1. OLD BUSINESS

    Documents:

        OB 19 WAITT DR RESUBMISSION.PDF
        OB 18-26 SPARKS AVE APP BLDG A.PDF
        OB 18-26 SPARKS AVE BUILDING A.PDF
        OB 18-26 SPARKS AVE APP BLDG B.PDF
        OB 18-26 SPARKS AVE BUILDING B.PDF

2. NEW BUSINESS 05/14/2024

    Documents:

        19 AUSTINE LOCKE MH S DORMER EXTENSION.PDF

3. OLD BUSINESS 06/04/2024

    Documents:

        OB 88 POCOMO RD MH_07.02.24 REV.PDF

4. OLD BUSINESS 06/04/2024 VIEW

    Documents:

        OB 27 N LIBERTY 2023-1-9379 REAR DOOR REVISION.PDF

5. NEW BUSINESS 06/11/2024

    Documents:

        OB 41 HULBERT AVE - MH FENS REVS.PDF
        39 CLIFF DEMO MOVE MAIN HOUSE.PDF
        39 CLIFF NEW MAIN HOUSE.PDF
        85 ORANGE GARAGE DEMO.PDF
        85 ORANGE REAR HOUSE DORMERS.PDF
        85 ORANGE MAIN HOUSE ADDITION.PDF
        85 ORANGE REAR GUEST HOUSE.PDF
        85 ORANGE FRONT HARDSCAPE.PDF
        85 ORANGE REAR HARDSCAPE.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

6. OLD BUSINESS 06/18/2024

    Documents:

OB 8 SILVER REV.PDF
OB 2 STONE ALLEY 6 6 2024 SUBMITTED.PDF
OB 15 N. WATER HARDSCAPE OLD BIZ.PDF
OB 15 N. WATER PORCH DECK.PDF
OB 22 COFFIN ST NEW DWELLING.PDF
OB 34A GROVE LANE POOL RELOCATE DRIVEWAY.PDF
OB 108 SURFSIDE SOLAR.PDF
OB 2 MARINER WAY.PDF
OB 2 MARINER WAY APPLICATION.PDF
OB 4 MARINER PART 1.PDF
OB 4 MARINER PART 2.PDF
OB 4 MARINER WAY.PDF
OB 6 MARINER.PDF
OB 6 MARINER.PDF
OB 18 HOICKS HOLLOW DEMO_MOVE BEACH CLUB HDC OLD 6.18.24.PDF

7. NEW BUSINESS 06/25/2024 VIEW

Documents:

18 LINDBERG AVE SOLAR PACKAGE.PDF

8. 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
55 BURNELL ST POOL EXTRA.PDF
3 KITEHILL LANE ASBUILT NEW FENCE 061724.PDF
3 KITEHILL LANE ASBUILT NEW DECK 061724.PDF

9. 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
OB 39 QUAISE ROAD MH.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

10. 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.PDF
5 CROWS NEST POOL.PDF
6 MARION AVE POOL.PDF
7C SURFSIDE RD - SOLAR PACKAGE.PDF
7D SURFSIDE RD - SOLAR PACKAGE.PDF
102 WAUWINET ROAD - HISTORIC DETERMINATION.PDF
14 HUSSEY ST - FRONT DOOR - COLOR CHANGE.PDF
11 ALLIANCE LN COTTAGE REV.PDF
29 QUAISE PORCH DECK.PDF
39 PILGRIM FENCE.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
15 N. WATER CHIMNEY DEMO REBUILD.PDF
36 POCOMO RD RENEW GARAGE SECOND DWELLING.PDF
36 POCOMO MH COA RENEWAL.PDF
29 JEFFERSON AVENUE DRIVEWAY HARDSCAPE-COMBINED.PDF
12 PILGRIM_HDC NEW _NEW DWELLING 07.01.24.PDF
15 MOREY LANE DOOR CHANGE.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
26 SOMERSET LANE MOVE OFF OR DEMO MAIN HOUSE 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
86A 88 OLD SOUTH RD HARDSCAPE.PDF
14 POND VIEW DR-FENCE- HDC APPLICATION.PDF

11. OLD BUSINESS 07/16/2024

Documents:

OB 12 SUNSETT HILL LANE.PDF
OB 22 TASHAMALN POOL HARDSCAPE.PDF
OB 55 EASTON ST HARDSCAPE.PDF

OB 1 OLD NORTH WHARF.PDF
OB 1 N SWIFT ROCK GARAGE.PDF
OB 9 SALTI WAY GARAGE.PDF
OB 19 LOW BEACH RD SOLAR PACKAGE COTTAGE REVISIONS.PDF
OB 15 MADAKET RD SOLAR PACKAGE HELD FOR VIEW.PDF
OB 2 CANDLE HOUSE.PDF

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 7/31/2024
	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-02-9817
	Copy of Minutes (application item circled) N/A
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan (b.) North Elevation (c.) South Elevation (d.) East Elevation (e.) West Elevation (f.) Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 7/3/2024

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 JUN 20 PM 01:10
ORIGINAL POSTING NUMBER: T 577
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 JUN 25 PM 01:53
NANTUCKET TOWN CLERK
Posting Number:T 591

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, June 25, 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
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: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_K2rFbfKZSxurA9-WfRVh9g

To watch the live meeting, click here:
https://youtube.com/live/xIks9nm3pqw

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

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. COMMISSIONER DISCUSSION

- Vote for Section 106 (of the National Historic Preservation Act) representative (last held by Diane Coombs)
- Commissioner discussion regarding the separation of New Business and Old Business agendas.
- Special Town Meeting Warrant Article discussion regarding amendment to Demo Delay

II. SIGNS 06/25/2024

	Property owner name	Street Address	Type of Sign	Map/Parcel	Agent
1.	Nantucket Land Bank	204 Cliff Rd (1 of 2)	Public Info Sign	40/59	Elijah Holland
2.	Nantucket Land Bank	204 Cliff Rd (2 of 2)	Public Info Sign	40/59	Elijah Holland
3.	Nantucket Land Bank	Hummock Pond Rd	Public Info Sign	63/35	Elijah Holland
4.	Nantucket Land Bank	Madaket Rd	Public Info Sign	38/8.1	Elijah Holland
5.	Nantucket Land Bank	76 Millbrook Rd	Public Info Sign	57/24	Elijah Holland
6.	Nantucket Land Bank	28 W Miacomet Rd	Public Info Sign	81/71	Elijah Holland
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Anna Riffle

III. CONSENT

1.	Phil Garufi	6 West Way	Roof	38/134	Val Oliver	SW
2.	Bellevue, Linda	68 Milestone Rd	Rev to 61142	54/54	Val Oliver	SW
3.	90 N Liberty Pres Trust	90 N Liberty St	Rev 01-9846	41/22	Botticelli& Pohl	SW
4.	David Bailey	83 Sankaty Rd	Alterations	48/42	Design Associates	RP
5.	Elizabeth & Fred Singer	1 Windsor	Demo Foundation	49/195	Val Oliver	RP
6.	Tamara Wing	52 W Chester	Rev 7510 Guest house	41/381	Emeritus	JP
7.	Ocean Ave NT	20 Ocean Ave	Cottage Addition	73.2.4/20	Normand Res	VO
8.	Ocean Ave NT	20 Ocean Ave	New shed	73.2.4/20	Normand Res	VO
9.	Sharp, Randy	59 Polpis Rd	New garage	54/26.1	Thornewill	VO
10.	Richmond GT Point	21 Beach Grass	Rev mech enclosure/ windows	68/387	KOH	AM
11.	5 Luff Rd LLC	5 Luff Rd	New second floor deck	66/351	DTA	AM
12.	23 Sankaty Head Trust	23 Sankaty Head Rd	Rev Fenestration	48/4.1	BPC	AM

IV. CONSENT WITH CONDITIONS

1. Senecal — 29 Pleasant St — ADA ramp — 55.4.1/109 — Topham — SW
   - Ramp removal and replication of prior railing and balustrade are included in approval
2. Nicole Barr — 40 Baxter — Roof change — 49/63 — Jim Lydon — SW
   - Date of construction added to the COA (HDC Survey NAN.2706 = c.1953)
3. Manolo Mancia — 10B Field Ave — Roof change — 80/64 — Manolo — SW
   - Date of construction added to the COA (NHL Data = c.1998)
4. Keegan Hodges — 35 India St — Window door change — 42.3.4/128 — Thornewill — SW
   - Submit a closer-up, straight on image of the window for the file.
5. Tad Lee — 39 Fair St — Deck expansion, color change — 42.3.2/211 — Emeritus — RP
   - Proper date of construction added to the COA (HDC Survey NAN.3143 = c.1829); approved due to limited visibility; provide color swatch of Hunter Green for the file.
6. McDonough, John Susan — 5 Moby Way — New Entry Porch — 65/59 — Gryphon Arch. — RP
   - Date of construction added to the COA (NHL Data = c.1983)
7. Elizabeth & Fred Singer — 1 Windsor — Demo Garage — 49/195 — Val Oliver — RP
   - Move off / Demo approval
8. Elizabeth & Fred Singer — 1 Windsor — Demo dwelling — 49/195 — Val Oliver — RP
   - Move off / Demo approval
9. Fornes Management Tr — 12 Wannacomet Rd — Color Change M H — 40/103 — Main St Const. — JP
   - Date of construction added to the COA (NHL Data = c.2004), keep roofwalk NTW.

10.	Leslie Johnson	281 Madaket Rd	Rev Pool	59.4/292	LFW	JP
	• Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
11.	KF Lincoln LLC	14 Lincoln Ave	Rev Garage door ODS	30/182	MCA	JP
	• Add the original HDC Survey to the file (HDC Survey NAN.1664)					
12.	Lorna Denhametal	3 Rosaly	Fenestration	73.3.1/34	Brook Meerbergen	JP
	• Date of construction added to the COA (HDC Survey NAN.2584 = c.1930)					
13.	Tyler Destefano	8 Curlew Ct	Shed window door change	68/523	Jacob Martinson	JP
	• Provide existing drawings of the shed for the file.					
14.	EDC Properties Peter Carey	28 Union St	New Shed	42.3.2/179	Peter Carey	JP
	• Approve with the fenestration as TDL wood, not SDL.					
15.	Sixteen N Beach St LLC	16 N Beach St	New shed	42.4.1/102	Gryphon Arch.	VO
	• Separate windows from the door.					
16.	Sixteen N Beach St LLC	16 N Beach St	Shed Demo	42.4.1/102	Gryphon Arch.	VO
	• For a Move off / Demo. Add date of construction to the COA (c.2003)					
17.	Sharp, Randy	59 Polpis Rd	Pool	54/26.1	Thornewill	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.					
18.	HMSW LLC	25 Sankaty Head Rd	Garage	48/4.1	BPC	AM
	• Lover eave plate height to door header height and change pent roof from shed to hip.					
19.	Suni & William Harford	60 Wanoma	MH fen, dormer add walkout	92/13	Emeritus	AM
	• West dormer to remain as approved and no door/balcony on North gable. No color change of shutters. Add photos and previous approval in file.					

V. OLD BUSINESS

1.	Town of Nantucket	19 Waitt Drive	Multi Family Dwelling	67/927	J&J Contractors
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver, alt: Patten, Paul, Thornewill –* ***Last heard June 18, 2024***				

VI. NEW BUSINESS 05/14/2024

1.	Kenneth & Lis Dias	27 Rugged Road	New Main House	67/916	Normand Res
2.	Derek Taff	16 Paul Jones Rd	Deck Hardscape	41/97.1	R Newman
3.	Center of Town LLC	35 Center	Rooftop solar	42.3.1/3	Acksmart
4.	Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin
5.	Jacobs Amanda kevin	4 Rays Ct	Fence rev	43.3.2/3	Julie Jordin
6.	XXII Years LLC	3 Maxey Pond	Tennis court	40/106	Ahern LLC
7.	XXII Years LLC	3 Maxey Pond	New garage	40/106	CWA
8.	Peaches Lou LLC	11 Green Ln	Fenestration Trim	42.3.3/87.2	Emeritus LTD
9.	111 OSR LLC	111 B Old South Rd	Mixed use structure	68/167	Emeritus LTD
10.	Ted Silva	14 Harbor View Way	Rev MH 8887	42.4.1/26	LFW
11.	Buttrick NT Trust	34 Warrens Landing	Relocate dwelling additions	38/11	LFW
12.	North Liberty Street LLC	13 N Liberty St	Garage Move on reno	42.3.4/3	SMRD
13.	Elizabeth Holby	19 Low Beach Cottage	Solar roof	74/83	Acksmart
14.	Wolfram Family Trust	7 Folgers Ln	MH Addition	42.4.4/33.3	WAPD
15.	Wolfram Family Trust	7 Folgers Ln	Accessory dwelling	42.4.4/33.3	WAPD
16.	Wolfram Family Trust	7 Folgers Ln	shed	42.4.4/33.3	WAPD
17.	Wolfram Michelle Lavin Tr	7 Folger Ln	Hardscaping Deck	42.4.4/33.3	Ahern LLC
	• (New Business 5/28/24)				
18.	Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

VII. OLD BUSINESS 05/21/2024

1.	Goran & Melinda Puljic	14 Almanack Pond Rd	Alteration and addition	25/12	self
	•*Commissioners: Welch, Camp, Coombs, Oliver, Paul –* ***Last heard April 2, 2024***				

2.	Farhood & Cyndi Azima	20 Liberty St	Addition Revisions	42.3.4/143	SMRD
	• *Commissioners: Welch, Camp, Coombs, Paul, Patten. Recused: Oliver –* ***Last heard April 2, 2024***				
3.	TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill –* ***Last heard March 26, 2024***				
4.	90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl
	• *Commissioners: Camp, Coombs, Oliver, Thornewill, Paul, alt: Patten. Recused Pohl –* ***Last heard February 20, 2024***				
5.	2 Candle House LLC	2 Candle House	hardscape	55.4.1/1.1	LFW
	• *Commissioners: Welch, Coombs, Paul, Thornewill, alt: Patten. –* ***Last heard April 23, 2024***				
6.	Brian & Christina LLC	9 Salti Way	Revs photos	20/51.1	JB Studio
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Paul –* ***Last heard April 30, 2024***				
7.	More Than Enough	30 Russells Way	Rev decks height and fenestration	77/8.1	Chip Webster
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver -* ***Last heard May 14, 2024***				
8.	More Than Enough LLC	30 Russells Way	New Guest House	77/8.1	CWA
	• **NEW BUSINESS 05/14/2024**				
9.	Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay
	• *Commissioners: Pohl, Paul, Oliver, Camp, Coombs –* ***Last heard April 30, 2024***				
	VIII. NEW BUSINESS 05/28/2024				
9.	Thomas & Kelly Donovan	104 Surfside	New Dwelling	67/349	EMDA
10.	EDP c/o Peter Carey	28 Union St	Color change	42.3.2/179	Betsy Carey
11.	Mark Cook	37 Cato Ln	Rooftop Solar	56/40	Karen Alence CS
12.	Linda Meredith	3 Whero whero	Fence	67/471	self
13.	Karen Mehra	10 Orange	Fence replacement	42.3.1/103	self
14.	Christopher Hurd	25 E Lincoln Ave	Move demo	42.4.1/2	EMDA
15.	Francis Baskett	2 Charter	Window replacement	42.3.2/167	Seth Gottlieb
16.	Mahn, Fredrick	50 Eel Point Rd	Deer fence	32/25.1	Atlantic
17.	Stuckey, Darla	22 Woodland Dr	fence	79/207	self
18.	Chervin, Stan & Erin	4 Meadow View	Raise roof to create 2nd floor	56/149	Sanne Payne
19.	'13 and 15 Nancy Ann LLC'	13-15 Nancy Ann	Mixed use building	68/137&138	Emeritus LTD
20.	Schiable, Cherrie	3 Maxey Rd	Fenestration Porch & Chimney	40/106	CWA
21.	Ack 71 Orange St LLC	71 Orange St	New picket fence	55.4.1/167	LINK
	IX. OLD BUSINESS 06/04/2024				
1.	Servants Heart Ministries	42 Monohansett	Revisions	79/55	Val Oliver
	• *Commissioners: Pohl, Coombs, Camp, Paul, Patton –* ***Last heard May 14, 2024***				
2.	Squam Holdings LLC	31 Squam Rd	Reno add move	21/3	Botticelli Pohl
	• *Commissioners: Welch, Coombs, Camp, Oliver, Thornewill –* ***Last heard May 21, 2024***				
3.	106 Squam Rd LLC	106 Squam Rd	Secondary dwelling	12/37	Elliot
	• *Commissioners: Pohl, Coombs, Oliver, Paul, Patton -* ***Last heard May 14, 2024***				
4.	106 Squam Rd LLC	106 Squam Rd	Tertiary dwelling	12/37	Elliot
	• *Commissioners: Pohl, Coombs, Oliver, Paul, Patton -* ***Last heard May 14, 2024***				
5.	106 Squam Rd LLC	106 Squam Rd	Existing main house	12/37	Elliot
•	*Commissioners: Pohl, Coombs, Oliver, Paul, Patton -* ***Last heard May 14, 2024***				
6.	106 Squam Rd LLC	106 Squam Rd	Shed	12/37	Elliot
	• New Business 04/24/2024 TRACK				
7.	Hawkes End LLC	Esther's Island	New shed barn	36.2.3/97	Botticelli & Pohl
	• *Commissioners: Welch, Thornewill, Camp, Oliver, Paul –* ***Last heard May 28, 2024***				
8.	88 Pocomo Trust	88 Pocomo	Rev 5885	15/42	Emeritus
	• *Commissioners: Pohl, Welch, Camp, Oliver, Paul -* ***Last heard May 28, 2024***				
9.	Michele Kolb	27 N Liberty	Rev 1051 Door	41/452	Michele Kolb
	• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver –* ***Last heard May 28, 2024***				
10.	K 22 S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
	• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver –* ***Last heard April 30, 2024***				
11.	K 22 S LLC	126R Main St	New shed	42.3.3/98.1	LFW
	• NEW BUSINESS - TRACK with New Dwelling				

12.	Steven Cohen Trustee of Monomoy Trust	39 Monomoy	Main dwelling alterations	54/79	WAPD
	• *Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. –* ***Last heard May 14, 2024***				
13.	Reade Aurther Jr Trust	19 Monomoy Rd	Addition	54/260	Gryphon
•	*Commissioners: Welch, Paul, Pohl, Camp, Oliver –* ***Last heard May 28, 2024***				

	X. NEW BUSINESS 06/11/2024				
1.	Senecal	29 Pleasant St	ADA ramp	55.4.1/109	Topham
2.	Paul Gray	9 Coffin St	Hardscape	73.4.1/15	KMLD
3.	Crosby, Jim	63 Bartlett Rd	Hardscape Rev	66/439	NAG
4.	Breen George	19 Broadway	New found/ reno	73.1.3/111	NAG
5.	Chibaro, Ed & Cathy	2 Middle Tawpawshaw	Pool patio fence	53/49	Thornewill
6.	41 Hulbert LLC	41 Hulbert Ave	Fens revs 9412	29/18	Botticelli & Pohl
7.	10 York Ack York LLC	10 York	Fenestration rev	55.4.1/142	Permits Plus
8.	Cheese & Crackers LLC	39 Cliff Rd	Demo Dwelling	42.4.4/3	MCA
9.	Cheese & Crackers LLC	39 Cliff Rd	New Dwelling	42.4.4/3	MCA
10.	85 Orange LLV	85 Orange Rear	Dormer	55.4.1/27	self
11.	85 Orange LLV	85 Orange Rear	Hardscape	55.4.1/27	self
12.	85 Orange LLV	85 Orange Rear	New guest house	55.4.1/27	self
13.	85 Orange LLV	85 Orange front	Renovation	55.4.1/27	self
14.	85 Orange LLV	85 Orange front	hardscape	55.4.1/27	self
15.	85 Orange LLV	85 Orange front	Demo	55.4.1/27	self
16.	Stuart Bell	4 Cabot Ln	Hardscape	30/254.2	Julie Jordan
17.	Amy Rowland	3 Pawguvet	Hardscape	30/128	Julie Jordan
18.	Kathryn Graham	11 Priscilla Ln	Rev 2023-11-9435	67/477	DTA
19.	Kathryn Graham	11 Priscilla Ln	New shed	67/477	DTA
20.	FP Martin House LLC	61 Center	Rev stairs accessible lift	42.4.3/67	Emeritus
21.	Krall, Kathleen	15 Masaquet	Porch Revs 2022-12-7535	80/141	Botticelli & Pohl
22.	Steve Cohen 39 Monomoy	39 Monomoy Rd	Rev Cabana	54/79	WAPD
23.	NiSHA Inc	1 Evergreen	New main facility	68/727	Emeritus
24.	Charles Bruno	10 Monohansett	Rev Sports Court	79/142	LFW
25.	Michael Pearlstein	20 Derrymore	Rev change fenestration	41/112	LFW
26.	NT Property Owner	6 Beach Grass	Rev Sash	68/860	LFW

	IV. OLD BUSINESS 06/18/2024				
1.	Ack MWG LLC	8 Silver Street	New Dwelling	55.4.1/197	EMDA
	• *Commissioners: Pohl, Welsh, Camp, Oliver and Patten --* ***Last heard May 28, 2024***				
2.	450 Green Park LLC	2 Stone Alley	Railings	42.3.2/211	Emeritus
•	*Commissioners: Welsh, Thornewill, Paul, and Camp alternate: Patten-* ***Last heard 06/04/2024***				
3.	Smiley 15 N Water St LLC	15 N Water St	Driveway & Fencing	42.4.2/50	Normand Res
•	*Commissioners: Welsh, Pohl, Camp, Oliver and MacLeod-* ***Last heard 06/04/2024***				
4.	Smiley 15 N Water St LLC	15 N Water St	Porch Deck	42.4.2/50	Normand Res
•	*Commissioners: Welsh, Pohl, Camp, Oliver and MacLeod-* ***Last heard 06/04/2024***				
5.	Smith, Geoffrey	22 Coffin St Sias.	New Structure	73.4.1/36	Topham
•	*Commissioners: Pohl, Welsh, Camp, MacLeod and Thornewill-* ***Last heard 06/04/2024***				
6.	Breskman	34A Grove Ln	Pool/ Relocate Driveway	41/433.1	LINK
•	*Commissioners: Pohl, Welsh, Camp, Thornewill and Patten-* ***Last heard 05/28/2024***				
7.	Ack Mid Island LLC	18-26 Sparks Ave	Mixed Use Buildings	55/231.1+	LFW
•	*Commissioners: Pohl, Welsh, Camp, Paul and Patten-* ***Last heard 06/11/2024***				
8.	Brian Davis	108 Surfside	Rooftop Solar	80/5	SunWind
•	*Commissioners: Pohl, Welsh, Camp, and Patten-* ***Last heard 06/04/2024***				
9.	Doherty Ack LLC	2 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyor
	• *Commissioners: Pohl, Welsh, Camp and Oliver-* ***Last heard 05/21/2024***				
10.	Doherty Ack LLC	4 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyor
	• *Commissioners: Pohl, Welsh, Camp and Oliver-* ***Last heard 05/21/2024***				

11.	Doherty Ack LLC	6 Mariner Way	pool	55.1.4/72.4	Nantucket Surveyors
	• *Commissioners: Pohl, Welsh, Camp and Oliver-* ***Last heard 05/21/2024***				
12.	Sankaty Head Beach Club	18 Hoicks Hollow	Move demo Structure	23/9	Emeritus
	• *Commissioners: Pohl, Welsh, Camp MacLeod and Paul-* ***Last heard 06/11/2024***				
13.	FP N Water	4 N Water	Addition	42.4.2/90	Emeritus Ltd
•	• *Commissioners: Pohl, Camp, Paul and Patten-* ***Last heard 02/20/2024***				
	V. NEW BUSINESS 06/25/2024 – VIEW				
1.	Janet Eyre	18 Lindberg Ave	Solar Roof	73.4.1/9	Ack Smart RP
	VI. NEW BUSINESS 06/25/2024				
2.	Carmine & Sheila Giurdini	7 Clifford St	Pool & Hardscape	79/19	Reid Yenor
3.	NHA Properties	7 Benjamin	Solar Roof	67/506	Ack Smart
4.	Callen Mill Inc	117 Orange St	Dormers	55/377	EMDA
5.	Nantucket Boys & Girls Club	61 Sparks Ave	Rooftop solar	55/143	SunWind
6.	Eight Sea Street LLC	8 Sea St	New Storage Barn	42.4.2/51	Normand Res
7.	John Buttrick	26 Warrens Landing Rd	Solar Ground	38/11.3	Ack Smart
8.	Ocean Ave NT	20 Ocean Ave	Main house addition	73.2.4/20	Normand Res
9.	Ocean Ave NT	20 Ocean Ave	hardscape	73.2.4/20	Normand Res
10.	Sharp, Randy	59 Polpis	New Dwelling	54/26.1	Thornewill
11.	23 Sankaty Head Trust	23 Sankaty Head Rd	Demo Garage	48/4.1	BPC
12.	Suni & William Harford	60 Wanoma	GH color change	92/13	Emeritus
13.	Webster Trust	44 Madaket Rd	2nd floor alterations	41/322	CWA
14.	Pug Cottage Nom Trust	26 Jefferson Ave	New dwelling	30/135.2	Botticelli& Pohl
15.	Tuorto, Gregory & Aileen	20 Midland Ave	Addition Reno	59.3/164	Gryphon Architects
16.	Ducks Crossing LLC	32 Easton St Cottage	Window door replacement	42.1.4/17	Gryphon Arch.
17.	Ducks Crossing LLC	32 Easton St MH	Window door replacement	42.1.4/17	Gryphon Arch
18.	NOTLIH LLC	55 Burnell	Hardscape pool	49.3.2/1.4	LFW
19.	Lloyd Arnold	13 Somerset Rd	Color change	56/96.3	LFW
20.	Alfred-Mary Novissimo	14 Deer Run Rd	Move shed off	57/14.1	LFW
21.	Robert Grandgrade	17 Trotters Ln	Move shed on	67/285	LFW
22.	Patrick Planche	3 Kite Hill Lane	As built fence	42.4.4/64	self
23.	Patrick Planche	3 Kite Hill Lane	deck	42.4.4/64	self

Approved Minutes –	• March 26, 2024
Review Minutes -	
Other Business -	• Next HDC Meeting- July 2nd @ 4pm. *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM. • Yearly Certified Local Government (CLG) Meeting – Friday, June 28th 1pm. *VIA ZOOM
Potential Items for Discussion-	• Review prior approved Best Practices. • Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Review policy of Move/Demo hearings in relation to new dwellings and historic dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves

COMMENTS FROM HDC BOARD MEMBERS ON 6/25/24

Val:

- Prefers shed roof not hip roof alternate on West Elevation
- Prefers alternate South Elevation porch. Replace under stairs with natural-weather lattice, not painted lattice

Abby:

- Front columns on West Elevation do not relate to architecture
- Move front porch hip roof forward +/- 18-24" and add another set of columns (similar aesthetic to precedent)
- Add frieze boards at 2nd floor
- Remove 1st floor balustrade
- Potentially shingle in 1st floor for example at South Elevation stairs to take away columns on top of columns look
- Have single stacked divided lites on either side of West Elevation door

Joe:

- Move front porch hip roof forward +/- 18-24" and add another set of columns (similar aesthetic to precedent)
- Widen stairs to fill between columns on front porch
- Raise flare band above West Elevation porch beam, better termination detail
- Prefers alternate South Elevation porch

Steven:

- Raise flare band above West Elevation porch beam
- Hip roof on West Elevation porch is not pronounced enough
- Remove 1st floor balustrade

Ray:

- Raise flare band above West Elevation porch beam
- Add frieze boards at 2nd floor
- Move front porch hip roof forward +/- 18-24" and add another set of columns (similar aesthetic to precedent)
- Replace under stairs with natural-weather lattice, not painted lattice
- Remove 1st floor balustrade
- West Elevation porch columns should align with jog/return of façade (for example, the outside face of each column can align with inside face of jog/return)
- Hip roof on West Elevation porch should be 7"/12"
- AC units to be enclosed in either v-groove or 4 squares sideboard, with #2 cap on it

Phone 978.452.9898
Fax 978.452.3796

101 Billerica Avenue, Bldg. 5, Suite 205
North Billerica, MA 01862

www.JJContractor.com

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Summary of Revisions by Chairman:

- Add frieze board at 2nd floor windows, tie windows into this
- Shrink size of frieze, frieze terminate ¼" below top casing, 1x6 to overlap window head casing, frieze will be proud of head casing and not so wide
- Raise flair above faux beam
- Eliminate balusters on 1st floor
- Widen the depth of hipped entry way connected to cover porch, minimum of 24"
- Hip on front shed roof should be 7"/12" pitch
- West Elevation porch columns should align with jog/return of façade (outside face of each column can align with inside face of jog/return)
- Side lites on front door to be half height
- Second floor windows over front door should be 3/3 lites
- Natural to weather treatment under stairs
- Utility enclosure to be natural to weather, v grooved or 4 square with type 2 cap, same height
- Add site plan call out for new trees (caliper 3 ½" min, deciduous tree)

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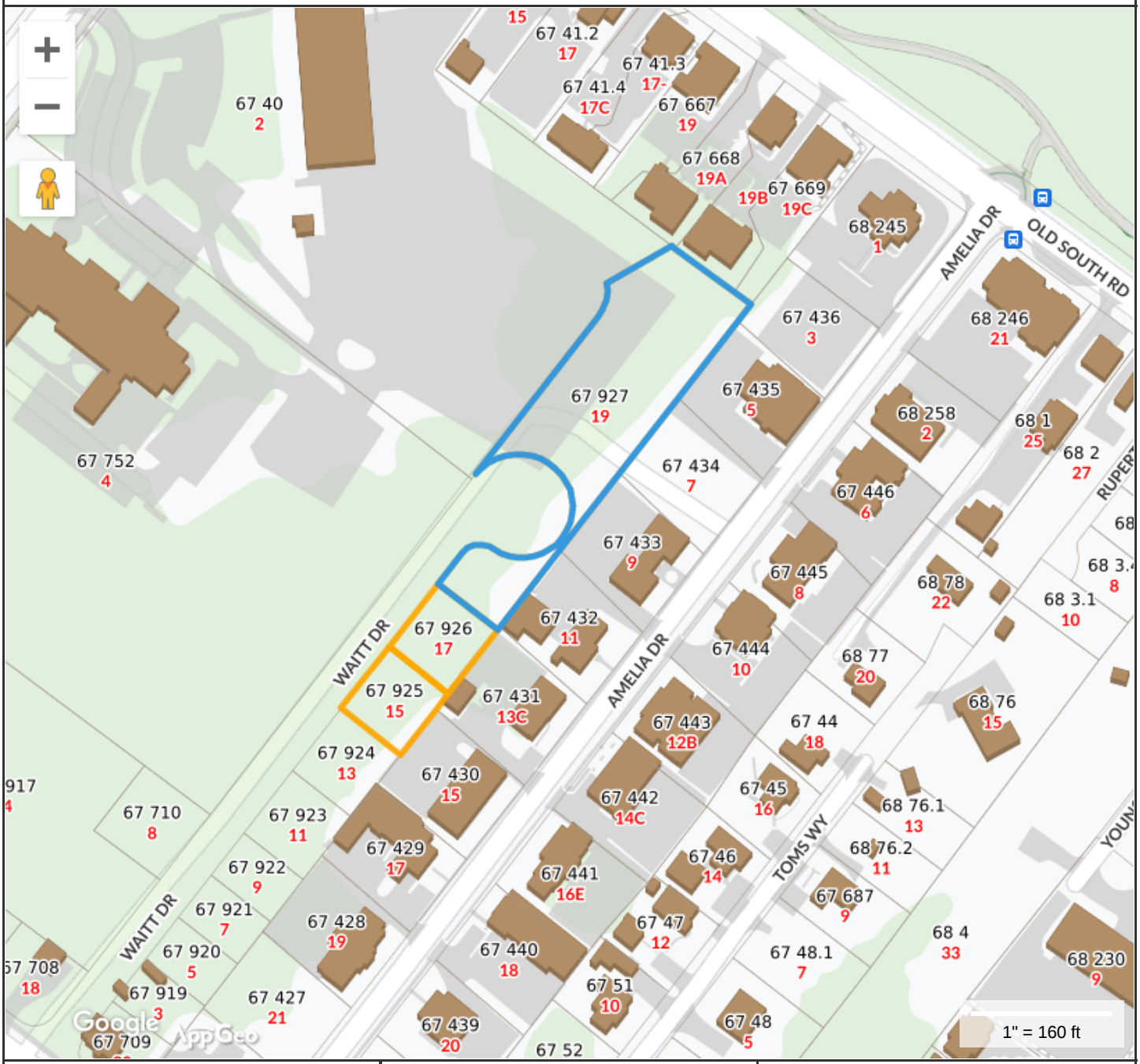
Seasonal Workforce Housing Project



Property Information

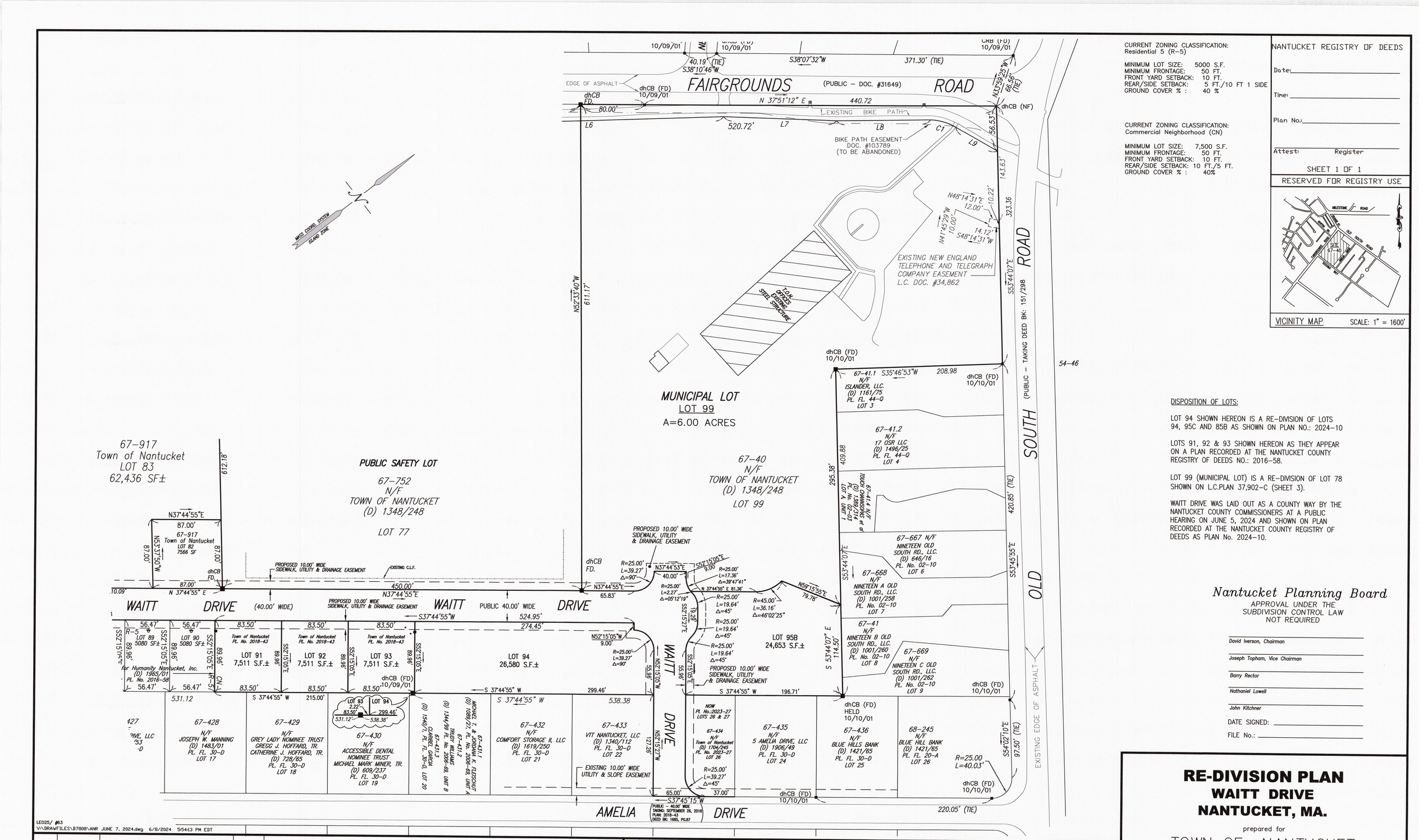
Property ID	67 927
Location	19 WAITT DR
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 01/08/2024
Data updated Jan. 2021

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



CURRENT ZONING CLASSIFICATION:
Residential 5 (R-5)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT./10 FT 1 SIDE
GROUND COVER % : 40 %

CURRENT ZONING CLASSIFICATION:
Commercial Neighborhood (CN)

MINIMUM LOT SIZE: 7,500 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 10 FT./5 FT.
GROUND COVER % : 40%

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: _____ Register

SHEET 1 OF 1

RESERVED FOR REGISTRY USE

VICINITY MAP SCALE: 1" = 1600'

DISPOSITION OF LOTS:

LOT 94 SHOWN HEREON IS A RE-DIVISION OF LOTS 94, 95C AND 85B AS SHOWN ON PLAN NO.: 2024-10

LOTS 91, 92 & 93 SHOWN HEREON AS THEY APPEAR ON A PLAN RECORDED AT THE NANTUCKET COUNTY REGISTRY OF DEEDS NO.: 2016-58.

LOT 99 (MUNICIPAL LOT) IS A RE-DIVISION OF LOT 78 SHOWN ON L.C.PLAN 37,902-C (SHEET 3).

WAITT DRIVE WAS LAID OUT AS A COUNTY WAY BY THE NANTUCKET COUNTY COMMISSIONERS AT A PUBLIC HEARING ON JUNE 5, 2024 AND SHOWN ON PLAN RECORDED AT THE NANTUCKET COUNTY REGISTRY OF DEEDS AS PLAN No. 2024-10.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

David Iverson, Chairman

Joseph Topham, Vice Chairman

Barry Rector

Nathaniel Lowell

John Kitchner

DATE SIGNED: _____

FILE No.: _____

NO.	DATE	DESCRIPTION	BY

THE PLANNING BOARD DETERMINES THAT:

(b) LOT(S) 94 & 99 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

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

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.

Leo C. Asadoorian 6/7/24
PROFESSIONAL LAND SURVEYOR DATE

COMMONWEALTH OF MASSACHUSETTS LEO C. ASADOORIAN No. 33930 REGISTERED PROFESSIONAL LAND SURVEYOR

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

RE-DIVISION PLAN
WAITT DRIVE
NANTUCKET, MA.

prepared for

TOWN OF NANTUCKET

1"=50' JUNE 8, 2024

GRAPHIC SCALE
0 25 50 100 200

CALC'D/DRWN: L. Asadoorian
APPROVED: L.A.

SHEET 1 OF 1 | B-7808

LEO25/ #63
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V:\DRAWFILES\B7808\ANR JUNE 7, 2024.dwg, 6/8/2024 5:57:18 PM,
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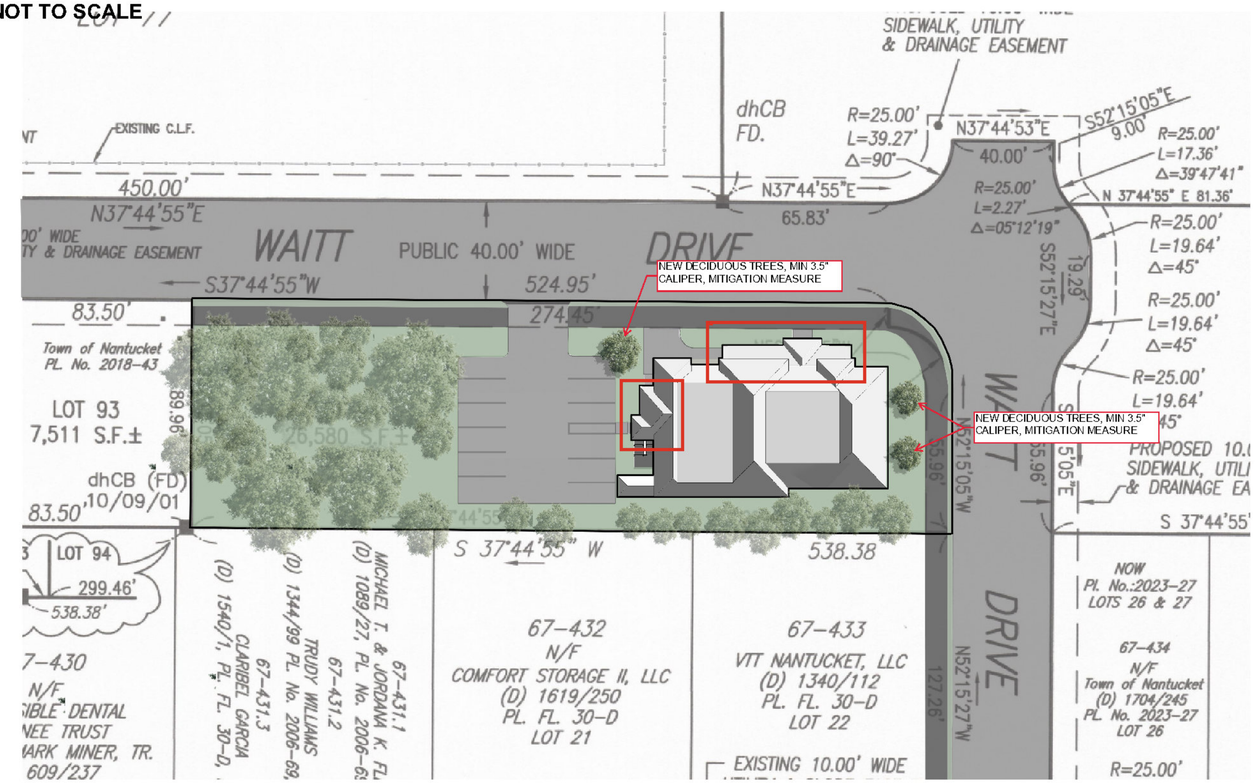

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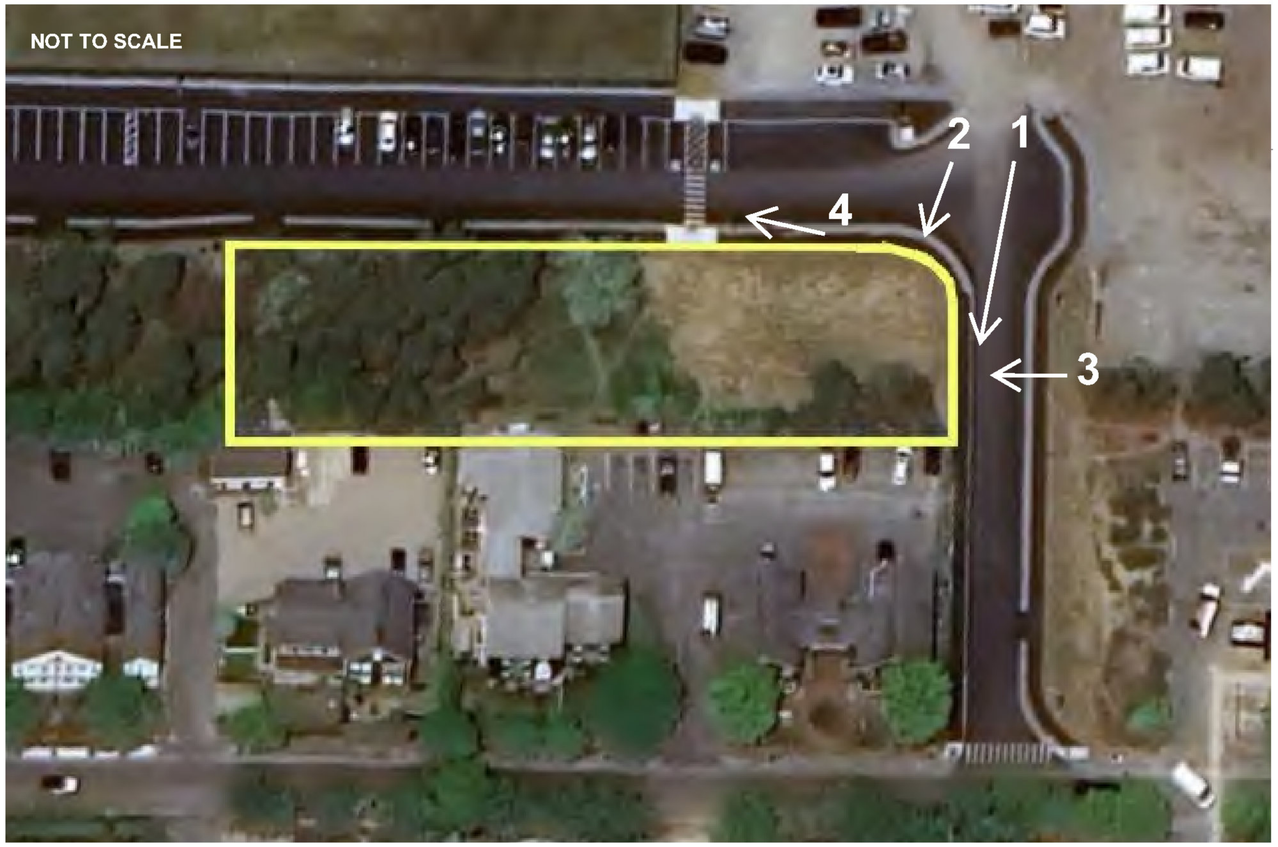

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Consultants

Revisions	HDC RE-SUBMISSION

NANTUCKET SEASONAL WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

Project Number
2023.087

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

Drawn By
CAD

Checked By
GMc

Date Issued
06/20/24

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NANTUCKET SEASONAL WORKERS HOUSING
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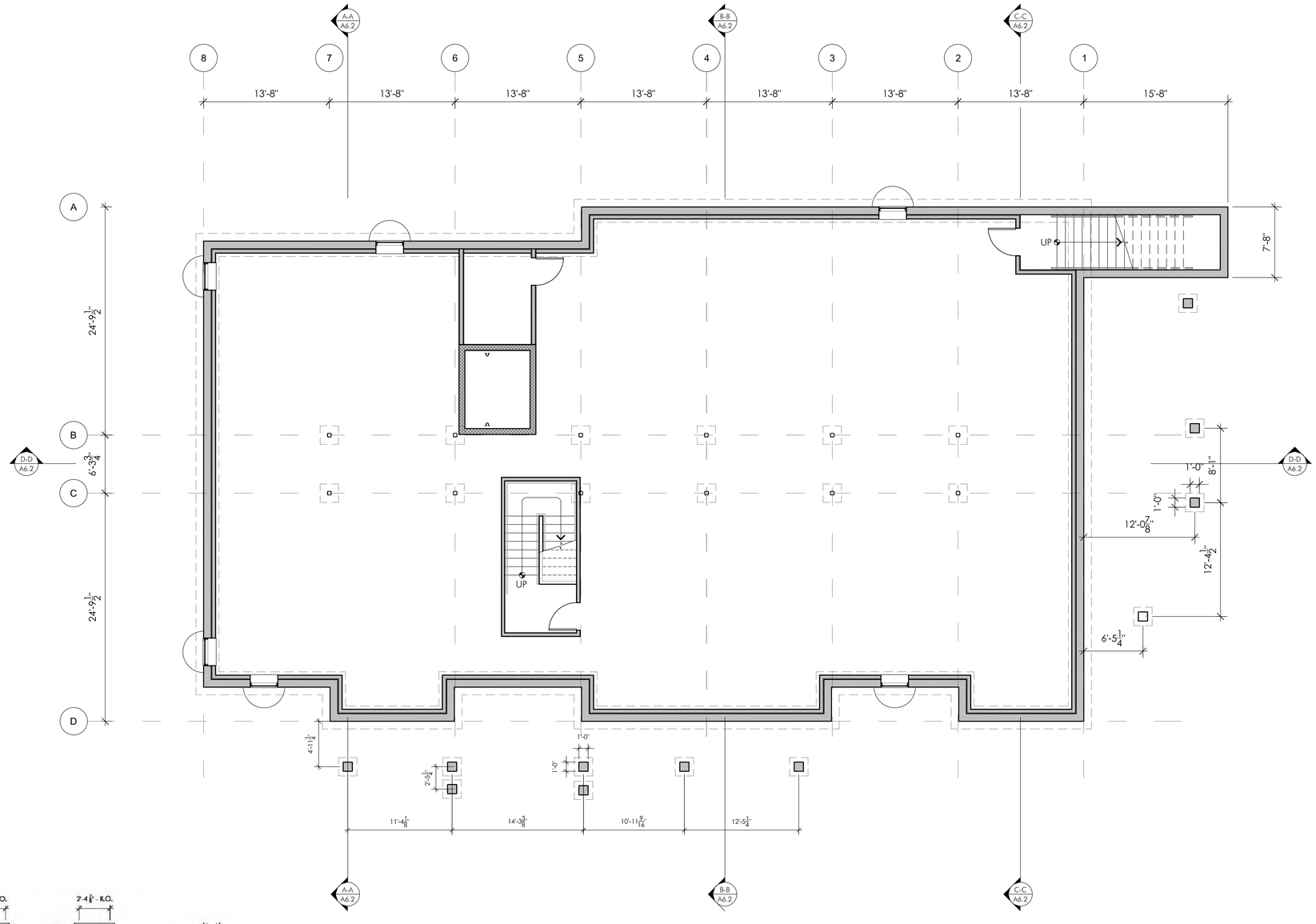
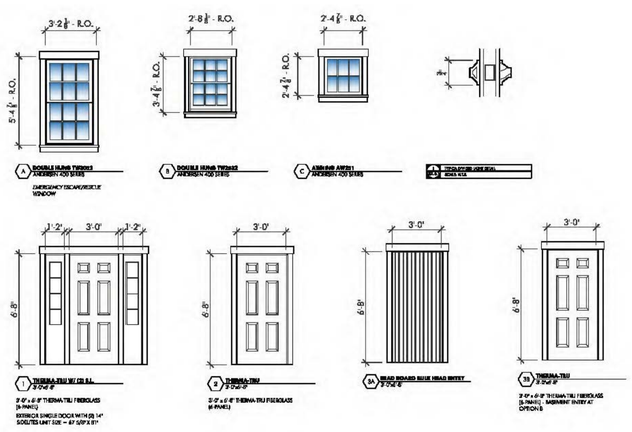


1 FOUNDATION PLAN
A1.0 SCALE: 3/16" = 1'-0"



Revisions HDC RE-SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

FOUNDATION PLAN

Project Number
2023.087

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

Drawn By
CAD

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GMc

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A1.0

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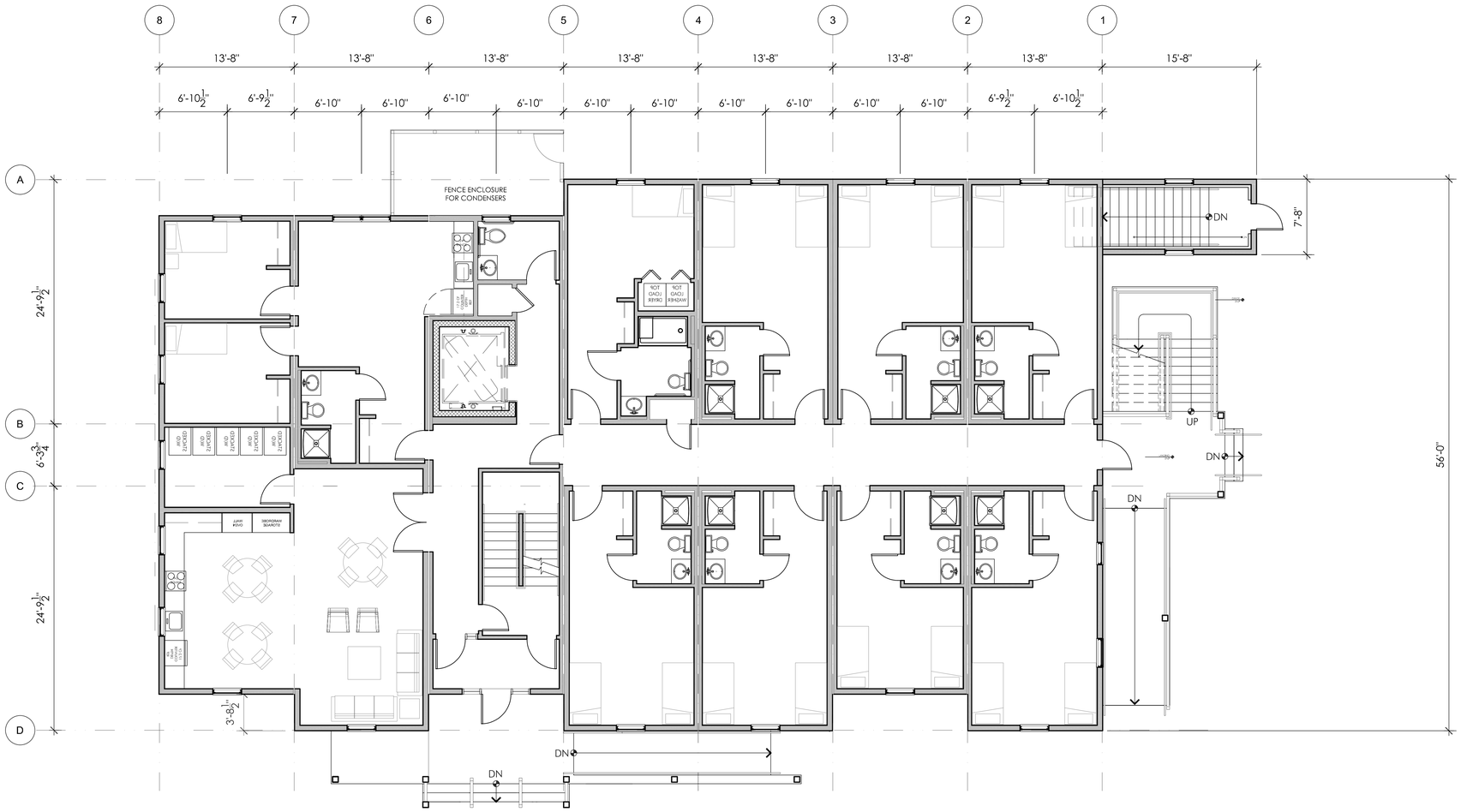

1 / A1.1 — MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

Revisions	HDC RE-SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

MAIN LEVEL
FLOOR PLAN

Project Number	2023.087
Drawing Scale	3/16"=1'-0"
Drawn By	CAD
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A1.1

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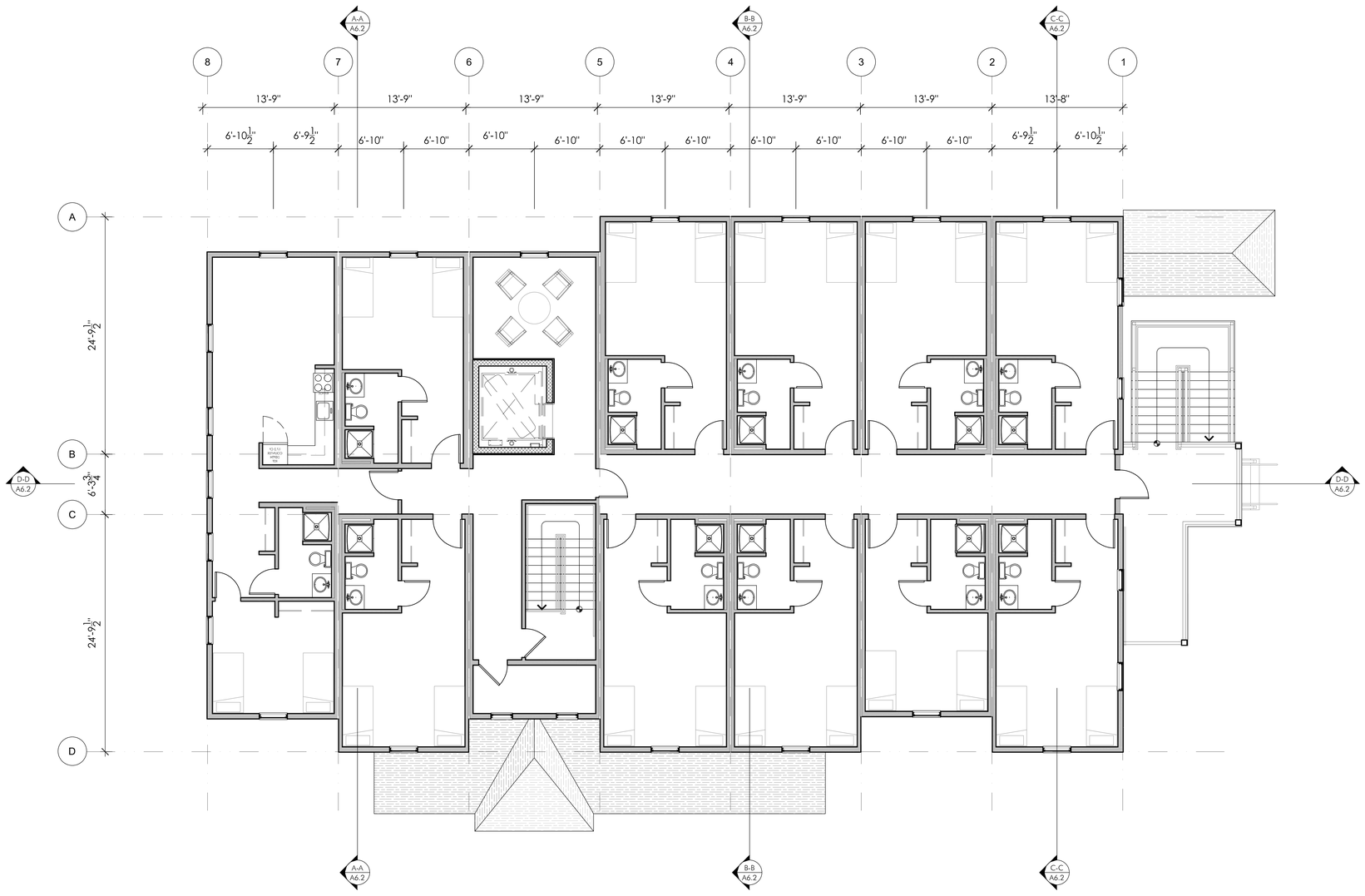

1 A1.2 UPPER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

Revisions	HDC RE-SUBMISSION

NANTUCKET SEASONAL
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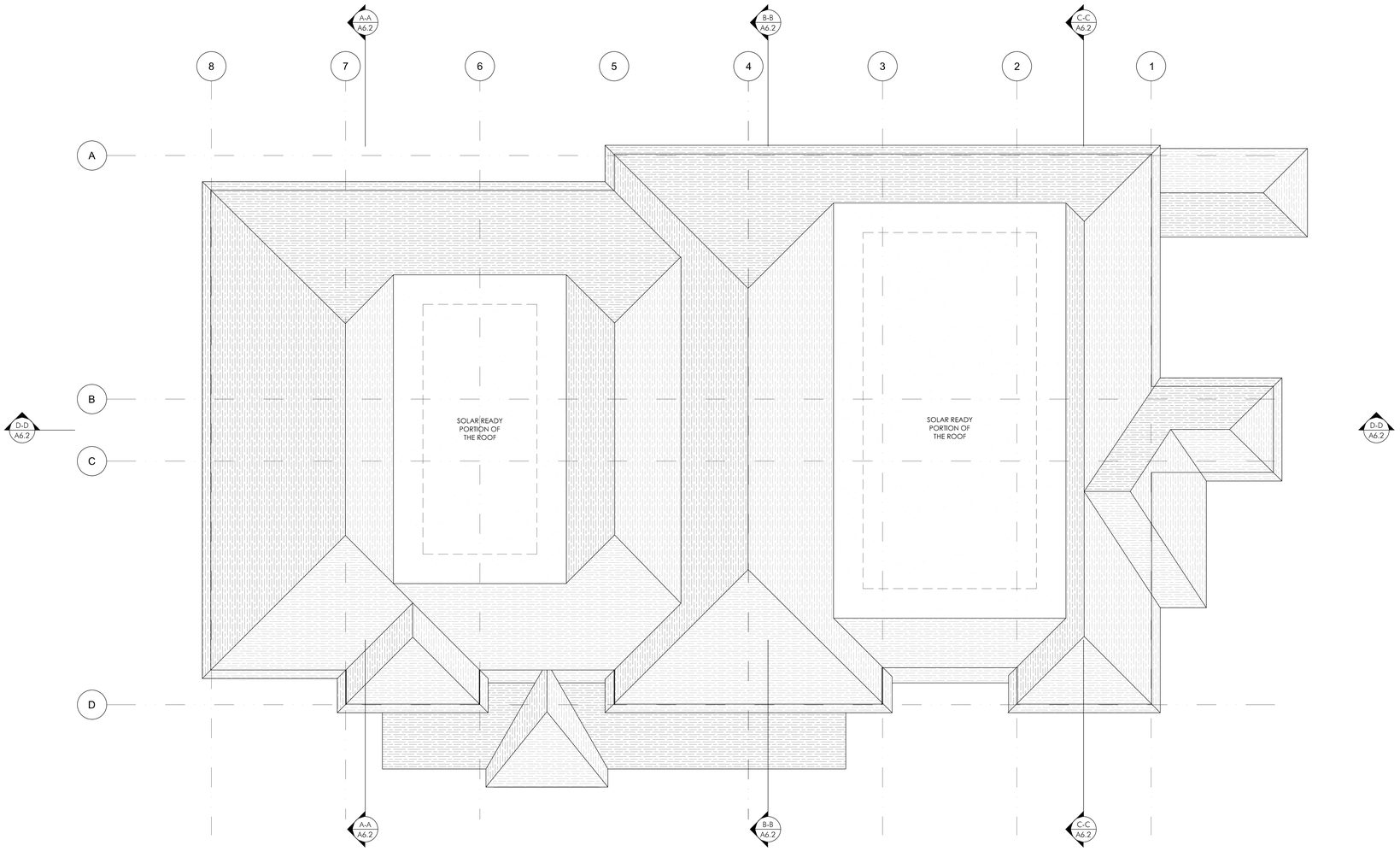
UPPER LEVEL
FLOOR PLAN

