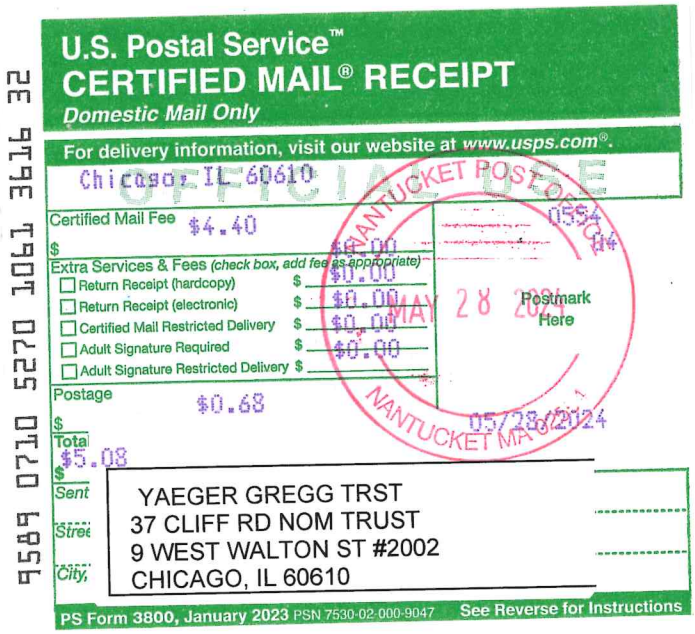

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Chicago, IL 60610

OFFICIAL USE

Certified Mail Fee $4.40

Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total $5.08

Postmark Here
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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 _____

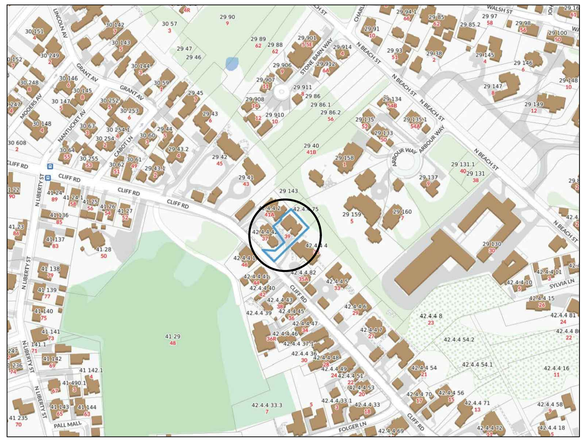
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

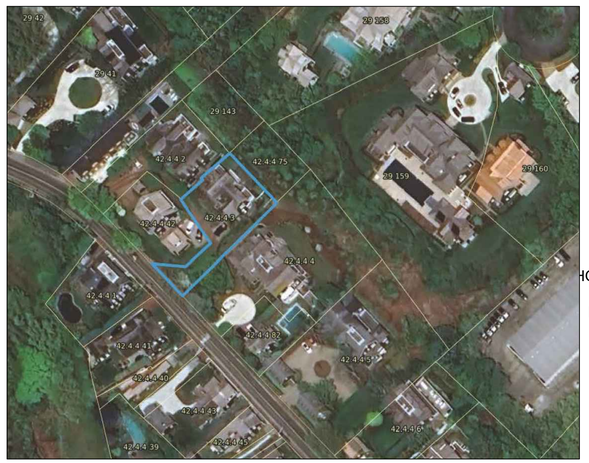
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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
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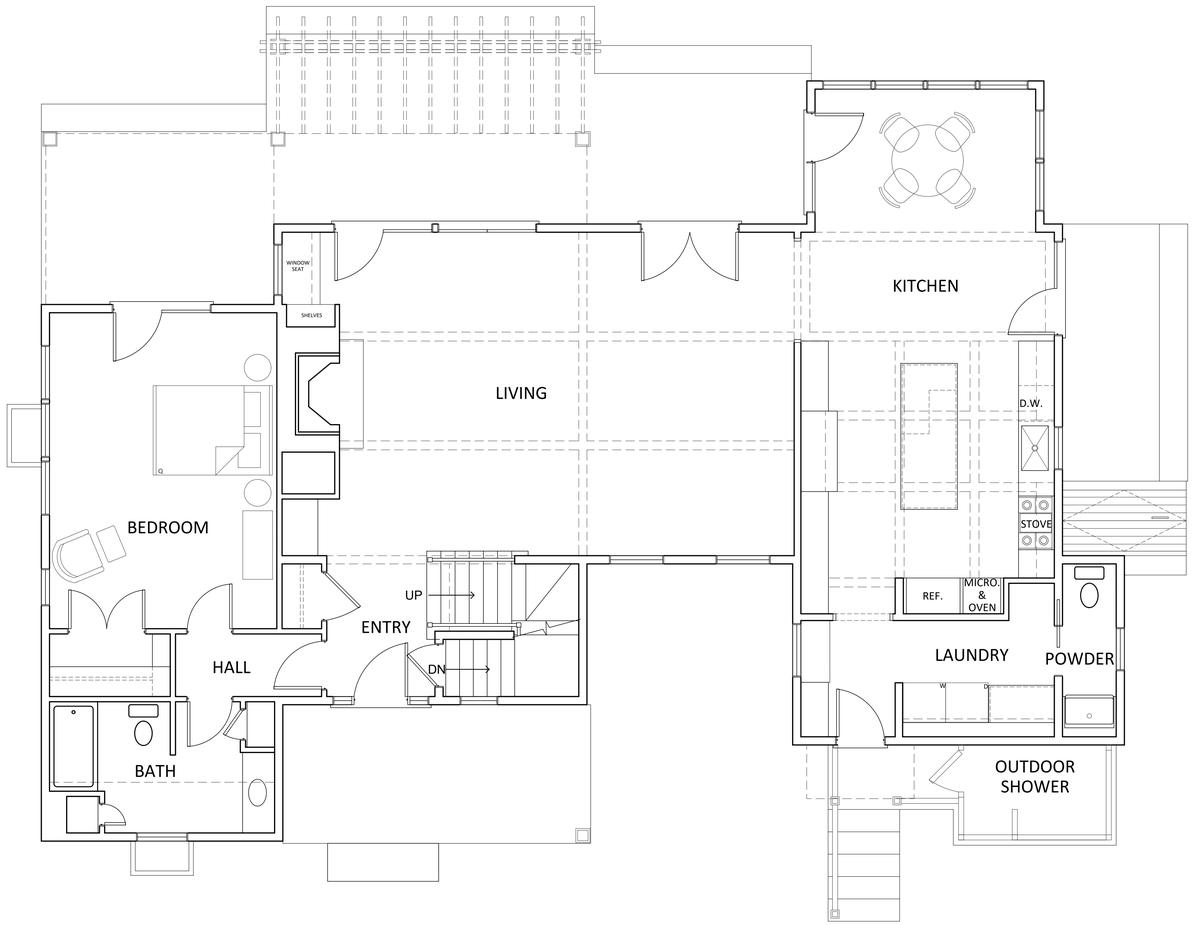
MARKCUTONE.COM



EXISTING FIRST FLOOR PLAN - 1,664 SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

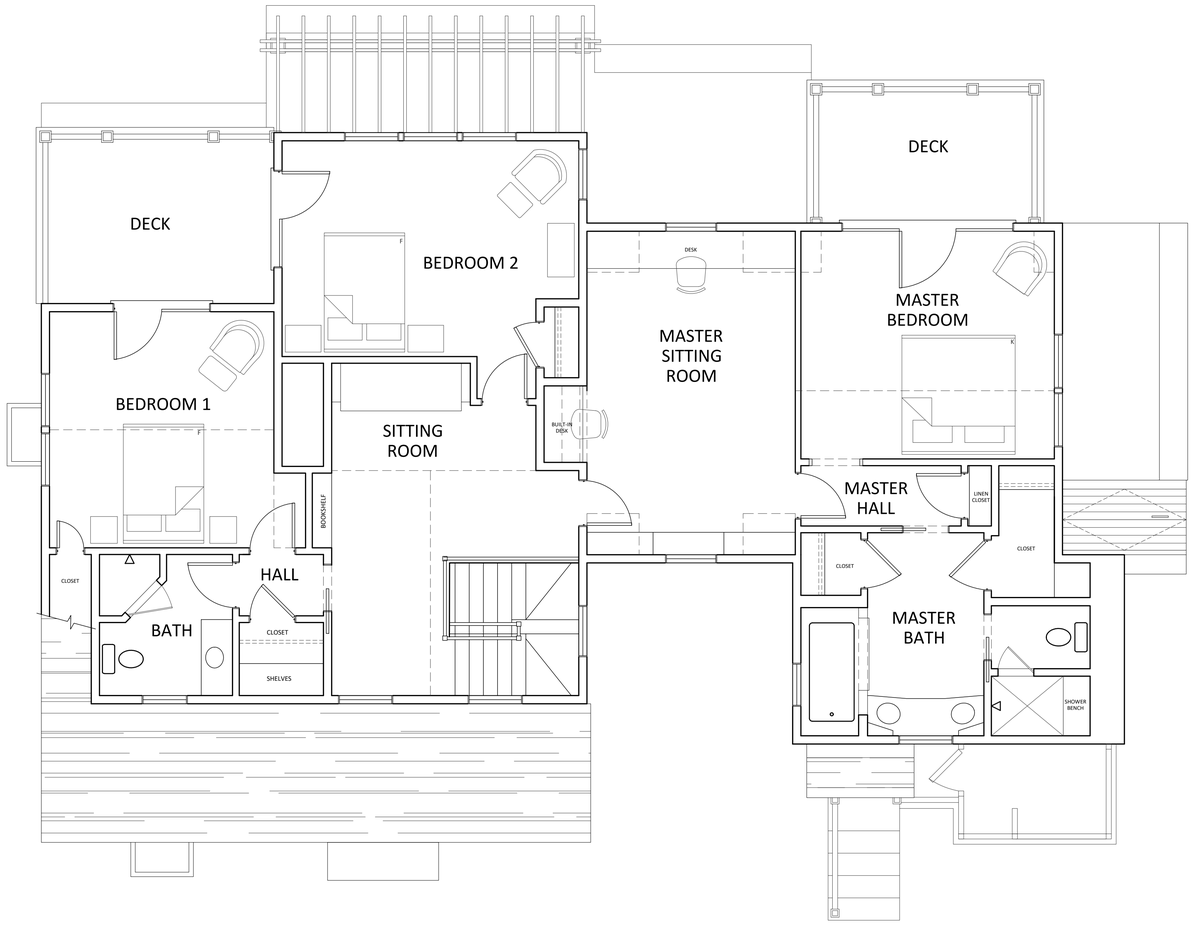
FIRST
FLOOR PLAN

X1.1

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING SECOND FLOOR PLAN - 1,530SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SECOND
FLOOR PLAN

X1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SW & SE ELEVATIONS

X2.1

28 MAY 2024



EXISTING NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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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

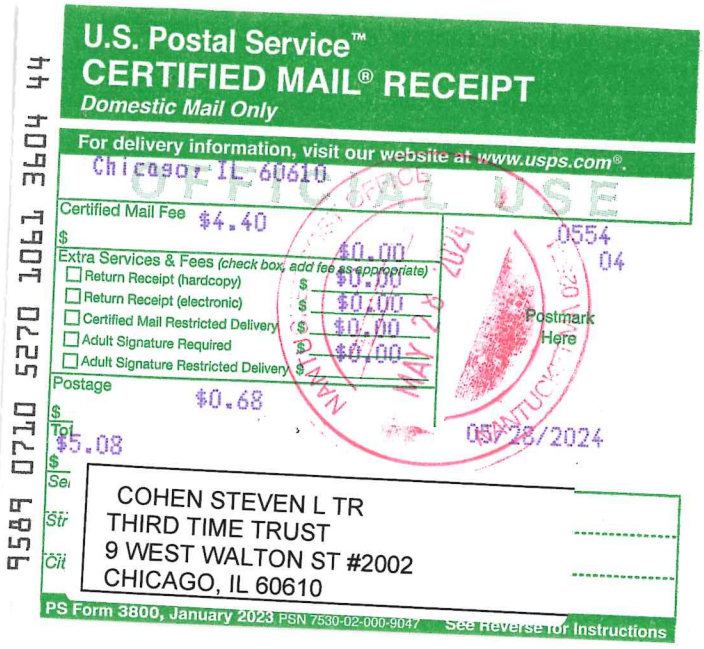
SEE ATTACHED PAGES

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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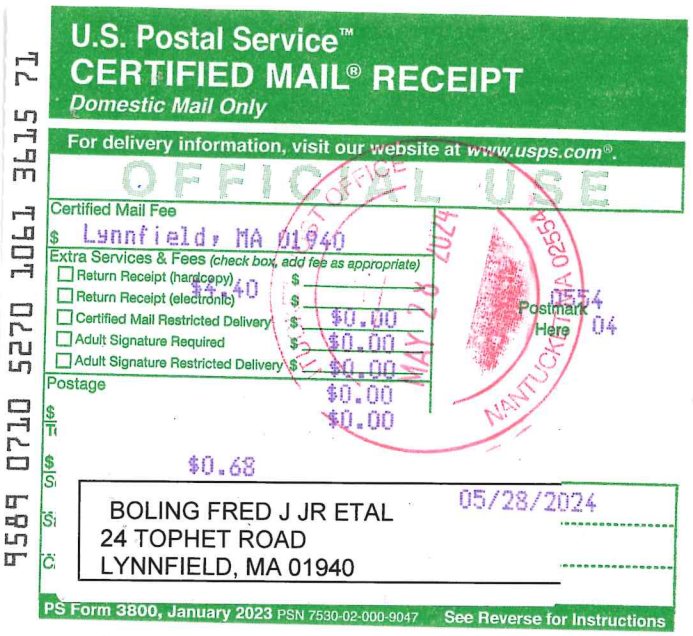
COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3604 44



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MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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Total $5.08

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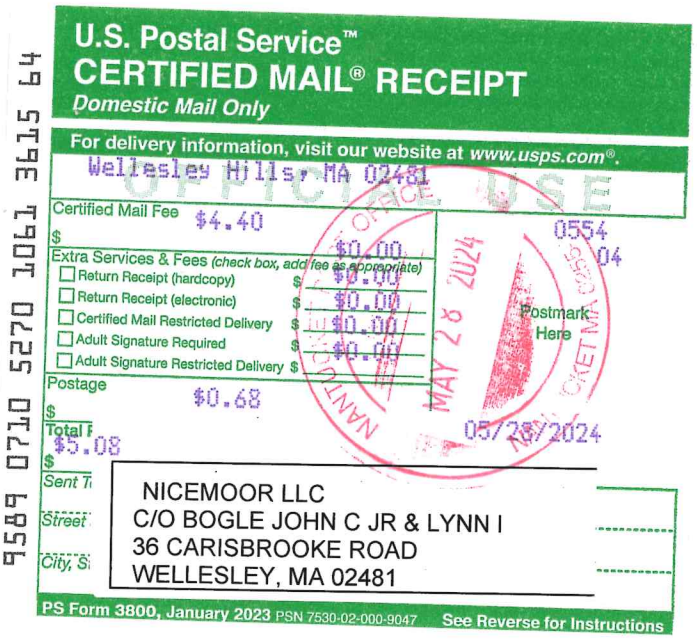
NANTUCKET MA 02554
0554 04
05/28/2024

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 $

Postage $0.68

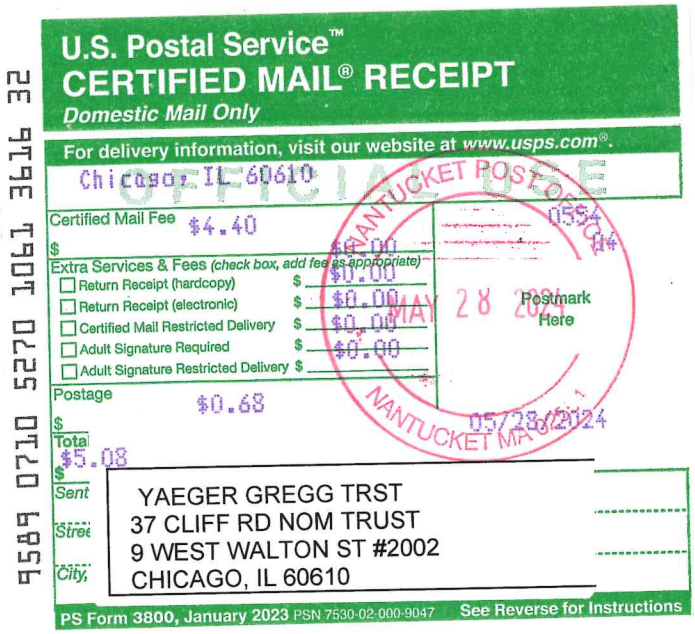
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3615 64



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Chicago, IL 60610

OFFICIAL USE

Certified Mail Fee $4.40

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

YAEGER GREGG TRST
37 CLIFF RD NOM TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3616 32

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	41		44 CLIFF LLC		2005 COVE DRIVE	VERO BEACH	FL	32963	44 CLIFF RD
4244	42		YAEGER GREGG TRST	37 CLIFF RD NOM TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	37 CLIFF RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 39 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 3

Owner of Record: Cheese & Crackers LLC

Description of Proposal: Demolish existing dwelling. New dwelling

Anticipated HDC Submission Date: 28 May 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 3

Street & Number of Proposed Work: 39 CLIFF RD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 66' Sq. Footage 1st floor: 2276SF
Width: 36' Sq. footage 2nd floor: 1578SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 66 x 6 ☒ 1st floor ☐ 2nd floor
Size: 13 x 8 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'-8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 6 /12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8+3 Rake 8+3 Soffit (Overhang) 6 Corner boards — Frieze 8+6

Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 4 LITE Rear 6 LITE Side 6 LITE

Garage Door(s): Type — Material —

Hardscape materials: Driveways BLUE MIST GRANITE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW

Trim WHITE Sash WHITE Doors WHITE

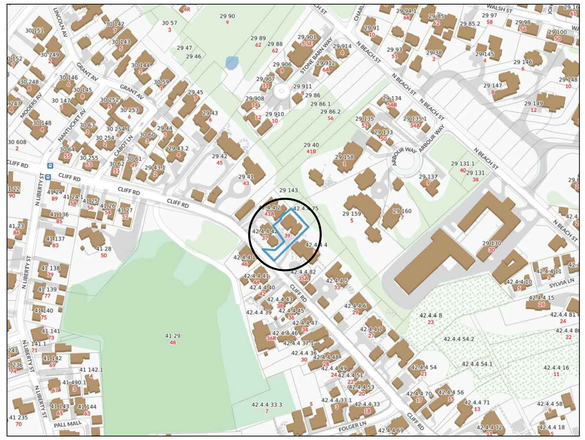
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

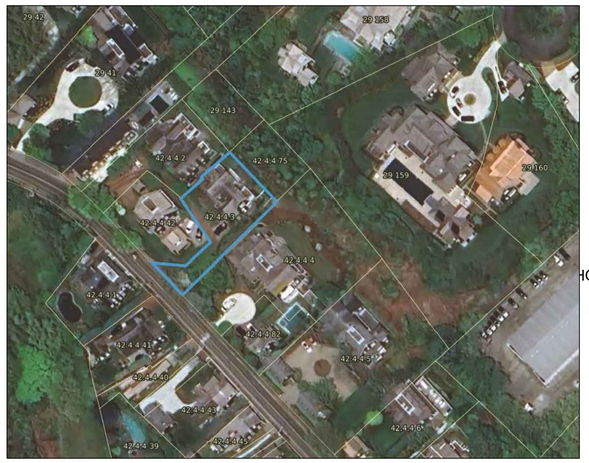
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/28/24 Signature of owner of record _____ CHEESE & CRACKERS LLC Signed under penalties of perjury

39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

N/F
JAMES K. & JANET T. KLOPPENBURG MAP 29 PARCEL 158

N/F
ROBIN S. WOLPOW MAP 29 PARCEL 159

77.04'

80.08'

N 47°14'00" E

62.00'

LOT 12
MAP 29
PARCEL 143

REMAINING LOT AREA = 13,064 +/- S.F.
r = 0.58

S 45°55'15" E

62.00'

LOT 11
MAP 42.4.4
PARCEL 75

AREA = 4,967 +/- S.F.

S 45°52'20" W

62.02'

X-CUT
MARBLE BOUND
FOUND

TOP OF BANK

GRANITE COPING WALL

78.46'

DHCB
FND

OVER
1.6' +/-

OVER
1.6' +/-

5' SETBACK

OVER
1.2' +/-

PICKET
FENCE

80.13'

STONE WALL

N 44°03'30" W

NE

DHCB
NOT
FND

5' SETBACK

S 46°47'54" W

45.44'

OUTLINE OF
EXISTING
DWELLING

PROPOSED NEW
DWELLING

6'-5" +/-

NW

SE

#41A
EXISTING DWELLING

5'-8" +/-

S 46°47'54" W

35.29'

156.89'

S 45°46'16" W

SW

#39
PROPOSED
DWELLING

MAP 42.4.4 /
PARCEL 3
LOT 3A =
8,785 +/- S.F

N/F
NICEMOOR LLC
MAP 42.4.4
PARCEL 4

5' SETBACK

TRASH BIN

52.93'

N 42°30'59" W

3.30'

53.64'

N 37°44'36" W

56.94'

BURIED
PROPANE
TANK

SHED

#37
EXISTING DWELLING

N 46°25'08" E

155.48'

S 45°46'16" E

45.00'

NE

12'-0"

"PRIVATE WAY"
- WIDTH 12'
PLAN BOOK 15
PAGE 66

BRICK DRIVEWAY

76.71'

S 46°25'21" W

PARKING

NW

SE

PROPOSED
GARAGE

N/F
37 CLIFF ROAD NOMINEE TRUST
MAP 42.4.4
PARCEL 42

S 88°53'21" E

35.15'

SW

BASE OF MARBLE BOUND
FOUND SNAPPED OFF
1' BENEATH BRICK
SIDEWALK

GUY
POLE

25.00'

85.36'

50.00'

DHCB
FND

BRICK

WM

CSO

N 43°32'59" W

SIDEWALK

160.36'

SITE PLAN: 1" = 10'-0"

CLIFF ROAD

N/F
THOMAS KEEGAN
MAP 29
PARCEL 40

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

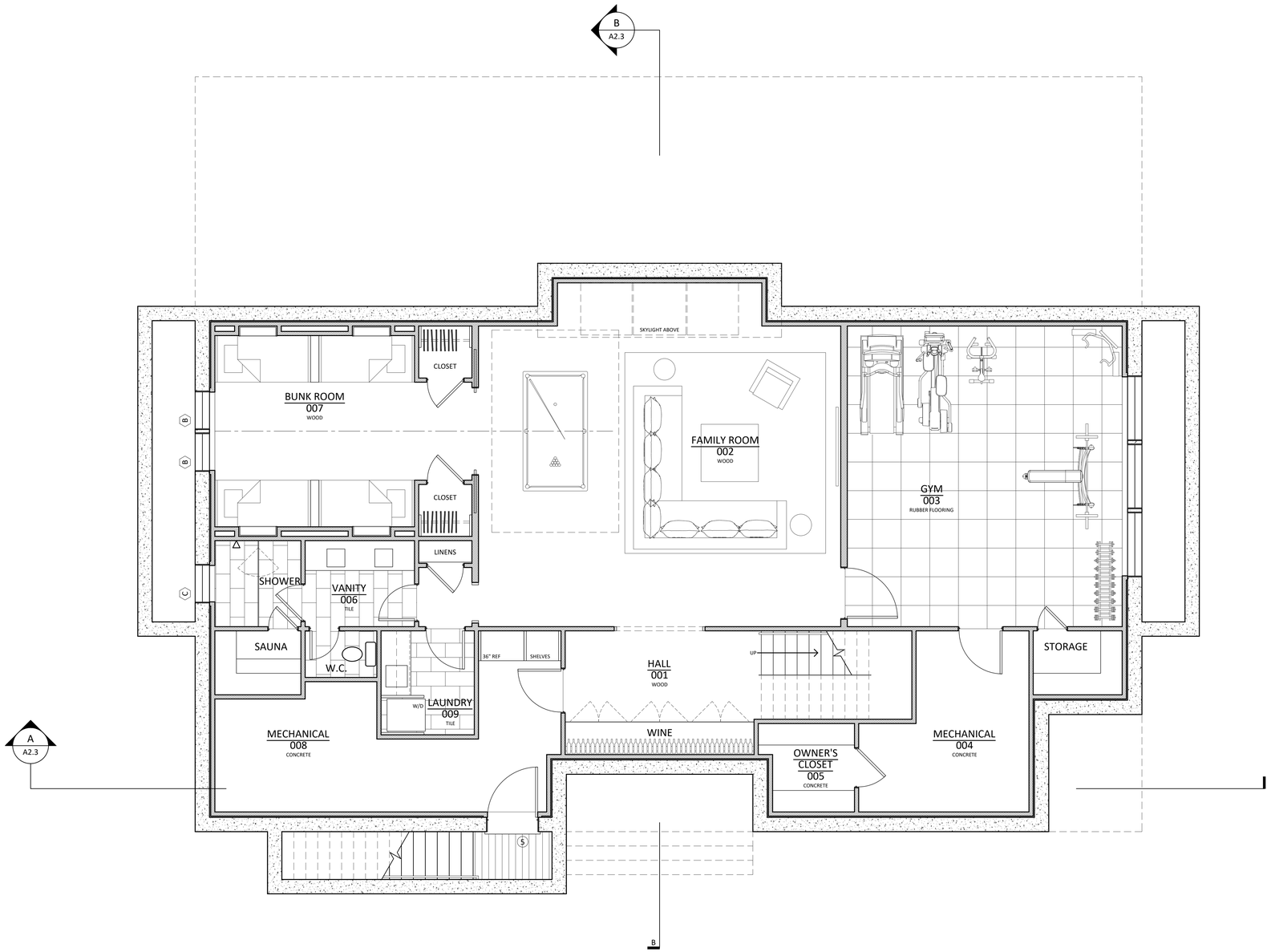
HDC - NEW
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

COVER SHEET

C1.1

28 MAY 2024



LOWER LEVEL PLAN - 2,363 SF (1,906SF FINISHED)
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

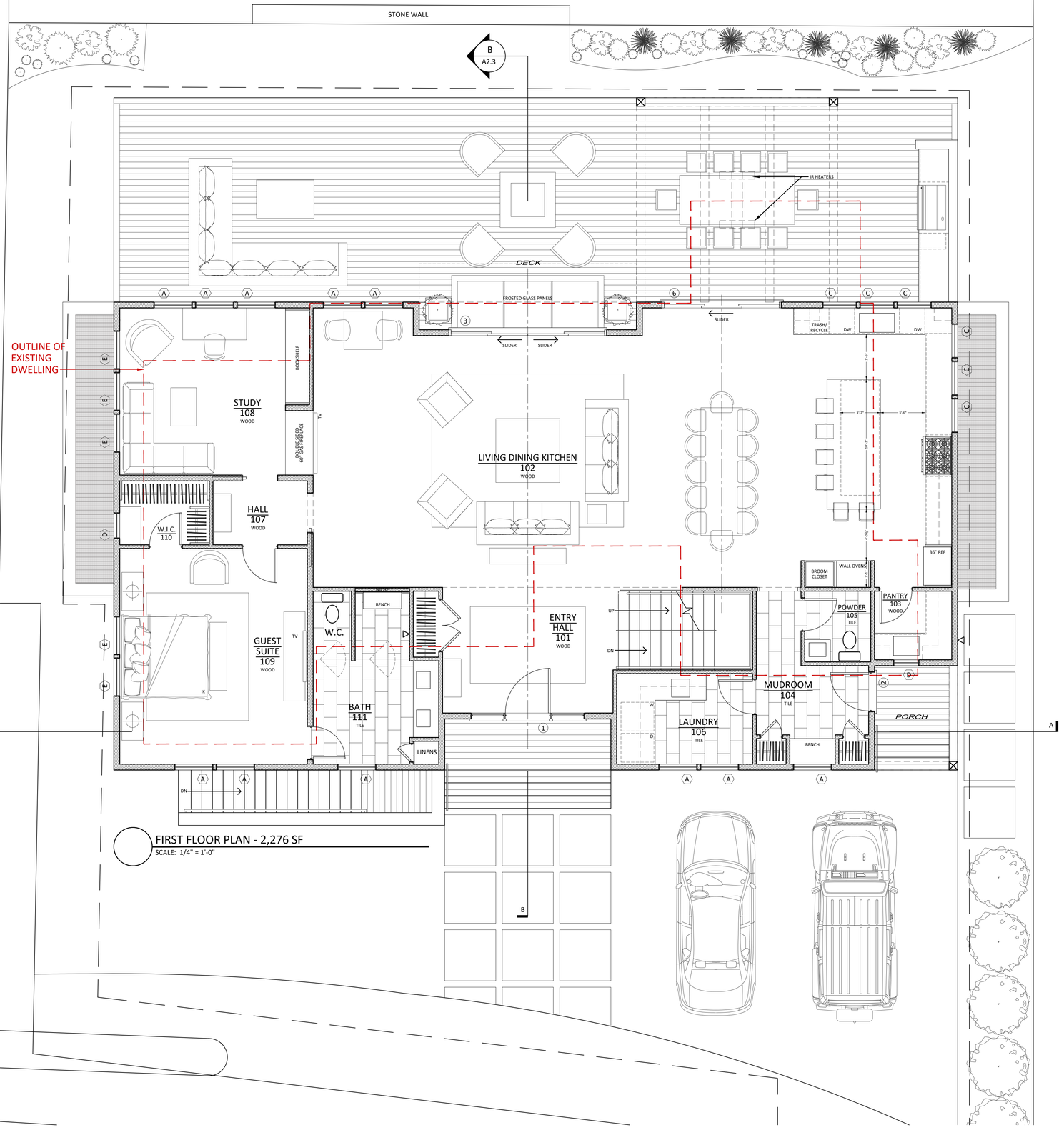
HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

LOWER LEVEL PLAN

A1.0

28 MAY 2024



FIRST FLOOR PLAN - 2,276 SF

SCALE: 1/4" = 1'-0"

		WINDOW SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	11	MARVIN UDHG2-3030	R.O.: 3'-0 1/4" x 5'-8"	6/1 DOUBLE HUNG WINDOW
B	16	MARVIN UDHG2-2626	R.O.: 2'-8 1/4" x 5'-0"	6/1 DOUBLE HUNG WINDOW
C	12	MARVIN UDHG2-2616	R.O.: 2'-8 1/4" x 4'-4"	6/1 DOUBLE HUNG WINDOW
D	10	MARVIN UAWN-2428	R.O.: 2'-1" x 2'-3 5/8"	4 LIGHT AWNING WINDOW
E	5	MARVIN UAWN-3636	R.O.: 3'-1" x 2'-11 5/8"	6 LIGHT AWNING WINDOW
F	3	MARVIN UWDHP-5278	R.O.: 4'-6 3/8" x 6'-9 1/2"	1 LIGHT PICTURE WINDOW
		DOOR SCHEDULE		
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM 3'-6" x 8'-0" DOOR	R.O.: 9'-3" x 8'-3"	4 LITE DOOR w/ 4 LITE SIDELIGHTS
2	1	MARVIN ULTIMATE 2868	R.O.: 2'-10 7/16" x 6'-10 1/2"	6 LIGHT INSWING PATIO DOOR
3	1	MARVIN ULTIMATE OXXO	R.O.: 12'-0" x 8'-2 1/2"	(4) 6 LIGHT SLIDING PATIO DOORS
4	3	MARVIN CUSTOM 2874	R.O.: 2'-11" x 7'-6 1/2"	6 LIGHT PATIO DOOR
5	1	CUSTOM 3'-6" x 6'-8" DOOR	R.O.: 3'-9" x 6'-11"	VERTICAL BOARD DOOR
6	1	MARVIN ULTIMATE OXO	R.O.: 9'-2 1/2" x 8'-2 1/2"	(3) 6 LIGHT SLIDING PATIO DOORS

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

FIRST FLOOR PLAN

A1.1

28 MAY 2024

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2 BROAD STREET
NANTUCKET, MA 02554
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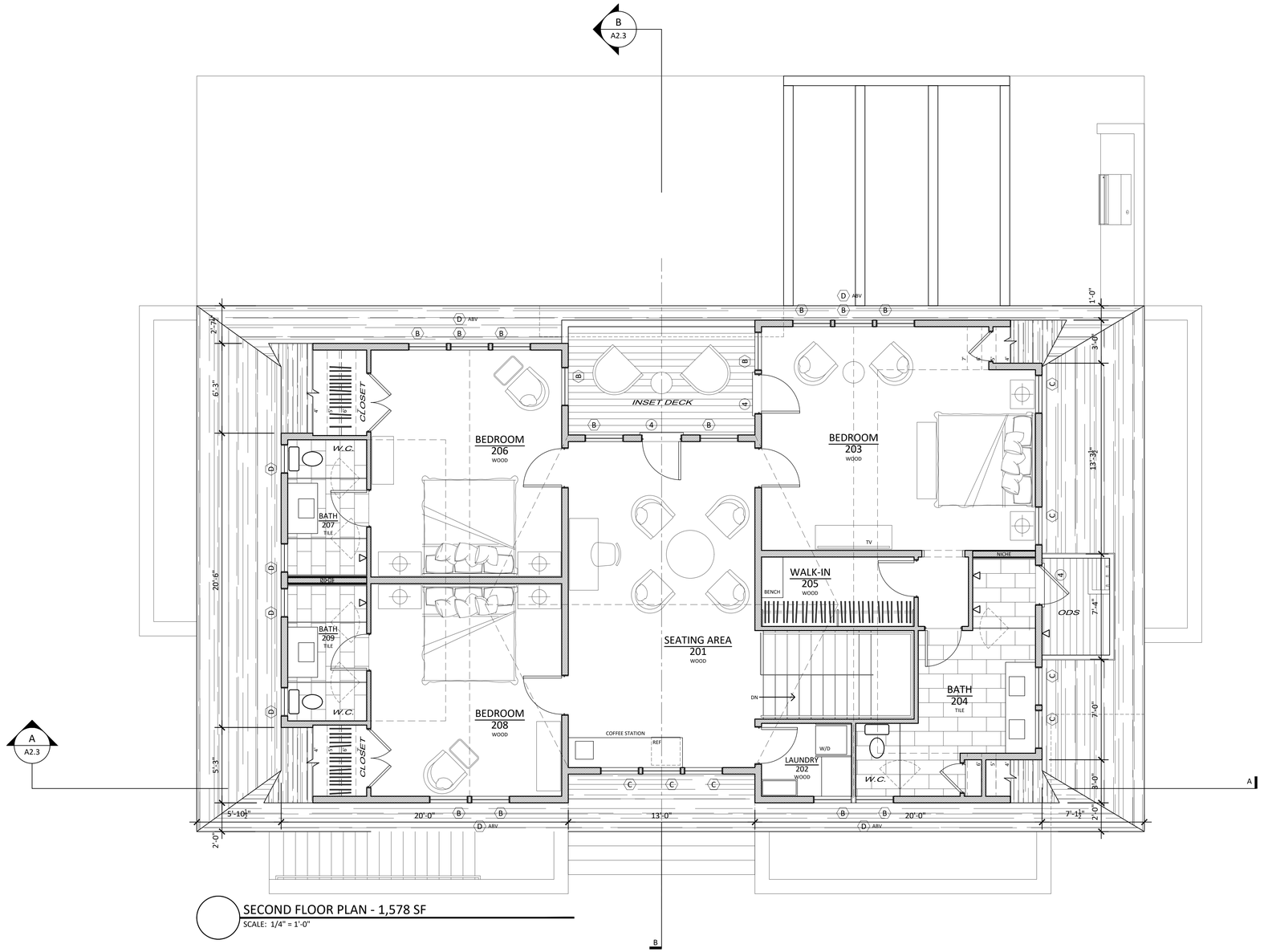


SECOND FLOOR PLAN - 1,578 SF
SCALE: 1/4" = 1'-0"

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

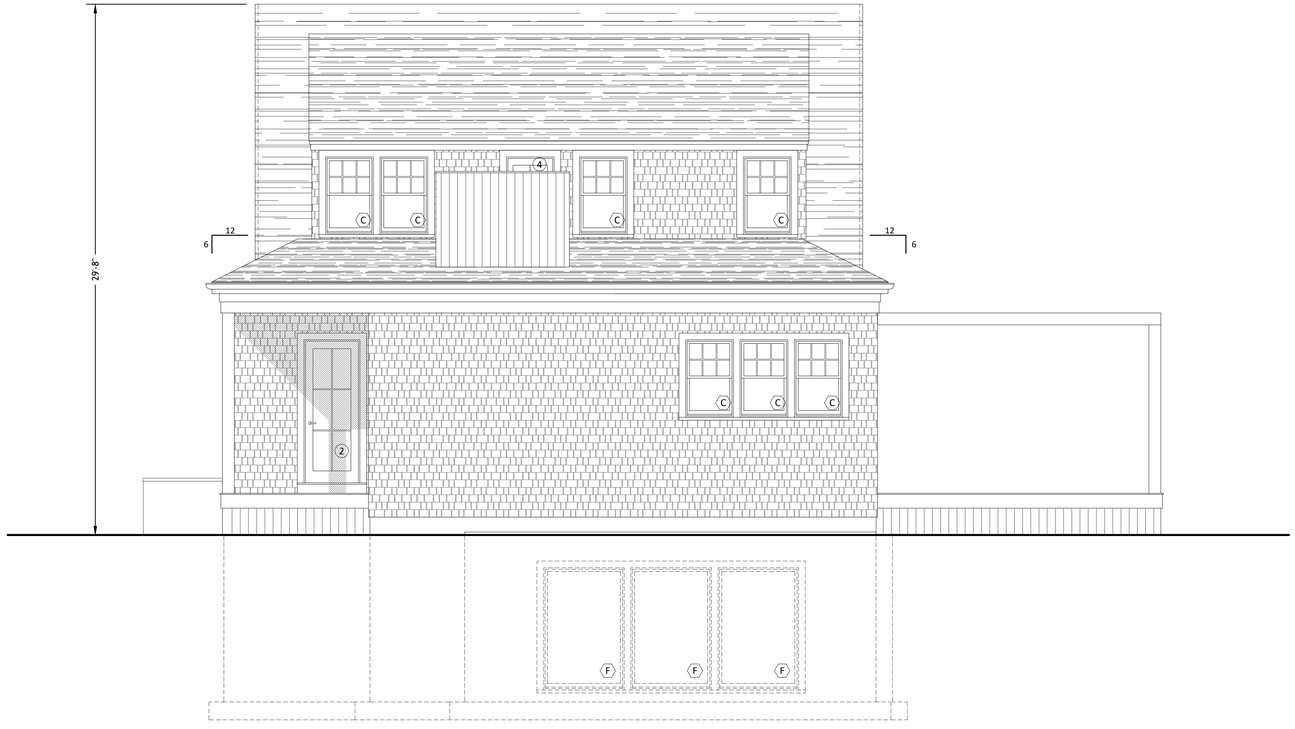
SECOND FLOOR PLAN

A1.2

28 MAY 2024



SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +
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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

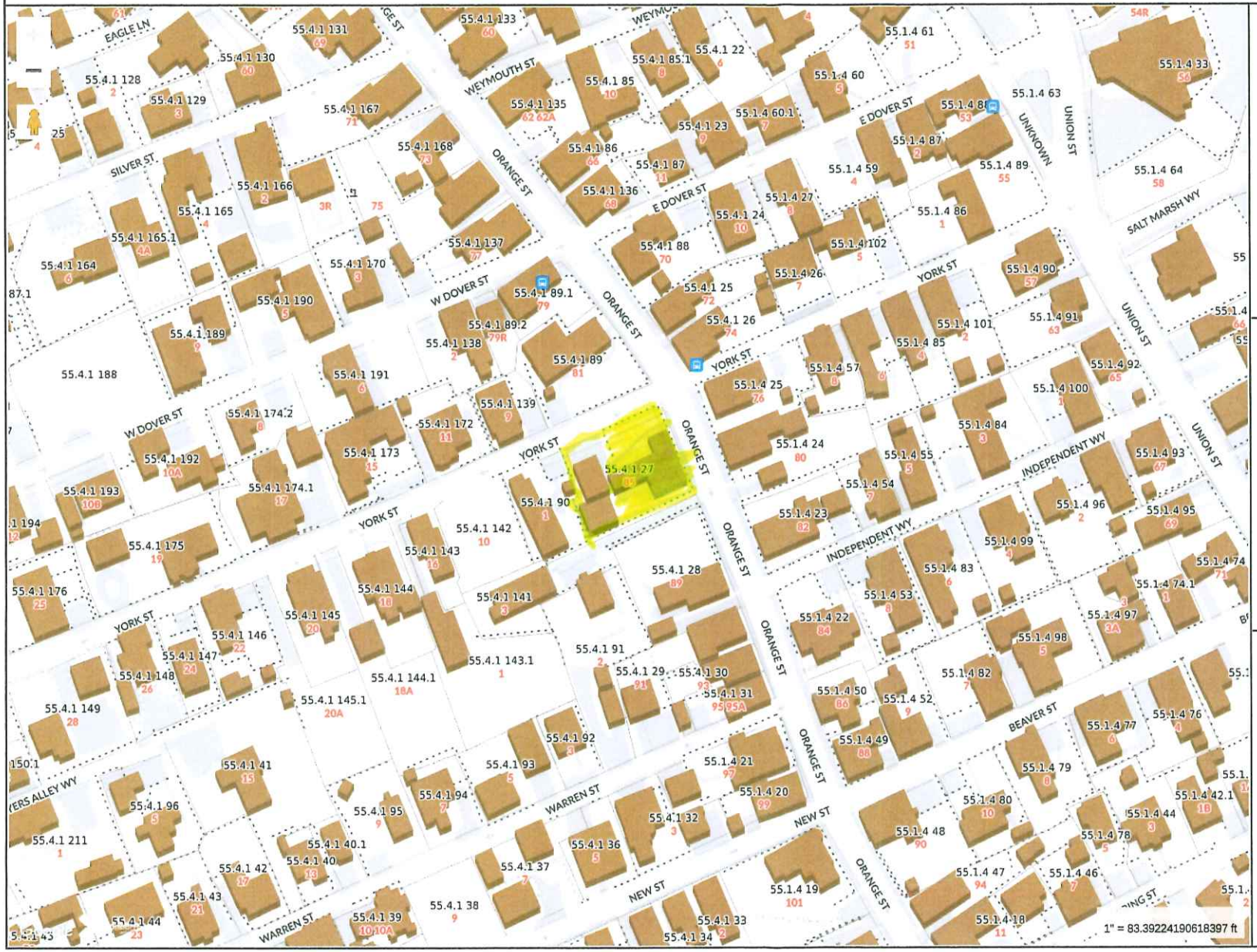
Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC 4

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

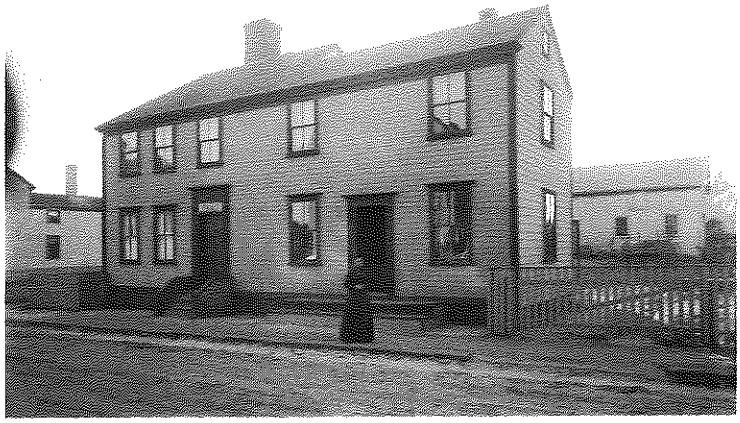
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

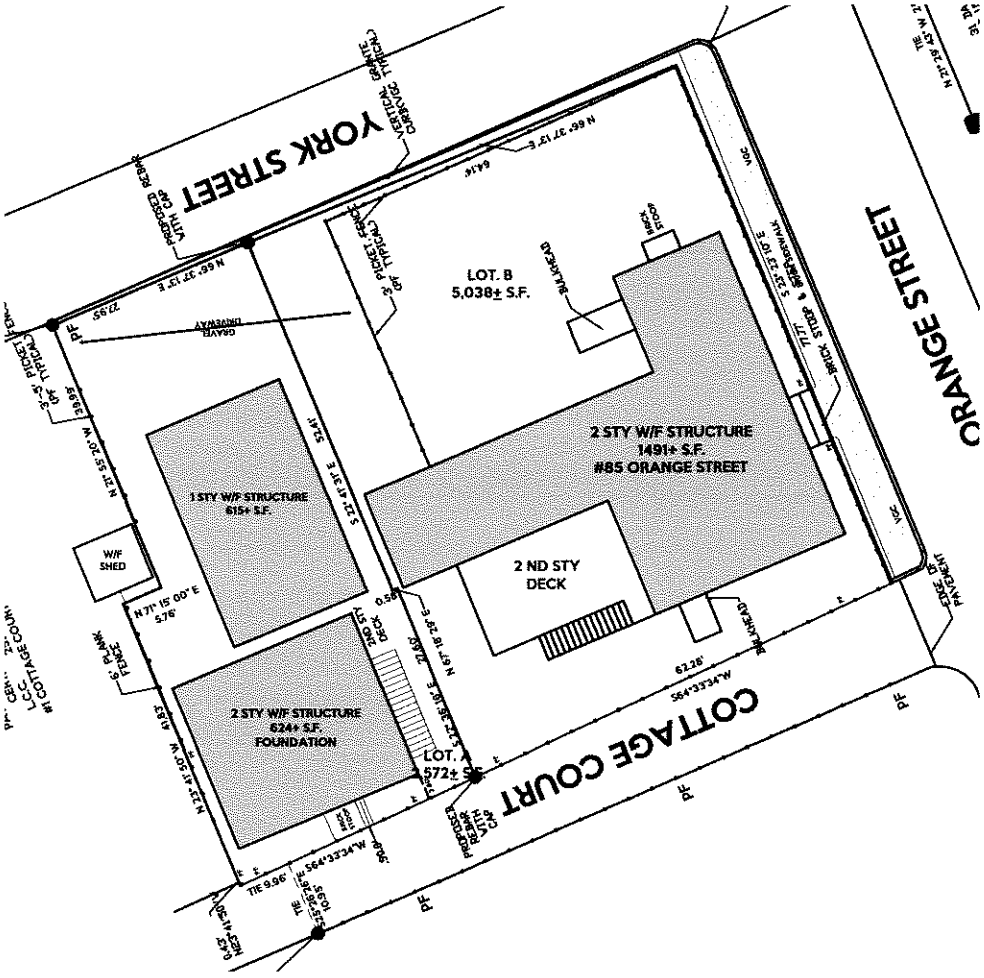
To the HDC,

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

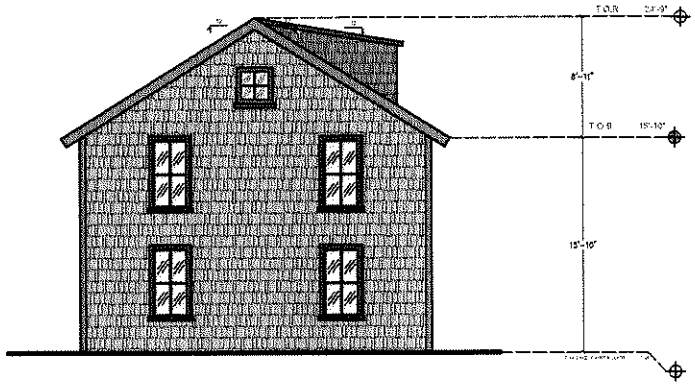





The only large change from the orignal design is a dormer proposed on the rear of the roof to create better head room in the third floor. We are proposing a classic shed design in line with other dormers in the neighborhood that we have observed. This will hardly be visible from Orange and slightly visible 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

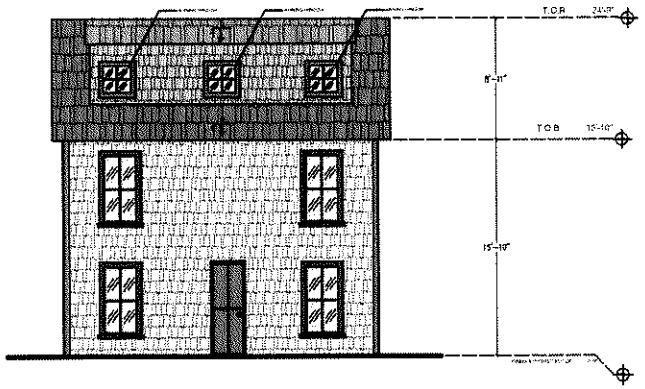
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

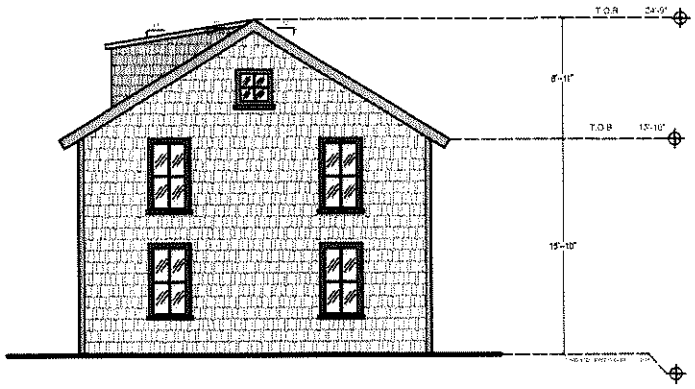
TITLE SHEET
COTTAGE COURT
ELEVATIONS 1

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.

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OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

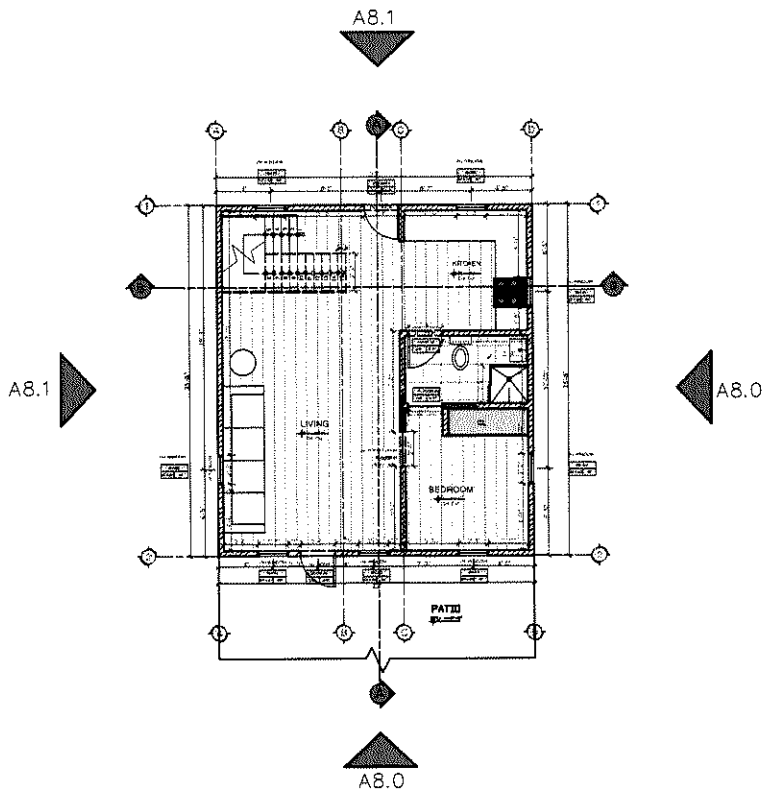
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT
ELEVATIONS 2

SCALE

SHEET
A9-1



85R ORANGE FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
2	DOOR 01	6'-8"	2'-6"
1	DOOR 02	6'-5"	2'-6"
2	POCKET DOOR	6'-5"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-101	20" x 20"	40"
WG-102	20" x 20"	40"
WG-103	20" x 20"	40"
WG-104	20" x 20"	40"
WG-105	20" x 20"	40"
WG-106	20" x 20"	40"
WG-107	20" x 20"	40"
WG-108	20" x 20"	40"

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PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

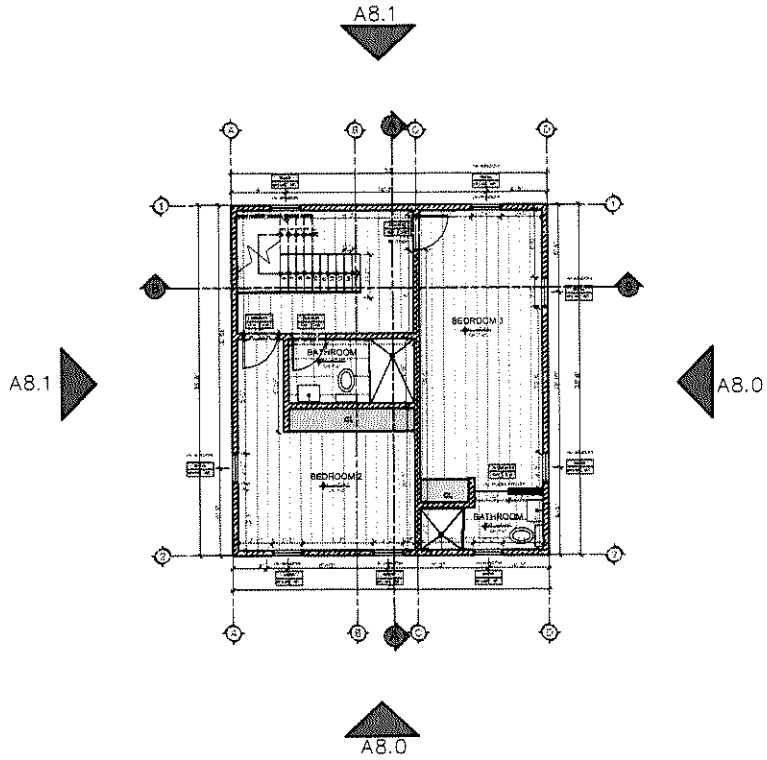
TITLE SHEET

COTTAGE COURT -
FIRST FLOOR PLAN

SCALE

SHEET

A7-0



85R ORANGE SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TYPE_DOOR	HEIGHT	WIDTH
4	DOOR 01	6'-6"	2'-6"
1	POCKET DOOR	6'-5"	3'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-209	20" x 20"	40"
WG-210	20" x 20"	40"
WG-211	20" x 20"	40"
WG-212	20" x 20"	40"
WG-213	20" x 20"	40"
WG-214	20" x 20"	40"
WG-215	20" x 20"	40"
WG-216	20" x 20"	40"

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PROJECT NAME
Nantucket house remodel

LOCATION
85R ORANGE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

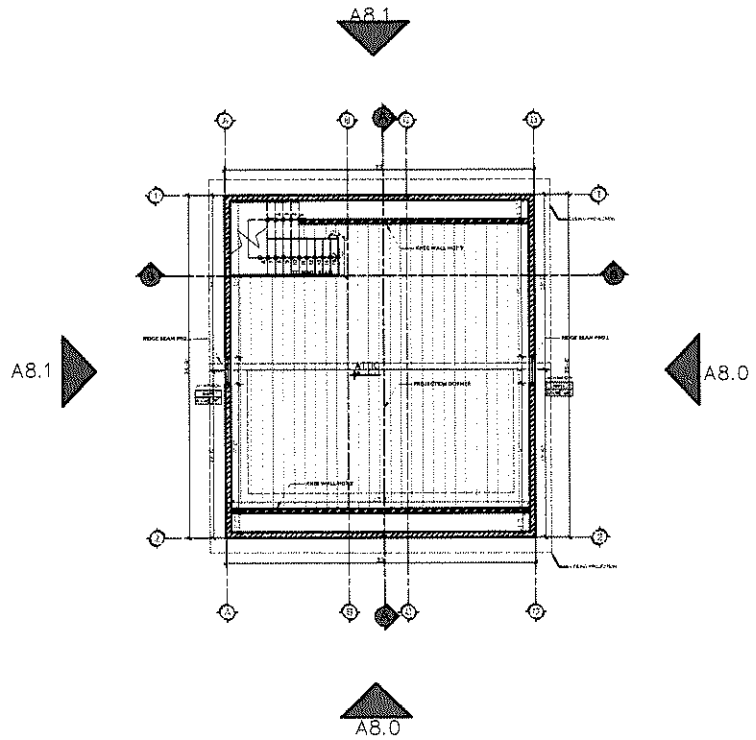
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT – SECOND FLOOR PLAN

SCALE

SHEET
A7-1



85 R ORANGE - ATTIC FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

LEGEND
NEW WALL
KNEE WALL

GROUP	WIDTH x HEIGHT	INCHES
WG-317	20" x 20"	40"
WG-316	20" x 20"	40"

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COMPANY

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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

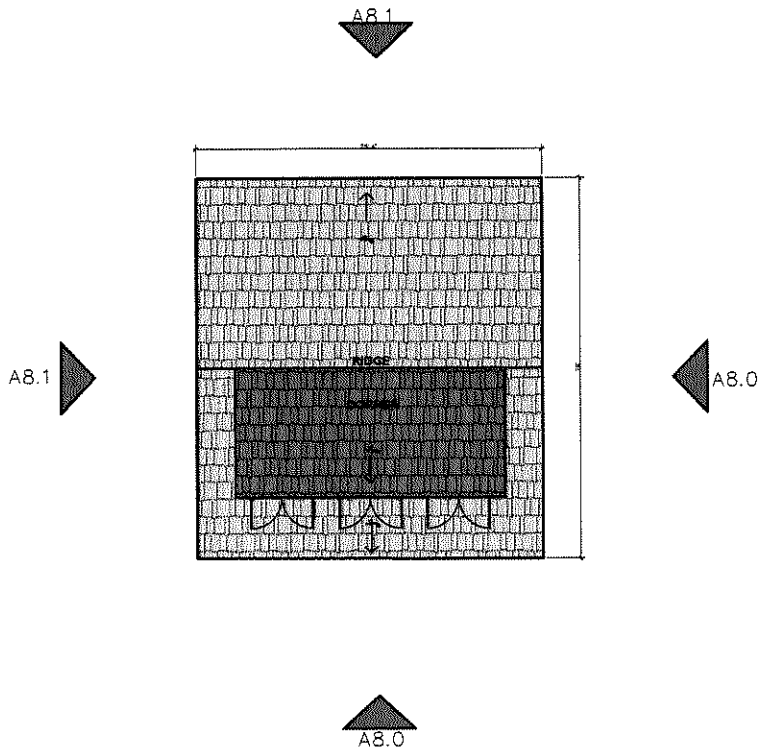
TITLE SHEET

COTTAGE COURT – ATTIC FLOOR PLAN

SCALE

SHEET

A7-2



85R ORANGE - ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

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COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

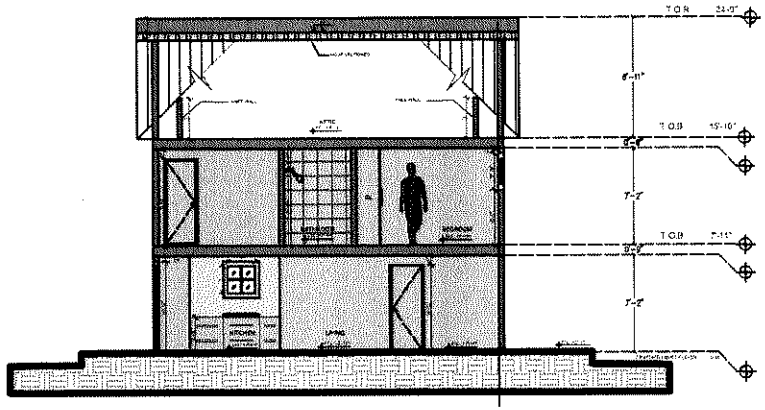
TITLE SHEET

COTTAGE COURT
ROOF PLAN

SCALE

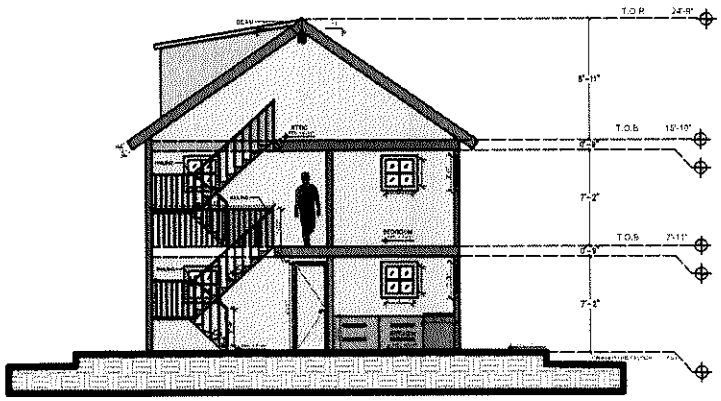
SHEET

A7-3



SECTION A

SCALE: $\frac{1}{4}$ = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - SECTIONS

SCALE: $\frac{1}{4}$ = 1'-0"

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pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

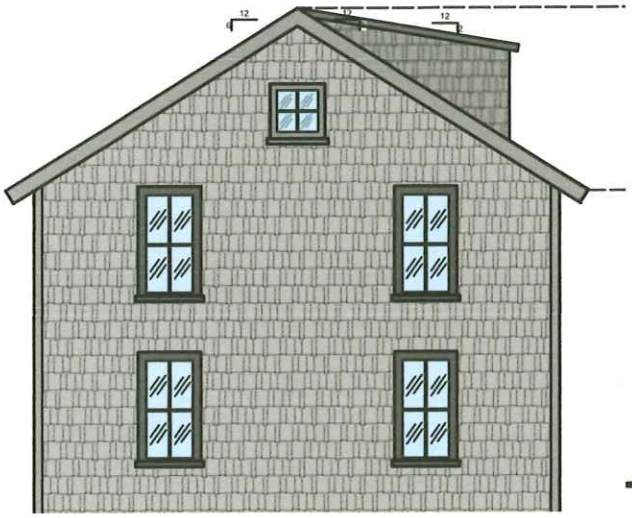
COTTAGE COURT SECTIONS

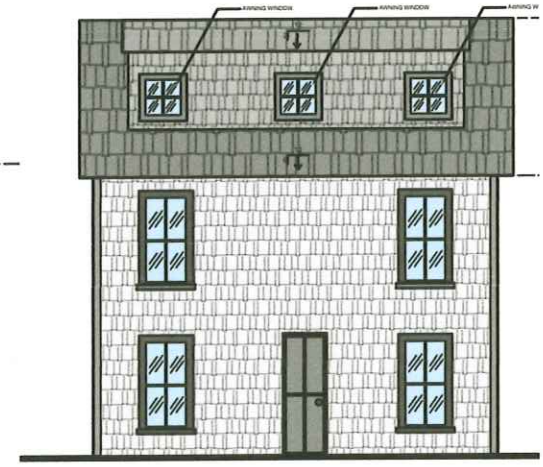
SCALE

SHEET

A9-0







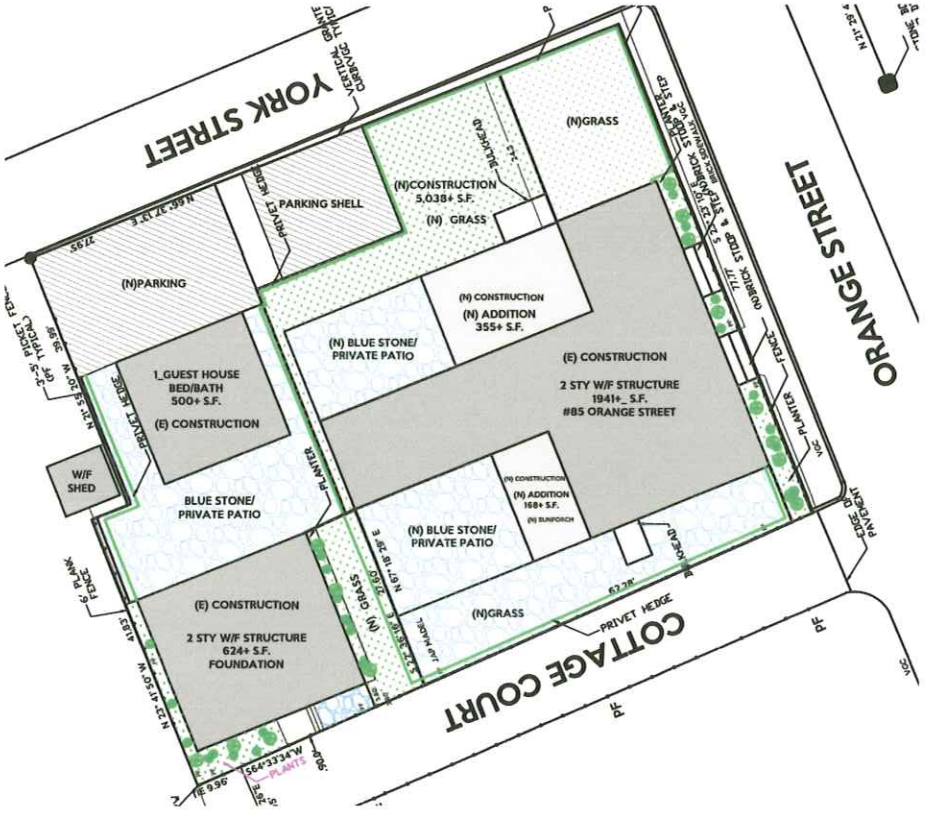
Neighboring dormers







Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-05-10609

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

85R Hardsc

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PT@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Hardscape Plan TO Accompany Renovation (describe) Application

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation 2. South Elevation 3. West Elevation 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Signature of owner of record Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC





MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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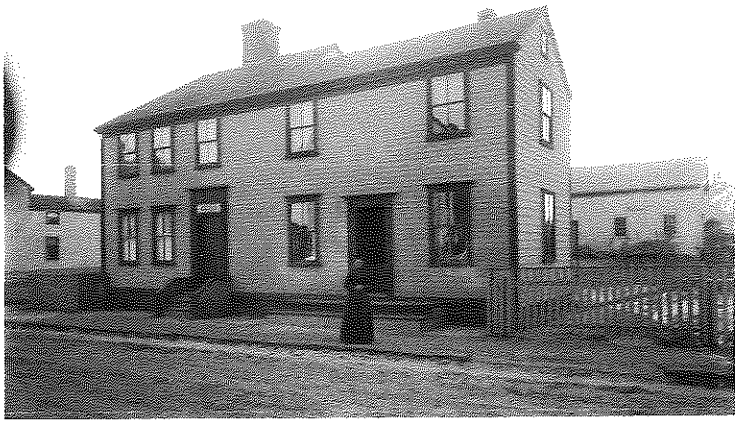


85 Orange St Renovation Proposal

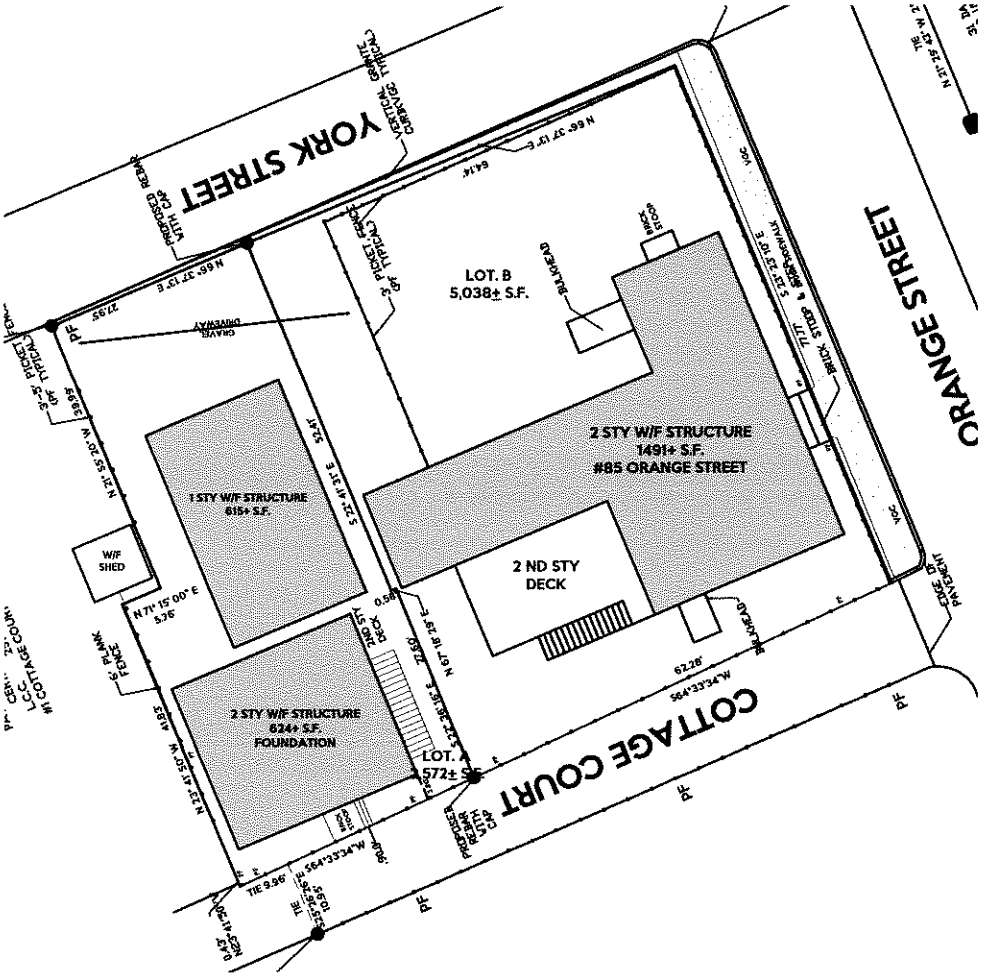
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

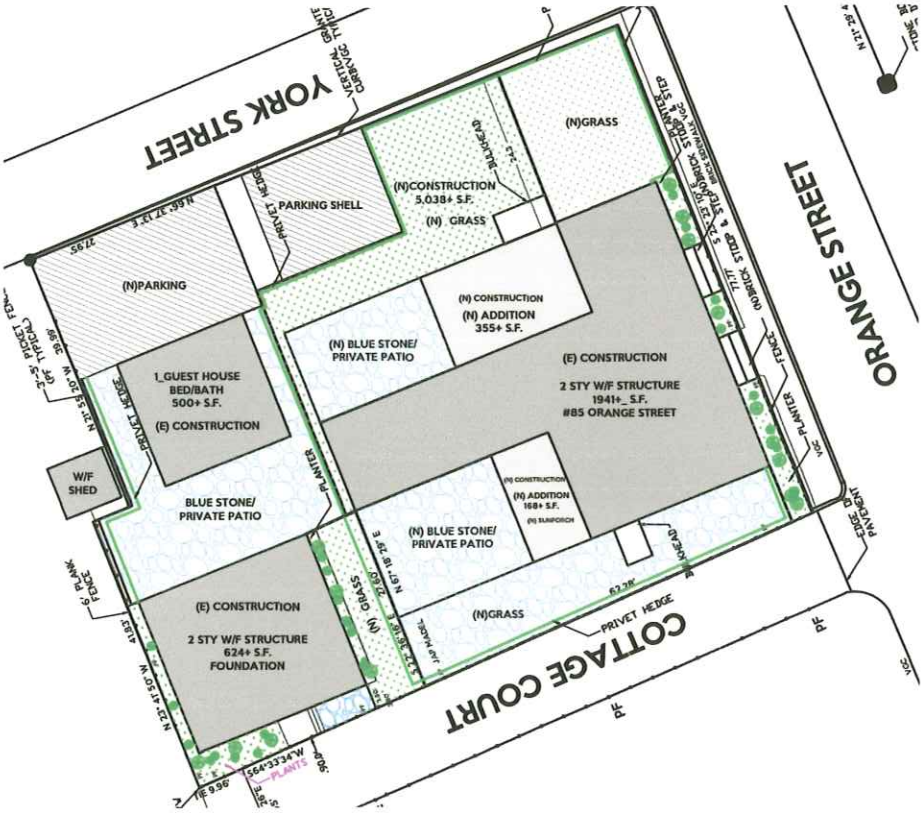
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions


YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
572± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615± S.F.
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
PROPOSED CAFE WITH OUTDOOR SEATING
PROPOSED TRIPLE FRENCH DOORS
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW

Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-05-10611 1 [illegible] Top Guest

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SAME

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 350.

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other [illegible] / new reduced size Guest House

Size of Structure or Addition: Length: 25 Sq. Footage 1st floor: 500 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20 Sq. footage 2nd floor: ~~300~~ 300 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North ~~[illegible]~~" South ~~[illegible]~~" East ~~[illegible]~~" West ~~[illegible]~~ 16'10" All Sides

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ~~[illegible]~~ /12 Dormer 3 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Fiberglass w/ Galvanized 2" down spout

Leaders (material and size): Galvanized 2"

Sidewall: ☒ White cedar shingles entire Home ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1X8 Soffit (Overhang) 1X5 Corner boards 1X5 Frieze 1X8

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____ Historic Sill

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston SASH

Doors* (type and material): ☒ TDL ☐ SDL Front Fur Simpson Rear Fur Simpson Side _____

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar natural Clapboard (if applicable) _____ Roof _____

Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC-4

Deck _____ Foundation _____ Fence natural Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

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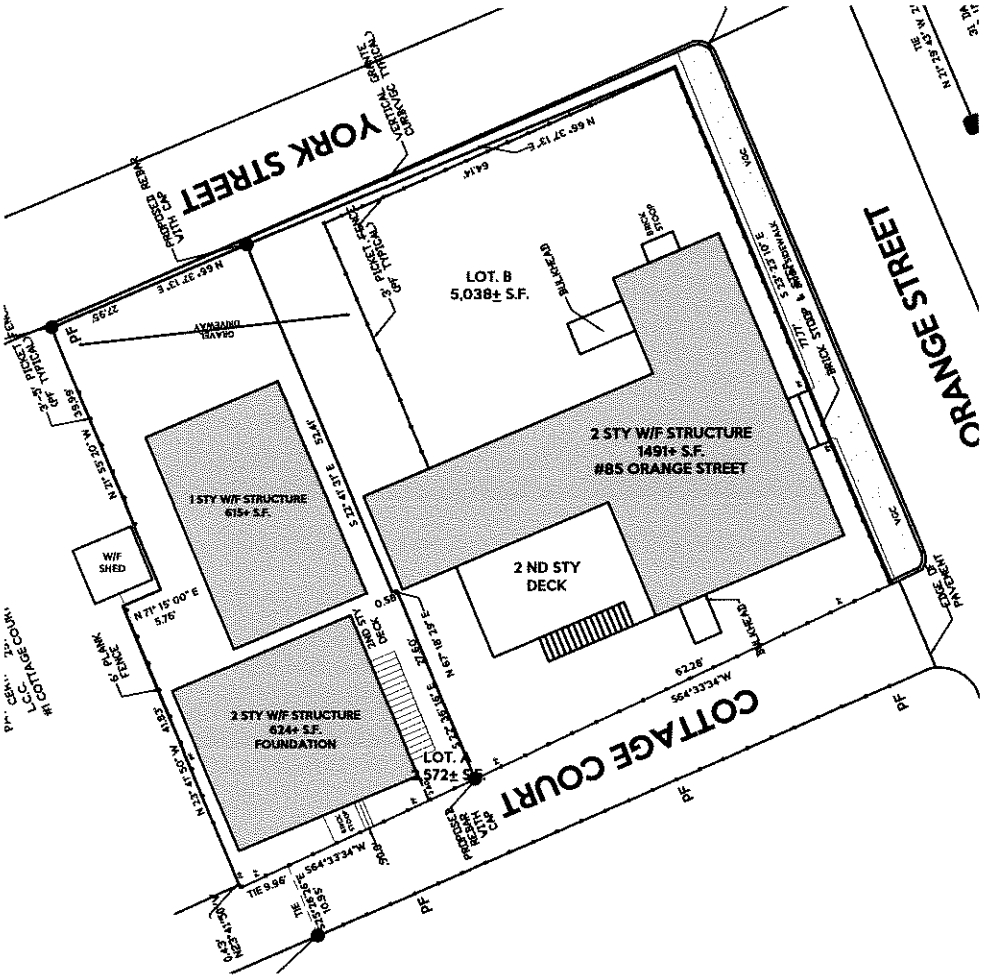
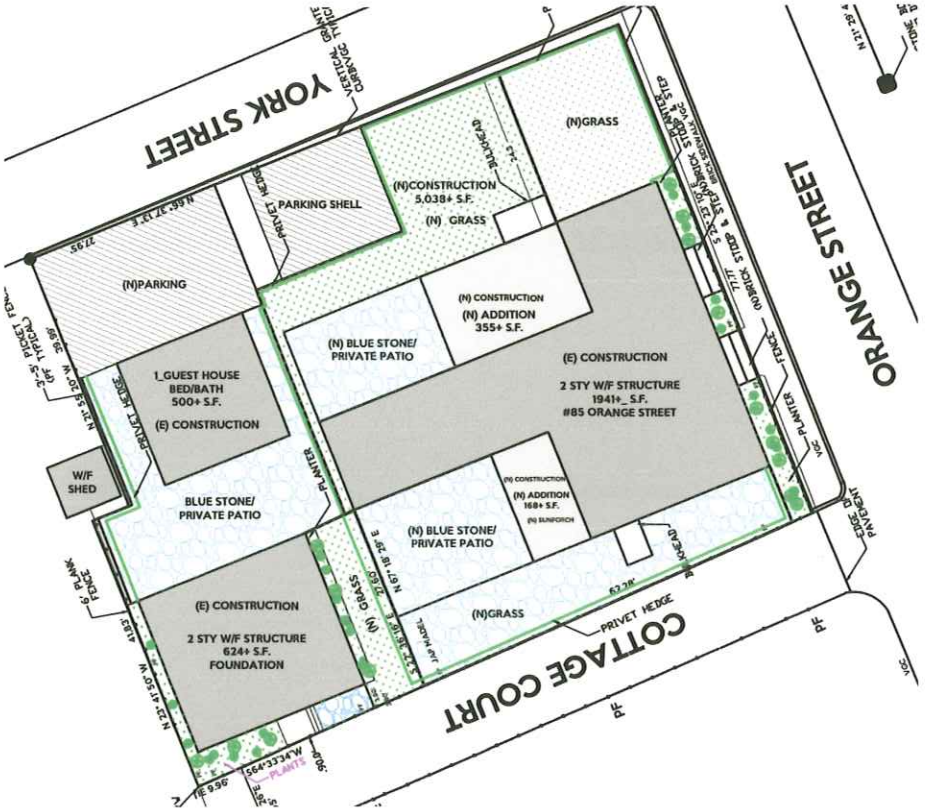
All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

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- **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.**
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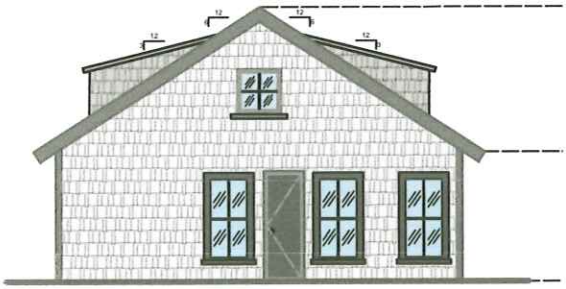
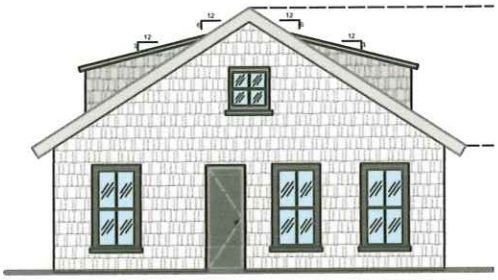
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

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

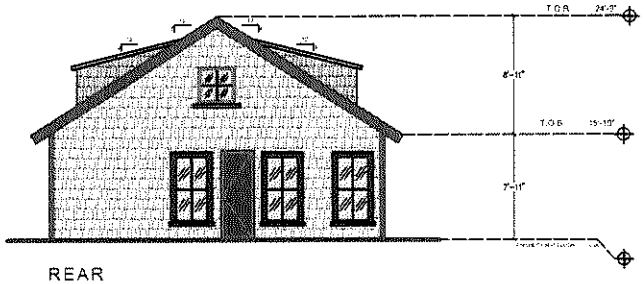
Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Rear Garage

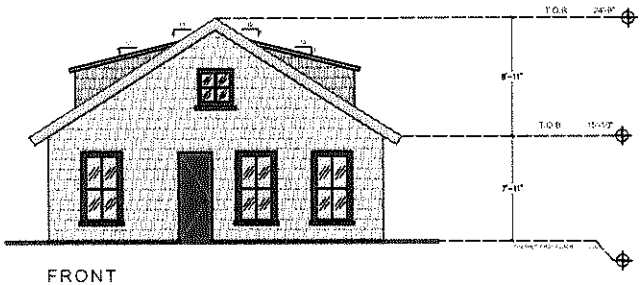




York St Frontage - North



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

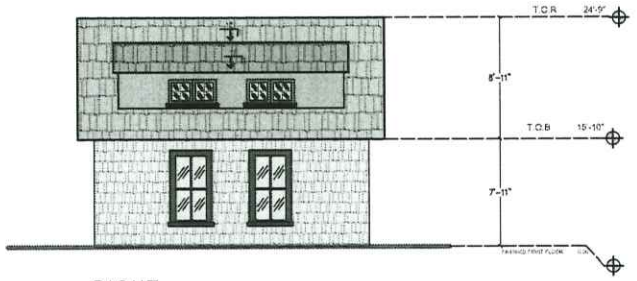
TITLE SHEET

GUEST HOUSE
ELEVATIONS 1

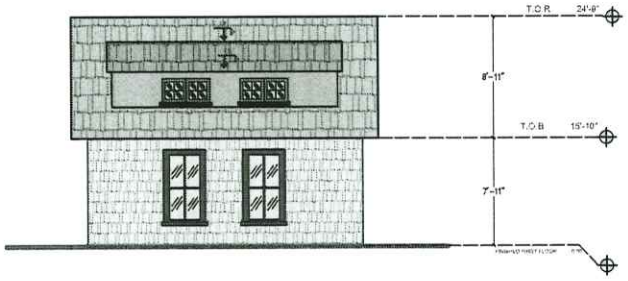
SCALE

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

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

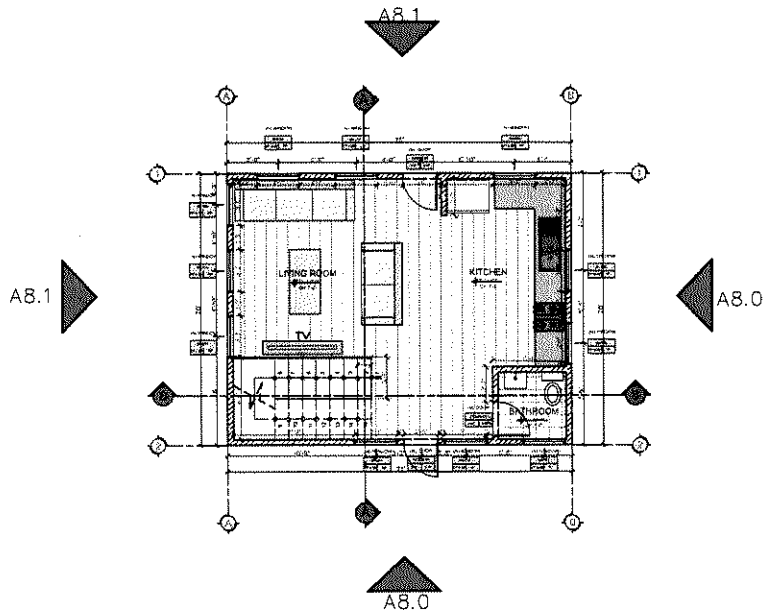
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
GUEST HOUSE
ELEVATIONS 2

SCALE

SHEET
A11-1



85R GUEST HOUSE FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND	
	NEW WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
3	DOOR 01	6'-9"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-101	31" x 39"	70"
WG-102	31" x 39"	70"
WG-103	31" x 39"	70"
WG-104	31" x 39"	70"
WG-105	31" x 39"	70"
WG-106	31" x 39"	70"
WG-107	31" x 39"	70"
WG-108	31" x 39"	70"
WG-109	31" x 39"	70"
WG-110	31" x 39"	70"
WG-110	31" x 39"	70"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
al@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

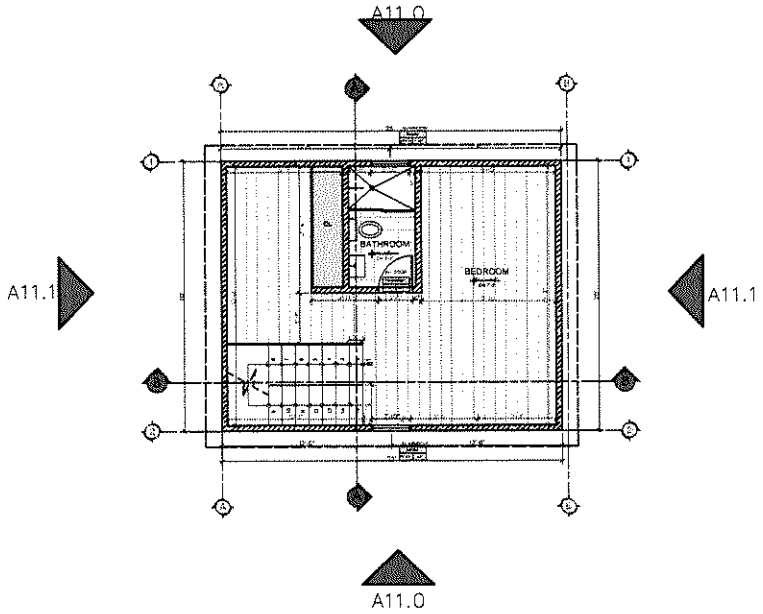
TITLE SHEET

GUEST HOUSE
FIRST FLOOR PLAN

SCALE

SHEET

A10-1



85R GUEST HOUSE SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND
NEW WALL

DOOR SCHEDULE			
Count	TYPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	2'-8"

GROUP	WIDTH x HEIGHT	INCHES
WG-209	21" x 21"	42"
WG-210	21" x 21"	42"

oak

COMPANY
Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
o@oakdd.com

PROJECT NAME
Nantucket house remodel

LOCATION
85R GUEST HOUSE

FOR:
OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

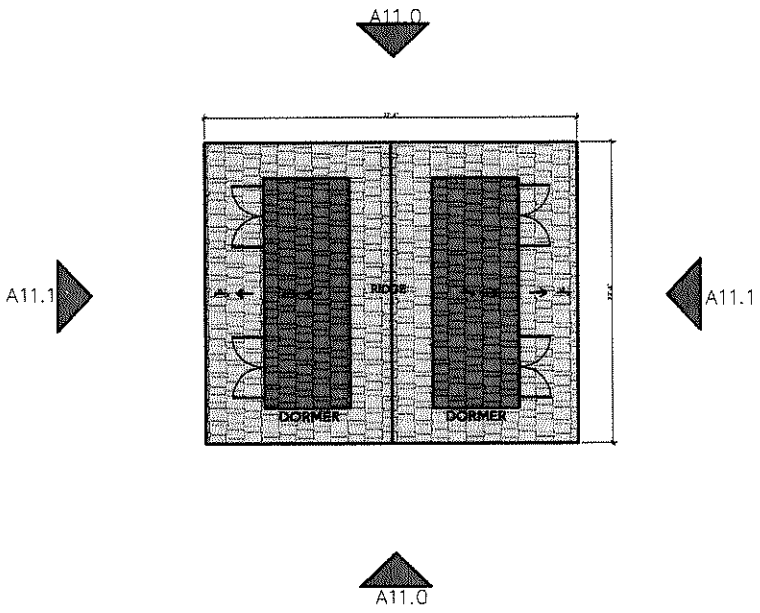
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
GUEST HOUSE
SECOND FLOOR PLAN

SCALE

SHEET
A10-1



85R GUEST HOUSE ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

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

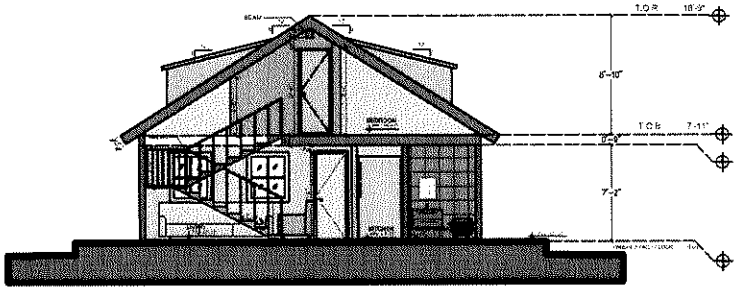
TITLE SHEET

GUEST HOUSE
ROOF PLAN

SCALE

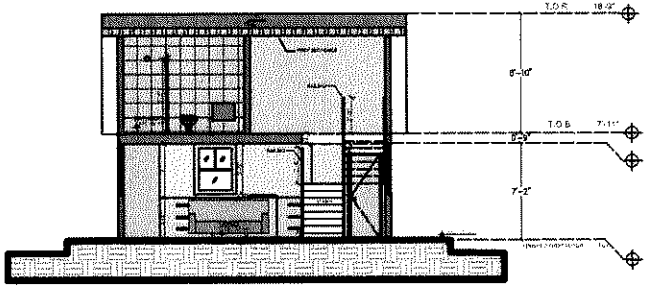
SHEET

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

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
o@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

GUEST HOUSE
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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 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

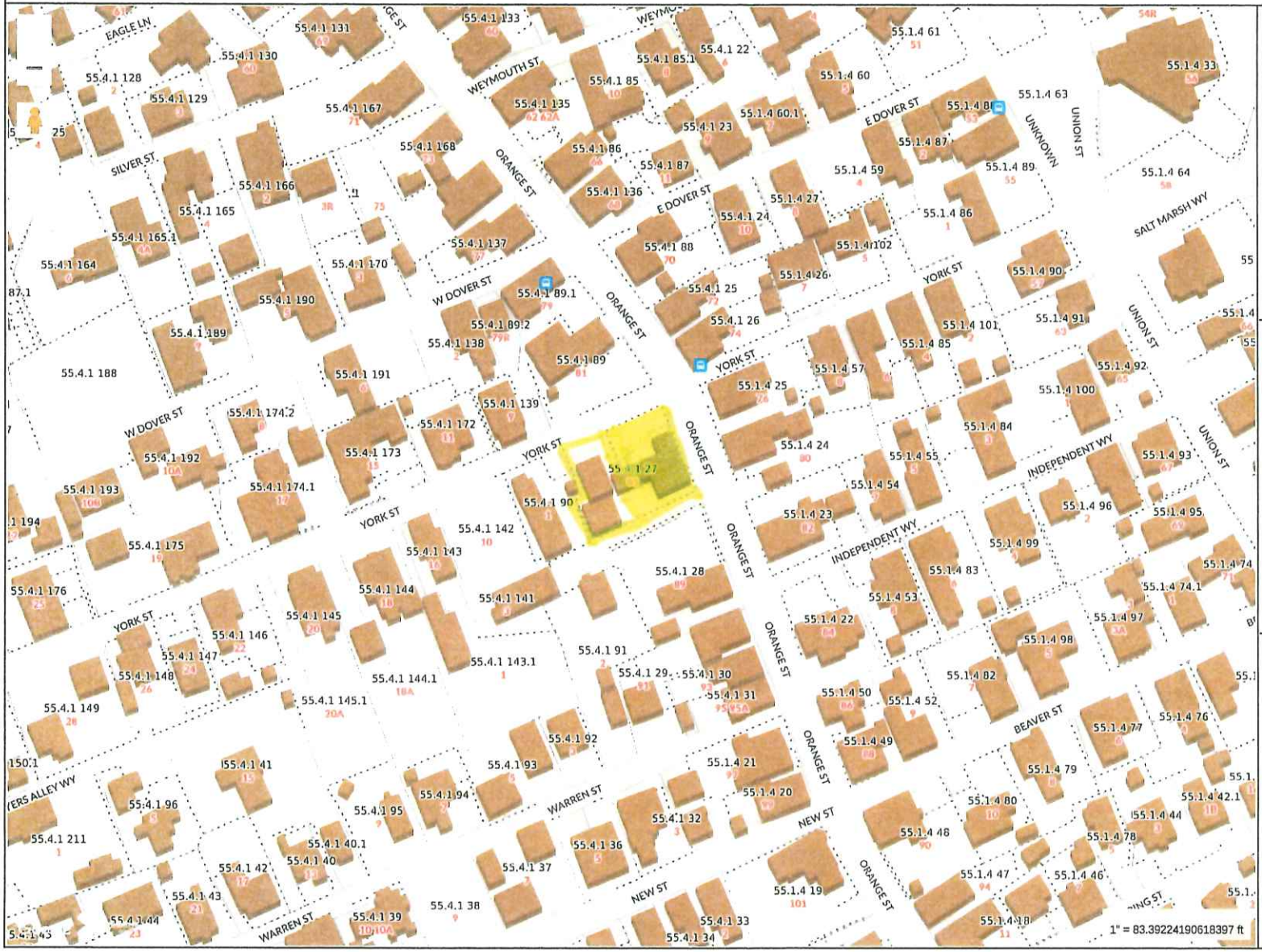
Trim MCH-11 Sash MCH-11 Doors MHC 4

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.

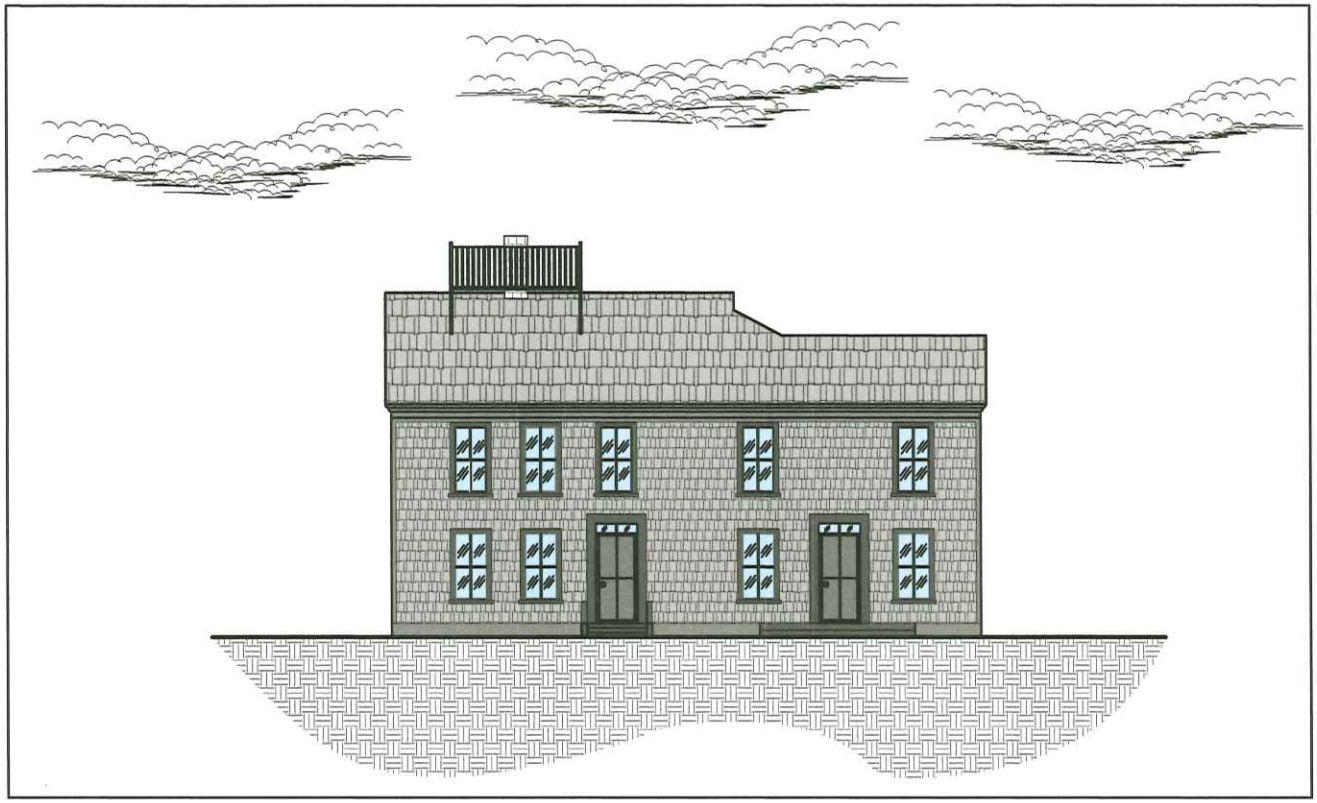
Sincerely,

PJ Antonik
CEO Oak Development & Design LLC



NANTUCKET HOUSE REMODEL ADDITION PROJECT

85 ORANGE ST NANTUCKET, MA 02554



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A.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

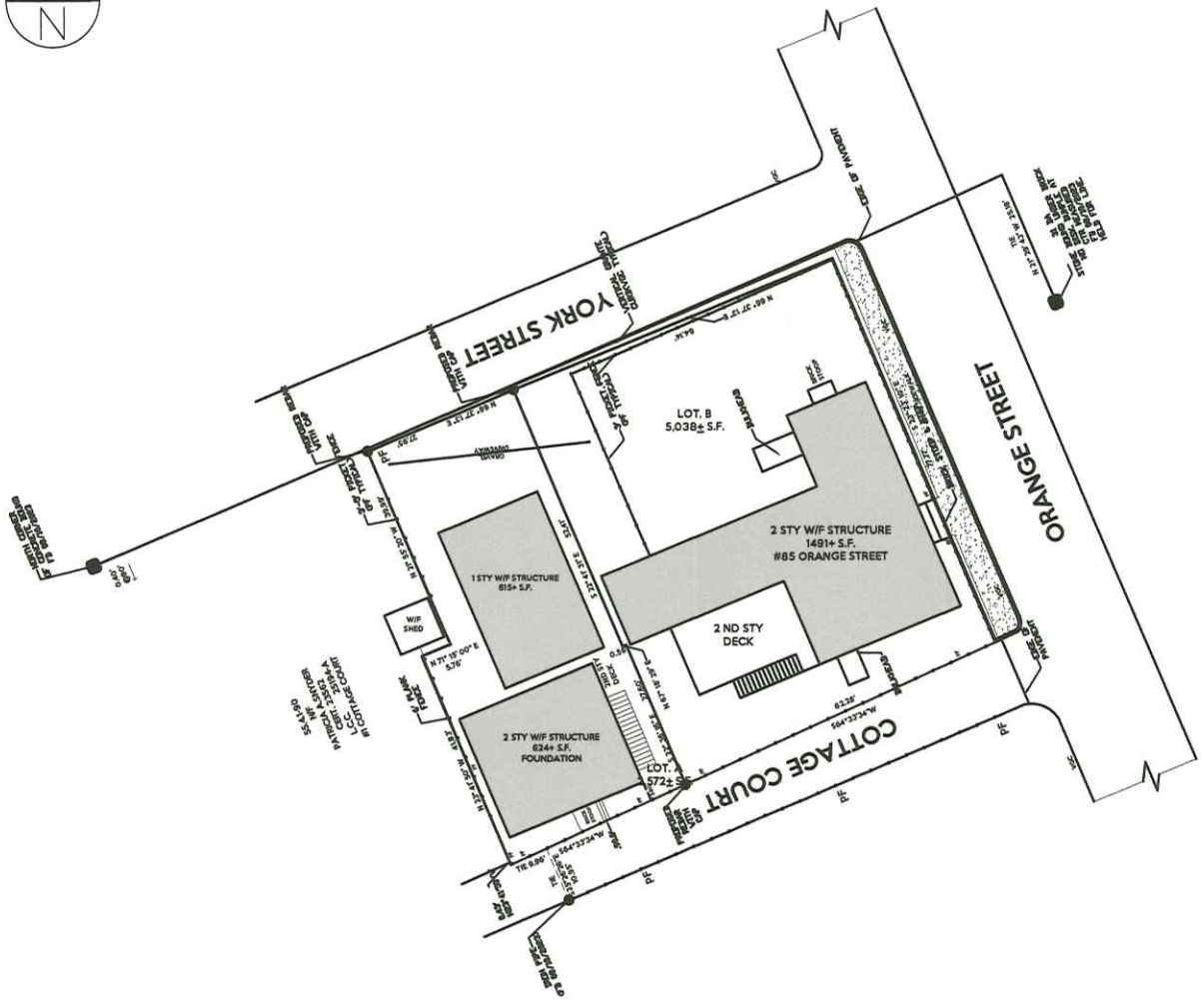
TITLE SHEET

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.

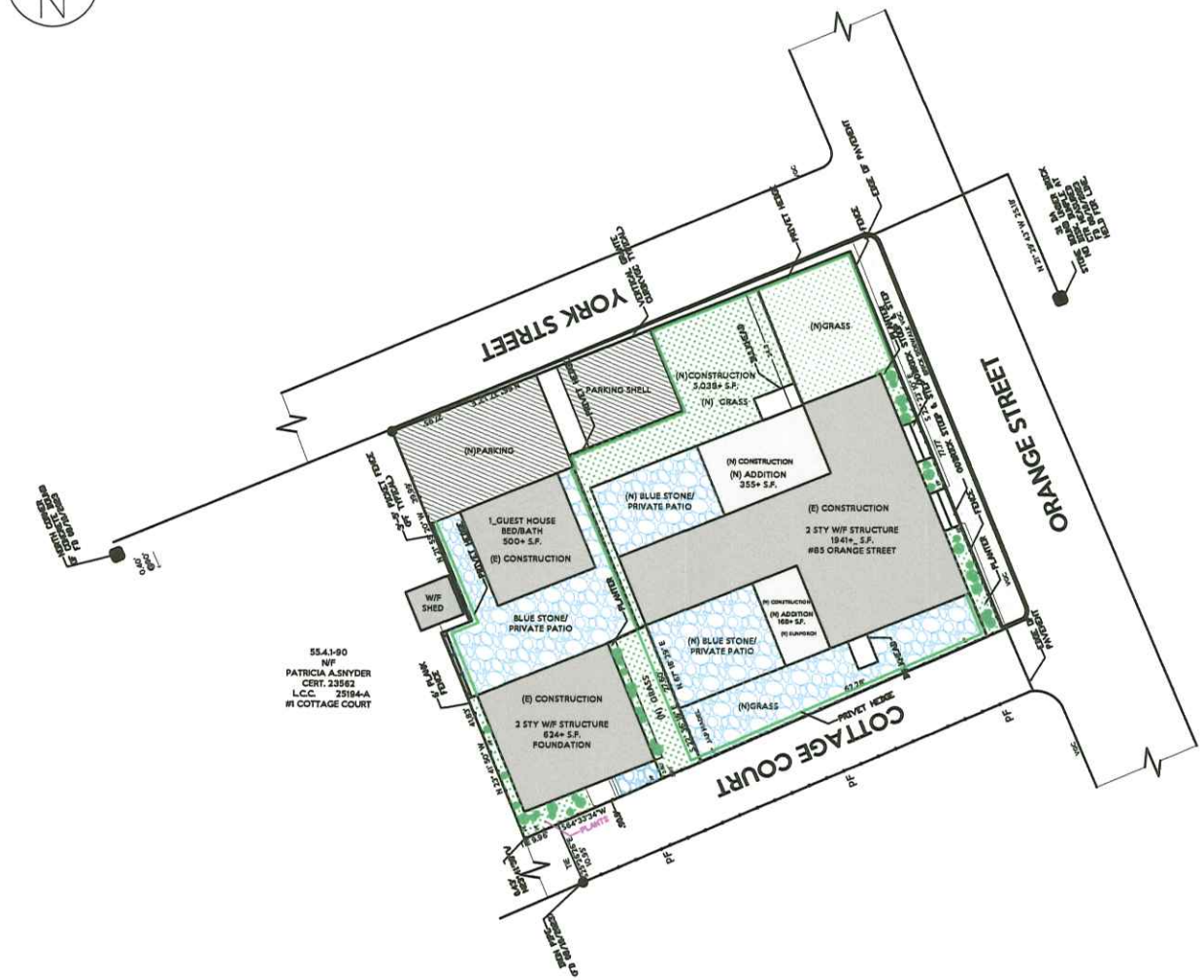
CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

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)

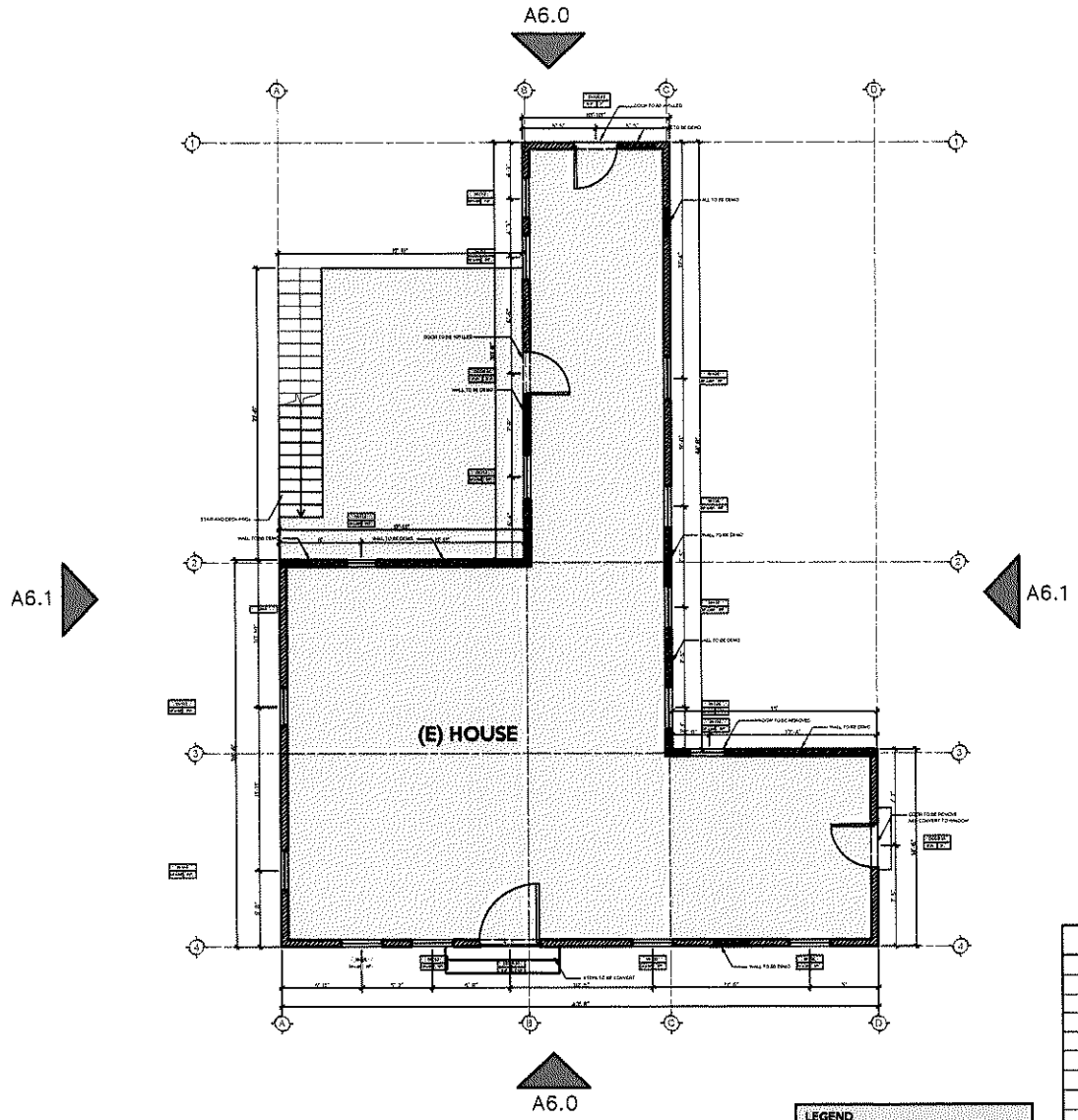
LOT COVERAGE - LOT B

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"

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

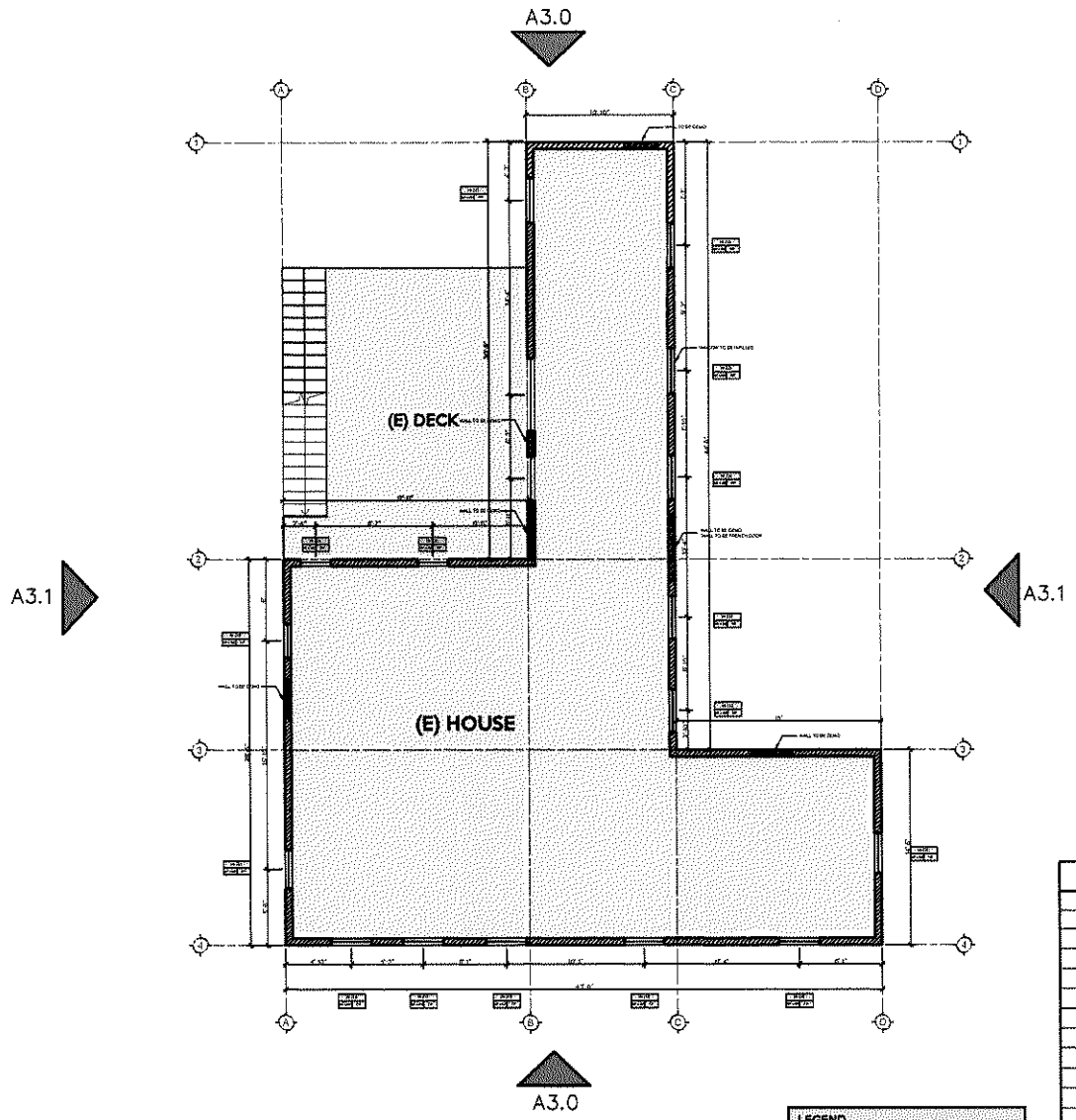
TITLE SHEET

EXISTING FIRST FLOOR PLAN

SCALE

SHEET

A2-0



OPENING	WIDTH x HEIGHT	UNITED INCHES
WG-216	30" x 41"	71"
WG-217	30" x 41"	71"
WG-218	30" x 41"	71"
WG-219	30" x 42"	72"
WG-220	30" x 41"	71"
WG-221	30" x 44"	74"
WG-222	28" x 58"	86"
WG-223	28" x 58"	86"
WG-224	30" x 58"	88"
WG-225	30" x 58"	88"
WG-226	30" x 58"	88"
WG-227	30" x 57"	87"
WG-228	19" x 36"	55"
WG-229	19" x 36"	55"
WG-230	23" x 38"	61"
WG-231	27" x 53"	81"
WG-332	18" x 20"	38"
WG-333	26" x 43"	69"

LEGEND

- EXISTING HOUSE
- EXISTING WALL
- WALL TO BE DEMO

EXISTING SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

oak

COMPANY

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pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISIÓN 1:
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REVISION 3:

DATE

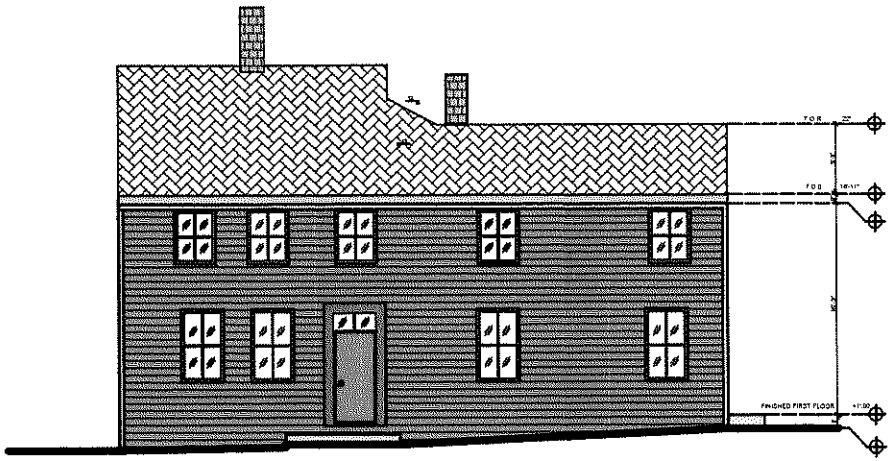
TITLE SHEET

EXISTING SECOND FLOOR PLAN

SCALE

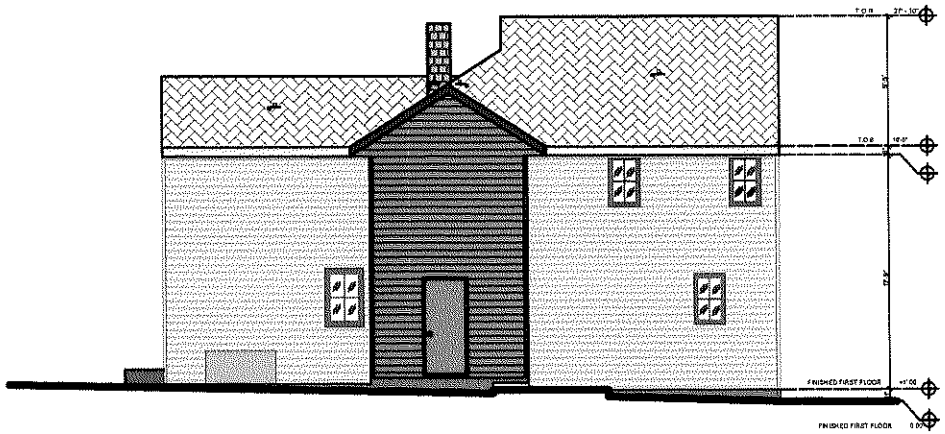
SHEET

A2-1



EXISTING FRONT ELEVATION

SCALE: ¼" = 1'-0"



EXISTING REAR ELEVATION

SCALE: ¼" = 1'-0"

oak

COMPANY

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISION 3:

DATE

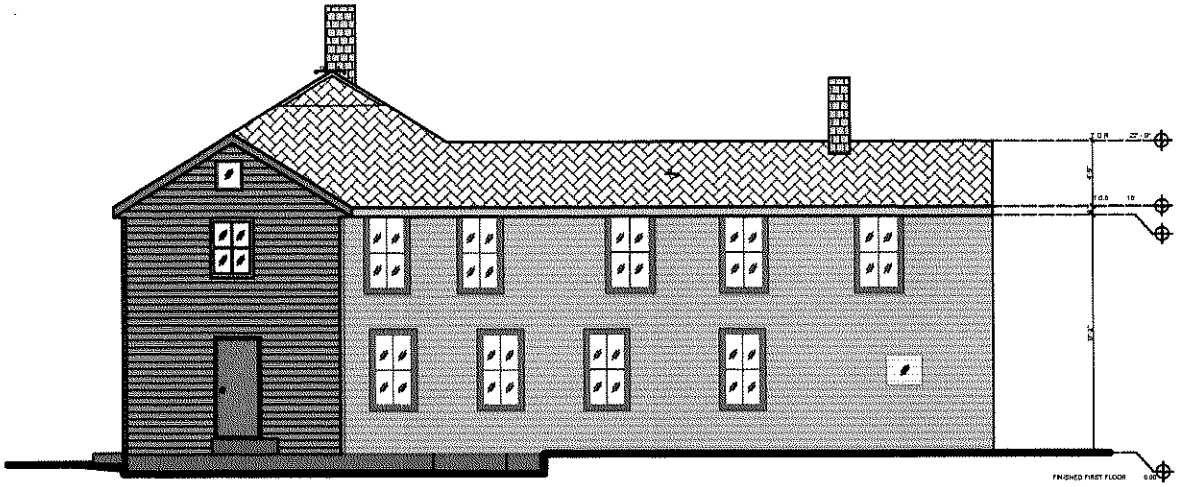
TITLE SHEET

EXISTING ELEVATIONS

SCALE

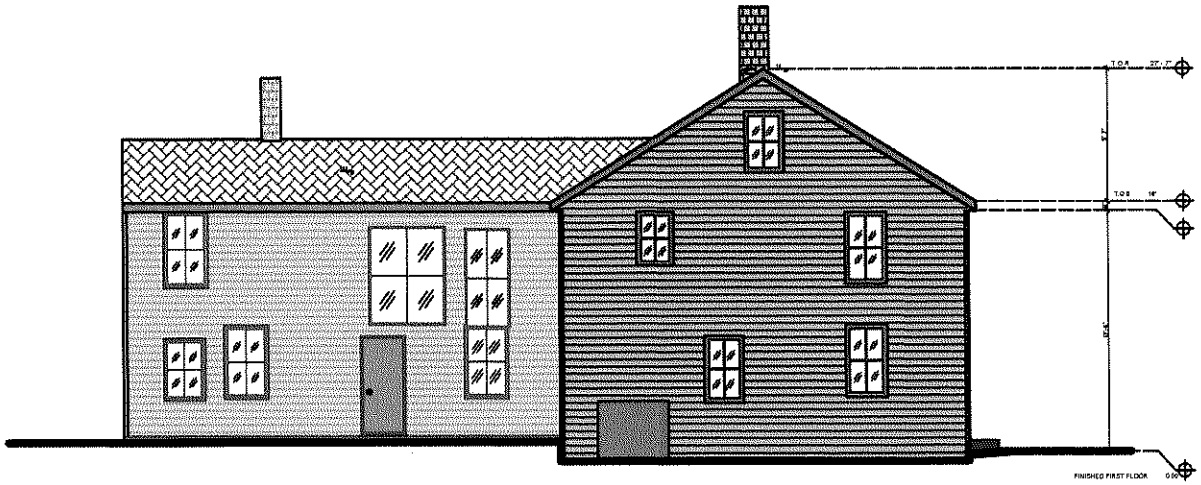
SHEET

A3-0



EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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COMPANY

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[redacted]

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Nantucket house remodel

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85 ORANGE ST NANTUCKET,MA 02554

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ARCH. NUMBER

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REVISIÓN 1:

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REVISION 3:

DATE

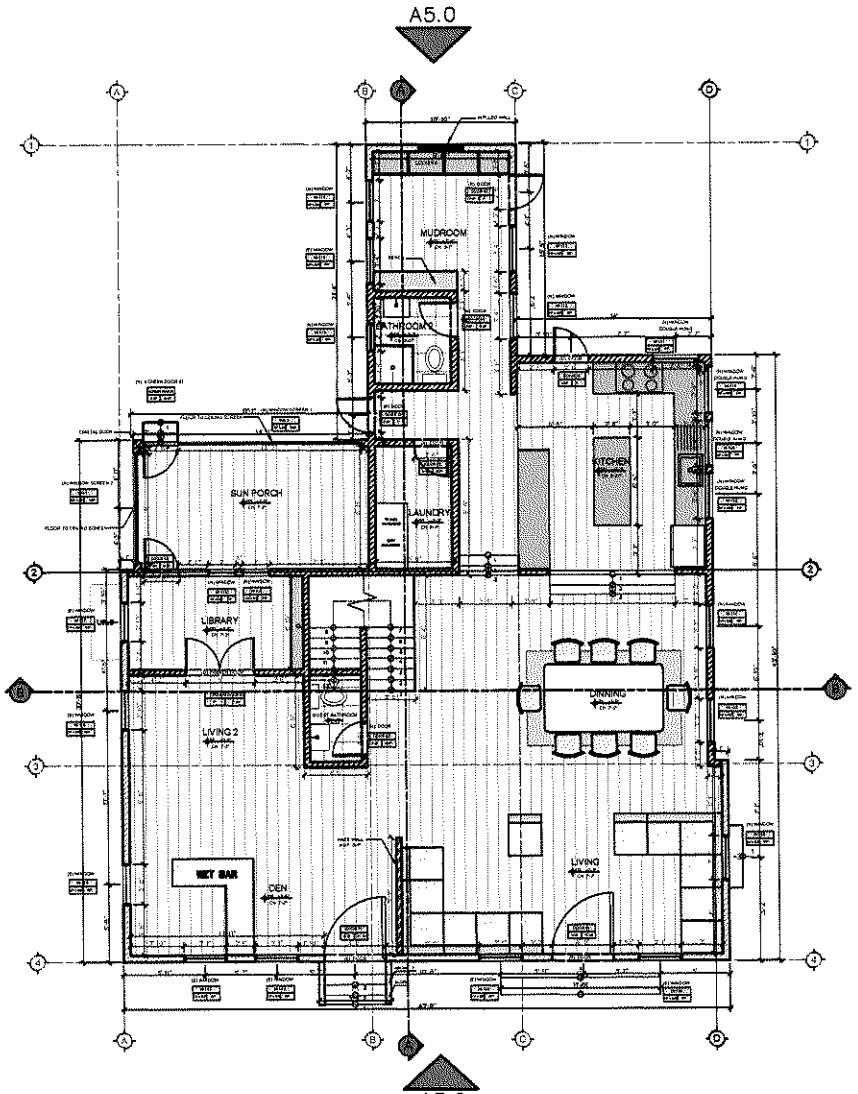
TITLE SHEET

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

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p@oakdd.com

PROJECT NAME

Nantucket house remodel

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OAK

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ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

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REVISION 3:

DATE

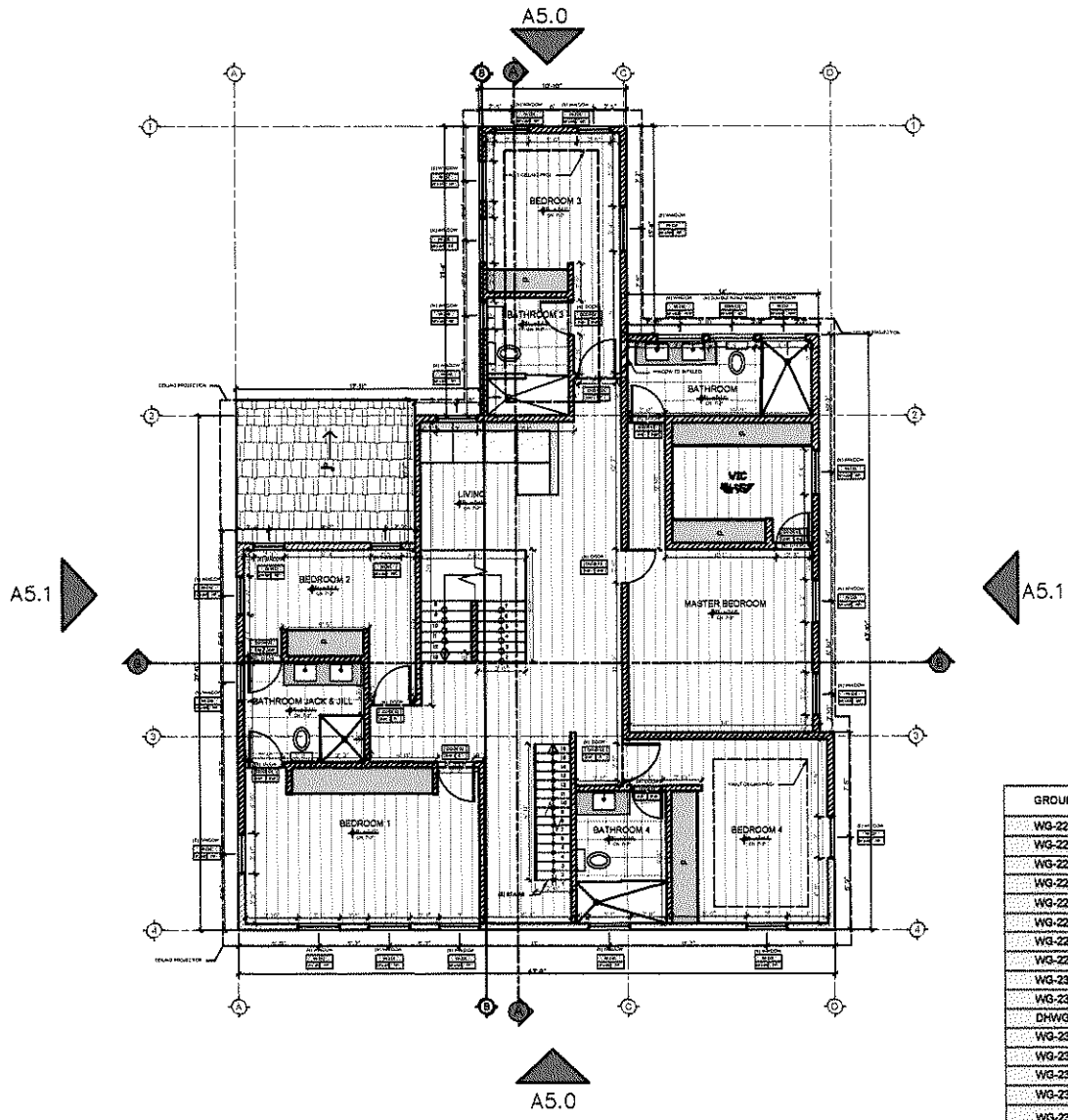
TITLE SHEET

PROPOSED FIRST FLOOR PLAN

SCALE

SHEET

A4-0



PROPOSED SECOND FLOOR PLAN

SCALE: ½" = 1'-0"

LEGEND
EXISTING WALL
NEW WALL
WALL TO BE INFILLED

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	2'-3"
4	DOOR 02	7'	2'-9"
8	DOOR 03	6'-8"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-222	31" x 41"	72"
WG-223	31" x 41"	72"
WG-224	30" x 41"	71"
WG-225	31" x 41"	72"
WG-226	30" x 41"	71"
WG-227	30" x 44"	74"
WG-228	32" x 53"	85"
WG-229	32" x 53"	85"
WG-230	32" x 53"	85"
WG-231	34" x 9.6"	43.6"
DHWG-232	34" x 58"	92"
WG-233	34" x 9.6"	43.6"
WG-234	30" x 58"	88"
WG-235	26" x 58"	84"
WG-236	26" x 58"	84"
WG-237	30" x 57"	87"
WG-238	34" x 57"	91"
WG-239	20" x 20"	40"
WG-240	30" x 57"	87"
(E) WG-241	19" x 36"	55"
(E) WG-242	19" x 36"	55"
WG-243	21" x 53"	74"
WG-244	21" x 53"	74"
WG-245	21" x 53"	74"

oak

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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

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REVISION 2:

REVISION 3:

DATE

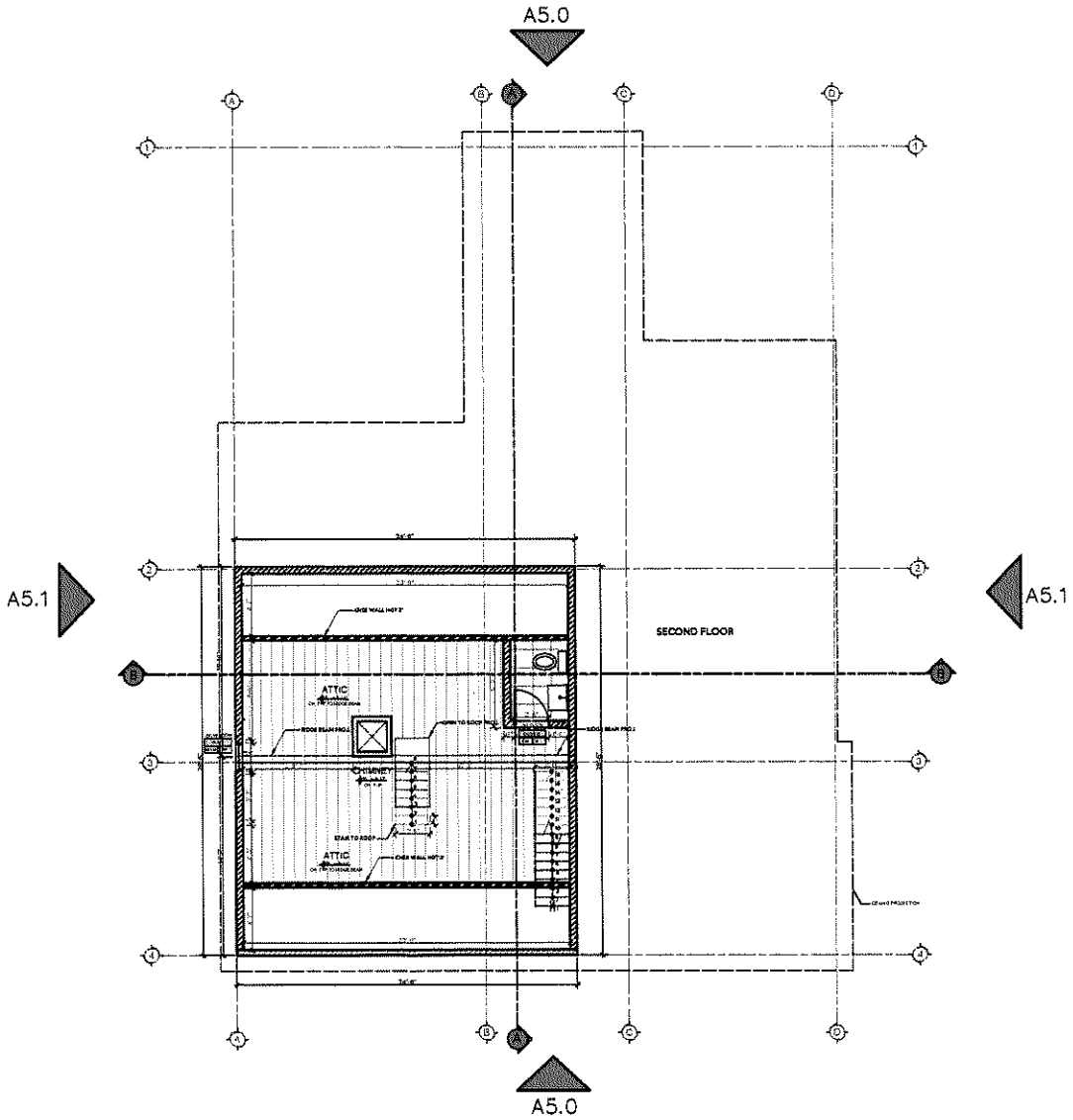
TITLE SHEET

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"

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jt@oakdd.com

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

REVISION 1:

REVISION 2:

REVISION 3:

DATE

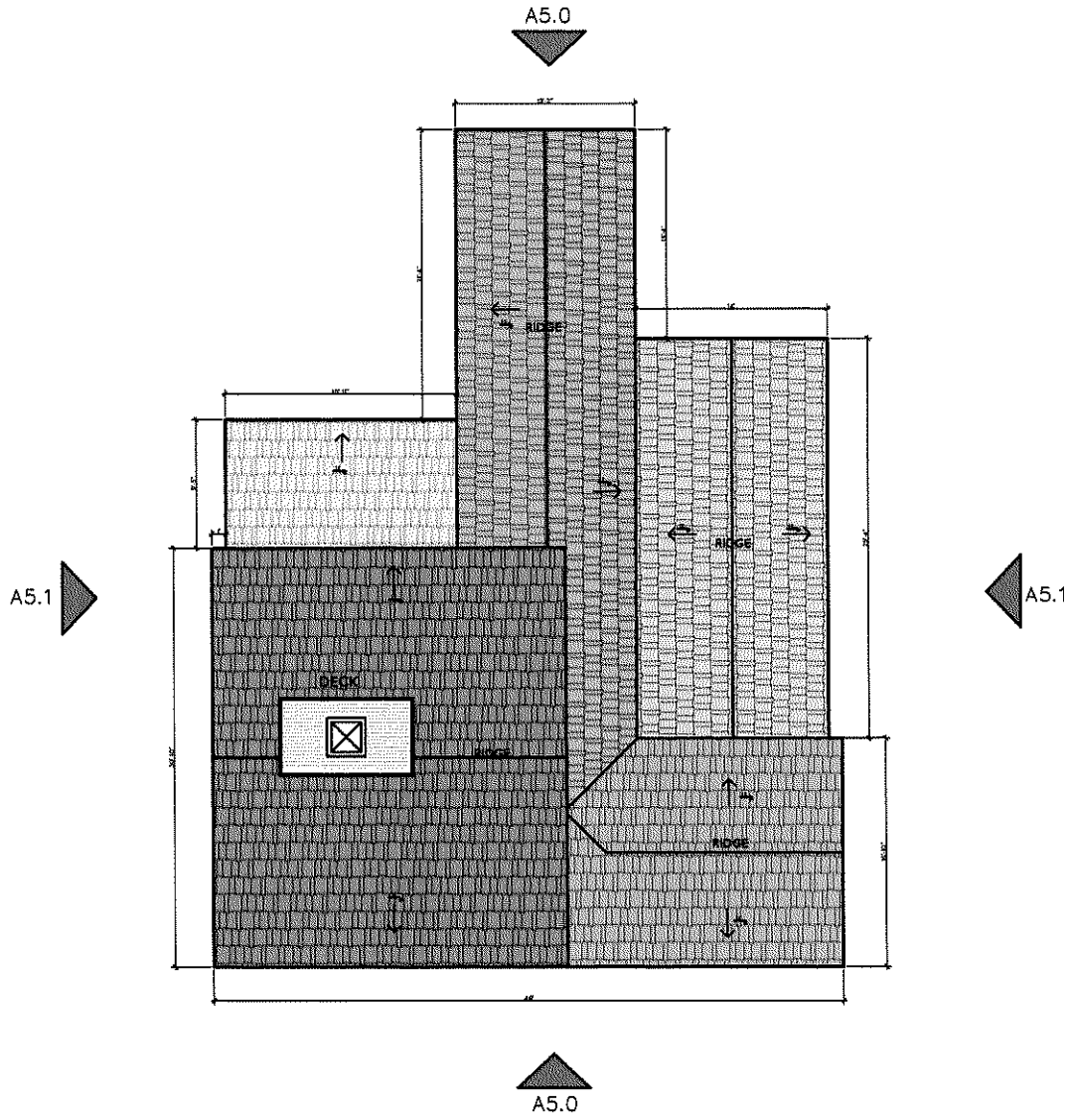
TITLE SHEET

PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A4-2



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

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65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

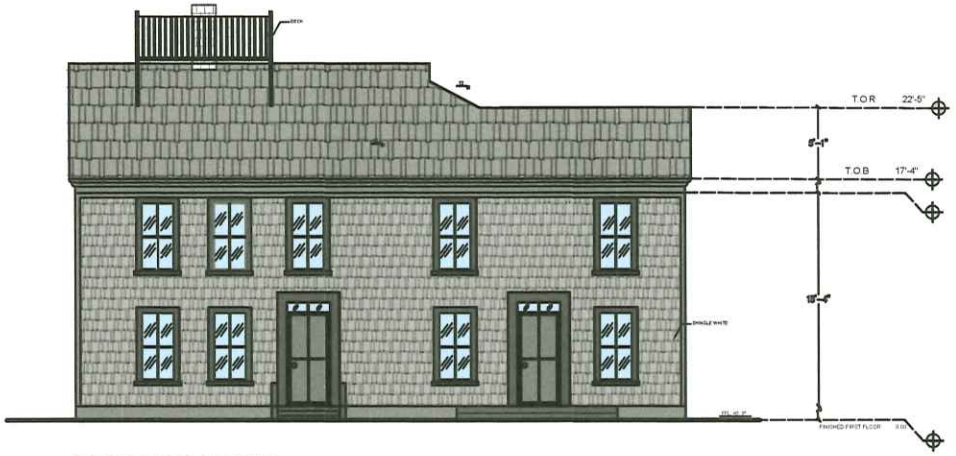
TITLE SHEET

PROPOSED ROOF PLAN

SCALE

SHEET

A4-3



PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

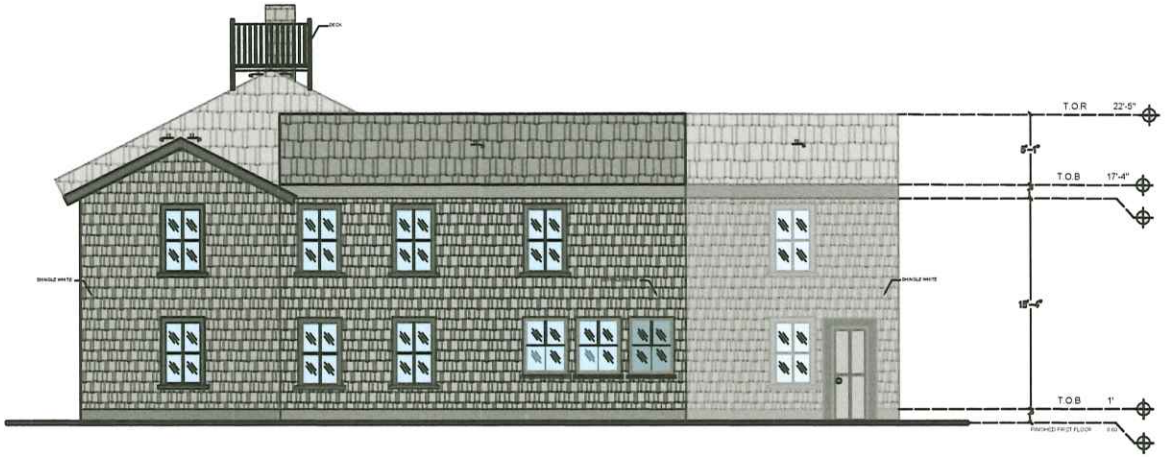
TITLE SHEET

ELEVATIONS

SCALE

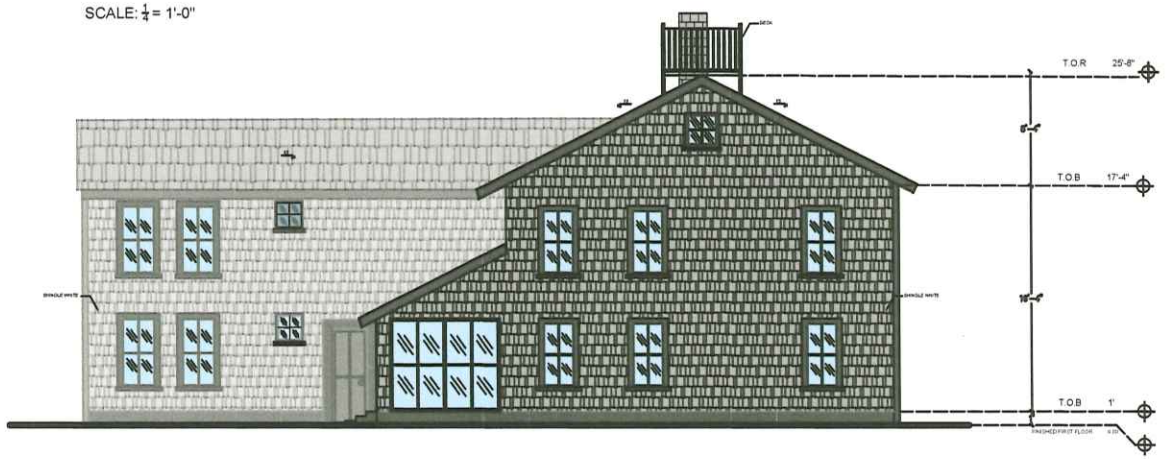
SHEET

A5-0



PROPOSED RIGHT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

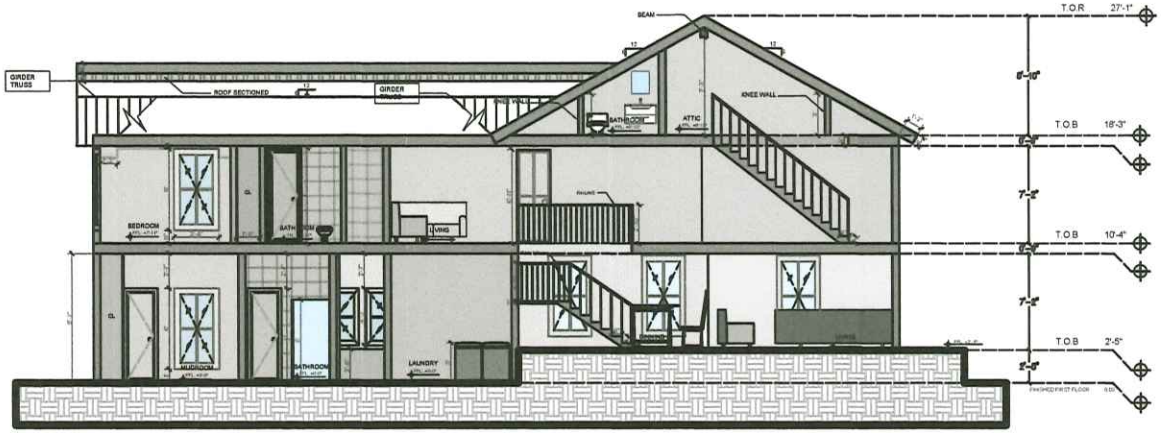
TITLE SHEET

ELEVATIONS

SCALE

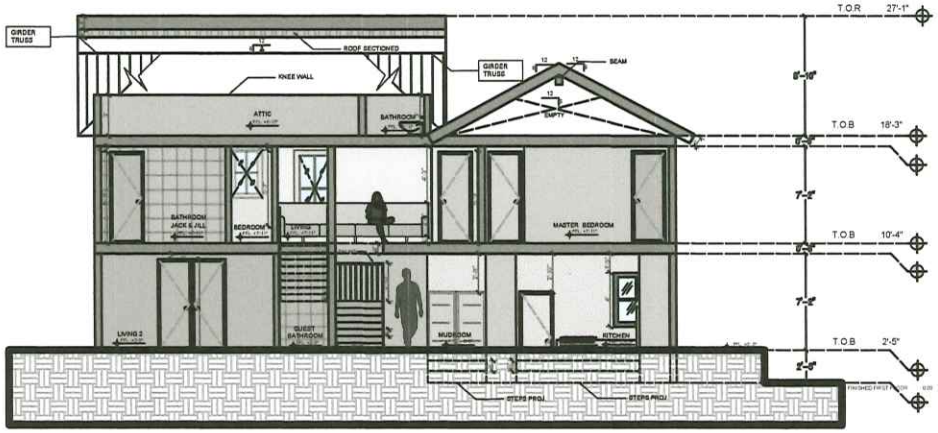
SHEET

A5-1



SECTION A

SCALE: $\frac{1}{4}$" = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

SECTIONS

SCALE

SHEET

A6-0



RECEIVED
MAY 30 2024
By

85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



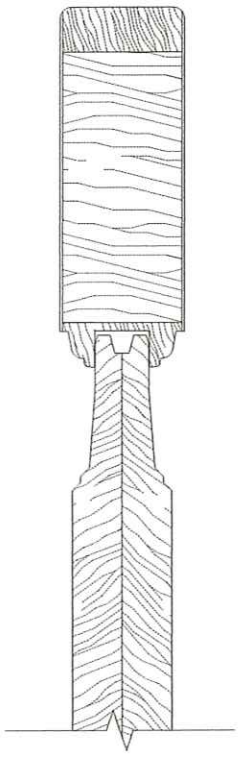
Front - South

Rear Garage

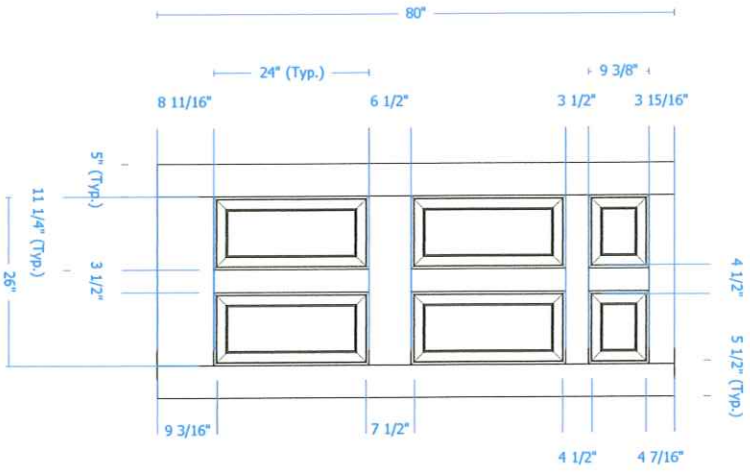


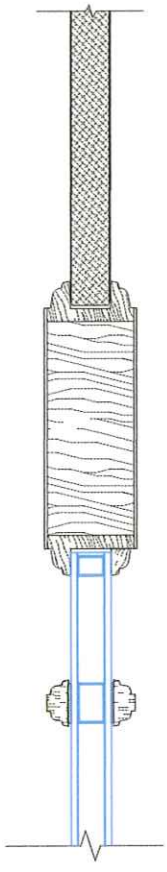


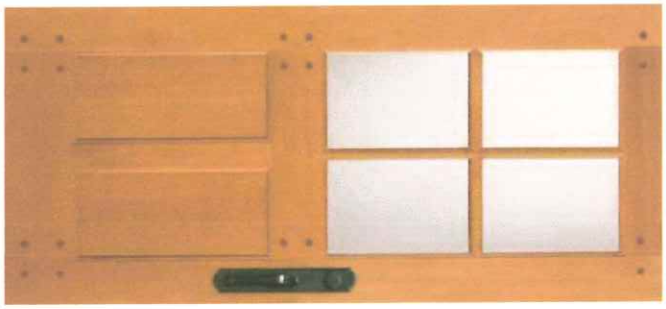
York St Frontage - North

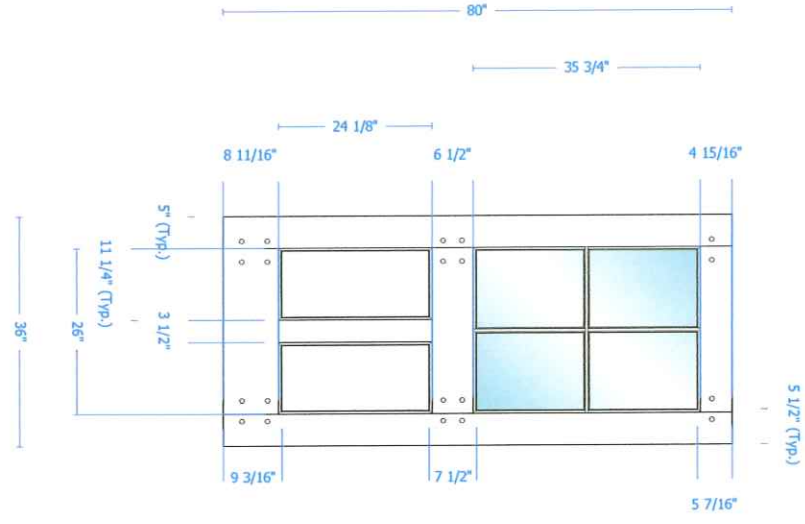





80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"






80"
35 3/4"
24 1/8"
8 11/16"
6 1/2"
4 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
36"
5 1/2" (Typ.)
9 3/16"
7 1/2"
5 7/16"



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Paul Antonik

AS AGENT FOR 85 Orange LLC

STREET ADDRESS 85 Orange St

MAP/PARCEL 55/1 27

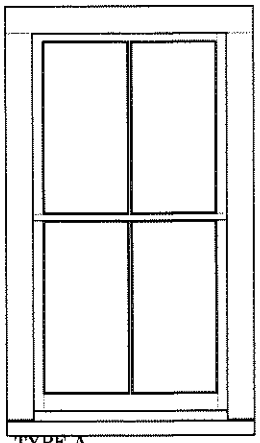
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/30/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 5/30/24
Date



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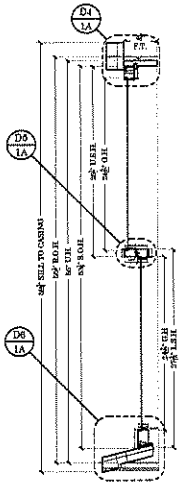

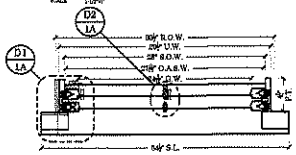

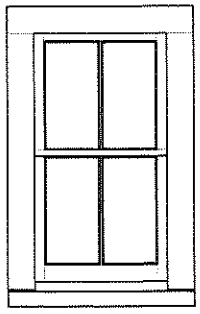

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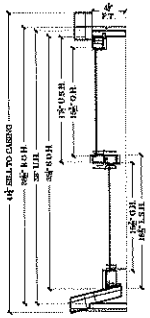

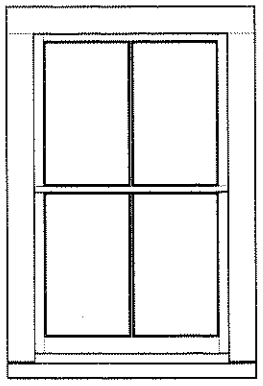

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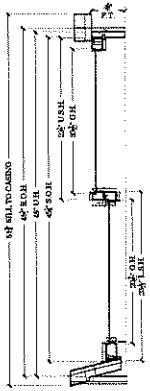
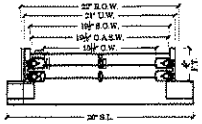






ABBREVIATIONS KEY

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

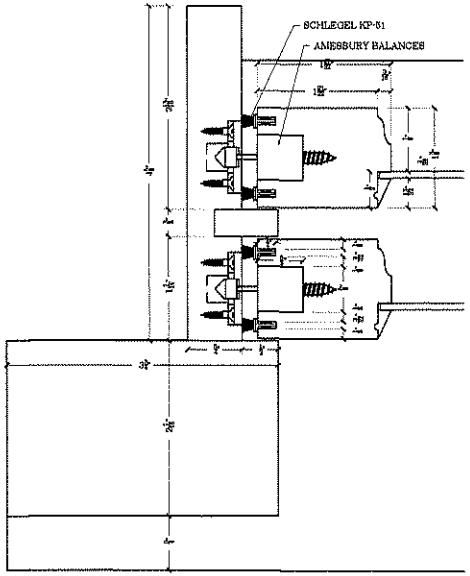
DATE: 11/7/2019

SCALE: NOTED

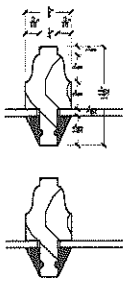
SHEET: 1 OF 3

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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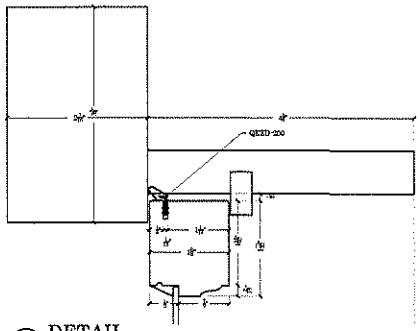

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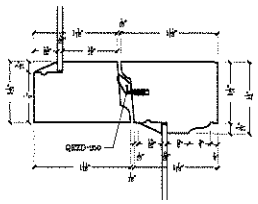

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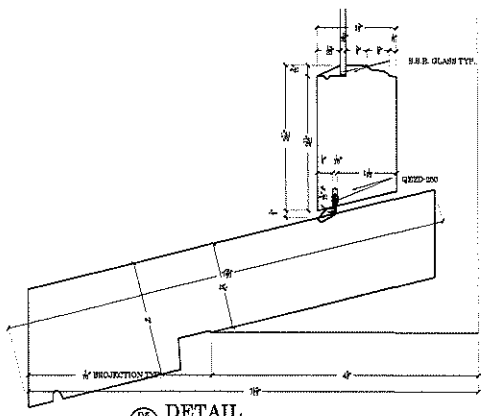

D5 / 1A DETAIL

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
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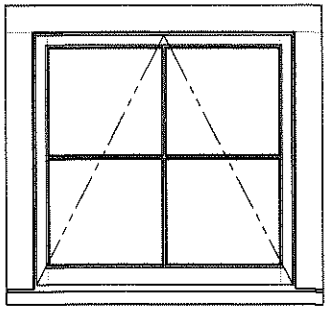
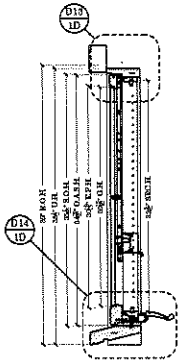
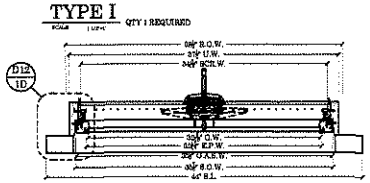
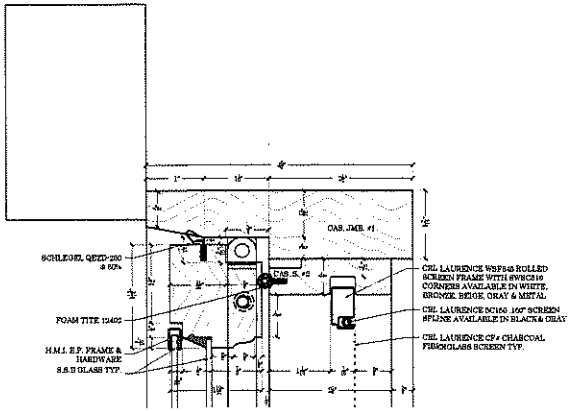


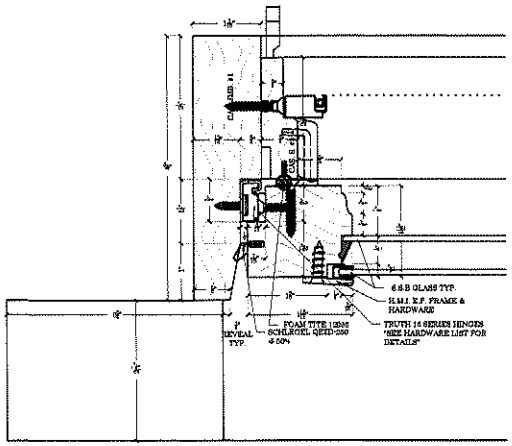


TYPE I
QTY 1 REQUIRED





D7 1D DETAIL



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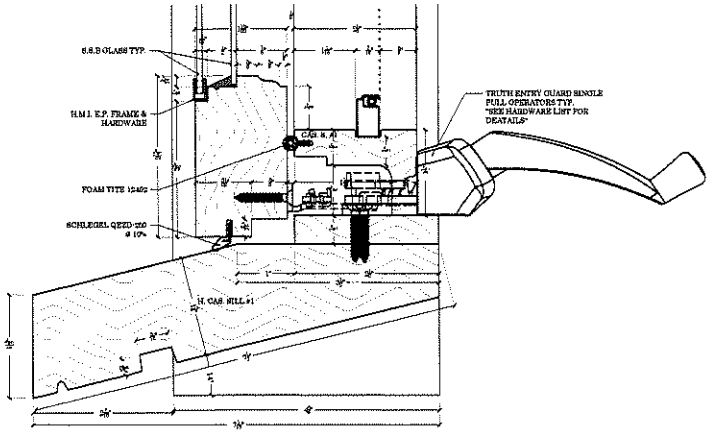

D8 1D DETAIL

ARCH/GC NOTES:

- ALL GLASS TO BE SSB
- ALL HARDWARE TO BE STANDARD WHITE
- ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
- ALL FINISH & FINISH PREP (BY OTHERS)

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SUB./REVISION

1	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DRAWN: MIDCAPE

CONTRACTOR:

ARCHITECT:

PROJ. MGR: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. #: -

DWG NO: 1B

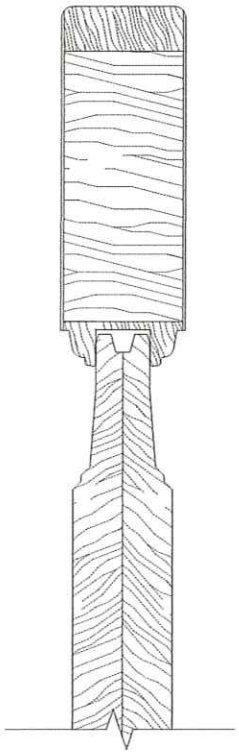
DATE: 11/7/2019

SCALE: NOTED

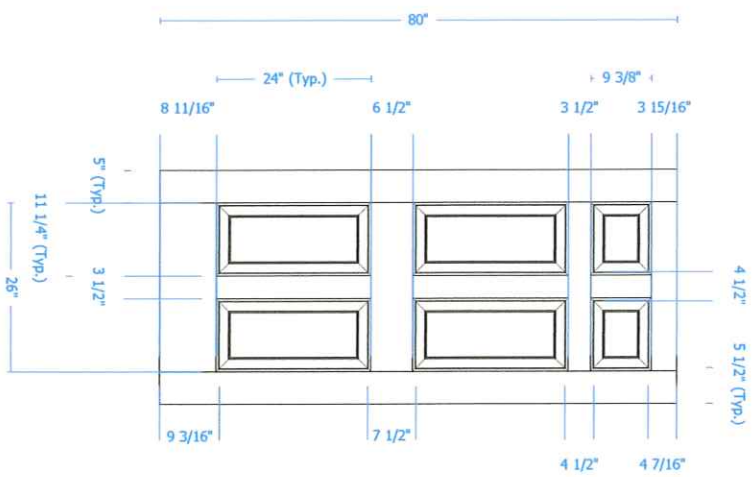
SHEET: 3 OF 3

PLOT DATE:

FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg






80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
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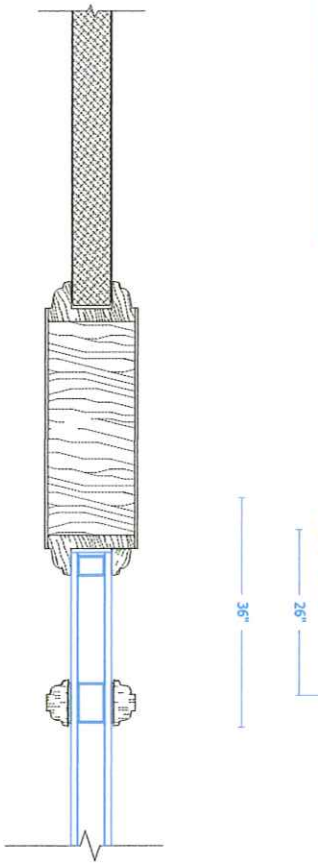
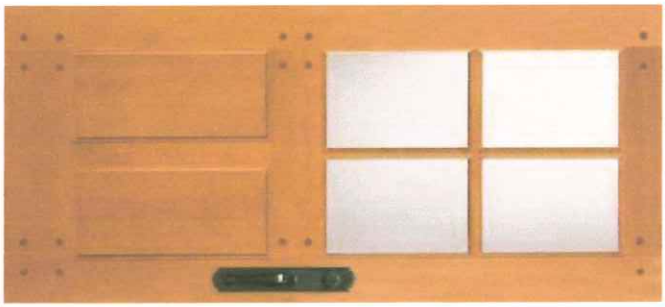
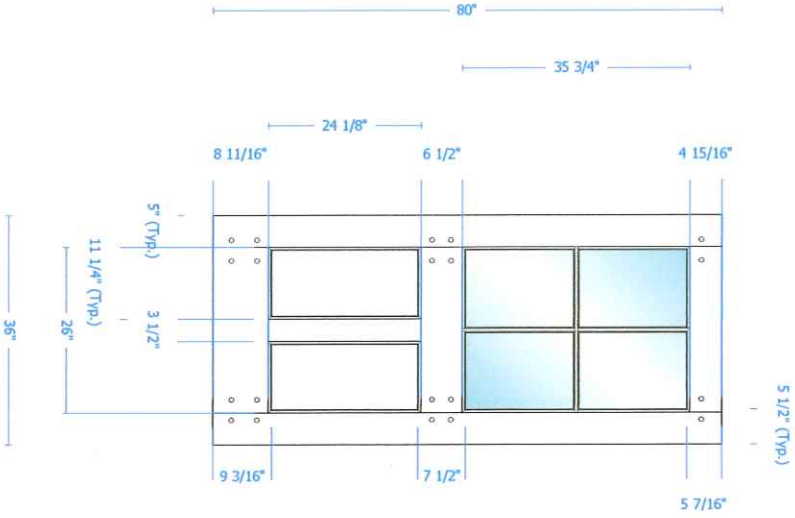
7 1/2"
4 1/2"
4 7/16"






80"
35 3/4"
24 1/8"
8 11/16"
6 1/2"
4 15/16"
5" (Typ.)
11 1/4" (Typ.)
26"
3 1/2"
36"
5 1/2" (Typ.)
9 3/16"
7 1/2"
5 7/16"

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED MAY 30 2024

HDC2024-05-10610

85 Hardscape

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange

Owner of record: 85 Orange LLC - Paul Antonelli

Mailing Address: 1035 main ST
Hingham MA 02043

Contact Phone #: 2032496340 E-mail: PJC@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 2040

Must be acted on by: 8/10/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: Hardscape Plan to Accompany Renovation Application.

Historic Name: _____

Original Date: _____

Original Builder: _____

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: Vinyl Board
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence natural Cedar Shutters _____

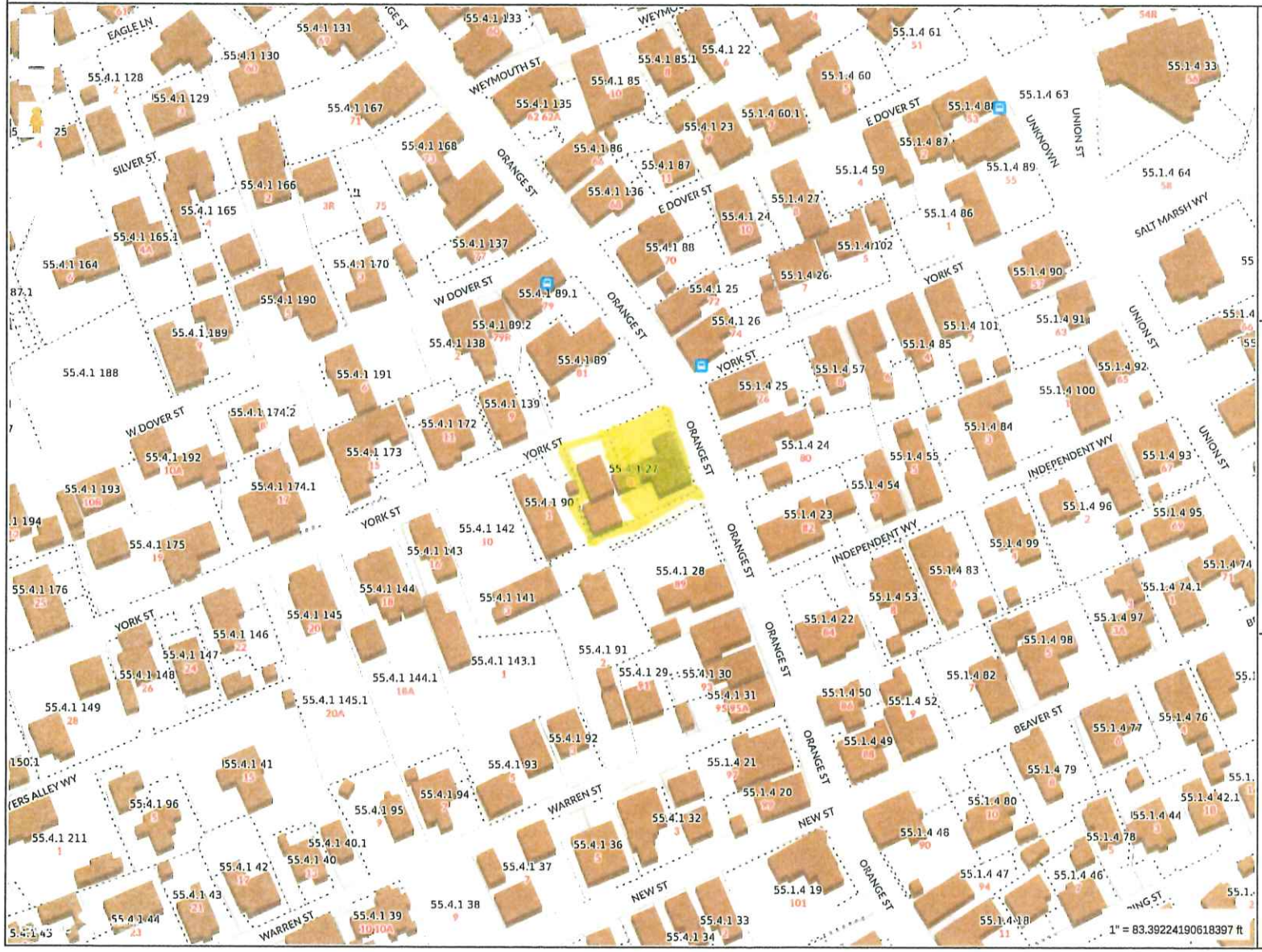
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 29, 2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

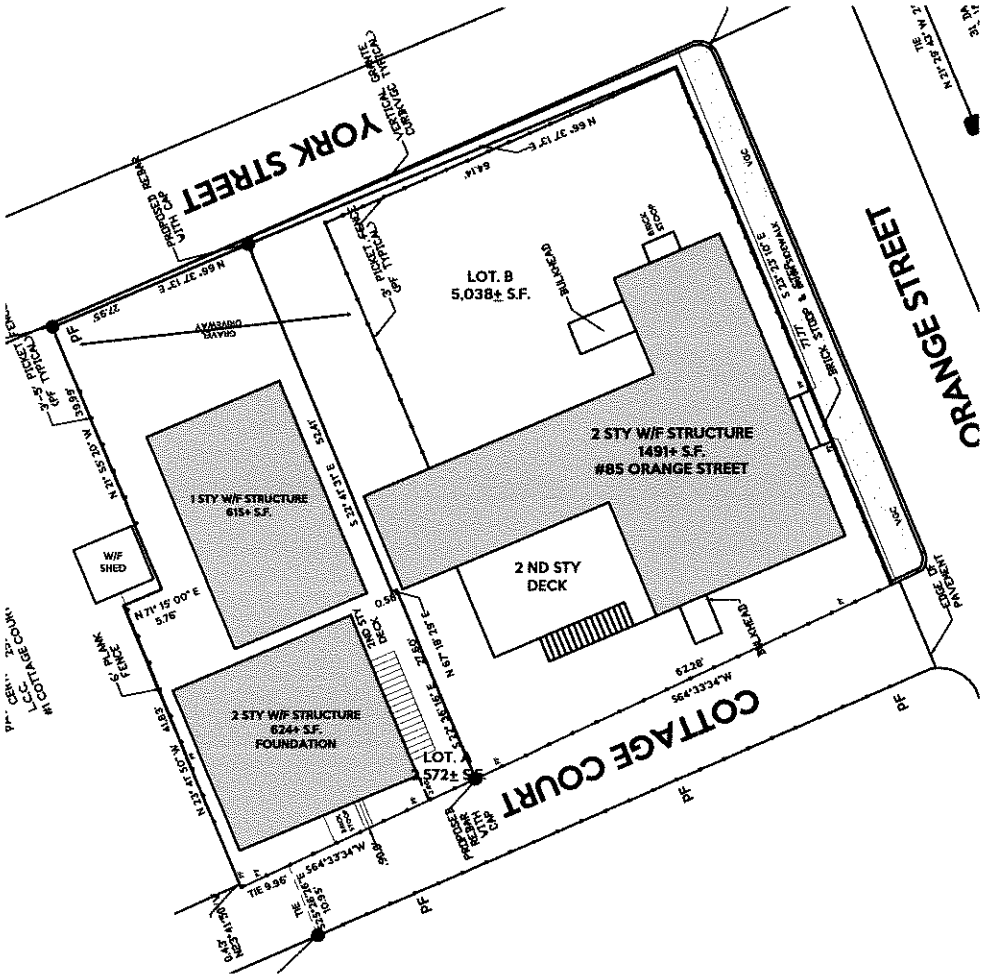
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

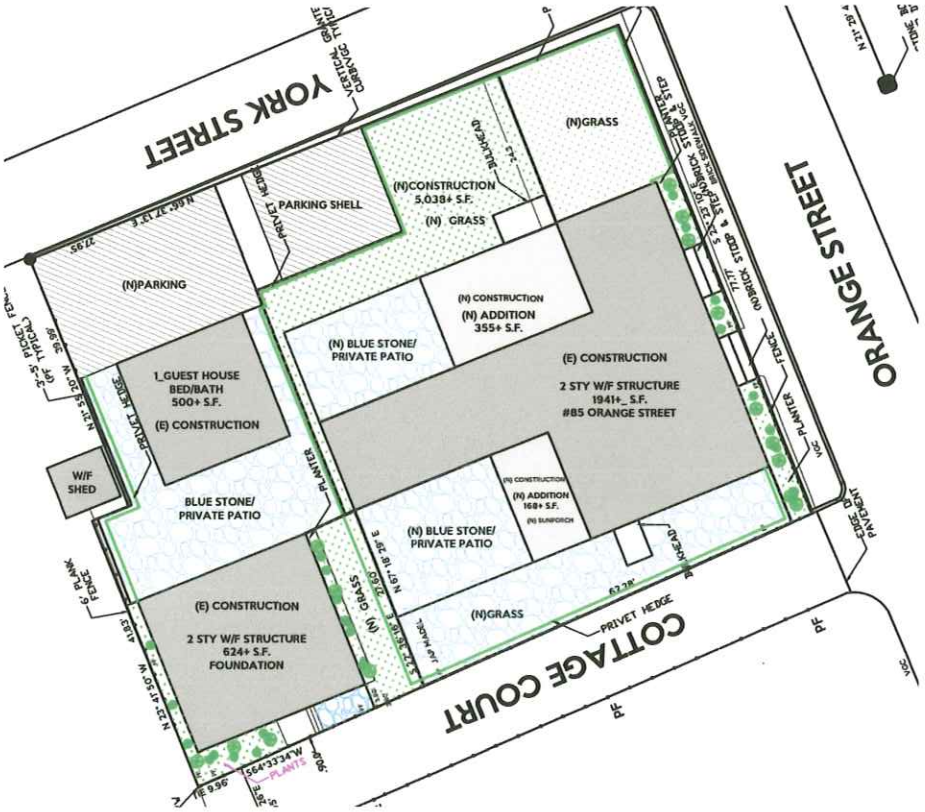
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Proposed Right Side (north)







BUILD. IT. BETTER



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

CERTIFICATE NO: HDC2024-06-10623 DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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RECEIVED JUN 03 2024

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The certificate is valid for three years from 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.

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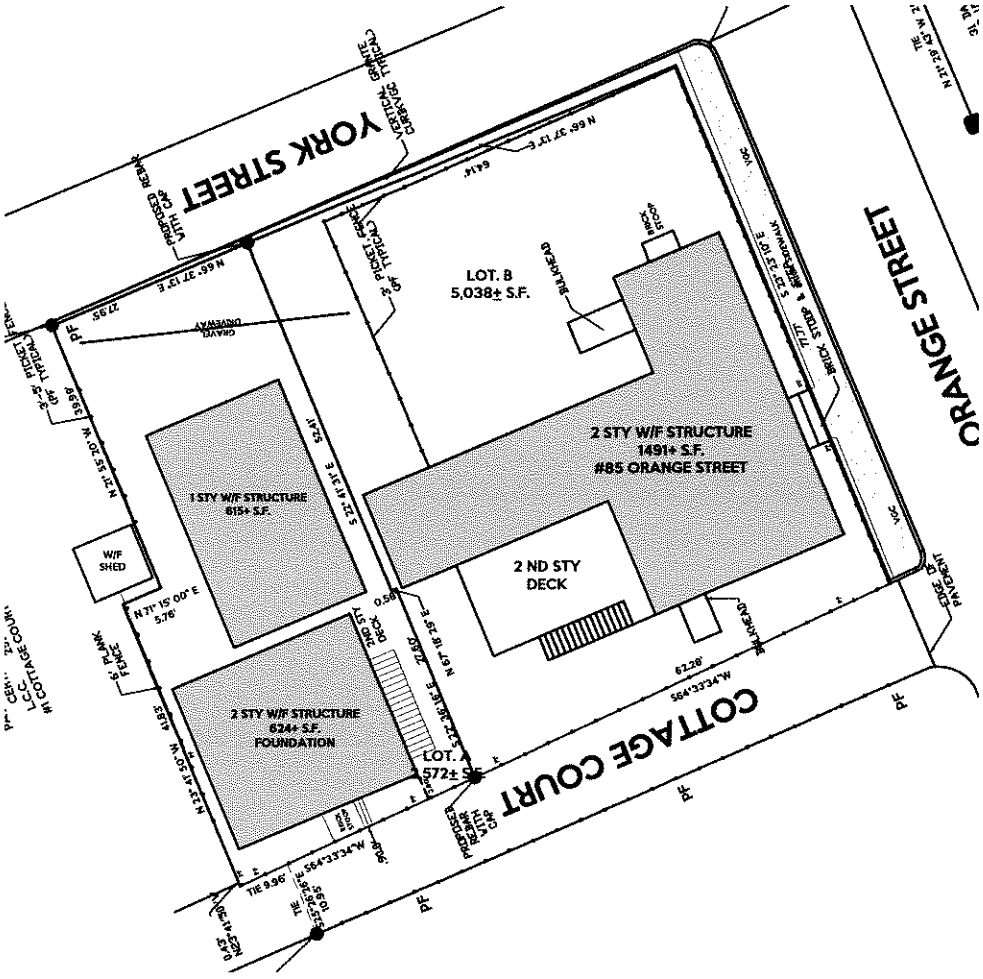
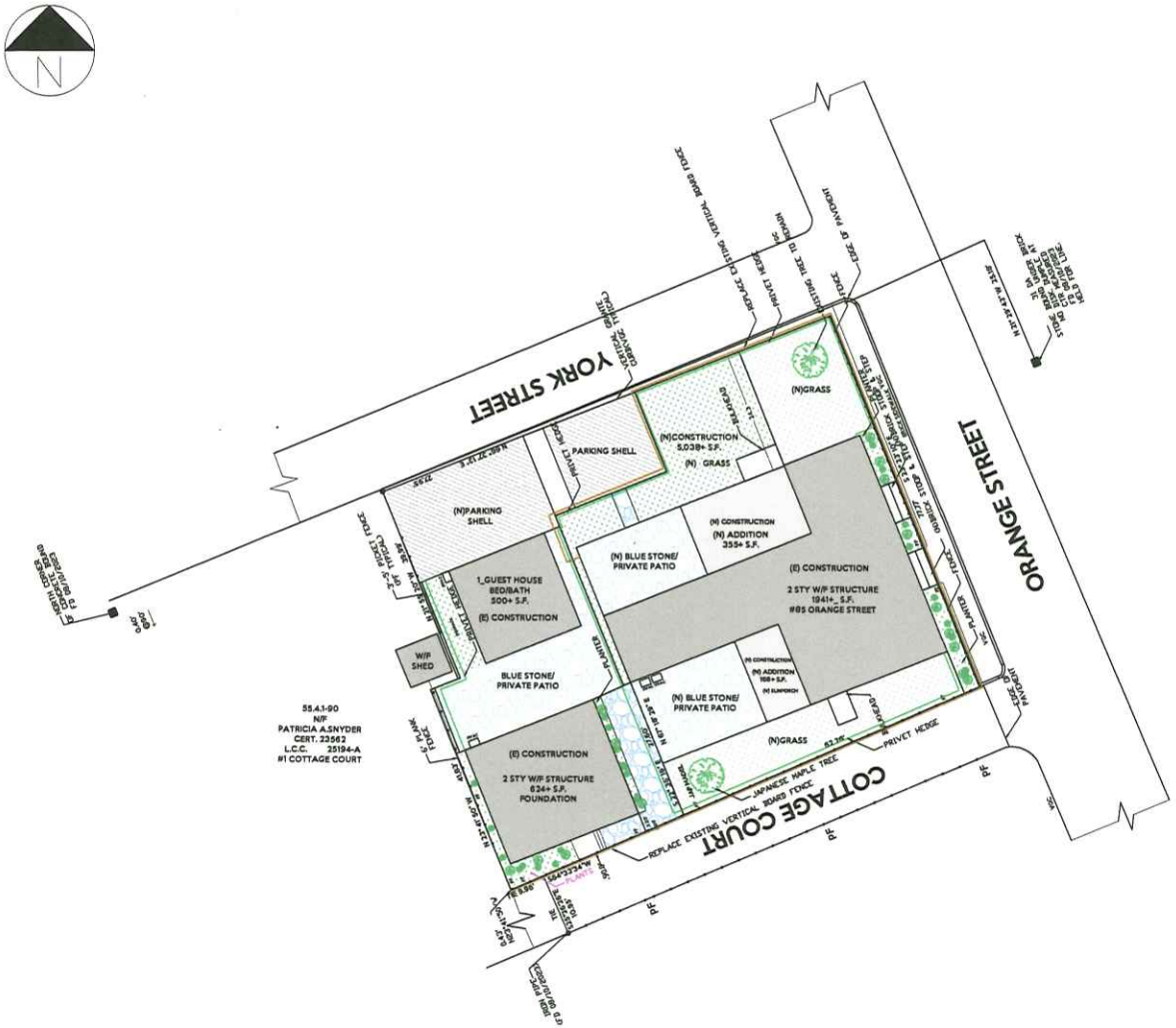
Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Current Conditions





PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

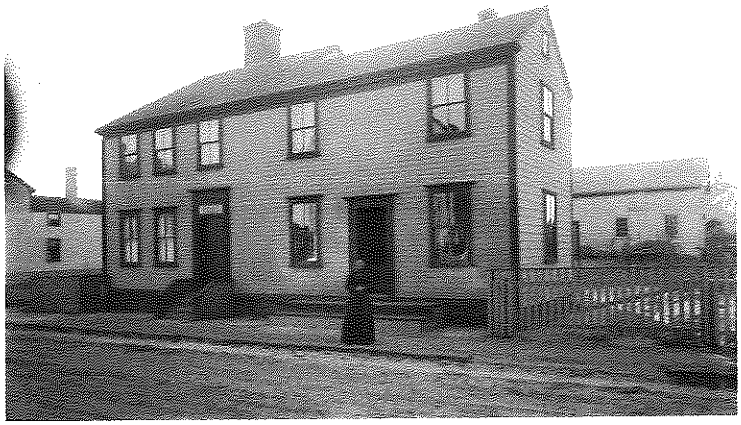
PROPOSED= 2014 SQFT

oak

COMPANY	Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oak-dd.com p@oak-dd.com
PROJECT NAME	Nantucket house remodel
LOCATION	85 ORANGE ST NANTUCKET,MA 02554
FOR:	OAK
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISIÓN 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"	
SHEET	A1-1

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

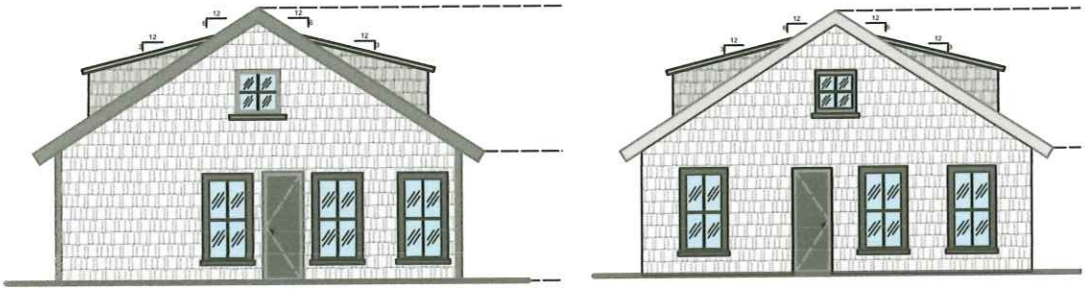
Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

85 Rear Guest House

The rear guest home will take place of the current oversized garage that is in massive disrepair. The garage currently has a 615sf footprint pushing the total lot coverage over the maximum allowances of zoning. Our proposal is to remove the garage and replace it with a 1.5 story guest home with a footprint of 500sf bringing it into compliance for lot coverage. The reduction in size will allow for a quiet and private bluestone courtyard between 85 Rear and this structure. We have designed the home to be classic in nature in line with how we interpreted "Building with Nantucket In Mind." Total height of the guest home is 16'10" compared to the main home of 25'8".





oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC



Rear Garage





York St Frontage - North

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 254.2

Street & Number of Proposed Work: 4 Cabot Lane

Owner of record: Campana Nominee Trust / Stuart Bell

Mailing Address: 120 Canterbury Lane
Palm Beach, Florida 33480

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153
Nantucket, MA 02584

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 334 sq ft ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: granite ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

① 3' H
Fence: Height: Type II Nantucket Picket 4 cap
Type: 4' 11"
Length: ② 6' H Board Fence Fireplace existing
Location 119' 10"
Location _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____
Manufacturer _____ Rough Opening _____ Size _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways granite stepping stones Walls Belgian Block

* Note: Complete door and window schedules are attached.

COLORS boardwalk & pea gravel

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Board: NTW Shutters _____
Picket: Painted to match trim

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/4/24 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner



LOCUS MAP

6' HIGH BOARD FENCE NTW

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

REPLACE EXISTING SHELL DRIVEWAY

BELGIAN BLOCK APRON

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

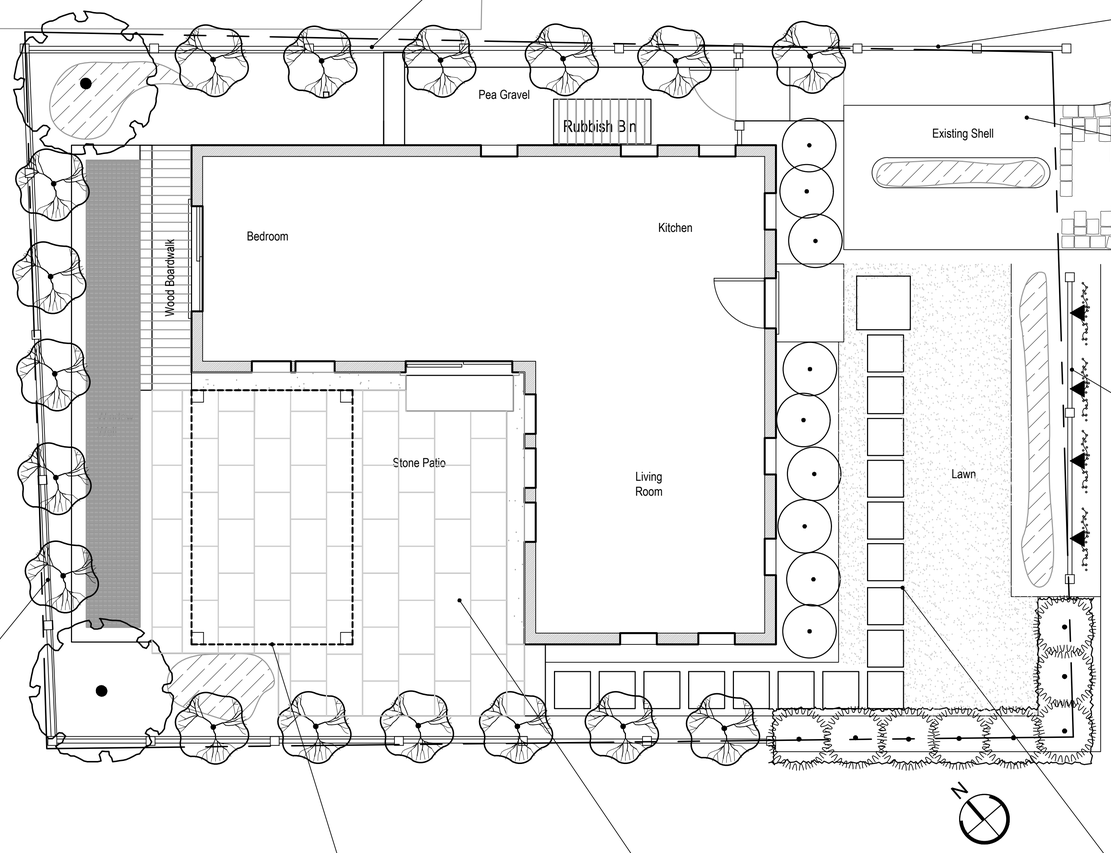
CABOT ROAD

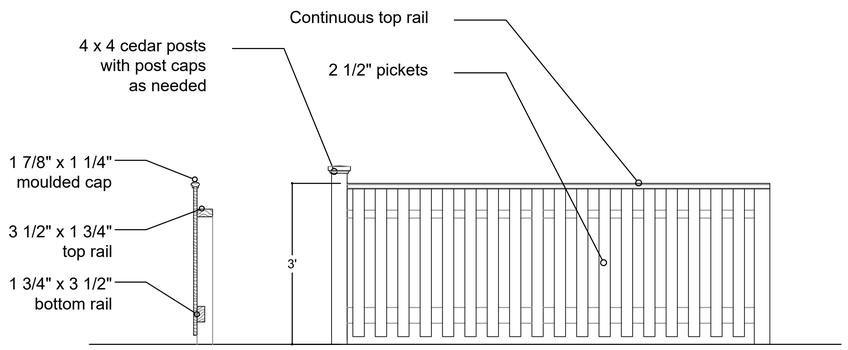
6' HIGH BOARD FENCE - NTW

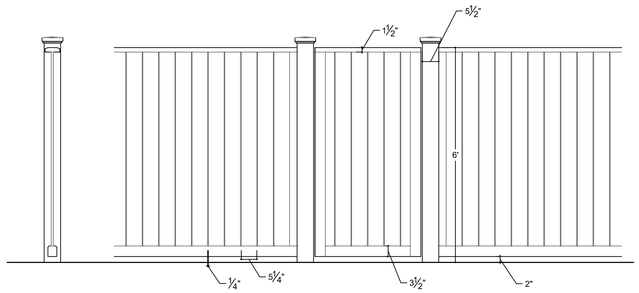
PERGOLA BY ARCHITECTS - NTW

GRANITE PATIO

GRANITE STEPPING STONES









EXISTING HOUSE

SCALE: 1/4"=1'-0" (IN FEET)
0 2' 4' 8'

1 TYPE II NANTUCKET PICKET FENCE W CAP
SCALE: 3/4" = 1' - 0" SECTION

2 BOARD FENCE W CAP
SCALE: 1/2" = 1' - 0" SECTION

Prelim. 5.10.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Blackwell & Assoc.
508.228.9026

ARCHITECT
Workshop / APD
212.273.9217

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

4 Cabot Lane
Nantucket, MA

DATE: 5/10/24
SCALE: 1/4" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/254.2
ZONING: R1
REVISION:

L1
SITE PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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Subject: RE: Bell: HDC application prep
Date: Friday, May 31, 2024 at 12:11:56 PM Eastern Daylight Time
From: stu bell
To: Lindsey Maurer

To the HDC

Dear Sir:

I, Stuart Bell, trustee of the Campana Nominee Trust (the owner of 4 Cabot Lane), give Julie Jordin permission to file on my behalf any necessary documents for the HDC Application.

Stuart Bell

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness, Appropriateness with Conditions, or Non-Applicability under Chapter 358 of the Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 128

Street & Number of Proposed Work: 3 Pawgwet Lane

Owner of record: Rowland Gregory S & Amy E

Mailing Address: 142 Dean St, Brooklyn, NY 11217

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153 Nantucket, MA 02584

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio Size: 195 sq ft ☐ 1st floor ☐ 2nd floor

Size: 260 sq ft ☐ 1st floor ☐ 2nd floor

0 - Bluestone

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Pergola: 16' x 9'6", NTW

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'

Type: Board Utility Fence

Length: 10 ft & 7 ft

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways NE Fieldstone Walls NE Fieldstone 2'H, 76'4" & 24'3"

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Scanned with CamScanner

Subject: Re: Rowland: HDC application prep
Date: Friday, May 31, 2024 at 12:11:01 PM Eastern Daylight Time
From: Amy Rowland
To: Lindsey Maurer
CC: Julie Jordin, Rie Traub

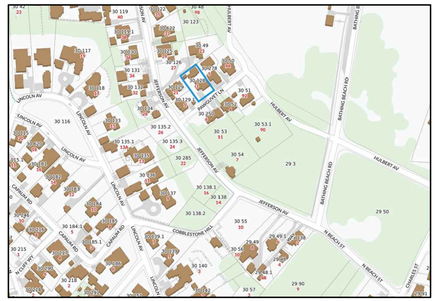
I, Amy Rowland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.
Signed,
Amy Rowland

> On May 31, 2024, at 11:37AM, Lindsey Maurer <projects@juliejordin.com> wrote:
>
> *I, Amy Roland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.*
>
> *Signed,*
>
> *Amy Roland*

JULIE JORDIN
THE GARDEN DESIGN COMPANY

3 Pawguvet Lane
Nantucket, MA 02554

MAP/PARCEL: 30 / 128
ZONING: R1



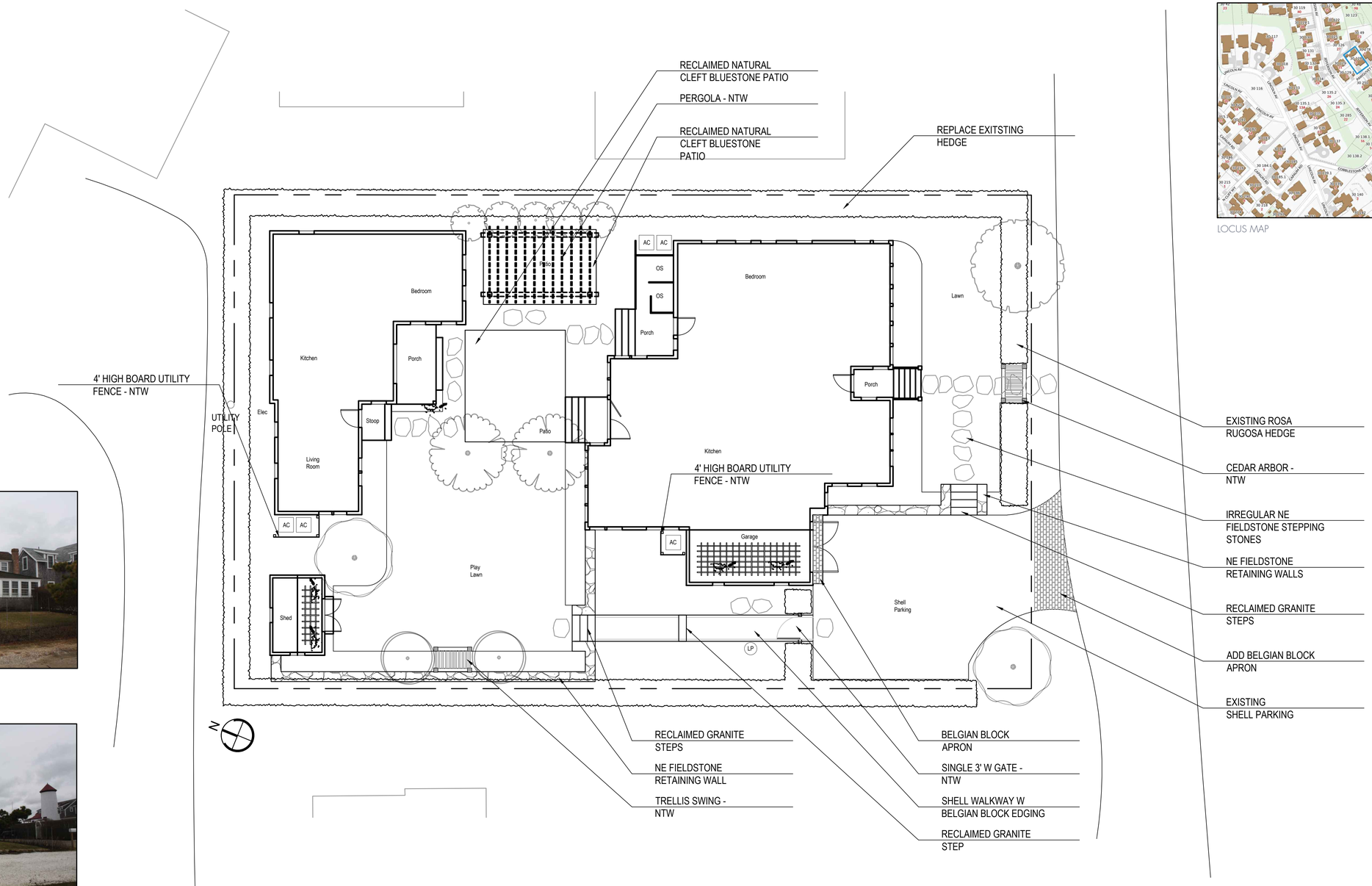
LOCUS MAP



EXISTING HOUSE



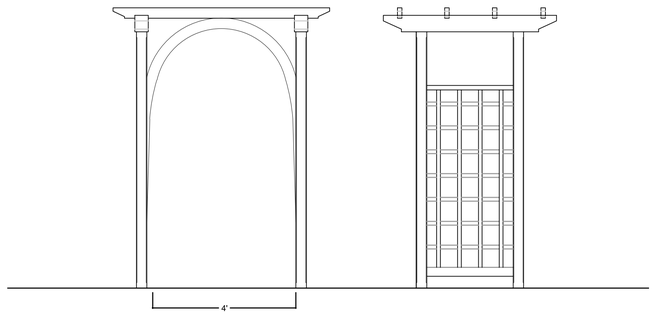
EXISTING DRIVEWAY AND RETAINING WALL



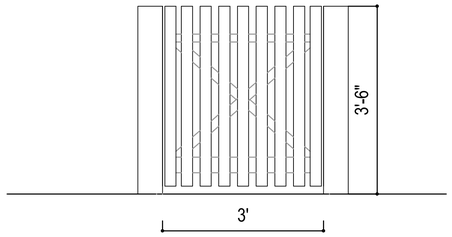
SCALE: 1/8"=1'-0" (IN FEET)
0 4' 8' 16'

CONCEPT PLAN
SCALE: 1/8" = 1'
DATE: 10.23.2023

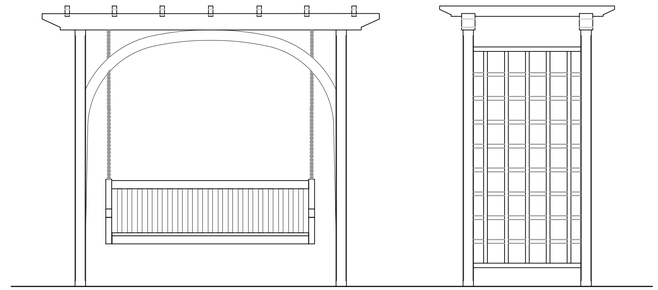
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



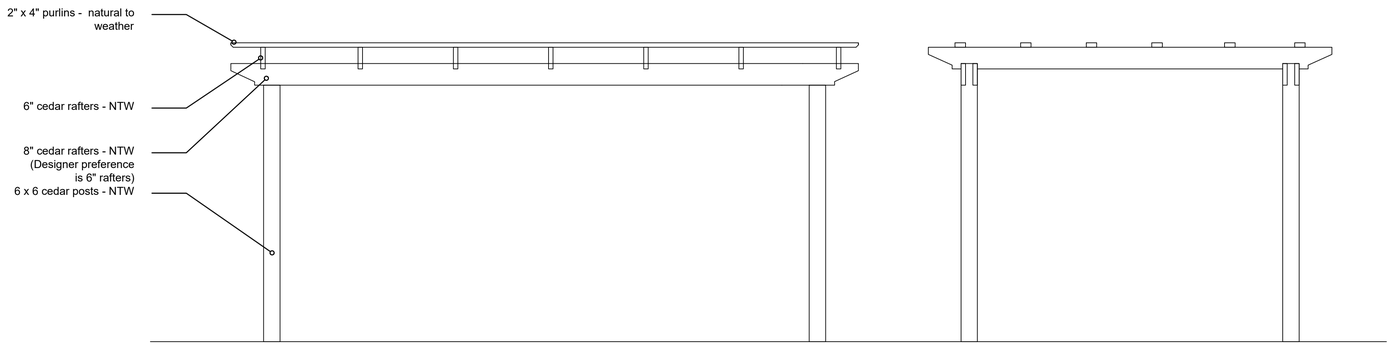
1 ARBOR
SCALE: 1/2" = 1' - 0" SECTION



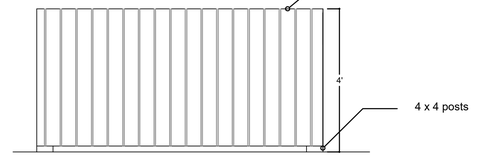
2 3' W SINGLE GATE
SCALE: 3/4" = 1' - 0" SECTION



3 TRELLIS SWING
SCALE: 1/2" = 1' - 0" SECTION



4 PERGOLA
SCALE: 1/2" = 1' - 0" SECTION



5 UTILITY FENCING
SCALE: 1/2" = 1' - 0" ELEVATION

Prelim. 5.29.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

ARCHITECT
Milton Rowland & Assoc.
508.228.2044

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

3 Pawguvet Ln.
Nantucket, MA

DATE: 5/29/24
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/128
ZONING: R1
REVISION:

L1
DETAILS HDC

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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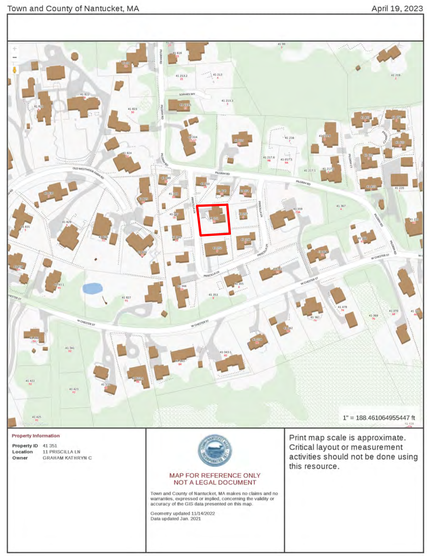
11 Priscilla Lane / Renovation



1 Locus Map

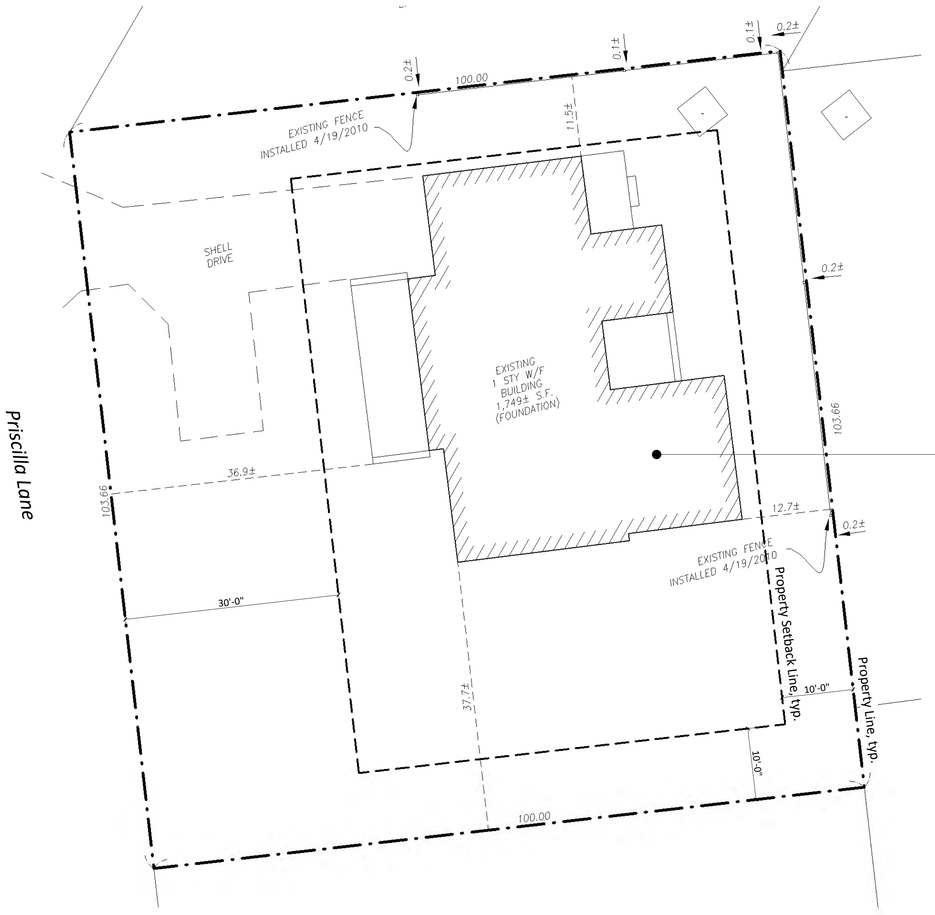
Not to Scale



Google Map - Aerial View

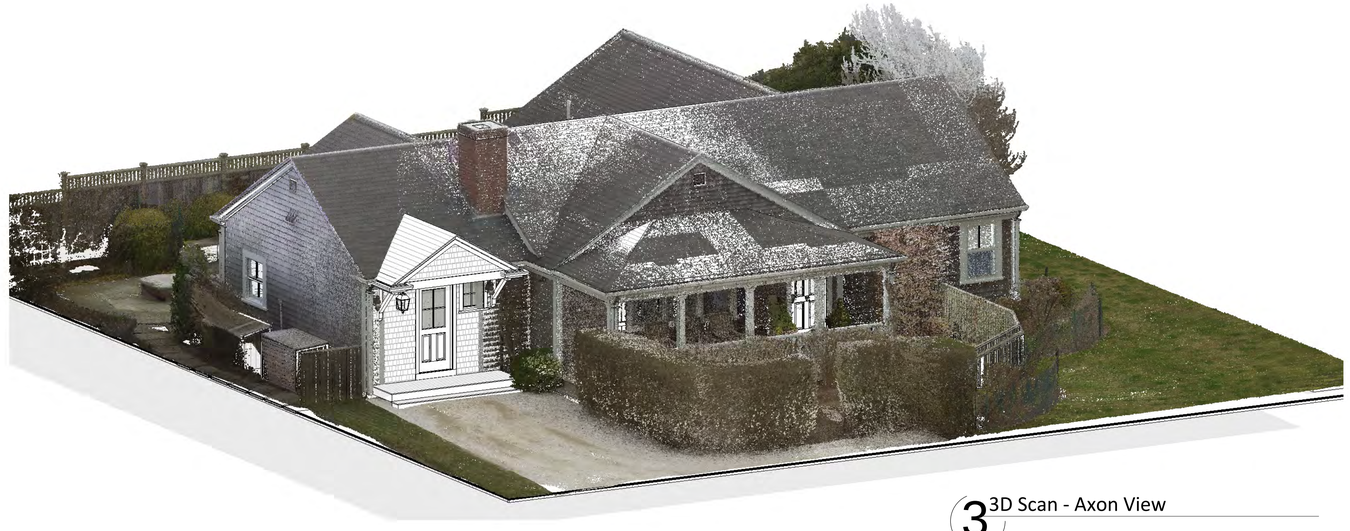


Street View



2 Site plan

1" = 10'-0"



3 3D Scan - Axon View

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtanantucket@gmail.com

11 Priscilla Lane / Renovation

Cover Page

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

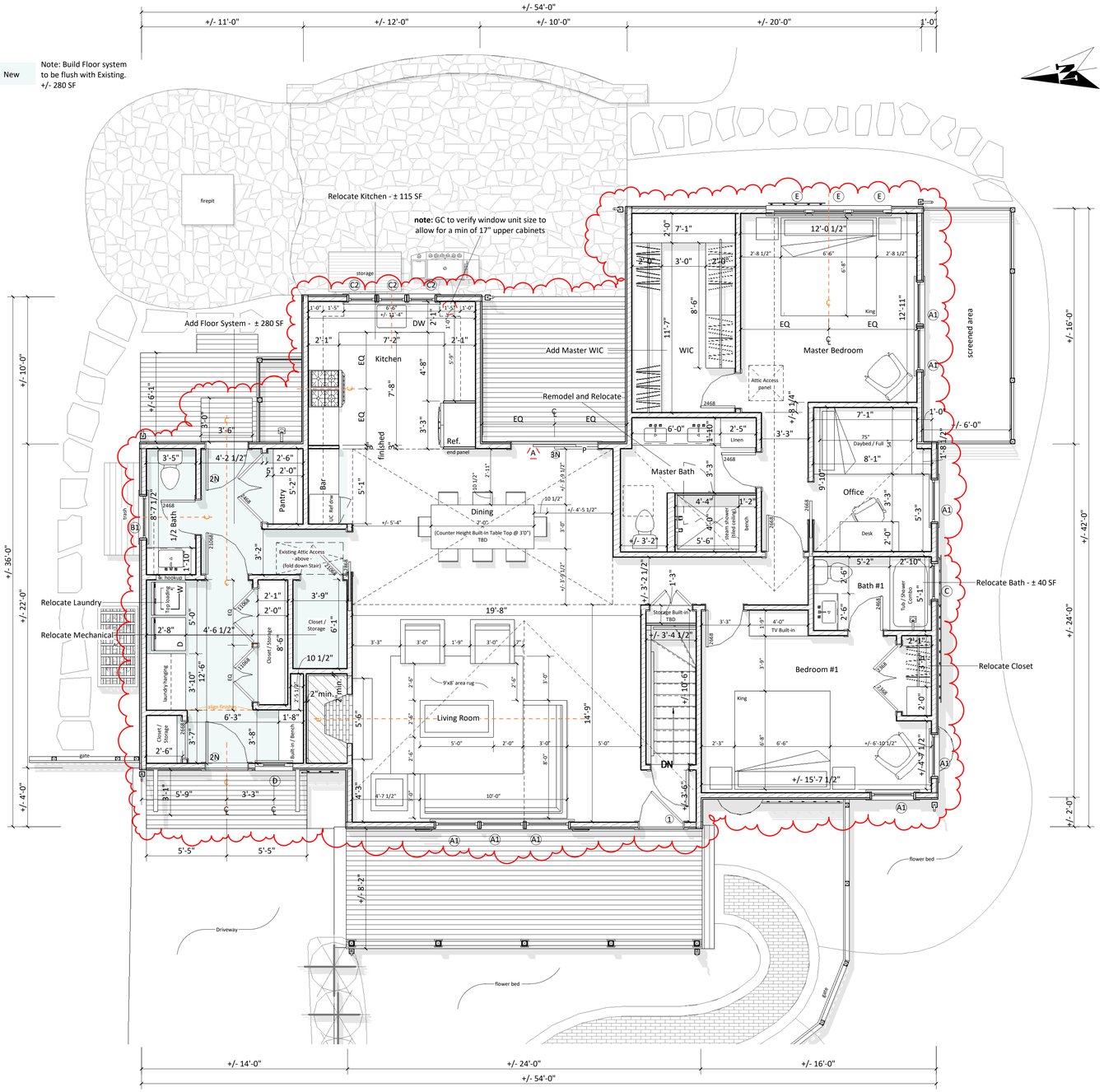
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

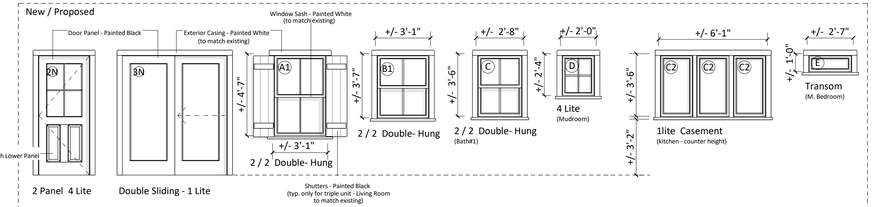
L-101

3D Laser Scanning | Drafting | Permitting
p. 508 901 3173
e. dtananytucket@gmail.com

11 Priscilla Lane / Renovation



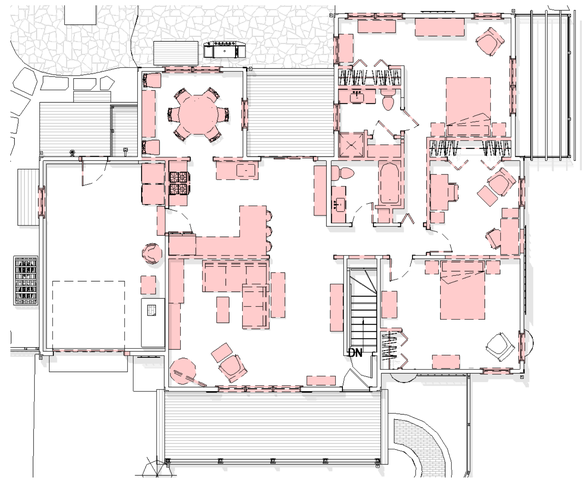
1 First Floor Plan
1/4" = 1'-0"



3 Window & Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
2N	2	2'-10"	6'-8"
3N	1	5'-10"	6'-8"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A1	8	3'-1"	4'-7"
B1	1	3'-1"	3'-7"
C	1	2'-8"	3'-6"
C2	3	2'-0"	3'-6"
D	1	2'-0"	2'-4"
E	3	2'-7"	1'-0"



2 Floor Plan - Existing / Demo
1/8" = 1'-0"

11 Priscilla Lane / Renovation

Floor Plans

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

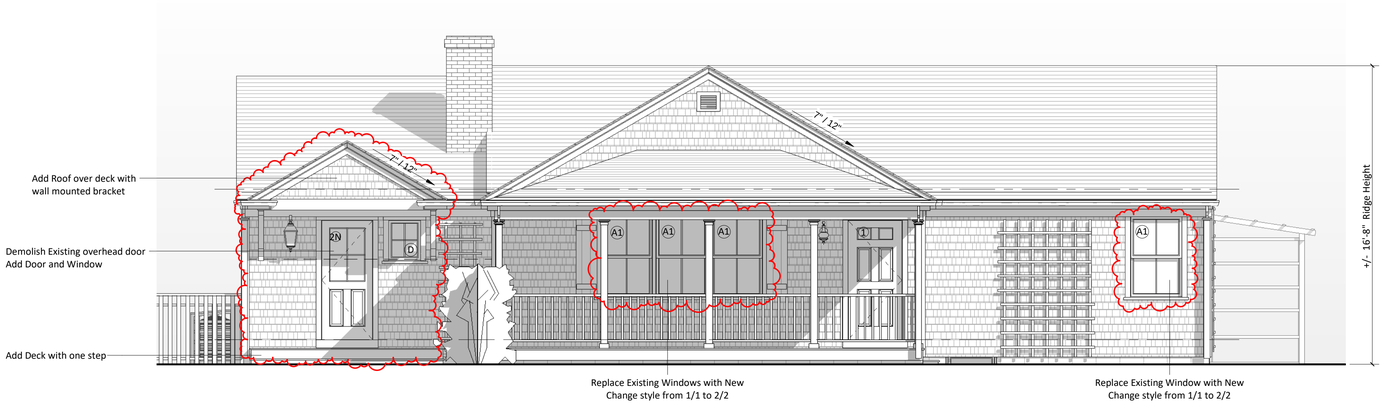
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-101

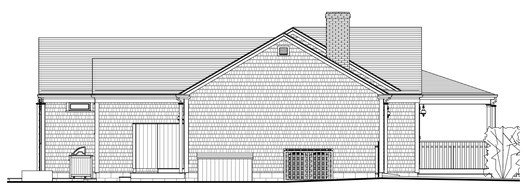
11 Priscilla Lane / Renovation



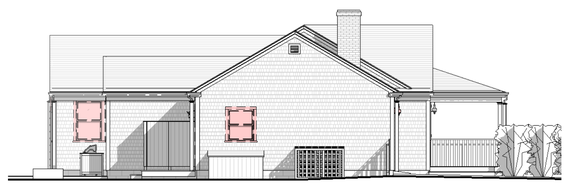
1 Proposed West Elevation
1/4" = 1'-0"



Existing North



2p Previously Approved North Elevation
1/8" = 1'-0"



2e Existing/Demo North Elevation
1/8" = 1'-0"

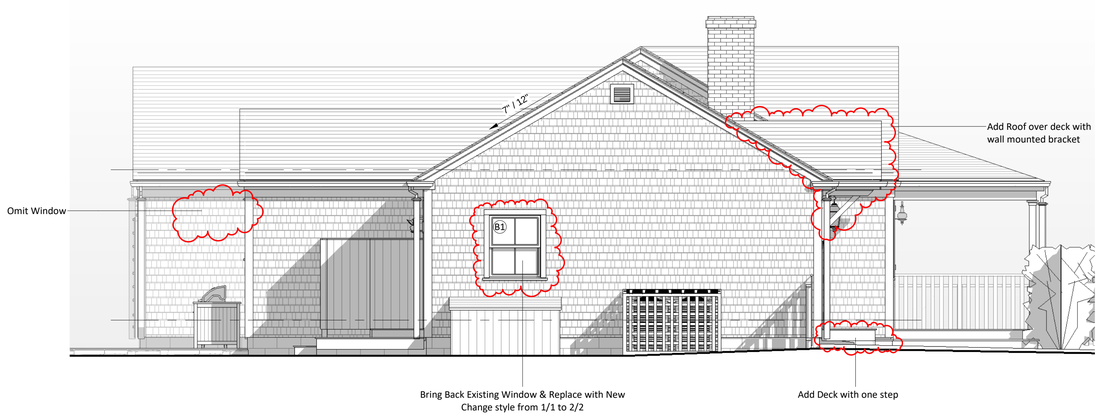


Existing West



1p Previously Approved West Elevation
1/8" = 1'-0"

1e Existing/Demo West Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

HDC Submission 06.03.2024

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

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-201

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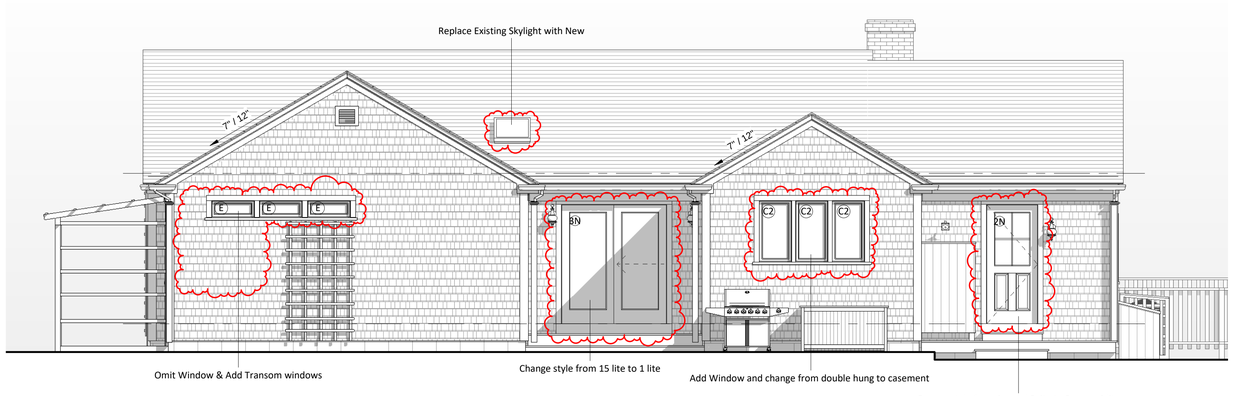
p. 508.901.3173 e. dtanantucket@gmail.com

11 Priscilla Lane / Renovation



1 Proposed East Elevation
1/4" = 1'-0"



Existing South



3p Previously Approved South Elevation
1/8" = 1'-0"



2e Existing/Demo South Elevation
1/8" = 1'-0"





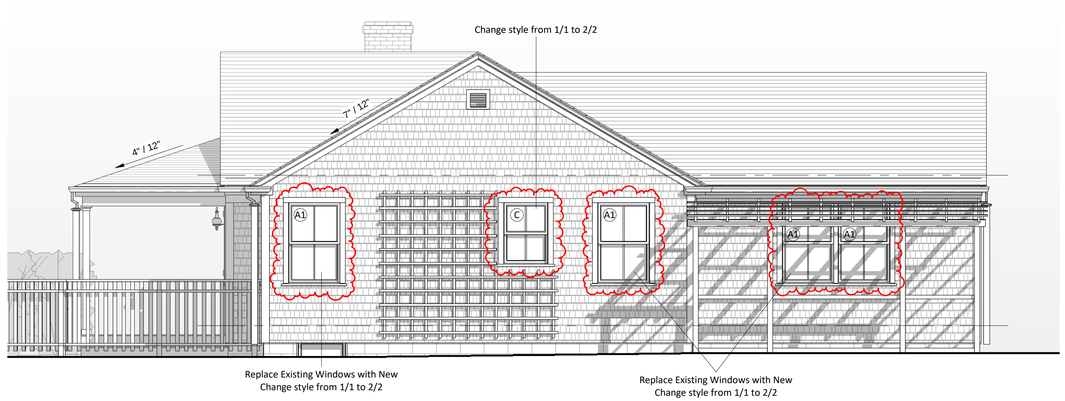
Existing East



1p Previously Approved East Elevation
1/8" = 1'-0"



1e Existing/Demo East Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

11 Priscilla Lane / Renovation

Exterior Elevations

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
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A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-202

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dixon / DTA

Mailing Address: 25 Wappoosett Cir. Nantucket, MA, 02554

Contact Phone #: 508 901 3172 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-11-9435

☐ Pool (Zoning District _____) ☐ Roof ☑ Other FENESTRATION CHANGES; REPLACE ALL EXISTING WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ±35 S.F. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: N/A Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South N/A East _____ West _____

Height of ridge above final finish grade: North _____ South N/A East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation CHANGE DOOR STYLES / CHANGE WINDOW TYPE
2. South Elevation CHANGE WINDOW TYPE FROM 1/1 TO 2/2
3. West Elevation ADD DECK W/ ROOF OVERHANG / OMIT GARAGE DOOR & ADD NEW DOOR
4. North Elevation OMIT WINDOW; CHANGE WINDOW TYPE.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other SHED ROOF - 7/12

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) 1 x 4 Corner boards 5/4 x 4 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (raunton) ☐ Single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TD ☑ SD Front 4 PANEL 2 LITE Rear PATIO 1 LITE (SLIDING) Side 2 PANEL 4 LITE

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS / EXISTING NO CHANGE /

Sidewall NATURAL Clapboard (if applicable) N/A Roof BLACK (EXIST. NO CHANGE)

Trim WHITE (EXISTING NO CHANGE) Sash WHITE (EXISTING NO CHANGE) Doors FRONT - BLACK / SIDE - BLACK / PATIO - WHITE

Deck NATURAL Foundation NATURAL Fence N/A Shutters BLACK (EXIST. NO CHANGE)

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln - M.M. Rev to 11-9435

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1 2"x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

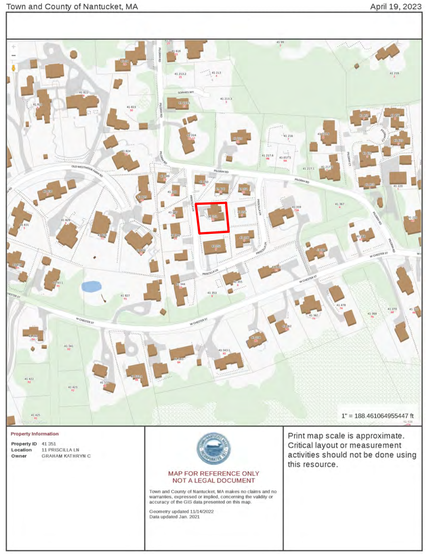
A.D. 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

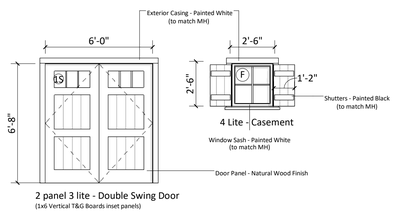
N/A 8 Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

11 Priscilla Lane / NEW SHED

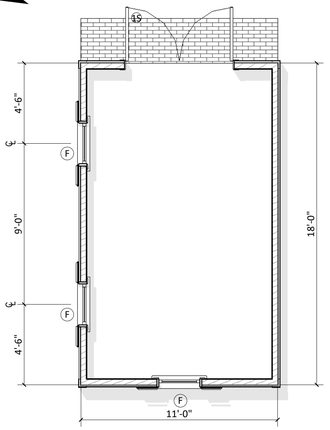


Locus Map



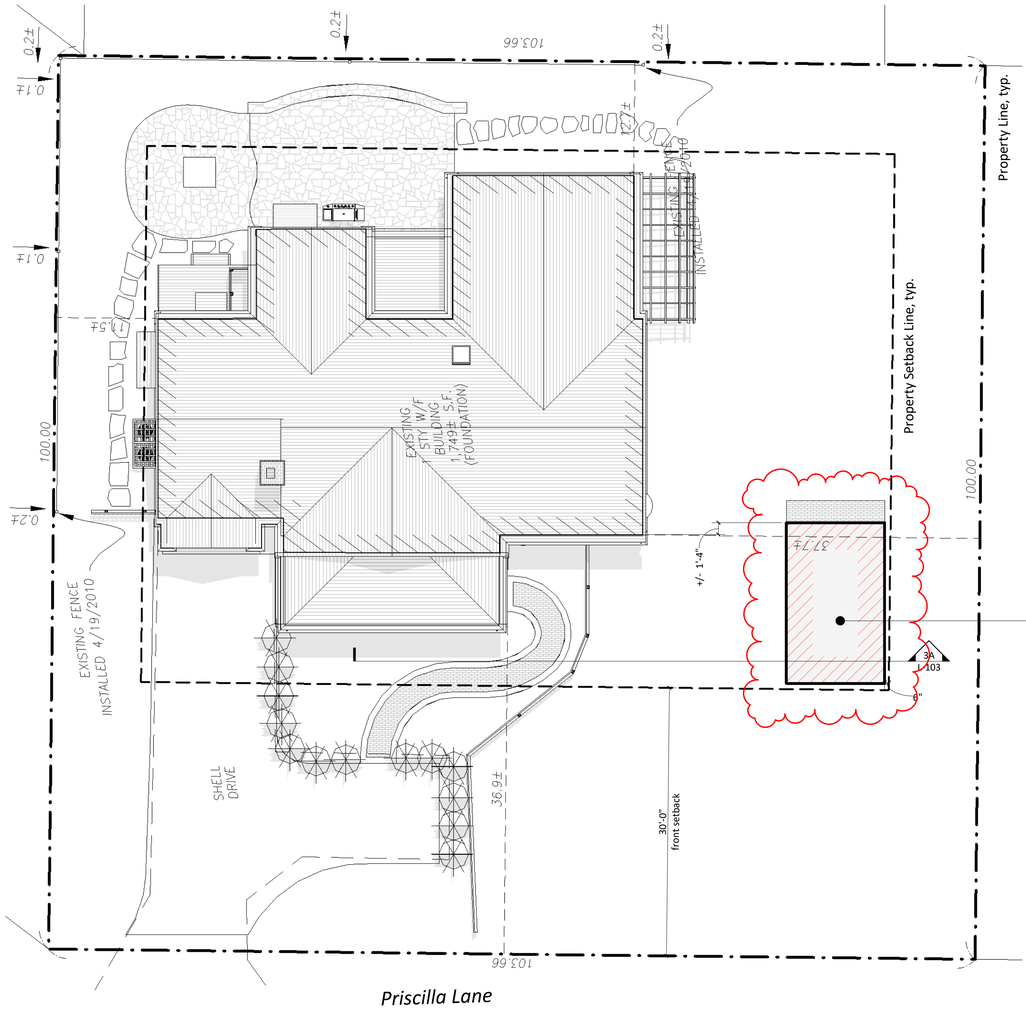
0 Window & Door Legend - Shed

1/4" = 1'-0"



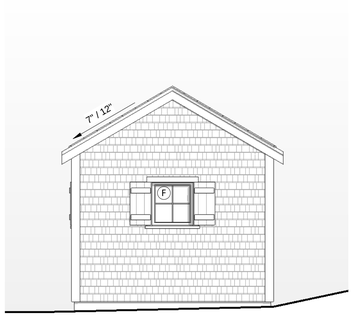
2 Floor Plan

1/4" = 1'-0"



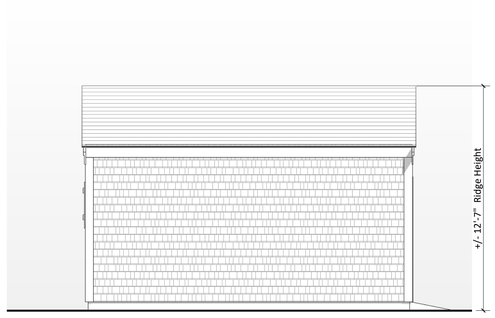
1 New Shed Location

1/8" = 1'-0"



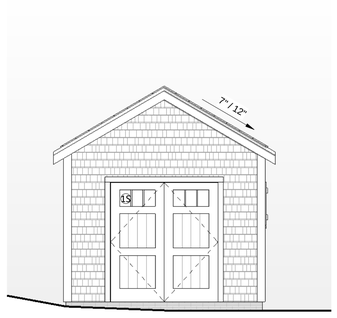
4 Proposed West Elevation - Shed

1/4" = 1'-0"



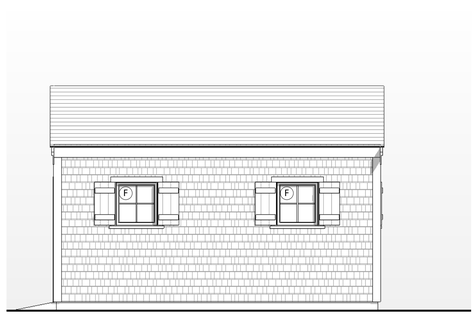
5 Proposed South Elevation - Shed

1/4" = 1'-0"



6 Proposed East Elevation - Shed

1/4" = 1'-0"



7 Proposed North Elevation - Shed

1/4" = 1'-0"

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananantucket@gmail.com

11 Priscilla Lane

New Shed

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

L-102

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violations may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°: 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dillon / DTA

Mailing Address: 25 Wappoosett Cir,
Nantucket, MA 02554

Contact Phone #: 508 901 3173 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other New Zoning Shed

Size of Structure or Addition: Length: 18'0" Sq. Footage 1st floor: ±198SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±12'7" South ±12'7" East ±12'7" West ±12'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) N/A Corner boards 5/4 x 4 Frieze N/A

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights/muntins, single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 2 panel Jeld-Wen Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof black (to match M,H,)

Trim White (to match M,H,) Sash White (to match M,H,) Doors Natural to weather

Deck N/A Foundation Natural Fence N/A Shutters Black (to match M,H,)

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln / New Shed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

A.D. 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

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_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Revised Stairs & Accessible Lift

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match existing
Trim Match existing Sash _____ Doors Match existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____Emeritus_____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets
_____

Signature Date

Martin House Inn

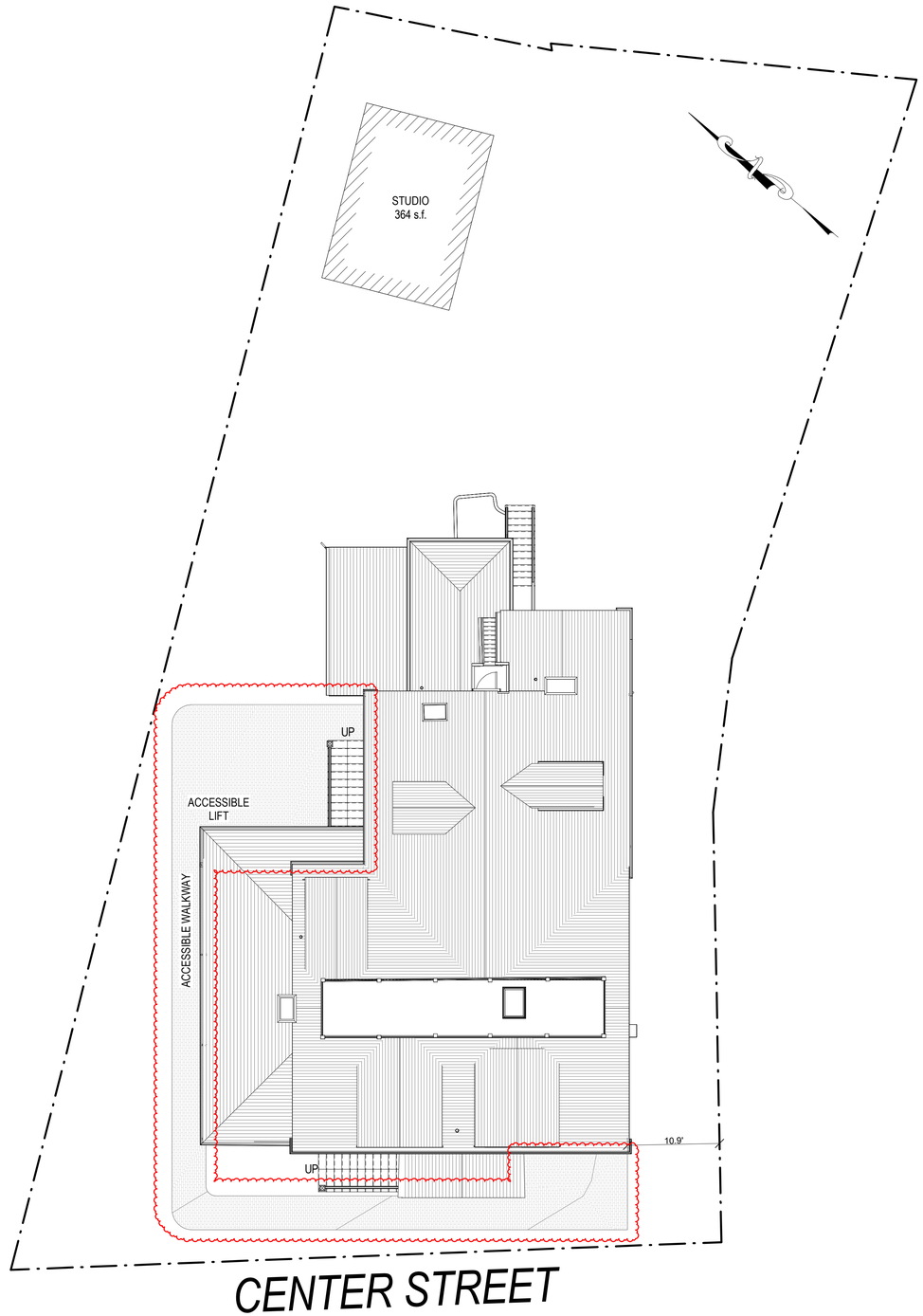
61 Center Street
Nantucket, MA

06.03.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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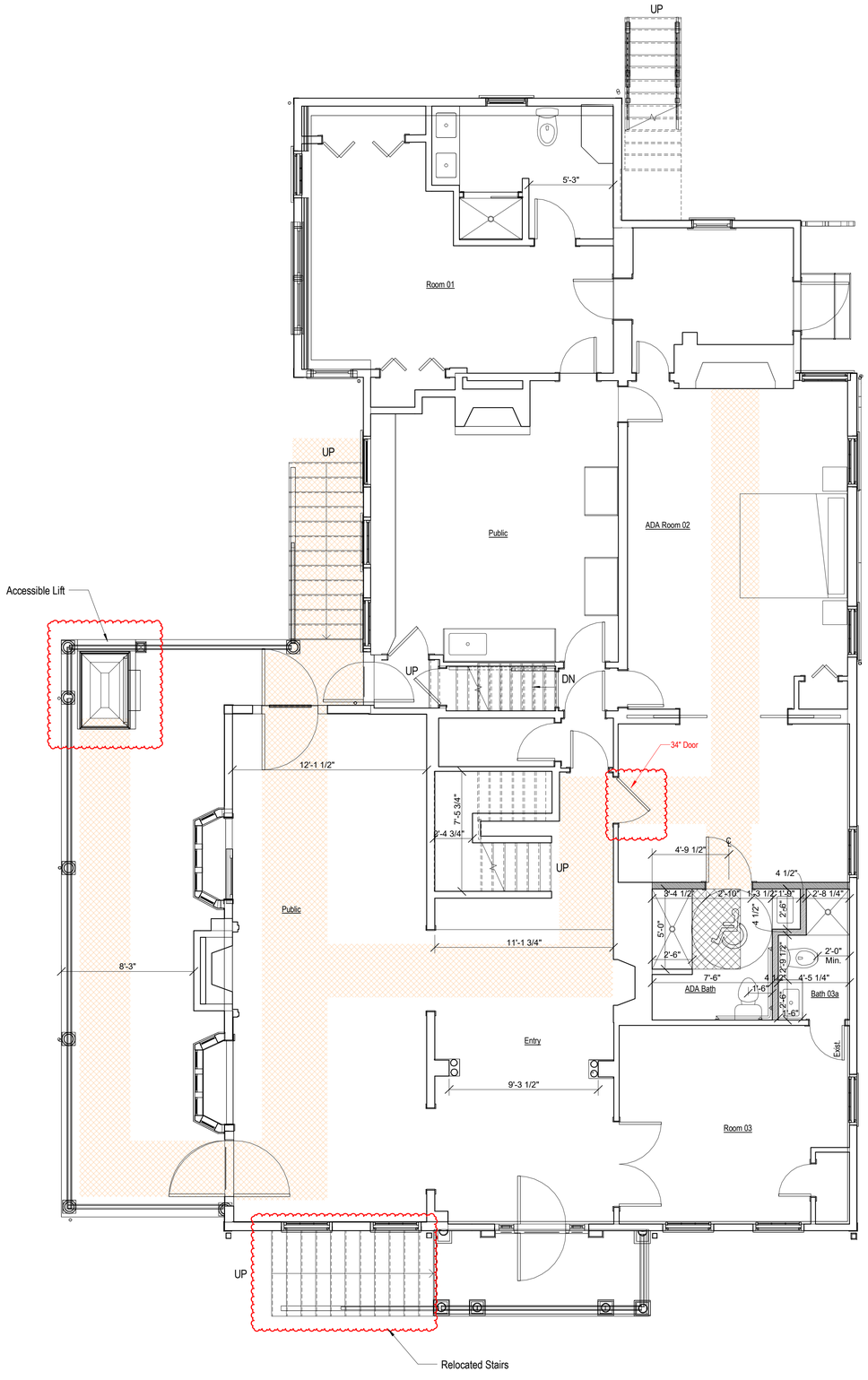
G.101

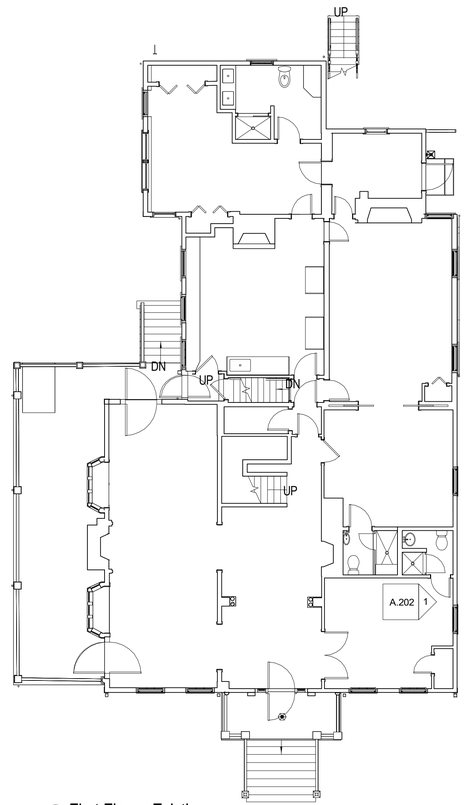
2205

06.03.24

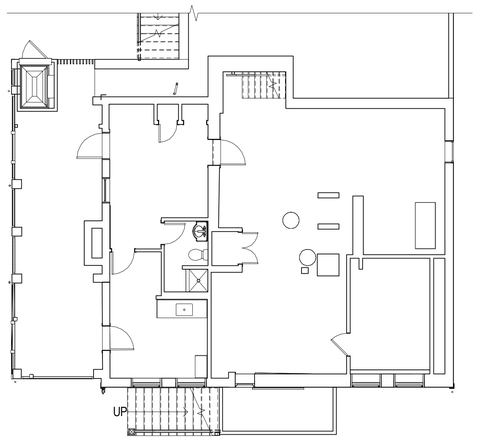
HDC SUBMISSION



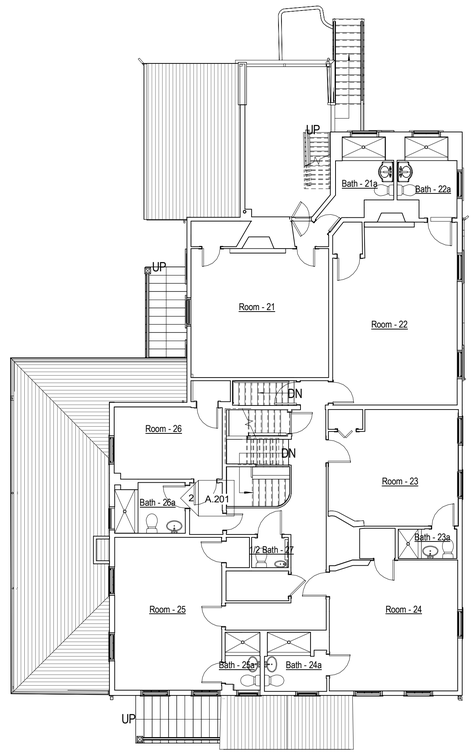
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

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Nantucket, MA

emeritus
8 Williams Lane
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508.325.4995
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Basement, First & Second Floor Plans

Site Information

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A.1.1

2205

06.03.24

HDC SUBMISSION



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2205

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EXTERIOR ELEVATIONS

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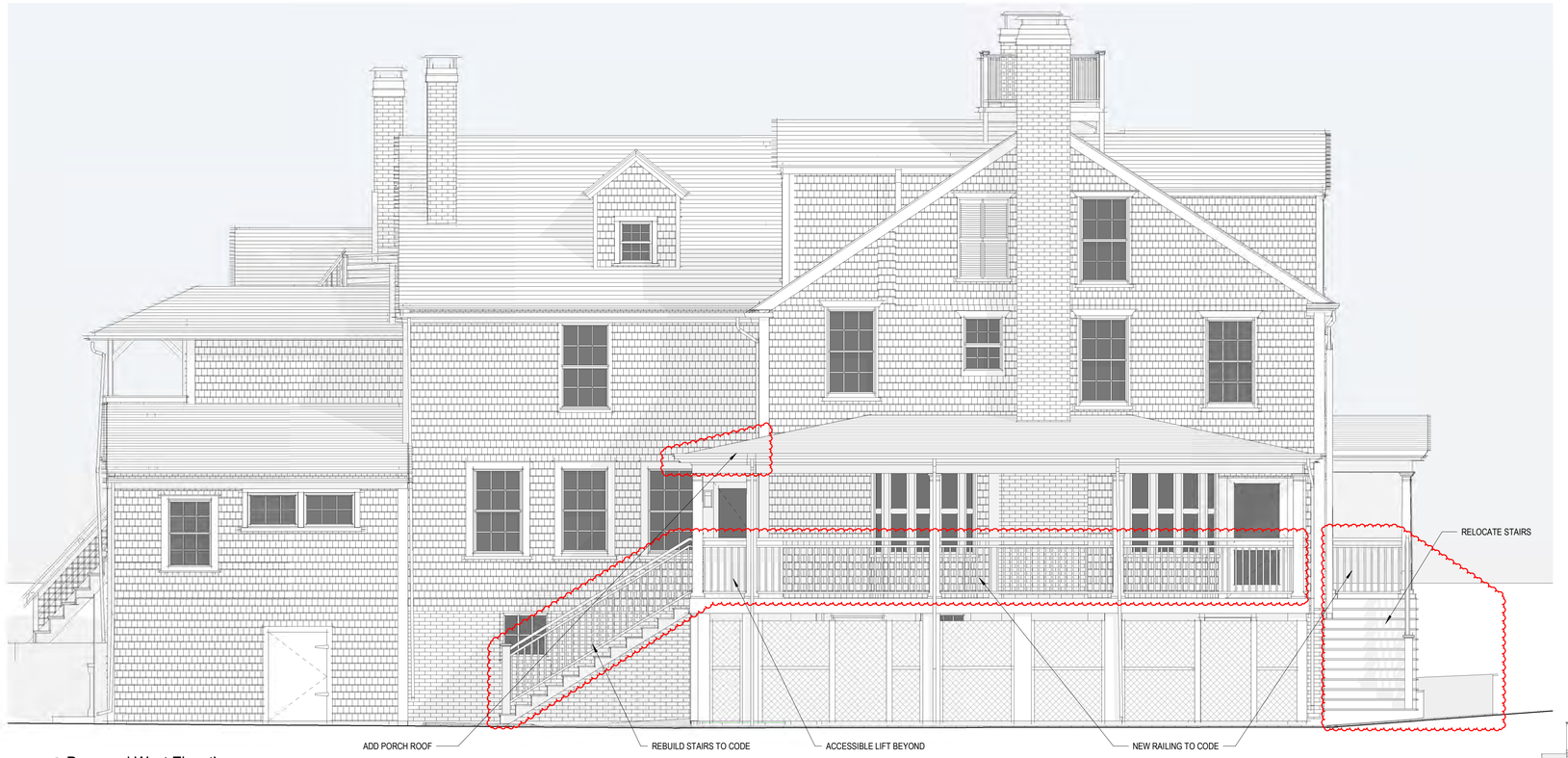
A.201
2205

06.03.24

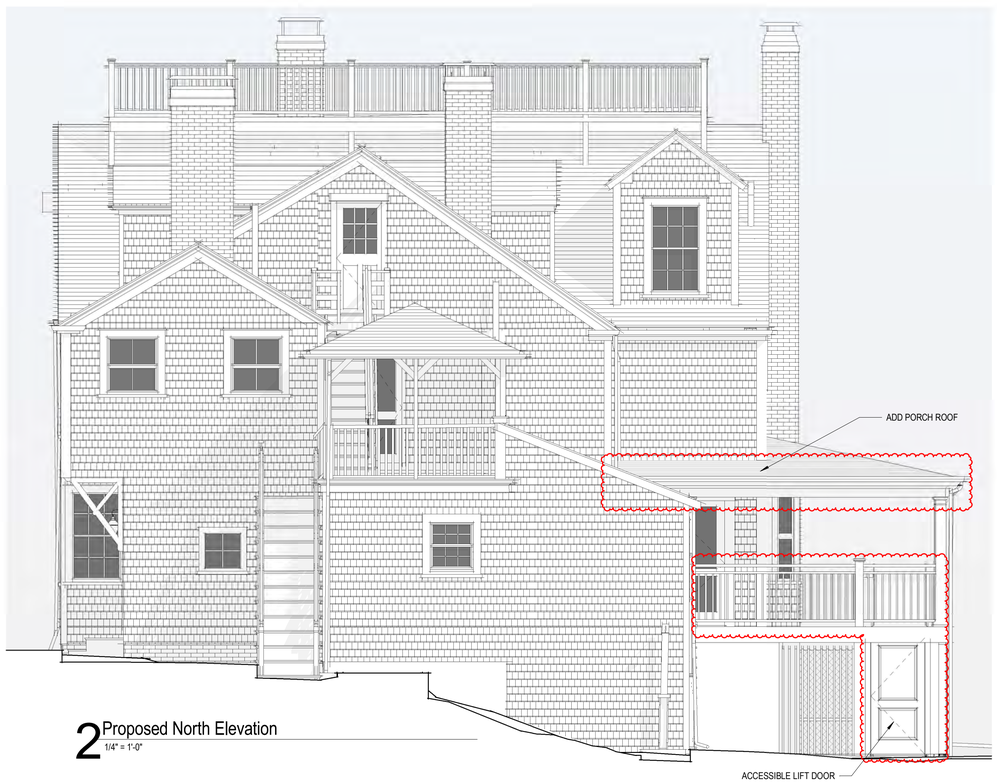
HDC SUBMISSION



1 Proposed West Elevation
1/4" = 1'-0"



North Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



West Elevation
1/8" = 1'-0"

2205

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EXTERIOR ELEVATIONS

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A.202

2205

06.03.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

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PERSPECTIVE VIEWS

Site Information

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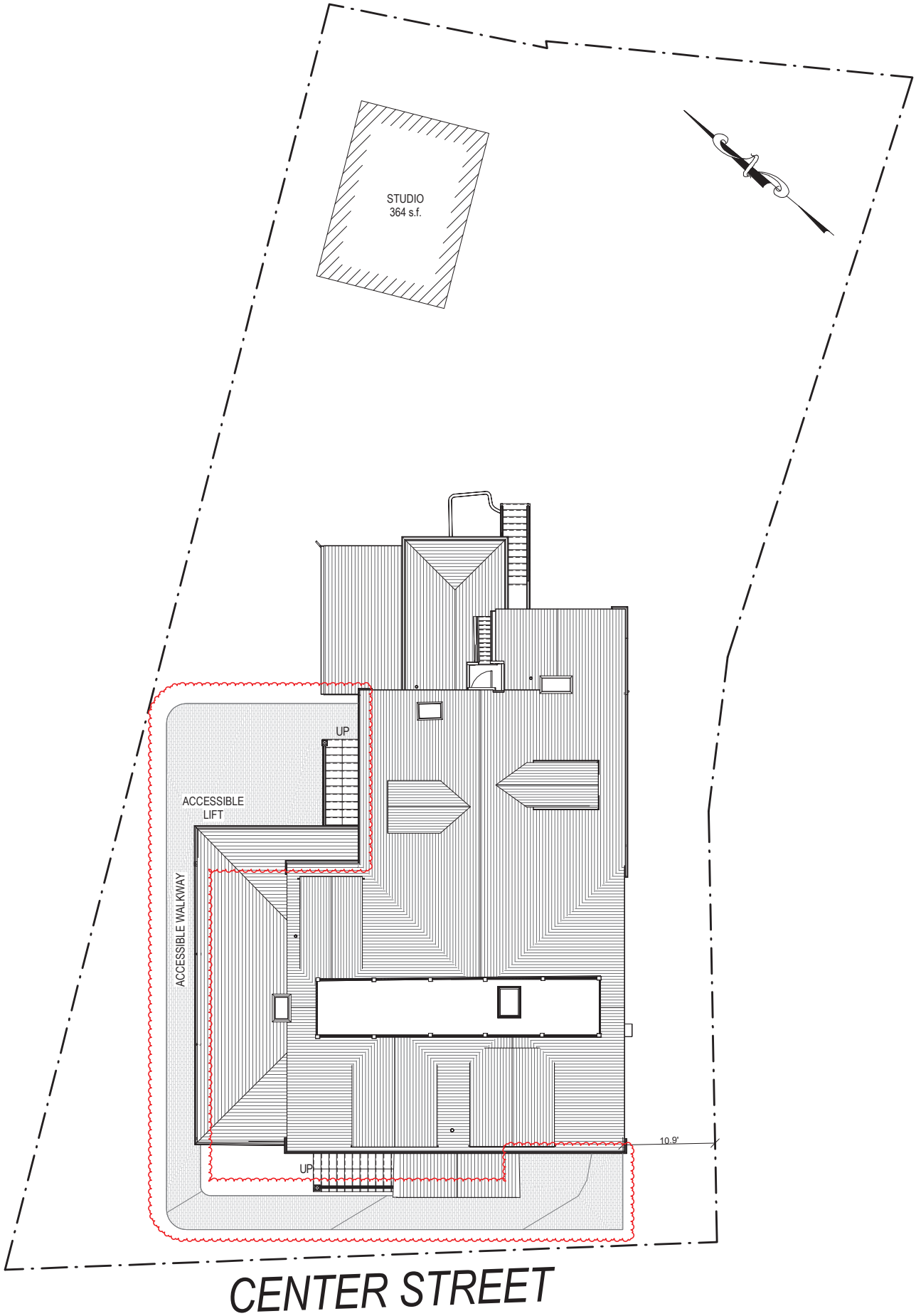
CENTRE ST

Martin House Inn

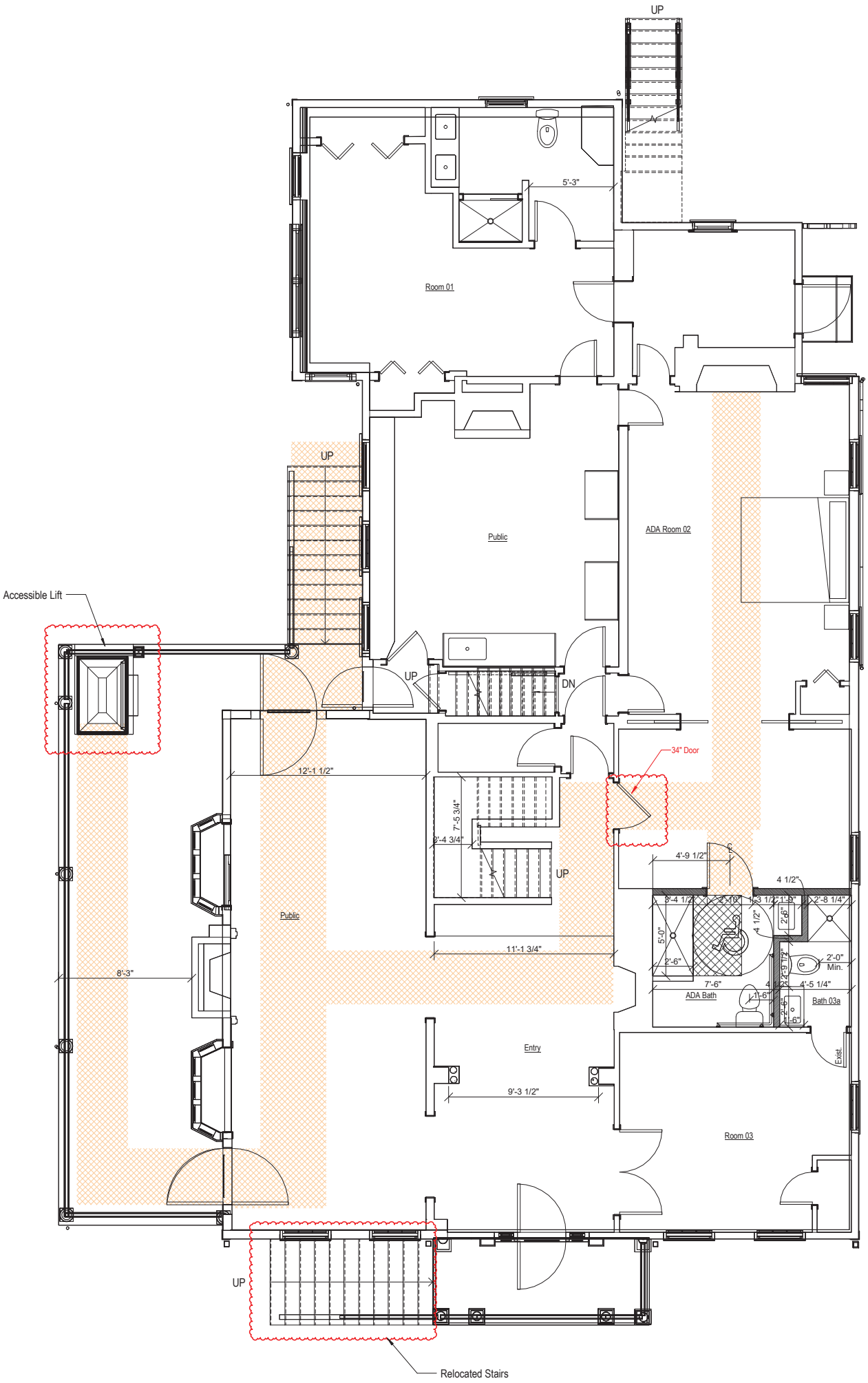
61 Center Street
Nantucket, MA



1 LOCUS
1 1/2" = 1'-0"

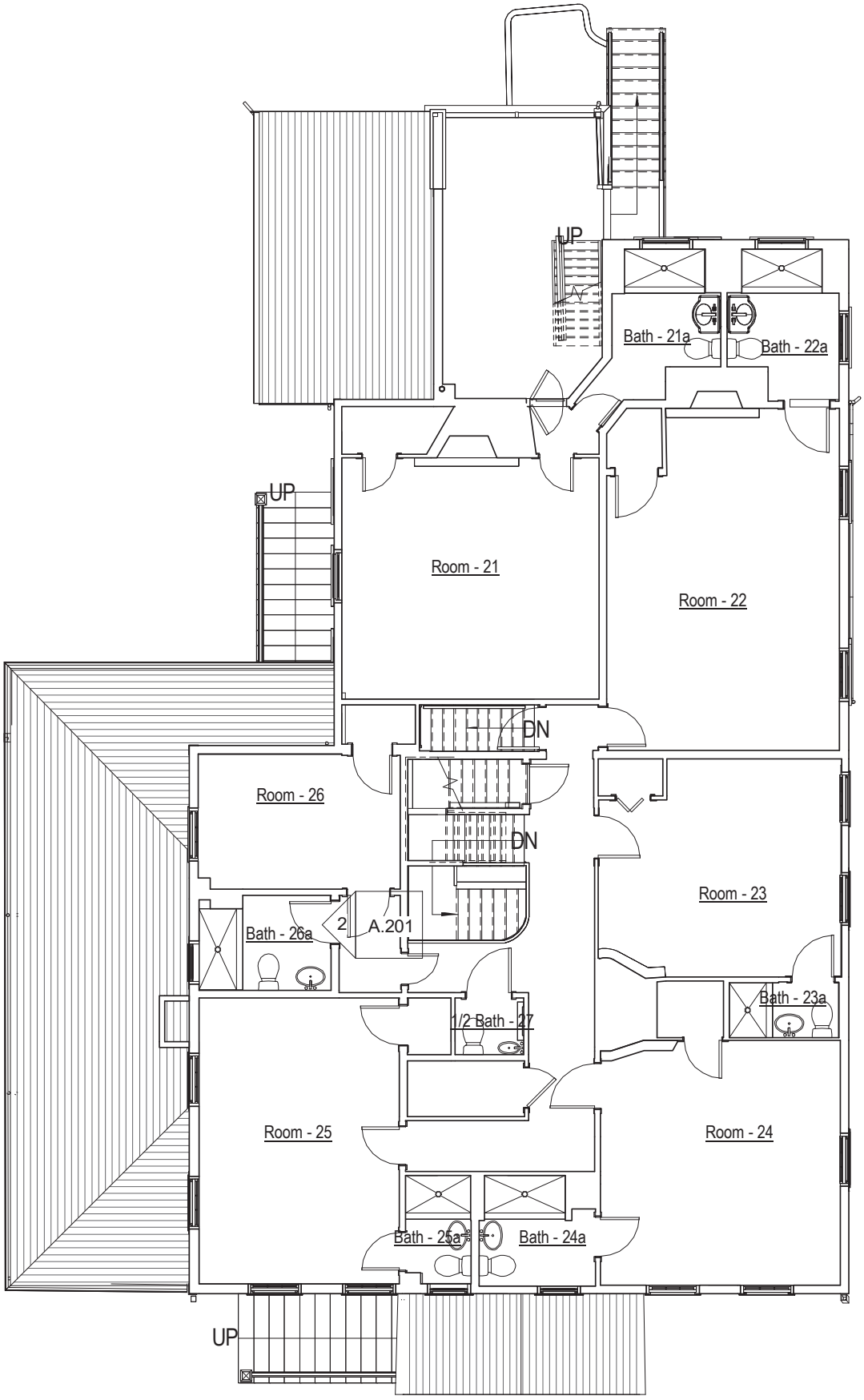


2 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



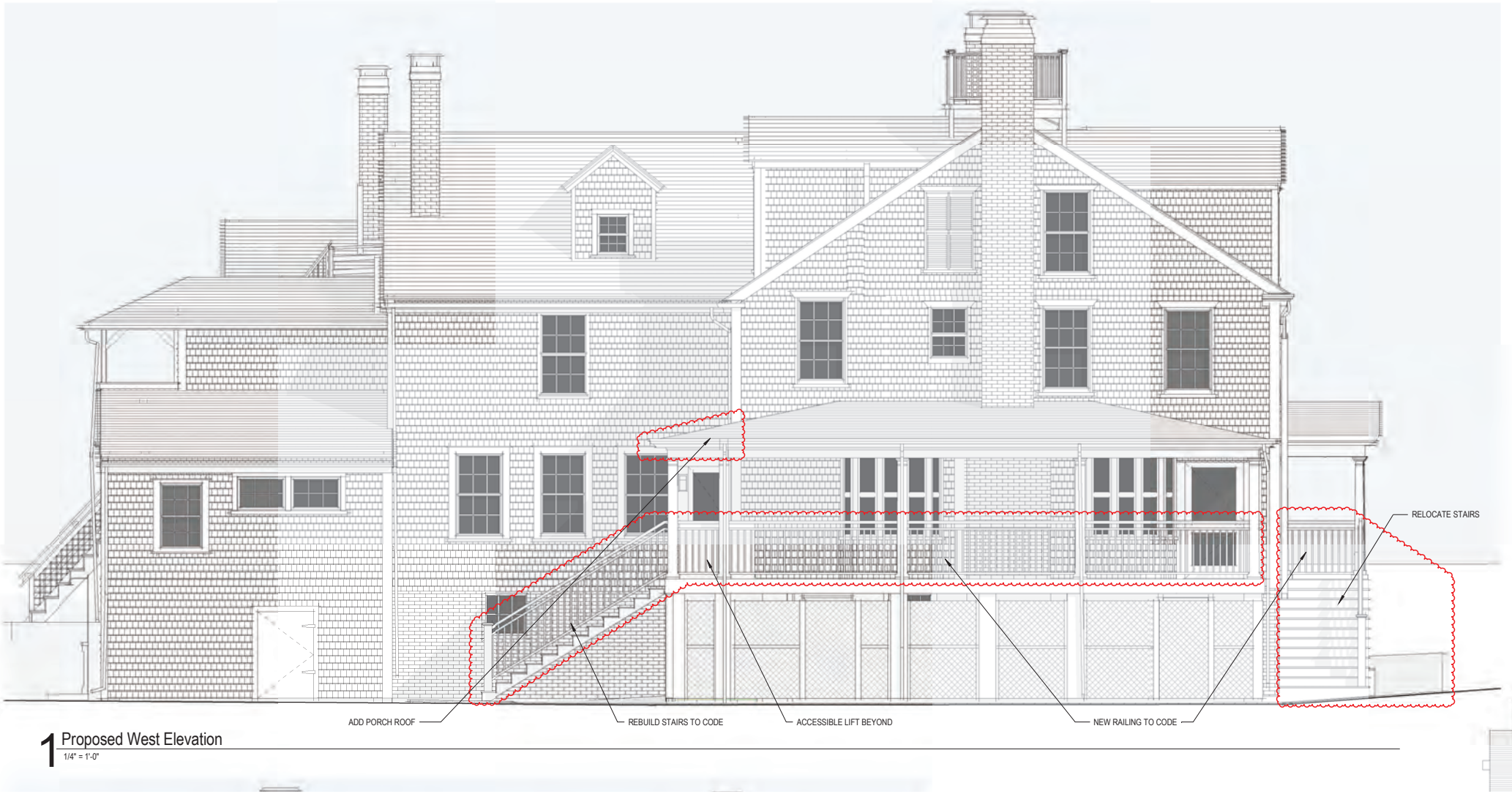
1 Proposed South Elevation

1/4" = 1'-0"



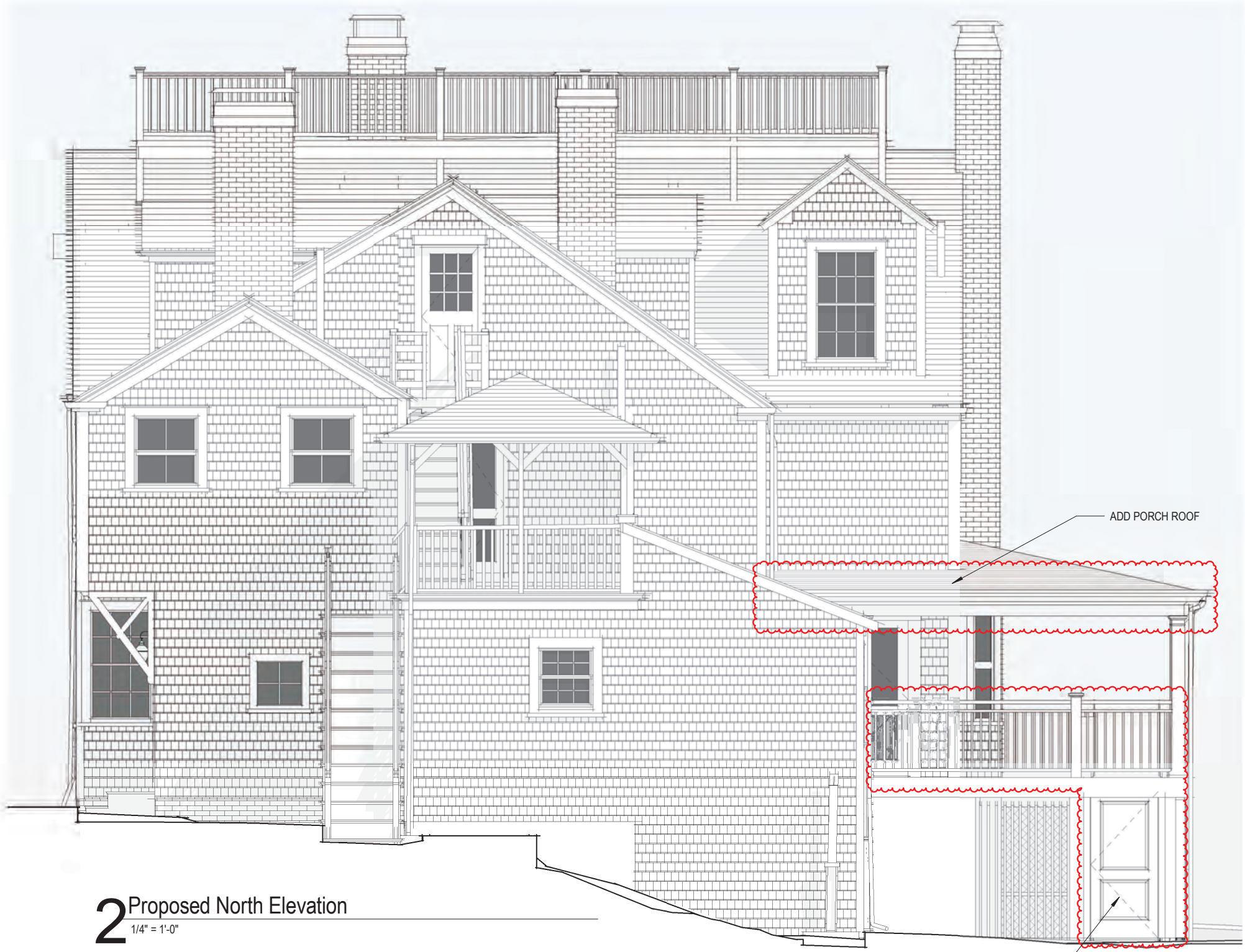
2 Proposed East Elevation
1/4" = 1'-0"

08.05.24



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: originally 3 bay - 2 North bays added later. 1858 photo shows only 3 bays.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 167
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O c. 20 feet or less ✓ b. 10 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: flagpole patio

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-7-17
MAP/PARCEL#: 4243-067

Recorded By: AEG Date: 10/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 61 Center St. 2. BUILDING NAME: Martin's Guest House

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martins Guest House Realty Trust

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built-early 19th c.-

6. USE: Original: dwelling Present: Guest House
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: yes-to guests

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ○ c. 1 3/4
- ○ d. 2
- ✓ e. 2 1/2
- ○ f. 3
- ○ g. other: high basement

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ✓ a. roof walk no flooring
- ✓ b. dormers on street facade
- ○ c. dormers on side elevations
- ✓ d. dormers on rear elevation
- ○ e. balustrade
- ✓ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ✓ a. brick, unpainted
- ○ b. brick, painted
- ○ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ✓ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ○ b. two
- ✓ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ○ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ✓ a. center
- ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ✓ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters, columned-portioned

26. NUMBER OF BAYS:
- ○ a. three
- ○ b. four
- ✓ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ○ a. flush
- ○ b. plank frame
- ✓ c. bull-nose
- ○ d. other: splayed lintels

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ✓ d. 2/2
- ○ e. casement
- ○ f. other: 8/8 in basement

29. PORCH:
- ○ a. front
- ✓ b. side
- ○ c. wrap front 2nd fl.

30. DETAILS: (check several if appropriate)
- ○ a. corner boards (plain)
- ✓ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

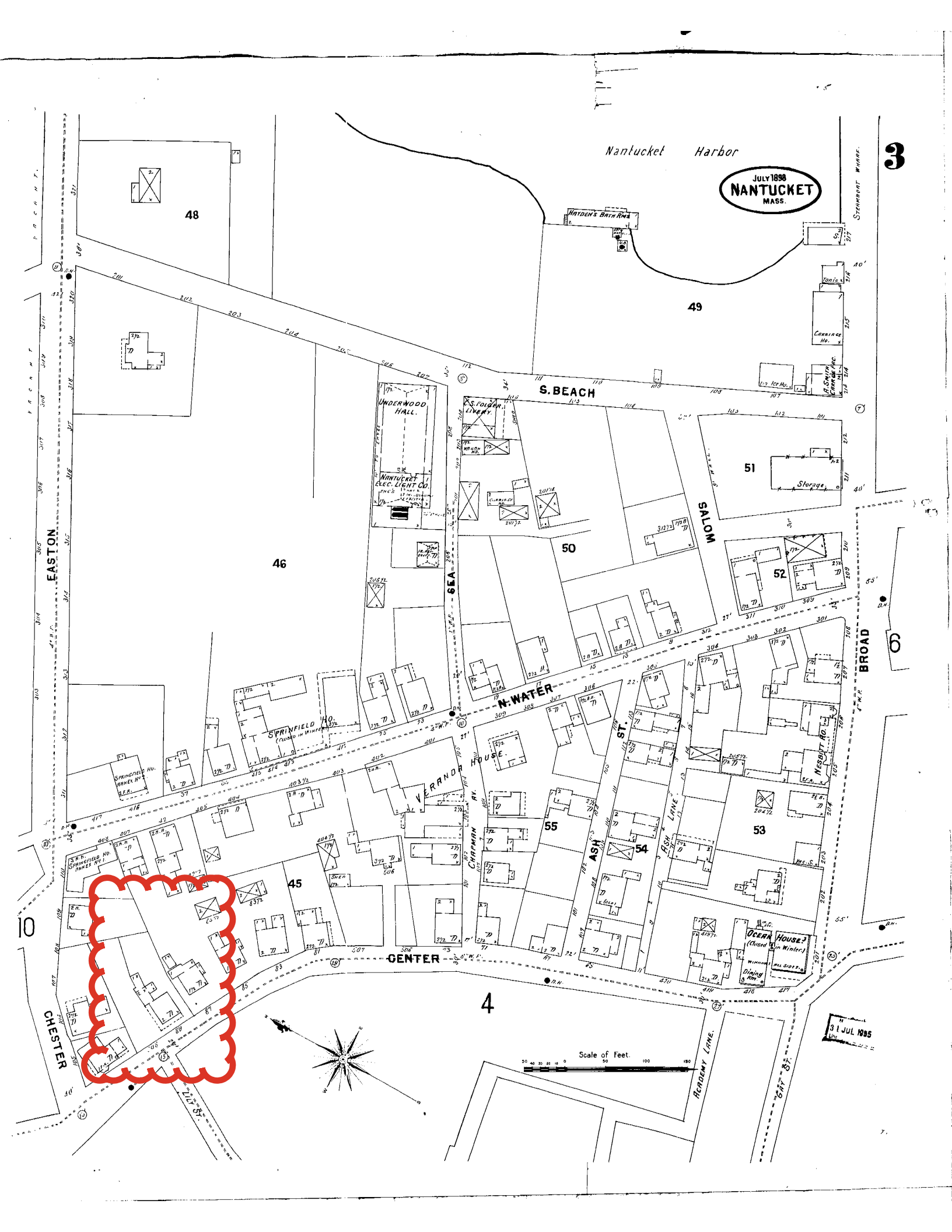
Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ○ a. individually significant
- ✓ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: Early 19th SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____



Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
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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

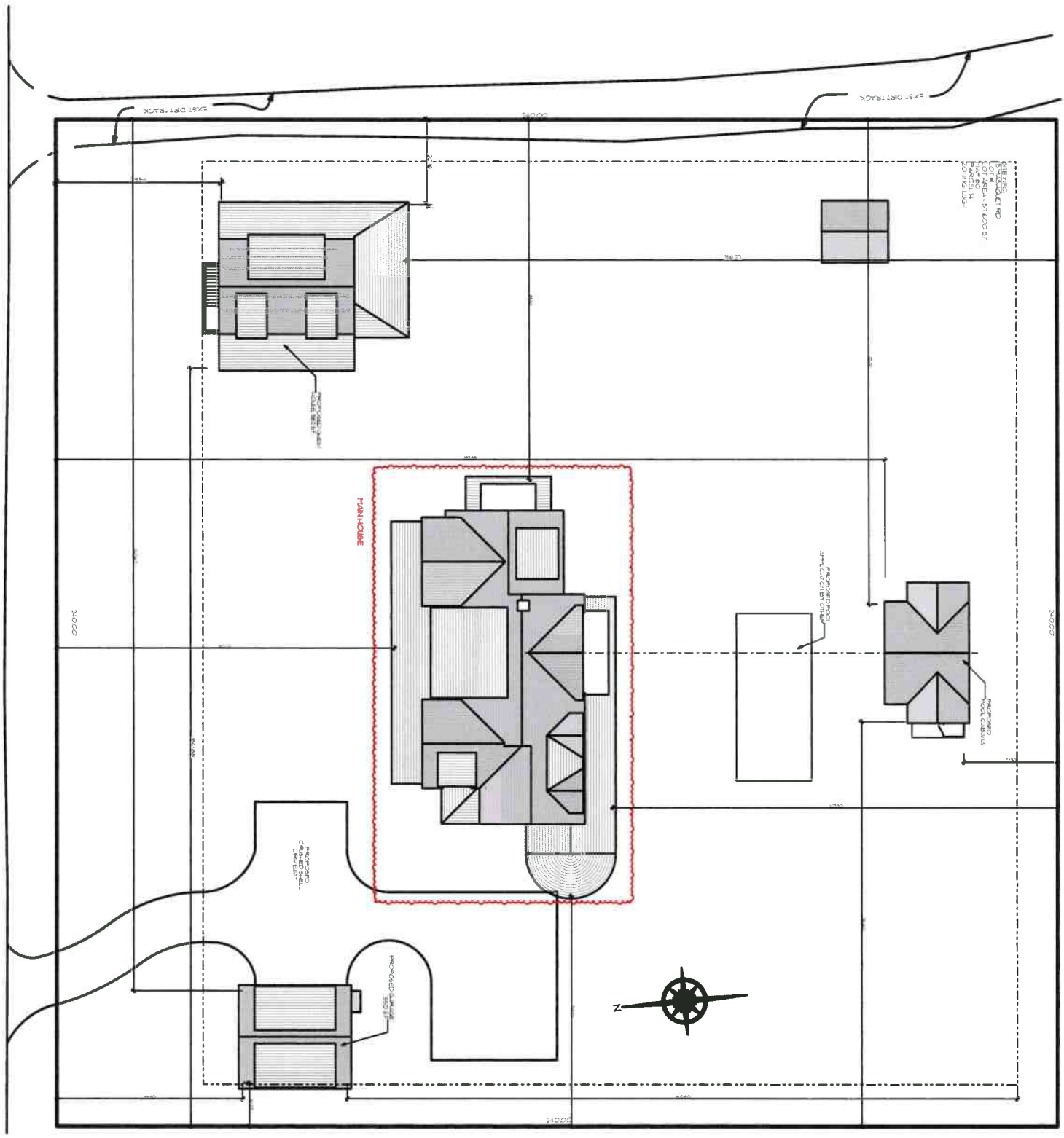
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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
BOTTICELLIANDPOHL.COM



ID# L-1.2

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Site Plan

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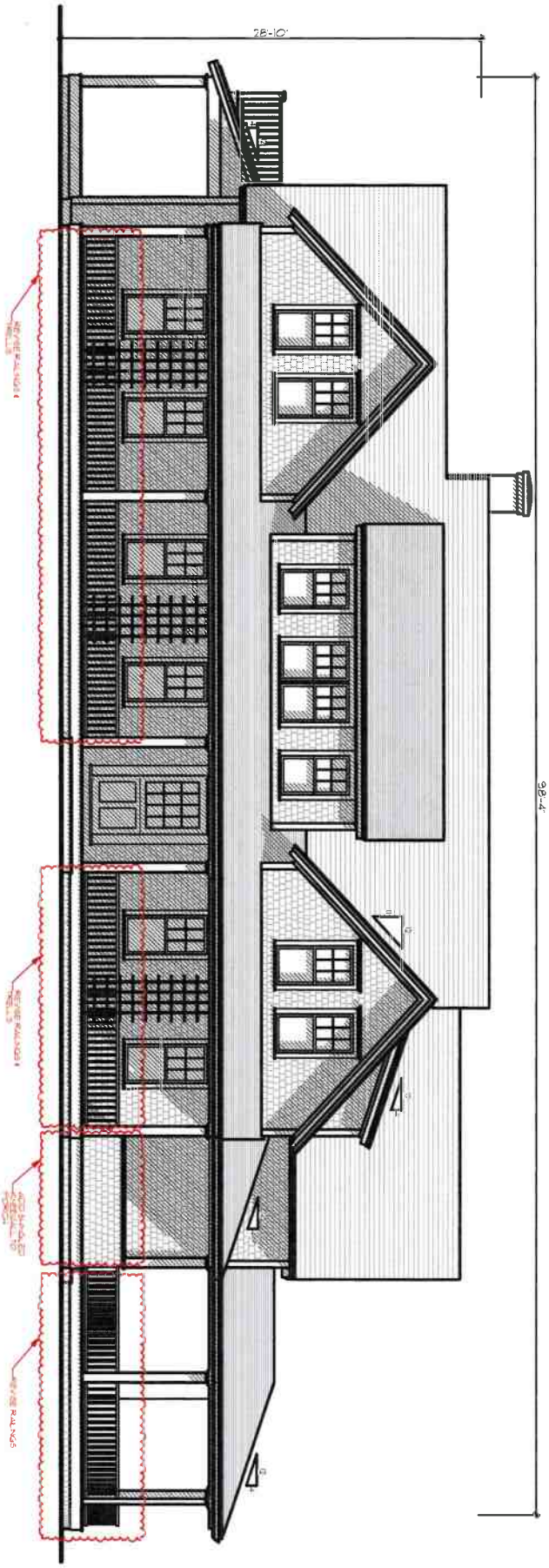
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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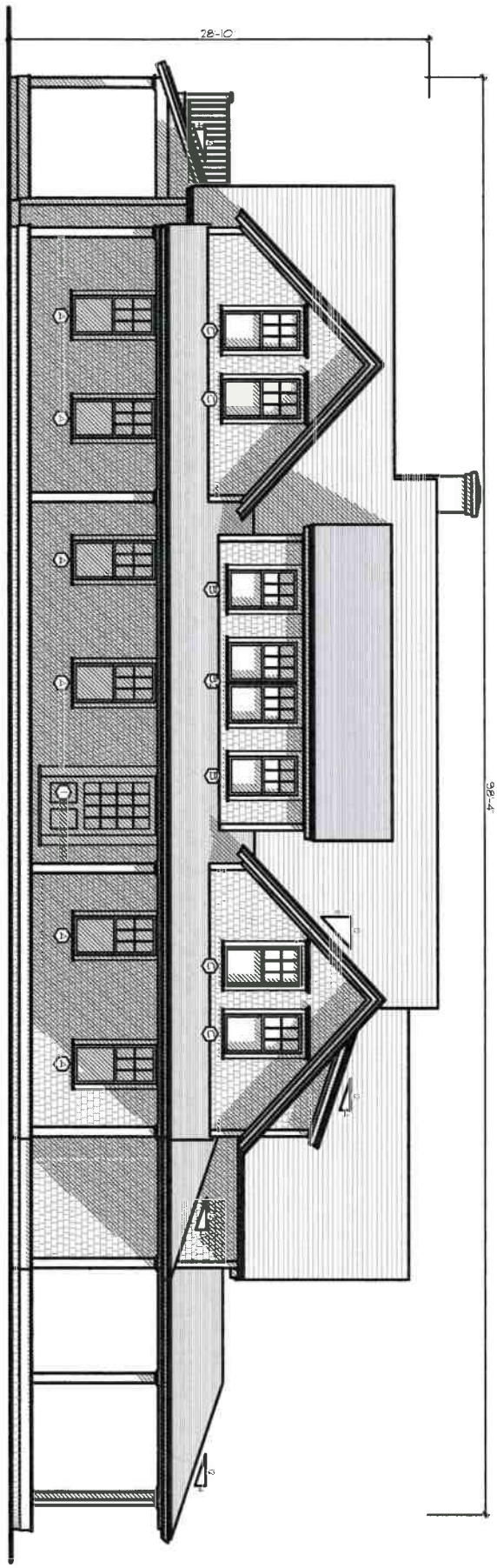
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID#
A-2.1b

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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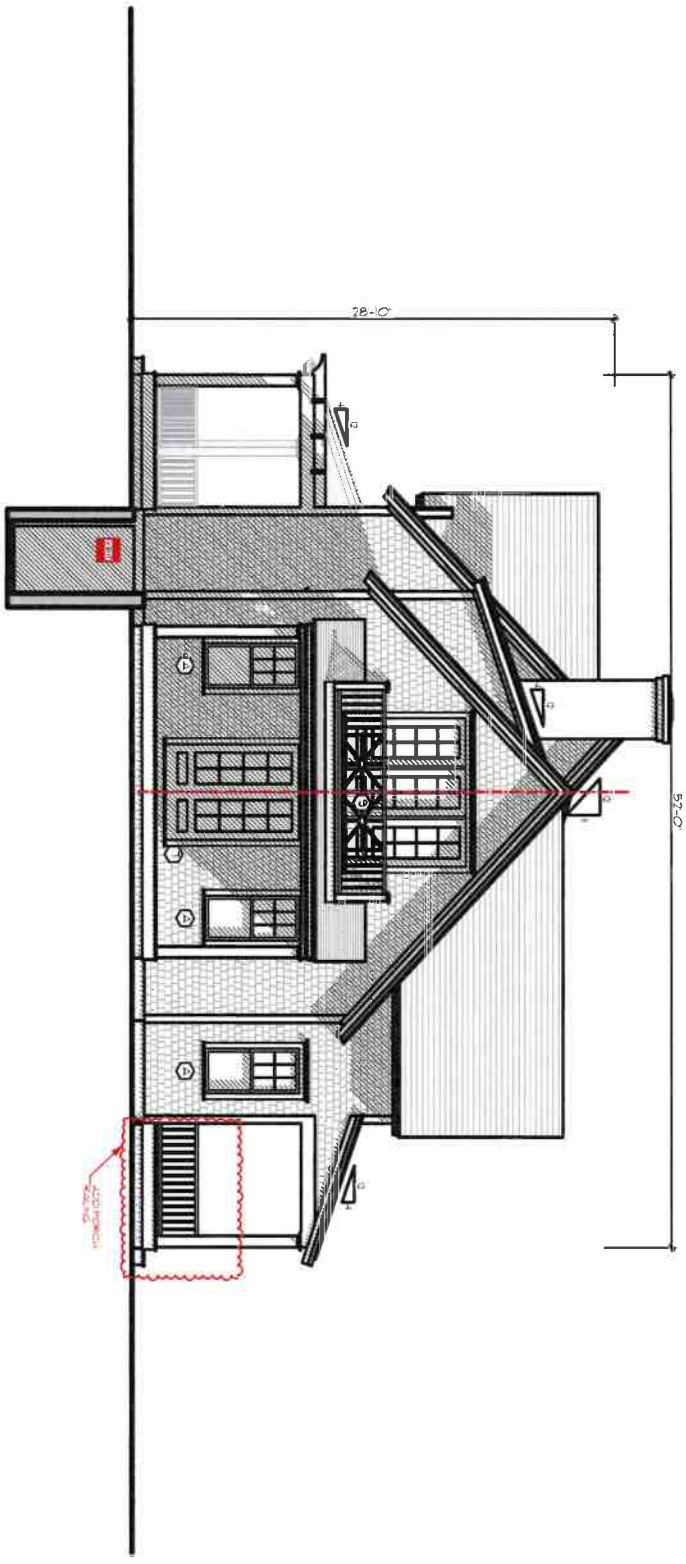
Previously Approved North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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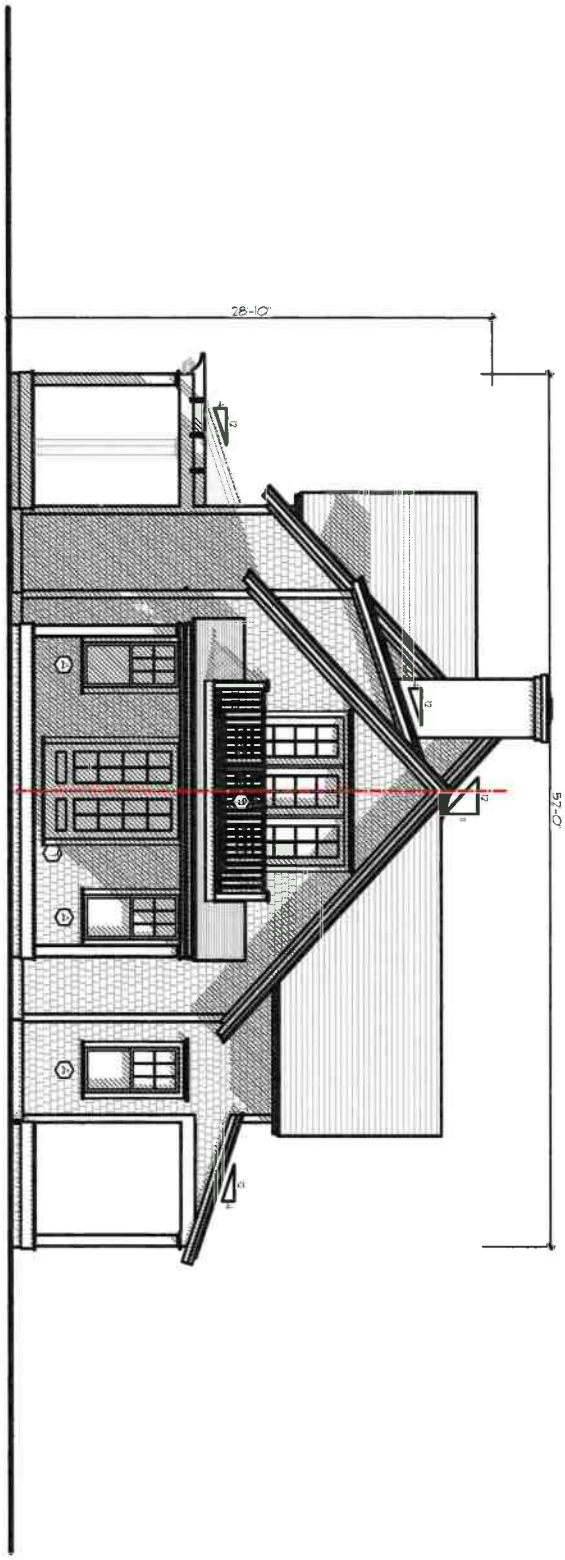
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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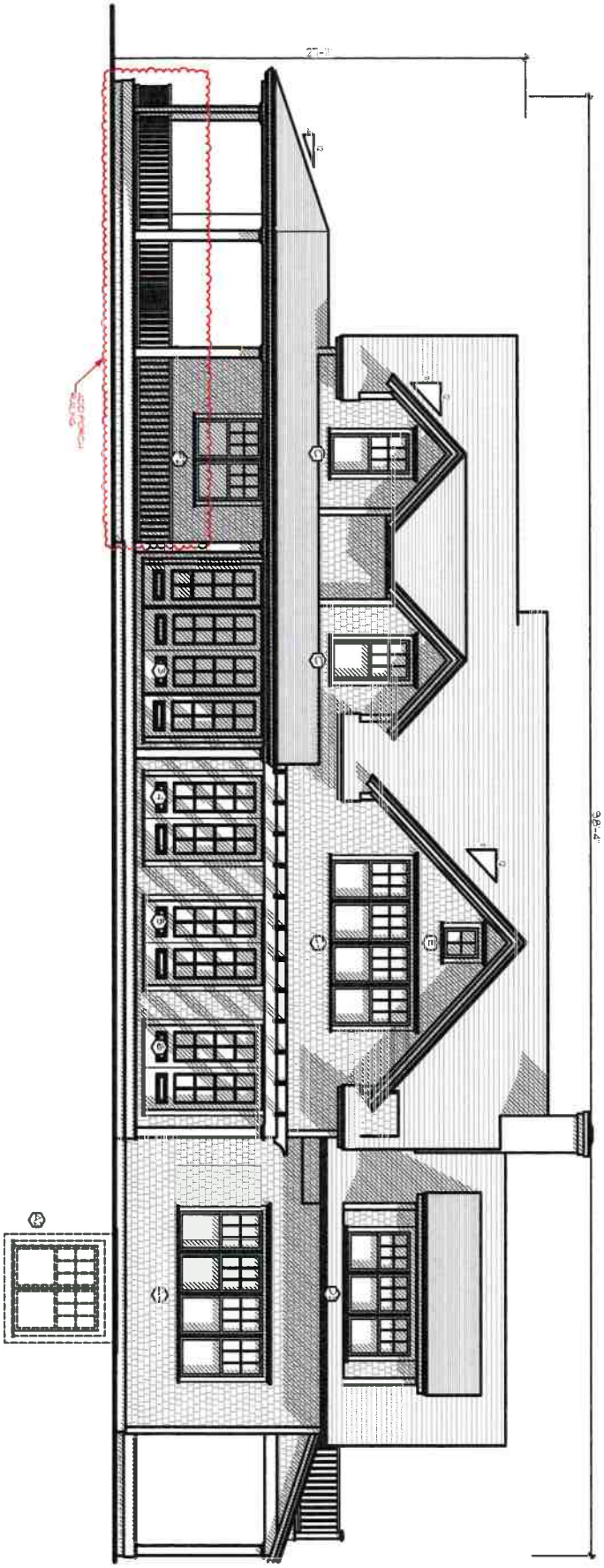
Previously Approved East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.3

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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South Elevation

BOTTICELLI & POHL

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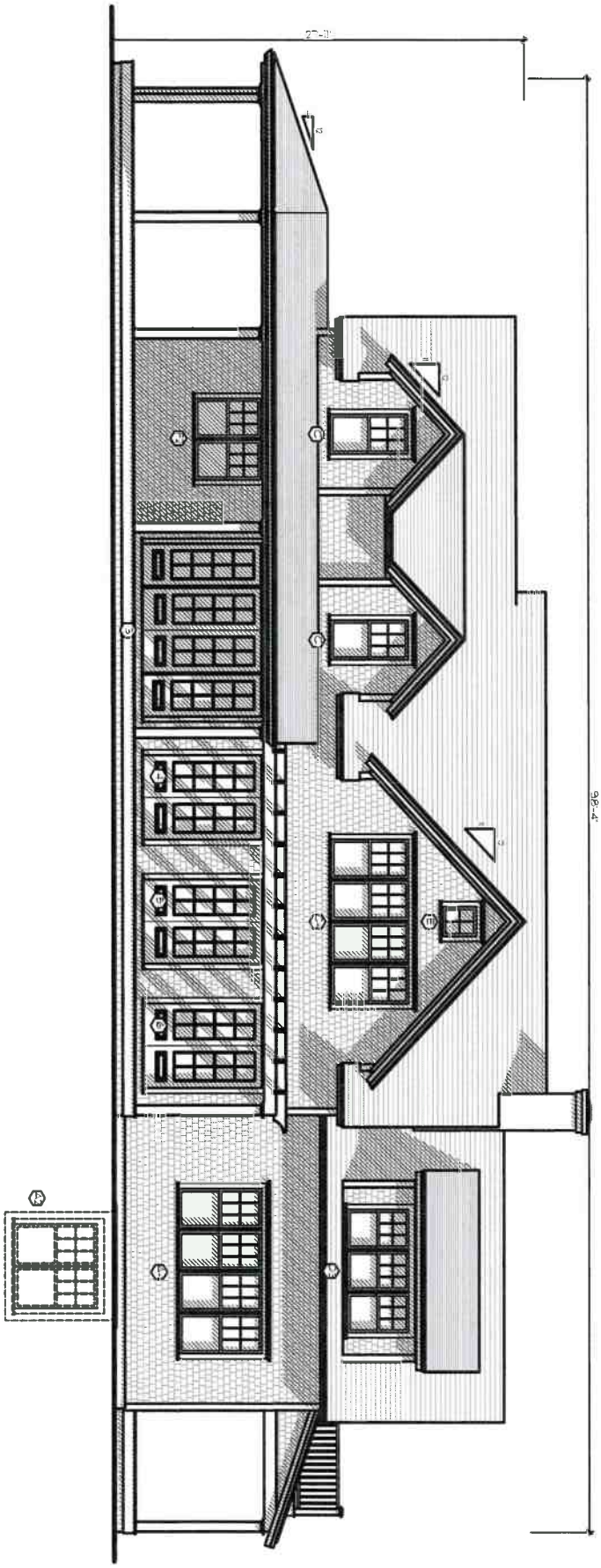
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.3b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-2.4b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

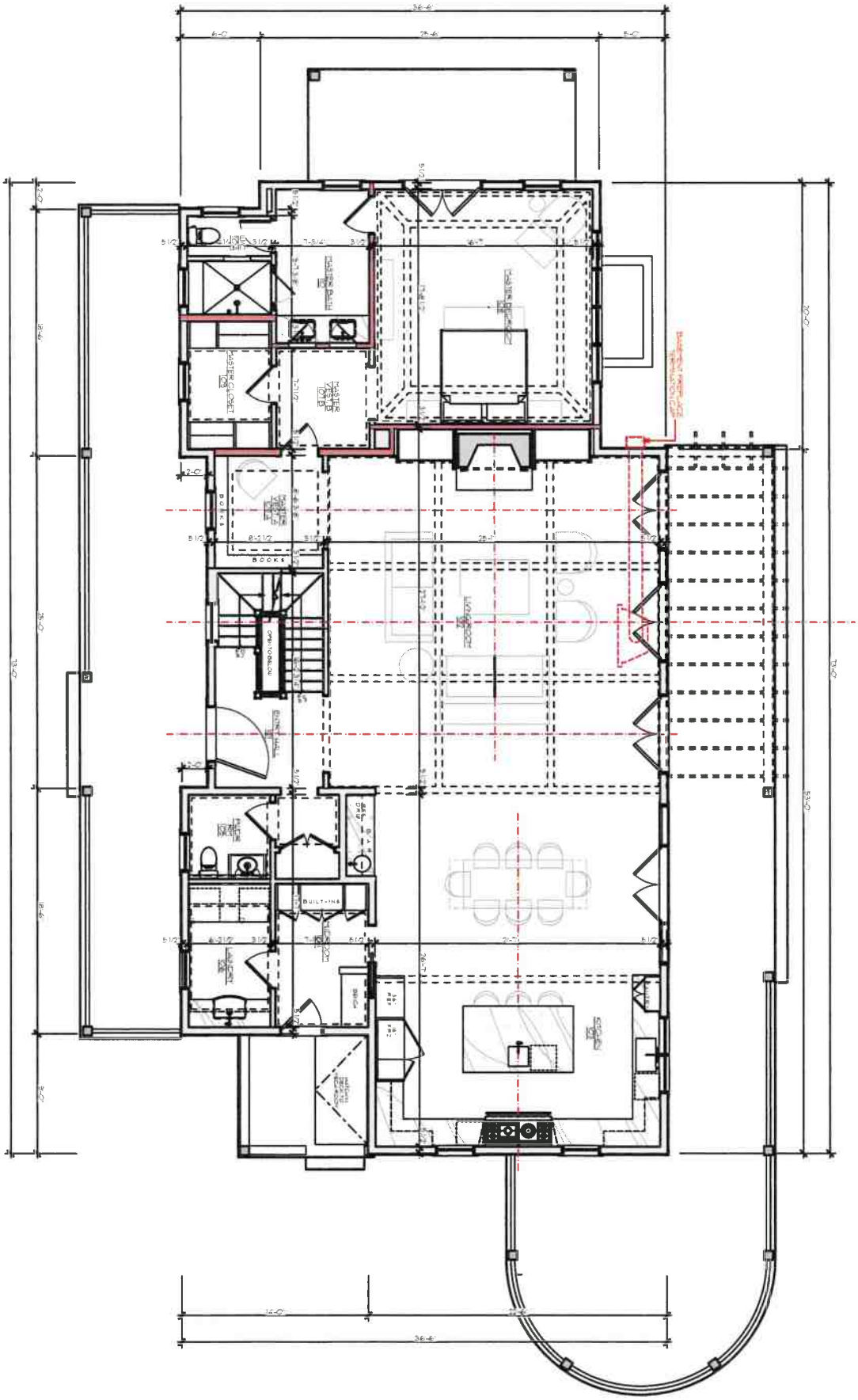
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

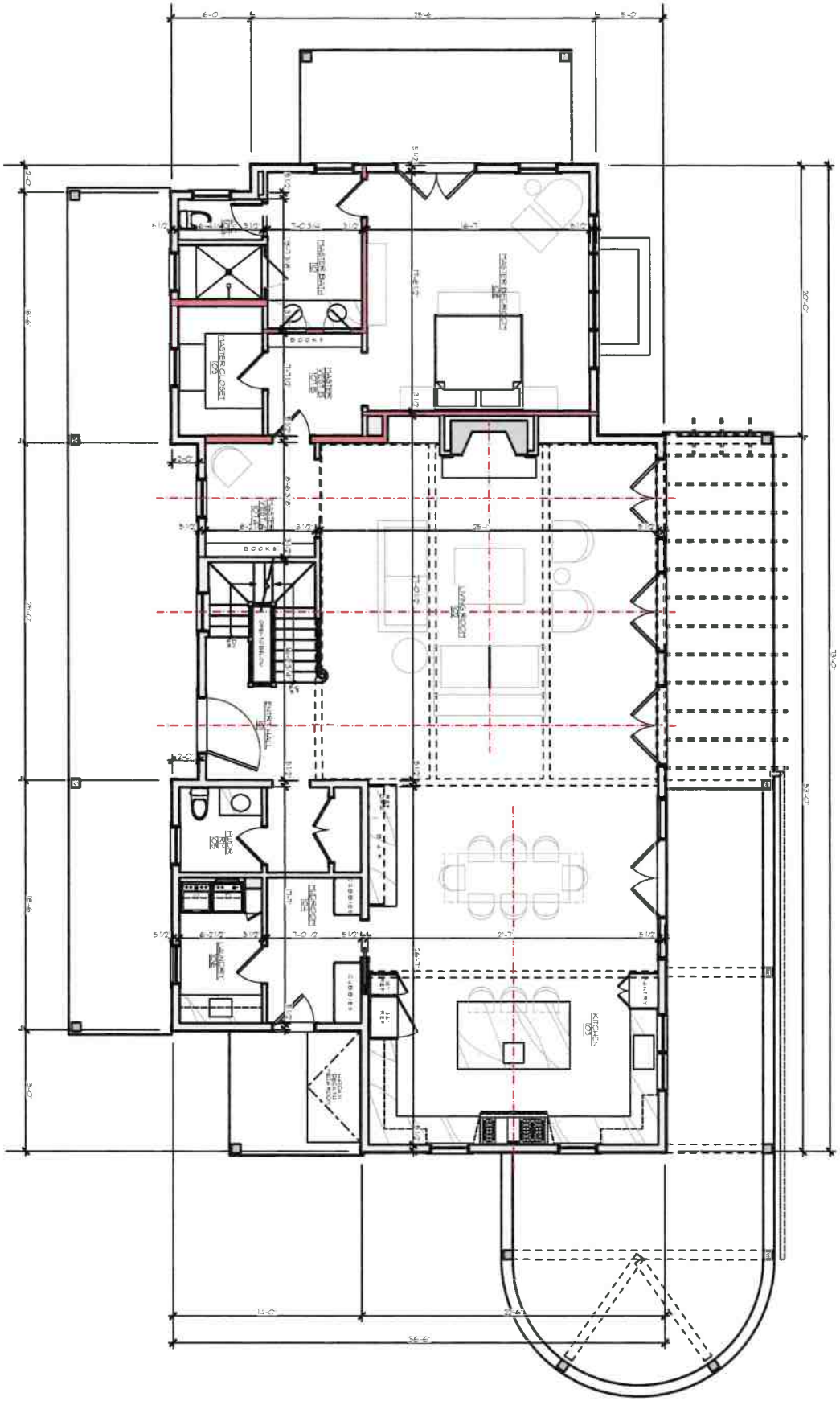
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

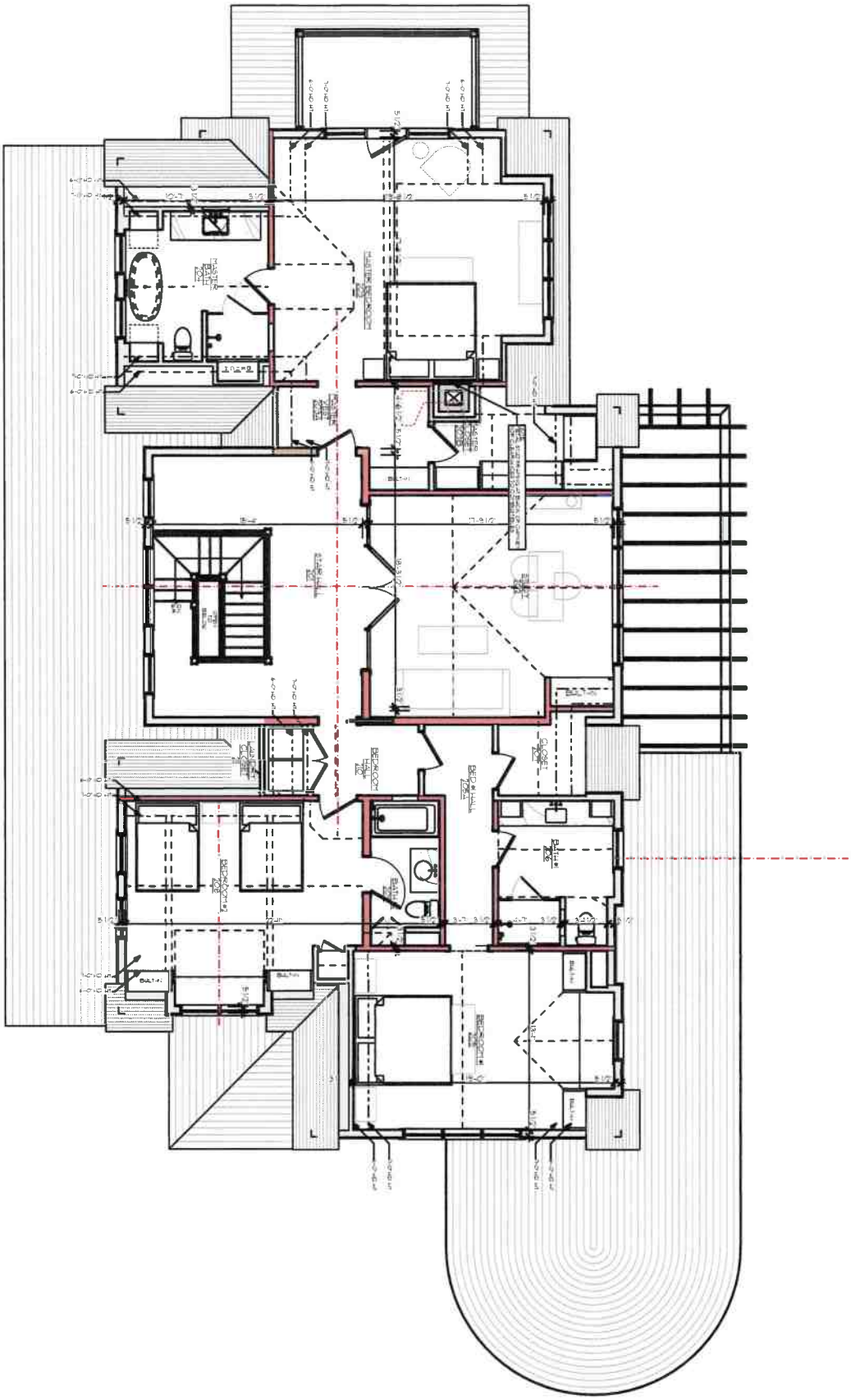
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

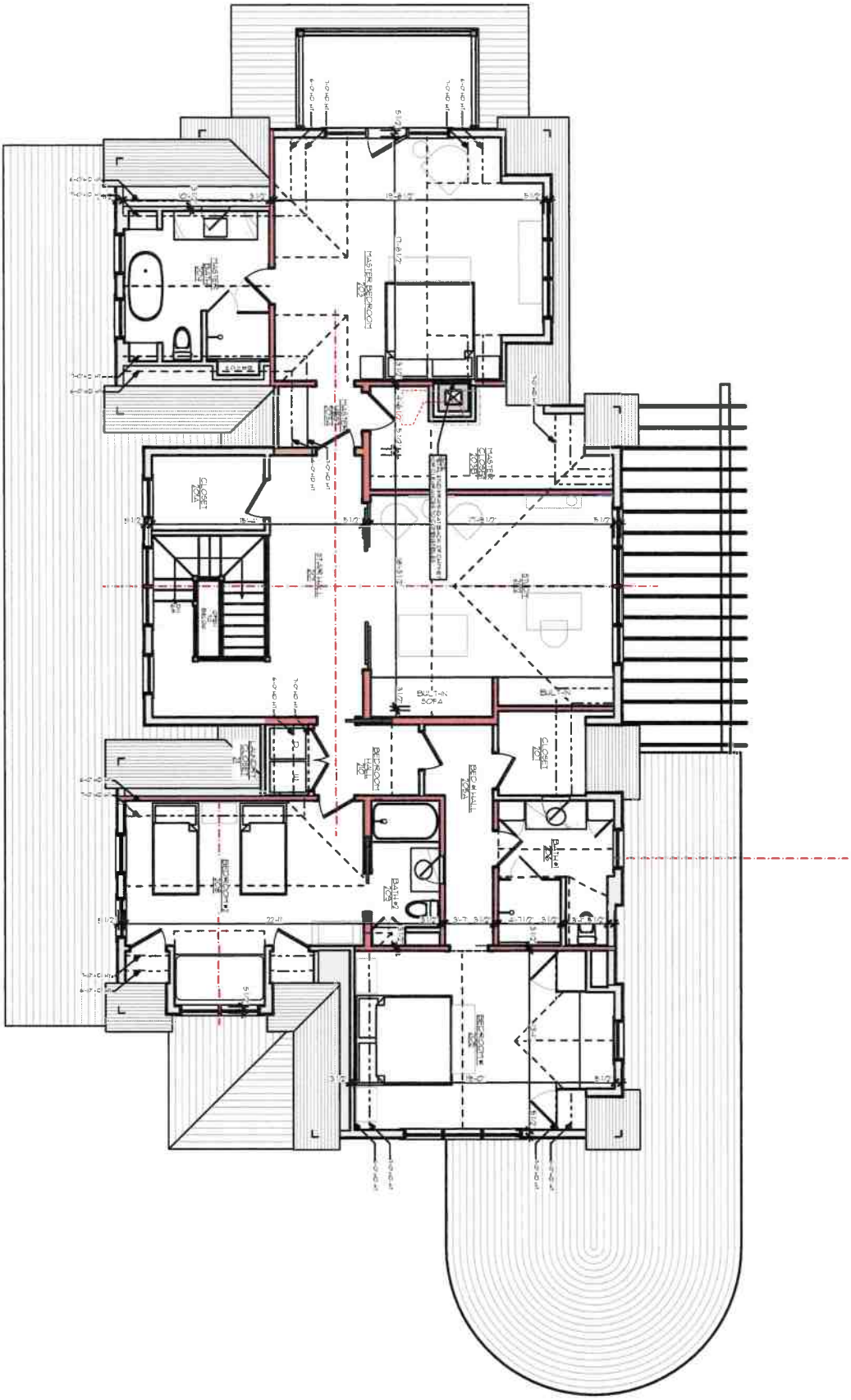
MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

Main House
15 Masaquet Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 6/29/20, 4/15/22, 11/28/22
Building Dept. Sub: 2/1/22
Rev: 7/12/21, 7/16/21, 7/19/21, 12/3/21, 1/6/22, 1/21/22, 4/14/22, 5/11/22, 6/3/2022, 6/27/22, 8/31/22, 11/22/22

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	9	Double Hung	KSD	Custom	2'-10" x 6'-0"	2'-11" x 6'-0 1/2"	6 over 1	
A2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 6'-0"	5'-9" x 6'-0 1/2"	6 over 1	Narrow mull
A4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 6'-0"	11'-5" x 6'-0 1/2"	6 over 1	Narrow mull
B	2	Double Hung	KSD	Custom	2'-10" x 5'-1"	2'-11" x 5'-1 1/2"	6 over 1	
B2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-1"	5'-9" 5'-1 1/2"	6 over 1	Narrow mull
C	6	Double Hung	KSD	Custom	2'-10" x 5'-8"	2'-11" x 5'-8 1/2"	6 over 1	
C2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-8"	5'-9" x 5'-8 1/2"	6 over 1	Narrow mull
C3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 5'-8"	8'-7" x 5'-8 1/2"	6 over 1	Narrow mull
C4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 5'-8"	11'-5" x 5'-8 1/2"	6 over 1	Narrow mull
D3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 4'-4"	8'-7" x 4'-4 1/2"	6 over 1	Narrow mull
E	1	Casement	KSD	Custom	2'-2" x 2'-8"	2'-3" x 2'-8 1/2"	4	
F	2	Double Hung	KSD	Custom	2'-10" x 5'-0"	2'-11" x 5'-0 1/2"	6 over 1	
F2	1	Double Hung	KSD	Custom	(2) 2'-10" x 5'-0"	5'-9" x 5'-0 1/2"	6 over 1	Narrow mull

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry Door	KSD	Custom	4'-0" x 8'-0"	4'-3" x 8'-2 1/2"	16	16 light over 2 panel, provide shop drawings. Verify R.O. w/ shop dwgs
2	1	Side Door	KSD	Custom	3' 0" x 8'-0"	3'-3" x 8'-2 1/2"	4	4 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
3	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	12'-1" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 8'-0"		8 ea	8 light over panel, provide shop drawings.
4	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
5	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
6	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
7	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
9	1	Inswing French Door	KSD	Custom	2'-10" x 7'-3"	9'-1" x 7'-5 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 7'-3"		8 ea	8 light over panel, provide shop drawings
10	1	Basement Door	TBD	Custom	2'-8" x 7'-0"	2'-11" x 7'-2 1/2"	N/A	M.O. = 3'-3" x 7'-7"
11	1	Bulkhead Hatch	TBD				N/A	

Notes:

1. All windows will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany screen panels.
5. Provide all doors with custom mahogany combo storm/screen doors.
6. Provide tempered glass in all locations required by code.


15 Masaquet Avenue - North


15 Masaquet Avenue - East


15 Masaquet Avenue - South


15 Masaquet Avenue - West

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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

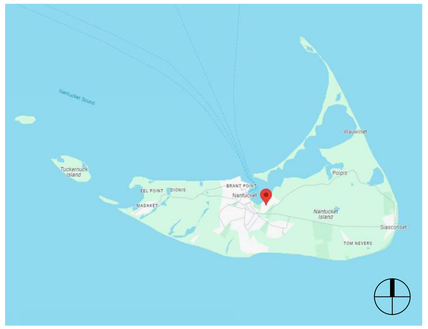
Signature Date

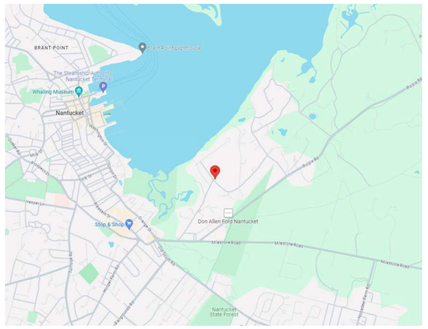
M39 CABANA

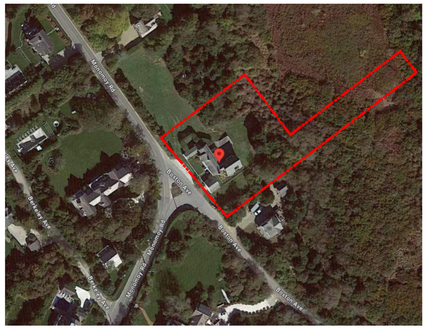
HDC REVISIONS TO PREVIOUS CERT

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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

SURVEYOR
BRACKEN ENGINEERING
19 Old South Road
Nantucket, MA 02554

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	
PROJ. NO.	323035

EXISTING CONDITIONS

HDC-02

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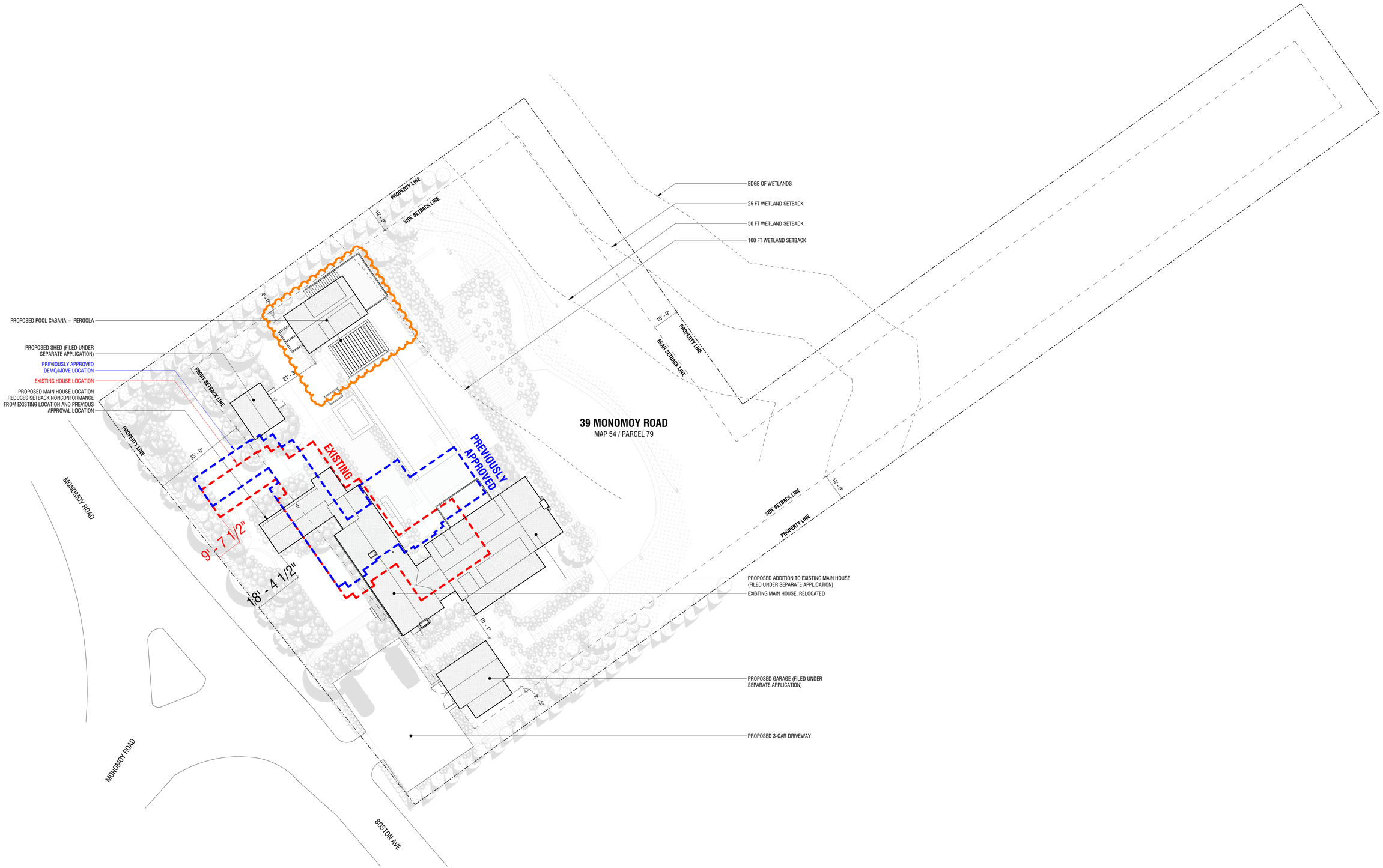

1 SITE PLAN

1/16" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
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06/03/2024	HDC REVISION

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DATE:	02/26/24
SCALE:	
PROJ. NO.	323035

SITE PLAN

HDC-03

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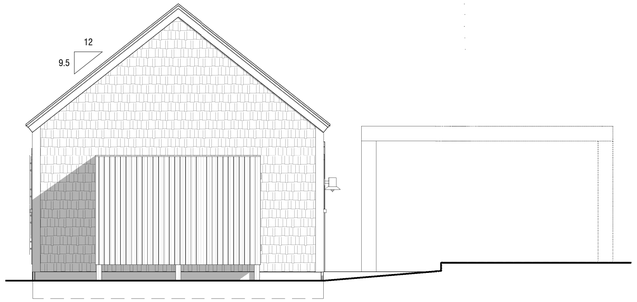
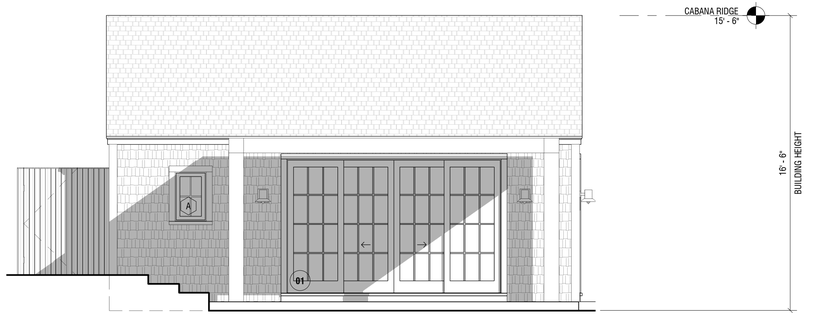


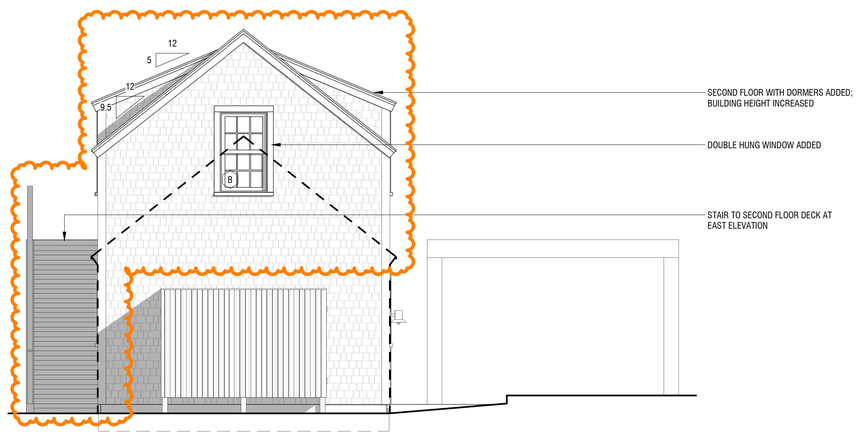
1 HDC APPROVAL 05/14/24 - WEST

1/4" = 1'-0"



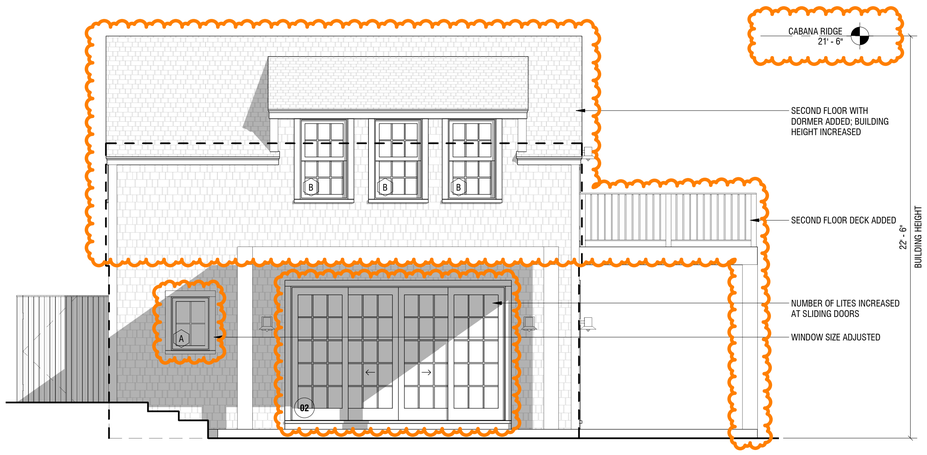
2 HDC APPROVAL 05/14/24 - SOUTH

1/4" = 1'-0"



3 ELEVATION - WEST

1/4" = 1'-0"



4 ELEVATION - SOUTH

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

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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
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SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-10

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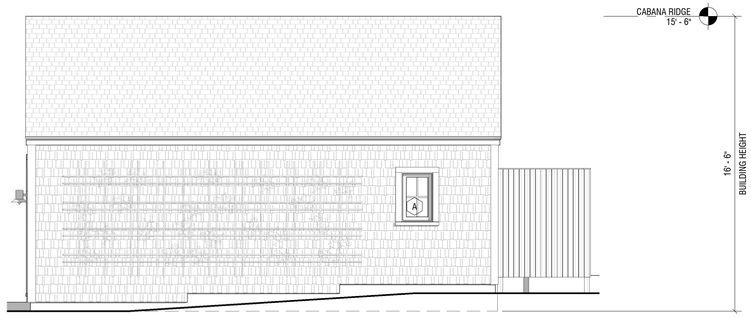
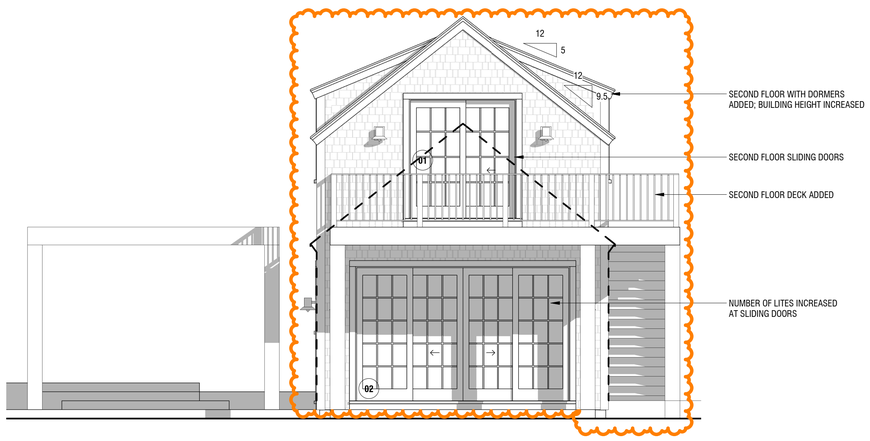
1 HDC APPROVAL 05/14/24 - EAST

1/4" = 1'-0"



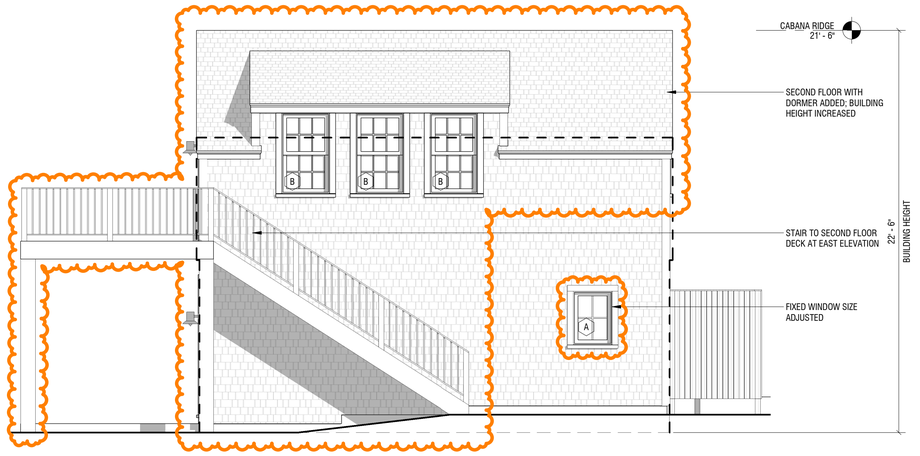
2 HDC APPROVAL 05/14/24 - NORTH

1/4" = 1'-0"



3 ELEVATION - EAST

1/4" = 1'-0"



4 ELEVATION - NORTH

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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SIGN & SEAL

ISSUES

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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

BUILDING ELEVATIONS

HDC-11

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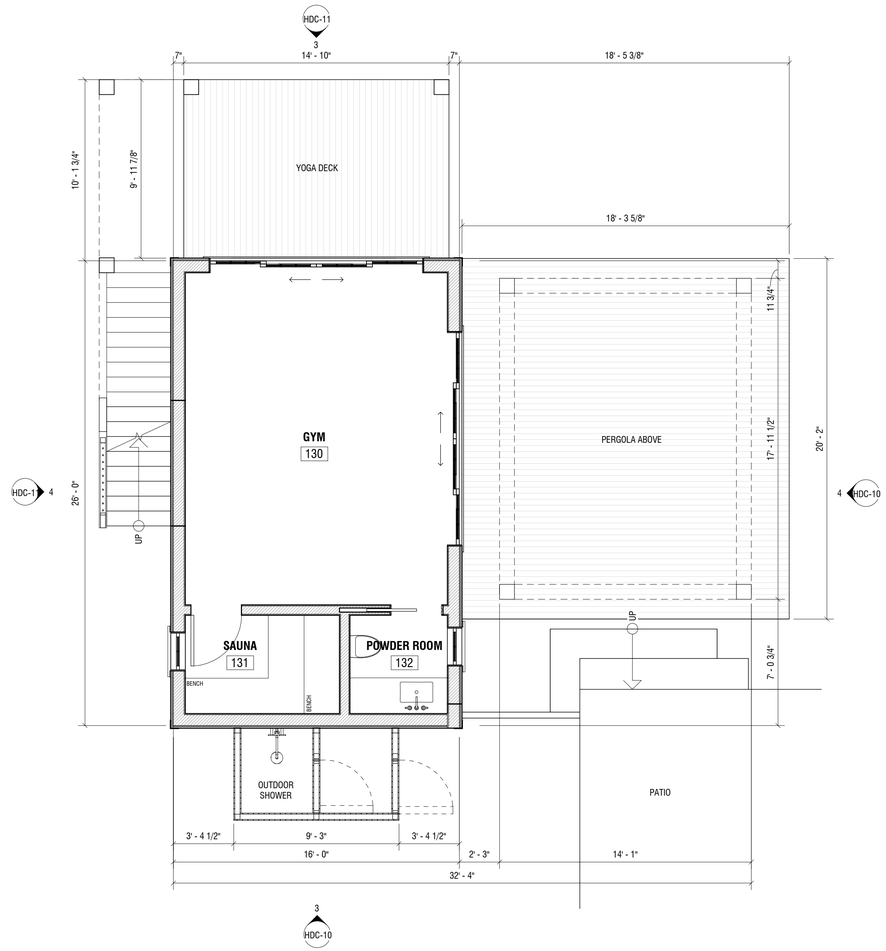

1 FIRST FLOOR PLAN

1/4" = 1'-0"

M39

CABANA

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NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
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SIGN & SEAL

ISSUES

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06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

FIRST FLOOR PLAN

HDC-20

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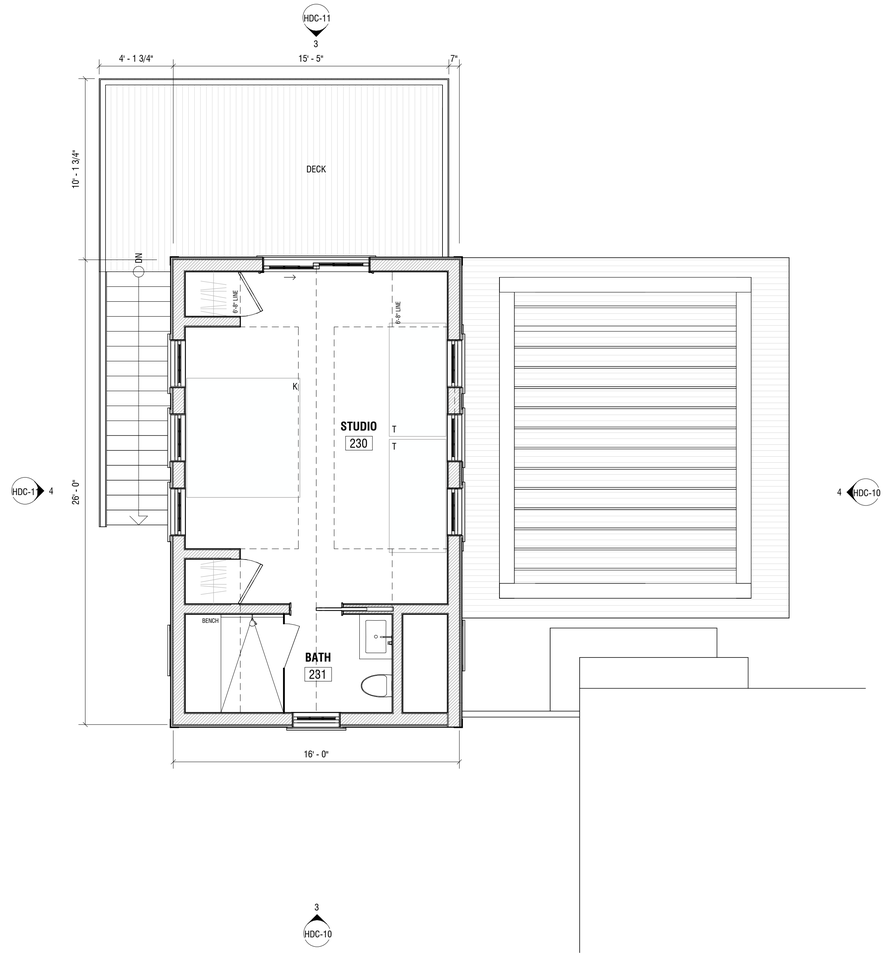

1 SECOND FLOOR PLAN - HDC

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
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ISSUES

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06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

SECOND FLOOR PLAN

HDC-21

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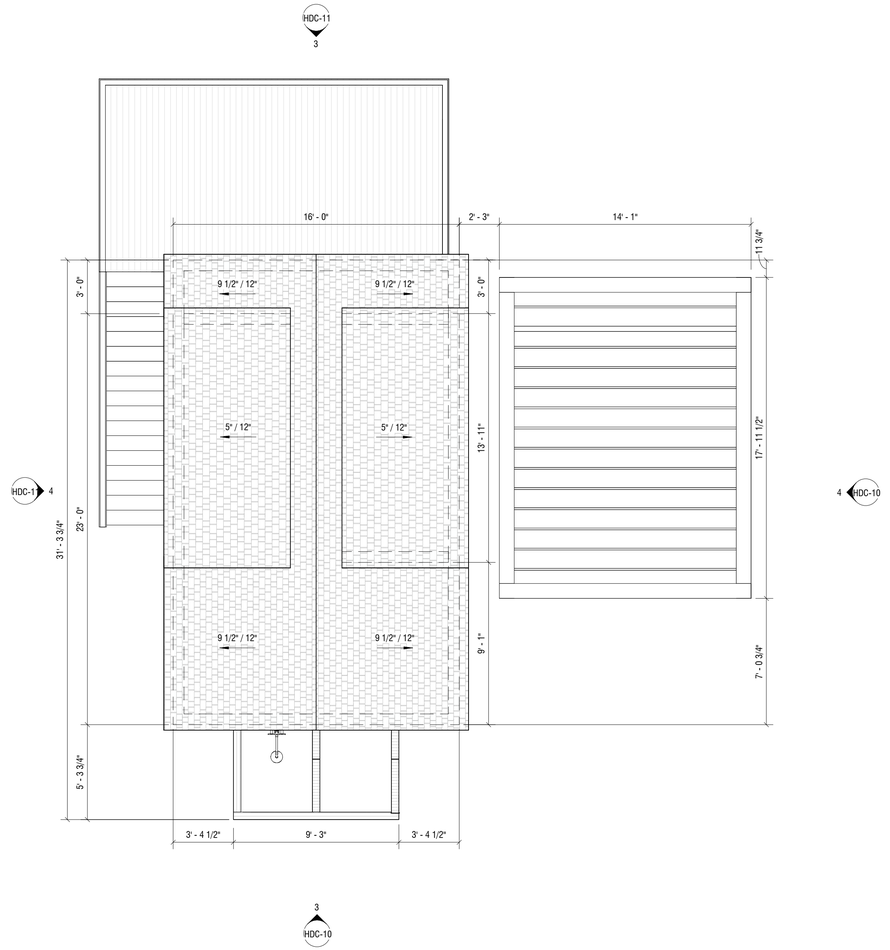

1 ROOF PLAN

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

JEFF & MEGHAN SWENSON
62 Ledgeways, Wellesley, MA 02481

ARCHITECT

WORKSHOP/APD

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REVISIONS

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

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

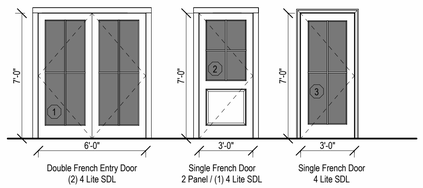
06/03/2024 — Date

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

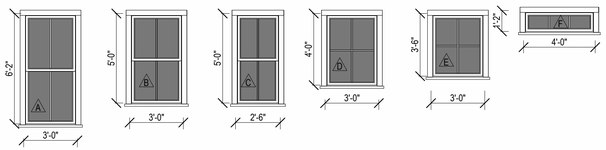


2 Locus Map
1/4" = 1'-0"



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



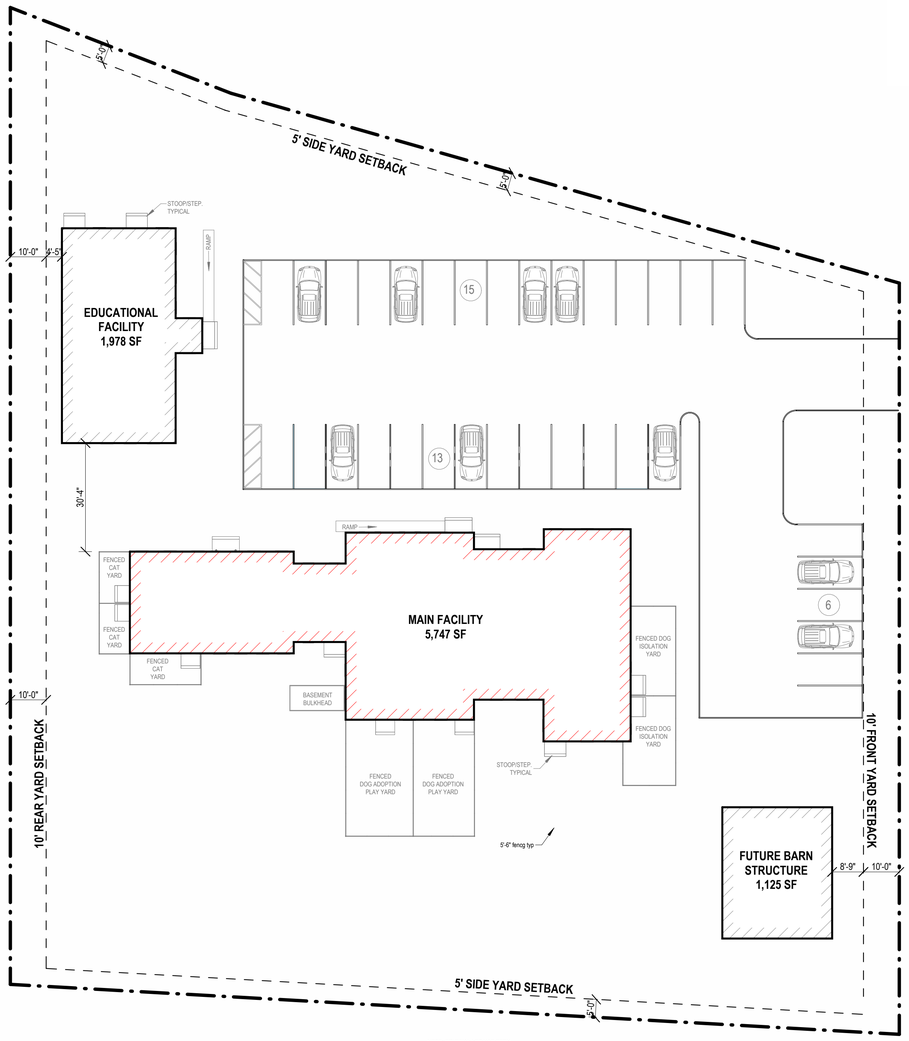
North Elevation



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

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Revisions

First Floor Plan - Main Facility

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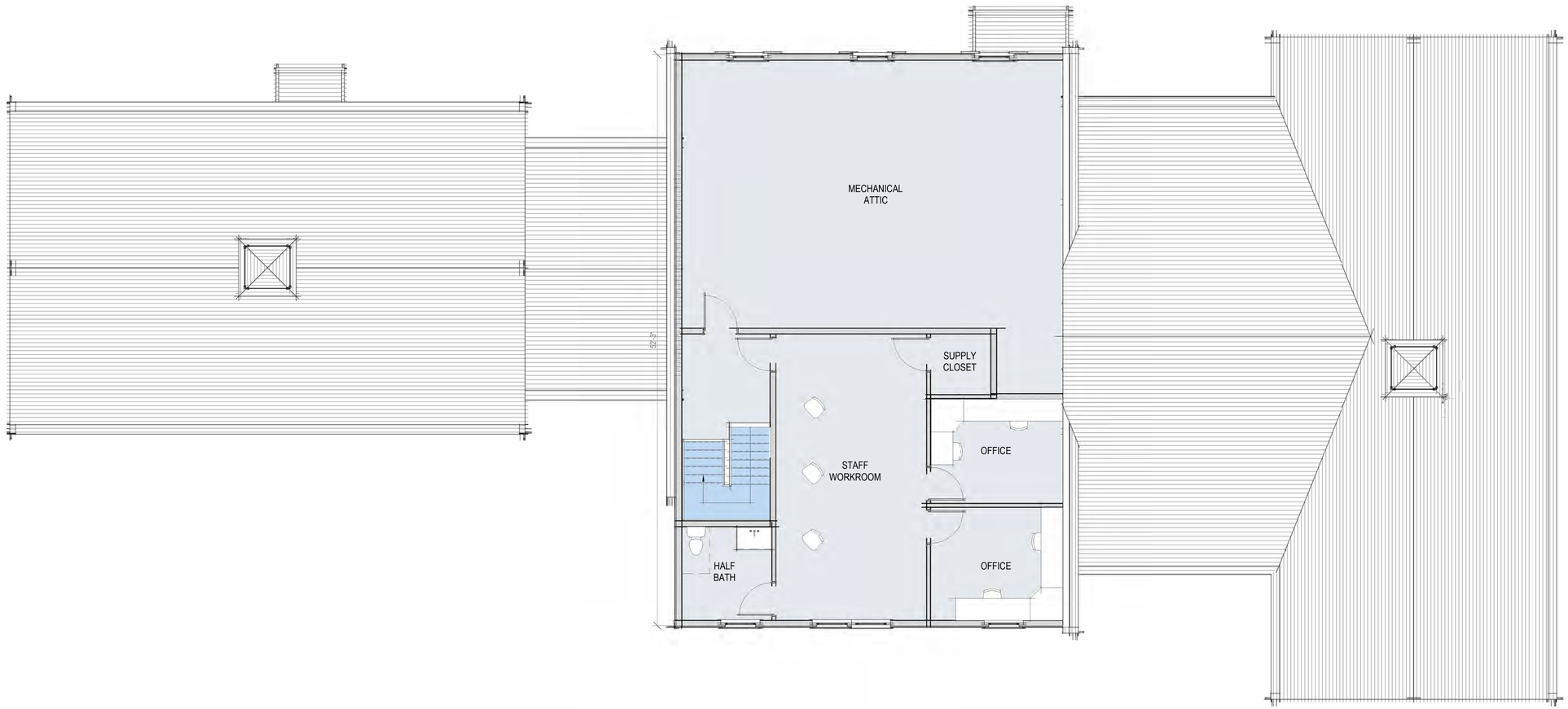
A.101
2306



1 Second Floor Plan - Main Facility
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

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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

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Nantucket, MA 02554

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Revisions

Exterior Elevations - Main Facility

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A.201
2306



1 East Elevation - Main Facility Proposed
3/16" = 1'-0"



2 West Elevation - Main Facility Proposed
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

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emeritus
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Revisions

Exterior Elevations - Main Facility

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A.202

2306



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HDC - New Business Submission
06.03.2024

2306

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emeritus
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Exterior Perspectives - Main Facility

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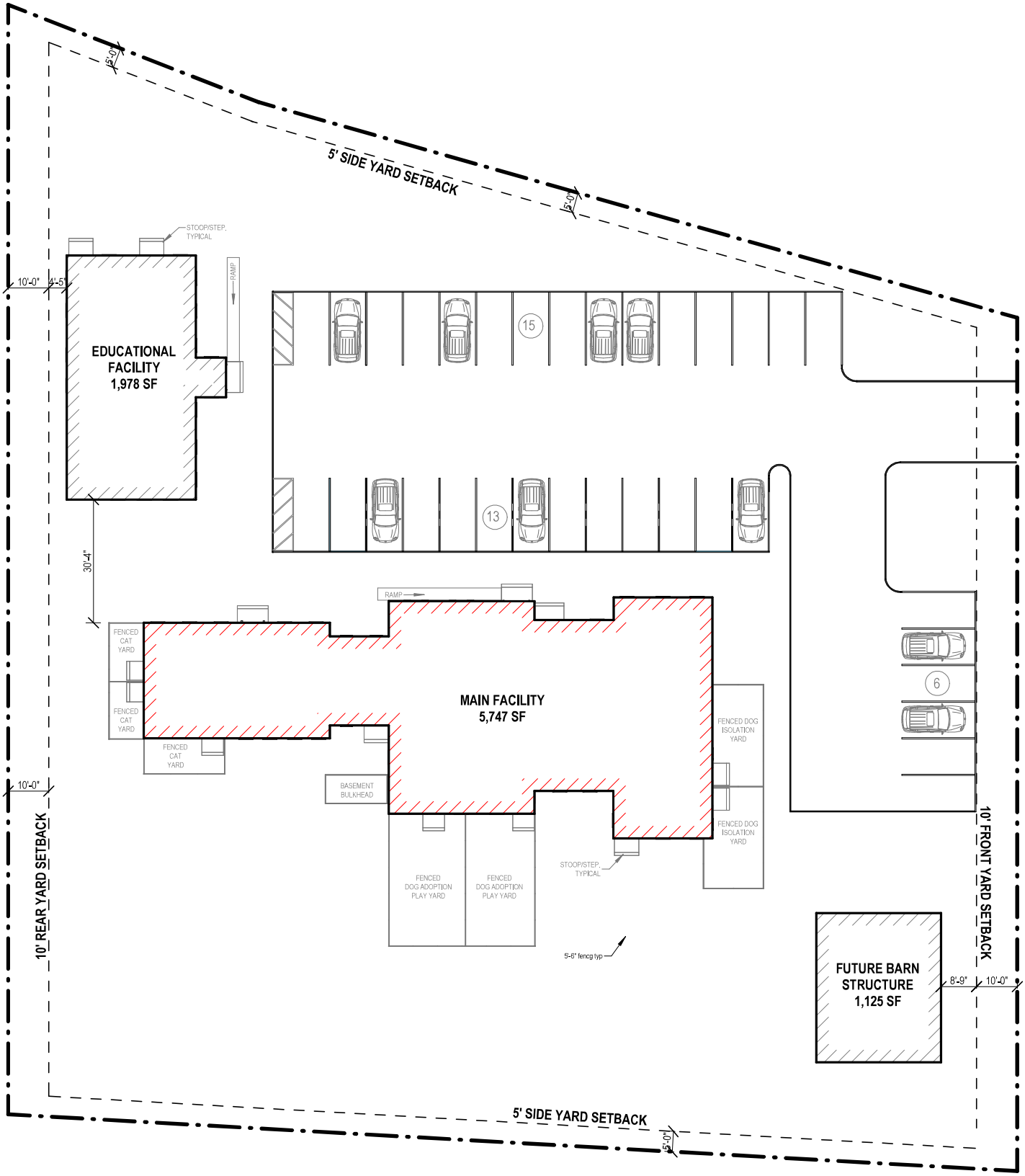
A.301
2306



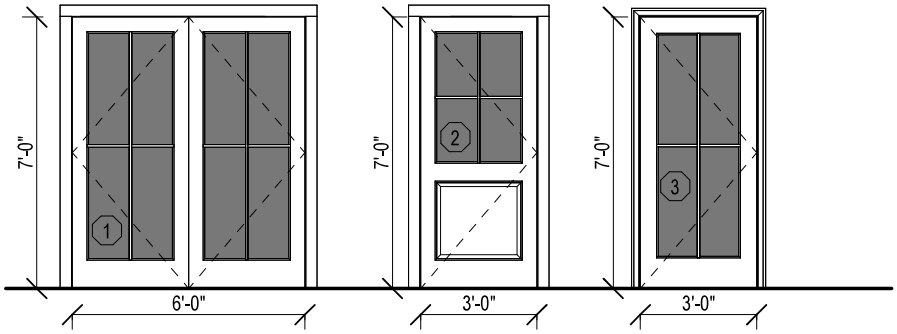
NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"



2 Locus Map

1/4" = 1'-0"



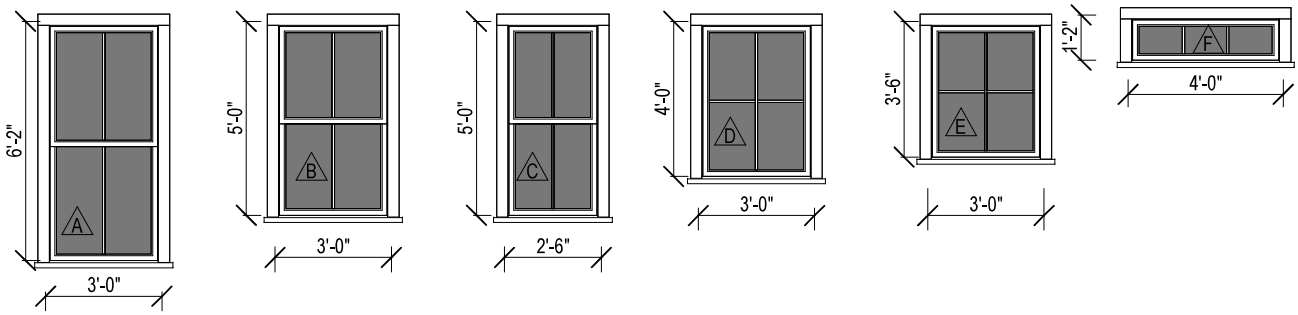
Double French Entry Door
(2) 4 Lite SDL

Single French Door
2 Panel / (1) 4 Lite SDL

Single French Door
4 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Fixed (Cupola)
3 Lite SDL

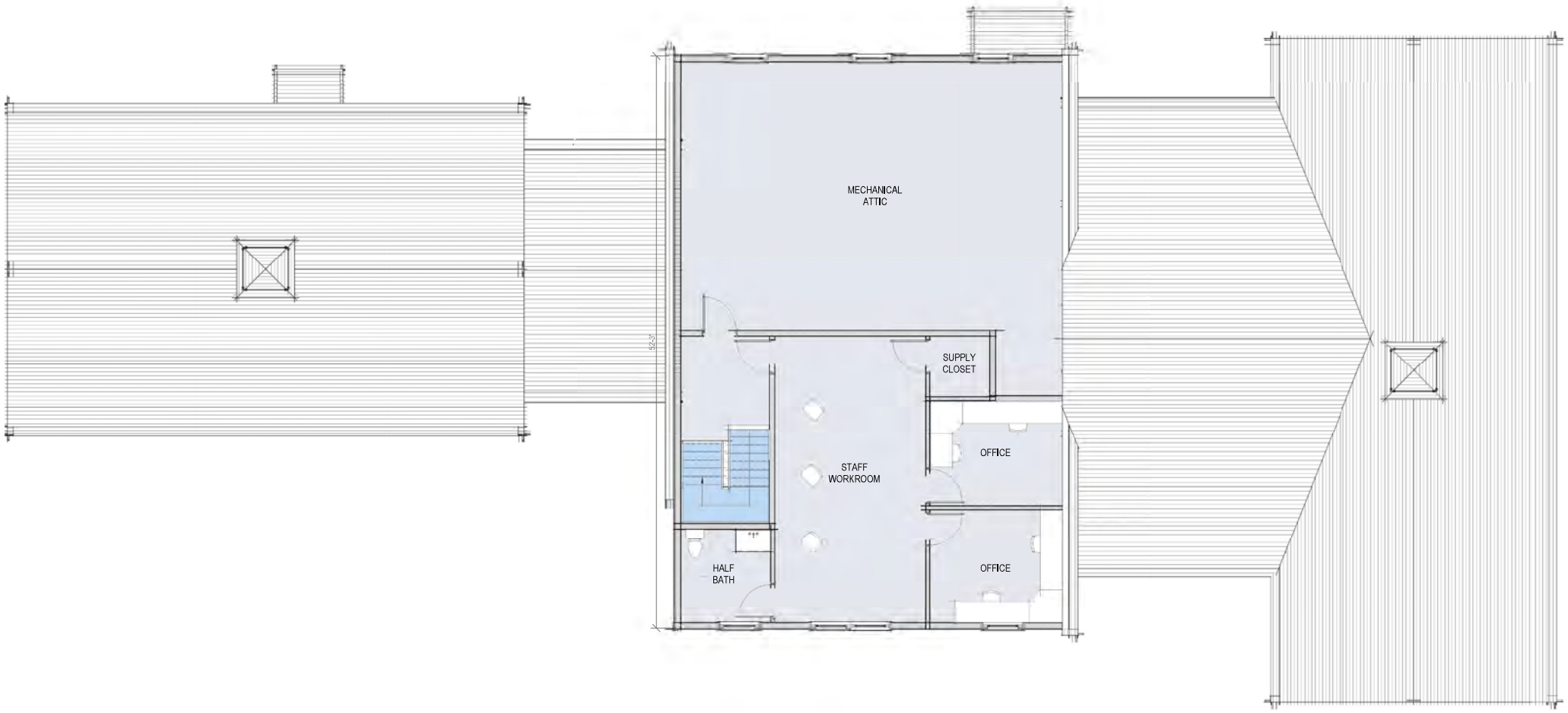
4 Window Legend

1/4" = 1'-0"



1 First Floor Plan - Main Facility
3/16" = 1'-0"

- New Business Submission
.2024



1 Second Floor Plan - Main Facility
3/16" = 1'-0"



1 North Elevation - Main Facility Proposed
3/16" = 1'-0"



2 South Elevation - Main Facility Proposed
3/16" = 1'-0"

024



1 East Elevation - Main Facility Proposed
3/16" = 1'-0"



2 West Elevation - Main Facility Proposed
3/16" = 1'-0"



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 68 Parcel Number: 727

Owner of Record: Nantucket Safe Harbor For Animals Inc

Description of Proposal: Two new structures for Animal Care and Education

Anticipated HDC Submission Date: 6/03/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD
Count:	**7**								

9589 0710 5270 0324 7582 26

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

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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MAY 31 2024 02584 9998

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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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NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

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Postmark Here

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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9589 0710 5270 0324 7582 19

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ 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 _____

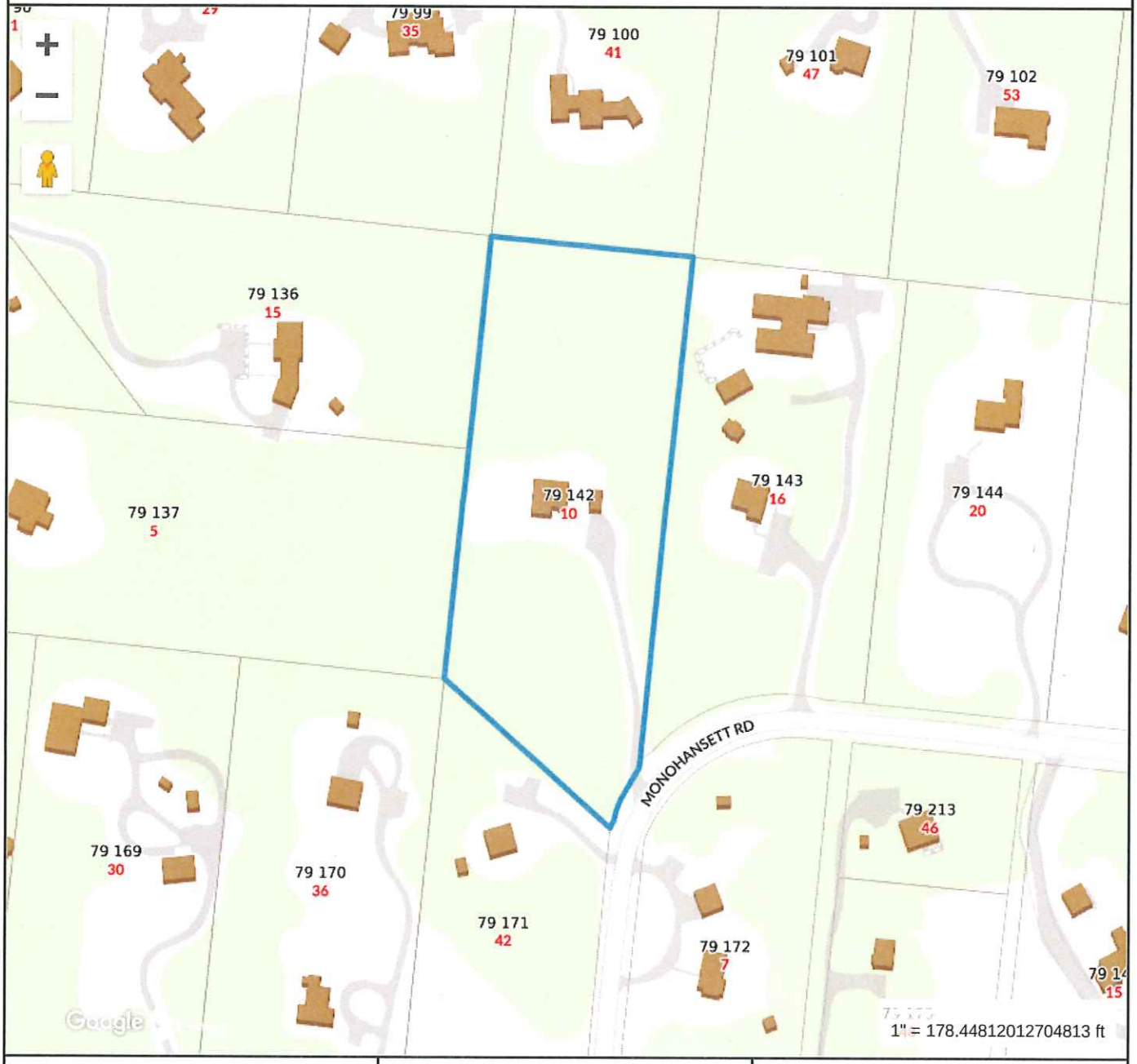
Trim _____ Sash _____ Doors _____

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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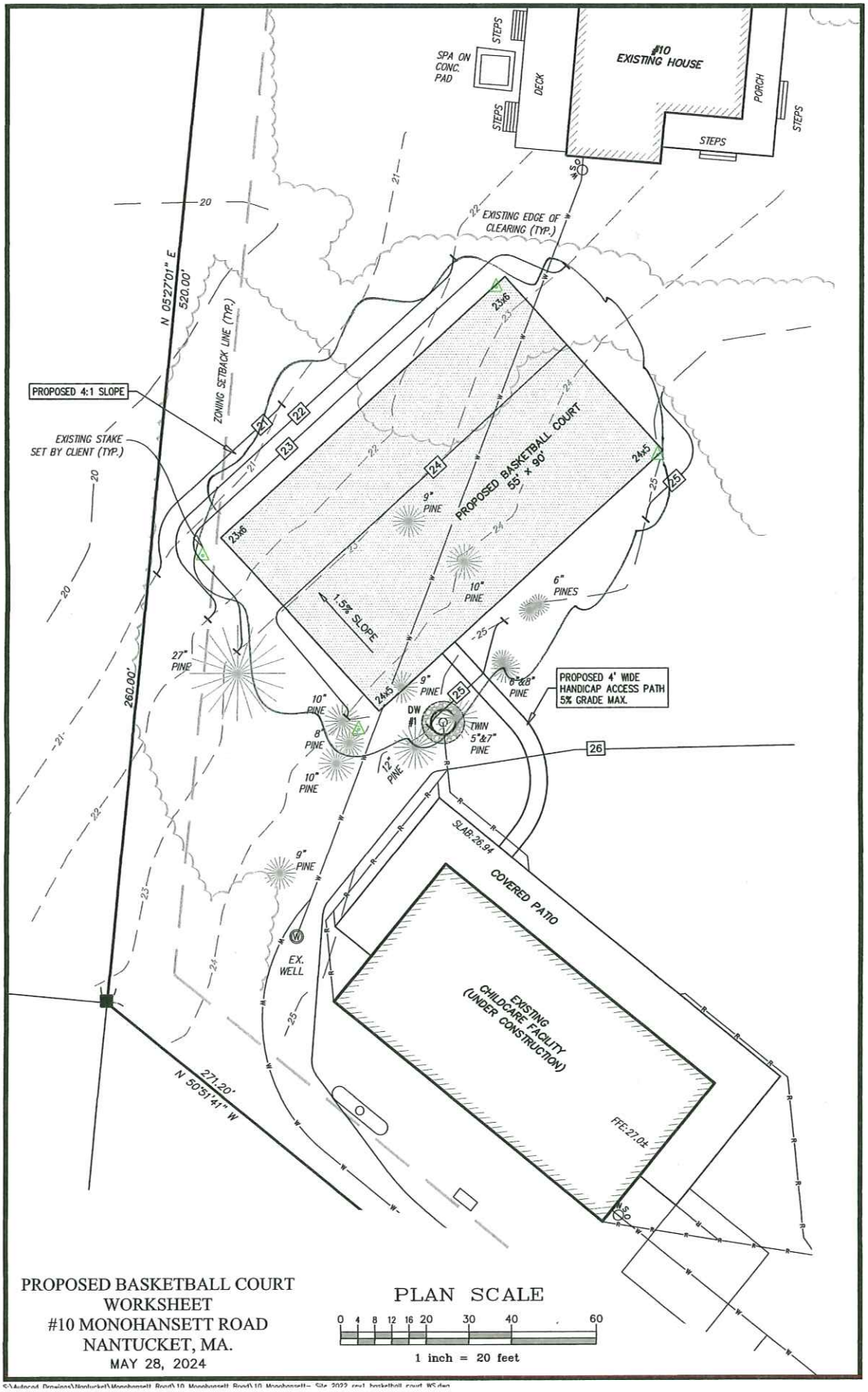


PROPOSED BASKETBALL COURT
WORKSHEET
#10 MONOHANSETT ROAD
NANTUCKET, MA.
MAY 28, 2024

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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 142

Street & Number of Proposed Work: 10 MONOHANSETT ROAD

Owner of record: CHARLES + MARY BRUNO

Mailing Address: 10 MONOHANSETT ROAD NANTUCKET, MA 02554

Contact Phone #: 617-699-7501 E-mail: CRB02554@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation – NEW DRIVEWAY / PARKING AREA
2. South Elevation – PLAYGROUND AREA 30'X40' - HC ACCESS
3. West Elevation – SPORT COURT 40'X60' - CONCRETE 4"
4. North Elevation – WALKWAYS

*Cloud on drawings and submit photographs of existing elevations. – CONDITIONED AIR UNITS = HEAT CONCRETE PAD PUMP. 3

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'8"X4" NEW BOARD
Type: FENCE W/ CEDARS
Length: SCREENING - FOR HEAT PUMPS Location

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ *True Divided Lights(muntins), single pane* ☐ *SDL's (Simulated Divided Lights)* *Manufacturer* _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways COBBLE APRON / GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

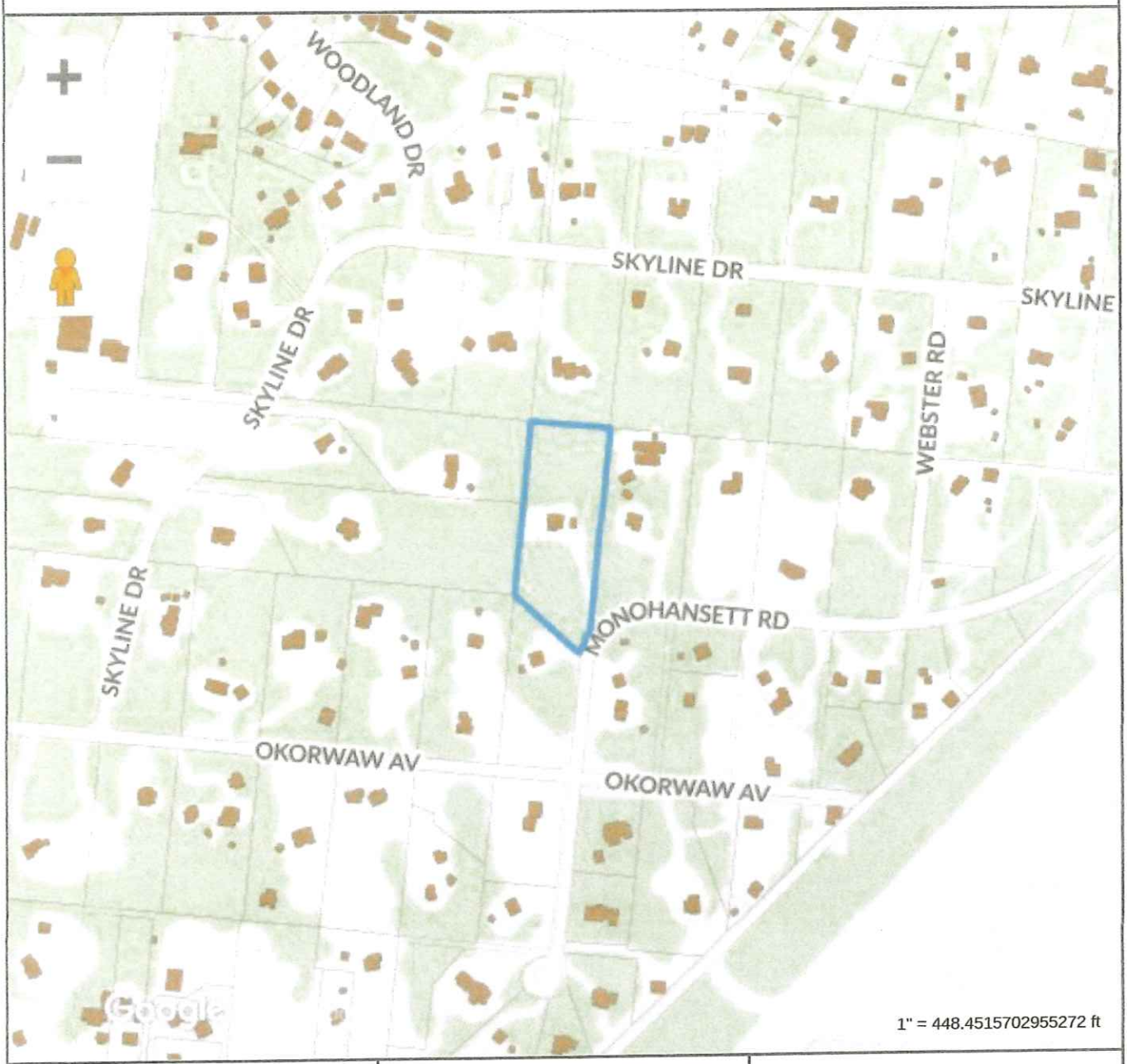
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/24/2024 Signature of owner of record Linda Williams Signed under penalties of perjury

Town and County of Nantucket, MA

March 26, 2024



Property Information

Property ID	7404
Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

MAP FOR REFERENCE ONLY
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Geometry updated 02/08/2024
Data updated Jan. 2021

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Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

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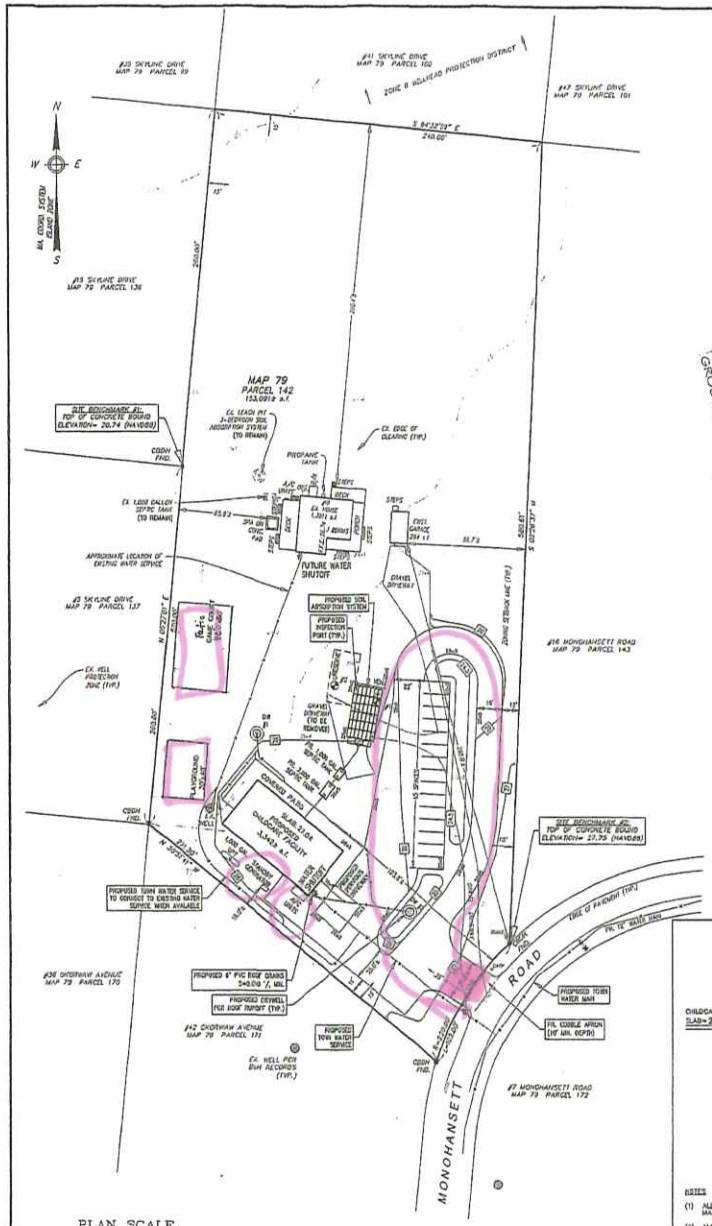
#33 SKYLINE DRIVE
MAP 79 PARCEL 99
#41 SKYLINE DRIVE
MAP 79 PARCEL 100
ZONE B WELLHEAD PROTECTION DISTRICT
#47 SKYLINE DRIVE
MAP 79 PARCEL 101
S 84°32'59" E
248.00'
#13 SKYLINE DRIVE
MAP 79 PARCEL 136
MAP 79
PARCEL 142
153,091± s.f.
SITE BENCHMARK #1:
TOP OF CONCRETE BOUND
ELEVATION= 20.74 (NAVD88)
CCDH FND.
PROPANE TANK
EX. LEACH PIT
3-DEPTH SOIL
ABSORPTION SYSTEM
(TO REMAIN)
EX. EDGE OF
CLEARING (TYP.)
EX. 1,000 GALLON
SEPTIC TANK
(TO REMAIN)
EX. HOUSE
1,391± s.f.
A/C UNIT
SHED
SHED
SHED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE ROAD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIRVIEW RD
VILLANOVA PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIRE.MSP@AOL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2023-12-96682
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation — ADD 2 WINDOWS - CHANGE DOOR STYLE FROM 15LT → 12LT/KICK PANEL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____ 6/6
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN TIME APPROVAL

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 12LT FRENCH/PANEL Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash WHITE TIME Doors WHITE TIME
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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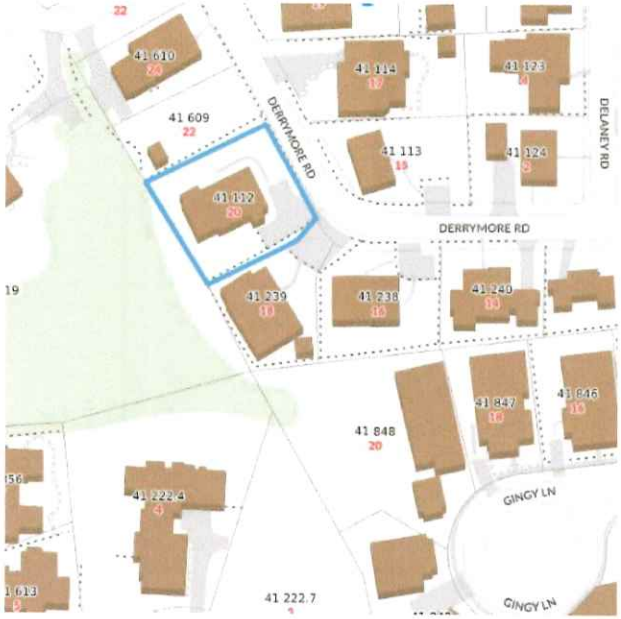
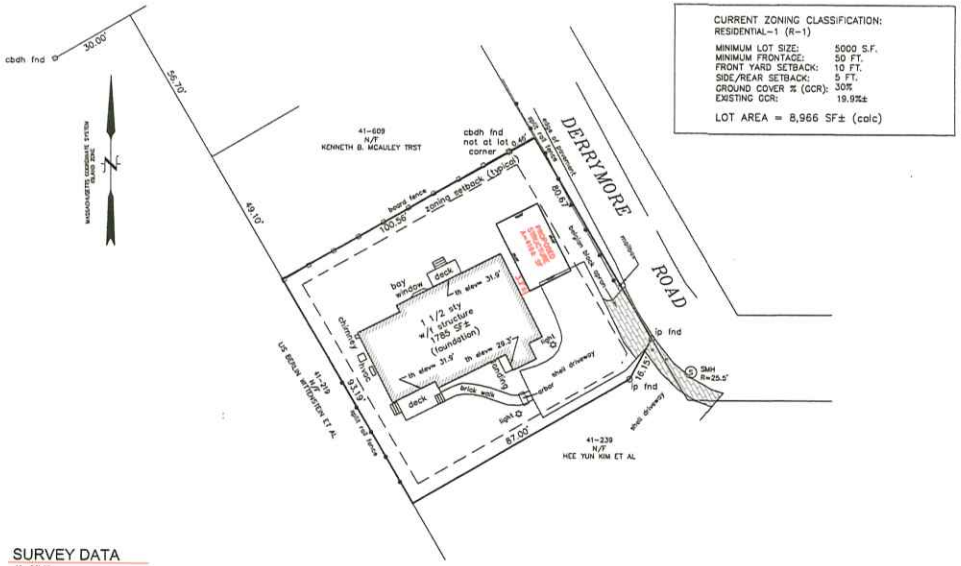
Date 5/5/2024 Signature of owner of record _____ Signed under penalties of perjury



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

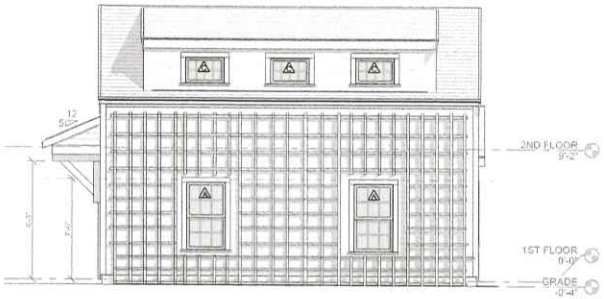
DRAWN Kim
CHECKED



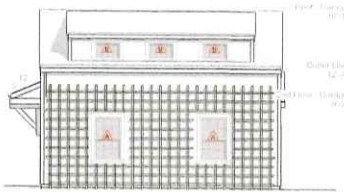
SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



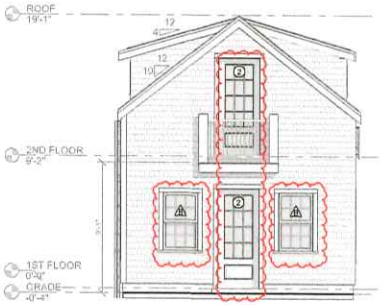
SOUTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



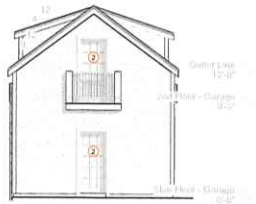
EAST ELEVATION - NO CHANGE
1/4" = 1'-0"



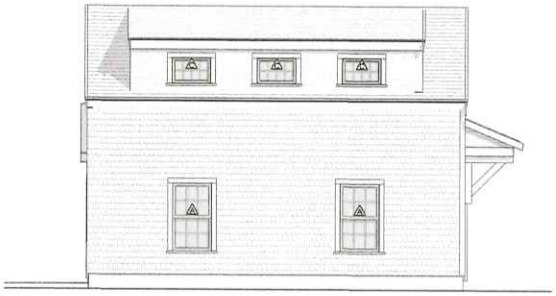
EAST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



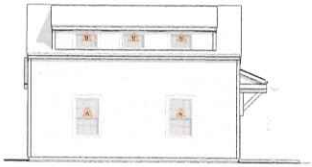
NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



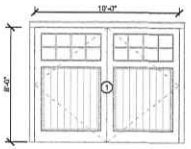
NORTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



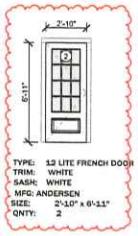
WEST ELEVATION - NO CHANGE
1/4" = 1'-0"



WEST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"

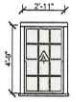


TYPE: 8/8 LITE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MFG: UPSTATE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 10' x 8'
QNTY: 1

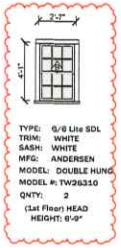


TYPE: 12 LITE FRENCH DOOR
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 2'-10" x 6'-11"
QNTY: 2

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

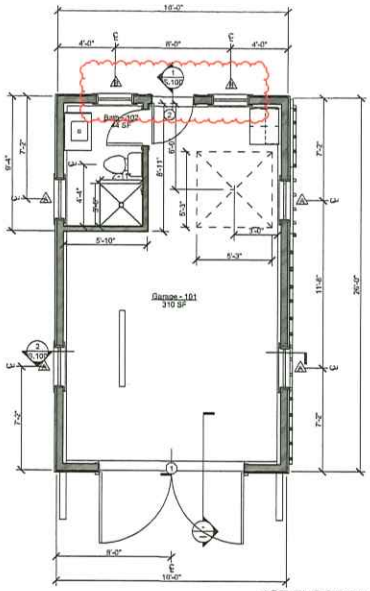
HDC Submission

ELEVATIONS

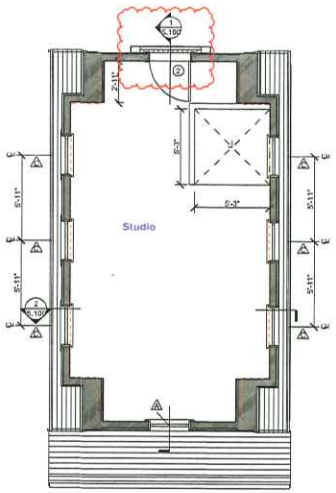
SCALE 1/4" = 1'-0"

A.150

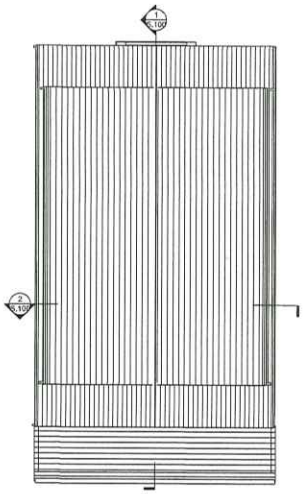
DRAWN Kim



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

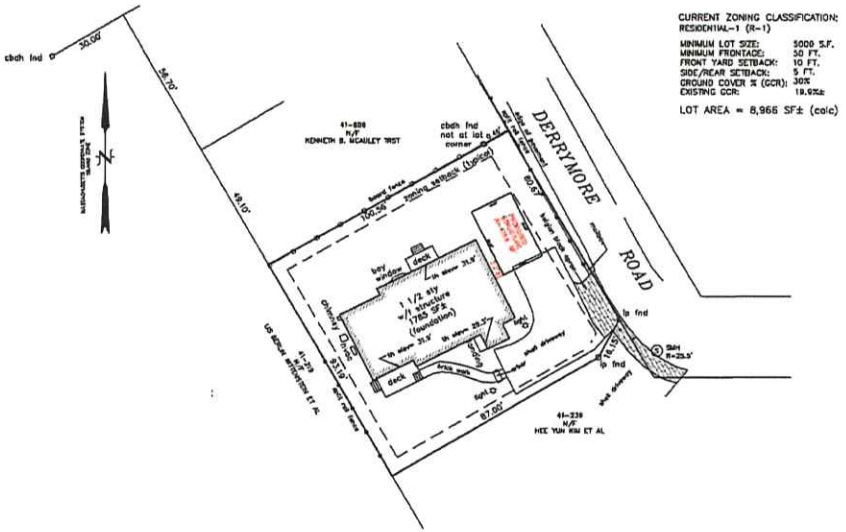
PER EXHIBIT A

EXHIBIT A

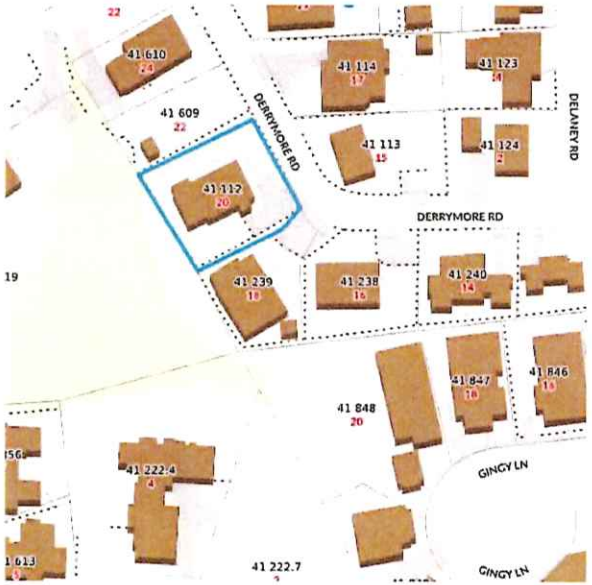
IV. OLD BUSINESS 01/02/2024

	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

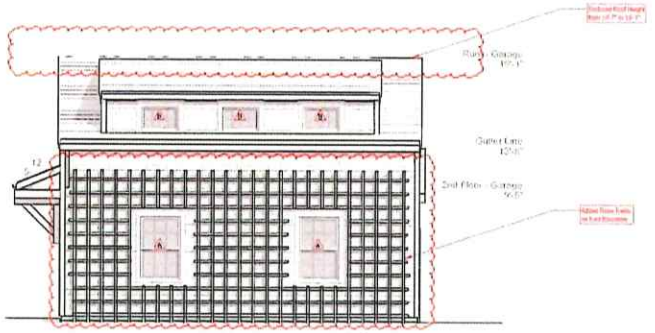
As indicated

A.1.1

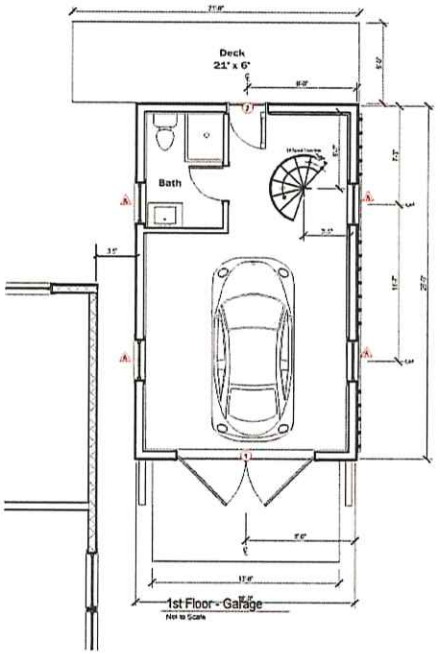
Kim

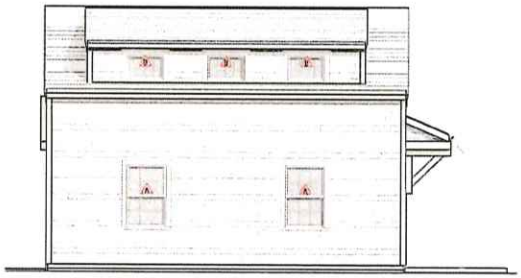


South Elevation - Garage

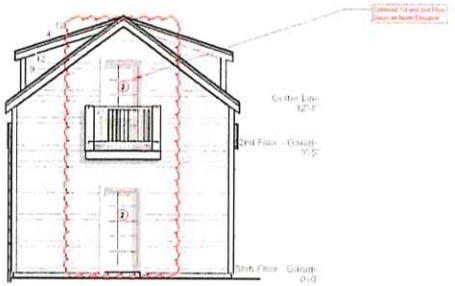


East Elevation - Garage

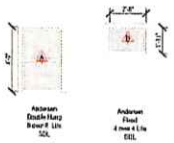




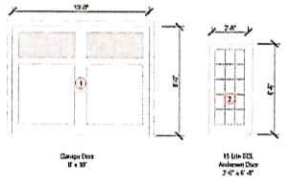
West Elevation - Garage



North Elevation - Garage

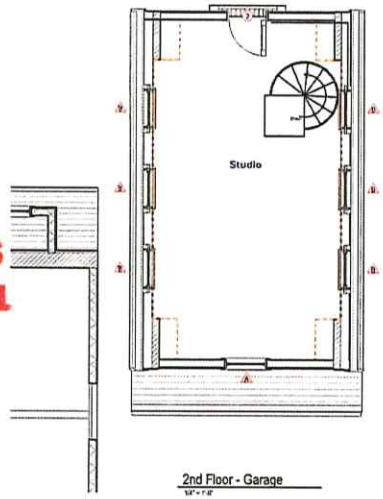


Window Legend



Door Legend

APPROVED
HDC2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2nd Floor - Garage

Structures Unlimited

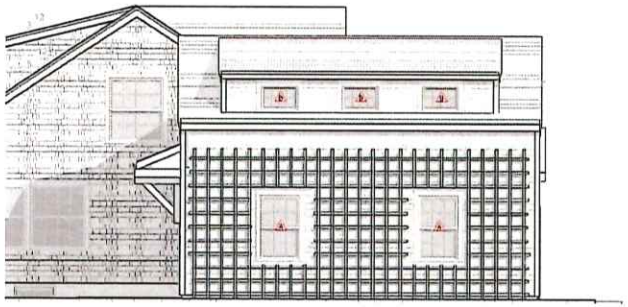
Pearlstein Residence - 20 Derrymore Rd

Manchester, MA 01944

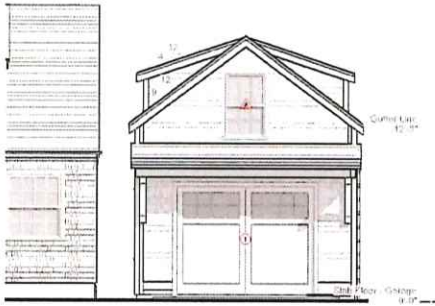
HDC Submission

Garage Elevations

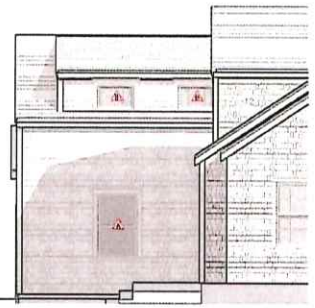
A.1.2



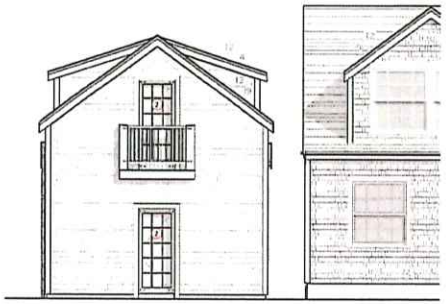
East Elevation - H + G



South Elevation - H + G



West Elevation - H + G

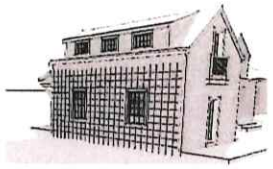


North Elevation - H + G



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

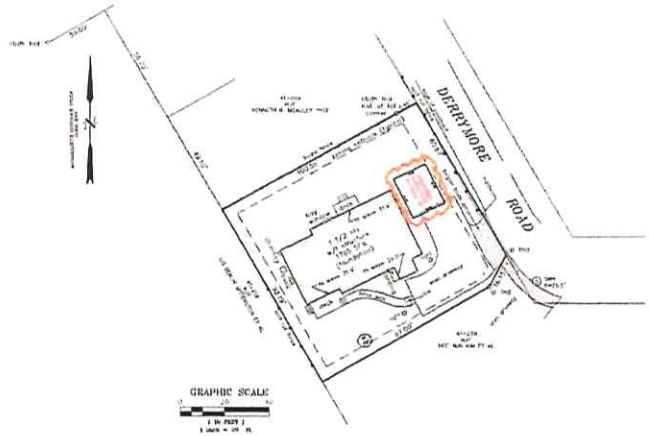
STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

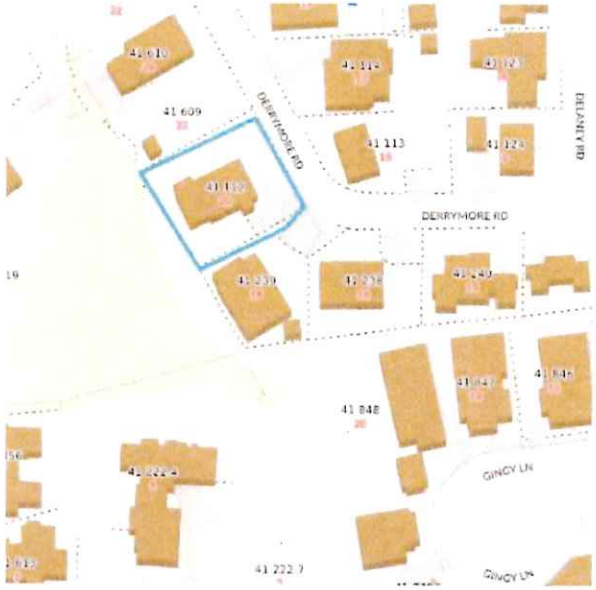
	Date of Drop Off & Sign In submission at Front Desk 1/31/2024
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable 20 DERRYMORE RD – 20
	Meeting Approval Date: 1/9/2024 Copy of Minutes (application item circled) WAIVED
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site 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
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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

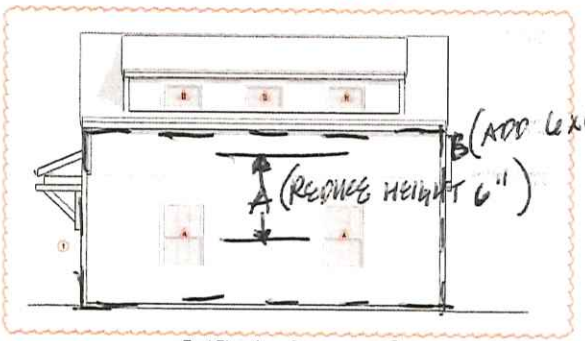
Survey and Locas Map

A.1.1

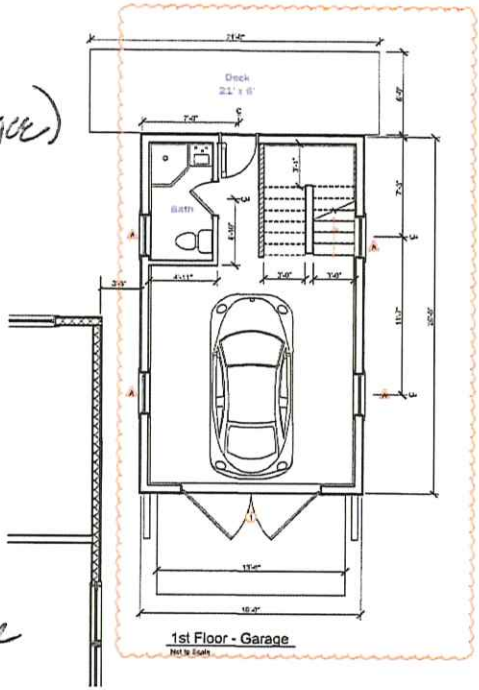
EXHIBIT A



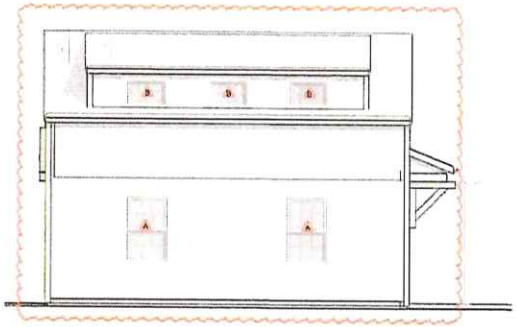
South Elevation - Garage



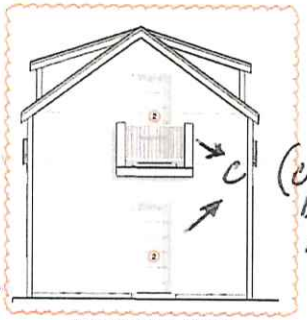
East Elevation - Garage



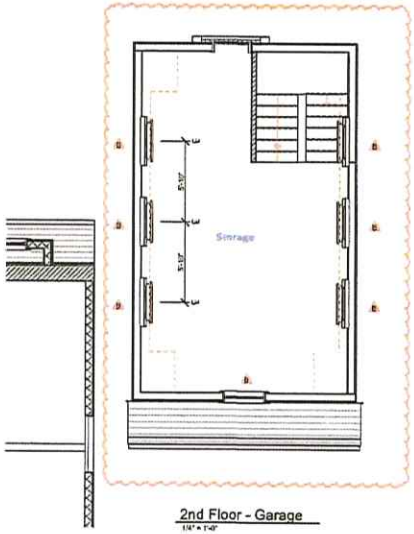
1st Floor - Garage



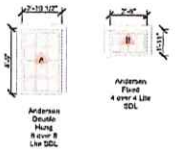
West Elevation - Garage



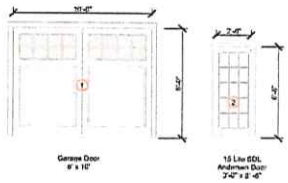
North Elevation - Garage



2nd Floor - Garage



Window Legend



Door Legend

RECEIVED
BY
DEC 27 2023

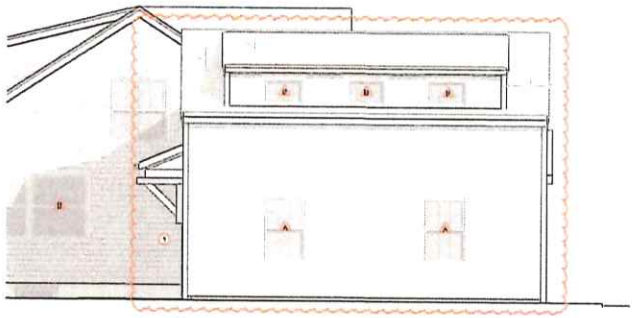
Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

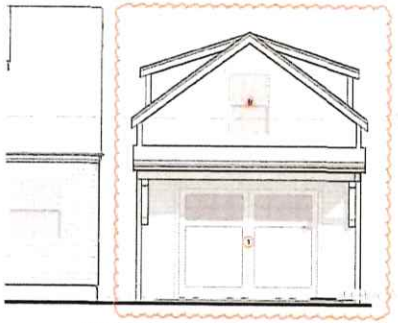
Garage Elevations

A.1.2

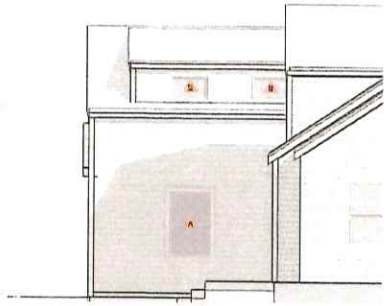
HDC Submission



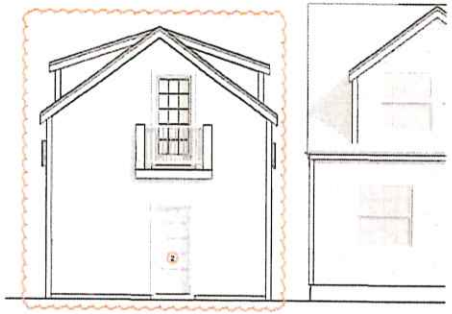
East Elevation - H + G
1/4" = 1'-0"



South Elevation - H + G
1/4" = 1'-0"



West Elevation - H + G
1/4" = 1'-0"



North Elevation - H + G
1/4" = 1'-0"



Southeast View from Derrymore Rd
Not to Scale



Northeast View from Derrymore Rd
Not to Scale

RECEIVED
DEC 27 2023
By

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

	10/06/21
	23/10/25
1	Date 1

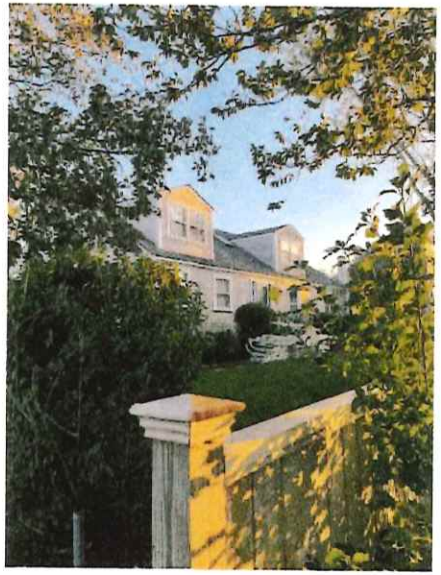
HDC Submission

Garage Elevations

A.1.3







20 Derrymore Road





Cliff Road

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

HDC Submission

Photographs

A.1.4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

Scanned copy

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 86C

Street & Number of Proposed Work: 6 BEACHGRASS RD

Owner of record: NANTUCKET PROPERTY OWNER

Mailing Address: 100 CONIFER HILL DR - STE 304 DANVERS, MA 01923

Contact Phone #: 978-594-1946 E-mail: TAMARASELLS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — CHANGE SASH FROM SANDTONE TO WHITE
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

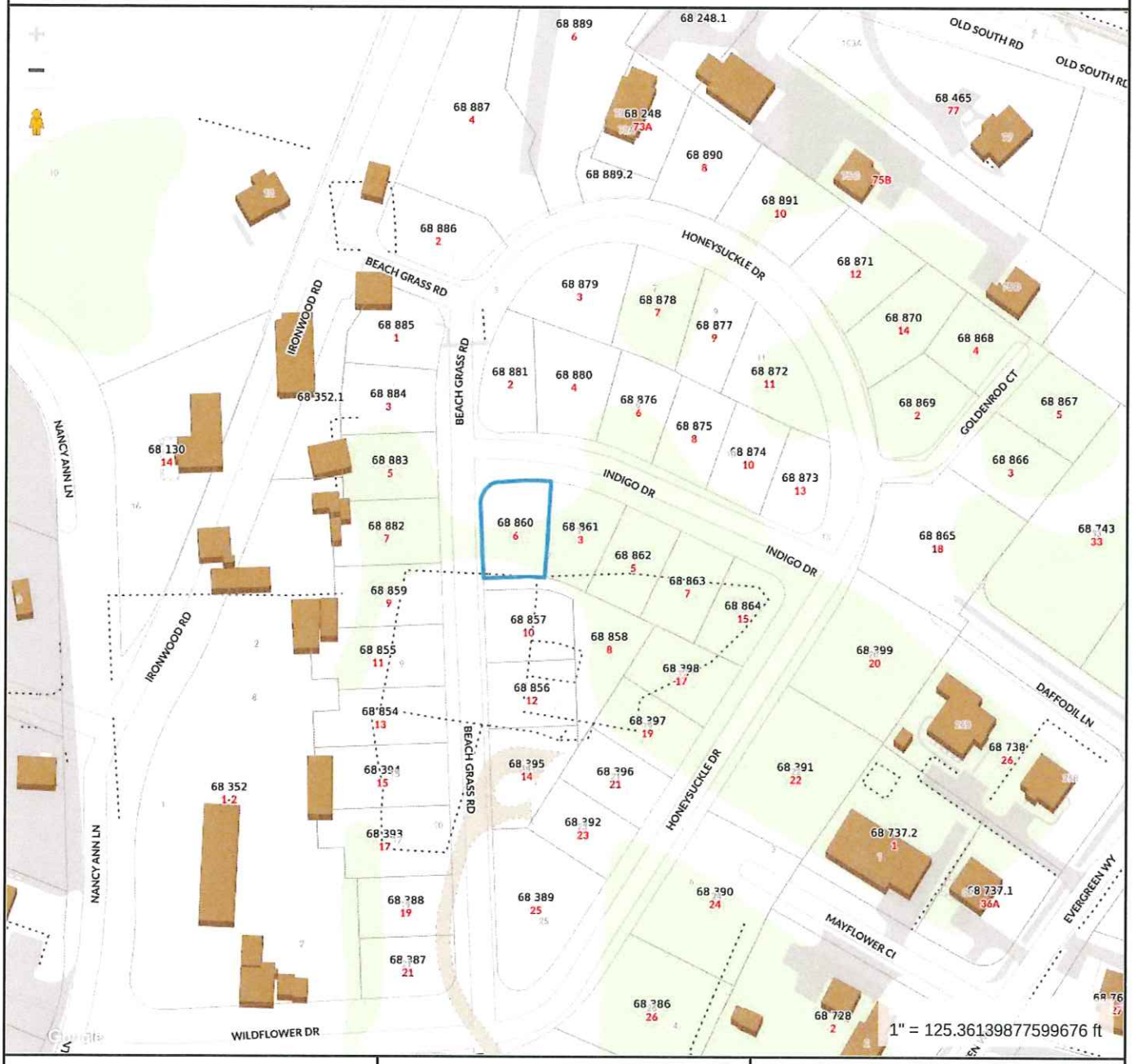
Trim _____ Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/3/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	190206
Location	6 BEACH GRASS RD
Owner	NANTUCKET PROPERTY OWNER LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.