Project Number	2023.087
Drawing Scale	3/16"=1'-0"
Drawn By	CAD
Checked By	GMc
Date Issued	06/27/24

A1.2



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

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Revisions HDC RE-SUBMISSION

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ROOF PLAN

Project Number
2023.087

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

Drawn By
GMc

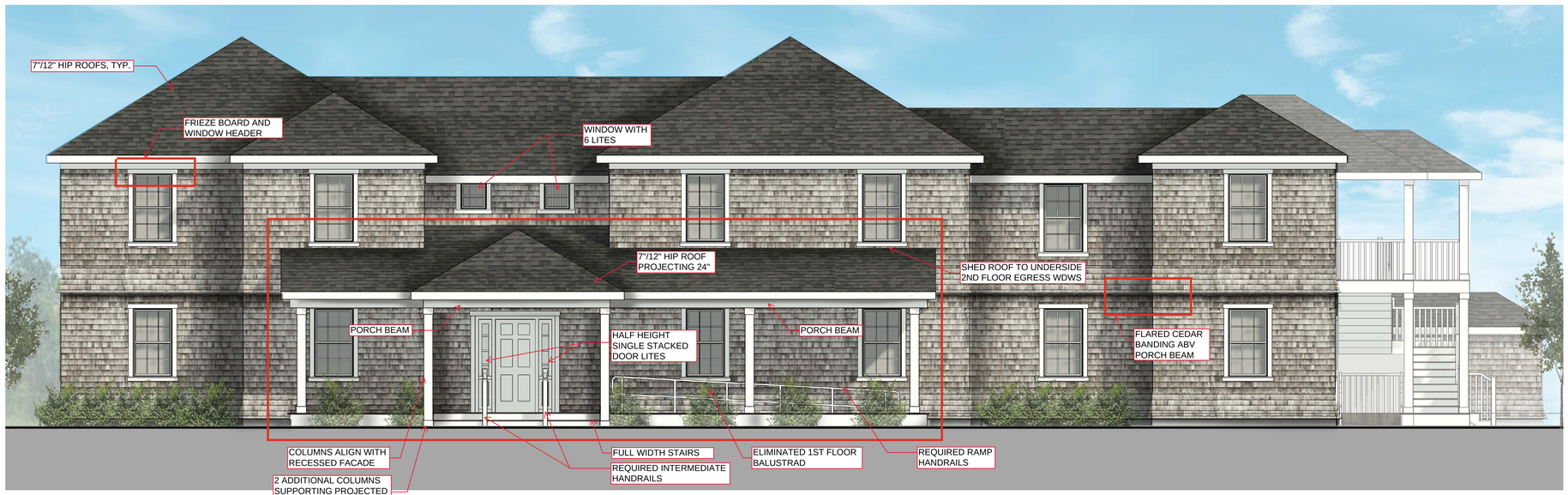
Checked By
GMc

Date Issued
06/27/24

A2.1



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



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

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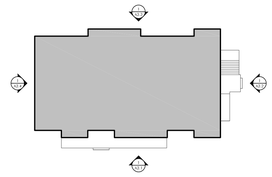


Revisions	HDC RE-SUBMISSION

NANTUCKET SEASONAL WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

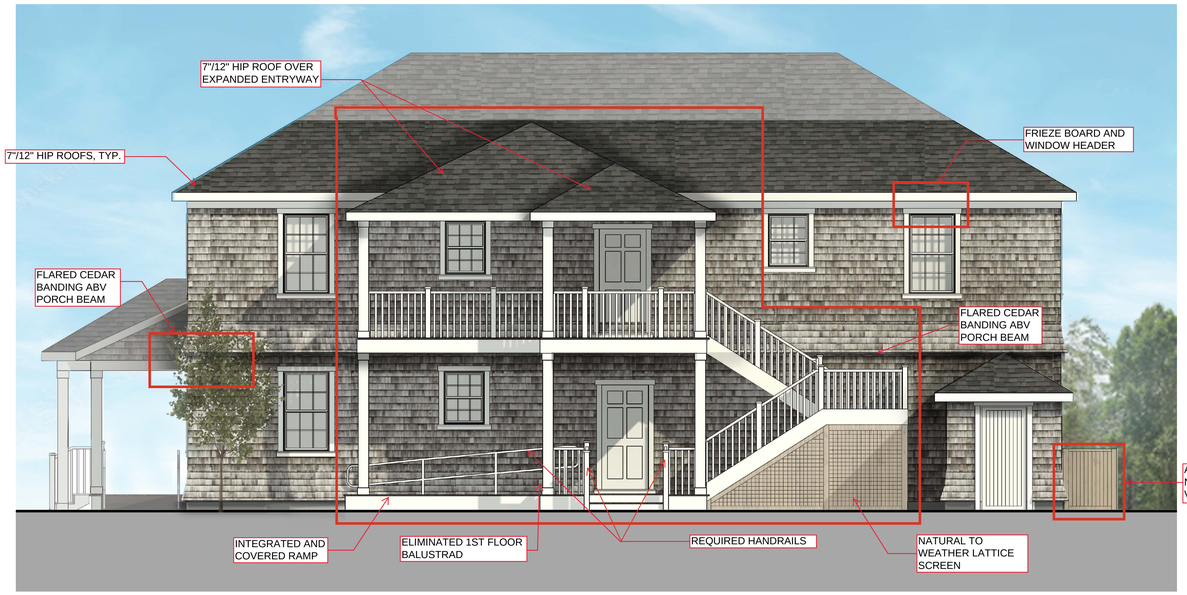
WEST ELEV.
WEST ELEV. - RENDERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/27/24

A3.1



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



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

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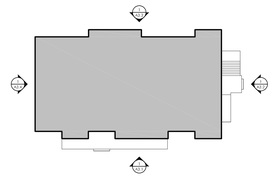


Revisions	HDC RE-SUBMISSION

NANTUCKET SEASONAL WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

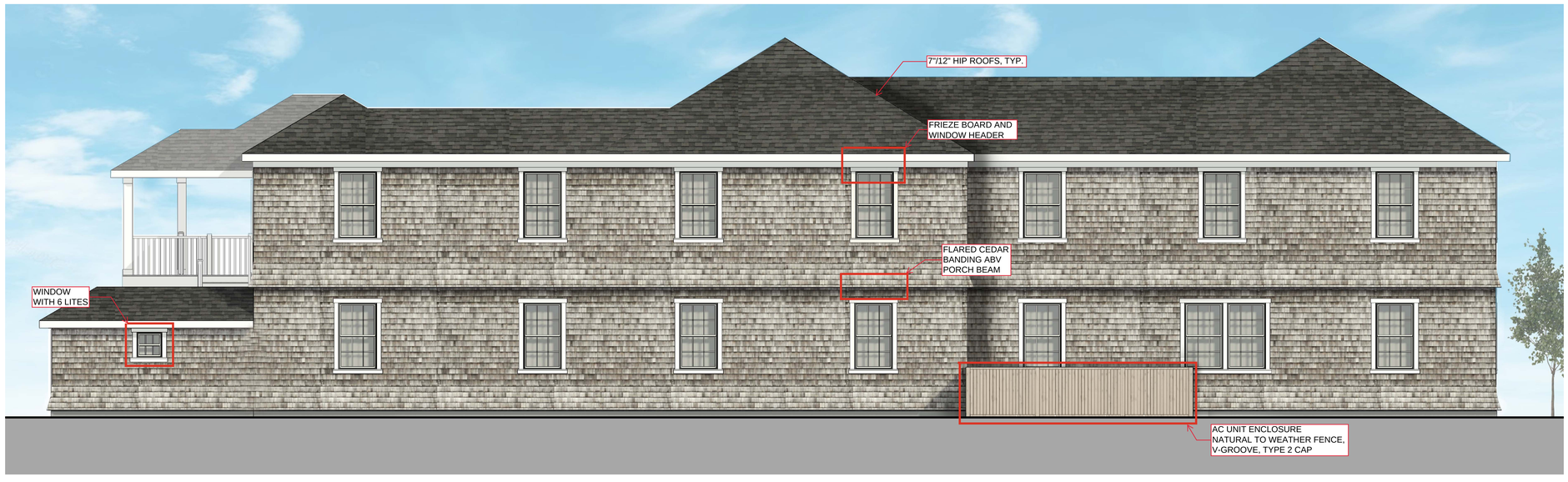
SOUTH ELEV.
SOUTH ELEV - REN.DERING

Project Number	2023.087
Drawing Scale	1/4"=1'-0"
Drawn By	GMc
Checked By	GMc
Date Issued	06/27/24

A3.2



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



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

LINCOLN
Architects LLC
8 Winchester Place, Suite 205A
Winchester Massachusetts 01890
T 781.721.7721
www.lincarc.com

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Consultants

Revisions HDC RE-SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

EAST ELEV.
EAST ELEV. - RENDERING

Project Number
2023.087
Drawing Scale
1/4"= 1'-0"
Drawn By
GMc
Checked By
GMc
Date Issued
06/27/24

A3.3



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



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

LINCOLN
Architects LLC
8 Winchester Place, Suite 205A
Winchester Massachusetts 01890
T 781.721.7721
www.lincarc.com

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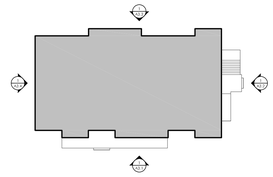
Consultants



Revisions HDC RE-SUBMISSION

NANTUCKET SEASONAL
WORKERS HOUSING
15 Waitt Drive
Nantucket, MA 02554

NORTH ELEV.
NORTH ELEV. - RENDERING

Project Number
2023.087
Drawing Scale
1/4"= 1'-0"
Drawn By
GMc
Checked By
GMc
Date Issued
06/27/24

A3.4

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

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

BUILDING A

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 7/11/2024 18-26 SPARKS AVENUE
	Address & HDC Case Number (ie HDC2020-05-0265): 2023-08 8888
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
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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is 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 231.1-231.2

TAX MAP N°: 55 PARCEL N° 307-308-309-310

Street & Number of Proposed Work: 18-26 SPARKS AVENUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: 218 WILLARD ST - SUITE 301
QUINCY, MA 02169

Contact Phone #: 617-823-2238 E-mail: CHRIS@SMLLC.COM

AGENT INFORMATION (if applicable)

Name: GEORGE BERG / LINDA WILLIAMS

Mailing Address: RAYMOND DESIGN ASSOC. INC.
60 LEDGEWOOD PLACE, ROCKLAND, MA

Contact Phone #: 781-901-0602 E-mail: GBERG@02370RDA-DESIGN.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 _____

Size of Structure or Addition: Length: 110 Sq. Footage 1st floor: 5,520SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 52'6" Sq. footage 2nd floor: 5,320SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 3,992 SF

Difference between existing grade and proposed finish grade: North 0'-5" South 0'-5" East 0'-3" West 2.0'

Height of ridge above final finish grade: North 36' South 33'10" East 36'/33'10" West 33'10"/33'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW MIXED USE COMMERCIAL-RESIDENTIAL BUILDING

Is there an HDC survey form for 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 9 /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 _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): ALUMINUM

Sidewall: ☒ White cedar shingles 5" EXP. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☒ Other PAINTED TRIM DETAILS W/ MOD INSETS AND SCORE MOLDING

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

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

C. Dimensions: Fascia 1x8 Rake 1x8/1x6 Soffit (Overhang) 6" Corner boards 1x6 Frieze 1x8

Window Casing 4/4x5/1x4 JAMBS Door Frame 5/4x5/1x5 JAMBS Columns/Posts: Round _____ Square 10" PAINTED WOOD PILASTERS

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____ 2/2

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 / WOODPICTURE WINDOWS FSL

Doors* (type and material): ☐ TDL ☒ SDL Front ~~CUSTOM~~ COMPOSITE ~~ELITE~~ PLT CUSTOM DOOR Rear 9LT MARVIN ELEVATE Side REAR/9LT SIDE

Garage Door(s): Type _____ Material _____ 6PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls 6PANEL

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GEORGETOWN GRAY

Trim PLATINUM GRAY Sash PLATINUM GRAY Doors _____

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 1/10/2024 Signature of owner of record _____ Signed under penalties of perjury

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

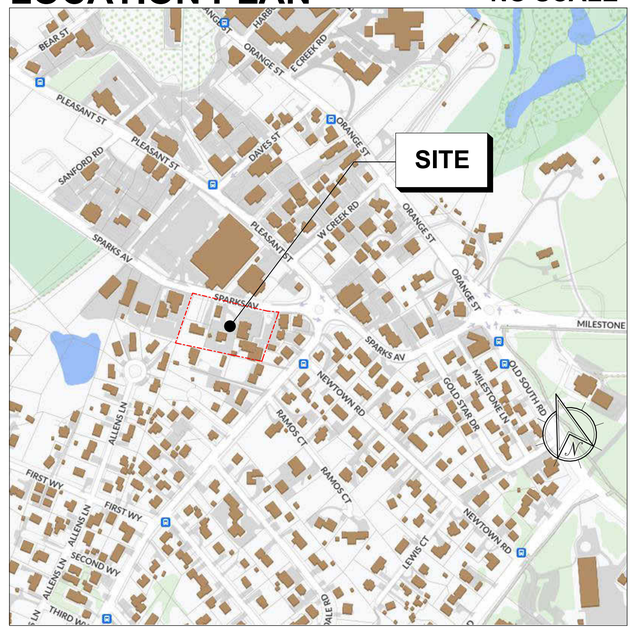
July 11, 2024

Building A

DRAWING LIST		
HDC Submittal	Building "A"	Date: July 11th, 2024
A000	Cover Sheet	
L1-A	Planting Plan - Building A	
A001	Streetscape Elevations	
A002	Streetscale Rendering	
A003	Rendering	
A004	Rendering	
A101	Proposed First Floor Plan	
A102	Proposed Second Floor Plan	
A103	Proposed Third Floor Plan	
A104	Proposed Roof Plan	
A105	Building Cross Section	
A301	Building Elevations	
A302	Building Elevations	
A400	Window & Door Schedule	

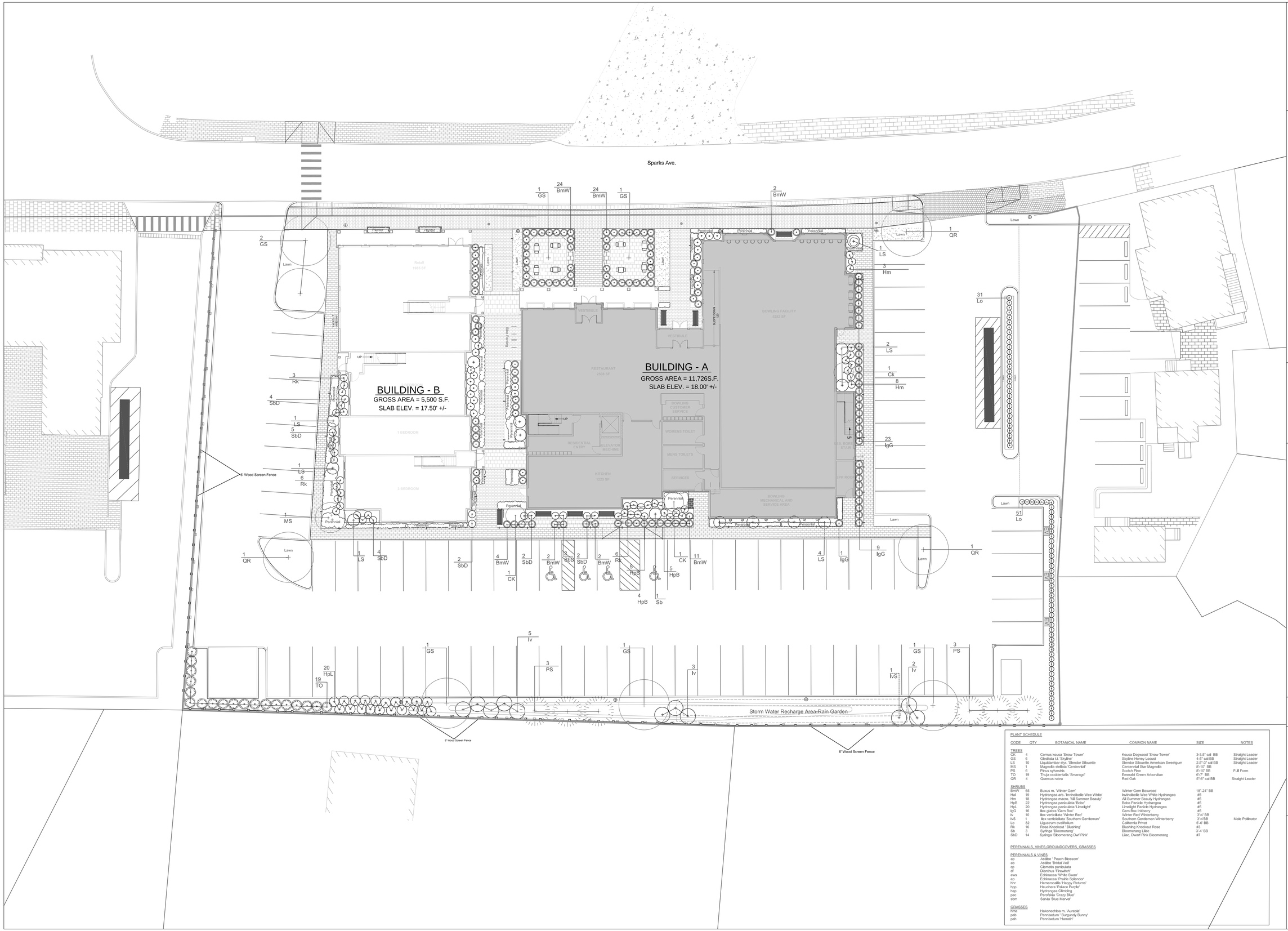


LOCATION PLAN NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

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



Michael Wasser Associates
Landscape Architects

17 Banks Road, Swampscott, MA 01709
tel: : 617.308.3494
email: : info@michaelwasser.com
michaelwasser.com

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN BUILDING - A
HDC Submittal

Project #:	Date: 02-21-2024
Drawn by:	Reviewed:
Scale: 1'/16"=1'	

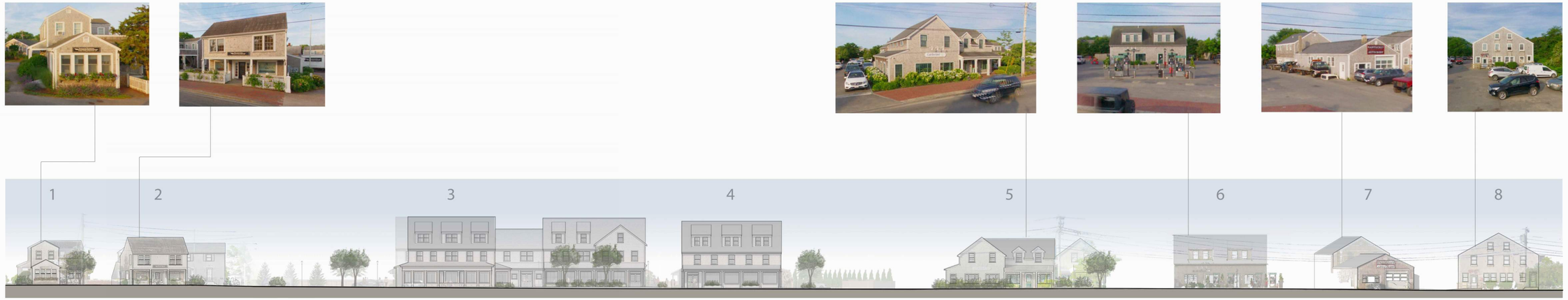
Revisions:
JULY 11, 2024 for BUILDING -A

PLANT SCHEDULE

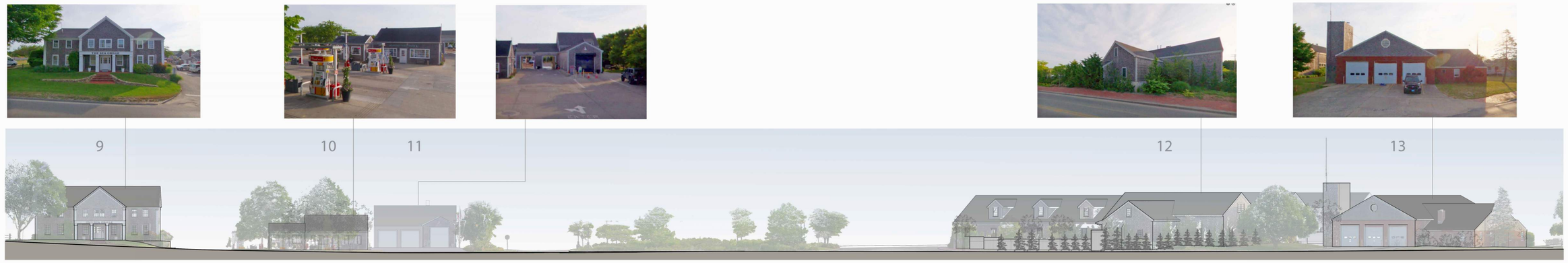
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
GS	6	Gleditsia t.i. 'Skyline'	Skyline Honey Locust	4-5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silhouette	Slendor Silhouette American Sweetgum	2.5"-3" cal BB	Straight Leader
MS	1	Magnolia stellata 'Centennial'	Centennial Star Magnolia	8'-10' BB	
PS	6	Pinus sylvestris	Scotch Pine	8'-10' BB	Full Form
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' BB	
QR	4	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader
SHRUBS					
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
Hall	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	20	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	10	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	
PERENNIALS, VINES,GROUNDCOVERS, GRASSES					
PERENNIALS & VINES					
ap		Astilbe ' Peach Blossom'			
ab		Astilbe 'Bridal Veil'			
cp		Clematis paniculata			
df		Dianthus 'Firewitch'			
ews		Echinacea 'White Swan'			
ep		Echinacea 'Prairie Splendor'			
hhr		Hemerocallis 'Happy Returns'			
hpp		Heuchera 'Palace Purple'			
hap		Hydrangea Climbing			
pac		Perofskia 'Crazy Blue'			
sbm		Salvia 'Blue Marvel'			
GRASSES					
hma		Hakonechloa m. 'Aureola'			
pab		Pennisetum ' Burgundy Bunny'			
pah		Pennisetum 'Hamelin'			

L1-A

© Michael Wasser Associates



1 Street Scape Elevation Looking South
3/64" = 1'-0"

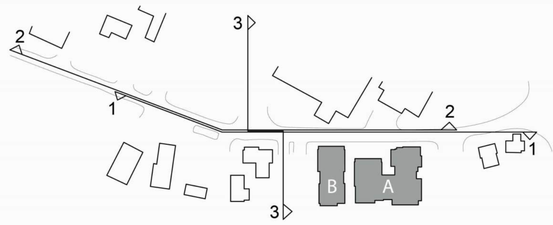


2 Street Scape Elevation Looking North
3/64" = 1'-0"



3 Street Section Looking East
3/64" = 1'-0"





RIDGE HEIGHT KEY

1. House Fitters - 23′-6″
2. House Fitters - 25′-6″
3. New Building A - 37′-6″
4. New Building B - 36′
5. Cumberland - 27′-6″
6. On Island Gas - 29′
7. Nan. Auto Body - 18′-7″ / 28′
8. Nan. Auto Body - 30′-4″
9. The Sea Grille - 30′
10. Nan. Tackle - 19′-6″
11. Car Wash - 23′
12. Stop & Shop - 27′ / 29′-6″
13. Fire Station - 28′-3″
    F.S. Tower - 35′

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE ELEVATIONS

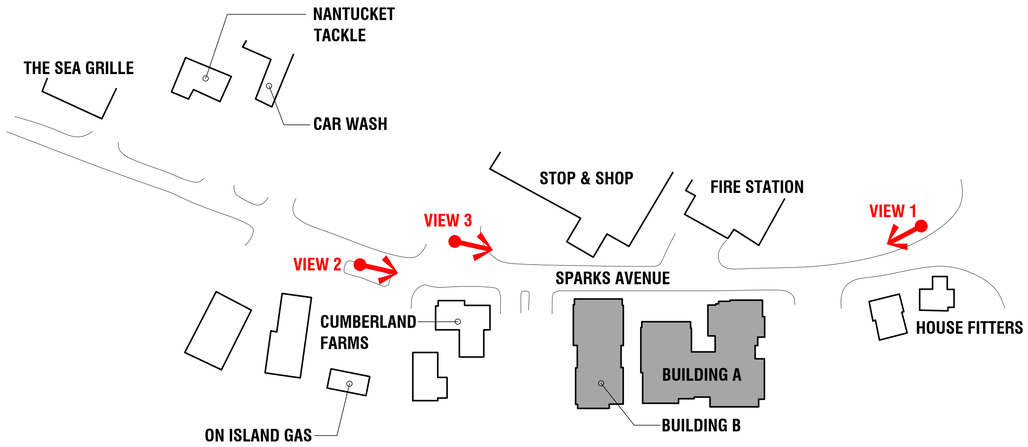
0 2 4 8 16 32

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RAYMOND DESIGN
ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July 11th, 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

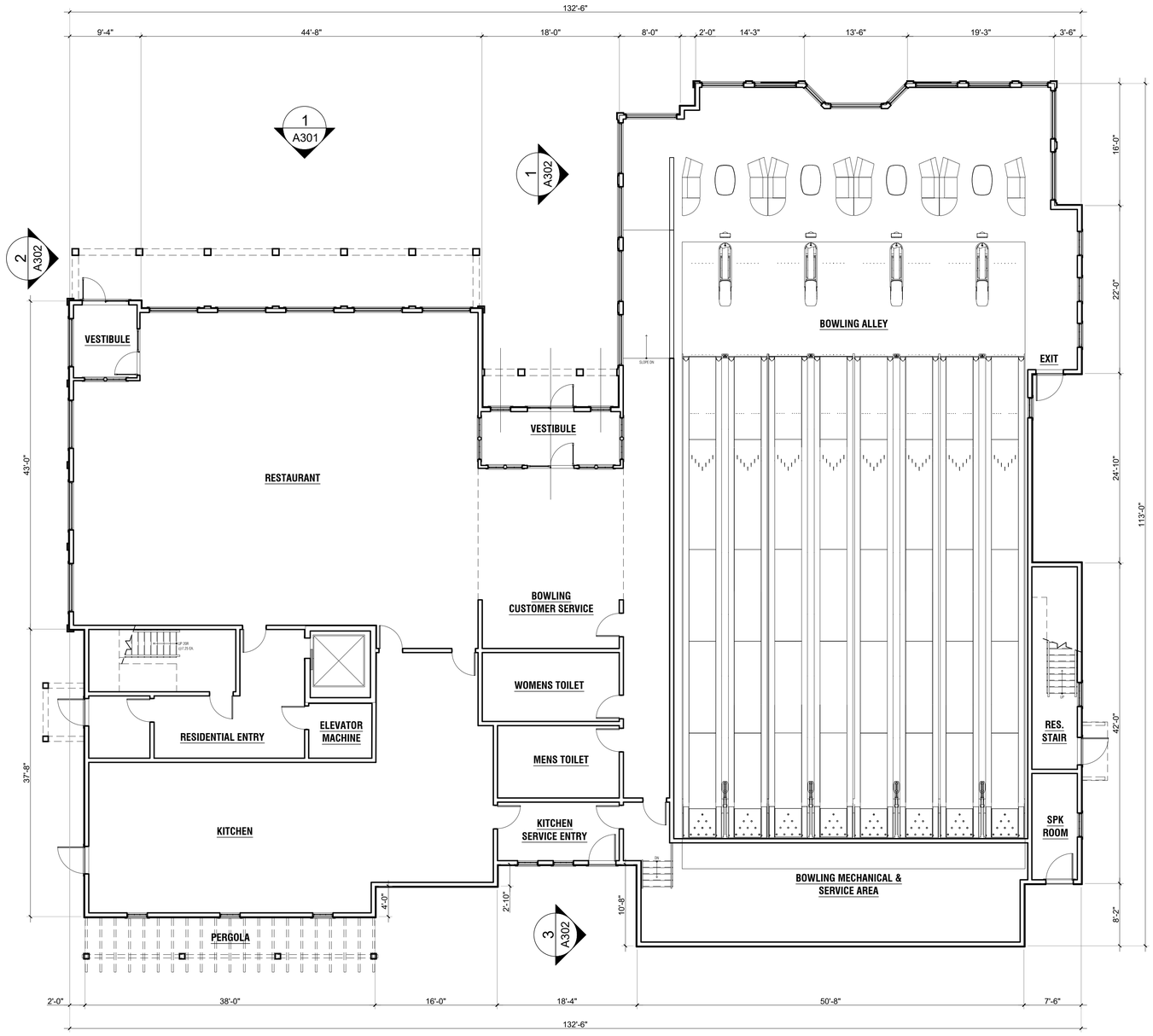
RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

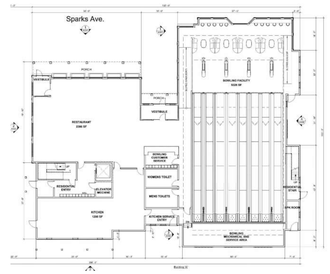
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July 11th, 2024

A004



1 Proposed First Floor Plan - Building A
1/8" = 1'-0"



Proposed First Floor Plan - Building A - Previously Submitted
NOT TO SCALE:

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

FLOOR PLAN 'BUILDING A' - Proposed

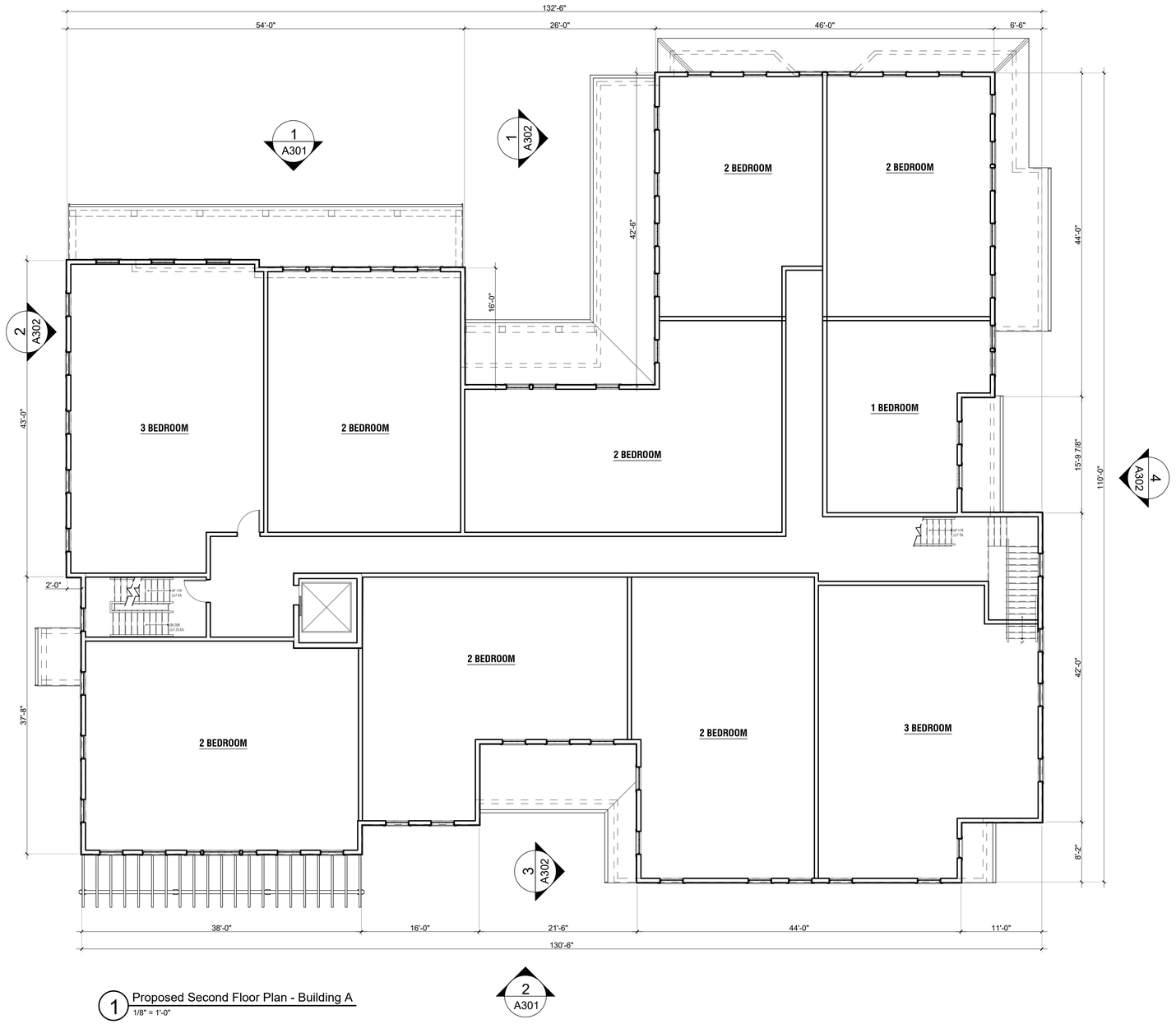
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

1 3 8
0 2 4 16

DATE: July 11th, 2024

A101



1 Proposed Second Floor Plan - Building A
1/8" = 1'-0"



Proposed Second Floor Plan - Building A
- Previously Submitted
NOT TO SCALE:

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

FLOOR PLAN 'BUILDING A' - Proposed

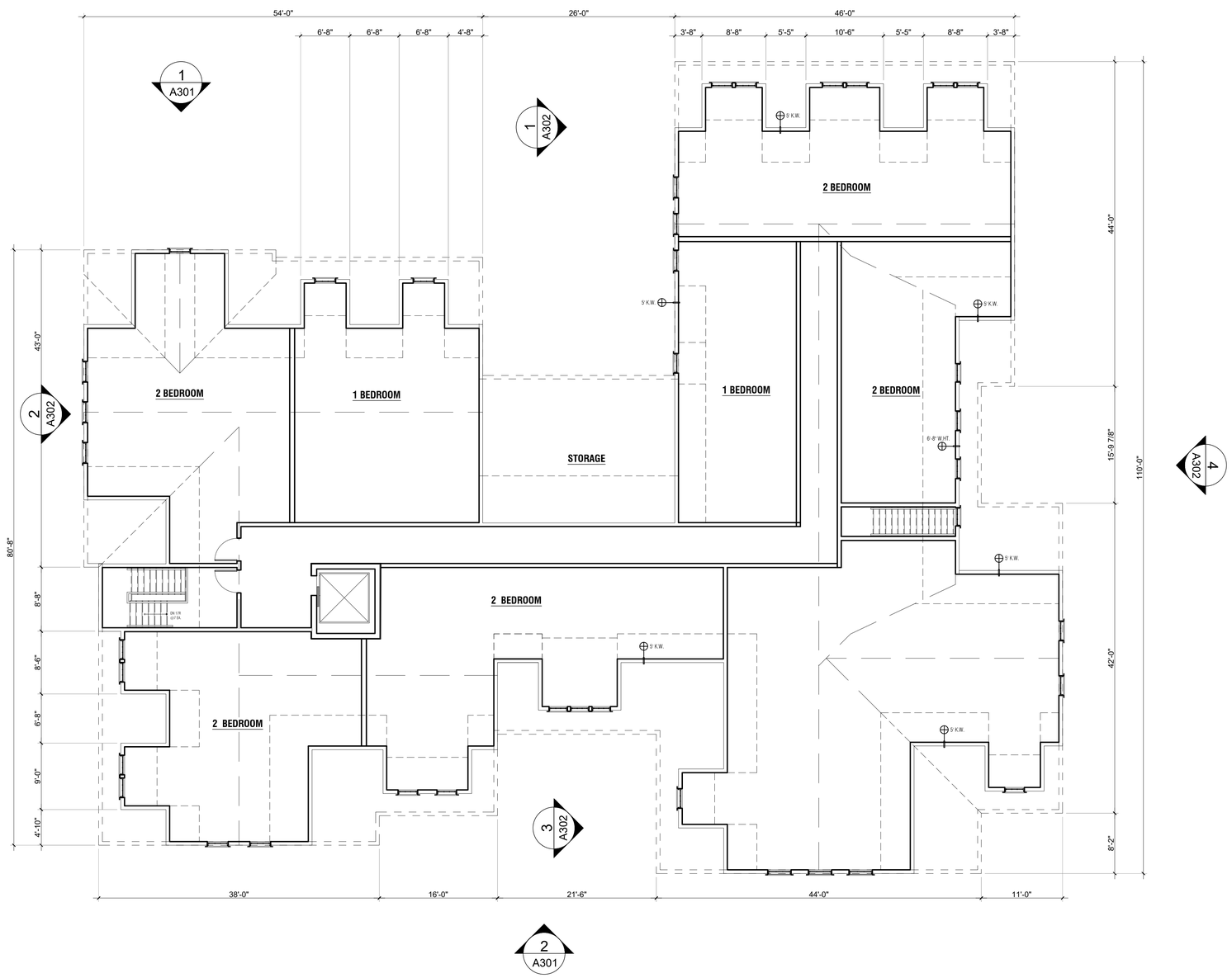
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

0 2 4 8 16

DATE: July 11th, 2024

A102



1 Proposed Third Floor Plan - Building A
1/8" = 1'-0"



Proposed Third Floor Plan - Building A - Previously Submitted
NOT TO SCALE:

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

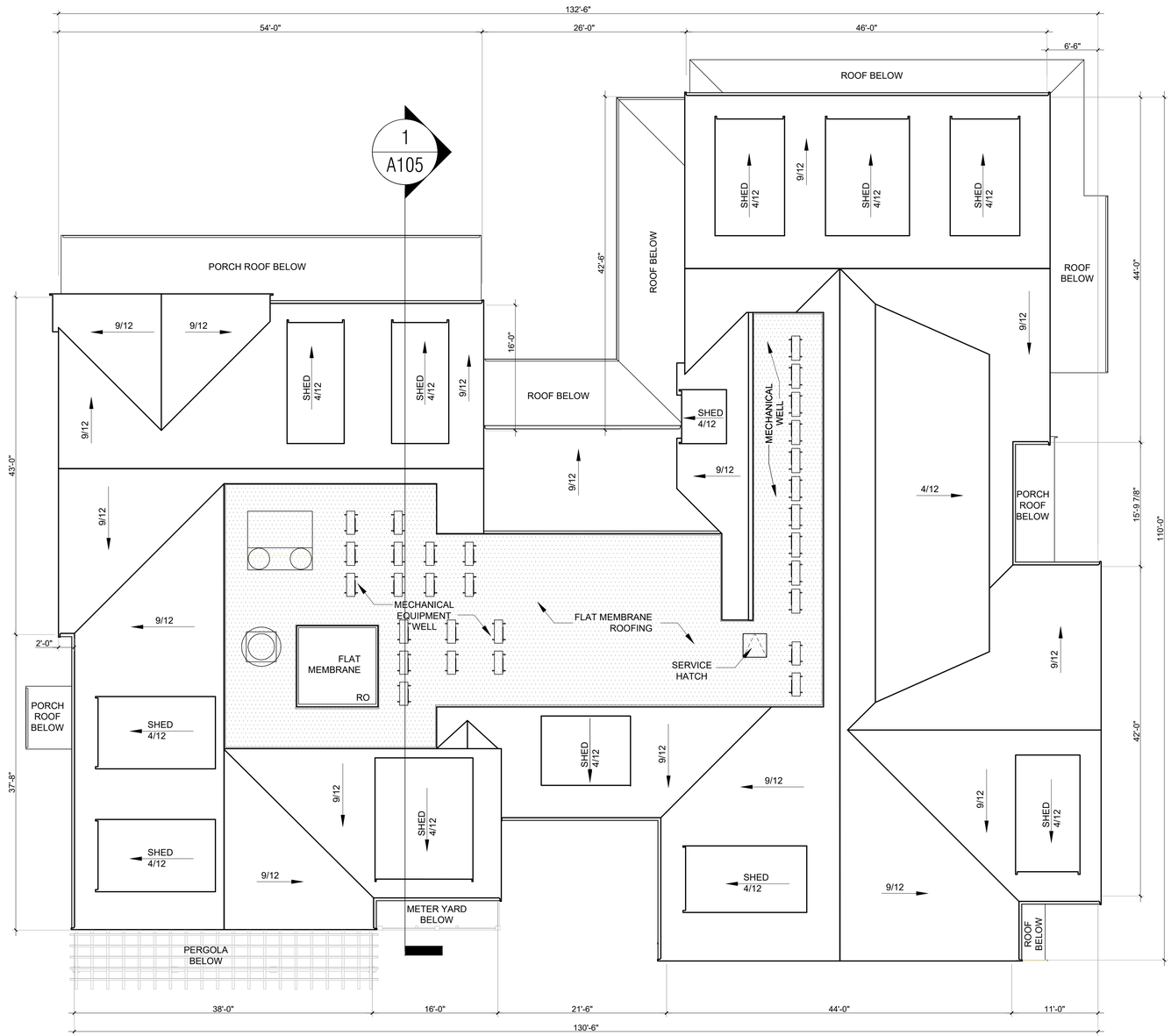
FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

1 1 3 8
0 2 4 16

DATE: July 11th, 2024

A103

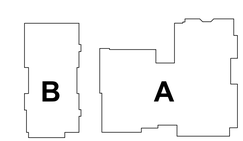


1 Proposed Roof Plan - Building "A"
1/8" = 1'-0"

0 2 4 8 16

ROOFING NOTES:

1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 6/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

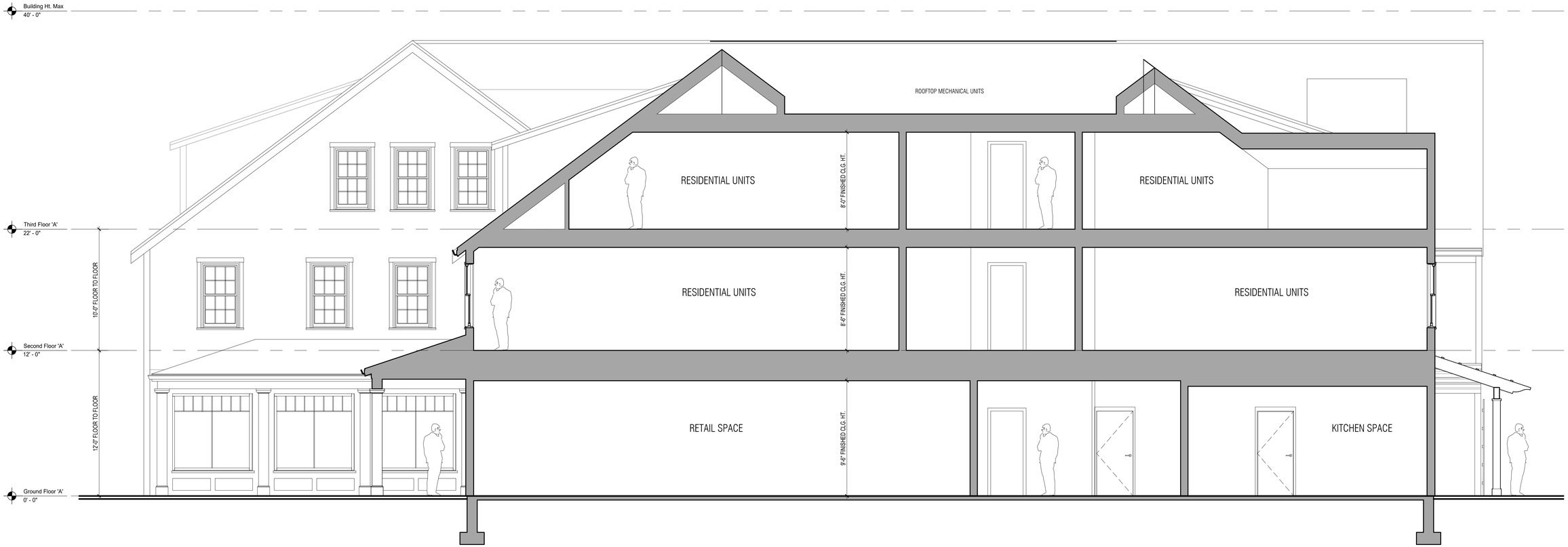
ROOF PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT

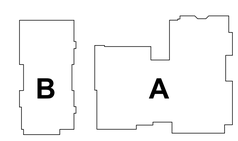
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A104



1 Cross Section - Building B - Proposed
1/4" = 1'-0"
0 2 4 8



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

CROSS SECTION - BUILDING 'A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A105



Proposed North Elevation - Sparks Ave. - Previously Submitted

NOT TO SCALE:



1 Proposed North Elevation - Sparks Ave.

1/8" = 1'-0"



Proposed South Elevation - Rear - Previously Submitted

NOT TO SCALE:



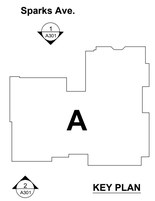
2 Proposed South Elevation - Rear

1/8" = 1'-0"

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".

Sparks Ave.



KEY PLAN

Rear

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A301



Proposed West Elevations - Previously Submitted

NOT TO SCALE:

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



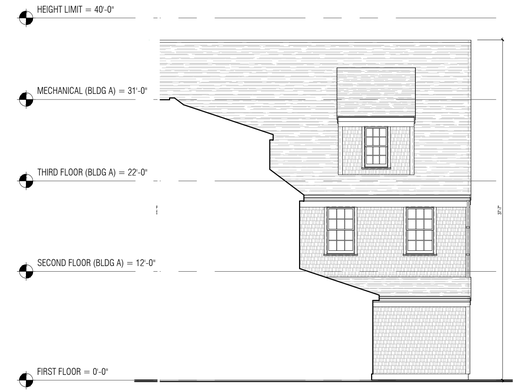
1 Proposed Partial West Elevation - Sparks Ave.

1/8" = 1'-0"



2 Proposed West Elevation - Path

1/8" = 1'-0"



3 Proposed Partial West Elevation - Rear

1/8" = 1'-0"



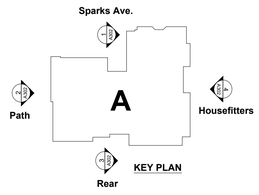
Proposed East Elevation - Housefitters - Previously Submitted

NOT TO SCALE:



4 Proposed East Elevation - Housefitters

1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RDA

EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

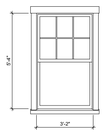
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

0 1 2 3 4 8 16

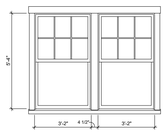
DATE: July 11th, 2024

A302



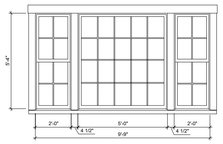
A

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



A2

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



A3

TYPE: (2) 6 / 6, (1) PICTURE
FINISH: PAINTED WOOD "COBBLESTONE"
ACTION: DOUBLE HUNG (SDL), FIXED, DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



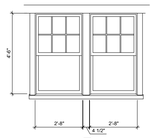
B

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



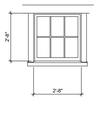
C

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



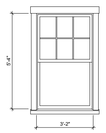
C2

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



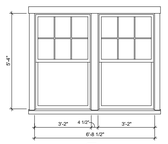
D

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



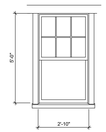
A

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



A2

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



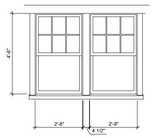
B

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



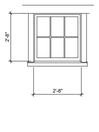
C

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



C2

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

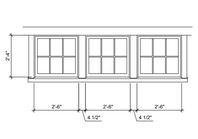


D

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

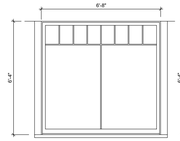
WINDOW SCHEDULE: BUILDING A

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



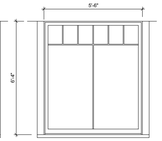
D3

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



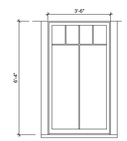
E

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



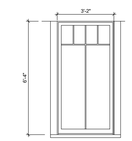
E1

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



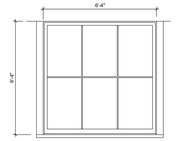
E2

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



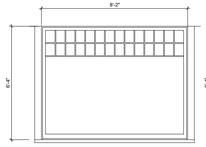
E3

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



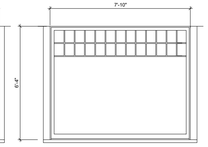
F

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



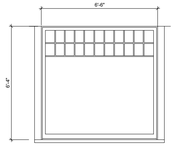
G

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



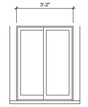
G1

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



G2

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

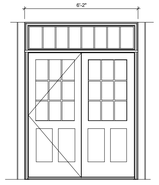


H

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

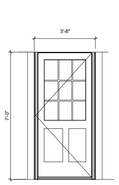
WINDOW SCHEDULE: BUILDING B

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



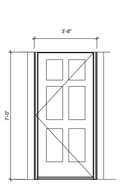
1

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



2

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



3

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

EXTERIOR DOOR SCHEDULE: BUILDING A & B

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

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

WINDOW AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July 11th, 2024

A400

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION 231.1 - 231.2

TAX MAP N°: 55 PARCEL N°. 307-308-309-310

Street & Number of Proposed Work: 18-26 SPARKS AVENUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: 218 WILLARD ST- SUITE 301 QUINCY, MA 02169

Contact Phone #: 617-823-2838 E-mail: CHRIS@SMLLC.COM

AGENT INFORMATION (if applicable)

Name: GEORGE BERG / LINDA WILLIAMS

Mailing Address: RAYMOND DESIGN ASSOC. INC. 60 LEDGE WOOD PLACE, ROCKLAND MA 02370

Contact Phone #: 781-961-0606 E-mail: GBERG@RAYDESIGN.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 132' Sq. Footage 1st floor: 11,726 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 113' Sq. footage 2nd floor: 10,756 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 8,440 SF

Difference between existing grade and proposed finish grade: North 0'-5" South 0'-5" East 0'-4" West 0'-1"

Height of ridge above final finish grade: North 37'6"/36'8" South 35'4"/37'8" East 37'8" West 36'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW MIXED USE - COMMERCIAL + RESIDENTIAL STRUCTURE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 4/12 Other _____

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): ALUMINUM

Sidewall: ☒ White cedar shingles 5" EXP ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☒ Other PAINTED TRIM DETAILS W/ MOD INSETS AND SCOTIA MOLDING

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

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

C. Dimensions: Fascia 1X8 Rake 1X8/1X6 Soffit (Overhang) 6" Corner boards 1X6 Frieze 1X8

Window Casing 5/4 X5/1X4 Door Frame 5/4 X5/1X5 Columns/Posts: Round ____ Square 10" PAINTED WOOD/PILASTERS

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 W/ & PICTURE WINDOWS

Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM DOORS Rear ANDERSEN ELEVATE Side _____

Garage Door(s): Type COMPOSITE Material 9 LT/CLAD Roof-CLAD (WOOD + SDL)

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof GEORGETOWN GRAY

Trim COBBLE STONE Sash COBBLESTONE Doors ESSEX GREEN

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 7/10/2024 Signature of owner of record _____ Signed under penalties of perjury

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

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

BUILDING B

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 18 26 ~~Fairgrounds~~ Avenue
	Address & HDC Case Number (ie HDC2020-05-0265): NEEDS ITS OWN #
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

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

July 11, 2024

Building B

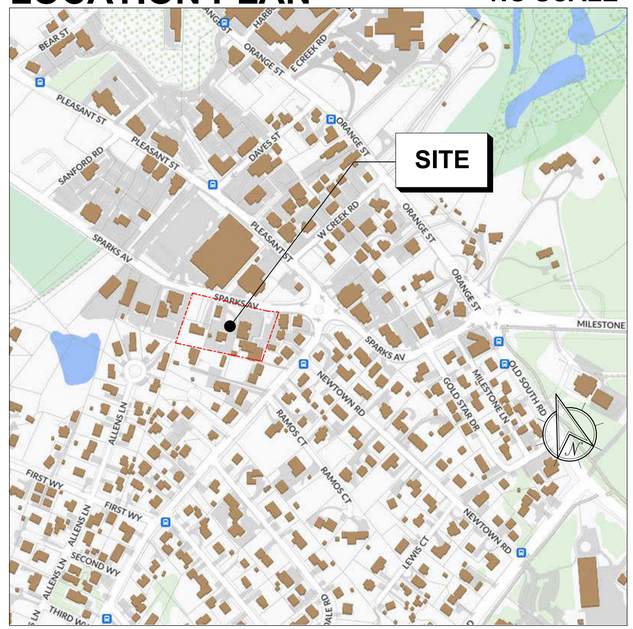
DRAWING LIST	
HDC Submittal	Building - "B"
A000	Cover Sheet
L1-B	Planting Plan
A001	Streetscape Elevations
A002	Streetscape Renderings - Proposed
A003	Renderings - Proposed
A004	Renderings - Proposed
A101	Floor Plans - Building B - Proposed
A102	Roof Plan - Building "B" - Proposed
A301	Exterior Elevations - Building "B" - Proposed
A400	Window and Door Schedule

Date : July 11th, 2024



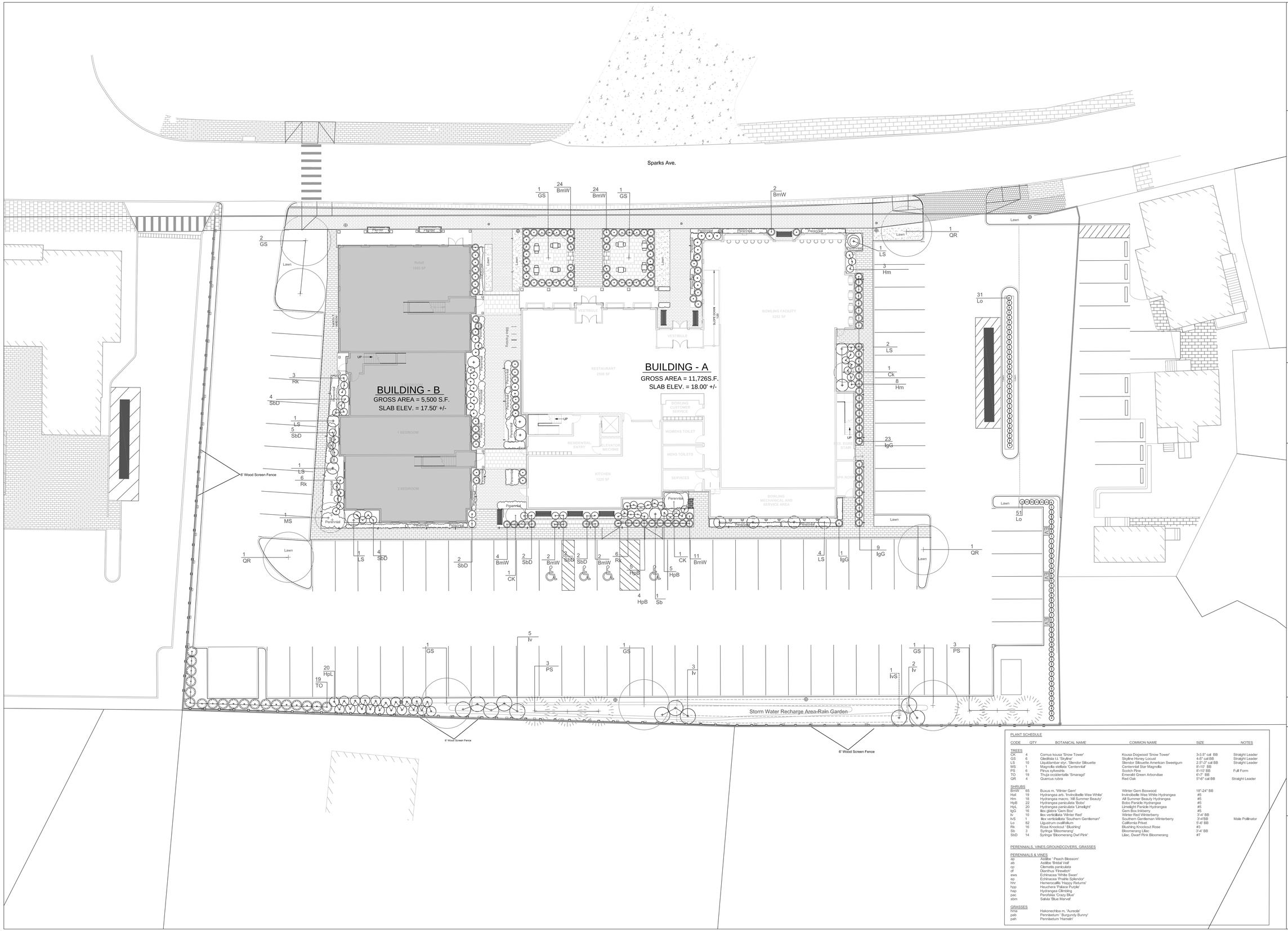
LOCATION PLAN

NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

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



Michael Wasser Associates
Landscape Architects

17 Banks Road, Swampscott, MA 01709
tel: : 617.308.3494
email: : info@michaelwasser.com
michaelwasser.com

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN
HDC Submittal

BUILDING - B

Project #:	Date: 02-21-2024
Drawn by:	Reviewed:
Scale: 1'/16"=1'	

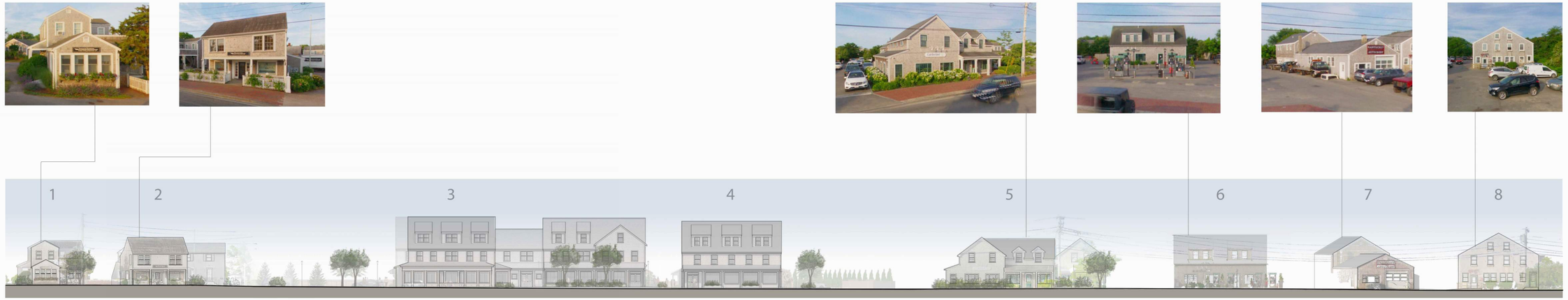
Revisions:
JULY 11, 2024 for BUILDING - B

L1-B

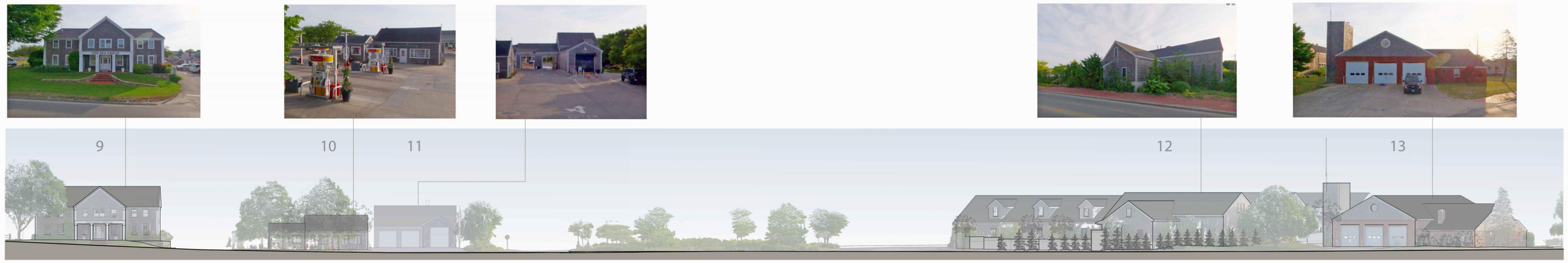
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
GS	6	Gleditsia t.i. 'Skyline'	Skyline Honey Locust	4-5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silhouette	Slendor Silhouette American Sweetgum	2.5"-3" cal BB	Straight Leader
MS	1	Magnolia stellata 'Centennial'	Centennial Star Magnolia	8'-10' BB	
PS	6	Pinus sylvestris	Scotch Pine	8'-10' BB	Full Form
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' BB	
QR	4	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader
SHRUBS					
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
Hall	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	20	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	10	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman"	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	
PERENNIALS, VINES,GROUNDCOVERS, GRASSES					
PERENNIALS & VINES					
ap		Astilbe ' Peach Blossom'			
ab		Astilbe 'Bridal Veil'			
cp		Clematis paniculata			
df		Dianthus 'Firewitch'			
ews		Echinacea 'White Swan'			
ep		Echinacea 'Prairie Splendor'			
hhr		Hemerocallis 'Happy Returns'			
hpp		Heuchera 'Palace Purple'			
hap		Hydrangea Climbing			
pac		Perofskia 'Crazy Blue'			
sbm		Salvia 'Blue Marvel'			
GRASSES					
hma		Hakonechloa m. 'Aureola'			
pab		Pennisetum ' Burgundy Bunny'			
pah		Pennisetum 'Hamelin'			