CERTIFICATE NO: HDC2022-08-6933 DATE ISSUED: _____

Duplex Lot 82

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 800

Street & Number of Proposed Work: 60 BOOTH GRASS ROAD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: C/O KEMSLEY
100 COUEE HILL DR - UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORA SELLS HOMES @COMCAST.NET

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 611.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SAND TONE SASH

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other DUPLEX

Size of Structure or Addition: Length: 51'6" Sq. Footage 1st floor: ~~1528~~ 1528
Width: 41'6" Sq. footage 2nd floor: 1528
Sq. footage 3rd floor: _____

Decks/Patio: Size: 36"X 5' ☒ 1st floor ☐ 2nd floor
Size: 36"X 5' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0-8" South 0-8" East 0-8" West 0-8"
Height of ridge above final finish grade: North 28'2" South 28'2" East 28'2" West 28'2"

Additional Remarks: NEW DUPLEX - AFFORDABLE

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame FRONT 1X6 REST = 1X4 Columns/Posts: Round _____ Square 6"X6" WRAPPED

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 4/0 + 4'X + 4'6" ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 15 LT Side 15 LT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS REV 11/21/2022

Sidewall NTW
Trim NANTUCKET GRAY
Deck NTW
Clapboard (if applicable) _____
Sash WHITE SANDTONE
Foundation GRAY
Roof COLONIAL SLATE/PEWTER WEED
Doors FRONT BLACK
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/21/2022 Signature of owner of record _____ Signed under penalties of perjury

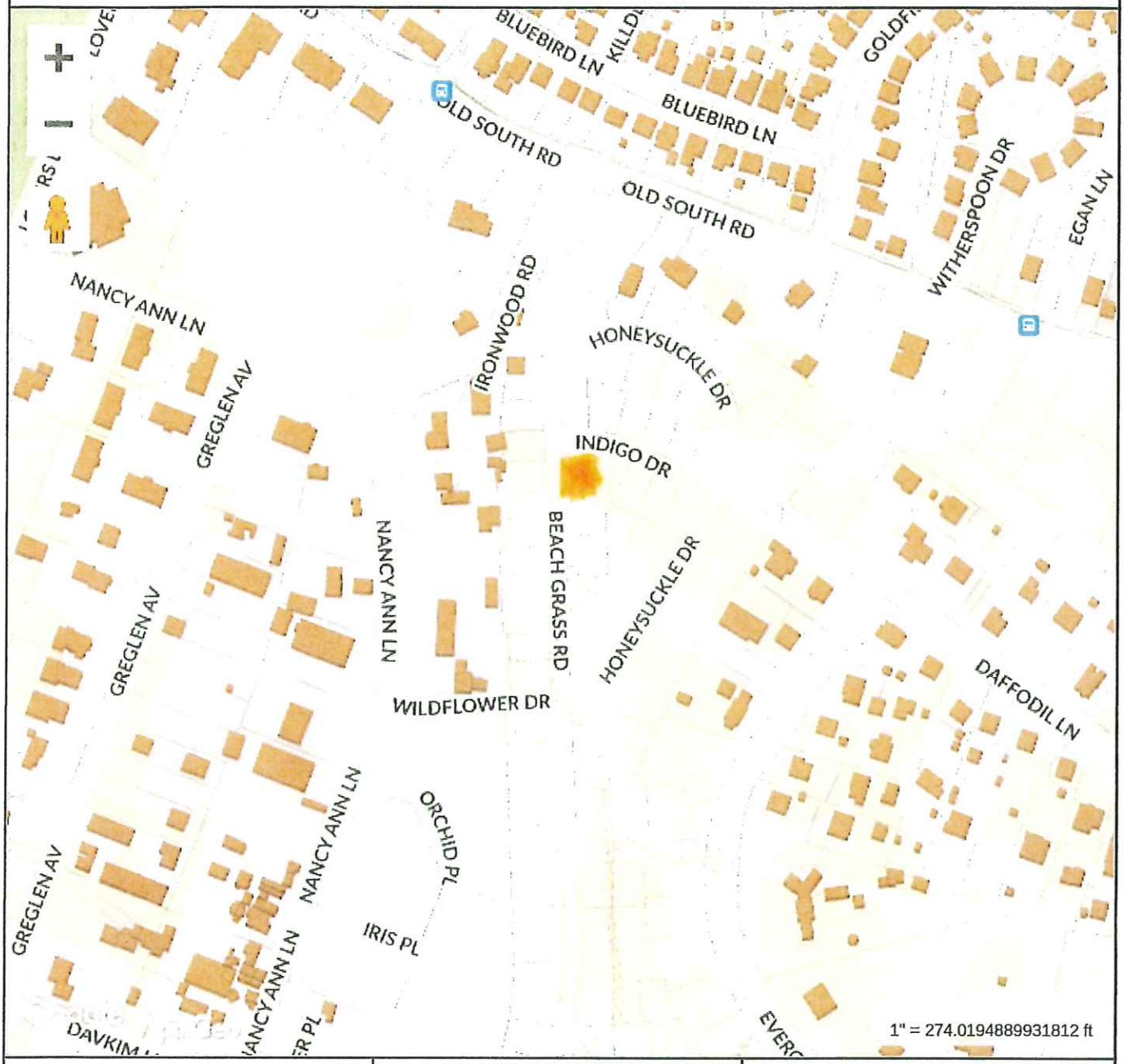
STAFF

12. Nt Property Owner 08-6933	6 Beach Grass Lot 82	New duplex		68/860	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:02)	**Williams** – Presented project; this is on a corner. No concerns.				
Motion	**Motion to Approve through staff with sandtone sash. (Welch)**				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Pohl-aye			Certificate #	HDC2022-08-6933
13. NHA Properties Inc. 08-6928	8 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:06)	**Williams** – Presented project. **Oliver** – This and 12 Honeysuckle are the same model. No concerns. **Welch** – The front door headcasing should be deeper.				
Motion	**Motion to Approve through staff with the front door headcasing to be deeper. (Welch)**				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	HDC2022-08-6928
14. NHA Properties Inc. 08-6926	12 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:09)	**Williams** – Mirror image same model. **Thornewill** – She'd like Essex green sash and door, quaker grey trim,				
Motion	**Motion to Approve through staff with the front door headcasing to be deeper and Essex green sash and door and Quaker grey trim. (Welch)**				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Pohl-aye			Certificate #	HDC2022-08-6926
15. NHA Properties Inc. 08-6927	10 Honeysuckle Drive	New dwelling		68/8	Linda Williams
Voting	Pohl, Welch, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (2:12)	**Williams** – Sandstone windows, cobblestone trim and grey door. No concerns.				
Motion	**Motion to Approve through staff with the front door headcasing deeper. (Oliver)**				
Roll-call Vote	Carried //Thornewill, Welch, Oliver, and Poh-aye			Certificate #	HDC2022-08-6927

APPROVED
HDC2022-08-6933
NO Exterior Change.
Without HDC Approval

XIII. OTHER BUSINESS

Approved Minutes Motion Roll-call vote	None
Review Minutes	August 15, 2022
Other Business	• Next HDC Meeting: **Tuesday, August 30TH @ 4:00 pm** Hybrid – Zoom & 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

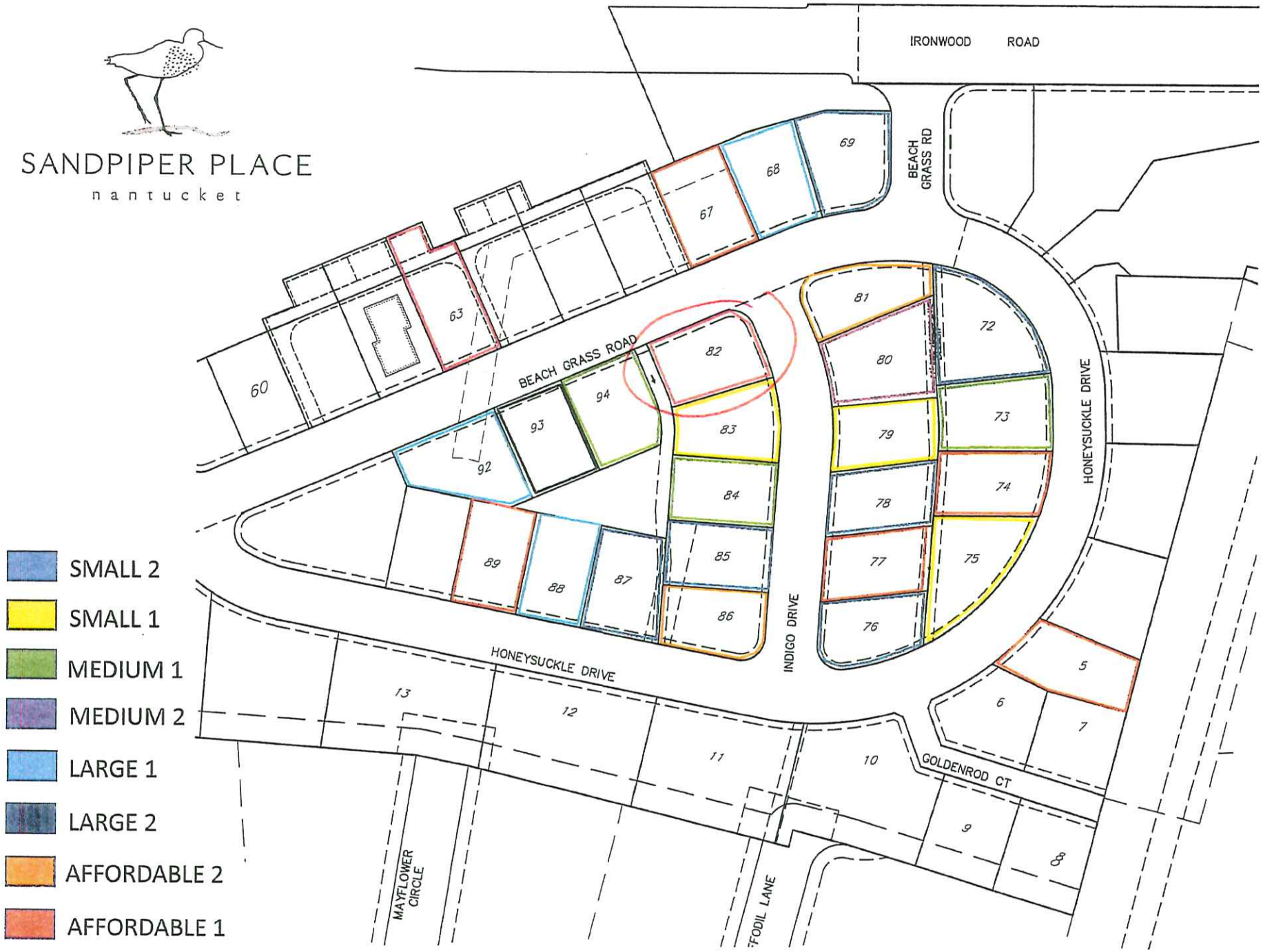
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SANDPIPER PLACE

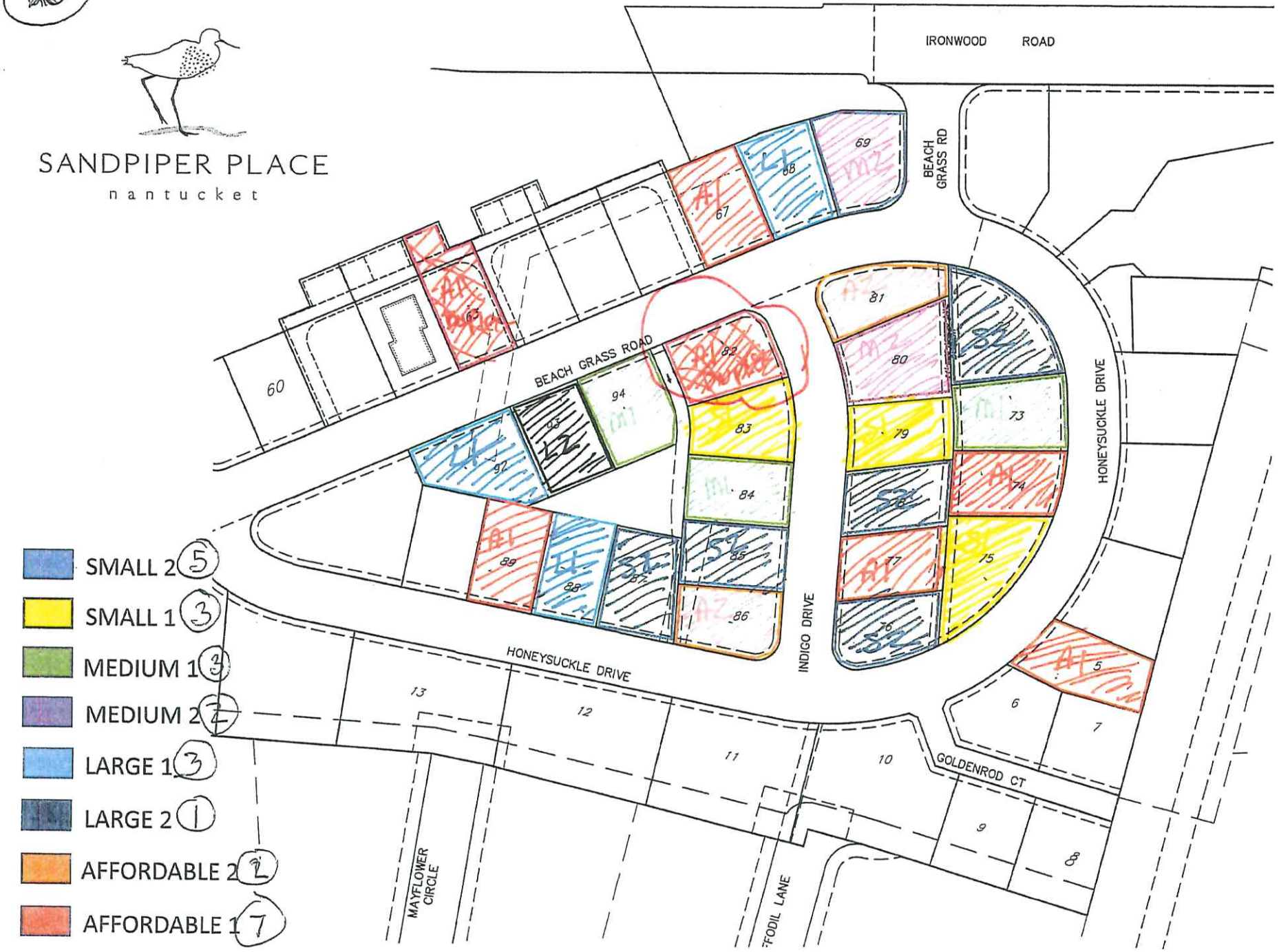
nantucket



26

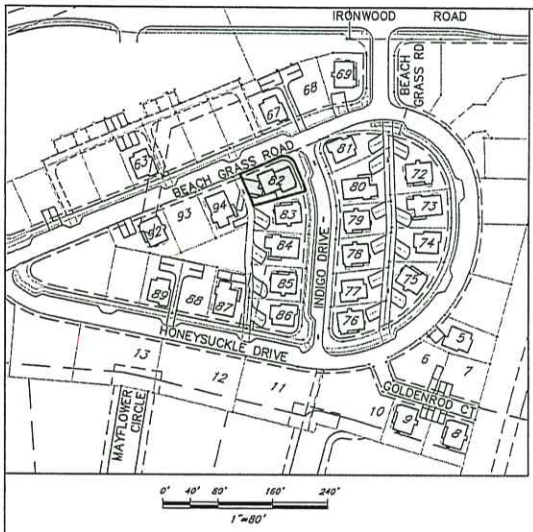
SANDPIPER PLACE

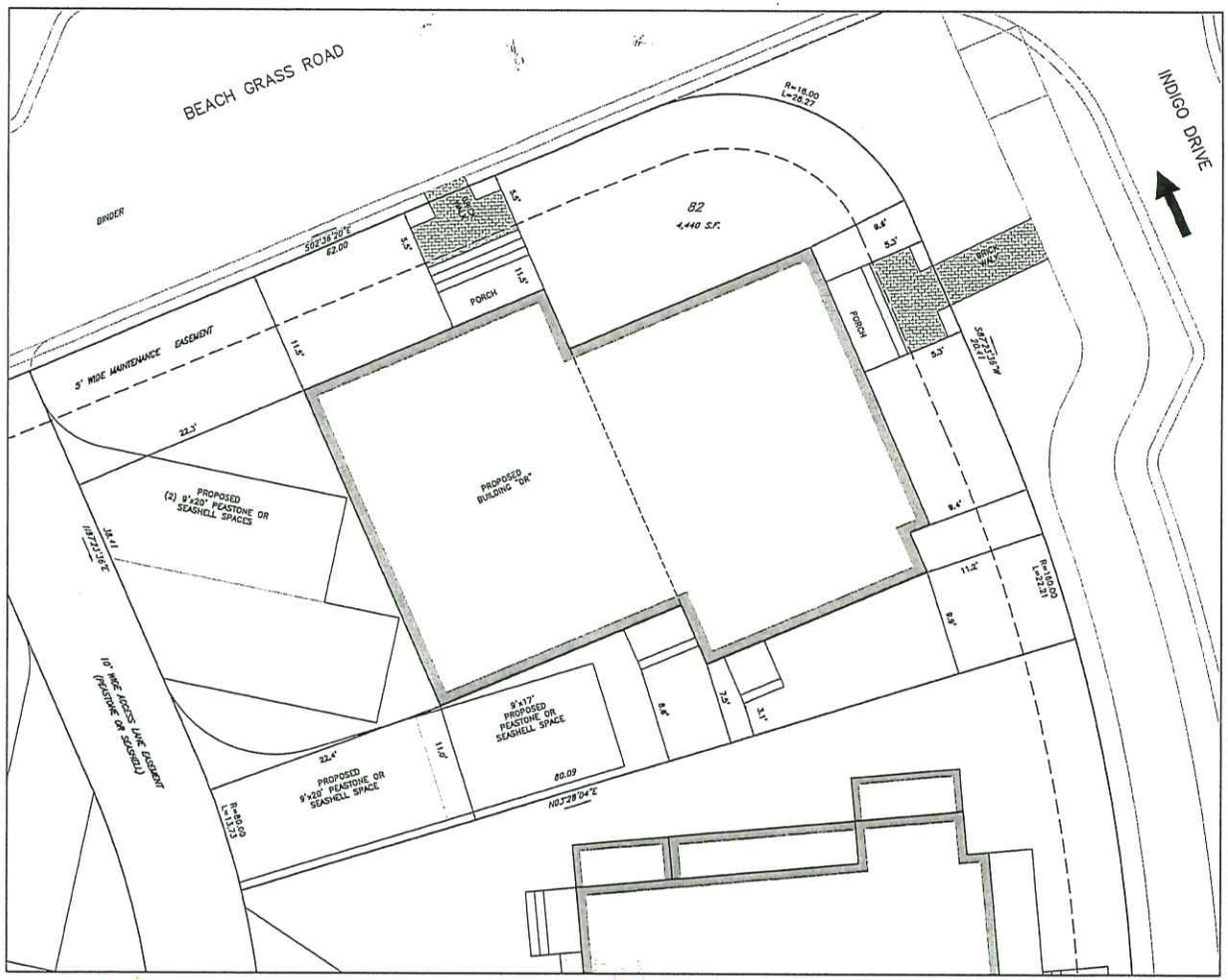
nantucket

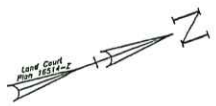




BEACH GRASS ROAD (82, 94, 93, 92)







ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

APPROVED

HDC 2022-08-6933

No Exterior Changes
Without HDC Approval

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map ID: 68 860

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.248.2500
Fax: 781.248.7590
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:

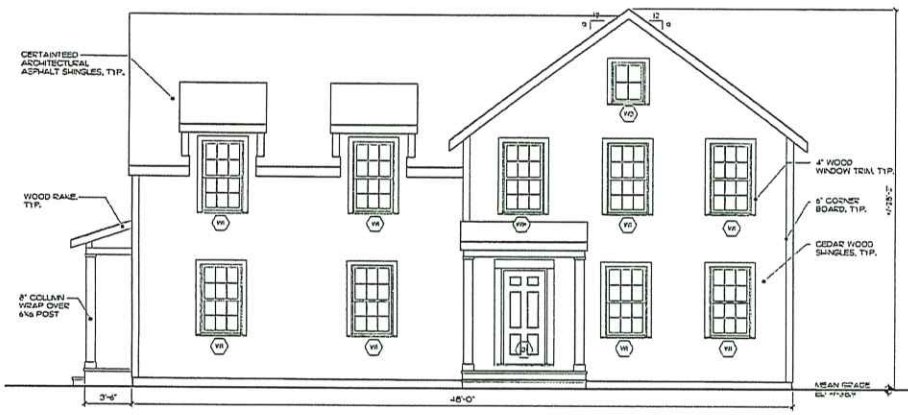
SITE PLAN
6 BEACH GRASS ROAD
SANDPIPER II
NANTUCKET, MASS.

Seal:

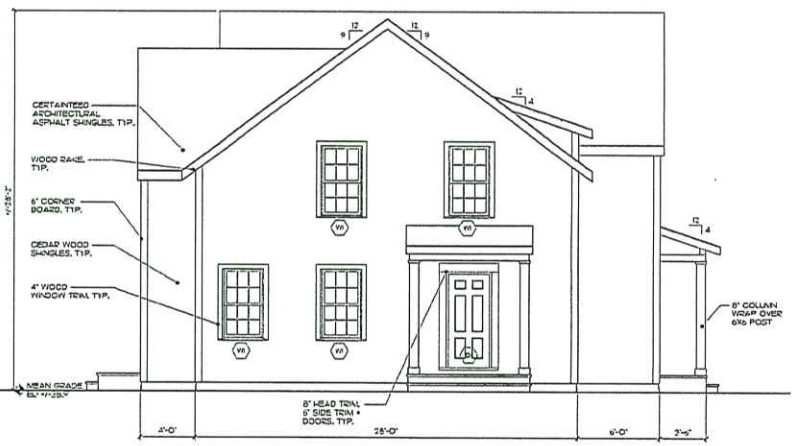
Drawing No.:

C1

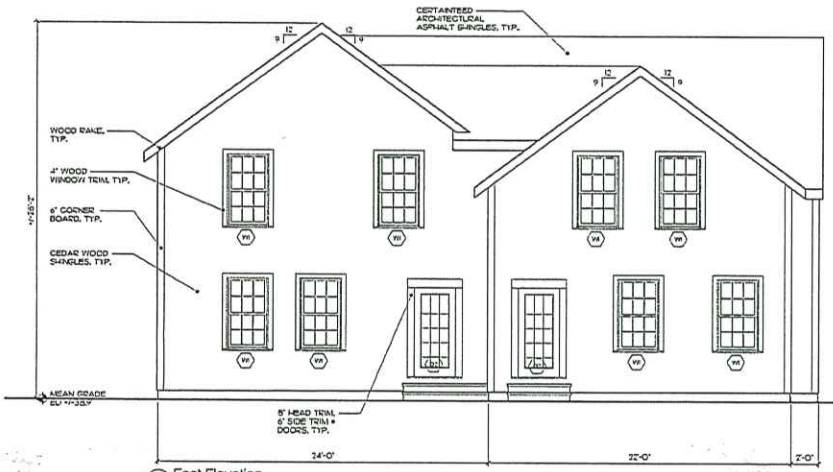
SHEET 1 OF 1



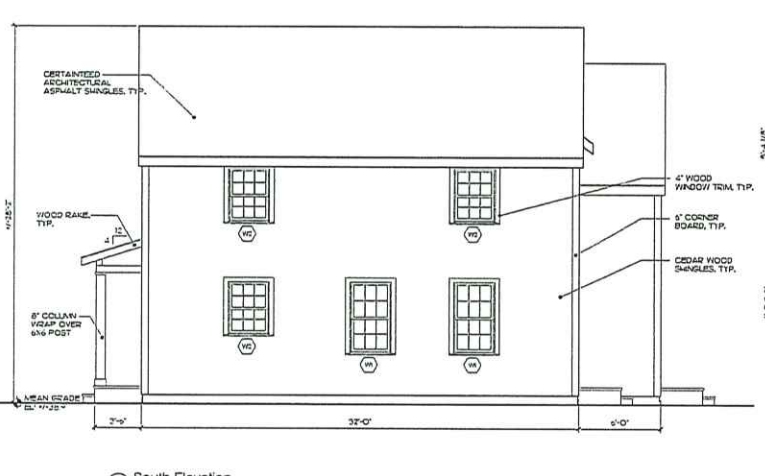
West Elevation
Scale: 1/4" = 1'-0"



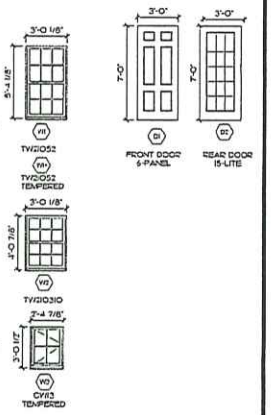
North Elevation
Scale: 1/4" = 1'-0"



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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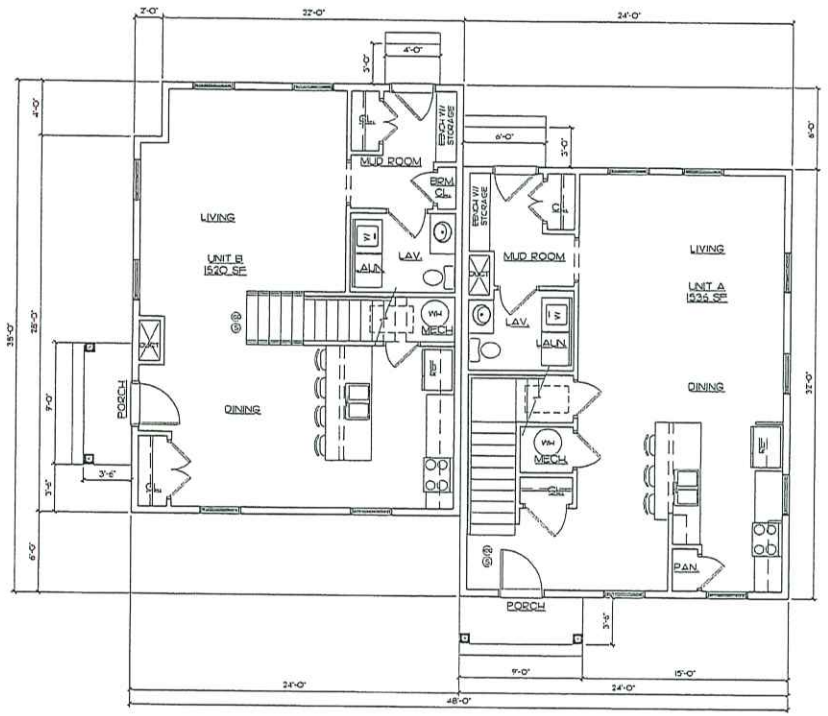
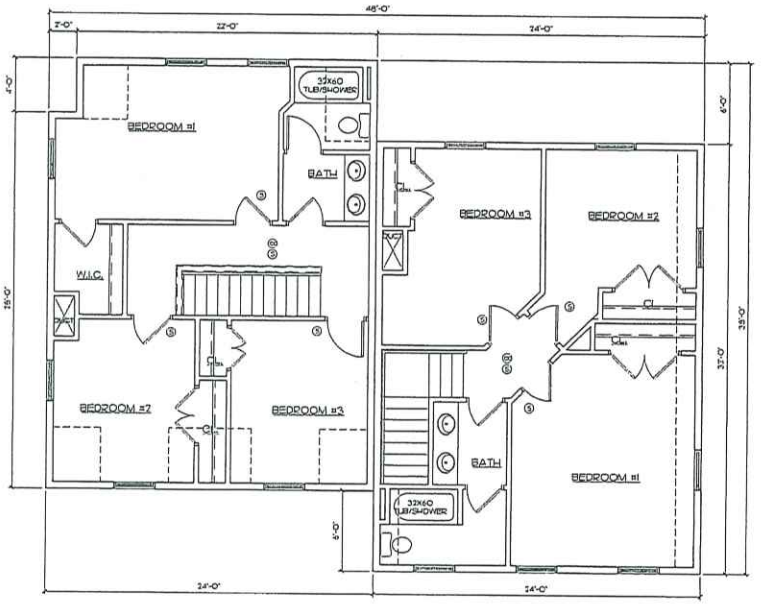
ISSUED	SHEET NUMBER
5/9/2022	2
REVISED / REVISED BY	JOB NO:
	21045



First Floor Plan



Second Floor Plan

Lot 82
Sandpiper Village
Nantucket, MA
Affordable

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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ISSUED	SHEET NUMBER
5/9/2022	1
REVISED / REVISED BY	JOB NO:
	21045

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

22.	Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23.	88 Pocomo Trust	88 Pocomo	Rev Missing Fenestration	15/42	Emeritus
24.	1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25.	Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26.	SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27.	308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
28.	Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29.	Breskman	34A Grove Ln	Pool Hardscape		LINK
30.	M Gault	6 Forrest Ave	New Garage		LINK
31.	Wiggins	40 Vesper Ln	New Shed		LINK
32.	Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33.	Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34.	10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW

IX. OLD BUSINESS 04/23/2024

1.	Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
•	*Commissioners: Pohl, Welch, Coombs, Oliver, Patten*				
2.	Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
•	*Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
3.	Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
4.	Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
5.	Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6.	450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
•	*Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
7.	Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Patten*				
8.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
•	*Commissioners: Welch, Coombs, Oliver, Paul, Thornewill*				
9.	Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
•	*Commissioners: Pohl, Welch, Coombs, Camp, Oliver*				

X. NEW BUSINESS 04/30/2024

1.	Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
2.	Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery
3.	Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery
4.	Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG
5.	Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand
6.	Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand
7.	Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill
8.	Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle
10.	Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
11.	Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
12.	Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
13.	12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Bottichelli & Pohl
14.	12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Bottichelli & Pohl
15.	Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Bottichelli & Pohl
16.	Skyline Drive, LLC	6 Woodland Dr	Cabana	79/209	Stow MT Builders
17.	Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart
18.	Dukes Road Trust	2 Dukes Road	New Guset	41/187	Botticelli & Pohl
19.	Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl
20.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD
21.	Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
22.	Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
23.	Naughty Cal LLc	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
24.	St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
25.	Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart
26.	Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Boticelli & Pohl
27.	48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery

HDC meeting Tuesday the 28th.
10 Silver Street Minutes:
Voting: Full board

Representing: Ethan McMorrow – EMDA

Oliver

No issues

Ray

Would like to see a more detailed site plan with grades noted and a cross section of the property with grades.

General discussion about the front door and corresponding window above placement at North elevation. Asked if door and window could be move over 6 +- inches to lessen the amount shingles between the door and left side of façade.

General discussion about mixed window sizes at both East and West elevations at main mass. Would like windows to be more uniform using window (A)

Motion to hold for revisions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER STREET

Owner of record: ACK MWG LLC

Mailing Address: 100A MAIN STREET
TUCKAHOE, NY 10707

Contact Phone #: 914 512 4601 E-mail: tracy@m2developers.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW/ DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 72' Sq. Footage 1st floor: 1499 Decks/Patio: Size: 16x8 ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 700 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 275±

Difference between existing grade and proposed finish grade: North -0 South -0 East -0 West -0

Height of ridge above final finish grade: North 28'-6"±6" South 13'-0"±6" East 28'-6"±6" West 28'-6"±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-9"± ☐ Block ☐ Block Parged ☒ Brick (type) COMMON ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged 3'± ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): COPPER 3" DIA

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x4
Window Casing 6/4x4 Door Frame 6/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM Rear BROSCO Side BROSCO
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

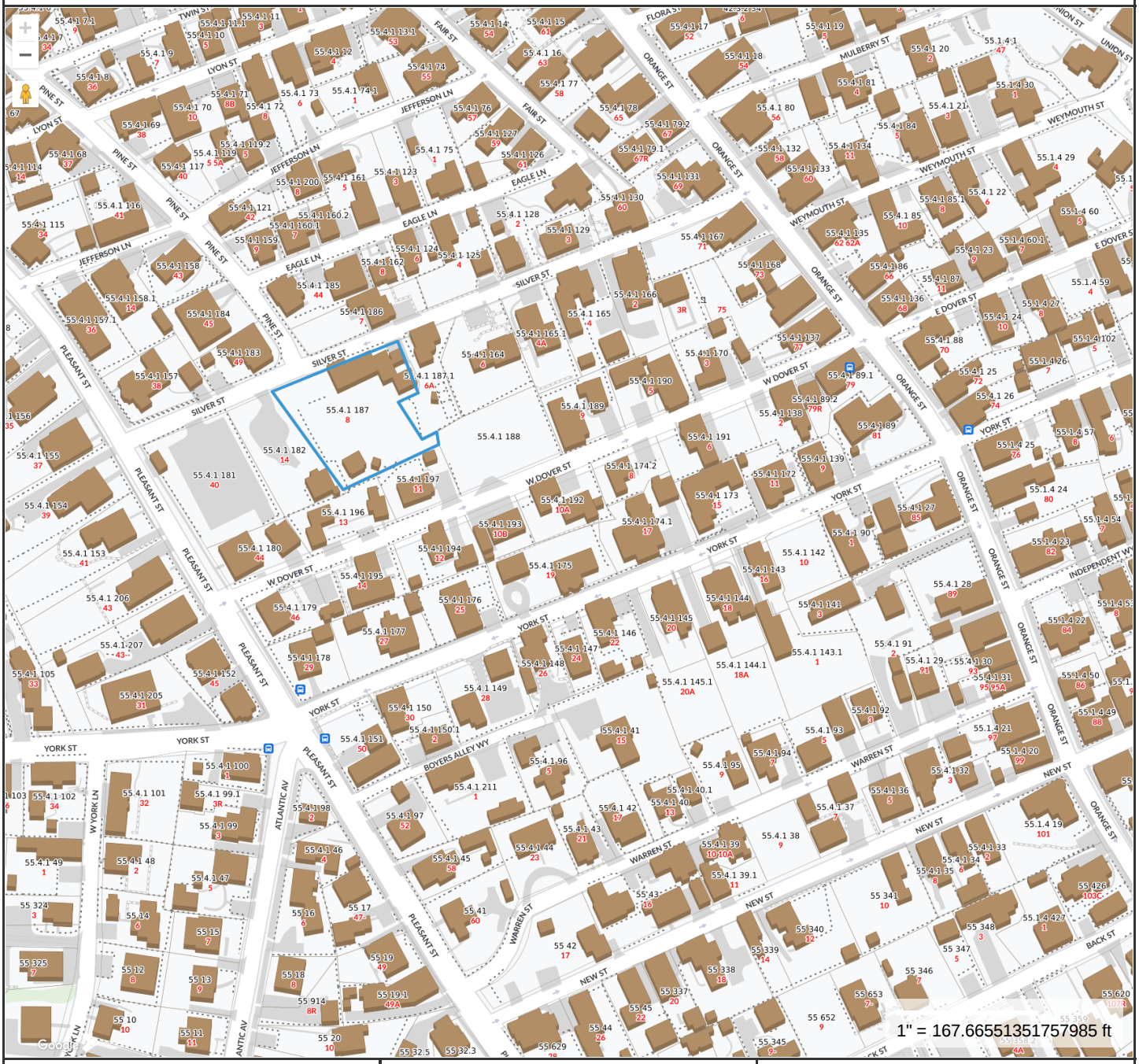
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof WOOD NATURAL
Trim PLATINUM GRAY Sash PLATINUM GRAY Doors BLACK (FRONT)
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11084
Location	8 SILVER ST
Owner	DOBER RICHARD P TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 5/31/2024
	Address & HDC Case Number (ie HDC2020-05-0265): NONE
	Copy of Minutes (application item circled) ENCLOSED
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

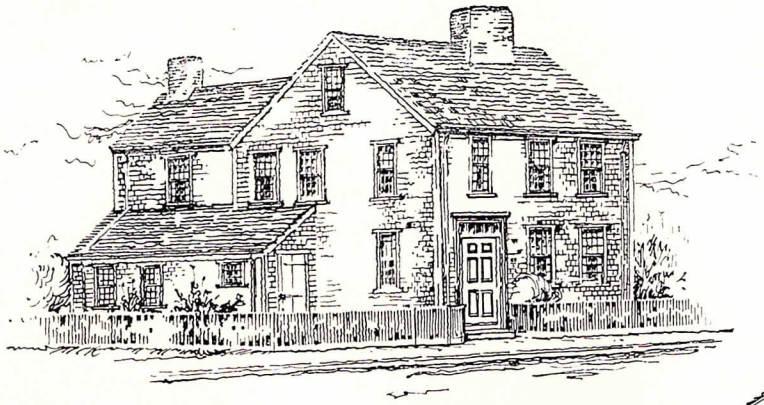
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

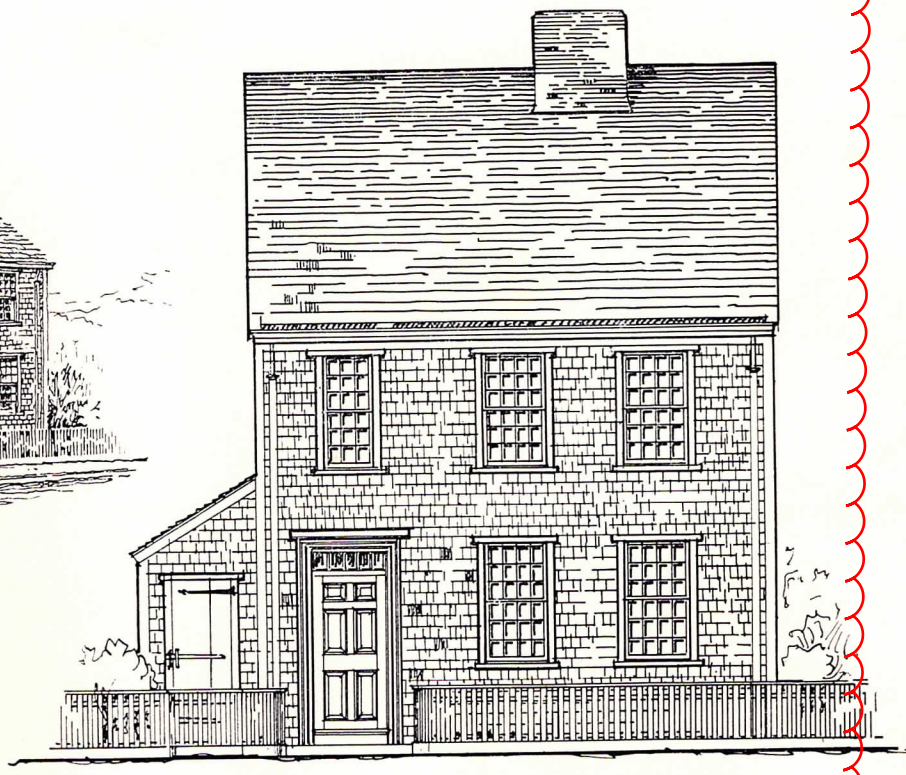
Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Ethan McMorrow Date: 5/30/2024

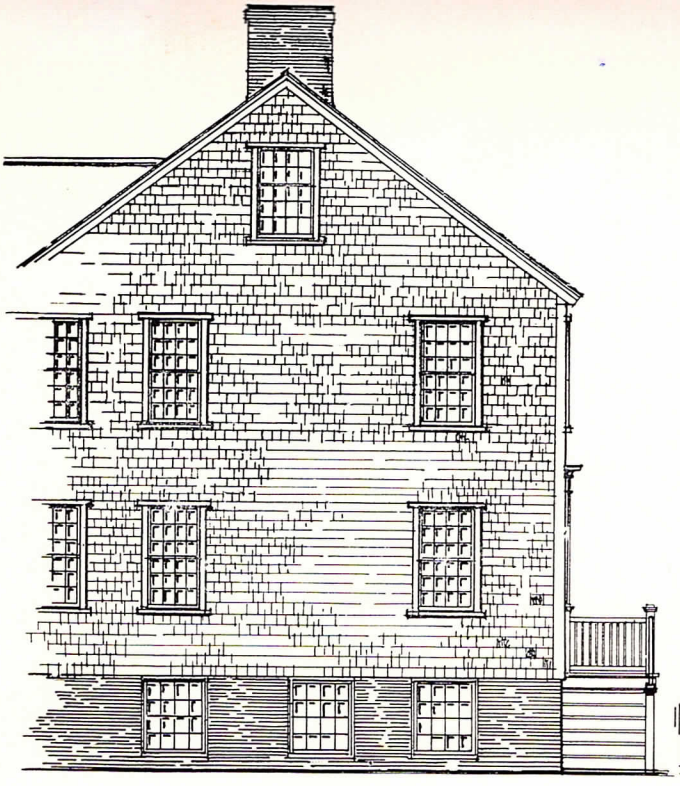


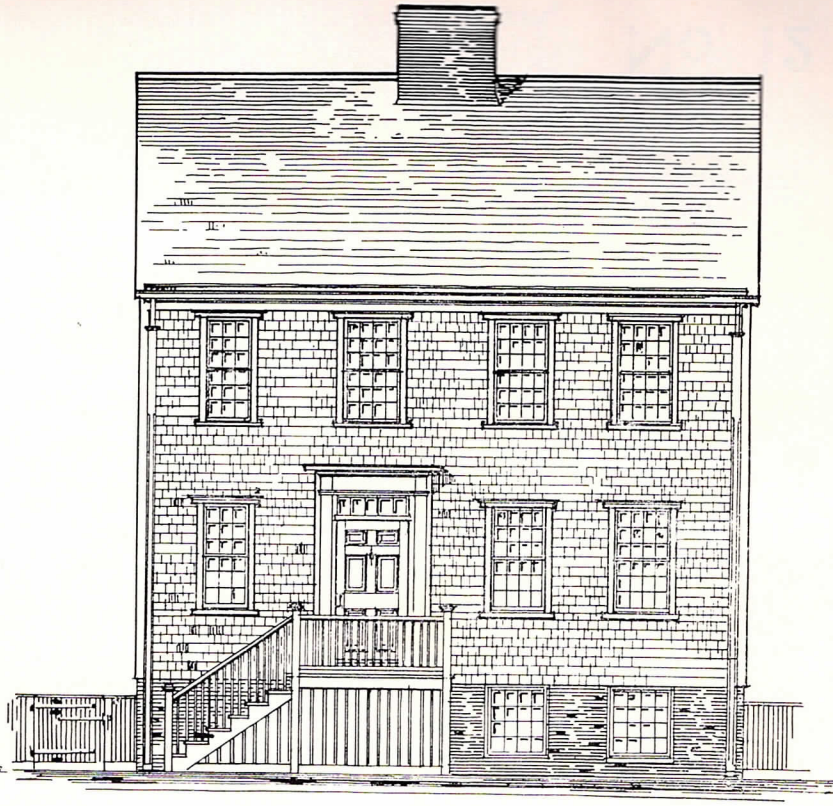
SKETCH



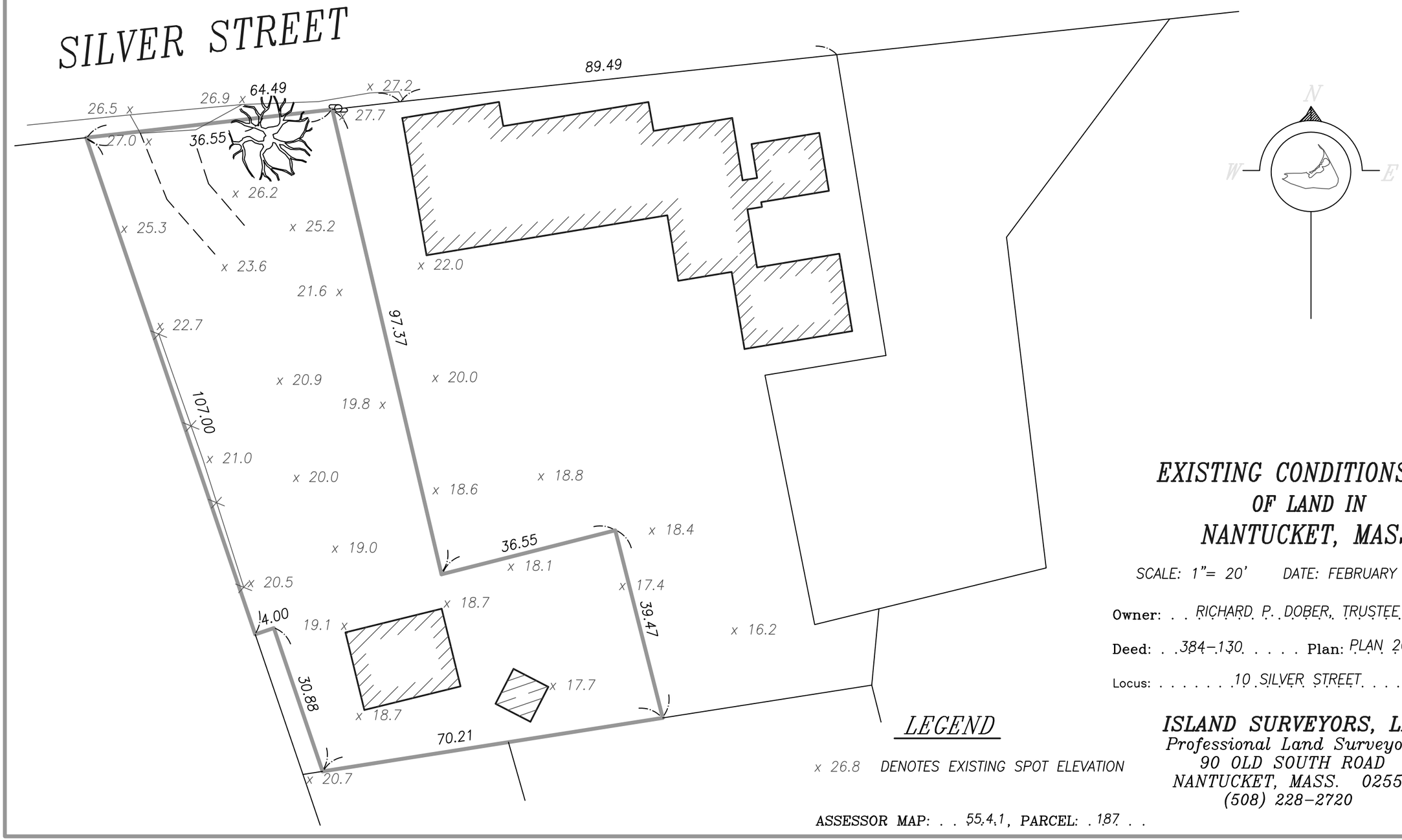
FRONT ELEVATION No. 10

0 5' 10'









EXISTING CONDITIONS PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: FEBRUARY 19, 2024

Owner: . . RICHARD P. DOBER, TRUSTEE . . . . . .

Deed: . . 384–130 . . . . **Plan:** PLAN 2023–37; LOT A .

Locus: . . . . . 10 SILVER STREET . . . . . .

LEGEND

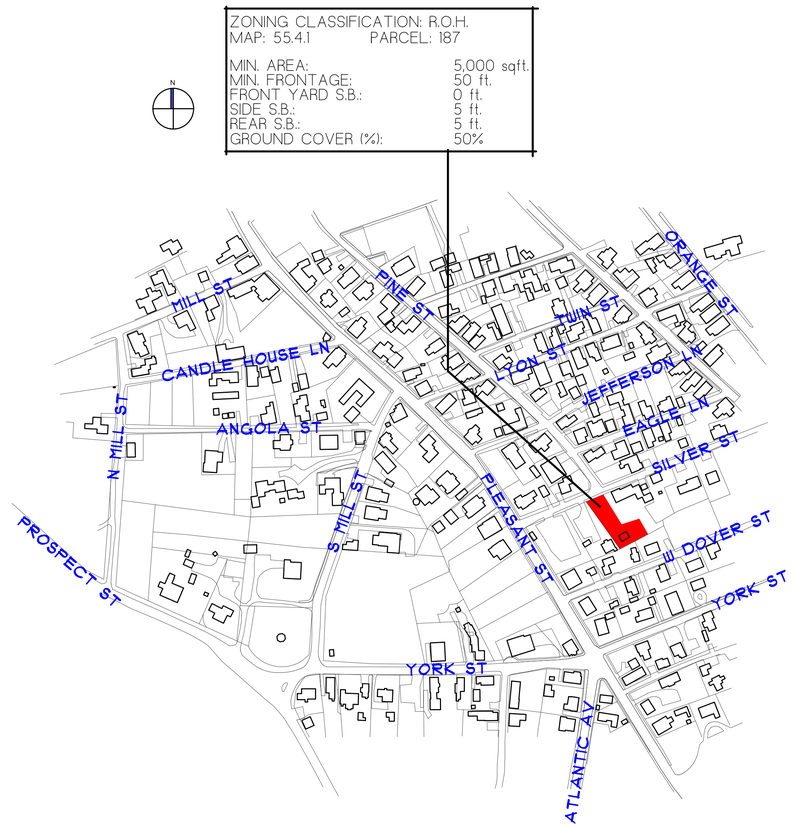
x 26.8 DENOTES EXISTING SPOT ELEVATION

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

ASSESSOR MAP: . . 55.4.1, **PARCEL:** . 187 . .

K–1130





DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	12	6/6 D.H.
B	GREEN MOUNTAIN	2'-8" X 4'-8"	9	6/6 D.H.
C	GREEN MOUNTAIN	3'-0" X 5'-0"	6	4 LT. CASEMENT
D	GREEN MOUNTAIN	2'-4" X 5'-0"	4	4 LT. CASEMENT
E	GREEN MOUNTAIN	2'-0" X 4'-0"	3	6/6 D.H.
F	GREEN MOUNTAIN	2'-0" X 4'-4"	1	6/6 D.H.
G	GREEN MOUNTAIN	2'-0" X 3'-4"	4	6/6 D.H.
H	GREEN MOUNTAIN	2'-6" X 2'-6"	1	12 LT. FIRE EGRESS (TOP SASH OF G W/ CHECK RAIL)
1	SIMPSON	3'-0" X 6'-8"	1	6 PNL. EXTERIOR WD. DR. W/ 5 LT. TRANSOM
2	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. FRENCH DOOR

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
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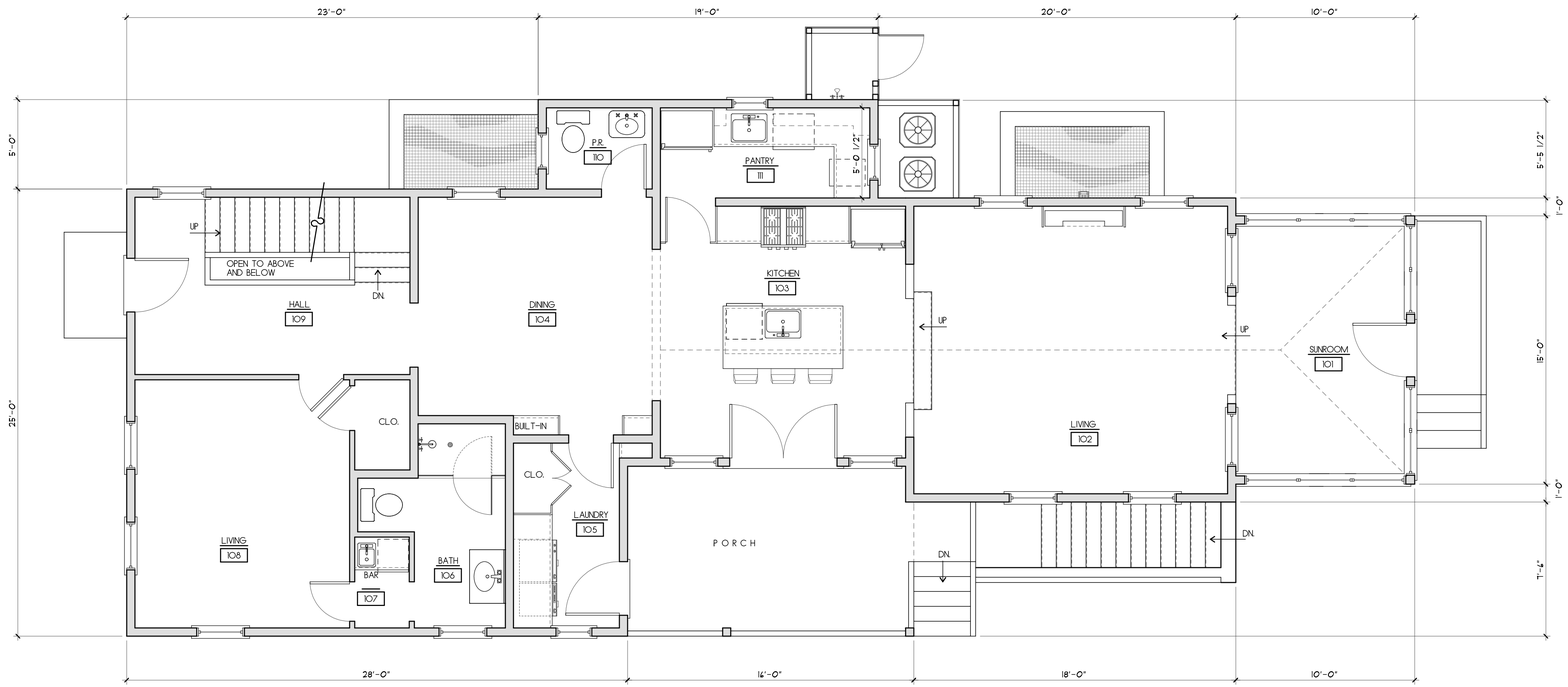
ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

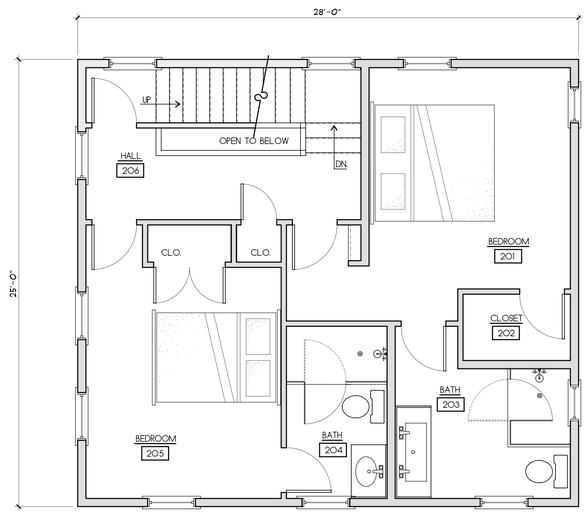
MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1

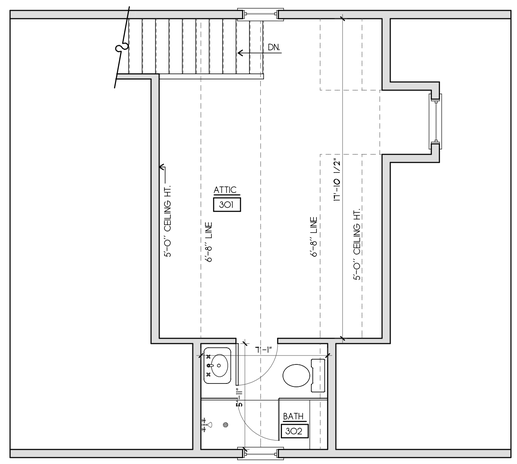


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1499 S.F.

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

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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P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
FLOOR PLANS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



NORTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



WEST ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



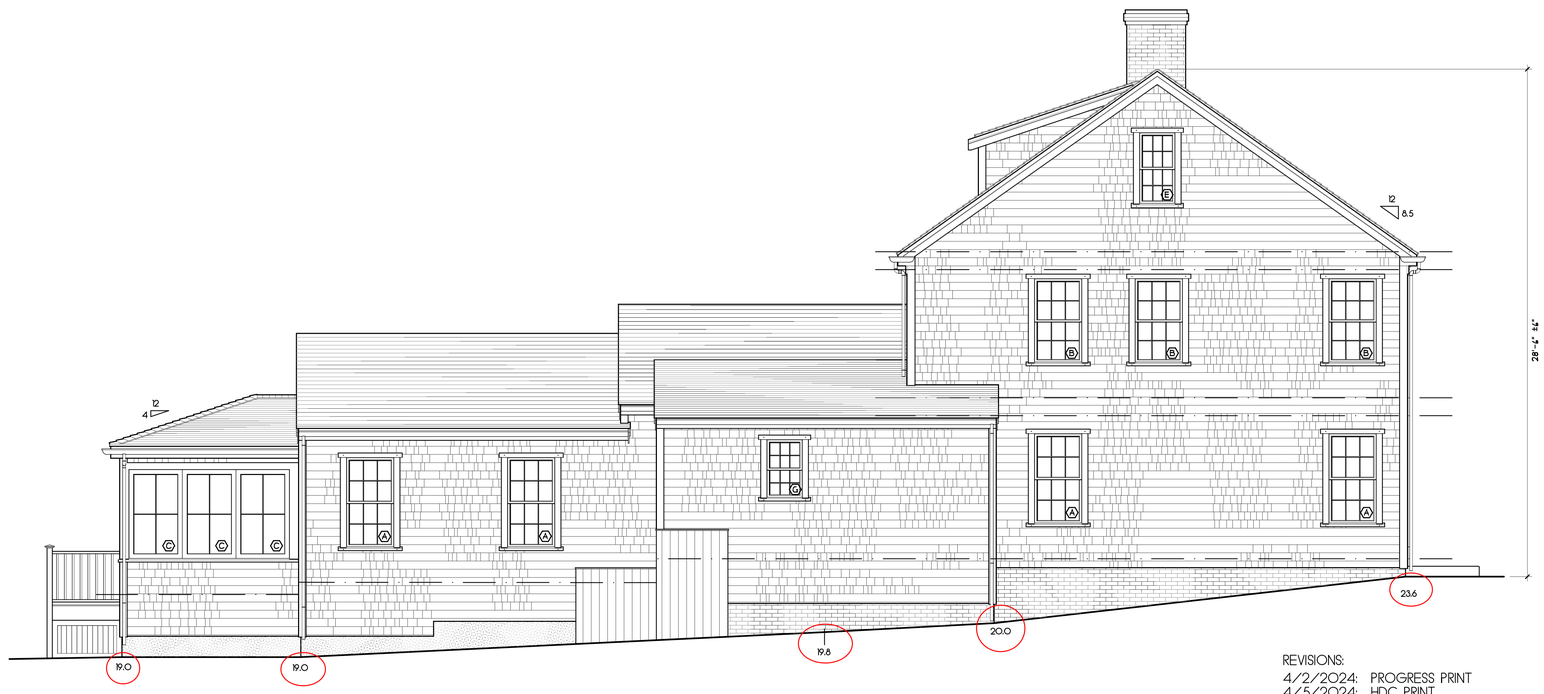
SOUTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



EAST ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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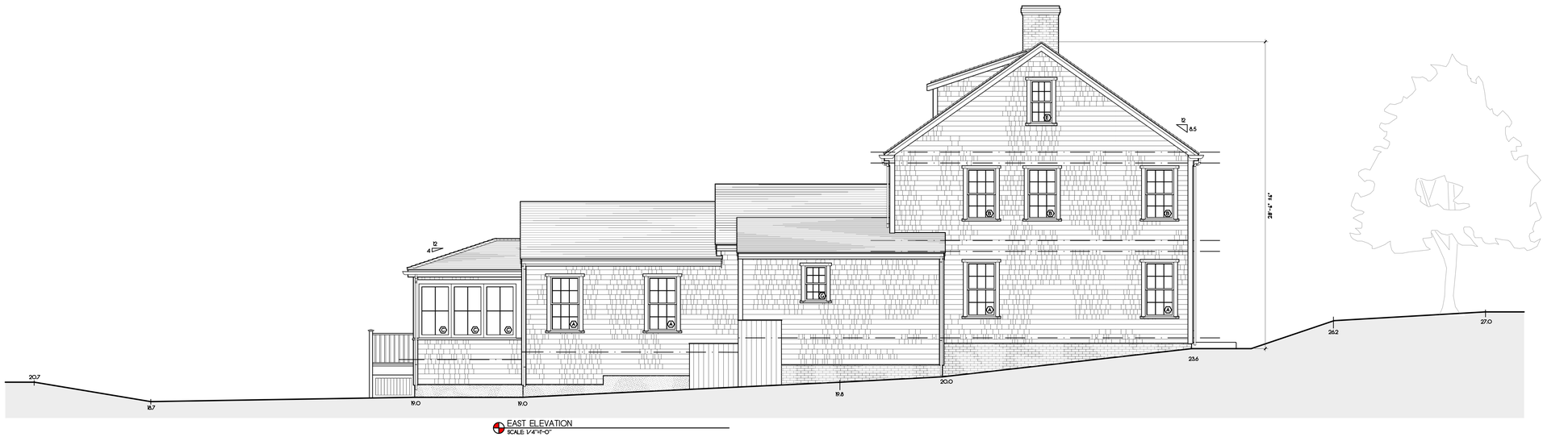
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"

SHEET NO. a 3



WEST ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

2 Stone Alley - M: 42.3.1 P: 102 - June 5, 2024

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable Official Minutes Not Issued At Time Of Submission
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 06.05.24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 917.348.2256 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-08-8882
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add railing
2. South Elevation Add railing
3. West Elevation No visible changes
4. North Elevation Add railing

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. No Changes

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

I. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1. Lubin Richard K Trust — 6 Hinckley Lane — Remove bulkhead walkout — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)
2. West Chester St LLC — 61 W. Chester St — Dormer Addition — 41/222.1 — BPC — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)
3. Lubin Richard K Trust — 6 Hinckley Lane — New Pool Cabana — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility.
4. 23 Sankaty Head Rd Trust — 23 Sankaty Head Rd — Demo garage — 48/4.1 — BPC — CT
   - Approve as a move-off only.
5. Andy Bender — 2 Braeburn Way — Rooftop solar pool house — 39/41 — Acksmart — SW
   - Panels appropriately located on secondary structure, but also due to limited visibility.
6. Steven L. Cohen, Trustee of Monomoy Trust — 39 Monomoy — New garage — 54/79 — WAPD — RP
   - Approve as revised.
   - *Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch* (OLD BUSINESS 6/4/24)

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart

V. OLD BUSINESS 05/14/24

1. ACK Mid Island LLC — 18-26 Sparks Ave — Rev Mixed Use Bldg — 55 231.1 -307-310 — LFW
   - *Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– **Last heard April 30, 2024***

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten – **Last heard May 28, 2024***
2. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
   - *Commissioners: Pohl, Camp, Oliver, Patten, Paul – **Last heard May 28, 2024***

VII. OLD BUSINESS 04/23/2024

1. Mariela Oviedo — 12 Wappossett Ci — Solar — 67/572 — Incite LLC
   - *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*
2. Brian Davis — 108 Surfside Road — Roof Solar — 80/5 — Sunwind
   - *Commissioners: Pohl, Welch, Camp, Coombs, Patten*
3. Nantucket Historical Association — 89 Bartlett Road — Roof Solar — 66/410 — AckSmart
   - ***Not anticipated by the Chair within 48 hours***
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
4. Tomack LLC — 38 Chuck Hollow Road — MH – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
5. Tomack LLC — 38 Chuck Hollow Road — Garage – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
6. Josh Leffler — 22 Pleasant St — Addition — 42.3.2/50 — Oliver
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver - **Last heard April 9, 2024***
7. 450 Greenpark LLC — 2 Stone Alley — Railings — 42.3.1 /102 — Emeritus
   - *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - **Last heard April 9, 2024***
8. Cohen Steven1R. co Area 51 1R. — 51 W Miacomet Road — Pool — 81/52 — Ahern LLC
   - *Commissioners: Pohl, Camp, Coombs, Oliver, Patten - **Last heard April 2, 2024***

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/04/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Thornewill, Paul, Patten, Oliver

Chair: Welch Alternate: N/A

Thornewill: Feels the cornice & railing of Option 'B' are way to formal. Would like to see the possibility of a continuous low decorative railing. As is states not in favor of either option.

Paul: Option 'B' feels a bit heavy, and Option 'A' feels a bit peculiar but is not adverse to the continuous railing if it was natural to weather. Feels there is a precedent for flat roof railings. Prefers a homogenous railing design & height. Could support approval for Option 'A'.

Patten: Asks several questions about the design. Likes shorter decorative railing but has a 'hard time' with the deck all together.

Oliver: Agrees with Paul regarding Option A. Feels the deck area is massive and would like to see it taken back a 'few' sections.

Welch: The railing could come over two sections in full height to mid roof. Suggests presenting a more utilitarian option with reduced size and visibility from Stone Alley. Paul & Oliver weigh in with comments of support for the Chair's insights.

Motion to hold for revisions and resubmission by Thursday 06.06.24 to be held for next hearing (Welch)

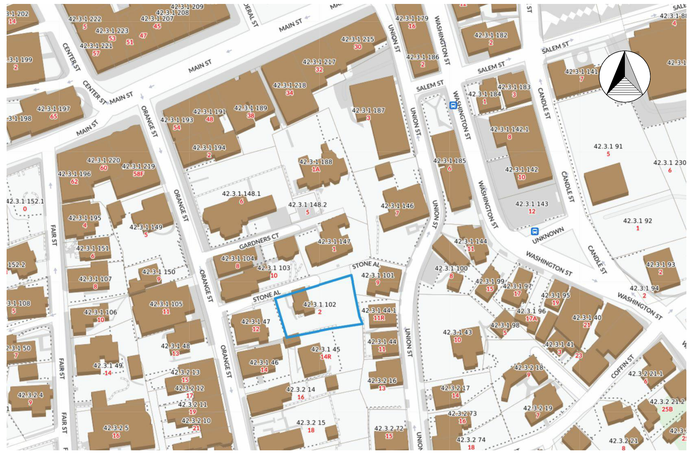
Carried 5-0

Ehinger Residence

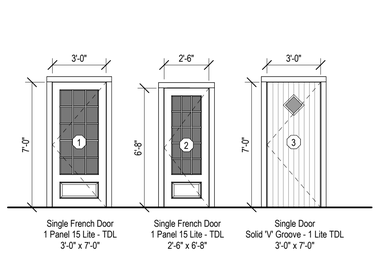
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

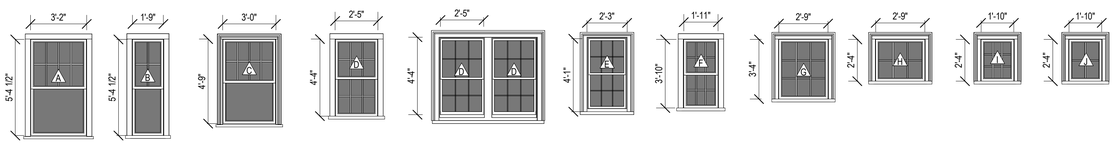


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior
1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend
1/4" = 1'-0"

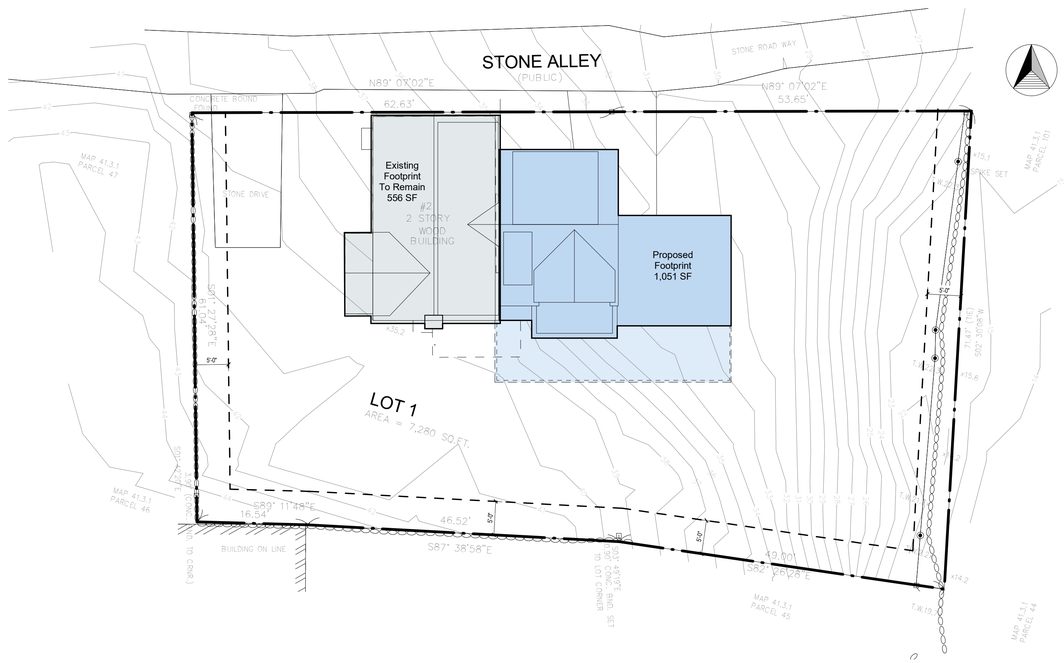


North Elevation

East Elevation

South Elevation

West Elevation



Site Plan
3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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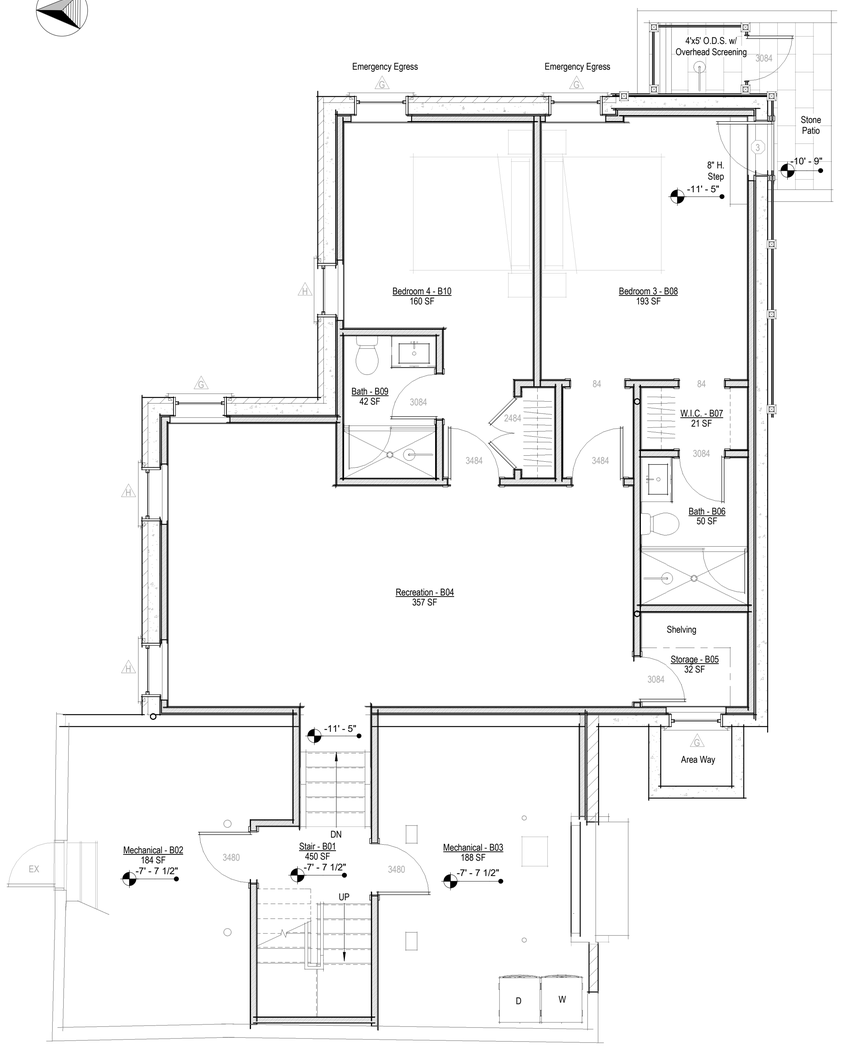
G.1.0

2110

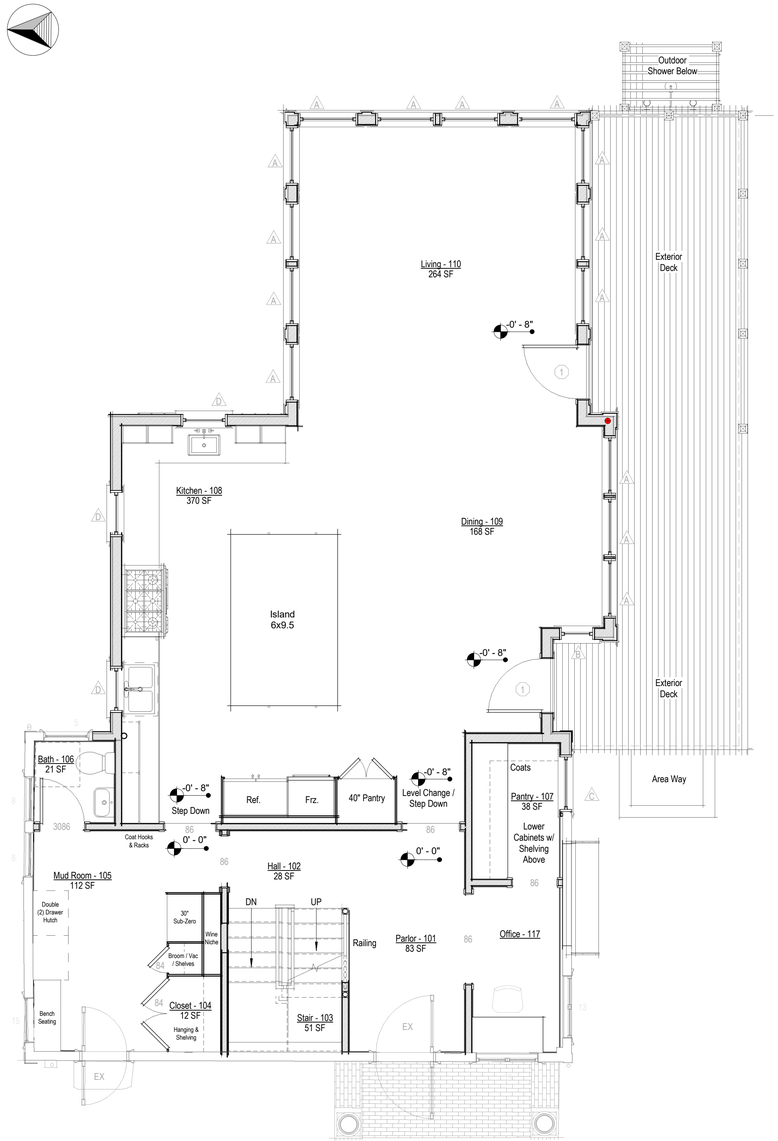
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Floor Plans

Site Information

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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

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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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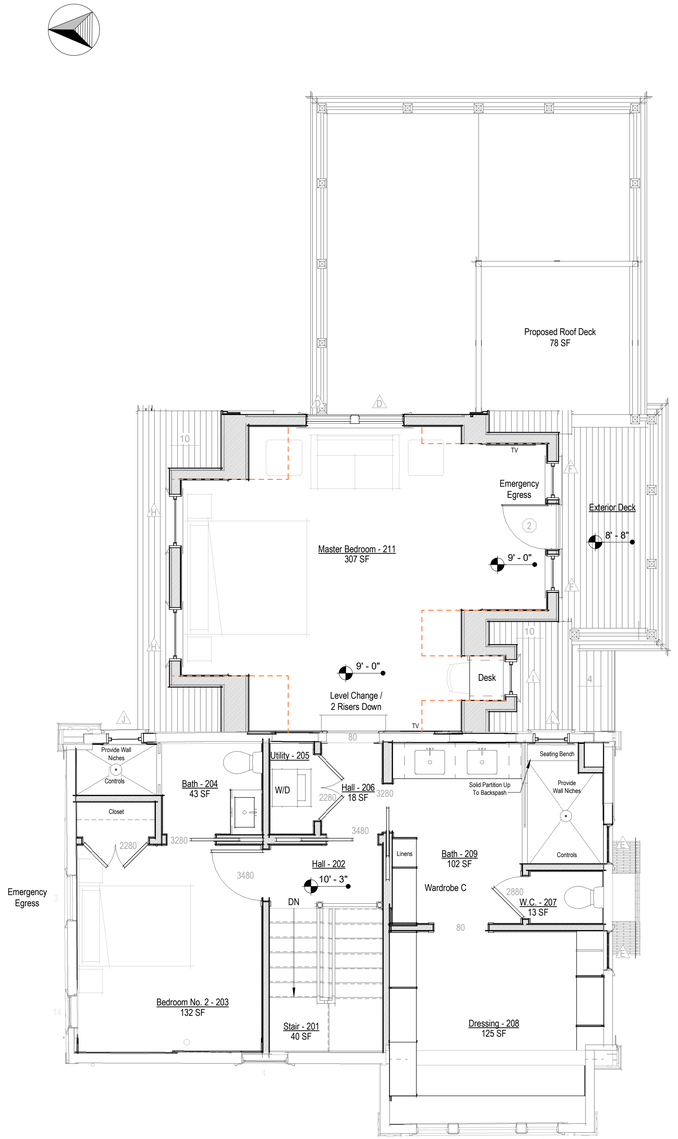
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
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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

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Exterior Elevations

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A.2.1

2110

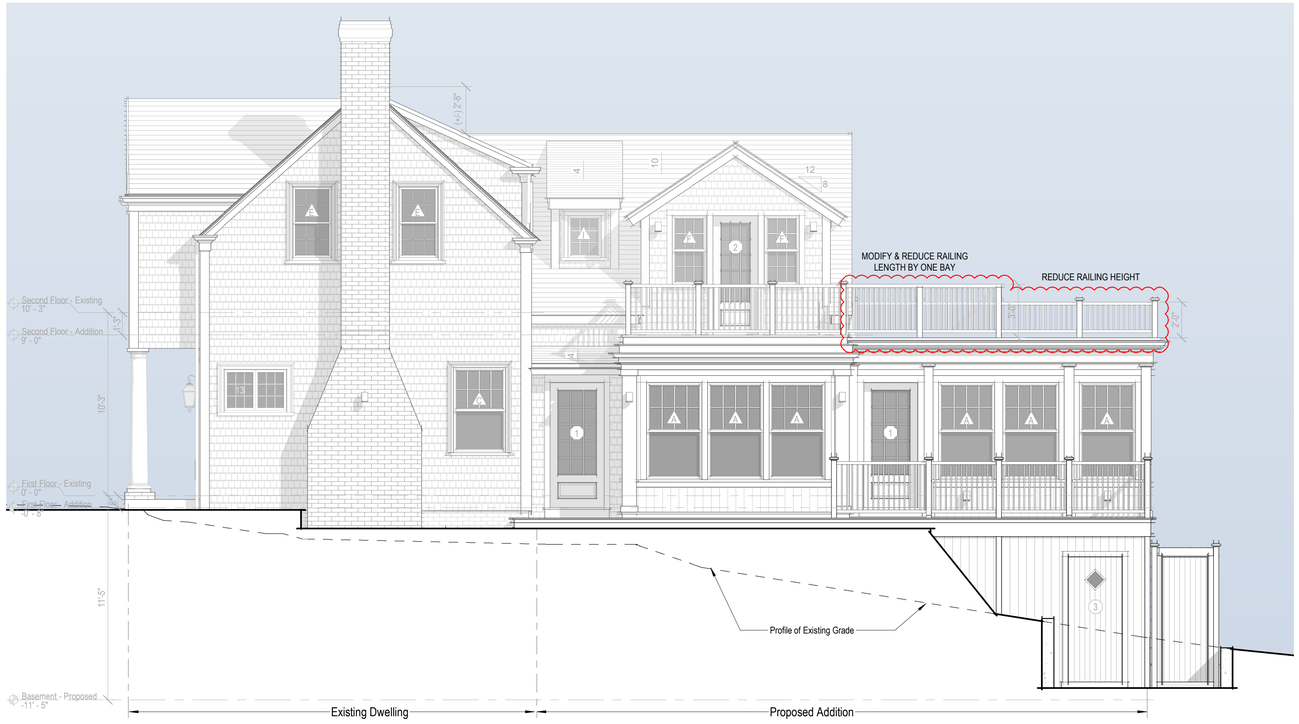
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



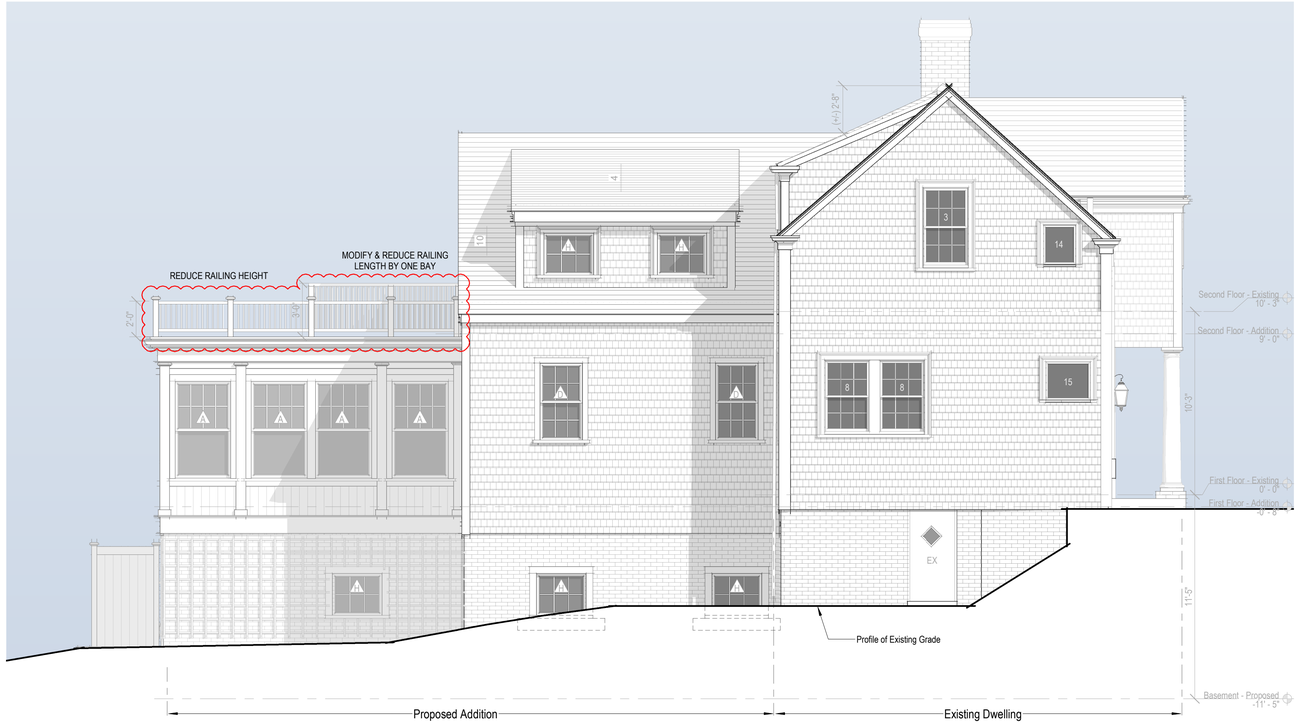
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

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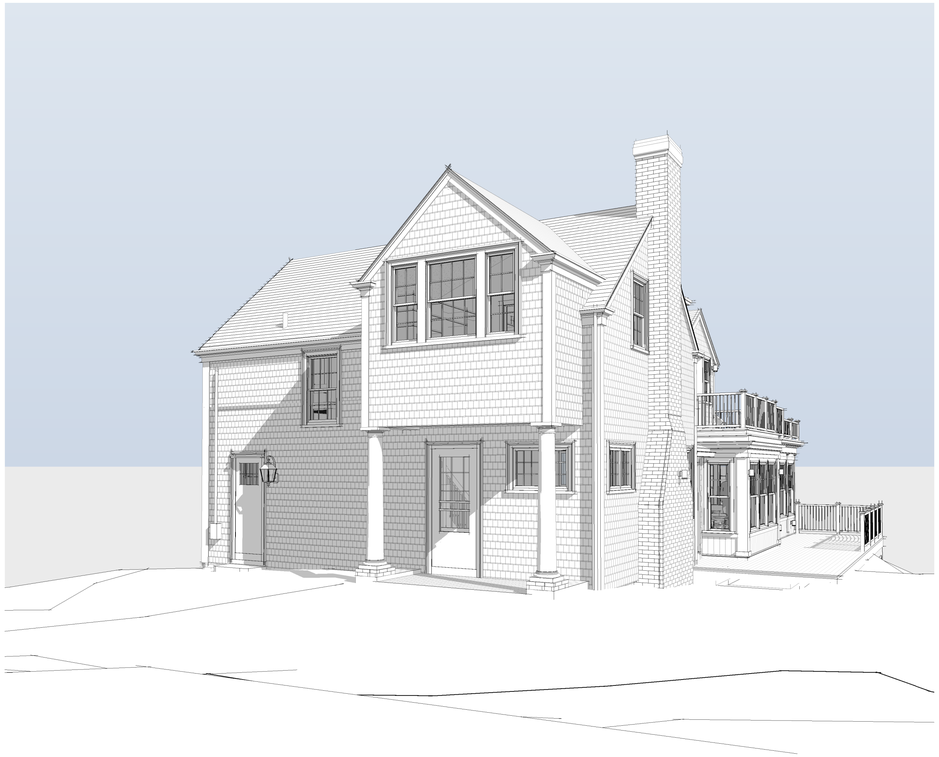
A.2.2

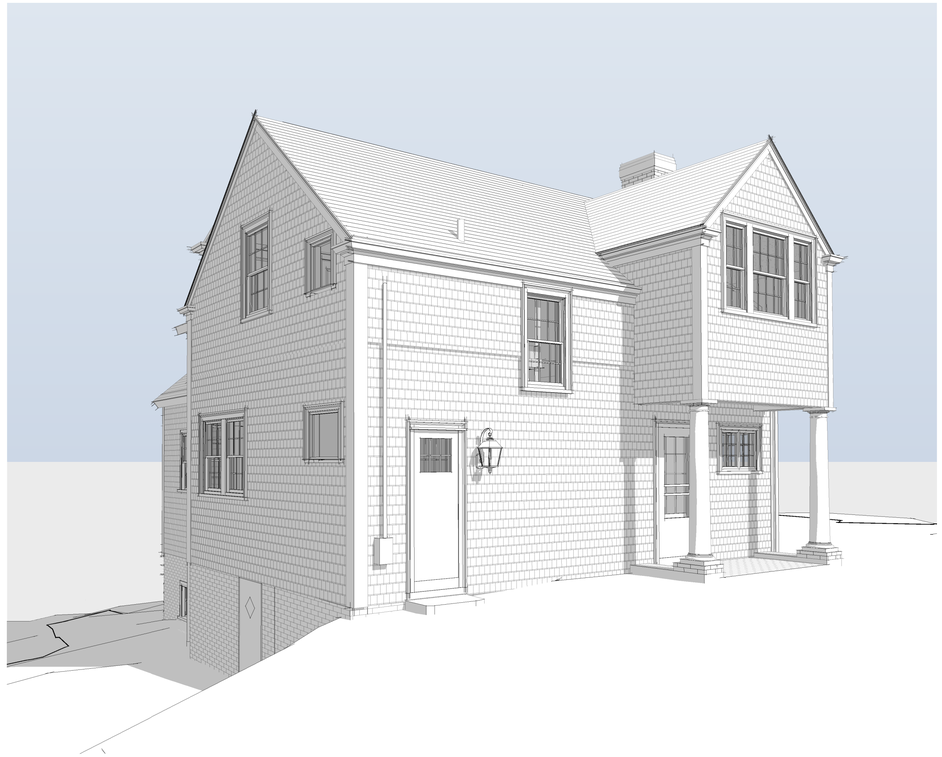
2110

06.05.24

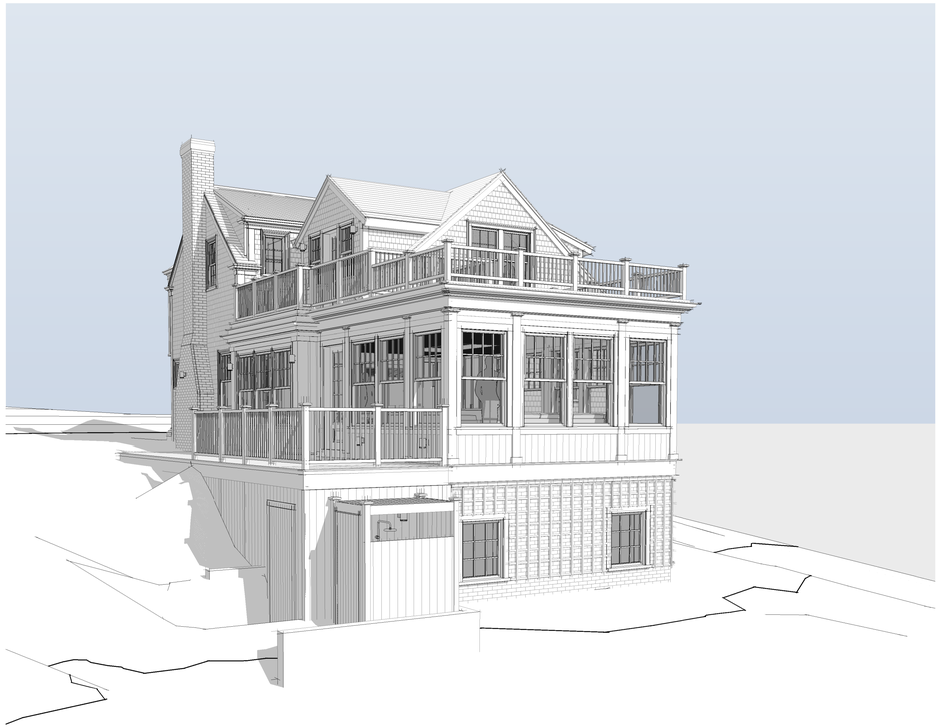
HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

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Perspective Views

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2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



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2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



18 Orange Street

Project no. : 2110

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.

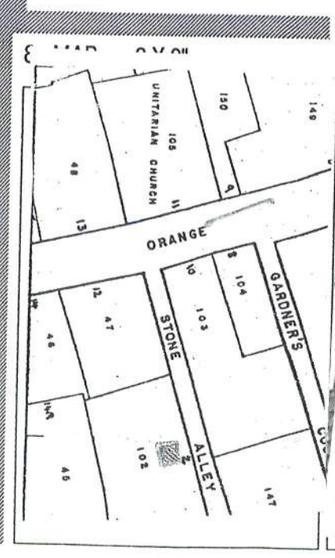
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

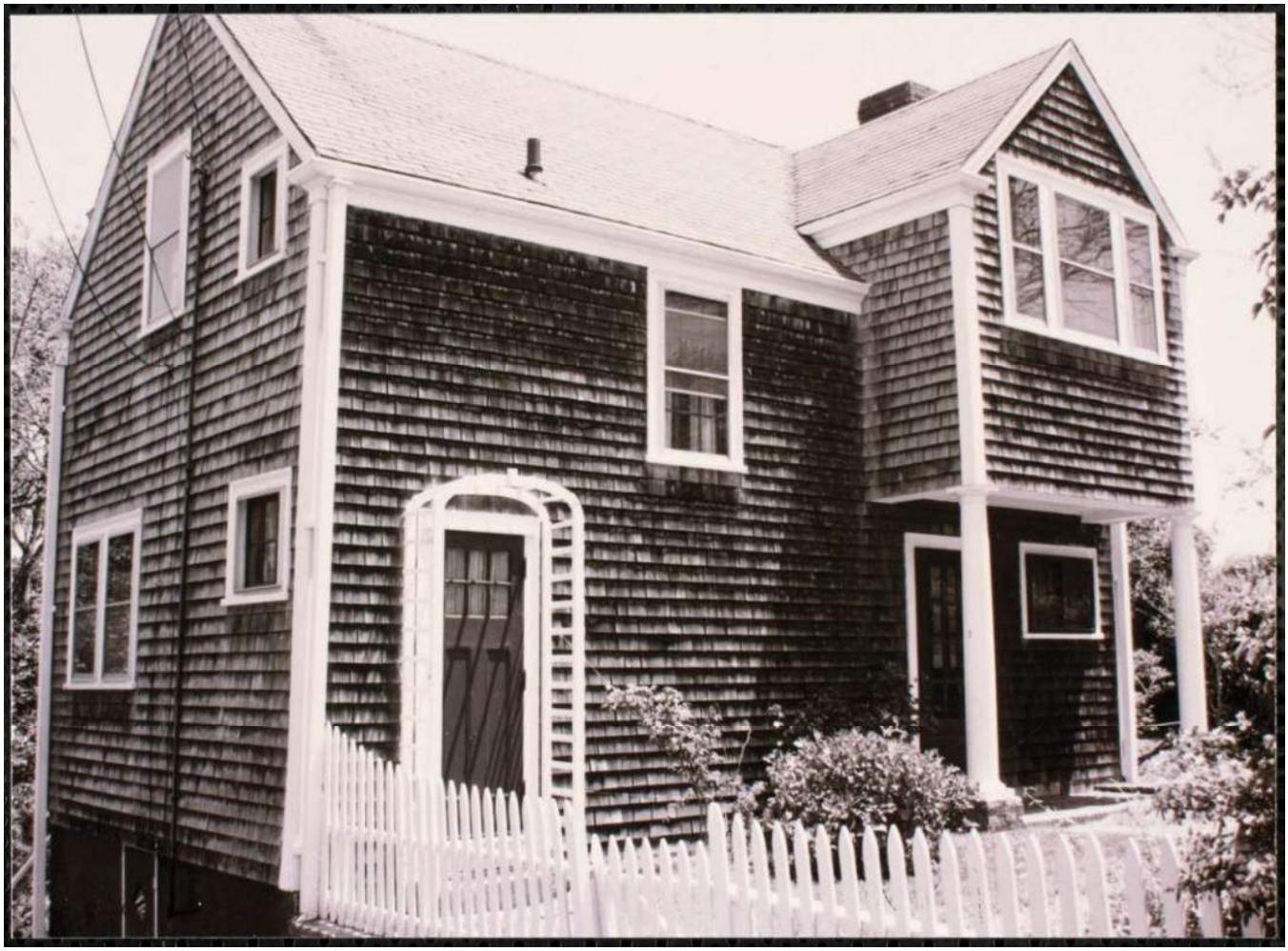
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



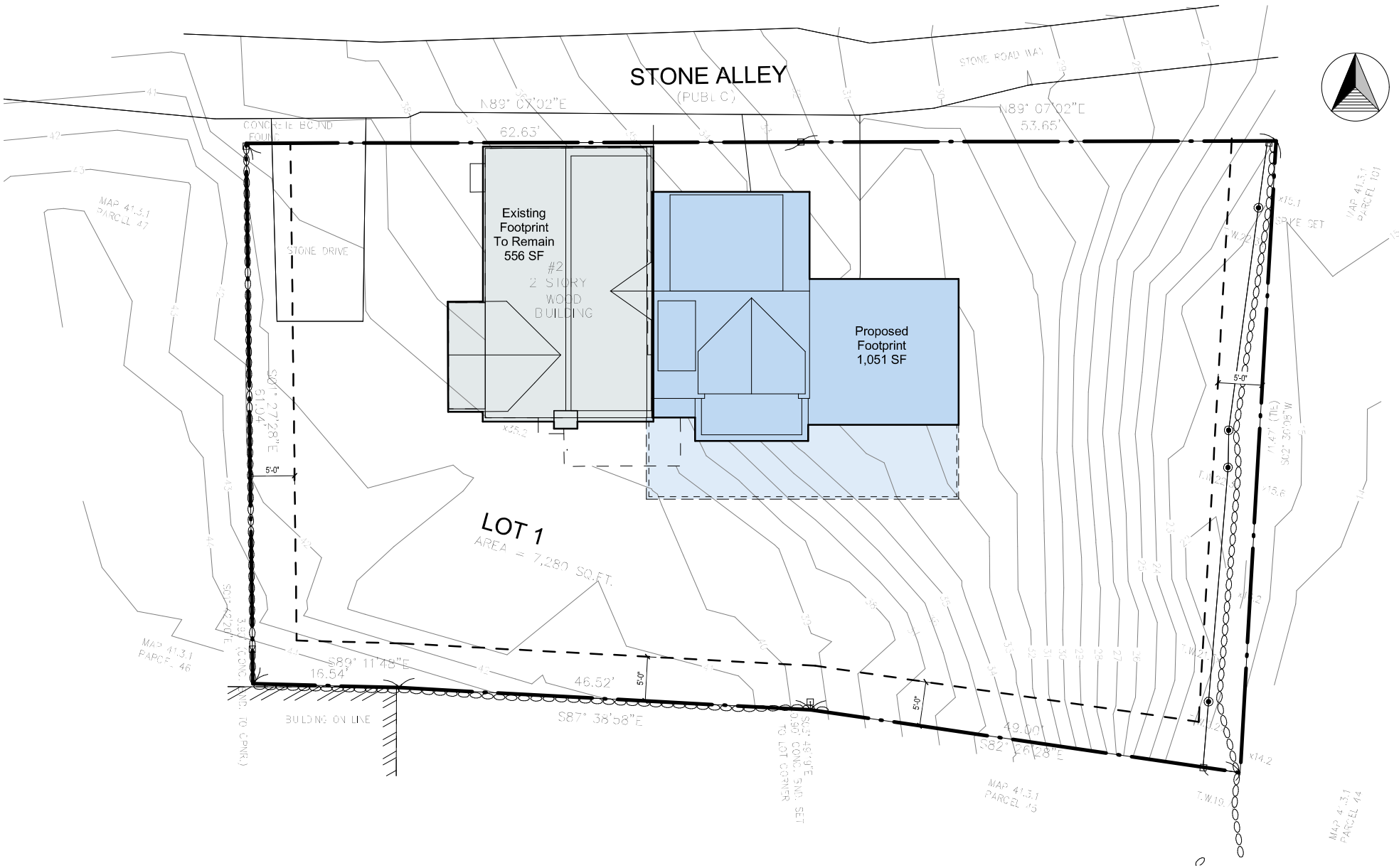
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



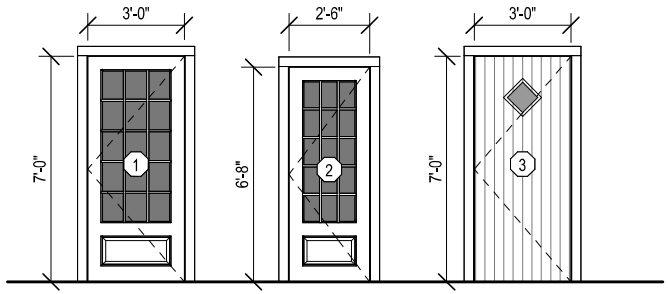
East Elevation



South Elevation



West Elevation



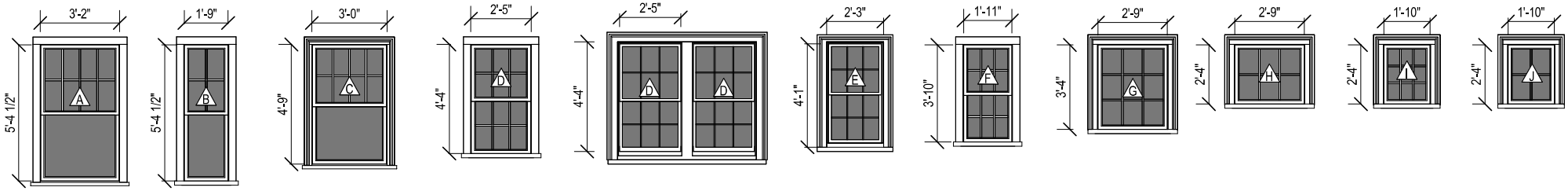
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

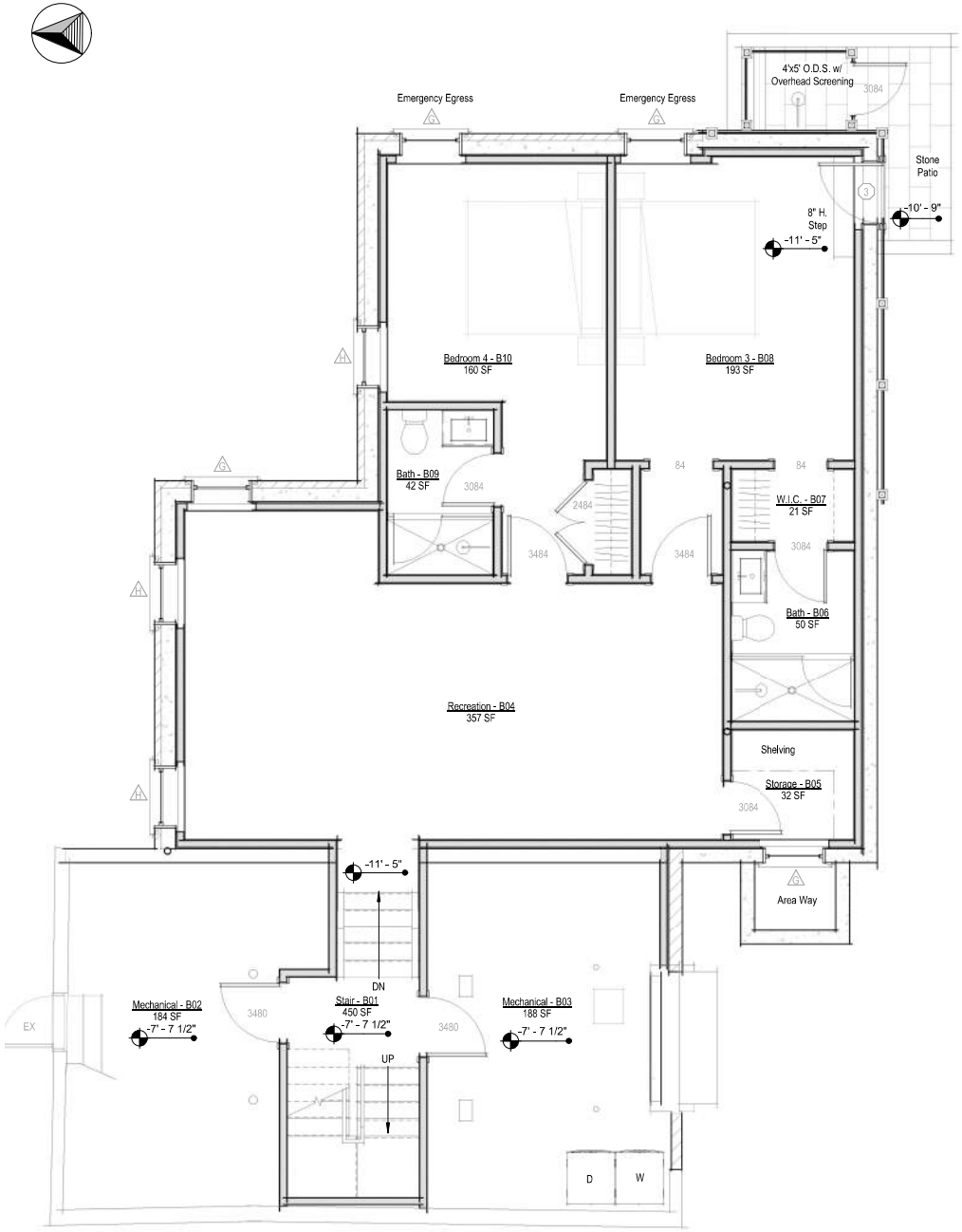
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

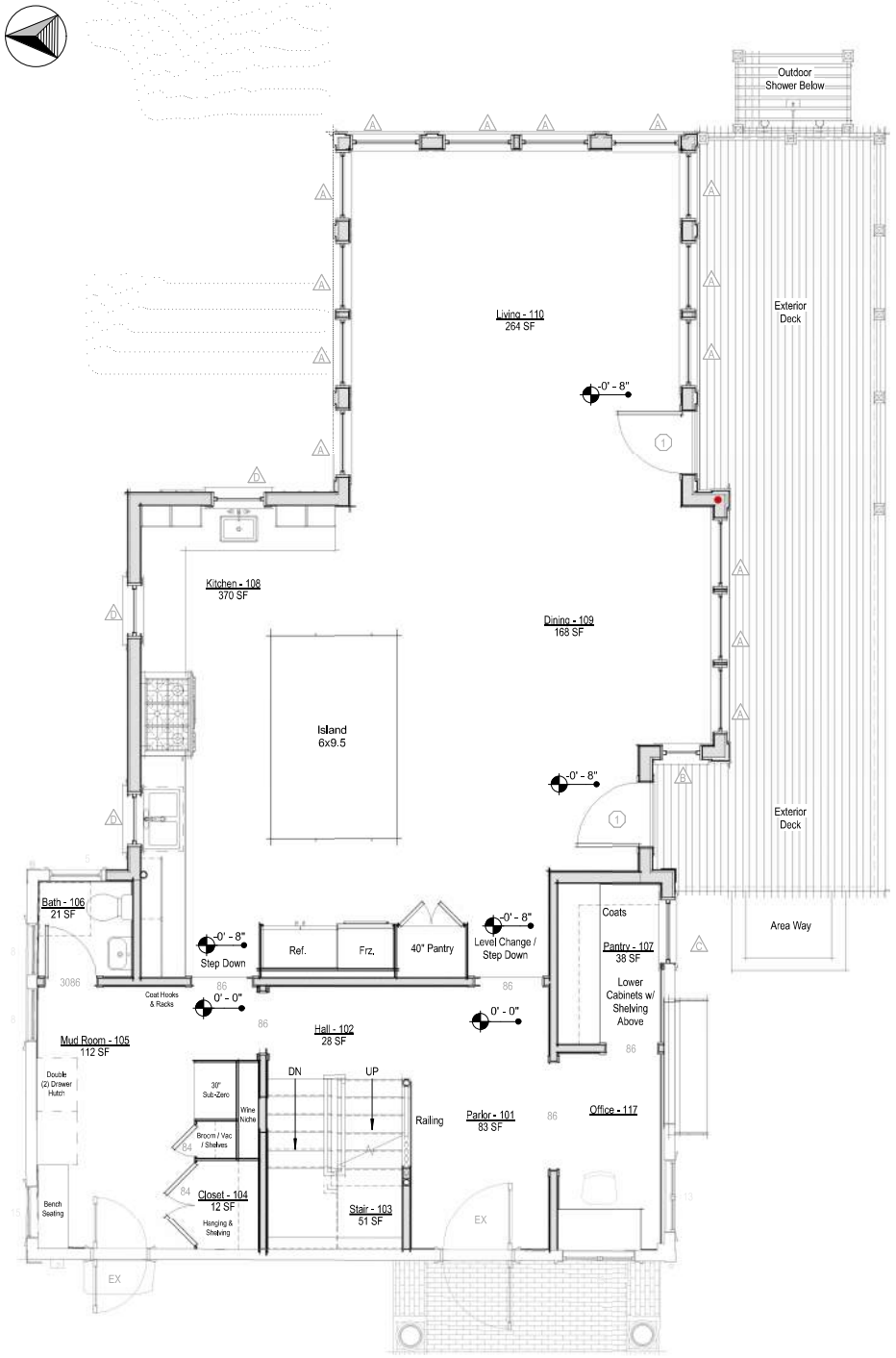
Window Legend

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

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)

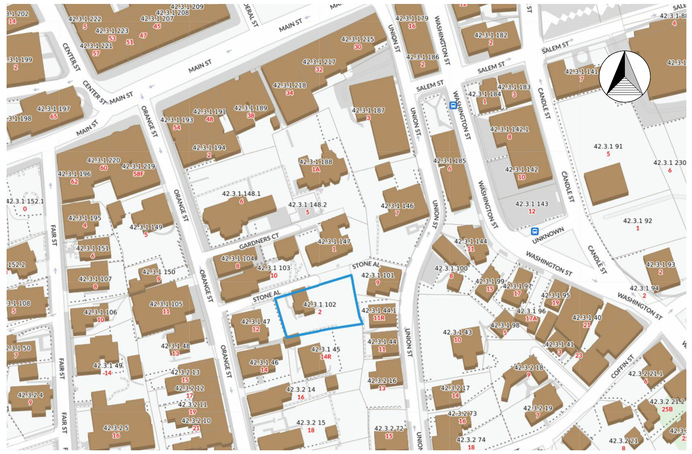
Carried 5-0

Ehinger Residence

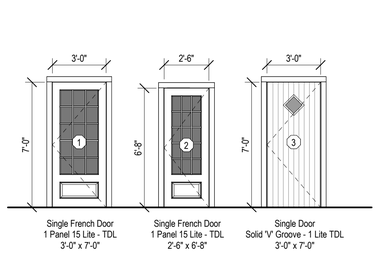
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

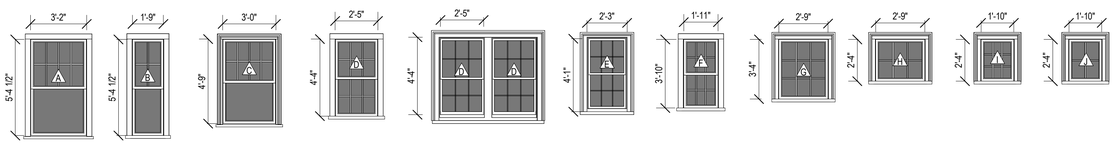


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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"

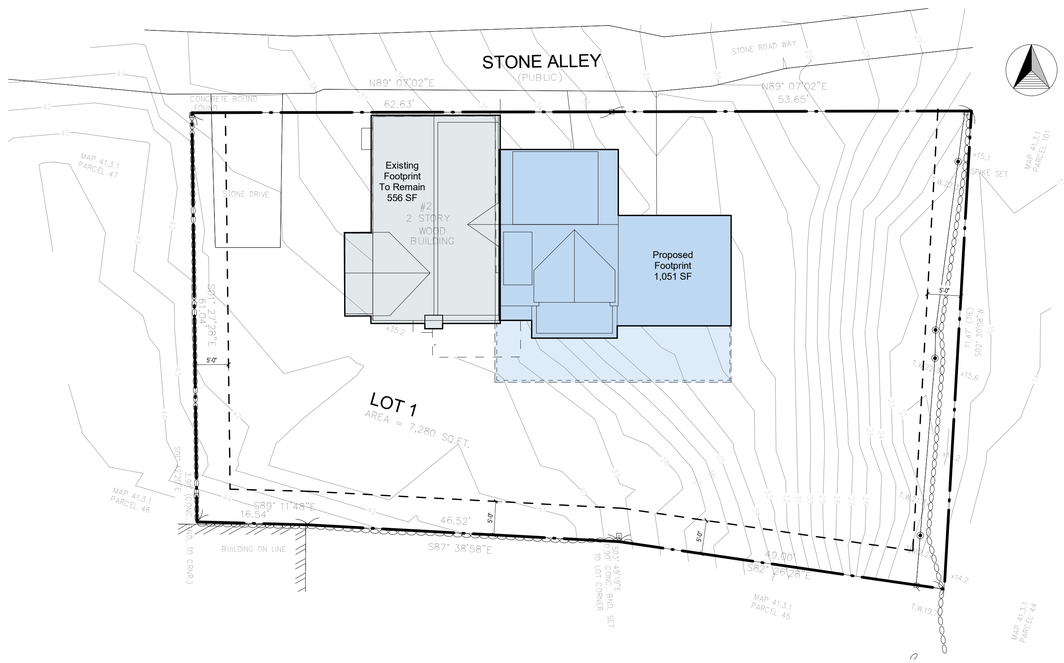


North Elevation

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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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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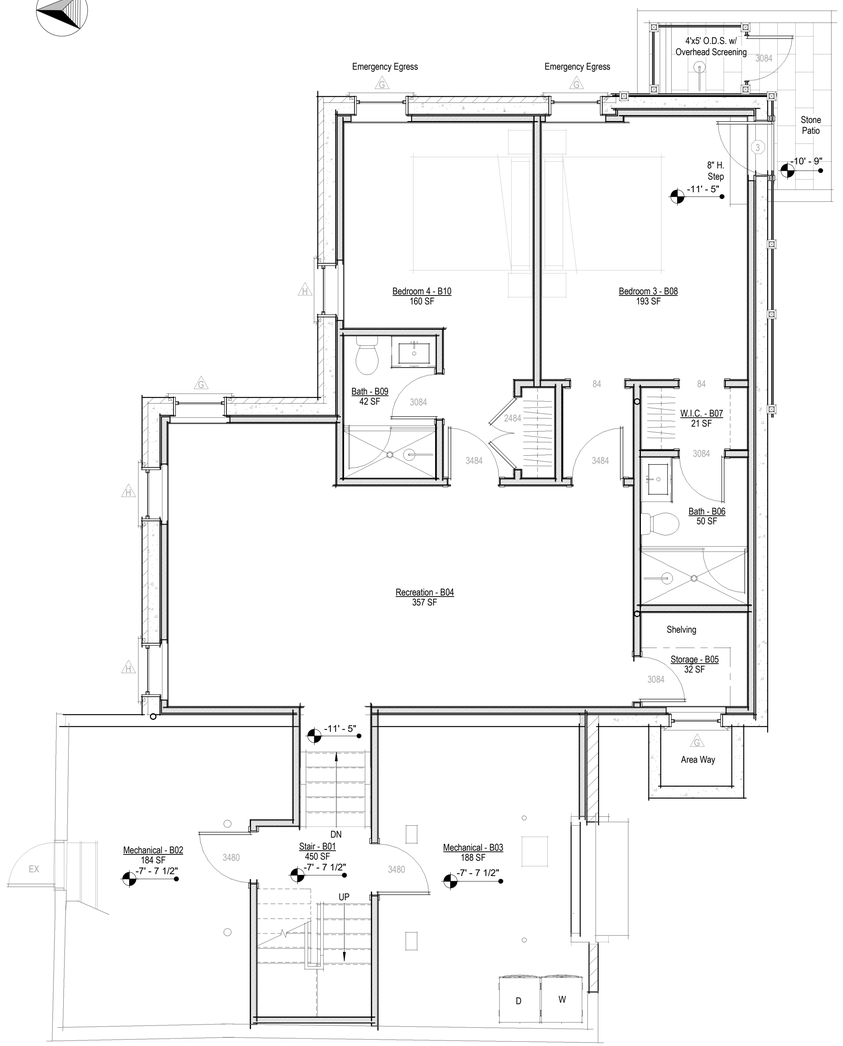
G.1.0

2110

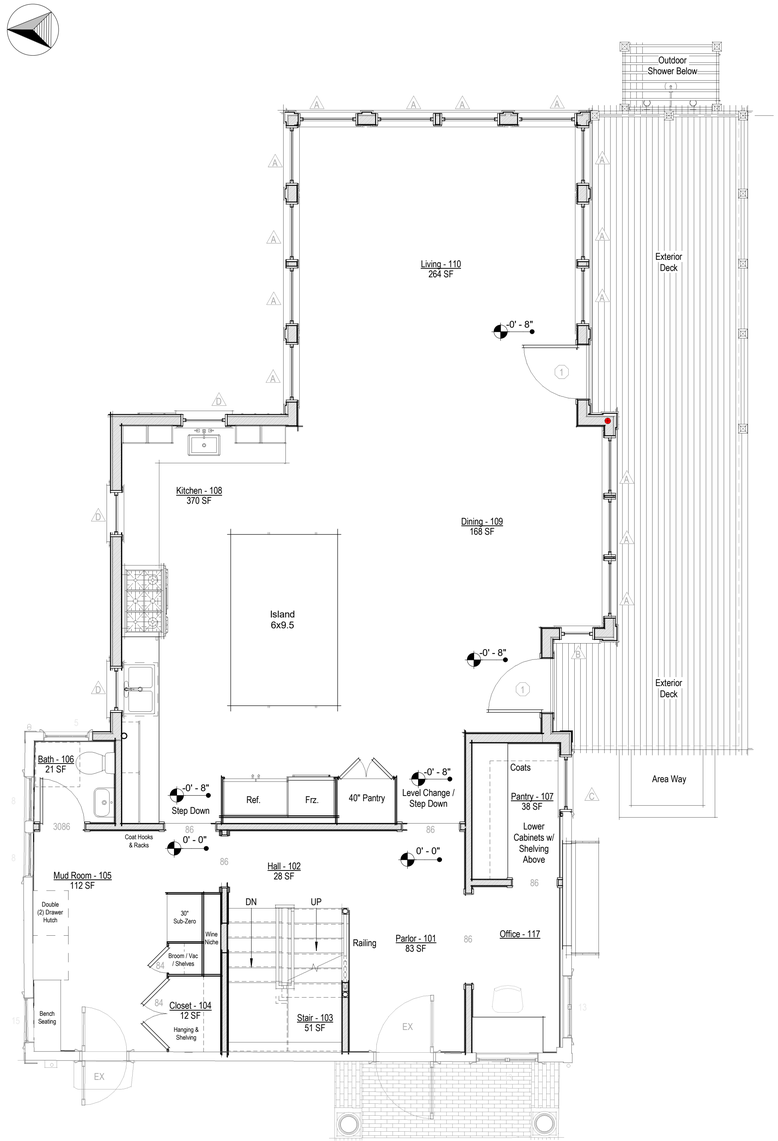
06.05.24

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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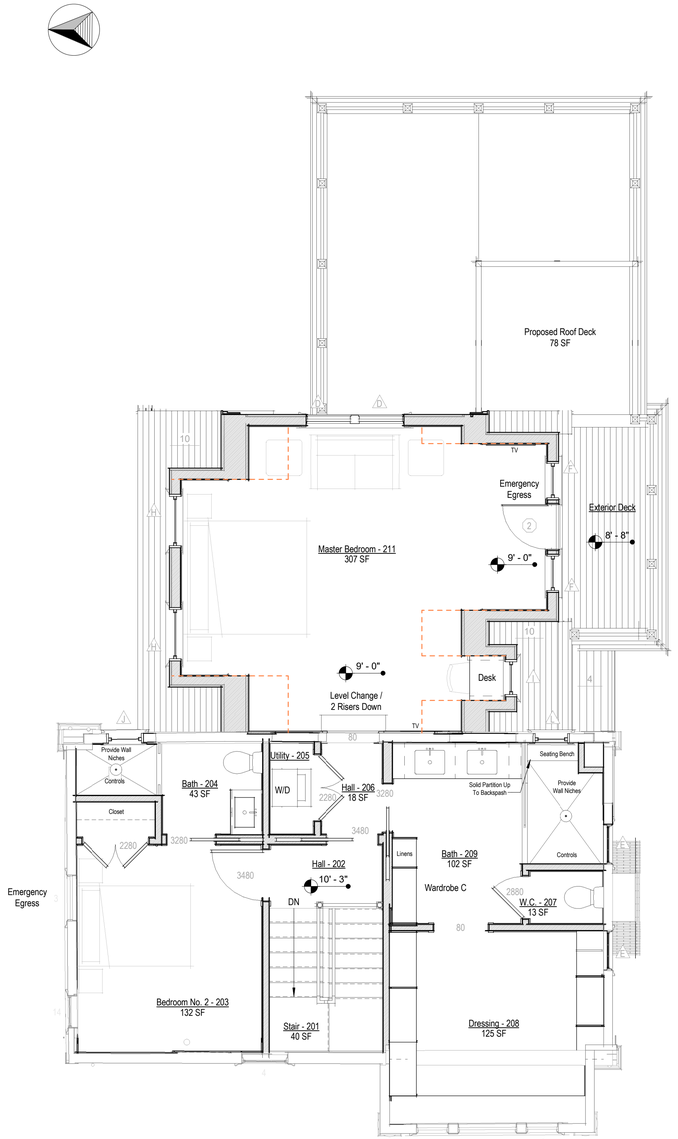
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

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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

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Exterior Elevations

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A.2.1

2110

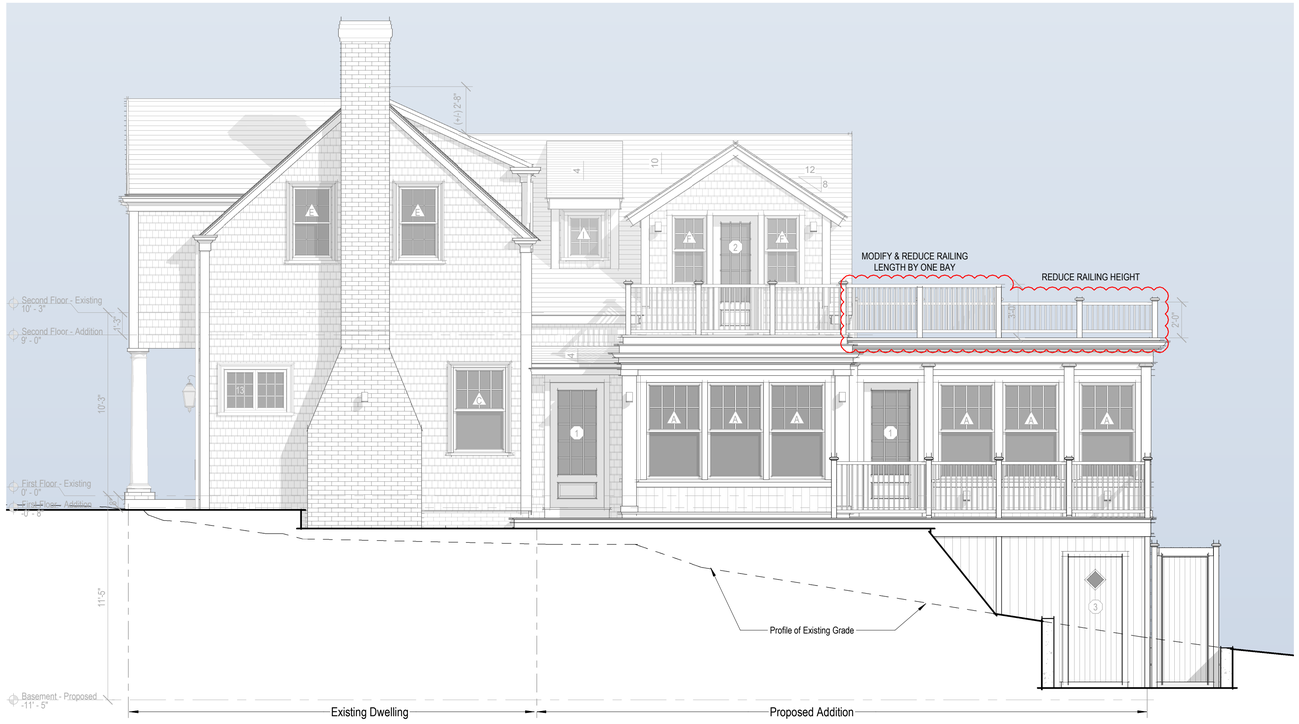
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



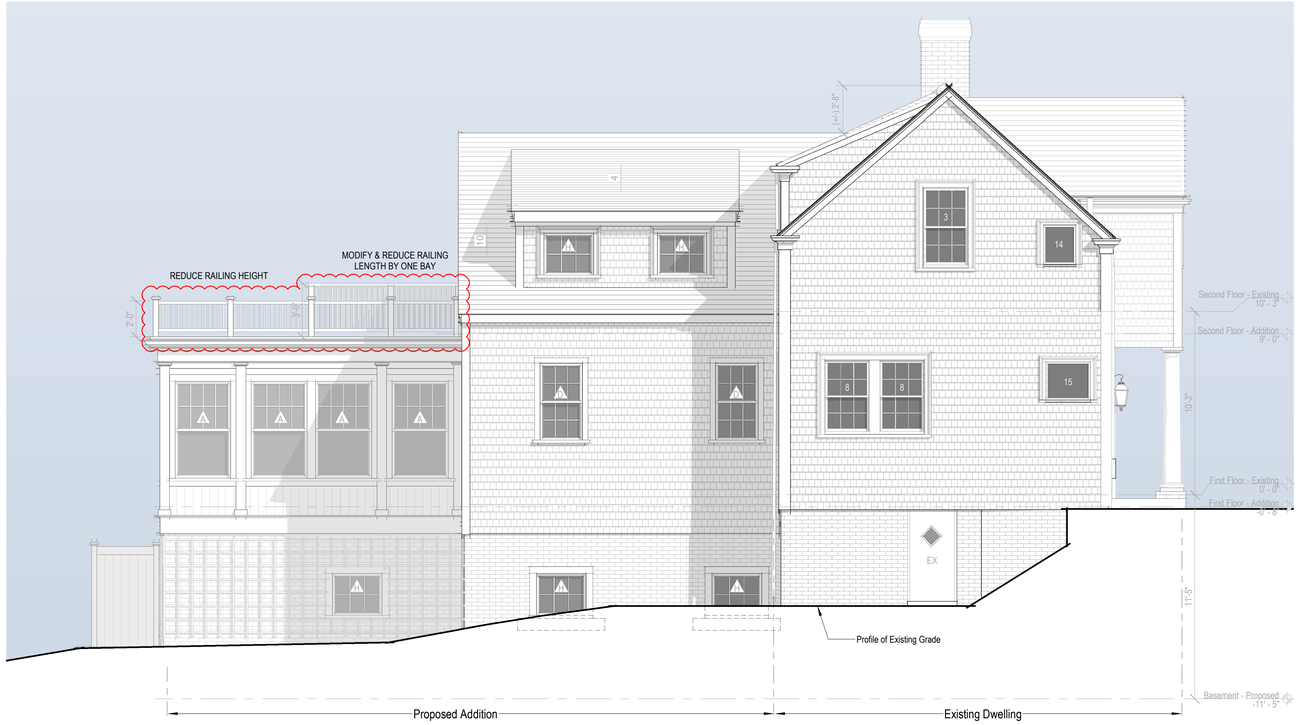
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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emeritus

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Exterior Elevations

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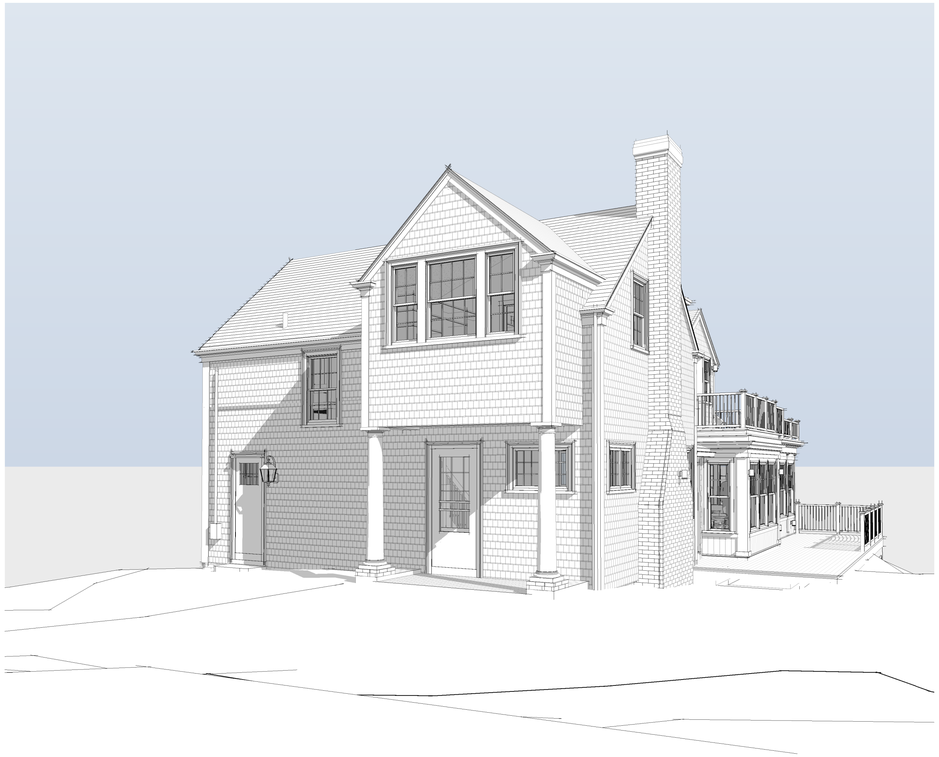
A.2.2

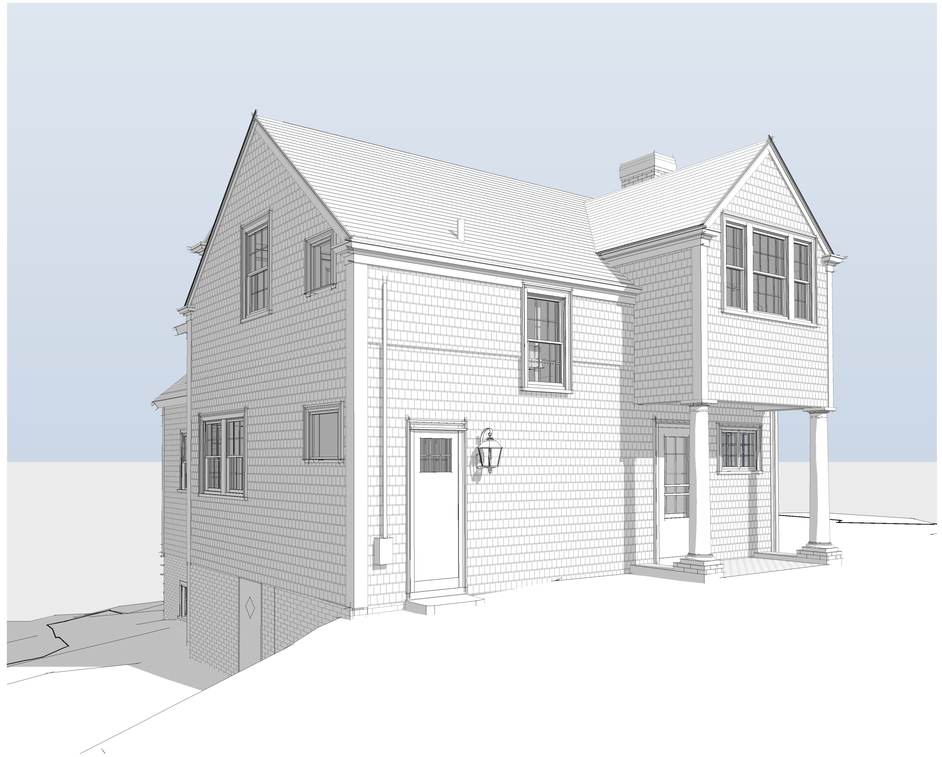
2110

06.05.24

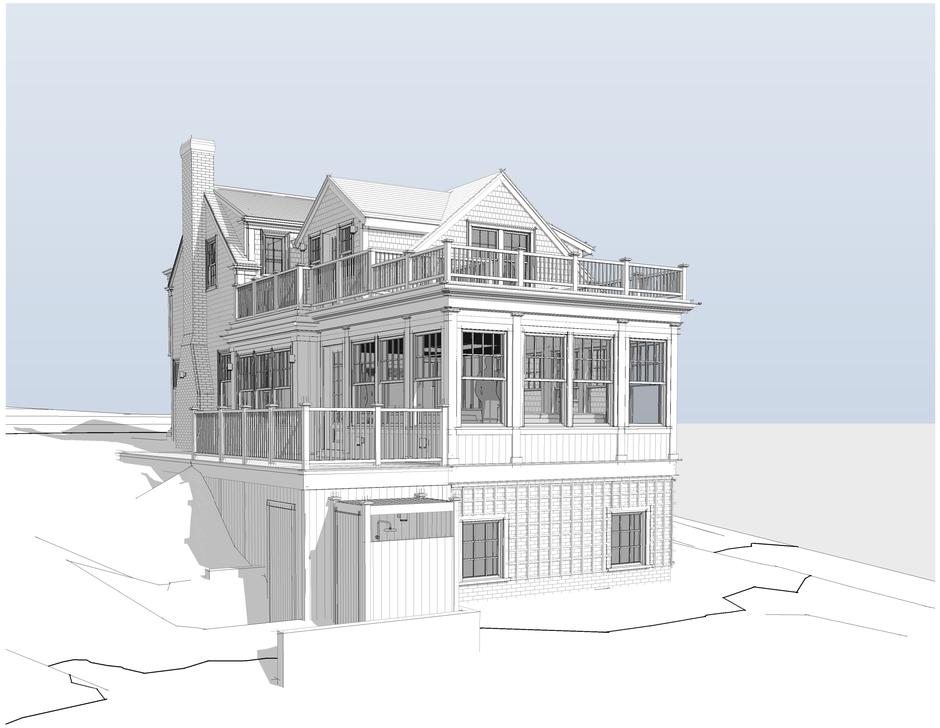
HDC Submission



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

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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.

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2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
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Current Site Photo



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Current Site Photo



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Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



18 Orange Street

Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



141 Main Street

Project no. : 2110

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gutter Lane ran from burn to Union St. + later linked to Gutter Alley + formed Stone Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ⊘ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ⊘ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ⊘ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-24-29
MAP/PARCEL#: 42-31-102

Recorded By: AEG Date: 11-21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

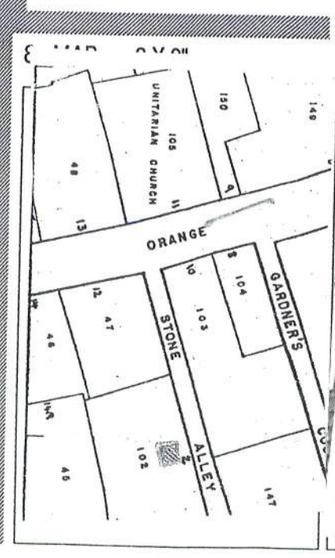
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1804 - James Cold bought ... [illegible] ... 1825 - George B. Upton, ... 1922 - Wm. F. Cole ... 1927 - ... No. 11559 Lot #4, 1940 - Walter B. ... Helen J. Morton ... 1958 - ... Florence H. Fairbanks.

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

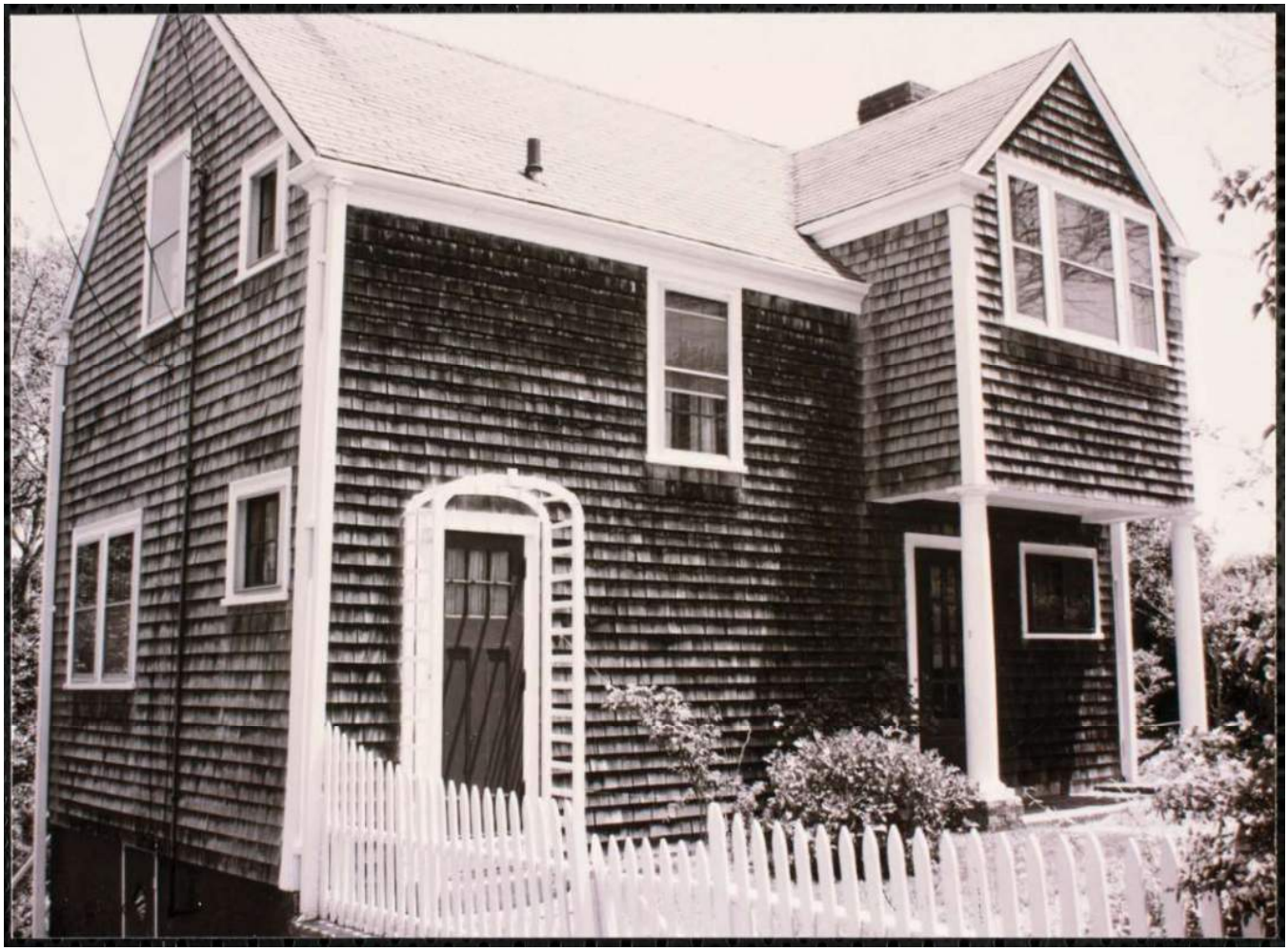
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



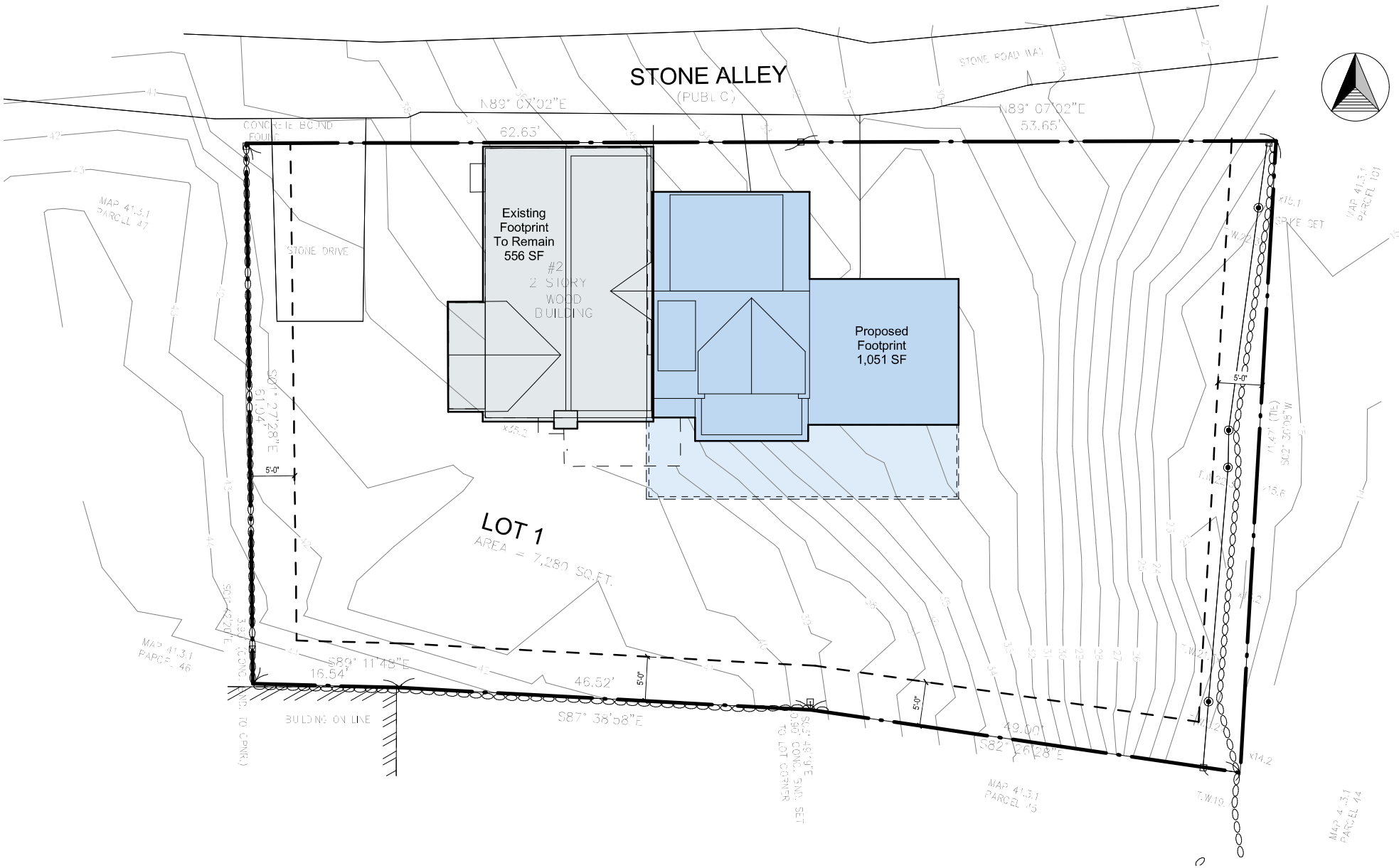
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



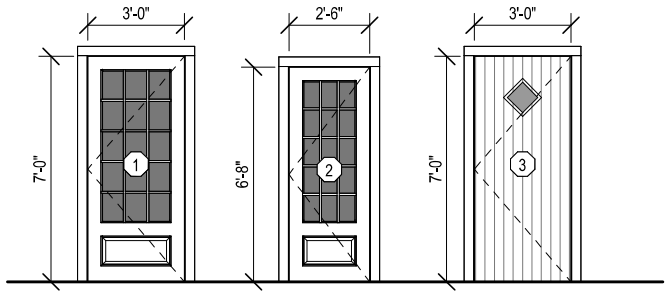
East Elevation



South Elevation



West Elevation



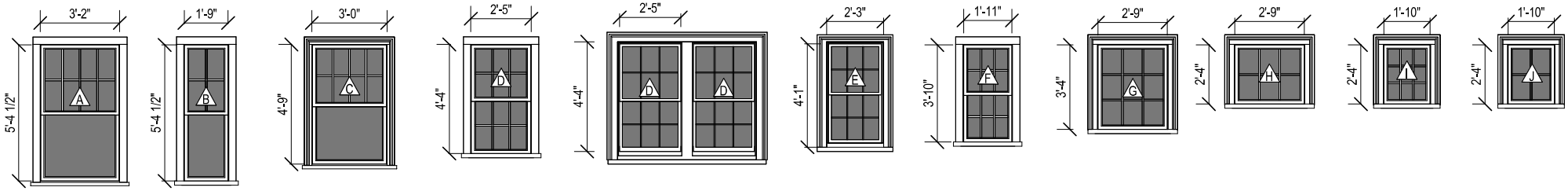
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

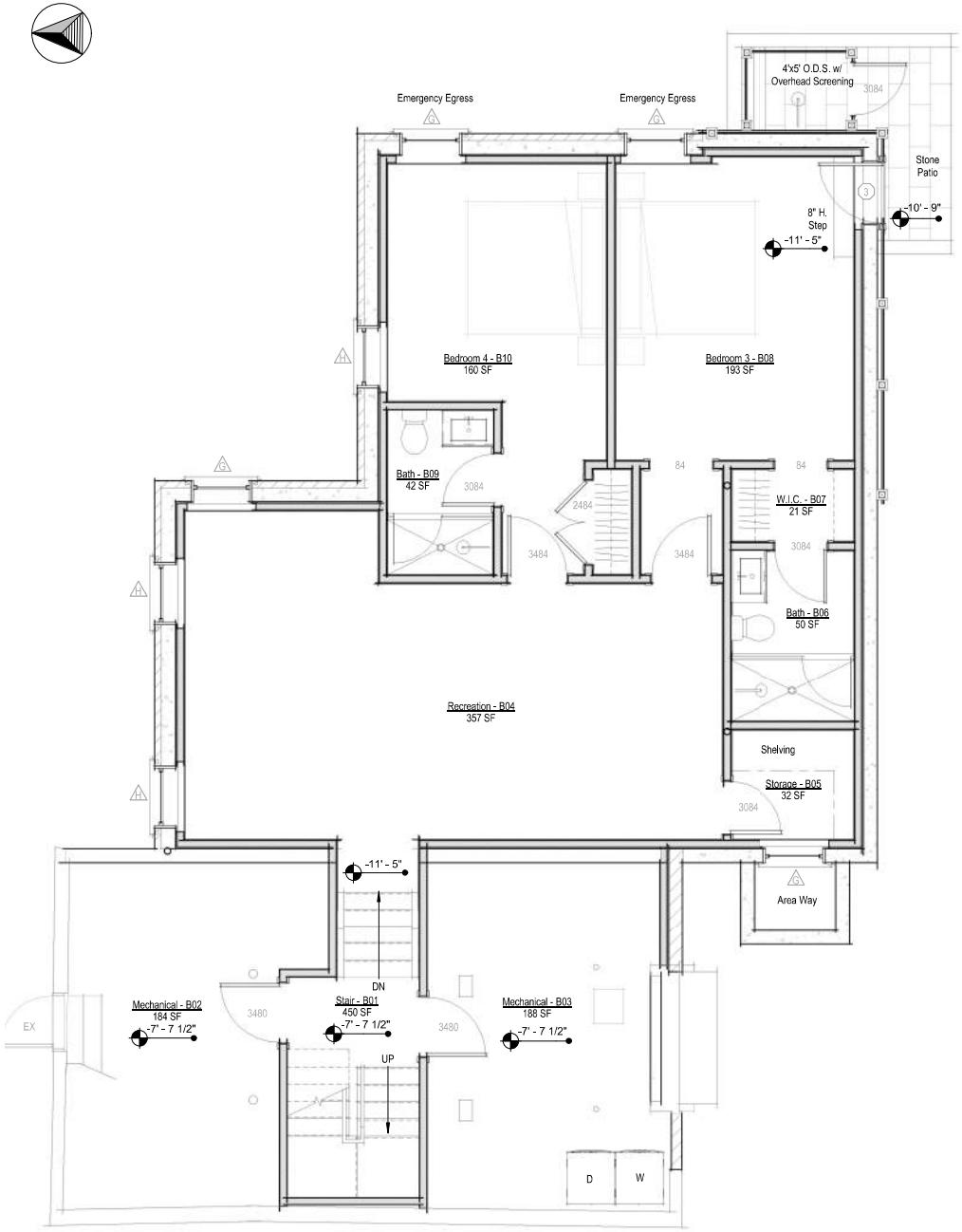
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

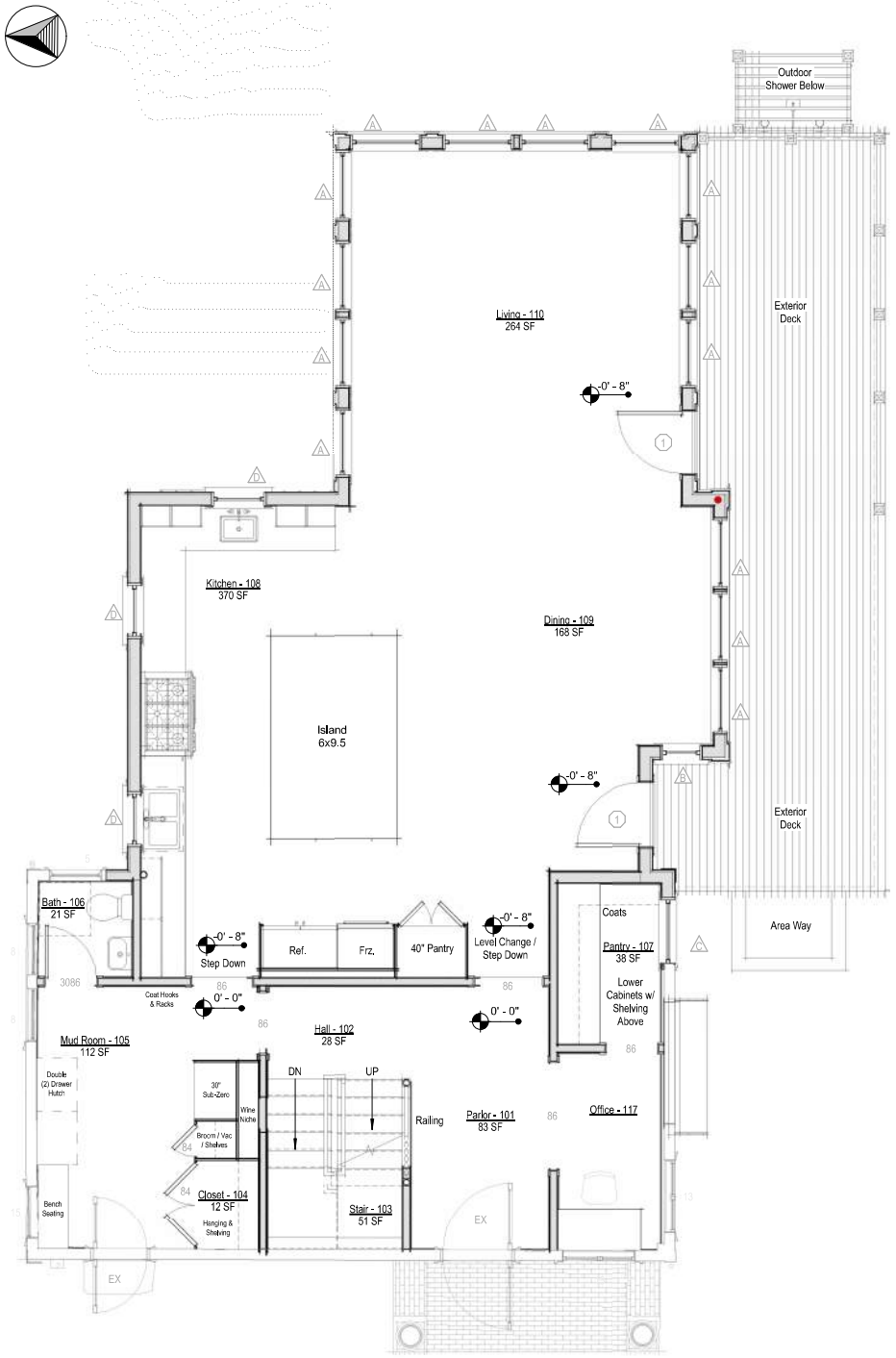
Window Legend

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



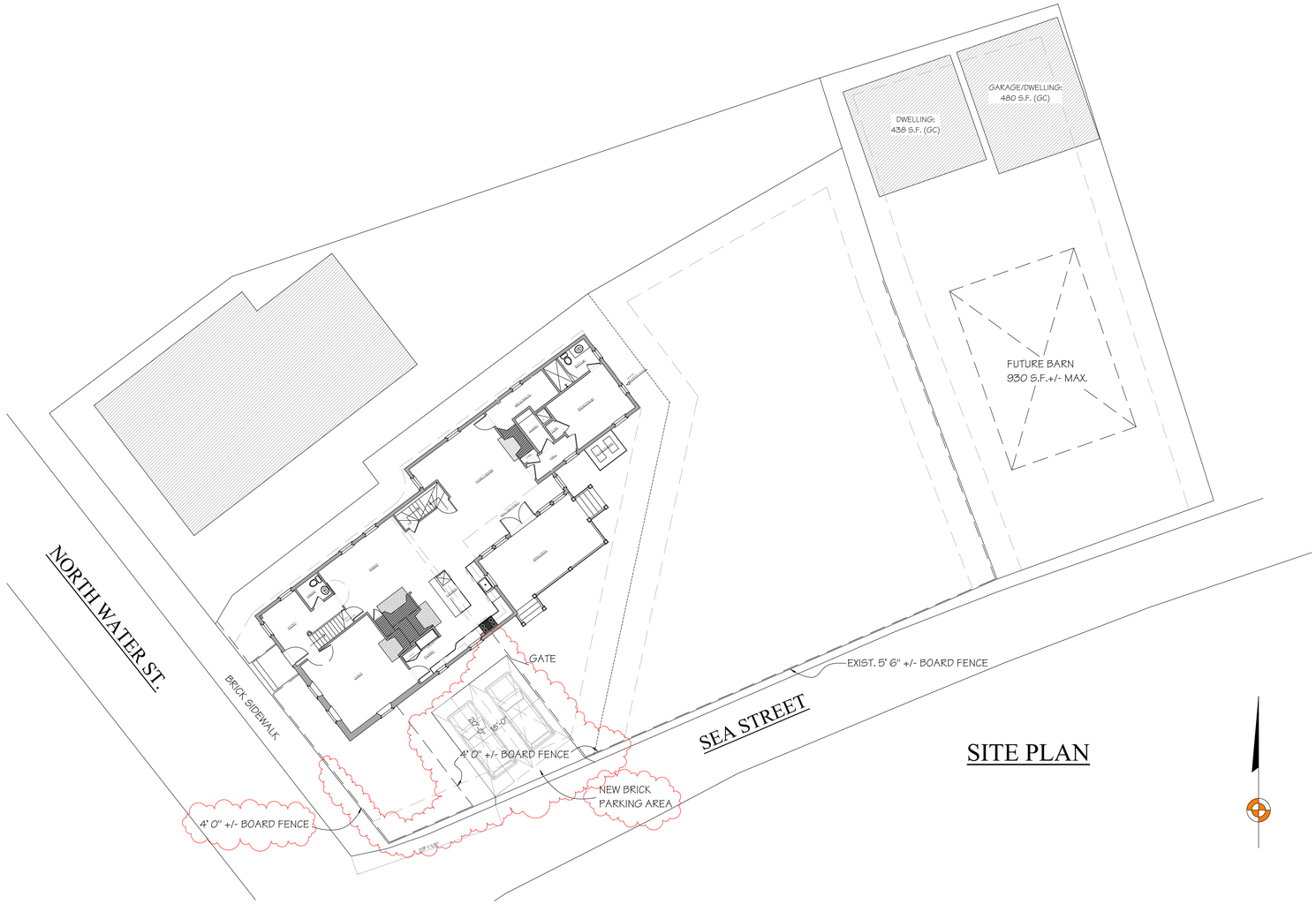

1FW 297


NO
PARKING
EITHER
SIDE

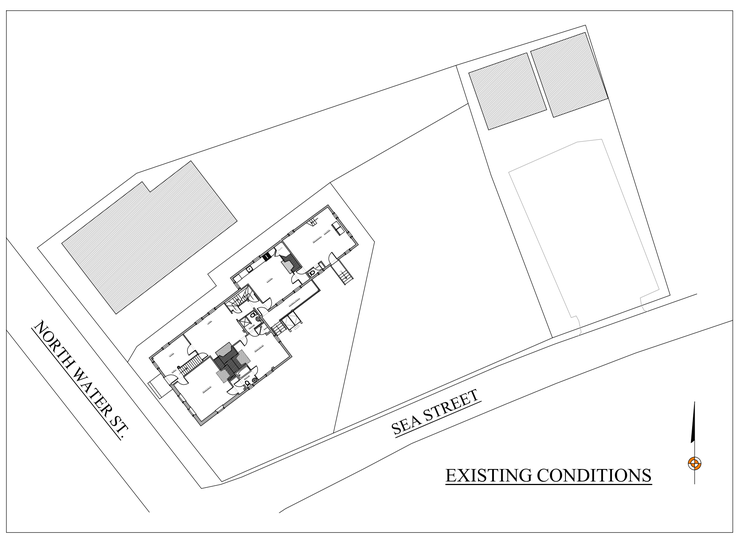


15 N. BEACH ST.
NANTUCKET, MA 02554





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.

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https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

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✓	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
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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): _____

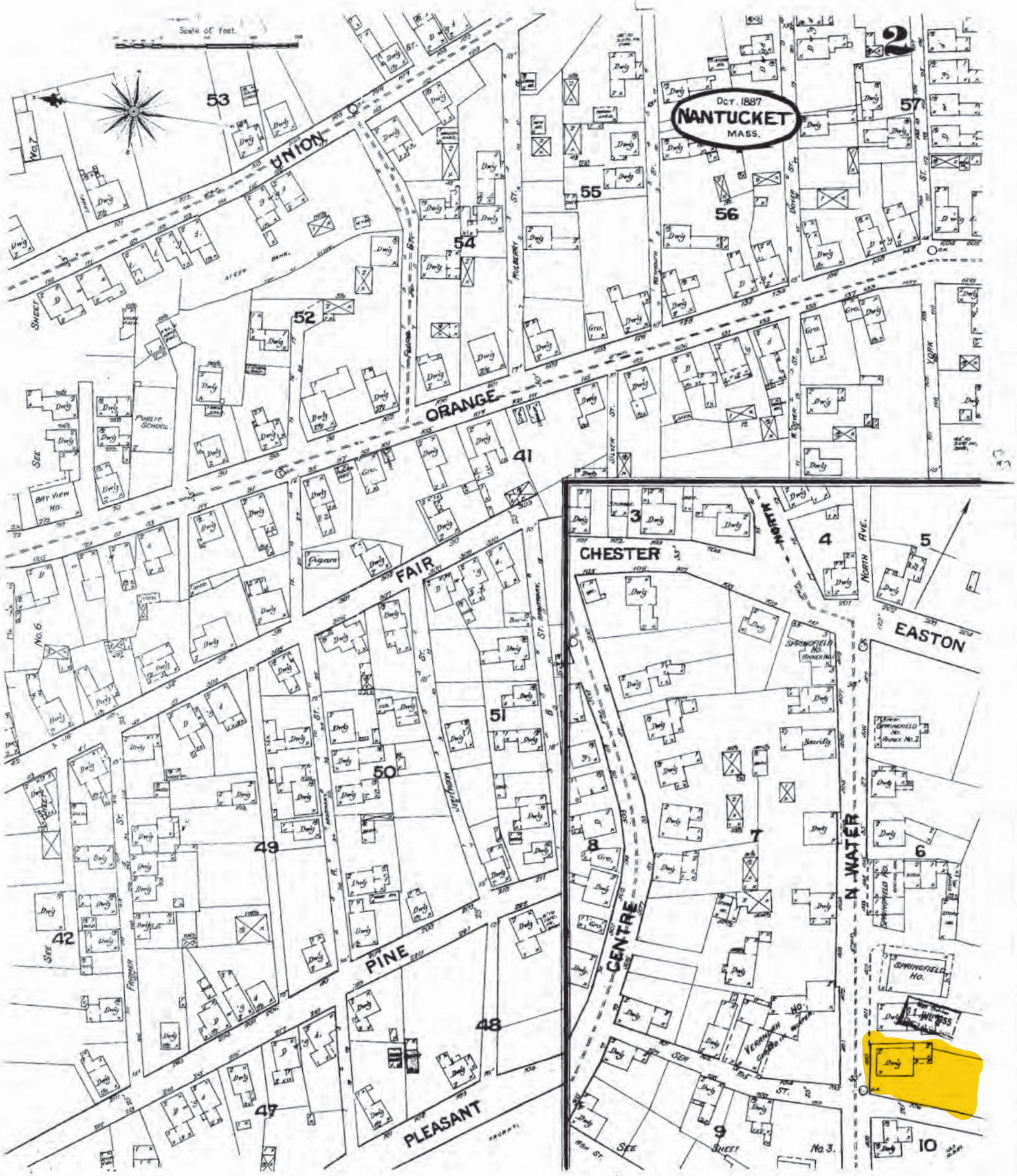
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

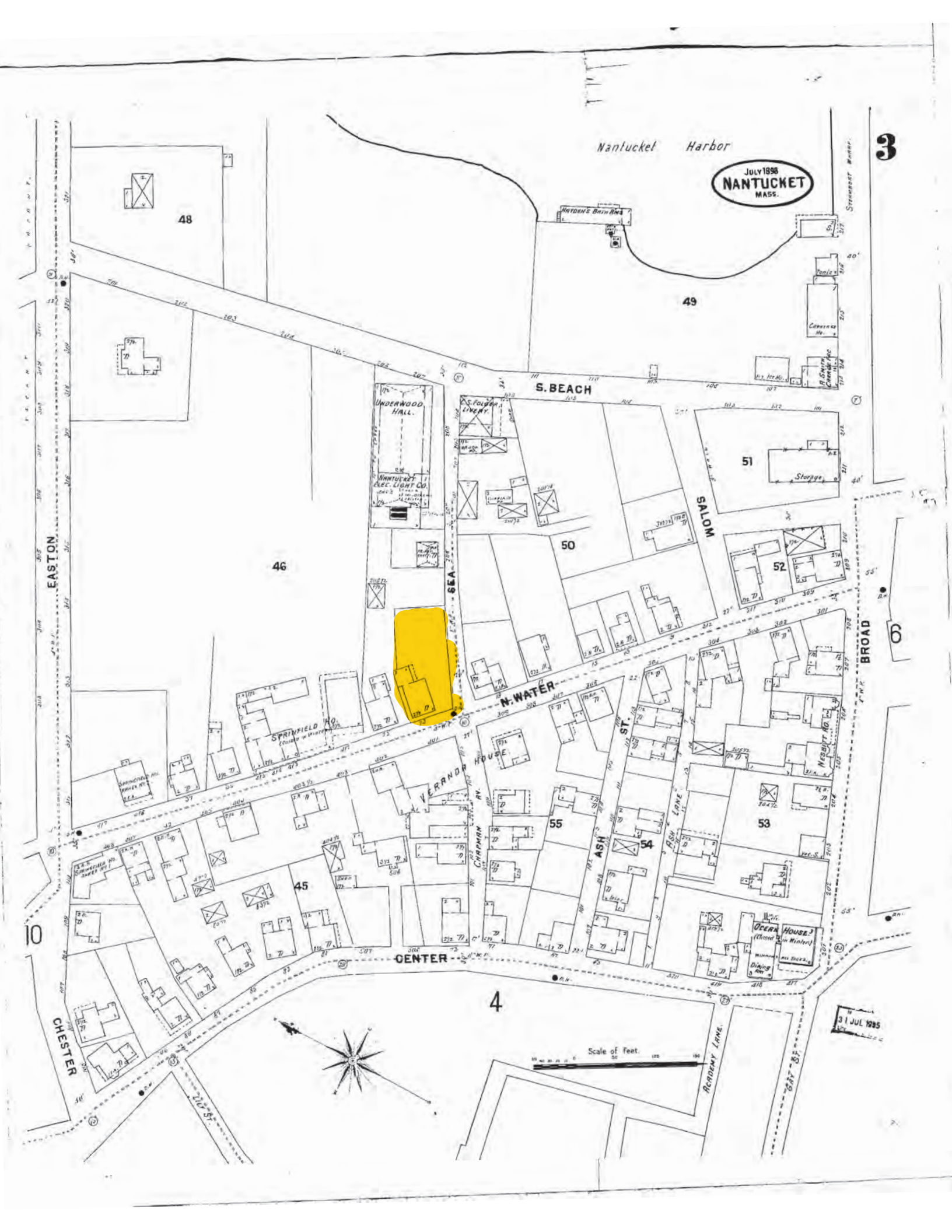






Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH AVE.
PUBLIC SCHOOL
BAY VIEW HO.
SPRINGFIELD HO.
SPRINGFIELD HO. ANNEX No. 2
VERANDAH HO.
SEE SHEET No. 3.
SEE SHEET No. 6.
SEE SHEET No. 7.


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

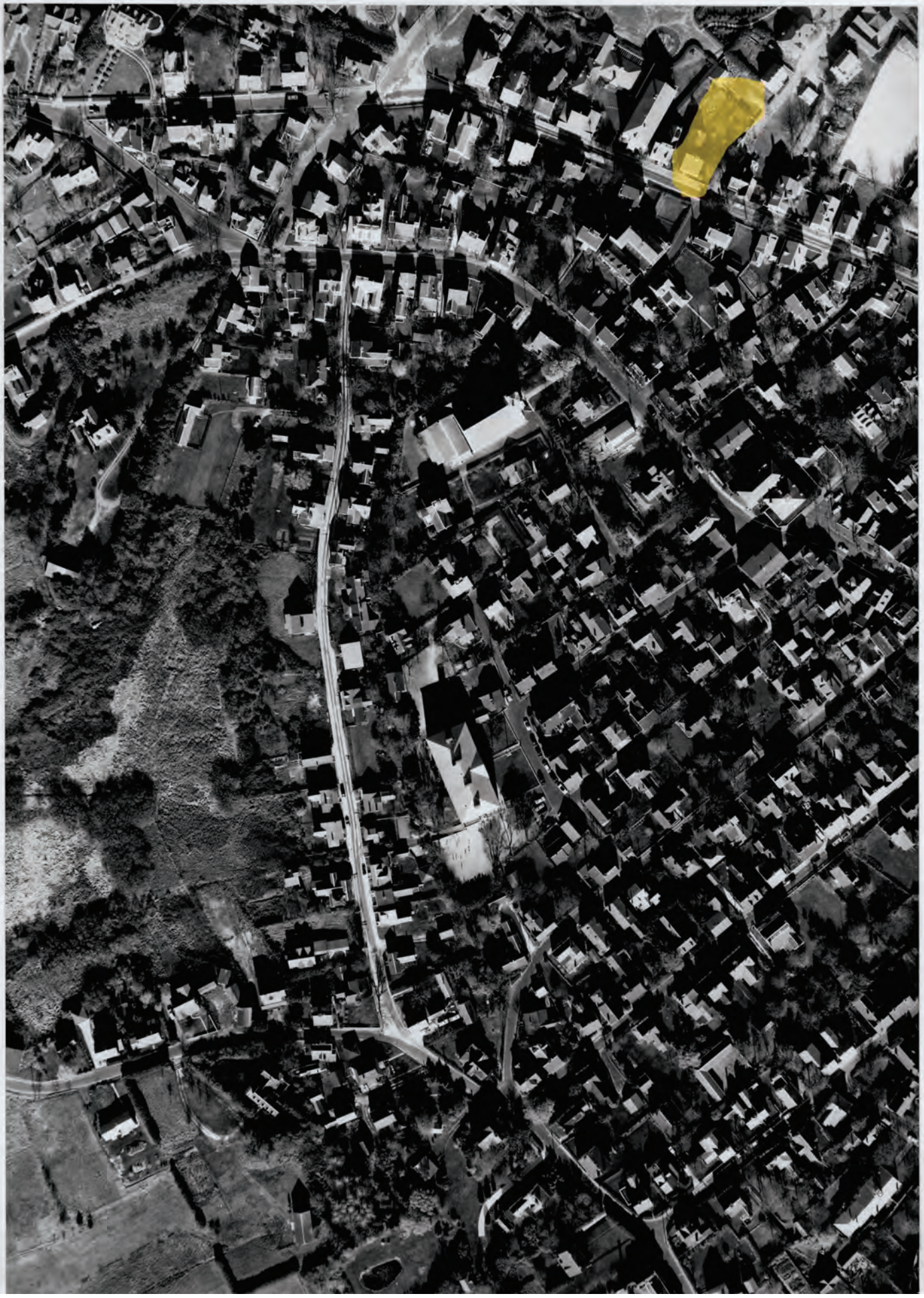

Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
4
10
6
S. BEACH
UNDERWOOD HALL
S. FOLGER LIVERY
NANTUCKET ELEC. LIGHT CO.
Storage
SALOM
EASTON
SEA
N. WATER
BROAD
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBIT HO.
OCEAN HOUSE
CENTER
CHESTER
ACADEMY LANE
Scale 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
VERANDA HO.
STEP LANE
39
45
43
NORTH
CHESTER
CENTER
CENTER
W. CENTER ST.
LILY ST.
3
6
5
Scale of Feet.
31 JUL 1905


4
Aug. 1909
NANTUCKET
MASS.
306
48
N. BEACH
S. BEACH
CAMP
DEWEY
BROOKLYN COTTAGE
OLYMPIA COTTAGE
38
EASTON
46
POINT BREEZE HO.
SPRINGFIELD HO ANNEX No 2
SPRINGFIELD HO
THE ANCHORAGE
TILLY COTTAGE
SEA
6
THE "HOMESTEAD"
NORTH AV.
N. WATER
SPRINGFIELD HO ANNEX No 1
VERANDA
HOUSE
GLEN COTTAGE
39
45
STEP LANE
3
NORTH
43
CHESTER
CLOVER DISH
YE BRASS BOTTLE
CENTRE
WEST CHESTER ST
Scale of Feet.
5

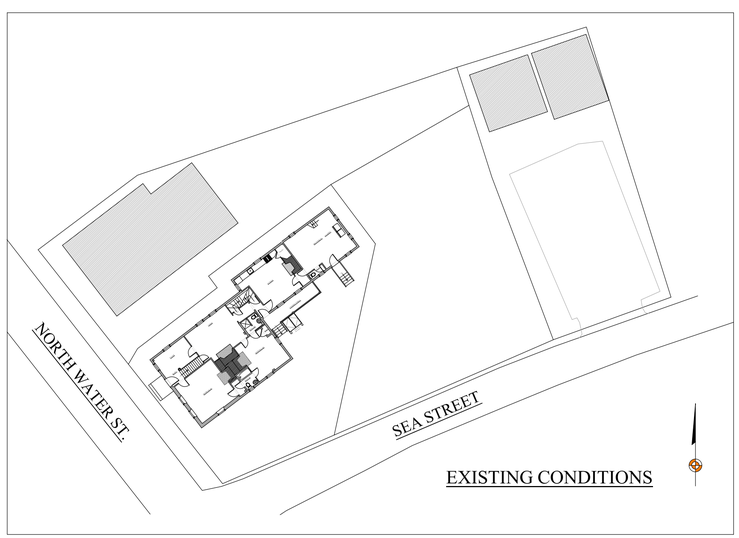

OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
CREST HALL
COLONIAL INN
VERANDA HO.
OCEAN HO.
NESBITT HO.
THE GABLES
Scale of Feet


OCT. 1923
NANTUCKET
MASS.
EASTON
CHESTER
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
WHALERS LANE
(SALOME)
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
HARBOUR HOUSE
DINING HALL
HOTEL OVERLOOK
LAUNDRY
OCEAN HO.
NESBITT INN
MUSEUM
CENTRAL FIRE STATION
Scale of Feet.



15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS



SITE PLAN

MAP & PARCEL:
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 5,129 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER: 1,888 S.F.
PROPOSED NEW GROUND COVER: 103 s.f.
TOTAL GROUND COVER: 1,991 s.f.
ALLOWABLE GROUND COVER: 2,052 S.F.

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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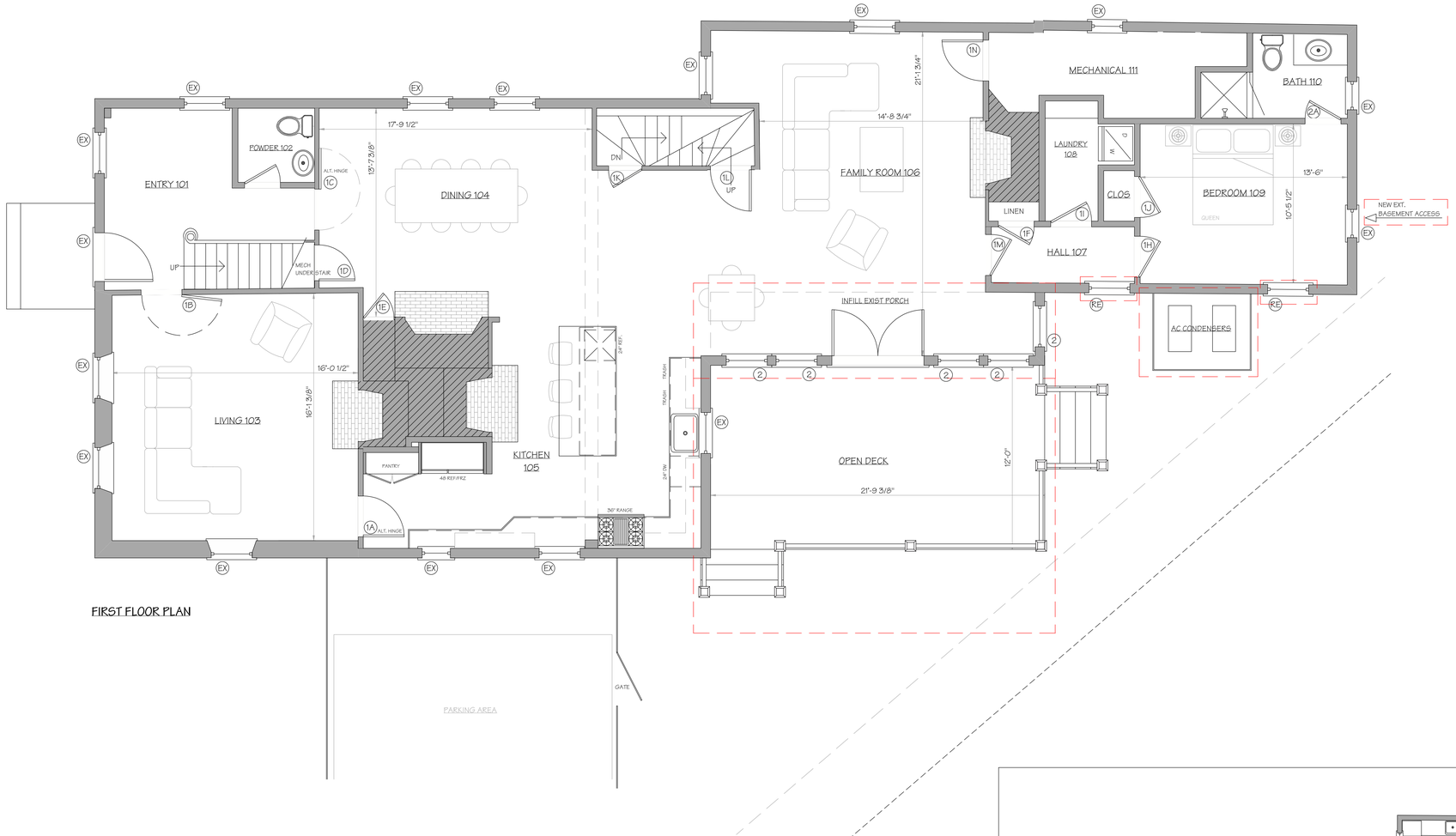
COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

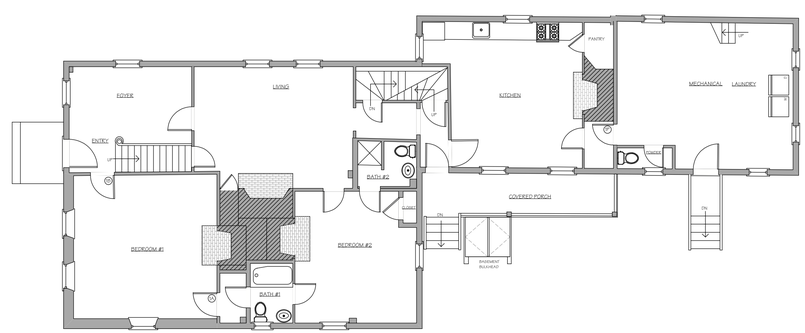
M/P: 42.4.2 / 50

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
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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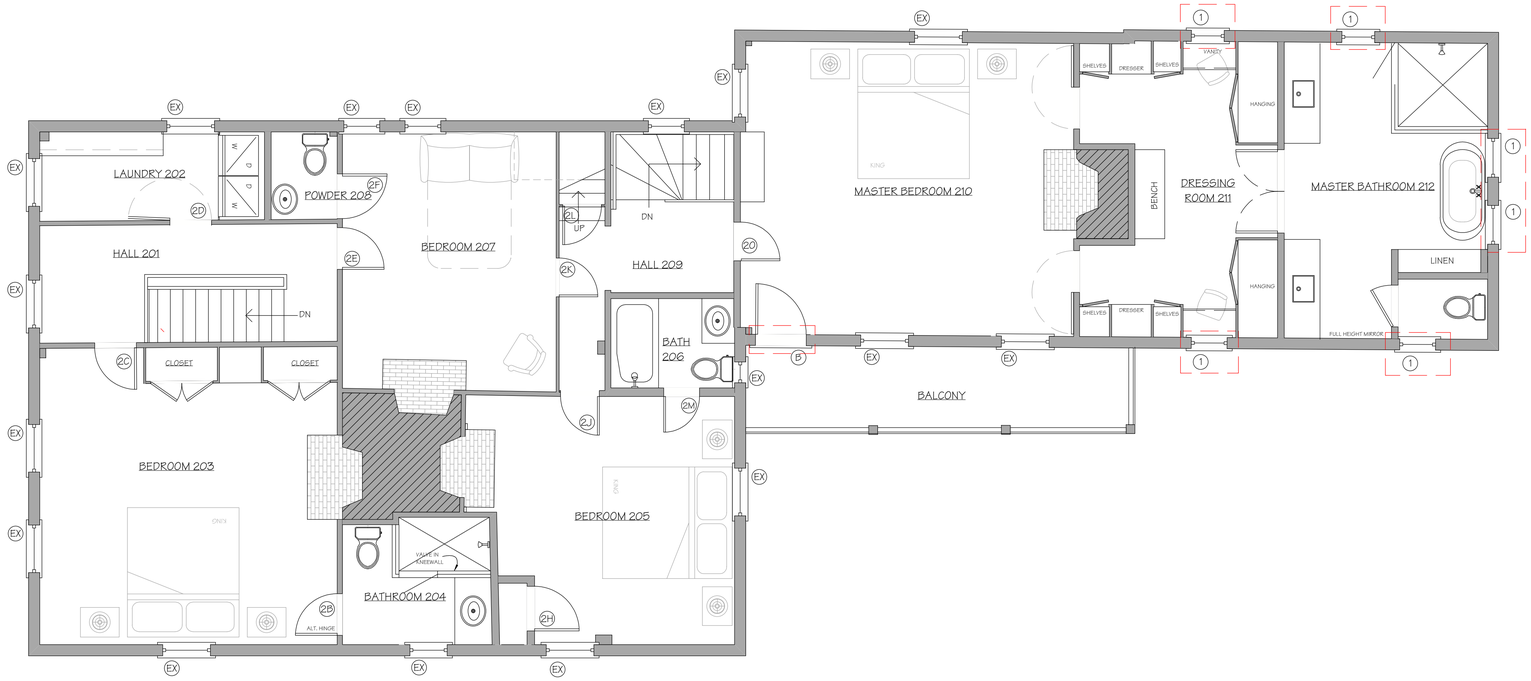
FIRST FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

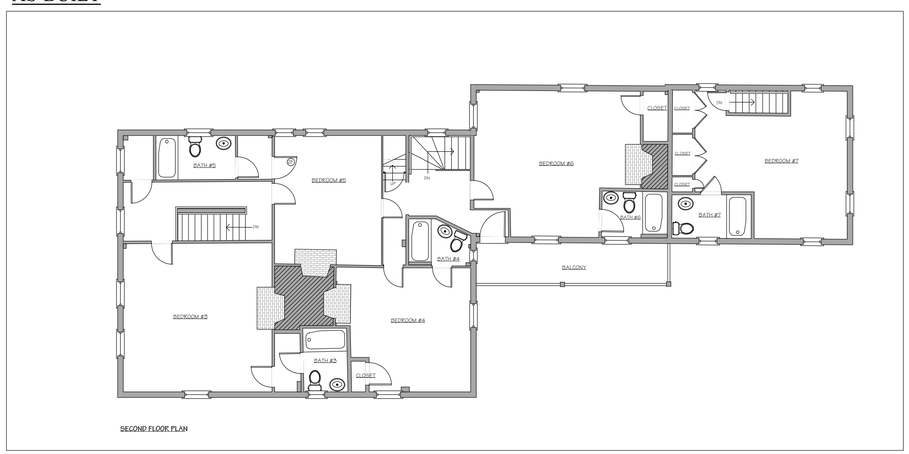
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

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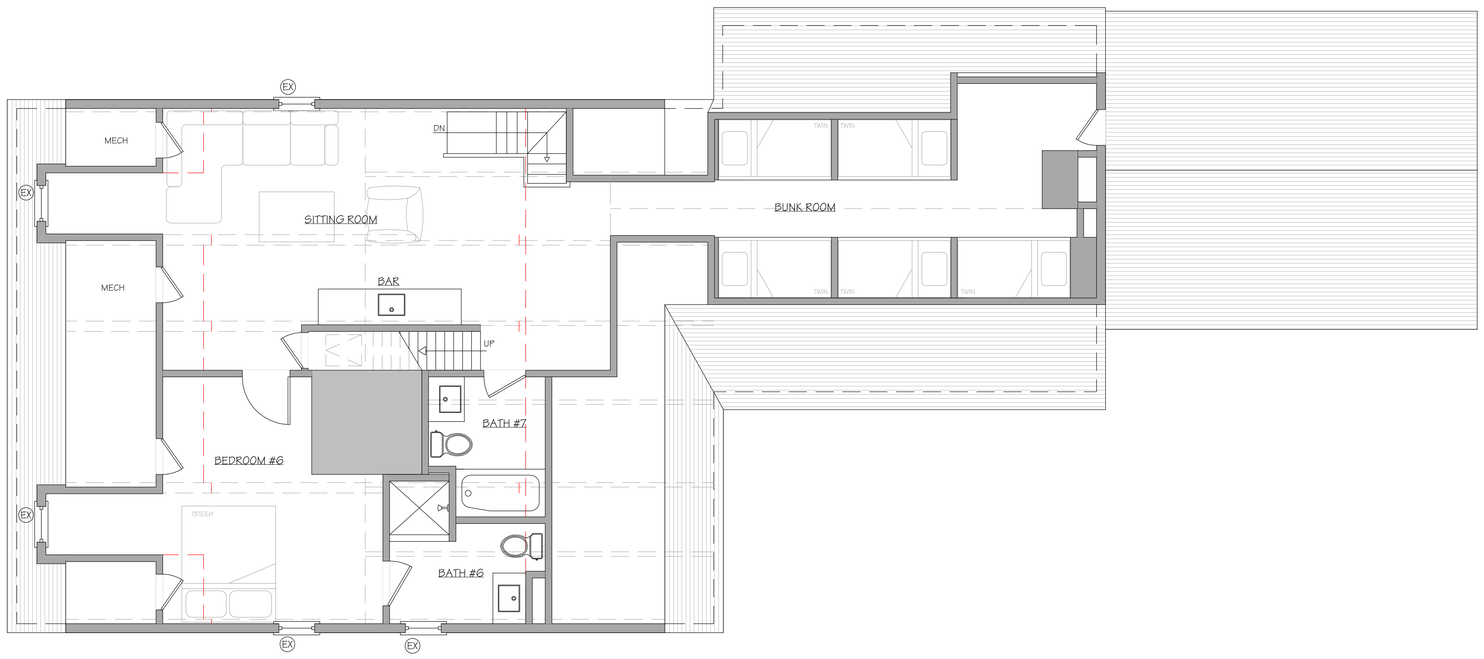
SECOND FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

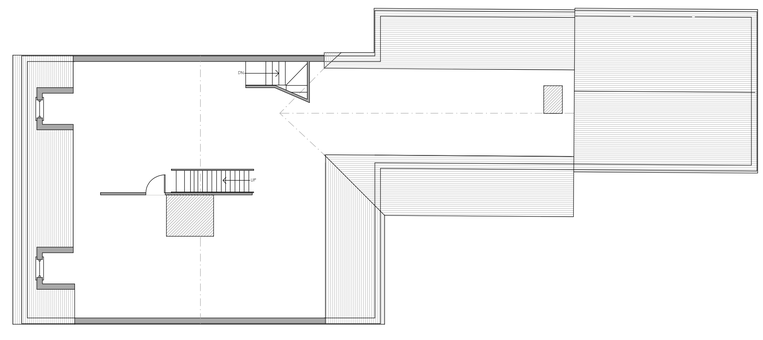
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION



THIRD FLOOR PLAN

AS-BUILT

BENJAMIN
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DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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THIRD FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1'-0"

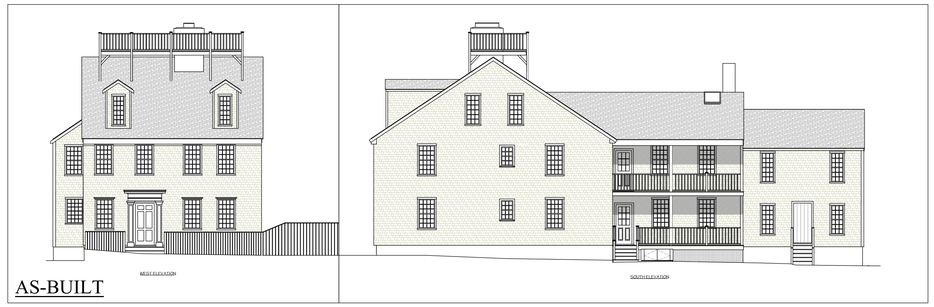
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

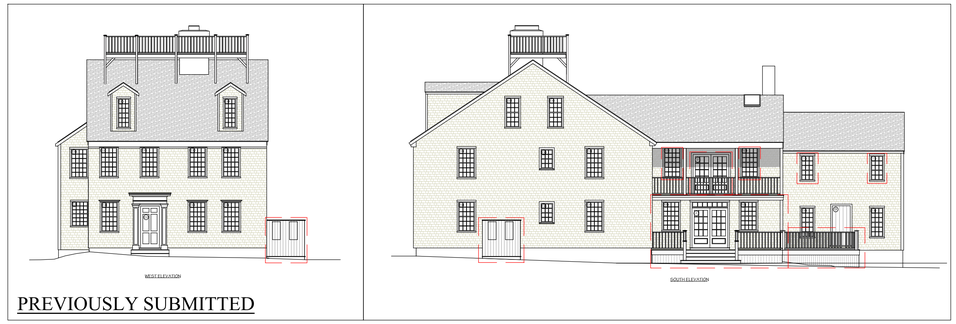
3



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
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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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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 9184

Sent To: Eight Sea Street LLC
Street, Apt. No.; or PO Box No.: 800 Boylston St 30th Flor
City, State, ZIP+4: Boston MA 02199

PS Form 3800, June 2002 — See Reverse for Instructions

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NANTUCKET MA 02554

7003 2260 0001 1628 8897

Sent To: 3 Step Lane LLC
Street, Apt. No.; or PO Box No.: 1140 Reservoir Ave
City, State, ZIP+4: Cranston, RI 02920

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NANTUCKET MA 02554

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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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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 8859

Sent To: Malcolm W MacNab
Street, Apt. No.; or PO Box No.: 13 N. Water St
City, State, ZIP+4: Nantucket MA 02554

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1629 0005

Sent To: Sea Street Realty Trust
Street, Apt. No.; or PO Box No.: 7 Sea St
City, State, ZIP+4: Nantucket MA 02554

PS Form 3800, June 2002 — See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 15 N. Water St.

Tax Map Number: 42.4.2 Parcel Number: 50

Owner of Record: Smiley 15 North Water LLC

Description of Proposal:

- Dwelling: Infill existing 1st floor porch (104 s.f.)
  New deck: 420 s.f.
  fenestration changes
- New curb cut and parking area: 480 s.f.

Anticipated HDC Submission Date: 4/12/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Hormond

AS AGENT FOR Smiley 15 North Water LLC

STREET ADDRESS 15 N. Water St.

MAP/PARCEL 42.4.2/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

4/12/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

4/8/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office. Dwelling: $50 Hardscape: $50 } $100

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAH 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

Smith
22 Coffin St, Sia
73.4.1 /36

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

060924	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 22 Coffin St, Sias Corner - HDC
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Brenda Johnson Date: 06/06/24

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: ~~42~~ 73.4.1 PARCEL N°. 310

Street & Number of Proposed Work: 92 Coffin St, Siasconset

Owner of record: Smith, Geoffrey

Mailing Address: 114 Todd Wildy
Hingham, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design

Mailing Address: 18 Hummock Pond Rd.
Nantucket, MA 02554

Contact Phone #: 508 325 5890 E-mail:
blenda@.tophamdesignack.com

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other full basement

Size of Structure or Addition: Length: 50 Sq. Footage 1st floor: 1496 687 Decks/Patio: Size: 9.6x20 ☒ 1st floor ☐ 2nd floor
Width: 34 Sq. footage 2nd floor: _____ Size: ~192 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 ~~Dormer~~ 8 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural back section
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 4" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front wood & transom Rear glass-storm Side basement storm-glass
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural to weather Clapboard (if applicable) _____ Roof black
Trim White Sash White Doors White black

HDC meeting 06/04/2024
New Business 04/30/2024
Smith, Geoffrey 22 Coffin ST , Siasconset

Commissioners: S Welch (Chair), A McLoud, V Oliver (recused), A Camp, R Pohl (Vice-Chair) C Patten

Recommendations for revisions per commissioners' comments:

Proposed North Elevation(Coffin St):

- Change the roof pitch to 7/12
- Extend cover porch and add railings
- Lower Plate

Proposed West Elevation(W Sankaty Rd):

- Change angle of roof pitch to 7/12

Proposed South Elevation(Rear):

- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

Proposed East Elevation:

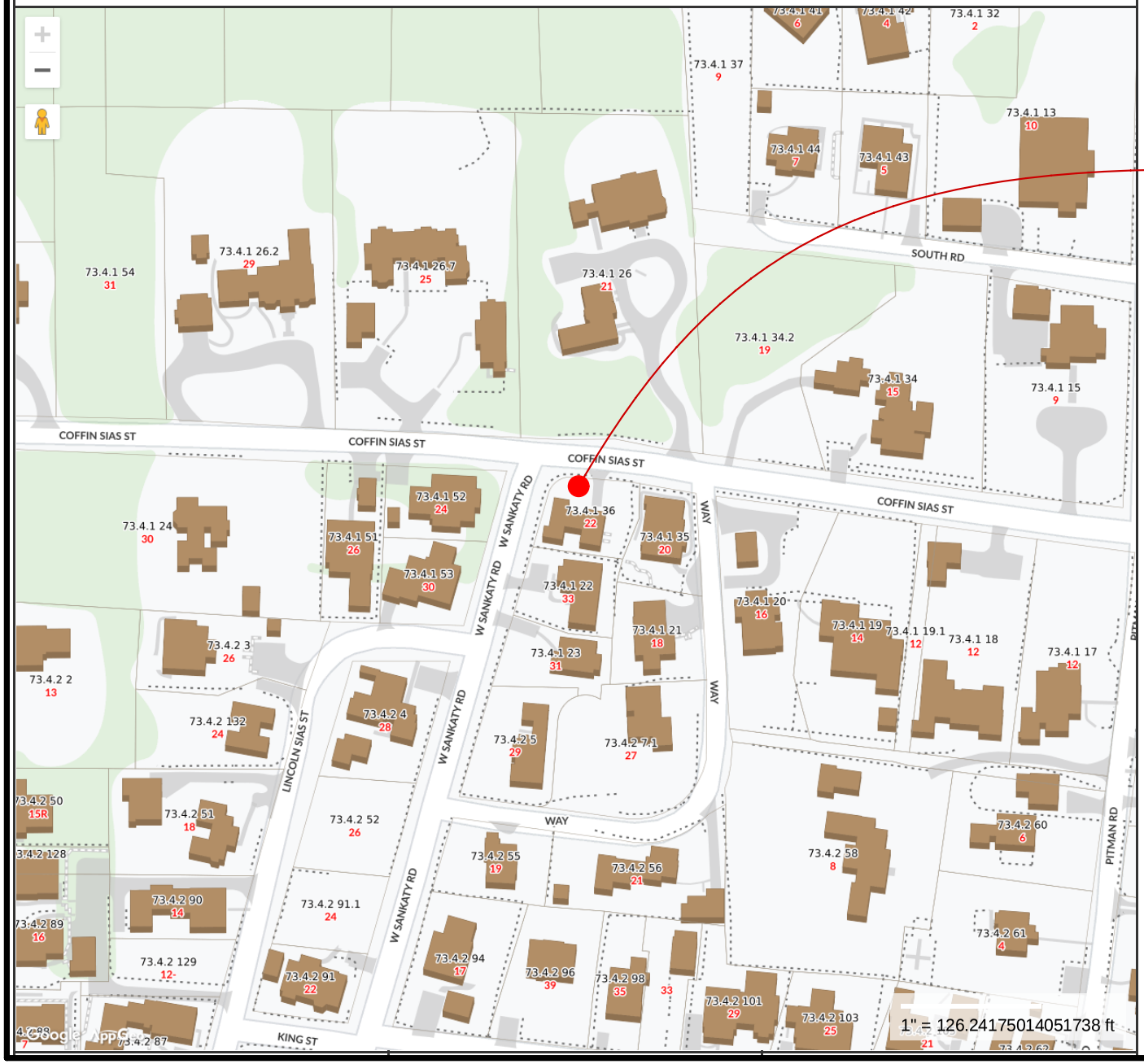
- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

Approved with changes

Town and County of Nantucket, MA

May 13, 2023

22 COFFIN (SIAS) STREET LOCUS MAP



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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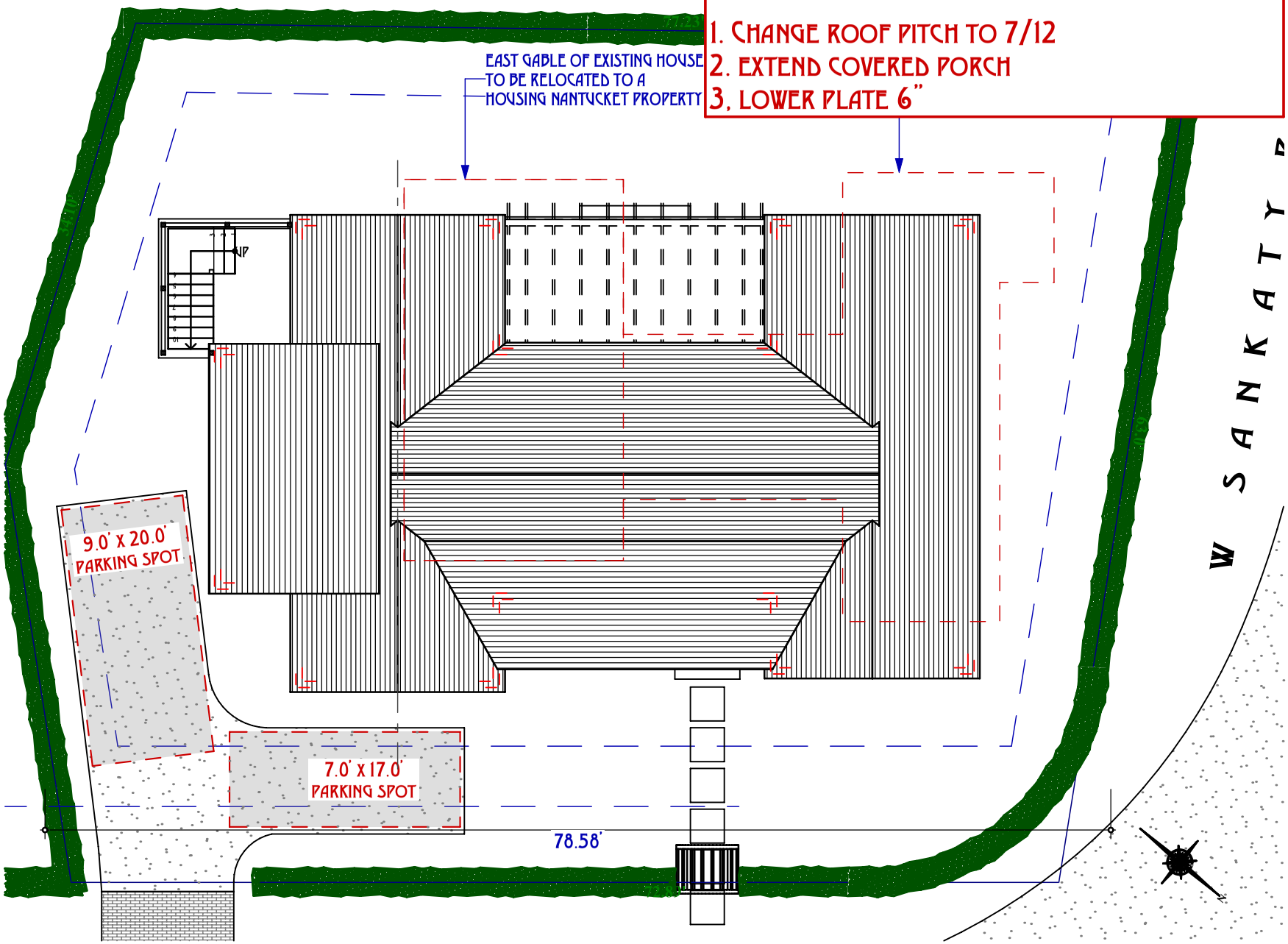
HDC 0.1



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
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 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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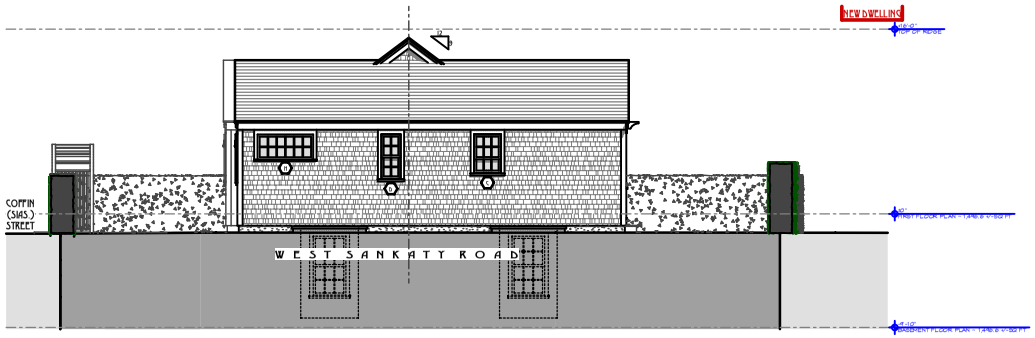
HDC 2.1

REVISIONS: 05 JUNE 2024

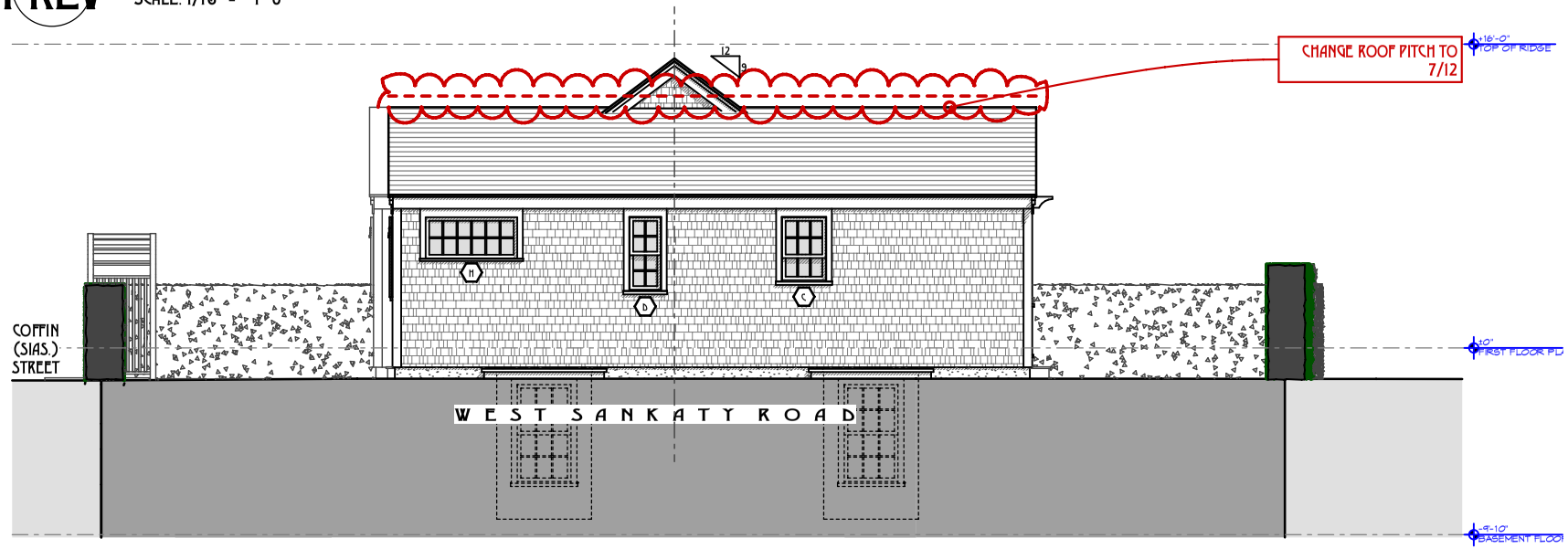
1. CHANGE ROOF PITCH TO 7/12



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
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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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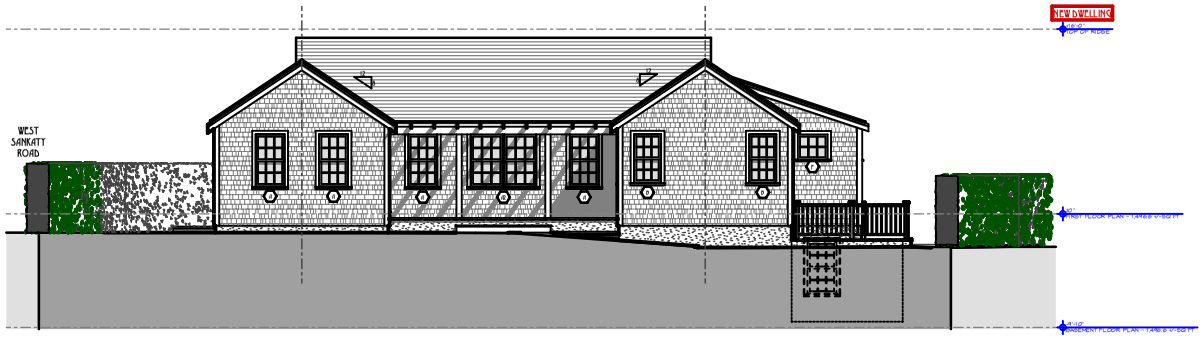
HDC 2.2

REVISIONS: 05 JUNE 2024

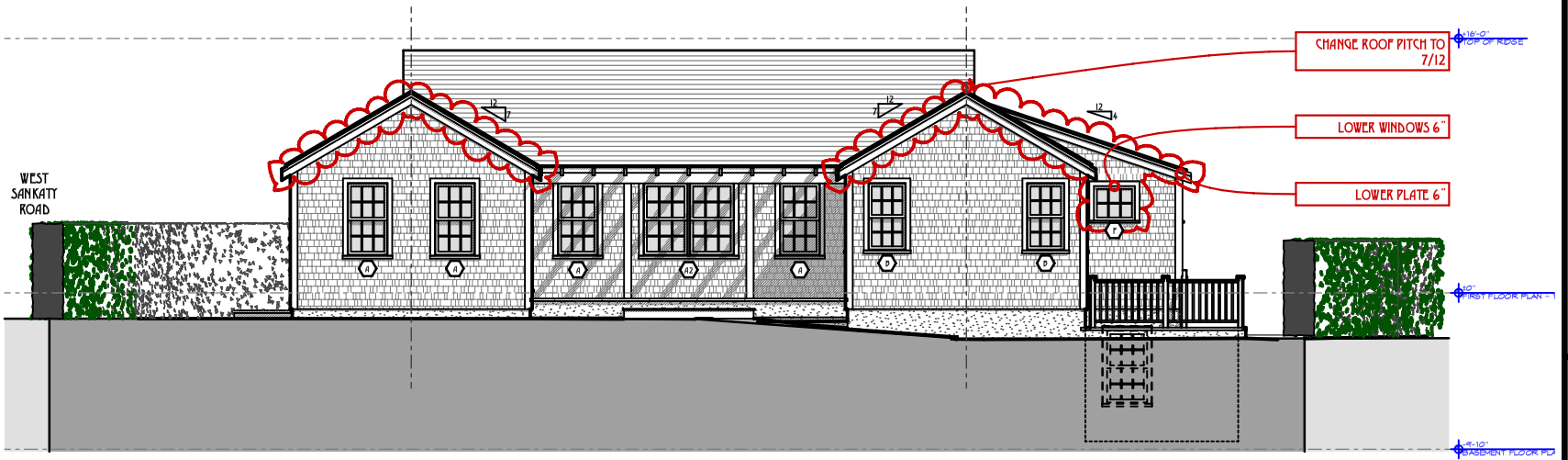
1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 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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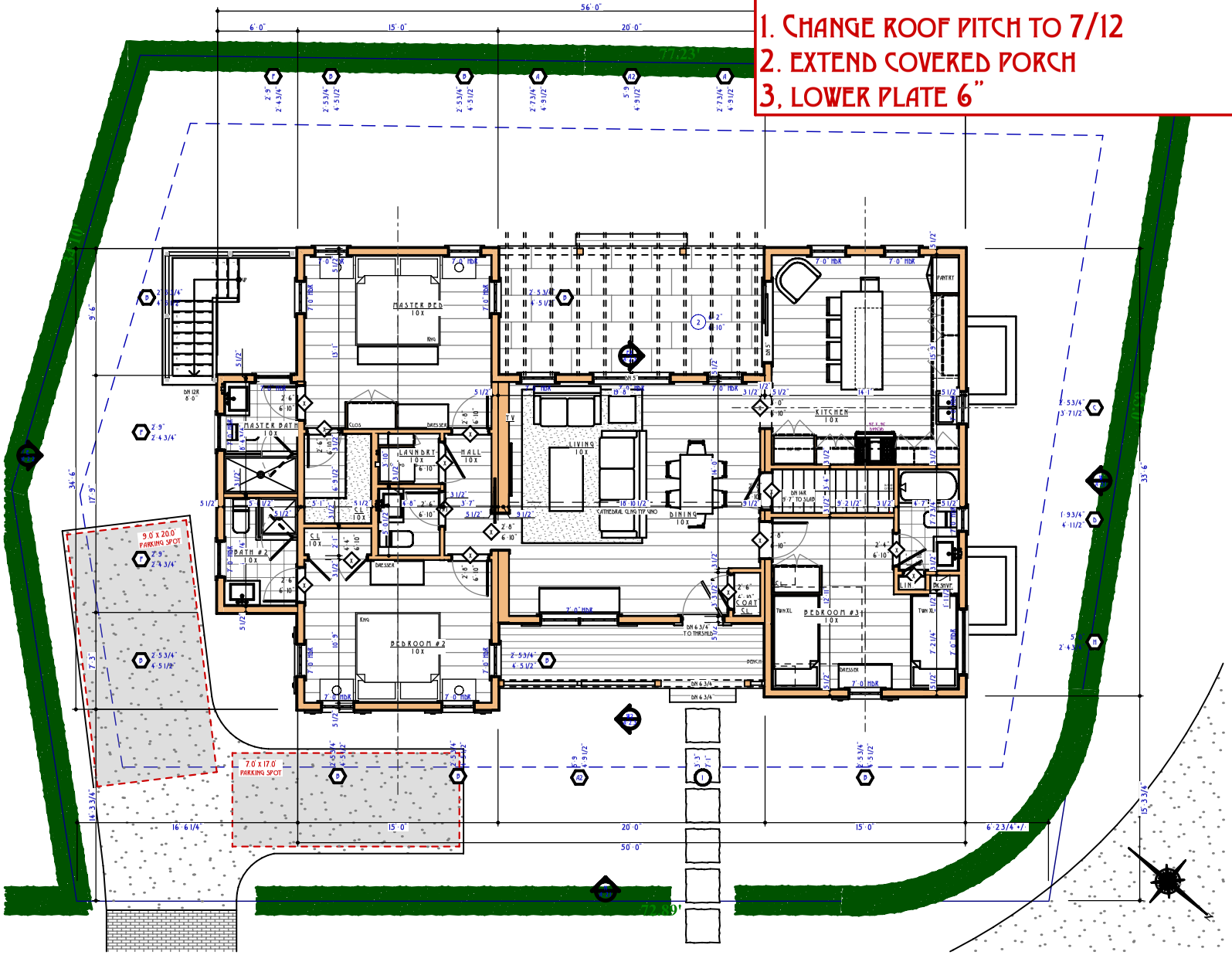
HDC 2.4

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"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE 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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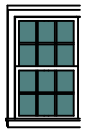
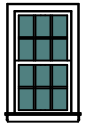
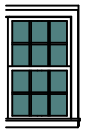
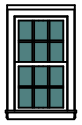
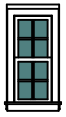
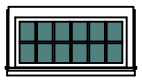
HDC 1.1

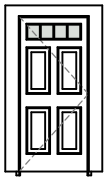
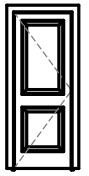
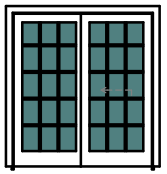
Schedule

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
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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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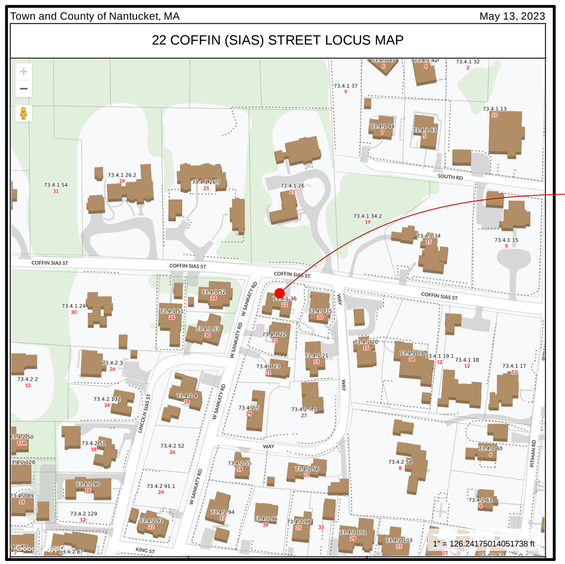
W&D

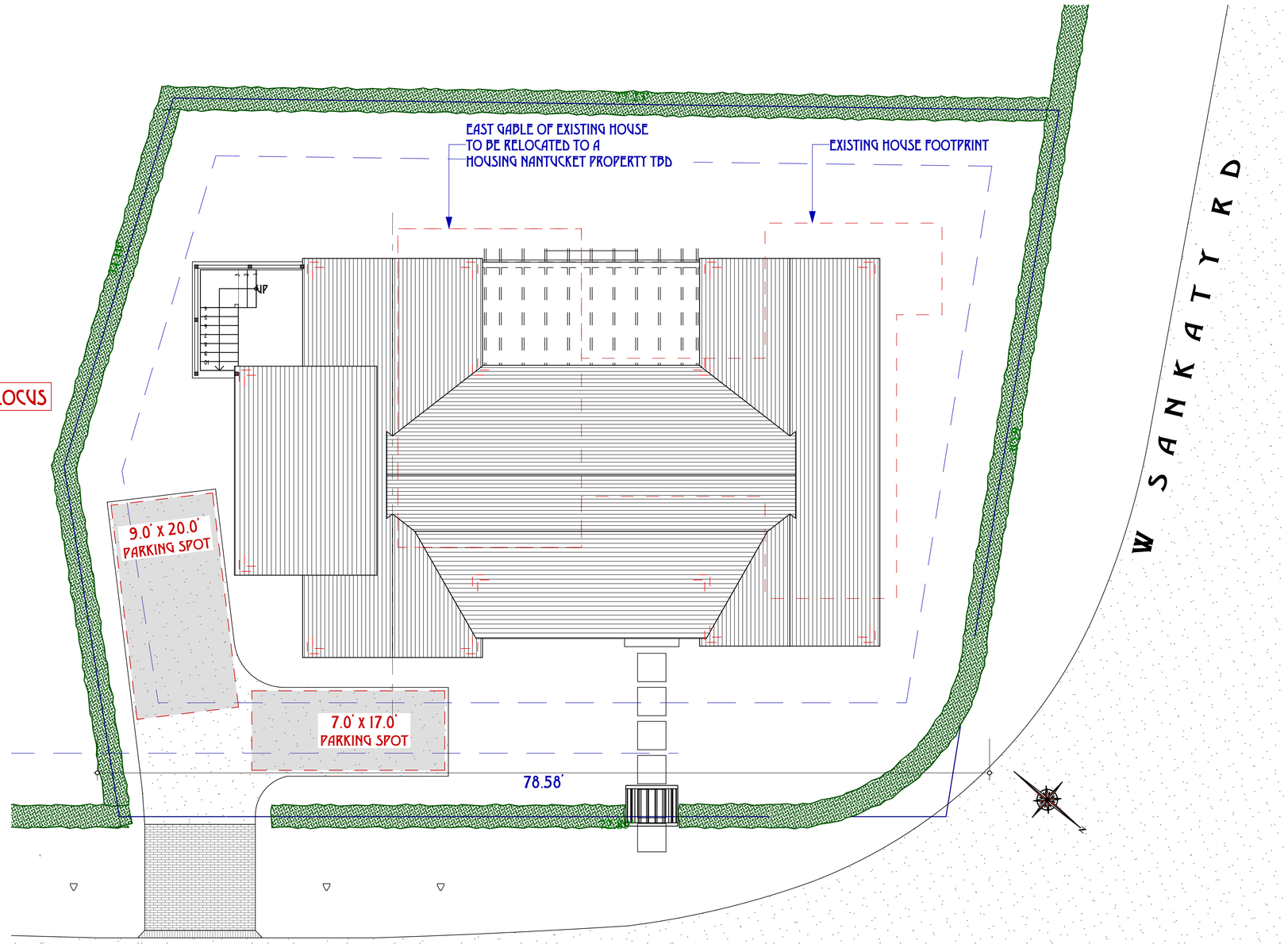
DEFAULT: TOPHAMS: DRC: TOMI LOCAL: DEFAULT: BASIC FOR BROWSER: 24\25TH 22 Coffin Sias St\25TH 22 Coffin Sias St.rvt

SMITH RESIDENCE

22 COFFIN (SIAS) ST, SIASCONSET, MA, 02564



L 22 COFFIN (SIAS) STREET LOCUS MAP
SCALE: 1" = 1'-0"



S PROPOSED HDC SITE PLAN (SR-1)
SCALE: 1" = 5'

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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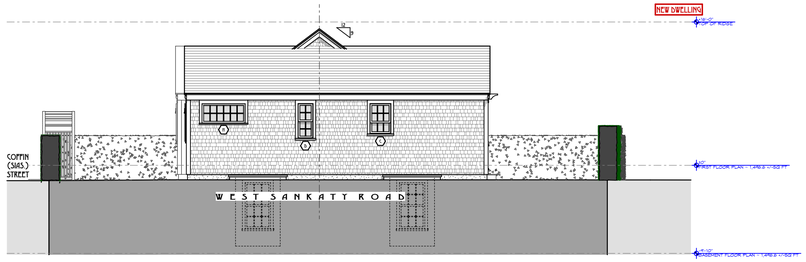
A-0.1



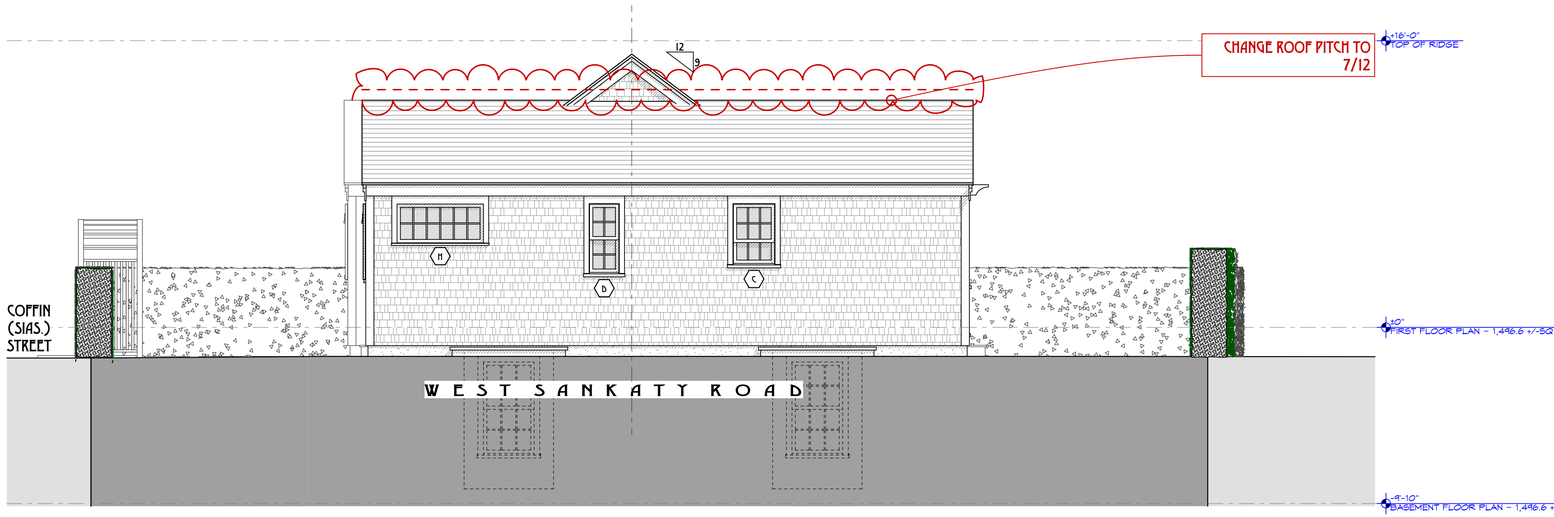
N **PROPOSED NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/4" = 1'-0"



PREV **NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION (W SANKATY RD)**
SCALE: 1/8" = 1'-0"



W **PROPOSED WEST ELEVATION (W SANKATY RD)**
SCALE: 1/4" = 1'-0"

Schedule			
ID	Quantity	Nominal W x H Size	View from Opening Side
2	2	2'-11"x4'-9 1/2"	
7	1	2'-7 3/4"x4'-9 1/2"	
2	2	2'-11"x4'-9 1/2"	
4	1	2'-5 3/4"x4'-5 1/2"	
1	1	2'-5 3/4"x3'-7 1/2"	
1	1	1'-9 3/4"x4'-1 1/2"	
7	1	2'-9"x2'-4 3/4"	
1	1	5'-0"x2'-4 3/4"	

W **WINDOW SCHEDULE**
SCALE: 6" = 1'-0"

Schedule					
ID	Quantity	Nominal W x H x T Size	Orientation	View from Rough Side	Door Centerline
1	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x8'-10" 3/4"
1	1	2'-8"x8'-10"x4 1/2"	R		2'-8"x8'-10"
6	1	6'-2"x8'-10"x1'-0 1/2"	R		6'-0"x8'-9"

D **DOOR SCHEDULE**
SCALE: 6" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 - 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC NORTH (COFFIN SIAS ST) & WEST (W SANKATY RD) ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING : SR-1 ALLOWABLE G.C.:30%

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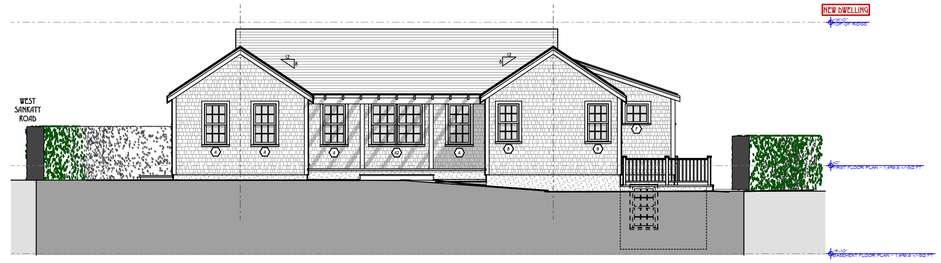
A-2.1

PLOTTED: TOPHAMDESIGN - PLOTTED FROM REVIT 2024 C:\Users\Joseph\Documents\2023-22 Coffin Sias St_R24_ACAD_joseph.rvt

DRAWING: TOPHAM'S DRC TEMPLATE.DWG - DRAWING FOR REVIEW 24.JOSEPH 22 Comm 346.21.JOSEPH 22 Comm 346.21



S **PROPOSED SOUTH ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"



PREV **SOUTH ELEVATION (REAR)**
SCALE: 1/8" = 1'-0"



PREV **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



E **PROPOSED EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SOUTH (REAR) & EAST ELEVATION

HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO.2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING: SR-1 ALLOWABLE G.C.:30%

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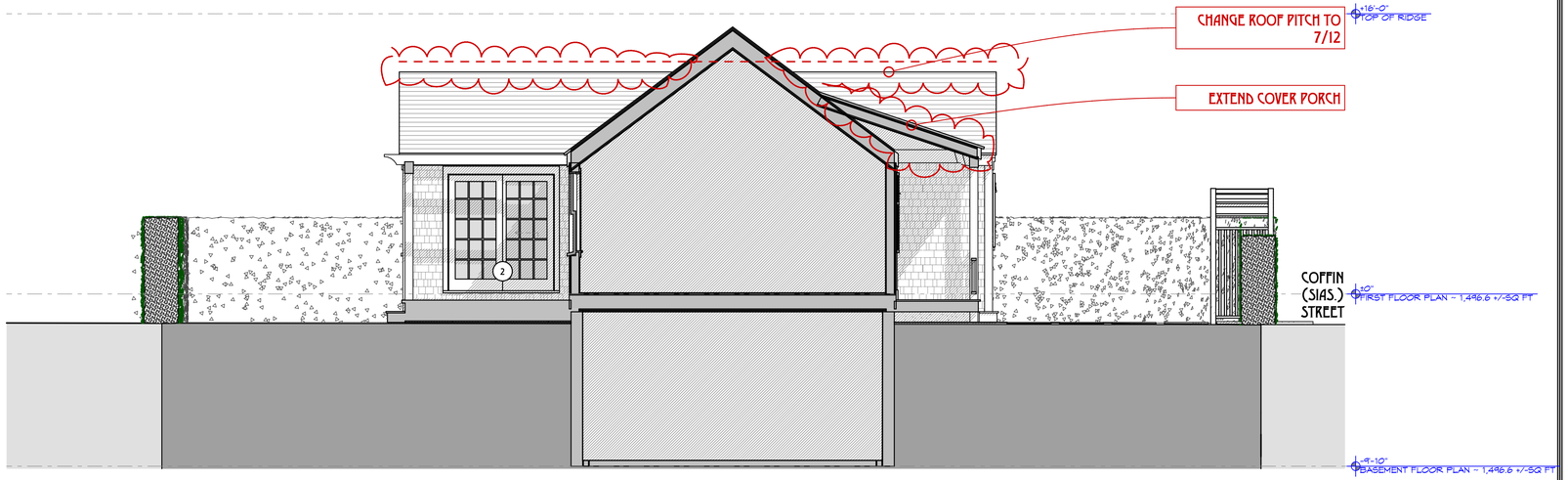
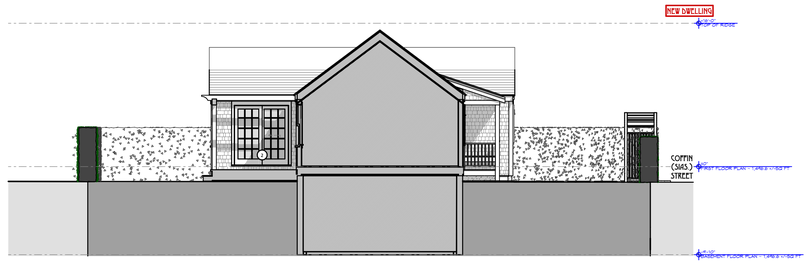
A-2.2

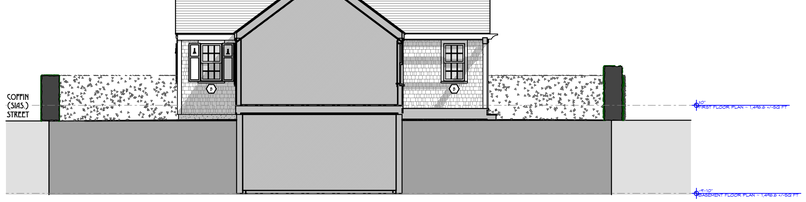
PLOTTED: TOPHAM'S INK - MINI LOCAL PLOTTING PLOT FOR BROWSER 24.0.0.1111 22 Comm. SMS 37.0.0.1111 22 Comm. SMS 37



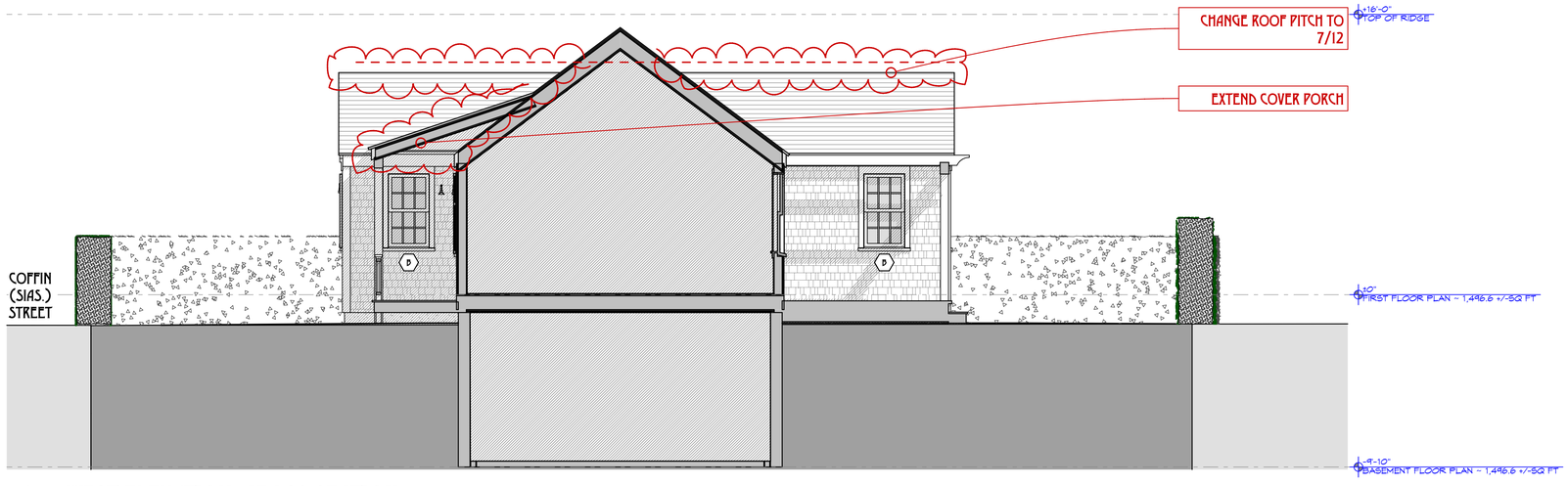
ES **EAST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"



PREV **EAST ELEVATION · CROSS SECTION**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION · CROSS SECTION**
SCALE: 1/8" = 1'-0"



WS **WEST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST ELEVATION/
CROSS SECTION

BUILDING PERMIT NO.:
HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL: PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO.2023·22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR·1 ALLOWABLE G.C.:30%

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A·2.3

DRAWING: TOPHAM'S DRC TEMPLATE.DWG PLOTTED: BASE FOR ARCHITECT 24 OCTTH 22 COFFIN SIAS.DWG 27/OCTTH 22 COFFIN SIAS.ST

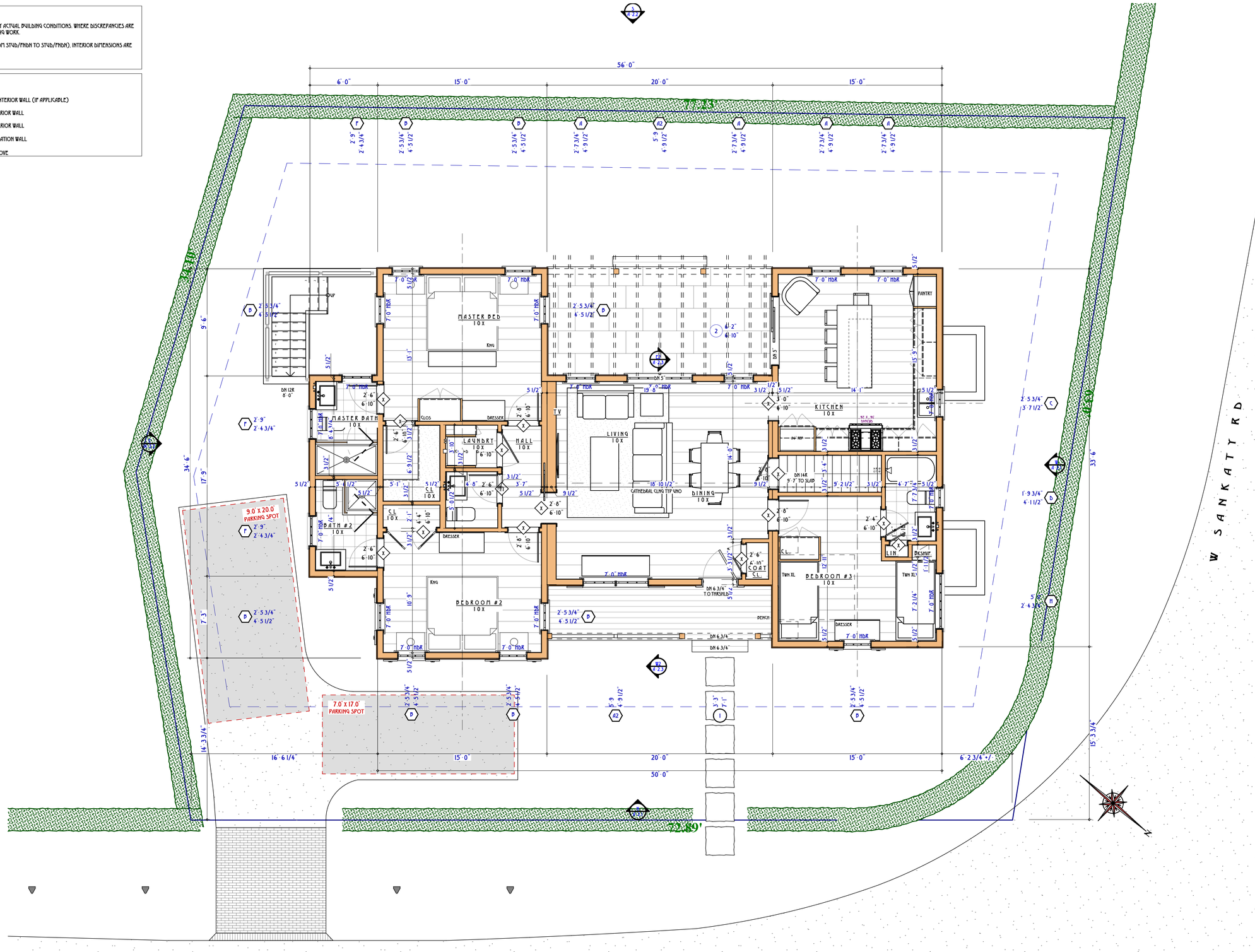
GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.

   EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE
2. ROUGH DIMENSIONS (STUD TO STUD), TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



1 PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

SCALE: 1/4" = 1'0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO.:

HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
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%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

A-1.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/6/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10351 Address : 34A GRAVE LANE
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) INCORPORATE POOL INTO DECK, REMOVE APRON ADD FENCE @ VEGETATION BY DRIVEWAY
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ennis Date: 6/6/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-04-10351

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 433.1

Street & Number of Proposed Work: 34A GRUE LANE

Owner of record: BRESRMAN / SELNA

Mailing Address: 107 MAIN ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: 4/23/24 Fee Paid: $ 200.-

Must be acted on by: 6/21/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District R40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: ADDITIONAL 18'X32' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ELEVATED 7'X13' POOL W/ AUTO COVER
RELOCATE DRIVEWAY ~~IN APRON~~

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6' (5'+1' LATTICE)
Type: BOARD + ↙
Length: 48' LINEAR FEET

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

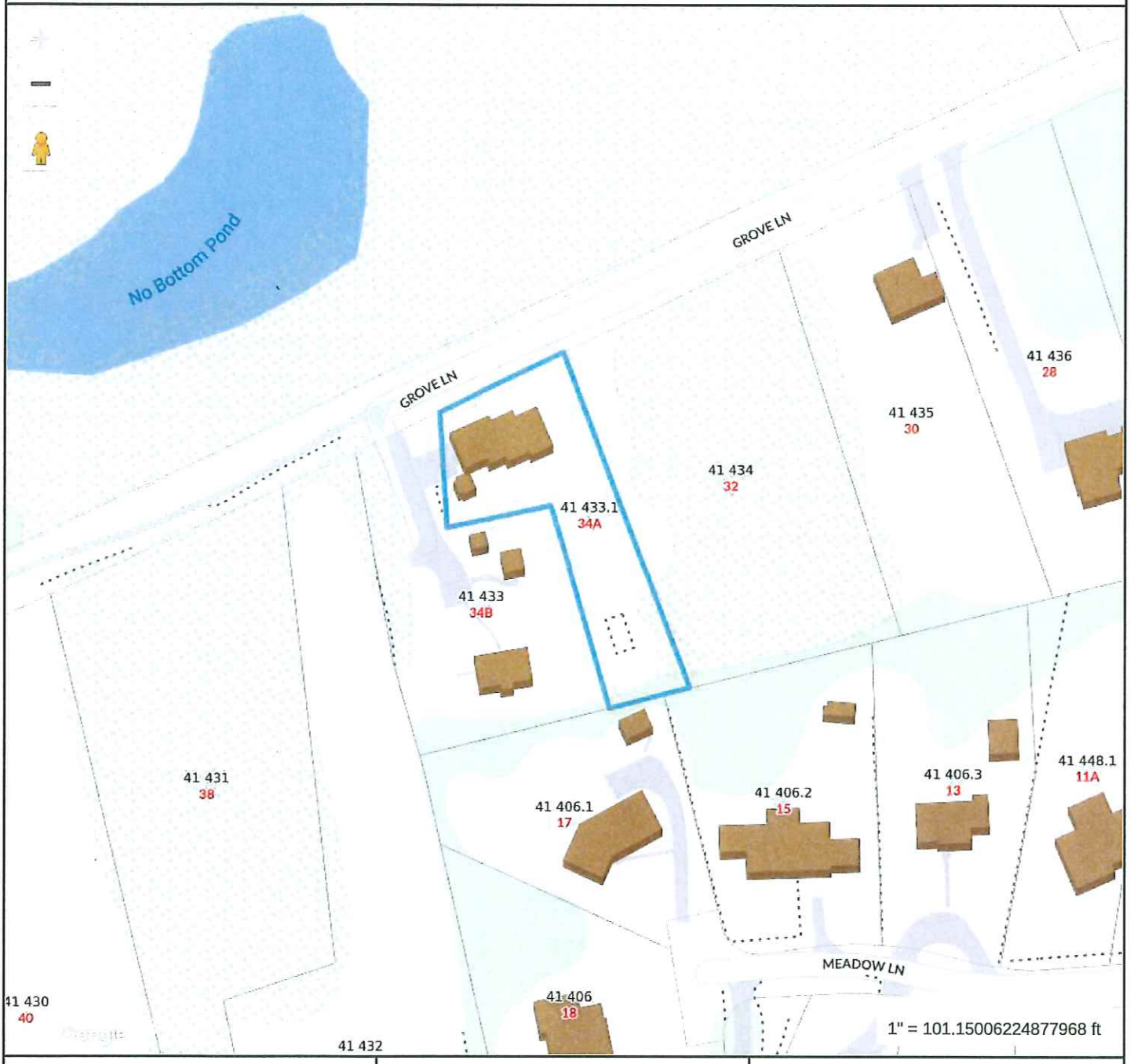
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck MAHOGANY Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

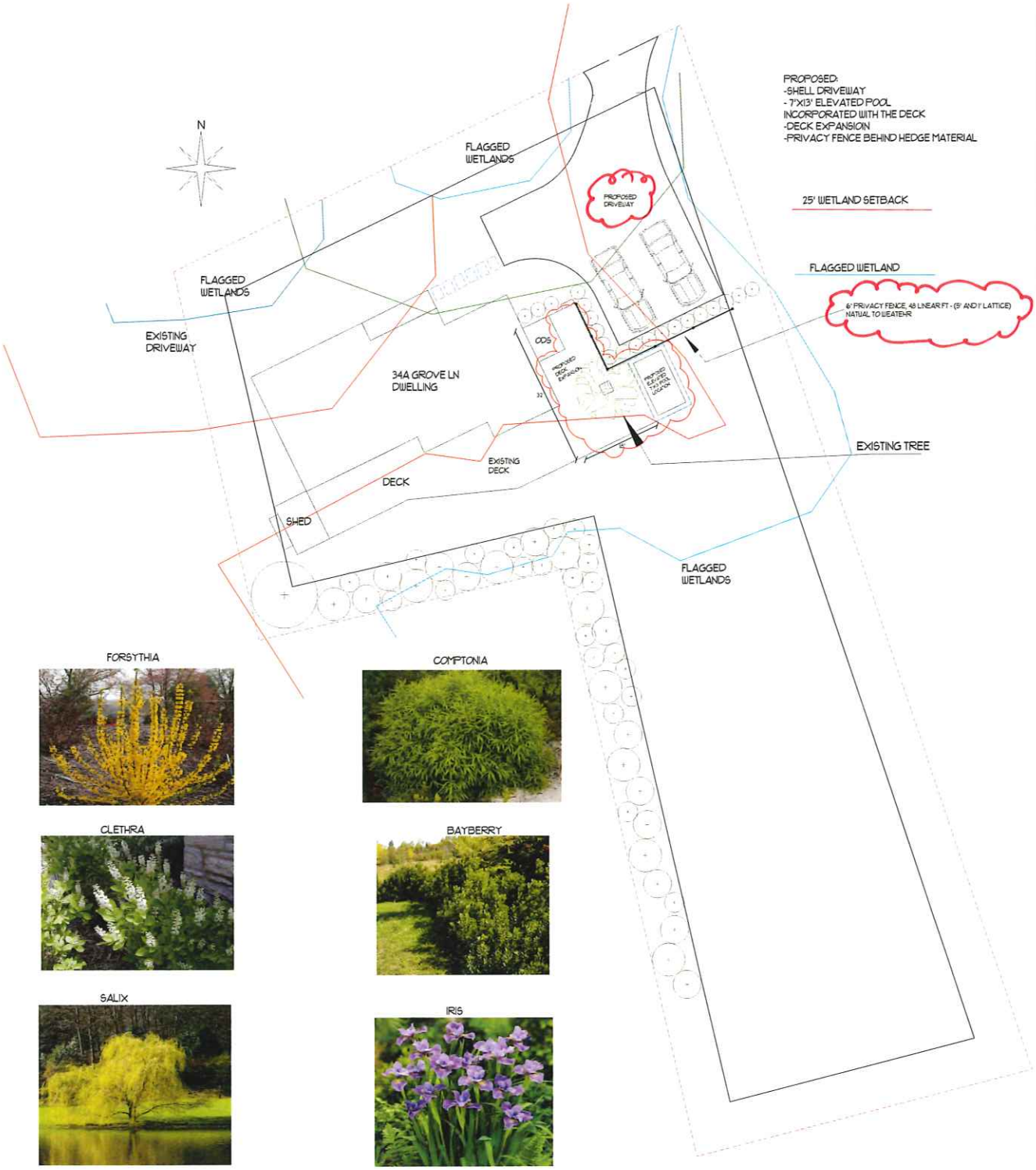
Property ID	2203
Location	34A GROVE LN
Owner	BRESKMAN LOUIS A & SELINA VANESSA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



FORSYTHIA

COMPTONIA

CLETHRA

BAYBERRY

SALIX

IRIS

Revision #: 10 Date: 6/6/2024	Landscape Plan: L1 Breskman - 34a Grove Ln
Scale: 1" = 10'	Landscape Design by: Gkeller Garden Group, Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Appl,cation lo the HISTORIC OISmICT CO 1MISSION, Nantu,;;kst Massachl.lS81ts. for a

CERTIACATE OF APPROPRIATENESS

k)r $lruci:ural work.

A blanks must be filled nus ng BLUE OR BLACK INK (no pencil) or rnarked N/A

OTE: 11 Is s1n>ngly "'commended Ihet tNt al)plieam be rammar with the HOC guldennas, *Bui/ding with Nsntuclcel In Mind.* prior to submittal ot ppHcatton, **Pleua He** other aide lor submittal requirements. Incomplete eppllet1Uon"' will not be reviewed t,y tne HOC.

This iS a O:,ntr,<,el\ial 111g1eament ilDd must be filloo cut In ink. An appl1eallon Is h81eby made for issuance ol a Certificate of Appropfia ness under Chapr"r 3!15 of Ihe Ao13 and Resol,es ol Mass, 1970, *tor* P"Q!)O$ed work as desmO&d ll6f In ana on prans, drawlng&: and phok)grap aotompanying 1hs applicallon and made a part heroor by relarence

11le cerlificale Is valid for Ihree years from da e al issuance No sm,clJre may dlfflM' lrom Ihe approllt!d applica:lion. Vlolatloo mey lmpe<!e 1$!u oe ot Certificate Of Oa,upamy_

P,ROPERTY DESCRIPTION

TAX MAP N°: 80 PARCELN . 05

S1l'fft & Number or Proposed Wooc 108 Surfside Rd

Owner or,ecord Davis Brian & Linda M.

MailJngAddress: 108 Surfside Rd, Nantucket, MA 02554

Contact Phor,e If: 508-246-4450 E·mall: nicandjesstorres@gmail.com

AGENT INFORMATION (if applicable)

Name: SunWind LLC

Mail1119Address PO Box 700
Brewster, MA 02631

Con act Pnorie 11 508-246-6350 E-mW: tholmes@sunwindllc.com

r ooAFICE USe ON Y

DBle appllcatloo rece,ved: _____ Fee Paid: Si ___

Must be ncted on by: _____

Elneoded to: _____

Approved: _____ Disapproved: _____

Clle111m1n. _____

Member; _____

Member _____

Member: _____

Membor: _____

Notes • Commenls - Re1i ctlor>s - Cond' loris

DESCRIPTION OF WORK TO BE PERFORMED

See ,.,versa for requJ!ld documentation.

D New Owalling D Addl110n D Gataga C Drlvewny/Apron D Commorctal D Hlstorlo,I Ren<)',lbon O OeckJPelio D Slaps ☐Shed

☐ *COior* Change O Fenr:,i D Gate D 1-terdseapmg D Move Building D Demolition e s,ons 10 pre cus Cert. Ne _____

0 Pool (Zoning Dtstrlct _} 0 Roof ✓ 0the, Roof solar

Size of Structure or Addl>On **ngth:** Sq. Footage sl ffOO(_____ Decks/Patio' Size _____ D1slfloor O 2nd floor

W1Clt"1. _____ Sq. roolage 2nd Qoor. _____ Slz.e: ☐ 1st noor ☐ 2nd 1100(

Sq. r00lage rd noor: _____

Dill ce b&lween e l lIng grade d propos d finish grade: Norm _____ SOlJlh _____ Eas1 _____ West _____

He/gilt *oS* rtd1>9 above final finish grade North _____ South _____ east _____ Weil _____

AddtllOMI Bcmncks

Historic ame:

Original O ·e:

0tlglnal Bu,lder:

EIEYISIONS: I East Elevation

2. *South* ElevallOfl

3 Wast Ell!MIli011

4. No,th Elevallon

ts there en HCC SUJVey form ror1111s bulldlllQ attaohed1 ☐ Yes ☐ N/A "Clood on drewlng11 **and** lllllbnit photographs of eXlstlng et& Bliol'$.

DETAILOF W RI< TO BE PERFORMED

Fo **ndatlon He,gh1** Exposed ___ 0 Block ☐ BIOdc Parged 8•1¢:K (type) _____ ☐oured Concrolfl D Pl8rs

Ma:.on,y Cllmnev: CBloekParq 0Br,ck [type] _____ ☐Olher _____

RoorPllctl· Main Mass _____112__ Seco o:la!y MaE>li ___J12_____ oo,mo, ___/t 2___ Otllor _____

Roofing ma1erlal ::JAsptu,lt 03-Tab Arctutectural Fence: otght: _____

Wood [Type: Red Cedar. Whito Cedar; Sha , etc) _____ Type: _____

I, .,I length: _____

Skylighta.(ilaLDnly,l:;:Manufaaut8f' REC 425 watts F!OtJgh Opening 72" x 42" Size -------:L,·oc·etion"' _____

Manulacturar Roug Opening Sae 1.0eetlOll

Gutters, ☐Wood CAlununom tJ Copper D LMden; (mala<lal) _____

Leaders (ma1er/al andslze)· _____

Sldewall·0 White cedar sh<ng1D1l _____ 0 Clapboard (9KPOiUr$: _____ 1n0hes) FrontO _____ Si:la

☐_____

r:::!Other Installation of 22 solar panels on the roof of the new dwelling.

Trim: A, wooa 0 Pme O F!ecl\vood ☐Cad OOth r _____

B, Troalrll8nt 0 Paint D NatrJal to weather D 0th.,,. _____

C. Dlmensrons. Fascia _____ Rake ___ Soffll [O...Orhang) _____ Corner oonros _____ F'rioze

Window Casing Door F'rame _____ Columns/Posts Round ___ Square _____

Windows· 0 Double Hung Dcasament O All Wood D Other _____

☐True D,vldad UghlS(muntlns), single prum OsoL·s (Simulateo Divided UghlS) 1'Wn1.1fael\fl'er _____

D00nl· (type and mat,mal): ☐TDL OSOL Frorit _____ Roar _____ Side _____

Garage Doot(s): Type _____ Material _____

Hardecape m111eria1s: Drivewsys **W'IA ay&** Walls

• Note! Compk)le doo, a d t'ldOW Scm>dul8$ **are** tequired COL0!'IS

Sidewall _____ _____ Cl (rf app'icable)_____ Roof _____

Trim _____ Sash _____ Doors _____

Deel< _____ F011r111allon _____ Fence _____ Shu ers _____

• AUacll manuractu,er's color samples lf oolor Is no1I,om KOC approval hs:t.

I hereby authorlzo 1h agent namoo above to 6o! on my beha to make changes ,n the specificalions or !hi! plans COAla[nJ!d!n U\ls epp;ioallon In orde< ID bring lhe itpplica• tion mto compl1anaa with the I-l0C 9uidellnas, I ha,eby agree 10 abide by and comply with me terms and condllions of ihls eppfication. I he,eby *1111"""* Ihal the!111'.bmi.ssion o any revlslo lo lhis apolica,tion will initiate a new sooy-day mview parfod

Date January 3l.2024 Slgna ure o! owner of rwor _____ Slgn,td unoe. ponaitte• o!pGl)ury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\lISSION ERS

Rny Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COI\fl\HSSIONERS

Jesse Dutra

Can'i I homewill

Siephen Welch

(.'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

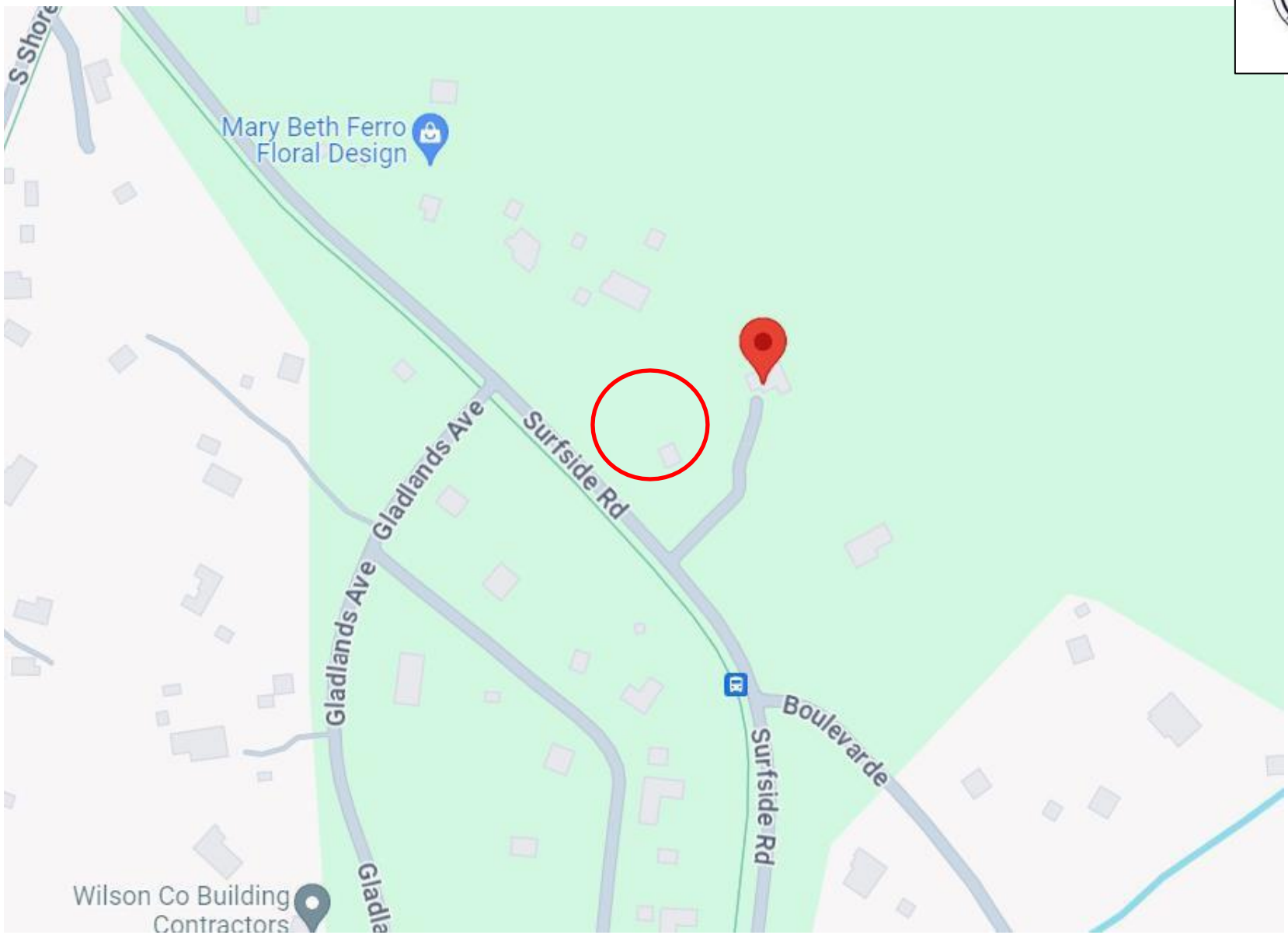
Use: 1090

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



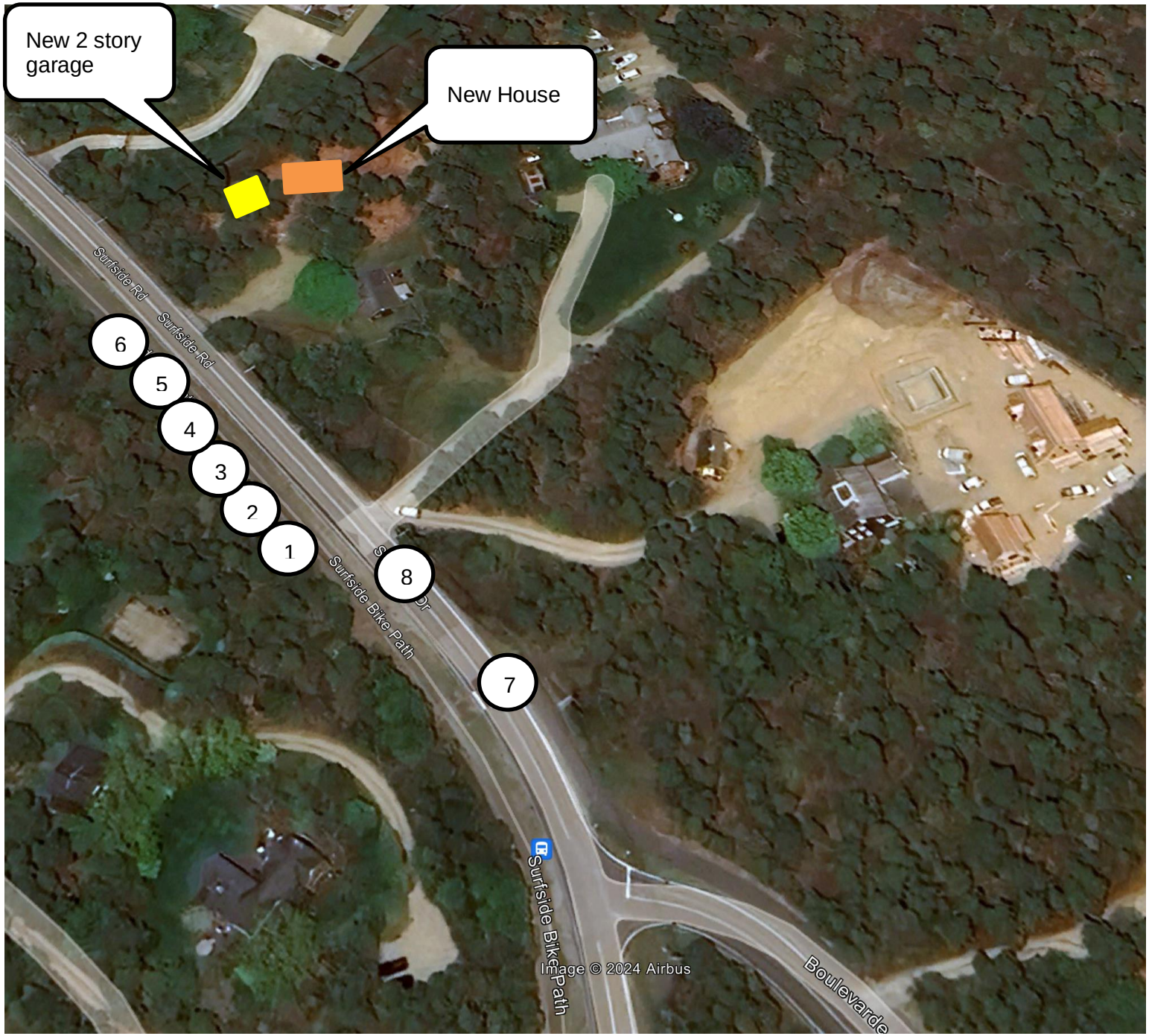

New 2 story garage
New House
6
5
4
3
2
1
8
7
Surfside Rd
Surfside Rd
Surfside Bike Path
Surfside Bike Path
Boulevarde
Image © 2024 Airbus

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

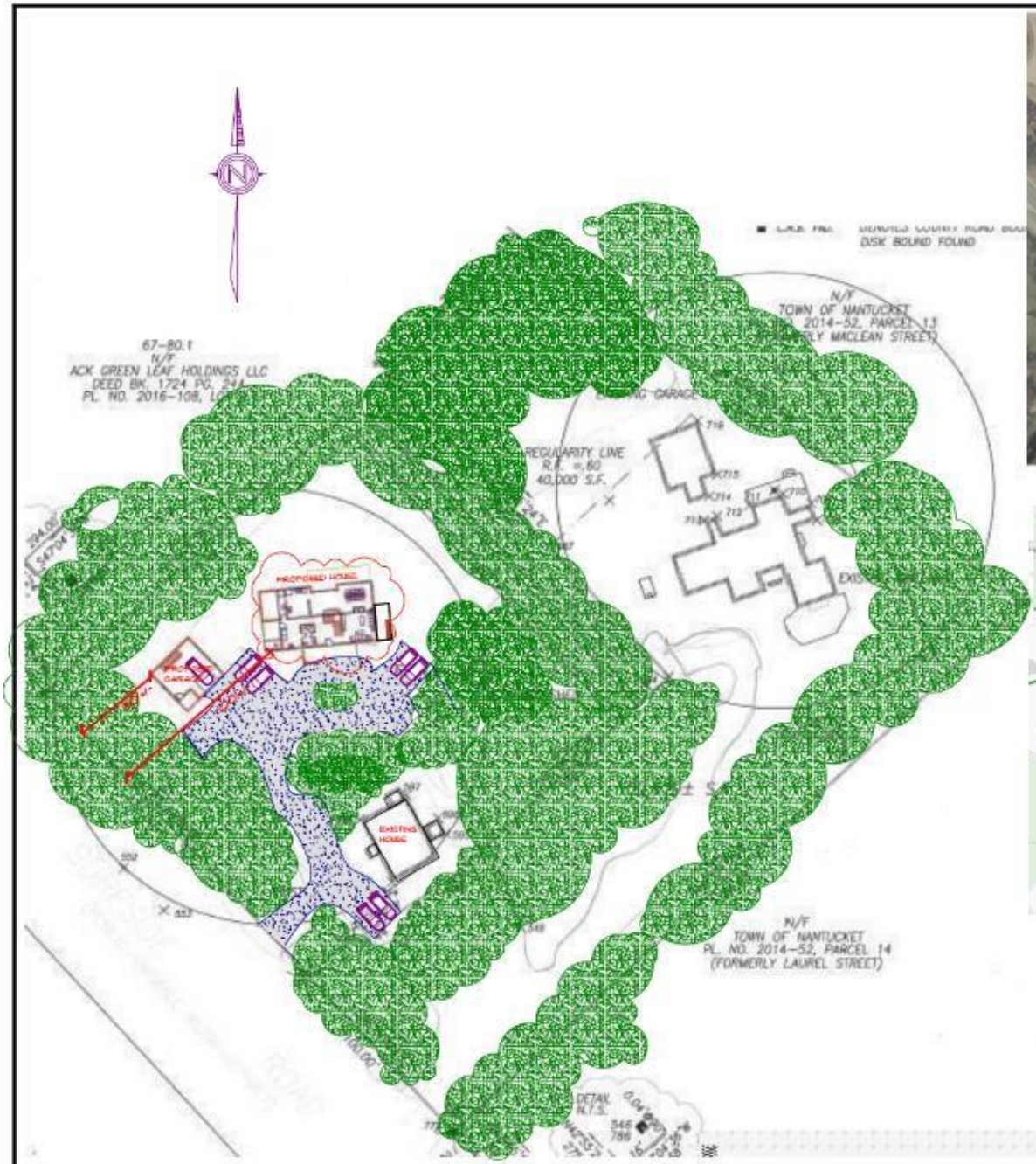


Image 7 taken from Surfside Road

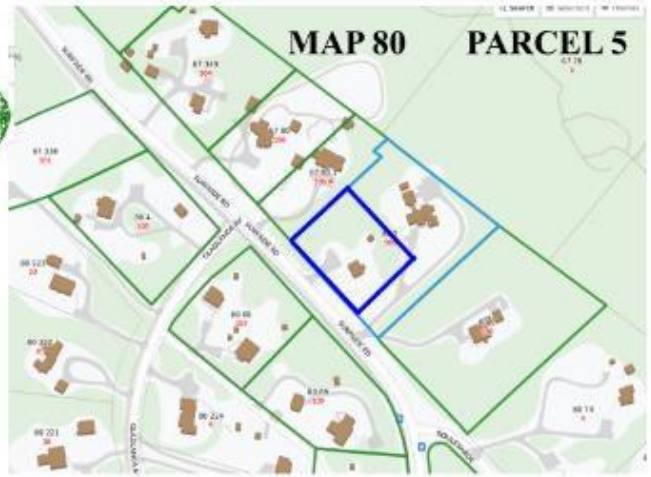


Image 8 taken from Surfside Road









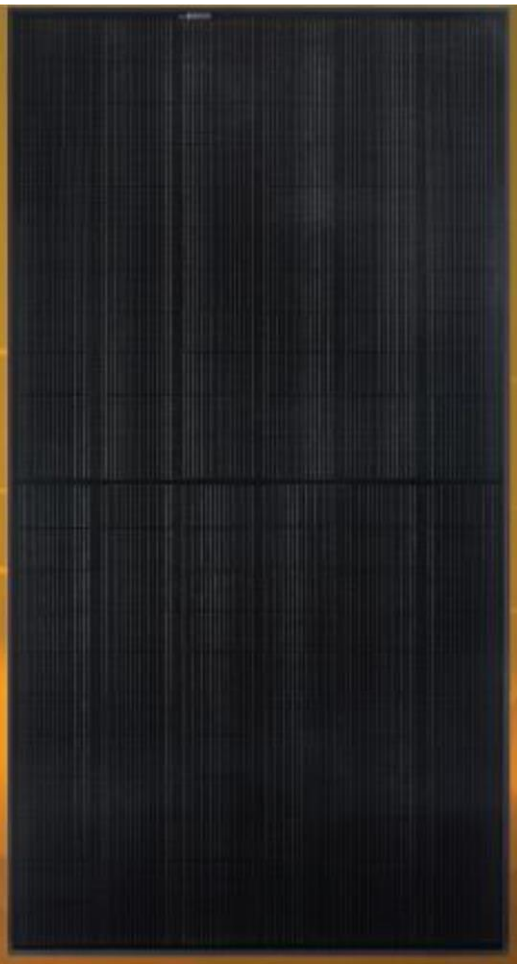
DAVIS-TORRES (NEW DWELLING)
PORTION OF 108 SURFSIDE RD
1-18-23



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

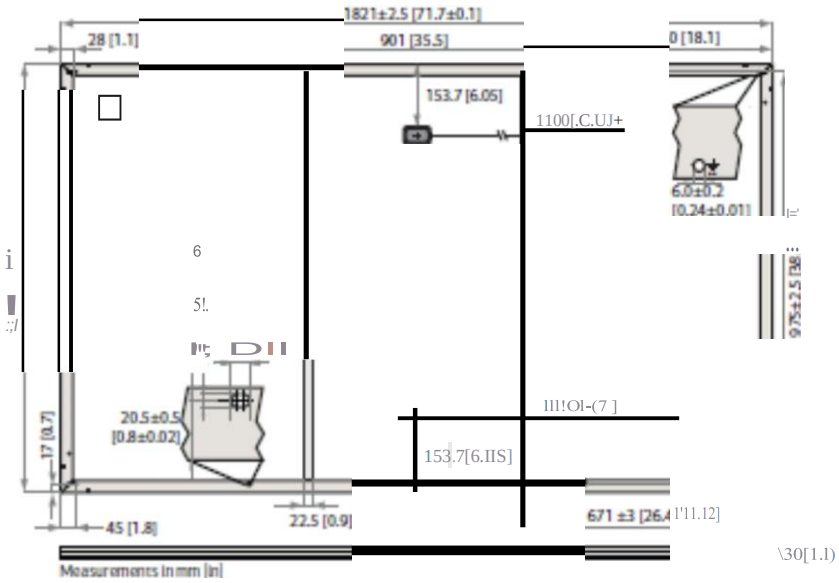
EXPERIENCE α PERFORMANCE

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)

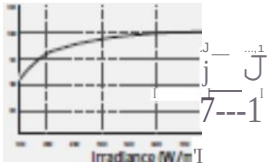
TEMPERATURE RATINGS*

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.

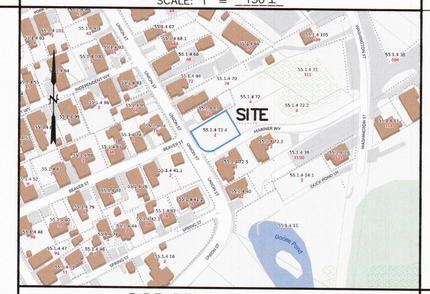
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



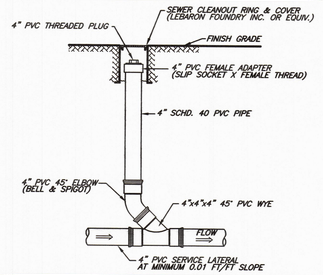
LOCUS MAP

SCALE: 1" = 150'±



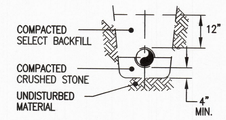
SEWER CLEANOUT DETAIL

(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

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N–11449

N:\SRE 1000-1999\1000\01\400-1449\1449\PLAN\DOC\20241449 Sewer Connection Plan 2 Mariner # 1-2-3 (2400).DWG, 6/6/2024 4:58:04, CIVIL24.ctb, 1:1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/13/24



Property Information

Property ID	189810
Location	2 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

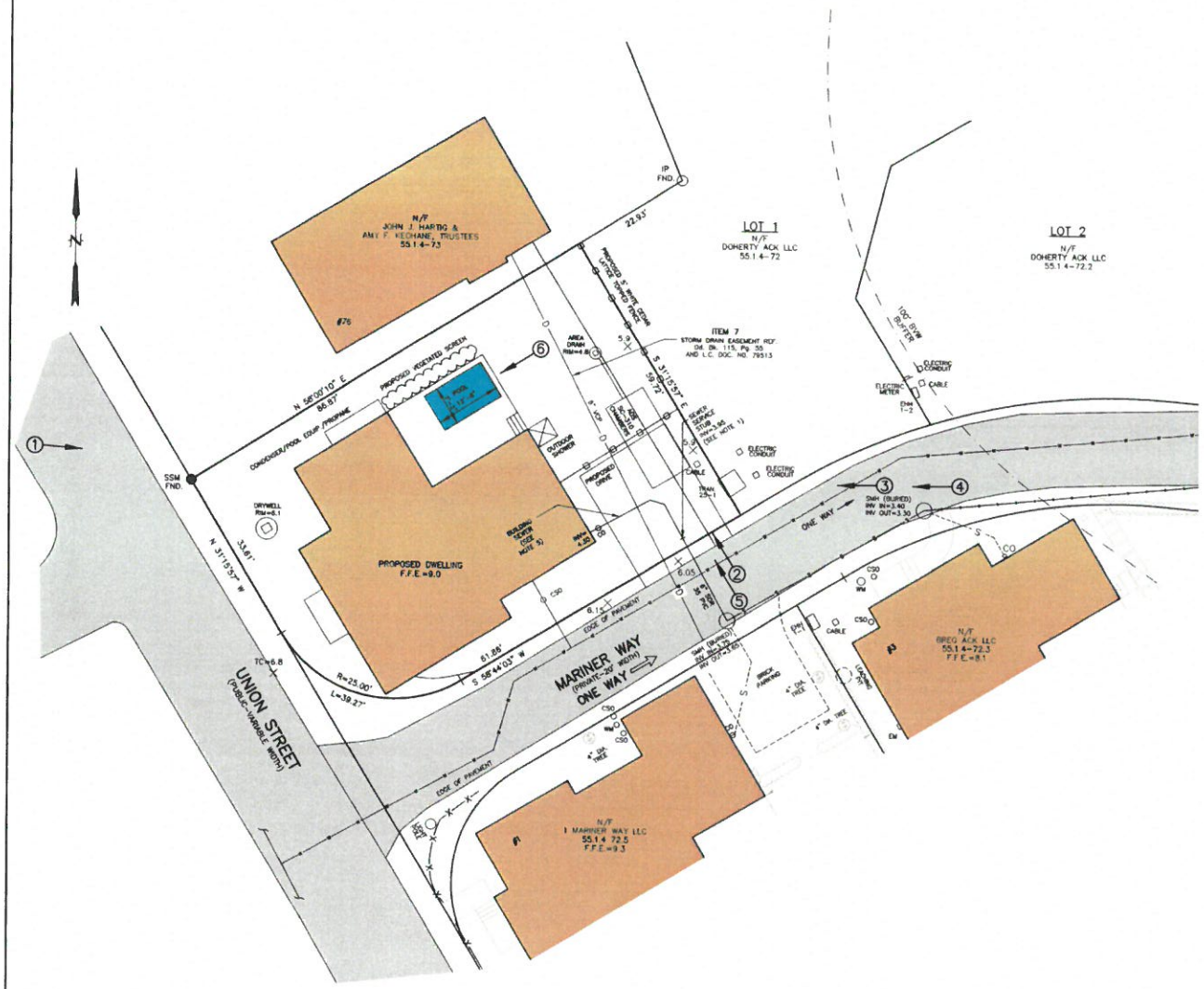
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'


N/F
JOHN J. HARTOG &
AMY F. KEOHANE, TRUSTEES
55.1.4-7.5
#76
IP FND.
22.93'
LOT 1
N/F
DOHERTY ACK LLC
55.1.4-72
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
PROPOSED & EXIST. CLEAN OUTS TO BE RAISED TO FINISH GRADE
ITEM 7
STORM DRAIN EASEMENT, REF. Dd. Bk. 115, Pg. 55 AND L.C. DOC. NO. 79513
S 31°15'37" E
39.72'
N 58°07'10" E
86.87'
PROPOSED VEGETATED SCREEN
CONDENSER/POOL EQUIP./PROPANE
POOL
11.33' x 4'
AREA DRAIN RIM=4.8
OUTDOOR SHOWER
PROPOSED DRIVE
SEWER SERVICE STUB 1.5% (SEE NOTE 1)
ELECTRIC CONDUIT
ELECTRIC METER
ELECTRIC CONDUIT
CABLE
ELECTRIC CONDUIT
PROPOSED DWELLING
F.F.E.=8.0
DRYWELL RIM=8.1
BUILDING SEWER (SEE NOTE 5)
INV=4.00
SSM FND.
N 31°15'37" W
53.81'
TC=6.8
R=25.00'
L=38.27'
S 58°44'03" W
61.86'
UNION STREET
(PUBLIC-VARIABLE WIDTH)
MARINER WAY
(PRIVATE-20' WIDTH)
ONE WAY
EDGE OF PAVEMENT
SMH (BURIED)
RIM=10.43
INV IN=3.40
INV OUT=3.30
SMH (BURIED)
INV IN=3.40
INV OUT=3.30
ONE WAY
BRICK PARKING
4" DIA. TREE
CABLE
N/F
BREG ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4-72.5
F.F.E.=9.3
EDGE OF PAVEMENT
4" DIA. TREE
4" DIA. TREE
CABLE
CABLE
CABL

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of property from Union Street



2 View of property from Mariner Way



3 View of property from Mariner Way



4 View of property from Mariner Way



5 View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 3/21/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6934 Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.4

Street & Number of Proposed Work: 2 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KENS HOLDINGS CO 100 CONIFER HILL DRIVE UNIT 304 DANVERS, MA 01923

Contact Phone #: EDOHERTY@KENSTERRY.COM E-mail: 978-360-0955

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $608.40

Must be acted on by: ~~10/24/22~~ 12/31/22 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments ~~- Restrictions - Conditions~~

THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (DIMENSIONS). ~~KICK PANELS ON~~ FRENCH DOORS. AXE 3RD FLR GABLE WINDOWS.

RESILIENT NANTUCKET - CH. 11 AE9

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District RCH) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 51'6" Width: 48'8" Sq. Footage 1st floor: 1531 SF Sq. footage 2nd floor: 1511 SF Sq. footage 3rd floor: _____

Decks/Patio: Size: 17 x 31 ☒ 1st floor ☐ 2nd floor Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 31' South 31' East 31' West 31'

Additional Remarks: POOL IS PROTECTED BY PERIMETER PLAN AND IS IN THE DECK ON EAST-REAR

Historic Name: _____

Original Date: _____

Original Builder: _____

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW DWELLING INSET POOL IN DECK - 11'x8'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELLING

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" ALUMINUM - BOXED

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x12 + 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 1x8 Frieze _____

Window Casing 1x5 Door Frame FRONT 8" REST 1x5 Columns/Posts: Round _____ Square 6"x6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other 6/6 ~~1/1~~ x 6/6 LT

☐ True Divided Lights (muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL - ~~DUTCH DOOR~~ Rear 12 LT W/KICK PANEL Side 12 LT W/ KICK PANEL

Garage Door(s): Type _____ Material ~~STEEL~~

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CEDAR/SLATE/PEWTER ~~GREY~~ GREY

Trim WHITE Sash WHITE Doors FRONT ESSEX GREEN

Deck NTW Foundation GRAY PARGED ~~Fence~~ ~~FRONT RAILING~~ Shutters WHITE ROOF WALK - NTW

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2022 Signature of owner of record _____ Signed under penalties of perjury

2. The Brant LLC 12-7612	6 &8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-12-7612**

3. The Brant LLC	6 &8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to Approved through Staff gate vine boxes on the interior of the gate; 6'fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2023-0**

4. Doherty Ack LLC 08-6934	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. **McCleod-** windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. **Camp-** too tall, roof pitch too shallow, needs a chimney, 1st floor windows on the south elevation 2nd mass should be the same size as the ones on the main mass. Drawings should be clearer. **Oliver-** ok with it, a chimney would be nice make it look more traditional. **Welch-** appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.
Motion	**Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)**
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay — Certificate # **HDC2022-08-6934**

5. Doherty Ack LLC 08-6939	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** infill structure within the OHD. The front door is atypical. **McCleod.** - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. **Camp-** right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. **Oliver-** Massing is a concern, specifically the east and the west. The peak is unusual. **Coombs-** Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and poopy decks, needs to be cleaned up.
Motion	**Hold for Revisions. (Camp)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6939**

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

PROPOSED

18. Robert Turner **03-8173**	11 Seikinnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC **03-8165**	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC **03-8114**	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC **03-8113**	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC **03-8116**	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC **03-8118**	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC **03-8117**	62 Nobadeer Ave	New garage	88/11	WAPD

Voting	Welch, Camp, Coombs, Patten, Dutra
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-01-(as noted)**

V. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Back East lot62 LLC **03-81**	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve through Staff Conditions (Welch)**
Roll-call Vote	Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye; — Certificate # **HDC2023-01-(as noted)**

VII. OLD BUSINESS 02/14/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Harvey Jones **02-7951**	78 Main st	Fence	42.3.1/55	Normand Residential

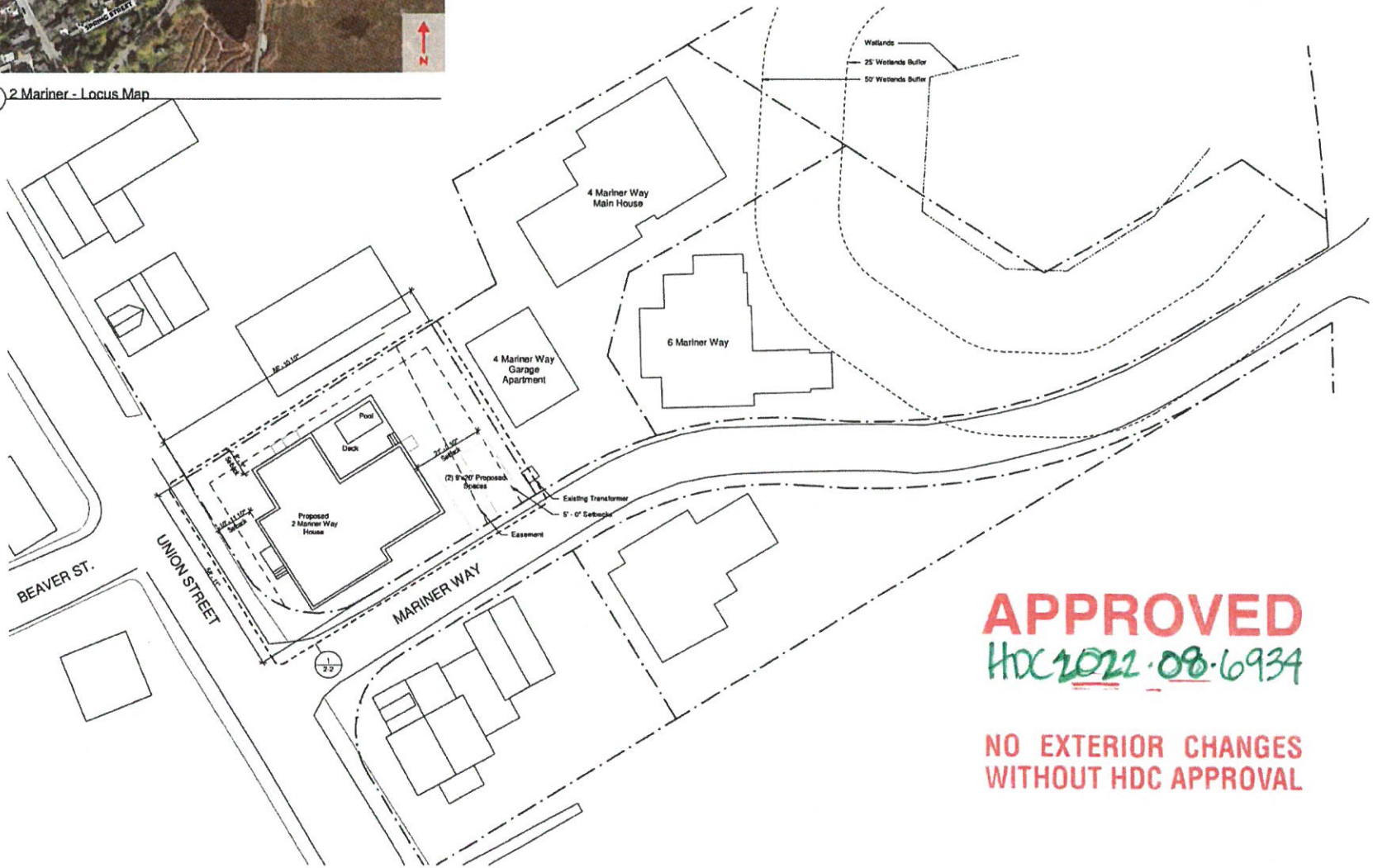
Voting	Welch, Camp, Coombs, Dutra, Patten
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand
Public	None
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC **08-6937**	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	**Mickey Rowland/HSAG-** Two car driveway is not appropriate.
Concerns	**Backus-** Brick apron recommended; material to be consistent. **Oliver-** Application missing information. **Camp-** Concerned with fence.
Motion	**Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 &1) along perimeter; provide photos of landscape elements. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6937**



2 Mariner - Locus Map



1 Site Plan
1/16" = 1'-0"

APPROVED
HDC2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Received
8/9/23

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

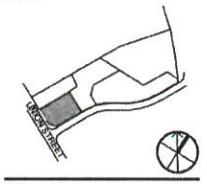
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Giarraccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 938-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hera Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CO
CHECKED BY: RS

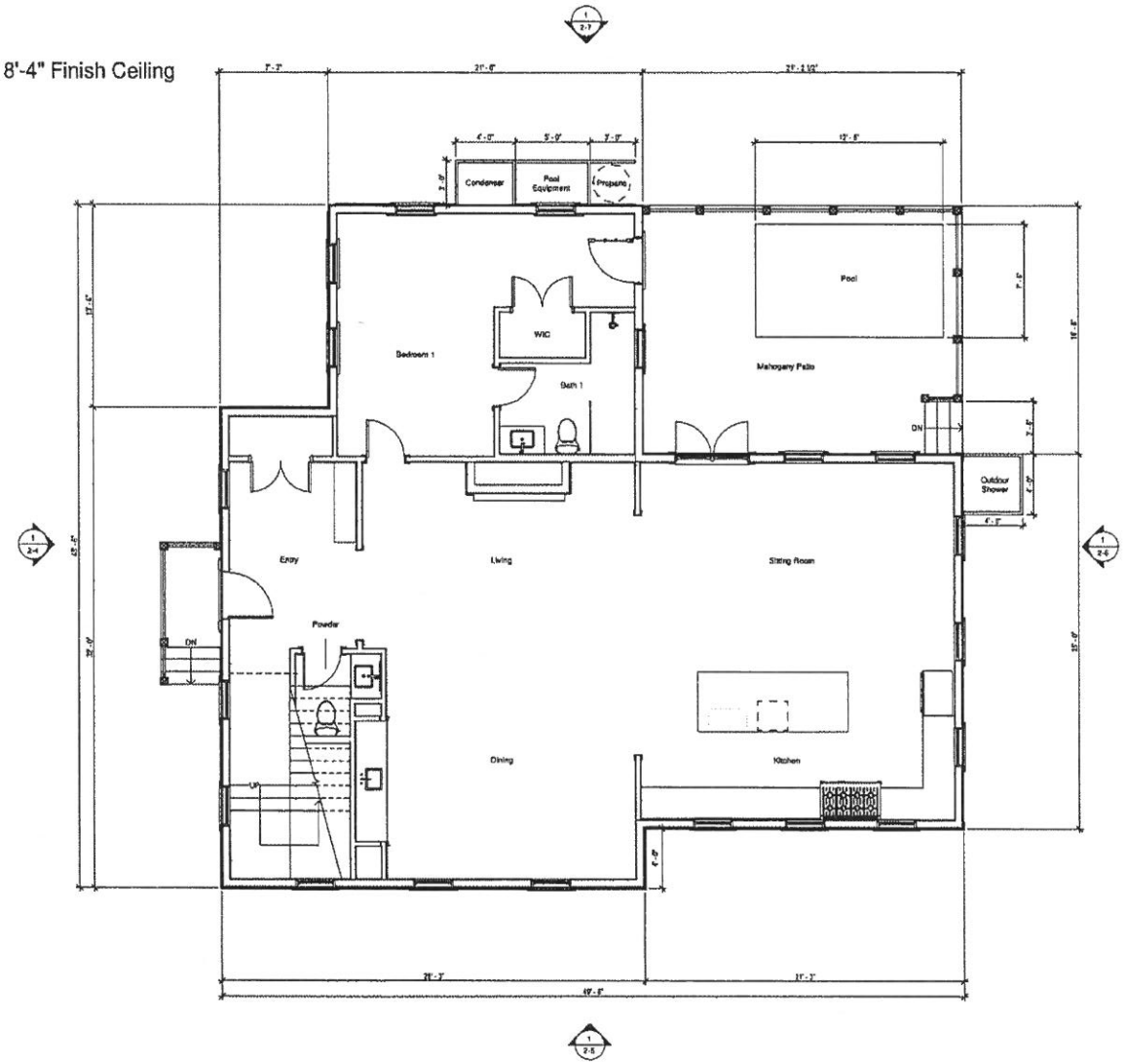
SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:
2-1

8'-4" Finish Ceiling



MODIFICATIONS | 23.03.21

- No Level 01 Plan Modifications

1 HDC Application Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2904

Civil Engineer:
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Structural Engineer:
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Woburn, MA 01801
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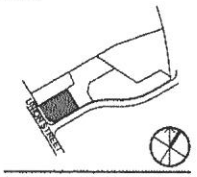
318 Harvard Street, Suite 23
Brookline MA 02446
(617)735-1180

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

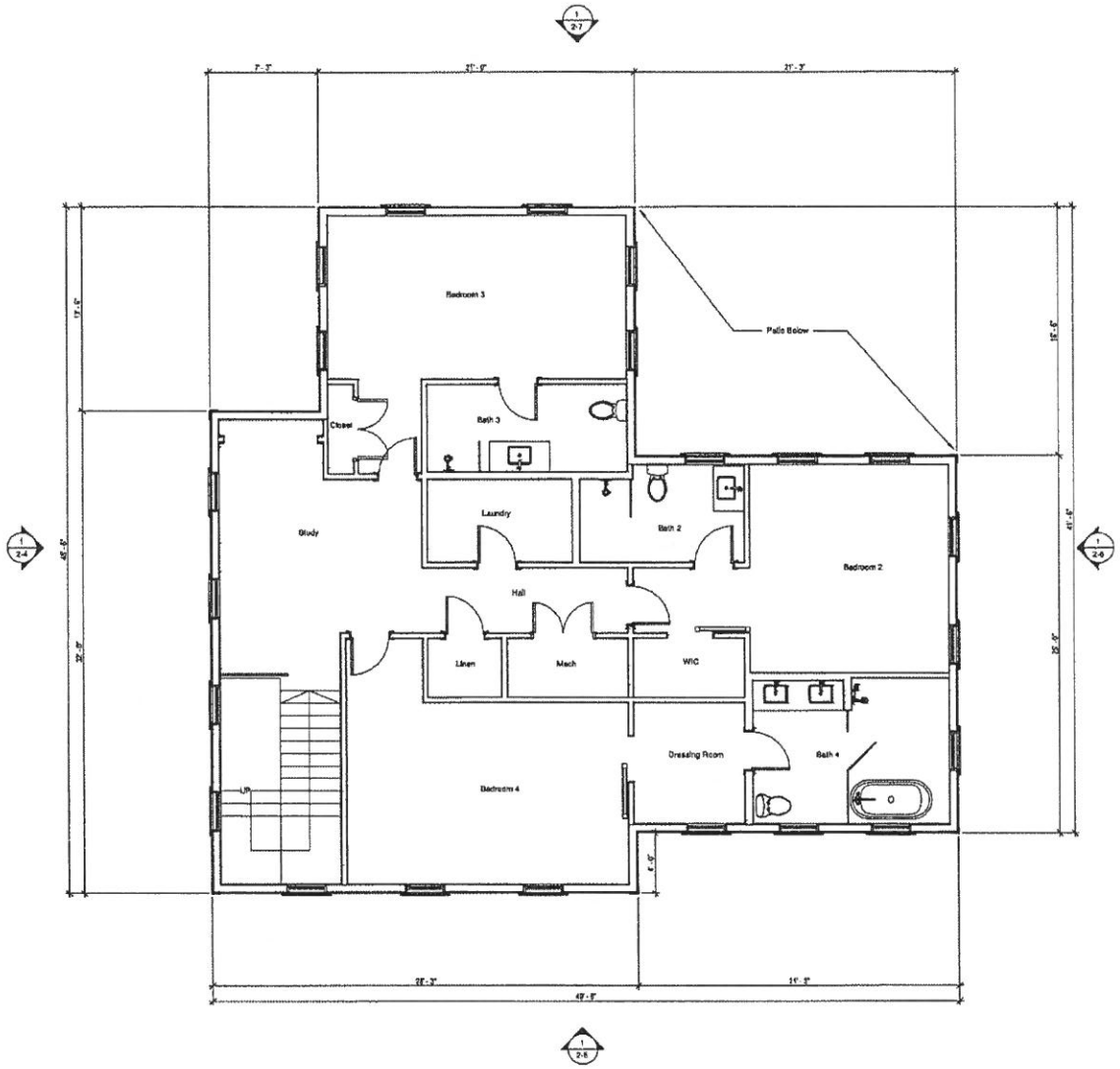
PROJECT #: P0370.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RS

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
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(781) 542-2006

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
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Structural Engineer
Rosetne And Guarnaccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
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Landscape Architect
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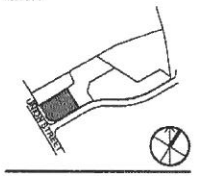
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

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"						

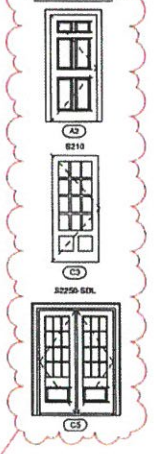
Materials Legend

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

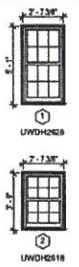
APPROVED
HDC2022.08.6934

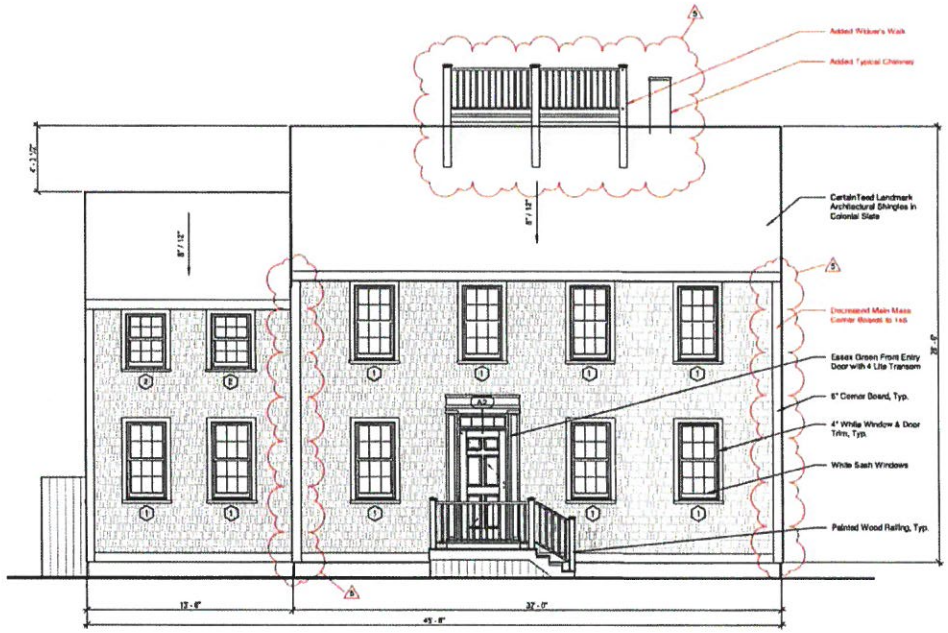
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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:
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(617) 628-1700 x 202

Landscape Architect:
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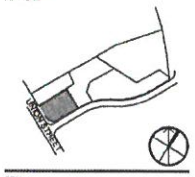
Brookline MA 02446
(617)735-1180

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"						

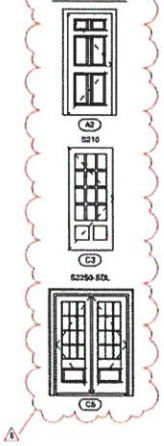
Materials Legend

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

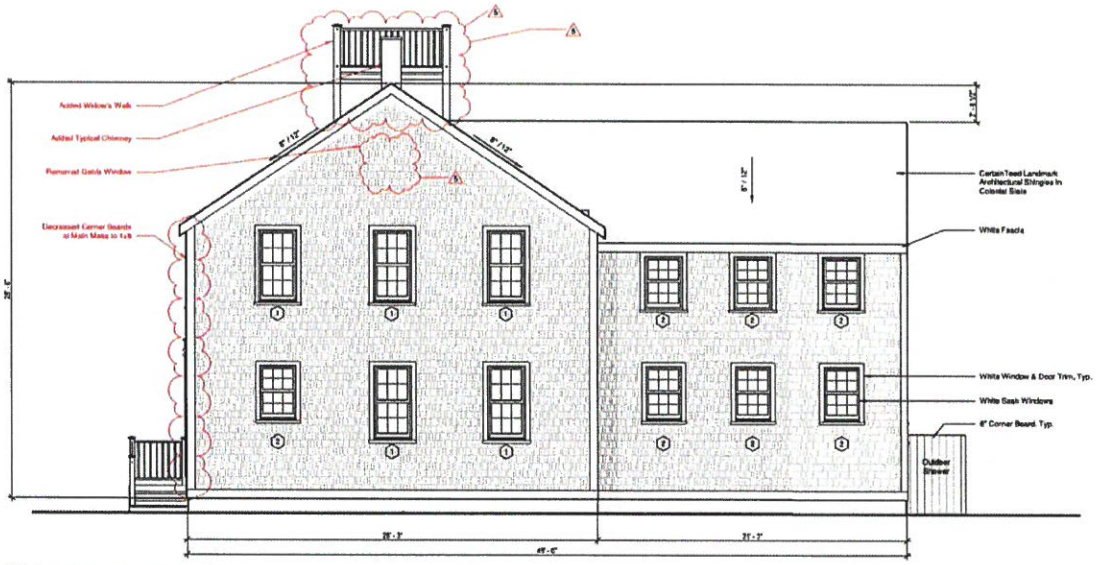
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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:
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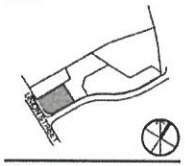
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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,BS
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
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Trim			White	1x4
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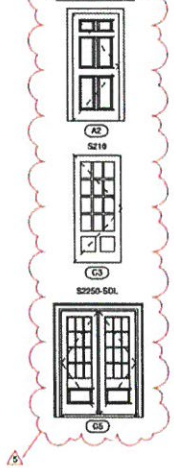
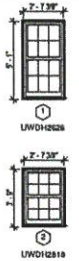
APPROVED
HDC2022.08.6934

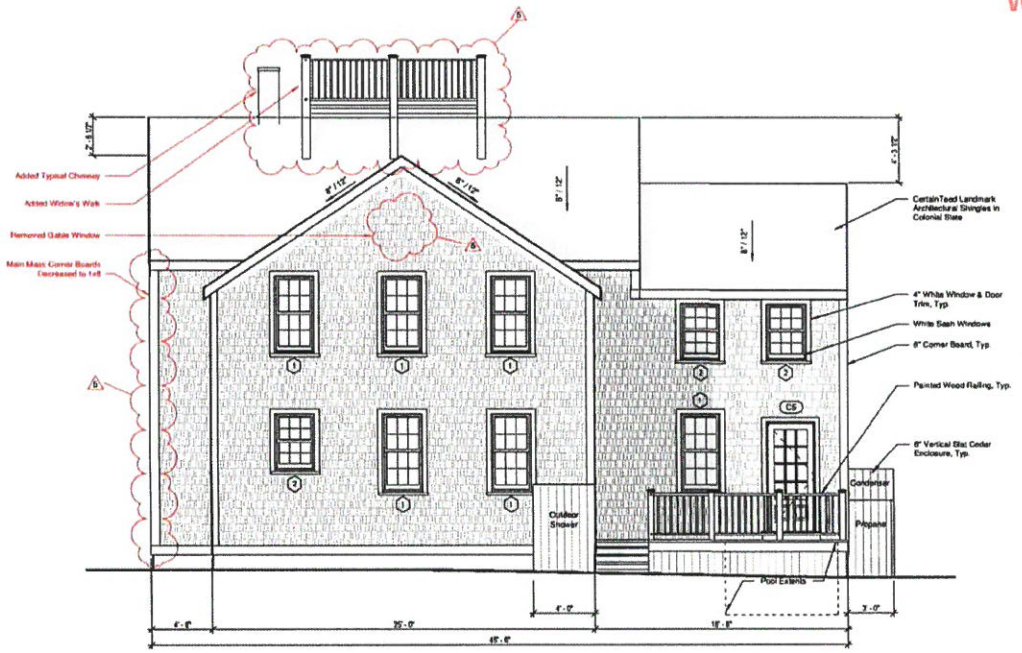
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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:
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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:
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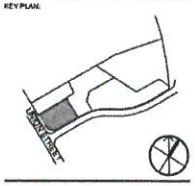
Mills, MA 02054
(508) 631-6833

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

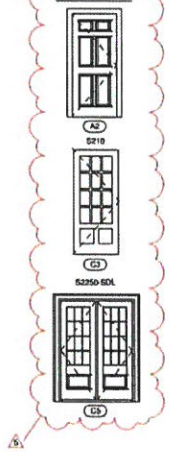
SHEET #:
2-6

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

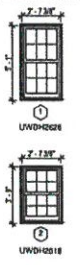
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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.

Exterior Door Legend

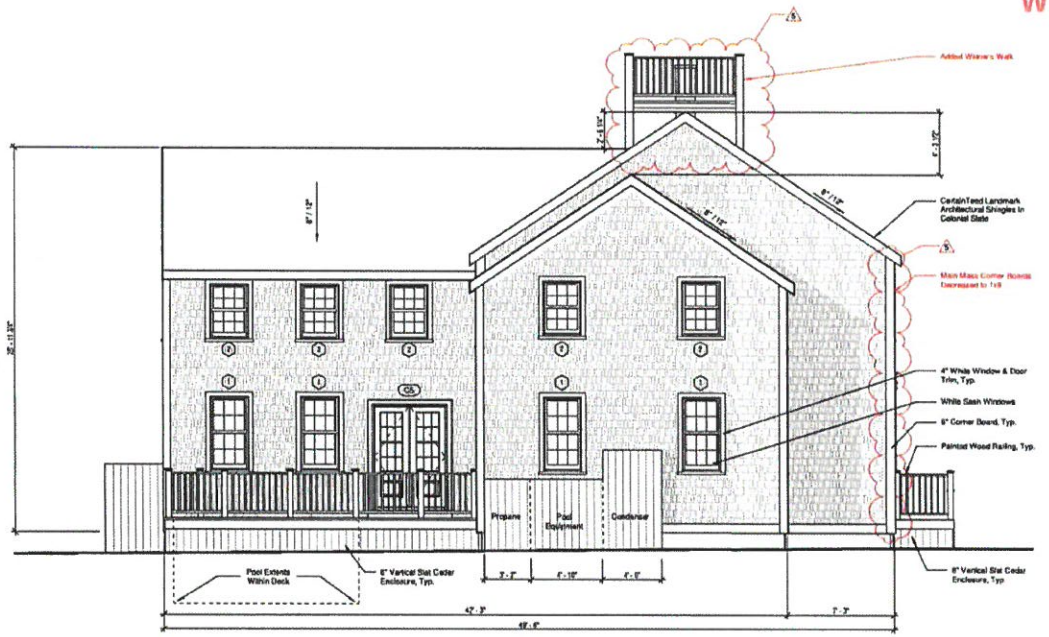


Window Legend



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

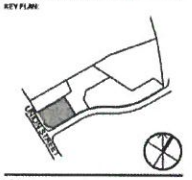
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

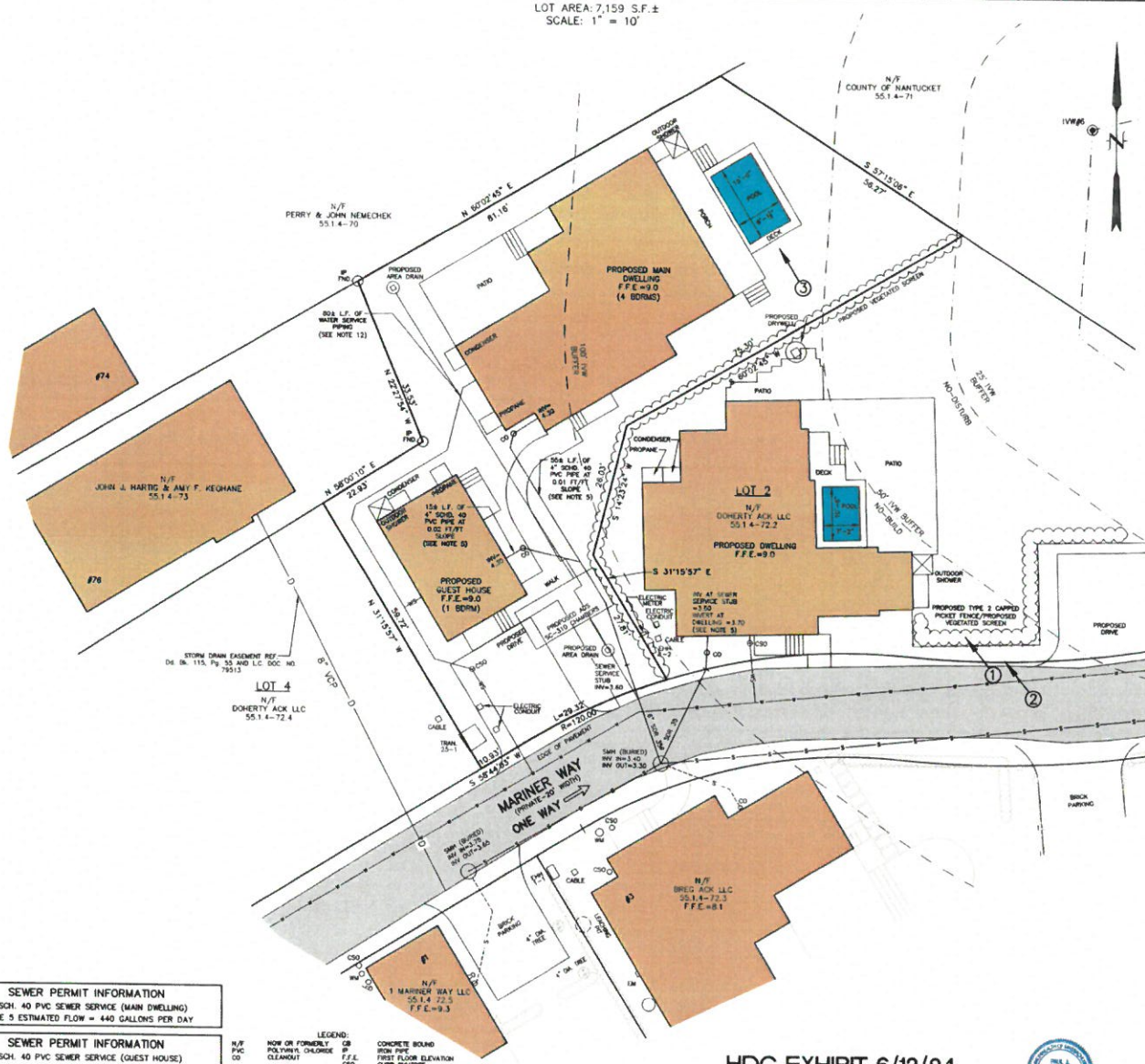
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

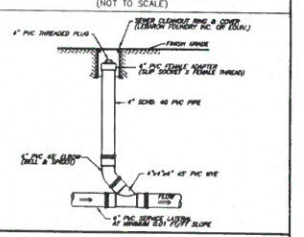
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



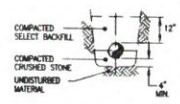
LOCUS MAP
SCALE: 1" = 150'±



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

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11450

4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

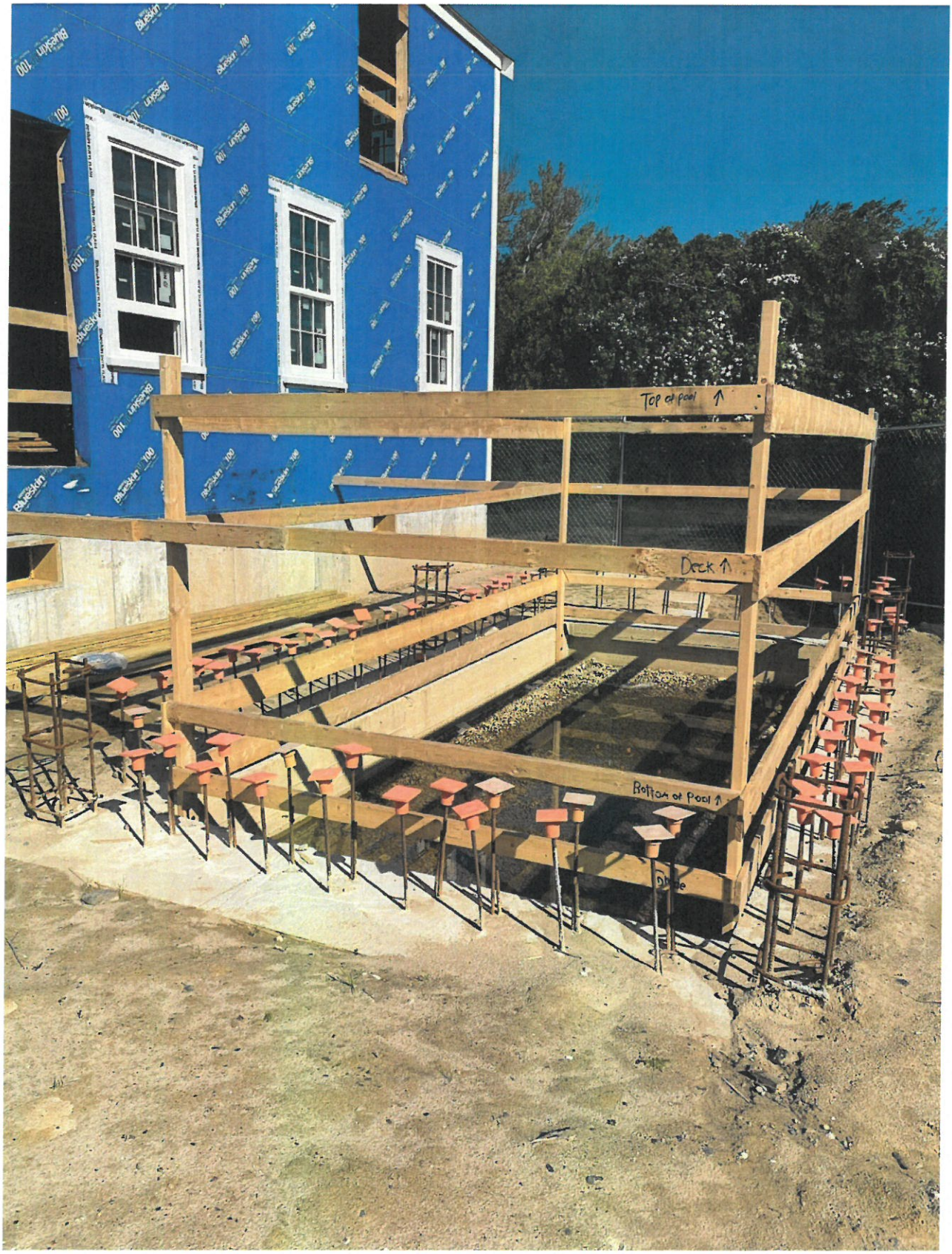


2 View of Property from Mariner Way

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

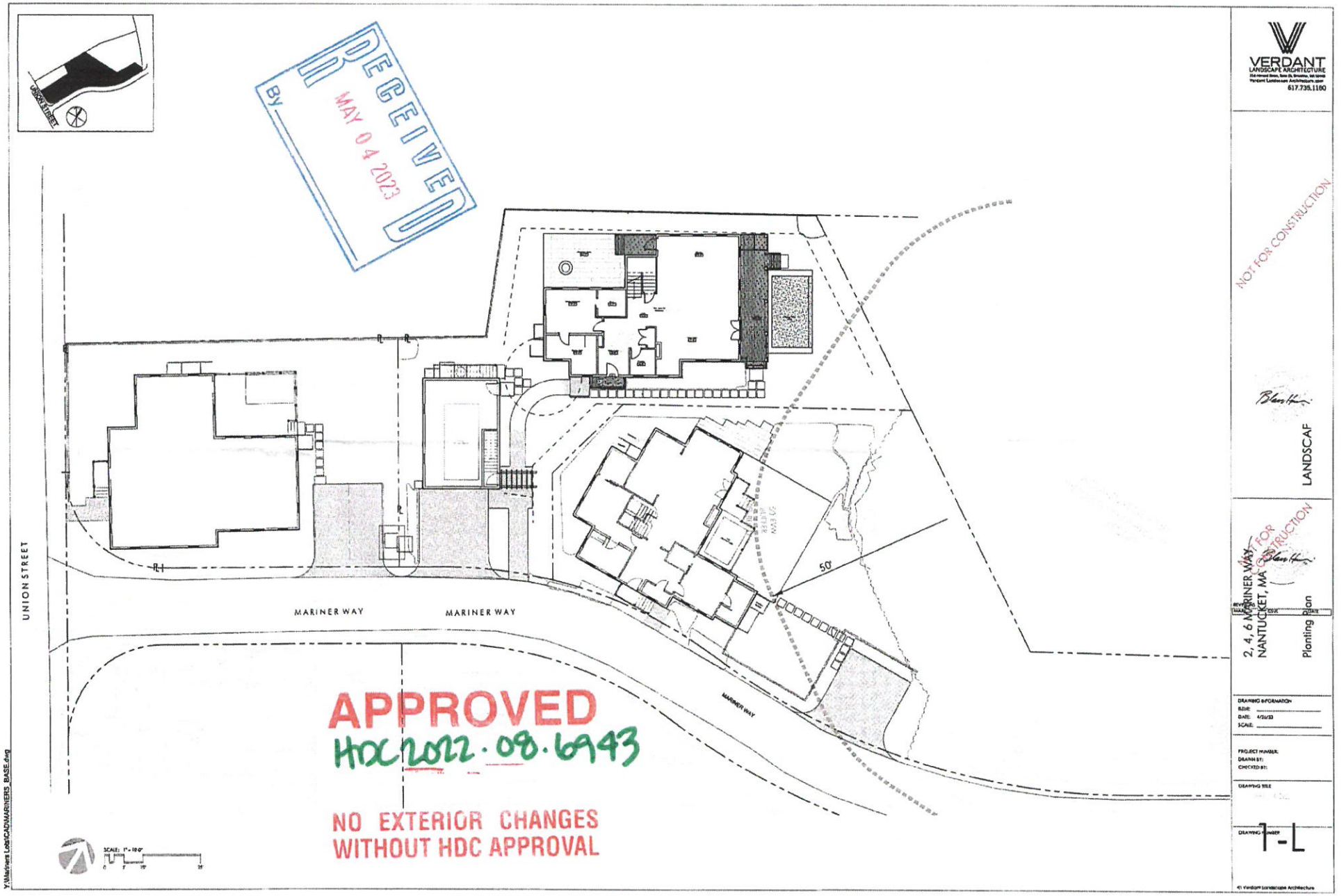
4. Doherty ACK LLC **08-6943**	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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

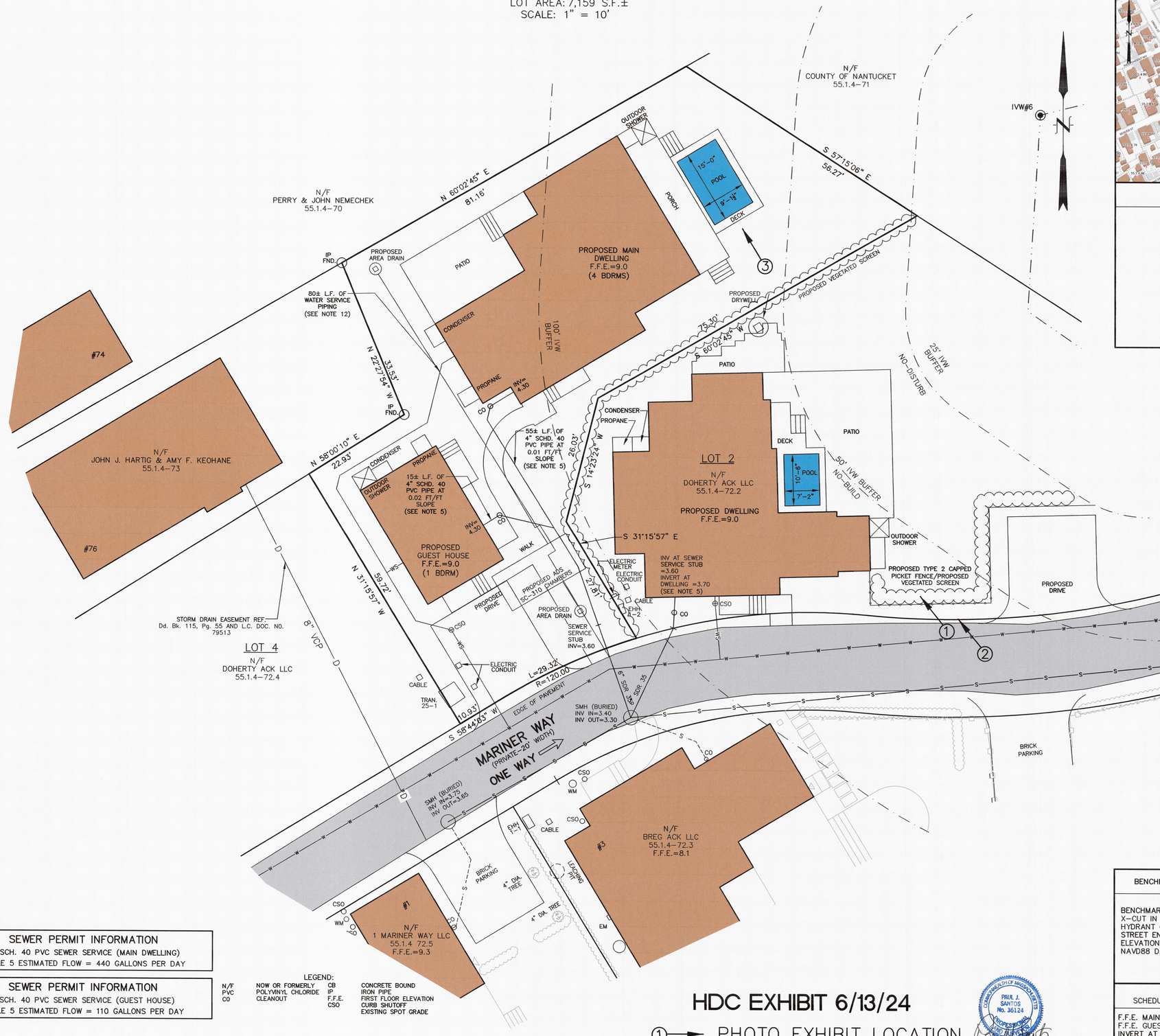
5. Doherty ACK LLC **08-6930**	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

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**

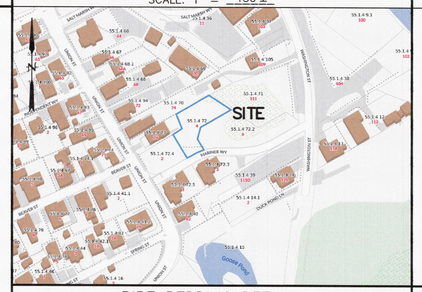

UNION STREET
MARINER WAY
MARINER WAY
MARINER WAY
50'
RECEIVED
BY
MAY 04 2023
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
NOT FOR CONSTRUCTION
VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting Plan
DRAWING INFORMATION
DATE: 4/26/23
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DRAWING TITLE
DRAWING NUMBER
T-L
Y:\Mariners Lab\CAD\MARINERS_BASE.dwg

SEWER & WATER CONNECTION PLOT PLAN

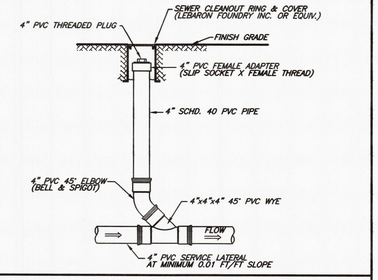
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



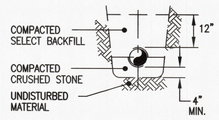
LOCUS MAP
SCALE: 1" = 150'±



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.
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	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

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS — DALE MACPHERSON CIVIL No. 34575 — REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© 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

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

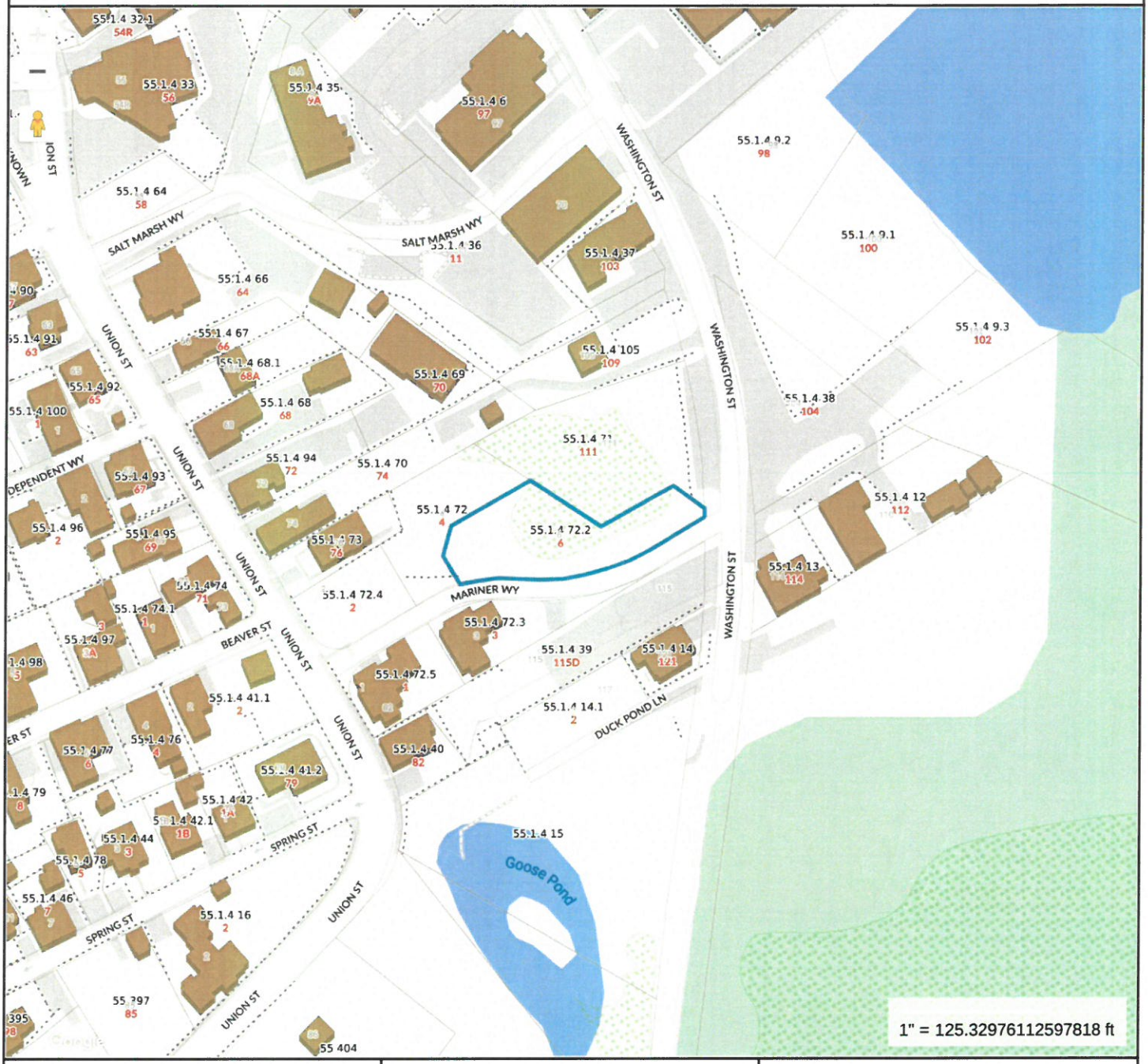
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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

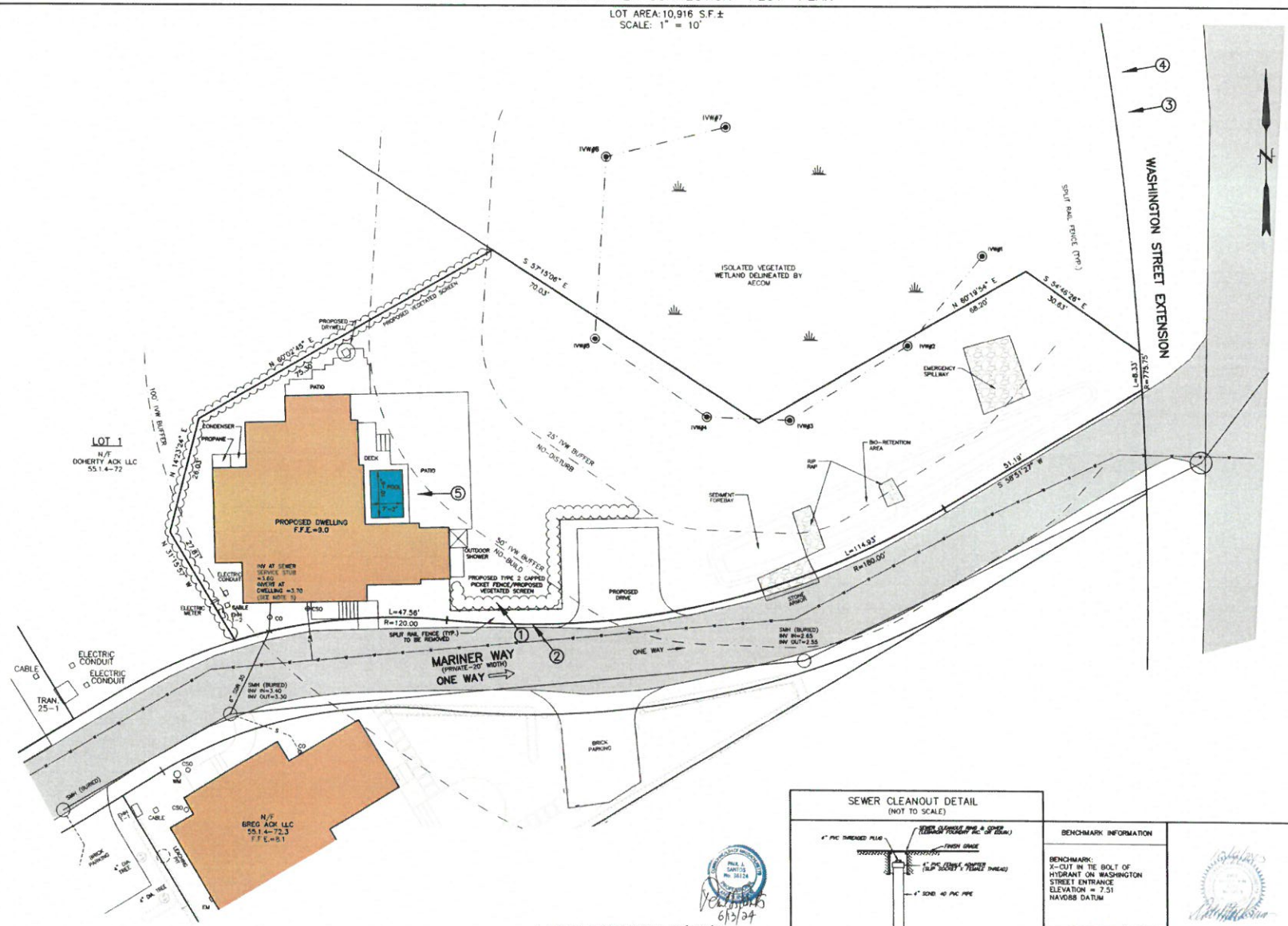
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

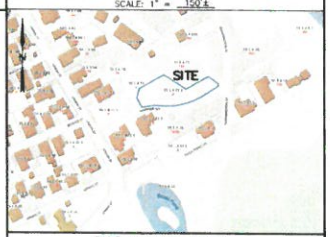
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



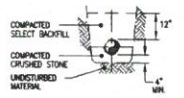
LOCUS MAP

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

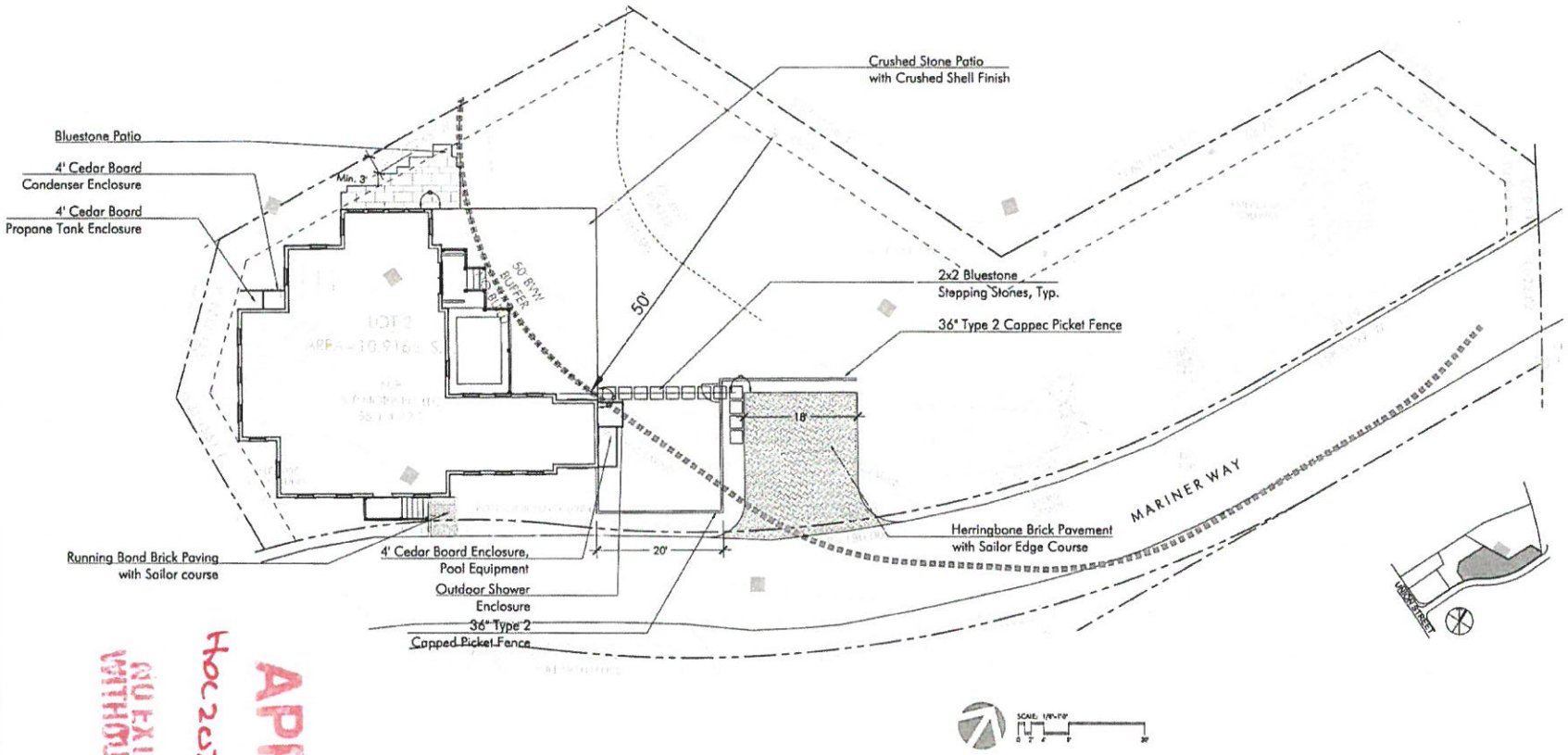
Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and 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

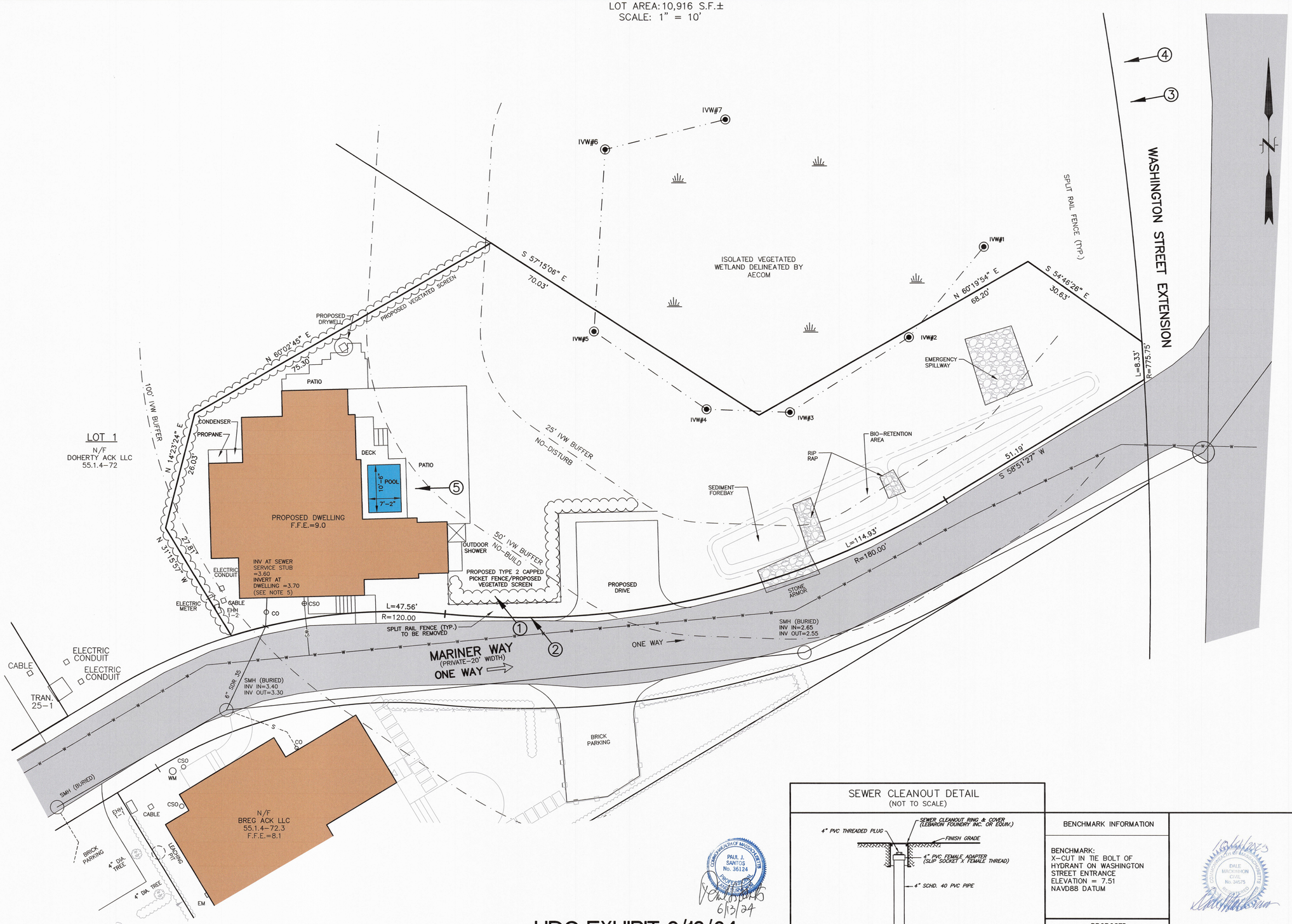
DRAWING NUMBER
L1

© Verdant Landscape Architecture

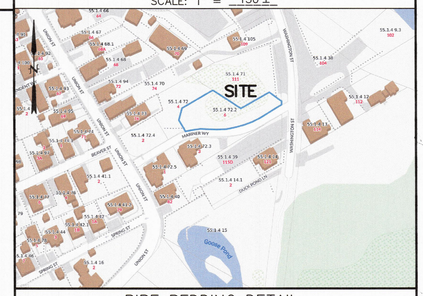
Y:\Mariners Lots\CAD\MARI_B_MAT.dwg

SEWER & WATER CONNECTION PLOT PLAN

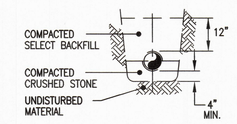
LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



LOCUS MAP
SCALE: 1" = 150'±



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL ENGINEER
6/13/24

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL
(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

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:
	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°: 23 PARCEL N°. 9

Street & Number of Proposed Work: 18 Hucks Hollow "BEACH CLUB"

Owner of record: Sankaty Golf CLUB INC

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emenitus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emenitus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 104' Sq. Footage 1st floor: 3,635 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 40' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 16' South 16' East 16' West 16'

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Sankaty Head Golf Club. Inc.

STREET ADDRESS 18 Hoicks Hollow Rd

MAP/PARCEL 23 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 05.06.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

05.03.24 — Date

SANKATY HEAD GOLF CLUB INC

BEACH CLUB DEMOLITION
18 Hoicks Hollow
Nantucket, MA 02554



Locus Map





SITE PLAN BEACH CLUB

1 : 700

G.1.8

SANKATY HEAD GOLF CLUB INC
18 Hoicks Hollow
Nantucket, MA 02554

Zoning Information

Map & Parcel:	23 / 9
Current Zoning:	LUG - 3
Minimum Frontage:	200 FT.
Front Setback:	35 FT.
Side/Rear Setback:	20 FT.

Cover Page, Beach Club

05.06.24

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com









G.1.2

SANKATY HEAD GOLF CLUB INC

18 Hoicks Hollow
Nantucket, MA 02554

Zoning Information

Map & Parcel:	23 / 9
Current Zoning:	LUG - 3
Minimum Frontage:	200 FT.
Front Setback:	35 FT.
Side/Rear Setback:	20 FT.