© Michael Wasser Associates



1 Street Scape Elevation Looking South
3/64" = 1'-0"

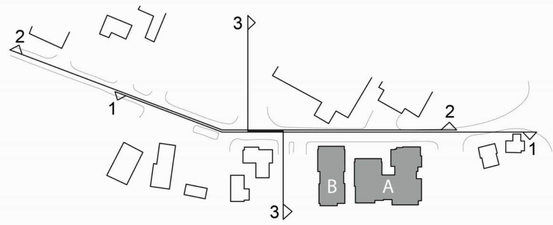


2 Street Scape Elevation Looking North
3/64" = 1'-0"



3 Street Section Looking East
3/64" = 1'-0"





RIDGE HEIGHT KEY

1. House Fitters - 23′-6″
2. House Fitters - 25′-6″
3. New Building A - 37′-6″
4. New Building B - 36′
5. Cumberland - 27′-6″
6. On Island Gas - 29′
7. Nan. Auto Body - 18′-7″ / 28′
8. Nan. Auto Body - 30′-4″
9. The Sea Grille - 30′
10. Nan. Tackle - 19′-6″
11. Car Wash - 23′
12. Stop & Shop - 27′ / 29′-6″
13. Fire Station - 28′-3″
    F.S. Tower - 35′

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE ELEVATIONS

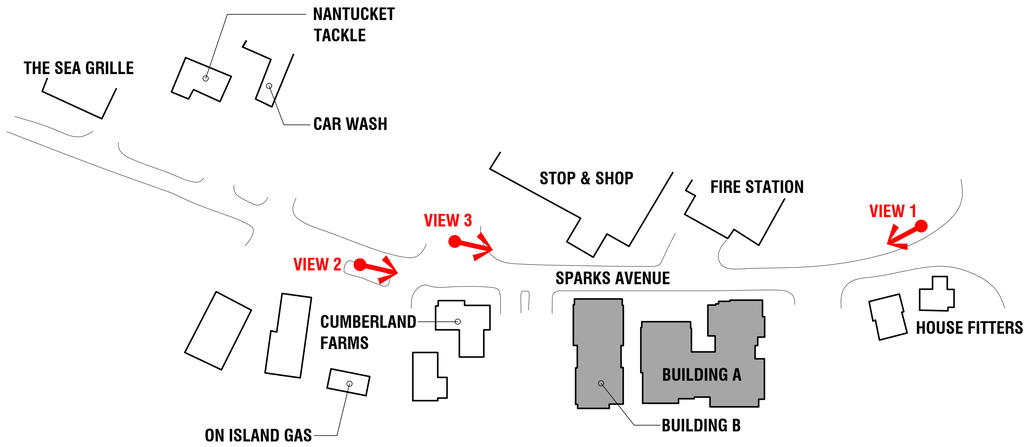
0 2 4 8 16 32

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RAYMOND DESIGN
ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July 11th, 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

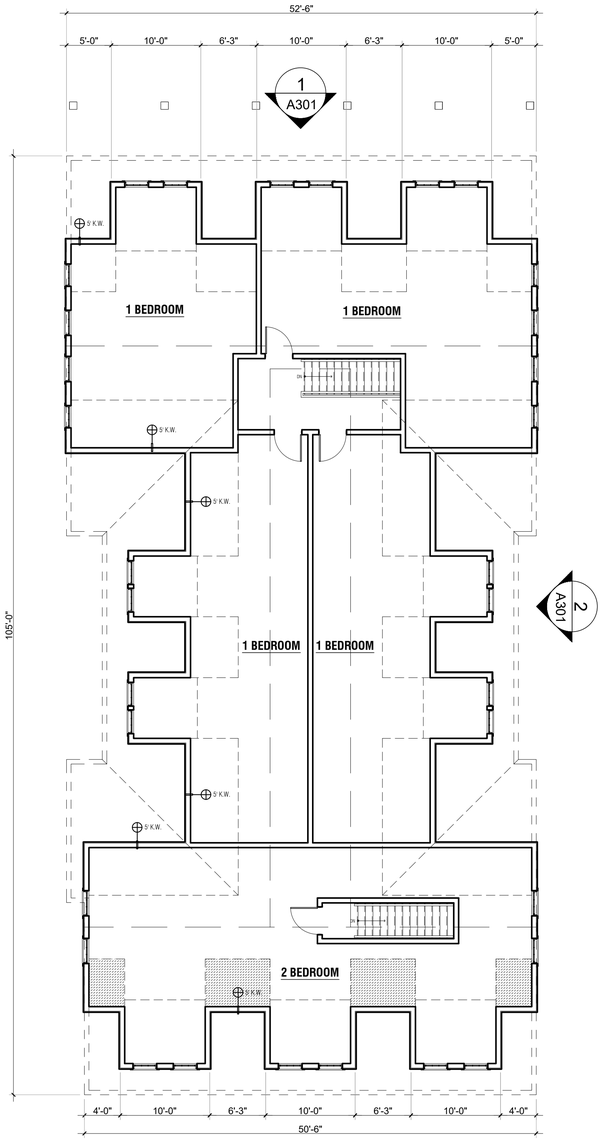
Date: July 11th, 2024

A004

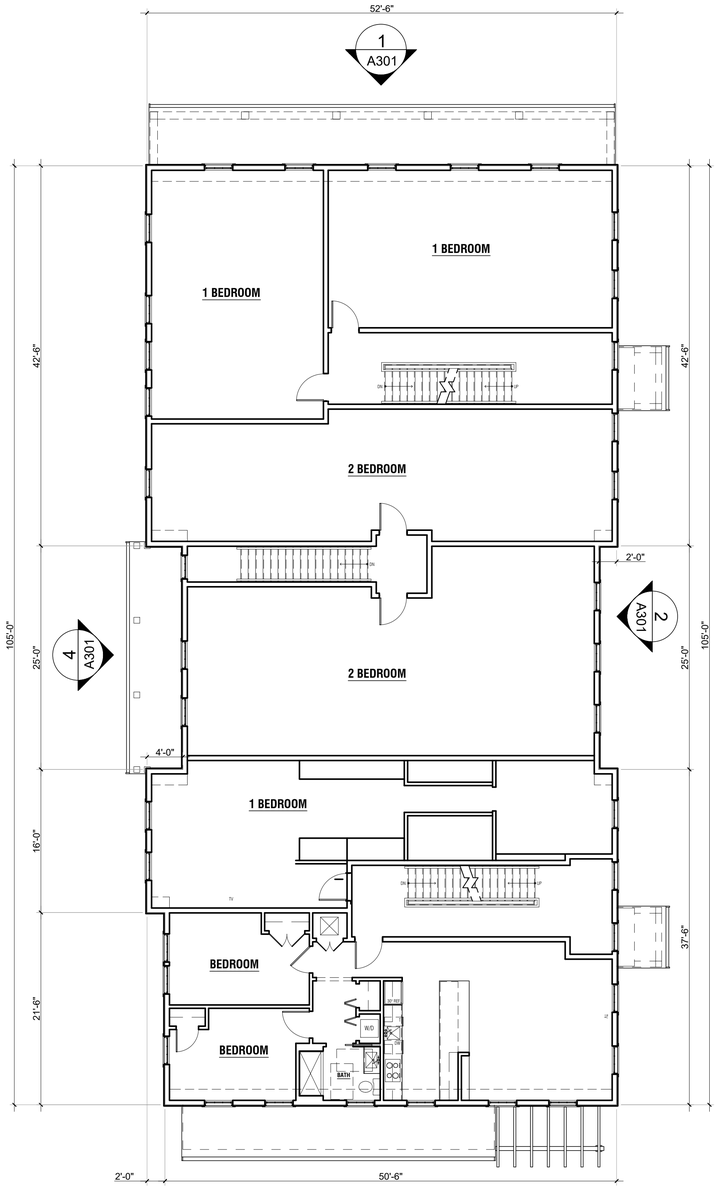
Proposed Floor Plans - Building B - Previously Submitted

NOT TO SCALE:

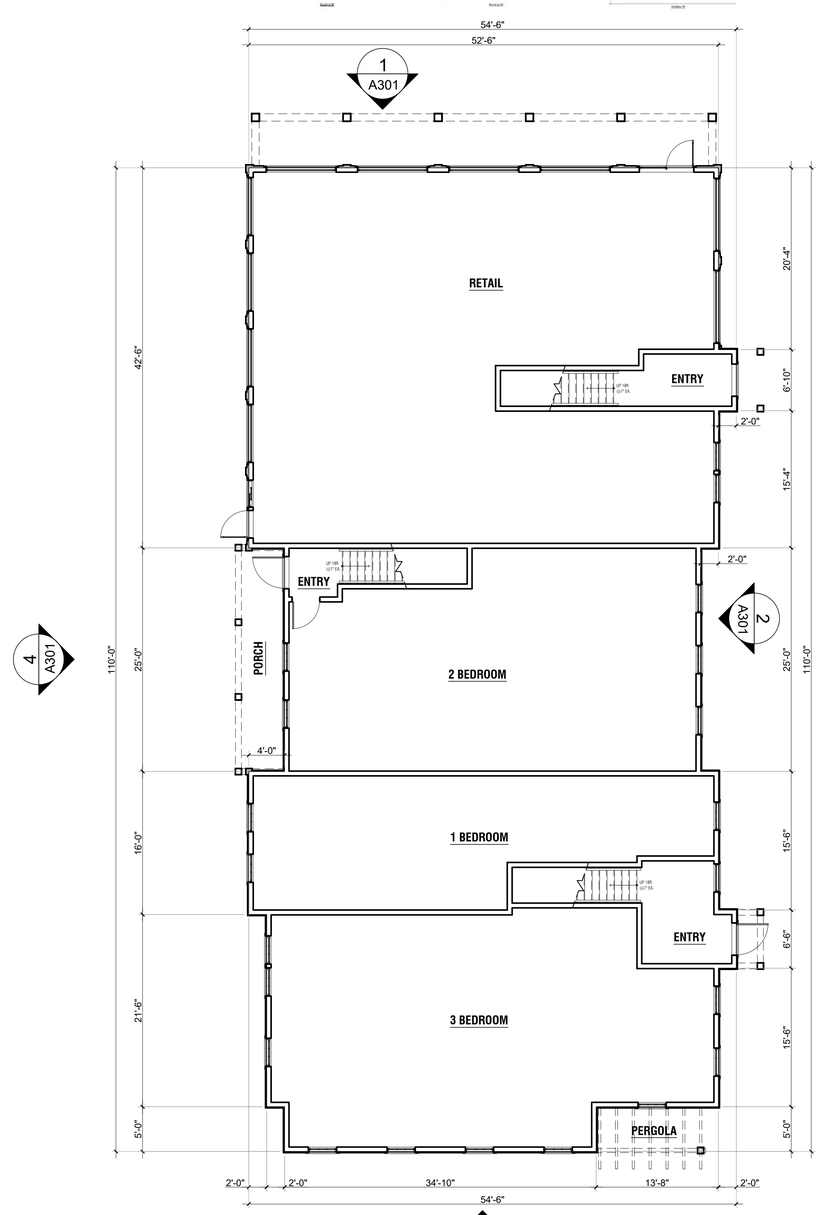




3 Proposed Third Floor Plan - Building B
1/8" = 1'-0"



2 Proposed Second Floor Plan - Building B
1/8" = 1'-0"



1 Proposed First Floor Plan - Building B
1/8" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

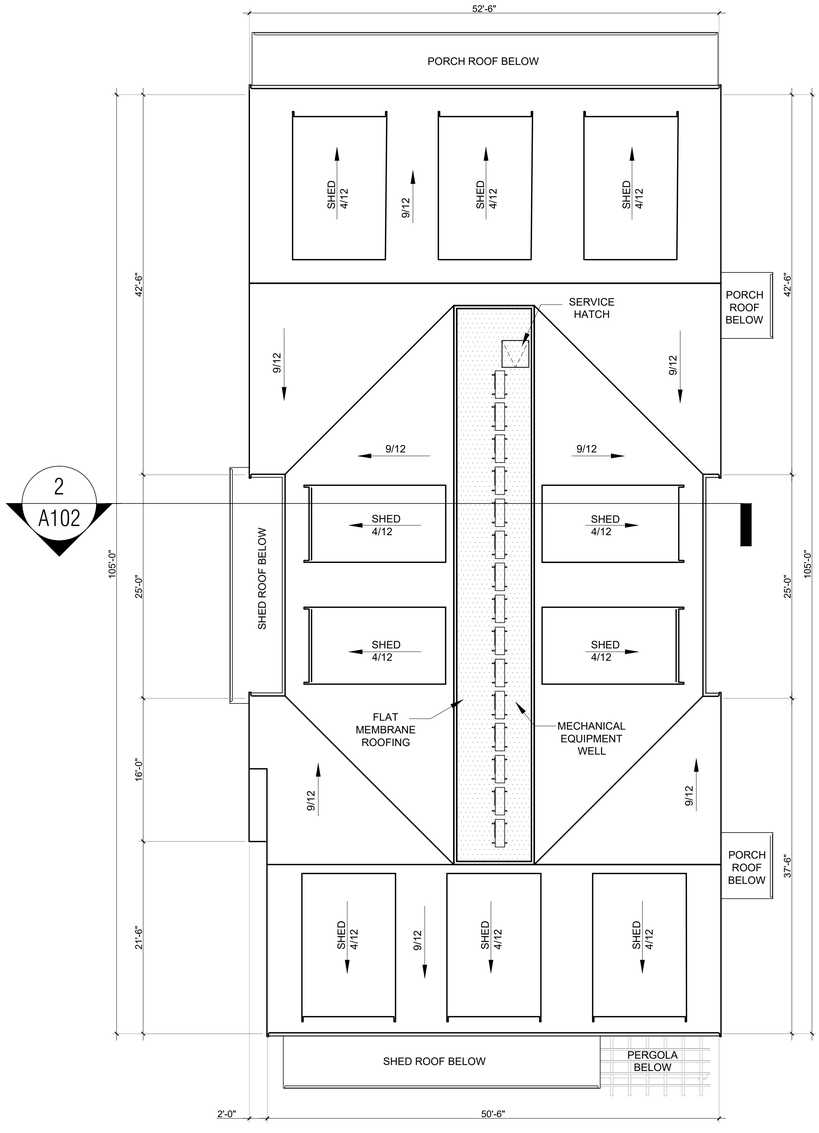
FLOOR PLANS 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT

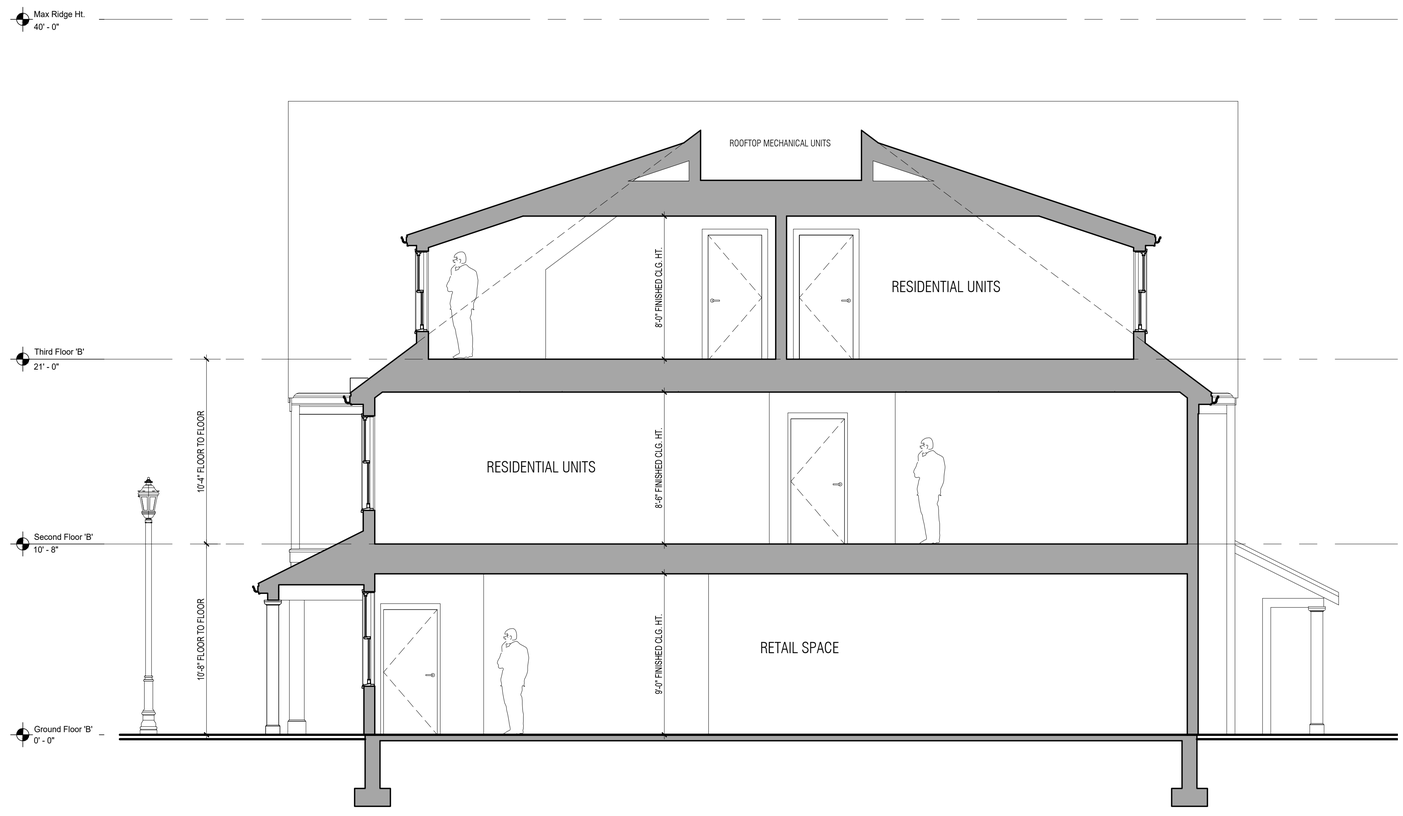
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A101



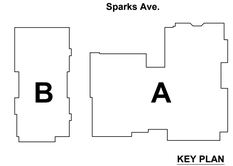
1 Roof Plan - Building B" - Proposed
1/8" = 1'-0"



2 Cross Section - Building B - Proposed
1/4" = 1'-0"

ROOFING NOTES:

1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 6/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

ROOF PLAN & CROSS SECTION 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 11th, 2024

A102



Proposed East Elevation - Path - Previously Submitted

NOT TO SCALE:



Proposed North Elevation - Sparks Ave. - Previously Submitted

NOT TO SCALE:

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "GEORGETOWN GRAY".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



2 Proposed East Elevation - Path

1/8" = 1'-0"



1 Proposed North Elevation - Sparks Ave.

1/8" = 1'-0"



Proposed West Elevation - Cumberland Farms - Previously Submitted

NOT TO SCALE:



Proposed South Elevation - Rear - Previously Submitted

NOT TO SCALE:



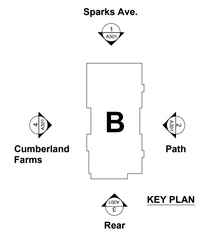
4 Proposed West Elevation - Cumberland Farms

1/8" = 1'-0"



3 Proposed South Elevation - Rear

1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RDA

EXTERIOR ELEVATIONS 'BUILDING B' - Proposed

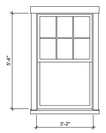
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

0 1 2 3 4 8 16

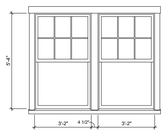
DATE: July 11th, 2024

A301



A

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



A2

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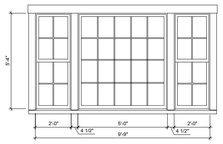
MFR: MARVIN "ULTIMATE SERIES"



A3

TYPE: (2) 6 / 6, (1) PICTURE
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ACTION: DOUBLE HUNG (SDL), FIXED, DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



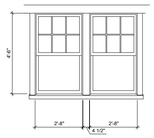
B

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



C

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



C2

TYPE: (2) 6 / 6
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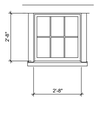
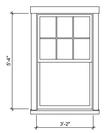
MFR: MARVIN "ULTIMATE SERIES"



D

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



A

TYPE: 6 / 1
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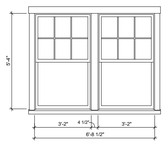
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



A2

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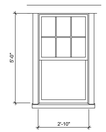
MFR: MARVIN "ULTIMATE SERIES"



B

TYPE: 6 / 1
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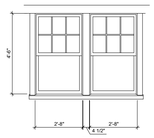
ACTION: DOUBLE HUNG (SDL)
MFR: MARVIN "ULTIMATE SERIES"



C

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



C2

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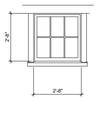
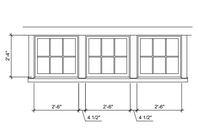


D

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

WINDOW SCHEDULE: BUILDING A

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



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TYPE: (3) 6
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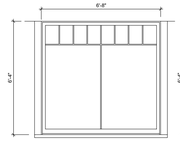
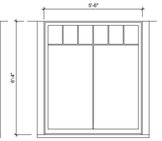
ACTION: (3) AWNING (SDL)
MFR: MARVIN "ULTIMATE SERIES"



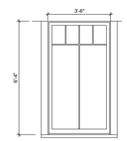
E

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



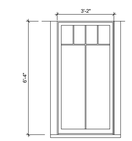
E1

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



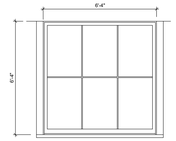
E2

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



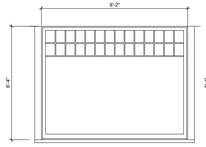
E3

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



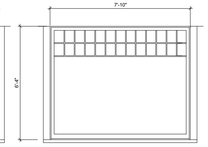
F

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



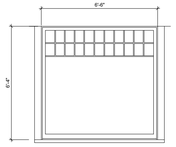
G

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



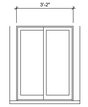
G1

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



G2

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

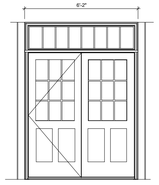


H

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

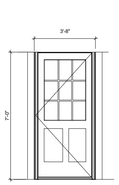
WINDOW SCHEDULE: BUILDING B

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



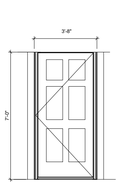
1

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



2

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



3

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

EXTERIOR DOOR SCHEDULE: BUILDING A & B

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

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

WINDOW AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July 11th, 2024

A400

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:

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 (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.

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 57

Street & Number of Proposed Work: 19 Austin Locke

Owner of record: Cohen Steven L Trust

Mailing Address: PO Box 1102 Nantucket, MA 02554

Contact Phone #: 508-325-7770 E-mail: shelter7116@gmail.com

AGENT INFORMATION (if applicable)

Name: Shelter 7

Mailing Address: PO Box 1102 Nantucket MA 02554

Contact Phone #: 508-325-7770 E-mail: shelter7116@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 extend dormer
3. West Elevation
4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

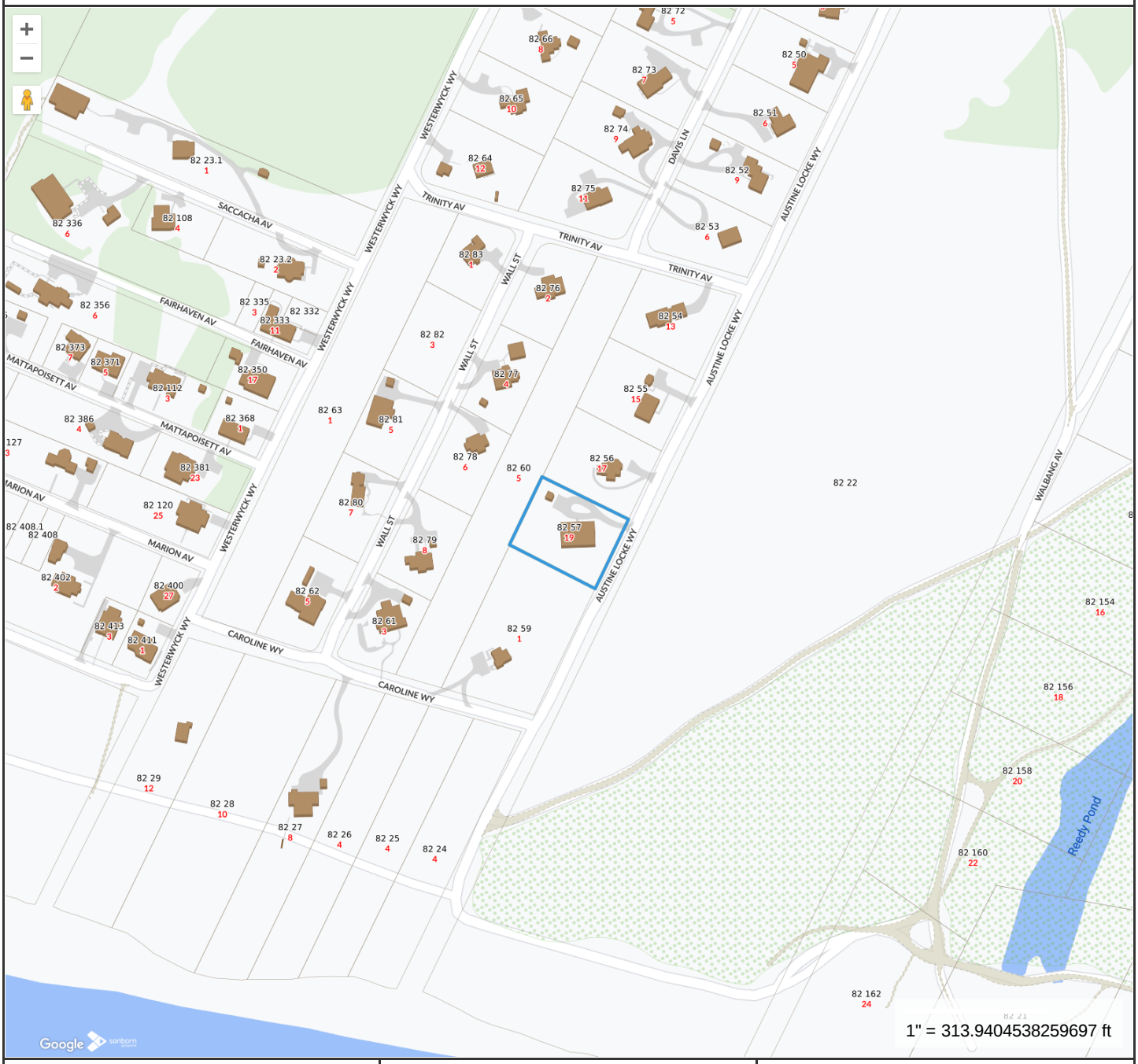
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 4/30/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	82 57
Location	19 AUSTINE LOCKE WY
Owner	COHEN STEVEN L 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 01/08/2024
Data updated Jan. 2021

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

Property Info:

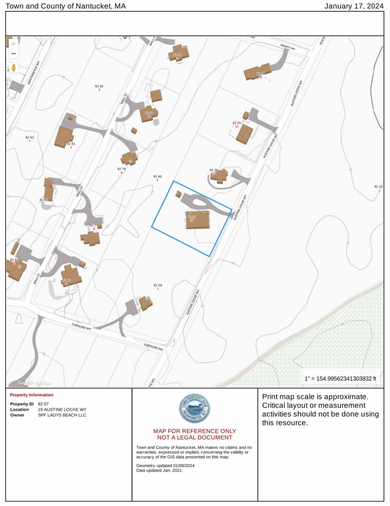
Map & Parcel:	82.57/19	Lot Size:	31,514 sq. ft.
District/Zoning:	LUG-2	Allowable Ground Coverage:	1,261 sq. ft.
Minimum Lot Size:	80,000 sq.ft.	Existing Ground Coverage:	1,484 sq. ft.
Frontage:	150 ft.	Proposed Ground Coverage MH:	0 sq. ft.
Ground Cover Ratio:	4%		
Front Setback:	35 ft.		
Side/Rear Setback:	15 ft.	Total Proposed Ground Coverage:	0 sq. ft.



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



3 Aerial View



2 Locus Map



4 Front View



5 Rear View

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
04.24.2024
RE-ISSUE

CLIENT
Crissy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Site Plan - Main House

04.24.2024

C.101

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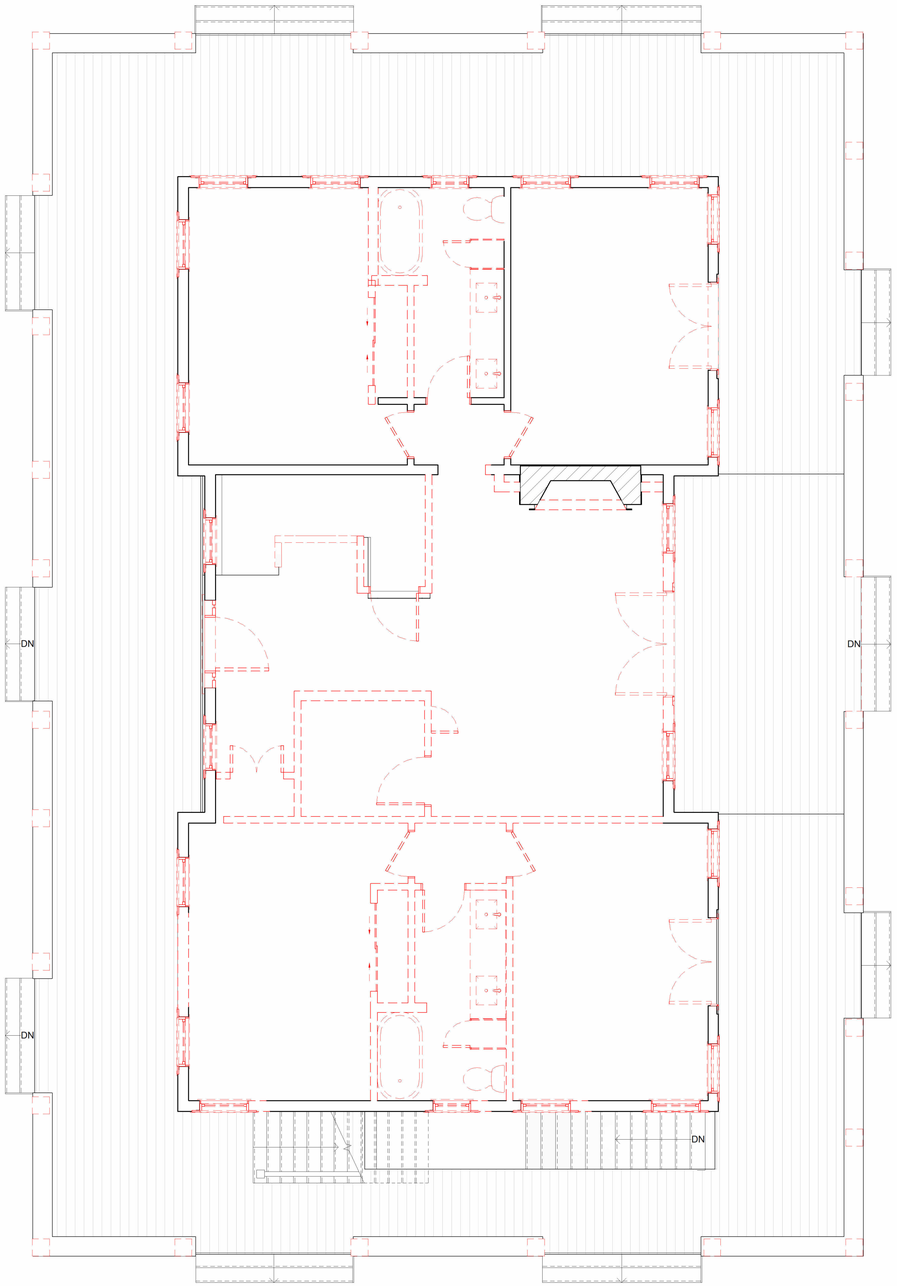
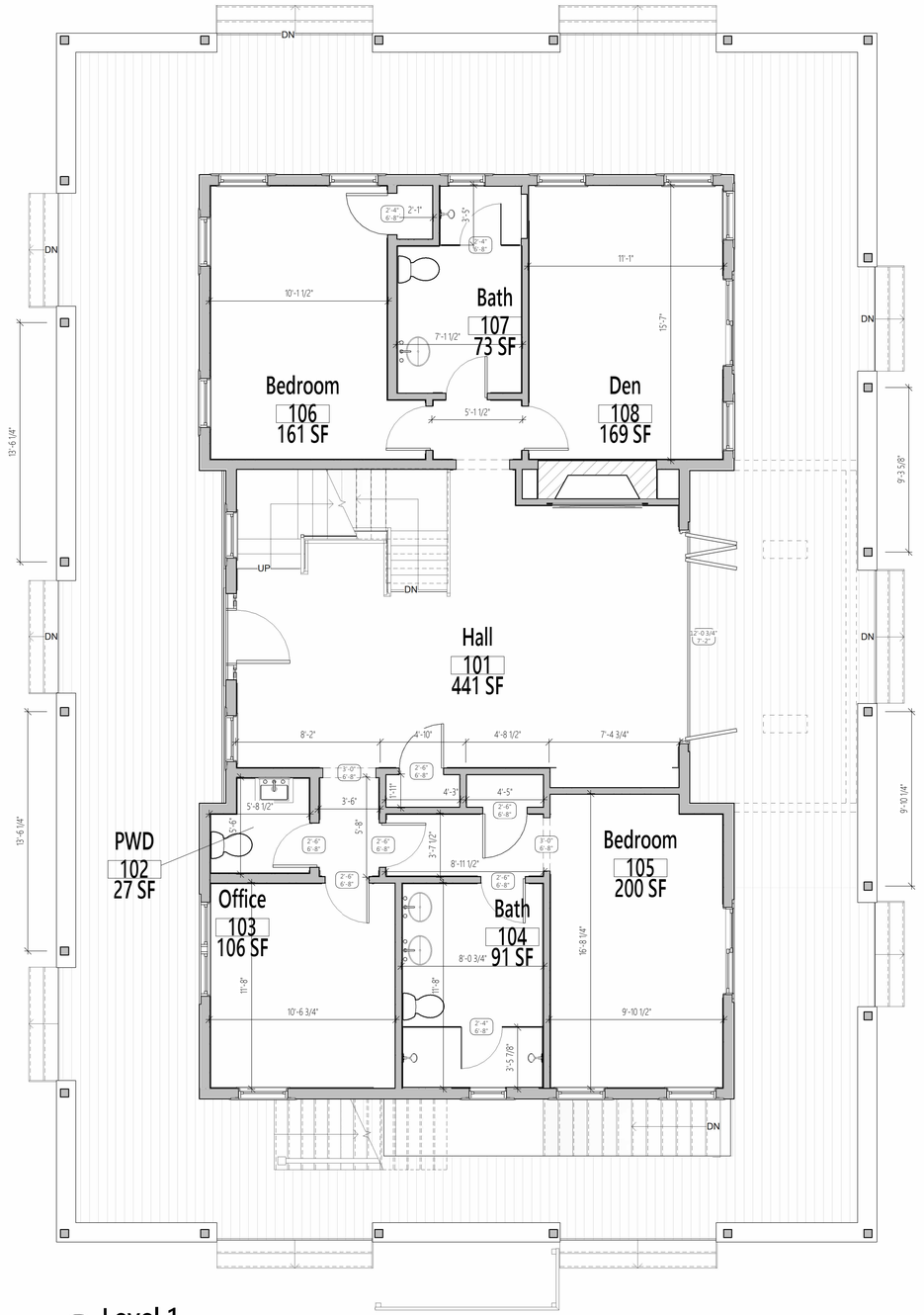


2 Level 1 - Existing/Demo
1/4" = 1'-0"



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

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04.24.2024
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CLIENT
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MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
First Floor

04.24.2024

A.102

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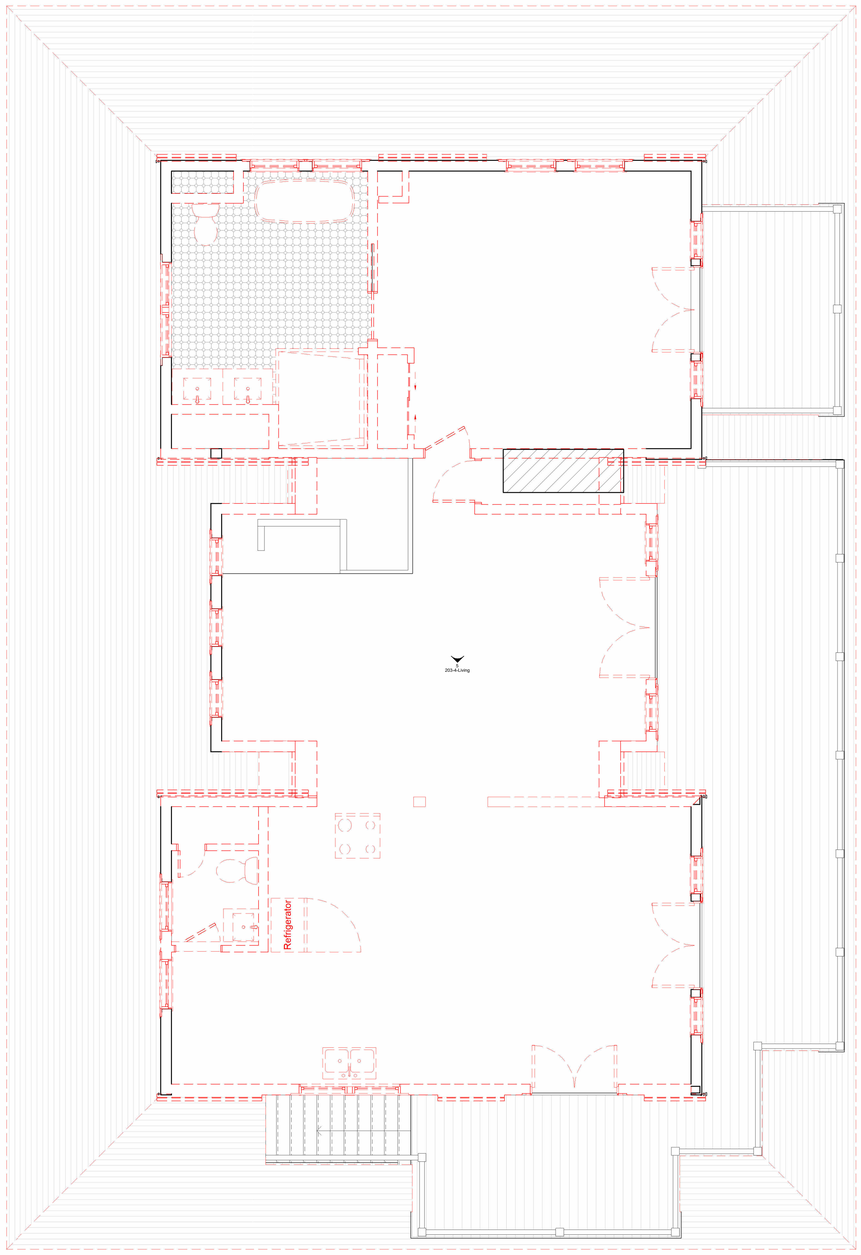
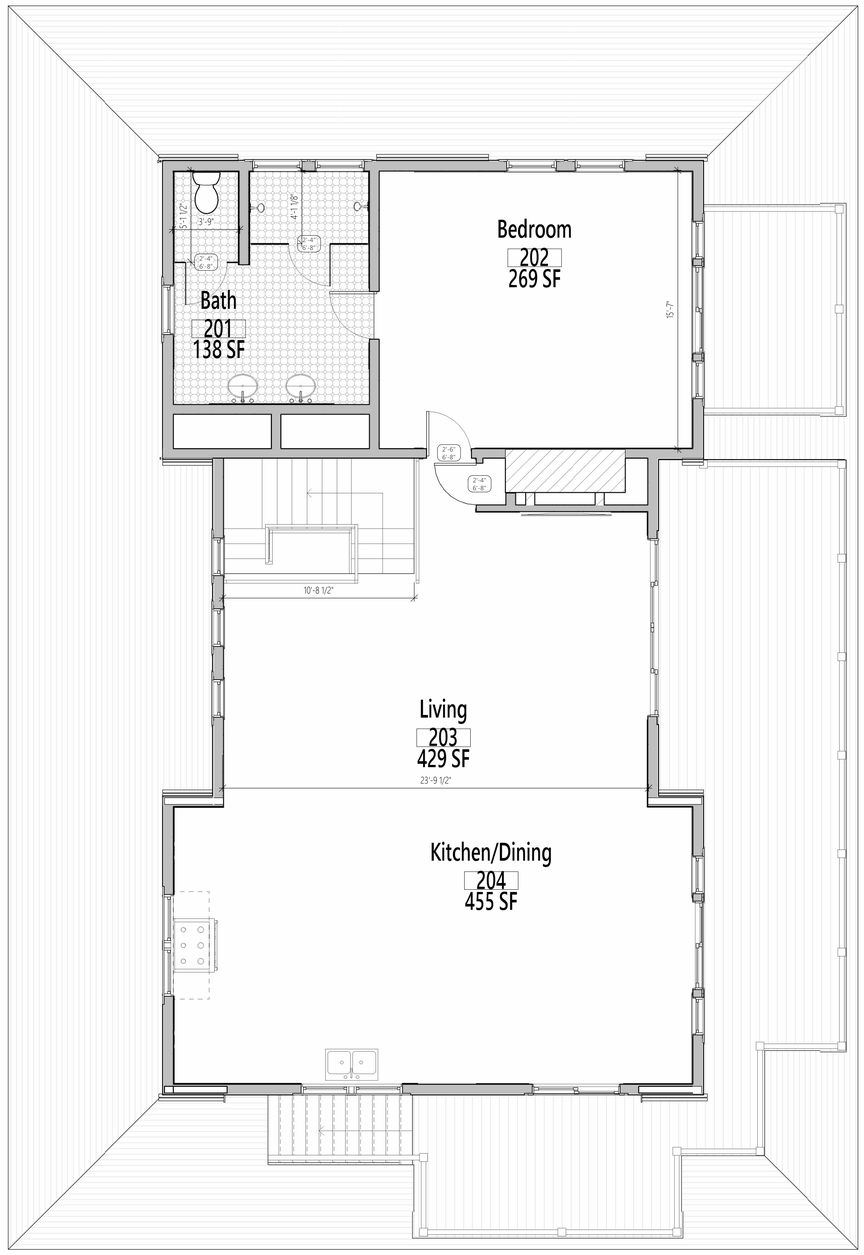


1 **Level 2 - Existing/Demo**
1/4" = 1'-0"



2 **Level 2**
1/4" = 1'-0"

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04.24.2024
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CLIENT
Criesy/Gibson

MAP / PARCEL / 57

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Second Floor

04.24.2024

A.103

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2 Approved East Elevation - No Change

1/4" = 1'-0"



5 Approved North Elevation - No Change

1/4" = 1'-0"

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04.24.2024
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Crissy/Gibson

MAP / 57
PARCEL /

PROJECT
19 Austine Locke Way
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

04.24.2024

A.201

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1 Previously Approved South Elevation
1" = 1'-0"



2 Approved West Elevation - No Change
1/4" = 1'-0"



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

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PARCEL /

PROJECT
19 Austine Locke Way
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DESCRIPTION
Exterior Elevations

04.24.2024

A.202

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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)

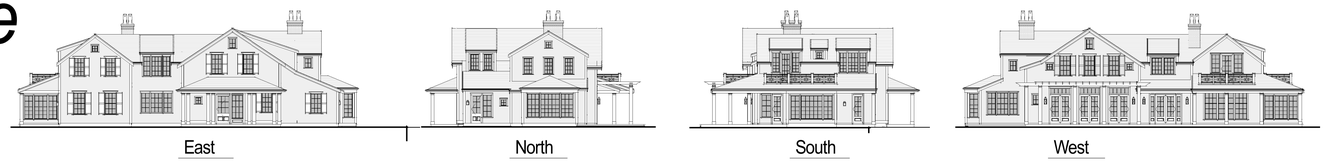
Roll Call Vote: Carried 5-0

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

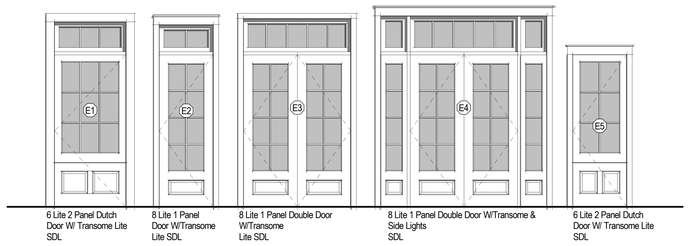
06.27.24

PROGRESS SET

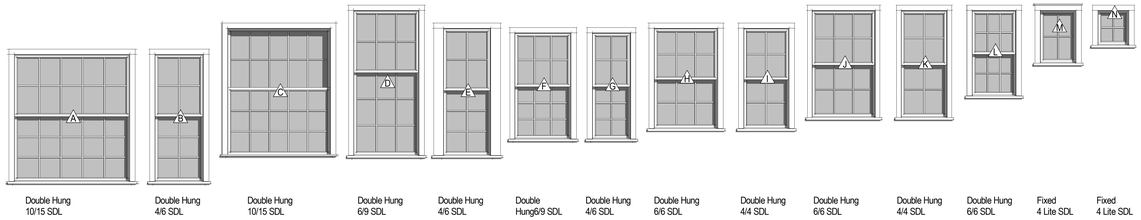




Locus Map

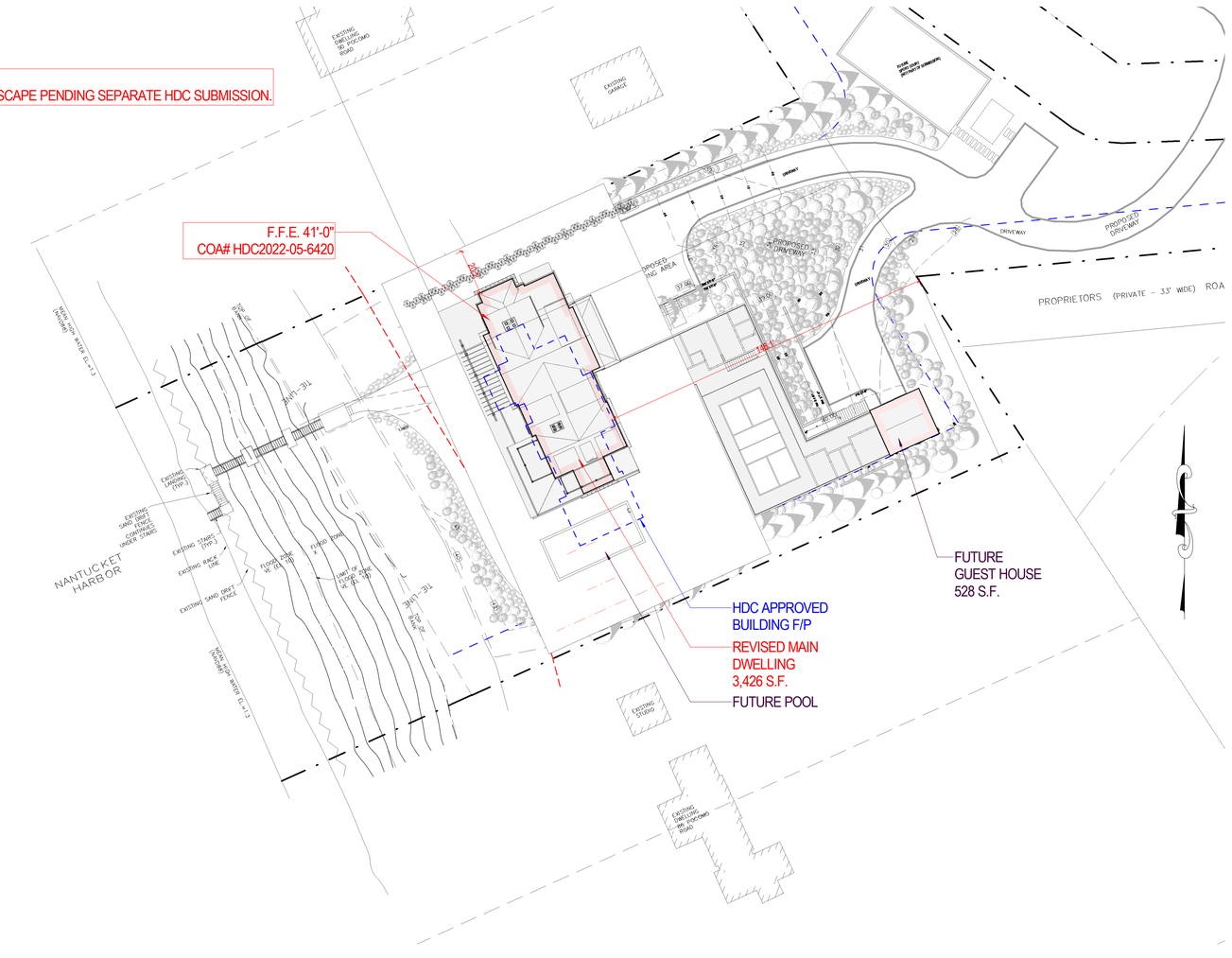


Door Legend
1/4" = 1'-0"



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

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

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

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR 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
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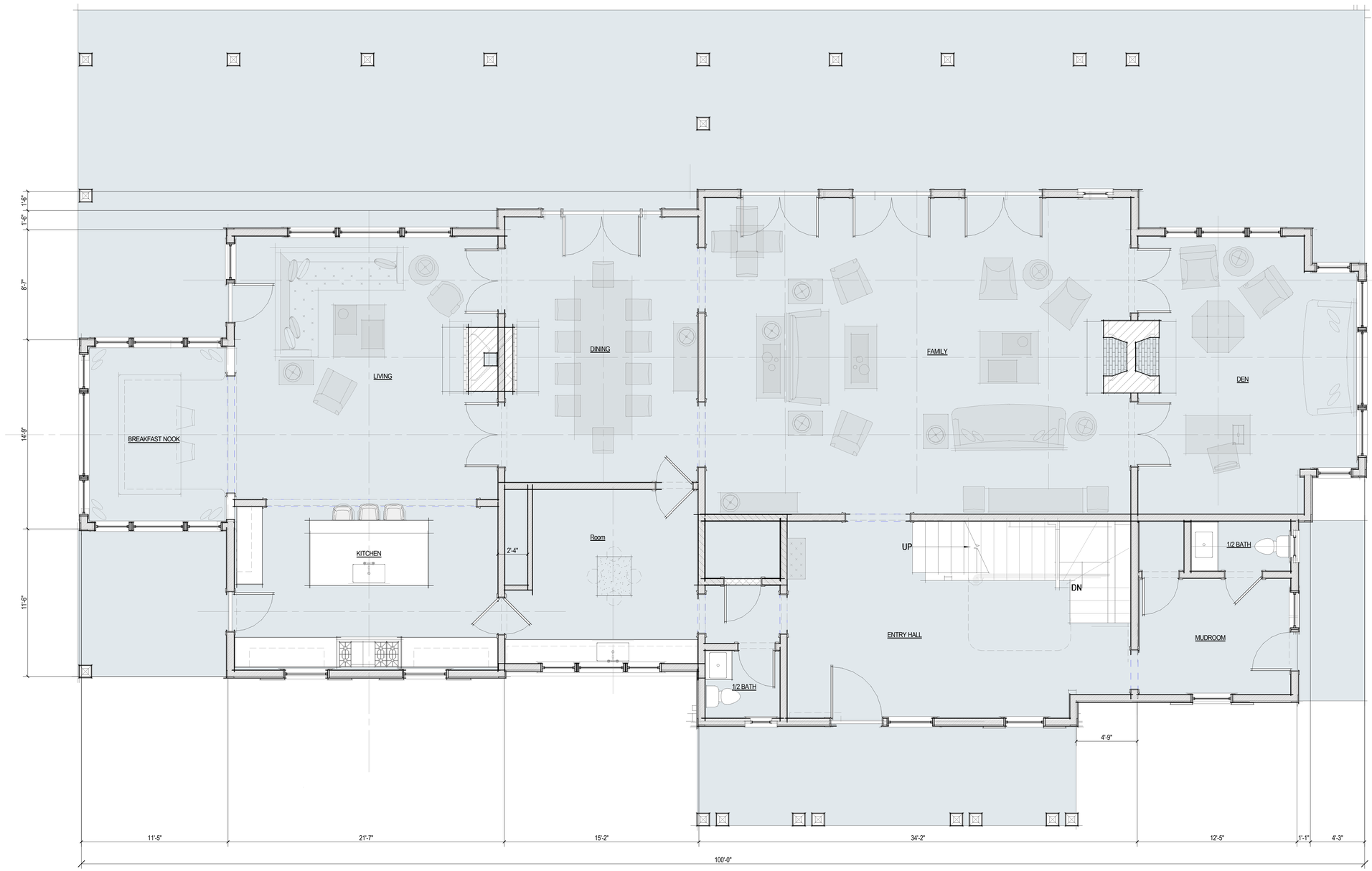
06.14.24

PROGRESS SET



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

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FIRST FLOOR PLAN

Site Information

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NEW YORK CITY USA Nº40 THOMPSON ST INTERIORS FURNITURE

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A.101
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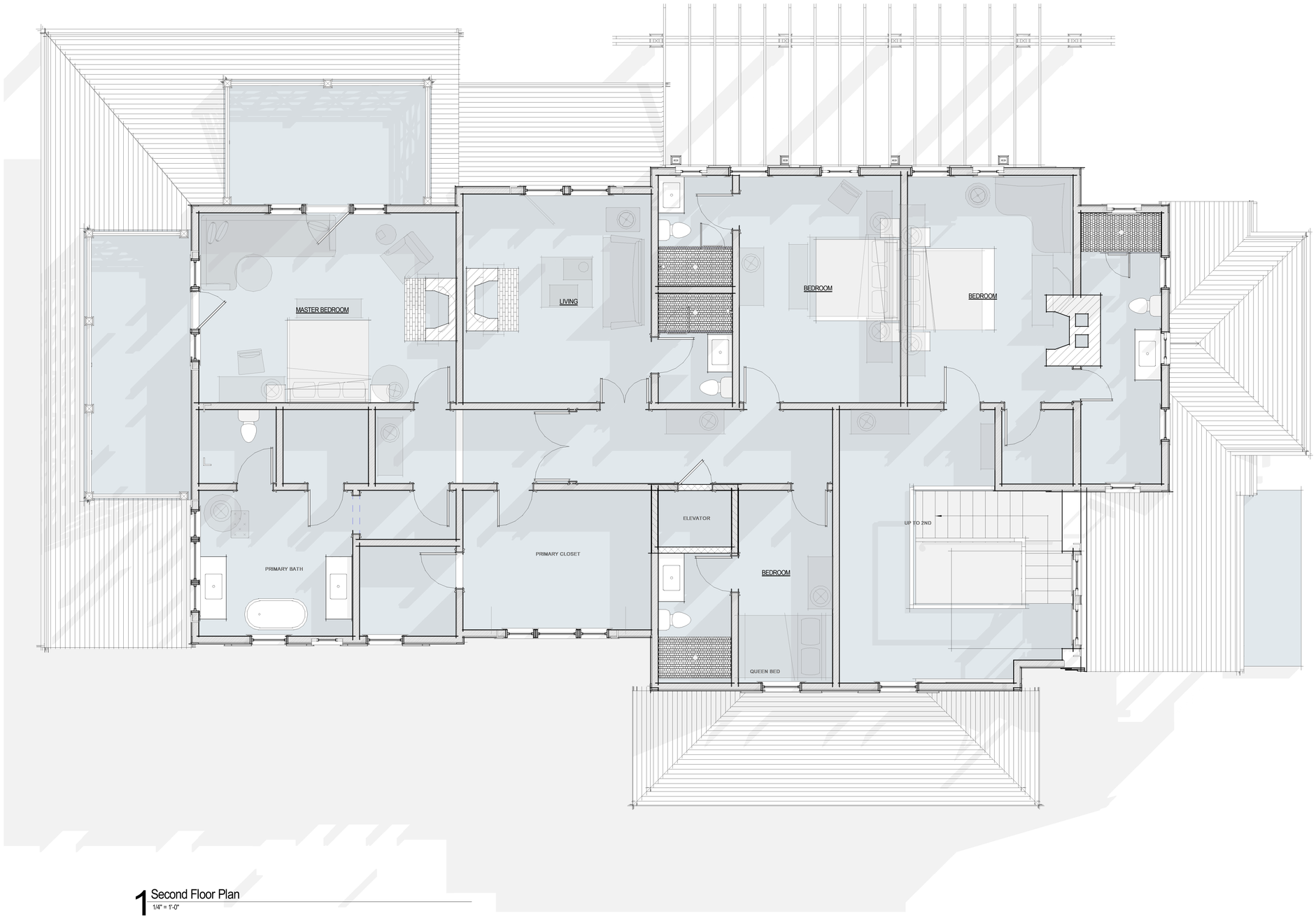
04.08.24

FOR REVIEW ONLY



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

2128

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
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A.102
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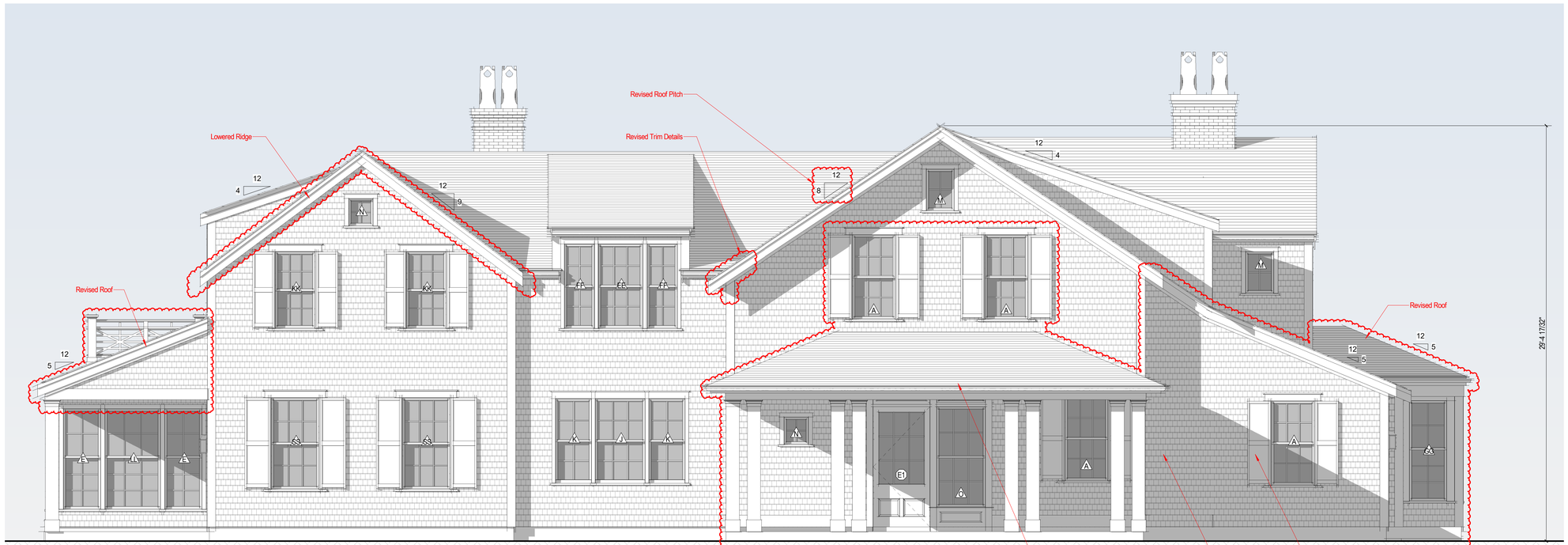
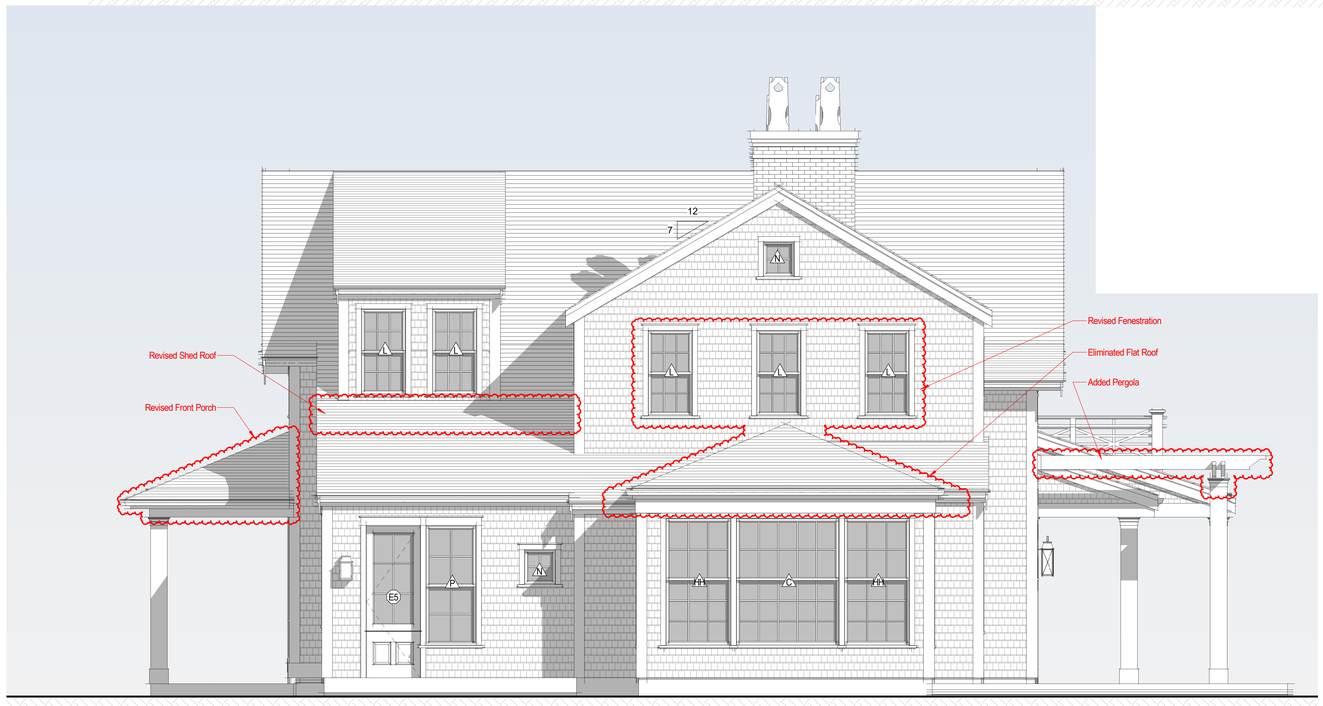