Exterior Images

04.22.24

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

BEACH CLUB


BEACH CLUB
POSTED


BEACH CLUB


BEACH CLUB

18 HOICKS HOLLOW RD

Location 18 HOICKS HOLLOW RD

Mblu 23/ / 9/ /

Acct# 00000576

Owner SANKATY HEAD GOLF CLUB INC

Assessment $8,030,428

PID 576

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$1,441,400	$6,589,028	$8,030,428

Owner of Record

Owner SANKATY HEAD GOLF CLUB INC
Co-Owner
Address PO BOX 293
SIASCONSET, MA 02564

Sale Price $0
Certificate
Book & Page C06994/0
Sale Date 10/01/1973

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
SANKATY HEAD GOLF CLUB INC	$0		C06994/0	10/01/1973

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 4,274
Replacement Cost: $1,215,696
Building Percent Good: 75
Replacement Cost Less Depreciation: $911,800

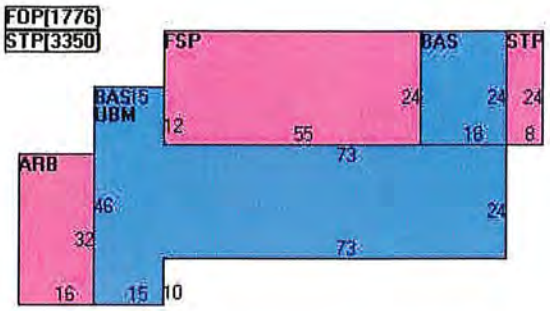
Building Attributes	
Field	Description
Style:	Clubs/Lodges
Model	Commercial

Building Photo

Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//\0034\103_0303_34

Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Use:	BE CLB RES M94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3831
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/576_668.j

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,442	2,442
SFB	Base, Semi-Finished	2,442	1,832
FOP	Porch, Open, Finished	5,100	0
WDK	Deck, Wood	3,542	0
		13,526	4,274

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3831
Description	BE CLB RES M94
Zone	LUG3
Neighborhood	A50
Alt Land Appr	No

Land Line Valuation

Size (Acres)	5.00
Frontage	0
Depth	0
Assessed Value	$6,589,028

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
TEN	TENNIS COURT			28800.00 S.F.	$233,900	1
SHD1	SHED FRAME			175.00 S.F.	$4,300	1
SPL3	GUNITE			1800.00 S.F.	$99,900	1
SPL1	POOL-INGR CONC			800.00 S.F.	$51,200	1
PAT1	PATIO-AVG			2100.00 S.F.	$13,700	1
BHS1	CMM BTH HSE			264.00 S.F.	$7,900	1
BHS1	CMM BTH HSE			1344.00 S.F.	$40,300	1
BHS1	CMM BTH HSE			480.00 S.F.	$14,400	1
BHS1	CMM BTH HSE			1008.00 S.F.	$30,200	1
MSC53	WOOD DECK			5640.00 UNIT	$33,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$1,441,400	$6,589,028	$8,030,428
2023	$946,000	$6,066,392	$7,012,392
2022	$914,500	$5,849,264	$6,763,764
2021	$956,300	$5,565,400	$6,521,700
2020	$899,500	$5,565,400	$6,464,900

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1993

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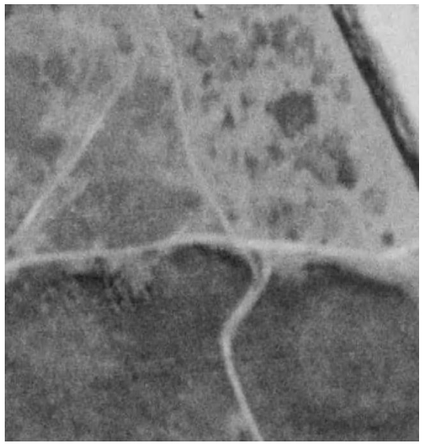
18 Hoicks Hollow - Sankaty Beach Club


1938


1969


1985


1994


2003


2005


2009


2016


2016


2018

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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…

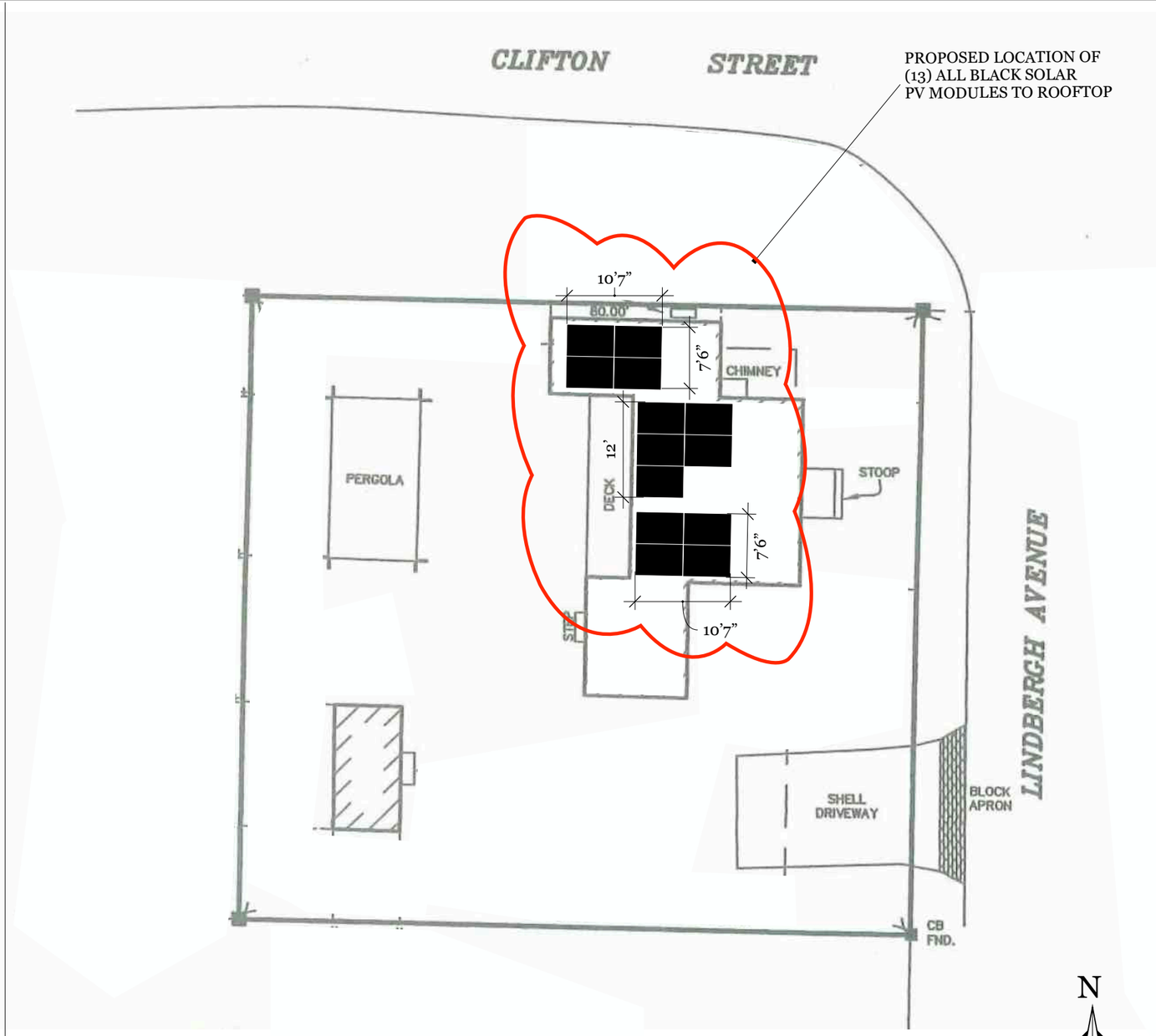
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

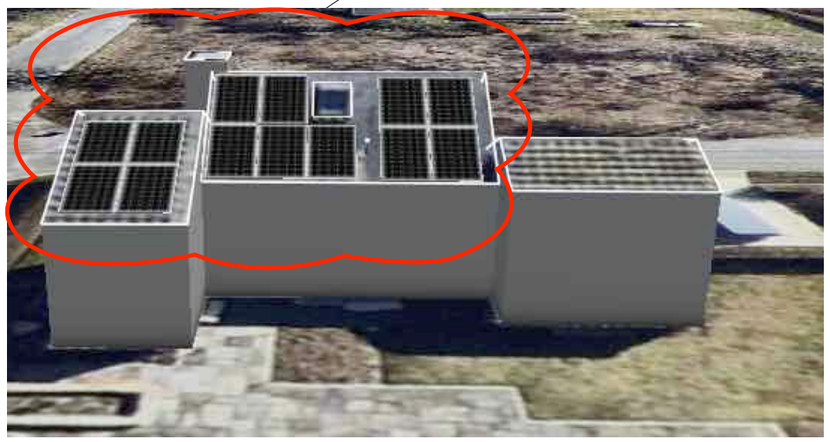
Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

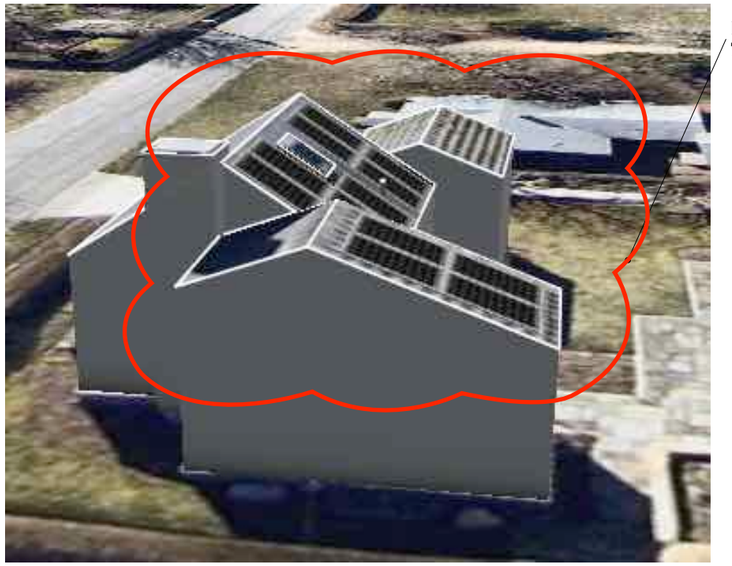
	MM/DD/YY	REMARKS
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

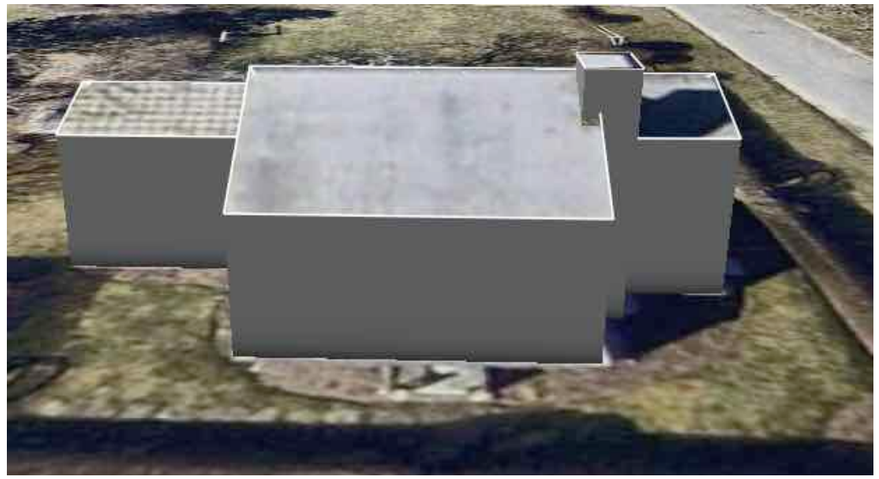


WEST ELEVATION



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

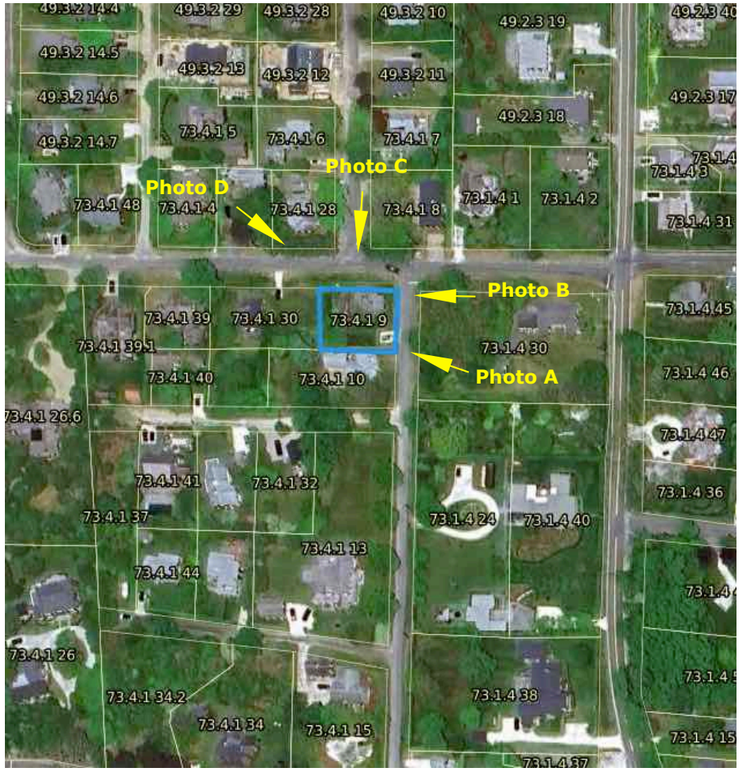




PHOTO A



PHOTO B



PHOTO C

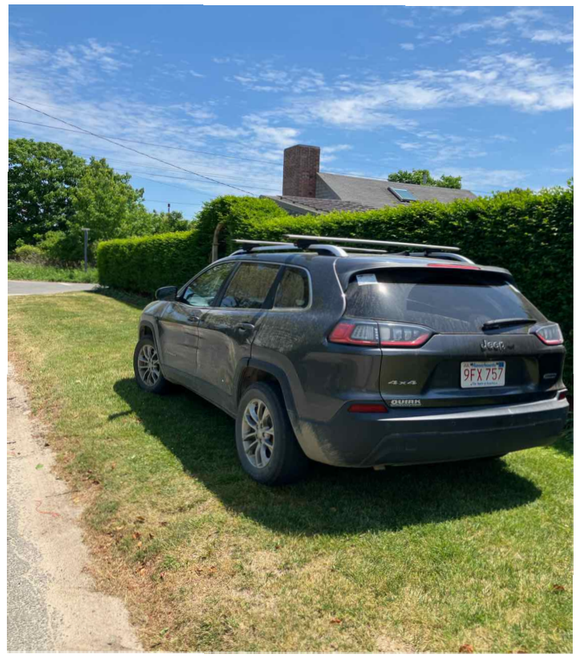


PHOTO D

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)

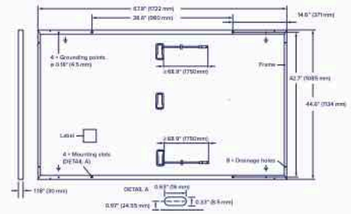
The ideal solution for:

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

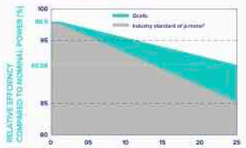


Electrical Characteristics

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

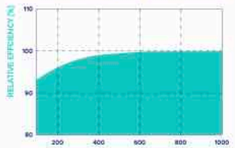


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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Map: 73.4.1	Parcel: 9

REVISIONS		
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2		
3		
4		

PV 04

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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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

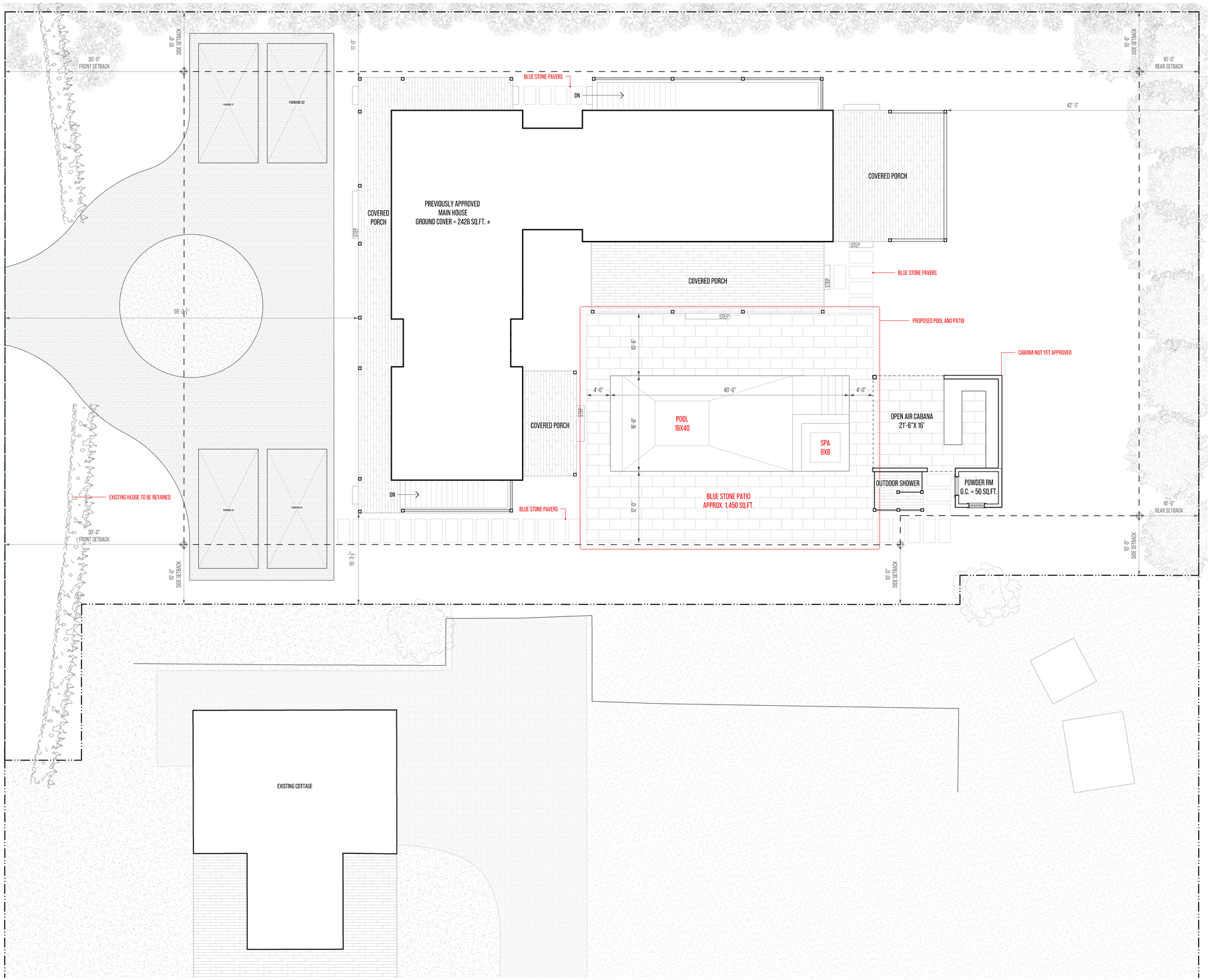
54 Old South Rd.

Nantucket, Ma. 02554

508-228-2193

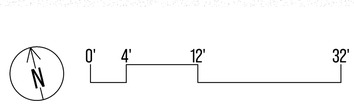
Cell 508-654-8315

--
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

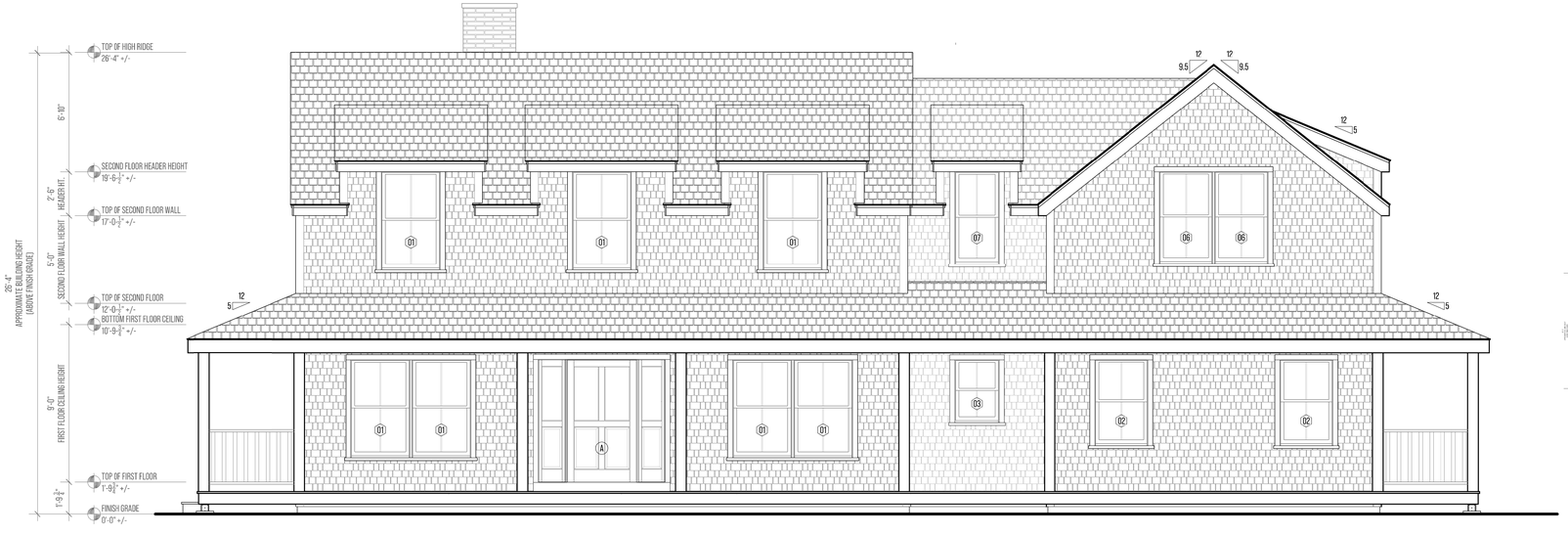
SITE
PLAN

SHEET NUMBER

A-0.00

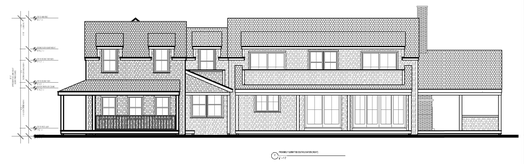
DRAWN BY

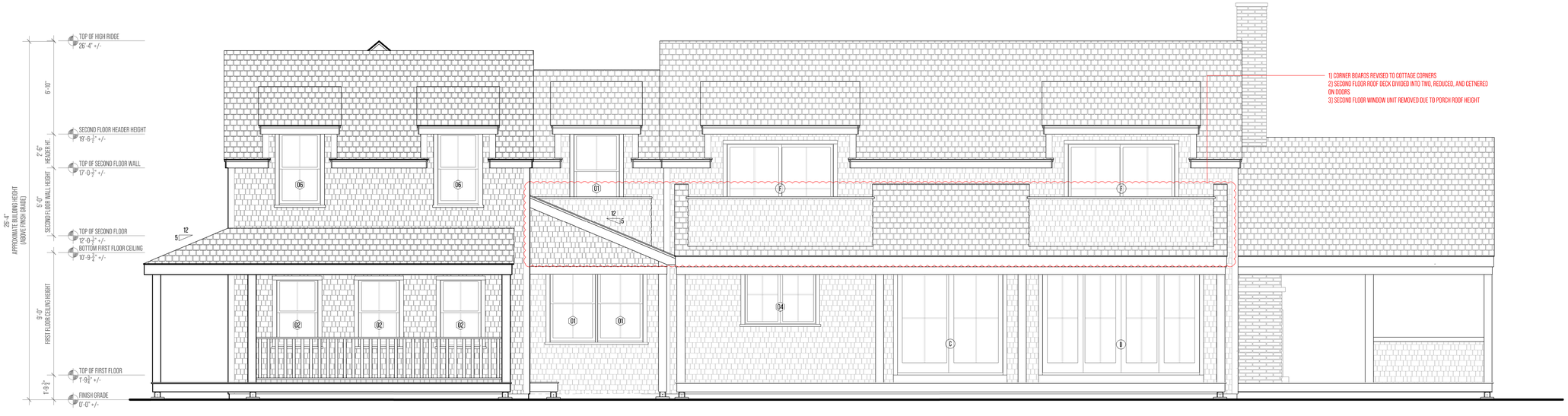
REID YENOR



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

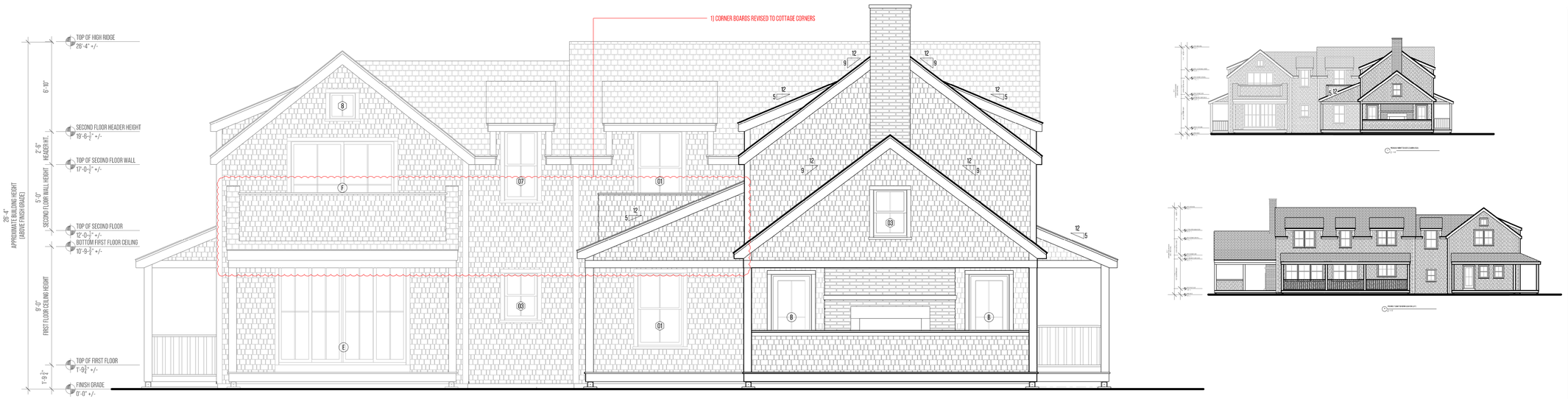
SHEET NUMBER

A-3.00

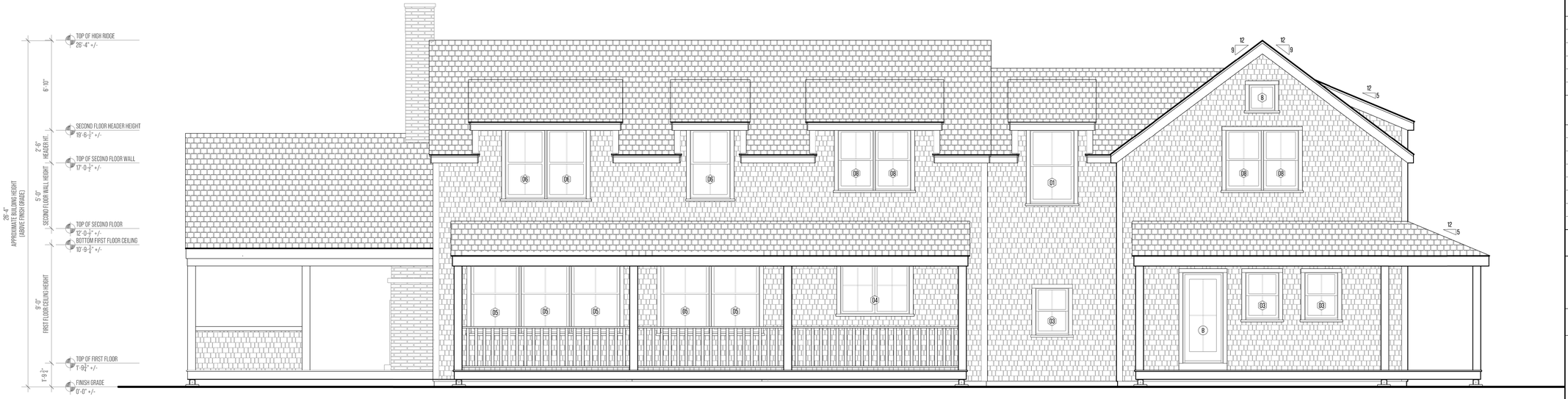
DRAWN BY

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
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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
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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
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DATE	DESCRIPTION
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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

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 NHA Properties Inc

STREET ADDRESS 7 Benjamin Dr

MAP/PARCEL 67 / 506

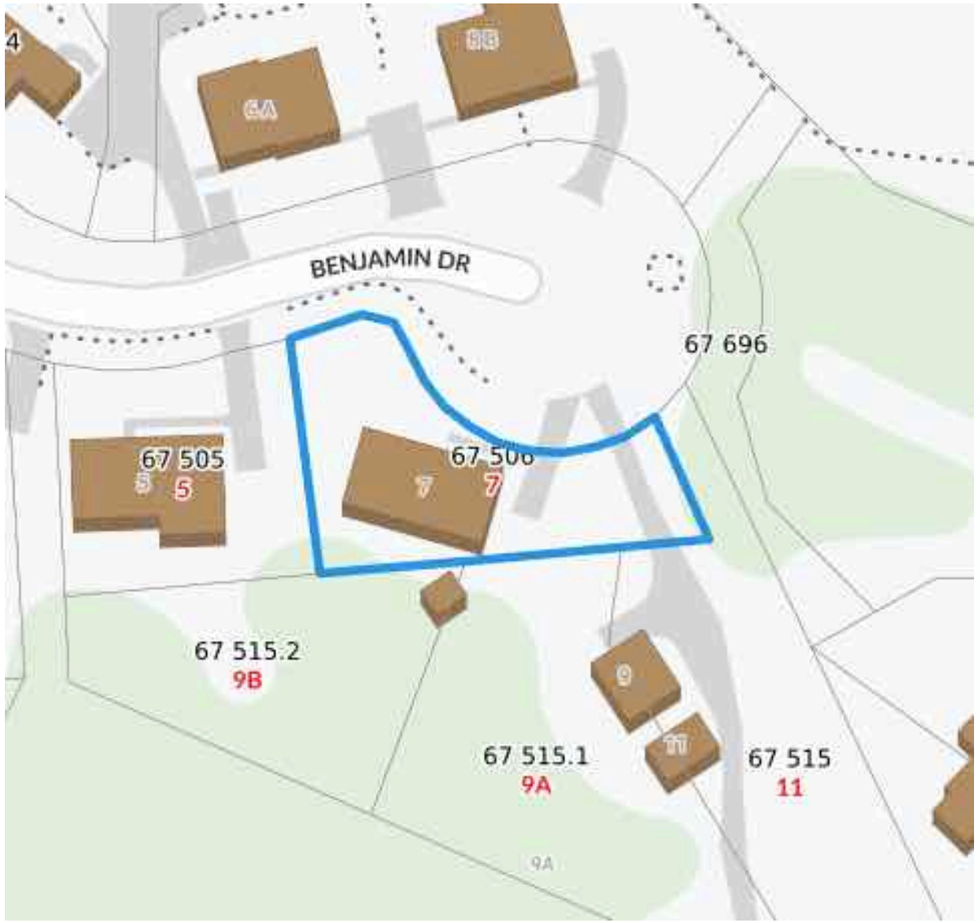
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/5/24

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

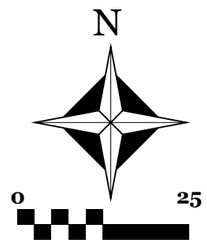


Locus Map
Scale: Not to scale

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

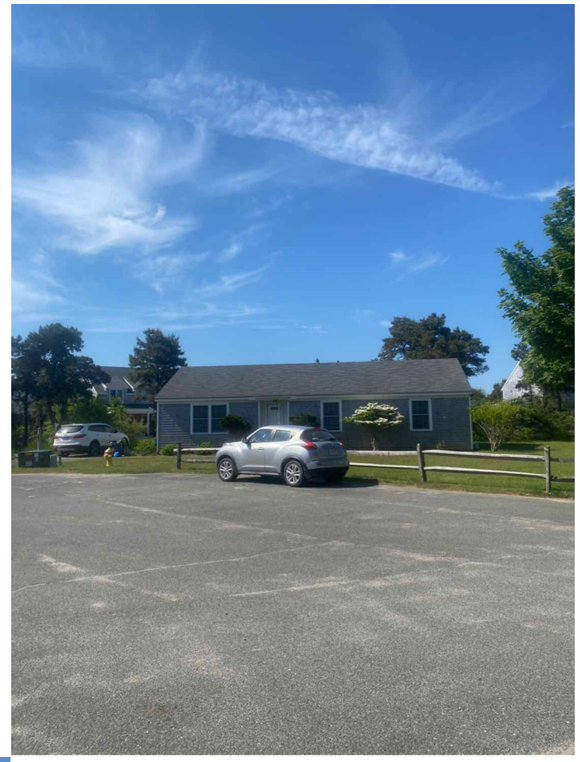


PHOTO B



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)

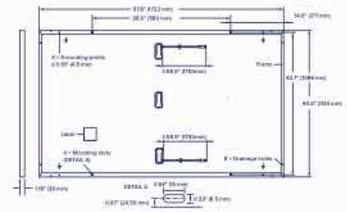
The ideal solution for:

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

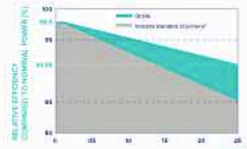


▪ Electrical Characteristics

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

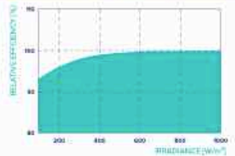


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

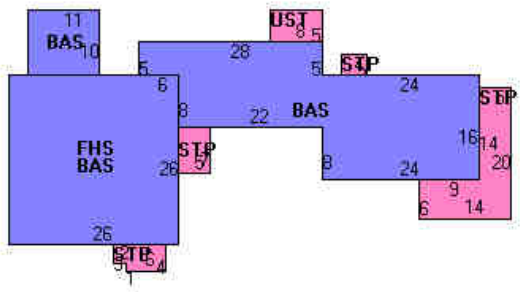
Year Built:	1854
Living Area:	1,879
Replacement Cost:	$816,145
Building Percent Good:	85
Replacement Cost Less Depreciation:	$693,700

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:

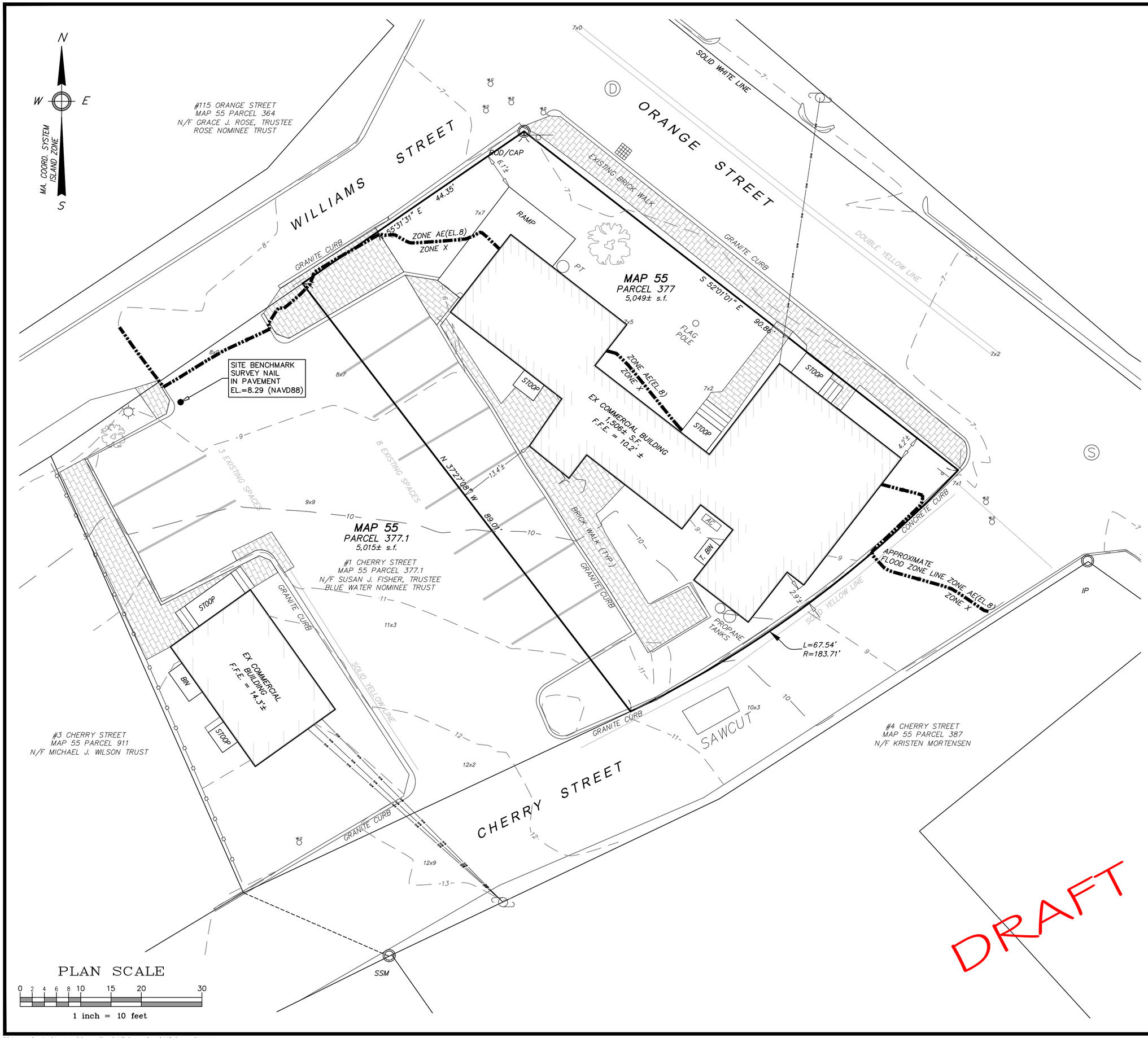
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior 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



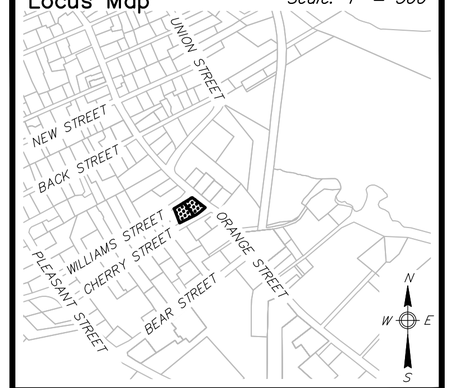

WILLIAMS ST
ONE WAY
ONE WAY
EZIA





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

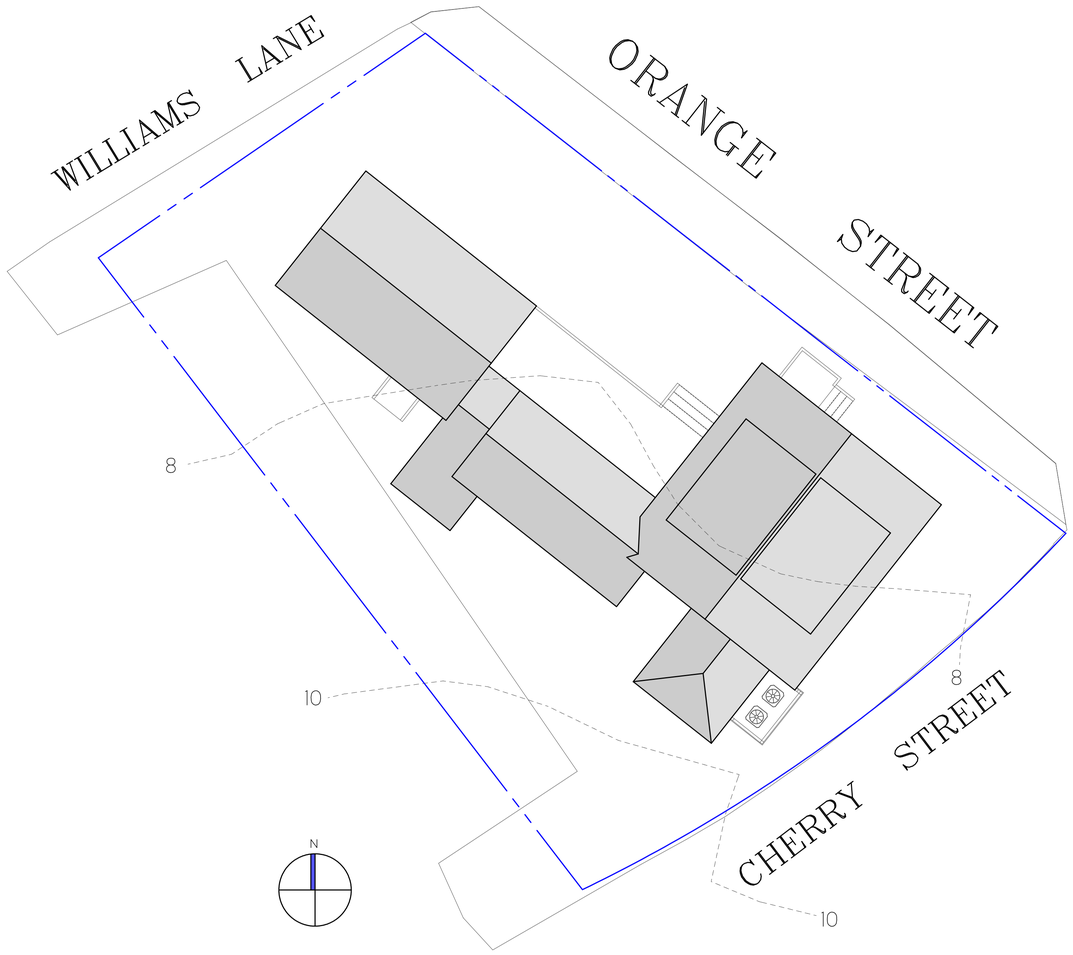
#117 ORANGE STREET

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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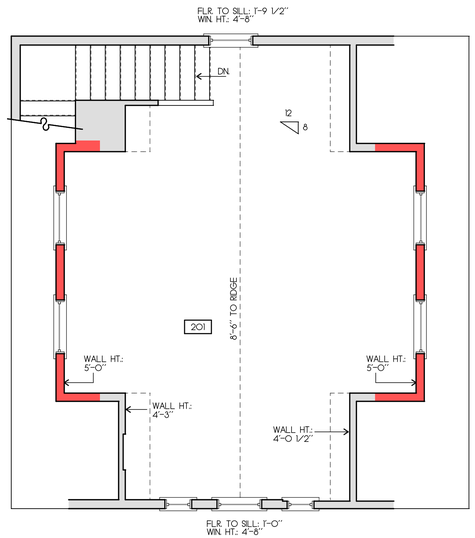
EZIA ATHLETIC CLUB

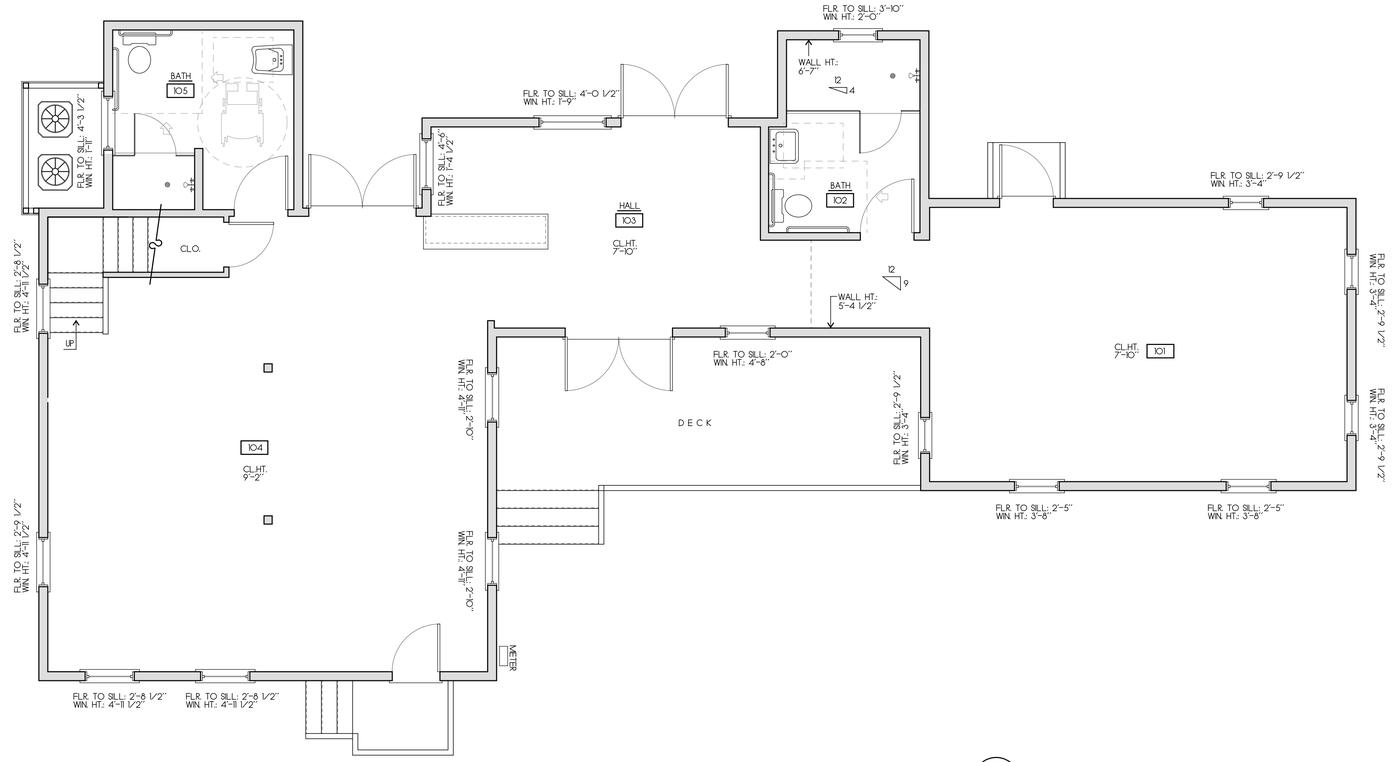
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

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

NOTE:
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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 1



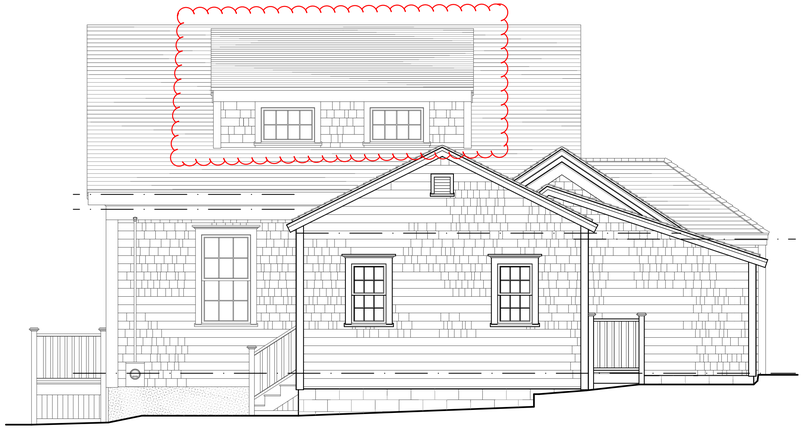
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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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
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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

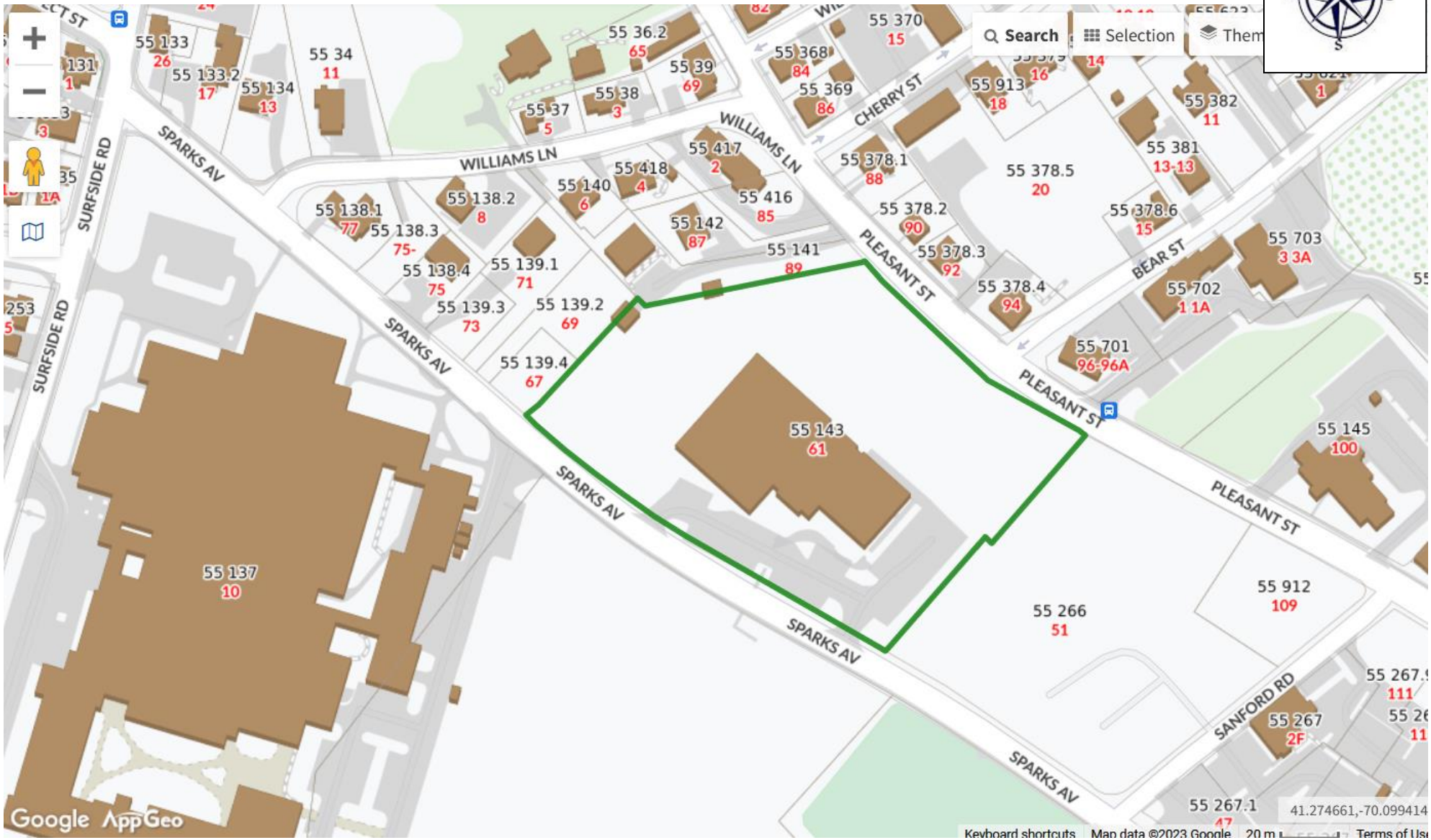
Use: 9580

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

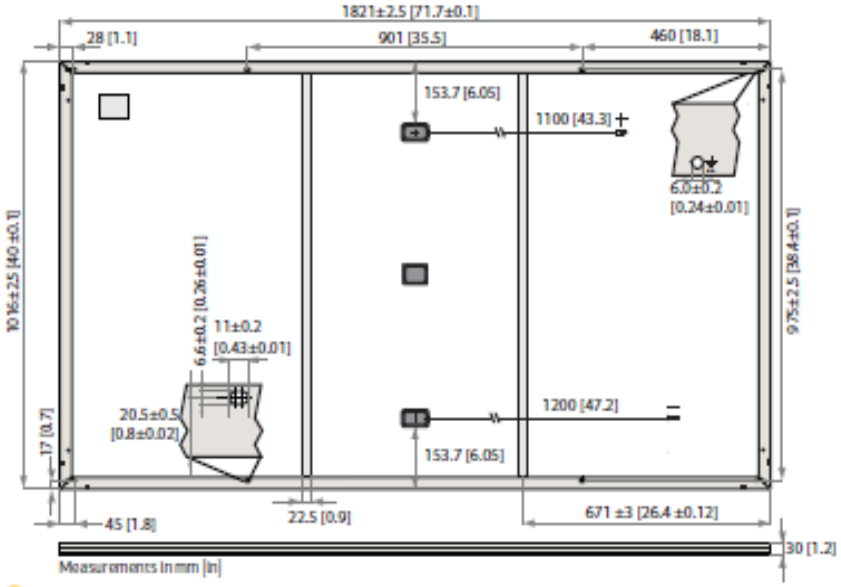
LEAD-FREE
ROHS COMPLIANT

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)

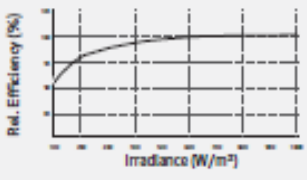
TEMPERATURE RATINGS*

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.

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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°: 42.4.2 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

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See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 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 +

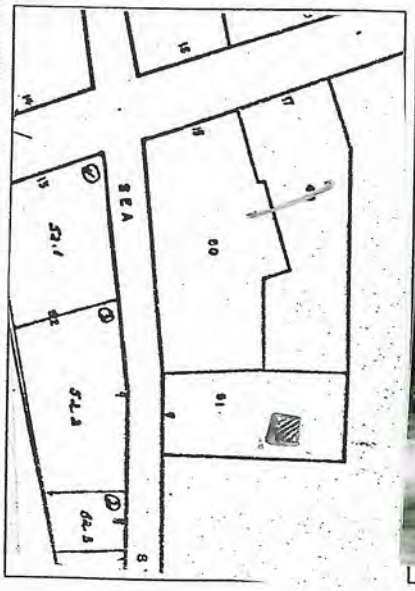
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1949 - Sanborn maps

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) _____









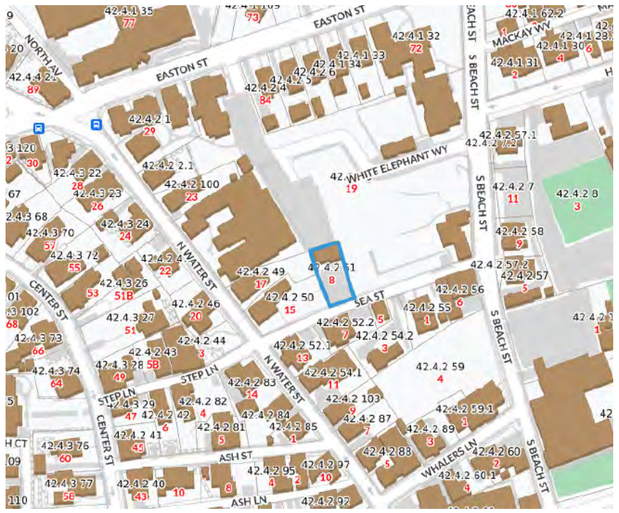








8 SEA ST.
NANTUCKET, MA 02554





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.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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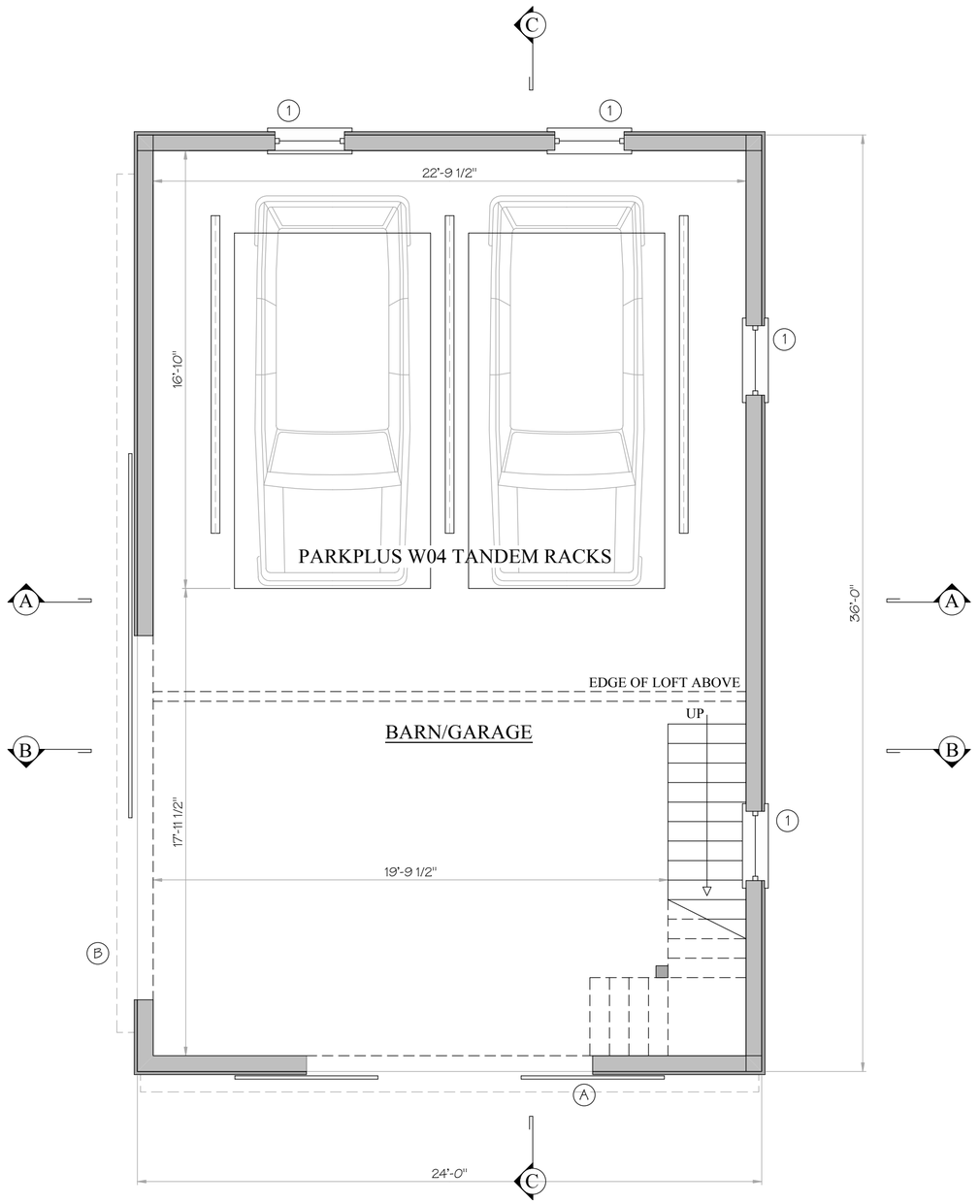
COVER SHEET
DATE: 06/11/2024
SCALE: AS NOTED

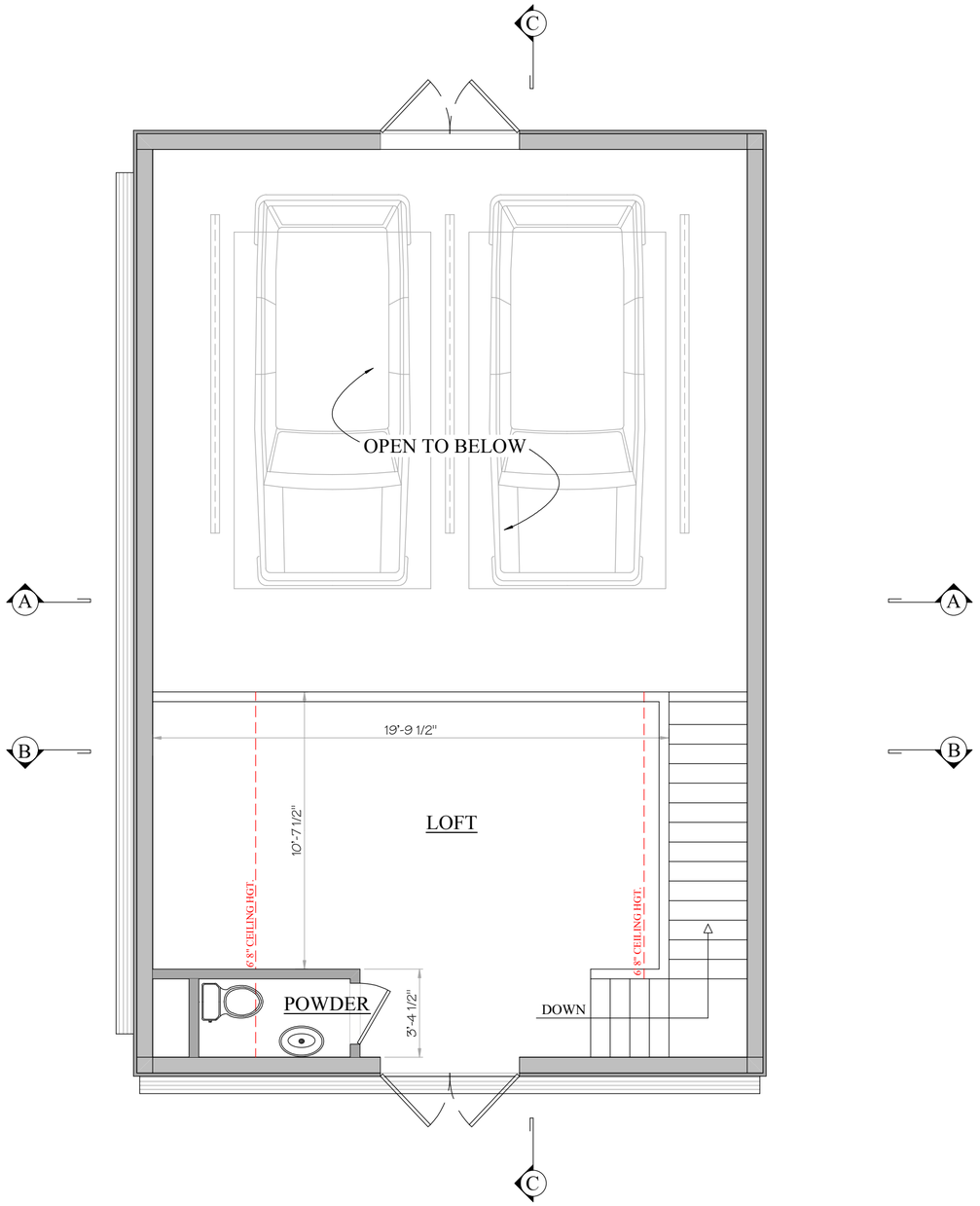
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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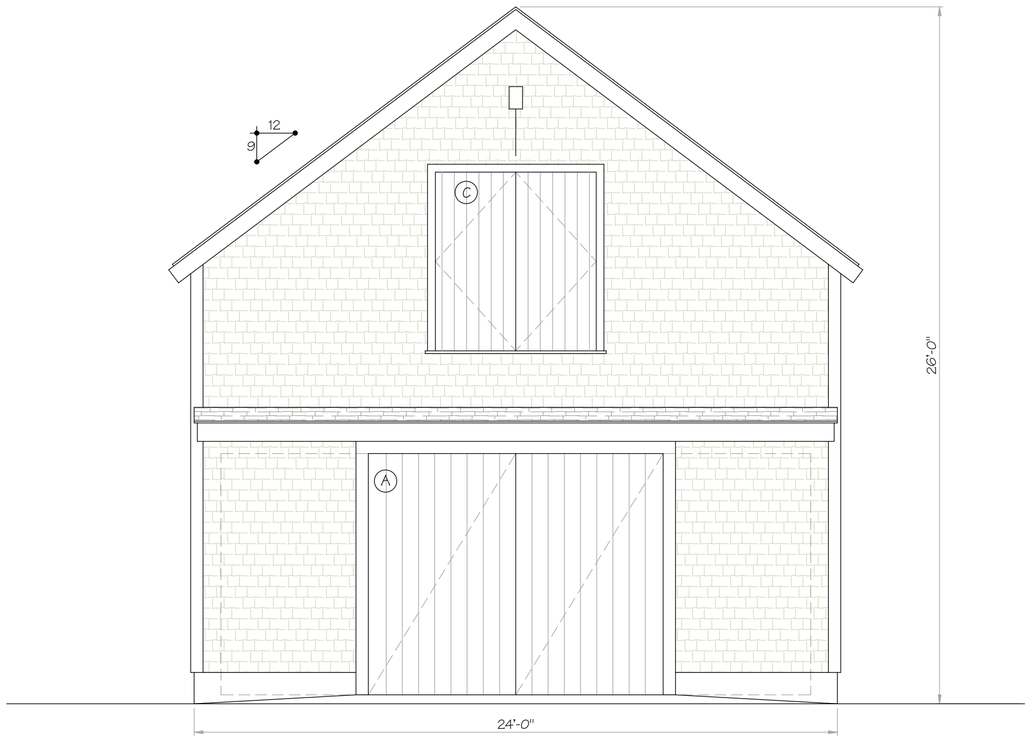
FIRST FLOOR PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

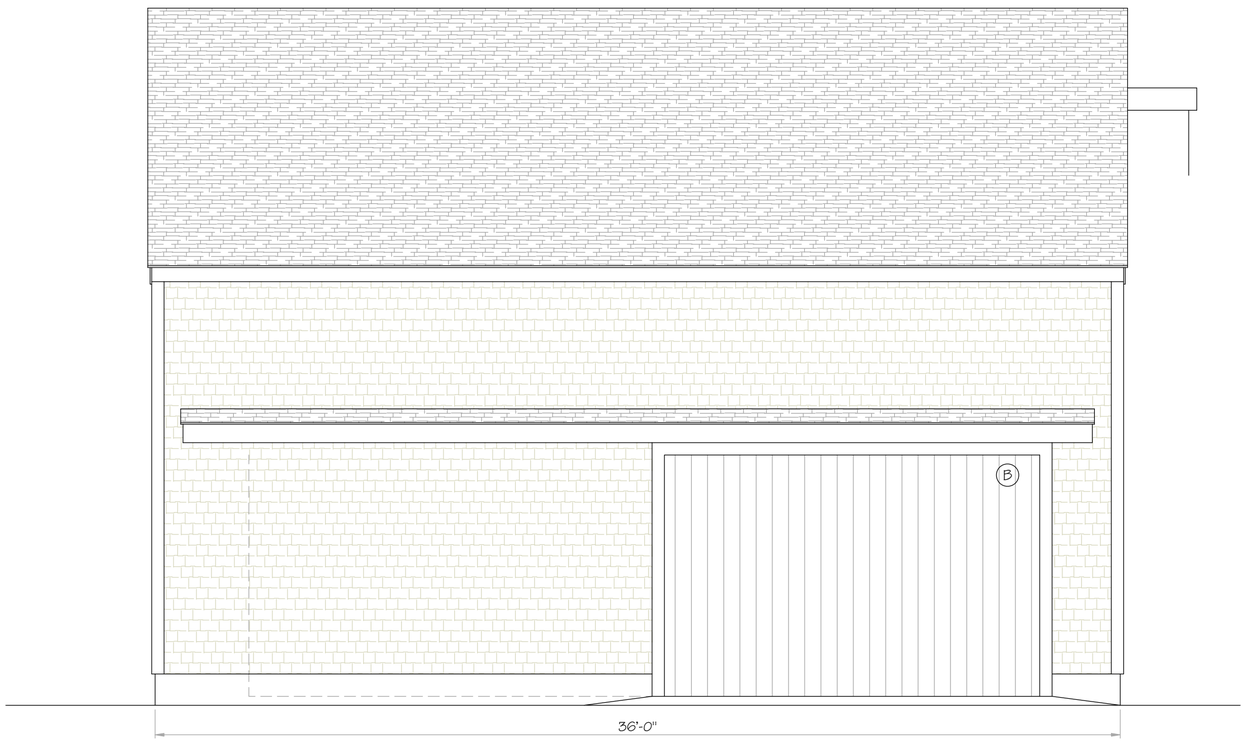
1



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

NOT FOR CONSTRUCTION

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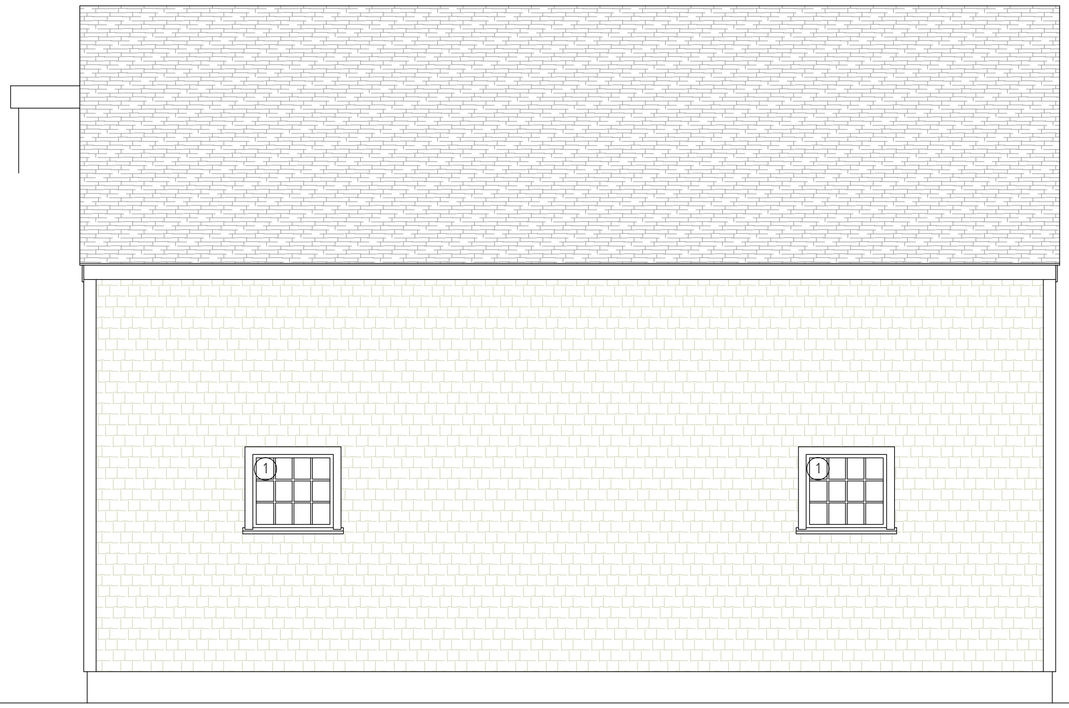
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

2



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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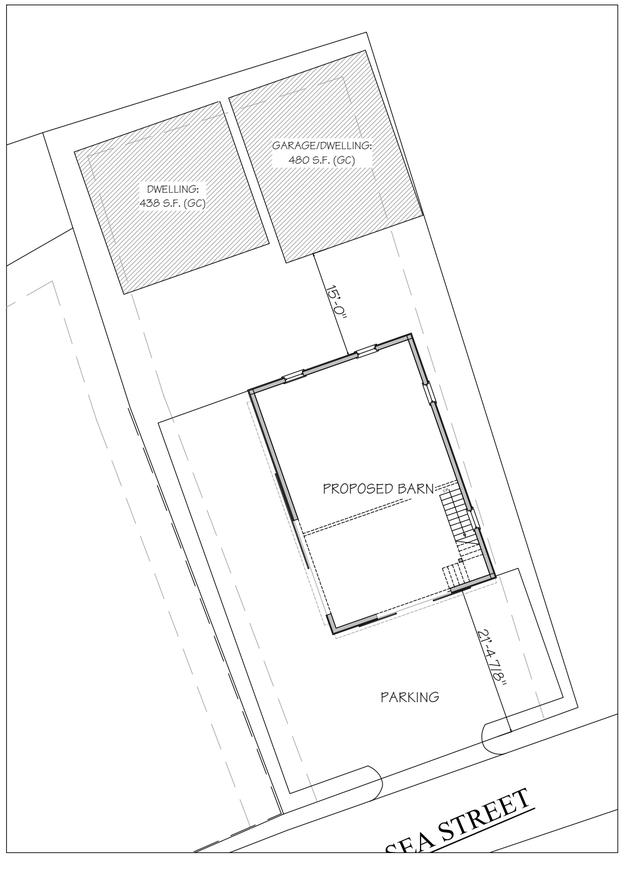
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

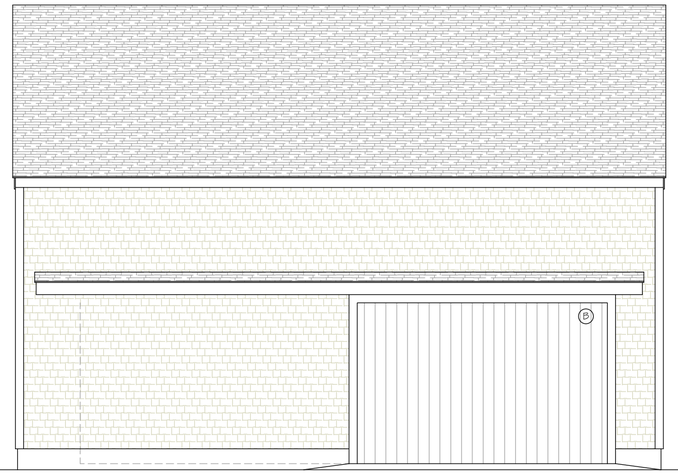
3



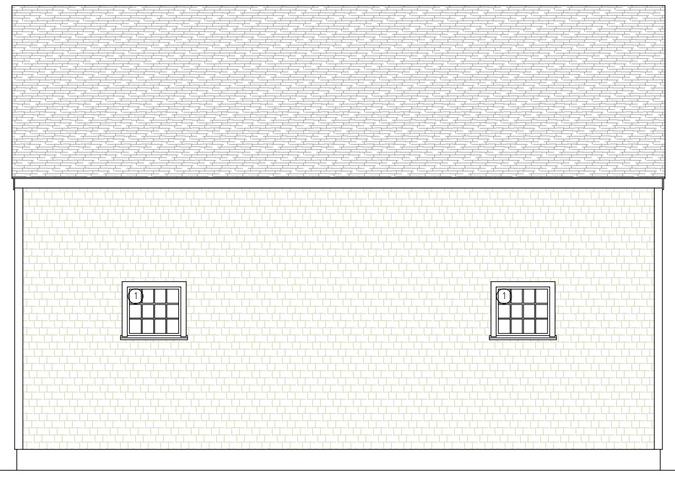


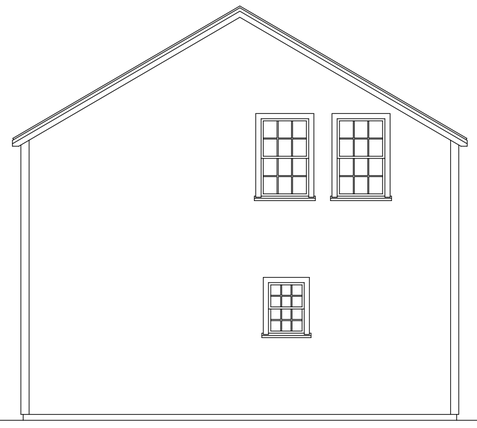
SOUTH ELEVATION - STREE VIEW





WEST ELEVATION - YARD VIEW





EAST ELEVATION

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.

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.

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NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.



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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

0554 08

NANTUCKET MA JUN 12 2024 02554-9998

Postmark Here

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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Postage $0.68

Total Postage and Fees $5.08

0554 08

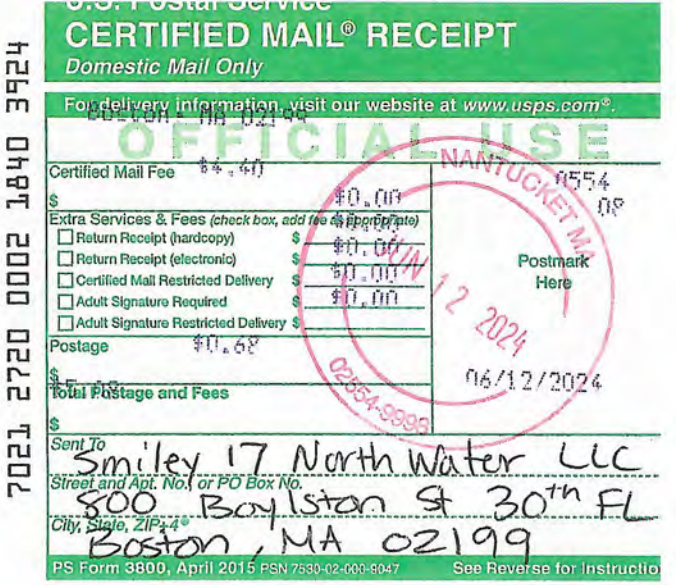
NANTUCKET MA JUN 12 2024 02554-9998

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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- Adult Signature Restricted Delivery $

Postage $0.68

Total Postage and Fees $5.08

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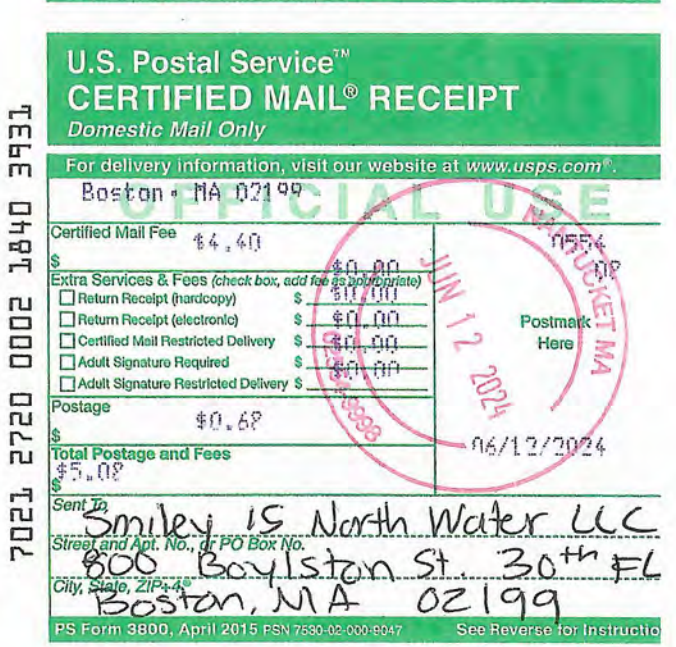
NANTUCKET MA JUN 12 2024 02554-9998

Postmark Here

06/12/2024

Sent To: Smiley 17 North Water LLC
Street and Apt. No., or PO Box No.: 800 Boylston St 30th FL
City, State, ZIP+4®: Boston, MA 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio



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Boston, MA 02199

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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

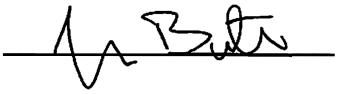
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

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

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(initial to indicate read and understand)

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____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

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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:

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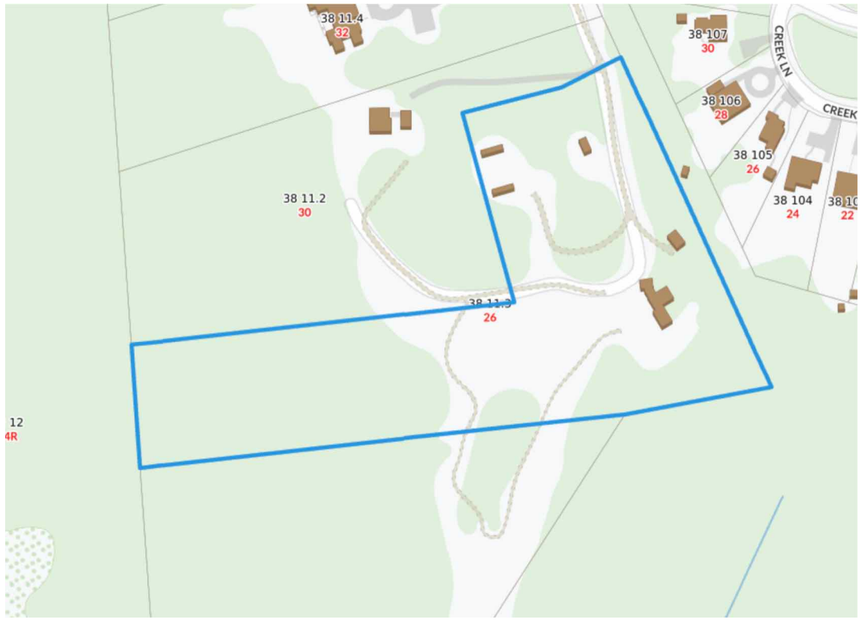
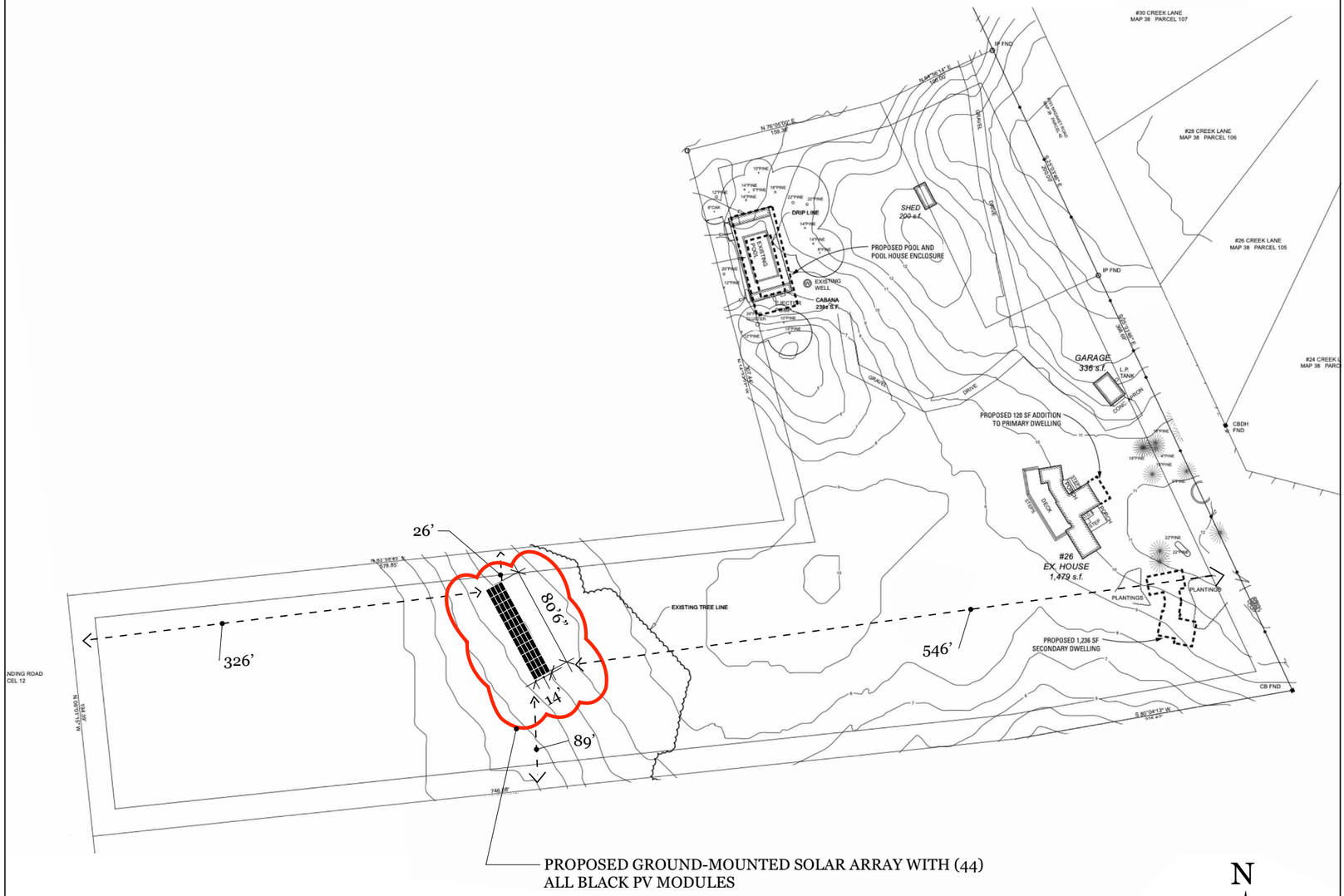
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

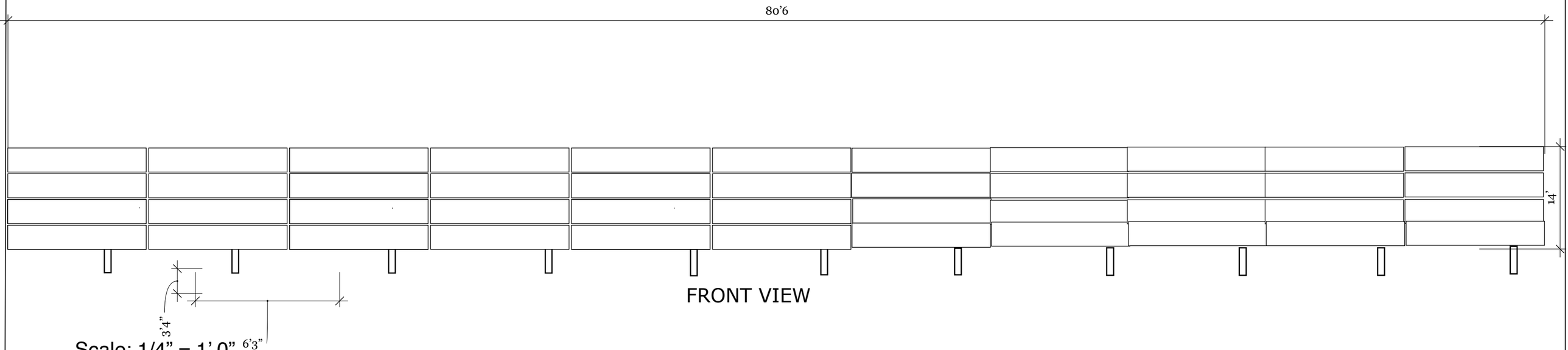
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

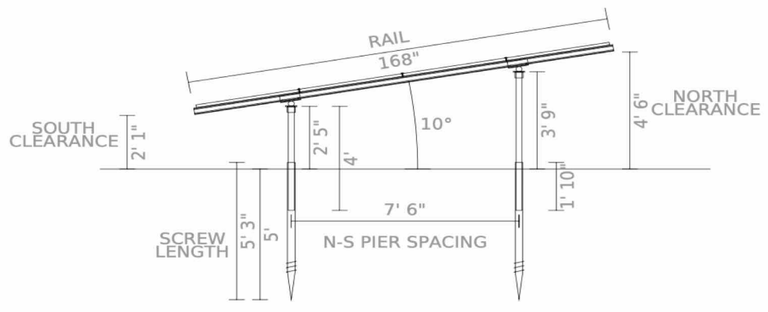
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

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

	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 02



THE GROUND ARRAY WILL NOT BE VISIBLE FROM PUBLIC WAY.

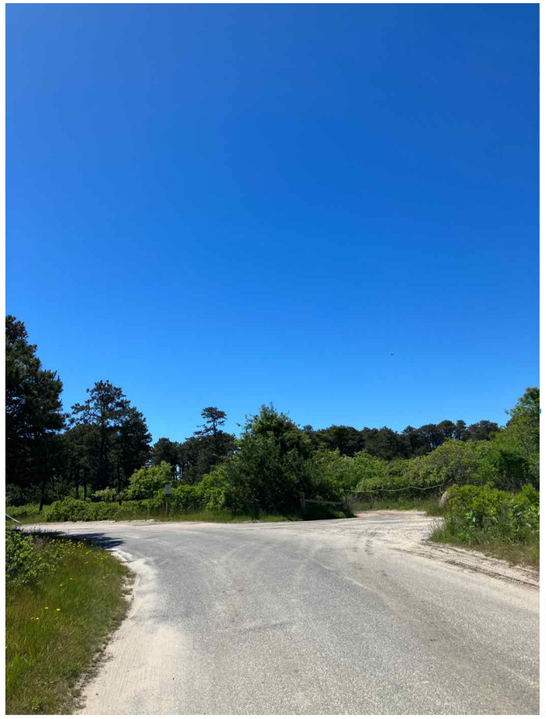


Photo A

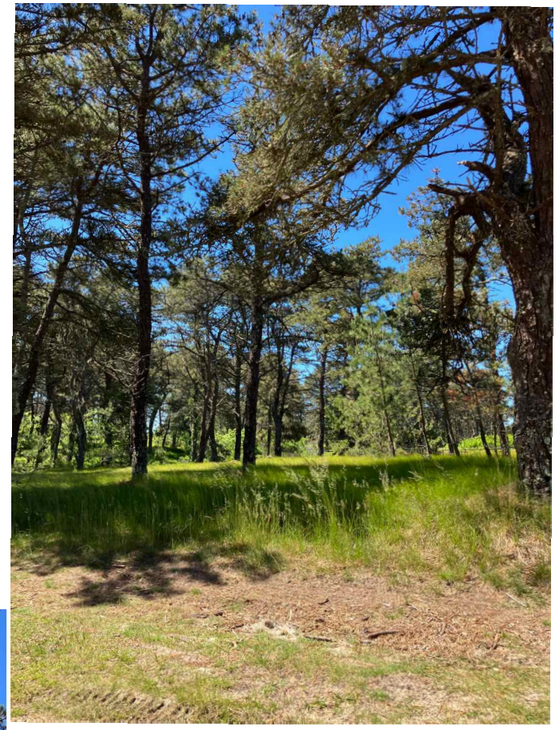


Photo B

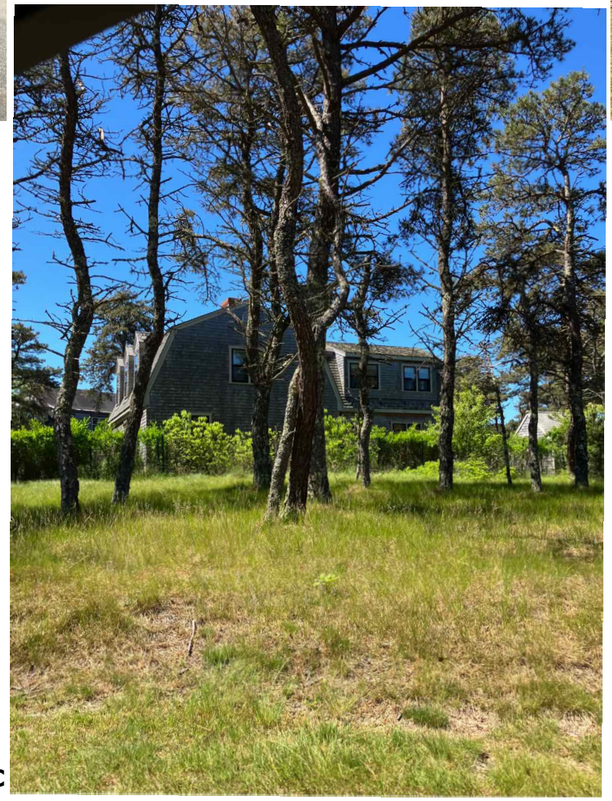


Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PUBLIC WAY PHOTOS

GROUND SOLAR ARRAY
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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3		
4		
5		

PV 03

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

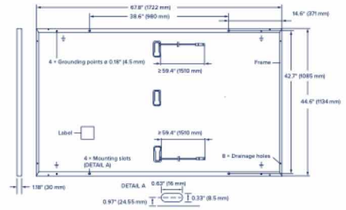
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

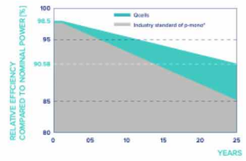


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η	[%]	≥21.4	≥21.6	≥21.9	≥22.2	≥22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

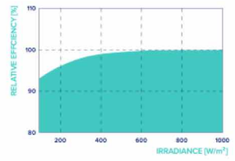


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev00_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

GROUND SOLAR ARRAY
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		
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

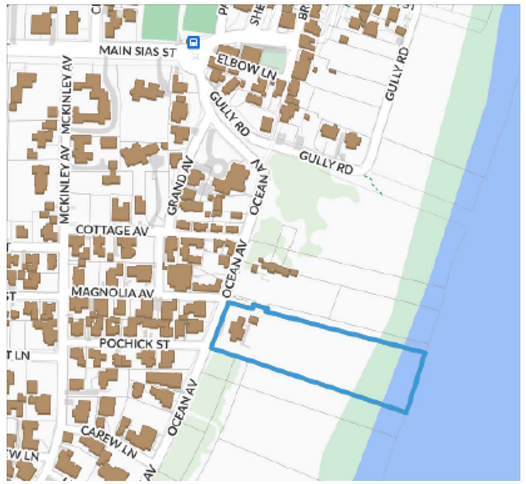
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

* 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

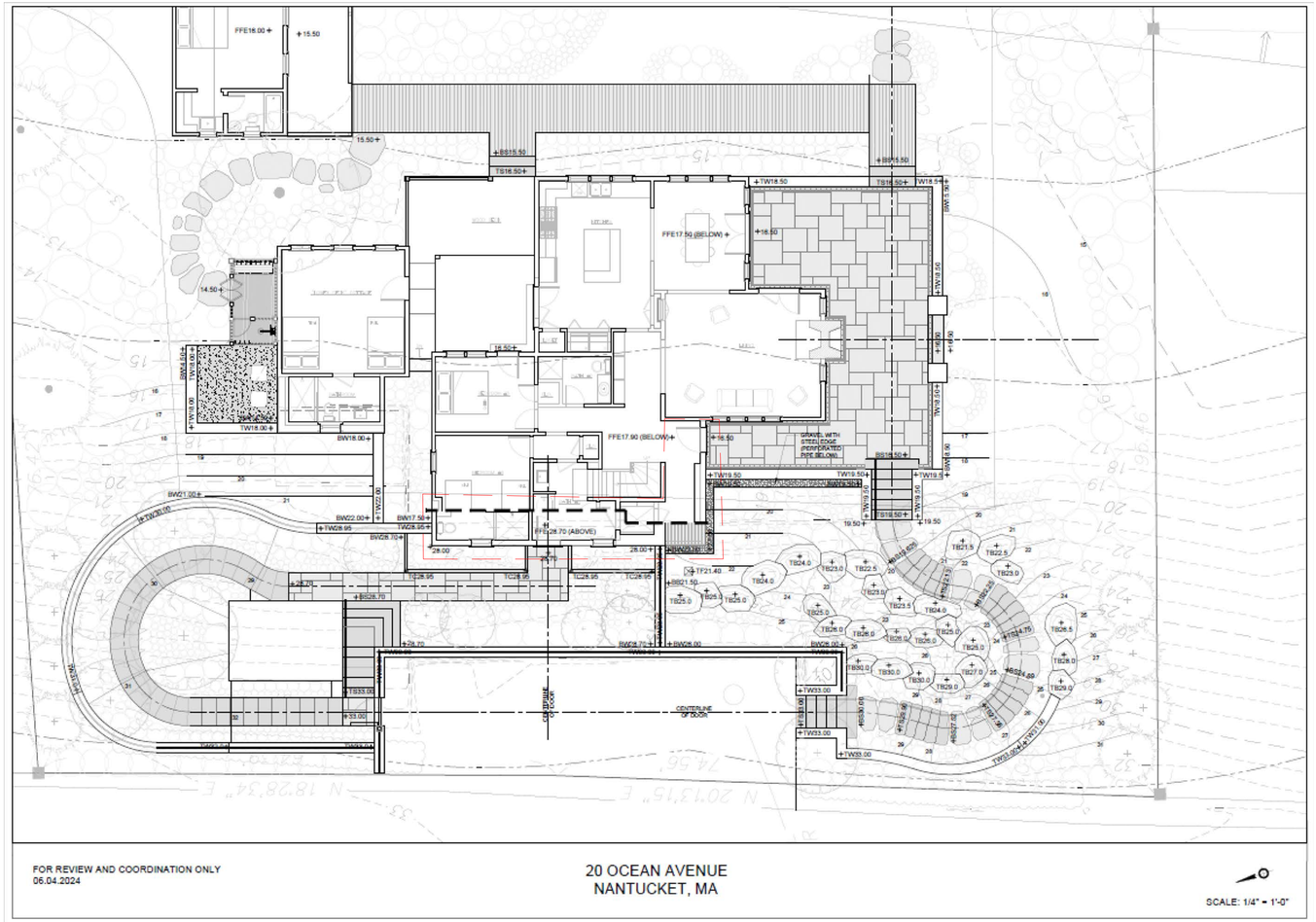
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

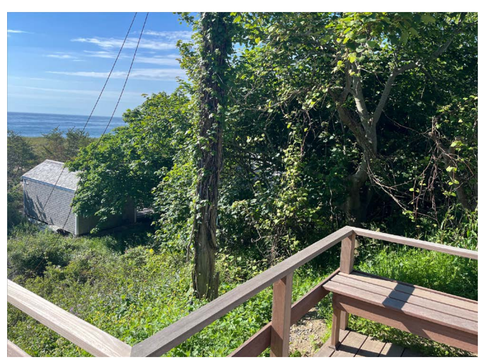


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









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P.O. BOX 1375 – NANTUCKET, MA 02554
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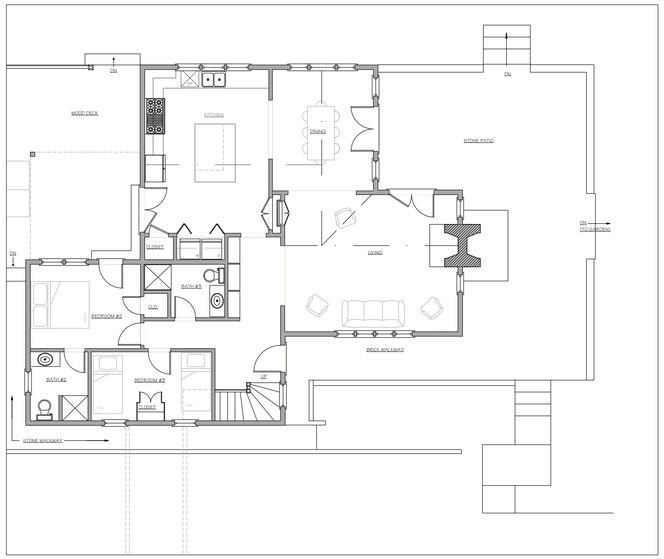
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

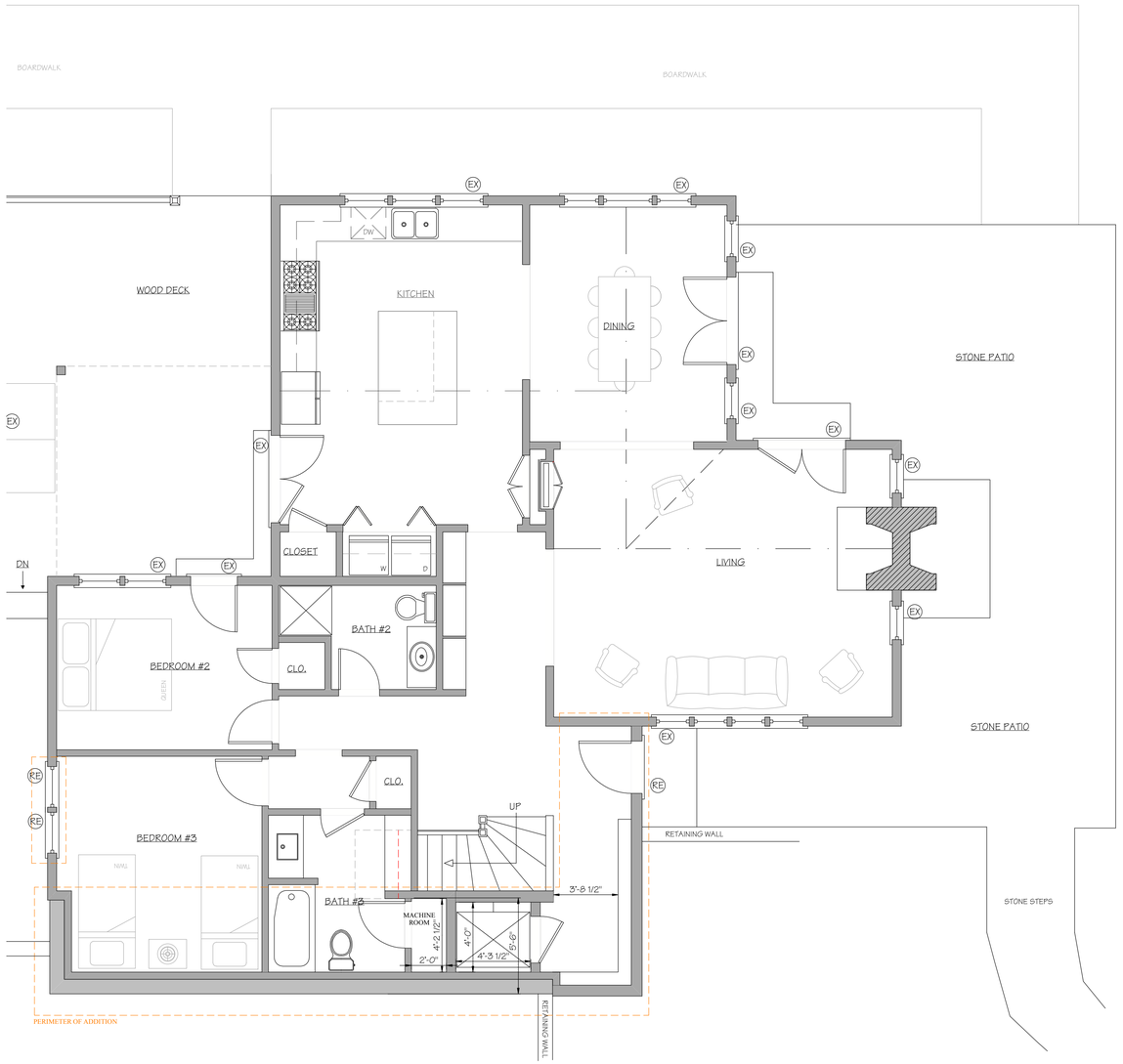
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



AS-BUILT



FIRST FLOOR PLAN

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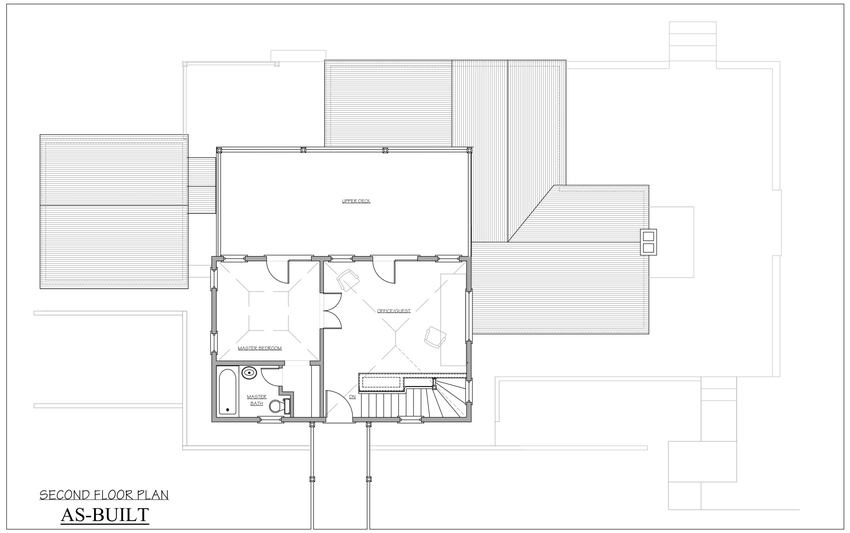
FIRST FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

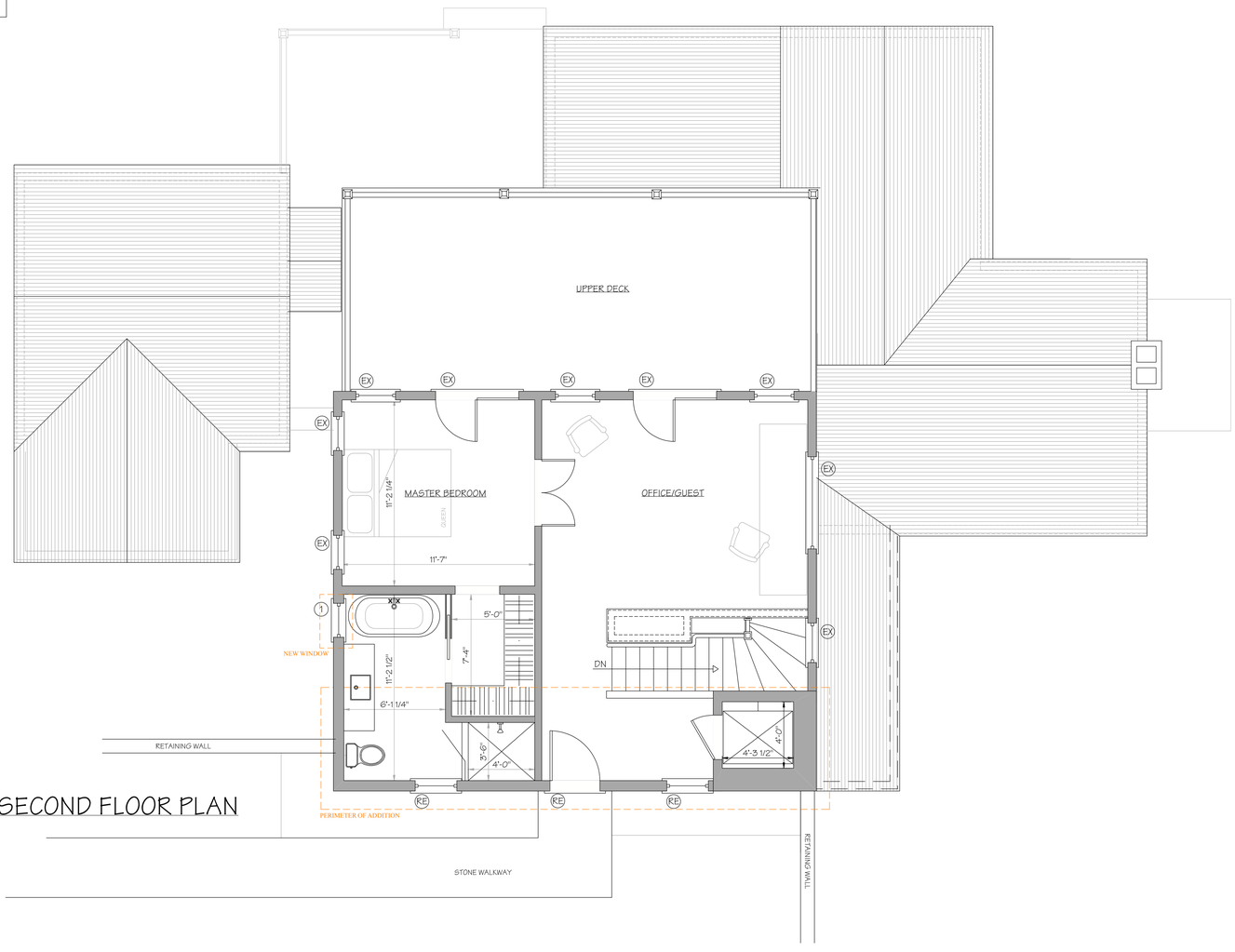
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

1



SECOND FLOOR PLAN
AS-BUILT



SECOND FLOOR PLAN

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SECOND FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

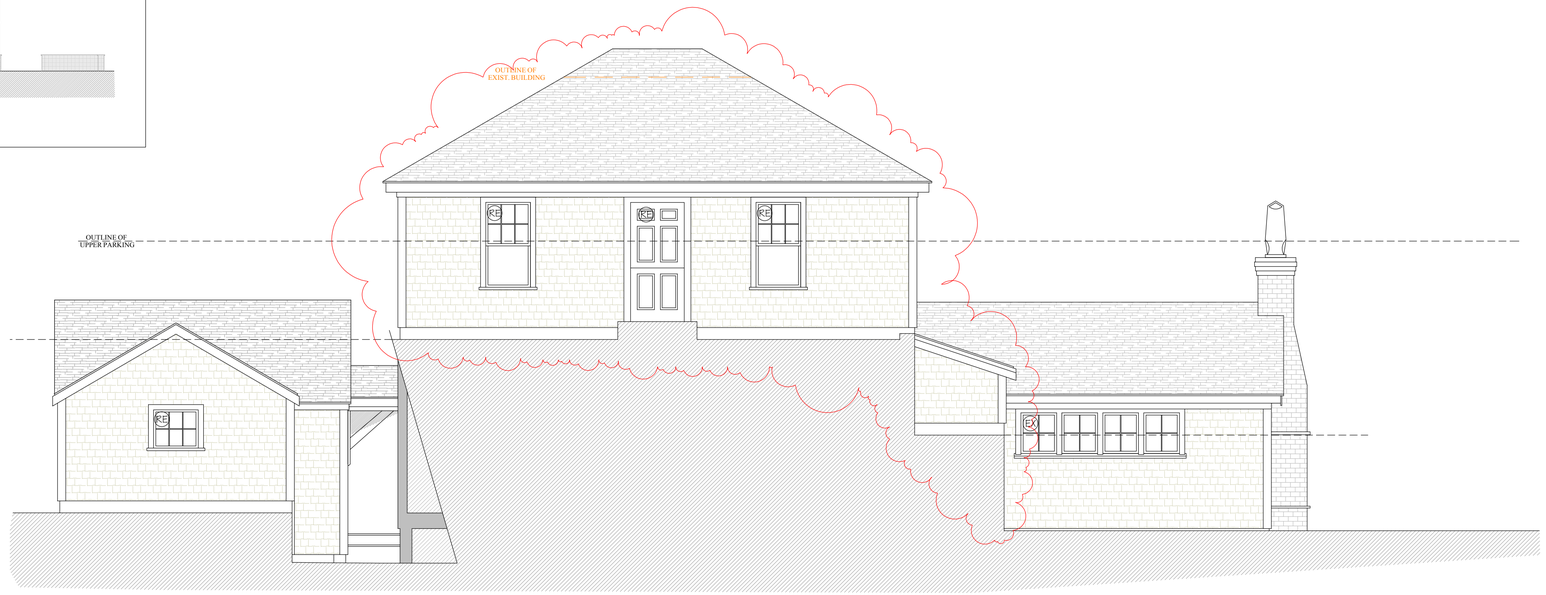
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

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

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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

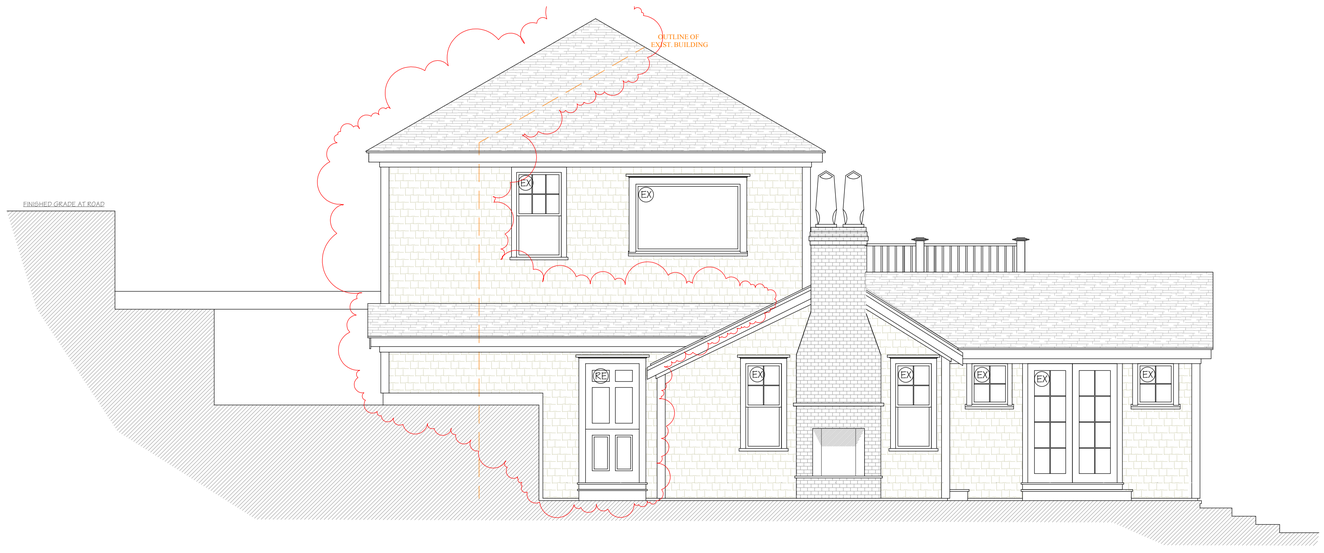


EAST ELEVATION



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

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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

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)	$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
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Certified Mail Fee	$4.40
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☐ 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™
CERTIFIED MAIL® RECEIPT
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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
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☐ 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

7021 2720 0002 1840 3887

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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
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☐ 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

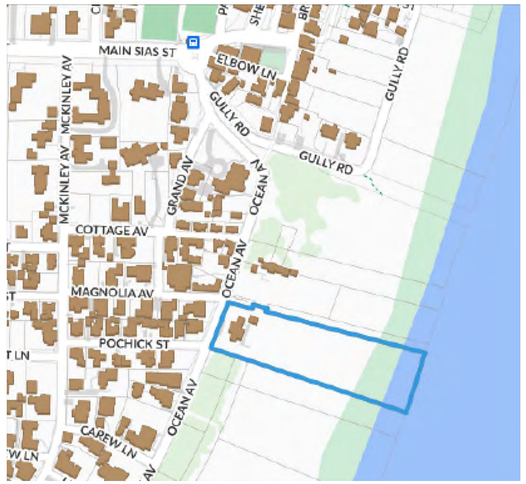
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors _____
Deck _____ Foundation Grey Fence _____ Shutters _____

* 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

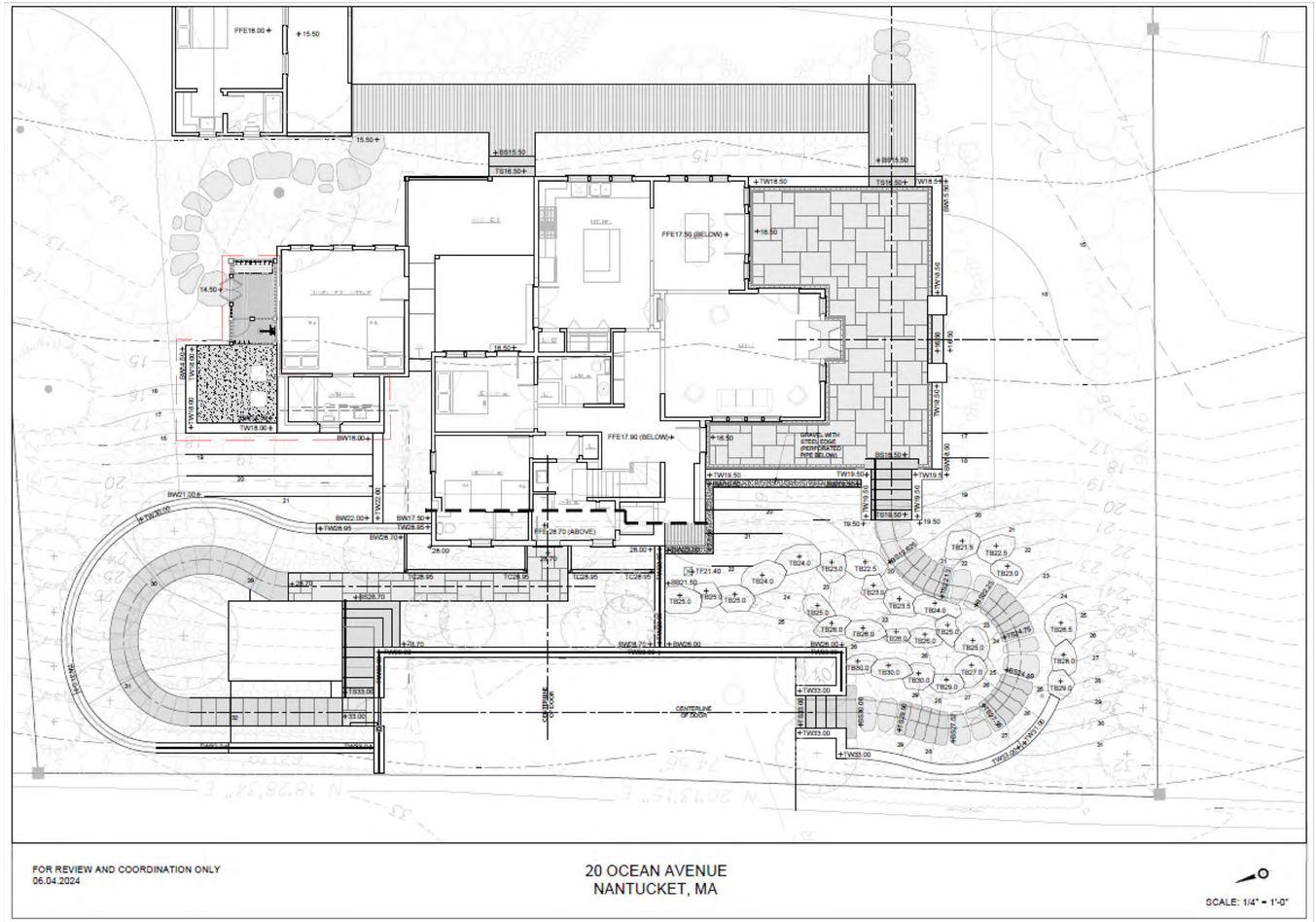
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

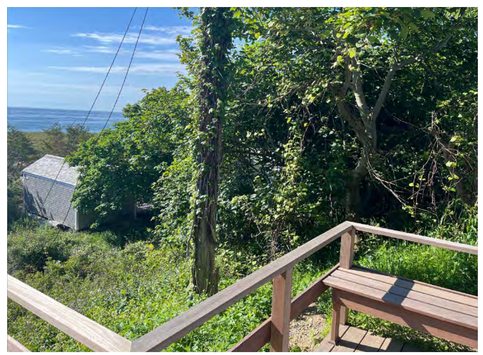


EXISTING CONDITIONS



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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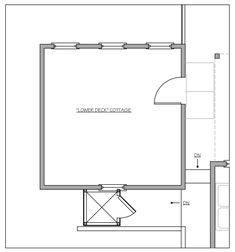
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

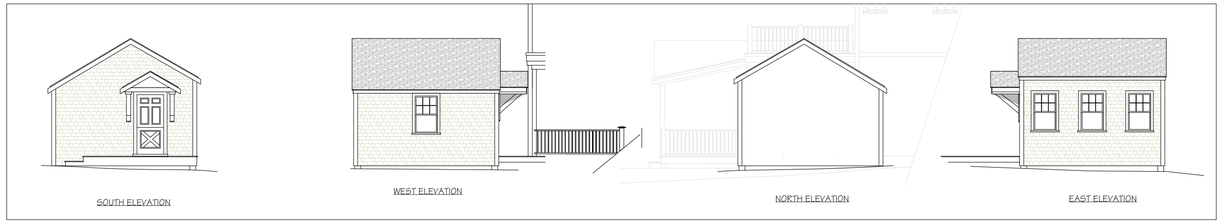
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

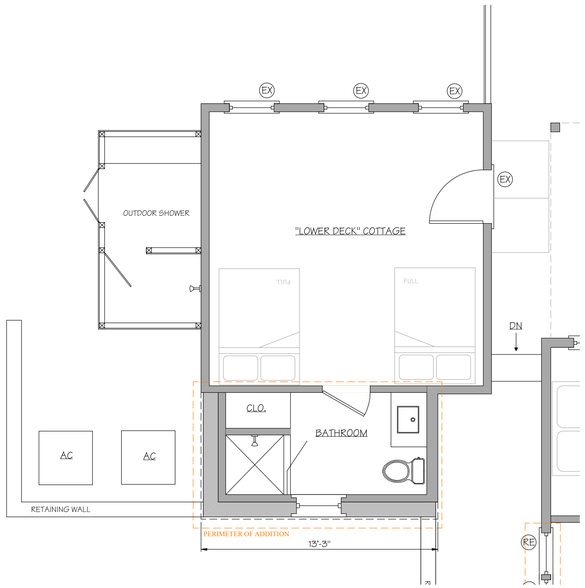
A



AS-BUILT

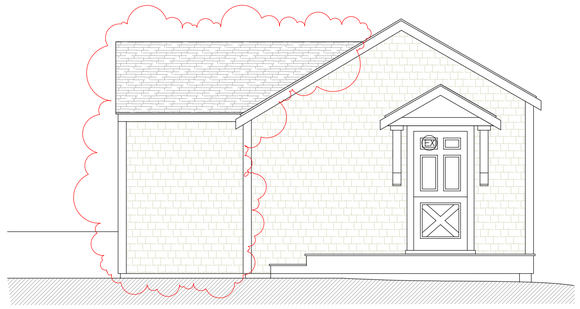


AS-BUILT

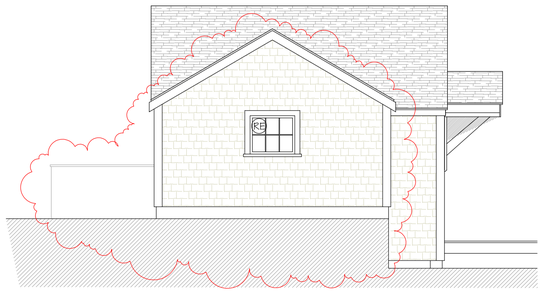


WINDOW/DOOR SCHEDULE

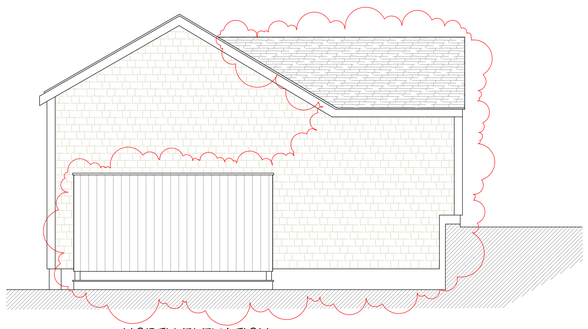
EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR



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.

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(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.

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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

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22 BROAD STREET
NANTUCKET, MA 02554

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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:

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Tax Map Number: 73.2.4 Parcel Number: 20

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• 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.

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If you have any questions, please contact the HDC office at 508.325.7587.

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City, State, ZIP+4® Nantucket, MA 02554

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

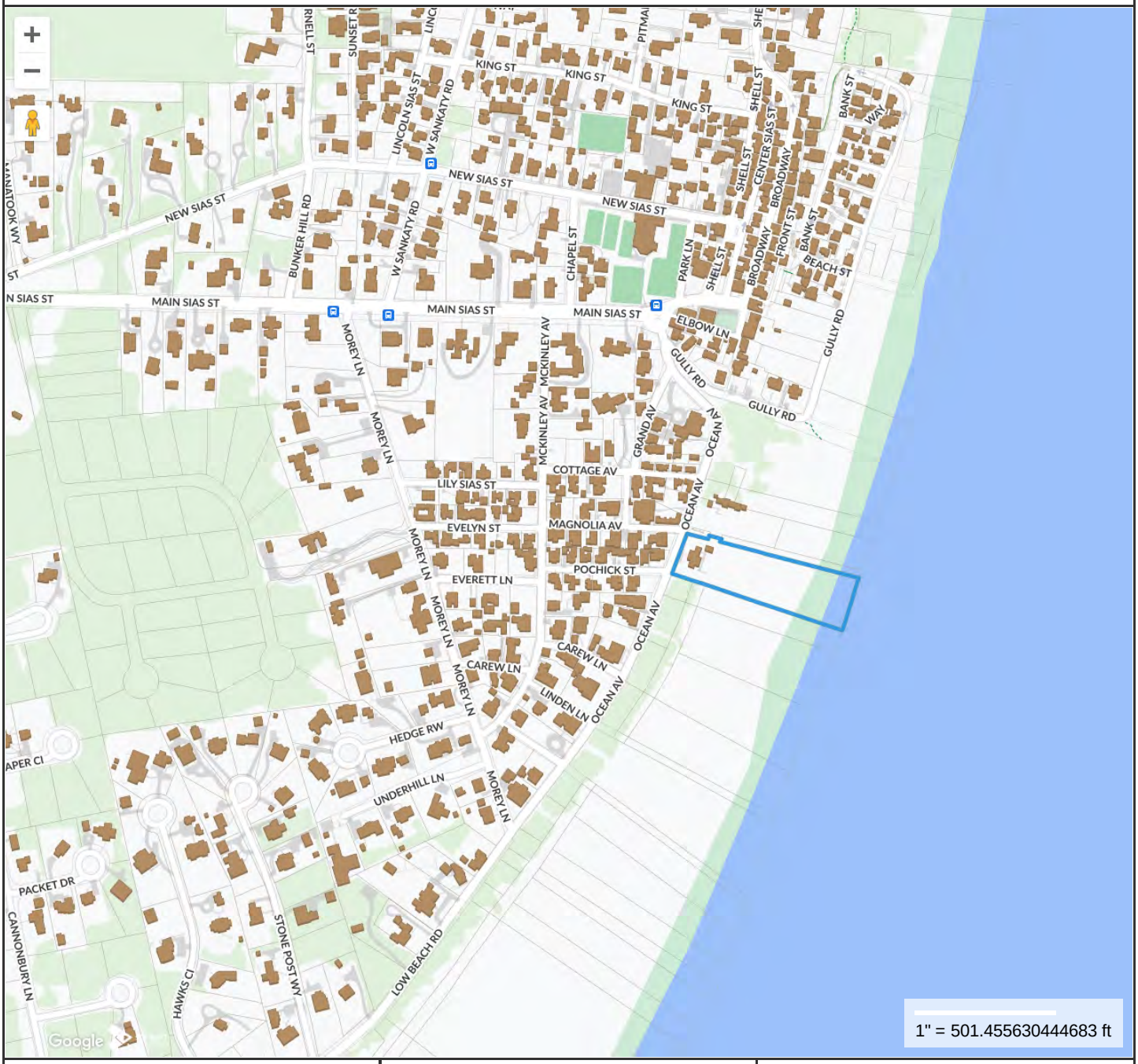
Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury






LAND BANK
LAND BANK





Property Information

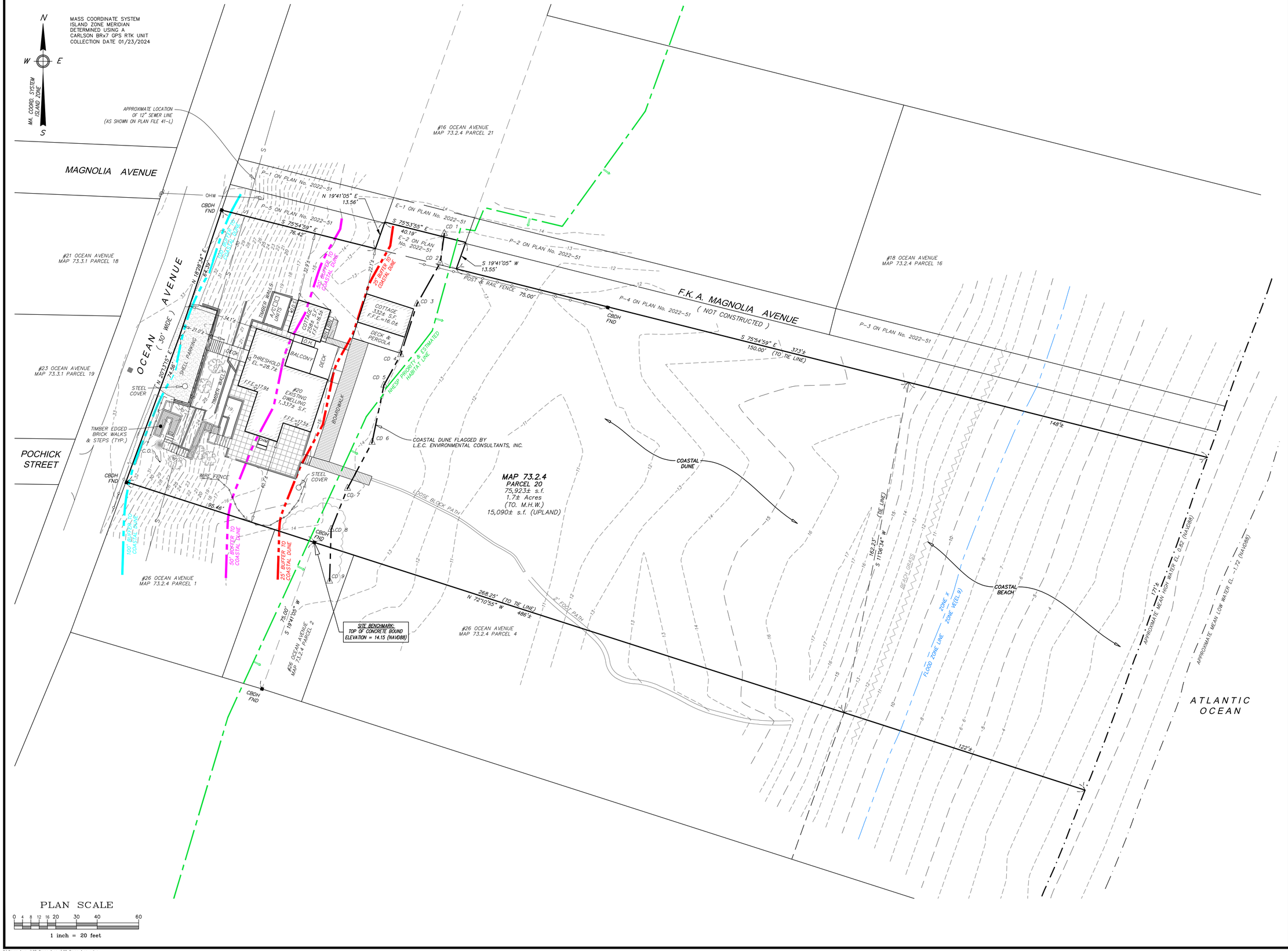
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

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.



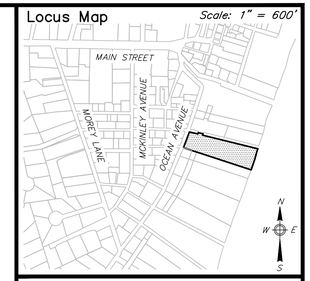
PLAN SCALE

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

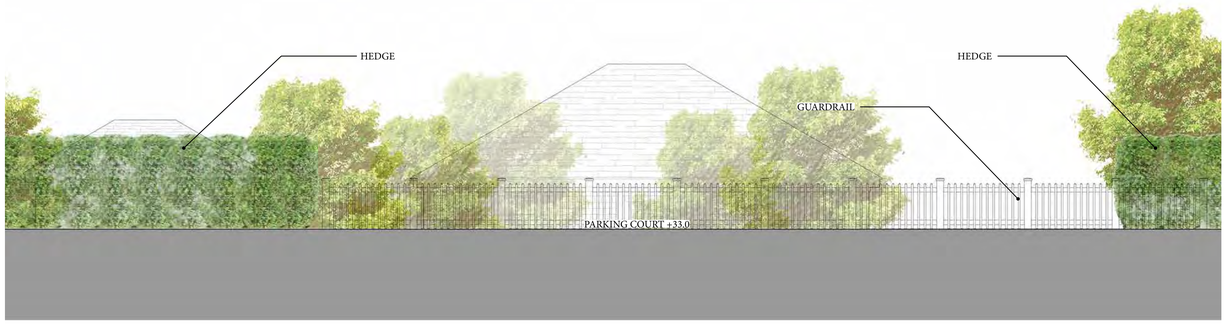
LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

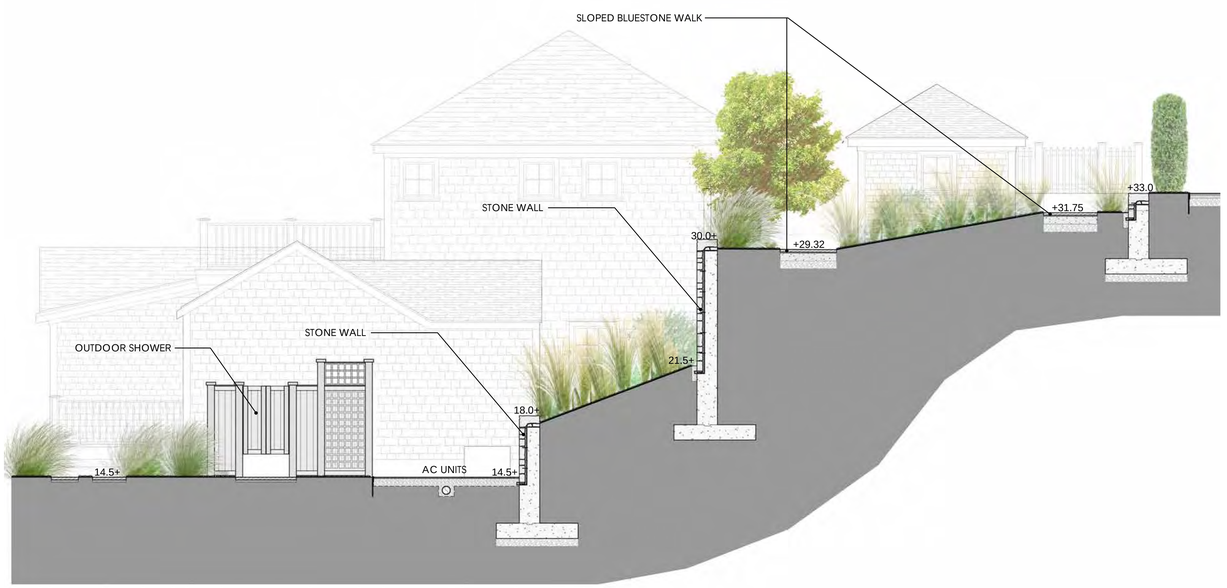
L1



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.

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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°. 76.1

Street & Number of Proposed Work: 59 POLPIS RD

Owner of record: RANDY SHARP

Mailing Address: PO BOX 2449
NANTUCKET

Contact Phone #: 508 [illegible] 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 F 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

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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.

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.

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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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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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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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

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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

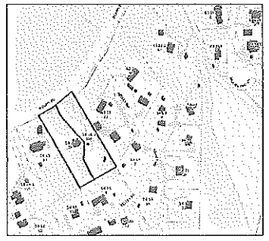
A New Home at
59 Polpis Road

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



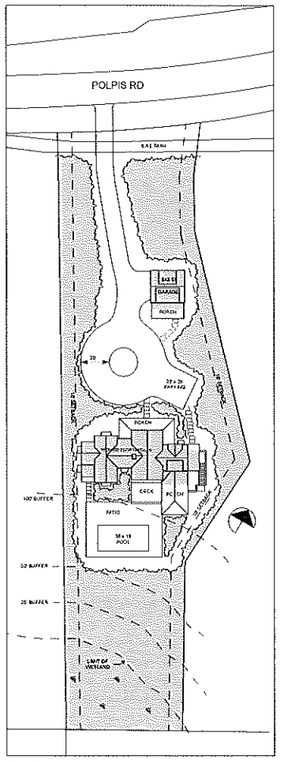
Locus



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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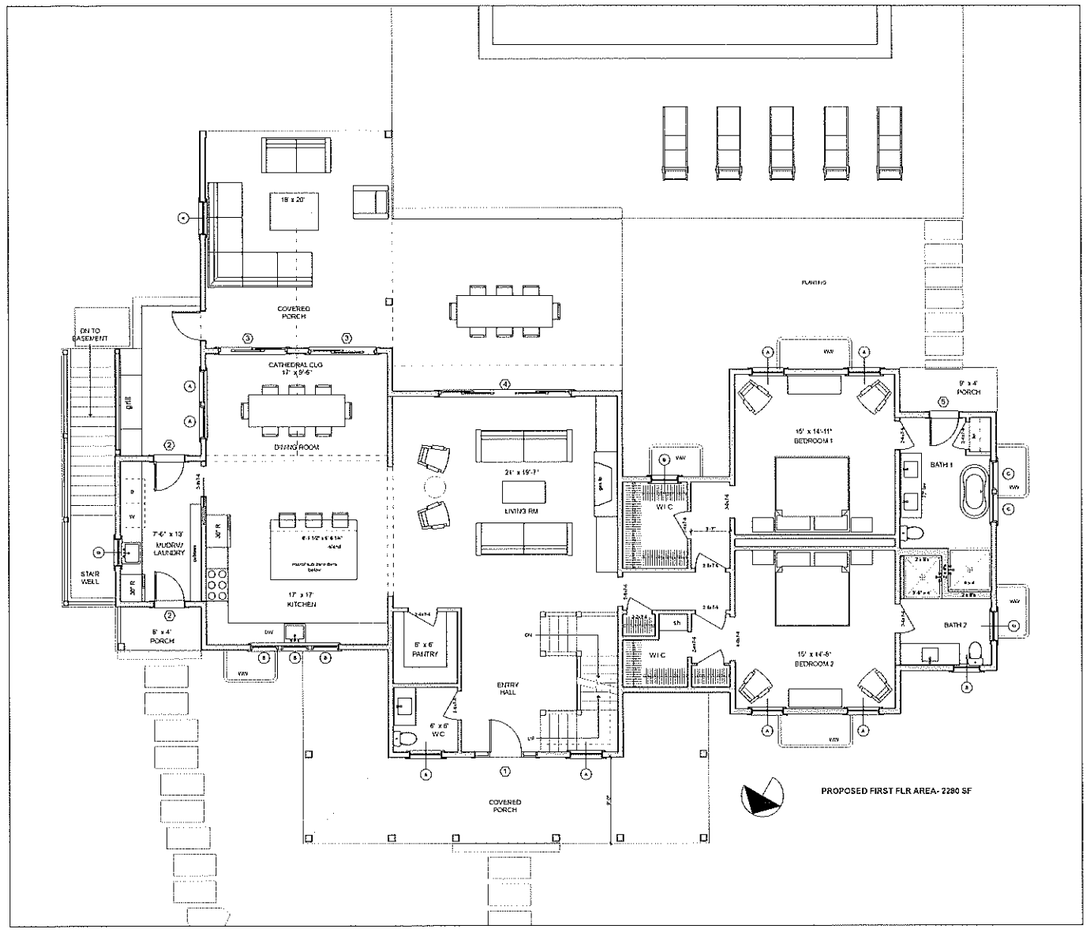
Thornewill Design LLC
40 Dixon Road
Nantucket, Ma. 02554
Tele. 508 228 4766 Fax 508 228 1165

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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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 4141 Fax 508 228 3165

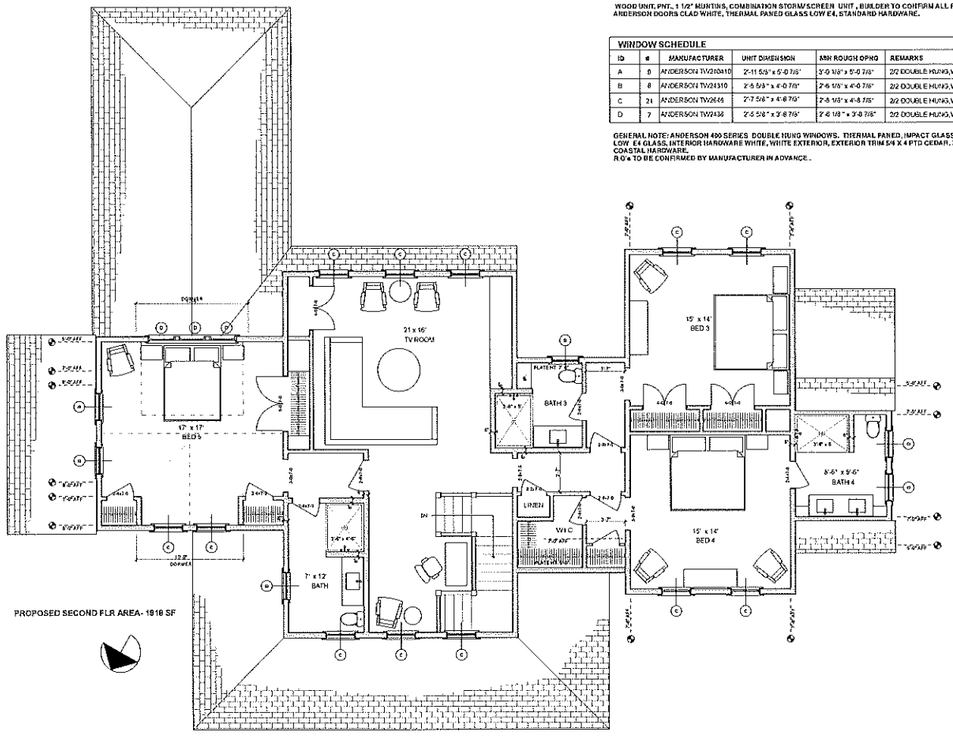
Sheet No:
A1.1

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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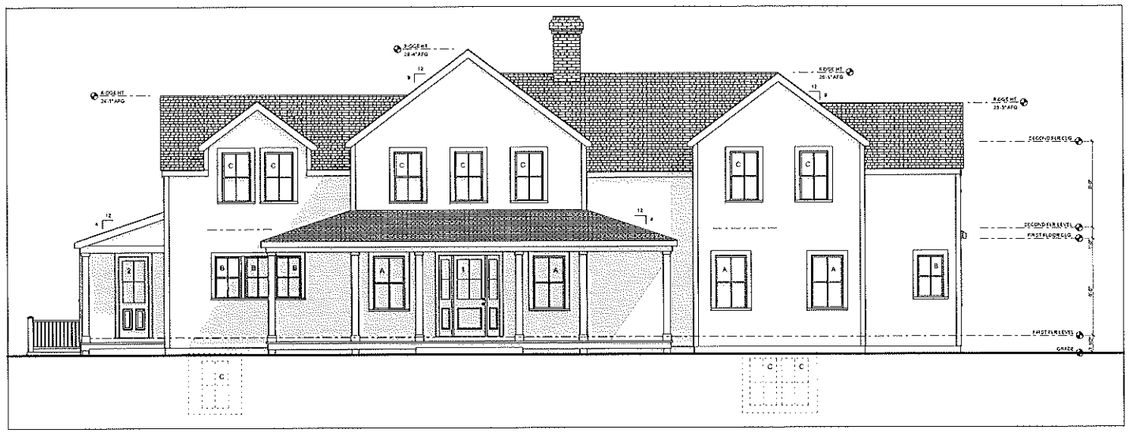
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 4161 Fax. 508 228 7185

Sheet No:
A1.2

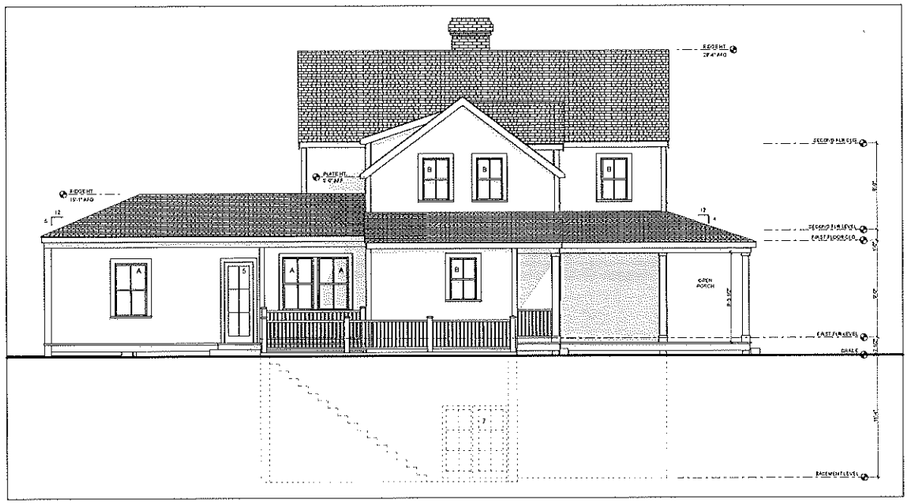


North Elevation- Proposed

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- FACIA 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	
NOC 1	4/15/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

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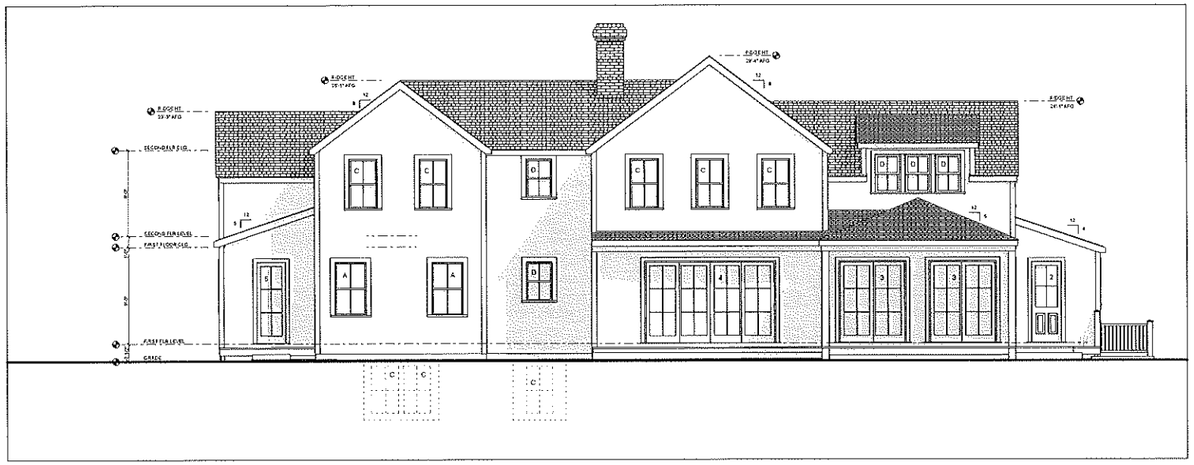
Thornwall Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9141 Fax: 508 228 3365

Sheet No:
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 3" SHADOW ED - 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

USE OF DRAWING

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
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

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Val Oliver

ASSOCIATE COMMISSIONERS

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Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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

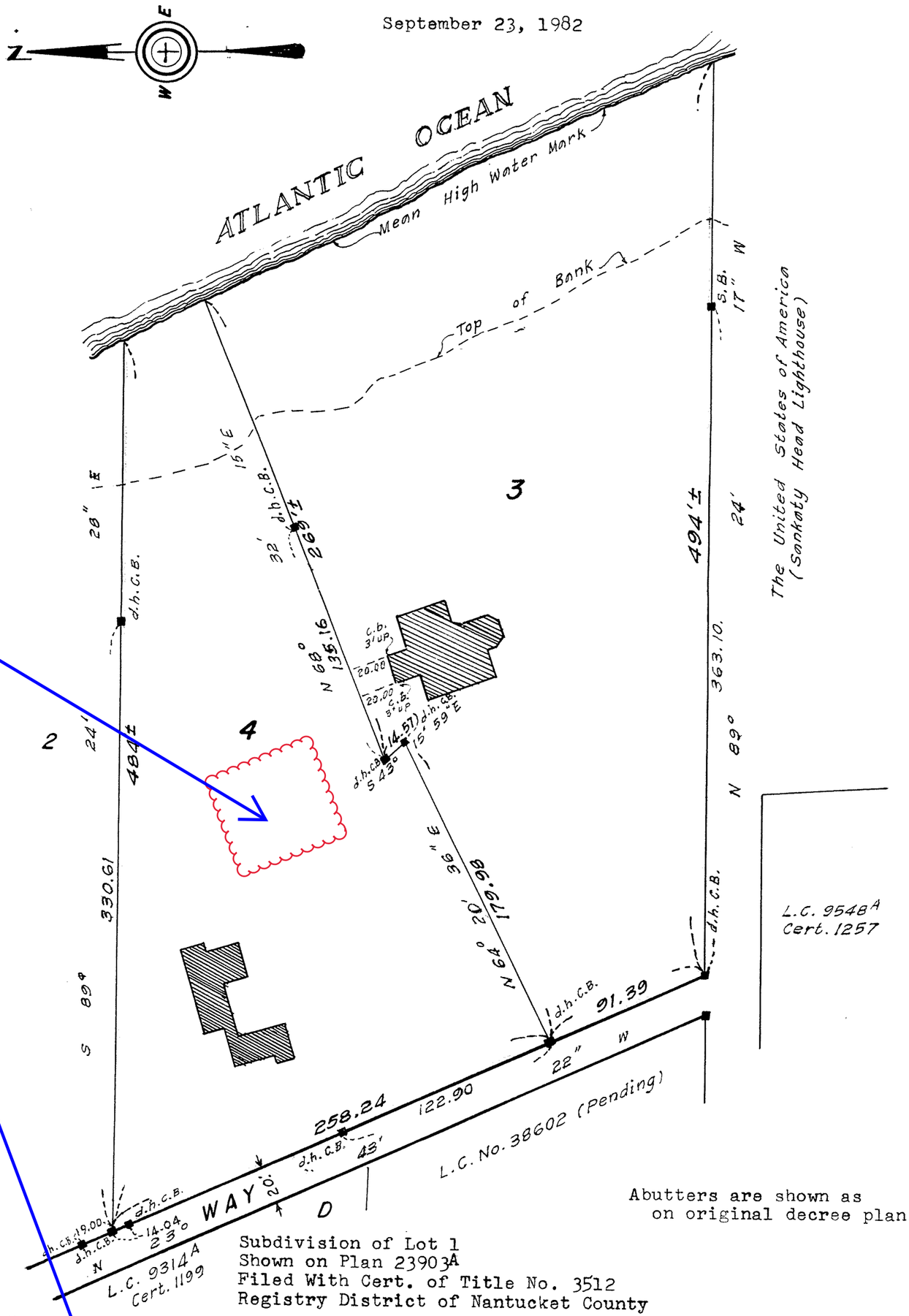
MAY 17, 2024

SUBDIVISION PLAN OF LAND IN NANTUCKET

23903B

John J. Shugrue, Surveyor

September 23, 1982



NO GARAGE

Plan from 1982
NO GARAGE

This plan filed with Certificate No. 10,446

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

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

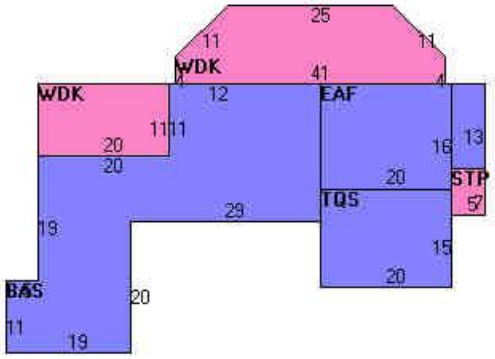
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior 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.***.
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n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
_____	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.
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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°: 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.

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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.

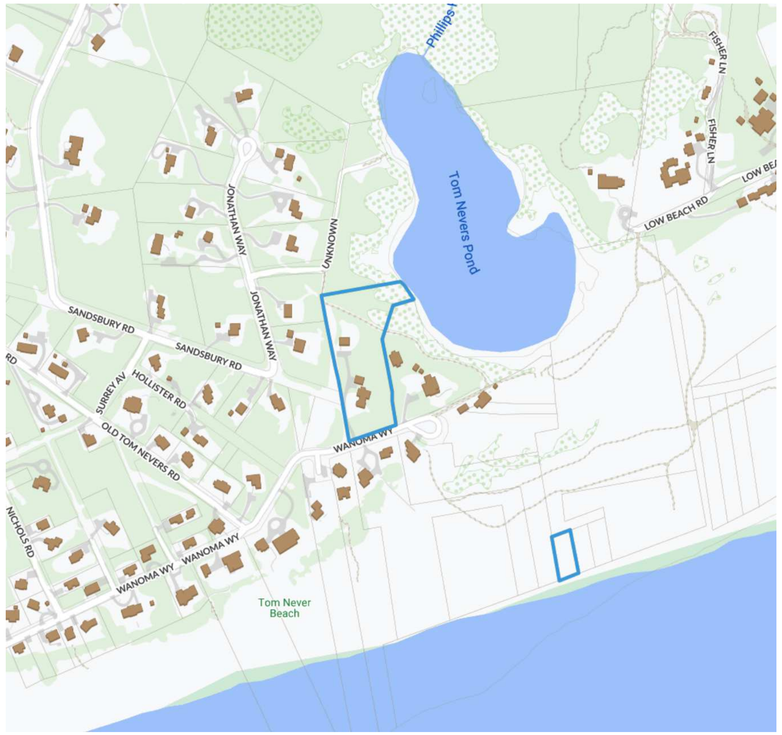
Client Signature 1/10/24 Date

60 Wanoma Way, Guest House

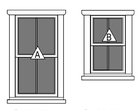
Cottage
60 Wanoma Way
Nantucket, MA

06.17.24

HDC SUBMISSION

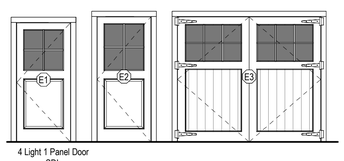


1 Locus Map
1/4" = 1'-0"



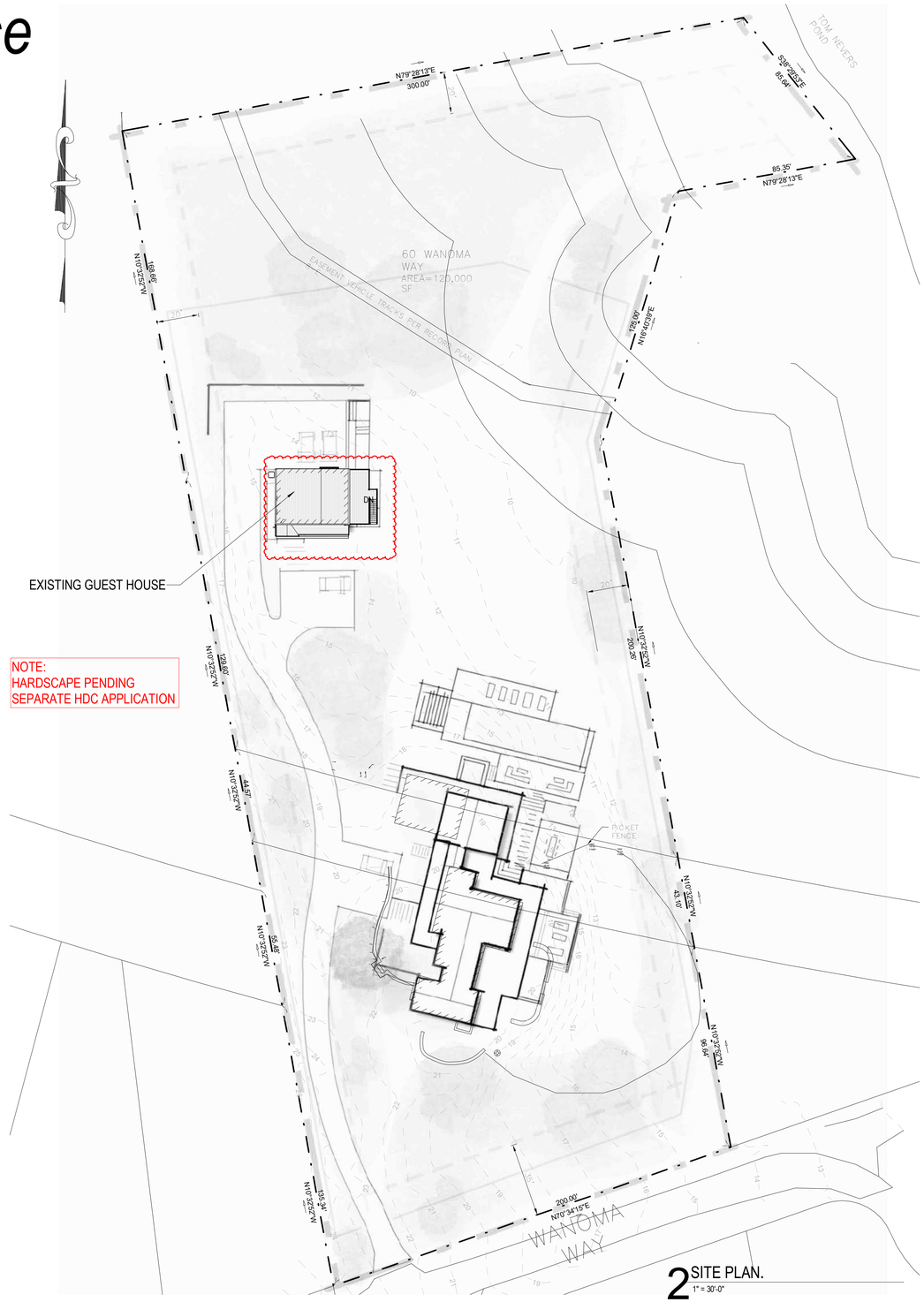
Double Hung 2/2 SDL
Double Hung 2/2 SDL

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.

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A.202 EXTERIOR ELEVATIONS

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Revision 1 Date 1

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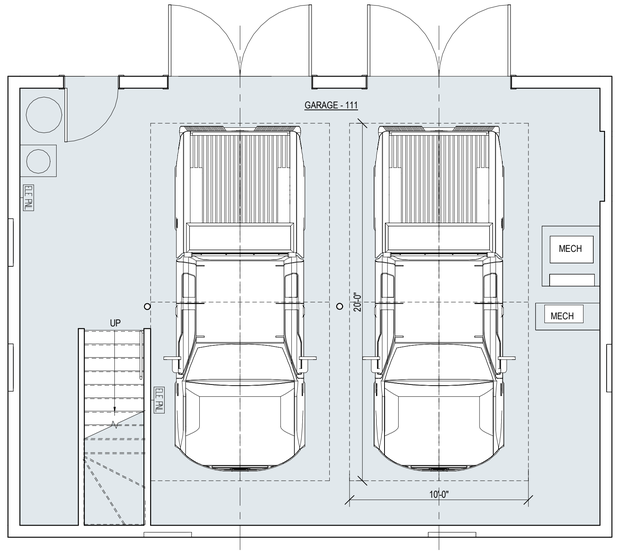
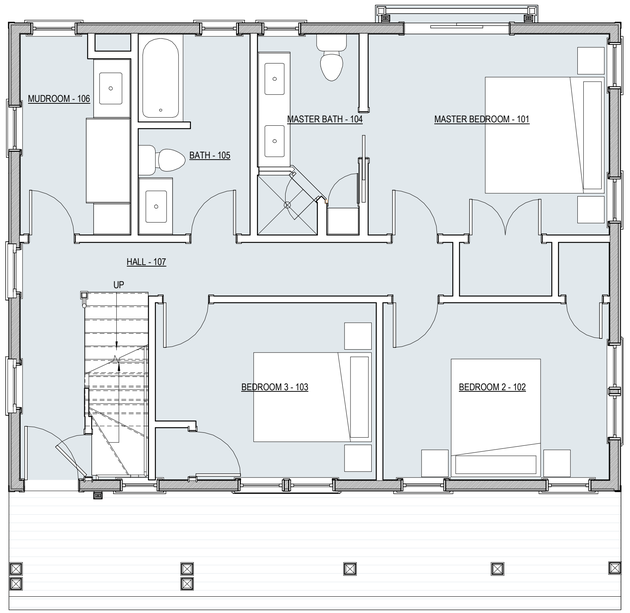
G.100
2322

06.17.24

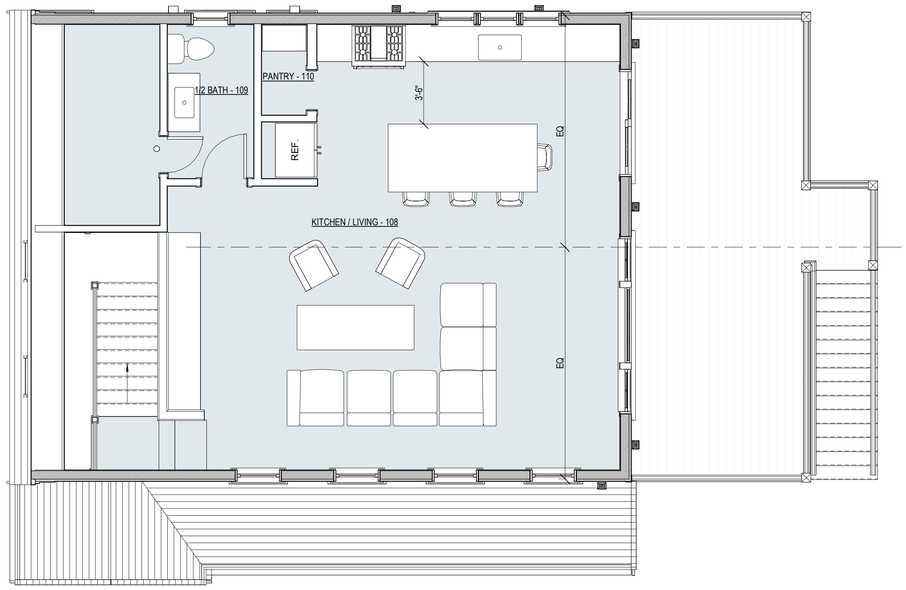
HDC SUBMISSION



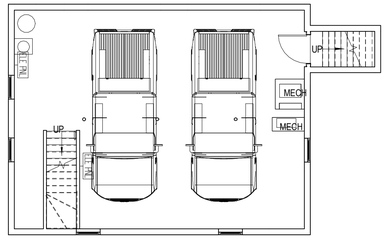
1 Basement Plan - Proposed
1/4" = 1'-0"



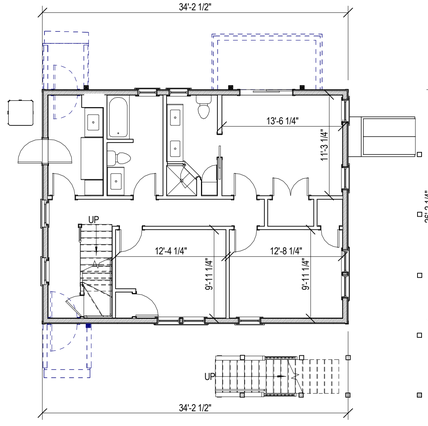
2 First Floor Plan - Proposed
1/4" = 1'-0"



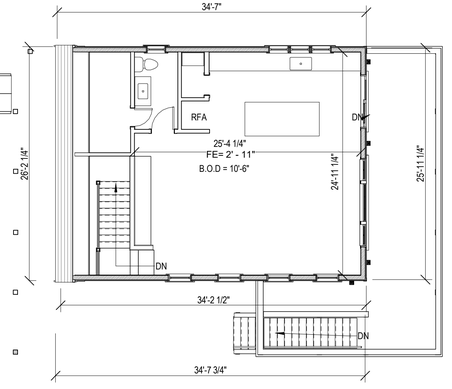
3 Second Floor Plan - Proposed
1/4" = 1'-0"



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

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

FLOOR PLANS

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.:	------

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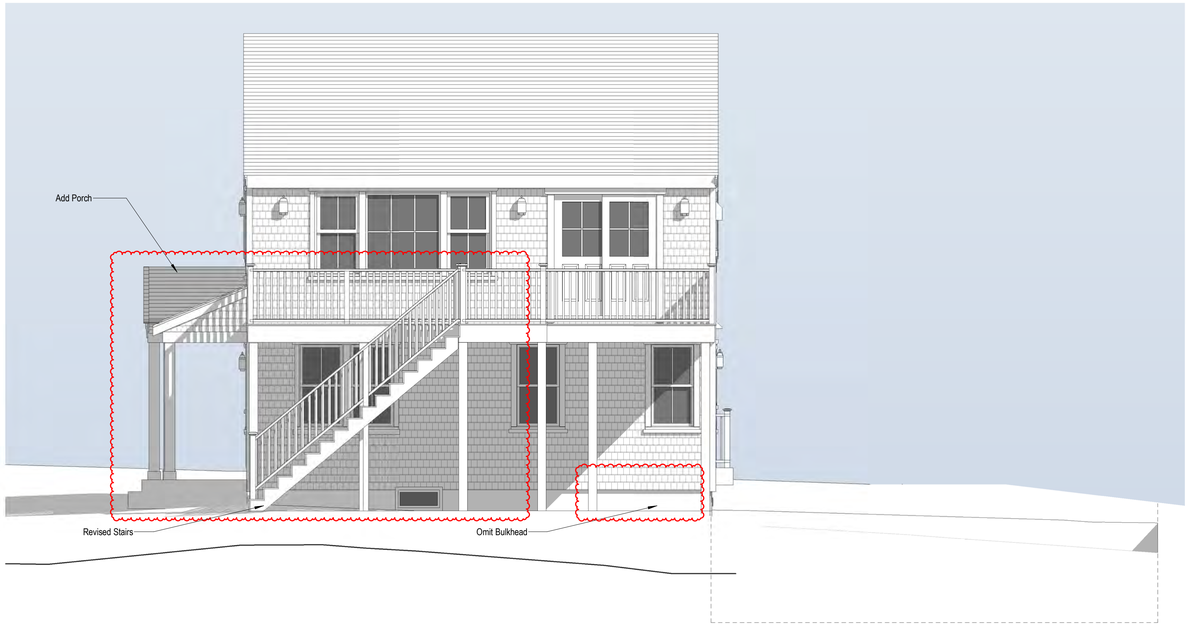
A.101
2322

06.17.24

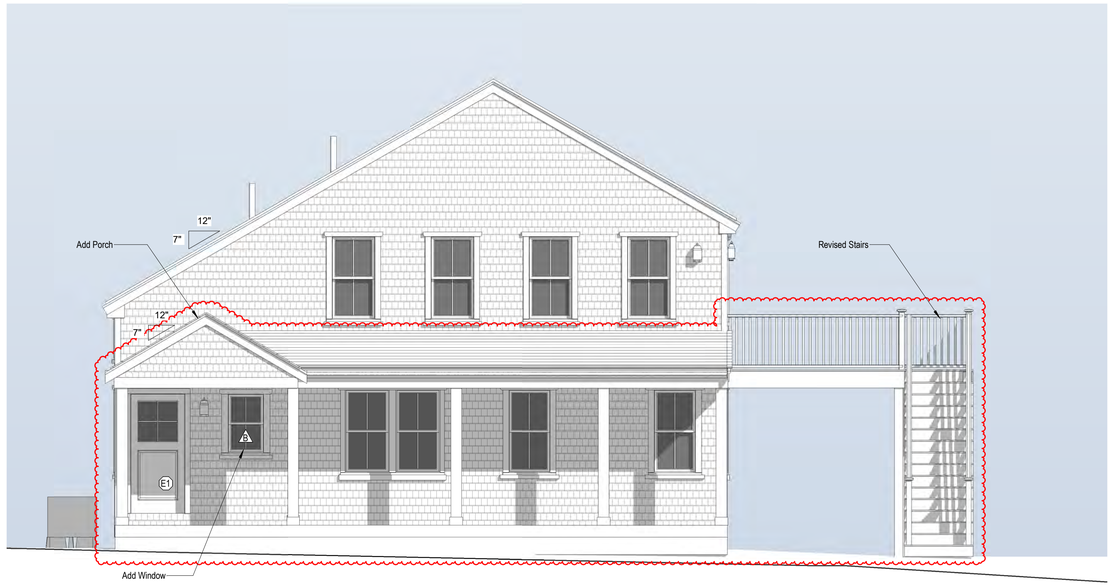
HDC SUBMISSION



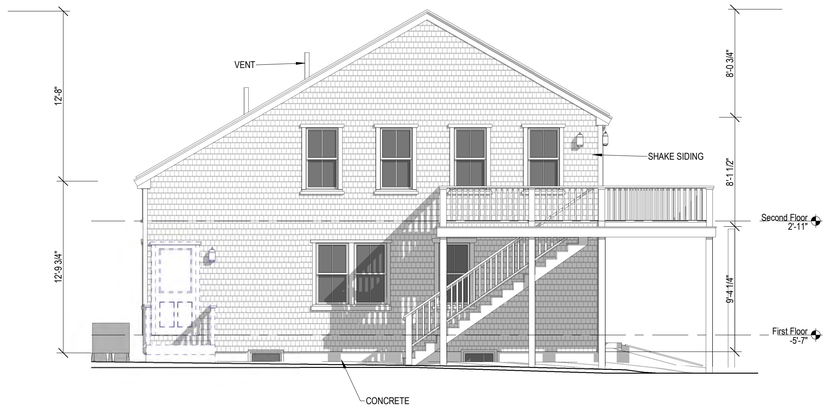
1 East Elevation - Proposed
1/4" = 1'-0"



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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Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	------
Current Zoning:	------
Minimum Frontage:	------
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Side/Rear Setback:	------
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A.201
2322

06.17.24

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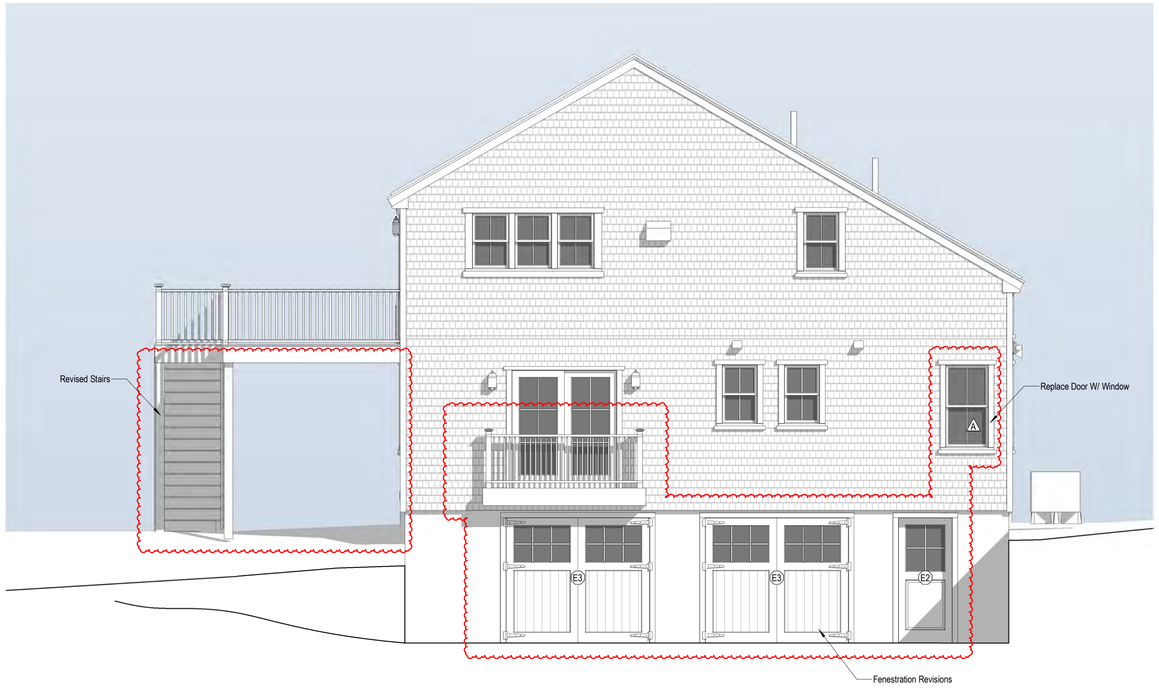
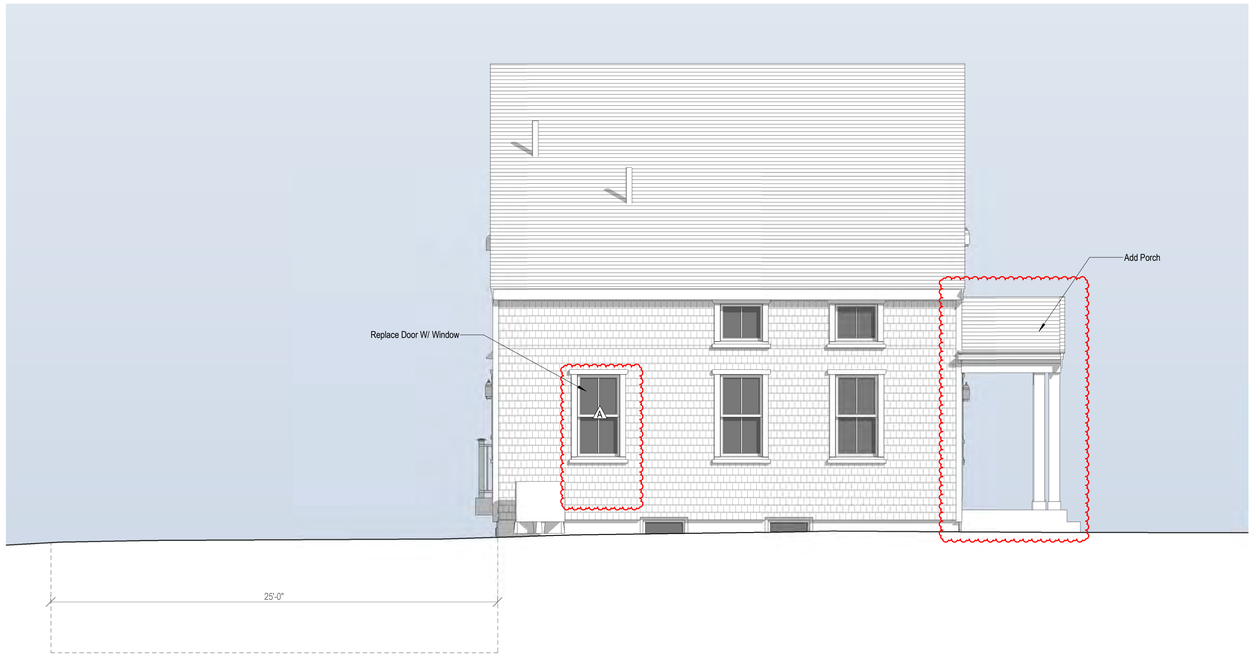


1 North Elevation - Proposed
1/4" = 1'-0"



3 North Exterior Elevation
3/16" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



4 West Exterior Elevation
3/16" = 1'-0"

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A.202
2322

60 Wanoma Way, Guest House

Cottage
60 Wanoma Way
Nantucket, MA

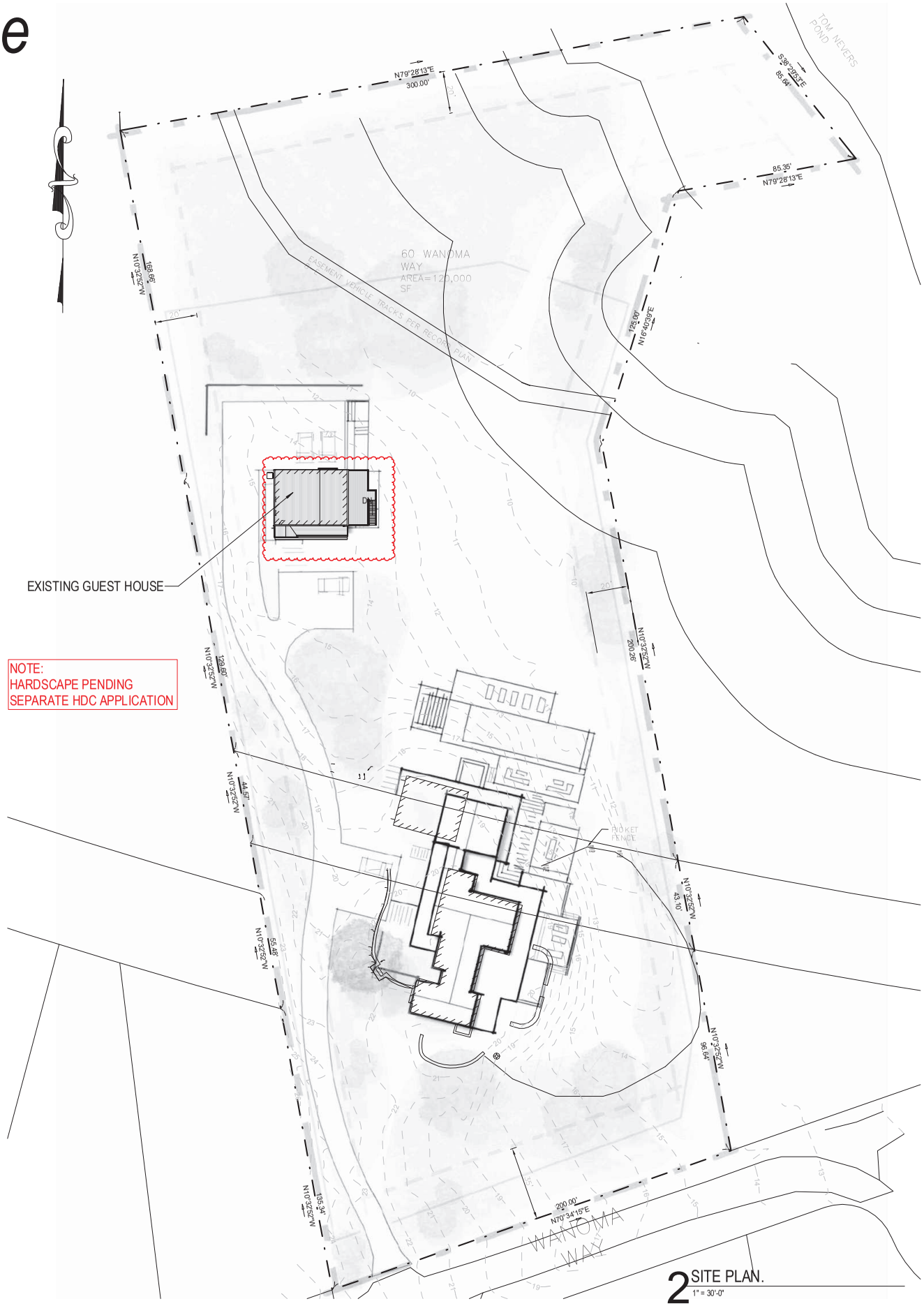


1 Locus Map
1/4" = 1'-0"

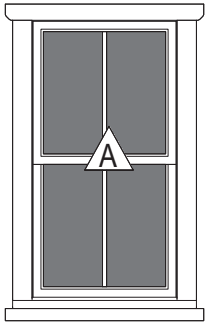
EXIST

NOTE:
HARDSC
SEPARAT

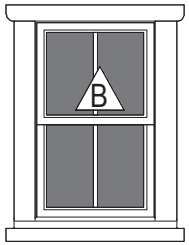
use



2 SITE PLAN.
1" = 30'-0"



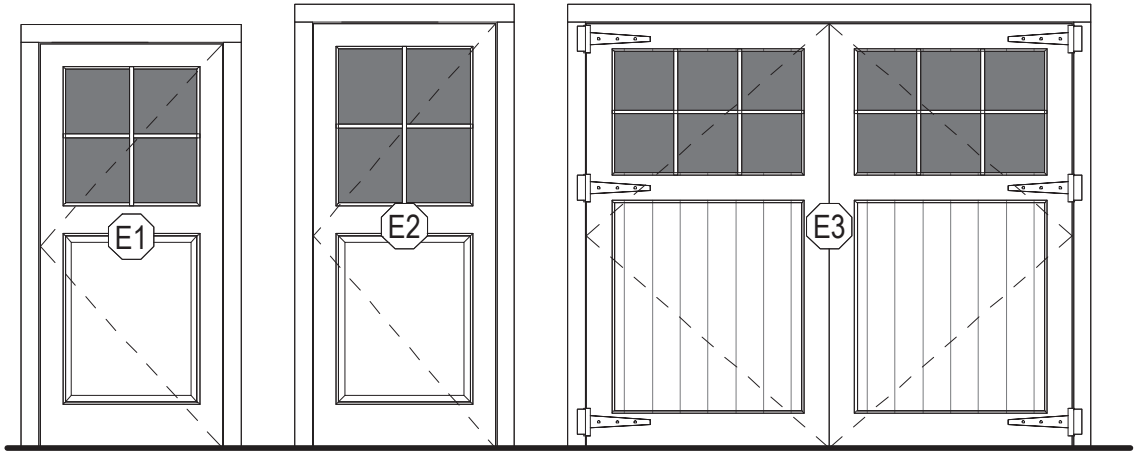
Double Hung
2/2 SDL



Double Hung
2/2 SDL

3 Window Legend

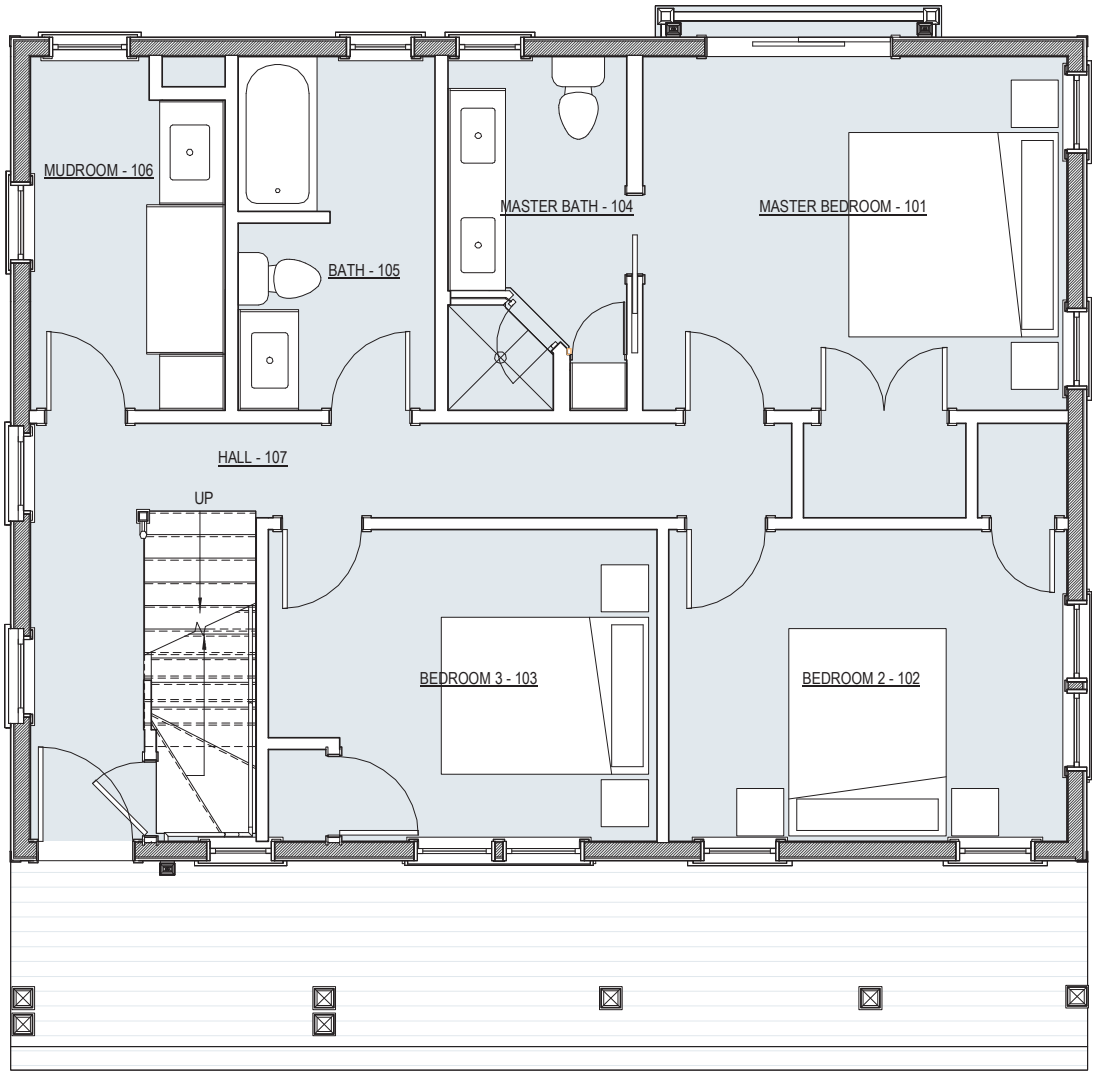
1/4" = 1'-0"



4 Light 1 Panel Door
SDL

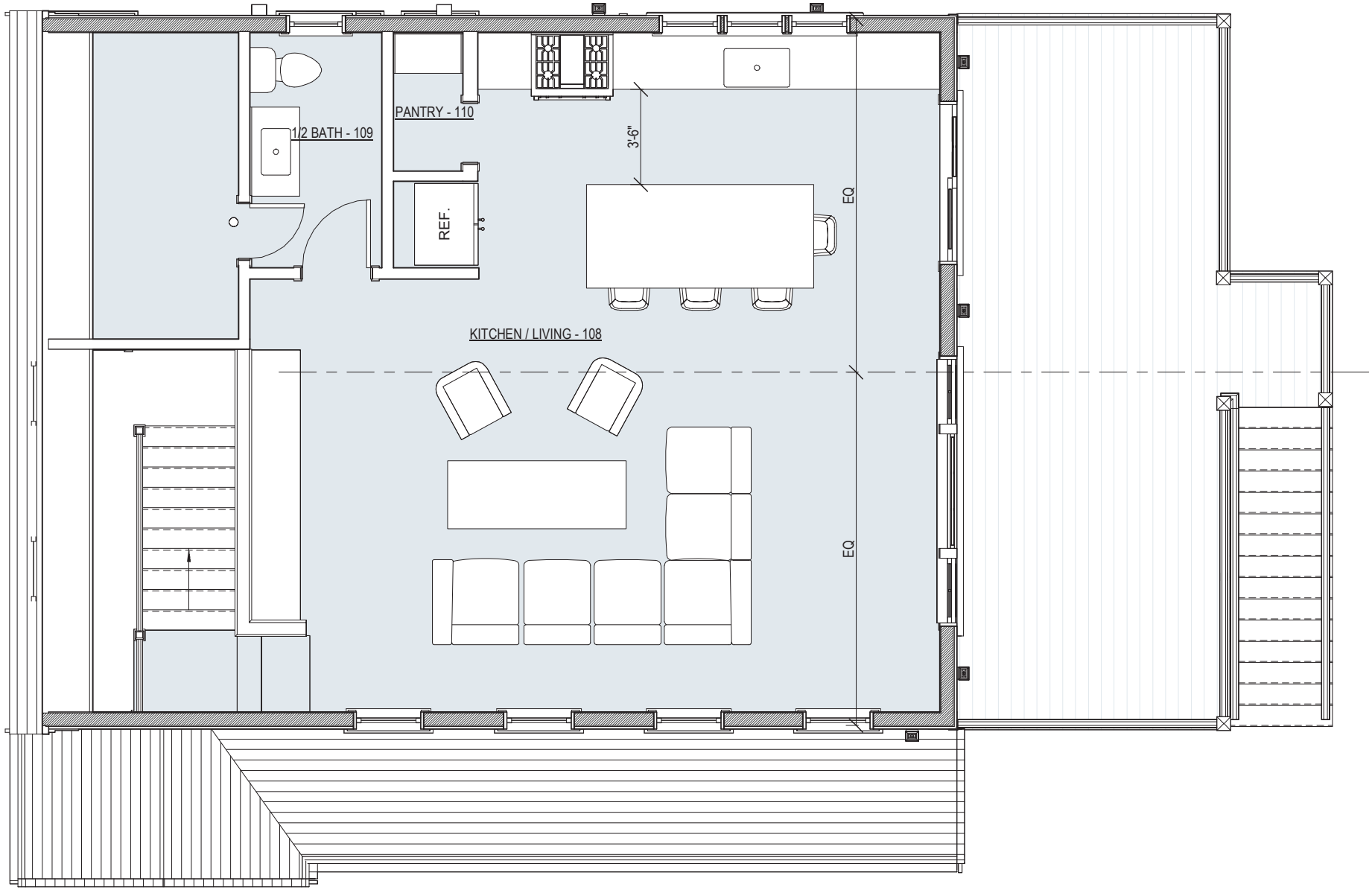
4 Exterior Door Legend

1/4" = 1'-0"



2 First Floor Plan - Proposed

1/4" = 1'-0"



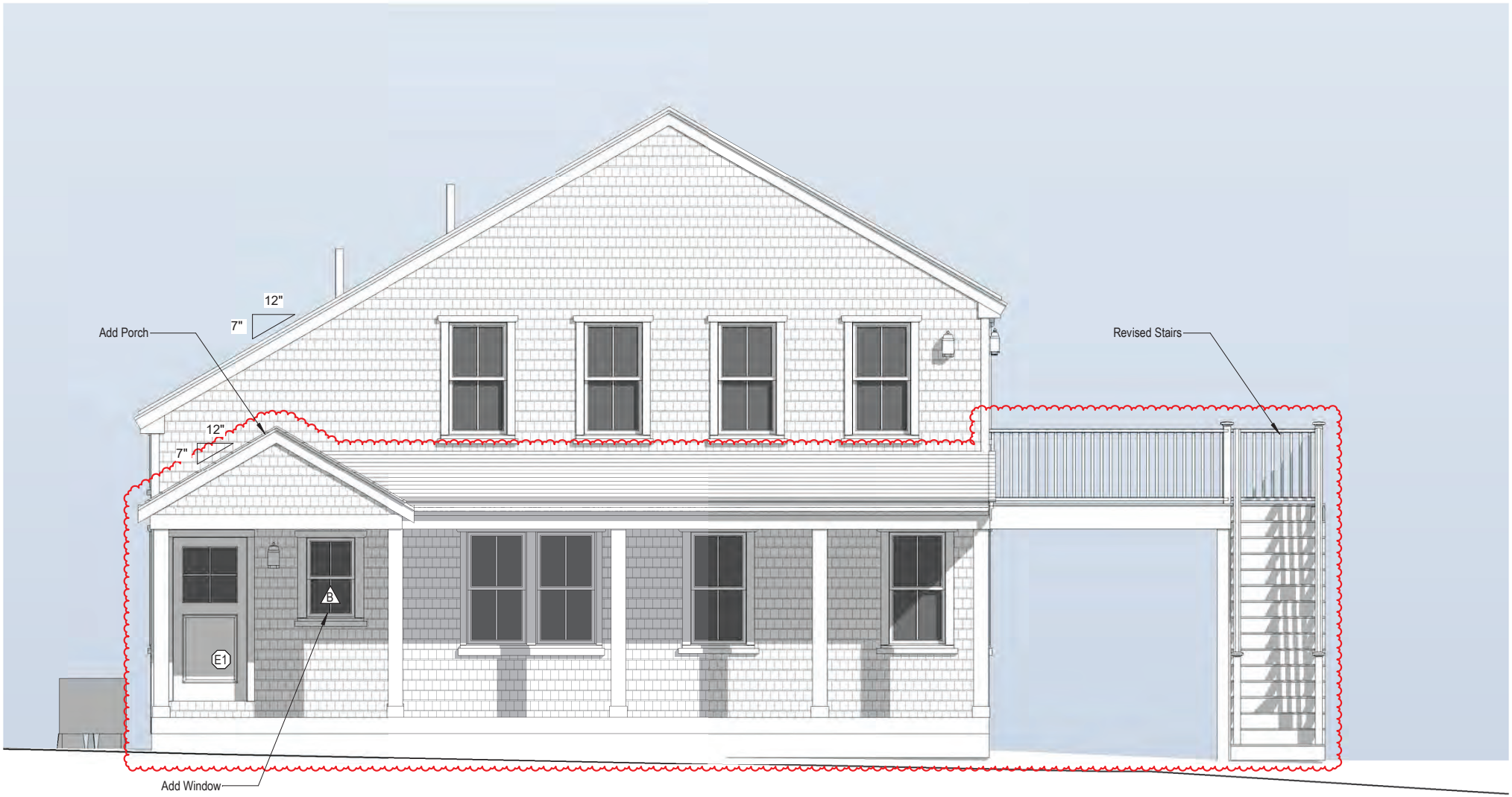
3 Second Floor Plan - Proposed

1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



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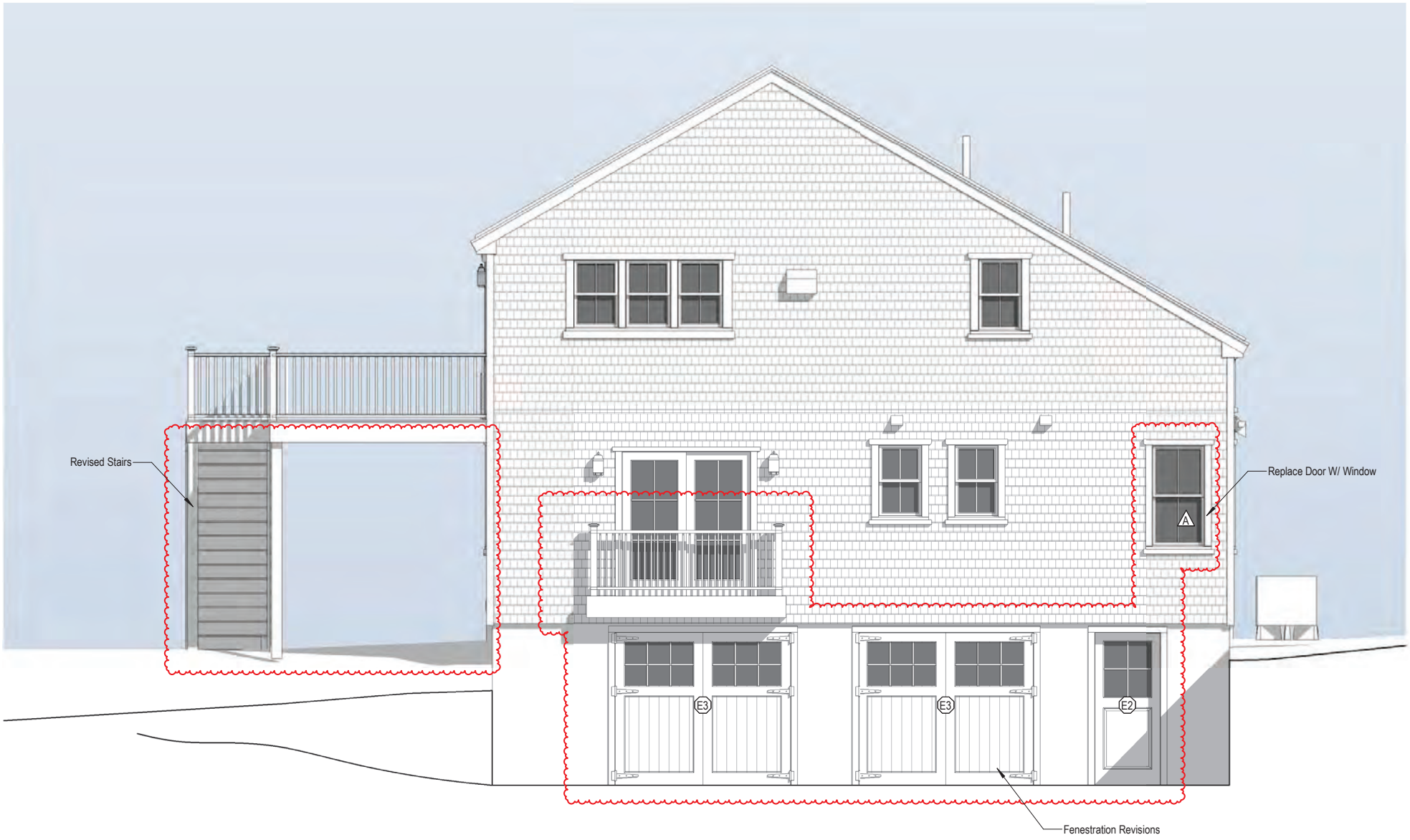


1 North Elevation - Proposed

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 kind _____ 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 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...

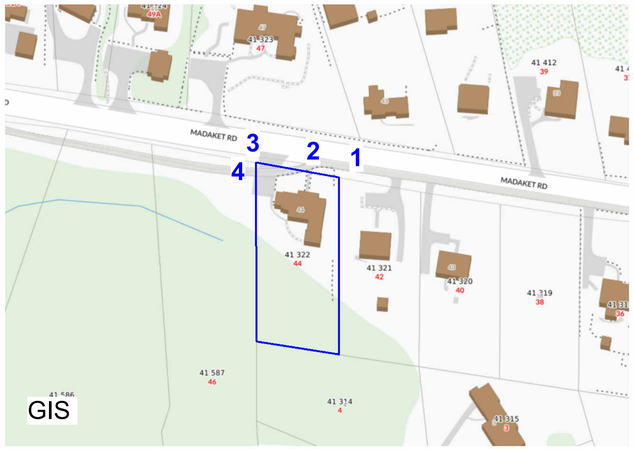
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 06/15/2024

WEBSTER

Main House

44 Madaket, Nantucket, MA



Zoning Information

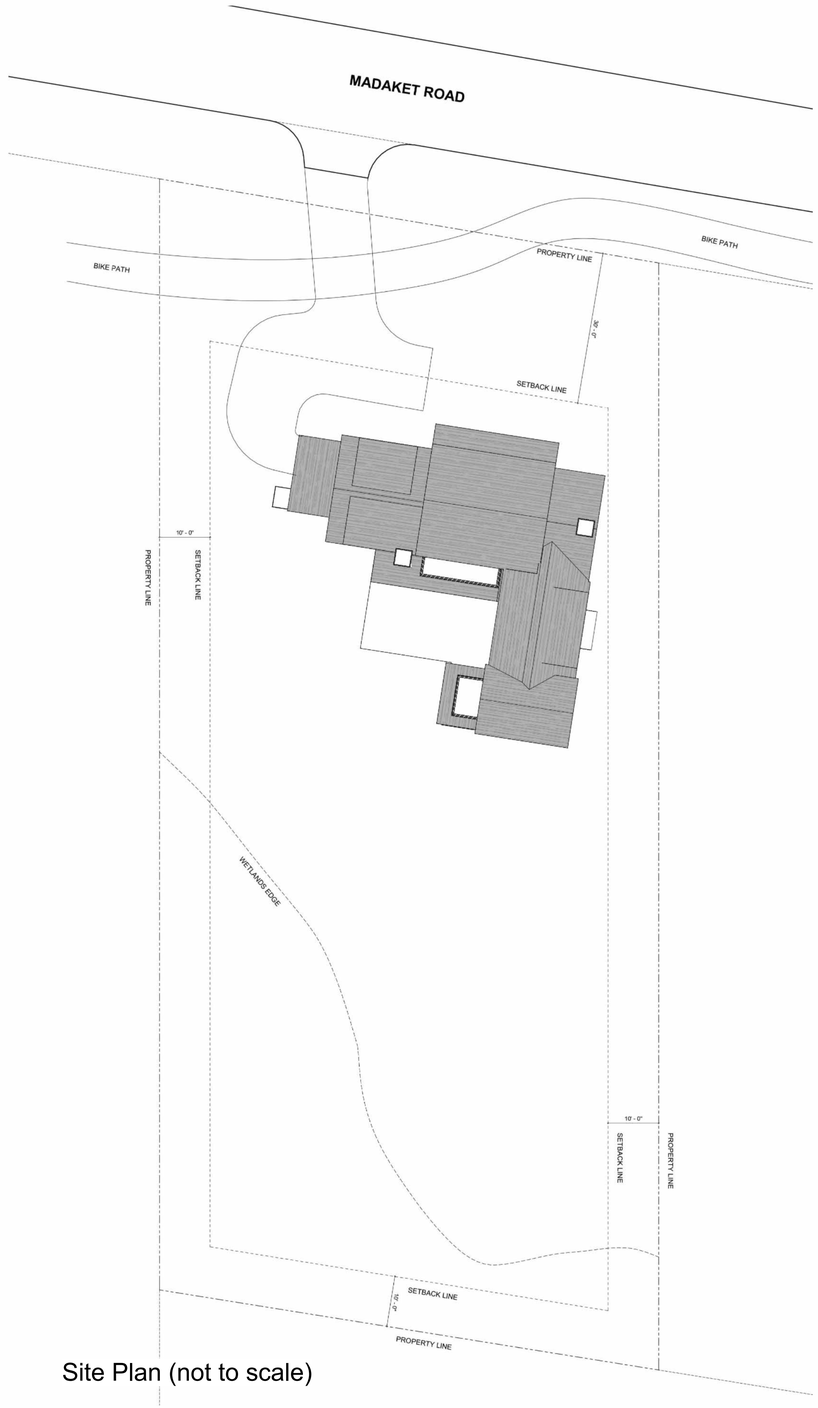
Map: 41
Parcel: 322
Zoning District: R 20
Minimum Lot Size: 20,000 SF
Front Yard Set Back: 30'
Rear Yard Set Back: 10'
Ground Cover Ratio: 12.5%
Lot Area:











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

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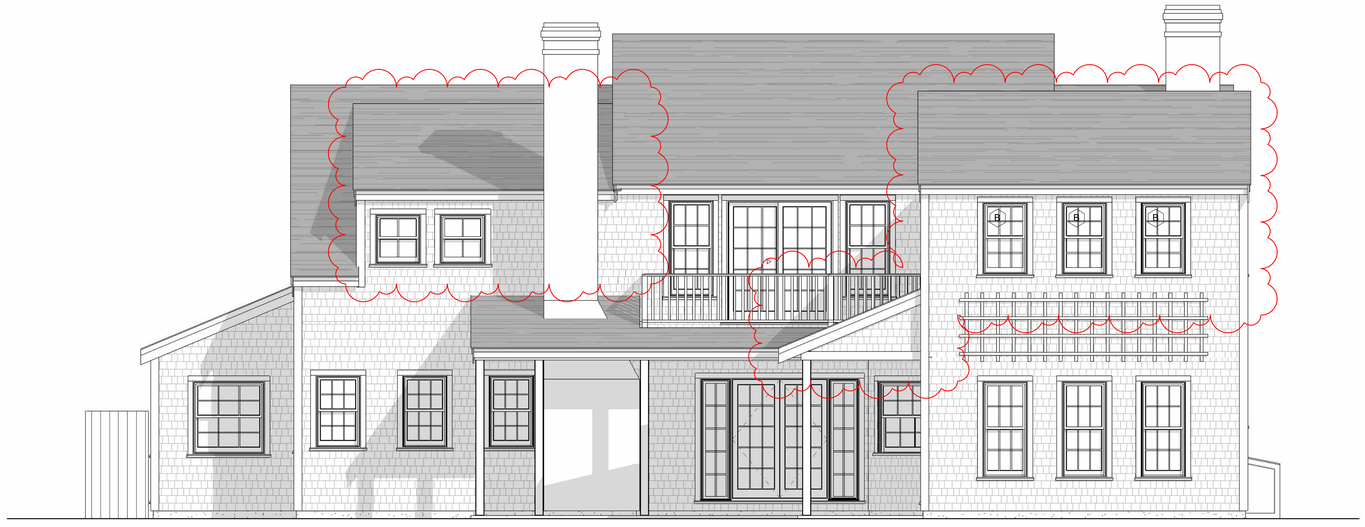
Existing



1 North
1/4" = 1'-0"



Existing



2 South
1/4" = 1'-0"

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ARCHITECTURE
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Main House
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1	2013.03.01	Edit in: View>Revisions

HDC 2

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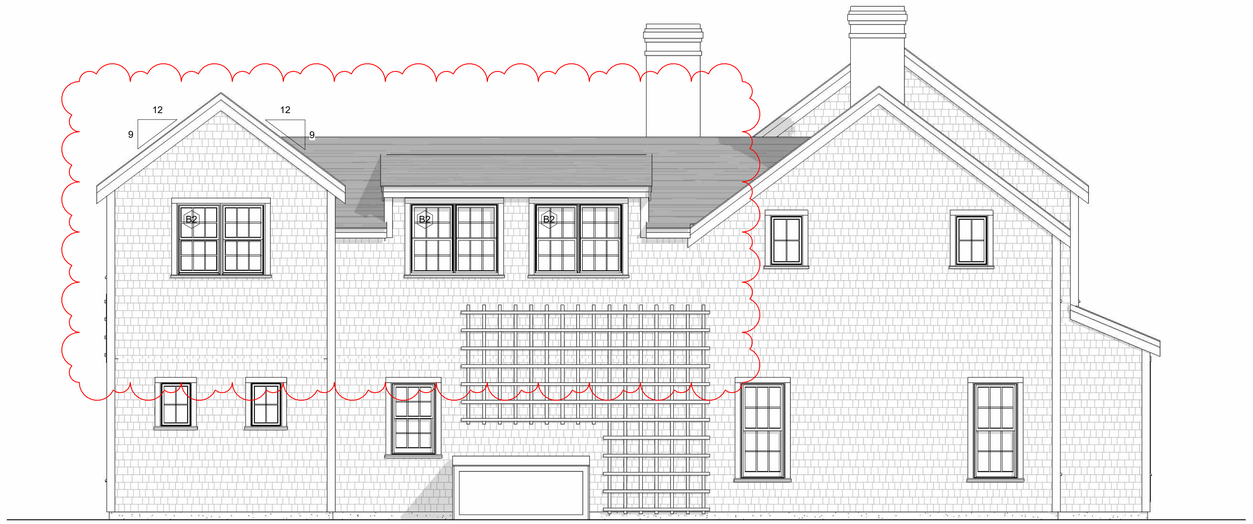
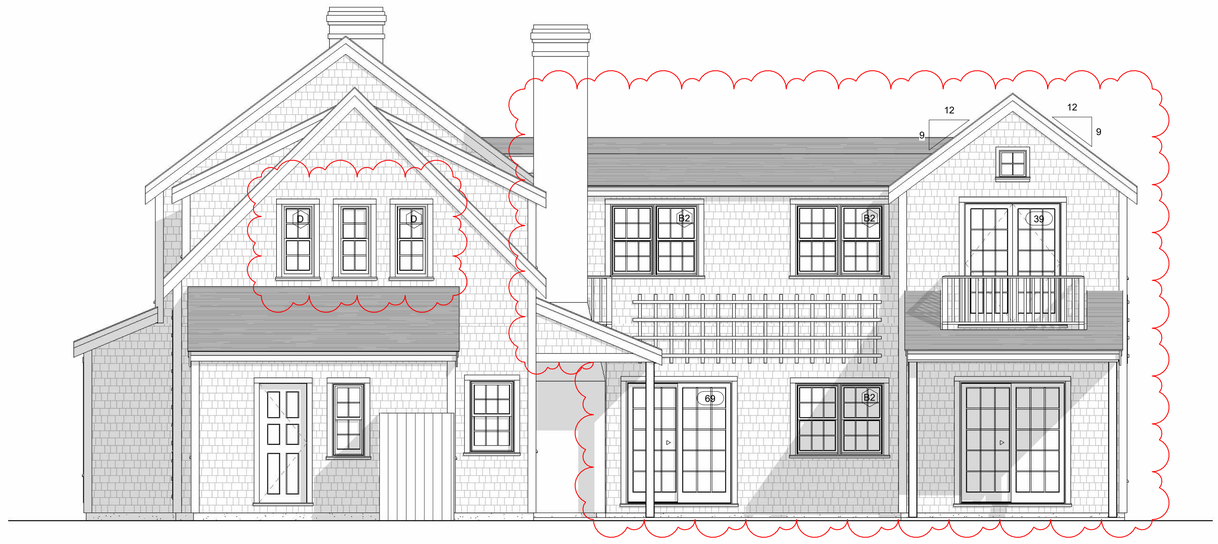
Existing



1 East
1/4" = 1'-0"



Existing



2 West
1/4" = 1'-0"

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ARCHITECTURE
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Webster
Main House
44 Madaket, Nantucket, MA

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HDC 3

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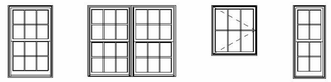
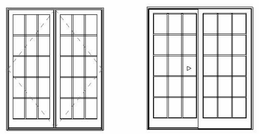
Window Schedule				
Type Mark	Manufacturer	Rough Width	Rough Height	Comments
B	Marvin Windows and Doors	2' - 7"	4' - 1"	
B2	Marvin Windows and Doors	5' - 0 1/4"	4' - 0 3/8"	
D	Marvin Windows and Doors	1' - 10 3/4"	4' - 1 1/2"	
F	Marvin Windows and Doors	2' - 7 1/2"	2' - 10"	
G		1' - 6 1/2"	1' - 6 1/2"	



B B2 F D

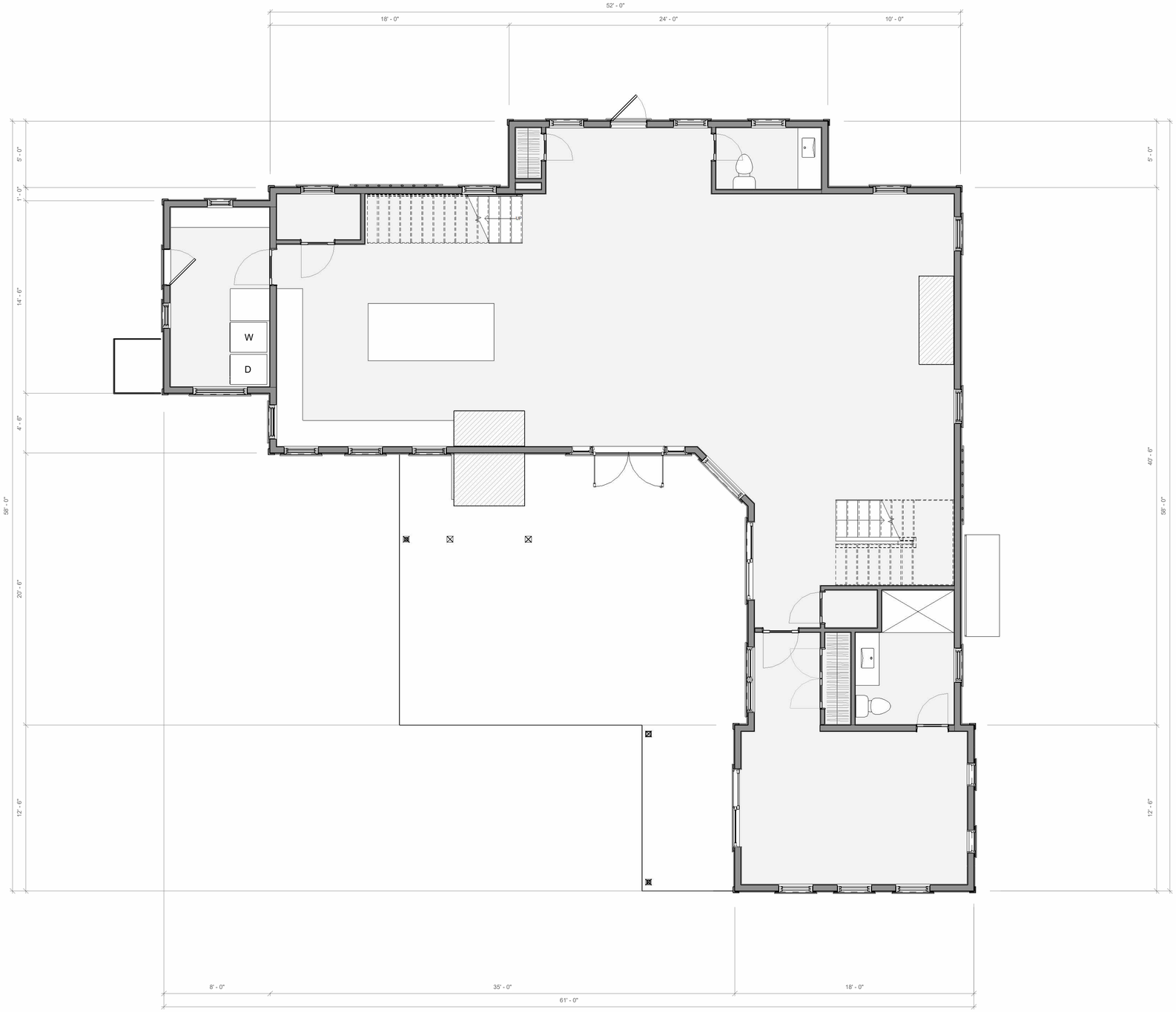
Window Legend
1/4" = 1'-0"

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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Webster
Main House
44 Madaket, Nantucket, MA

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#	Date	Note

HDC 4

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ARCHITECTURE
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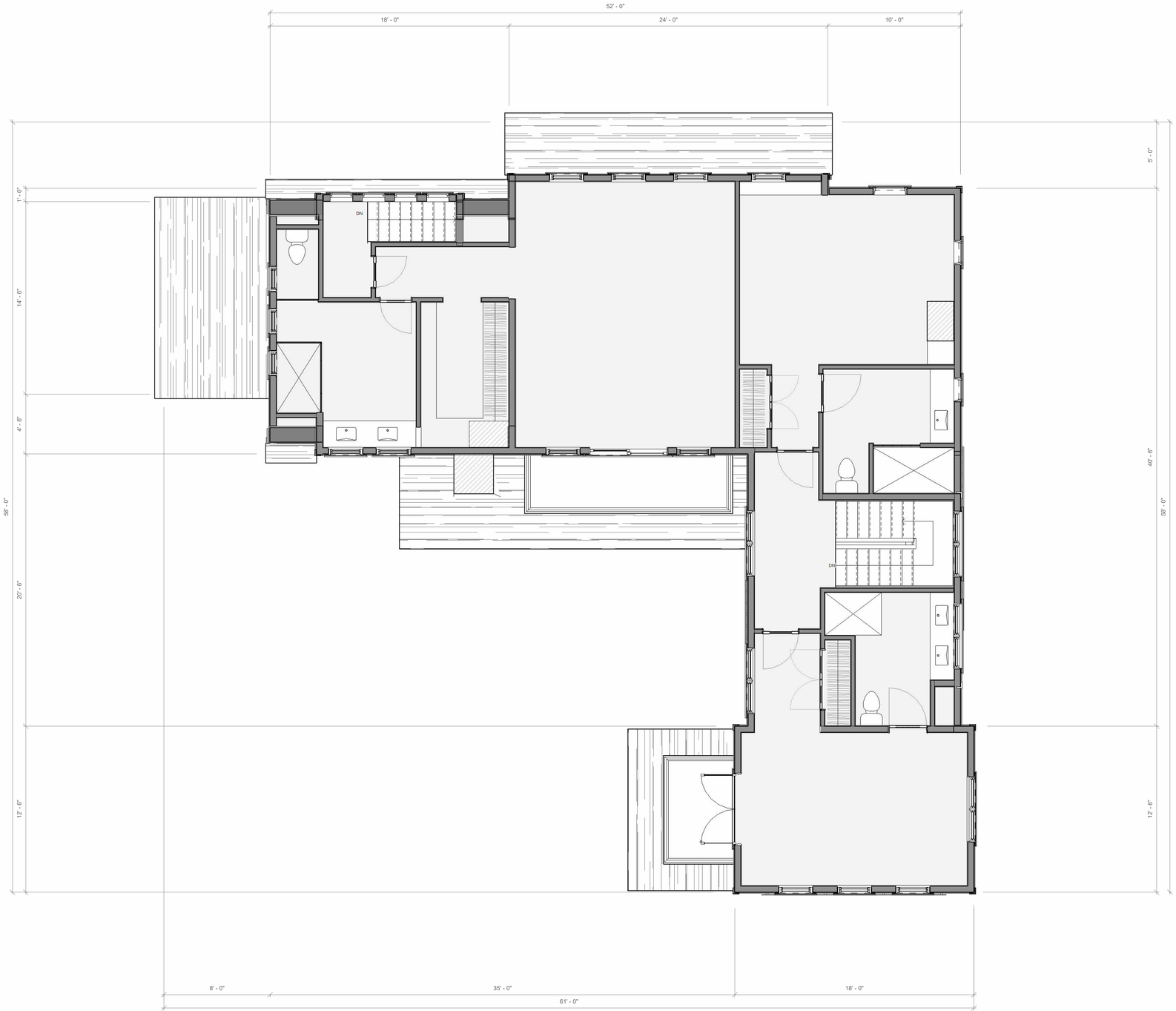

1 Floor 2
1/4" = 1'-0"

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

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.

$249.70 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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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Naples, FL 34103

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- ☐ Adult Signature Restricted Delivery $

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Lafayette Hill PA 19444

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 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

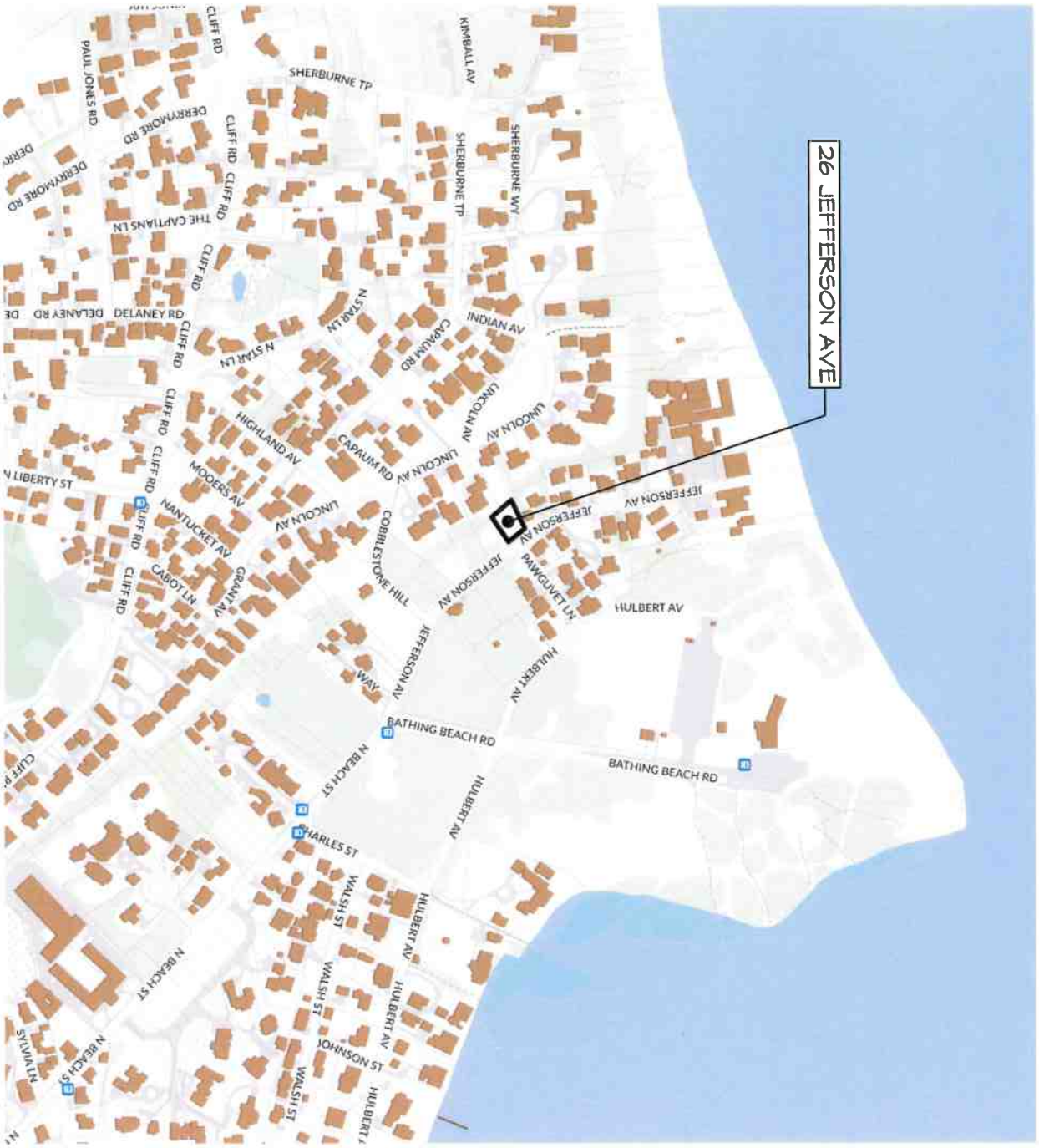
AMBRECHT FAMILY TRUSTS LLC
C/O REEVES D AMBRECHT
26 DEEP RUN
COHASSET, MA 02025

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
LAFAYETTE, PA 19444

GLAVIN MARTIN G & KIMBERLY D
4051 GULF SHORE BLVD
NAPLES, FL 34103



ID # L-1.1

Residence at
40 Easton Street
Nantucket, MA 02554

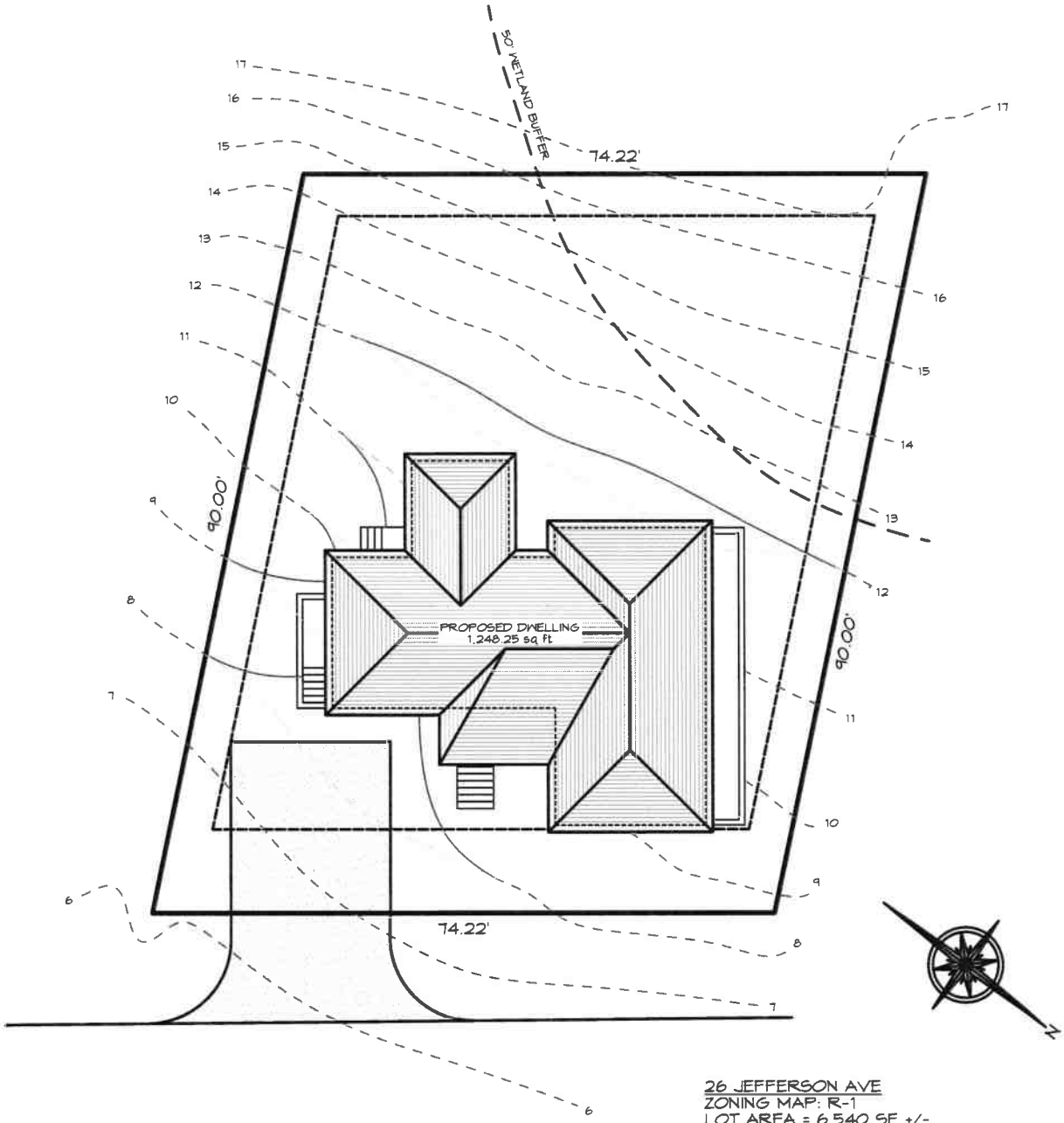
MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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



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
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
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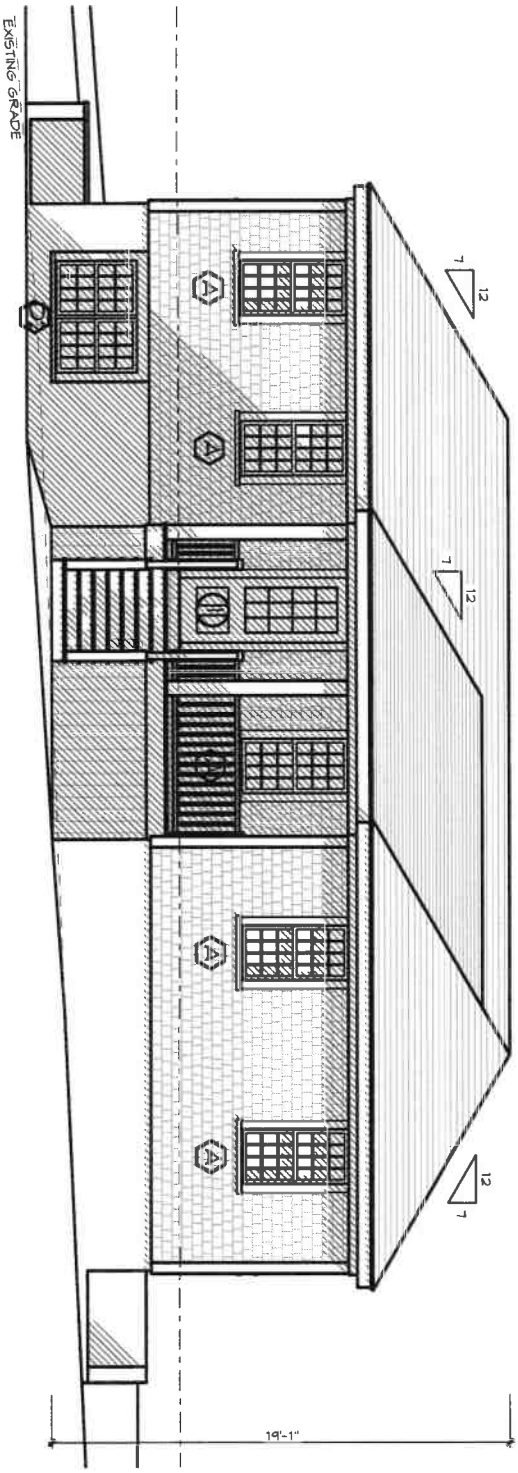
BOTTICELLIANDPOHL.COM



ID# A-2.1

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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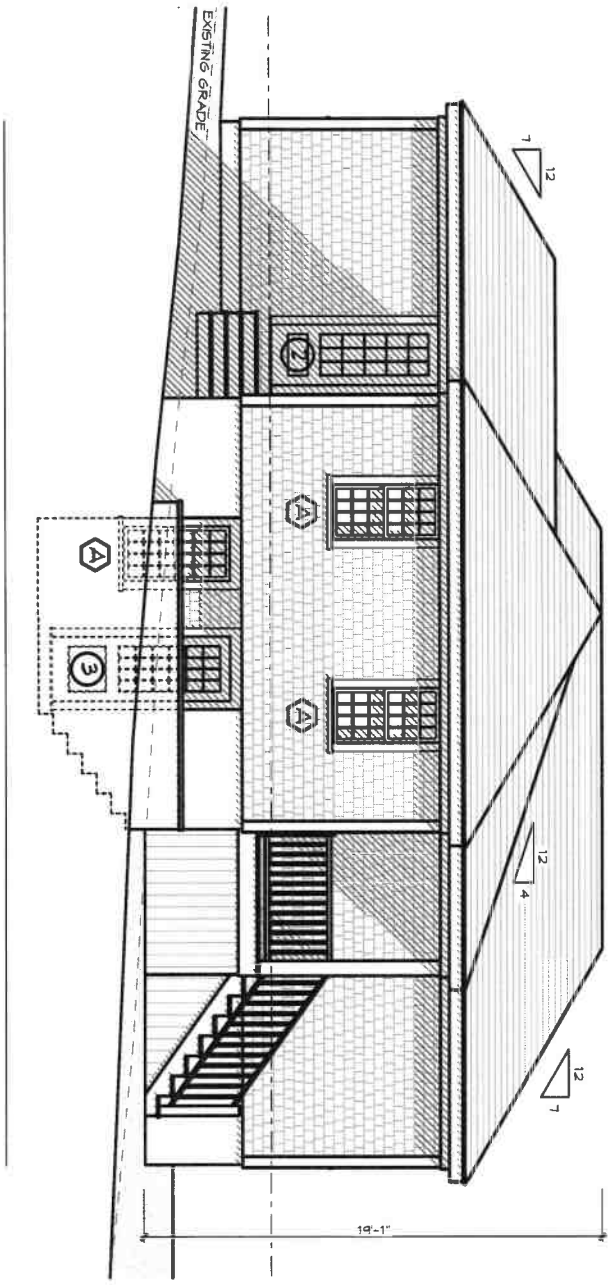
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID#

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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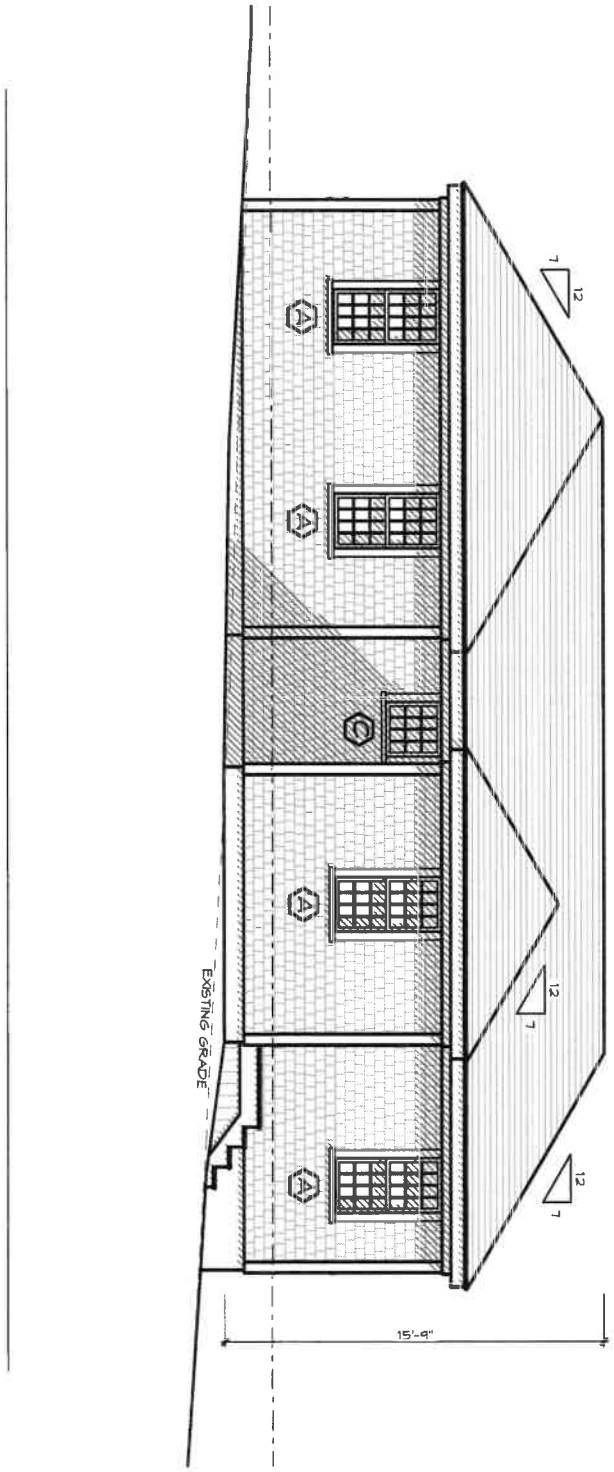
South Elevation

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-2.3

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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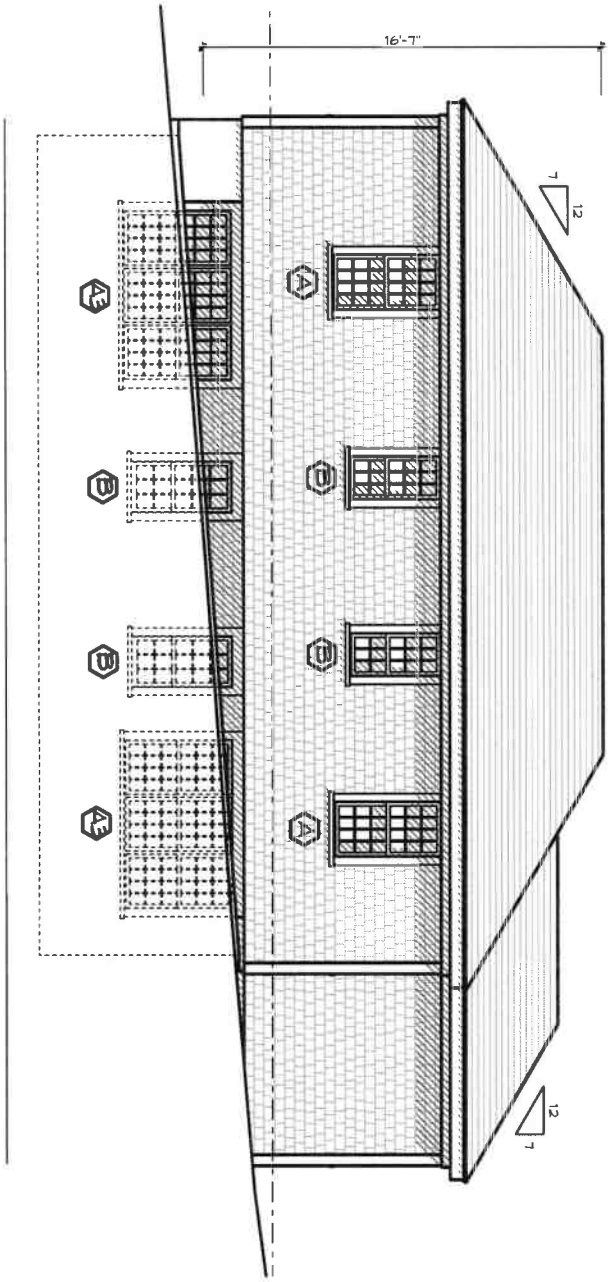
West Elevation

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#

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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North Elevation

BOTTICELLI & POHL

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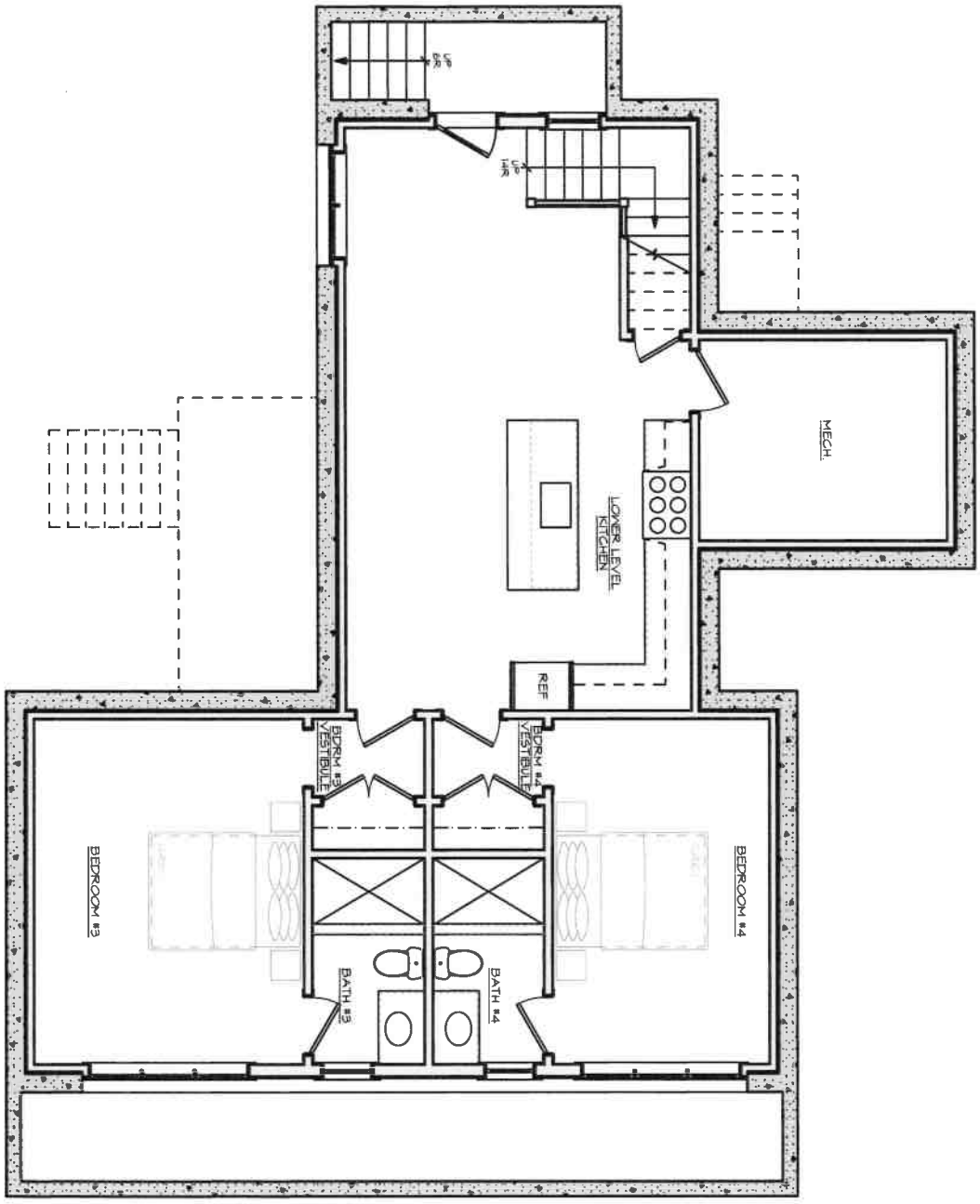
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-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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Lower Level Plan

BOTTICELLI & POHL

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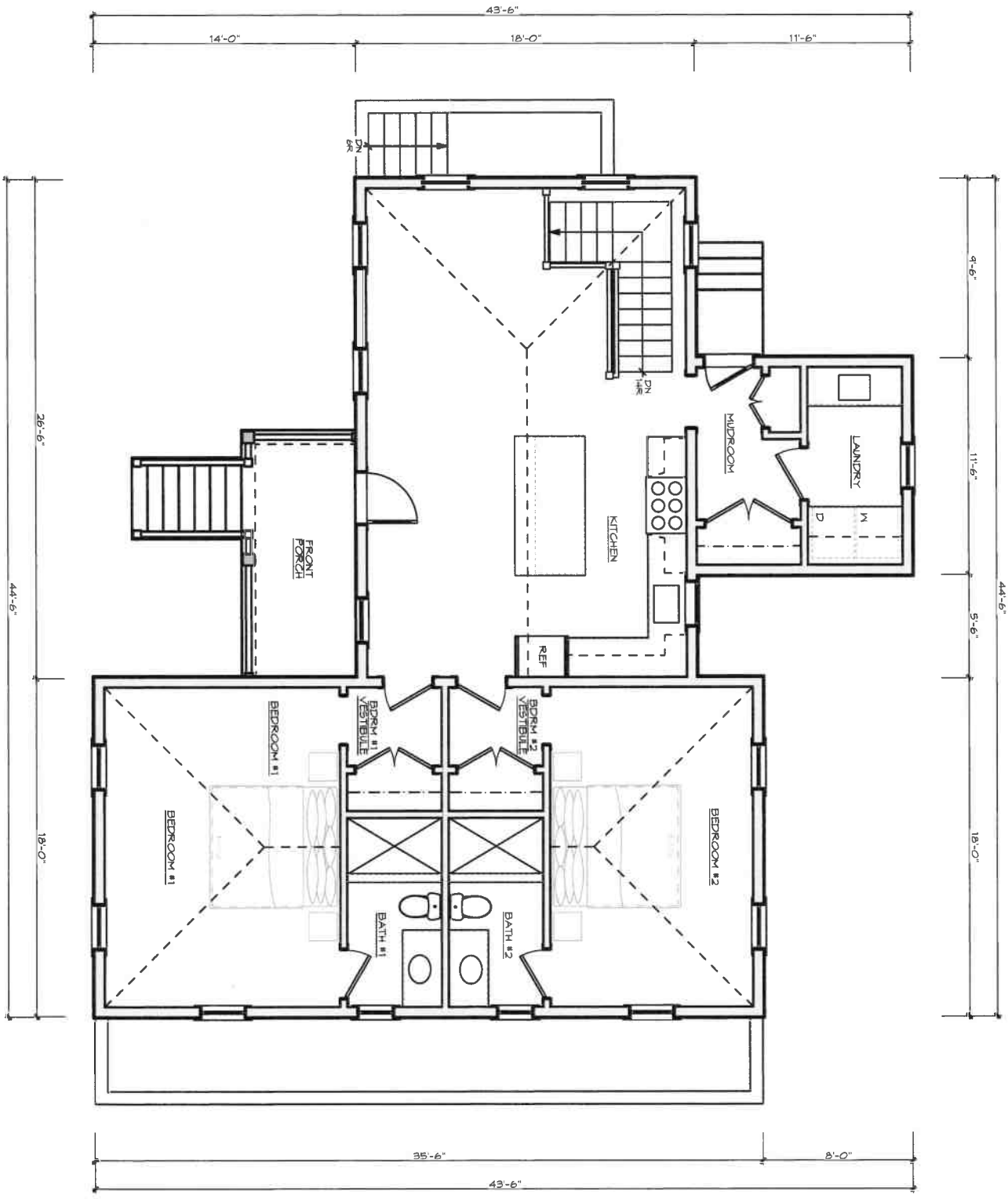
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.2

Residence at
40 Easton Street
Nantucket, MA 02554

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PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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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

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.

9589 0710 5270 1593 2785 07

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P O BOX 987
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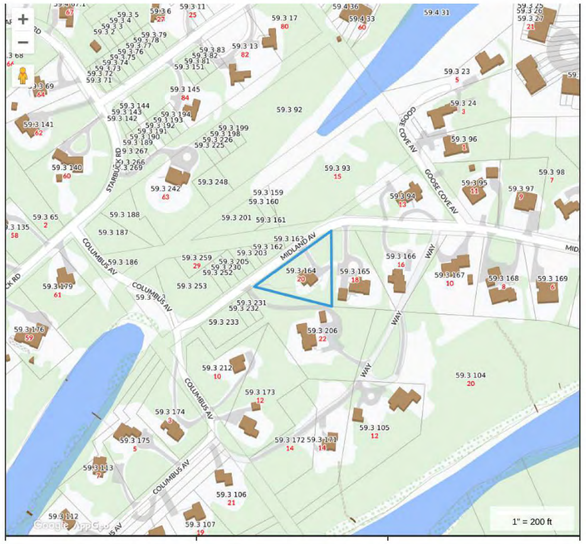

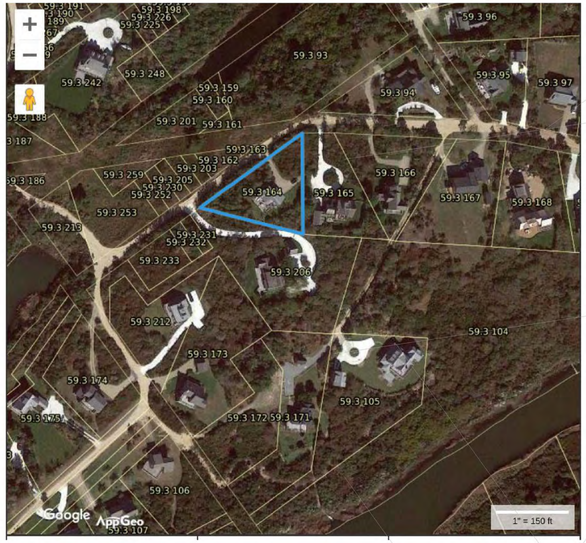









1 Site - HDC Proposed
1" = 15'-0"

HDC Submission

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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

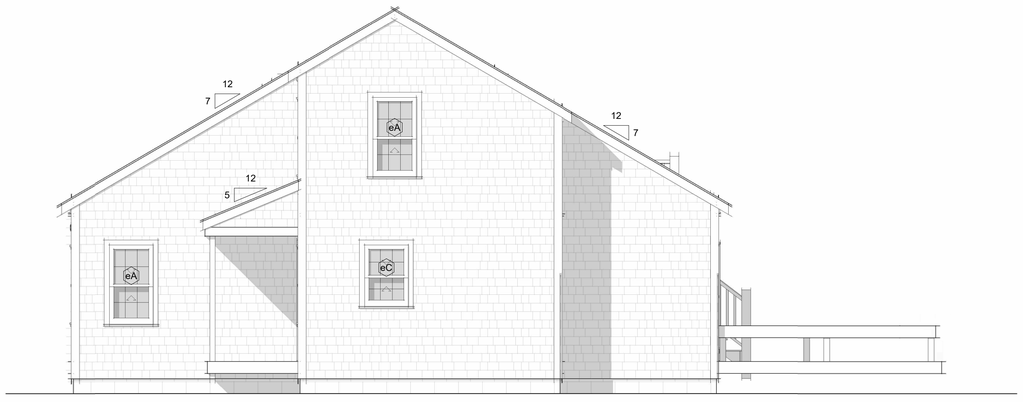
HDC1.0



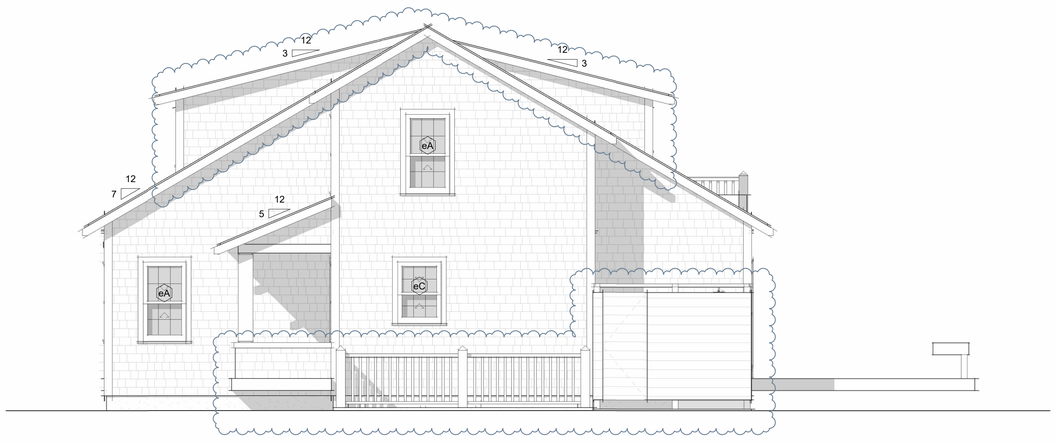
6 **North East - Existing**
1/4" = 1'-0"



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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Project
Renovation

Location
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Nantucket MA

59.3 / 164

Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Elevations

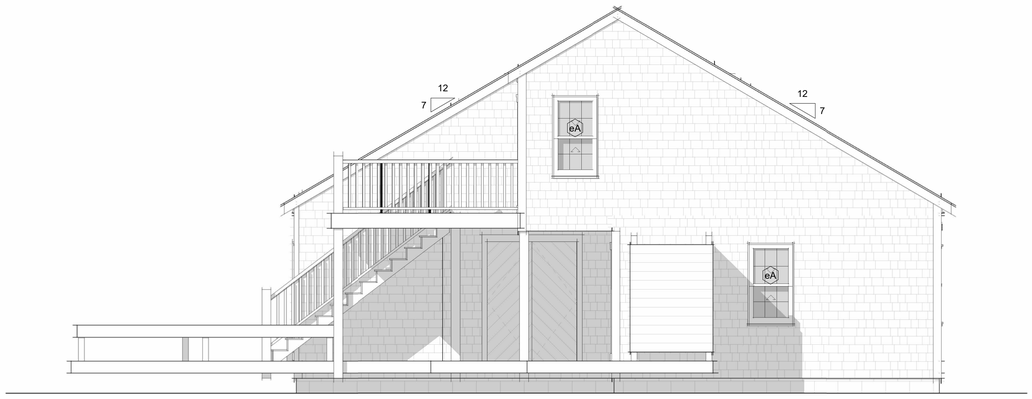
HDC1.1



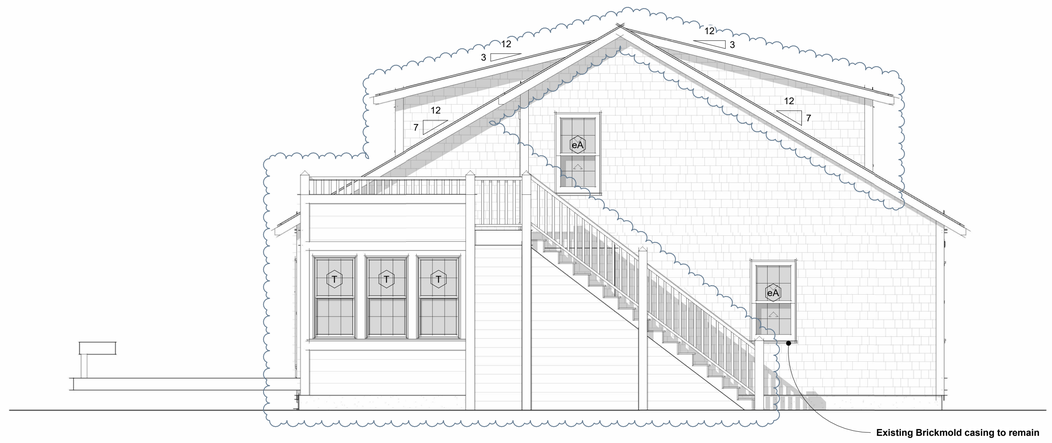
1 **South West - Existing**
1/4" = 1'-0"



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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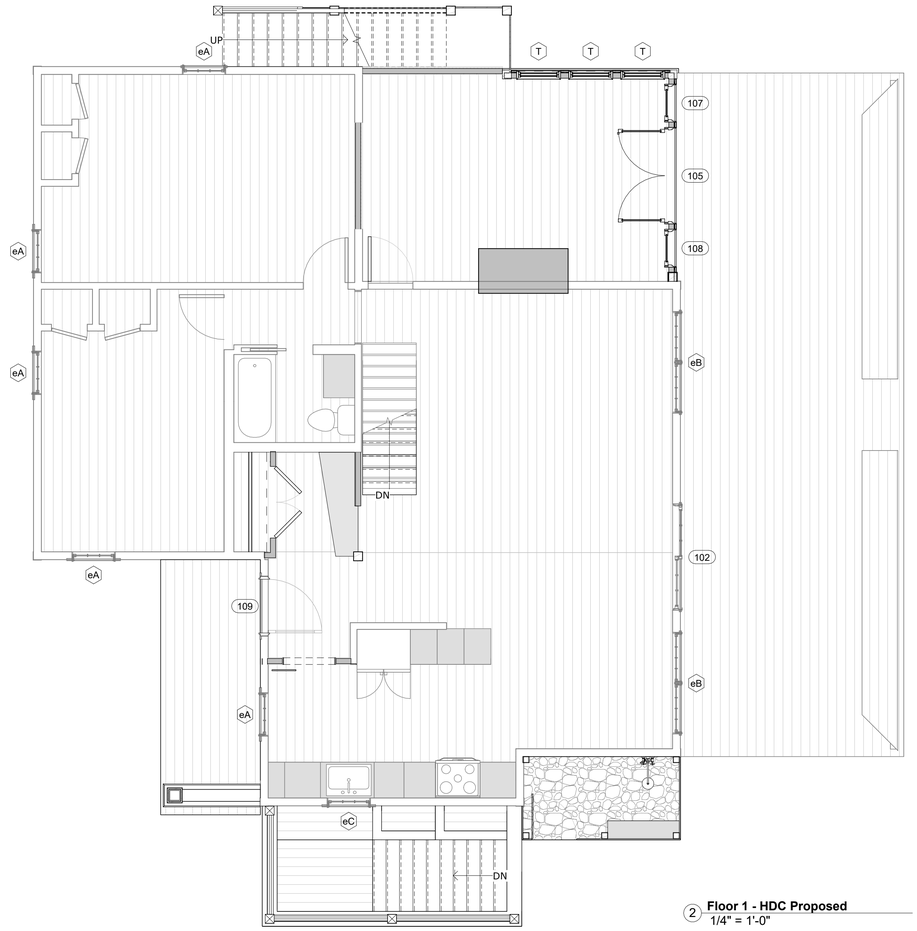
59.3 / 164

Structure
House

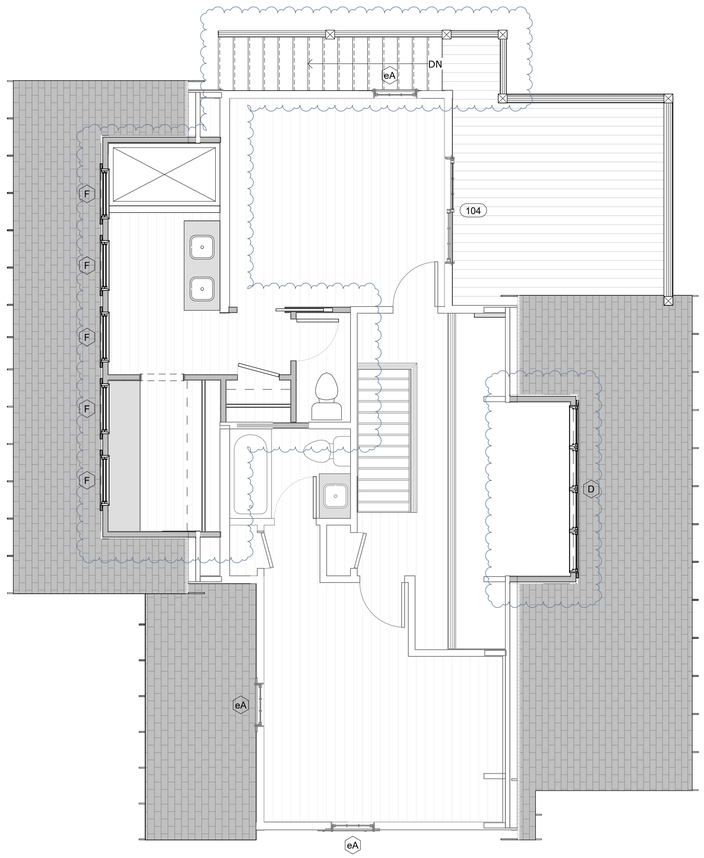
#	Description	Date
6	HDC Submission	2024.06.17

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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59.3 / 164

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

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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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

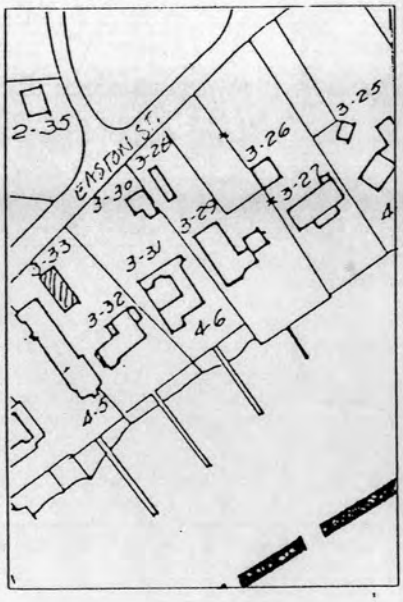
4. Present Owner: CROSS, LISA W

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



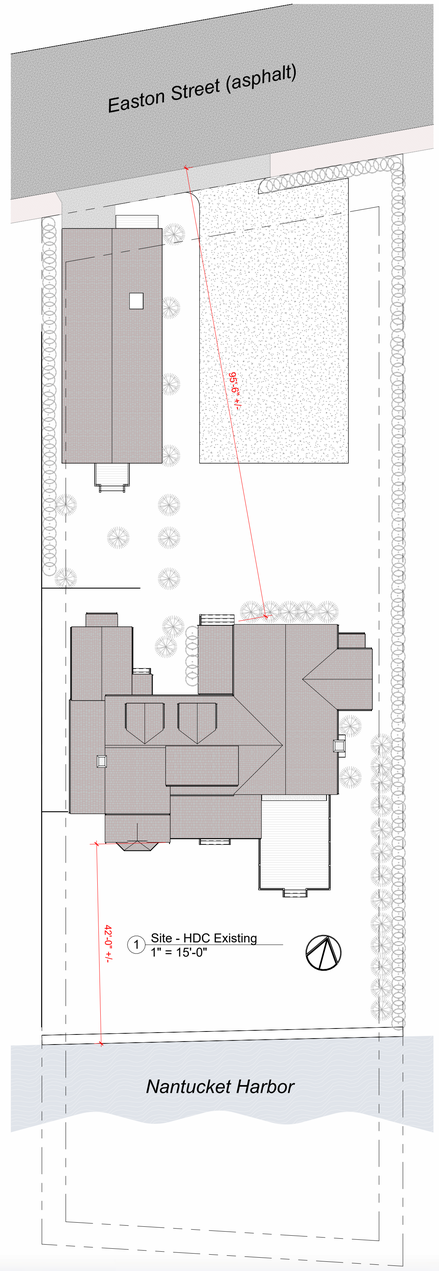
Locus



Aerial


Harbor View


Street View





HDC Submission

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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Mitigation

Location
32 Easton St
Nantucket, MA

42.1.4 / 17

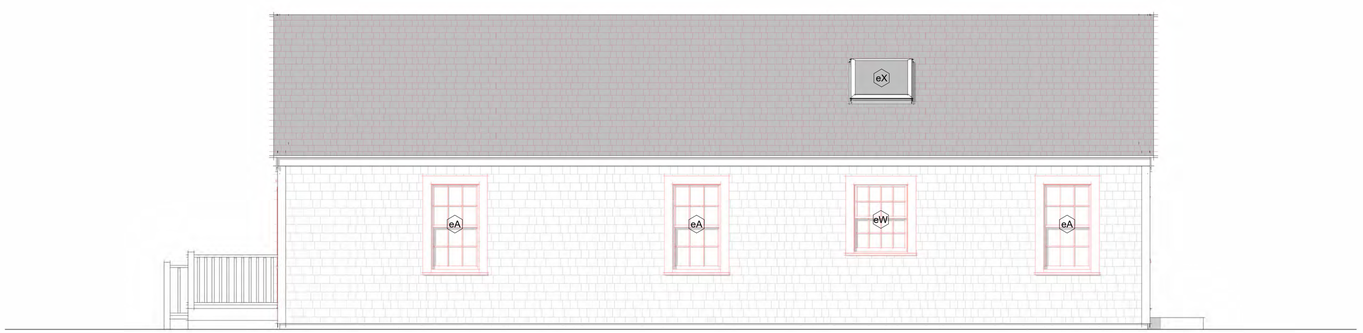
Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

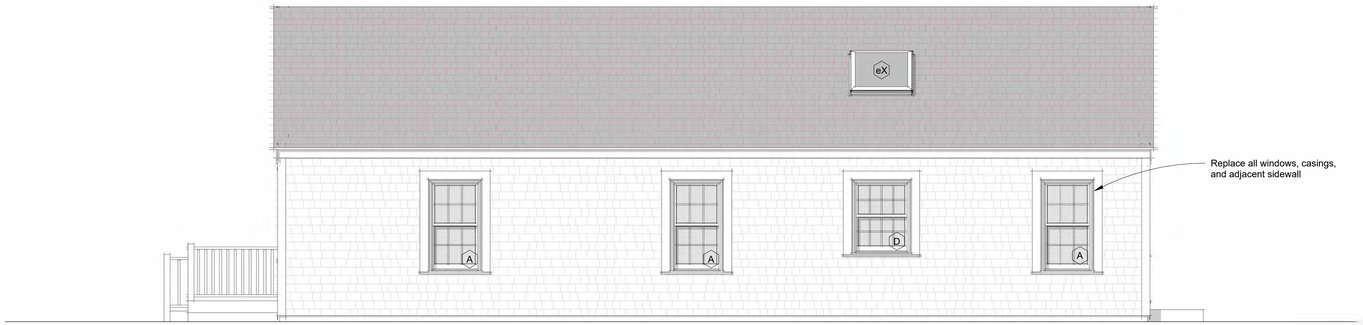
HDC1.0



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

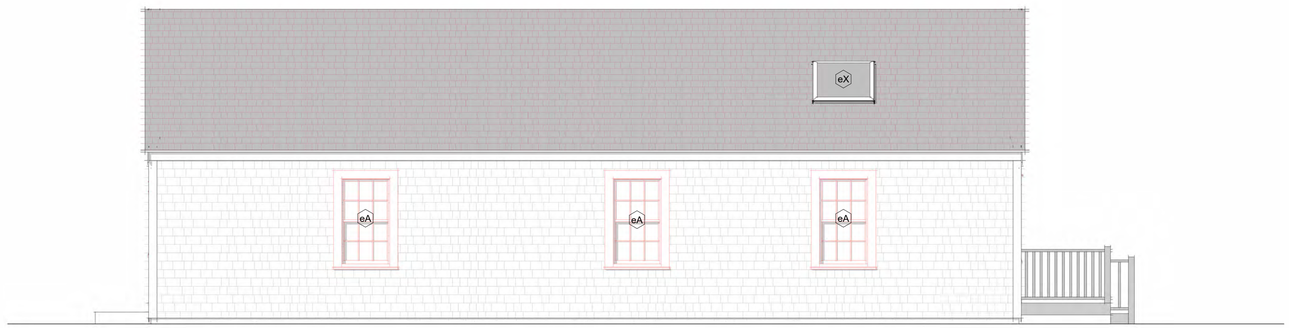
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations North & East

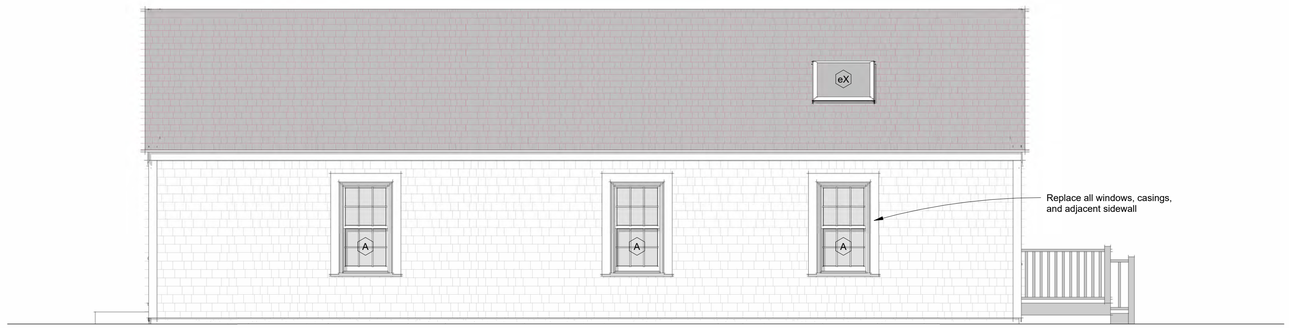
HDC1.1



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

HDC Submission

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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 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

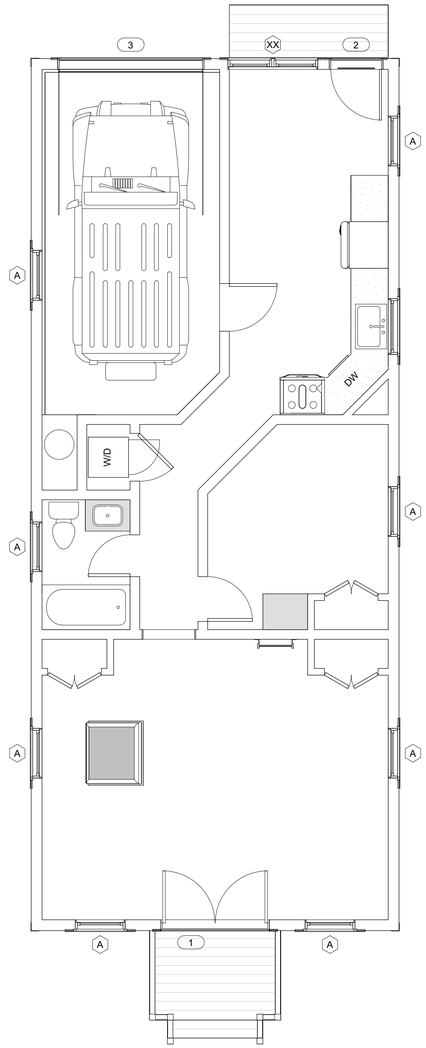
Level	Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Phase Created
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
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"

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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

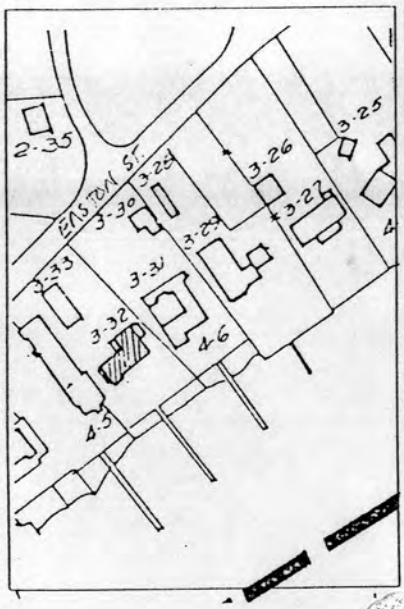
4. Present Owner: CROSS, LISA W.

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

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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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42.1.4 / 17

HDC

No.	Description	Date
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HDC1.2

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1971

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

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
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HDC1.4

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42.1.4 / 17

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HDC

HDC1.5

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42.1.4 / 17

HDC

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HDC1.6

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1954



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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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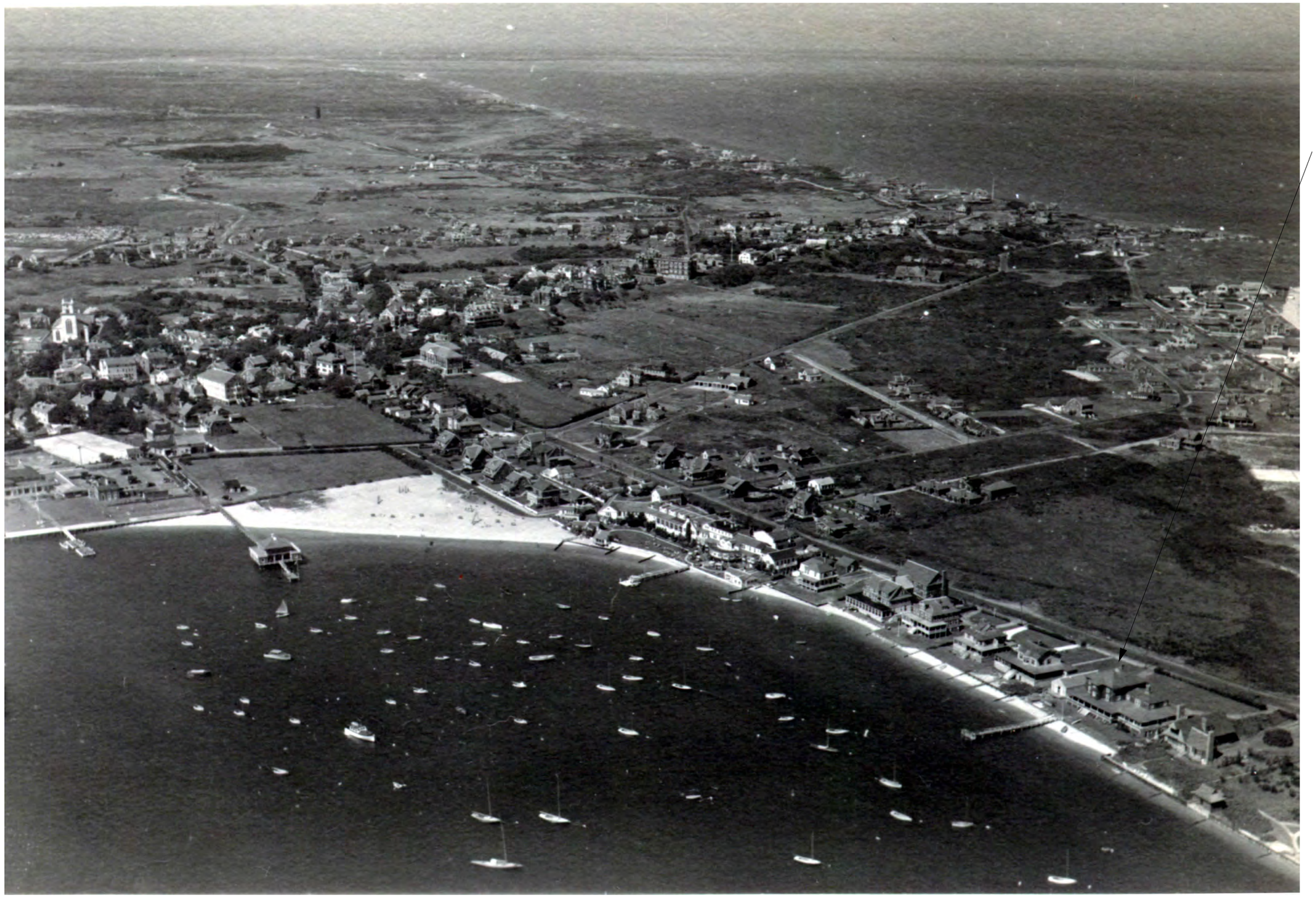

1940s
Original house
Demolished ~1948

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42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.8

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1940
Original house

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32 Easton St
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42.1.4 / 17

No.	Description	Date
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HDC

HDC1.9

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Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.10

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42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.11

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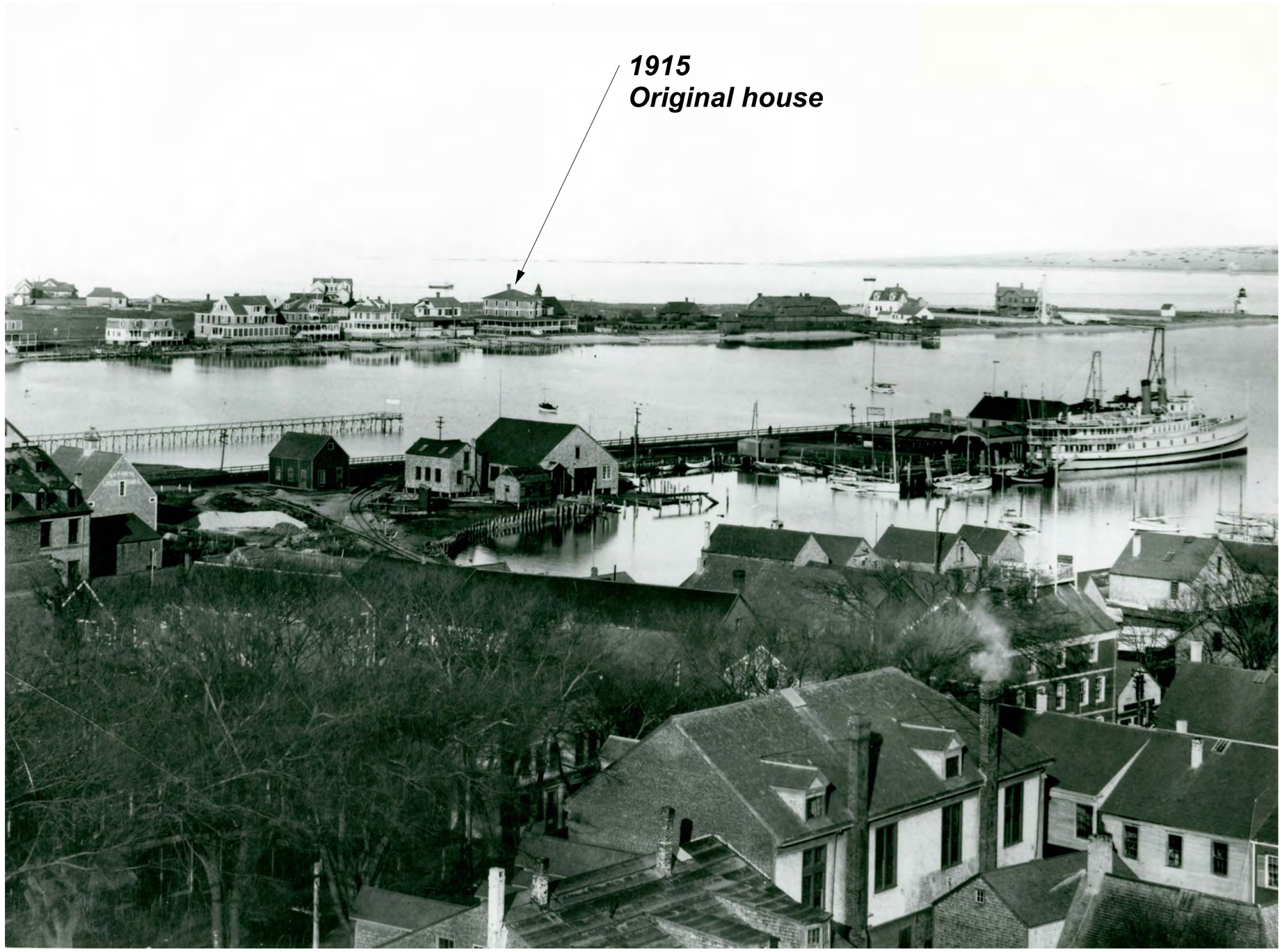

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.12

No.	Description	Date
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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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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



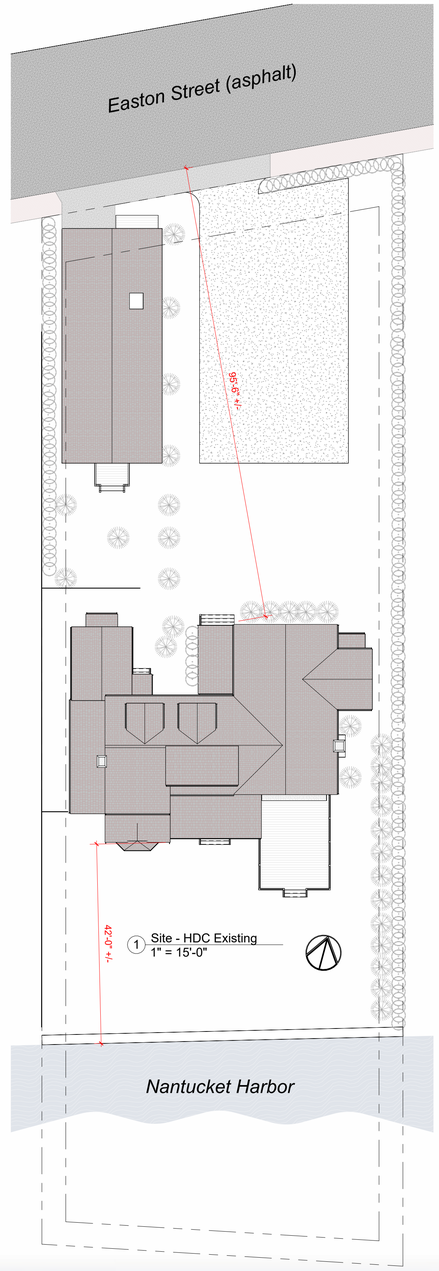
Locus



Aerial


Harbor View


Street View





HDC Submission

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Nantucket MA

www.gryphonarchitects.com
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
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Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

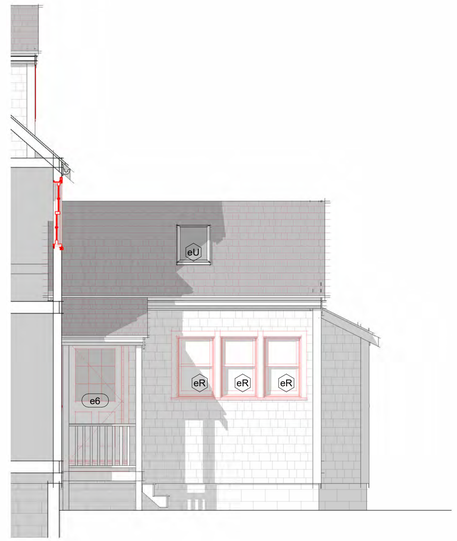
Elevations South

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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Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

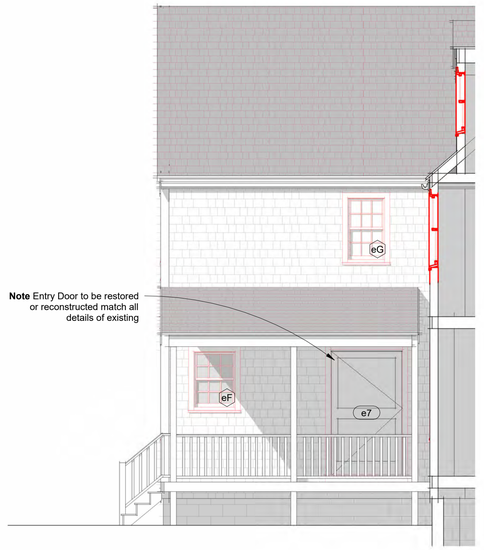
Elevations East

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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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

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

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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

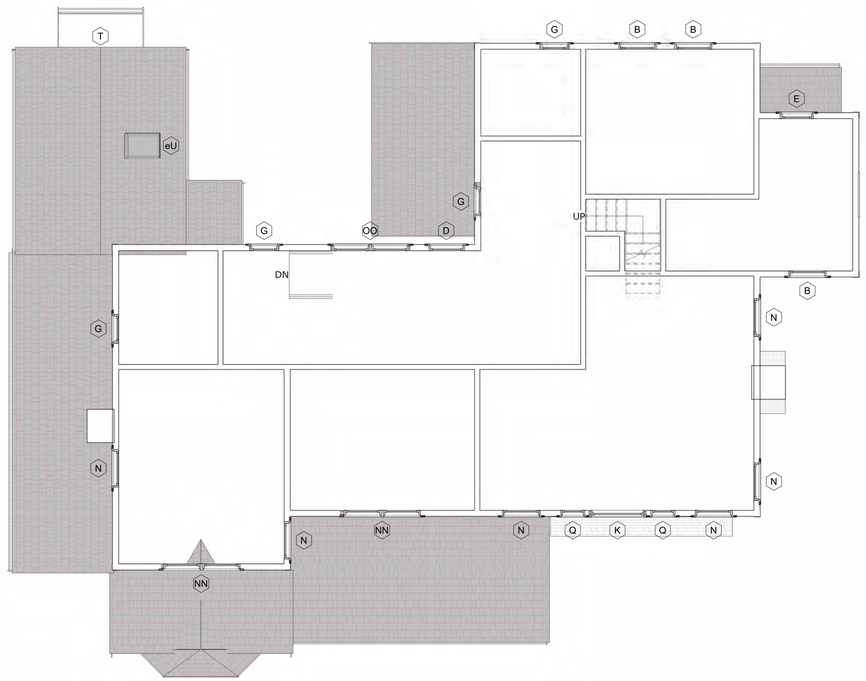
Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
House

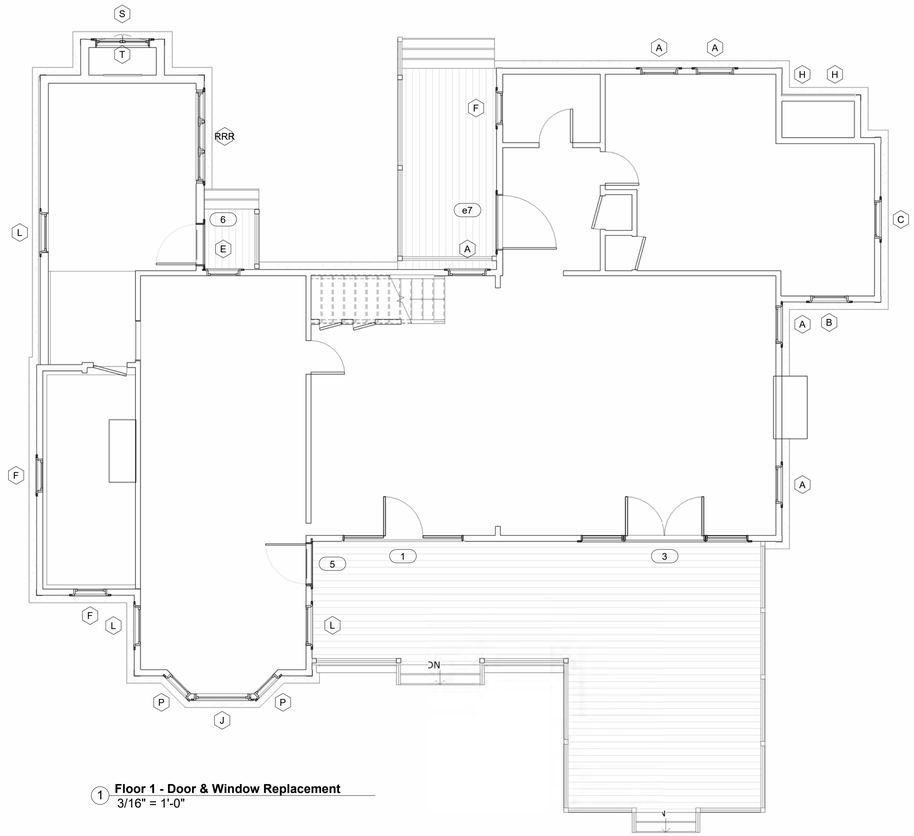
#	Description	Date
2	HDC Submission	2024.06.17

Doors & Windows Schedule

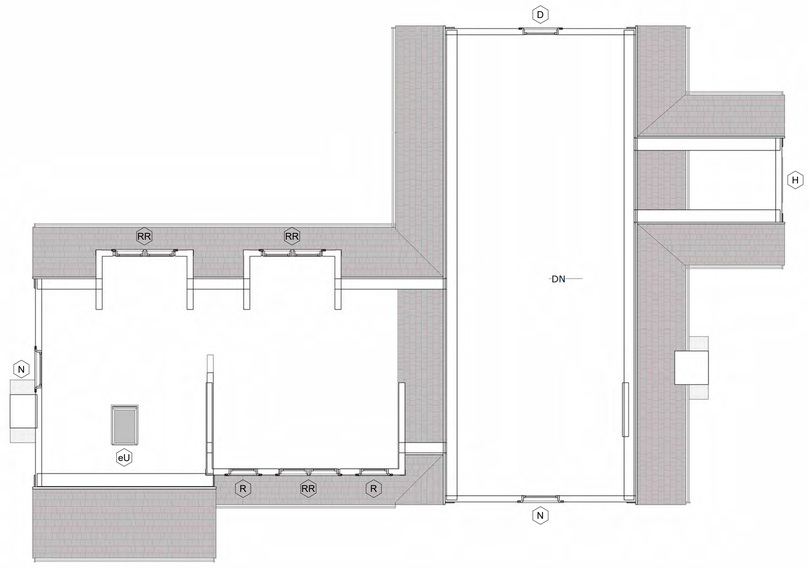
HDC1.5



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"

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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 _____

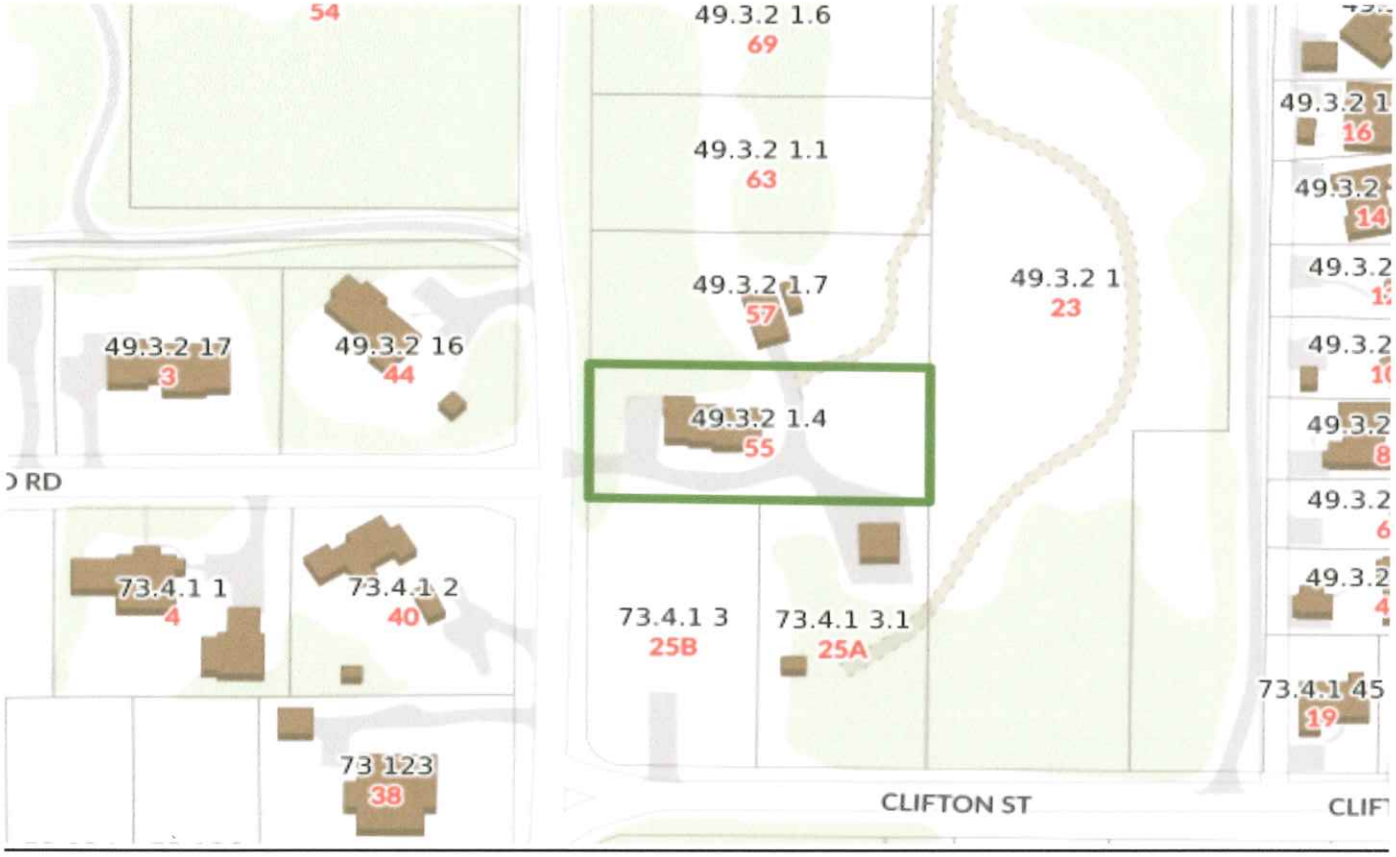
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

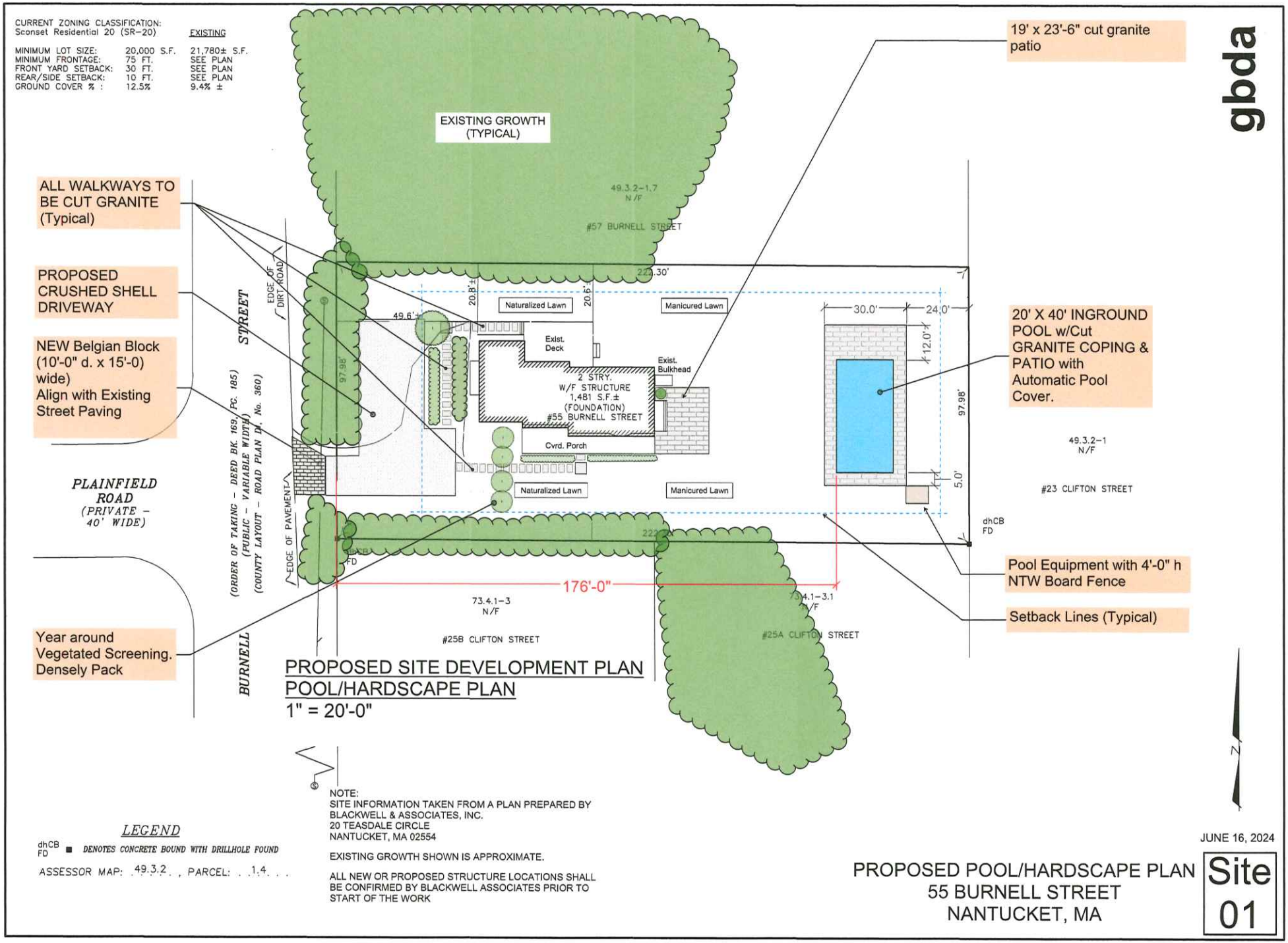
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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°: 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.

Date 06/17/2024 Signature of owner of record _____ Signed under penalties of perjury

Nantucket Town & Country Overlay District

Includes cumulative updates through the April 2018 Annual Town Meeting

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- Town Overlay District
- Country Overlay District
  (Includes Great Point and Smith's Point)

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HULBERT AV
WALSH ST
N BEACH ST
EASTON ST
WASHING POND RD
GOSNOLD RD
CLIFF RD
PILGRIM RD
3 Kite Hill Lane
W CHESTER ST
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
WASHAMAN AV
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
NOBADEER FARM RD
SUN ISLAND RD
MILESTONE CROSSING
MILESTONE RD
MIDDLE VALLEY RD
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
SWIFT ROCK RD
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TROTTS HILLS RD
CAPAUM POND RD
WANNACOMET RD
MADAKET RD

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Town of Nantucket - GIS Mapsheet

May 18, 2018

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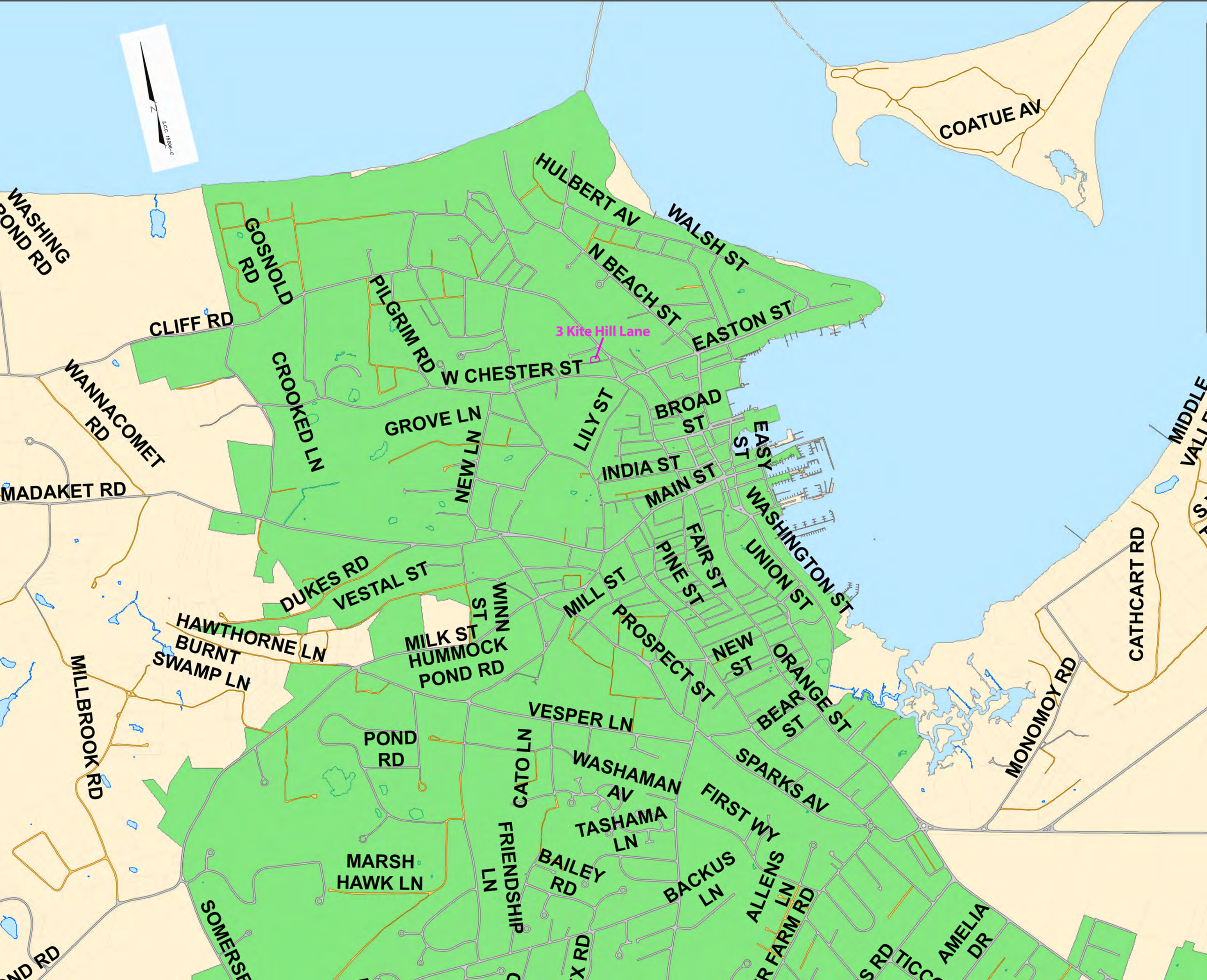
GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554


COATUE AV
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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 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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 42.4.4 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

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 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.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and 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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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
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PLUM ST
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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
NOBADEER FARM RD
SUN ISLAND RD
MILESTONE CROSSING
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S VALLEY RD
SHIMMO POND RD
GARDNER RD
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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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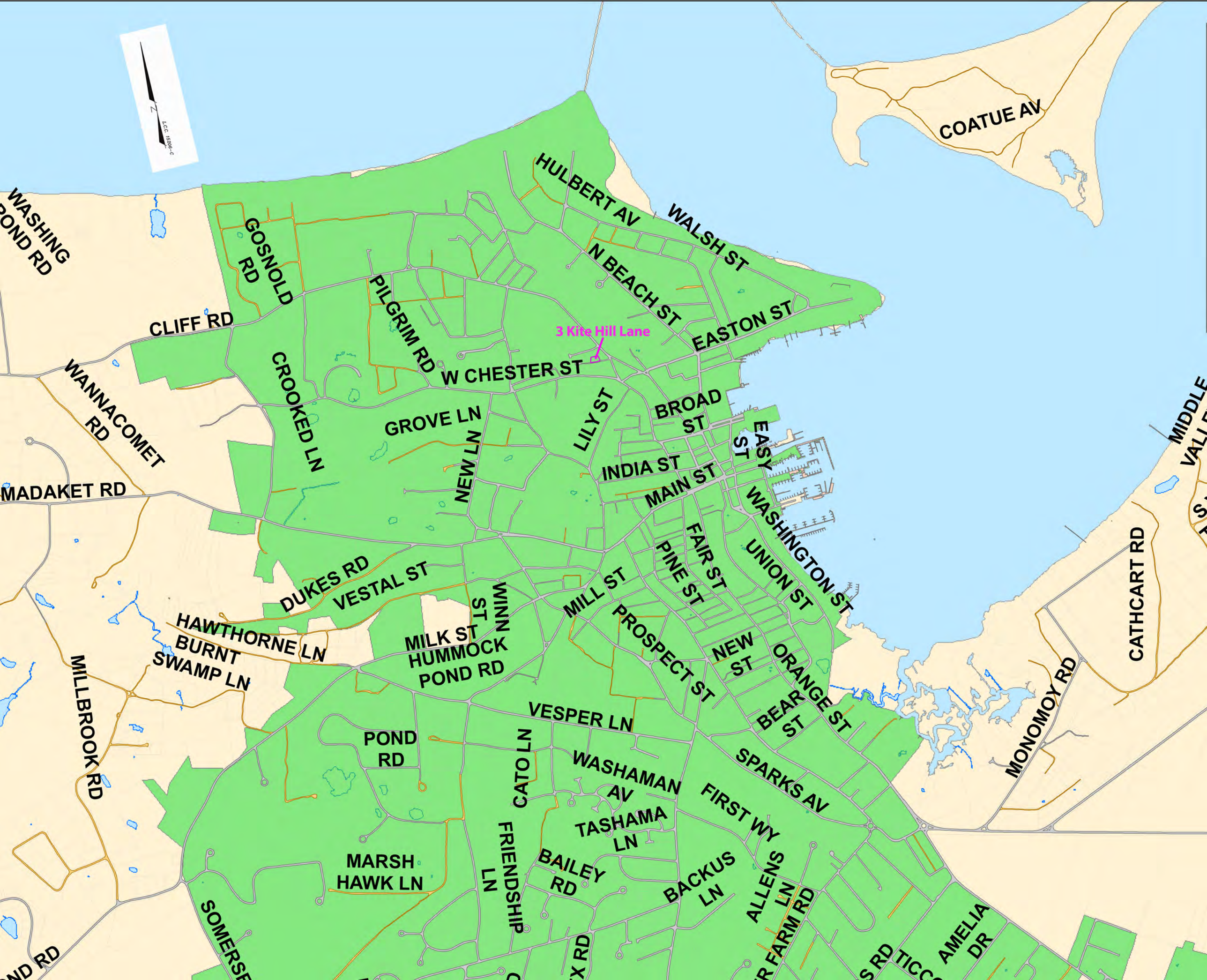
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BEAR ST
CATHCART RD
MILLBROOK RD
VESPER LN
POND RD
CATO LN
WASHAMAN AV
SPARKS AV
MONOMOY RD
FIRST WY
TASHAMA LN
MARSH HAWK LN
FRIENDSHIP LN
BAILEY RD
BACKUS LN
ALLENS LN
AMELIA DR

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 _____

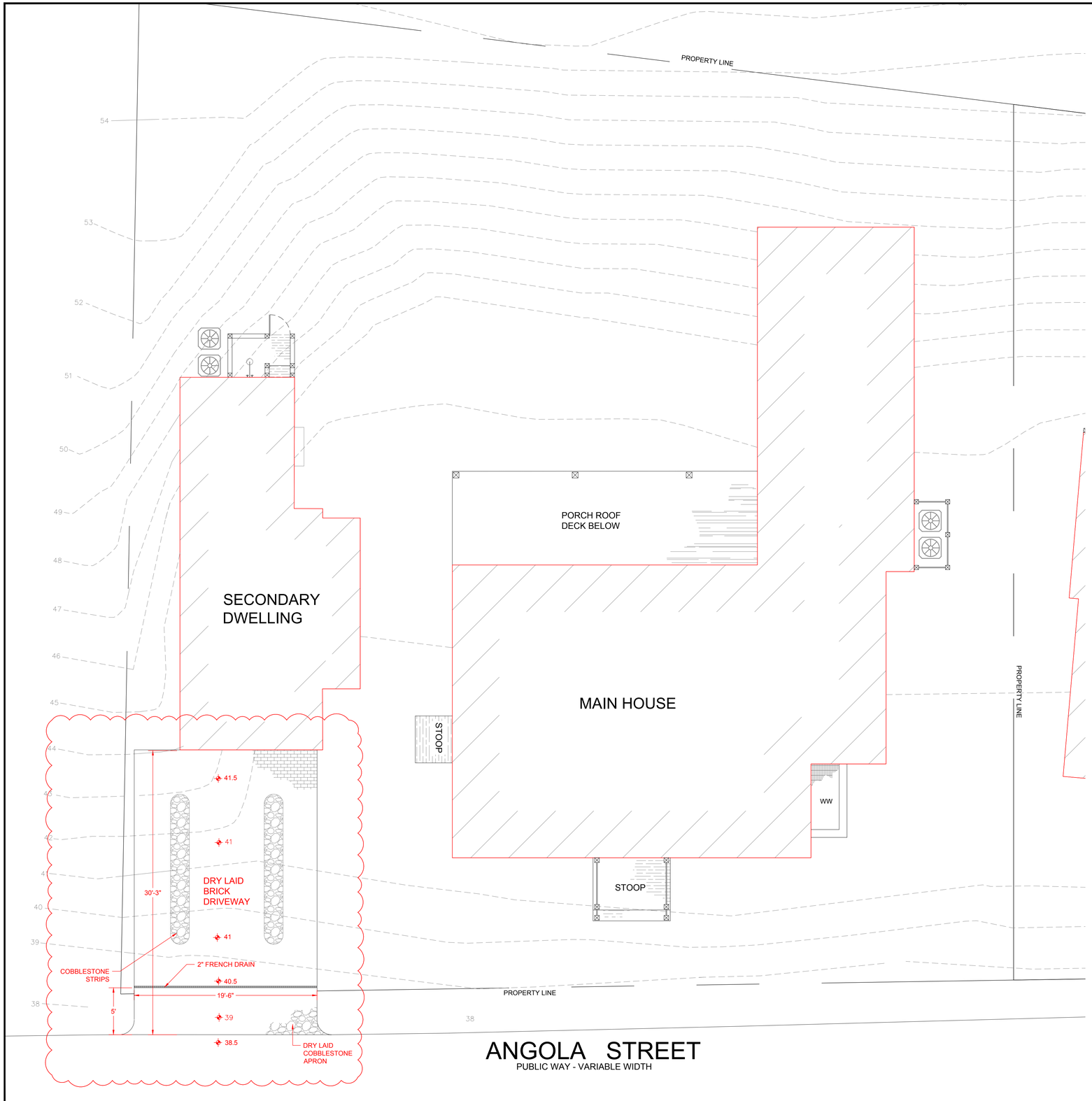
Trim _____ Sash _____ Doors _____

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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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.

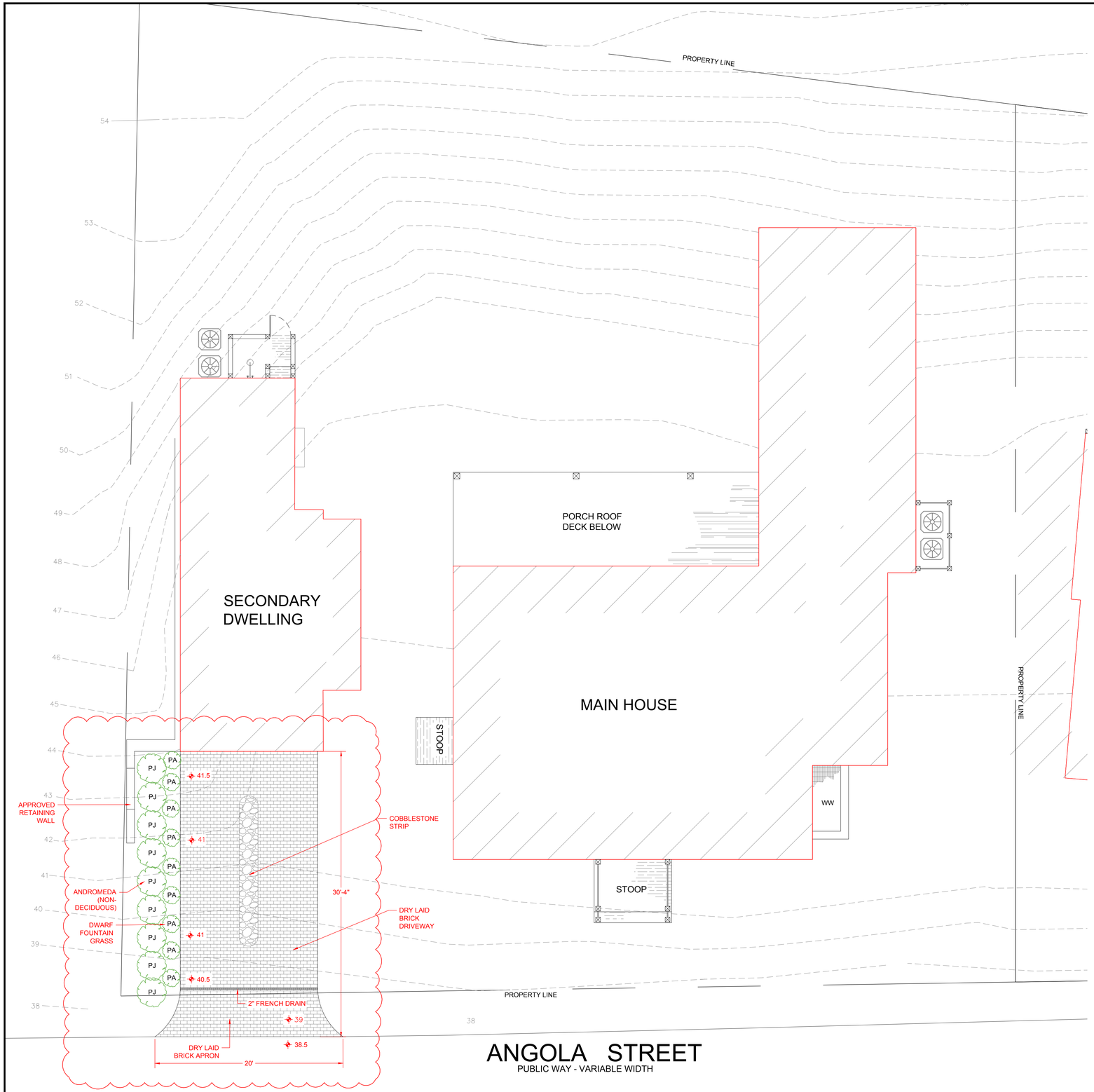
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

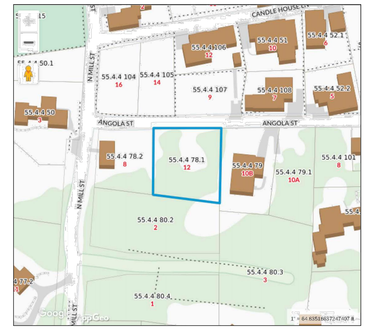
12 Angola Street
PROPOSED DRIVEWAY

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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NOTE:
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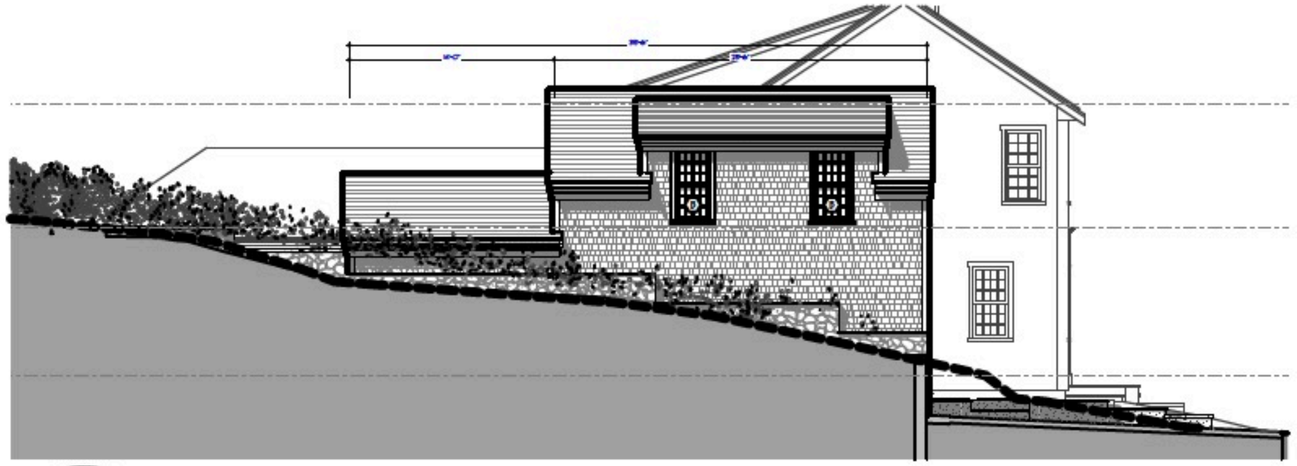
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24
REVISIONS: 6/19/24

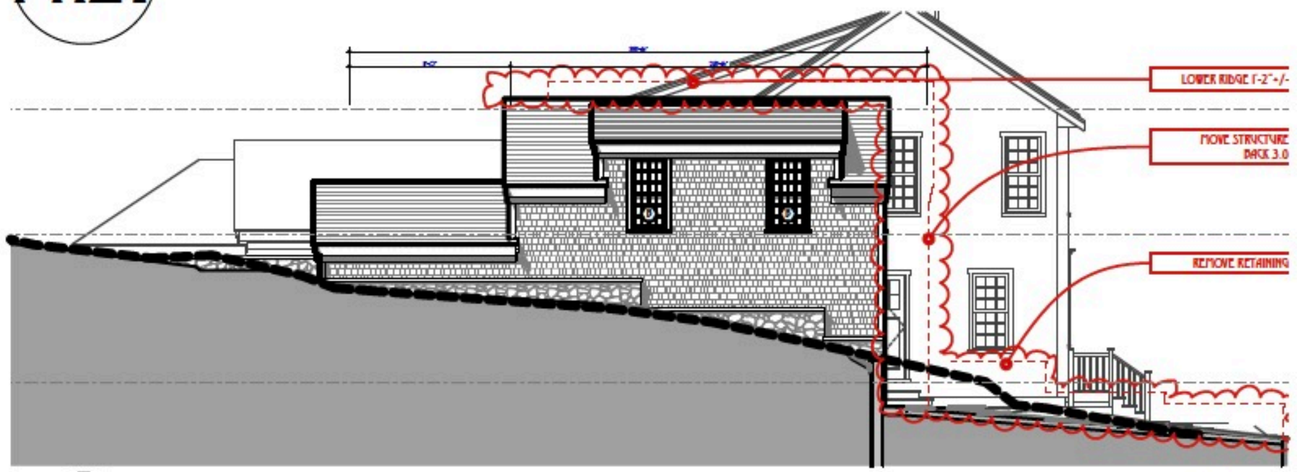
SHEET:
S.1



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

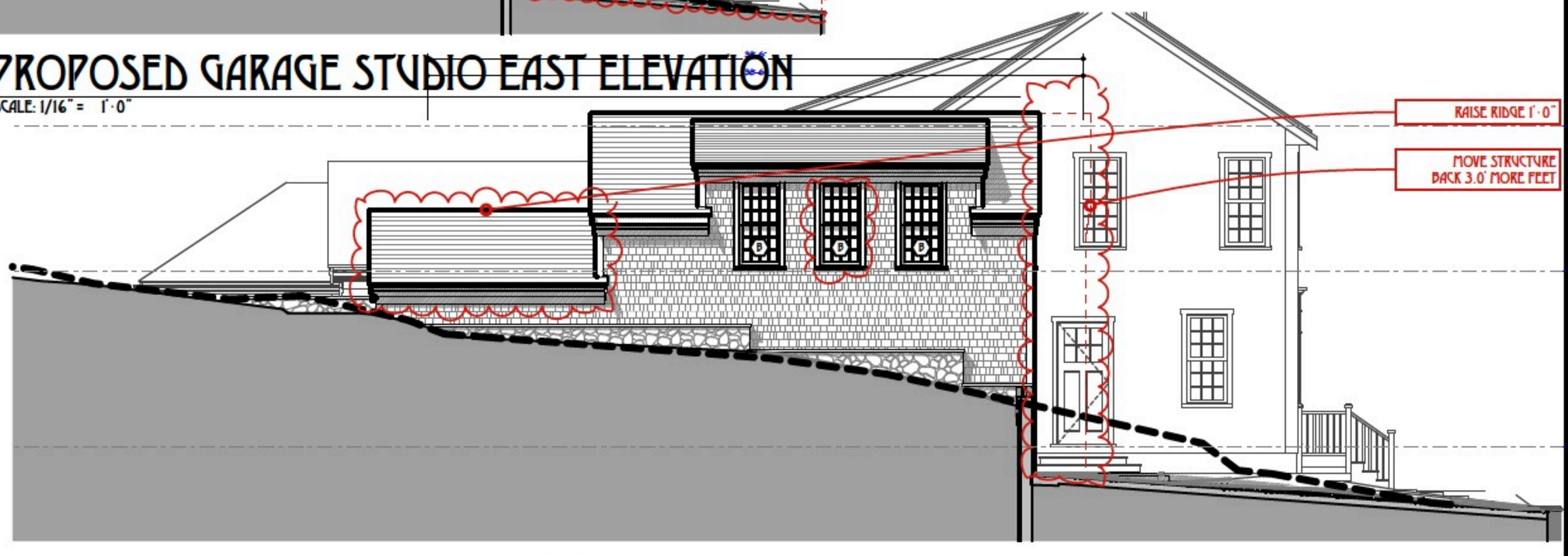
SCALE: 1/16" = 1'-0"



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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

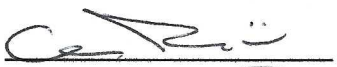
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

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

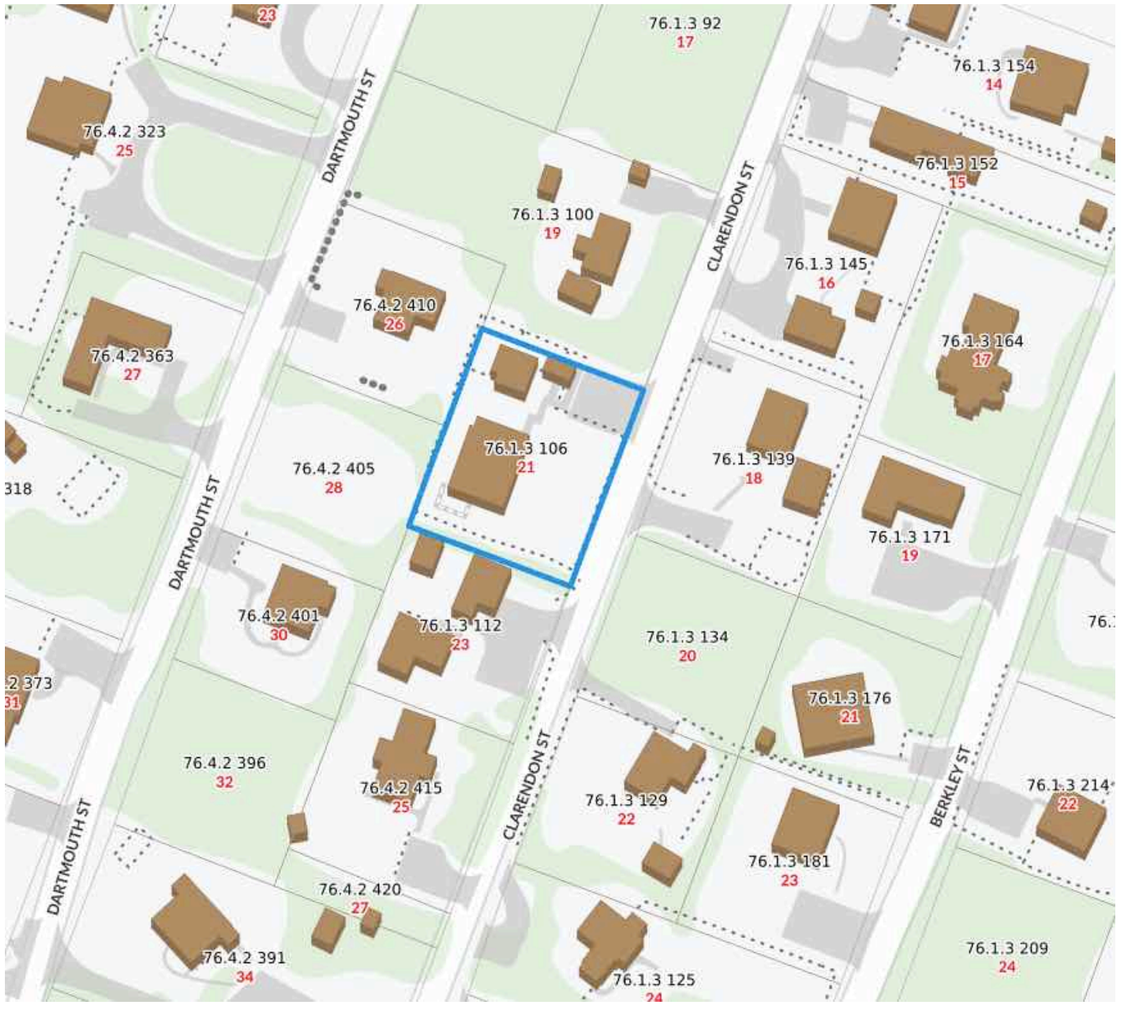
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

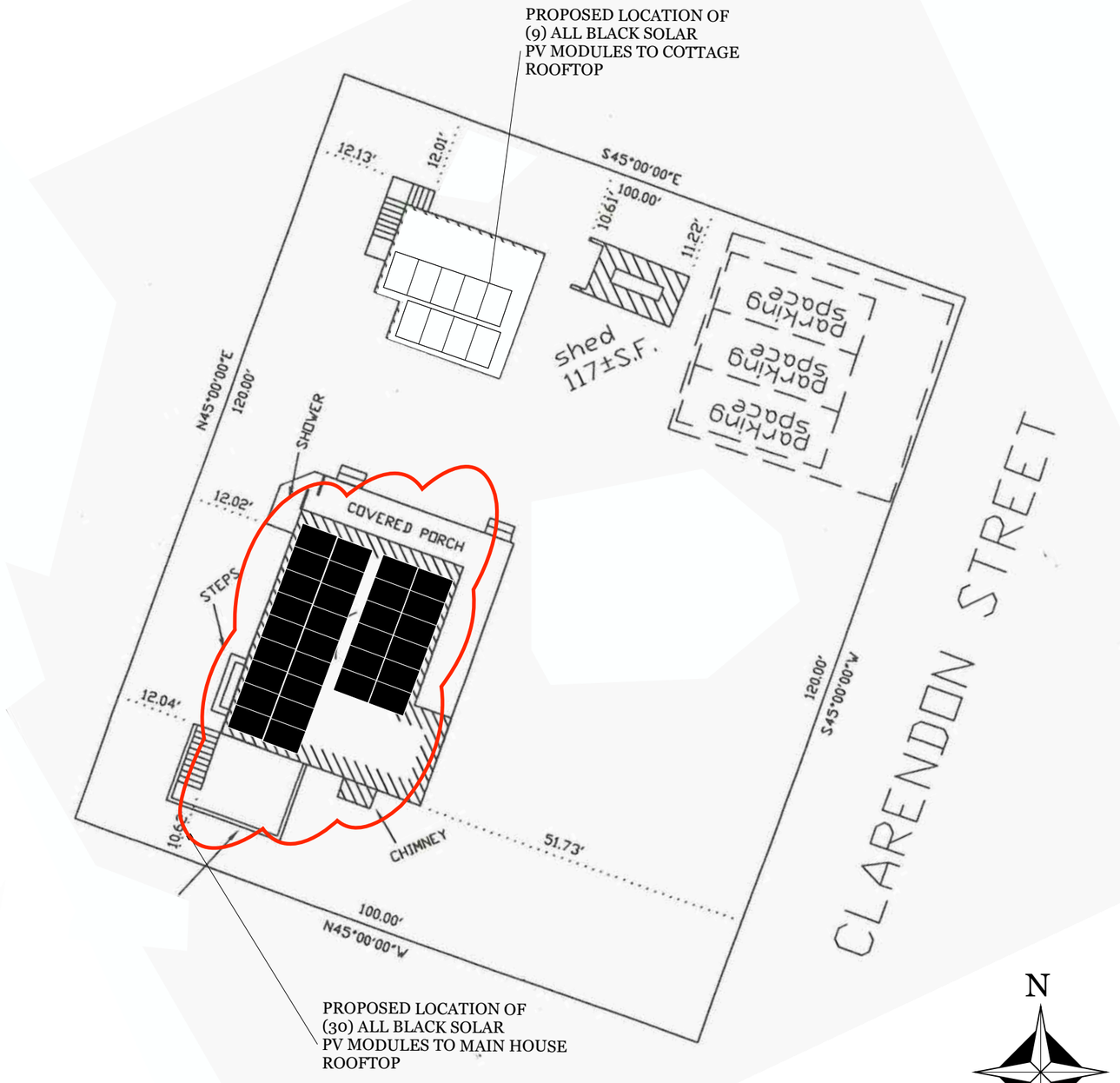
Signature 5/23/24

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”

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(508) 257-1786
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GIS & SITE PLAN

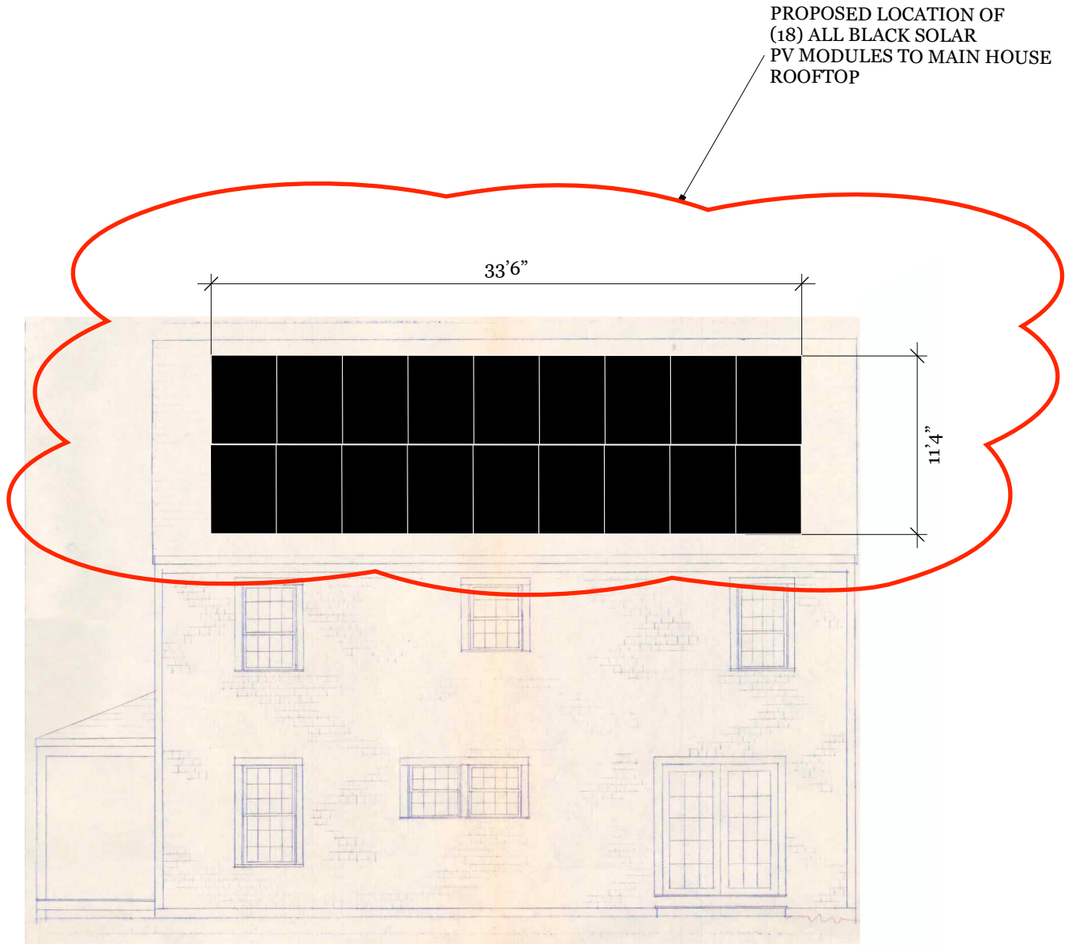
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

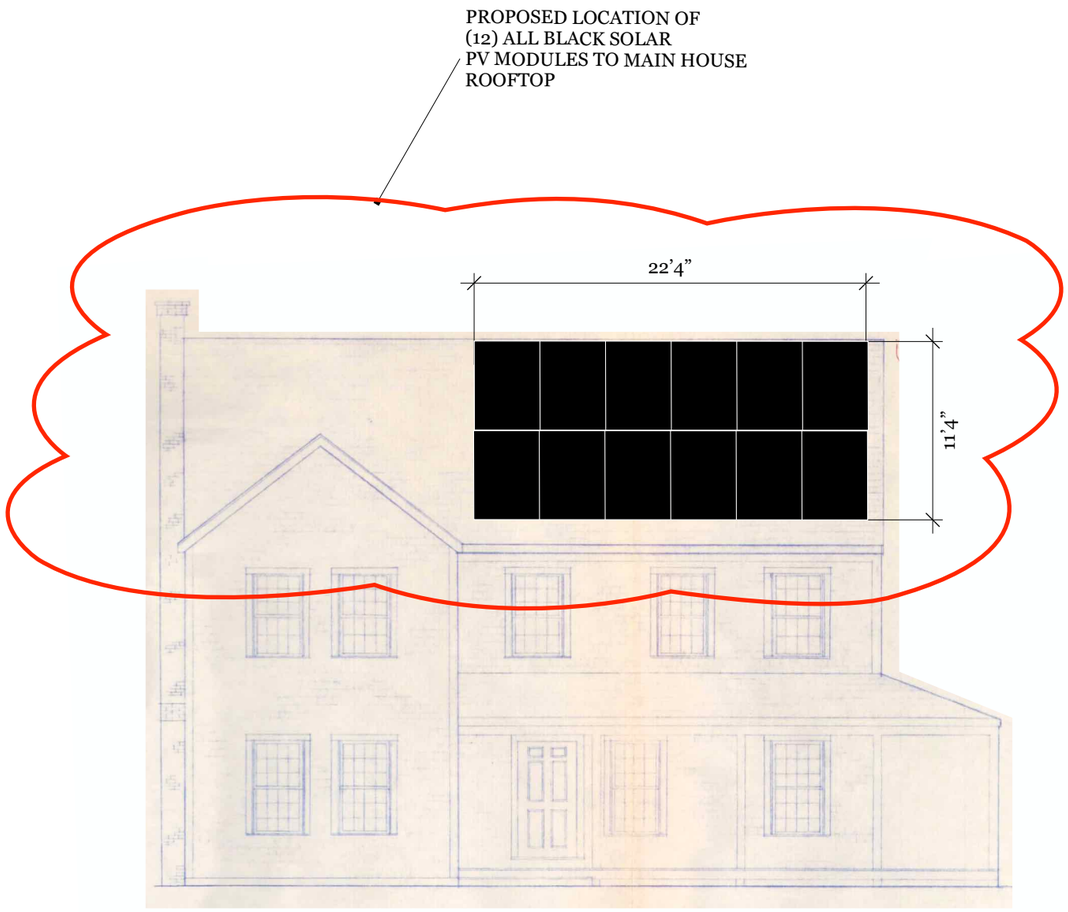
REVISIONS

	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’

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ELEVATIONS

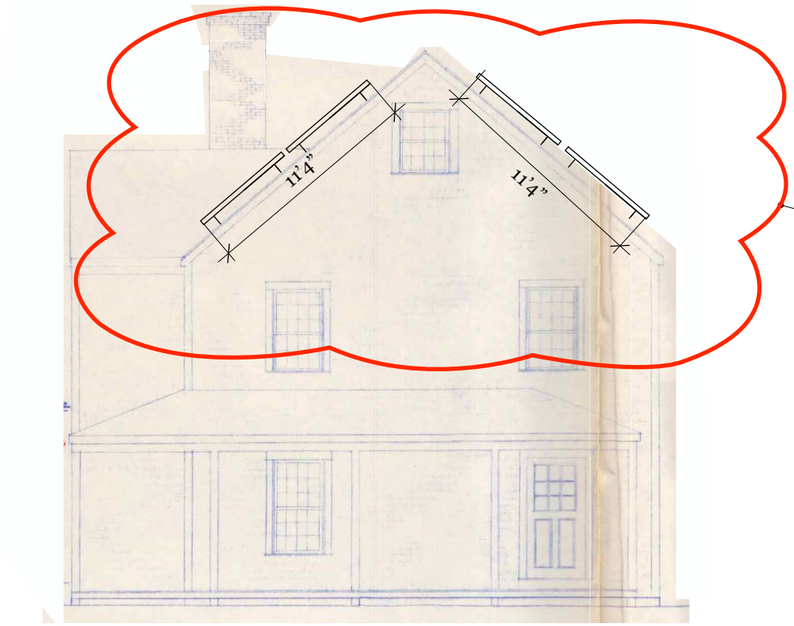
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

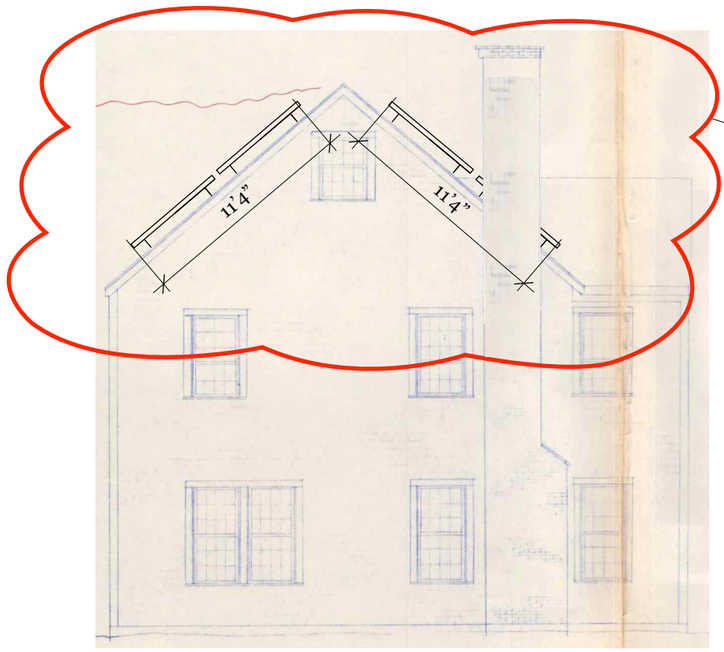
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

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'

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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

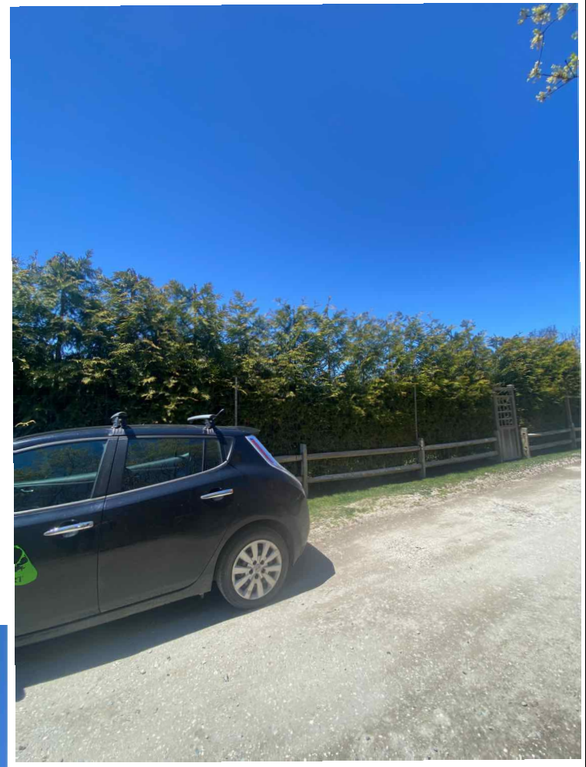

PHOTO B

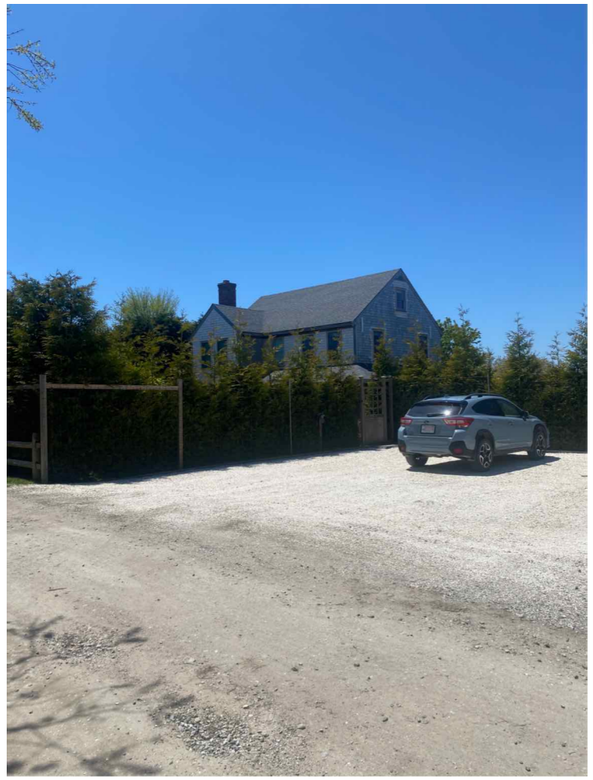

PHOTO C

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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)

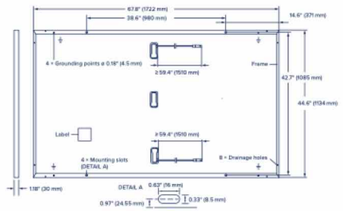
The ideal solution for:

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

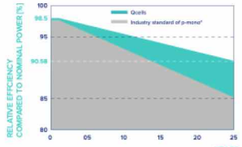


Electrical Characteristics

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

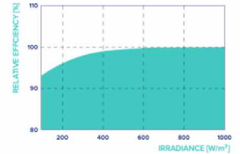


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

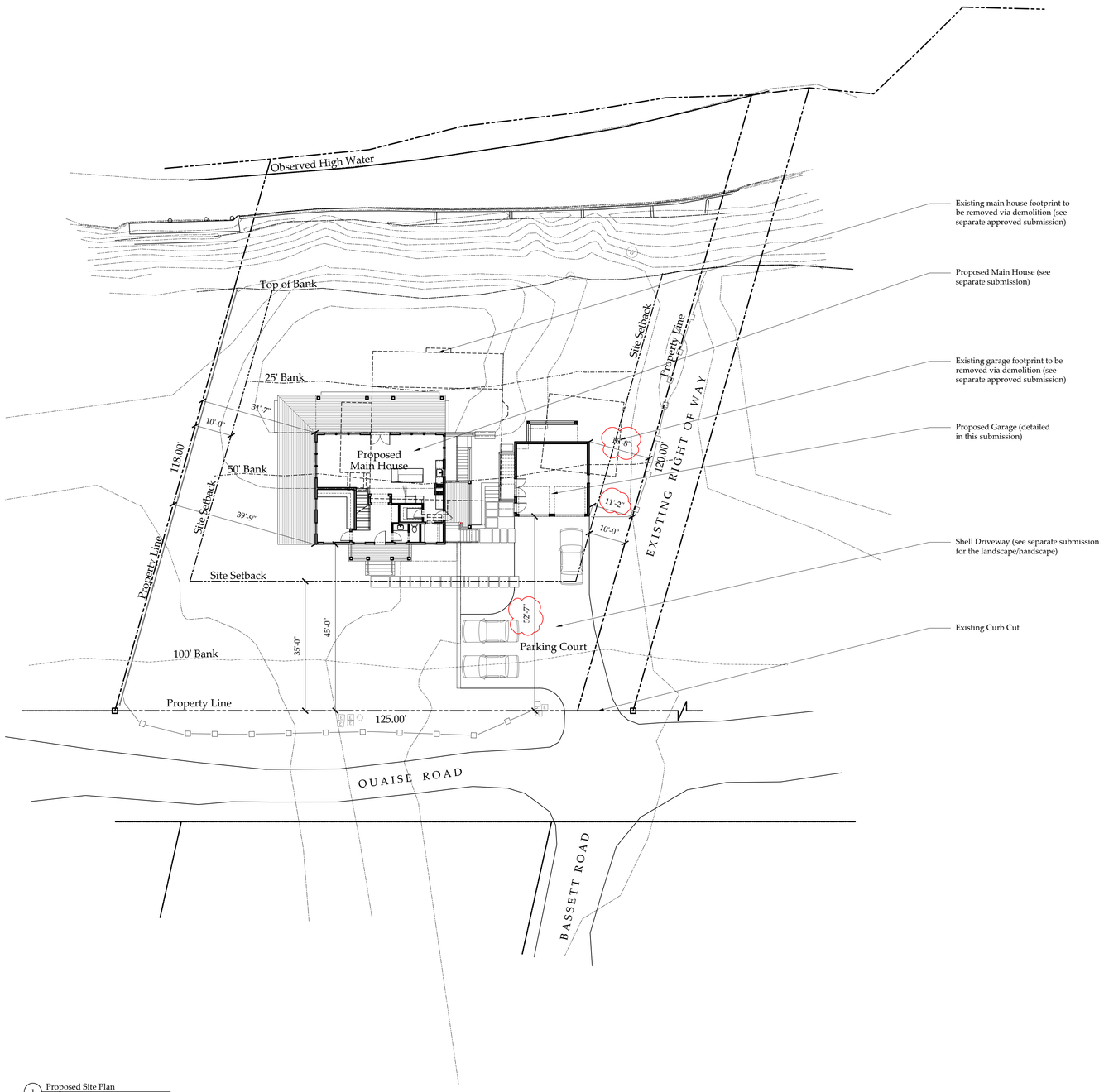
Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

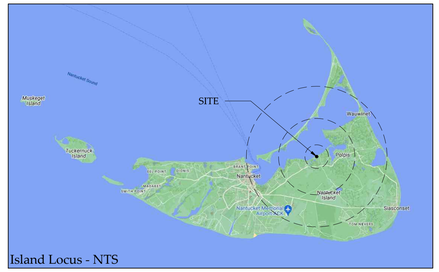
PROPOSED



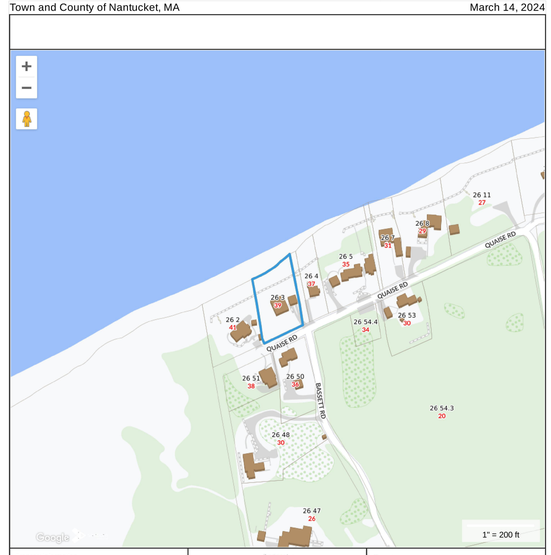
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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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Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

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5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

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Third Point Holdings, LLC.
39 Quaise Road
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

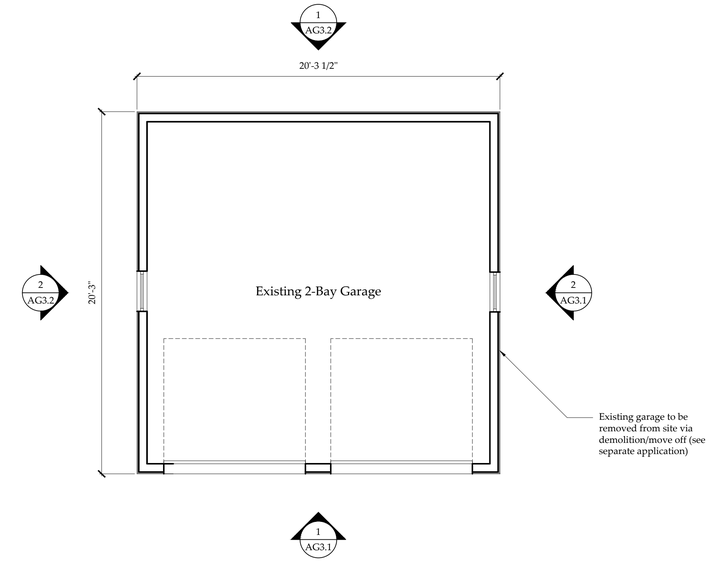
Project number: 23-62

AG1.1

EXISTING

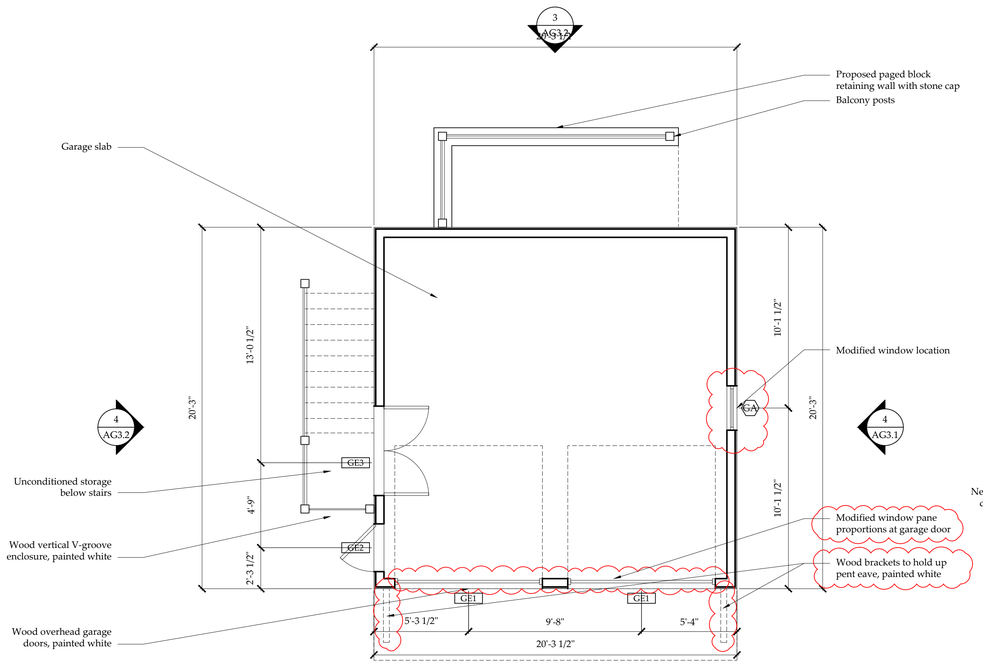
General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

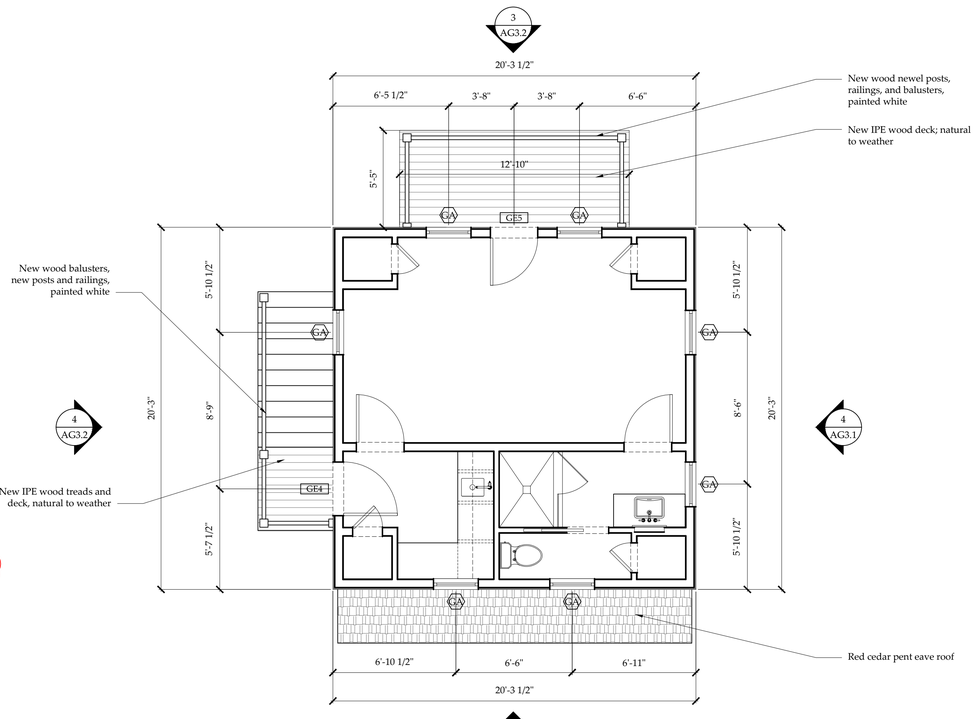


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"

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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Nantucket, MA 02554

Garage
Existing/Proposed
Floor Plans

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

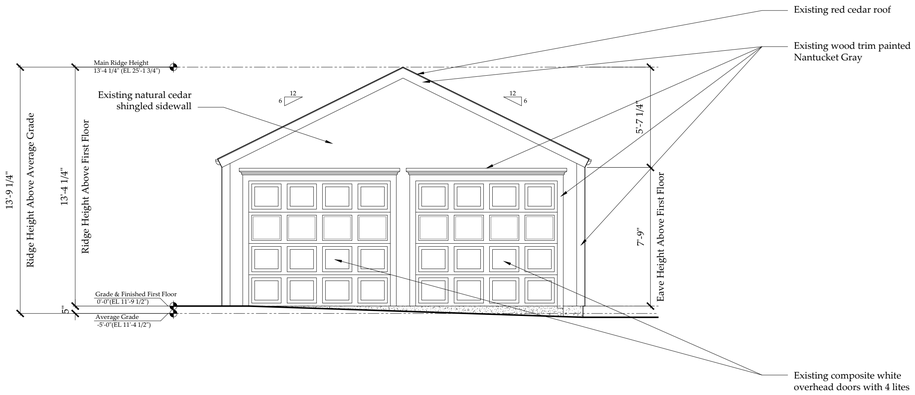
Project number: 23-62

AG2.1

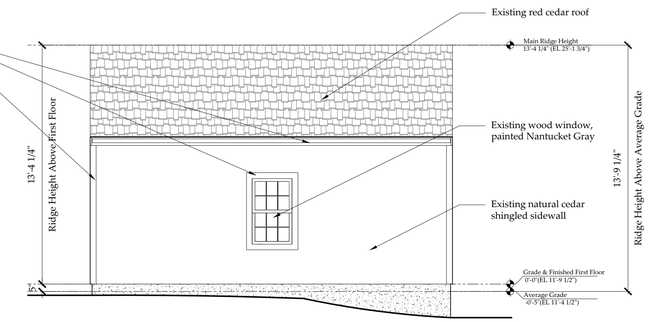
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

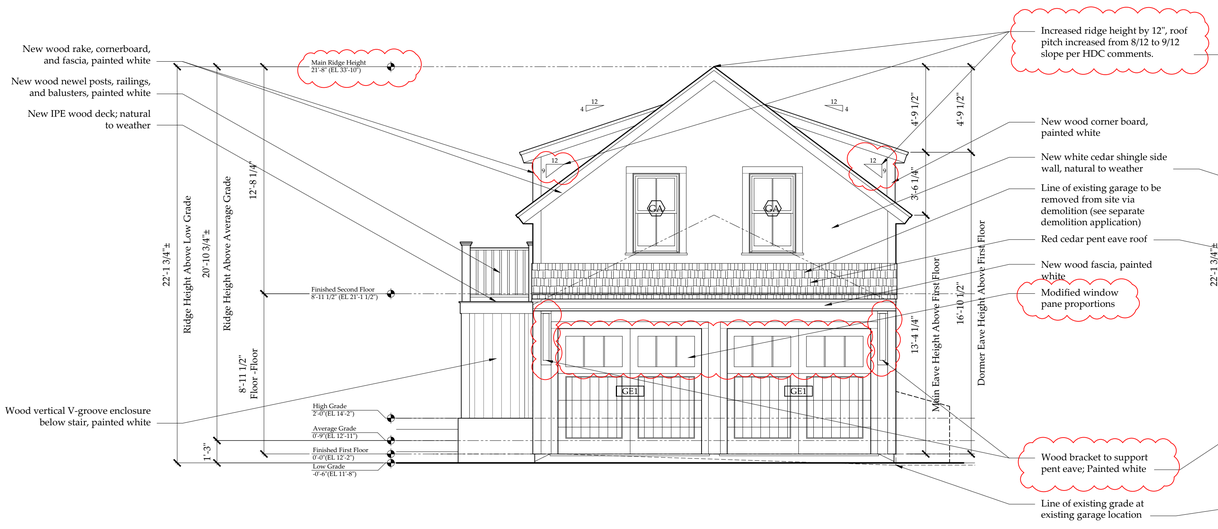


1 Existing Garage South Elevation
Scale: 1/4" = 1'-0"

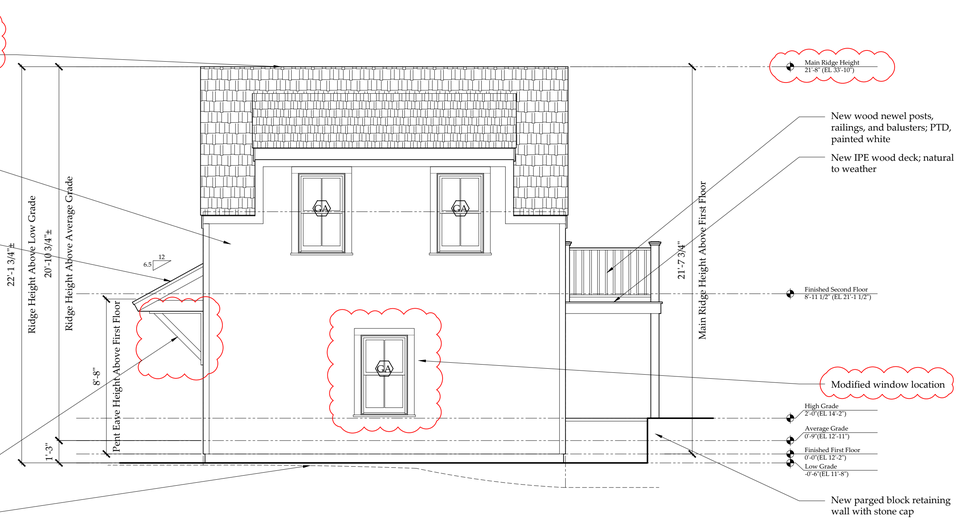


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

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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39 Quaise Road
Nantucket, MA 02554

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

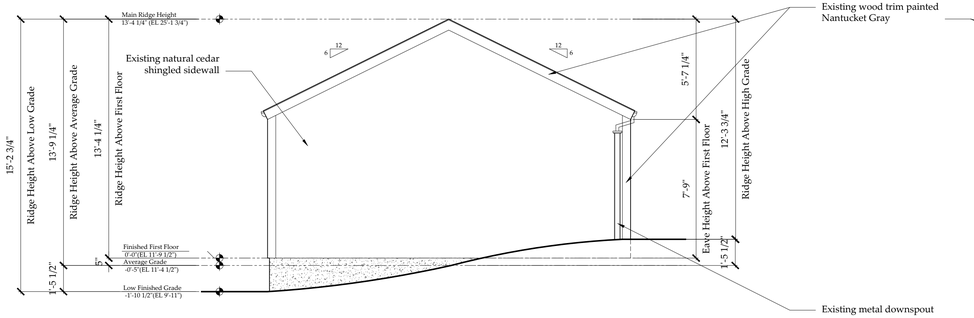
Project number: 23-62

AG3.1

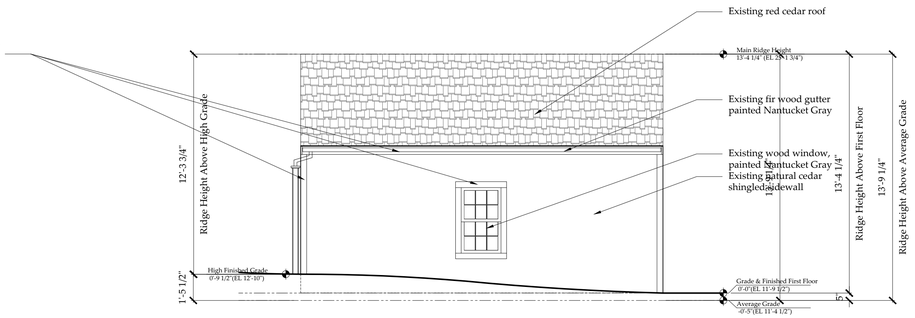
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

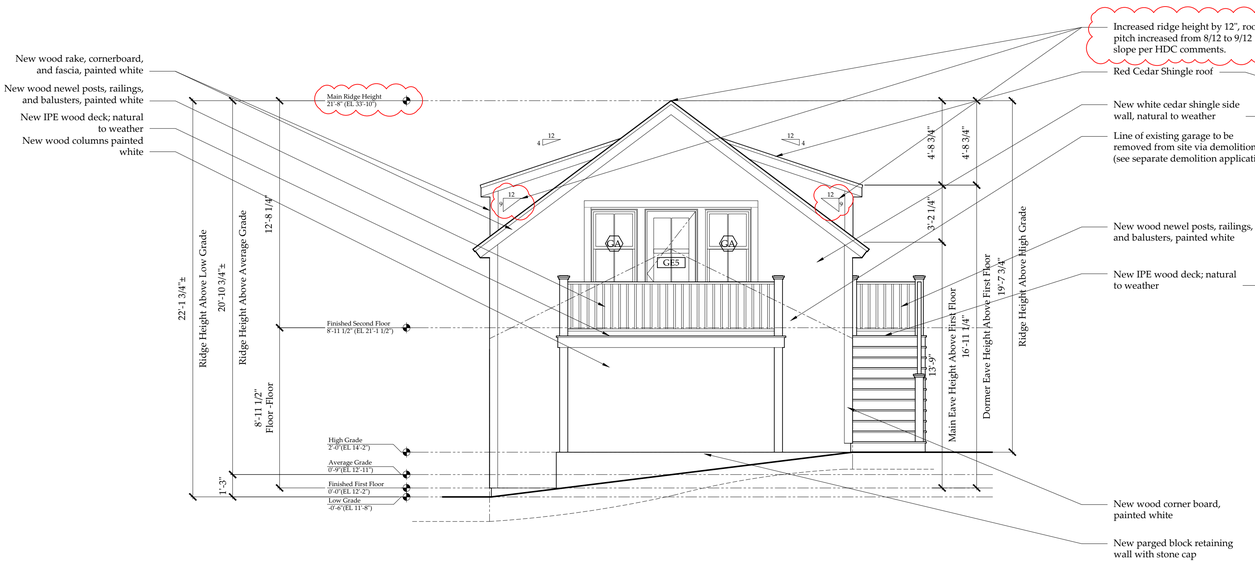


1 Existing Garage North Elevation
Scale: 1/4" = 1'-0"

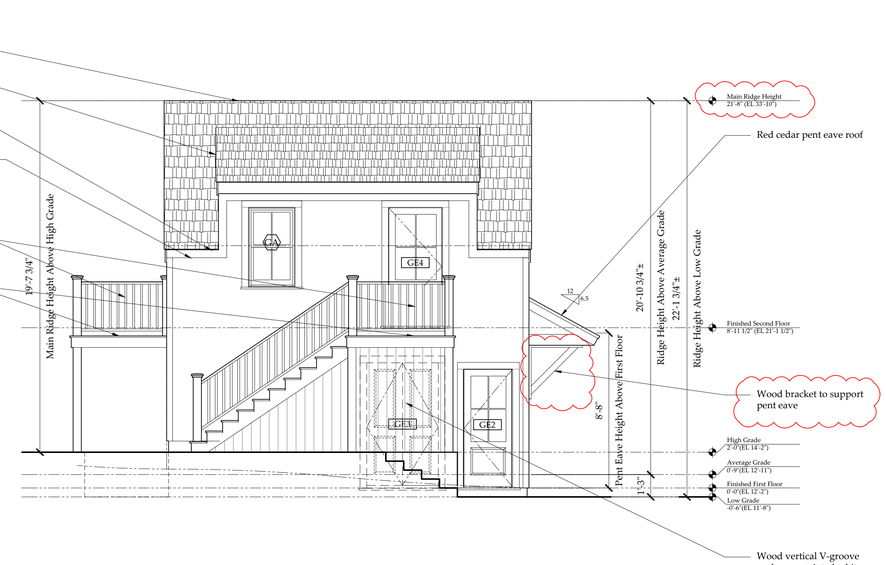


2 Existing Garage West Elevation
Scale: 1/4" = 1'-0"

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'

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

Garage
Existing/Proposed Elevations

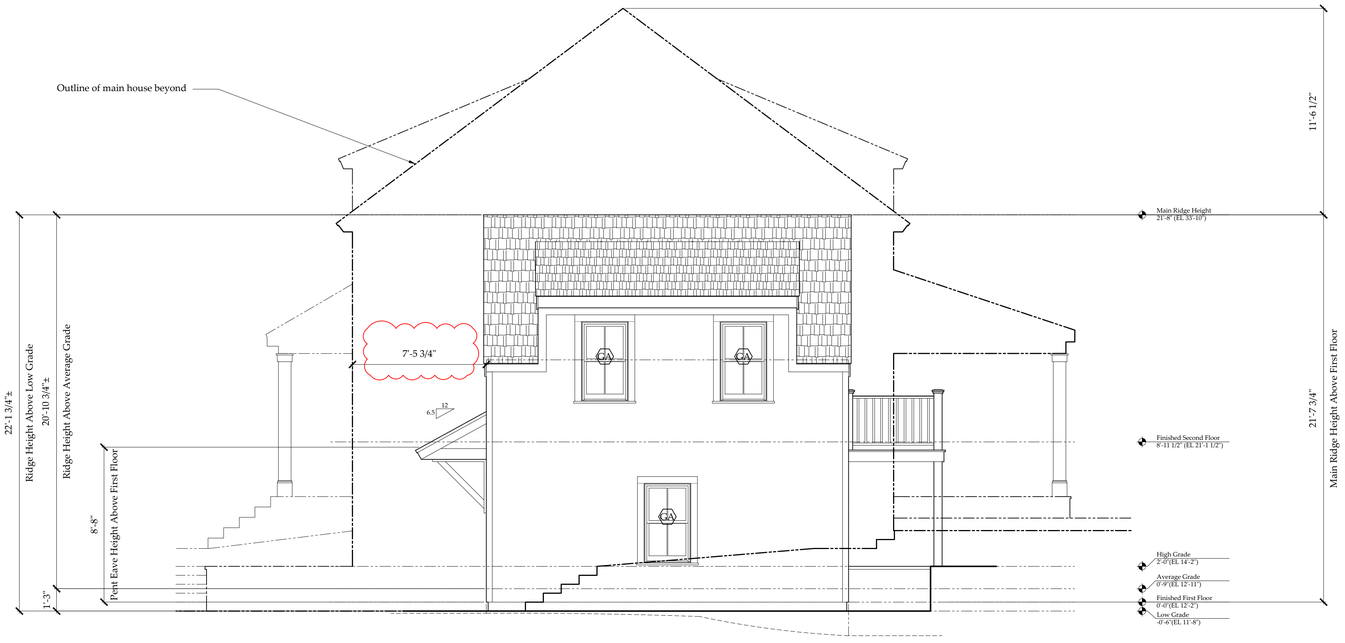
GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG3.2

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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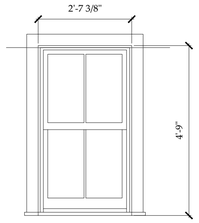
Garage
Proposed East Elevation with Main House

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*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

AG3.3

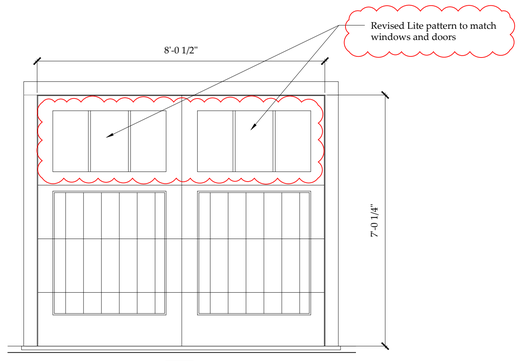


GA

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

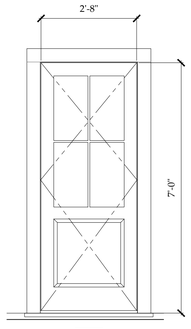
1 Proposed Window Types
Scale: 1/2" = 1'-0"



GE1

Unit Specifications

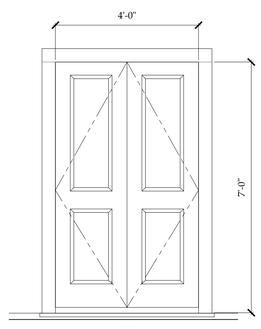
Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



GE2

Unit Specifications

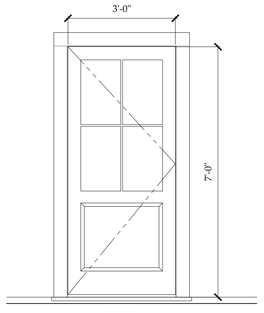
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	



GE3

Unit Specifications

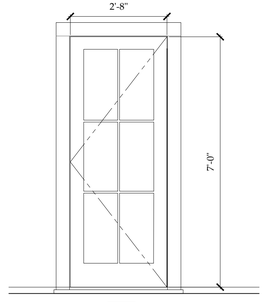
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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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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)

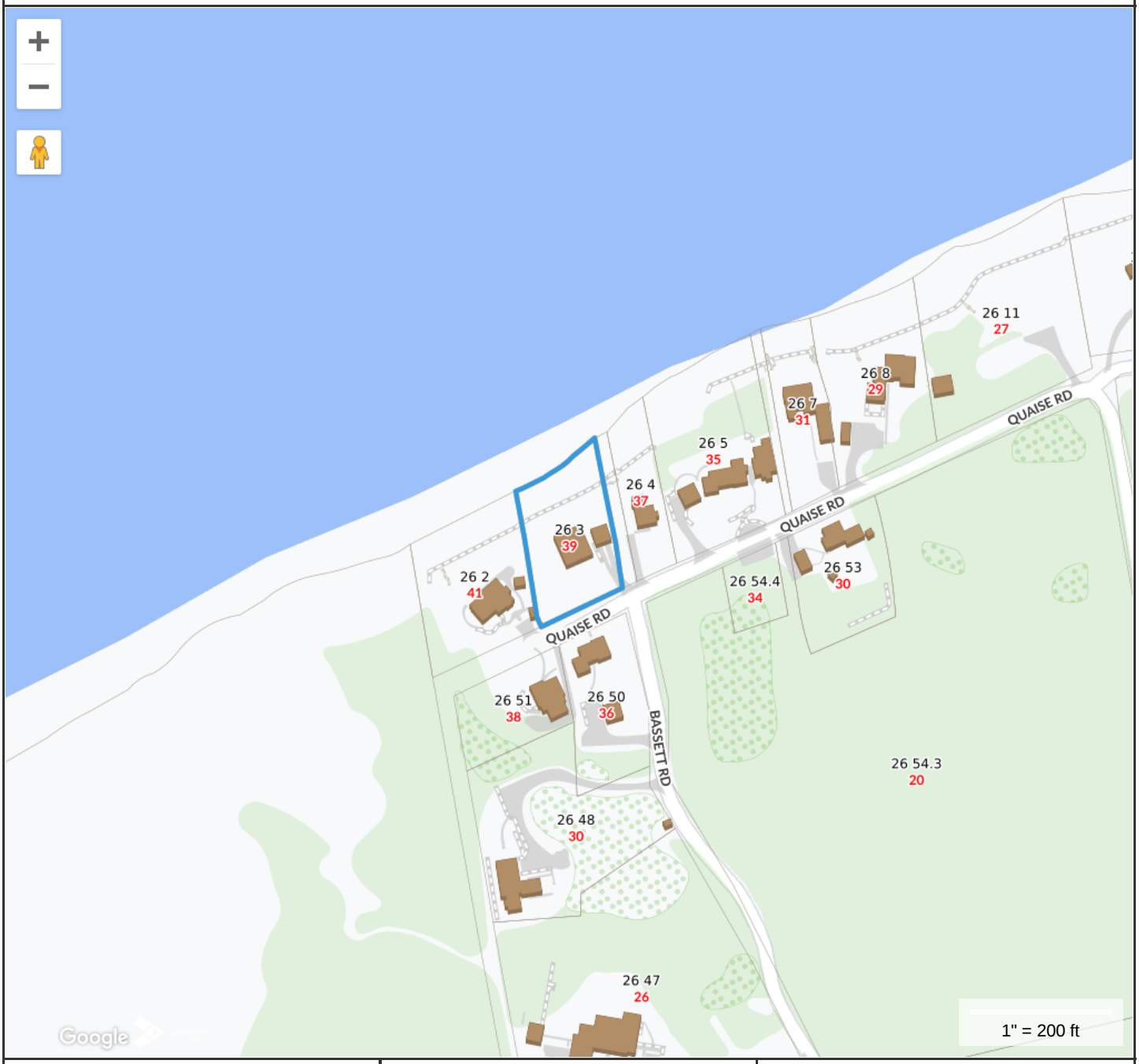
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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

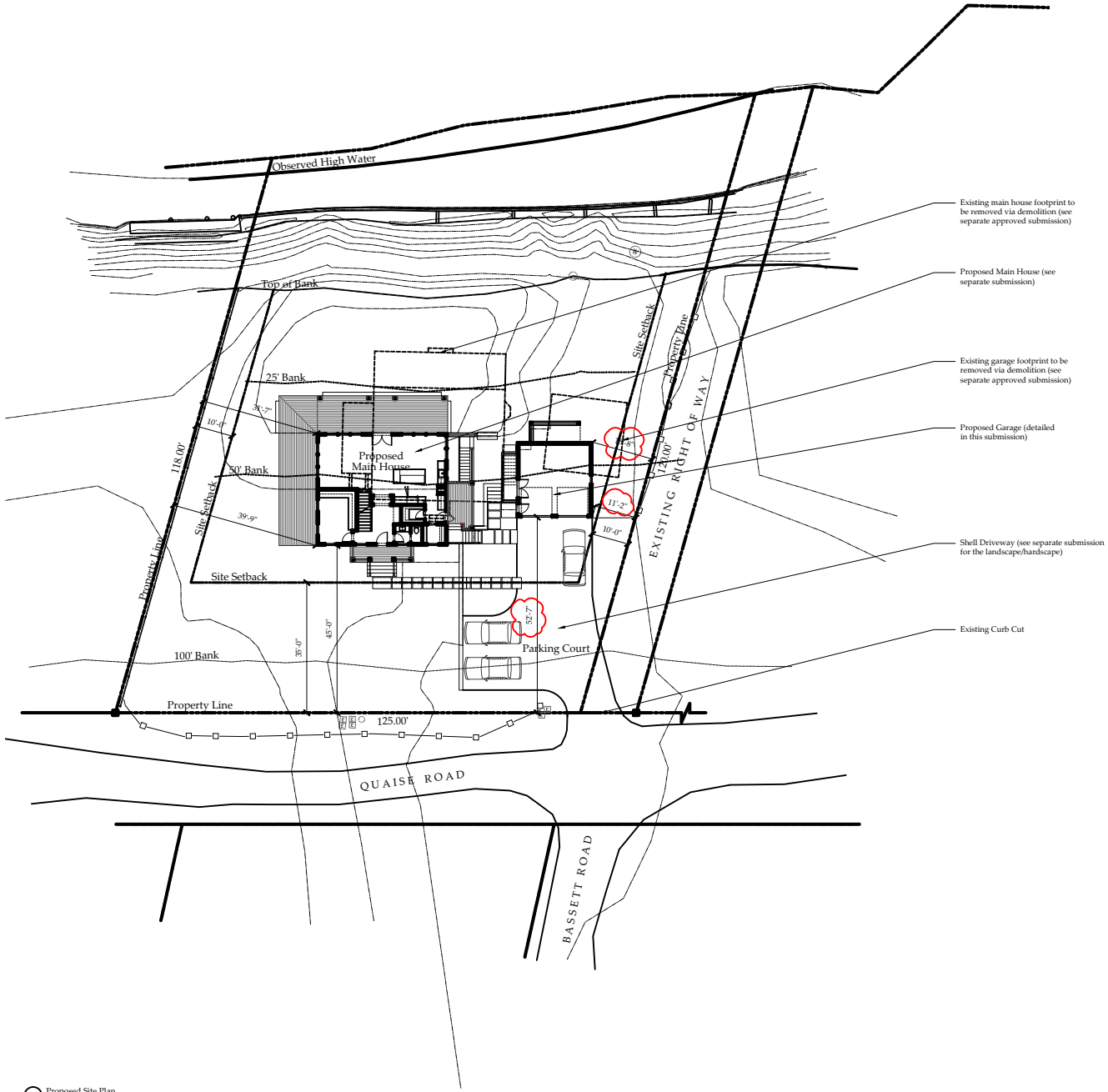
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



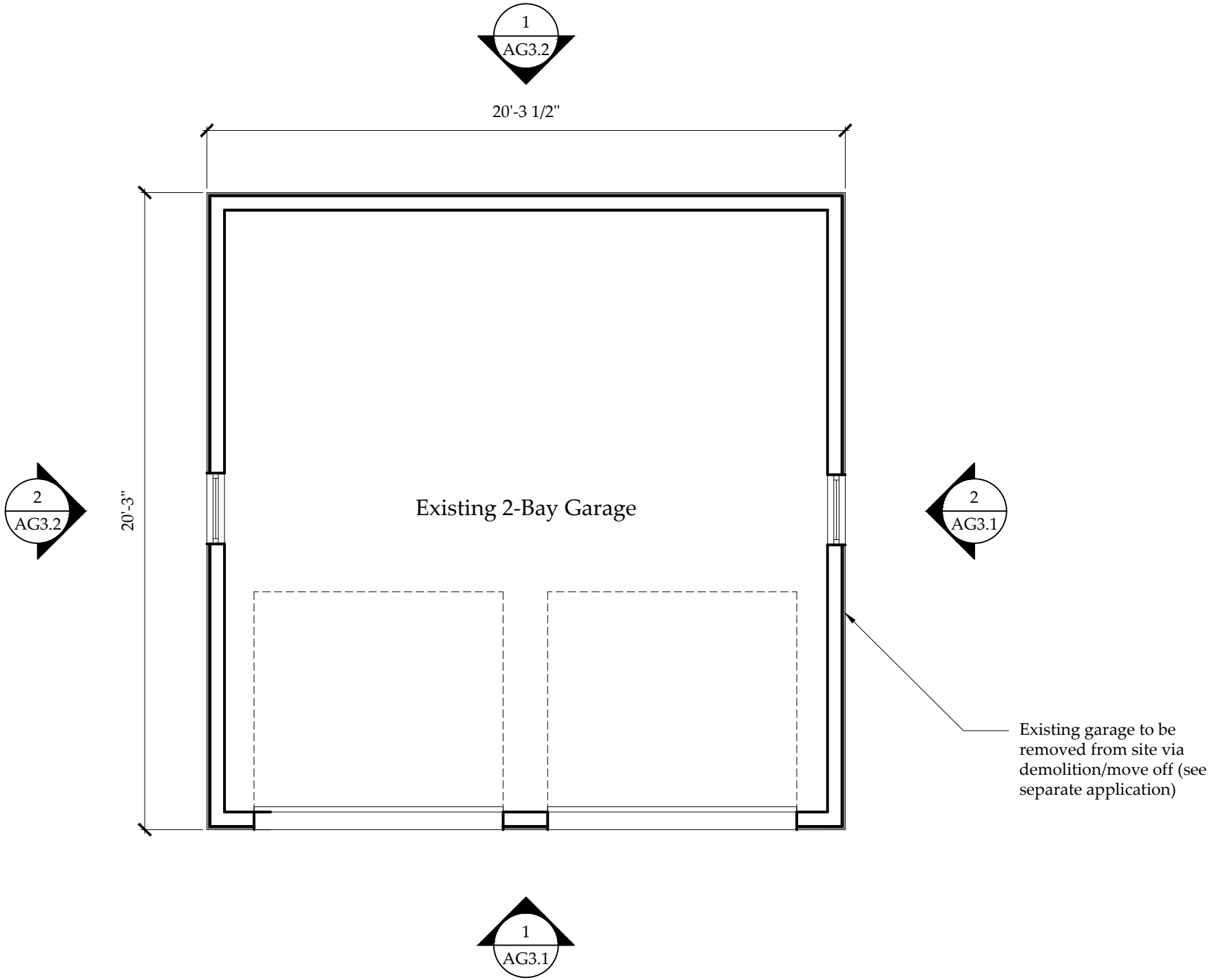
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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'

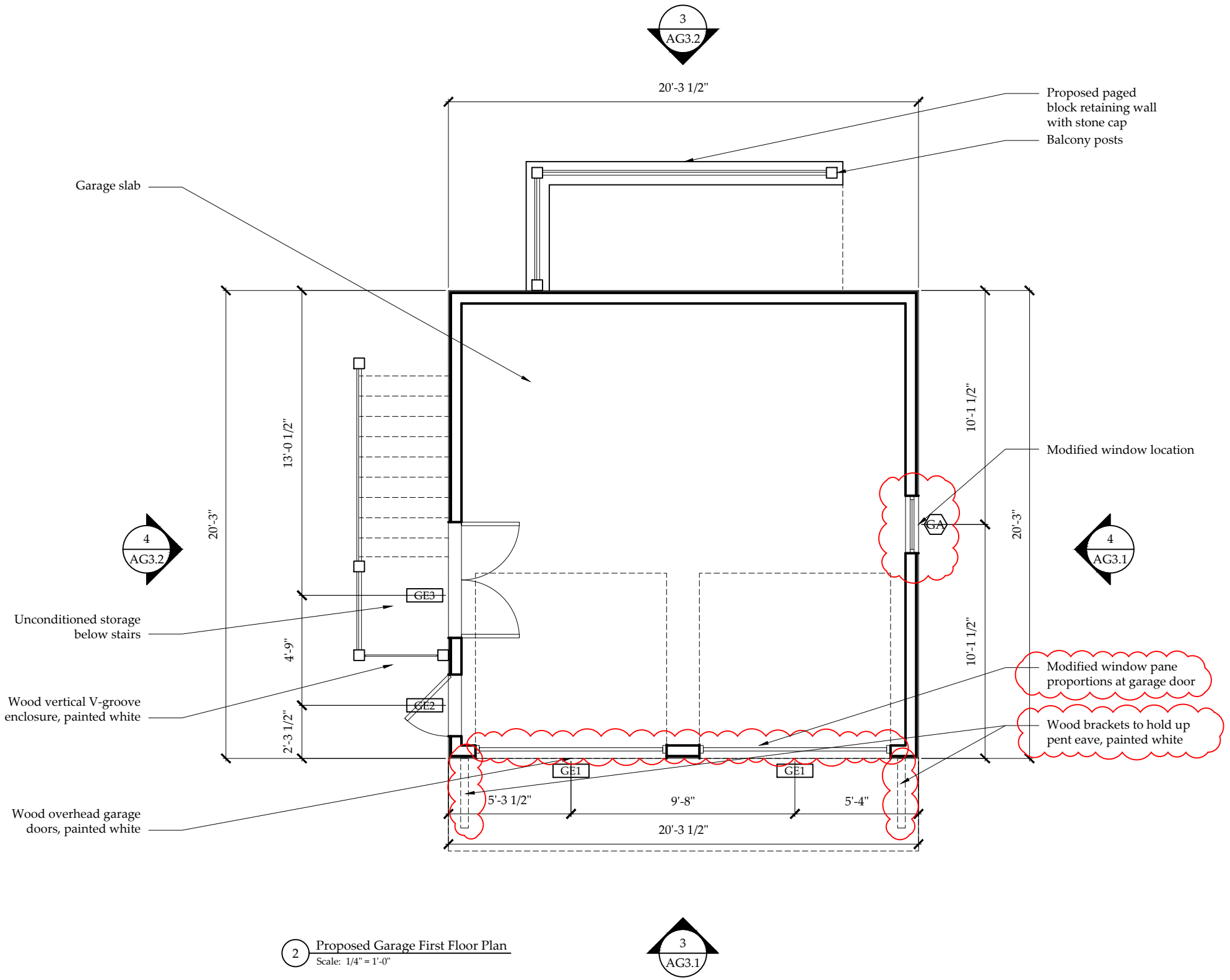
Project North True North

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

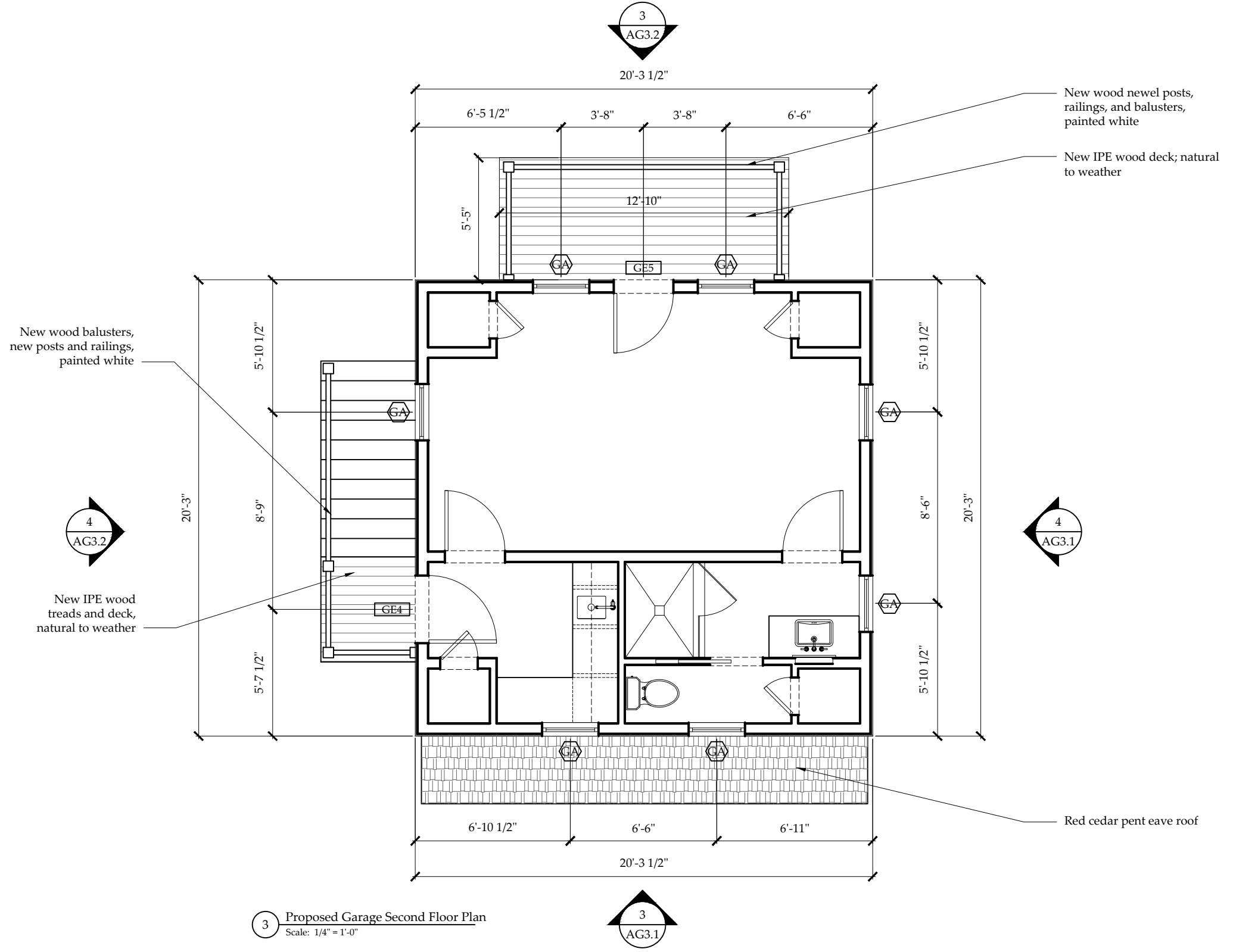


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"



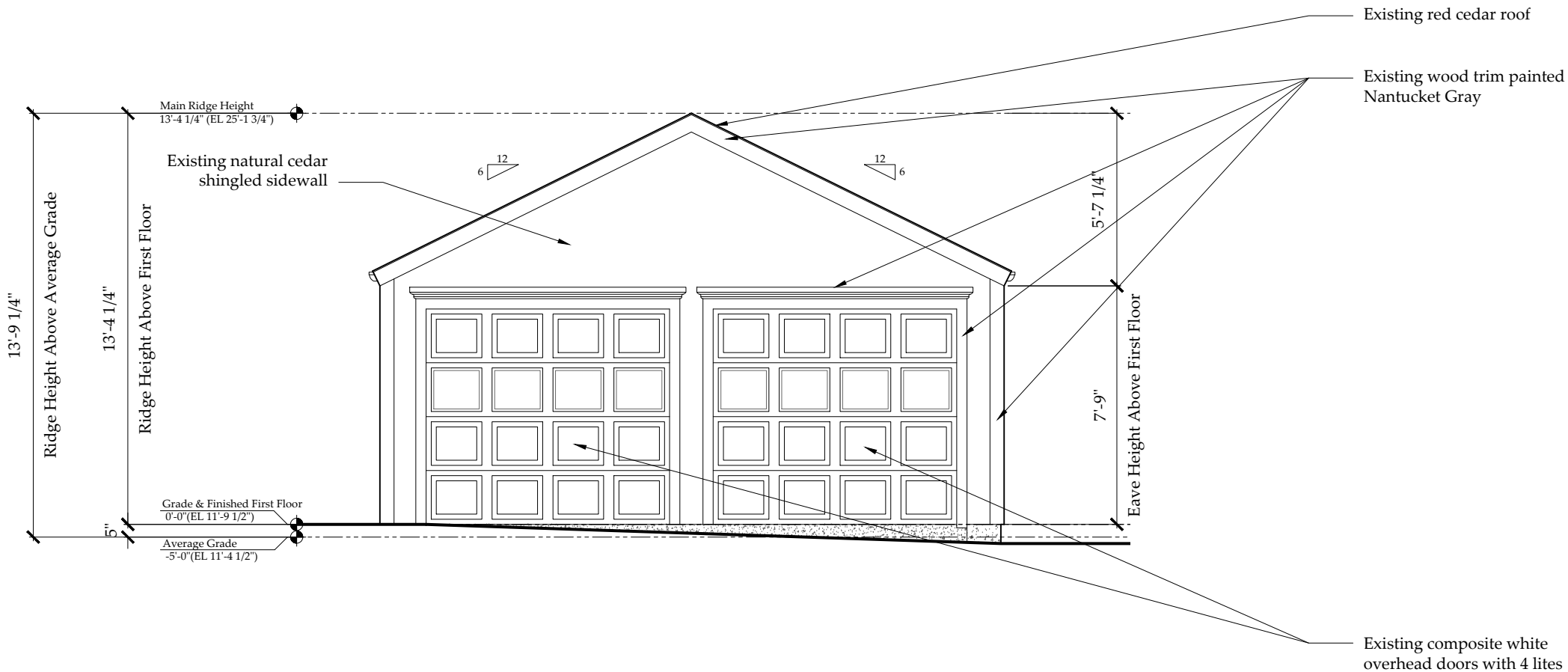
2 Proposed Garage First Floor Plan

Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan

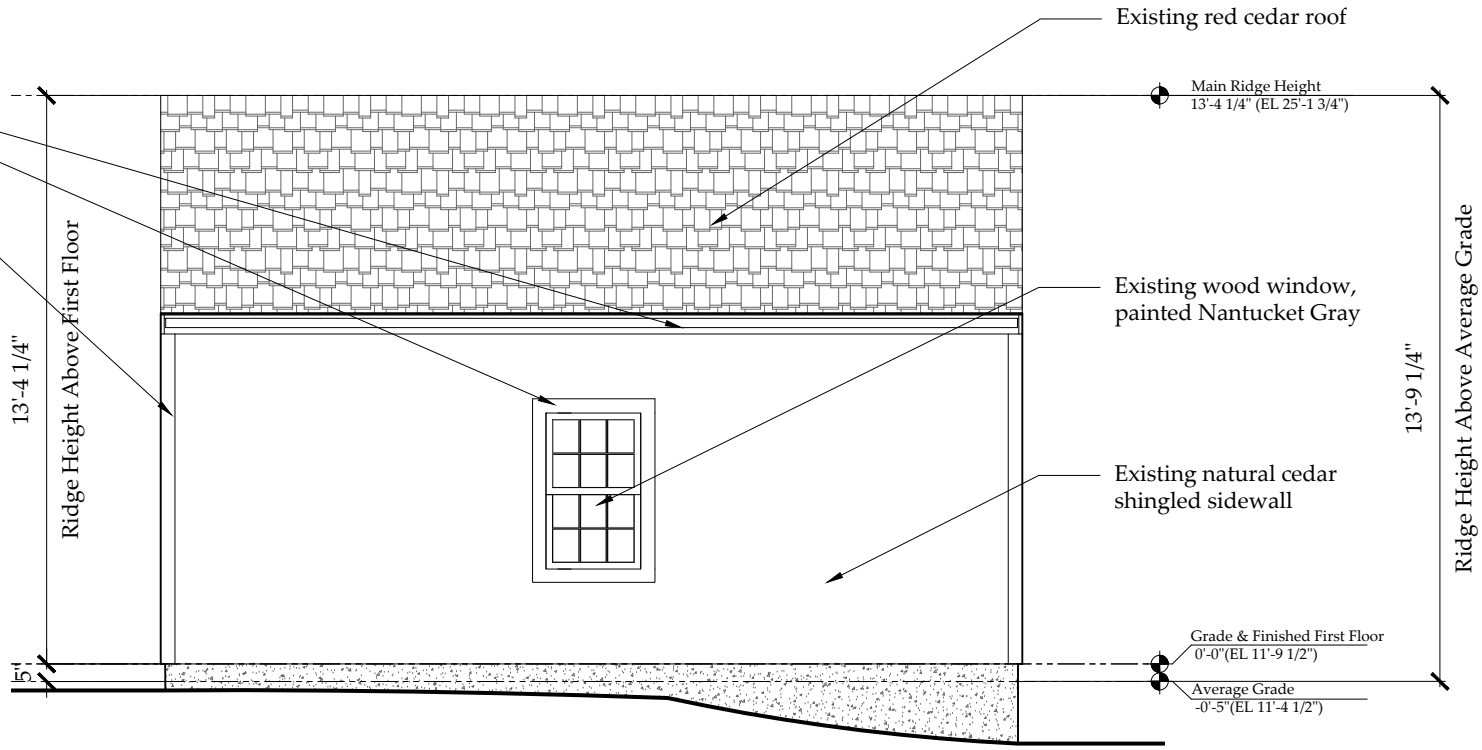
Scale: 1/4" = 1'-0"



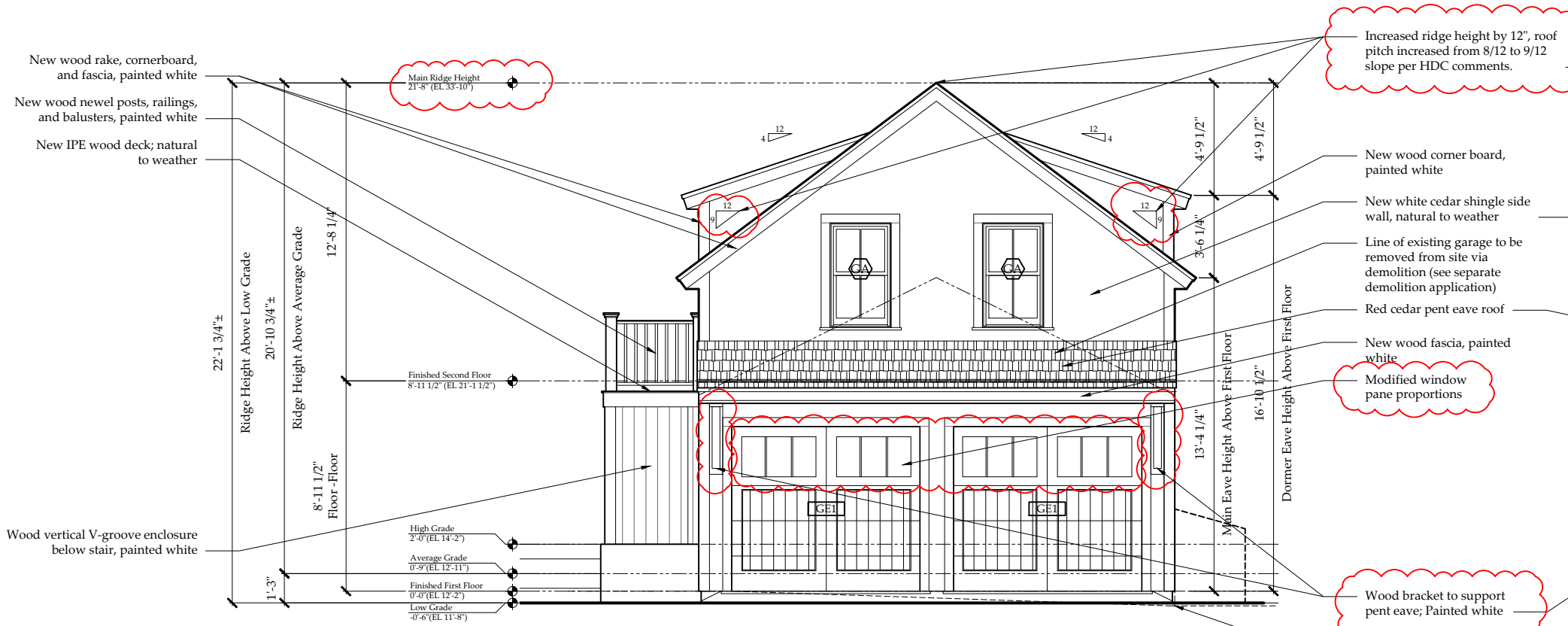
1 Existing Garage South Elevation

Scale: 1/4" = 1'-0"

- Existing red cedar roof
- Existing wood trim painted Nantucket Gray
- Existing composite white overhead doors with 4 lites

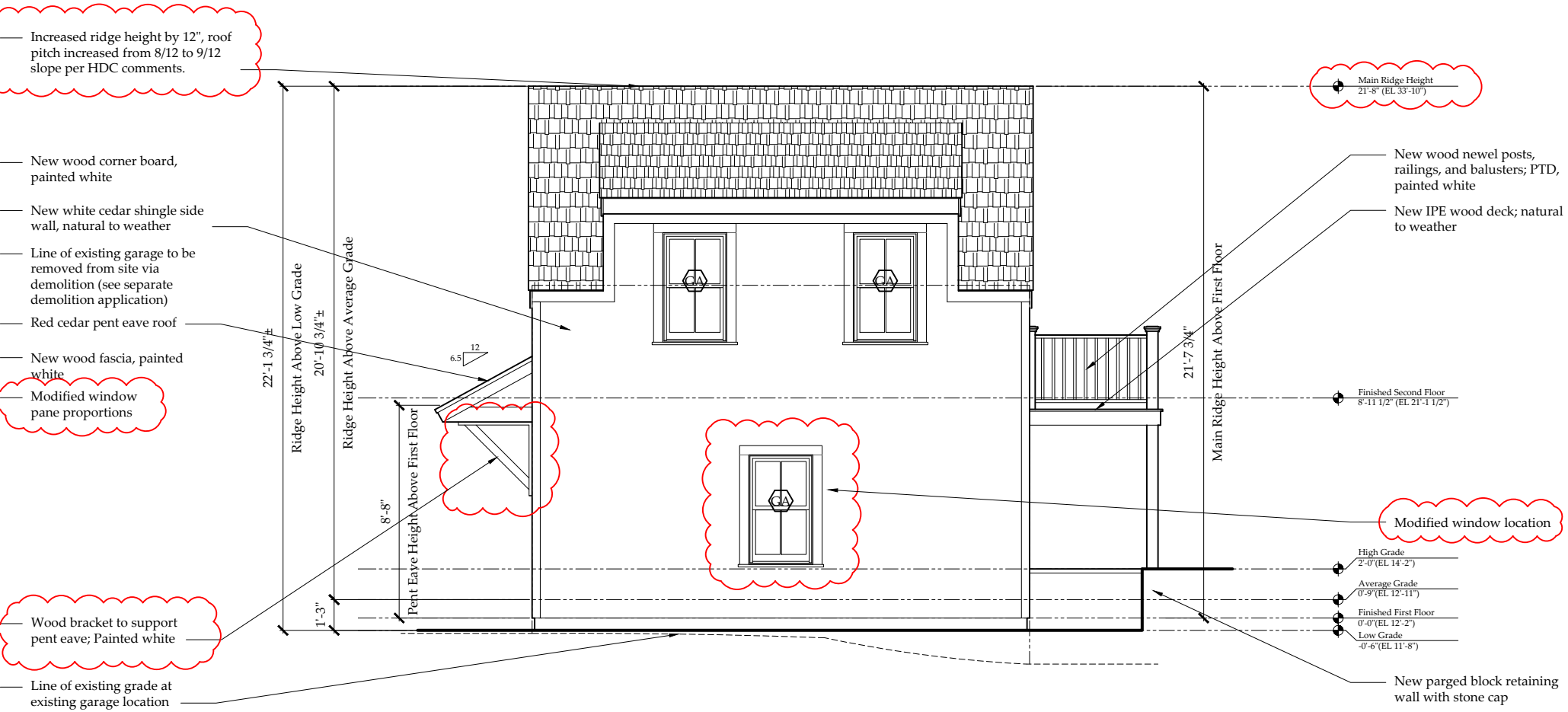


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

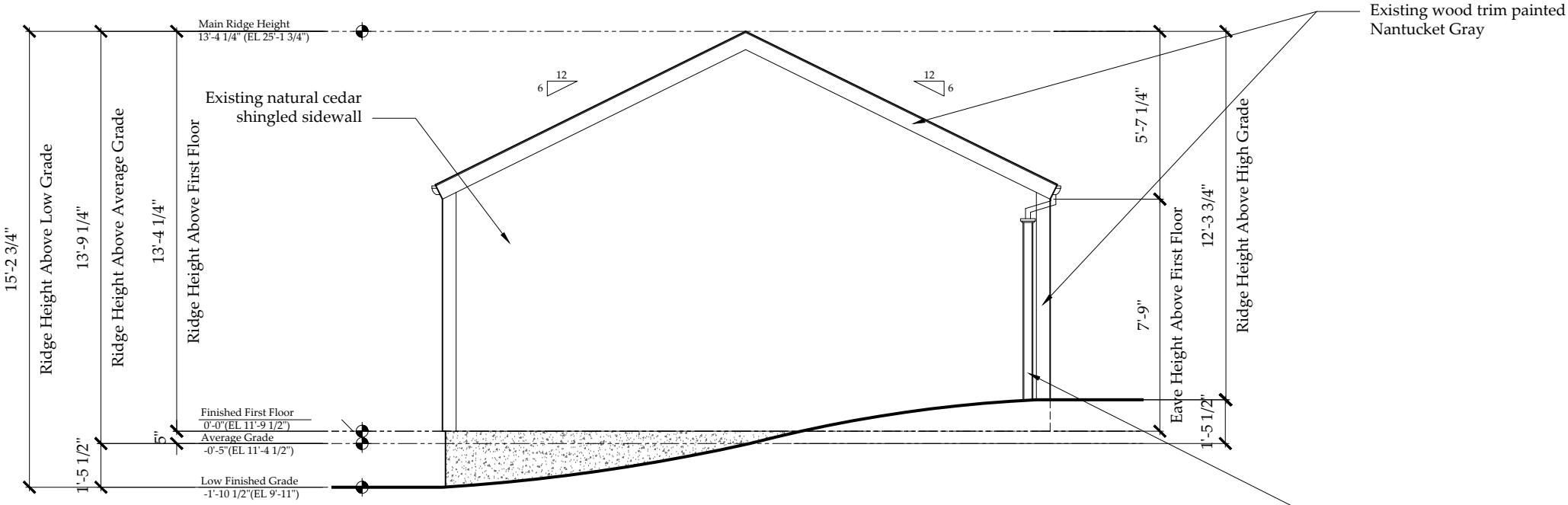


3 Proposed Garage South Elevation

Scale: 1/4" = 1'-0"

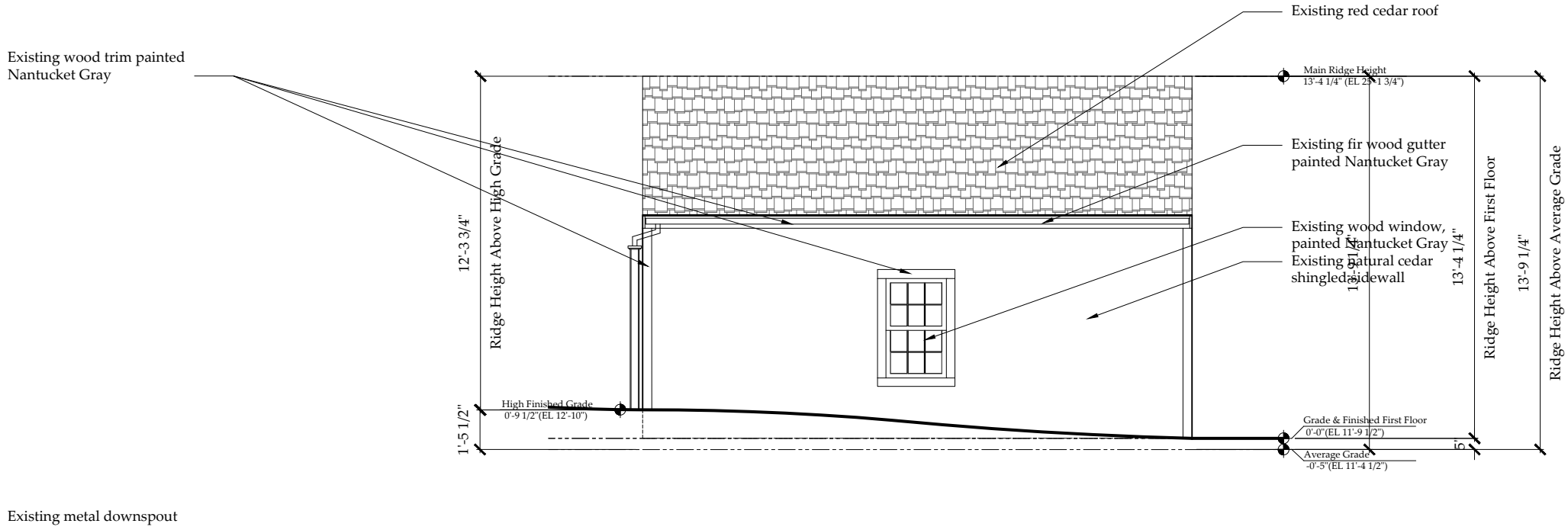


4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



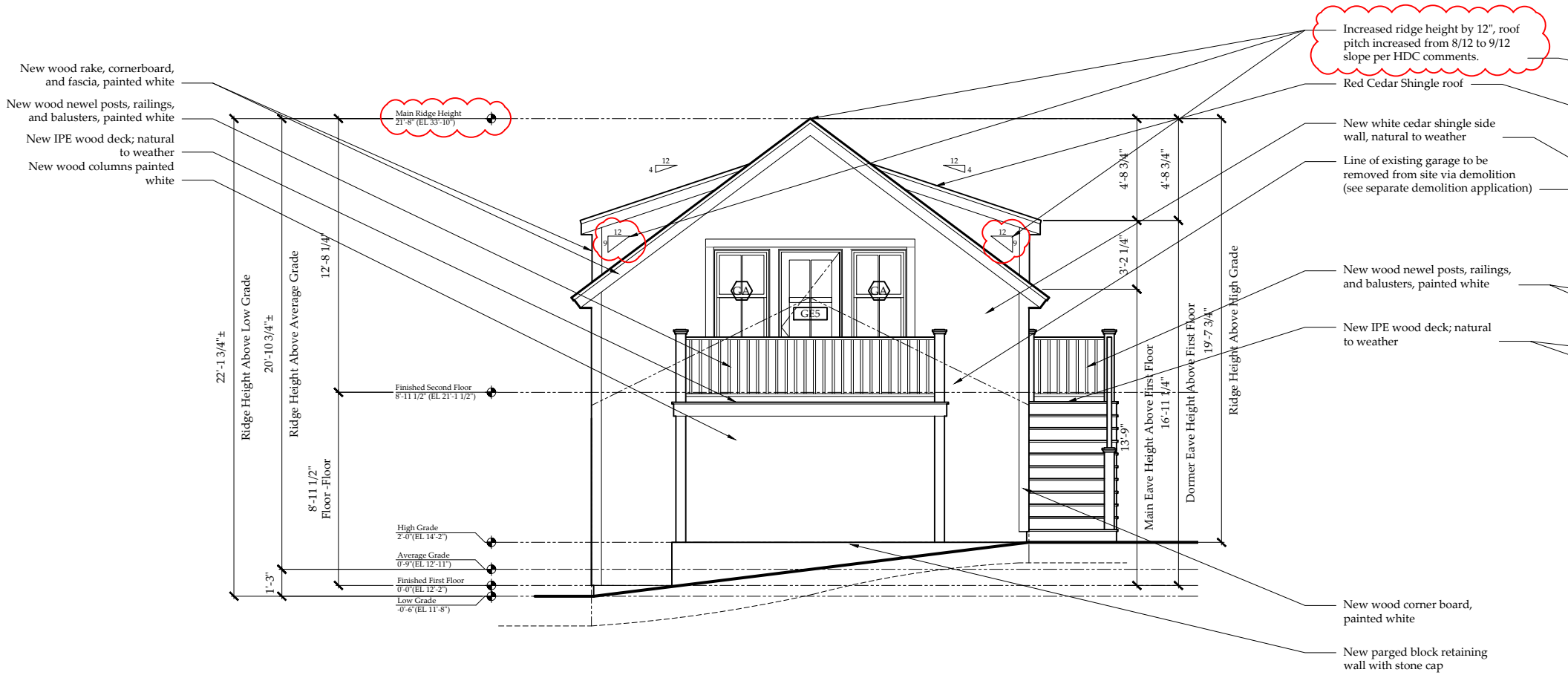
1 Existing Garage North Elevation

Scale: 1/4" = 1'-0"

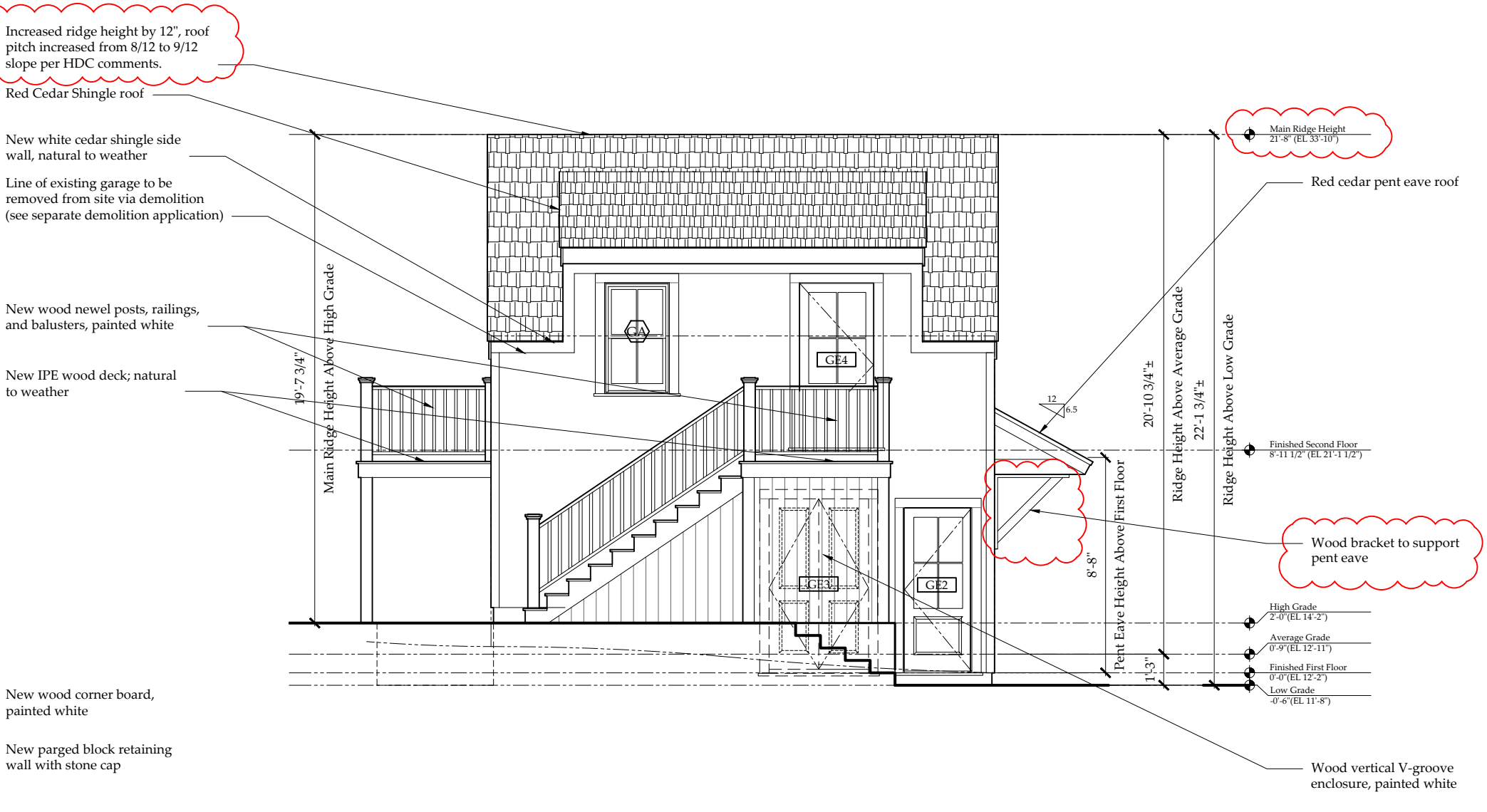


2 Existing Garage West Elevation

Scale: 1/4" = 1'-0"

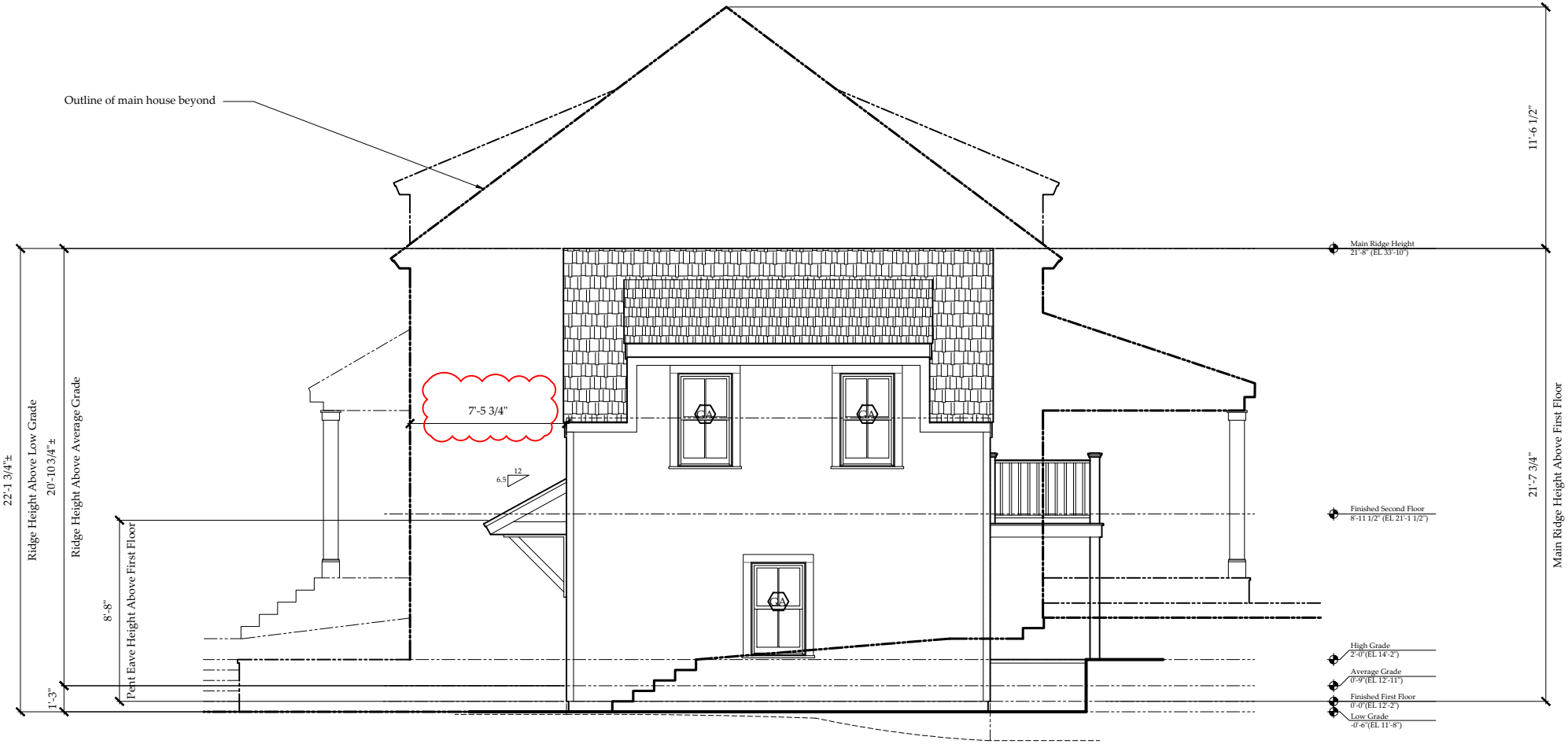


3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



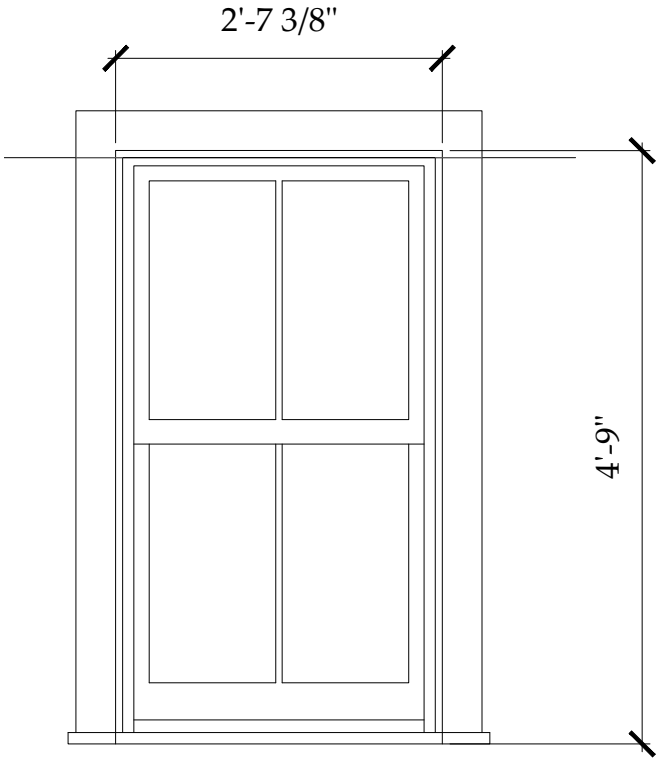
4 Proposed Garage West Elevation

Scale: 1/4" = 1'-0"



1 Proposed Garage East Elevation with Main House

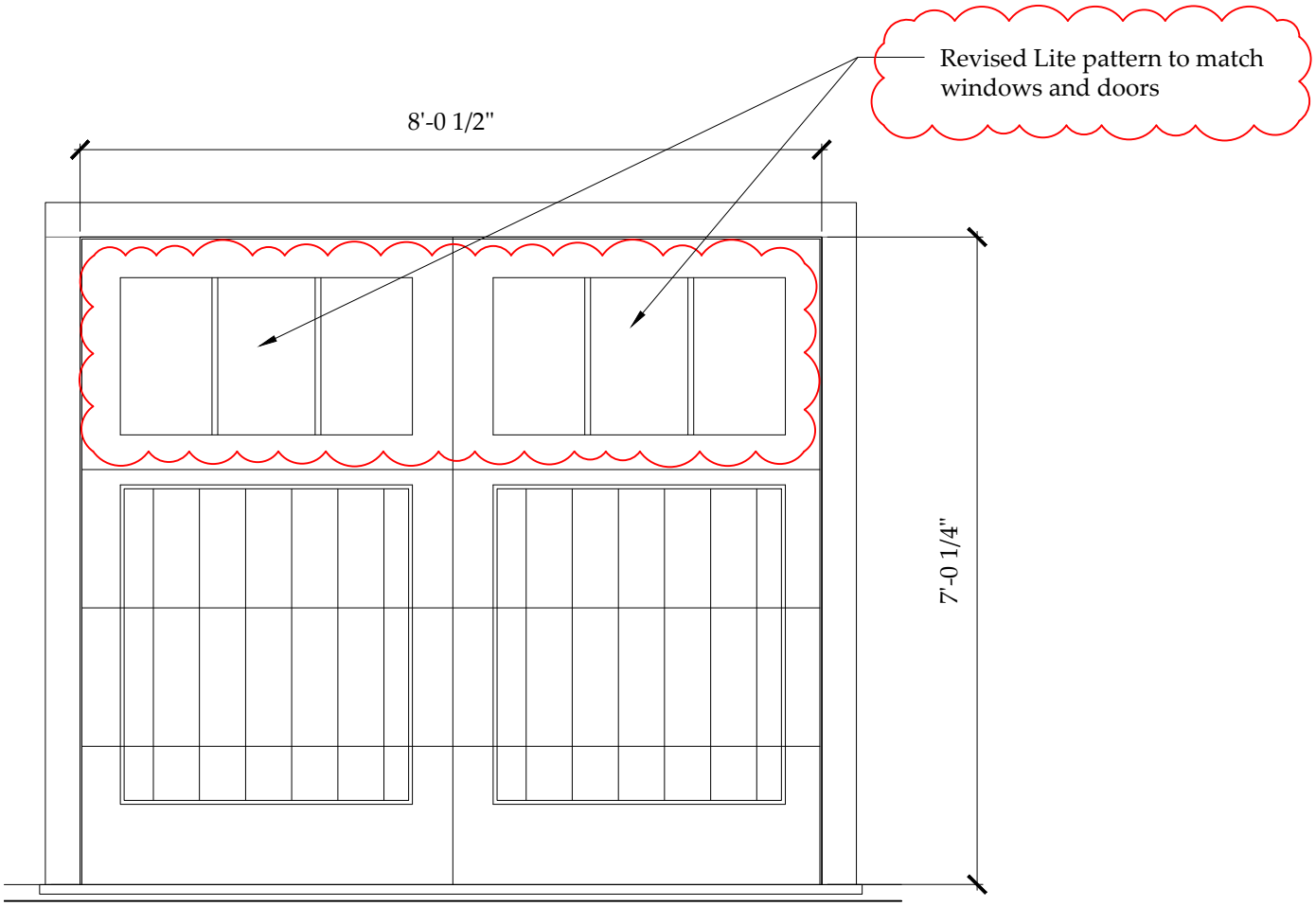
Scale: 1/4" = 1'-0"



GA

Unit Specifications

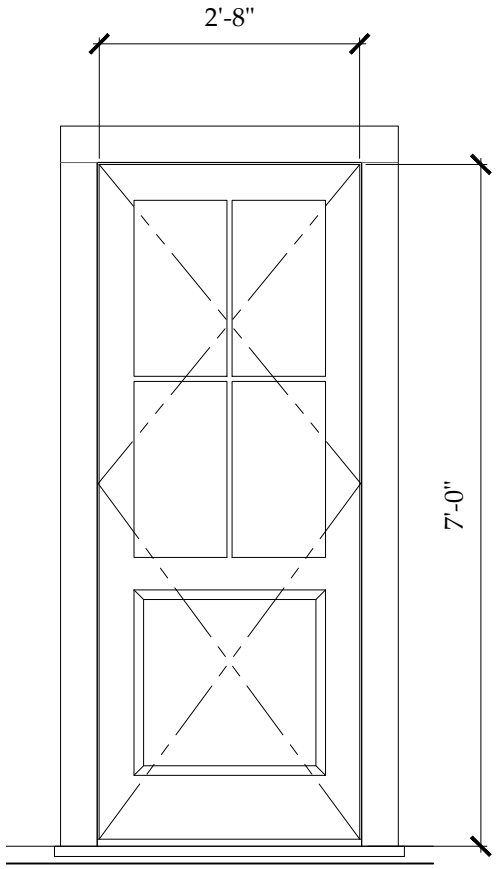
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated 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



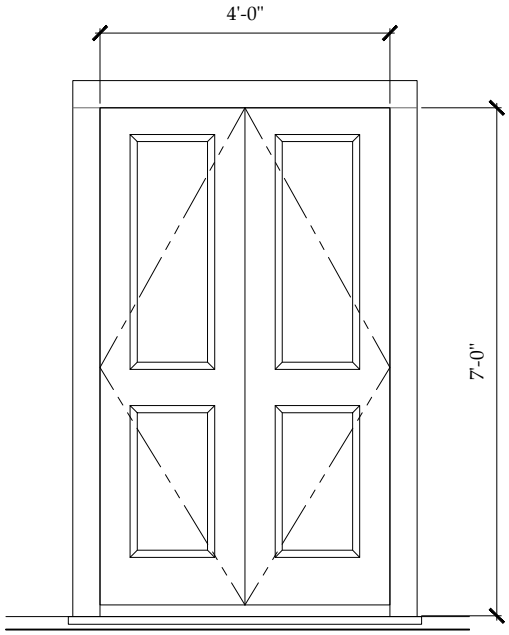
GE2

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

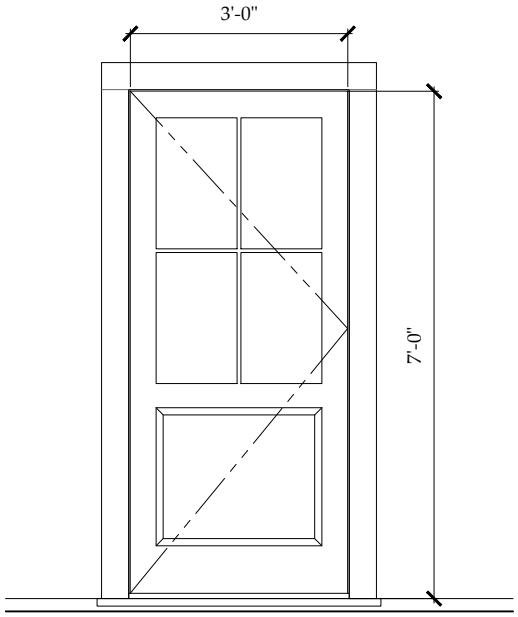
Scale: 1/2" = 1'-0"



GE3

Unit Specifications

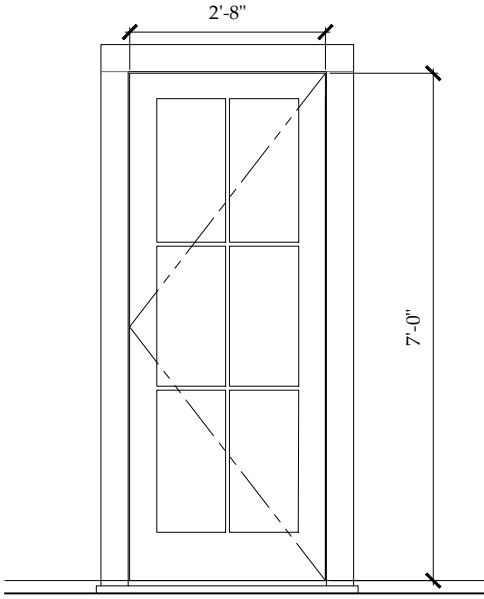
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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 -	



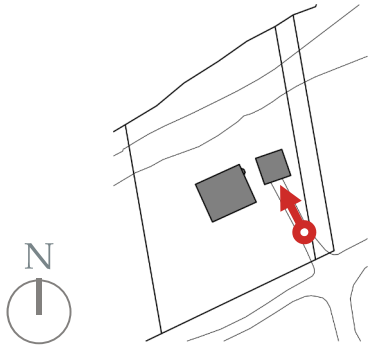
GE5

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 -	



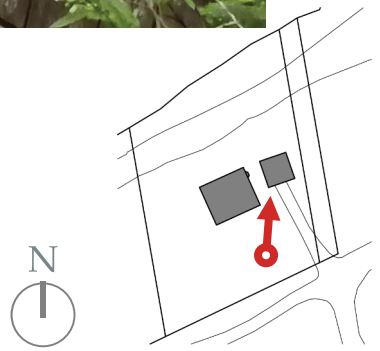
EXISTING South Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



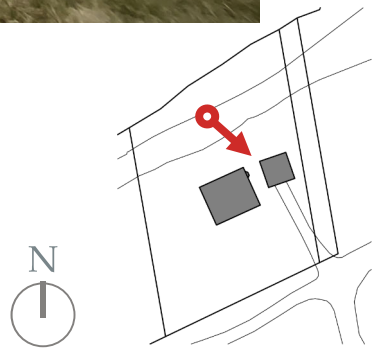
EXISTING Southwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



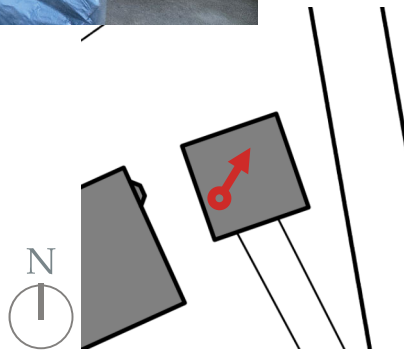
EXISTING Northwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



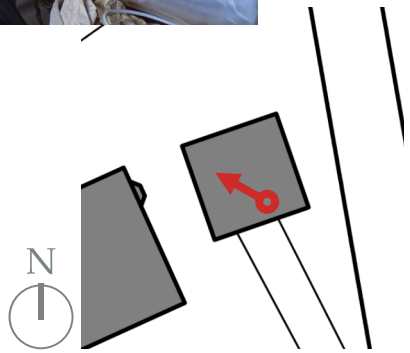
EXISTING North Wall - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



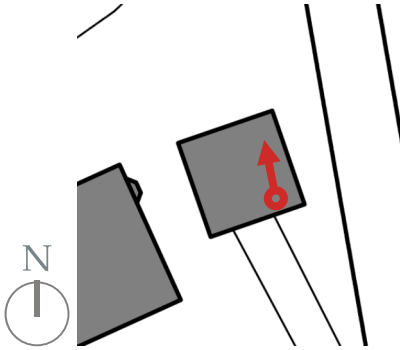
EXISTING West Wall and North West Corner - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



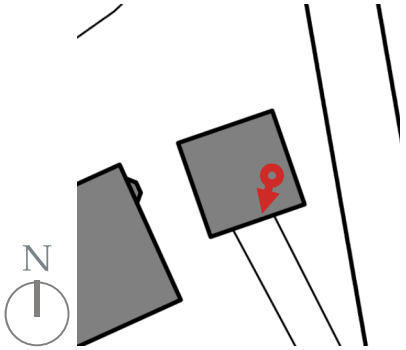
EXISTING East Wall - Garage Interior



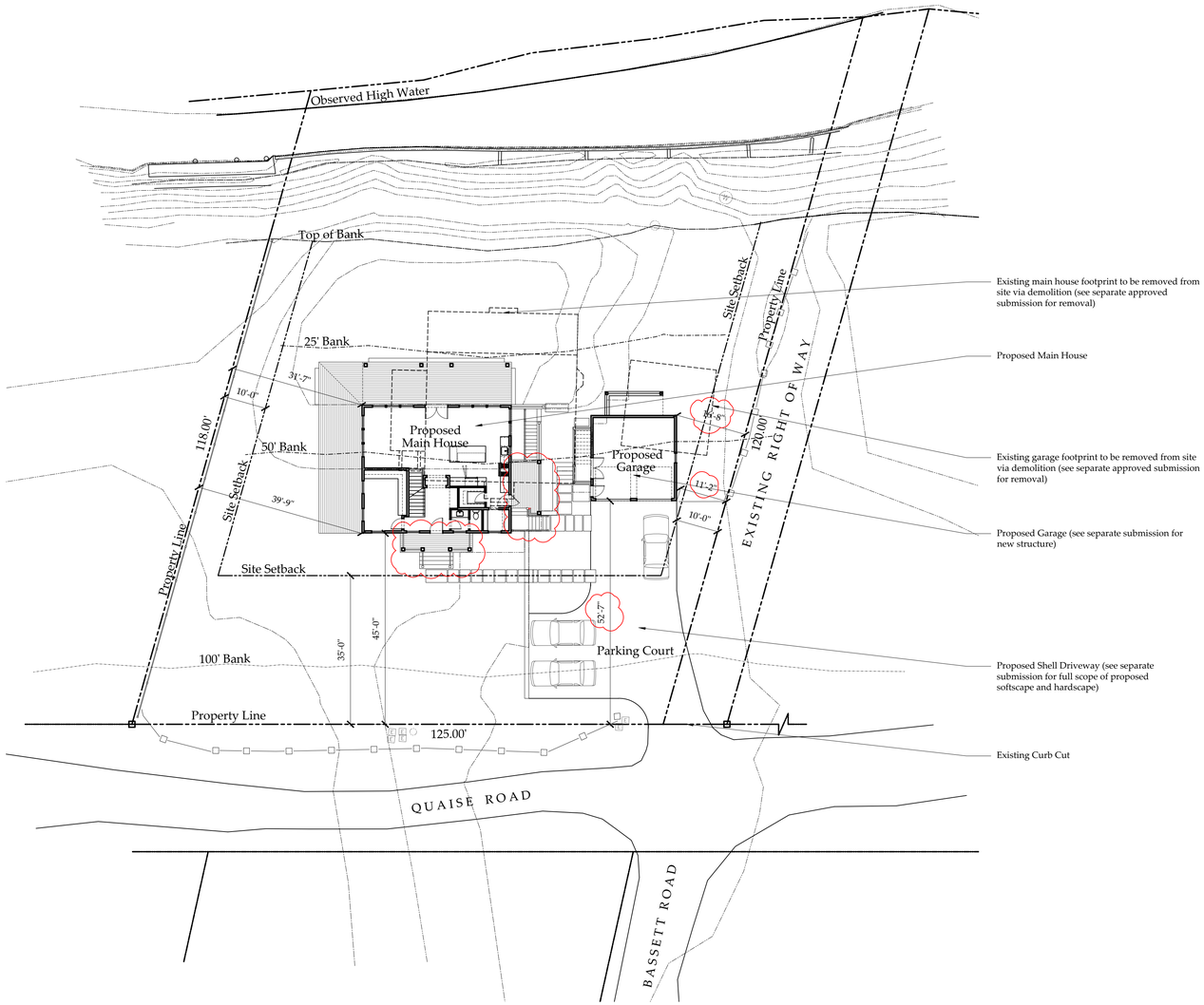
Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



EXISTING South Wall and Ceiling - Garage Interior

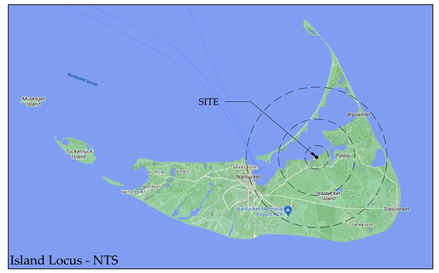


PROPOSED

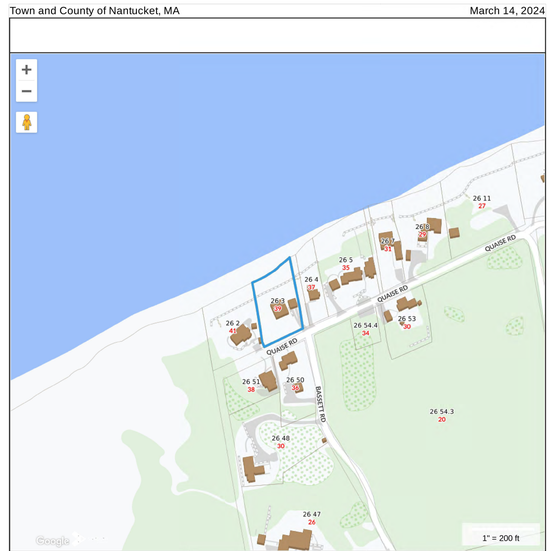


1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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

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Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
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SMITH & HUTTON
architecture • interior design

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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
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

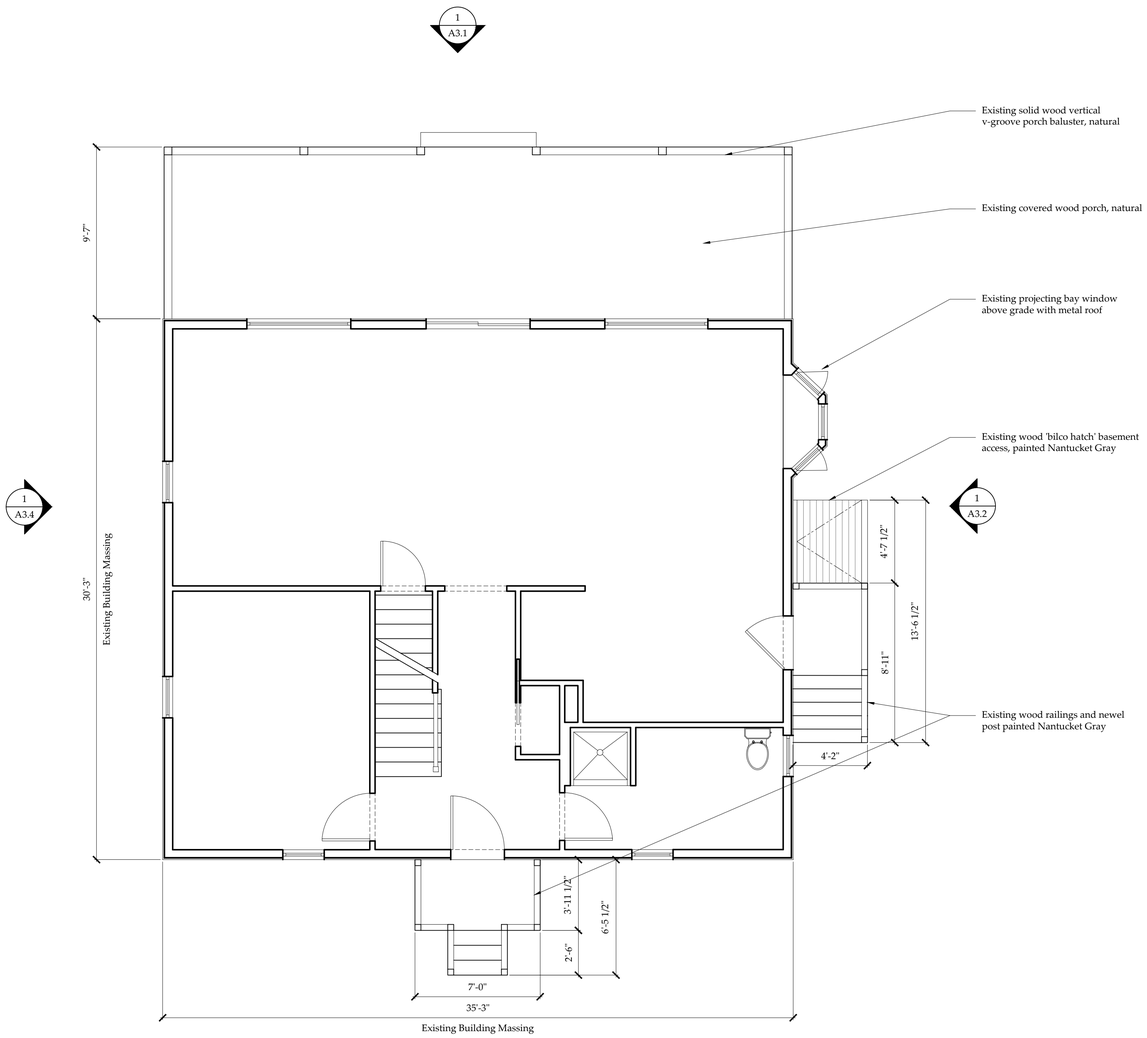
Project number: 23-62

A1.1

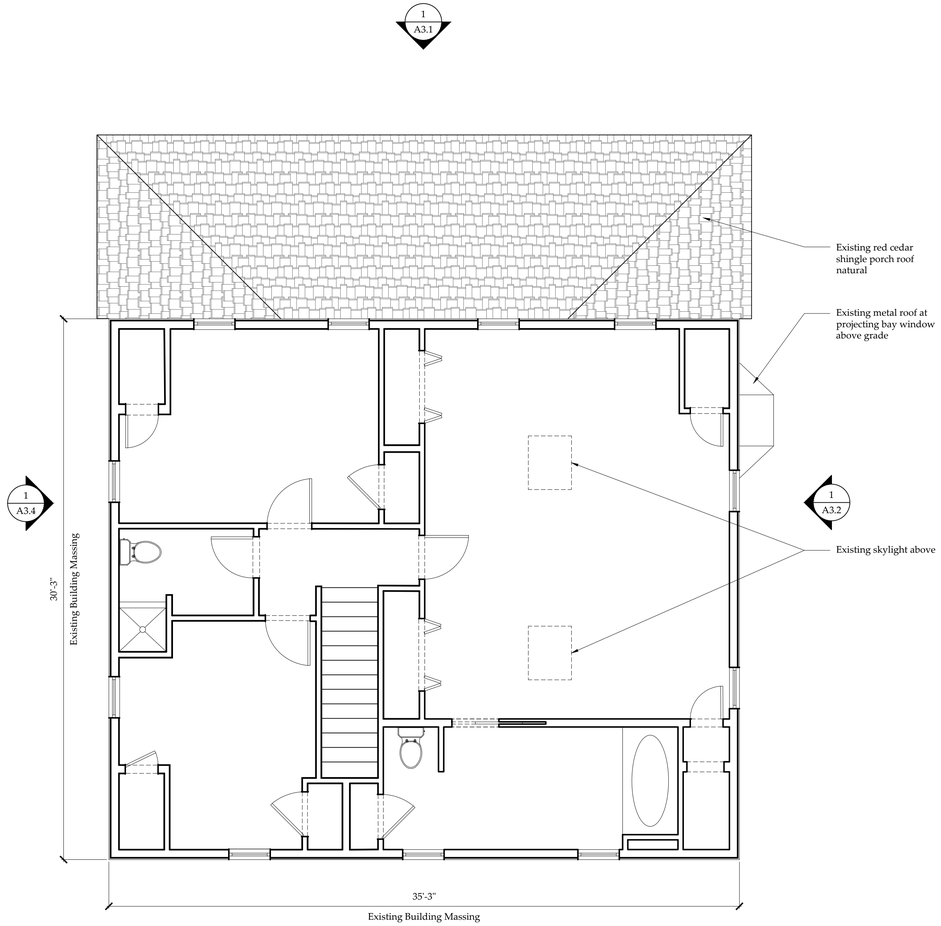
EXISTING

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

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

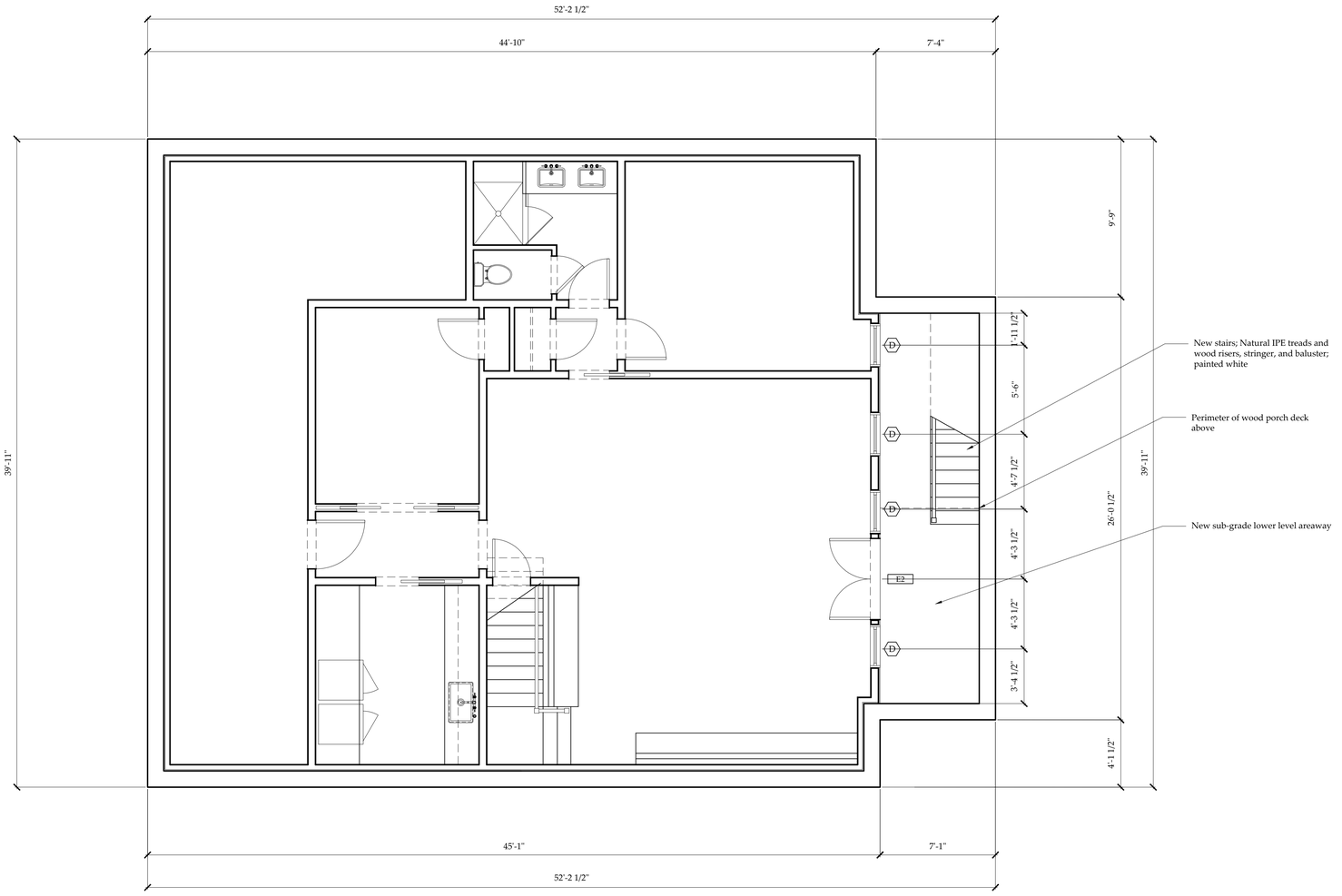
Project number: 23-62

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

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

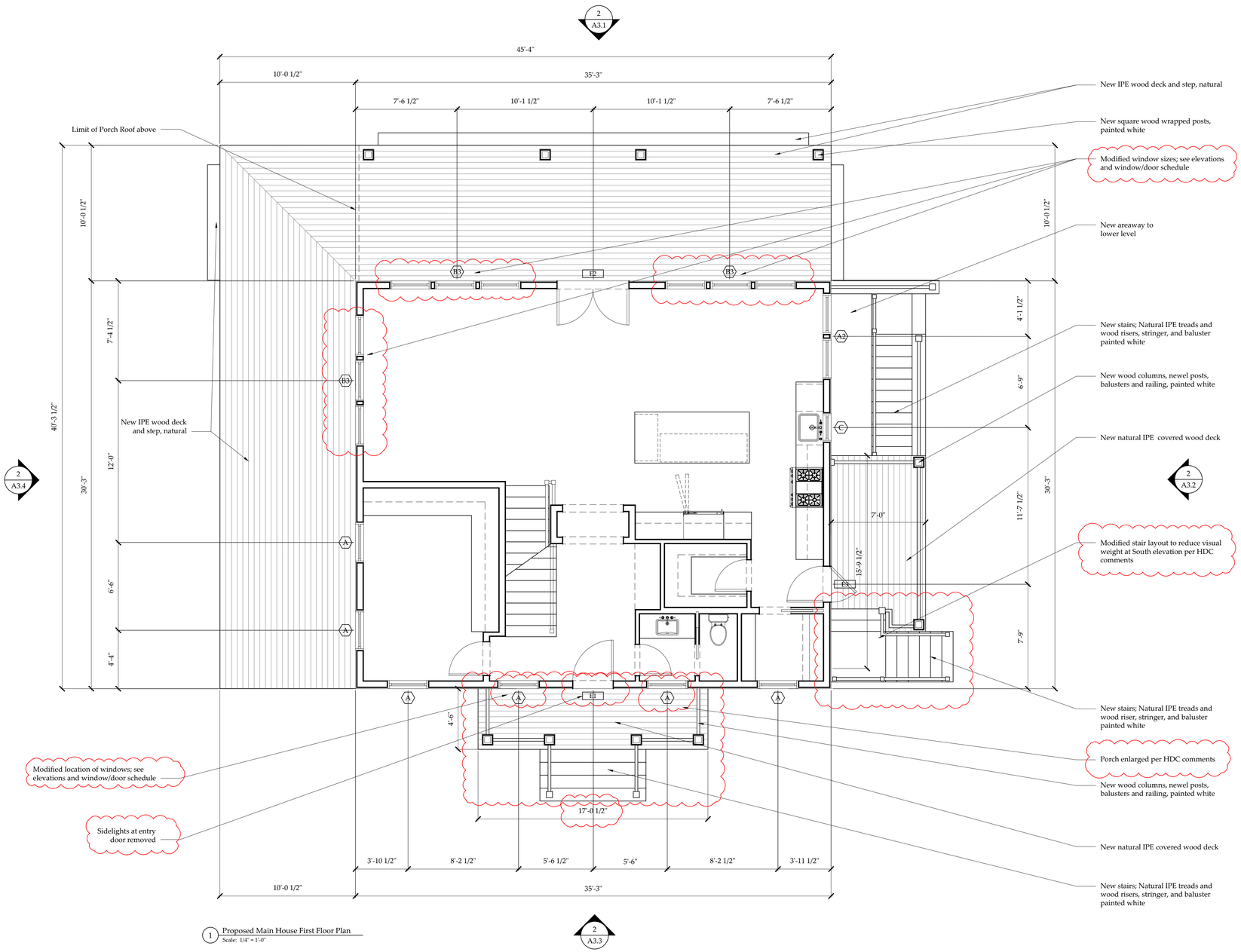
Project number: 23-62

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.
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
First Floor Plan

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*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

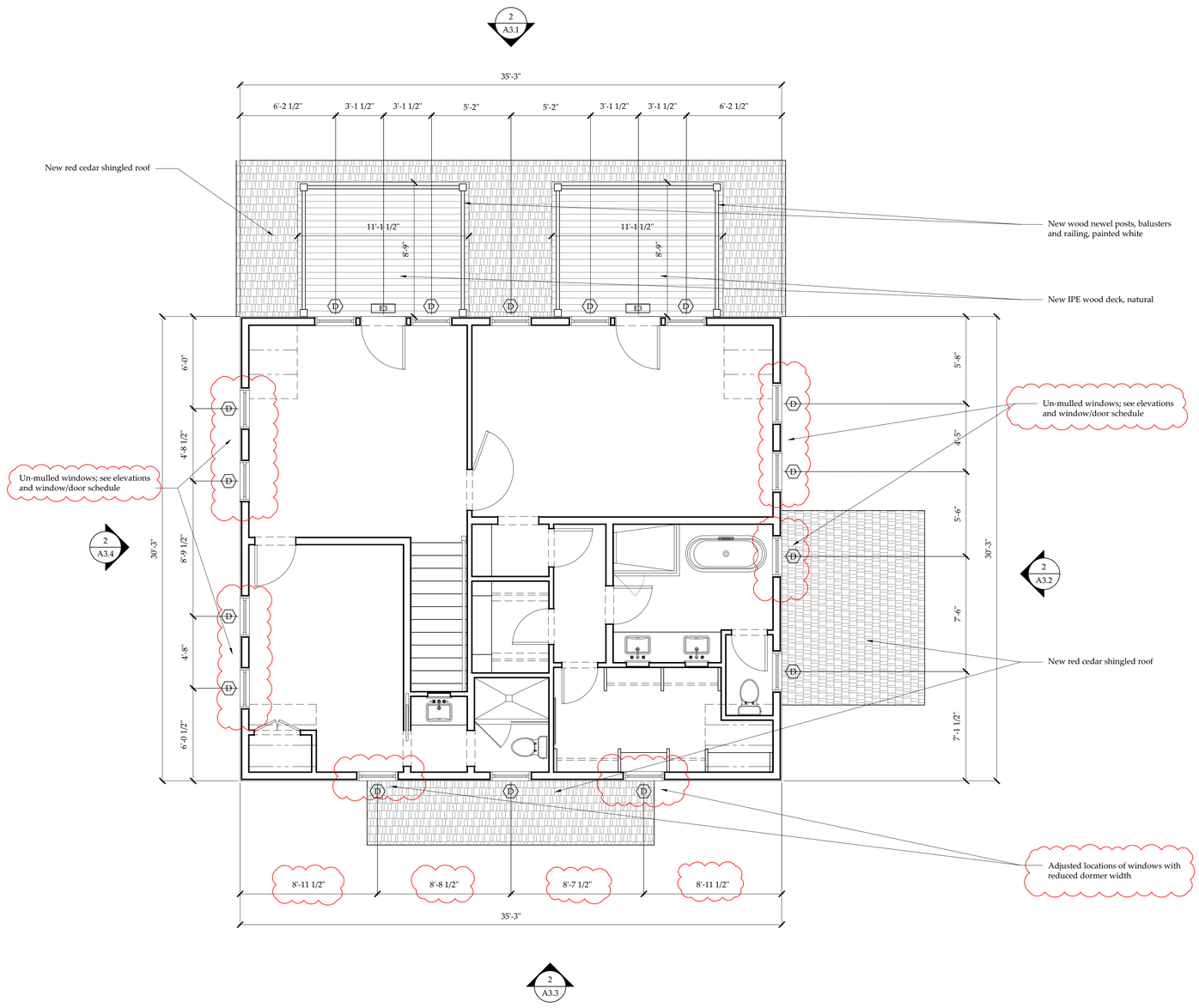
Project number: 23-62

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.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Proposed Main House
Second Floor Plan

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

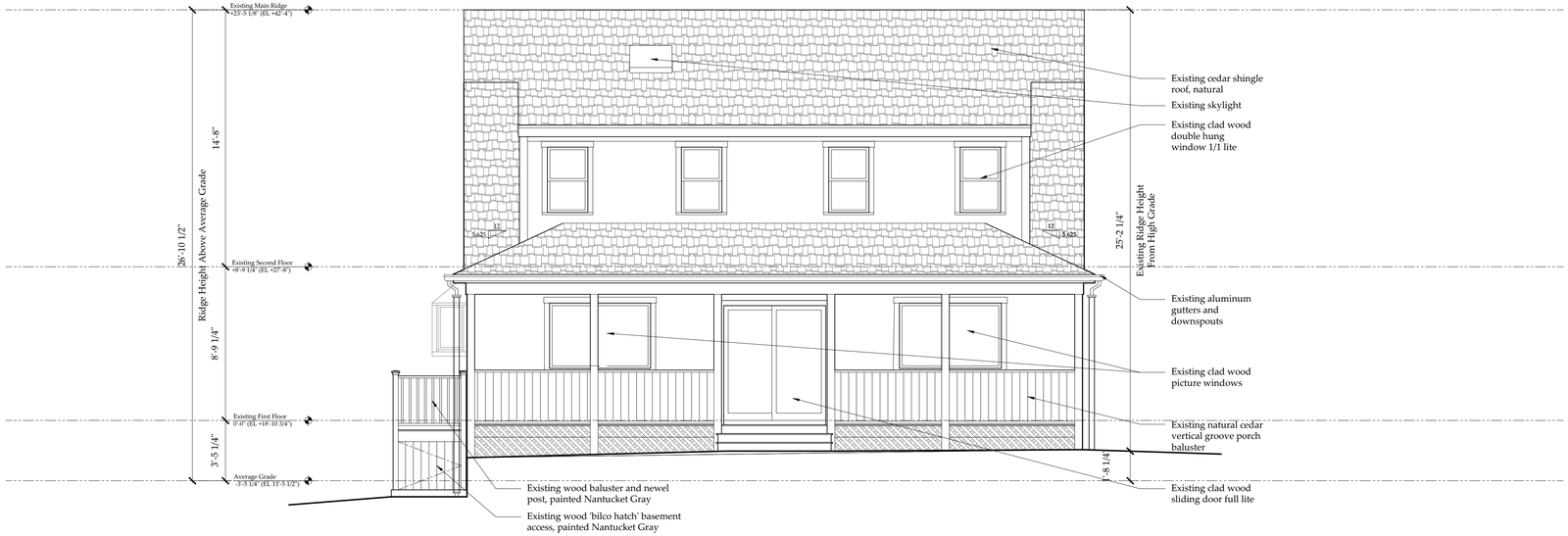
Project number: 23-62

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.
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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4. Reduced width of South elevation dormer and adjusted window locations

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Main House
Existing/Proposed
North 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

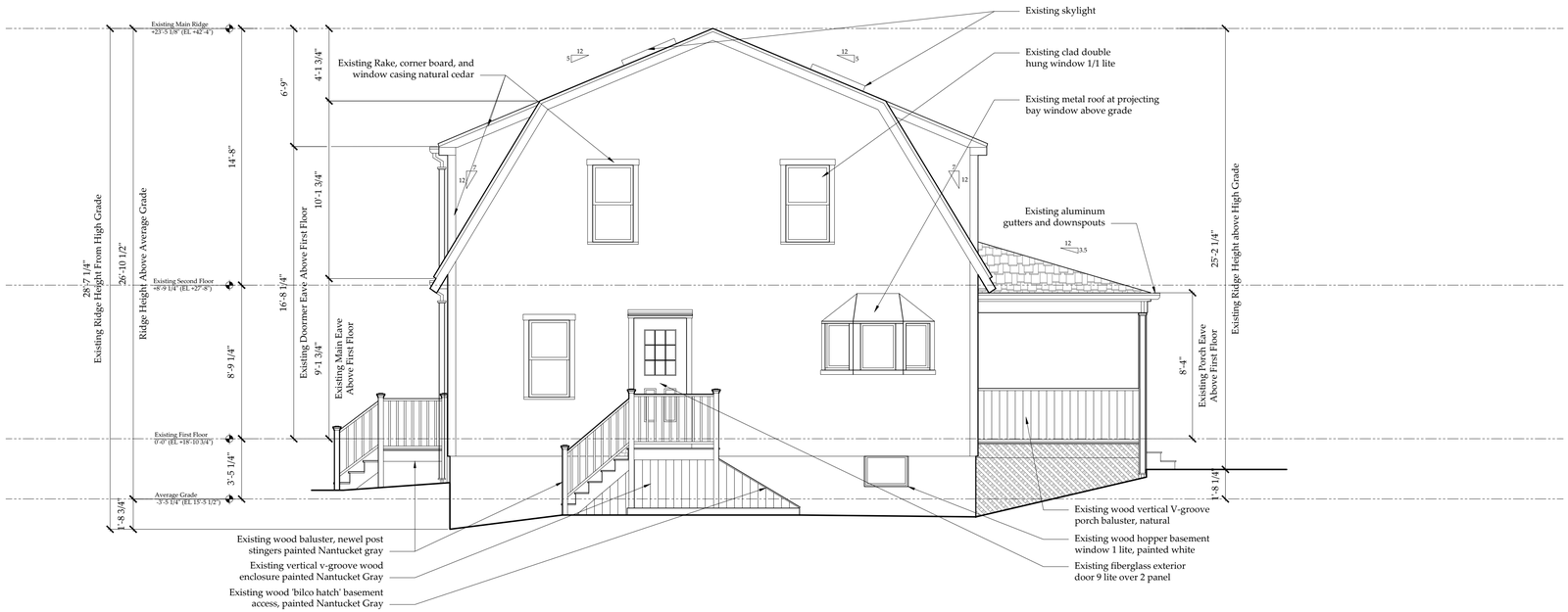
Project number: 23-62

A3.1

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)

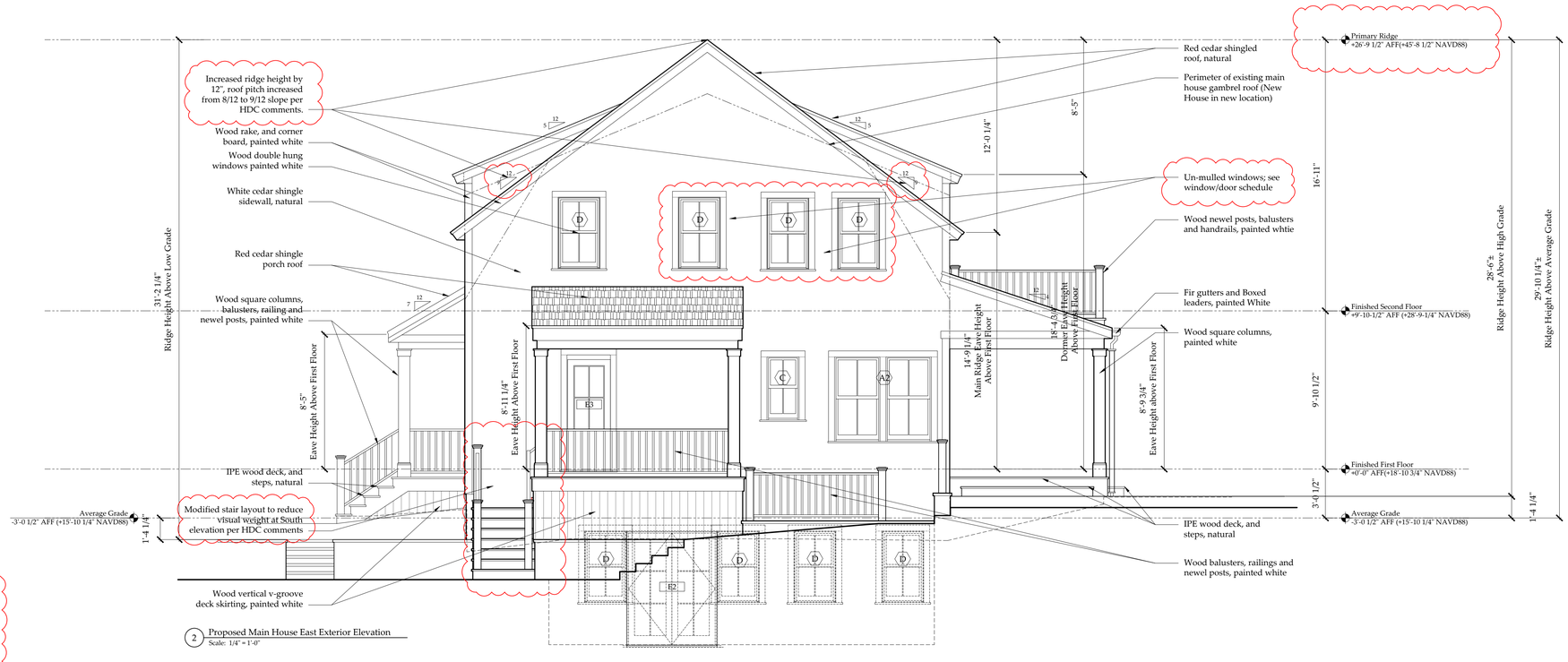


1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

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"

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
Existing/Proposed
East 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

A3.2

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"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
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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

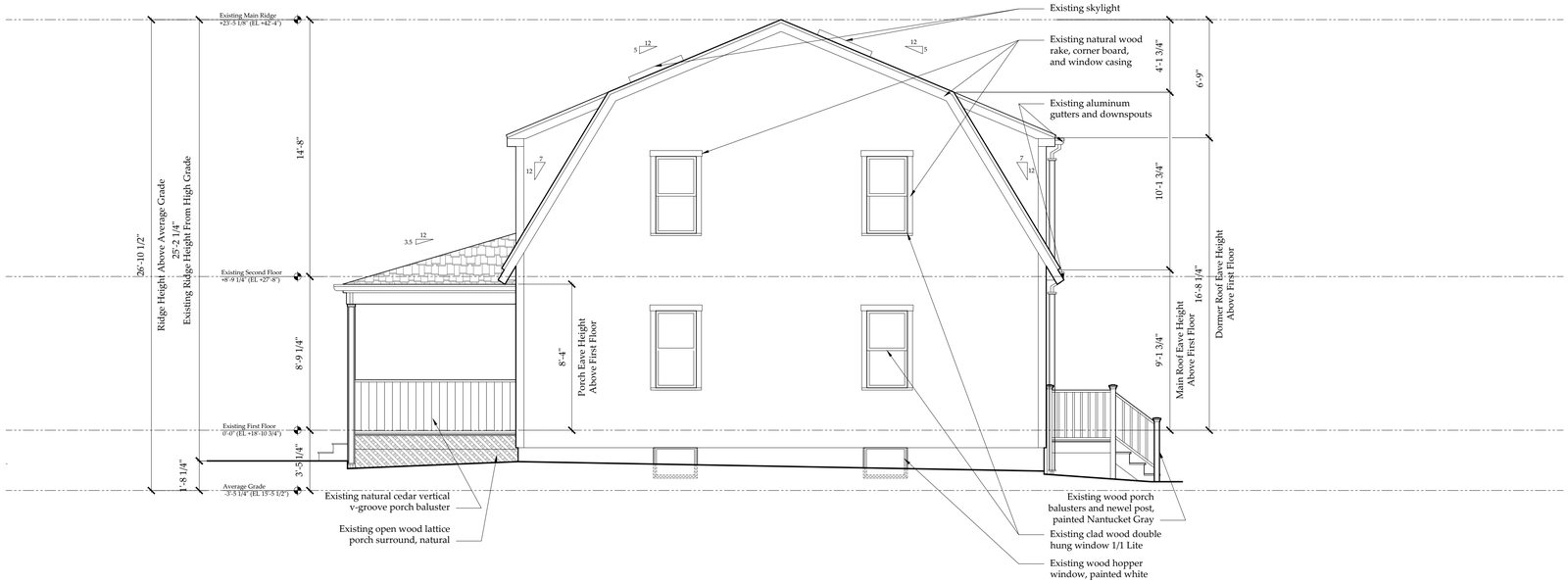
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

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.
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4. Reduced width of South elevation dormer and adjusted window locations

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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.
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4. Reduced width of South elevation dormer and adjusted window locations

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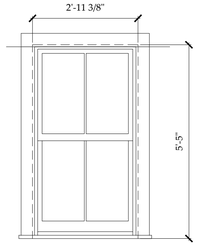
Main House
Proposed with Garage
South Elevation

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

Project number: 23-62

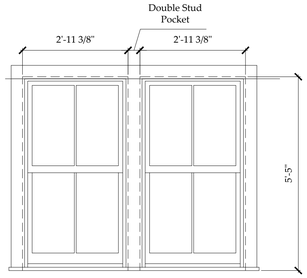
A3.5



A

Unit Specifications

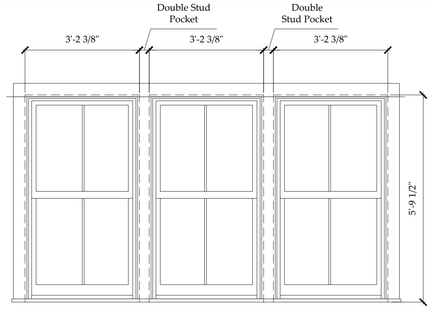
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

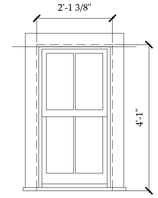
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

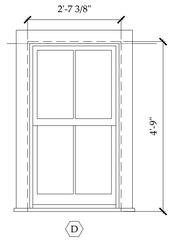
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
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 -	-

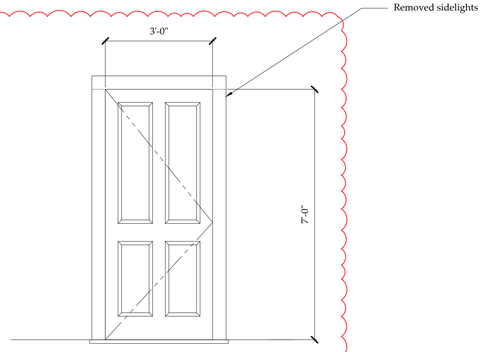


D

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

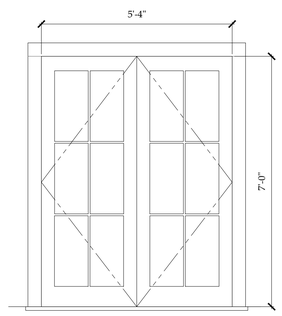
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

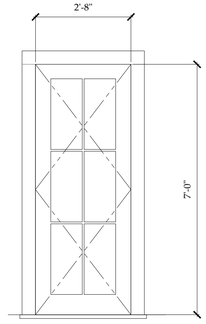
Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



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.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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Proposed Window & Door Schedule

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
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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)

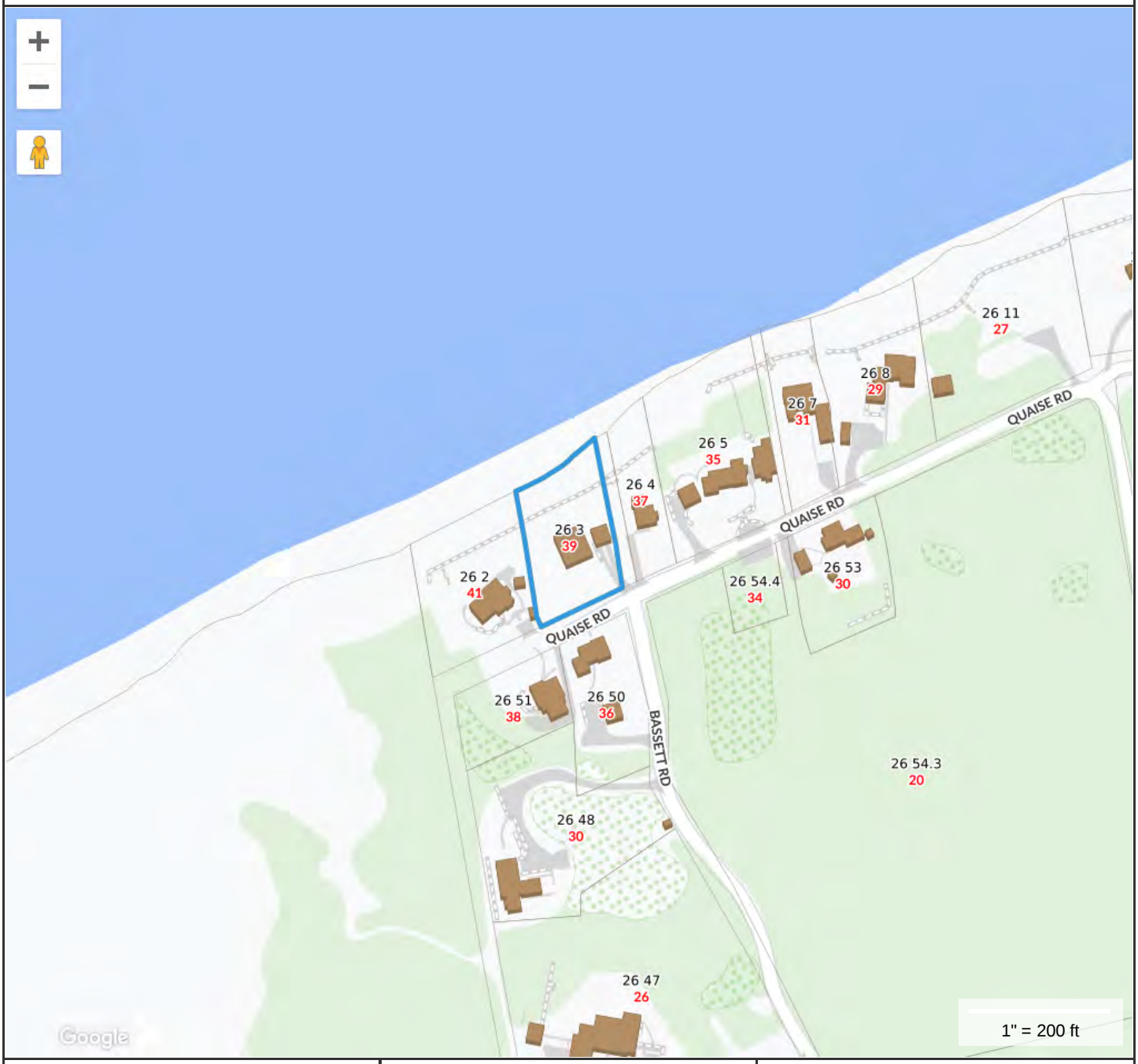
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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

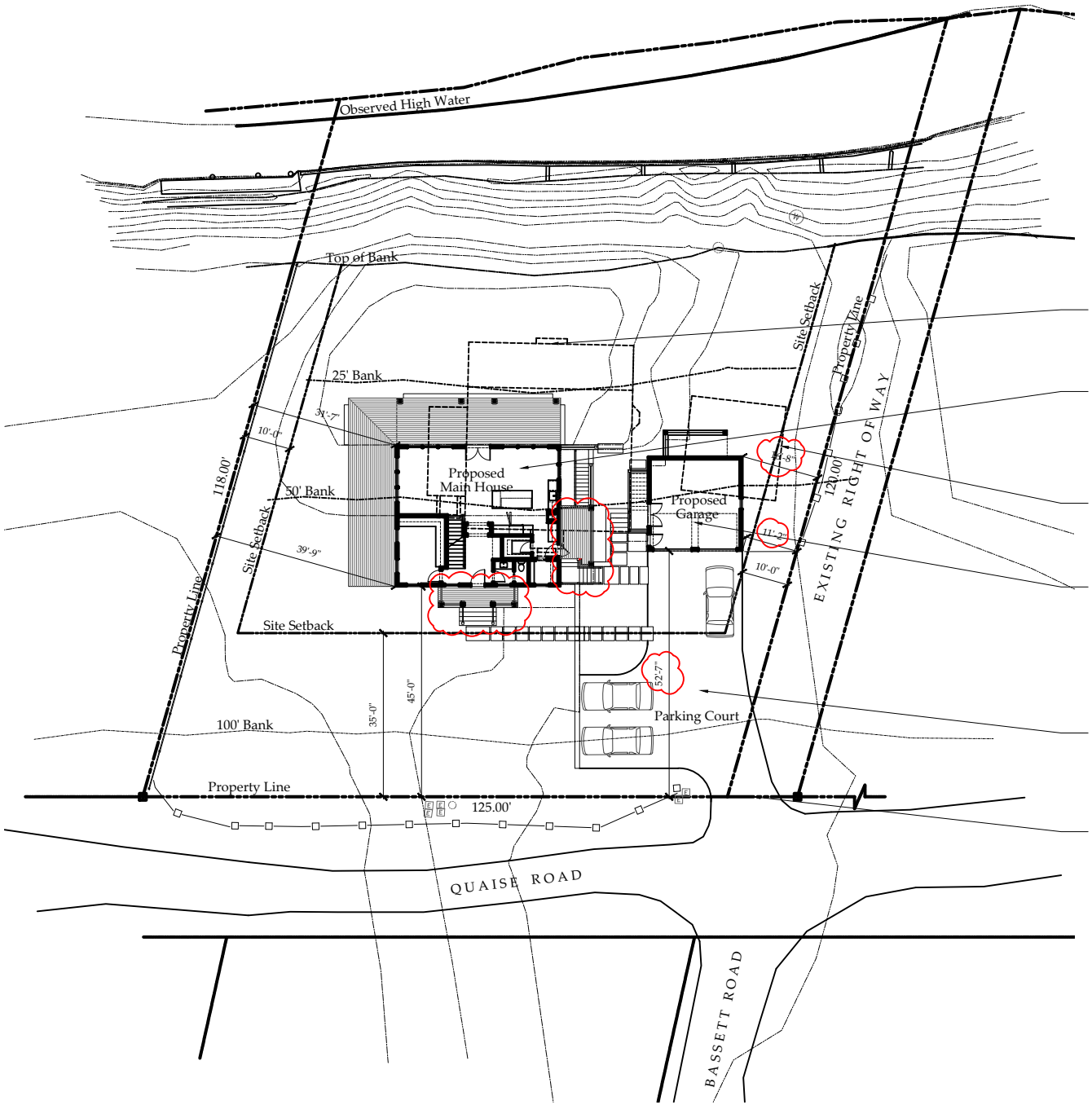
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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)

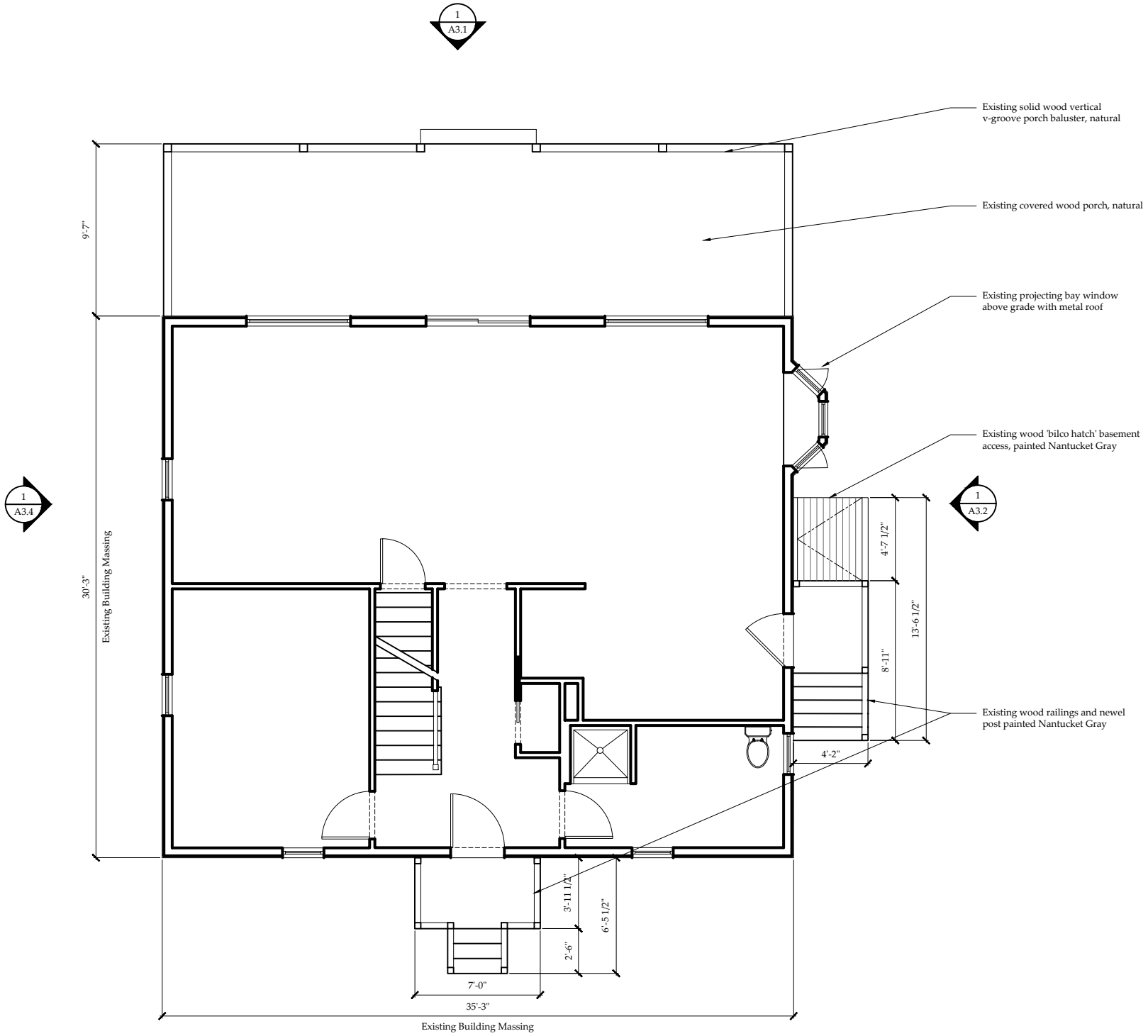
Existing Curb Cut

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

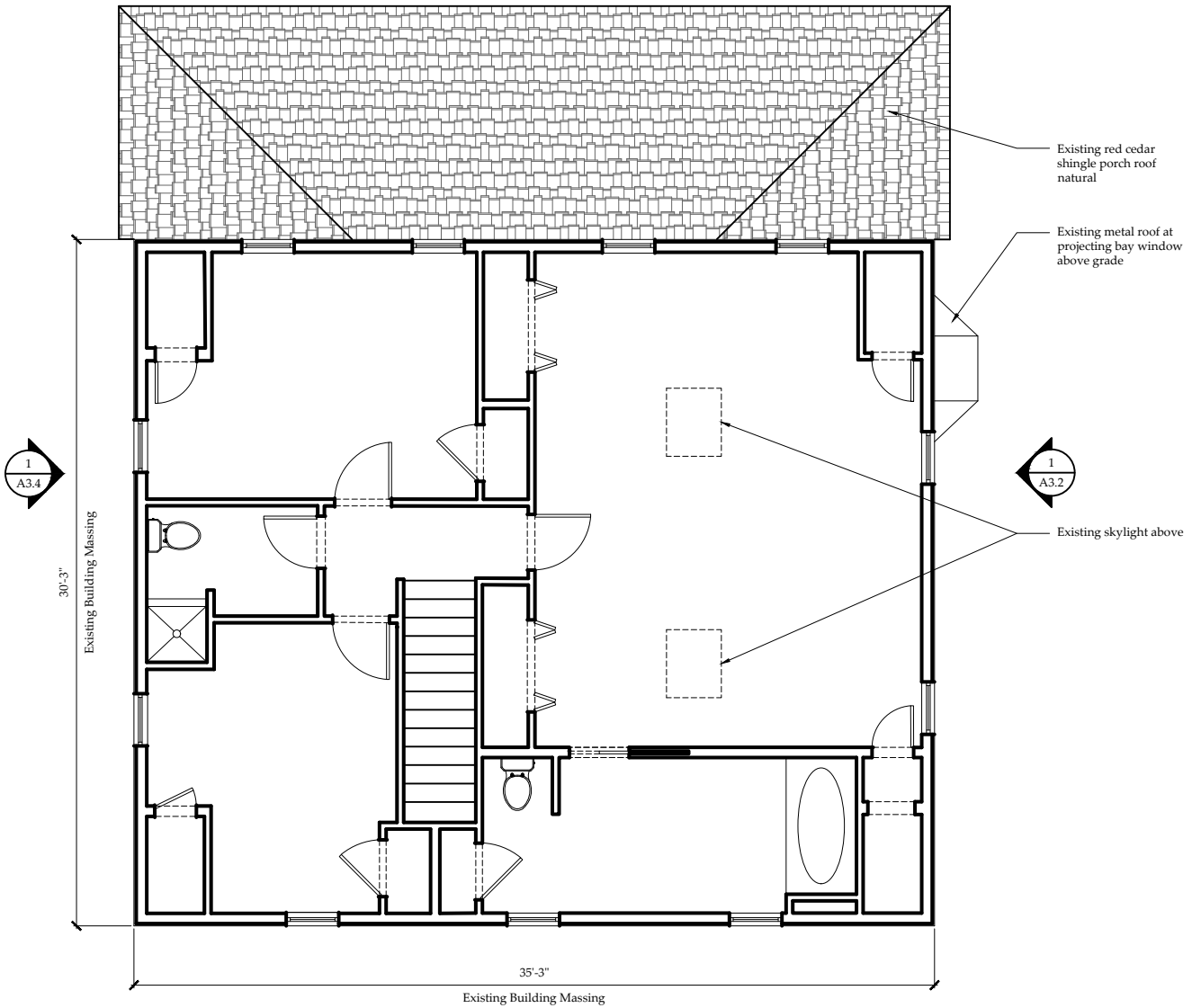
Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	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"

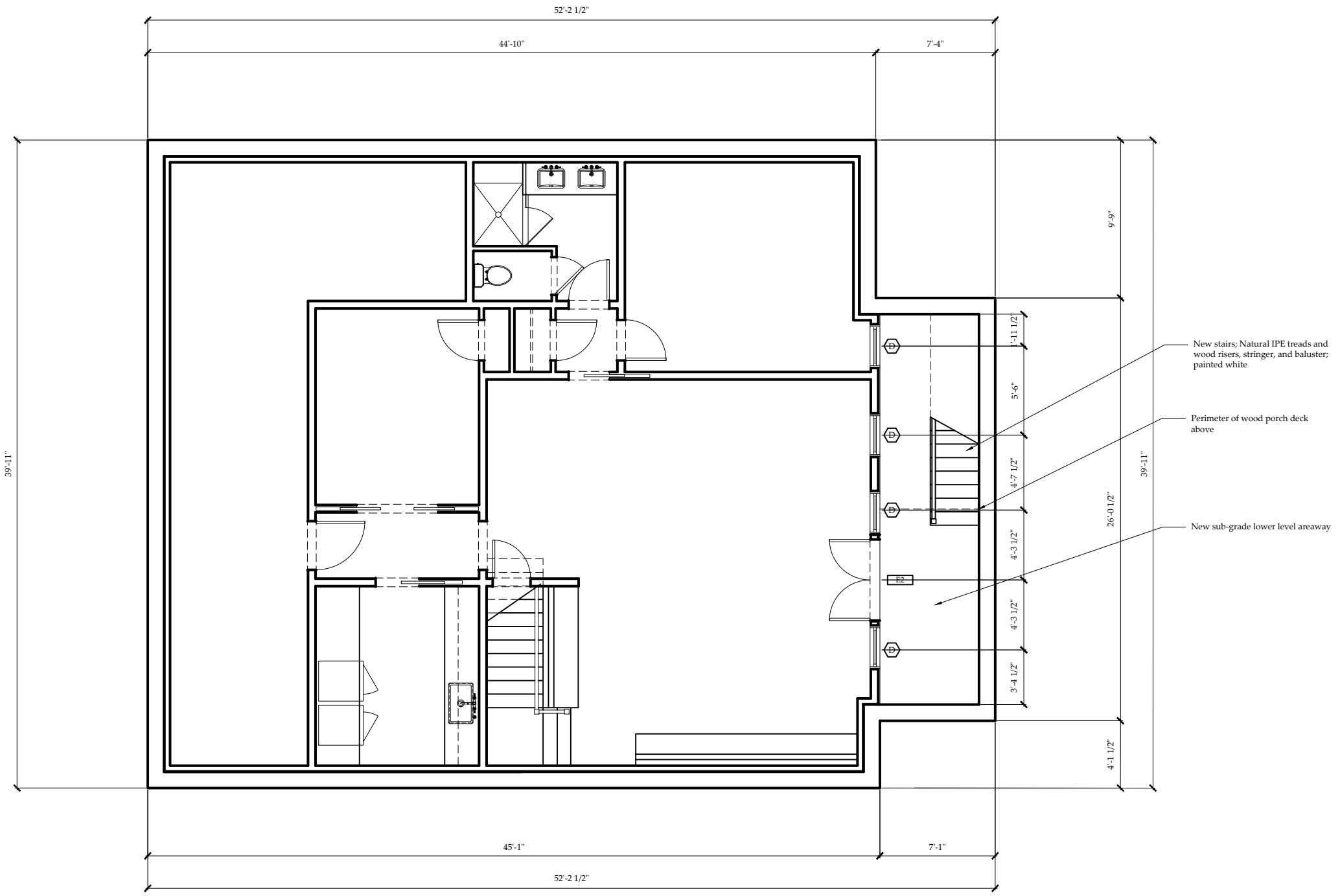
1
A3.3

1
A3.1

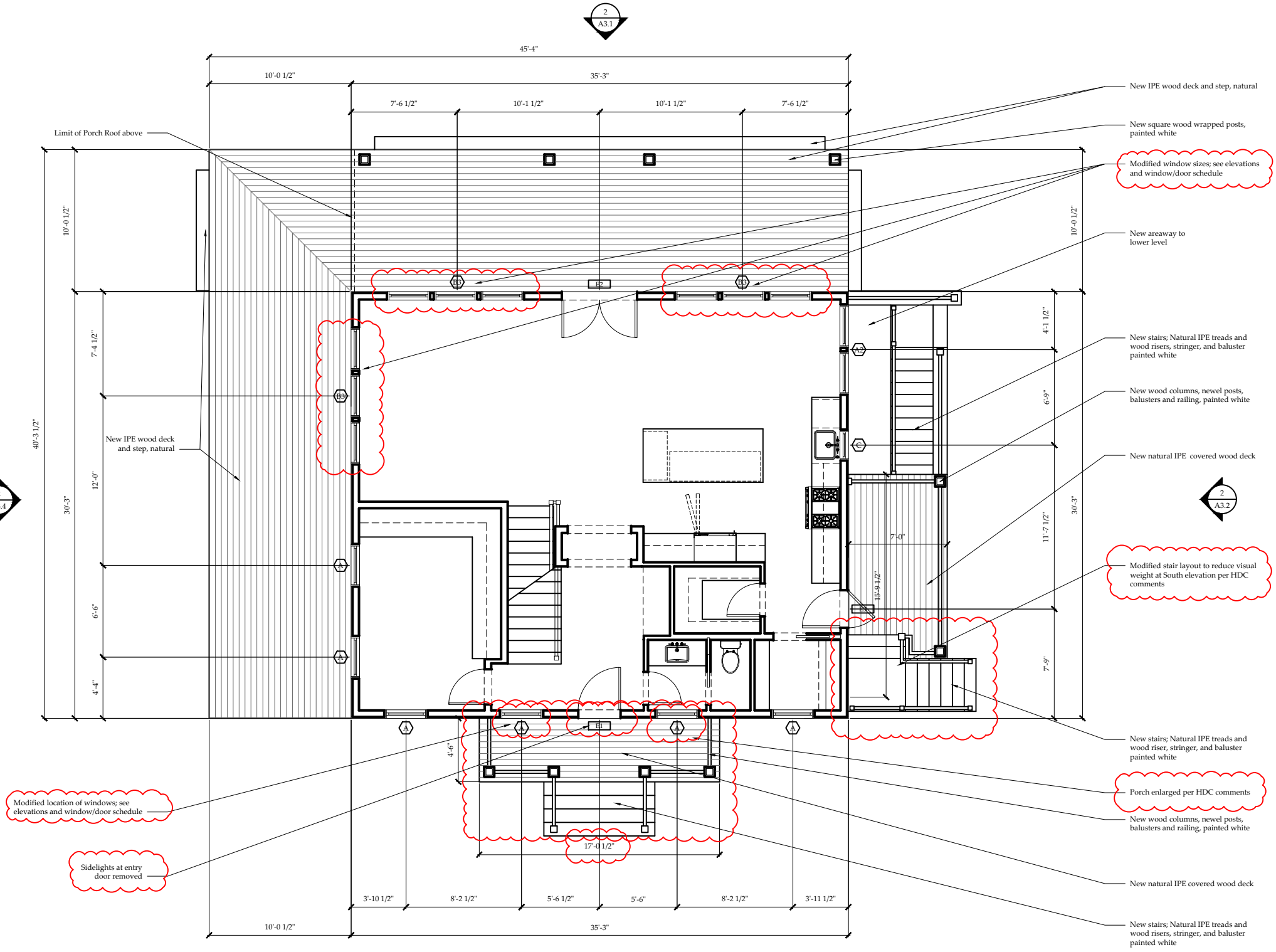


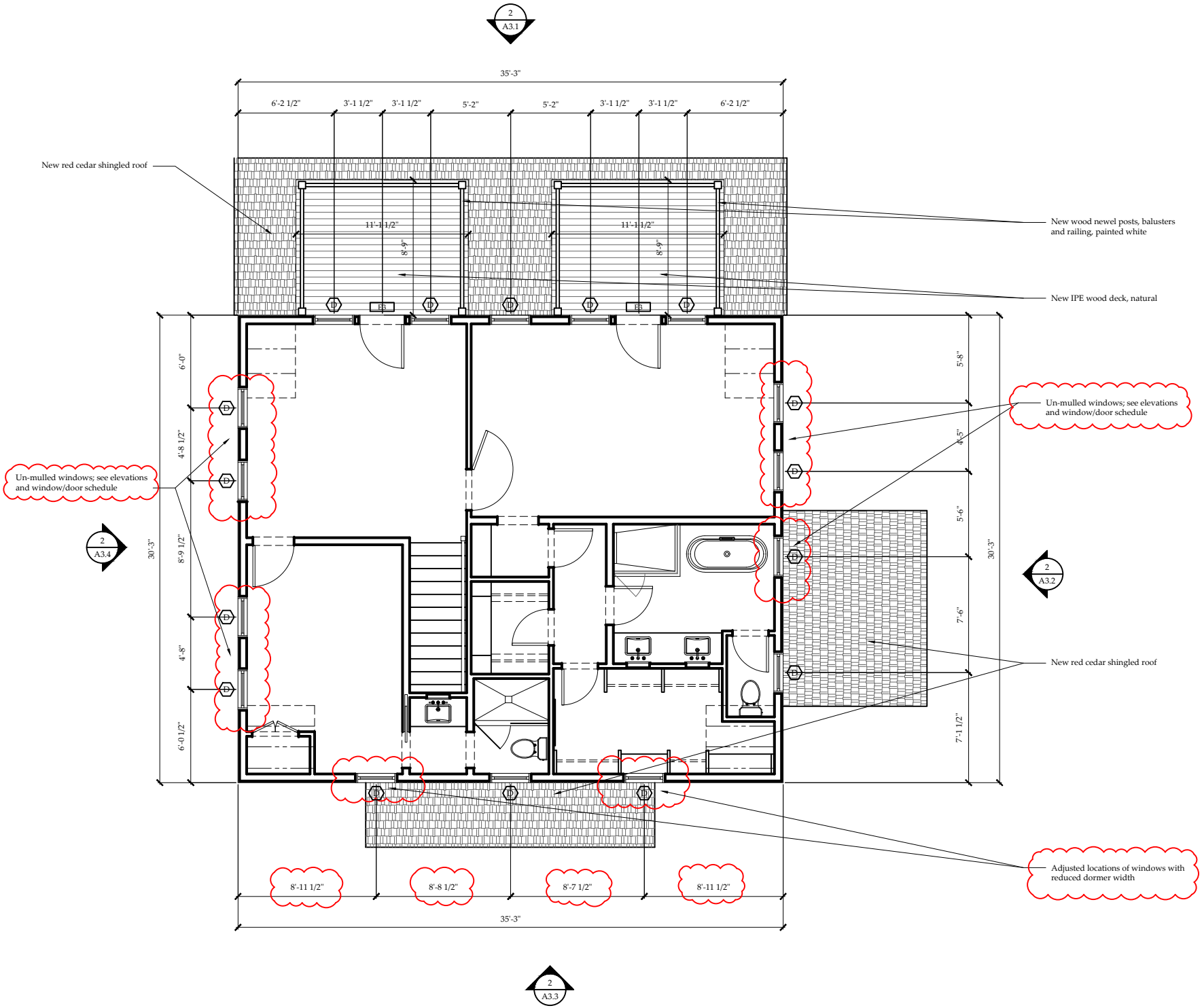
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.3

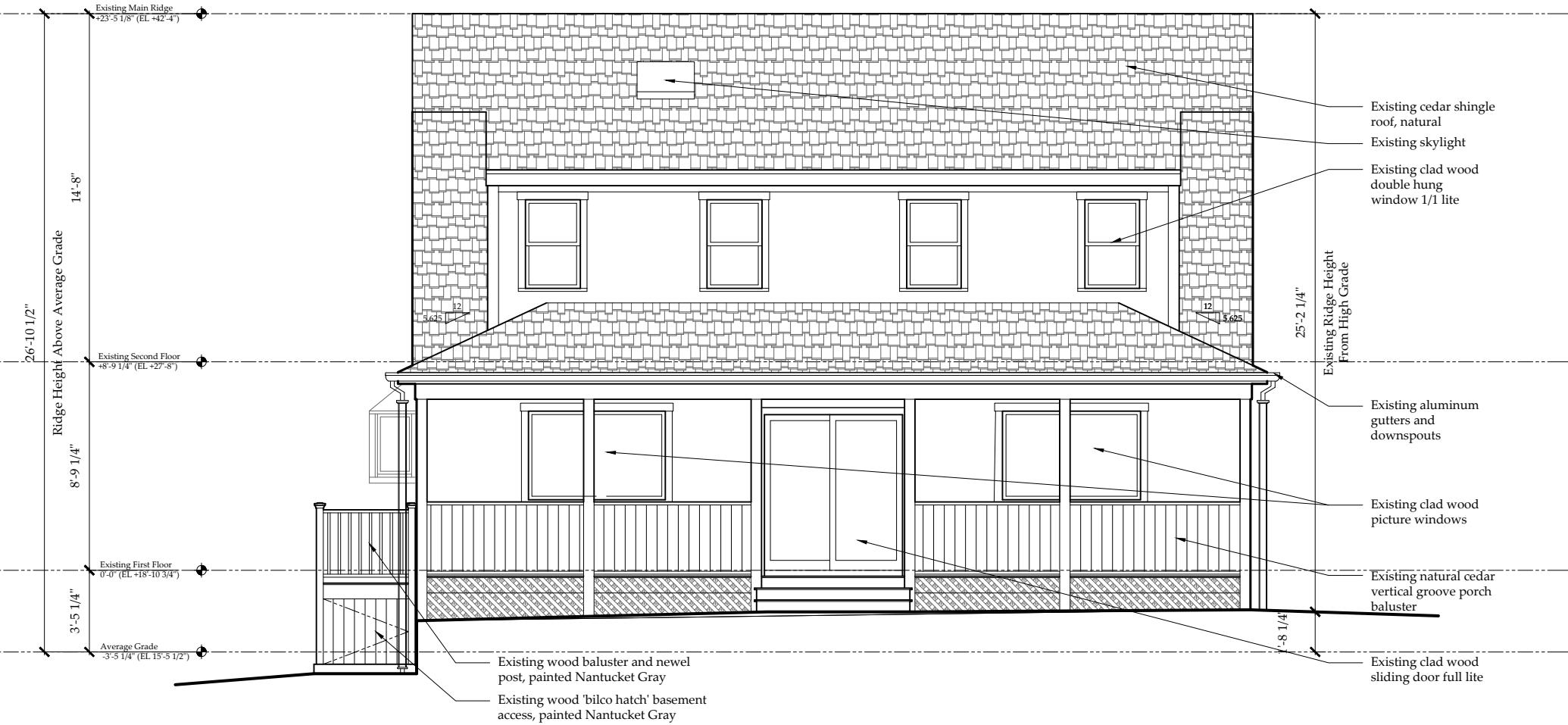


1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"


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"



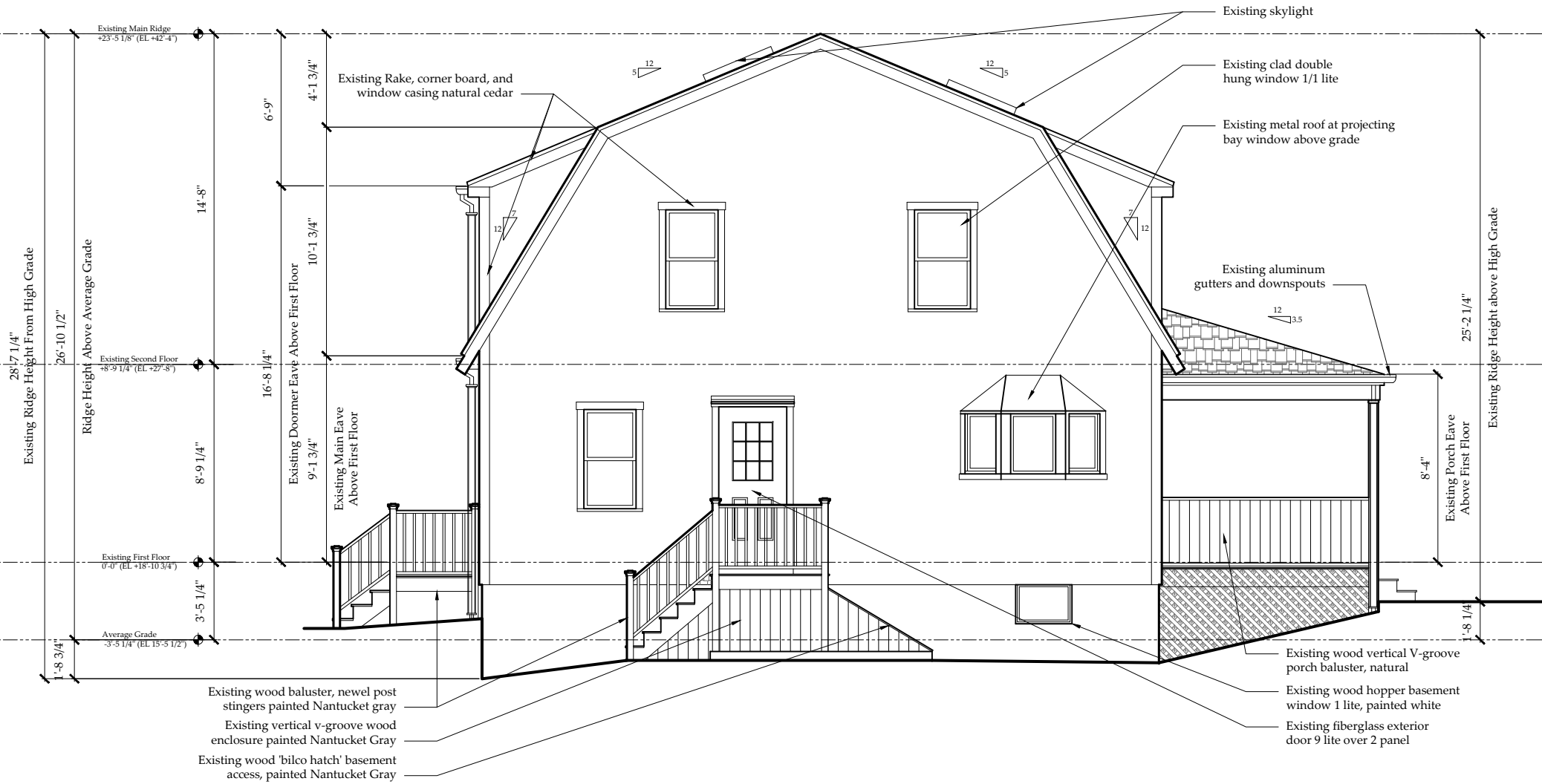
1 Existing Main House North Exterior Elevation

Scale: 1/4" = 1'-0"

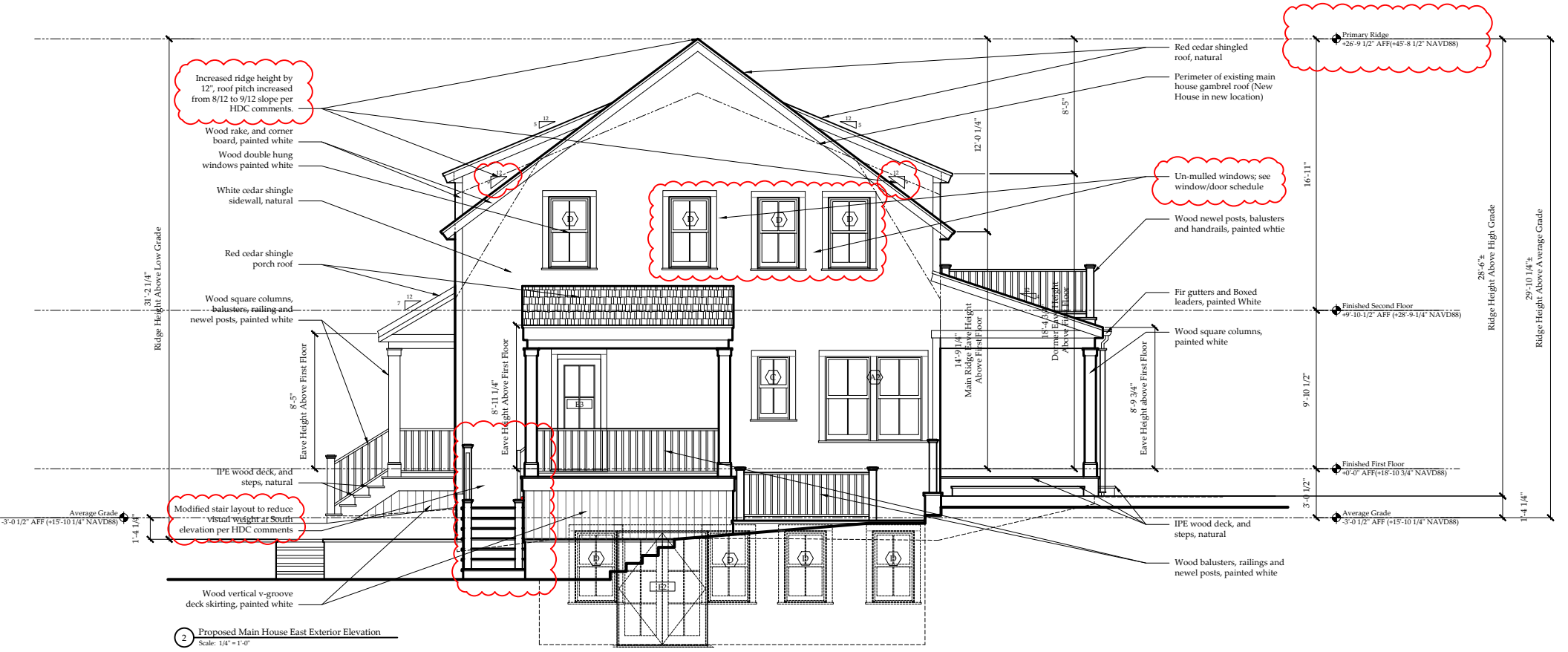


2 Proposed Main House North Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

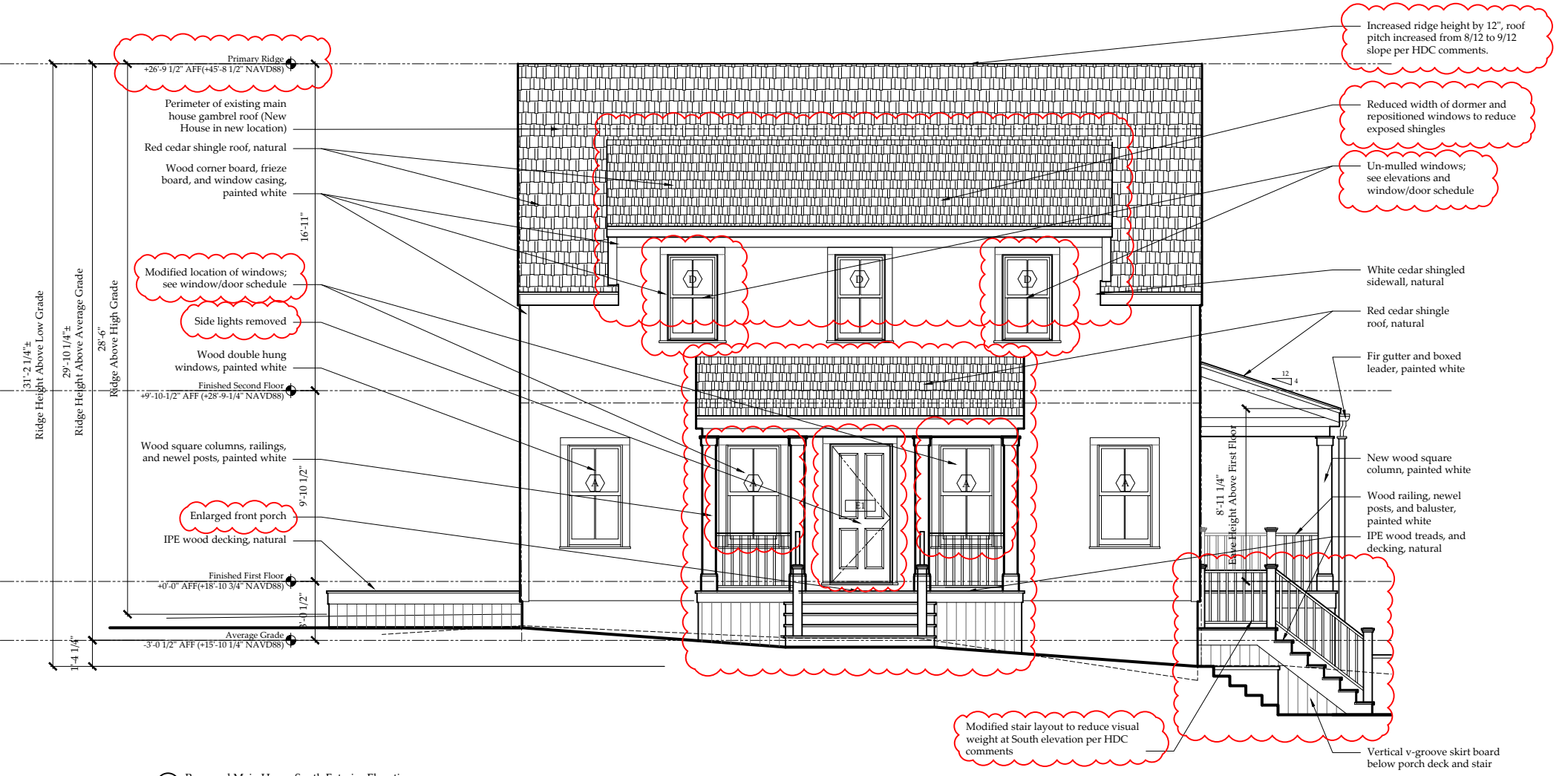


2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"



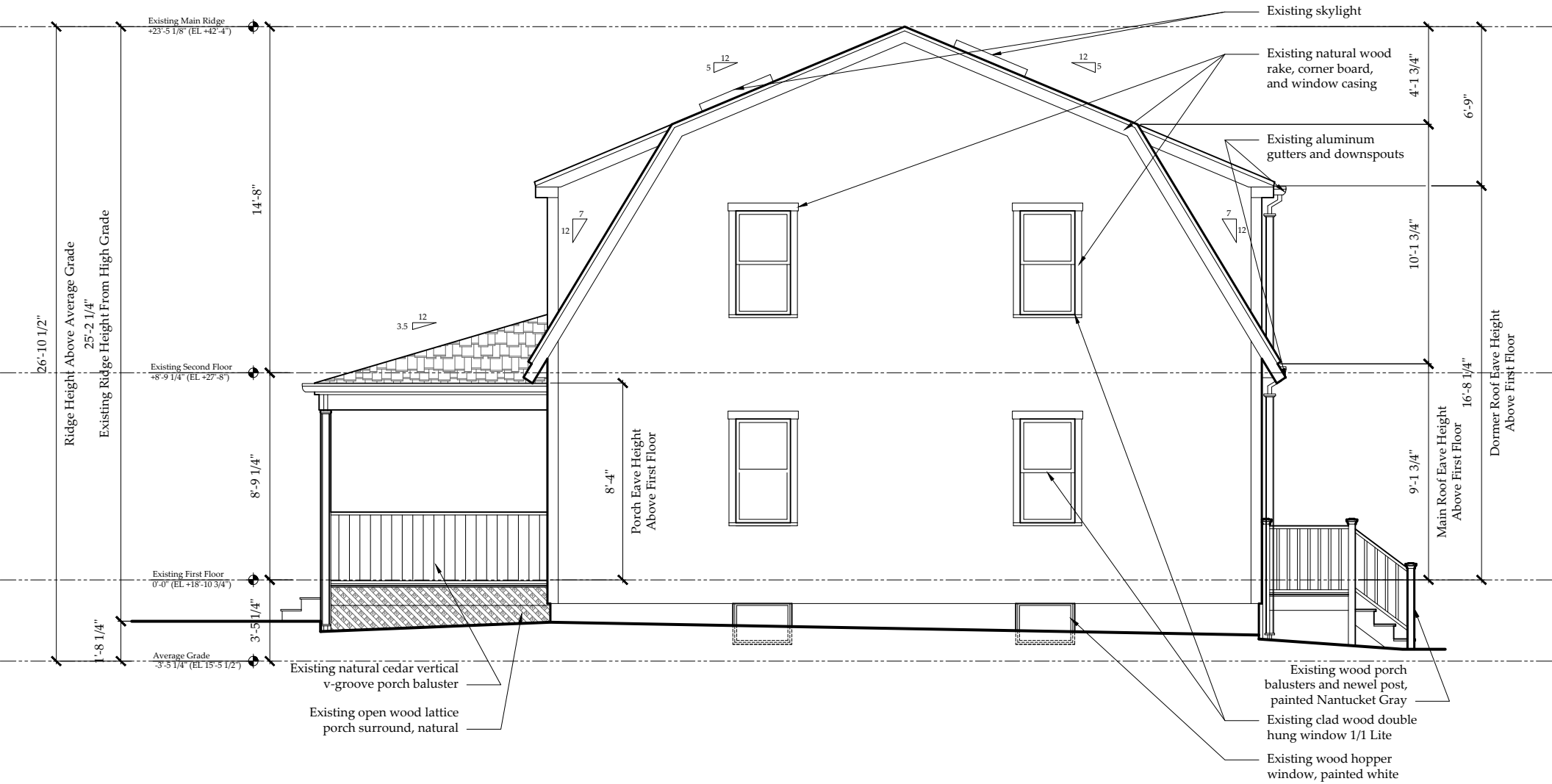
1 Existing Main House South Exterior Elevation

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"



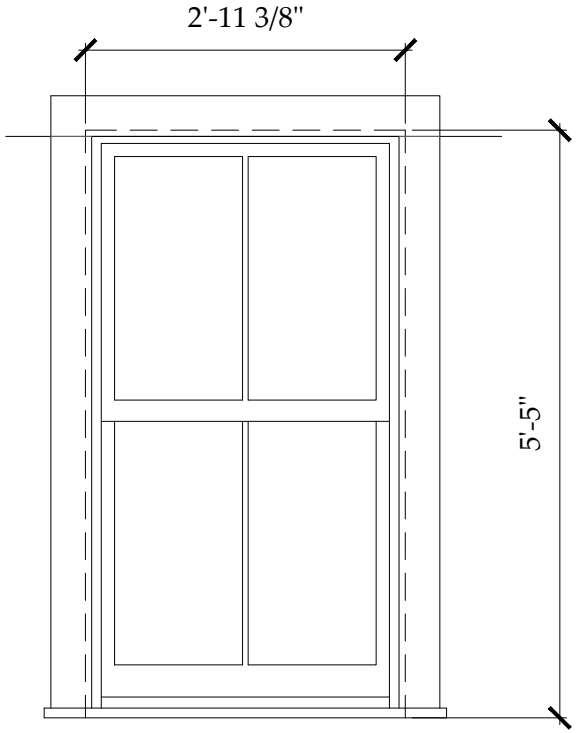
2 Proposed Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



1 Proposed Main House South Exterior Elevation with Garage

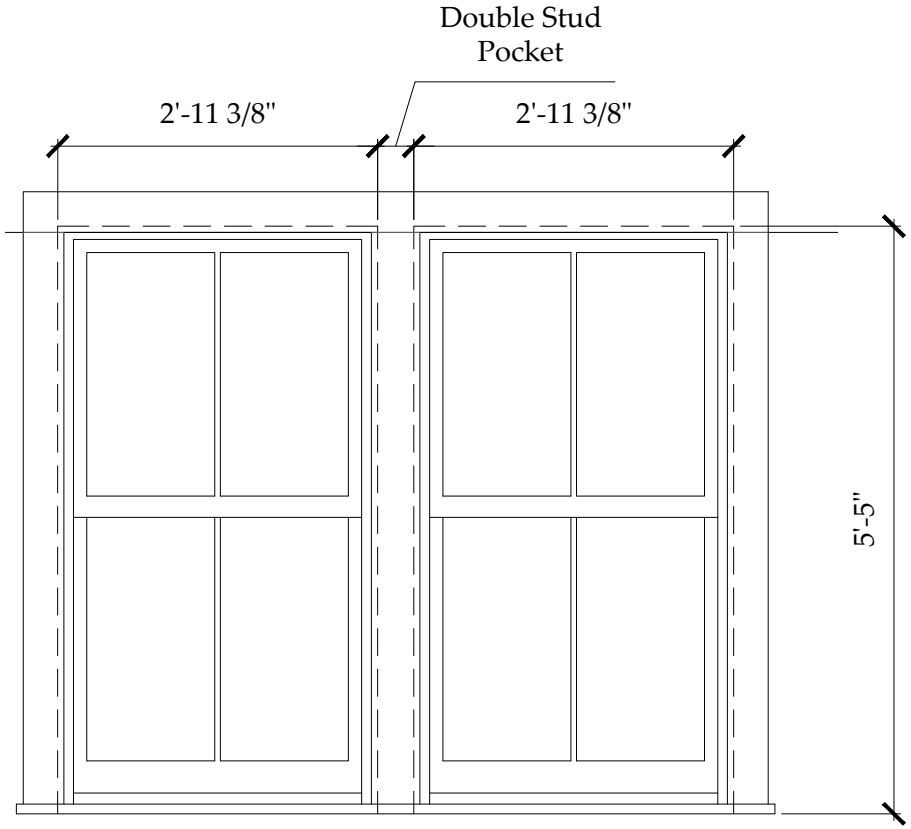
Scale: 1/4" = 1'-0"



A

Unit Specifications

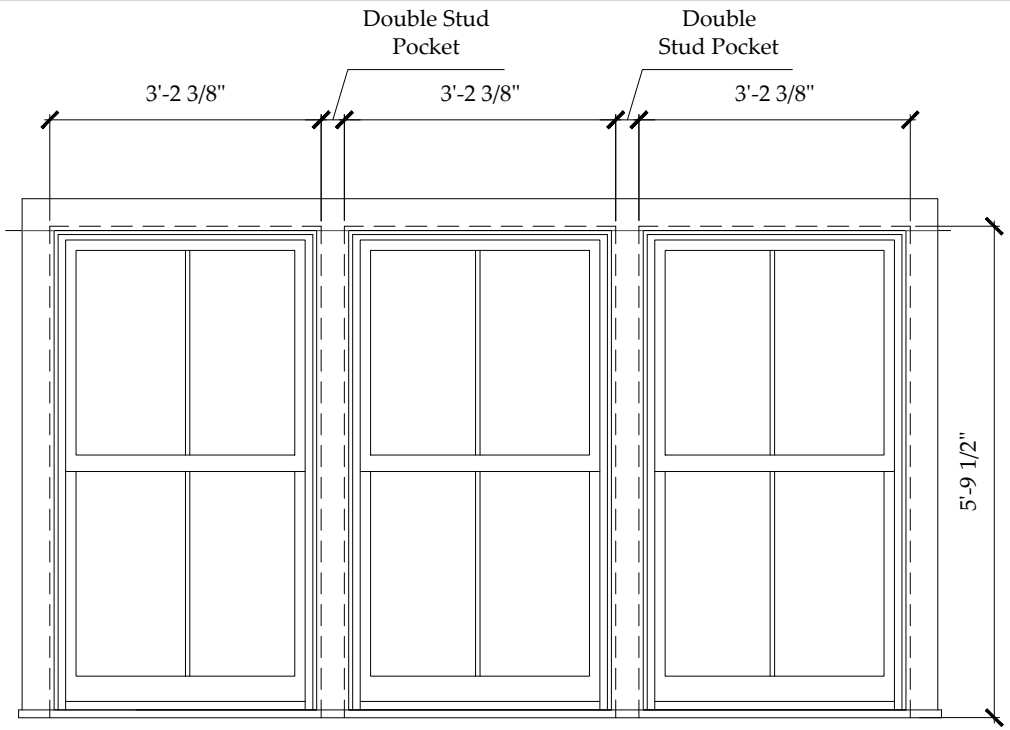
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

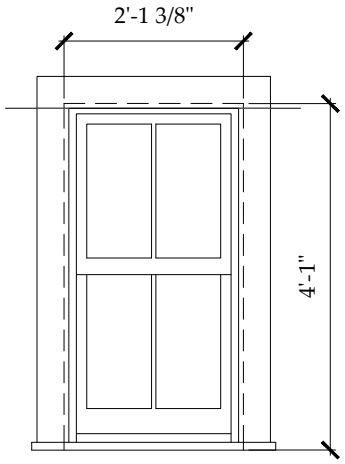
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

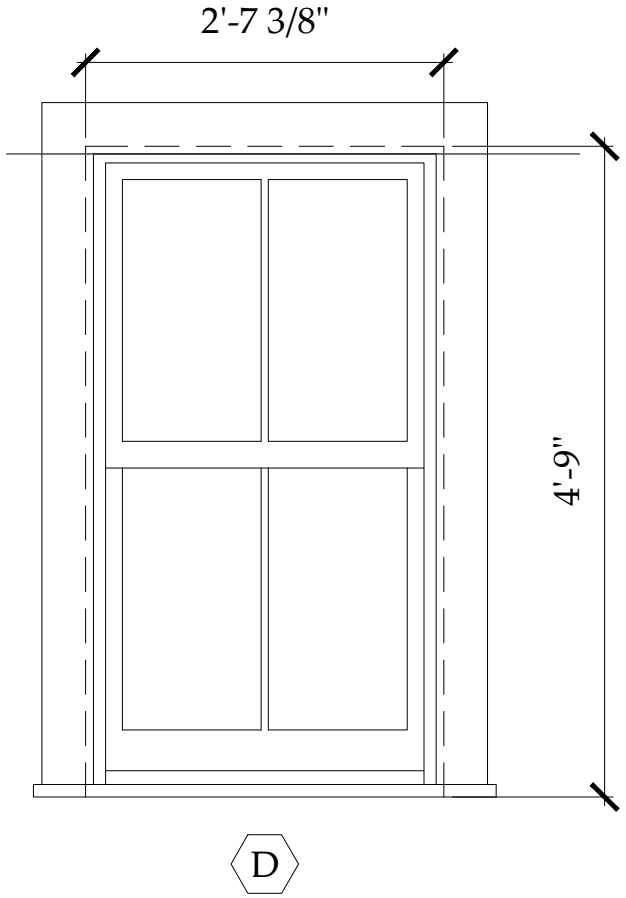
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

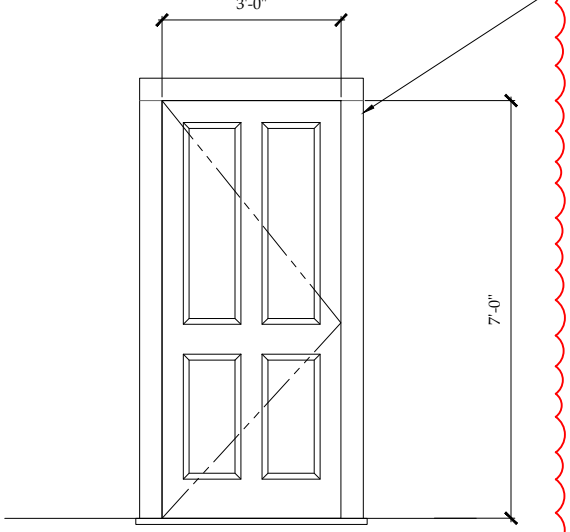
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated 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



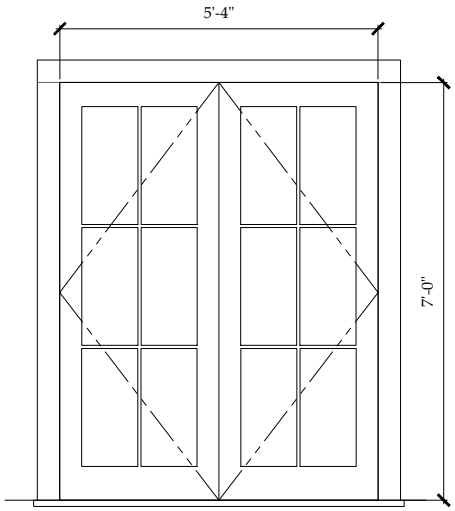
E1

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

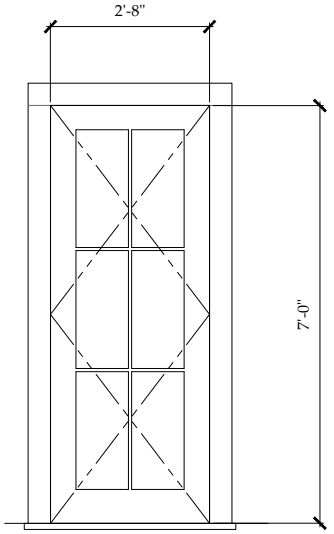
Scale: 1/2" = 1'-0"



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 -	



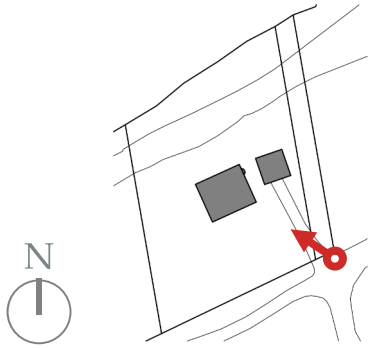
E3

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 -	



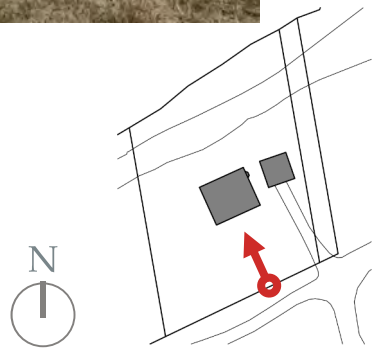
EXISTING Southeast Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House



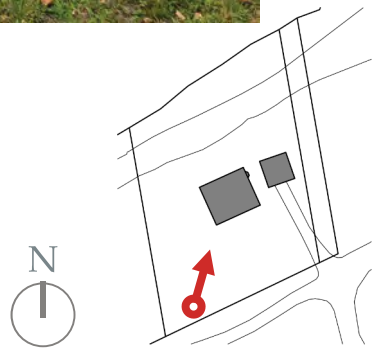
EXISTING South Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

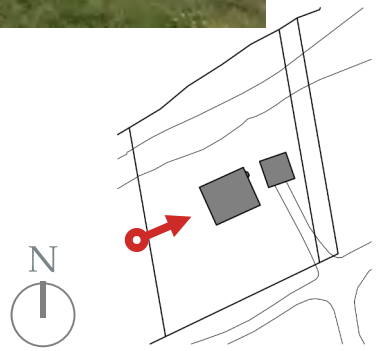


EXISTING Southwest Elevation



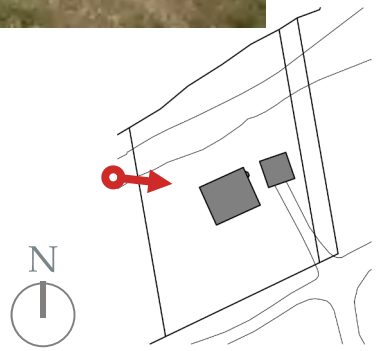


EXISTING West Elevation



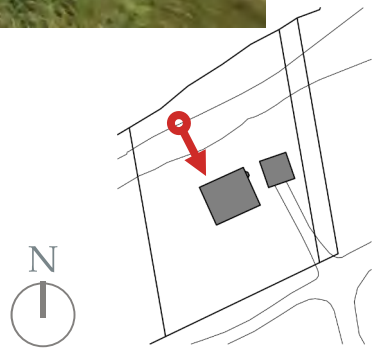


EXISTING Northwest Elevation



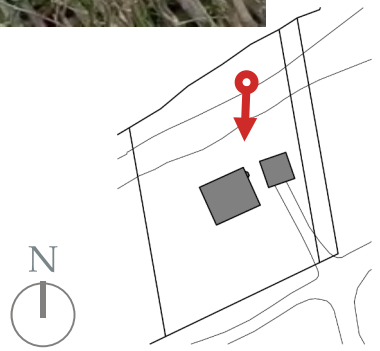


EXISTING North Elevation





EXISTING Northeast Elevation

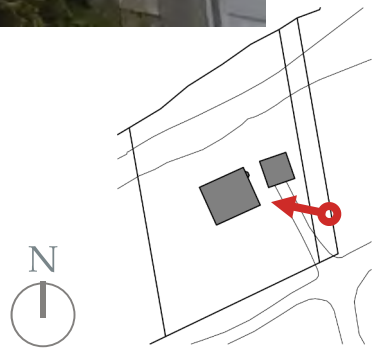


EXISTING Northeast Elevation

Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

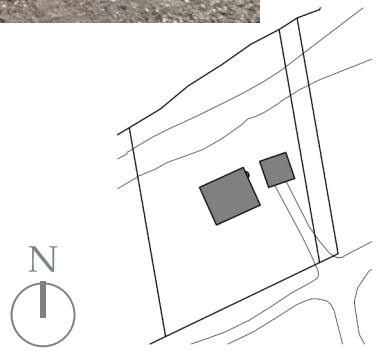


EXISTING Southeast Elevation



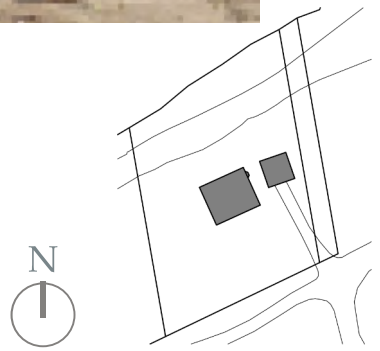


NEIGHBORING PROPERTY South Elevation





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

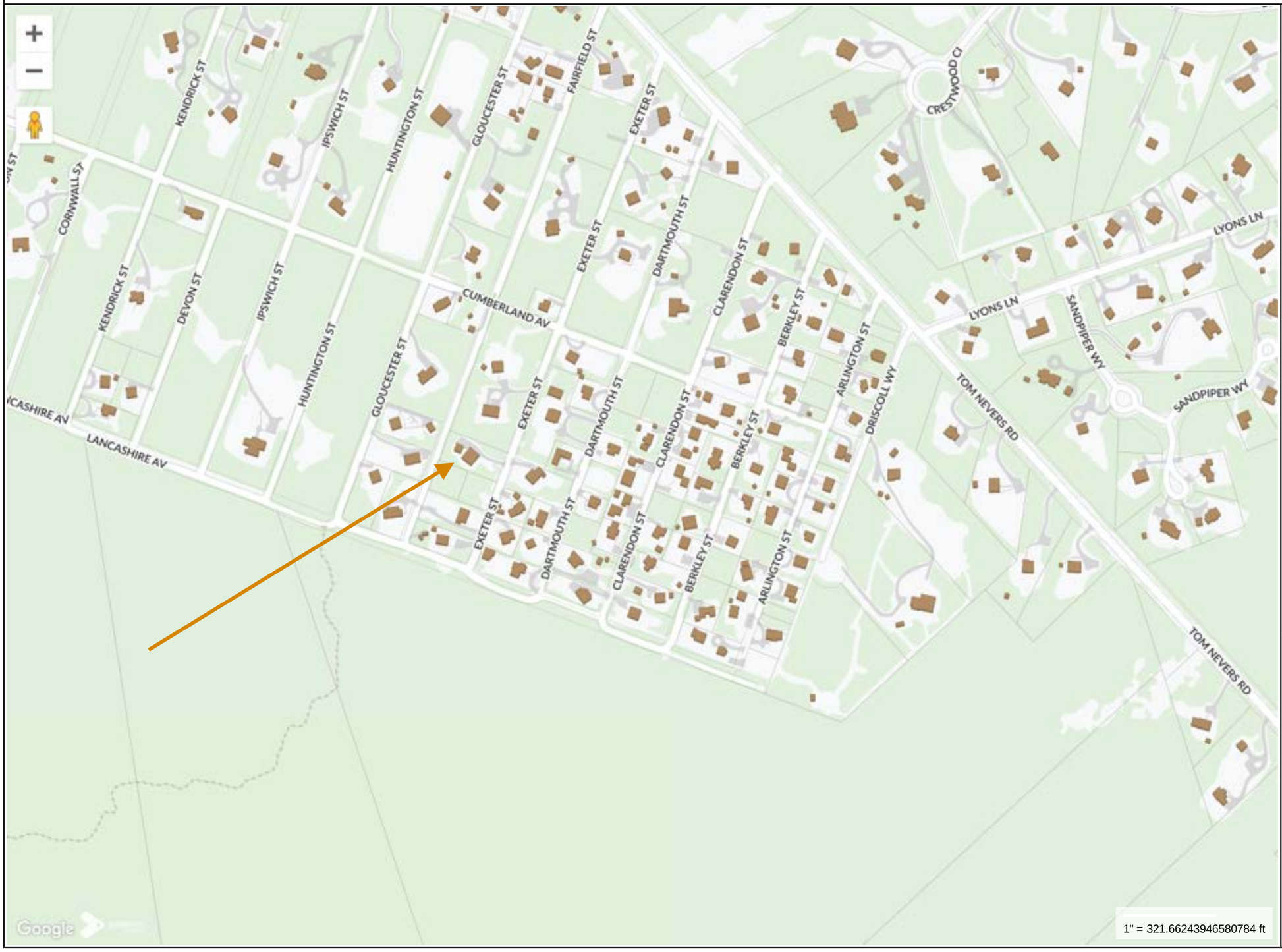
Deck CEDAR Foundation GRAY Fence _____ Shutters _____

* 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

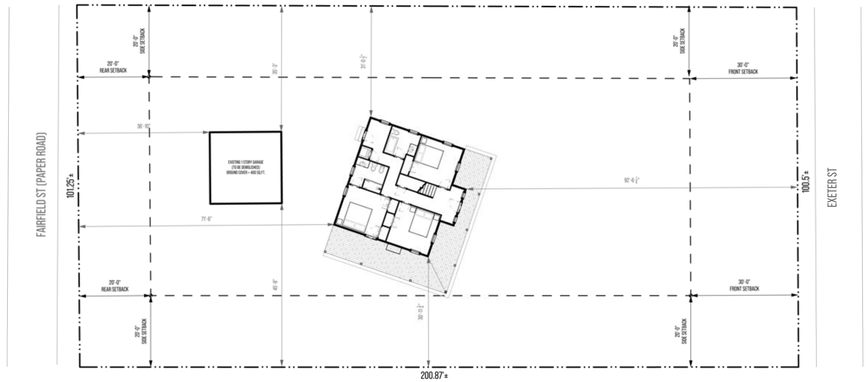


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

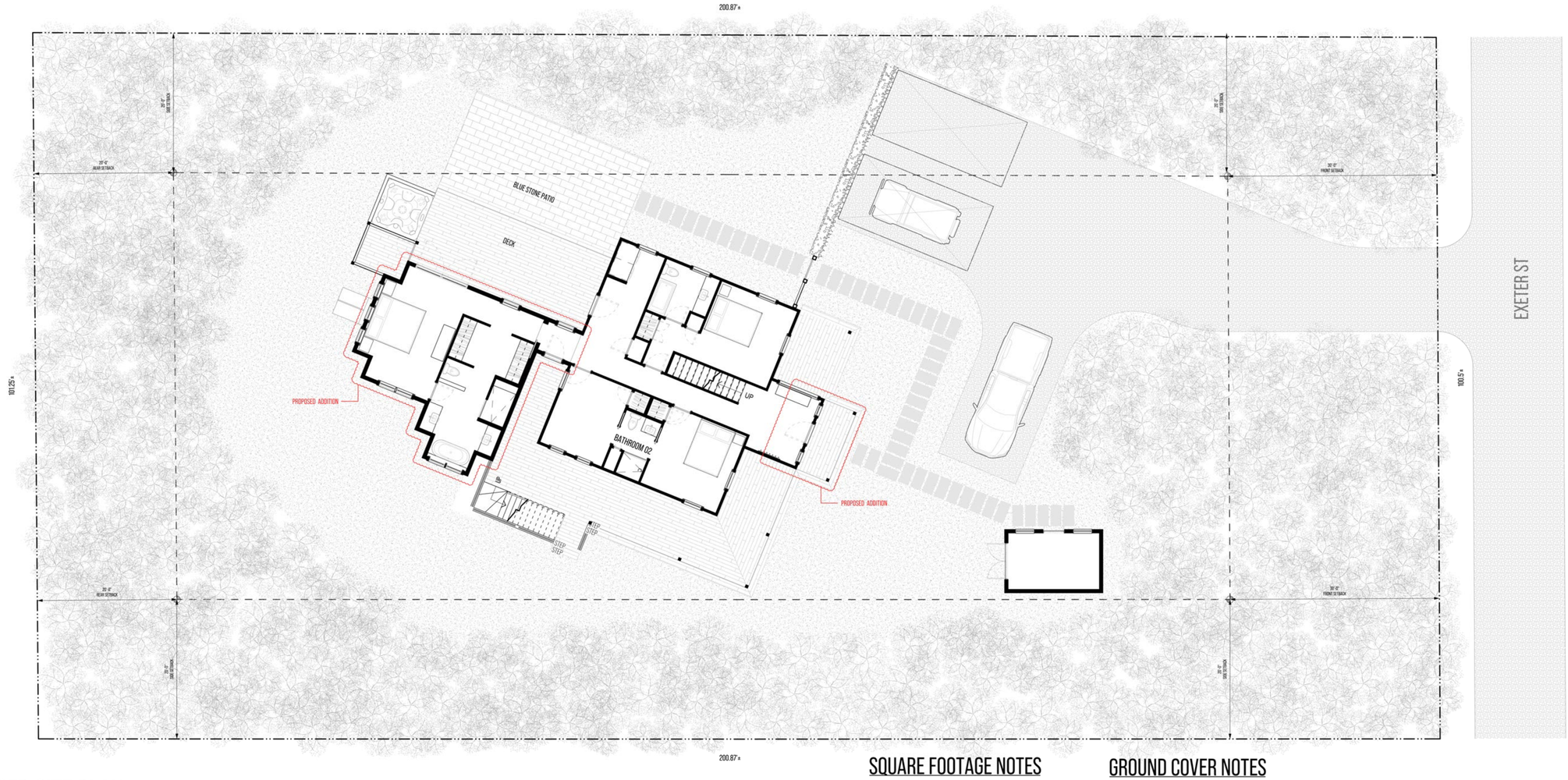
Geometry updated 02/08/2024
Data updated Jan. 2021

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

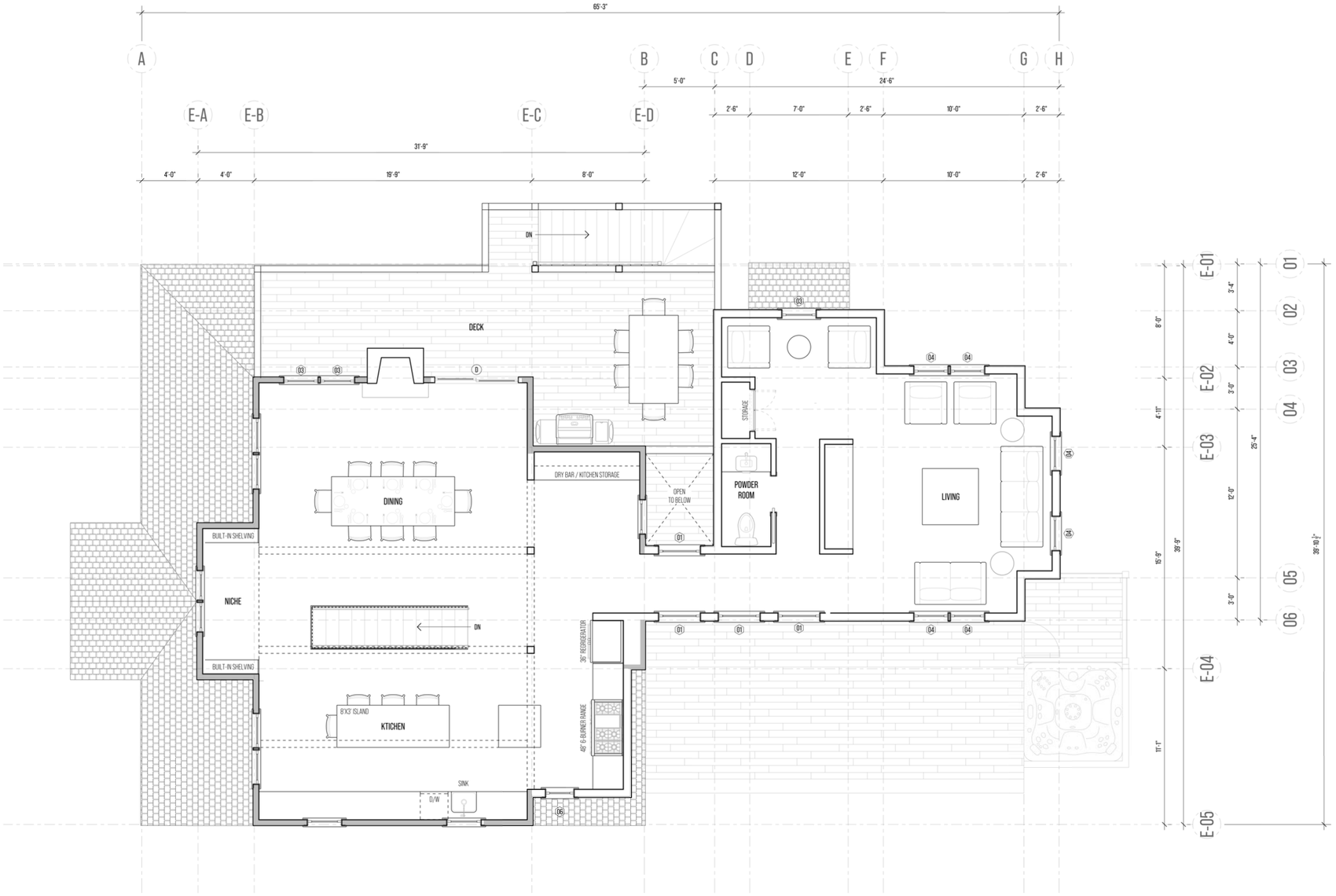
DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

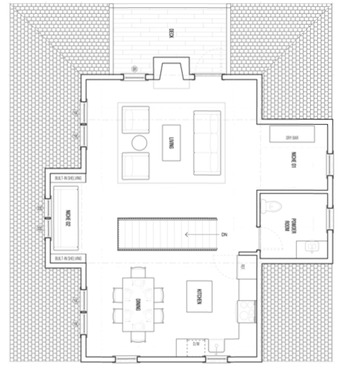
DRAWN BY



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

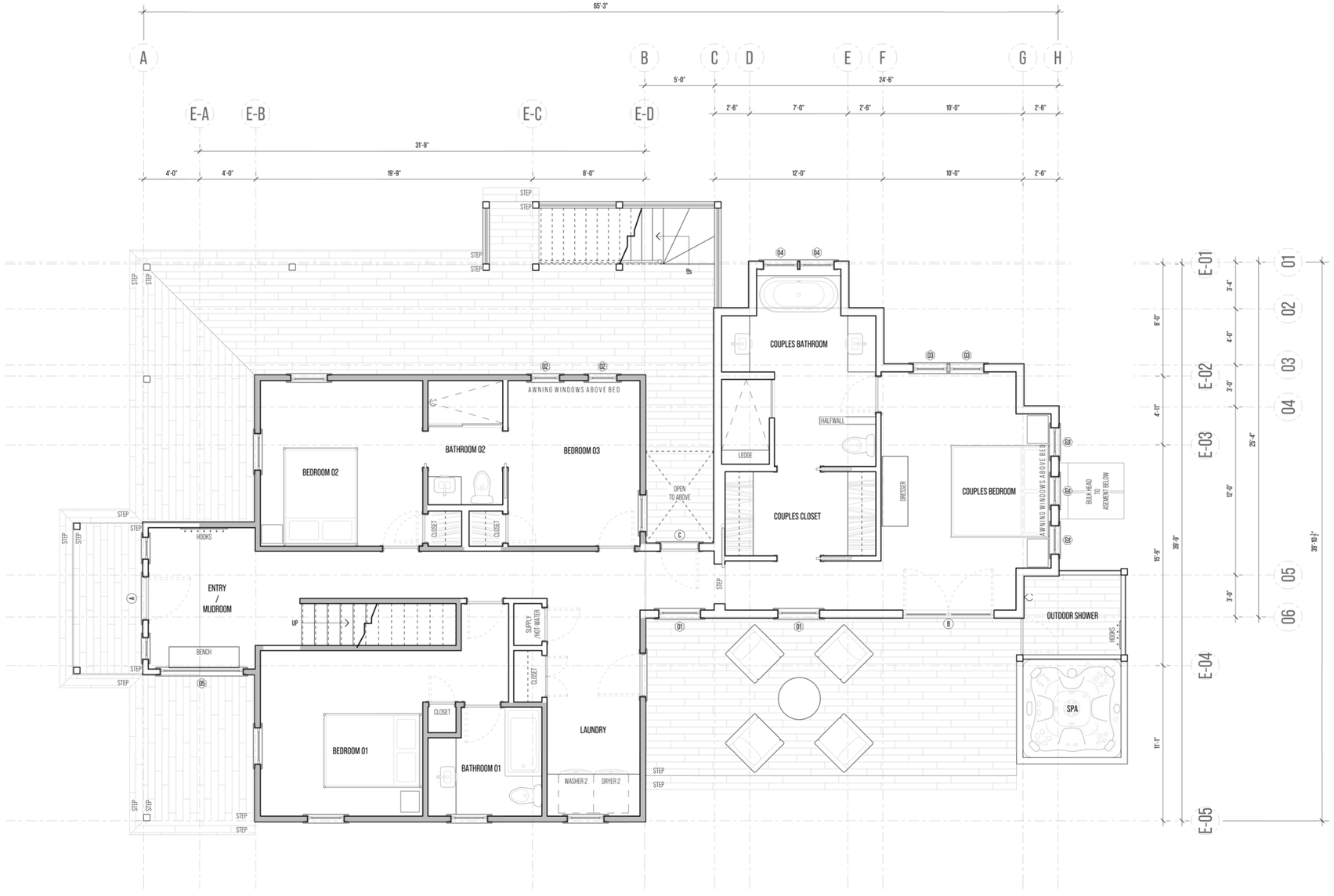
DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY



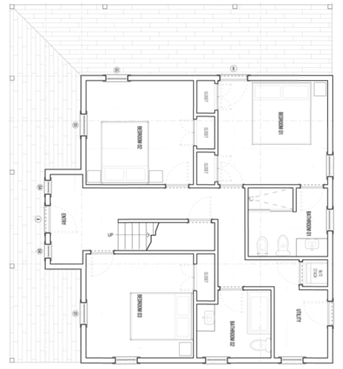
1 FIRST FLOOR PLAN

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"	

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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

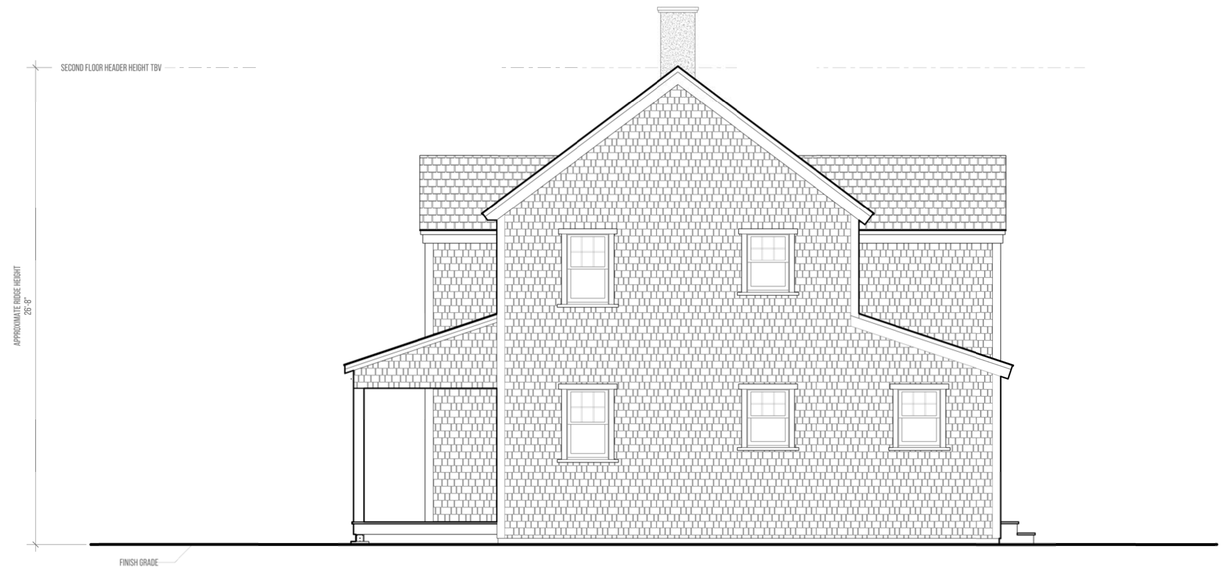
DRAWING TITLE
FIRST FLOOR PLAN

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

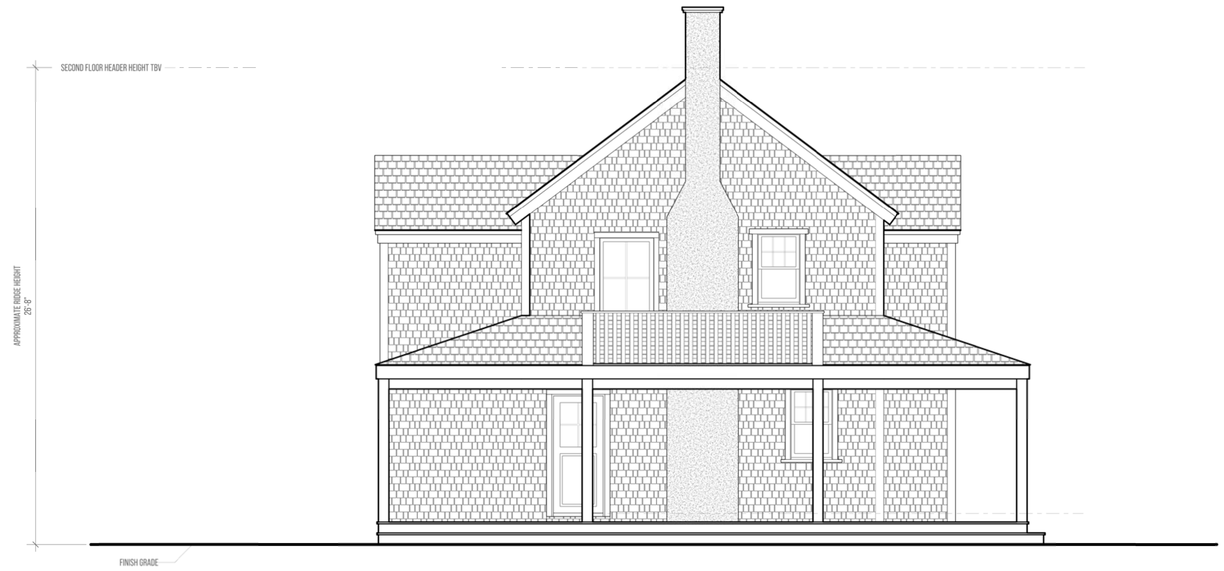
SHEET NUMBER

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

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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

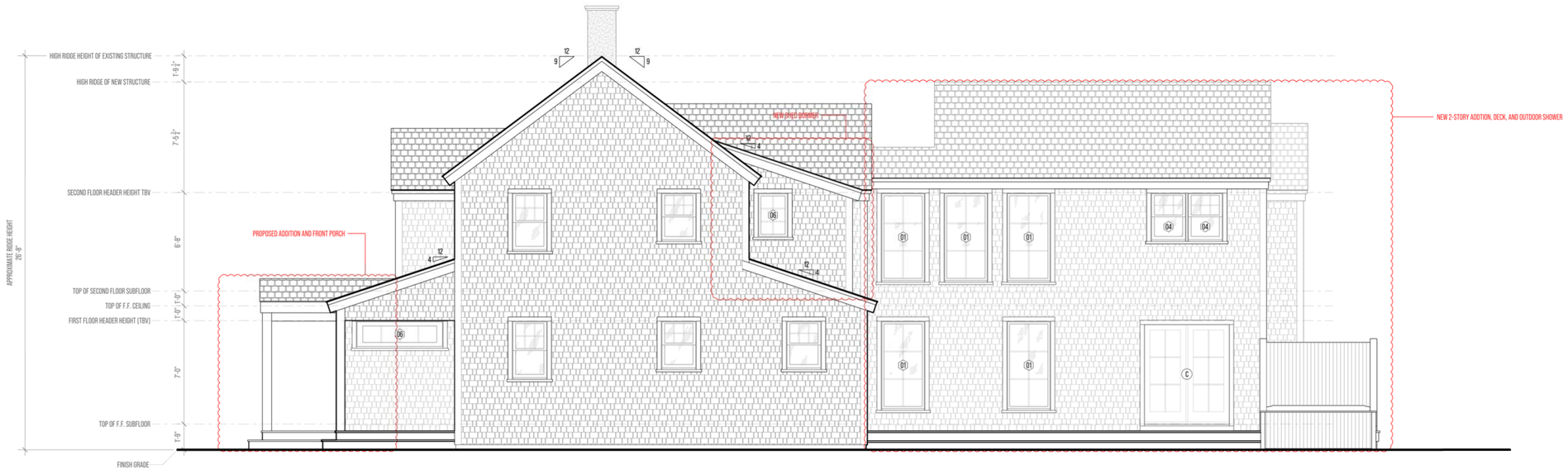
SHEET NUMBER

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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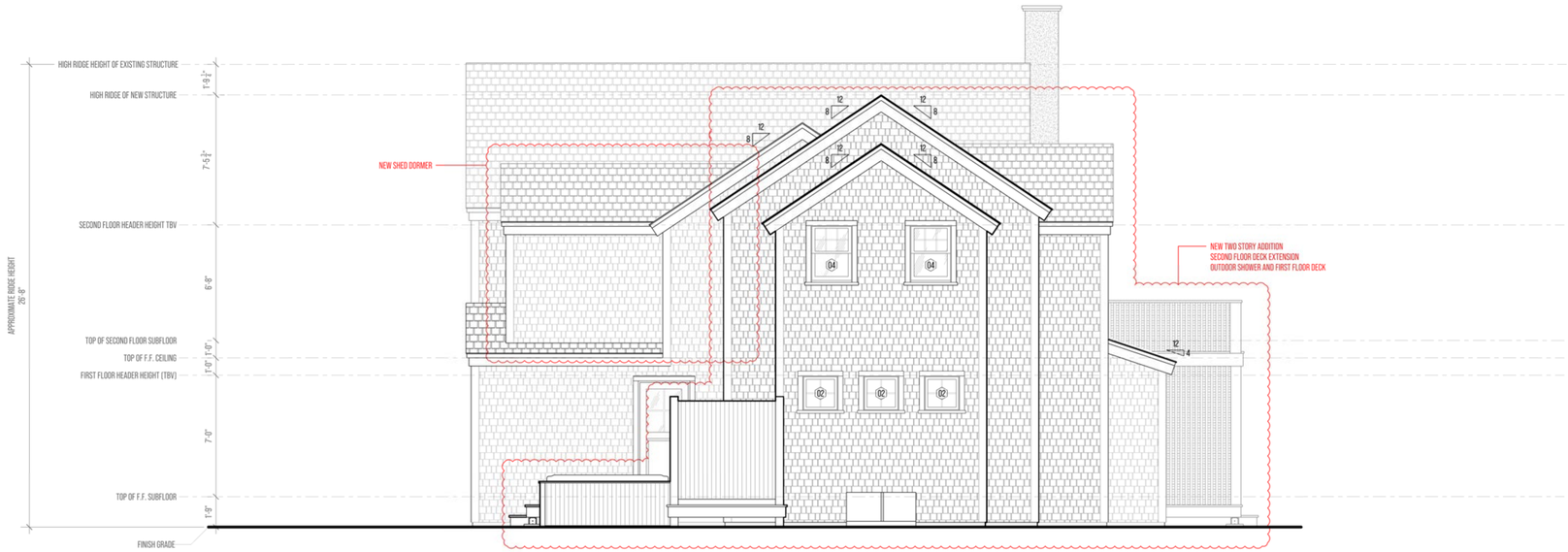
EXTERIOR ELEVATIONS

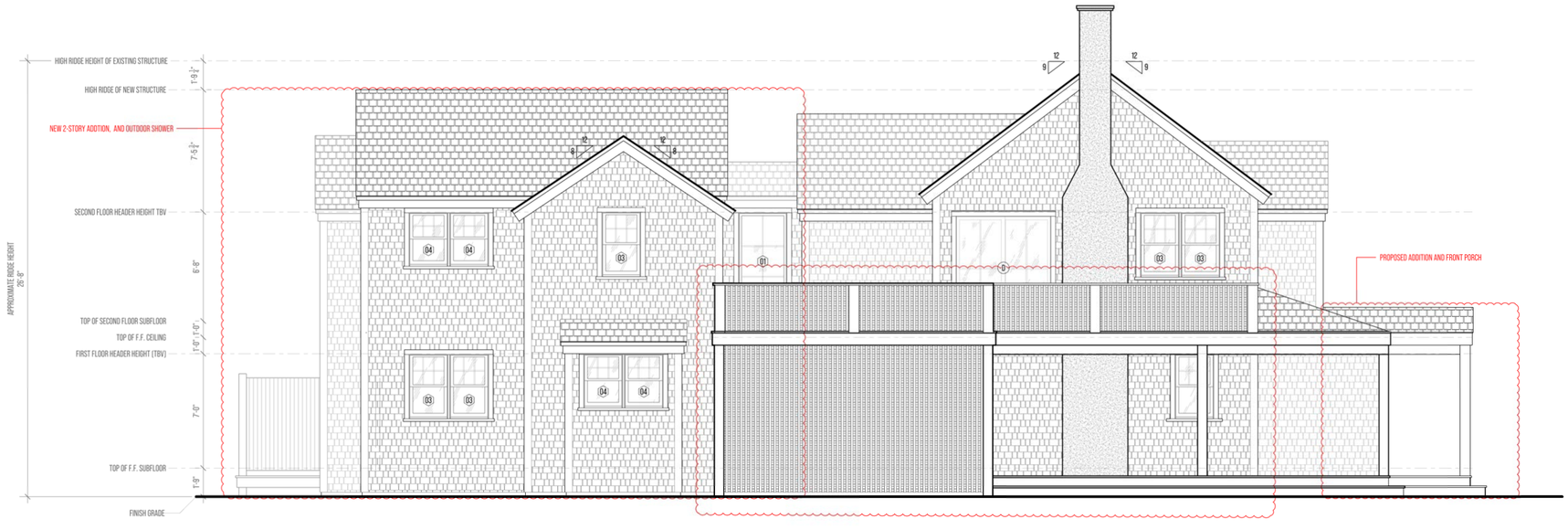
SHEET NUMBER

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:
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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

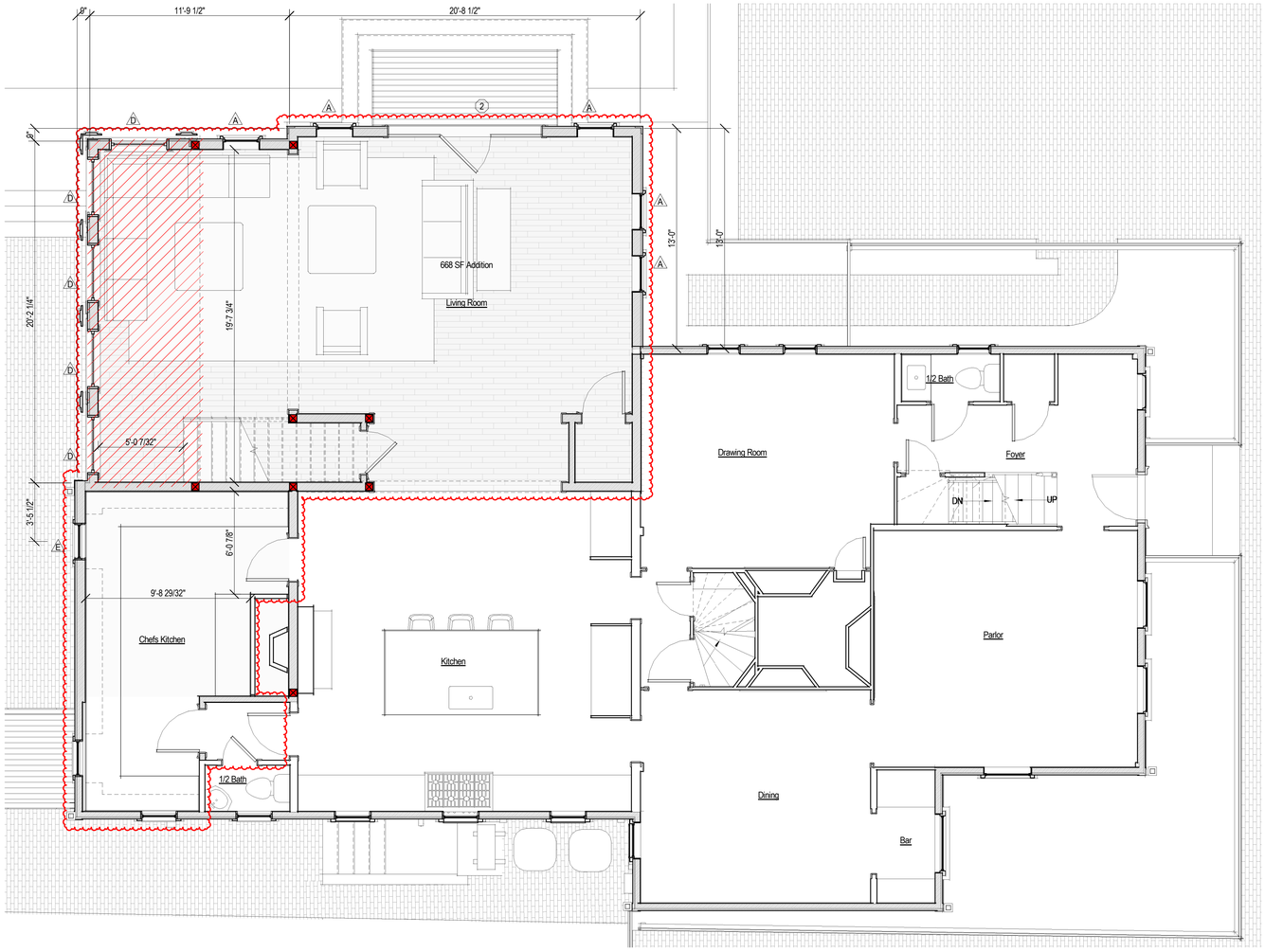
06.27.24

HDC Submission

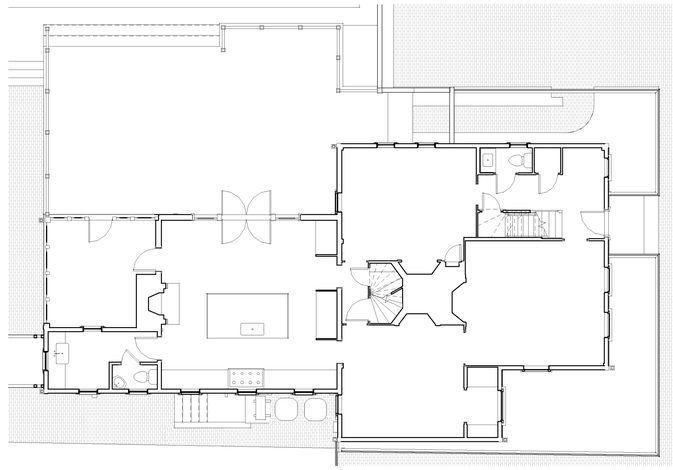


06.27.24

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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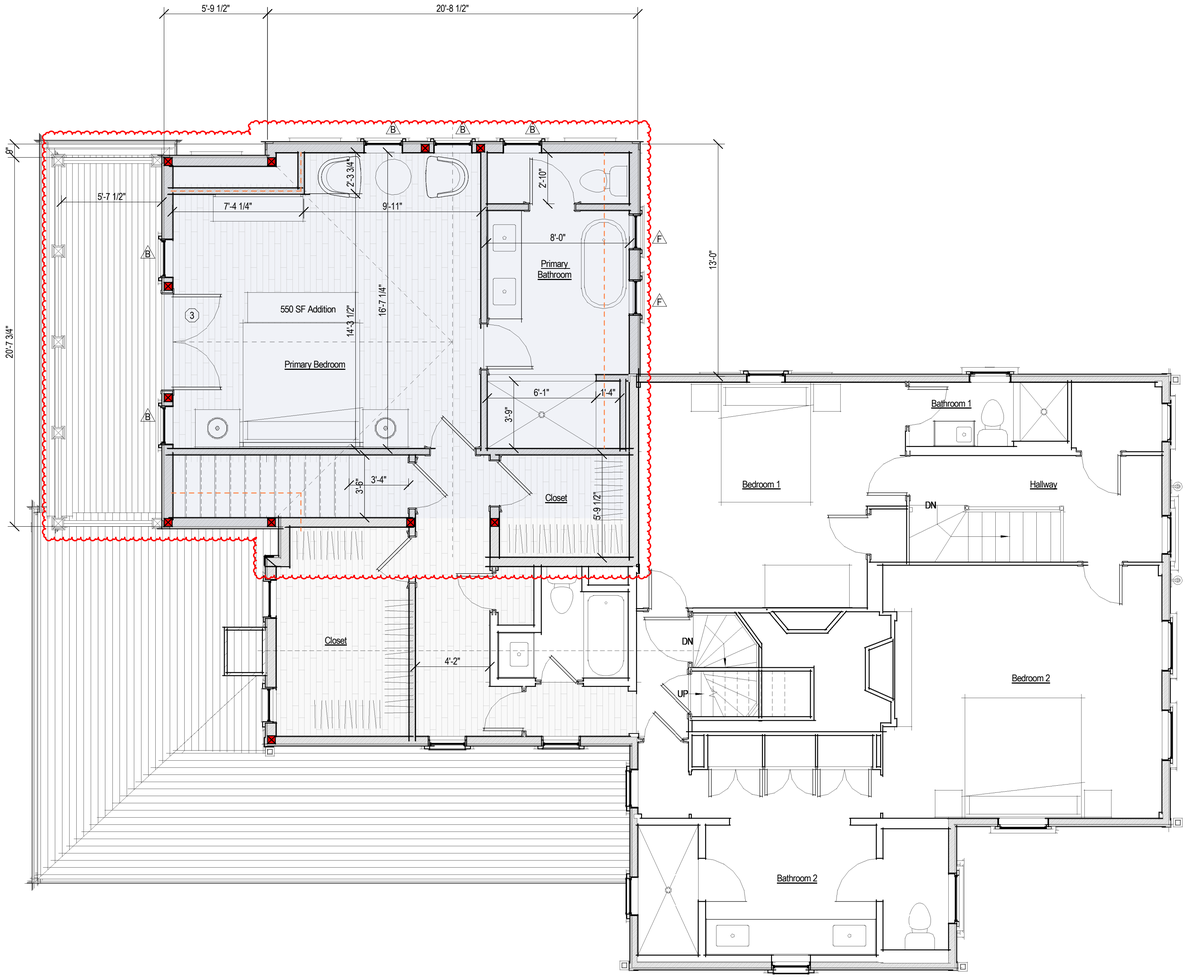
A.1.1

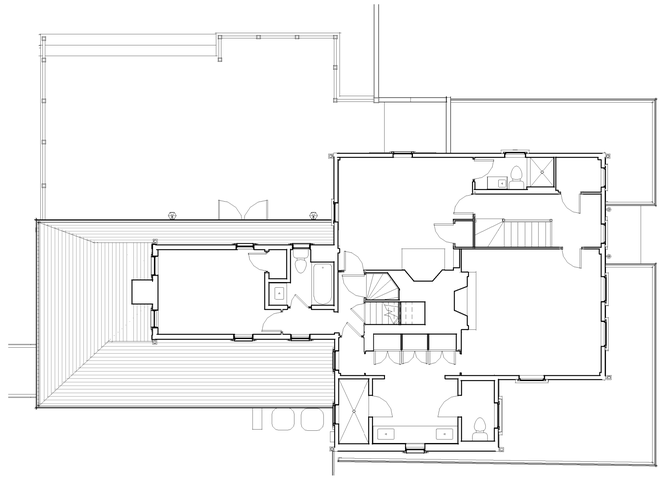
2404

06.27.24

HDC Submission



1 Proposed Second Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

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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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Exterior Elevations

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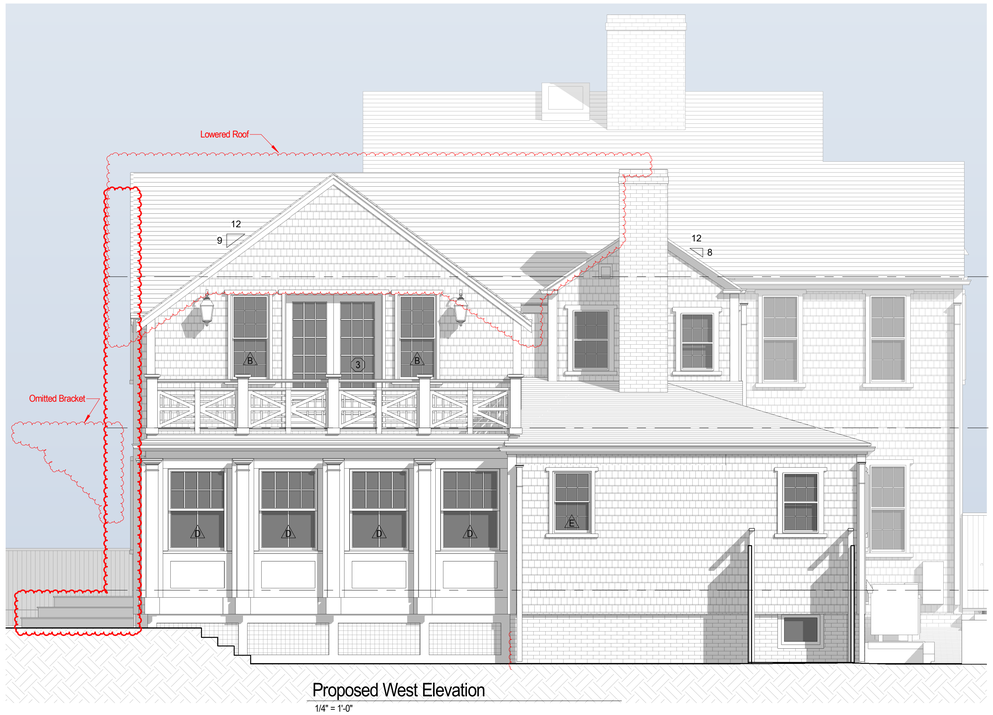
A.2.1

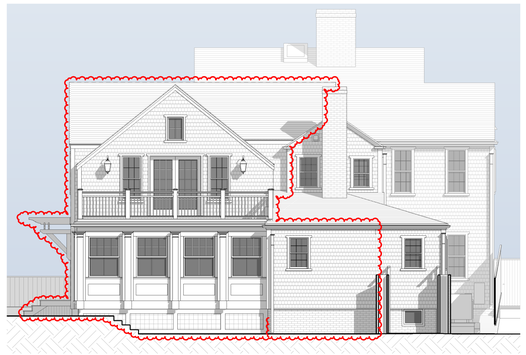
2404

06.27.24

HDC Submission



Proposed West Elevation
1/4" = 1'-0"

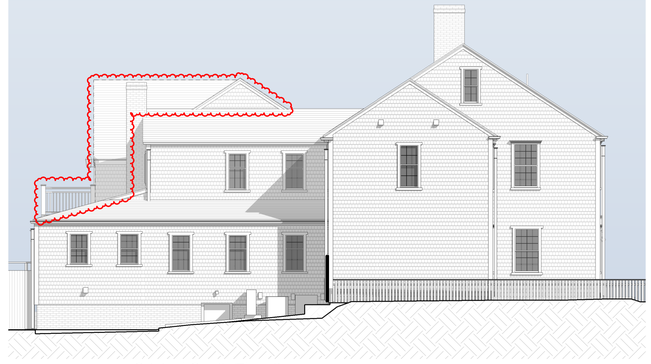


Original West Elevation
1/8" = 1'-0"



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"

2404

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Exterior Elevations

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A.2.2

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

emeritus

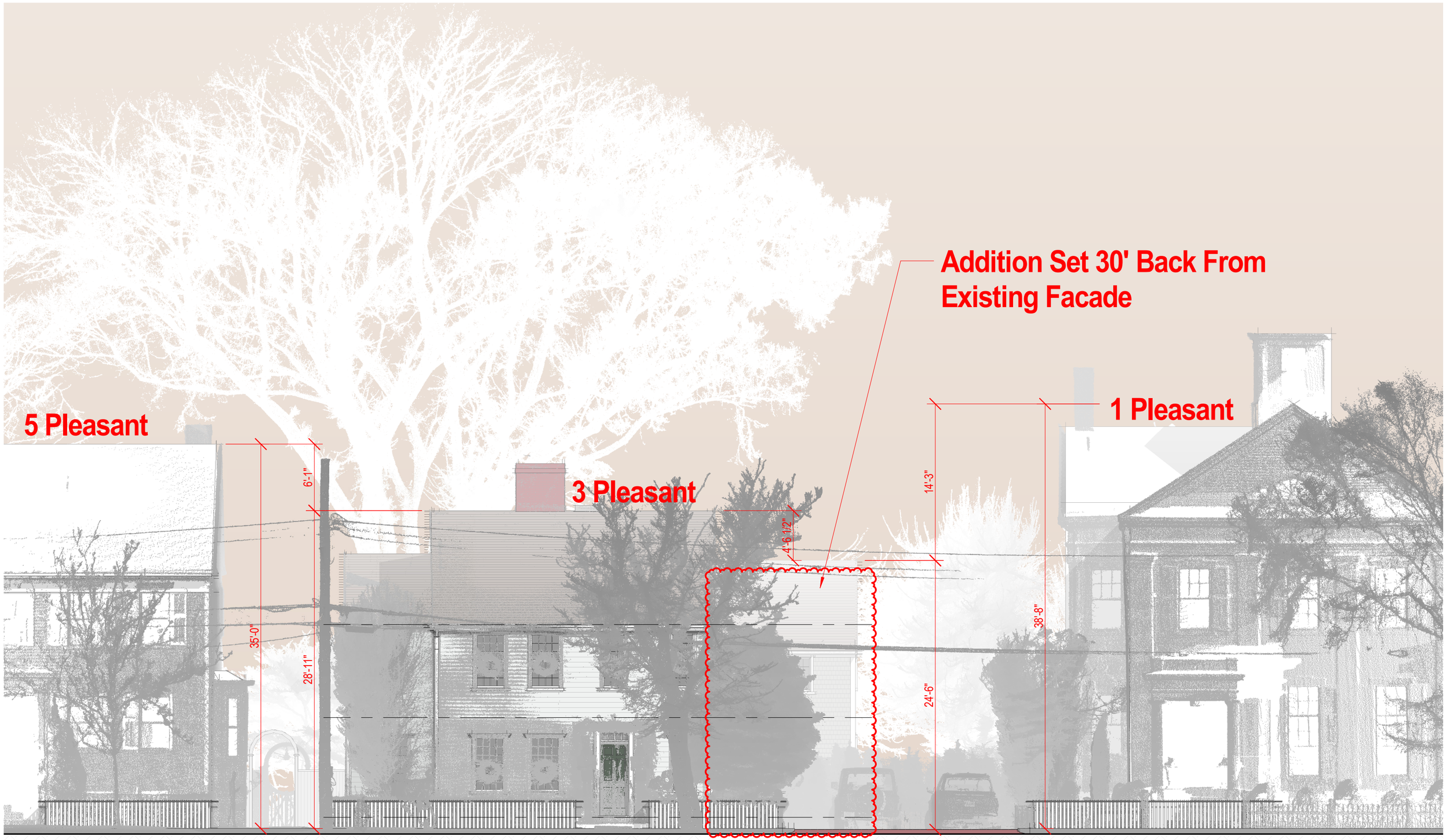
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



3 Pleasant Street
3 Pleasant Street
Nantucket, MA 02554

View From Summer Street

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

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.

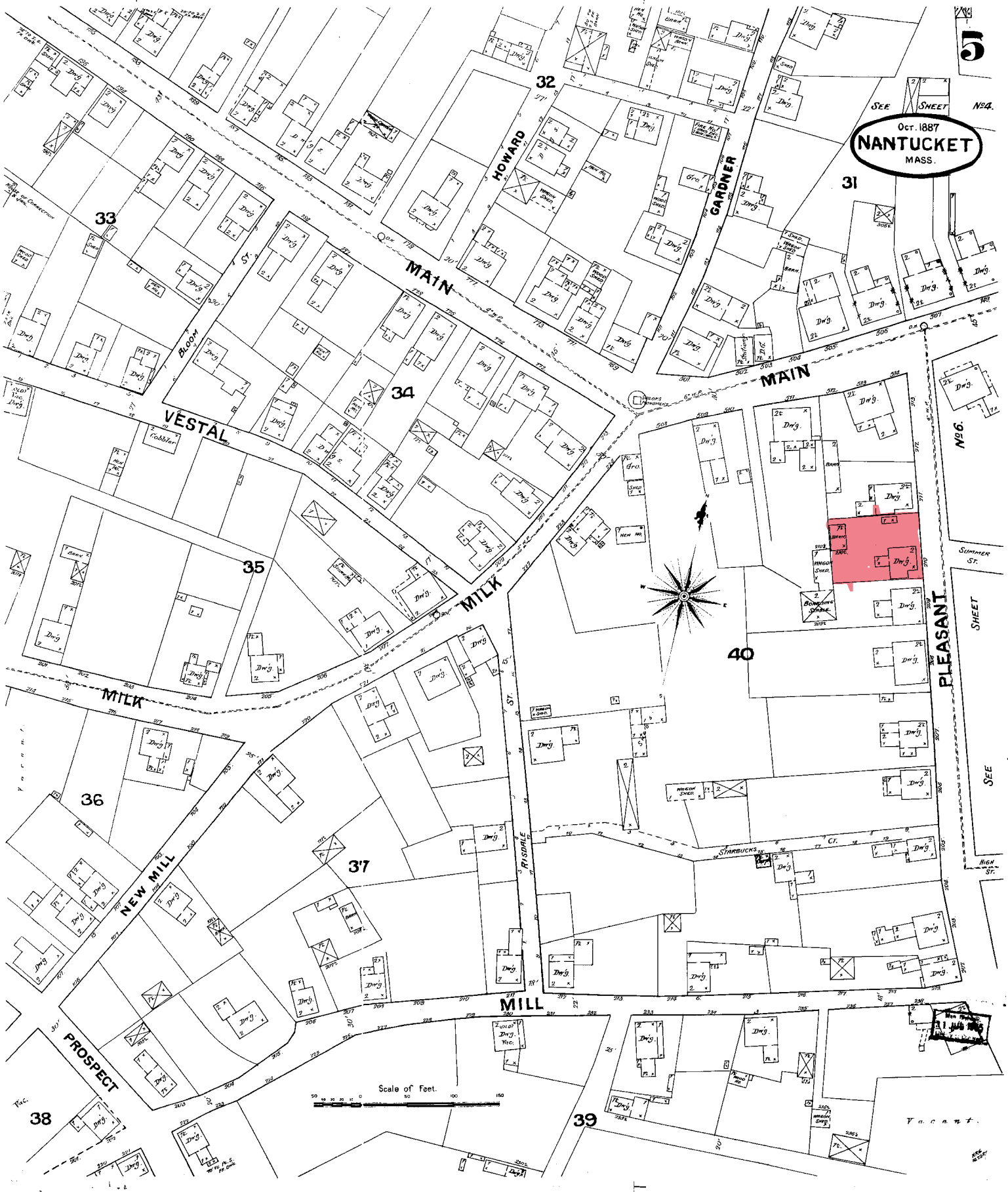
COLORS (To match Existing)

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.

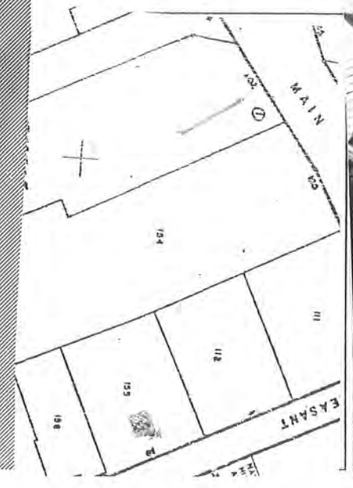
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - 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: _____









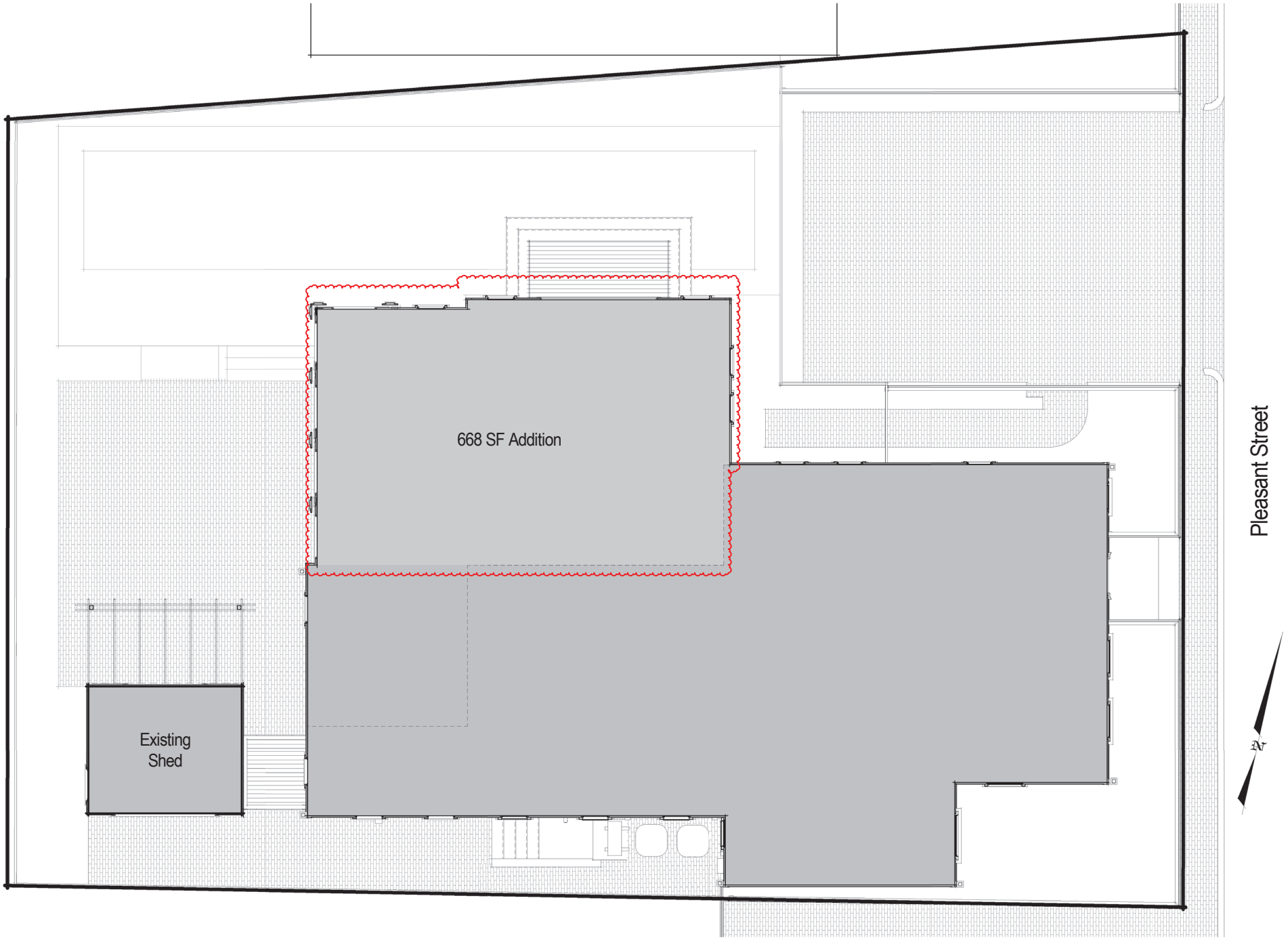






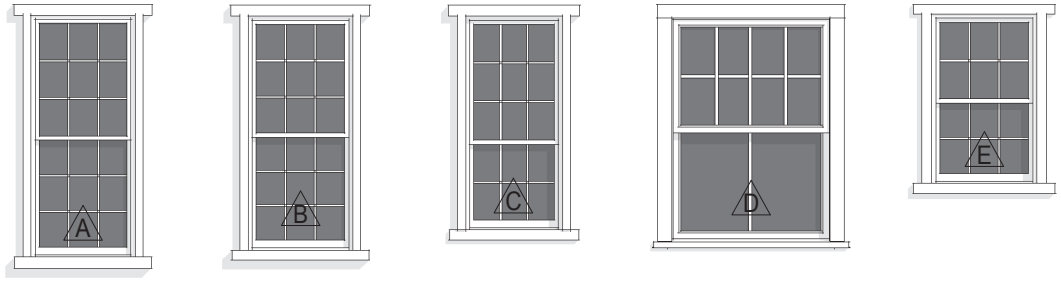
Locus Map

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



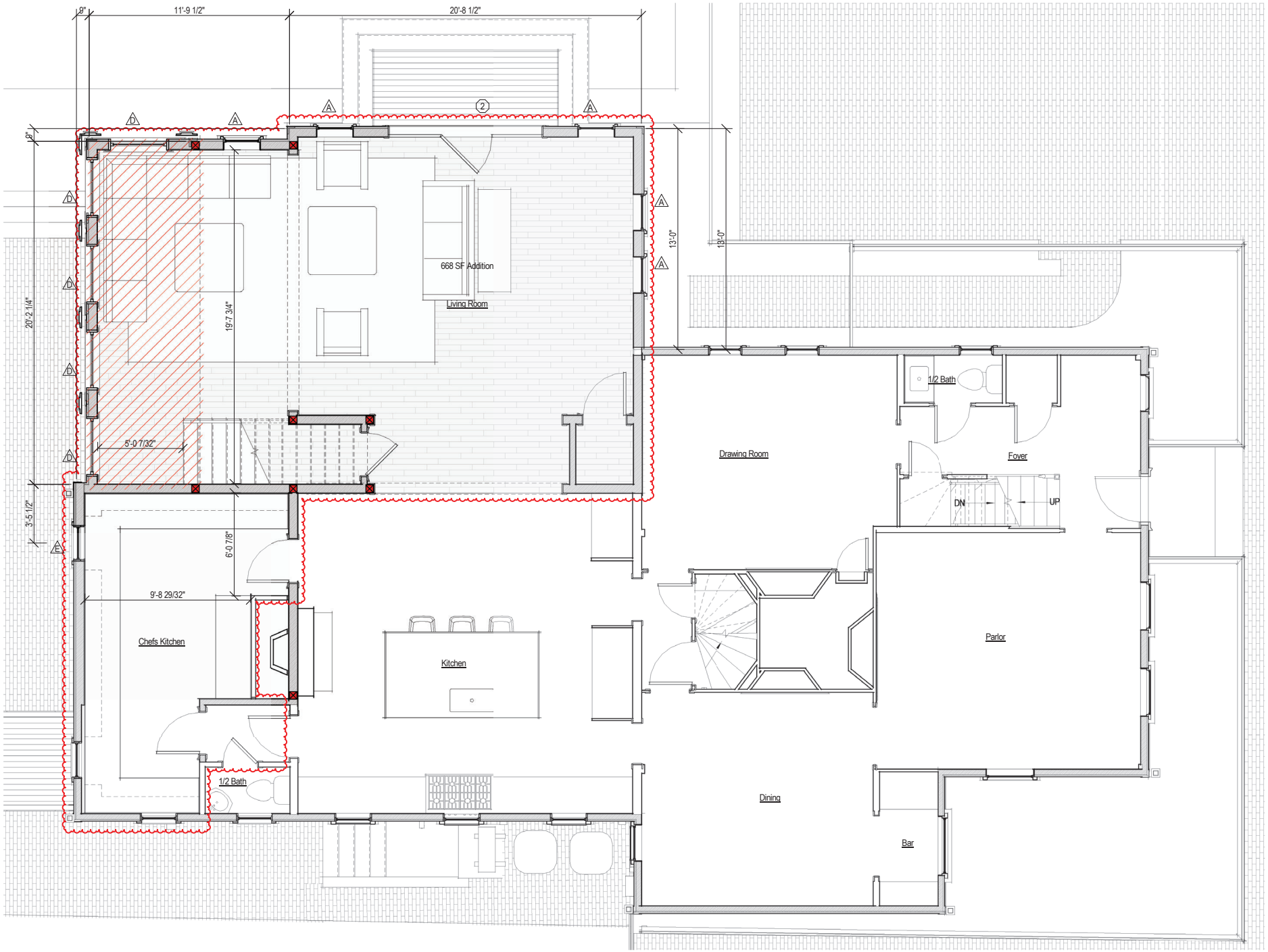
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

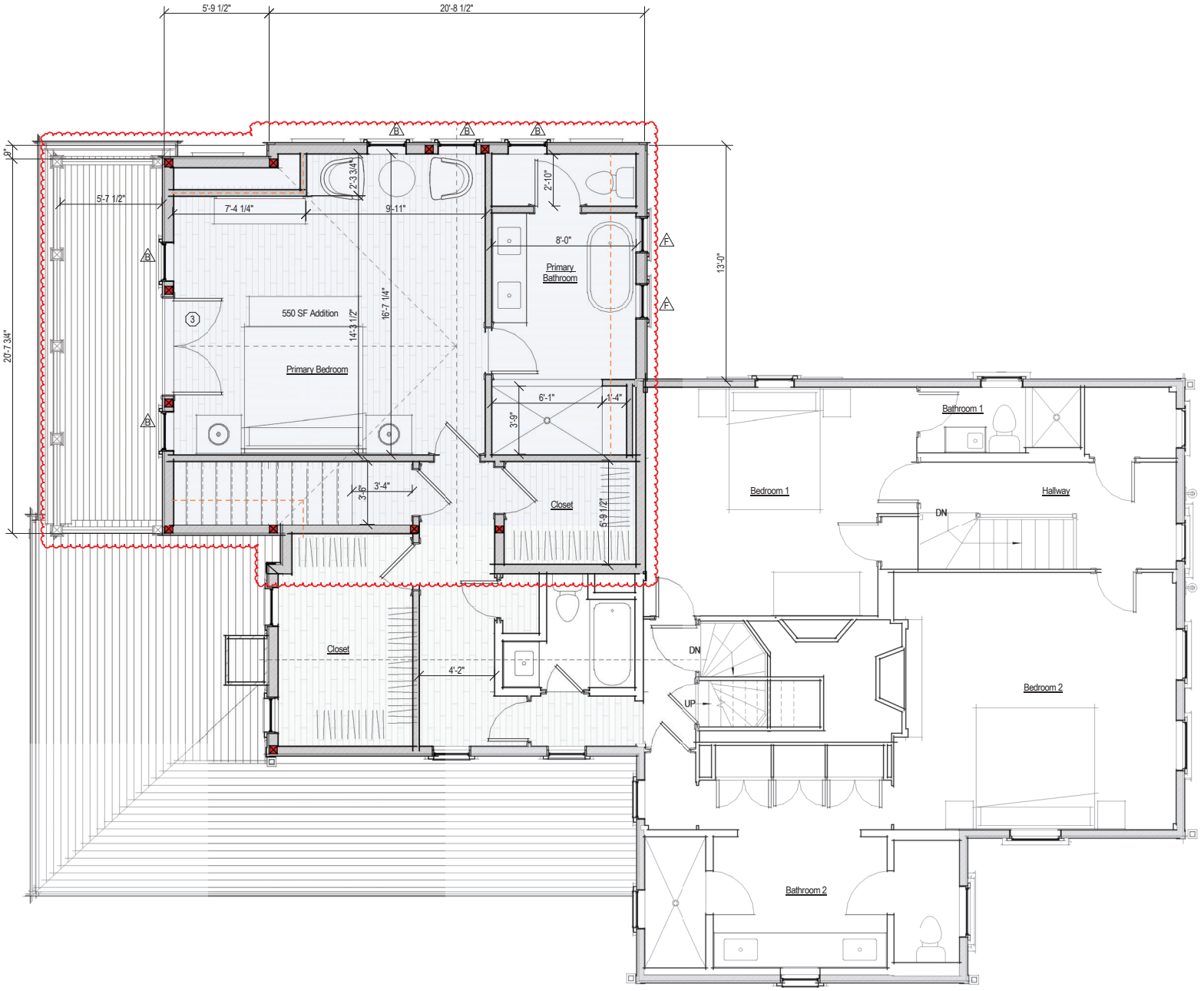
Window & Door Legend

Not to Scale



1 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



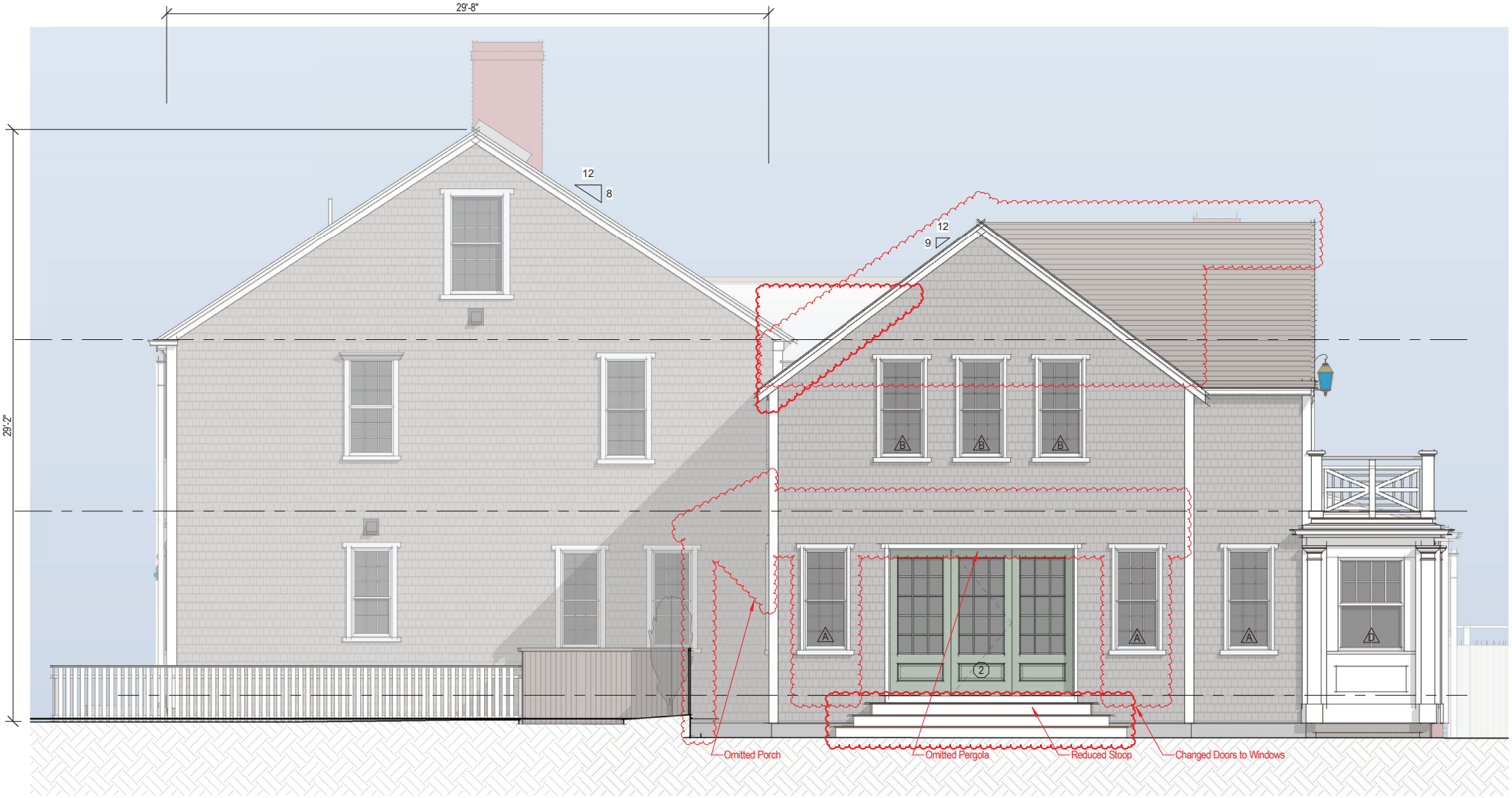
Proposed East Elevation

1/4" = 1'-0"



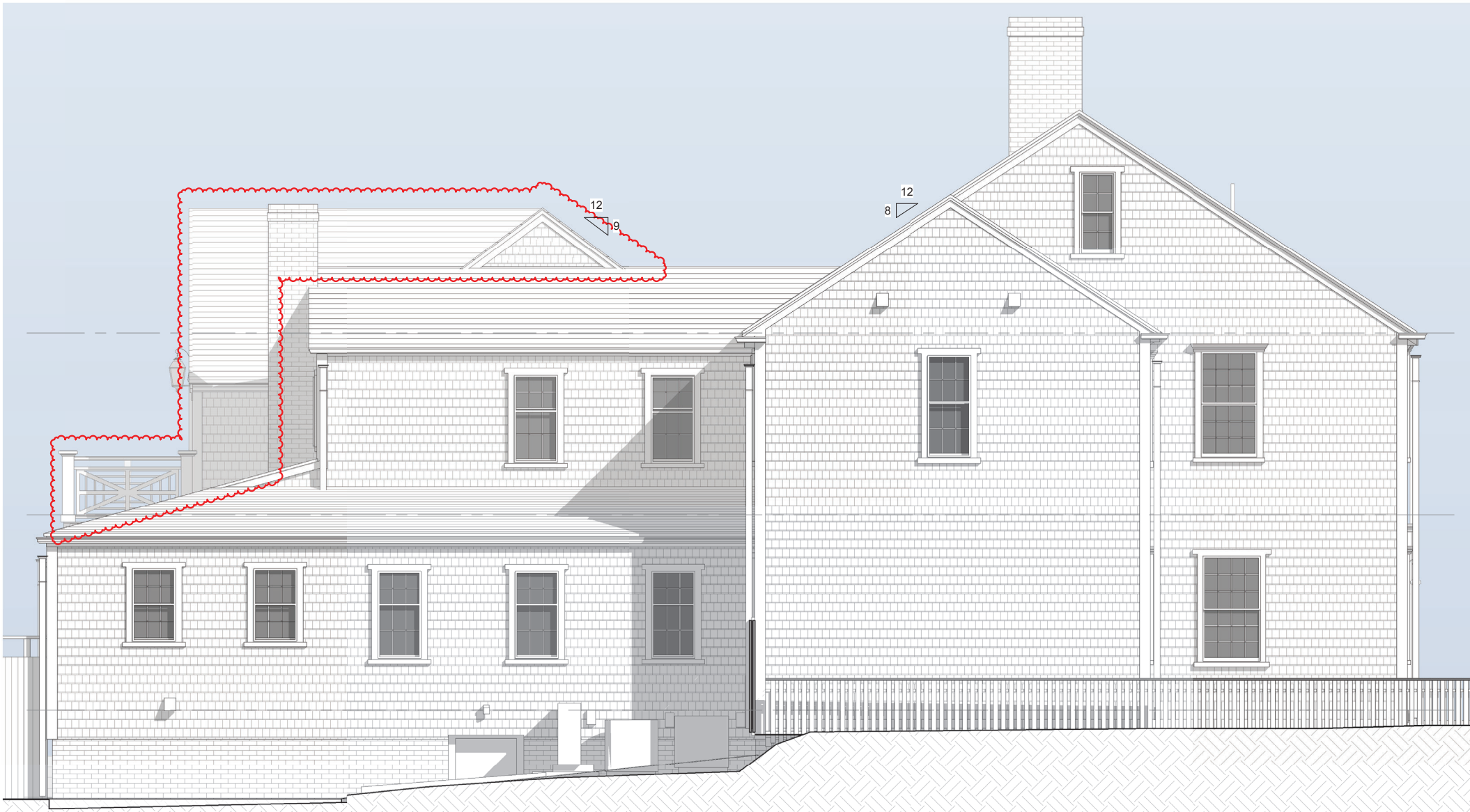
Proposed West Elevation

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

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

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Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554



West Elevation



South Elevation



East Elevation



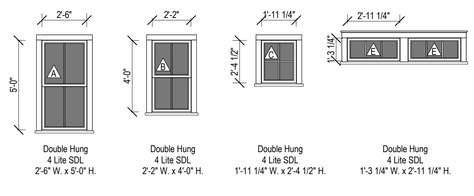
North Elevation

06.27.24

HDC Submission



Locus Map



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

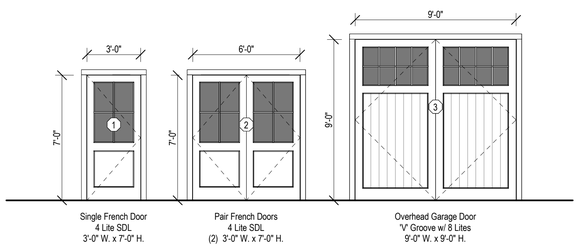
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



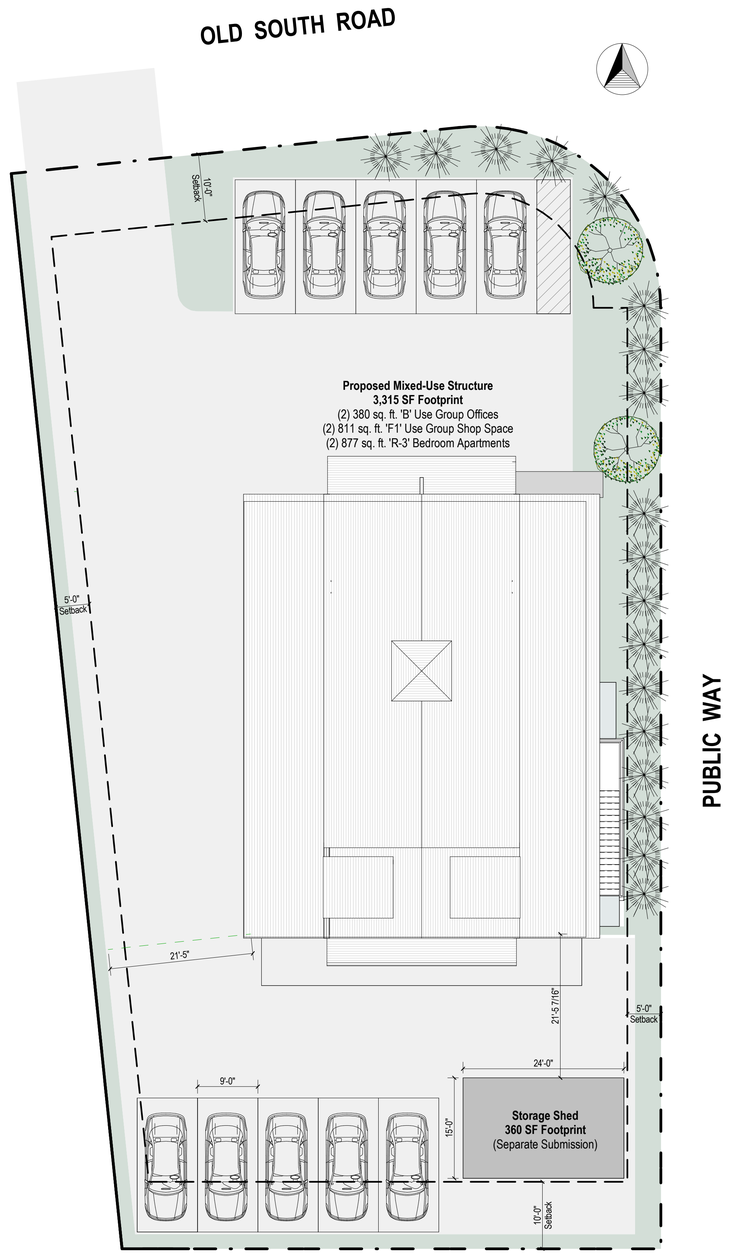
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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

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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.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Cover Sheet

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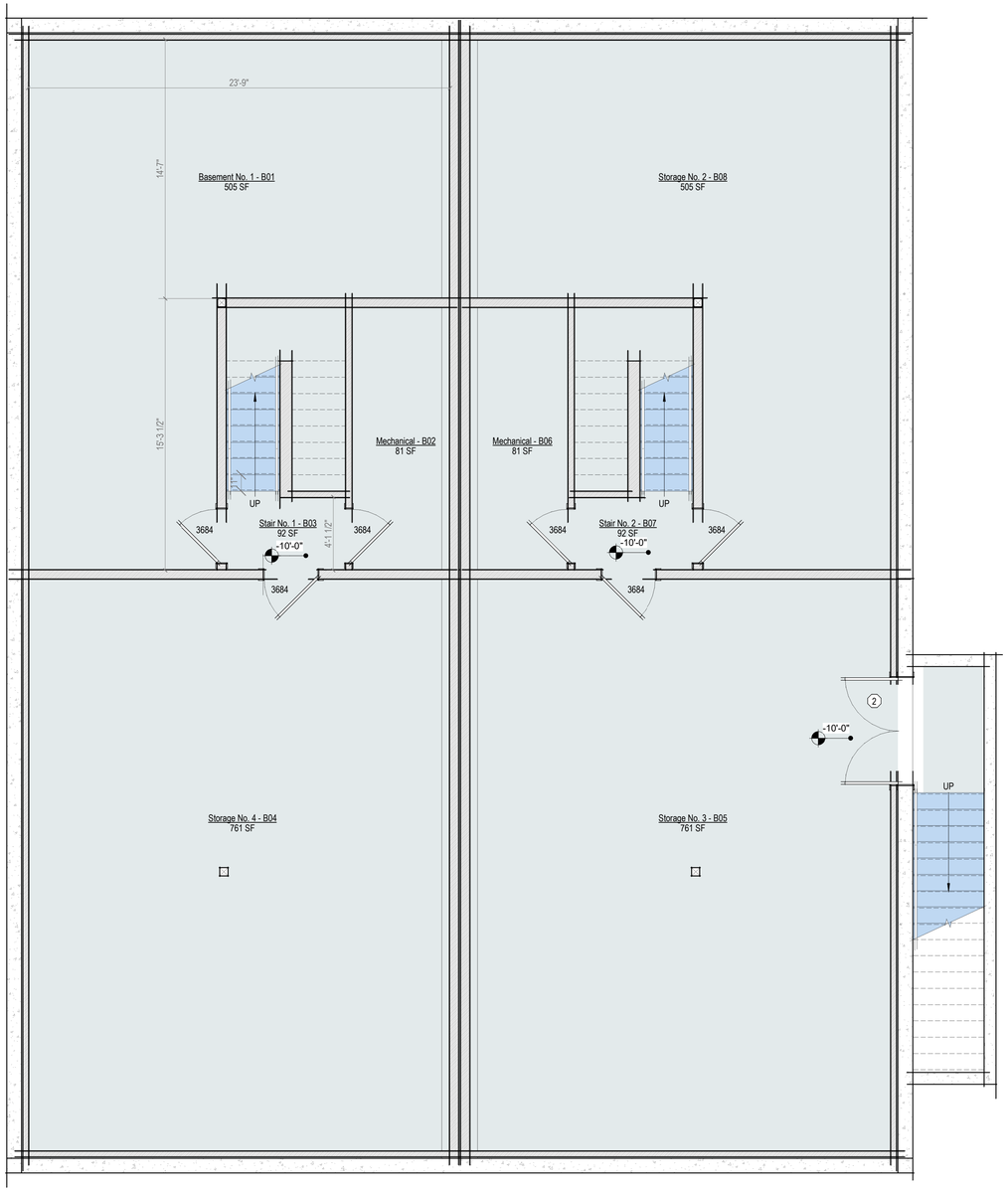
G.0.1

2332

06.27.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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emeritus

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Revisions

Basement Plan

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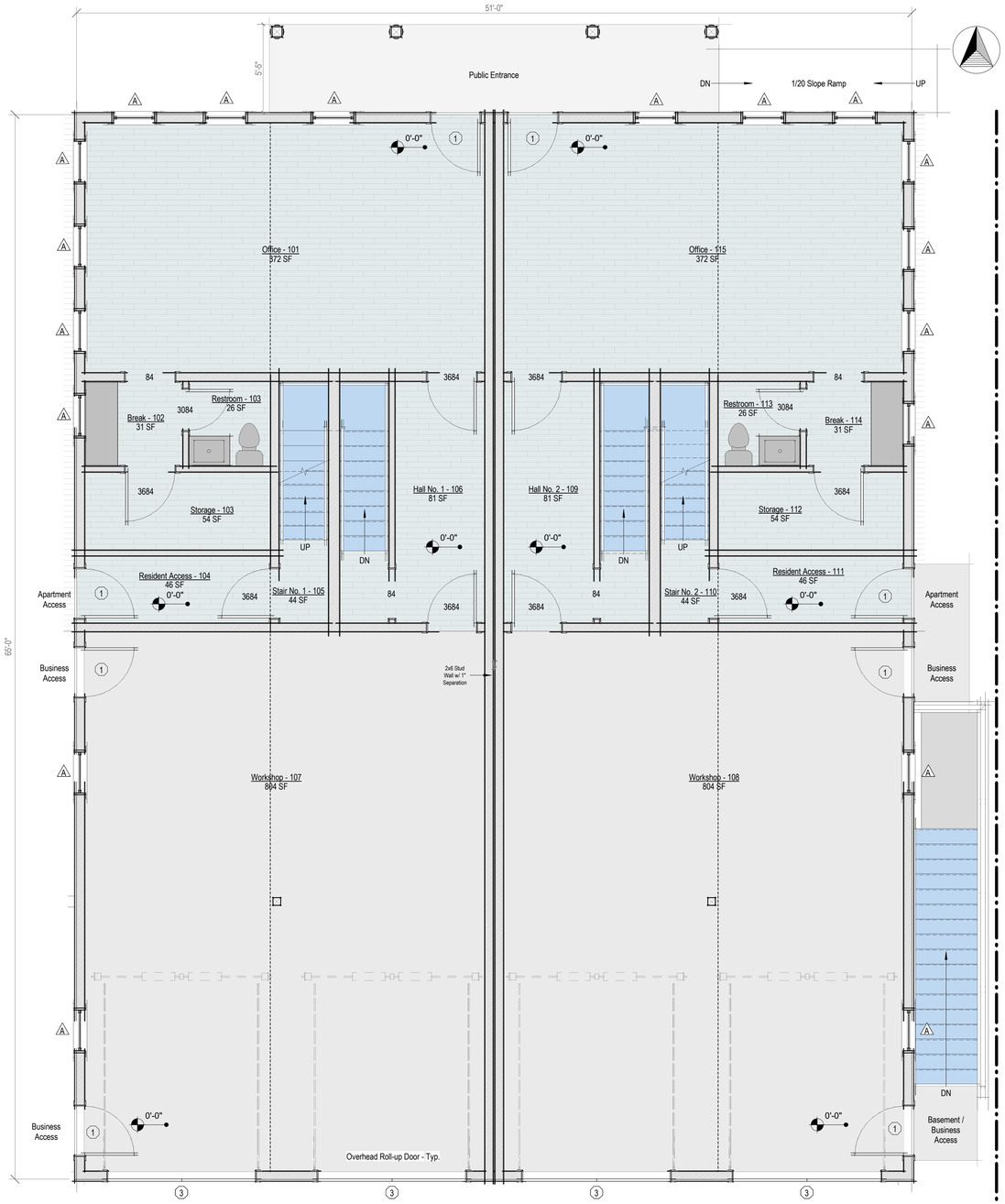
A.1.0

2332

06.27.24

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Revisions

First Floor Plan

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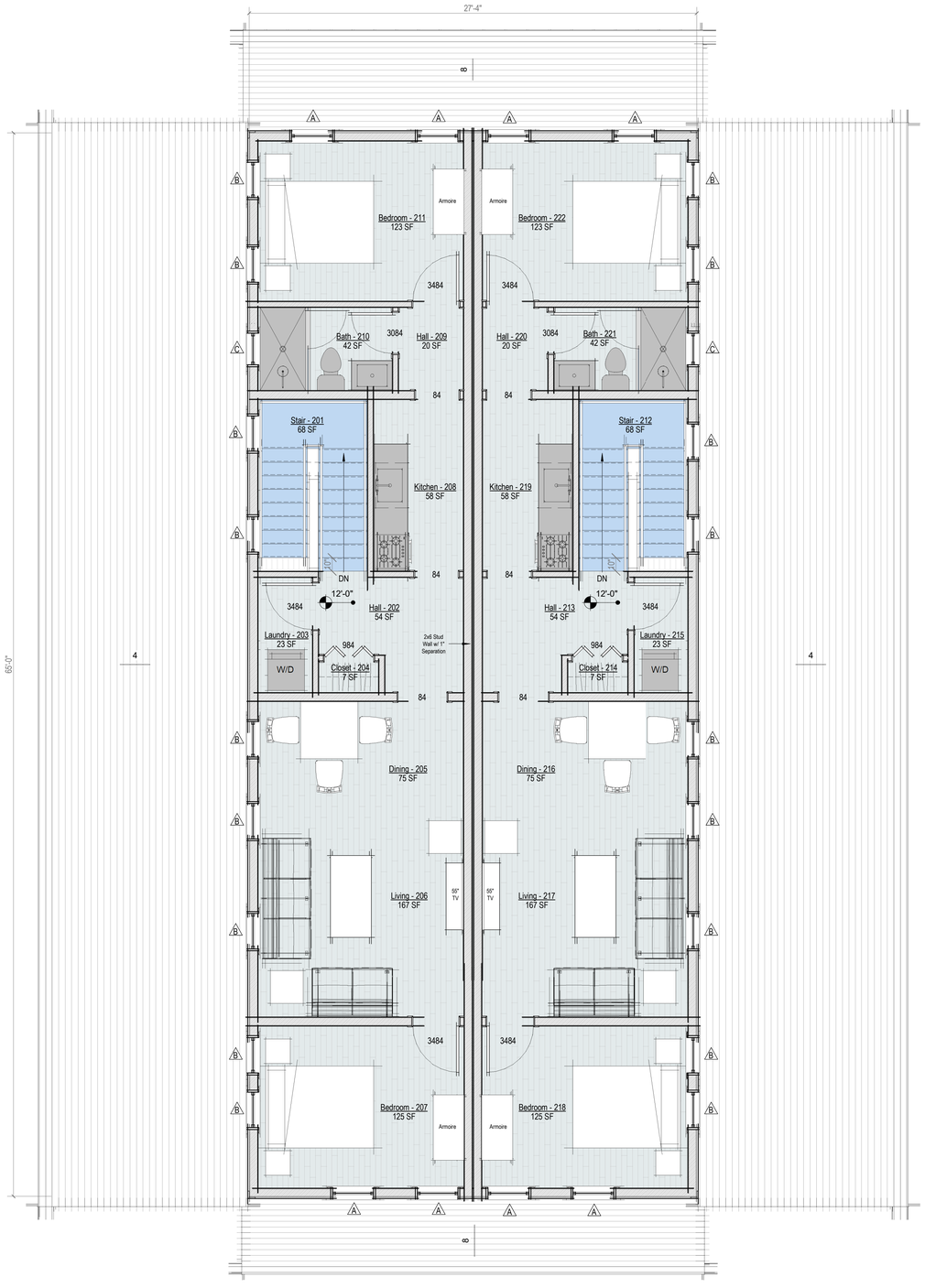
A.1.1

2332

06.27.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Nantucket, MA 02554

emeritus

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A.2.2	Exterior Elevations

Revisions

Second Floor Plan

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A.1.2

2332

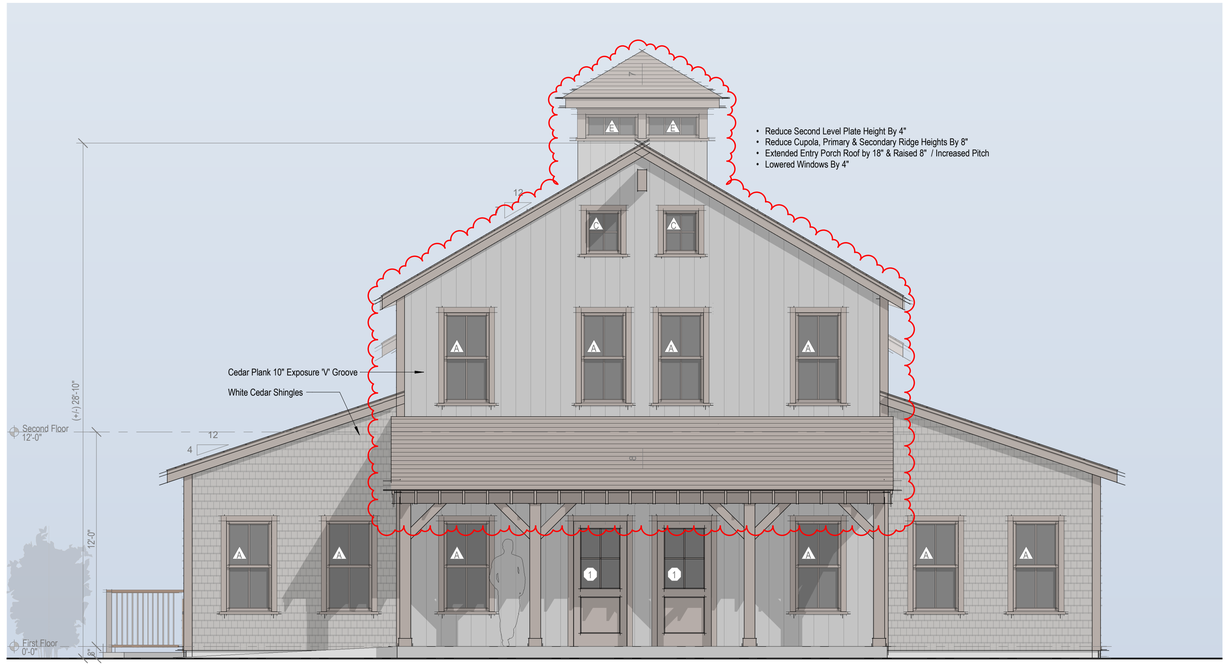
06.27.24

HDC Submission



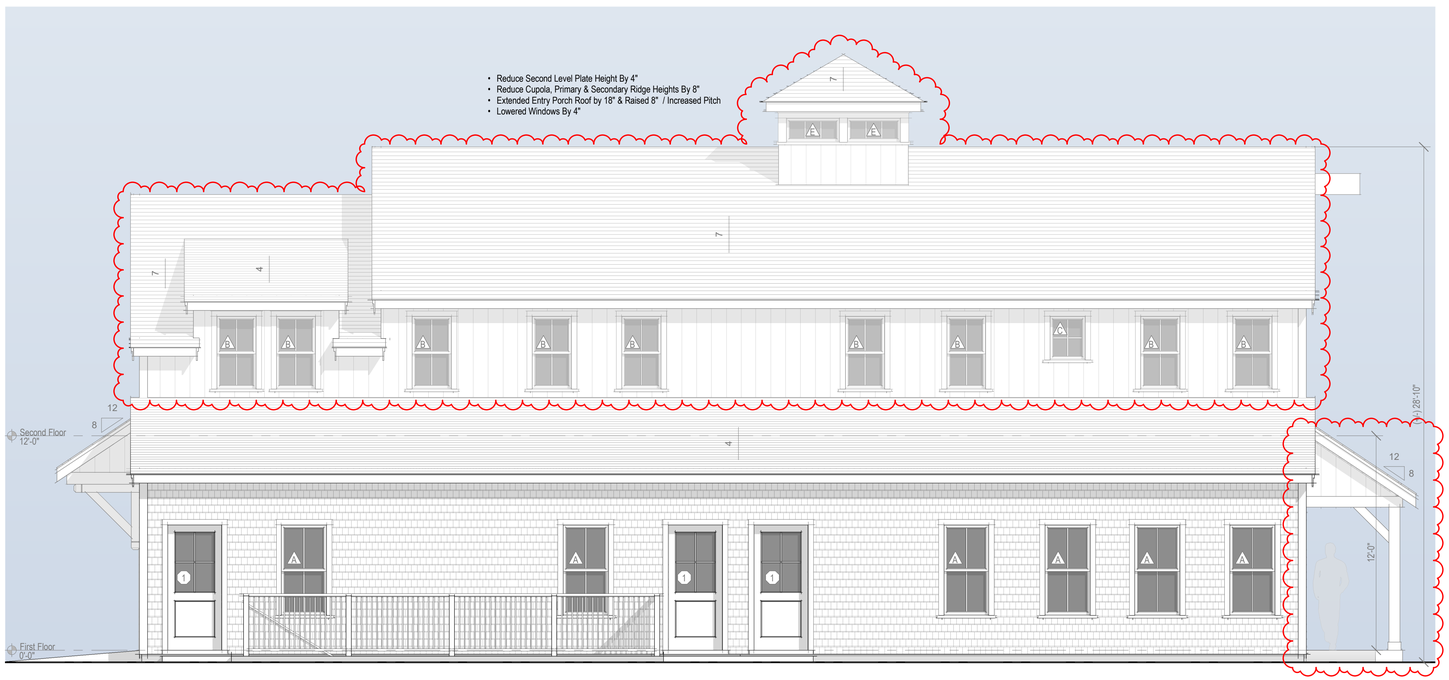
East Elevation - Previously Submitted

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"

2332

Mixed-Use Structure

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Exterior Elevations

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A.2.1

2332

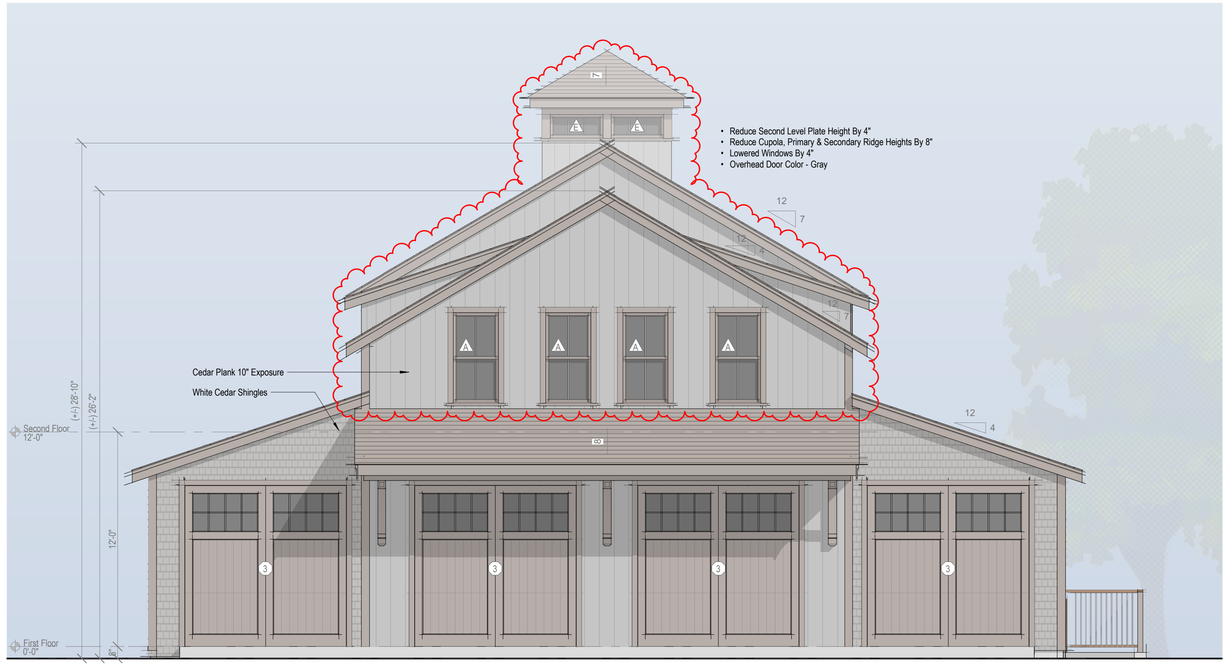
06.27.24

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

111B Old South Road
Nantucket, MA 02554

emeritus
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Exterior Elevations

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A.2.2

2332

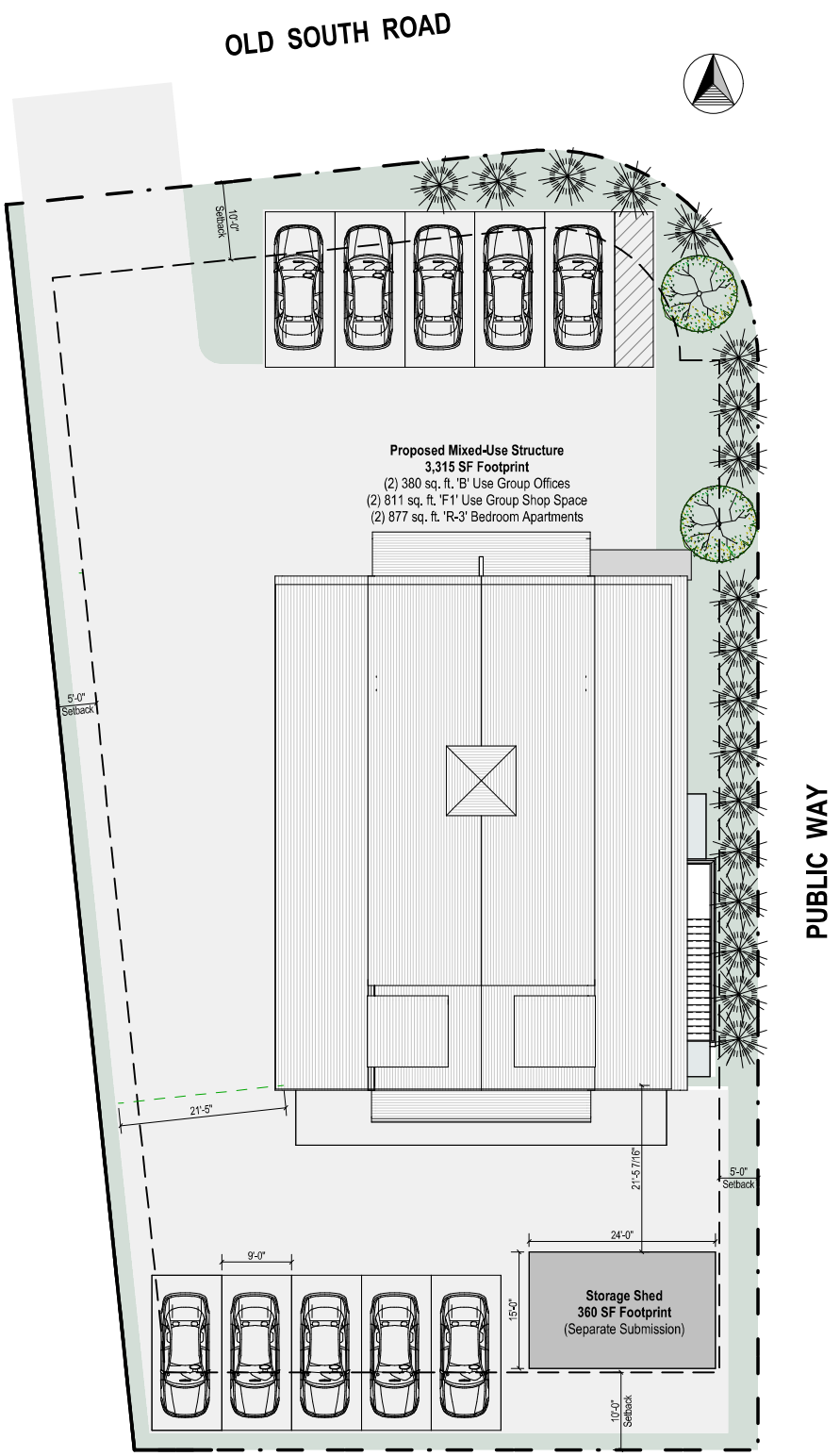
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

06.27.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



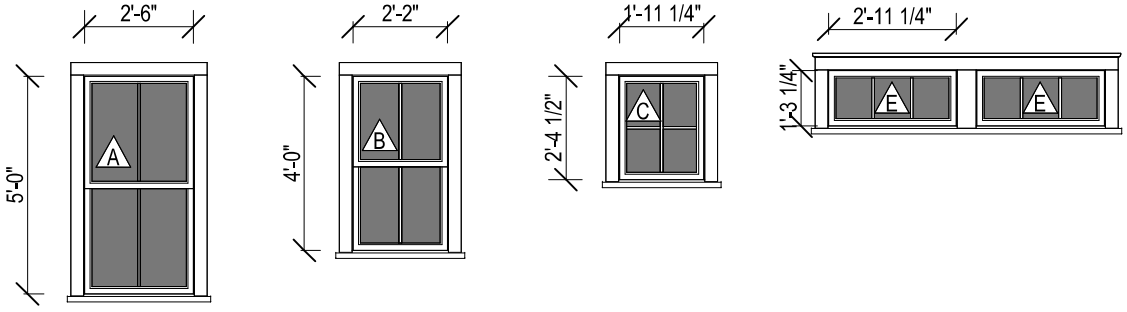
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

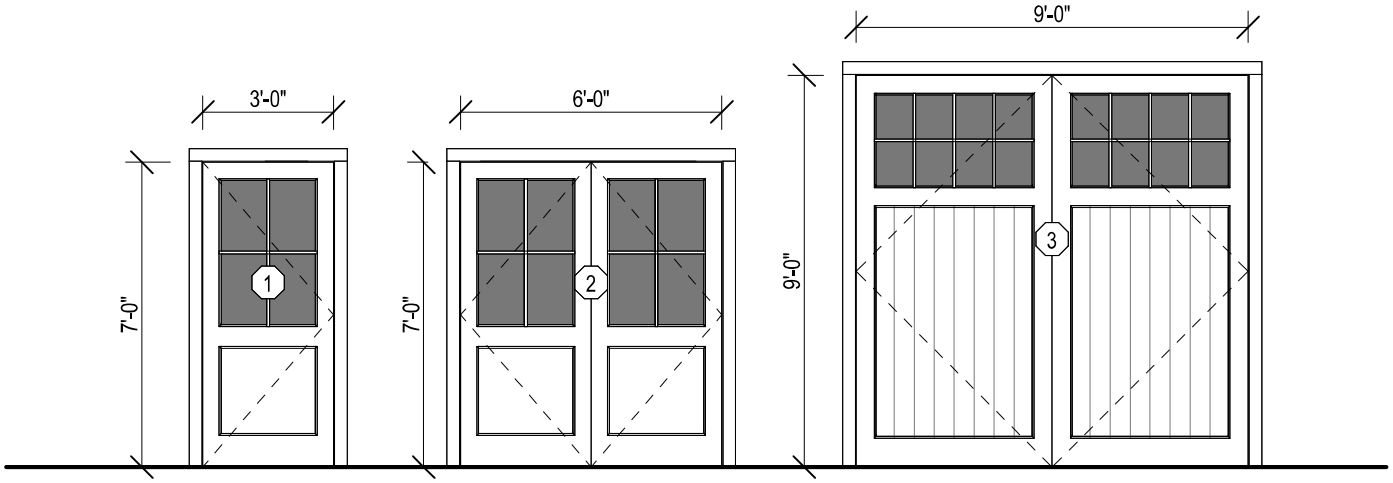
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



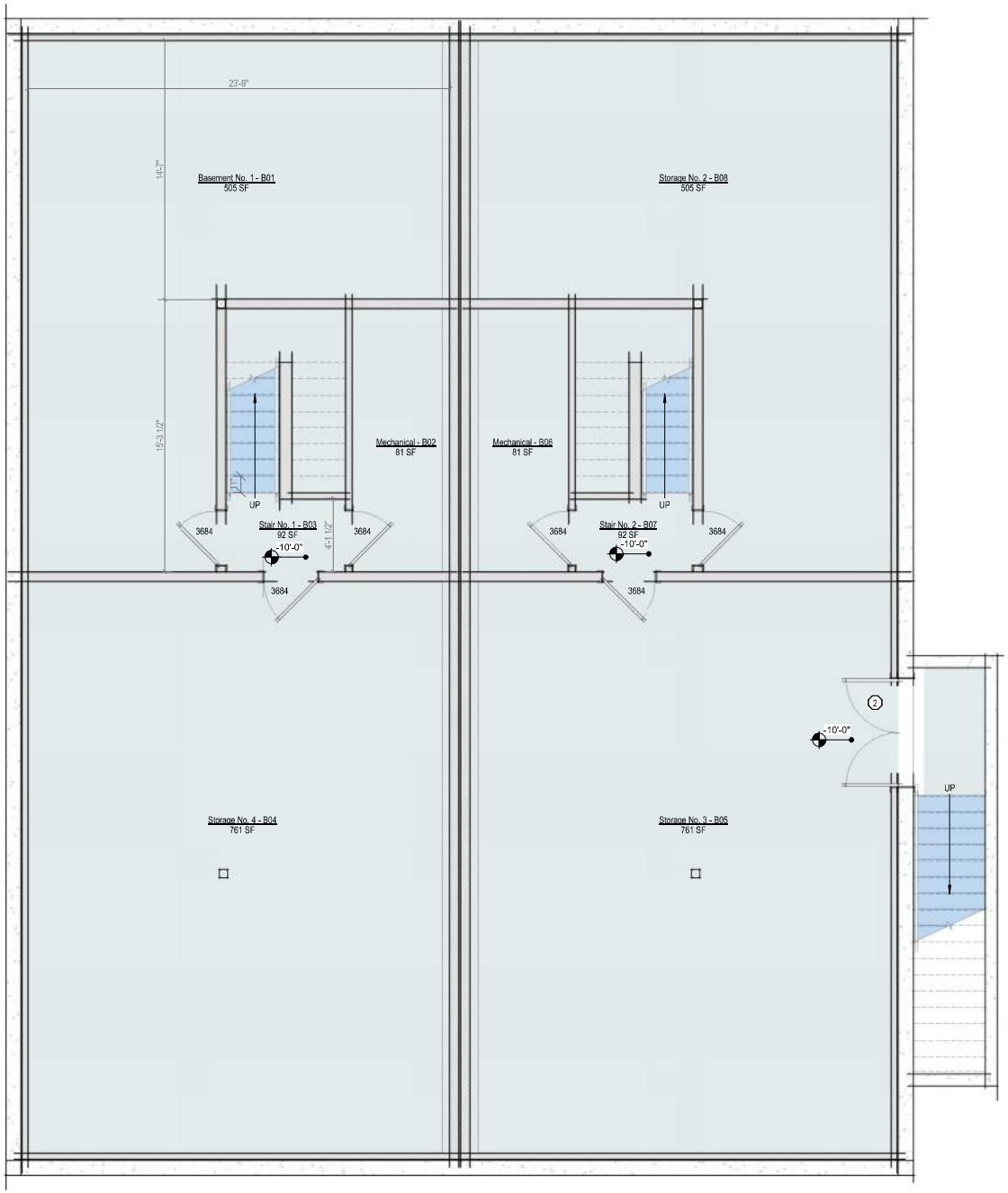
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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.

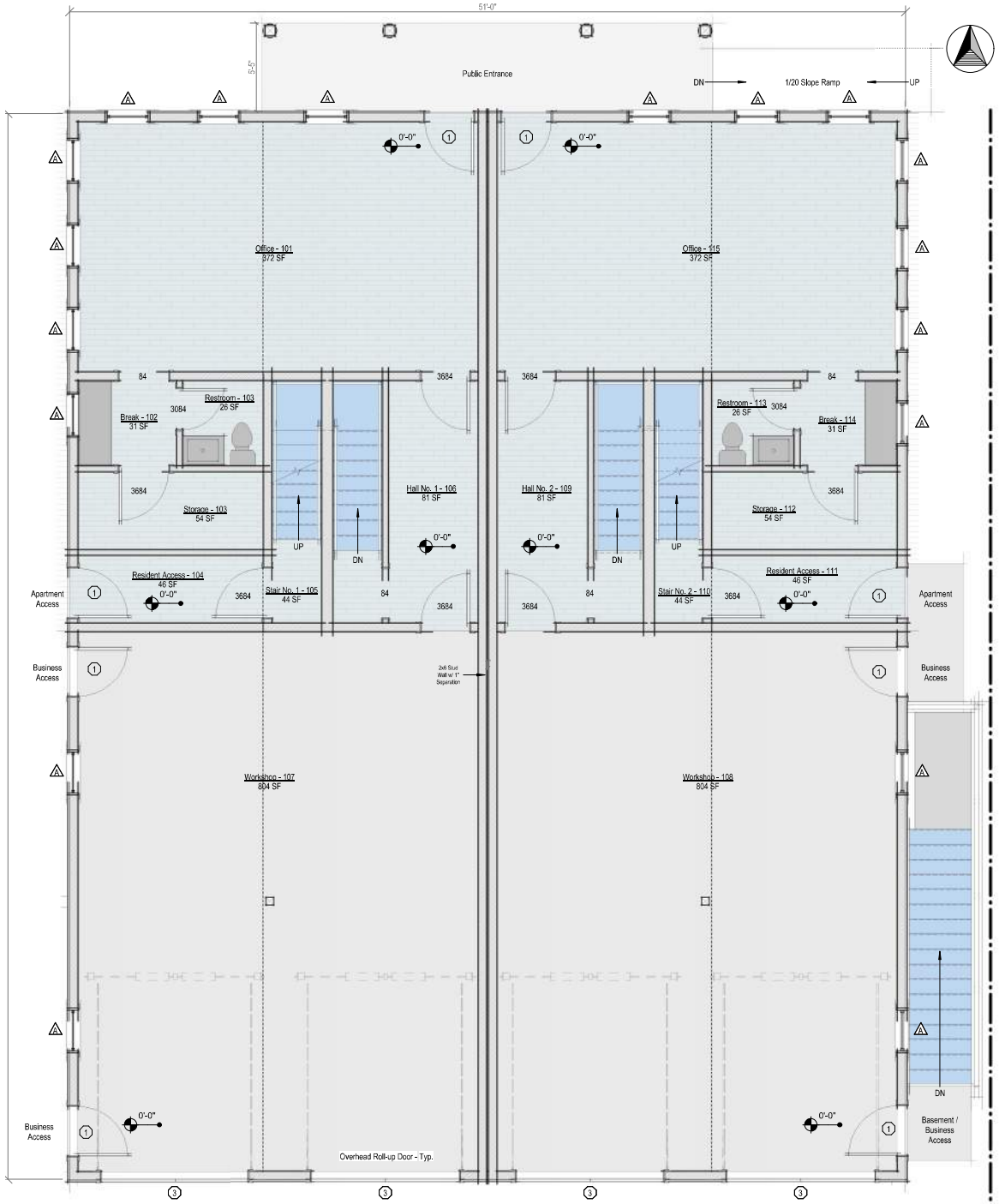
Exterior Door Legend

1/4" = 1'-0"



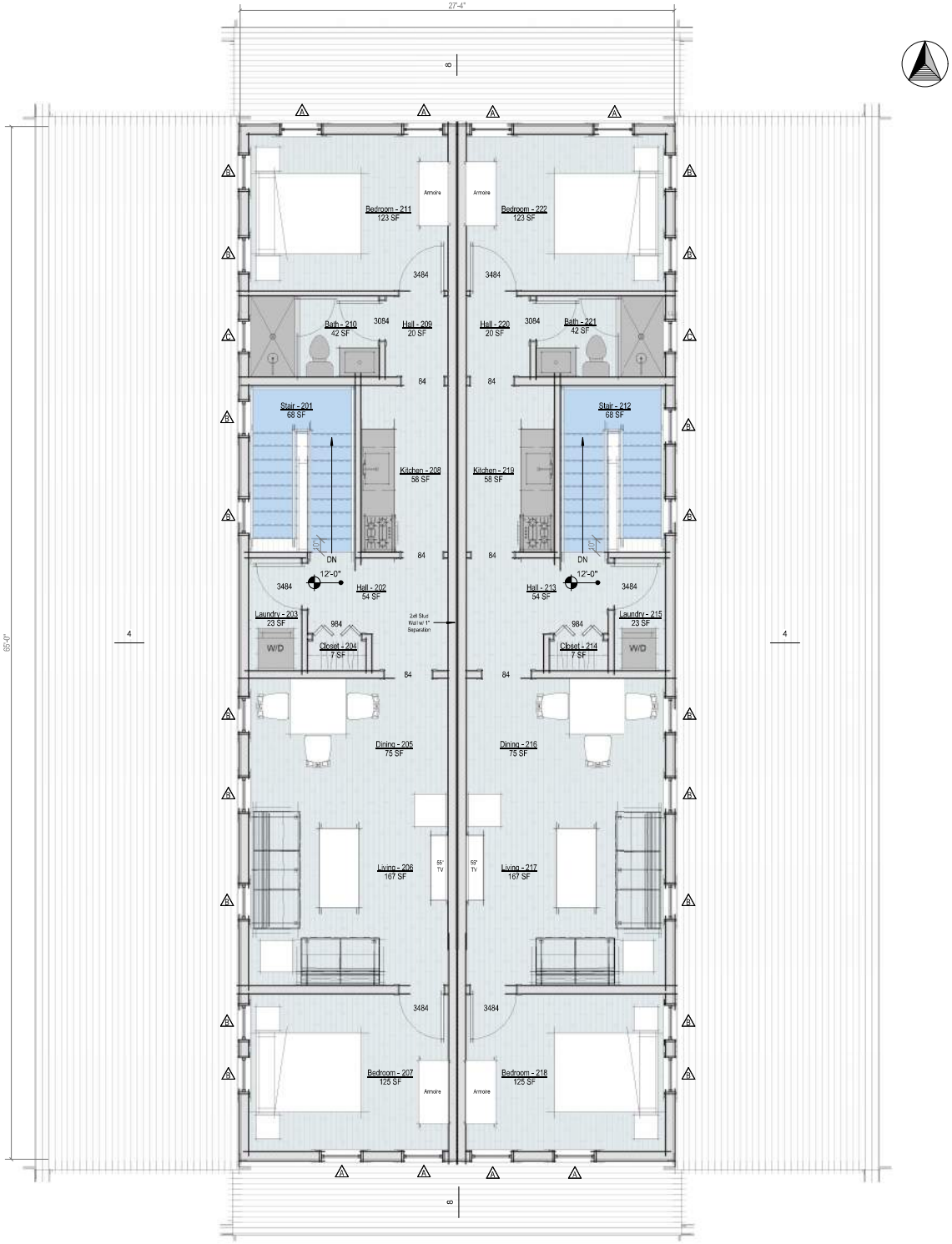
Basement Plan - Proposed

1/4" = 1'-0"



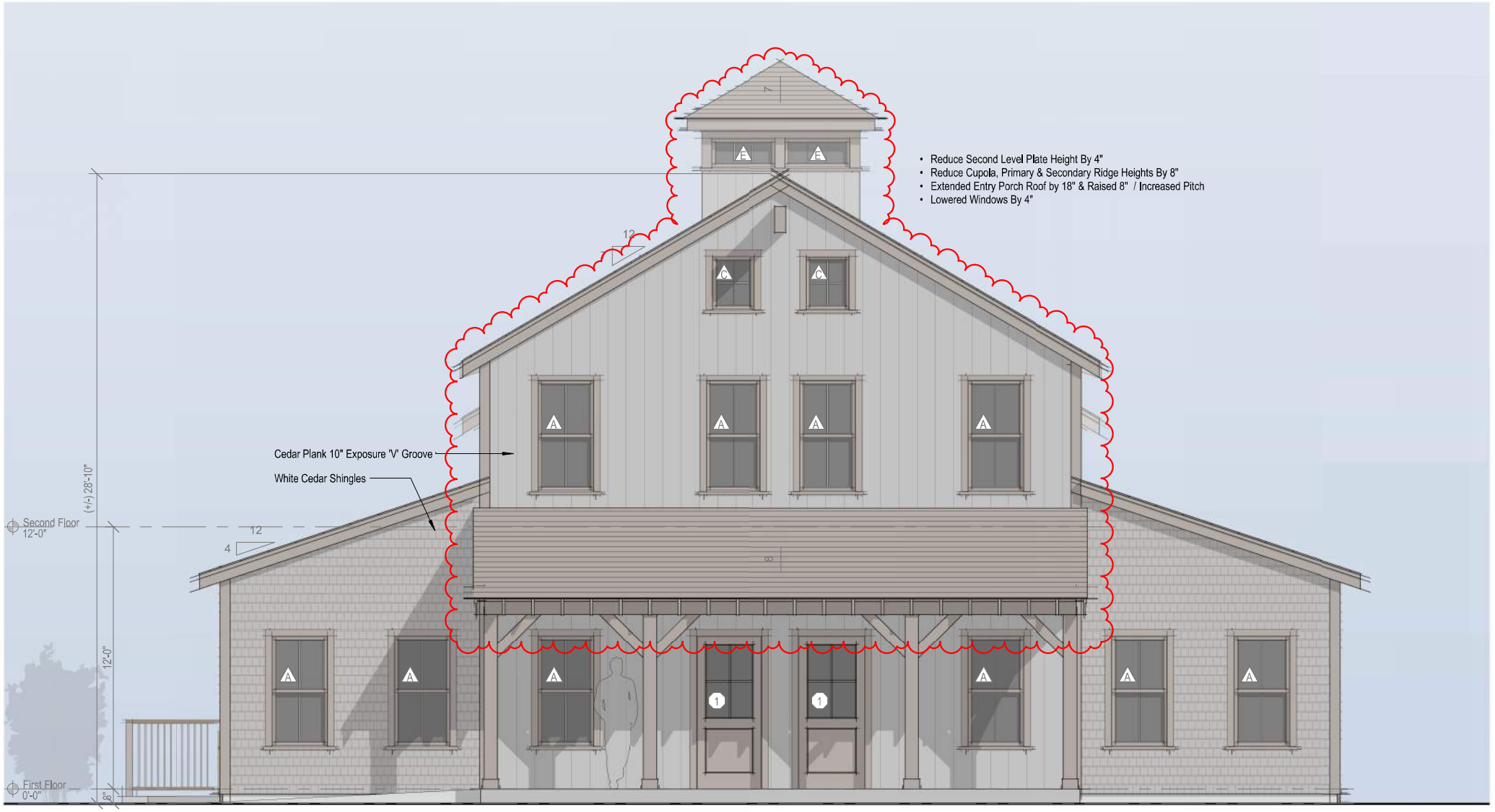
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



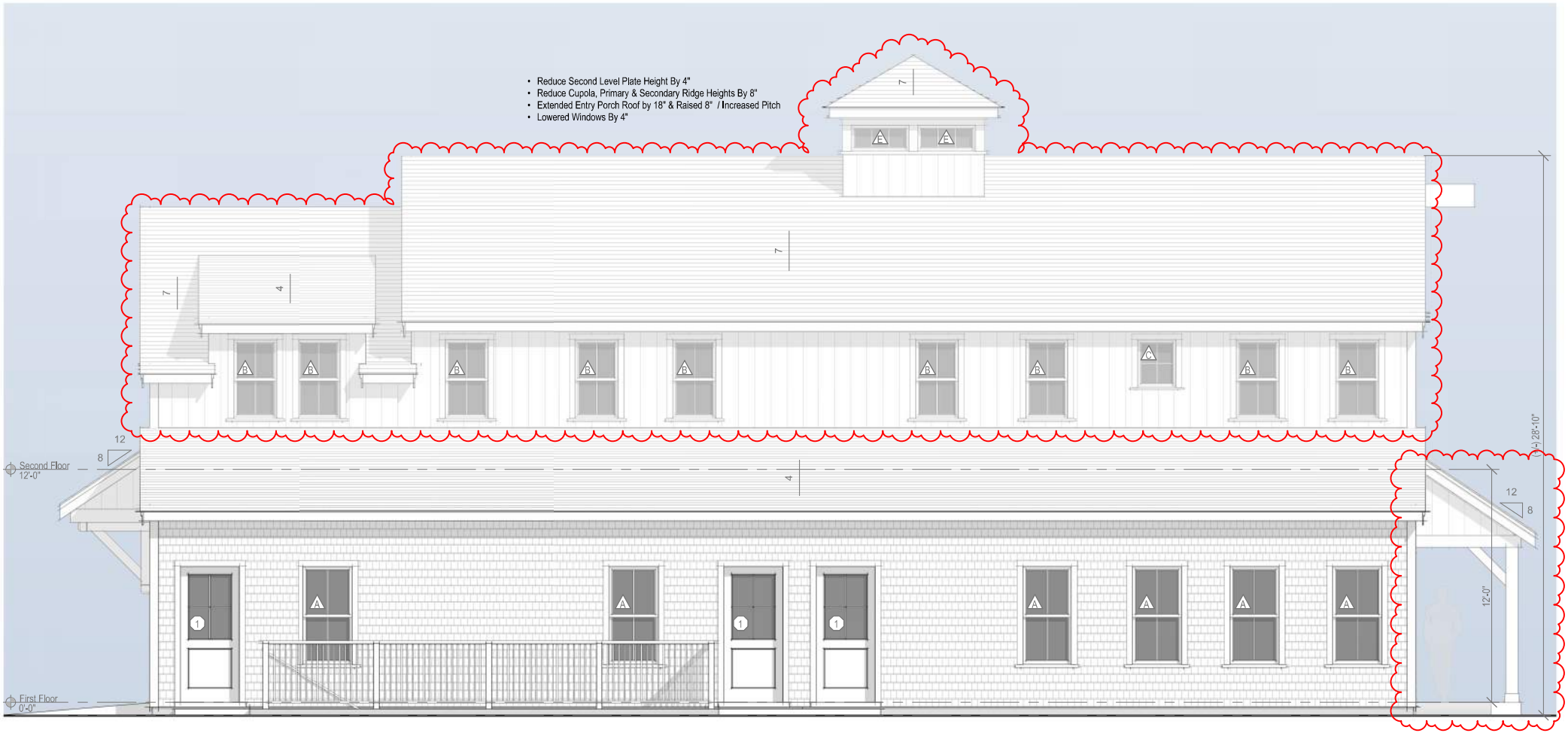
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



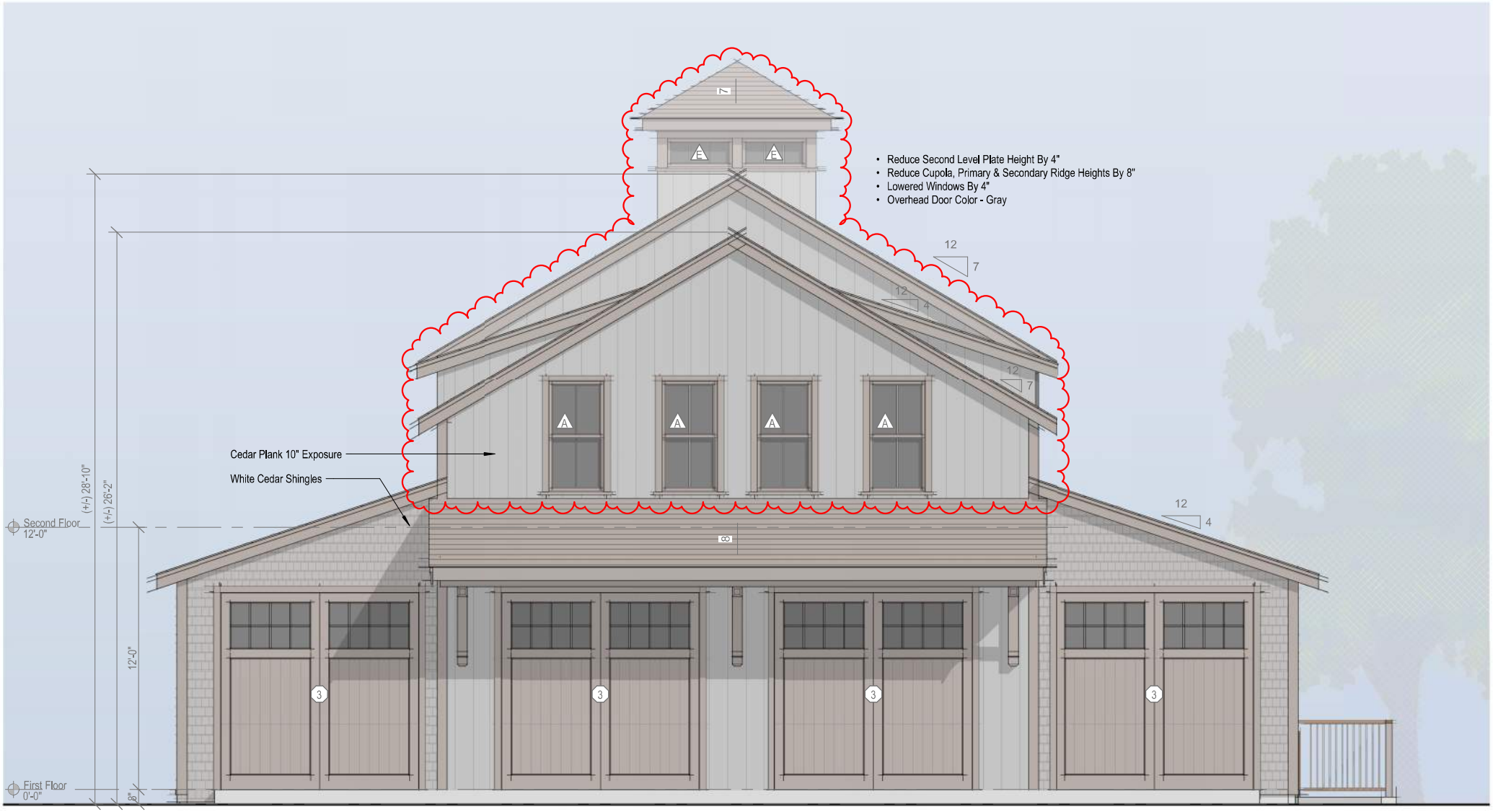
East Elevation - Proposed

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"



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

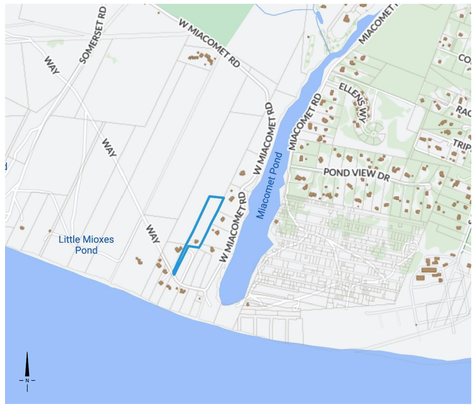
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





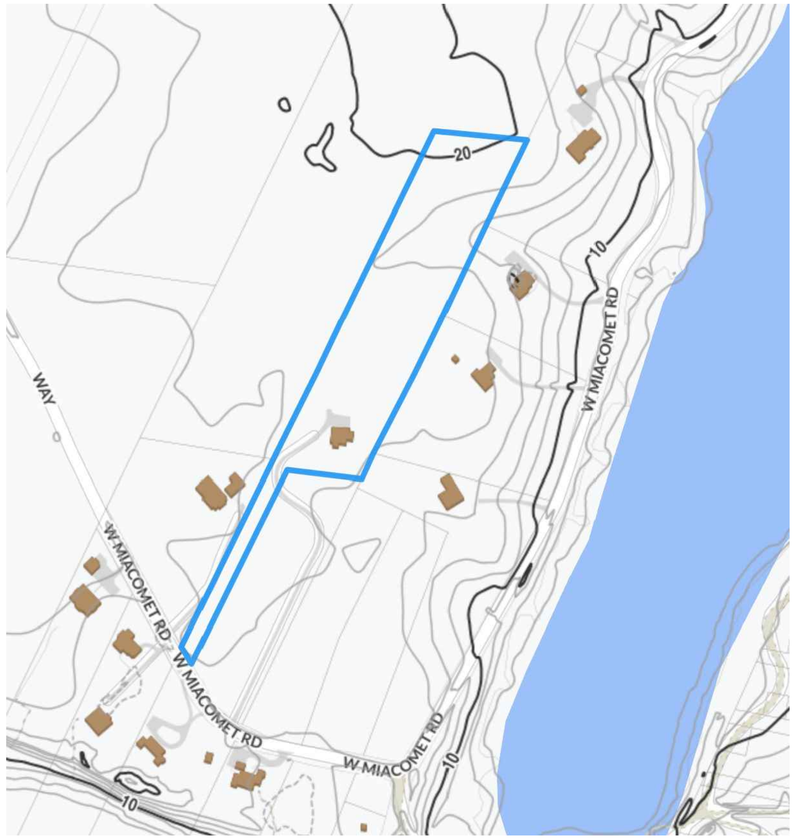



PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5



PHOTO 6


PHOTO 7


PHOTO 8


PHOTO 9


PHOTO 10

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION

EX. CONDITIONS & PUBLIC VIEW VISIBILITY

DRAWING INFO

DATE	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

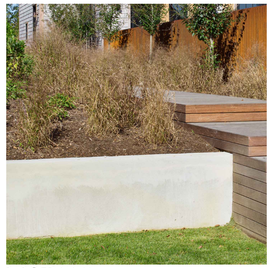
HARDSCAPE MATERIALS

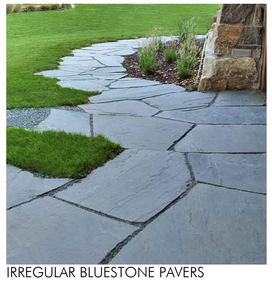

BLUESTONE POOL COPING


BLUESTONE RISERS



36" (H) WOODEN FENCE NTW


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

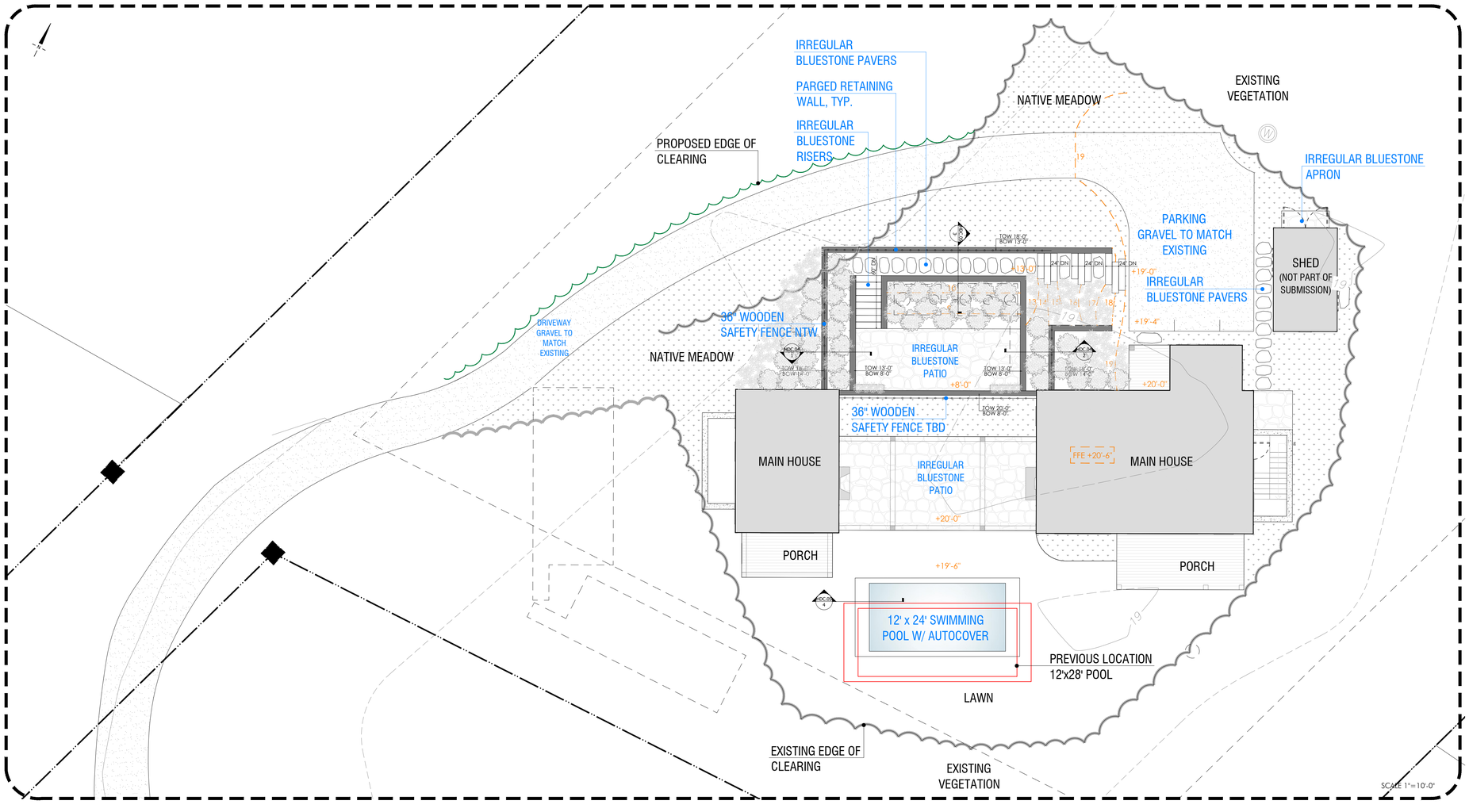

LOWBUSH BLUEBERRY


BAYBERRY

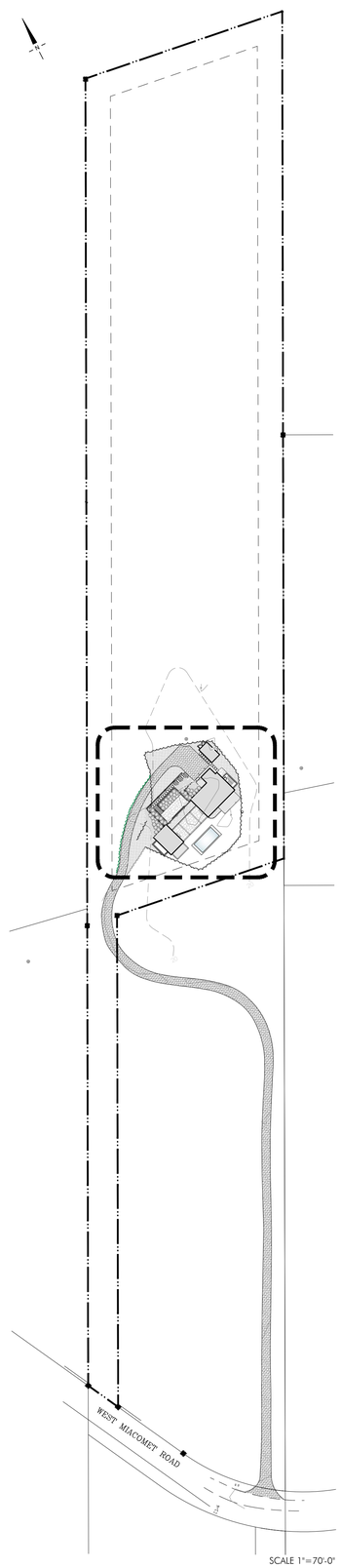

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
SITE PLAN

DRAWING INFO

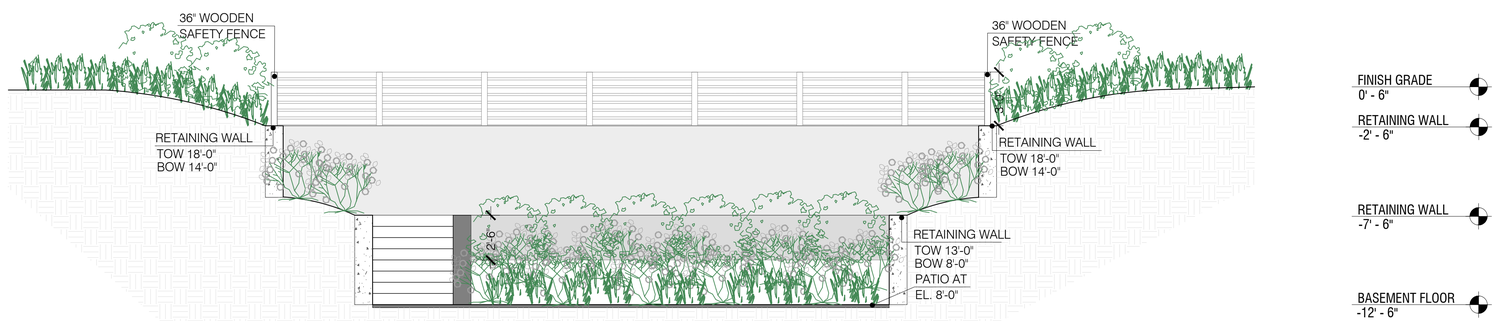
DATE	JUNE 27, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.03



1 CROSS SECTION A-A

Scale:1/4" = 1'-0"



2 CROSS SECTION B-B

Scale:1/4" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

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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PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
CROSS SECTION

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

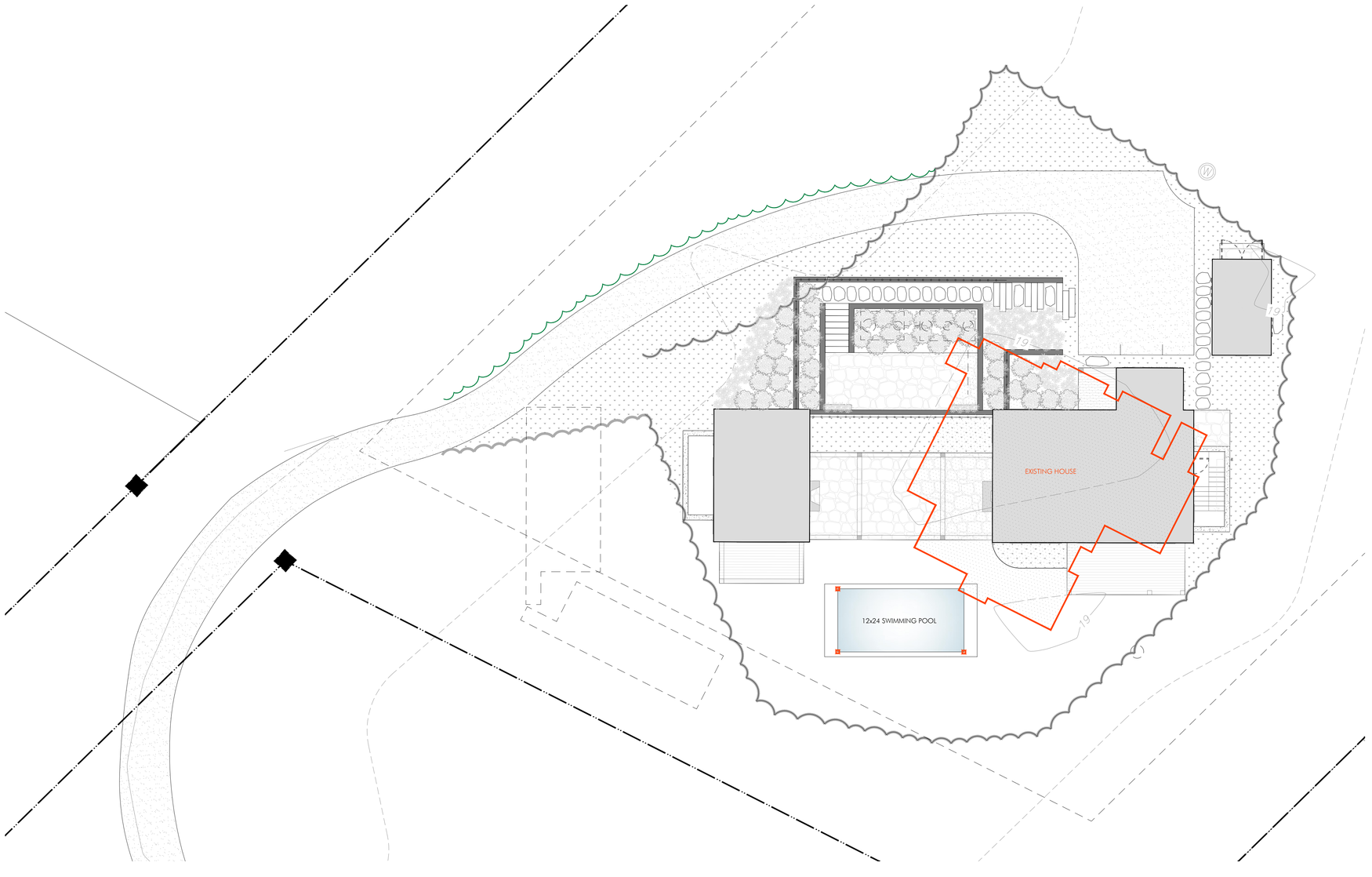
HDC.05











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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
POOL STAKING

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	3/32"=1'-0"
DRAWN BY	VS

HDC.06

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: All material Must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Completed Application Form:** Description of **All work proposed** 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. It is helpful to include your calculations for verification by staff.

_____ **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, zoning setbacks, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, standard scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***. The site plan is available through the Registry of Deeds or the municipal GIS website at. http://www.mapgeo.com/NantucketMA/.

_____ **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 (cardinal - N,S,E, W) 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 PLUS (Planning and Land Use) department.

REQUIRED WHERE APPLICABLE: All material must be legible and maintain minimum font size of 12 or larger

_____ **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***, collated and stapled. Reduced sets should maintain a minimum 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 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°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.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: 70' Sq. Footage 1st floor: 1966sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 50' Sq. footage 2nd floor: 1858 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North no change South no change East no change West no change

Height of ridge above final finish grade: North 27'-0" South 27'-0" East 27'-0" West 27'-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
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 10 /12 Secondary Mass _____/12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 1x10 Soffit (Overhang) _____ Corner boards 6" 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 natural
Trim natural Sash black Doors black/ nantucket grey
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 _____ 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..... Off-Shore Development

MAILING ADDRESS..... 25 Sesapana Rd Nantucket MA 02554

PROPERTY LOCATION..... 6 Tautemo Way Nantucket MA 02554

ASSESSORS MAP/PARCEL..... 83-19

SUBMITTED BY:..... Tj Watterson, On Behalf of the Applicant and Concept Design Plan, LLC

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HUMMOCK POND PARTNERS LLLP
C/O BARTLETT HENRY
5330 CHAMBREY CT
COLORADO SPRINGS, CO 80919

CLARKE PAUL A TRST ETAL
7 TAUTEMO WY
NANTUCKET, MA 02554

HUMMOCK POND ASSC LLC
20 FEDERAL ST
NANTUCKET, MA 02554

LENNON THOMAS G & CATHY E
P O BOX 2372
NANTUCKET, MA 02584

MACK GERALD R & NANCY MCGEE TRS
MACK REALTY TRUST
4 TAUTEMO WY
NANTUCKET, MA 02554

LEIGHTON ILANA H & DOUGLAS
253 HUMMOCK POND RD
NANTUCKET, MA 02554

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 Proposal: _____

_____

_____

_____

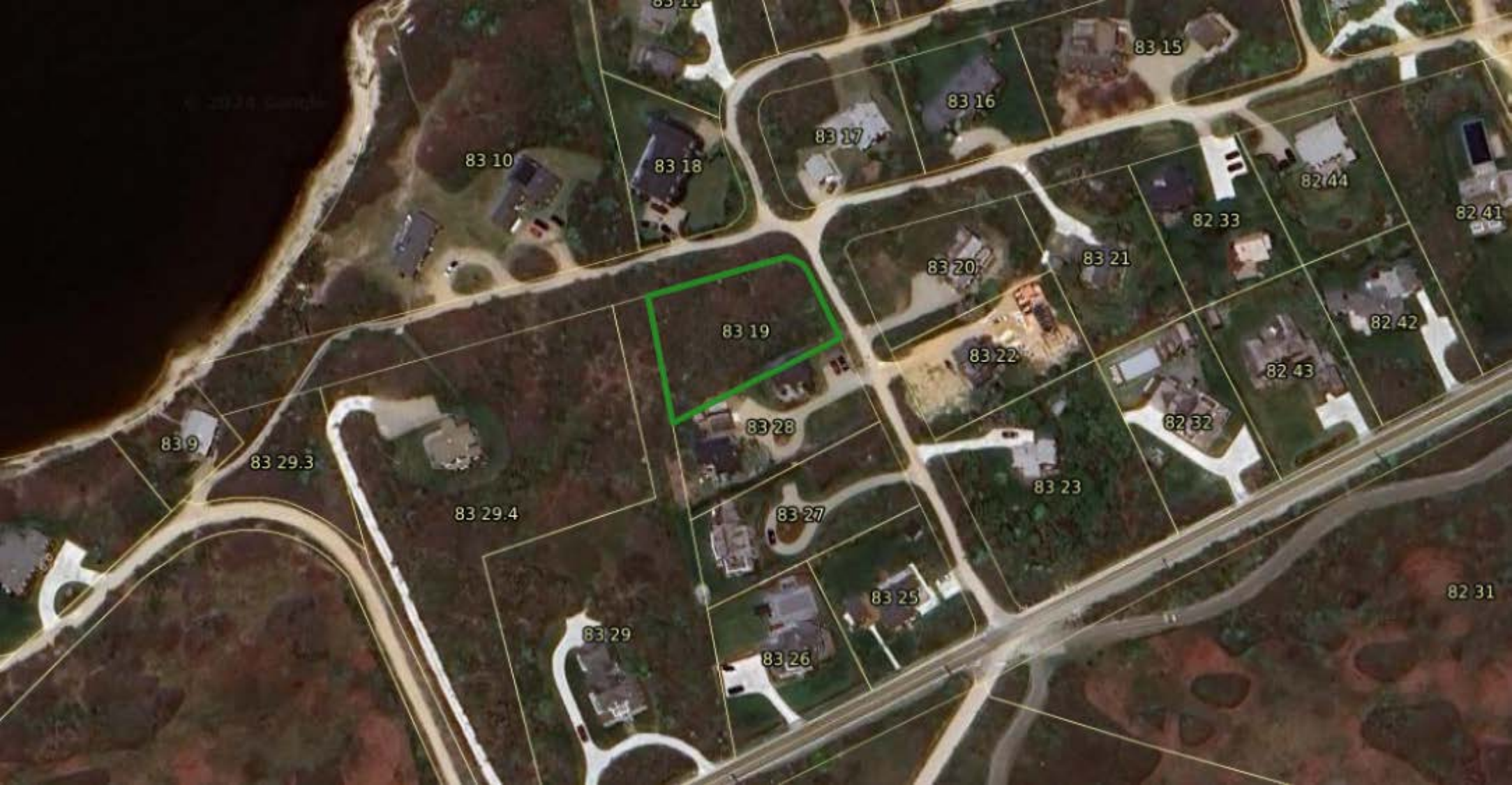
_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.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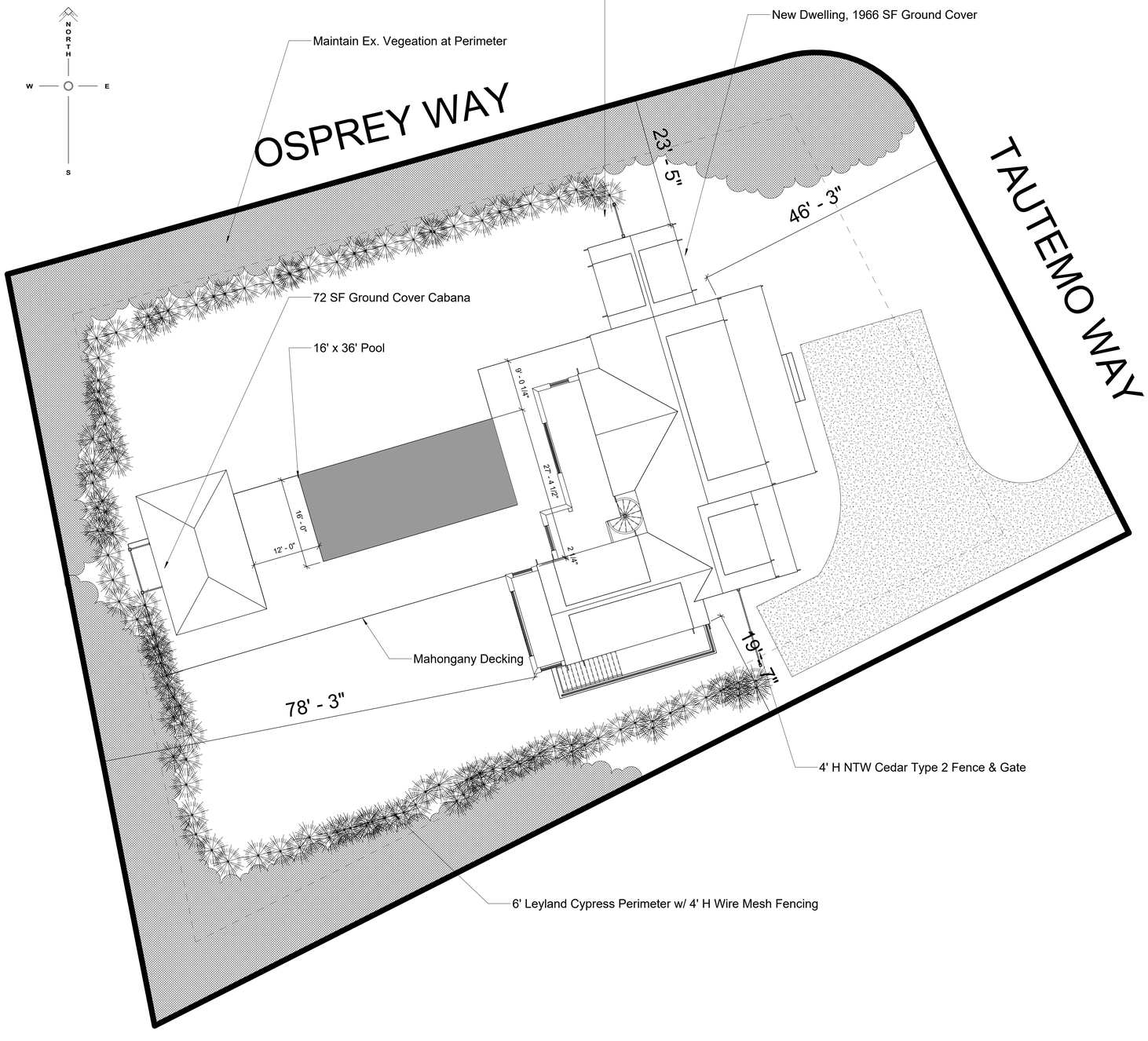
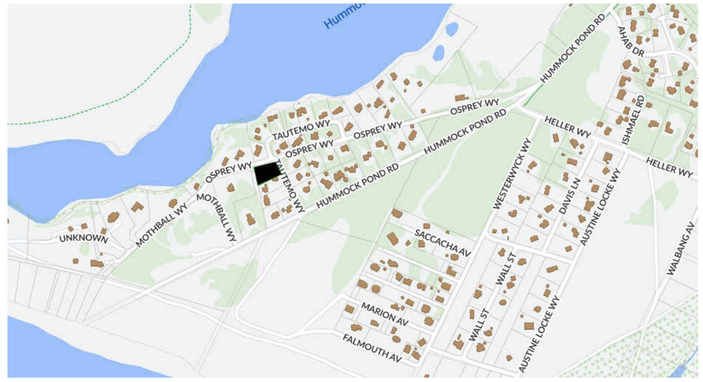
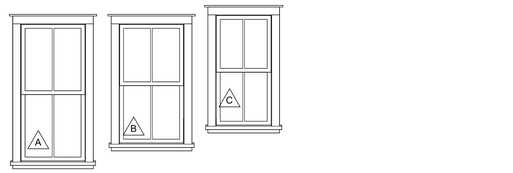


1 **Site Plan**
1" = 10'-0"

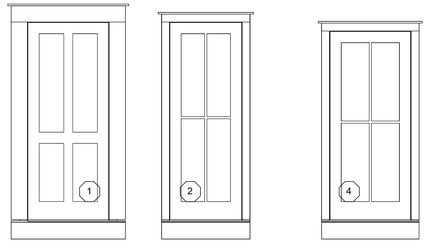




2 Over 2 Double Hung Window SDL Black

2 Over 2 Double Hung Window SDL Black

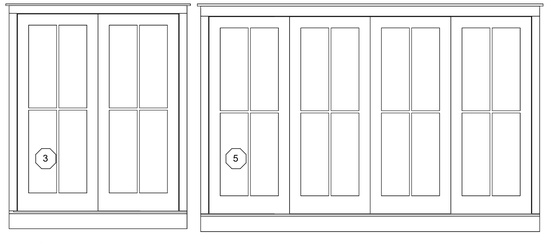
2 Over 2 Double Hung Window SDL Black



4 Panel Door Nantucket Grey

4 Lite Door SDL Black

4 Lite Door SDL Black



4 Lite Glider Door SDL Black

4 Lite Glider Door SDL Black

Window & Door Schedule
3/8" = 1'-0"

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20000 SF
Actual Lot Size	20518 SF
Allowable G.C.	10%, or 2051.8 SF
Existing G.C.	0 SF
Proposed G.C.	1952 SF
Total Proposed G.C.	1966 SF

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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C1.1
COVER SHEET

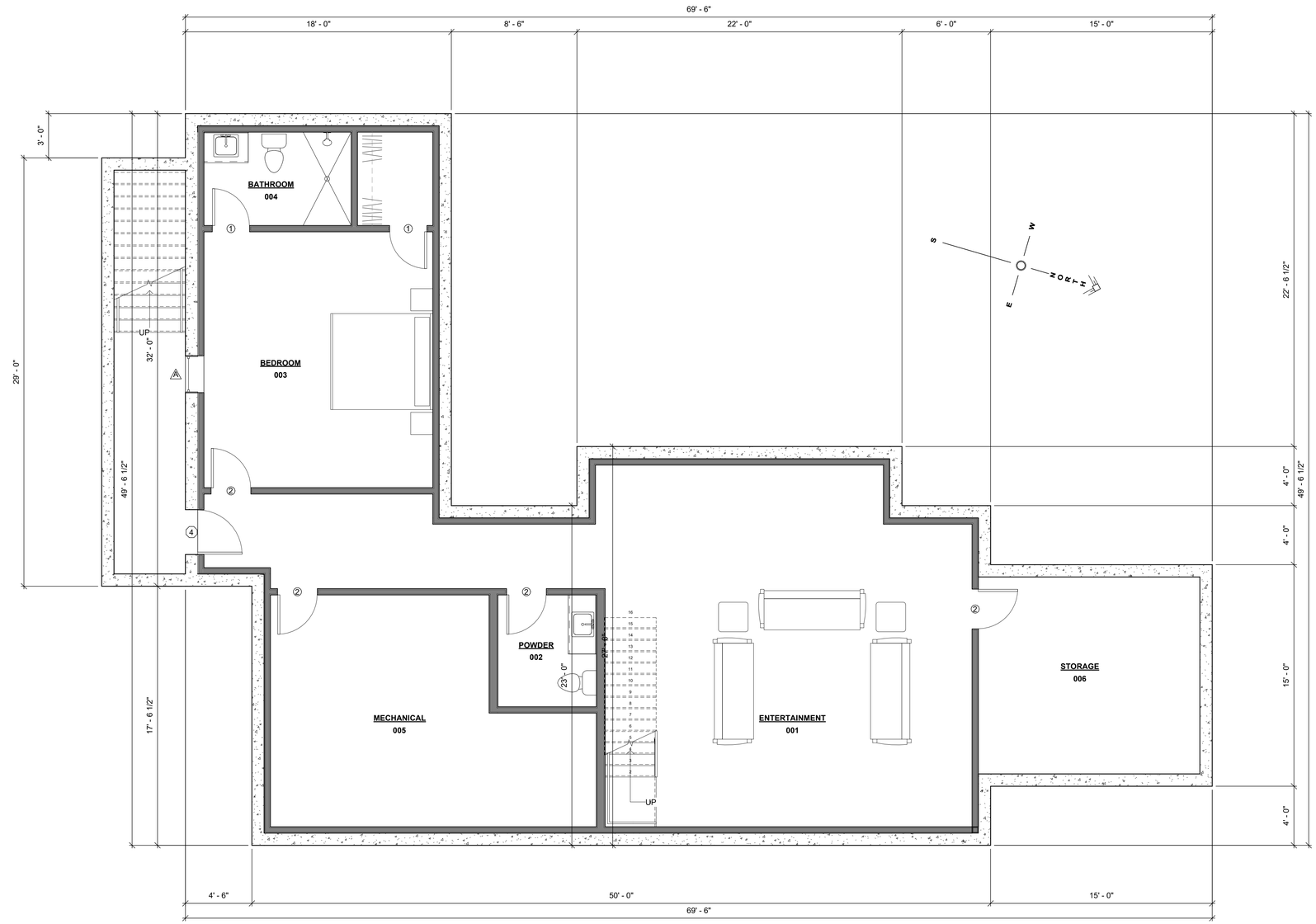
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	11	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	White					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider; 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	7	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854		≥ 30	See HERS Rating
B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



1 **Basement**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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A1.0

BASEMENT PLAN

#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	11	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	White					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	7	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854		≥ 30	See HERS Rating
B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

NOTES:
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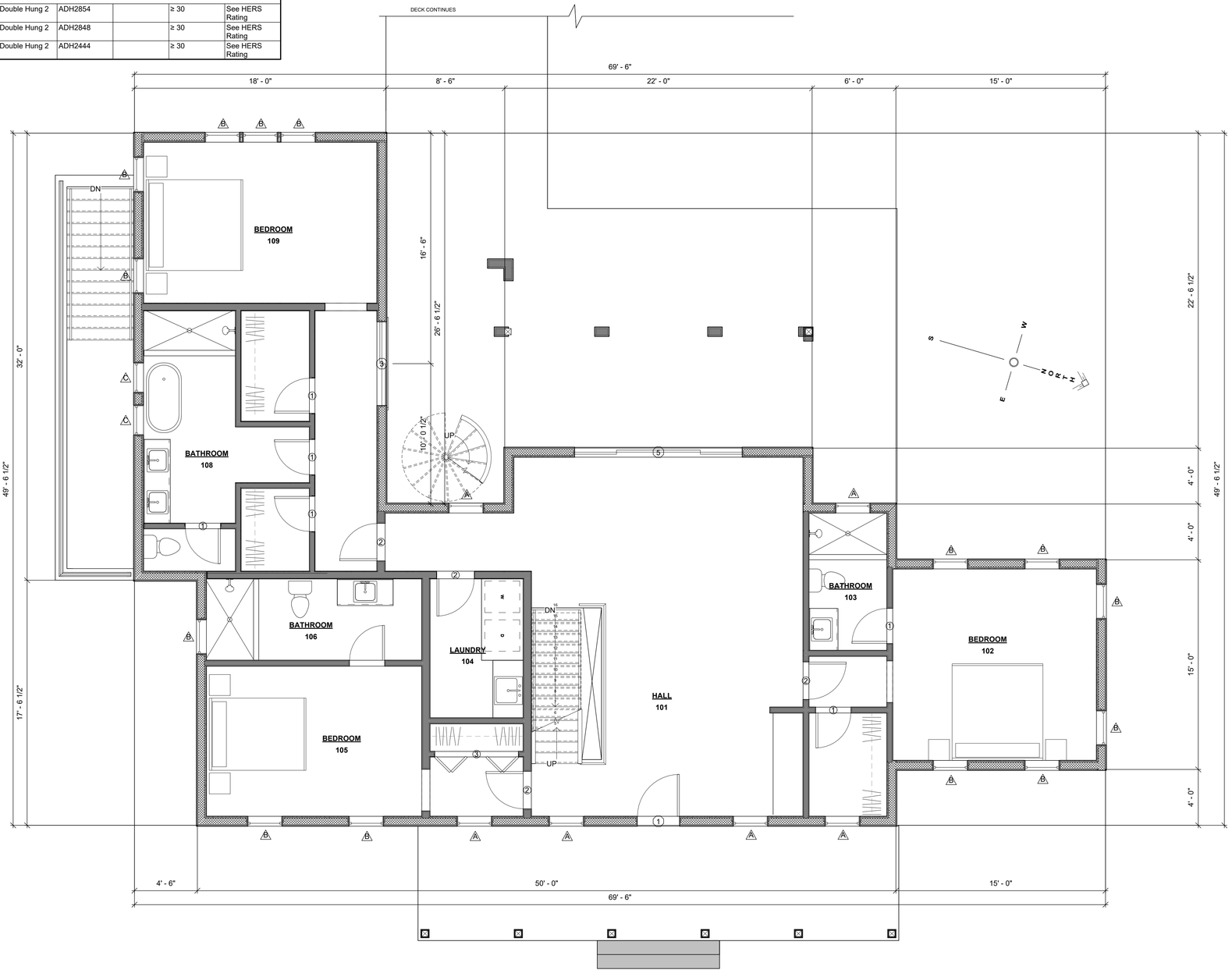
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



1 **First Floor**
1/4" = 1'-0"

HDC Submission
06.15.24

Off-Shore Dev.

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A1.1
FLOOR PLAN

#2406

INTERIOR DOOR SCHEDULE										
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3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
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B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

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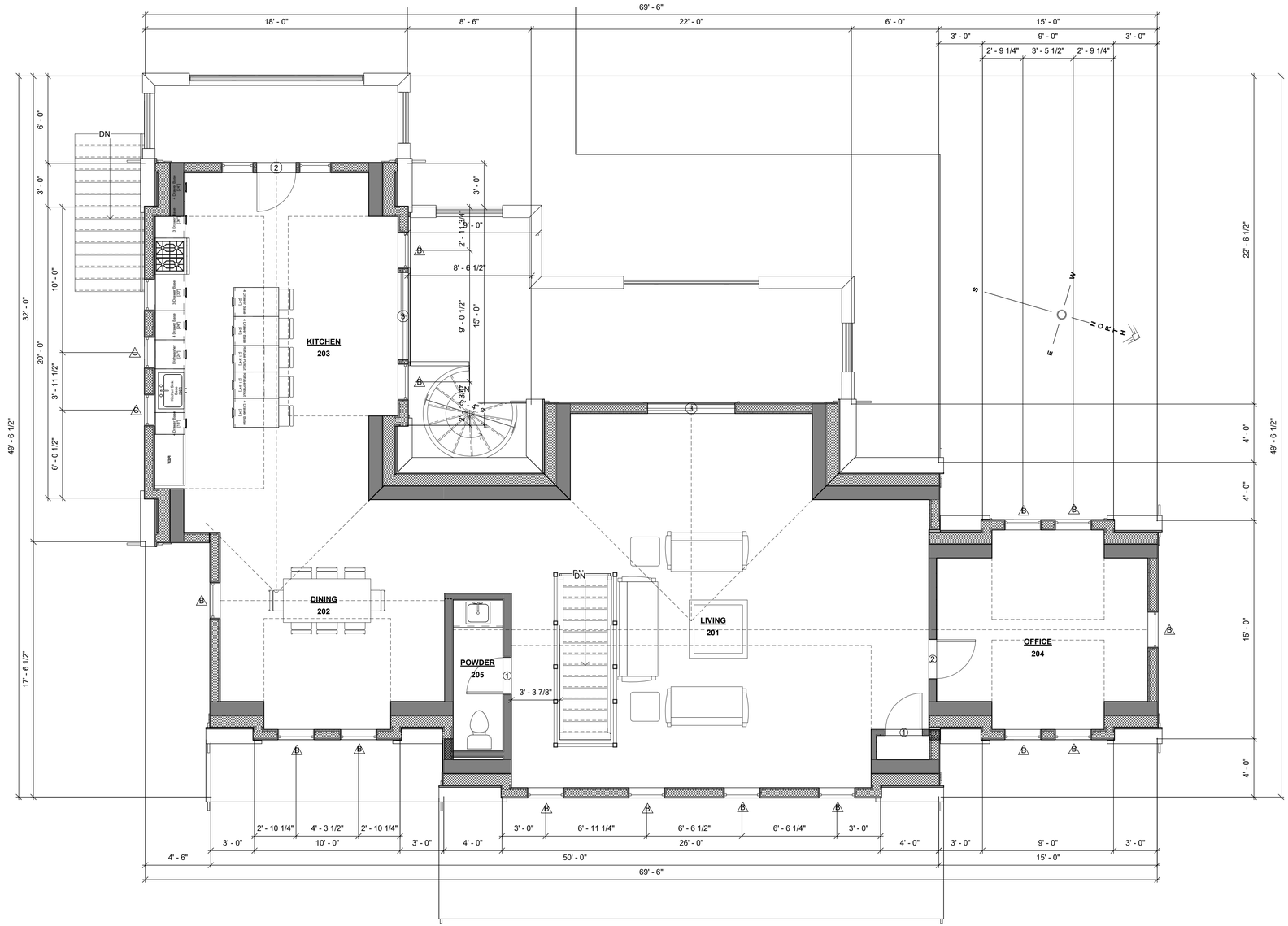

1 **Second Floor**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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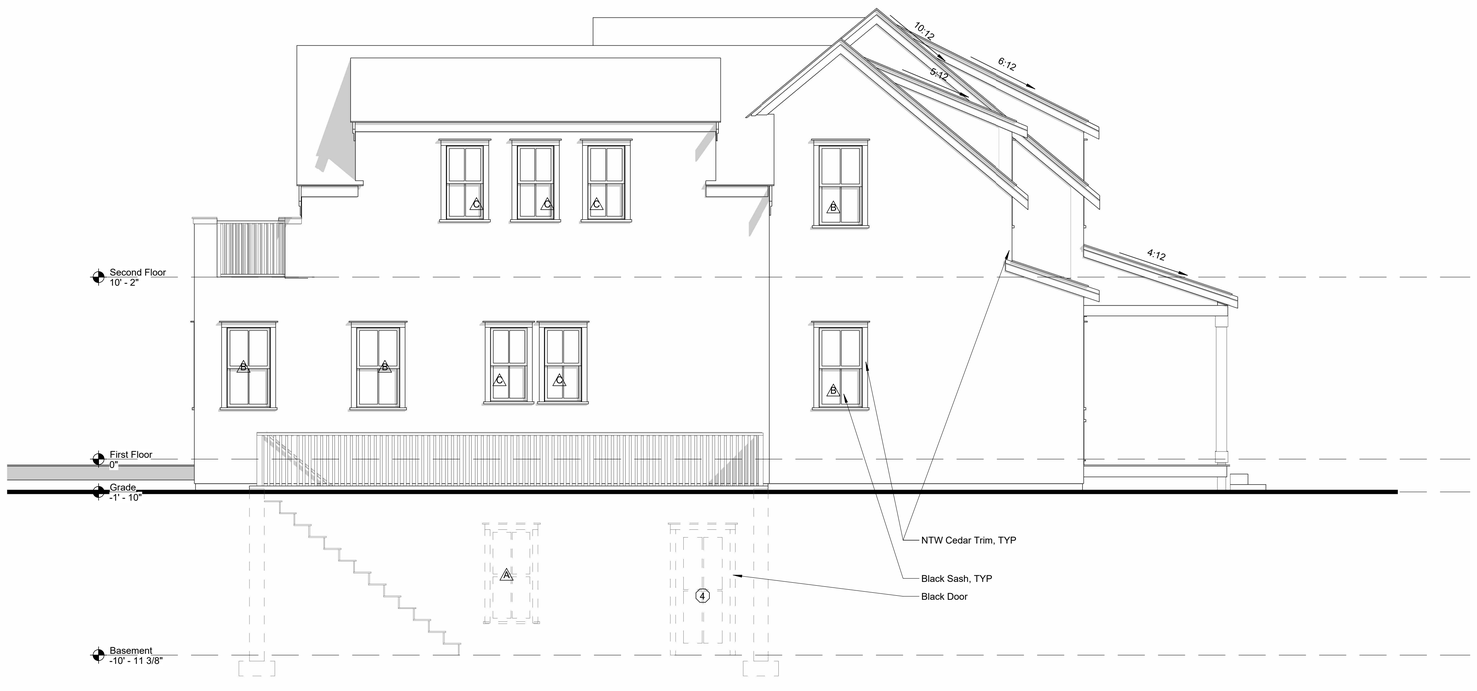
A1.2
FLOOR PLAN

#2406



1 East Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

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Nantucket, MA 02554

508 221 3009

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A2.1

EXTERIOR ELEVATIONS

#2406



1 West Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

Off-Shore Dev.

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HDC Submission
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Concept Design Plan

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508 221 3009

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A2.2

EXTERIOR ELEVATIONS

#2406

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: All material Must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Completed Application Form:** Description of **All work proposed** must be indicated on application form.

_____ **2.** **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

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_____ **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 collated and stapled.

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_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other New Pool Cabana

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 400sf Decks/Patio: Size: _____ ☐ 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 no change South no change East no change West no change

Height of ridge above final finish grade: North 13'10" South 13'10" East 13'10" West 13'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 6 /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 1x8 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.

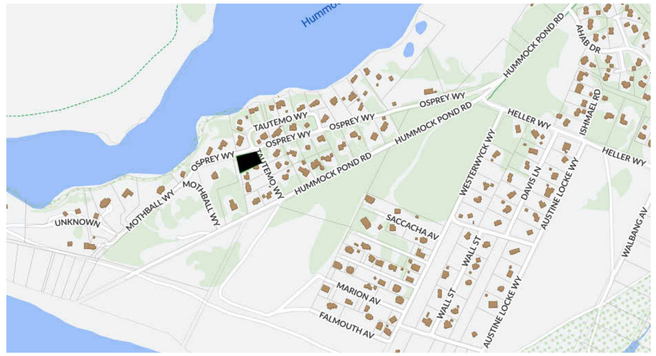
COLORS

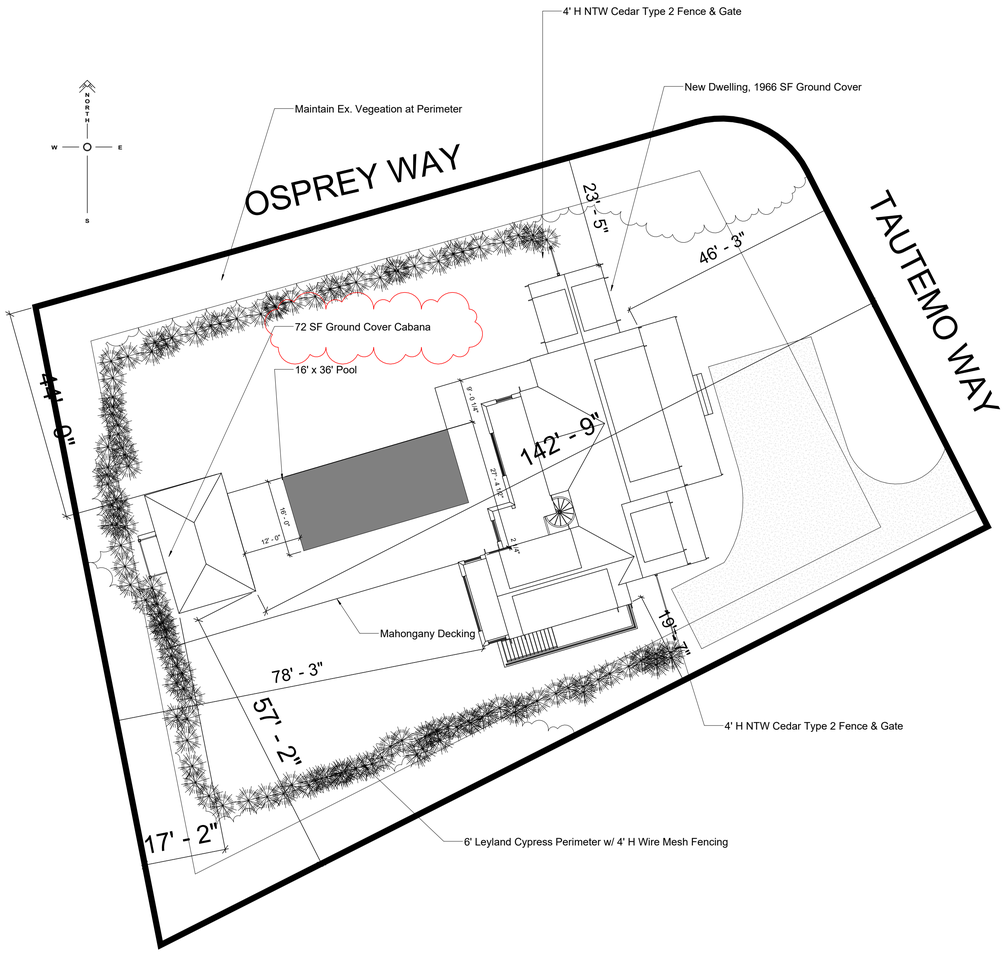
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

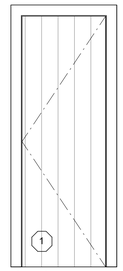
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

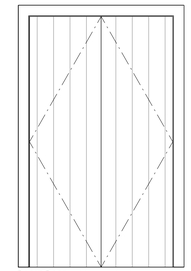




1 **Site Plan**
1" = 15'-0"



Board Door
Nantucket Grey



Board Door
Nantucket Grey



4 Lite
Awning
Window
SDL
Black

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Area	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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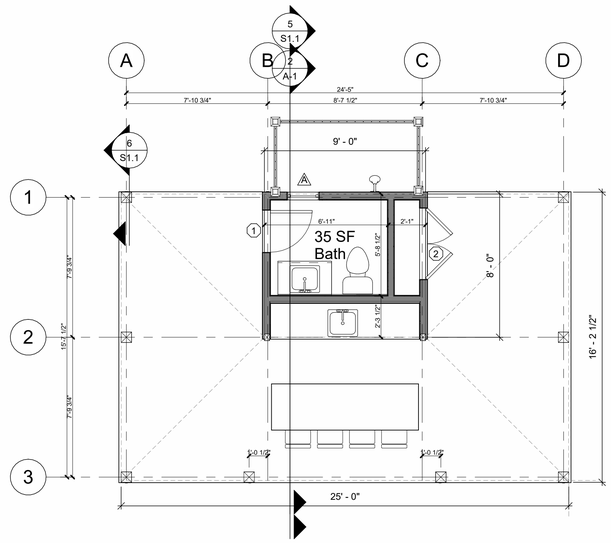
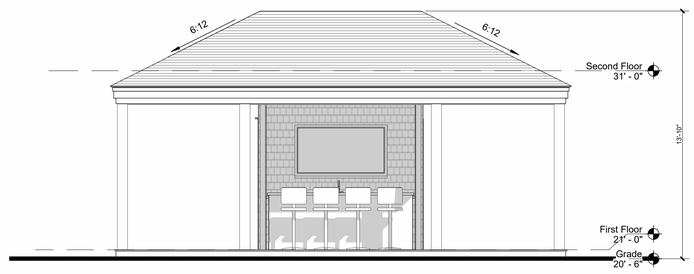
C1.1

COVER SHEET

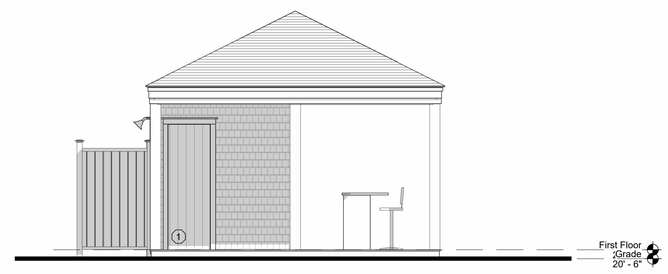
#2406



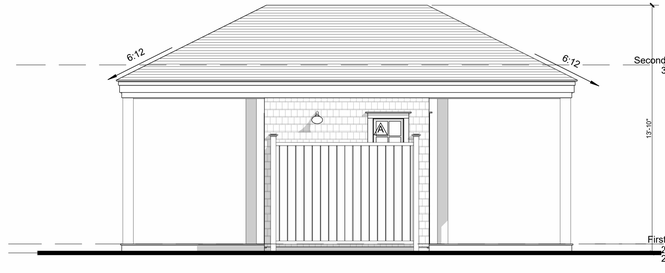
1 **First Floor**
1/4" = 1'-0"



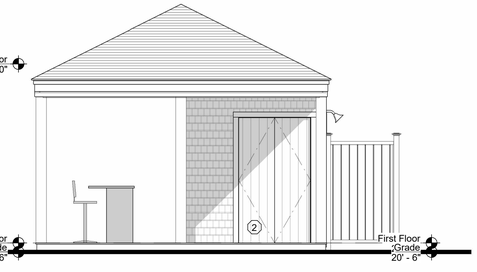
2 **East Elevation**
1/4" = 1'-0"



3 **South Elevation**
1/4" = 1'-0"



4 **West Elevation**
1/4" = 1'-0"



5 **North Elevation**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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A1.1
FLOOR PLAN

#2406

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.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 VR) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 576 sf Decks/Patio: Size: _____ ☐ 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:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' wire mesh fencing in privet hedges
Type: _____
Length: appx 300'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck natural Foundation _____ Fence NTW Gates Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

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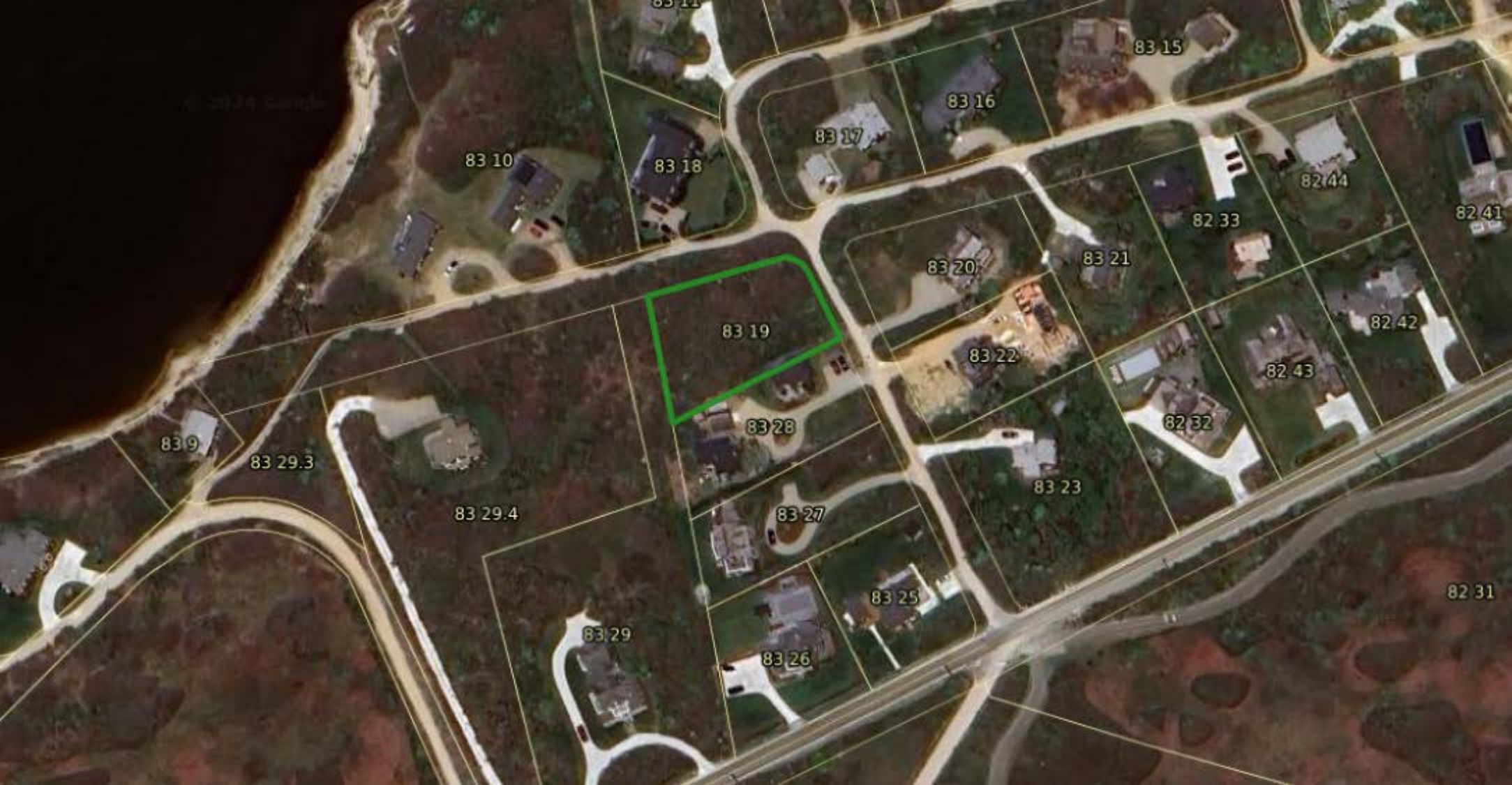
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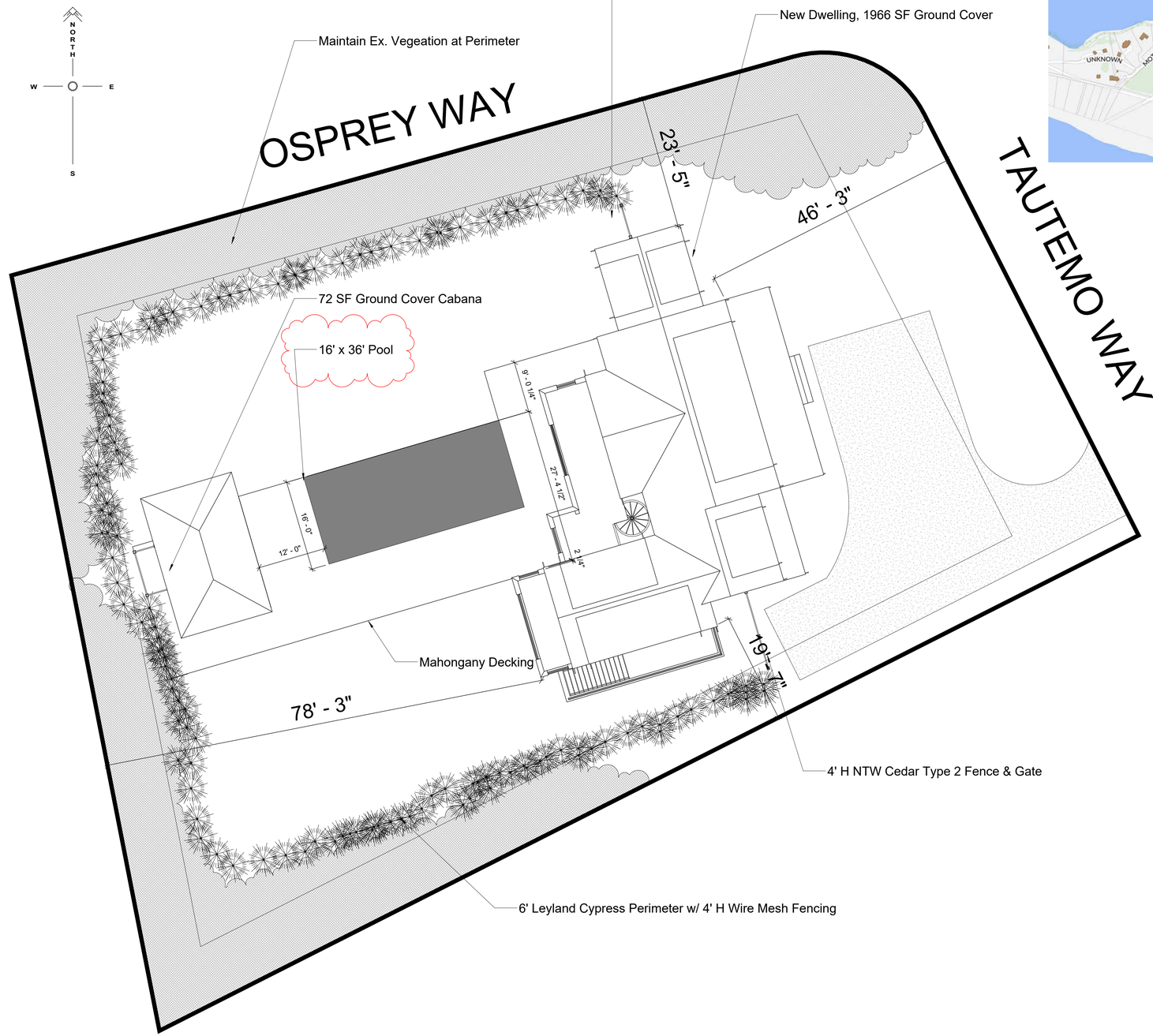
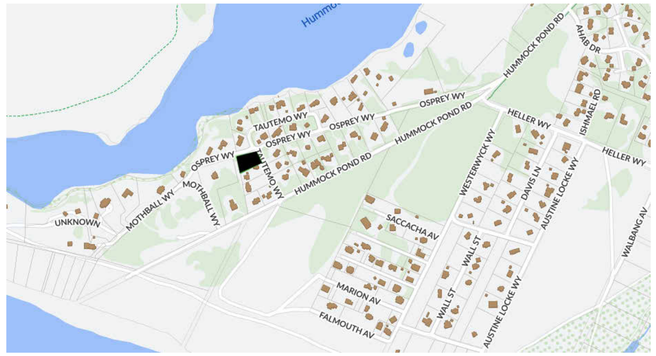




Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side Setback	10 FT
Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Coverage	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

1 **Site Plan**
1" = 10'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
06.15.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

These Designs are the Property of CONCEPT DESIGN PLAN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. ©2024

C1.1
COVER SHEET

#2406

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 Giles Gregory

STREET ADDRESS 48 York St.

MAP/PARCEL 55.4.1 / 55

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/17/24

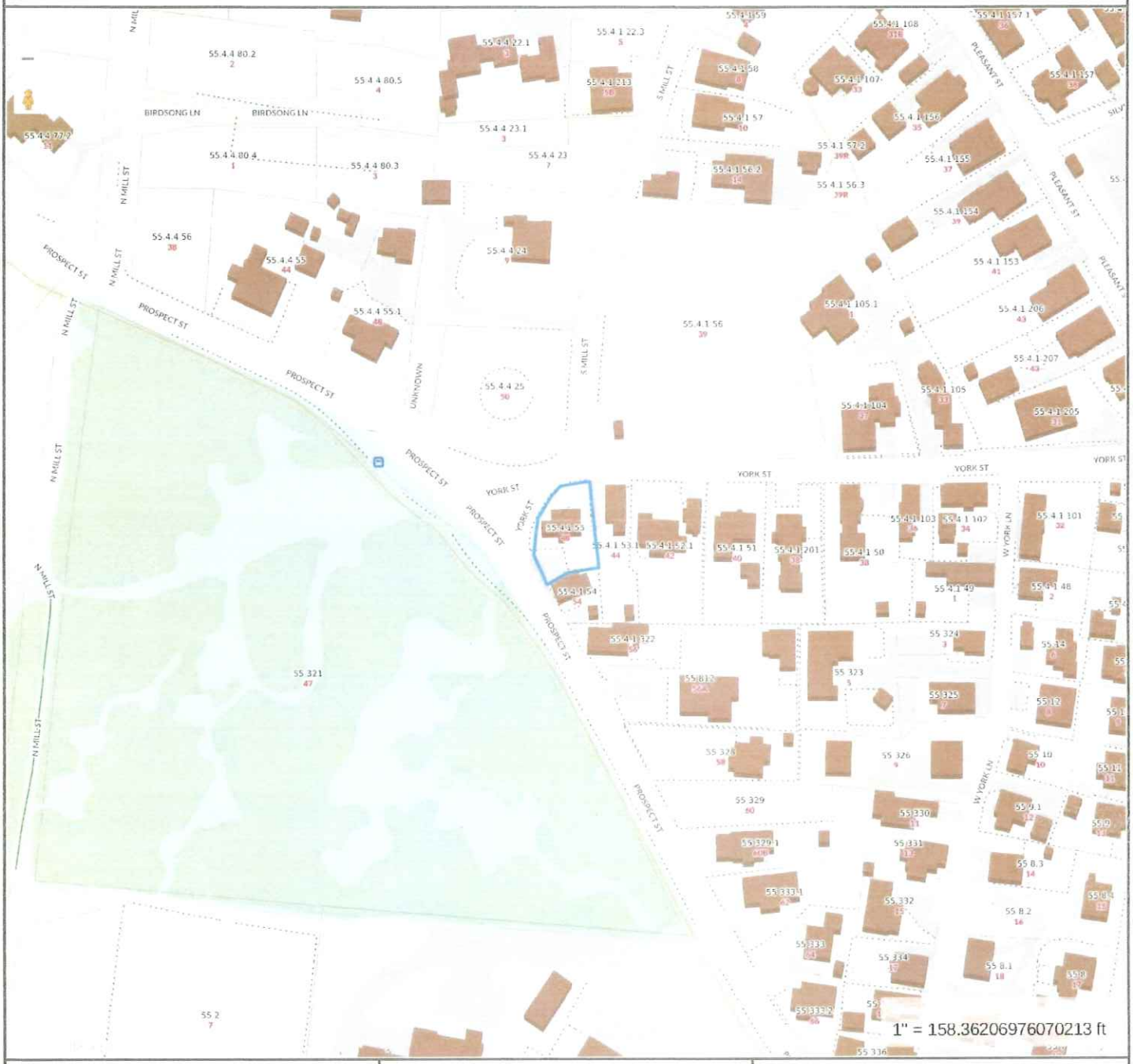
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 6/17/24

Signature Date



Property Information

Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 55

Street & Number of Proposed Work: 48 YORK ST.

Owner of record: GILES GREGORY

Mailing Address: 48 YORK ST. NANTUCKET, MA 02554

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: 71'33"+/- Sq. Footage 1st floor: 1908SF+/- Deck/Patio: Size: 8'X37'+/- ☑ 1st floor ☐ 2nd floor

Width: 24'/22'+/- Sq. footage 2nd floor: 726SF+/- FRONT PORCH 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 23'4" South 23'4" East 23'4" West 23'4"

Additional Remarks

Historic Name:

Original Date: 1950 AS PER R-CARD.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS.

Is there an HDC survey form for 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 6 /12 Secondary Mass 26" /12 Dormer 6 /12 Other PORCH 3"/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 _____ 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 WCS Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors WHITE

Deck NTW WASHINGTON 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 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
YOMPASHAM LN	5		55 535		1994			NC	
YOMPASHAM LN	7		55 534		1994			NC	
YOMPASHAM LN	8		55 540						VACANT
YORK ST	26		55.4.1 148		1774			C	
YORK ST	**29**		**55.4.1 178**		**1827**	**1922**		**C**	**African School/meeting house coverted into a**
YORK ST	7		55.1.4 26		1950		RANCH	C	
YORK ST	48		55.4.1 55		1950		RANCH	C	
YORK ST	44		55.4.1 53.1		1960			C	
YORK ST	42		55.4.1 52.1		1976			NC	
YORK ST	28		55.4.1 149		1990			NC	
YORK ST	24		55.4.1 147		1994		CR	NC	
YORK ST	38	38-	55.4.1 201		1998		1 1/2 STORY	NC	
YORK ST	5		55.1.4 102	/SHED	1796/ PRE 1950		1 1/2 STORY C	C/C	bf Benjamin and Silvanus Folger
YORK ST	11		55.4.1 172	/SHED	C. 1900/ 1980S		COT	C/NC	
YORK ST	20		55.4.1 145	/GARAGE	C. 1930S/ C.1930S		COT	C/C	
YORK ST	40		55.4.1 51		C. 1940S		RANCH	C	
YORK ST	33		55.4.1 105		C.1800		1 STORY	C	
YORK ST	4		55.1.4 85		C.1815		1 1/2 STORY	C	
YORK ST	2		55.1.4 101		C.1820		1 1/2 STORY	C	
YORK ST	8		55.1.4 57	/SHED	C.1820S/ 1990S		1 1/2 STORY	C/NC	
YORK ST	19		55.4.1 175	/BARN	C.1880/ PRE 1950		ASTLE VIC	C/C	
YORK ST	16		55.4.1 143		C.1920S		CR	C	
YORK ST	9		55.4.1 139		C.1930		COT	C/NC	
YORK ST	37		55.4.1 104		C.1930S	C.1990S	COT	C	
YORK ST	25		55.4.1 176		C.1940		COT	C	
YORK ST	17		55.4.1 174.1	/GARAGE	C1930S/ C.1940S		COT	C/C	
YORK ST	18		55.4.1 144		EALRY 1900S		CR	C	
YORK ST	22		55.4.1 146		EARLY 1800S		11/2 STORY	C	
YORK ST	1		55.1.4 86	/SHED	EARLY 1800S/ 1950		1 1/2 STORY	C/C	
YORK ST	27		55.4.1 177	conservation	EARLY 1900S			C	HN: Florence Higgenbotham Hs.; CN: Seneca Boston Hs., cottage (1923), garage
YORK ST	30		55.4.1 150		LATE 1800S		COT/VIC	C	
YORK ST	32		55.4.1 101		LATE 1800S		S-HALL	C	
YORK ST	6		55.1.4 56		MID 1800S		1 1/2 STORY	C	
YORK ST	34		55.4.1 102	/GUEST HOUSE	MID 1800S/ EARLY 1900S		1 1/2 STORY CR	C/C	

48 YORK ST

Location	48 YORK ST	**Mblu**	5541/ / 55/ /
Acct#	00010947	**Owner**	GILES GREGORY
Assessment	$1,467,000	**PID**	10947
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$456,400	$1,010,600	$1,467,000

Owner of Record

Owner	GILES GREGORY	**Sale Price**	$695,000
Co-Owner		**Certificate**	
Address	48 YORK ST NANTUCKET, MA 02554	**Book & Page**	0975/339
		Sale Date	09/07/2005
		Instrument	5N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GILES GREGORY	$695,000		0975/339	5N	09/07/2005
HUFFMAN MARY J TRUSTEE	$0		0422/193	99	08/06/1993
HUFFMAN MARY J	$0		0112/176		11/24/1948

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	1,070
Replacement Cost:	$522,461
Building Percent Good:	86
Replacement Cost Less Depreciation:	$449,300

Building Attributes	
Field	**Description**

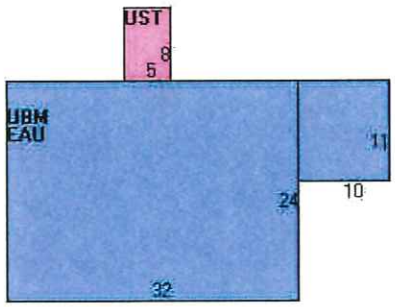
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
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\24\12.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10947_12(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	878	878
EAU	Attic, Expansion, Unfinished	768	192
UBM	Basement, Unfinished	768	0
UST	Utility, Storage, Unfinished	40	0
		2,454	1,070

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	650
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.13
Frontage	0
Depth	0
Assessed Value	$1,010,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$456,400	$1,010,600	$1,467,000
2023	$349,200	$885,500	$1,234,700
2022	$292,300	$674,100	$966,400
2021	$285,200	$642,000	$927,200
2020	$285,200	$642,000	$927,200

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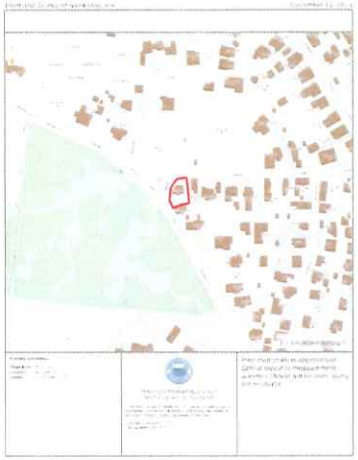
48 York Street / New Addition



1 Locus Map

Not to Scale

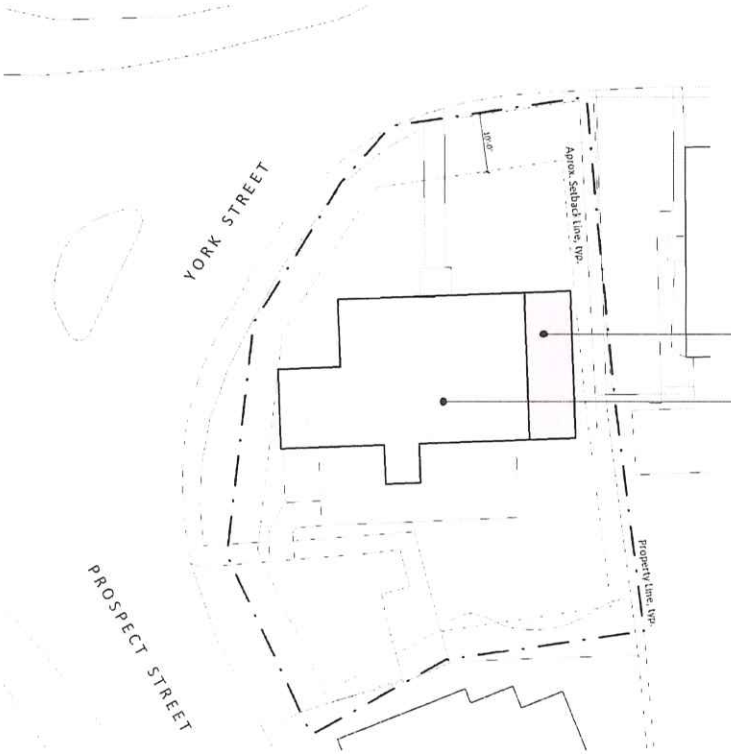


Google Map - Aerial View



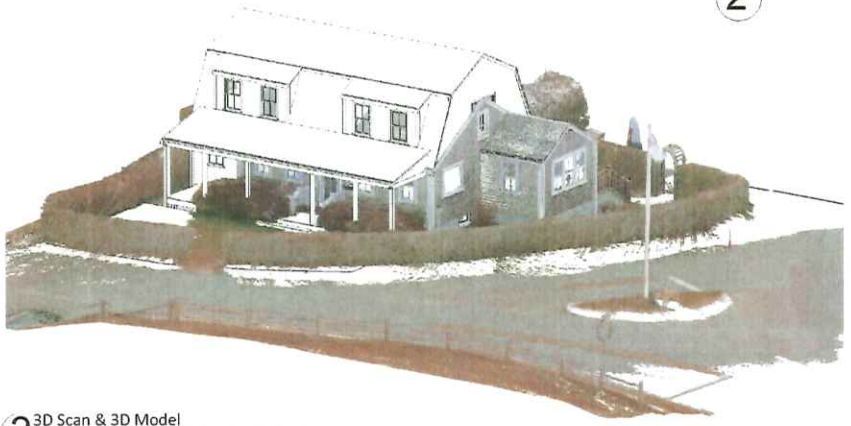
Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft
Ground Cover Ratio - 30 %
Front Setback - 10 ft
Side & Rear Setback - 5 ft & 5 ft

Map 6 Parcel - 55 4 1 / 55
Lot Area - ± 5,783 sq ft
Allowable G.C. - ± 1,735 sq ft
Existing G.C. - ± 998 sq ft
Available G.C. - ± 827 sq ft

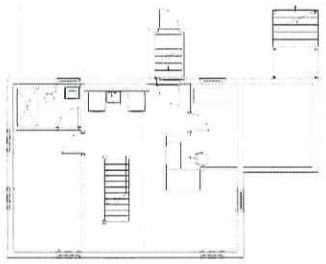
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

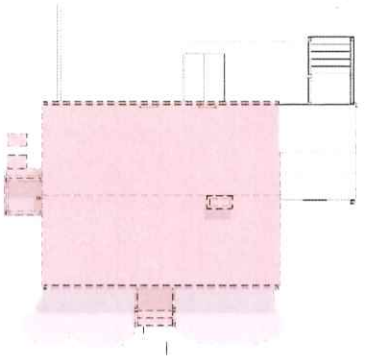
HDC Submission Only 06.17.2024

L-101

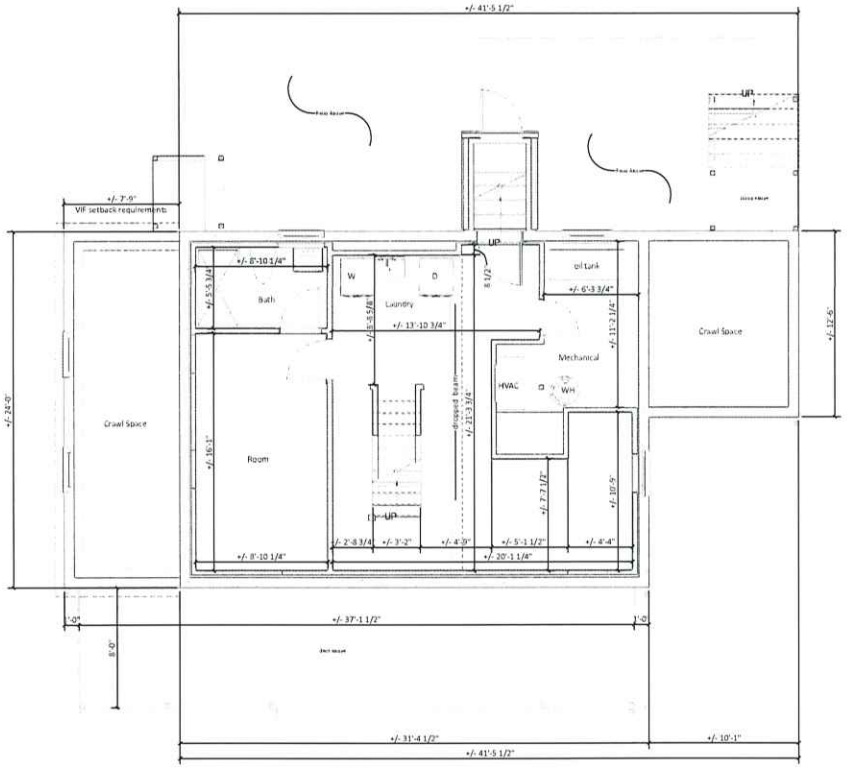
48 York Street / New Addition



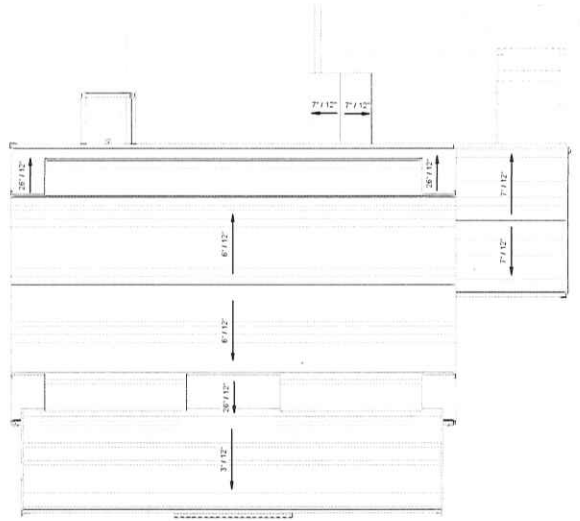
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 19 ft.
Side & Rear Setback - 5 ft. & 5 ft.