1 East Elevation
1/4" = 1'-0"



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



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

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EXTERIOR ELEVATIONS

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NEW YORK CITY USA №40 THOMPSON ST INTERIORS • FURNITURE
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15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

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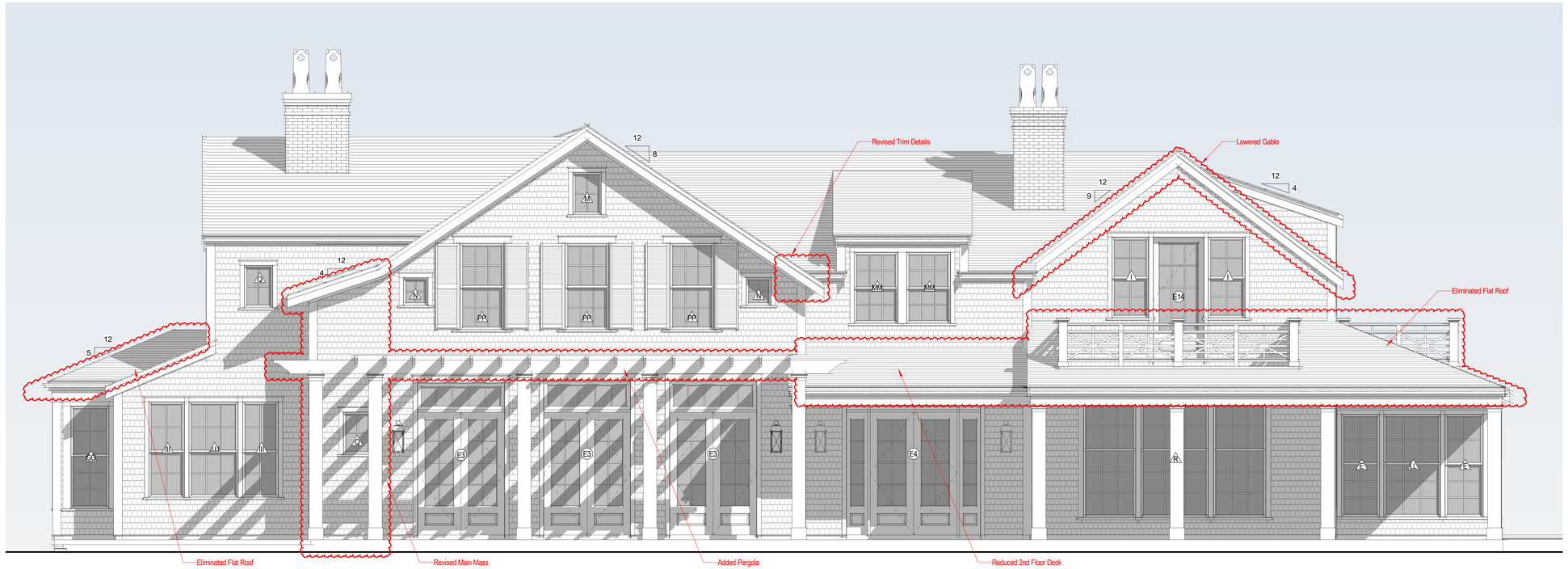
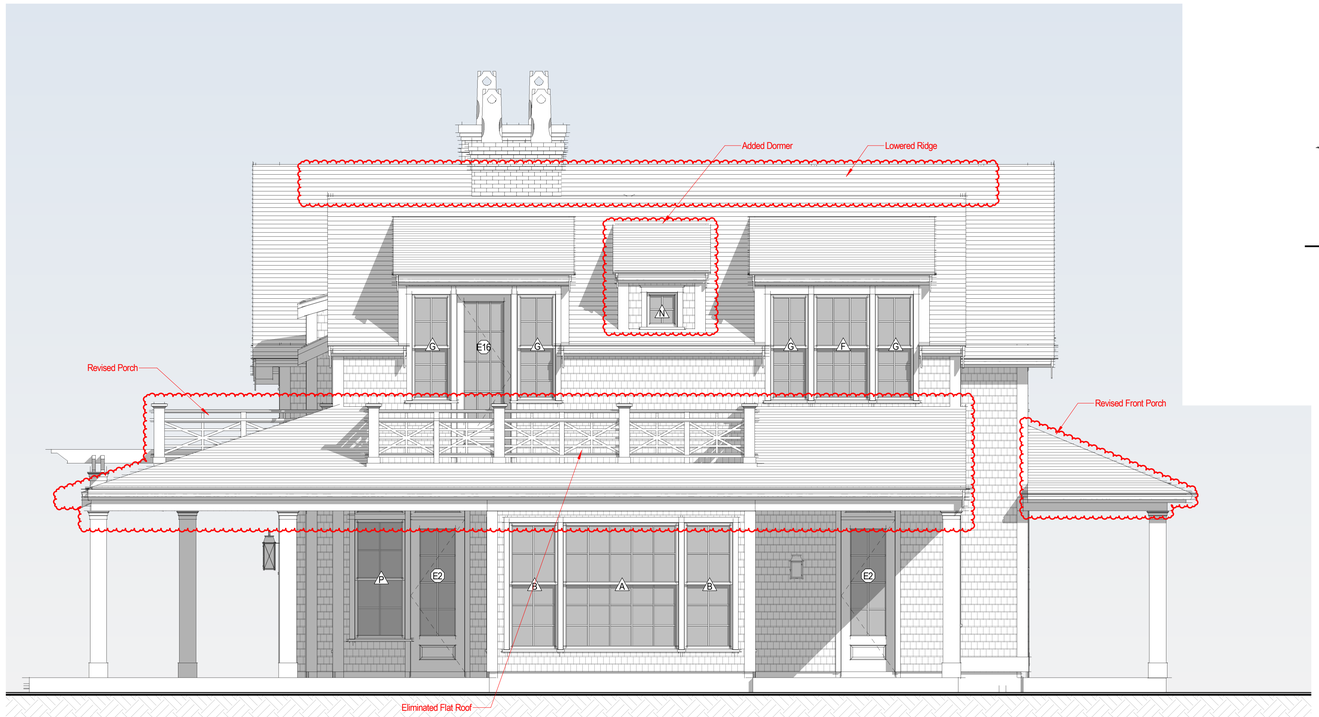
A.201
2128

06.27.24

PROGRESS SET



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



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



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

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A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
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Revisions

Revision 1 Date 1

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A.202
2128

06.27.24

PROGRESS SET

















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PERSPECTIVE VIEWS

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

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A.300
2128



East Elevation Prev. Approved HDC

1" = 10'-0"



North Elevation Prev. Approved HDC

1" = 10'-0"

88 Pocomo Trust Residence

88 Pocomo Road

Nantucket, MA 02554

emeritus

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



West Elevation Prev. Approved HDC

1" = 10'-0"



South Elevation Prev. Approved HDC

1" = 10'-0"

88 Pocomo Trust Residence

88 Pocomo Road

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA
02554
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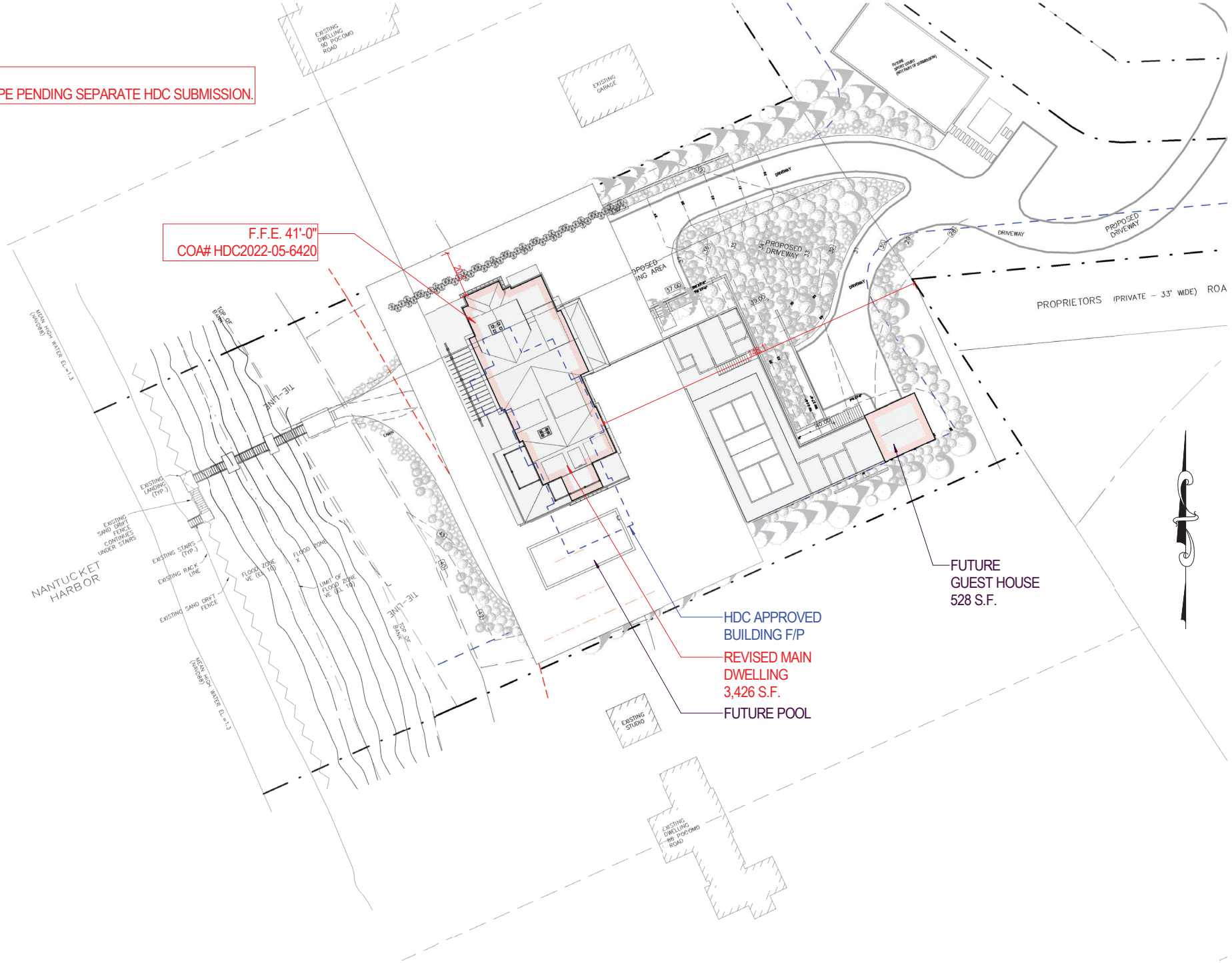
Locus Map

NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN

1" = 30'-0"



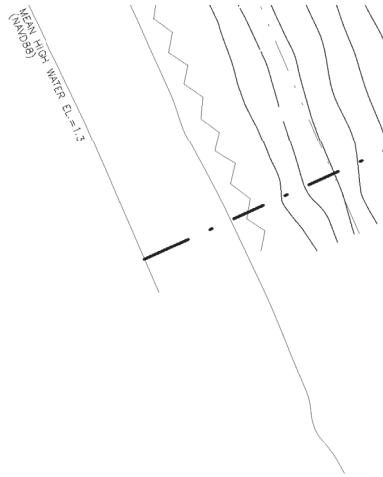
6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

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/Transome & 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

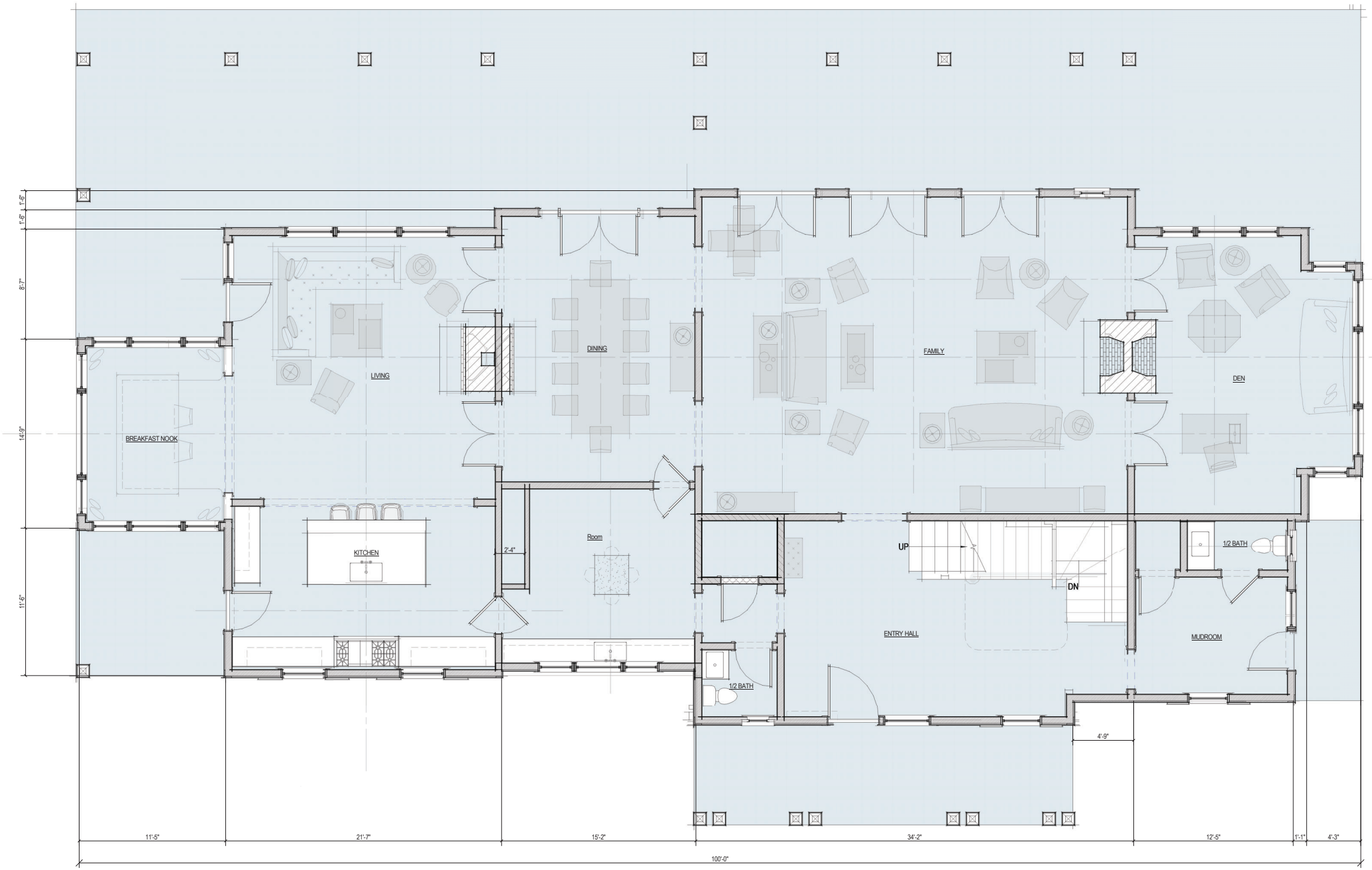
Double Hung 6/6 SDL

Fixed 4 Lite SDL

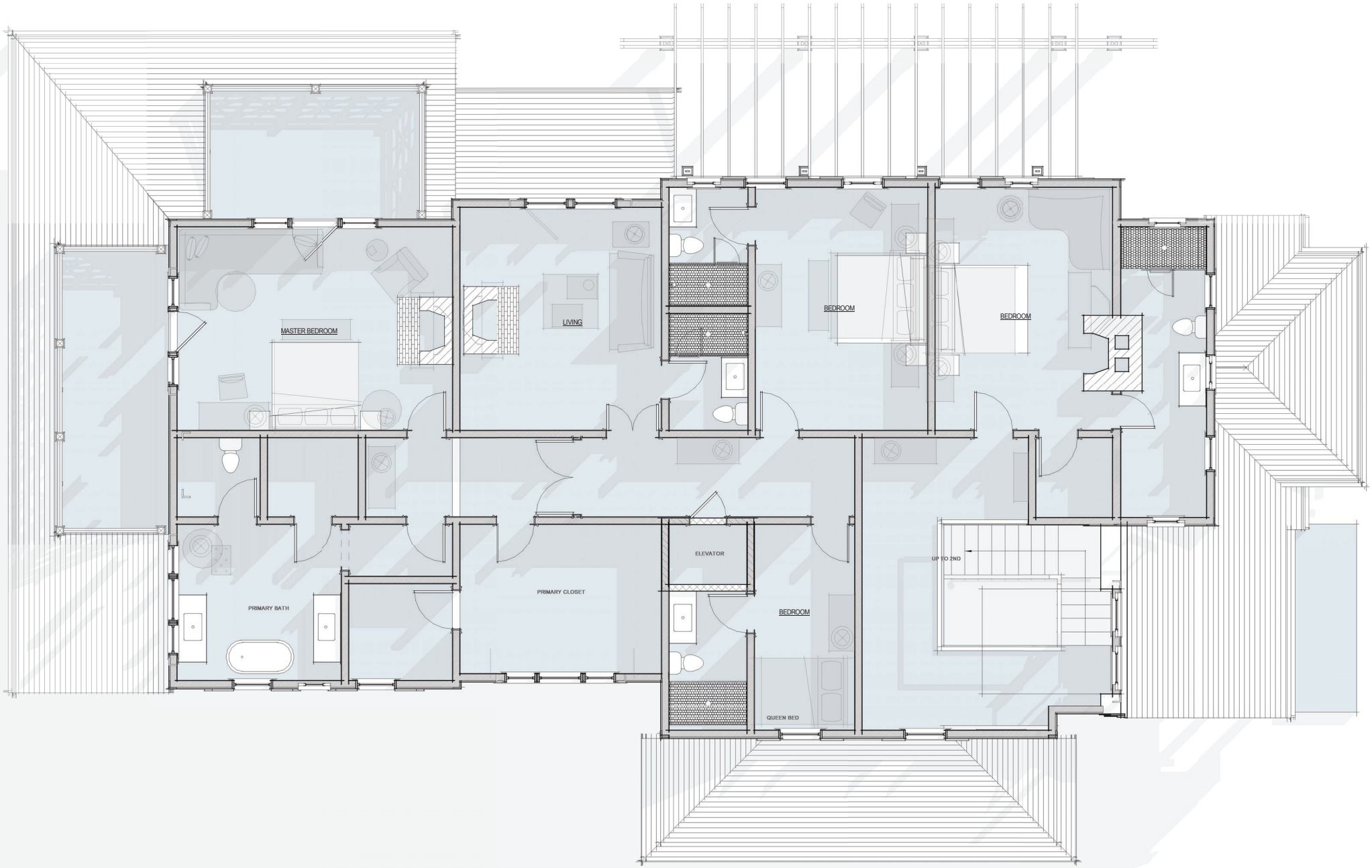
Fixed 4 Lite SDL

Window Legend

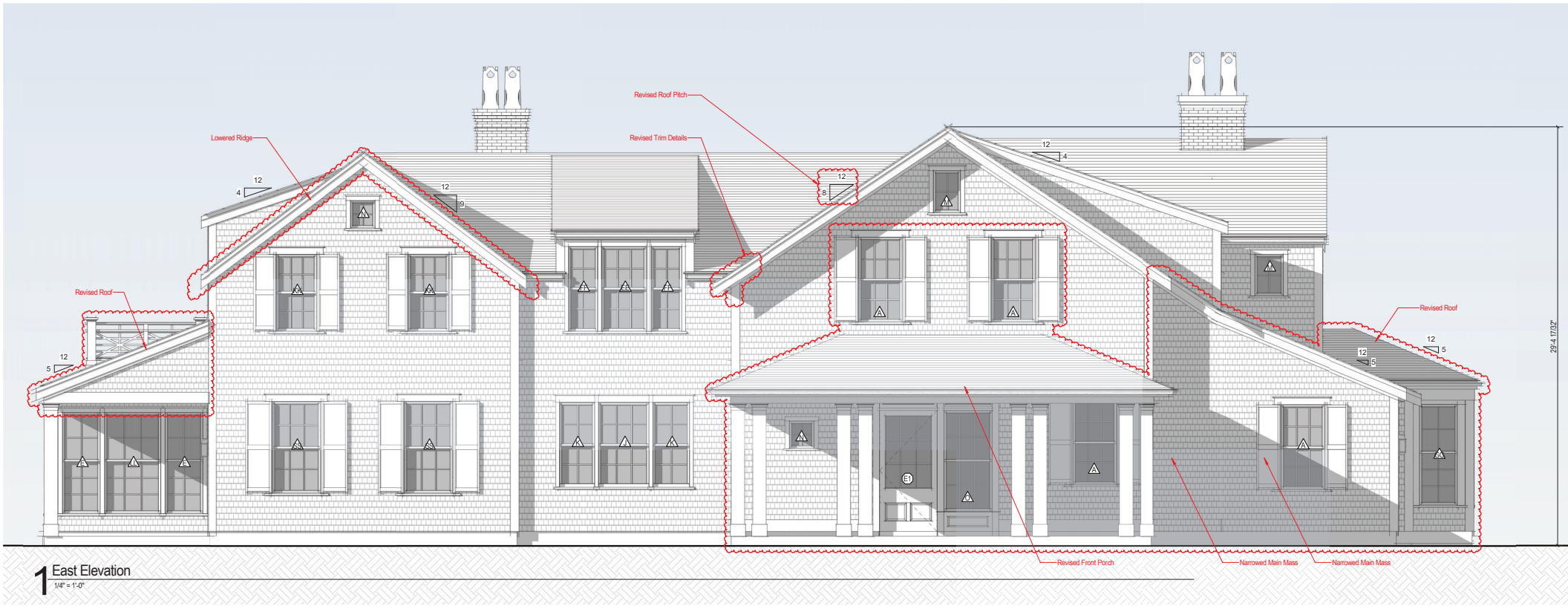
1/4" = 1'-0"



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



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



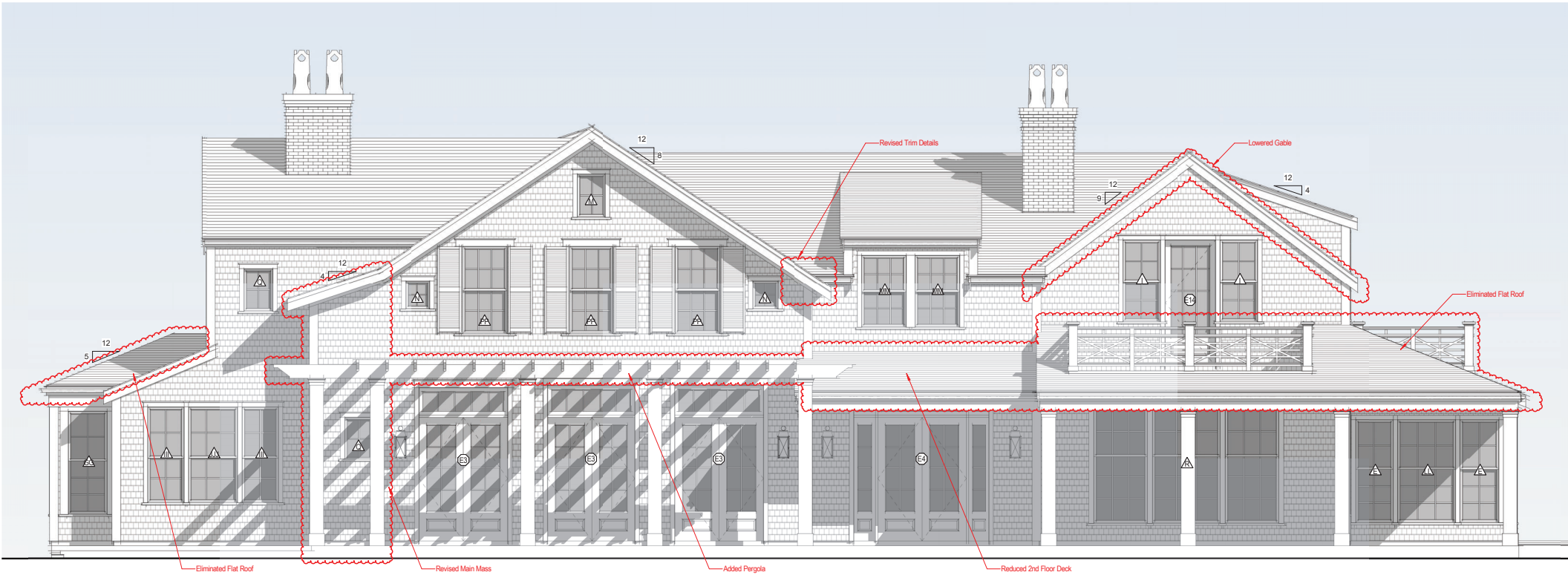
1 East Elevation

1/4" = 1'-0"

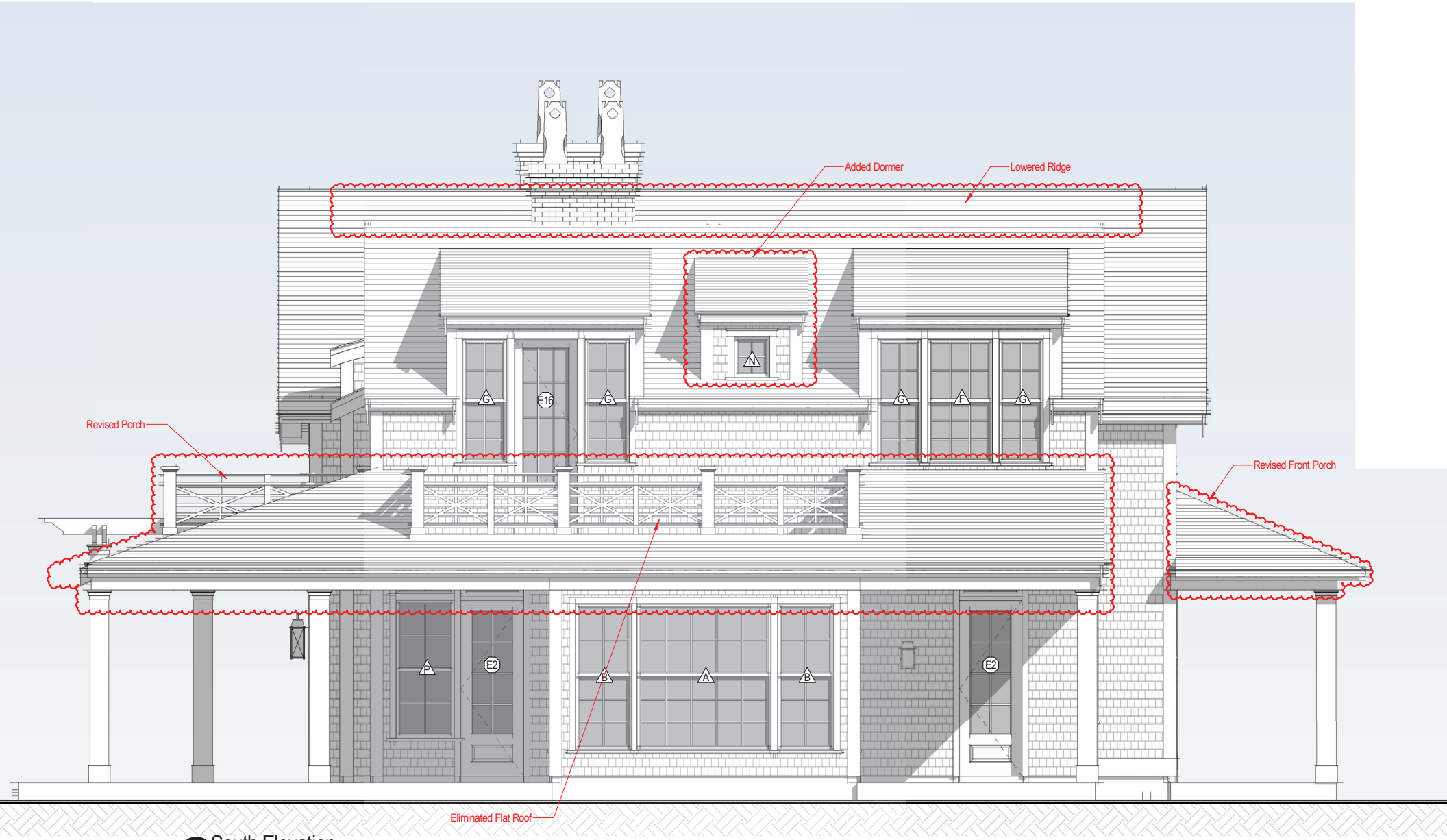


2 North Elevation

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

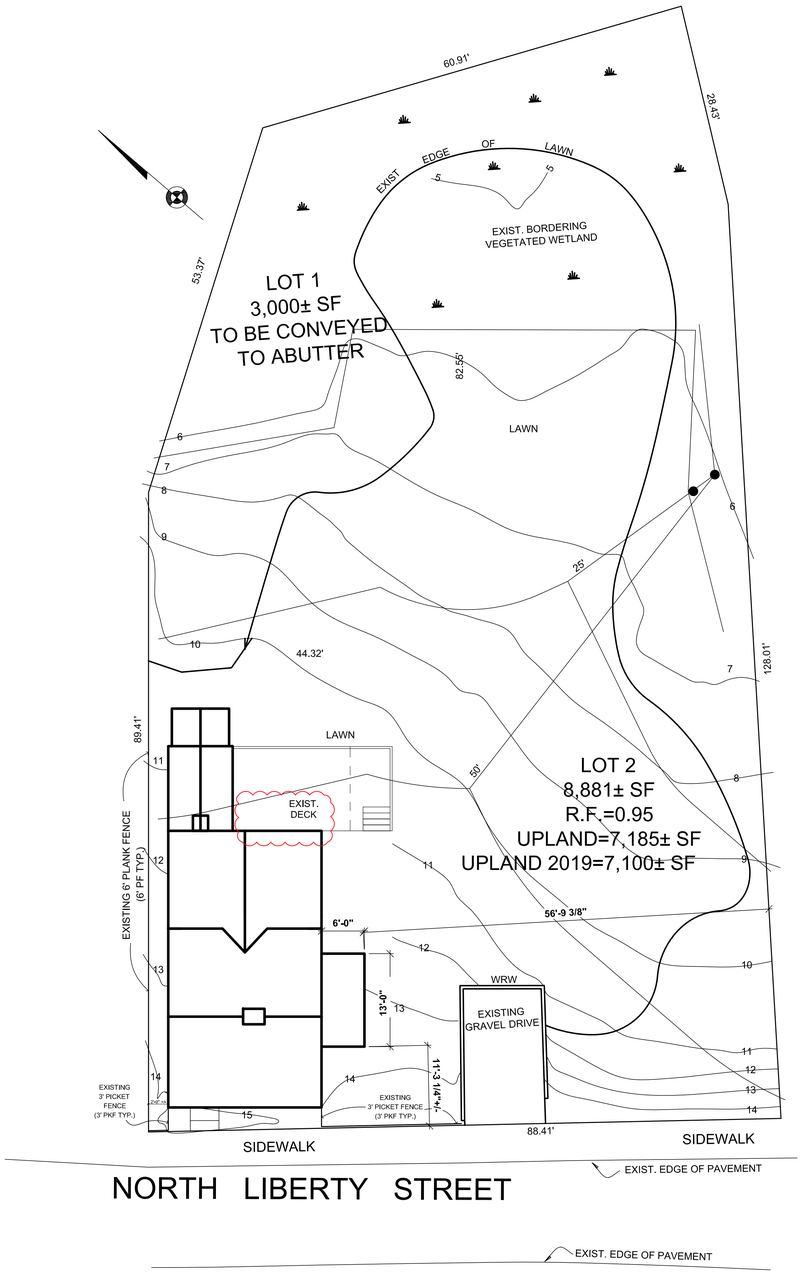
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 04 1027b B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned 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.

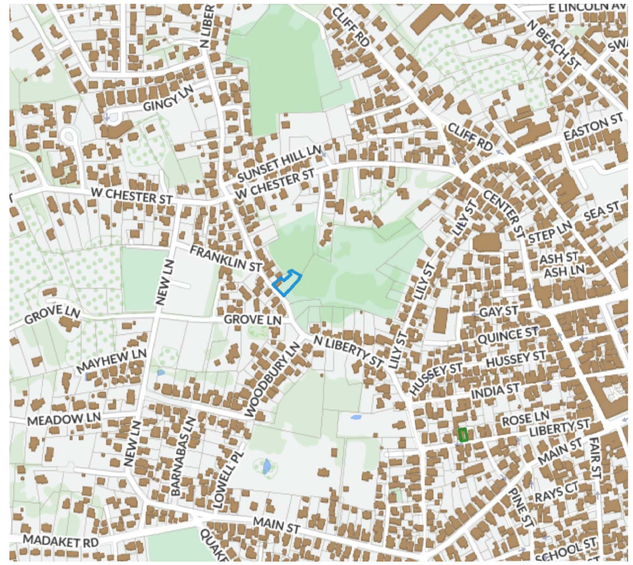
Signature: _____ Date: 5.30.24



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

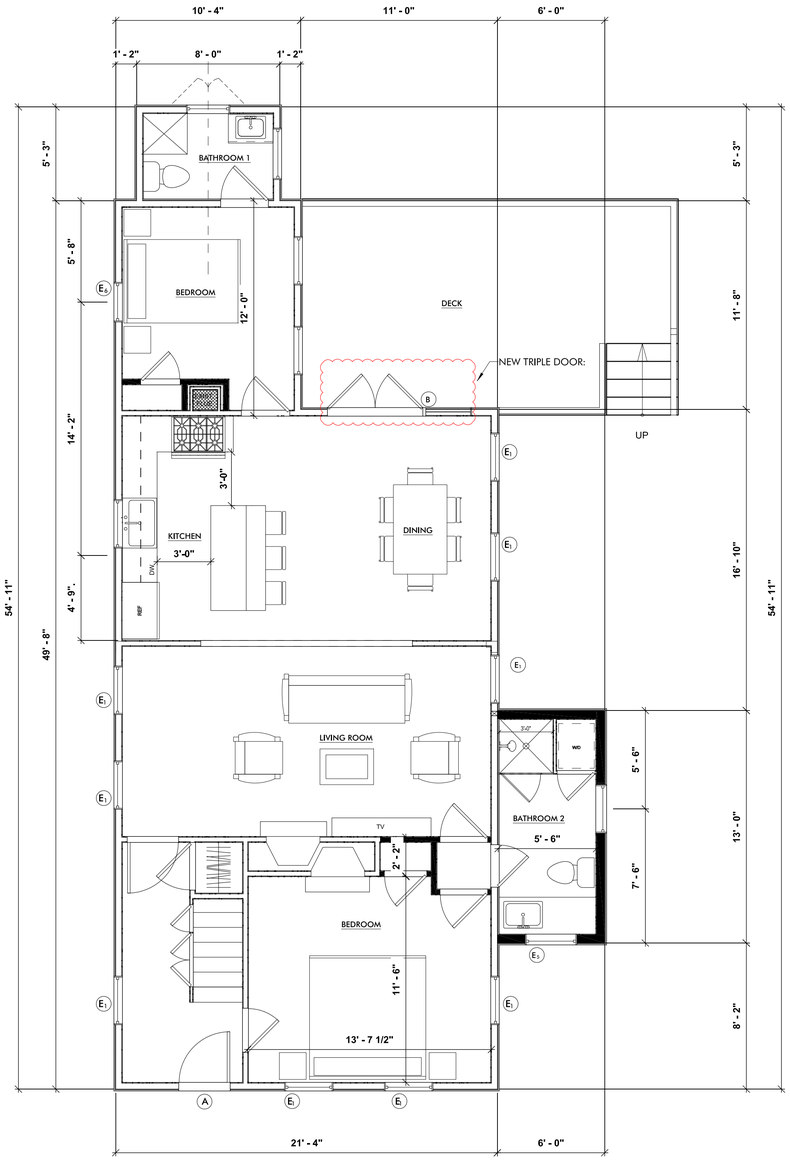
27 North Liberty St
Nantucket, MA 02554

COVER

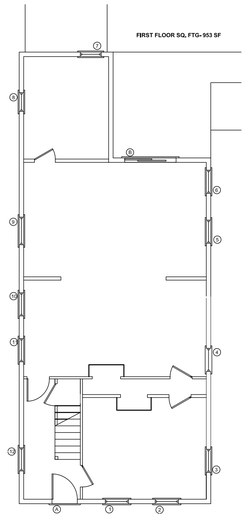
A-0

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

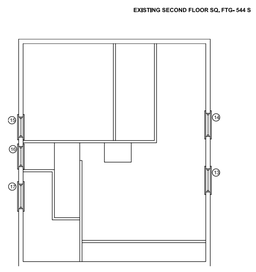
EXISTING 1ST FLOOR SF - 953 SF
PROPOSED 1ST FLOOR SF - 120 SF
TOTAL 1ST FLOOR SF - 1073 SF



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



3 EXISTING 1ST FLOOR
1/8" = 1'-0"



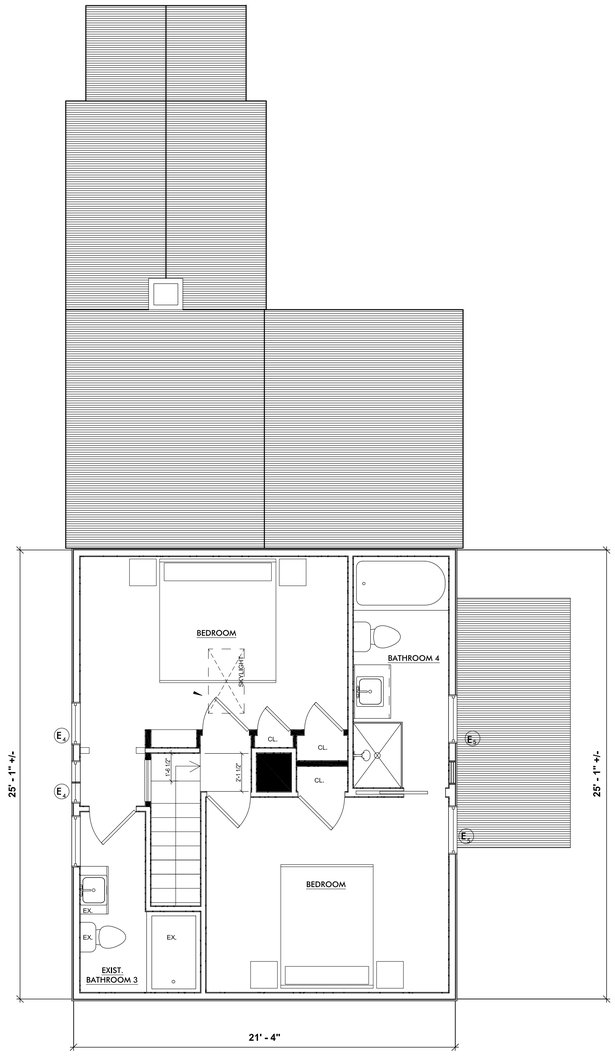
4 EXISTING 2ND FLOOR
1/8" = 1'-0"

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

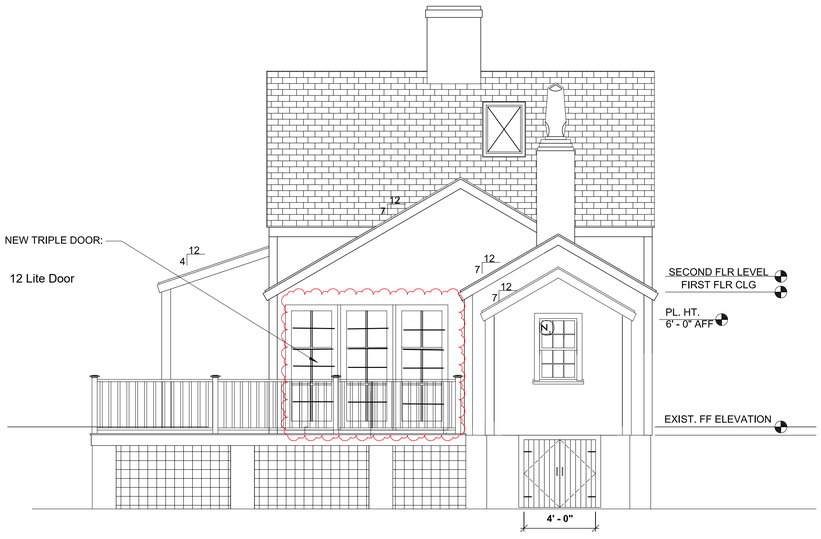
kolb architects
2 Kite Hill Lane
Nantucket, MA 02554
www.kolbarchitects.com

RESIDENCE

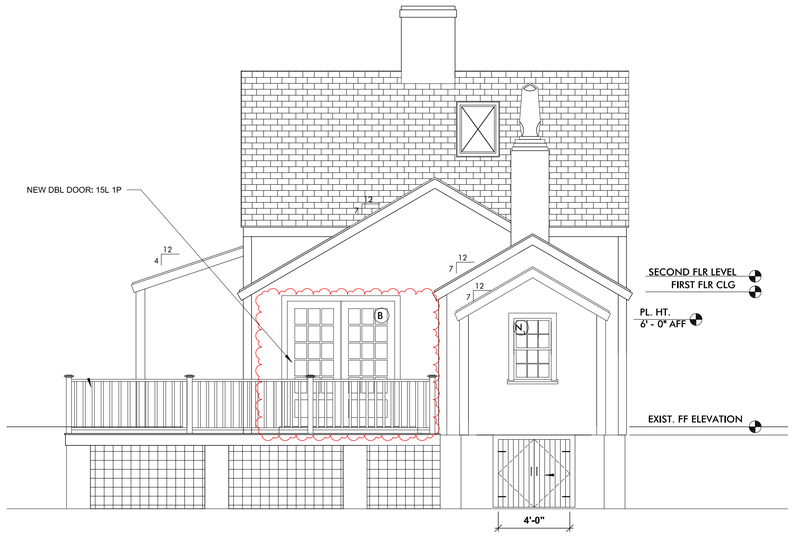
27 North Liberty St
Nantucket, MA 02554

FLOOR PLAN

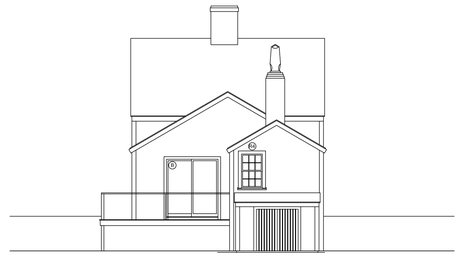
A-1 | SCALE: 1/4" = 1' -0"



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

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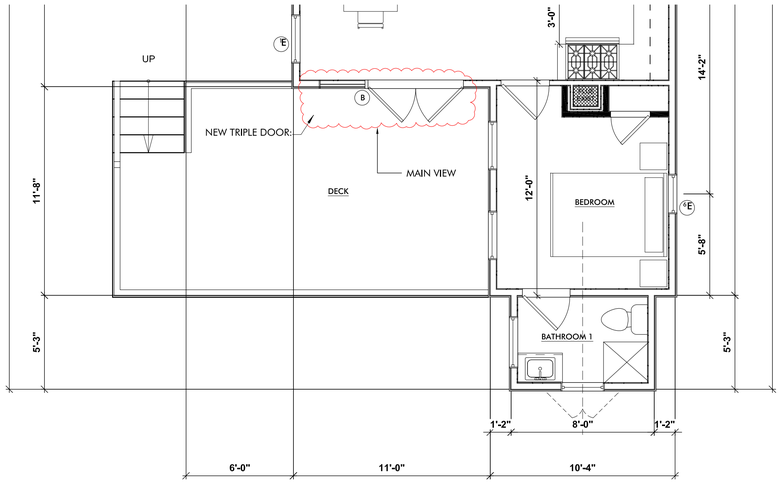
Nantucket, MA 02554

EXTERIOR ELEVATIONS

A-3 | SCALE: 1/4" = 1' -0"



1 **PARTIAL REAR PLAN**
1/4" = 1'-0"



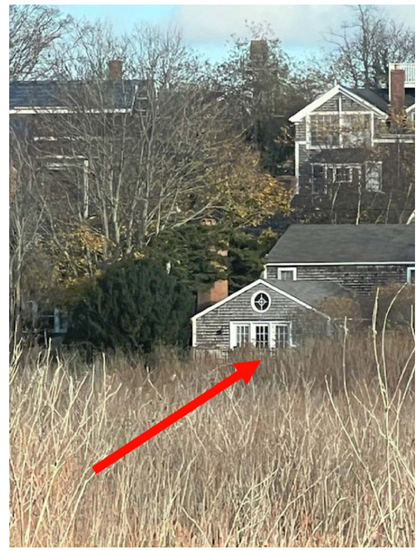
EXISTING REAR ELEVATION



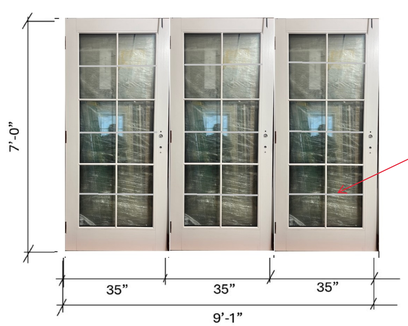
MAIN VIEW AT REAR OF LILLY POND



EXISTING SLIDING DOOR



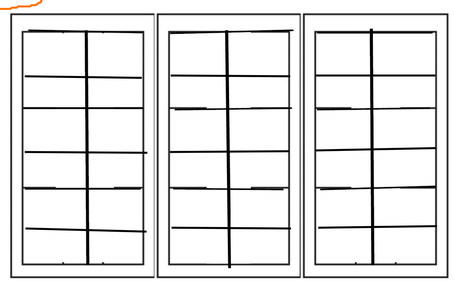
PRECEDENT VIEW ACROSS LILLY POND
TRIPLE FRENCH DOOR



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

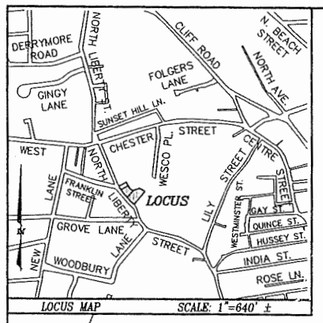
PARTIAL PLAN & IMAGE

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

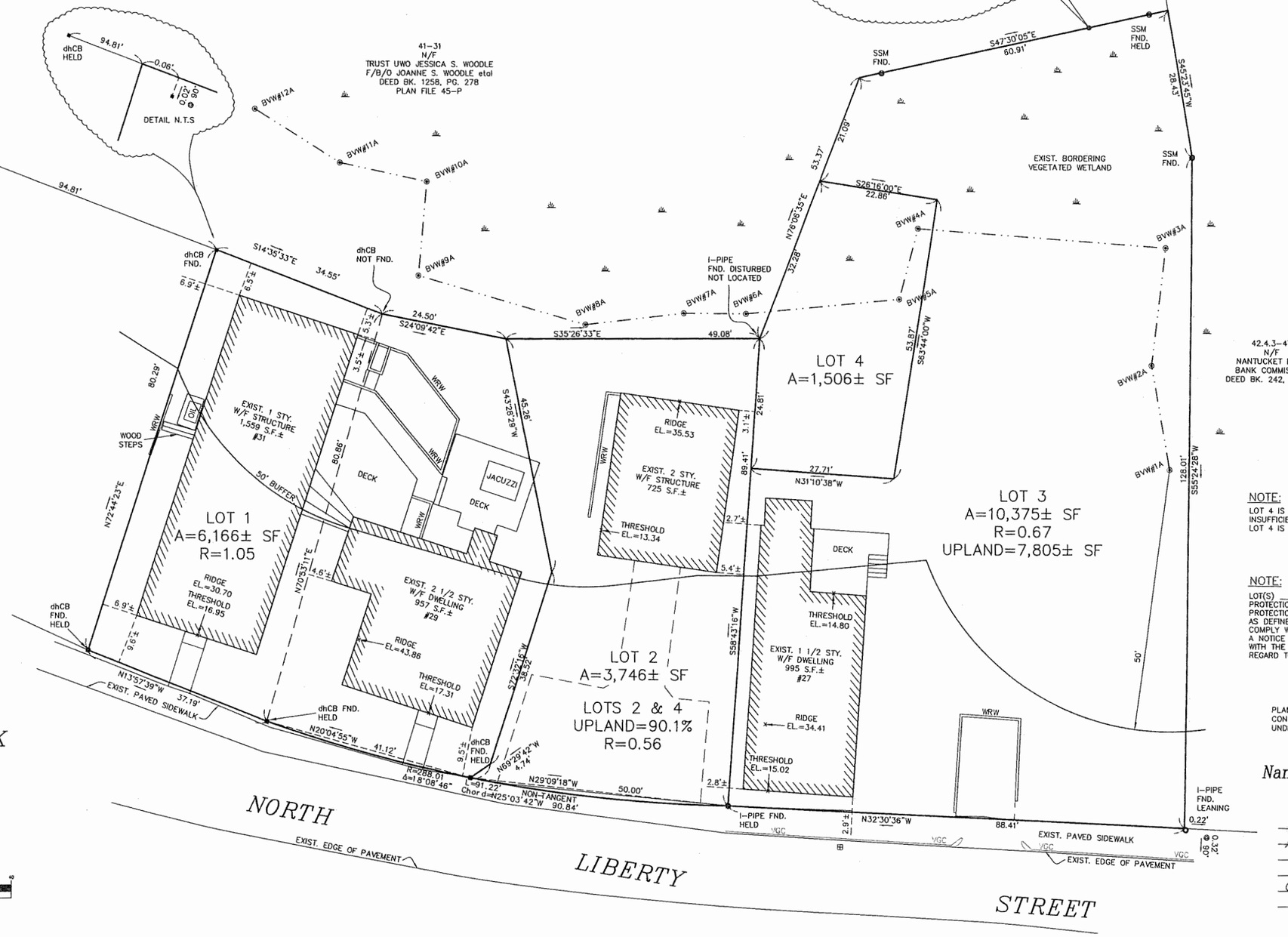


CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

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: 7/11/24
N/A	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
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 7/11/24
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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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: 7/11/24

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°: 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.

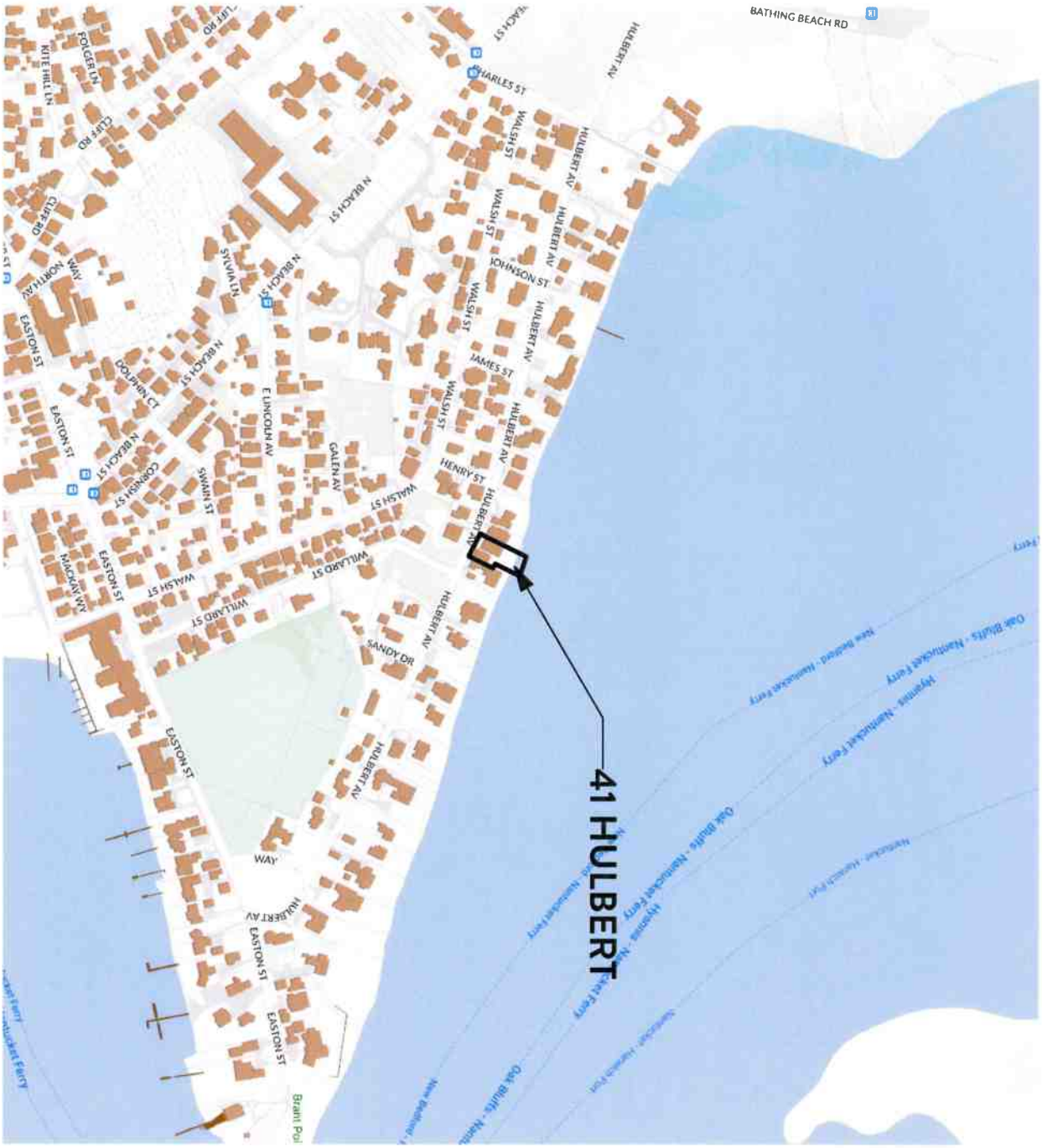
COLORS

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



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: 7/11/24

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Locus Map

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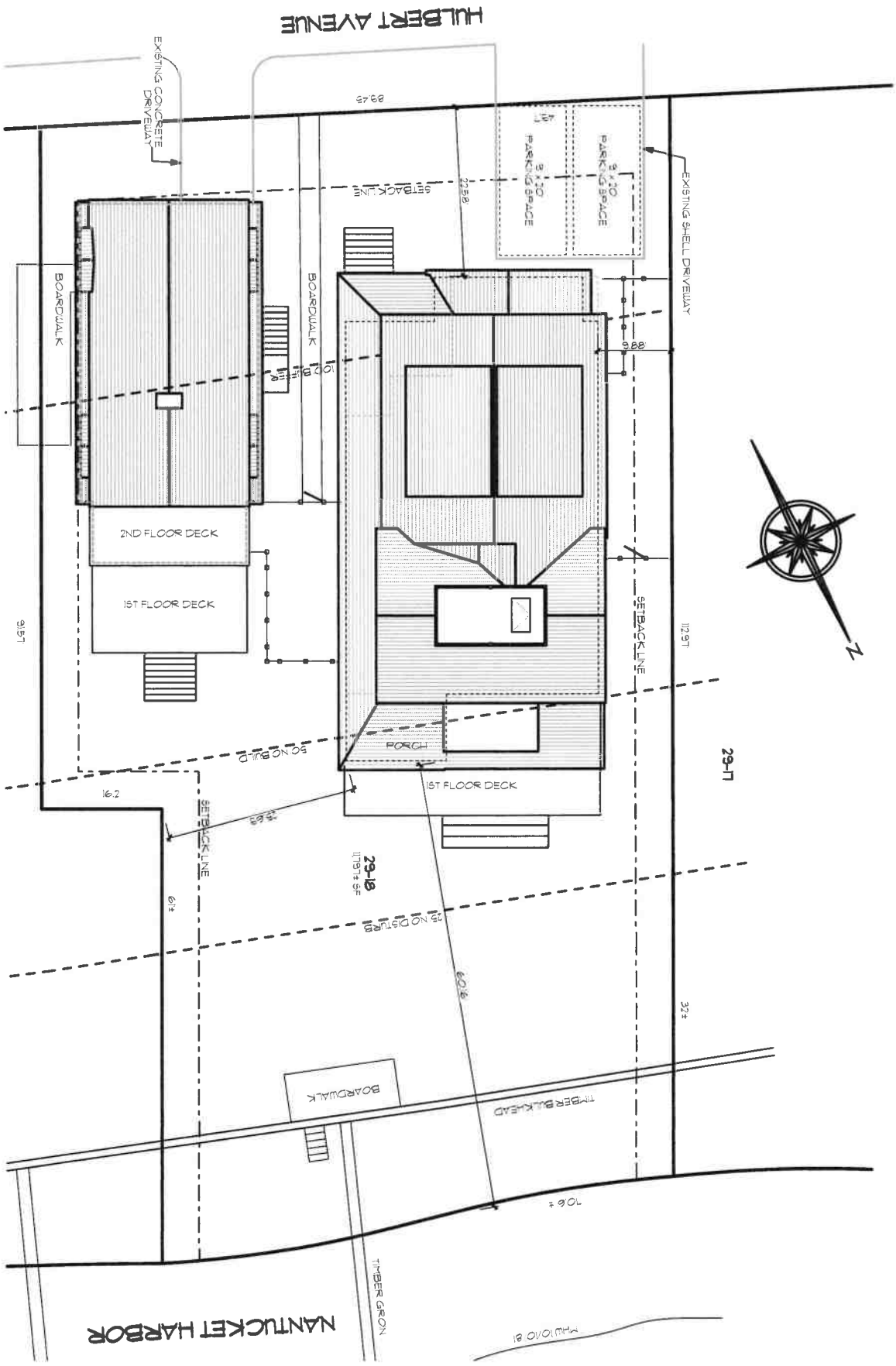
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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Site Plan

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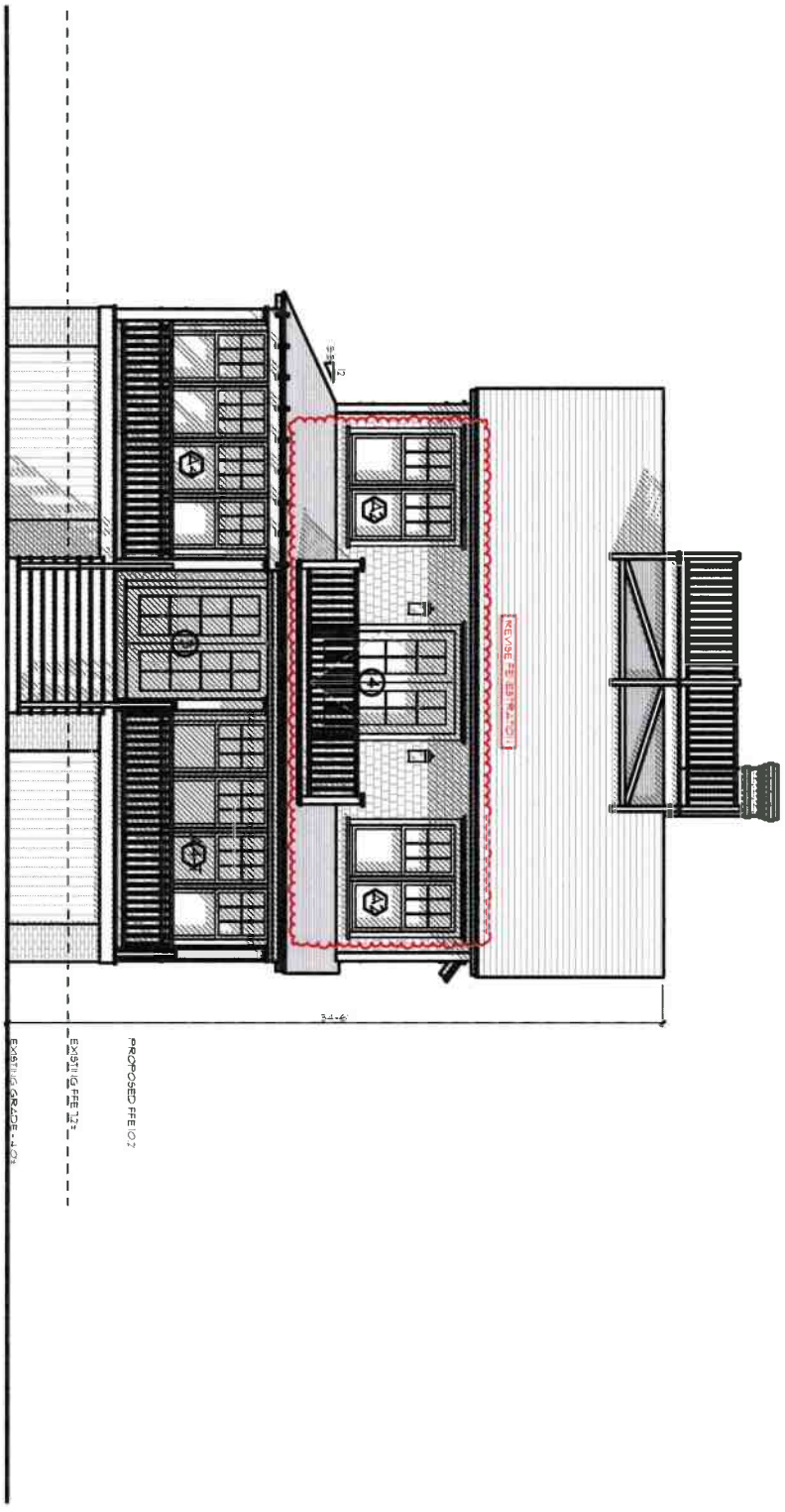

A-2.1

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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North Elevation

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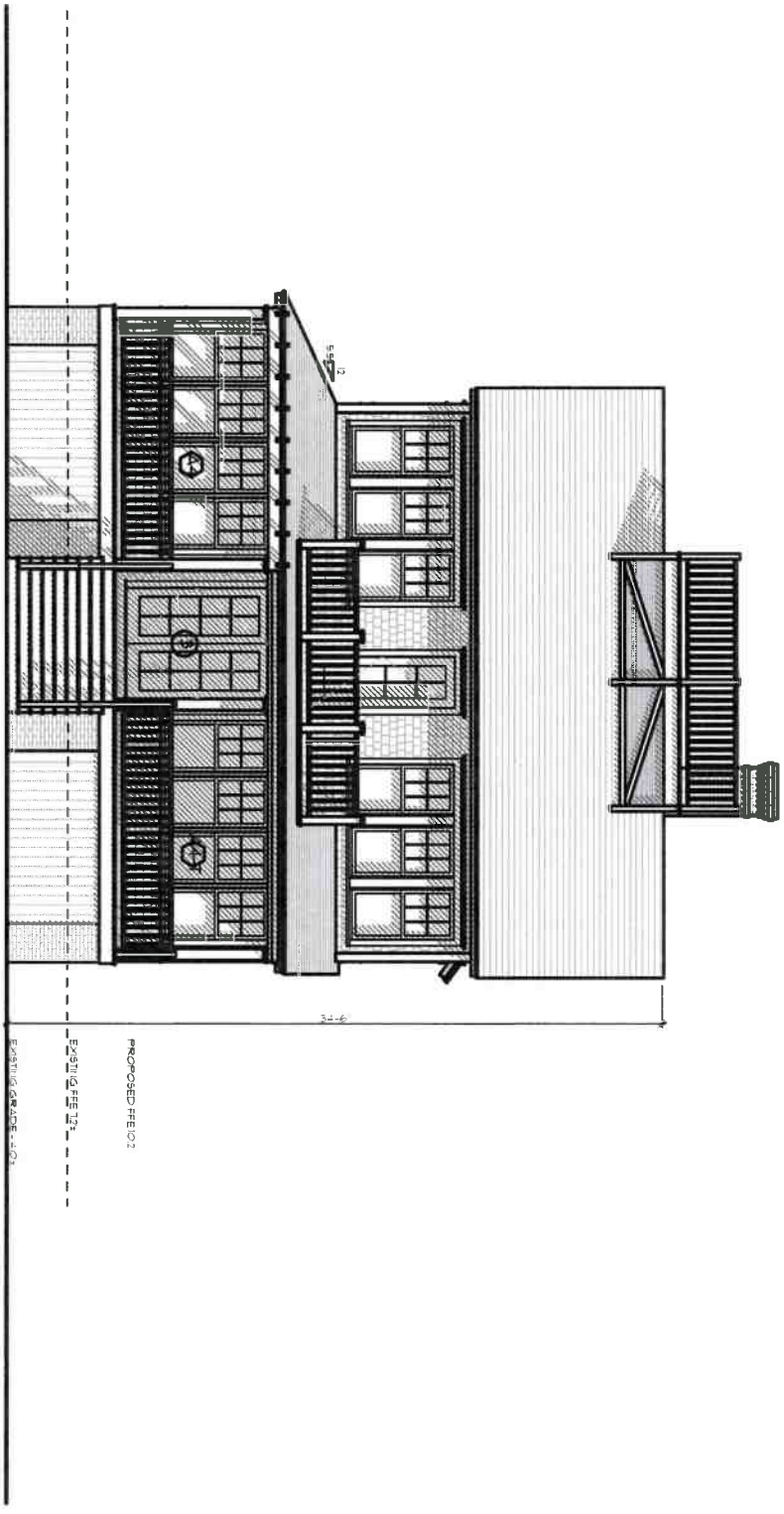

Previous Submission

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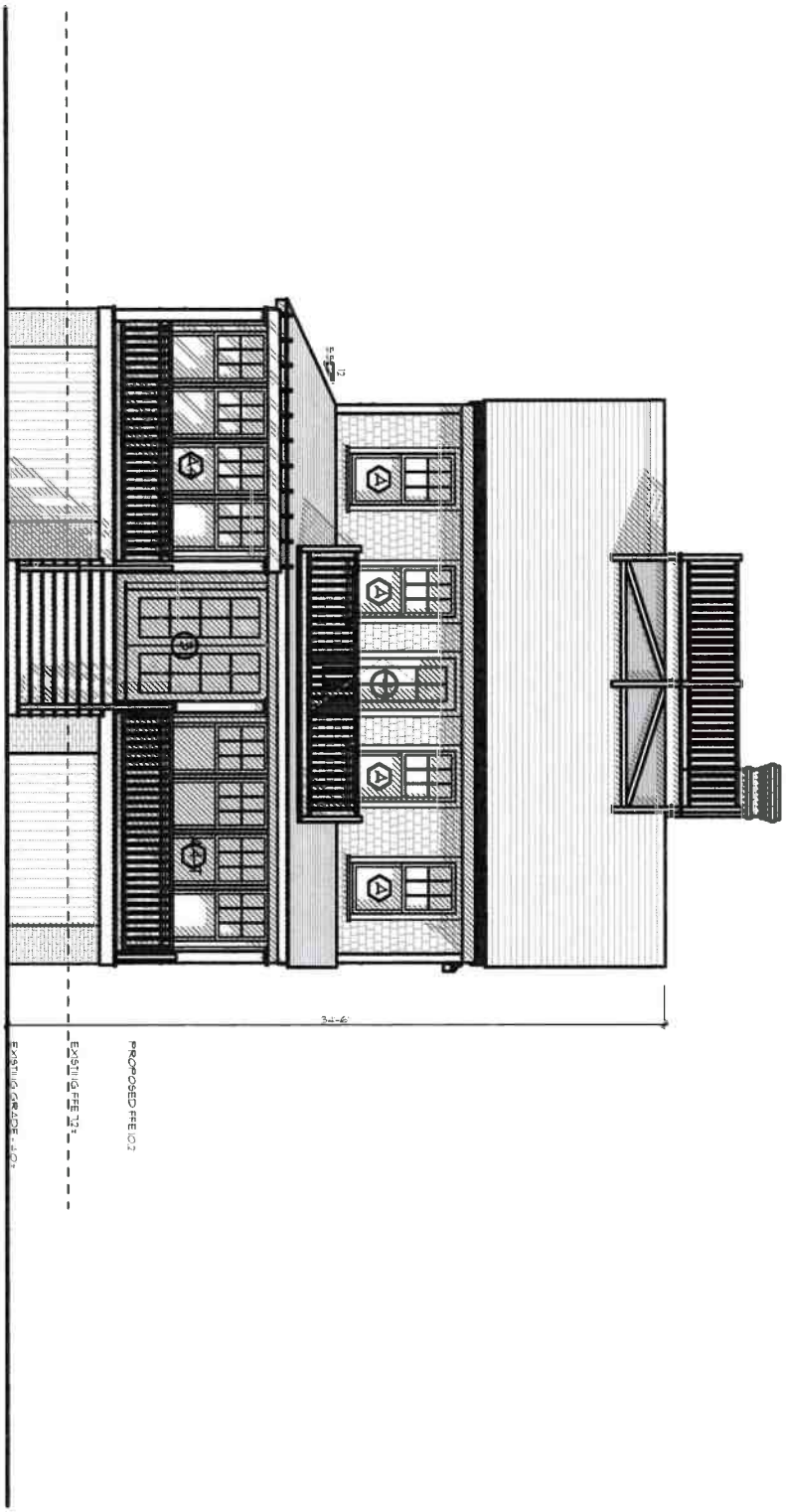

Revised Approval

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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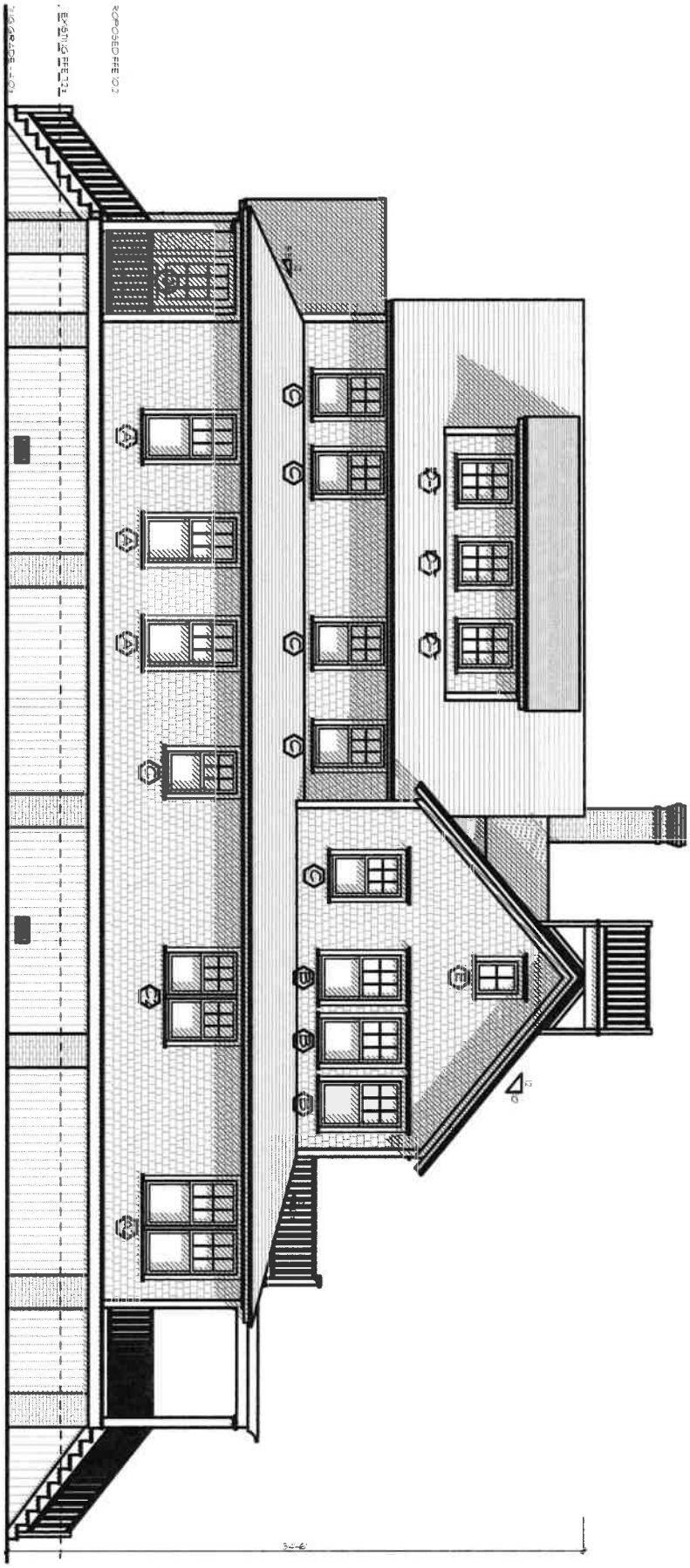
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PROPOSED FFE 92
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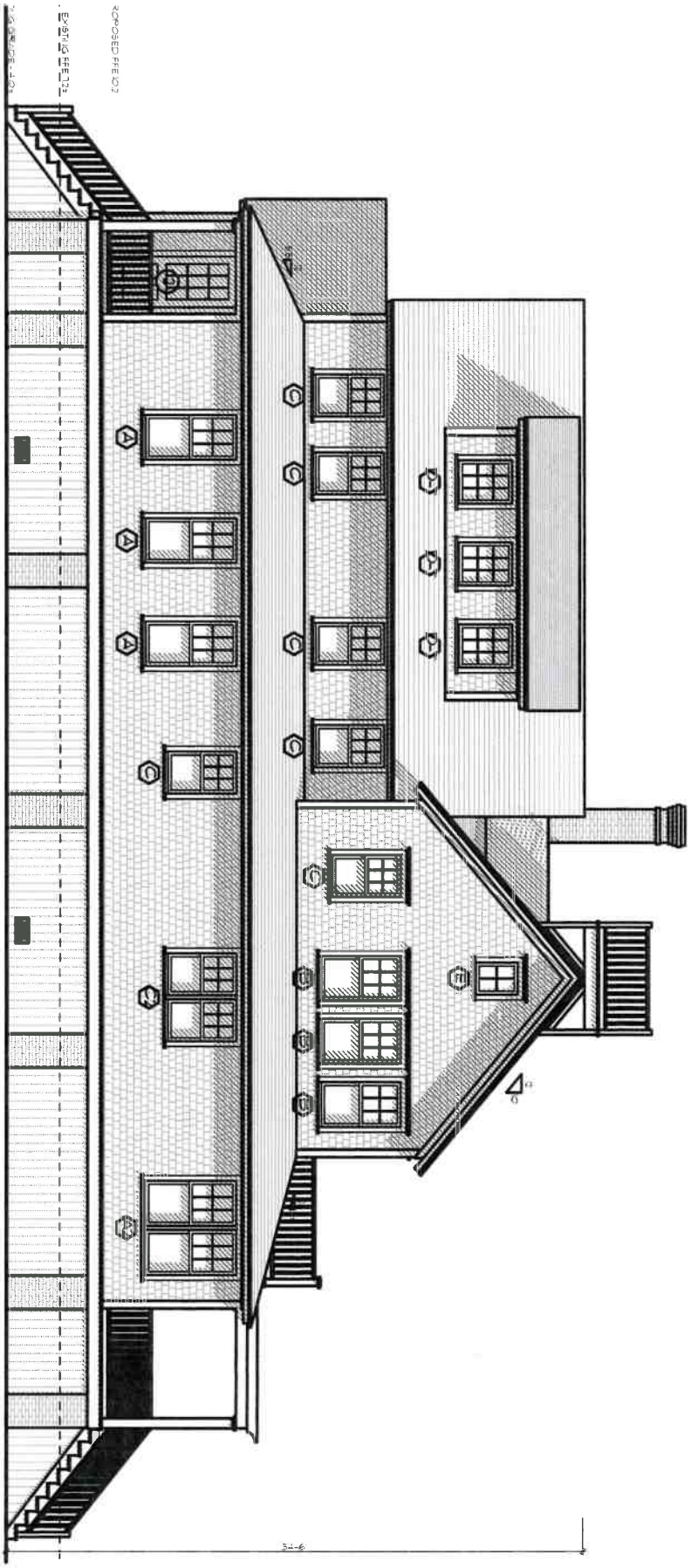

Revisions Submission

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

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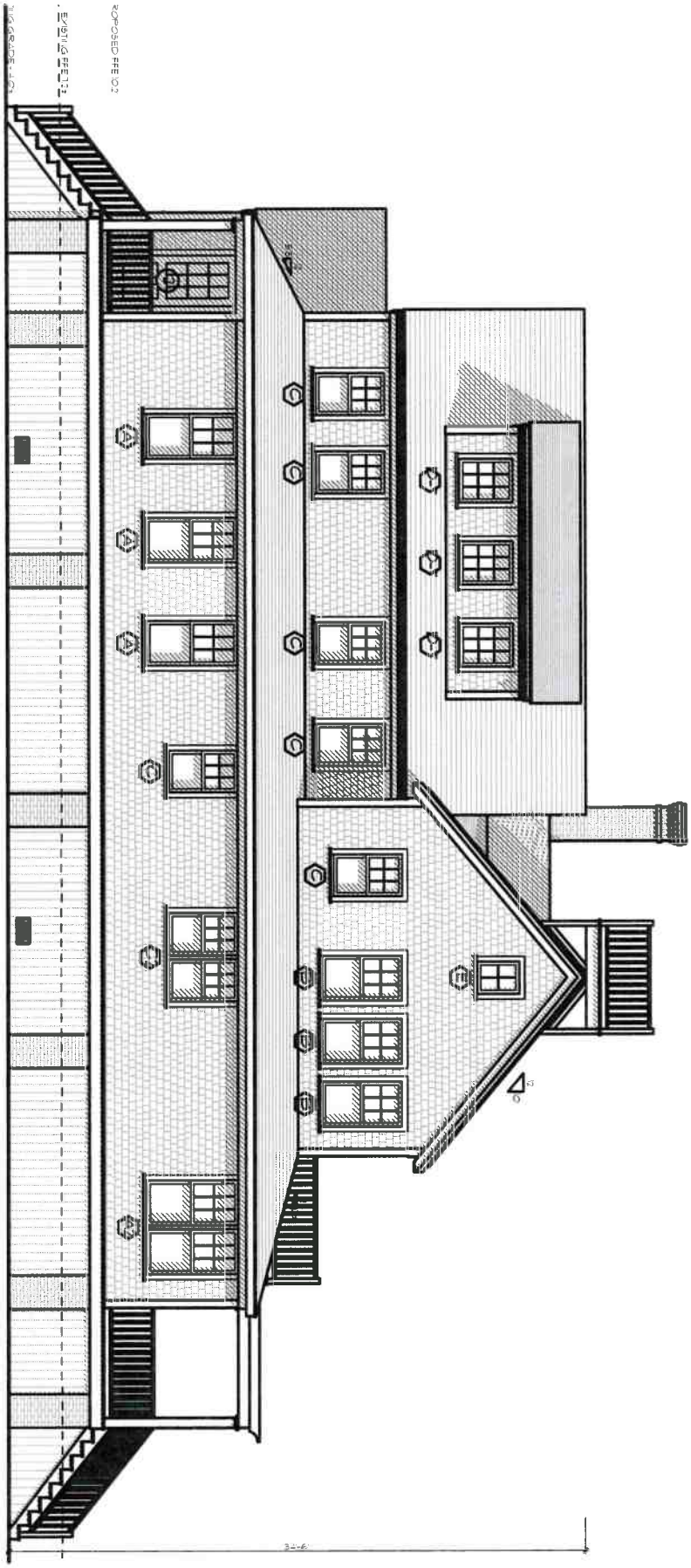

Previous Approval

ID # A-2.2

Residence at
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PARCEL NO: 18 PROJECT NO: 86 REVISED:

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East Elevation

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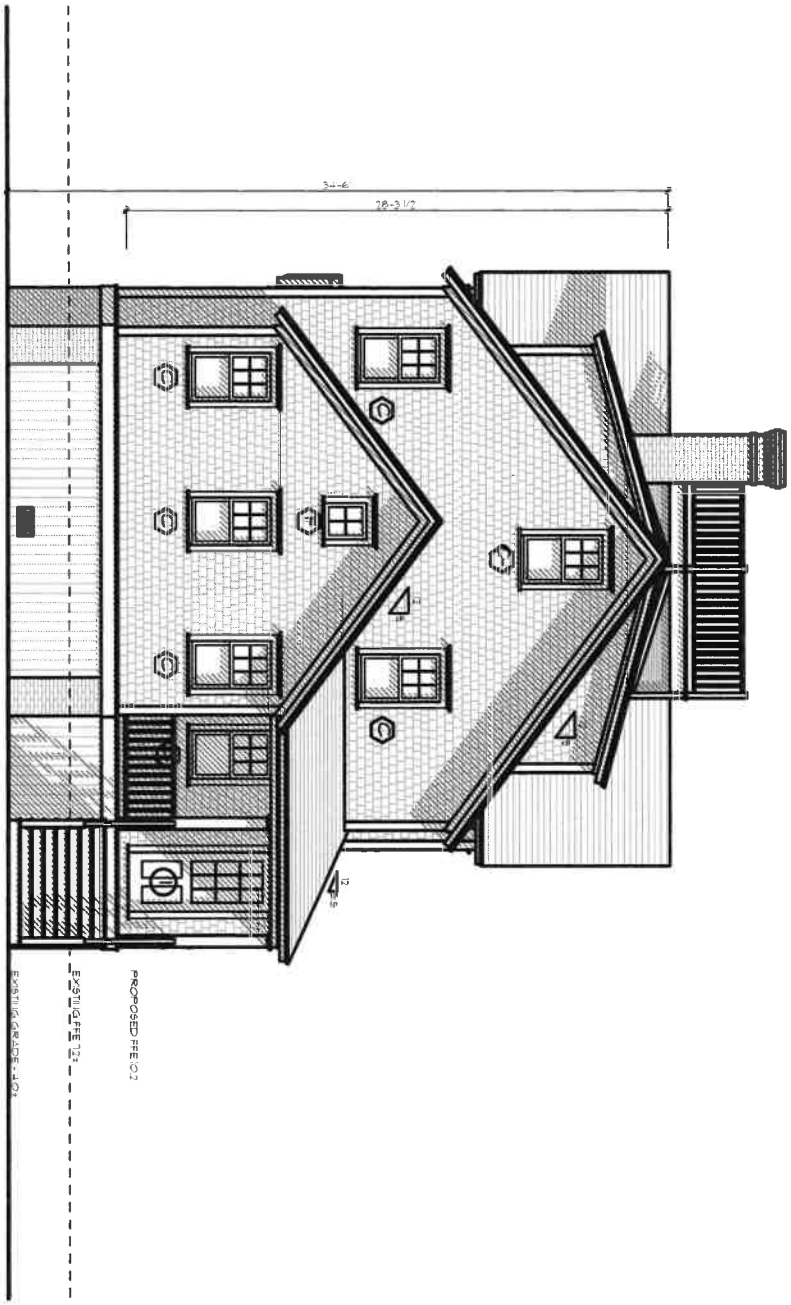

A-2.3

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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South Elevation

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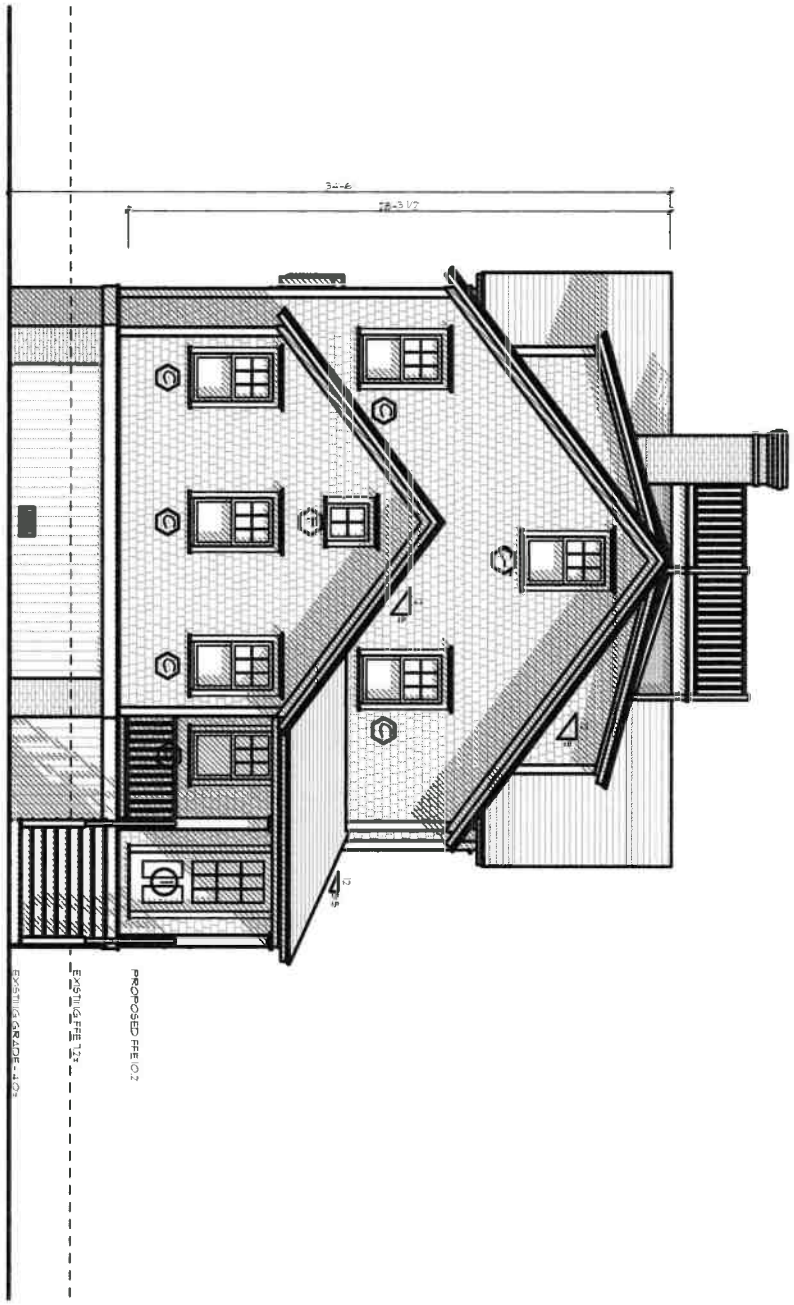

Previous Submission

ID# A-2.3

Residence at
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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South Elevation

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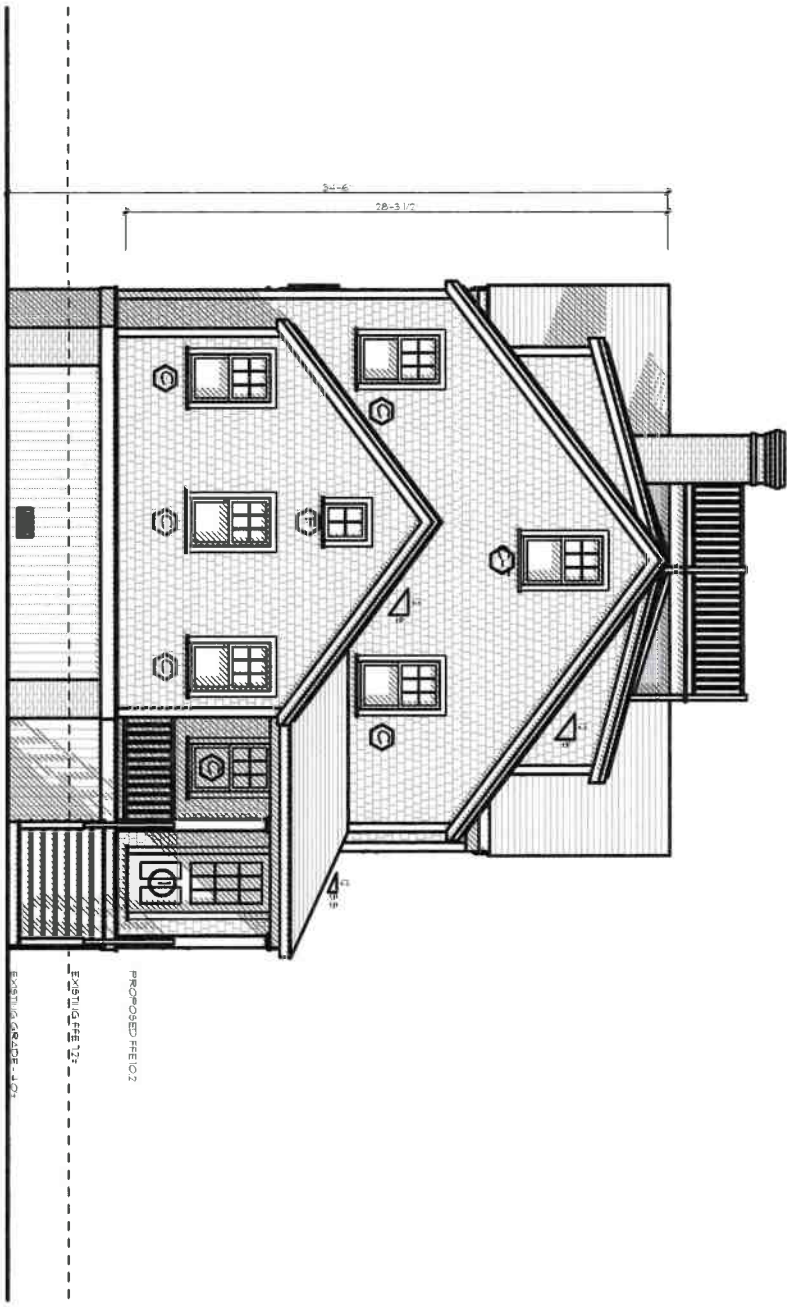

Revised Approval

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

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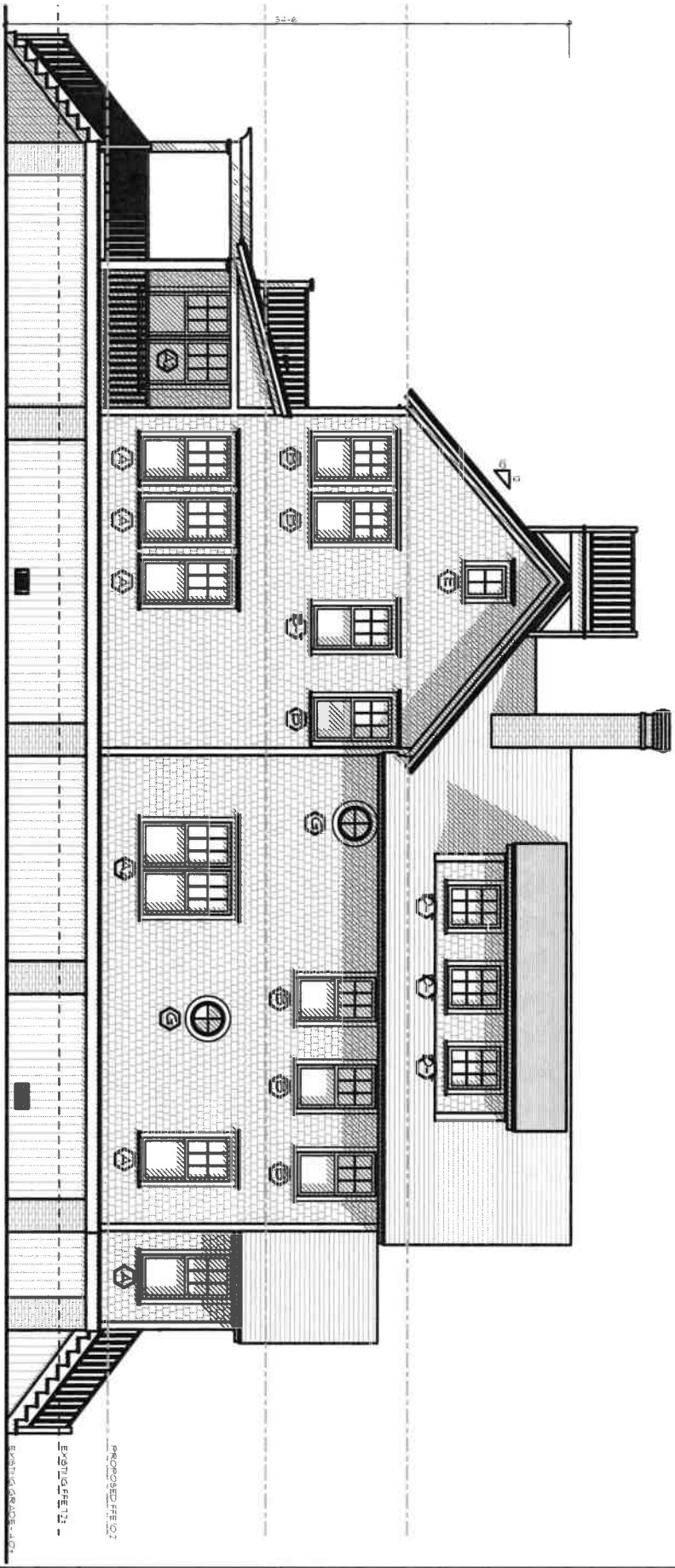

ID# A-2.4

Residence at
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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West Elevation

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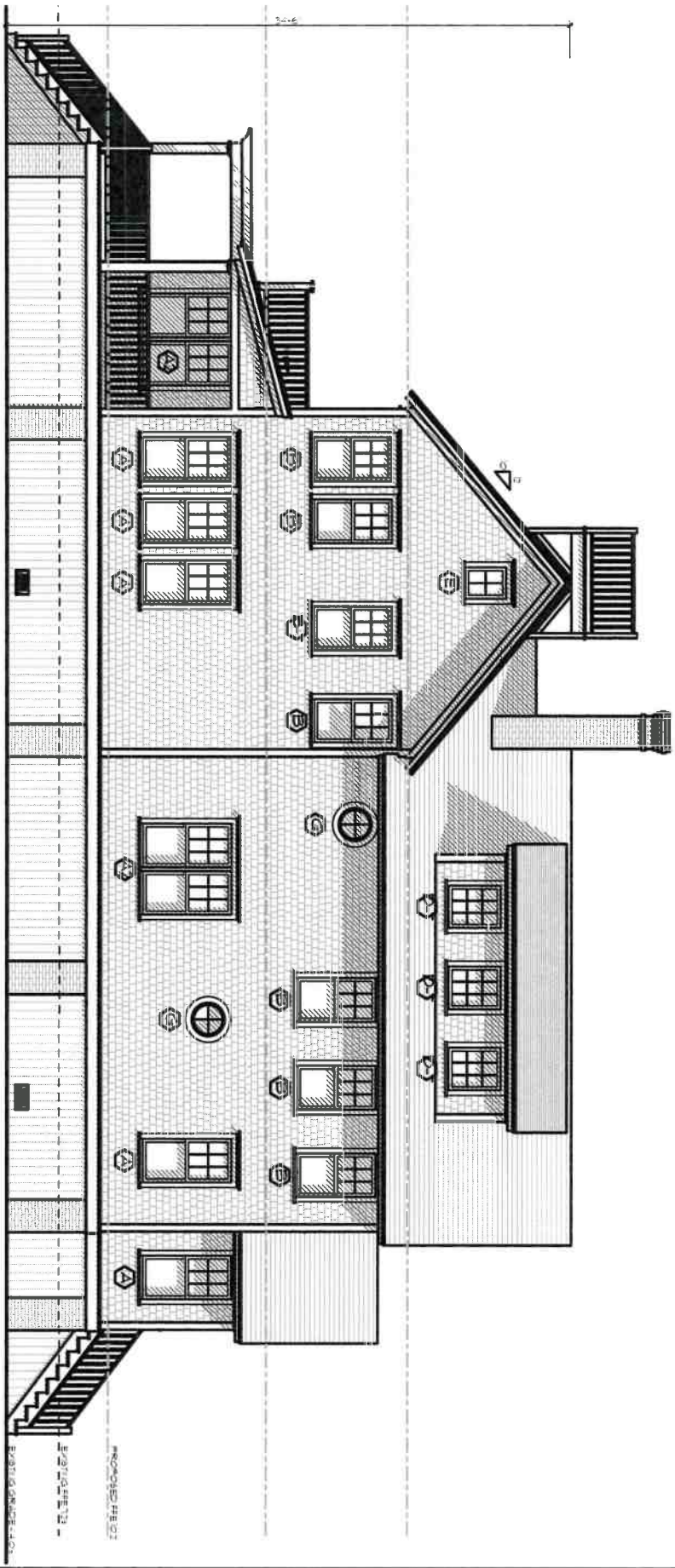

Previous Submission

ID # A-2.4

Residence at
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West Elevation

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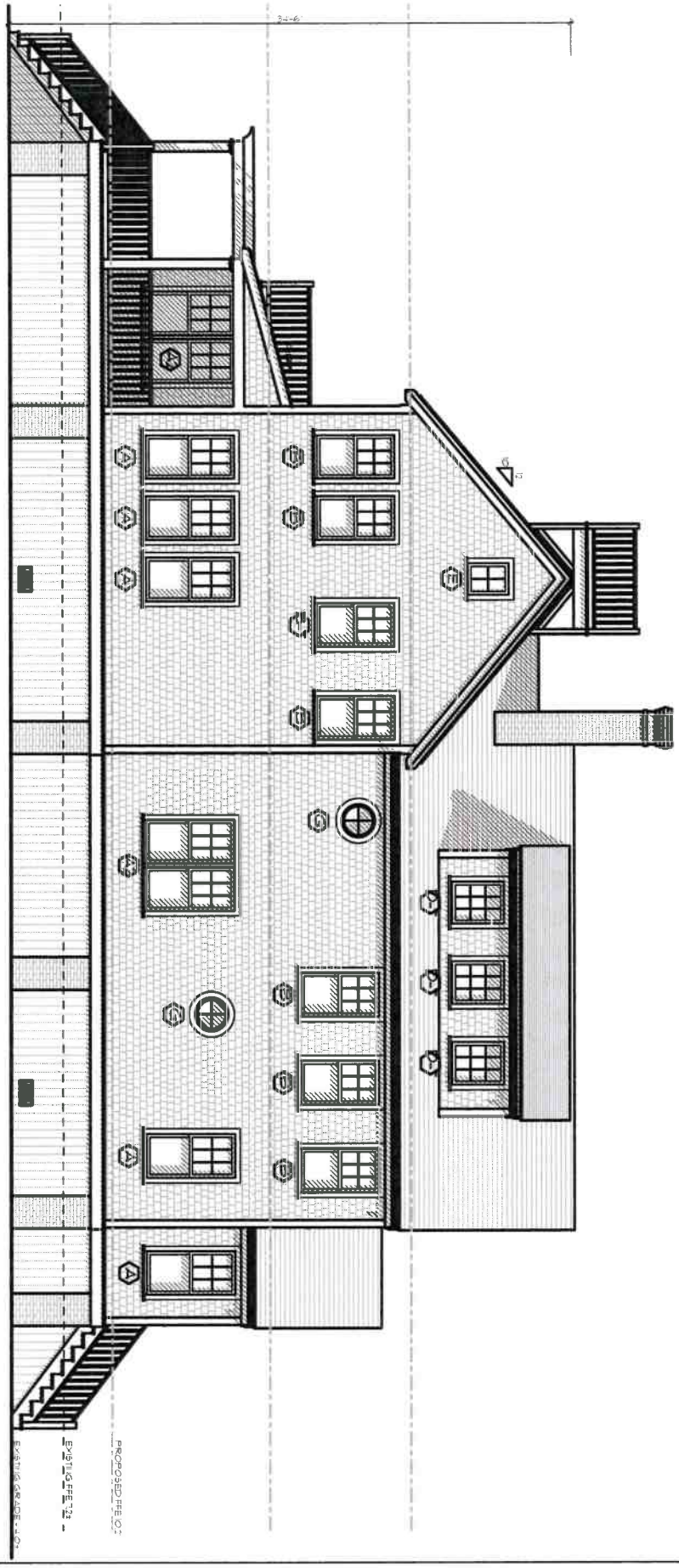

Previous Approval

ID# A-2.4

Residence at
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West Elevation

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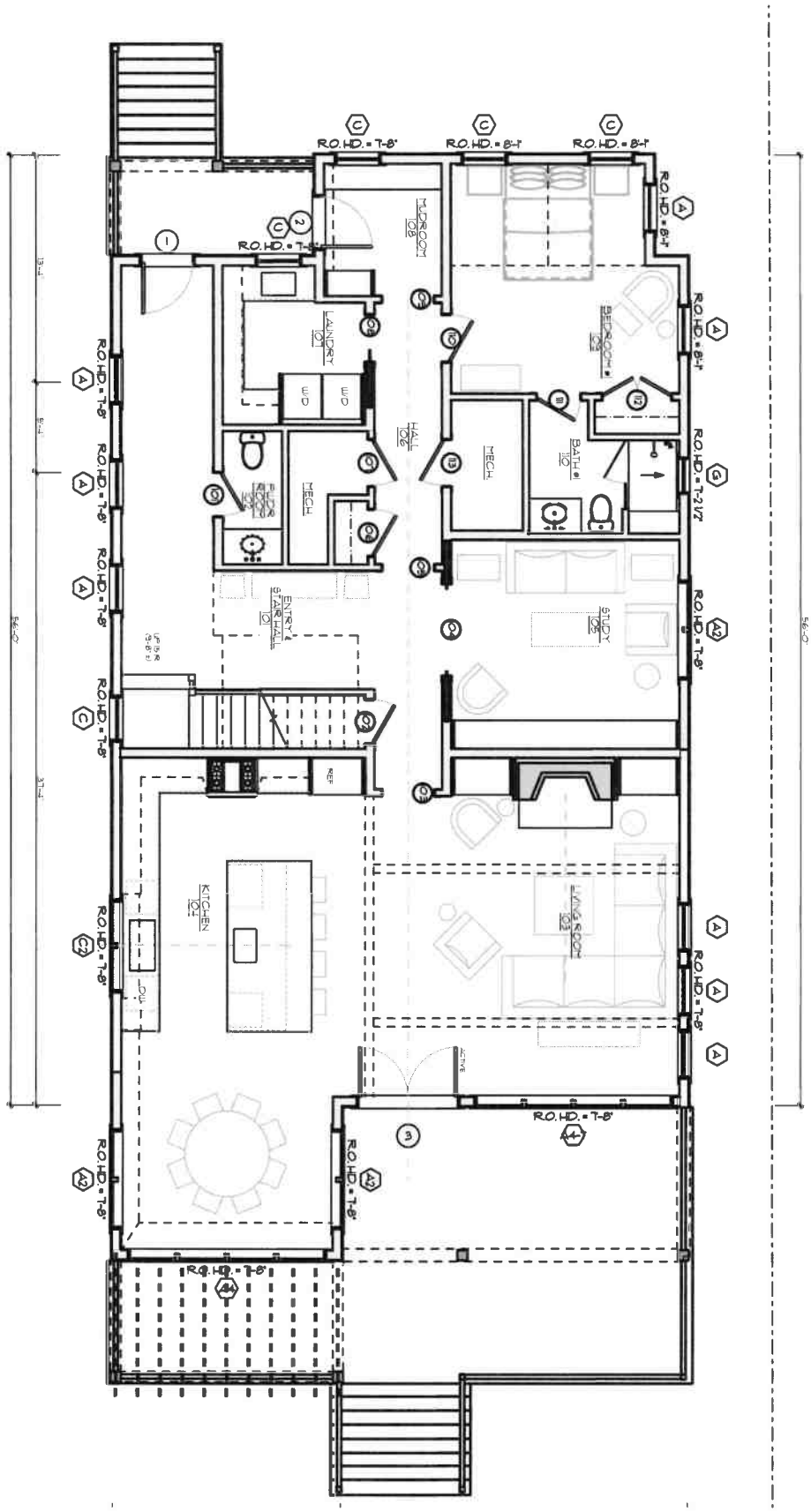

ID # A-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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First Floor Plan

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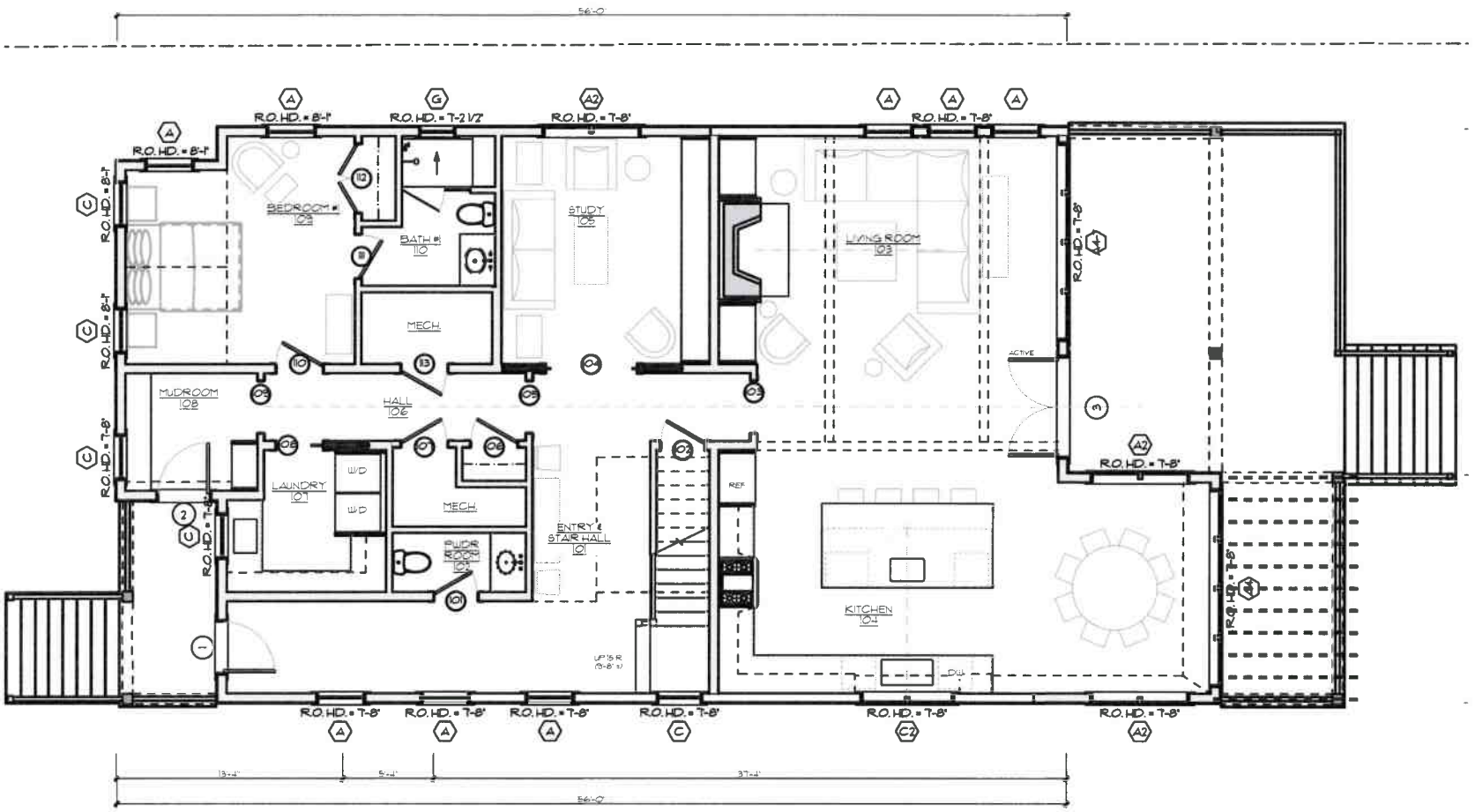

Previous Submission

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First Floor Plan

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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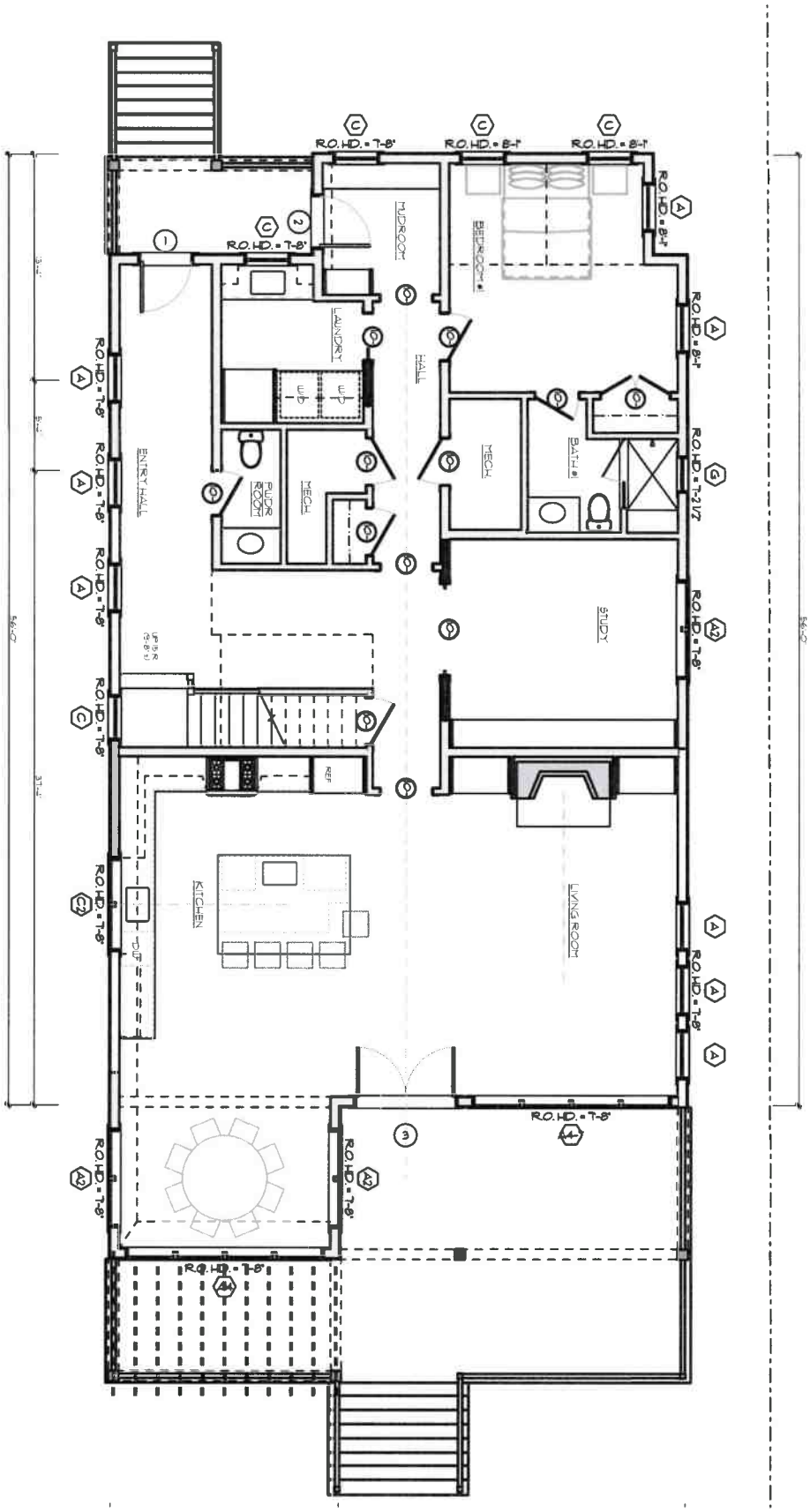
A-1.1



Previous Approval

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Residence at
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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First Floor Plan

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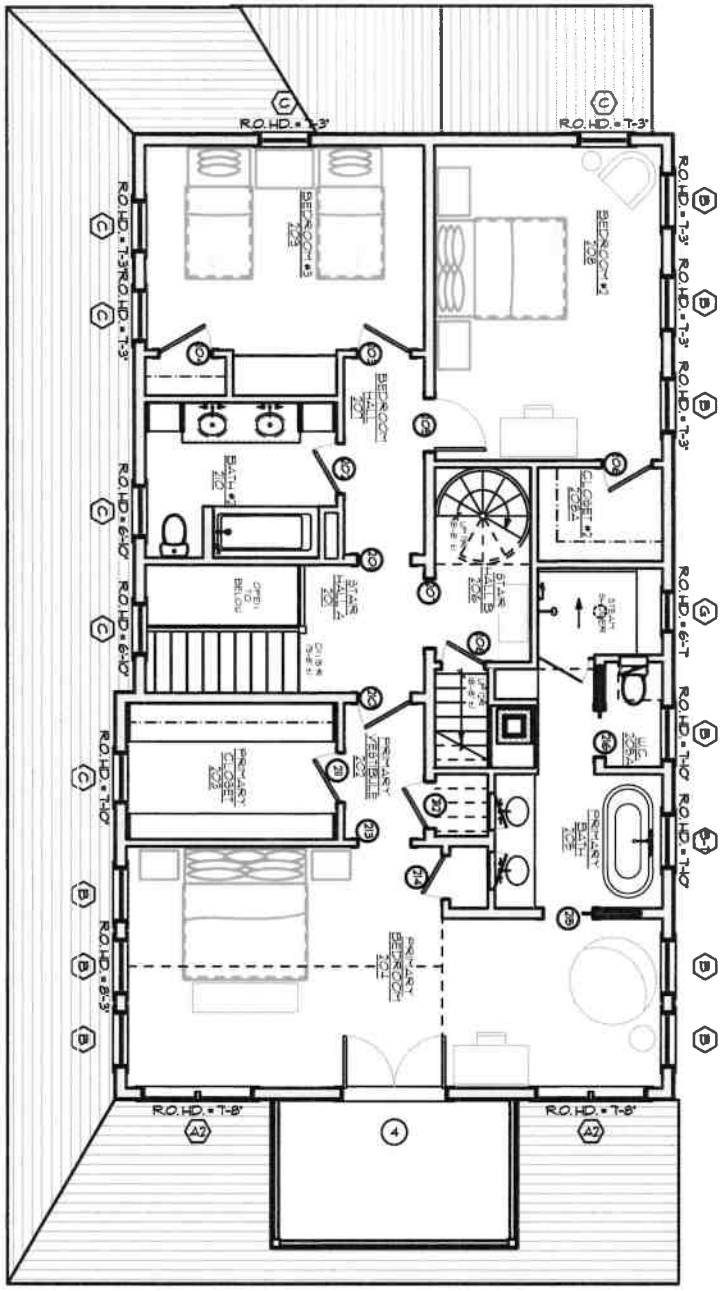

A-1.2

ID #

Residence at
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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Second Floor Plan

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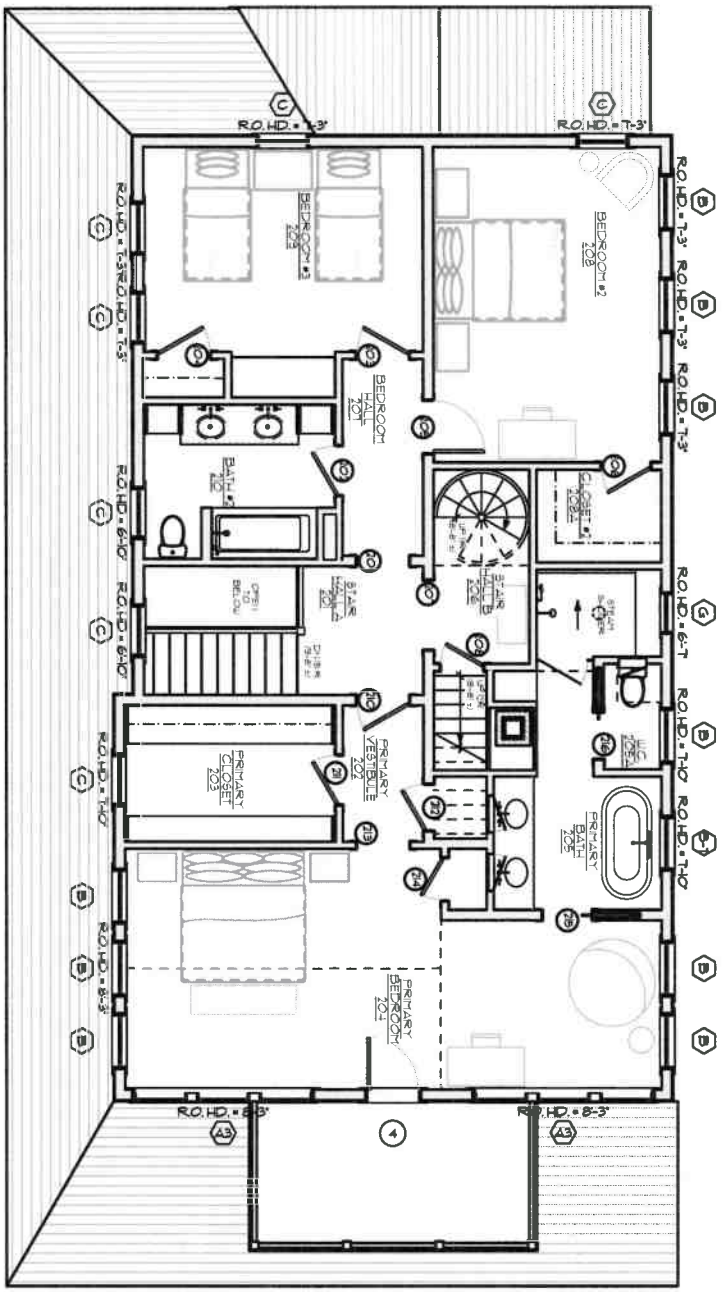

Previous Submission

ID# A-1.2

Residence at
41 Hulbert Avenue
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PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Second Floor Plan

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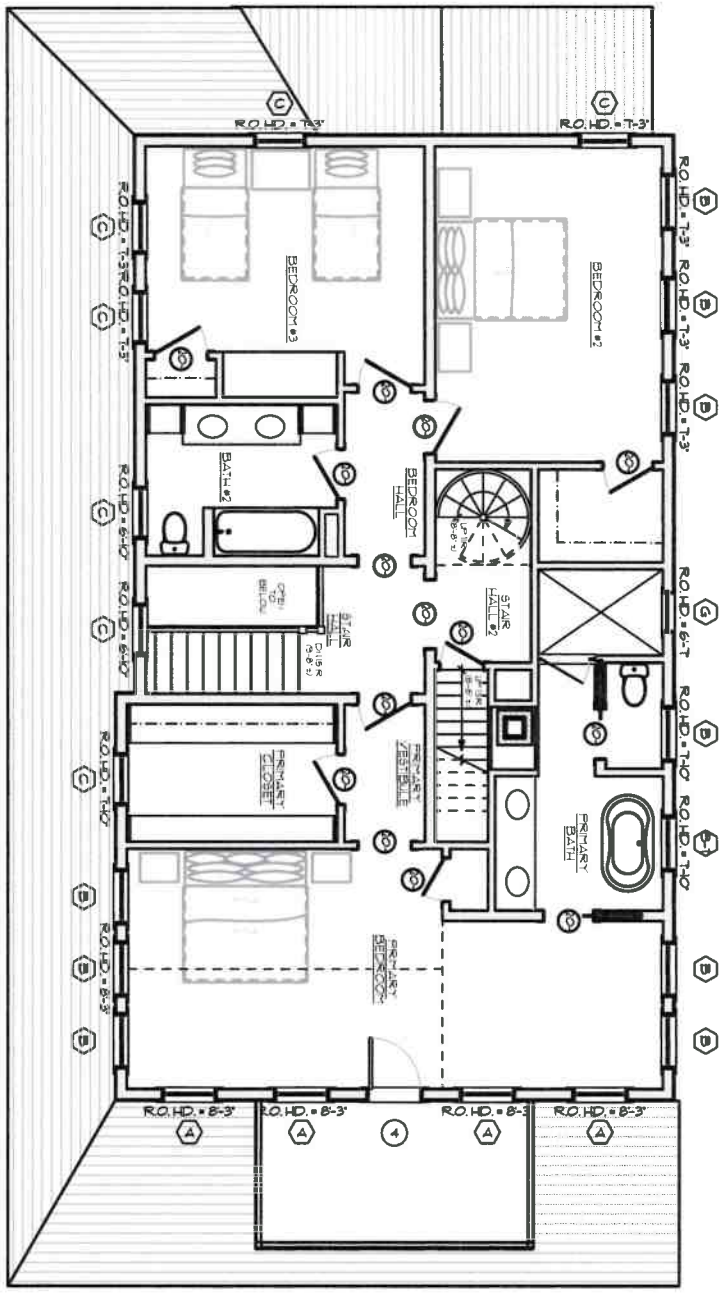