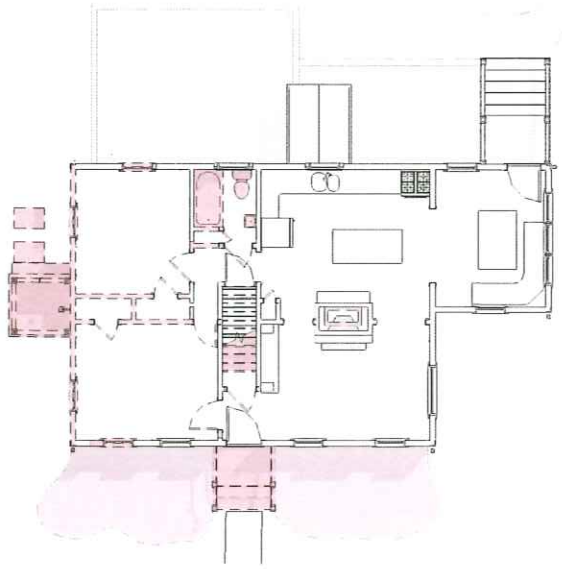
Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

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 an exact location/ Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

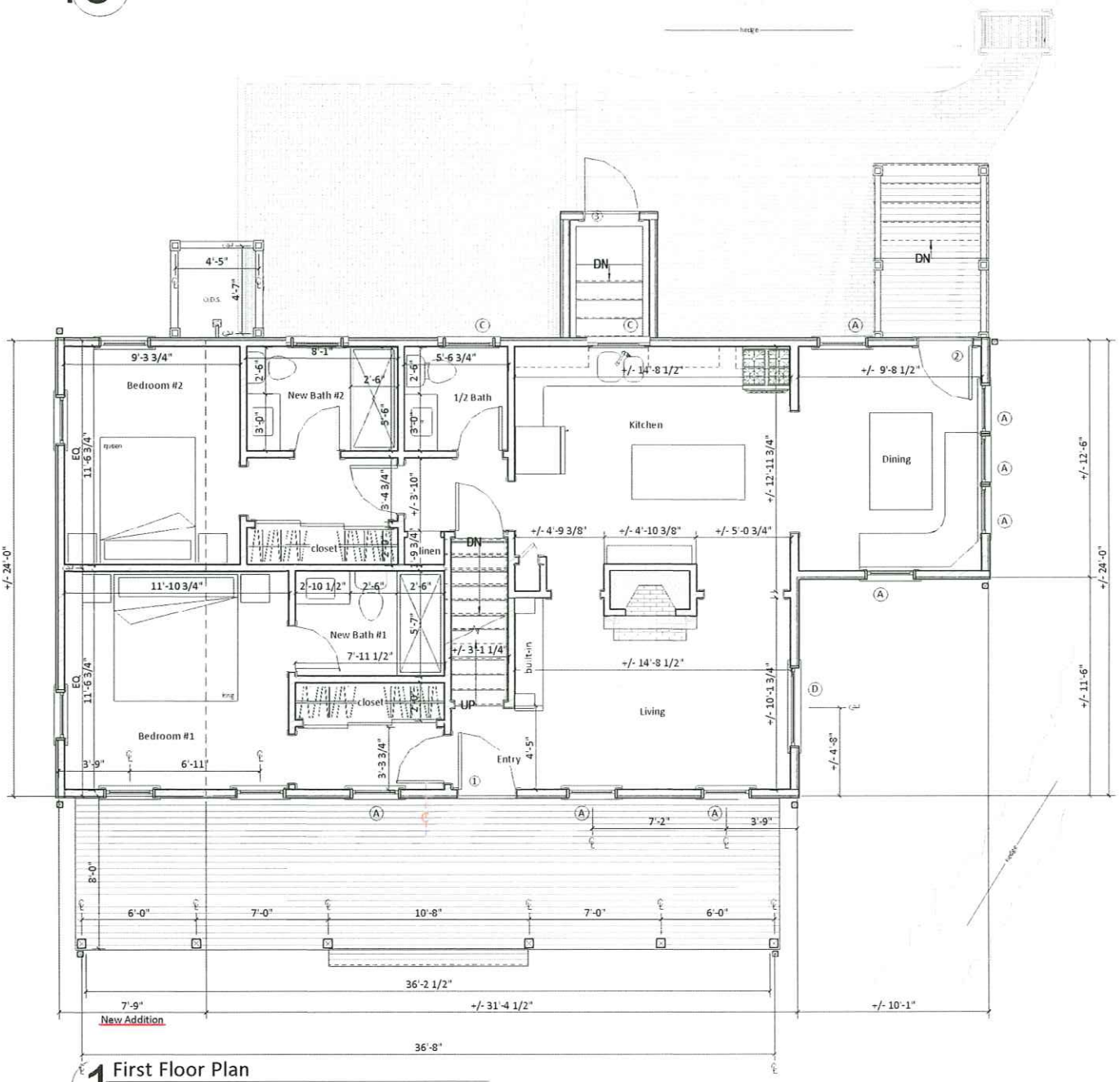
HDC Submission Only 06.17.2024

A-100



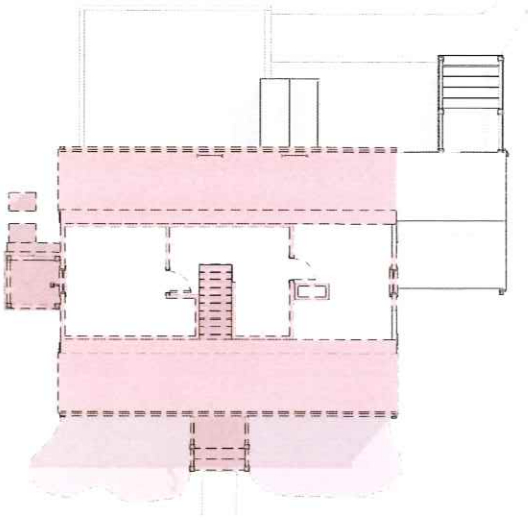
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



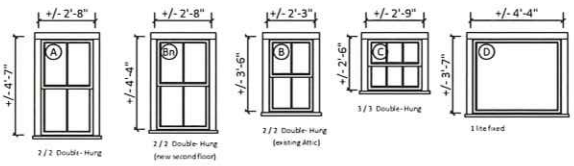
1 First Floor Plan

1/4" = 1'-0"



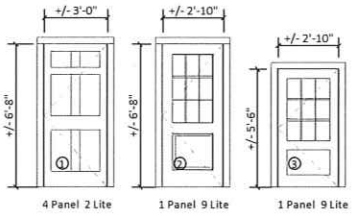
2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend

1/4" = 1'-0"



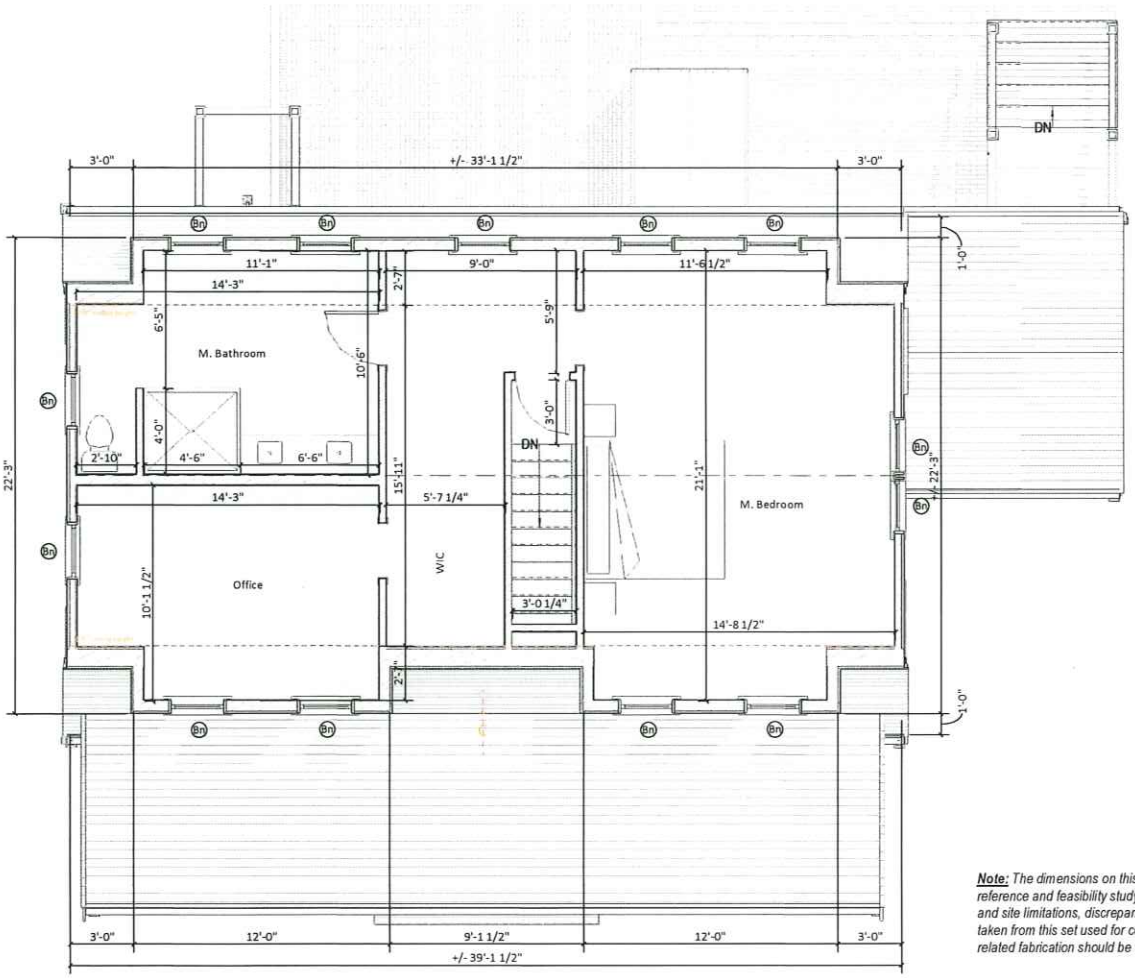
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



2 Second Floor Plan

1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

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Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

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HDC Submission Only *06.17.2024*

A-101



1 Proposed North Elevation

1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



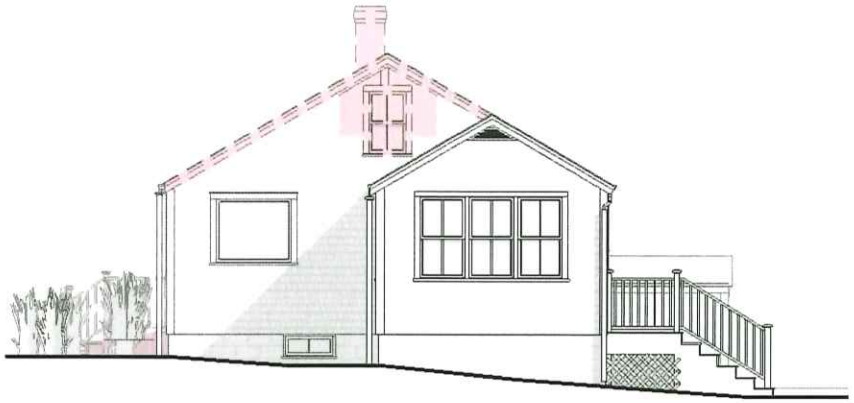
2 Proposed West Elevation

1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation

1/8" = 1'-0"

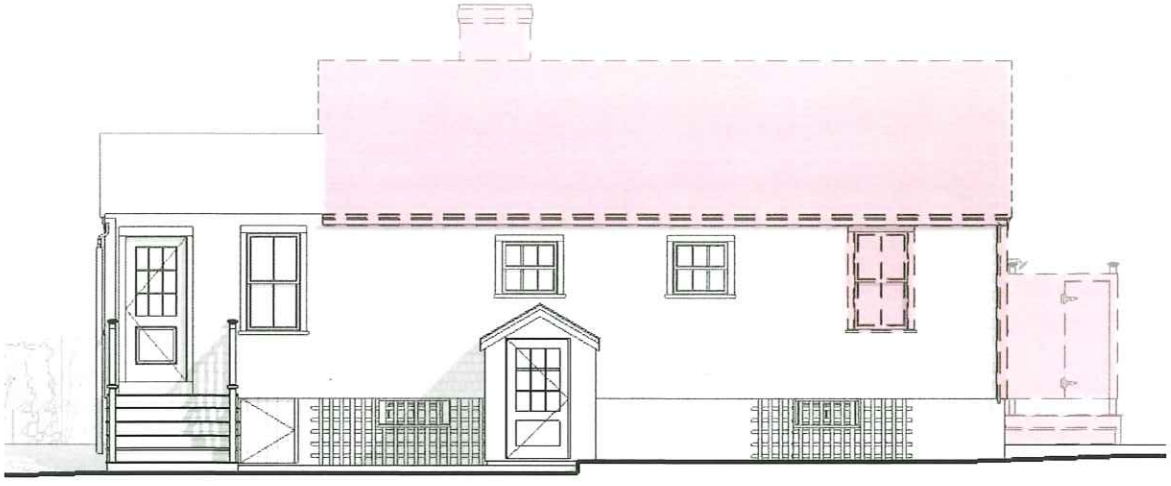


1 Proposed South Elevation

1/4" = 1'-0"



Existing South



1e Existing/Demo South Elevation

1/8" = 1'-0"

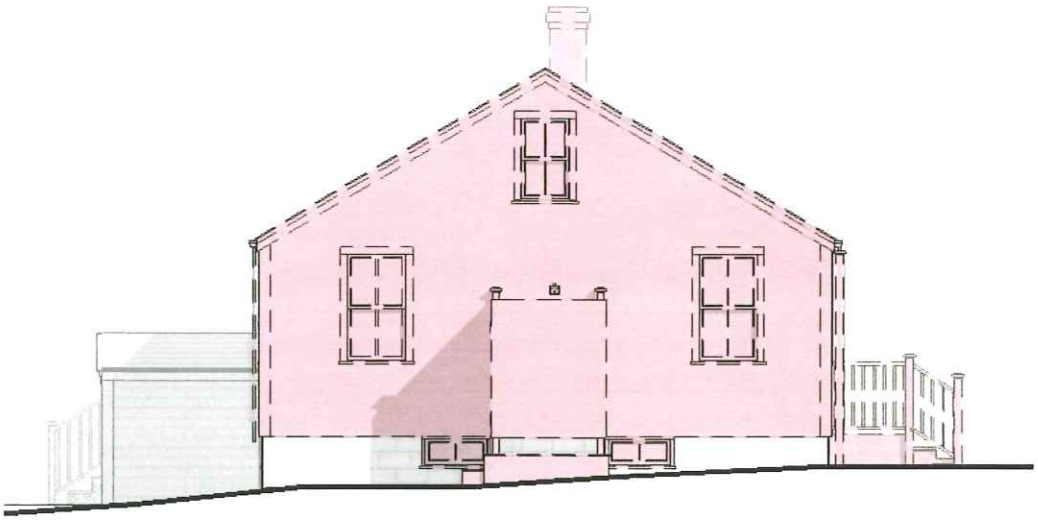


2 Proposed East Elevation

1/4" = 1'-0"



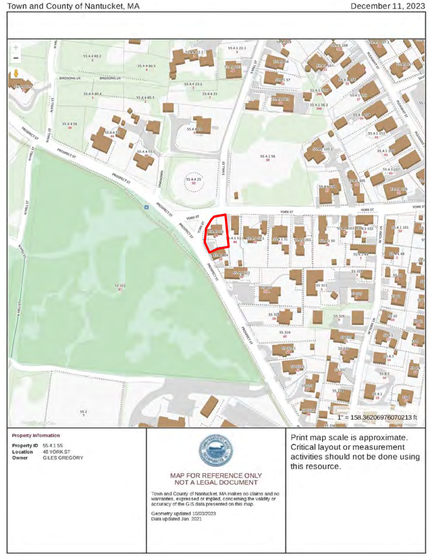
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition



1 Locus Map

Not to Scale

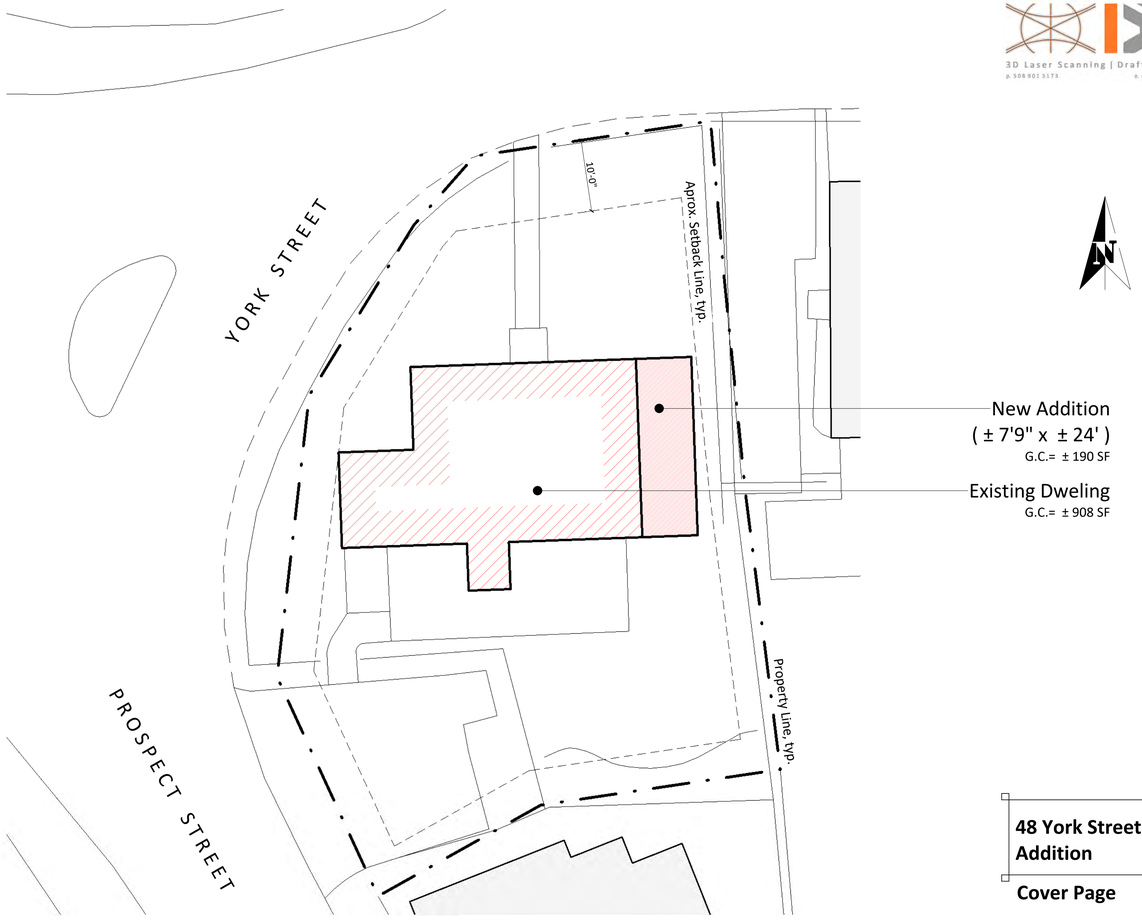


Google Map - Aerial View



Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

3D Laser Scanning | Drafting | Permitting

p. 508 901 3173 e. dtanantucket@gmail.com

48 York Street / New Addition

Cover Page

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A-202	Exterior Elevations

Property & Zonning Info

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Revisions

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L-101

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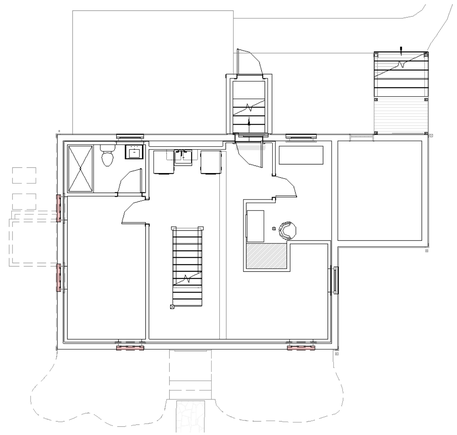
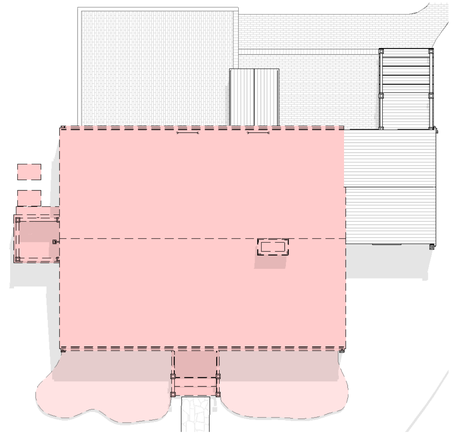
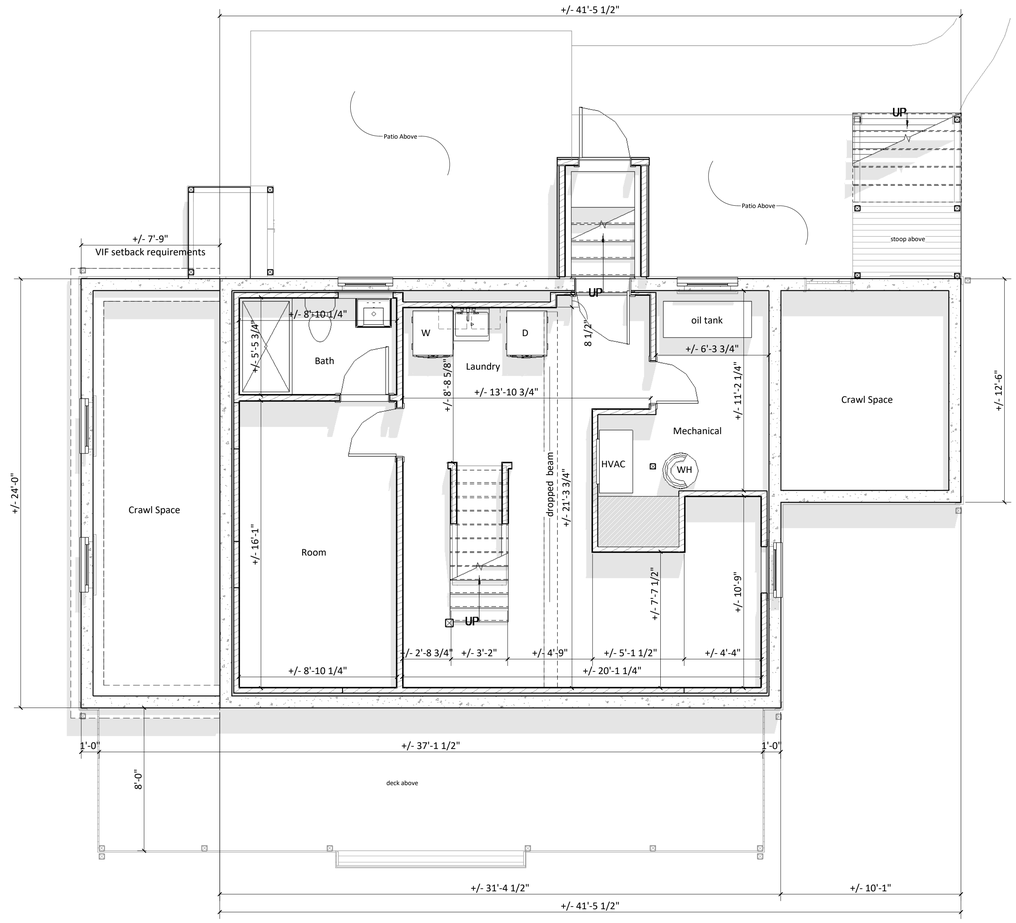
48 York Street / New Addition



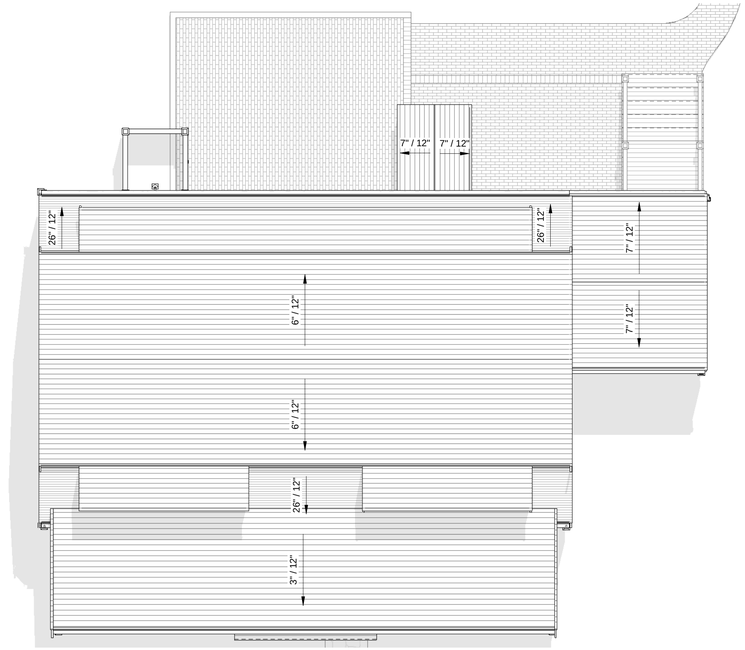
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

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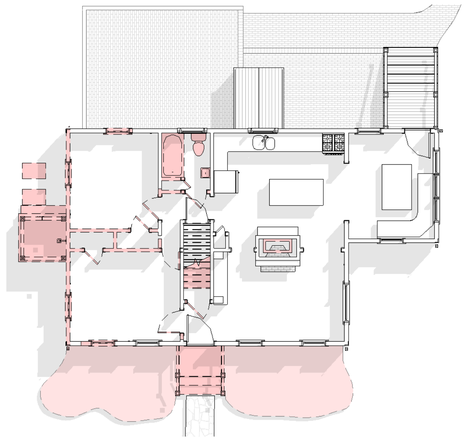
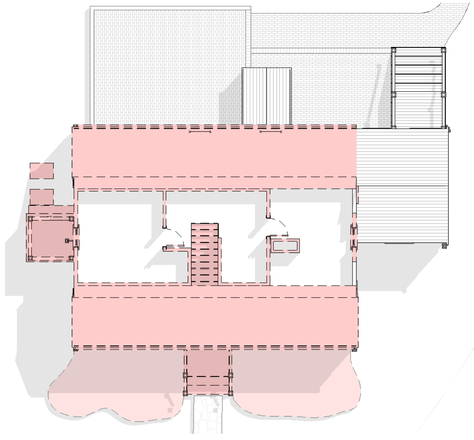
HDC Submission Only 06.17.2024

A-100

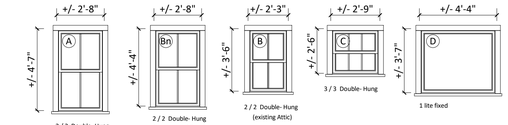
48 York Street / New Addition



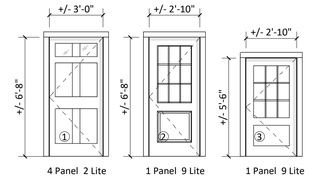
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"

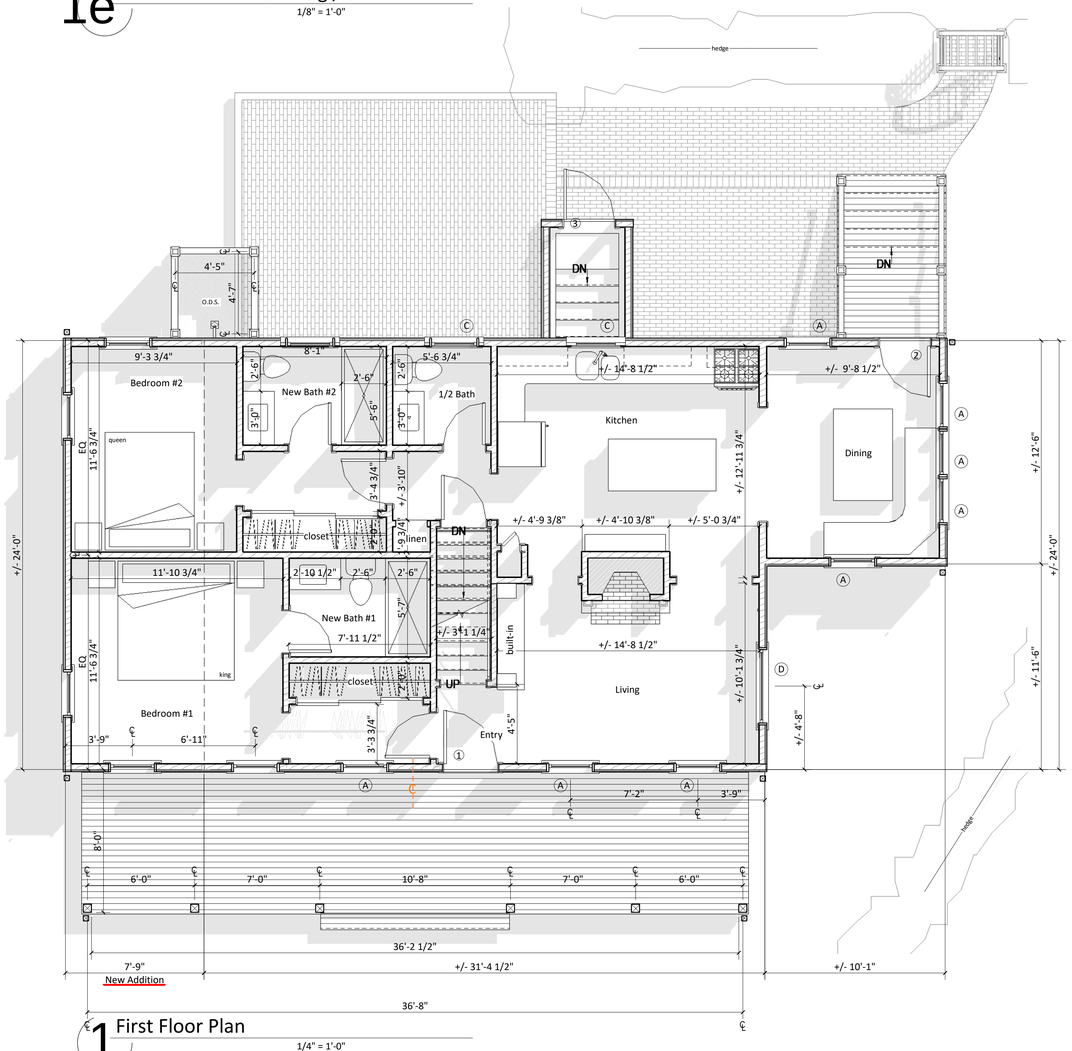


WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

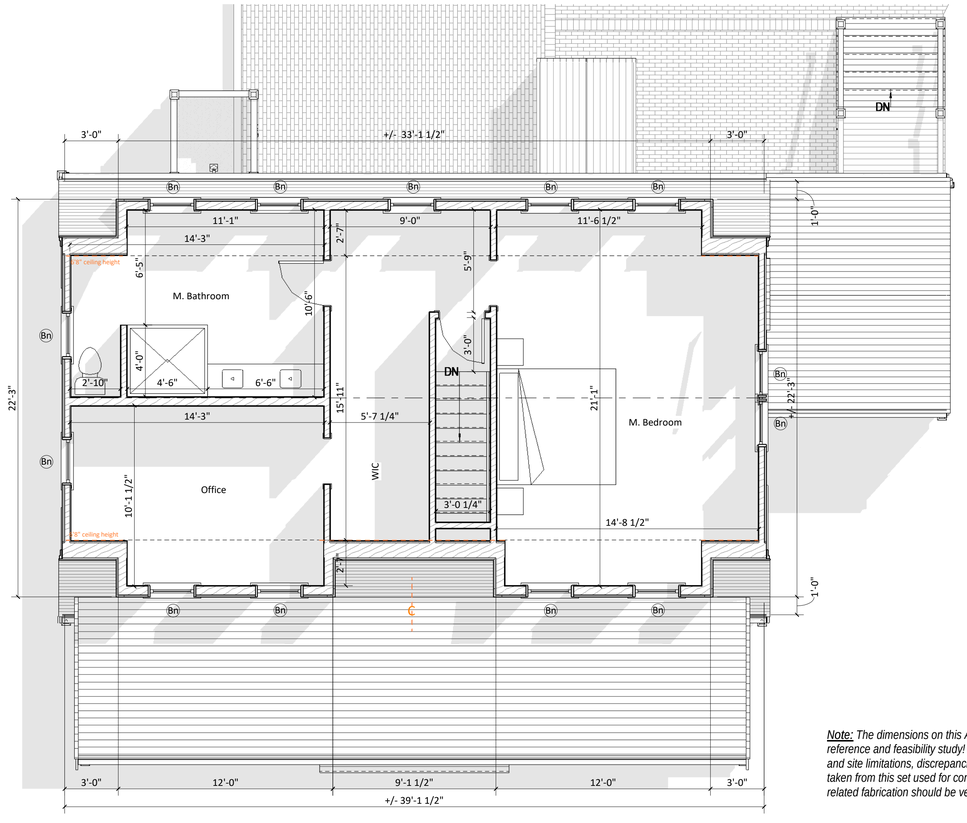
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

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HDC Submission Only *06.17.2024*

A-101

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e. dtanantucket@gmail.com

48 York Street / New Addition



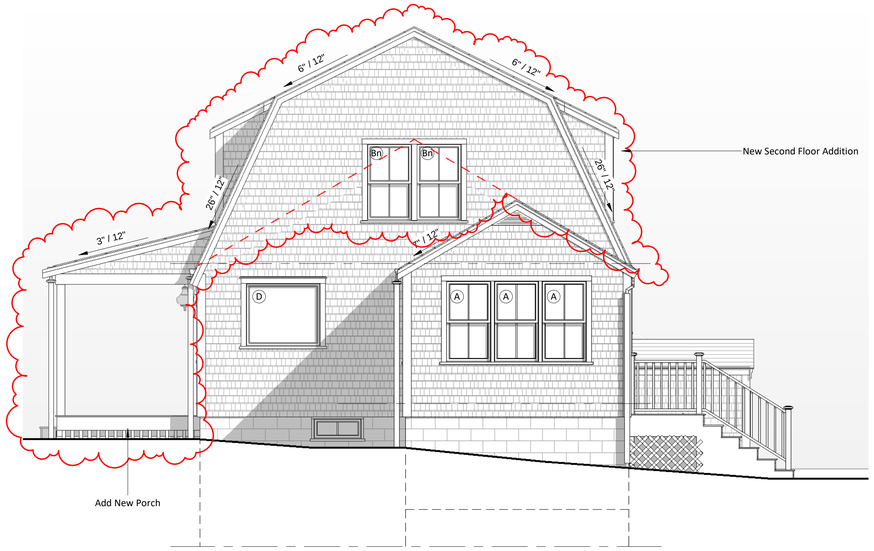
1 Proposed North Elevation
1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation
1/8" = 1'-0"

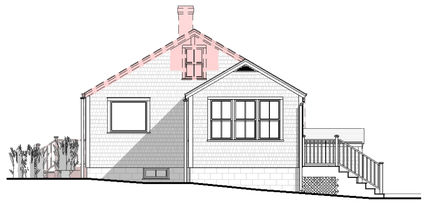


2 Proposed West Elevation
1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation
1/8" = 1'-0"

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e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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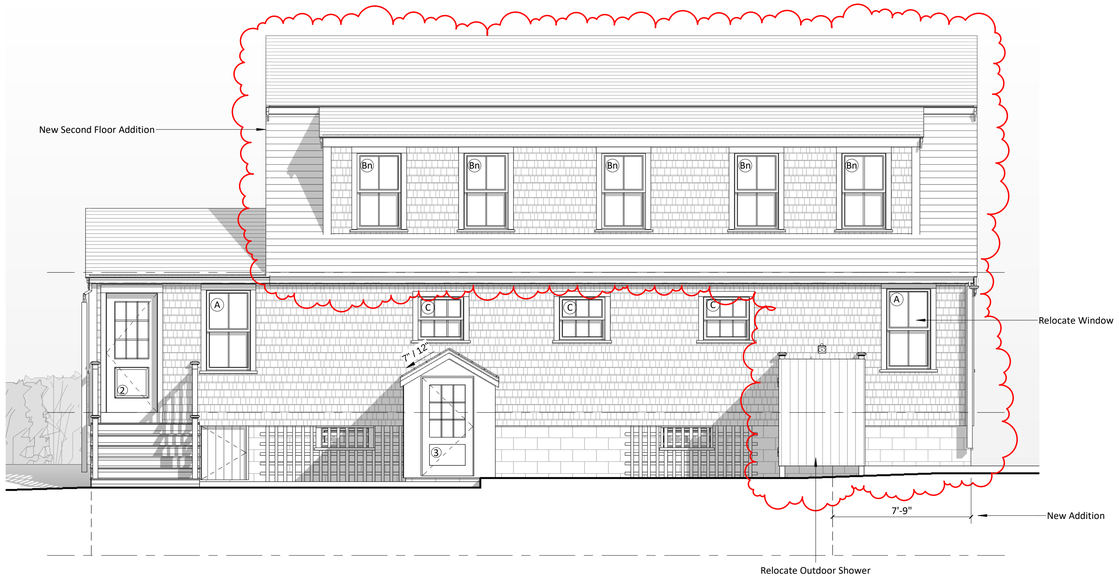
Revisions

HDC Submission Only 06.17.2024

A-201

48 York Street / New Addition



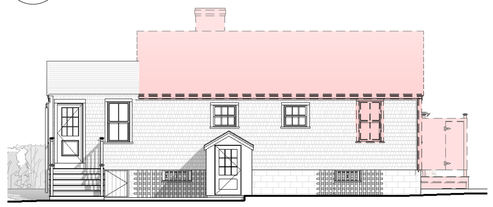
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



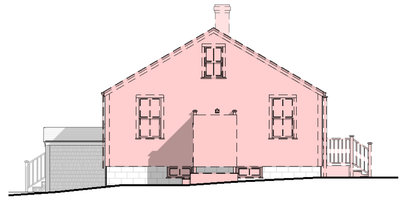
Existing South



1e Existing/Demo South Elevation
1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

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p. 508.901.3179
e. dtananytucket@gmail.com

48 York Street / New Addition

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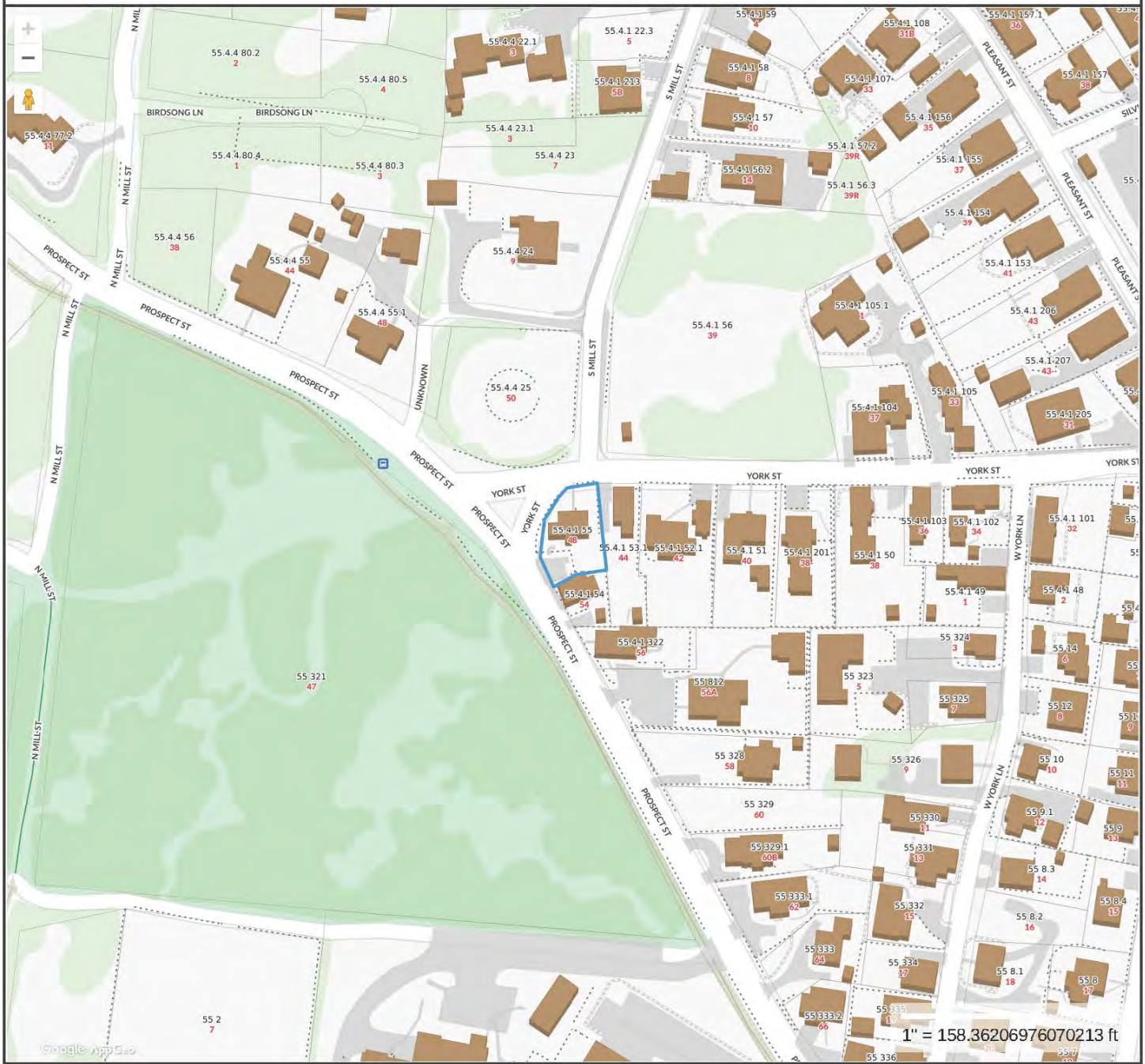
Revisions

HDC Submission Only *06.17.2024*

A-202



Property Information

Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 PARCEL N°. 30

Street & Number of Proposed Work: 3 LONG POND DR

Owner of record: WINTERS DONALD P & LISA ANN COLBY

Mailing Address: 286 CHESTNUT HILL RD WILTON, CT 06897

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: T&T Roofing LLC TREVOR SMITH

Mailing Address: PO BOX 2851 Nantucket, MA 02584

Contact Phone #: 5085662538 E-mail: trevorsmith@ttroofing.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☒ Roof ☐ Other roof shingle style change from asphalt to red cedar

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.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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 FROM: ARCHITECTURAL TO: RED CEDAR SHINGLES

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 06/17/2024 Signature of owner of record _____ Signed under penalties of perjury

TT Roofing LLC
Nantucket MA

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 3 LONG POND DR

I, LISA WINTERS, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: _____ Date: 06/17/2024

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

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 Trevor Smith

AS AGENT FOR Lisa Winters

STREET ADDRESS 3 Long Pond Dr

MAP/PARCEL 59/30

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/17/2024

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 06/17/2024

Date

3 LONG POND DR

Location 3 LONG POND DR

Mblu 59/ / 30/ /

Acct# 00004493

Owner WINTERS DONALD P & LISA ANN COLBY

Assessment $1,914,500

PID 4493

Building Count 1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,173,300	$741,200	$1,914,500

Owner of Record

Owner WINTERS DONALD P & LISA ANN COLBY
Co-Owner
Address 286 CHESTNUT HILL RD
WILTON, CT 06897

Sale Price $0
Certificate
Book & Page C28338/0
Sale Date 06/08/2021
Instrument 99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WINTERS DONALD P & LISA ANN COLBY	$0		C28338/0	99	06/08/2021
WINTERS DONALD P & LISA ANN COLBY	$0		C28338/0	99	06/08/2021
WINTERS DONALD P & MARTHA C	$328,000		C14518/0	01	08/07/1990
FIRST MUTUAL BANK FOR SAVINGS	$315,500		C14498/0	1L	07/30/1990

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 2,693
Replacement Cost: $1,309,821
Building Percent Good: 88
Replacement Cost Less Depreciation: $1,152,600

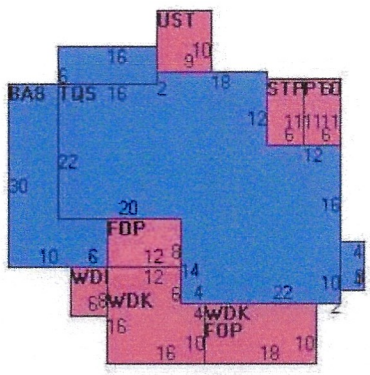
Building Attributes	
Field	**Description**
Style:	Modern/Contemp
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8
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\94\88.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4493_521

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,724	1,724
TQS	Three Quarter Story	1,292	969
FOP	Porch, Open, Finished	276	0
PTO	Patio	66	0
STP	Stoop	66	0
UST	Utility, Storage, Unfinished	90	0
WDK	Deck, Wood	460	0
		3,974	2,693

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	VR
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.46
Frontage	0
Depth	0
Assessed Value	$741,200

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			320.00 S.F.	$20,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,173,300	$741,200	$1,914,500
2023	$808,300	$705,800	$1,514,100
2022	$808,300	$568,500	$1,376,800
2021	$746,500	$588,100	$1,334,600
2020	$787,700	$588,100	$1,375,800

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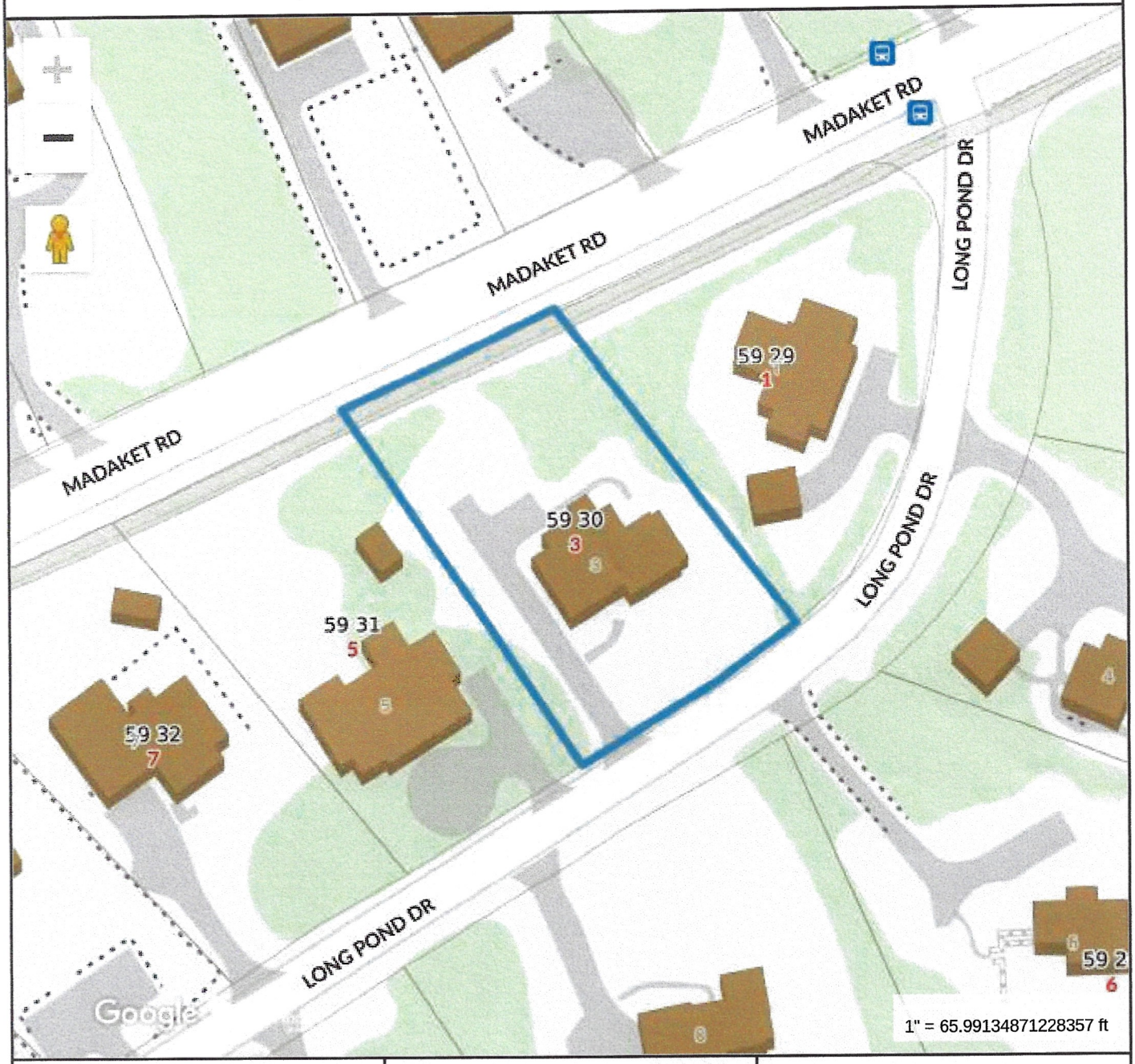
3 LONG POND DR



Property Information

Property ID	4493
Location	3 LONG POND DR
Owner	WINTERS DONALD P & LISA ANN COLBY

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.



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

42 Hulbert Av.

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.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Petrie Robert III Trustee

STREET ADDRESS 42 Hulbert Av.

MAP/PARCEL 29/66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/24

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 6/17/24 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°: 29 PARCEL N°. 66

Street & Number of Proposed Work: 42 Hulbert Av.

Owner of record: Petrie Robert III Trustee

Mailing Address: 699 Lake Avenue

Greenwich, CT 06830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Addition to MH - Garage

Size of Structure or Addition: Length: 13'6" Sq. Footage 1st floor: 115 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Width: 8'6" Sq. footage 2nd floor: _____ Size: — ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass —/12 Dormer —/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" TSP ☐ 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 — Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front — Rear _____ Side _____

Garage Door(s): Type Outswing Material Wood

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Gray

Trim White Sash — Doors NTW

Deck — Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Massachusetts Cultural Resource Information System
Scanned Record Cover Page

Inventory No:	NAN.121
Historic Name:	Channel View
Common Name:	
Address:	42 Hulbert Ave
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	29-066; BP5-11;
Year Constructed:	C 1904
Architectural Style(s):	No style;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
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: Brick;
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: Monday, June 10, 2024 at 11:16 AM

NAN.121

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP5-11
MAP/PARCEL#: 29-066 121

Recorded by: WAS Date: 03/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 42 HULBERT AVE

2. Building Name: CHANNEL VIEW

3. Ownership: Private

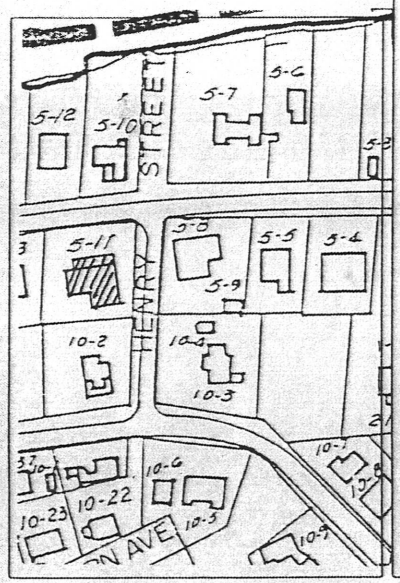
4. Present Owner: RAMOS, ALICE M. (TR)

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

NAN.121

Survey/Film Roll #: BP5-11

121

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 75
12. Setback from Street (ft.):20 or more feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Brick
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Wrap
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

NAN.121

Survey/Film Roll #: BP5-11

121

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C1904
  Source: Assessors Records,Sanborn Maps
  Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: Queen Anne
46. Historical and Architectural Importance:
  Unknown

47. Sources: Assessors Records,Sanborn Maps

Property Info:

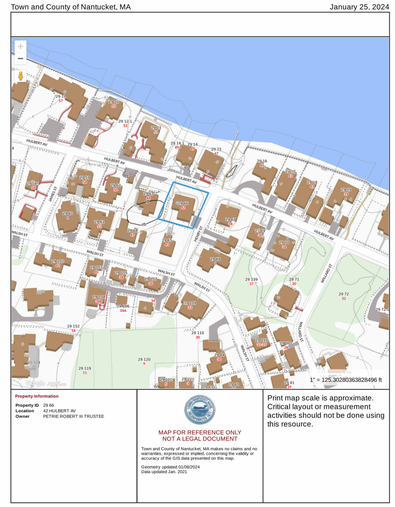
Map & Parcel:	29/66	Lot Size:	9,988 sq. ft.
District/Zoning:	R-1	Allowable Ground Coverage:	2,996 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage:	2,316 sq. ft.
Frontage:	50 ft.		
Ground Cover Ratio:	30%		
Front Setback:	10 ft.		
Side/Rear Setback:	5 ft.	Total Proposed Ground Coverage:	0 sq. ft.

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



3 HENRY ST VIEW



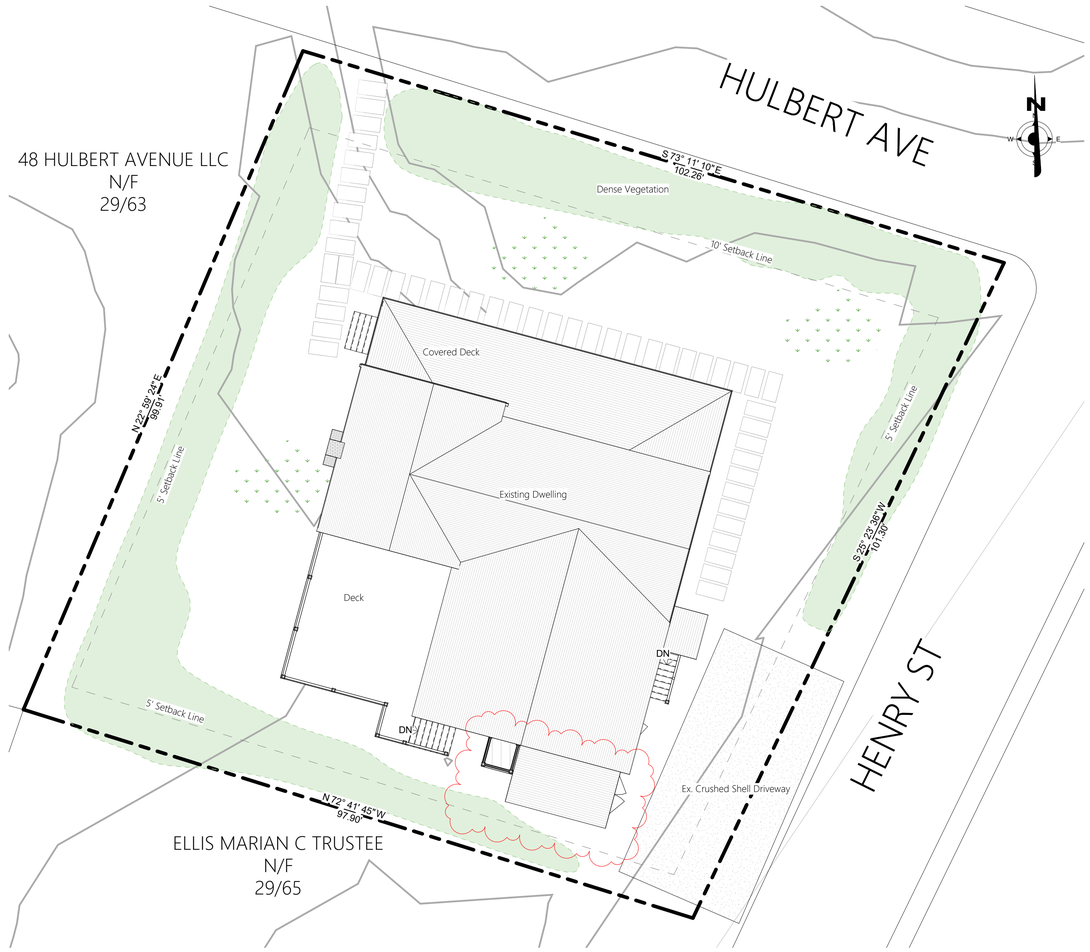
2 Locus Map



4 HENRY ST VIEW 2



5 HENRY ST VIEW 3



1 Site Plan - Proposed
1" = 10'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Garage

42 Hulbert Ave, Nantucket, MA
02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Garage
Grand total: 2

Date

03.14.2024

Revisions

C.101

Scale

As indicated

3/14/2024 1:57:30 PM

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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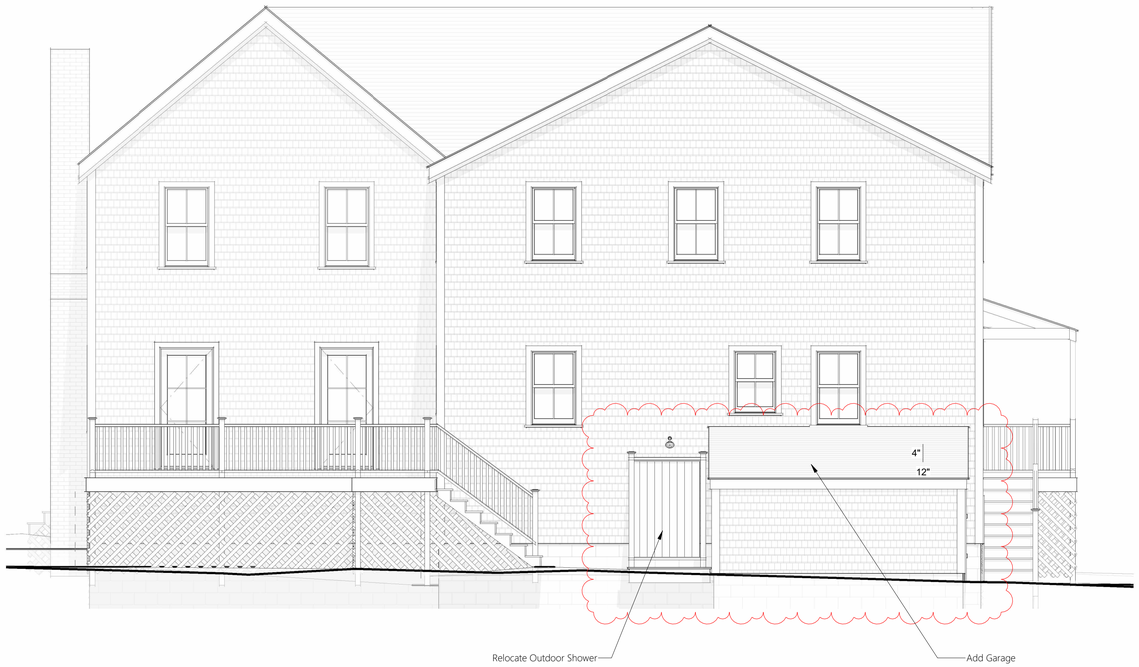
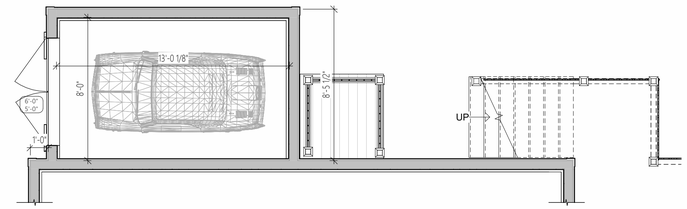


1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"



3 Average Grade
1/4" = 1'-0"



4 3D View 1

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JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Garage

42 Hulbert Ave, Nantucket, MA
02554

Sheet
Garage

SHEET INDEX

C.101 Site Plan
A.101 Garage
Grand total: 2

Date
03.14.2024

Revisions

A.101

Scale 1/4" = 1'-0"

3/14/2024 1:57:49 PM

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: 42 Hulbert Av

Tax Map Number: 29 Parcel Number: 66

Owner of Record: Petrie Robert III Trustee

Description of Proposal: small garage addition to the side of existing house, 115SF.

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.

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..... Petrie Robert III Trustee

MAILING ADDRESS..... 699 Lake Avenue, Greenwich, CT 06830

PROPERTY LOCATION..... 42 Hulbert Av.

ASSESSORS MAP/PARCEL..... 29/66

SUBMITTED BY:..... Juraj Bencat, JBStudio

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

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HIGHGARDEN HOLDINGS LLC
121 KERCHEVAL AVENUE
GROSSE POINTE FARM, MI 48236

CAFRITZ MELISSA & WILNER THOMAS TR
4340 CATHERDRAL AVE NW
WASHINGTON, DC 20016

WALLACE ACK LLC
9 GREENWAY PLAZA STE 2400
HOUSTON, TX 77046

48 HULBERT AVENUE LLC
C/O RM JACKSON
1001 ARBOR LAKE DR - UNIT 1208
NAPLES, FL 34110

ELLIS MARIAN C TRUSTEE
C/O ELLIS GEORGE DR
1185 PARK AV APT 6C
NEW YORK, NY 10128

CATAWAMPUS LLC
9450 SW GEMINI DR
BEAVERTON, OR 93310

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

35 Tashama ln.

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.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

— 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JB Studio

AS AGENT FOR Becker Rebecca

STREET ADDRESS 35 Tashama Ln.

MAP/PARCEL 55/458

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/24

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 6/17/24 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°: 55 PARCEL N°. 458

Street & Number of Proposed Work: 35 Tashama Lane

Owner of record: ~~35~~ Becker Rebecca

Mailing Address: 35 Tashama Lane

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other New Entry, Sauroom, basement stairs

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 215 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: — ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — 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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

~~Masonry Chimney~~: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 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 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x6 Soffit (Overhang) 1x6 Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

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 Gray

Trim NTW Sash Black Doors white

Deck NTW Foundation NTW Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Property Info:

Map & Parcel:	55/458	Lot Size:	11,761 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	2,940 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	1588 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	238 sq. ft.
Ground Cover Ratio:	25%		
Front Setback:	20 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	1,826 sq. ft.

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

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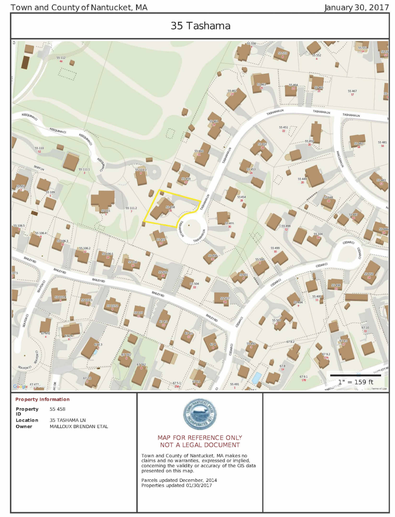
4 View to Proposed Addition



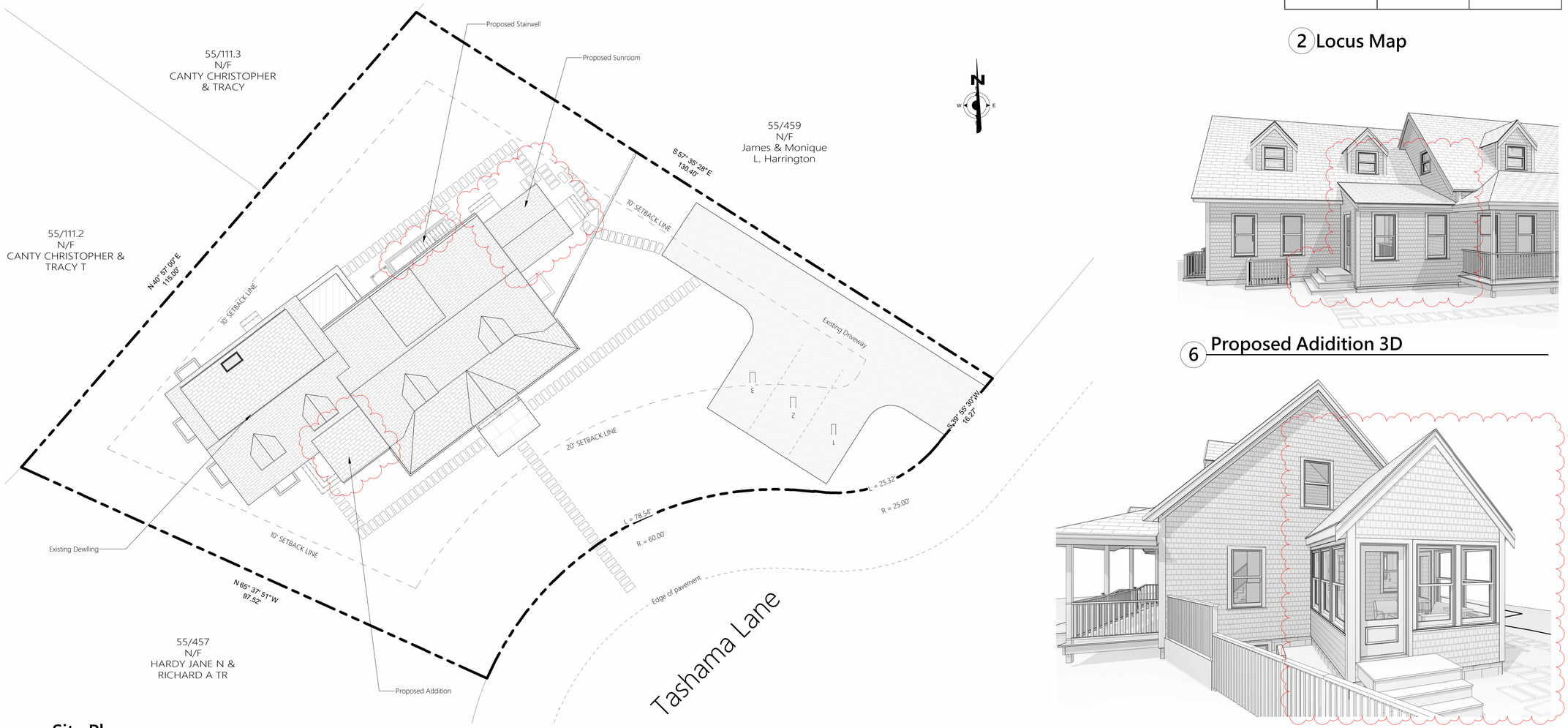
3 Street View



5 View to Propposed Sunroom



2 Locus Map



1 Site Plan
1" = 10'-0"

6 Proposed Adidition 3D

7 Proposed Sunroom Addition 3D

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PO Box 3741
Nantucket, MA 02584

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email: juraj@theJBStudio.com

Project

35 Tashama Ln
Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Basement Floor Plan
A.102 First Floor Plan
A.201 Elevations
A.202 Elevations
A.203 Elevations
Grand total: 6

Date
05.13.2024

Revisions

C.101

Scale As indicated

5/13/2024 11:14:59 AM

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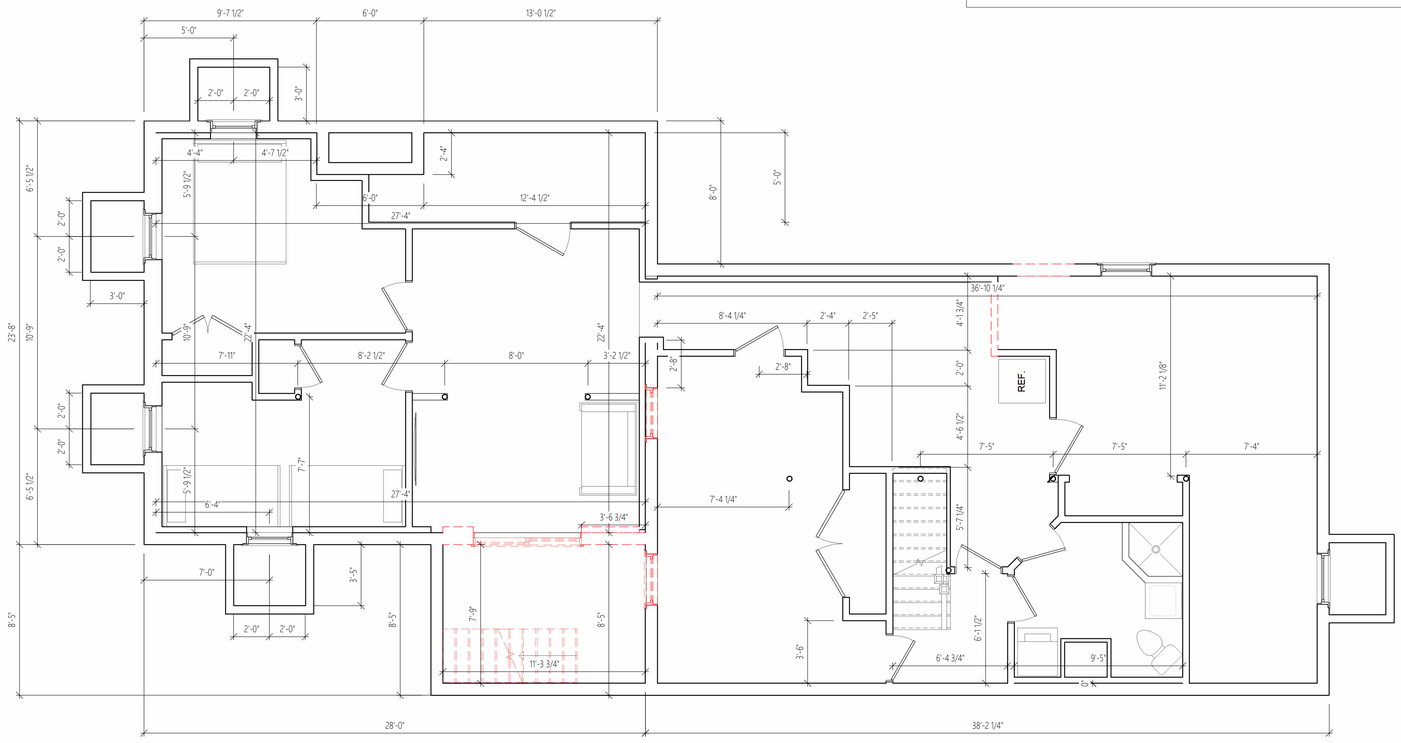
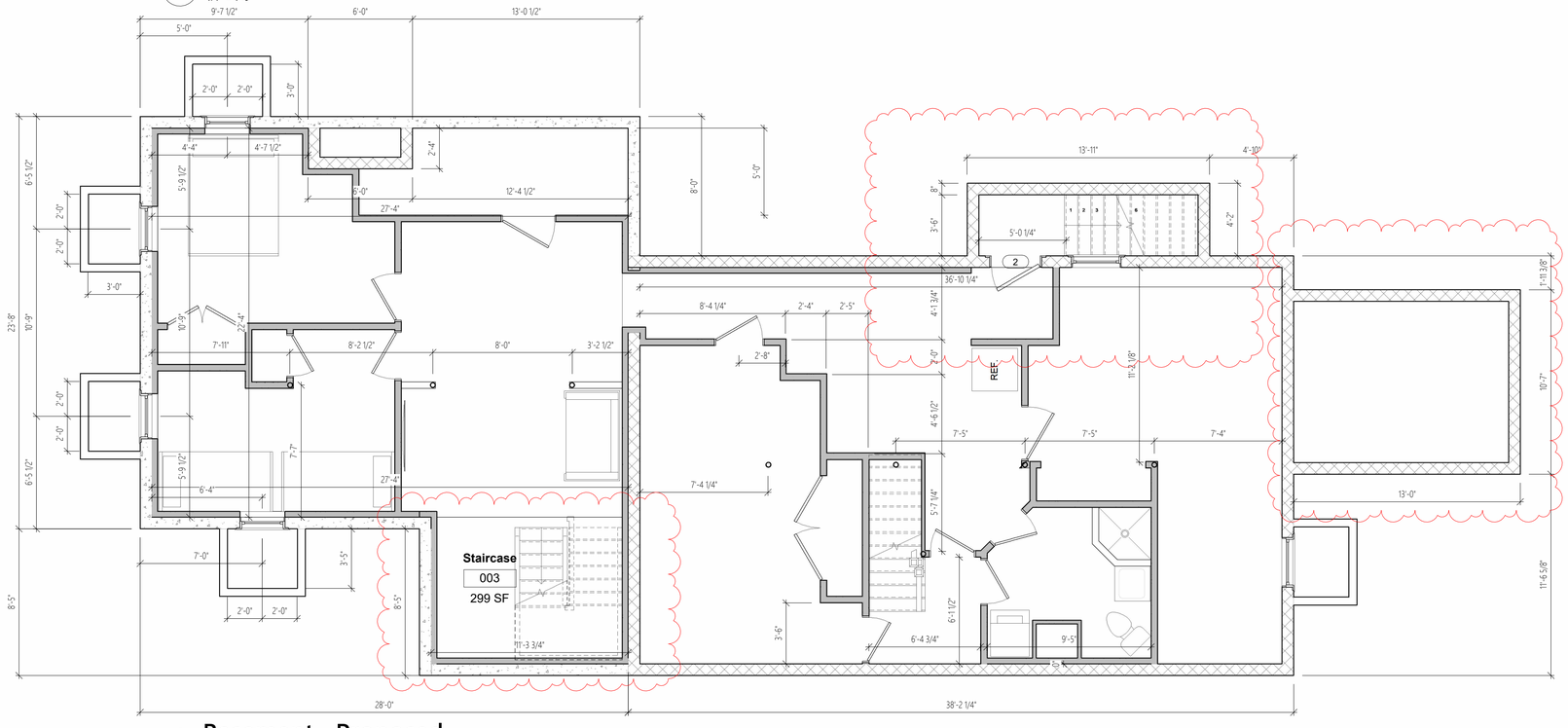


2 Basement - Existing/Demo

1/4" = 1'-0"



1 Basement - Proposed

1/4" = 1'-0"

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Project

35 Tashama Ln

Nantucket, MA 02554

Sheet

Basement Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Basement Floor Plan
A.102 First Floor Plan
A.201 Elevations
A.202 Elevations
A.203 Elevations
Grand total: 6

Date

05.13.2024

Revisions

A.101

Scale 1/4" = 1'-0"

5/13/2024 11:15:03 AM

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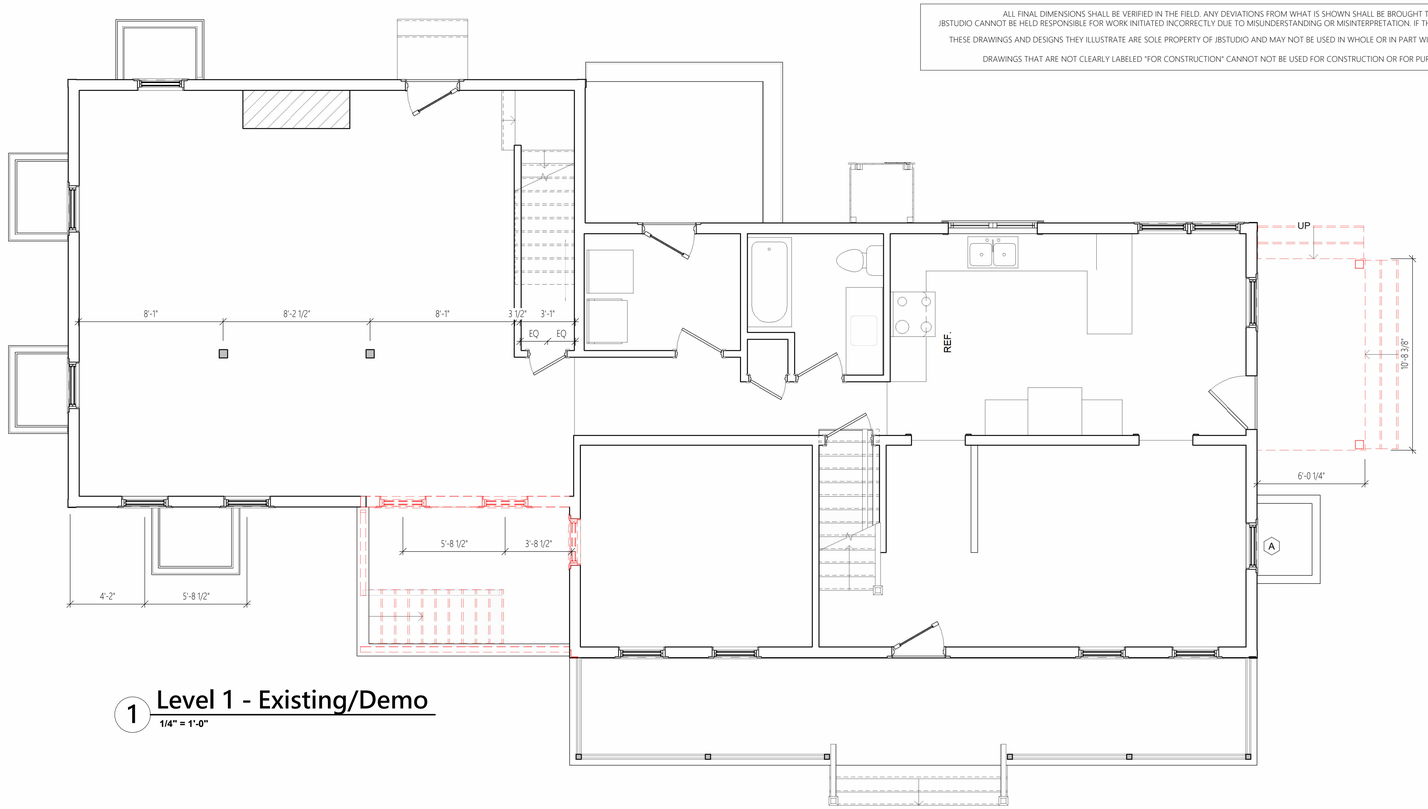
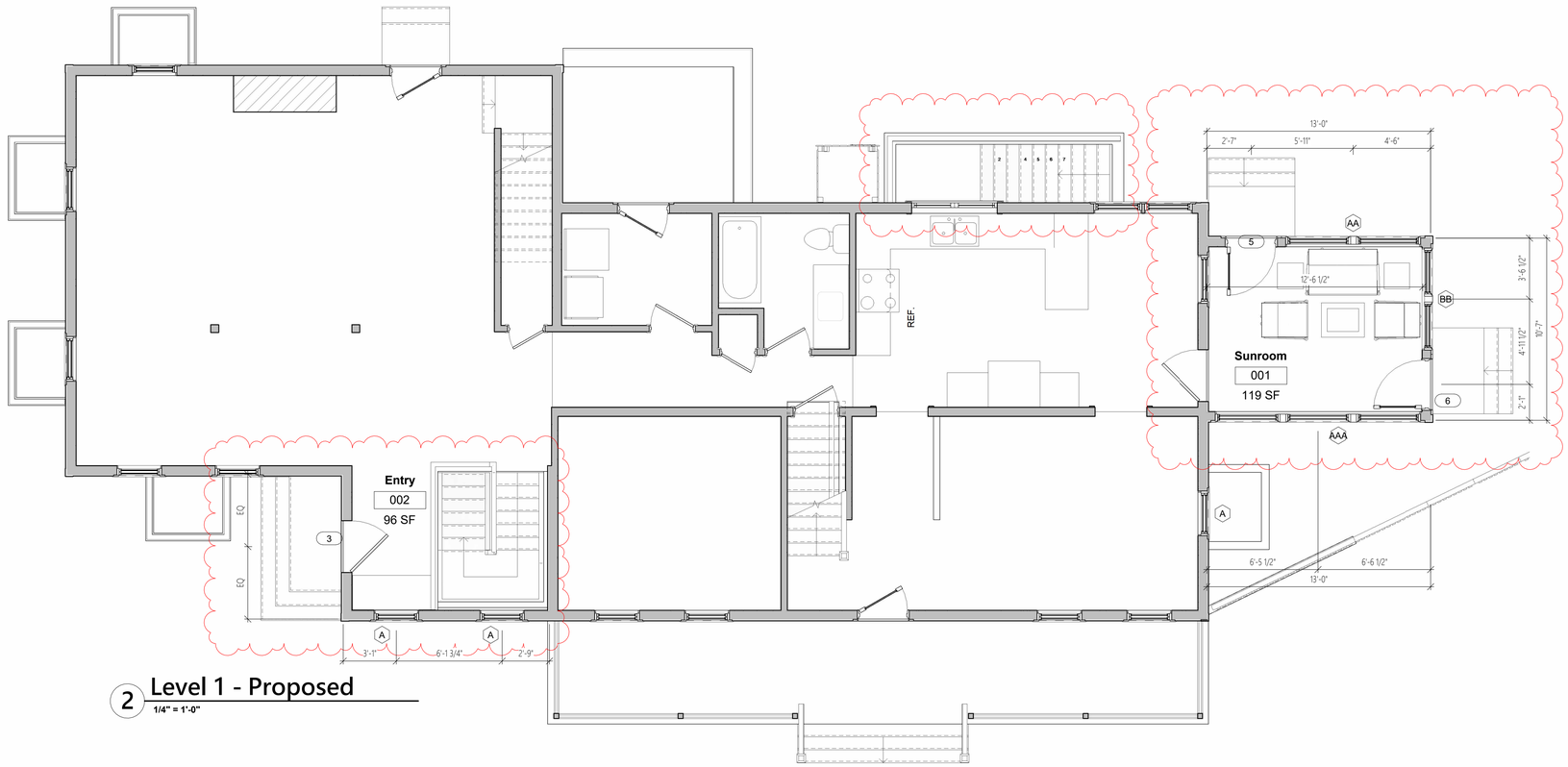
3 3D View



1 Level 1 - Existing/Demo
1/4" = 1'-0"



4 3D View



2 Level 1 - Proposed
1/4" = 1'-0"

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Project

35 Tashama Ln

Nantucket, MA 02554

Sheet
First Floor Plan

SHEET INDEX

C.101 Site Plan
A.101 Basement Floor Plan
A.102 First Floor Plan
A.201 Elevations
A.202 Elevations
A.203 Elevations
Grand total: 6

Date
05.13.2024

Revisions

A.102

Scale 1/4" = 1'-0"

5/13/2024 11:15:10 AM

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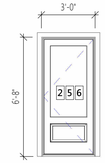
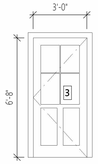
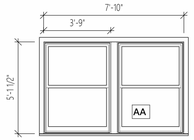


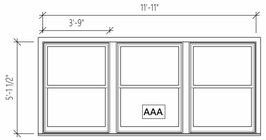
Single French Door
w/ Kick Panel, 12 Lite/
1 Panel
Grey Sash
NTW Trim



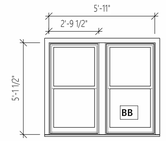
Single French Door, 4 Lite/
2 Panel
Grey Sash
NTW Trim



(2)Double Hung Window,
Grey Sash
NTW Trim

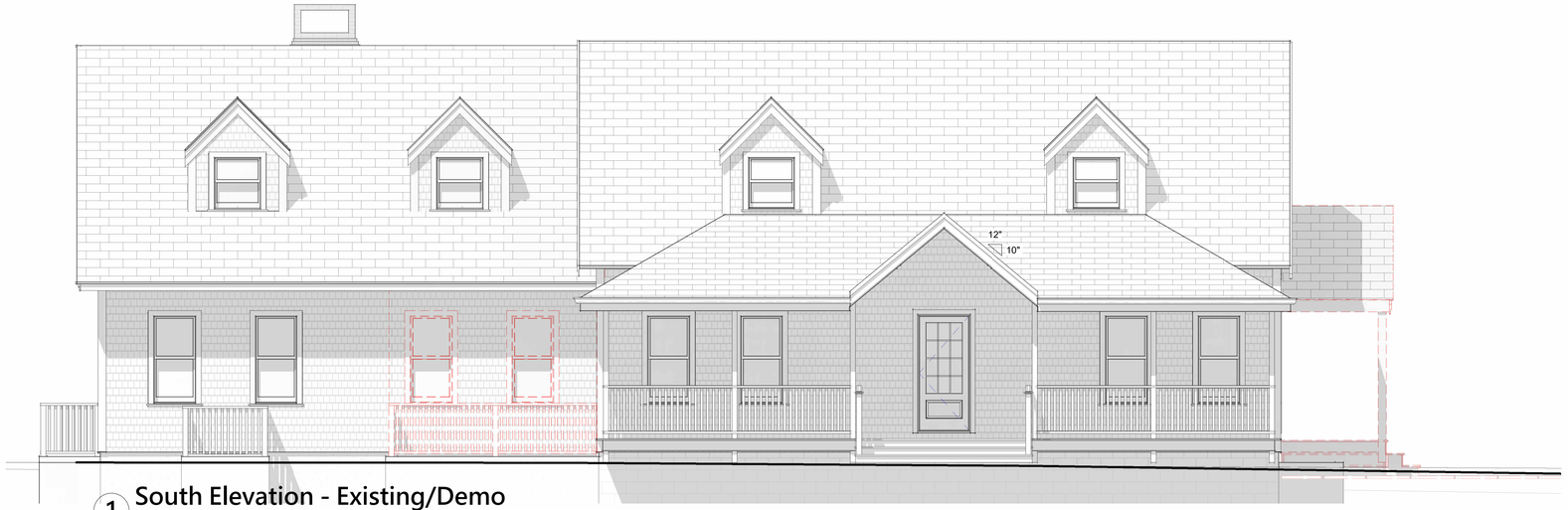


(3)Double Hung Window,
Grey Sash
NTW Trim

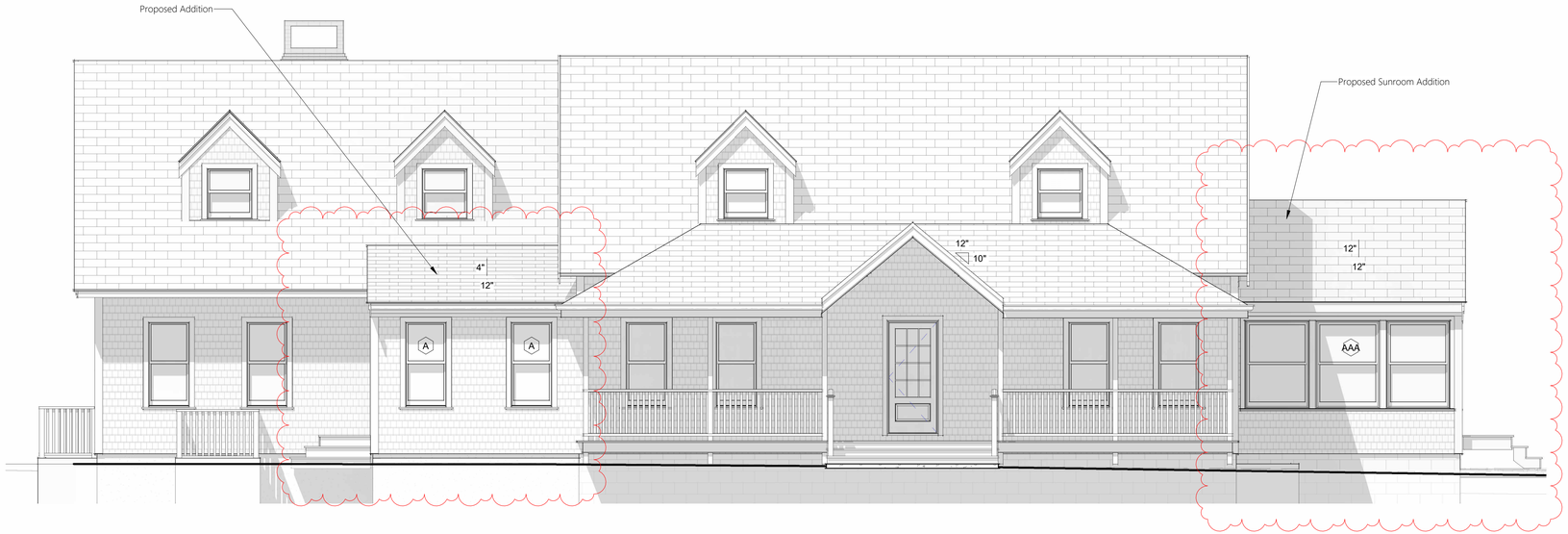


(2)Double Hung Window,
Grey Sash
NTW Trim

Door & Window Schedule
1/4" = 1'-0"



1 South Elevation - Existing/Demo
1/4" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"

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Project

35 Tashama Ln
Nantucket, MA 02554

Sheet
Elevations

SHEET INDEX

C.101 Site Plan
A.101 Basement Floor Plan
A.102 First Floor Plan
A.201 Elevations
A.202 Elevations
A.203 Elevations
Grand total: 6

Date
05.13.2024

Revisions

A.201

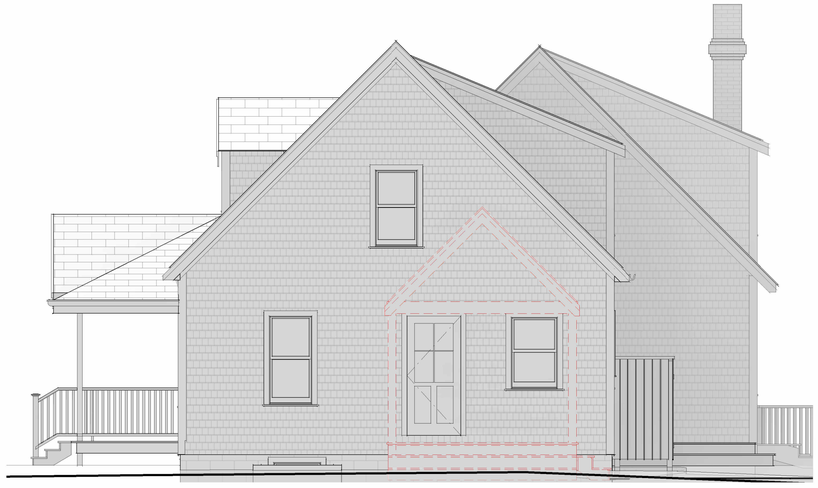
Scale 1/4" = 1'-0"

5/13/2024 11:15:18 AM

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

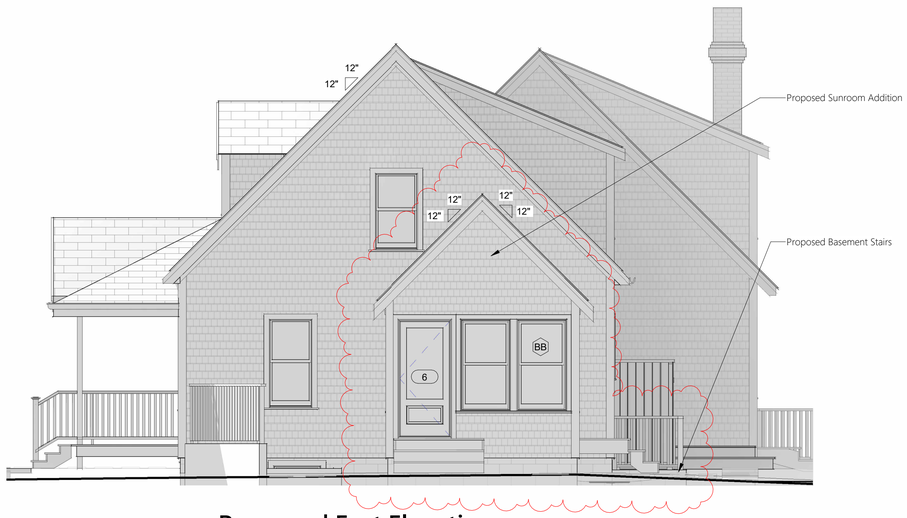
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



3 East Elevation - Existing/Demo
1/4" = 1'-0"



4 West Elevation - Existing/Demo
1/4" = 1'-0"



1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

35 Tashama Ln

Nantucket, MA 02554

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Elevations

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Grand total: 6

Date

05.13.2024

Revisions

A.202

Scale 1/4" = 1'-0"

5/13/2024 11:16:07 AM

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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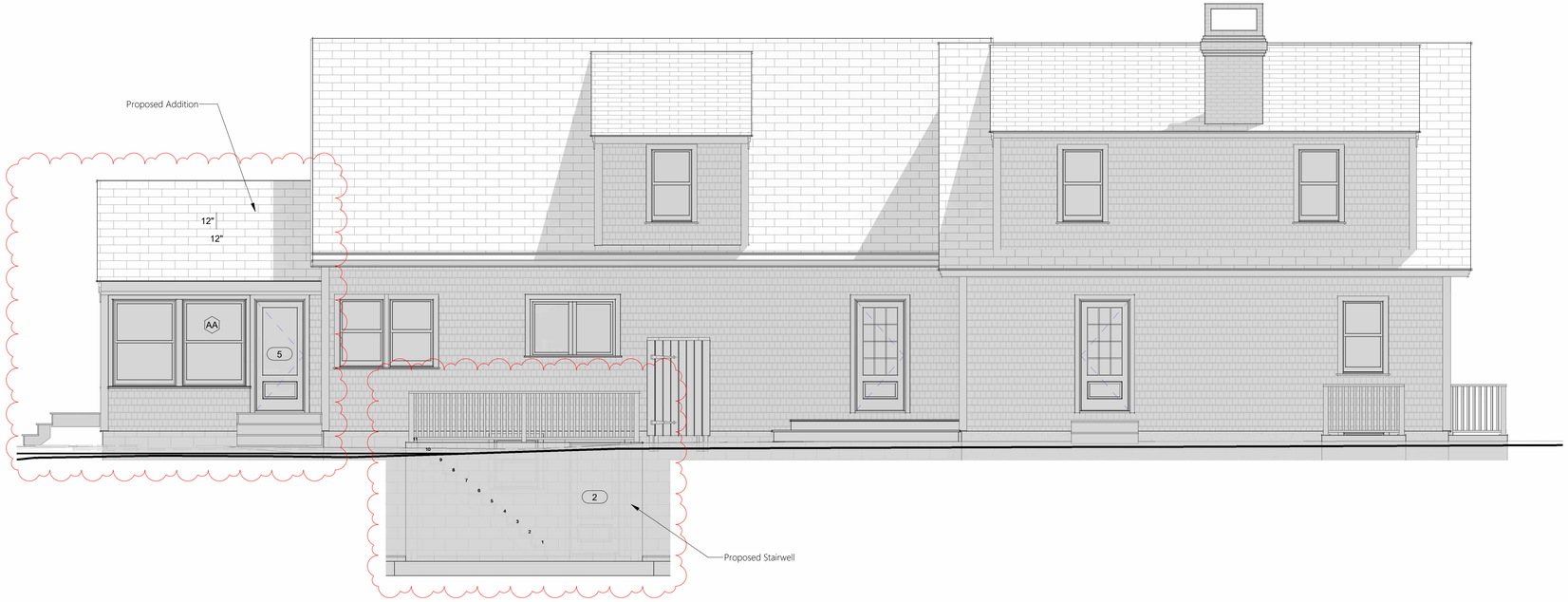
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



2 North Elevation - Existing/Demo
1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"

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SHEET INDEX

C.101 Site Plan
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A.201 Elevations
A.202 Elevations
A.203 Elevations
Grand total: 6

Date
05.13.2024

Revisions

A.203

Scale 1/4" = 1'-0"

5/13/2024 11:17:22 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 (41) PARCEL N°. 851 (051)

Street & Number of Proposed Work: 9 Gingy Lane

Owner of record: Joseph Minella

Mailing Address: P.O. Box 1363
Nantucket, MA 02554

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.com

AGENT INFORMATION (if applicable)

Name: John M. Schaffer

Mailing Address: P.O. Box 2110
Nantucket, MA 02584

Contact Phone #: 802-371-7552 E-mail: john@stowemountainbuilders.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-03-5934
☐ 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 Door color from Essex Green/White to Natural Douglas Fir-Clear Coat; ADD railing to window well on West elevation to meet Building Code for Public Safety.

Is there an HDC survey form for 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 Natural Douglas Fir-Clear Coat
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/10/2024 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

June 18, 2024

9 Gingy Lane



Property Information

Property ID	187759
Location	9 GINGY LN
Owner	9 GINGY LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

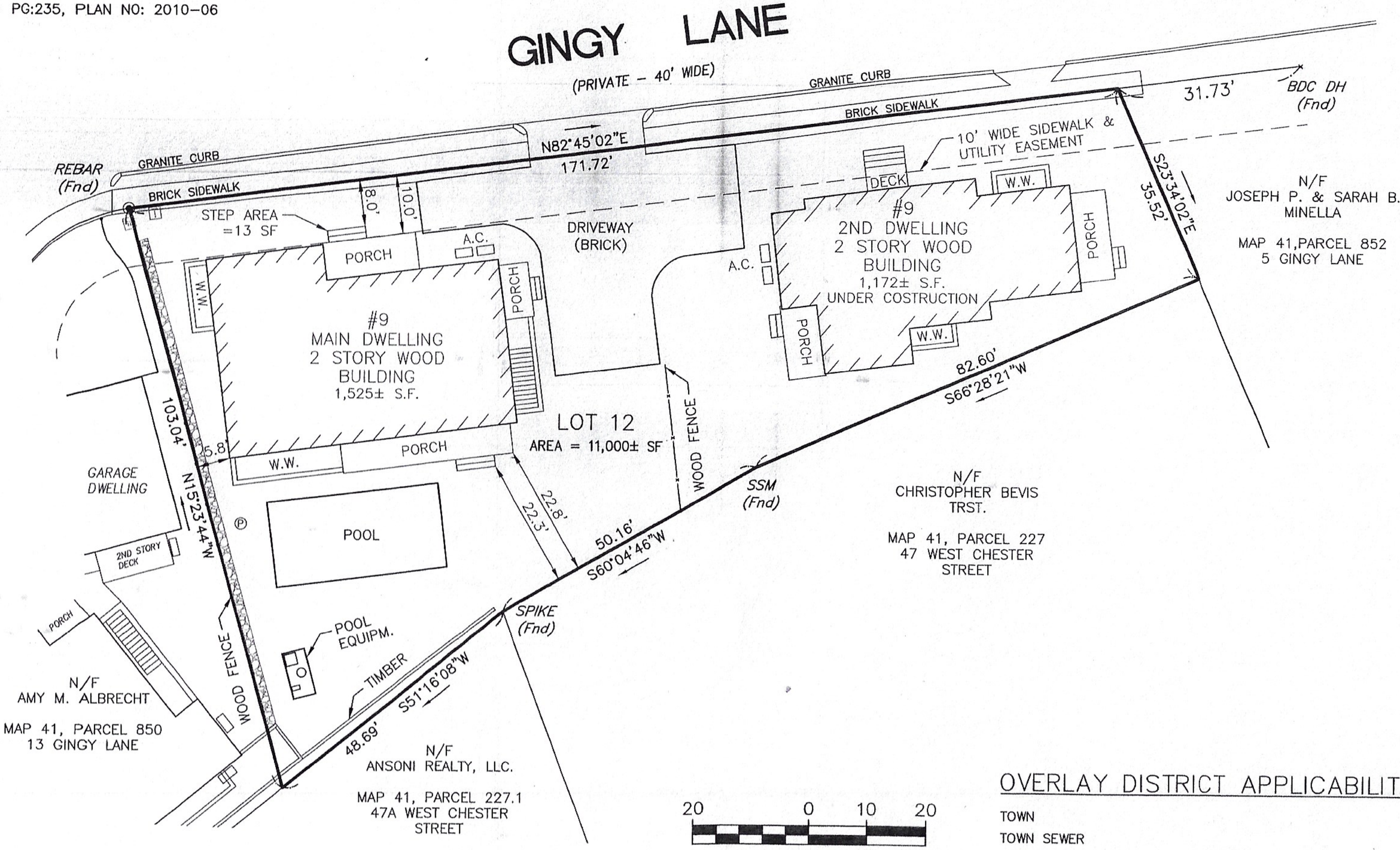
NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JUNE 10, 2024.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 25019C0086G (MAP EFFECTIVE DATE JUNE 9, 2014).
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
4. REFER TO DEED BK:1931 PG:235, PLAN NO: 2010–06

COMMONWEALTH OF MASSACHUSETTS
HRISTO KRASTEV
No. 58052
REGISTERED PROFESSIONAL LAND SURVEYOR

Hristo Krastev

ZONING DISTRICT: RESIDENTIAL 1 (R–1)		
REGULATION	REQUIREMENT	PROVIDED
MIN. LOT AREA	5,000 S.F.	11,000 S.F.
LOT FRONTAGE	50 FT.	171.72 FT.
FRONT SETBACK	10 FT.	8.0 FT.
SIDE SETBACK	5 FT.	5.8 FT.
REAR SETBACK	5 FT.	22.3 FT.
GROUND COVER RATIO	30%	25%



MASSACHUSETTS S.P.C.S. (NAD83)

OVERLAY DISTRICT APPLICABILITY

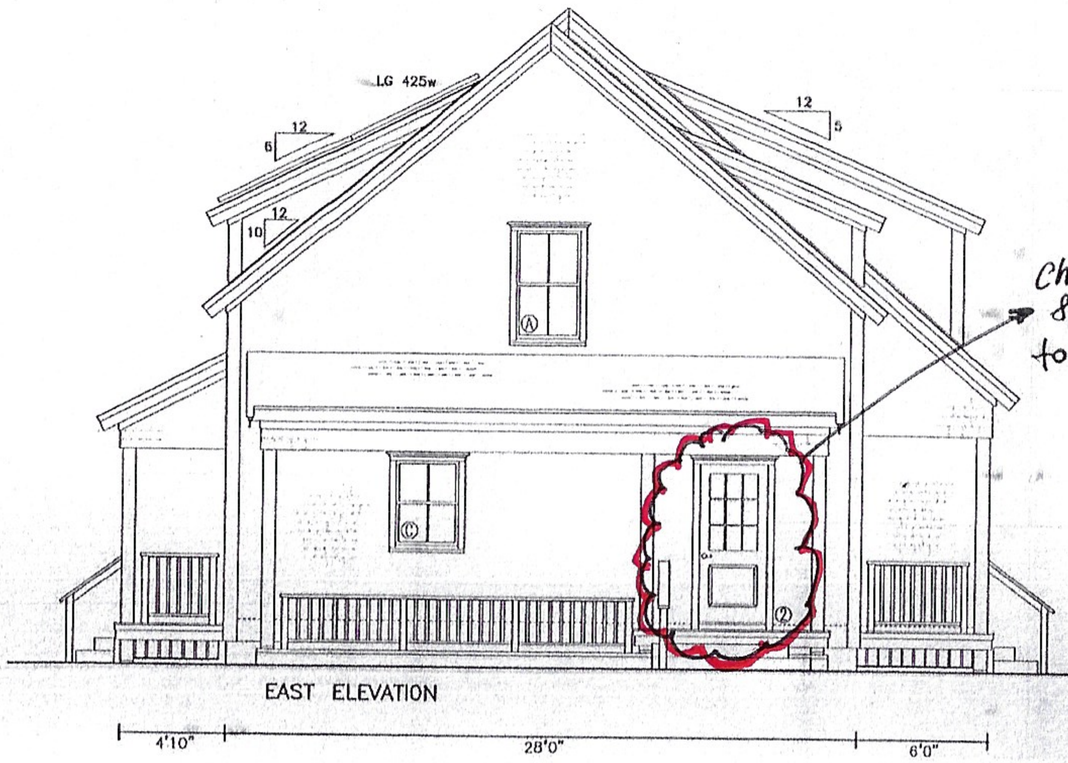
TOWN
TOWN SEWER
HARBOR WATERSHED PROTECTION ZONE 'B' (PARTIAL)

REV. DATE:
DATE: JUNE 10, 2024
PROJ.#: 7004
SCALE: 1" = 20'
DRAWN BY: HK/DM
CHECK BY: HK/DM
ISSUED FOR: APPROVAL
PREPARED FOR: 9 GINGY LANE LLC

MAIN DWELLING BUILDING AS-BUILT PLAN

9 GINGY LANE
NANTUCKET, MASSACHUSETTS
ASSESSOR'S MAP: 41 , PARCEL:851

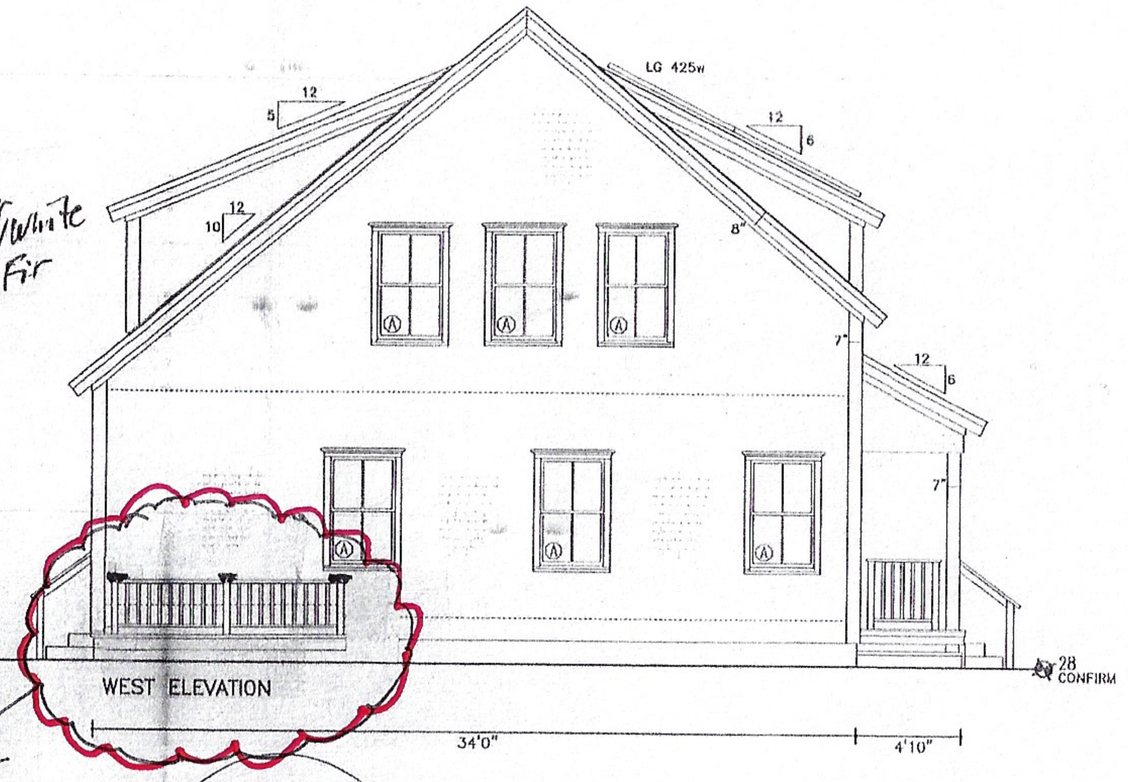
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM



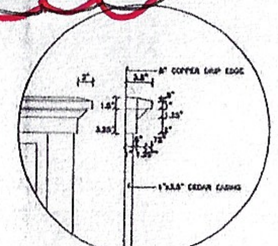
EAST ELEVATION

Change Door Color from Essex Green/White to Natural Douglas Fir Clear Coat

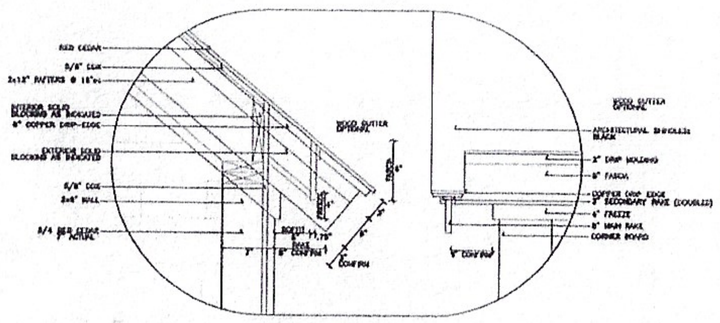
ADD Railing at Window well per Code for Public Safety



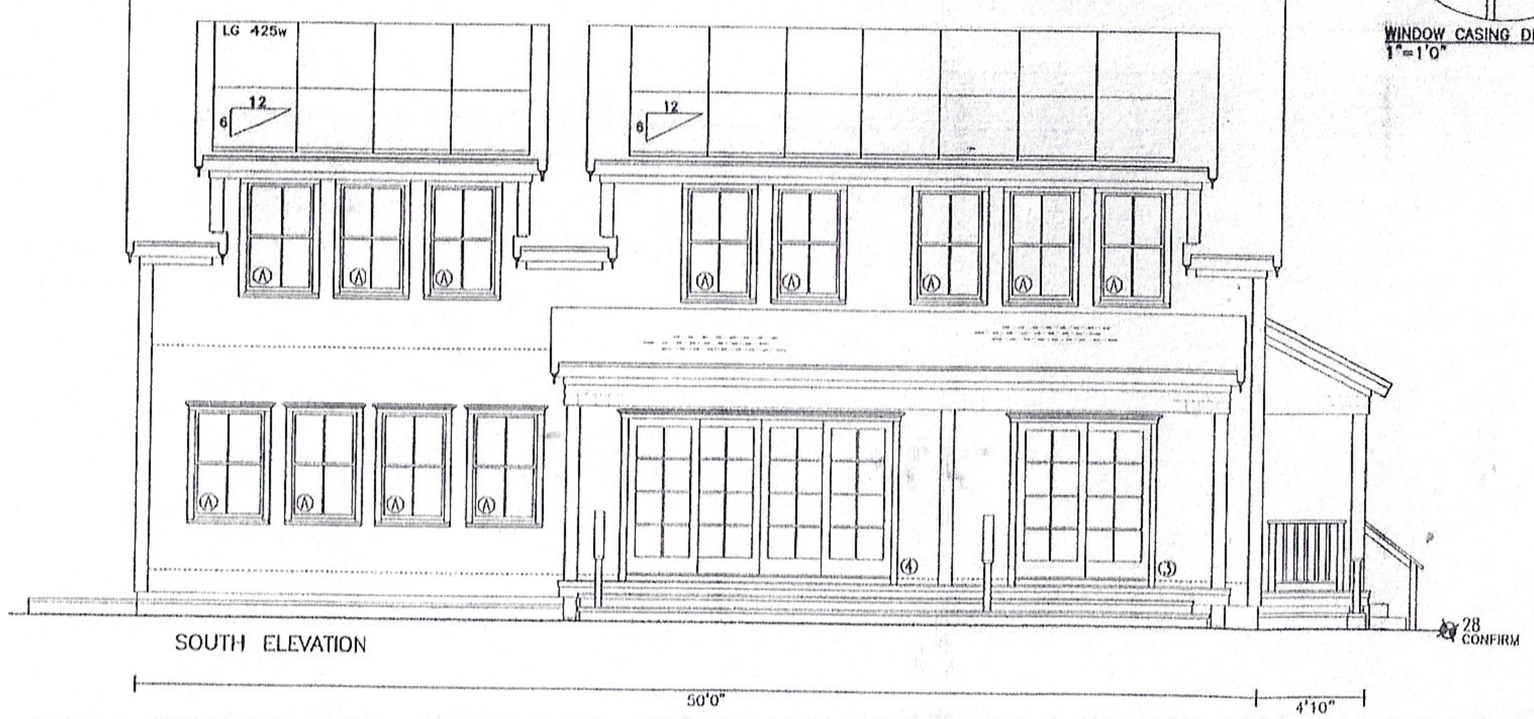
WEST ELEVATION



WINDOW CASING DETAIL
1"=1'0"



FASCIA DETAIL: CONFIRM
1"=1'0"



SOUTH ELEVATION

9 GINGY LANE

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	1 PANEL, 9 LIGHTS, SIDE LIGHTS		3'0"x7'0"		
②	SIMPSON	1 PANEL, 9 LIGHTS		3'0"x7'0"		
③	ANDERSEN	FRENCHWOOD GLIDING, 8 LIGHT		6'0"x7'0"		
④	ANDERSEN	FRENCHWOOD GLIDING, 8 LIGHT		12'0"x7'0"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	2/2,TW/DH	400	TW2846	CONFIRM EGRESS	
Ⓑ	ANDERSEN	2/2,TW/DH	400	TW2830		
Ⓒ	ANDERSEN	2/2,TW/DH	400	TW2836		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
TRIM: W. RED CEDAR NTW
SASH: WHITE
DOORS: ESSEX GREEN
ROOF: RED CEDAR NTW
FENCE: W. RED CEDAR NTW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
JOSEPH MINELLA RESIDENCE
9 GINGY LANE
NANTUCKET, MA

JOB NO NEW DWELLING

NOTES
HDC 03-5939
CERT. NO. ------

COPYRIGHT SCI 2022

TITLE
ELEVATIONS: EAST, WEST & SOUTH

D & W SCHEDULES

DATE
03-09-2022
08-18-2022

SCALE
1/4"=1'0"

3





EXIST. Main House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 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.

VLR 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(Initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS exist. Main House

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda
Palm Beach, Fla 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, MA 02554

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesignMA.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 Alterations

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: 2001

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation – proposed covered porch & pergola
2. South Elevation - proposed adding a roof to make a covered front porch
3. West Elevation – proposed covered roof + pergola; proposed roof to cover porch
4. North Elevation – proposed covered roft-pergola; remove existing window; proposed covered roof

*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 5/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
■ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ■ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): RED CEDAR 4x4

Sidewall: ■ White cedar 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) 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 8x8

Windows*: ■ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ■ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ■ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER (MATCH EXIST.) Clapboard (if applicable) _____ Roof TO WEATHER (MATCH EXIST.)
Trim TO WEATHER " " Sash BLACK (MATCH EXIST.) Doors BLACK " "
Deck TO WEATHER (MAHOGANY) Foundation GREY " " Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/16/24 Signature of owner of record JMB Signed under penalties of perjury

TOPHAM DESIGN

June 12, 2024

Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 5 High Brush Path. Map 56 Parcel 388

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,

Heather Rogers

John and Heather Rogers
225 Via Linda
Palm Beach, FL 33480

6/12/2024

18 Hummock Pond Road, Nantucket, MA. 02554 - Tel.: 508-325-5890 email:
joseph@tophamdesignack.com

TOPHAM DESIGN

5 High Brush Path
Main House





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

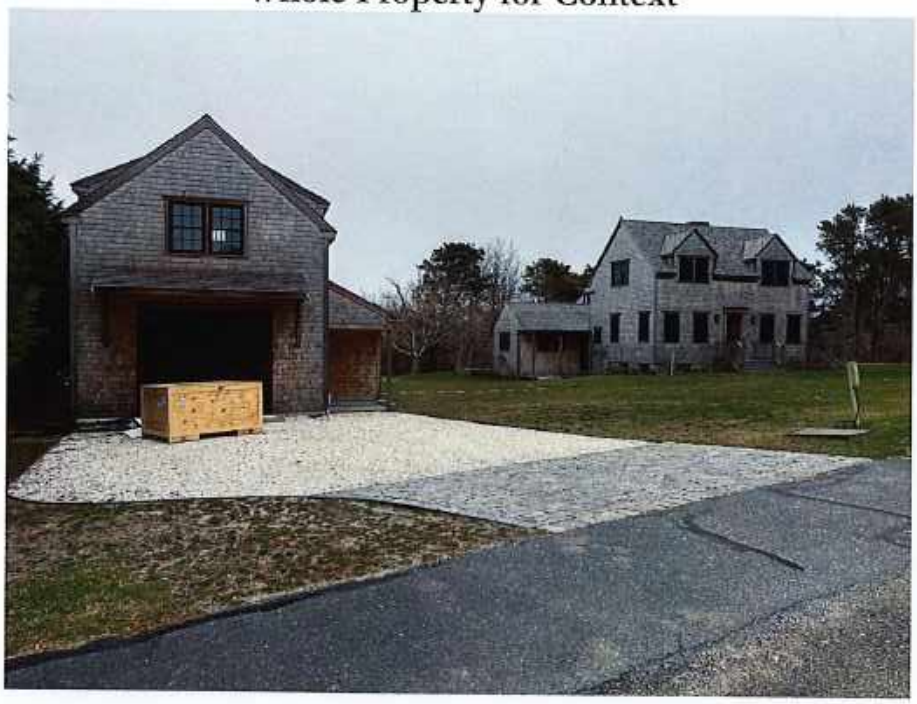




18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

TOPHAM DESIGN

Whole Property for Context



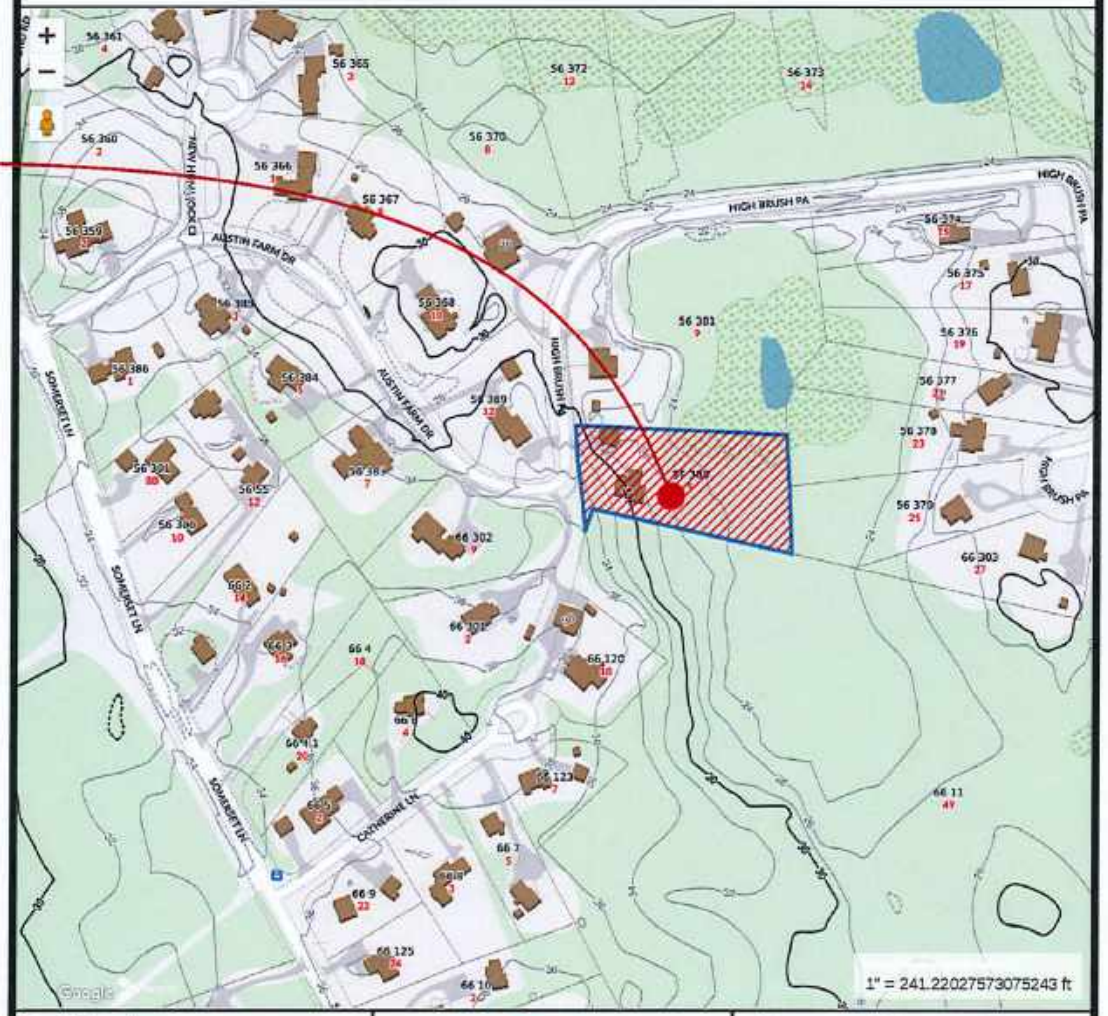


18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

ROGERS RESIDENCE

5 HIGH BRUSH PATH . NANTUCKET . MA . 02554

5 HIGH BRUSH PATH LOCUS MAP



L **5 HIGH BRUSH PATH LOCUS MAP**

SCALE: 3/32" = 1'-0"

MAIN HOUSE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

5 HIGH BRUSH PATH LOCUS MAP

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO 2024-12

HDC 0.1

5 HIGH BRUSH PATH SITE PLAN

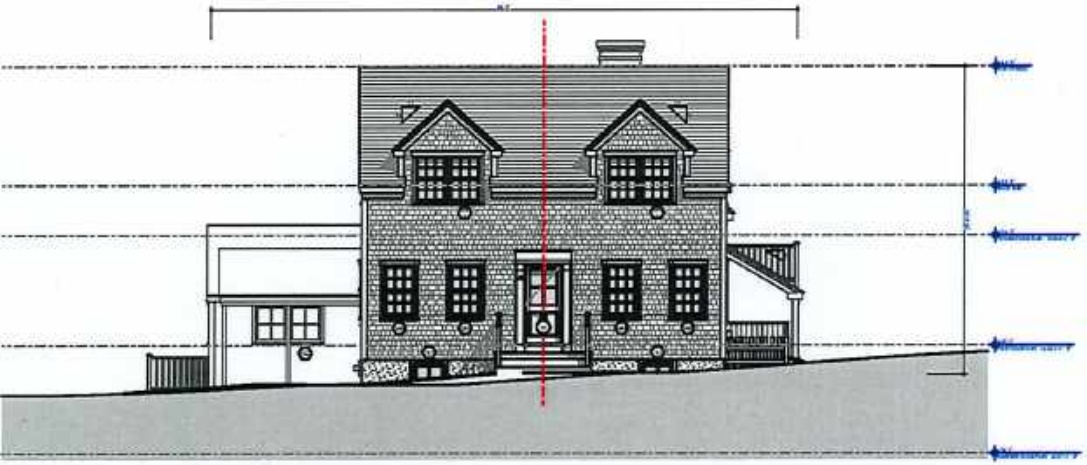
ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

HDC 0.2

TOPHAM DESIGN, LLC
18 Hurlock Pond Rd Nantucket MA 02554
TEL: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

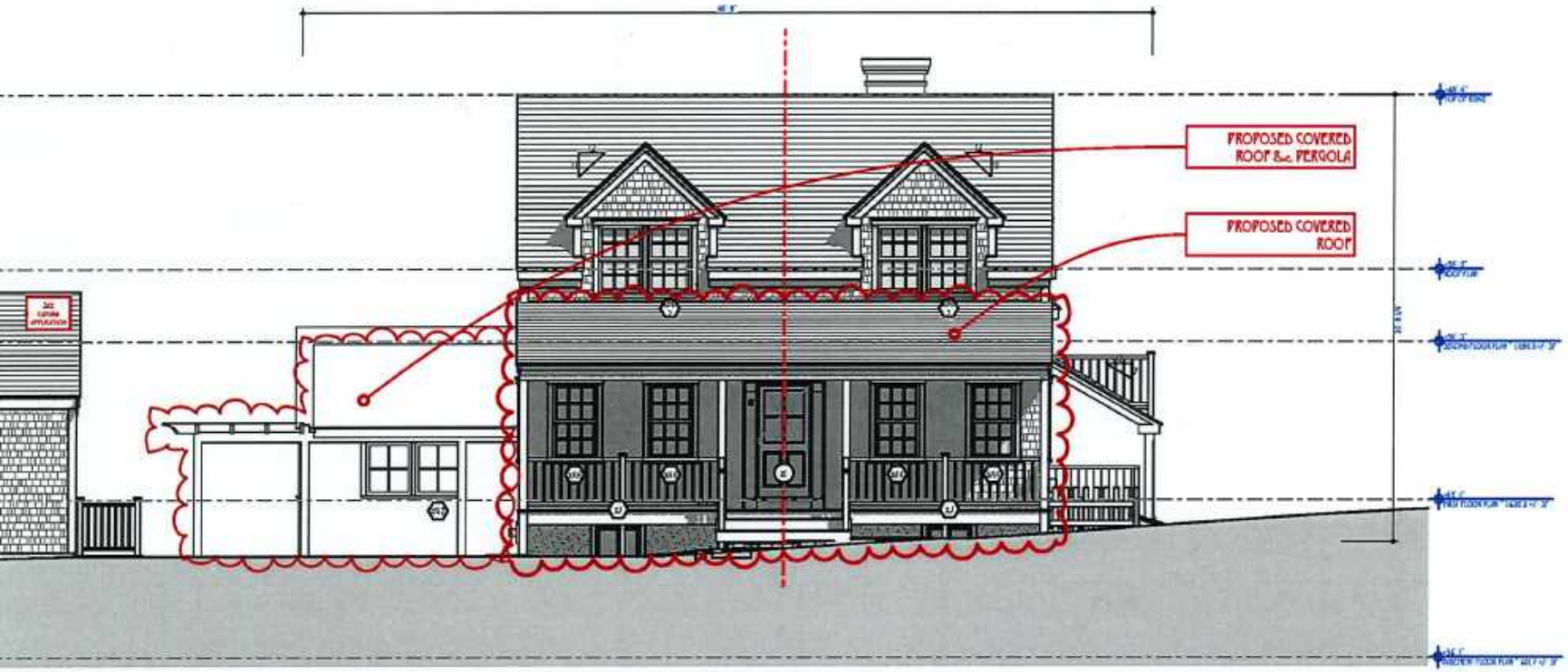
REVISIONS: 06 JUNE 2024
1. PROPOSED COVERED PORCH
2. SIDE COVERED PORCH & PERGOLA



XW

EXISTING MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)

SCALE: 1/16" = 1'-0"



W

PROPOSED MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUNTTOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

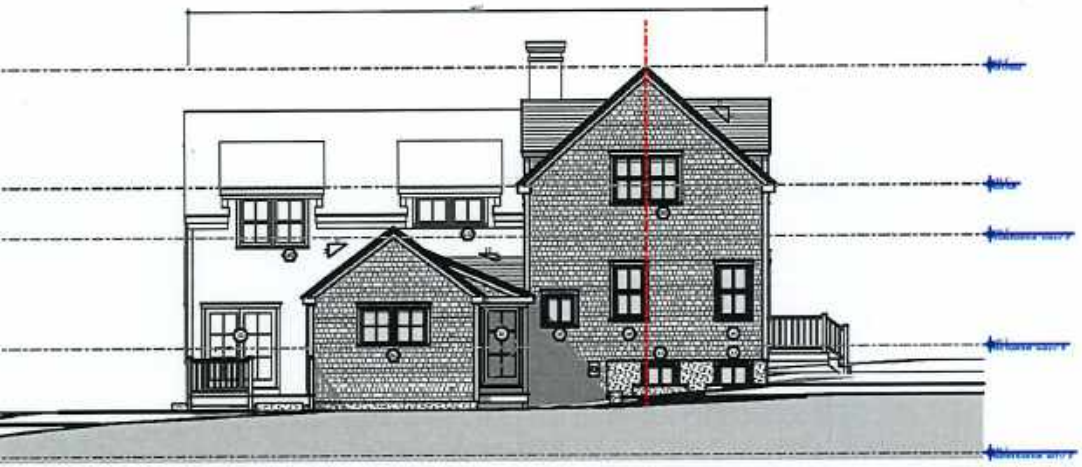
SCHEMATIC DESIGN
6/12/24

PROJECT NO:2024-12

HDC 2.1

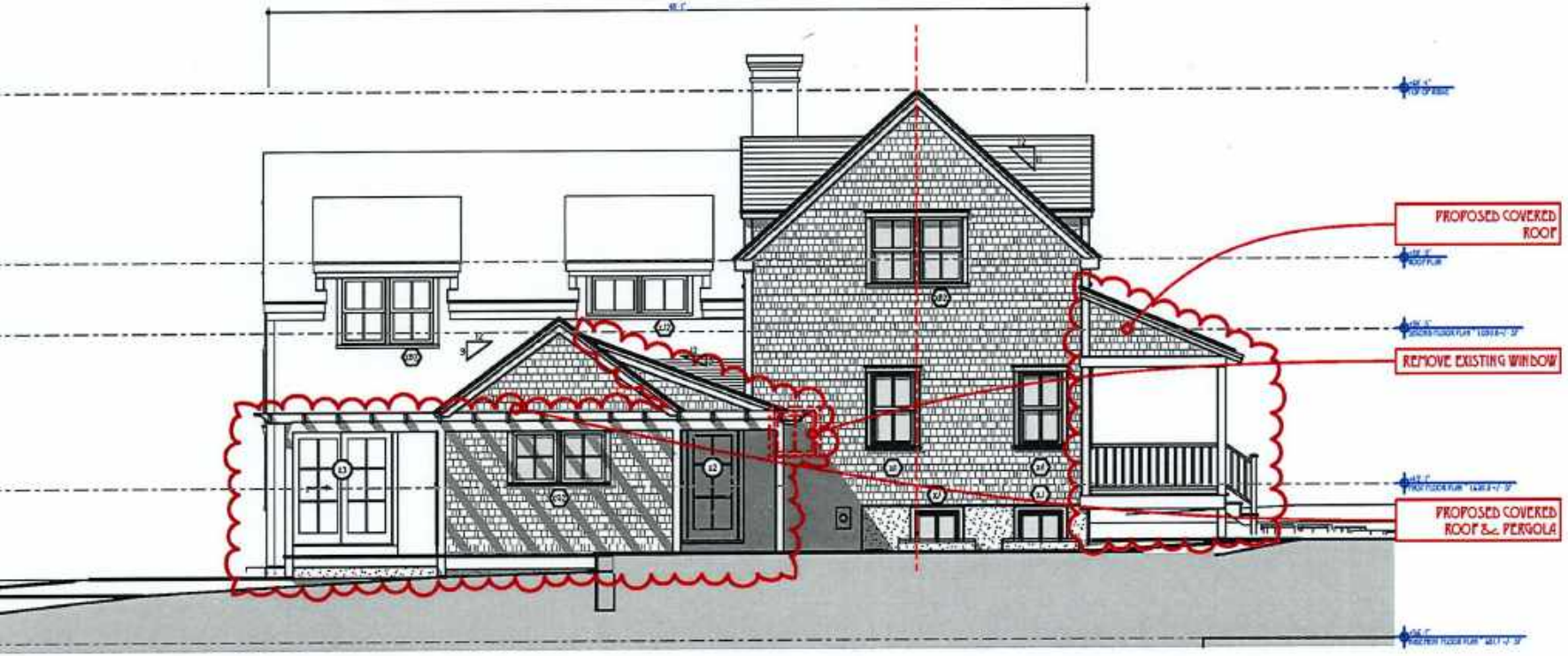
REVISIONS: 06 JUNE 2024

1. PROPOSED COVERED PORCH
2. SIDE COVERED PORCH & PERGOLA



XN EXISTING MAIN HOUSE NORTH ELEVATION

SCALE: 1/16" = 1'-0"



N PROPOSED MAIN HOUSE NORTH ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5690 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

MARK	DATE	DESCRIPTION
	7/1	

PROPOSED NORTH ELEVATION

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

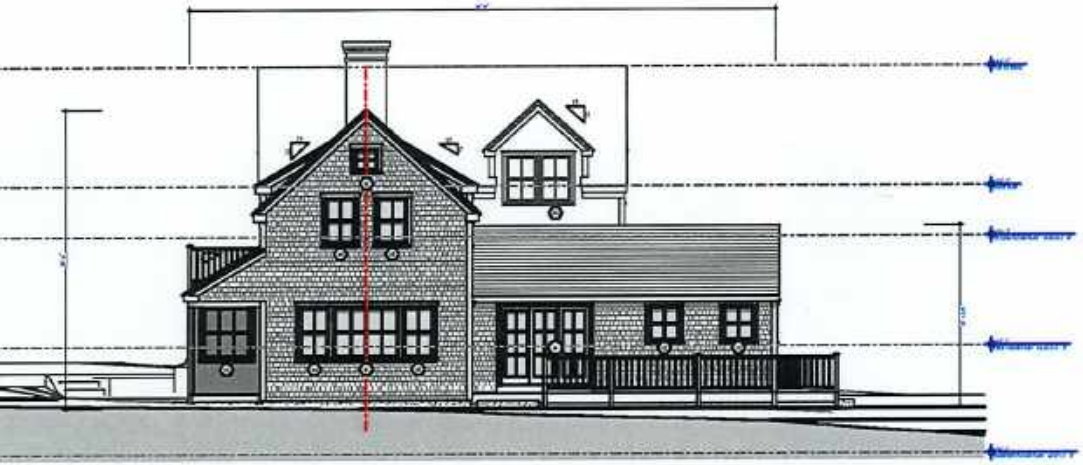
SCHEMATIC DESIGN
6/12/24

PROJECT NO-2024-12

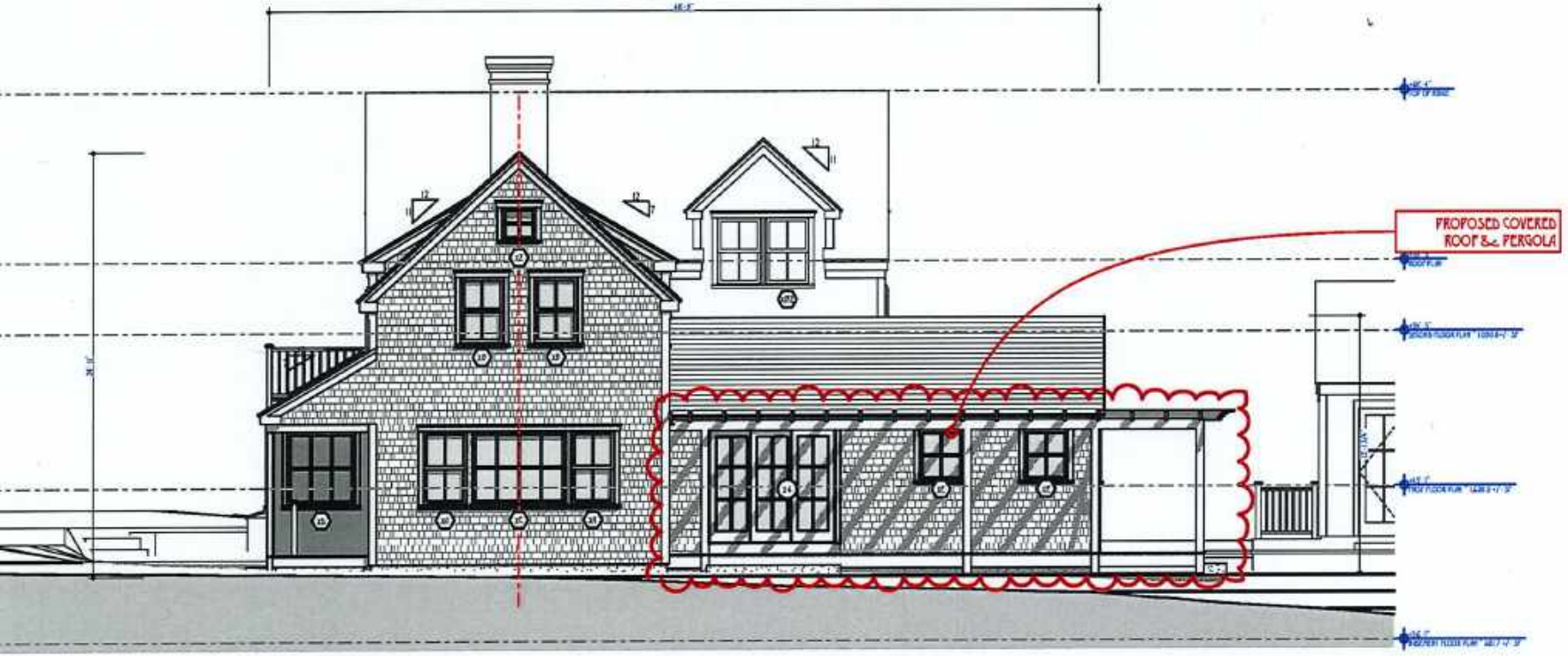
PLAT NO.: 54	PLAT NO.: 366
ZONING: R-20	ALLOWABLE FLOOR AREA:

HDC 2.2

REVISIONS: 06 JUNE 2024
1. SIDE COVERED PORCH & PERGOLA



XE EXISTING MAIN HOUSE EAST ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



E PROPOSED MAIN HOUSE EAST ELEVATION (REAR)
SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5690 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	7/1	

PROPOSED EAST ELEVATION (REAR)

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

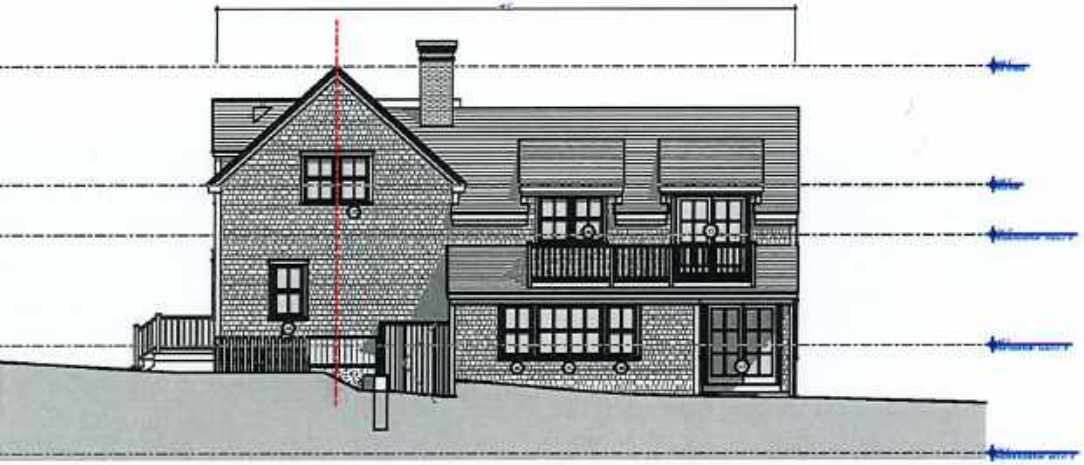
SCHEMATIC DESIGN
6/12/24

PROJECT NO 2024-12
MAP NO. 54 LOT NO. 366
ZONING - R-20 ALLOWABLE 10% 4.7%

HDC 2.3

REVISIONS: 06 JUNE 2024

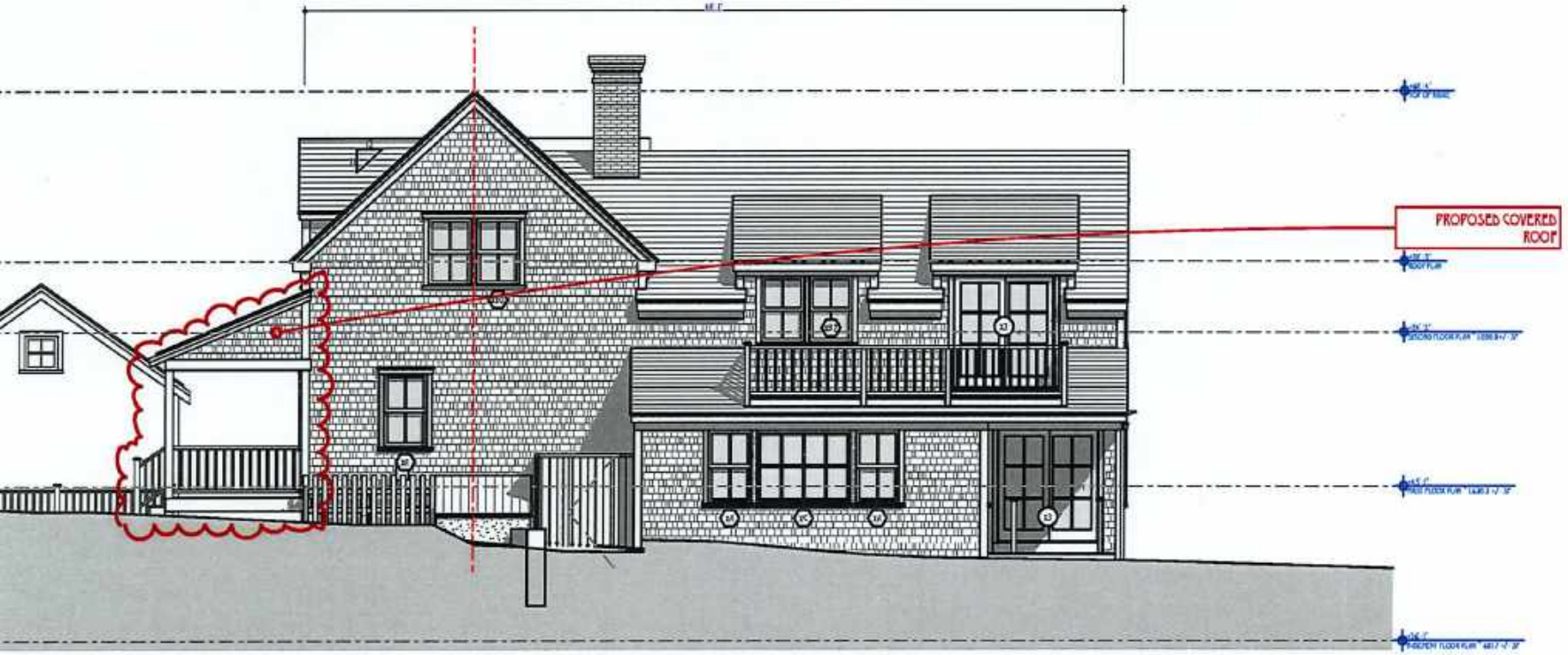
1. PROPOSED COVERED FRONT PORCH



XS

EXISTING MAIN HOUSE SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



S

PROPOSED MAIN HOUSE SOUTH ELEVATION

SCALE: 1" = 10'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

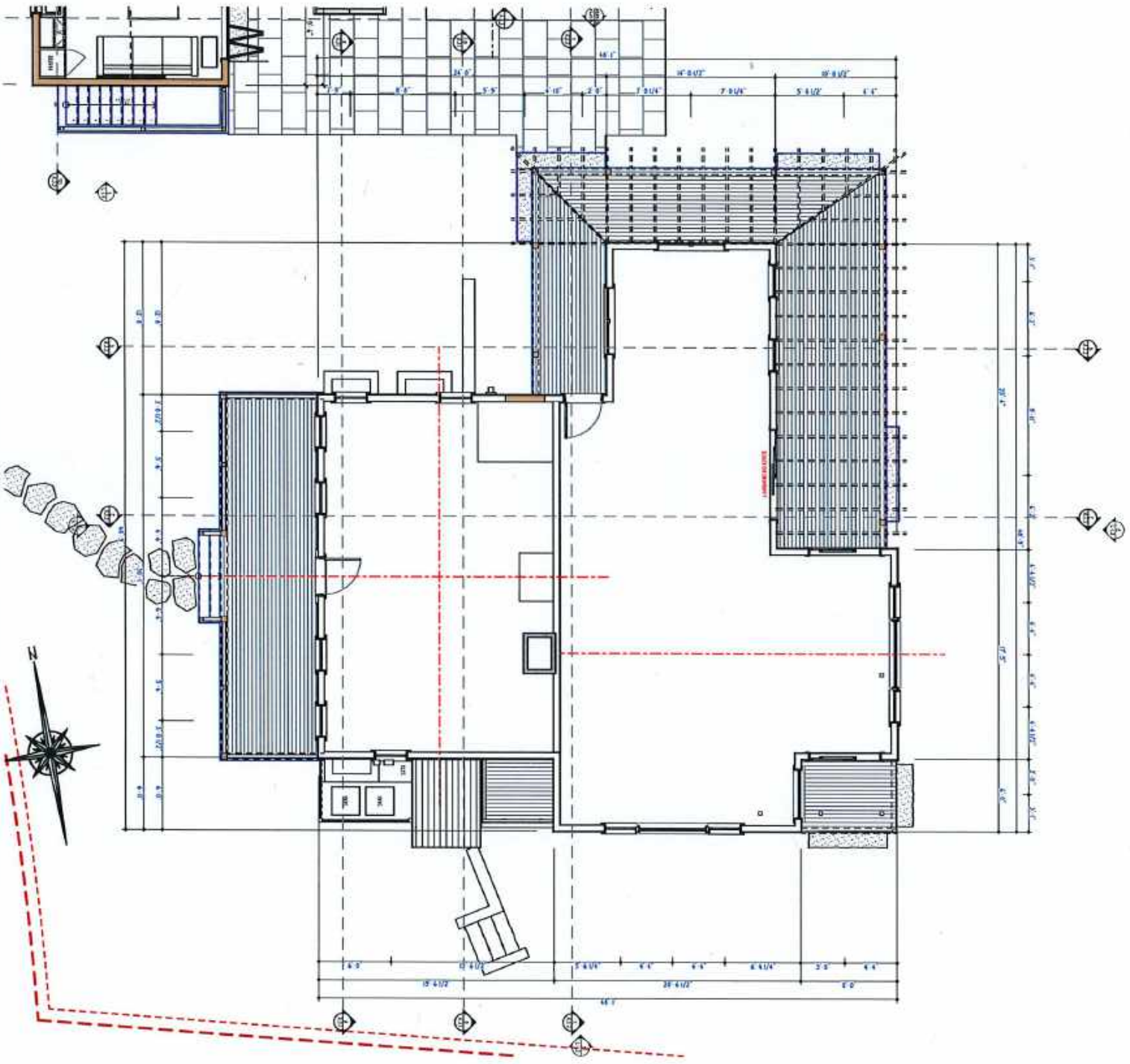
SCHEMATIC DESIGN
6/12/24

PROJECT NO 2024-12

MAP NO. 54 MAP NO. 366

ZONING: R 20 ALLOWABLE: 0.C.41%

HDC 2.4



HDC 1.1

ROGERS RESIDENCE

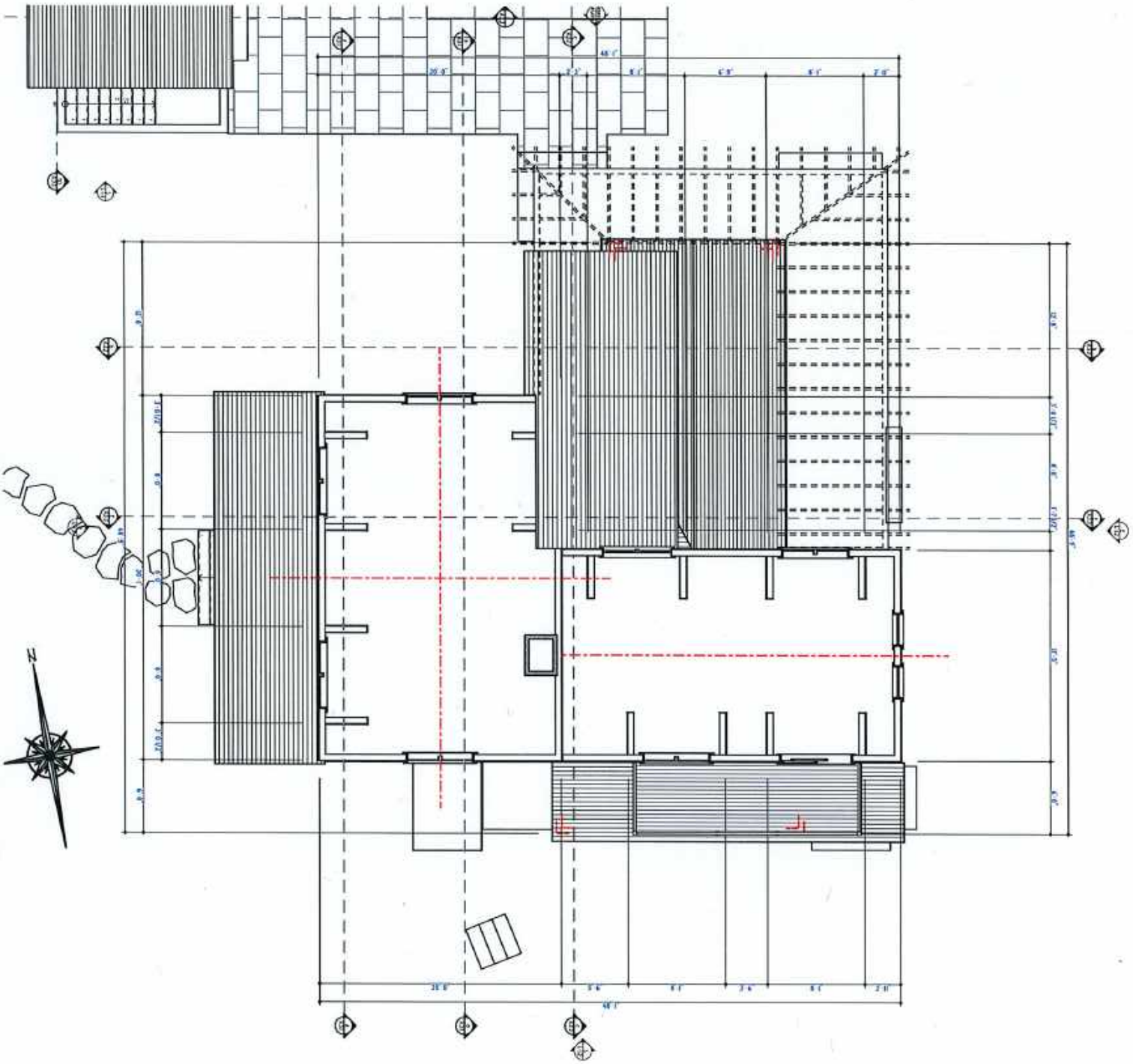
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/11/24

PROPOSED FIRST FLOOR PLAN ~ 1,620.2+/- SQ. FT.

HDC Submission 13 JUNE 2024

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



HDC 1.2

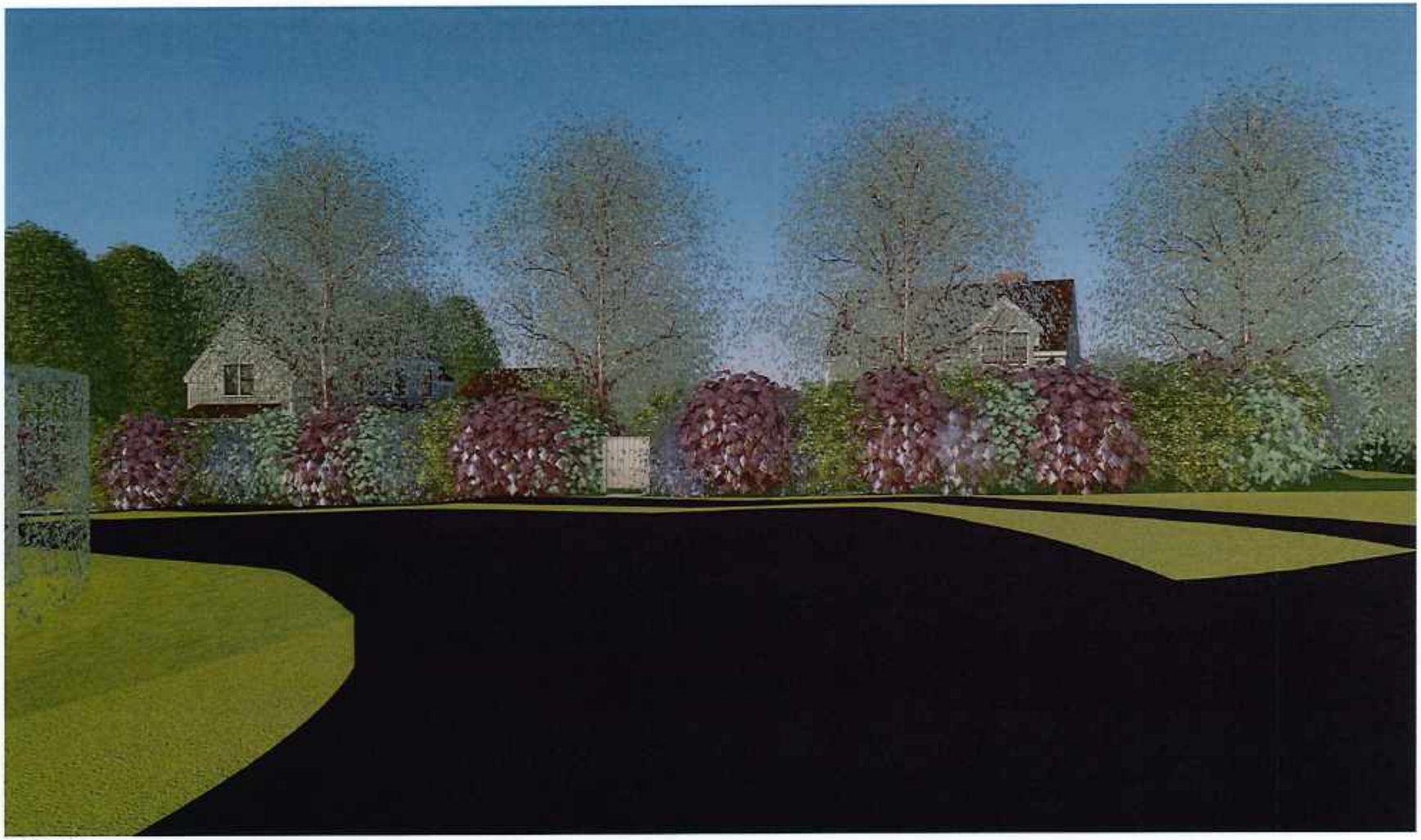
ROGERS RESIDENCE
5 Main Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

PROPOSED SECOND FLOOR PLAN ~ 1,090.8+/- SQ. FT.

HDC Submission 23 JUNE 2024

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



P

1 ROGERS 5 HIGH BRUSH PATH · LOOKING NORTHEAST AT 7.4.25 AT 11 AM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PERSPECTIVE LOOKING NORTHEAST ON JULY 4TH AT 11 AM

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO: 2024-12
MAP NO: 54 MAP NO: 388
ZONING: R-20 ALLOWABLE: G.C. 4.1%

HDC · 3.1



P

2 ROGERS 5 HIGH BRUSH PATH · LOOKING EAST AT 7.4.25 AT 1 PM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PERSPECTIVE LOOKING EAST ON JULY 4TH AT 1 PM

DDC SUBMISSION: 23 JUNE 2024
DDC APPROVAL: PLACE NA BETS CERTIFICATE NO.:
Business/Permit No.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12
MAP NO:54 PAR NO: 388
ZONING: R 20 ALLOWABLE 9 C.4 PG.

HDC · 3.2



P

4 ROGERS 5 HIGH BRUSH PATH · LOOKING SOUTHWEST AT 7.4.25 AT 1 PM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PERSPECTIVE LOOKING SOUTHWEST ON JULY 4TH AT 11 AM

Project Name No.:

Drawing No.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO.2024-12

Map No.:54		Map No.:	388
Zoning: R 20		Allowable G.C.4.1%	

HDC · 3.3

Planning and Land Use Services EXIST. Garage / STUDIO
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.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a Existing Garage/studio

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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°: 56 PARCEL N°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda

Palm Beach, Fla 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road

Nantucket, Ma 02554

Contact Phone #: 508-325-5890 E-mail: joseph@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 Alterations

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 NO CHANGE East ~~NO CHANGE~~ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2008

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation proposed covered porch, proposed five + one fence
2. South Elevation Remove French side door, proposed covered roof, proposed five + one fence
3. West Elevation ADD five + one fencing
4. North Elevation proposed covered roof, proposed five + one fencing

*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 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): _____

Sidewall: ■ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ■ Cedar ☐ Other _____
B. Treatment ☐ Paint ■ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER (MATCH EXIST.) Clapboard (if applicable) _____ Roof TO WEATHER (MATCH EXIST.)
Trim TO WEATHER " " Sash BLACK (MATCH EXIST.) Doors BLACK " "
Deck TO WEATHER " " Foundation GREY " " Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 6/18/24 Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

June 12, 2024

Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 5 High Brush Path. Map 56 Parcel 388

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,

Heather Rogers

John and Heather Rogers
225 Via Linda
Palm Beach, FL 33480

6/12/2024

18 Hummock Pond Road, Nantucket, MA. 02554 - Tel.: 508-325-5890 email: joseph@tophamdesignack.com

TOPHAM DESIGN

5 High Brush Path
Garage/Studio





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

TOPHAM DESIGN

Whole Property for Context





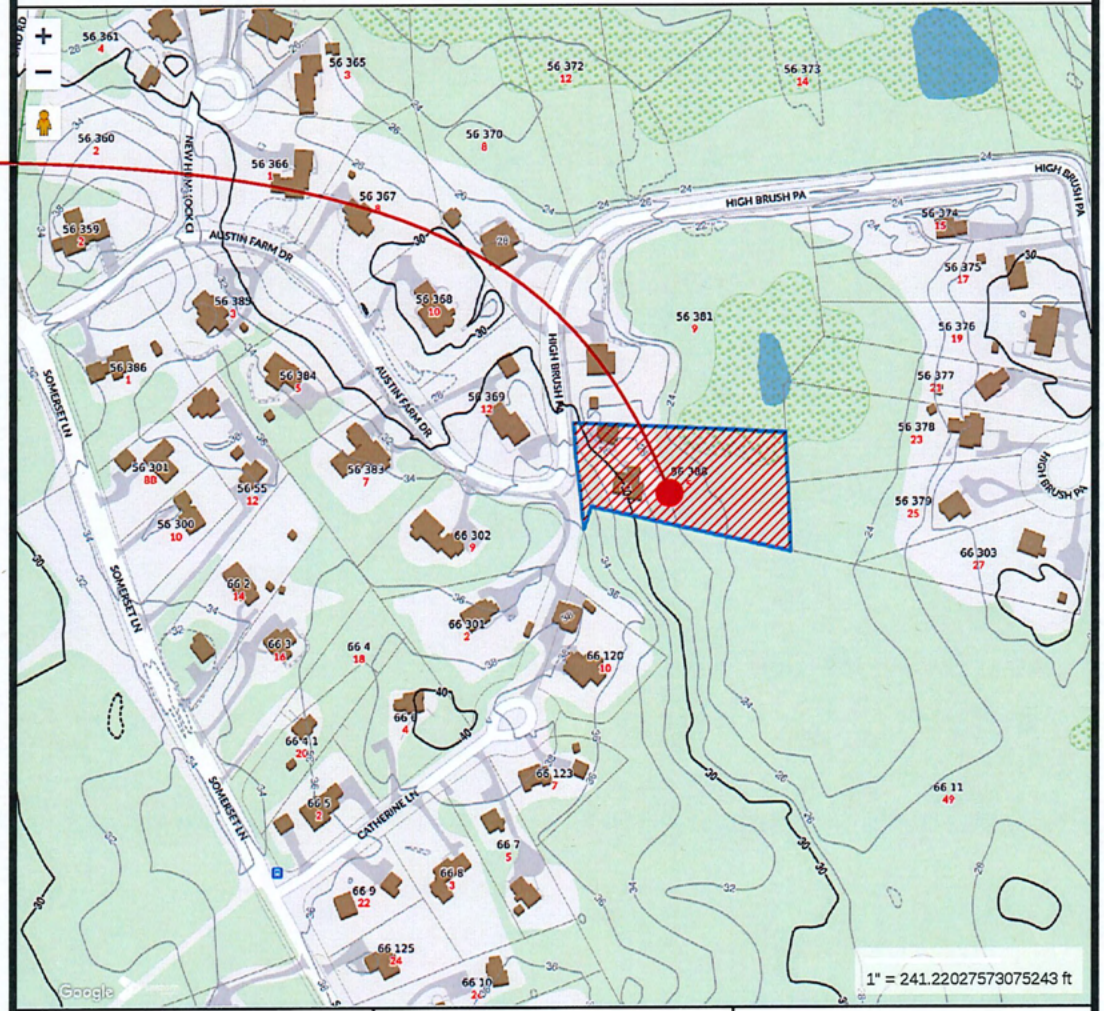
18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

ROGERS RESIDENCE

5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

LOCUS

5 HIGH BRUSH PATH LOCUS MAP



Property Information

Property ID 4369
Location 5 HIGH BRUSH PA
Owner SOMERSACK LLC

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

5 HIGH BRUSH PATH LOCUS MAP

L

SCALE: 3/32" = 1'-0"

GARAGE / STUDIO

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

5 HIGH BRUSH PATH LOCUS MAP

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE UR DETS
CERTIFICATE NO.:
BUILDING PERMIT NO.:

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO: 2024-12
MAP NO.: 56 MAP NO.: 388
ZONING: R-20 ALLOWABLE G.C.: 4.1%

G/S · 0.1



S

PROPOSED HDC SITE PLAN

SCALE: 1" = 30'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

5 HIGH BRUSH PATH SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 23 JUNE 2024
HDC APPROVAL: PLACE VIDETS CERTIFICATE NO.:

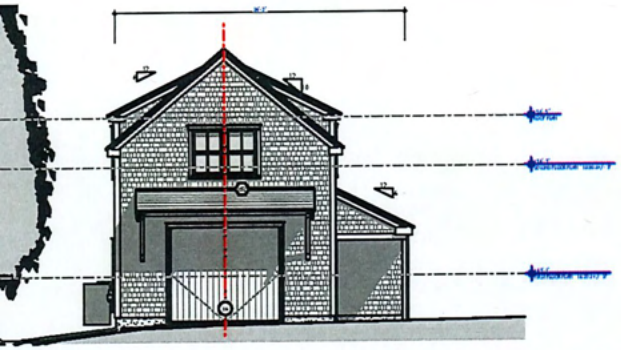
ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

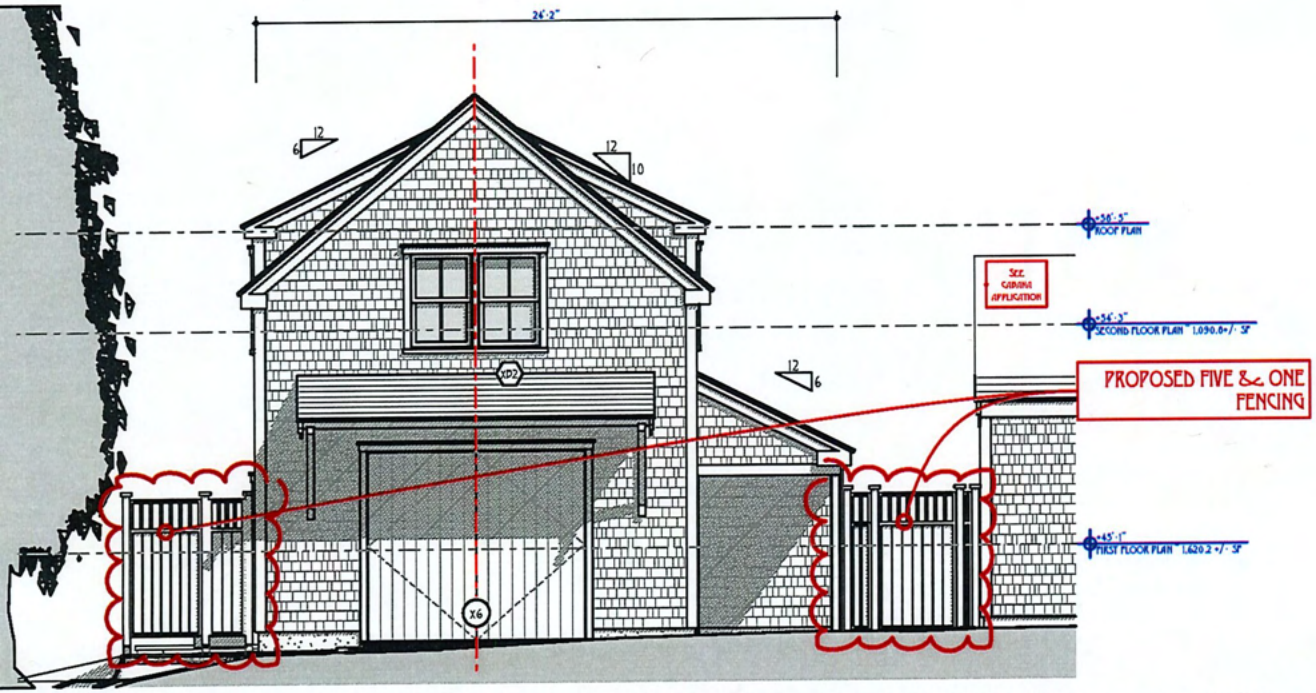
PROJECT NO: 2024-12
MAP NO: 56 MAP NO.: 388
ZONING: R-20 ALLOWABLE Q.C.-4.1%

HDC 0.2



XW EXISTING GARAGE/STUDIO WEST ELEVATION (HIGH BRUSH PATH)

SCALE: 1/16" = 1'-0"



GW PROPOSED GARAGE/STUDIO WEST ELEVATION (HIGH BRUSH PATH)

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
	/ /	

HDC GARAGE/STUDIO WEST ELEVATION

PERMIT NO.:

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE NUMBERS CERTIFICATE NO.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

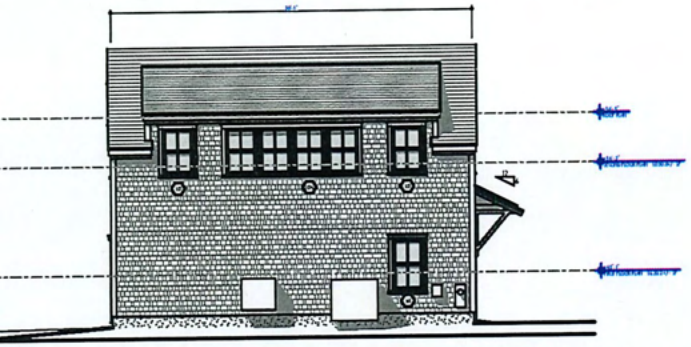
PROJECT NO 2024-12

MAP NO. 54	LOT NO.: 388
ZONING: R-20	ALLOWABLE O.C. 41%

G/S-2.1

REVISIONS: 06 JUNE 2024

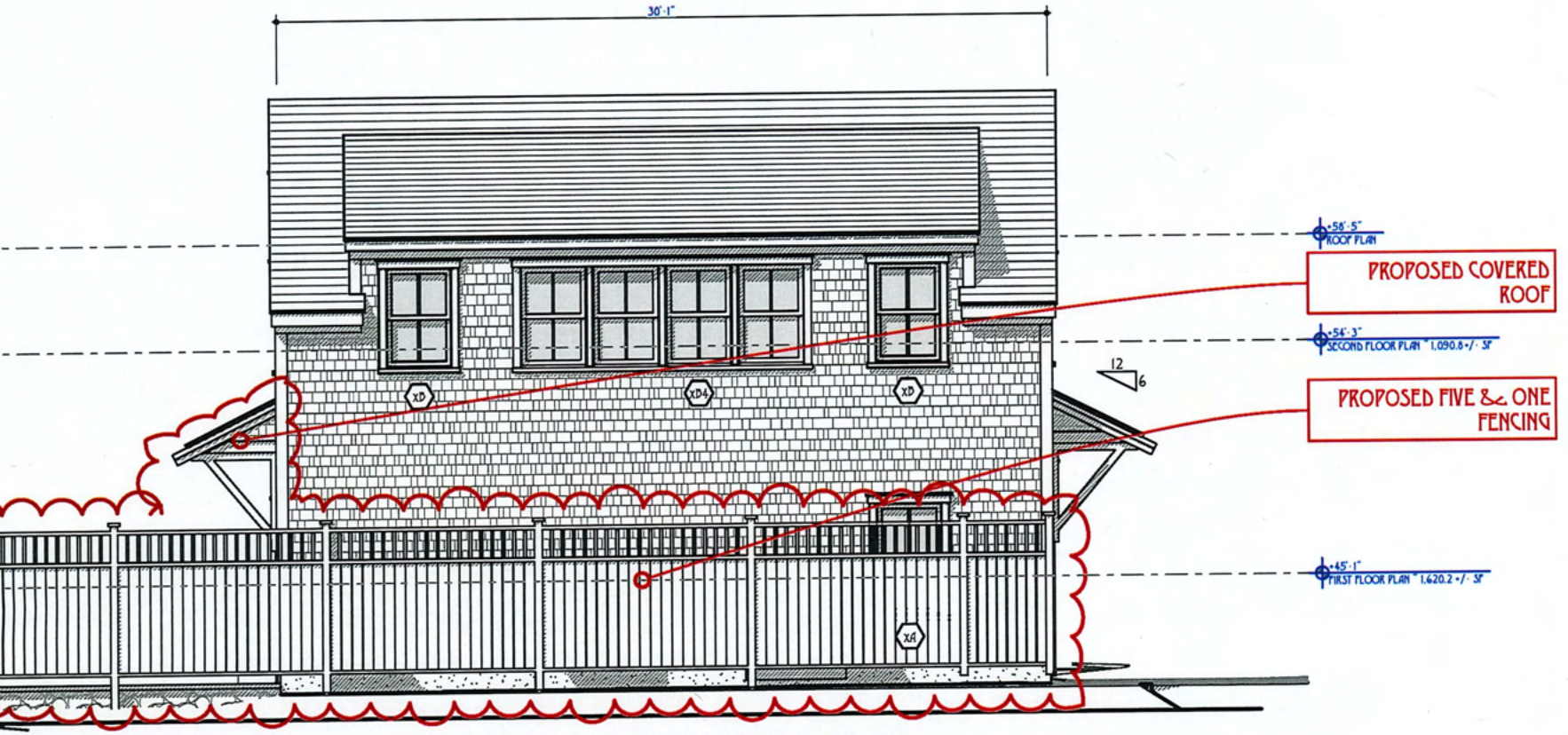
1. PROPOSED COVERED PORCH
2. PROPOSED FIVE & ONE FENCE



EXISTING GARAGE/STUDIO NORTH ELEVATION

XN

SCALE: 1/16" = 1'-0"



PROPOSED GARAGE/STUDIO NORTH ELEVATION

GN

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

HDC GARAGE/STUDIO NORTH ELEVATION

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL PLACARDS CERTIFICATE NO.:
PLANNING PERMIT NO.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

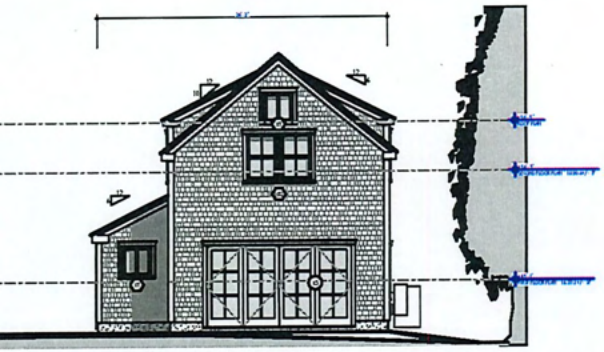
PROJECT NO 2024-12

MAP NO. 56	MAP NO.: 386
ZONING: R-20	ALLOWABLE % C.: 41%

G/S-2.2

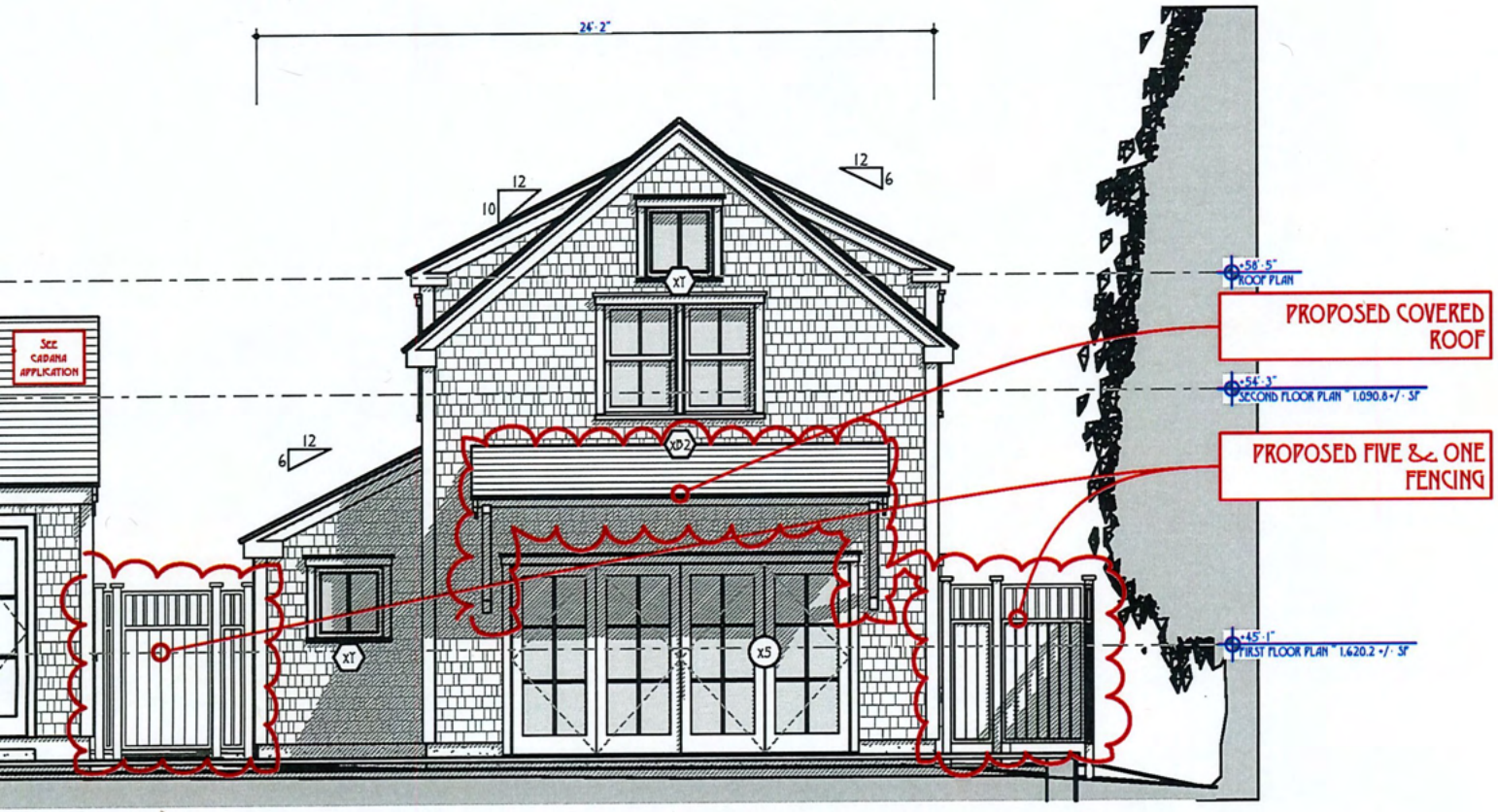
REVISIONS: 06 JUNE 2024

1. PROPOSED COVERED PORCH
2. PROPOSED FIVE & ONE FENCE



XGE EXISTING GARAGE/STUDIO EAST ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



GE PROPOSED GARAGE/STUDIO EAST ELEVATION (REAR)

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUNTTOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	7/	

HDC GARAGE/STUDIO EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 23 JUNE 2024

HDC APPROVAL PLACE OR DATE: CERTIFICATE NO.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

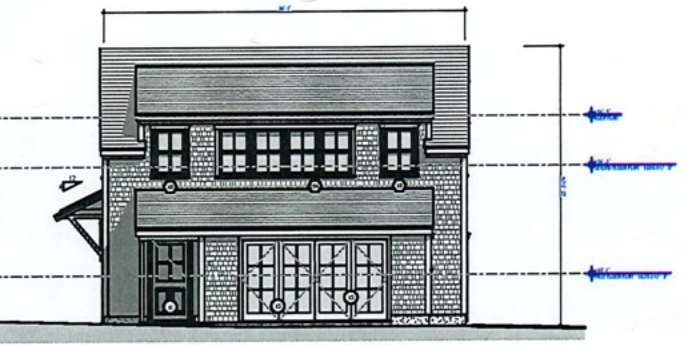
PROJECT NO 2024-12

MAP NO. 54	PAR NO.: 388
ZONING: R-20	ALLOWABLE O.C. 41%

G/S-2.3

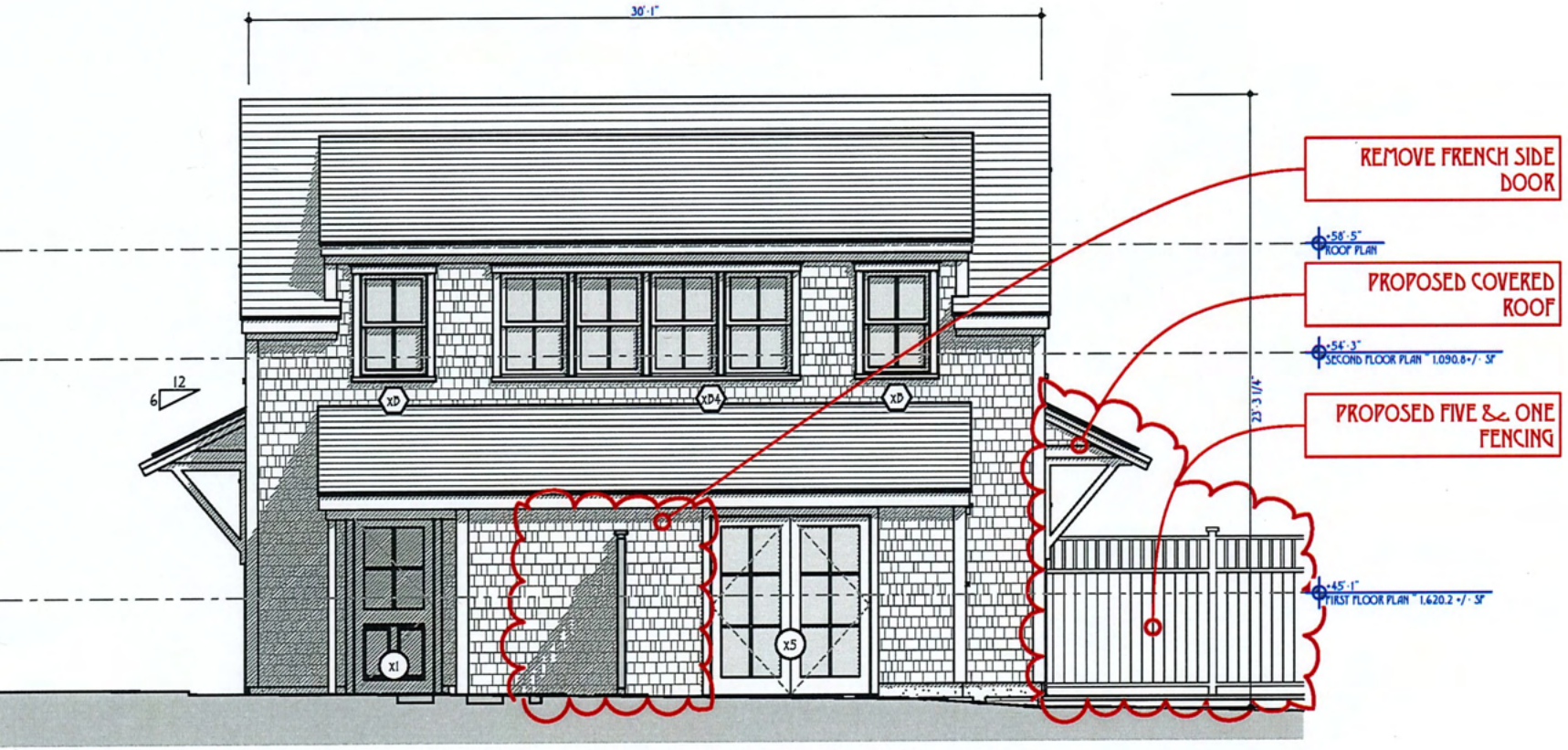
REVISIONS: 06 JUNE 2024

1. PROPOSED COVERED PORCH
2. PROPOSED FIVE & ONE FENCE



XGS EXISTING GARAGE/STUDIO SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



GS PROPOSED GARAGE/STUDIO SOUTH ELEVATION

SCALE: 1:80

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

HDC GARAGE/STUDIO SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 23 JUNE 2024

HDC APPROVAL: PLANS UNDATED CERTIFICATE NO.:

ROGERS RESIDENCE

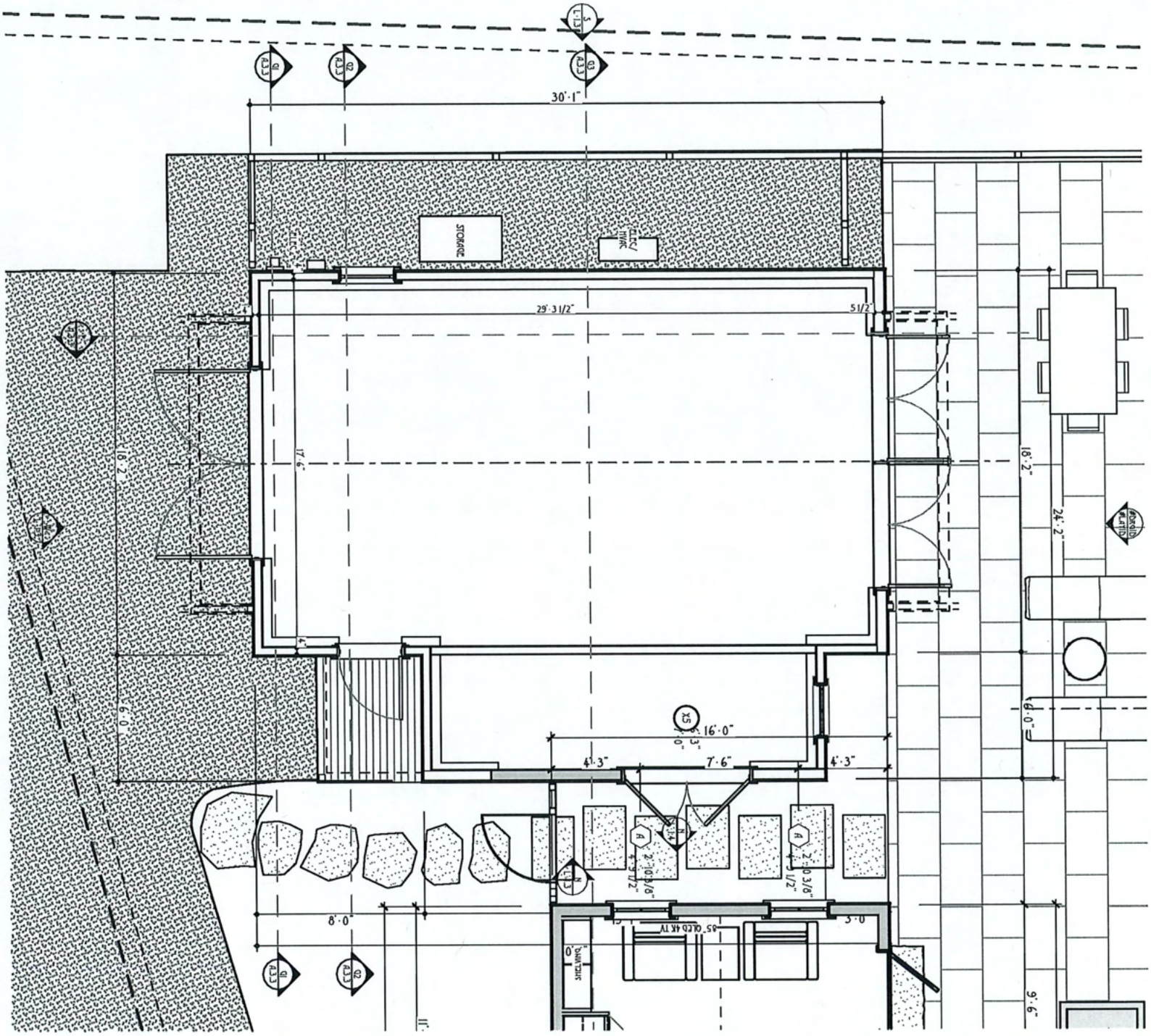
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO 2024-12

MAP NO. 54	MAP NO.: 386
ZONING : R-20	ALLOWABLE % C. 41%

G/S · 2.4



HDC GARAGE/STUDIO FIRST FLOOR PLAN

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	/ /	

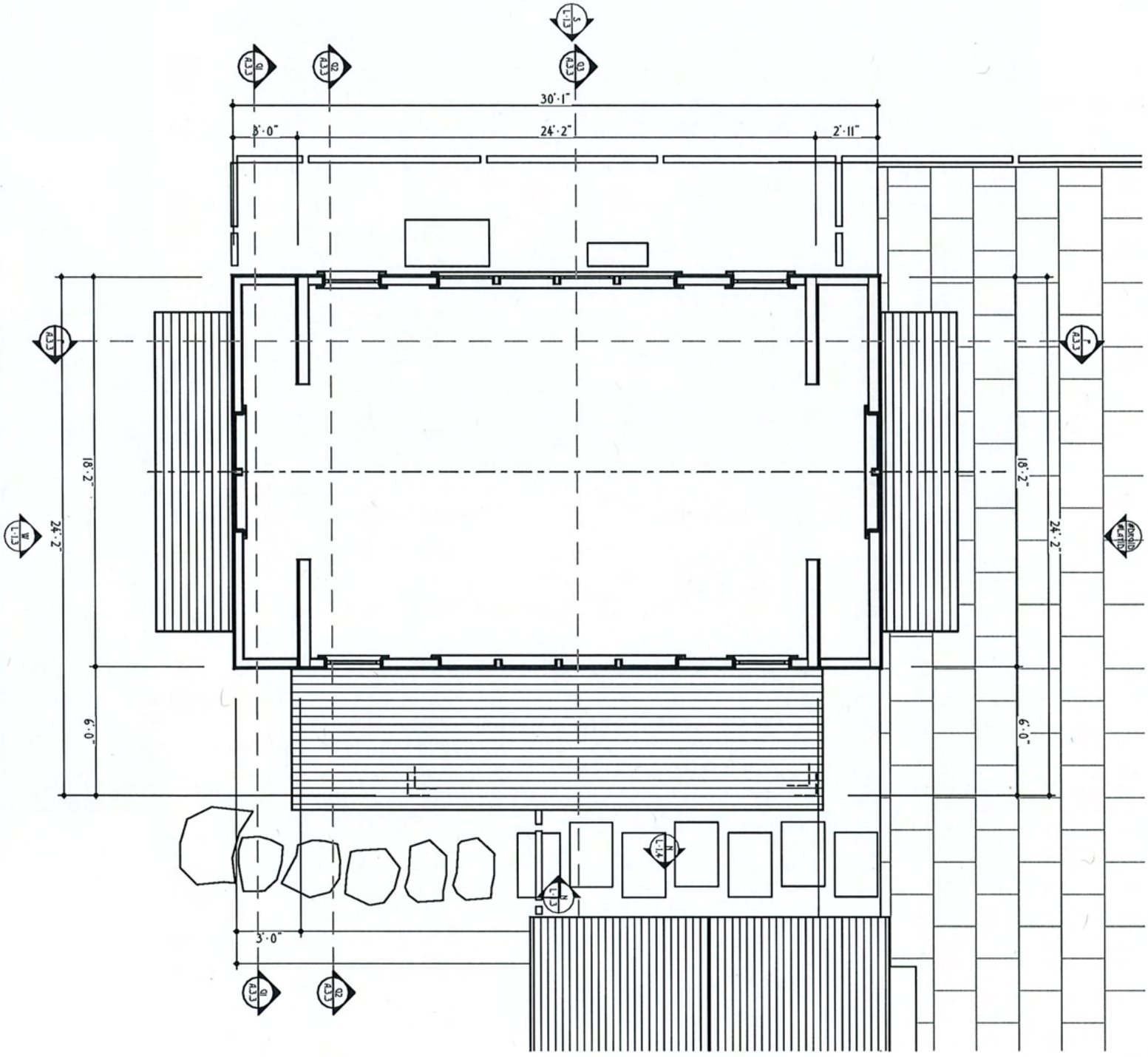
TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO: 2024-12
MAP NO.: 56 MAP NO.: 36A
ZONING: R-20 ALLOWABLE G.C.: 4%

G/S-1.1



G/S·1.2

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/12/24

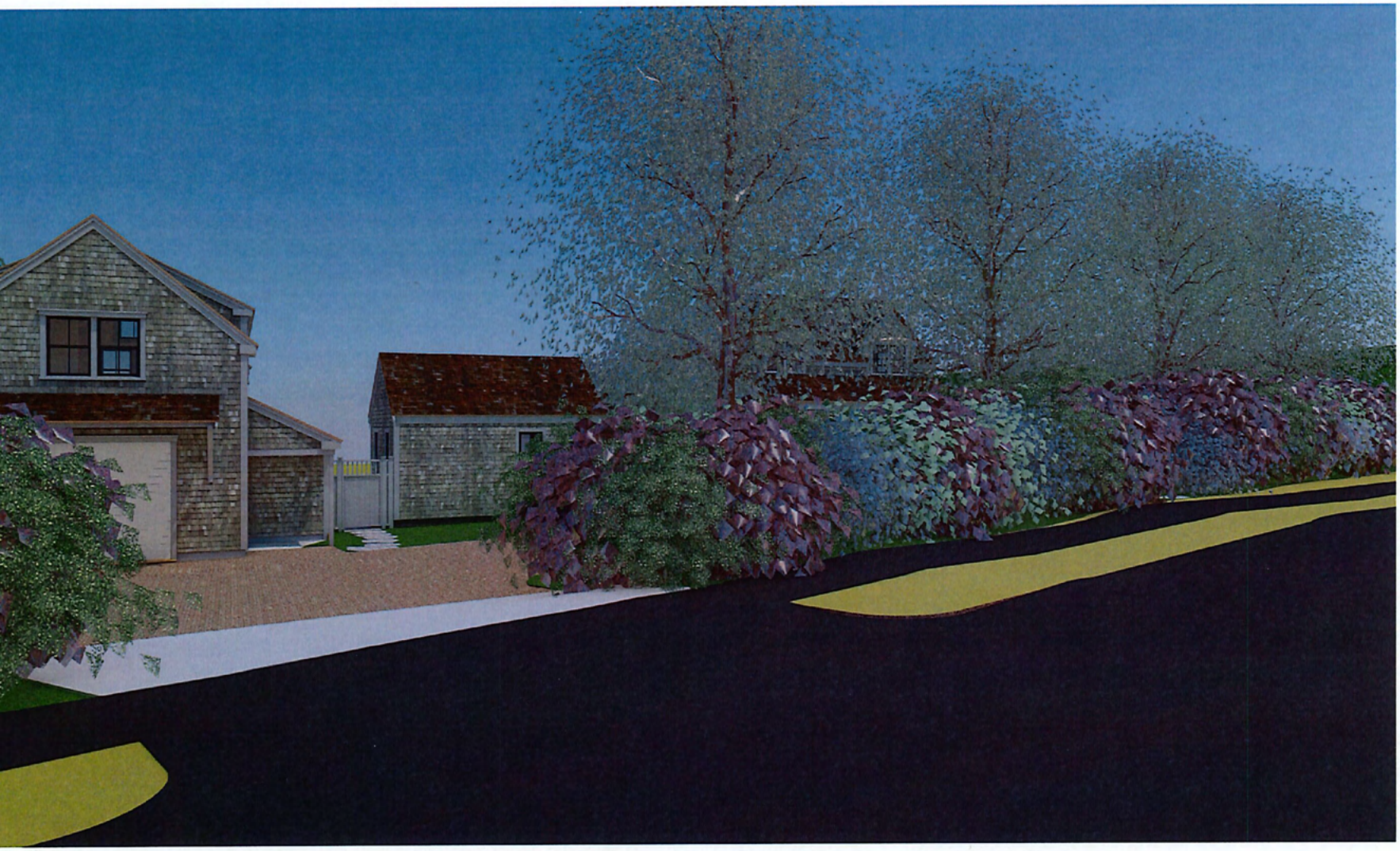
PROJECT NO:2024-12
MAP NO.:54 MAP NO.: 388
ZONING: R-20 ALLOWABLE G.C.:4.1%

HDC GARAGE/STUDIO SECOND FLOOR PLAN

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

MARK	DATE	DESCRIPTION
	11	

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM



P

2 ROGERS 5 HIGH BRUSH PATH · LOOKING EAST AT 7.4.25 AT 1 PM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PERSPECTIVE LOOKING EAST ON JULY 4TH AT 1 PM

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE UR DETS
CERTIFICATE NO.:
BUILDING PERMIT NO.:

ROGERS RESIDENCE

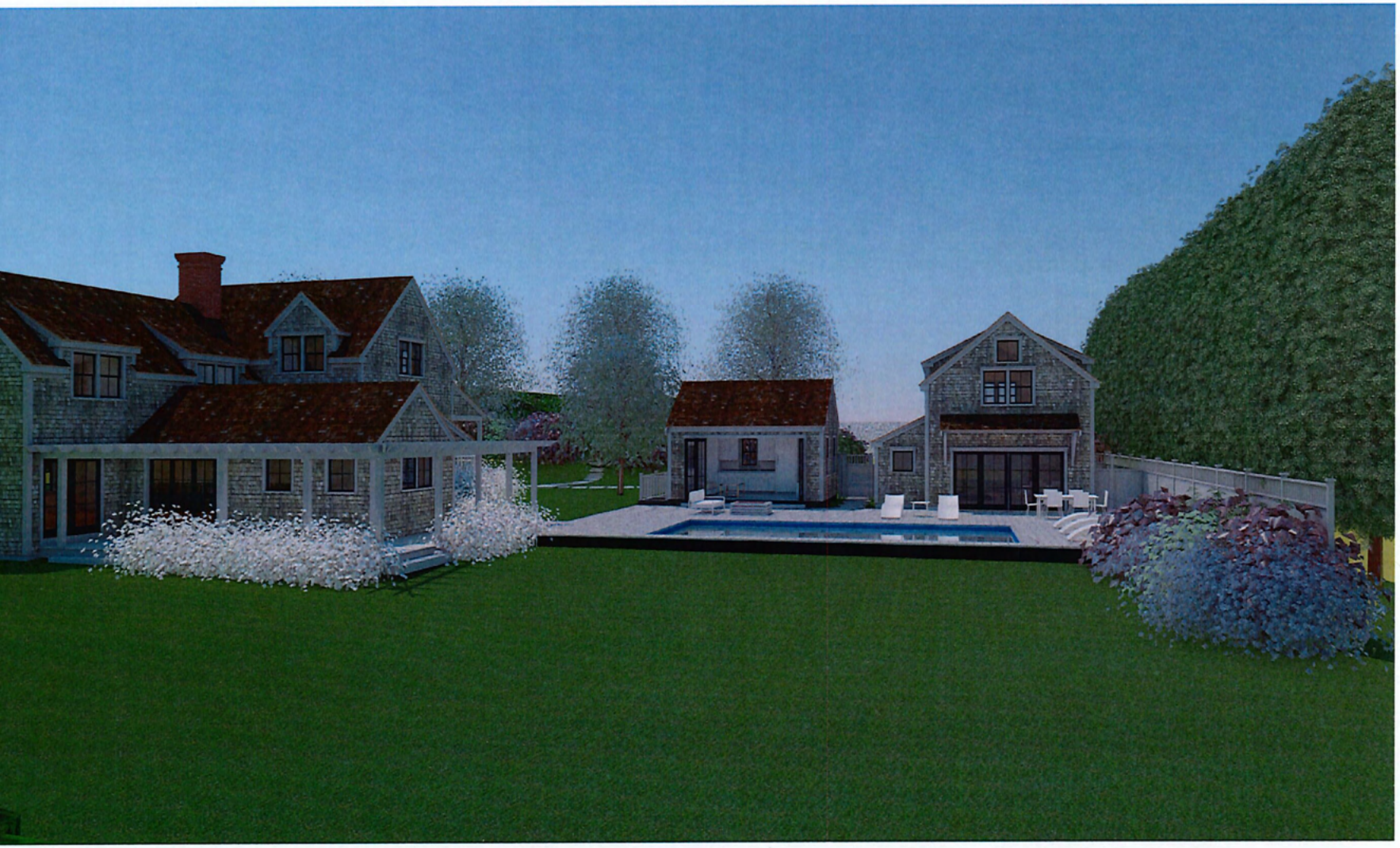
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO: 2024-12

MAP NO.: 56	MAP NO.: 388
ZONING: R-20	ALLOWABLE Q.C.: 4.3%

G/S · 3.1



P

4 ROGERS 5 HIGH BRUSH PATH · LOOKING SOUTHWEST AT 7.4.25 AT 1 PM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325·5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PERSPECTIVE LOOKING SOUTHWEST ON JULY 4TH AT 1 PM

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE UR DETS
BUILDING PERMIT NO.:
CERTIFICATE NO.:

ROGERS RESIDENCE

5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

PROJECT NO: 2024-12
MAP NO.: 54 MAP NO.: 388
ZONING: R-20 ALLOWABLE Q.C.: 4.1%

G/S · 3.2

NEW Cabana

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.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KWA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

NEW 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°: 56 PARCEL N°. 388

Street & Number of Proposed Work: 5 High Bush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda
Palm Beach, Fla 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Topham Design LLC

Mailing Address: 18 Hummock Pond Road
Nantucket, ma 02554

Contact Phone #: 508-325-5890 E-mail: joseph@TophamDesign.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 Cabana and Fencing (304SQFT)

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: N/A

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ■ Poured Concrete ☐ Piers

~~**Masonry Chimney**~~: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
■ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

~~**Skylights (flat only)**~~: Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ■ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) PVC

Leaders (material and size): RED CEDAR 4x4

Sidewall: ■ White cedar 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) 6" (MUSIC CHOIR) Corner boards 5/4X6 Frieze 1X6
Window Casing 5/4x 4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____

Windows*: ■ Double Hung ☐ Casement ☐ All Wood ☐ Other MATCH EXISTING WINDOWS SIZES
☐ True Divided Lights(muntins), single pane ■ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ■ SDL Front _____ Rear GLASS/GLASS Side CEDAR/GLASS

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER (MATCH EXIST.) Clapboard (if applicable) _____ Roof TO WEATHER (MATCH MAIN CABANA)
Trim TO WEATHER " " Sash BLACK (MATCH EXIST.) Doors BLACK " "
Deck BLUESTONE (SEE KM LANDSCAPING) Foundation GREY Fence TO WEATHER Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

TOPHAM DESIGN

June 12, 2024

Land Use Specialist & HDC Administrator
P.L.U.S. Department
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 5 High Brush Path. Map 56 Parcel 388

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,

Heather Rogers

John and Heather Rogers
225 Via Linda
Palm Beach, FL 33480

6/12/2024

18 Hummock Pond Road, Nantucket, MA. 02554 - Tel.: 508-325-5890 email: joseph@tophamdesignma.com

TOPHAM DESIGN

5 High Brush Path
Cabana





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com





18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

TOPHAM DESIGN





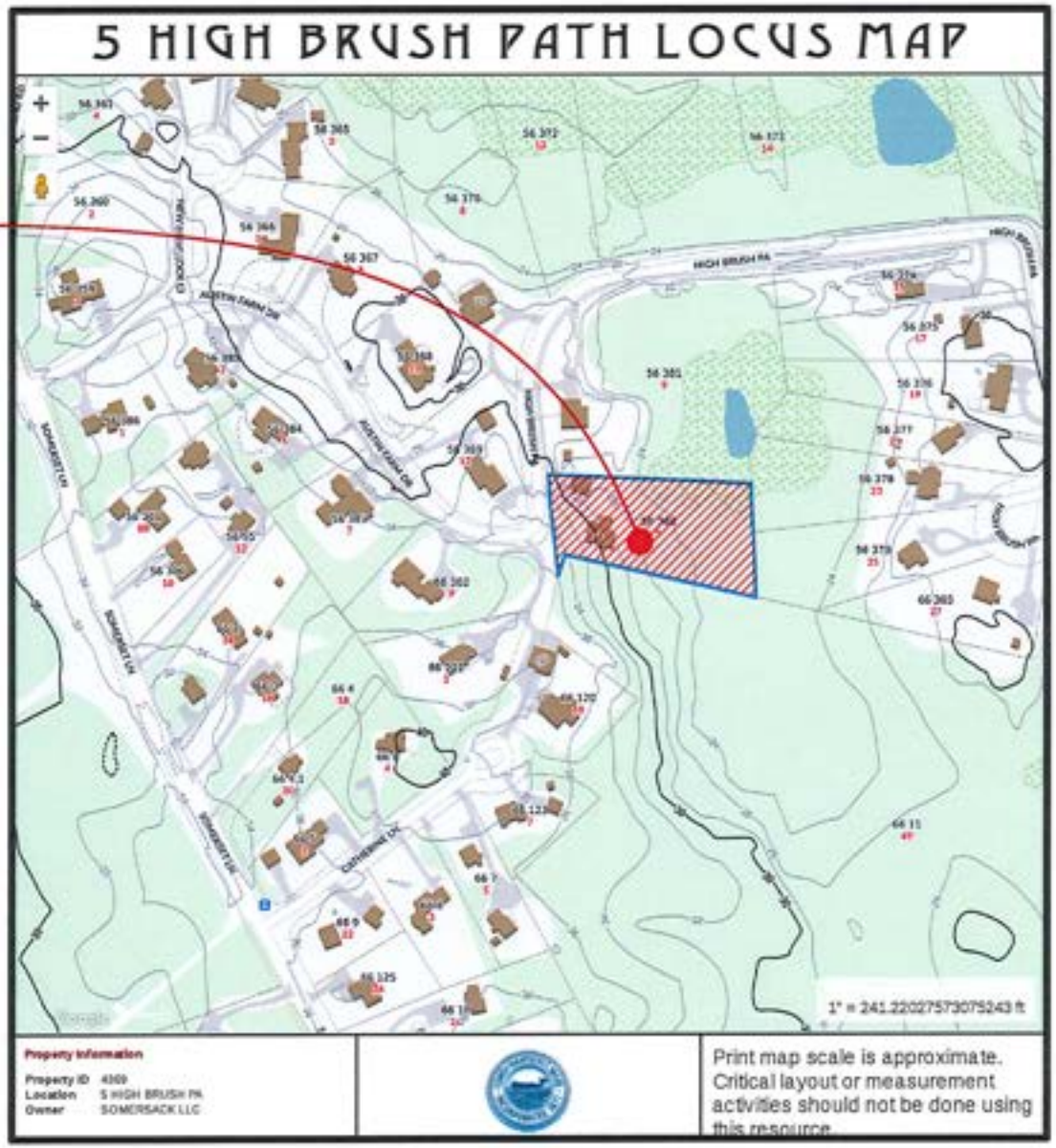
18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-325-5890 - email: Joseph@TophamDesignACK.com

18 Hummock Pond Road, Nantucket, MA. - Tel.: 508-221-1530 email: jtopham@comcast.net

ROGERS RESIDENCE

5 HIGH BRUSH PATH, NANTUCKET, MA. 02554

LOCUS



L 5 HIGH BRUSH PATH LOCUS MAP

SCALE: 3/32" = 1'-0"

CABANA

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

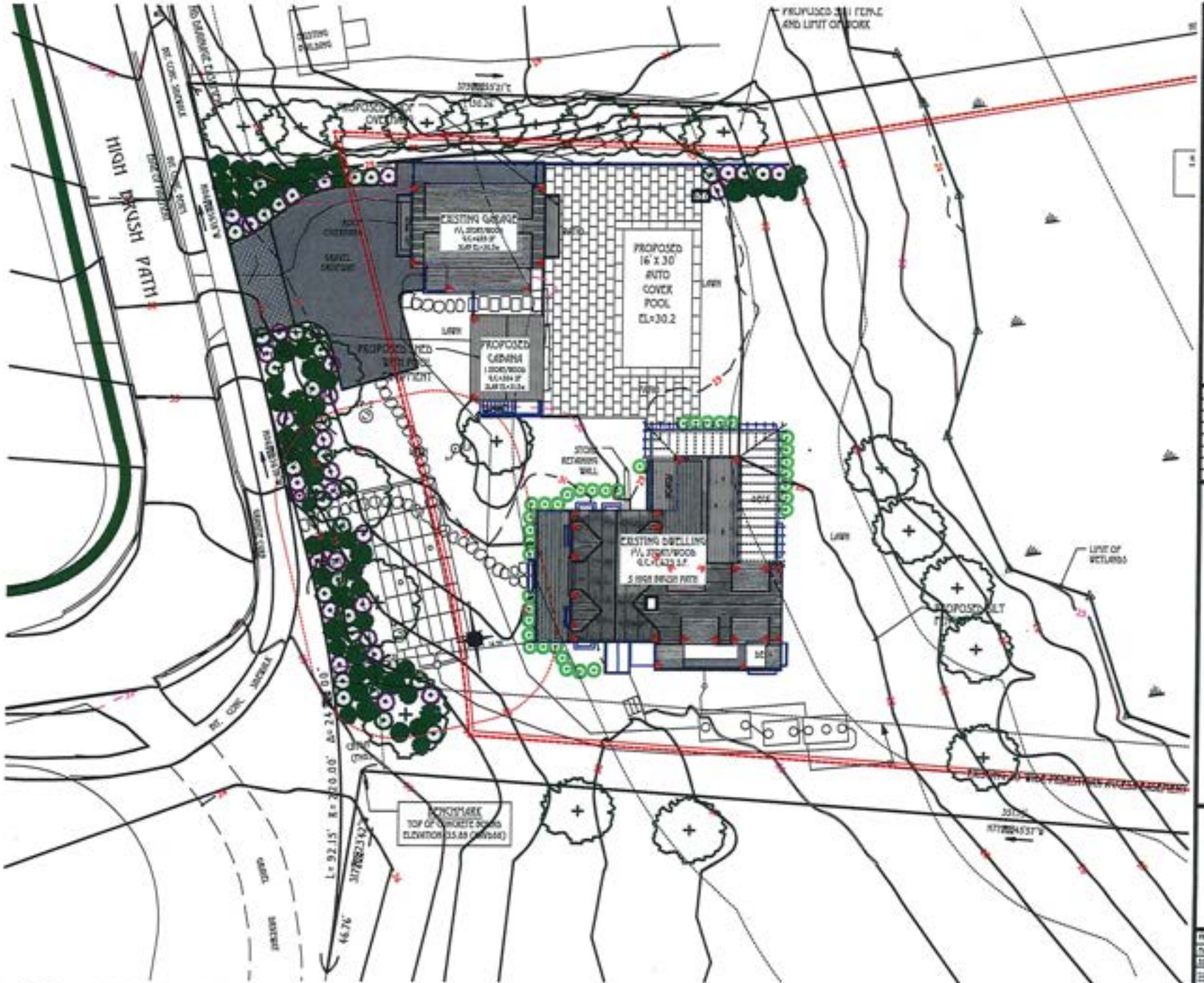
NAME	DATE	DESCRIPTION
	7.1	

5 HIGH BRUSH PATH LOCUS MAP

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
4/10/24

C-0.1



S

PROPOSED HDC SITE PLAN

SCALE: 1" = 30'

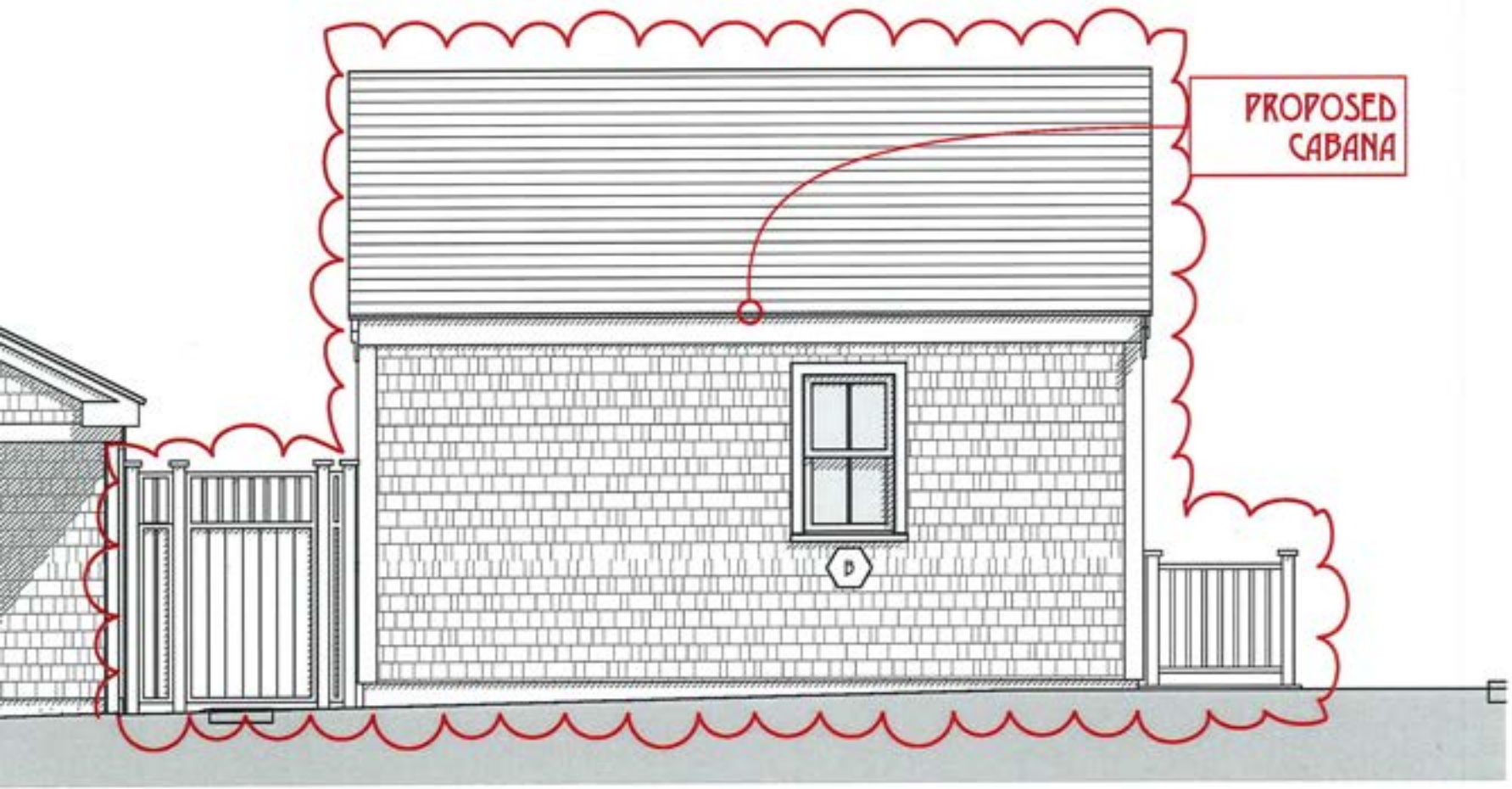
TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

5 HIGH BRUSH PATH SITE PLAN

ROGERS RESIDENCE
5 High Brush Path
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

HDC 0.2



CW

PROPOSED CABANA WEST ELEVATION (HIGH BRUSH PATH)

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 Huntlock Pond Rd Nantucket MA 02554
TEL: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNBUILD.COM

MARK	DATE	DESCRIPTION
	7.7	

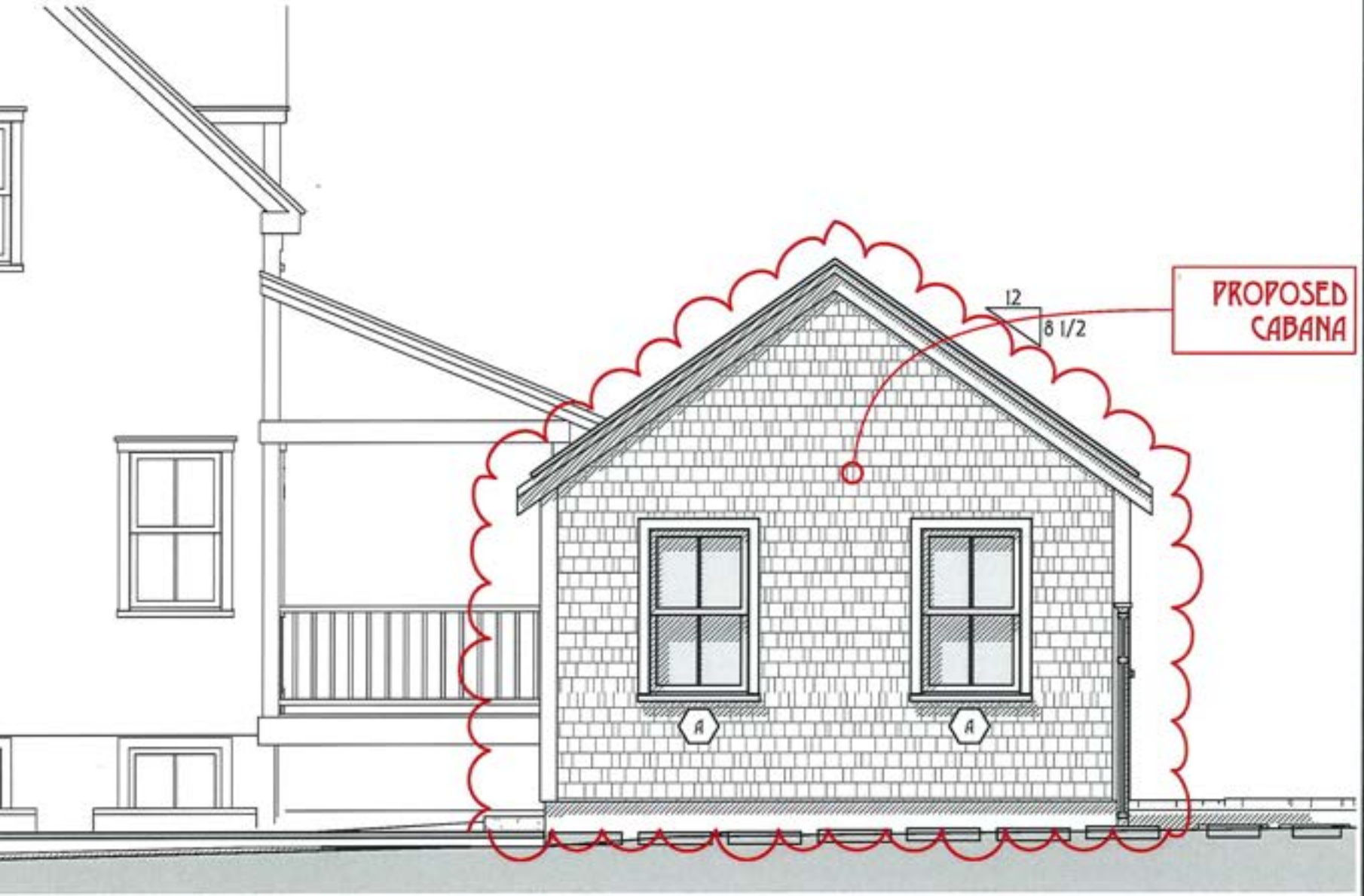
PROPOSED HDC CABANA WEST ELEVATION

ROGERS RESIDENCE

5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/12/24

C-2.1



CS PROPOSED CABANA SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

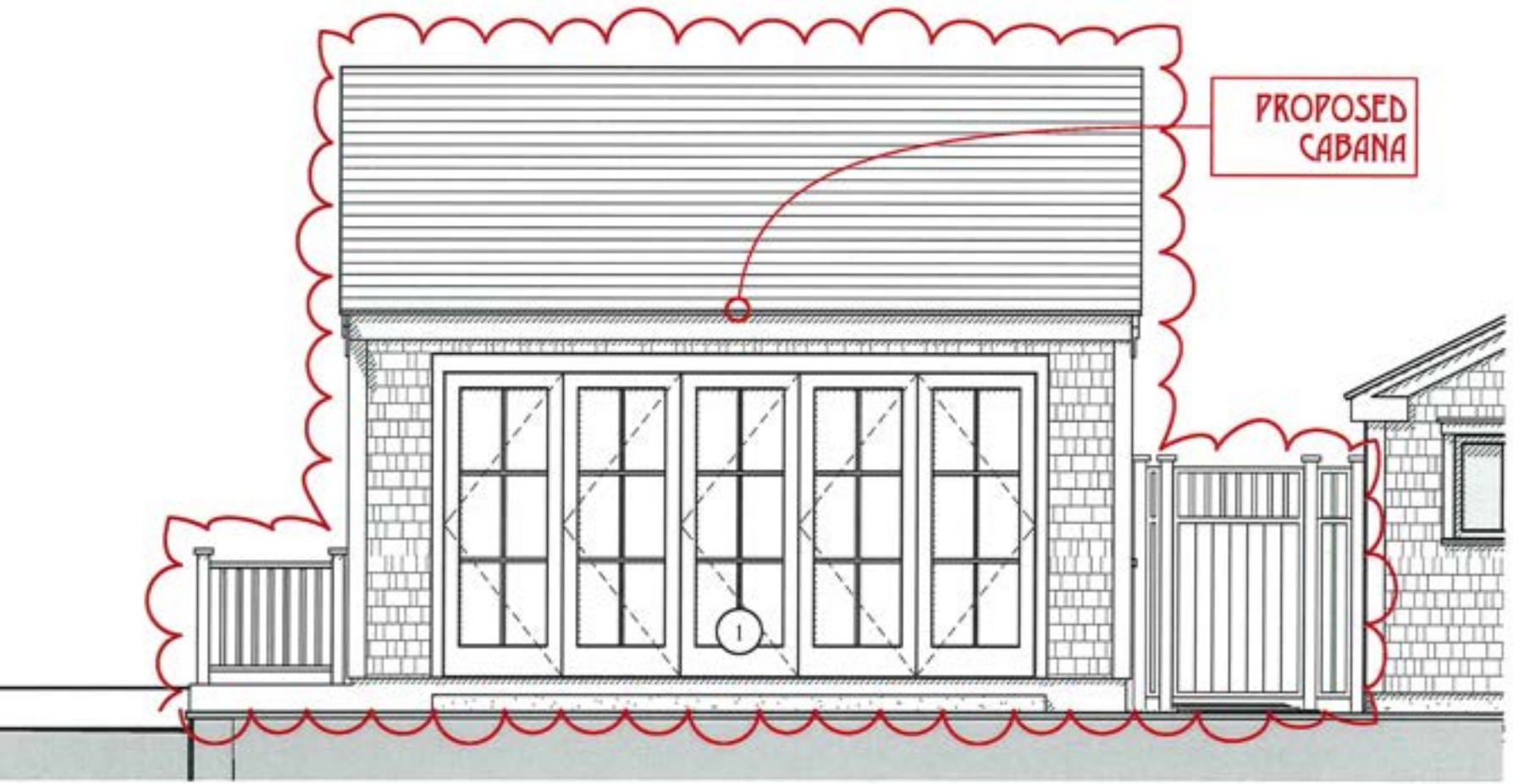
TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNHACK.COM

PROPOSED HDC CABANA SOUTH ELEVATION

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/12/24

C-2.2



CW

PROPOSED CABANA EAST ELEVATION (REAR)

SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL: (508) 325-5890 EMAIL: Joseph@TophamDesignAck.com

MARK	DATE	DESCRIPTION
	7.7	

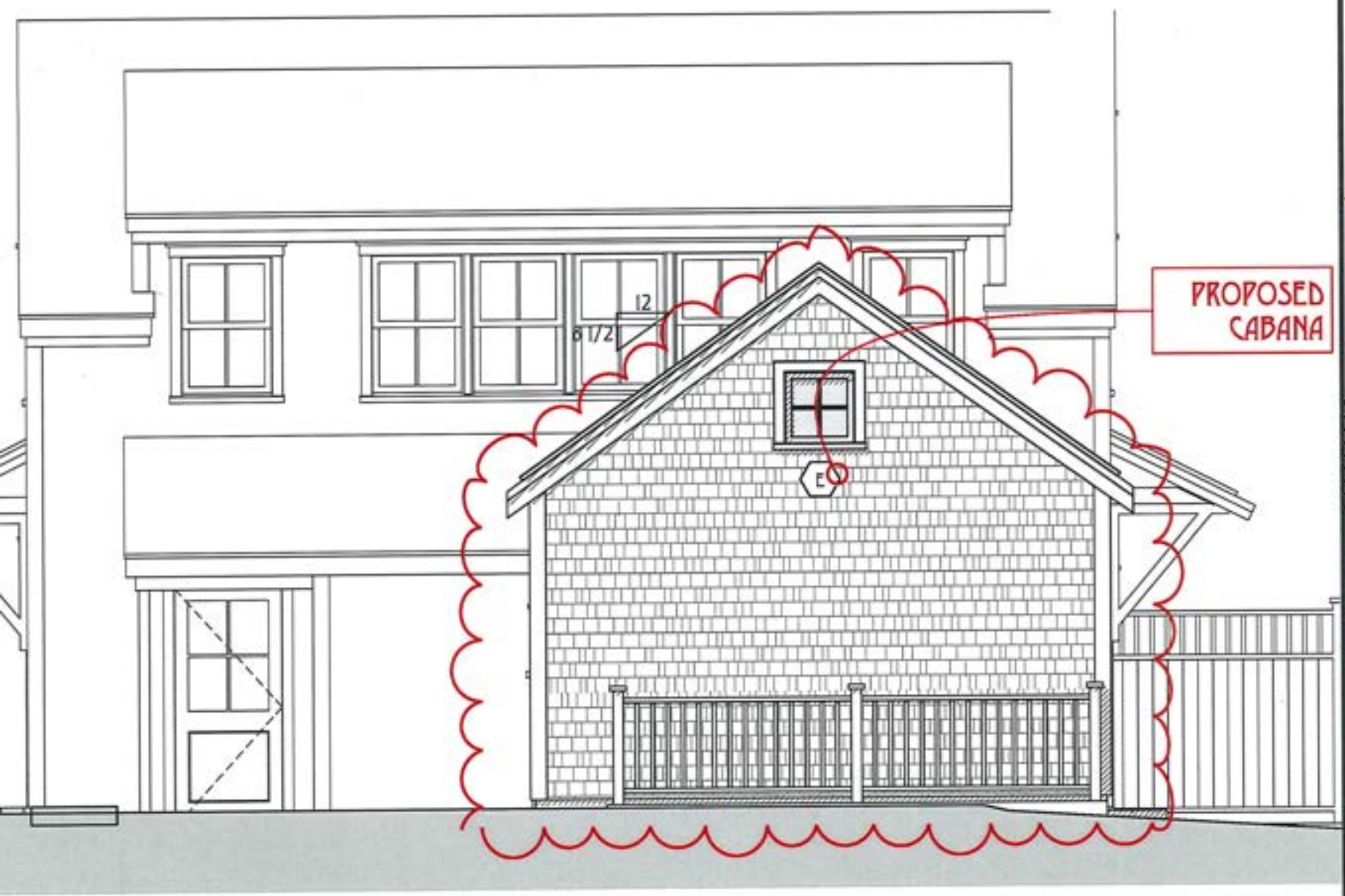
PROPOSED NDC CABANA EAST ELEVATION

ROGERS RESIDENCE

5 High Breeze Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/13/24

C-2.3



CN PROPOSED CABANA NORTH ELEVATION

SCALE: 1/4" = 1'-0"

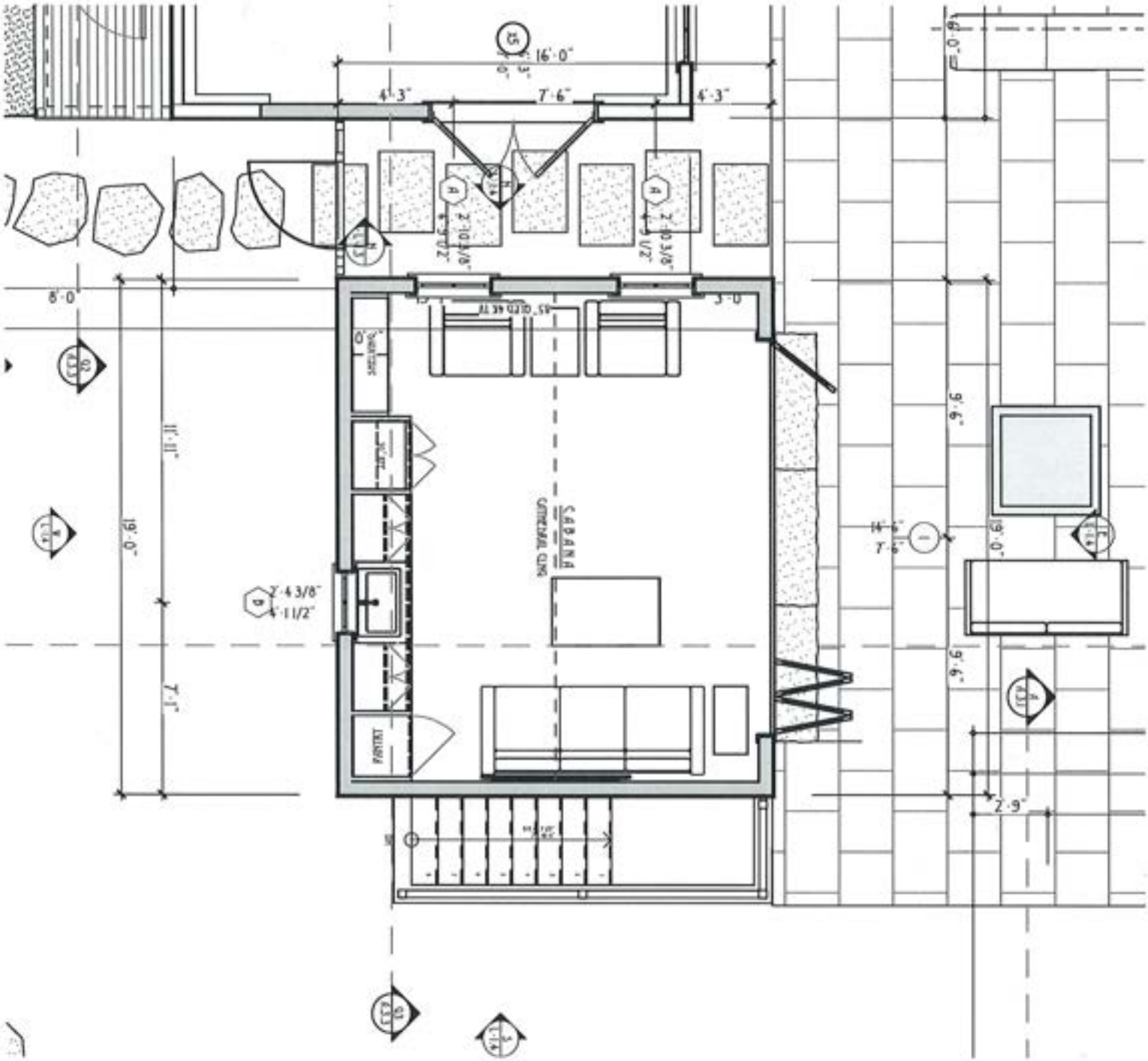
TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
TEL: (508) 325-5890 EMAIL: Joseph@Tophamdesignack.com

PROPOSED HDC CABANA NORTH ELEVATION

ROGERS RESIDENCE
5 High Breeze Path
Nantucket, MA 02554

schematic design
6/12/24

C-2.4



C-1.1

ROGERS RESIDENCE
5 Main Bevan Path
Nantucket, MA 02554

PROPOSED HDC CABANA FIRST FLOOR PLAN

TOPHAM DESIGN, LLC
18 Hummock Pond Rd Nantucket MA 02554
Tel.: (508) 325-5890 email: Joseph@TophamDesignACK.com



P

4 ROGERS 5 HIGH BRUSH PATH · LOOKING SOUTHWEST AT 7.4.25 AT 1 PM

SCALE: 1:1.20

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

	77	

PERSPECTIVE LOOKING SOUTHWEST ON JULY 4TH AT 1 PM

ROGERS RESIDENCE

5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN

C·3.1

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 Somersack LLC

STREET ADDRESS 5 High Brush Path

MAP/PARCEL 56//388

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/18/2024

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 — 6/18/2024

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 and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda, Palm Beach, FL 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B Amelia Drive Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____

Width: 16' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Pool Size: 1500sq ft. ☐ 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: See Plans + Photos

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board Fence
Length: 90' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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 Flagstone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

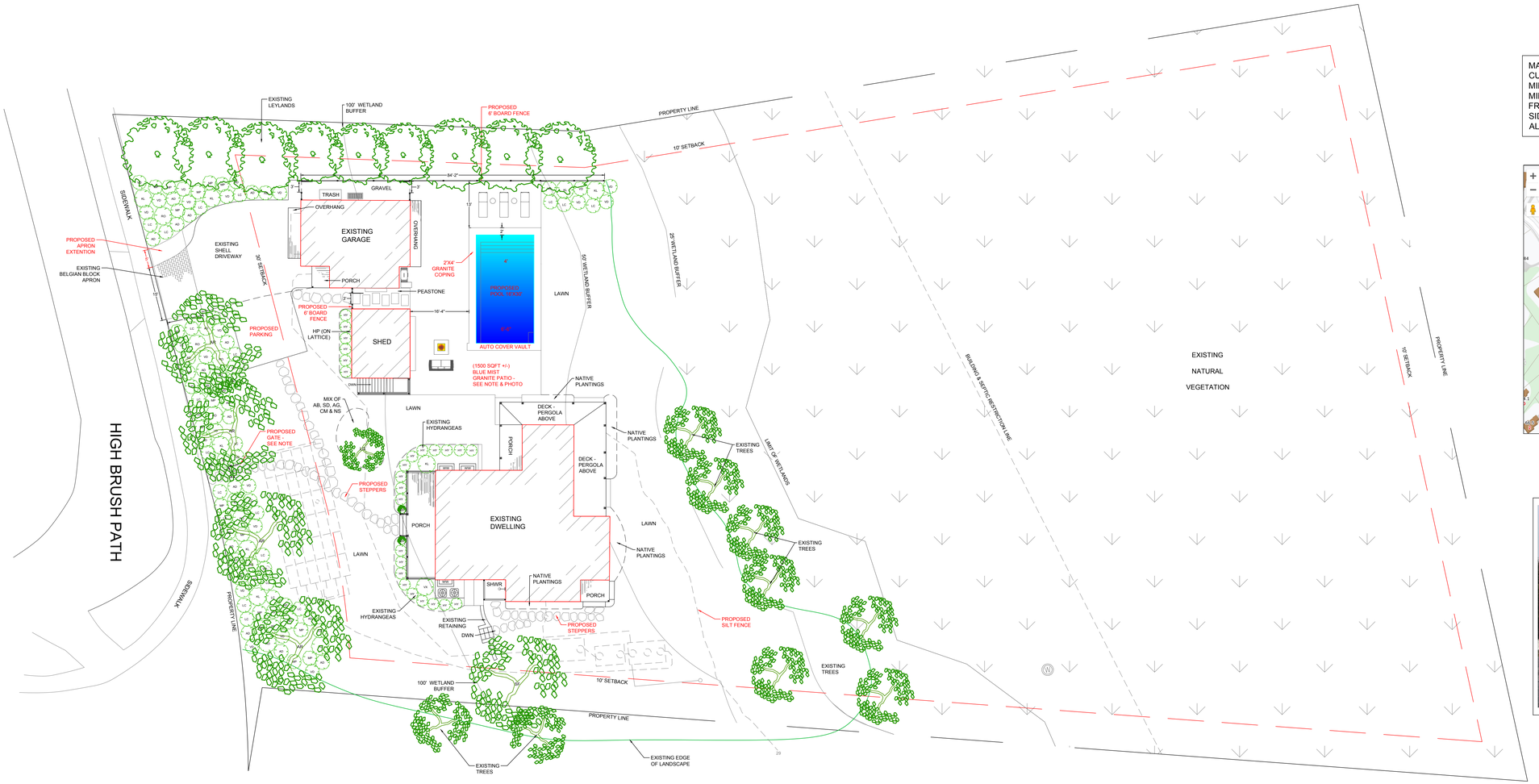
Trim _____ Sash _____ Doors _____

~~Deck~~ Patio - Granite Foundation _____ Fence Natural to weather Shutters _____

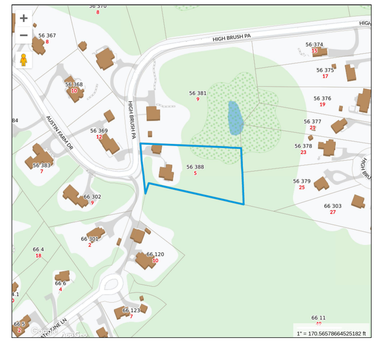
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/18/24 Signature of owner of record _____ Signed under penalties of perjury



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
	LG	1	LAGERSTROEMIA INDICA	CREPE MYRTLE 'NATCHEZ'
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	27	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	30	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
	VX	1	VITEX AGNUS	CHASTE TREE
	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



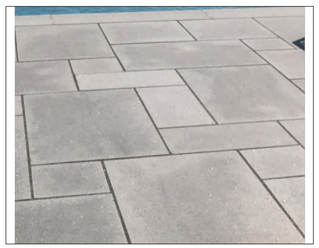
PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



BLUE MIST GRANITE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED POOL PATIO TO BE BLUE MIST GRANITE IN A RANDOM PATTERN. 18"X18", 18"X24", 18"X36", 24"X24", 24'X36".

NOTE:
POOL COPING TO BE 2' X 4' GRANITE WITH BULLNOSE EDGE.

NOTE:
EXISTING CHERRY TREE BY MAIN HOUSE BACK DECK TO BE REMOVED.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED EXTENSION OF EXISTING RETAINING WALL BY SHOWER TO TAPER DOWN TO GRADE.

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

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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

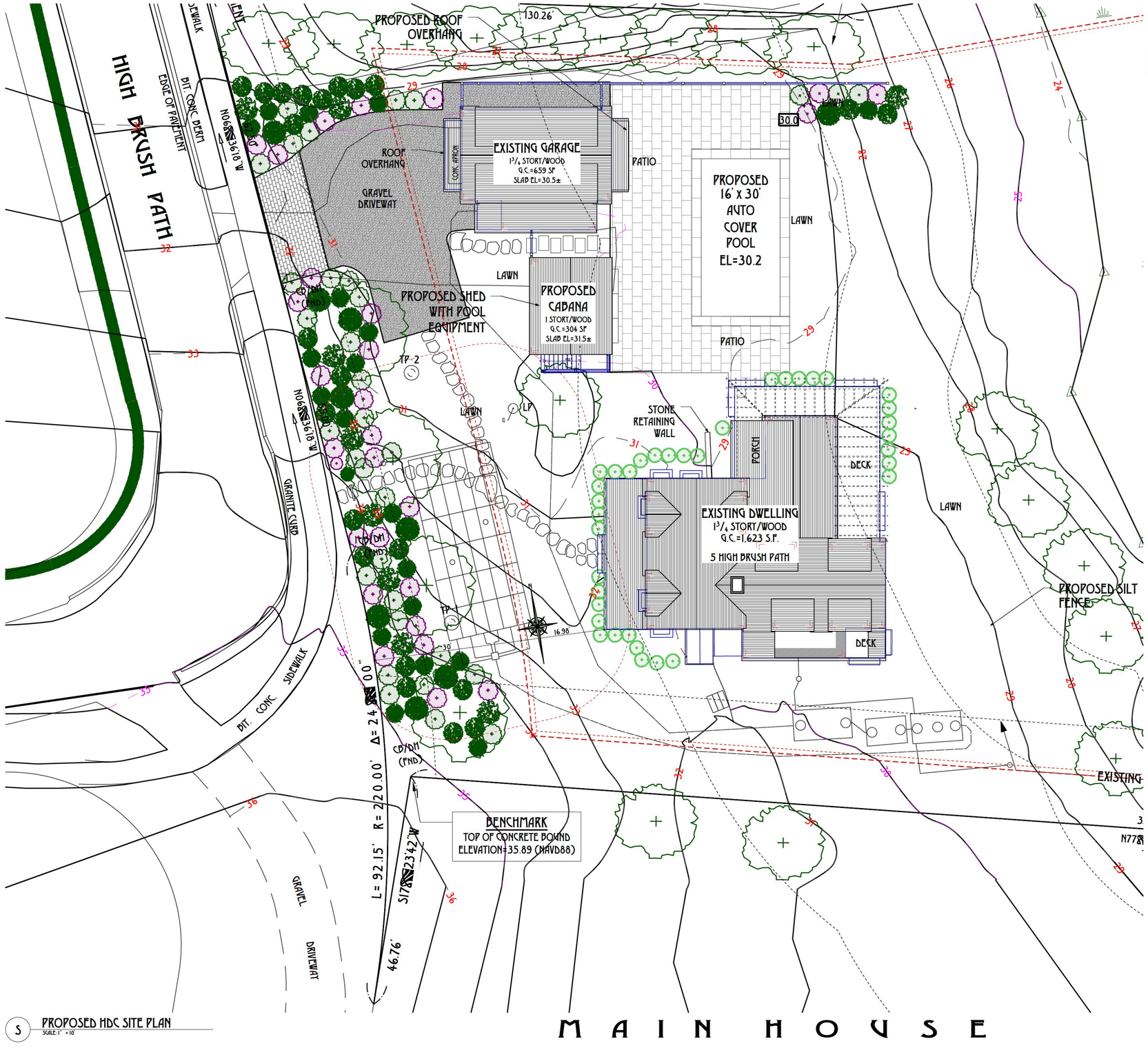
5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24

SHEET:
S.1

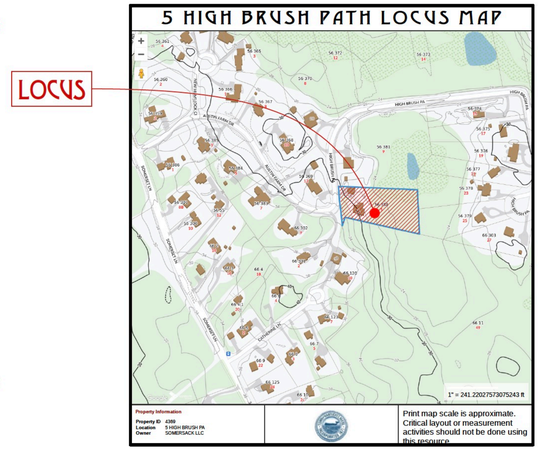
ROGERS RESIDENCE

5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

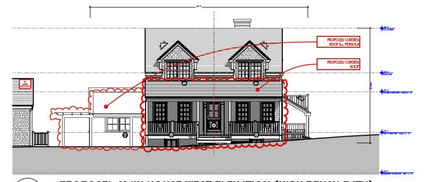


S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

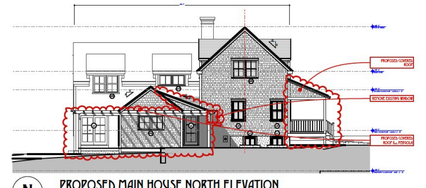
MAIN HOUSE



L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



W PROPOSED MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 1/16" = 1'-0"



N PROPOSED MAIN HOUSE NORTH ELEVATION
SCALE: 1/16" = 1'-0"



E PROPOSED MAIN HOUSE EAST ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



S PROPOSED MAIN HOUSE SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE
CERTIFICATE NO.:

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

Map No.:56	Map No.: 388
Zoning : R-20	Allowable G.C.:4.1%

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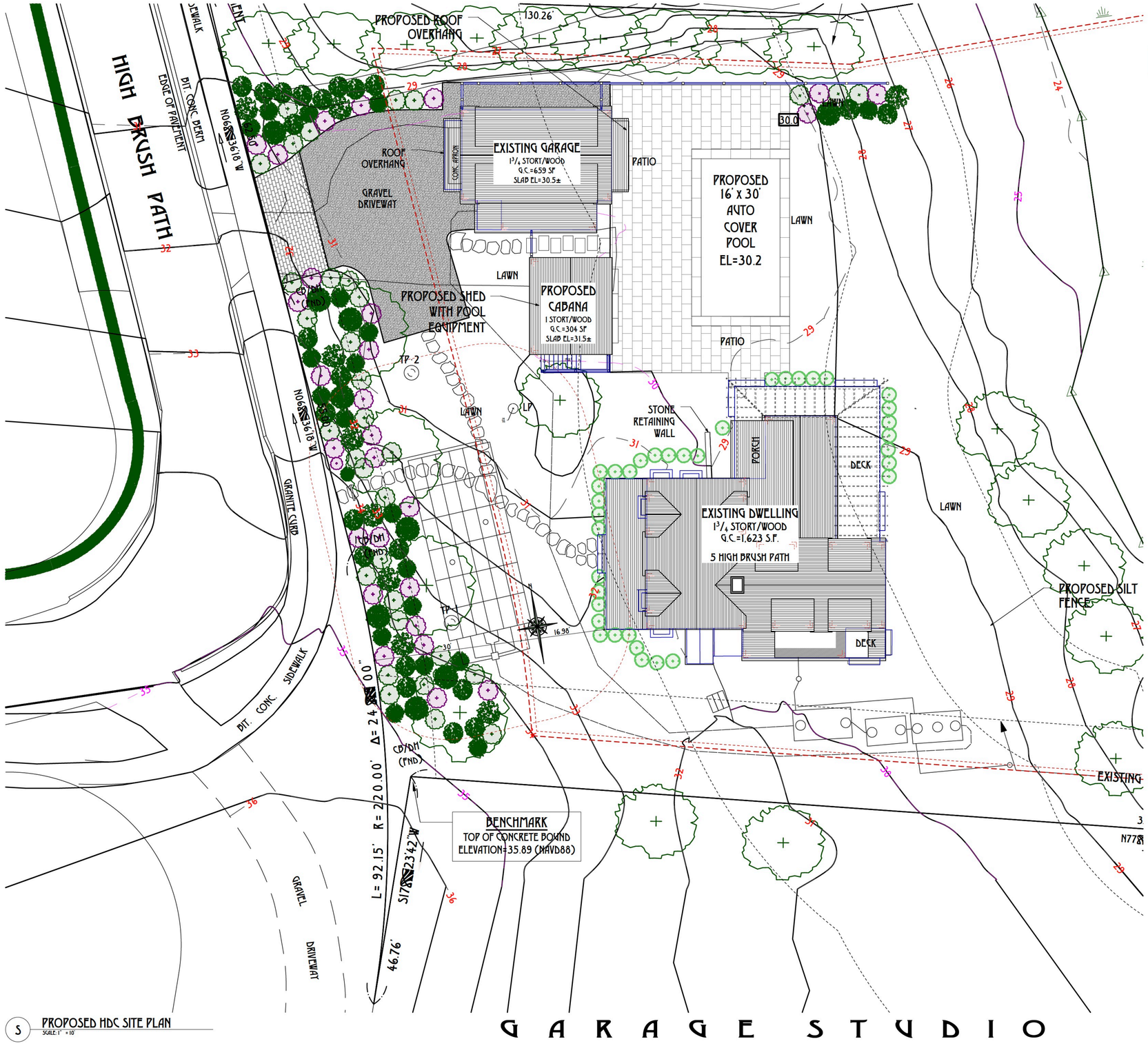
A-0.1

PLOTTED: TOPHAM'S IMac (INTERNAL) PLOTTED: Roger's Path drawings 24/ROGERS 5 High Brush Path/ROGERS 5 High Brush Path.dwg

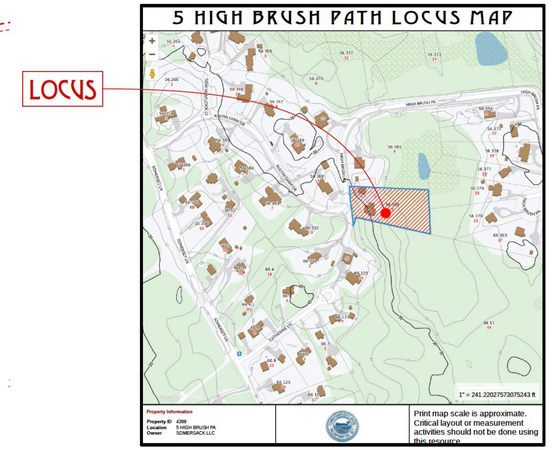
ROGERS RESIDENCE

5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

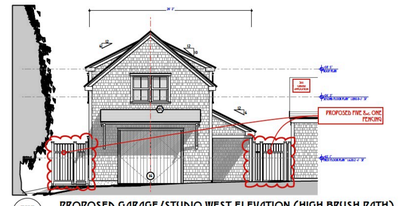


S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

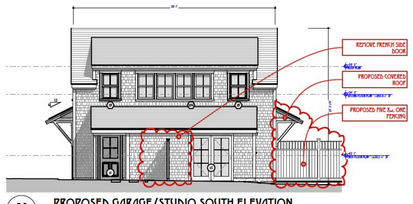
5 HIGH BRUSH PATH LOCUS MAP



L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



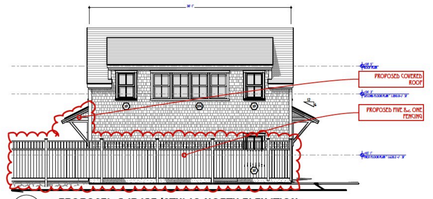
W PROPOSED GARAGE/STUDIO WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 3/32" = 1'-0"



N PROPOSED GARAGE/STUDIO SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



E PROPOSED GARAGE/STUDIO EAST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



S PROPOSED GARAGE/STUDIO NORTH ELEVATION
SCALE: 3/32" = 1'-0"

GARAGE STUDIO

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN FOR GARAGE STUDIO

BUILDING PERMIT NO.:

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE: CERTIFICATE NO.:

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

Map No.:56	Map No.: 388
Zoning : R-20	Allowable G.C.:41%

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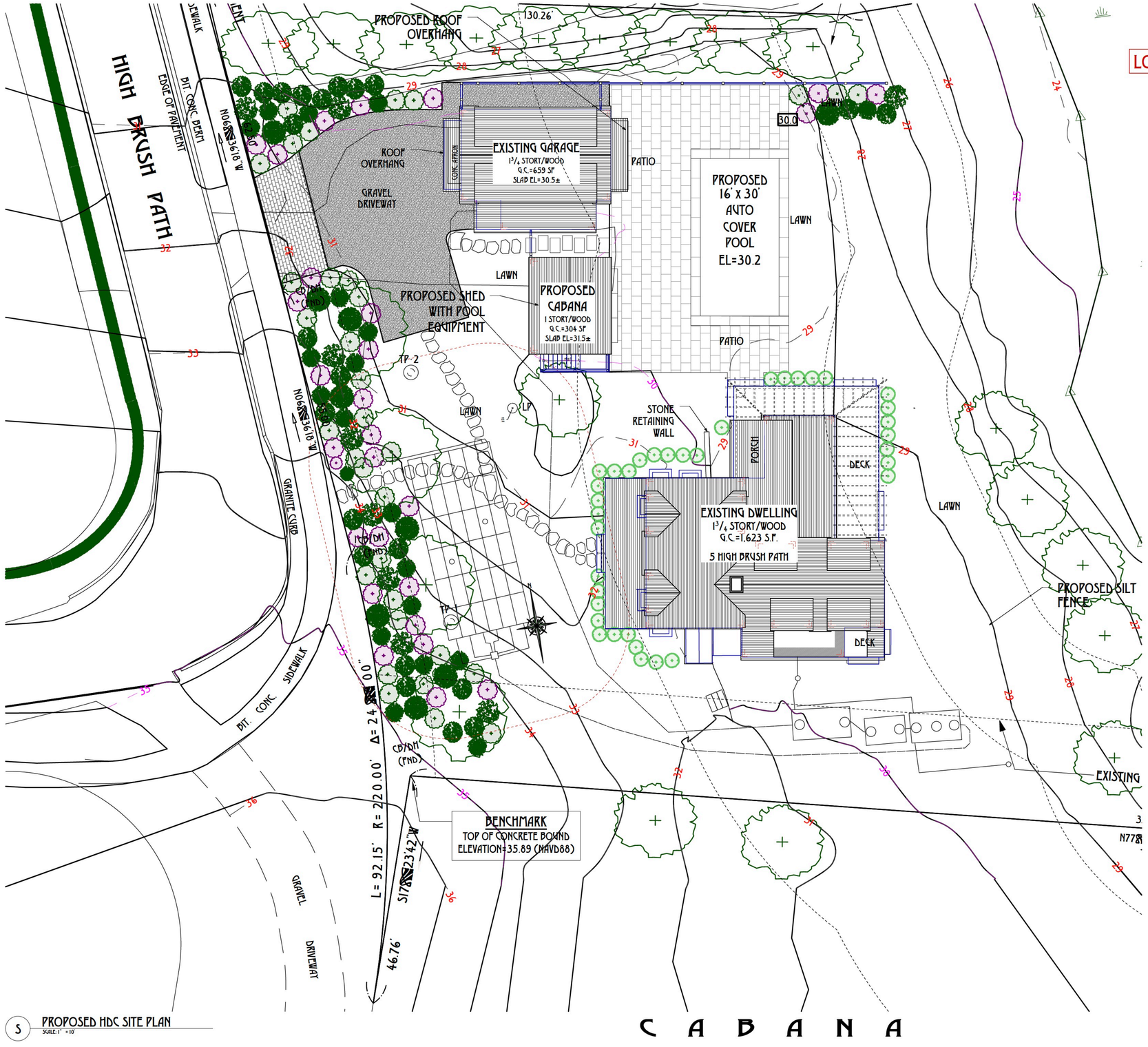
L-1.3

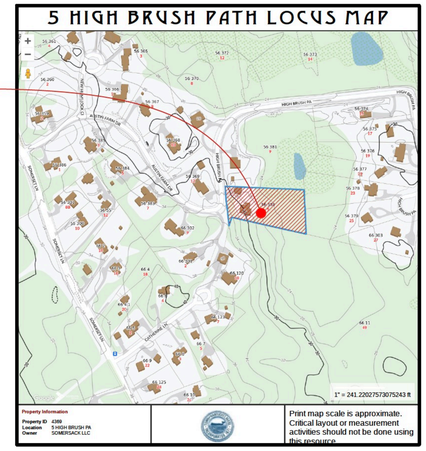
PLOTTED: TOPHAM'S IMac - PLOTTED FROM: /Users/josephtopham/Dropbox (Topham Design)/Projects/ROGERS 5 High Brush Path/ROGERS 5 High Brush Path.dwg

ROGERS RESIDENCE

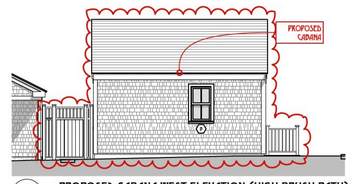
5 HIGH BRUSH PATH, NANTUCKET, MA, 02554



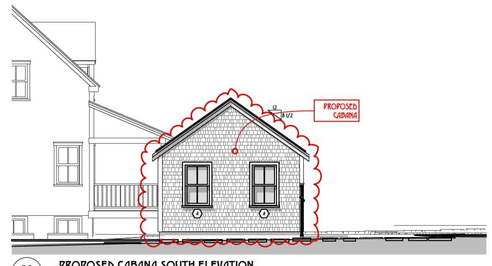
S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'



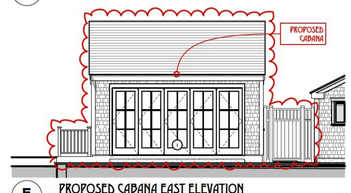
L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



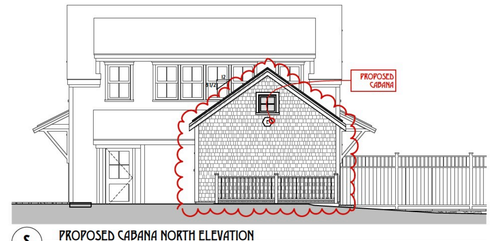
W PROPOSED CABANA WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 1/8" = 1'-0"



N PROPOSED CABANA SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E PROPOSED CABANA EAST ELEVATION
SCALE: 1/8" = 1'-0"



S PROPOSED CABANA NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED CABANA SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE
CERTIFICATE NO.:

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

MAP NO.:56	MAP NO.: 388
ZONING : R-20	ALLOWABLE G.C.:4.1%

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C-1.1

5 HIGH BRUSH PA

Location	5 HIGH BRUSH PA	**Mblu**	56/ / 388/ /
Acct#	00004369	**Owner**	COBURN HOLLY
Assessment	$1,869,300	**PID**	4369
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$1,006,900	$862,400	$1,869,300

Owner of Record

Owner	COBURN HOLLY	**Sale Price**	$3,514,000
Co-Owner		**Certificate**	
Address	3835 OLYMPID DR HOUSTSON, TX 77019	**Book & Page**	1840/46
		Sale Date	07/29/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
COBURN HOLLY	$3,514,000		1840/46	00	07/29/2021
RIBKA MARCUS	$60,000		00384/0160	00	03/31/1992
BARNSIDE REALTY CORPORATION	$1,215,000		00349/0349	1L	08/20/1990

Building Information

Building 1 : Section 1

Year Built:	2001
Living Area:	2,486
Replacement Cost:	$886,763

Building Percent Good: 88
Replacement Cost Less Depreciation: $780,400

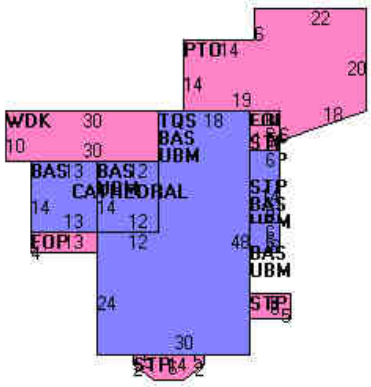
Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
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\02\77\34.jpg

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4369_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,622	1,622
TQS	Three Quarter Story	1,152	864
FOP	Porch, Open, Finished	100	0
PTO	Patio	687	0
STP	Stoop	212	0
UBM	Basement, Unfinished	1,440	0
WDK	Deck, Wood	300	0
		5,513	2,486

Building 2 : Section 1

Year Built: 2008
Living Area: 0
Replacement Cost: $232,106
Building Percent Good: 96
Replacement Cost Less Depreciation: $222,800

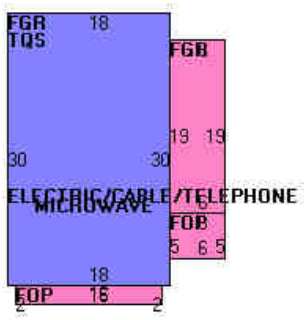
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Concr Abv Grad
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	

Building Photo

Building Photo

(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4369_

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FGR	Garage, Finished	654	0
FOP	Porch, Open, Finished	62	0
UTQ	Unf Three Qrtr Story	540	0
		1,256	0

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL3	2 STORY CHIM	1.00 UNITS	$3,700	1

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	R20
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.44
Frontage	0
Depth	0
Assessed Value	$862,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$1,006,900	$862,400	$1,869,300
2021	$1,020,000	$916,300	$1,936,300
2020	$1,060,800	$786,900	$1,847,700
2018	$1,012,900	$792,300	$1,805,200
2017	$990,600	$792,300	$1,782,900

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ORENSTEIN
CROWS NEST Way
IN-G. DOOR

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. $200-

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:

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.

NA 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

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCN (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.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR AMY & TED ORENSTEIN

STREET ADDRESS 5 CROWS NEST WAY

MAP/PARCEL 12 | 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/17/2024

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 22.2

Street & Number of Proposed Work: 5 CROWS NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEIDMANN SCT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEIDMANN@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 LUG) ☐ Roof ☐ Other FIRE PIT / SPA / AUTO COVER

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 720 Decks/Patio: Size: 16 x 40 ☑ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: 8 X 10 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1' +/- South 1' +/- East 1' +/- West 1' +/-

Height of ridge above final finish grade: North NA South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1978

Original Builder: UNKNOWN

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 NA ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other AUTO-COVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NA
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): /

Sidewall: ☐ White cedar shingles / ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other /
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia / Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing / Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung / ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front / Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NA Clapboard (if applicable) / Roof /
Trim NA Sash / Doors /
Deck MAHOGANY NEW Foundation / Fence / Shutters /

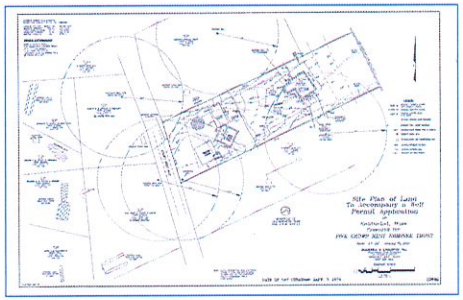
* Attach manufacturer's color samples if color is not from HDC approval list.

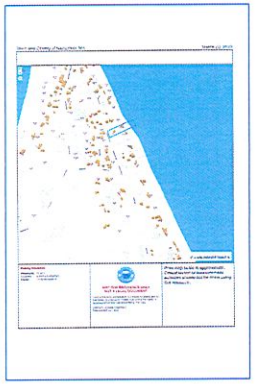
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

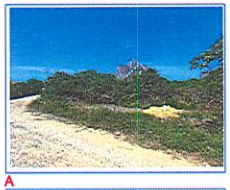
Date 6-17-2024 Signature of owner of record [signature] FOR A.T.O. Signed under penalties of perjury

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION







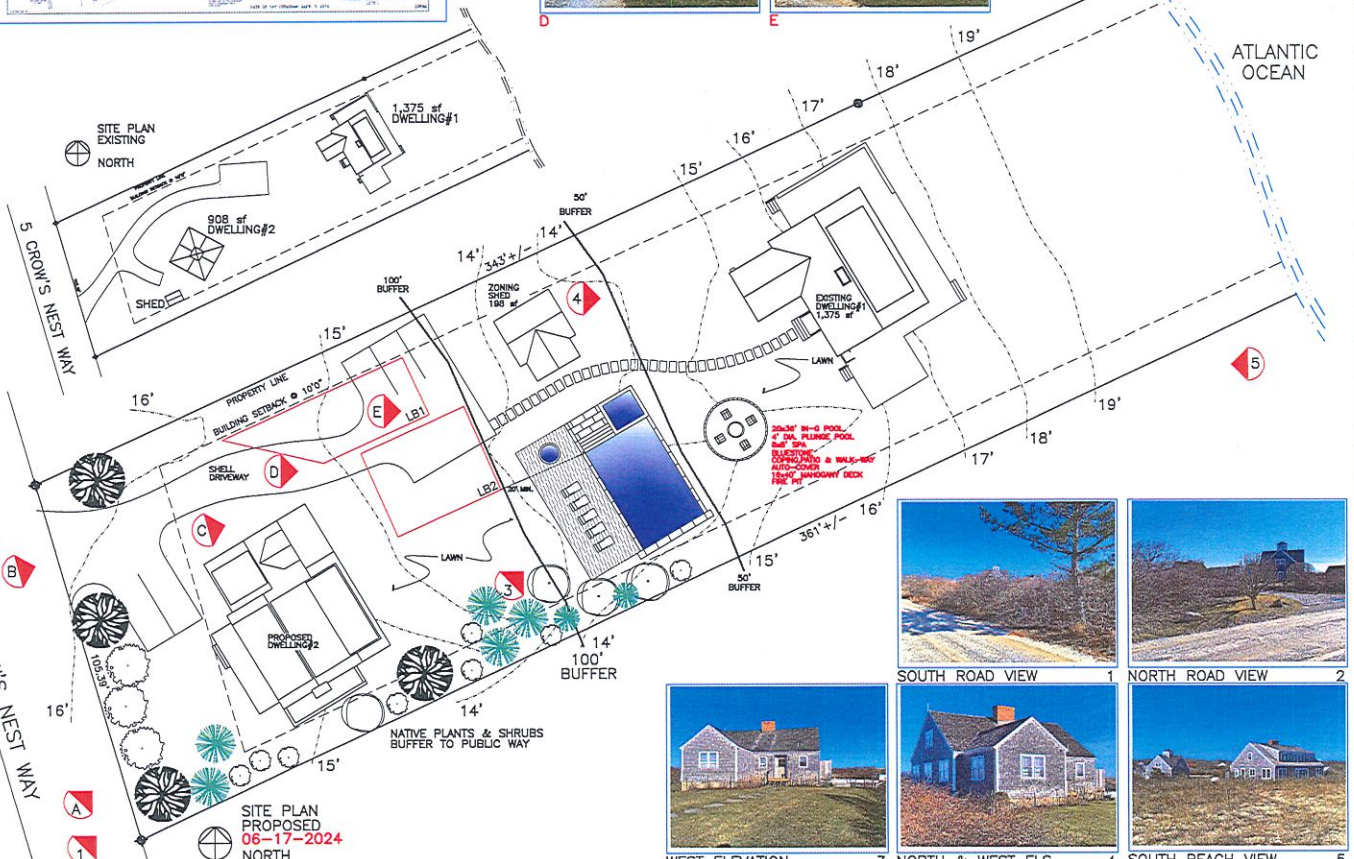

A


B


C


D


E



LOCUS MAP
5 CROW'S NEST WAY

YEAR BUILT	1978
MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C. PROPOSED G.C.	2,500 sf

SOUTH ROAD VIEW 1

NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4

SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
HARDSCAPE
INCLUDING
SWIMMING POOL & SPA

NOTES
HDC
CERT.

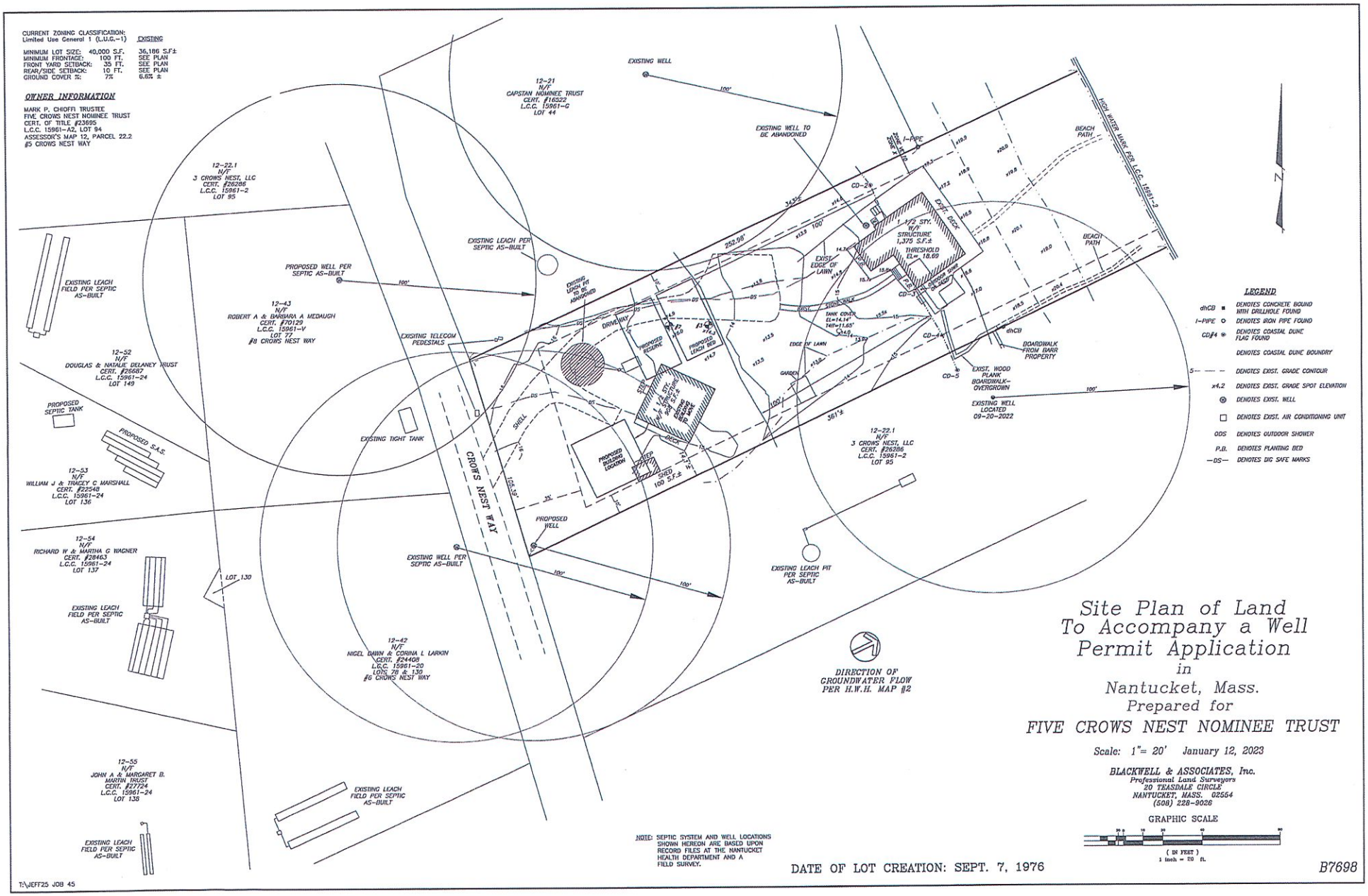
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
06-17-2024

SCALE
1/16"=1'0"

1



Site Plan of Land To Accompany a Well Permit Application

in

Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

B7698



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

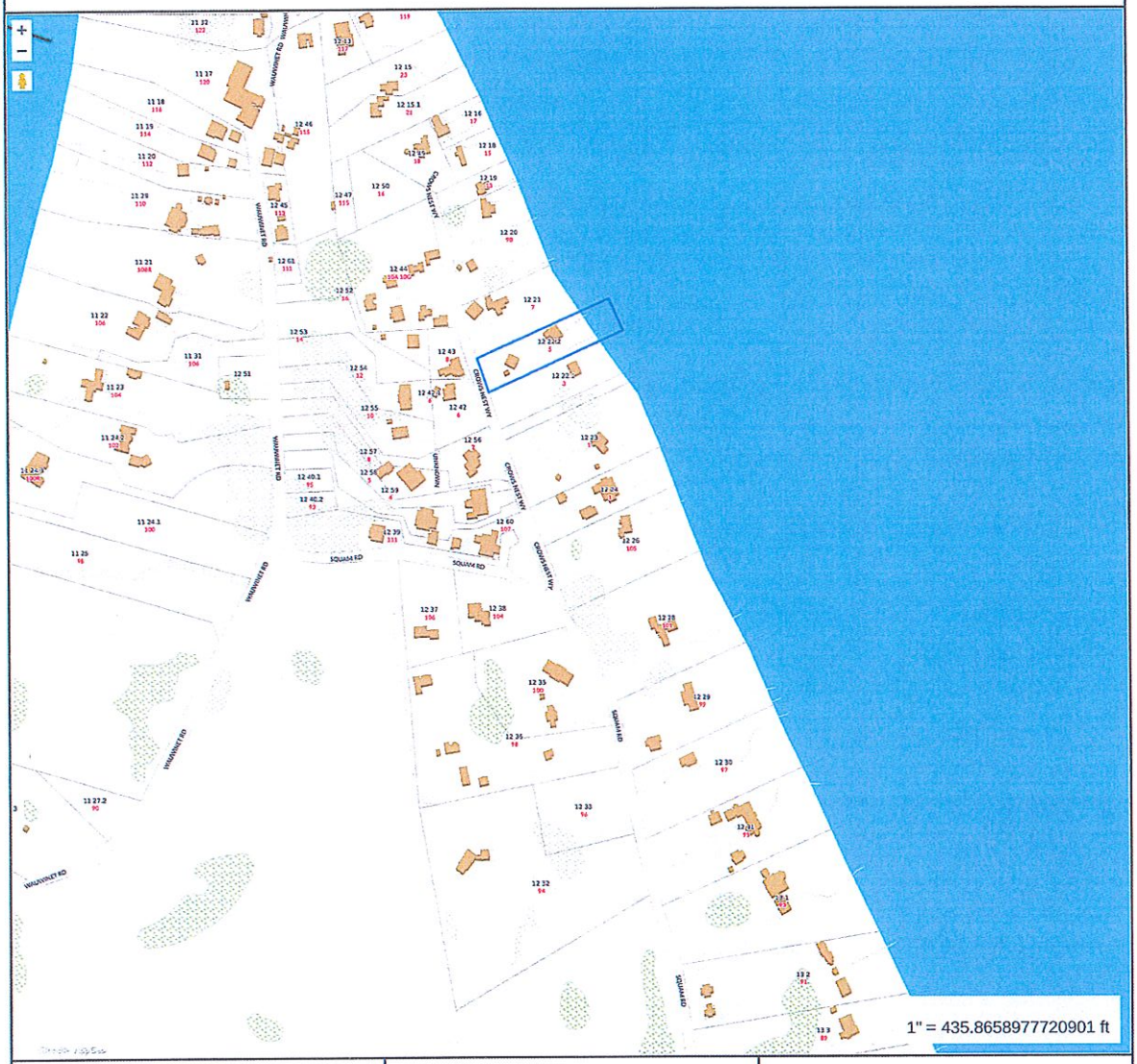
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

March 20, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
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Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

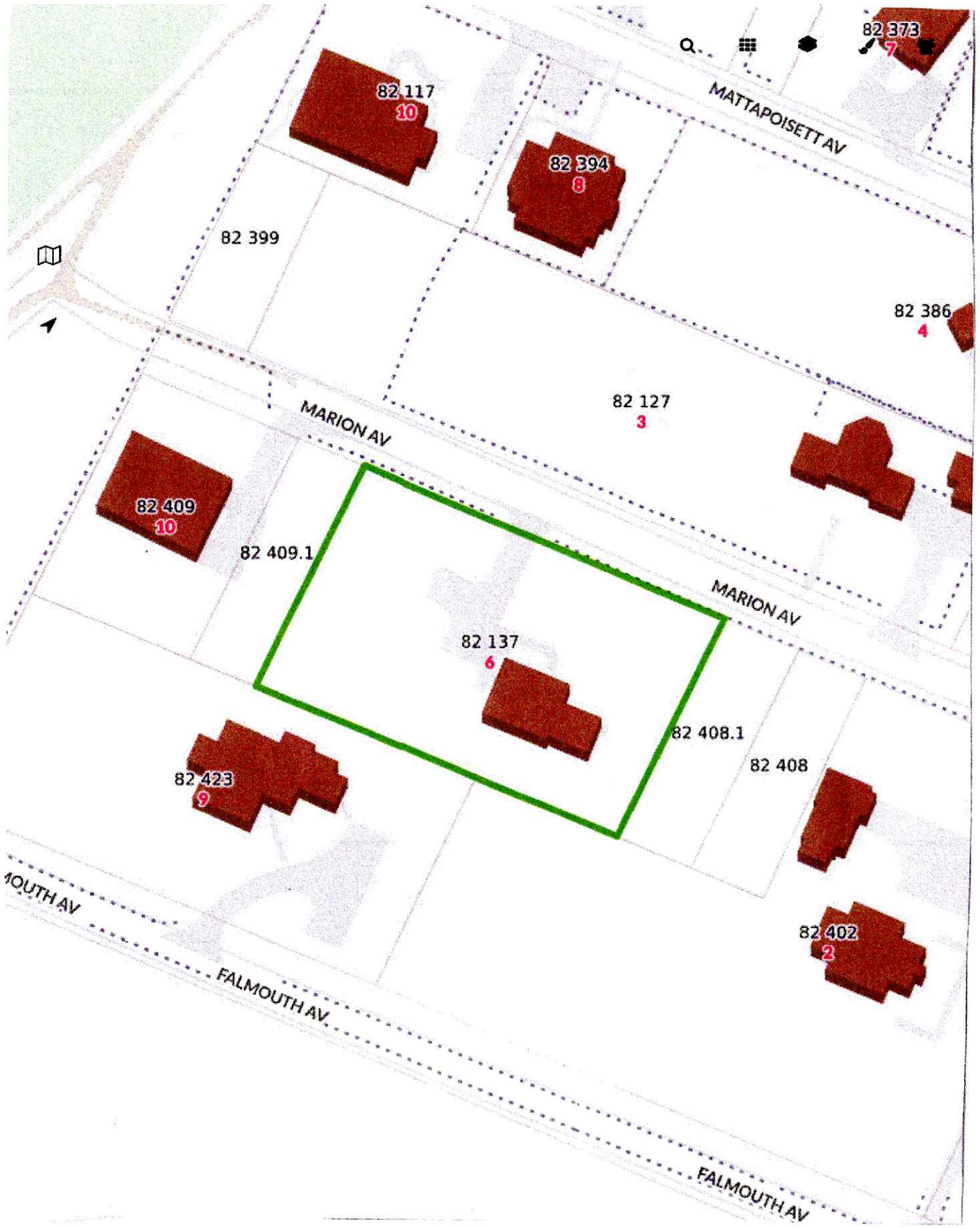

5 CROWS NEST
STREET | SOUTH

WEST
STREET VIEW

YARD VIEW
WEST


YARD VIEW
WEST


YARD View
WEST



PROPOSED POOL AND SPA

FOR:

THE BLANEY RESIDENCE

6 MARION LANE

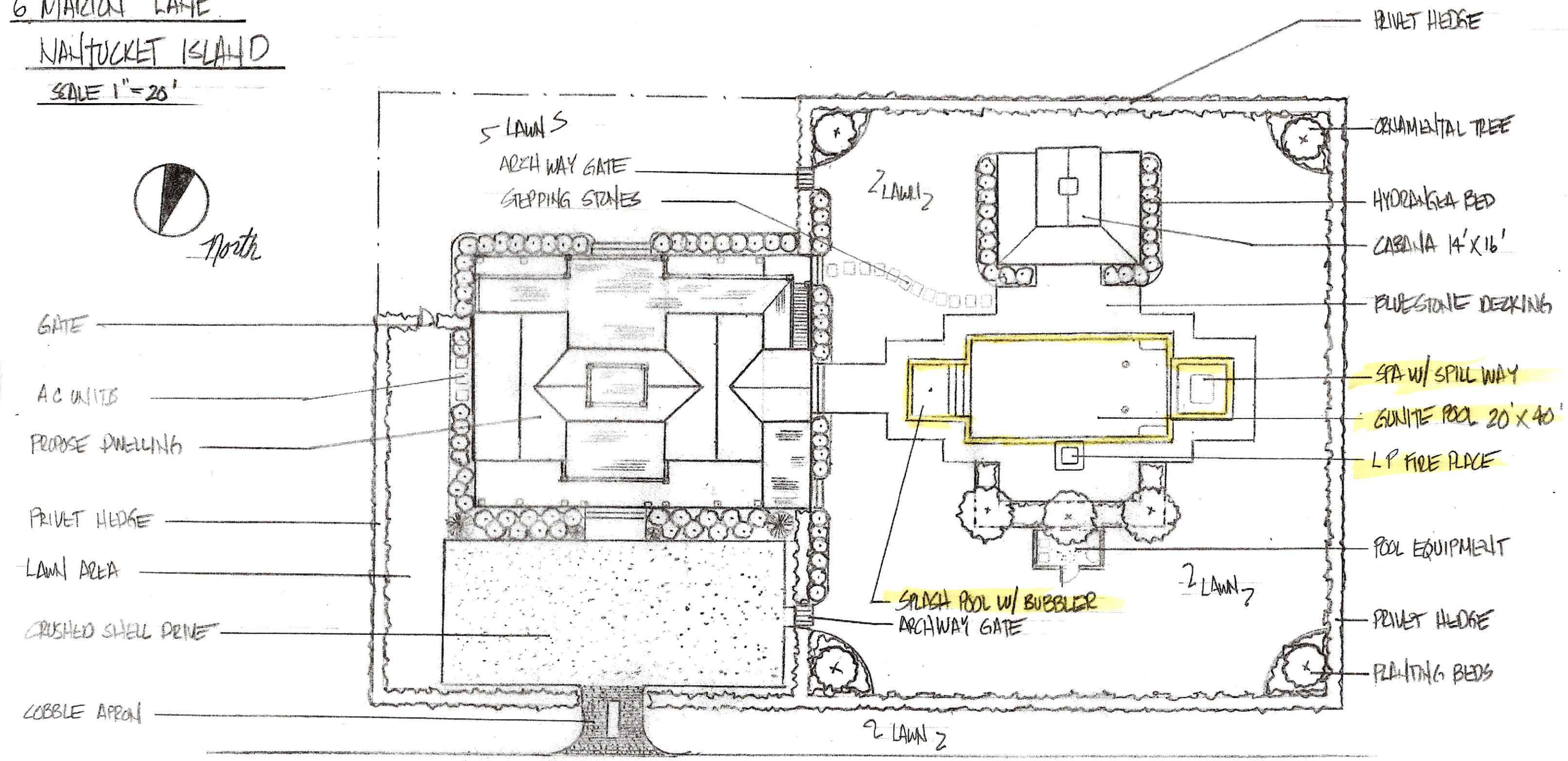
NANTUCKET ISLAND

82-137

PREPARED BY: MARK LOMBARDI 508-325 1695

PROPOSED SITE PLAN
BLANEY RESIDENCE
6 MARION LANE
NANTUCKET ISLAND

SCALE 1"=20'



PROPOSED SITE PLAN RENDERING

BLANEY RESIDENCE

6 MARION LANE - NANTUCKET

SCALE 1" = 20'

MARK LOMBARDI 508.325.1695

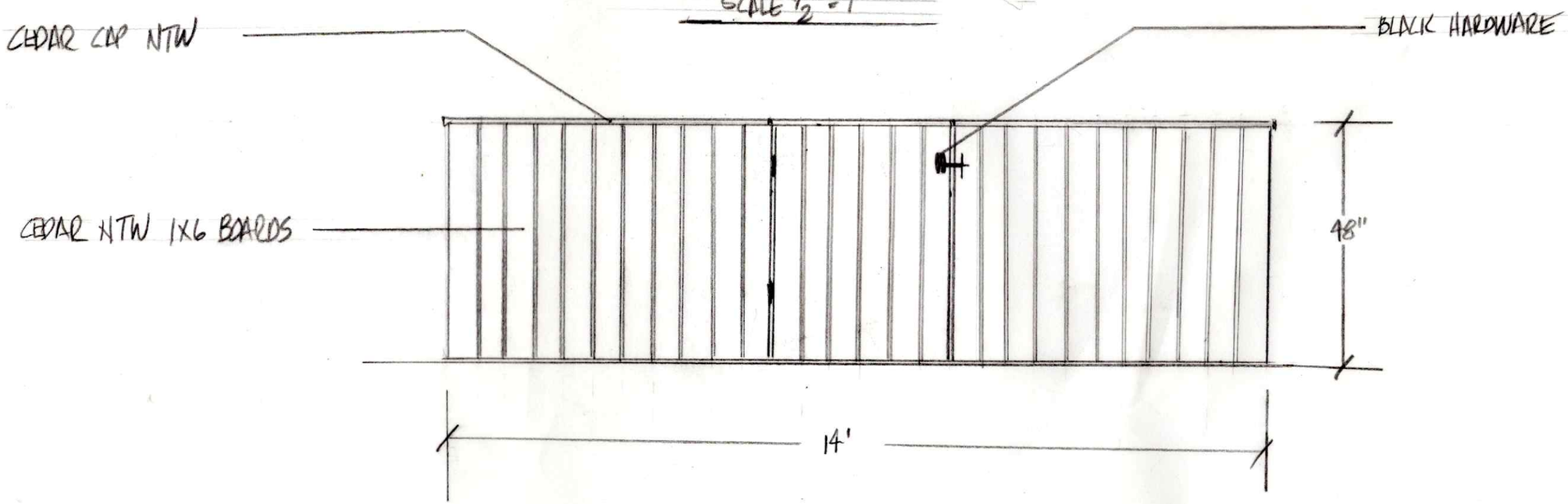
North



PROPOSED POOL EQUIPMENT ENCLOSURE

BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'



PREPARED BY MARK LOMBARDI 509.325.1695

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MauryPeople.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 WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 Patio 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.

Signed under penalties of perjury

Date 6/18/24 Signature of owner of record _____

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 (1 copy):** 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.* RCB

(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 Ryan Blaney

AS AGENT FOR Bernard Blaney

STREET ADDRESS 6 Marion Avenue

MAP/PARCEL 82 137

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/18/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/18/24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux N.A.G.

AS AGENT FOR SANDY ACK LLC

STREET ADDRESS 6 SANDY DRIVE

MAP/PARCEL 29 76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

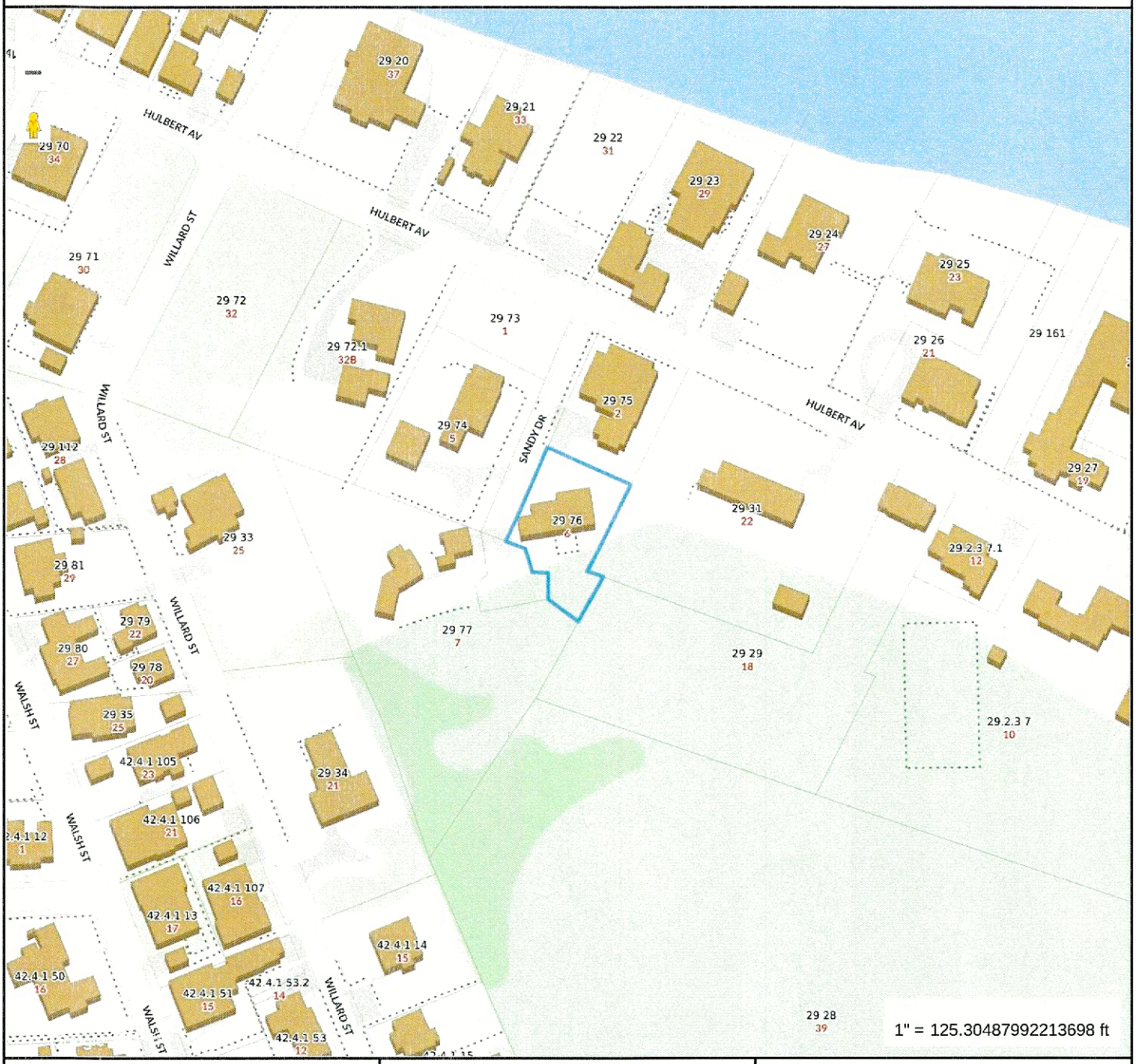
6/21/2024

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 6/21/2024



Property Information

Property ID	892
Location	6 SANDY DR
Owner	SANDY 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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 76

Street & Number of Proposed Work: 6 SANDY DRIVE

Owner of record: SANDY ACK LLC

Mailing Address: 6 SANDY DRIVE
NANTUCKET MA.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO box 1814
NANTUCKET MA

Contact Phone #: 225-5231 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 _____ HDC 2024-04-10456

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 SIDE LIGHTS TO 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 _____

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Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors FRONT HAMILTON BLUE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/20/2024 Signature of owner of record [signature] Signed under penalties of perjury

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY SINSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED B TEH PROJECT ARCHITECT. REMOVE ALL SILTY TOPSOIL OR OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY/U BEFORE PLACING ANY CONCRETE.

F-2: EXTERIOR WALL FOOTING ARE TO BE PLACED ON APPROVED SOIL, AT A MINIMUM DEPTH OF 4 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANDY ADJUSTMENT OF ELEVATIONS OF FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM INDICATED THUS [0'-0"

F-3: SOIL BEARING CAPACITY-NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT.

F-4: BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 8 INCH LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY TEH PROJECT ARCHITECT.

F-5: BACKFILL AGAINST FOUNDATION FROST WALLS TO BE DONE EQUALLY AT EACH SIDE OF WALL UNLESS WALL IS BRACED ON OPPOSITE SIDE OF FILL AGAINST MOVEMENT.

CONCRETE WORK
C-1: CODE CONFORMANCE
C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:
C-1.2: ACI 301- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
C-1.4: ACI 347- FORMWORK
C-1.5:ACI318- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C-2: MATERIALS
C-2.1.1: CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP 3-5 INCHES.
C-2.1.2. CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SLUMP 3-5 INCHES AT GARAGE SLAB.
C-2.2: REINFORCING DEFORMED BARS ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC ASTM A185
C-2.3: FORMWORK: SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED
C-2.4: GROUT; NON-METALLIC NON-SHRINK TYPE UNDER BASE PLATES OR BEARING.

PLATES
C-3. CONSTRUCTION
C3.1: CONCRETE; PLACE CONCRETE BY APPROVED METHODS OF ACI304
C3.2: REINFORCING-PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.
C-3.3: MINIMUM CONCRETE COVER:
C-3.3.1: CONCRETE PLACED AGAINST EARTH- 3 INCHES
C-3.3.2: FORMED CONCRETE EXPOSED TO EARTH WEATHER OF WATER- 1 ½ INCH
C-3.3.3: SLABS ON GRADE- 1 INCH FROM TOP
C-3.4: FORMWORK- PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WIT AD 347.
C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI " RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."
C-3.6: ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0 ON CENTER.
C-3.7: PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).
C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (A03310).

STRUCTURAL LUMBER
SL-1: CODE CONFORMANCE
SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.
SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" -AITC 100.
SL-1.3: U.S. DEPARTMENT OF COMMERCE- PS 20 FOR LUMBER.
SL-1.4: U.S. DEPARTMENT OF COMMERCE- PS 1&9 FOR SOFTWOOD PLYWOOD.
SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE- ST-1 STANDARDS.

SL-2.0: MATERIALS
SL-2.1: SOLID LUMBER (19 PER-CENT MAXIMUM MOISTURE CONTENT)
SL-2.1.1: STUDS- 2X6, 2X8 SPRUCE PINE FIR, STUD GRADE.
SL-2.1.2: FRAMING SPRUCE PINE FIR NO. 2 – 2&4 INCHES THICK AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES-Fb=875 PSI (1000 PSI REPETITIVE), Fv = 135, E = 1400 KSI
SL-2.2: LAMINATED VENEER LUMBER BEAMS-MLLE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: BASE DESIGN VALUES-FV =285 PSI (1000 PSI REPETITIVE), Fb = 2800, E=1,900,000 PSI
SL-2.3: parallam strand lumber (psl)- glue laminated lumber strands with the following minimum design values:
SL-2.3.1: BASE DESIGN VALUES: Fv= 290 PSI, Fb = 2900 PSI, E = 1800 KSI
SL-2.4: PRESSURE TREATED OR "WOLMANIZED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3.
SL-2.5: BOLTS, NUTS & WASHERS- ASTM-A307.
SL-2.6: NAILS-COMMON WIRE, EXCEPT BARRED NAILS AT PLYWOOD SHEATHING GALVANIZED NAILS AT EXPOSED FRAMING.
SL-2.7: METAL CONNECTORS-APPROVED ITEMS OF PROPER TYPE & GRADE AS SHOWN ON DRAWINGS-GALVANIZED
SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL RATED FOR SEACOAST INSTALLATION.
SL-2.9: PLYWOOD- APA RATED WITH EXTERIOR GLUE.
SL-2.9.1: ROOF ½" THICK EXPOSURE 1, 48 SPAN RATING.
SL-2.9.2: WALLS 1/2" THICK EXPOSURE 1, 48 SPAN RATING
SL-2.9.3: SUBFLOORS ¾" THICK TONGUE & GROOVE ADVANTEC OR EQUAL GLUE & NAIL
SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.
SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2017
SL-2.12: SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON C-SAS-2009 SPECIFICATION
SL-2.13: TIMBERLOCH HEAVY DUTY FRAMING SCREW B FASTENMASTER.

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE FASTENER SCHEDULE IN APPENDIX 120.G.
SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 8" O/C AT ALL JOINTS AND DEGES AND 10" O/C AT OTHER SUPPORTS.
SL-3.3: PLYWOOD ROOF SHEATHING SHALL BE NAILED AT 6" O/C THRU-OUT.
SL-3.4: PLYWOOD SHEAR WALL SHALL BE NAILED AT 6" O/C AT ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.
SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTIONS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

FRAMING NOTES:
1.) LOW ROOF FRAMING 5/8"PLYWOOD ON 2x10 @16" OC RAFTERS. FASTEN PLYWOOD TO ROOF FRAMING W/ RING SHANK NAILS@ 4" OC THRU-OUT.
2.) INSTALL 2x10 LEDGER AT BUILDING TO SUPPORT LOW ROOF RAFTERS. FASTEN W/ (3) SIMPSON SDS25412 SCREWS @ 16" OC TO WALL STUDS.
3.) INSTALL SIMPSON LSSU AT RAFTER TO LEDGER AND RAFTER TO HIP BEAM.
4.) INSTALL SIMPSON H1.5A AT RAFTER TO LOW BEAM AND RAFTER TO LOW CONNECTIONS
ALL SUPERSTRUCTURE DESIGN, DETAILS AND FRAMING BY OTHERS.

GENERAL

G1 – ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 8TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10 AND THE REFERENCE STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2 THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION. MEANS, METHODS, CO-ORDINATIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

G-4 NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BEDRIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-5 FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-6 ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7 UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1 THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWINGS LOADS IN ACCORDANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE 7-10.

DL-2 SNOW LOAD: GROUND SNOW LOAD = 25 PSF; IMPORTANCE FACTOR I=1.0 DRIFTING SLIDING SNOW INCLUDED WHERE APPLICABLE.

DL-3 FLOOR LIVE LOAD:

DL-3.1. LIVING AREAS 40 PSF
DL-3.2. SLEEPING AREAS 30 PSF
DL-3.3. ATTIC AREAS 20 PSF
DL- 3.4. DECKS 40 PSF

WIND LOADS:
WIND VELOCITY VULT=140 MPH
EXPOSURE B
IMPORTANCE FACTOR I=1.0

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN COMPUTED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OF CONCEIED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED

DRAWING INDEX

A-1 SITE PLANS AND NOTES
A-2 FIRST FLR PLAN/SCHEDULES
A-3 SECOND FLR PLAN/SCHEDULES
A-4 NORTH AND WEST ELEVATIONS
A-5 SOUTH AND EAST ELEVATIONS
S0-0 STRUCTURAL DRAWINGS NOTES THRU
S0-S3 STRUCTURAL DRAWINGS NOTES
A-10 EXTERIOR STAIR PLANS
A-11 INTERIOR ELEVATIONS
A-12 INTERIOR ELEVATIONS
A-13 INTERIOR ELEVATIONS
A-14 INTERIOR ELEVATIONS
A-15 INTERIOR ELEVATIONS
A-16 INTERIOR ELEVATIONS
A-17 INTERIOR STAIRS
E-1 ELECTRICAL PLANS /NOTES

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-5631
CONTACT: STEPHEN ENERQUIST
STEVE@NANTUCKETARCHITECTURE.COM

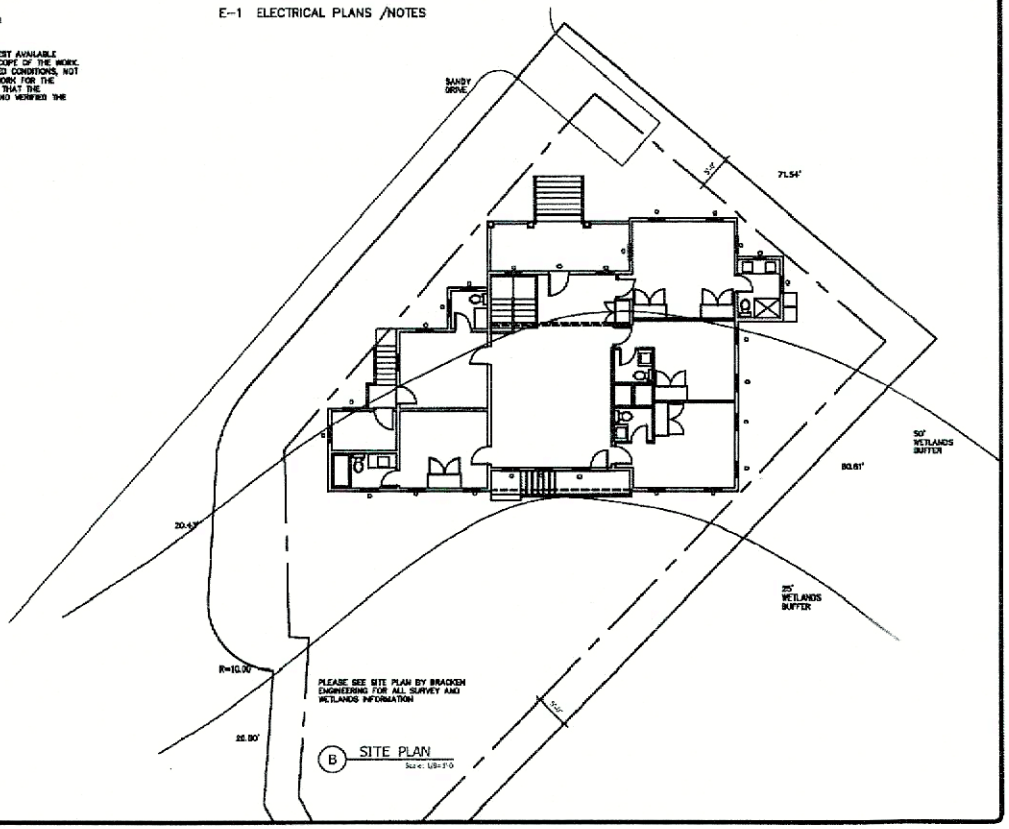
STRUCTURAL ENGINEER:
SJB ENGINEERING LLC
9 GOLDEN GATE DRIVE
HOPKINTON, MA 01748
207-752-3274
CONTACT: STEPHEN COAN
SJBENG@COMCAST.NET

SURVEYOR: BRACKEN ENGINEERING
18 OLD SOUTH ROAD
TEL: 508-325-0044

WETLANDS CONSULTANT
LEE ENVIRONMENTAL CONSULTANTS INC
12 RESNICK ROAD SUITE 1 PLYMOUTH MA
CONTACT: BRIAN MADDEN
TEL: 508-746-3552

NOTES

CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED LAND SURVEYOR TO LOCATE BUILDING LOCATION, WETLANDS SETBACKS AND GROUND COVER BEFORE START OF CONSTRUCTION.
ALL CONSTRUCTION TO CONFORM WITH TOWN OF NANTUCKET ZONING AND SETBACKS.



B SITE PLAN
Scale: 1/8"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLAN FOR,
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

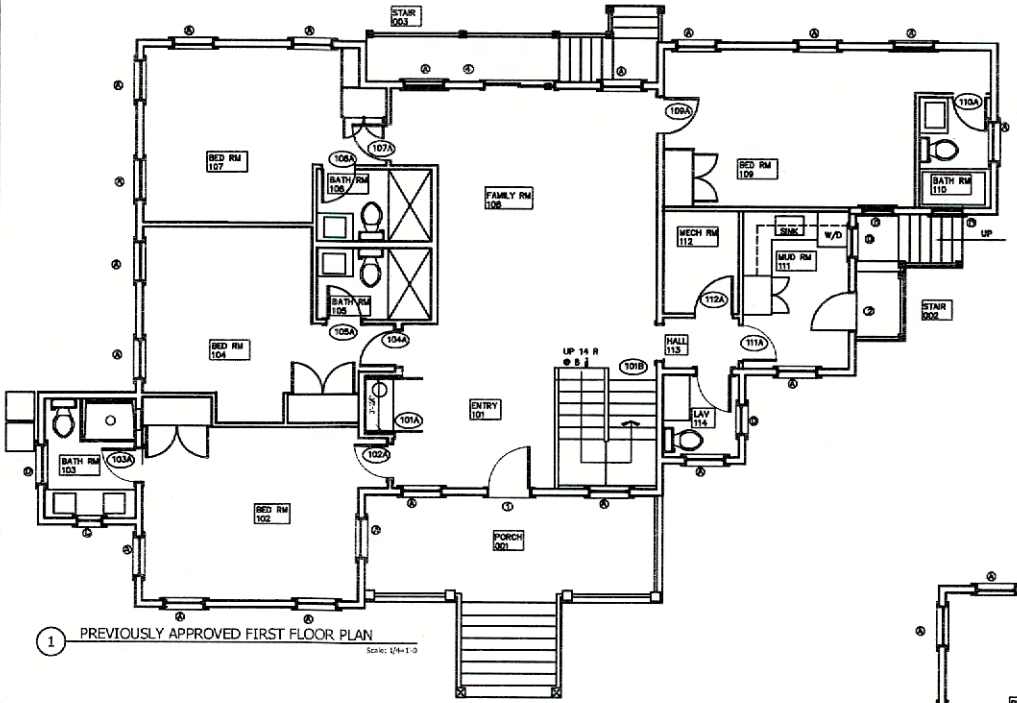
FOUNDATION

HDC XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B xxx copyright aug 2015

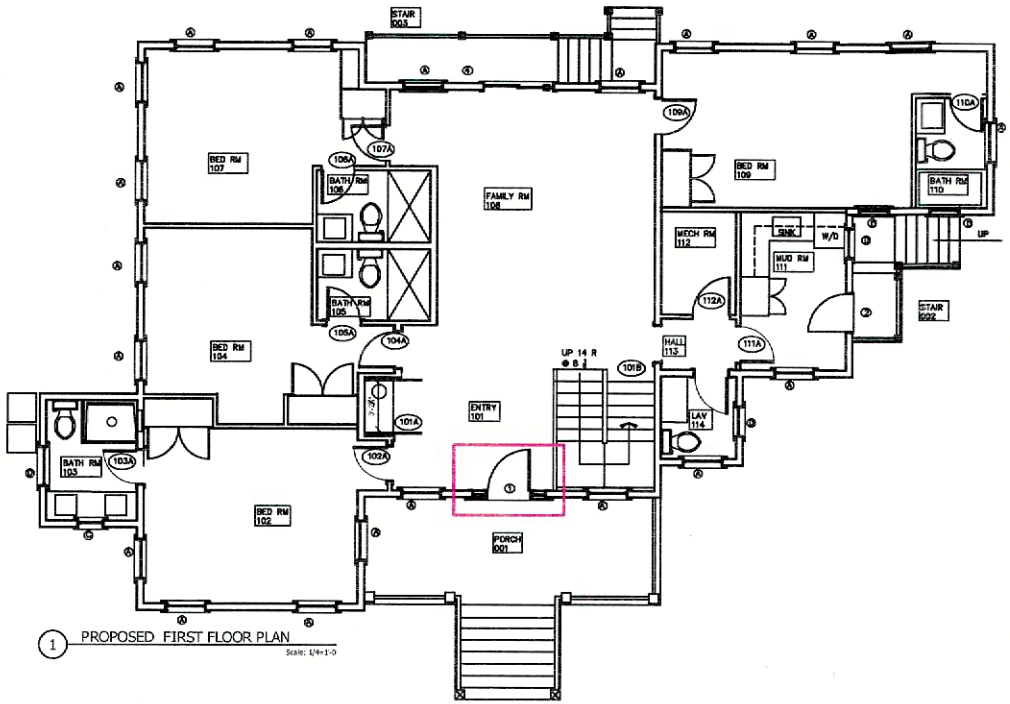
client number

A1



1 PREVIOUSLY APPROVED FIRST FLOOR PLAN

Scale: 1/4=1'-0



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag 2015

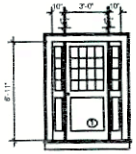
client number

A8



H PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4"=1'-0



1 FRONT DOOR ELEVATION

Scale: 1/4"=1'-0



H PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag 2015

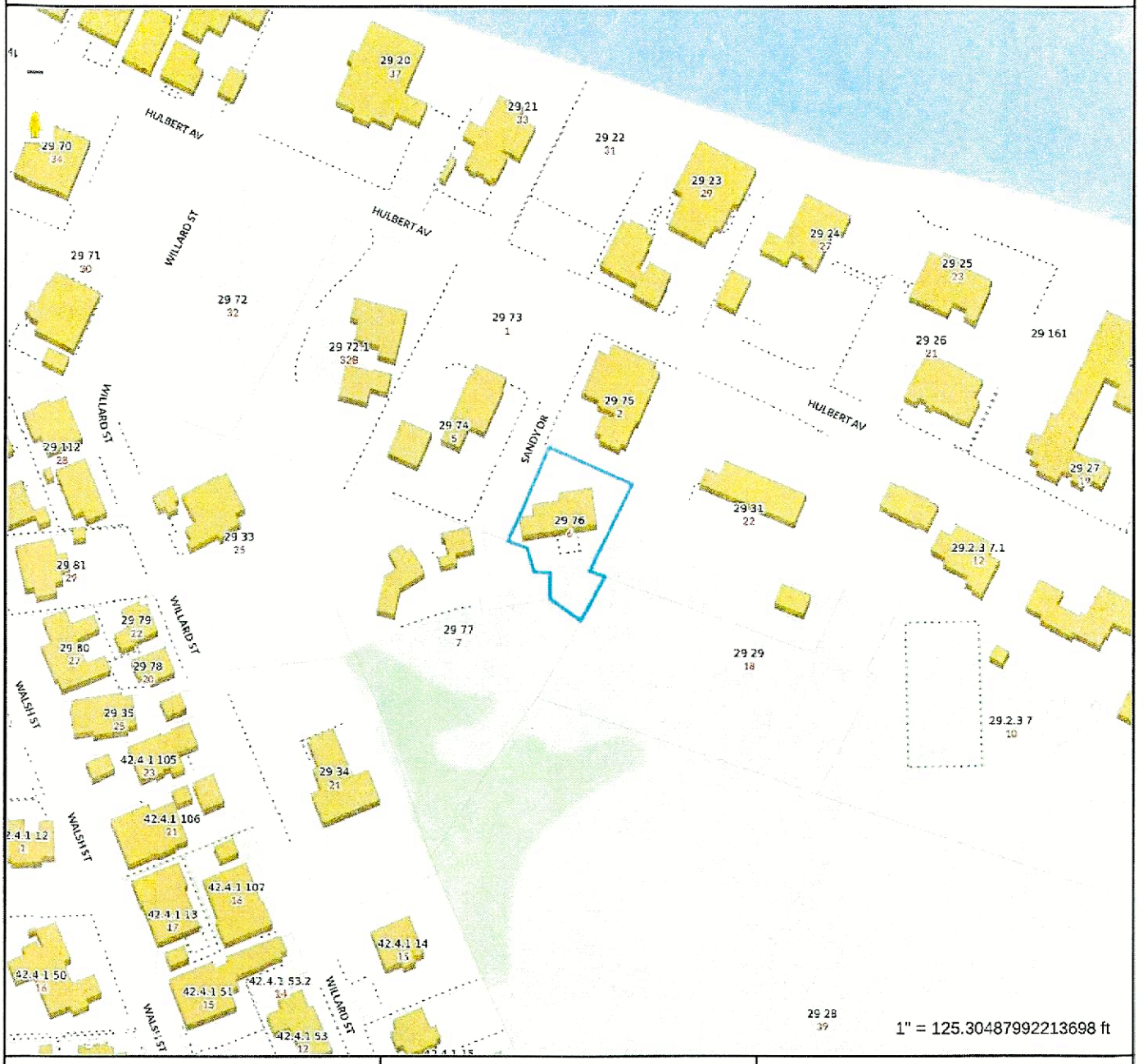
client number

A9

Previous Approval

Town and County of Nantucket, MA

April 24, 2024



Property Information

Property ID 892
Location 6 SANDY DR
Owner SANDY ACK LLC

APPROVED

HDC 2024-05-10 A56

Exterior Change

Without HDC Approval

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: _____ DATE ISSUED: 5/21/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2021-CA-10456

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 76

Street & Number of Proposed Work: 6 SANDY DRIVE

Owner of record: SANDY ACK LLC

Mailing Address: 6 SANDY DRIVE
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO box 1814
NANTUCKET MA.

Contact Phone #: 225-5631 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: 5/6/24 Fee Paid: $ 0

Must be acted on by: 7/5/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____ HDC2023-09-9205

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 CHANGE FIRST FLOOR DECK & STAIR
2. South Elevation RAILS TO BALLUSTERS
3. West Elevation ADD BALLUSTER TO 2ND FLOOR DECKS
4. North Elevation AS SHOWN.

Is there an HDC survey form for 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 DUAL GREY

Trim WHITE Sash WHITE Doors HARVESTER BLUE / FRONT-SIDE

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 4/24/24 Signature of owner of record _____ Signed under penalties of perjury

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED BY THE PROJECT ARCHITECT. REMOVE ALL LOOSE TOPSOIL OR OTHER OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.

F-2: EXTERIOR WALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED SOIL AT A MINIMUM DEPTH OF 4 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANY ADJUSTMENT OF ELEVATIONS OR FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM OF FOOTINGS THIS DETAIL= 87'-0"

F-3: SOIL BEARING CAPACITY=NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT.

F-4: BACKFILL OF EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 8 INCH LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY ASTM D1557. DO NOT BACKFILL AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY TEN PROJECT ARCHITECT.

F-5: BACKFILL AGAINST FOUNDATION FROST WALLS TO BE DONE EQUALLY AT EACH SIDE OF WALL UNLESS WALL IS BRACED ON OPPOSITE SIDE OF FILL AGAINST MOVEMENT.

CONCRETE WORK

C-1: CODE CONFORMANCE

C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:

C-1.2: ACI 301- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS

C-1.3: ACI 347- FORMWORK

C-1.4: IRC/IBC/CBC BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C-2: MATERIALS

C-2.1: CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, SLUMP 5-6 INCHES.

C-2.2: CONCRETE: APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, SLUMP 5-6 INCHES AT GARAGE SLAB.

C-2.3: REINFORCING: DEFORMED BARS ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC ASTM A185.

C-2.4: FORMWORK: SMOOTH PLYWOOD FORMS FOR EXPOSED SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED.

C-2.5: GROUT: NON-METALLIC NON-SHRINK TYPE UNDER BASE PLATES OR BEARING

PLACING

C-3: CONSTRUCTION

C-3.1: CONCRETE: READY CONCRETE BY APPROVED MIX HOUR OF ACI 304

C-3.2: REINFORCING-PLACE REINFORCING USING SUITABLE BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.

C-3.3: MINIMUM CONCRETE COVER:

C-3.3.1: CONCRETE PLACED AGAINST EARTH= 3 INCHES

C-3.3.2: FORMED CONCRETE EXPOSED TO EARTH WEATHER OF WATER= 1 1/2 INCH

C-3.3.3: SLABS ON GRADE= 1 INCH FROM TOP

C-3.4: FORMWORK: PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347.

C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."

C-3.6: ALL WATER WEP WEPE SHALL CONFORM TO ANSI A108.1. LAP TWO SCRAPES AT ALL JOINTS AND TIE AT 3'-0 ON CENTER.

C-3.7: PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND SIDES OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS)

C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI315).

STRUCTURAL LUMBER

SL-1: CODE CONFORMANCE:

SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.

SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 109.

SL-1.3: U.S. DEPARTMENT OF COMMERCE- PS 20 "U.S. GRADING

SL-1.4: U.S. DEPARTMENT OF COMMERCE- PS 1-09 "U.S. SOFTWOOD PLYWOOD

SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE- AWPI STANDARDS

SL-2.0: MATERIALS

SL-2.1: SOLID UNLESS OTHERWISE NOTED, MAXIMUM MOISTURE CONTENT

SL-2.1.1: STUDS- 2X4 AND SPRUCE PINE FIR STUD GRADE

SL-2.1.2: FRAMING, SPRUCE PINE FIR NO. 2 - SINGLES THICK AND WIDER

SL-2.1.2.1: BASE DESIGN VALUES-Fb=875 PSI (1000 PSI REPETITIVE), Fv = 135, E = 1400 KSI

SL-2.2: LAMINATED VENEER LUMBER (LVL) & LAMINATED STRAND LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:

SL-2.2.1: BASE DESIGN VALUES=Fv =285 PSI (1000 PSI REPETITIVE) Fb = 2600, E=1,800,000 PSI

SL-2.3: parallam strand lumber (psl) glue laminated timber eterall and the following minimum design values:

SL-2.3.1: BASE DESIGN VALUES: Fv= 290 PSI, Fb = 2900 PSI, E = 1500 KSI

SL-2.4: PRESSURE TREATED (PT) TIMBER-2400 PSI, BEAMS (3X4) ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1 (CBC 3.3.

SL-2.5: BOLTS, NUTS & WASHERS- ASTM A307

SL-2.6: NAILS-COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING GALVANIZED NAILS AT EXPOSED FRAMING

SL-2.7: METAL CONNECTIONS-ALL APPROVED ITEMS OF SIMPSON STRONG TIE & CLASS AS SHOWN ON DRAWINGS- GALVANIZED

SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL PATTERN FOR SEACOAST INSTALLATION.

SL-2.9: PLYWOOD- APA RATED WITH EXTERIOR GLUE

SL-2.9.1: ROOF- 1/2" THICK EXPOSURE 1, 32 SPAN RATING

SL-2.9.2: WALLS- 1/2" THICK EXPOSURE 1, 32 SPAN RATING

SL-2.9.3: SUBFLOORS 3/4" THICK TONGUE & GROOVE ADVANTECH OR EQUAL GLUE & NAIL

SL-2.10: FLOORING: UNFINISHED WOOD AT 2-1/2" CHANNELS WITH APPROVED CREEP WATER (SEMI) PERFORATIVE. ALL MUNICIPALITY TO LOCAL AMEND BY APPROPRIATE AGENCY.

SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2007

SL-2.12: SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON C-KWH-2009 SPECIFICATION

SL-2.13: TIMBERLOCK HEAVY DUTY FRAMING SCREW & FASTENMASTER.

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE FASTENER SCHEDULE IN APPENDIX 120.0.

SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O/C AT ALL JOINTS AND EDGES AND 10" O/C AT OTHER SUPPORTS.

SL-3.3: PLYWOOD ROOF SHEATHING SHALL BE NAILED AT 4" O/C EDGE-6"O/C.

SL-3.4: PLYWOOD SHEAR WALL SHALL BE NAILED AT 4" O/C AT ALL JOINTS AND EDGES AROUND ALL OPENINGS AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.

SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

FRAMING NOTES:

1.) 2X8 ROOF FRAMING 5/8"PLYWOOD ON 2X10 RAFT OC MAXIMUM.

FASTEN PLYWOOD TO ROOF FRAMING W/ 8 MD SHANK NAILS@ 4" OC

FLOOR JOIST

2.) INSTALL 2X10 LEDGER AT BUILDING TO SUPPORT LOW ROOF RAFTERS FASTEN W/ (3) SIMPSON SDS25412 SCREWS @ 6" OC TO WALL STUDS

3.) INSTALL SIMPSON LSSU AT RAFTER TO HTU26 AND RAFTER TO HIP BEAM

4.) INSTALL SIMPSON H2.5A AT RAFTER TO BLDG BEAM AND RAFTER TO RIDGE CONNECTIONS

ALL SUPERSTRUCTURE DESIGN, DETAILS AND FRAMING BY OTHERS

GENERAL

GI - ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH ED IRC OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10 AND THE SUMMERSET STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2 THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE SPECIFIED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION. MEANS, METHODS, COORDINATIONS ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

G-4 NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE NOTCHED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER

G-5 FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-6 ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7 UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, COORDINATION OF OTHER TRADES AND PERSONNEL TO PROVIDE A SOUND AND CLEAN BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1 THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH 9TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE 7-10

DL-2 SNOW LOAD: GROUND SNOW LOAD = 20 PSF, IMPORTANCE FACTOR 1.1, 0 DRIFTING SLIDING SNOW INCLUDED WHERE APPLICABLE.

DL-3 FLOOR LIVE LOAD:

DL-3.1: LIVING AREAS 40 PSF
DL-3.2: SLEEPING AREAS 30 PSF
DL-3.3: ATTIC AREAS 20 PSF
DL- 3.4: DECKS 40 PSF

WIND LOADS:
WIND VELOCITY: V(ULT)=142
EXPOSURE B
IMPORTANCE FACTOR
I=1.0

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED

DRAWING INDEX

A-1 SITE PLANS AND NOTES
A-2 FIRST FLR PLAN/SCHEDULES
A-3 SECOND FLR PLAN/SCHEDULES
A-4 NORTH AND WEST ELEVATIONS
A-5 SOUTH AND EAST ELEVATIONS
S0.0 STRUCTURAL DRAWINGS NOTES
THRU
S0-S3 STRUCTURAL DRAWINGS NOTES
A-10 EXTERIOR STAIR PLANS
A-11 INTERIOR ELEVATIONS
A-12 INTERIOR ELEVATIONS
A-13 INTERIOR ELEVATIONS
A-14 INTERIOR ELEVATIONS
A-15 INTERIOR ELEVATIONS
A-16 INTERIOR ELEVATIONS
A-17 INTERIOR STAIRS
E-1 ELECTRICAL PLANS /NOTES

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 NEW DEPOT ROAD
NANTUCKET, MA 02554
508-228-5631
CONTACT: STEPHEN TERROUX
STEVE@NANTUCKETARCHITECTURE.COM

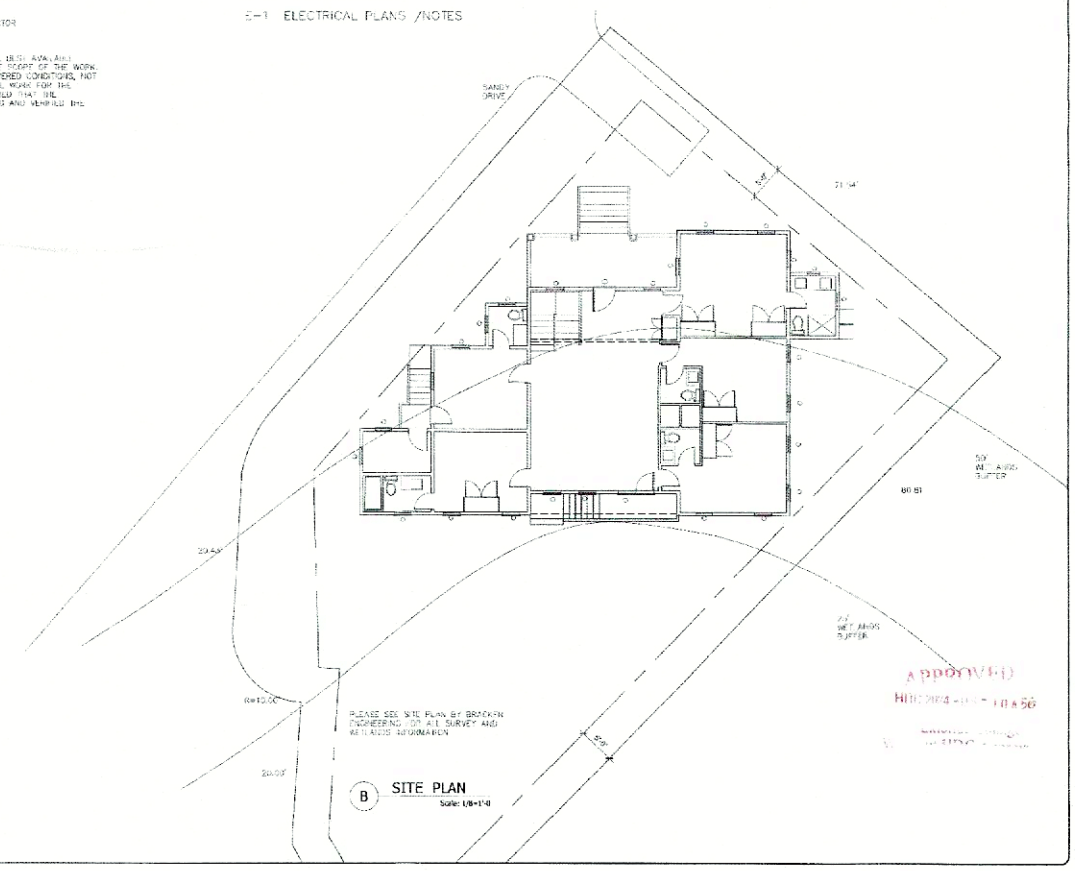
STRUCTURAL ENGINEER:
SJC ENGINEERING INC.
6 GOLDEN GATE DRIVE
POCKET, NJ 07305
201-252-3394
CONTACT: STEPHEN GOAR
SJCENG@COMCAST.NET

SURVEYOR: BROOKEN ENGINEERING
15 OLD SOUTH ROAD
FLT: 508-325-0044

WETLANDS CONSULTANT
LEC ENVIRONMENTAL CONSULTANTS INC.
27 HISTORIC MILL SQUARE, NANTUCKET, MA
CONTACT: BRIAN MARDEN
TEL: 508-746-1067

NOTES

CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED LAND SURVEYOR TO LOCATE BUILDING LOCATION, WETLANDS SETBACKS AND GROUND COVER BEFORE START OF CONSTRUCTION.
ALL CONSTRUCTION TO CONFORM WITH TOWN OF NANTUCKET ZONING AND SETBACKS.



B SITE PLAN
Scale: 1/8=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

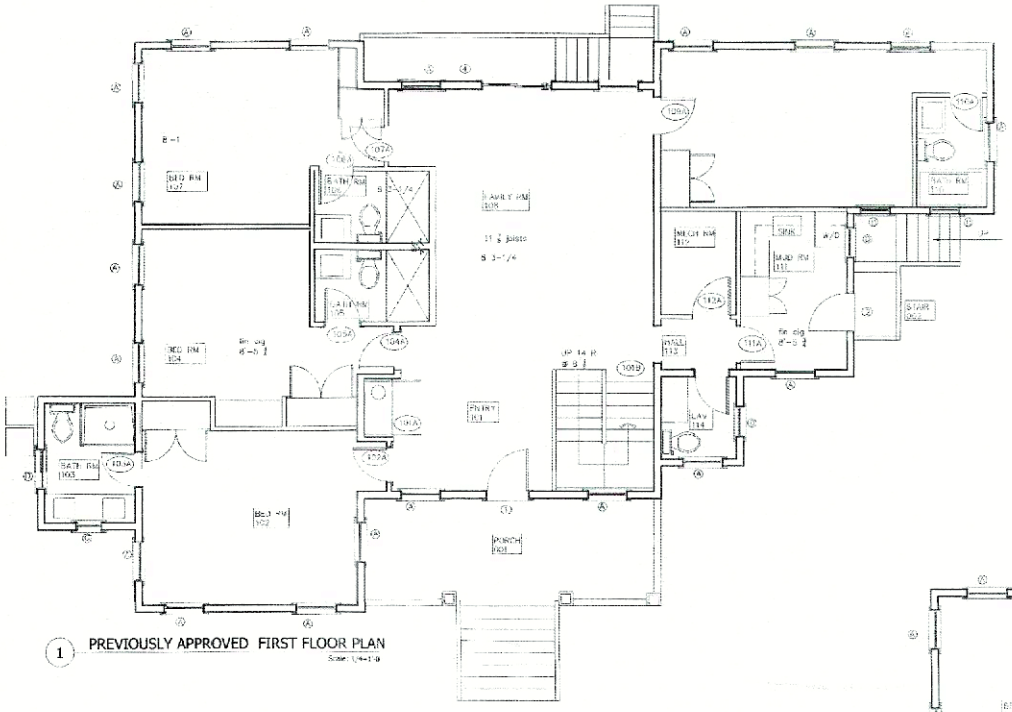
PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

FOUNDATION

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:xxx, 000 sf SFL req'd	2016

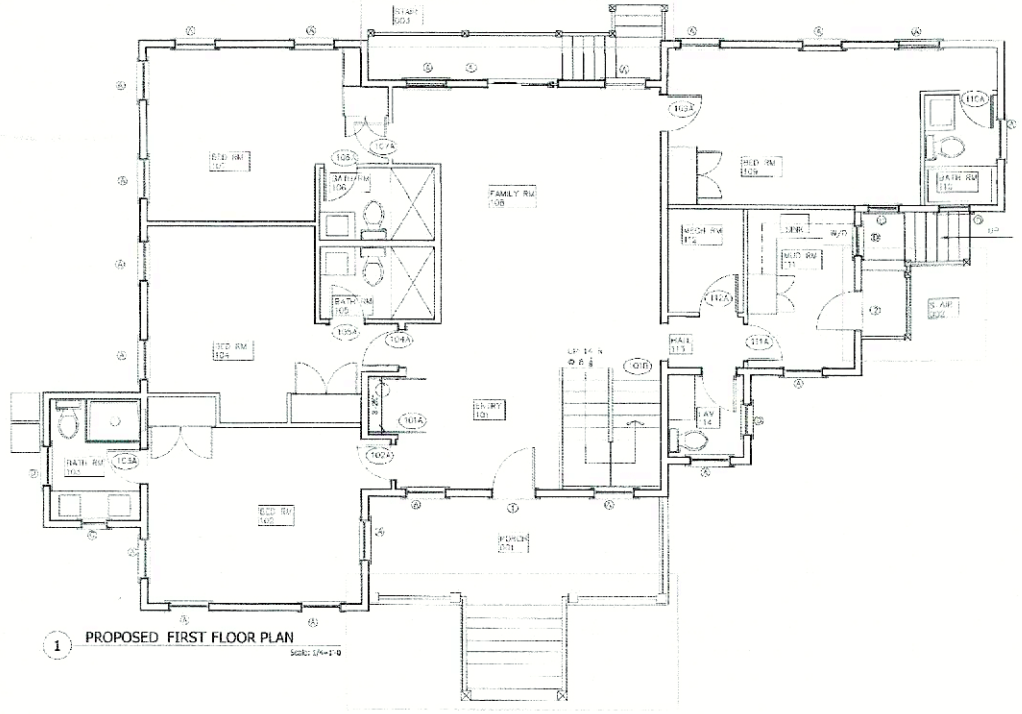
client number

A1



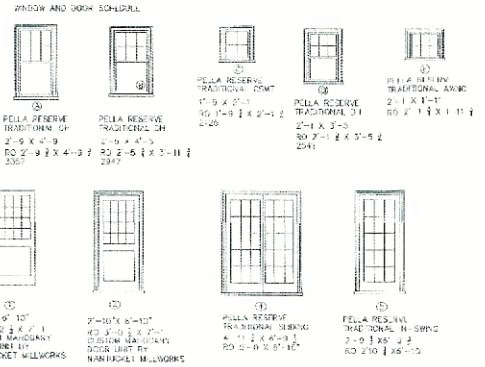
1 PREVIOUSLY APPROVED FIRST FLOOR PLAN

Scale: 1/4=1'-0



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0



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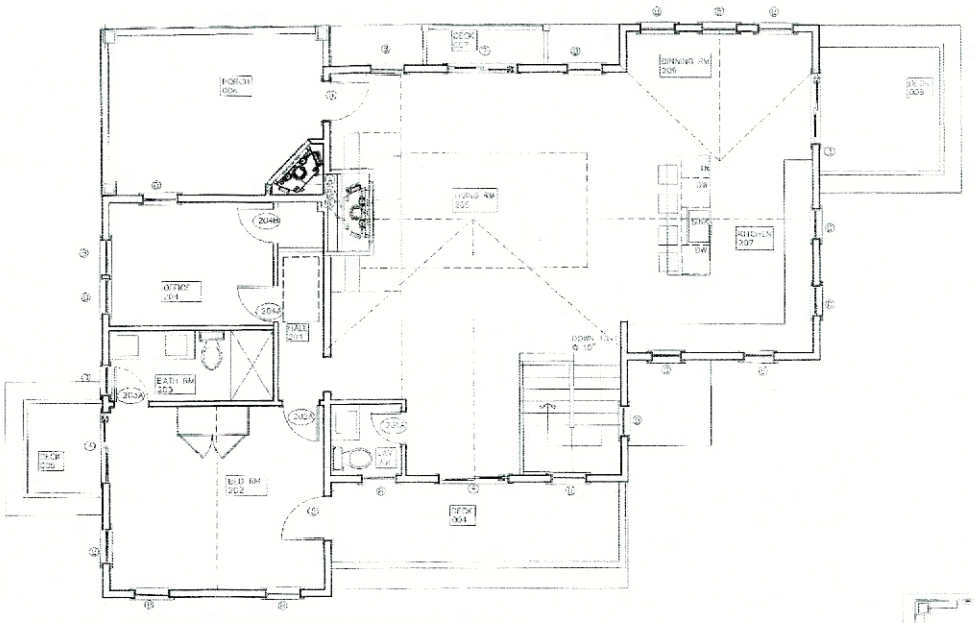
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

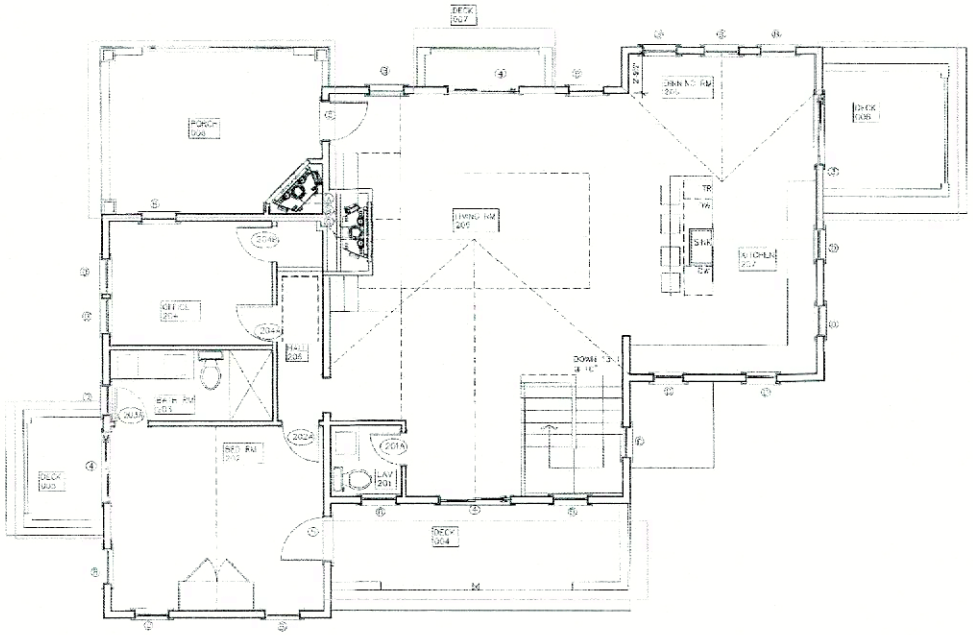
ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: xxx copyright nag 20
client number



1 PREVIOUSLY APPROVED SECOND FLOOR PLAN

Scale: 1/4"=1'-0



1 PROPOSED SECOND FLOOR PLAN

Scale: 1/4"=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright req

client number



H PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0



H PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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WWW.NANTUCKETARCHITECTURE.COM

PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XXXX/XX
BIDDING:
BLDG. DEPT.
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: XX/ copyright, nag

client number



K PROPOSED WEST ELEVATION

Scale: 1/4=1'-0



M PROPOSED EAST EAST ELEVATION

Scale: 1/4=1'-0



K PREVIOUSLY APPROVED WEST ELEVATION

Scale: 1/4=1'-0



M PREVIOUSLY APPROVED EAST ELEVATION

Scale: 1/4=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XX/XX/XX	
BIDDING:	
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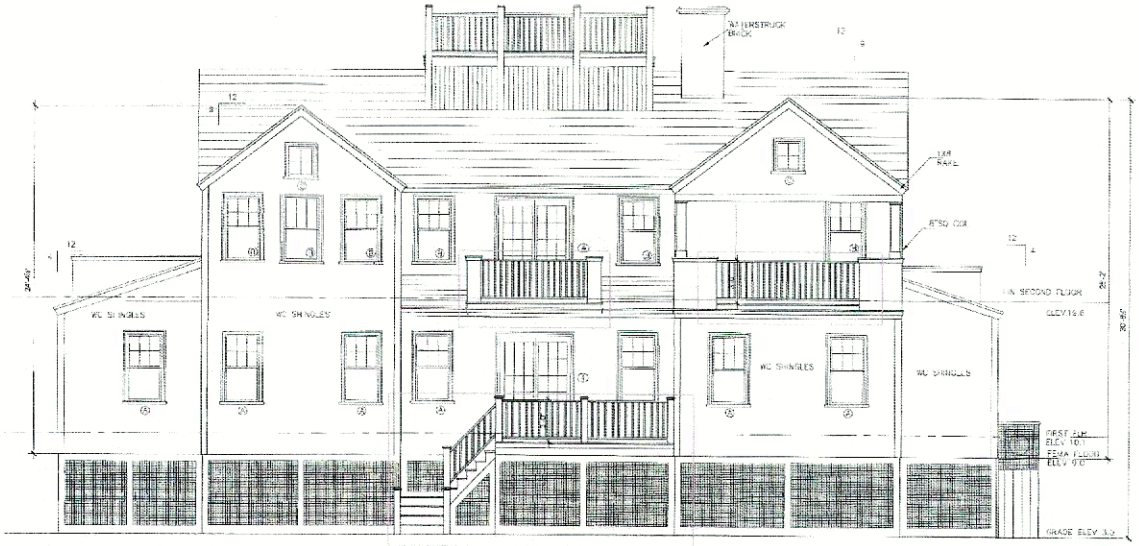
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright: nag

client number



P PROPOSED SOUTH ELEVATION

Scale: 1/4"=1'-0



P PREVIOUSLY APPROVED SOUTH ELEVATION

Scale: 1/4"=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/D

(c) copyright nag

client number

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 254

Street & Number of Proposed Work: 7C Surfside Rd

Owner of record: NHA Properties Inc

Mailing Address: 75 Old South Rd

Nantucket, MA 02554

Contact Phone #: 508 228-4422 E-mail: anne@hospynantucket.org

AGENT INFORMATION (if applicable)

Name: Acksmart Energy

Mailing Address: 41 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 Jinkoll (16) all black PV modules to 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 6/24/24 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 Kusaga 889A99FEAEA8411...
Name
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

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 NHA Properties Inc

STREET ADDRESS 7C Surfside Rd

MAP/PARCEL 55 /254

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

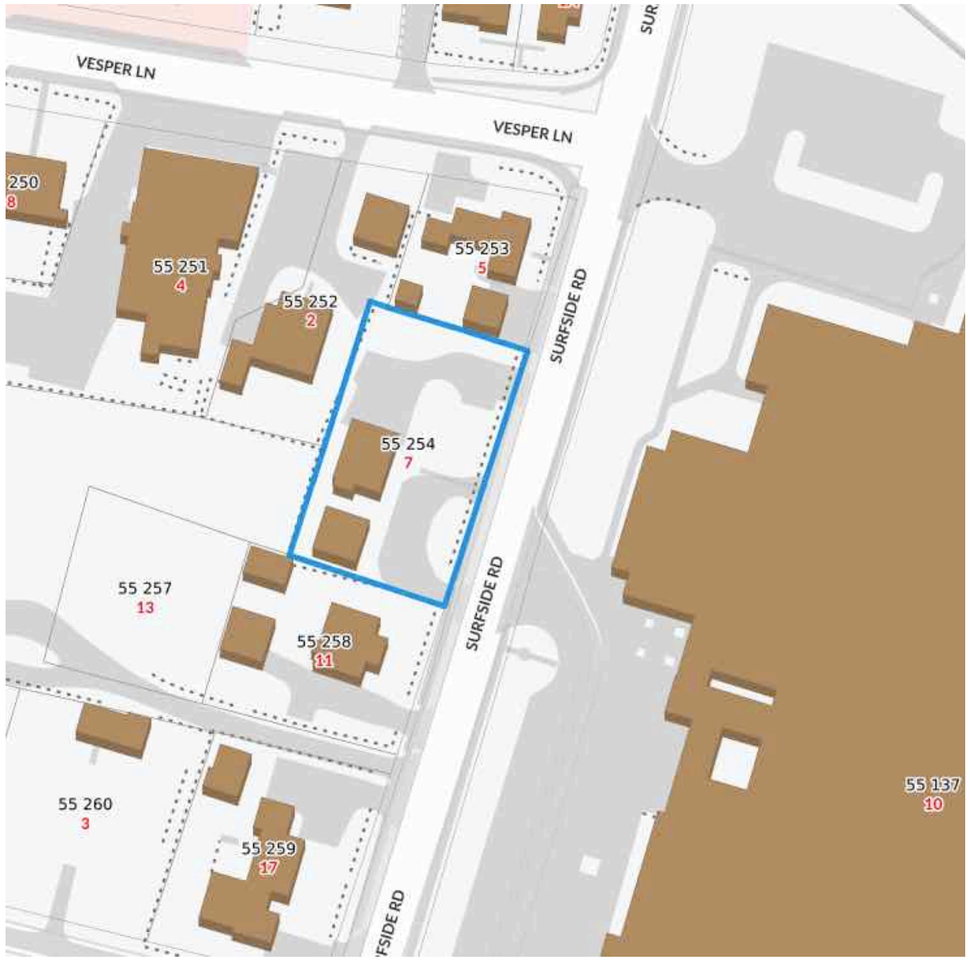
6/24/24

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.

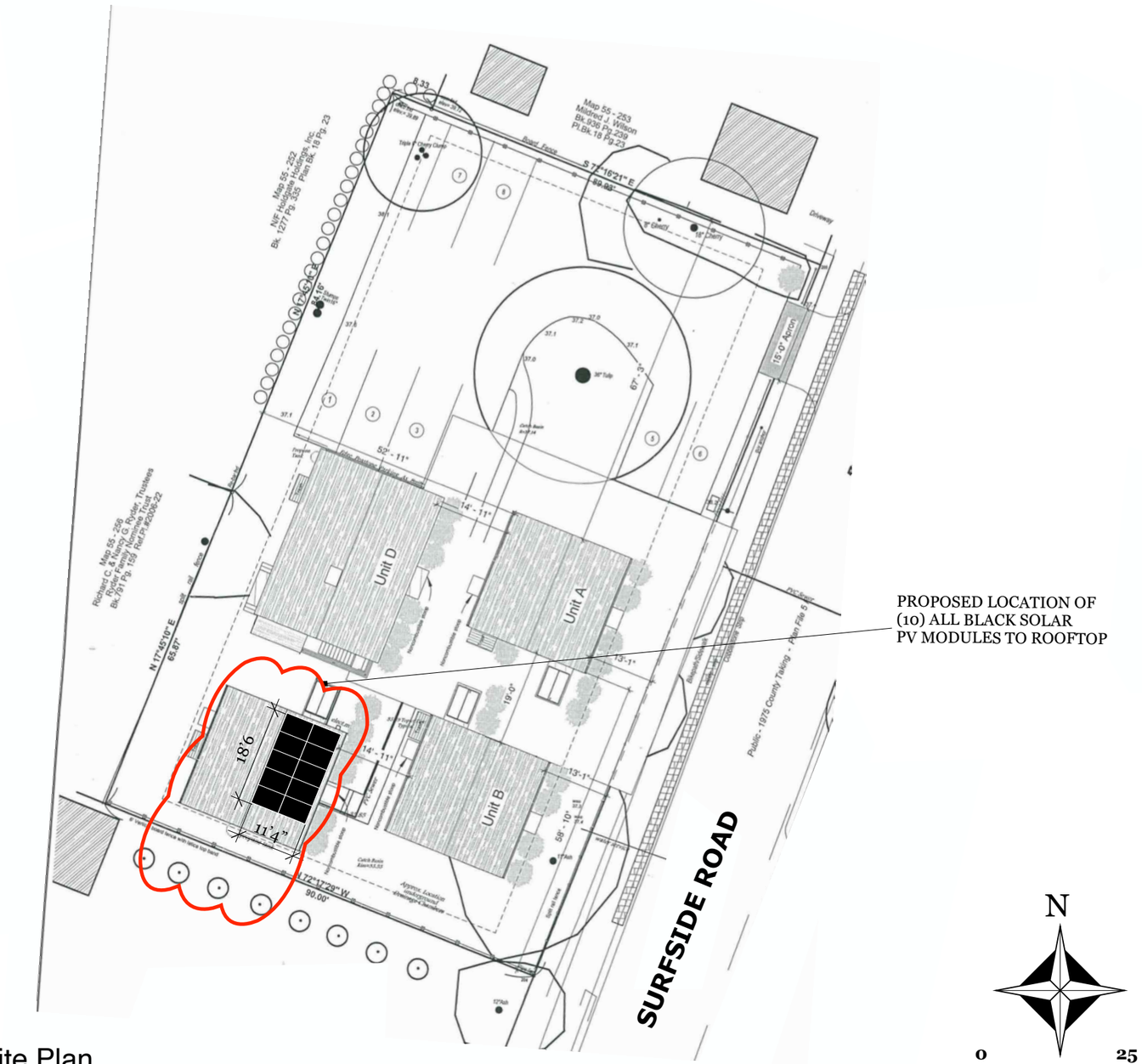
Signature 6/24/24
Date



Unit A and Unit B are not show on the MapGeo Locus map as of 6/21/24. Both Units will screen Unit C where the solar array is being proposed.

Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5 ft/10 ft



Site Plan
Scale: 1" = 25”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

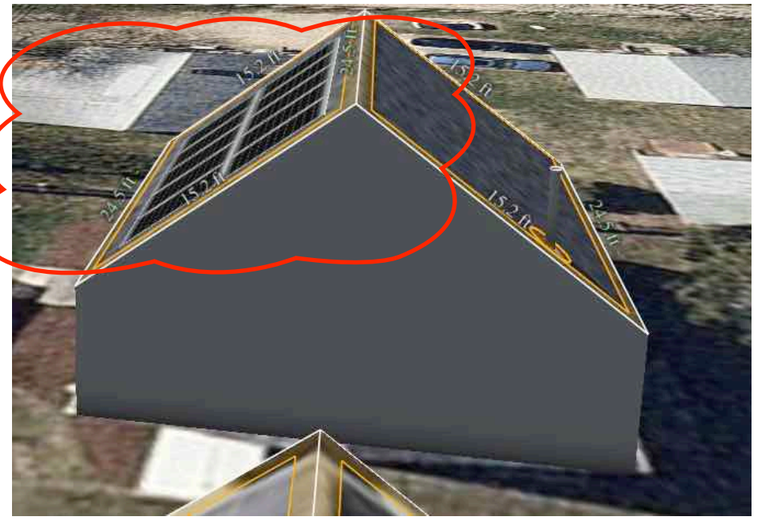
Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

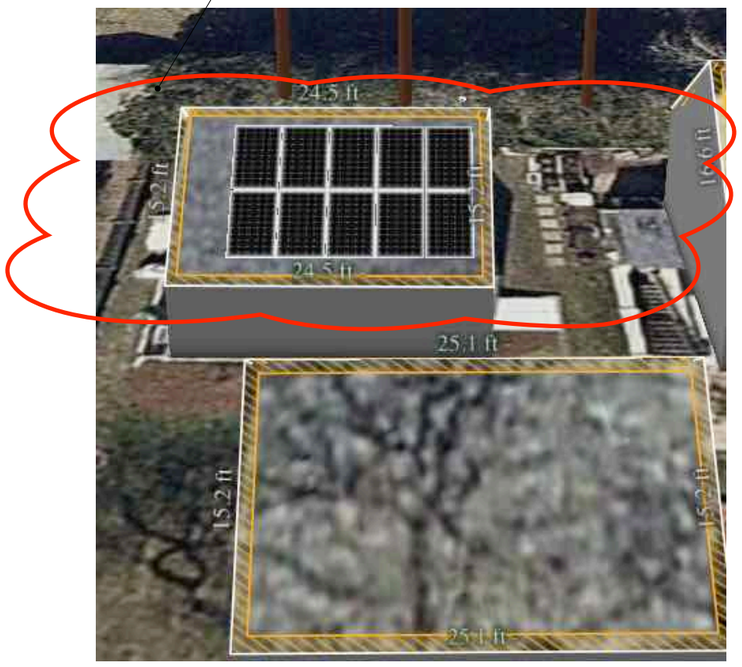
PV 01

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP



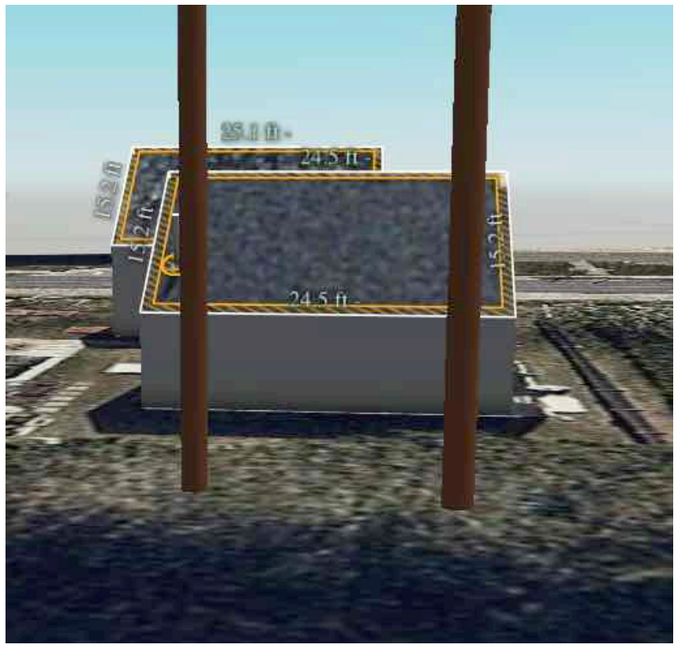
NORTH ELEVATION

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

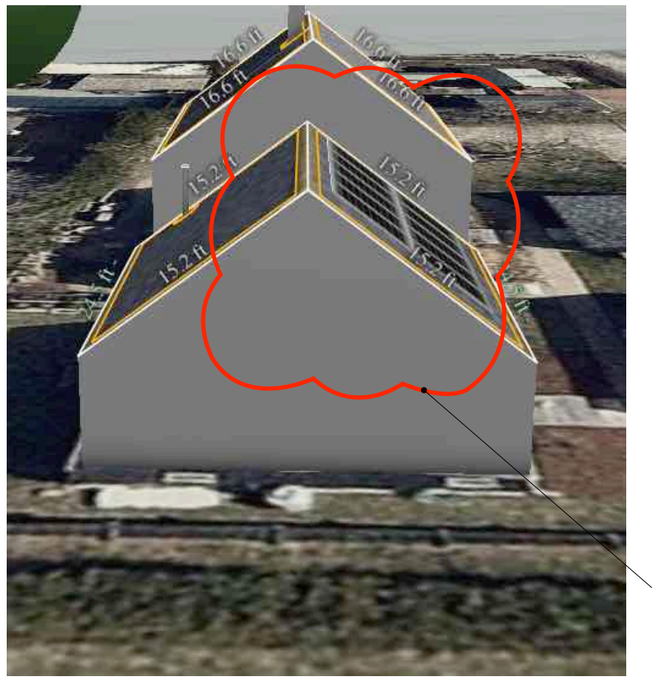


EAST ELEVATION

NO CHANGE TO WEST ELEVATION



WEST ELEVATION



PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

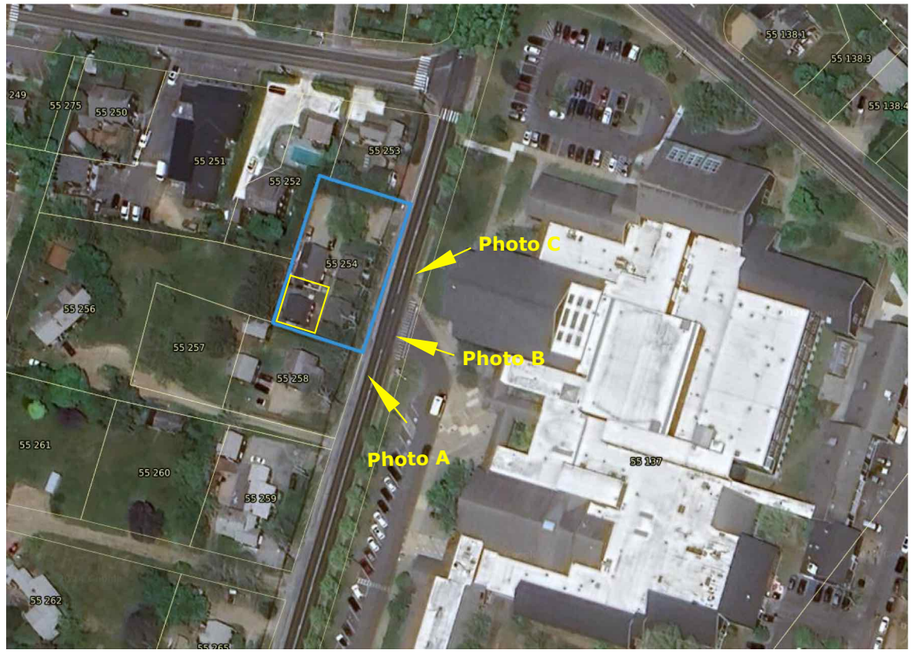
ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

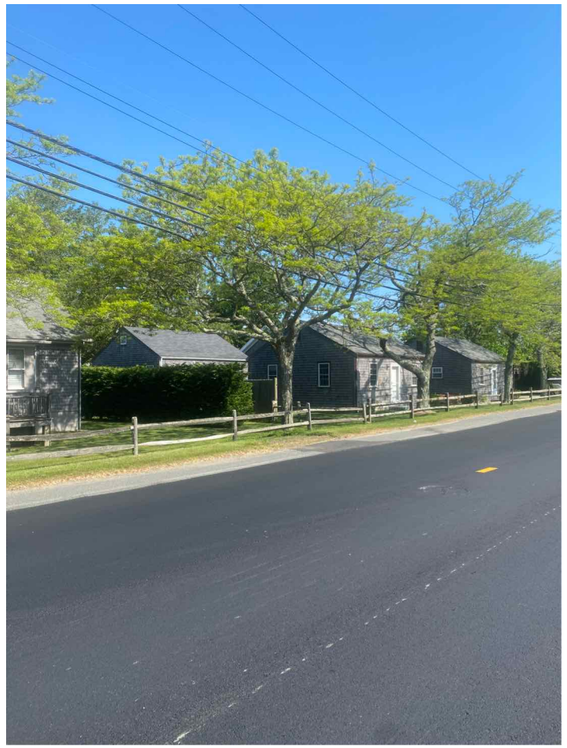


PHOTO A

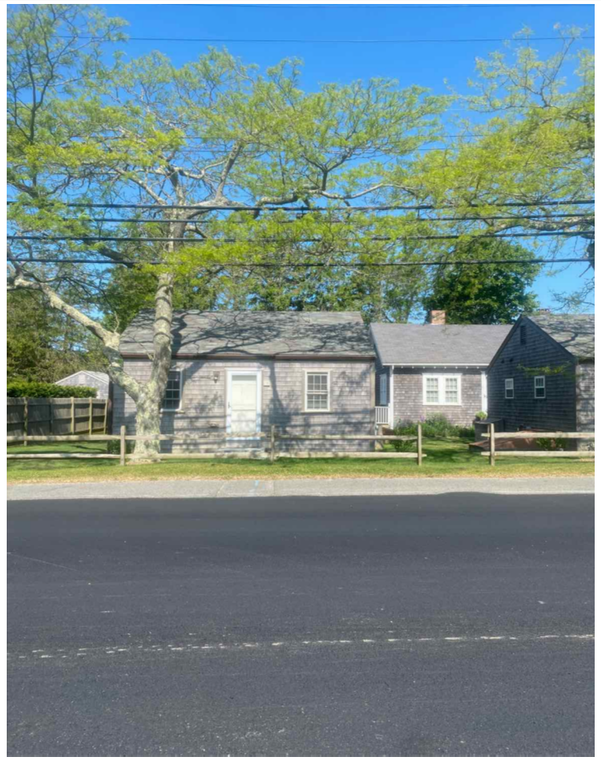


PHOTO B

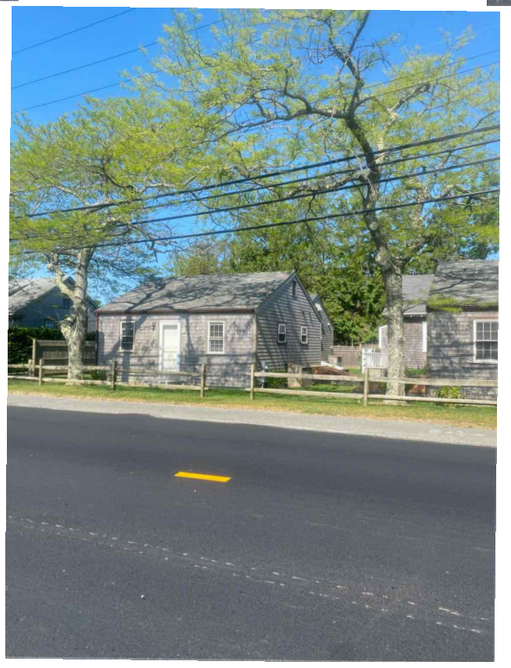


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	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)

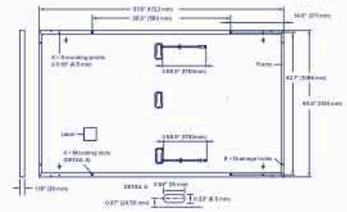
The ideal solution for:

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

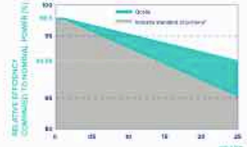


▪ Electrical Characteristics

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
Minimum	Short Circuit Current[3]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[3]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[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
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

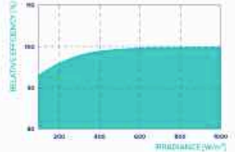


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[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

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2022-12_Rev02_en

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ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	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°. 254

Street & Number of Proposed Work: 71 Surfside Rd

Owner of record: NHA Properties Inc

Mailing Address: 75 old South Rd

Nantucket, MA 02554

Contact Phone #: 508-228-4482 E-mail: anne@housingnantucket.org

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-9605 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 (16) all black PV Solar modules to 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 6/24/24 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

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart Energy

AS AGENT FOR NHA Properties Inc

STREET ADDRESS 7D Surfside Rd

MAP/PARCEL 55 / 254

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/24/24

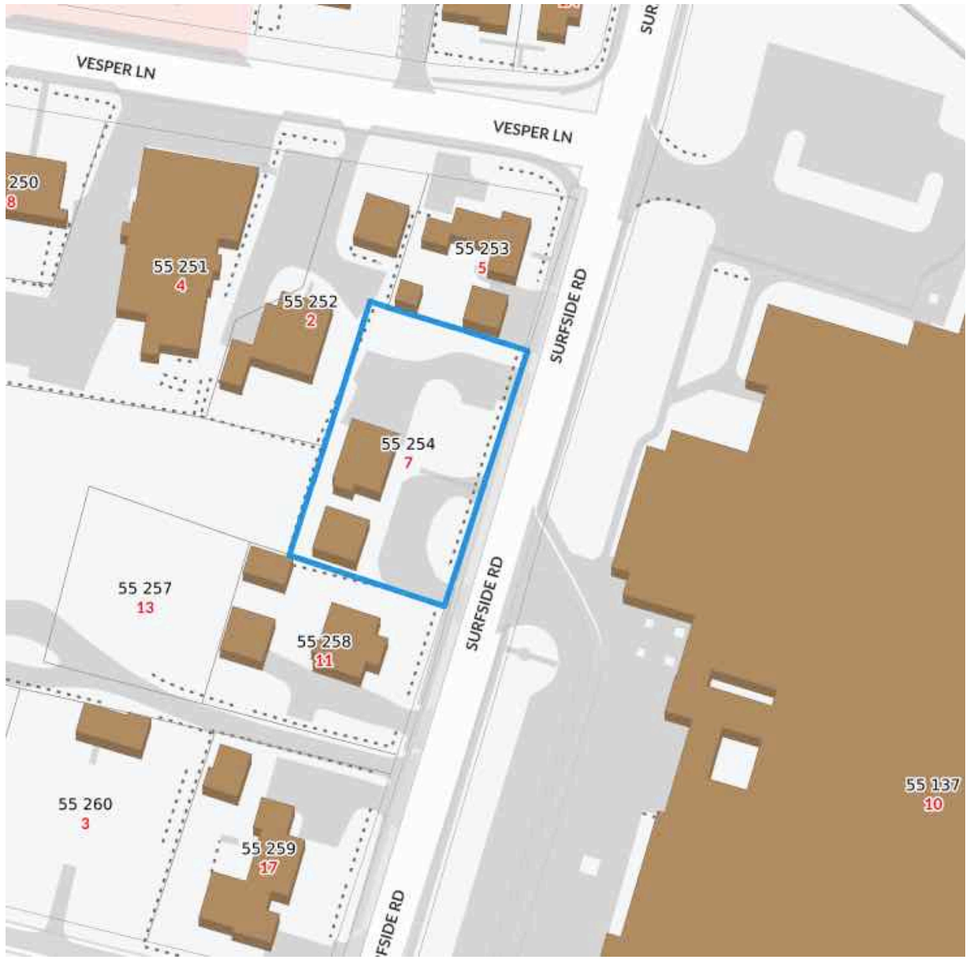
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 6/24/24

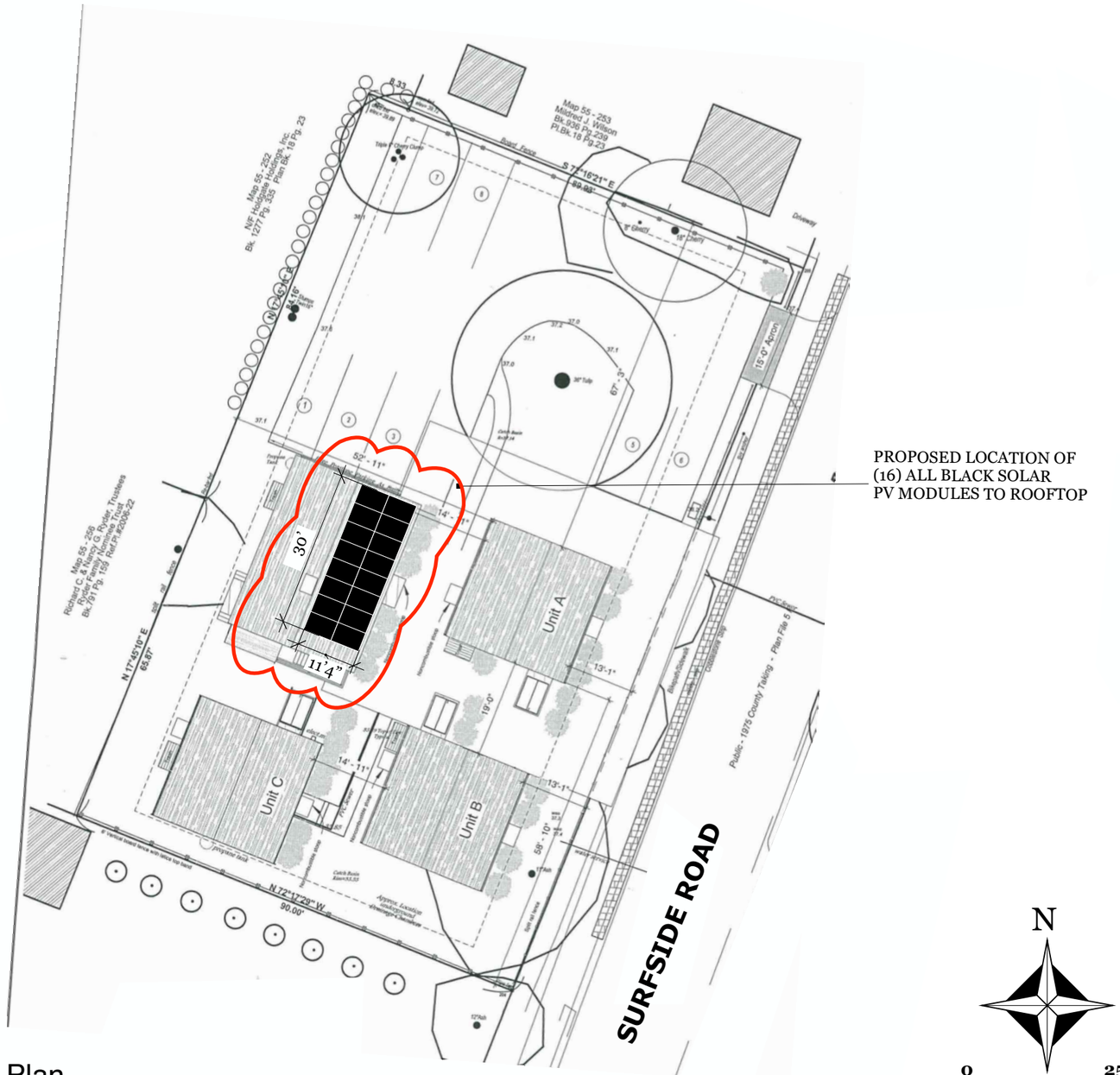
Signature Date



Unit A and Unit B are not shown in the MapGeo Locus map as of 6/21/24. Both units will screen Unit D where the solar array is being proposed.

Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5 ft/10 ft



Site Plan
Scale: 1" = 25”

N
0
25

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

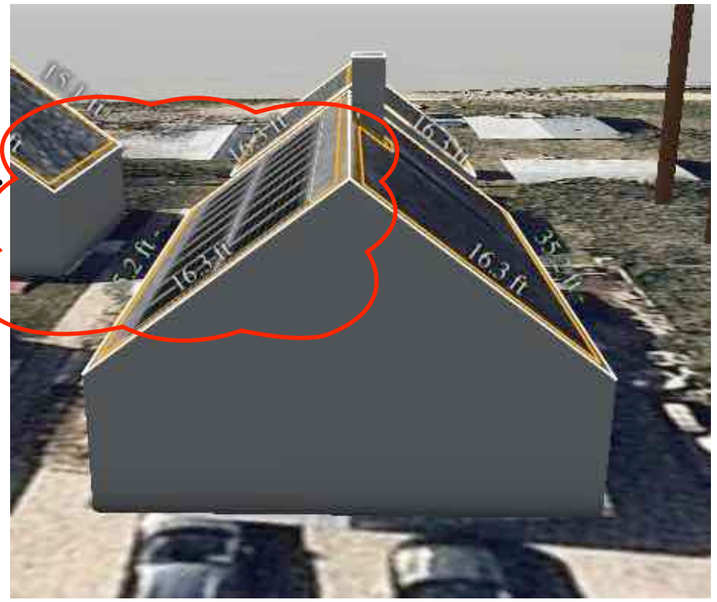
Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

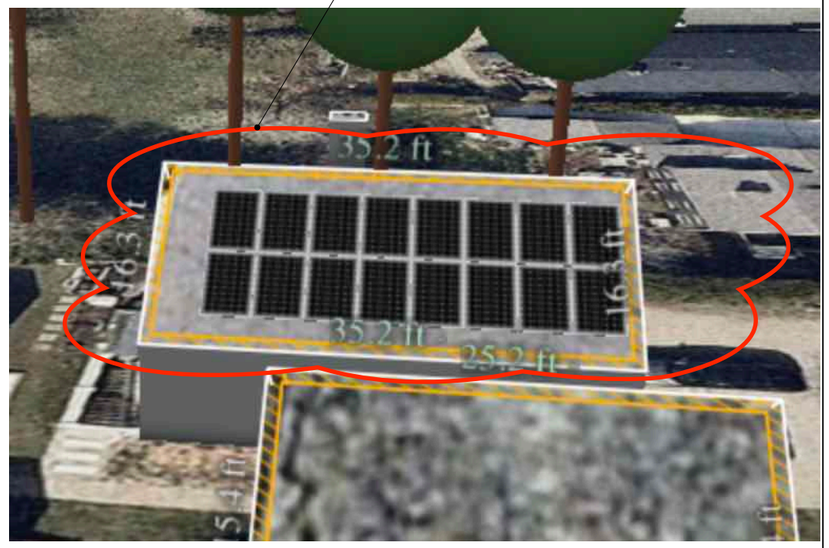
PV 01

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP



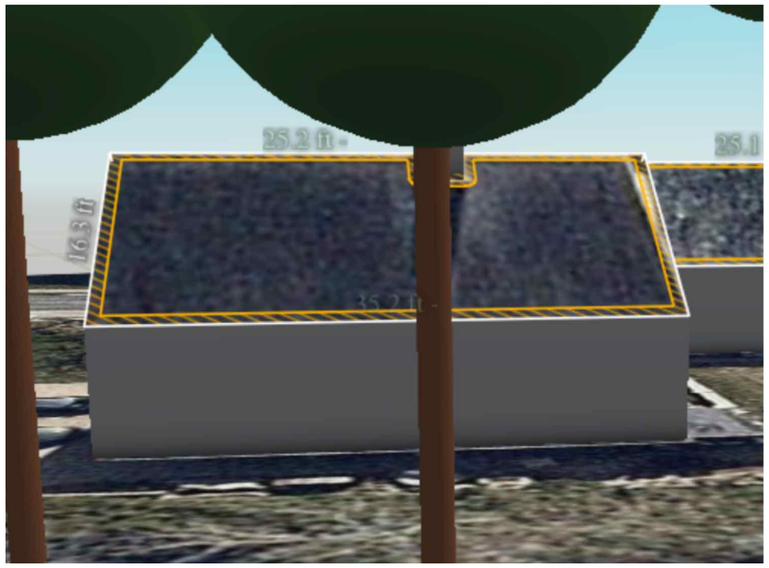
NORTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

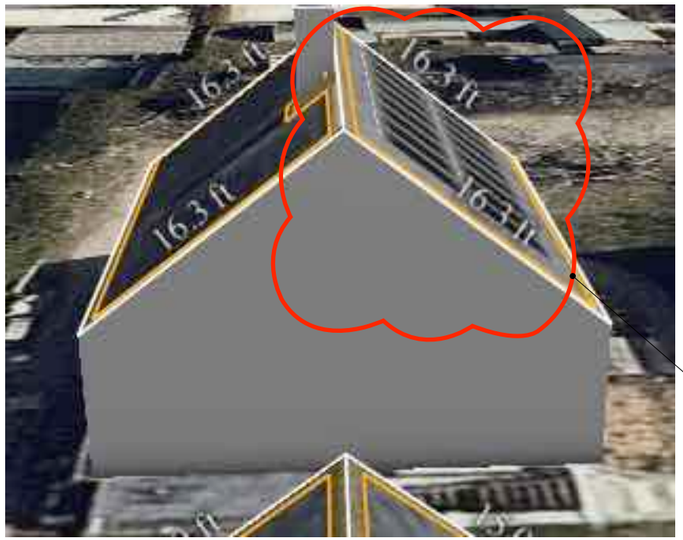


EAST ELEVATION

NO CHANGE TO WEST ELEVATION



WEST ELEVATION



PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

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2		
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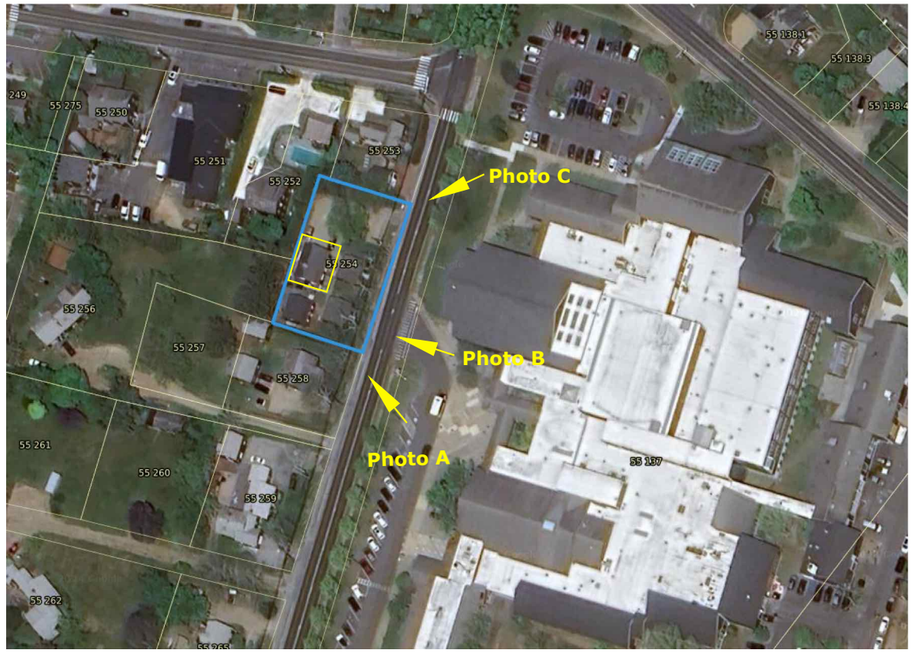
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

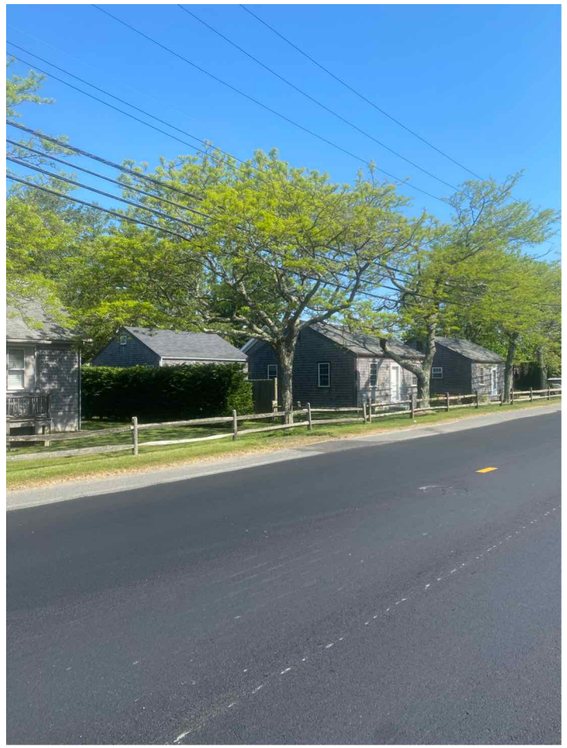


PHOTO A

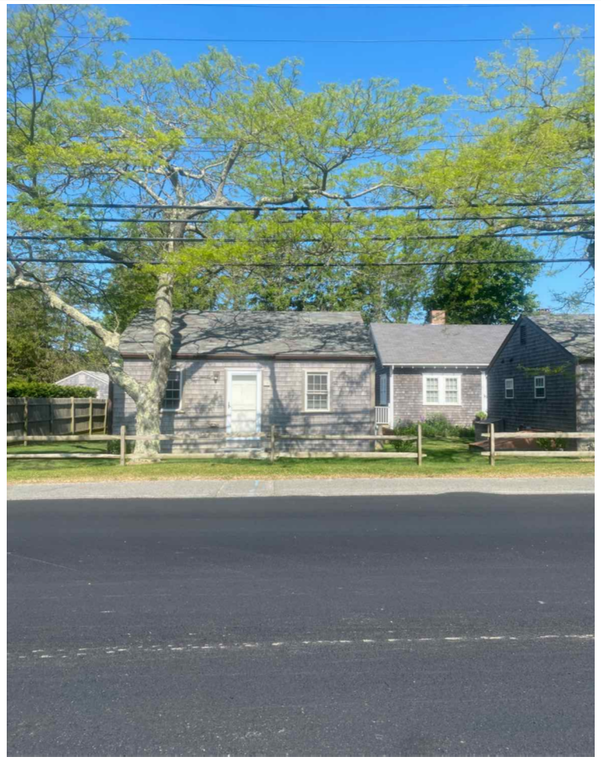


PHOTO B

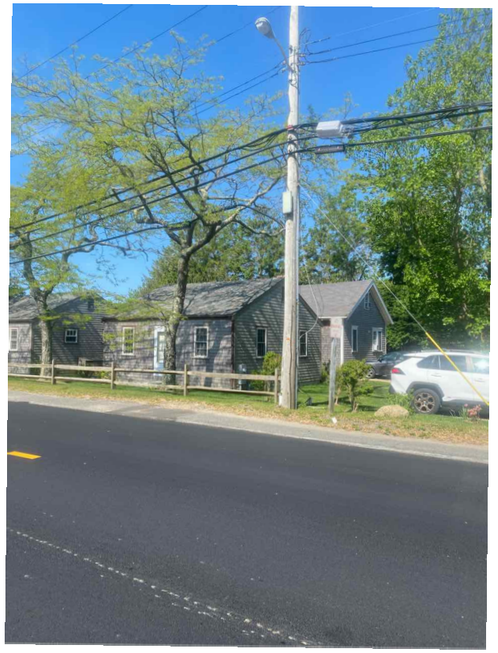


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	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)

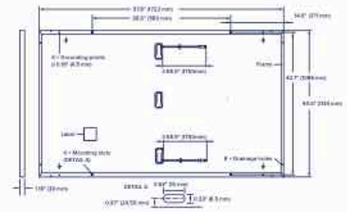
The ideal solution for:

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

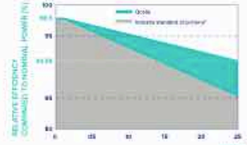


▪ Electrical Characteristics

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
Minimum	Short Circuit Current[3]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[3]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[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
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

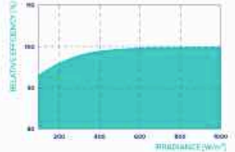


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[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

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2022-12_Rev02_en

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ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	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°: 65 PARCEL N°. 88

Street & Number of Proposed Work: 6 Mioxes Way

Owner of record: Anthonie & Debora Goudemond

Mailing Address: 87 Shortwoods Rd.
Fairfield CT 06812

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: moved on site 2010 +/-

Original Builder: original age unknown

REVISIONS* (describe)
1. East Elevation
2. South Elevation * Replace all windows
3. West Elevation * window size change as noted
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 Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

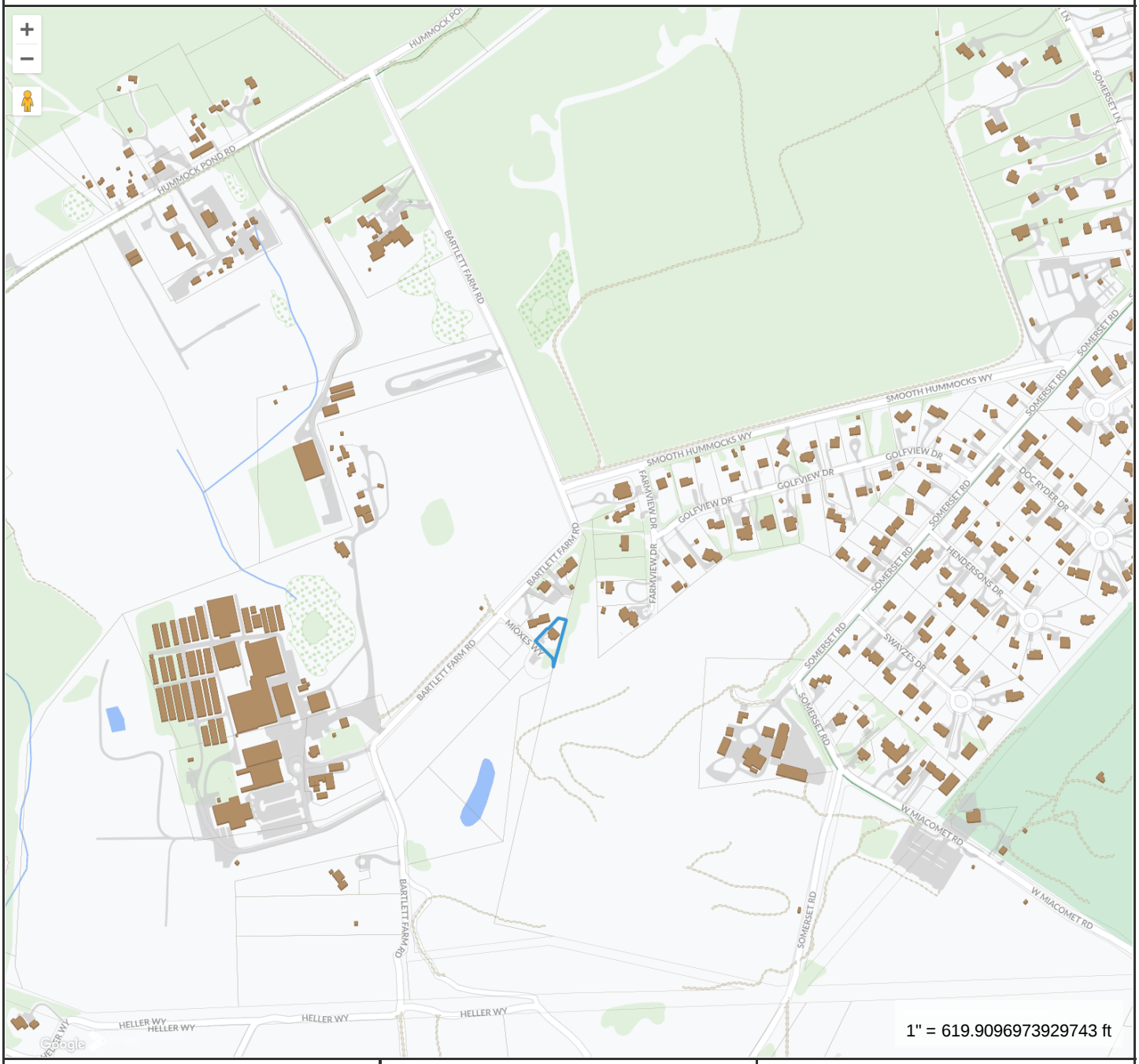
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim White Sash White Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/24/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	185660
Location	6 MIOXES WY
Owner	GOUDEMOND ANTHONIE R & D

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: NOV. 6, 1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:
LAND IS SUBJECT TO THE FOLLOWING MATTERS:
1) COVENANT BOOK 1012, PAGE 188 AND RELEASE BOOK 1074, PAGE 122.
2) STATEMENT OF CONDITIONS OF SUBDIVISION APPROVAL BOOK 1012, PAGE 193.
3) INSTRUMENT OF TRUST BOOK 1012, PAGE 200.
4) DECLARATION OF RESTRICTIONS AND EASEMENTS BOOK 1012, PAGE 222.
5) GRANT OF RIGHT OF ENFORCEMENT BOOK 1012, PAGE 234.
6) ROAD MAINTENANCE AND ENDOWMENT AGREEMENT BOOK 1012, PAGE 237.
7) GRANT OF EASEMENT BOOK 993, PAGE 233.
8) GRANT OF EASEMENT BOOK 1032, PAGE 243.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

10/15/12

ZONING CLASSIFICATION
DISTRICT: RC 2 = RESIDENTIAL COMMERCIAL 2
MINIMUM LOT SIZE = 5,000 Sq. FT.
MINIMUM FRONTAGE = 40 Ft.
FRONT YARD SETBACK = 10 FT.
REAR & SIDE LINE SETBACK = 5 FT.
ALLOWABLE GROUND COVER RATIO = 50%
EXISTING GROUND COVER RATIO = 9.6%

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.

AS-BUILT PLOT PLAN
6 MIOXES WAY
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: SEPT. 11,2009
REV. DATE: SEPT. 29,2012

DEED REFERENCE: Dd.Bk. 1164/232
PLAN REFERENCE: PL.NO. 06-26
ASSESSOR'S REFERENCE:
MAP: 65 PARCEL: 88
PREPARED FOR:
BARTLETT FARM HOUSING, LLC.

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

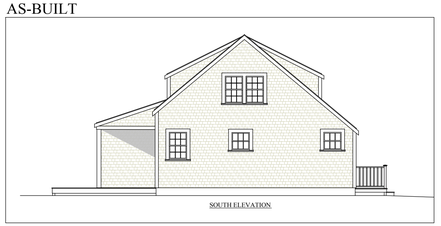
N.B. 354/51-356/140 COPYRIGHT BY NANTUCKET SURVEYORS, LLC. N-6833-1
373/63

AS-BUILT





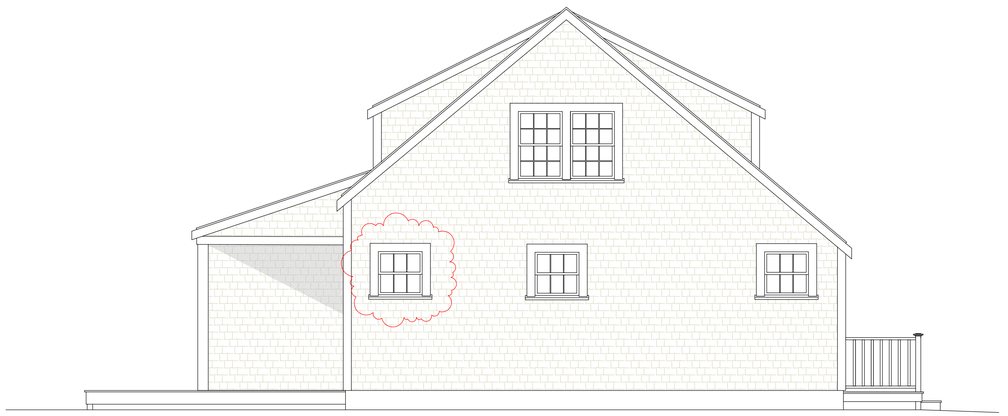
AS-BUILT







WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATIONS



NORTH ELEVATIONS

PROPOSED CHANGES

- REPLACE ALL WINDOWS WITH ANDERSEN SDL'S
- CHANGE WINDOW SIZES AS CLOUDED ON ELEVATIONS

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Design and drawing is known as property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All applicable copyright laws are and will be enforced.

ELEVATIONS
DATE: 06/24/2024
SCALE: 1/4" = 1' 0"

M/P: 65 / 88

THE GOUDEMOND RESIDENCE
6 MIOXES WAY
NANTUCKET, MA

1

ANDERSEN WINDOWS & DOORS

MARINE Home Center

SOLD BY:

Richard Ober
Contractor Sales
Marine Home Center
Nantucket, MA 02554
Office 508-228-0900 ext 1198
Mobile 508-221-1447

SOLD TO:

8 Van Fleet Circle
Nantucket, MA 02564

CREATED DATE
6/6/2024

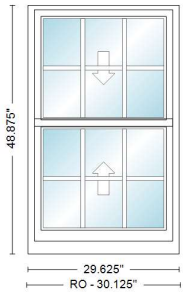
LATEST UPDATE
6/6/2024

OWNER
Richard Ober

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
6 MIOXES WAY	DEBBIE GOUDEMOND	5909151		185173

ORDER NOTES: **DELIVERY NOTES:**



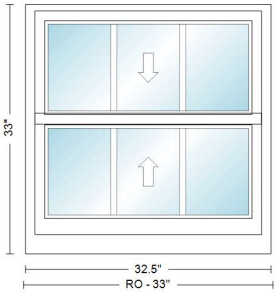
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**14**	**AA**	**WIDOWS WILL NOT HAVE EXTENSION JAMBS**	**$1,199.39**	**$16,791.46**

RO Size: 30 1/8" x 48 7/8" **Unit Size: 29 5/8" x 48 7/8"**

WDH24310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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 (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH24310E Full Screen Aluminum White PN:1610121

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	25.8750	20.2500	3.64000



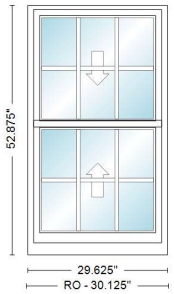
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**9**	**AA**	**None Assigned**	**$1,050.80**	**$9,457.20**

RO Size: 33" x 33" **Unit Size: 32 1/2" x 33"**

WDH 2' 8 1/2"X2' 9", Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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 (FDL) 3 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 32.5 x 33 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	28.7660	12.1855	2.43420



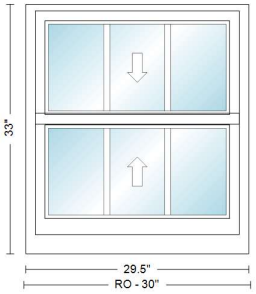
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	**1**	**AA**	**None Assigned**	**$1,237.97**	**$1,237.97**

RO Size: 30 1/8" x 52 7/8" **Unit Size: 29 5/8" x 52 7/8"**

WDH2442E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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 (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2442E Full Screen Aluminum White PN:1610122

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	25.8750	22.2500	4.00000



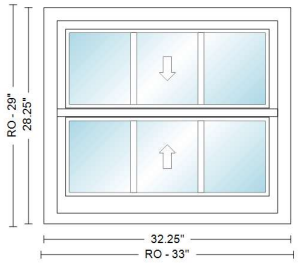
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**AA**	**None Assigned**	**$1,050.80**	**$1,050.80**

RO Size: 30" x 33" **Unit Size: 29 1/2" x 33"**

WDH 2' 5 1/2"X2' 9", Unit, 400 Series Woodwright Double-Hung, Equal Sash, 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 (FDL) 3 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 29.5 x 33 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.28	NO	A1	25.7660	12.1855	2.18040



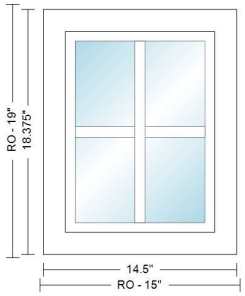
Item	Qty	Operation	Location	Unit Price	Ext. Price
500	**4**	**AA**	**None Assigned**	**$1,063.50**	**$4,254.00**

RO Size: 33" x 29" **Unit Size: 32 1/4" x 28 1/4"**

ADH 2' 8 1/4"X2' 4 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 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" 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 32.25 x 28.25 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	28.1940	9.47900	1.85590



Item	Qty	Operation	Location	Unit Price	Ext. Price
600	**1**	**Fixed**	**ONLY AVAILABLE AS FIXED WINDOW**	**$669.21**	**$669.21**

RO Size: 15" x 19" **Unit Size: 14 1/2" x 18 3/8"**

FLX 1' 2 1/2"X1' 6 3/8", Unit, 400 Series Specialty Rectangle, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.3	NO

SUB-TOTAL:	$33,460.64
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$2,091.29
TOTAL:	$35,551.93

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ben Normand

AS AGENT FOR Debora Goudemand

STREET ADDRESS 6 Mickes Way

MAP/PARCEL 65/88

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/24/2024

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 6/24/2024

Signature Date

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 11 PARCEL N°. 24.2

Street & Number of Proposed Work: 102 Wauwinet Road

Owner of record: 102 Wauwinet Road TRST

Mailing Address: 102 Wauwinet Road
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + 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 Historic Determination

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1965

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.

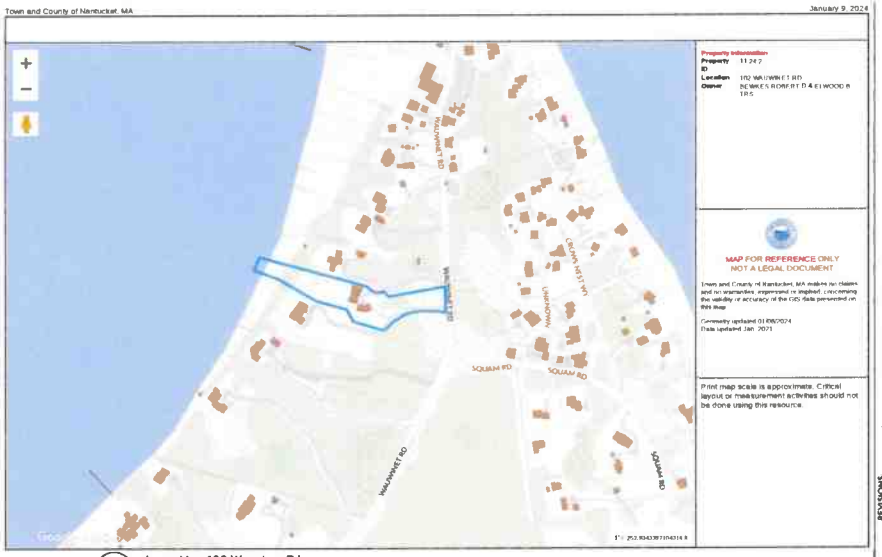
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

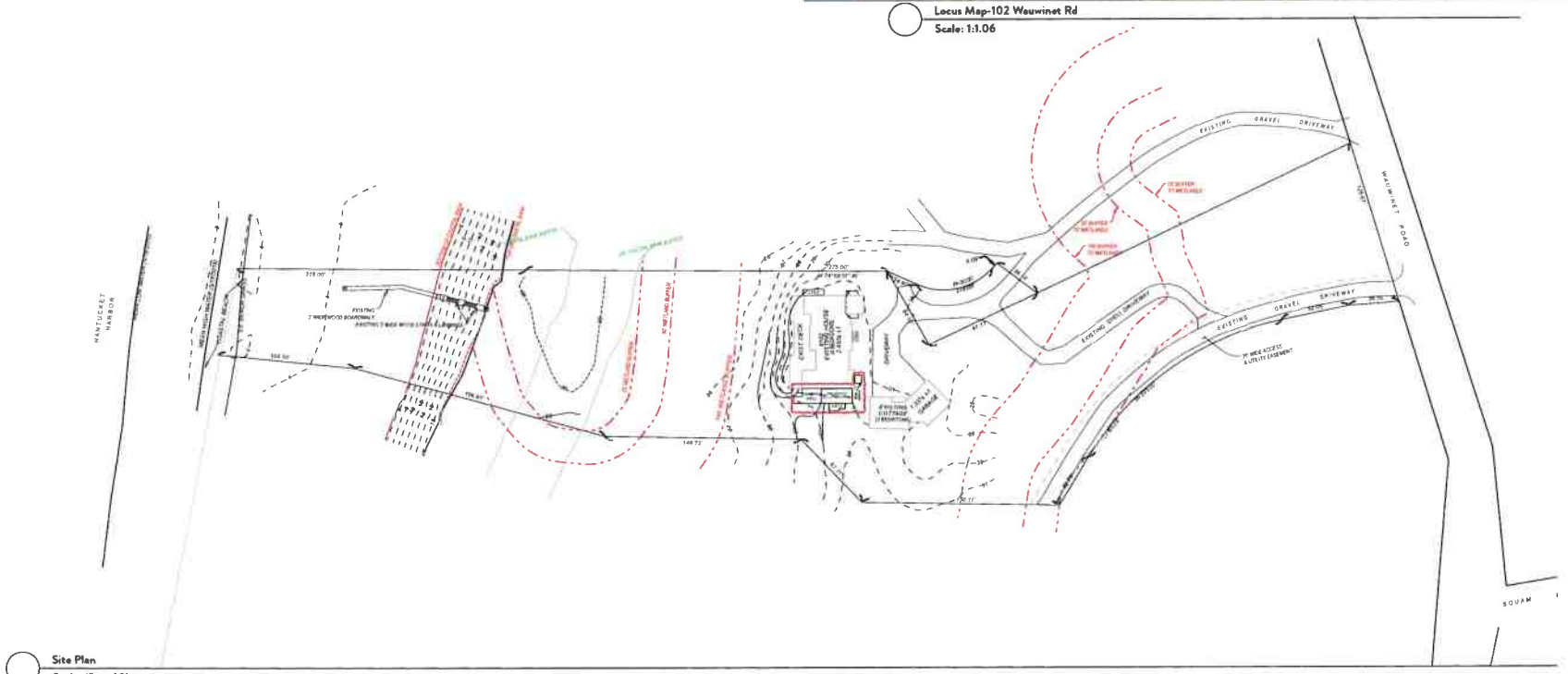
* Attach manufacturer's color samples if color is not from HDC approval list.

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 6/24/24 Signature of owner of record _____ Signed under penalties of perjury



Locus Map-102 Wauwinet Rd
Scale: 1:1.06



Site Plan
Scale: 1" = 40'

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 3455 | P 617 482 4541

REVISIONS:

REVISED DATE:

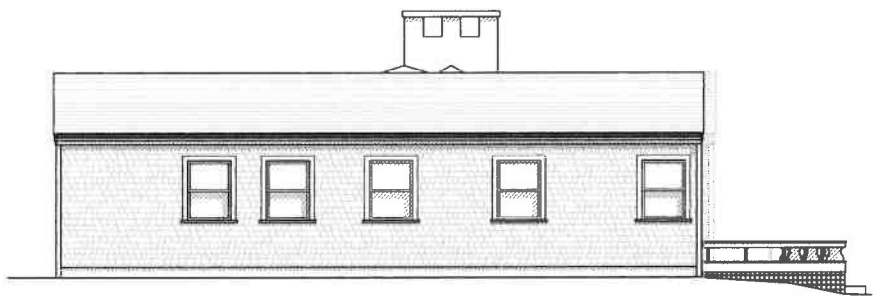
Site Plan

Residence at
102 Wauwinet Road
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: ISSUED: 6/20/24

All drawings and designs contained on this sheet are property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
L-1.1



1 Existing North Elevation
SCALE: 1/4" = 1'-0"



2 Existing East Elevation
SCALE: 1/4" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 432 4542

REVISIONS:

REVISED DATE:

Existing North & East Elevations

Residence at
102 Wauwinet Road
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: ISSUED: 6/20/24

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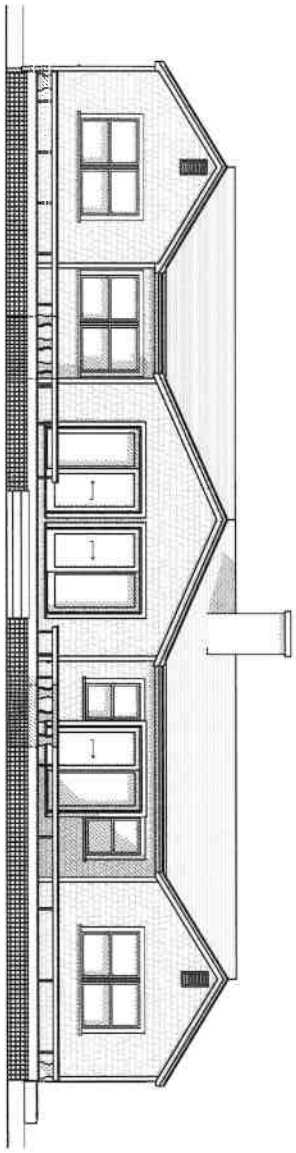
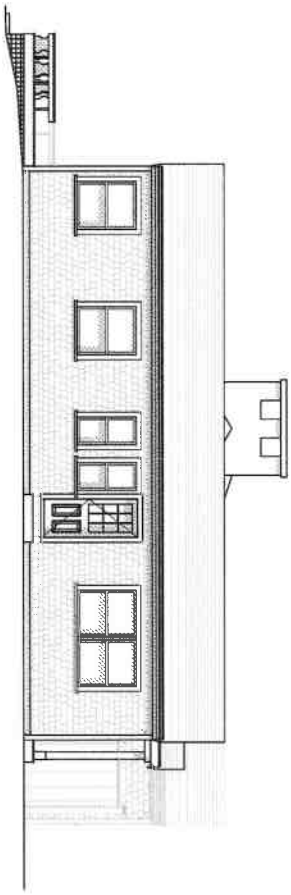
ID #
EX-2.1

2 Existing West Elevation
SCALE: 1/4" = 1'-0"



1 Existing South Elevation
SCALE: 1/4" = 1'-0"



EX-2.2

Residence at
102 Wauwinet Road
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: ISSUED: 6/20/24

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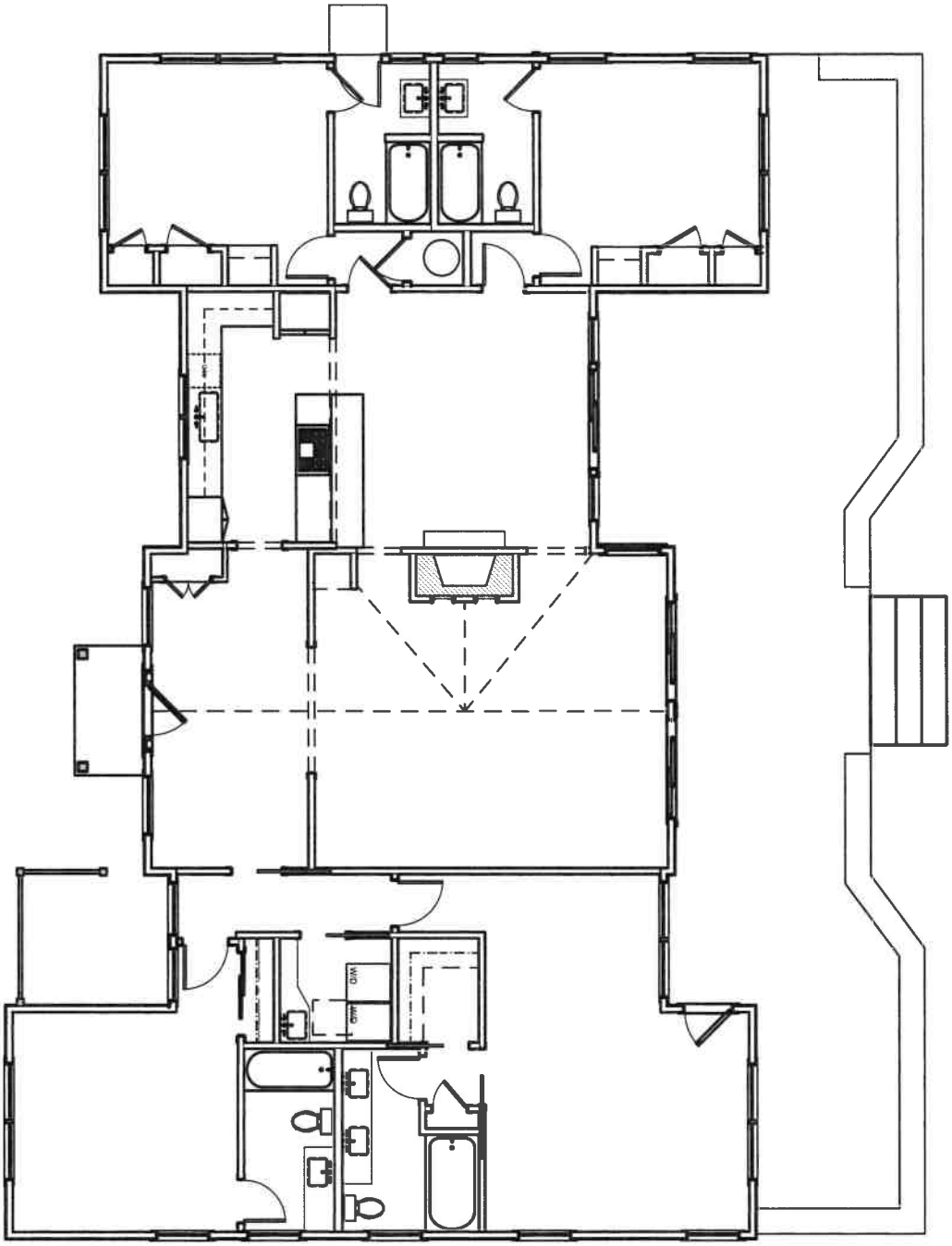
Existing South & West Elevations

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 21 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 P 617 482 4543



1

Existing First Floor Plan

Scale: 3/32" = 1'-0"

ID #

EX-1.1

Residence at
102 Wauwinet Road
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1

PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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Existing 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

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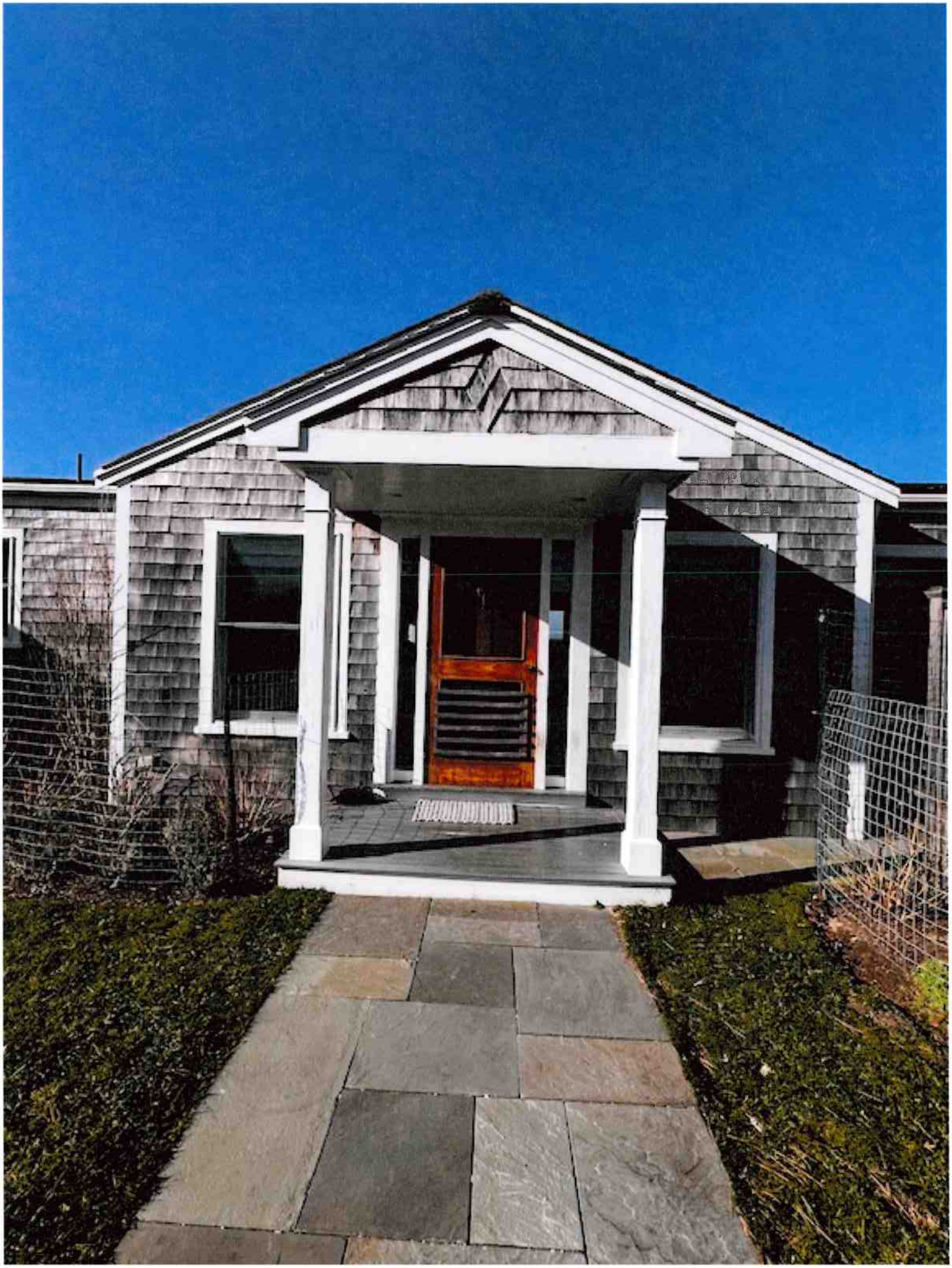







KOHLER

102 WAUWINET RD

Location	102 WAUWINET RD	**Mblu**	11/ / 24/2 /
Acct#	00000041	**Owner**	BEWKES ROBERT D & ELWOOD B TRS
Assessment	$8,445,300	**PID**	41
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,275,800	$7,169,500	$8,445,300

Owner of Record

Owner	BEWKES ROBERT D & ELWOOD B TRS	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	102 WAUWINET RD NANTUCKET, MA 02554	**Book & Page**	C27446/0
		Sale Date	09/05/2019
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BEWKES ROBERT D & ELWOOD B TRS	$0		C27446/0	99	09/05/2019
BEWKES ROBERT D & ELWOOD B TRST	$0		C25019/0	99	11/20/2013
BEWKES E GARRETT JR QPRT ETAL	$0		C18193/0	99	12/30/1997
BEWKES FAMILY LIMITED PTRSHIP	$0		C08196/0	99	12/30/1997
BEWKES E GARRETT JR & MARJORIE	$0		C08196/0	99	12/30/1997

Building Information

Building 1 : Section 1

Year Built:	1965
Living Area:	2,444
Replacement Cost:	$1,080,039
Building Percent Good:	88

Replacement Cost
Less Depreciation: $950,400

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
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	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
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 2 : Section 1

Year Built: 1987
Living Area: 672
Replacement Cost: $353,524
Building Percent Good: 90
Replacement Cost
Less Depreciation: $318,200

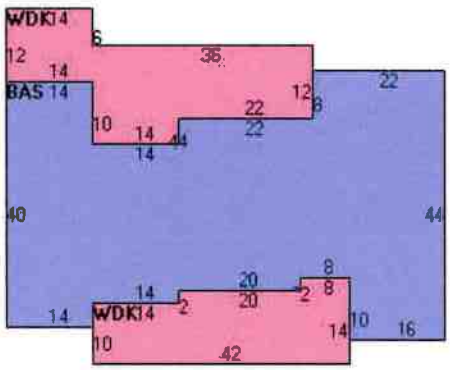
Building Attributes : Bldg 2 of 2	
Field	**Description**

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\62\34.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/41_45.jp

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,444	2,444
WDK	Deck, Wood	1,148	0
		3,592	2,444

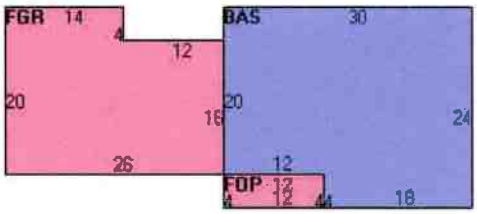
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\64\48.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/41_1507

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	672	672
FGR	Garage, Finished	472	0
FOP	Porch, Open, Finished	48	0
		1,192	672

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,200	1

Land

Land Use

Use Code 1093

Land Line Valuation

Size (Acres) 2.39

Description	MULTI WF	**Frontage**	0
Zone	LUG1	**Depth**	0
Neighborhood	750	**Assessed Value**	$7,169,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,275,800	$7,169,500	$8,445,300
2023	$1,000,600	$6,314,400	$7,315,000
2022	$814,500	$4,205,900	$5,020,400
2021	$803,500	$4,673,200	$5,476,700
2020	$803,500	$4,645,200	$5,448,700

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Subject: Re: HDC Authorization
Date: Wednesday, February 21, 2024 at 11:59:31 AM Eastern Standard Time
From: Robert Bewkes
To: stacey bewkes
CC: Tammy Conway

To Whom it may concern

Botticelli and Pohl have my authorization to sign any applications on my behalf as owner and Trustee of 102 Wauwinet Road Trust. Any questions can be directed to me at bbewkes@gmail.com or by phone at 203-554-9196.

Thank You,

Robert Bewkes
Trustee

On Feb 21, 2024, at 10:01 AM, stacey bewkes <shbewkes@me.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Tammy Conway <tammy@botticelliandpohl.com>
Date: February 21, 2024 at 9:34:32 AM EST
To: shbewkes@me.com
Subject: HDC Authorization

Hi Stacey,
We are getting ready to submit to the HDC on Monday and need Bob to authorize Botticelli & Pohl to sign applications on his behalf as trustee of 102 Wauwinet Road Trust, owner of property located at 102 Wauwinet Road in Nantucket. His reply to this email is acceptable. Sorry I don't have Bob's email.
Best,

Tammy Conway

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 102 Wauwinet Road Trust

STREET ADDRESS 102 Wauwinet Road

MAP/PARCEL 11|24.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 24, 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

6/24/24
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°: 42.3.4 PARCEL N°. 132

Street & Number of Proposed Work: 14 HUSSEY STREET

Owner of record: 14 HUSSEY ST. LLC

Mailing Address: PO BOX 715

NANTUCKET, MA, 02554

Contact Phone #: 508-257-0384 E-mail: JOE@OLSONTWOMBLY.COM

AGENT INFORMATION (if applicable)

Name: OLSON TWOMBLY

Mailing Address: PO BOX 715

NANTUCKET, MA, 02554

Contact Phone #: 508-257-0384 E-mail: JOE@OLSONTWOMBLY.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: 1795-97

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 SW 0032 NEEDLEPOINT NAVY 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 _____

Trim WHITE Sash WHITE Doors WHITE

Deck NATURAL Foundation EXISTING Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-12-24 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application -Application Fee- $50.00.
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
Y	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

Y	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

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: 6/24/24

14 Hussey Street



Property Information

Property ID	10242
Location	14 HUSSEY ST
Owner	14 HUSSEY ST 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.



APPROVED NORTH ELEVATION (CERT. #2023-5-8419)
SCALE: 1/4"=1'-0"

OLSON // TWOMBLY
interior design

project
14 HUSSEY ST,
NANTUCKET,MA

notes

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ARCHITECT, INTERIOR DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPREATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED PLEASE CONTACT THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS. CONTRACTORS UNDERTAKING WORK WITHOUT FIRST SECURING AND MAINTAINING NECESSARY APPROVALS, PERMITS AND LICENSES ETC, DO SO AT THEIR OWN RISK ENTIRELY AND ASSUME FULL RESPONSIBILITY FOR THEIR ACTIONS AND ANY CONSEQUENTIAL DAMAGES TO OTHER PARTIES SUCH AS PROPERTY OWNER, DESIGNER OR ARCHITECT.

3. ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER OR INTERIOR DESIGNER.

4. CONTRACTOR TO PROVIDE SUBMITTALS AND SAMPLES TO INTERIOR DESIGNER FOR:
-SHOP DRAWINGS FOR ALL MILLWORK
-TILE SAMPLES
-WOOD SAMPLES
-PAINT SAMPLES
-PLUMBING SPECS SUBMITTAL
-LIGHTING SPECS SUBMITTAL
-GLASS SHOWER DOORS

revisions

date	no.	revision

title
NORTH ELEVATION

scale
SCALE

date
JUNE 24, 2024

SK-1


14



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

11A - Garage

Rev to Prev

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.

X Covid Waiver

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

separate application 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

IIA - COTTAGE
REV TO PREV

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 ALLIANCE LANE

Owner of record: FAMILY TIES ACK LLC

Mailing Address: 6908 ARMAT DRIVE
BETHESDA MD 20817

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST STE 1B
IRVINGTON NY, 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.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. 2023-04-8520
☐ Pool (Zoning District _____) ☐ Roof ☐ Other COTTAGE

Size of Structure or Addition: Length: 36'-6½" Sq. Footage 1st floor: 731 SF + 84 SF NEW Decks/Patio: Size: 6'-WRAP ☒ 1st floor ☐ 2nd floor
Width: 30'-0" Sq. footage 2nd floor: 585 Size: 6'x14' ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South VARIES 0-24" East 0 West EXG VARIES

Height of ridge above final finish grade: North 23'-6" South VARIES East 23'-6" West VARIES

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 - ADJUST WINDOWS
2. South Elevation - ADD 84 SF MASS & WRAP PORCH ROOF AROUND S/E
3. West Elevation - ADJUST SECOND FLOOR WINDOWS
4. North Elevation - PORCH EXTENDED, FIRST FLOOR WINDOWS ADJUSTED; SECOND FLOOR BALCONY ADDED

*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) N/A Roof RED CEDAR NATURAL
Trim QUAKER GRAY Sash QUAKER GREY Doors QUAKER GRAY
Deck IPE NATURAL Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/21/24 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 James Krapp (studio PPARK)

AS AGENT FOR Family Ties ACK LLC

STREET ADDRESS 11 Alliance Lane NANTUCKET MA 02554

MAP/PARCEL 39/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/21/24

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.

6/21/24

Signature Date

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11A_RESIDENCE
October 13, 2021

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Alliance Lane
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Family Ties ACK LLC

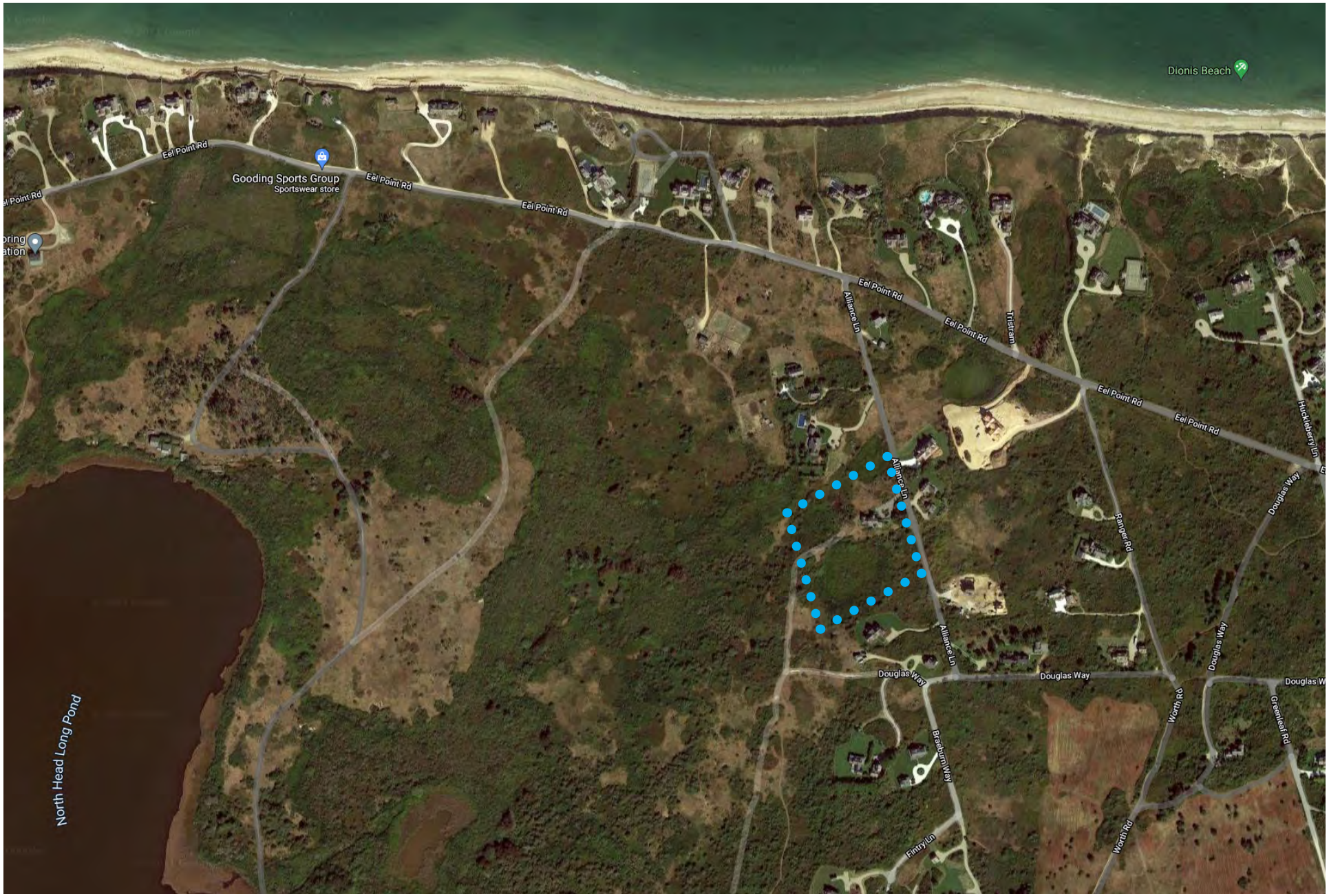
11A - 11 Alliance

HDC Context

May 5, 2023

prepared by:

studioPPARK
architecture + design



AERIAL CONTEXT- NTS

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

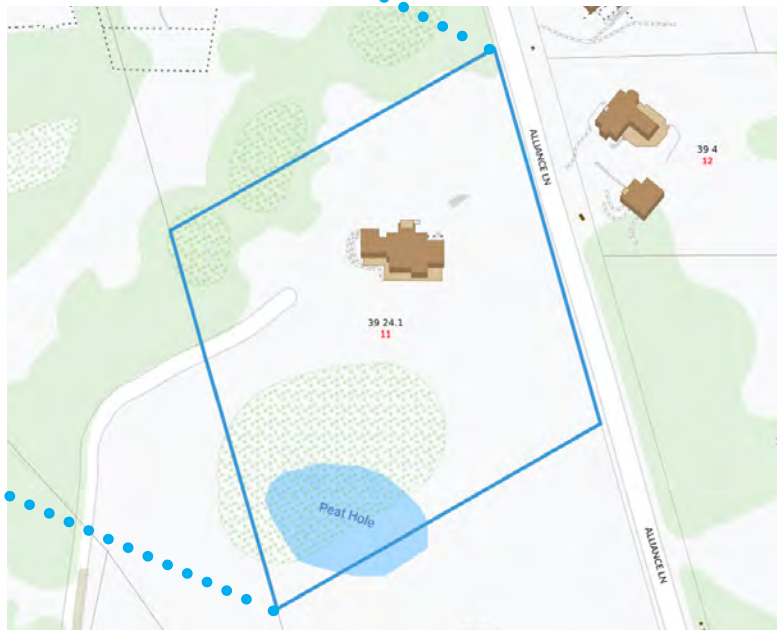
studioPPARK
architecture + design



AERIAL ZOOM - NTS



TAX CONTEXT MAP



TAX MAP ZOOM

ZONING INFORMATION

Lot Information	MAP 39 PACEL 24.1
Lot Area	131,023 SF
Minimum Lot Size	LUG- 2
Front yard setback	80,000 SF
Side yard setback	35’
Rear yard setback	15’
Frontage	15’
Max Building Height	75’
Max Site Coverage	30’ TYP, 32’ @ Single ridge
	4% Max (5240 SF available)
Waste	Septic (10 bed)
Water	Well

NORTH

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

studioPPARK
architecture + design

EXISTING CONDITIONS PHOTOS

VIEW FROM EEL POINT ALLLIANCE INTERSECTION



VIEW FROM EEL POINT



EXISTING CONDITIONS PHOTOS

VIEW WEST FROM 11 ALLIANCE SITE



VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE LANE/DOUGLAS WAY



EXISTING CONDITIONS PHOTOS

VIEW SOUTH FROM ALLIANCE/EEL POINT (PRE DEMO)



VIEW NORTH FROM 11 ALLIANCE



VIEW SOUTH FROM ALLIANCE LANE



HDC REVISION TO PREVIOUS CERTIFICATE # 2023-04-8521

ISSUED: MAY 31, 2024

studioPPARK
architecture + design

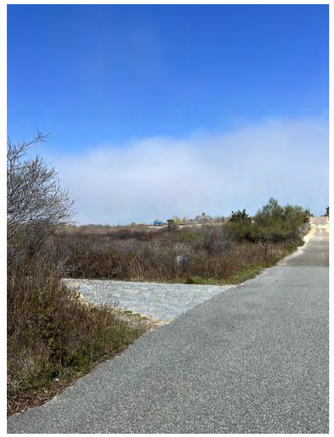
CONTEXT PHOTOS



VIEW SOUTH FROM ALLIANCE LANE



VIEW NORTH FROM 11 ALLIANCE

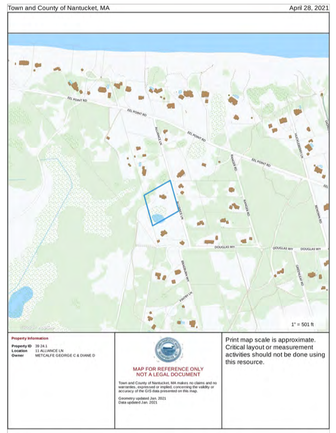


VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE/DOUGLAS

GIS LOCUS MAP



LIST OF DRAWINGS

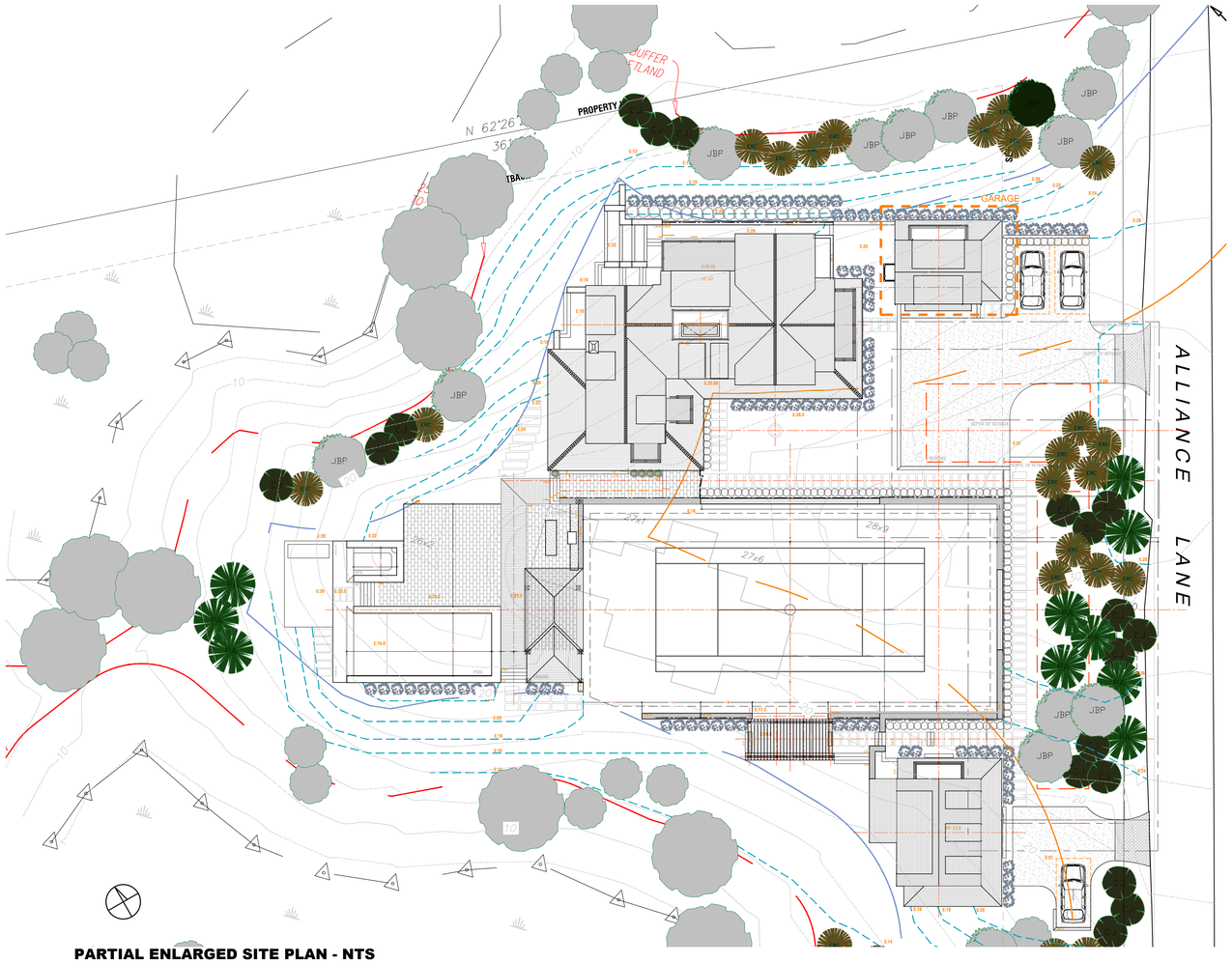
T001	COVER SHEET
A100	FLOOR PLANS/ ELEVATIONS
A201	ELEVATIONS

ZONING/LOT INFORMATION

Map & Parcel	39 24.1
Current Zoning	LUG-2
Minimum Frontage	150'
Front Setback	15'
Side/Rear Setback	35'
Min. Lot Size	80,000 SF
Actual Lot Size	131,023 SF
Allowable G.C.	4% (5,240 SF)
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Septic
Water	Well



SITE PLAN - NTS



PARTIAL ENLARGED SITE PLAN - NTS
(LANDSCAPE, POOL, RETAINING, CABANA, PERGOLA AND GAME COURT APPROVED UNDER SEPARATE APPLICATION)

11A
GARAGE

11 ALLIANCE LANE
NANTUCKET, MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LANE
NANTUCKET, MA 02554

DESIGNER

JAMES KRAPP
STUDIO PPARK
STUDIO@STUDIOPPARK.COM
646 481 7081

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

SEAL

PROJECT DATA

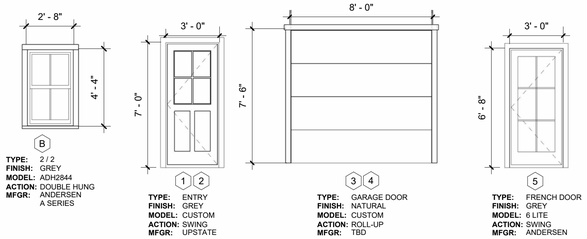
ISSUE

24_0531 - HDC REV TO PREV
23_0911 - ISSUED FOR PERMIT
23_1017 - HDC STAFF REVISION
23_0713 - HDC REVISION
23_0505 - HDC SUBMISSION

COVER SHEET

T001

C:\USERS\STUDIOPPARK.ORG\PBOX\STUDIO PPARK\11A - 11 ALLIANCE\11A - DRAWINGS\11A - ACTIVE\SHEETS\11A_T001 - GARAGE



NOTES:

ALL WINDOWS TO BE TRUE DIVIDED LITE AS INDICATED

ALL WINDOWS DIMENSIONED TO CENTER LINE

PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

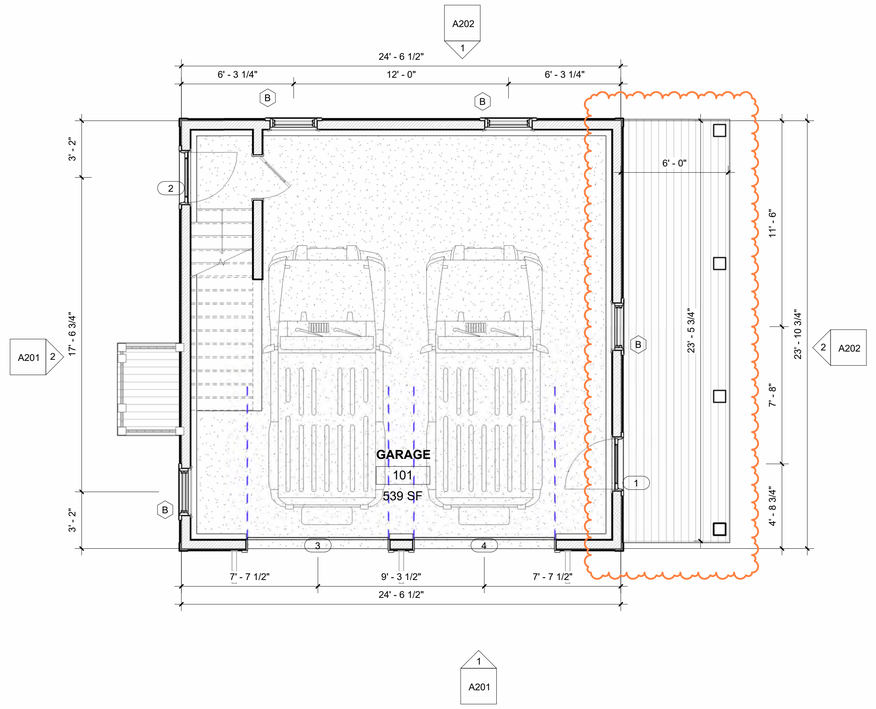
TEMPER WINDOWS AS REQUIRED BY CODE

EXTERIOR COLOR: QUAKER GREY
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

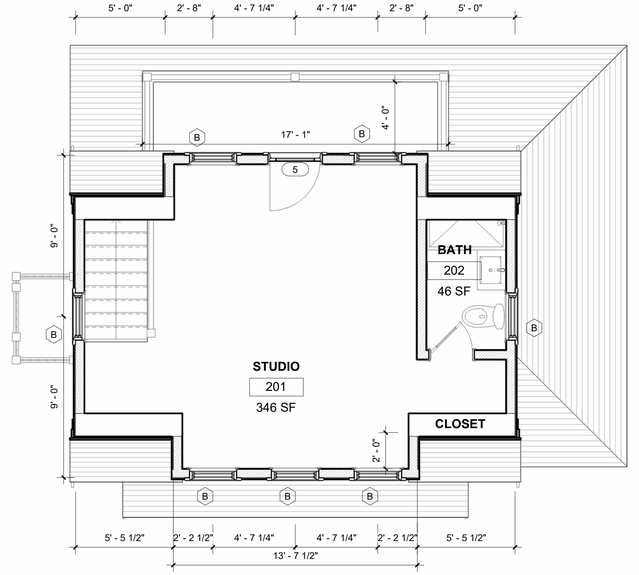
NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED
2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW & DOOR LEGEND
1/4" = 1'-0"



1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"



3 PREVIOUSLY APPROVED GARAGE 3D 1
1 1/2" = 1'-0"



4 PROPOSED GARAGE 3D 1
1 1/2" = 1'-0"

studioPPARK
architecture + design

11A
GARAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LN,
NANTUCKET MA 02554

ARCHITECT

STUDIO PPARK
JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

11 ALLIANCE LN, NANTUCKET MA 02554

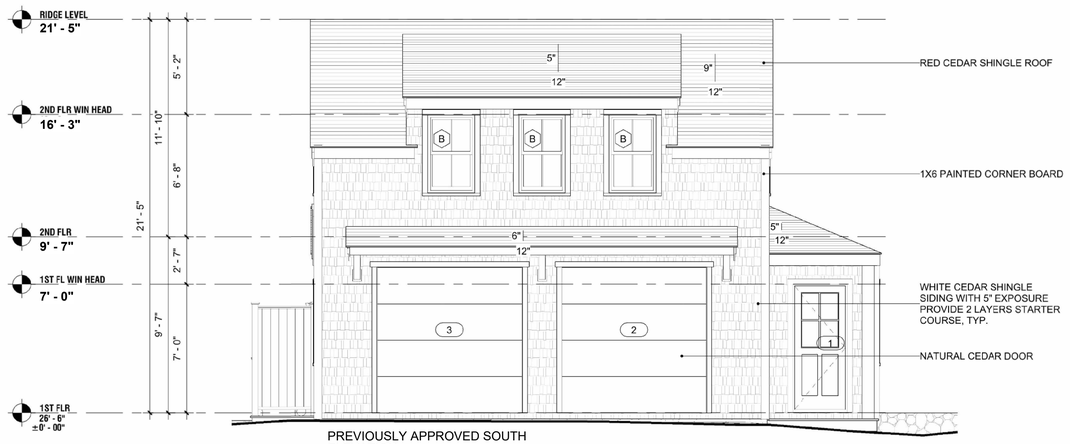
ISSUE

24_0531 - HDC REV TO PREV CERT
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

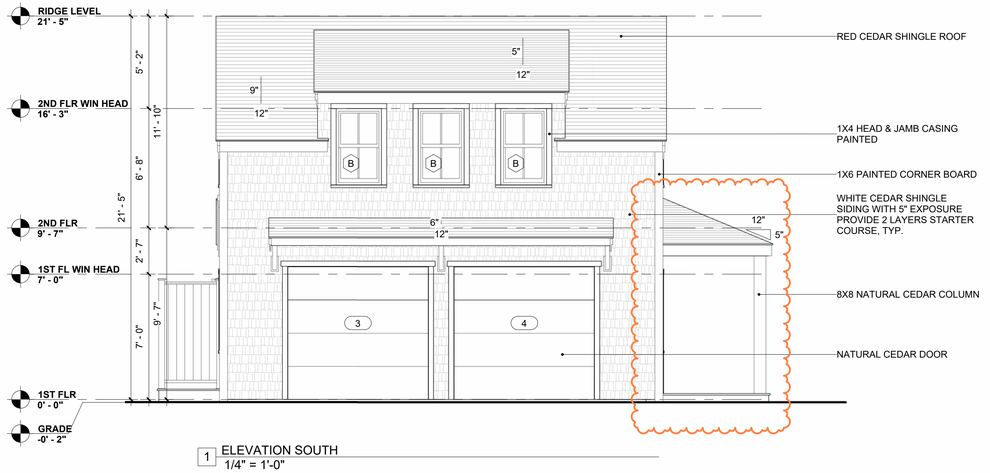
FLOOR PLANS

A100

NO: 11A



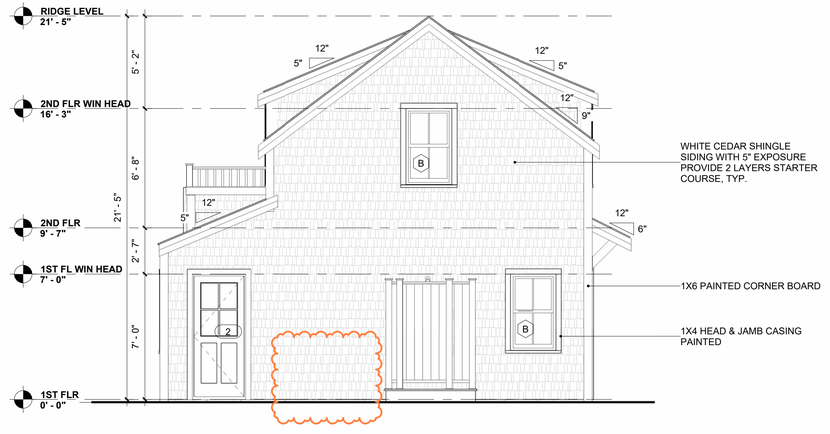
PREVIOUSLY APPROVED SOUTH ELEVATION



1 ELEVATION SOUTH
1/4" = 1'-0"



PREVIOUSLY APPROVED WEST ELEVATION



2 ELEVATION WEST
1/4" = 1'-0"

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architecture + design

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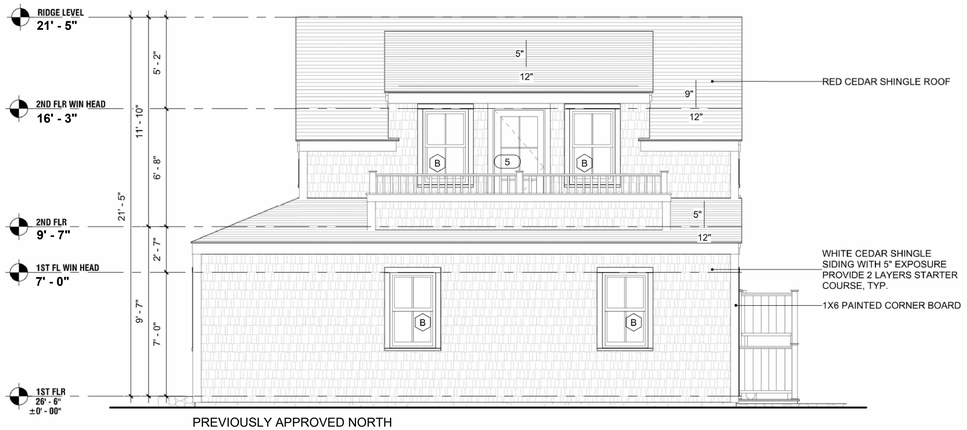
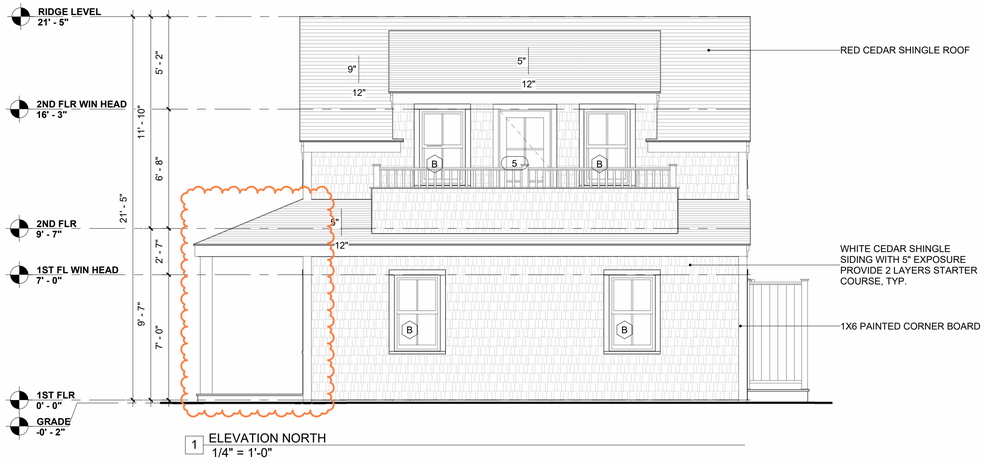
ELEVATIONS

A201

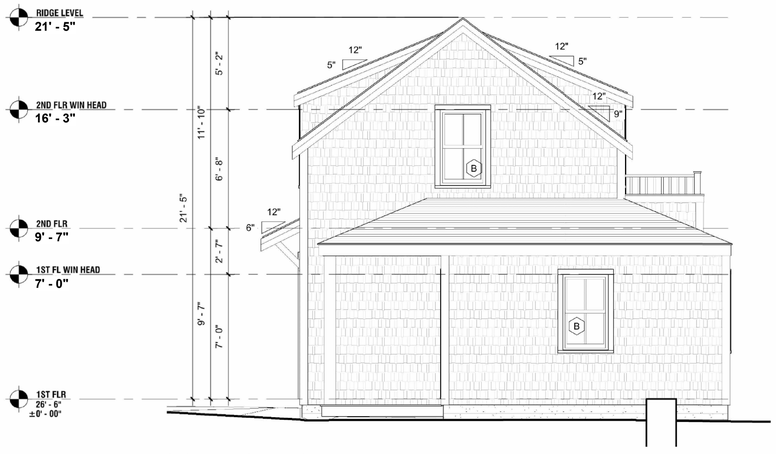
NO: 11A



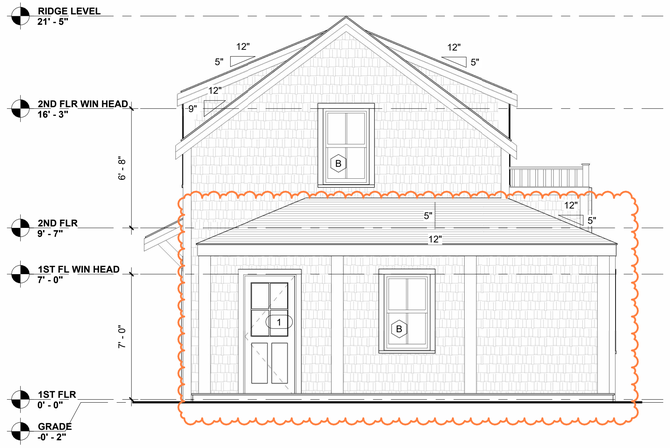
PREVIOUSLY APPROVED NORTH ELEVATION



1 ELEVATION NORTH
1/4" = 1'-0"



PREVIOUSLY APPROVED EAST ELEVATION



2 ELEVATION EAST
1/4" = 1'-0"

studioPPARK
architecture + design

11A
GARAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

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11 ALLIANCE LN,
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23_0505 - HDC SUBMISSION

ELEVATIONS

A202

NO: 11A

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

11A - Cottage

Rev to Prev

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.

X Covid Waiver

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

separate application 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.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

11A-GARAGE

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A. REV TO PREV

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 ALLIANCE LANE

Owner of record: FAMILY TIES ACK LLC

Mailing Address: 6908 ARMAT DRIVE
BETHESDA MD 20817

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.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. 2023-04-8521
☐ Pool (Zoning District _____) ☐ Roof ☐ Other GARAGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

NEW Decks/Patio: Size: 6'x23'-10" ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation – REMOVE EXISTING FIRST FLOOR MASS, REPLACE W/ COVERED PORCH
2. South Elevation – NO CHANGE TO SIZE/FOOTPRINT/LOCATION FROM PREVIOUS APPROVED
3. West Elevation – N/A
4. North Elevation – 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 NATURAL Clapboard (if applicable) N/A Roof RED CEDAR NATURAL
Trim QUAKER GREY Sash QUAKER GREY Doors QUAKER GRAY & NATURAL
Deck IPE NATURAL Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/21/24 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 James Krapp (studio PPARK)

AS AGENT FOR Family Ties ACK LLC

STREET ADDRESS 11 Alliance Lane NANTUCKET MA 02554

MAP/PARCEL 39/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/21/24

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.

6/21/24

Signature Date

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11A_RESIDENCE
October 13, 2021

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Alliance Lane
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Family Ties ACK LLC

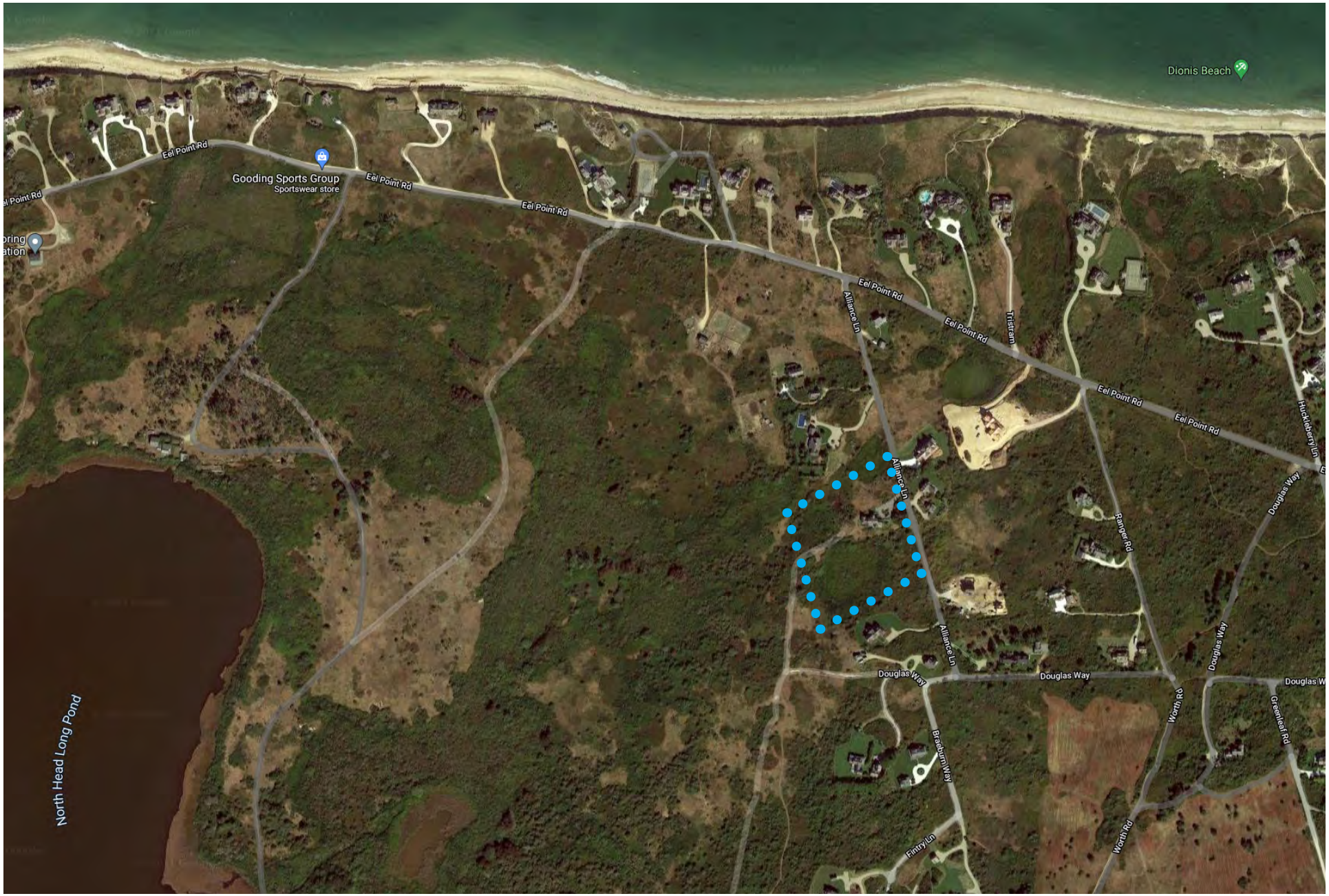
11A - 11 Alliance

HDC Context

May 5, 2023

prepared by:

studioPPARK
architecture + design



AERIAL CONTEXT- NTS

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

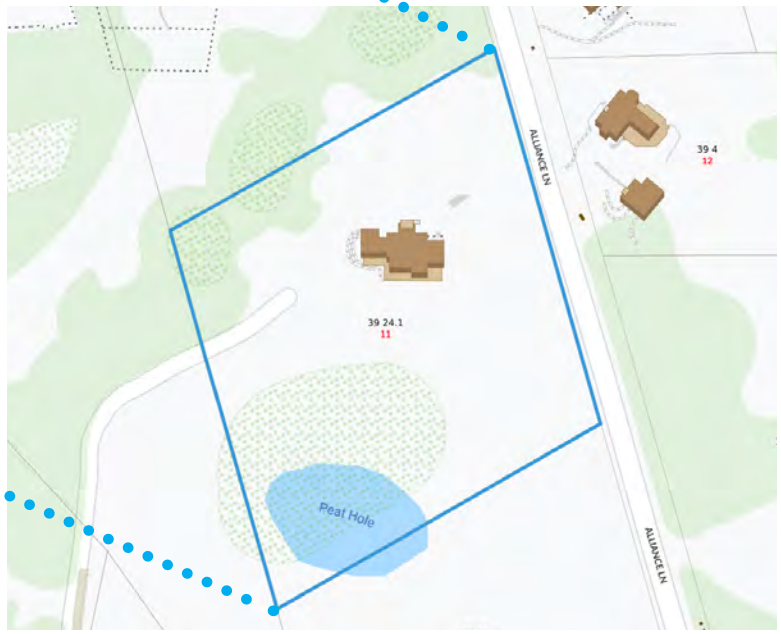
studioPPARK
architecture + design



AERIAL ZOOM - NTS



TAX CONTEXT MAP



TAX MAP ZOOM

ZONING INFORMATION

Lot Information	MAP 39 PACEL 24.1
Lot Area	131,023 SF
Minimum Lot Size	LUG- 2
Front yard setback	80,000 SF
Side yard setback	35’
Rear yard setback	15’
Frontage	15’
Max Building Height	75’
Max Site Coverage	30’ TYP, 32’ @ Single ridge
	4% Max (5240 SF available)
Waste	Septic (10 bed)
Water	Well

NORTH

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

studioPPARK
architecture + design

EXISTING CONDITIONS PHOTOS

VIEW FROM EEL POINT ALLLIANCE INTERSECTION



VIEW FROM EEL POINT



EXISTING CONDITIONS PHOTOS

VIEW WEST FROM 11 ALLIANCE SITE



VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE LANE/DOUGLAS WAY



EXISTING CONDITIONS PHOTOS

VIEW SOUTH FROM ALLIANCE/EEL POINT (PRE DEMO)



VIEW NORTH FROM 11 ALLIANCE



VIEW SOUTH FROM ALLIANCE LANE



HDC REVISION TO PREVIOUS CERTIFICATE # 2023-04-8520

ISSUED: MAY 31, 2024

studioPPARK
architecture + design

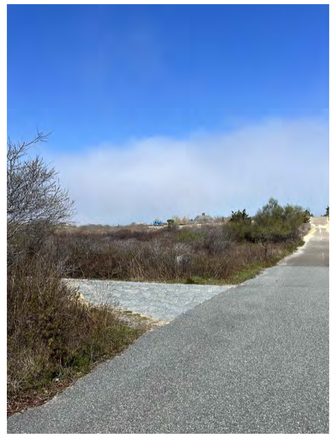
CONTEXT PHOTOS



VIEW SOUTH FROM ALLIANCE LANE



VIEW NORTH FROM 11 ALLIANCE

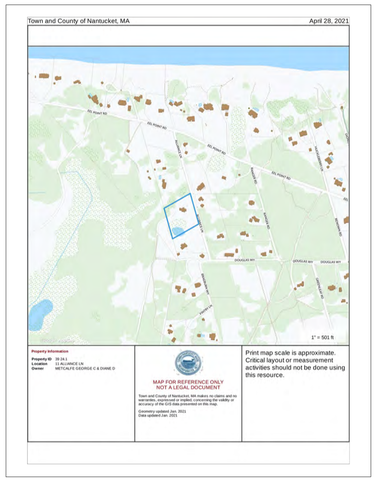


VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE/DOUGLAS

GIS LOCUS MAP



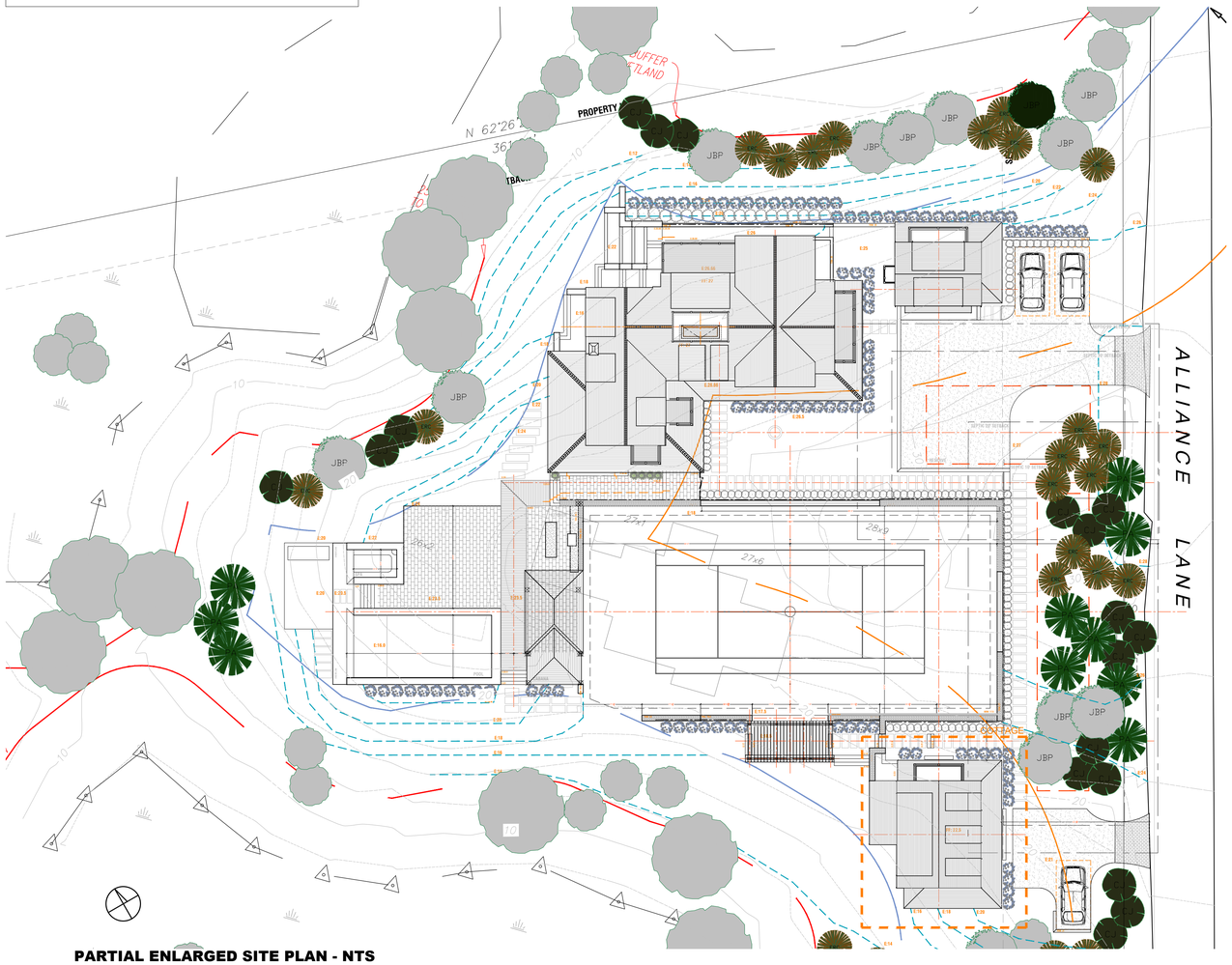
LIST OF DRAWINGS

T001	COVER SHEET
A100	FLOOR PLANS/ ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS

ZONING/LOT INFORMATION

Map & Parcel	39 24.1
Current Zoning	LUG-2
Minimum Frontage	150'
Front Setback	15'
Side/Rear Setback	35'
Min. Lot Size	80,000 SF
Actual Lot Size	131,023 SF
Allowable G.C.	4% (5,240 SF)
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Septic
Water	Well

SITE PLAN - NTS



PARTIAL ENLARGED SITE PLAN - NTS
(LANDSCAPE, POOL, RETAINING, CABANA, PERGOLA AND GAME COURT APPROVED UNDER SEPARATE APPLICATION)

11A
COTTAGE

11 ALLIANCE LANE
NANTUCKET, MA 02554

OWNER

FAMILY TIES ACK LLC

11 ALLIANCE LANE
NANTUCKET, MA 02554

DESIGNER

JAMES KRAPP

STUDIO PPARK
STUDIO@STUDIOPPARK.COM
646 481 7081

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

SEAL

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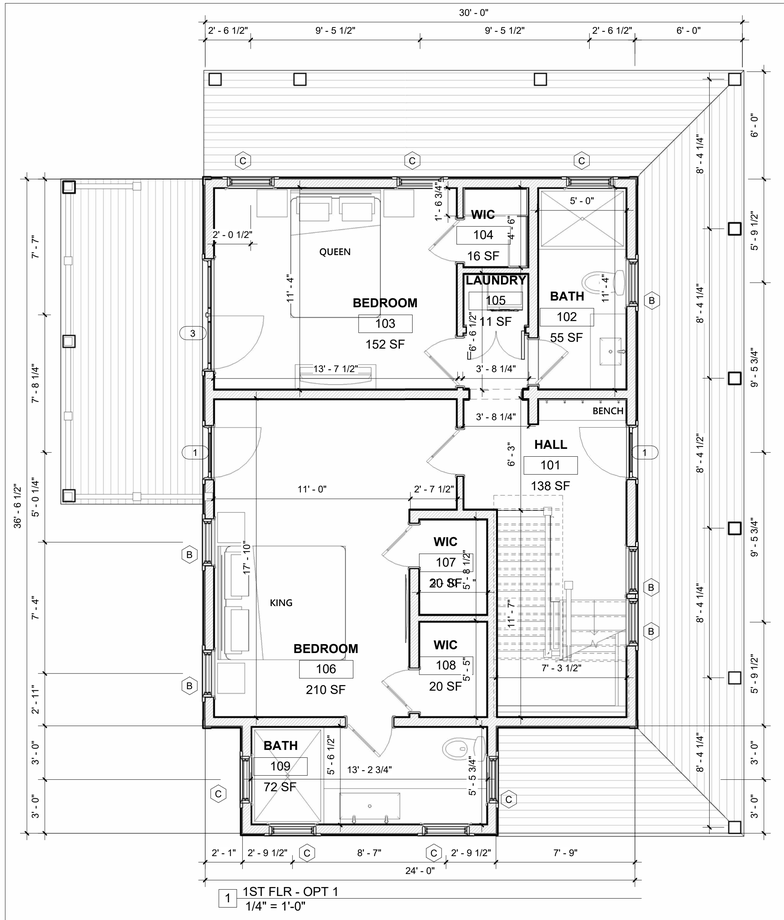
23_0505 - HDC SUBMISSION

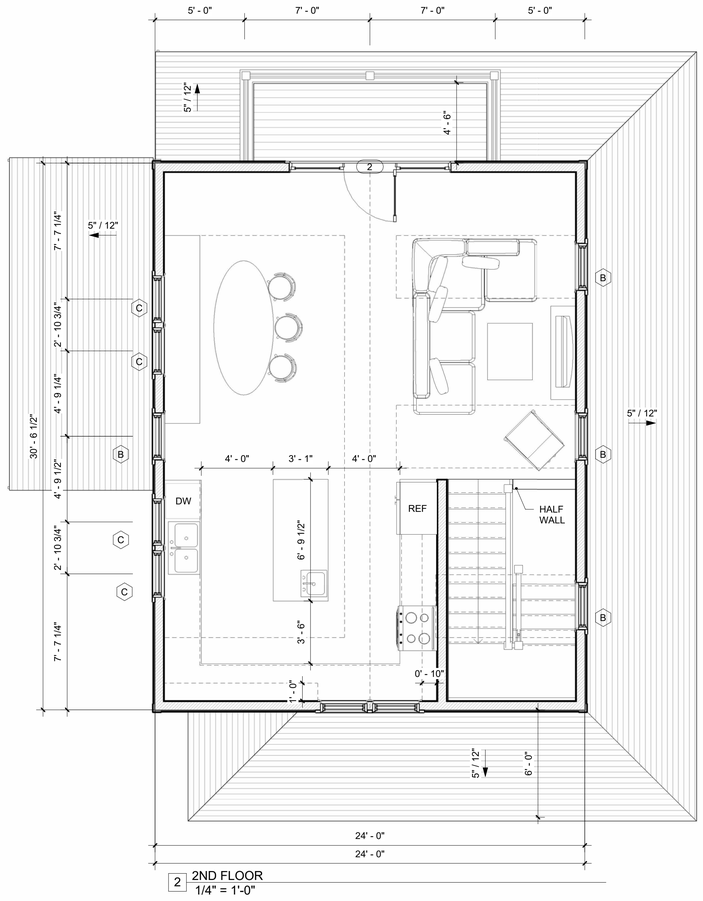
COVER SHEET

T001

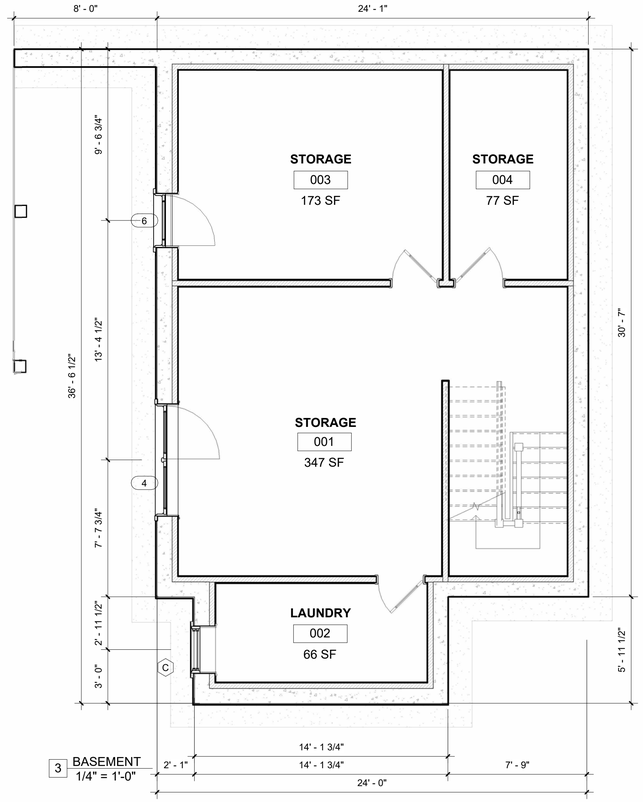
C:\USERS\STUDIOPPARK.ORG\PBOX\STUDIO PPARK\11A - 11 ALLIANCE\11A - DRAWINGS\11A - ACTIVE\SHEETS\11A_T001 - COTTAGE



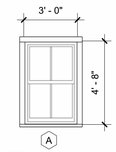
1 1ST FLR - OPT 1
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

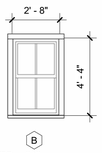


3 BASEMENT
1/4" = 1'-0"



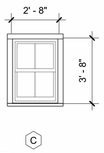
A

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



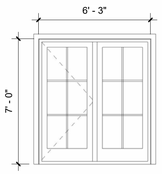
B

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH2844
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



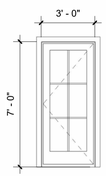
C

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH2838
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



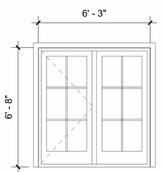
3

TYPE: DOUBLE INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



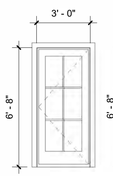
1

TYPE: ENTRY
FINISH: FIBREX WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE



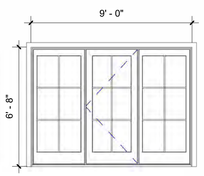
4

TYPE: DOUBLE INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



5 6

TYPE: INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



2

TYPE: 1 PANEL/2 SIDELIGHTS INSWING FRENCH
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN

NOTES:

ALL WINDOWS TO BE TRUE DIVIDED LITE AS INDICATED

ALL WINDOWS DIMENSIONED TO CENTER LINE

PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

EXTERIOR COLOR: QUAKER GREY
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED

2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW & DOOR LEGEND
1/4" = 1'-0"

studioPPARK
architecture + design

11A
COTTAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LN,
NANTUCKET MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

11 ALLIANCE LN, NANTUCKET MA 02554

ISSUE

24_0531 - HDC REV TO PREV CERT
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

FLOOR PLANS

A101

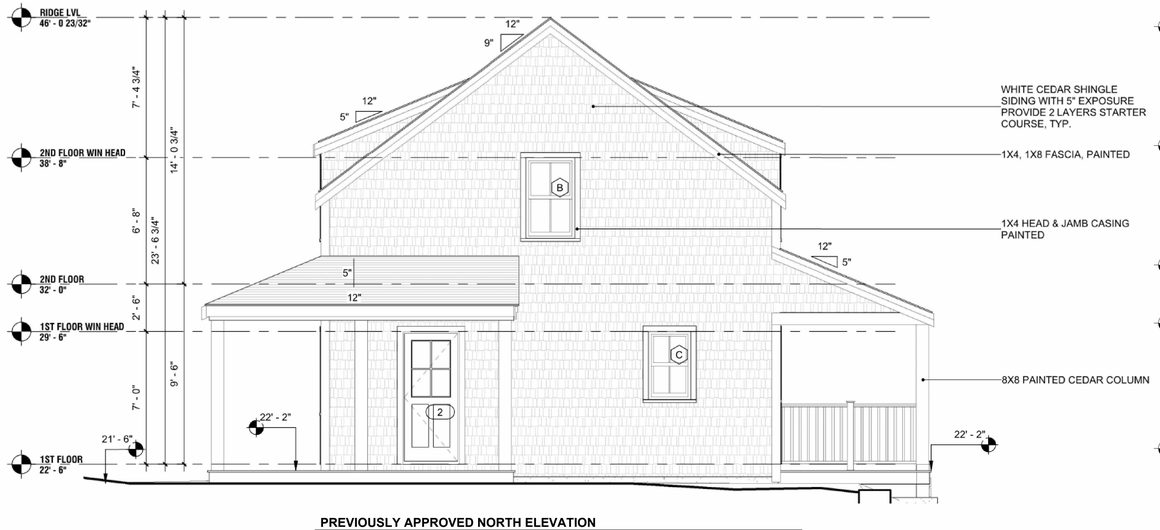
NO: 11A



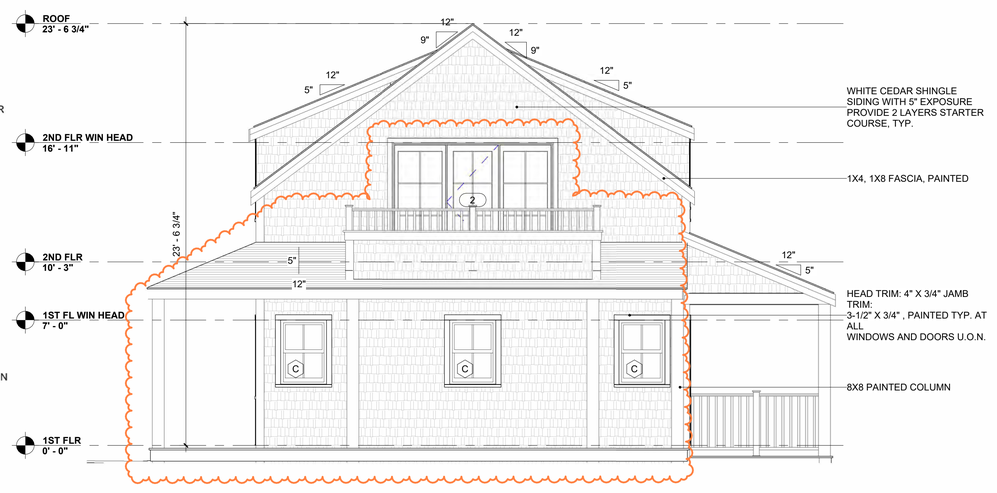
PREVIOUSLY APPROVED EAST ELEVATION



1 ELEVATION EAST
1/4" = 1'-0"



PREVIOUSLY APPROVED NORTH ELEVATION



2 ELEVATION NORTH
1/4" = 1'-0"

studioPPARK
architecture + design

11A
COTTAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

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23_0505 - HDC SUBMISSION

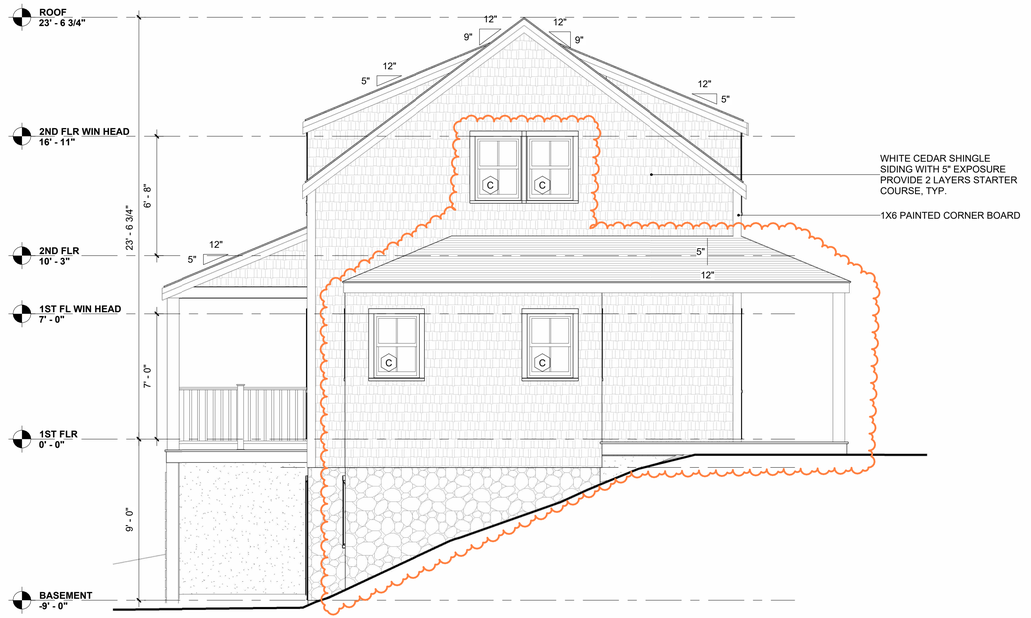
ELEVATIONS

A201

NO: 11A



PREVIOUSLY APPROVED SOUTH ELEVATION



1 ELEVATION SOUTH
1/4" = 1'-0"



PREVIOUSLY APPROVED WEST ELEVATION



2 ELEVATION WEST
1/4" = 1'-0"

studioPPARK
architecture + design

11A
COTTAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LN,
NANTUCKET MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

11 ALLIANCE LN, NANTUCKET MA 02554

ISSUE

24_0531 - HDC REV TO PREV CERT

ELEVATIONS

A202

NO: 11A



PREVIOUSLY APPROVED COTTAGE 3D 1



PROPOSED COTTAGE 3D 1



PREVIOUSLY APPROVED COTTAGE 3D 2



PROPOSED COTTAGE 3D 2

studioPPARK
architecture + design

11A
COTTAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LN,
NANTUCKET MA 02554

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ENGINEER

SEAL

PROJECT DATA

11 ALLIANCE LN, NANTUCKET MA 02554

ISSUE

24_0531 - HDC REV TO PREV CERT

3D VIEWS

A203

NO: 11A

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 Gryphon Architects Inc.

AS AGENT FOR Nunez Weeniex F M & Stacy A M

STREET ADDRESS 9 Brinda Lane

MAP/PARCEL 67/310

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

07.01.2024

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

06.24.24

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 Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 310

Street & Number of Proposed Work: 9 Brinda Lane

Owner of record: Nunez Weeniex FM & Stacy AM

Mailing Address: 9 Brinda Lane

Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello @ g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello @ g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: ~~375F~~ 40 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 4' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South — East — West —

Height of ridge above final finish grade: North No Change South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Convert garage to Apartment
- Revise fenestration
- Revise Rear Mass

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed No change ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass Existing/12 Secondary Mass 4/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) TME

Leaders (material and size): TME

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards TME Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☒ SDL Front 9 Lite 1 panel Rear _____ Side 9 Lite 1 panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

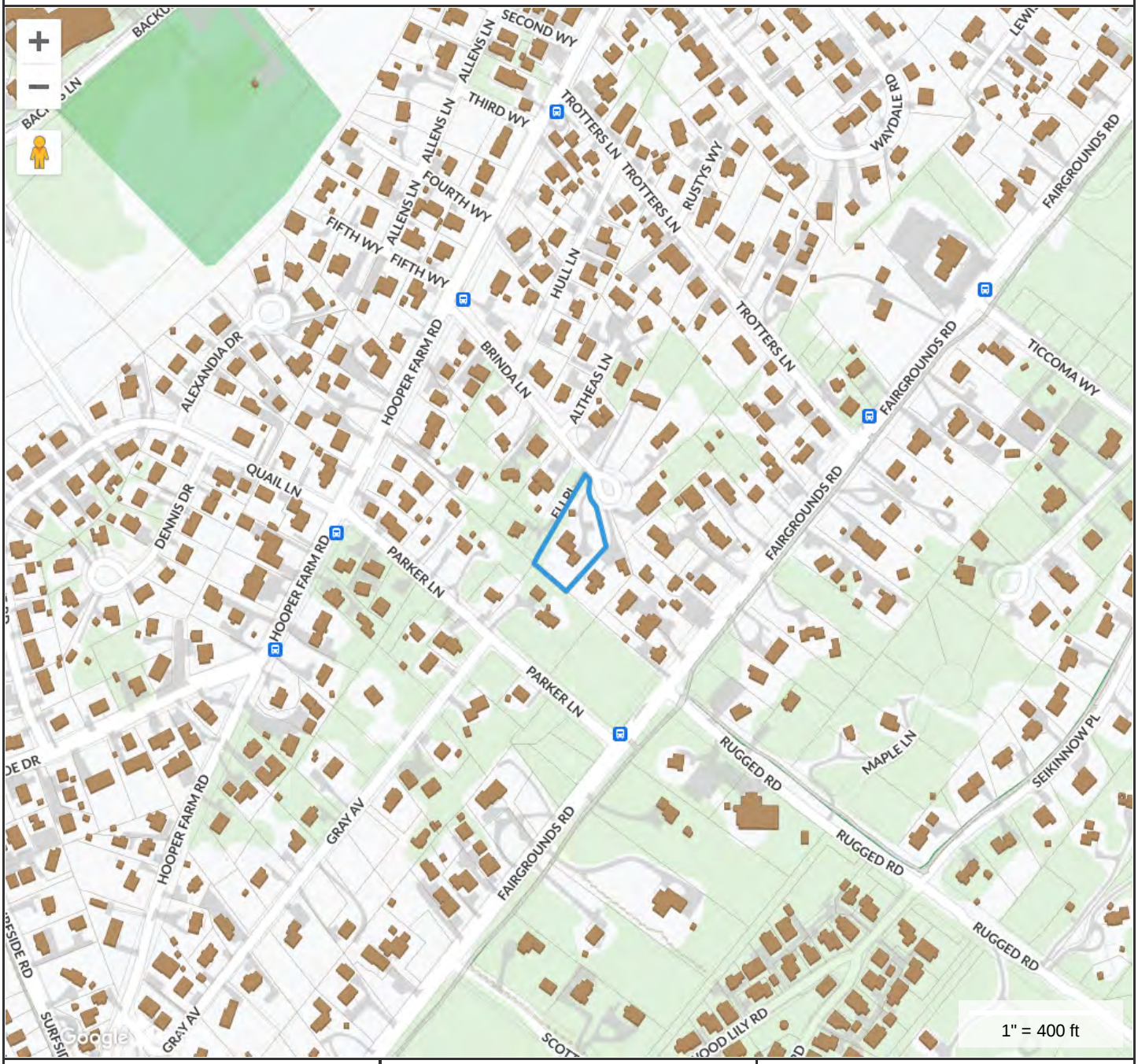
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME
Trim White Sash White Doors White
Deck _____ Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of

Locus Plan



Property Information

Property ID	5654
Location	9 BRINDA LN
Owner	NUNEZ WEENIEX F M & STACY A M

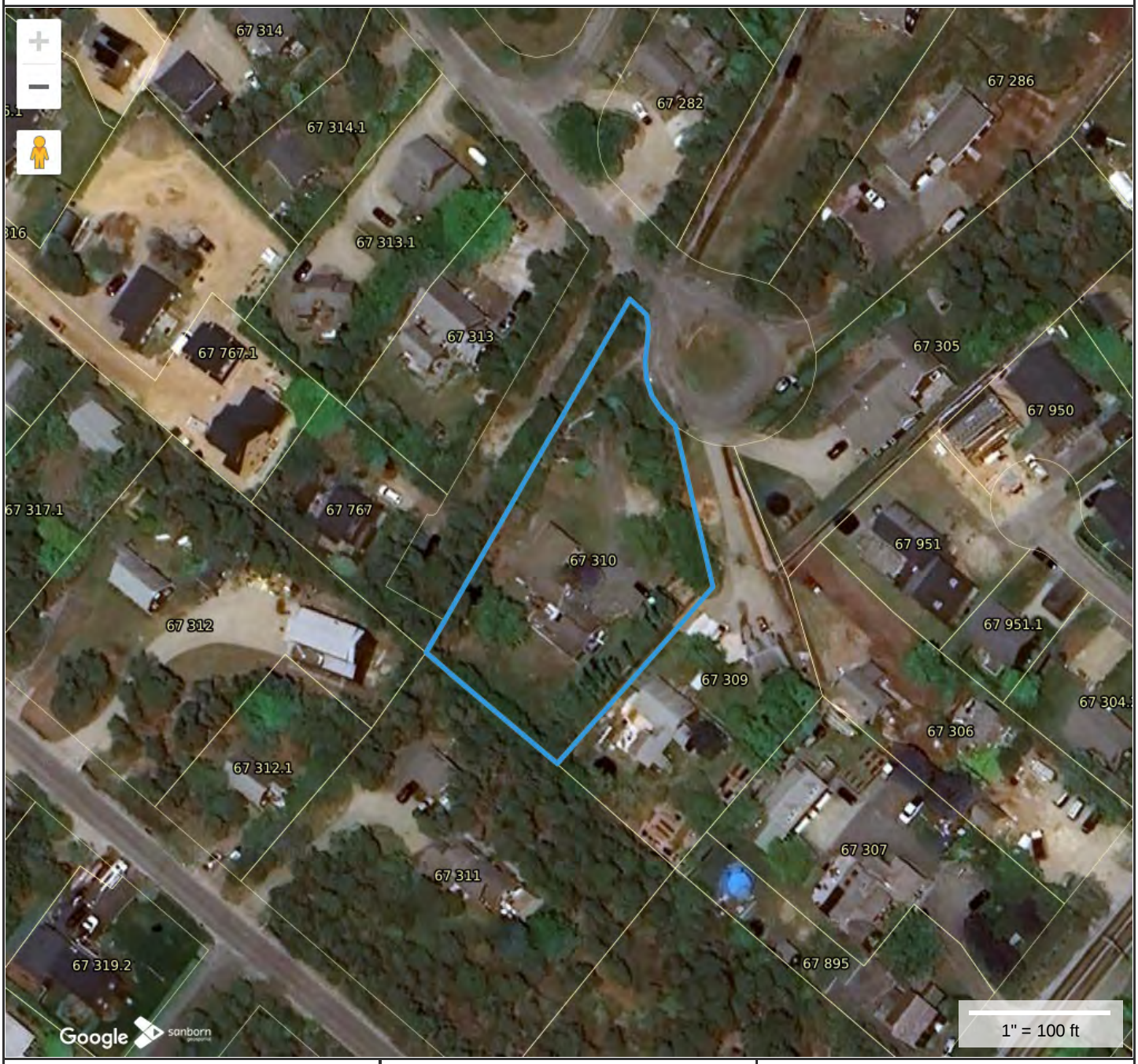
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Aerial



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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.

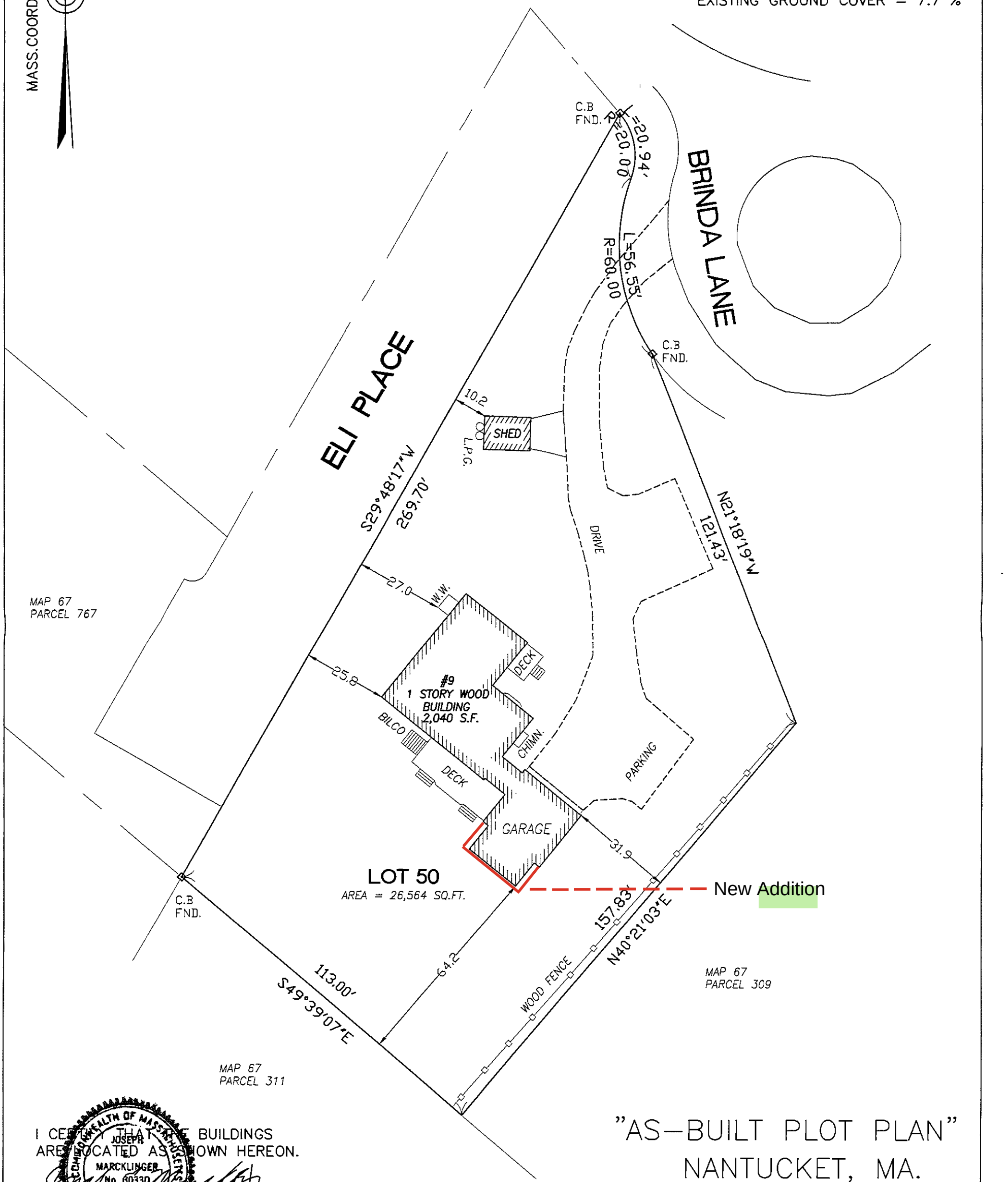
MASS.COORD.SYSTEM

0' 30' 60' 90'

SCALE 1"= 30'

ZONING CLASSIFICATION: R-10

MINIMUM LOT SIZE = 10,000 SQ.FT
MINIMUM FRONTAGE = 75 FT.
FRONT YARD SETBACK = 20
REAR YARD SETBACK = 10 FT.
SIDE YARD SETBACK = 10 FT.
GROUND COVER RATIO = 25 %
EXISTING GROUND COVER = 7.7 %



I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN HEREON.

JOSEPH MARCKLINGER P.L.S.

JOSEPH MARCKLINGER P.L.S.
J. MARCKLINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054

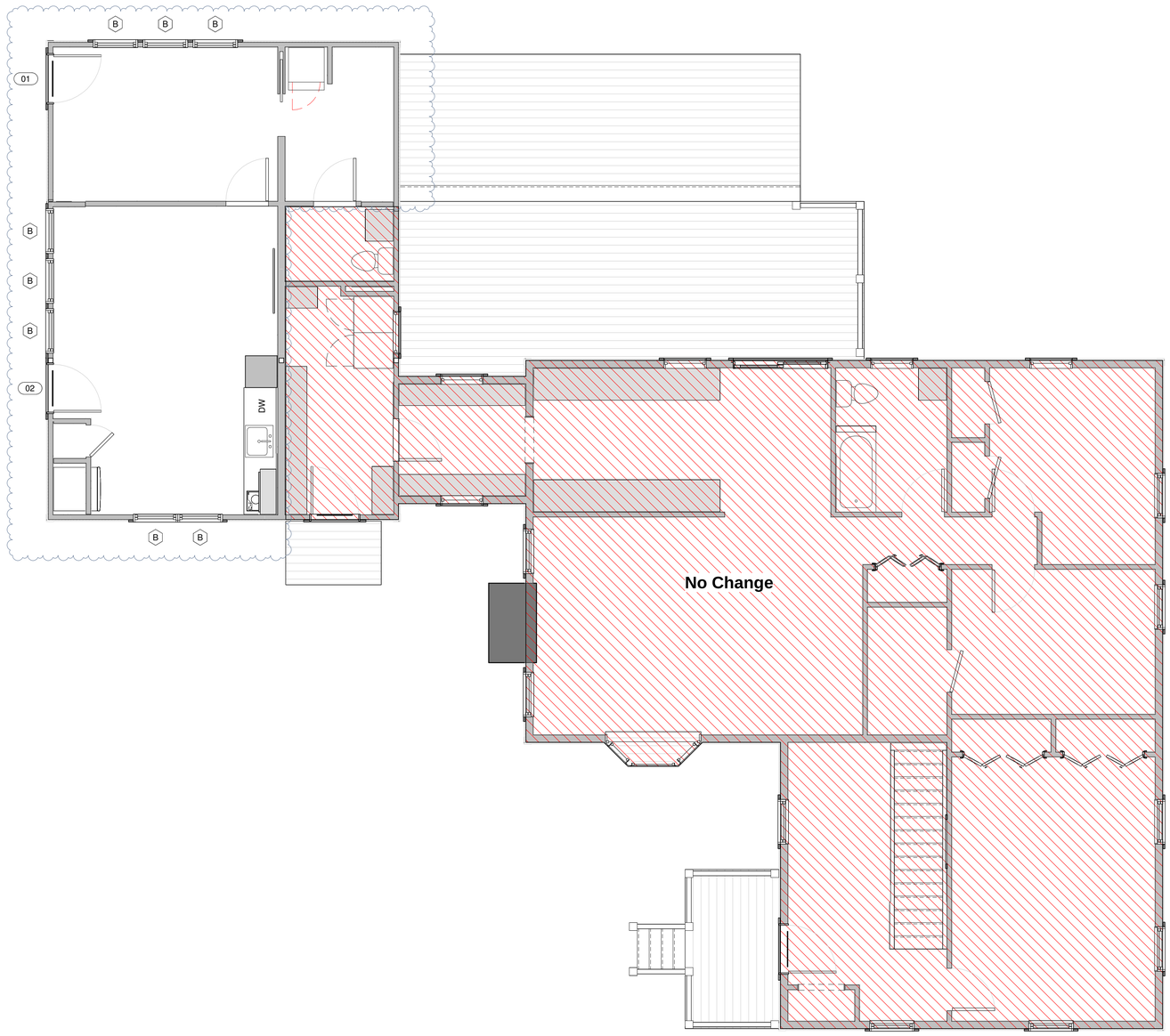
"AS-BUILT PLOT PLAN"
NANTUCKET, MA.

9 BRINDA LANE
(NANTUCKET COUNTY)

SCALE 1 IN.= 30 FT.

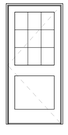
JANUARY 7, 2019

MAP 67, PARCEL 310
CERT. - 23428 LCC- 34507-G
PREPARED FOR: E.SHOEMAKER & M.WILEY
OWNED BY: E.SHOEMAKER & M.WILEY



1 **Floor 1 - HDC - Proposed**
1/4" = 1'-0"

Specifications - Doors



Muntins
- SDL

Storms
- Mahogany at glazed doors
- Painted to match
- Interchangeable glazed/screened panel

Interior Finish
- By Owner

Hardware
- By Owner

01, 02

Specifications - Windows



Muntins
- SDL

Screens
- Full Sash

Interior Finish
- By Owner

Hardware
- By Owner

B

Elevations - Doors
1/4" = 1'-0"

Elevations - Windows
1/4" = 1'-0"

Door Schedule - HDC

Mark	Manufacturer	Model	Rough Width	Rough Height	Description	Function	Phase Created	Comments
01	Thermatru	Classic Craft	3'-2"	6'-9"	Fiberglass - White finish	Exterior	New Construction	
02	Thermatru	Classic Craft	3'-2"	6'-9"	Fiberglass - White finish	Exterior	New Construction	

Window Schedule - HDC

Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Phase Created	Comments
B	Andersen Corporation	400-Series Tilt-Wash Double Hung	2'-10 1/8"	4'-1 3/8"	Vinyl - Andersen - White	New Construction	

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 4/24/2024 12:55:23 PM.

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nunez Weeniex F M & Stacy A M

Project
Apartment

Location
9 Brinda Lane
Nantucket MA

67 / 310

Structure
House

Option 2

#	Description	Date
3	HDC Submission	2024.07.01

Plans & Schedules

HDC1.1

Existing Proposed



5 **Northeast - Street - Existing**
3/16" = 1'-0"



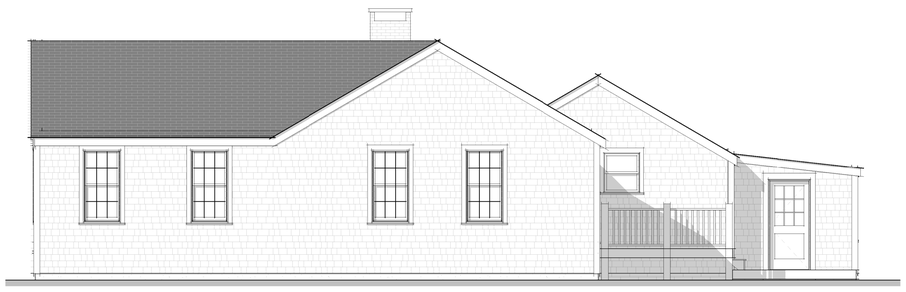
1 **Northeast - Street - Proposed**
3/16" = 1'-0"



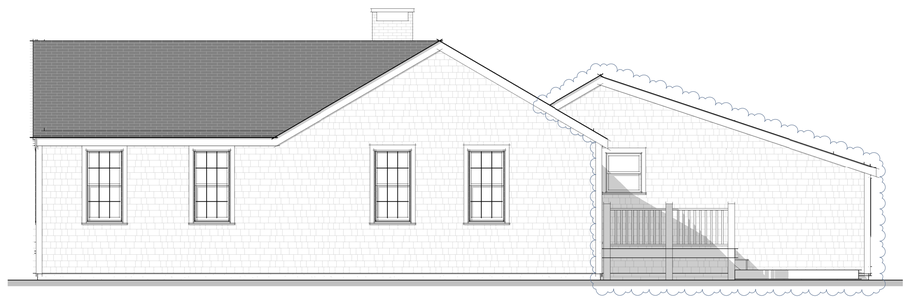
6 **Southeast - Driveway - Existing**
3/16" = 1'-0"



2 **Southeast - Driveway - Proposed**
3/16" = 1'-0"



7 **Northwest - Yard - Existing**
3/16" = 1'-0"



3 **Northwest - Yard - Proposed**
3/16" = 1'-0"



8 **Southwest - Yard - Existing**
3/16" = 1'-0"



4 **Southwest - Yard - Proposed**
3/16" = 1'-0"

HDC Submission

This drawing represents a design intent and concept only. The 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 © 6/24/2024 2:55:26 PM.

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Nunez Weeniex F M & Stacy A M

Project
Apartment

Location
9 Brinda Lane
Nantucket MA

67 / 310

Structure
House

Option 2

#	Description	Date
3	HDC Submission	2024.07.01

Elevations

HDC1.2


9 BRINDA LANE


9 BRENDA LANE





CERTIFICATE NO: _____ DATE ISSUED: _____

MAIN HOUSE

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 63

Street & Number of Proposed Work: 343 MADAKET RD

Owner of record: MADAKET MILK LLC

Mailing Address: 50 PARK ROW WEST STE 13
PROVIDENCE, RI 02903

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE ASPHALT 3-TAB ROOF TO WOOD ON 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 _____ ☐ Block ☐ Block 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/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 WOOD
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 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11305
Location	343 MADAKET RD
Owner	MADAKET MILK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

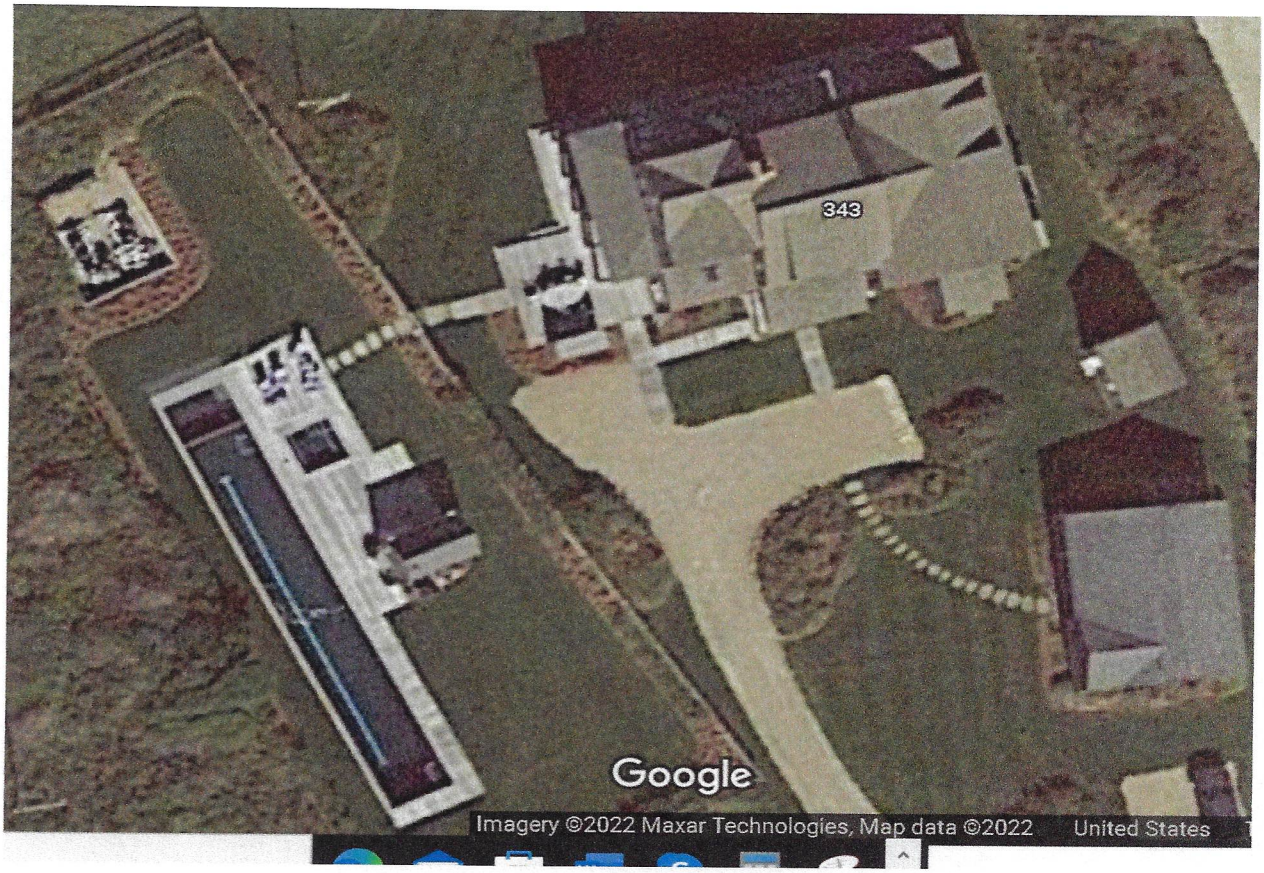
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

343 MADAKET ROAD – CHANGE 3-TAB ROOF TO WOOD ON COTTAGE AND MAIN HOUSE




343
Google
Imagery ©2022 Maxar Technologies, Map data ©2022
United States



CERTIFICATE NO: _____ DATE ISSUED: _____

COTTAGE

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 60.2.4 PARCEL N°. 68

Street & Number of Proposed Work: 343 MADAKET RD

Owner of record: MADAKET MILK LLC

Mailing Address: 50 PARK ROW WEST STE 113
PROVIDENCE, RI 02903

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE ASPHALT 3 TAB ROOF TO WOOD ON 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 _____ ☐ Block ☐ Block 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 6/23/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11305
Location	343 MADAKET RD
Owner	MADAKET MILK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

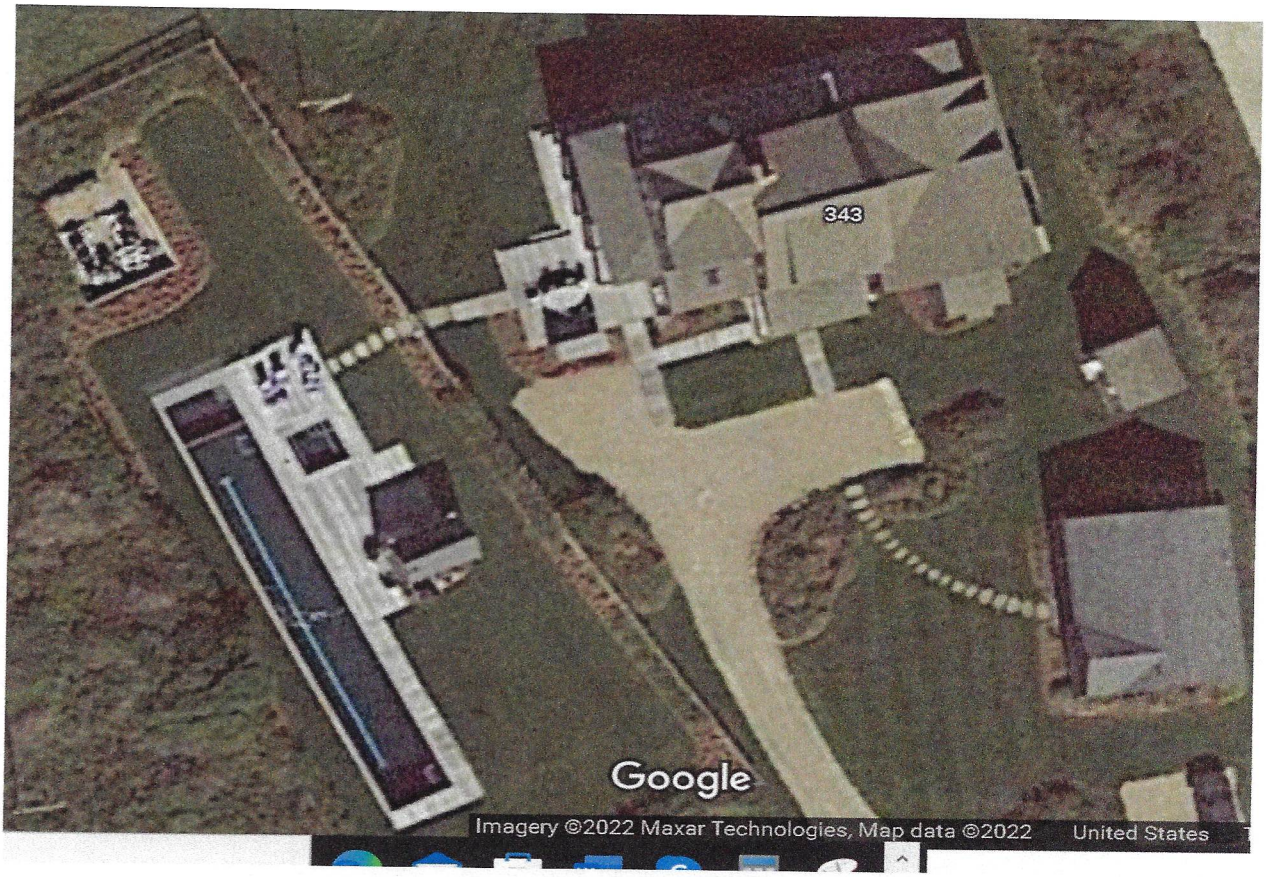
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

343 MADAKET ROAD – CHANGE 3-TAB ROOF TO WOOD ON COTTAGE AND MAIN HOUSE




343
Google
Imagery ©2022 Maxar Technologies, Map data ©2022
United States



CERTIFICATE NO: _____ DATE ISSUED: _____

LOT D

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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°: 67 PARCEL N°. 173.2

Street & Number of Proposed Work: 63 FAIRGROUNDS RD

Owner of record: 61 FAIRGROUNDS ROAD

Mailing Address: PO BOX 585 SOUTH BOROUGH, MA 02772

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-11-9508

☒ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 160' Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REDUCE SIZE OF POOL FROM 12.5' X 24' TO 10' X 16'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* *(type and material)*: ☐ TDL ☐ SDL *Front* _____ *Rear* _____ *Side* _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

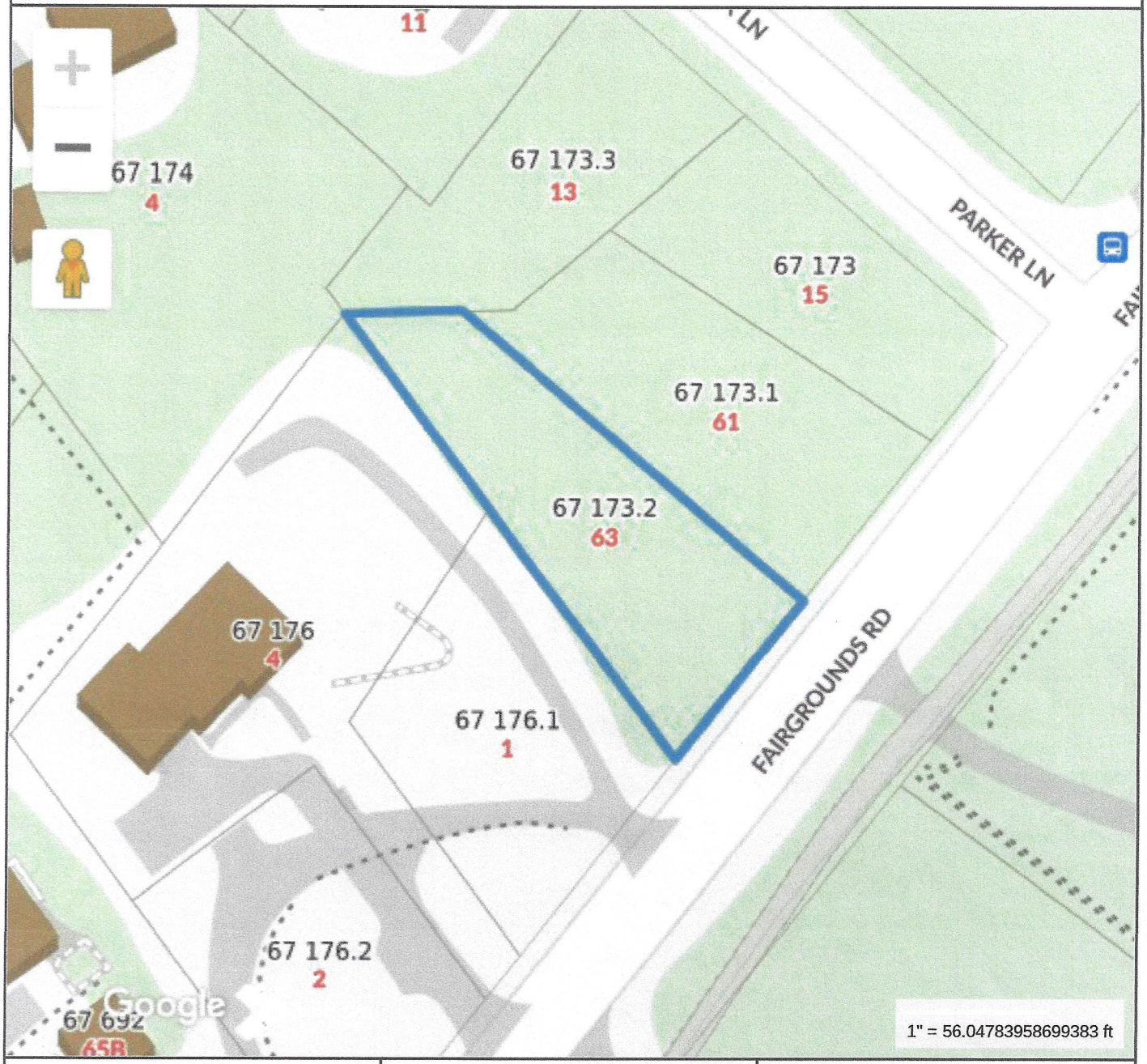
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/27/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	191292
Location	63 FAIRGROUNDS RD
Owner	61 FAIRGROUNDS 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.

Property Info:

Map & Parcel:	67/173.2	Lot Size:	10,006 sq. ft.
District/Zoning:	R-10	Allowable Ground Coverage:	2,501.5 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	1,748.5 sq. ft.
Ground Cover Ratio:	25%	Proposed Ground Coverage Cottage:	0 sq. ft.
Front Setback:	20 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	1,748.5 sq. ft.

HDC Submission Only - Not For Construction

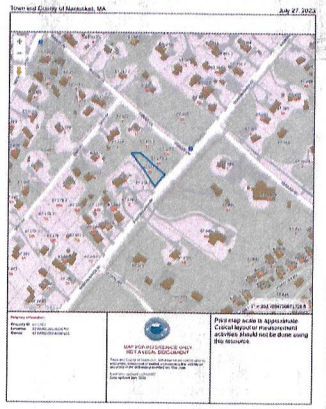
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MIS-INTERPRETATION IF THERE ARE ANY QUESTIONS. PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Site Plan - Lot D
1" = 10'-0"



2 Locus Map
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Lot D Pool

63 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Site Plan Lot D

SHEET INDEX

C.101 Site Plan Lot D
Grand total: 1

Date
06.26.2024

Revisions

C.101

Scale As indicated

6/26/2024 12:10:17 PM

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC2023-11-9508

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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.

PREVIOUS APPROVAL

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 173.2

Street & Number of Proposed Work: 61 Fairgrounds Rd. - Lot D

Owner of record: 61 Fairgrounds LLC

Mailing Address: PO Box 585
Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 5083329654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: 11/21/23 Fee Paid: $200 5/13

Must be acted on by: 1/5/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Valleria

Member: _____

Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.

Notes - Comments - Restrictions - Conditions

Motion to approve (WITH POOL CAVEAT)
PRIOR APPROVED LANDSCAPE PLAN SUBMITTED

Lot D

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation 12'6" x 26' Pool w/ auto cover
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

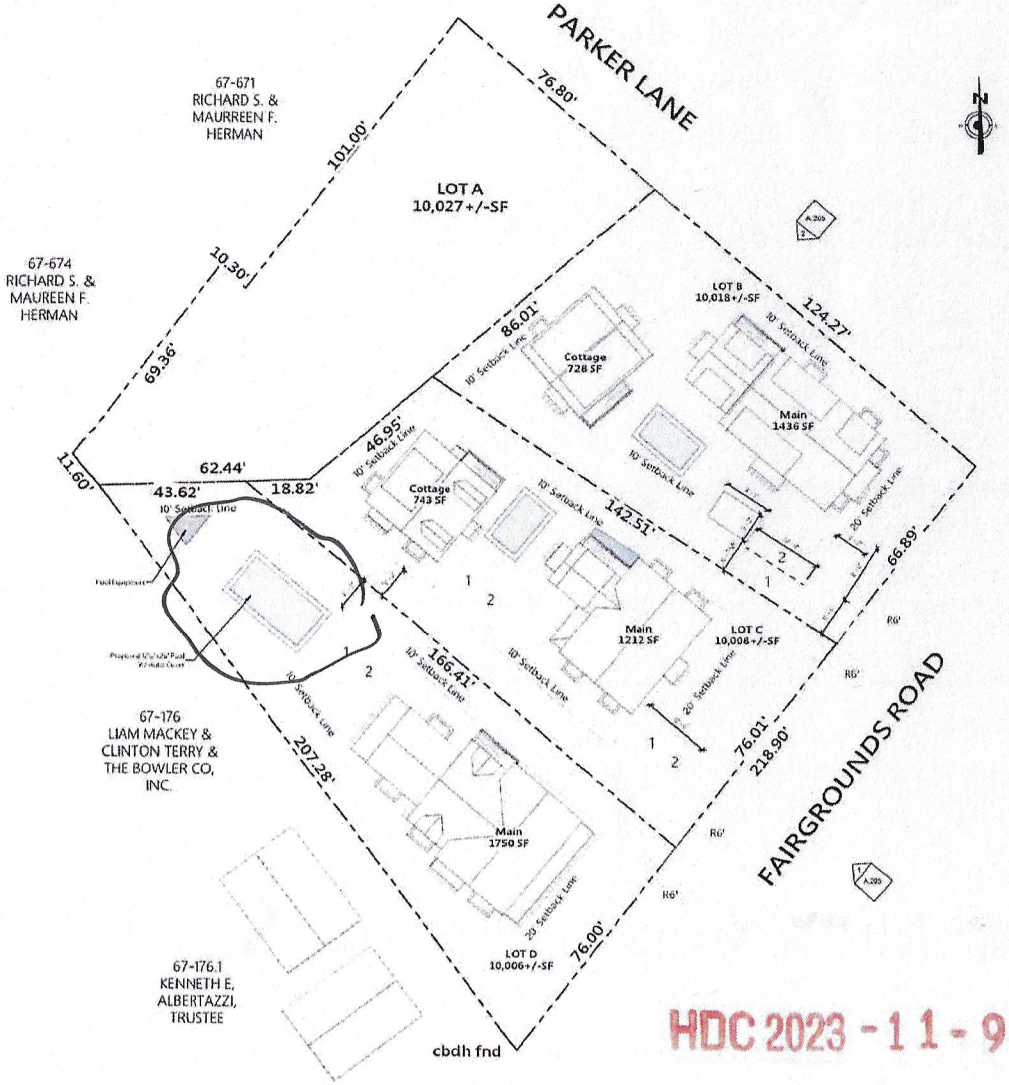
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

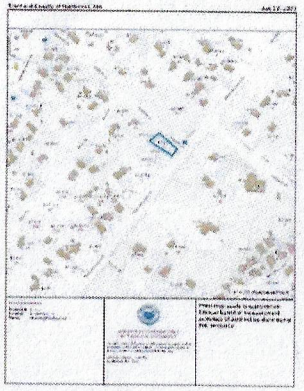
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record [signature] Signed under penalties of perjury

HDC Submissions Only - Not For Construction



1 Site Plan - Proposed.
1/16" = 1'-0"



2 Locus Map
NTS

RECEIVED
BY
DEC 20 2023

HDC 2023 - 11 - 9508

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project
Lot B,C,D
61 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Site Plan All

SHEET INDEX

C.100 Site Plan All
A.205 Fairground View Elevation
Grand total: 2

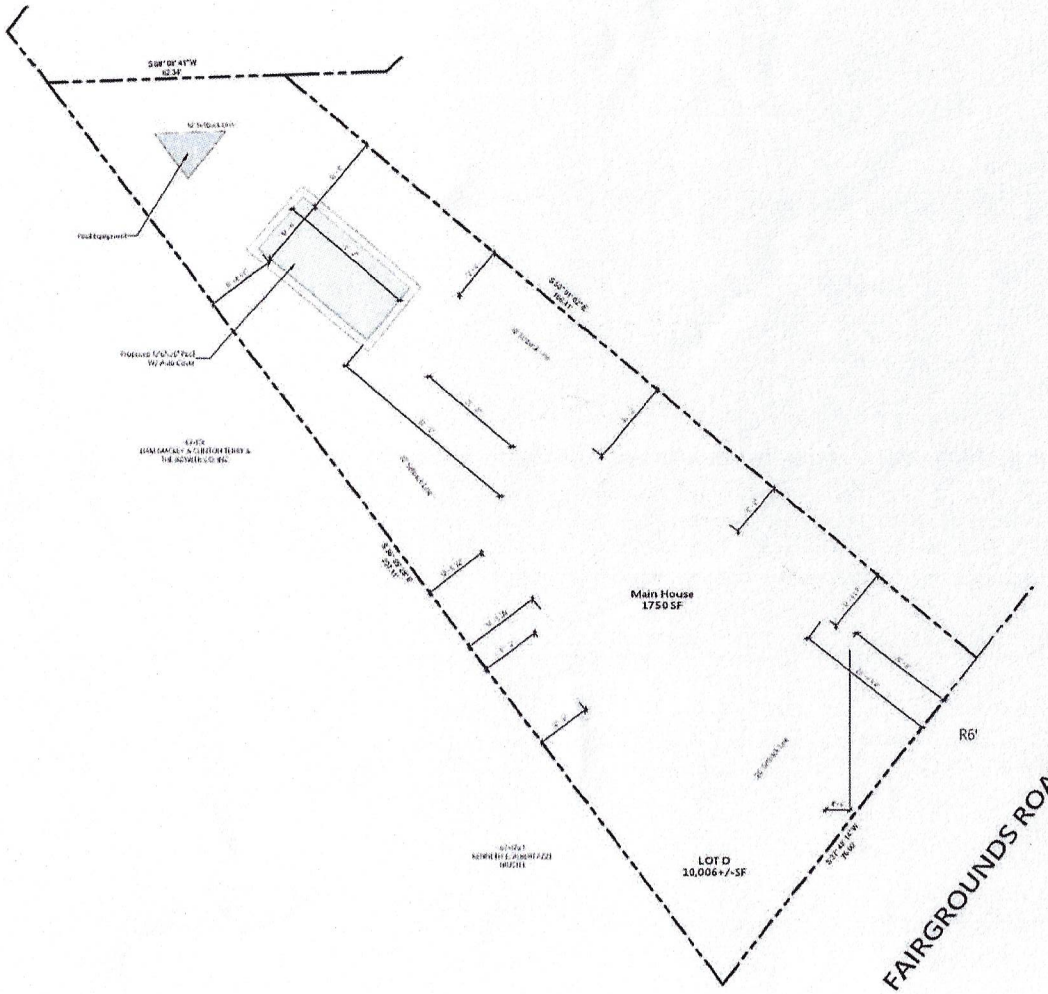
Date
12.16.2023

Revisions

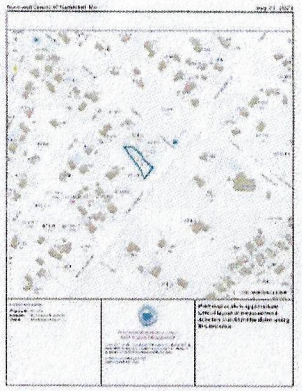
C.100

Scale As indicated

HDC Submission Only - Not For Construction



1 Site Plan - Lot D - Pool



2 Locus Map - Lot D

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel. (508) 332-9654
email: juraj@theJBStudio.com

Project

61 Fairgrounds Rd.
Lot D - Pool
Nantucket, MA 02554

Sheet

Pool

RECEIVED
By
DEC 20 2023

Date

11.20.2023

Revisions

C.106

Scale As indicated

HDC 2023 - 11 - 9508

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 74.3

Street & Number of Proposed Work: 39 PILGRIM ROAD

Owner of record: MARY SEMJEN

Mailing Address: 19 HILLTOP RD.
HINGHAM, MA 02043

Contact Phone #: 617-733-4027 E-mail: ANDREW.SEMJEN@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: (SAME)

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: _____ ☐ 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: NEW 5'1 NTW BOARD FENCE

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: 5'1 NTW BOARD
Type: FENCE
Length: 35'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

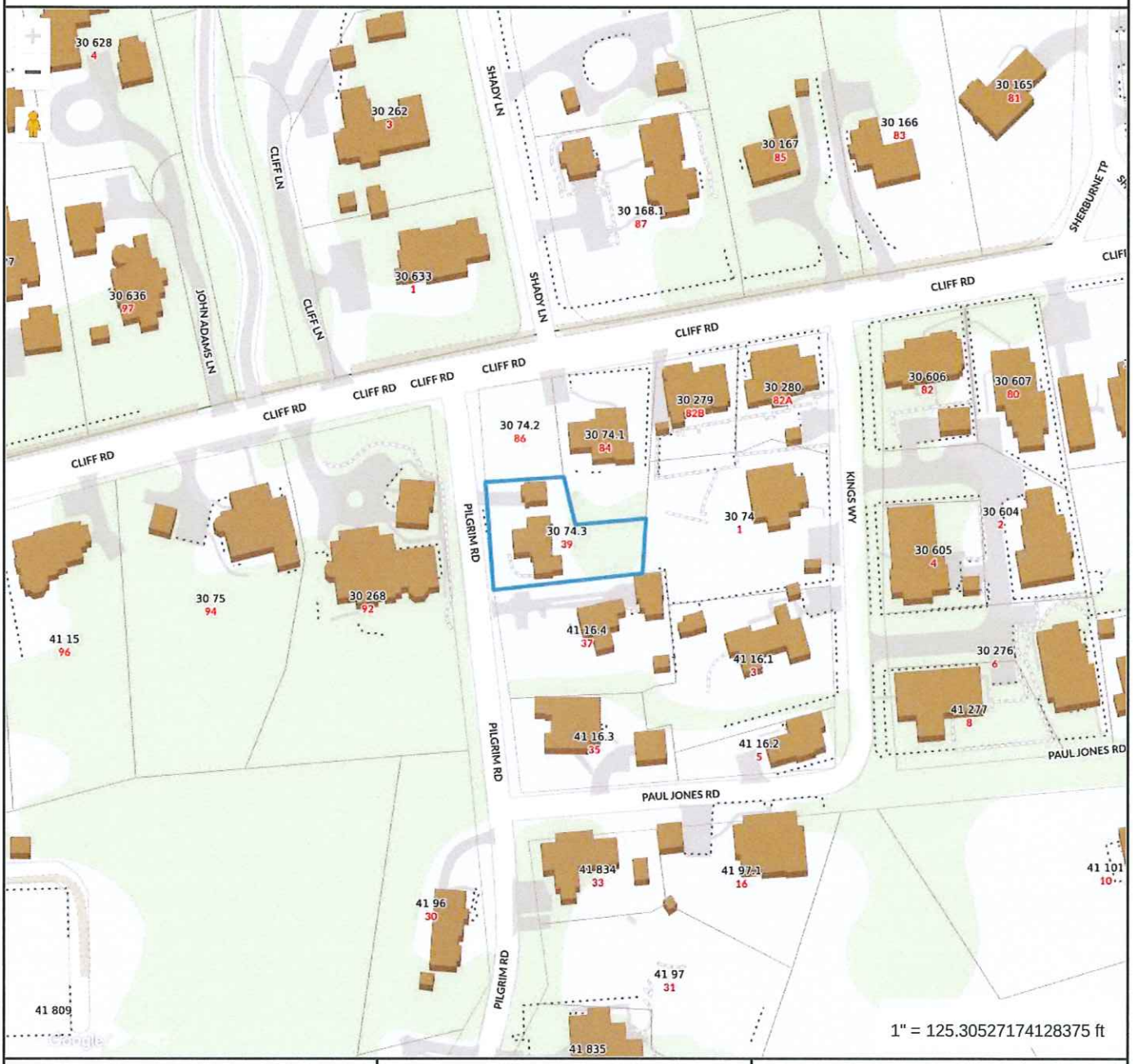
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/25/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	1053
Location	39 PILGRIM RD
Owner	SEMJEN MARY

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.



Property Information

Property ID	1053
Location	39 PILGRIM RD
Owner	SEMJEN MARY

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NOT A LEGAL DOCUMENT

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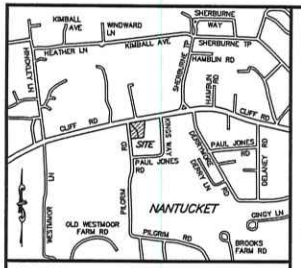


LOCUS NOT TO SCALE

INSTRUMENTATION

LEICA TS12 P 3 R400

SERIAL NO. 877939

EDM ACCURACY
±(1mm + 1.5ppm)

LEICA GEOSYSTEMS CALIBRATION
CERTIFICATE NO. 877939-12042018
CERTIFICATE NO. 877939-02132021

RAW TRAVERSE CLOSURE DATA

LENGTH OF TRAVERSE = 1101.12'
ANGULAR ERROR = 0°00'35"
CLOSURE DISTANCE = 0.070'
DIRECTION = S39°24'54"E
PRECISION = 1:15,703

BALANCED ANGLES CLOSURE DATA

LENGTH OF TRAVERSE = 1101.12'
ANGULAR ERROR = 0°00'00"
CLOSURE DISTANCE = 0.022'
DIRECTION = S57°38'08"E
PRECISION = 1:50,547

NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE LOT LINES BETWEEN THE THREE EXISTING PARCELS (MAP 30, PARCELS 74.1, 74.2 & 74.3) TO CREATE LOTS 1, 2 & 3 AS SHOWN.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOT 39 SHOWN ON LAND COURT PLAN 13199-Q, LOT 44 SHOWN ON LAND COURT PLAN 13199-S AND LOTS 62 & 63 SHOWN ON LAND COURT PLAN 13199-1.
3. LOTS 132-134 AND 136-137 BY THEMSELVES ARE NOT TO BE CONSIDERED BUILDABLE LOTS.
4. LOT 133 IS TO BE CONVEYED TO AND COMBINED WITH LOT 134 TO CREATE LOT 1.
5. LOTS 136 AND 137 ARE TO BE CONVEYED TO AND COMBINED WITH LOT 132 TO CREATE LOT 3.
6. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G, EFFECTIVE DATE 9, 2014.
7. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
8. BUILDING OFFSET DISTANCES ARE FROM BUILDING CORNER BOARDS AT APPROXIMATELY 5' ABOVE GROUND LEVEL.
9. ALL DISTANCES WERE MEASURED BY EDM.

OWNERS & APPLICANTS

OLIVER CARR III 5311 MOORLAND LANE BETHESDA, MD 20814	MARY SEMJEN 19 HILLTOP ROAD HINGHAM, MA 02043
TITLE REFERENCES: L.C. CERTIFICATE NO. 28016 L.C. CERTIFICATE NO. 28017	TITLE REFERENCE: L.C. CERTIFICATE NO. 24996
PLAN REFERENCES: L.C. PLAN NO. 13199-1 (LOT 63) L.C. PLAN NO. 13199-Q (LOT 39)	PLAN REFERENCES: L.C. PLAN NO. 13199-S (LOT 44) L.C. PLAN NO. 13199-1 (LOT 62)
SITE LOCATION: 84 & 86 CLIFF ROAD NANTUCKET, MASSACHUSETTS	SITE LOCATION: 39 PILGRIM ROAD NANTUCKET, MASSACHUSETTS
ASSESSORS REFERENCE: MAP 30, PARCELS 74.1 & 74.2	ASSESSORS REFERENCE: MAP 30, PARCEL 74.3

RESIDENTIAL 1 (R-1) ZONING DISTRICT

REGULATION	REQUIREMENT	PROVIDED		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA	5,000 S.F.	5,117 S.F.	9,420 S.F.	8,788 S.F.
LOT FRONTAGE	50'	62'	88'	89.43'
FRONT SETBACK	10'	N/A	N/A	18.1'
SIDE SETBACK	5'/10'	N/A	N/A	5.5'
REAR SETBACK	5'	N/A	N/A	9.9'
GROUND COVER RATIO	30%	N/A	N/A	15.6%

OVERLAY DISTRICT APPLICABILITY

TOWN

TOWN SEWER

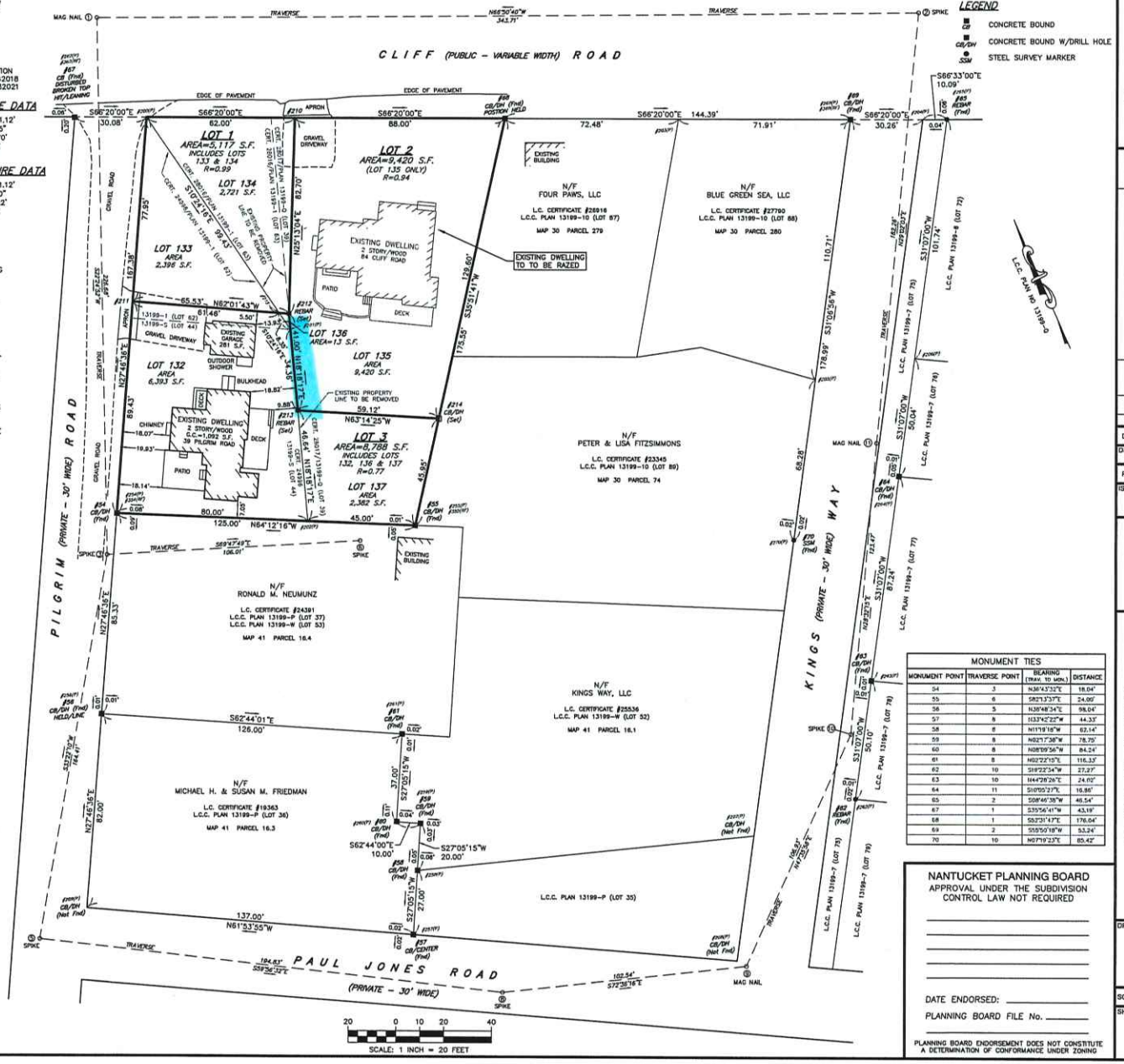
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN 1/6/2021 AND 1/26/2021.

I FURTHER CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY COMPLETED ON 1/26/2021.

PROFESSIONAL LAND SURVEYOR

8-27-2021
DATE



LEGEND

- CONCRETE BOUND
- CB/DH CONCRETE BOUND W/DRILL HOLE
- SSM STEEL SURVEY MARKER

MONUMENT TIES

MONUMENT POINT	TRAVERSE POINT	BEARING (TRAV. TO MON.)	DISTANCE
54	3	N36°43'32"E	18.04'
55	6	S82°13'37"E	24.00'
56	5	N39°48'34"E	98.04'
57	8	N33°42'22"W	44.33'
58	8	N11°19'18"W	62.14'
59	8	N02°17'38"W	78.75'
60	8	N08°09'56"W	84.24'
61	8	N02°22'15"E	116.33'
62	10	S19°22'34"W	27.27'
63	10	N44°29'26"E	24.02'
64	11	S10°00'27"E	16.86'
65	2	S08°46'38"W	46.54'
67	1	S35°56'41"W	43.19'
68	1	S52°31'47"E	176.04'
69	2	S55°50'18"W	53.24'
70	10	N07°19'23"E	85.42'

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

PLANNING BOARD FILE No. _____

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DESCRIPTION	DATE	APPROVED

PLAN REVISIONS

DATE: AUGUST 27, 2021

DRAWN BY: RLM | COMPS. BY: RLM | CHECK BY: RLM/DCM

PROJECT NO. 19207

ISSUED FOR: ANR ENDORSEMENT

ROBERT L. MASON, COMMONWEALTH OF MASSACHUSETTS, REG. 49868, PROFESSIONAL LAND SURVEYOR

PLAN OF LAND

BEING A SUBDIVISION OF LOTS 39, 44, 62 & 63 SHOWN ON LAND COURT PLANS 13199-S, Q & 1
84 & 86 CLIFF ROAD & 39 PILGRIM ROAD
NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 30, PARCELS 74.1, 74.2 & 74.3
PREPARED FOR
OLIVER CARR III & MARY SEMJEN

DRAWING TITLE: APPROVAL NOT REQUIRED PLAN

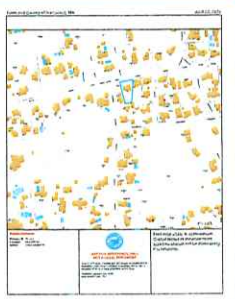
SCALE: 1" = 20'

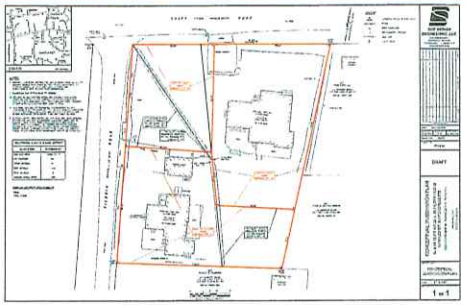
SHEET NO. 1 OF 1

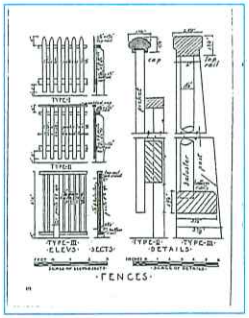
19207_84-86 Cliff Road_ANR Plan 2.dwg

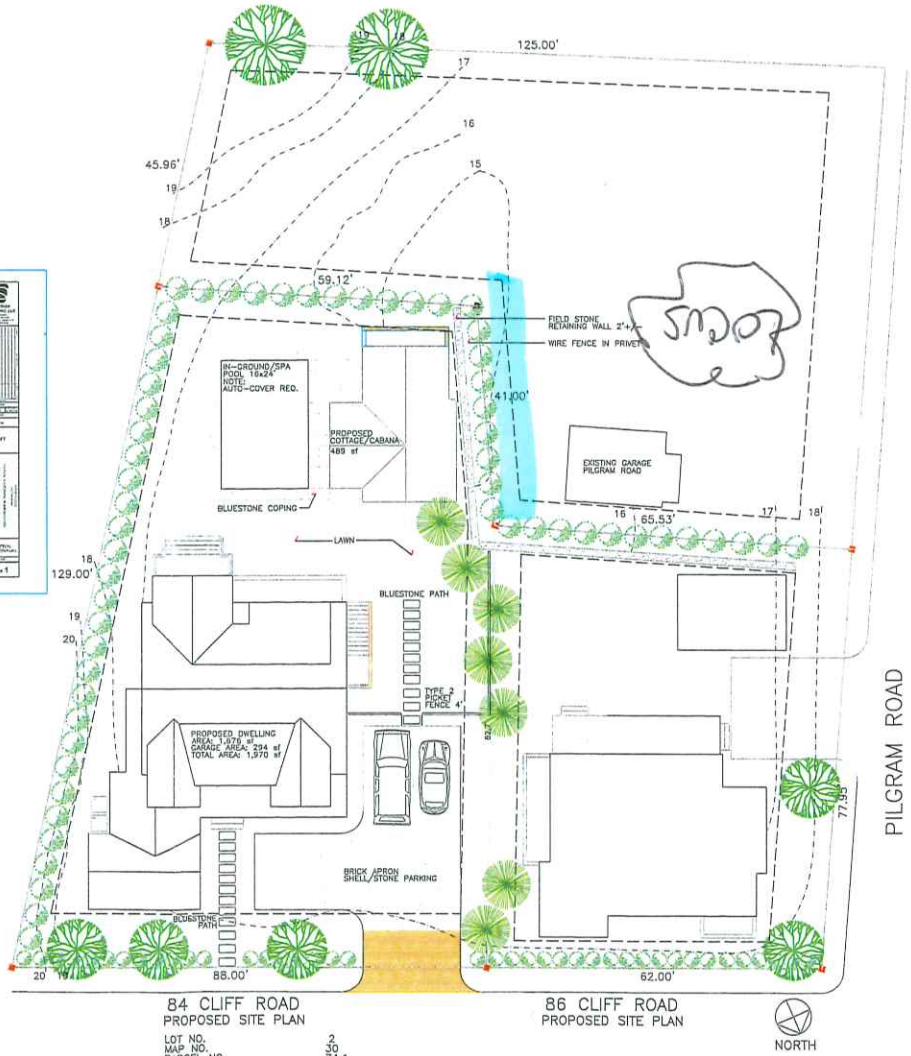
DRAWING INDEX

1 SITE PLANS, PROPOSED
ZONING INFORMATION
MATERIAL PHOTO EXAMPLES









84 CLIFF ROAD
PROPOSED SITE PLAN

LOT NO.	2
MAP NO.	30
PARCEL NO.	74.1
ZONING CLASSIFICATION	R1
LOT AREA	9,421 sf+/-
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	2,826 sf+/-
PROPOSED DWELLING	1,970 sf+/-
COTTAGE/CABANA	416 sf+/-
TOTAL PROPOSED	2,386 sf+/-

86 CLIFF ROAD
PROPOSED SITE PLAN

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8650

PROJECT: #84 CLIFF ROAD LLC
84 CLIFF ROAD
NANTUCKET, MA

JOB NO: HARDSCAPE, FENCE & IN-GROUND SWIMMING POOL

NOTES
HDC CERT. NO.

FILE COPY

COPYRIGHT SCI 2021

TITLE
DRAWING INDEX
SITE PLAN: PROPOSED
ZONING INFO.

DATE
08-28-2021

SCALE
3/32"=1'0"

1P

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 89 PARCEL N°. 10/2

Street & Number of Proposed Work: 19 ARROWHEAD AR

Owner of record: ARROWHEAD ARCHAEOLOGY

Mailing Address: 19 ARROWHEAD AR
Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: T&T Roofing LLC TREVOR SMITH

Mailing Address: Po Box 2851
NANTUCKET MA 02584

Contact Phone #: 5085862532 E-mail: trevorsmith@troofing.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☒ Roof ☒ Other Shingle style change - 3TAB → ARCH

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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

From - Grey 3-TAB

Sidewall _____ Clapboard (if applicable) _____ Roof Colonial Slate - Certainteed

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 06/24/2024 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 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.**

REQUIRED WITH ALL LIKE-KIND APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** "Like-Kind" 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:** $25.00. If paying by check, please make payable to the Town of Nantucket.

4. **Locus Map (1 copy):** 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. **Colored Photographs (Minimum of 2 copies):** Required of **ALL** Like-Kind applications. Photographs must be clear and labeled with application address or contextual address. Please include **ENTIRE** elevation of house, as applicable, and indicate the cardinal points (north, south, east, or west); indicate the Like-Kind work proposed (ex: clouding windows, doors, trim, etc.) Roof Like-Kind, please refer to the approvable roof shingle guidelines: https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF.

6. **Electronic submission:** All documents (application, locus map, photographs, etc.) must be emailed to the HDC office at hdcsubmissions@nantucket-ma.gov.

7. **PLEASE NOTE:** Window/ Door Replacement in the OHD/SOHD (Old Historic District / 'Sconset Old Historic District) must go before the Commission for review. Attendance at either the Historic Structures Advisory Board or the 'Sconset Advisory Board is strongly encouraged. Their review is a recommendation to the Commission and not the final review for approval.

8. **PLEASE NOTE**: Roof Color Change in any district must go before the Commission for review. Please refer to Guidelines for Application Submission on Commission reviews.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that should the application need supplemental information in order to be accurately reviewed, I will provide when requested.

Date: 06/21/2024 Print: TREVOR SMITH

Signature: _____

TT Roofing LLC
Nantucket MA

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 19 ARROWHEAD DR - TOSCANA OFFICE

I, CARL JELLEME, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: _____ Date: 06/21/2024

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

19 ARROWHEAD DR

Location 19 ARROWHEAD DR

Mblu 69/ / 10/2 /

Acct# 00006630

Owner ARROWHEAD ARCHAEOLOGY CORP

Assessment $4,479,700

PID 6630

Building Count 3

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,523,400	$1,956,300	$4,479,700

Owner of Record

Owner ARROWHEAD ARCHAEOLOGY CORP
Co-Owner CARL JELLEME
Address 19 ARROWHEAD DR
NANTUCKET, MA 02554

Sale Price $0
Certificate
Book & Page C0014343/0
Sale Date 12/20/2000
Instrument 1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ARROWHEAD ARCHAEOLOGY CORP	$0		C0014343/0	1F	12/20/2000
EDWARD COFFIN CONSTRUCTION COR	$0		C0014/0343	99	02/01/1990

Building Information

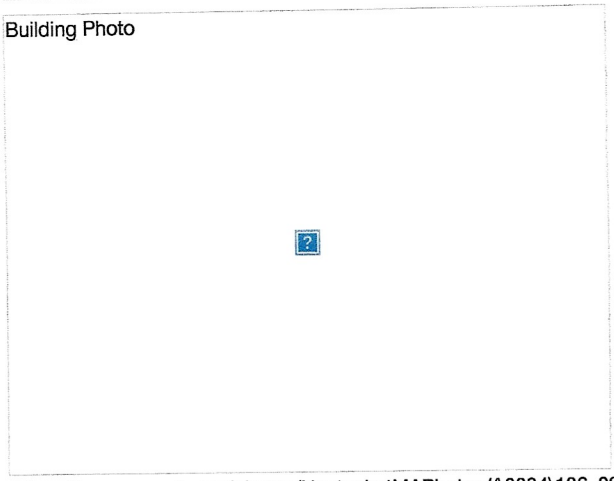
Building 1 : Section 1

Year Built: 2001
Living Area: 9,928
Replacement Cost: $1,423,635
Building Percent Good: 84
Replacement Cost Less Depreciation: $1,195,900

Building Attributes	

Field	Description
Style:	Garage/Office
Model	Comm/Ind
Grade	Average +10
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	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Radiant
AC Type	None
Struct Class	
Use:	COMM WHS M96
Total Rooms	
Total Bedrms	00
Total Baths	1
1st Floor Use:	3160
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comn Wall	0.00

Building Photo



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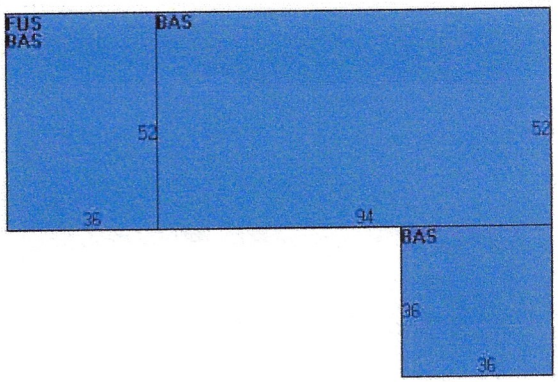
Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6630_76

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,056	8,056
FUS	Upper Story, Finished	1,872	1,872
		9,928	9,928

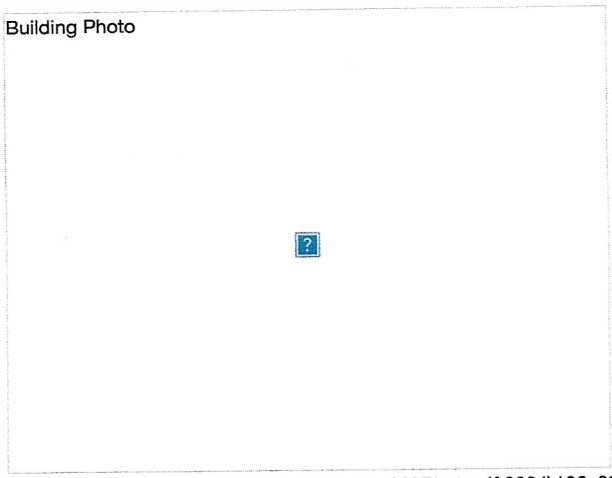
Building 2 : Section 1

Year Built: 2001
Living Area: 960
Replacement Cost: $583,275
Building Percent Good: 89
Replacement Cost Less Depreciation: $519,100

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Office Bldg

Model	Commercial
Grade	Excellent
Stories:	1
Occupancy	1.00
Exterior Wall 1	Average
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Heat Pump
Struct Class	
Use:	OFFICE BLD M94
Total Rooms	
Total Bedrms	0
Total Baths	1
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



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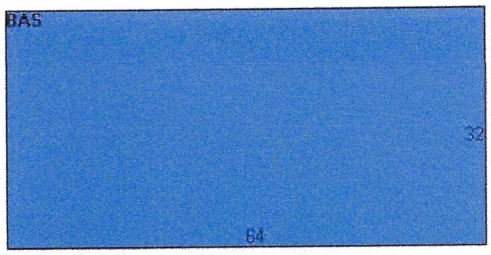
Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6630_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
CAN	Canopy	18	0
		978	960

Building 3 : Section 1

Year Built: 2002
Living Area: 2,480
Replacement Cost: $938,032
Building Percent Good: 84
Replacement Cost Less Depreciation: $787,900

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	AptovrRet/Off
Model	Commercial

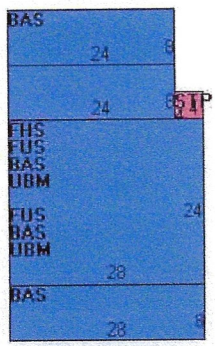
Grade	Average +20
Stories:	2.5
Occupancy	2.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Use:	COMM WHS M94
Total Rooms	
Total Bedrms	4
Total Baths	4.5
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo

Building Photo

(https://images.vgsi.com/photos/NantucketMAPhotos//\0034\106_0264_3

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6630_11

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,280	1,280
FUS	Upper Story, Finished	864	864
FHS	Half Story, Finished	672	336
UBM	Basement, Unfinished	864	0
WDK	Deck, Wood	16	0
		3,696	2,480

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	031I
Description	COMM WHS M96
Zone	RC2
Neighborhood	B48
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.52
Frontage	0
Depth	0
Assessed Value	$1,956,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD4	COMM FR SHED			48.00 S.F.	$1,400	1
PAV2	PAVING-CONC			6360.00 S.F.	$19,100	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$2,523,400	$1,956,300	$4,479,700
2023	$2,457,500	$1,891,900	$4,349,400
2022	$2,103,300	$1,513,600	$3,616,900
2021	$2,103,300	$1,513,600	$3,616,900
2020	$1,874,700	$1,513,600	$3,388,300

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 TJT Roofing LLC TREVOR SMITH

AS AGENT FOR TOSCANA CORP

STREET ADDRESS 19 ARROWHEAD DR

MAP/PARCEL 69 / 10 / 2

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...

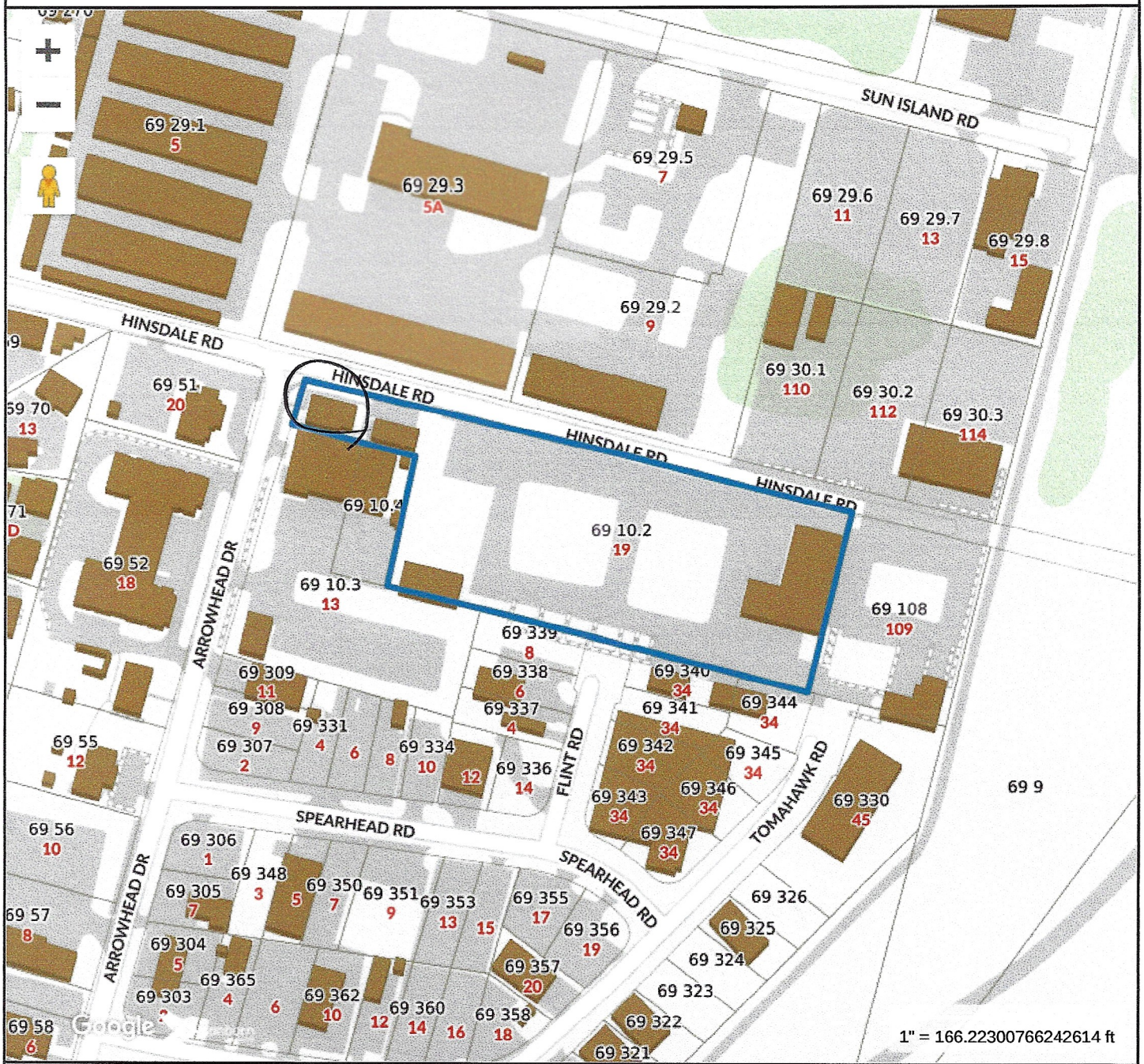
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06/21/2024

Date

19 Arrowhead - Toscana



Property Information

Property ID	6630
Location	19 ARROWHEAD DR
Owner	ARROWHEAD ARCHAEOLOGY CORP

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.

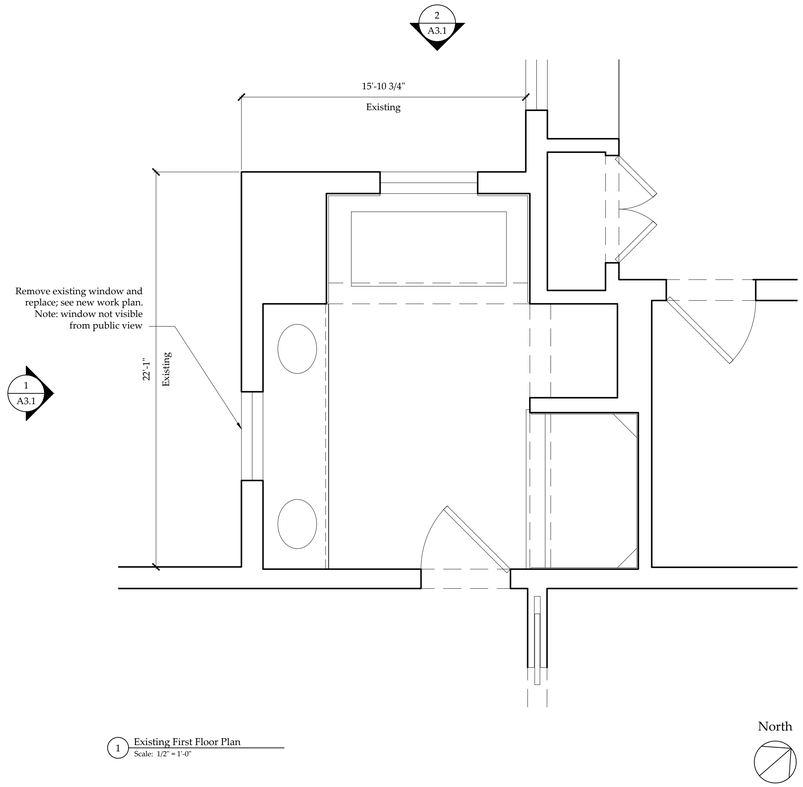
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




TOSCANA
CORPORATION

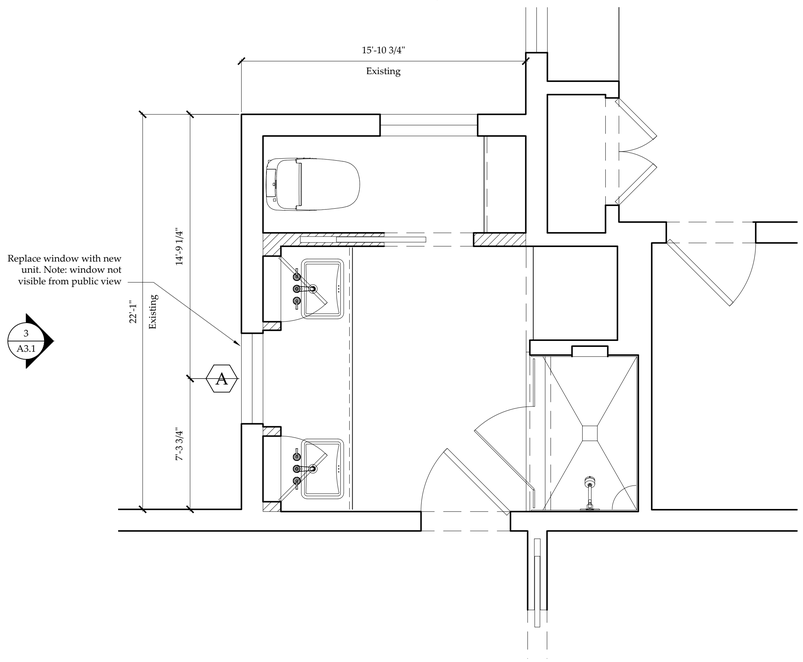

TOSCANA
CORPORATION



1 Existing First Floor Plan
Scale: 1/2" = 1'-0"

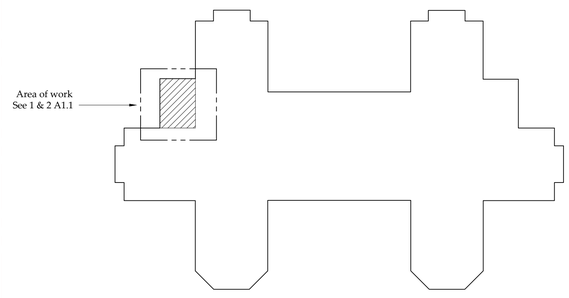
North

PROPOSED



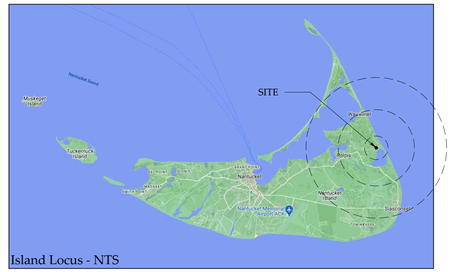
2 Proposed First Floor Plan
Scale: 1/2" = 1'-0"

North



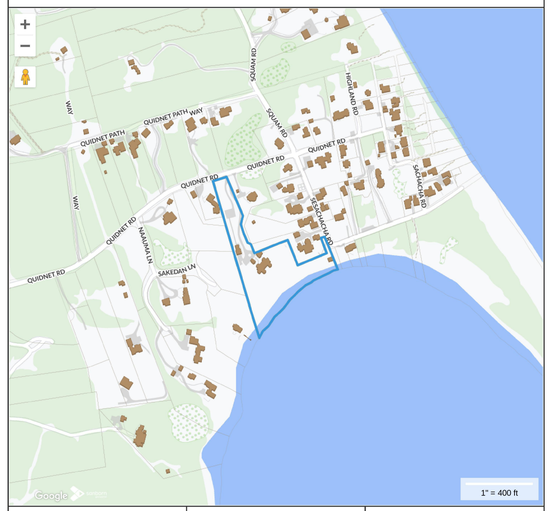
3 Key Plan
Scale: 1/16" = 1'-0"

North



Island Locus - NTS

Town and County of Nantucket, MA — June 13, 2024



Property Information

Property ID	440
Location	45 QUIDNET RD
Owner	SHUCH ALAN A 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.

Zoning Information

Assessor's Map and Parcel Number	21 - 21 - 45
Zone	Residential 20 - R20
Minimum lot size	7,500 S.F.
Current Lot Size	172,062 S.F.
Front Setback	5 ft.
Side and Rear Setback	5 ft.
Allowable ground cover ratio	30%
Allowable ground cover	51,619 S.F.
Current ground cover *	6,913 S.F.
Proposed ground cover	No Change

Current ground coverage numbers to be derived from Nantucket GIS - To be confirmed by surveyor

Drawing List

A1.1	Zoning Information; Existing/Proposed Floor Plan; Locus
A3.1	Existing/Proposed Elevations; Window Schedule

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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Quidnet Residence
45 Quidnet Road, Nantucket, MA

MAIN HOUSE

Zoning Information
Existing/Proposed Floor Plan
Locus

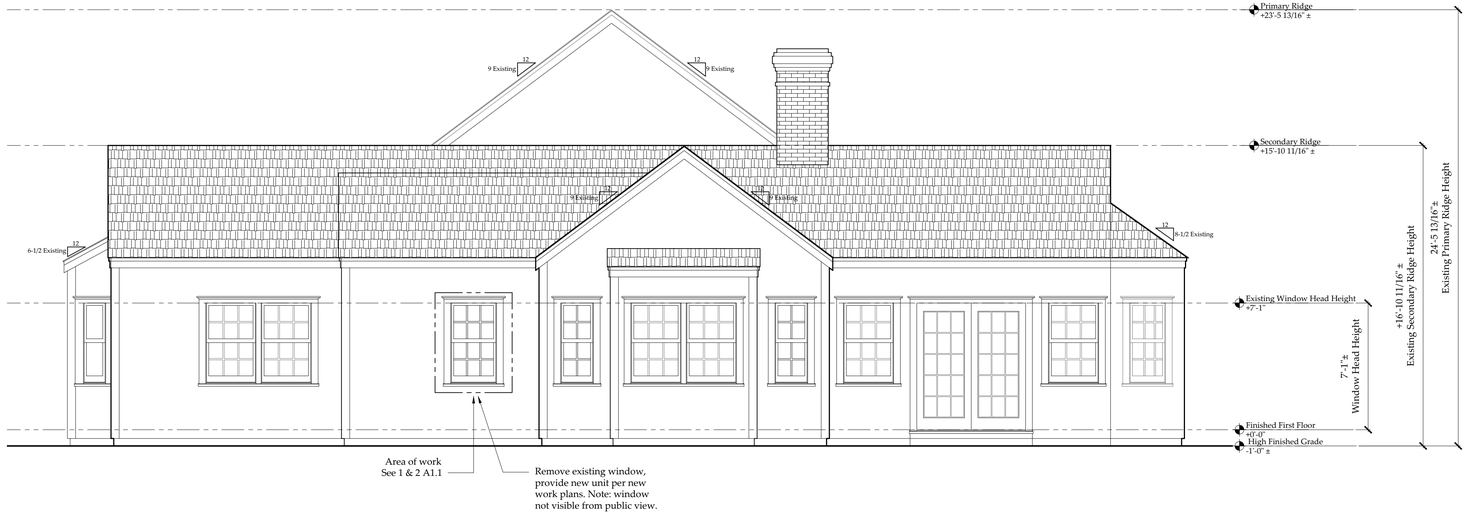
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/09/24 HDC New Business

Project number: 16-48

A1.1

EXISTING



1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

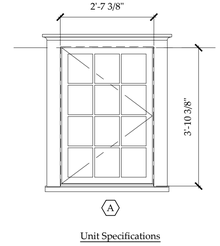


3 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"



Unit Specifications

Manufacturer -	Marrin Signature Ultimate Window
Unit Type -	Casement - 12 Lite Window
Unit Code -	UWCA 3248
RO Size -	2'-9"w x 4'-9/16"h
Unit Size -	2'-8"w x4'-1/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, Ogee interior (Match existing)
Screen -	Wood Framed Storm Window
Notes -	N/A

4 Proposed Window Types
Scale: 1/2" = 1'-0"

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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Quidnet Residence
45 Quidnet Road, Nantucket, MA

MAIN HOUSE

Existing/Proposed Elevations Window Schedule

HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/09/24 HDC New Business

Project number: 16-48

A3.1

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 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.

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✓ 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.

JS 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°: 21-21 PARCEL N°. 45

Street & Number of Proposed Work: 45 Quidnet Road

Owner of record: Snuch Trustee

Mailing Address: 45 Quidnet Road
Nantucket, MA 02554

Contact Phone #: 508-325-7808 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Smith and Hutton, LLC

Mailing Address: 91 Chestnut Road, Suite B
Paoli, PA 19301

Contact Phone #: 610-644-4400 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 Modification of 1 window

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 no change
2. South Elevation no change
3. West Elevation modification of 1 window
4. North Elevation no change

*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 4½ - match existing Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim white Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/22/24 Signature of owner of record [signature], Trustee 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 Jessica Stern

AS AGENT FOR Shuch Trustee

STREET ADDRESS 45 Quidnet Rd

MAP/PARCEL 21-21-45

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

New Business - 7/9/2024

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.

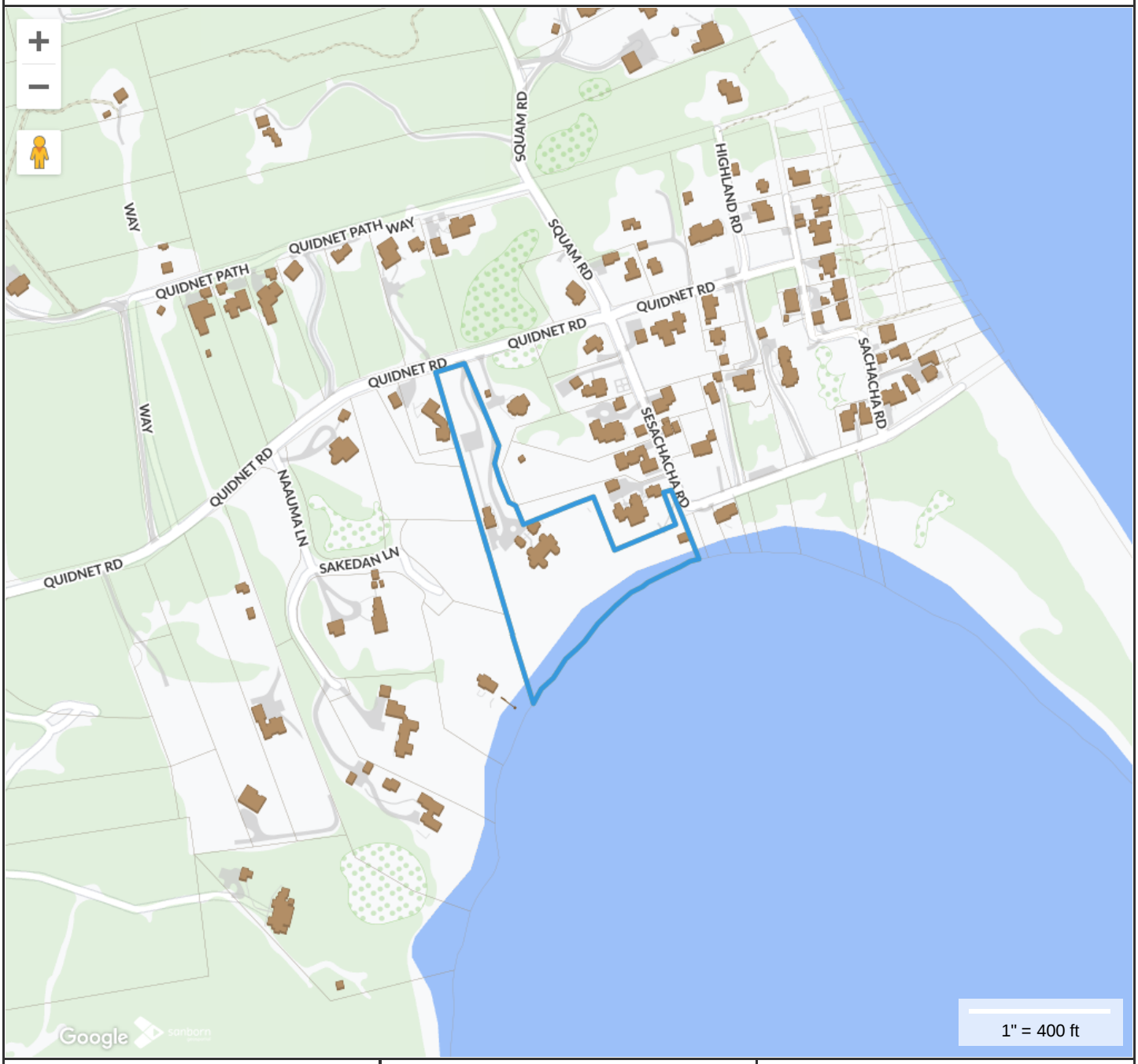
Signature

6/17/2024
Date

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

Modification of 1 window



Property Information

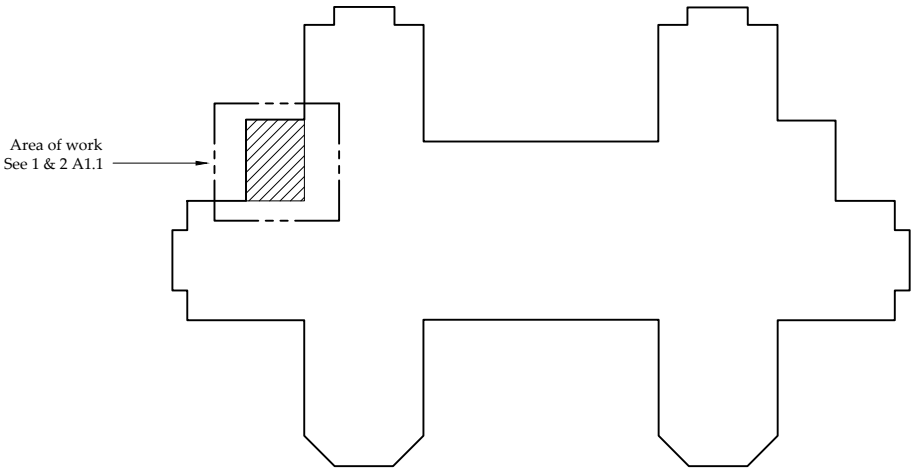
Property ID	440
Location	45 QUIDNET RD
Owner	SHUCH ALAN A TRUSTEE

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.



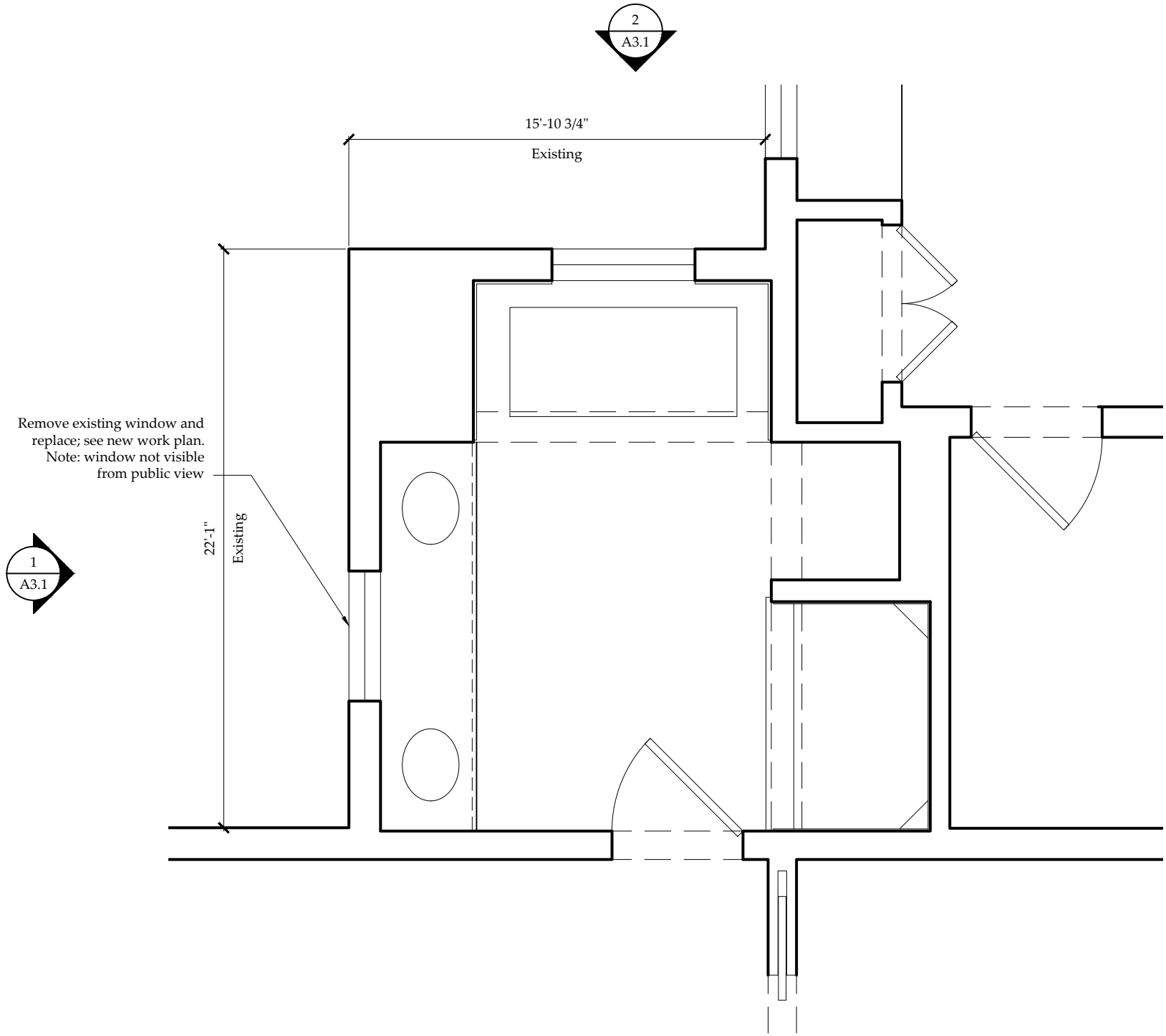
3 Key Plan
Scale: 1/16" = 1'-0"

North

Zoning Information	
Assessor's Map and Parcel Number	21 - 21 - 45
Zone	Residential 20 - R20
Minimum lot size	7,500 S.F.
Current Lot Size	172,062 S.F.
Front Setback	5 ft.
Side and Rear Setback	5 ft.
Allowable ground cover ratio	30%
Allowable ground cover	51,619 S.F.
Current ground cover *	6,913 S.F.
Proposed ground cover	No Change

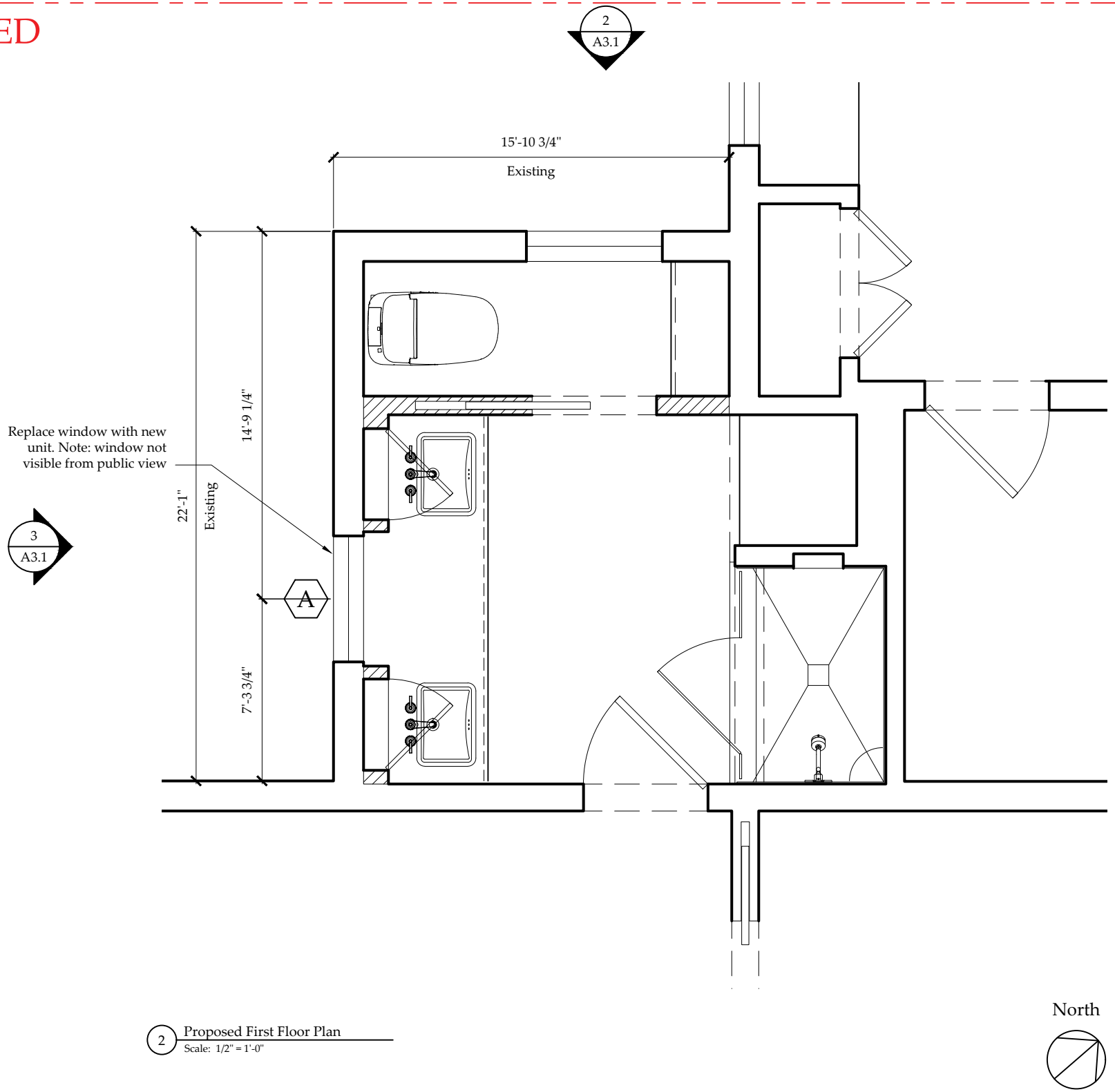
Current ground coverage numbers to be derived from Nantucket GIS - To be confirmed by surveyor

Drawing List	
A1.1	Zoning Information; Existing/Proposed Floor Plan; Locus
A3.1	Existing/Proposed Elevations; Window Schedule

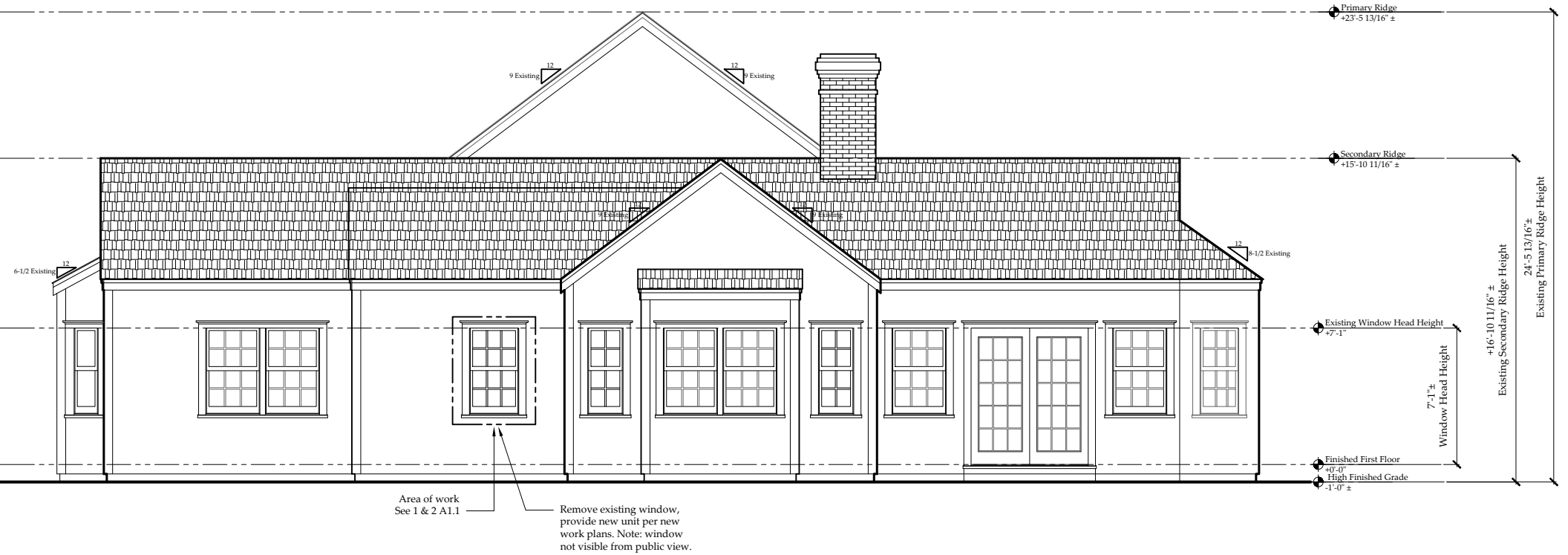


1 Existing First Floor Plan
Scale: 1/2" = 1'-0"

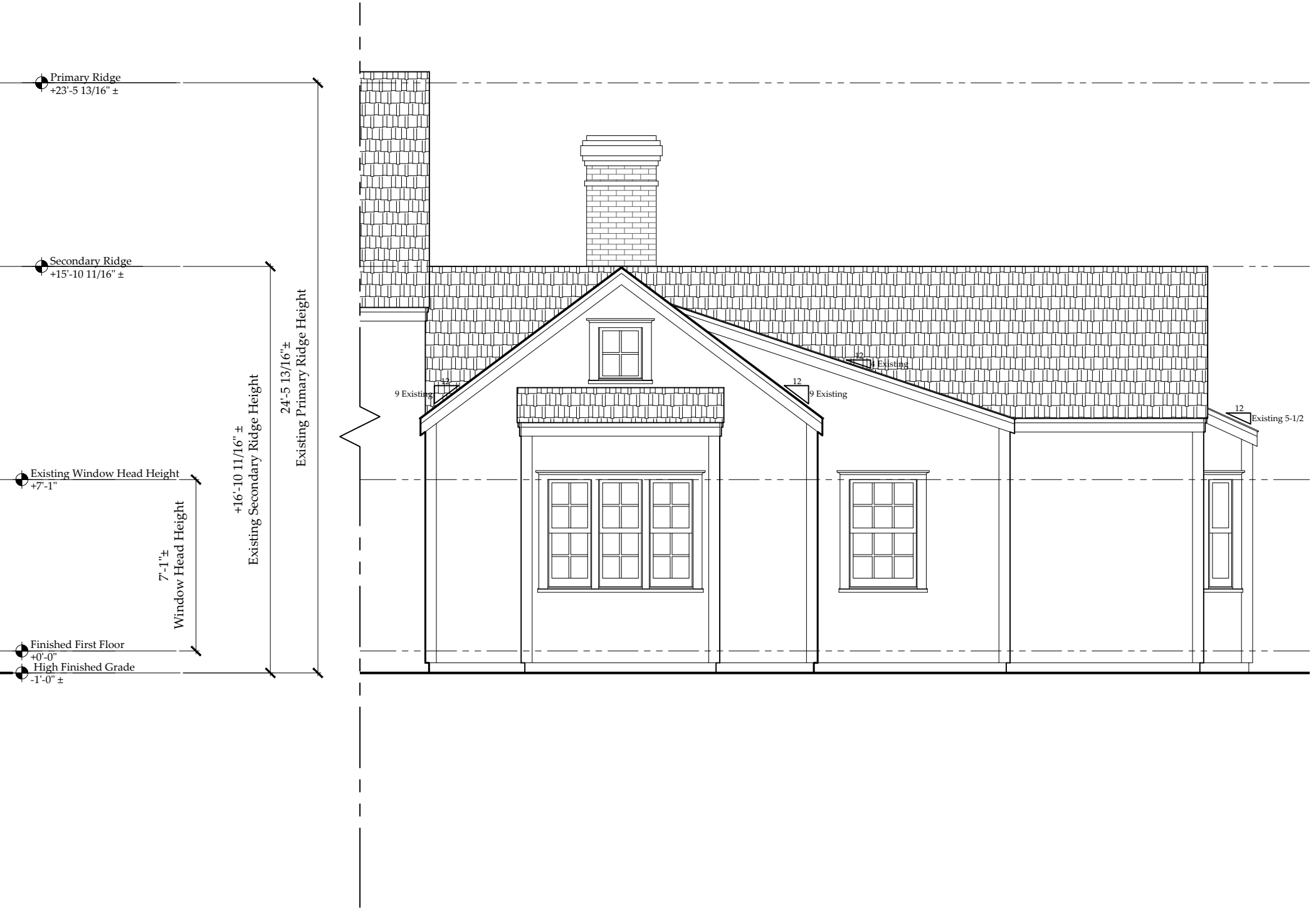
PROPOSED



2 Proposed First Floor Plan
Scale: 1/2" = 1'-0"



1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"



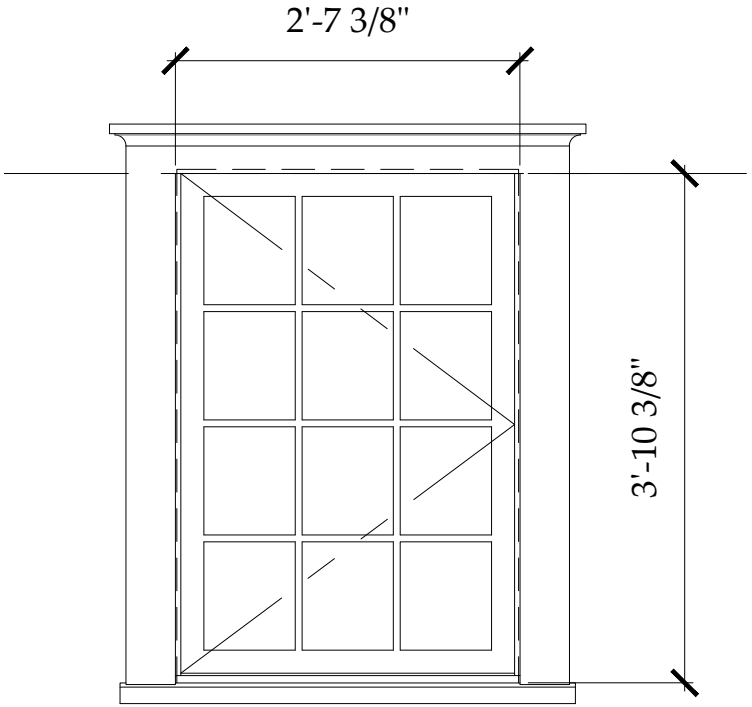
3 Existing North Exterior Elevation

Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"



Unit Specifications

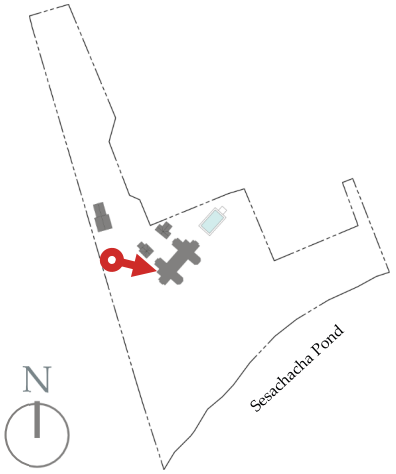
Manufacturer -	Marrin Signature Ultimate Window
Unit Type -	Casement - 12 Lite Window
Unit Code -	UWCA 3248
RO Size -	2'-9"w x 4'-9/16"h
Unit Size -	2'-8"w x4'-1/16"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, Ogee interior (Match existing)
Screen -	Wood Framed Storm Window
Notes -	N/A

4 Proposed Window Types

Scale: 1/2" = 1'-0"

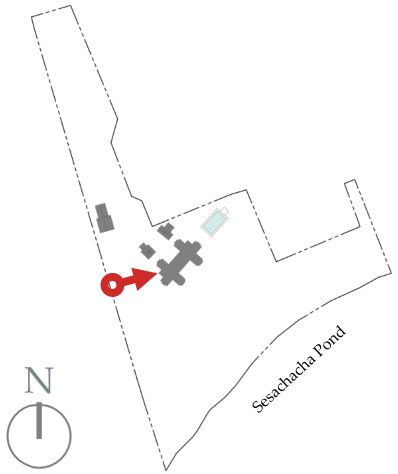


EXISTING Northwest Elevation





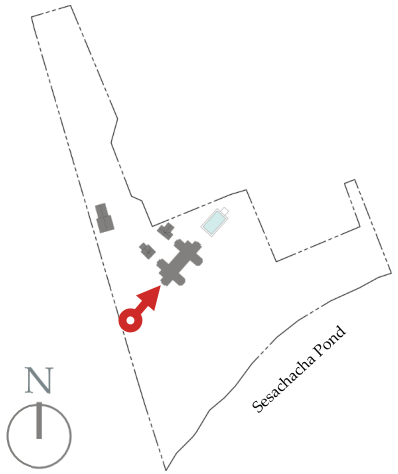
EXISTING West Elevation



Quidnet Residence
Existing Conditions Photographs
Application for Window Modification



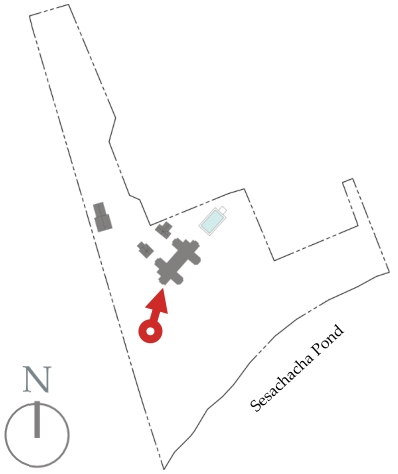
EXISTING Northwest Elevation



Quidnet Residence
Existing Conditions Photographs
Application for Window Modification

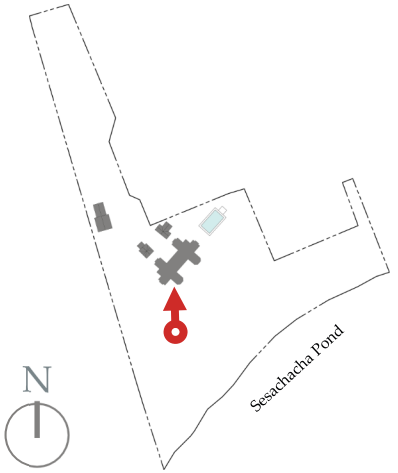


EXISTING Southwest Elevation





EXISTING Southwest 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.

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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°: 56 PARCEL N°. 246

Street & Number of Proposed Work: 48 Dukes Rd

Owner of record: Luke + Carrie Thornewill

Mailing Address: 48 Dukes Rd NANTUCKET

Contact Phone #: 228 9101 E-mail: office@thornewilldesign.com

AGENT INFORMATION (if applicable) Can

Name: SELF

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 REPLACE SOME WINDOWS W/ NEW SDL

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 TDL W/ ENERGY PANEL
2. South Elevation ~~4 D~~ 4 LIGHT CASEMENTS
3. West Elevation CHANGE TO 4 LIGHT SDL
4. North Elevation CASEMENTS SAME SIZE

*Cloud on drawings and submit photographs of existing elevations. SAME LOOK

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash GREEN - SAME Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

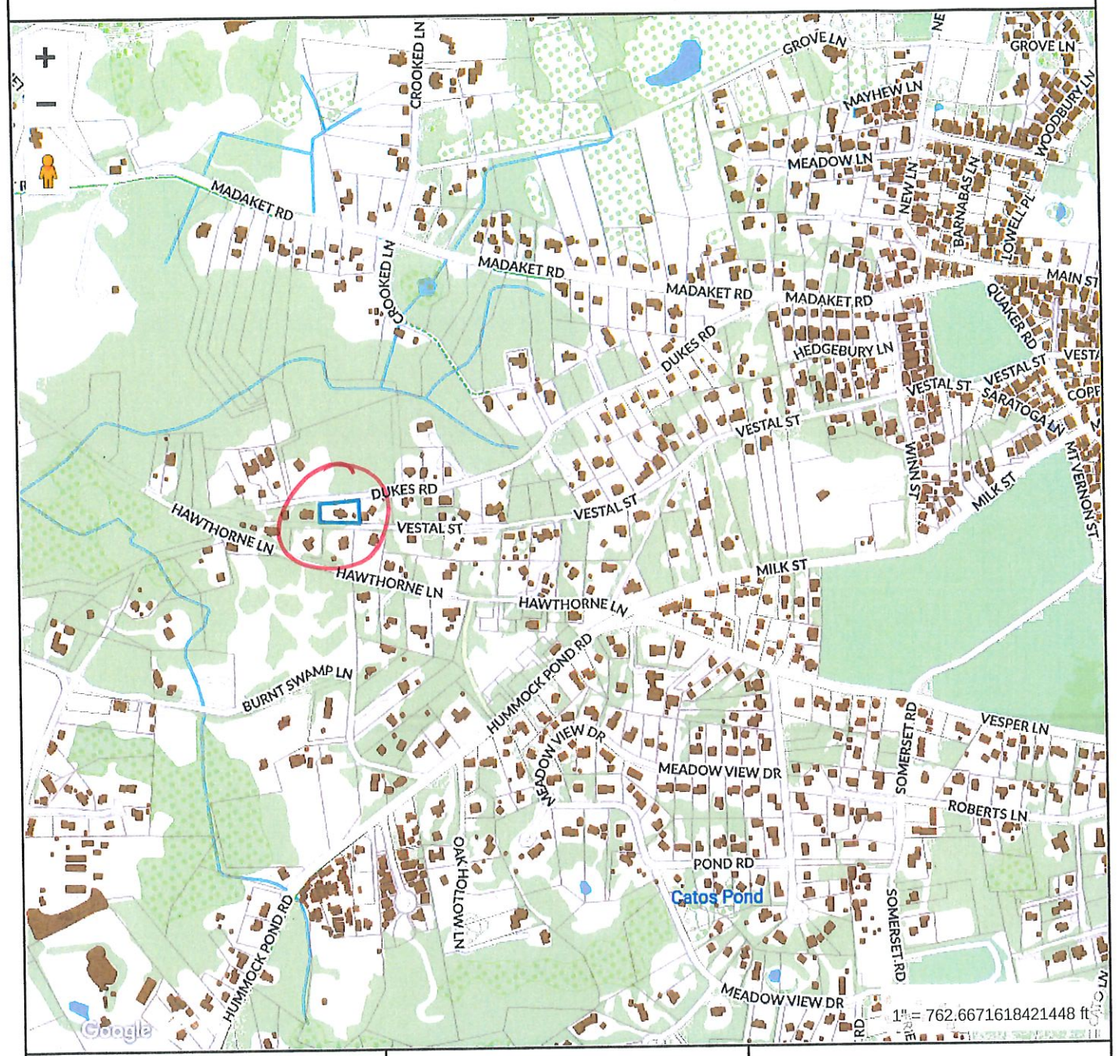
* Attach manufacturer's color samples if color is not from HDC approval list.

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 6/26/24 Signature of owner of record Caroline S [illegible] Signed under penalties of perjury

Town and County of Nantucket, MA

May 28, 2024



Property Information

Property ID	4235
Location	48 DUKES RD
Owner	THORNEWILL LUKE & CAROLINE S

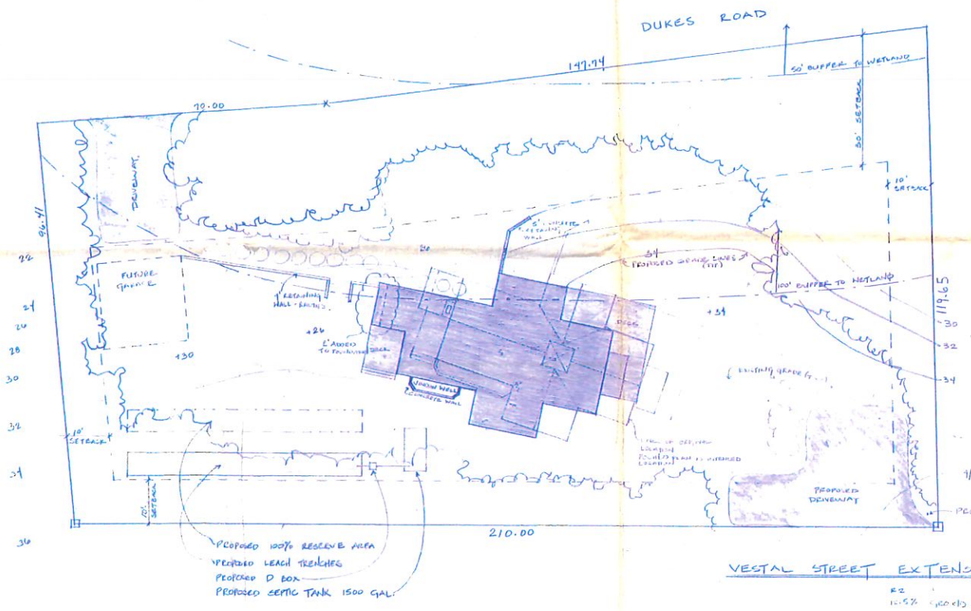
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

RECEIVED
MAY 2 3 2024
By



SITE PLAN
1" = 1'-0"

AREA IN BUFFER BEFORE PIVOT = 137 S.F.
AREA IN BUFFER AFTER PIVOT = 112 S.F.

DRAWING LIST

A1 - SITE PLAN
A1A - BASEMENT/FOUNDATION PLAN
A2 - FLOOR PLANS
A3 - EAST & NORTH ELEVATIONS
A4 - SOUTH & WEST ELEVATIONS

S1 SECTIONS - LONG NORTH, CROSS WEST
S2 SECTIONS - LONG SOUTH - LONG EAST WEST
S3 SECTIONS - LONG EAST, WESTERN WEST

F1 FIRST FLOOR FRAMING & DETAILS
F2 SECOND FLOOR FRAMING & DETAILS
F3 ROOF FRAMING PLAN & DETAILS

RECEIVED
MAR - 9 1998

A House for

Carrie Stewardson & Luke Thornewill

48 Dukes Road
Nantucket, Ma. 02554
Map 56 Parcel 246

Site Plan 1" = 10'-0"

Issues and Revisions
1 12.17.97 TO CHIP WHITE OFFICE (MIKE)
2
3 BASEMENT MODS. CONCOM 12.30.97
4 HDC REVISIONS 2.4.98
5 RAT & MIKE 2.4.98
6 HDC REVISION 3.9.98
7
8

Luke Thornewill Design
16 Federal Street
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3169

A1 (B)

RECEIVED
MAY - 8 2024
By



NORTH/WEST.



NORTH EAST.



EAST.



SOUTH WEST.

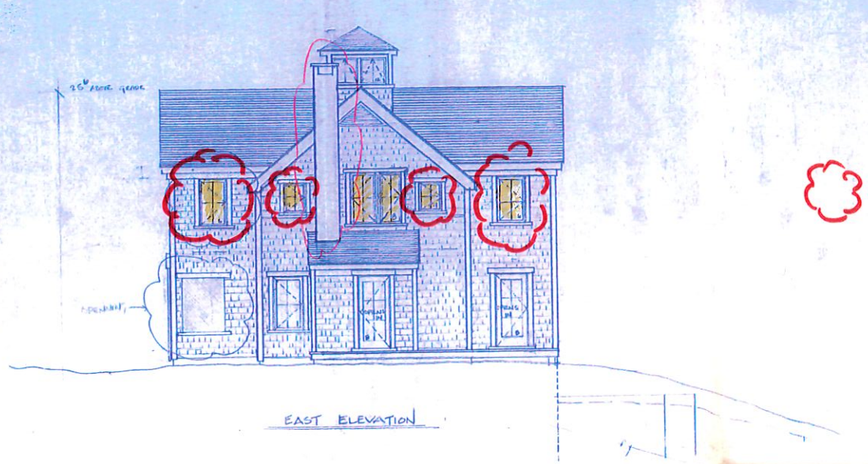


PVC PRIMED
REPLACE 1x6
ripped in half
picture frame
INTERIOR TRIM.

EXTENSION JAMBS
Already w/WINDOW.

THORNHILL
48 DUKES ROAD.

RECEIVED
MAY 28 2024
By

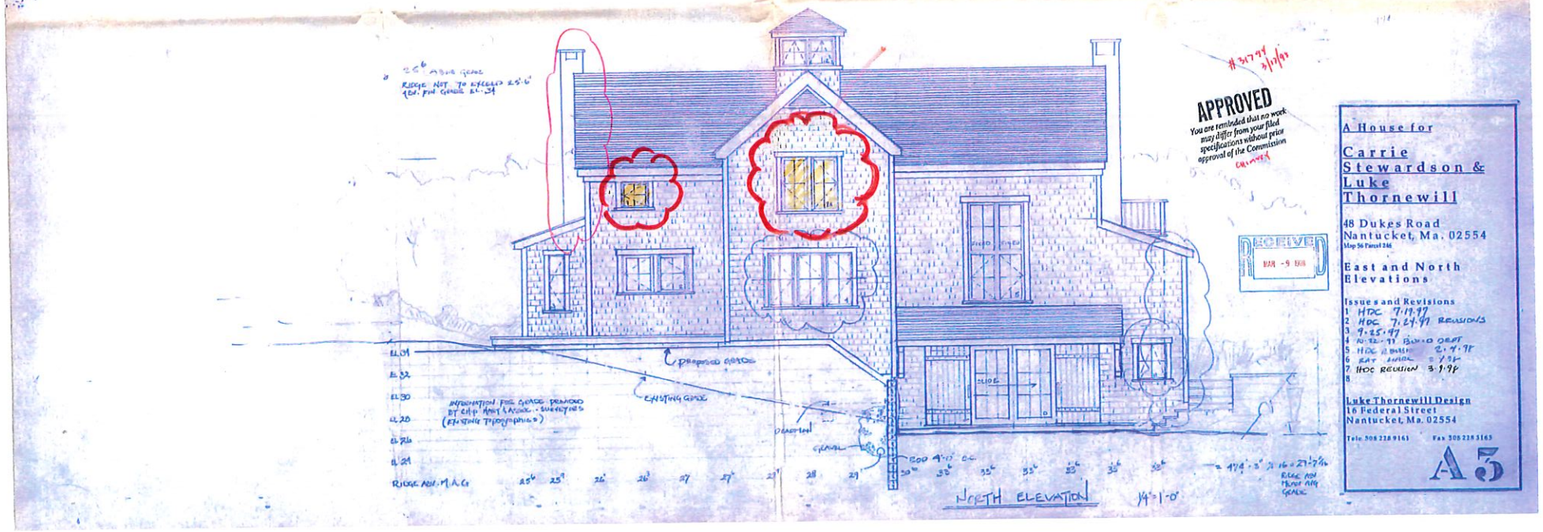


EAST ELEVATION

LIKE KIND - THERMAL PANED MARVIN WINDOWS
GREEN SASH TO MATCH EXISTING
NAT. CEDAR TRIM

= WINDOWS REPLACED

(6) UNITS.



A House for

Carrie Stewardson & Luke Thornewill

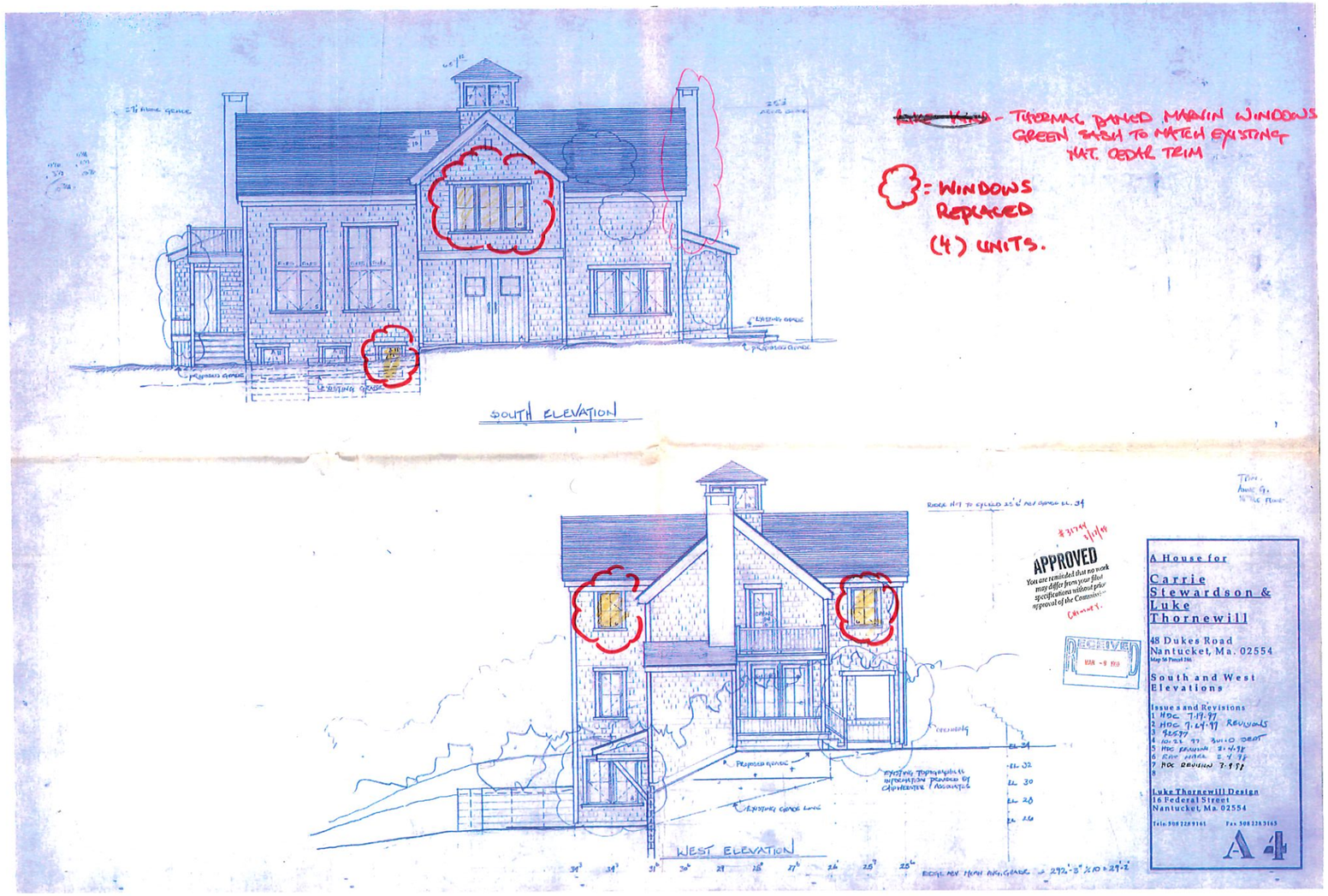
48 Dukes Road
Nantucket, Ma. 02554
Map 56 Parcel 246

East and North Elevations

Issues and Revisions
1 HDC 7.19.97
2 HDC 7.24.97 REVISIONS
3 7.25.97
4 11.12.97 BOARD DRAFT
5 HDC SUBMISSION 2.4.98
6 ENT. ADDN. 3.1.98
7 HDC REVISION 3.19.98
8

Luke Thornewill Design
16 Federal Street
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 5163

A3



~~[illegible]~~ - THERMAL BANED MARVIN WINDOWS
GREEN SASH TO MATCH EXISTING
NAT. CEDAR TRIM
= WINDOWS REPLACED
(4) UNITS.
SOUTH ELEVATION
WEST ELEVATION
PROPOSED GRADE
EXISTING GRADE LINE
EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY CHAPMEISTER / ASSOCIATES
EL. 34
EL. 32
EL. 30
EL. 28
EL. 26
RIDGE NOT TO EXCEED 25'6" ABV GRADE EL. 34
RIDGE ABV MEAN AVG. GRADE = 292'-3" ÷ 10 = 29'-2"
APPROVED
You are reminded that no work may differ from your filed specifications without prior approval of the Commission.
RECEIVED
MAR - 9 1998
A House for
Carrie Stewardson & Luke Thornewill
48 Dukes Road
Nantucket, Ma. 02554
Map 56 Parcel 246
South and West Elevations
Issues and Revisions
1 HDC 7.17.97
2 HDC 7.24.97 REVISIONS
3 42597
4 10.22.97 BUILD DEPT
5 HDC REVISION 2.4.98
6 RAY MARK 2.4.98
7 HDC REVISION 3.9.98
8
Luke Thornewill Design
16 Federal Street
Nantucket, Ma. 02554
Tele. 508 228 9161
Fax 508 228 3165
A 4

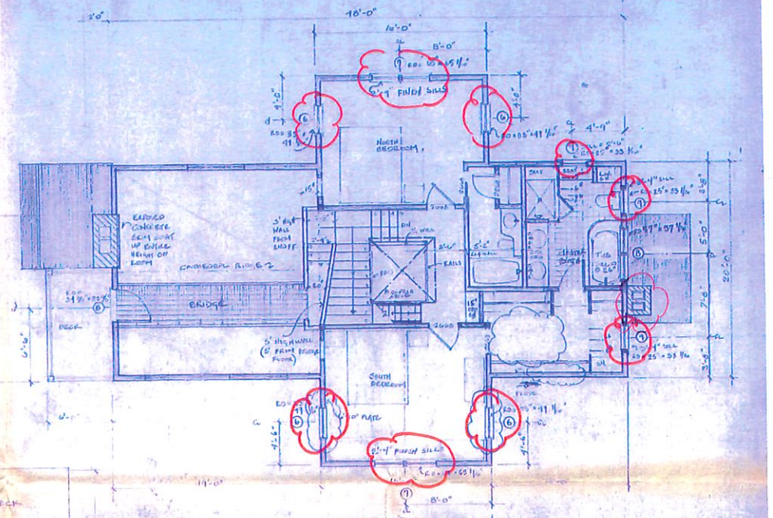
RECEIVED
MAY 28 2024
BY

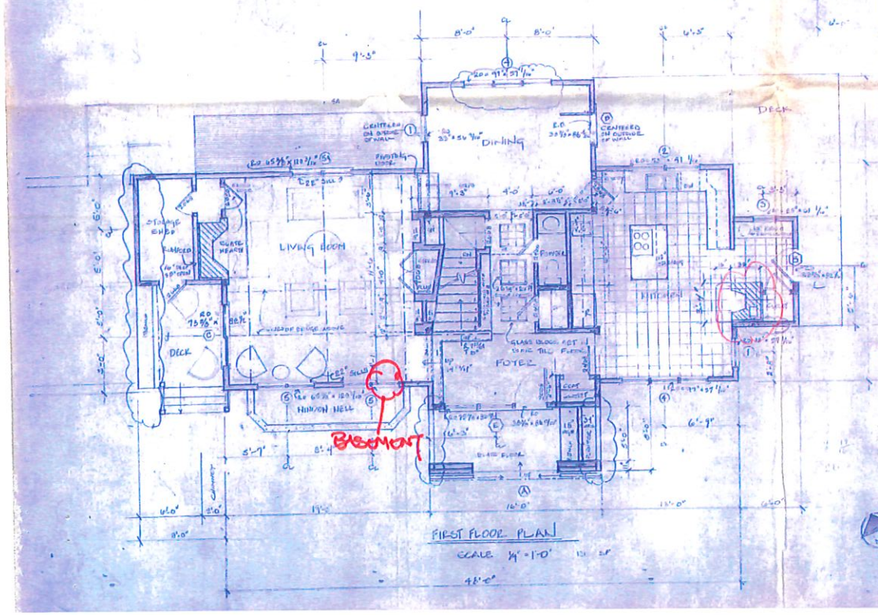
DOOR & WINDOW SCHEDULE

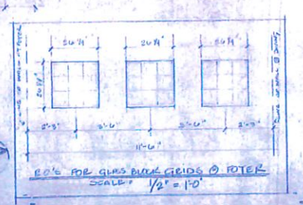
I.D	QTY	MFR #	DESCRIPTION	E.O.	
(A)	1	ANDERSEN	(4068) BASEMENT ON TRACK		
(B)	3	MARVIN			6 LITE
(C)	1	PWDW3068	ANDERSEN FIBREWOOD SLIDING PATIO DOORS	6'-0" x 6'-11"	6 LITE
(D)	1	PWDW3068 R	ANDERSEN FIBREWOOD SLIDING PATIO DOORS	6'-0" x 6'-11"	6 LITE
(E)	1	PWDW3068 CASEMENTS	ANDERSEN FIBREWOOD SLIDING PATIO DOORS	6'-0" x 6'-11"	1 LITE
(F)	2	WDH3656	MARVIN WOOD CASEMENTS 7'-0" HEADS	3'-1" x 4'-8 1/16"	4 LITE
(G)	1	WDH3668 SW	" 7'-0" HEADS ABOVE WINDOWS & DOORS	6'-1" x 5'-9 7/16"	"
(H)	1	WDH 5760	" 7'-0" HEADS	5'-1" x 5'-0 1/16"	1 LITE
(I)	2	WDH3656 SW	" 7'-0" HEADS	3'-1" x 4'-8 1/16"	"
(J)	2	WDH3660 SW	" (2 UNITS HIGH & 2 UNITS WIDE)	5'-5" x 10'-1 7/16"	"
(K)	1	WDH 2448	" 2'-4" SILL	2'-1" x 4'-0 7/16"	1
(L)	1	WDH 3656	" 2'-4" SILL	3'-1" x 4'-0 1/16"	"
(M)	1	WDH 4868 SW	"	4'-6" x 5'-0 7/16"	"
(N)	1	WDH 2452	"	2'-1" x 5'-0 7/16"	"
(O)	2	WDH 5636	" WDH 2452 @ 5' HEADS	2'-1" x 3'-0 7/16"	"
(P)	1	WDH 2436	"	2'-1" x 3'-9 7/16"	"
(Q)	1	WAWH2448	" SAW @ 4'-0" ABOVE SLAB	2'-1" x 3'-9 7/16"	"
(R)	1	WWHE2424W	CASING ARCH (6'-5" RISE) 1 LITE	4'-1" x 2'-0 9/16"	"
			"		"
(S)	2	WDH2450 SW	SAW @ 2'-6"	4'-1" x 4'-8 7/16"	"

1ST FLOOR HEADERS @ 7'-0"
SHEET # 5

5 Total
W. Jeff St. Engineering
Hyannis, MA
(508) 540-5900







RECEIVED
MAR - 5 2024

A House for
Carrie Stewardson & Luke Thornewill

48 Dukes Road
Nantucket, Ma. 02554
Map 54 Parcel 260

Floor Plans

Issues and Revisions
1 HDC 7.17.97
2 HDC 7.24.97 REVISIONS
3 7.25.97 TO REG AMEND MTG
4 9.25.97 WINDOWS
5 10.23.97 BOARD SET
6 HDC REVISIONS 2.4.98
7 FLOOR 5.5.98
8 ENV A.15.98
HDC REVISION 5.8.98

Luke Thornewill Design
16 Federal Street
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax. 508 228 3163

A 2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

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: 7a Clifford st

Owner of record: Carmine & Sheila Giordini

Mailing Address: 202 W Riverside Dr.
Jupiter, FL 33469

Contact Phone #: 561-685-3770 E-mail: carmine@carmines.com

AGENT INFORMATION (if applicable)

Name: Rick Yesor

Mailing Address: 2 woodbourne ln
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyesor@ymail.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 Cabana

Size of Structure or Addition: Length: 21'6" Sq. Footage 1st floor: 50 sq ft

Width: 16'0" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 15'-3" South 15'-3" East 15'-3" West 15'-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 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red 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 NTW ☐ 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 1x10 Soffit (Overhang) N/A Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☒ TDL ☒ SDL Front Mahogany Rear _____ Side Clad

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NTW

Trim White Sash White Doors White

Deck Cedar NTW Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

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

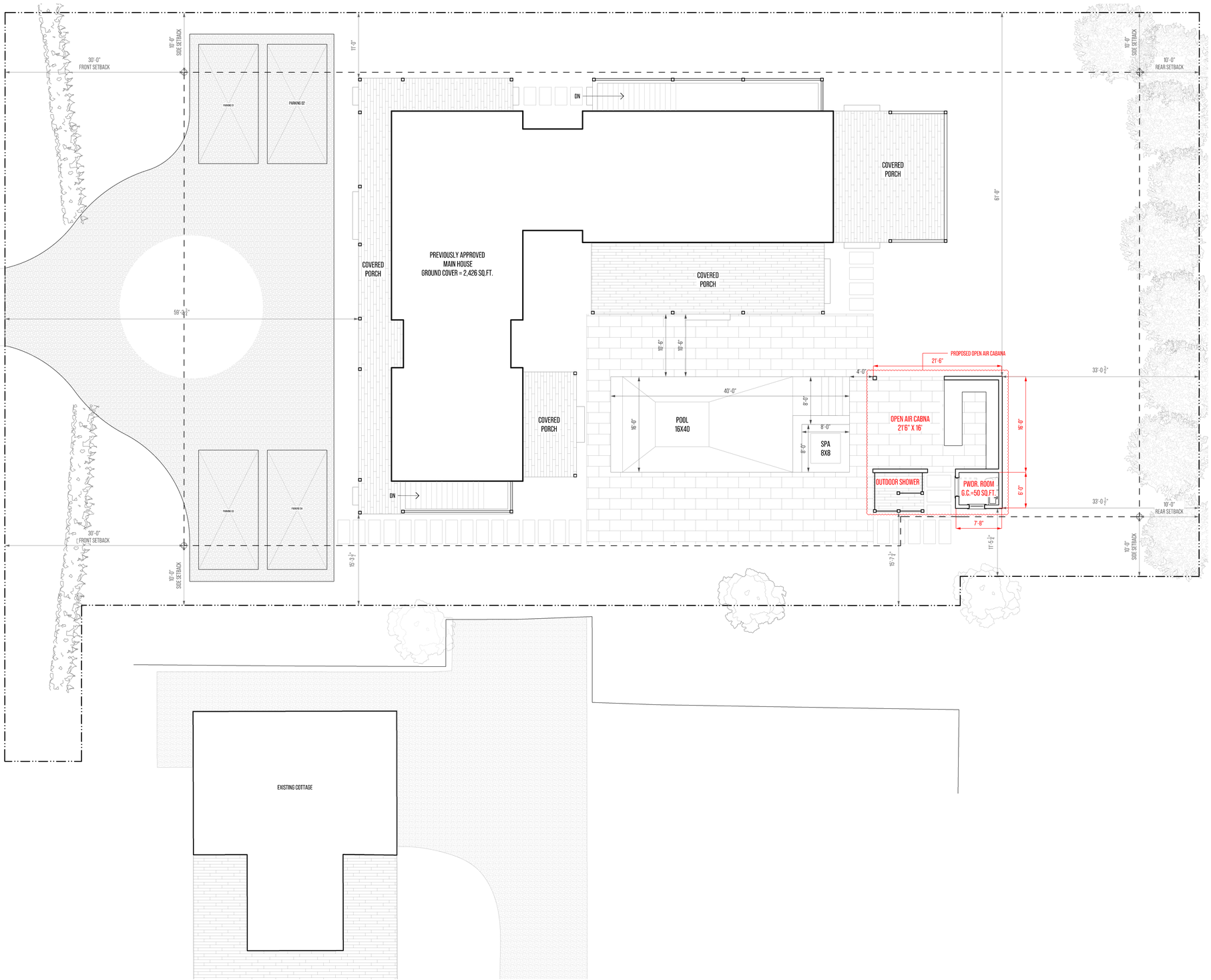
54 Old South Rd.

Nantucket, Ma. 02554

508-228-2193

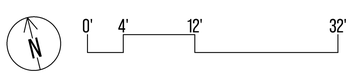
Cell 508-654-8315

--
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 : 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 25, 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

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

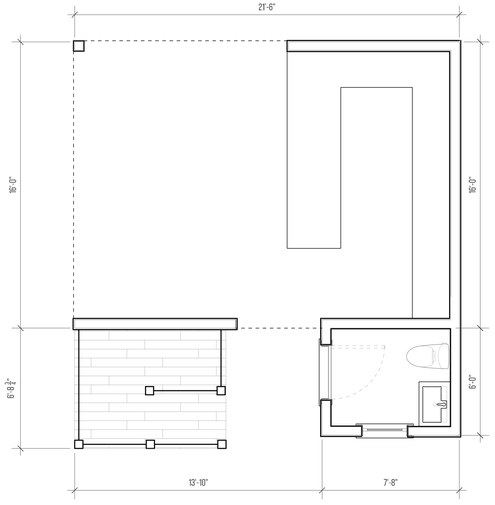
SITE
PLAN

SHEET NUMBER

A-0.00

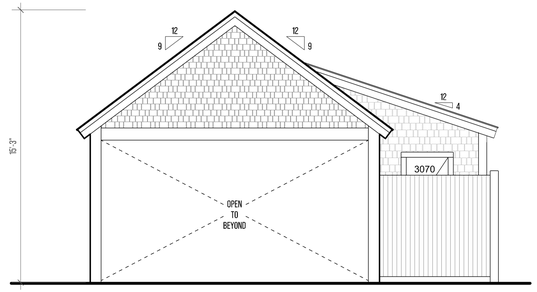
DRAWN BY

REID YENOR



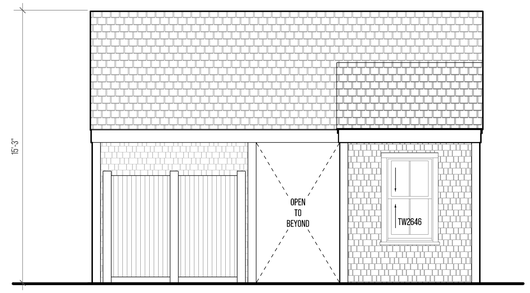
1 FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1



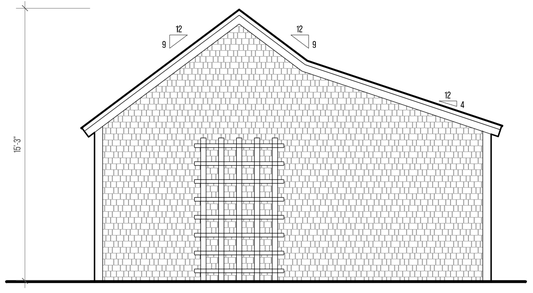
2 FRONT ELEVATION

SCALE : $\frac{1}{4}$" = 1



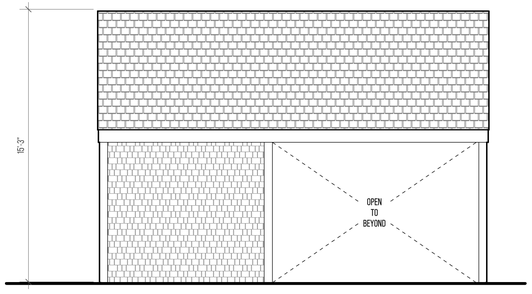
3 RIGHT ELEVATION

SCALE : $\frac{1}{4}$" = 1



4 REAR ELEVATION

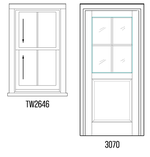
SCALE : $\frac{1}{4}$" = 1



5 LEFT ELEVATION

SCALE : $\frac{1}{4}$" = 1

window and door schedule



yenor DESIGN COMPANY

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NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 25, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

CABANA

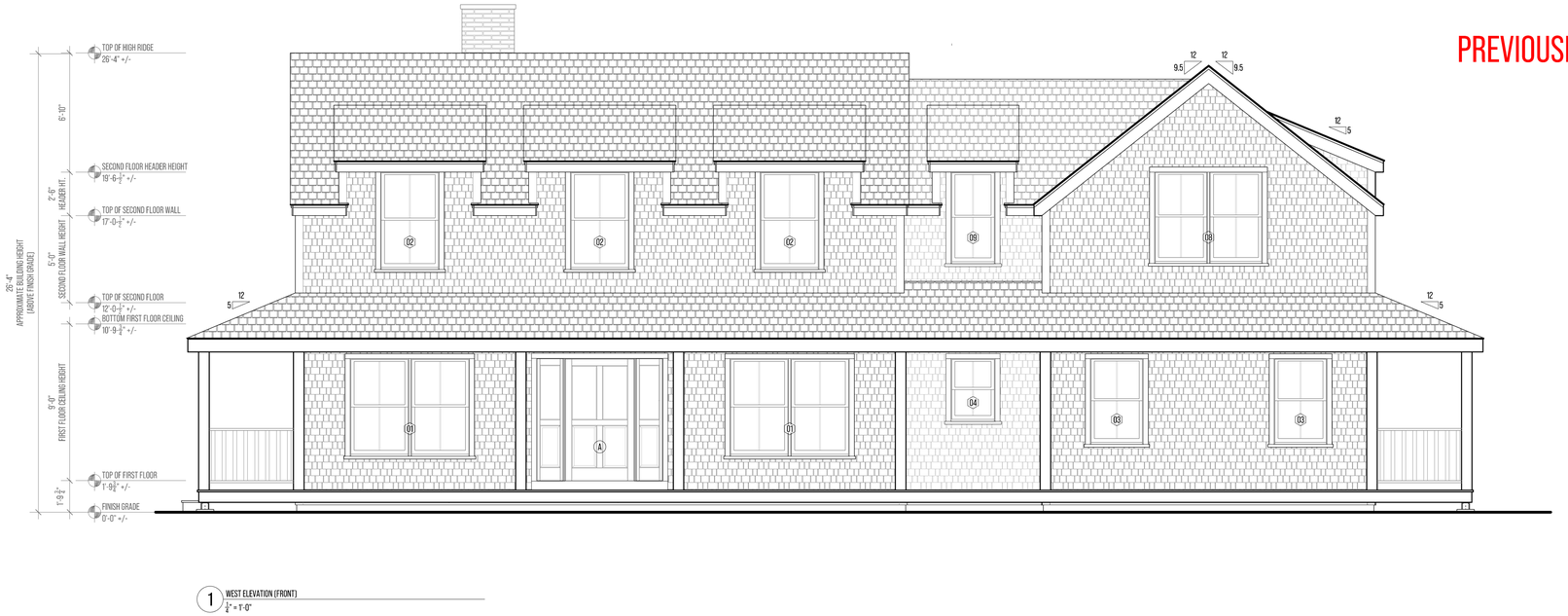
SHEET NUMBER

A-9.00

DRAWN BY

REID YENOR

PREVIOUSLY APPROVED MAIN HOUSE ELEVATIONS



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"



2 SOUTH ELEVATION (RIGHT)
1/4" = 1'-0"

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 25, 2024

PROJECT:
NEW RESIDENCE

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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

EXTERIOR ELEVATIONS

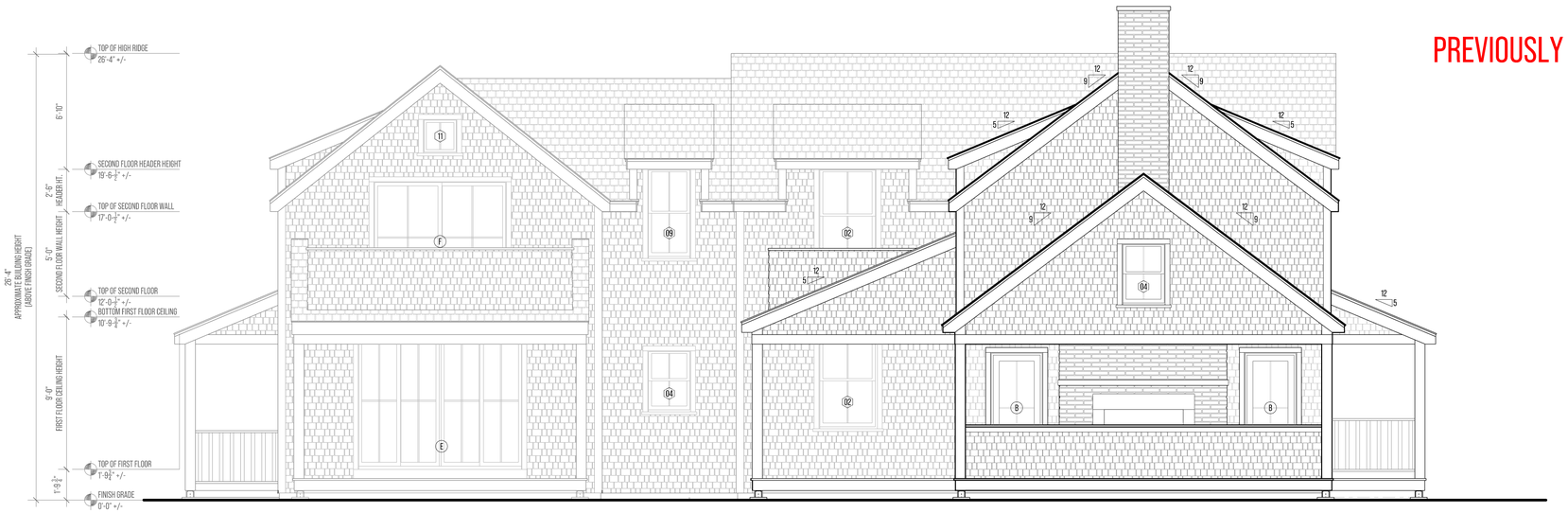
SHEET NUMBER

A-3.00

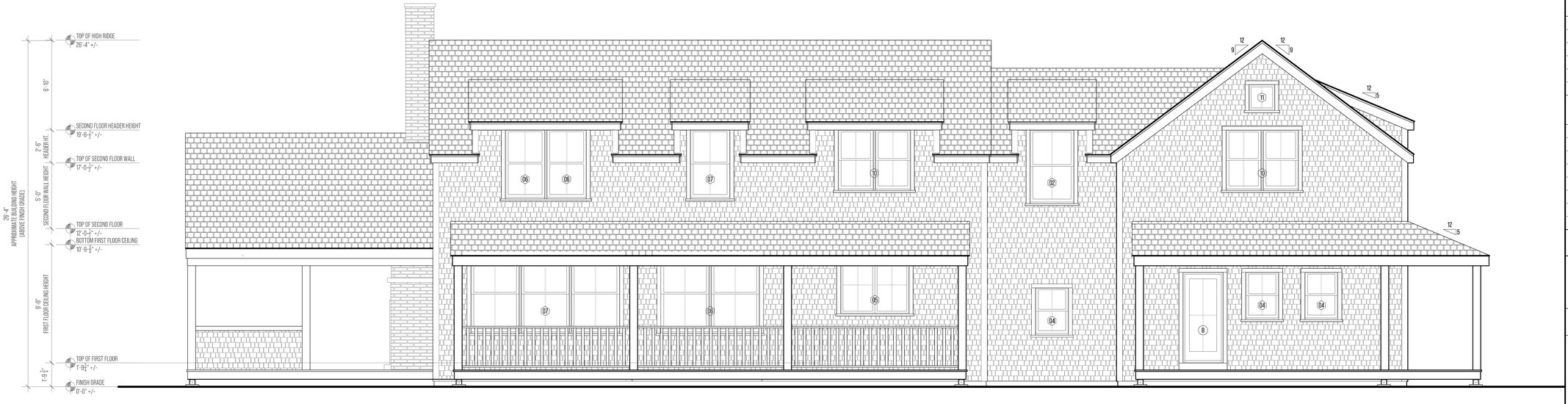
DRAWN BY

REID YENOR

PREVIOUSLY APPROVED MAIN HOUSE ELEVATIONS



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'

yenor DESIGN COMPANY

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MASSACHUSETTS
02554

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APRIL 25, 2024

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GIARDINI

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04/24/24	HDC STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

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 7a Clifford St. Nantucket, MA 02554

MAP/PARCEL 79/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

06/26/24 — 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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 369

Street & Number of Proposed Work: 3 DENNIS DR

Owner of record: JANICE ELLSWORTH

Mailing Address: 3 DENNIS DR

NANTUCKET MA 02554

Contact Phone #: 508 229 3510 E-mail: _____

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: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6 FT
Type: 1X5 BOARDS
Length: 70 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 _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

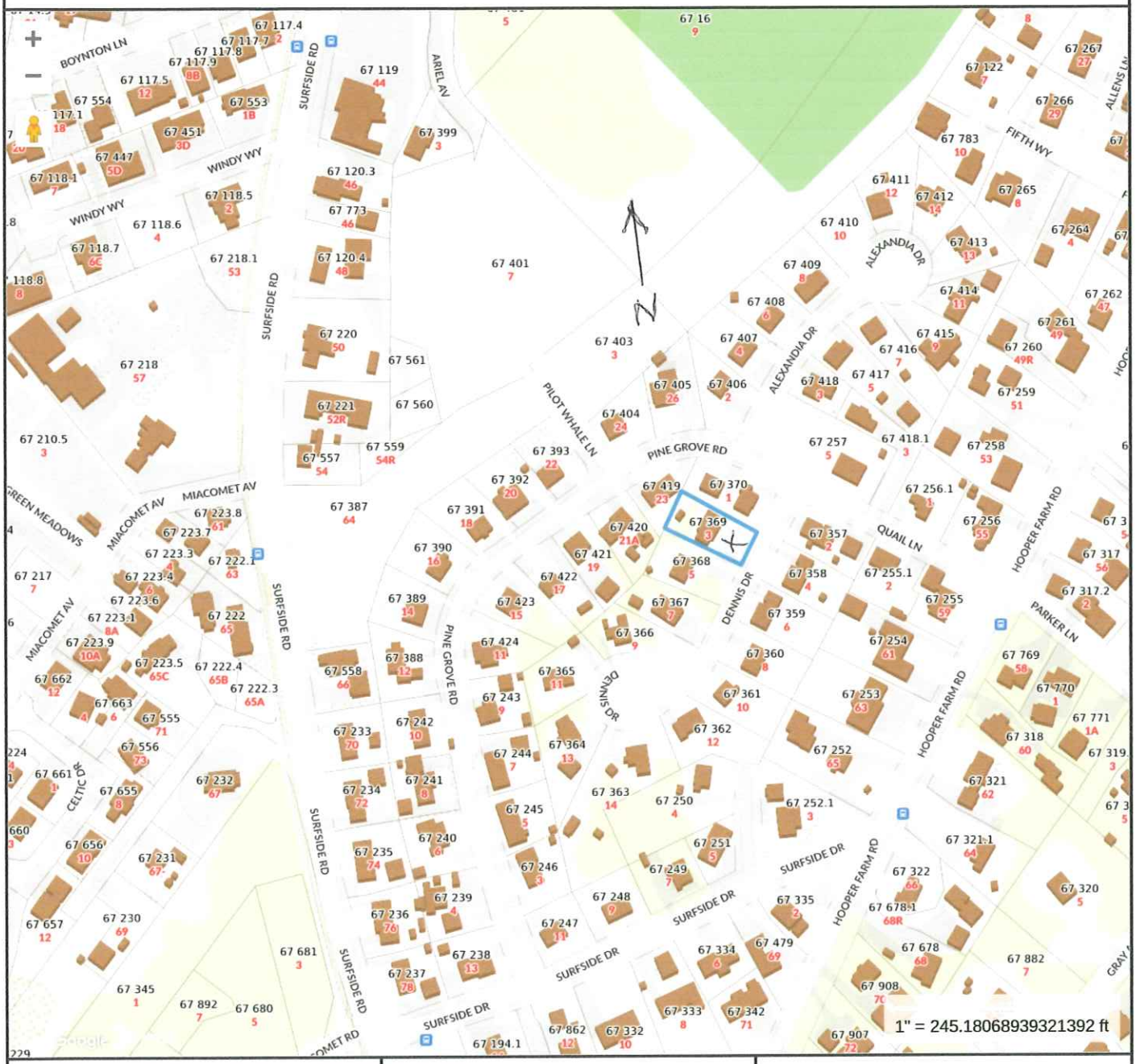
Trim _____ Sash _____ Doors _____

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 6-25-2024 Signature of owner of record JANICE E ELLSWORTH Signed under penalties of perjury



Property Information

Property ID 5719
Location 3 DENNIS DR
Owner ELLSWORTH JANICE E

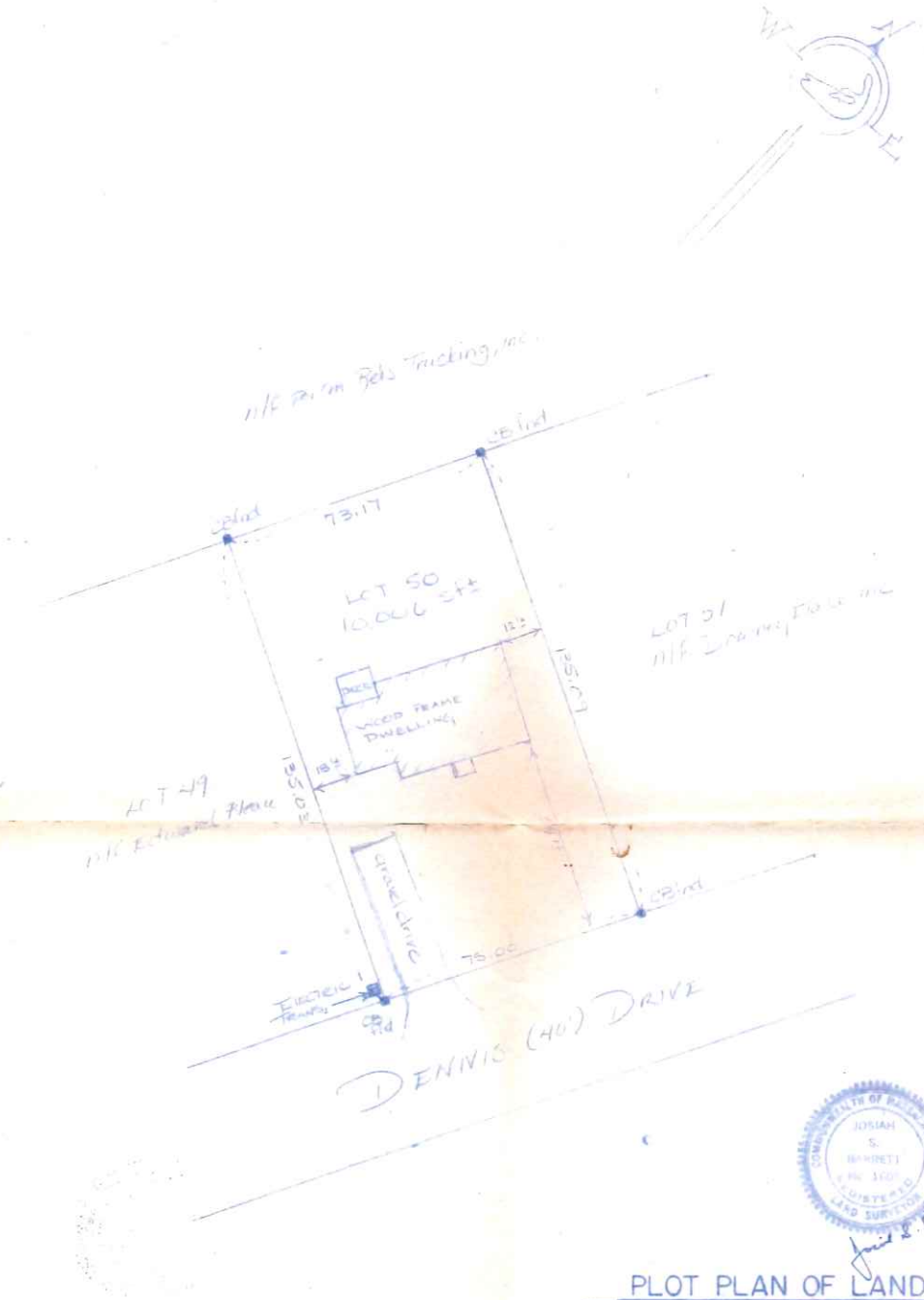
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Tax Map 67, Parcel 369



I certify that the building shown on this plan is located on the ground as shown thereon and that it does / does not conform to the current dimensional requirements of the zoning regulations of the Town and County of Nantucket, or is a lot of record.
I certify that the premises shown on this plan are (located / not located) within Zone C of the Flood Hazard Area as delineated by the Department of Housing and Urban Developement - Federal Insurance Administration.

Date: 5-7-87 Josiah S. Barrett
Registered Land Surveyor

PLOT PLAN OF LAND

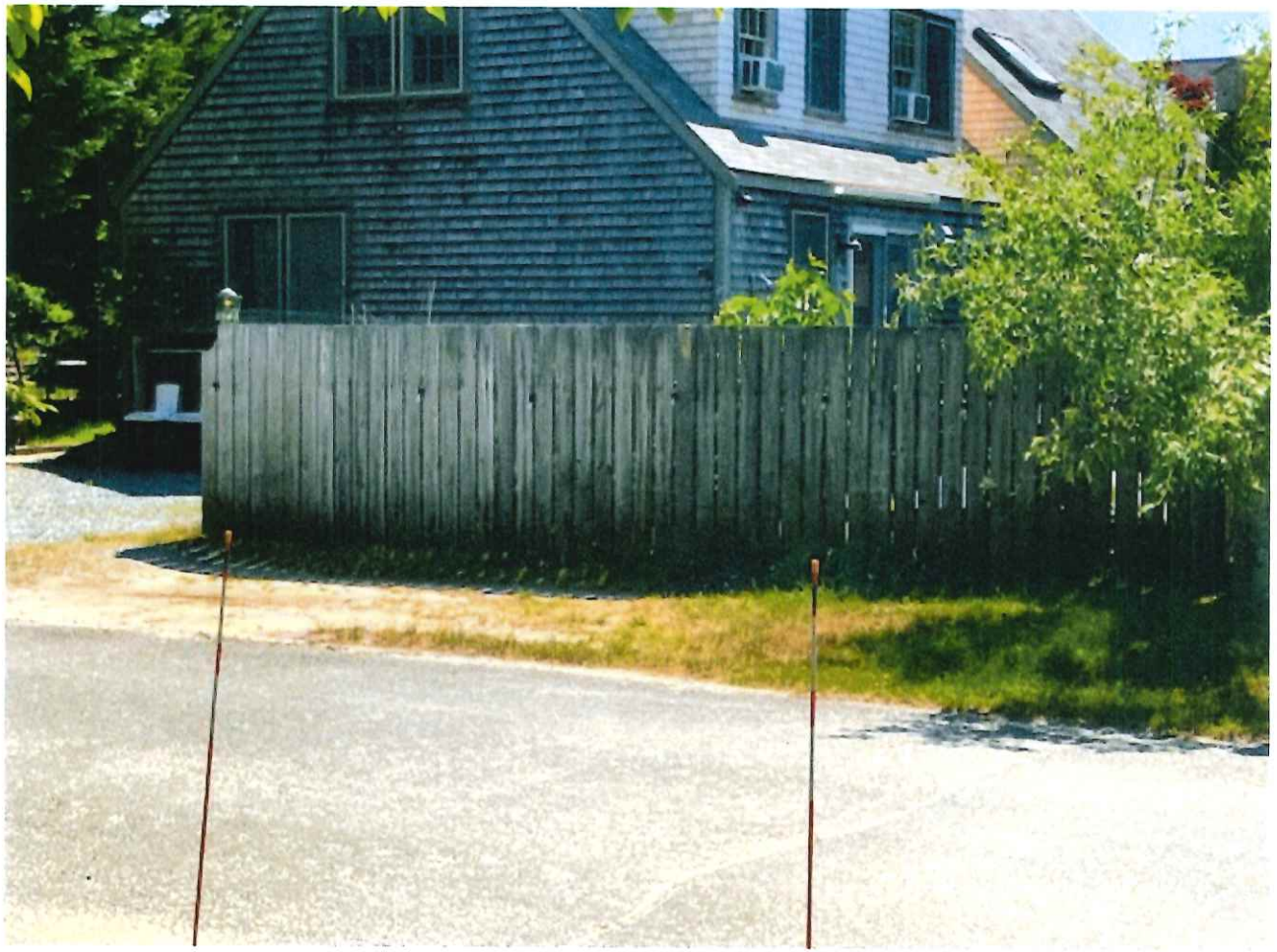
in Nantucket Island, Massachusetts
AS PREPARED FOR:
Janice Elizabeth Ellsworth
Scale: 1in = 30ft. Date: May 7, 1987
Plan ref.: LOT 50, LC 26439-N

Zone: R-10 Min. lot size: 10,000 sf.
Min. frontage: 75ft Frontyard setback: 20ft.
Sideline setback: 10ft. Ground cover ratio: 20%

BARRETT & NICHOLSON
JOSIAH S. BARRETT, Registered Land Surveyor
3 Martins Lane, Nantucket Island, Ma. 02554
(617)-228-1313

This plot plan was not made from an instrument survey and is drawn for the use of the mortgagee, for mortgage purposes only.

B&N - 406



Neighbor Fence

2 Dennis DR



NEIGHBOR FENCE
6 DENNIS DR



RED STAKES
MARK FENCE LINE

3 DENNIS DR

FENCE IS
6' TALL
1X5 BOARDS
WITH 3/4" SPACE
BETWEEN BOARDS

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 450 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1/102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 27, 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

06/27/24 — 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 Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 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 #: _____ 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. HDC 2023-01-7772

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 243 SF ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls Stone TME

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

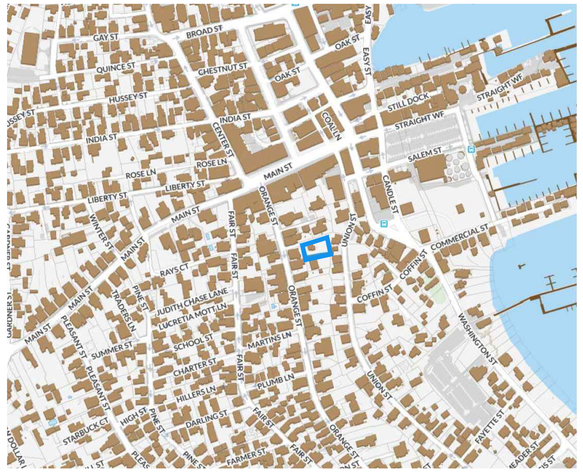
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

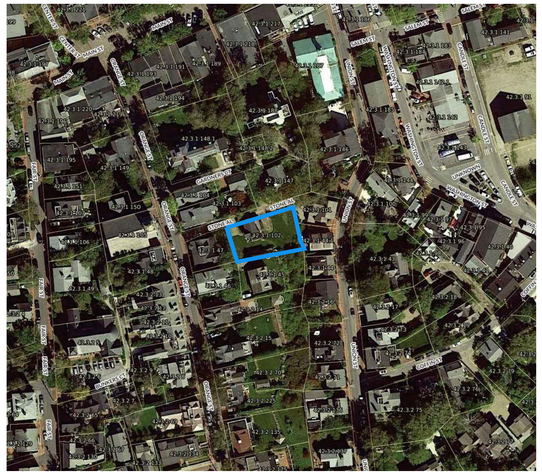
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 06/27/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP 42.3.1 PARCEL 102



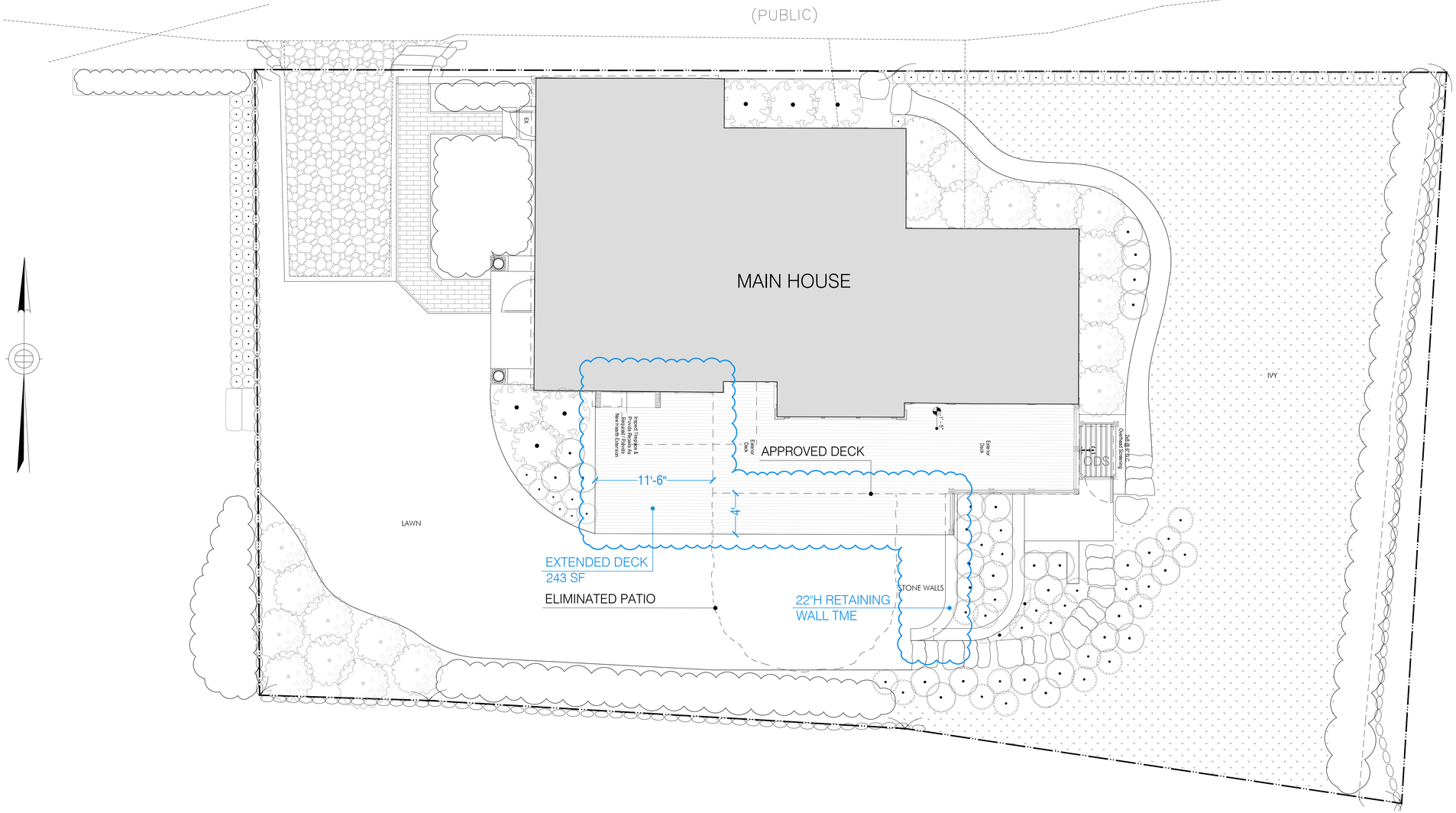
AERIAL MAP 42.3.1 PARCEL 102



EXISTING FIELD STONE WALL TO MATCH







AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY
RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

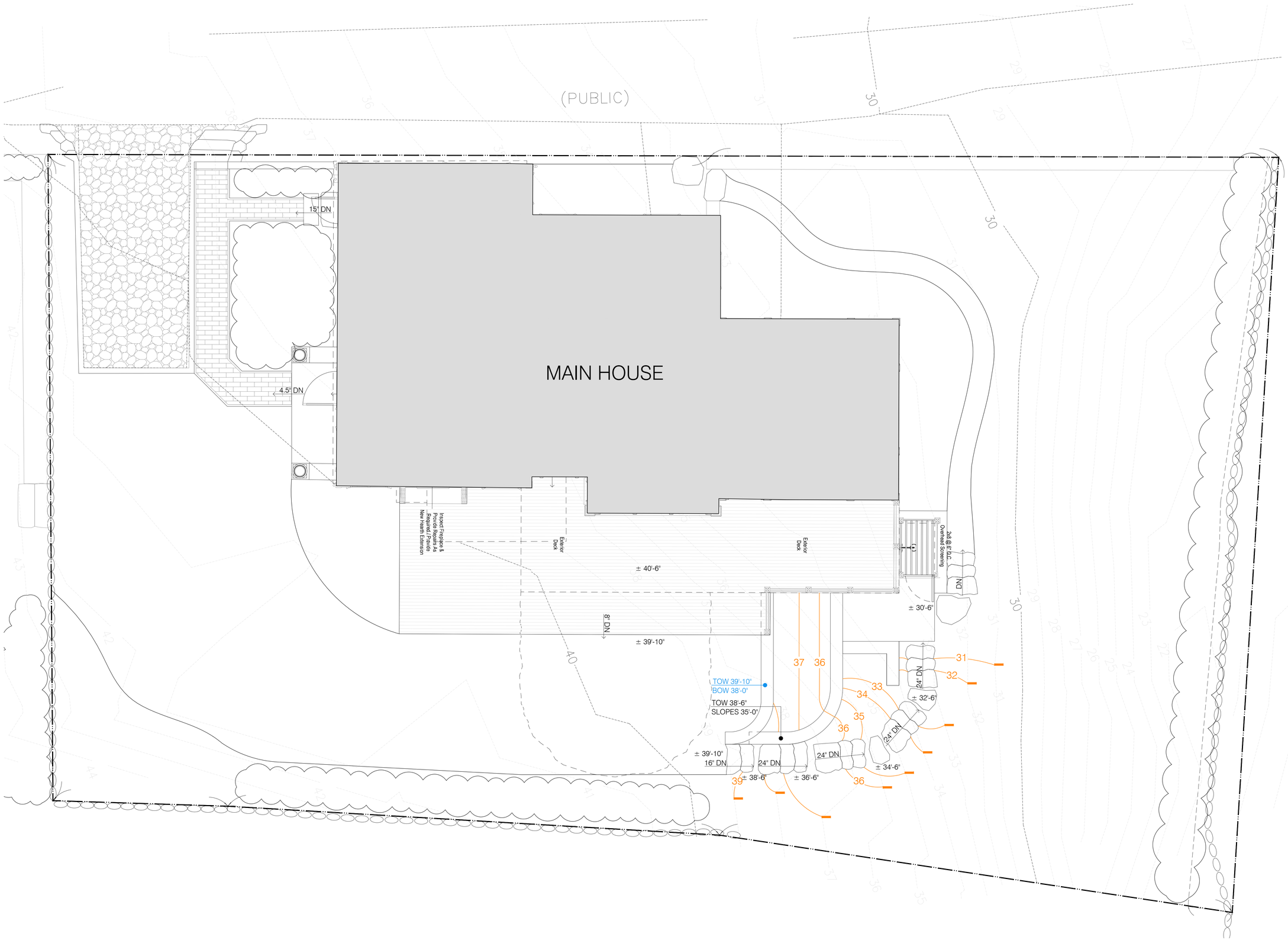
HDC SUBMISSION
REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	3/16" = 1' - 0"

REVISIONS

HDC.01



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

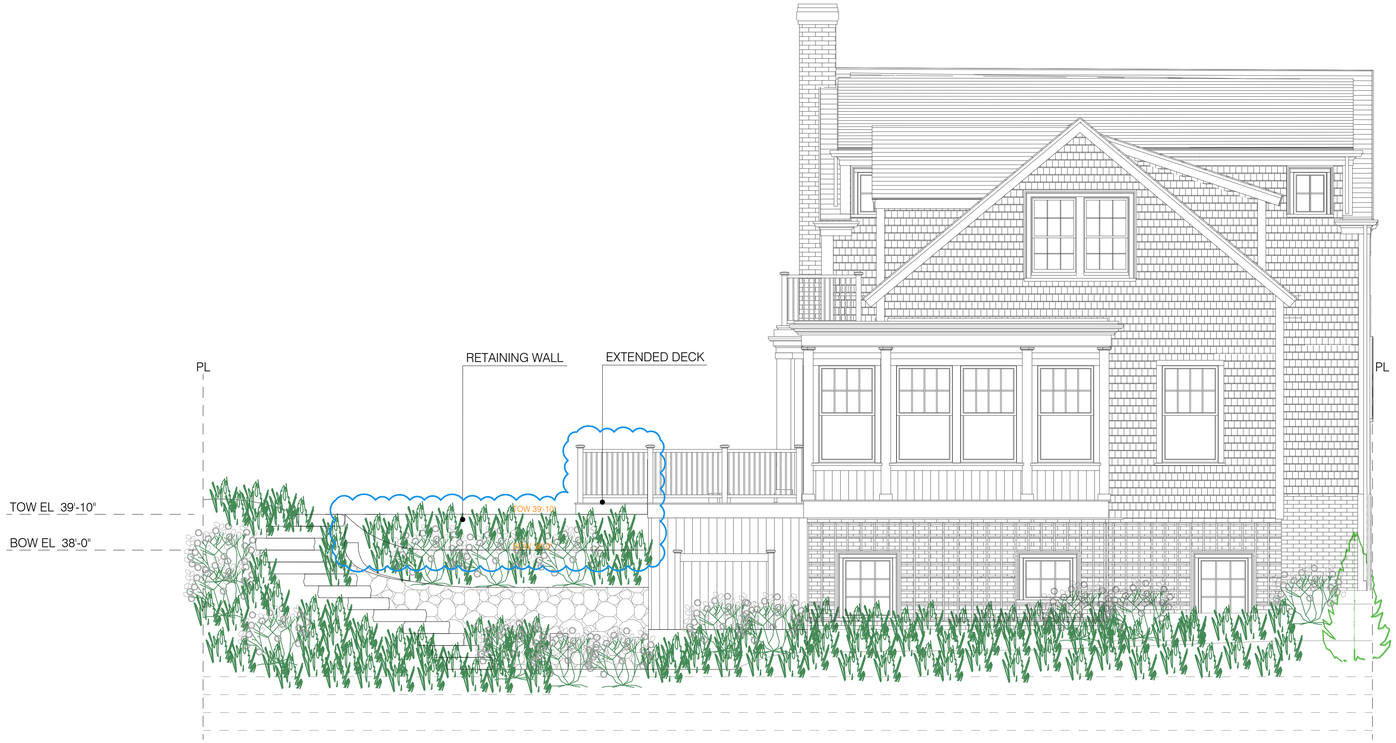
HDC SUBMISSION REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

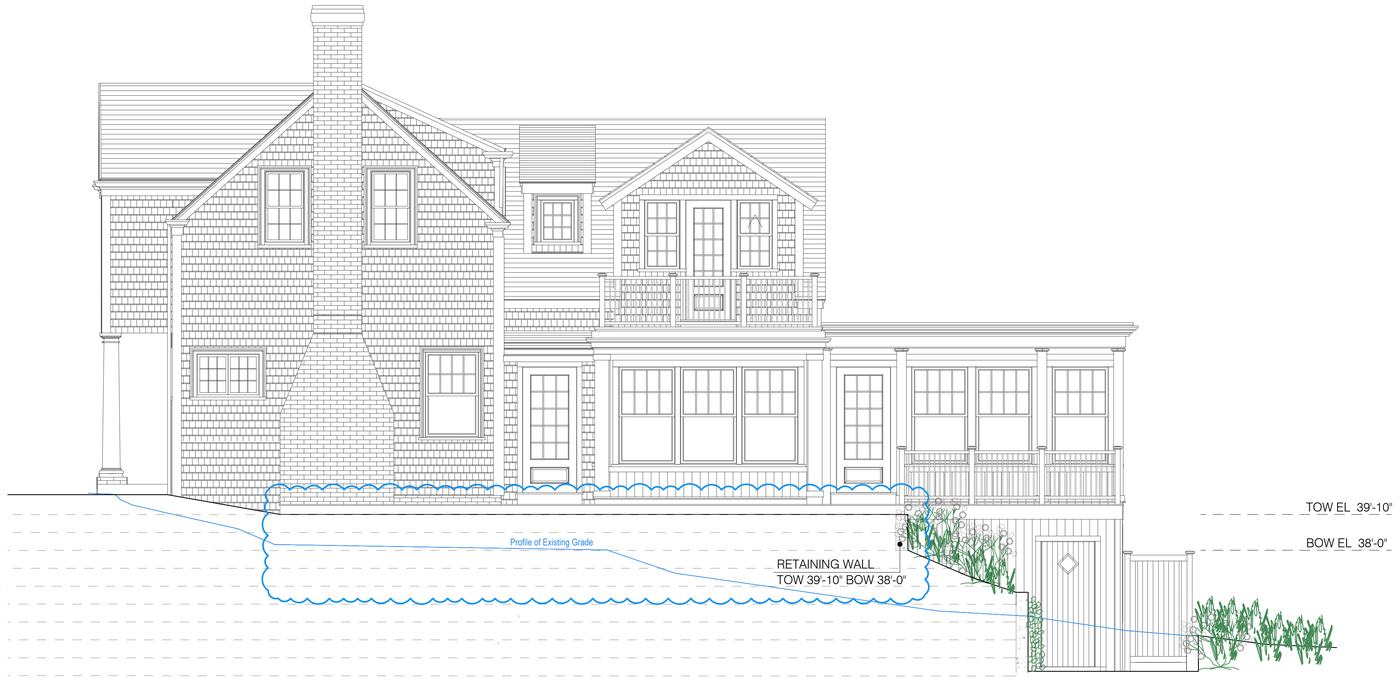
REVISIONS

HDC.02



1 EAST ELEVATION - STONE WALL

Scale:1/4" = 1'-0"



2 SOUTH ELEVATION - STONE WALL

Scale:1/4" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY
RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

HDC SUBMISSION
REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

REVISIONS

HDC.03

8 Lewis Ct, Nantucket, MA, 02554
Addition to Existing Dwelling



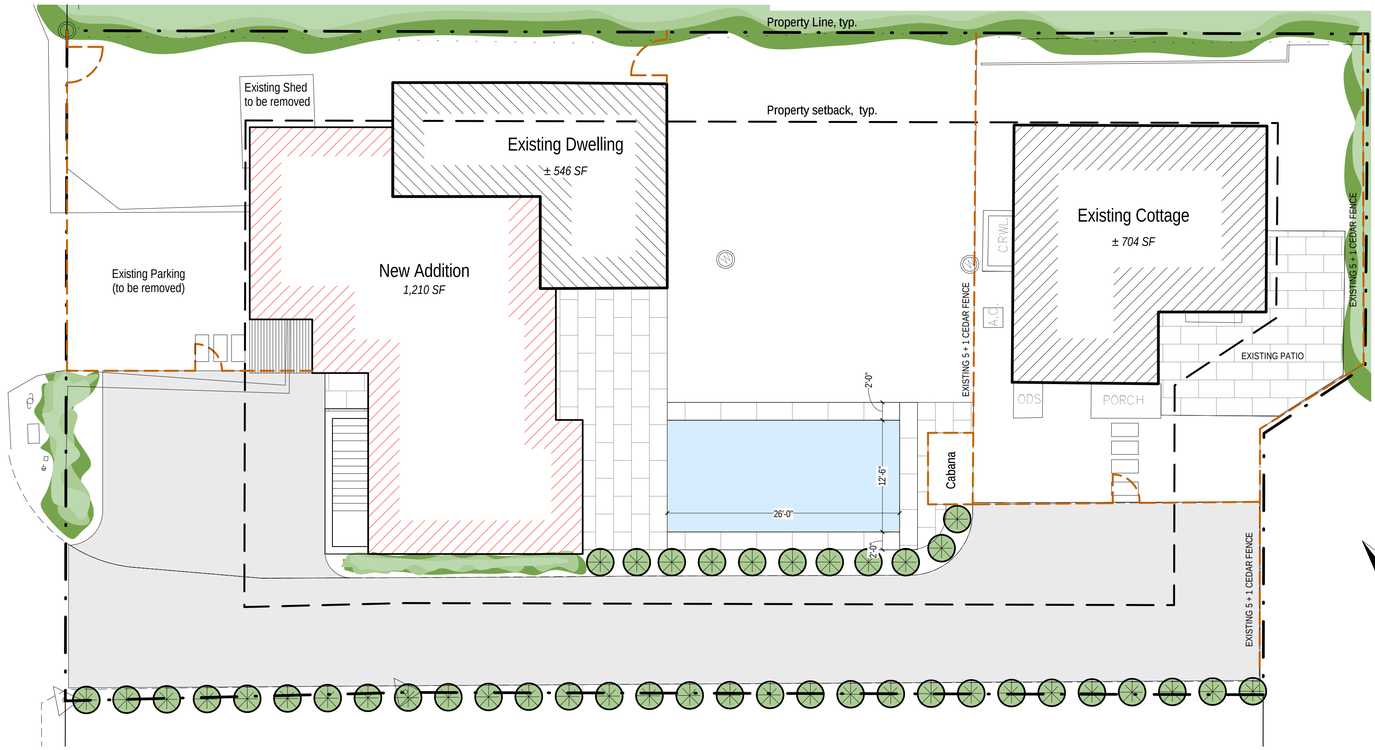
Google Map



3 Locus Map

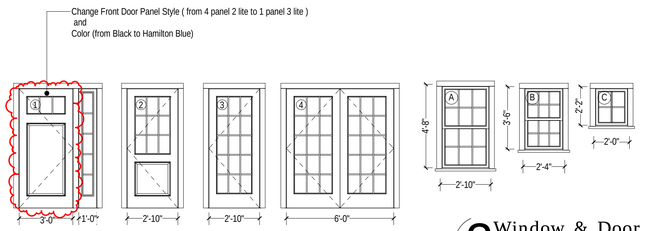
Not to Scale

LEWIS COURT



1 Site plan _ Addition

1/8" = 1'-0"



2 Window & Door Legend

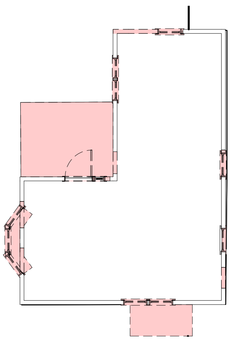
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024

Carpentry Inc.
Carpentry & Property Management

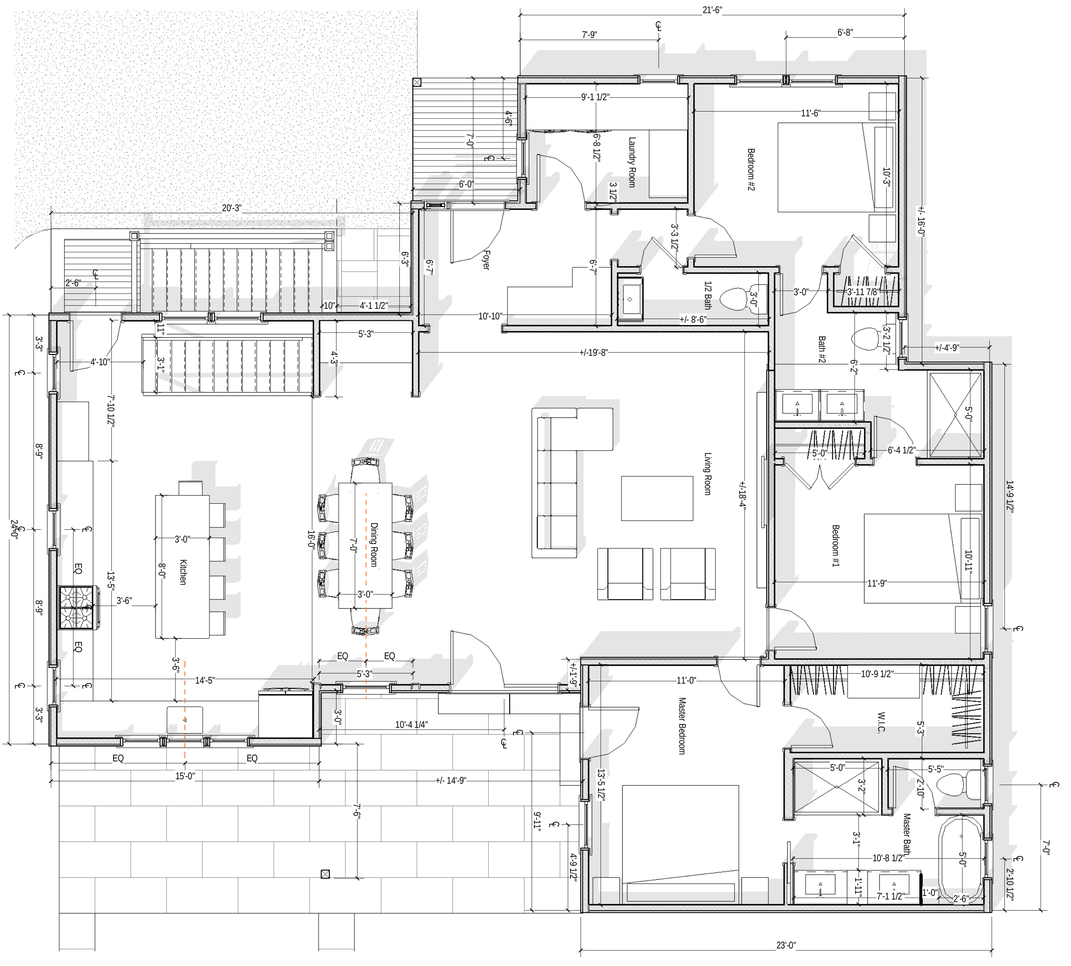
8 Lewis Ct, Nantucket, MA, 02554

Addition to Existing Dwelling



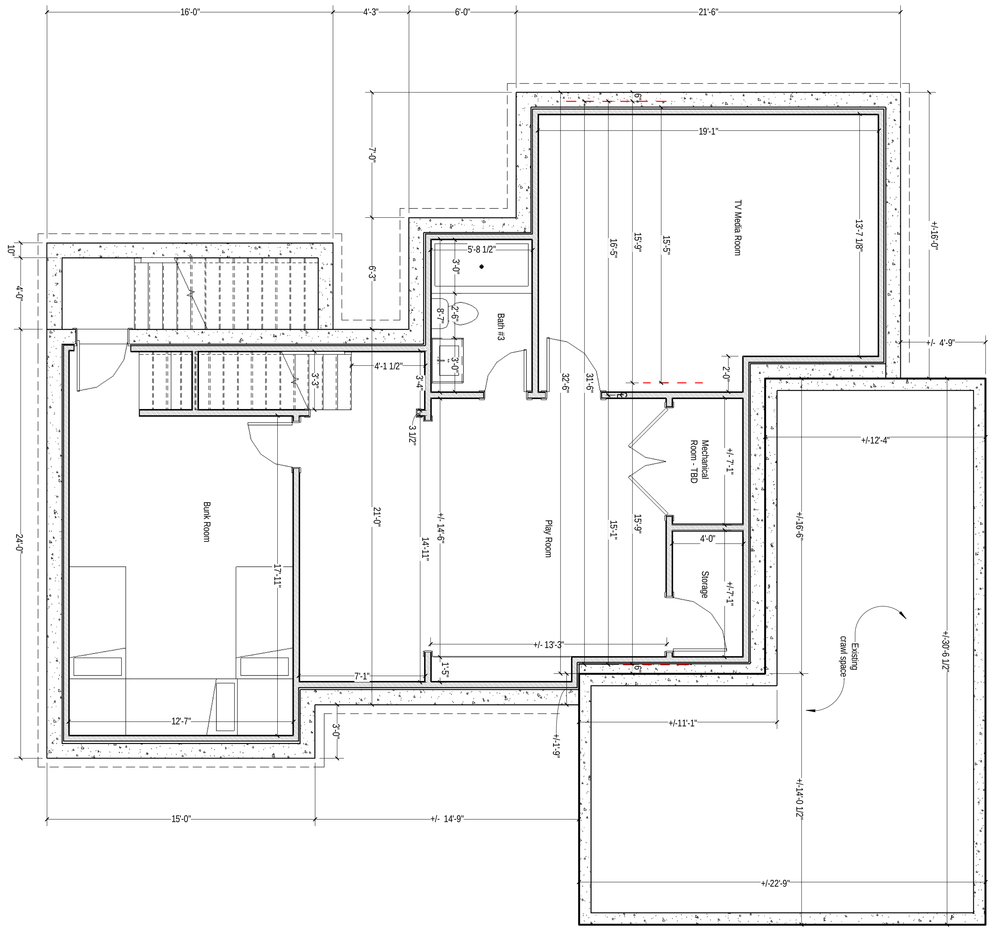
First Floor - Existing / Demo Plan

1/8" = 1'-0"



1 First Floor Plan

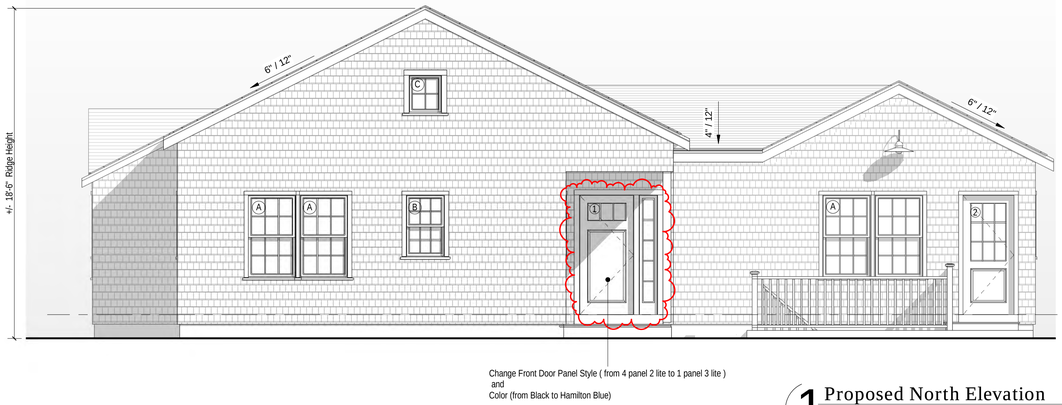
1/4" = 1'-0"



0 Basement Plan

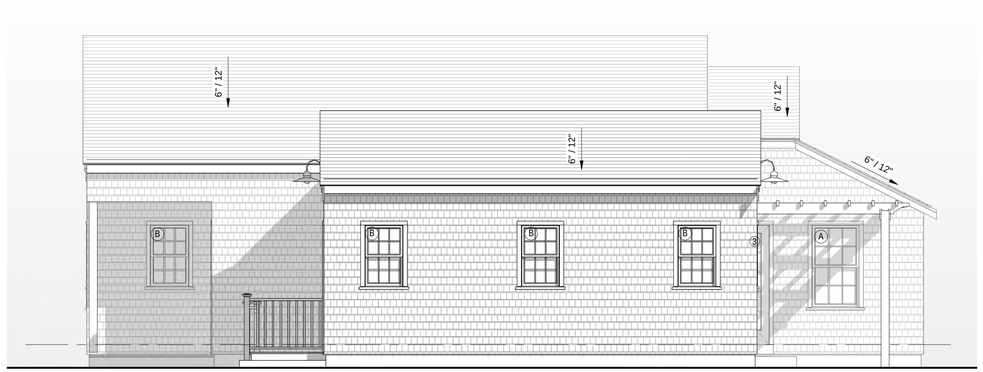
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024



Change Front Door Panel Style (from 4 panel 2 lite to 1 panel 3 lite)
and
Color (from Black to Hamilton Blue)

1 Proposed North Elevation
1/4" = 1'-0"



2 West Elevation
NO CHANGE
1/4" = 1'-0"



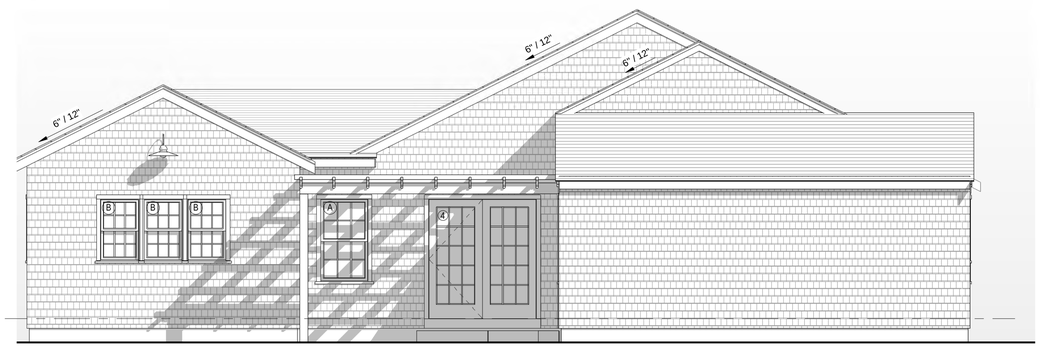
Front Door



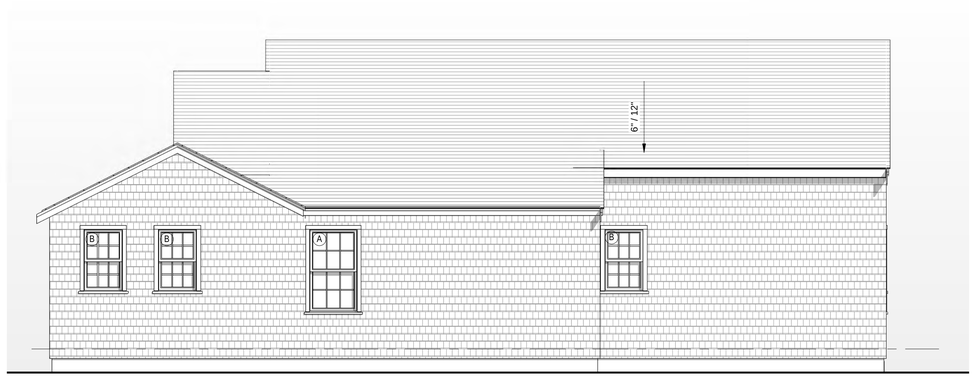
Previously Approved North Elevation
1/8" = 1'-0"



Existing View from North



3 South Elevation
NO CHANGE
1/4" = 1'-0"



4 East Elevation
NO CHANGE
1/4" = 1'-0"

8 Lewis Ct, Nantucket, MA, 02554
Addition to Existing Dwelling

HDC SUBMISSION ONLY - 07/01/2024

E&R Carpentry Inc.
Carpentry & Property Management

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 67 PARCEL N°. 37

reet & Number of Proposed Work: 8 Lewis Ct.

wner of record: Hristo Pashkov

ailing Address: 8 Lewis Ct., Nantucket, MA, 02554

ontact Phone #: 508 901 1488 E-mail: hrcapenter@yahoo.com

AGENT INFORMATION (if applicable)

ame: _____

ailing Address: _____

ontact 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. 2021-07-4262

Pool (Zoning District ____) ☐ Roof ☒ Other CHANGE FRONT DOOR PANEL STYLE & COLOR

ze 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: NO CHANGE

fference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

storic Name:

iginal Date:

iginal Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED / NO CHANGE

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

oofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

] _____

☐ Other _____

rim: 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 _____

/indows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall NO CHANGE

rim NO CHANGE

leck NO CHANGE

Clapboard (if applicable) N/A

Sash NO CHANGE

Foundation NO CHANGE

Roof NO CHANGE

Doors FRONT - HAMILTON BLUE

Fence N/A Shutters N/A

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named 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- on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of ny revisions to this application will initiate a new sixty-day review period.

Signed under penalties of perjury

Date 06/27/24 Signature of owner of record _____

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Hristo Kashkov

AS AGENT FOR owner

STREET ADDRESS 8 Lowrs Ct

MAP/PARCEL 67/37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/01/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date

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

✓ 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.

H.R. 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 Siasconset 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.**



Google Map

Town and County of Nantucket, MA

October 18, 2020



3 Locus Map

Not to Scale

New Main Dwelling 25A Clifton Street : 73.4.1 / 3.1

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
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°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A Clifton St.

Owner of record: Holding Christopher & Megan

Mailing Address: 77 Monadnock Rd
Wellesley, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
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: 87'-6" Sq. Footage 1st floor: 2,294 Decks/Patio: Size: 20' x 22' ☐ 1st floor ☐ 2nd floor
Width: 40' Sq. footage 2nd floor: 1,330 Size: 12' x 12'-6" ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 27'-11" +/- South 27'-11" +/- East 18'-5" +/- West 20' +/-

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) common ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

25A Clifton Steet, Nantucket, MA 02554 Nantucket Historic District Commission

June 20, 2024

Name: Chris & Megan Holding

Address: 25A Clifton Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 25A Clifton Street per our collaboration.

Thank you for your understanding.

Date: 6/21/24

Signature: C M J. Holding

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Christopher & Megan Holding

STREET ADDRESS 25A Clifton Street

MAP/PARCEL 73.4.1 / 3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06.25.24
Date





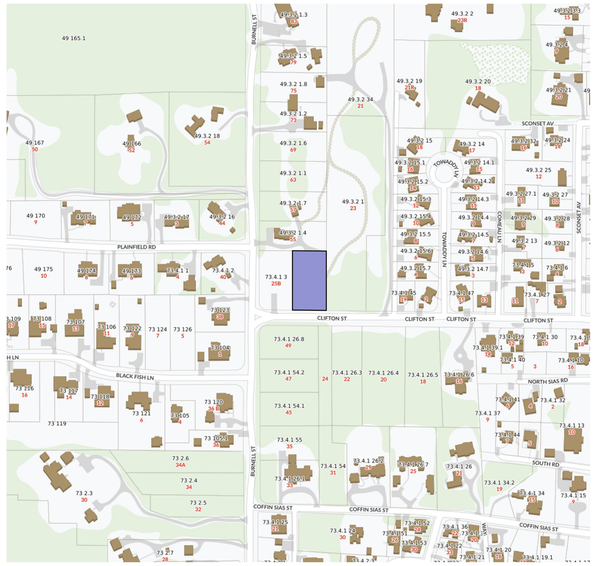




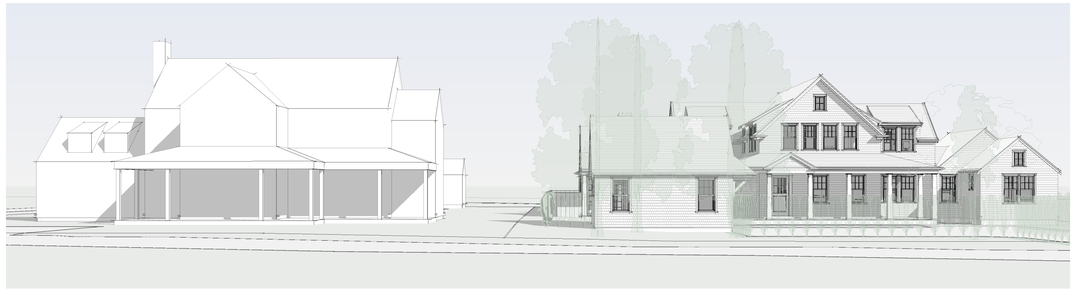
Holding Residence

25A Clifton Street
Nantucket, MA 02554

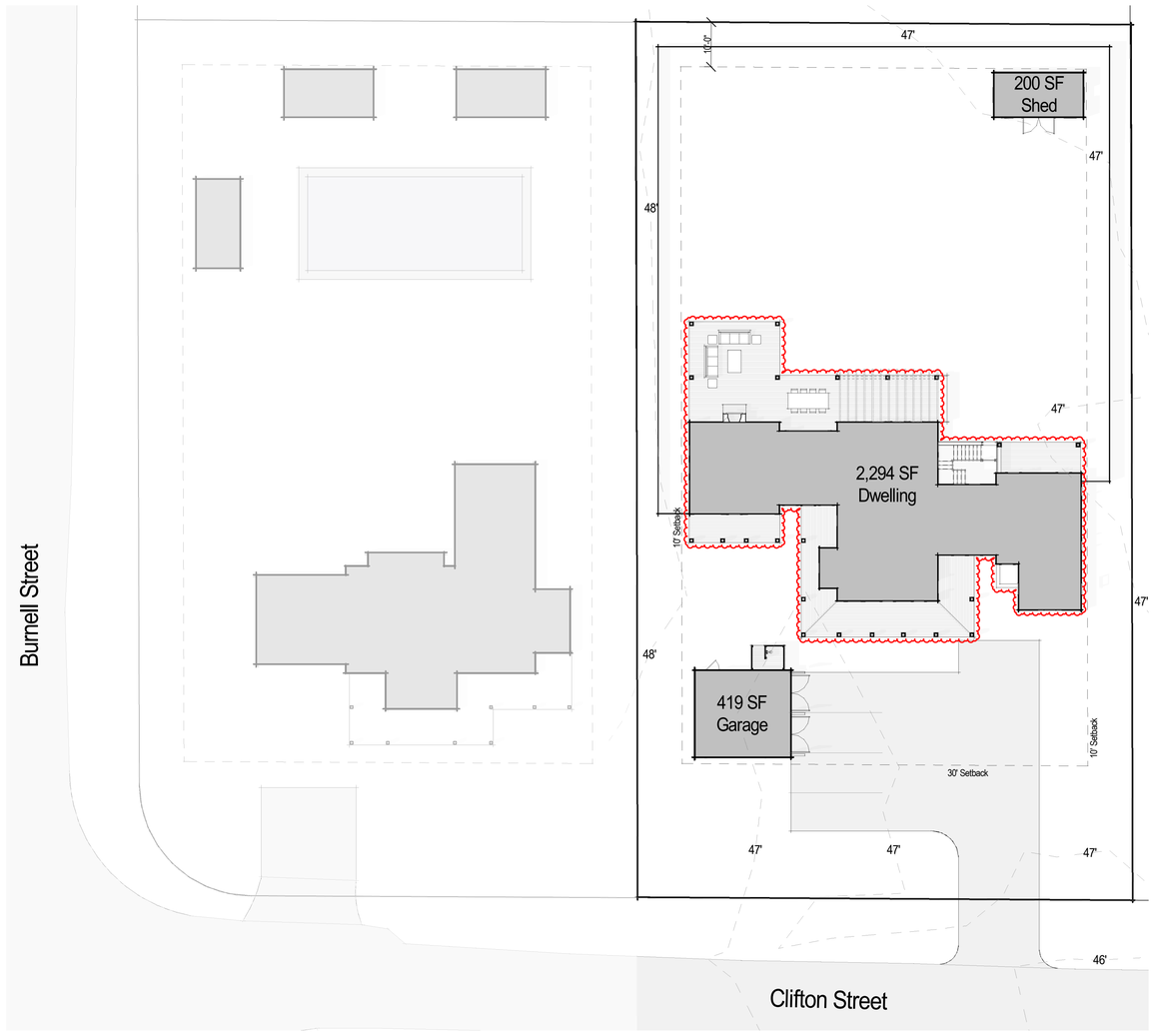
07.01.24



1 Locus Map
Not to Scale

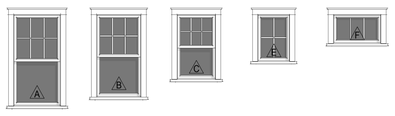


Street View

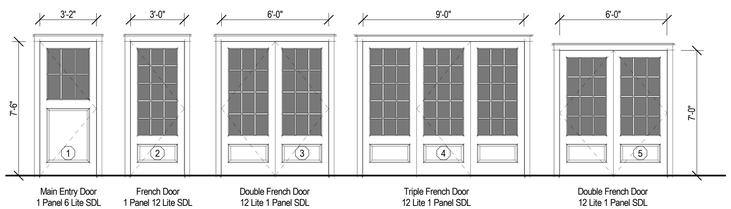


2 Site Plan
1/16" = 1'-0"

HDC Submission



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 3 Lite SDL



Main Entry Door 1 Panel 6 Lite SDL | French Door 1 Panel 12 Lite SDL | Double French Door 12 Lite 1 Panel SDL | Triple French Door 12 Lite 1 Panel SDL | Double French Door 12 Lite 1 Panel SDL

3 Exterior Window & Door Legend
1/4" = 1'-0"

2402
Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Revision 1	Date 1

Cover Sheet

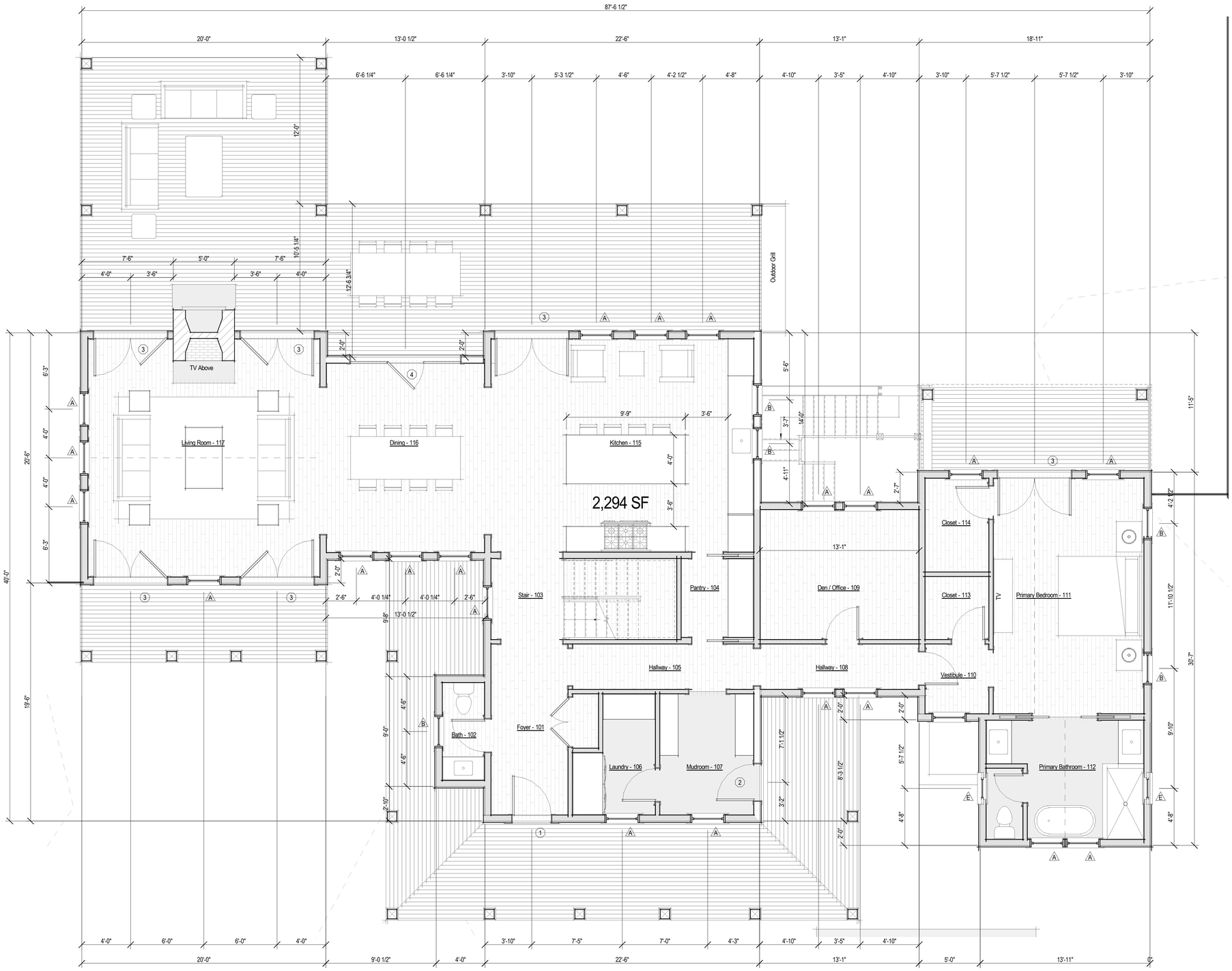
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2402

07.01.24

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Sitting Area
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

First Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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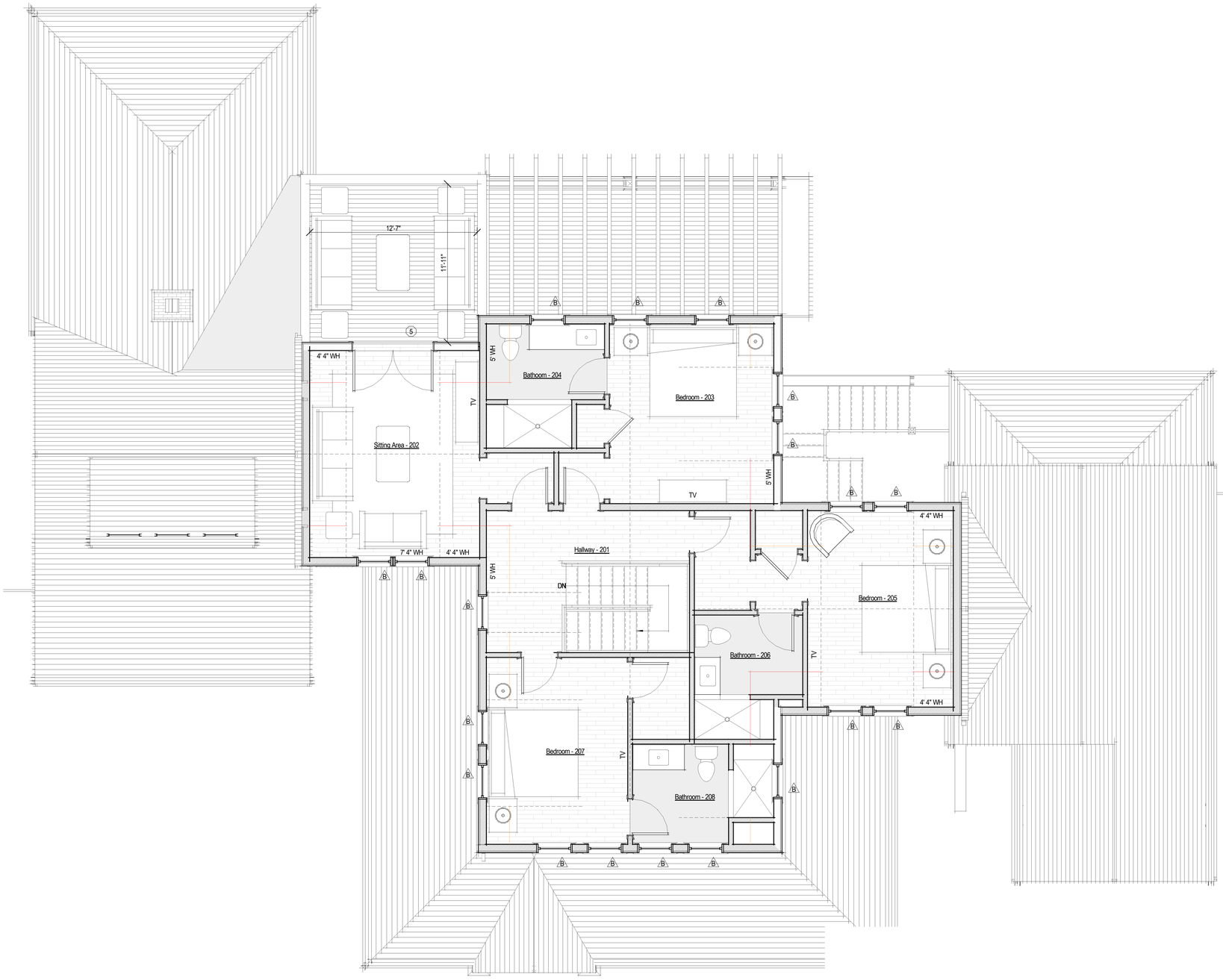
A.1.1
2402

07.01.24

HDC Submission



1 Second Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Sitting Area
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Second Floor Plan

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A.1.2

2402

07.01.24

HDC Submission



1 Roof Plan
1/4" = 1'-0"

2402

Holding Residence

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Sheet Index - Architectural & Structural

Revisions

Roof Plan

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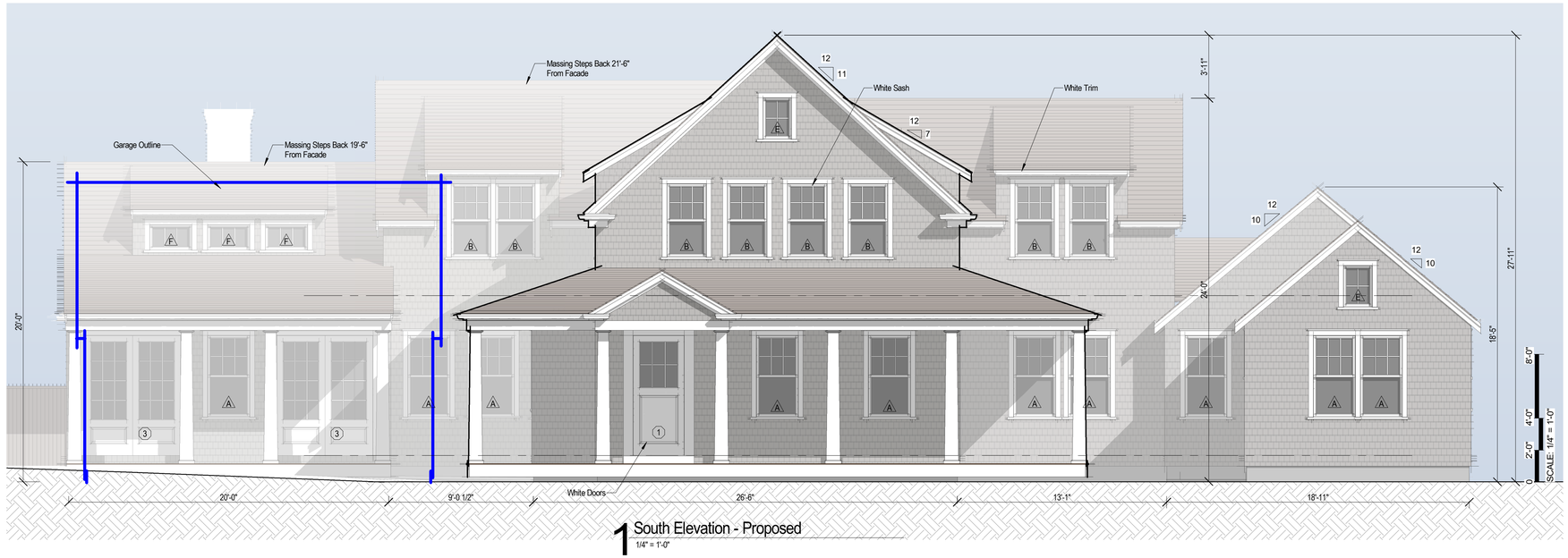
A.1.3

2402

07.01.24

HDC Submission



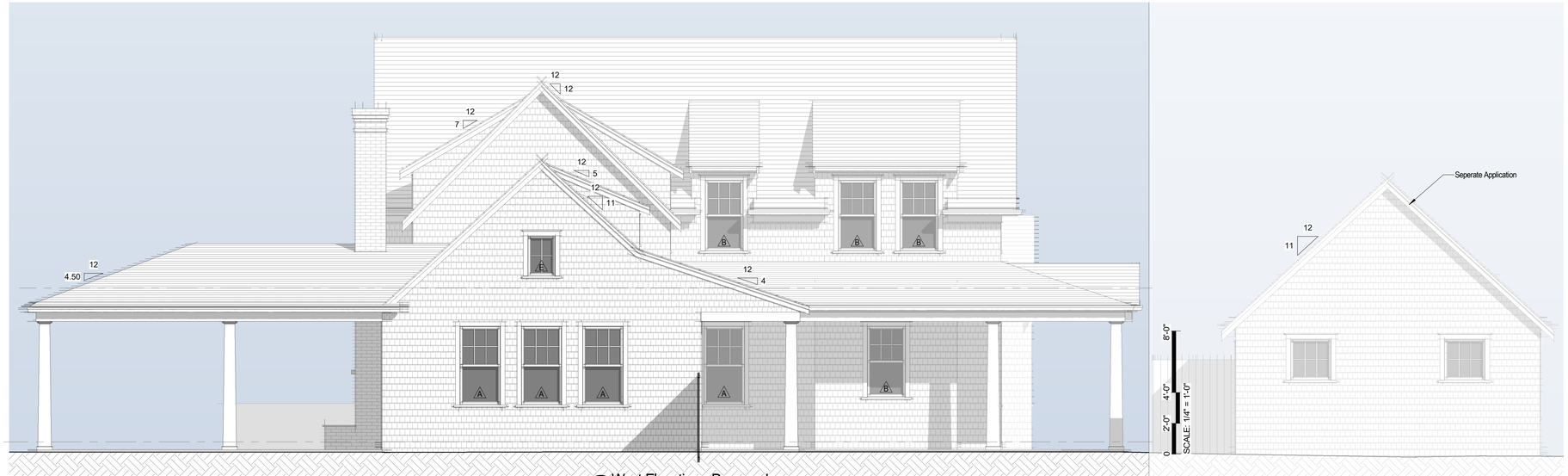
1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Dwelling & Garage
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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A.2.3 Exterior Perspectives

Revisions

Exterior Elevations

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A.2.1

2402

07.01.24

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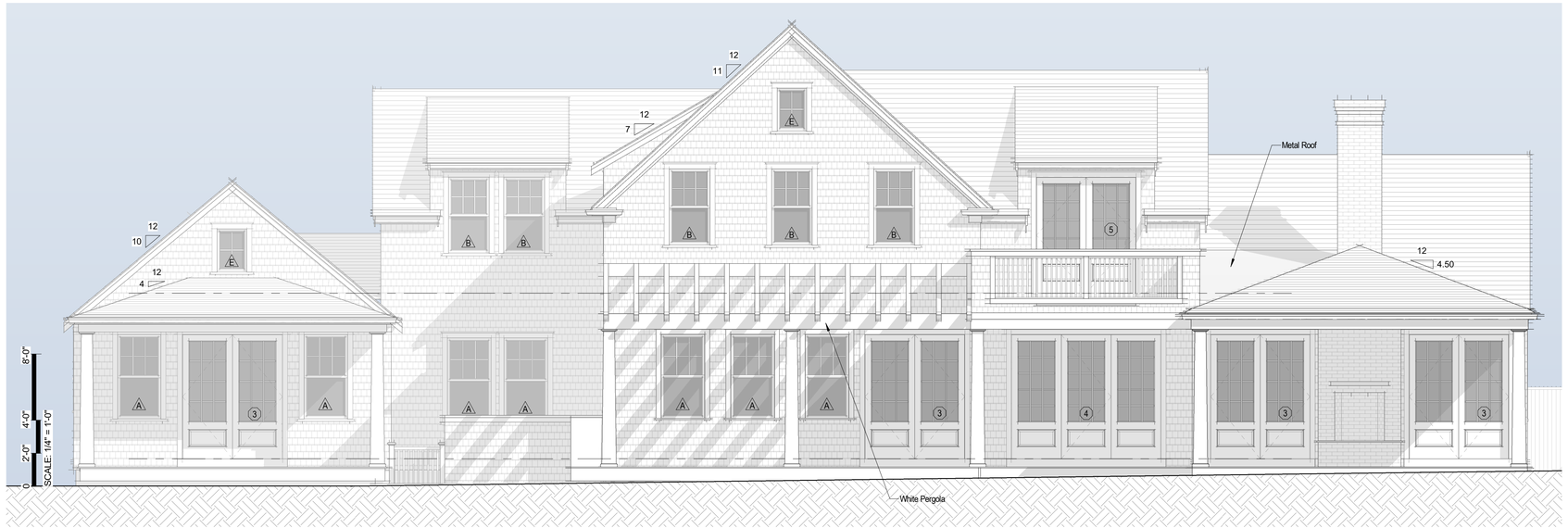
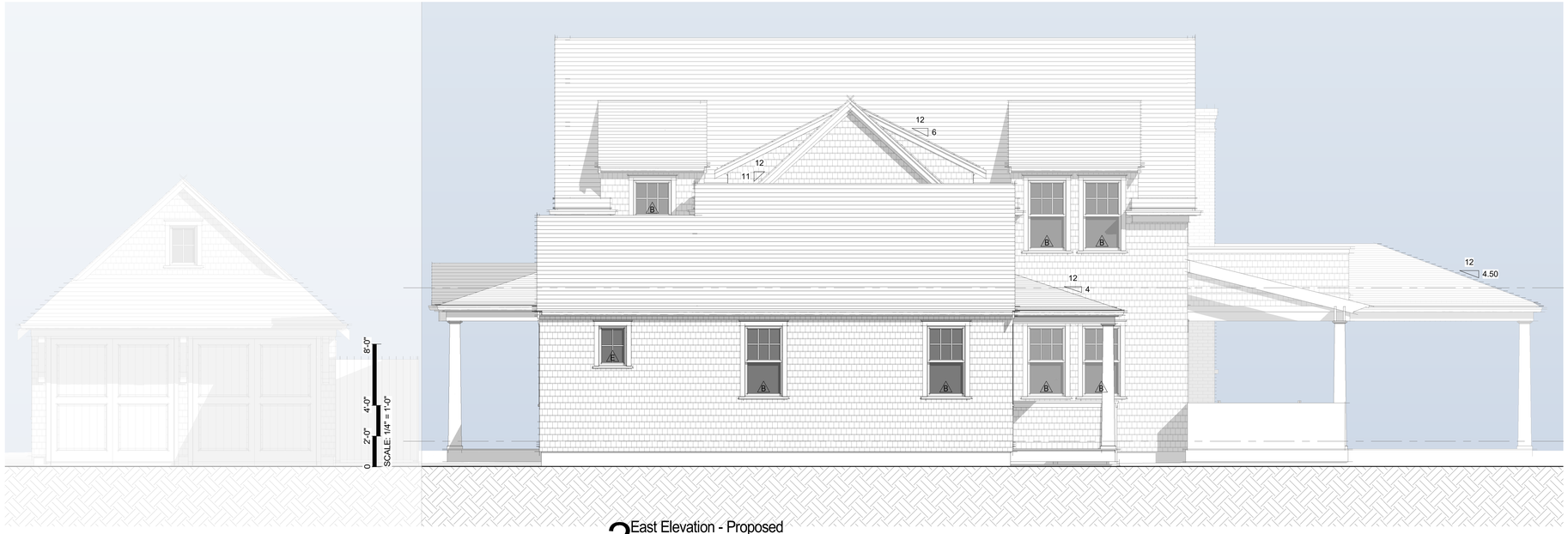


1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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Exterior Elevations

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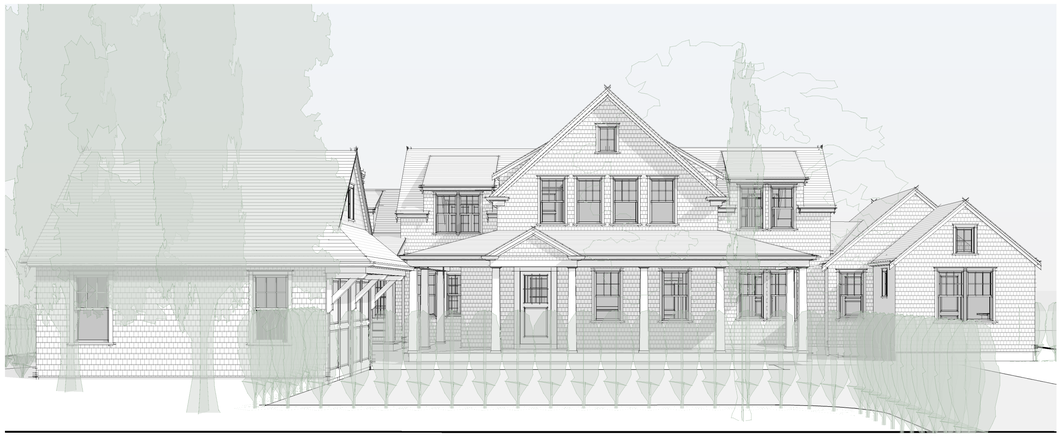
A.2.2

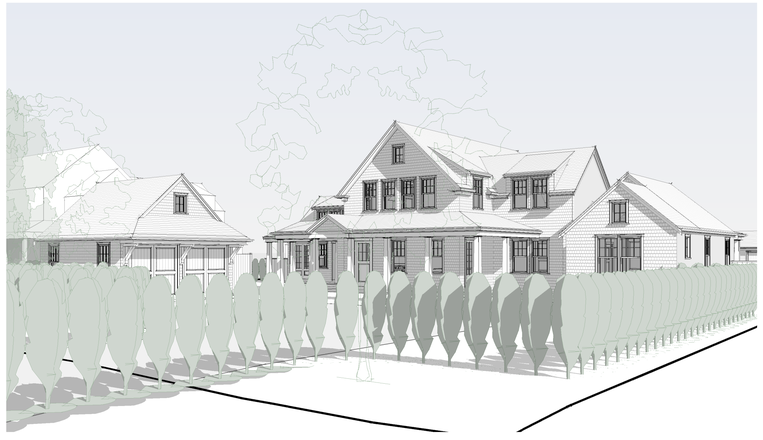
2402

07.01.24

HDC Submission



Street Perspective (A)



Street Perspective (B)



Street Perspective (C)

2402

Holding Residence

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Revisions

Exterior Perspectives

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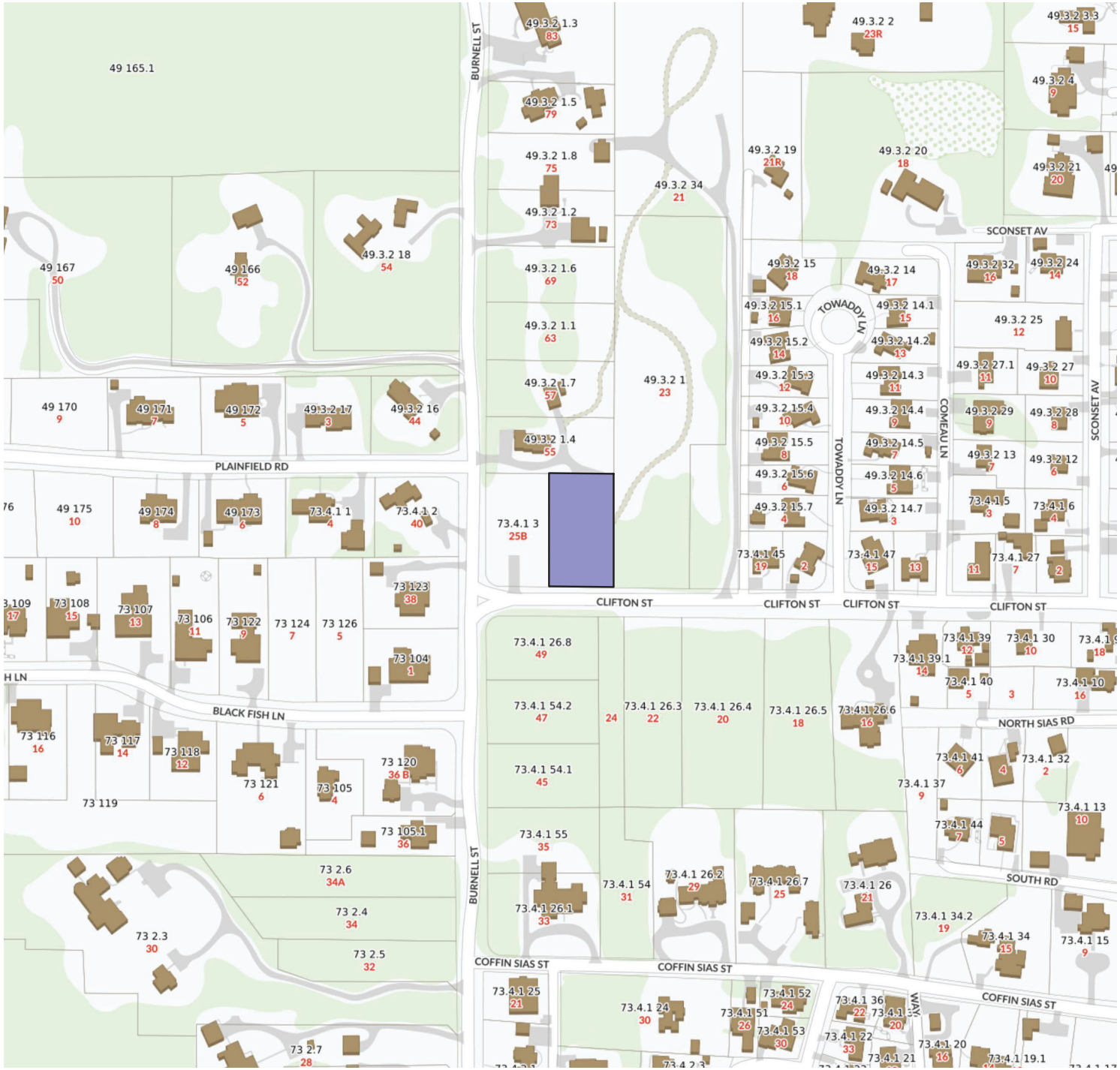
A.2.3

2402

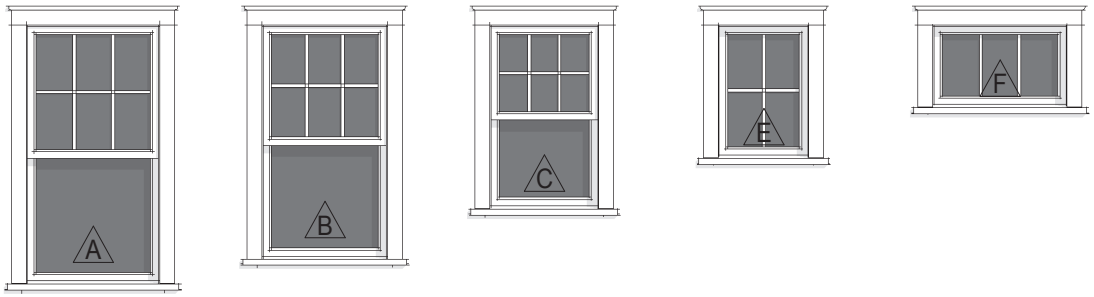


1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



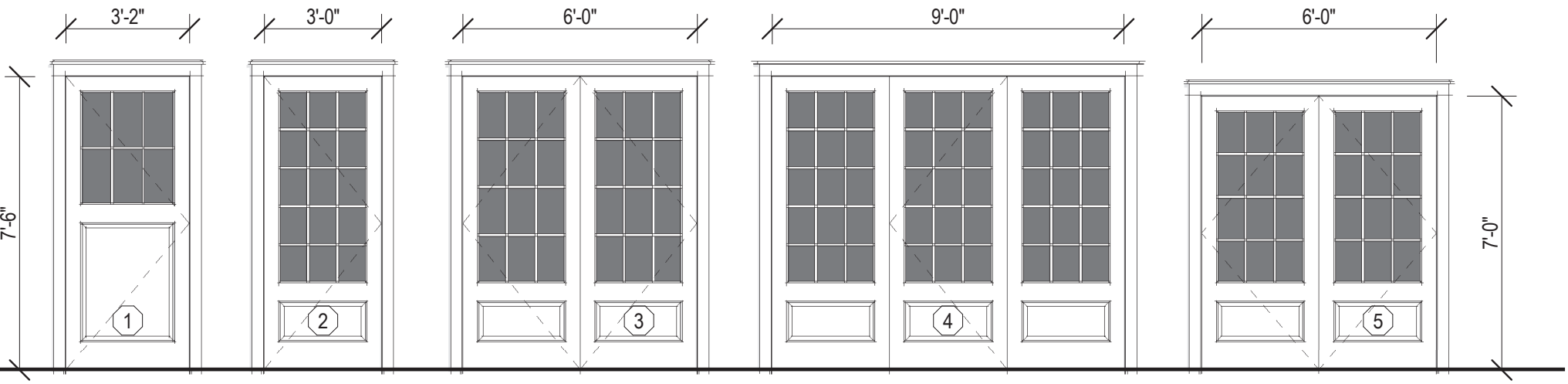
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

Fixed
3 Lite SDL



Main Entry Door
1 Panel 6 Lite SDL

French Door
1 Panel 12 Lite SDL

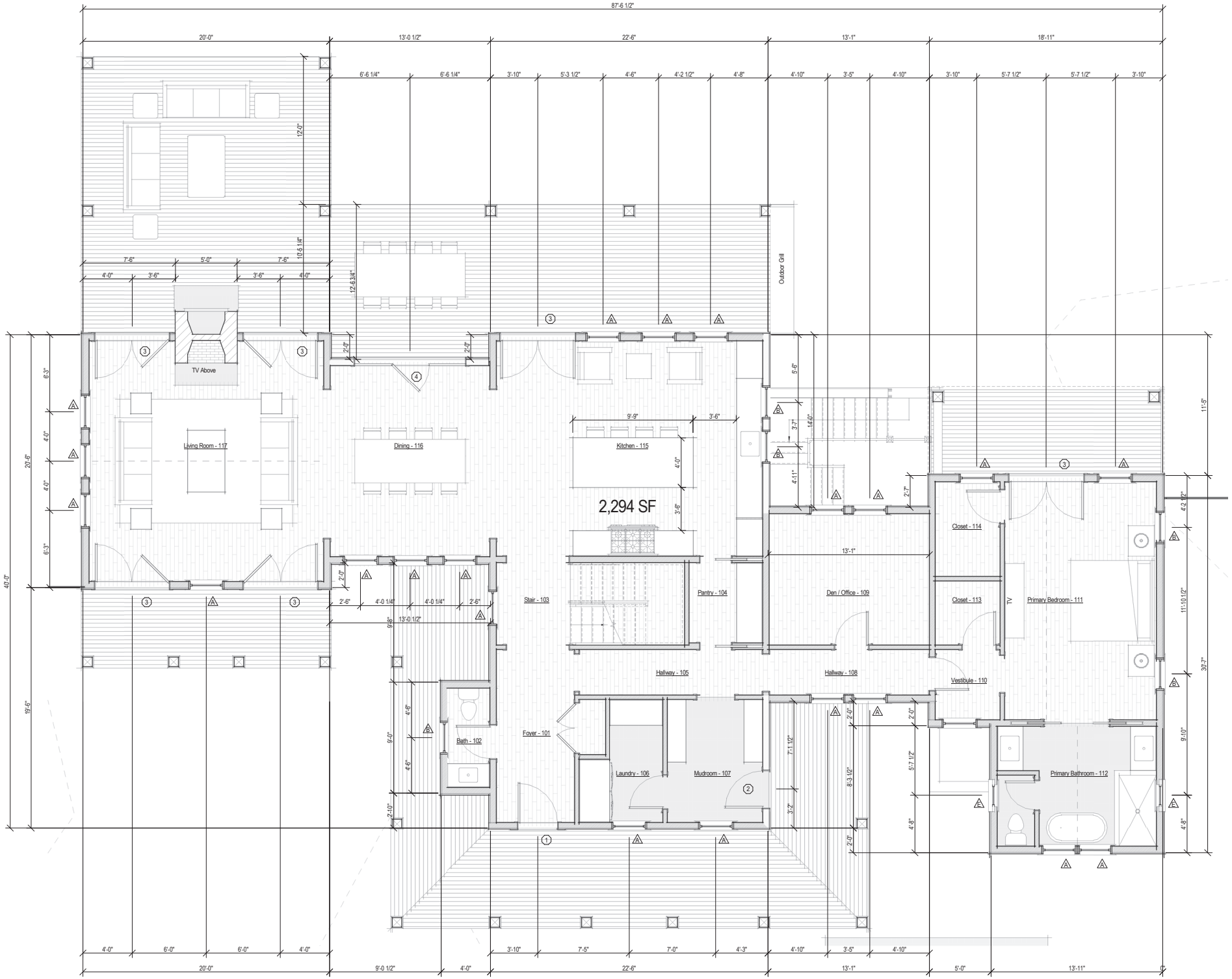
Double French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL

Double French Door
12 Lite 1 Panel SDL

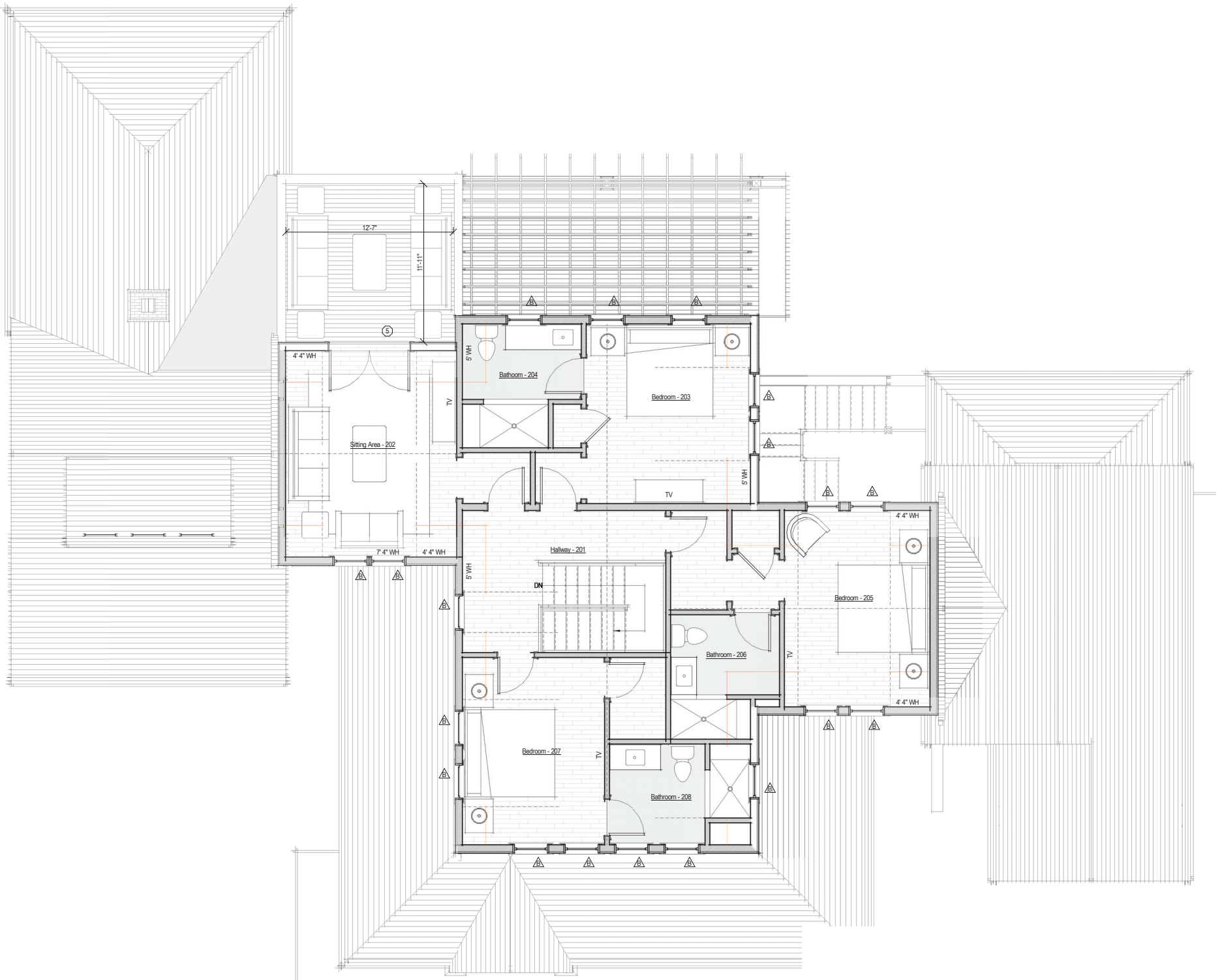
3 Exterior Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



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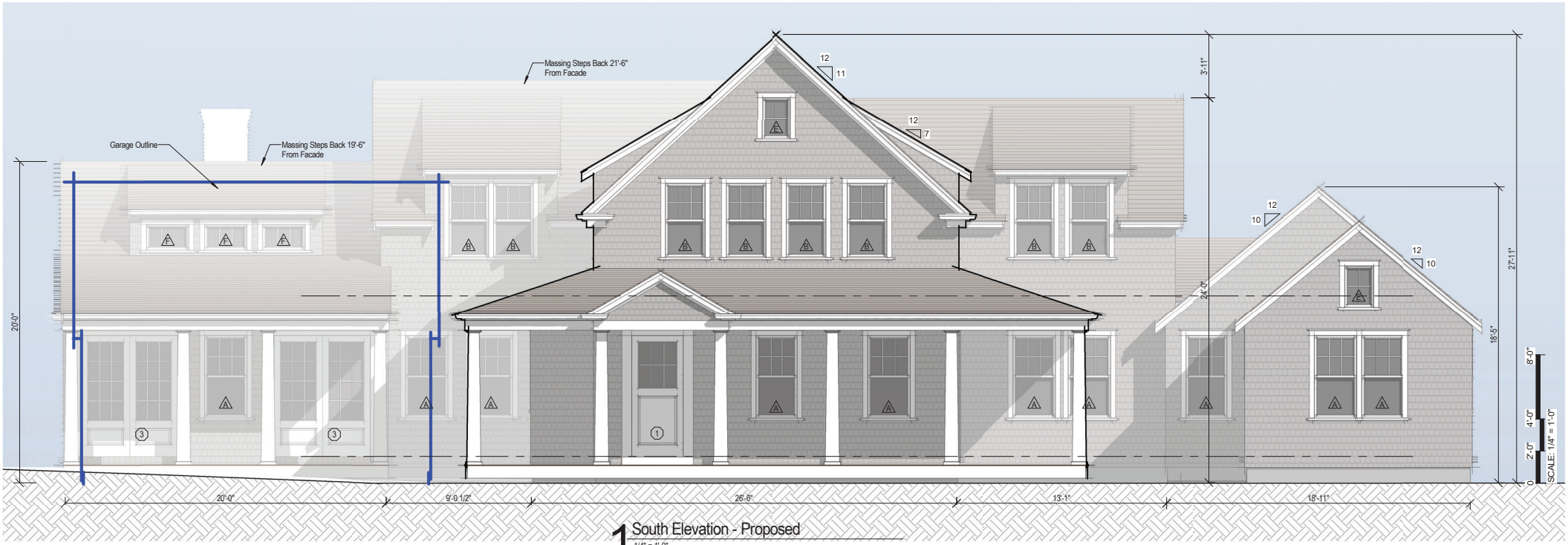
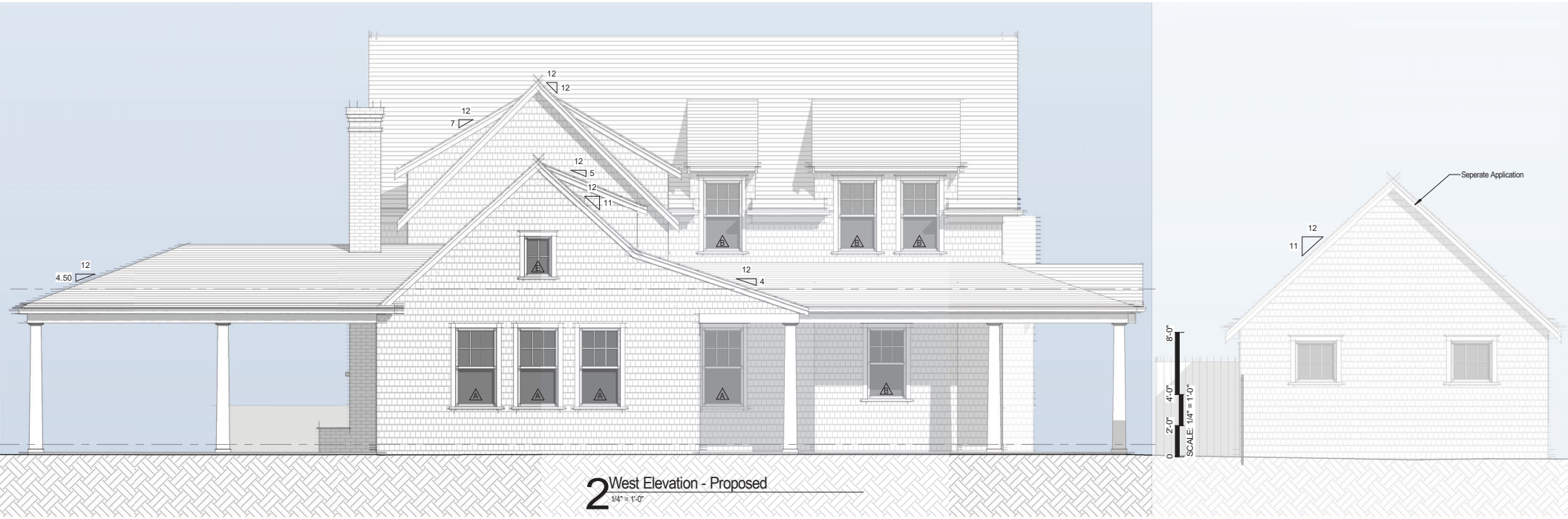
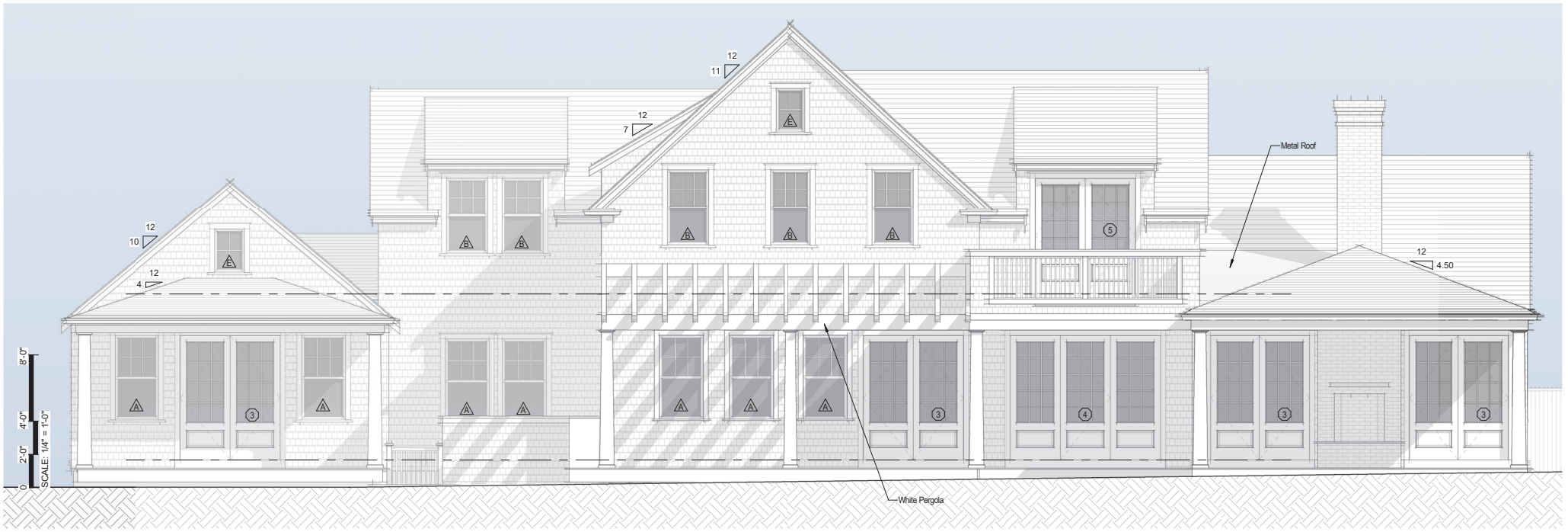


1 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... HOLDING CHRISTOPHER T & MEGAN C .....

MAILING ADDRESS... 77 MONADNOCK RD, WELLESLEY, MA 02481 ...

PROPERTY LOCATION..... 25A CLIFTON ST .....

ASSESSORS MAP/PARCEL..... 7341/3.1 .....

SUBMITTED BY:... EMERITUS .....

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 11:15:37 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4932	1		MOONEY ERIKA D LIV TRUST		60 SKYLINE DRIVE	NANTUCKET	MA	02554	23 CLIFTON ST
4932	1	4	NOTLIH LLC		31A OCEAN AVE	SIASCONSET	MA	02564	55 BURNELL ST
7341	3		GILIS KONSTANTIN & HALEY N		40 GLENAYR RD	TORONTO	ON	M5P 3B8	25B CLIFTON ST
7341	26	8	CLIFTON STREET NOM TRUST		32 PECKS LAND RD	GREENWICH	CT	06831	49 BURNELL ST
7341	26	9	OVERLOCK JAMES G & EMILY D		200 EAST 71ST STREET #14C	NEW YORK	NY	10021	24 CLIFTON ST
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: 25A Clifton

Tax Map Number: 73.4.1 Parcel Number: 3.1

Owner of Record: Christopher & Megan Holding

Description of Proposal: New Dwelling & Garage

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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City, State,

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NOTLIH LLC
31A OCEAN AVE
SIASCONSET, MA 02564

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Postage
$

Total Posta
$

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Street and A

City, State,

Postmark Here

MOONEY ERIKA D LIV TRUST
60 SKYLINE DRIVE
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 $

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Total Pos
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Street anc

City, State

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CLIFTON STREET NOM TRUST
32 PECKS LAND RD
GREENWICH, CT 06831

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 $

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Stree

City,

Postmark Here

GILIS KONSTANTIN & HALEY N
40 GLENAYR RD
TORONTO, ON M5P 3B8

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☑ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

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Street

City, St

Postmark Here

OVERLOCK JAMES G & EMILY D
200 EAST 71ST STREET #14C
NEW YORK, NY 10021

PS For

New Garage 25A Clifton Street : 73.4.1 / 3.1

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
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°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A Clifton St

Owner of record: Holding Christopher & Megan

Mailing Address: 77 Monadnock Rd
Wellesley, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@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: 21'-6" Sq. Footage 1st floor: 420 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19'-6" 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 18'-10" +/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
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 Two Panel Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

25A Clifton Steet, Nantucket, MA 02554 Nantucket Historic District Commission

June 20, 2024

Name: Chris & Megan Holding

Address: 25A Clifton Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 25A Clifton Street per our collaboration.

Thank you for your understanding.

Date: 6/21/24

Signature: C M J. Holding

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Christopher & Megan Holding

STREET ADDRESS 25A Clifton Street

MAP/PARCEL 73.4.1 / 3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

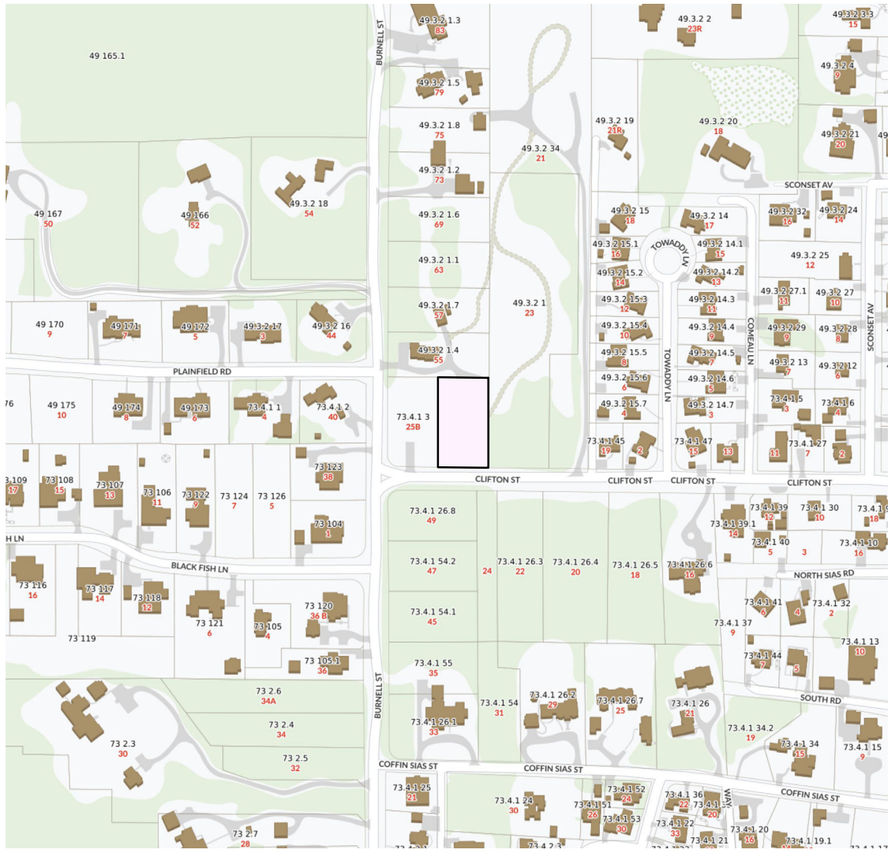
06.25.24
Date











Locus



Garage Door
Vertical Board

French Door
1 Panel 12 Lite SDL

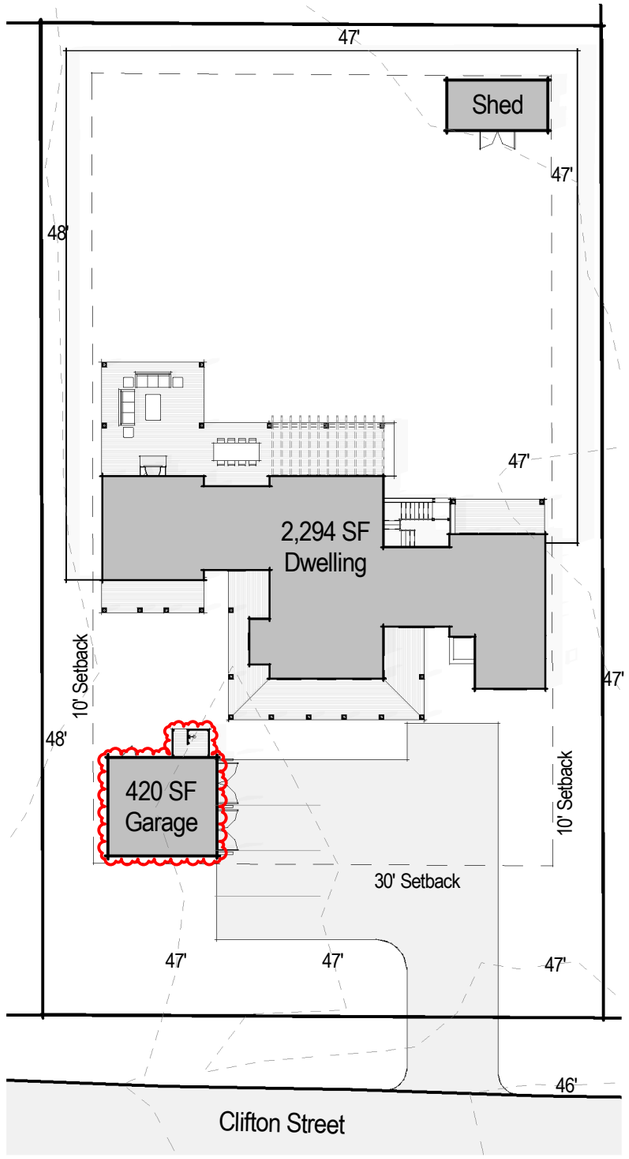
Double Hung
6/1 SDL

Fixed
6 Lite SDL

Fixed
4 Lite SDL

Window & Door Legend

1/4" = 1'-0"



Site

1" = 30'-0"

A.0

Holding Residence

25A Clifton Street
Nantucket, MA 02554

Zoning Information

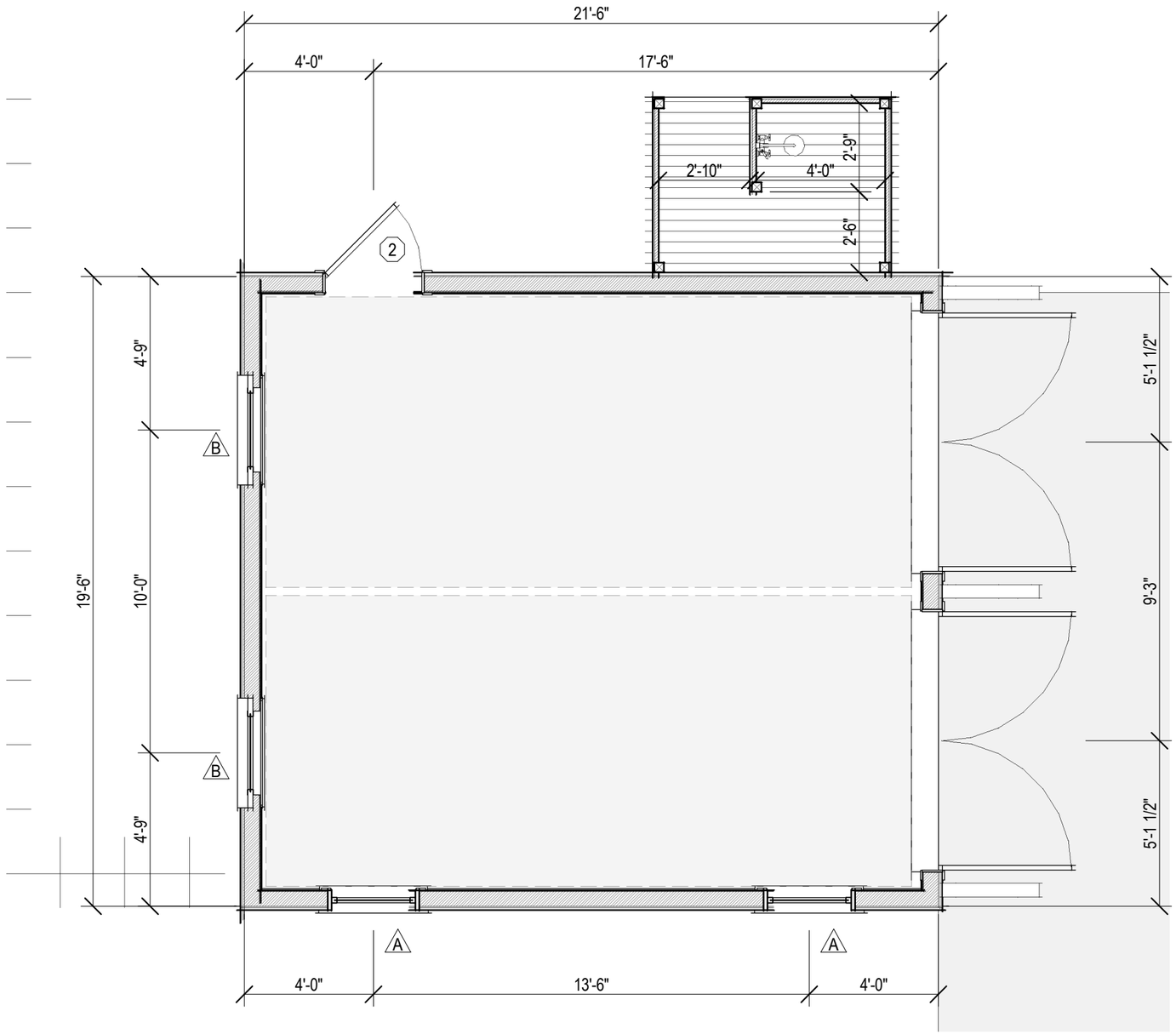
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Cover Page

Scale: As indicated
Date: 07.01.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



1 Garage Plan

1/4" = 1'-0"

A.1

Holding Residence

25A Clifton Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Floor Plan

Scale: 1/4" = 1'-0"
Date: 07.01.24

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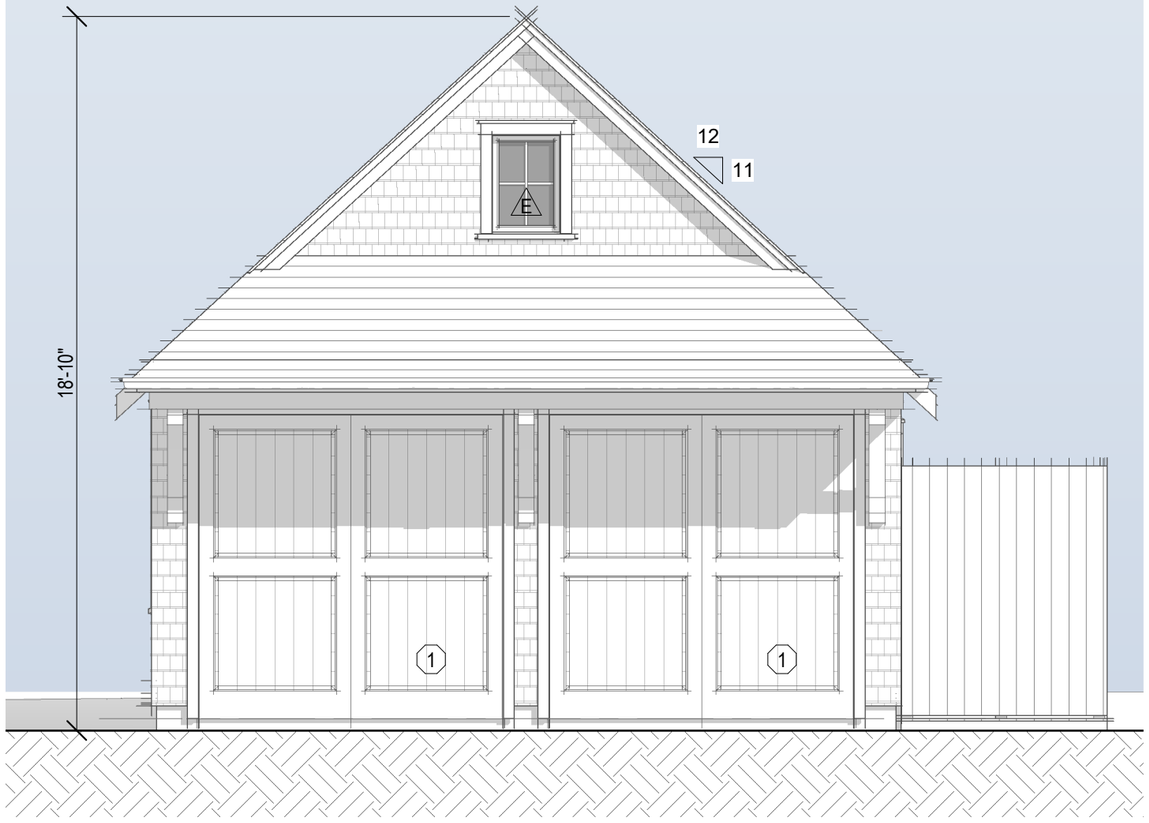
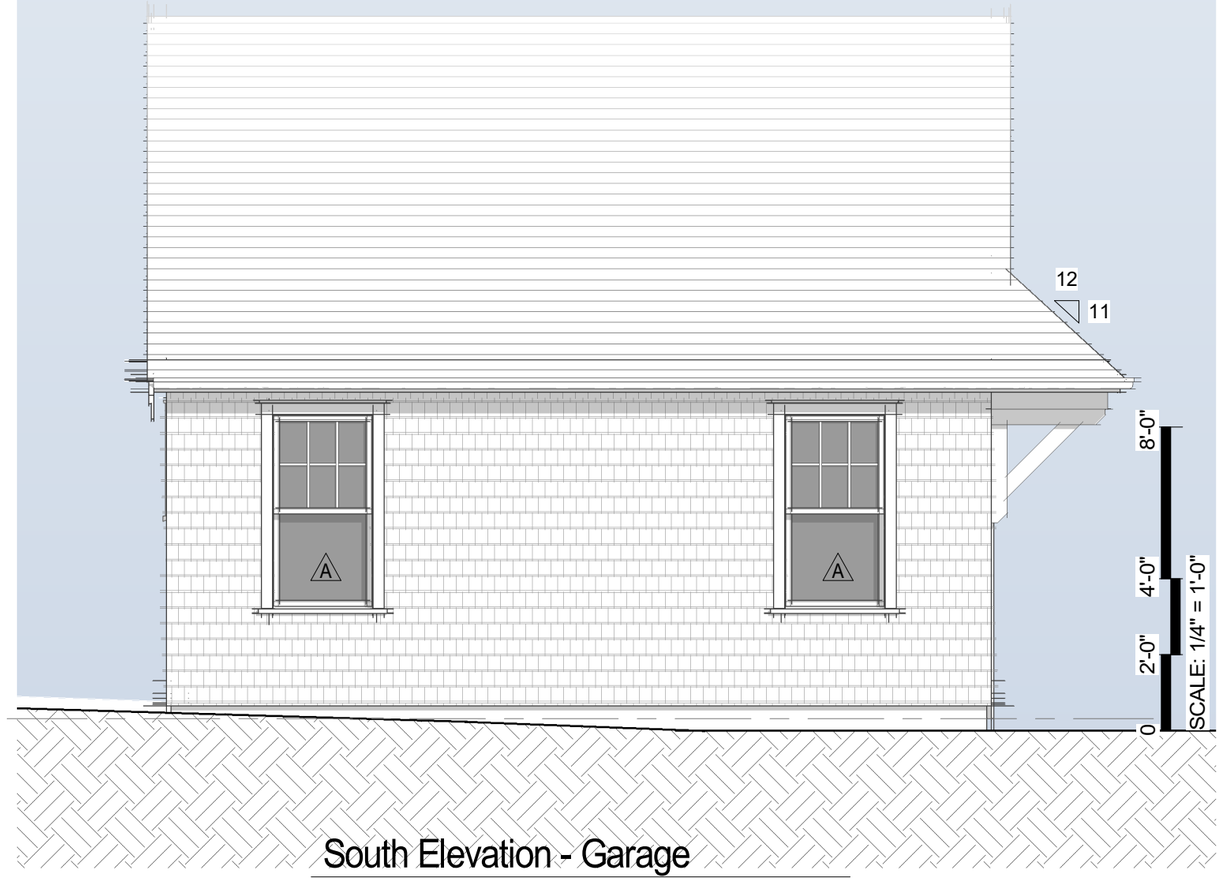
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



East Elevation - Garage

1/4" = 1'-0"



South Elevation - Garage

1/4" = 1'-0"

A.2

Holding Residence

25A Clifton Street

Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

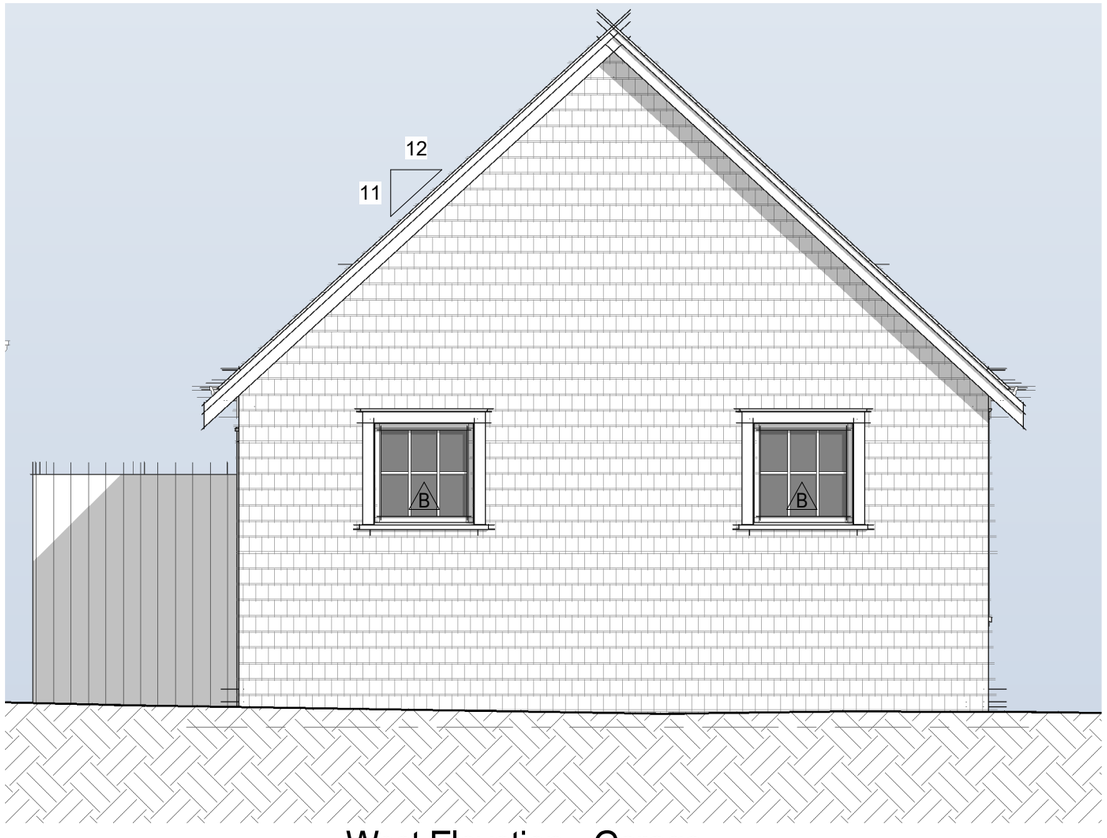
Garage Elevations

Scale: 1/4" = 1'-0"

Date: 07.01.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



West Elevation - Garage

1/4" = 1'-0"



North Elevation - Garage

1/4" = 1'-0"

A.3

Holding Residence
25A Clifton Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Elevations

Scale: 1/4" = 1'-0"
Date: 07.01.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Garage Perspective (A)



Garage Perspective (B)

A.6

Holding Residence
25A Clifton Street
Nantucket, MA 02554

Zoning Information

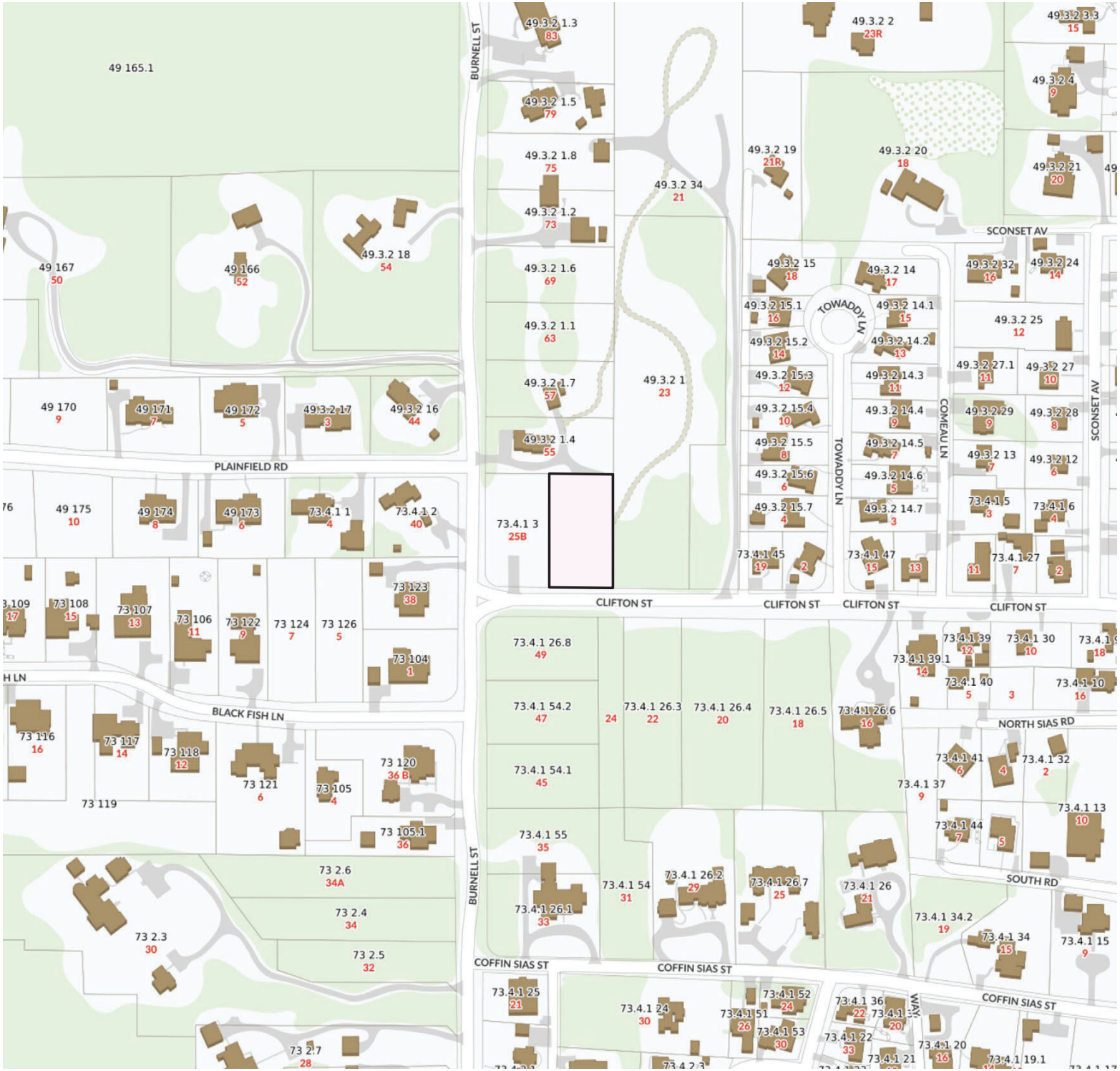
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Perspective

Scale:

Date: 07.01.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com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PLAINFIELD RD
CLIFTON ST
CLIFTON ST
CLIFTON ST
CLIFTON ST
SCONSET AV
SCONSET AV
TOWADDY LN
TOWADDY LN
COMEAU LN
BLACK FISH LN
NORTH SIAS RD
SOUTH RD
COFFIN SIAS ST
COFFIN SIAS ST
COFFIN SIAS ST
49 165.1
49 167
50
49 166
52
49.3.2 18
54
49 170
9
49 171
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49 172
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49 3-2 17
3
49.3.2 16
44
49 175
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49 174
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49 173
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73.4.1 1
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73.4.1 2
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73 105.1
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73 2.7
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73
49.3.2 1.6
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49.3.2 1.1
63
49.3.2 1.7
57
49.3.2 1.4
55
73.4.1 3
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49.3.2 2
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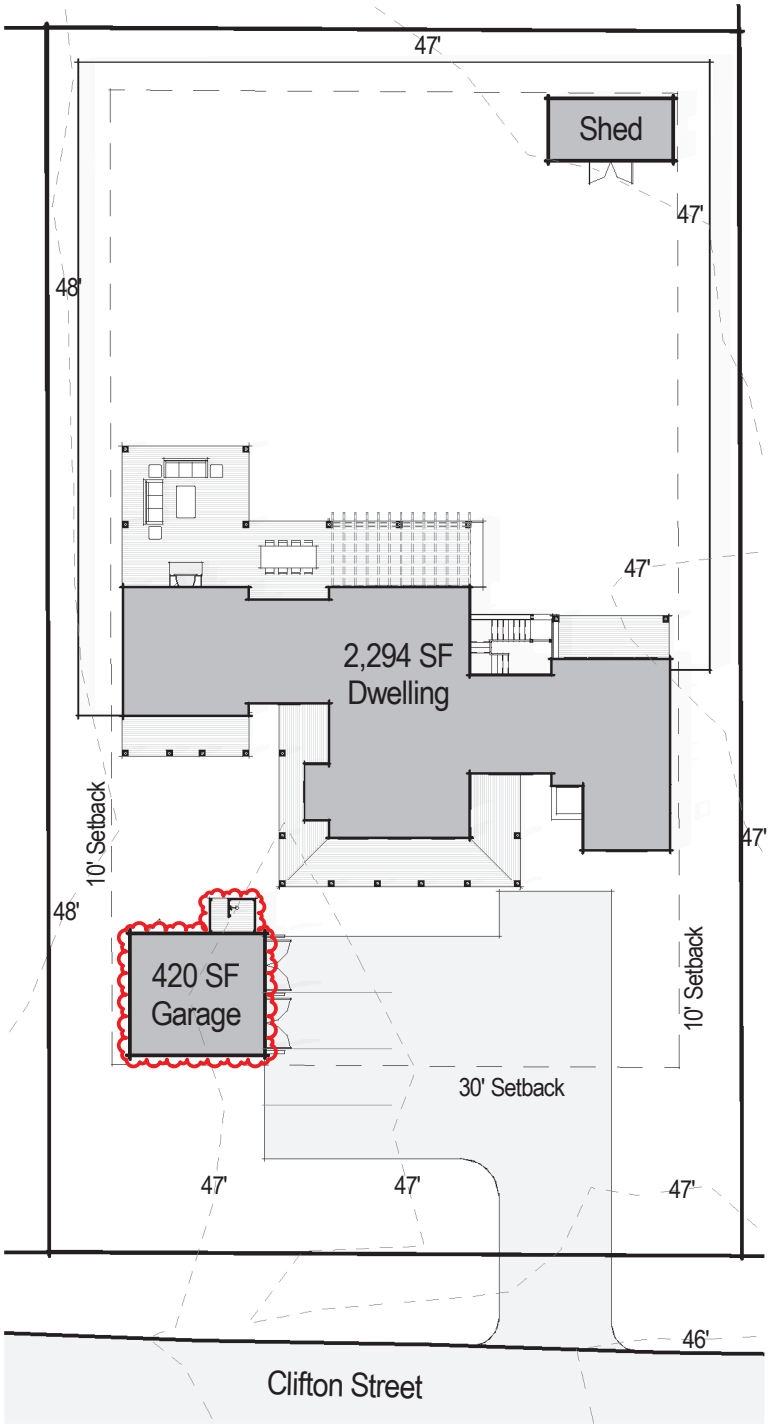
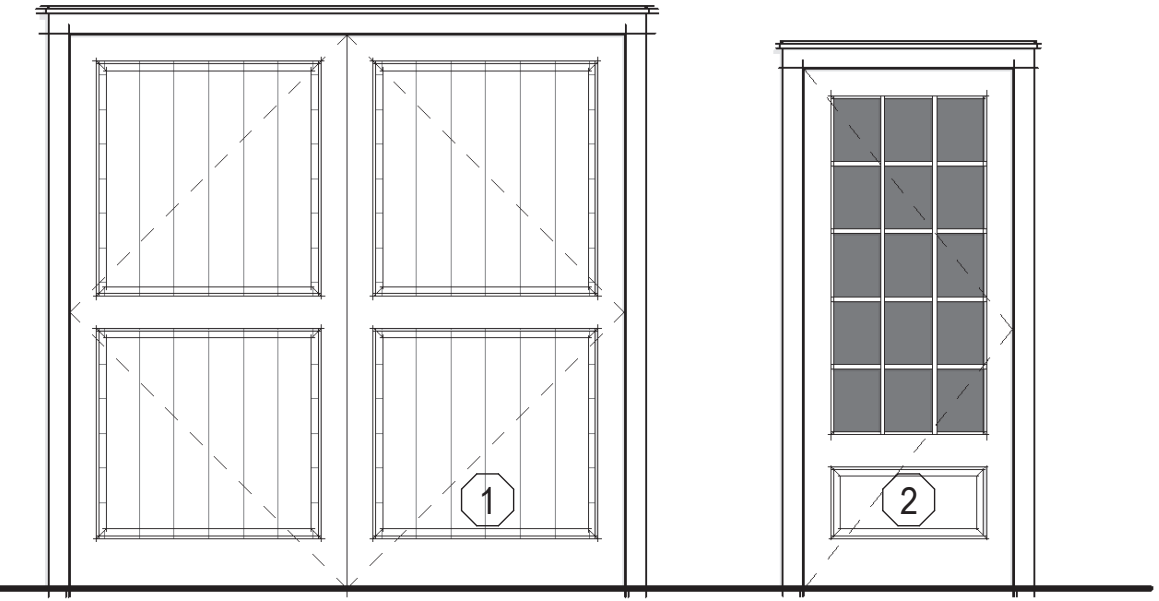
73.4.1 15
9

Locus


47'
Shed
47'
48'
47'
2,294 SF
Dwelling
10' Setback
47'
48'
420 SF
Garage
10' Setback
30' Setback
47'
47'
47'
46'
Clifton Street

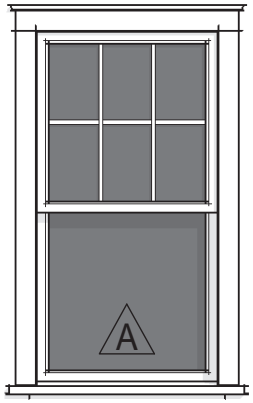
Site

1" = 30'-0"

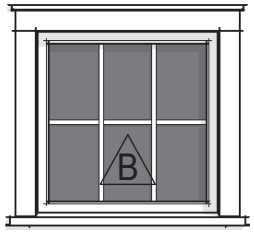


Garage Door
Vertical Board

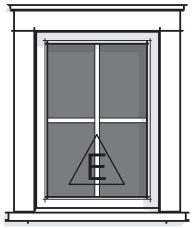
French Door
1 Panel 12 Lite SDL



Double Hung
6/1 SDL



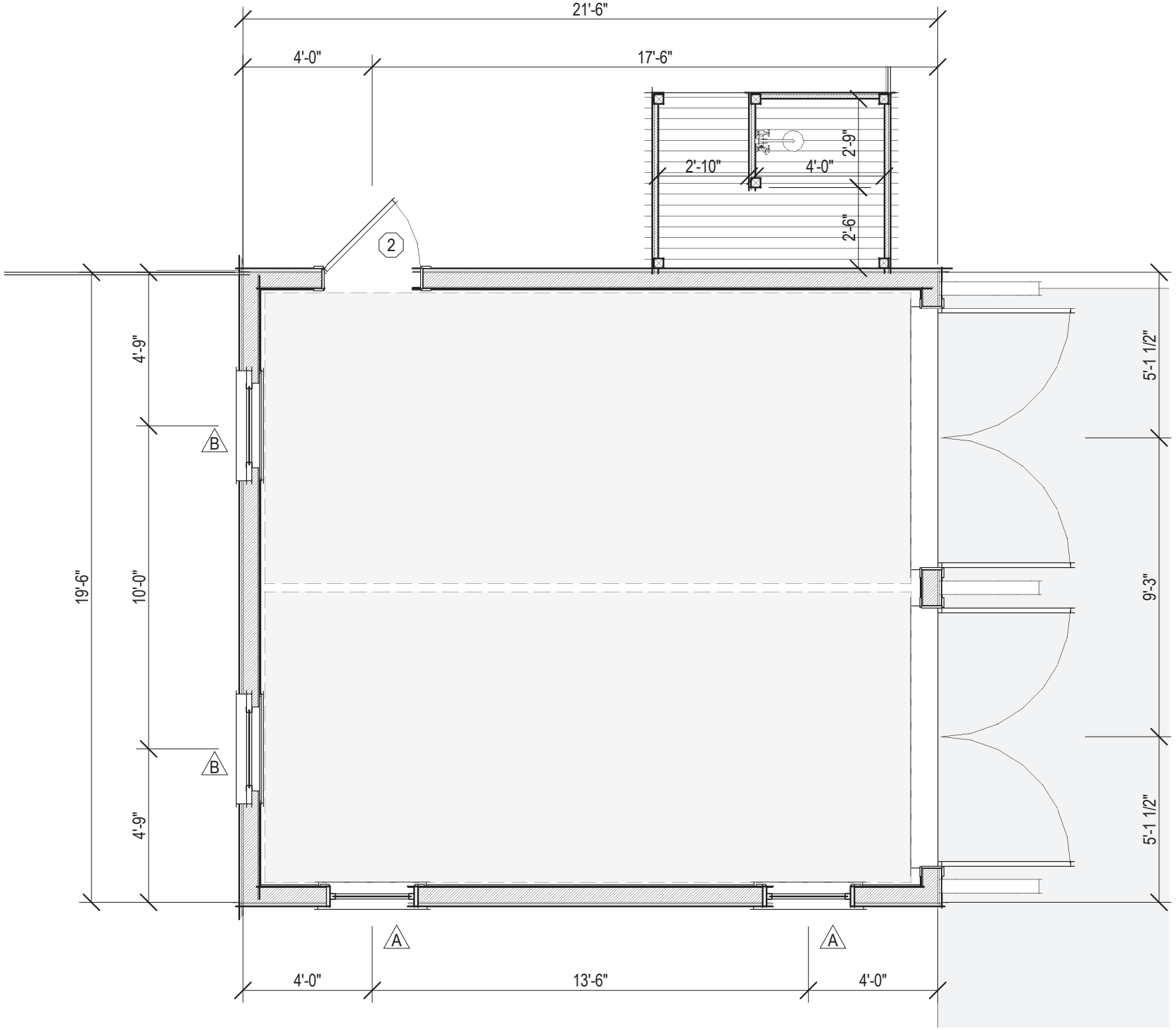
Fixed
6 Lite SDL



Fixed
4 Lite SDL

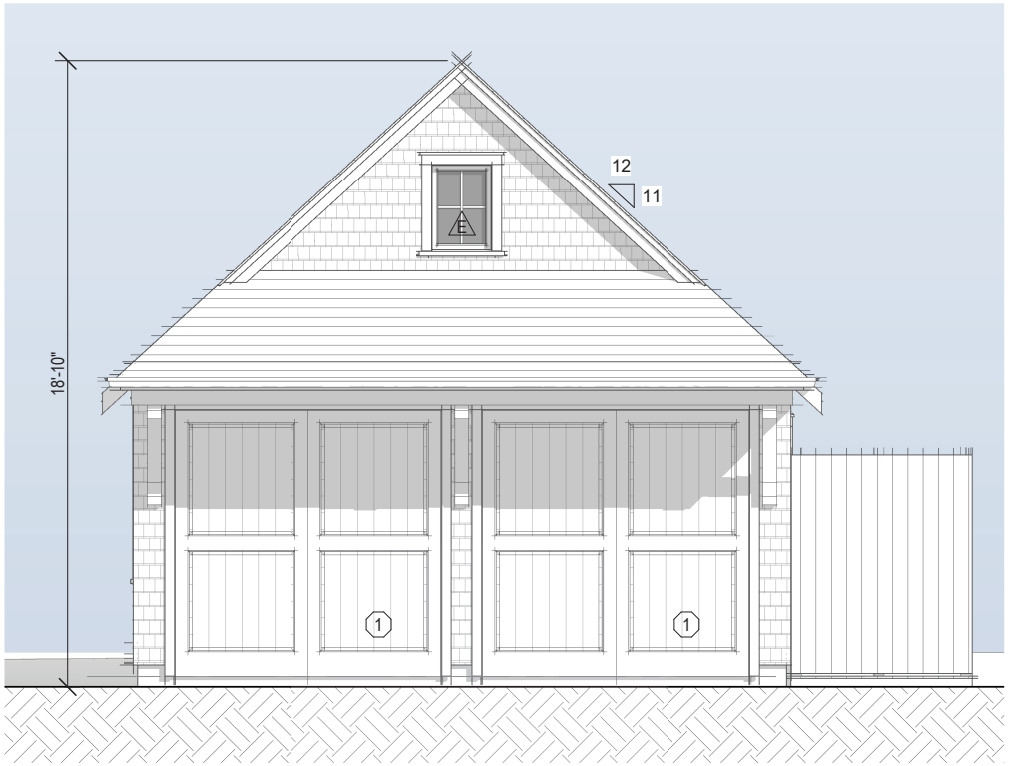
Window & Door Legend

1/4" = 1'-0"



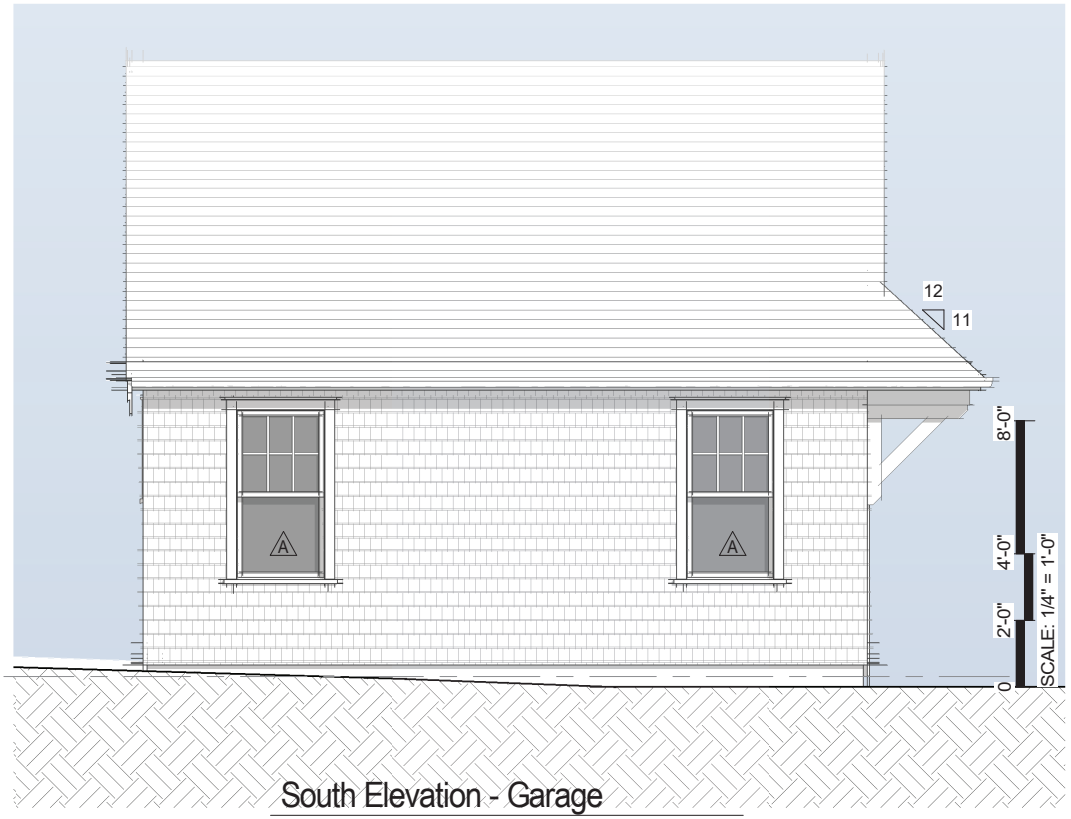
1 Garage Plan

1/4" = 1'-0"



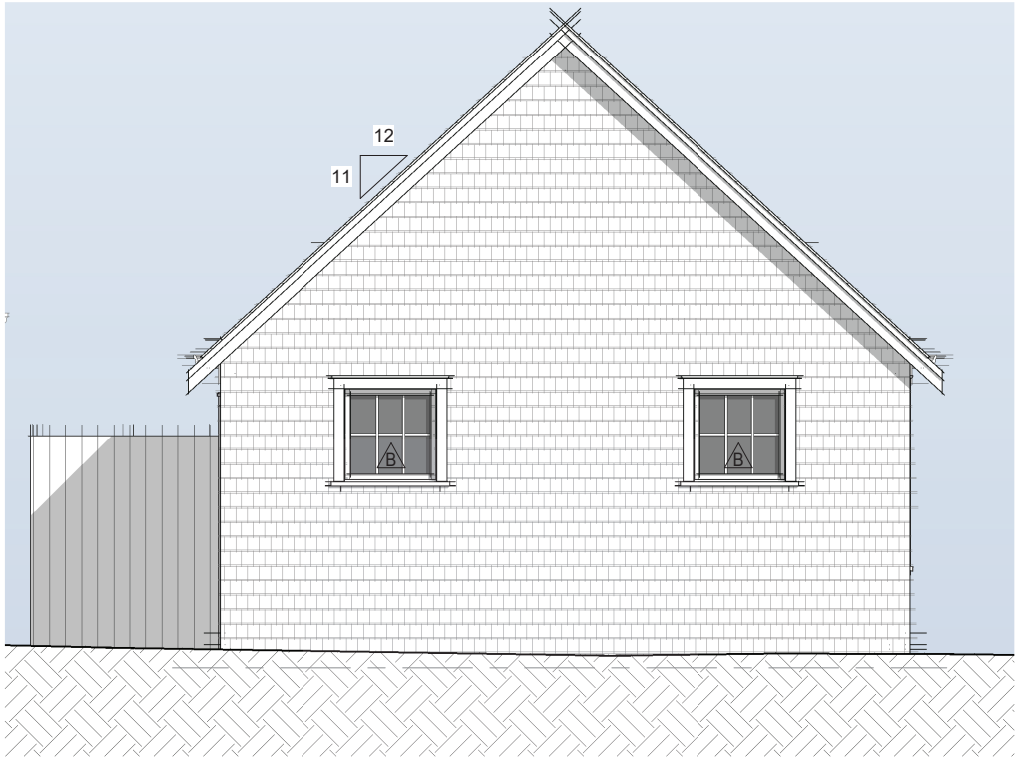
East Elevation - Garage

1/4" = 1'-0"



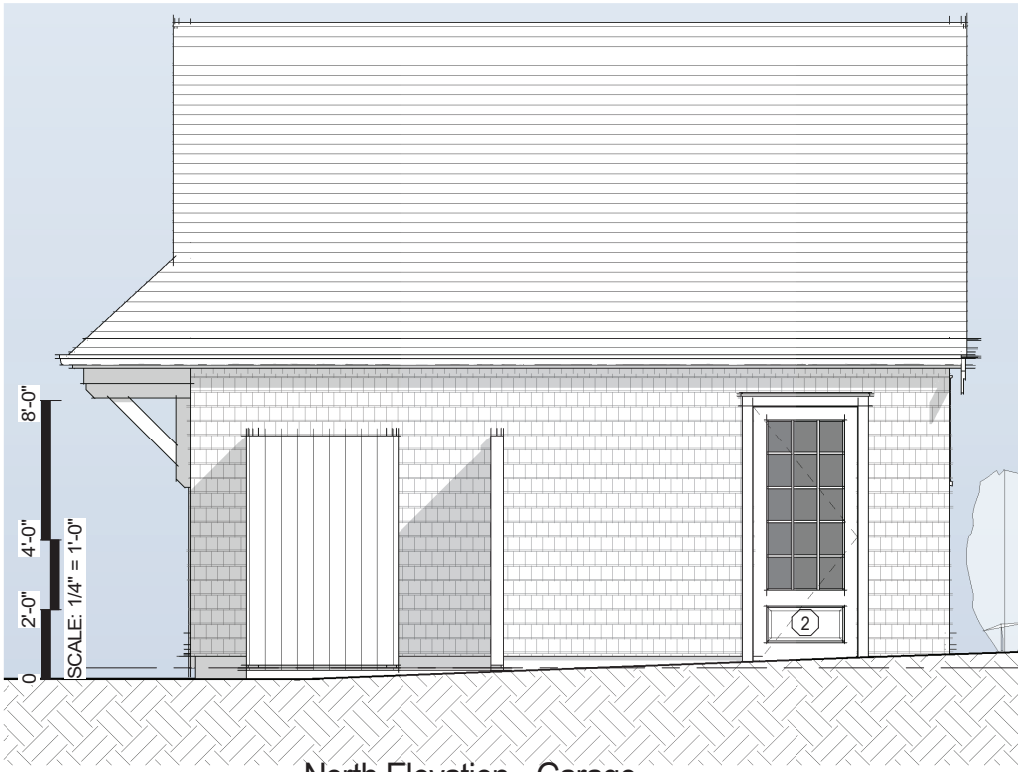
South Elevation - Garage

1/4" = 1'-0"



West Elevation - Garage

1/4" = 1'-0"



North Elevation - Garage

1/4" = 1'-0"

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... HOLDING CHRISTOPHER T & MEGAN C .....