Previous Approval

ID # A-1.2

Residence at
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Nantucket, MA 02554

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PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Second Floor Plan

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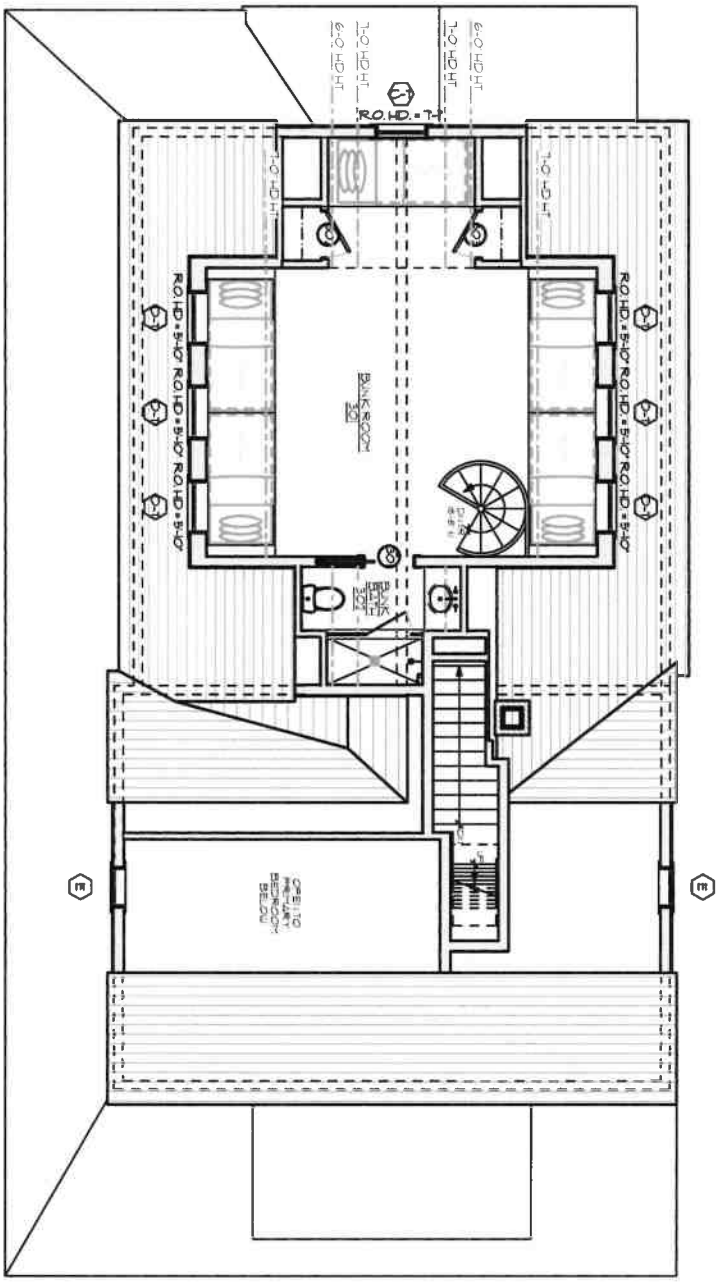

A-1.3

ID #

Residence at
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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Third Floor Plan

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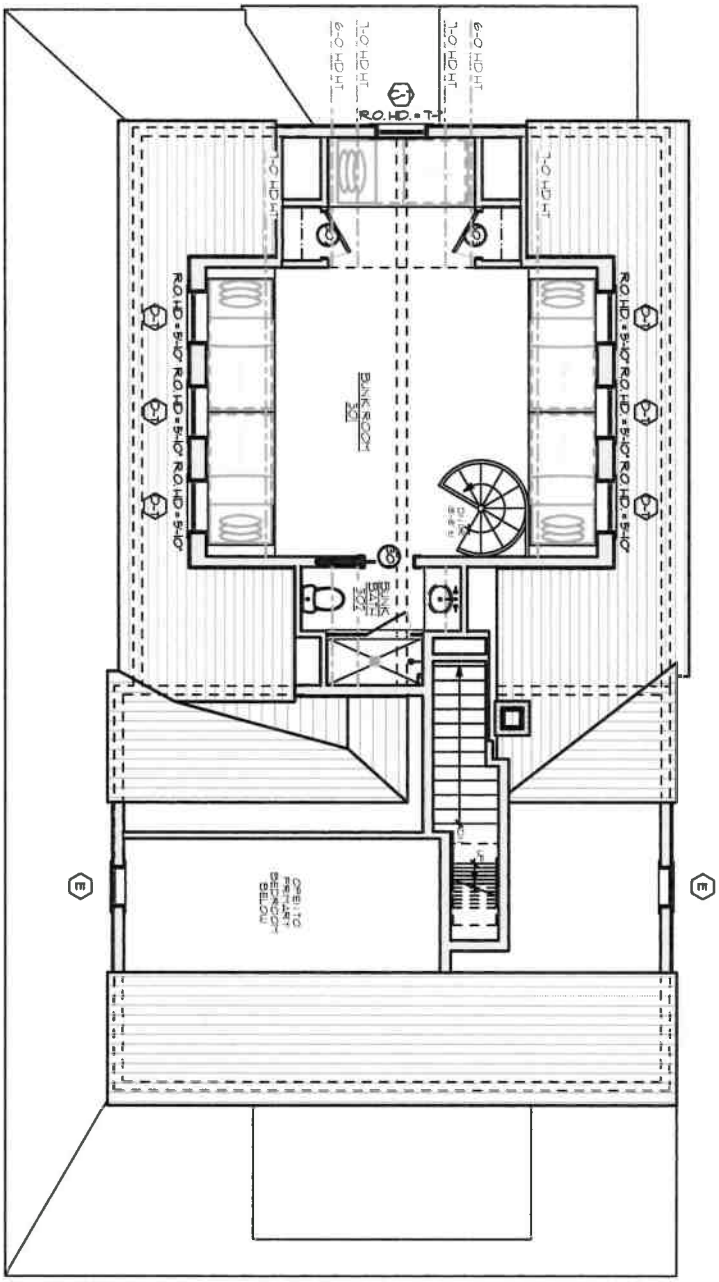

Previous Submission

ID# A-1.3

Residence at
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Third Floor Plan

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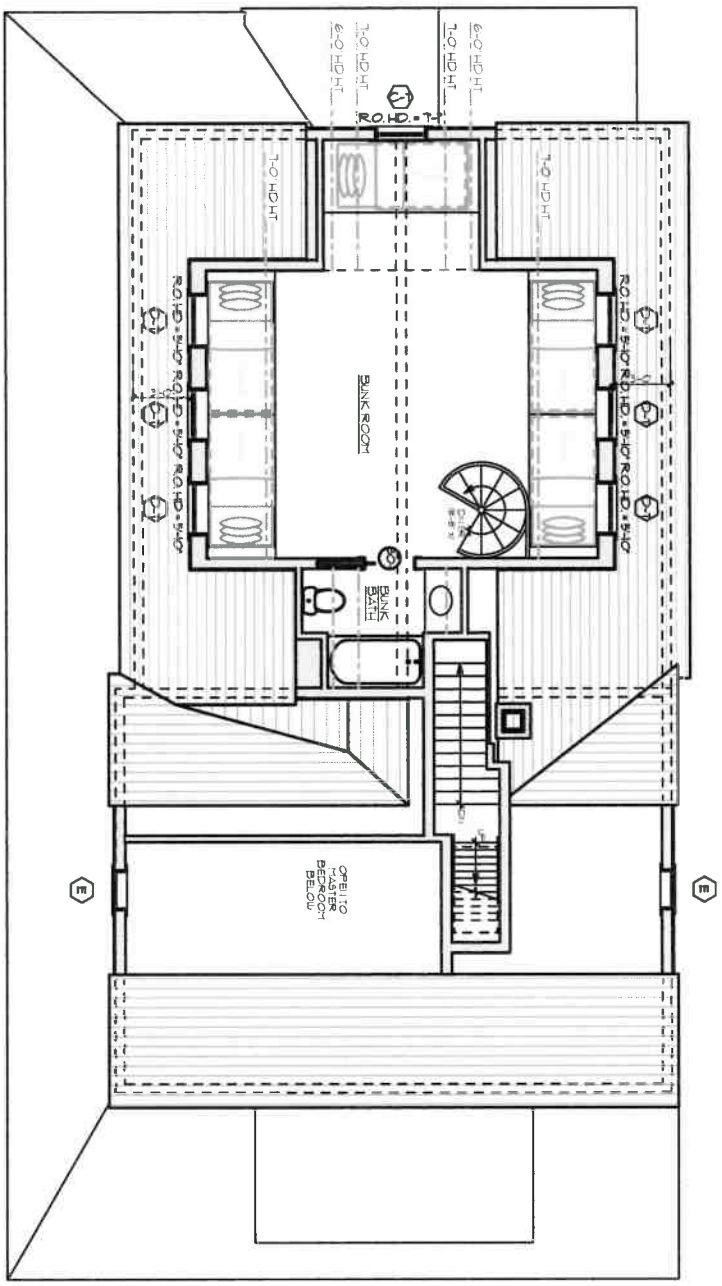
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previous Approval

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED:

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Third Floor Plan

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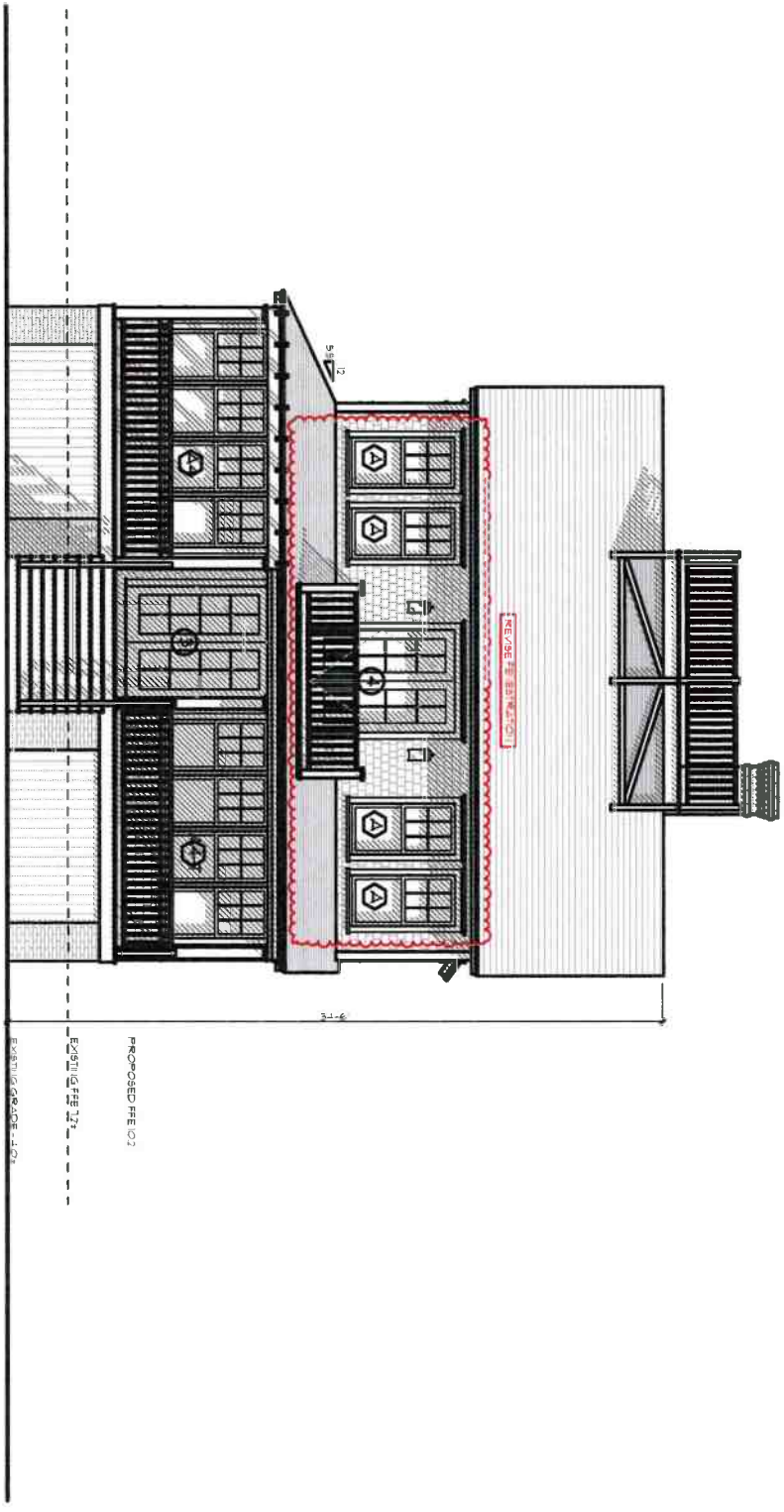

ID# A-2.1B

Residence at
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Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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North Elevation Option B

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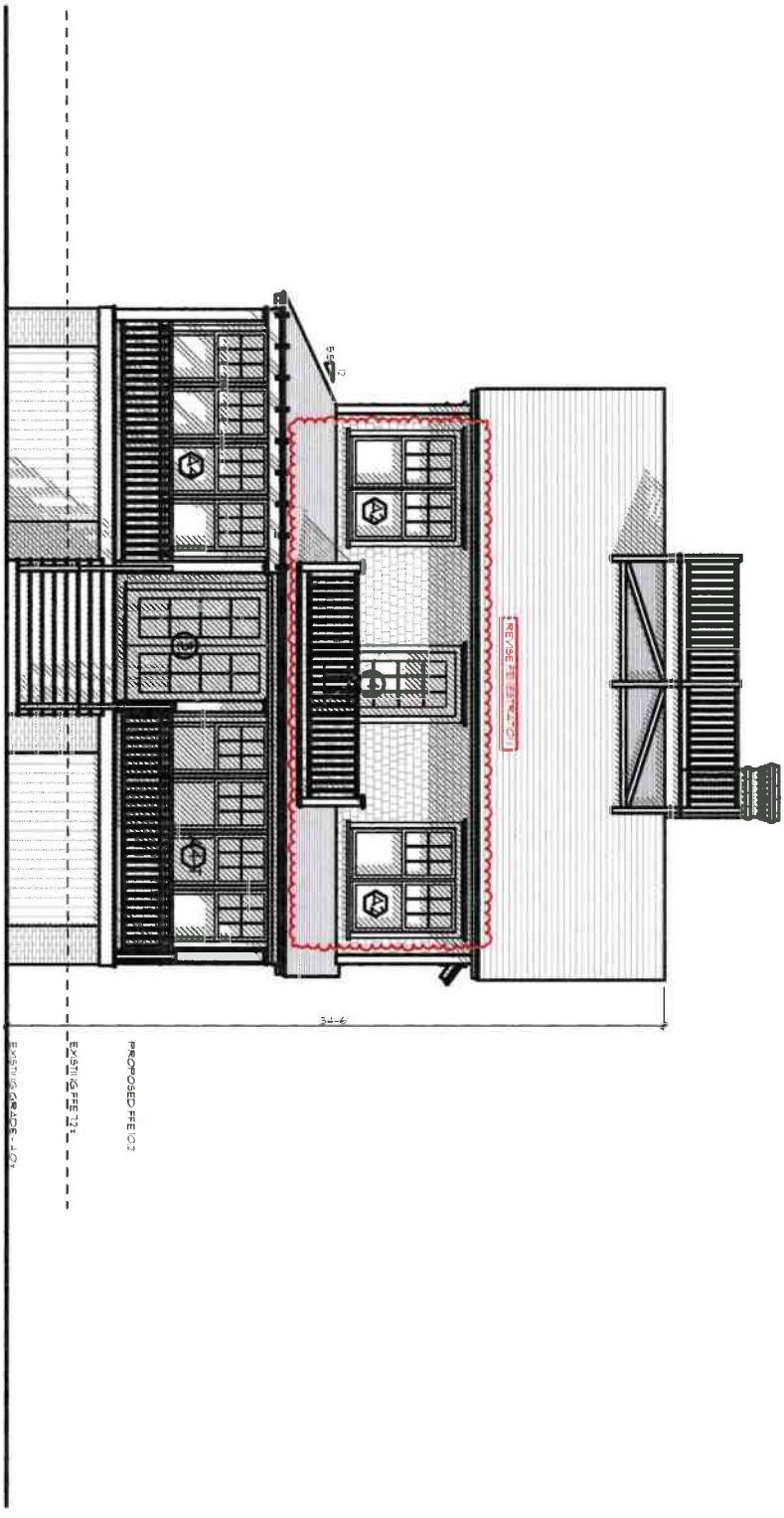

ID# A-2.1C

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

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North Elevation Option C

BOTTICELLI & POHL

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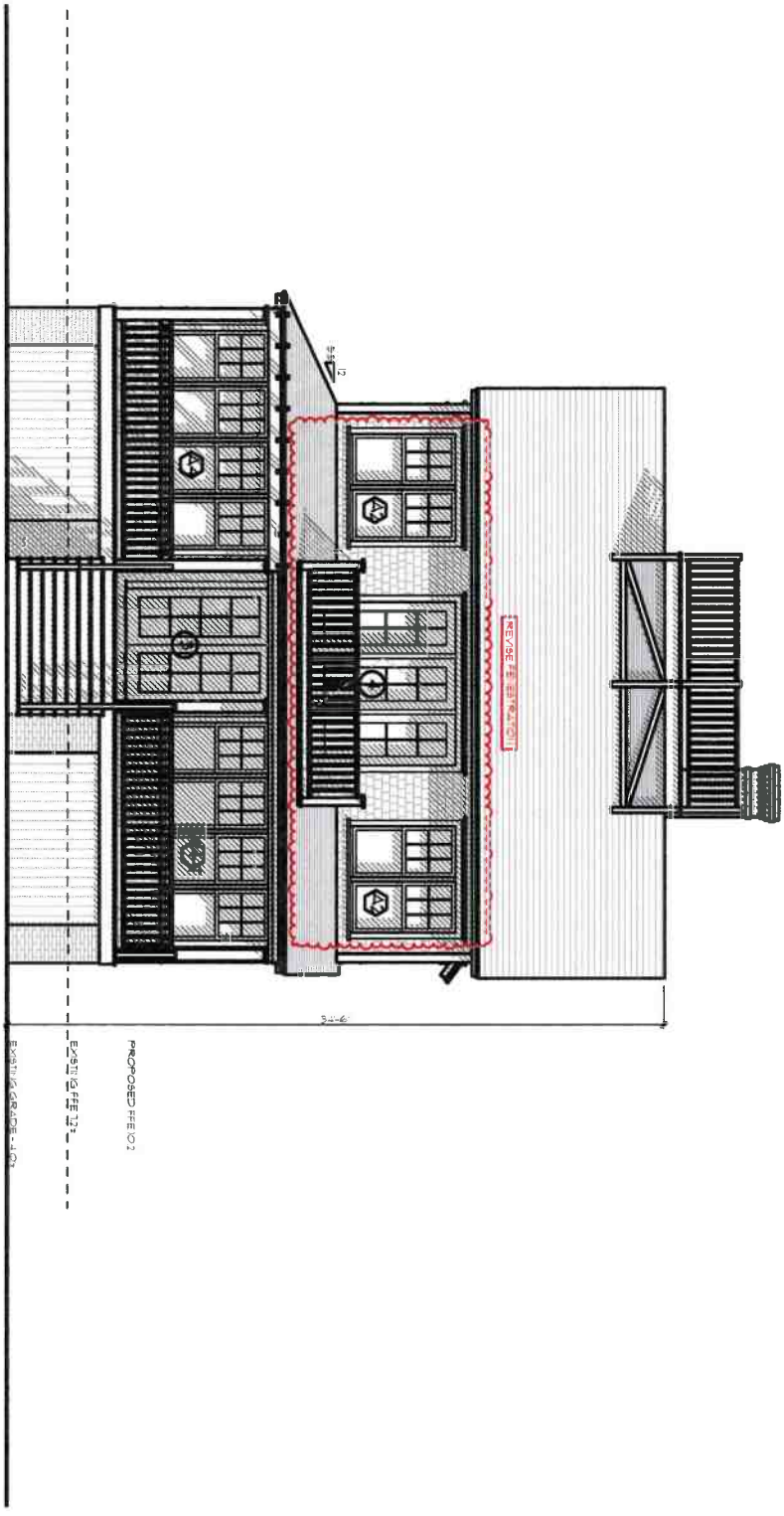
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1D

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 7/11/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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North Elevation Option D

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: 7/11/24
Building Dept. Sub:
Rev: 7/11/24

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	12	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
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 Doors	Custom	N/A	(2) 2'-8" x 7'-8"	TBD	8 ea	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
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Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 41 Holbert LLC

STREET ADDRESS 41 Holbert Avenue

MAP/PARCEL 29/18

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON July 11, 2024

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

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

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

Signature

7/11/24
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:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Cheese & Crackers LLC

STREET ADDRESS 39 Cliff Road

MAP/PARCEL 42.4.4 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

28 May 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

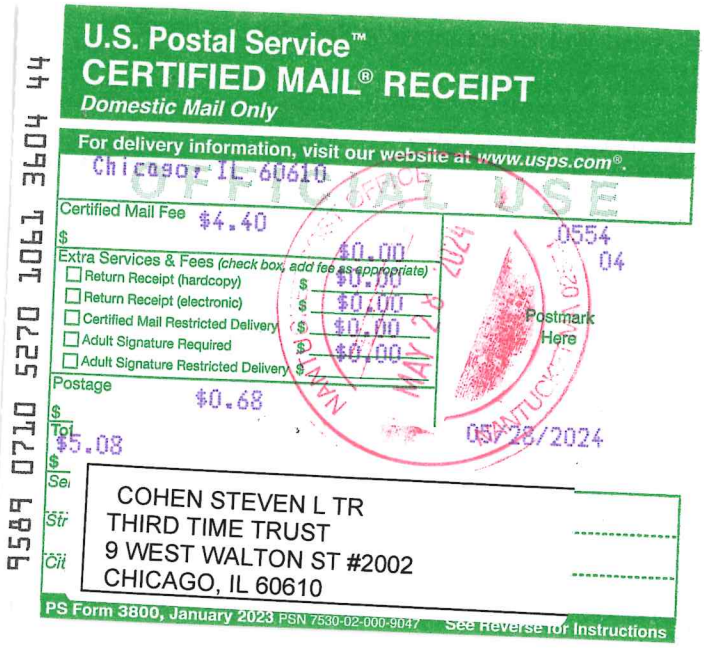


28 May 2024

Signature Date

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4244	1		BOLING FRED J JR ETAL		24 TOPHET ROAD	LYNNFIELD	MA	01940	46 CLIFF RD
4244	2		COHEN STEVEN L TR	THIRD TIME TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	41A CLIFF RD
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	41		44 CLIFF LLC		2005 COVE DRIVE	VERO BEACH	FL	32963	44 CLIFF RD
4244	42		YAEGER GREGG TRST	37 CLIFF RD NOM TRUST	9 WEST WALTON ST #2002	CHICAGO	IL	60610	37 CLIFF RD
Count:	**5**								



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Chicago, IL 60610

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

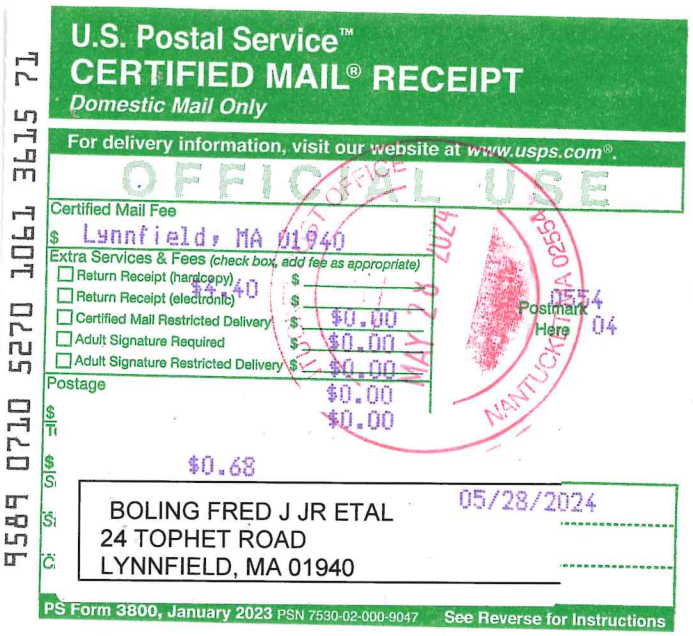
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3604 44



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Lynnfield, MA 01940

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NANTUCKET MA 02554
0554 04
05/28/2024

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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

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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

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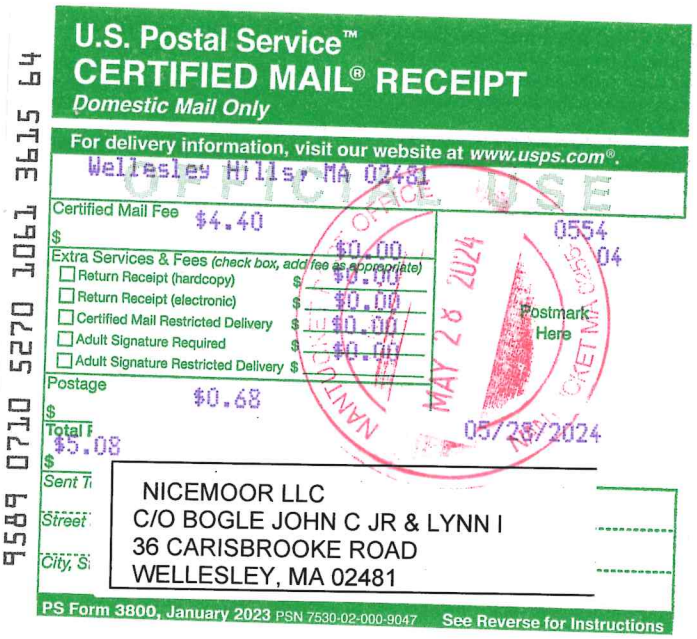

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Wellesley Hills, MA 02481

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- Return Receipt (electronic) $0.00
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- Adult Signature Restricted Delivery $

Postage $0.68

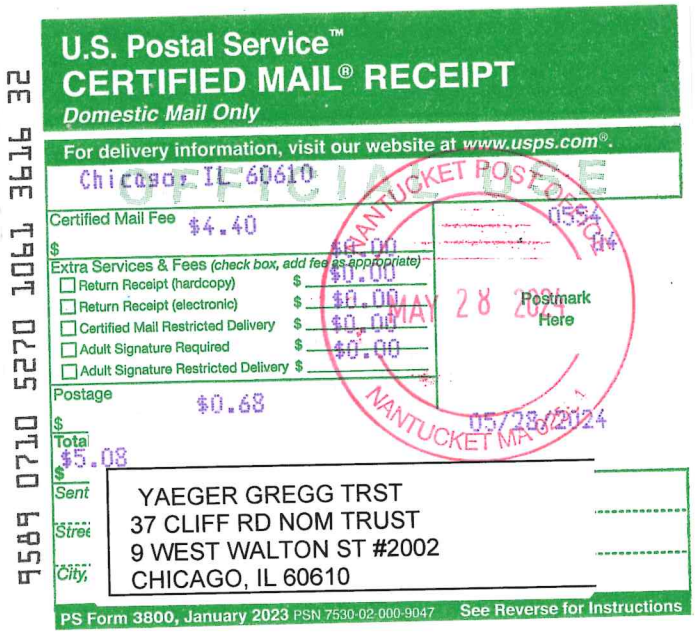
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

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

9589 0710 5270 1061 3615 64



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Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

YAEGER GREGG TRST
37 CLIFF RD NOM TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3616 32

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 39 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 3

Owner of Record: Cheese & Crackers LLC

Description of Proposal: Demolish existing dwelling. New dwelling

Anticipated HDC Submission Date: 28 May 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

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

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 3

Street & Number of Proposed Work: 39 CLIFF ROAD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET, MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKETONE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1664SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1530SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 3194SF TOTAL

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

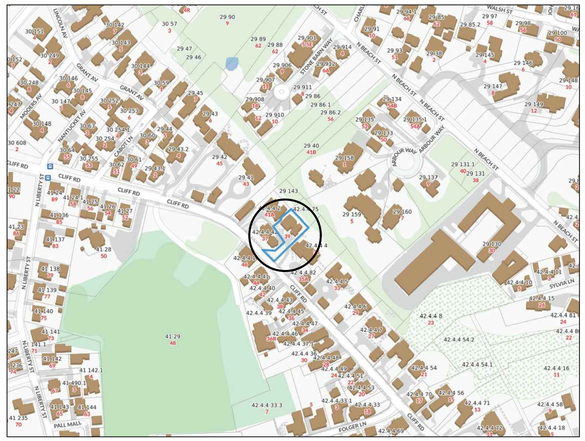
Deck _____ Foundation _____ Fence _____ Shutters _____

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

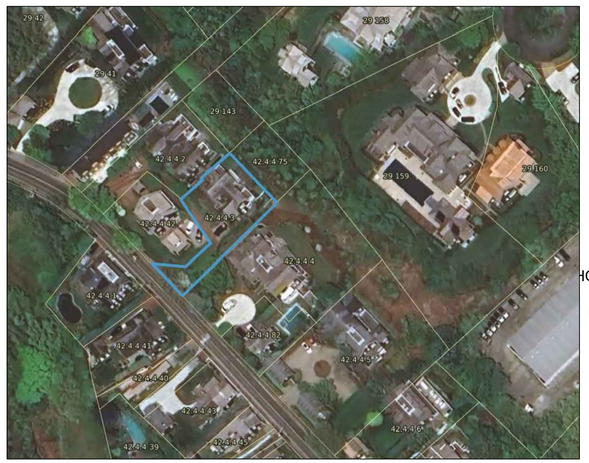
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 5/28/24 Signature of owner of record _____ CHEESE & CRACKERS LLC Signed under penalties of perjury

39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

N/F
THOMAS KEEGAN
MAP 29
PARCEL 40

N/F
JAMES K. & JANET T. KLOPPENBURG MAP 29 PARCEL 158

N/F
ROBIN S. WOLPOW MAP 29 PARCEL 159

77.04'

80.08'

N 47°14'00" E
62.00'

LOT 12
MAP 29
PARCEL 143

REMAINING LOT AREA = 13,064 +/- S.F.
r = 0.58

S 45°55'15" E
62.00'

LOT 11
MAP 42.4.4
PARCEL 75

AREA = 4,967 +/- S.F.

S 45°52'20" W
62.02'

X-CUT
MARBLE BOUND
FOUND

TOP OF BANK

GRANITE COPING WALL

78.46'

DHCB
FND

80.13'

OVER
1.6' +/-

STONE WALL

OVER
1.6' +/-

OVER
1.2' +/-

PICKET
FENCE

DHCB
NOT
FND

N 44°03'30" W

N/F
39 CLIFF ROAD
NOMINEE TRUST
MAP 42.4.4
PARCEL 3

PATIO

STEP

STEP

1ST FLOOR
DECK

2ND FLOOR
DECK

1ST & 2ND
FLOOR DECK

DECK

STEP

EXISTING
DWELLING TO BE
DEMOLISHED

S 46°47'54" W
45.44'

10.9' +/-

#41A
EXISTING DWELLING

#39
EXISTING
DWELLING

8.2' +/-

N/F
NICEMOOR LLC
MAP 42.4.4
PARCEL 4

S 46°47'54" W
35.29'

S 45°46'16" W
156.89'

LOT 3A
AREA =
8,785 +/- S.F.

52.93'

N 42°30'59" W

3.30'

53.64'

N 37°44'36" W

56.94'

BURIED
PROPANE
TANK

SHED

#37
EXISTING DWELLING

N 46°25'08" E
155.48'

BRICK DRIVEWAY

76.71'

S 46°25'21" W

PARKING

S 45°46'16" E
45.00'

12'-0"

"PRIVATE WAY"
- WIDTH 12'
PLAN BOOK 15
PAGE 66

N/F
37 CLIFF ROAD NOMINEE TRUST
MAP 42.4.4
PARCEL 42

S 88°53'21" E
35.15'

BASE OF MARBLE BOUND
FOUND SNAPPED OFF
1' BENEATH BRICK
SIDEWALK

GUY
POLE

25.00'

85.36'

50.00'

DHCB
FND

BRICK

WM

CSO

N 43°32'59" W

SIDEWALK

160.36'

SITE PLAN: 1" = 10'-0"

CLIFF ROAD

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

COVER SHEET

D1.1

28 MAY 2024



EXISTING SOUTHWEST ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING NORTHEAST ELEVATION

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

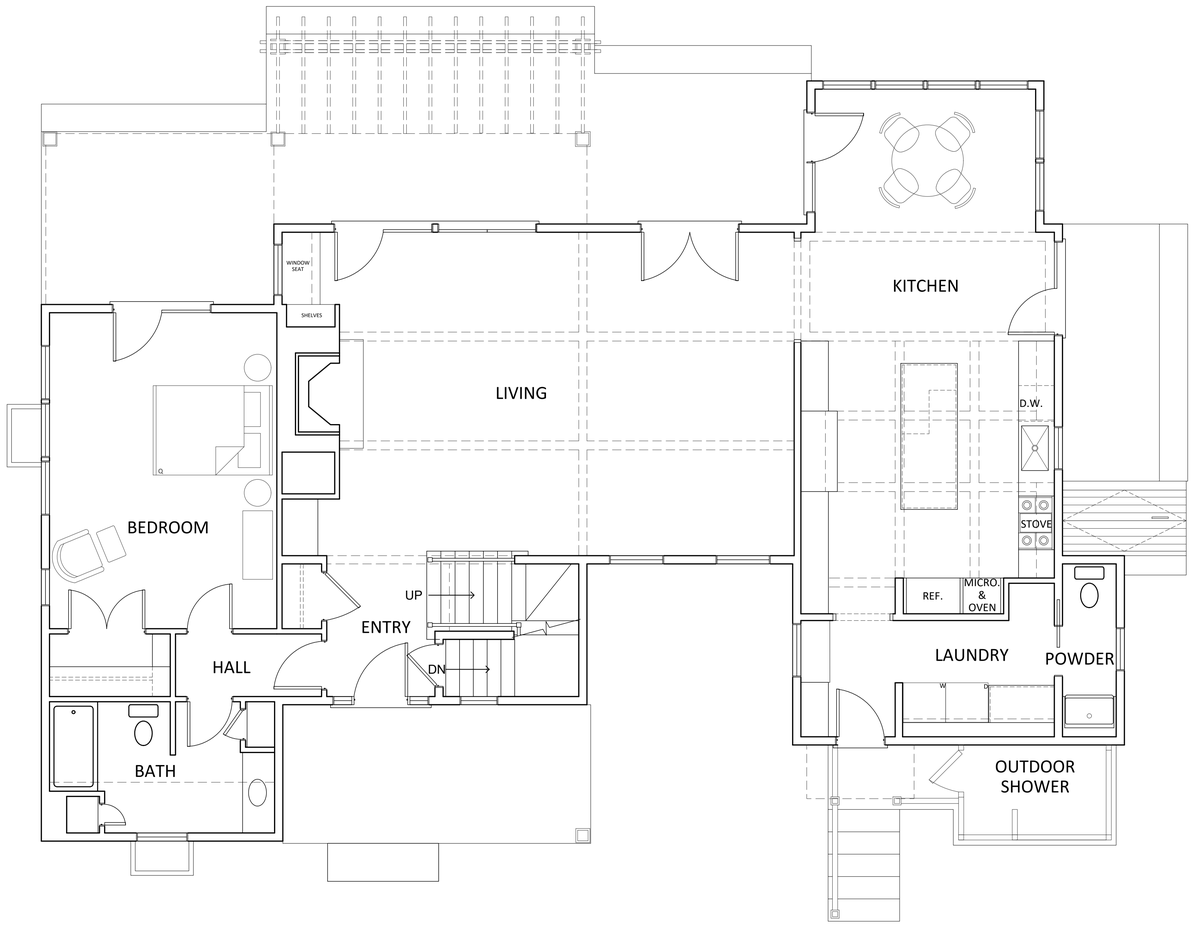
PHOTOS

D1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



EXISTING FIRST FLOOR PLAN - 1,664 SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

FIRST
FLOOR PLAN

X1.1

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
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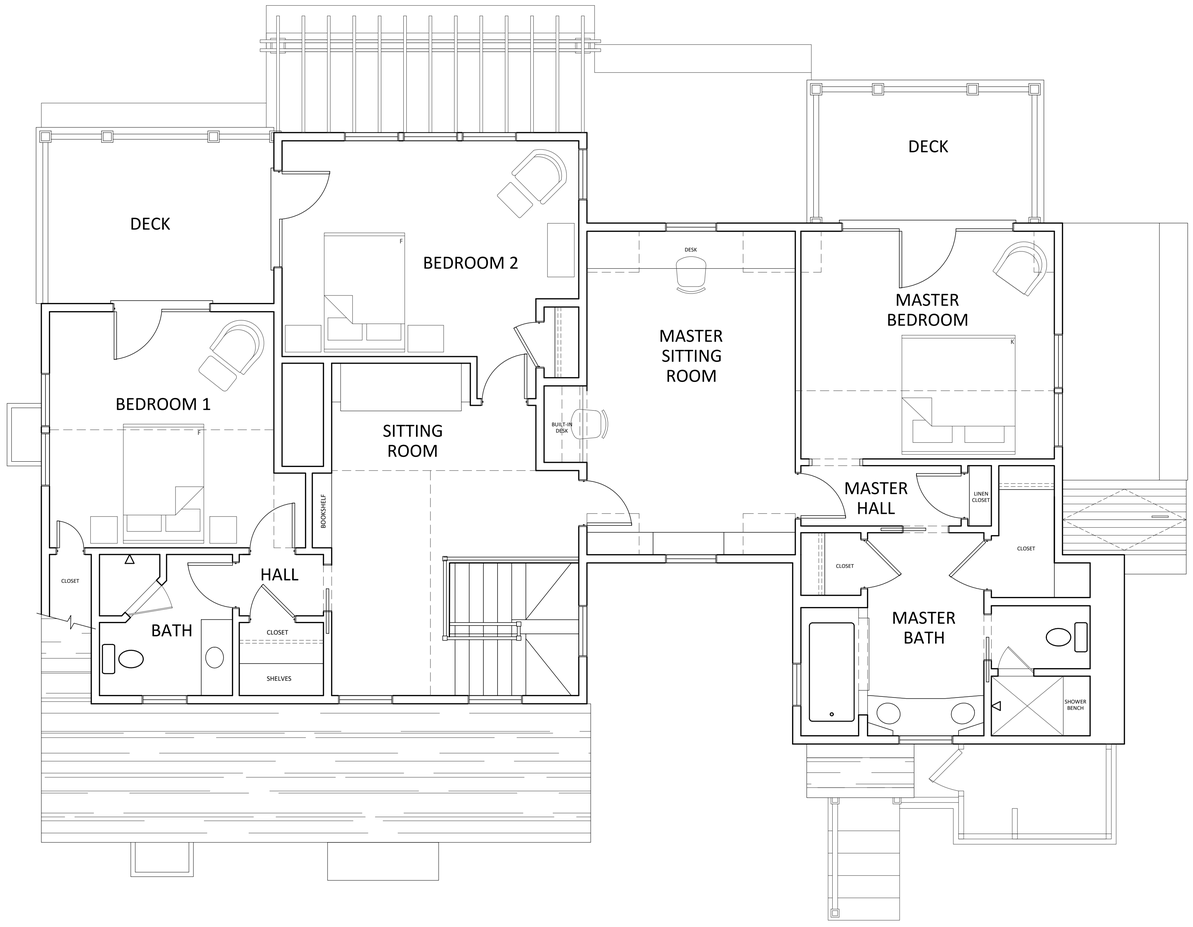


EXISTING SECOND FLOOR PLAN - 1,530SF
SCALE: 1/4" = 1'-0"

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SECOND
FLOOR PLAN

X1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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



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

EXISTING DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SW & SE ELEVATIONS

X2.1

28 MAY 2024



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

EXISTING
DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

NW & NE
ELEVATIONS

X2.2

28 MAY 2024

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

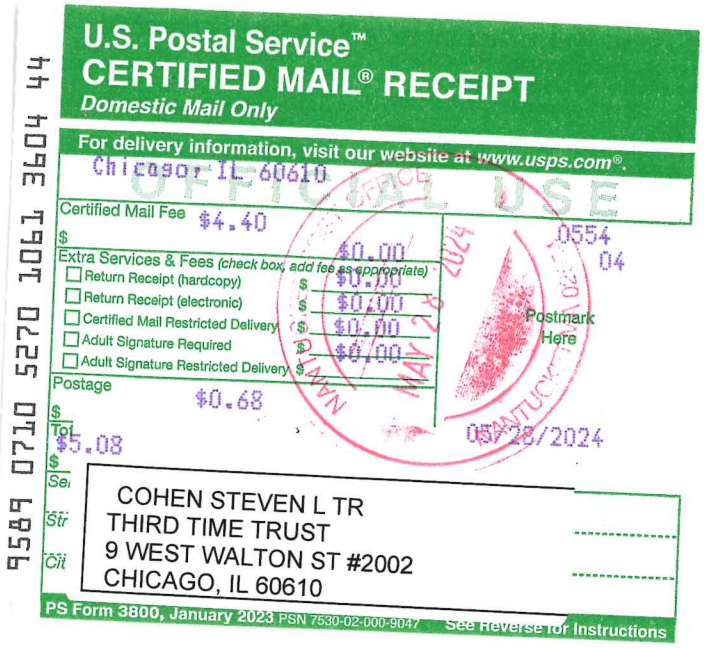
SEE ATTACHED PAGES

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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Certified Mail Fee $4.40

Extra Services & Fees (check box, add fee as appropriate)
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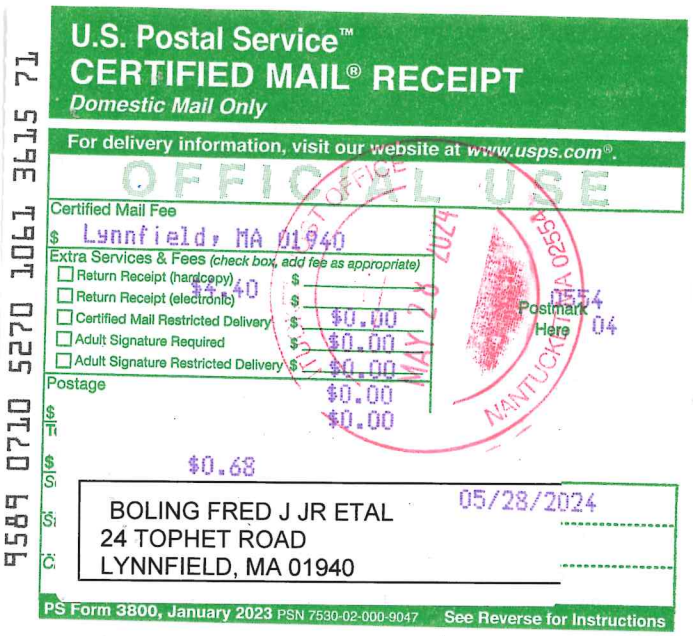
Total $5.08

Postmark Here
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

COHEN STEVEN L TR
THIRD TIME TRUST
9 WEST WALTON ST #2002
CHICAGO, IL 60610

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

9589 0710 5270 1061 3604 44



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Lynnfield, MA 01940

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NANTUCKET MA 02554
0554 04
05/28/2024

BOLING FRED J JR ETAL
24 TOPHET ROAD
LYNNFIELD, MA 01940

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

9589 0710 5270 1061 3615 71



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Vero Beach, FL 32963

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- Adult Signature Restricted Delivery $

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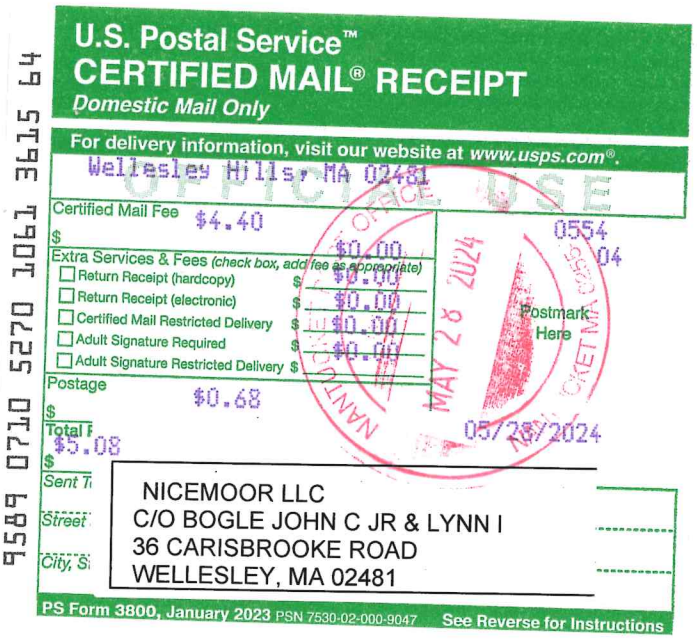
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

44 CLIFF LLC
2005 COVE DRIVE
VERO BEACH, FL 32963

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

9589 0710 5270 1061 3616 25



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Wellesley Hills, MA 02481

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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- Adult Signature Restricted Delivery $

Postage $0.68

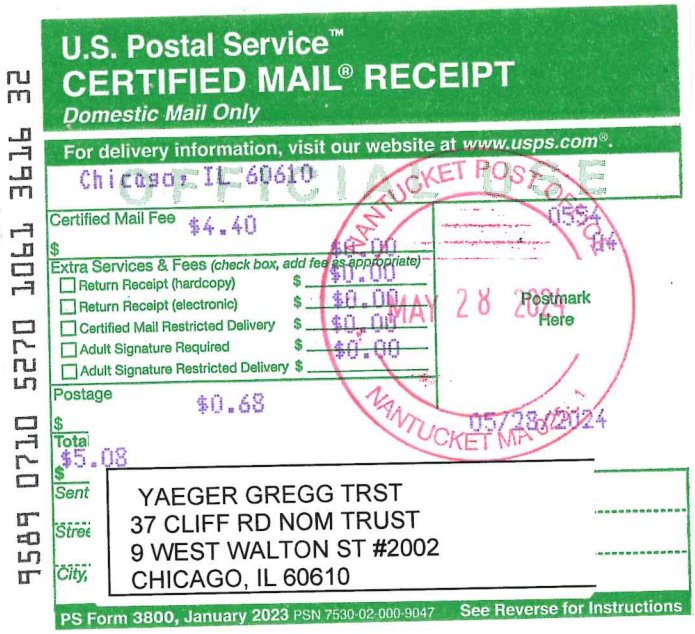
Total $5.08

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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- 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

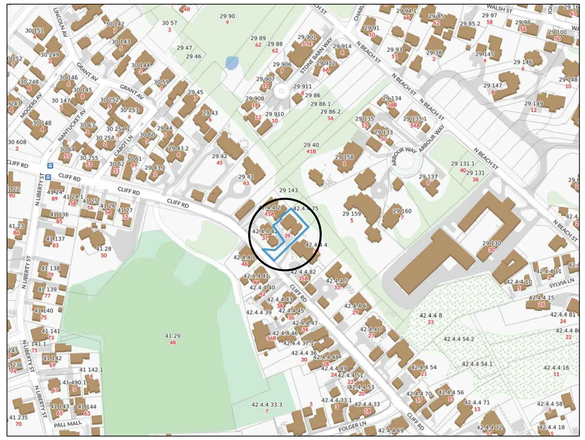
Deck NTW Foundation — Fence — Shutters —

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

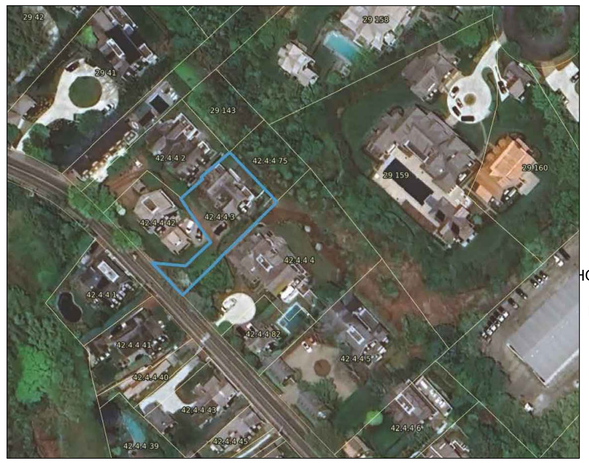
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

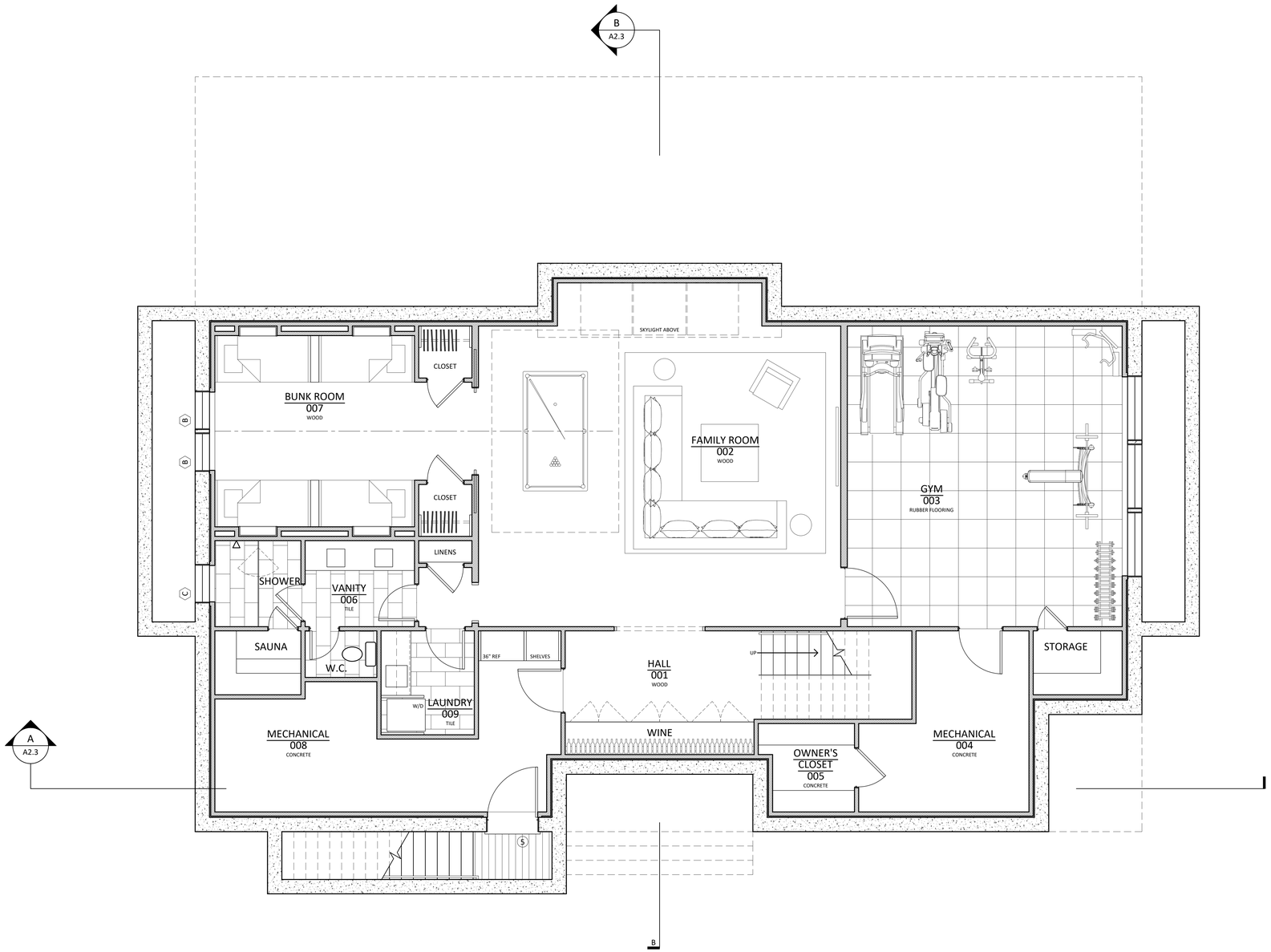
HDC - NEW
DWELLING

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

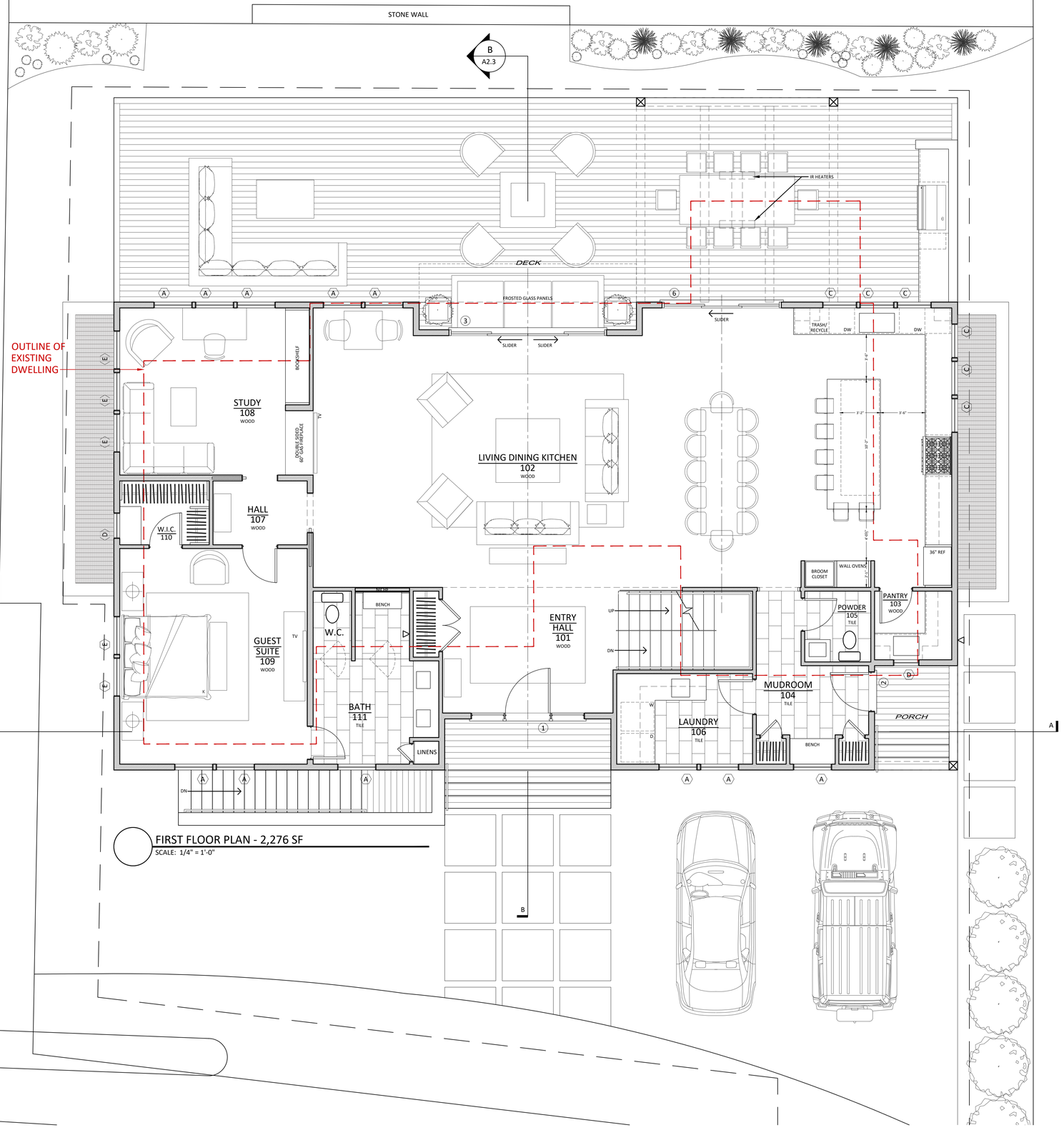
HDC - NEW DWELLING

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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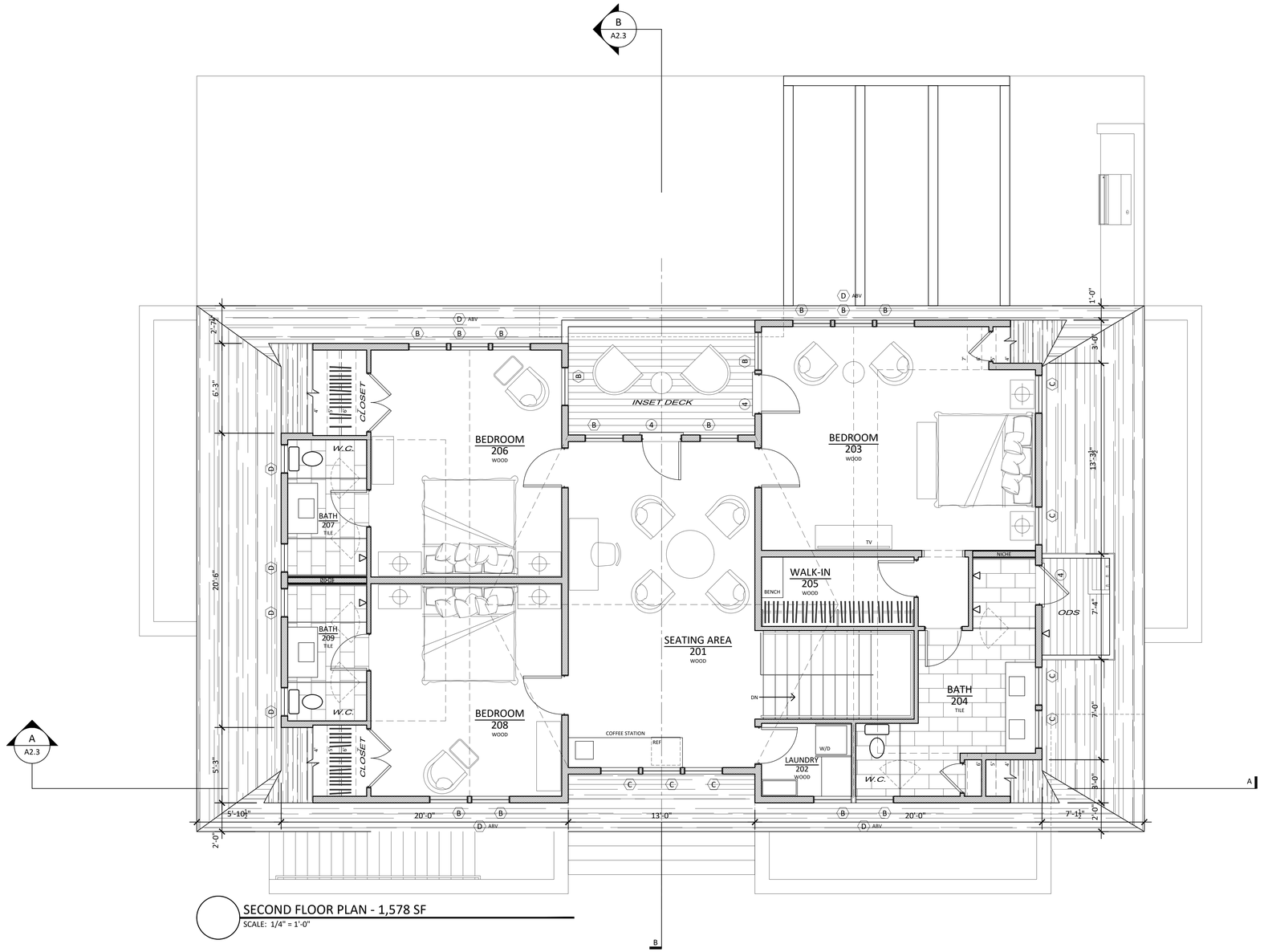


SECOND FLOOR PLAN - 1,578 SF
SCALE: 1/4" = 1'-0"