MAILING ADDRESS... 77 MONADNOCK RD, WELLESLEY, MA 02481 ...

PROPERTY LOCATION..... 25A CLIFTON ST .....

ASSESSORS MAP/PARCEL..... 7341/3.1 .....

SUBMITTED BY:... EMERITUS .....

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 11:15:37 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4932	1		MOONEY ERIKA D LIV TRUST		60 SKYLINE DRIVE	NANTUCKET	MA	02554	23 CLIFTON ST
4932	1	4	NOTLIH LLC		31A OCEAN AVE	SIASCONSET	MA	02564	55 BURNELL ST
7341	3		GILIS KONSTANTIN & HALEY N		40 GLENAYR RD	TORONTO	ON	M5P 3B8	25B CLIFTON ST
7341	26	8	CLIFTON STREET NOM TRUST		32 PECKS LAND RD	GREENWICH	CT	06831	49 BURNELL ST
7341	26	9	OVERLOCK JAMES G & EMILY D		200 EAST 71ST STREET #14C	NEW YORK	NY	10021	24 CLIFTON ST
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: 25A Clifton

Tax Map Number: 73.4.1 Parcel Number: 3.1

Owner of Record: Christopher & Megan Holding

Description of Proposal: New Dwelling & Garage

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 0324 7582 64

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SIASCONSET, MA 02564

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NANTUCKET, MA 02554

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CLIFTON STREET NOM TRUST
32 PECKS LAND RD
GREENWICH, CT 06831

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GILIS KONSTANTIN & HALEY N
40 GLENAYR RD
TORONTO, ON M5P 3B8

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200 EAST 71ST STREET #14C
NEW YORK, NY 10021

PS For

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd (Guest House)

Owner of record: Jane & Philip Corwin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other move and rotate 755 sf existing building on Lot, new porches + fenestration revisions

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 10×28 ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/− South " East " West "

Height of ridge above final finish grade: North no change South " East " West "

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation Add porch + fenestration changes
2. South Elevation fenestration changes
3. West Elevation Add porch + fenestration changes
4. North Elevation fenestration changes

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

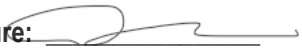
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Jane & Phillip Corwin

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 06.25.24
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 32 Flintlock Road LLC

MAILING ADDRESS..... 32 Flintlock Road, Nantucket MA 02554

PROPERTY LOCATION..... 32 Flintlock Road

ASSESSORS MAP/PARCEL..... 75 / 77

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.

June 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.26 09:51:09 -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
75	75		THE FRED SHED LLC		189 EGREMONT PLAIN RD	GREAT BARRINGTON	MA	33133	34 FLINTLOCK RD
75	1		CASEY WILLIAM M & AMY K		3963 WOOD AVE	COCONUT GROVE	FL	33133	17 CHUCK HOLLOW RD
75	79		SCHEURELL JAMES & EHRENBERG TIMOTHY		P O BOX 5274	NANTUCKET	MA	02554	28 FLINTLOCK RD
75	85		DRISCOLL PAULA R TRST		PO BOX 7593	SIASCONSET	MA	02654	31 FLINTLOCK RD
75	86		MUELLER RALPH R & LAURA S TR	NEVERMOOR TRUST	109 CLOVER MEADOW	BURR RIDGE	IL	60527	27 FLINTLOCK RD
75	150		PROPERTY OWN ASSOC TOM NEVERS		PO BOX 2010	NANTUCKET	MA	02584	15- CHUCK HOLLOW RD
76	38	1	NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	50 TOM NEVERS RD
Count:	**7**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 32 Flintlock Road

Tax Map Number: 75 Parcel Number: 77

Owner of Record: Jane & Phillip Corwin

Description of Proposal: Addition to main dwelling & relocate existing dwelling on lot

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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CASEY WILLIAM M & AMY K
3963 WOOD AVE
COCONUT GROVE, FL 33133

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JUN 26 2024

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THE FRED SHED LLC
189 EGREMONT PLAIN RD
GREAT BARRINGTON, MA 33133

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PO BOX 7593
SIASCONSET, MA 02654

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City, State, ZIP

SCHEURELL JAMES & EHRENBERG
TIMOTHY
P O BOX 5274
NANTUCKET, MA 02554

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MUELLER RALPH R & LAURA S TR
NEVERMOOR TRUST
109 CLOVER MEADOW
BURR RIDGE, IL 60527

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City

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

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PO BOX 2010
NANTUCKET, MA 02584

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32 FLINTLOCK RD

Location	32 FLINTLOCK RD	**Mblu**	75/ / 77/ /
Acct#	00007079	**Owner**	32 FLINTLOCK ROAD LLC
Assessment	$2,938,800	**PID**	7079
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,793,600	$1,145,200	$2,938,800

Owner of Record

Owner	32 FLINTLOCK ROAD LLC	**Sale Price**	$3,825,000
Co-Owner		**Certificate**	
Address	1222 GORDON RIVER TRAIL NAPLES, FL 34105	**Book & Page**	C19396/0
		Sale Date	12/18/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023
OWEN SANDRA L TR	$0		C28592/0	99	11/29/2021
OWEN SANDRA L	$0		C28591/0	99	11/29/2021
OWEN SANDRA L TR	$0		C26760/0	99	01/31/2018
OWEN SANDRA L	$0		C26760/0	99	01/17/2018

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 2,856
Replacement Cost: $1,257,987
Building Percent Good: 90
Replacement Cost Less Depreciation: $1,132,200

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
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	

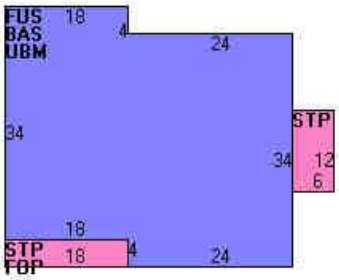
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\50.jpg)

Building Layout

STP[168]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,428	1,428
FOP	Porch, Open, Finished	72	0
STP	Stoop	312	0
UBM	Basement, Unfinished	1,428	0
		4,668	2,856

Building 2 : Section 1

Year Built: 1997
Living Area: 1,450

Replacement Cost: $721,412
Building Percent Good: 90
Replacement Cost Less Depreciation: $649,300

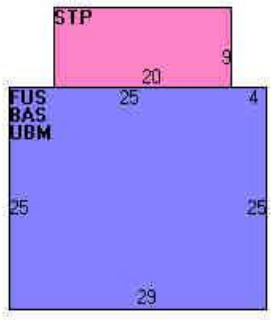
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\51.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	725	725
FUS	Upper Story, Finished	725	725
STP	Stoop	180	0
UBM	Basement, Unfinished	725	0
		2,355	1,450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.2
Frontage	0
Depth	0
Assessed Value	$1,145,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,793,600	$1,145,200	$2,938,800
2023	$1,378,200	$1,090,700	$2,468,900
2022	$1,026,200	$954,200	$1,980,400
2021	$1,026,200	$954,200	$1,980,400
2020	$1,080,400	$772,500	$1,852,900

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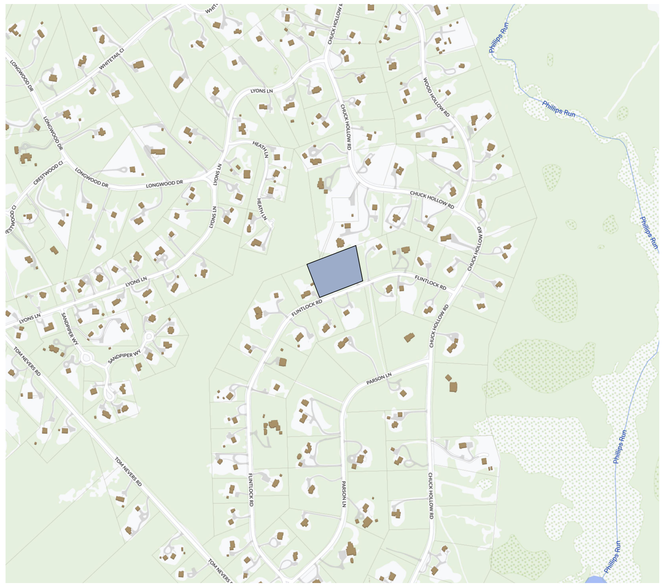
32 Flintlock Road

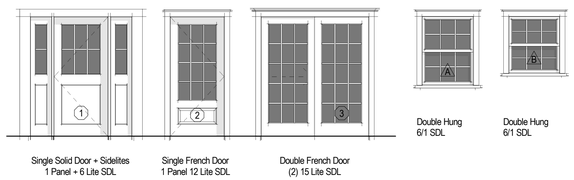
Nantucket, MA

07.01.24

HDC Submission



1 Locus Map
Not to Scale



Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

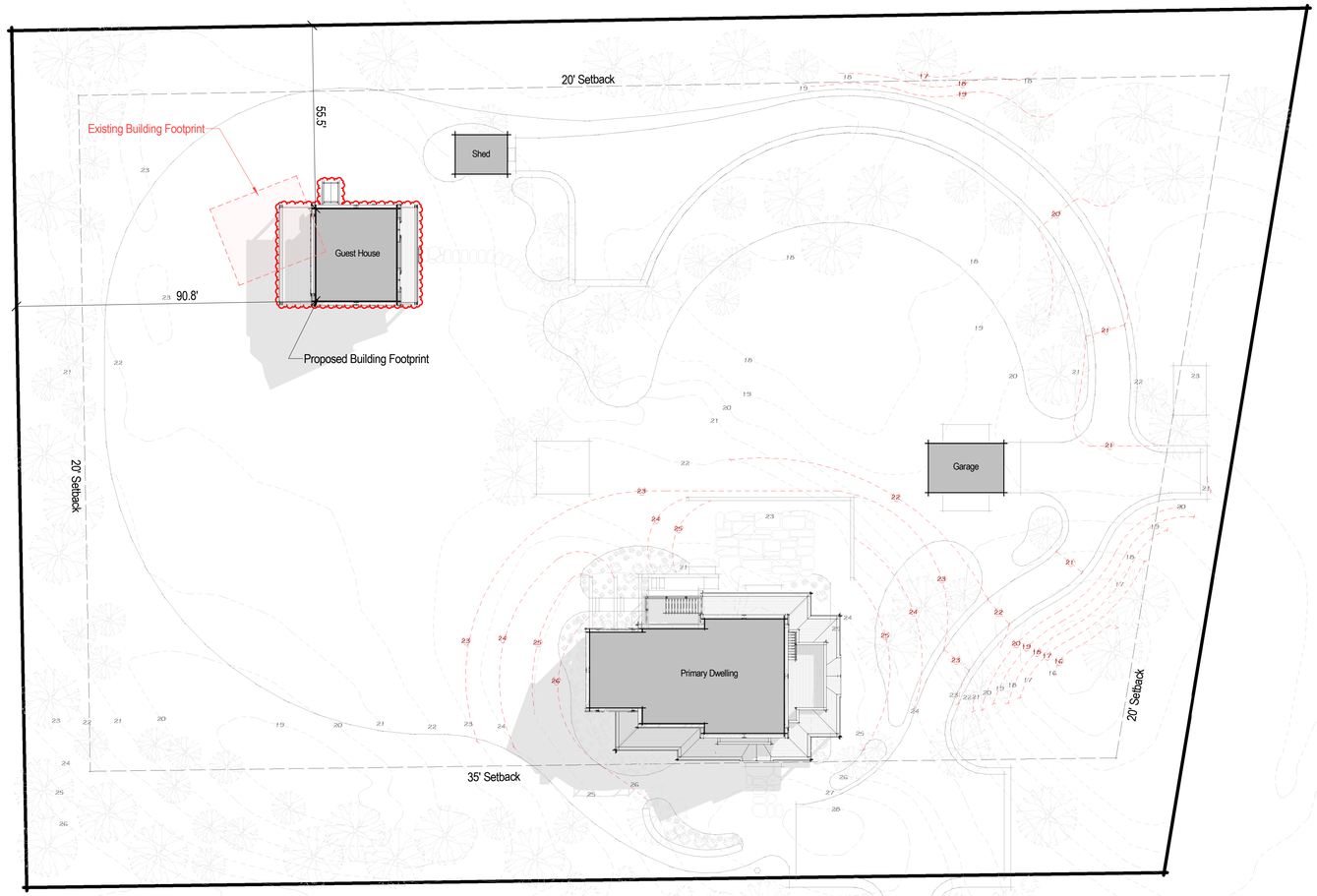
Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

3 Exterior Window & Door Legend
1/4" = 1'-0"



2 Proposed Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	------
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1 Date 1

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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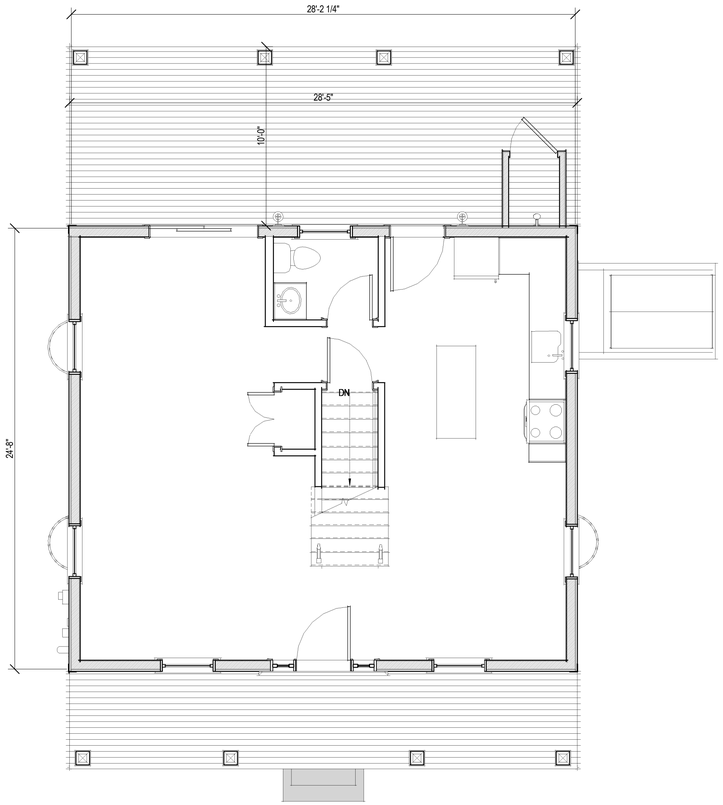
G.1.1

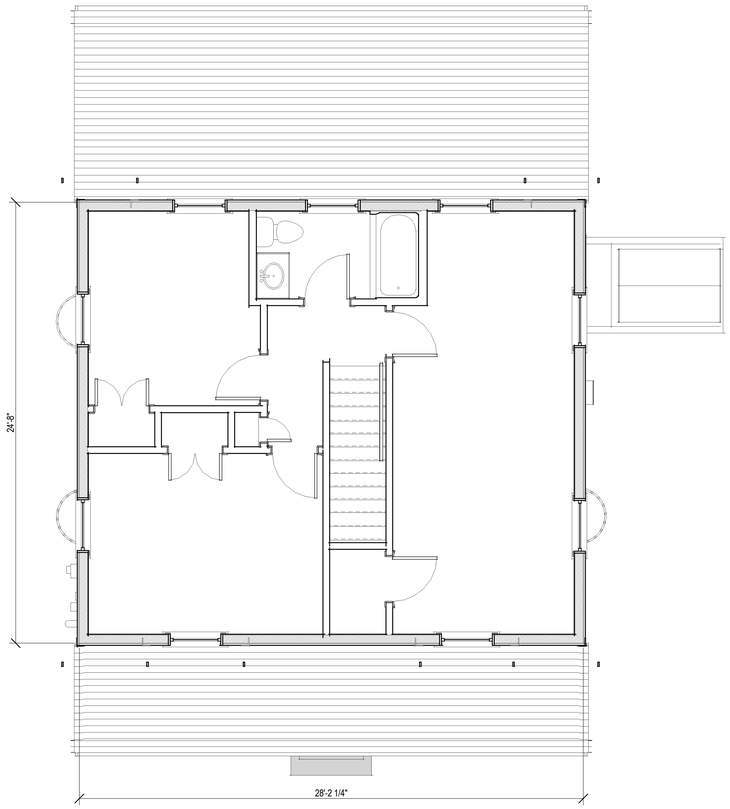
2401

07.01.24

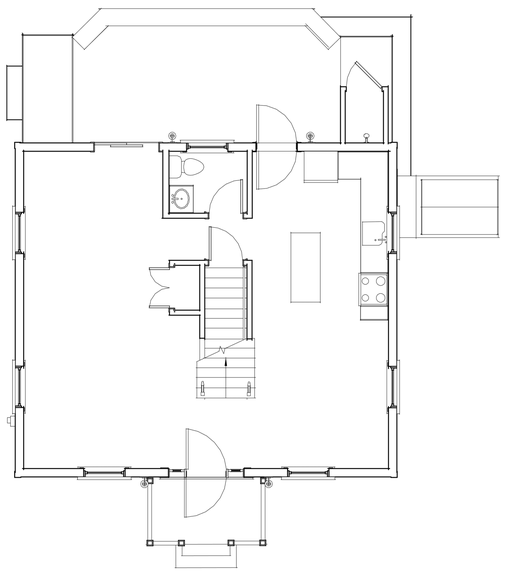
HDC Submission



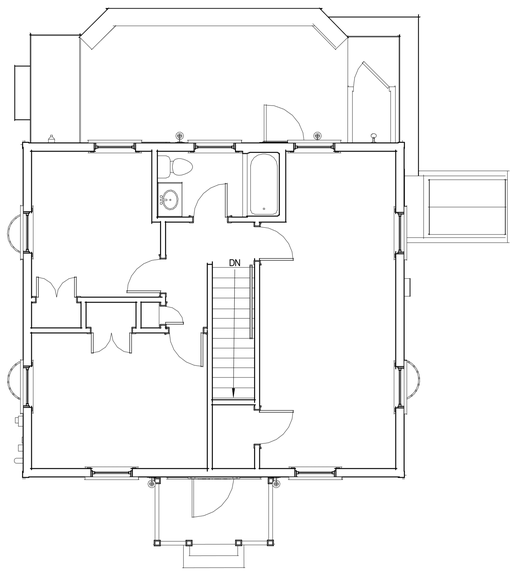
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing
3/16" = 1'-0"



Second Floor Plan - Existing
3/16" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	------
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Floor Plans

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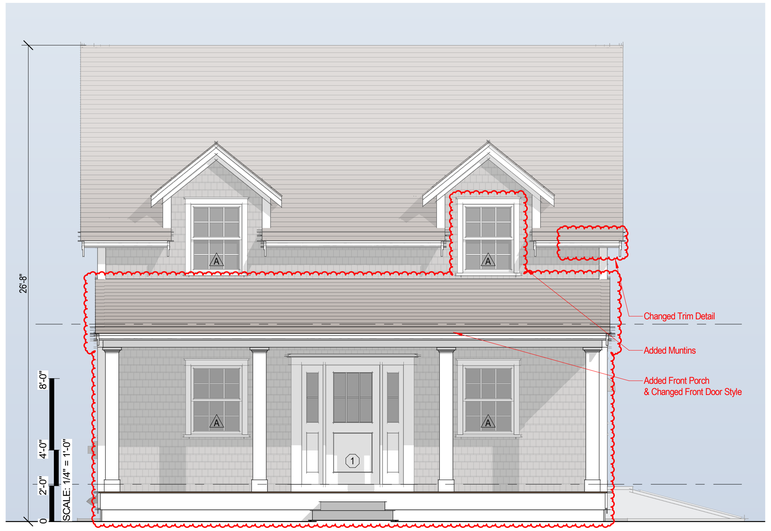
A.1.1

2401

07.01.24

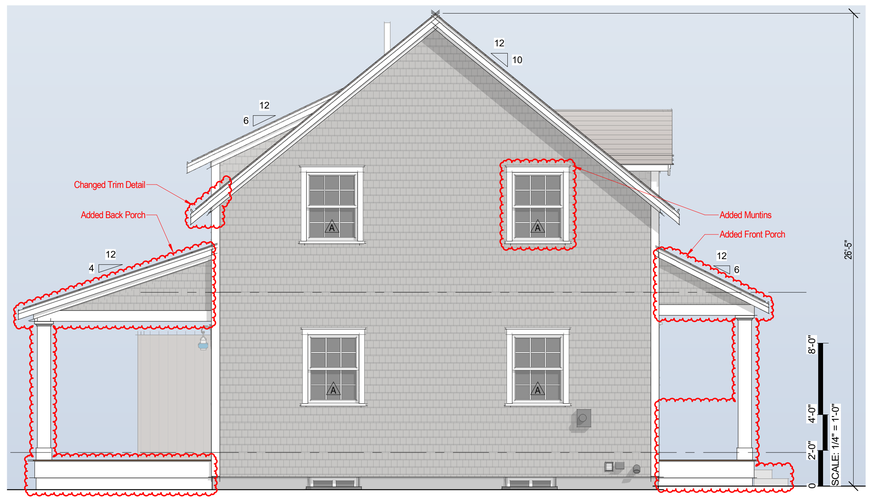
HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



South Elevation - Existing
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

Exterior Elevations

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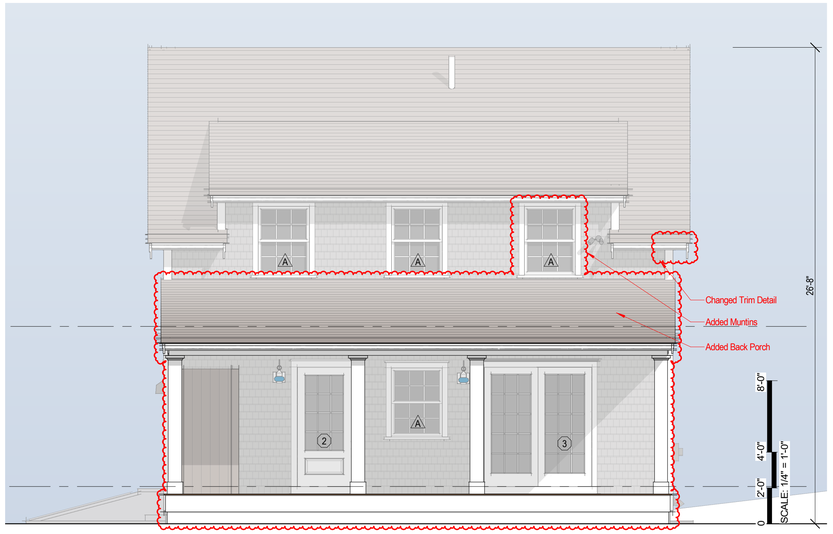
A.2.1

2401

07.01.24

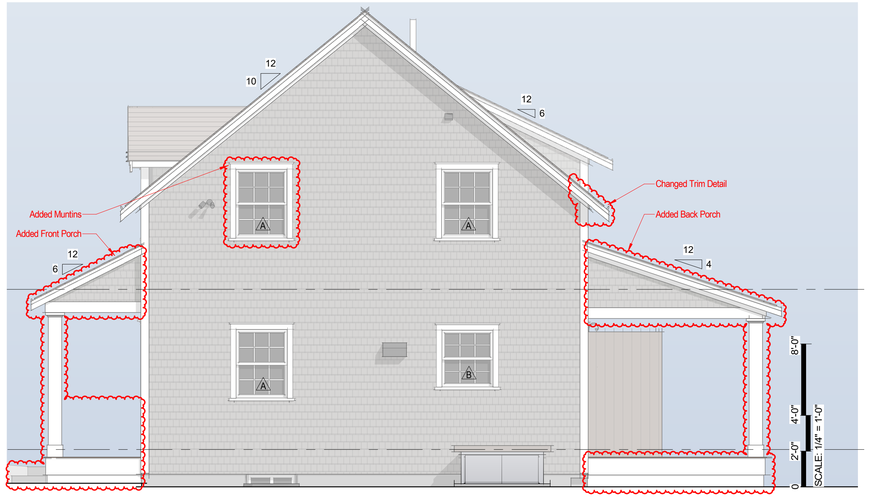
HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"



East Elevation - Existing
1/4" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
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Side/Rear Setback:	20'
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Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Revision 1 Date 1

Exterior Elevations

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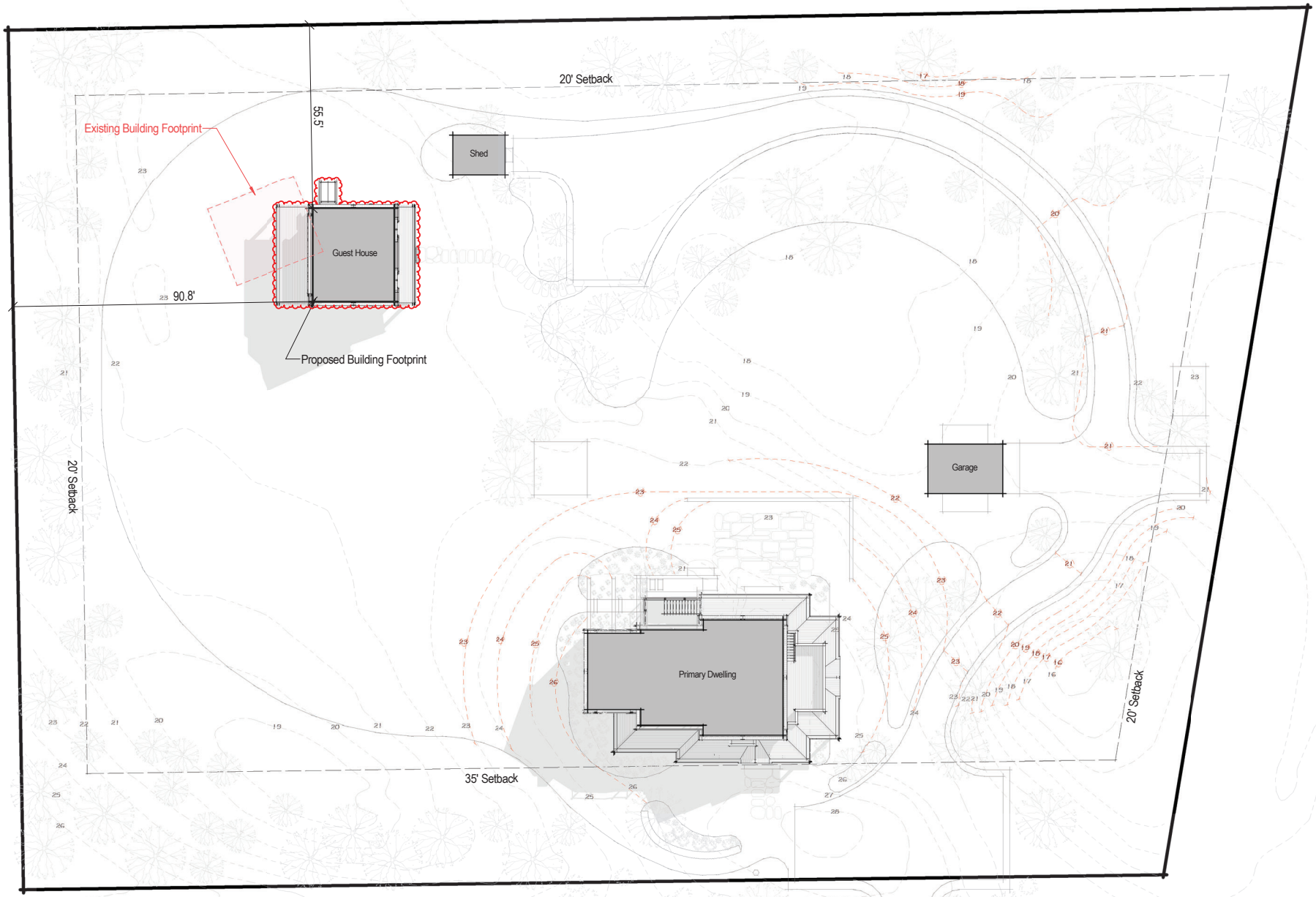
A.2.2

2401



1 Locus Map

Not to Scale



2 Proposed Site Plan

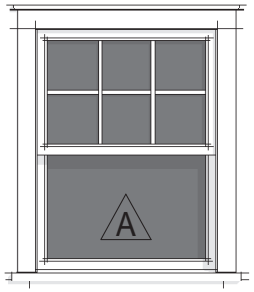
3/64" = 1'-0"



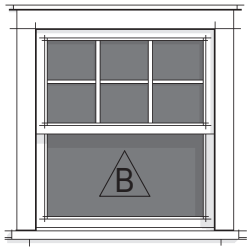
Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL



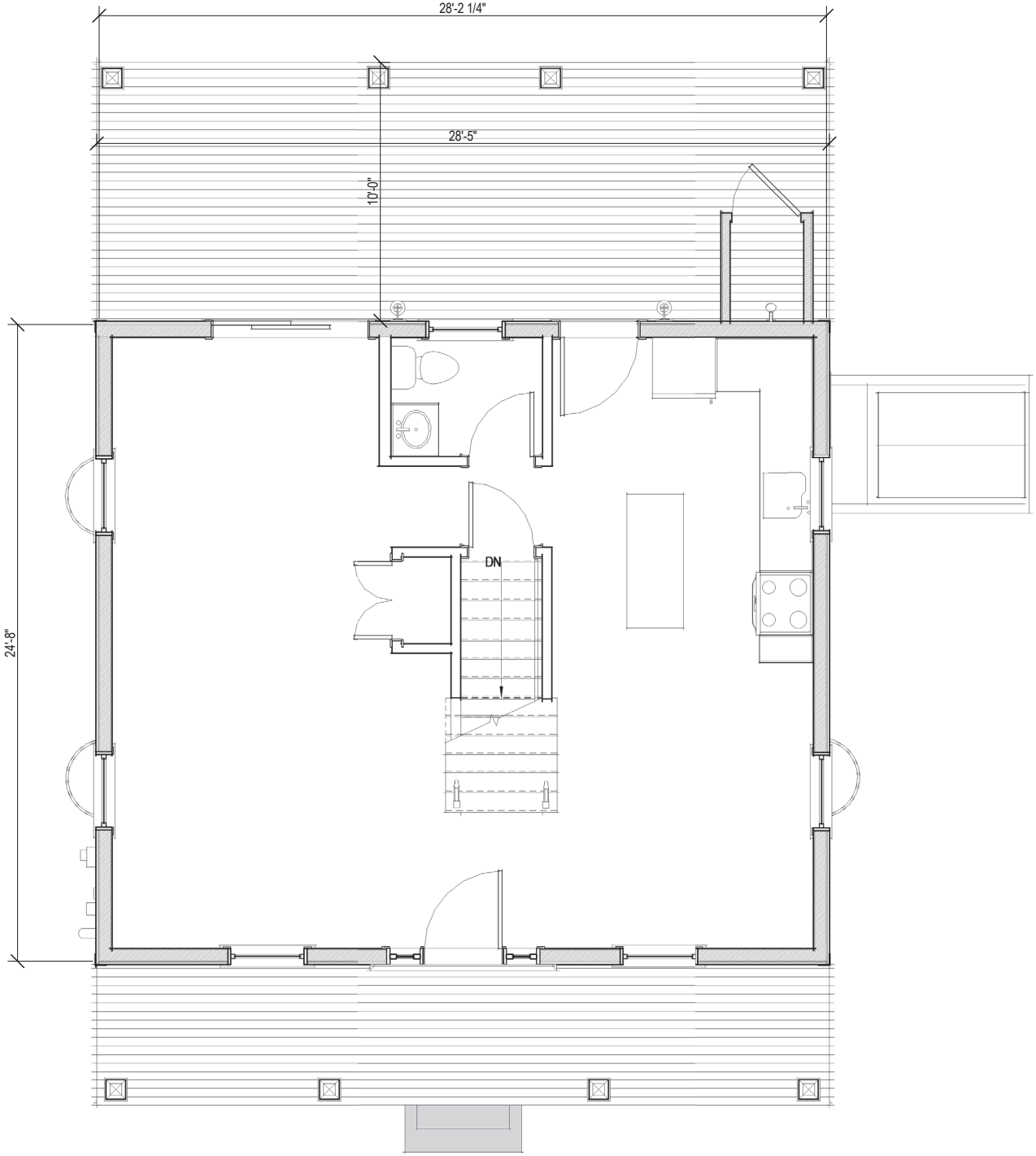
Double Hung
6/1 SDL



Double Hung
6/1 SDL

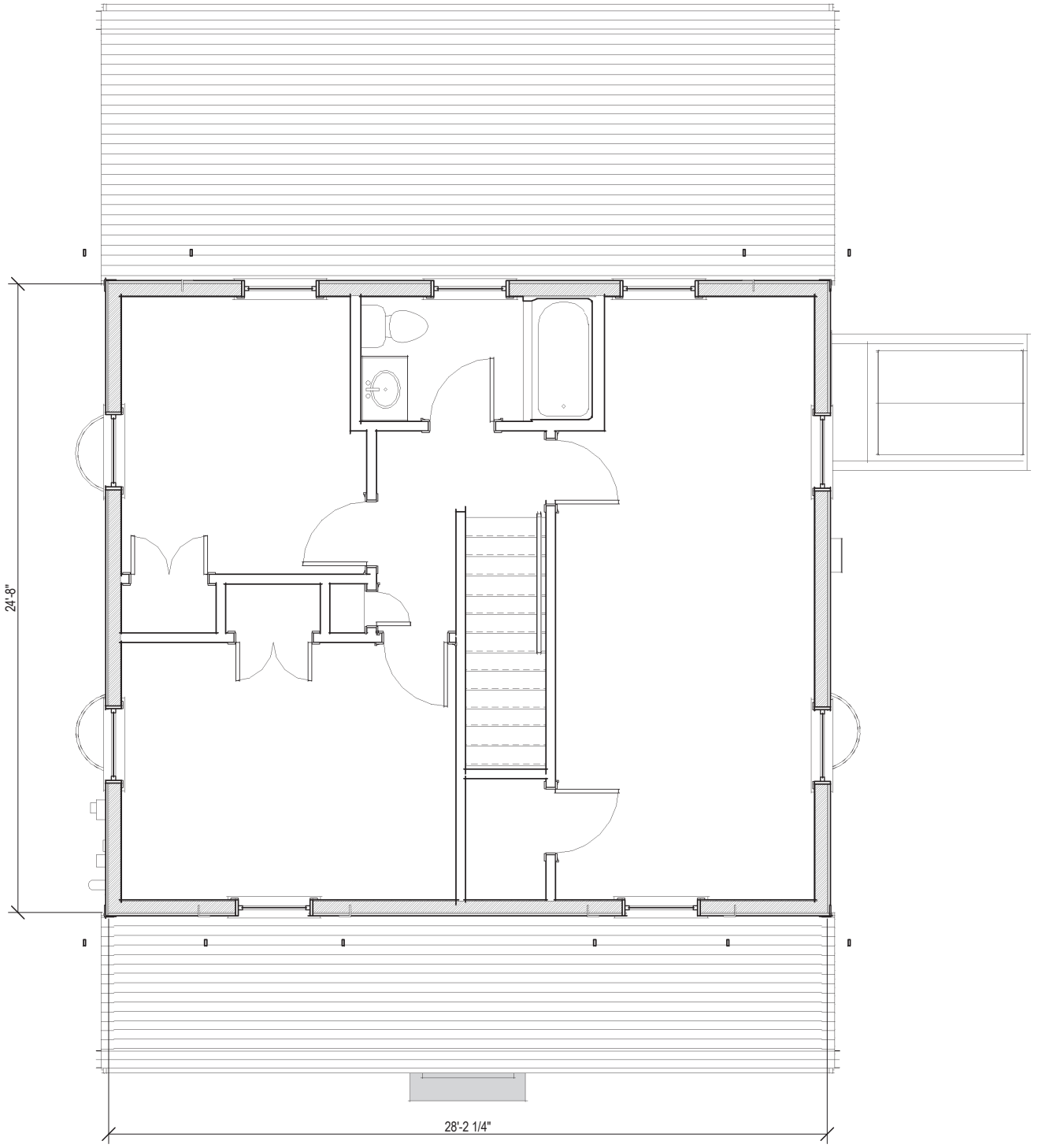
3 Exterior Window & Door Legend

1/4" = 1'-0"



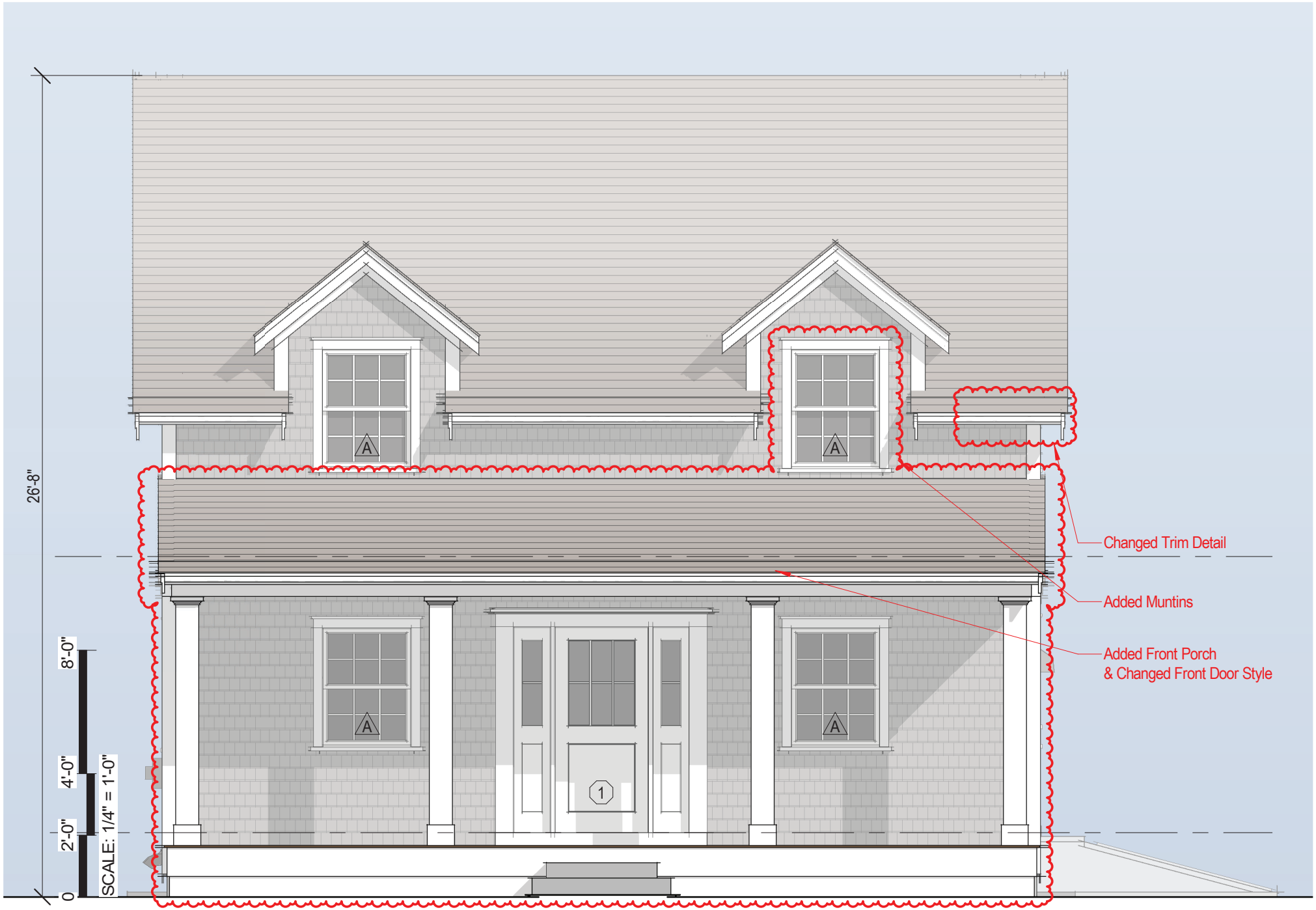
1 First Floor Plan - Proposed

1/4" = 1'-0"



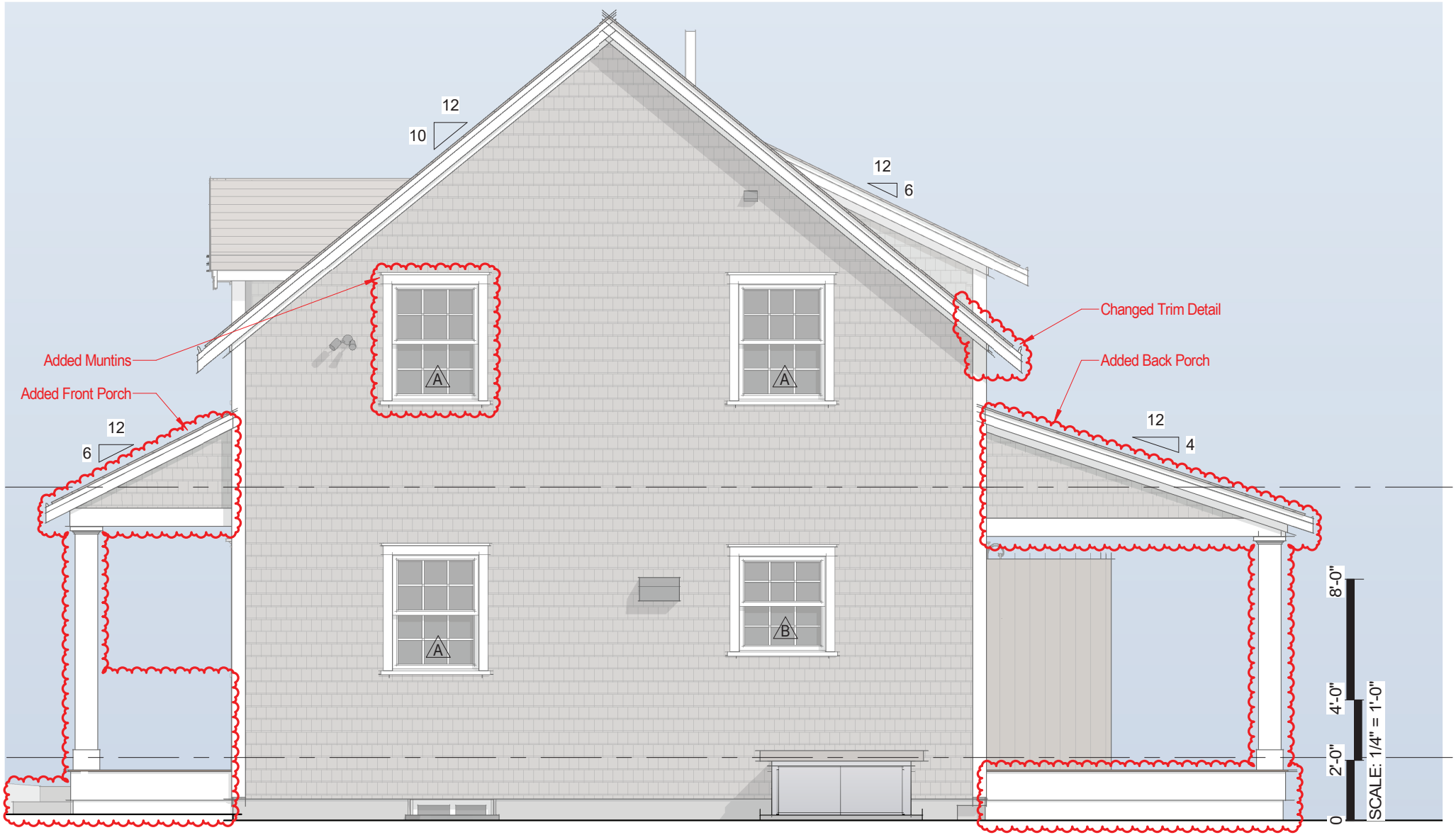
2 Second Floor Plan - Proposed

1/4" = 1'-0"



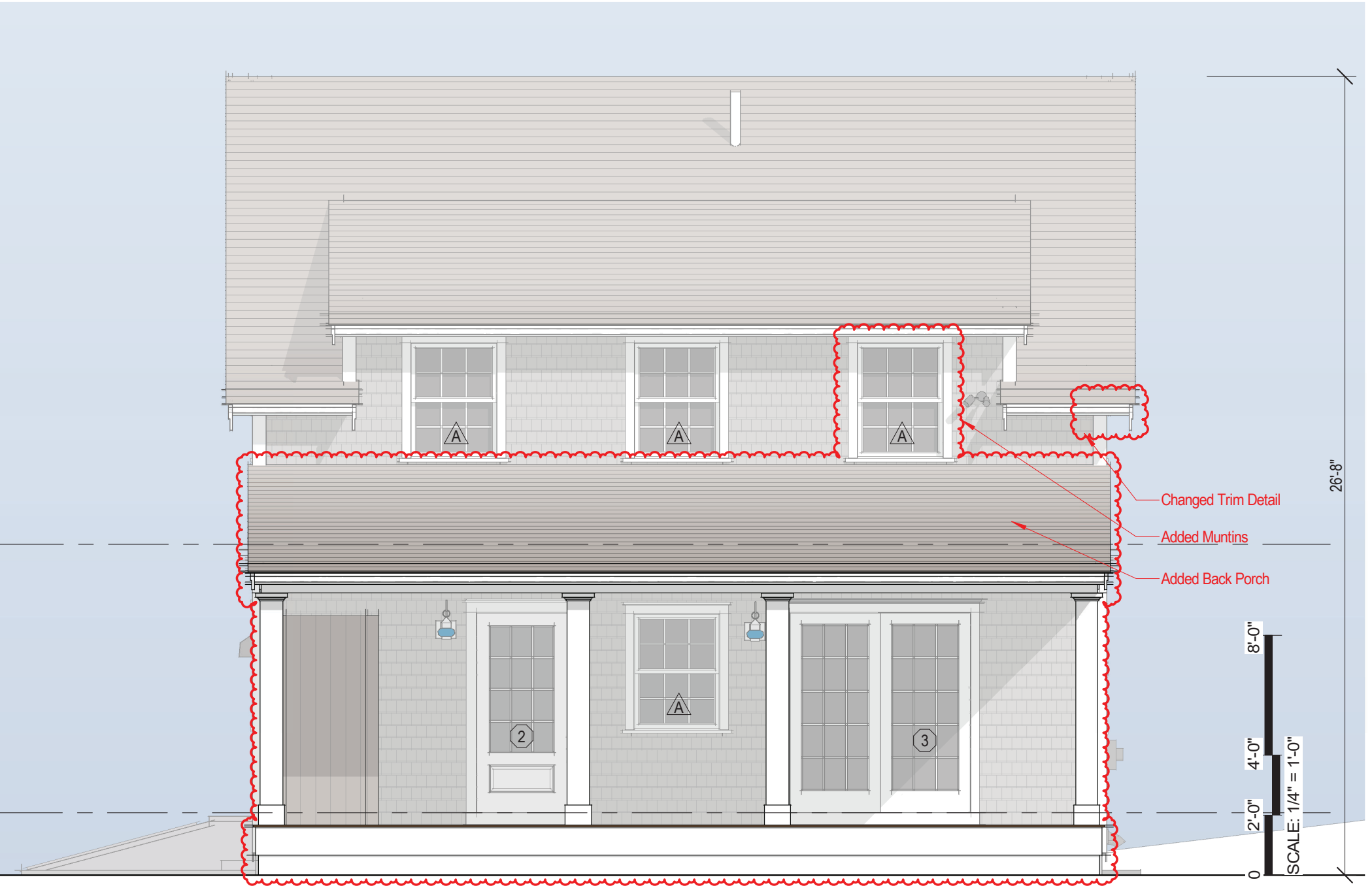
1 East Elevation - Proposed

1/4" = 1'-0"



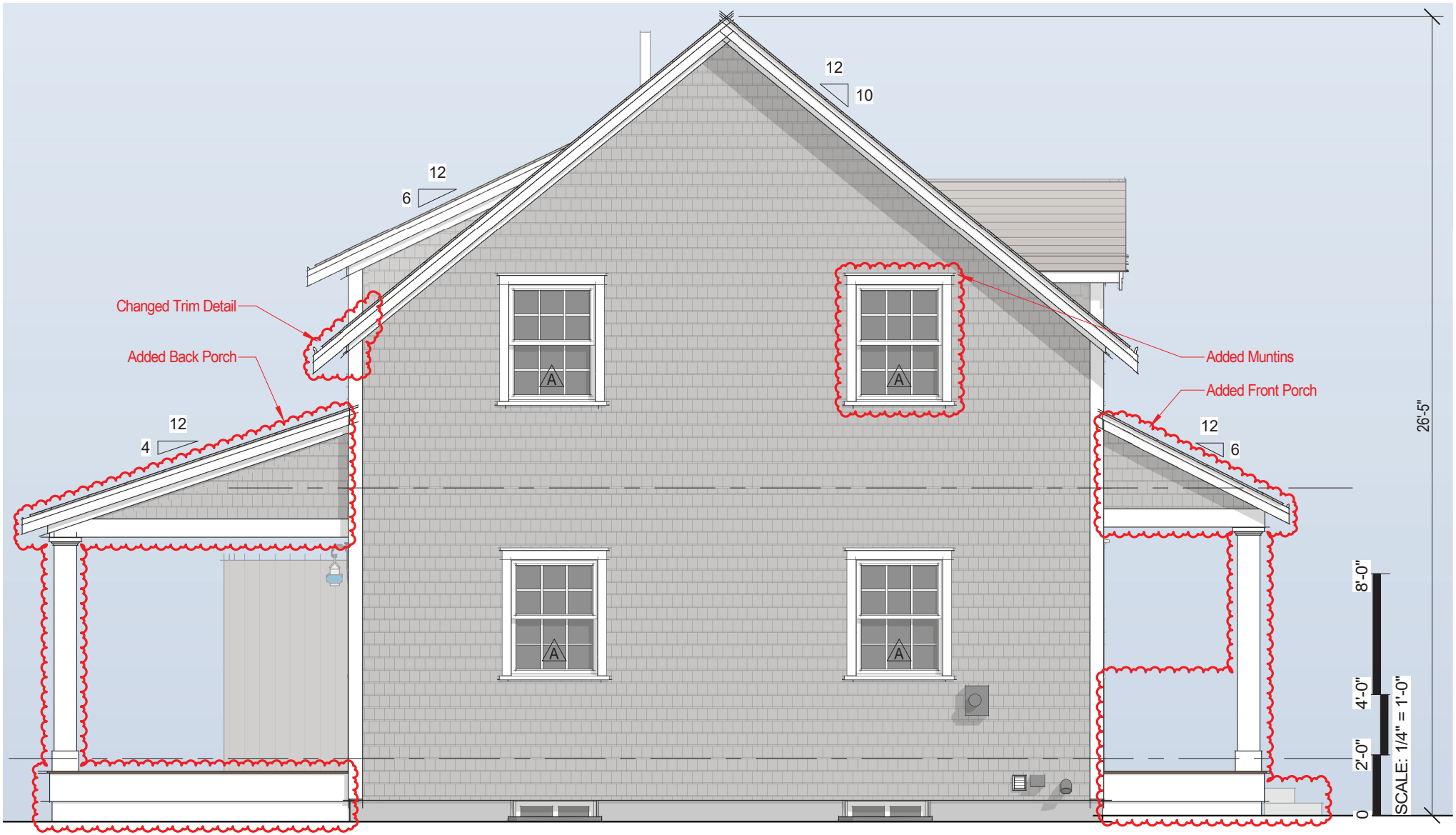
2 North Elevation - Proposed

1/4" = 1'-0"



1 West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd (Main House)

Owner of record: Jane & Philip Corwin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@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 new porch + fenestration revisions

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 368 SF Decks/Patio: Size: 16x35 ☑ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 368 SF Size: 12x19 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 28'-1" +/- South 28'-1" +/- East 28'-1" +/- West 24'-9" +/-

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder:

REVISIONS* (describe)
1. East Elevation new porch & fenestration revisions
2. South Elevation " & "
3. West Elevation Addition
4. North Elevation new porch & fenestration revisions

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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 7 /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 N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

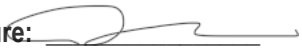
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Jane & Phillip Corwin

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 06.25.24
Date

32 FLINTLOCK RD

Location	32 FLINTLOCK RD	**Mblu**	75/ / 77/ /
Acct#	00007079	**Owner**	32 FLINTLOCK ROAD LLC
Assessment	$2,938,800	**PID**	7079
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,793,600	$1,145,200	$2,938,800

Owner of Record

Owner	32 FLINTLOCK ROAD LLC	**Sale Price**	$3,825,000
Co-Owner		**Certificate**	
Address	1222 GORDON RIVER TRAIL NAPLES, FL 34105	**Book & Page**	C19396/0
		Sale Date	12/18/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023
OWEN SANDRA L TR	$0		C28592/0	99	11/29/2021
OWEN SANDRA L	$0		C28591/0	99	11/29/2021
OWEN SANDRA L TR	$0		C26760/0	99	01/31/2018
OWEN SANDRA L	$0		C26760/0	99	01/17/2018

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 2,856
Replacement Cost: $1,257,987
Building Percent Good: 90
Replacement Cost Less Depreciation: $1,132,200

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
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	

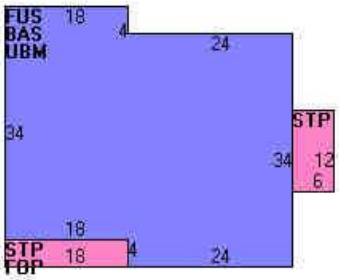
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\50.jpg)

Building Layout

STP[168]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,428	1,428
FOP	Porch, Open, Finished	72	0
STP	Stoop	312	0
UBM	Basement, Unfinished	1,428	0
		4,668	2,856

Building 2 : Section 1

Year Built: 1997
Living Area: 1,450

Replacement Cost: $721,412
Building Percent Good: 90
Replacement Cost Less Depreciation: $649,300

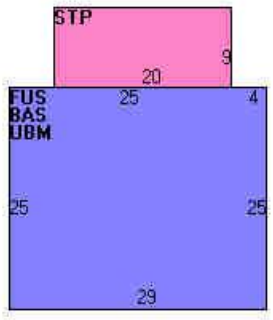
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\51.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	725	725
FUS	Upper Story, Finished	725	725
STP	Stoop	180	0
UBM	Basement, Unfinished	725	0
		2,355	1,450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.2
Frontage	0
Depth	0
Assessed Value	$1,145,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,793,600	$1,145,200	$2,938,800
2023	$1,378,200	$1,090,700	$2,468,900
2022	$1,026,200	$954,200	$1,980,400
2021	$1,026,200	$954,200	$1,980,400
2020	$1,080,400	$772,500	$1,852,900

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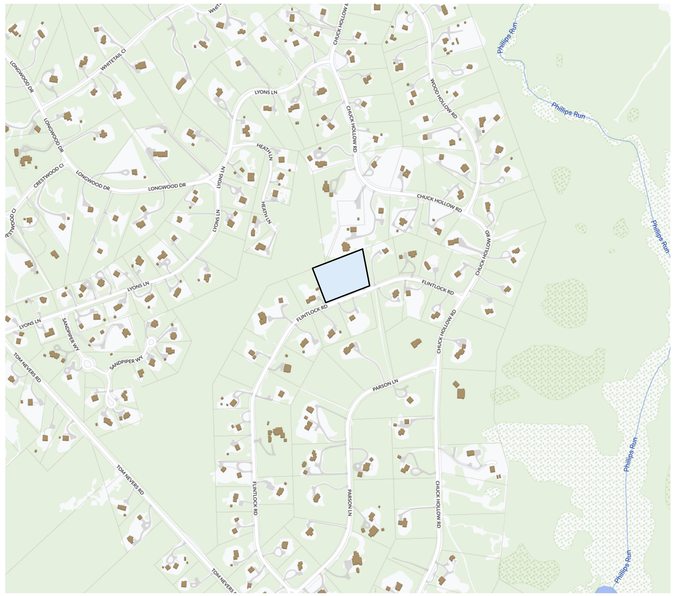
32 Flintlock Road

Nantucket, MA

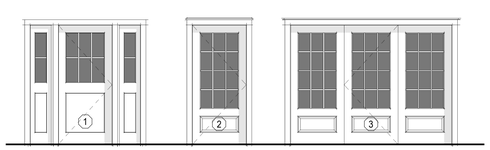
07.01.24

HDC Submission



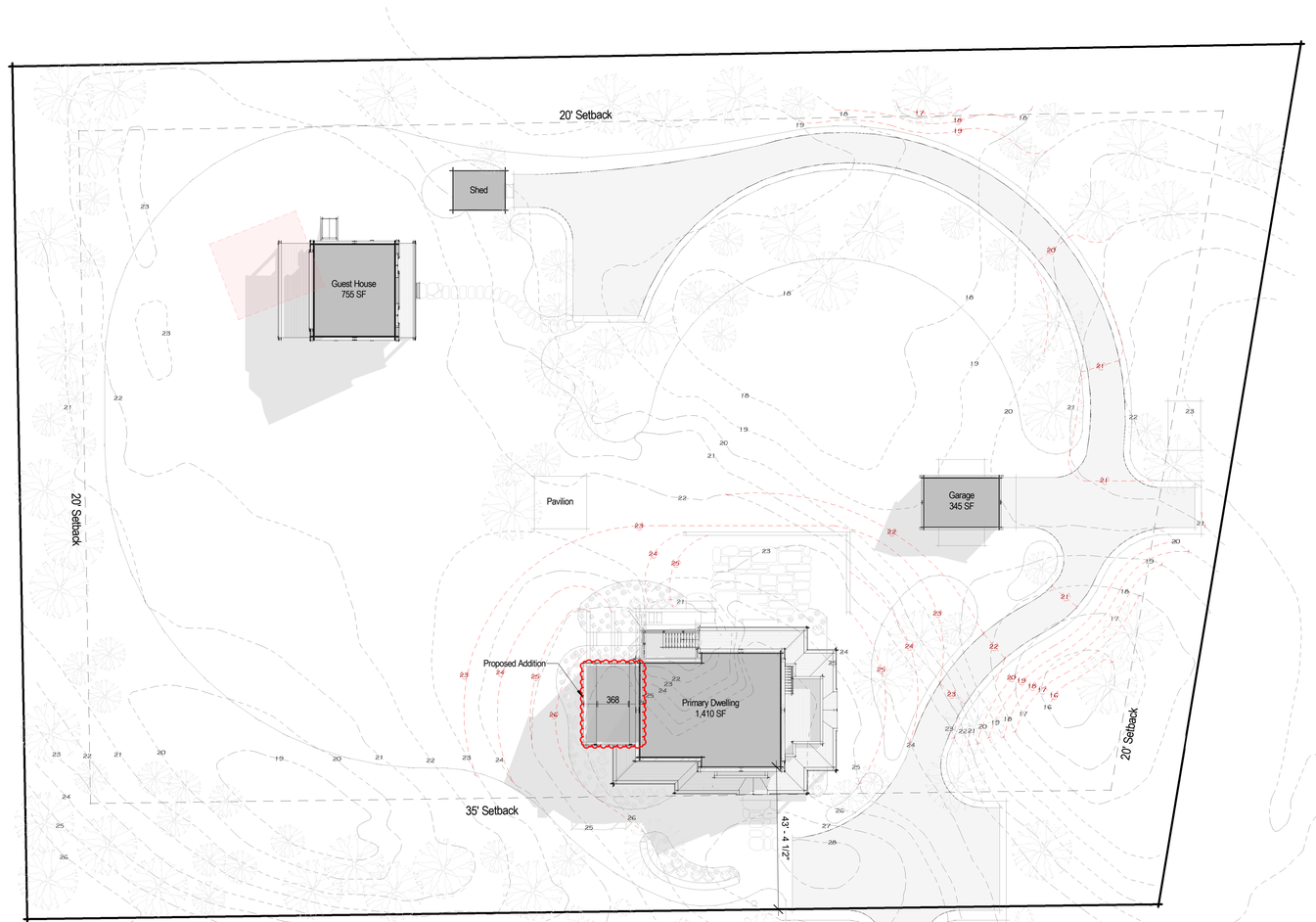
1 Locus Map
Not to Scale

Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 9 Lite SDL



Single Hinged Door + Sidelites 1 Panel + 4 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Triple French Door (3) 12 Lite 1 Panel SDL

2 Window & Door Legend
1/4" = 1'-0"



3 Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	95,938 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 2,878 SF +/-
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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A.1.2 Second Floor Plan
A.1.3 Roof Plan
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A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Revision 1 Date 1

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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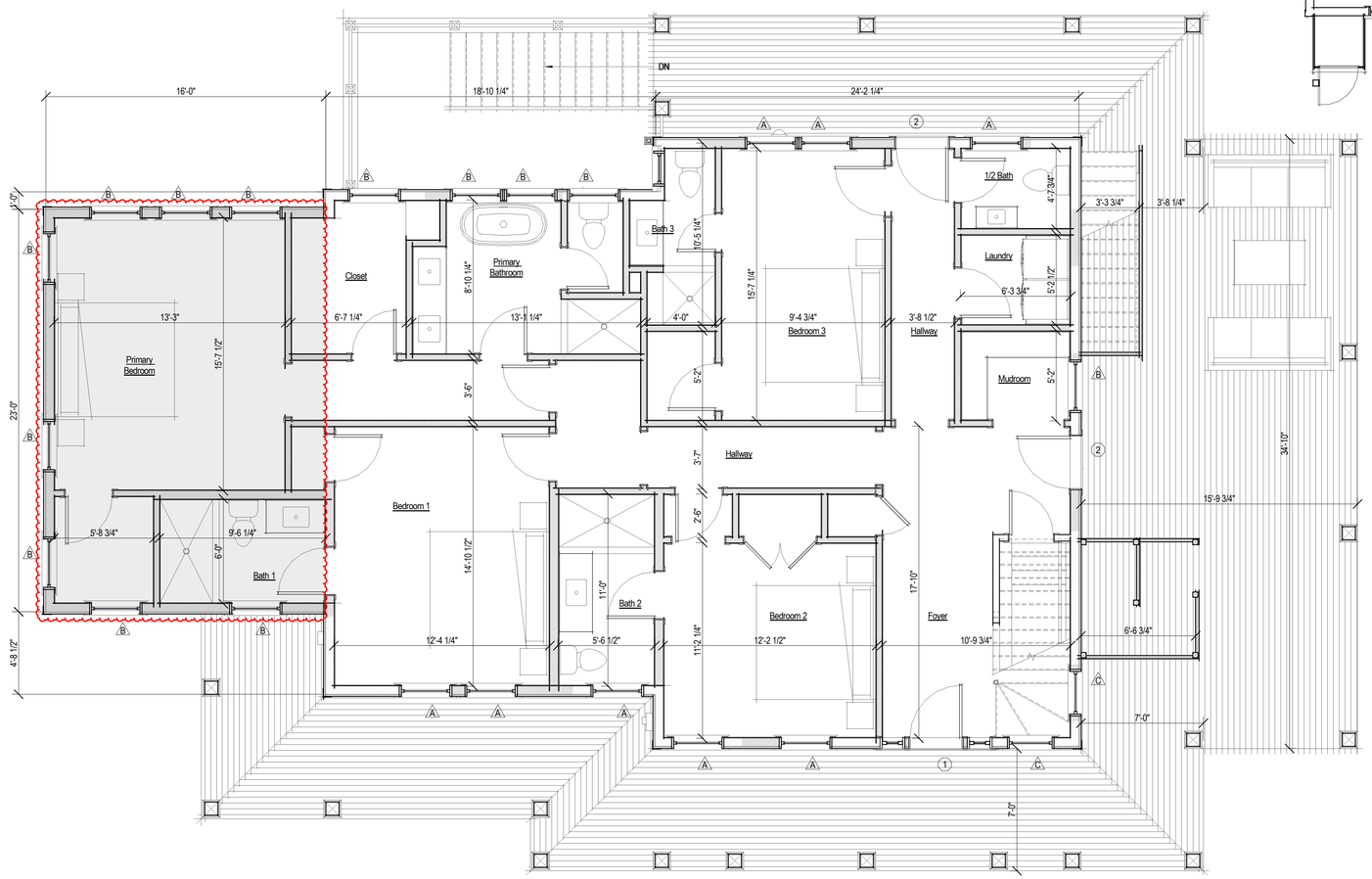
G.1.1

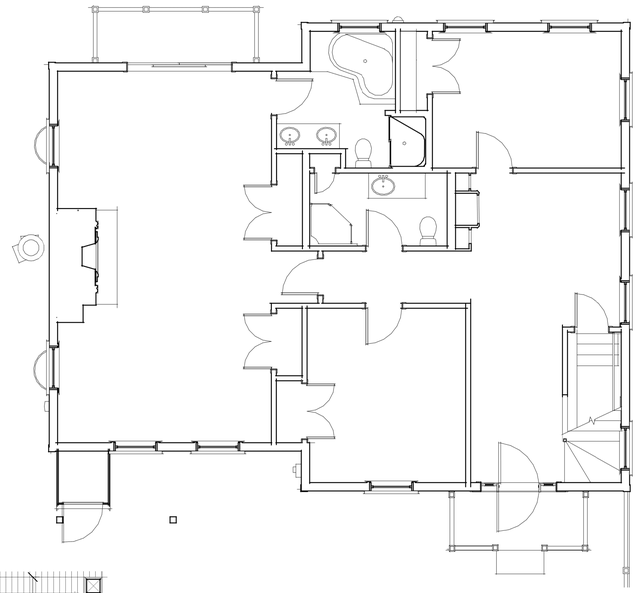
2401

07.01.24

HDC Submission



1 First Floor - Proposed
1/4" = 1'-0"



2 First Floor Plan - Existing
3/16" = 1'-0"

2401

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Revisions

Revision 1	Date 1

First Floor Plan

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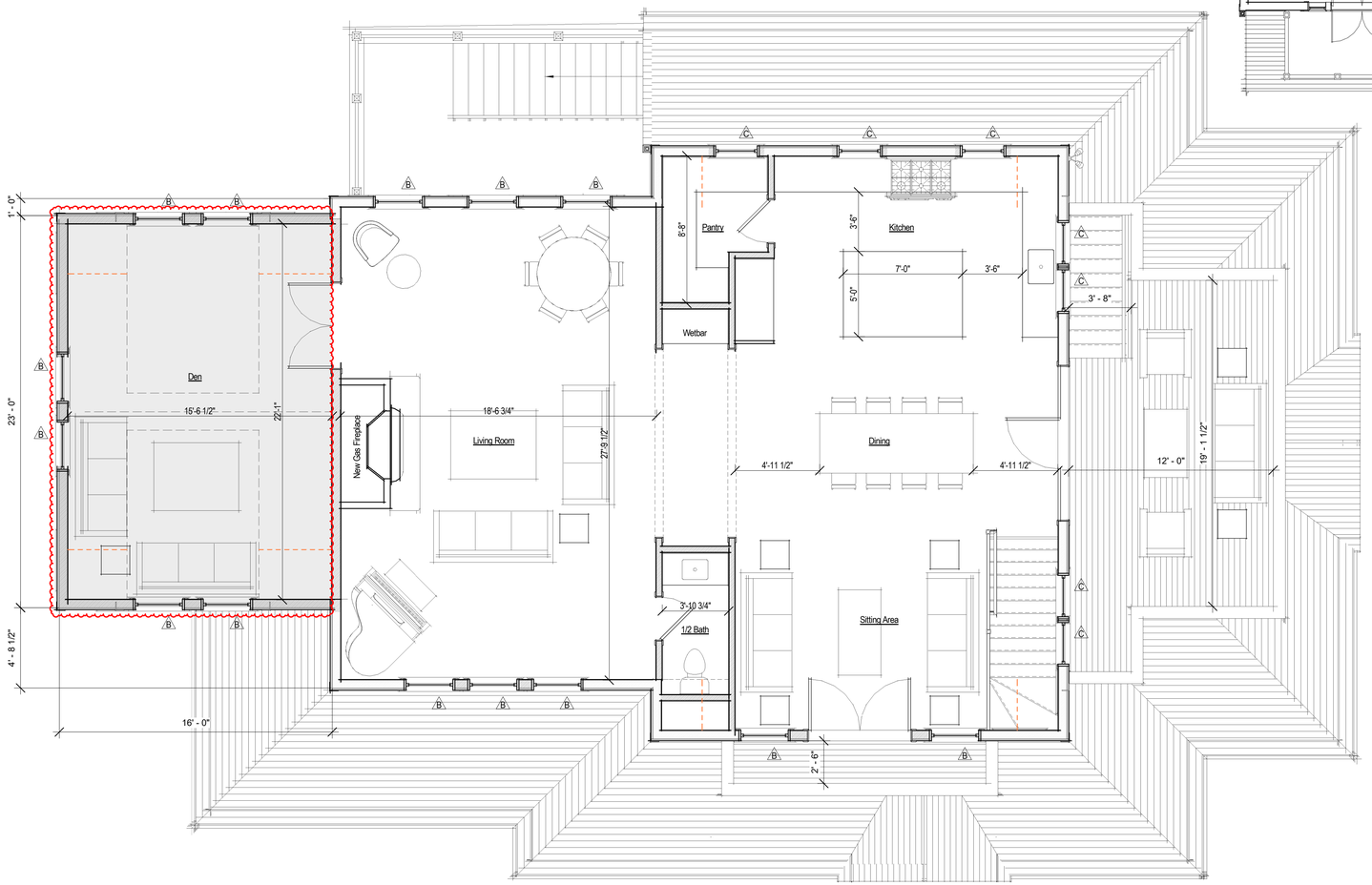
A.1.1

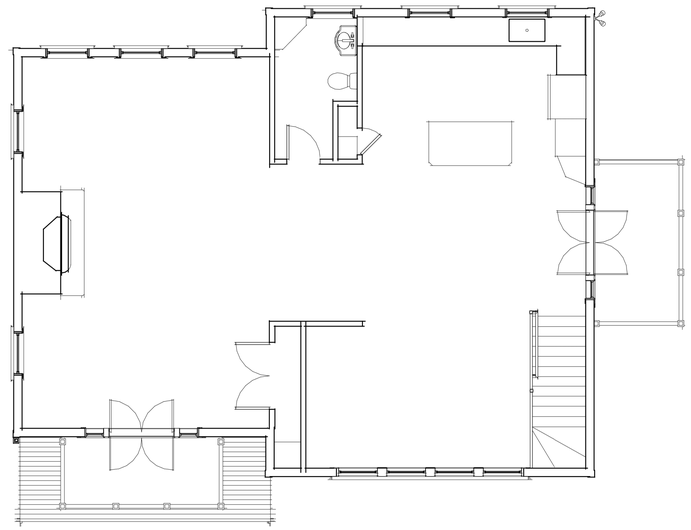
2401

07.01.24

HDC Submission



1 Second Floor - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Existing
3/16" = 1'-0"

2401

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Revisions

Revision 1	Date 1

Second Floor Plan

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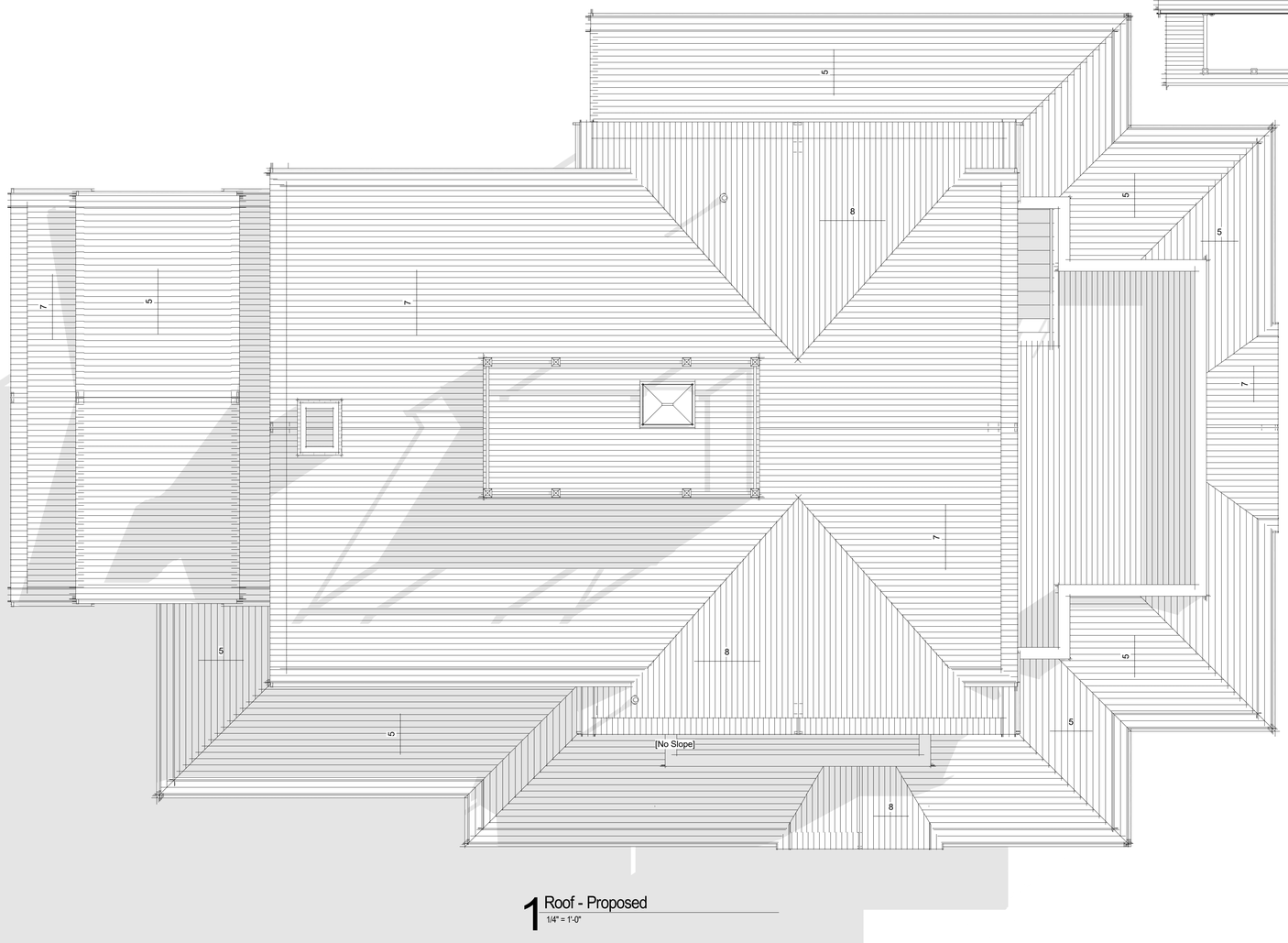
A.1.2

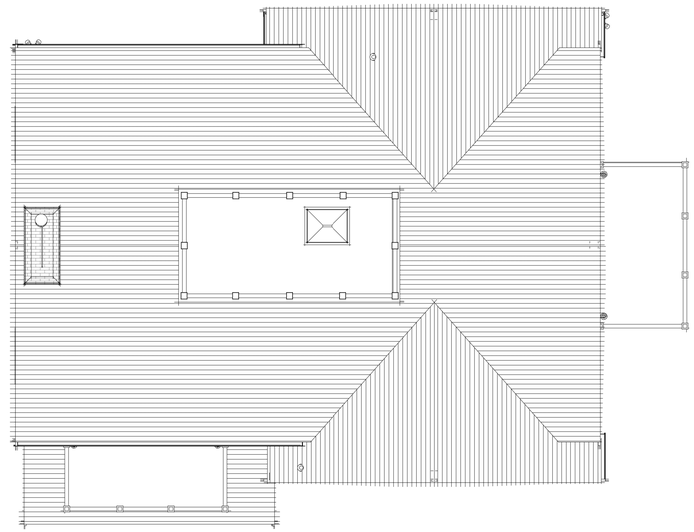
2401

07.01.24

HDC Submission



1 Roof - Proposed
1/4" = 1'-0"



2 Roof - Existing
3/16" = 1'-0"

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Revisions

Roof Plan

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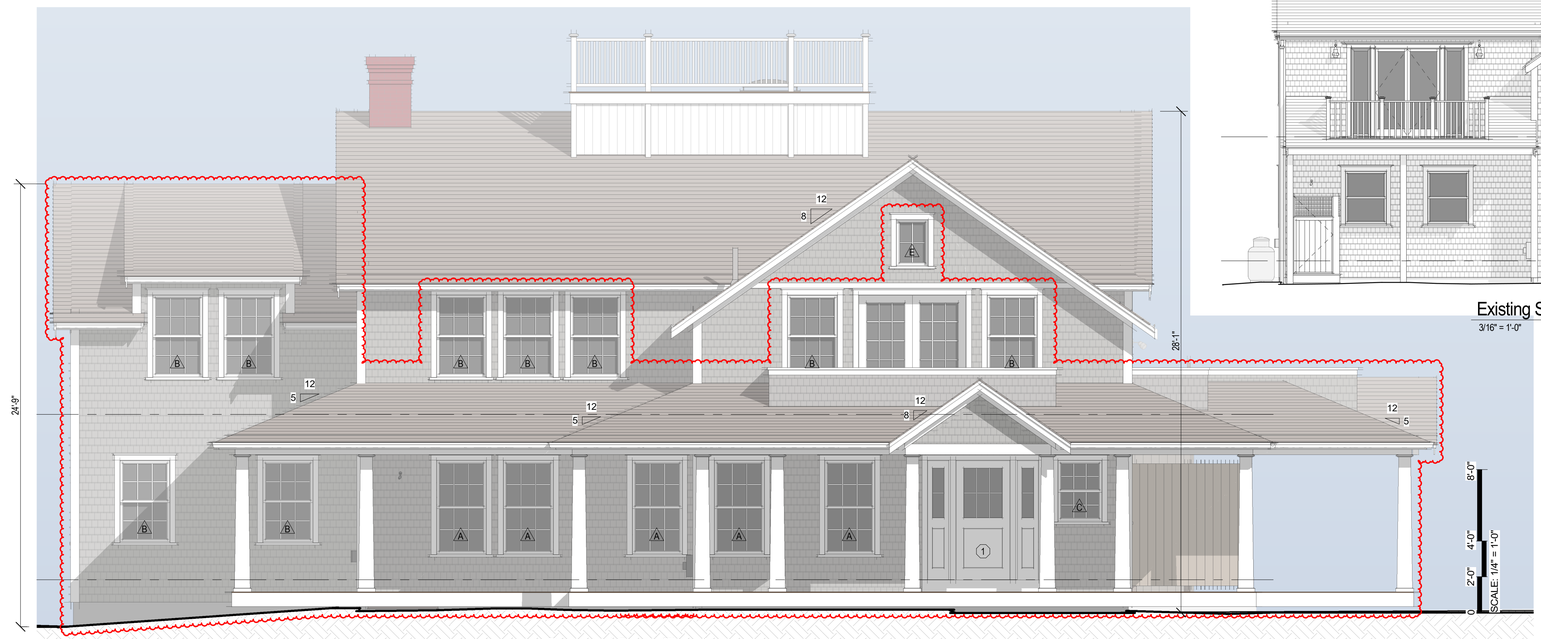
A.1.3

2401

07.01.24

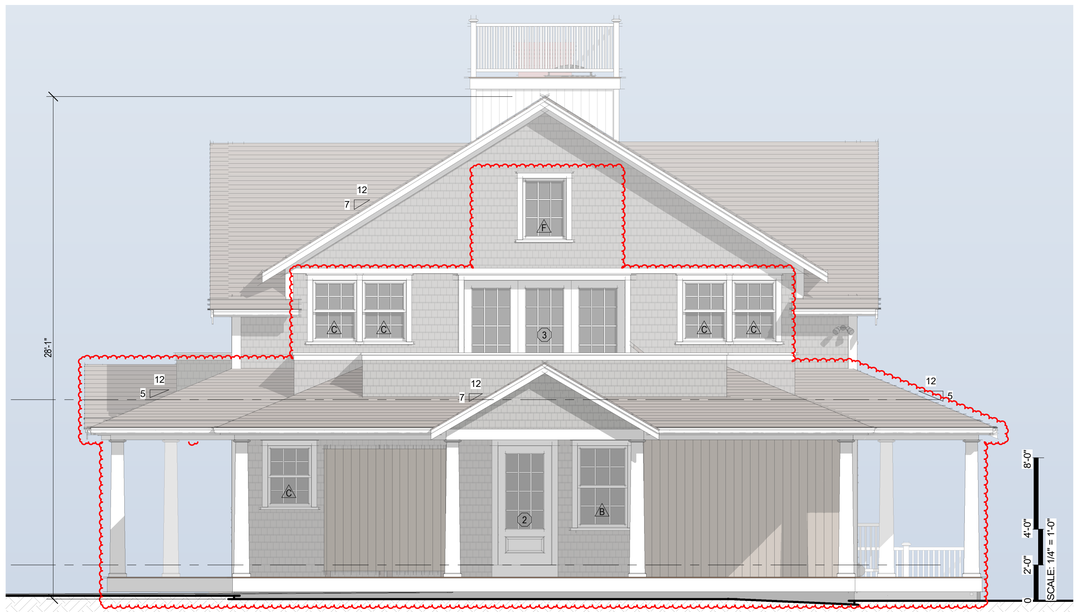
HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
3/16" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



Existing East Elevation .....
3/16" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus

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Site Information

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Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

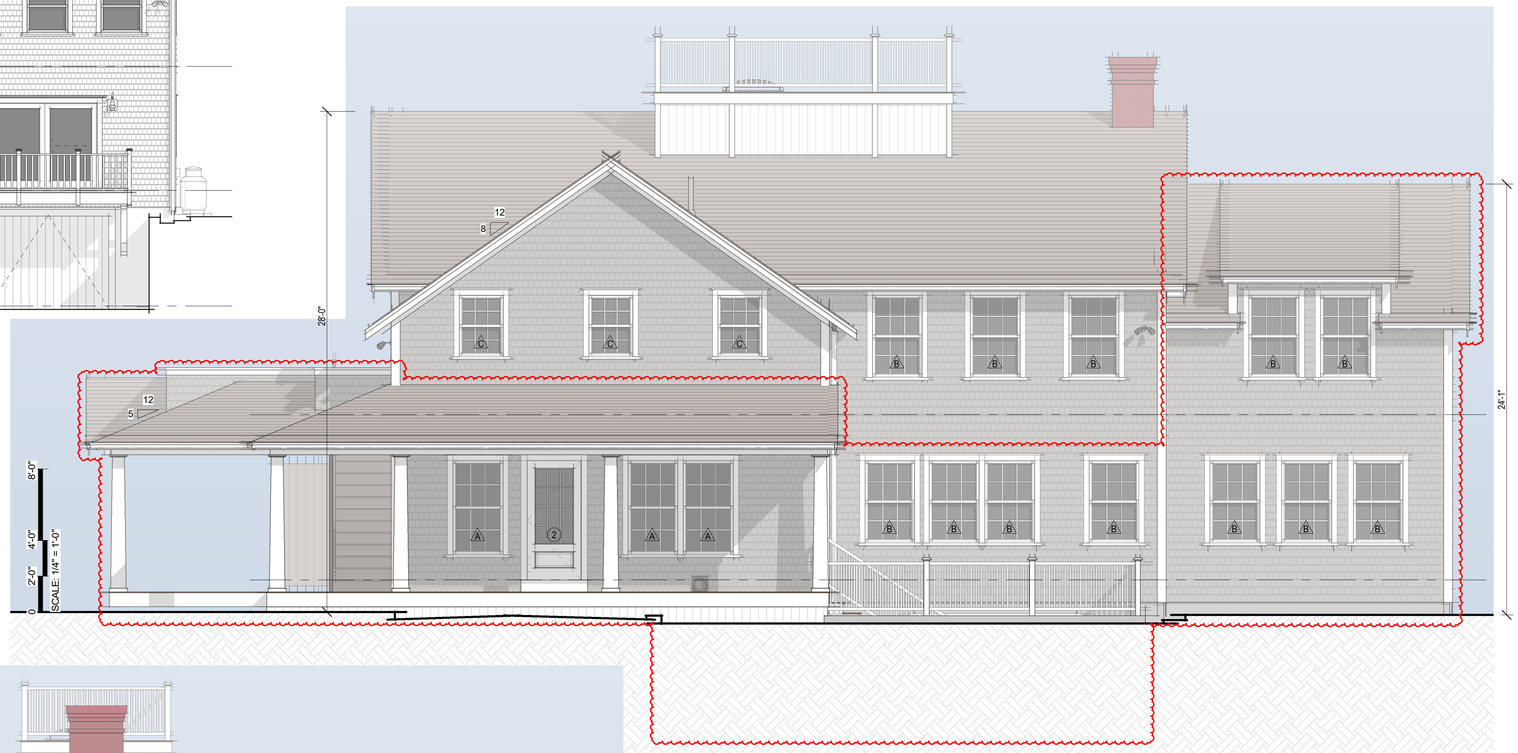
2401

07.01.24

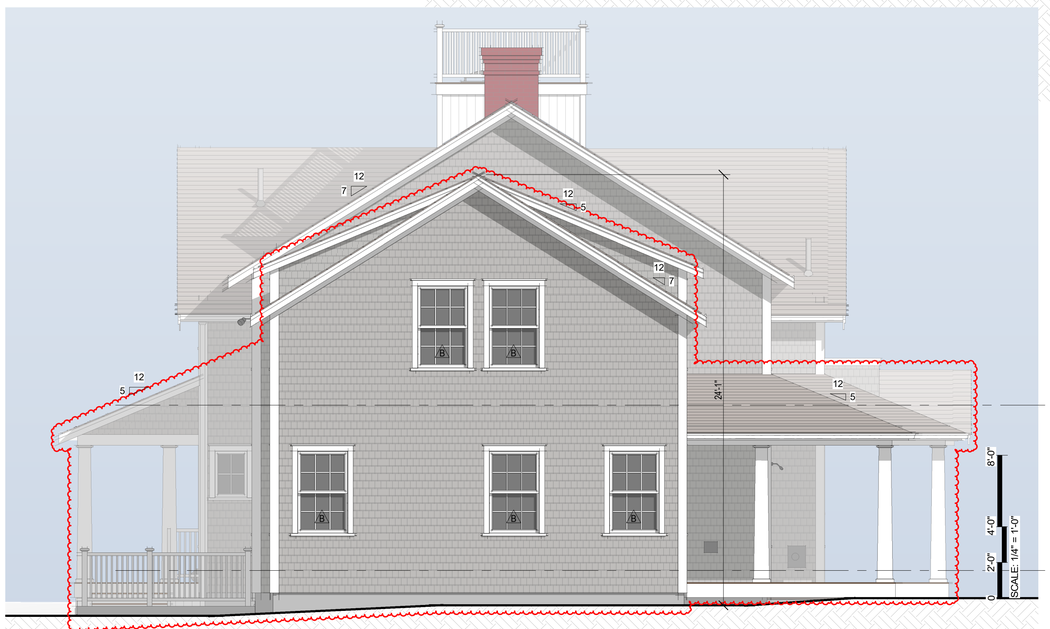
HDC Submission



Existing North Elevation
3/16" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



Existing West Elevation
3/16" = 1'-0"

2401

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Revisions

Revision 1	Date 1

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.2

2401

07.01.24

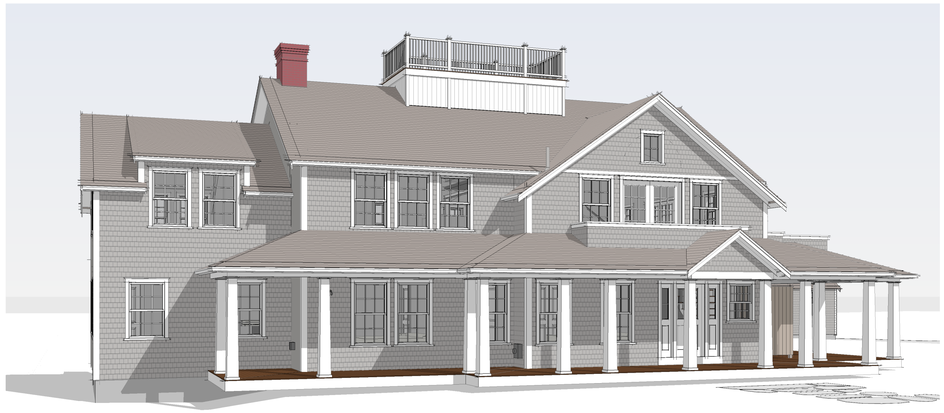
HDC Submission



1 Street Perspective (A) - Proposed



2 Street Perspective (A) - Existing



3 Street Perspective (B) - Proposed



4 Street Perspective (B) - Existing

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	95,938 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 2,878 SF +/-
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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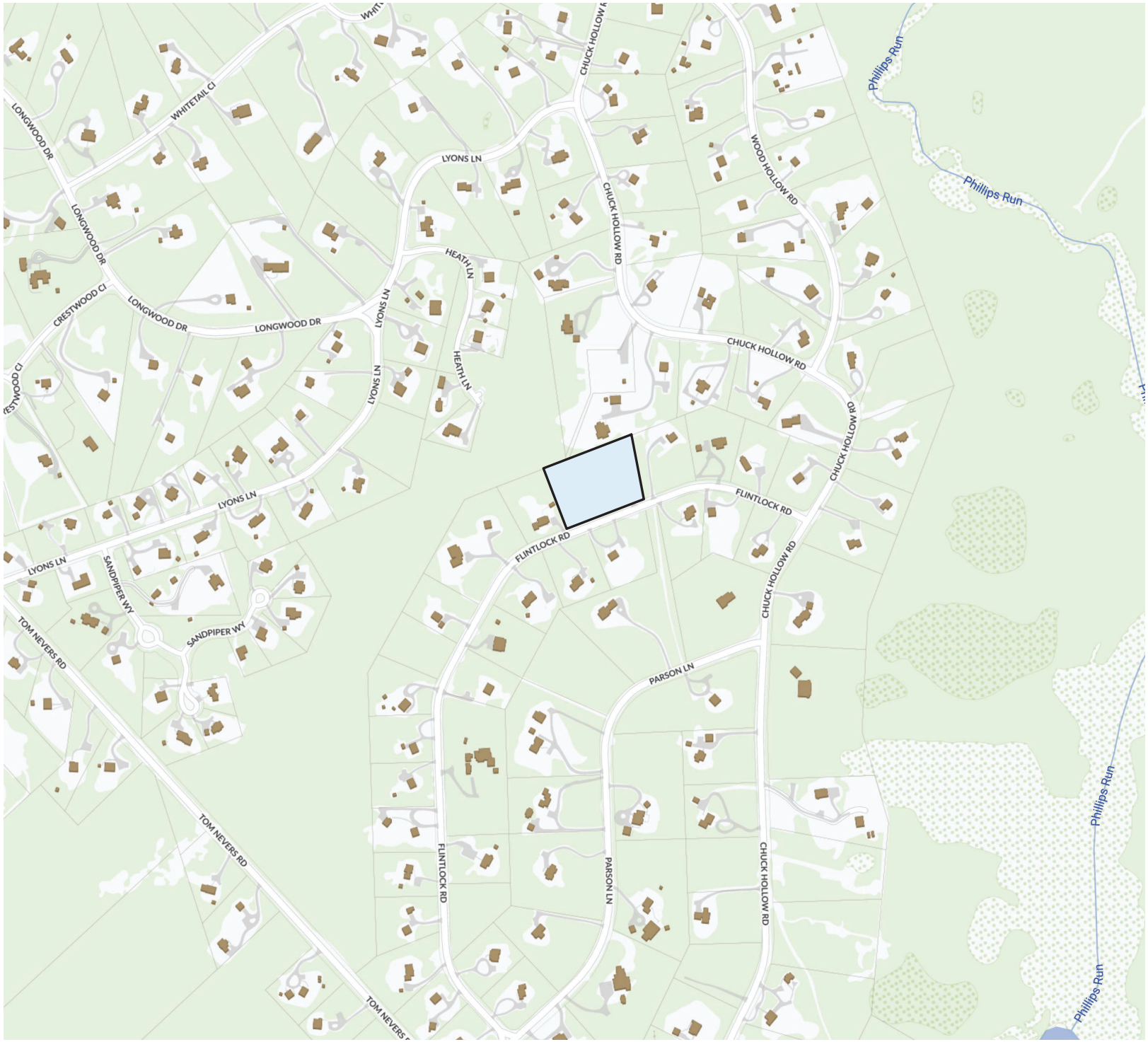
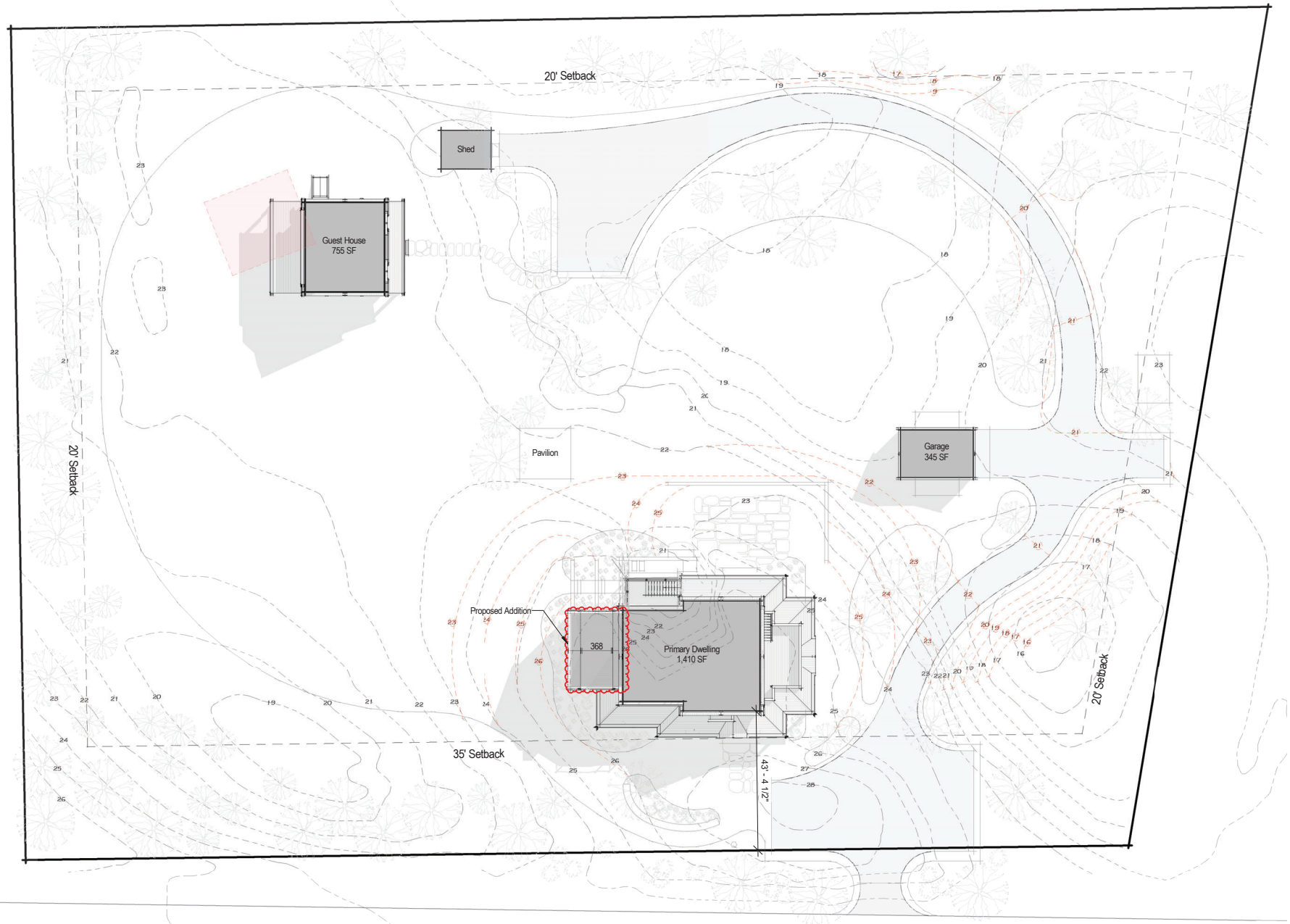
A.2.3

2401

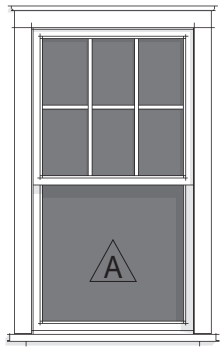


1 Locus Map

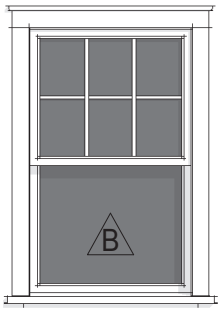
Not to Scale



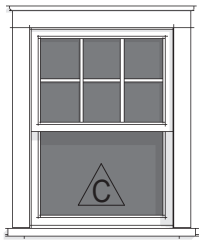
3 Site Plan
3/64" = 1'-0"



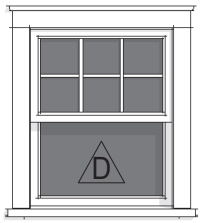
Double Hung
6/1 SDL



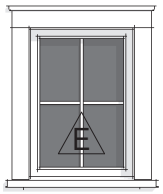
Double Hung
6/1 SDL



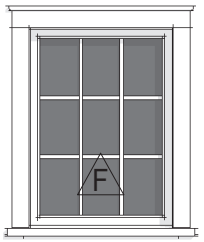
Double Hung
6/1 SDL



Double Hung
6/1 SDL



Fixed
4 Lite SDL



Fixed
9 Lite SDL



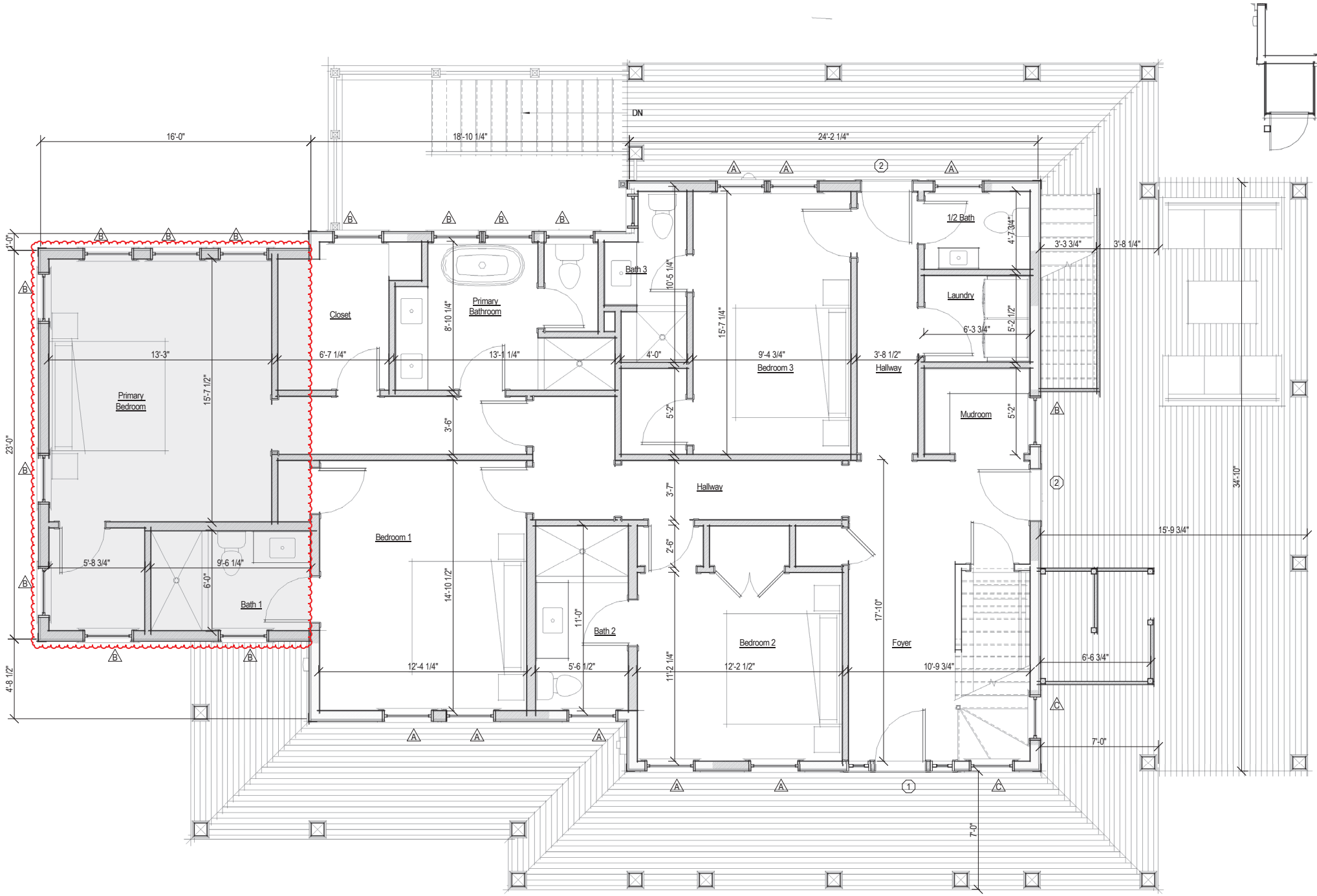
Single Hinged Door + Sidelites
1 Panel + 4 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
(3) 12 Lite 1 Panel SDL

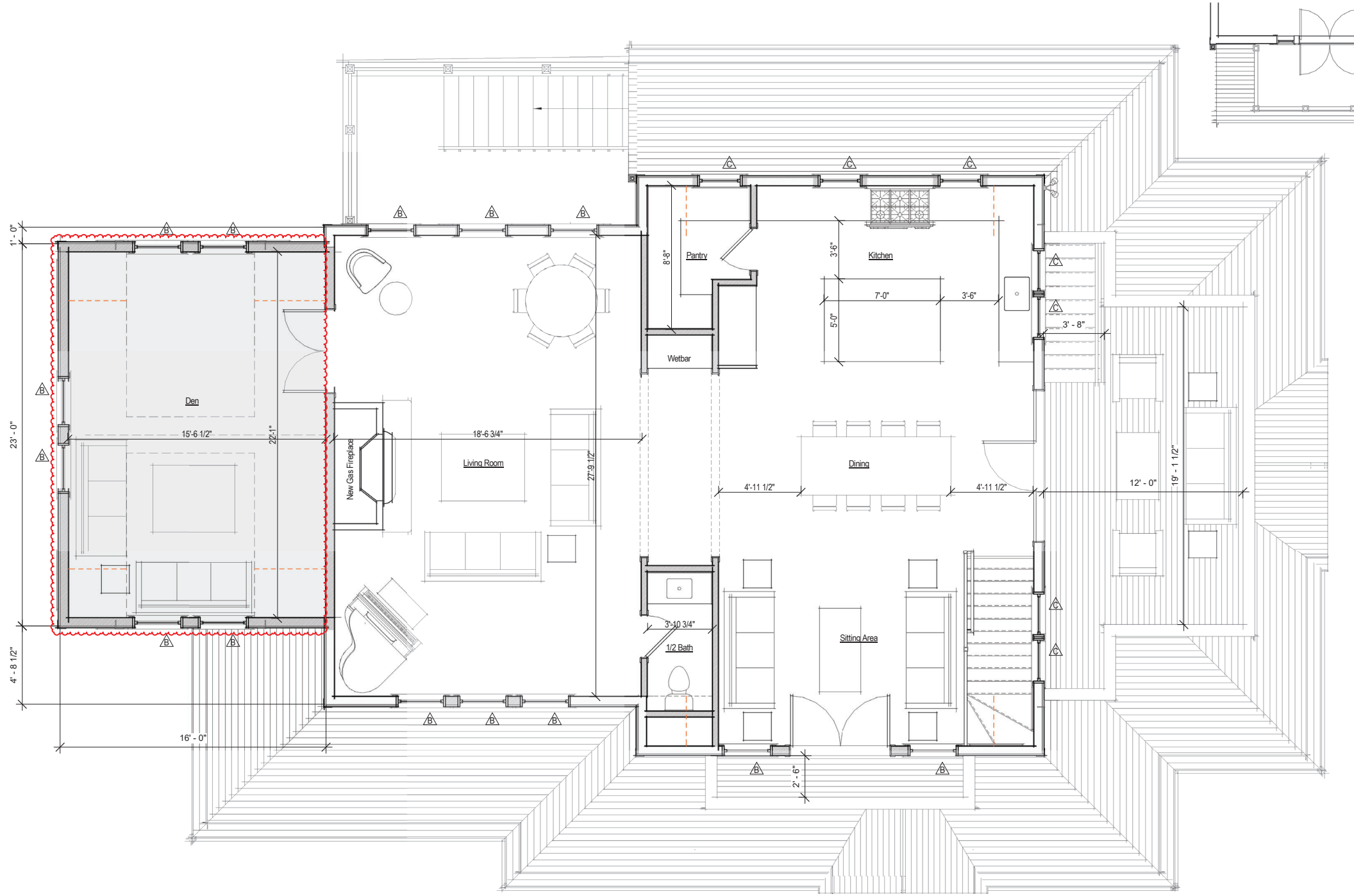
2 Window & Door Legend

1/4" = 1'-0"



1 First Floor - Proposed

1/4" = 1'-0"



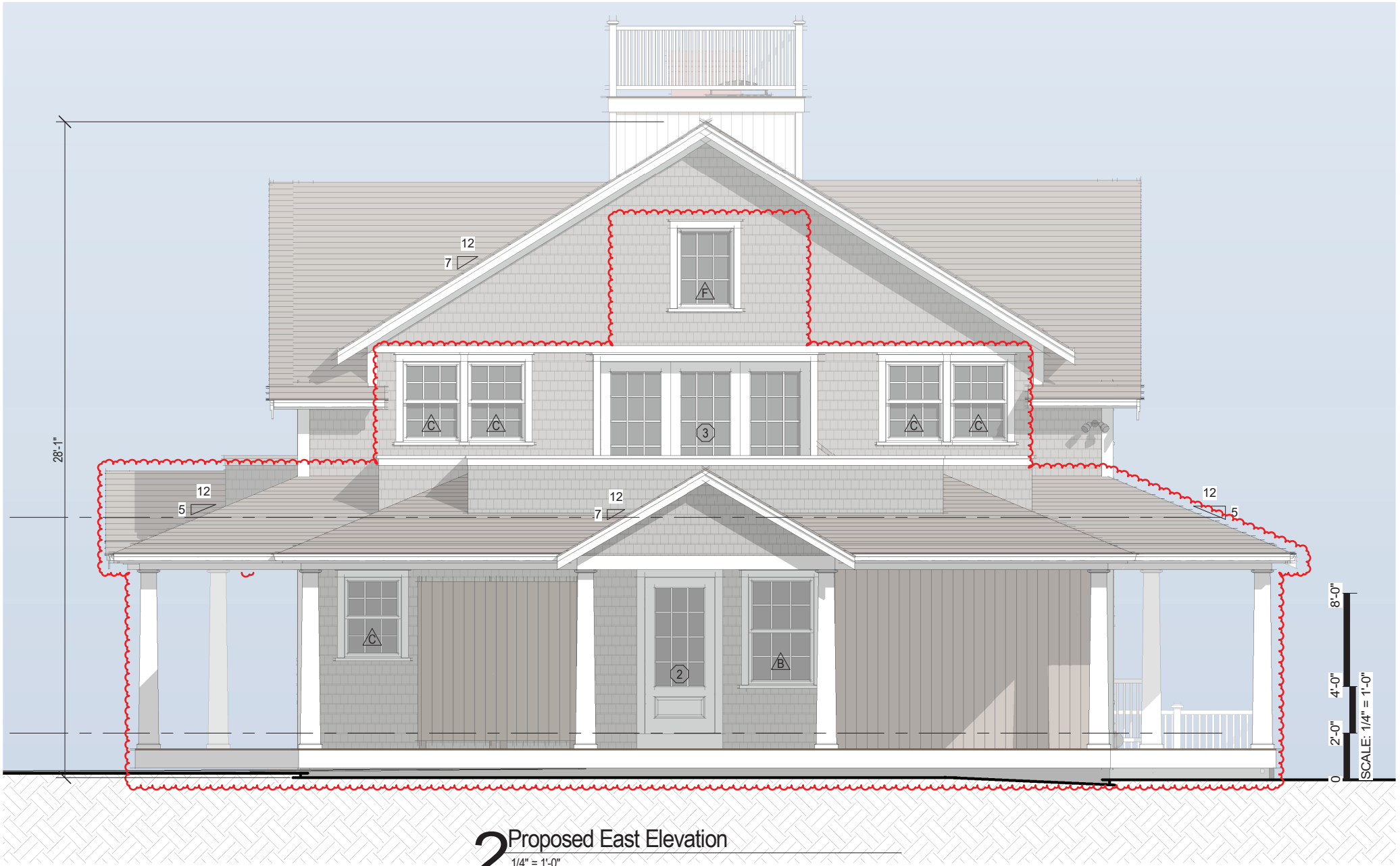
1 Second Floor - Proposed

1/4" = 1'-0"



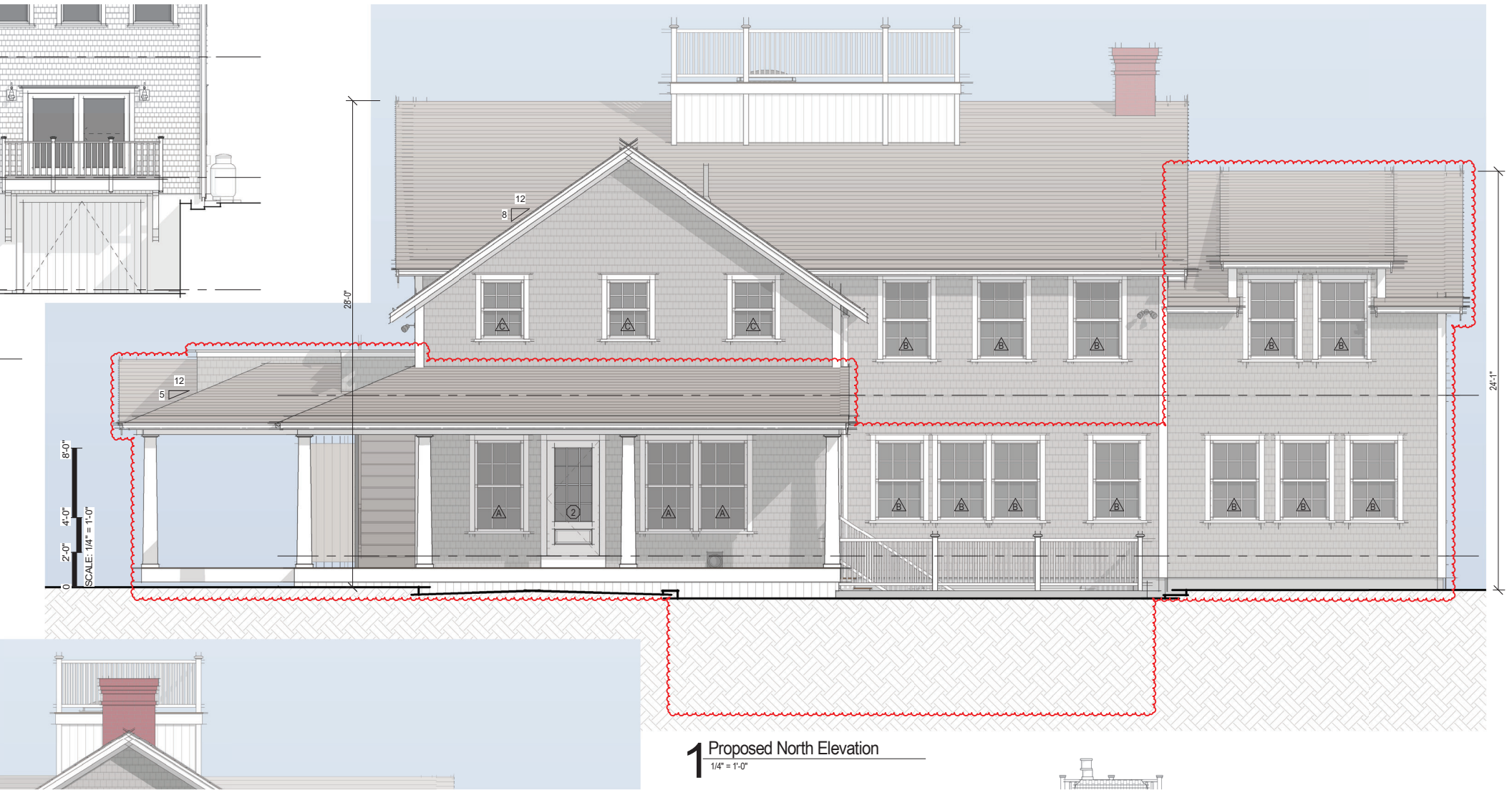
1 Proposed South Elevation
1/4" = 1'-0"

Existing
3/16" = 1'-0"

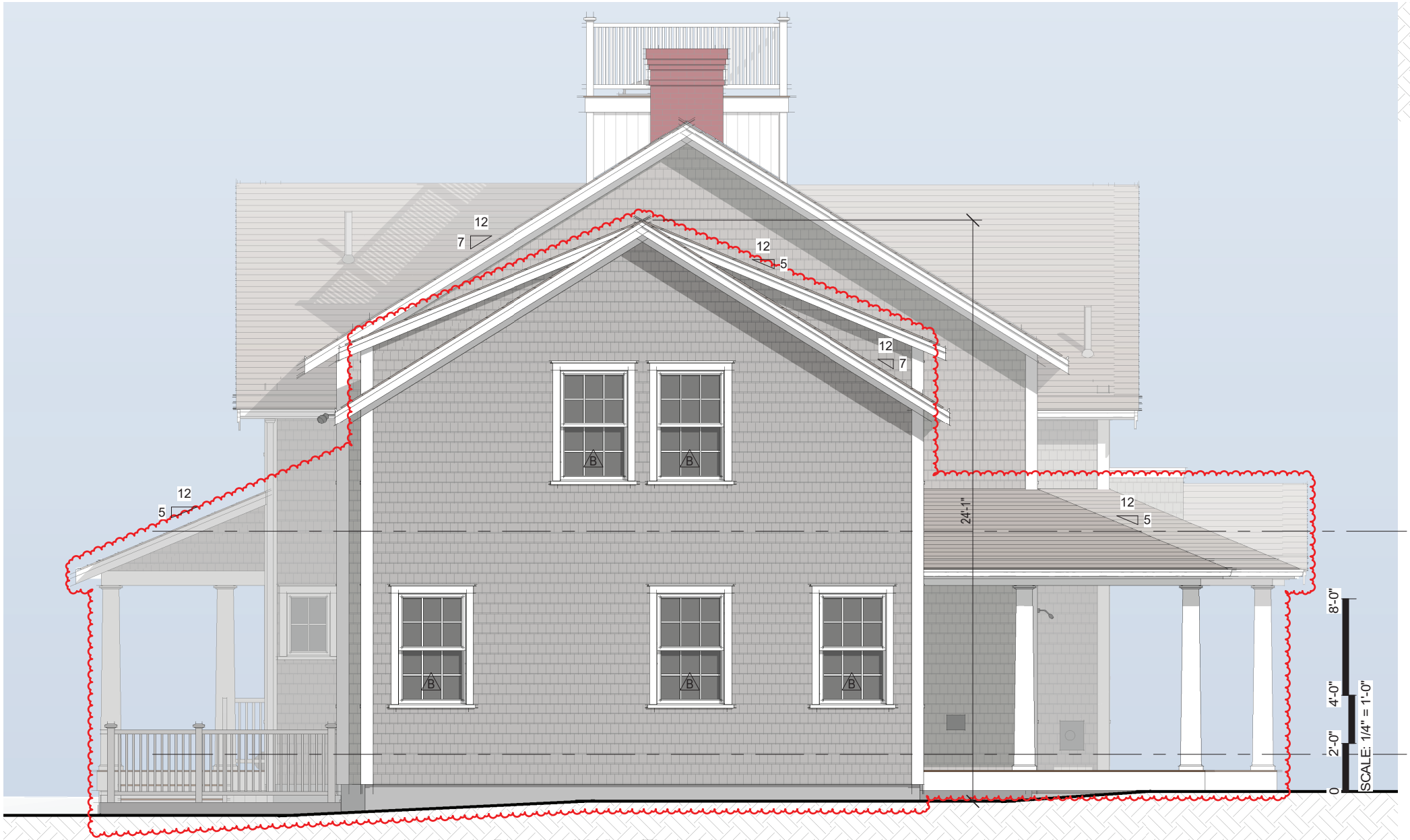


2 Proposed East Elevation

1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"

Date: June 17, 2024

To: The Nantucket District Commission

As requested by the Commission:

I Authorize Elisabeth O'Rourke of Jardins Intl. Inc to sign HDC forms on our behalf, and represent our application in front of the Board, for the property located at:

66 Monomoy Road, Nantucket, MA 02554

Yours Truly,

Name: MRKR Nantucket Realty Trust (Owner)

Signature:

RJ GLIDDEN, TRUSTEE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 109.2

Street & Number of Proposed Work: 66 Monomoy Road

Owner of record: MRKR Nantucket Realty Trust C/O Glidden Richard J Trust

Mailing Address: Po Box 1079, Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jardins International Inc.

Mailing Address: 53 Pleasant Street, Nantucket Ma 02554

Contact Phone #: 508-325-9911 E-mail: eo@jardinsintl.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Arbor Gates : Natural to weather

*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: 7'
Type: Wire Fence
Length: +/- 492'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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 Black wire (to match Neighbor) Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-26-24 Signature of owner of record Elizabeth O'Flaherty (agent) Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Elisabeth O'Rourke

AS AGENT FOR MRKR Nantucket Realty Trust

STREET ADDRESS 66 Monomoy Road

MAP/PARCEL 49/109.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6.27.24

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.

Elisabeth O'Rourke 6.27.24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



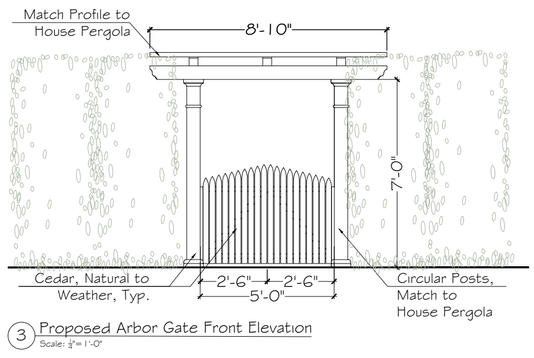
Image 1-View From Monomoy Road of Parking

Image 2-View of Property Line Along Monomoy Road

Image 3-View From Monomoy Road Down Private Shared Driveway

1 Proposed Fence Elevation
Scale: 3/4" = 1'-0"

2 Proposed Vehicular Gate Elevation
Scale: 3/4" = 1'-0"



3 Proposed Arbor Gate Front Elevation
Scale: 3/4" = 1'-0"



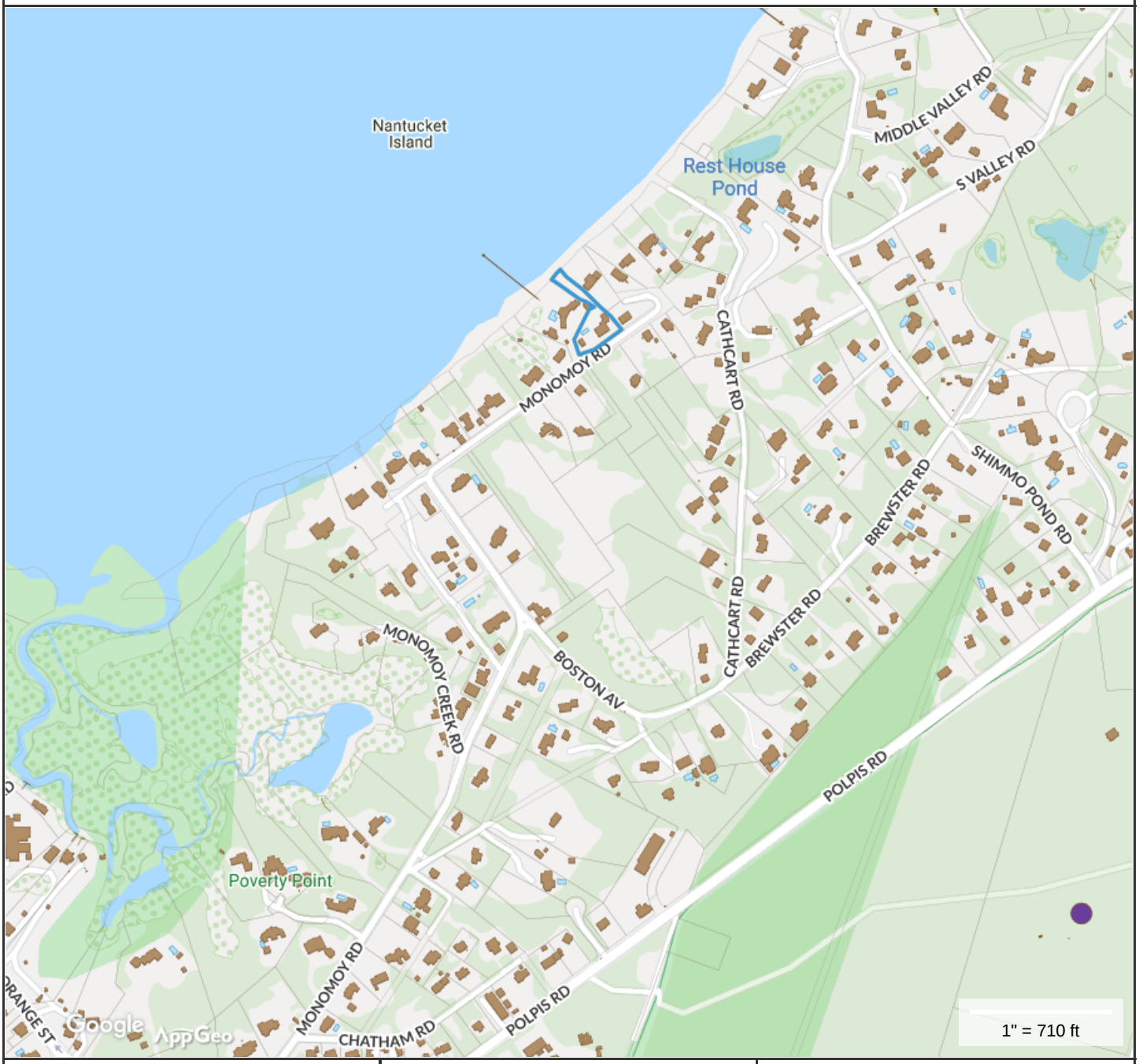
Arbor Gate to Match Existing Pergola Details

MRKR NANTUCKET REALTY
C/O GLIDDEN RICHARD J
TRUST RESIDENCE
66 Monomoy RD
Nantucket, MA

HDC Plan
Scale: 1/16" = 1'-0"
6.27.2024
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com



Property Information

Property ID	43 109.2
Location	66 MONOMOY RD
Owner	GLIDDEN RICHARD J TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 floor
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Demolish & rebuild existing chimney - to match existing

Is there an HDC survey form for 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) Parged ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0110-8-10
MAP/PARCEL#: 4242-050

P1

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 15 N. Water St. 2. BUILDING NAME: Hussey House

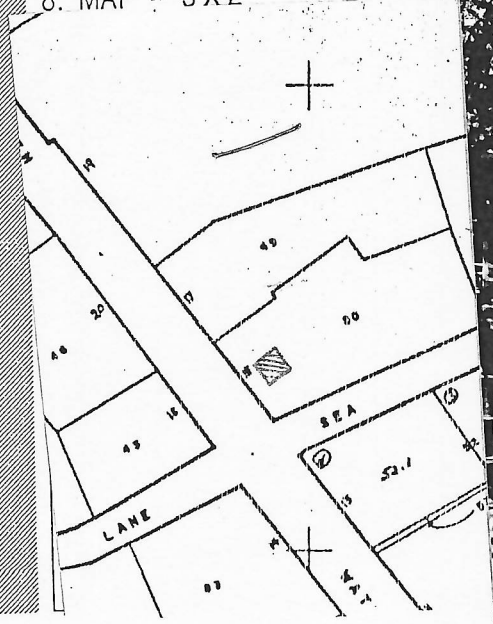
3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

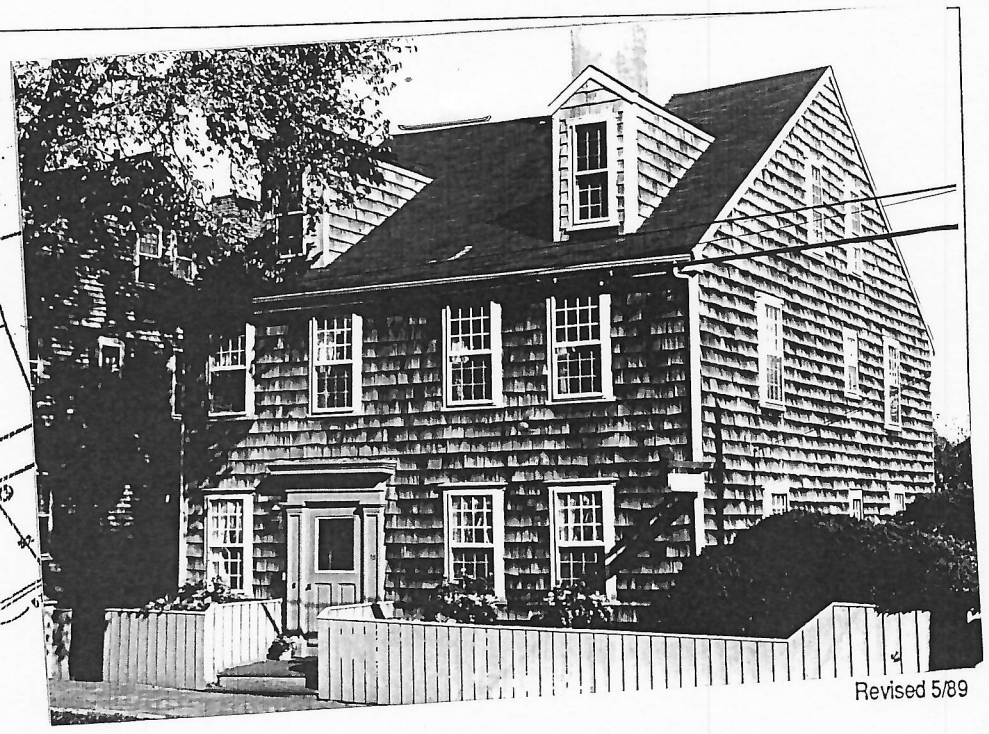
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805, probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2,550. 1820 - Brayton to Samuel 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): _____

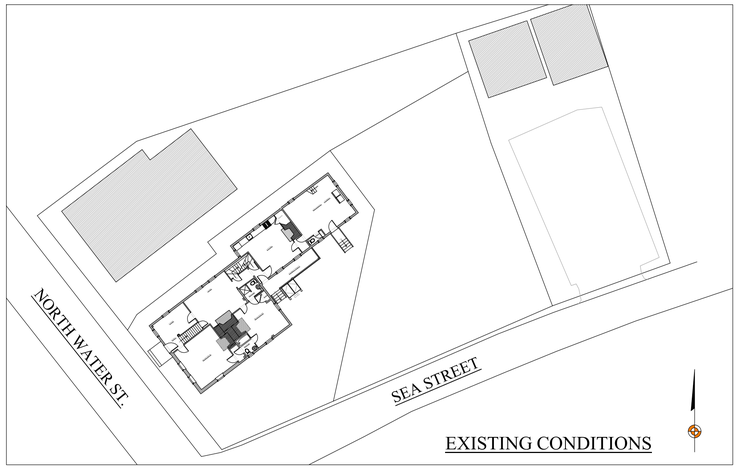
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS







WEST ELEVATION







SOUTH 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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COVER SHEET
DATE: 06/27/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



EAST ELEVATION







NORTH ELEVATION



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: 06/27/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev 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.

$50.00 ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 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

NA 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).

NA 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)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ben Normand

AS AGENT FOR 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 6/26/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 6/27/24

CERTIFICATE NO: HDC2021-04-3615

DATE ISSUED: 7/6/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 POCOMO RD

Owner of record: PETER & JENNIFER GARRELL

Mailing Address: 36 POCOMO RD NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: N.A.G.

Mailing Address: PO BOX 1814 NANTUCKET MA

Contact Phone #: 228-5631 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY ✓15796

Date application received: 4/13/2021 Fee Paid: $ 335.20

Must be acted on by: ~~5/30/2021~~ 9/30/21

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Roger Pal

Member: _____

Member: Val Duval

Member: J.M.

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other 2ND DWELLING

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 896
Width: _____ Sq. footage 2nd floor: 780
Sq. footage 3rd floor: _____

Decks/Patio: Size: 5x16 ☐ 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 24 South 24 East 24 West 24

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-1'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/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 5/4 x 8 Rake 5/4 x 8 Soffit (Overhang) TYP Corner boards _____ 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 _____

Doors* (type and material): ☐ TDL ☐ SDL Front FRENCH Rear _____ Side V-GROOVE
Garage Door(s): Type OH DOOR Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

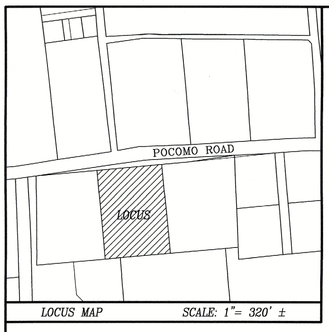
COLORS

Sidewall NTW
Trim WHITE
Deck NTW
Clapboard (if applicable) _____
Sash WHITE
Foundation _____
Roof TO MATCH EXIST.
Doors WHITE
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/8/2021 Signature of owner of record _____ Signed under penalties of perjury



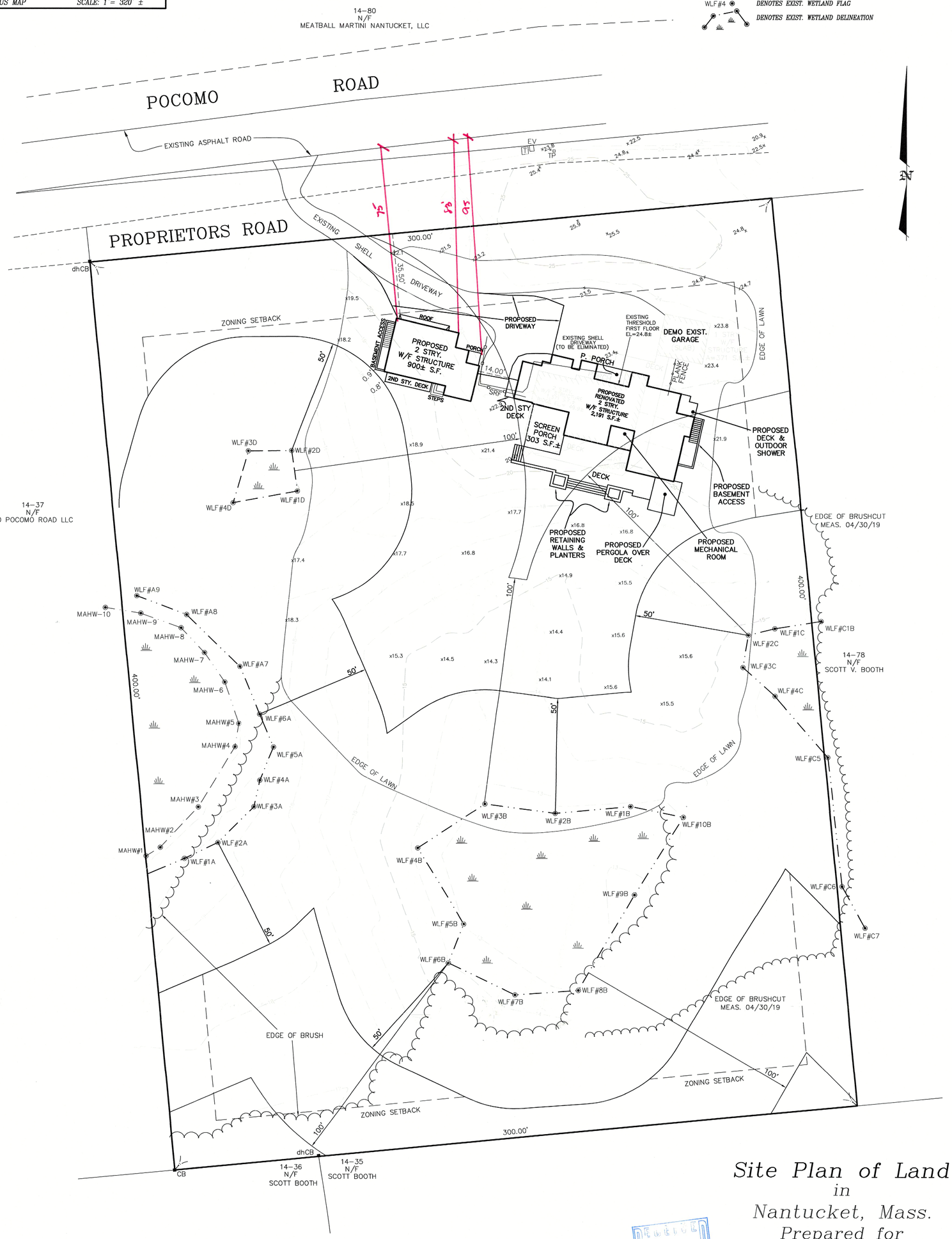
CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		EXISTING	PROPOSED
MINIMUM LOT SIZE:	120,000 S.F.	120,000 S.F.	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN	SEE PLAN
GROUND COVER % :	3%	1.5%	2.8% ±

APPROVED
HDC 2021-04.3615
No Exterior Changes
Without HDC Approval

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. WELL
- DENOTES EXIST. EDGE OF BRUSH
- DENOTES EXIST. GRADE CONTOUR
- DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. ELECTRICAL TRANSFORMER
- DENOTES EXIST. ELECTRICAL VAULT
- DENOTES EXIST. TELECOMMUNICATIONS PEDESTALS
- DENOTES EXIST. WETLAND FLAG
- DENOTES EXIST. WETLAND DELINEATION



Site Plan of Land
in
Nantucket, Mass.
Prepared for
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

Scale: 1"= 20' MAY 20, 2021

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

RECEIVED
MAY 26 2021
By

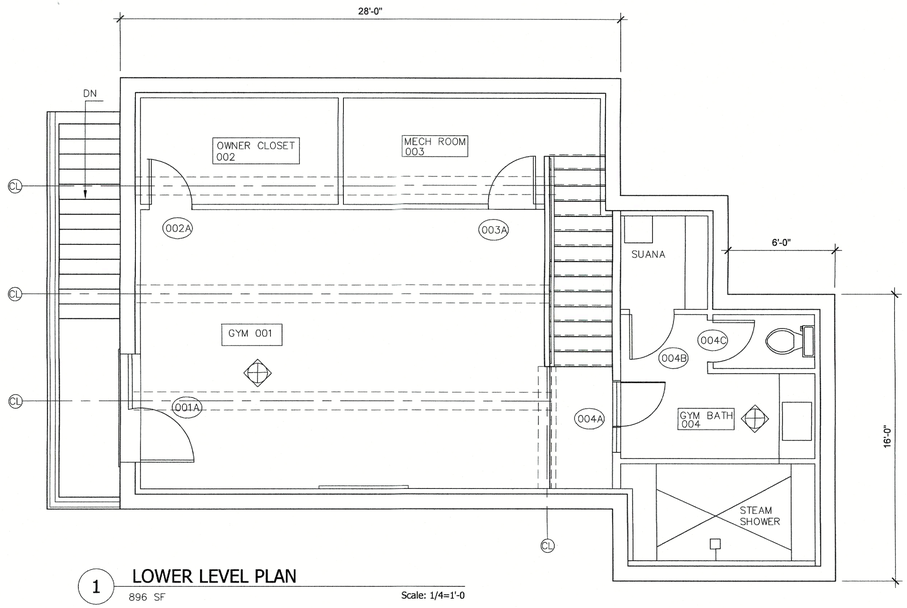
OWNER INFORMATION

PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283-H, LOT 11
ASSESSOR'S MAP 14, PARCEL 79
#36 POCOMO ROAD

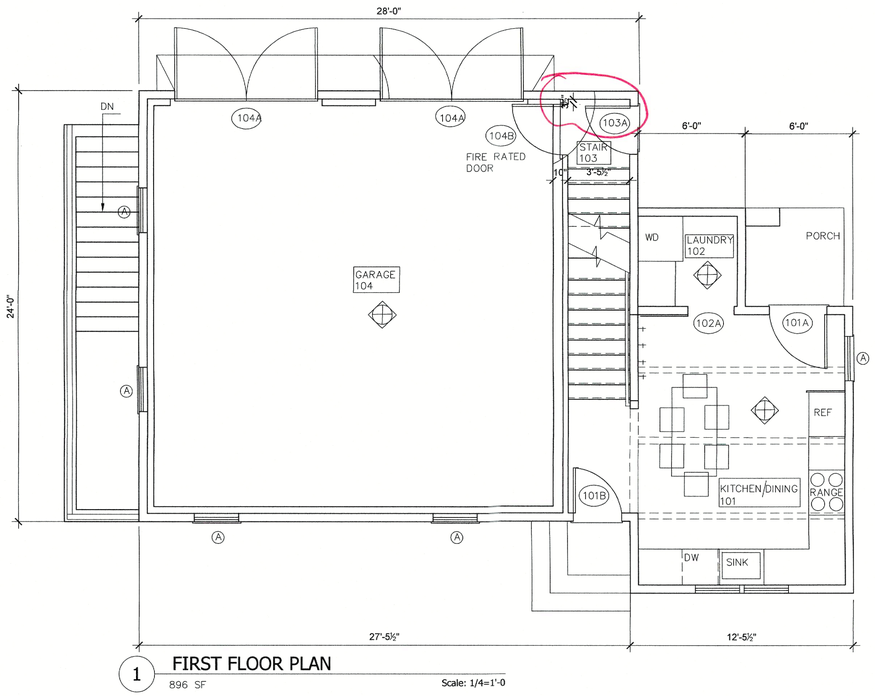
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\ART 25 JOB 5
V:\DRAWFILES\B8305\SP 2021.dwg 5/20/2021 8:30:41 AM EDT

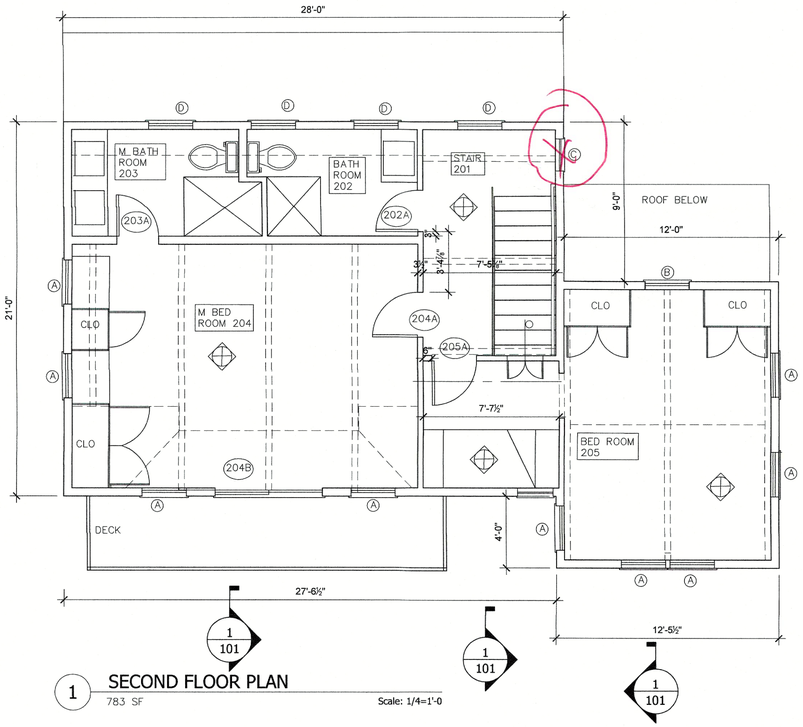
B8305



1 LOWER LEVEL PLAN
896 SF
Scale: 1/4=1'-0

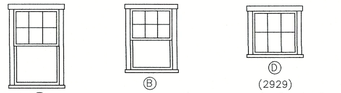


1 FIRST FLOOR PLAN
896 SF
Scale: 1/4=1'-0



1 SECOND FLOOR PLAN
783 SF
Scale: 1/4=1'-0

WINDOW SCHEDULE
WINDOWS BY PELLA : RESERVE
TRADITIONAL SERIES

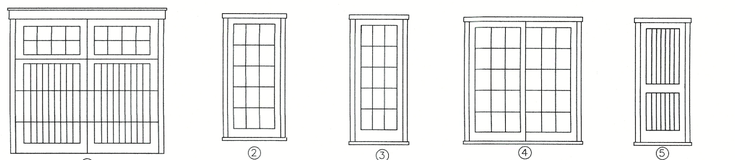


Ⓐ (2953)
UNIT 2'-5"X 4'-5"
RO 2'-5 ¾ X4'-5 ¾

Ⓑ (2941)
UNIT 2'-5"X 3'-5"
RO 2'-5 ¾ X3'-5 ¾

Ⓓ (2929)
UNIT 2'-5"X 2'-5"
RO 2'-5 ¾ X 2'-5 ¾

DOOR SCHEDULE
WINDOWS BY PELLA : RESERVE
TRADITIONAL SERIES



① CAPE COD OVERHEAD DOOR COMPANY
8'-0"W X 7'-6" H

② (3682)
UNIT 3'-0"X 6'-9 ½ "
RO 3'-0 ¾ X 6'-10

③ (3482)
UNIT 2'-9 ½ "X 6'-9 ½
RO 2'-10 ¼ X 6'-10

④ (7282)
UNIT 5'-11 ½ "X 6'-9 ½
RO 6'-0 X 6'-10

⑤ NANTUCKET CUSTOM MILLWORK
UNIT 2'-6 "X 6'-8 "
RO 2'-8 ½ X6'-11

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

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GA1



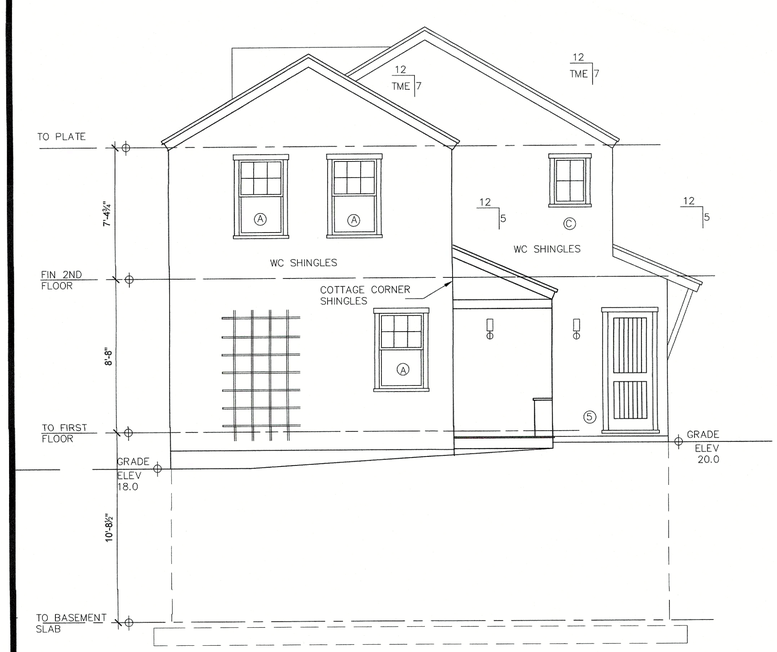
1 PREVIOUSLY SUBMITTED NORTH ELEVATION

Scale: 1/4 = 1'-0



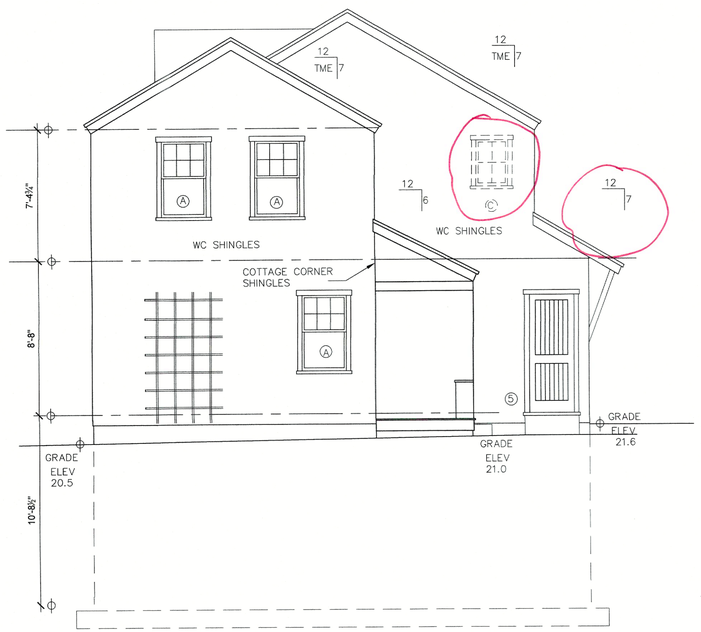
1 PROPOSED NORTH ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY SUBMITTED EAST ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED EAST ELEVATION

Scale: 1/4 = 1'-0

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MAY 25 2021
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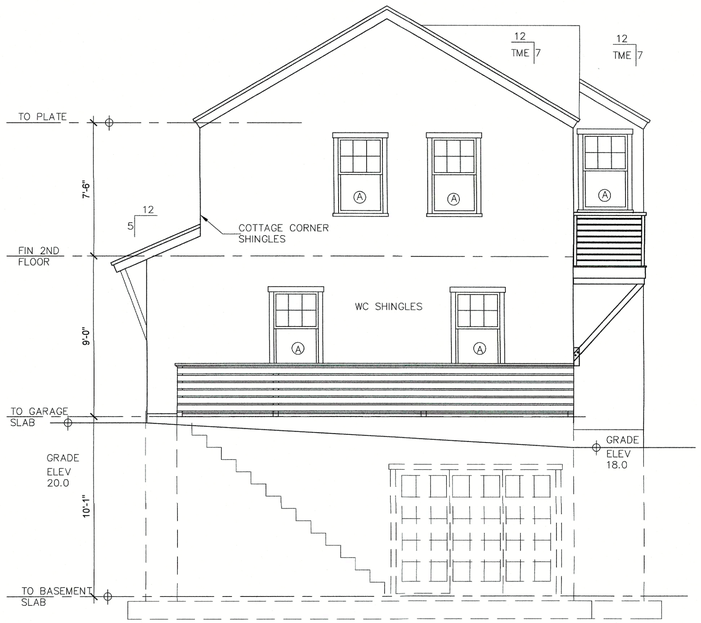
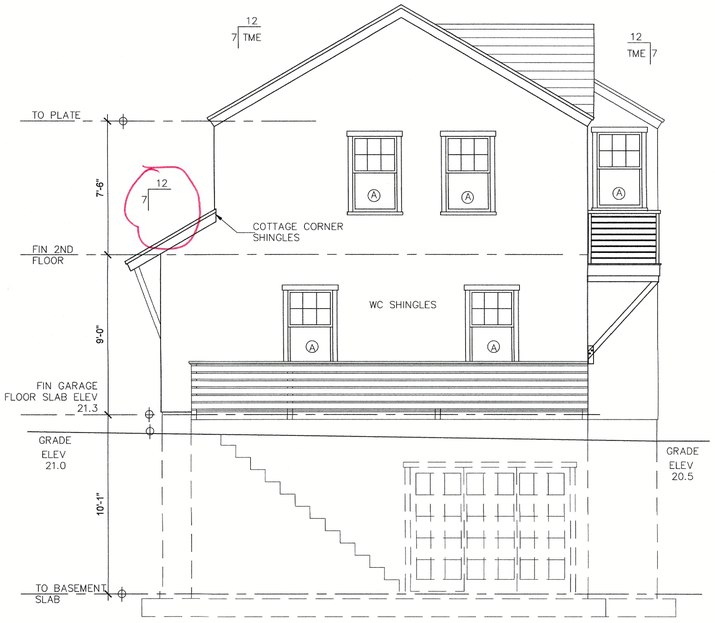


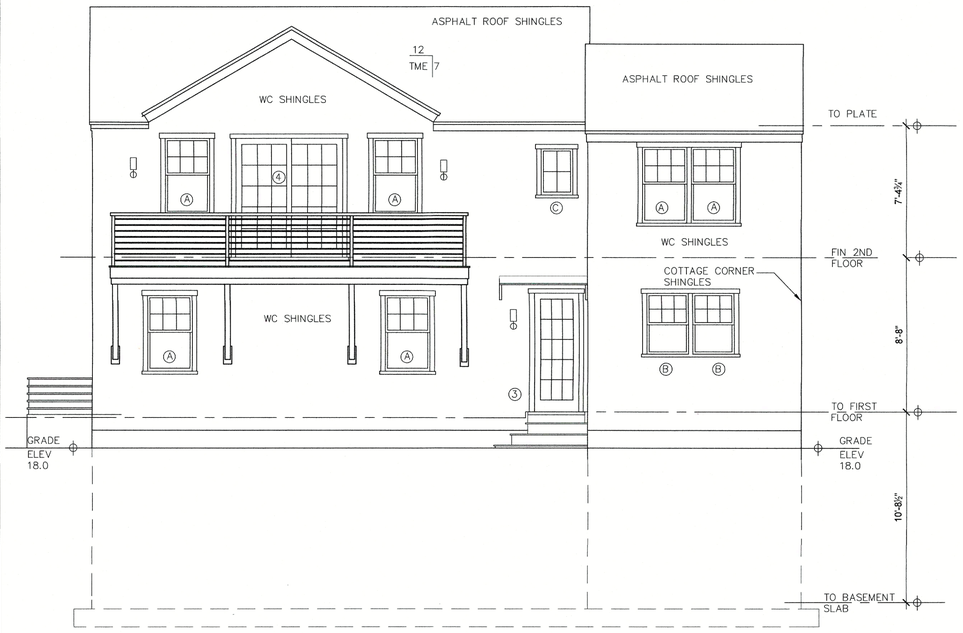
1 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4 = 1'-0



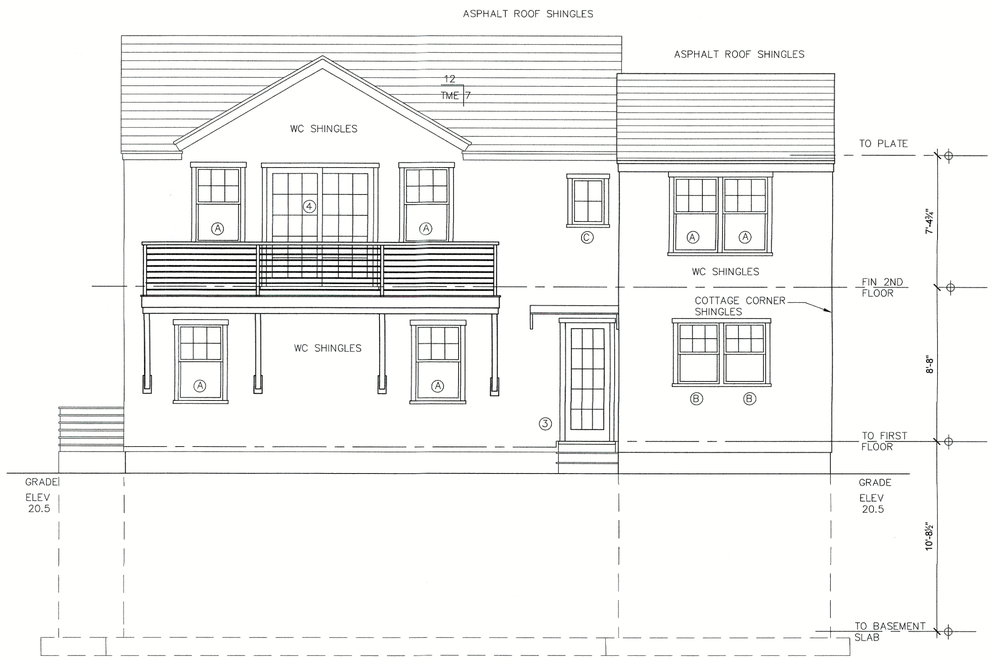
1 PROPOSED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4 = 1'-0

RECEIVED
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FIRST FLOOR PLAN

HDC: XX/XX/XX
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D/B:

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RECEIVED
MAY 25 2021
By



1 NORTH ELEVATION
Scale: 1/8=1'-0

APPROVED
HDC 2021·04.3615
No Exterior Changes
Without HDC Approval

NANTUCKET ARCHITECTURE GROUP LTD.
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RENOVATION FOR:
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FIRST FLOOR PLAN

HDC: XX/XX/XX
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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07

GA3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 POCOMO RD

Owner of record: PETER & JENNIFER GARRAN

Mailing Address: 36 POCOMO ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: POST OFFICE BOX 1814
NANTUCKET, MA. 02554

Contact Phone #: 508.228.5631 x2 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 2ND DWELLING

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 896 Decks/Patio: Size: 5X16 ☐ 1st floor ☒ 2nd floor
Width: _____ Sq. footage 2nd floor: 780 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 24'-0 South 24'-0 East 24'-0 West 24'-0

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RENEW CERTIFICATE NO. HDC 2021-04-3615

Is there an HDC survey form for 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" TO 1'-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4X8 Rake 5/4X8 Soffit (Overhang) TME 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 FRENCH Rear _____ Side V-GROOVE
Garage Door(s): Type OH DOOR Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

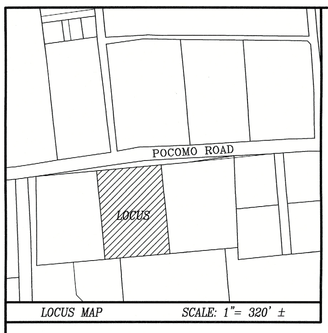
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TO MATCH EXIST
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 25 JUNE 2024 Signature of owner of record Jennifer Garran Signed under penalties of perjury



LOCUS MAP SCALE: 1"= 320' ±

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		EXISTING	PROPOSED
MINIMUM LOT SIZE:	120,000 S.F.	120,000 S.F.	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN	SEE PLAN
GROUND COVER % :	3%	1.5%	2.8% ±

LEGEND

- ES CONCRETE BOUND WITH DRILLHOLE FOUND
- ES CONCRETE BOUND FOUND
- ES EXIST. WELL
- TES EXIST. EDGE OF BRUSH
- TES EXIST. GRADE CONTOUR
- TES EXIST. GRADE SPOT ELEVATION
- TES EXIST. ELECTRICAL TRANSFORMER
- TES EXIST. ELECTRICAL VAULT
- ..... TES EXIST. TELECOMMUNICATIONS PEDESTALS
- TP ▫□ WLF#4 DENOTES EXIST. WETLAND FLAG
- DENOTES EXIST. WETLAND DELINEATION

14-80
N/F
MEATBALL MARTINI NANTUCKET, LLC

POCOMO ROAD

EXISTING ASPHALT ROAD

PROPRIETORS ROAD

EXISTING SHELL DRIVEWAY

35.50' DRIVEWAY

300.00'

dhCB

ZONING SETBACK

PROPOSED 2 STRY. W/F STRUCTURE 900± S.F.

ROOF

PORCH

BASEMENT ACCESS

2ND STY. DECK

STEPS

PROPOSED DRIVEWAY

EXISTING SHELL DRIVEWAY (TO BE ELIMINATED)

EXISTING THRESHOLD FIRST FLOOR EL=24.8±

DEMO EXIST. GARAGE

P. PORCH

PLANK FENCE

EDGE OF LAWN

PROPOSED RENOVATED 2 STRY. W/F STRUCTURE 2,191 S.F.±

2ND STY. DECK

SCREEN PORCH 303 S.F.±

DECK

PROPOSED DECK & OUTDOOR SHOWER

PROPOSED BASEMENT ACCESS

PROPOSED RETAINING WALLS & PLANTERS

PROPOSED PERGOLA OVER DECK

PROPOSED MECHANICAL ROOM

EDGE OF BRUSHCUT MEAS. 04/30/19

14-37
N/F
40 POCOMO ROAD LLC

14-78
N/F
SCOTT V. BOOTH

400.00'

50'

100'

WLF#3D WLF#2D WLF#4D WLF#1D

WLF#A9 WLF#A8 WLF#A7 WLF#6A WLF#5A WLF#4A WLF#3A WLF#2A WLF#1A

MAHW-10 MAHW-9 MAHW-8 MAHW-7 MAHW-6 MAHW#5 MAHW#4 MAHW#3 MAHW#2 MAHW#1

WLF#1C WLF#2C WLF#3C WLF#4C WLF#C1B WLF#C5 WLF#C6 WLF#C7

WLF#3B WLF#2B WLF#1B WLF#10B WLF#4B WLF#9B WLF#5B WLF#6B WLF#7B WLF#8B

EDGE OF LAWN

EDGE OF BRUSH

EDGE OF BRUSHCUT MEAS. 04/30/19

ZONING SETBACK

300.00'

dhCB CB

14-36
N/F
SCOTT BOOTH

14-35
N/F
SCOTT BOOTH

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Site Plan of Land
in
Nantucket, Mass.
Prepared for

PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

Scale: 1"= 20' MAY 20, 2021

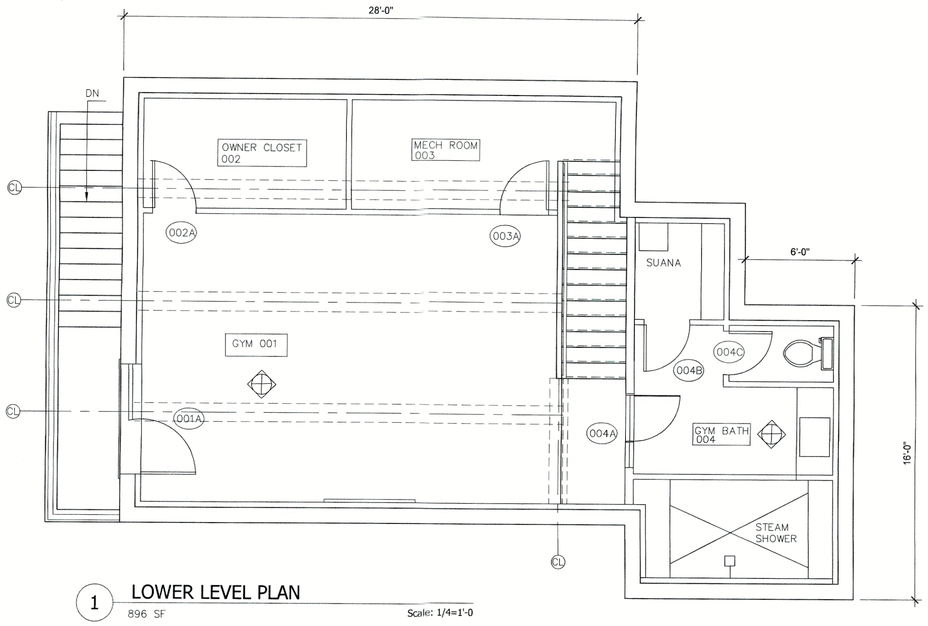
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

OWNER INFORMATION

PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283-H, LOT 11
ASSESSOR'S MAP 14, PARCEL 79
#36 POCOMO ROAD

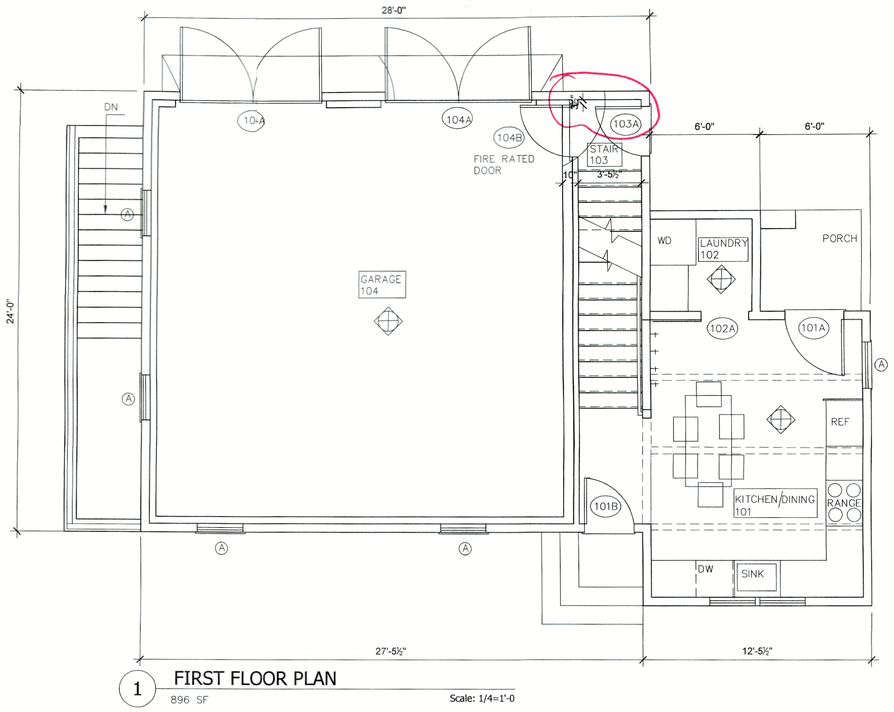
T:\ART 25 JOB 5
V:\DRAWFILES\B8305\SP 2021.dwg 5/20/2021 8:30:41 AM EDT

B8305



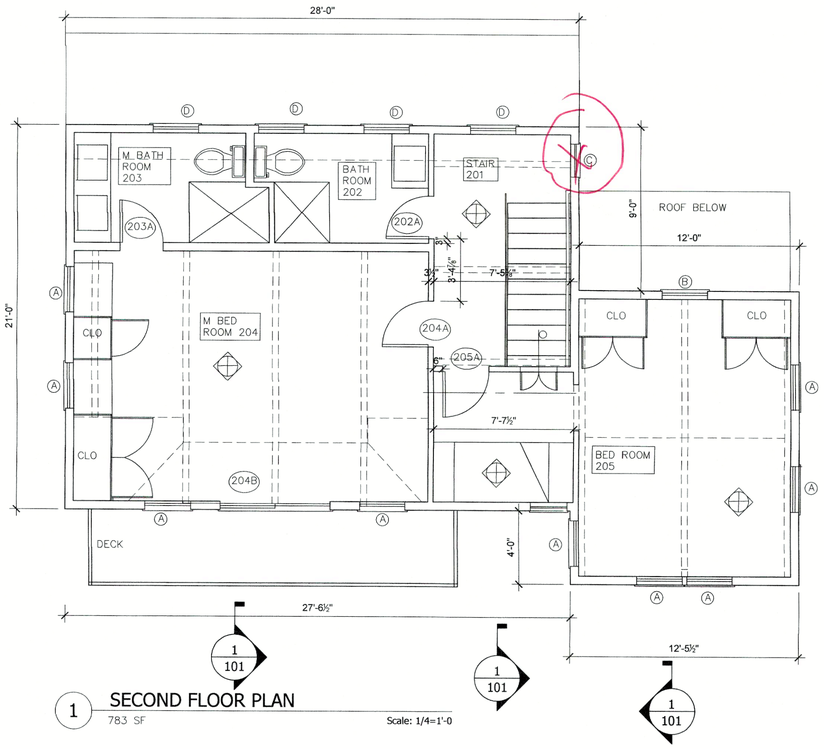
1 LOWER LEVEL PLAN

896 SF Scale: 1/4=1'-0



1 FIRST FLOOR PLAN

896 SF Scale: 1/4=1'-0

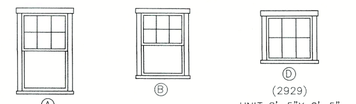


1 SECOND FLOOR PLAN

783 SF Scale: 1/4=1'-0

WINDOW SCHEDULE

WINDOWS BY PELLA : RESERVE TRADITIONAL SERIES



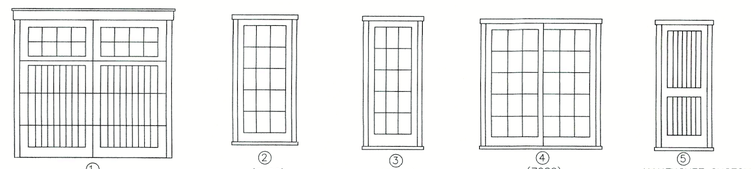
Ⓐ (2953)
UNIT 2'-5"X 4'-5"
RO 2'-5 ¾ X4'-5 ¾

Ⓑ (2941)
UNIT 2'-5"X 3'-5"
RO 2'-5 ¾ X3'-5 ¾

Ⓓ (2929)
UNIT 2'-5"X 2'-5"
RO 2'-5 ¾ X 2'-5 ¾

DOOR SCHEDULE

WINDOWS BY PELLA : RESERVE TRADITIONAL SERIES



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RO 3'-0 ¾ X 6'-10

③ (3482)
UNIT 2'-9 ½ "X 6'-9 ½
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④ (7282)
UNIT 5'-11 ½ "X 6'-9 ½
RO 6'-0 X 6'-10

⑤ NANTUCKET CUSTOM MILLWORK
UNIT 2'-6 "X 6'-8 "
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NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

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BLDG. DEPT:
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REVISIONS:
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GA1



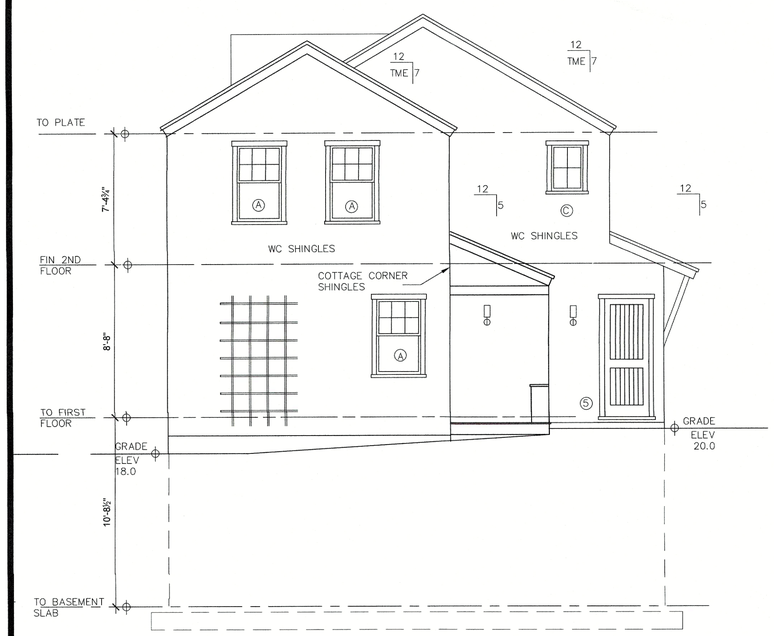
1 PREVIOUSLY SUBMITTED NORTH ELEVATION

Scale: 1/4 = 1'-0



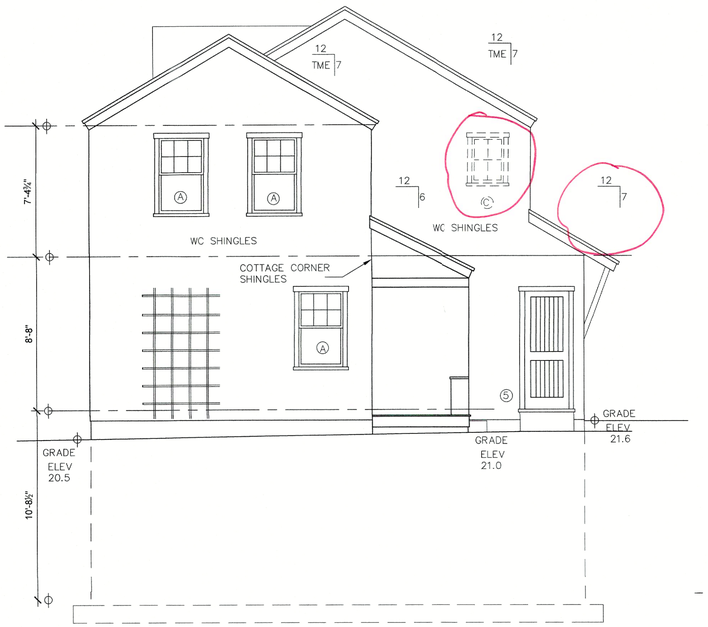
1 PROPOSED NORTH ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY SUBMITTED EAST ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED EAST ELEVATION

Scale: 1/4 = 1'-0

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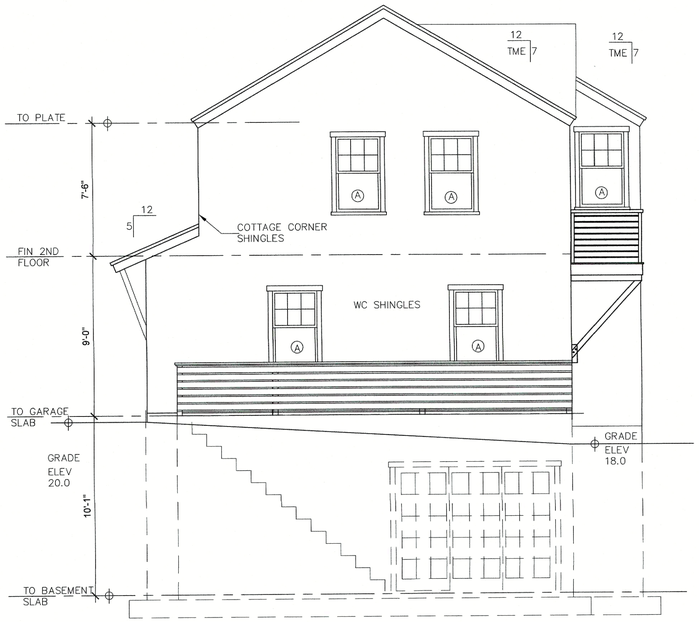
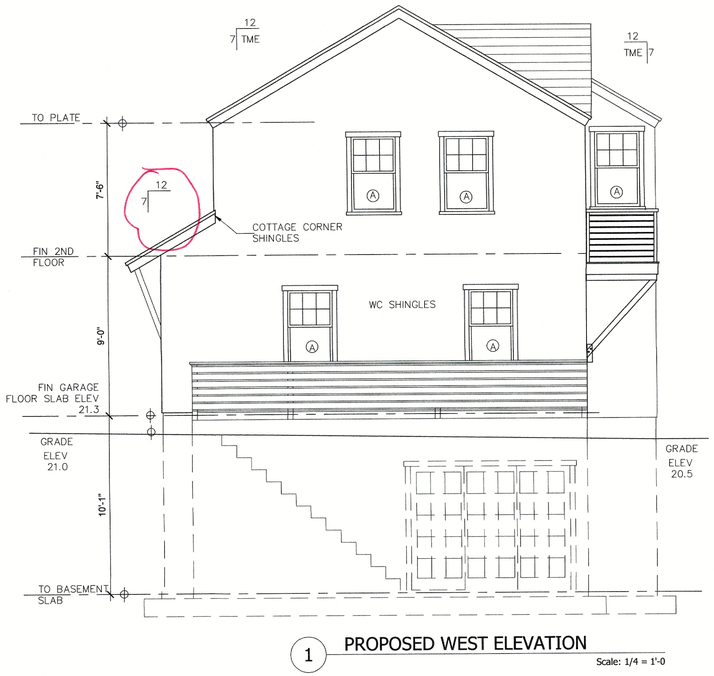


1 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4 = 1'-0

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1 NORTH ELEVATION

Scale: 1/8=1'-0

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CANNAN
HDC 6PT

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.

NA 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.

SA 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

NA 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I STEPHEN C. THERAUX

AS AGENT FOR PETER & JENNIFER GARRAN

STREET ADDRESS 36 POCOMO ROAD

MAP/PARCEL 14/79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

25 JUNE 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

25 JUNE 2025
Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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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 29 Jefferson LLC

STREET ADDRESS 29 Jefferson Ave.

MAP/PARCEL 30 / 125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 6/26/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 125

Street & Number of Proposed Work: 29 Jefferson Ave

Owner of record: 29 Jefferson, LLC

Mailing Address: c/o 6 Wonoqs Way
Nantucket, MA 02554

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: 2010

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW PICKET GATE AT STEP TO GRASS
18" GRADE CHANGE AT DRIVEWAY AREA ONLY, RETAINING WALL FACED WITH RIVER STONE, FULL COBBLESTONE DRIVEWAY WITH FLAGSTONE STEP TO GRASS

Is there an HDC survey form for 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: 12'x18' Driveways COBBLESTONE Walkways 18"x36" STEPPING STONES Walls RIVER STONE FACED CONCRETE

* Note: Complete door and window schedules are required.

COLORS TO MATCH EXISTING

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 6/28/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	1098
Location	29 JEFFERSON AV
Owner	29 JEFFERSON 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.



29 Jefferson Ave.
PRIOR EXISTING DRIVEWAY



29 Jefferson Ave.

EXISTING STEPPING STONES



NEW
SAMPLE GATE
@ 29 Jefferson Ave

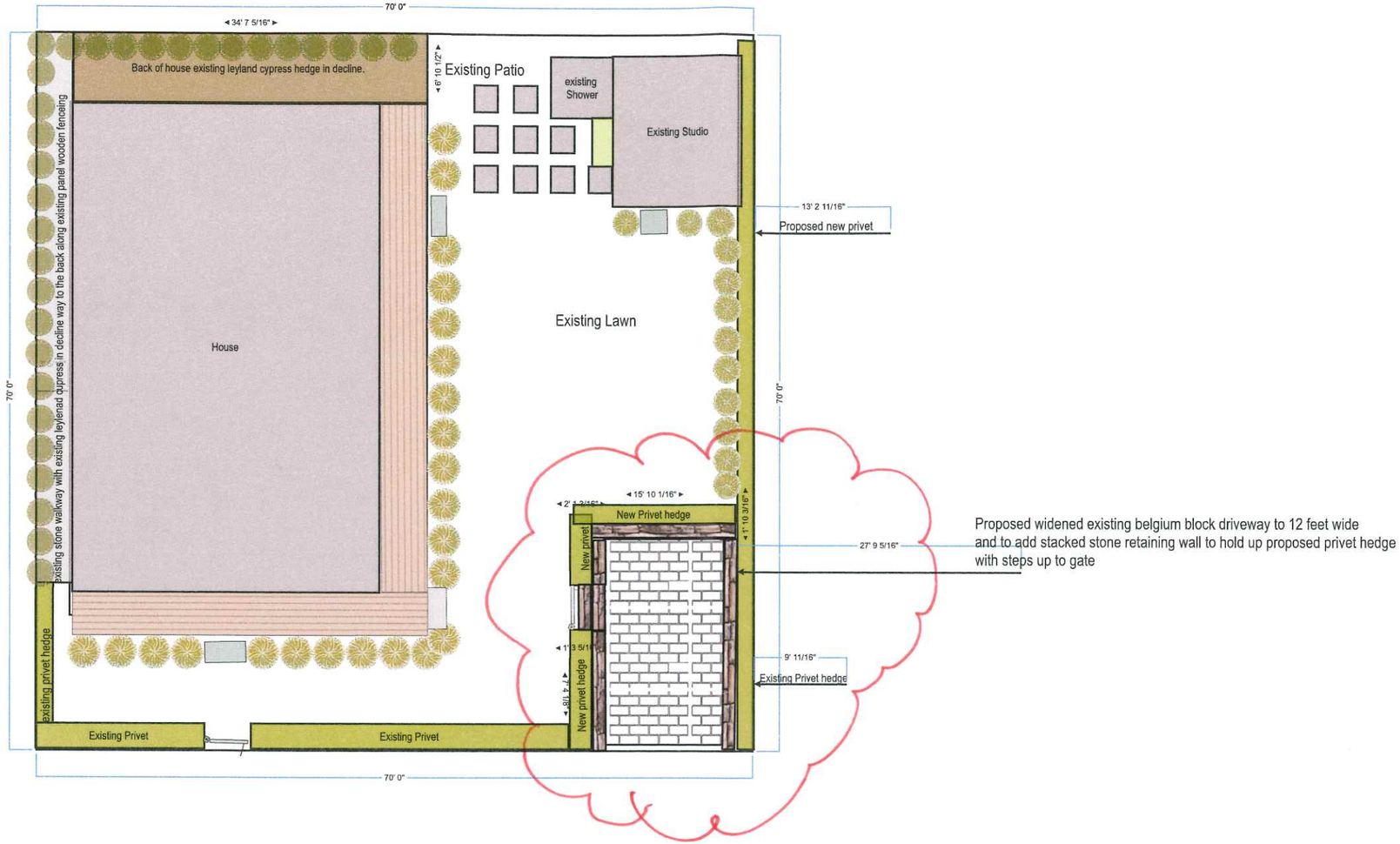


29 Jefferson Av.

PROPOSED
RETAINING WALL
STONE



29 Jefferson Av. PROPOSED STONE



Kristina WIxted Gardens
12 Tomahawk Road
Nantucket, MA 02554
508-221-1702

Lara Trafelet
29 Jefferson
Nantucket, MA 02554

Drawing: Proposed widen existing belgium block driveway to 12 feet wide
with gate, stacked stone retaining wall and steps up to gate with new privet hedge , removing lawn between existing belgium block driveway
Date: 05/16/24

All dimensions must be checked on site and not scaled from this drawing
Scale: 1/8" = 1 ft








MICKEY













2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 476

Street & Number of Proposed Work: 12 Pilgrim Rd.

Owner of record: Katie Holohan & Adam Kates

Mailing Address: 12 Pilgrim Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 49'-3" Sq. Footage 1st floor: 1,472 SF Decks/Patio: Size: 5' x 25' ☑ 1st floor ☐ 2nd floor
Width: 48' Sq. footage 2nd floor: 1,068 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +12" +/- South -30" +/- East _____ West _____

Height of ridge above final finish grade: North 29'-7" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 24, 2024

Name: Katie Holahan

Address: 12 Pilgrim Road

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 12 Pilgrim Road per our collaboration.

Thank you for your understanding.

Date: 6/25/2024

Signature: Katie Holahan

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Katie Holahan & Adam Kates

STREET ADDRESS 12 Pilgrim Road

MAP/PARCEL 41 / 476

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06.25.24
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Sea Hero LLC

MAILING ADDRESS..... 12 Pilgrim Road, Nantucket MA 02554

PROPERTY LOCATION..... 12 Pilgrim Road

ASSESSORS MAP/PARCEL..... 41 / 476

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.

June 5, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.06.05 10:29:59 -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
41	215		WELLS DOUGLAS J TRUSTEE	ELEVEN PILGRIM ROAD NOMINEE	18 LAKEWOOD CIRCLE NORTH	GREENWICH	CT	06030	11 PILGRIM RD
41	347		BONSEE JOHN J TR & MARGARET E B TR	BONSEE REVOCABLE TRUST	PO BOX 55	MIDDLEBURG	VA	22118-0055	16 PRISCILLA LN
41	350		MANDELL AARON H		7606 MIDNIGHT PASS RD	SARASOTA	FL	34242	14 PILGRIM RD
41	351		GRAHAM KATHRYN C		11 PRISCILLA LN	NANTUCKET	MA	02554	11 PRISCILLA LN
41	358		KILLEN PATIENCE		PO BOX 606	NANTUCKET	MA	02554	10 PILGRIM RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION
ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Pilgrim Road

Tax Map Number: 41 Parcel Number: 476

Owner of Record: Katie Holahan & Adam Kates

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 0324 7583 18

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To
Street a
City, Sta

BONSEE JOHN J TR & MARGARET E B TR
BONSEE REVOCABLE TRUST
PO BOX 55
MIDDLEBURG, VA 22118-0055

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7582 88

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
Street and
City, State, ...

WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 01

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
Street and
City, State

GRAHAM KATHRYN C
11 PRISCILLA LN
NANTUCKET, MA 02554

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 25

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To
Street ar
City, Sta

MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7582 95

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Street and Ap
City, State, Z

KILLEN PATIENCE
PO BOX 606
NANTUCKET, MA 02554

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





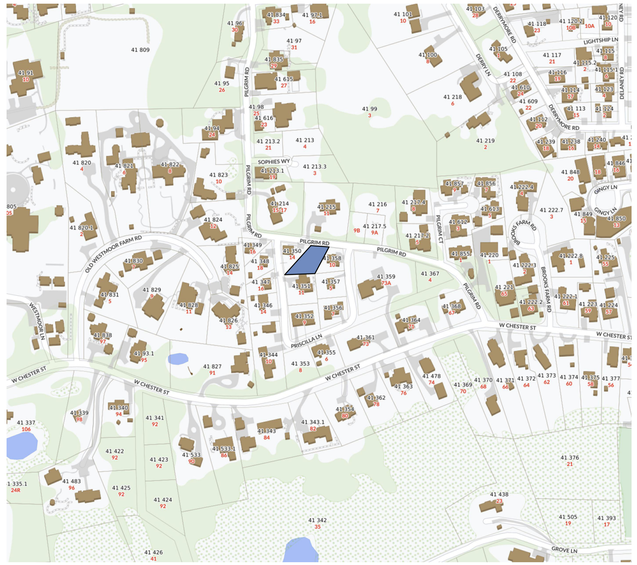




Holahan Residence

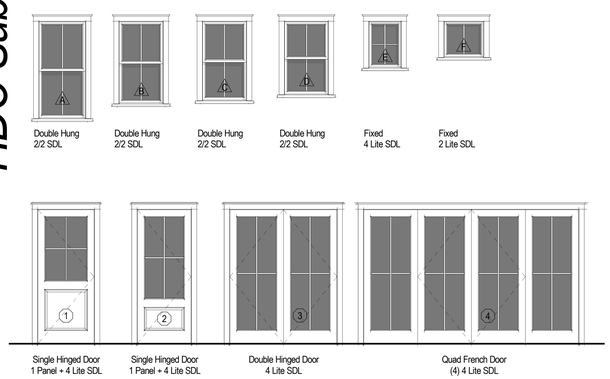
12 Pilgrim Road
Nantucket, MA 02554

07.01.24



1 Locus Map
Not to Scale

HDC Submission



2 Exterior Window & Door Legend
1/4" = 1'-0"



3 Site Plan
1/8" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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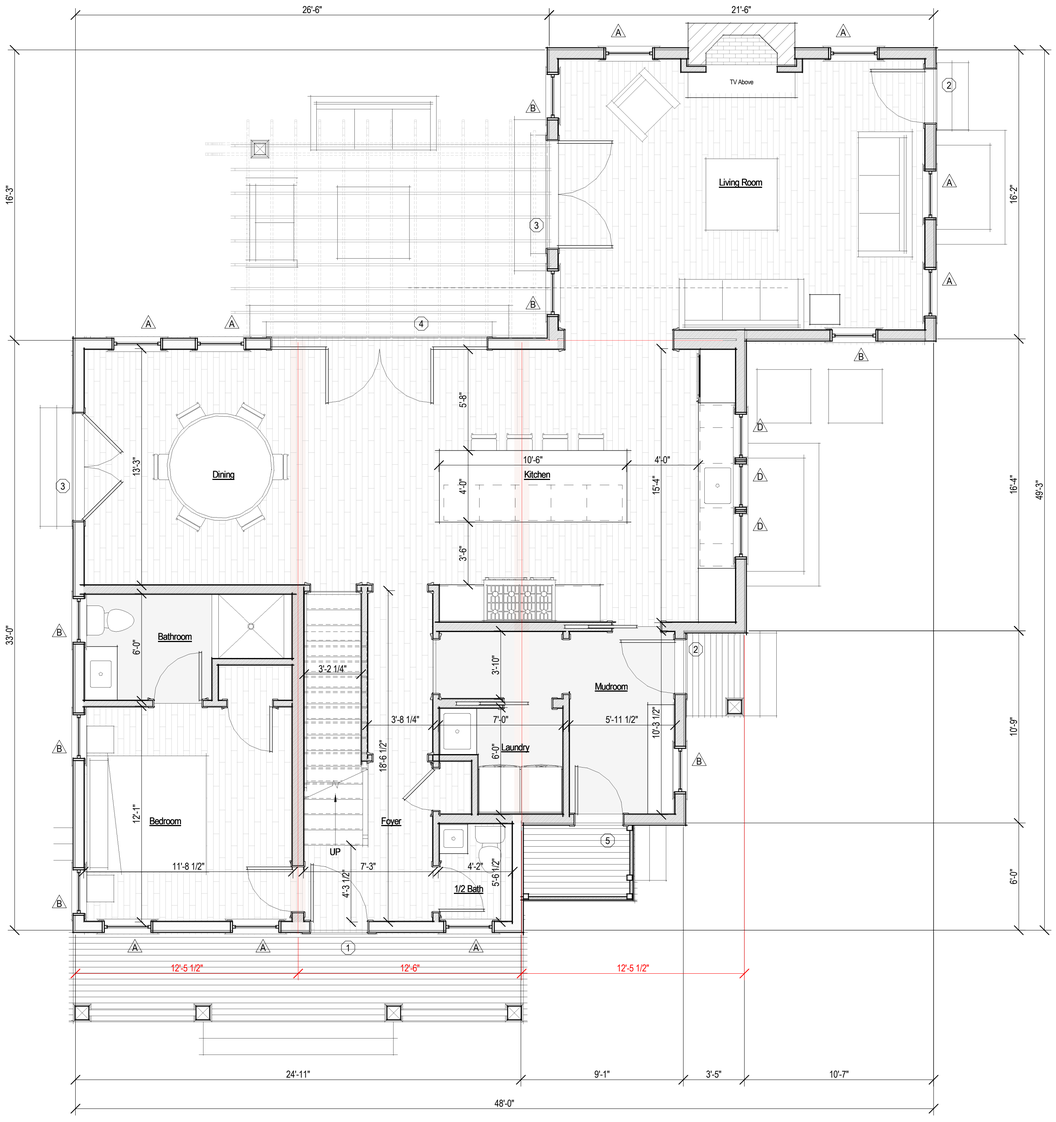
G.1.1

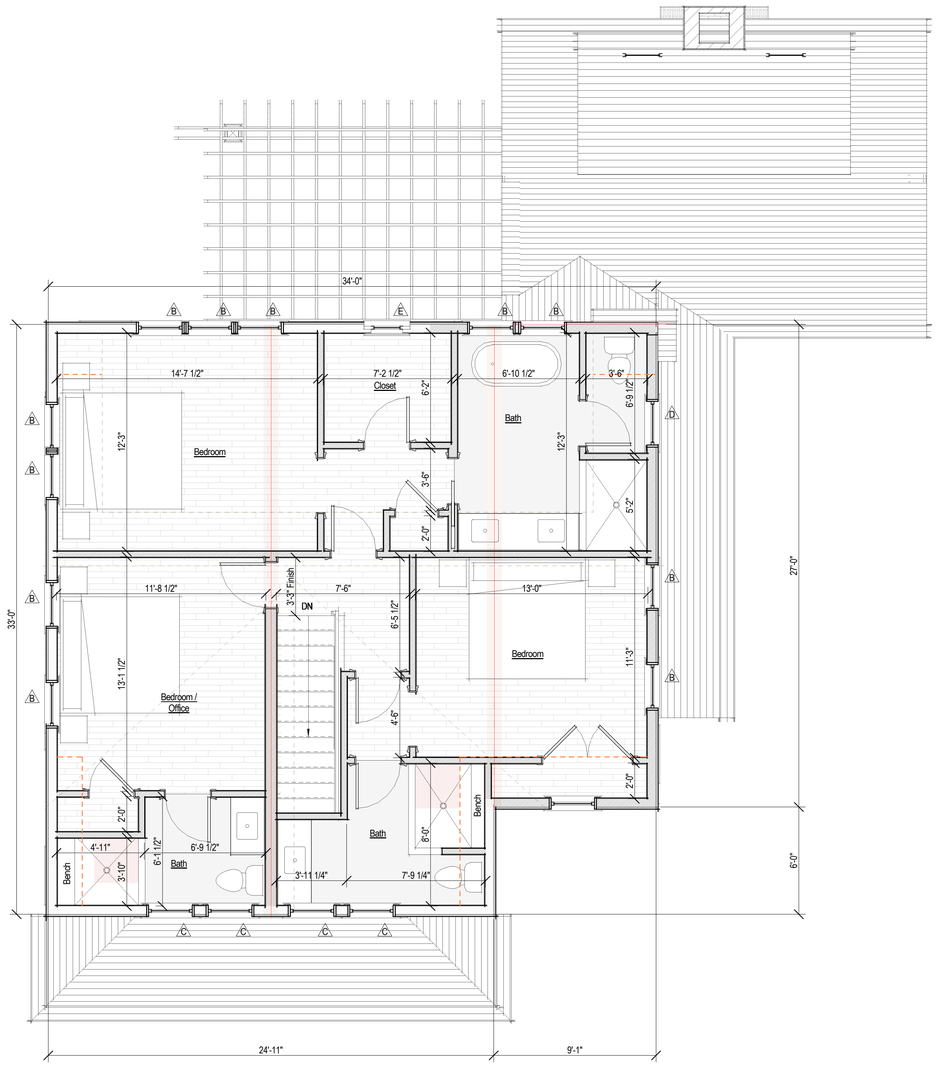
2412

07.01.24

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

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G.1.1 Cover Sheet
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Revisions

Floor Plans

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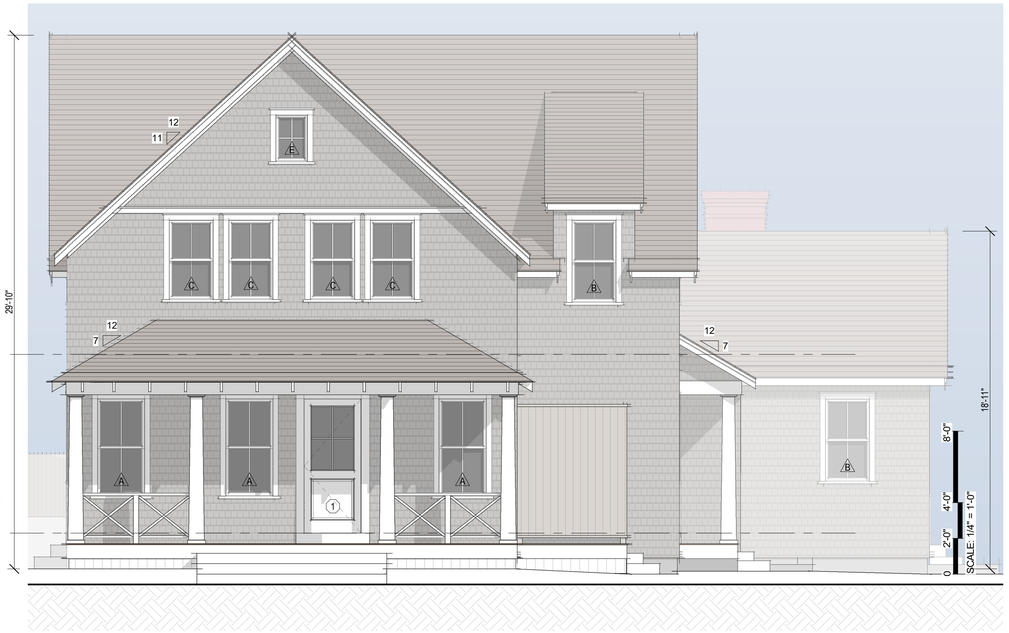
A.1.1
2412

07.01.24



1 North Elevation - Proposed
1/4" = 1'-0"

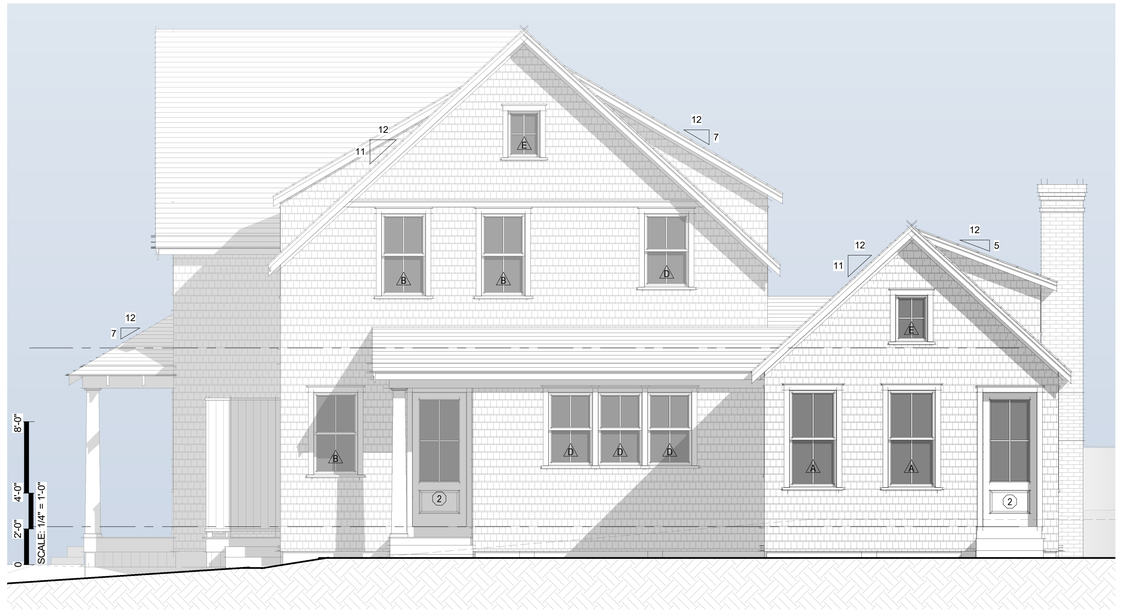


2 East Elevation - Proposed
1/4" = 1'-0"

HDC Submission



3 South Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
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A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Exterior Elevations

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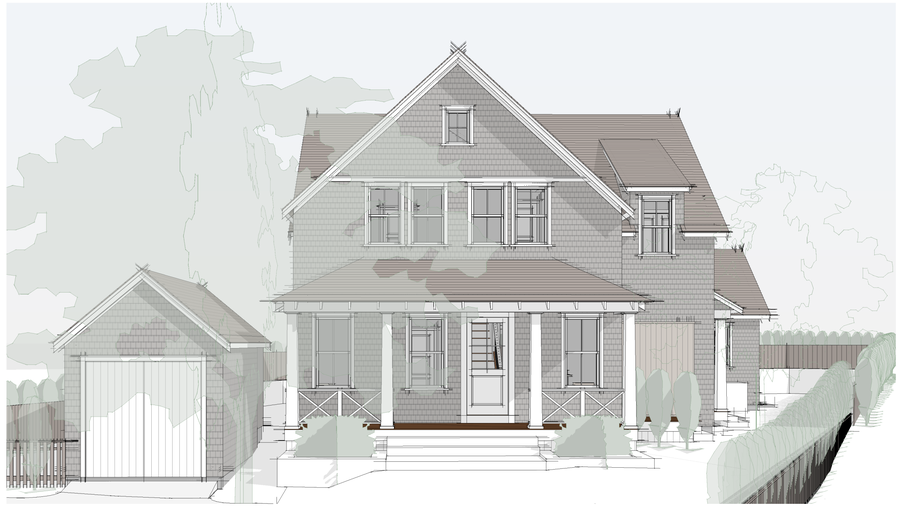
A.2.1

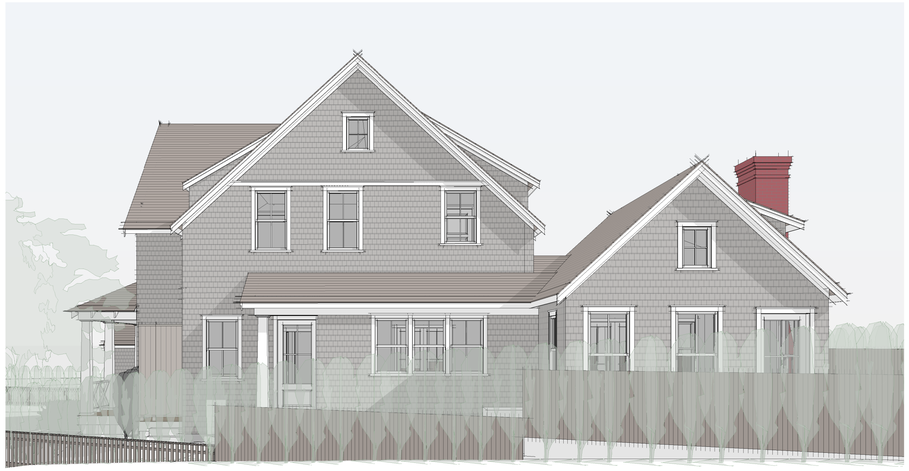
2412

07.01.24

HDC Submission



North Perspective



West Perspective



South Perspective



East Perspective

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Exterior Perspectives

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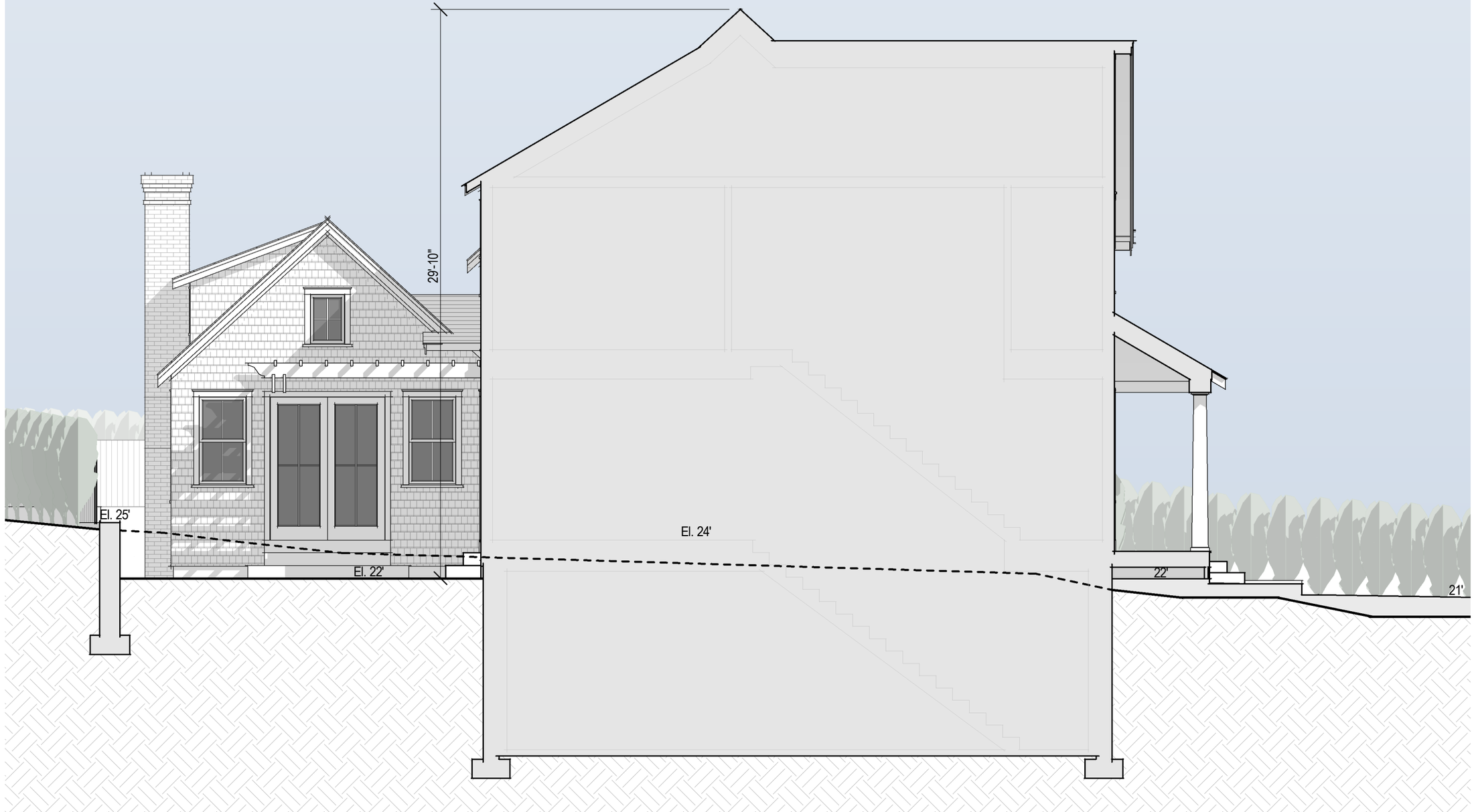
A.2.2

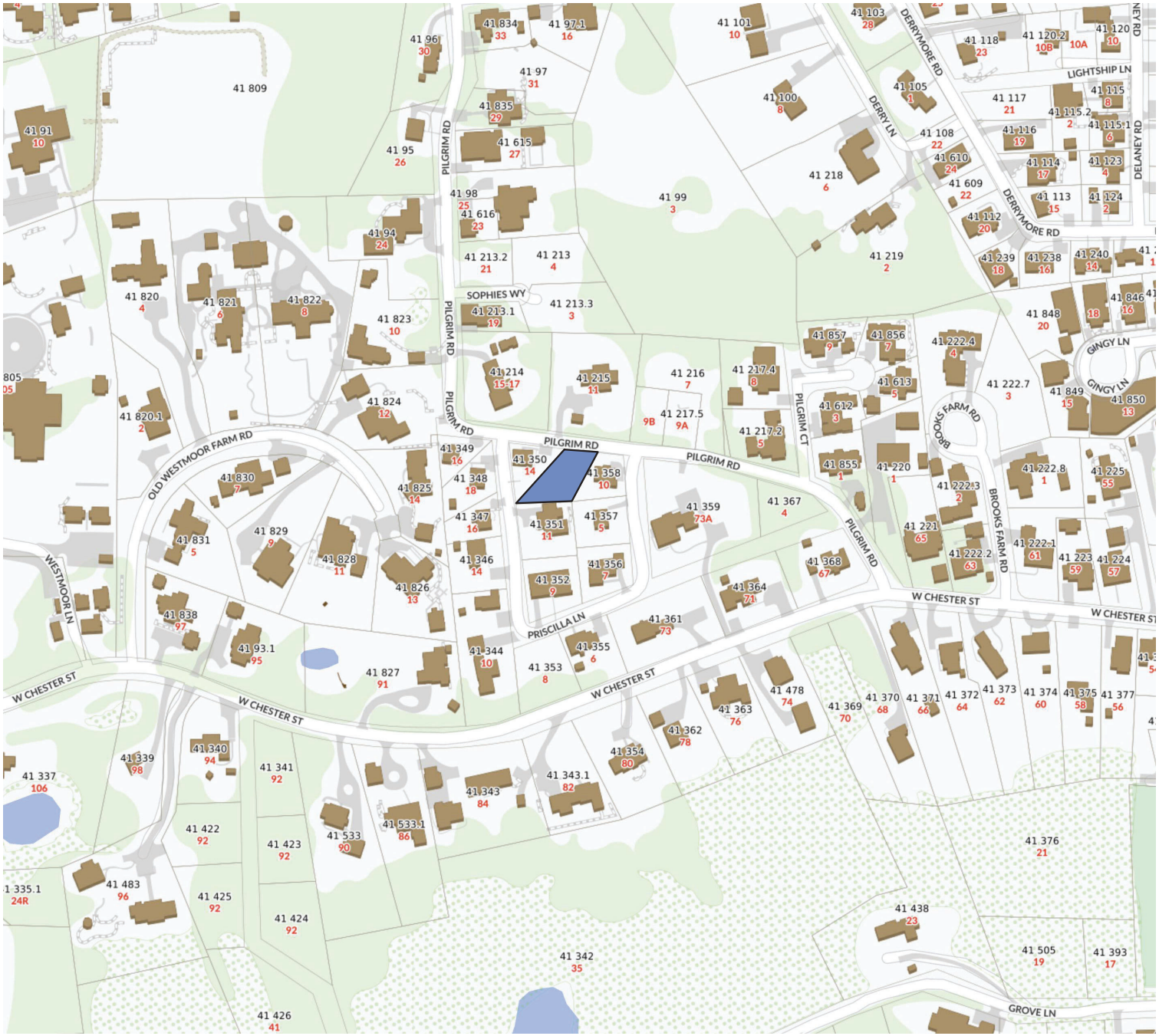
2412



Holahan Residence
12 Pilgrim Road
Nantucket, MA 02554

Site Section
3/16" = 1'-0"

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

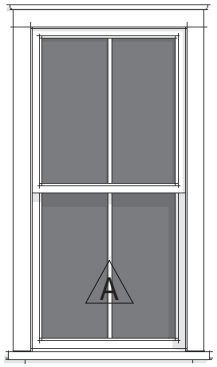


1 Locus Map

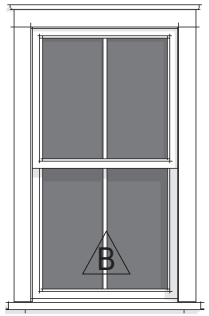
Not to Scale



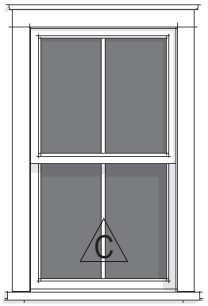
3 Site Plan
1/8" = 1'-0"



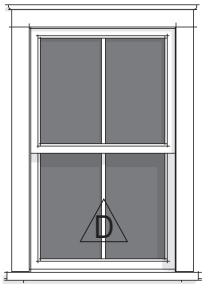
Double Hung
2/2 SDL



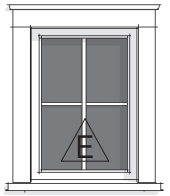
Double Hung
2/2 SDL



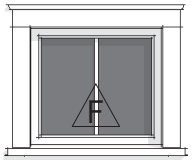
Double Hung
2/2 SDL



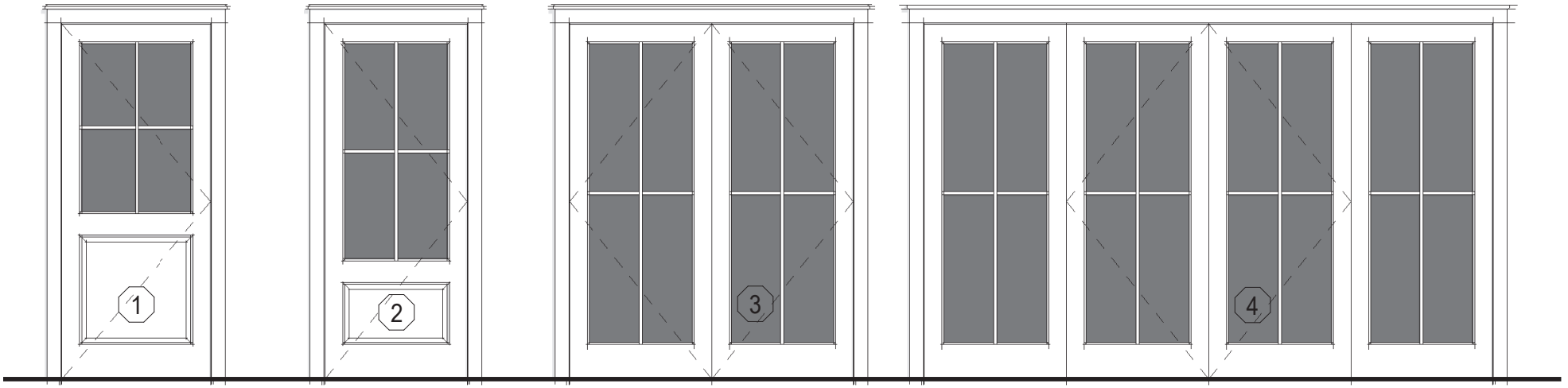
Double Hung
2/2 SDL



Fixed
4 Lite SDL



Fixed
2 Lite SDL



Single Hinged Door
1 Panel + 4 Lite SDL

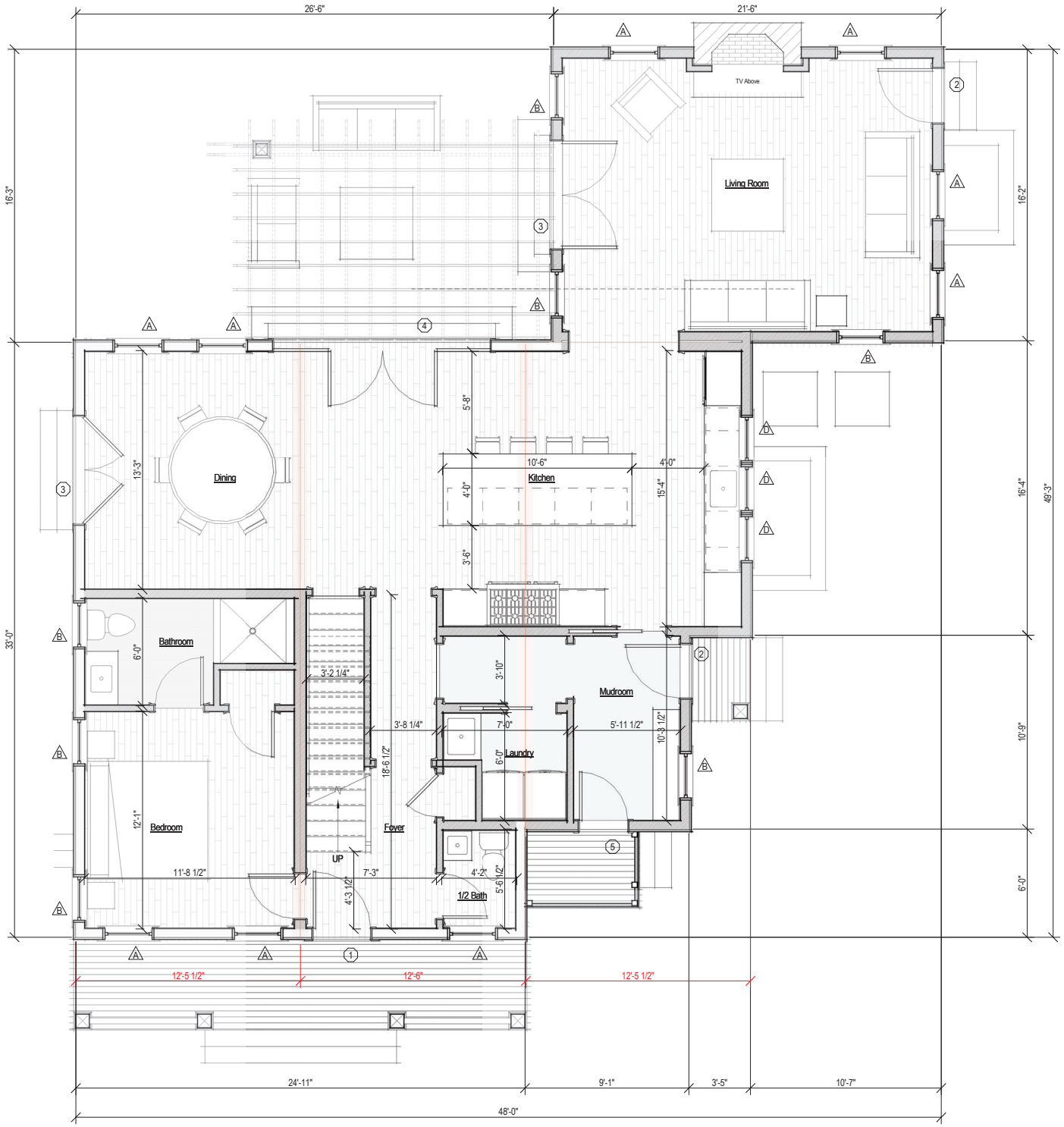
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

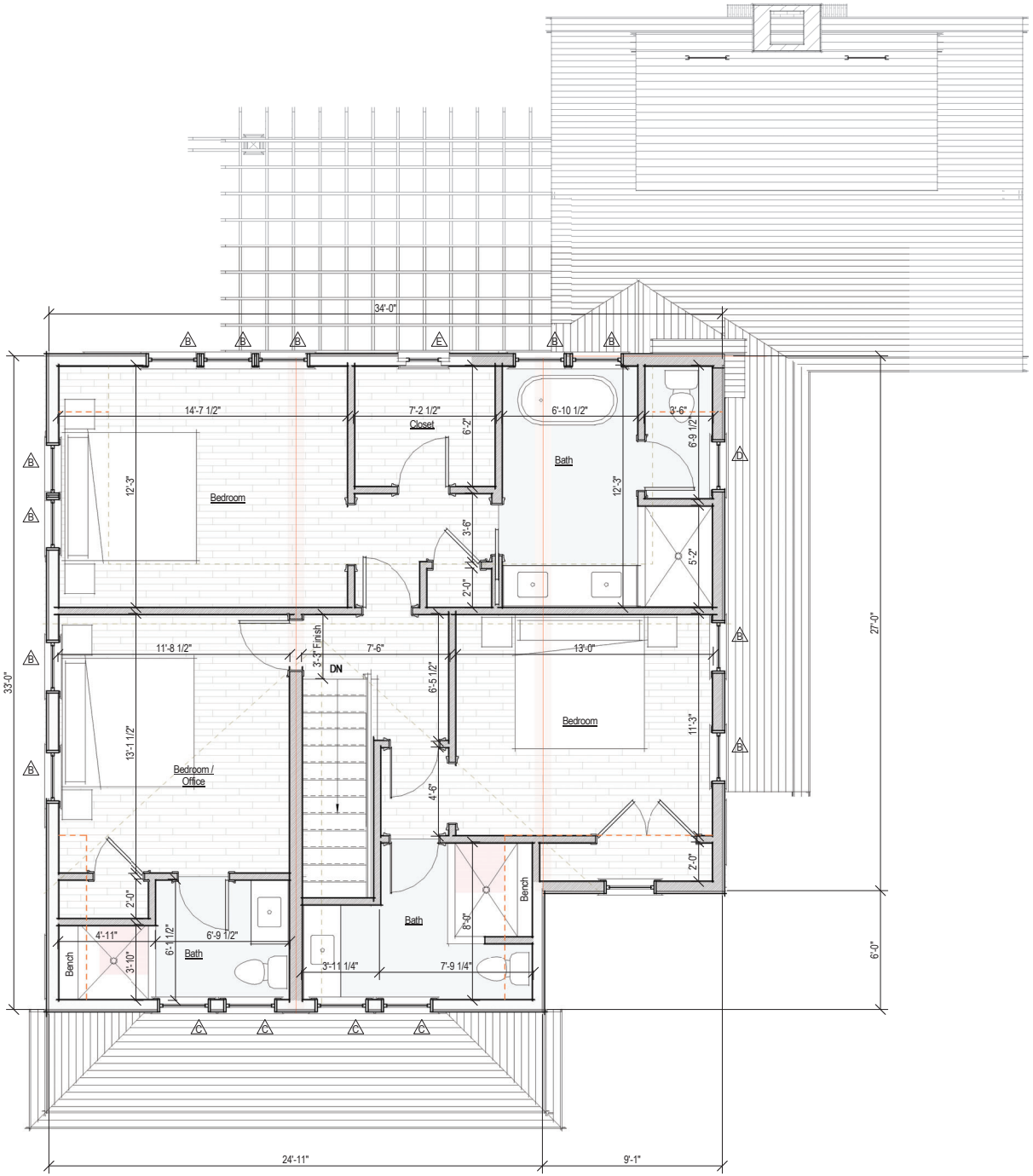
2 Exterior Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 38

Street & Number of Proposed Work: 15 MOREY LANE

Owner of record: MATTHEW MANERA

Mailing Address: 2006 WINWARD WAY
VERO BEACH, FL 32963

Contact Phone #: 772-713-1245 E-mail: MANERAJ@YAHOO.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. 2023-10-7351

☐ 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 DOOR TO EAST ELEVATION
4 LT WITH 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 _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 2 LT/panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

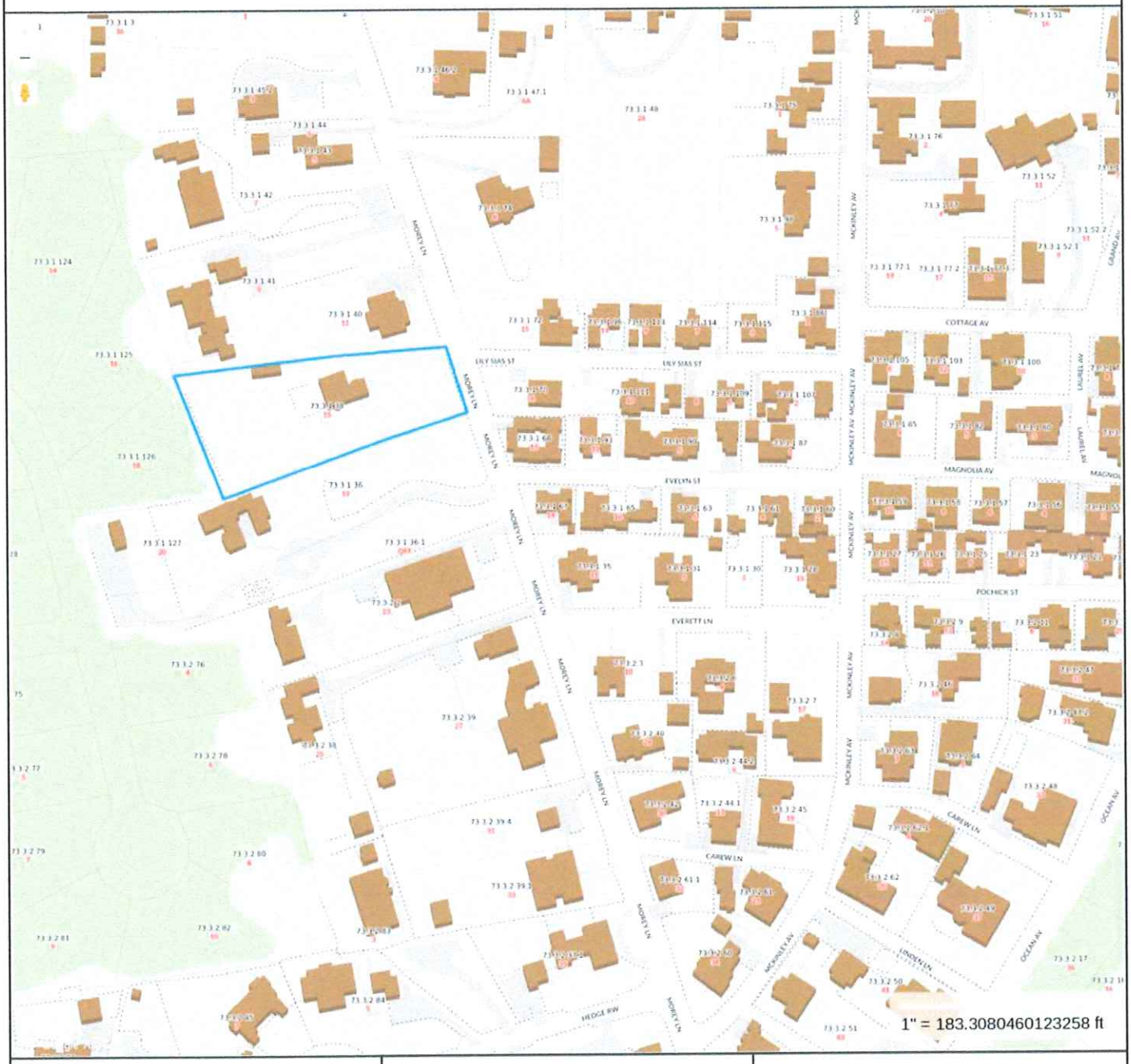
Trim WHITE TIME Sash ~~WHITE TIME~~ Doors WHITE TIME

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 10/27/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	73.3.1 38
Location	15 MOREY LN
Owner	MANERA MATTHEW E & CAROLINE W

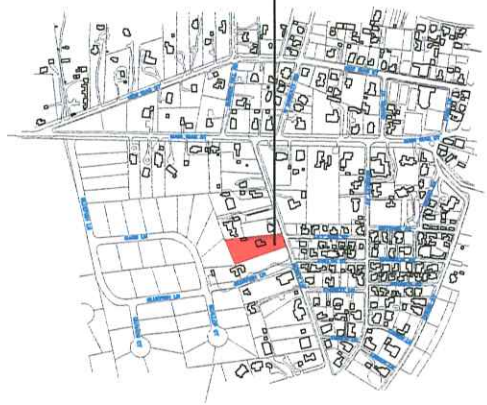
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

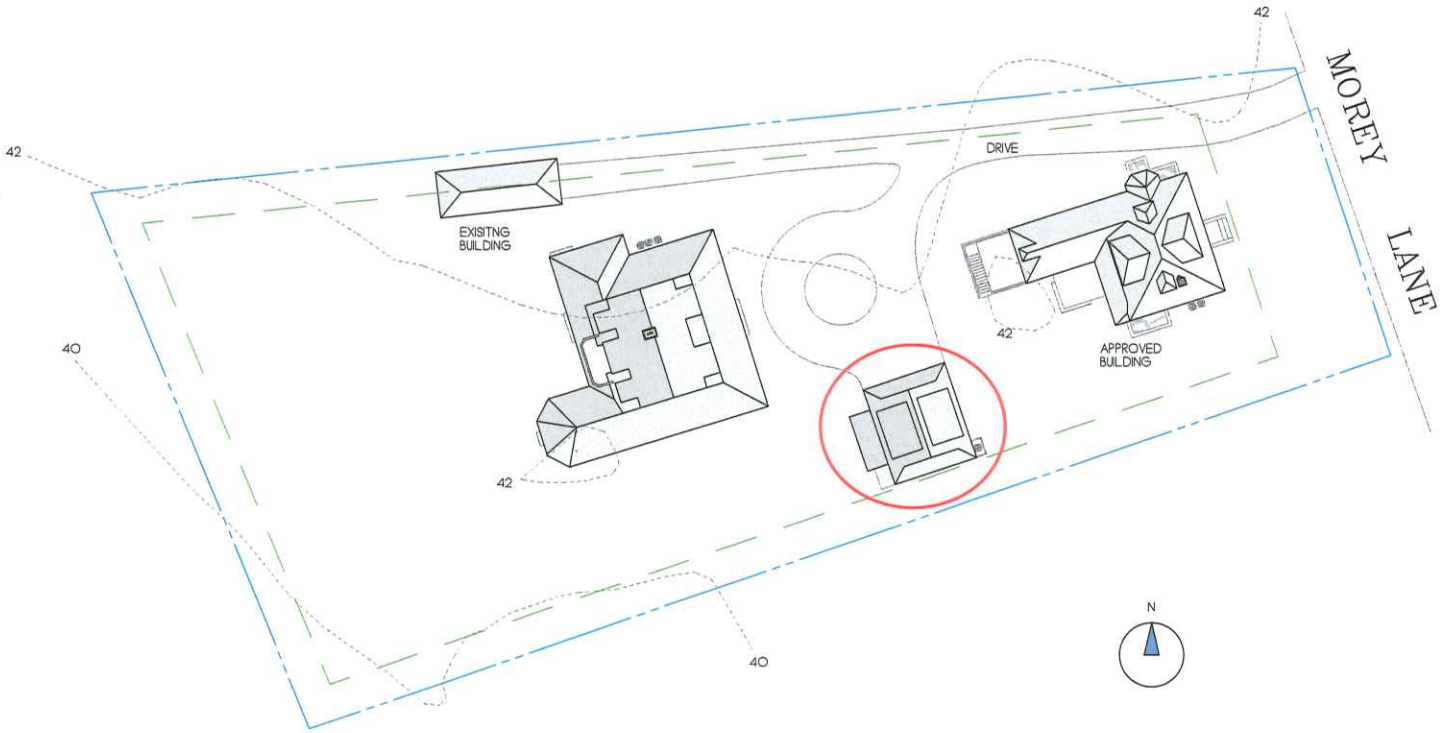
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: SR20	
MAP: 73.3.1	PARCEL: 38
MIN. AREA:	20,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	30 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER \ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY \ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY ISLAND SURVEYORS, LLC DATED JANUARY 16, 2013. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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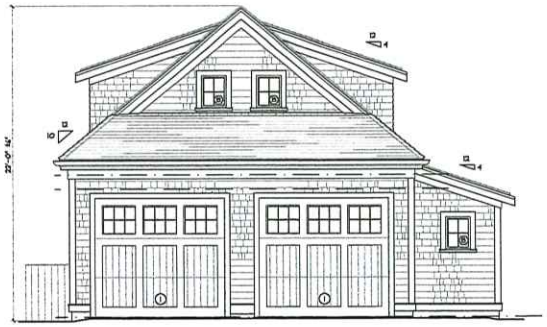
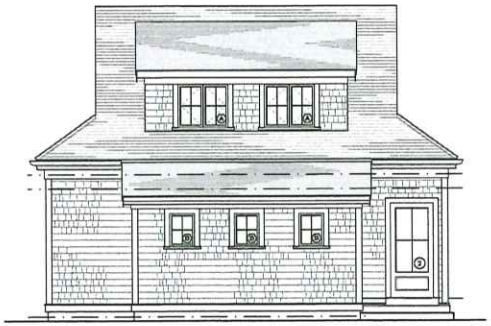
MANERA RESIDENCE
DRAWN BY: ETHAN NAKAMOW
P.O. BOX 1322
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan@ethannakamow.com

MAP: 73.3.1 PARCEL: 38
GARAGE H.D.C. SITE PLAN ONLY
ADDRESS: 16 MOREY LANE, NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/16" = 1'-0"

SHEET NO.
S 1



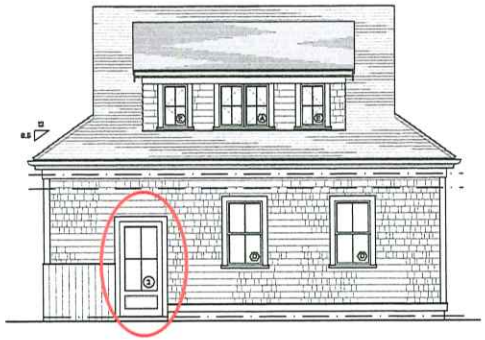
APPROVED NORTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



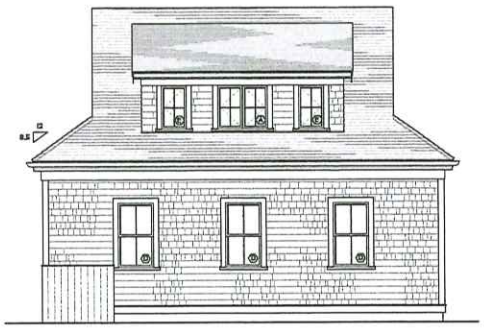
APPROVED WEST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISION
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

NOTE:
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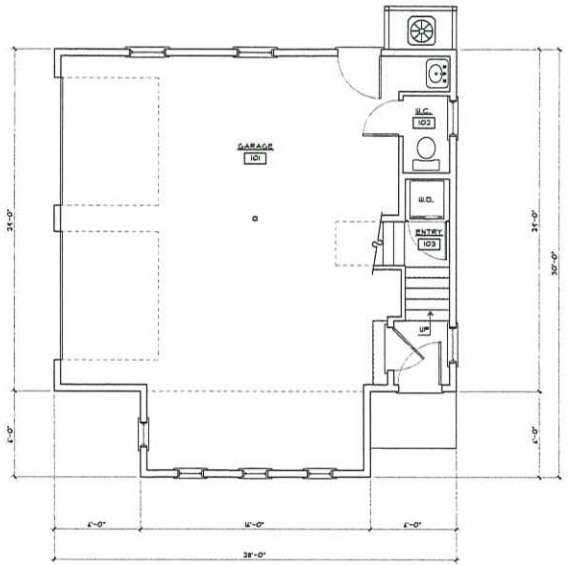
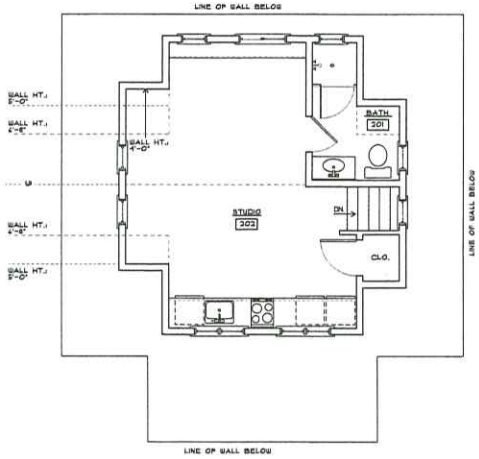
MAP 7532 PARCEL 28
GARAGE ELEVATIONS
ADDRESS: 15 MOREY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-6" X 3'-0"	3	4 LT. DBL. CASEMENT
B	ANDERSEN	1'-9" X 2'-6"	8	4 LT. CASEMENT
C	ANDERSEN	2'-3" X 4'-1"	2	2/2 D.H.
D	ANDERSEN	2'-6" X 4'-6"	3	2/2 D.H.
E	ANDERSEN	1'-9" X 3'-0"	2	4 LT. CASEMENT
I	CUSTOM	9'-0" X 8'-0"	1	16 LT. 3 PNL. OVERHEAD GD. DR.
2	ANDERSEN	3'-0" X 6'-8"	2	4 LT. 2PNL. EXTERIOR GD. DR.

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.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
748 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
384± SF

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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GARAGE FLOOR PLANS
ADDRESS: 15 MONEY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1


GARAGE LOCATION

III. OLD BUSINESS 11/21/2023

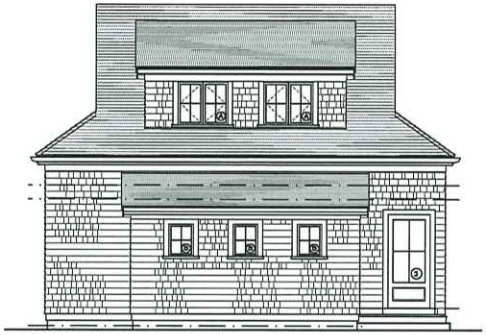
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Carolyn Manera 10-7351	**15 Morey Lane**	**Garage**		**EMDA**

Voting:	Pohl, Camp, Coombs, Thornewill
Alternates:	None
Recused:	None
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus** - Explained that the main historic dwelling, dating back to 1906 and located outside the Sconset Old Historic District, underwent its last review in December 2022. - Stated that the HDC expressed concerns about its height and proximity to the 19 ft tall historic main house. - Stated that the garage, currently under review, stands at 22 ft 6 inches to the ridge. - Mentioned that the Commissioners raised concerns about the second-floor plate height, echoing previous worries for a reduction in height. - Pointed out that the main dwelling was not part of the prior review. - Recommended that the garage's height should not exceed that of the existing historic structure (19 ft) or the previously approved main dwelling in the rear. - Suggested that a height in between these two structures would be more appropriate.
Public Comments:	**Rob Benchley**, Sconset Advisory Group - Noted that the Board had requested lower eaves. - Emphasized the reinforcement of the request. - Acknowledged the size difference, recognizing that the main house is much bigger than the structure in the back.
Concerns/Comments:	**Pohl** - Noted the absence of addressing the actual revision. - Stated the revision involves lowering the building, specifically dropping the Eve. - Mentioned the previous height was 23 feet. - Highlighted that the current submission is at 22 feet. - Recalled concerns from several members about the height of the eve above the first-floor windows and doors. **Williams** - Explained that the revision involved dropping a foot but bringing it back due to the lack of visibility and the presence of the same detail in the other two proposals. **Camp** - Expressed agreement with the design, considering it appropriate for the house. - Suggested a minor adjustment, proposing that the height of the house (which is currently 2 ft 8) be brought down minimally. **Coombs** - Concurred with Holly's and Abby's statements. - Advocated for bringing down the height, emphasizing that the concern is not about the height relative to the one in the back. - Recommended aligning the two structures behind each other, particularly focusing on the one in the front. **Thornewill** - Concurred with previous statements. **Pohl** - Pointed out the impact of perspective and the considerable distance behind the other building. - Downplayed the significance of an 4-inch discrepancy. - Conveyed satisfaction with the current application and expressed acceptance of it in its current state.
Motion:	**Motion to approve, as submitted. (Coombs) (14:59)**
Roll-Call Vote:	Carried – 4:0 // Pohl, Camp, Coombs, Thornewill (Aye) — Certificate # HDC2023 – **10-7351**

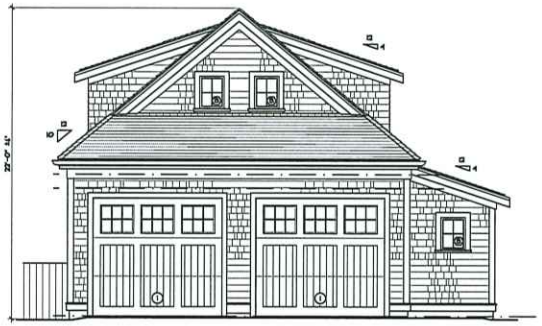
5



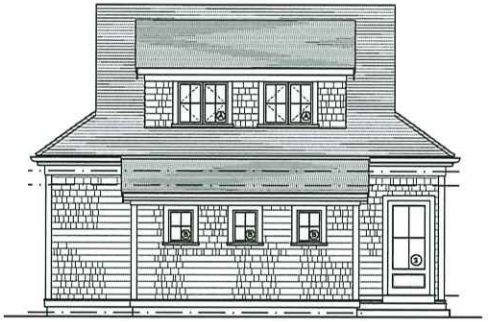
NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

PREVIOUS APPROVAL

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
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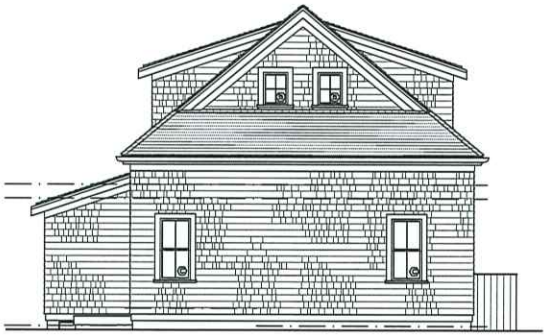
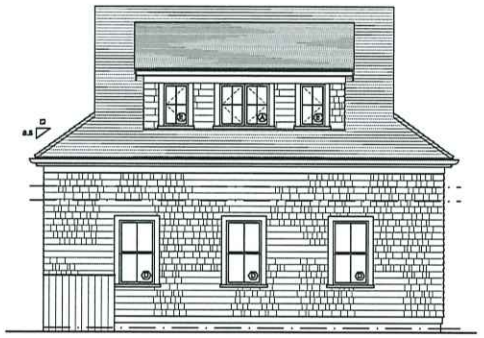
MAP: 7532 PARCEL: 38
GARAGE ELEVATIONS
ADDRESS: 15 MOSEY LANE HAMILTON, MA 01936
DATE: 11/06/2023
SCALE: 1/4" = 1'-0"

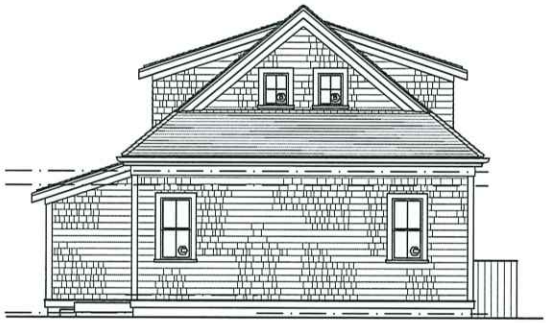
SHEET NO.
a 2



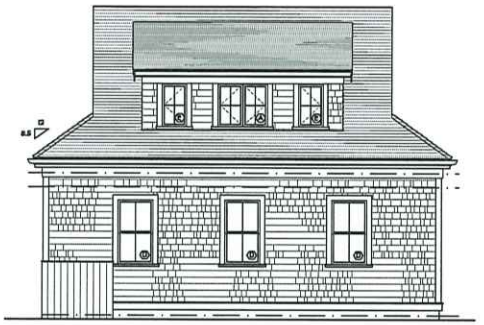
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
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NANTUCKET, MA 02584
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MAP: 73.3.3 PARCEL: 38
GARAGE ELEVATIONS
ADDRESS: 15 MOREY LANE NANTUCKET, MA 02554
DATE: 11/06/2023
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

LOT B

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 173

Street & Number of Proposed Work: 15 PARKE Lane

Owner of record: 61 FAIRGROUNDS ROAD

Mailing Address: PO Box 585
NANTUCKET MA 02554

Contact Phone #: 508-776-5445 E-mail: CSCHORER@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. 2021-02-2982

☐ 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 West ELEVATION— REDUCE TWO PAIRS OF FRENCH DOORS TO ONE PAIR

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles NO ☐ 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 _____

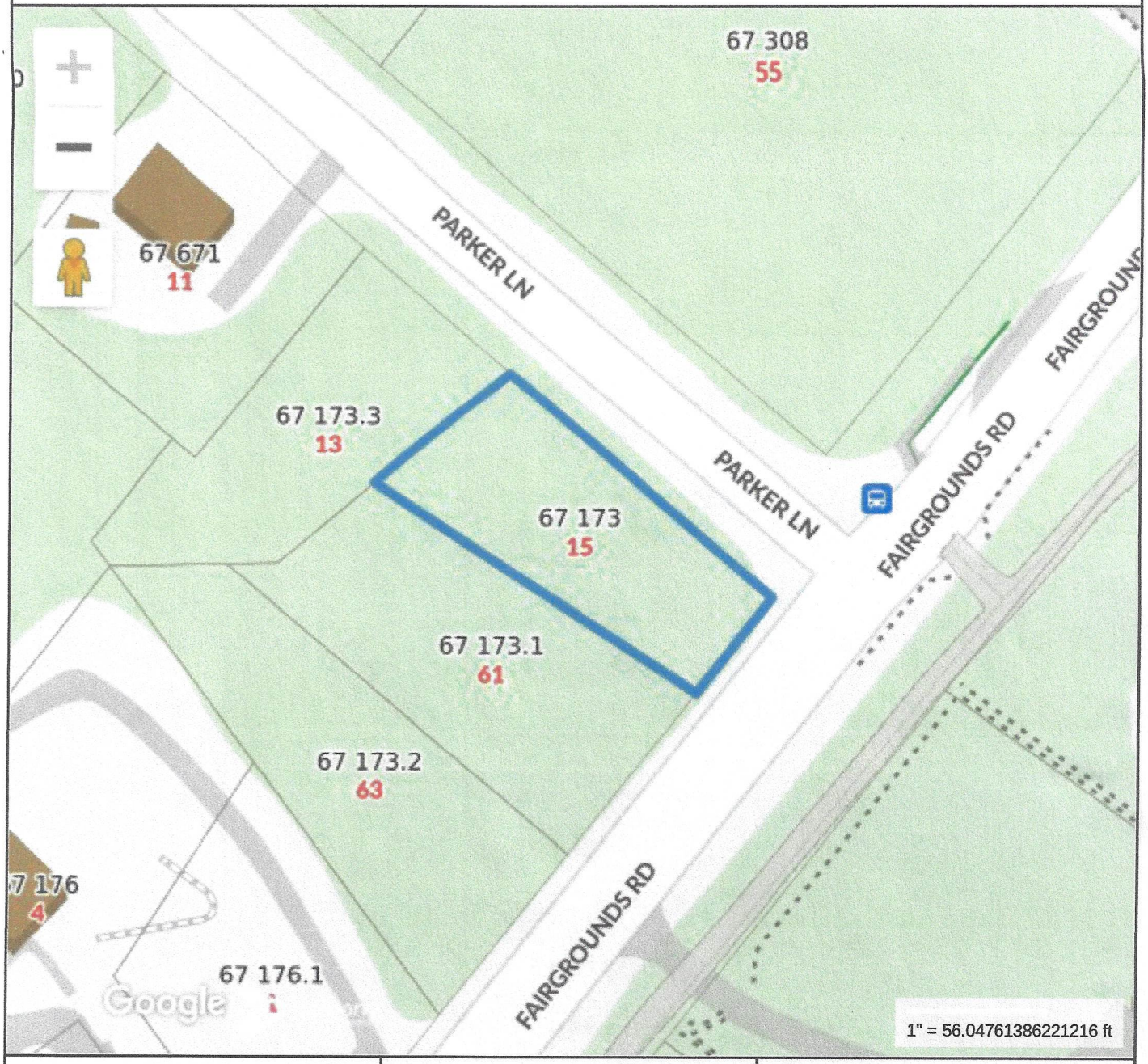
Trim _____ Sash _____ Doors _____

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 6/27/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

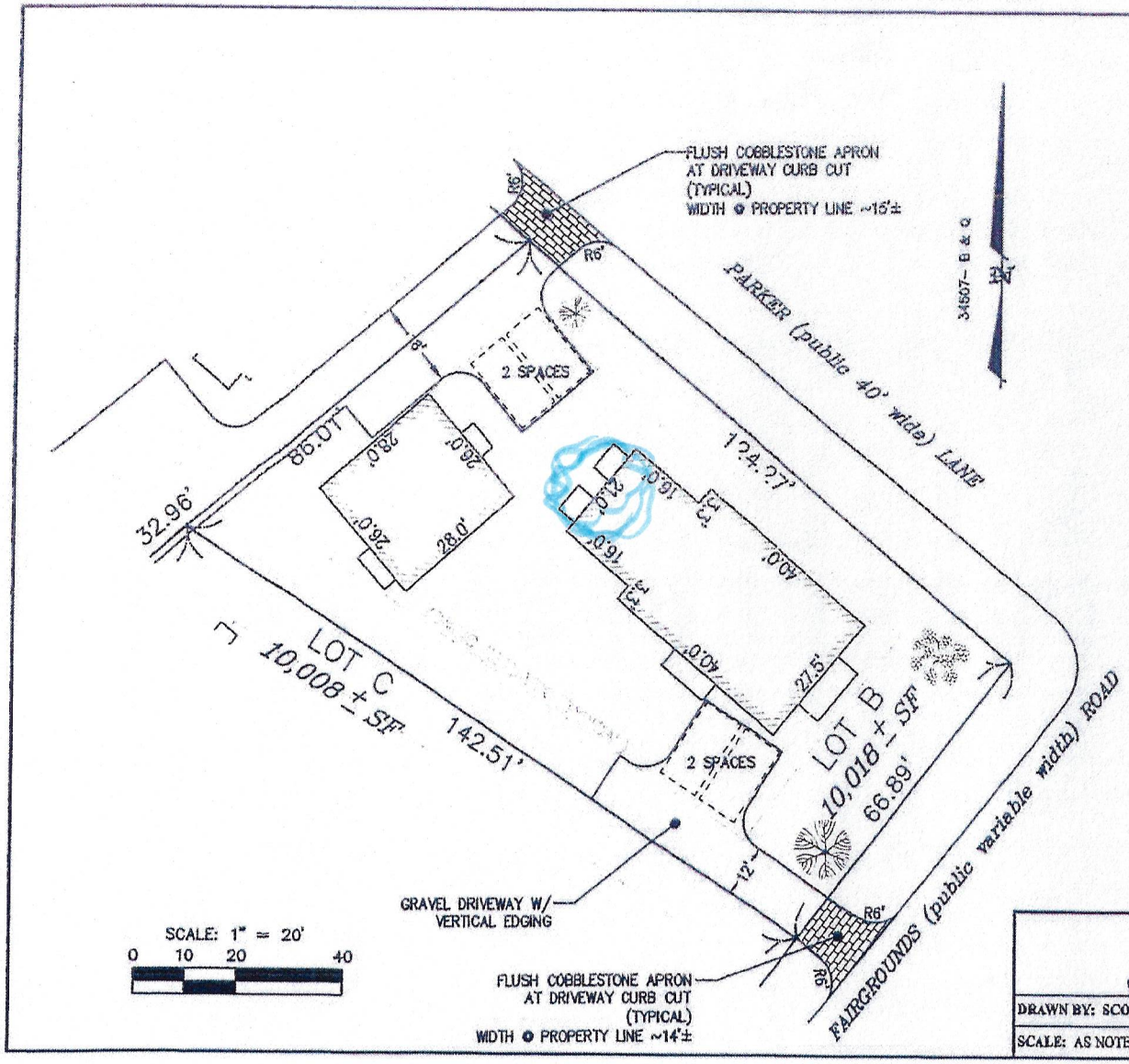
Property ID	5484
Location	15 PARKER LN
Owner	61 FAIRGROUNDS LLC

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.



PARKING

SITE DRIVEWAYS ARE DESIGNED TO ACCOMMODATE A TYPICAL AASHTO PASSENGER VEHICLE (7'x19') AND ALLOW FOR A MINIMUM OF 2 PARKING SPACES PER UNIT.

NOTE

THE PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND ARE NOT TO BE RELIED UPON AS EXACT.

Landscape Schedule - 61 Fairgrounds

Tree selection based on location on streetscape and sun and water conditions.

Deciduous Trees minimum 8" diameter or 8' tall

Cherry, Black Prunus serotina
Maple, Red Acer rubrum
Oak, White Quercus alba
Oak, Black Quercus velutina

Coniferous Trees minimum 6" diameter or 11' tall

Pine, Pitch Pinus rigida
Pine, Japanese Black, native variety
Pine, Pinus Sylvestris

Large Hedges

Streetscape on Lot B to Parker:

Leyland Cypress, minimum 8' tall staggered to create continuous visual barrier to lower level of house.

Arborvitae 5-7' as infill and screening

Flowering Perennials:

Small plantings in native for garden areas per homeowner, flowering perennials selections form *Landscaping with Native Plants from the Nantucket Conservancy*

Shrubs:

Bayberry, Beach Plum, Wintergreen, chokeberry, asst Rose, and holly

Minimums 3-5 gallons at planting

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL-10 (R-10)

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 20 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 25%

DRAWING TITLE

LOCUS PLOT PLAN
61 FAIRGROUNDS ROAD - LOT B

DRAWN BY: SCOTT P. HENDERSON, PE	ISSUE DATE: FEBRUARY 6, 2021
SCALE: AS NOTED	REV. DATE: MAY 3, 2021

15 PARKER LANE – REDUCE TWO PAIRS OF FRENCH DOORS TO ONE PAIR IN THE CENTER OF WEST ELEVATION



CERTIFICATE NO: MAN HOUSE HDC2023-10-9321 DATE ISSUED: 10/31/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 173

Street & Number of Proposed Work: 15 PARKER LN (61 FAIRGROUNDS ROAD)

Owner of record: 61 FAIRGROUNDS LLC

Mailing Address: PO BOX 585 SOUTHBOROUGH, MA 01772

Contact Phone #: 508-726-5445 E-mail: CSCHORER@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 1475

Date application received: 10/23/23 Fee Paid: $ 50

Must be acted on by: 12/9/23

Extended to: _____

Approved: (Disapproved: _____

Chairman: _____ (acting)

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. 2021-02-B2982

☐ 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 COLORS OF WINDOWS/DOORS FROM TERRATONE TO SANDTONE - ROOF FROM DRIFTWOOD TO CHARCOAL GRAY

Is there an HDC survey form for 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 CHARCOAL GREY

Trim NTW Sash SAND TONE Doors SAND TONE

Deck _____ Foundation _____ Fence _____ Shutters _____

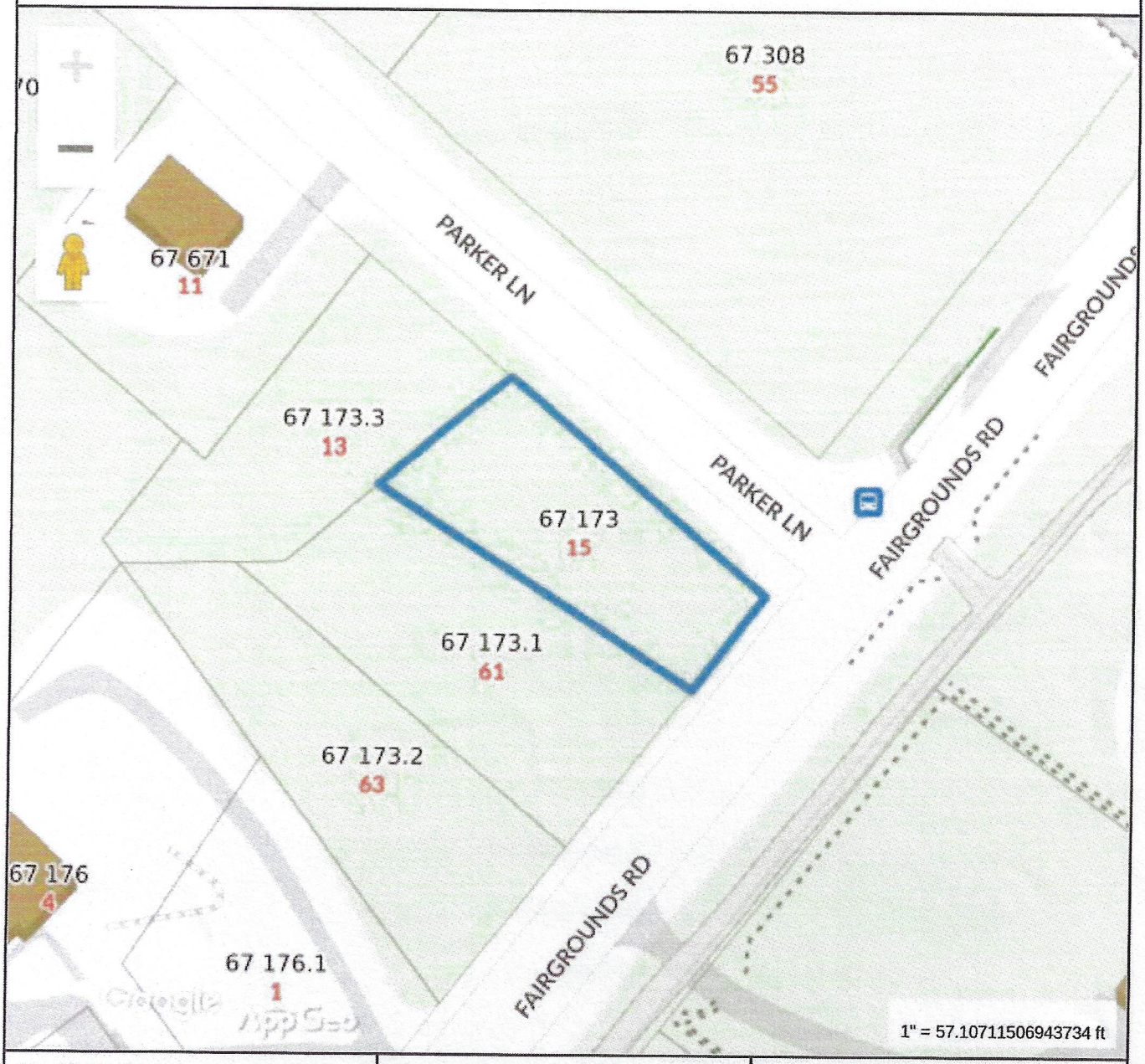
* Attach manufacturer's color samples if color is not from HDC approval list.

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 10/31/2023 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

October 20, 2023



Property Information

Property ID	67 173
Location	15 PARKER LN
Owner	61 FAIRGROUNDS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HDC 2023-10-93

RECEIVED
OCT 30 2023
By

Town and County of Nantucket, MA

October 18, 2023



Property Information

Property ID	67 173
Location	15 PARKER LN
Owner	61 FAIRGROUNDS LLC

MAP FOR REFERENCE ONLY
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Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

APPROVED
HDC 2023-10-9321

RECEIVED
OCT 30 2023
By

MAIN HOME / LOT B

SITE ADDRESS/REFERENCE:
61 FAIRGROUNDS ROAD
LOT 8

DESIGN
DREAMLINE MODULAR
CUSTOMER / PROJECT
LOT 8
ENGINEER'S / ARCHITECT'S SEAL

HDC Modifications:
Reduce Grade to Ridge Dims

Note.
Sandtone sash
NEW Trim

APPROVED
HDC 2021-02-2982
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

APPROVER'S SEAL

+/- 27' 6" Grade to Ridge



FRONT ELEVATION
(EAST)

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEE MODULAR FLOOR PLANS FOR ACTUAL GRILL PATTERN.

SITE CONDITIONS:		
GROUND SNOW LOAD	25	PSF
WIND SPEED	115	MPH
EXPOSURE	B	
SEISMIC CATEGORY		
USE GROUP	SINGLE FAMILY	
CONSTRUCTION TYPE	VB WOOD FRAME UNPROTECTED	

SQUARE FOOTAGE:		
FIRST FLOOR	1,439	SQ FT
SECOND FLOOR	1,439	SQ FT
BONUS ROOM		SQ FT
GARAGE		SQ FT
TOTAL	2,878	SQ FT
OVERALL SIZE	28' 6" X 50' 0"	
STORIES	TWO STORY	

MODIFICATIONS

PROJECT: 43051

TITLE: COVER SHEET

DRAWN BY: SKAY
DATE: 12/21/21
SCALE: 3/4" = 1'0"
FILENAME: 43051.PLN

SHEET: COVER

HDC Modifications:

Reduce Ridge Height



REAR ELEVATION
(WEST)

27'-5" Grade to Ridge

APPROVED
HPC 2021-02-2982
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
OCT 18 2021
BY

SITE ADDRESS/REFERENCE:
61 FAIRGROUNDS ROAD
LOT 8

CUSTOMER PROJECT:
LOT 8

ENGINEER'S / ARCHITECT'S SEAL:

APPROVER'S SEAL:

MODIFICATIONS:

PROJECT: 43051

TITLE: ELEVATIONS

DRAWN BY: STAFF
DATE: 12/21/21
SCALE: 1/4" = 1'-0"
FILENAME: 43051.PID

SHEET: ELEVATIONS



RIGHT ELEVATION
(NORTH)

APPROVED
HDC 2022-02-2982
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
OCT 30 2023

SITE ADDRESS/REFERENCE
61 FAIRGROUNDS ROAD
LOT 8

CUSTOMER/PROJECT
LOT 8

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT
43051

TITLE
ELEVATIONS 2

DRAWN BY: SCHIFF
DATE: 12/21/21
SCALE: 1/4" = 1.0'
FILENAME: 43051.PRO

SHEET:
ELEVATIONS2

SITE ADDRESS/REFERENCE:
61 FAIRGROUNDS ROAD
LOT 8

CUSTOMER/PROJECT
LOT 8

ENGINEER'S / ARCHITECT'S SEAL

OWNER'S SEAL

MODIFICATIONS



LEFT ELEVATION
(SOUTH)

APPROVED
HDC2021-02298
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
OCT 30 2023

PROJECT 43051

TITLE ELEVATIONS 3

DRAWN BY: STAFF
DATE: 12/21/21
SCALE: 1/4" = 1'-0"
FILENAME: 43051.PLT

SHEET:
ELEVATIONS 3

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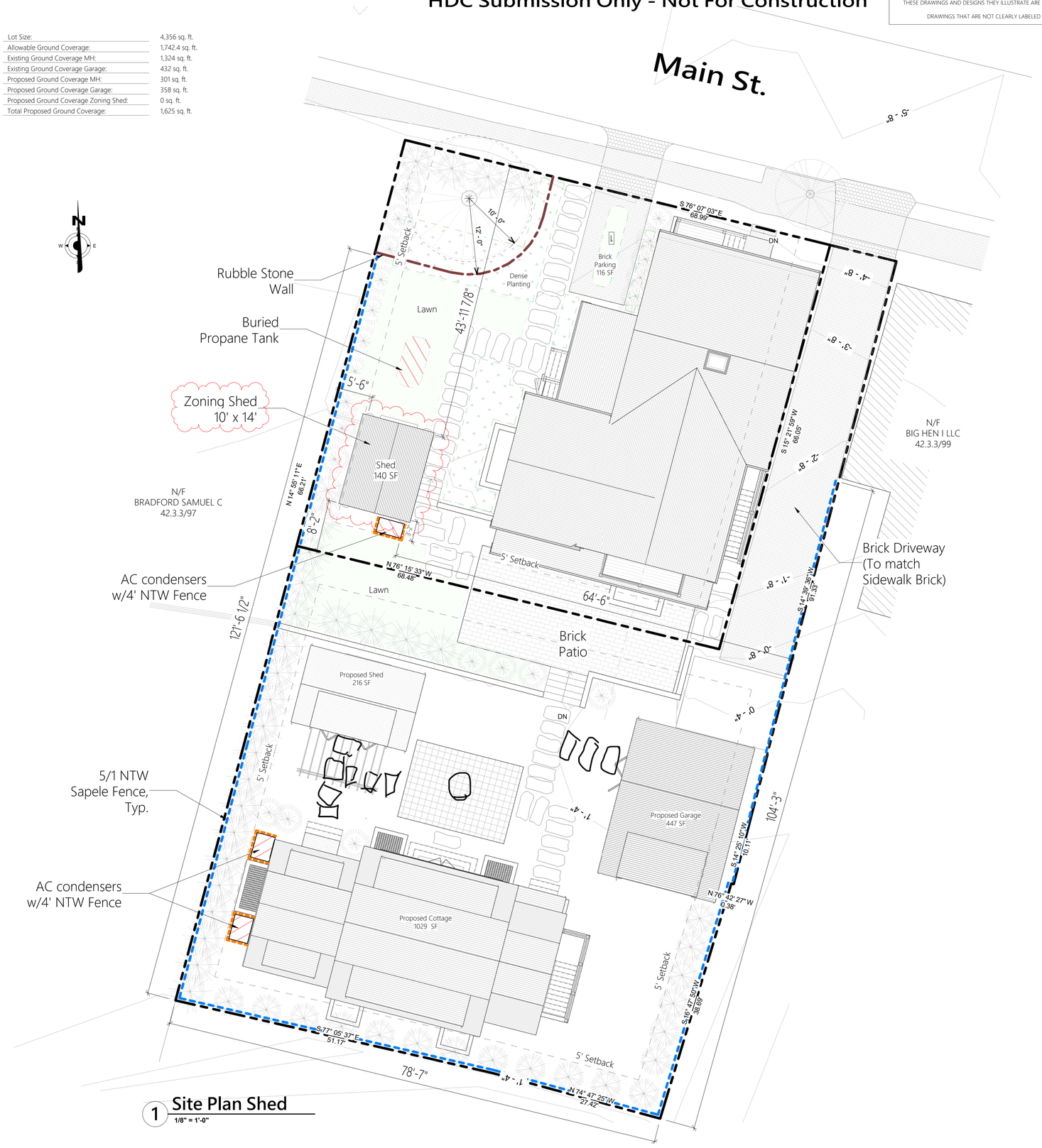
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE 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

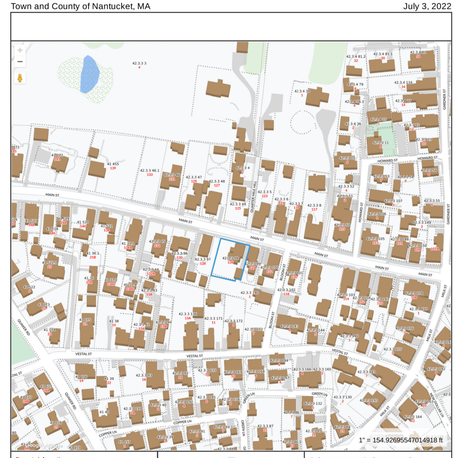
Property Info:

Map & Parcel:	42.3.3/98	Lot Size:	4,356 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	1,742.4 sq. ft.
Minimum Lot Size:	5,000 sq.ft.	Existing Ground Coverage MH:	1,324 sq. ft.
Frontage:	50 ft.	Existing Ground Coverage Garage:	432 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage MH:	301 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Garage:	358 sq. ft.
Side/Rear Setback:	5 ft.	Proposed Ground Coverage Zoning Shed:	0 sq. ft.
		Total Proposed Ground Coverage:	1,625 sq. ft.



1 **Site Plan Shed**
1/8" = 1'-0"

Town and County of Nantucket, MA — July 3, 2022



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

126 Main Street Shed

126 Main Street, Nantucket, MA 02554

Sheet
Site Plan Shed

Date
04.21.2024

Revisions

C.101

Scale: As indicated

4/22/2024 10:09:14 PM

HDC Submission Only - Not For Construction

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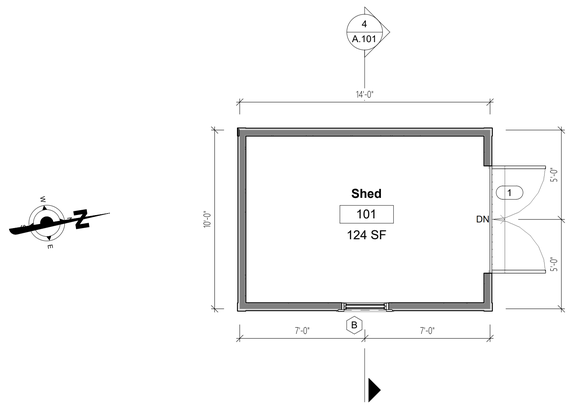
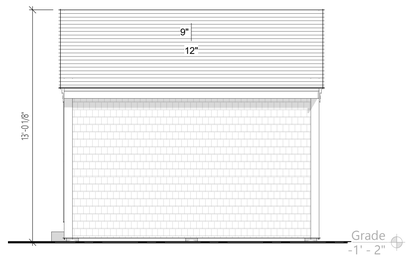
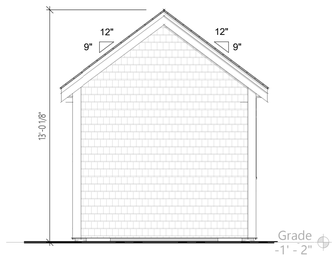


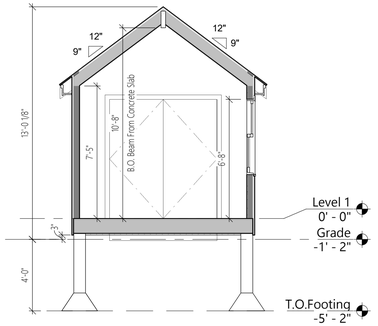
1 Level 1
1/4" = 1'-0"



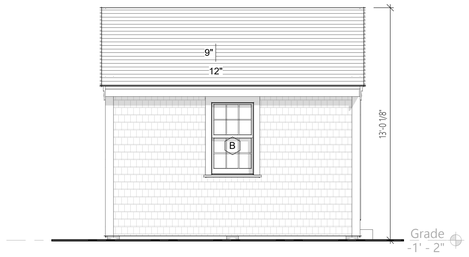
2 Proposed West Elevation
1/4" = 1'-0"



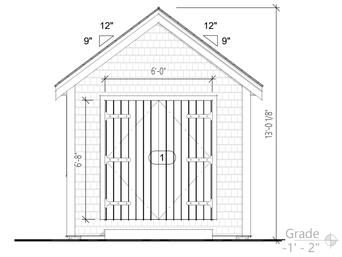
3 Proposed South Elevation
1/4" = 1'-0"



4 Section A-A
1/4" = 1'-0"



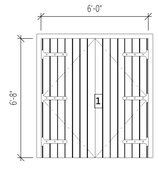
5 Proposed East Elevation
1/4" = 1'-0"



6 Proposed North Elevation
1/4" = 1'-0"

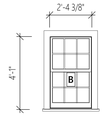
Window Schedule											
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
B	1	2' - 7 1/4"	4' - 3 1/2"	2' - 8 1/4"	4' - 4"	Marvin Windows and Doors	WUDH2622	Shed - B Type	<=0.29	>=30	

Door Schedule							
Type Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	6' - 0"	6' - 8"					



Carriage Garage Door
Mahogany, NTW
White Trim
To Match Garage

Door Schedule
1/4" = 1'-0"



Double Hung 6/6
White Sash,
White Trim
To Match Main House

Window Schedule
1/4" = 1'-0"

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Project

126 Main Street Shed

126 Main Street, Nantucket, MA 02554

Sheet
Floor Plan, Exterior Elevations, Section

SHEET INDEX

C.101 Site Plan – Cabana
A.101 Floor Plan, Exterior Elevations, Section
Grand total: 2

Date
04.21.2024

Revisions

A.101

Scale 1/4" = 1'-0"

4/22/2024 9:57:04 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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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°. 98

Street & Number of Proposed Work: 126 MAIN STREET

Owner of record: ~~KASTEN~~ K225 LLC

Mailing Address: PO BOX 2516
NANTUCKET, MA 02584

Contact Phone #: 508-901-1044 E-mail: CHIP STAHL@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: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 HARDSCAPE- BLUE STONE PATIO-
2. South Elevation STEPS-WALKWAY- ~~WALL/STONE~~
3. West Elevation IRREGULAR BLUE STONE-
4. North Elevation RUBBLE STONE EDGER AROUND TOWN TREE

Is there an HDC survey form for 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 PATIO/WALKWAYS BLUE STONE Walls ~~STONE~~

* 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 6/29/2024 Signature of owner of record _____ Signed under penalties of perjury

126 MAIN STREET - HARDSCAPE











HDC Submission Only - Not For Construction

Property Info:

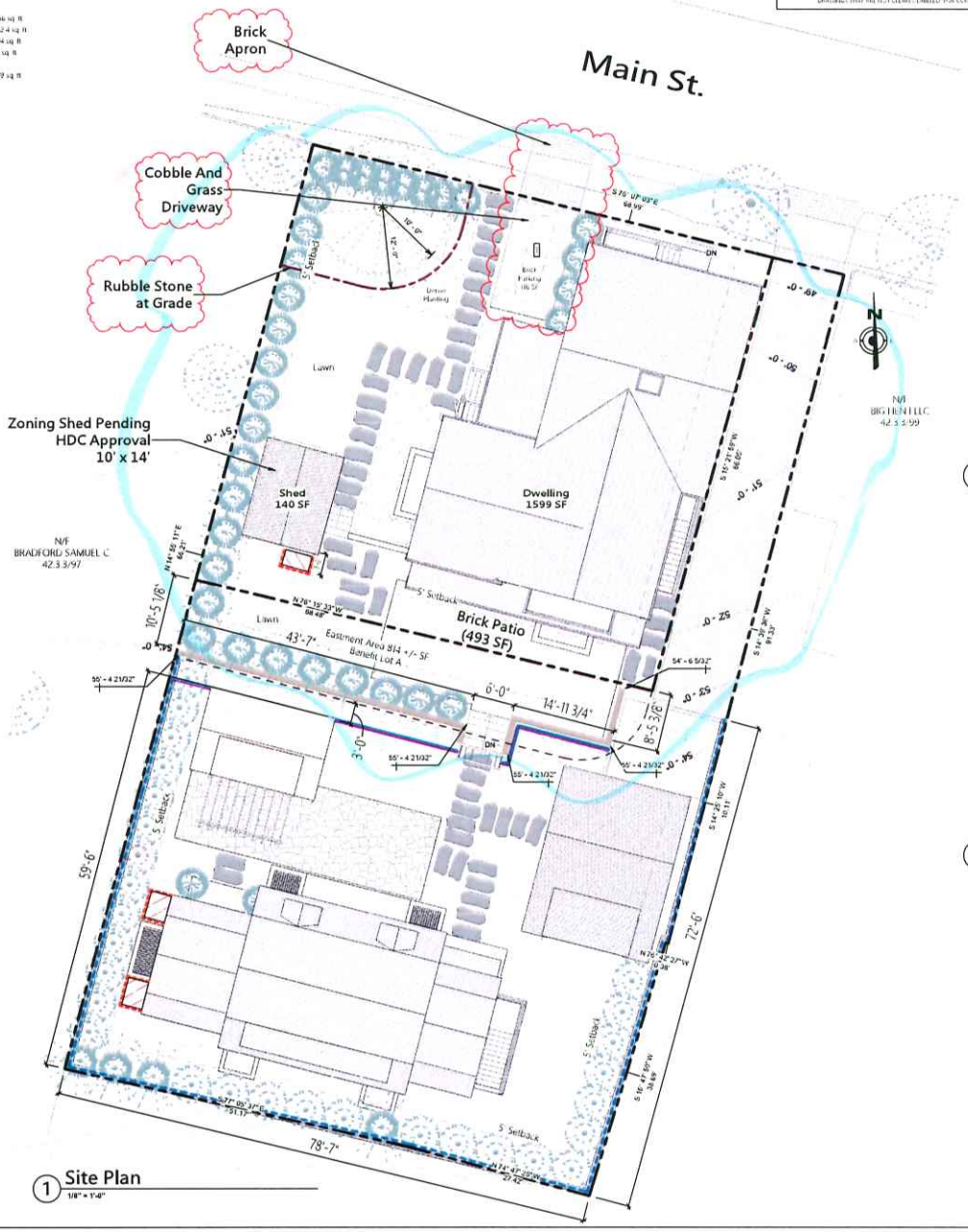
Map & Parcel	42.3.3/98.1	Lot Size	4,356 sq ft
District/Zoning	NDH	Allowable Ground Coverage	1,742.4 sq ft
Minimum Lot Size	5,000 sq ft	Existing Ground Coverage	1,324 sq ft
Frontage	50 ft	Proposed Ground Coverage NR	275 sq ft
Ground Cover Ratio	40%		
Front Setback	0 ft	Total Proposed Ground Coverage	1599 sq ft
Side/Rear Setback	5 ft		



4 Rubble stone wall example
NTS



3 Blue stone steppers
NTS



1 Site Plan
1/8" = 1'-0"



2 Locus Map
NTS



5 Granite steps
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

126 Main Street Hardscaping

126 Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

06.28.2024

Revisions

C.100

Scale: As indicated

CERTIFICATE NO: _____ DATE ISSUED: _____

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All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 98.1

Street & Number of Proposed Work: 126R MAIN STREET

Owner of record: ~~K-2 SLCC~~ KMS126 NT

Mailing Address: PO BOX 2516 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: CARLINALINDA@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:

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

HARDSCAPE - BLUESTONE PATIO - IRREGULAR BLUESTONE WALKWAYS. 36' NTW TYPE II FENCE - ARBOR - BRICK DRIVEWAY/APRON - STONE WALL + STEPS

*Cloud on drawings the subdivision 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" NTW - 58'
Type: TYPE II CAP PICKET - ARBOR/AHC FENCE
Length: 4' NTW BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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/ Patio Walkways BLUESTONE Walls STONE - 36"

* 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 6/29/2024 Signature of owner of record _____ Signed under penalties of perjury

HDC Submission Only - Not For Construction

Property Info:

Map & Parcel	42.3.3/38.1	Lot Size	6,607 sq ft
District/Zoning	NOH	Allowable Ground Coverage	2,642 sq ft
Minimum Lot Size	5,000 sq ft		
Frontage	53 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	432 sq ft
Side/Rear Setback	5 ft	Proposed Ground Coverage Zoning Shed	216 sq ft
		Total Proposed Ground Coverage	1,684 sq ft



3 6' Tall, 5/1 Cedar NTW Fence
NTS



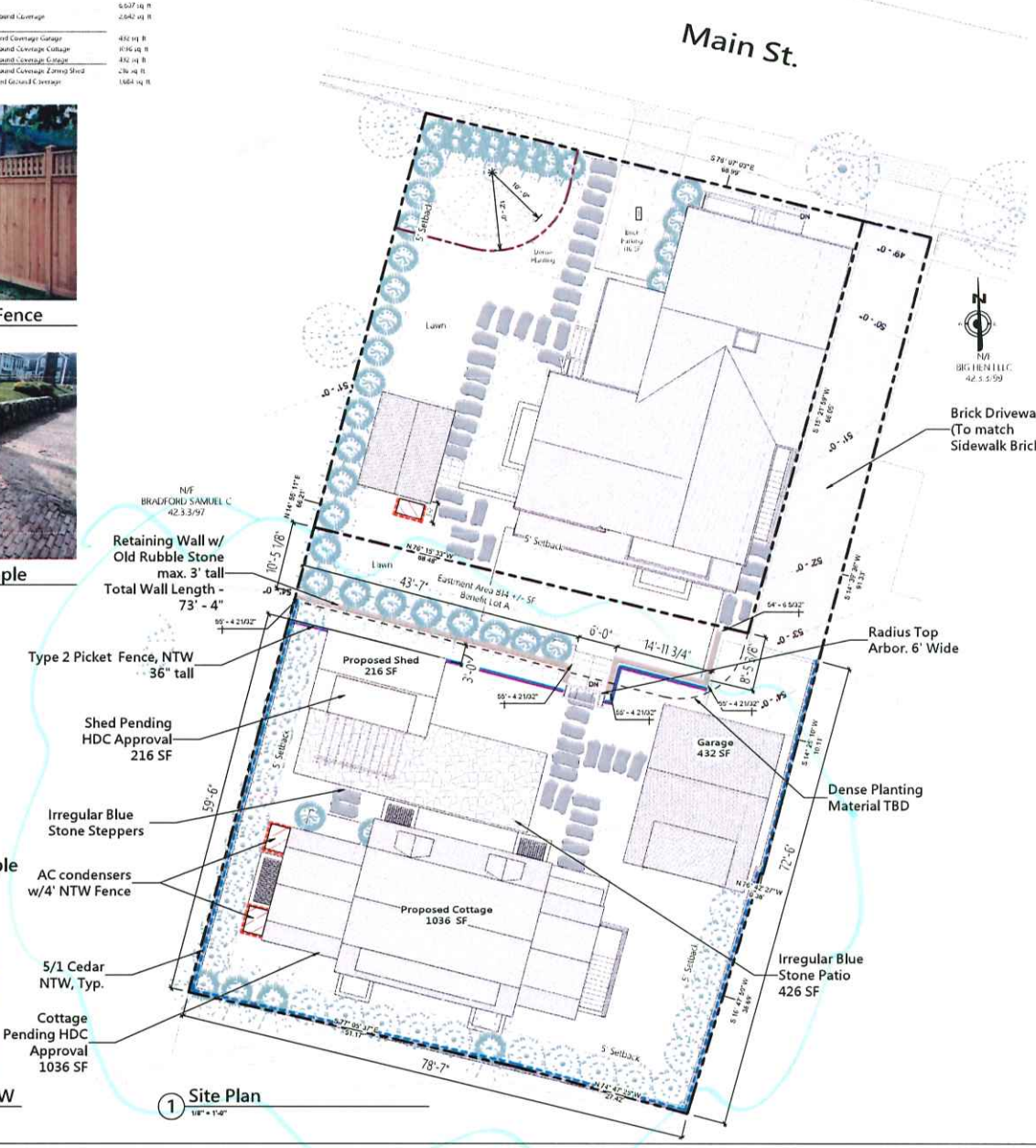
8 Rubble stone wall example
NTS



7 Radius top arbor example
NTS



5 Type 2 picket fence, NTW
NTS



1 Site Plan
1/8" = 1'-0"



2 Locus Map
NTS



4 Blue stone steppers
NTS



6 Irregular patio
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 Hardscaping

126R Main Street, Nantucket, MA 02554

Sheet
Site Plan

Date
06.28.2024

Revisions

C.100

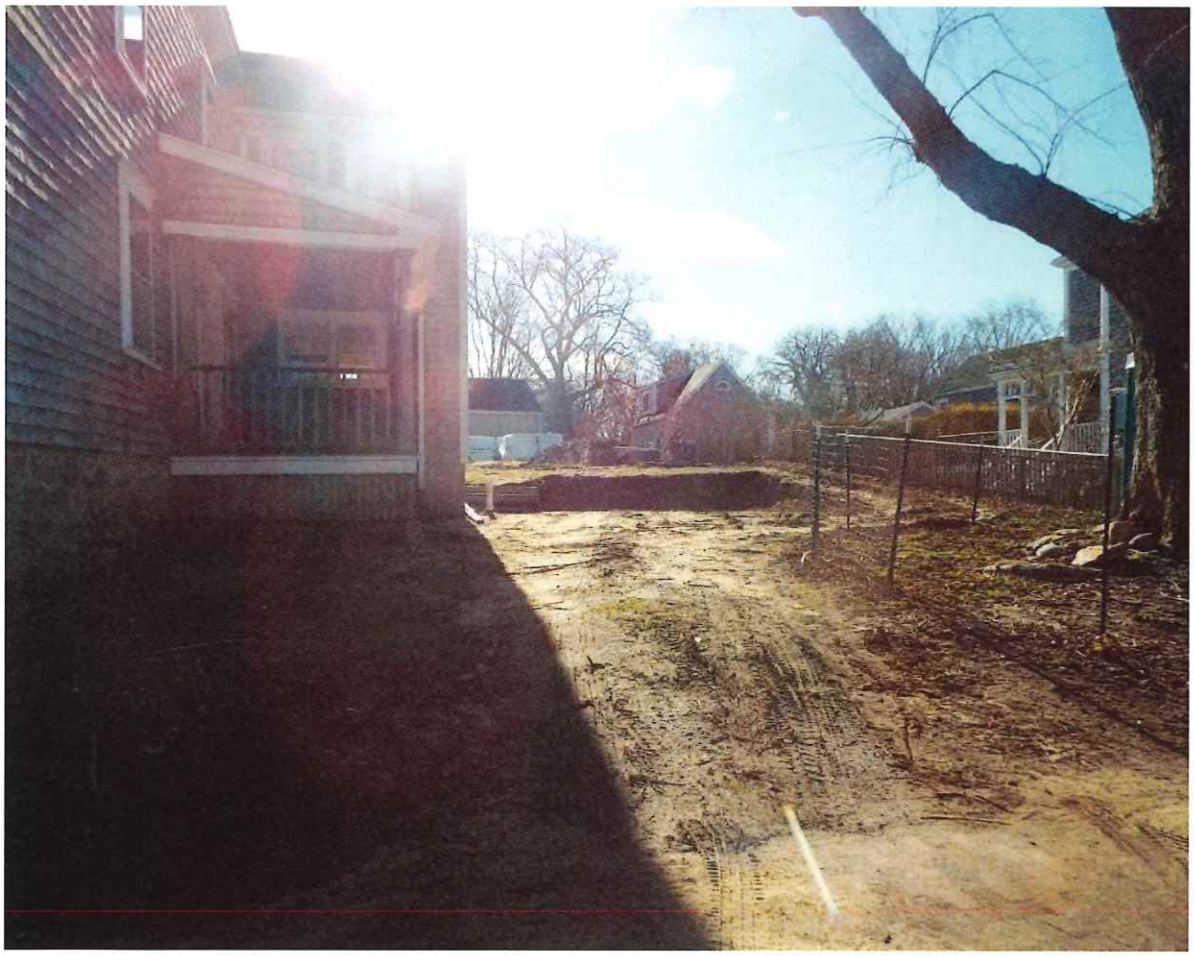
Scale
As indicated

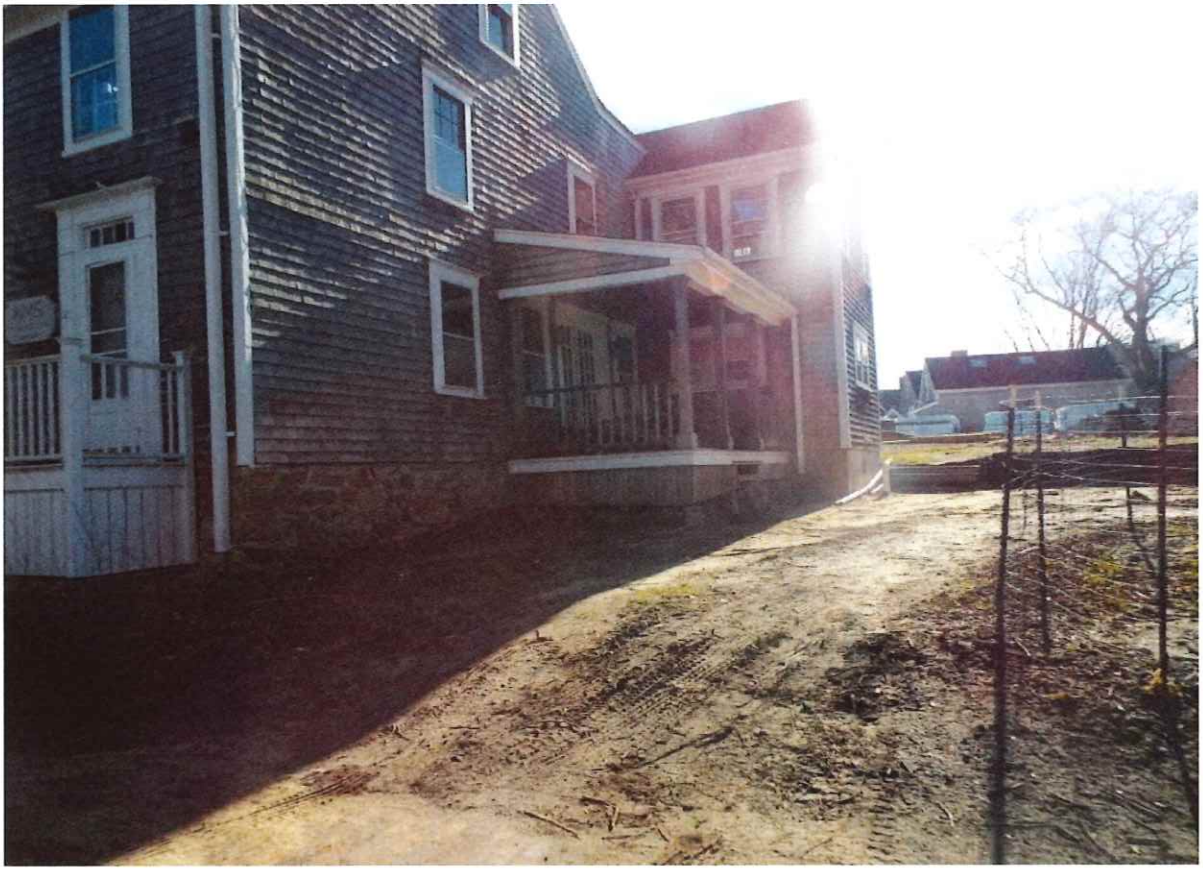
126R MAIN STREET – HARDSCAPE











TO BE BRICKED

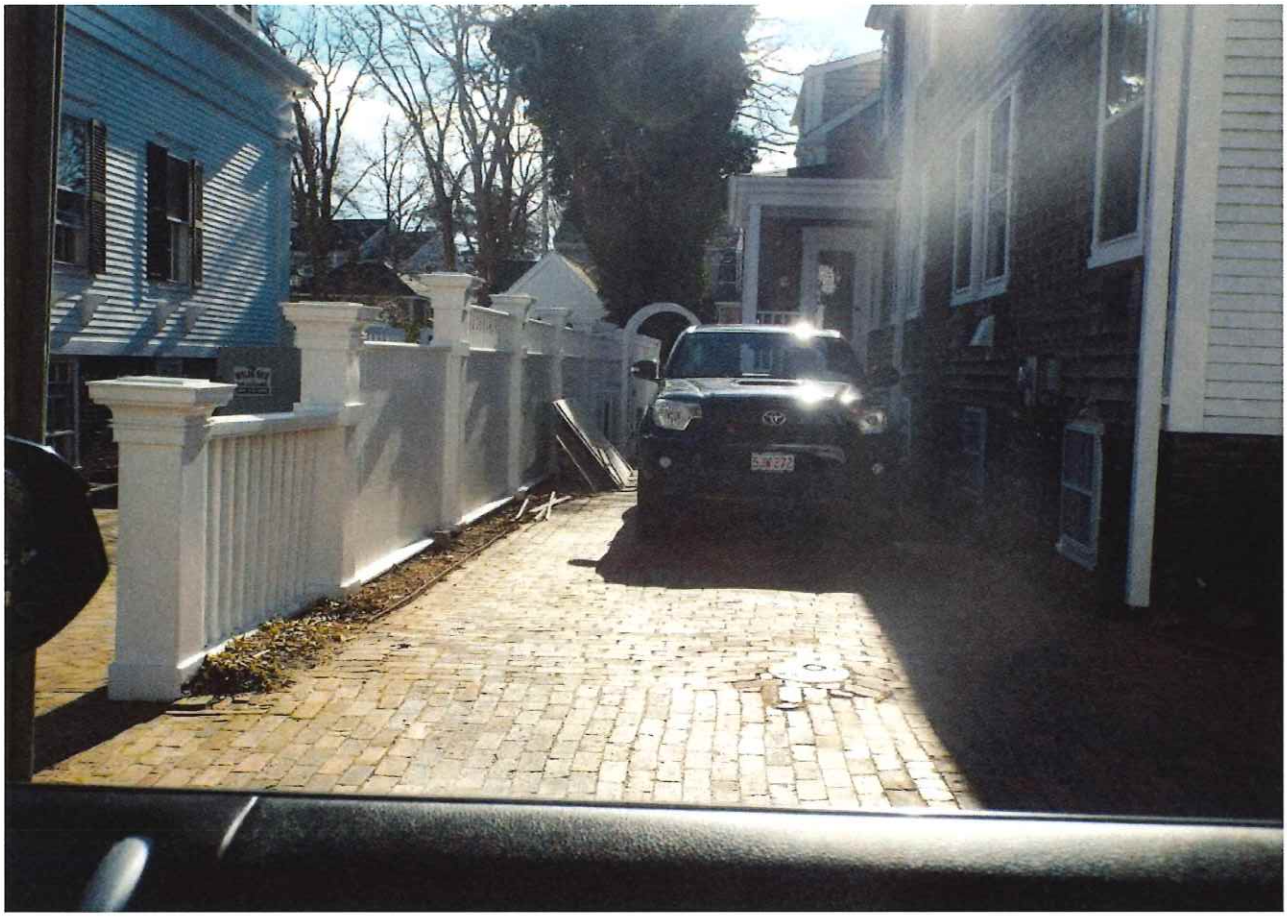


IMMEDIATE ABUTTER AT 124 MAIN STREET



122 MAIN STREET






13









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and 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°: 73.2.4 PARCEL N°. 41

Street & Number of Proposed Work: 7 ELBOW LANE

Owner of record: ELBOW LANE GROUP LLC

Mailing Address: 29 MURRAY HILL CIRCLE
BALTIMORE, MD 21212

Contact Phone #: 240-299-2429 E-mail: RICHARDGATCHELJR@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: SAME

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 ☐ She
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENOVATE SHED

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: ~1910

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RENOVATE SHED - REPLACE 2 WINDOWS ON EAST - RE-USE WINDOW
Replace 1 Window - North Side - R
Replace 2 Windows - West Side - Reus
w/1

Is there an HDC survey form for 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 _____
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 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 6/21/24 Signature of owner of record _____ Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (3 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 (3 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 3 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
	Window and Door Schedule: (3 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
✓	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I RICHARD E. GATCHELL JR

AS AGENT FOR RICHARD E. GATCHELL JR

STREET ADDRESS 7 ELBOW LANE, SIASCONSET MA 02564

MAP/PARCEL 73.2.4 - 44

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

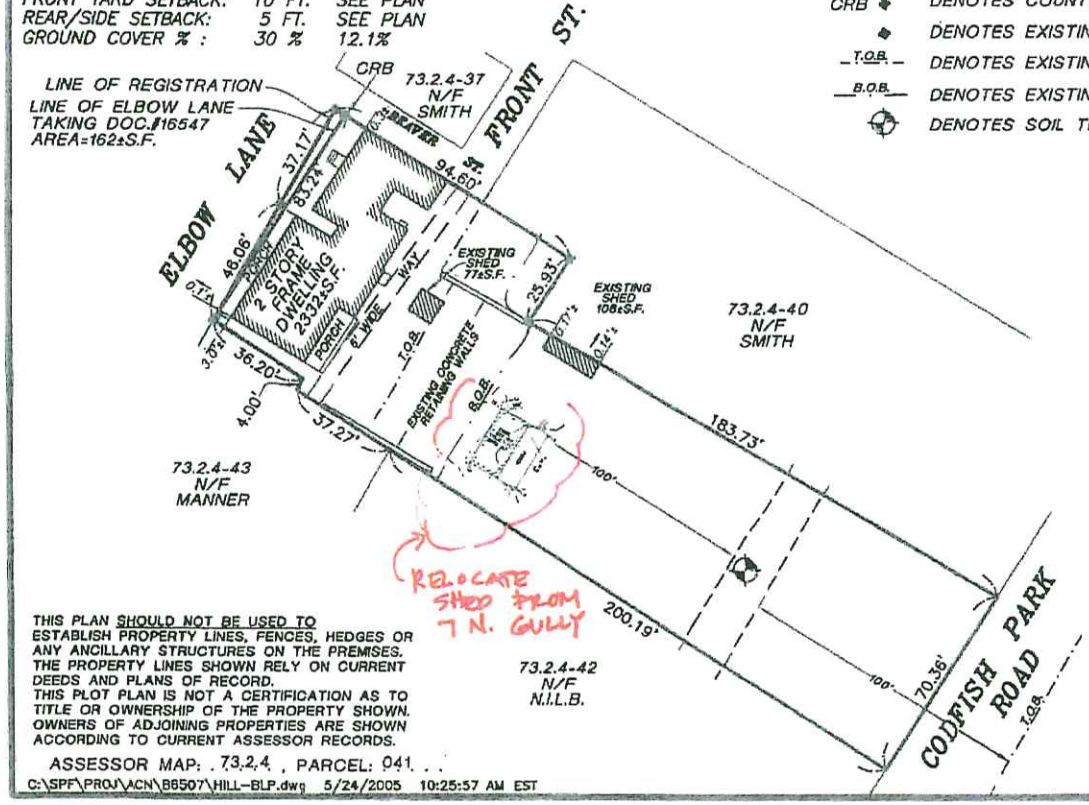
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Richard Gatchell Jr. 6/16/2024

Signature Date

CURRENT ZONING CLASSIFICATION: SR-1

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	19918±S.F. (REMAINING AFTER ELBOW LN. TAKING)
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30 %	12.1%



LEGEND

CRB ◆ DENOTES COUNTY ROAD BOUND FOUND

◆ DENOTES EXISTING CONCRETE BOUND FOUND

T.O.B. DENOTES EXISTING TOP OF BANK

B.O.B. DENOTES EXISTING BOTTOM OF BANK

DENOTES SOIL TEST LOCATION

COMMONWEALTH OF MASSACHUSETTS JEFFREY L BLACKWELL No. 35388 REGISTERED LAND SURVEYOR

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: 73.2.4 , PARCEL: 041

C:\SPF\PROJ\ACN\B6507\HILL-BLP.dwg 5/24/2005 10:25:57 AM EST

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 40' DATE: MAY 24, 2005

Owner: ESTATE OF FANNY W. HILL

Deed: CERT. 4333 Plan: L.C.C. 10822-A

Locus: #7 ELBOW LANE

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B6507

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 **Fax: (508) 228-7298**

Historic Structures Supplemental Application

Owner of Record: Elbow Lane Group LLC

Address: 7 Elbow Lane, Siasconset, MA **Map/Parcel:** 73.2.4 / 41

Historic Name of Building: Fishing Shack (moved from 7 Gully Lane

Original Date of Construction: 1880's **HDC Survey?** ____ **Yes** x **No**

How is the structure rated? ____ **Individually Significant** ____ **Contributing** ____ **Non-Contributing**

Describe Proposed Work:

Change of space conditioning to the ~~shack~~ SHED/SHACK that was moved to the lower lot on the property in 2021 with no exterior or structural changes. The space will be made into a heated ~~studio~~ SHED/SHACK

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

The building's outside look will not change apart from 2 of the windows. Of the windows, the front are ~~currently square and will be replaced with a traditional upper and lower window (to match the side windows).~~

Inside, the ~~shack~~ SHED/SHACK will be turned into a heated ~~studio~~ SHED/SHACK. In order for the building to be used, the inside will ~~need to be cleaned up and the rot repaired. The windows are broken and need to be updated to comply~~ with the heated studio requirements.

LINDA WILLIAMS 508-221-0432
CZARINALINDA @ COMCAST.NET

All Historic Structure Applications must contain:

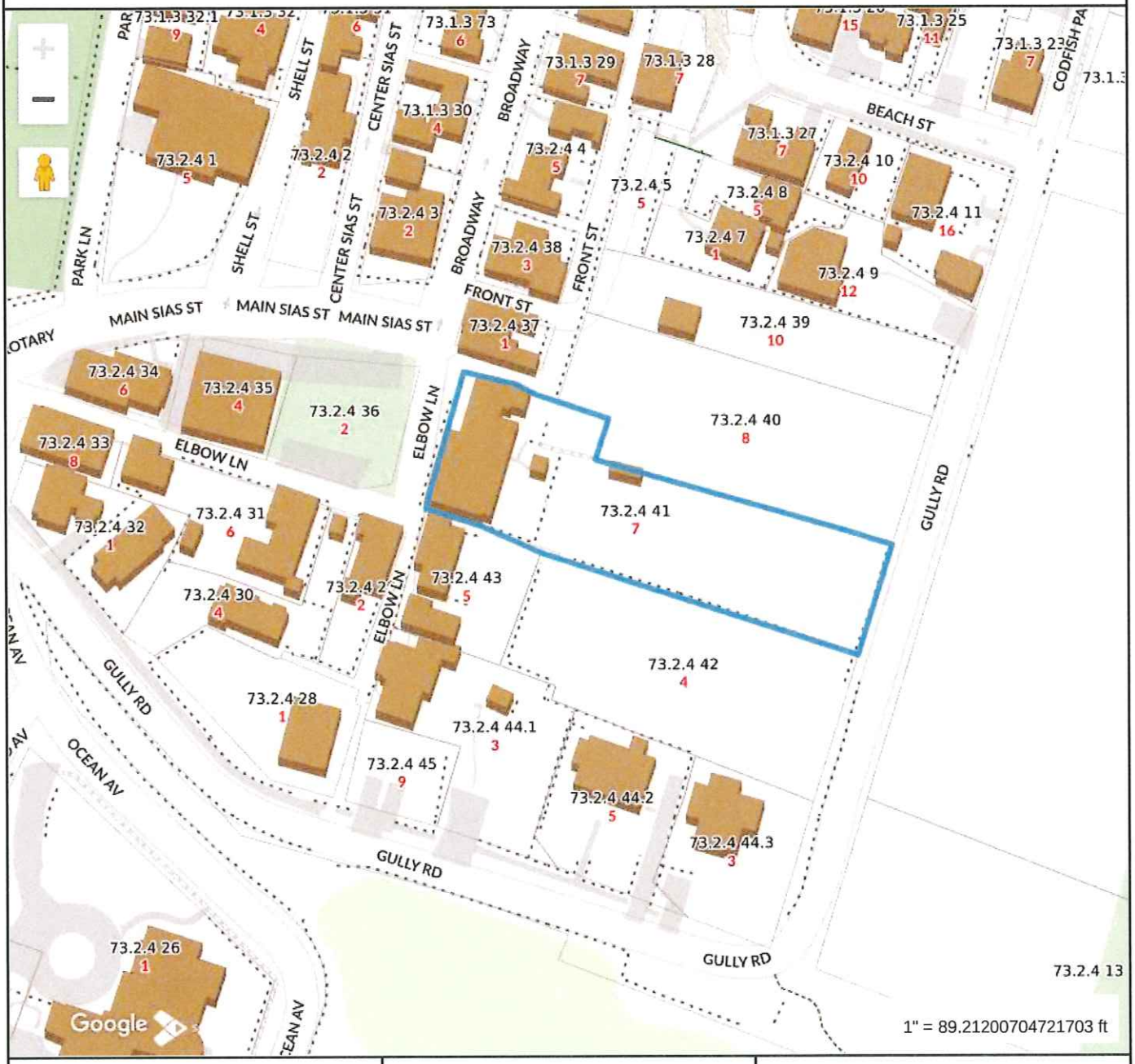
x **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

____ **2. As Built Drawings** (include all elevations, floor plans, and any significant detailing)

x **3. Black and White Photographs** (include current elevations and significant details)

NA **4. Demolition Plan** (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.



Property Information

Property ID	11995
Location	7 ELBOW LN
Owner	ELBOW LANE GROUP LLC

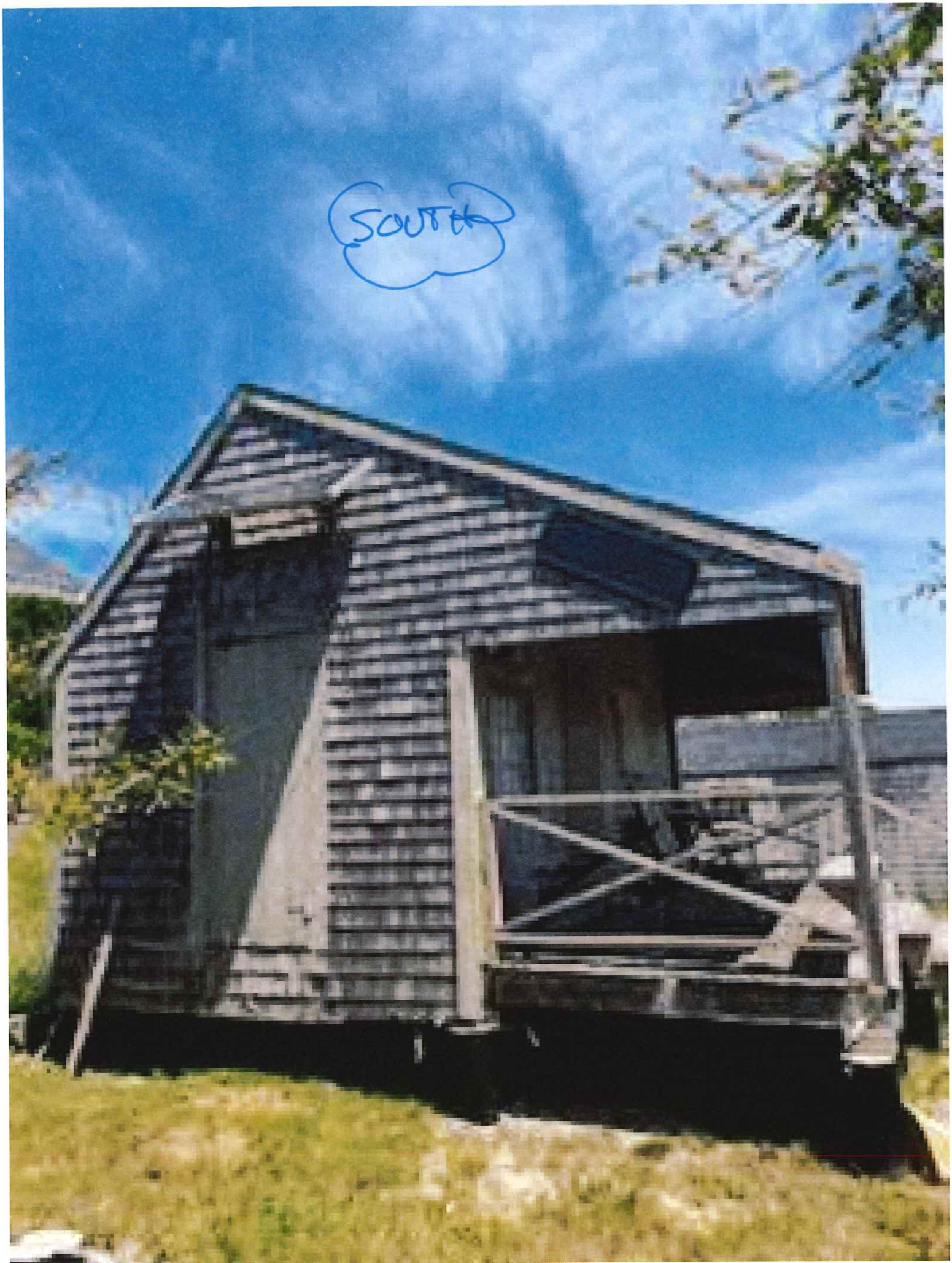
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


EAST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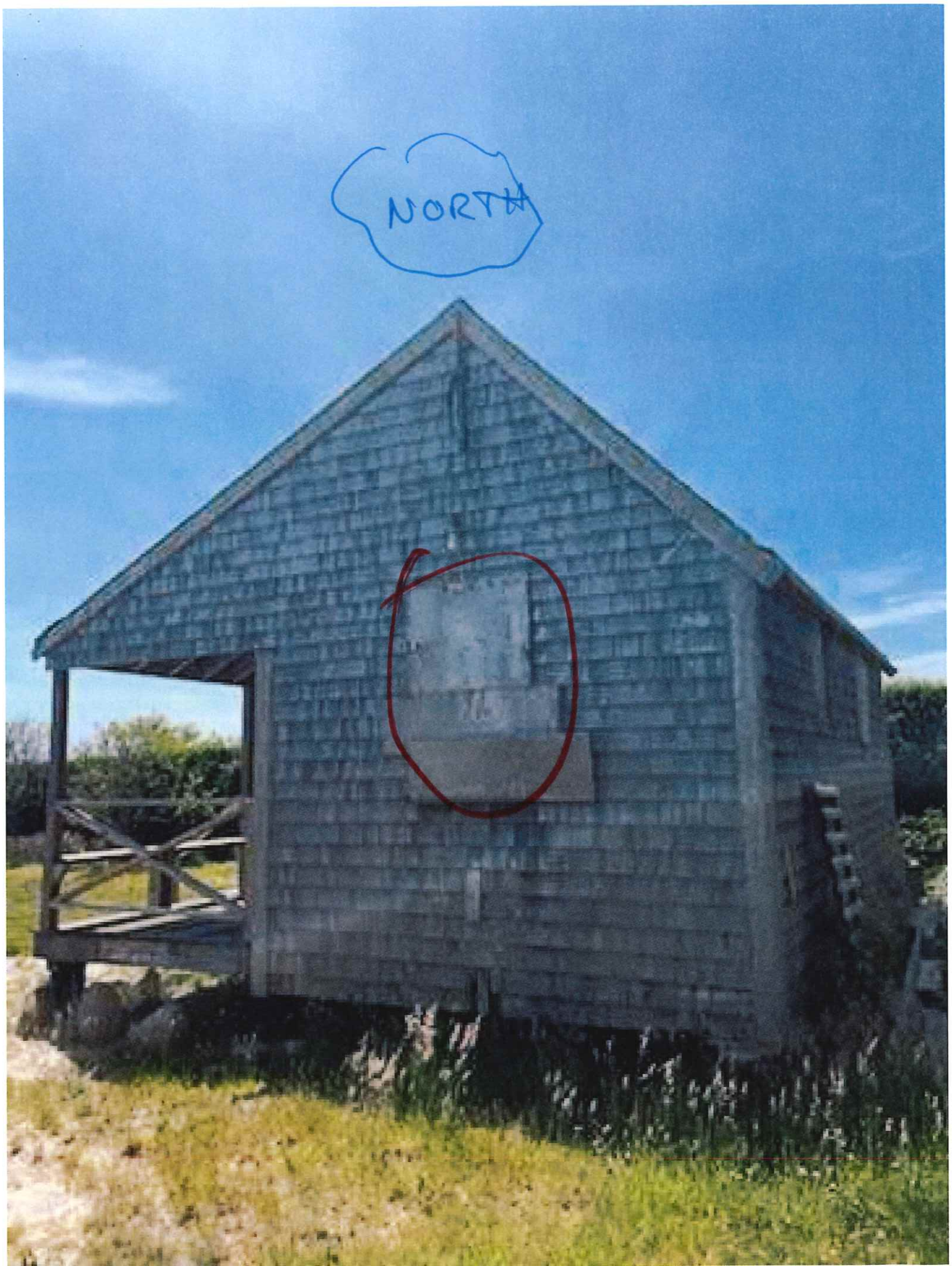
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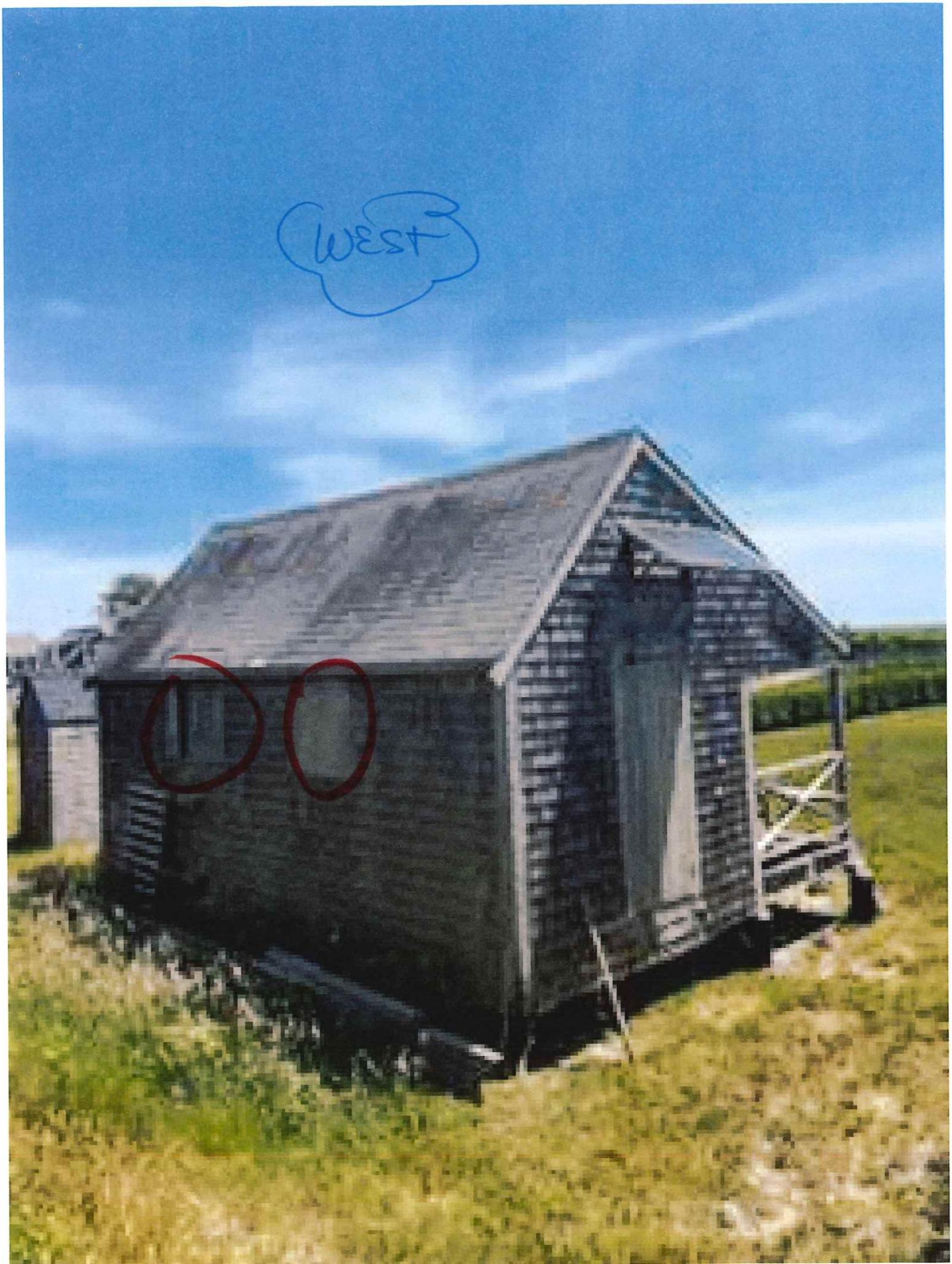

WEST

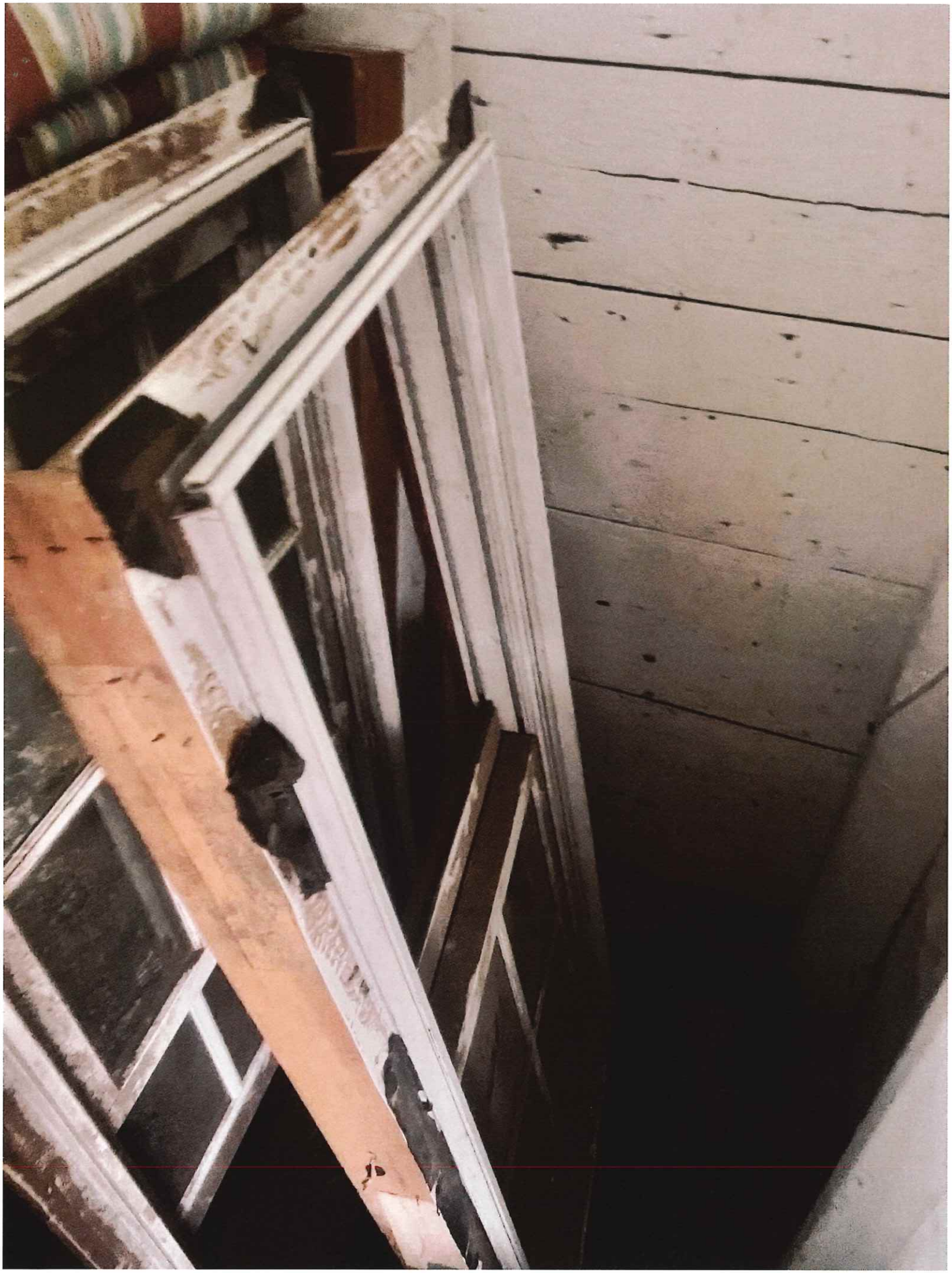
















2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 2

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 Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38'9" Sq. Footage 1st floor: 1,082 Decks/Patio: Size: 11'x 27' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1,082 Size: 10'x11' ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 28'-0" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 7 Dormer _____/12 _____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite / 1 Panel Rear 4 Lite / 1 panel Side 4 Lite / 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 Charcoal

Trim Natural Sash Black Doors Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/01/24 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 _____

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.

Nahomi S. Garcia
_____

Signature Date

NiSHA

1 Evergreen Way
Duplex - Lot 2


North

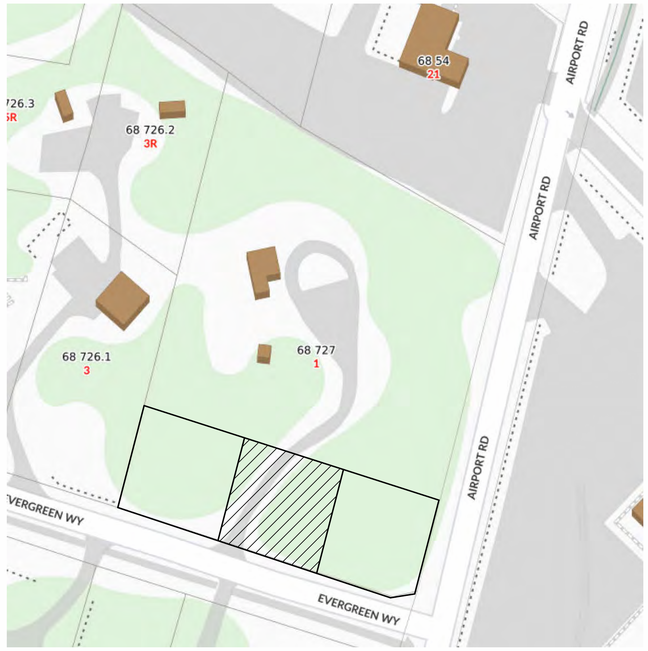

East


South

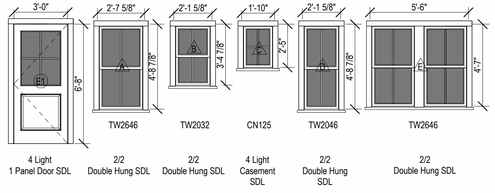

West

07.01.24

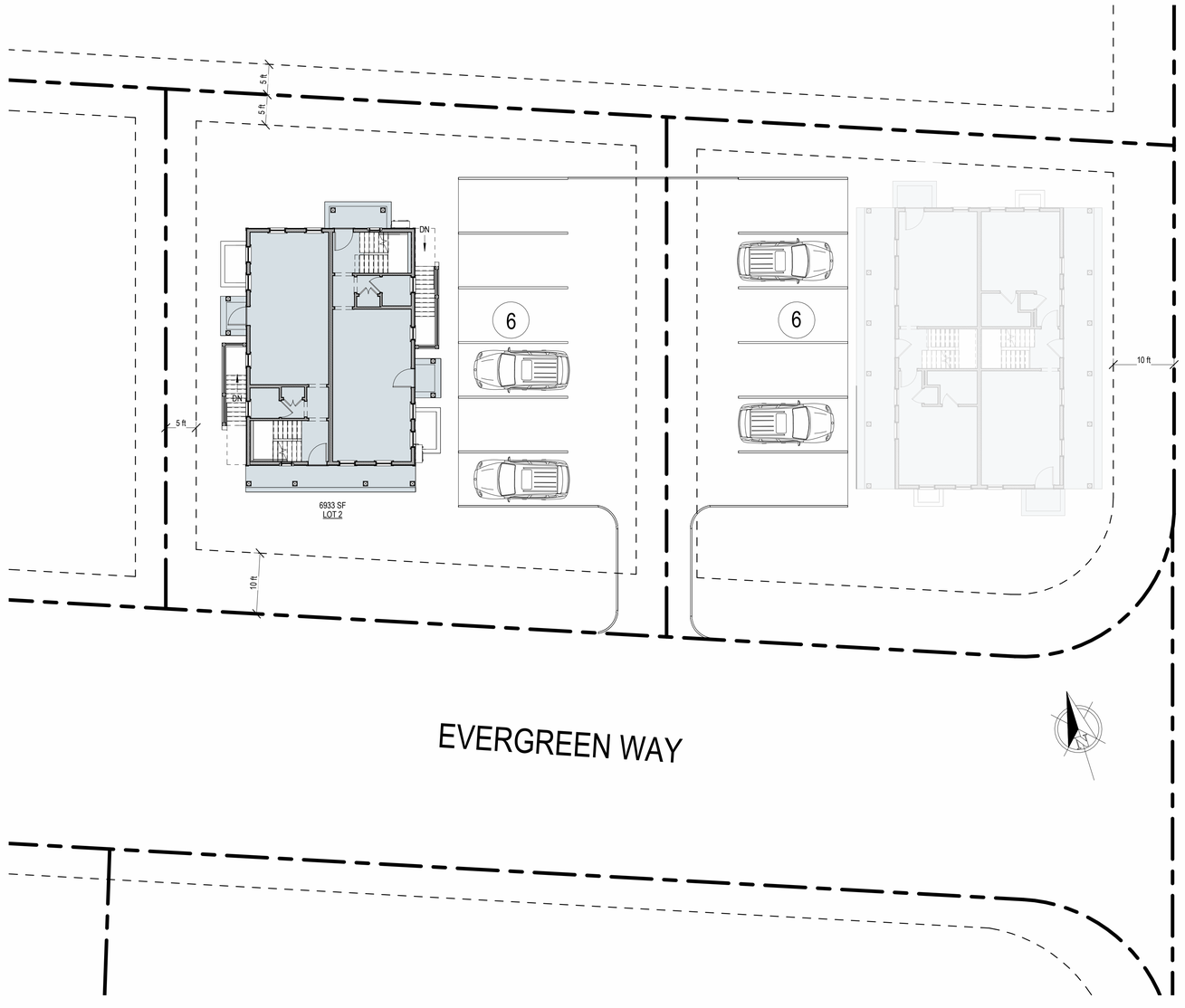
HDC Submisssion



Locus Map
12" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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 PAGE
G.102 COVER PAGE Copy 1
A.1.1 FLOOR PLANS
A.1.2 EXTERIOR ELEVATIONS
A.1.3 Perspectives
P.1.1 NW Perspective
P.1.2 NE Perspective
P.1.3 SW Perspective
P.1.4 SE Perspective

Revisions

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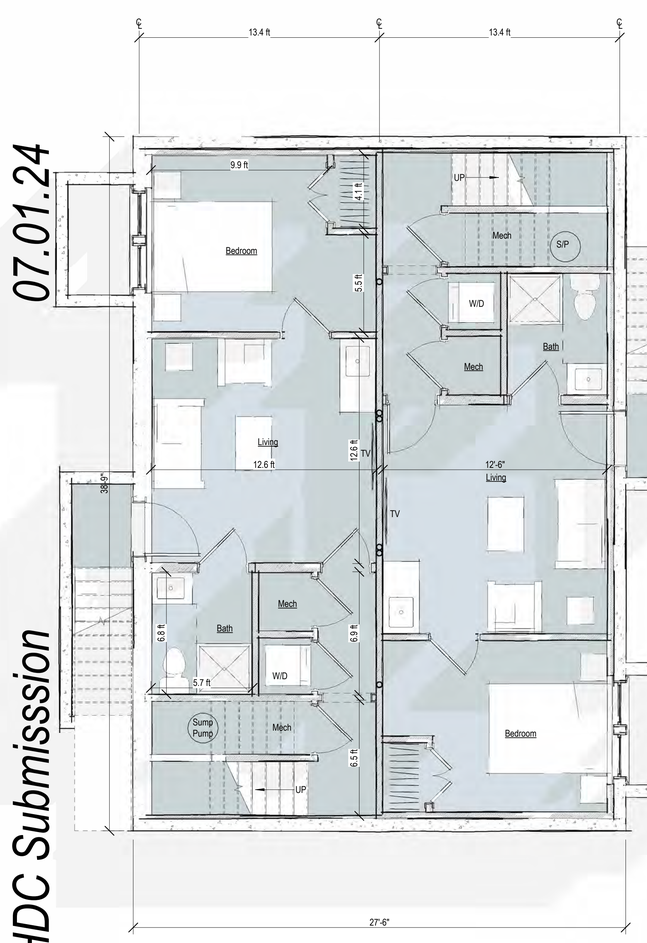
G.101

2306

07.01.24

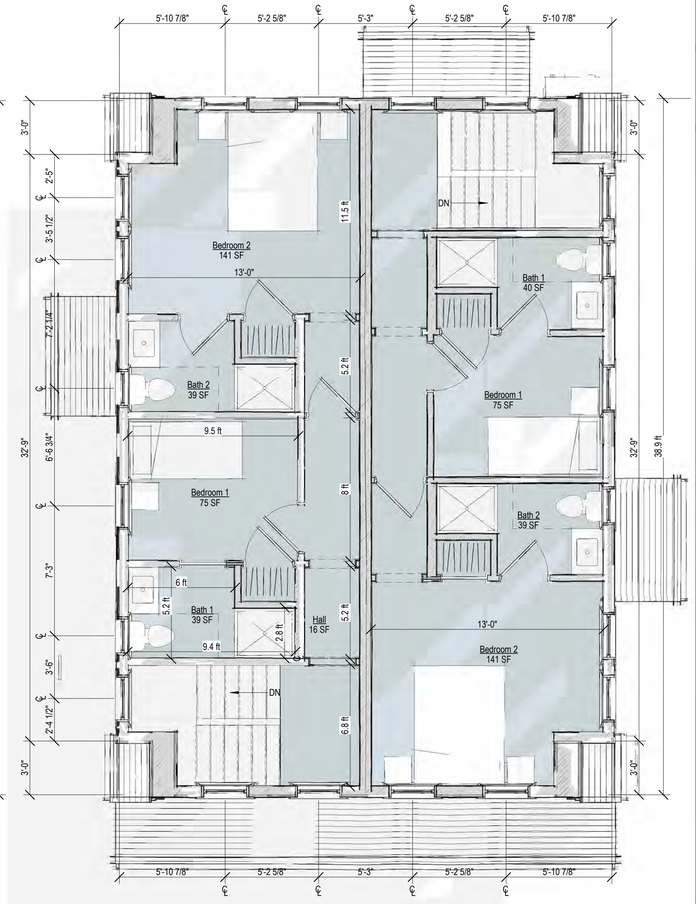
HDC Submisssion



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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A.1.1

2306

07.01.24

HDC Submisssion



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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Revisions

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A.1.2

2306

07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Perspectives

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
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Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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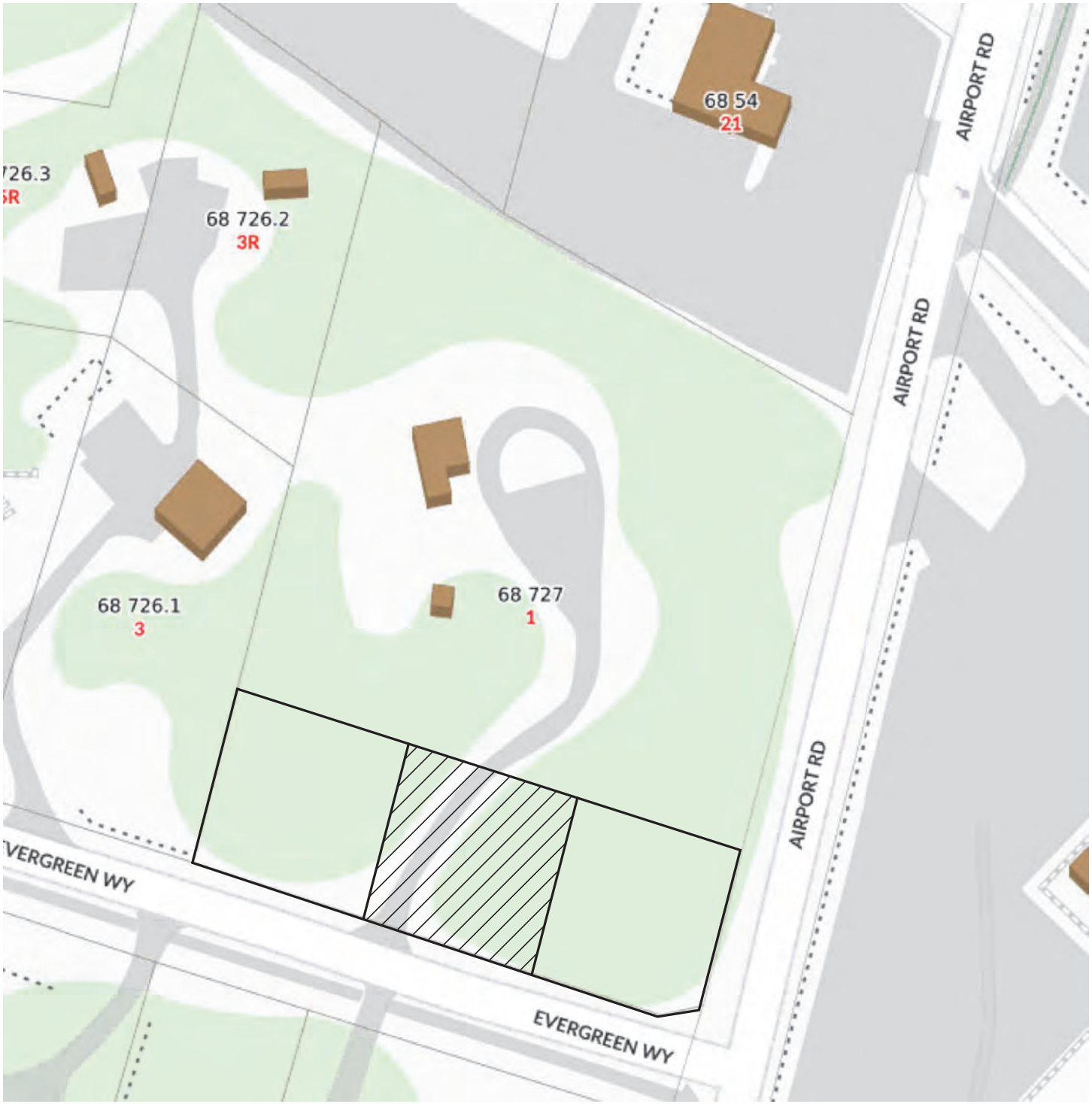
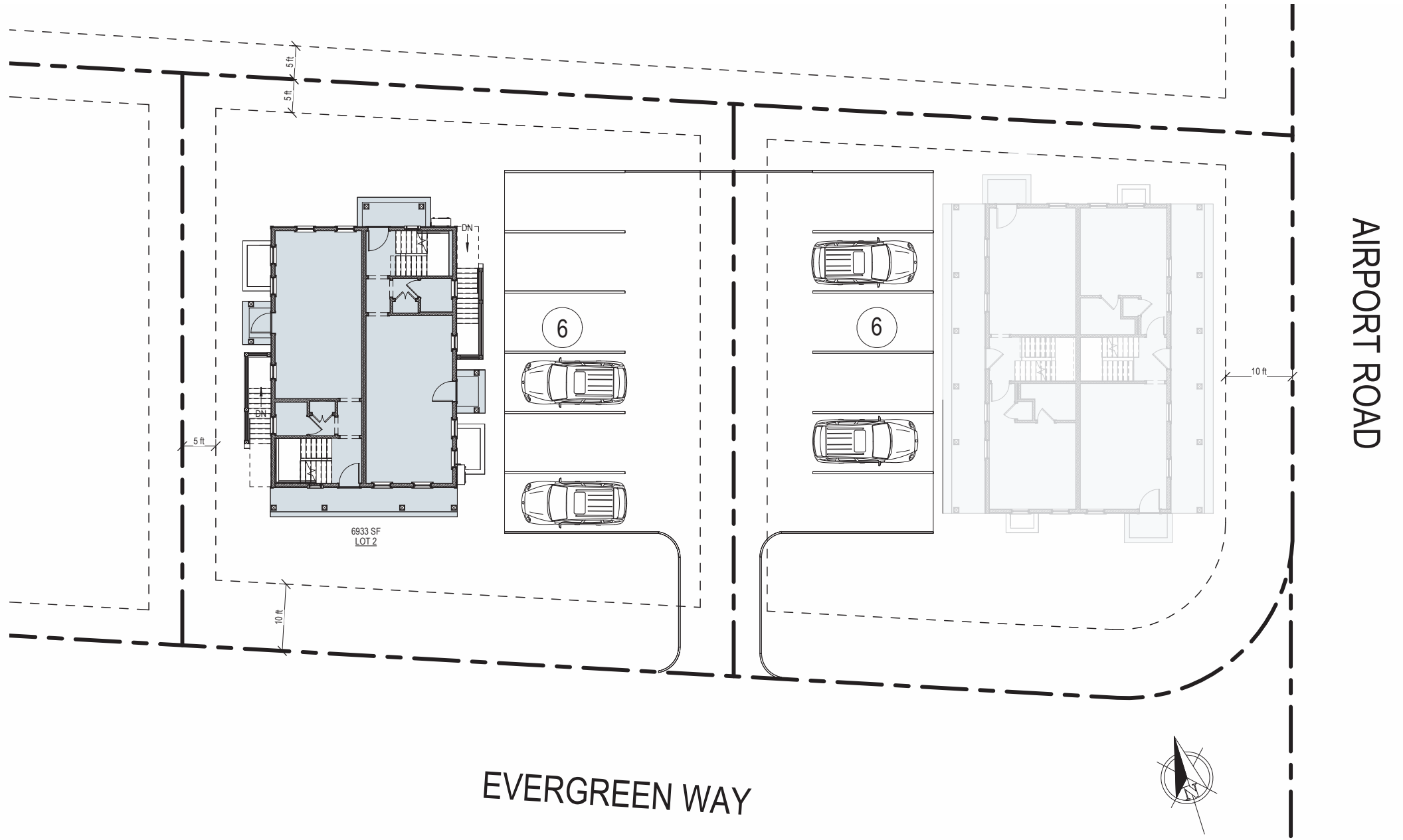
A.1.3

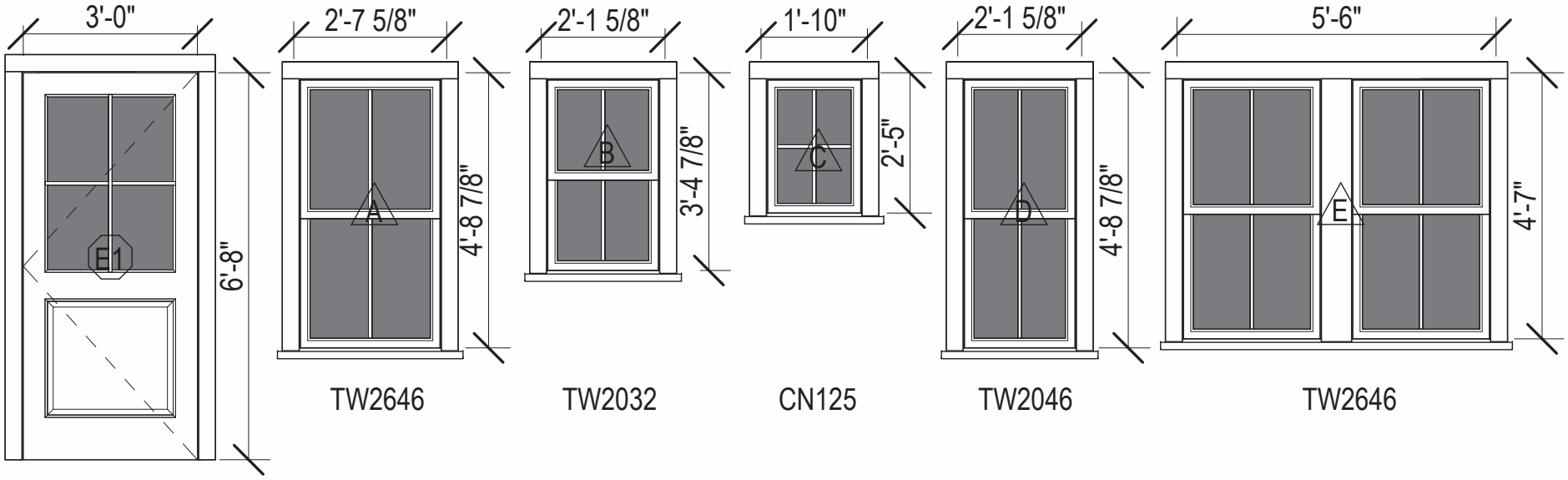
2306



Locus Map

12" = 1'-0"

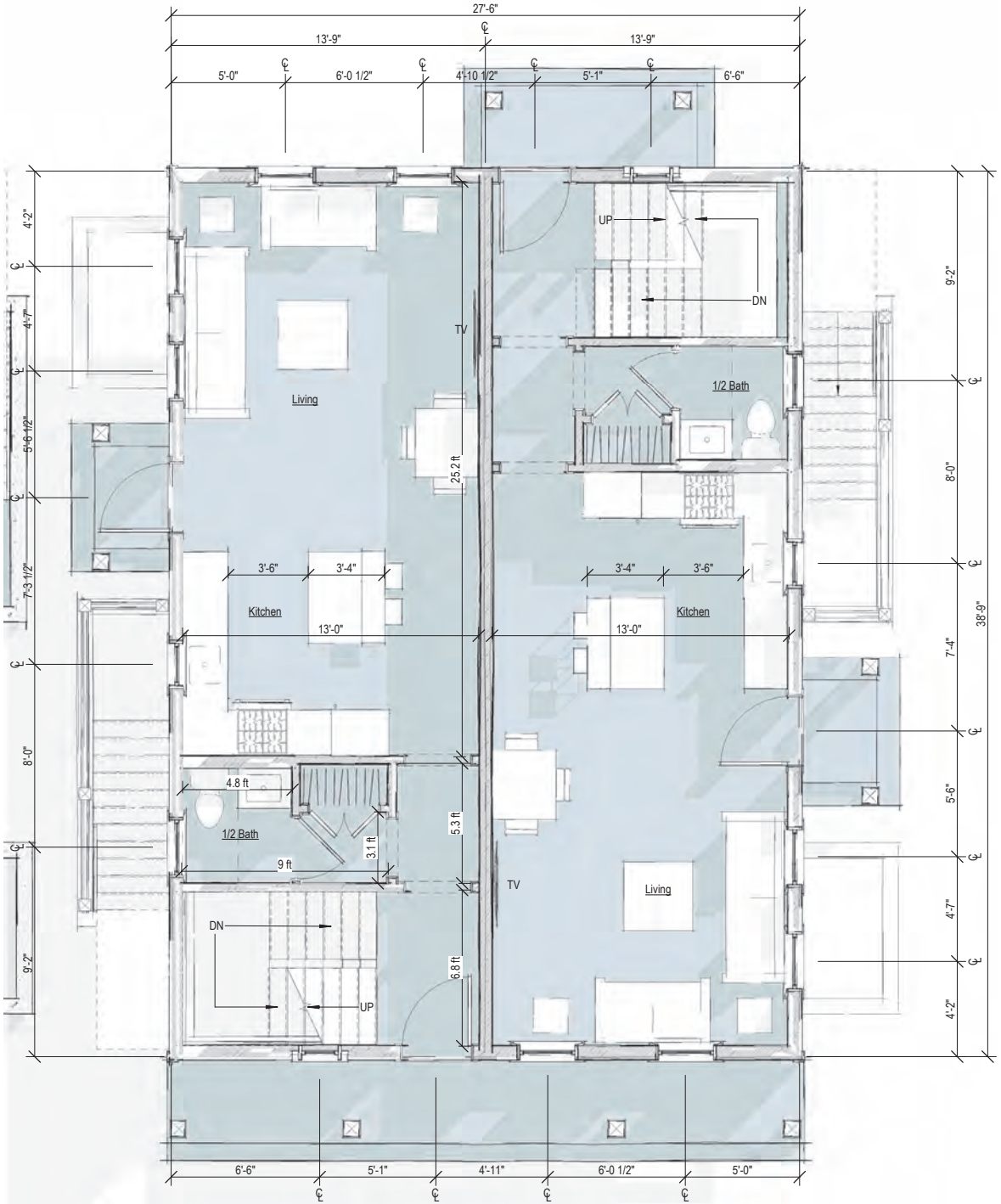

AIRPORT ROAD
EVERGREEN WAY
5 ft
5 ft
5 ft
10 ft
10 ft
DN
DN
6
6
6933 SF
LOT 2



TW2646	TW2032	CN125	TW2046	TW2646
4 Light 1 Panel Door SDL	2/2 Double Hung SDL	2/2 Double Hung SDL	4 Light Casement SDL	2/2 Double Hung SDL	2/2 Double Hung SDL

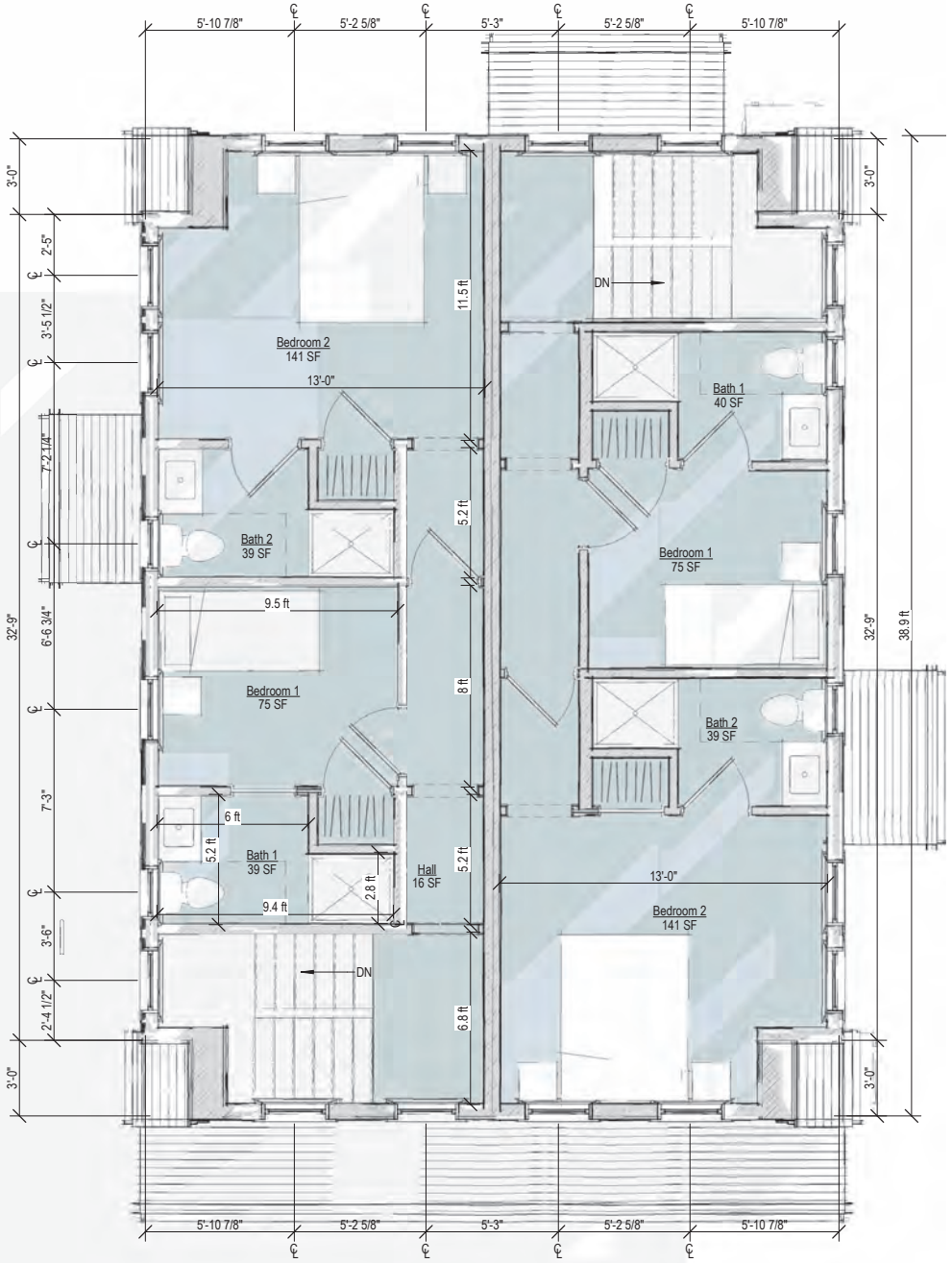
Exterior Door and Window Schedule

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



3 Second Floor Plan

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



South Elevation

1/4" = 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: 1 Evergreen Way

Tax Map Number: 78 Parcel Number: 727

Owner of Record: NANTUCKET SAFE HARBOR FOR ANIMALS INC

Description of Proposal: New Residential Duplex

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 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 7583 94

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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 $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 32

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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 $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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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

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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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- ☐ Adult Signature Restricted Delivery $

Postage
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City, Sta

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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

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°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 3

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 Lane
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: 46'0" Sq. Footage 1st floor: 1,283 sf
Width: 27'6" Sq. footage 2nd floor: 1,283sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 46'x 6' ☑ 1st floor ☐ 2nd floor
Size: 7'x 4' ☐ 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 28'0" 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 9/12 Secondary Mass _____/12 7 Dormer _____/12 _____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 5 1/2"

Windows*: ☑ Double 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 / 1 Panel Rear 4 Lite / 1 panel Side 4 Lite / 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 Charcoal
Trim Natural Sash Black Doors Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/01/24 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 _____

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.

Nahomi S. Garcia
_____

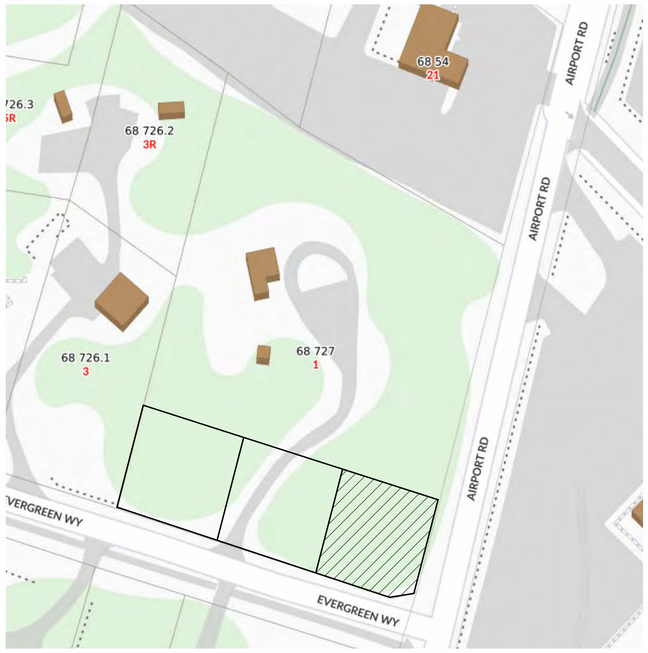
Signature Date

NiSHA

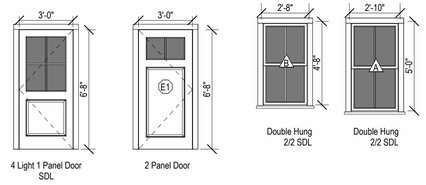
1 Evergreen Way
Duplex - Lot 3

07.01.24

HDC Submisssion



Locus Map
1/4" = 1'-0"



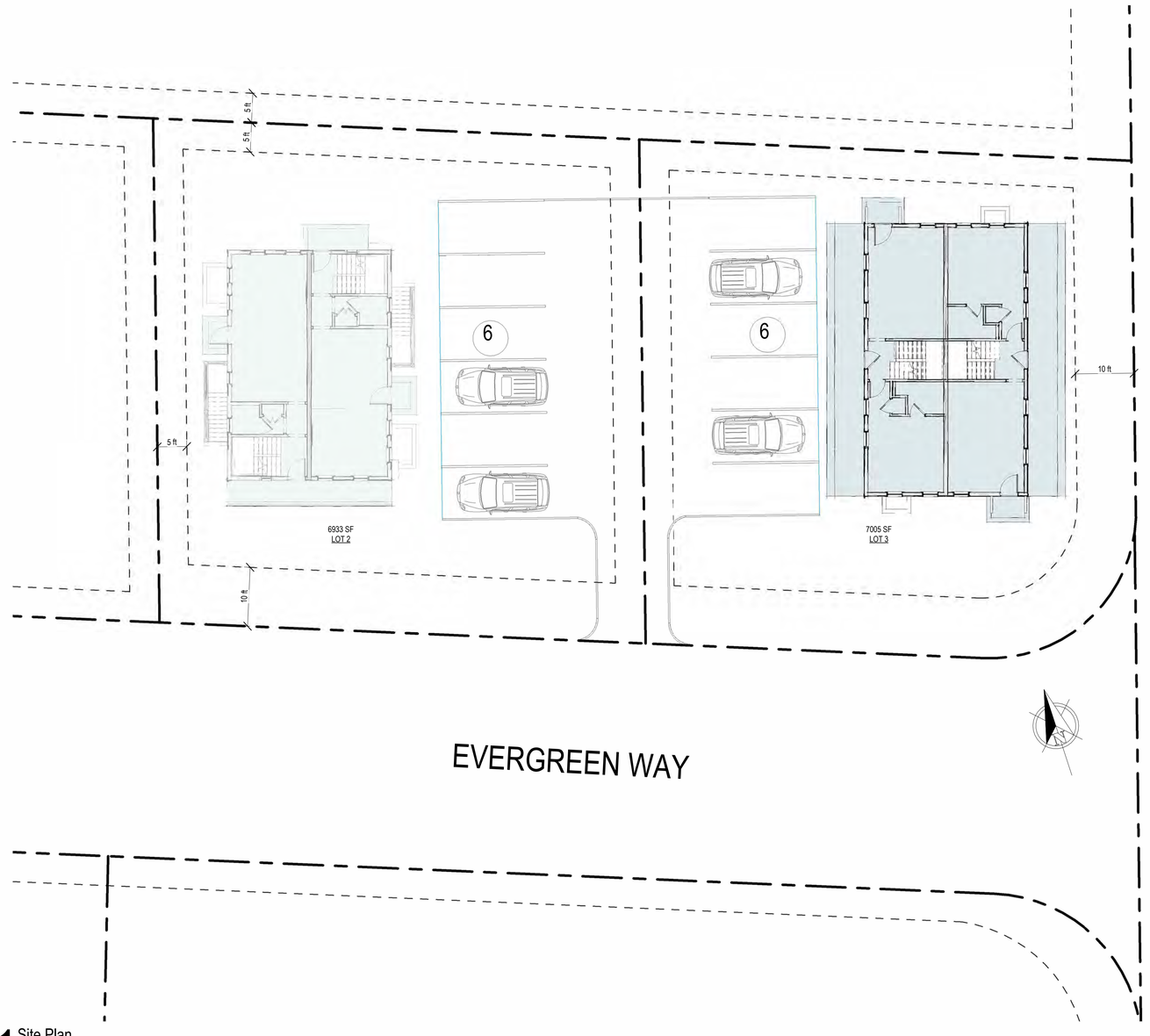
Exterior Door and Window Schedule
1/4" = 1'-0"


North


East


South


Westt



1 Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	7005 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Exterior Elevations
A.1.3	Perspectives
P.1.1	NE Perspective
P.1.2	NW Perspective
P.1.3	SE Perspective
P.1.4	SW Perspective

Revisions

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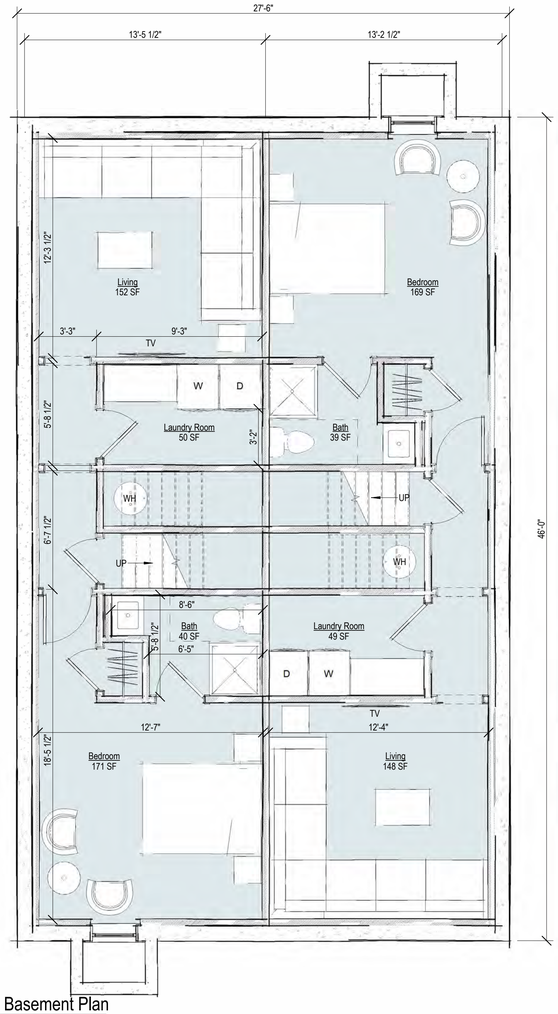
G.0.1

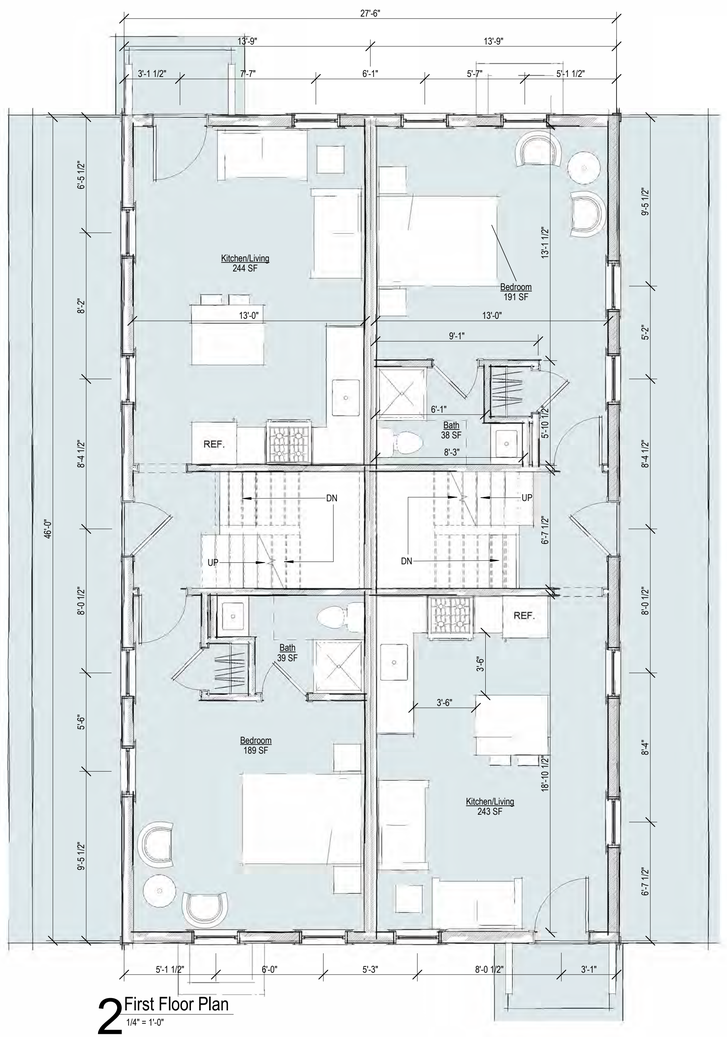
2306

07.01.24

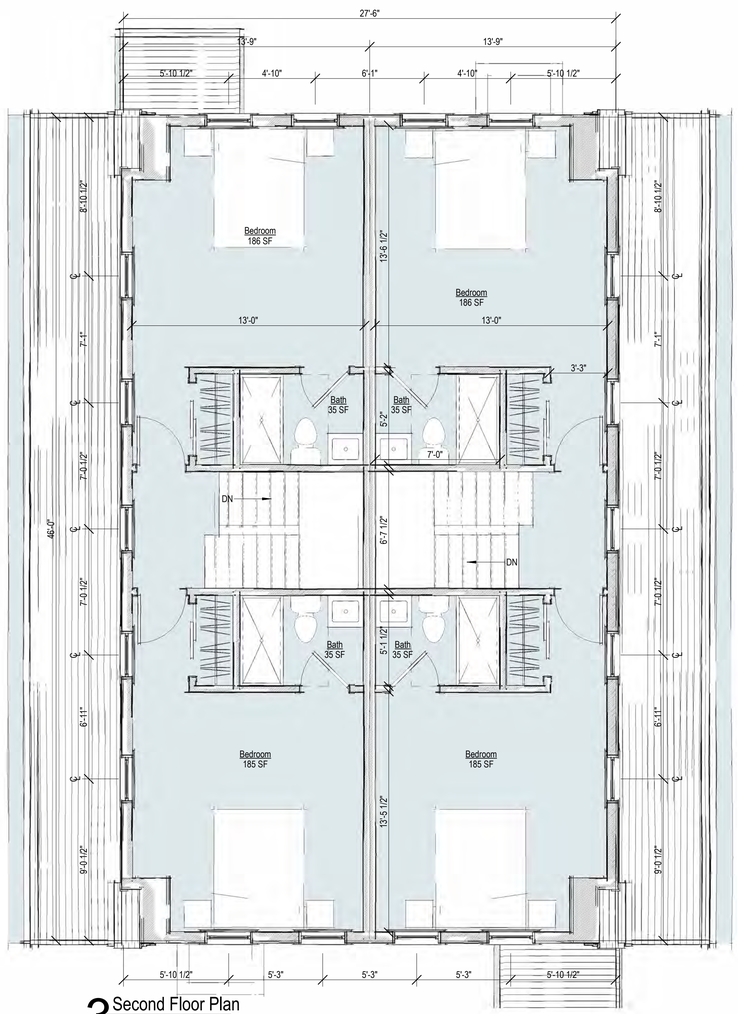
HDC Submisssion



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	7005 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
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Total Proposed G.C.:	13,938 SQF

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A.1.1

2306

07.01.24

HDC Submisssion



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/727
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07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspectives

Site Information

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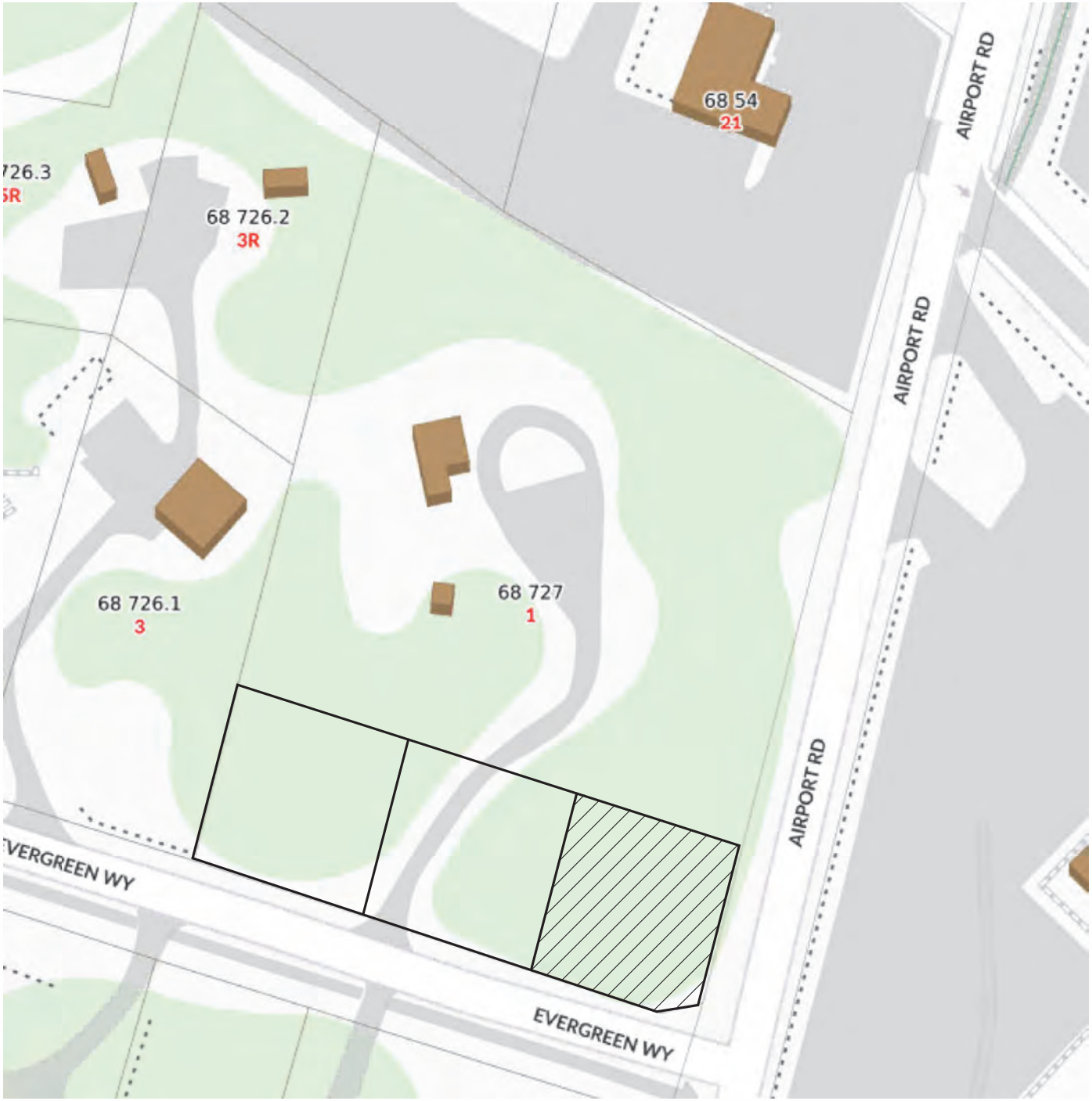
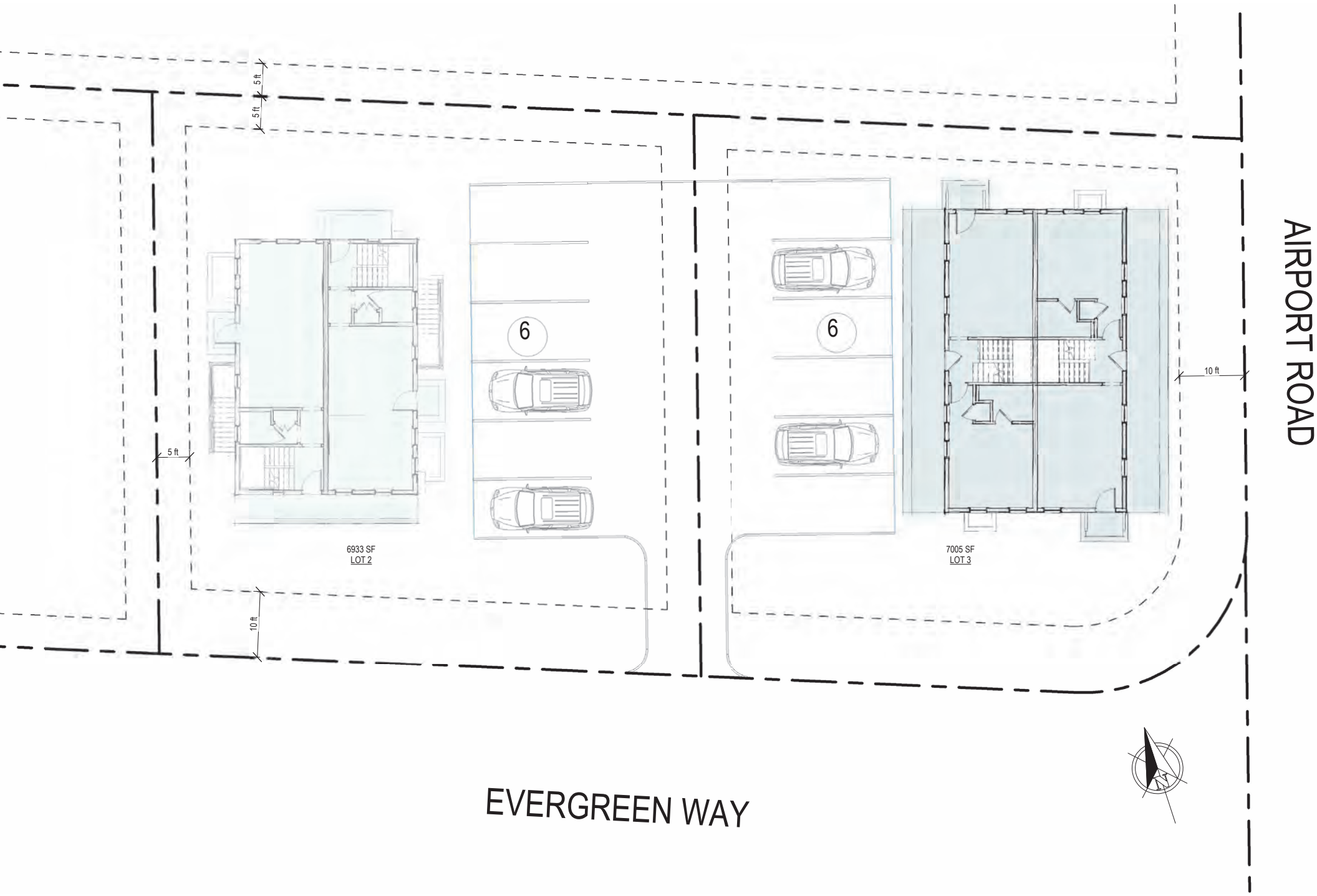
A.1.3

2306



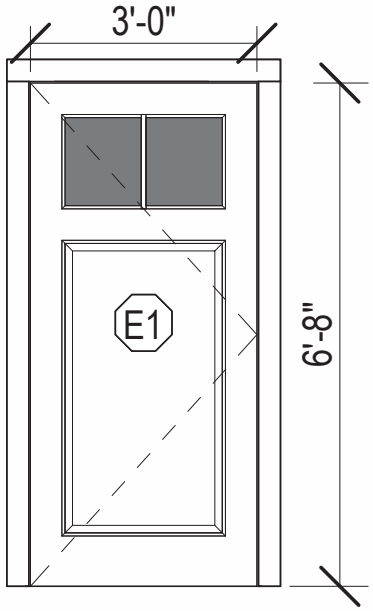
Locus Map

1/4" = 1'-0"

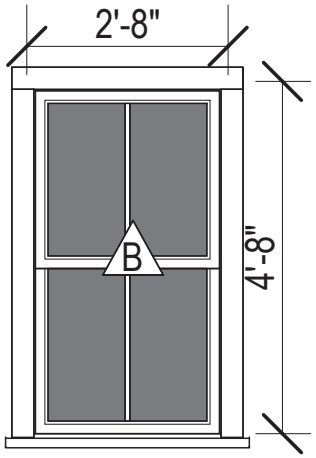

5 ft
5 ft
5 ft
10 ft
6
6
10 ft
6933 SF
LOT 2
7005 SF
LOT 3
AIRPORT ROAD
EVERGREEN WAY



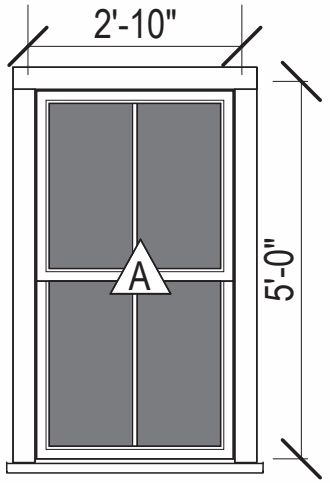
4 Light 1 Panel Door
SDL



2 Panel Door



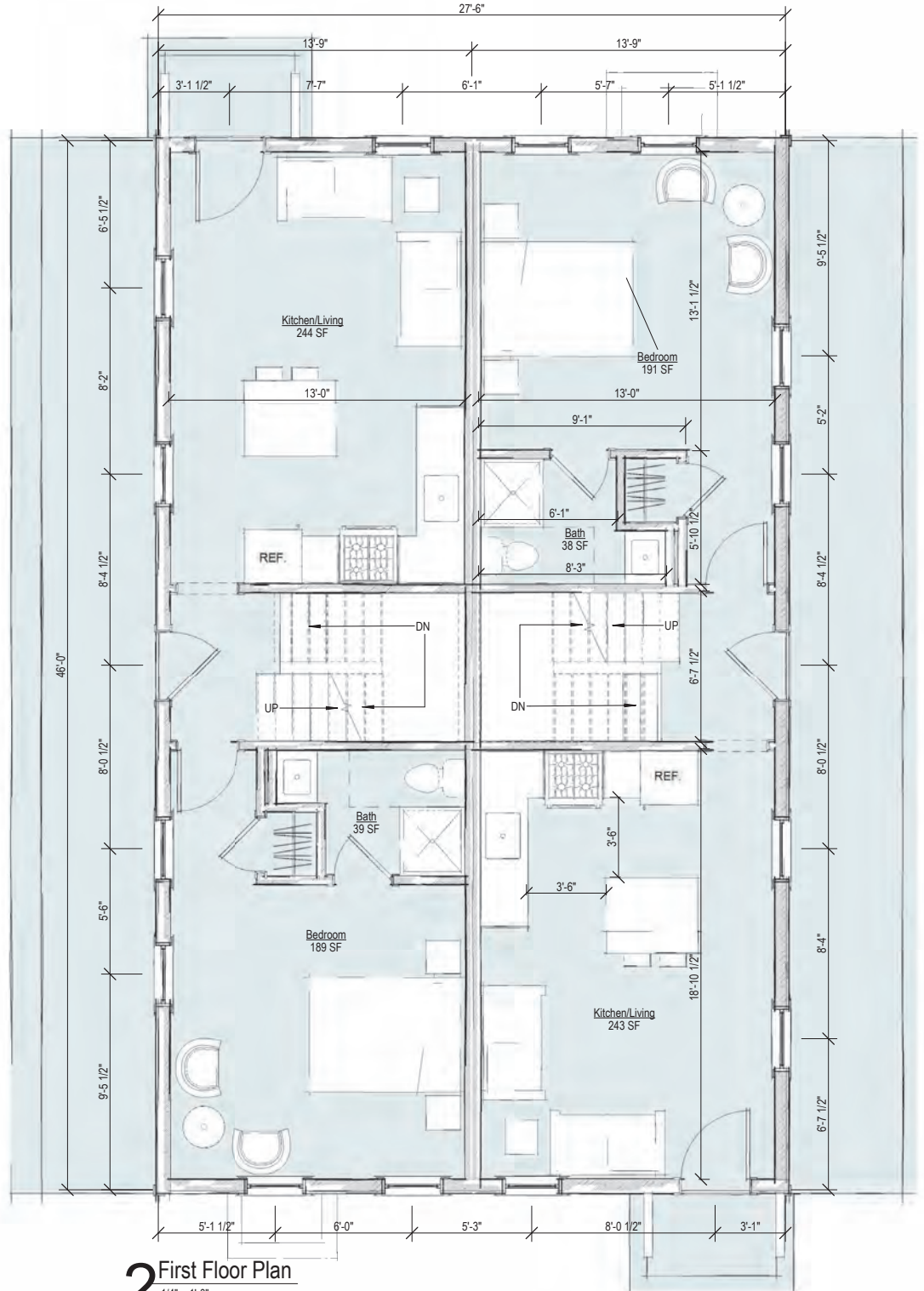
Double Hung
2/2 SDL



Double Hung
2/2 SDL

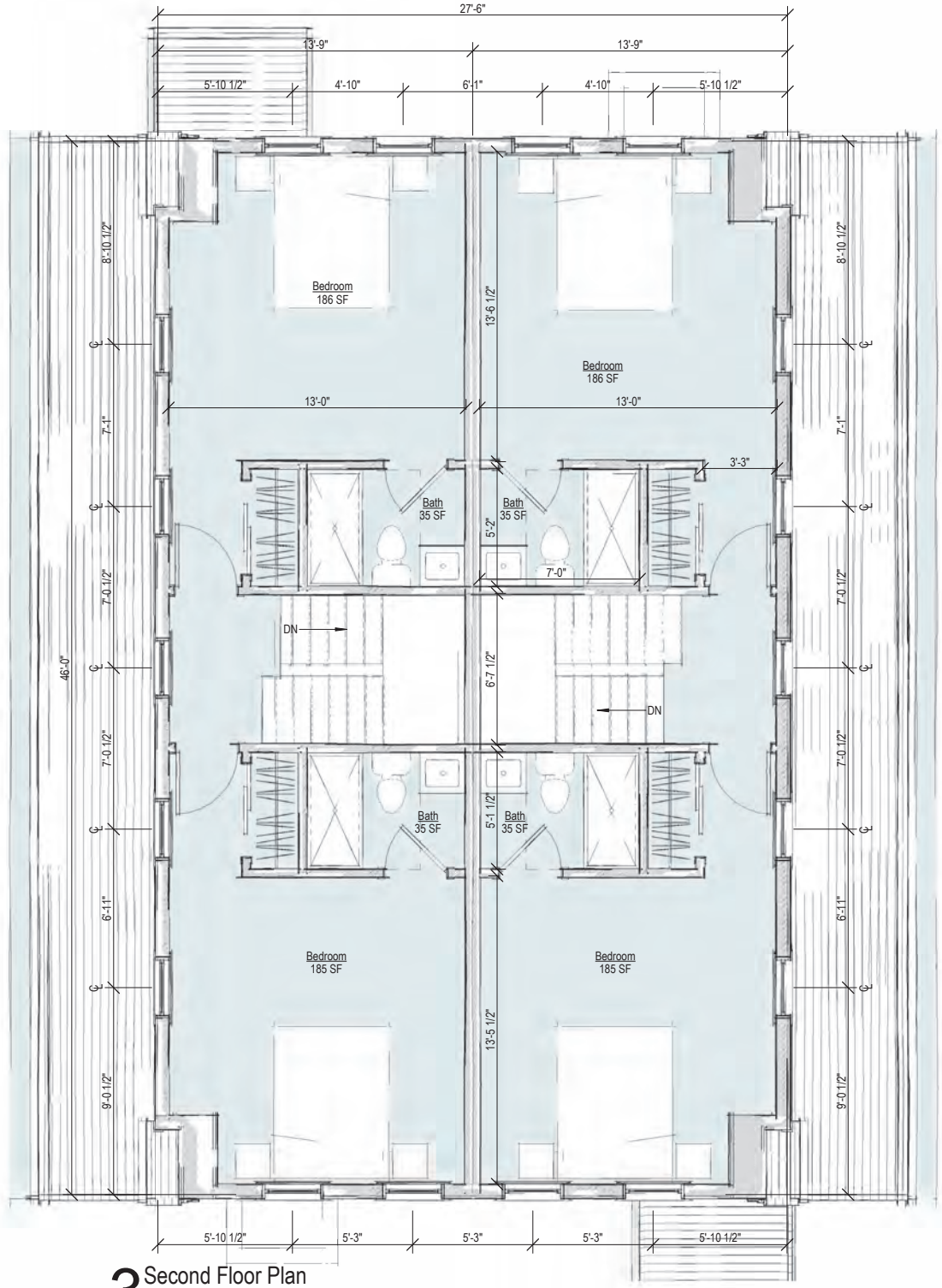
Exterior Door and Window Schedule

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 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: 1 Evergreen Way

Tax Map Number: 78 Parcel Number: 727

Owner of Record: NANTUCKET SAFE HARBOR FOR ANIMALS INC

Description of Proposal: New Residential Duplex

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 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 7583 94

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Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

Postmark Here

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Postage
$

Total Postage and Fees
$

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City, State, ZIP+4®

WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

Postmark Here

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NANTUCKET, MA 02554

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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

9589 0710 5270 0324 7583 63

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total P

$
Sent To

Street a

City, St

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

9589 0710 5270 0324 7583 49

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- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Pc

$
Sent To

Street a

City, Sta

Postmark Here

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

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. Water St.

Owner of record: FP 4 WATER

Mailing Address: 4 N. Water St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 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 Addition & Partial Foundation Replacement

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 97 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North no change South no change East no change West No change

Additional Remarks

Historic Name: Obed Jay House

Original Date: 1846

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation Addition
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 _____/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 5'1/2" Rake 6'1/2" Soffit (Overhang) 4" Corner boards 5'1/2 Frieze 3"
Window Casing 3'1/2" Door Frame 3'1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match Existing
Trim White / Match Existing Sash White Doors White / 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 7/1/24 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 FP 4 N Water

STREET ADDRESS 4 N WATER

MAP/PARCEL 42.4.2 / 90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

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

07.01.24 — Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 4 North Water Street, Nantucket (street address of property) on the following statement:

I Alexander Leventhal, as manager of FP 4 NorthWater LLC (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

July 25, 2023

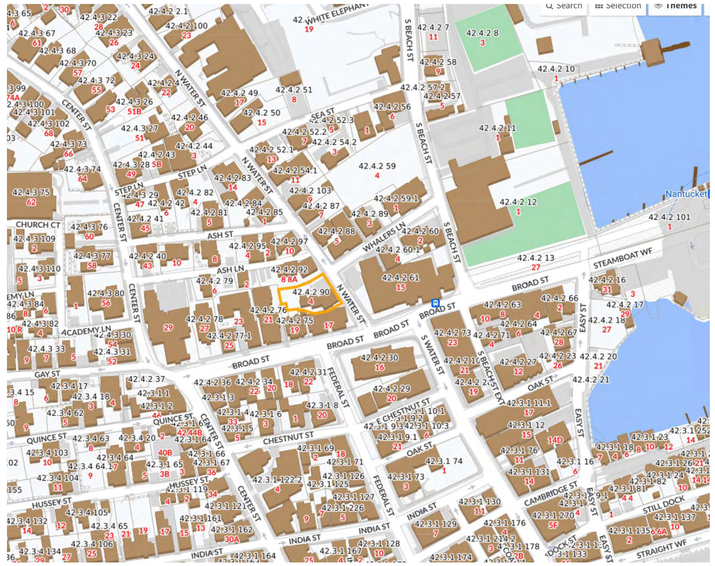
Client Signature Date

4 North Water Street

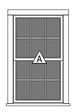
Nantucket, MA

07.01.24

HDC SUBMISSION

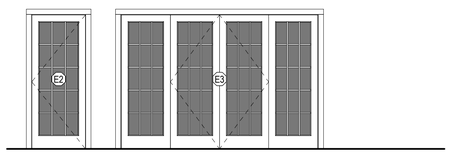


2 Locus Map
1/4" = 1'-0"

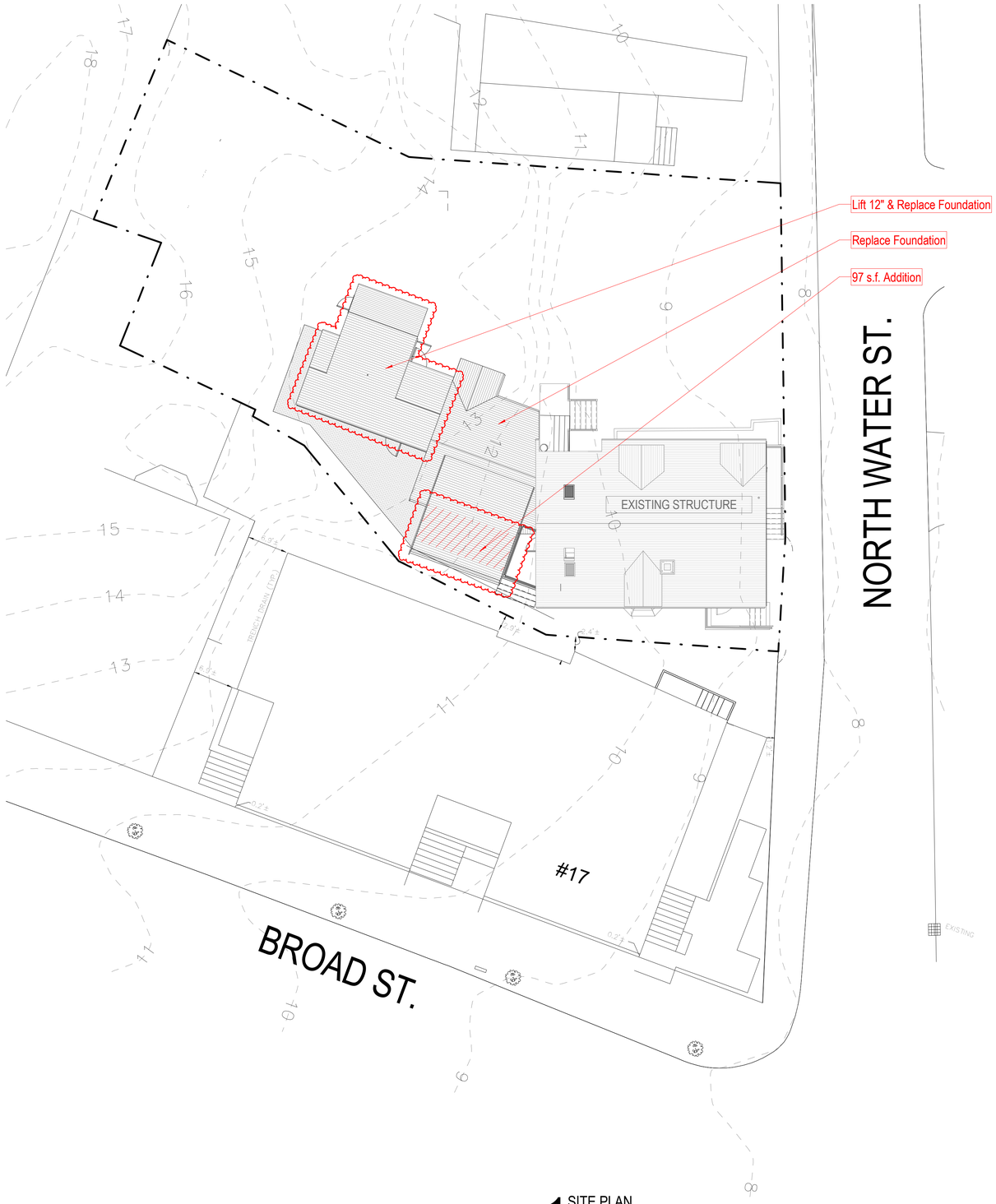


Double Hung
6/6 TDL

3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

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

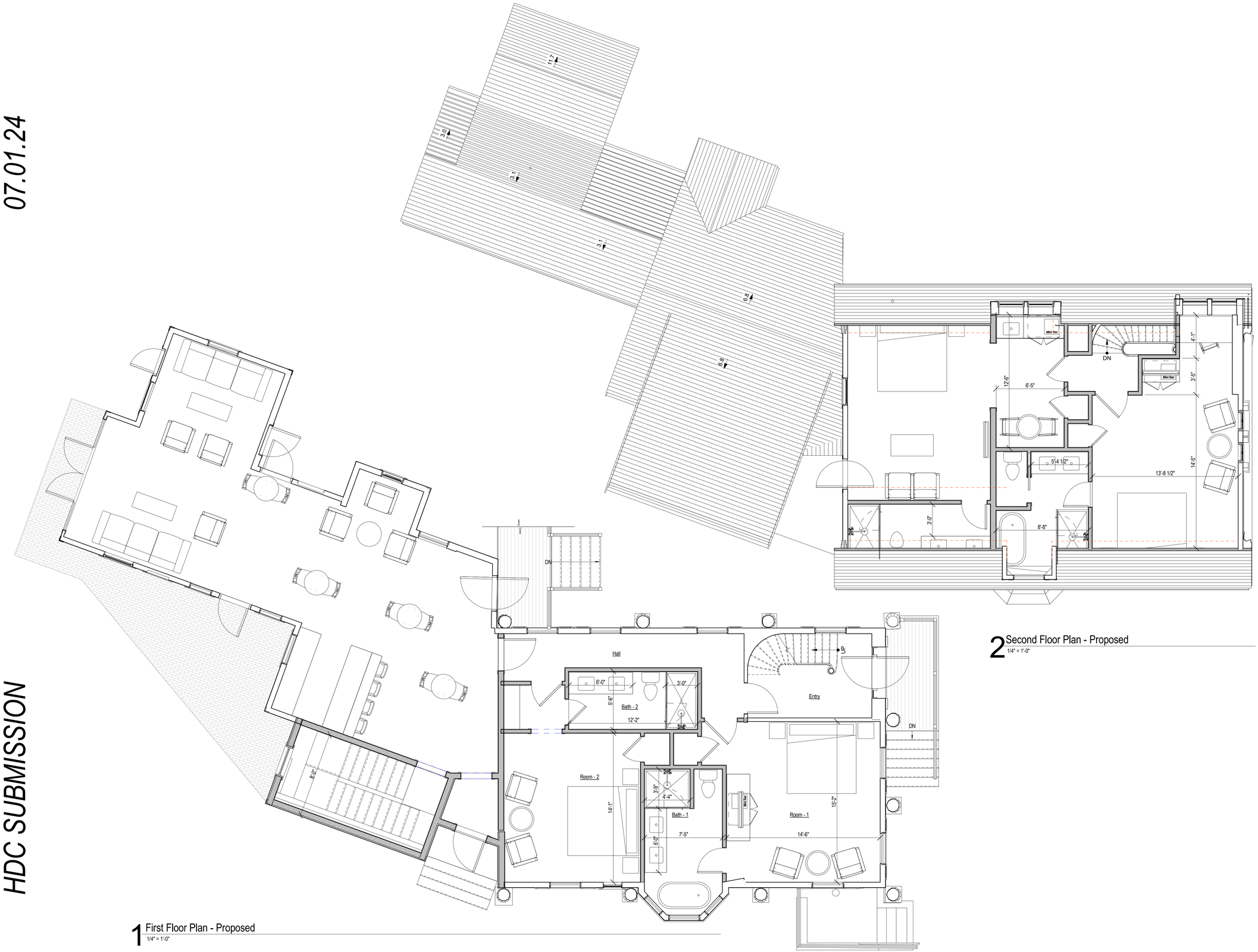
Revision 1 Date 1

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 ON AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

07.01.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

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

FLOOR PLANS

Site Information

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Current Zoning:	CDT
Minimum Frontage:	35'
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Side/Rear Setback:	0 / 5'
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Revisions

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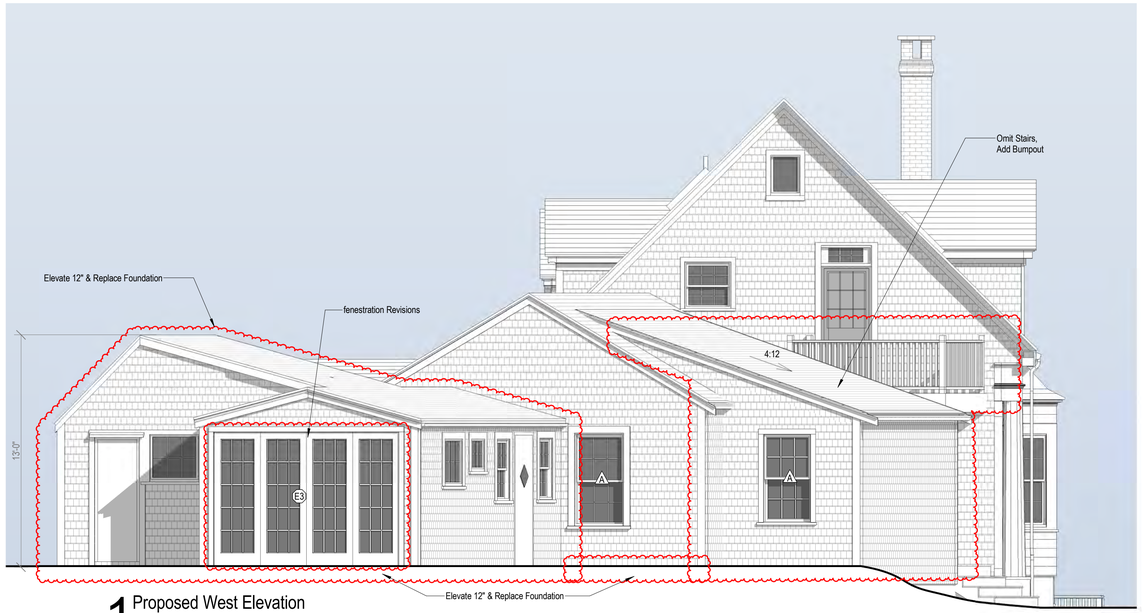
A.101
2313

07.01.24

HDC SUBMISSION



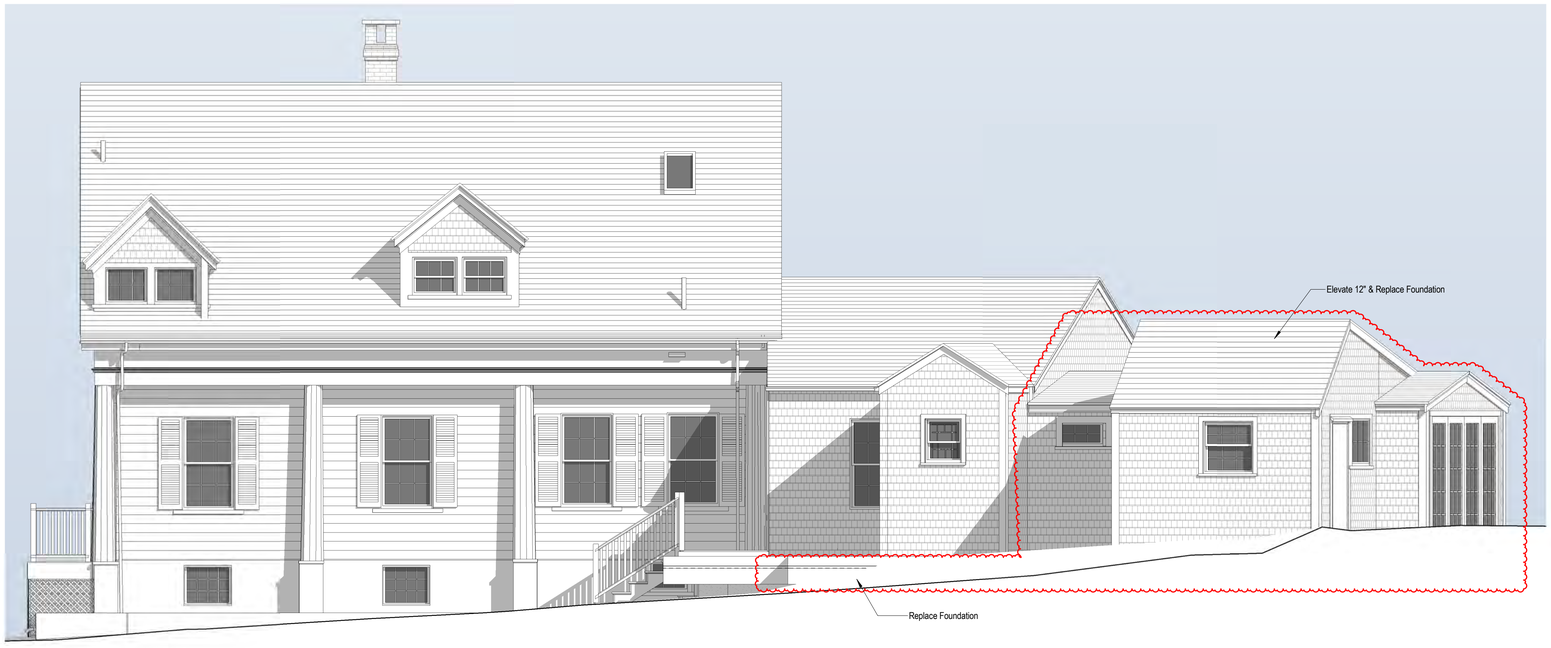
1 Proposed West Elevation
1/4" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



4 Existing North Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

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

EXTERIOR ELEVATIONS

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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.

Revisions

Revision 1 Date 1

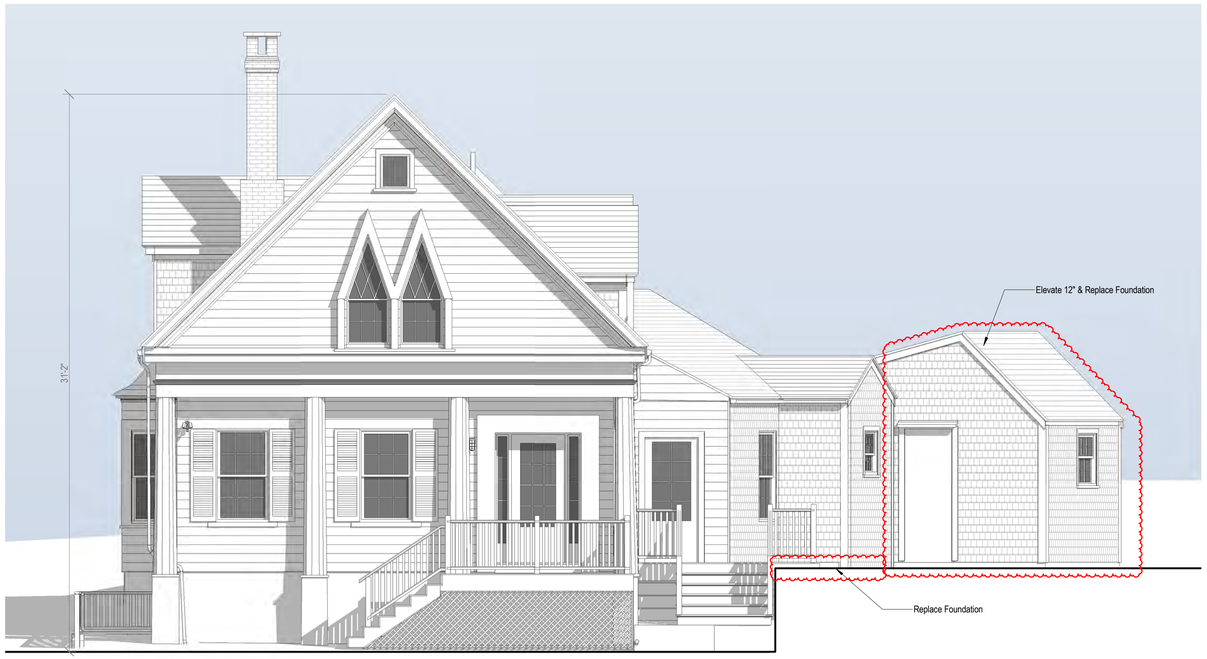
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202

2313

07.01.24

HDC SUBMISSION



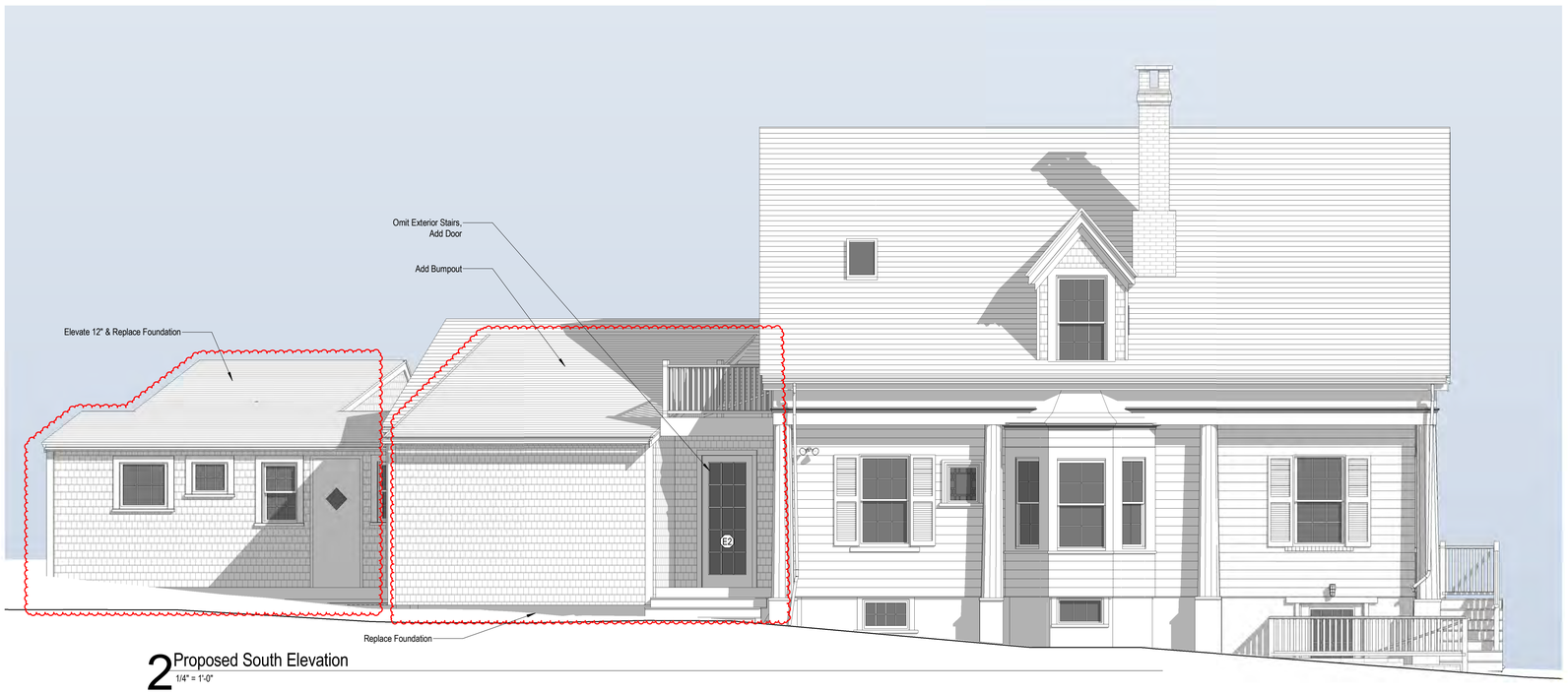
1 Proposed East Elevation
1/4" = 1'-0"



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

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	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.

Revisions

Revision 1 Date 1

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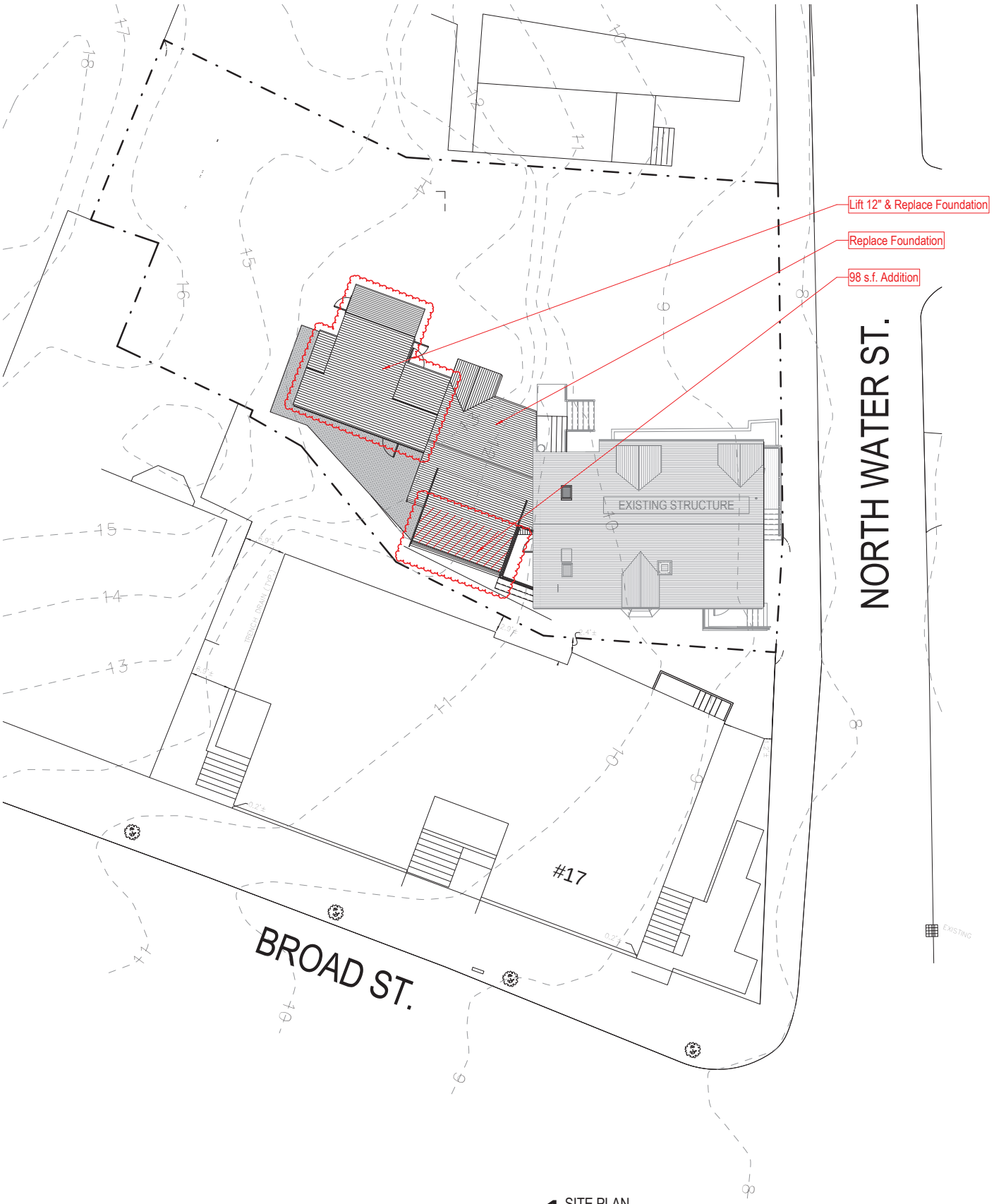
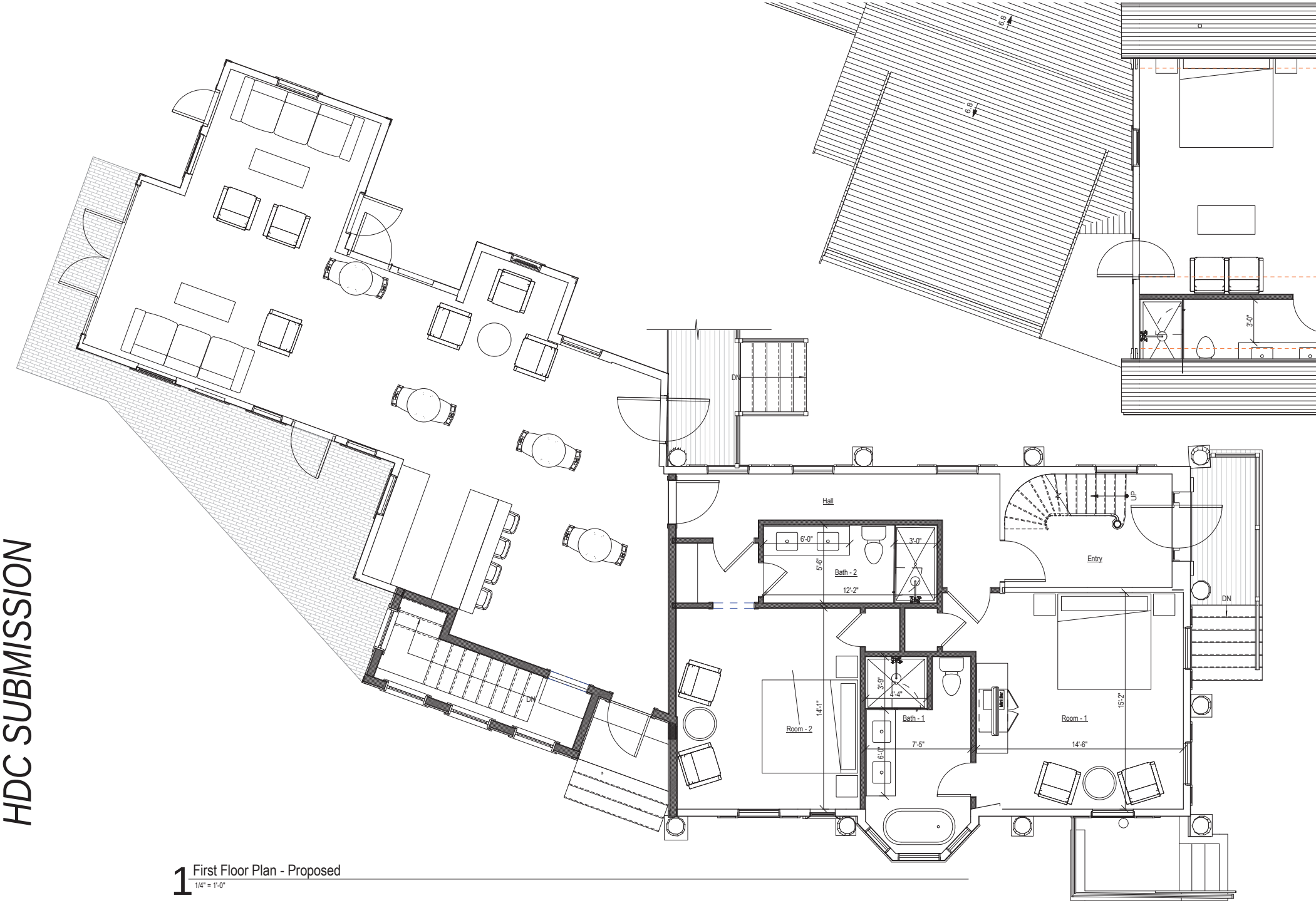
A.201

2313



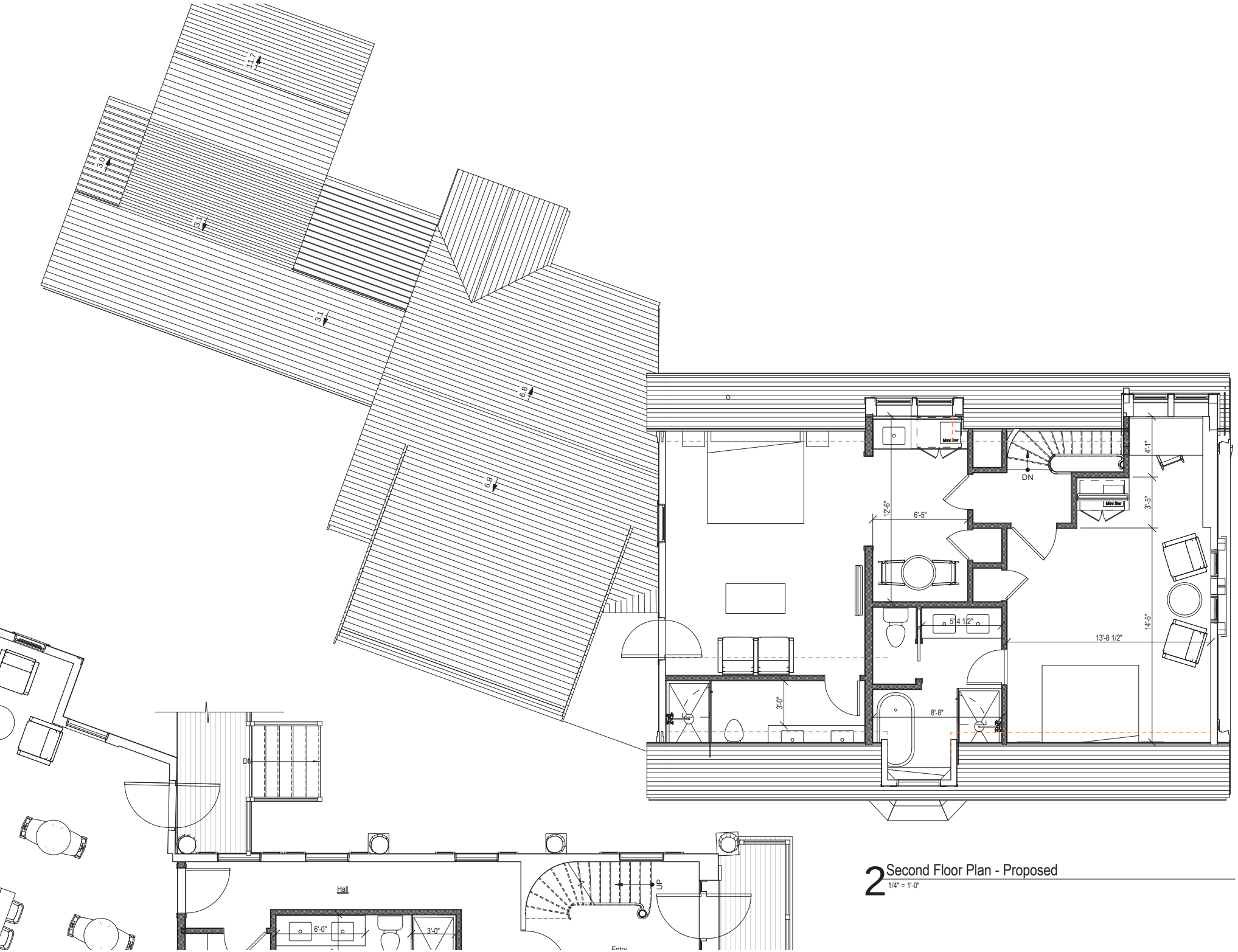
1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

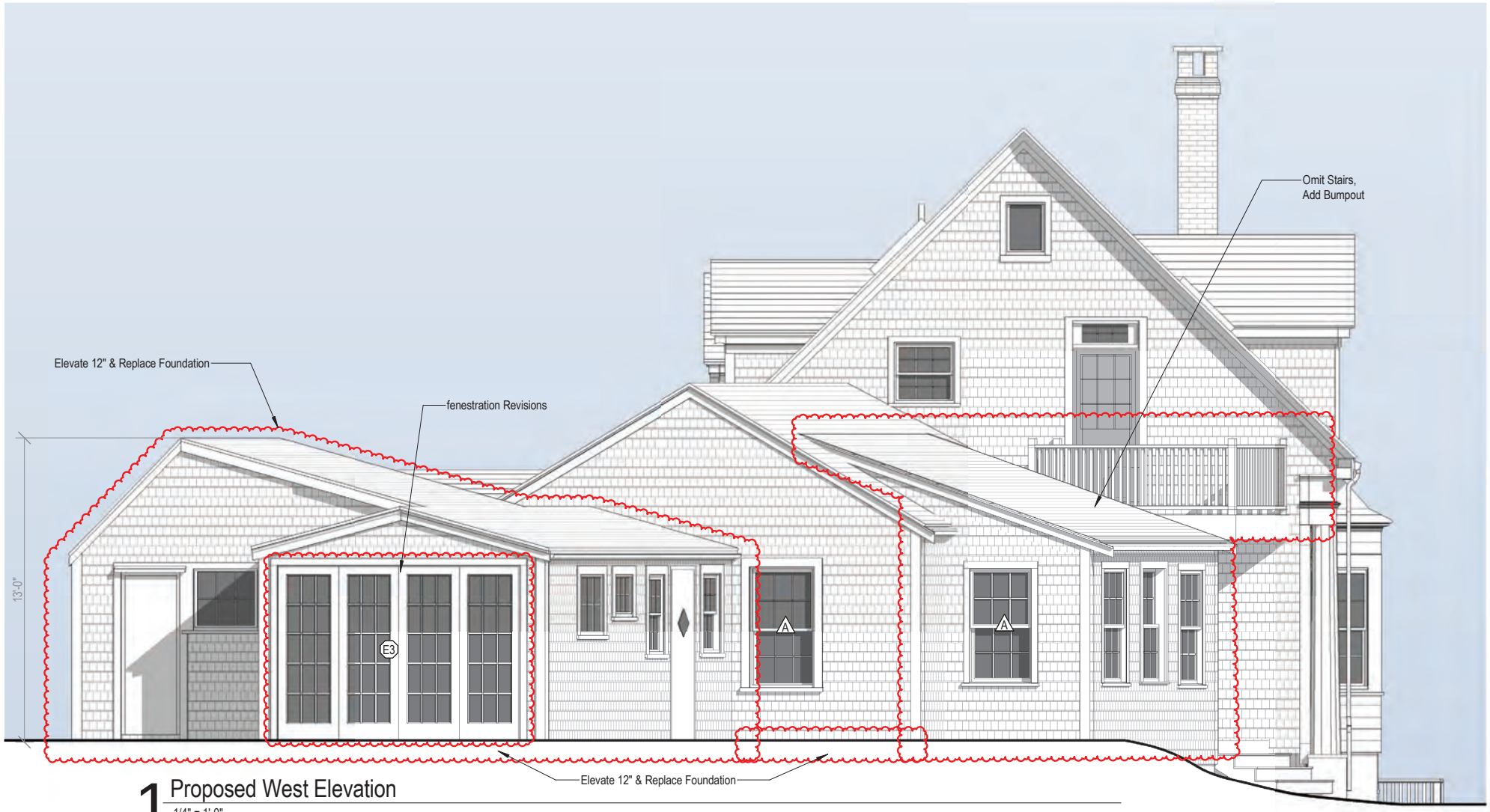


1 First Floor Plan - Proposed

1/4" = 1'-0"

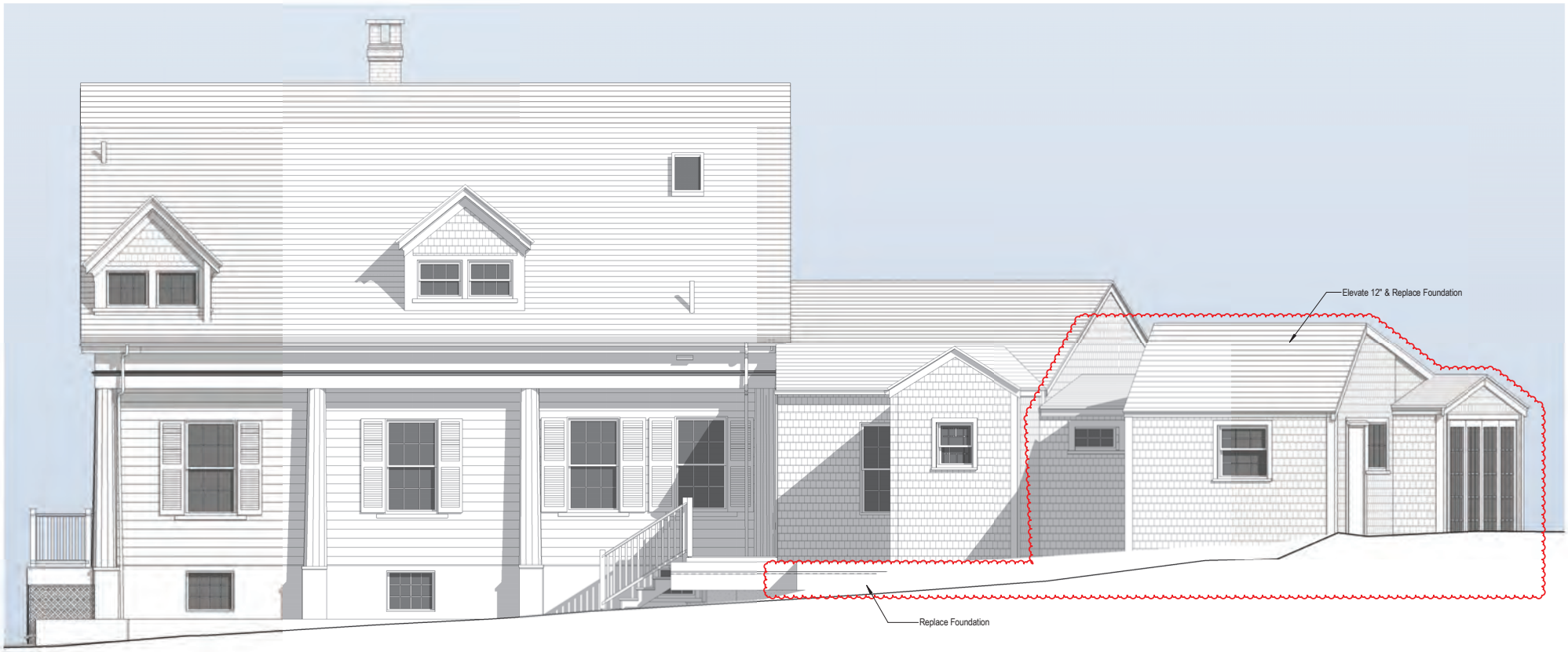


2 Second Floor Plan - Proposed
1/4" = 1'-0"



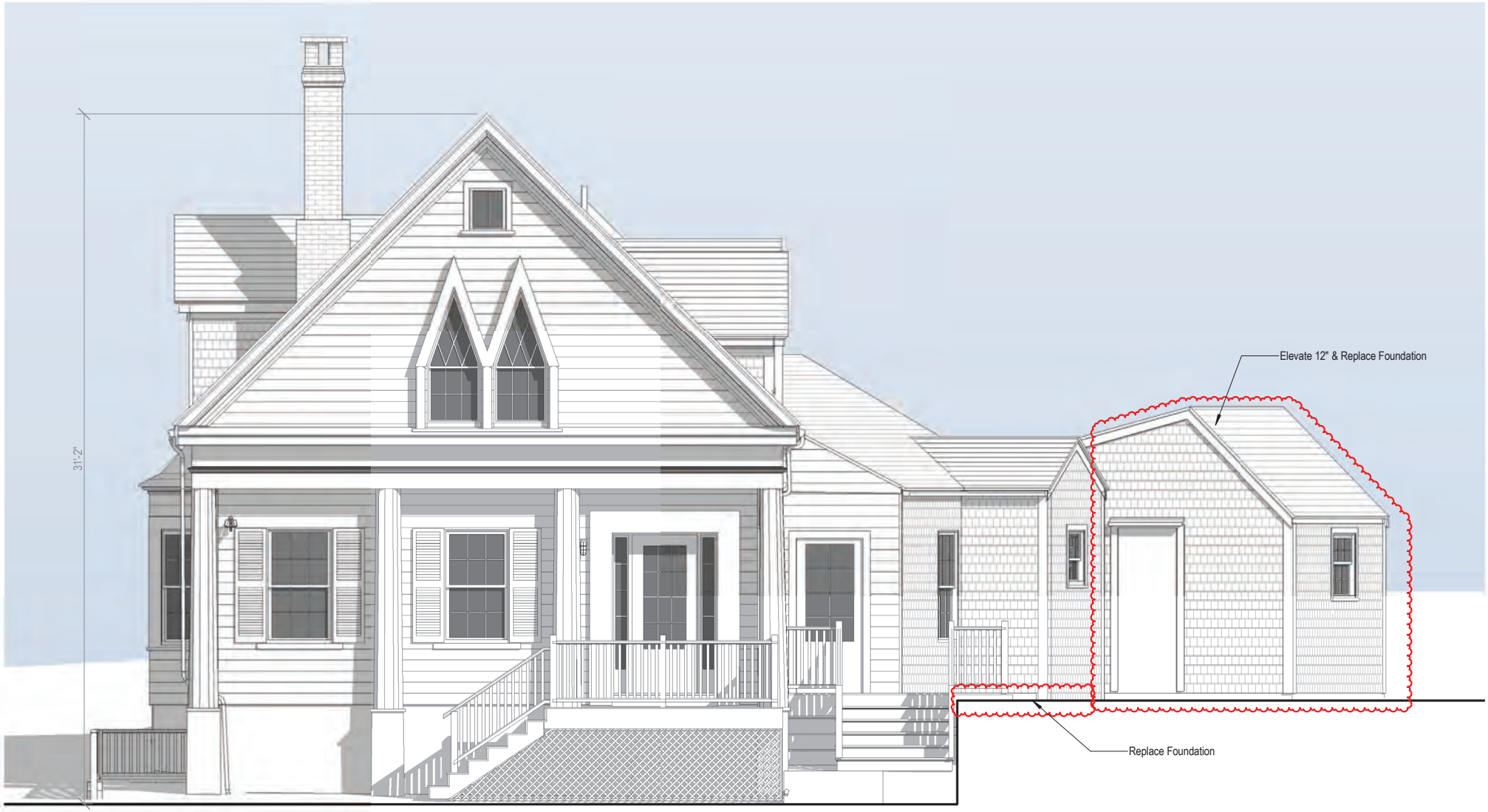
1 Proposed West Elevation

1/4" = 1'-0"



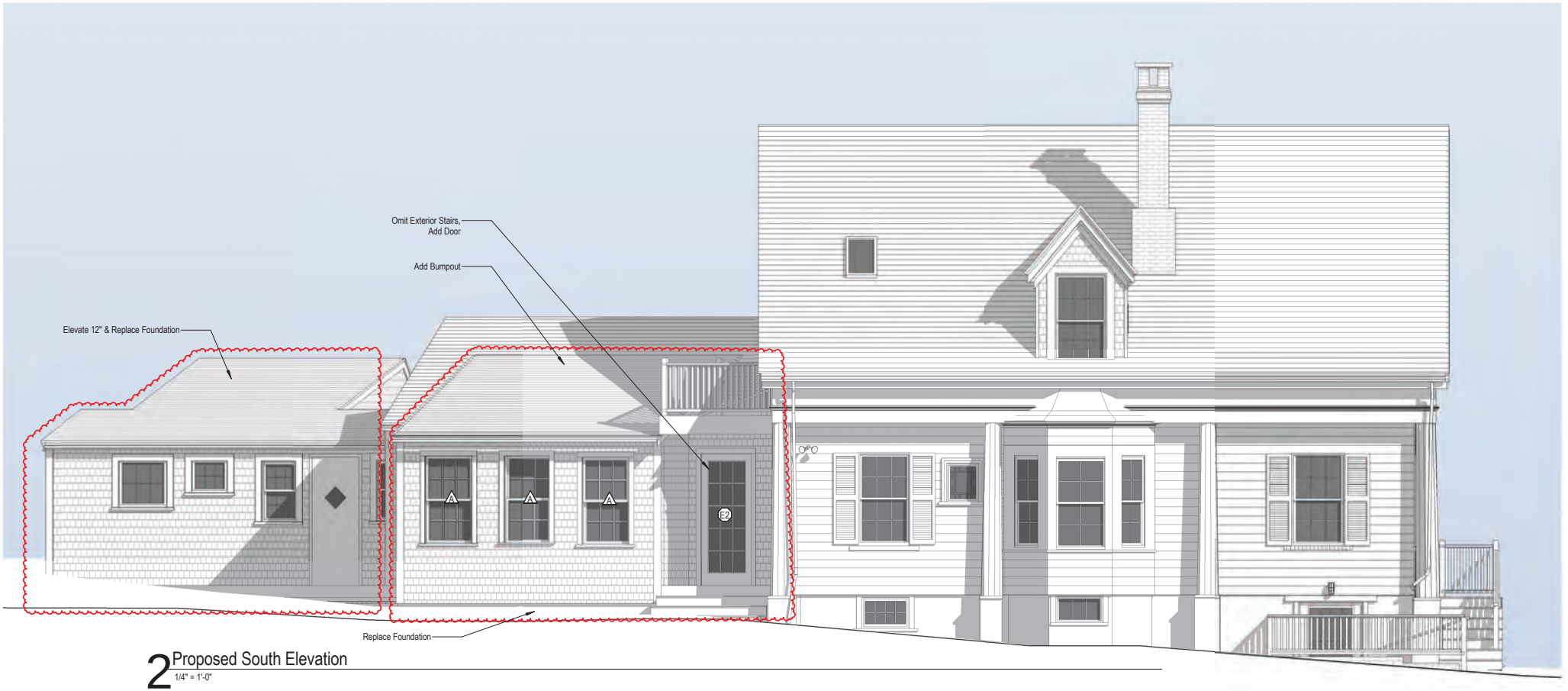
2 Proposed North Elevation

1/4" = 1'-0"



1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed South Elevation

1/4" = 1'-0"

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... FP 4 North Water LLC

MAILING ADDRESS..... 4 N Water St, Nantucket Ma 02554

PROPERTY LOCATION..... 4 N Water St

ASSESSORS MAP/PARCEL..... 42.4.2 / 90

SUBMITTED BY:..... Emeritus ltd

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 27, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.27 10:56:31 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4242	61		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	15 BROAD ST
4242	74		FAROS 17 BROAD LLC		100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	17 BROAD ST
4242	75		19 BROAD STREET LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	02134	19 BROAD ST
4242	76		NANTUCKET BROAD ST LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	O2134	21 BROAD ST
4242	88		NANTUCKET THEATRE PROJECT LLC		5 N WATER ST	NANTUCKET	MA	02554	5 N WATER ST
4242	92	1	DAVISON JAMES		222 LOBLOLLY LANE	CHOUDRANT	LA	71227	8B N WATER ST
4242	92	6	COALE JOHN P & GRETA V		2901 FESSENDEN ST NW	WASHINGTON	DC	20007	8G N WATER ST
Count:	**7**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 4 N Water St

Tax Map Number: 42.4.2 Parcel Number: 90

Owner of Record: FP 4 N Water LLC

Description of Proposal: 97 SF Addition and Renovation

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 0324 7584 86

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$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
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Postage
$

Total P
$

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Street a
City, St

COALE JOHN P & GRETA V
2901 FESSENDEN ST NW
WASHINGTON, DC 20007

Postmark Here

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Post
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Sent To
Street and
City, State,

DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

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Total P
$

Sent To
Street
City, St

FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

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- ☐ Adult Signature Restricted Delivery $

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$

Total Pc
$

Sent To
Street a
City, St

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Posta
$

Sent To
NANTUCKET BROAD ST LLC

Street and
1200 SOLDIERS FIELD RD # 102

City, State,
BOSTON, MA 02134

Postmark Here

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
19 BROAD STREET LLC

Street an
1200 SOLDIERS FIELD RD # 102

City, State,
BOSTON, MA 02134

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☑ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
NANTUCKET THEATRE PROJECT LLC

Street and A
5 N WATER ST

City, State, ZIP+4®
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


ONE
WAY

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- O h. NHA plaque records: _____
- O i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

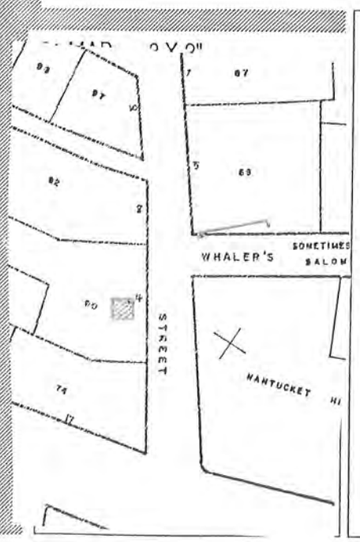
6. USE: Original: _____ Present: town offices

O a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

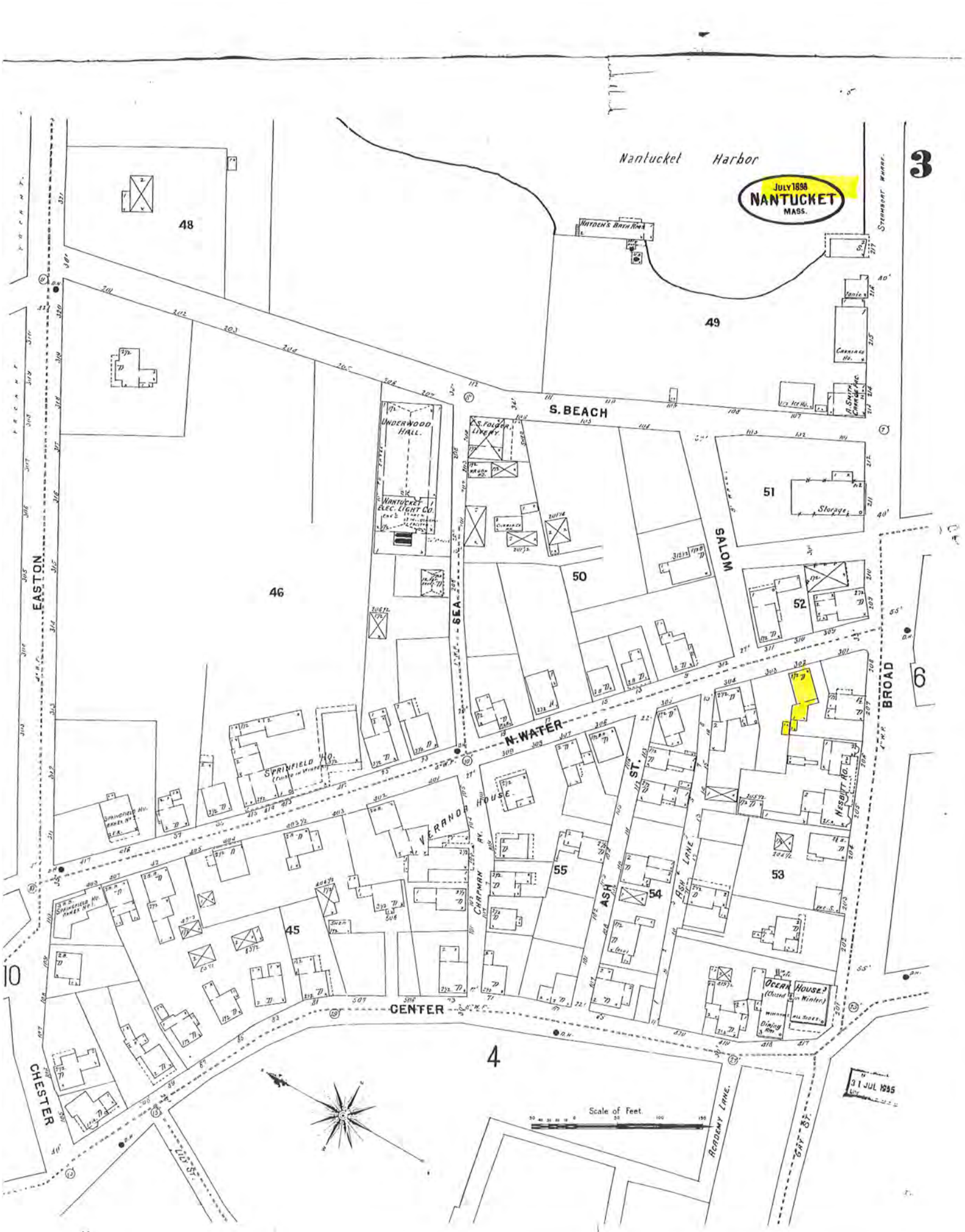
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

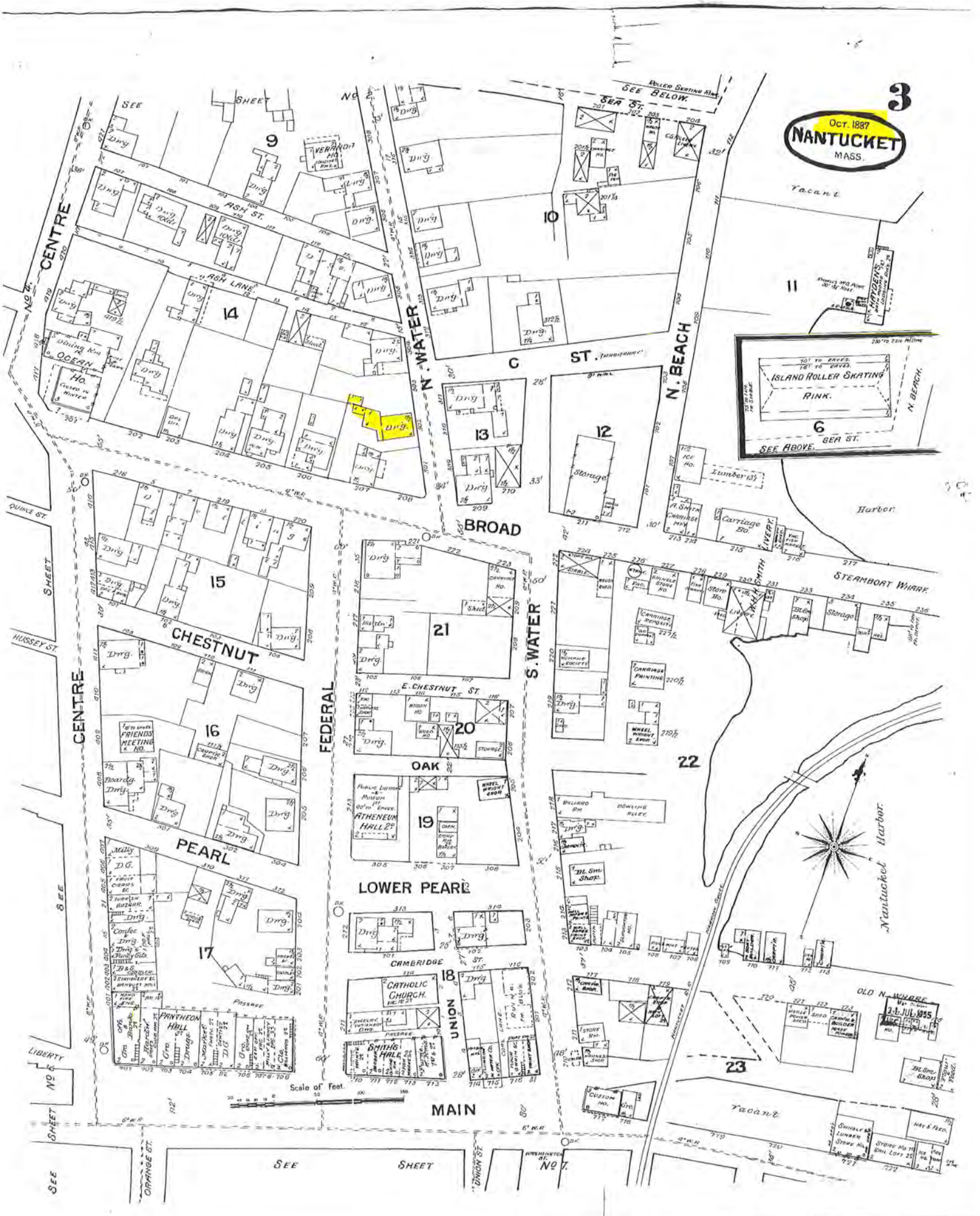
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

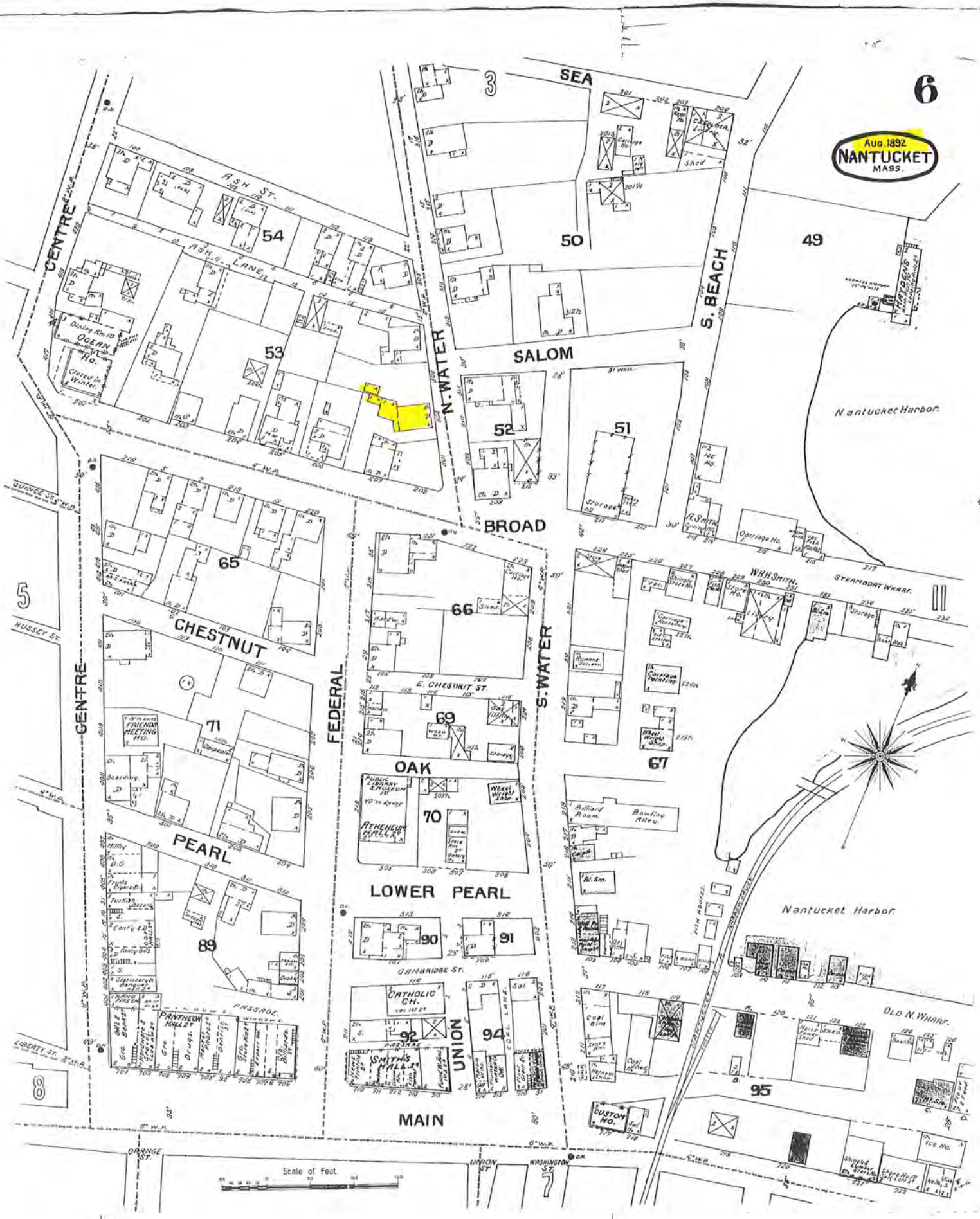
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

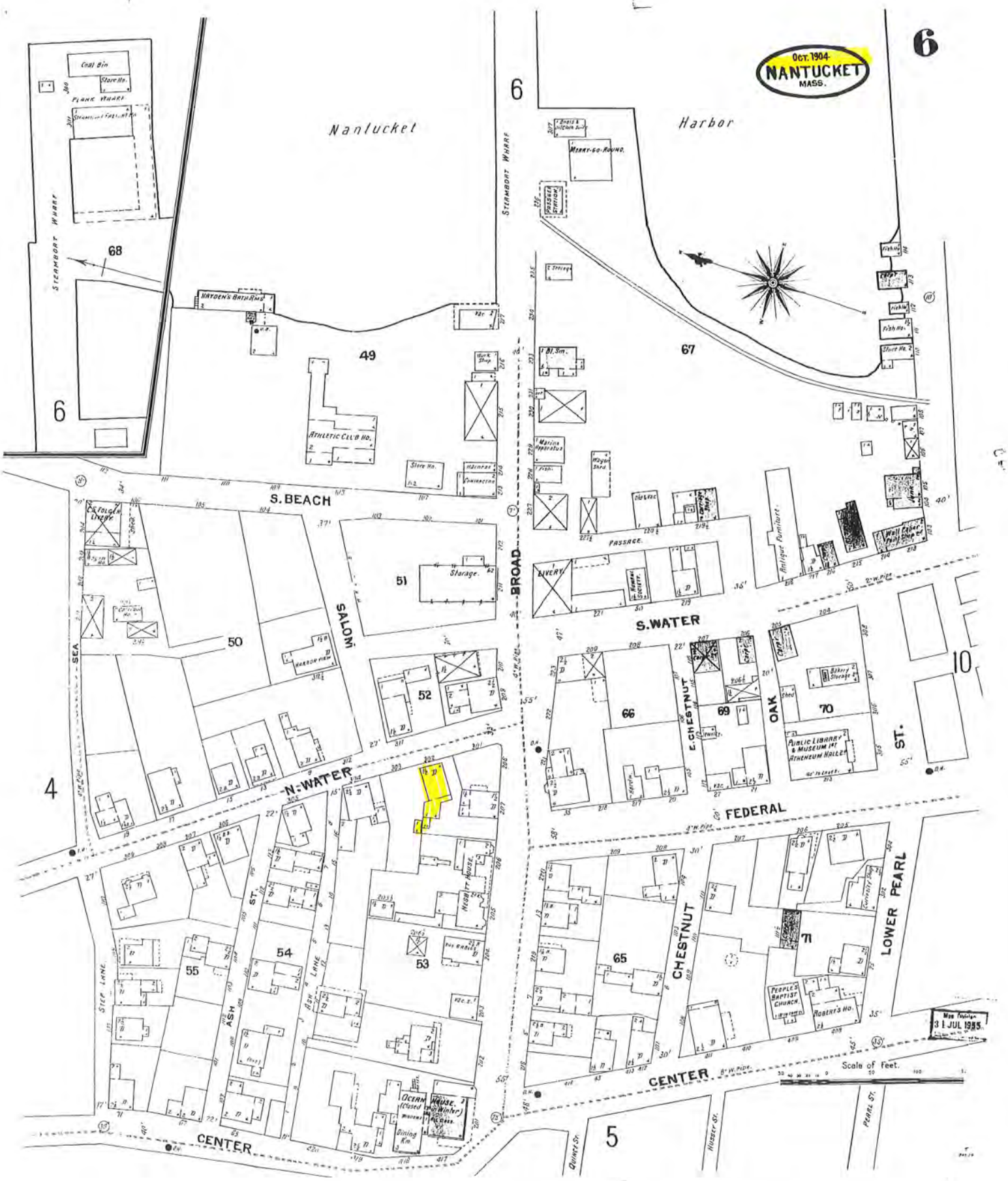
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



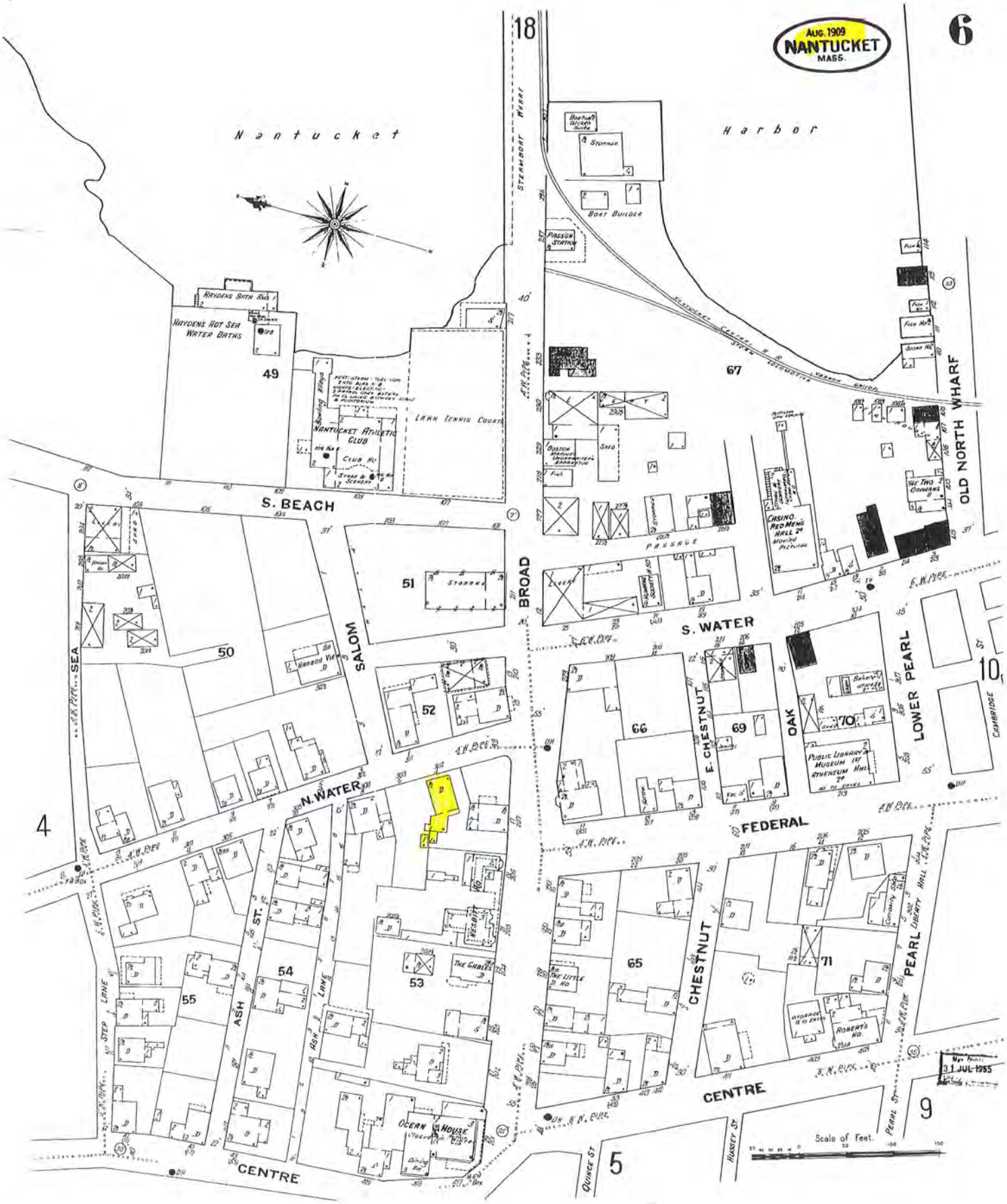
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN 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

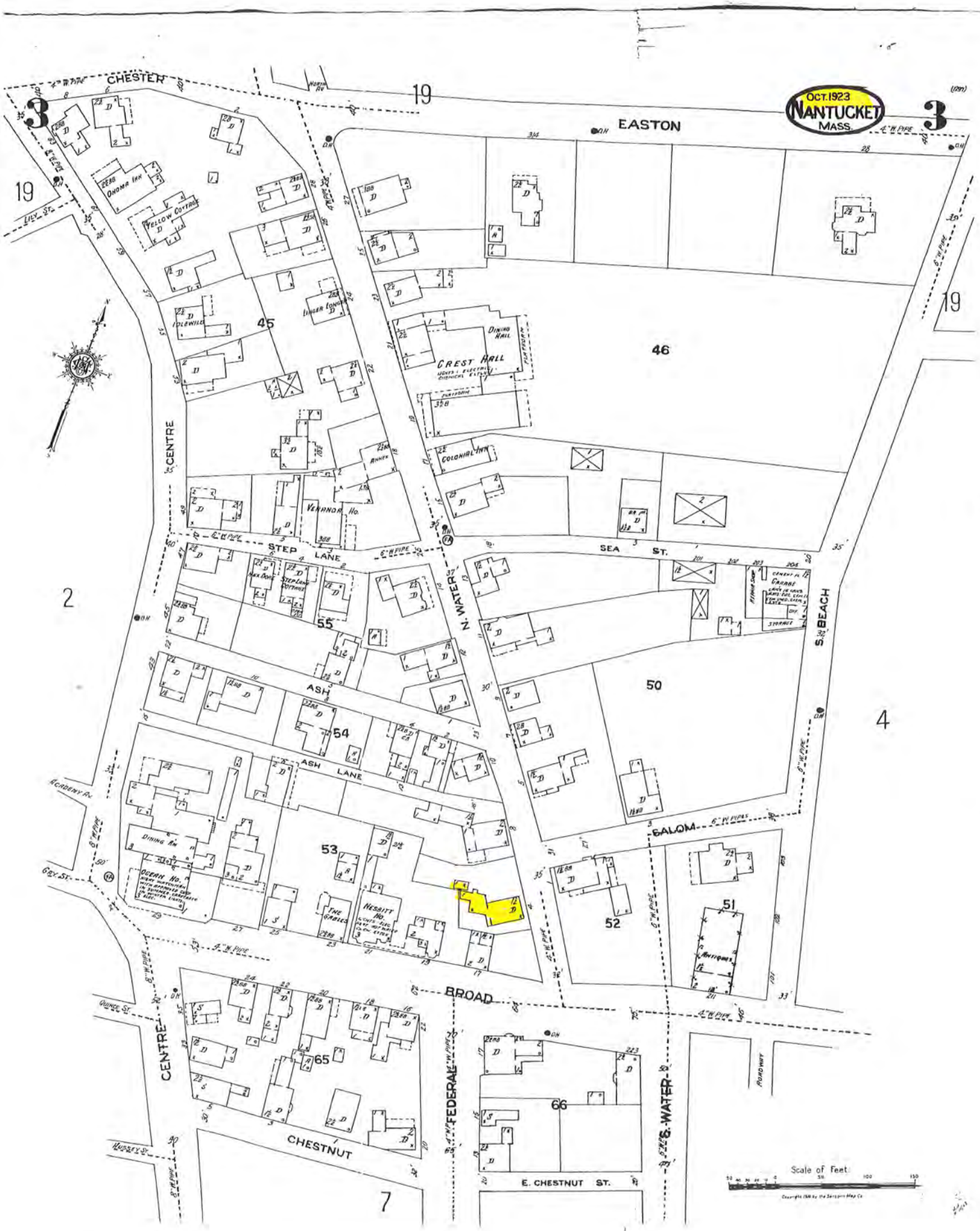

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
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
LILY ST.
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet




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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 76 Pleasant St.

Tax Map Number: 55 Parcel Number: 367

Owner of Record: Samantha + Craig Cardts-Pearce

Description of Proposal:

1. Front Dwelling Addition, 15' x 18'
2. Rear New 2 Story Dwelling

Anticipated HDC Submission Date: 7.1.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Samantha + Craig Cordts-Peake.....

MAILING ADDRESS....585 Mountain Laurel Dr. Aspen Co 81611

PROPERTY LOCATION....76 Pleasant St.....

ASSESSORS MAP/PARCEL....55/367.....

SUBMITTED BY:....Sanne Payne.....

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: 2024.06.14 09:31:09 -04'00'

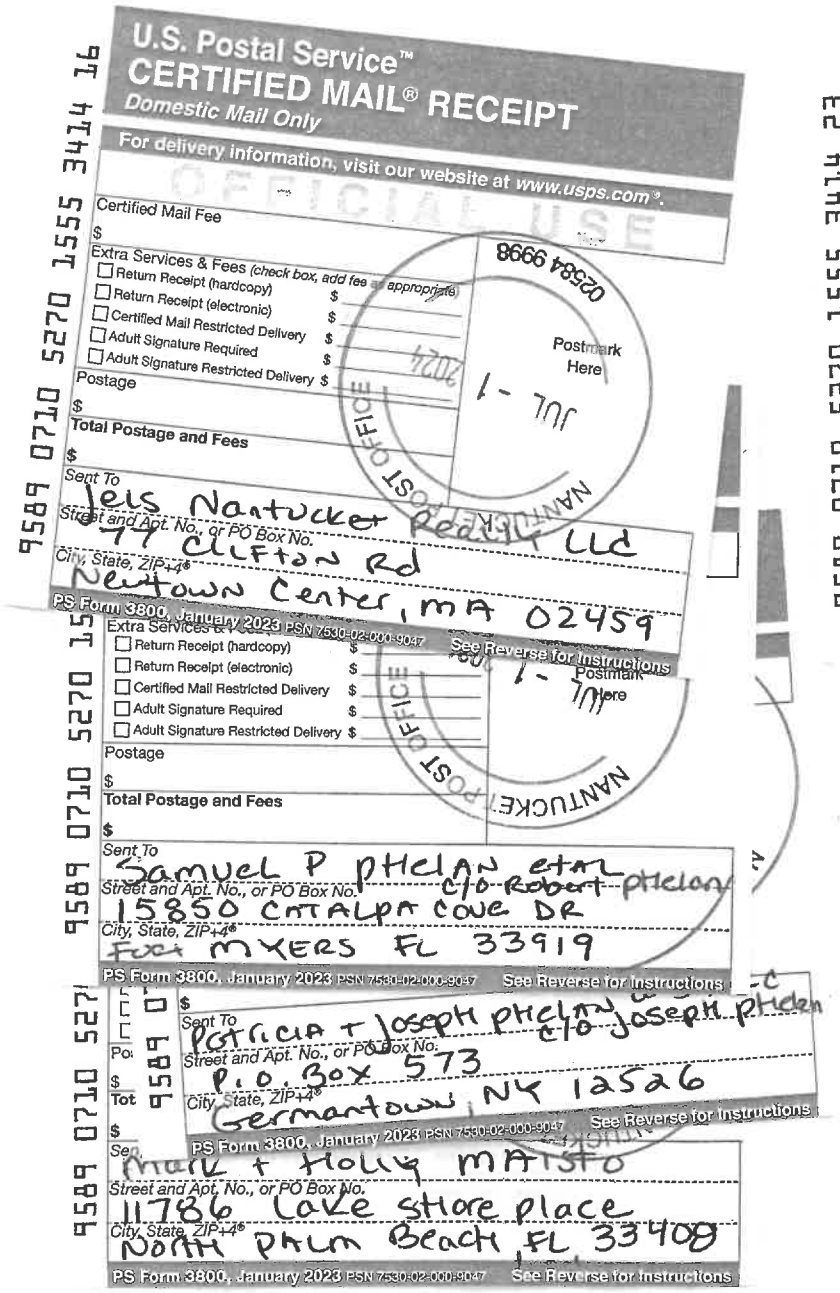
6.14.24
DATE

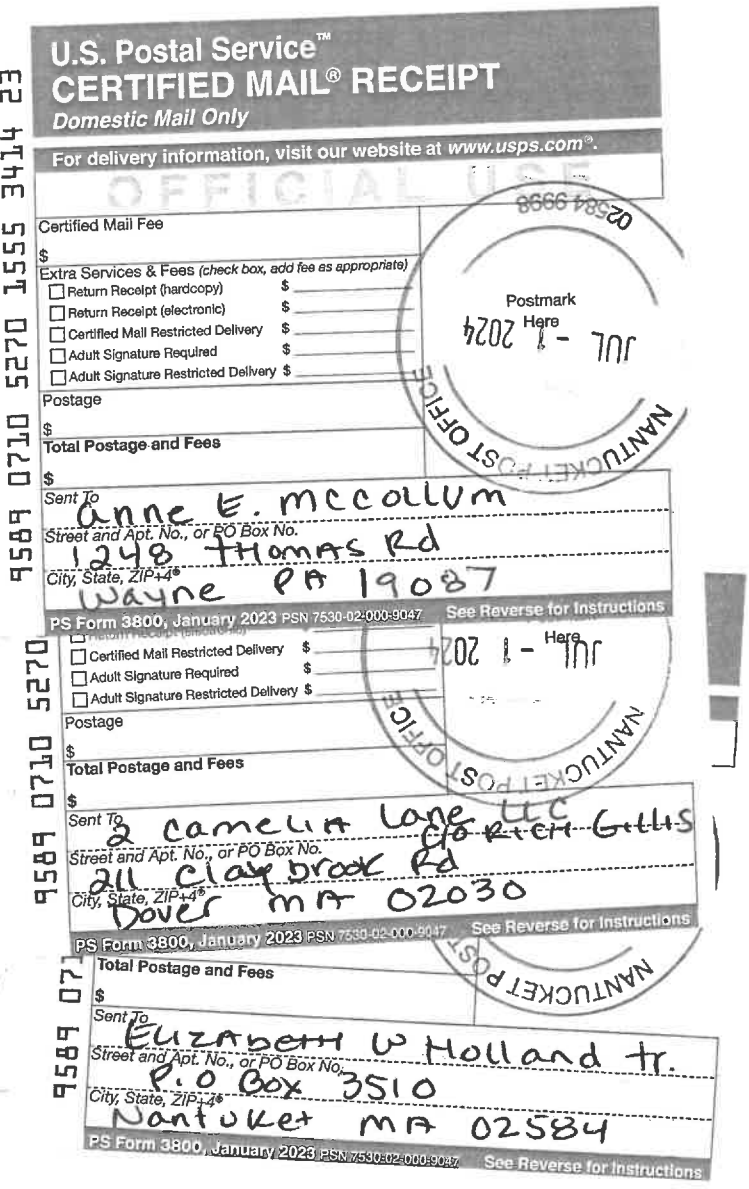
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Buffer

SLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	36	1	PHELAN SAMUEL P ETAL	C/O ROBERT PHELAN	15850 CATALPA COVE DR	FORT MYERS	FL	33919	57 PLEASANT ST
55	40		PHELAN PATRICIA E & JOSEPH W 59 LLC	C/O PHELAN JOSEPH W	P O BOX 573	GERMANTOWN	NY	12526	61 PLEASANT ST
55	349		JELS NANTUCKET REALTY LLC		77 CLIFTON ROAD	NEWTON CENTER	MA	02459	18 BACK ST
55	350		MCCOLLUM ANNE E	C/O	1248 THOMAS RD	WAYNE	PA	19087	16 BACK ST
55	367	1	2 CAMELIA LANE LLC	C/O RICH GILLIS	211 CLAYBROOK RD	DOVER	MA	02030	2 CAMELIA LN
55	367	2	HOLLAND ELIZABETH W TR		PO BOX 3510	NANTUCKET	MA	02584	4 CAMELIA LN
55	654		MAISTO MARK & HOLLY		11786 LAKE SHORE PLACE	NORTH PALM BEACH	FL	33408	78 PLEASANT ST

Count: 7





pls make 2 copies of email

Sanne Payne
Sanne Payne Associates
508-332-0455

www.sannepayne.com

---------- Original Message ----------
From: Samantha Cordts-Pearce <samantha@cprestaurants.com>
To: Sanne Payne <sanneibsen@comcast.net>
Date: 06/30/2024 3:20 PM EDT
Subject: Authorization for Sanne Payne to Represent the Cordts-Pearces for HDC Permitting

To Whom It May Concern,

We hereby grant Sanne Payne express permission to act as our representative and speak on our behalf regarding all matters related to the HDC for 76 Pleasant St. She is authorized to provide signatures and make decisions on our behalf as needed for permitting.

Please recognize Sanne Payne as our designated representative for all HDC-related communications and transactions regarding 76 Pleasant St.

Thank you for your attention to this matter.

Sincerely,

Samantha & Craig Cordts-Pearce

Samantha & Craig Cordts-Pearce
Owners
CP Restaurant Group
308 N. Galena St. Aspen, CO 81611
C: 970-309-8556 C: 970-379-0060

samantha@cprestaurants.com

www.cprestaurants.com

CP RESTAURANT GROUP

76 pleasant st
Front house

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 367

Street & Number of Proposed Work: 76 Pleasant St.

Owner of record: Sam + Craig Cordis-Pearce

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr.
Nantucket MA 02554

Contact Phone #: 508-332-0455 E-mail: Sanneibsen@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: 18' Sq. Footage 1st floor: 270 SF. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 14' +/- South 17' +/- East 15'-+/- West 17' +/-

Additional Remarks * Front House

Historic Name: _____

Original Date: See attached Building Struc. Inventory form.

Original Builder: _____

REVISIONS* (describe)
1. East Elevation New addition on Right side.
2. South Elevation New windows - stairs to Basement
3. West Elevation New addition on ~~Left~~ side (1 story)
4. North Elevation New windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

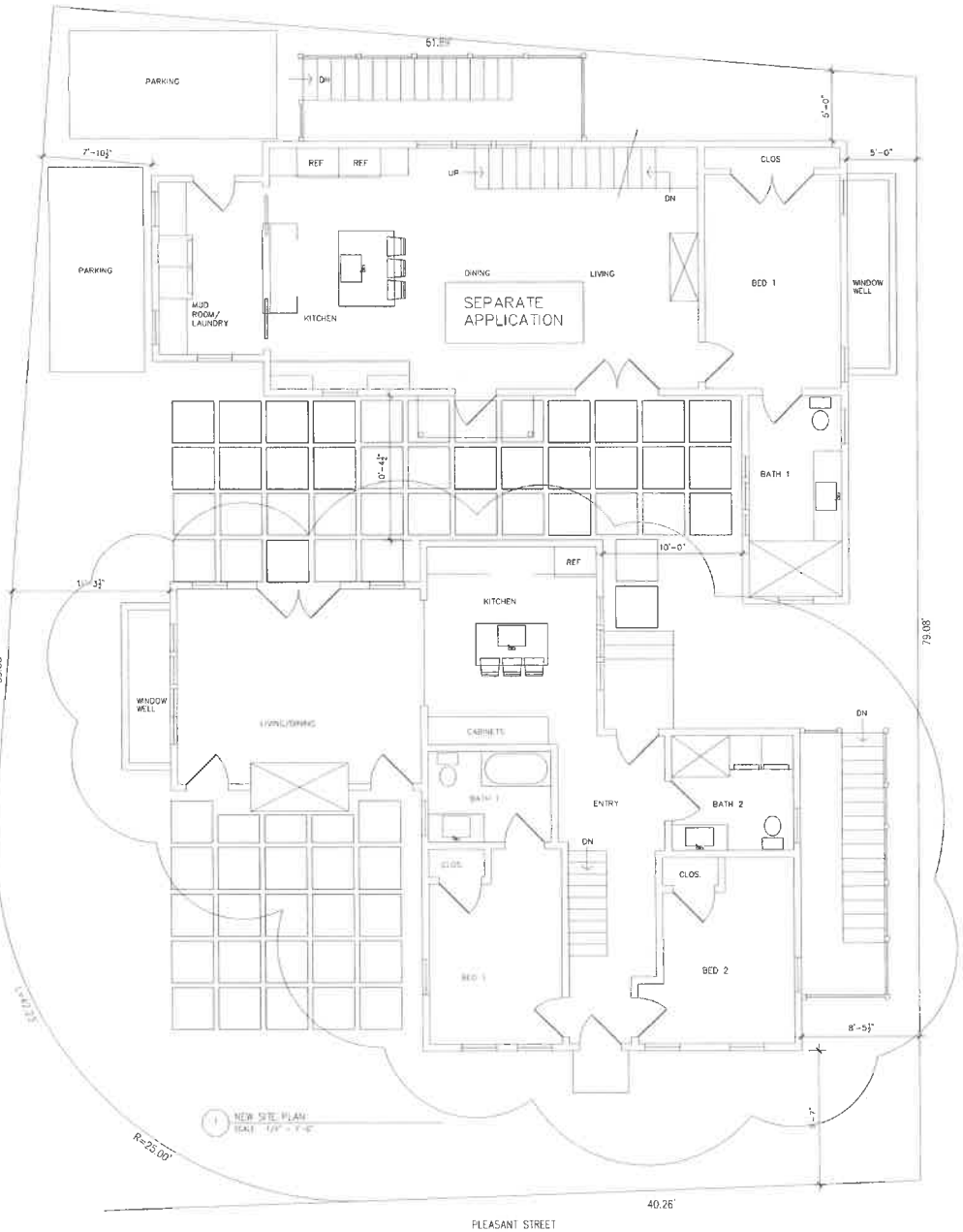
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White to match Sash White to match Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7.1.24 Signature of owner of record _____ For Sam + Craig Cordis-Pearce
Signed under penalties of perjury

Front Dwelling



1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"



1 WEST STREET ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



4 NORTH ELEVATION

SITE PLAN

PREPARED FOR
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

ZONING REQUIREMENTS

ZONE:	RCH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	40'-3 1/8"
CURRENT LOT SIZE:	5,220 S.F.
FRONT YARD SETBACK	0'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	40%
ALLOWABLE TOTAL GROUND COVERAGE:	2088 S.F.
CURRENT TOTAL GROUND COVERAGE:	808 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	15.48%
PROPOSED TOTAL GROUND COVERAGE	1078 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	20.65%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY
NANTUCKET SURVEYORS, INC
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

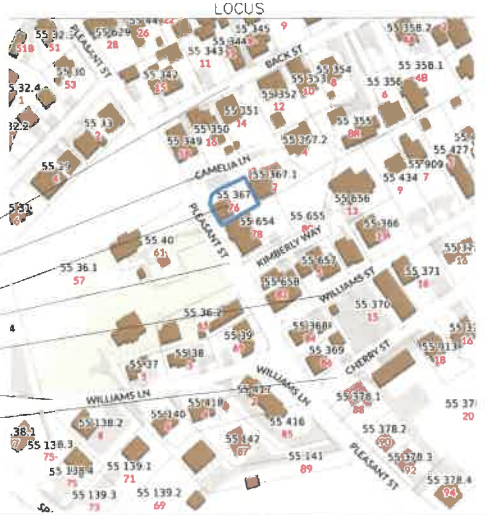
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	EXISTING 7 PANEL	CUSTOM	---	3'-0" x 7'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 7'-0"
3	5 LIGHT	ANDERSON	---	6'-0" x 7'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	ANDERSON	---	2'-6" x 3'-4"
FE	1/1 FIXED	ANDERSON	---	1'-2" x 2'-0"

LOCUS



CORDTS-PEARCE
76 PLEASANT ST. BUILDING
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

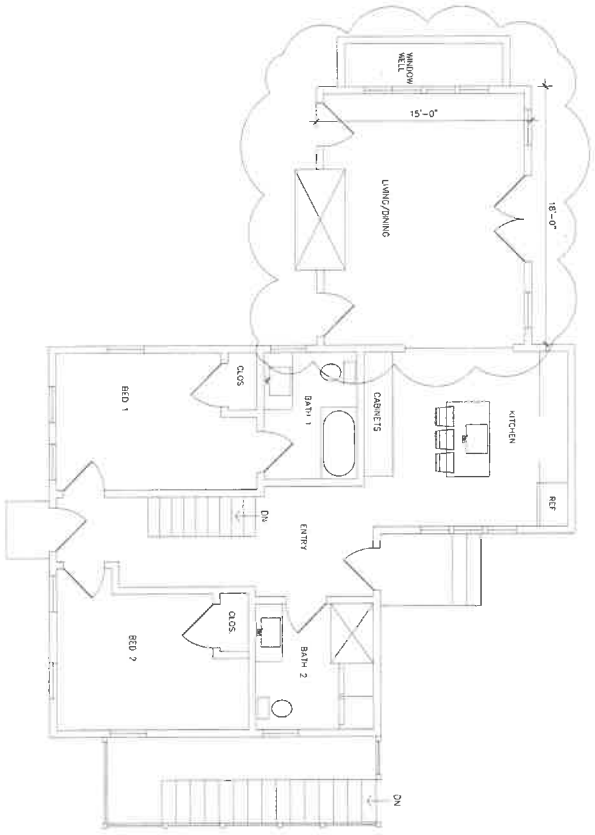
Drawn By: sp
Project No.: CORDTS-PEARCE
Scale: NONE

SITE

A1.1

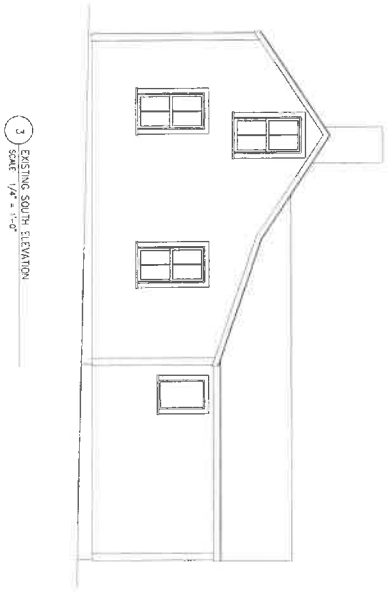


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

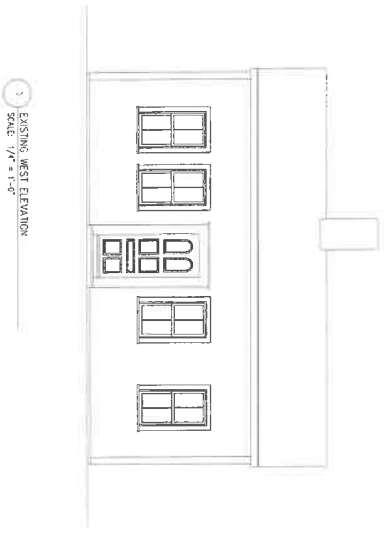


2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

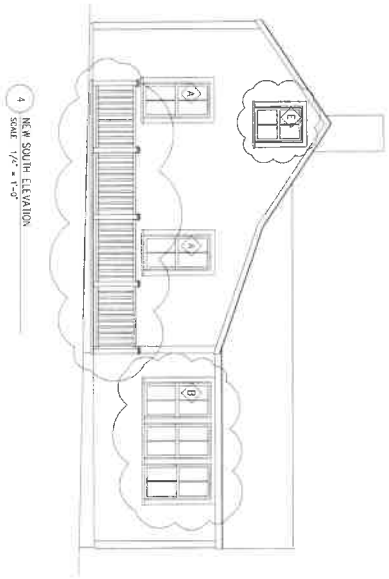
A2.1	FLOOR PLAN	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



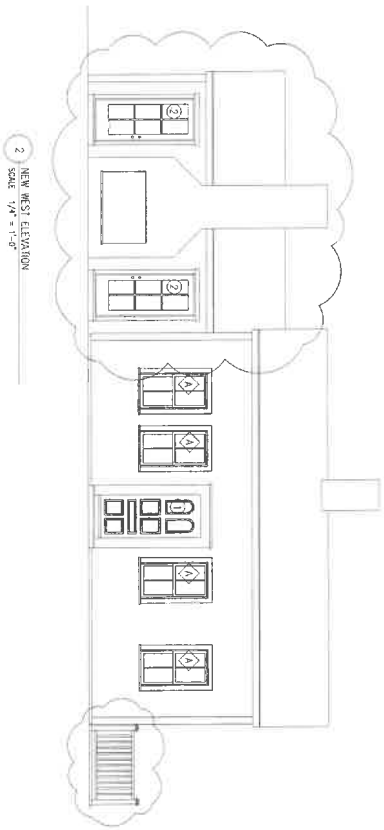
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

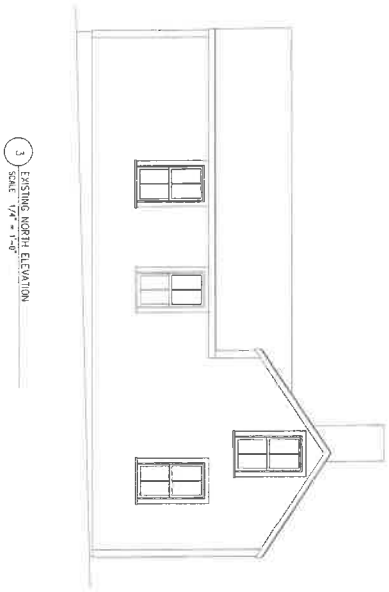


4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

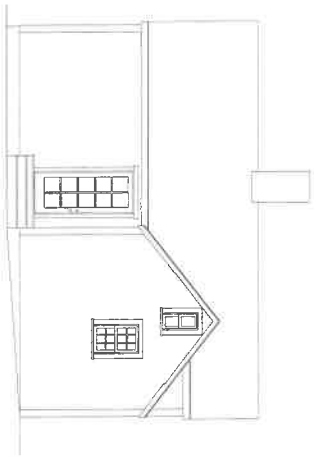


2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

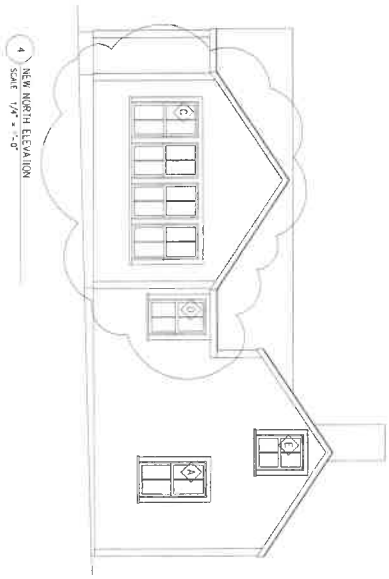
A3.1	ELEVATIONS	Drawn By: SJP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



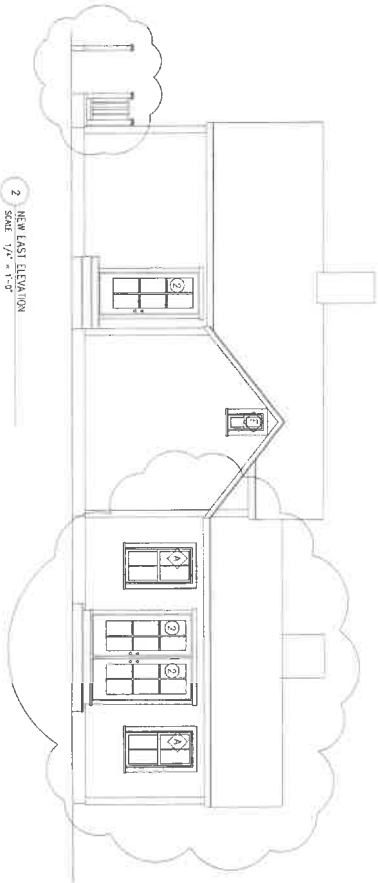
3 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE 1/4" = 1'-0"

A3.2	ELEVATIONS	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS–PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



\TION



VATION

BACK ST

CAMELIA LN

76 PLEASANT ST

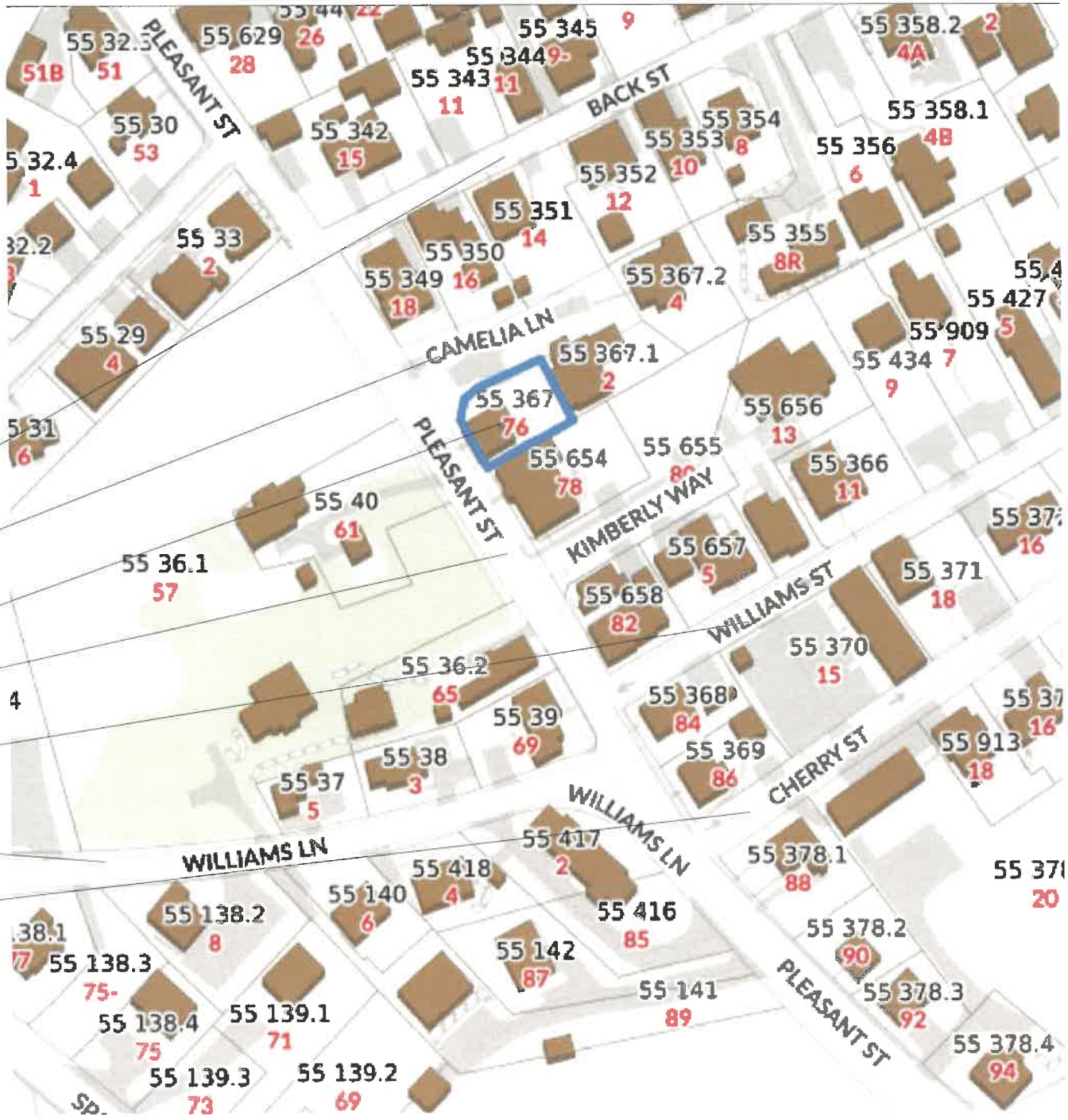
PLEASANT ST

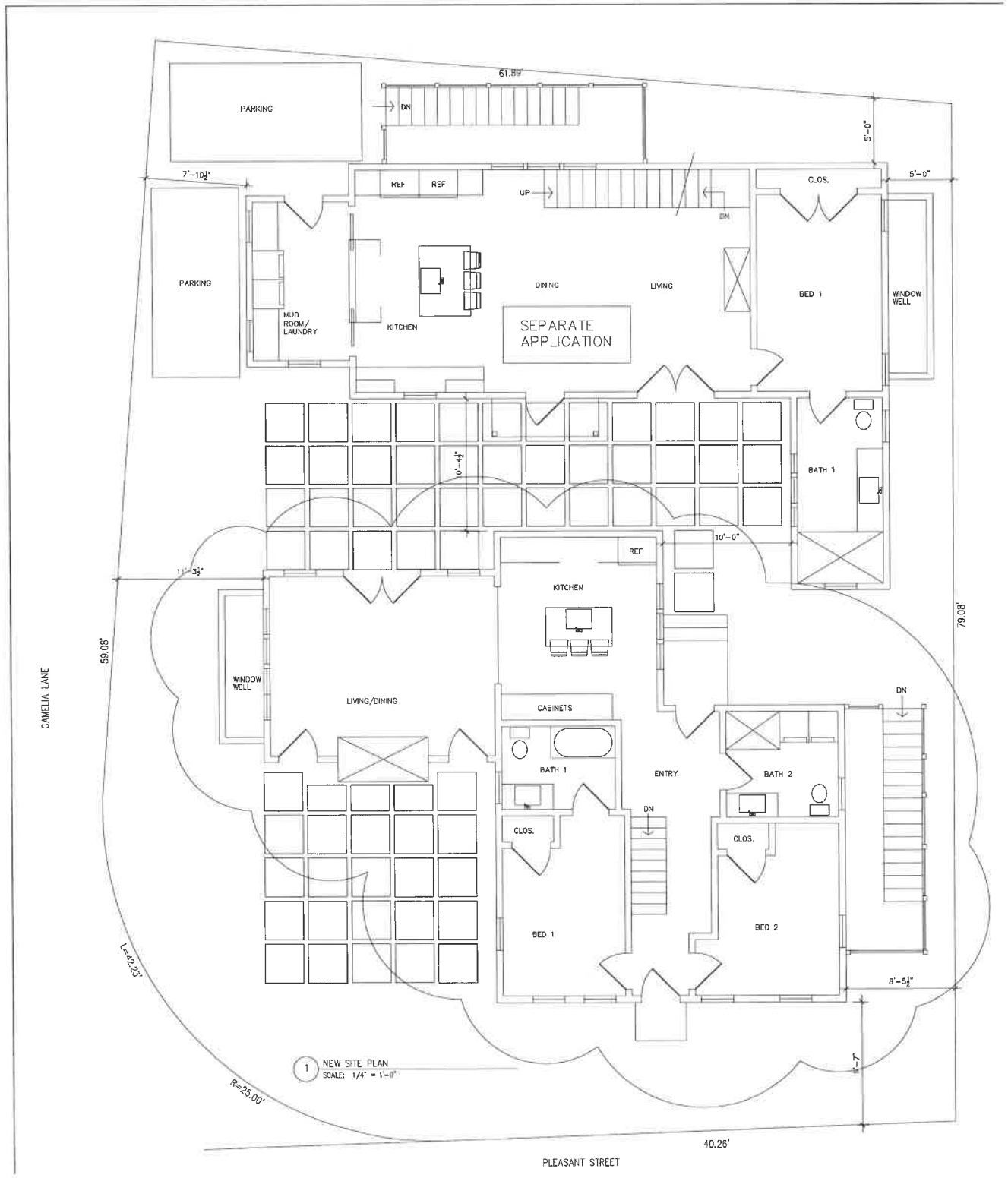
WILLIAMS ST

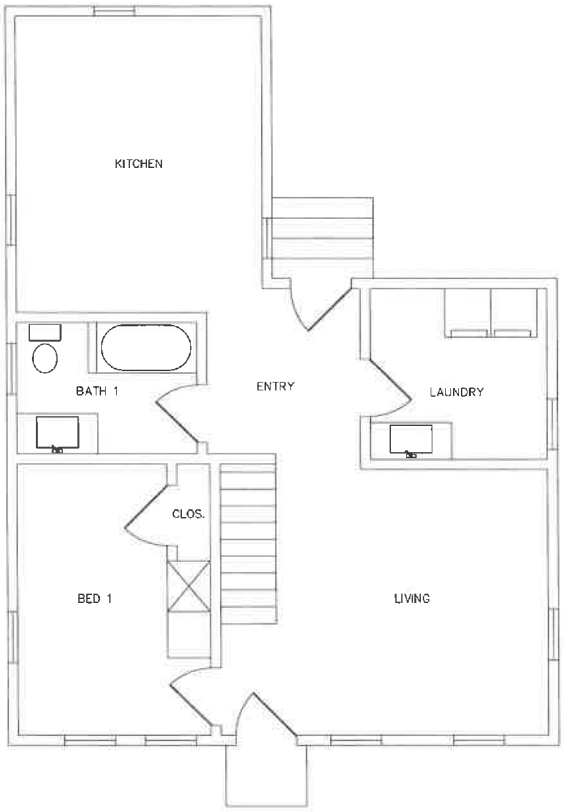
WILLIAMS LN

CHERRY ST

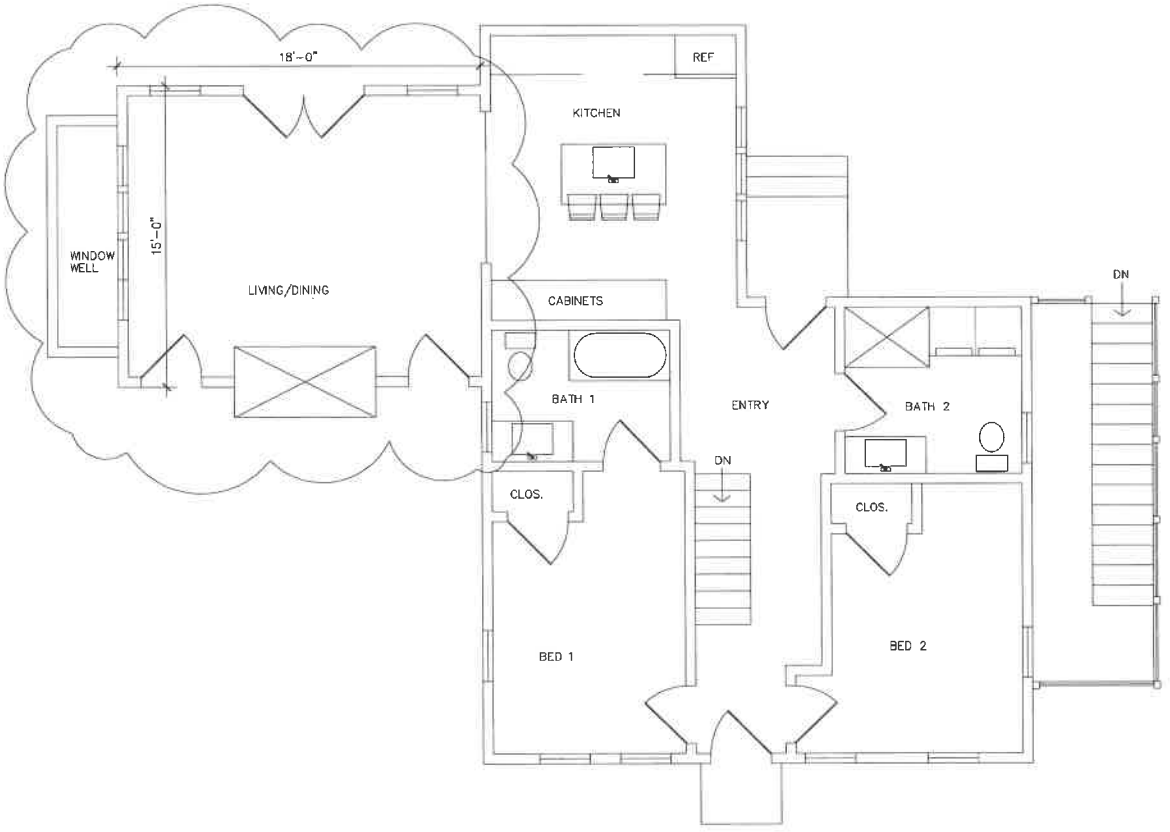
LOCUS




61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM / LAUNDRY
KITCHEN
DINING
LIVING
SEPARATE APPLICATION
BED 1
WINDOW WELL
BATH 1
10'-4½"
10'-0"
REF
11'-3½"
KITCHEN
59.05'
79.08'
CAMELIA LANE
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
L=42.23'
R=25.00'
1
NEW SITE PLAN
SCALE: 1/4" = 1'-0"
1'-7"
40.26'
PLEASANT STREET



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	EXISTING 7 PANEL	CUSTOM	---	3'-0" x 7'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 7'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 7'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	ANDERSON	---	2'-6" x 3'-4"
FE	1/1 FIXED	ANDERSON	---	1'-2" x 2'-6"



1 WEST STREET ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



4 NORTH ELEVATION

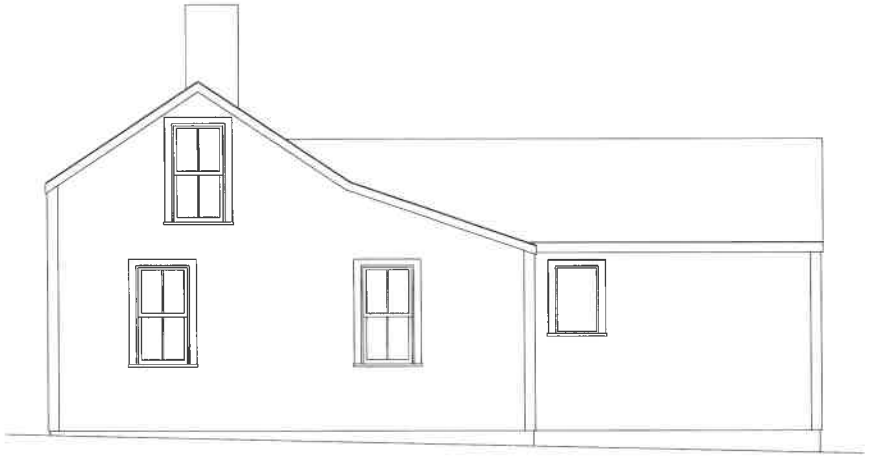
BACK ST



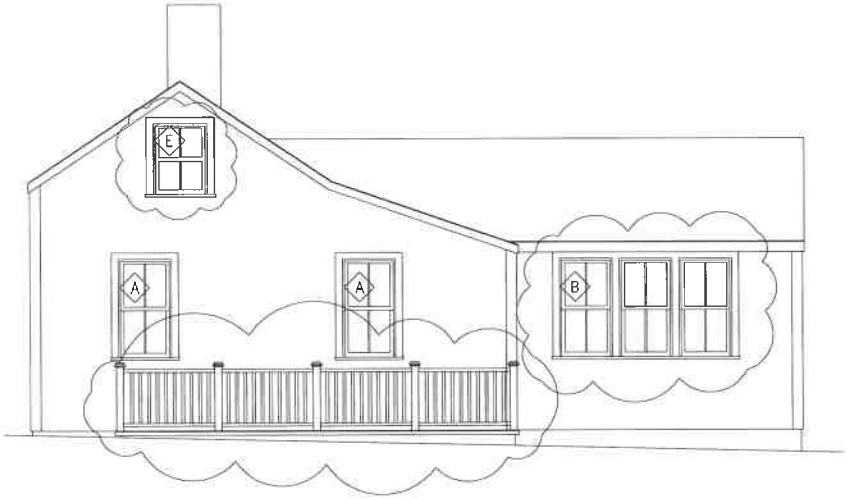
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



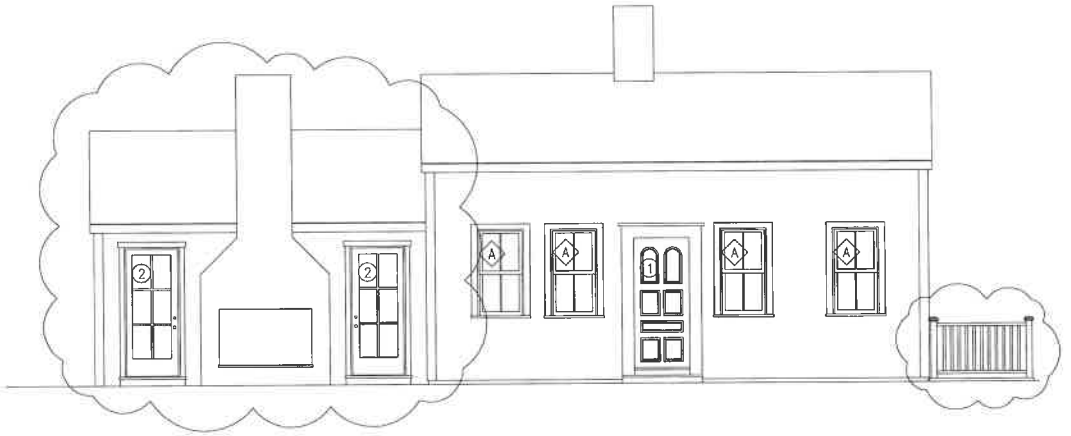
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #:
MAP/PARCEL#:

Recorded By: AJ Date: 1/20/22 Organization:

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 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)

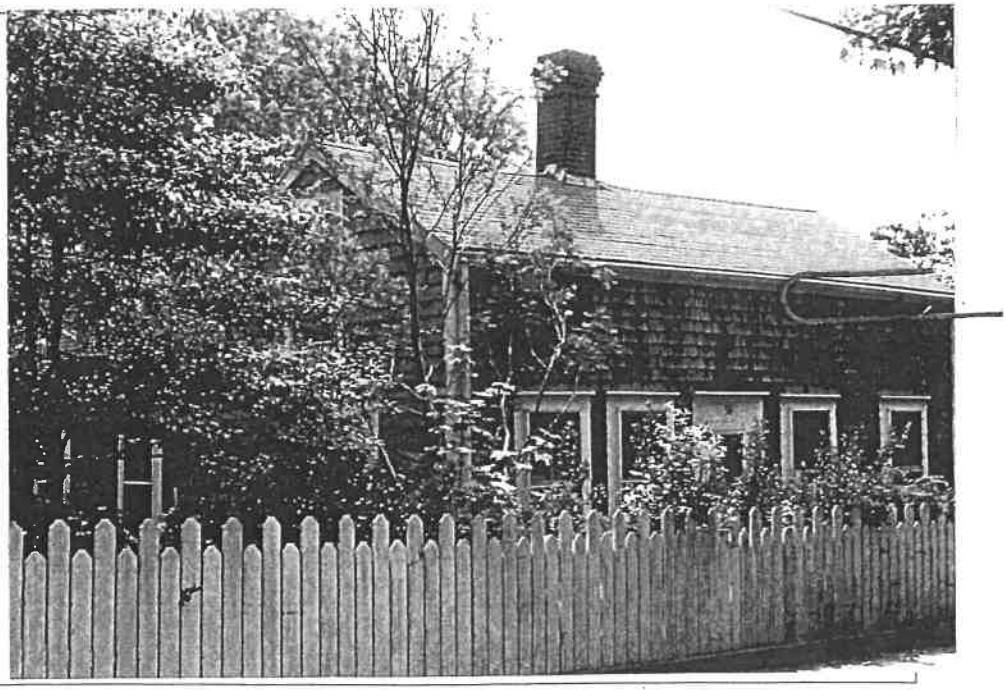
6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
Ø a. brick ○ b. rubblestone ○ c. concrete Ø 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 Ø c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
Ø 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:
Ø 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: after 1843 SOURCE: Bache Survey
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: _____
- ○ 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: 1848 Barber Survey

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

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)

Film Roll NA-VI
Photo Code 5,6,7,8
Map 55 Parcel 367

own

ddress ~~55~~ 76 Pleasant

istoric Name/Source

Historic owners/date & source

se: Present

Original

Year Round

ESCRIPTION

ate

ource

tyle typ. Nantucket

Type side gabled

rchitect/Builder

abric - Exterior Wall wood shingle

Foundation parged brick

Trim wood

Roof asphalt shingle

Chimney brick

utbuildings adjacent garage/barn, shed

ajor Alterations (with dates)

Additions 1 story rear gabled (W), lean-to (E)

No. bays 5

ondition

No. stories 1½

Fenestration

ved

Plan Configuration

Significant Interior (describe)

corded by

ganization

Contributing

e 6/20

Other Observations (over)

urrent owner plans to tear down shed + garage + subdivide lot into 3

arage/barn has foundation outside with a partial chimney still standing behind - perhaps a greenhouse or some such structure

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-8
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/20/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant - Shed 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)

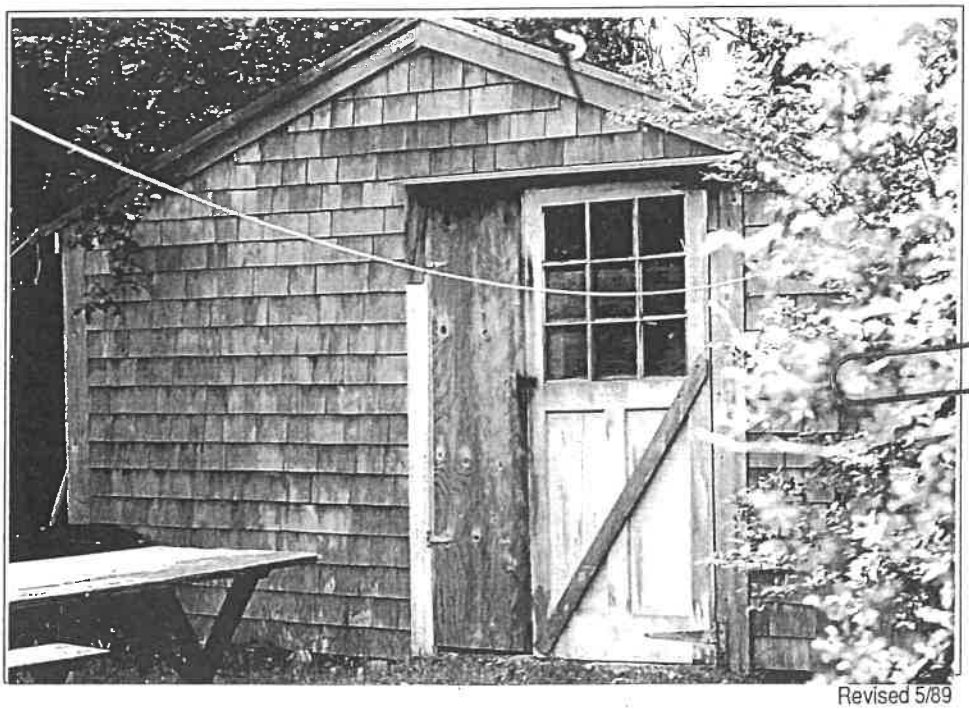
6. USE: Original: Shed Present: Shed
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ⊘ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: none

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: none

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?: 1988/89 - moved on lot

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: 50 feet

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) _____

Film Roll NA VI
Photo Code B
Map 55 Parcel 367

wn

dress 76 Pleasant shed

storic Name/Source — Historic Owners/date & source

e: Present

Original — Year Round

SCRIPTION

te

urce

yle — Type front gabled

chitect/Builder

oric - Exterior Wall wood shingle — Foundation —

Trim wood

Roof shingle?

Chimney —

buildings

or Alterations (with dates) — Additions

No. bays 1

dition — No. stories

Fenestration

ed — Plan Configuration

Significant Interior (describe)

rded by

nization — Contributing

6/20

Other Observations (over)

demolished 1988/89

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-6, VI-7
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/29/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 2. BUILDING NAME: garage/barn

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Present: garage/barn
○ 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"

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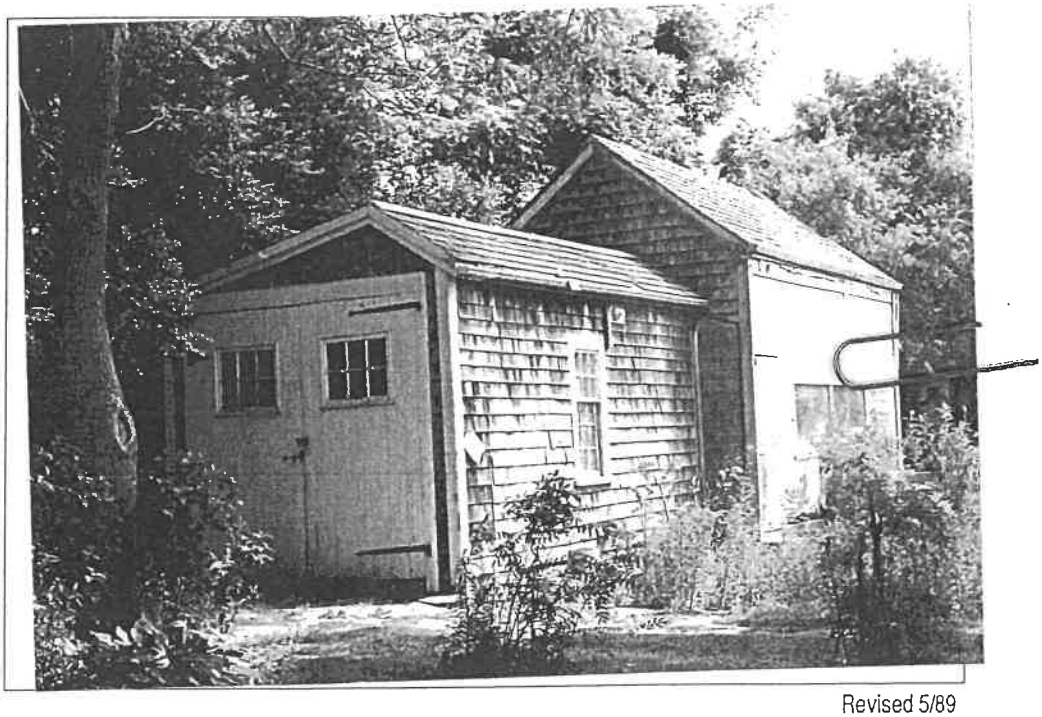
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: unknown

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: none

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: _____

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- ○ h. NHA plaque records: _____
- ○ i. other: _____

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39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ⊘ d. other: 50 feet

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

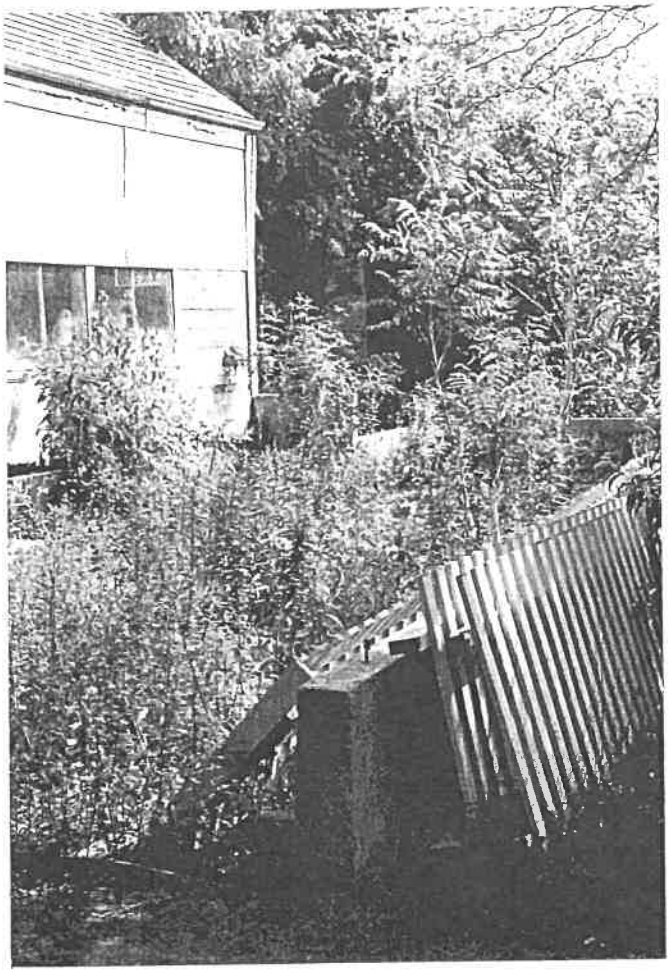
44. RELATED OUTBUILDINGS AND PROPERTY:

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) _____



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By

demolished 9?

Film Roll N/A VI
Photo Code 6, 7
Map 55 Parcel 367

own

ldress 376 Pleasant garage/barn and adjacent foundation

storic Name/Source

Historic Owners/date & source

e: Present

Original

Year Round

SCRIPTION

te

urce

yle

Type front gabled barn w/ lower garage in front

chitect/Builder

bric - Exterior Wall wood shingle and horizontal boards

Foundation ?

Trim wood

Roof asphalt shingle

Chimney

buildings

ior Alterations (with dates)

Additions

No. bays

dition

No. stories

Fenestration

ed

Plan Configuration

Significant Interior (describe)

rded by

nization

Contributing

6/20

Other Observations (over)

next to barn:
foundation and partial chimney still standing
behind
perhaps a greenhouse or similar structure at one time

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 367

Street & Number of Proposed Work: 76 Pleasant St.

Owner of record: Sam + Craig Cordts-Pearce

Mailing Address: _____

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: Sannebsen@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: 42x18.5' 8x12.5' 15'x7.9" Length: _____ Width: _____ Sq. Footage 1st floor: 1000 SF Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 22'10.5" South 20'-9 East 26'-9 West 26'-9"

Additional Remarks

Historic Name: * Rear House

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 Front of Dwelling
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White Sash White Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7-1-24 Signature of owner of record Sanne For Sam + Craig Cordts-Pearce
Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 76 PLEASANT ST.

Tax Map Number: 55 Parcel Number: 367

Owner of Record: Samantha + Craig Cardis-Pearce

Description of Proposal:

1. FRONT DWELLING ADDITION, 15' x 18'

2. REAR NEW 2 STORY DWELLING

Anticipated HDC Submission Date: 7.1.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Samantha + Craig Cordts-Peake

MAILING ADDRESS....585 Mountain Laurel Dr. Aspen Co 81611

PROPERTY LOCATION....76 Pleasant St.

ASSESSORS MAP/PARCEL....55|367

SUBMITTED BY:....Sanne Payne

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: 2024.06.14 09:31:09 -04'00'

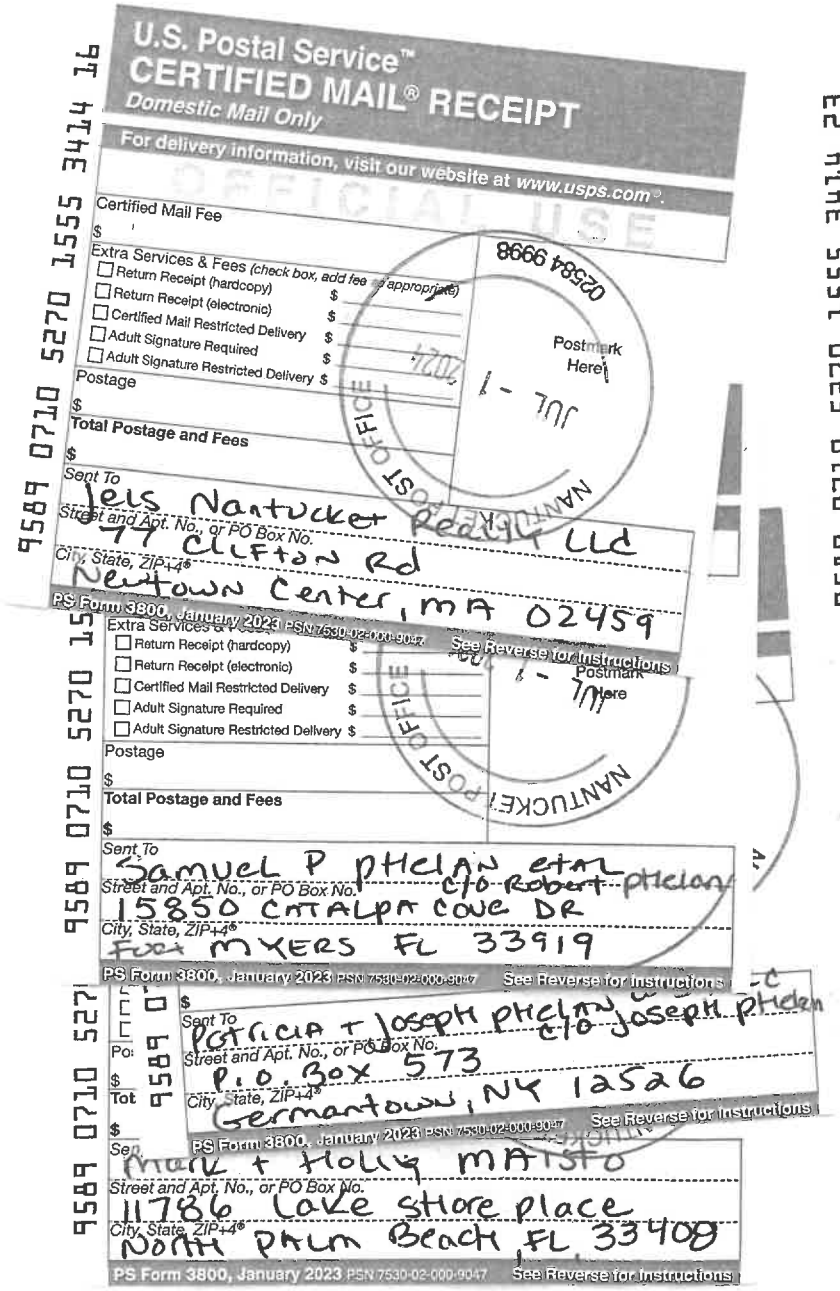
6.14.24
DATE

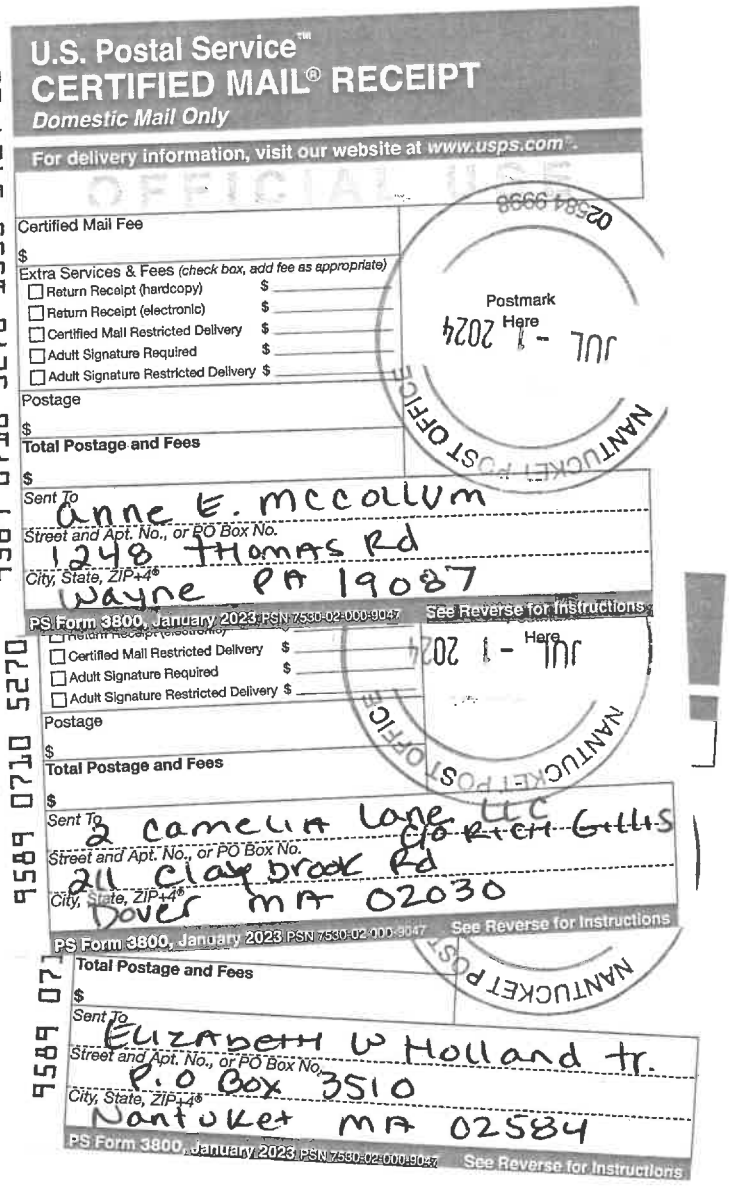
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

BLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	36	1	PHELAN SAMUEL P ETAL	C/O ROBERT PHELAN	15850 CATALPA COVE DR	FORT MYERS	FL	33919	57 PLEASANT ST
55	40		PHELAN PATRICIA E & JOSEPH W 59 LLC	C/O PHELAN JOSEPH W	P O BOX 573	GERMANTOWN	NY	12526	61 PLEASANT ST
55	349		JELS NANTUCKET REALTY LLC		77 CLIFTON ROAD	NEWTON CENTER	MA	02459	18 BACK ST
55	350		MCCOLLUM ANNE E	C/O	1248 THOMAS RD	WAYNE	PA	19087	16 BACK ST
55	367	1	2 CAMELIA LANE LLC	C/O RICH GILLIS	211 CLAYBROOK RD	DOVER	MA	02030	2 CAMELIA LN
55	367	2	HOLLAND ELIZABETH W TR		PO BOX 3510	NANTUCKET	MA	02584	4 CAMELIA LN
55	654		MAISTO MARK & HOLLY		11786 LAKE SHORE PLACE	NORTH PALM BEACH	FL	33408	78 PLEASANT ST

Count: 7





pls make 2 copies of email

Sanne Payne
Sanne Payne Associates
508-332-0455

www.sannepayne.com

---------- Original Message ----------
From: Samantha Cordts-Pearce <samantha@cprestaurants.com>
To: Sanne Payne <sanneibsen@comcast.net>
Date: 06/30/2024 3:20 PM EDT
Subject: Authorization for Sanne Payne to Represent the Cordts-Pearces for HDC Permitting

To Whom It May Concern,

We hereby grant Sanne Payne express permission to act as our representative and speak on our behalf regarding all matters related to the HDC for 76 Pleasant St. She is authorized to provide signatures and make decisions on our behalf as needed for permitting.

Please recognize Sanne Payne as our designated representative for all HDC-related communications and transactions regarding 76 Pleasant St.

Thank you for your attention to this matter.

Sincerely,

Samantha & Craig Cordts-Pearce

Samantha & Craig Cordts-Pearce
Owners
CP Restaurant Group
308 S. Galena St. Aspen, CO 81611
C: 970-319-8556 C: 970-319-0060

samantha@cprestaurants.com

www.cprestaurants.com

CP RESTAURANT GROUP

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 Sanne Payne

AS AGENT FOR Sam + Craig Cordts-Pearce

STREET ADDRESS 76 Pleasant St.

MAP/PARCEL 55|367

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7.1.24

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 7.1.24

Date

76 pleasant St
Rear House.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

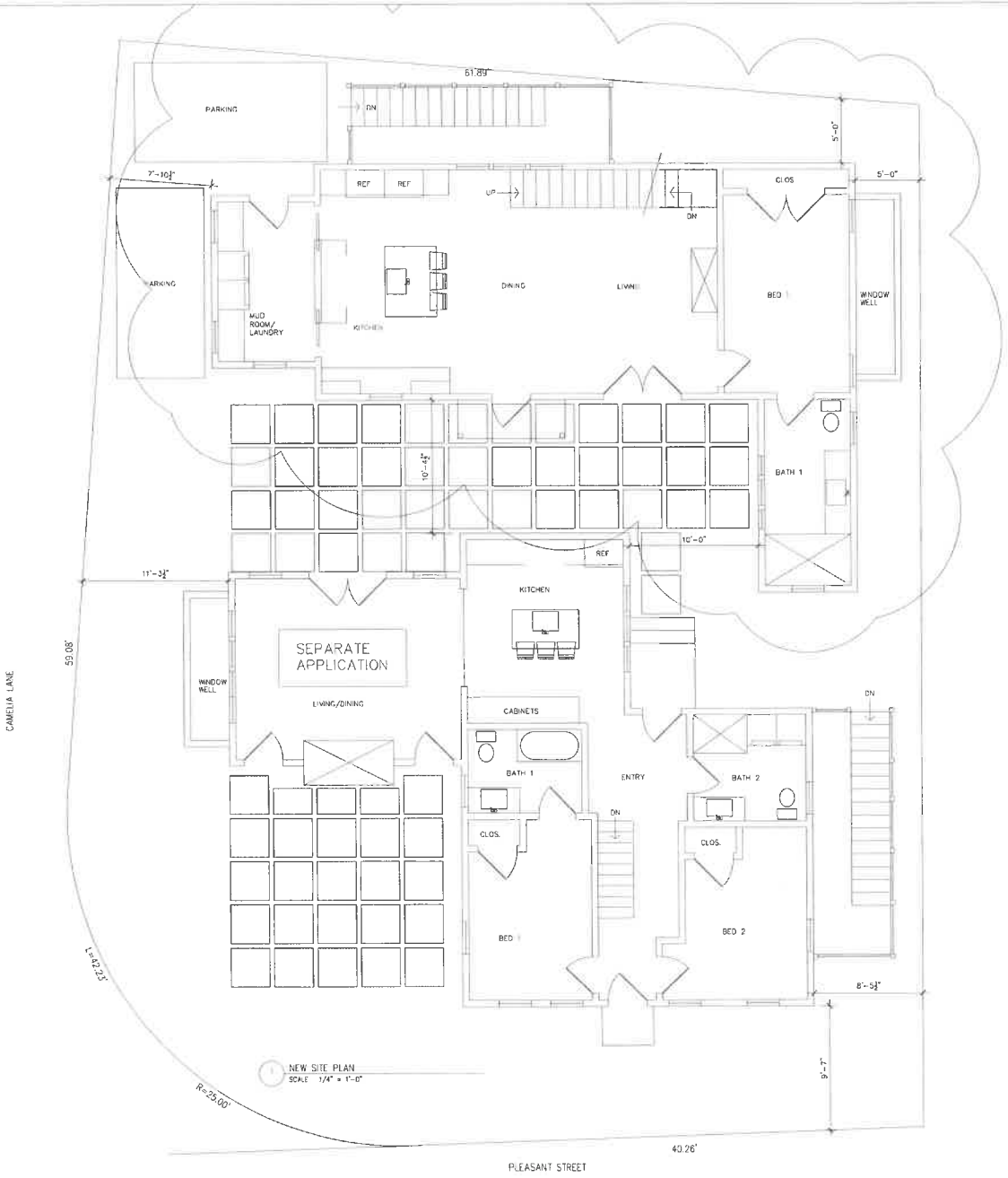
✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Rear Dwelling



SITE PLAN

PREPARED FOR
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR.
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

ZONING REQUIREMENTS	
ZONE:	RCH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	40'-3 1/8"
CURRENT LOT SIZE:	5,220 S.F.
FRONT YARD SETBACK:	0'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	40%
ALLOWABLE TOTAL GROUND COVERAGE:	2088 S.F.
CURRENT TOTAL GROUND COVERAGE:	808 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	15.48%
PROPOSED TOTAL GROUND COVERAGE:	1078 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	20.65%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY
NANTUCKET SURVEYORS, INC
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

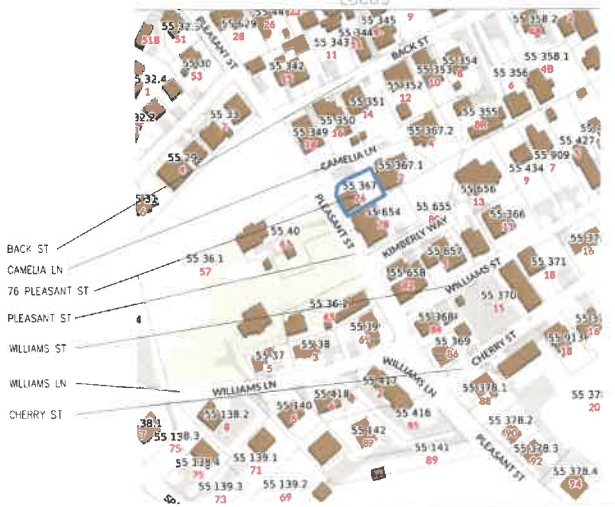
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)	
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0"	MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"	
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"	

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8"
B	2/2 LIGHT DH	ANDERSON	---	5'-4" x 4'-8" DOUBLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
D	2/2 LIGHT DH	ANDERSON	---	5'-8" x 4'-8" TRIPLE WINDOW

LOCUS



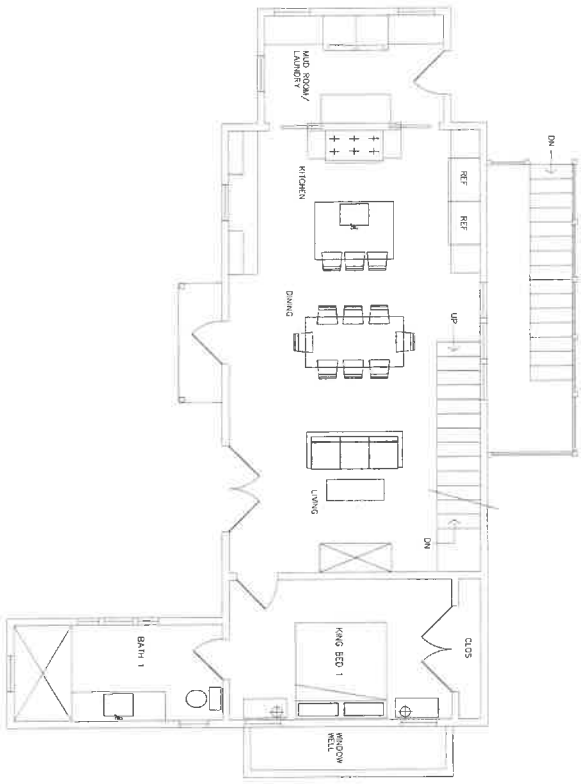
CORDTS-PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

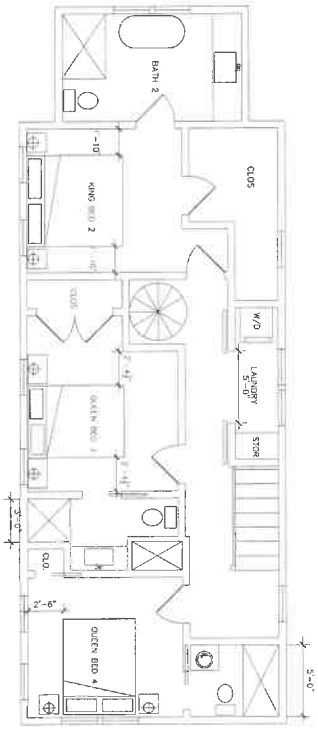
Drawn By: SR
Project No: CORDTS-PEARCE
Scale: 10"=1'-0"

SITE

A1.1

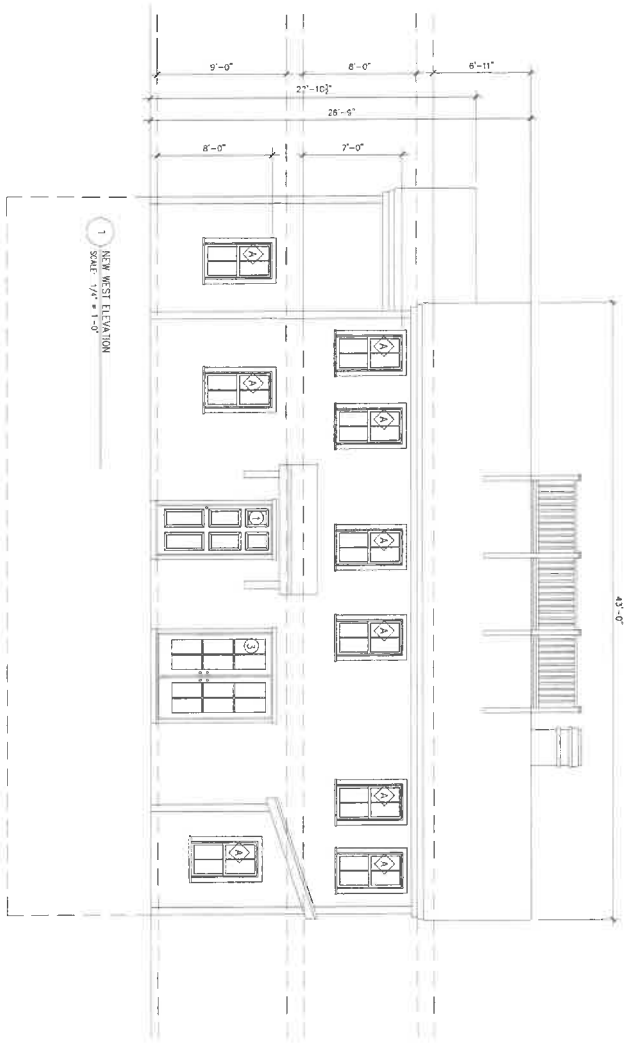


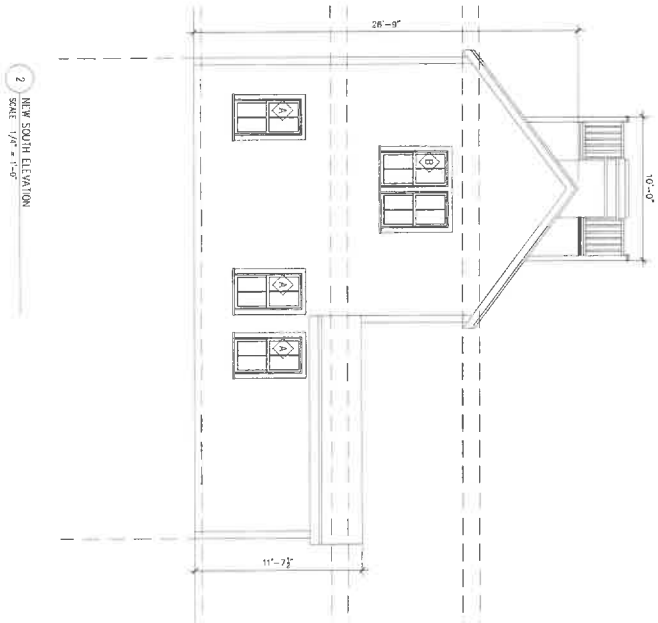
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



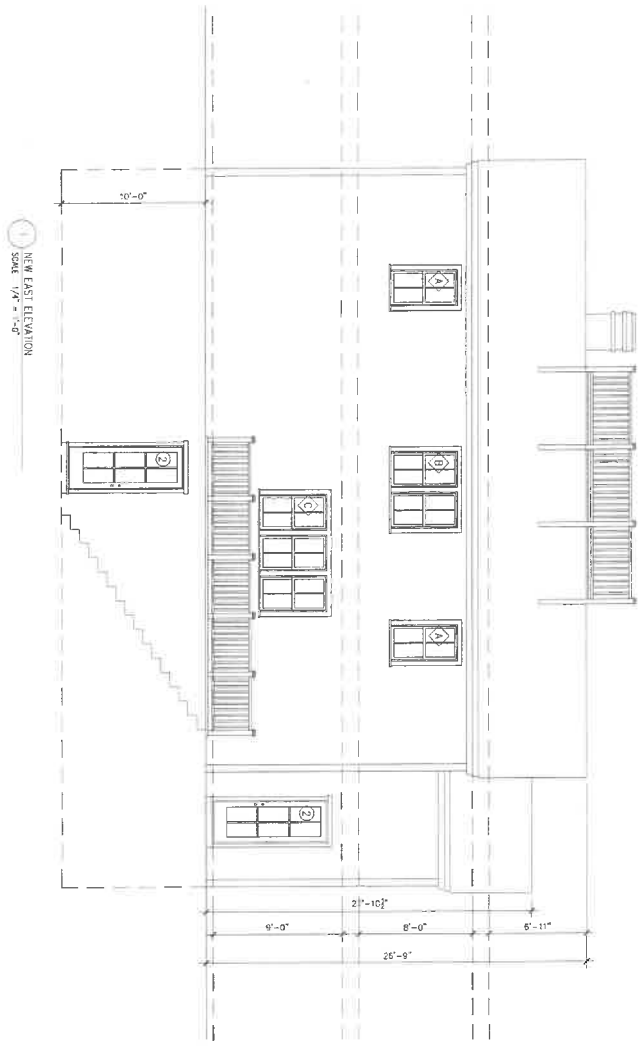
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.1	FLOOR PLAN	Drawn By: SIP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554

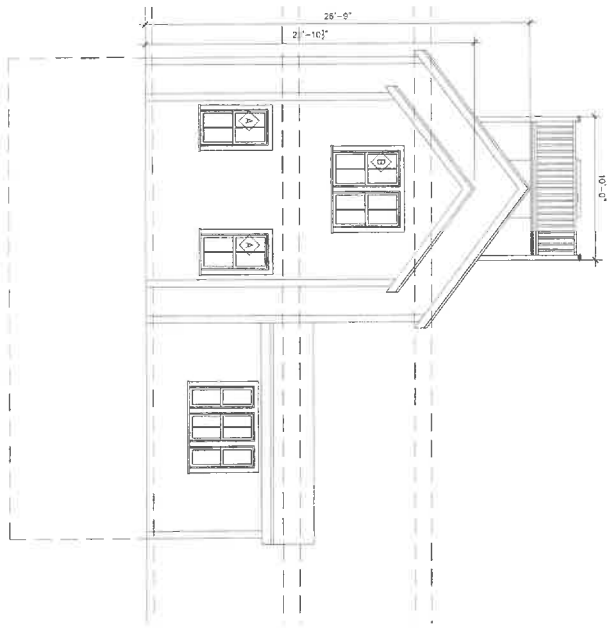




A3.1	ELEVATIONS	Drawn By: SP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



1 NEW EAST ELEVATION
SCALE 1/4" = 1'-0"



2 NEW NORTH ELEVATION
SCALE 1/4" = 1'-0"

A3.2	ELEVATIONS	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS–PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554

[redacted]

ATION



VATION

BACK ST

CAMELIA LN

76 PLEASANT ST

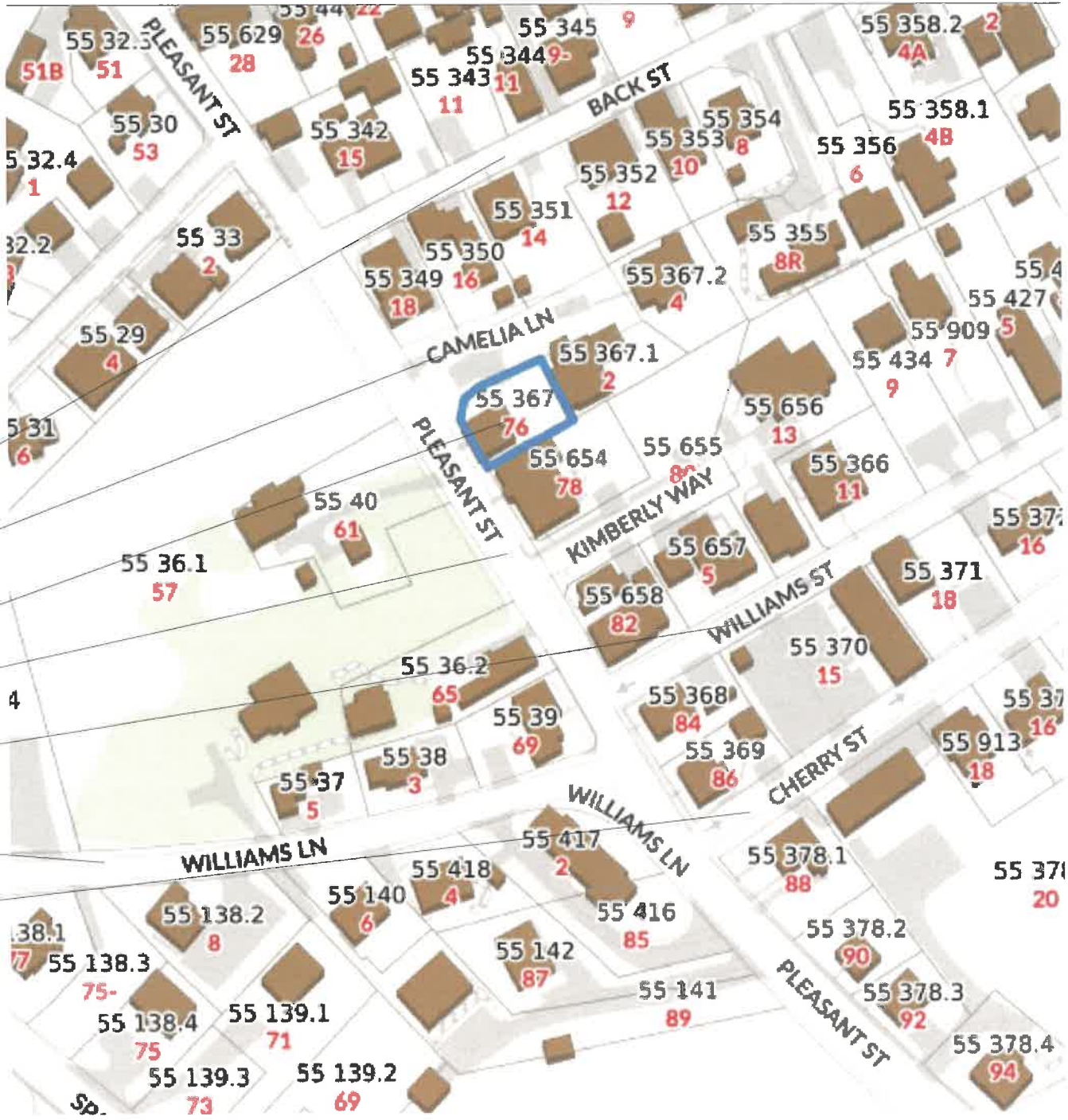
PLEASANT ST

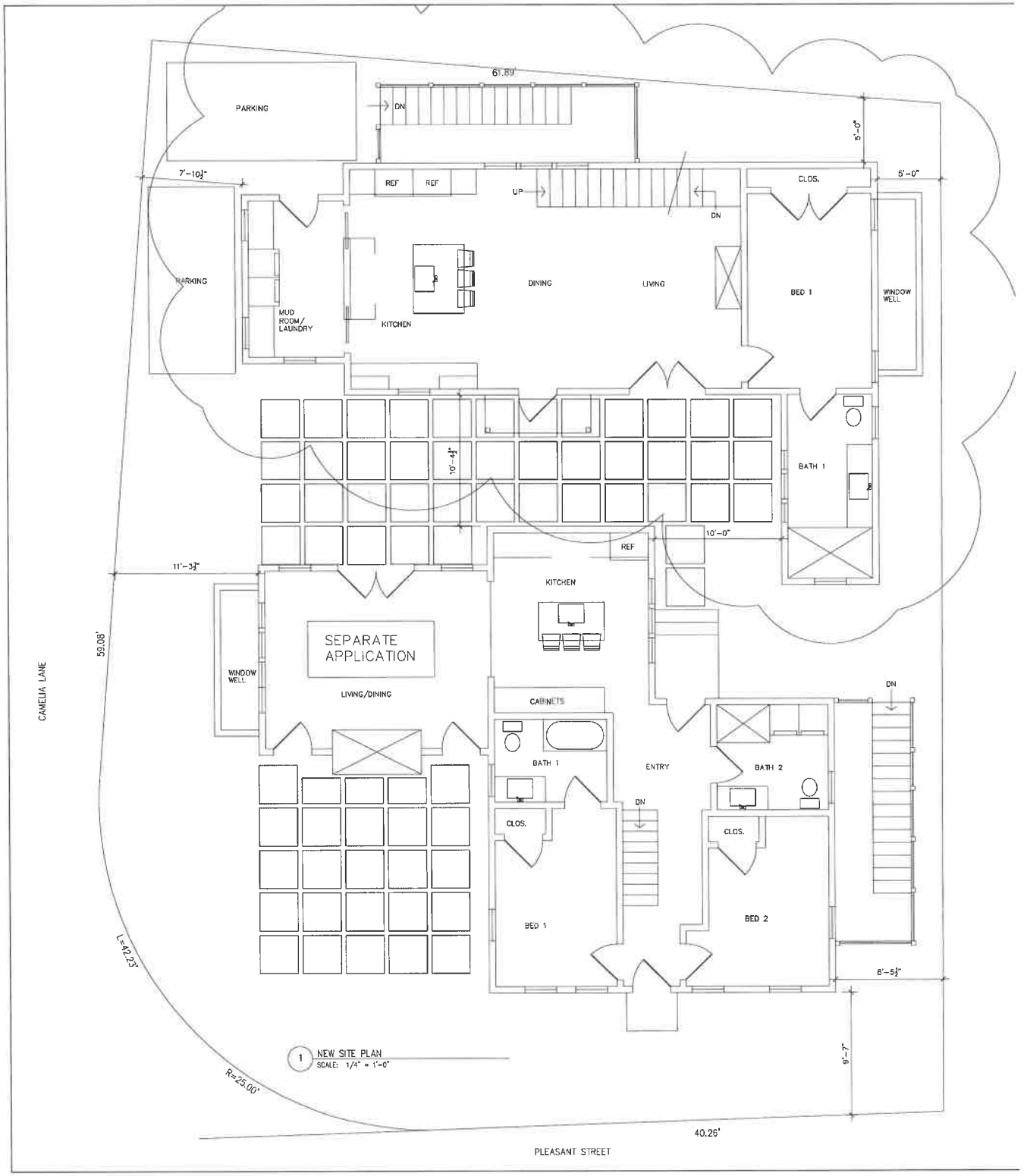
WILLIAMS ST

WILLIAMS LN

CHERRY ST

LOCUS




61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM/ LAUNDRY
KITCHEN
DINING
LIVING
BED 1
WINDOW WELL
10'-4½"
BATH 1
10'-0"
REF
11'-3½"
KITCHEN
59.08'
SEPARATE APPLICATION
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
CAMELIA LANE
L=42.23'
R=25.00'
9'-7"
40.26'
PLEASANT STREET
1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"

WINDOW SCHEDULE

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A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8"
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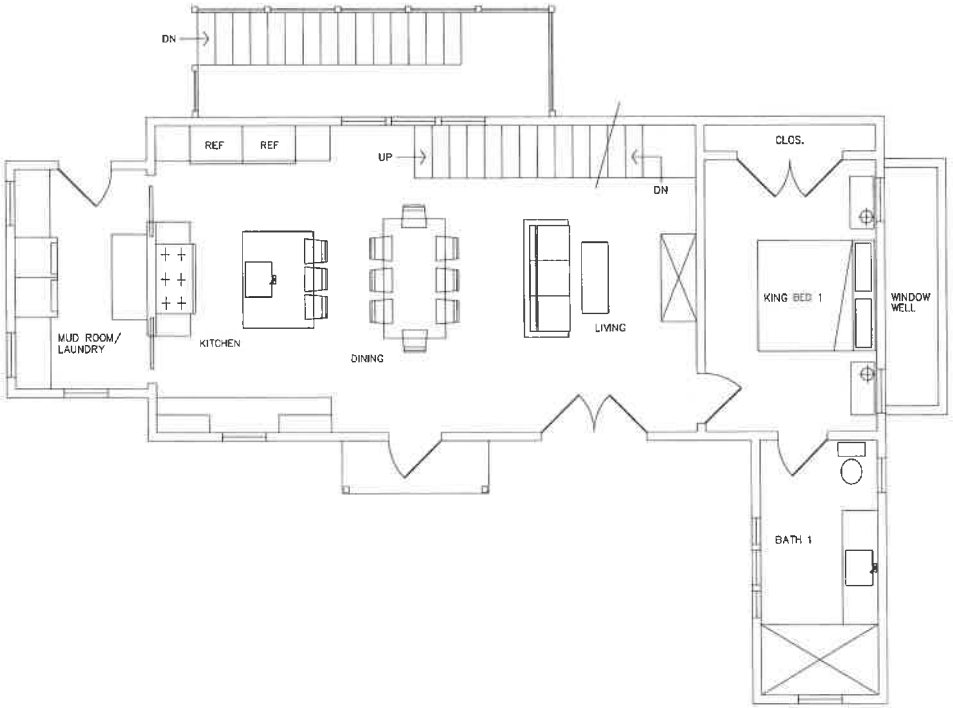
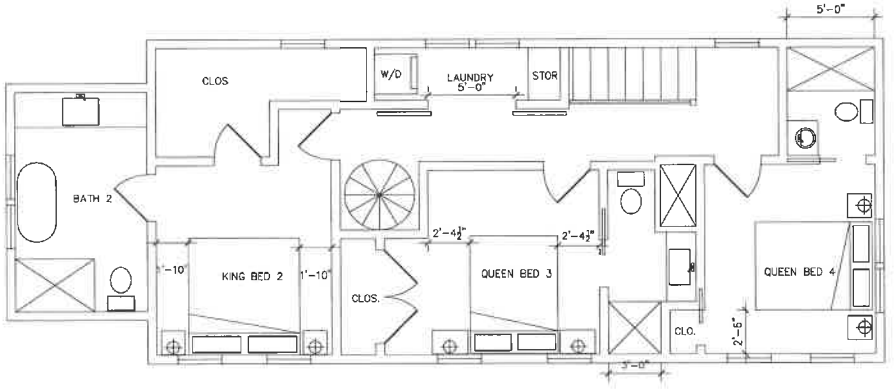
D	2/2 LIGHT DH	ANDERSON	---	5'-8" x 4'-8" TRIPLE WINDOW



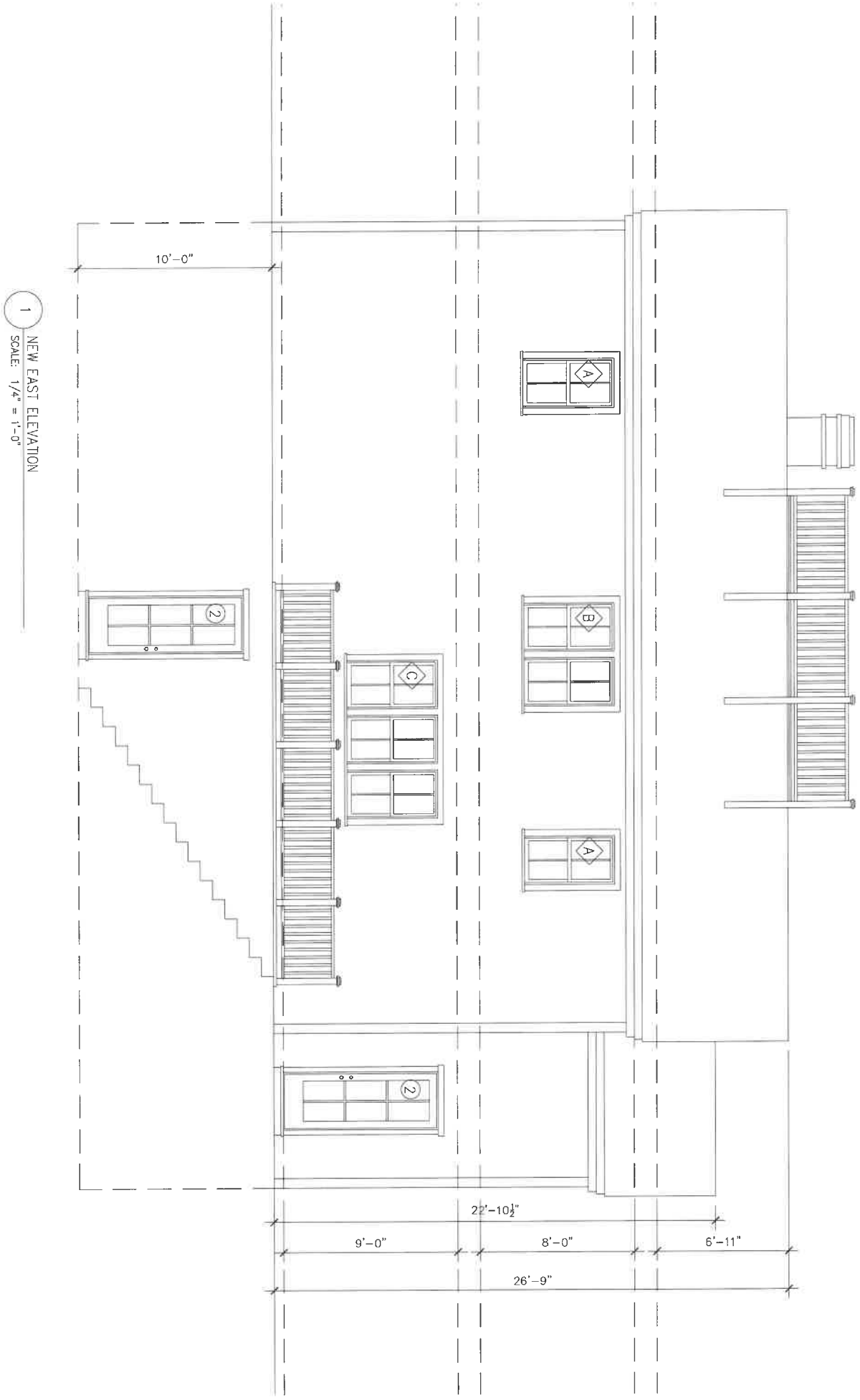
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



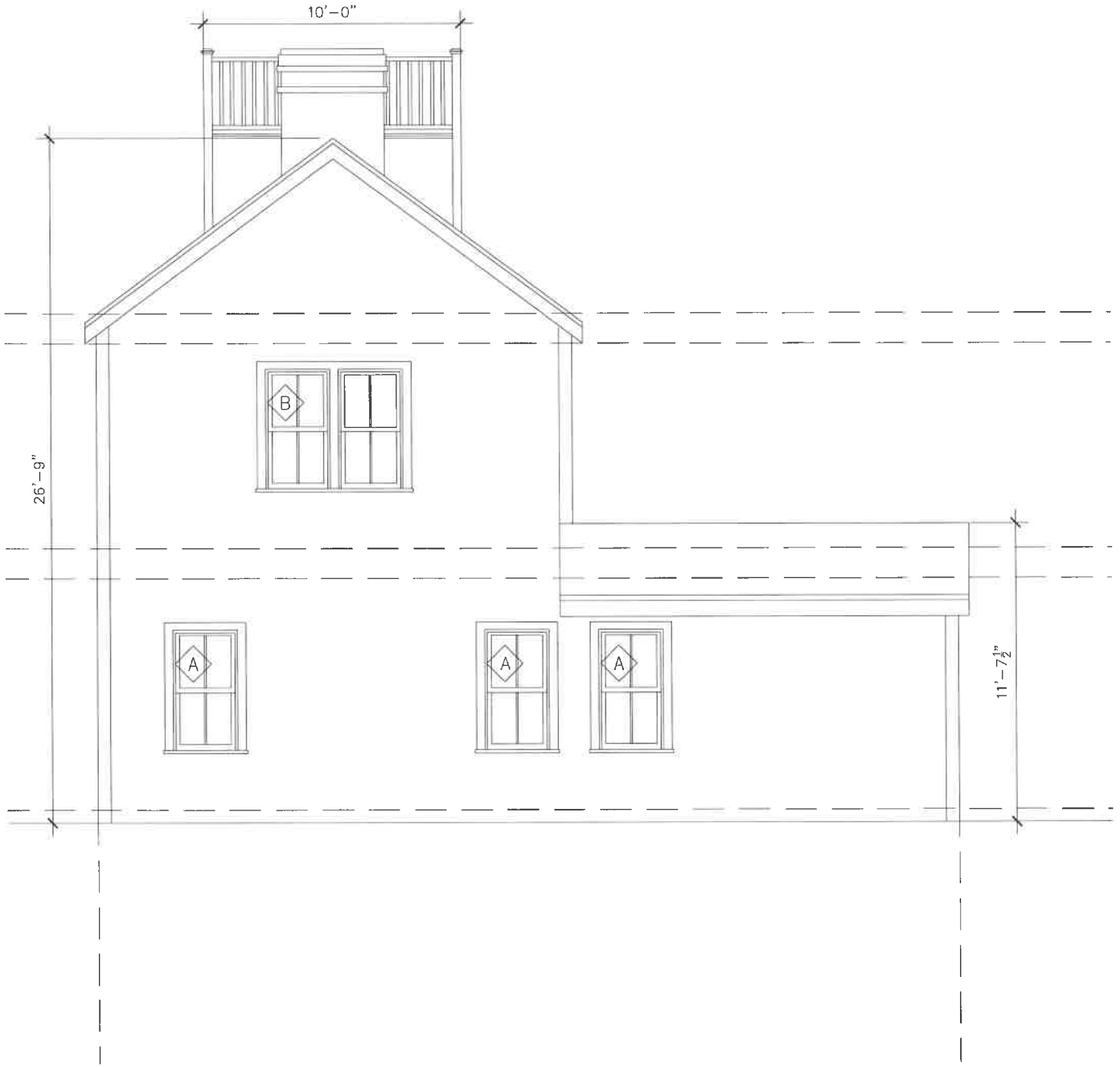
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Beucat

AS AGENT FOR self

STREET ADDRESS 15 Wapposett cir.

MAP/PARCEL 67/571

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/1/24

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 7/1/24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

15 Wappossett Cir.

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.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

— 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

— 7. *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°: 67 PARCEL N°. 571

Street & Number of Proposed Work: 15 Wappossett Cir.

Owner of record: Juraj Benrat

Mailing Address: 15 Wappossett Cir.

Nantucket, MA 02554

Contact Phone #: 5083328654 E-mail: juraj@thejbstudio.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 Pergola

Size of Structure or Addition: Length: 18'7" Sq. Footage 1st floor: 223SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 —

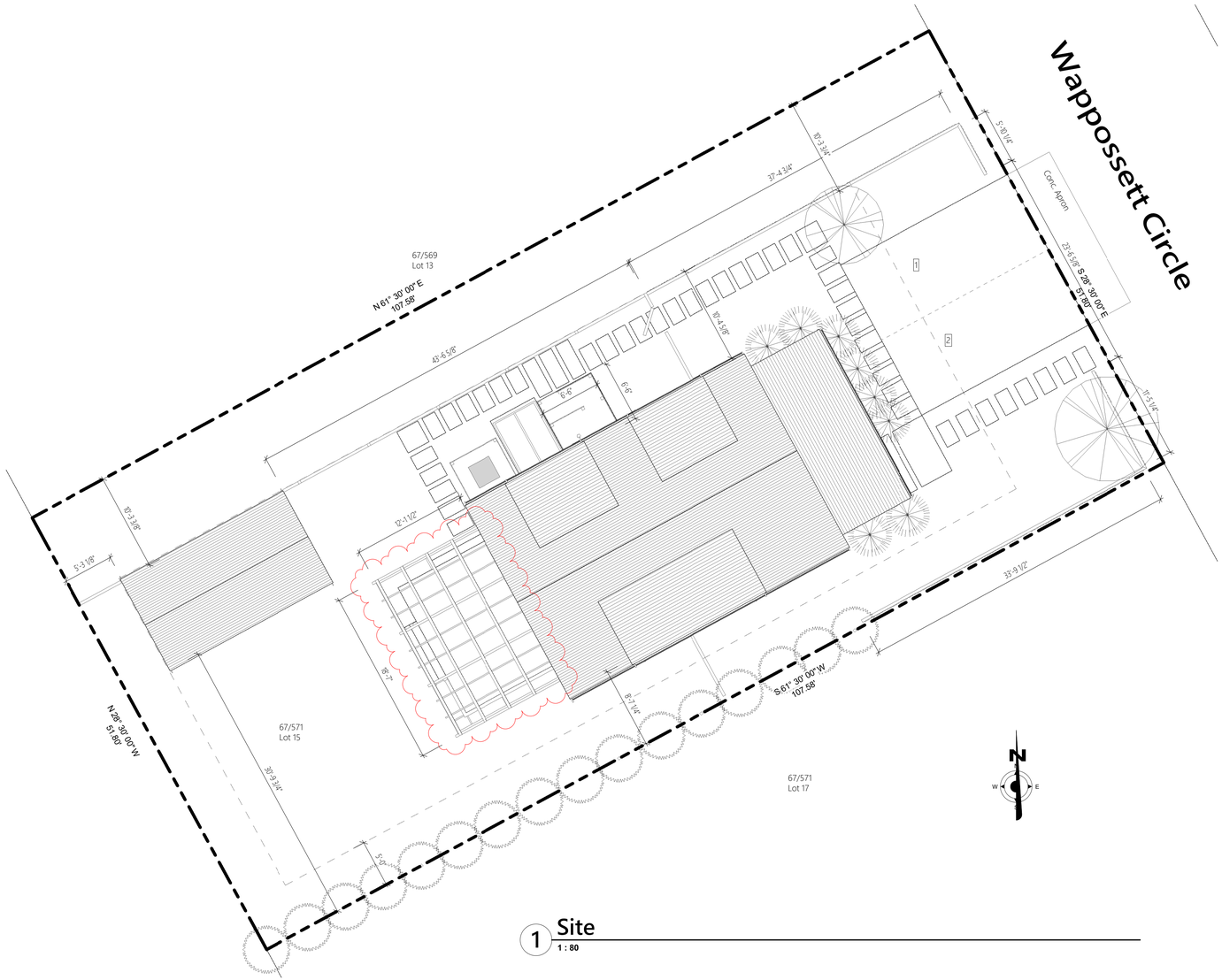
Trim NTW Sash — Doors —

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.

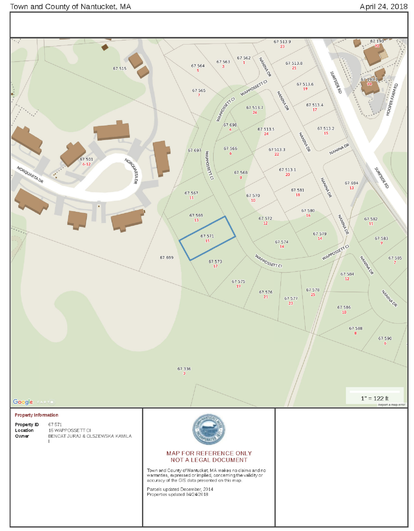
Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury



1 Site
1 : 80

HDC Submission Only - Not For Construction

Town and County of Nantucket, MA — April 24, 2018



2 Locus Map
NTS



Photo from West - Not visible from public way







Photos From 15 Wappossett Circle

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Bencat Residence

15 Wappossett Circle, Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 3

Date

07.01.2024

Revisions

No.	Description	Date
1	Revision 2	Date 2

C.101

Scale As indicated

7/1/2024 11:01:29 AM



3 Existing East Elevation - No Change
1/4" = 1'-0"



1 Existing North Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Bencat Residence

15 Wappossett Circle, Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 3

Date

07.01.2024

Revisions

No.	Description	Date
1	Revision 2	Date 2

A.201

Scale 1/4" = 1'-0"

7/1/2024 11:01:10 AM



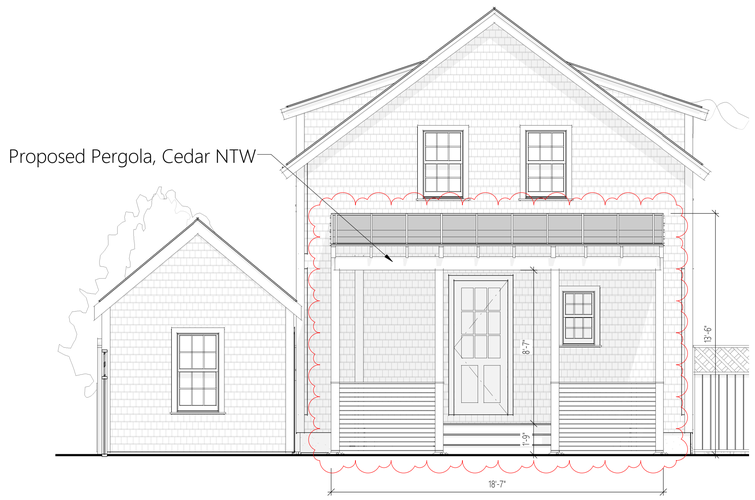
1 Existing South Elevation
1/4" = 1'-0"



3 Existing West Elevation
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Bencat Residence

15 Wappossett Circle, Nantucket, MA 02554

Sheet

Exterior Elevations

Date

07.01.2024

Revisions

No.	Description	Date
1	Revision 2	Date 2

A.202

Scale 1/4" = 1'-0"

7/1/2024 11:01:22 AM

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 Terry Anne Vigil TRST

STREET ADDRESS 26 Somerset Lane

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/1/2024

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.

Victoria P Ewing 7/1/2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Main House

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 166 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset Lane

Owner of record: Terry Anne Vigil Trst

Mailing Address: 26 Somerset Lane
Nantucket, MA 02554

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 ~~off~~ OR ☑ 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: 1980

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 _____

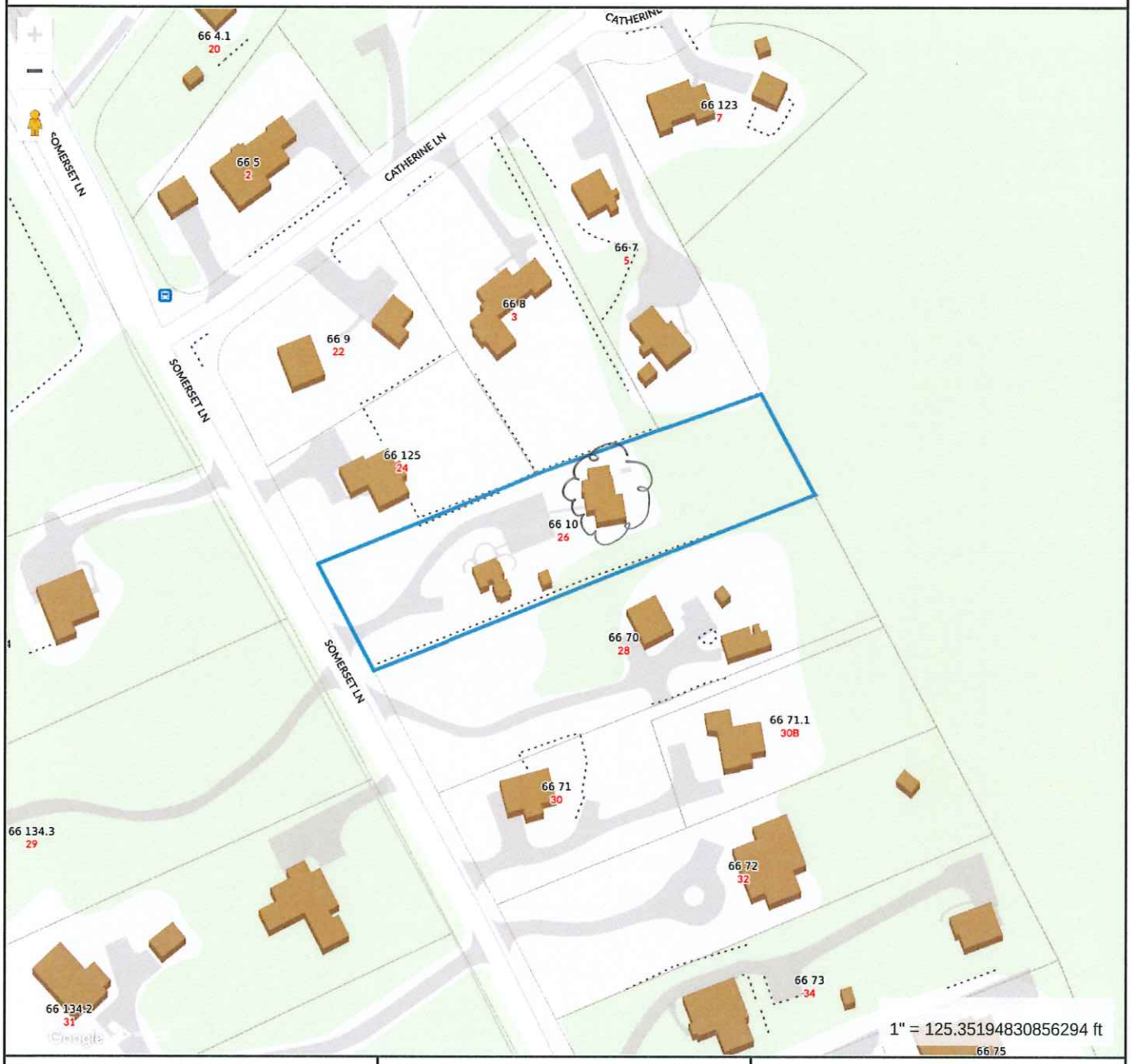
Trim _____ Sash _____ Doors _____

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 7/1/2024 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

Property ID	4812
Location	26 SOMERSET LN
Owner	VIGIL TERRY ANNE TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

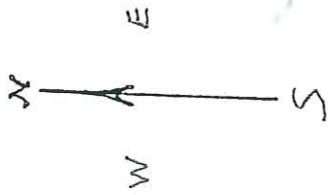
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
JUL 01 2024
By

ZONING CLASSIFICATION: . .R-2. .	EXISTING:
MIN. AREA: . . . . . 20,000. S.F.	. 40,229.± S.F.
MIN. FRONTAGE: . . . . . 75. FT.	. . 100.29.
FRONT YARD S.B.: . . . . . 30. FT.	. SEE PLAN
REAR & SIDE S.B.: . . . . . 10. FT.	. . . . " . . . .
GROUND COVER (%): 12.5%	. . . . " . . . .



66-11
n/f
S. LAPPIN LIFE EST.

100.00

Proposed
Addition to
1st Floor Deck

Proposed
2nd Floor Deck

66-7
n/f
E.J. & P.M. LEINBERGS

13.7±

66-8
n/f
S.D. WHISLER

DECK

11.4

66-70
n/f
W.C. & L.B.
PEASE

2 STY
W/F
DWELLING
G.F. = 1032 ± S.F.

404.62

406.69

PARKING

11½

1 STY W/F
SHED
84 ± S.F.

2ND DK

14.6

14.1

66-125
n/f
P.B. & E.S.
FOWLER

2 STY W/F
DWELLING
G.F. = 575 ± S.F.

112.1±

100.29

SOMERSET LN.

RECEIVED
JUL 01 2024

RECEIVED
MAY 13 2011
By

Scale 1" = 60'

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 60' DATE: DEC. 15, 2000

Owner: ROY MAX & TERRY ANNE VIGIL

Deed: BK: 586 PG: 21 Plan FL: 3-B LOT 8

Locus . 24 . SOMERSET . LANE . .

CHARLES W. HART & ASSOCIATES, Inc.

I CERTIFY, AS OF : 12-15-00 . . . . . THAT



VIEW FROM SOMERSET LANE


EAST
26 Somerset Ln



WEST 26 SOMERSET LANE



NORTH / WEST 26 SOMERSET LANE



North
26
Somerset
Lane



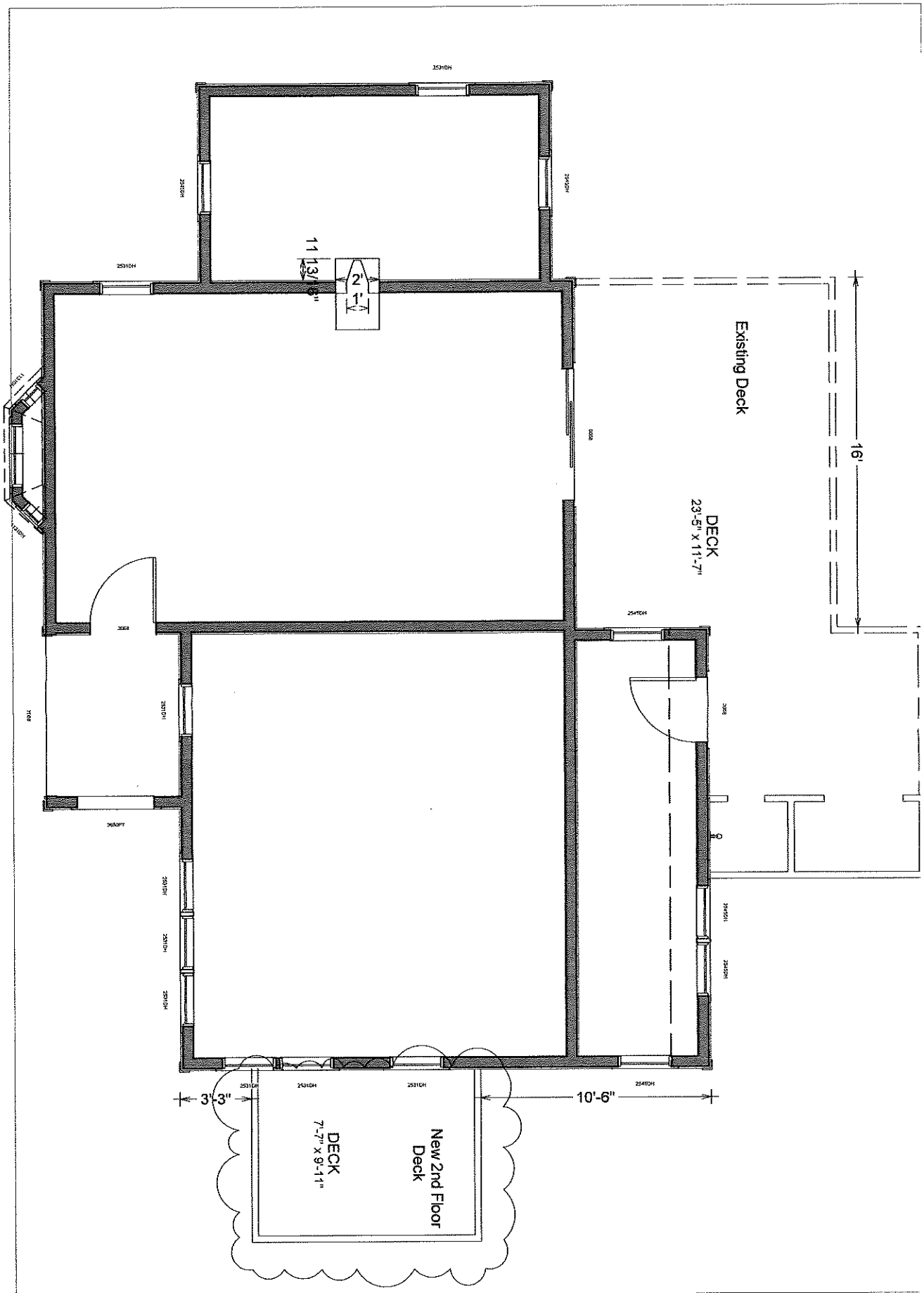
NORTH 26 SOMERSET LANE



EAST 26 SOMERSET LANE



SOUTH 26 SOMERSET LANE



Scale: 1/4" = 1'
5/25/2011

26 Somerset Ln
Decks

Grover Allen Hull Design
PO Box 3530, Nantucket, MA 02584 508-325-7999



Front [West] Elevation

RECEIVED
JUL 01 2024
By

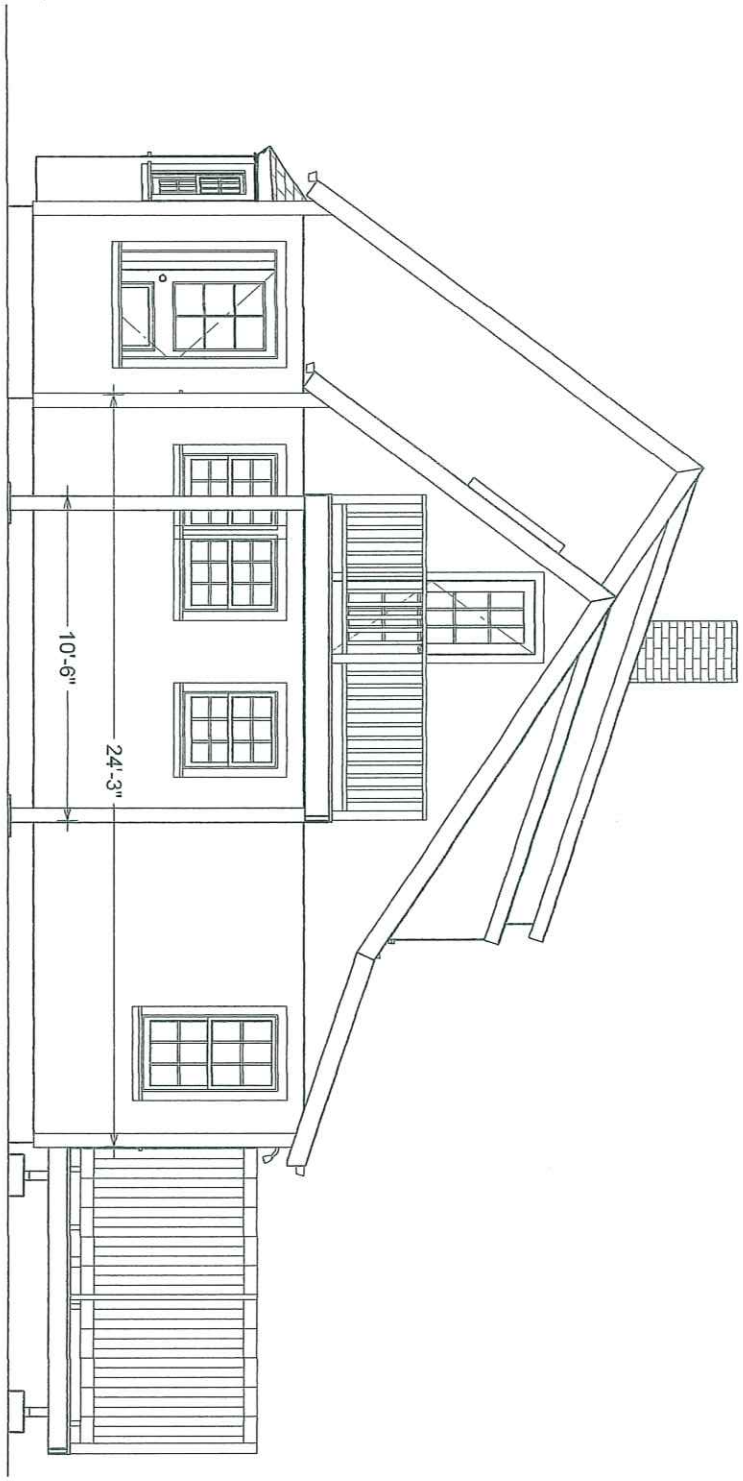
APPROVED
MAY 24 '11 55584
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

Grover Allen Hull Design
PO Box 3530, Nantucket, MA 02584 508-325-7999

26 Somerset Ln
Decks

Scale: 1/4" = 1'
5/25/2011

RECEIVED
JUL 01 2024
By



Right [South] Elevation

RECEIVED
MAY 13 2011
By

Scale: 1/4" = 1' 5/12/2011	26 Somerset Ln Decks	Grover Allen Hull Design PO Box 3530, Nantucket, MA 02584 508-325-7999	3

Back [East] Elevation

RECEIVED
JUL 01 2024
By

APPROVED
MAY 24 '11 56584
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

Grover Allen Hull Design
PO Box 3530, Nantucket, MA 02584 508-325-7999

26 Somerset Ln
Decks

Scale: 1/4" = 1'
5/25/2011



APPROVED
NANTUCKET BUILDING DEPT.
Date 6-30-11
By S Reed

FILE COPY

RECEIVED
MAY 18 2011
By

RECEIVED
JUL 01 2024
By

Left [North] Elevation

Grover Allen Hull Design
PO Box 3530, Nantucket, MA 02584 508-325-7999

26 Somerset Ln
Decks

Scale: 1/4" = 1'
5/12/2011

5

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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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

AS AGENT FOR Penny Anne Vigil 2018T

STREET ADDRESS 26 Somerset Lane

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/1/24

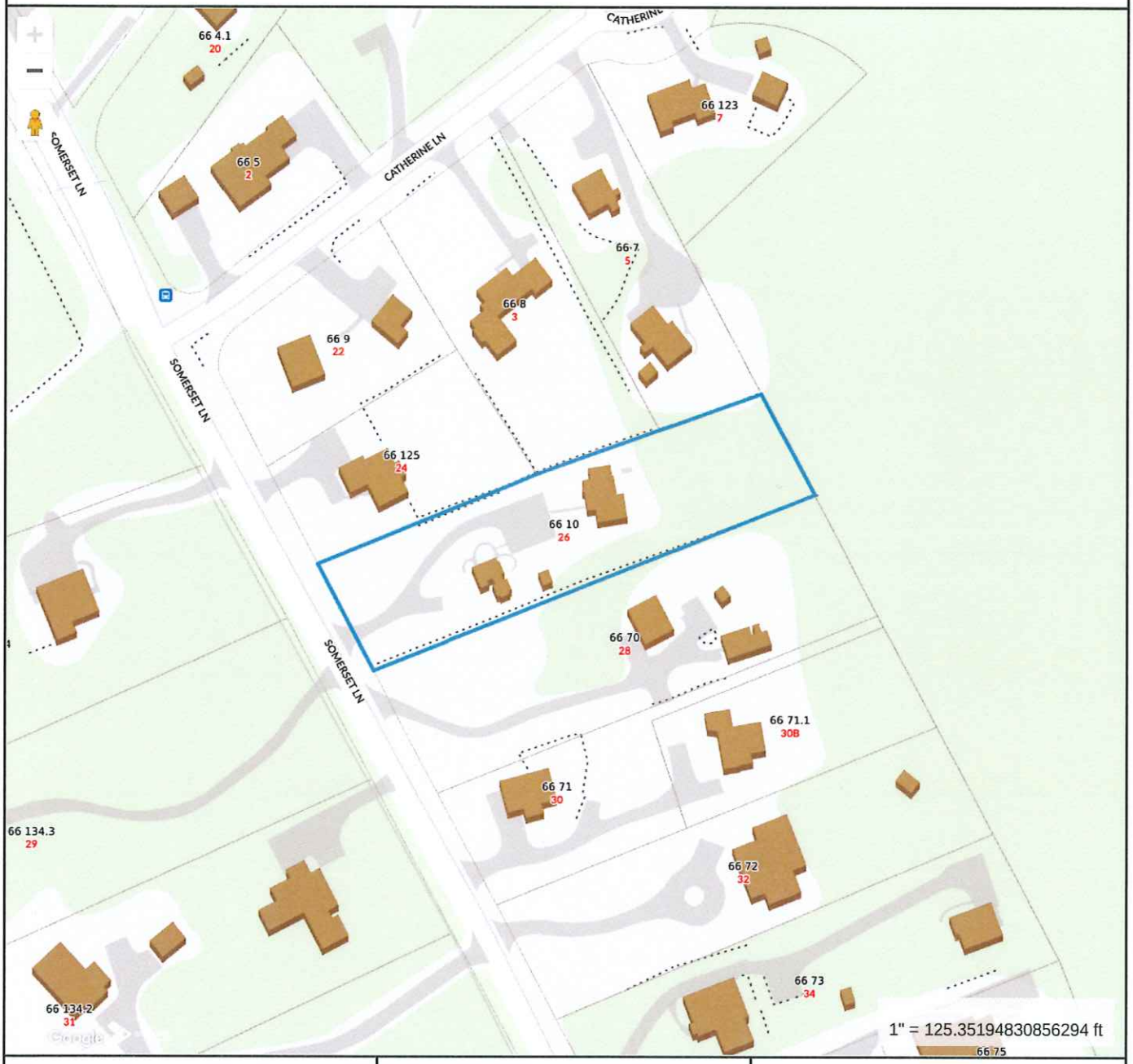
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 R Ewing 7/1/24

Signature Date



Property Information

Property ID	4812
Location	26 SOMERSET LN
Owner	VIGIL TERRY ANNE TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



VIEW FROM STREET 26 SOMERSET LN.



SHED
- MOVE OFF/
DEMO

26
SOMERSET
LN.



SHED
MOVE OFF/
DEMO

26 SOMERSET
LN.



SHED
MOVE OFF/
DEMO

26
SOMERSET
LN.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Debra Freedman

STREET ADDRESS 24 Kitiwake Ln.

MAP/PARCEL 68/633

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 7/1/24

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°: 68 PARCEL N°. 6033

Street & Number of Proposed Work: 24 KITTIWAKE LANE

Owner of record: DEBRA FREEDMAN

Mailing Address: 24 KITTIWAKE LN
NANTUCKET MA 02554

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. 06-6493 (2022)
☐ 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 — ADJUST IN FIELD CONSTRUCTION
3. West Elevation — CHANGE OF ROOF OVER APPROVED RAMP
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 NATURAL Clapboard (if applicable) _____ Roof DUAL GRAY
Trim WHITE (WHITE) Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury


24 Kittiwake Lane


24
KITTIMAKE LANE

3. Jason Bridges-Fairwinds 03-5917	30 Sparks Avenue	Wall Sigh	55/234.6	SHN-Jason bridges
4. Nantucket Dreamland 06-6471	17 South Water Street	Temporary Sign	42.3.1/11.1	Nantucket Film Fest
5. Zero India St, LLC 06-6487	0 India Street	Temporary Sign	42.3.1/130.2	Nantucket Film Fest
6. Douglas Ellisman RE 06-6488	12 Oak Street	Temporary Sign	42.3.1/130.2	Nantucket Film Fest

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	Sign design plans, site plan, and photos, photos, and advisory comments.
Representing	None
Sign Advisory	None
Concerns	Martinez – Items 3-6 are approvable, no conditions.
Motion	**Motion to Approve Items 3-6. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye

Certificate # **HDC2022-(as noted)**

V. CONSENTS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Miroslava Ahern 05-6411	6.2 Windy Way	Rev. 11-0193: redc addition	67/864	Ahern
2. Judith Brownell 06-6476	65 Skyline Drive	Rev. 02-2883: alteration	79/107	Val Oliver
3. Marc Knight 06-6515	60 Nobadeer Avenue	Fenestration changes	88/10	Permit Plus
4. Westmoor Farms, LLC 06-6470	8 Old Westmoor Farm	Rev. 10-4867: pergola	41/822	WAPD
5. MacNeille R.T. 06-6523	5 Felcon Drive	Rev. 12-5304: +frnt porch	80/329	Brook Meerbergen
6. Debra Freedman 06-6493	24 Kittiwake Lane	Mudroom/+ADA rapm	68/633	SMRD
7. Town of Nantucket 06-6497	54 Low Beach Road	Exterior Renovations	74/2	C. Gibson

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	None
Recused	Oliver
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve. (Coombs)**
Roll-call Vote	Carried 5-0//Thornewill, Camp, Welch, Coombs, and Pohl-aye

Certificate # **HDC2022-(as noted)**

VI. CONSENTS WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Wilfredo Chiesa 06-6519	18 Dukes Road	Addition	41/62	SCI
• Due to lack of visibility.				
2. Halle & Lam 06-6480	24 Pilgrim Road	Fence & pergola	41/94	Normand Residential
• Due to lack of visibility.				
3. Halle & Lam 06-6479	24 Pilgrim Road	Addition	41/94	Normand Residential
• Due to lack of visibility.				

Voting	Pohl, Camp, Coombs, Oliver, Welch
Alternates	Thornewill
Recused	None
Documentation	None
Representing	None
Public	None
Concerns	No additional concerns.
Motion	**Motion to Approve per noted conditions. (Oliver)**
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye

Certificate # **HDC2022-(as noted)**

VII. OLD BUSINESS 05/03/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	Oliver

Voting	Pohl, Camp, Coombs, Welch, Thornewill
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Val Oliver, V. Oliver Design
Public	None
Concerns (5:07)	**Oliver** – Asked to hold for Thursday, June 23rd.
Motion	**Motion to Hold for Thurs at applicant's request. (Coombs)**
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye

Certificate #

CERTIFICATE NO: _____ DATE ISSUED: 6/21/22

HDC2022-06-6493

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 633

Street & Number of Proposed Work: 24 KITTIWAKE LN.

Owner of record: DEBRA FREEDMAN

Mailing Address: 24 KITTIWAKE LN.
NANTUCKET, MA 02554

Contact Phone #: 914-523-1277 E-mail: dfreedman413@gmail.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: 6/13/22 Fee Paid: $ 50 - ✓ 5124

Must be acted on by: 7/24/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

MOTION to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other ACCESSIBLE RAMP.

Size of Structure or Addition: Length: 6'x18' Sq. Footage 1st floor: 213
Width: 6'-6"x18' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 4'-6"x±30' ☑ 1st floor ☐ 2nd floor (STOOP + RAMP)
Size: 6'x8' ☑ 1st floor ☐ 2nd floor (STOOP)

Difference between existing grade and proposed finish grade: North ± 12" South ± 6" East ± 6" West ± 6"

Height of ridge above final finish grade: North — South ± 13'-3" (ADDITION) East _____ West _____

Additional Remarks

Historic Name:

Original Date: C. 1995.

Original Builder:

REVISIONS (describe)

1. East Elevation — ADD ACCESSIBLE RAMP, STOOP, ENTRY + LAUNDRY.
2. South Elevation — ADD 6' 1 STORY KITCHEN ADDITION.
3. West Elevation — NO CHANGE ADD 14'x20' RETRACTABLE AWNING.
4. North Elevation — (FRONT) NO CHANGE.

*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 4 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A. Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED 4" x 4"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 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 ANDERSEN 400 SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front EXIST. Rear EXIST. Side 9-LITE/2-PANEL
Garage Door(s): Type — Material —

Hardscape materials: Driveways BRICK (TO BE EXPANDED) Walkways BRICK Walls N/A.

* Note: Complete door and window schedules are required.

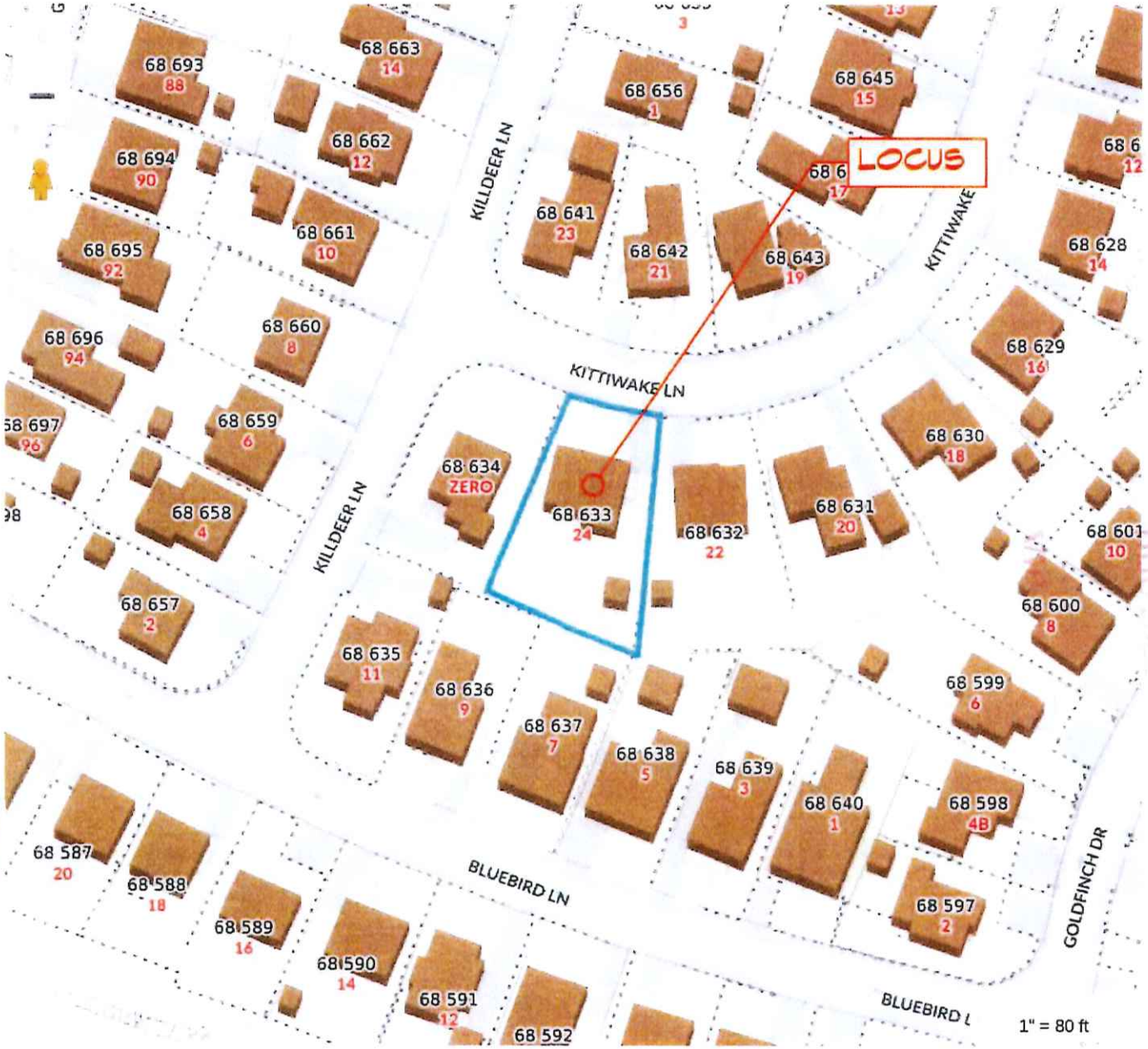
COLORS

Sidewall NAT Clapboard (if applicable) EXIST (YELLOW) Roof DSAL GRAY
Trim WHITE Sash WHITE Doors NEWPORT BLUE (T.M.E.)
Deck NAT. Foundation NAT. 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 6/8/22 Signature of owner of record _____ Signed under penalties of perjury



JUN 13 2022

S. M. ROETHKE design, inc.

19 old south road
nantucket ma 02554
t 508.825.7398 | f
781.825.7399
www.smroethkedesign.com

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LOCUS

FREEDMAN RESIDENCE
24 Kittiwake Lane
Nantucket, MA 02554

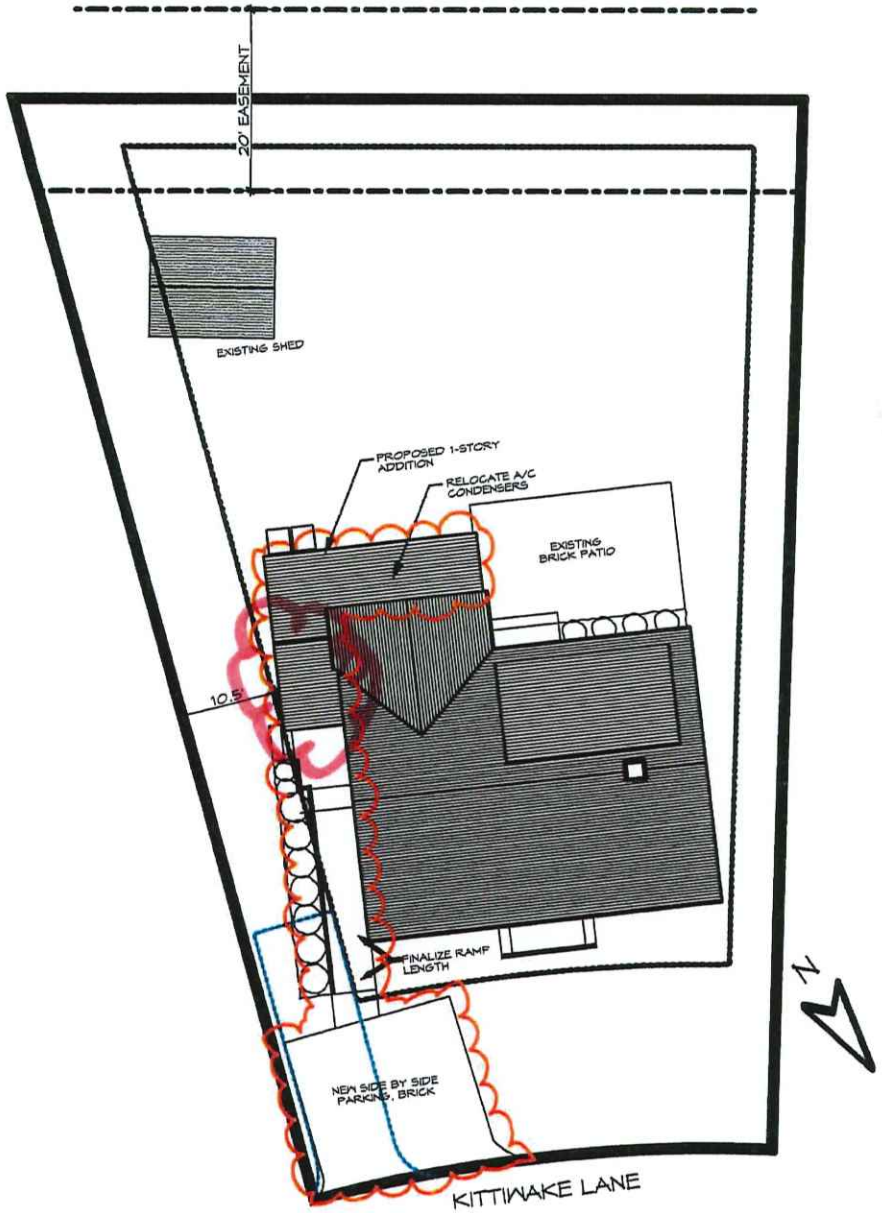
PROJECT NUMBER:
1401-0235

REVISIONS:

Certificate No.:
Building Permit No.:
Map No.: 54
Parcel No. : 173.1
Scale: 1' = 1'-0"

Pre-HDC Review Set
6/10/22

HDC 0.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma 02574
t 508.825.7588 | f
508.825.7589
www.smroethkedesign.com

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SITE PLAN

FREEDMAN RESIDENCE
24 Kittiwake Lane
Nantucket, MA 02554

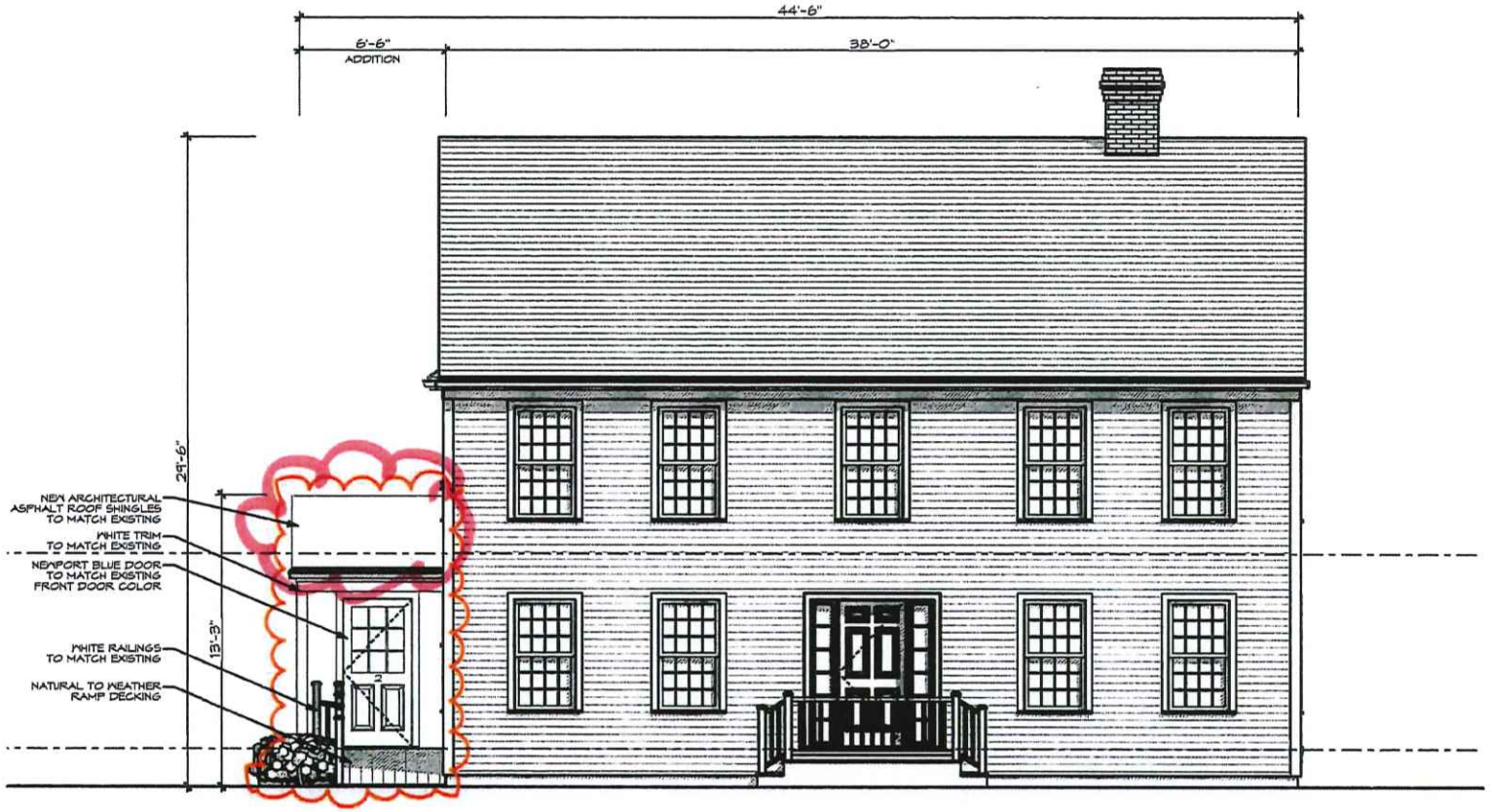
PROJECT NUMBER:
1401-0235

REVISIONS:

Certificate No.:
Building Permit No.:
Map No.: 54
Parcel No. : 173.1
Scale: 1" = 20'

Pre-HDC Review Set
6/10/22

HDC 0.2



RECEIVED
JUN 13 2022

S. M. ROETHKE
design, inc

19 old south road
nantucket, ma 02554
t 508.825.7544 | f
508.825.7599
www.smroethkedesign.com

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PROPOSED NORTH ELEVATION

FREEDMAN RESIDENCE
24 Kittiwake Lane
Nantucket, MA 02554

PROJECT NUMBER:
1401-0235

REVISIONS:

Certificate No.:
Building Permit No.:
Map No.: 54
Parcel No.: 173.1
Scale: 1/8" = 1'-0"

Pre-HDC Review Set
6/10/22

HDC 2.1

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 Victoria Ewing c/o Link

AS AGENT FOR Alfred Sears 4R

STREET ADDRESS 9 Killdeer Lane

MAP/PARCEL 68 / 652

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/2024

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.

Victoria P Ewing 7/1/2024

Signature Date



Property Information

Property ID	6442
Location	9 KILLDEER LN
Owner	SEARS ALFRED 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 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 652

Street & Number of Proposed Work: 9 KILLDEER LANE

Owner of record: ALFRED SEARS TR

Mailing Address: 518 PARKWOODS AVE.
ST. LOUIS, MO 63122

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1081
NANTUCKET, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other ADD EGRESS WINDOW WELL ON NORTH ELEVATION

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 EGRESS WINDOW WELL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES 6/6 TO MATCH EXISTING (A)'S

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 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 7/1/2024 Signature of owner of record _____ Signed under penalties of perjury

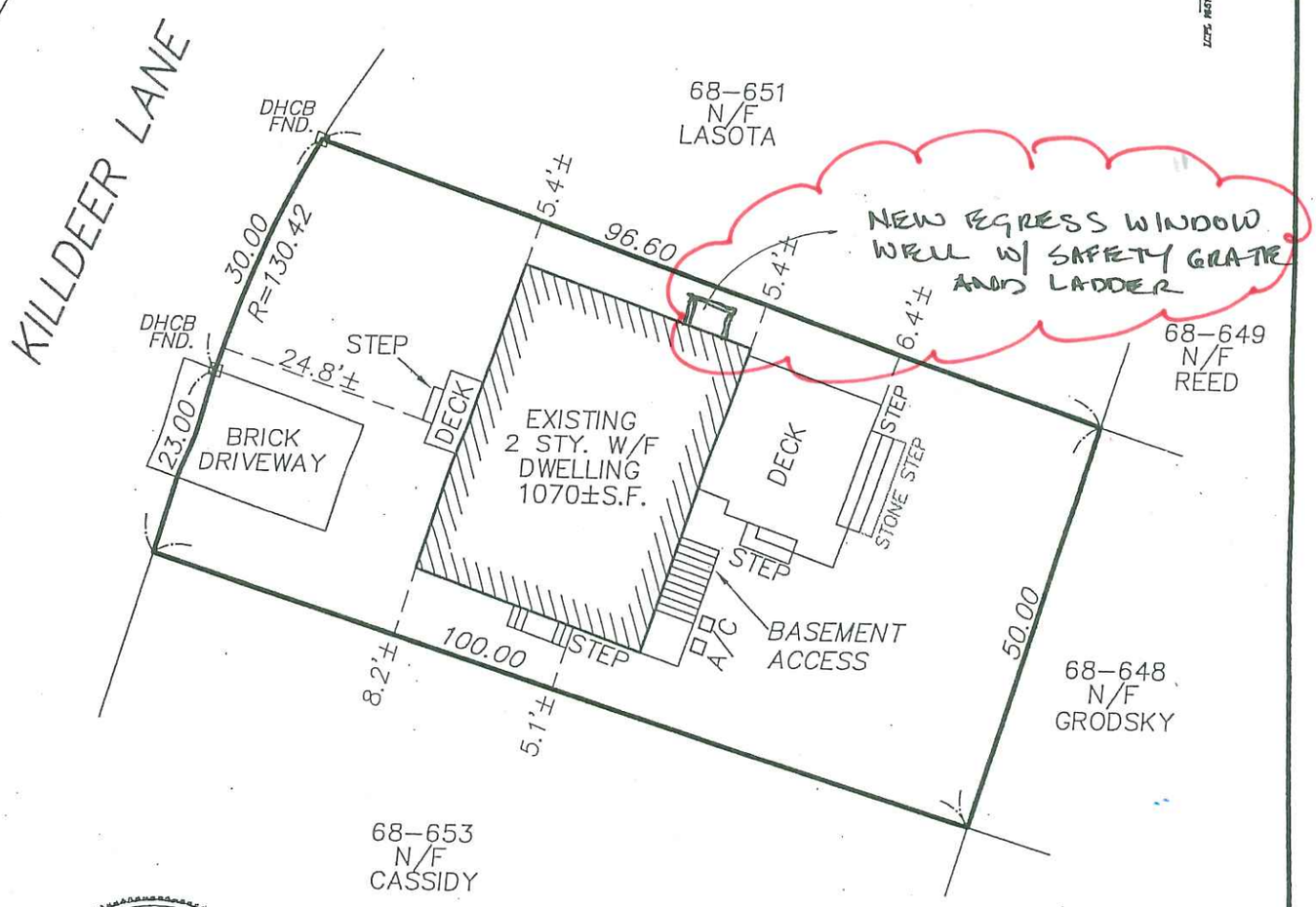

SHANGRI-LA
9
BOX
EXPLORER



CURRENT ZONING CLASSIFICATION:
Residential 5 (R–5)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	5,108 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
SIDE SETBACK:	10 FT./5 FT.	SEE PLAN
REAR SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	40 %	20.9%

**REFERENCE ZBA DECISION 142310



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 20' DATE: SEPTEMBER 27, 2016

Owner: . . . STARR NOMINEE TRUST . . . . . LOT 393

Cert.: . . . 21421 . . Plan: . . . PL 16514–12 . .

Locus: #9 KILLDEER 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: . 68 . . . , PARCEL: . 652 . .

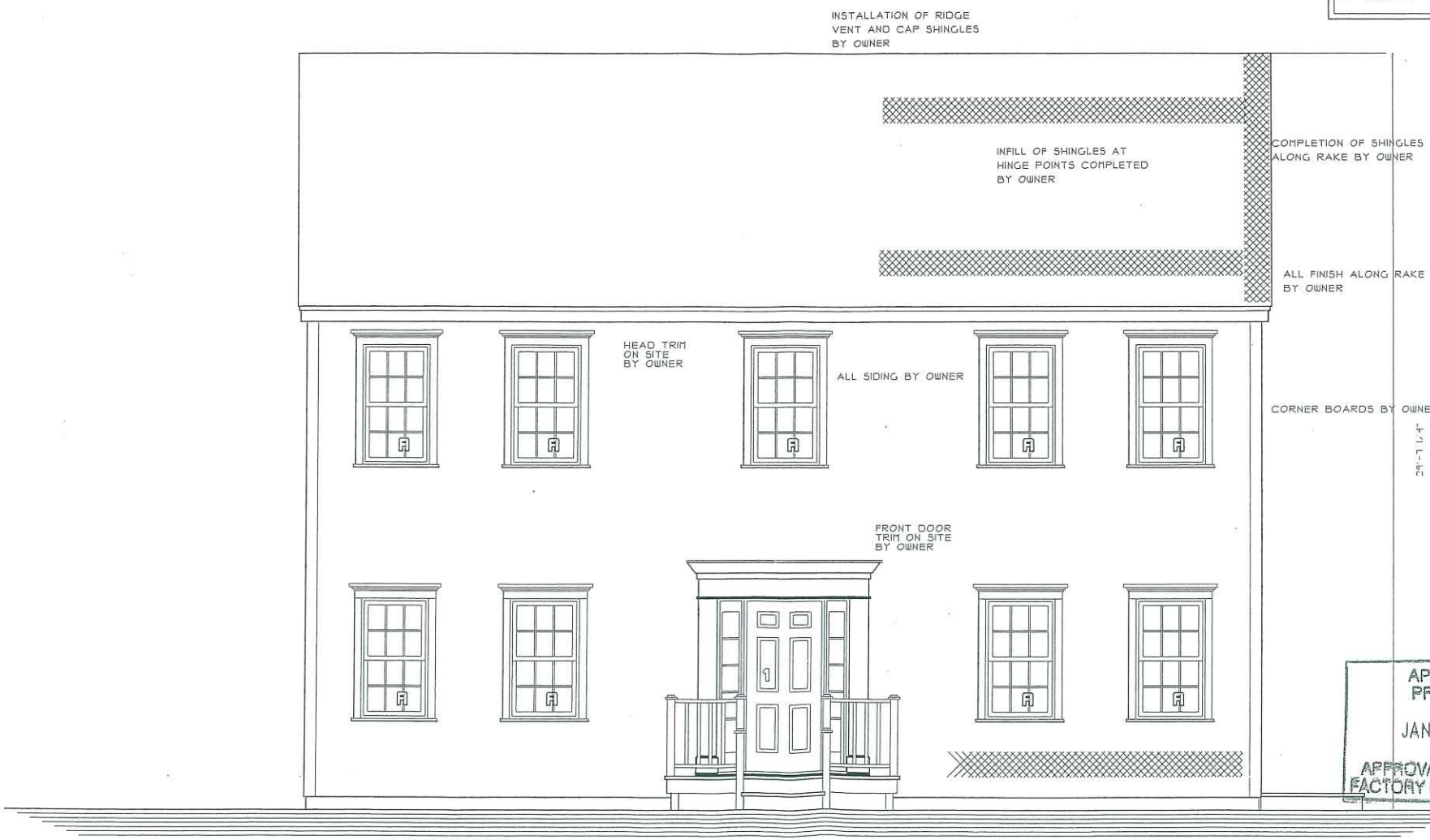
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228–9026

T:\ADAM 2 JOB 3
V:\DRAWFILES\B6423\BLP.dwg 9/27/2016 4:38:13 PM EDT

B6423

PROJECT
8552

HUNTINGTON HOMES™



ALL FOUNDATION WORK INCLUDING SILL PLATES AND LALLY COLUMNS BY OWNER

ALL EXTERIOR STAIRS, DECKS, AND PORCHES BY OWNER

PLYWOOD SKIRT AROUND PERIMETER LAPPING OVER THE FOUNDATION BY OWNER

REVISED 12/4/03 DN REVISED 01/14/04 DN

HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	FRONT ELEVATION	WEST	SCALE	Drawing No.
DN	10/16/03			1/4" = 1'-0"	EL-1

PROJECT
8552

HUNTINGTON HOMES™

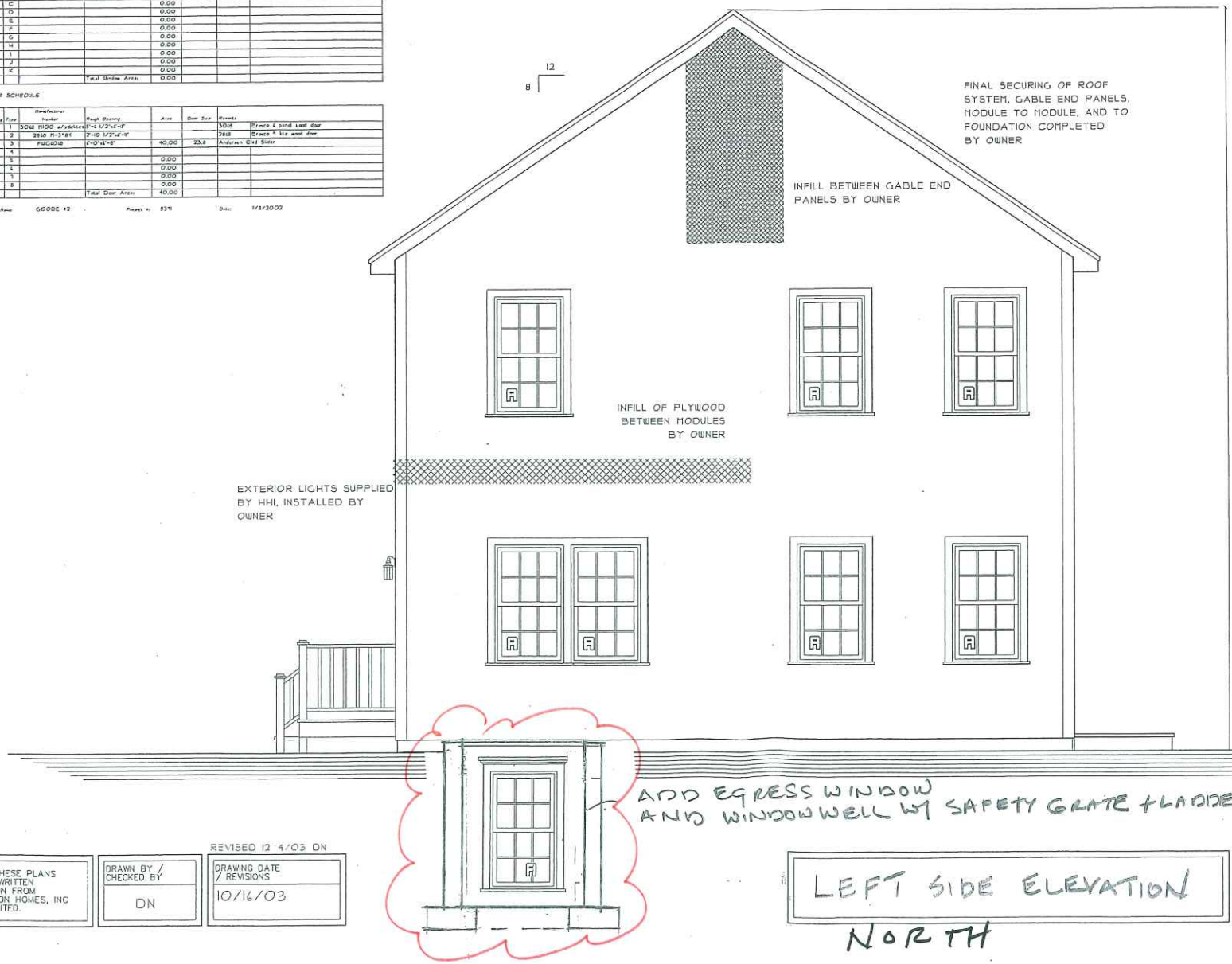
WINDOW SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	(SF) Light Area	(SF) Vent Area	Remarks
25	A	27X24 L/L light	2'-9"X4'-9"				Bronco Wood ADL w/SSB
2	B	1X8 L/L LIGHT	2'-0"X3'-5"				Bronco Wood ADL w/SSB
	C			0.00			
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			Total Window Area:	0.00			

DOOR SCHEDULE

Quantity	Type	Manufacturer Number	Rough Opening	Area	Door Size	Remarks	
1	1	3068 M100 w/vdeklites	5'-6 1/2"x6'-1"			3068	Bronco 6 panel wood door
1	2	2868 M-3984	2'-10 1/2"x6'-1"			2868	Bronco 9 lite wood door
1	3	FWG6068	6'-0"x6'-8"	40.00	23.8	Andersen Clad Slider	
	4						
	5			0.00			
	6			0.00			
	7			0.00			
	8			0.00			
			Total Door Area:	40.00			

Client Name: GOODE #2 Project #: 8391 Date: 1/8/2002



HUNTINGTON HOMES, INC

ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

APPROVED
PFS CORP
JAN 16 2004
APPROVAL LIMITED TO FACTORY BUILT PORTION

REVISED 12/4/03 DN

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: DN

DRAWING DATE / REVISIONS: 10/16/03

LEFT SIDE ELEVATION

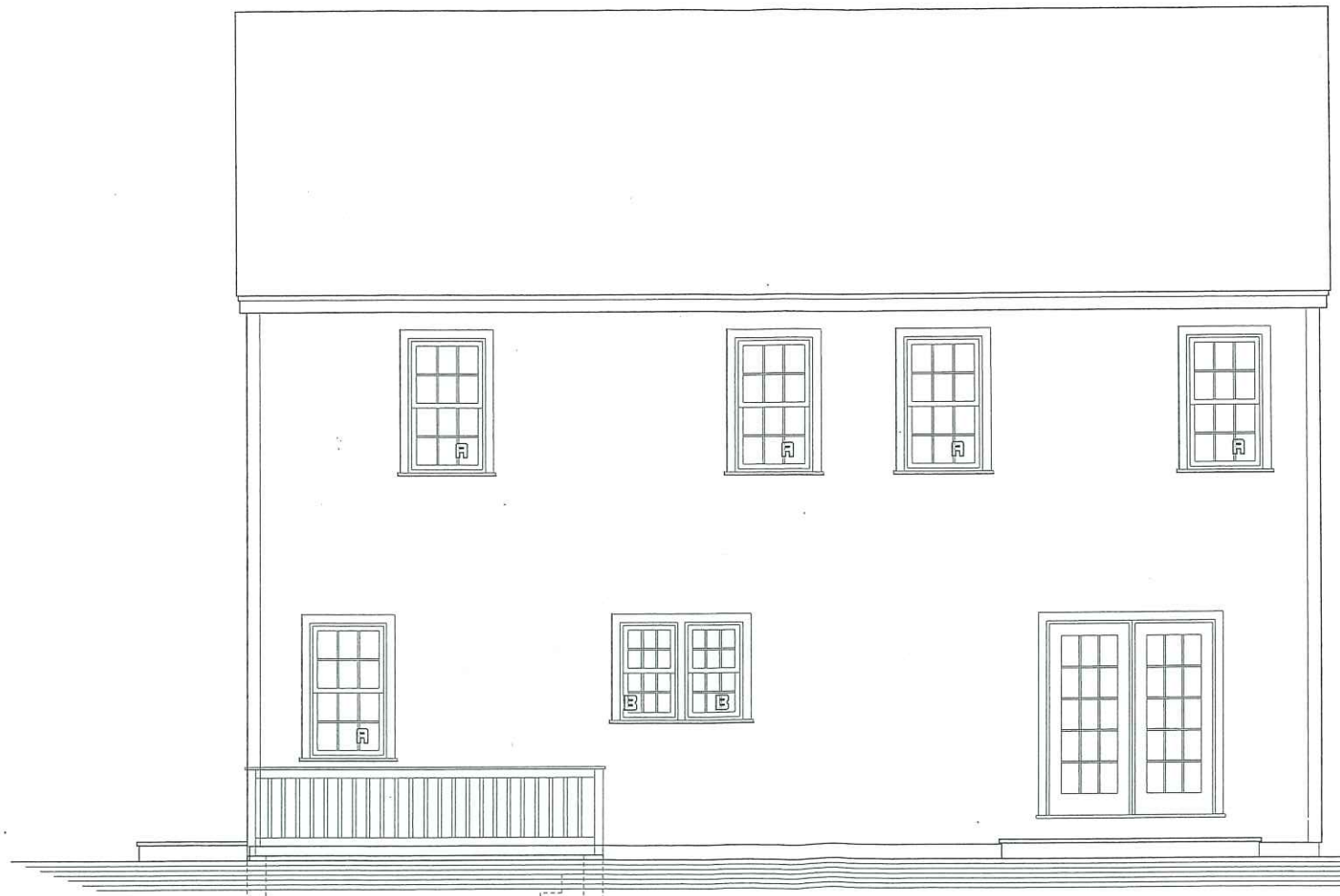
NORTH

SCALE: 1/4" = 1'-0"

Drawing No. EL-2

PROJECT
8552

HUNTINGTON HOMES™



APPROVED
PFS CORP
JAN 16 2004
APPROVAL LIMITED TO
FACTORY BUILT PORTION

HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY
DN

DRAWING DATE / REVISIONS
10/16/03
REVISED 12/1/03 DN REVISED 01/14/04 DN

REAR ELEVATION

EAST

SCALE
1/4" = 1'-0"

Drawing No.
EL-4

PROJECT
8552

HUNTINGTON HOMES™



HUNTINGTON HOMES, INC
ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

APPROVED
PFS CORP
JAN 16 2004
APPROVAL LIMITED TO FACTORY BUILT PORTION

Drawing No.
EL-3

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY: DN

DRAWING DATE / REVISIONS: 10/16/03

REVISED 12/4/03 DN REVISED 01/14/04 DN

RIGHT SIDE ELEVATION SOUTH

SCALE: 1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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 Emmg c/o Link

AS AGENT FOR A. Perlman

STREET ADDRESS 17 Sherburne Turnpike

MAP/PARCEL 30 / 172.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/24

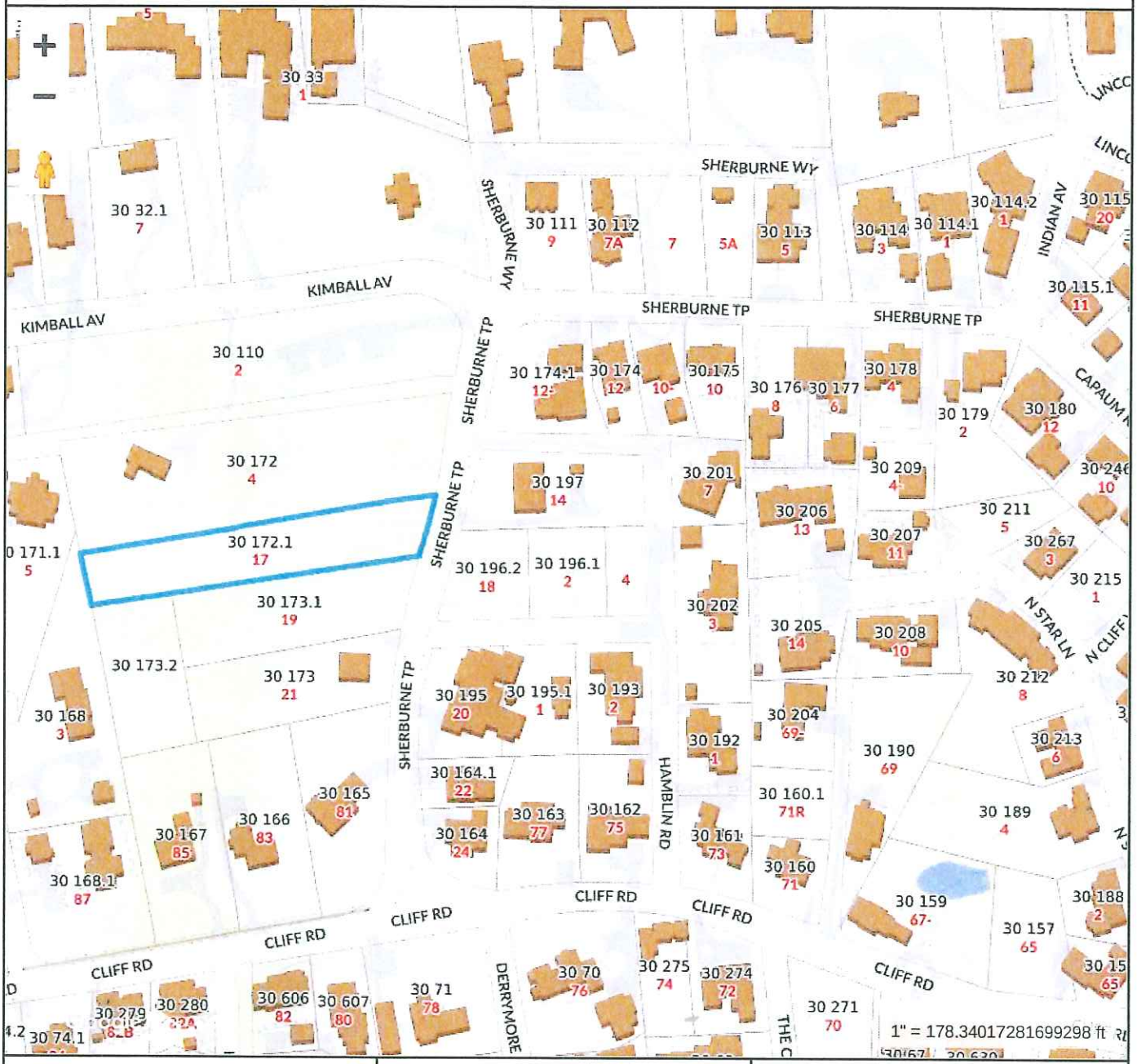
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 Emmg 7/1/24

Signature Date



Property Information

Property ID	1157
Location	17 SHERBURNE TP
Owner	FAE ANDREW PERLMAN LLC ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 172.1

Street & Number of Proposed Work: 17 SKERBURNE TURNPIKE

Owner of record: FAE ANDREEN PERLMAN LLC

Mailing Address: 2228 VISTAZO STREET EAST
TIBURON, CA 94920

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: 27'x6' ☑ 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: 2019

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 162 SF PATIO AND RETAINING WALLS @ 2' HIGH AND 4' HIGH TIME WALLS ON SITE

Is there an HDC survey form for 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 PATIO: BLUESTONE Walls TIME ON SITE (SEE PHOTOS)

* 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 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

N 03°48'10" E 106.89'
TO DHCB

6' High Stockade Fence

Face Ret. Wall

5' High Wire Mesh Fence

Gate

30-172
N/F
WILLIAM PIETRAGALLO, II, TR.
LOT 6/L.C.PL.#10932-C

S 85°05'45" E 379.45'

Face Ret. Wall

GRINDER PUMP PIT

DHCB FND.

L.C.PL.#10932-C

S 16°19'00" W 95.39'

TURNPIKE

CONNECTED TO LOW PRESSURE SEWER LINE.

CURB STOP/ CHECK VALVE

A.C. Conc. Pad/ Pool Equip.

CABANA
C.C.=290±S.F.

IN GROUND POOL

N 03°48'10" E 73.53'

5' High Wire Mesh Fence

#17
WOOD FRAME DWELLING
G.COV.=1,545±S.F.

THRESHOLD

PORCH
*(See Note)

PORCH
*(See Note)

WW

WS

APPROX. WATER LINE

AS PER INSTALLER

LOT 7
AREA=27,298±S.F.

NOTE: ELEVATIONS SHOWN ARE TO TOP OF PIPE.

20.30
18.96
20.65
21.78
20.81

1.5" Pressure Line

SHELL DRIVEWAY

SEWER

WSO

W.METER

4" PVC SEWER

AUXILIARY STORAGE PIPE

APPROX. LOCATION 1.5" PRESSURE LINE AS PER INSTALLER

Basement Access

Shower/ Deck

Gate

GRINDER PUMP CHAMBER

CO

2nd Dwelling/ Garage Under Const.- 2 Car Gar. G.C.=622±S.F.

PATIO

LAWN

Face Ret. Wall

6' High Stockade Fence

S 85°05'45" E 363.20'

Face Ret. Wall

30-173
N/F
GEORGE U. CARNEAL and SUSAN M CARNEAL, TRS.
LOT 4/L.C.PL.#10932-B

S 16°19'00" W 75.00'

(1935 LAYOUT - ROAD PLANS DRAWER #1 - PLAN NO. 189)
(PUBLIC - 1975 COUNTY TAKING- L.C.DOC.#16520)

BENCHMARK
MAG SPIKE
ELEV.=40.34
NAVD 88

BIT. PAVEMENT

SHERBURNE

S 16°19'00" W 170.00' 156.31'

CTR. CB. FND. (DOWN 1'±)

TERRACED RETAINING WALLS

DHCB FND.

0.1'

0.2'

RECORD PLAN
DATE: FEB. 05, 2024

NOTE: THIS PLAN CERTIFIES AS TO THE LOCATION OF THE INSTALLED SEWER PIPE ONLY.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37060
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

0 30 60 90

SEWER AS BUILT PLOT PLAN for
2ND DWELLING
#17 SHERBURNE TURNPIKE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' | DATE: FEB. 05, 2024

DEED REFERENCE: CERT.#27351
PLAN REFERENCE: L.C.PL.#10932-C
ASSESSOR'S REFERENCE:
MAP: 30 PARCEL: 172.1

PREPARED FOR:
FAE ANDREW PERLMAN, LLC

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-595



17 Sherburne Turnpike



17 SHERBORNE TURNPIKE



17 Sherburne Turnpike



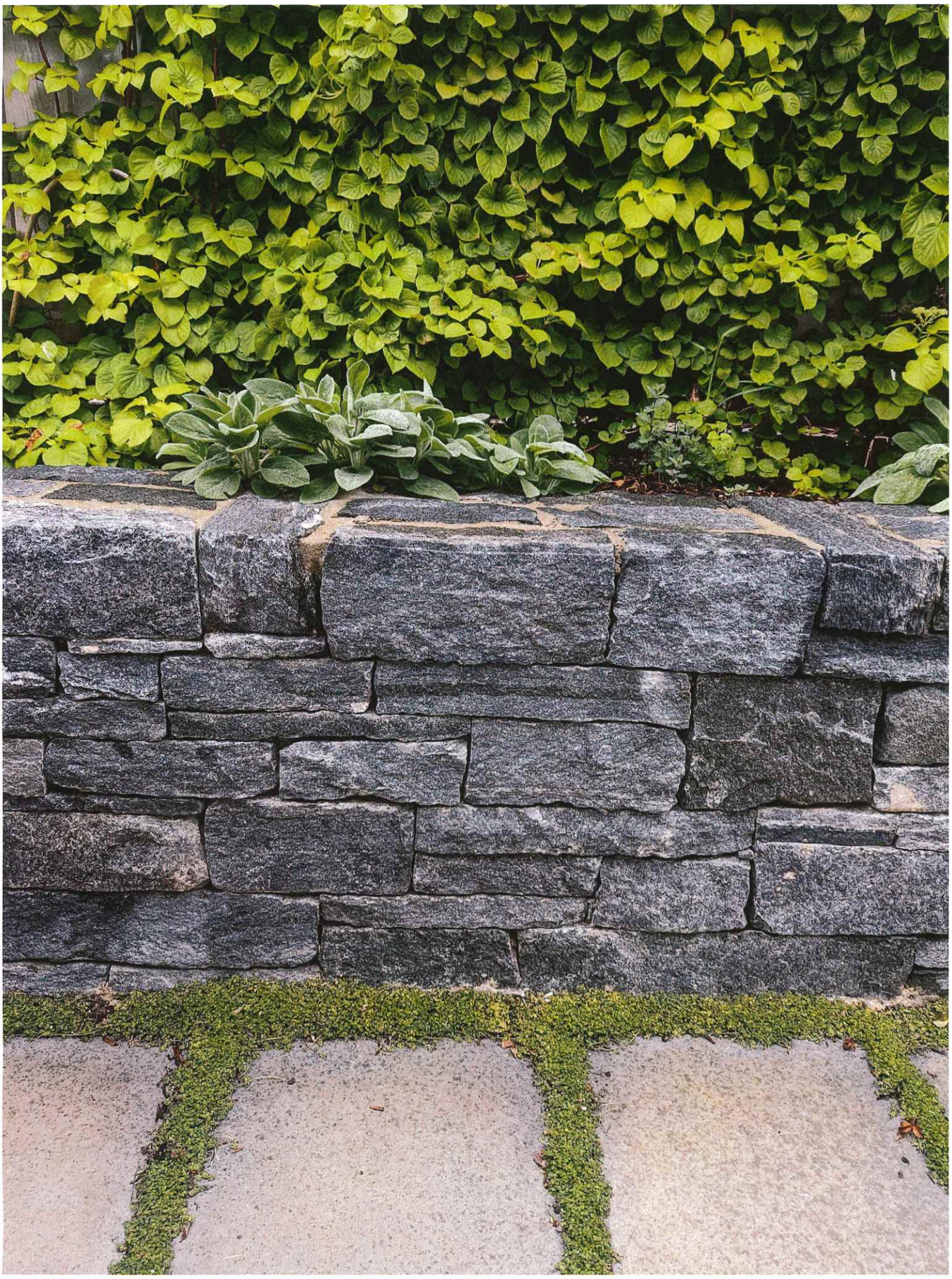
17 Sagaponack Turnpike



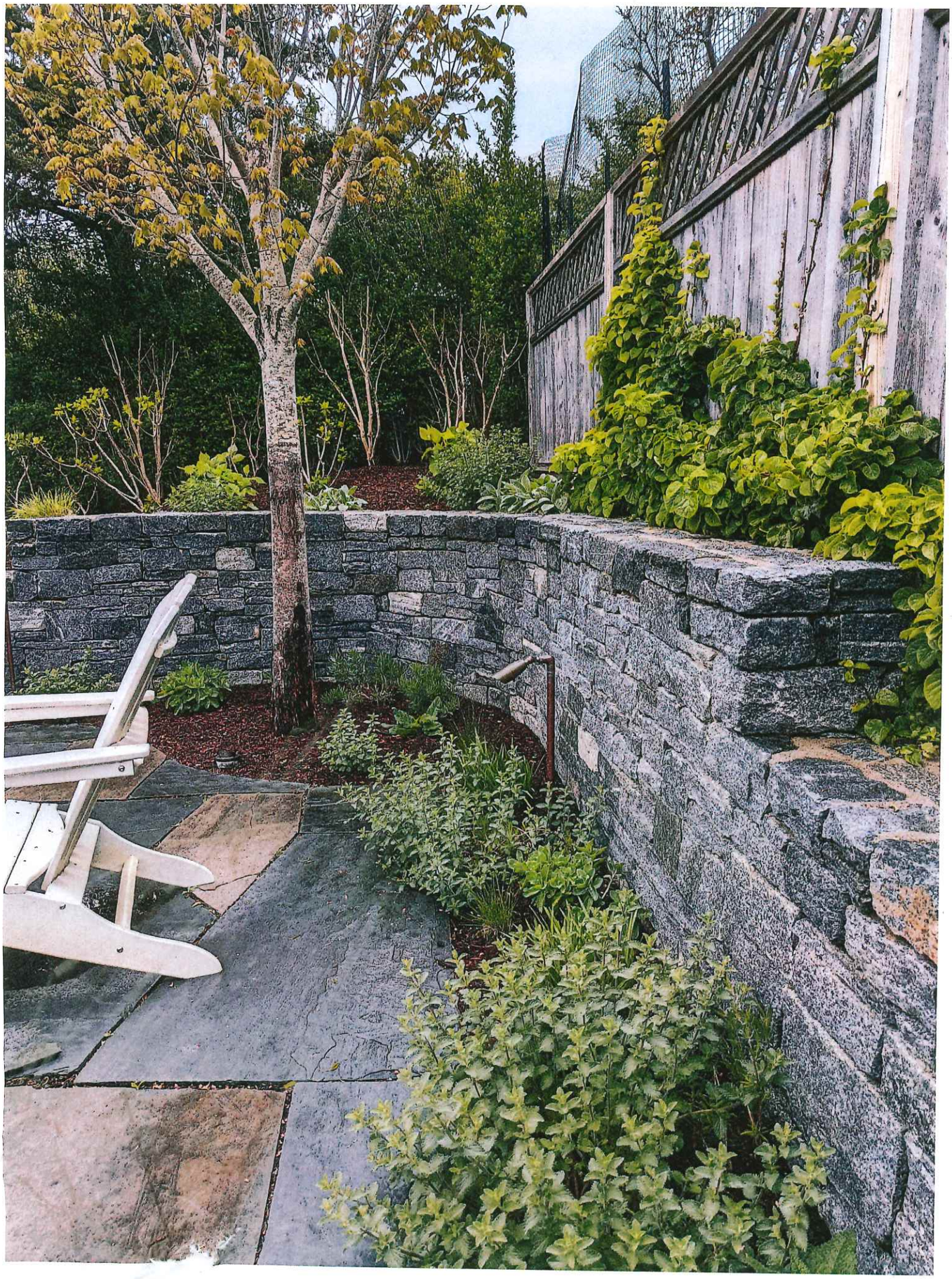
Location of Proposed Retaining Walls @ 14 Shearborne Turnpike



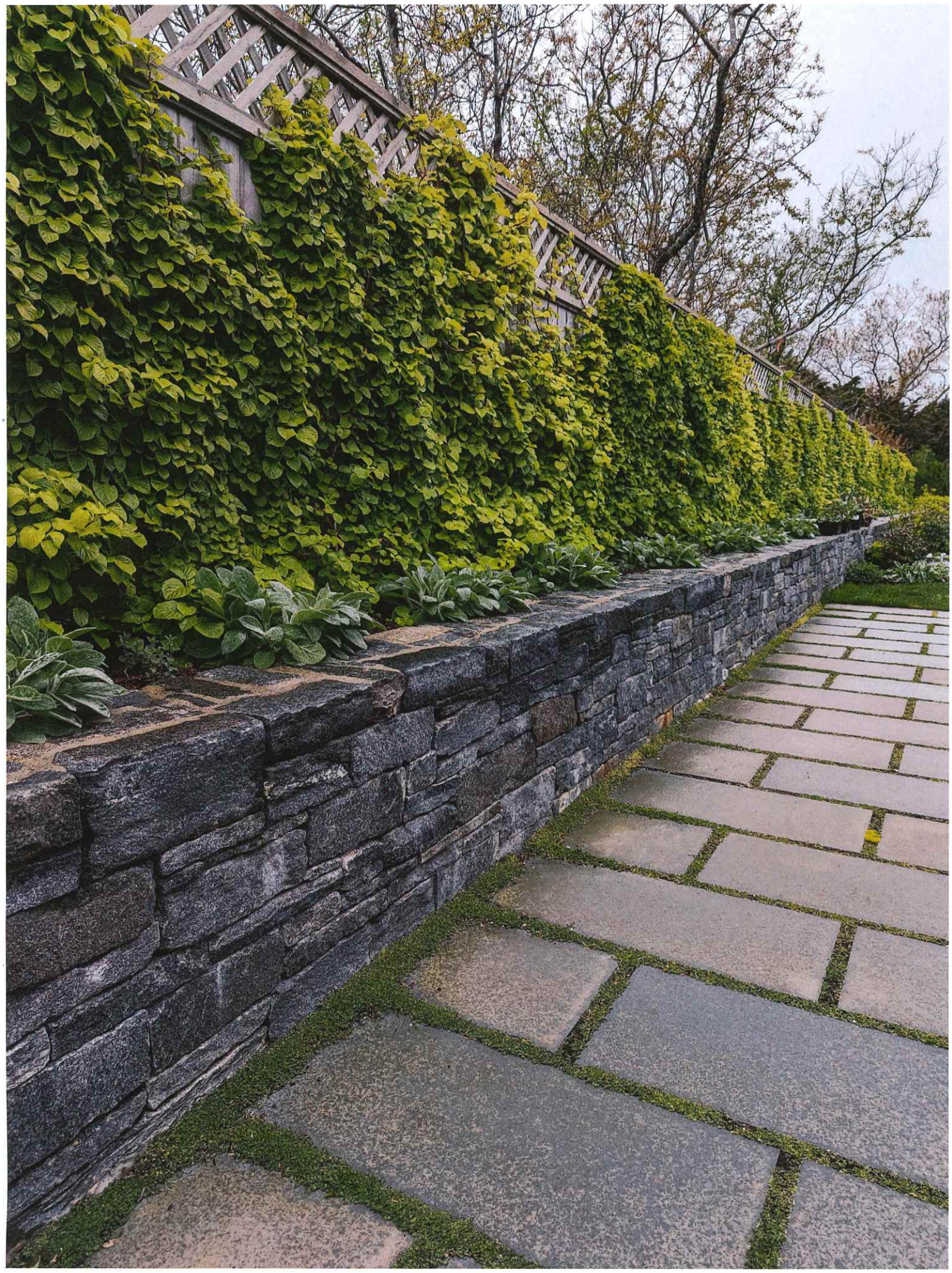
Location of Proposed Retaining Walls
@ 17 Sagebrush Turnpike



Style of Proposed Retaining Walls
@ 17 Sherborne Turnpike



Existing Retaining Walls @ 17 Sherborne Tpk



Existing Retaining Walls @ 17 Sherburne Tpk



Existing Retaining Walls @ 17 Sherborne Tpke



Existing Retaining Walls @ 14 Statebourne Tpk

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 Fae Andrew Perelman LLC

STREET ADDRESS 17 Sherburne Turnpike

MAP/PARCEL 30/172.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

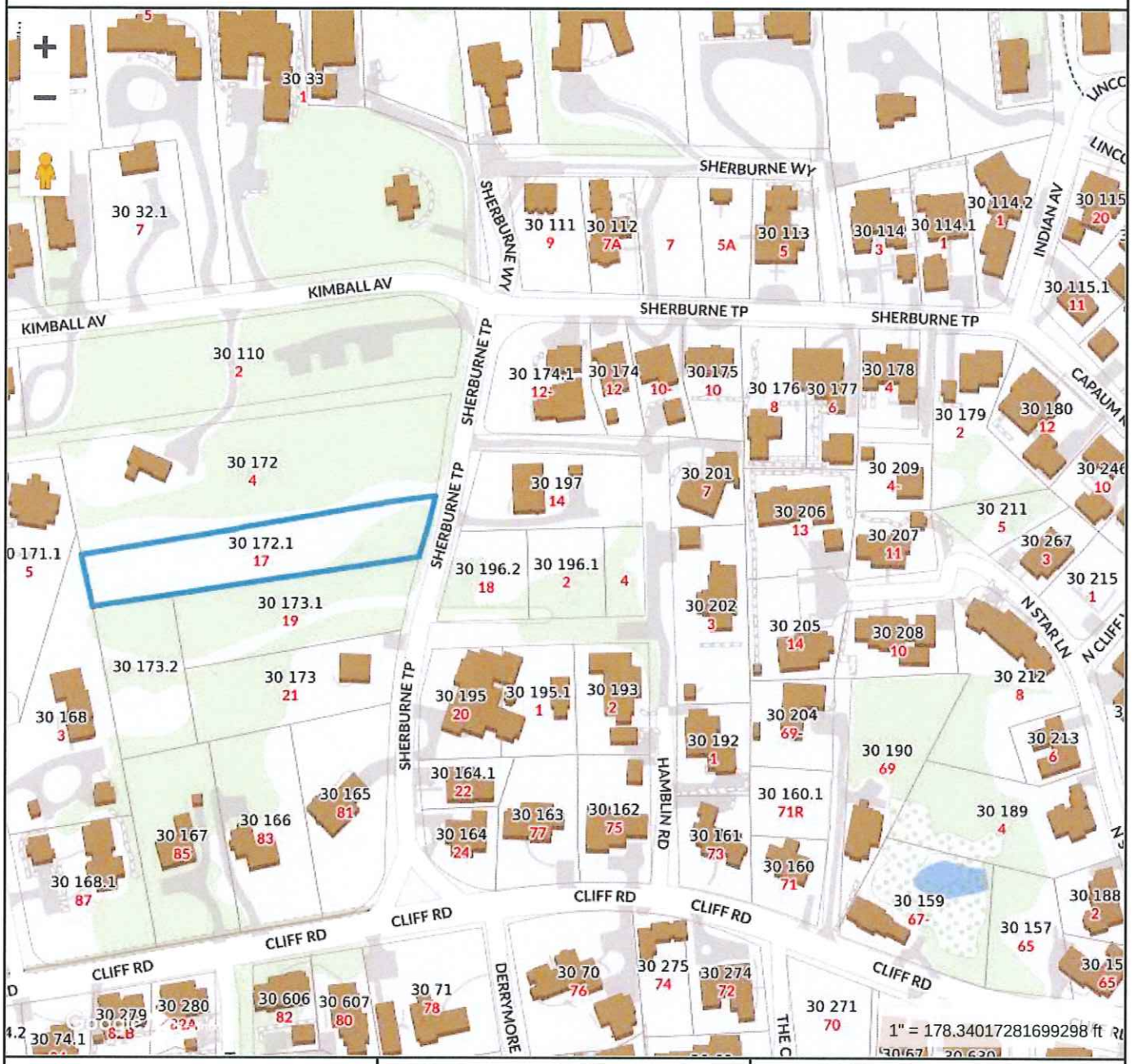
7/1/24

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 Victoria Ewing Date 7/1/24



Property Information

Property ID	1157
Location	17 SHERBURNE TP
Owner	FAE ANDREW PERLMAN LLC ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 30 PARCEL N°. 172.1

Street & Number of Proposed Work: 17 SHERBURNE TPK.

Owner of record: FAE ANDREIN PERLMAN LLC

Mailing Address: 2228 VISTAZO STREET EAST
TIBURON, CA 94920

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8294 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. 2020-12-2463

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE COLOR OF APPROVED SHUTTERS TO JAMAICAN AQUA

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters JAMAICAN AQUA

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury



9 Lincoln Circle




2048-60
jamaican aqua



John Adams Lane
off Cliff



31 DERRYMORE OFF CLIFF

CERTIFICATE NO: HDC 2020-12-2463 DATE ISSUED: 01/19/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 172.1

Street & Number of Proposed Work: 17 Sherburne Tpk

Owner of record: FAE Andrew Perlman LLC ETAL

Mailing Address: 2228 Vistazo St East
Tiburon, CA 94920

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeriths

Mailing Address: 8 williams Ln
Nantucket, Ma 02554

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY V# 405

Date application received: 12/01/2020 Fee Paid: $234.40

Must be acted on by: ~~1/8/2021~~ 3/09/21

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 622 sf
Width: 25' Sq. footage 2nd floor: 550 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +/- 6" South +/- 6" East +/- 6" West +/- 6"

Height of ridge above final finish grade: North +/- 24'8" South +/- 24'8" East +/- 24'8" West +/- 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/- 8" ☐ 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 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 _____ 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 1 panel 6 lite Rear _____ Side _____
Garage Door(s): Type 1 panel 10 lite Material mahogany

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS match main house

Sidewall natural to weather Clapboard (if applicable) n/a Roof natural red cedar
Trim white Sash white Doors white
Deck n/a Foundation natural Fence n/a Shutters n/a

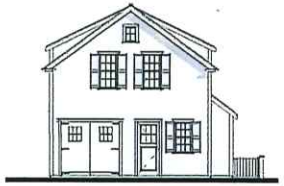
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

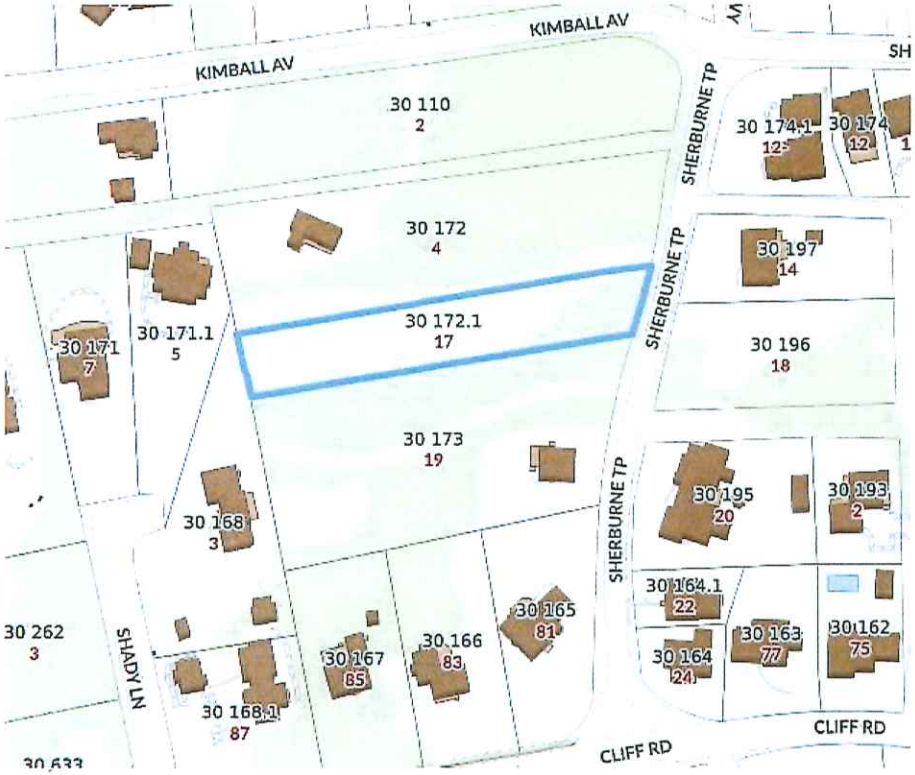
Date 12/01/20 Signature of owner of record _____ Signed under penalties of perjury

Guest House / Garage

17 Sherburne
Nantucket, MA 02554



East





1 Locus Map & Google Areal

Not to Scale

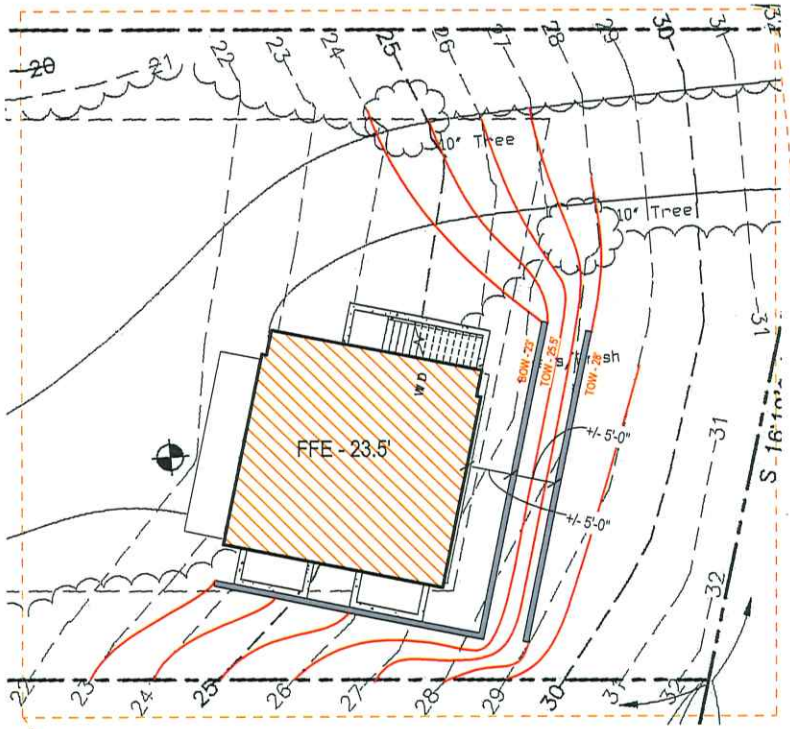
WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC



WINDOW & DOOR NOTES

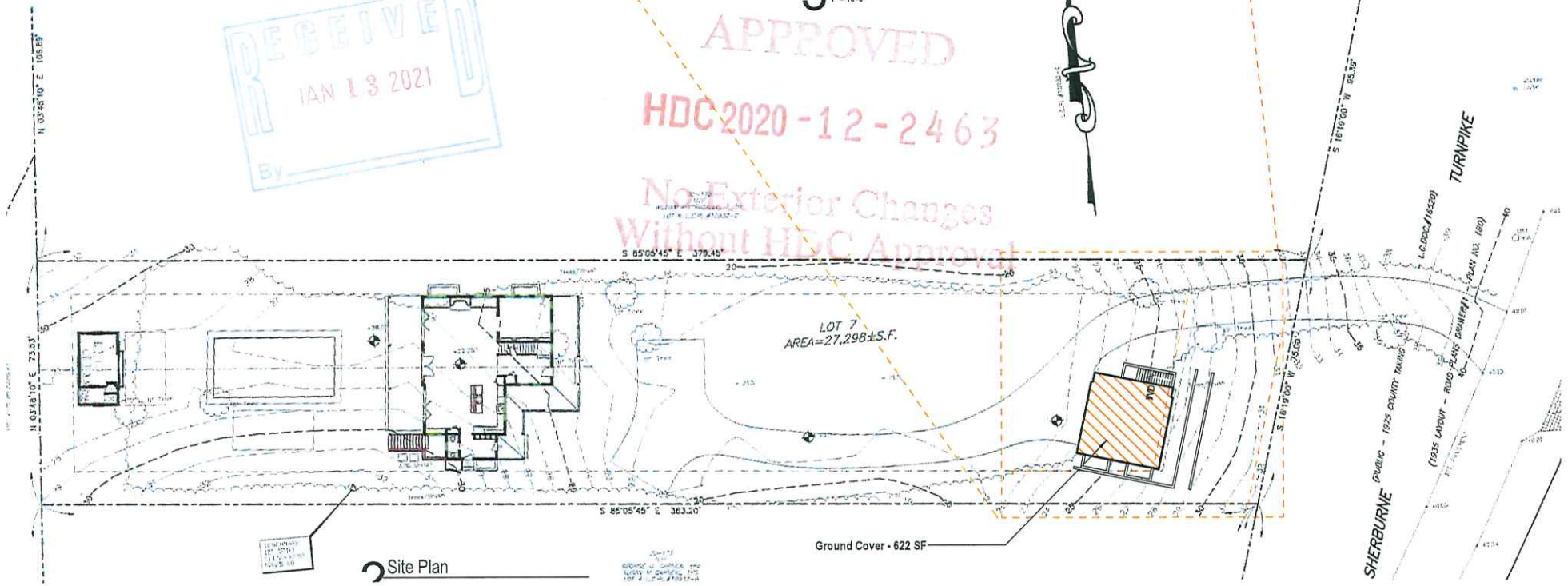
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



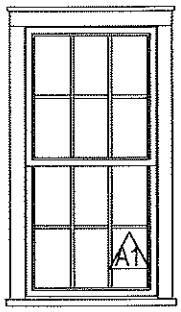
3 Partial Grading Sketch
1" = 10'-0"

RECEIVED
JAN 13 2021
By

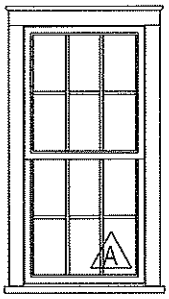
APPROVED
HDC2020-12-2463
No Exterior Changes
Without HDC Approval



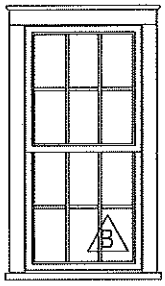
2 Site Plan



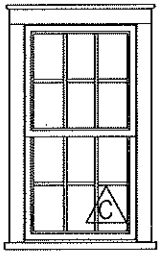
Double Hung
(basement)
6/6 SDL



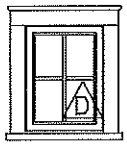
Double Hung
6/6 SDL



Double Hung
6/6 SDL



Double Hung
6/6 SDL

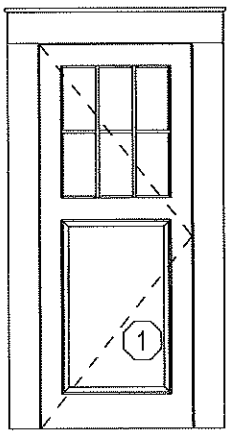


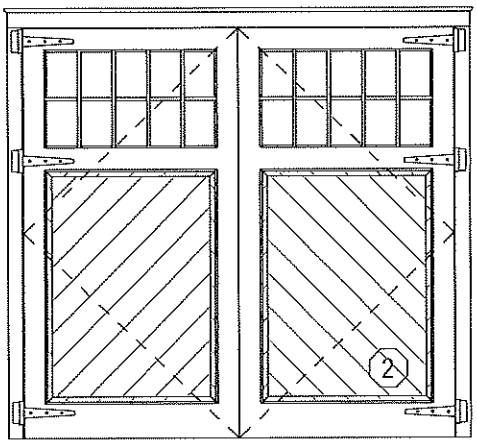
Fixed
4 Lite SDL

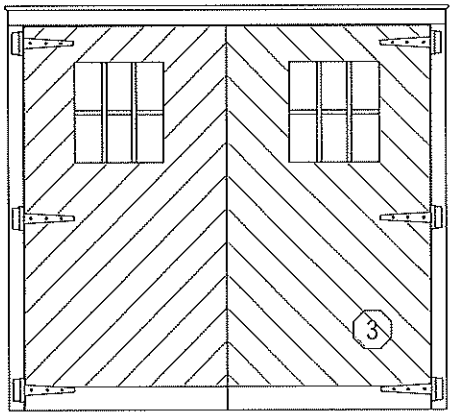
Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	4	2'-7"	5'-2"	TBD	≥ 30
A1	4	2'-9 5/8"	5'-4 7/8"		≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	5	2'-5"	4'-4"	TBD	≥ 30
D	2	1'-9"	2'-2"	TBD	≥ 30



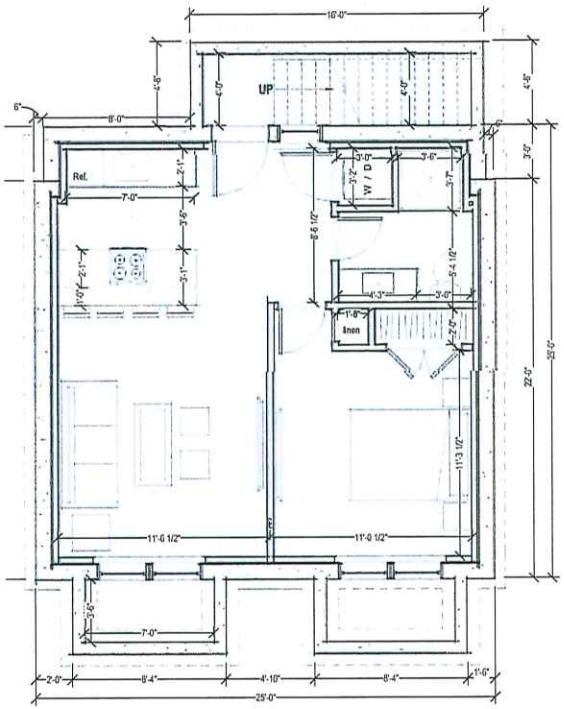




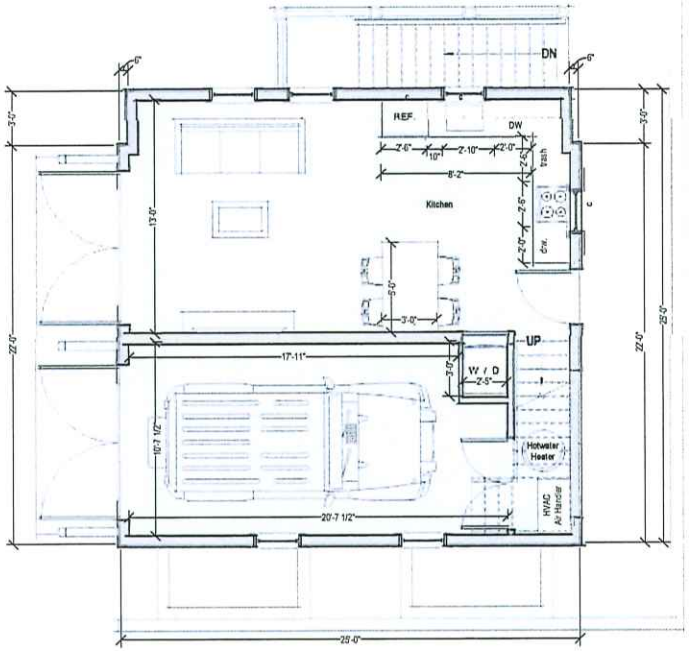
Door Legend

1/4" = 1'-0"

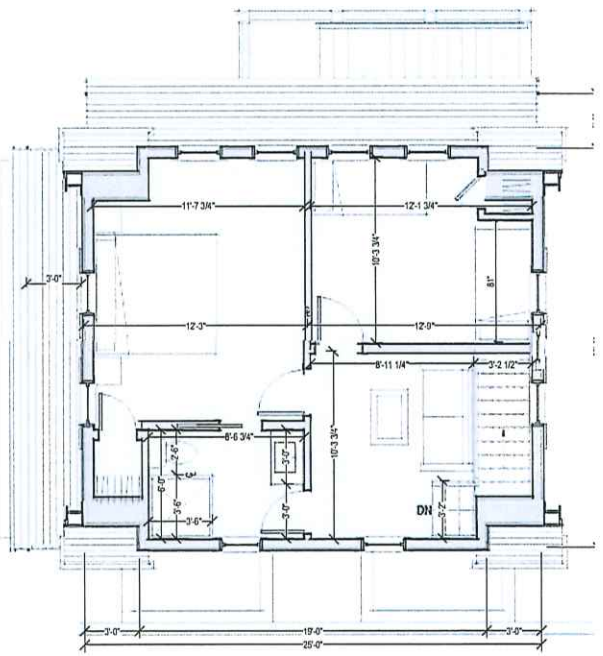
EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	2	3'-0"	7'-6"	TBD	≥ 30
2	2	8'-6"	8'-0"		≥ 30
3	1	8'-0"	7'-6"		≥ 30



0 Basement Plan
1/4" = 1'-0"

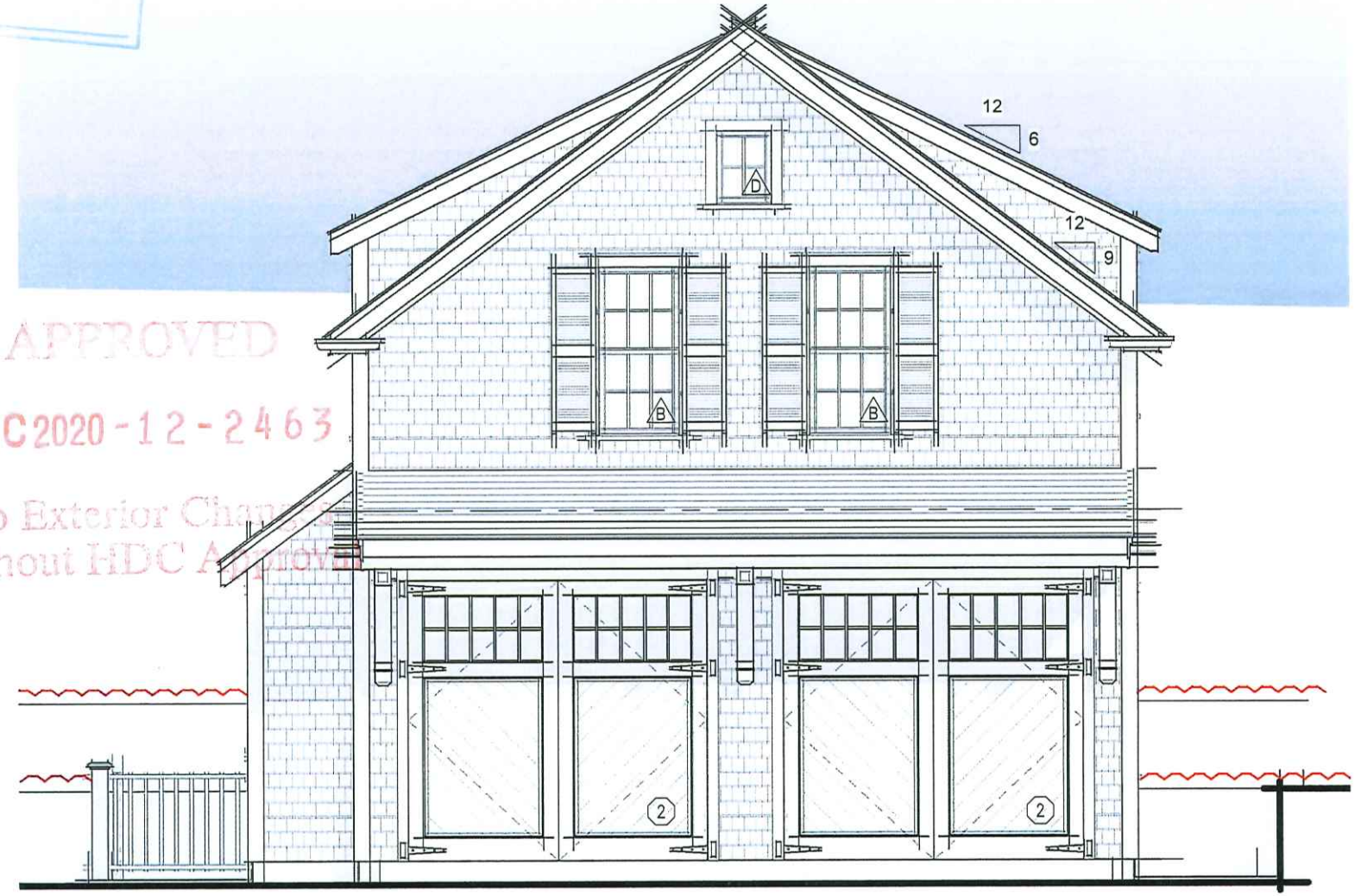


1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

RECEIVED
JAN 13 2021
BY



APPROVED
HDC2020-12-2463
No Exterior Changes
Without HDC Approval

4 West Elevation
1/4" = 1'-0"

RECEIVED
JAN 13 2021
By



3 South Elevation
1/4" = 1'-0"

APPROVED
HDC 2020-12-2463
No Exterior Changes
Without HDC Approval

RECEIVED
JAN 13 2021
By

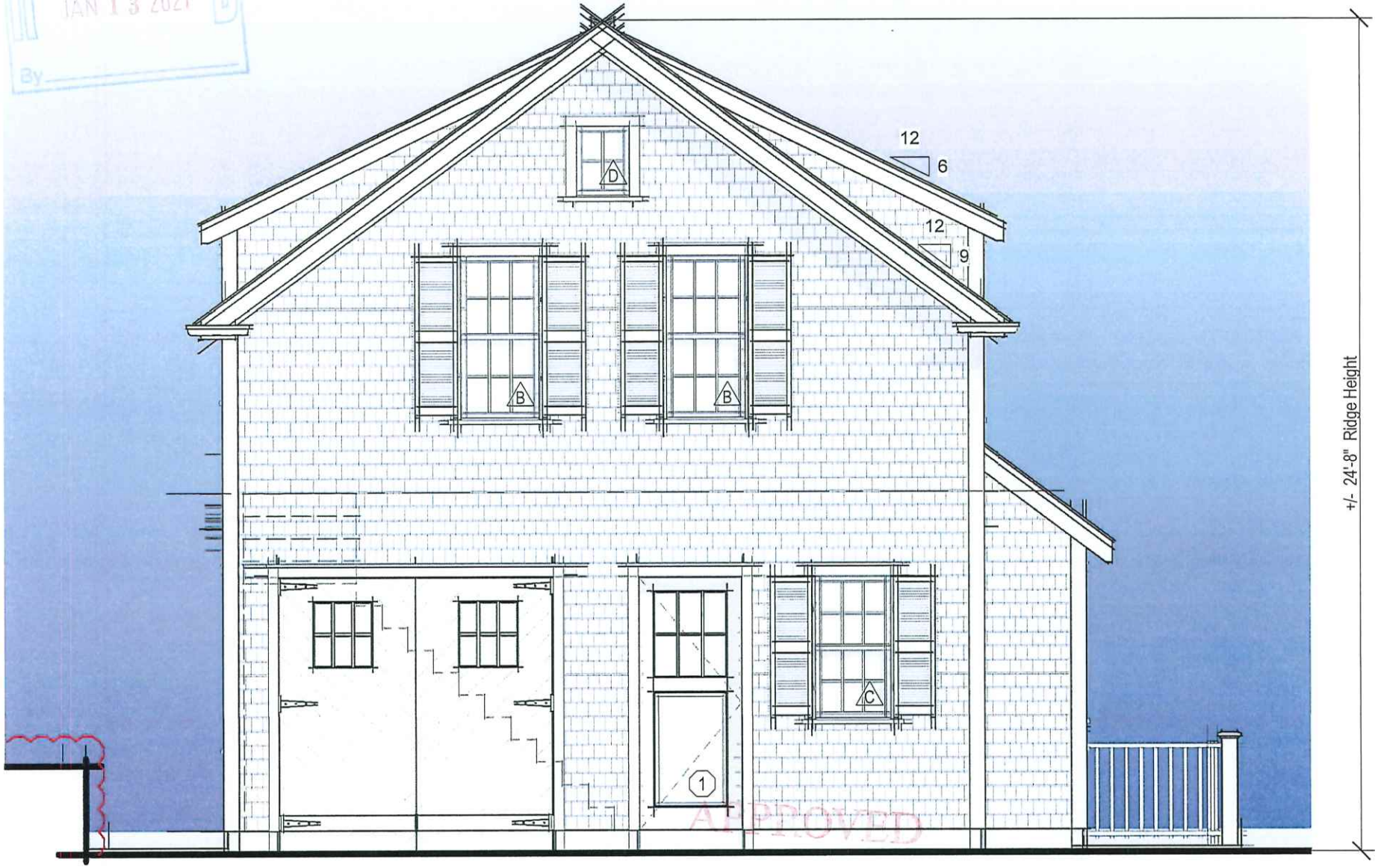


2 North Elevation

1/4" = 1'-0"

APPROVED
HDC 2020-12-2463
No Exterior Changes

RECEIVED
JAN 13 2021
By



APPROVED
HDC 2020-12-2463
No Exterior Changes
Without HDC Approval

1 East Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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 Sumner JR / Pardilla

STREET ADDRESS 46 Hummock Pond Rd

MAP/PARCEL 56 / 288

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 7/1/24

Signature Date



Property Information

Property ID	4276
Location	46 HUMMOCK POND RD
Owner	SUMNER ERIC C JR TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 288

Street & Number of Proposed Work: 46 Hummock Pond Rd.

Owner of record: ERIC SUMNER JR TR

Mailing Address: C/O ARIA PARDILLA
52 FOX HILL RD

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: 17'x15' ☑ 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: 1979

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

OUTDOOR KITCHEN AND NEW 255SF PATIO

Is there an HDC survey form for 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.

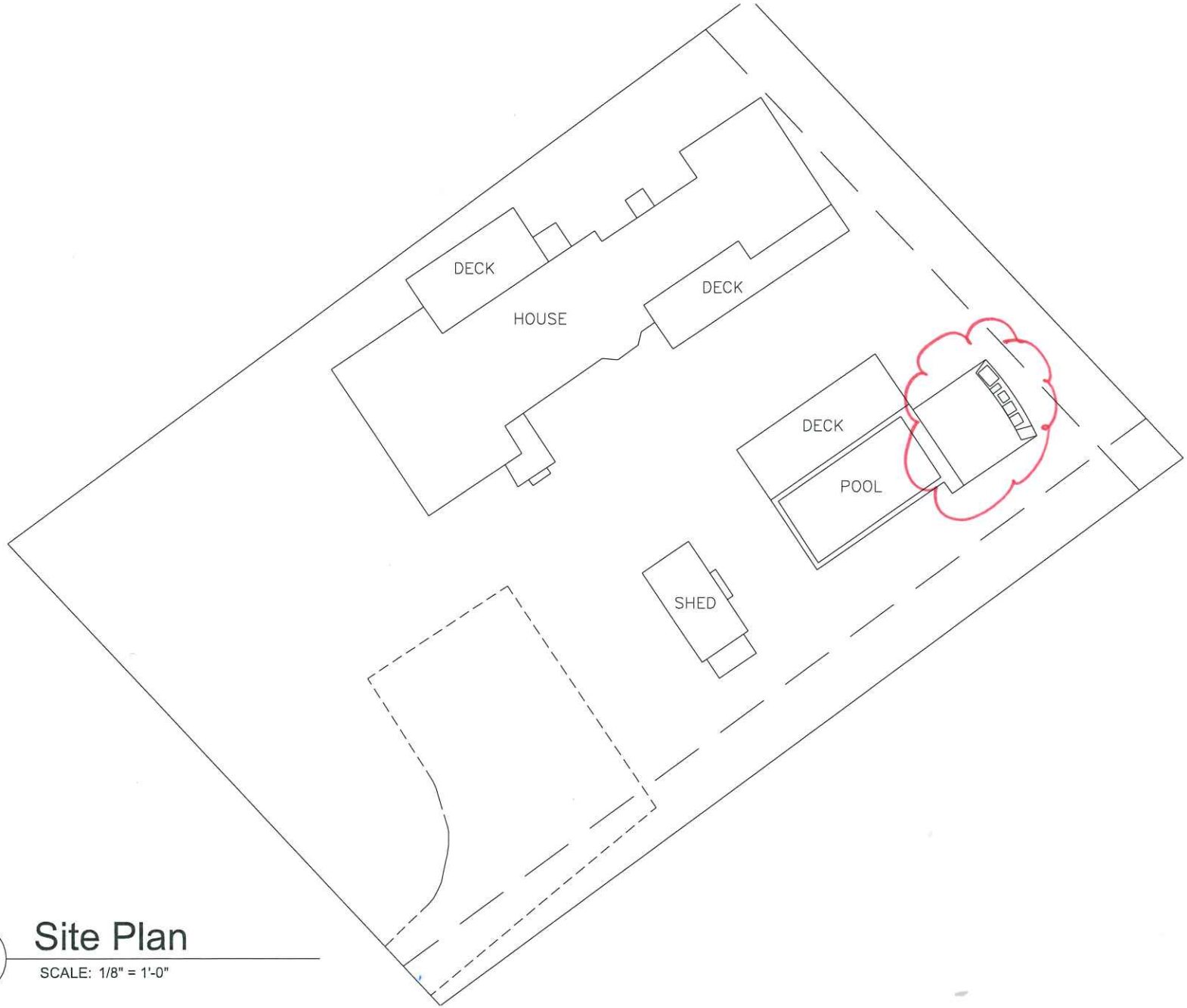
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

46 Hummock Pond Road



1 Site Plan

SCALE: 1/8" = 1'-0"

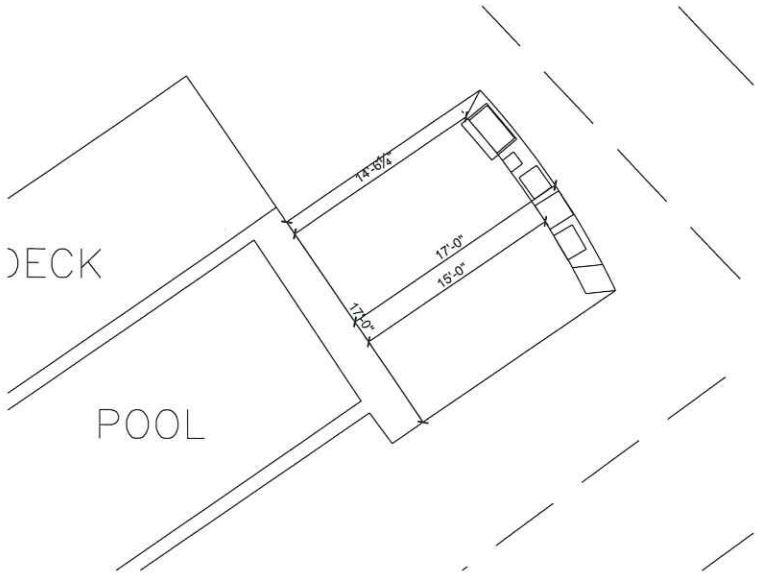
-Drawing-

-Revisions-

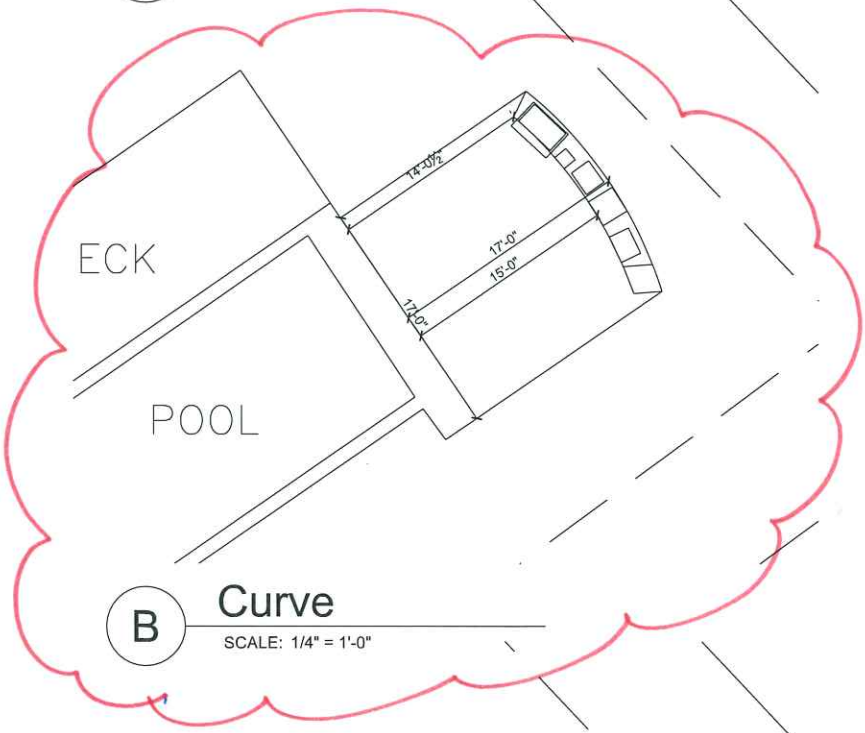
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

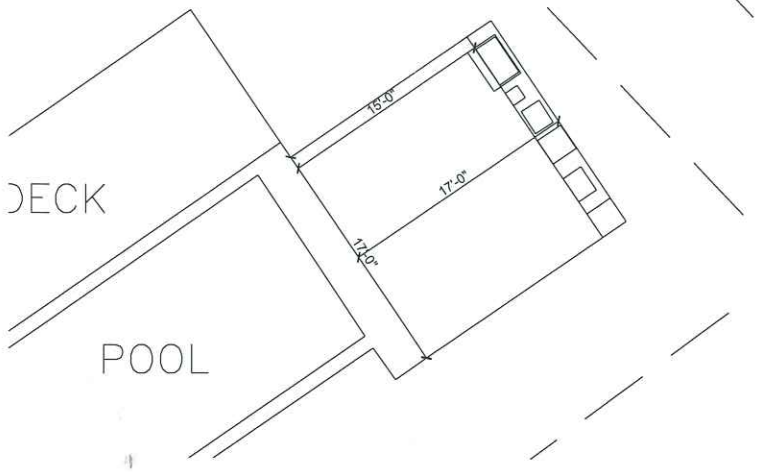
46 Hummock Pond Road



A Slight Curve
SCALE: 1/4" = 1'-0"



B Curve
SCALE: 1/4" = 1'-0"



C Straight
SCALE: 1/4" = 1'-0"

-Drawing-

-Revisions-



46 Hummock Pond Rd From Street



PROPOSED OUTDOOR KIT/46 Hummock Pond Rd



46 Hummock Pond Rd
View From Street



46 Hummock Pond Rd
VIEW FROM STREET



46 Hummock Pond Rd
View From Street



46 Hummock Pond Rd
INTERIOR OF YARD



46 Hummock Pond Rd
AREA OF PROPOSED
OUTDOOR KITCHEN
AND PATIO



46 Hummock Pond Rd
PROPOSED OUTDOOR
KITCHEN AND PATIO



46 Hummock Pond Rd
proposed outdoor
kitchen and patio



46 Hummock Pond Rd
PROPOSED
OUTDOOR KITCHEN
AND PATIO



46 Hummock Pond Rd
PROPOSED ONTDOOR
KITCHEN AND PATIO

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION (PORTION)

TAX MAP N°: 68 PARCEL N°. 400/419.1

Street & Number of Proposed Work: 86A/88 OLD SOUTH RD

Owner of record: JEFFREY KASCULK Lots 3/4

Mailing Address: BOX 241
NANTUCKET, MA 02554

Contact Phone #: 508-317-3547 E-mail: JEFFREY@WESTBAY.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: $ 1170.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 124' Sq. Footage 1st floor: 5853SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 58' SOUTH SECTION 45' NORTH 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 30' South 30' East 30' West 30'

Additional Remarks

Historic Name: NEW SUBDIVISION

Original Date: LOTS 3+4 ON VAN GILDER ROAD

Original Builder: OFF OLD SOUTH ROAD

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW COMMERCIAL BUILDING STORAGE/WAREHOUSING

Is there an HDC survey form for 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 7 /12 Secondary Mass 7 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAILING - TYPE #6
Type: PICKET - 36"
Length: AT STEPS INTO BUILDING

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): PTD ALUMINUM 4½"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7½" Rake 7½" Soffit (Overhang) 6" Corner boards 5½" Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2

Doors* (type and material): ☐ TDL ☒ SDL Front COMPOSITE Rear THERMACORE Side COMPOSITE
Garage Door(s): Type C/H METAL Material _____

Hardscape materials: Driveways _____ Walkways METAL RAILINGS Walls STEPS CONCRETE

* Note: Complete door and window schedules are required.

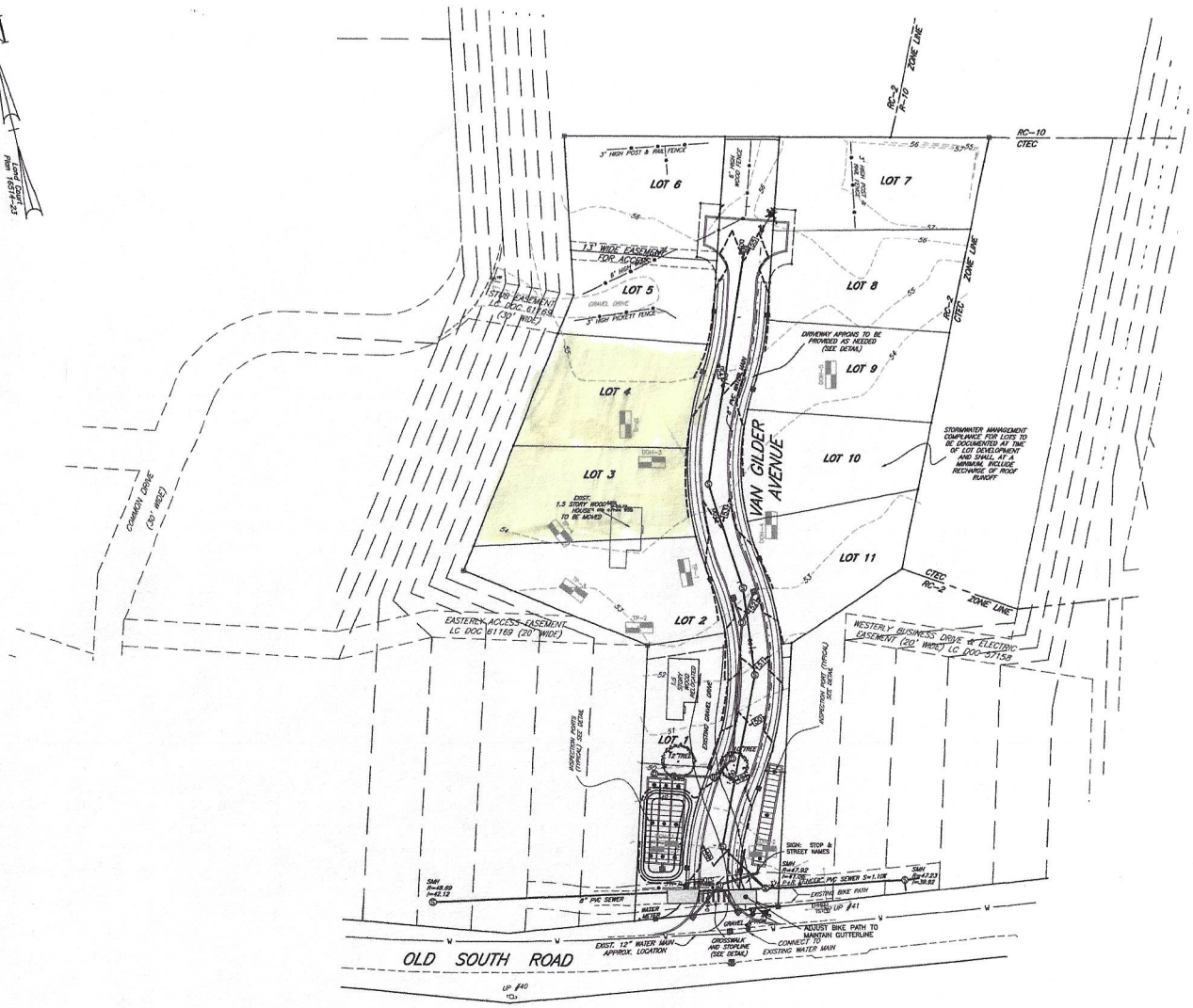
COLORS

Sidewall NAT Clapboard (if applicable) _____ Roof Cobble Stone GRAY
Trim NANTUCKET GRAY Sash SANDTONE Doors SANDTONE
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 01/29/2024 Signature of owner of record _____ Signed under penalties of perjury



LEGEND

69	CONTOUR
	FENCE
	DRAIN MANHOLE
	CATCH BASIN
	HYDRANT
	SEWER MANHOLE
	UTILITY POLE
CTVST	CABLE TV STAND
TST	TELEPHONE STAND
INV	INVERT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
S.F.	SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (f) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

Seal

PETER J. GOREN #33604

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 10, 2022

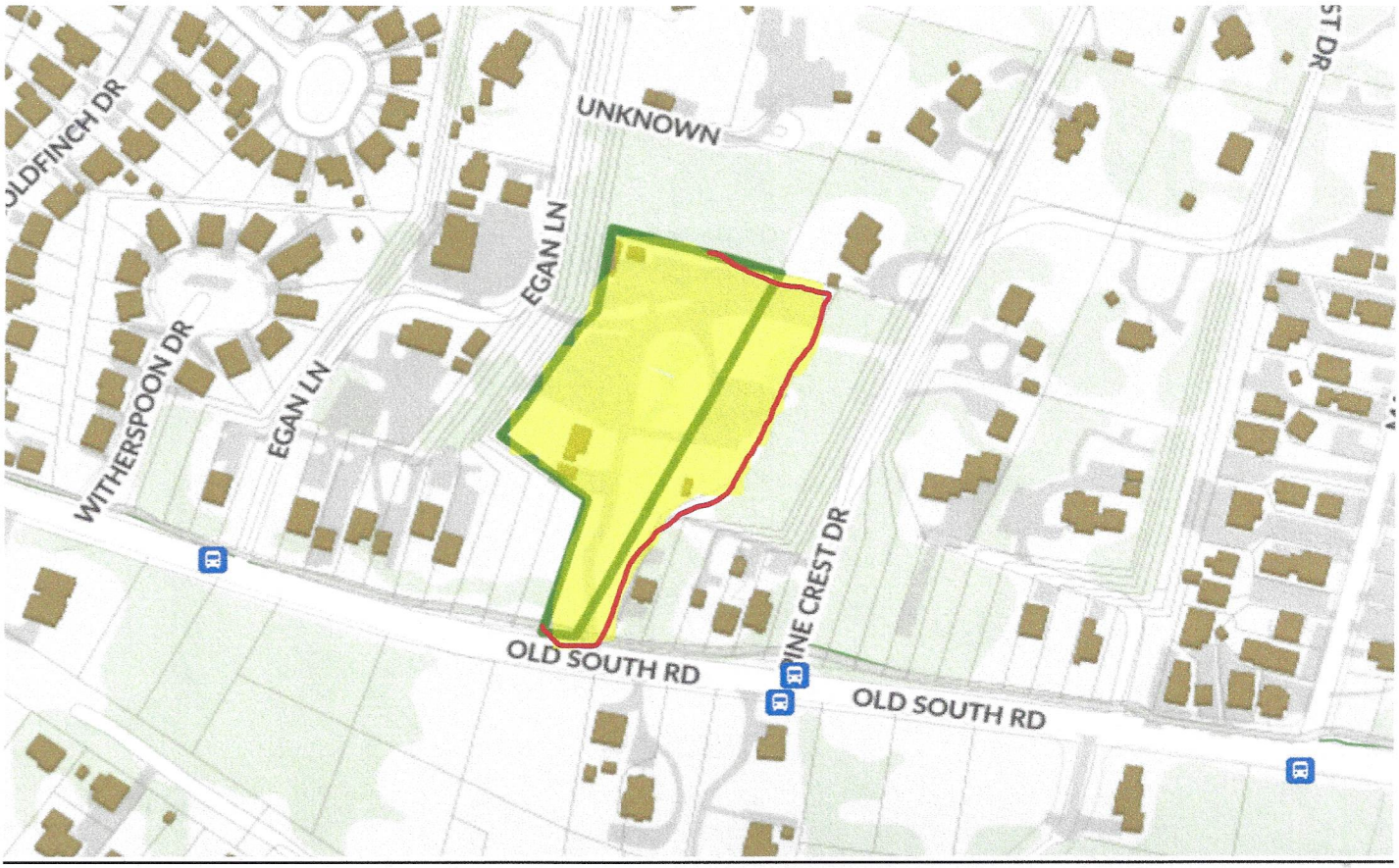
NANTUCKET PLANNING BOARD

Application Filed: 06-09-2022
Final Plan Filed: 07-12-2024
Hearing Date: 9/12/22
Plan Approved: 02-12-2024
Plan Signed: 02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwgs\dwg_4.dwg, 12/8/2023 12:02:38 PM, TFW

86A OLD SOUTH ROAD – LOTS 3 AND 4 – NEW COMMERCIAL STORAGE BUILDING






Egan Ln
Old South Rd
Pine Crest Dr
Old South Rd Bike Path
Biking
More
Google





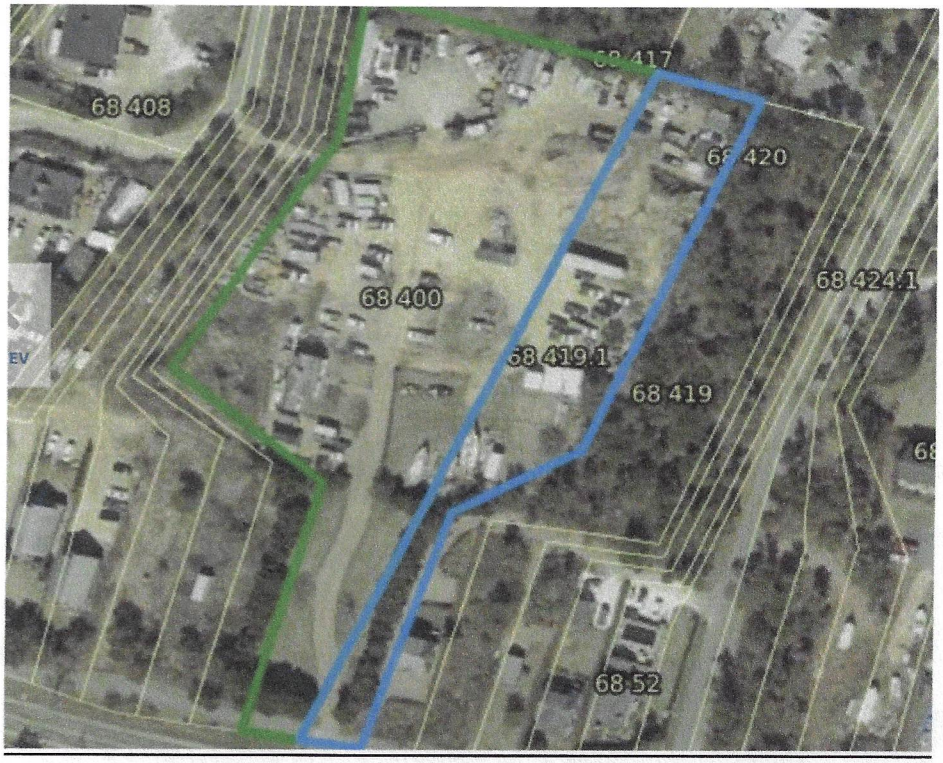
DECEMBER 10, 2021 - I & M

Eleven-lot subdivision proposed off Old South Road

PREV

By Joshua Balling
Email: jballing@inkym.com
Twitter: @JBallingIM

Dec 10, 2021 0



(*Dec. 10, 2021*) Developer Jeff Kaschuluk is looking to build an 11-lot subdivision on three acres of mixed-use land off Old South Road.

The Planning Board will review the preliminary plan for the project Monday at its monthly meeting via Zoom.

The property, at 86A and 88 Old South Road, is zoned Residential-Commercial-2, where the minimum lot size is 5,000 square feet. All the lots are oversized, ranging from 7,600 to 10,400 square feet.

According to the preliminary plan, the lots would all front on a 20-foot-wide paved road that would connect to Old South Road. The subdivision would be served by underground utilities.



Tan

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

COMMERCIAL THERMACORE® SERIES

MODELS 591, 592, 593, 596, 598, 599

2021 Overhead Door Corporation C999-405 12/21

Door Shelter:
Brown



PROJECT LOCUS
LOTS 3 and 4 – VAN GILDER AVENUE

SAAD REALTY PARTNERS
PROPOSED COMMERCIAL DEVELOPMENT
NANTUCKET, MASS.

SCALE: 1"=100'
0' 100' 200'

HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3031 SERVICE HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36606
GREGSAAD@SAAD.COM
C: 251.709.0330 | P: 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

Locus Plan

Seal :

Sheet No :

A0.0





HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
7601 SPRINGHILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAIA@SAIAD.COM
C: 251.709.0330 | P: 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

Street View Perspective

Seal :

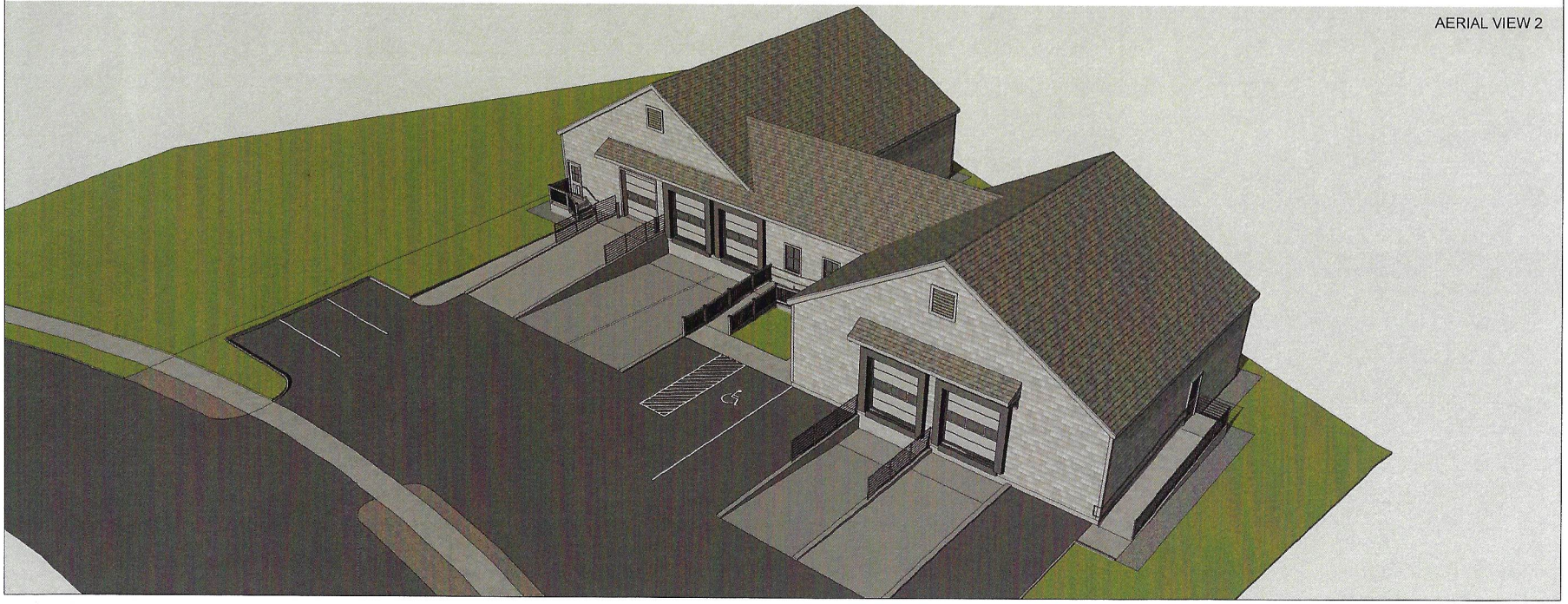
Sheet No. :

A0.1

AERIAL VIEW 1



AERIAL VIEW 2



HDS
ARCHITECTURE
825 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAM@SAAD.COM
C: 251 709 0330 | P: 251 478 7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

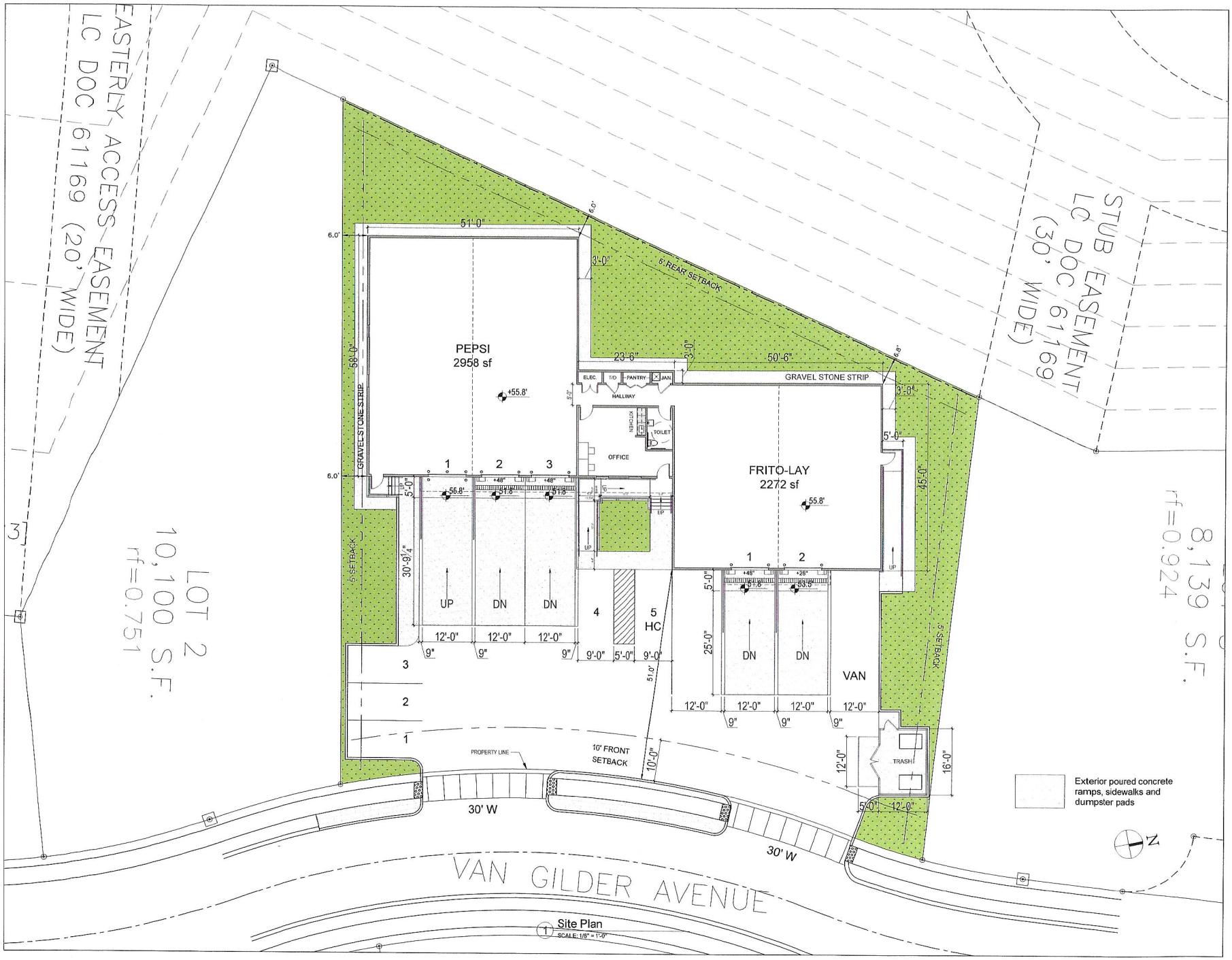
Drawing Title :

Aerial View Perspective

Seal :

Sheet No

A0.2



HDS ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAM@SAAD.COM
C 251 708 0330 | P 251 478 7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

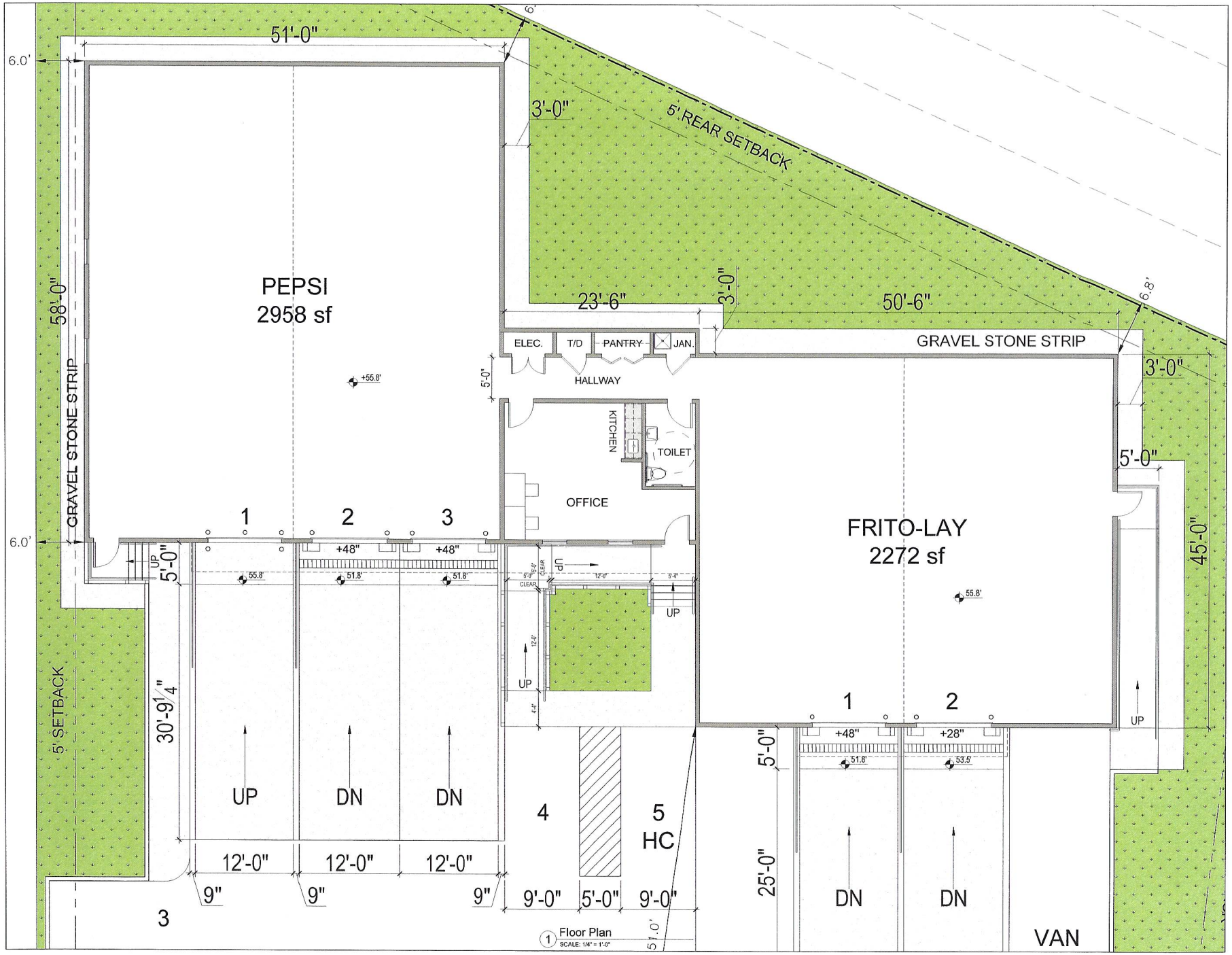
Drawing Title :

Site Plan

Seal :

Sheet No. :

A1.0



HDS ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAID@SAID.COM
C 251.709.8330 | P 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

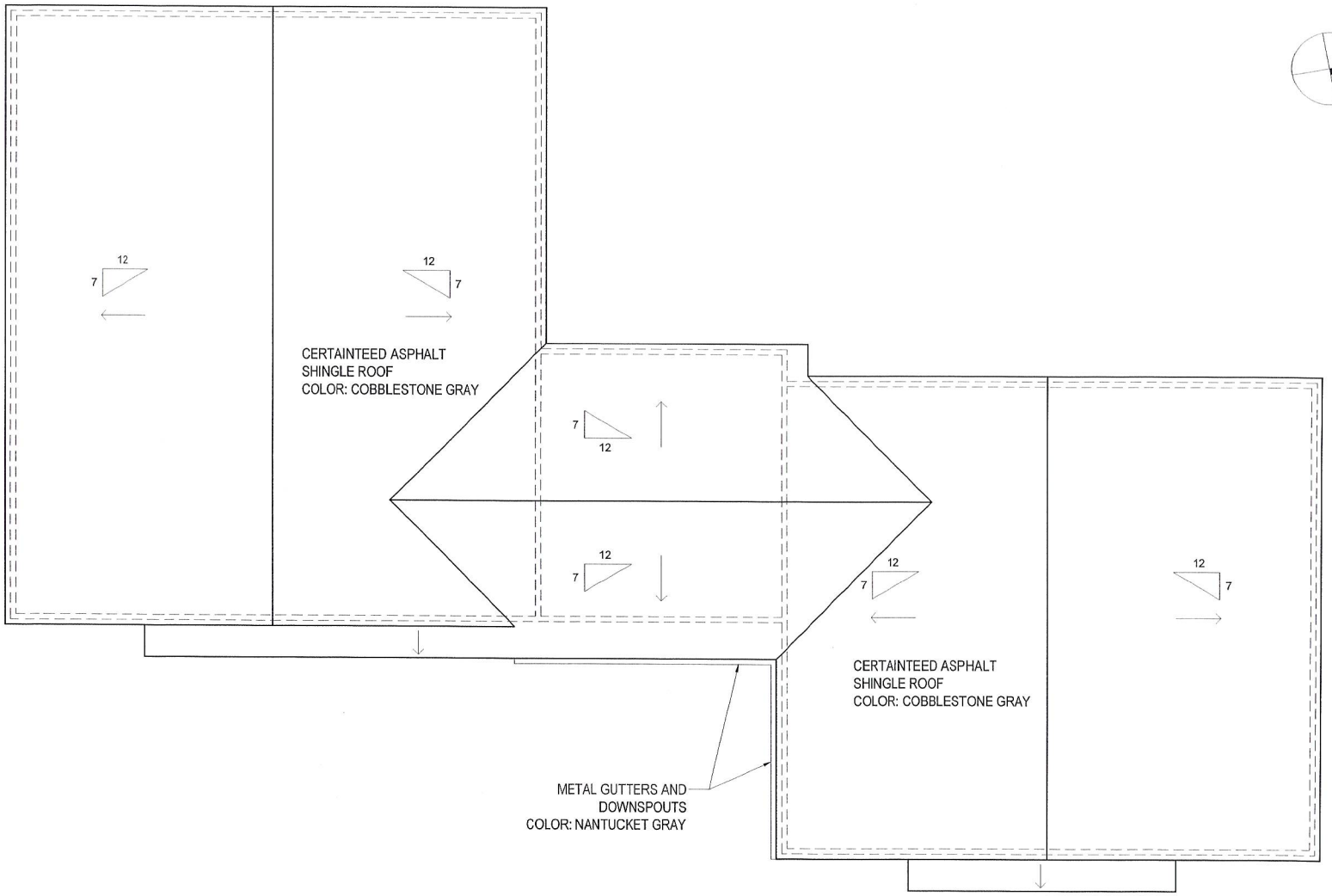
Drawing Title :

Floor Plan

Seal :

Sheet No. :

A1.1



1 Roof Plan
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
620 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36606
GREGSMITH@SMD.COM
C 251.709.8330 | P 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	05/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

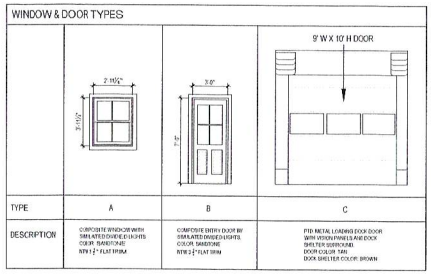
Drawing Title :

ROOF PLAN

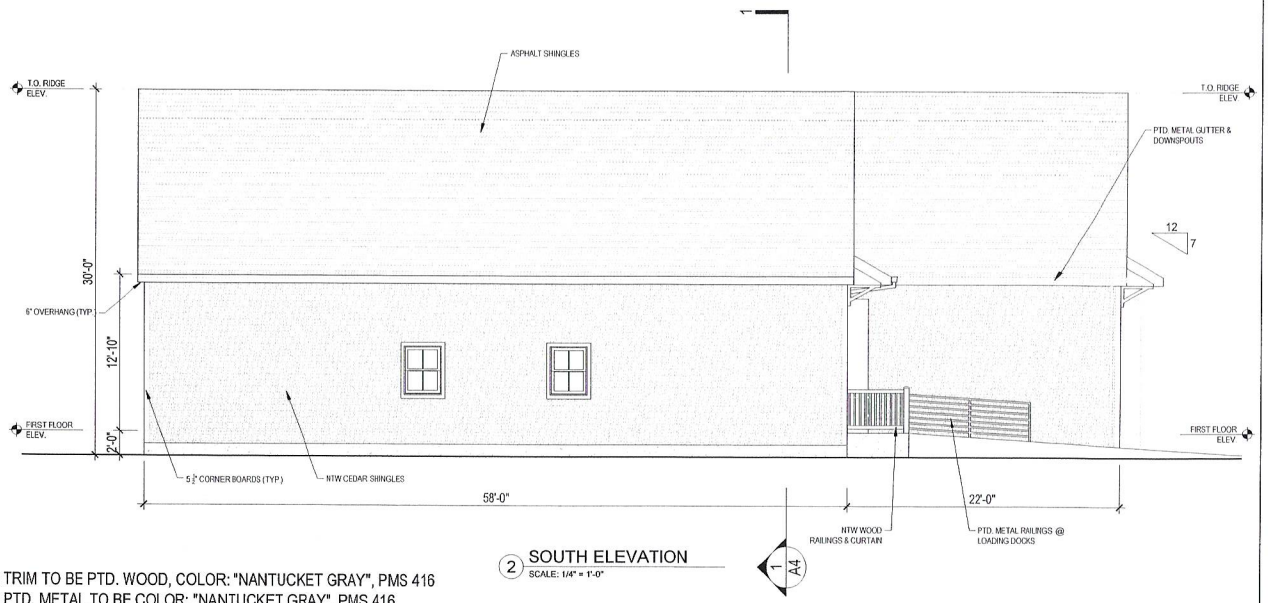
Seal :

Sheet No. :

A1.2



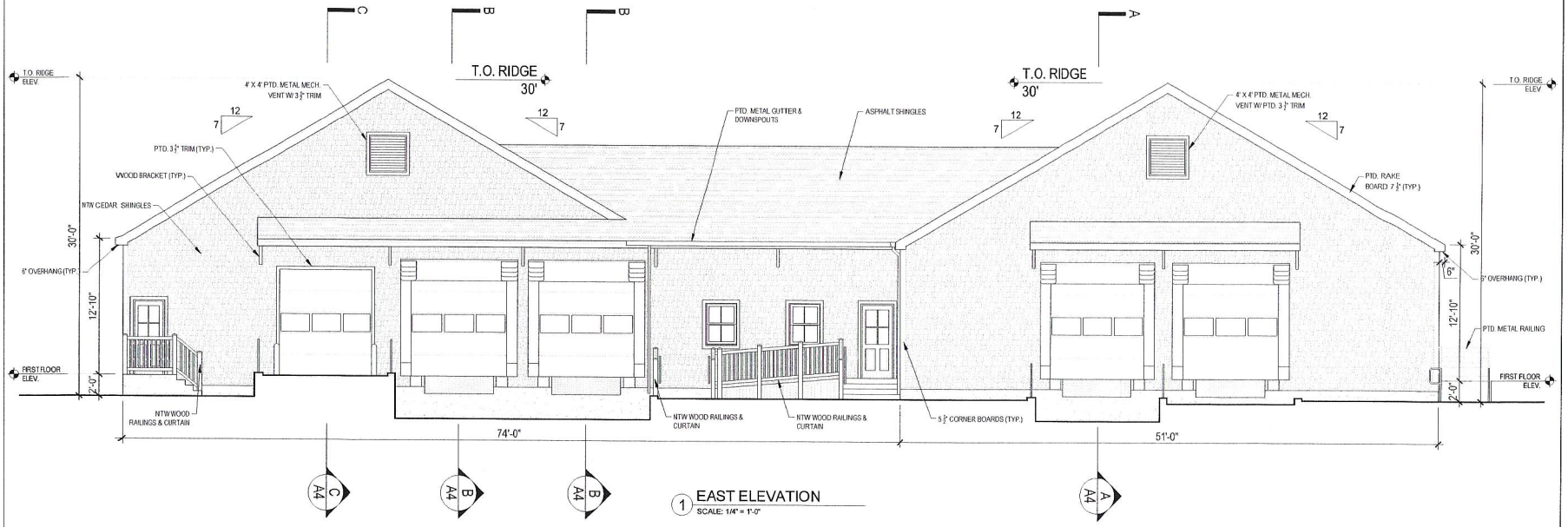
3 WINDOW & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXTERIOR TRIM TO BE PTD. WOOD, COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR PTD. METAL TO BE COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR STAIRS AND RAMPS TO BE CONCRETE W/ PTD. METAL HANDRAILS (NANTUCKET GRAY)
- EXCEPTION: MAIN ENTRANCE RAMP AND STAIR TO BE FACED WITH NTW WOOD RAILINGS AND CURTAIN



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSMITH@SMD.COM
C 251.709.6330 | P 251.476.7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

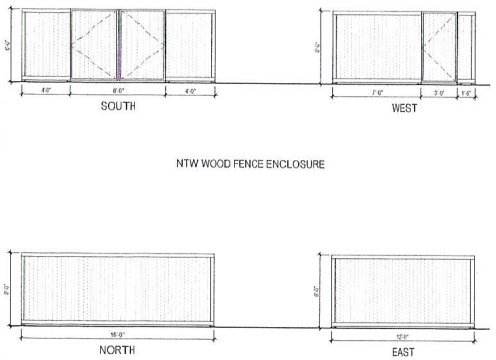
Drawing Title :

ELEVATIONS

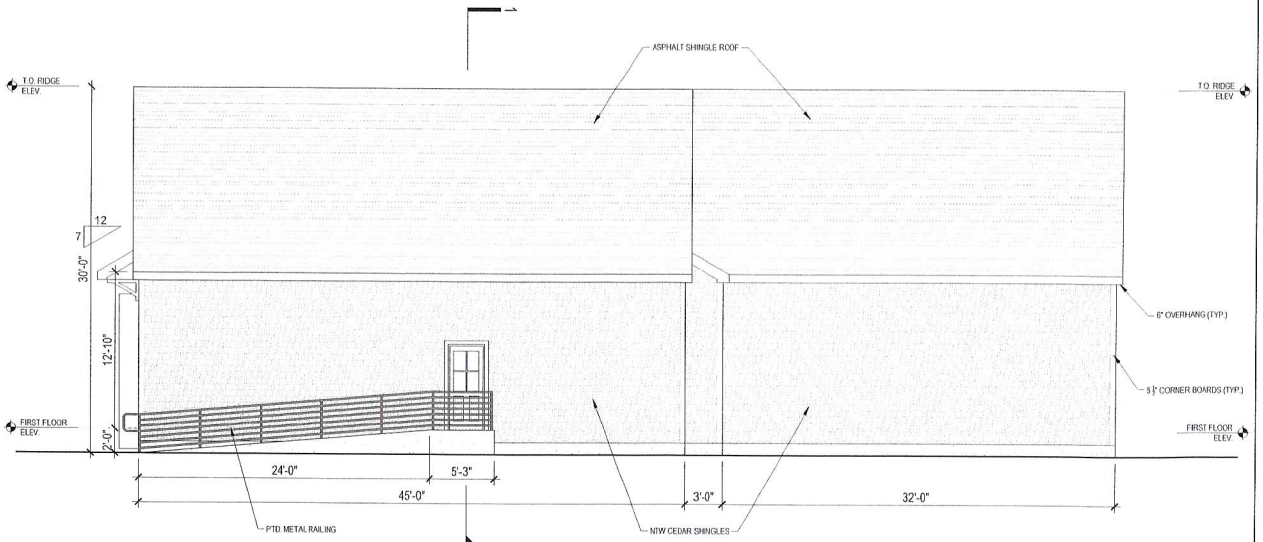
Seal :

Sheet No. :

A2.1



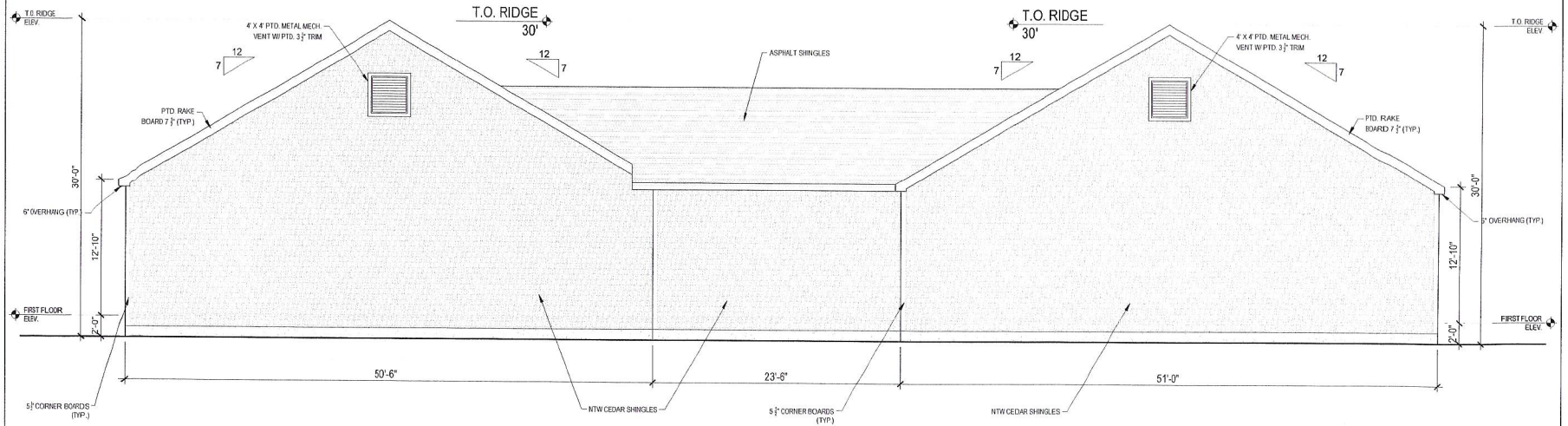
3 DUMPSTER FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXTERIOR TRIM TO BE PTD. WOOD, COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR PTD. METAL TO BE COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR STAIRS AND RAMPS TO BE CONCRETE W/ PTD. METAL HANDRAILS (NANTUCKET GRAY)
- EXCEPTION: MAIN ENTRANCE RAMP AND STAIR TO BE FACED WITH NTW WOOD RAILINGS AND CURTAIN



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St Cambridge, MA 02138
www.hdsarchitecture.com hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAAD@SAAD.COM
C 251 709 0330 | P 251 478 7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

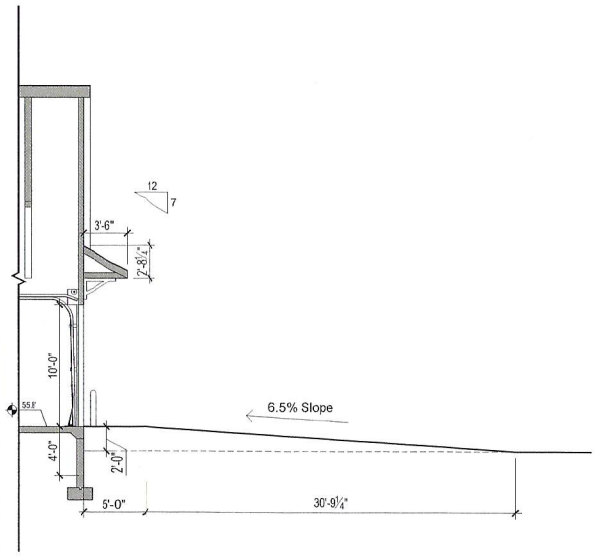
Drawing Title :

ELEVATIONS

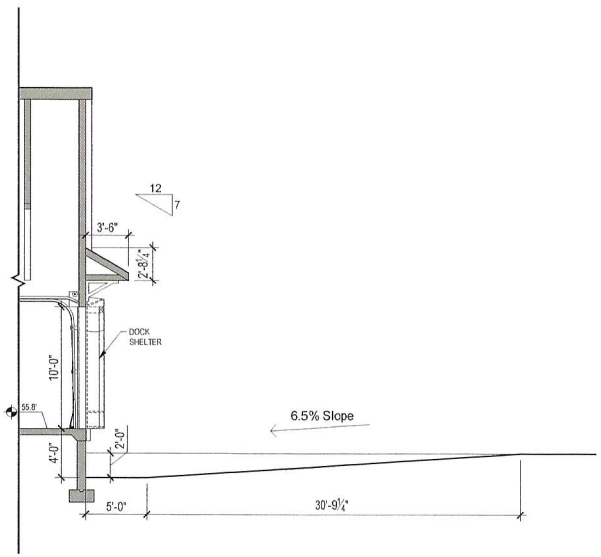
Seal :

Sheet No. :

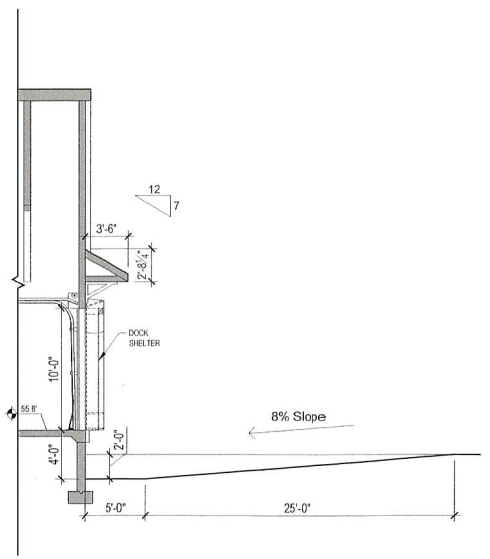
A2.2



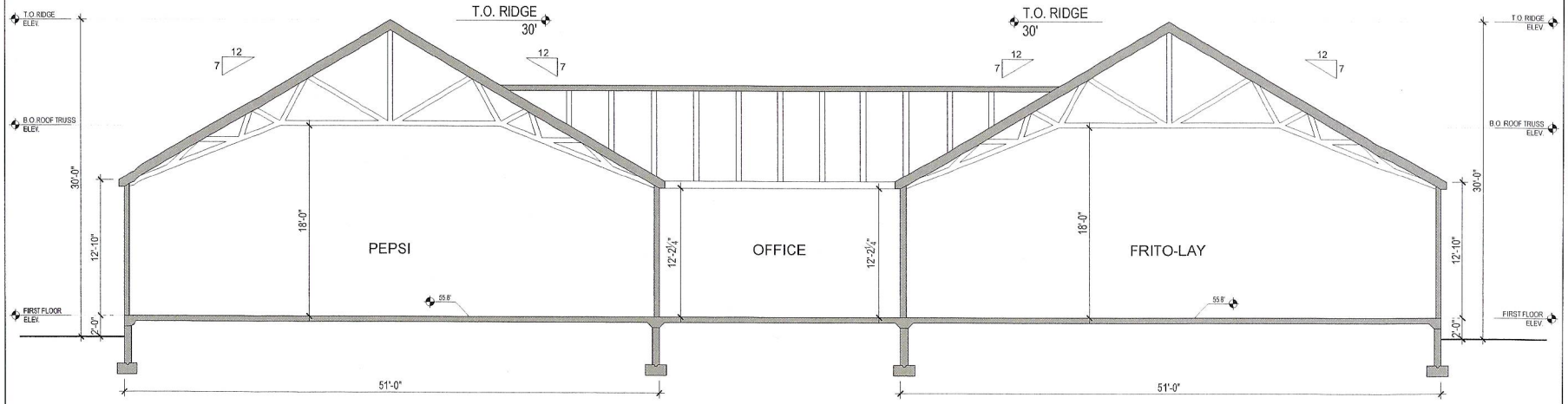
4 RAMP SECTION C-C
SCALE: 1/4" = 1'-0"



3 RAMP SECTION B-B
SCALE: 1/4" = 1'-0"



2 RAMP SECTION A-A
SCALE: 1/4" = 1'-0"



1 SECTION 1-1
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No.	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3004 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSARD@SAADY.COM
C 254.709.0339 | P 254.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

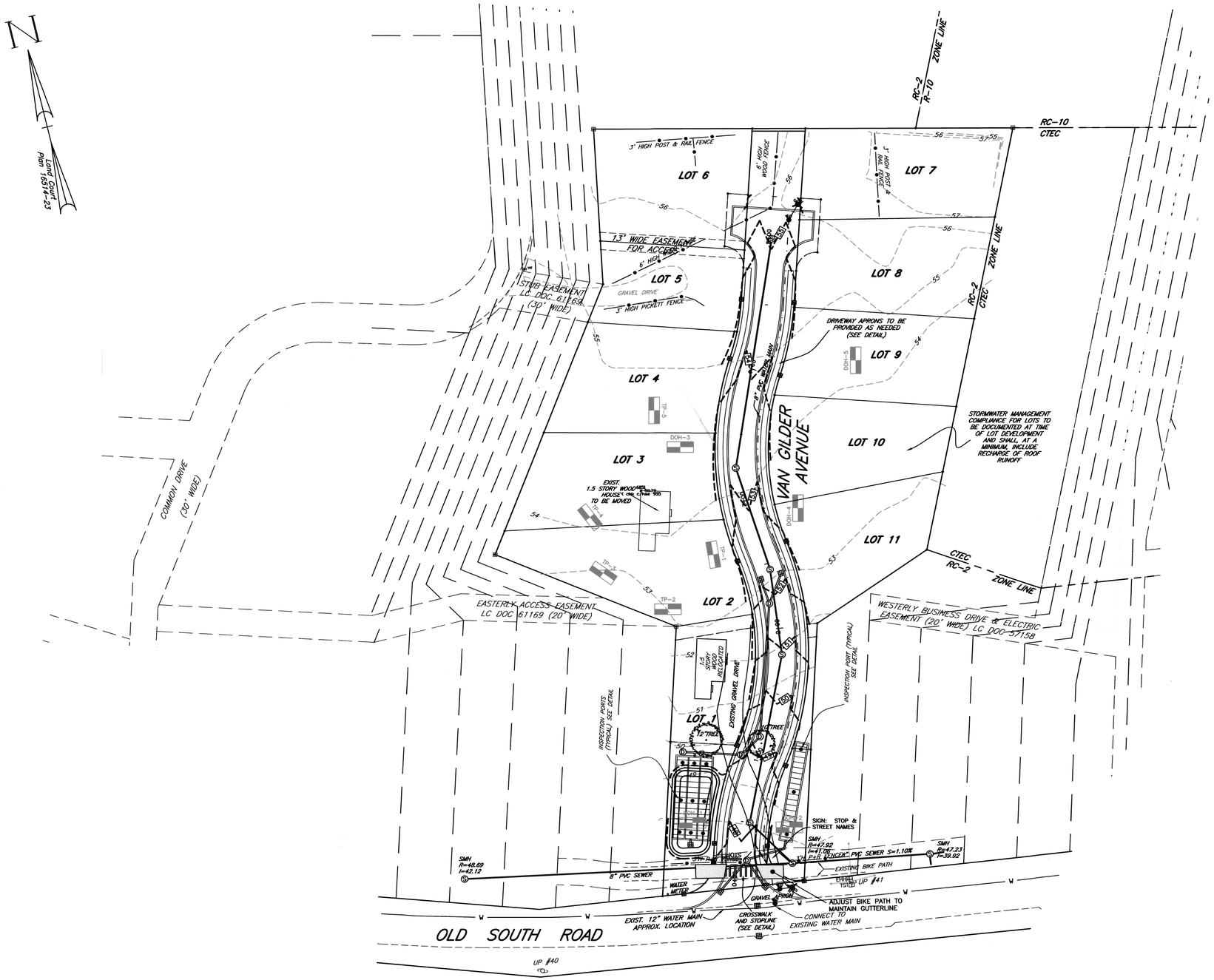
Drawing Title :

SECTIONS

Seal :

Sheet No. :

A3.1



LEGEND

- CONTOUR
- FENCE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- CTVST — CABLE TV STAND
- TST — TELEPHONE STAND
- INV — INVERT
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- S.F. — SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

PETER J. OGREN CIVIL No. 27145 REGISTERED PROFESSIONAL ENGINEER

Seal

PETER J. OGREN #33604 REGISTERED PROFESSIONAL ENGINEER

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed:	06-09-2022
Final Plan Filed:	02-13-2024
Hearing Date:	2/12/22
Plan Approved:	02-12-2024
Plan Signed:	02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwg\Van_Gilder_r4.dwg, 12/8/2023 12:02:38 PM, TFW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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 JUN 24 2024 By

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81/8 PARCEL N°. 0081-008

Street & Number of Proposed Work: 14 Pond View Dr.

Owner of record: Sharon Fruit

Mailing Address: 14 Pond View Dr.
Nantucket, MA 02554

Contact Phone #: 404-626-4555 E-mail: sharon@quidnet.com

AGENT INFORMATION (if applicable)

Name: Edward Graham, Graham & Graham Construction

Mailing Address: P.O. Box 2672
Nantucket, MA 02584

Contact Phone #: 516-416-9123 E-mail: grahamconstruction.ack@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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: 8-10'
Type: Deer Fence Wood posts, Wire Chain Link
Length: 230' x 327' x 234' x 362'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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 Green Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/2024 Signature of owner of record Sharon Fruit Signed under penalties of perjury



Property Information

Property ID	7771
Location	14 POND VIEW DR
Owner	FRUIT SHARON TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

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 Edward

AS AGENT FOR Sharon

STREET ADDRESS 14 Pond View

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

07.01.24
Date

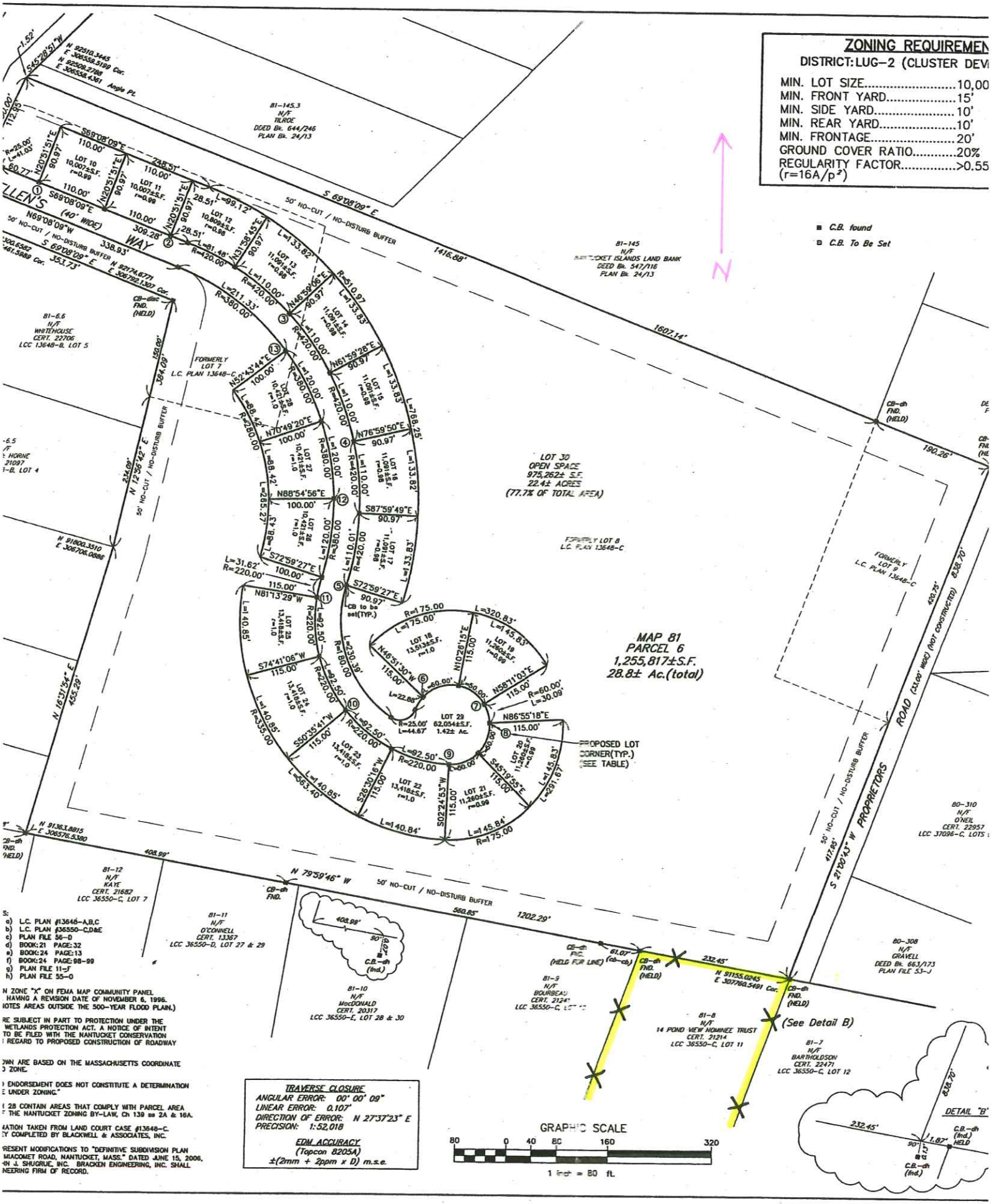
Proposed Deer Fence

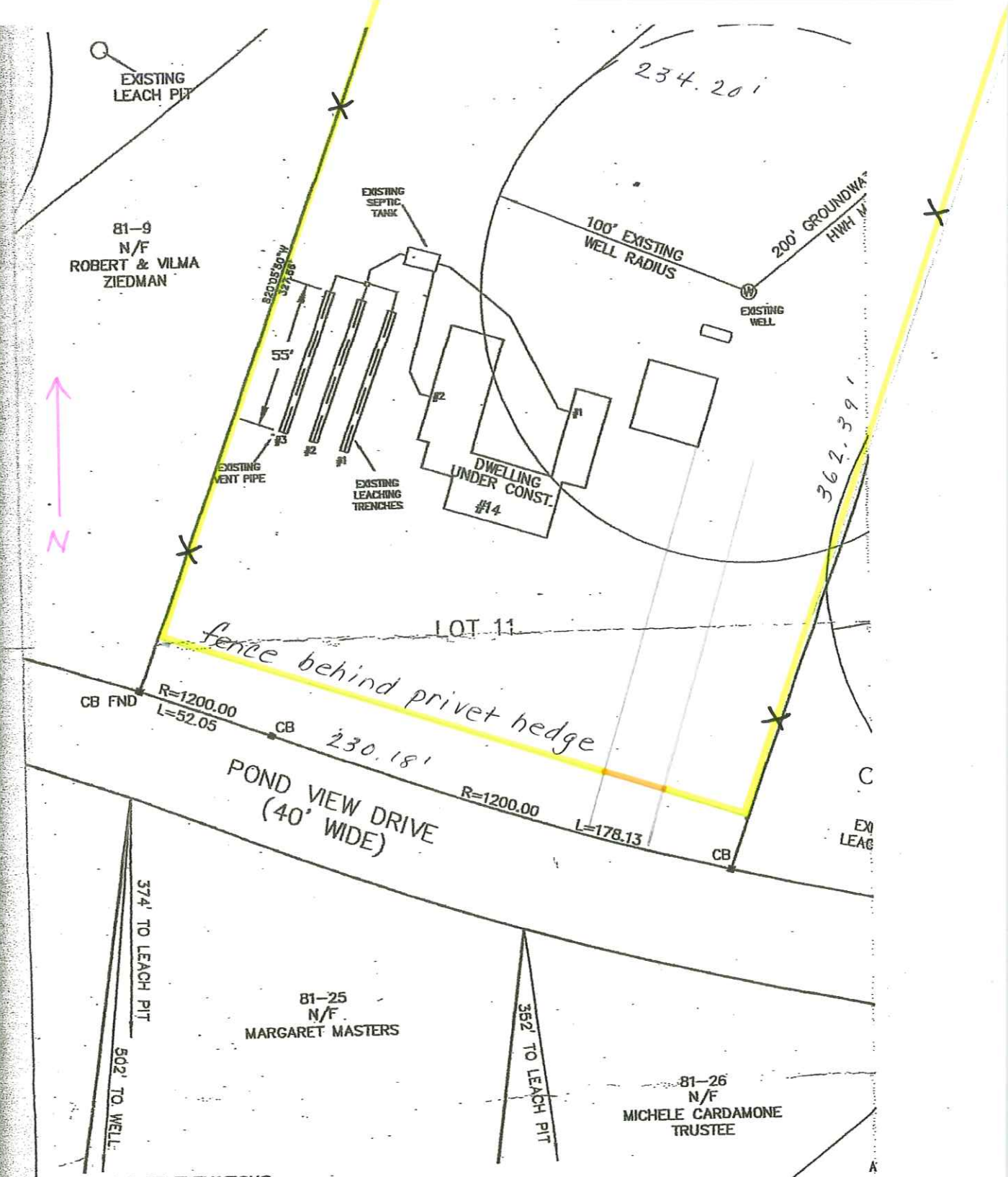
The following two pictures are similar but not actual.

1. Fence with wood posts
   Wire or chain link
   Green
   8-10' height
   S 230.18' length
   W 327.86'
   N 234.20'
   E 362.39'

   Fence is hidden by privet hedge

2. Gate made of wood
   White to match trim on house
   Standard driveway width about 12'


ZONING REQUIREMEN
DISTRICT: LUG-2 (CLUSTER DEV
MIN. LOT SIZE.....10,00
MIN. FRONT YARD.....15'
MIN. SIDE YARD.....10'
MIN. REAR YARD.....10'
MIN. FRONTAGE.....20'
GROUND COVER RATIO.....20%
REGULARITY FACTOR.....>0.55
(r=16A/p²)
C.B. found
C.B. To Be Set
N
MAP 81
PARCEL 6
1,255,817±S.F.
28.8± Ac.(total)
LOT 30
OPEN SPACE
975,262± S.F.
22.4± ACRES
(77.7% OF TOTAL AREA)
LOT 29
62,054±S.F.
1.42± Ac.
PROPOSED LOT CORNER(TYP.) (SEE TABLE)
(See Detail B)
DETAIL "B"
GRAPHIC SCALE
1 inch = 80 ft.
TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 09"
LINEAR ERROR: 0.107'
DIRECTION OF ERROR: N 27°37'23" E
PRECISION: 1:52,018
EDM ACCURACY
(Topcon 8205A)
±(2mm + 2ppm x D) m.s.e.
a) L.C. PLAN #13648-A,B,C
b) L.C. PLAN #36550-C,D&E
c) PLAN FILE 56-D
d) BOOK: 21 PAGE: 32
e) BOOK: 24 PAGE: 13
f) BOOK: 24 PAGE: 98-99
g) PLAN FILE 11-F
h) PLAN FILE 55-O
N ZONE "X" ON FEMA MAP COMMUNITY PANEL
HAVING A REVISION DATE OF NOVEMBER 6, 1996.
NOTES AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.)
RE SUBJECT IN PART TO PROTECTION UNDER THE
WETLANDS PROTECTION ACT. A NOTICE OF INTENT
TO BE FILED WITH THE NANTUCKET CONSERVATION
REGARD TO PROPOSED CONSTRUCTION OF ROADWAY
OWN ARE BASED ON THE MASSACHUSETTS COORDINATE
ZONE.
ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION
E UNDER ZONING."
28 CONTAIN AREAS THAT COMPLY WITH PARCEL AREA
THE NANTUCKET ZONING BY-LAW, Ch 139 ss 2A & 16A.
NATION TAKEN FROM LAND COURT CASE #13648-C.
Y COMPLETED BY BLACKWELL & ASSOCIATES, INC.
RESENT MODIFICATIONS TO "DEFINITIVE SUBDIVISION PLAN
MIACOMET ROAD, NANTUCKET, MASS." DATED JUNE 15, 2006,
N J. SHUGRUE, INC. BRACKEN ENGINEERING, INC. SHALL
NEERING FIRM OF RECORD.



SCHEDULE OF ELEVATIONS

	AS-BUILT	PROPOSED
INV. EXIT HOUSE	21.57'/21.52'	21.26'
INV. INTO TANK	20.67'/20.63'	20.22'
INV. EXIT TANK	20.38'	19.97'
INV. INTO D-BOX	19.81'	19.38'
INV. EXIT D-BOX	19.60'	19.21'
INV. BEG. TRENCH 1	19.48'	19.08'
INV. END TRENCH 1	19.12'	18.80'
INV. BEG. TRENCH 2	19.55'	
INV. END TRENCH 2	19.21'	
INV. BEG. TRENCH 3	19.51'	
INV. END TRENCH 3	19.26'	

GERALD G. BUZANOSKI SANITARY No. 31243 REGISTERED PROFESSIONAL ENGINEER

1/7/13

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(14)






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POND VIEW DRIVE