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

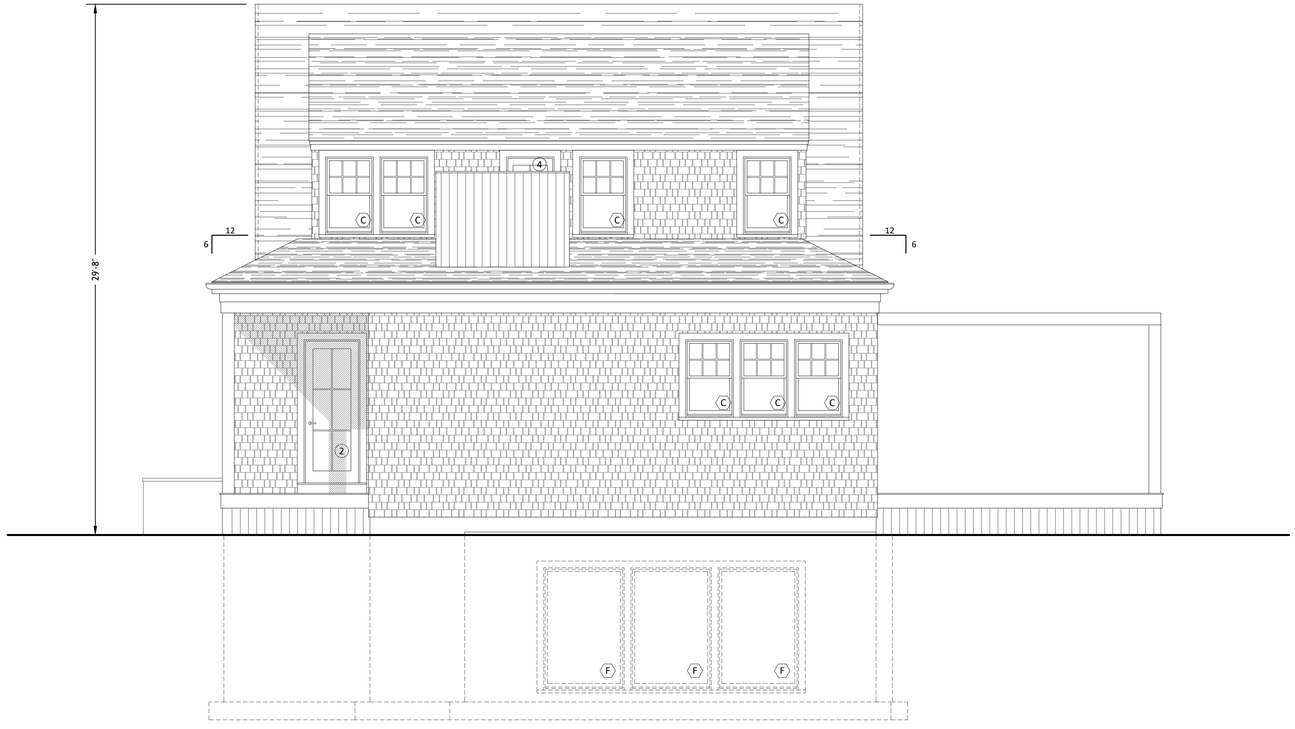
SECOND FLOOR PLAN

A1.2

28 MAY 2024



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



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

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ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - NEW DWELLING

39 CLIFF ROAD
NANTUCKET, MA 02554
MAP: 42.4.4 PARCEL: 3

SOUTH & EAST ELEVATIONS

A2.1

28 MAY 2024



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



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

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ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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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: HDC2024-06-10623 DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

RECEIVED JUN 03 2024

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange St Garage

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST

Hingham MA 02043

Contact Phone #: 203 249 6348 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 6/3/24 Fee Paid: $ 100

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: Unknown

Original Builder:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

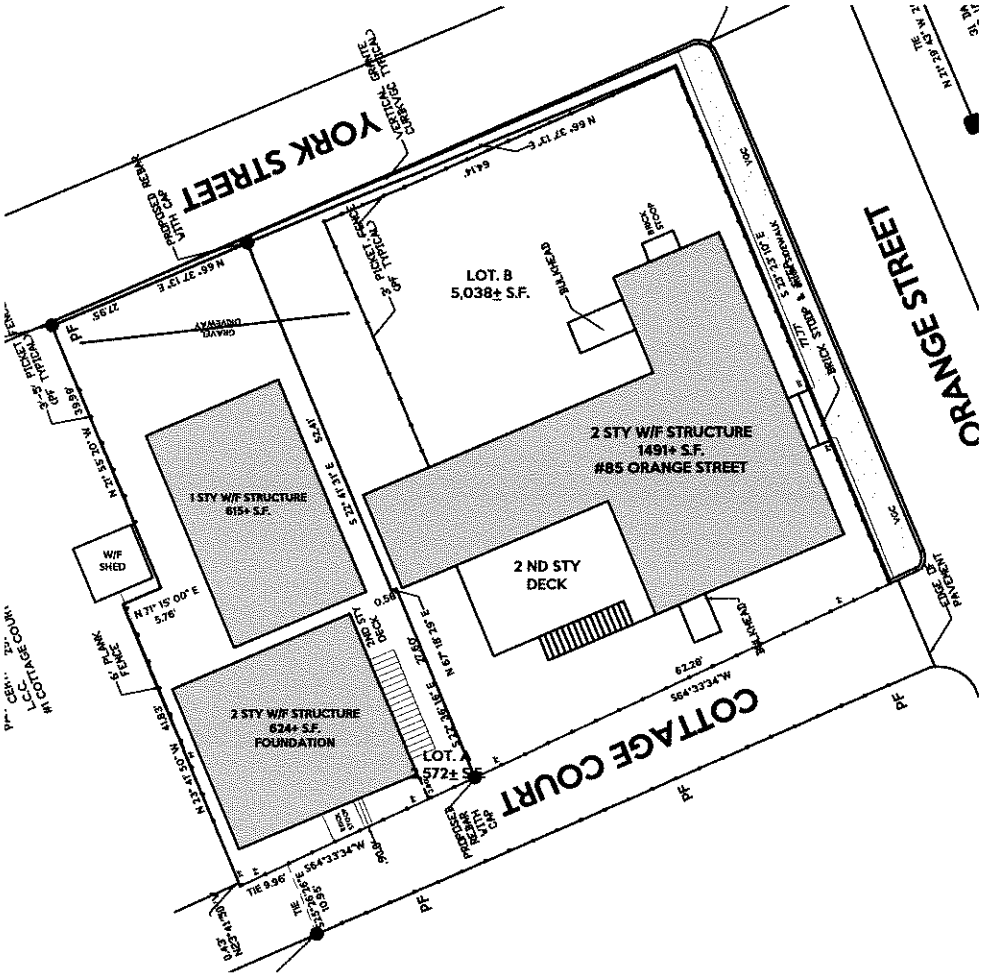
Deck _____ Foundation _____ Fence _____ Shutters _____

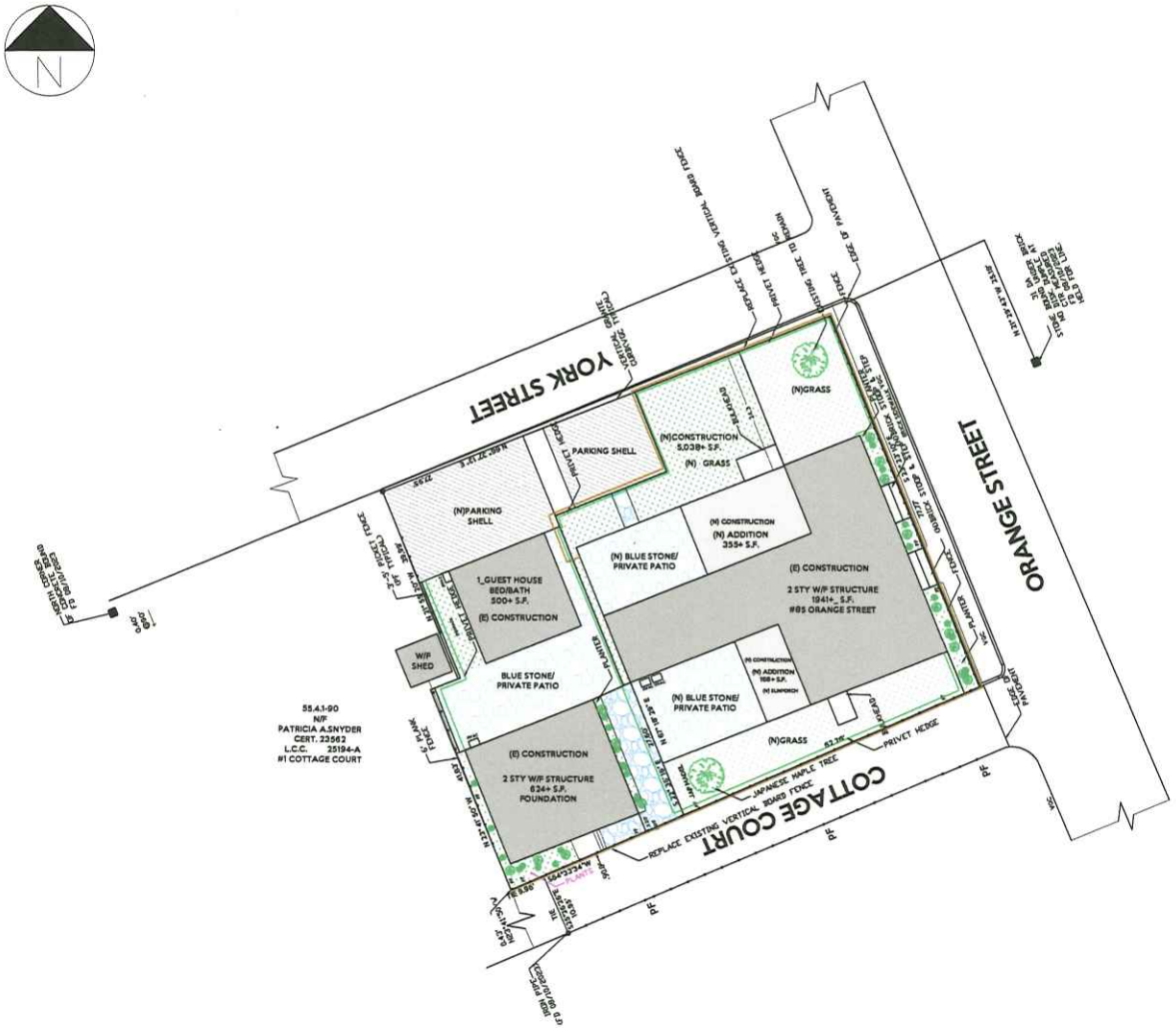
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Current Conditions





PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

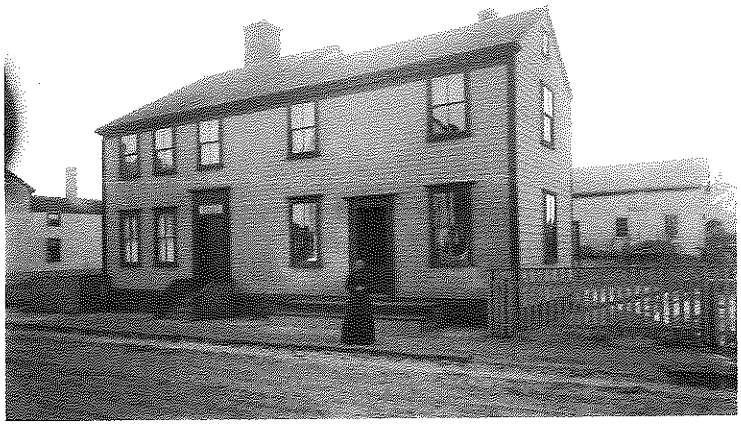
PROPOSED= 2014 SQFT

oak

COMPANY	Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oak-dd.com p@oak-dd.com
PROJECT NAME	Nantucket house remodel
LOCATION	85 ORANGE ST NANTUCKET,MA 02554
FOR:	OAK
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISIÓN 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"	
SHEET	A1-1

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

To the HDC,

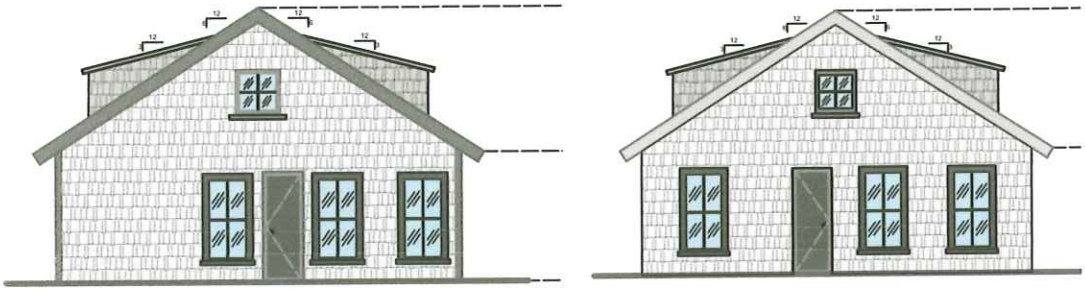
Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

85 Rear Guest House

The rear guest home will take place of the current oversized garage that is in massive disrepair. The garage currently has a 615sf footprint pushing the total lot coverage over the maximum allowances of zoning. Our proposal is to remove the garage and replace it with a 1.5 story guest home with a footprint of 500sf bringing it into compliance for lot coverage. The reduction in size will allow for a quiet and private bluestone courtyard between 85 Rear and this structure. We have designed the home to be classic in nature in line with how we interpreted "Building with Nantucket In Mind." Total height of the guest home is 16'10" compared to the main home of 25'8".





oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC



Rear Garage





York St Frontage - North

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

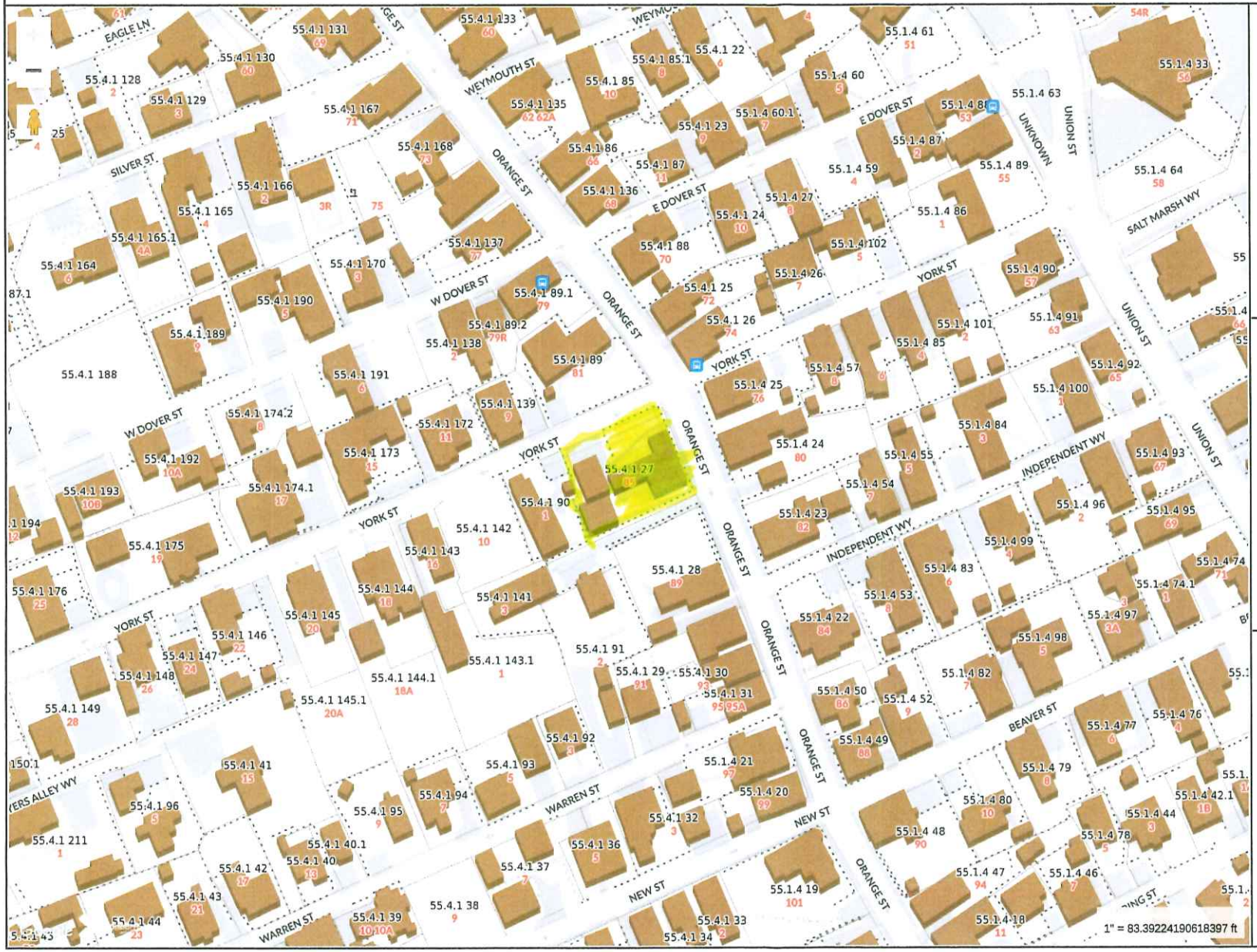
Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC 4

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



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MAY 30 2024
By

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

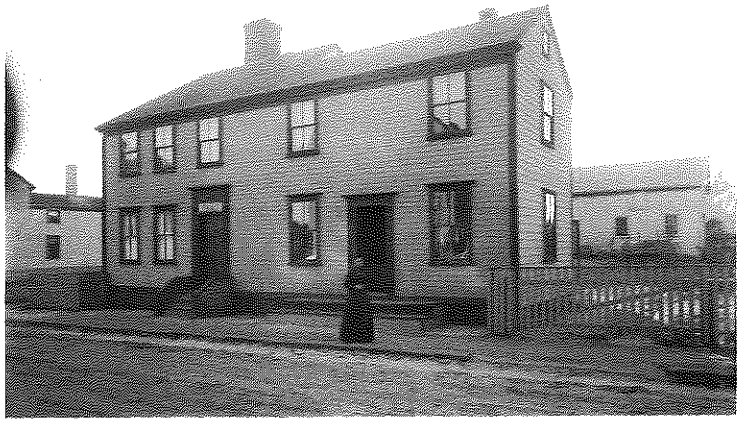
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

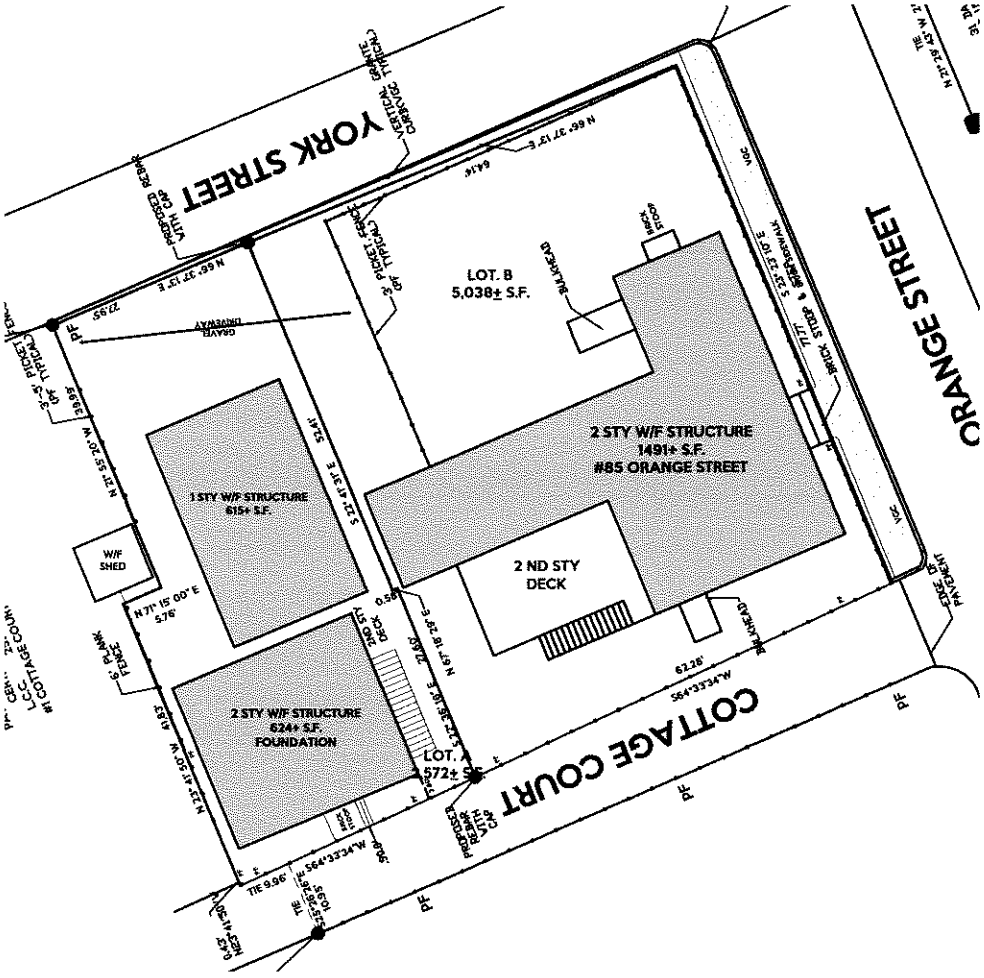
To the HDC,

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

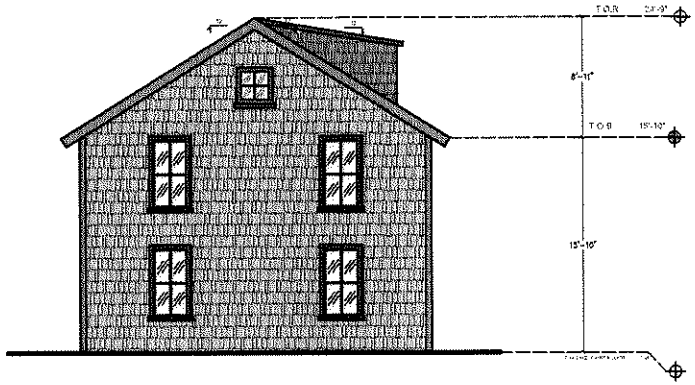





The only large change from the orignal design is a dormer proposed on the rear of the roof to create better head room in the third floor. We are proposing a classic shed design in line with other dormers in the neighborhood that we have observed. This will hardly be visible from Orange and slightly visible 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

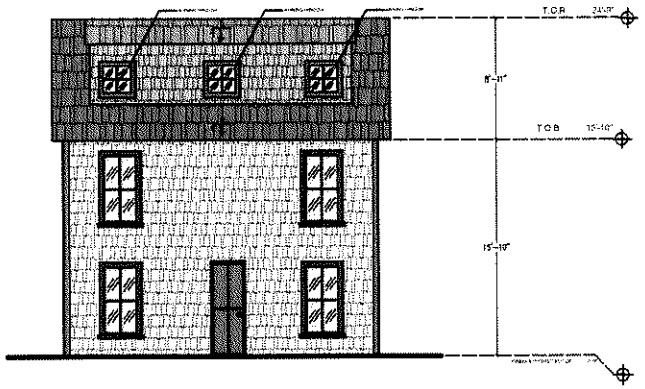
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

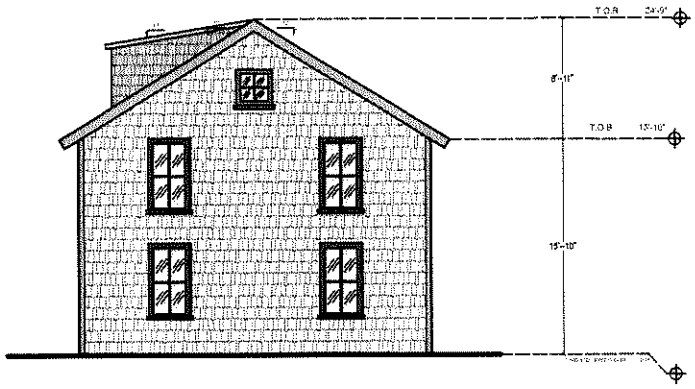
TITLE SHEET
COTTAGE COURT
ELEVATIONS 1

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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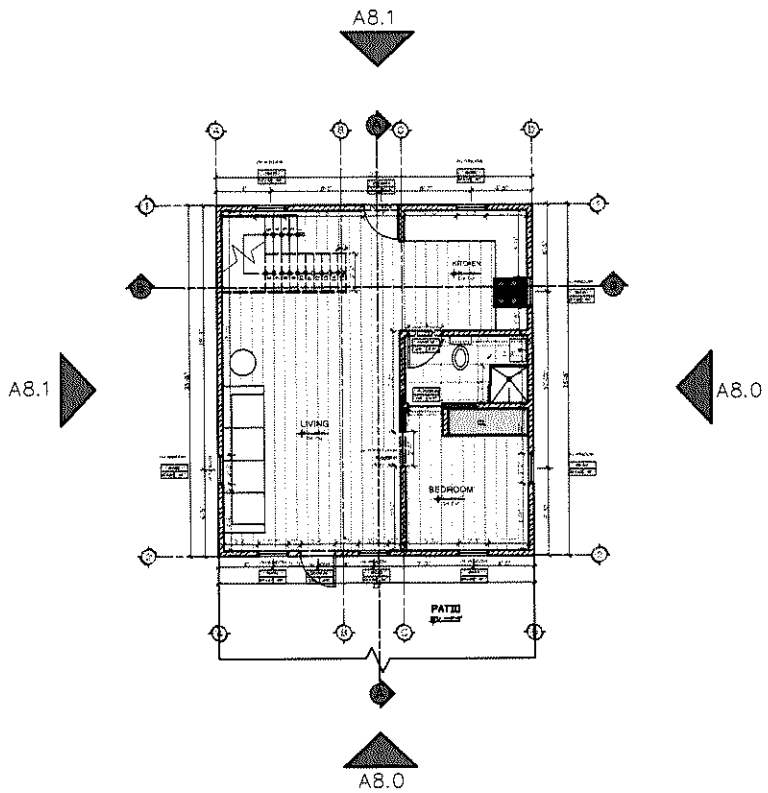
DATE

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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LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

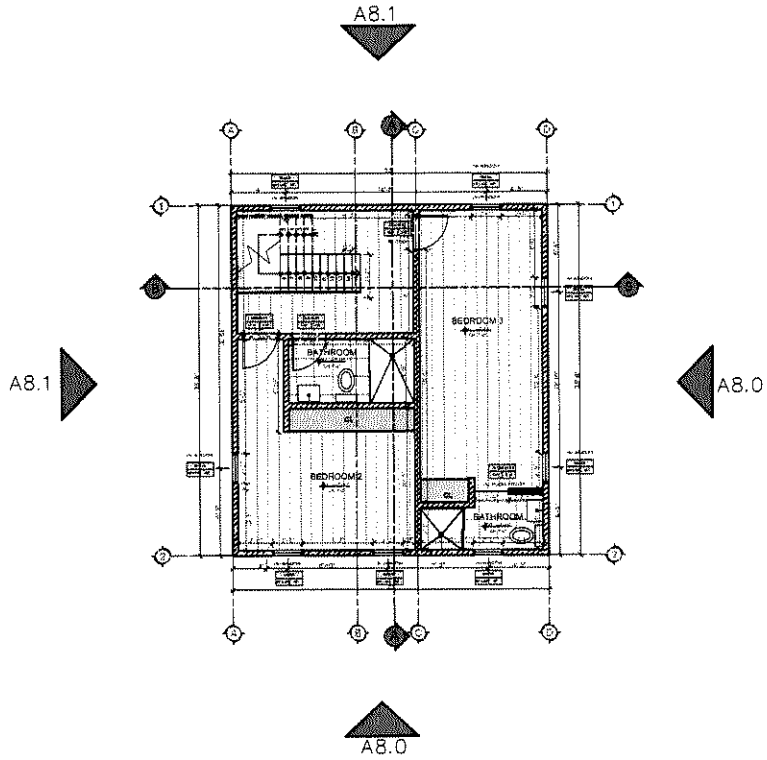
TITLE SHEET

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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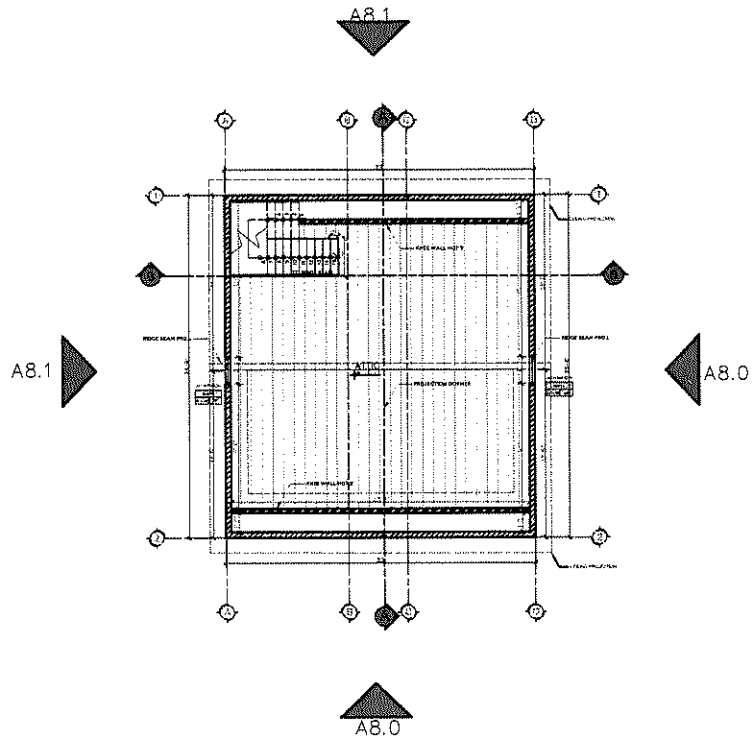
REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET
COTTAGE COURT – SECOND FLOOR PLAN

SCALE

SHEET
A7-1



85 R ORANGE - ATTIC FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

LEGEND
NEW WALL
KNEE WALL

GROUP	WIDTH x HEIGHT	INCHES
WG-317	20" x 20"	40"
WG-316	20" x 20"	40"

oak

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Nantucket house remodel

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85R ORANGE

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SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

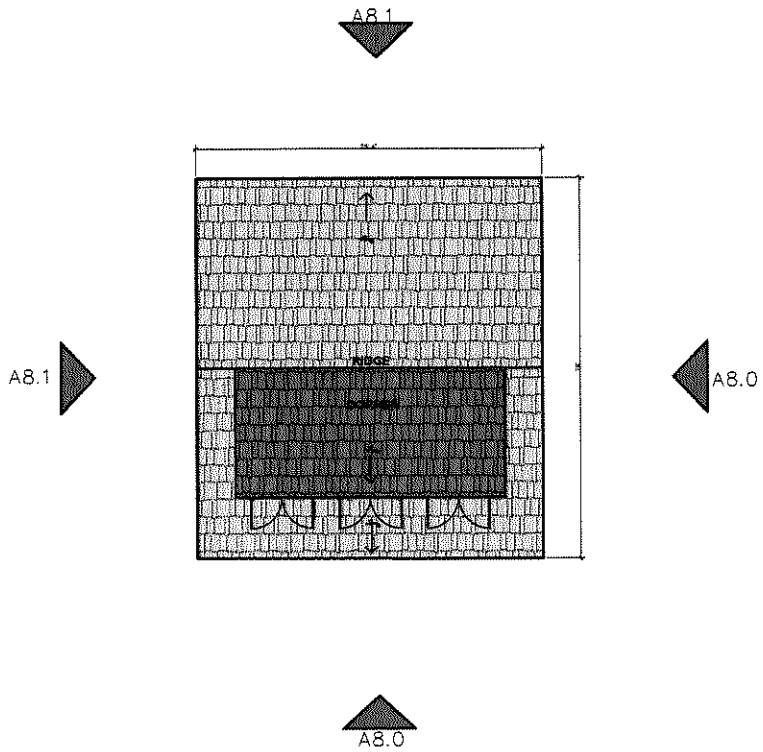
TITLE SHEET

COTTAGE COURT – ATTIC FLOOR PLAN

SCALE

SHEET

A7-2



85R ORANGE - ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

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p@oakdd.com

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ARCHITECT PROJECT MANAGER

ARCH. NUMBER

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REVISIÓN 1:

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REVISION 3:

DATE

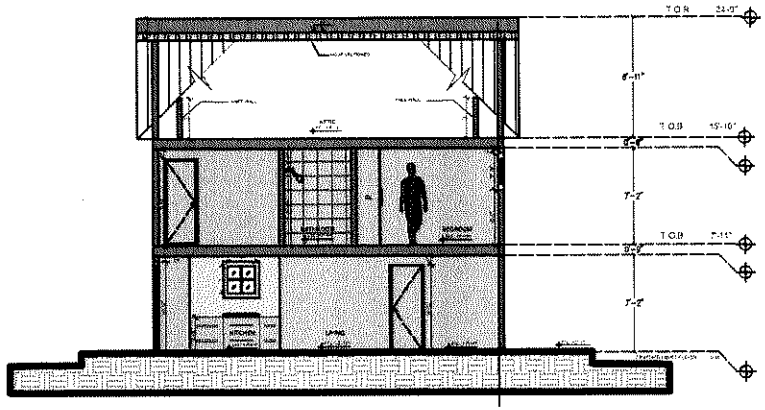
TITLE SHEET

COTTAGE COURT
ROOF PLAN

SCALE

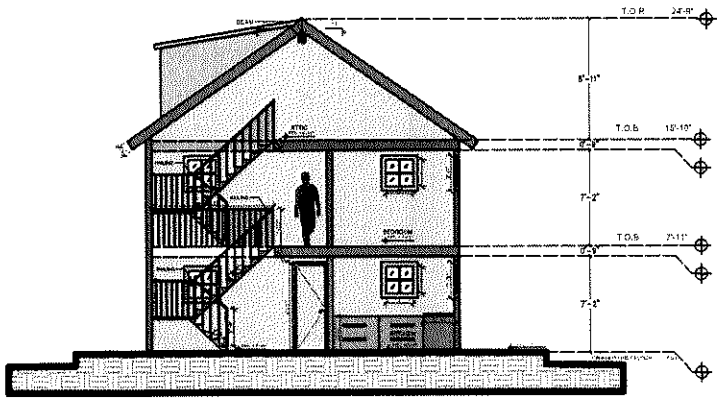
SHEET

A7-3



SECTION A

SCALE: $\frac{1}{4}$ = 1'-0"



SECTION B

SCALE: $\frac{1}{4}$ = 1'-0"

85R ORANGE - SECTIONS

SCALE: $\frac{1}{4}$ = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

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TITLE SHEET

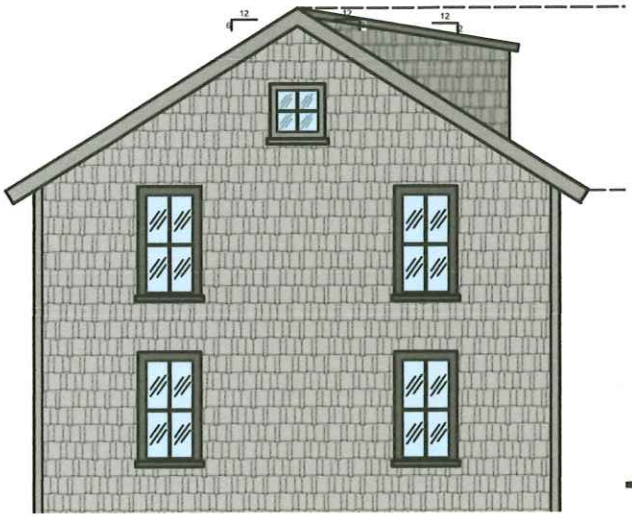
COTTAGE COURT SECTIONS

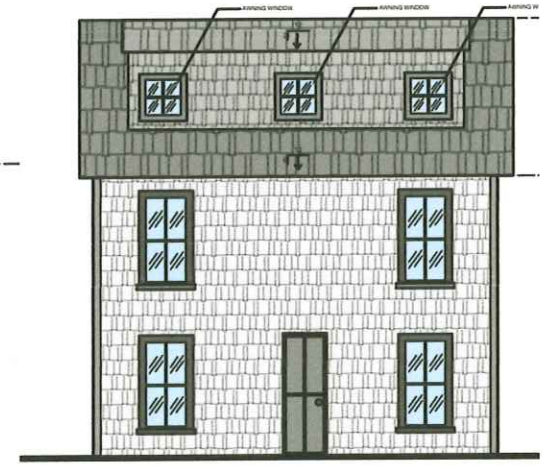
SCALE

SHEET

A9-0







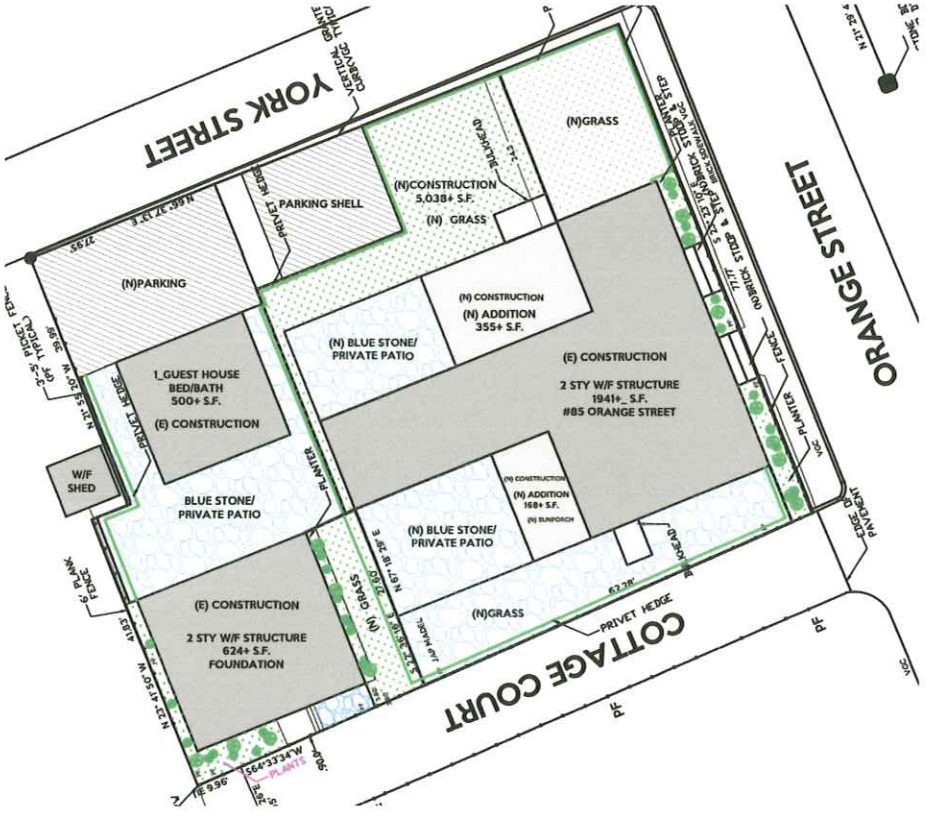
Neighboring dormers







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: _____ ~~[illegible]~~ DATE ISSUED: _____

ADC2024-05-10613 MAY 30 2024

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

85

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange Main House

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $255.50 3040

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 355+168 = 511 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22'5" South 25'8" East 25'8" West 25'8"

Additional Remarks

Historic Name:

Original Date: 1850

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☒ Brick (type) ~~[illegible]~~ ☒ Other Poured Concrete on Additions

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

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

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

Fence: Height: 36"
Type: Vertical Board.
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): Galvanized 2"

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X6 Rake 1X8 Soffit (Overhang) 1X5 Corner boards 1X5 Frieze 1X8 Historic Sill

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

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

Garage Door(s): Type n/A Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Pewter Grey

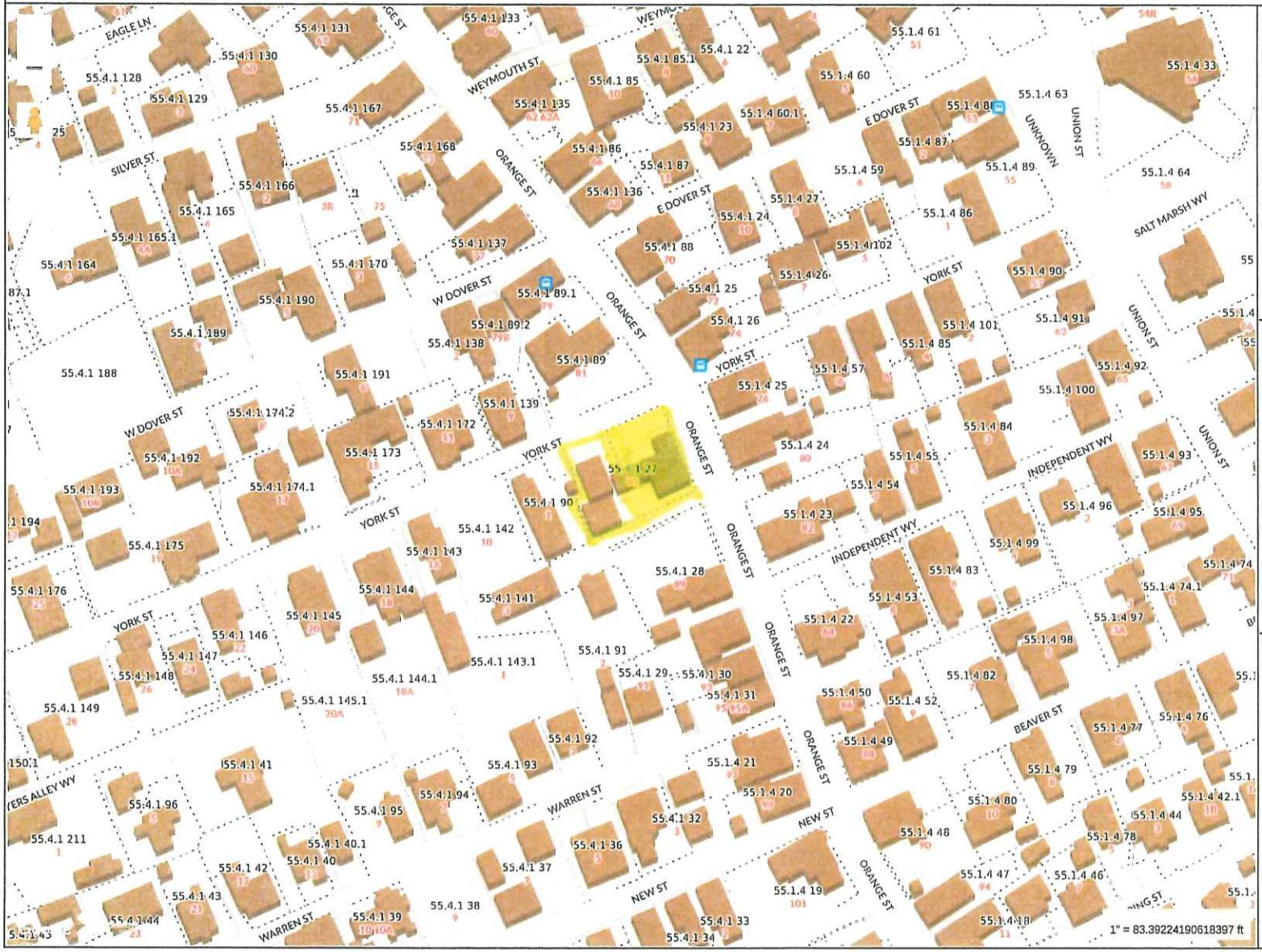
Trim MCH-11 Sash MCH-11 Doors MHC 4

Deck _____ Foundation _____ Fence natural Shutters _____

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

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

Date 5/30/24 Signature of owner of record [signature] Signed under penalties of perjury



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

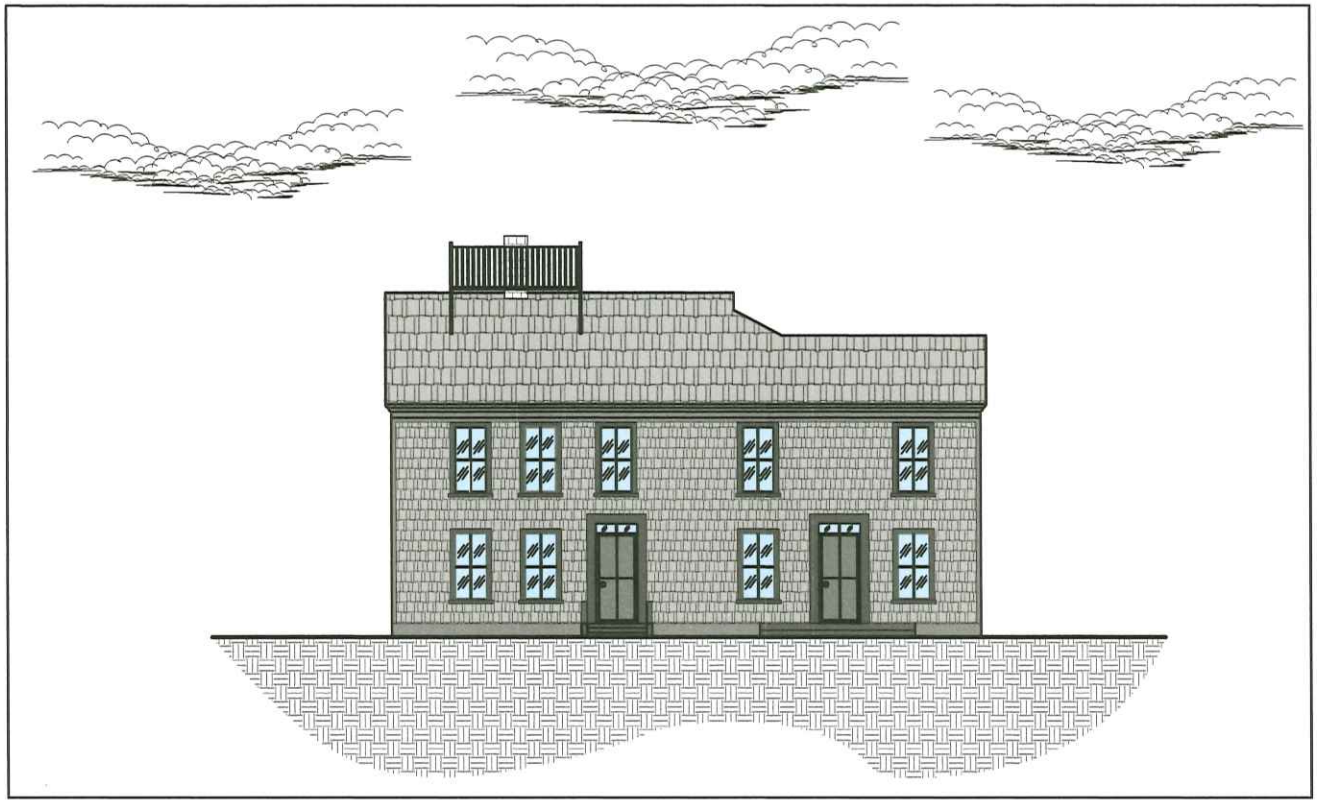
Sincerely,

PJ Antonik
CEO Oak Development & Design LLC



NANTUCKET HOUSE REMODEL ADDITION PROJECT

85 ORANGE ST NANTUCKET, MA 02554



INDEX

A.00. COVER SHEET
A.01. EXISTING SITE PLAN
A.1.1. PROPOSED SITE PLAN
A.02. EXISTING FIRST FLOOR PLANS
A.2.1. EXISTING SECOND FLOOR PLANS
A.2.2. EXISTING THIRD FLOOR PLANS
A.03. EXISTING ELEVATION PLAN
A.3.1. EXISTING ELEVATION PLAN
A.04. PROPOSED FIRST FLOOR PLAN
A.4.1. PROPOSED SECOND FLOOR PLAN
A.4.2. PROPOSED THIRD FLOOR PLAN
A.4.3. PROPOSED ROOF PLAN
A.0.5. PROPOSED ELEVATIONS
A.5.1. PROPOSED ELEVATIONS
A.06. MAIN HOUSE SECTIONS
A.07. COTTAGE CURT FIRST FLOOR PLAN
A.7.1. COTTAGE CURT SECOND FLOOR PLAN
A.7.2. COTTAGE CURT THIRD FLOOR PLAN
A.7.3. COTTAGE CURT ROOF PLAN
A.0.8. COTTAGE CURT ELEVATIONS
A.8.1. COTTAGE CURT ELEVATIONS
A.0.9. COTTAGE CURT SECTIONS
A.10. GUEST HOUSE FIRST FLOOR PLAN
A.10.1. GUEST HOUSE SECOND FLOOR PLAN
A.10.2. GUEST HOUSE ROOF PLAN
A.11. GUEST HOUSE ELEVATIONS
A.11.1. GUEST HOUSE ELEVATIONS
A.11.2 GUEST HOUSE SECTIONS

BUILDING STATISTICS

MAIN HOUSE/LIVING AREA: 1.783 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"
CONSTRUCTION TYPE: B
ZONING: RS-7

COTTAGE CURT/LIVING AREA: 589 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"

GUEST HOUSE/LIVING AREA: 500 sqft
STORIES: 1
BUILDING HEIGHT: 24'-8"

VACINITY MAP



oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

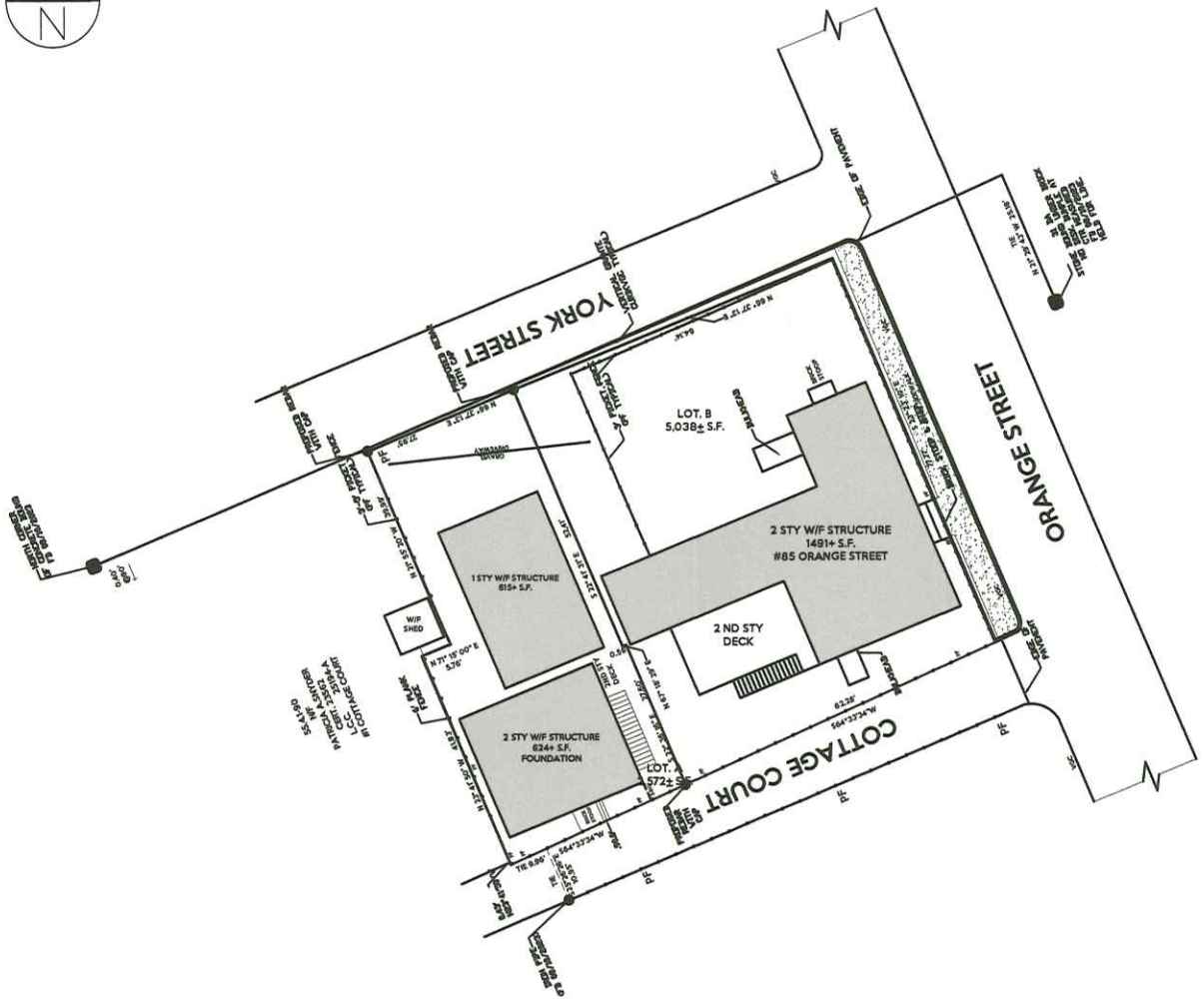
TITLE SHEET

COVER SHEET

SCALE

SHEET

A0-0



EXISTING SITE PLAN

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

(IN FEET)

LEGEND

- (E) CONSTRUCTION
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GENERAL NOTES:

INFORMATION AND DATA

THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY.

EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF THE PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO THE START OF WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL.

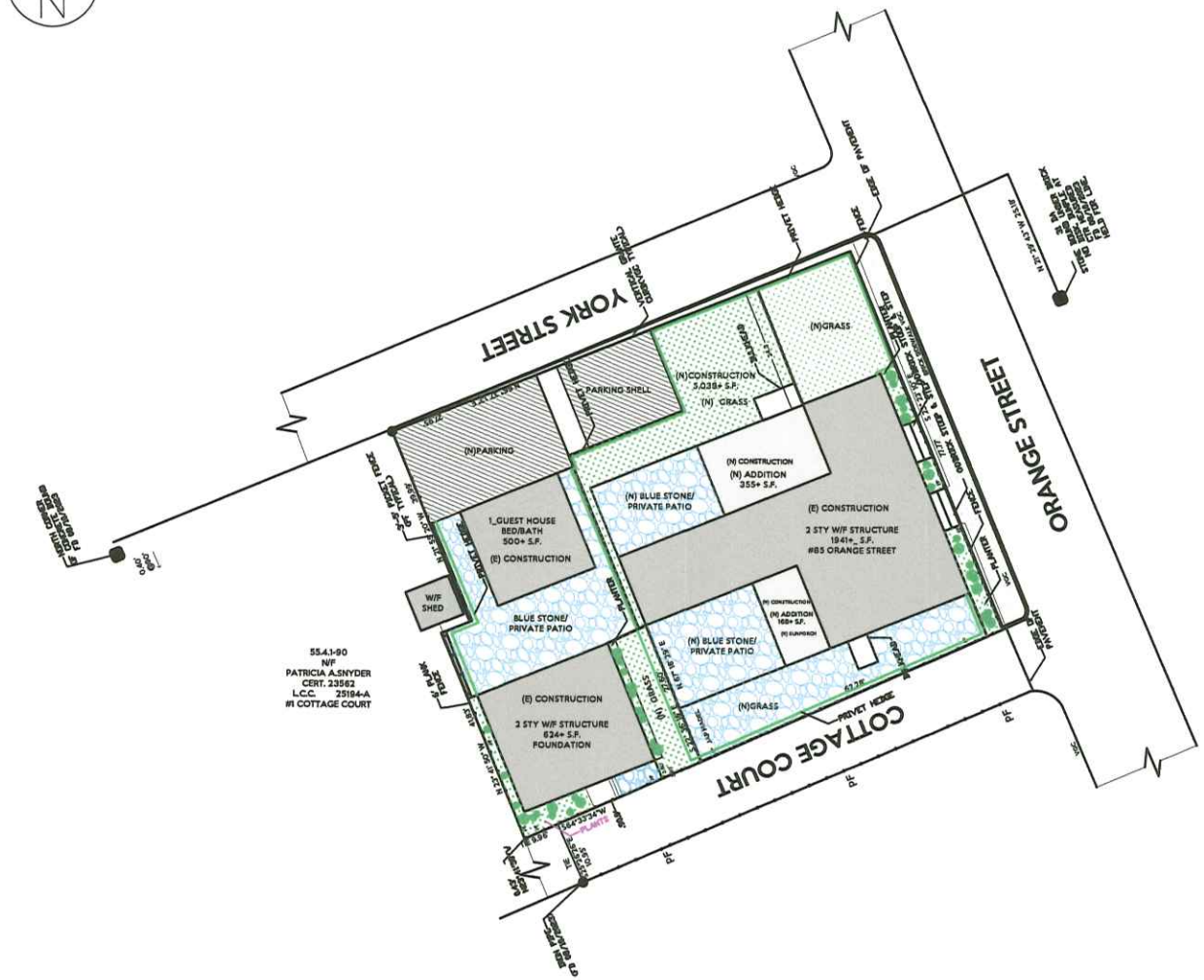
CONTRACTOR IS RESPONSIBLE TO MEET ALL BUILDING CODES REGARDLESS OF PLAN SPECIFICATIONS.

THE WORD "TYPICAL" OR "TYP." WHERE IT OCCURS MEANS THAT THE SAME WORK APPLIES WHERE SIMILAR CONDITIONS OCCUR. DETAILS ARE UNDERSTOOD TO BE TYPICAL WHERE SIMILAR CONDITIONS OCCUR UNLESS OTHERWISE NOTED.

UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

oak

COMPANY	
Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oakdd.com pj@oakdd.com	
PROJECT NAME	
Nantucket house remodel	
LOCATION	
85 ORANGE ST NANTUCKET,MA 02554	
FOR:	
OAK	
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISION 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	
EXISTING SITE PLAN	
SCALE: 1/4" = 1'-0"	
SHEET	A1-0



PROPOSED SITE PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK

VACINITY MAP



BLOCK PLOT



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

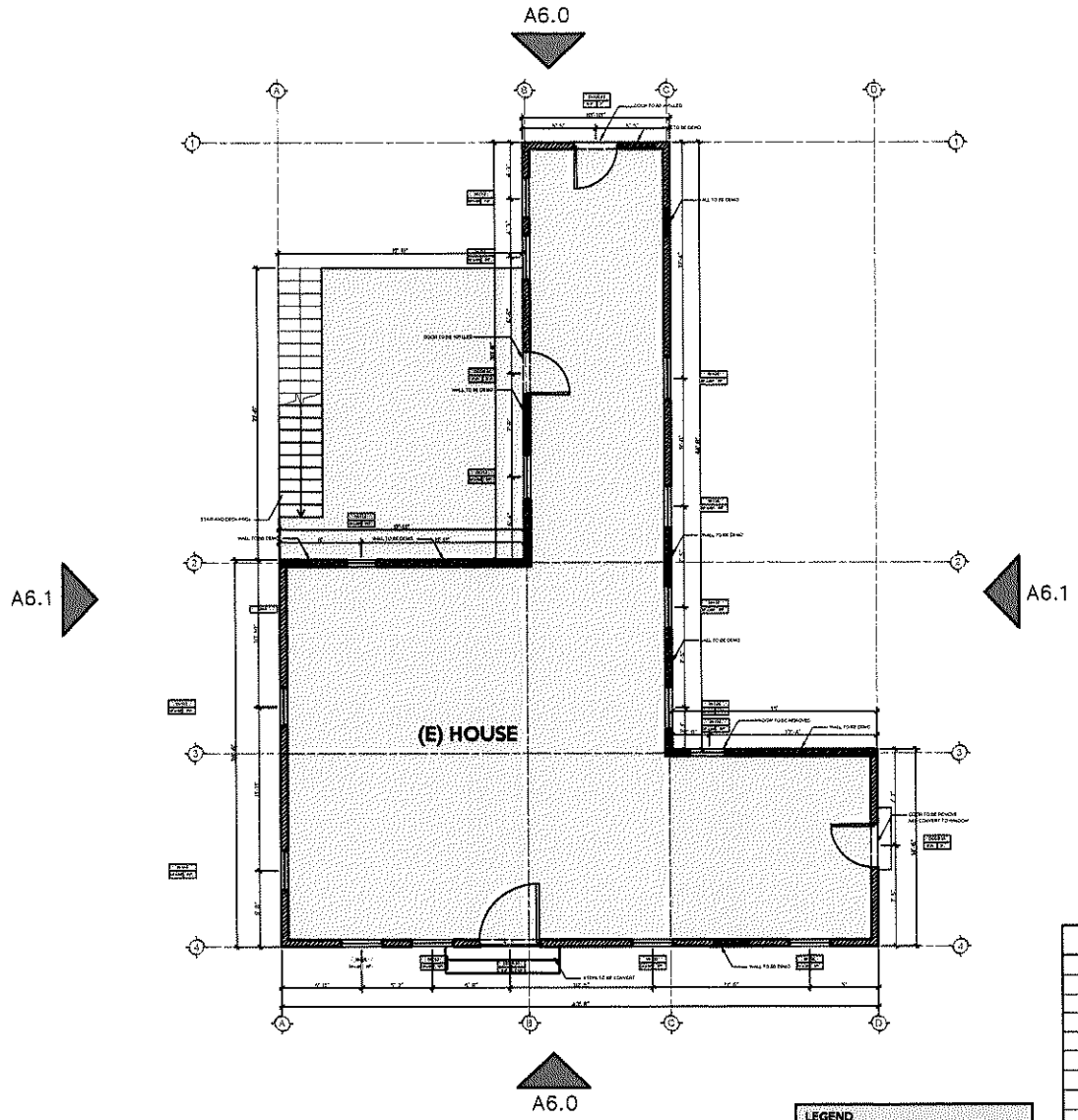
LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY	Oak Development & Design LLC po box 125 Hingham Ma 02043 www.oakdd.com pj@oakdd.com
PROJECT NAME	Nantucket house remodel
LOCATION	85 ORANGE ST NANTUCKET,MA 02554
FOR:	OAK
ARCHITECT DESIGNER	
ARCHITECT PROJECT MANAGER	
ARCH. NUMBER	
SIGNATURE	
REVISIÓN 1:	
REVISION 2:	
REVISION 3:	
DATE	
TITLE SHEET	PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"	
SHEET	A1-1



GROUP	GROUP WIDTH x HEIGHT	GROUP UNITED INCHES
WG-1	31" x 57"	87"
WG-2	31" x 57"	87"
WG-3	31" x 57"	87"
WG-4	31" x 57"	87"
WG-5	23" x 40"	63"
WG-6	28" x 58"	86"
WG-7	28" x 58"	86"
WG-8	28" x 58"	86"
WG-9	28" x 58"	86"
WG-10	28" x 45"	72"
WG-11	30" x 54"	84"
WG-12	30" x 54"	84"
WG-13	19" x 36"	55"
WG-14	26" x 49"	75"
WG-15	27" x 53"	81"

LEGEND

- EXISTING HOUSE
- EXISTING WALL
- WALL TO BE DEMO

EXISTING FIRST FLOOR PLAN

SCALE: 1/4 = 1'-0"

oak

COMPANY

Oak Development & Design, LLC
po box 125 Hingham Ma 02043
www.oakdd.com
e@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

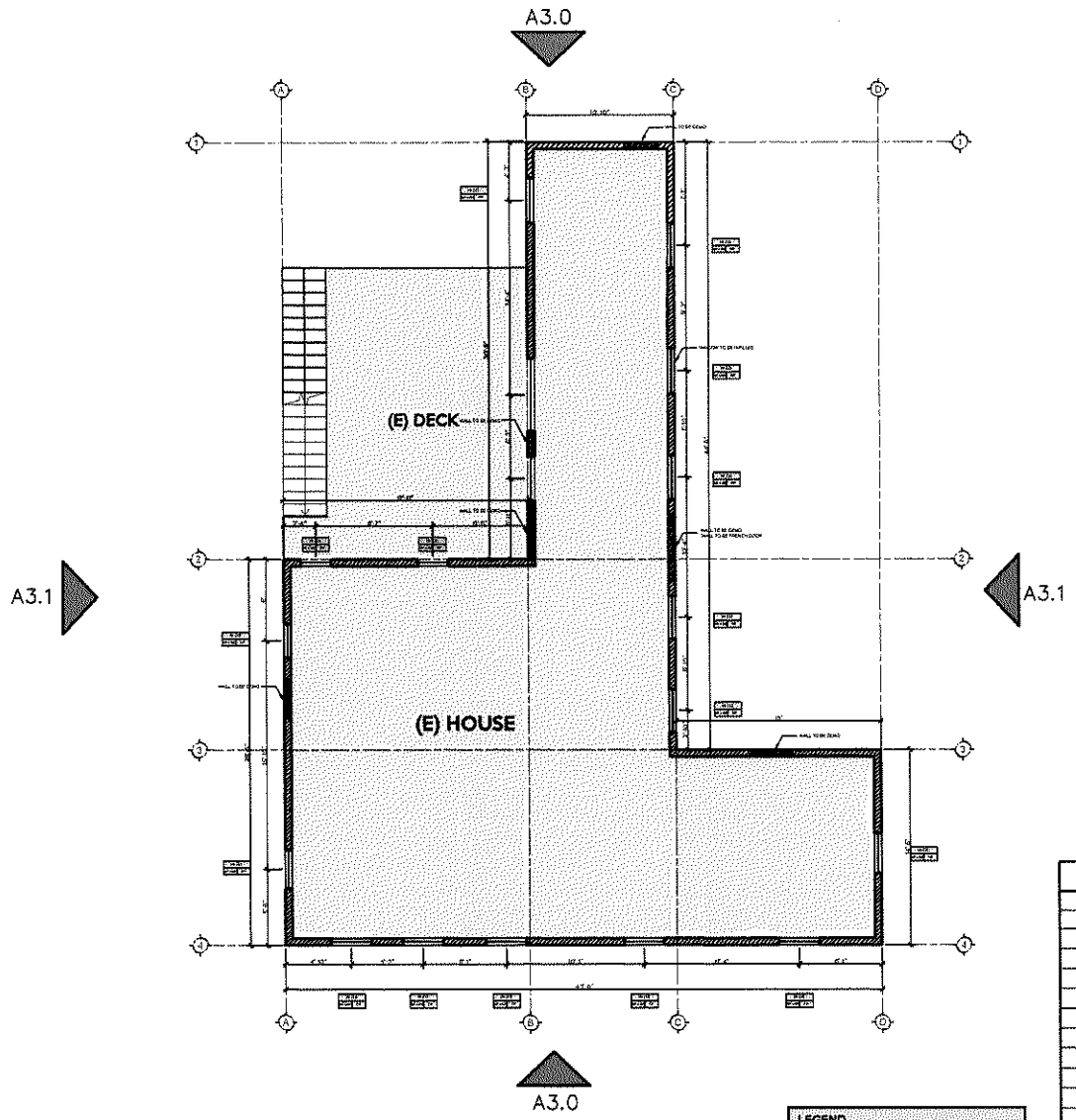
TITLE SHEET

EXISTING FIRST FLOOR PLAN

SCALE

SHEET

A2-0



OPENING	WIDTH x HEIGHT	UNITED INCHES
WG-216	30" x 41"	71"
WG-217	30" x 41"	71"
WG-218	30" x 41"	71"
WG-219	30" x 42"	72"
WG-220	30" x 41"	71"
WG-221	30" x 44"	74"
WG-222	28" x 58"	86"
WG-223	28" x 58"	86"
WG-224	30" x 58"	88"
WG-225	30" x 58"	88"
WG-226	30" x 58"	88"
WG-227	30" x 57"	87"
WG-228	19" x 36"	55"
WG-229	19" x 36"	55"
WG-230	23" x 38"	61"
WG-231	27" x 53"	81"
WG-332	18" x 20"	38"
WG-333	26" x 43"	69"

LEGEND

- EXISTING HOUSE
- EXISTING WALL
- WALL TO BE DEMO

EXISTING SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$ = 1'-0"

oak

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

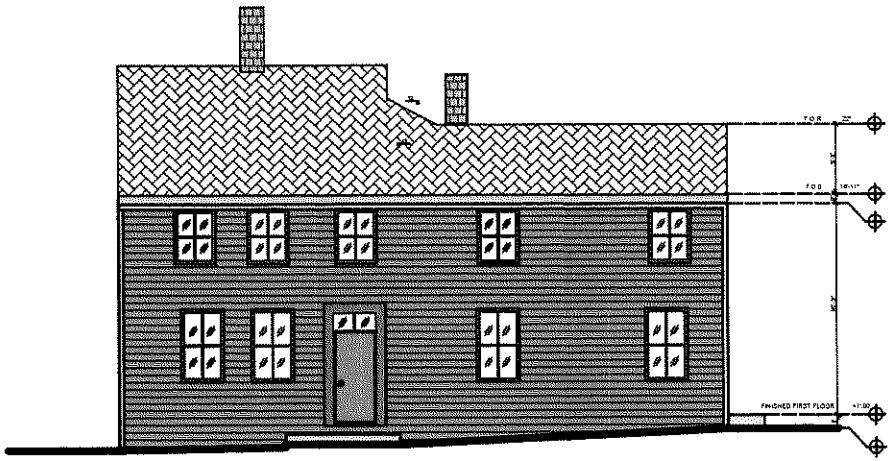
TITLE SHEET

EXISTING SECOND FLOOR PLAN

SCALE

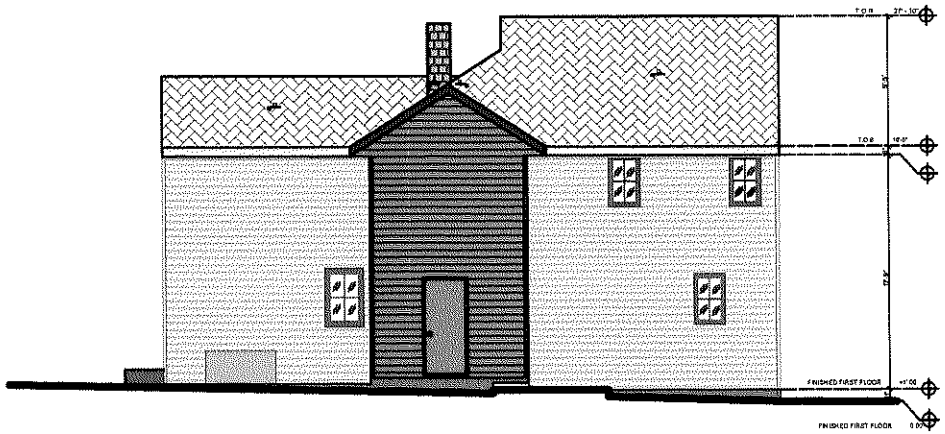
SHEET

A2-1



EXISTING FRONT ELEVATION

SCALE: ¼" = 1'-0"



EXISTING REAR ELEVATION

SCALE: ¼" = 1'-0"

oak

COMPANY

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

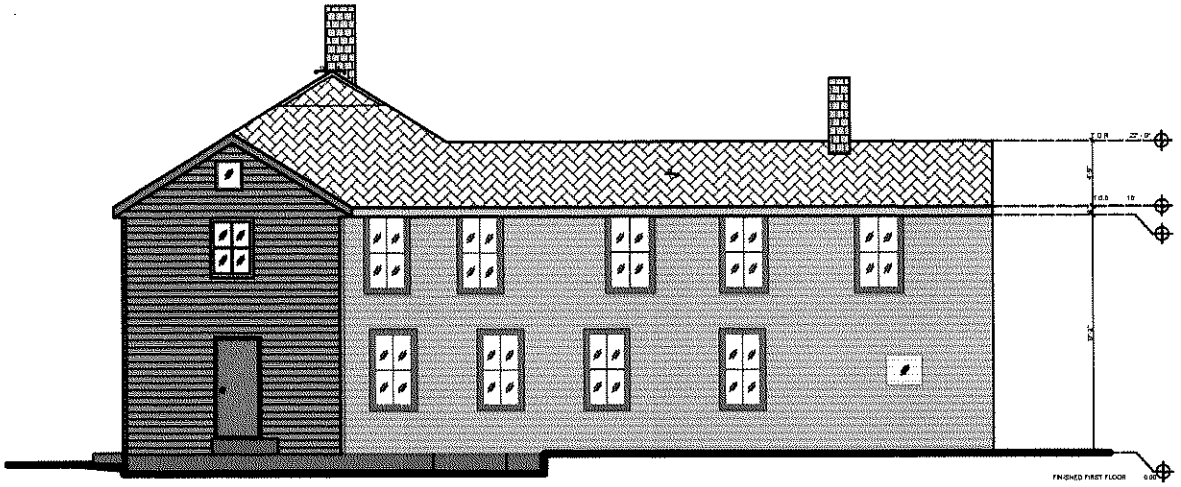
TITLE SHEET

EXISTING ELEVATIONS

SCALE

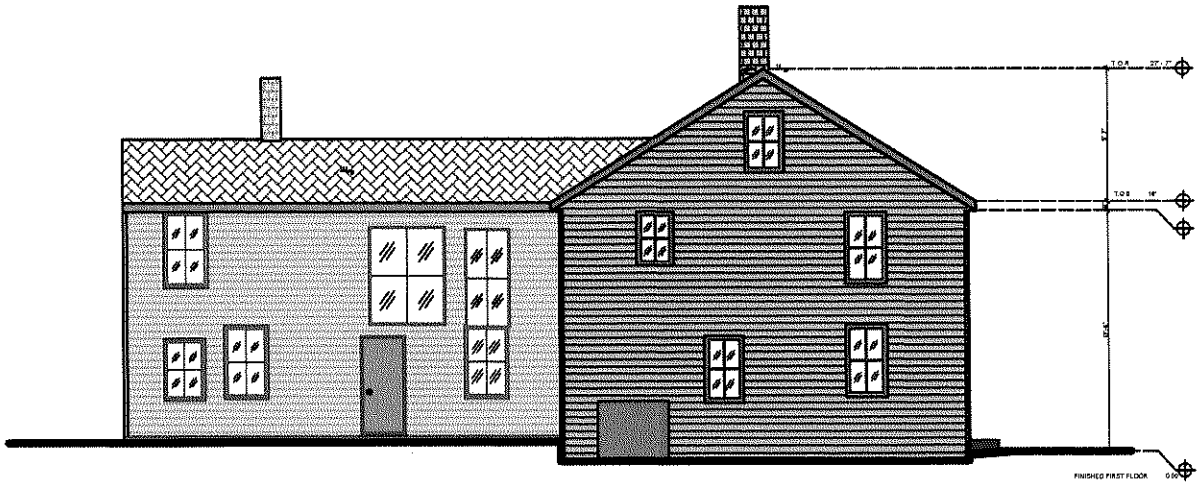
SHEET

A3-0



EXISTING RIGHT ELEVATION

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



EXISTING LEFT ELEVATION

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

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
[redacted]

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

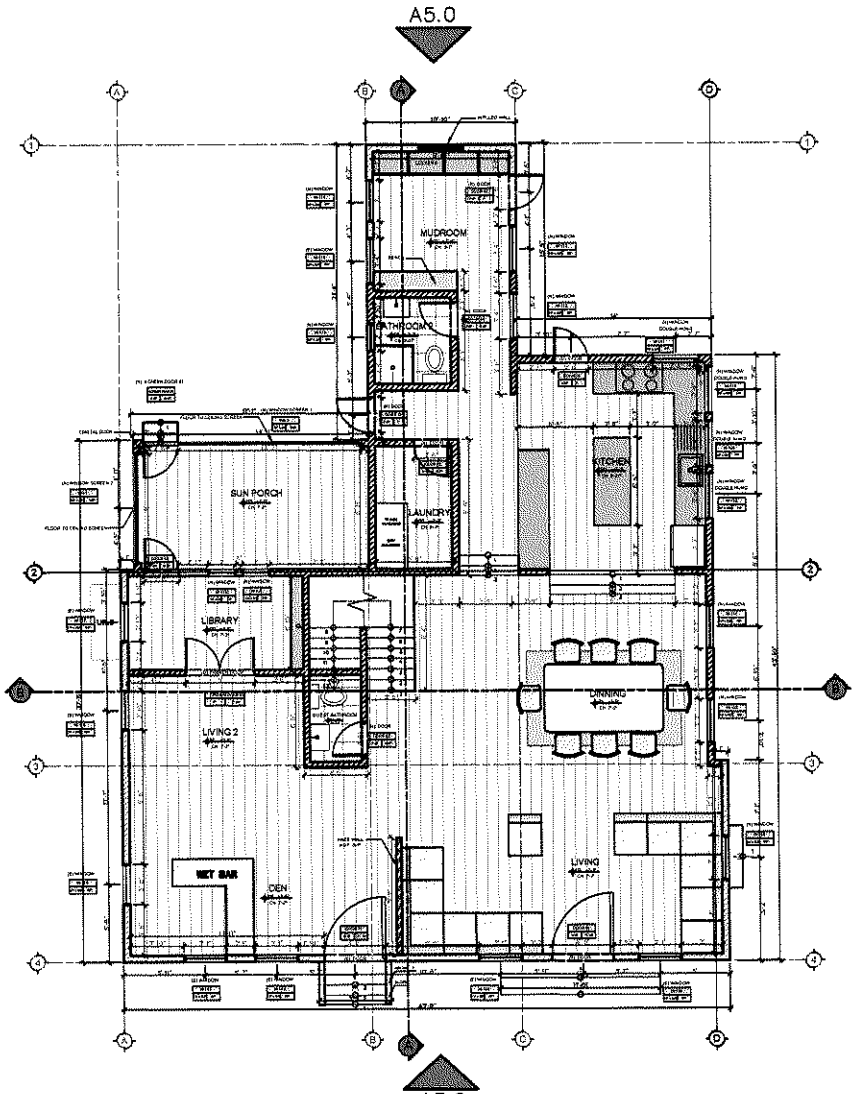
TITLE SHEET

EXISTING ELEVATIONS

SCALE

SHEET

A3-1



LEGEND
EXISTING WALL
NEW WALL
WALL TO BE INFILLED
KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
2	DOOR 01	7'-10"	4'-5"
3	DOOR 02	7'	2'-6"
4	DOOR 03	6'-9"	2'-6"
1	FRENCH DOOR 01	7'-10"	5'
1	SCREEN DOOR 01	6'-6"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-1	31" x 57"	87"
WG-2	31" x 57"	87"
WG-3	31" x 57"	87"
WG-4	31" x 57"	87"
WG-5	32" x 53"	85"
WG-6	32" x 53"	85"
WG-7	32" x 53"	85"
DHWG-8	34" x 23"	57"
DHWG-9	34" x 23"	57"
DHWG-10	34" x 23"	57"
DHWG-11	34" x 23"	57"
WG-12	34" x 53"	88"
WG-13	34" x 53"	88"
WG-14	30" x 54"	84"
WG-15	30" x 54"	55"
WG-16	20" x 20"	40"
WG-17	27" x 53"	80"
WG-18	27" x 53"	80"
WG-19	27" x 53"	80"
WG-20	20" x 53"	73"
WG-21	20" x 53"	73"
W. SCREEN 1	135" x 61"	196"
W. SCREEN 2	80" x 61"	141"

PROPOSED FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

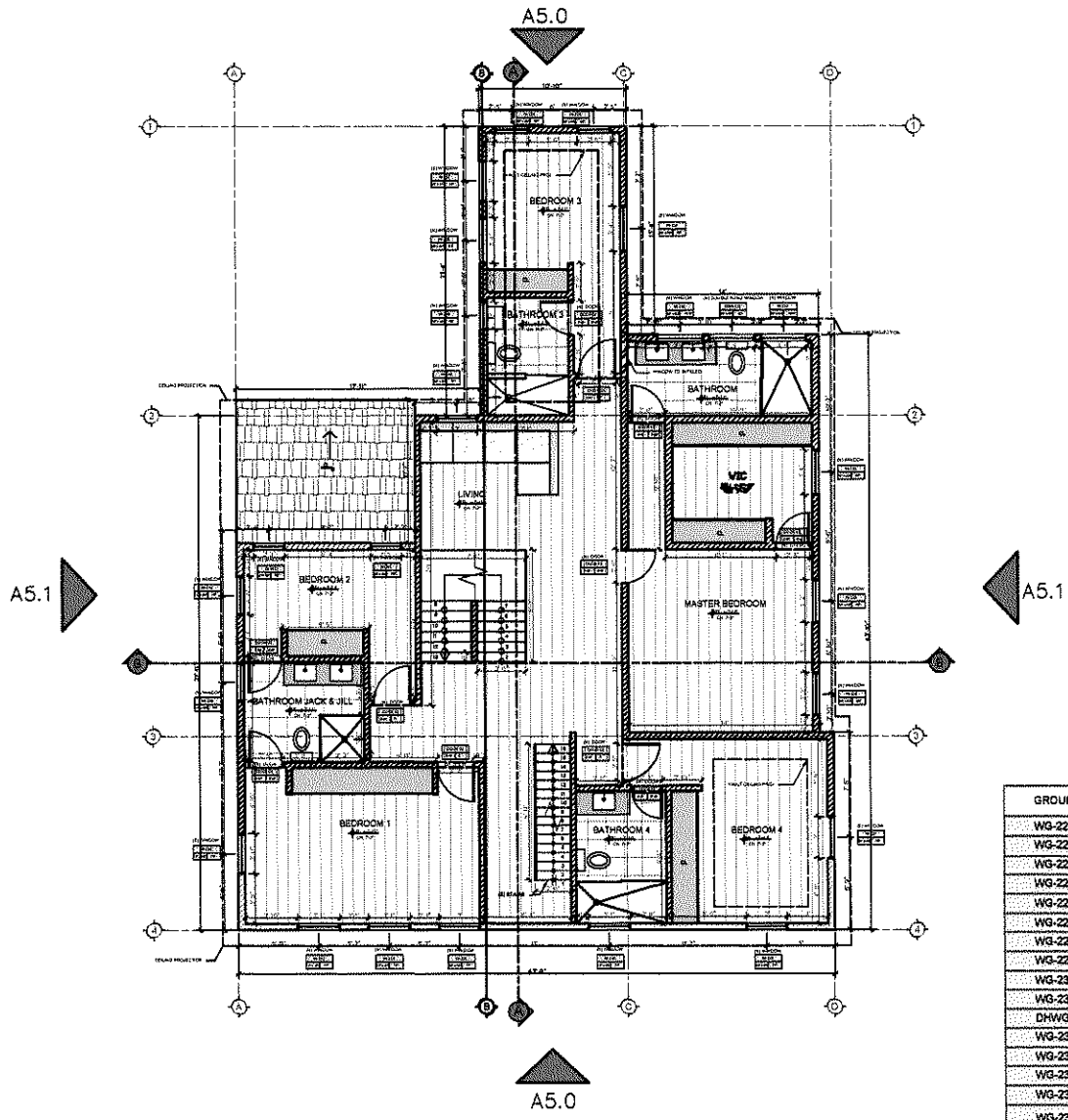
TITLE SHEET

PROPOSED FIRST FLOOR PLAN

SCALE

SHEET

A4-0



PROPOSED SECOND FLOOR PLAN

SCALE: ½" = 1'-0"

LEGEND
EXISTING WALL
NEW WALL
WALL TO BE INFILLED

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-8"	2'-3"
4	DOOR 02	7'	2'-9"
8	DOOR 03	6'-8"	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-222	31" x 41"	72"
WG-223	31" x 41"	72"
WG-224	30" x 41"	71"
WG-225	31" x 41"	72"
WG-226	30" x 41"	71"
WG-227	30" x 44"	74"
WG-228	32" x 53"	85"
WG-229	32" x 53"	85"
WG-230	32" x 53"	85"
WG-231	34" x 9.6"	43.6"
DHWG-232	34" x 58"	92"
WG-233	34" x 9.6"	43.6"
WG-234	30" x 58"	88"
WG-235	26" x 58"	84"
WG-236	26" x 58"	84"
WG-237	30" x 57"	87"
WG-238	34" x 57"	91"
WG-239	20" x 20"	40"
WG-240	30" x 57"	87"
(E) WG-241	19" x 36"	55"
(E) WG-242	19" x 36"	55"
WG-243	21" x 53"	74"
WG-244	21" x 53"	74"
WG-245	21" x 53"	74"

oak

COMPANY

Oak Development & Design LLC
po box 123 Hingham Ma 02043
www.oakdd.com
g@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

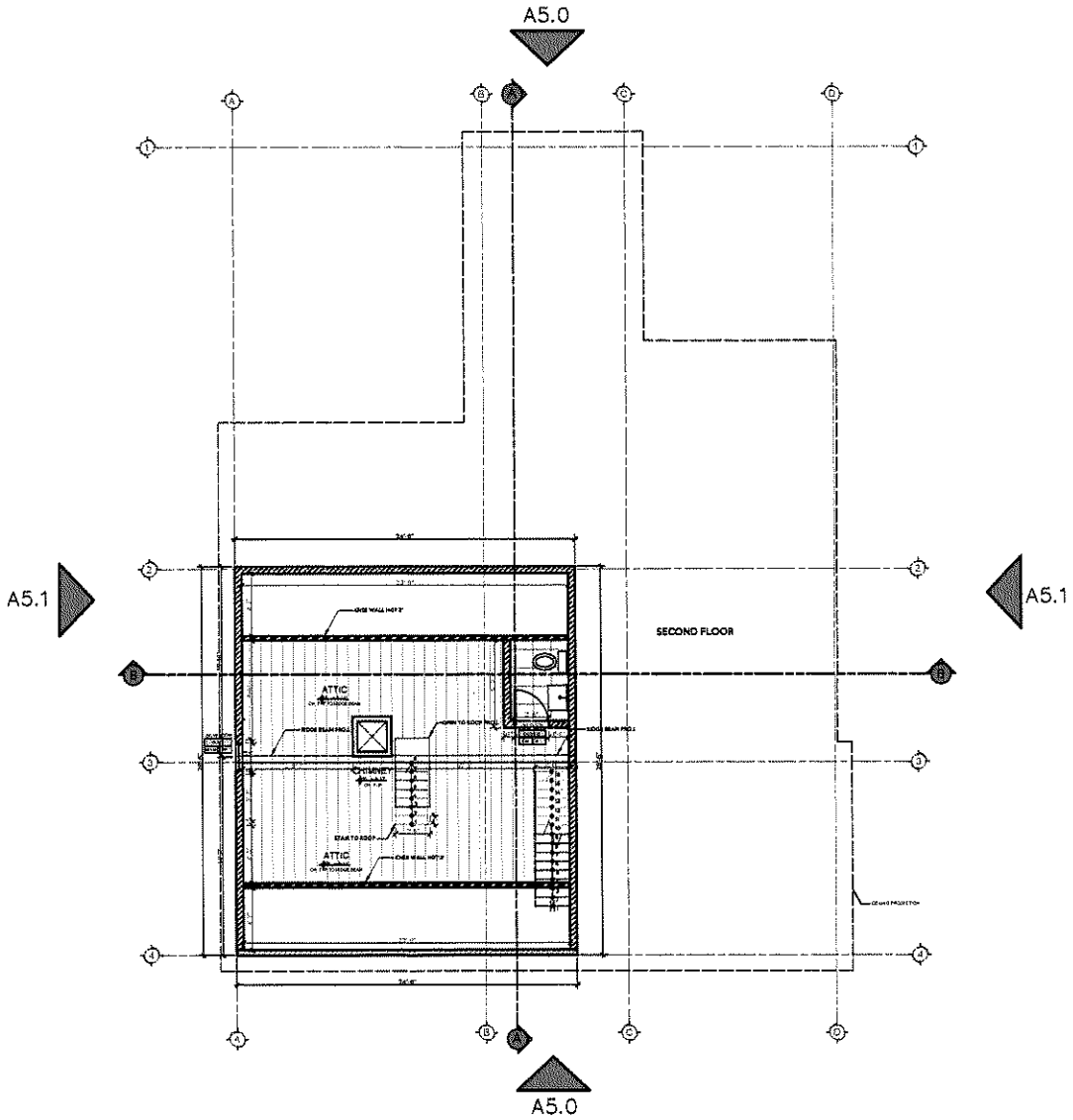
TITLE SHEET

PROPOSED SECOND FLOOR PLAN

SCALE

SHEET

A4-1



LEGEND
EXISTING WALL
NEW WALL
KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'	2'-6"

GROUP	WIDTH x HEIGHT	INCHES
WG-346	20" x 20"	40"

PROPOSED ATTIC FLOOR PLAN

SCALE: ¼" = 1'-0"

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
jt@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

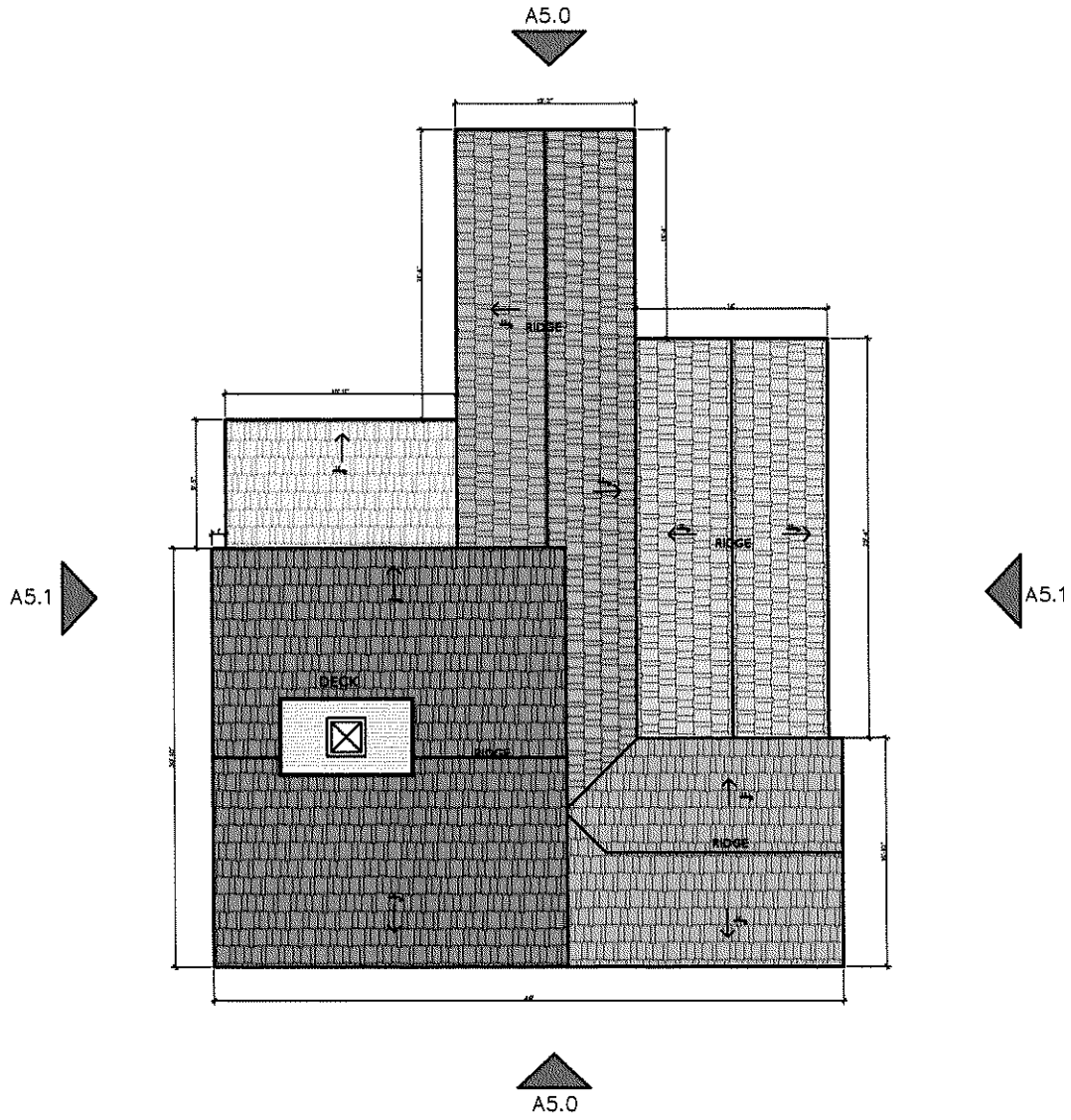
TITLE SHEET

PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A4-2



PROPOSED ROOF PLAN

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

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
p@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

65 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:	
REVISION 2:	
REVISION 3:	

DATE

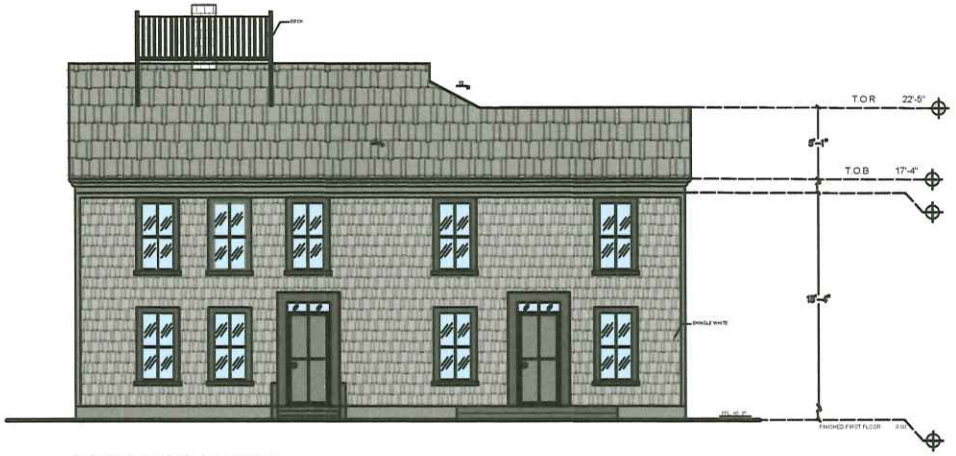
TITLE SHEET

PROPOSED ROOF PLAN

SCALE

SHEET

A4-3



PROPOSED FRONT ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"



PROPOSED REAR ELEVATION

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

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

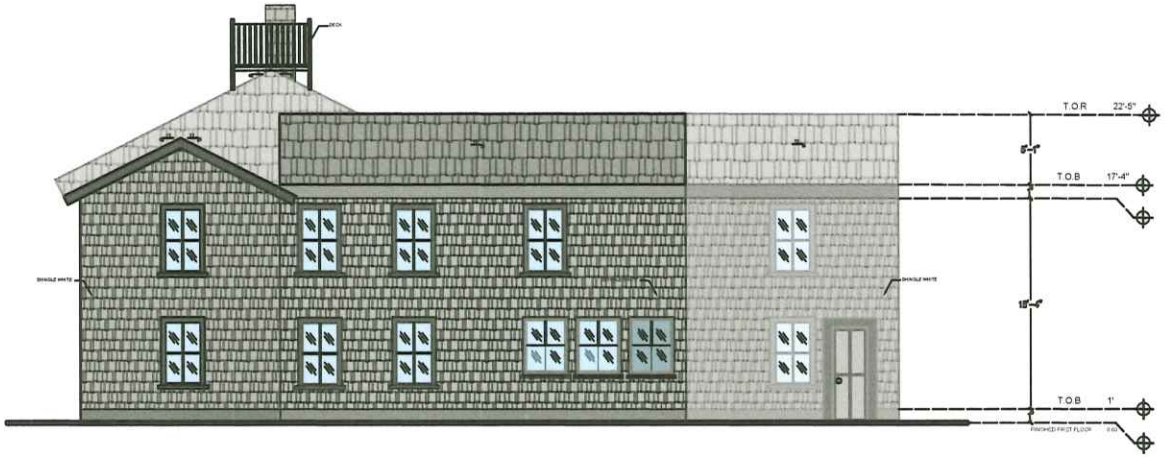
TITLE SHEET

ELEVATIONS

SCALE

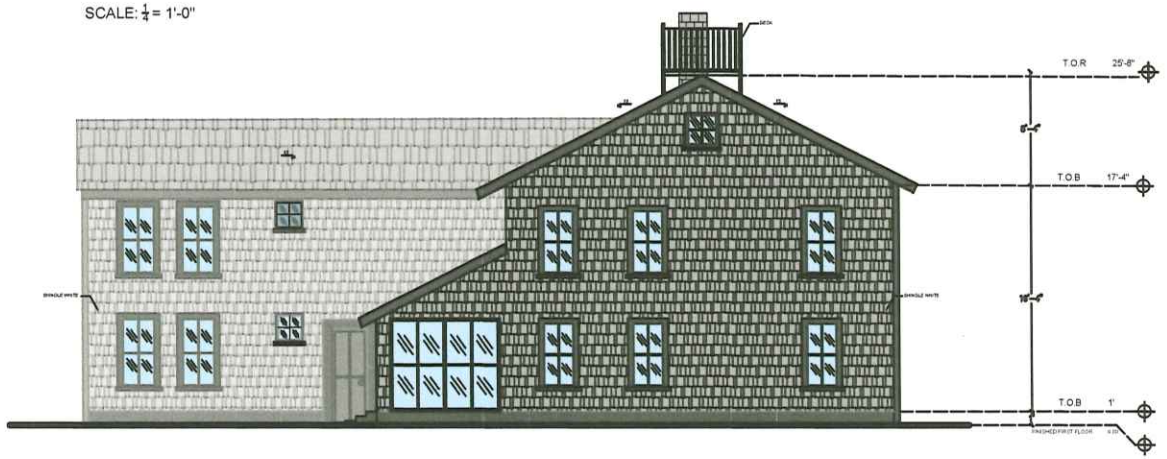
SHEET

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

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

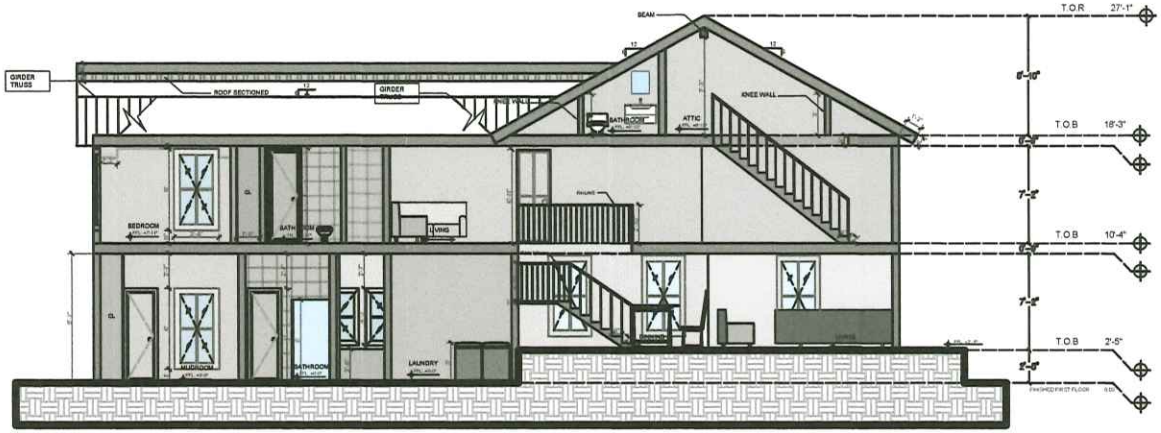
TITLE SHEET

ELEVATIONS

SCALE

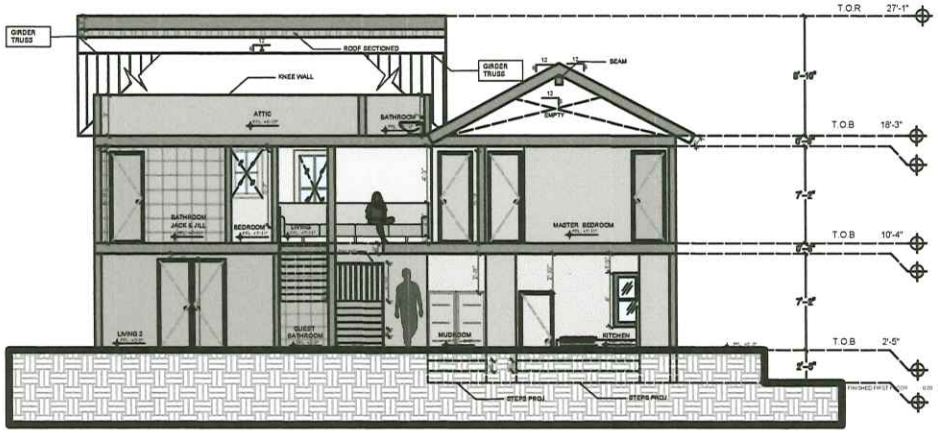
SHEET

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



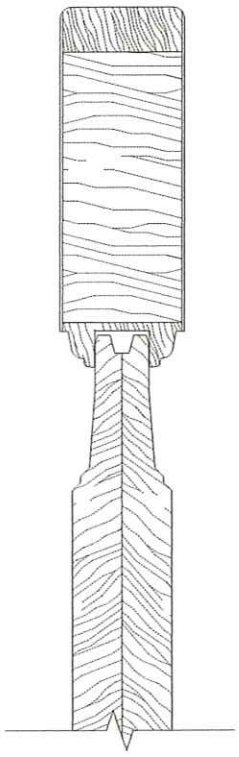
Front - South

Rear Garage

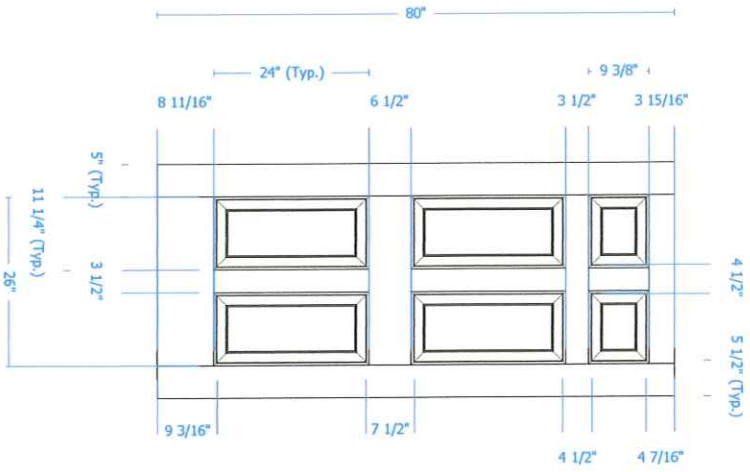


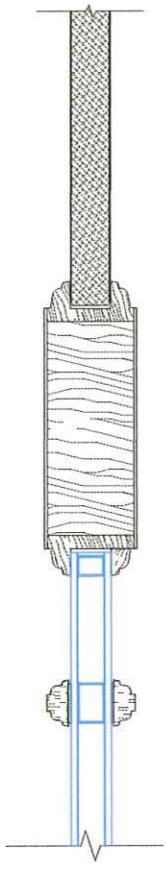


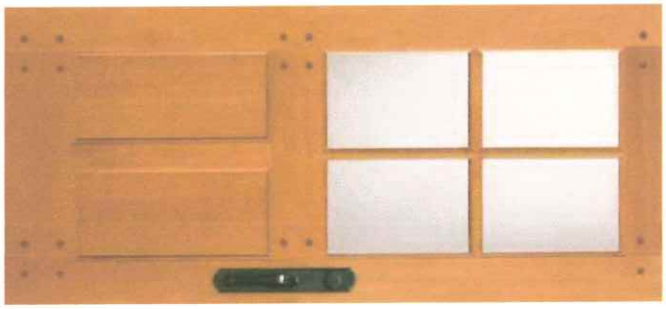
York St Frontage - North

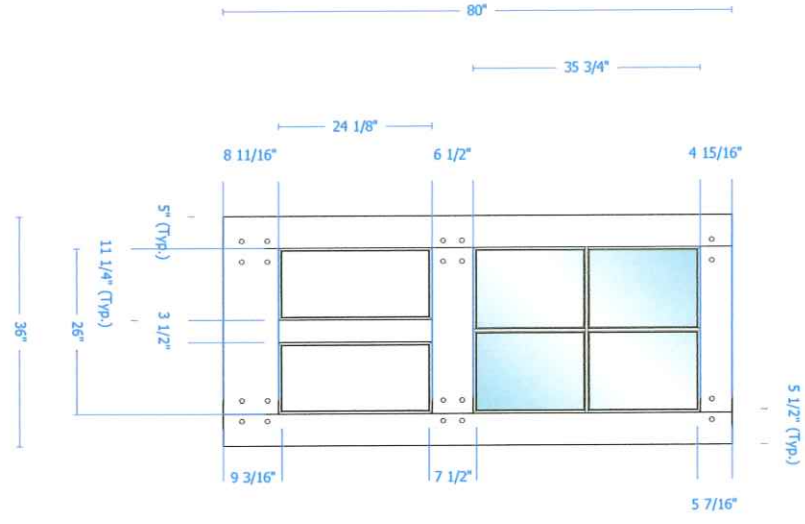





80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
3 1/2"
26"
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"






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

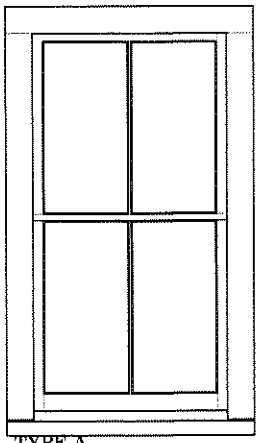
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/30/24

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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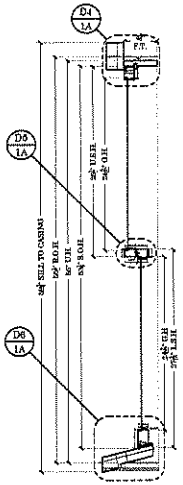

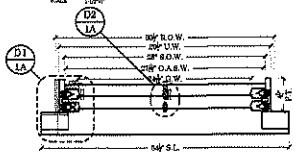

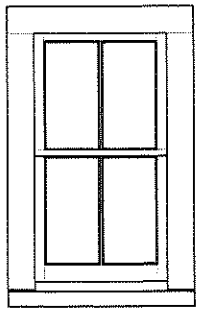

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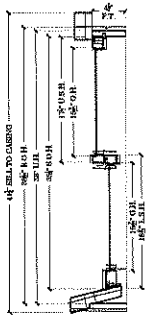

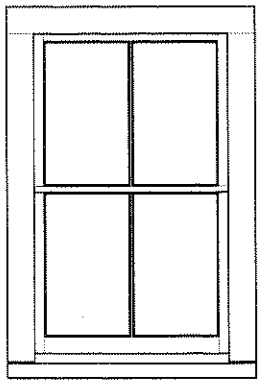

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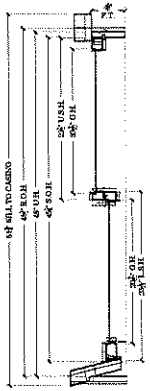
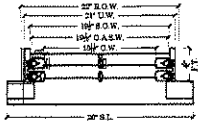






ABBREVIATIONS KEY

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

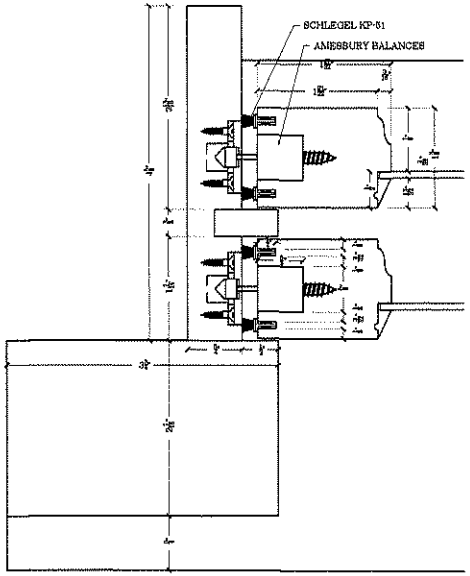
DATE: 11/7/2019

SCALE: NOTED

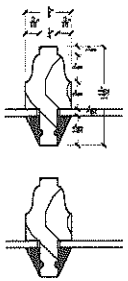
SHEET: 1 OF 3

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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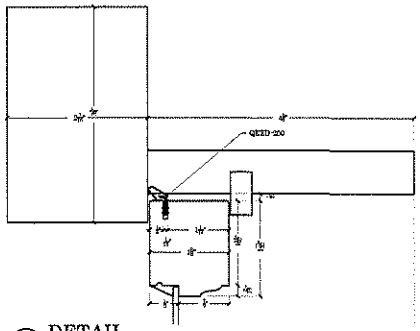

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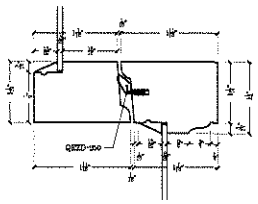

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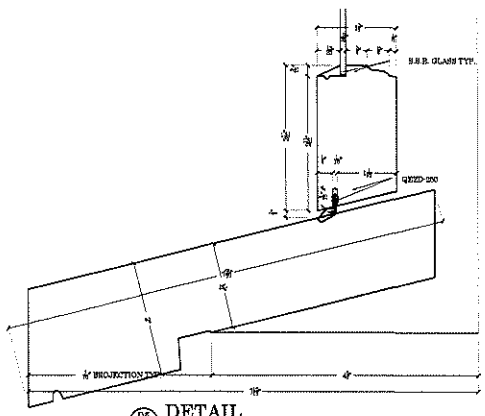

D5 / 1A DETAIL

BOSTON
SASH & MILLWORK
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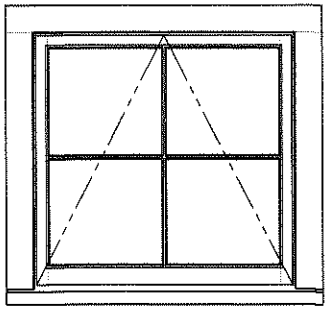
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
FAX # (508)880-8828
WWW.BOSTONSASH.COM

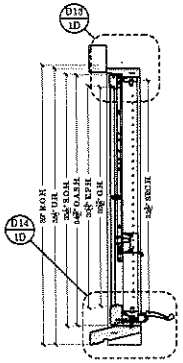
SUB./REVISION		
A	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

JOB	19-074-005 466 COMMERICAL STREET
DESCRIPTION	WINDOW PACKAGE DETAILS
DRAWN	MIDCAPE
CONTRACTOR	-
ARCHITECT	-
PROJECT MGR.	JONATHAN PIERS
DRAWN BY	KEITH KUTHAN
P.O.#	-
DWG NO	1A
DATE	11/7/2019
SCALE	NOTED
SHEET	2 OF 3

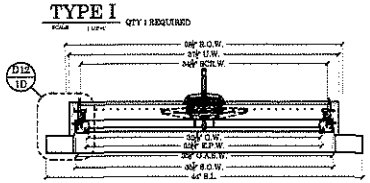
PLOT DATE

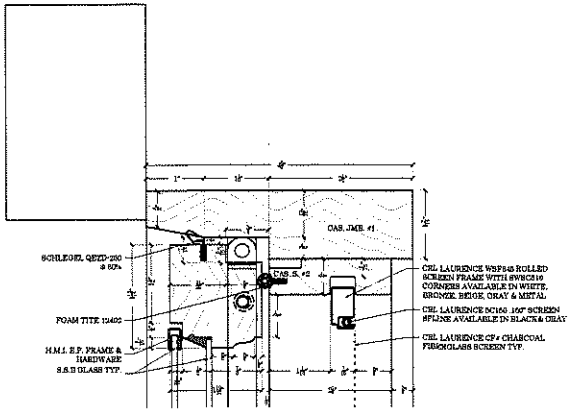
FILE LOCATION
J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



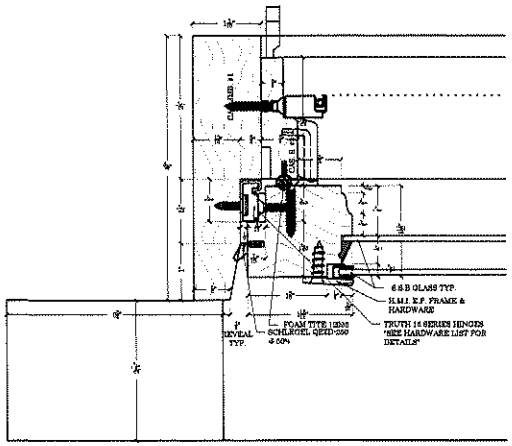


TYPE I
QTY 1 REQUIRED

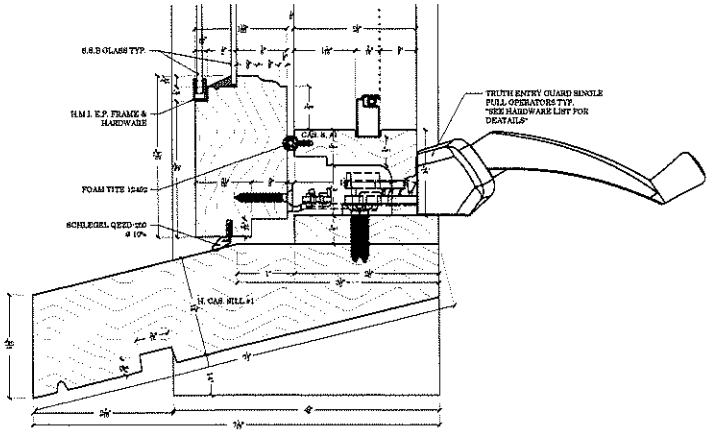




D7 1D DETAIL



D6 1A DETAIL



D8 1D DETAIL

ARCH/GC NOTES:

- ALL GLASS TO BE SSB
- ALL HARDWARE TO BE STANDARD WHITE
- ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
- ALL FINISH & FINISH PREP (BY OTHERS)

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SUB./REVISION

1	11/13/2019	FOR APPROVAL
2	11/18/2019	FOR APPROVAL
-	-	-
-	-	-

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DRAWN: MIDCAPE

CONTRACTOR:

ARCHITECT:

PROJ. MGR: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. #: -

DWG NO: 1B

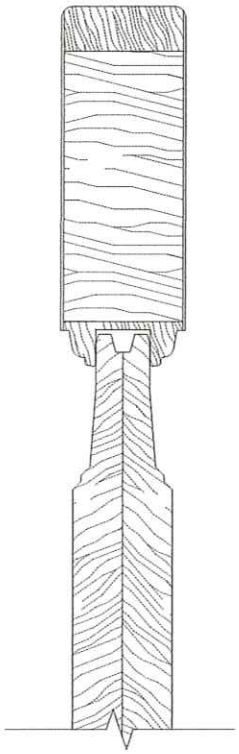
DATE: 11/7/2019

SCALE: NOTED

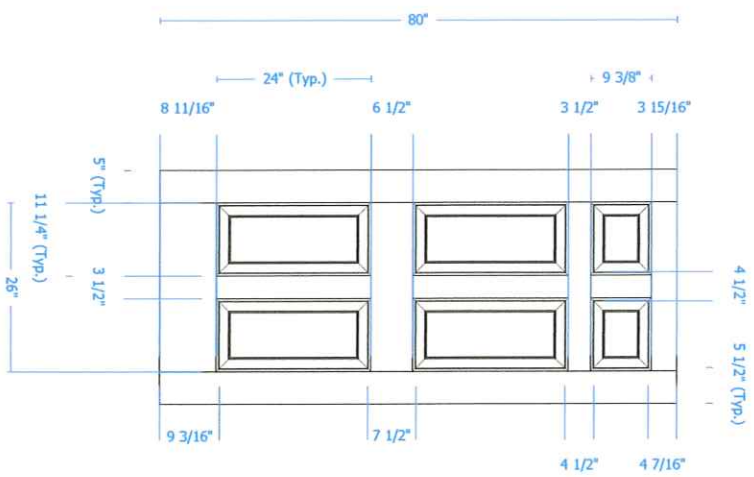
SHEET: 3 OF 3

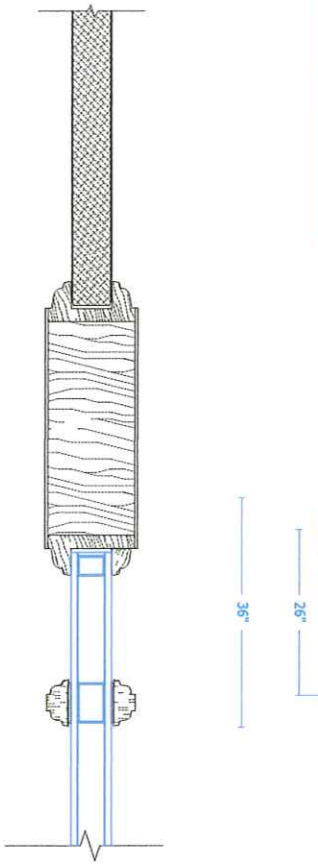
PLOT DATE:

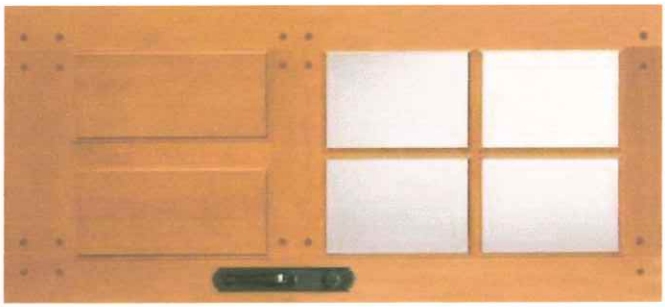
FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg

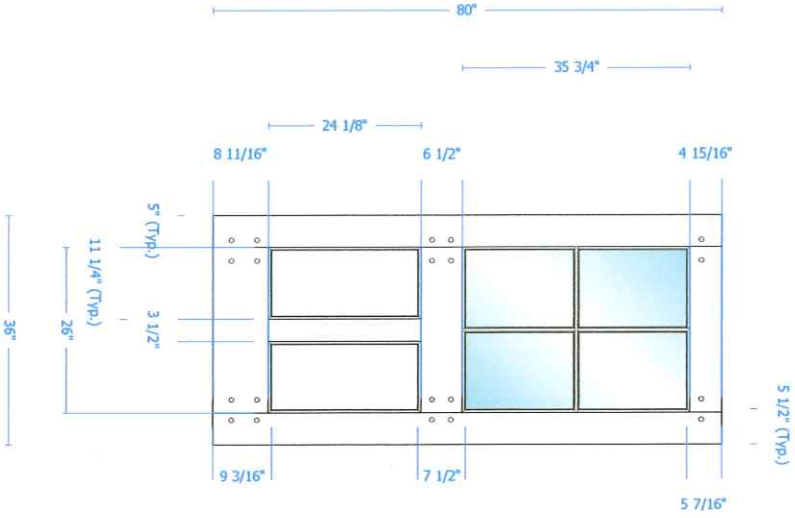





80"
24" (Typ.)
9 3/8"
8 11/16"
6 1/2"
3 1/2"
3 15/16"
5" (Typ.)
11 1/4" (Typ.)
26"
3 1/2"
4 1/2"
5 1/2" (Typ.)
9 3/16"
7 1/2"
4 1/2"
4 7/16"



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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: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-05-10611 1 [illegible] Top Guest

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 5541 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC Paul Antonik

Mailing Address: 1035 Main ST Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PJ@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SAME

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 350.

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other ~~[illegible]~~ / new reduced size Guest House

Size of Structure or Addition: Length: 25 Sq. Footage 1st floor: 500 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20 Sq. footage 2nd floor: ~~[illegible]~~ 300 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North ~~[illegible]~~" South ~~[illegible]~~" East ~~[illegible]~~" West ~~[illegible]~~

16'10" All Sides

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 6 /12 Secondary Mass ~~[illegible]~~ /12 Dormer 3 /12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Fiberglass w/ Galvanized 2" down spout

Leaders (material and size): Galvanized 2"

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1X8 Soffit (Overhang) 1X5 Corner boards 1X5 Frieze 1X8

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____ Historic Sill

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

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

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

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

Hardscape materials: Driveways Shell Walkways Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar natural Clapboard (if applicable) _____ Roof _____

Trim MHC-11 Sash MHC-11 Doors Folder Blue MHC-4

Deck _____ Foundation _____ Fence natural Shutters _____

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

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

Date _____ Signature of owner of record _____ Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

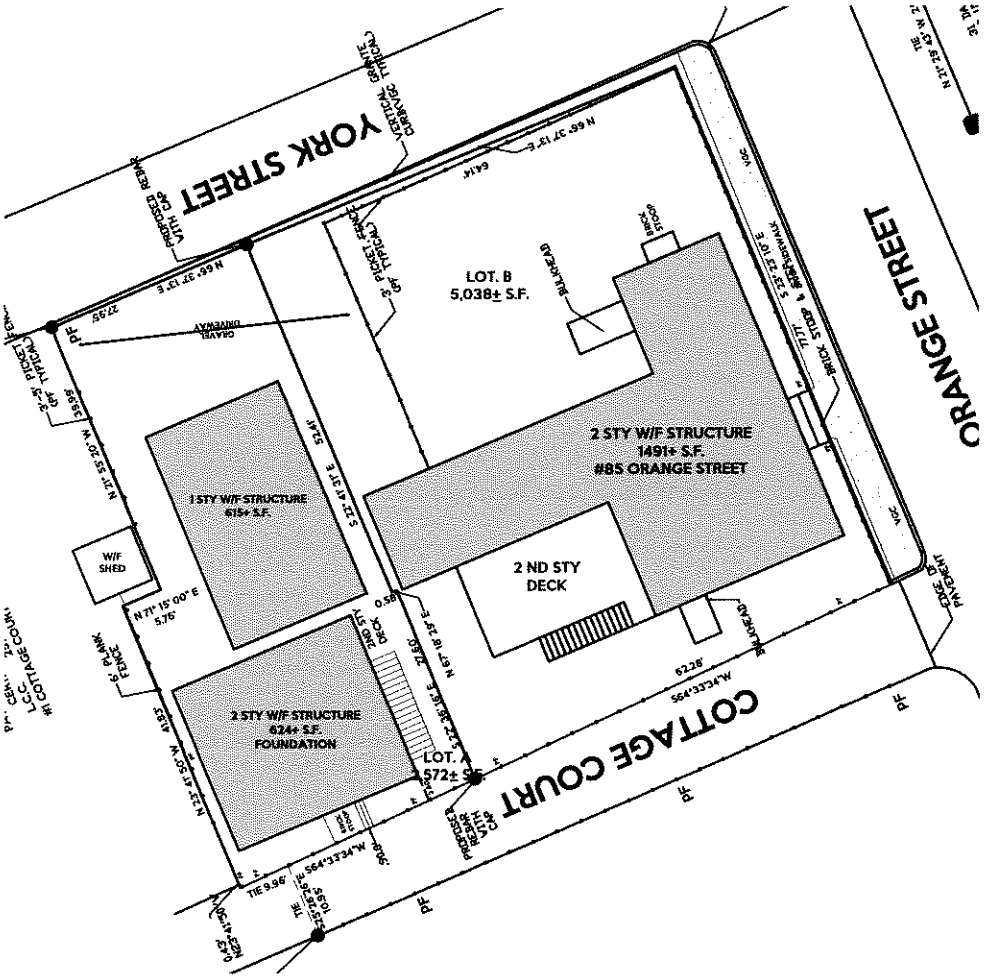
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

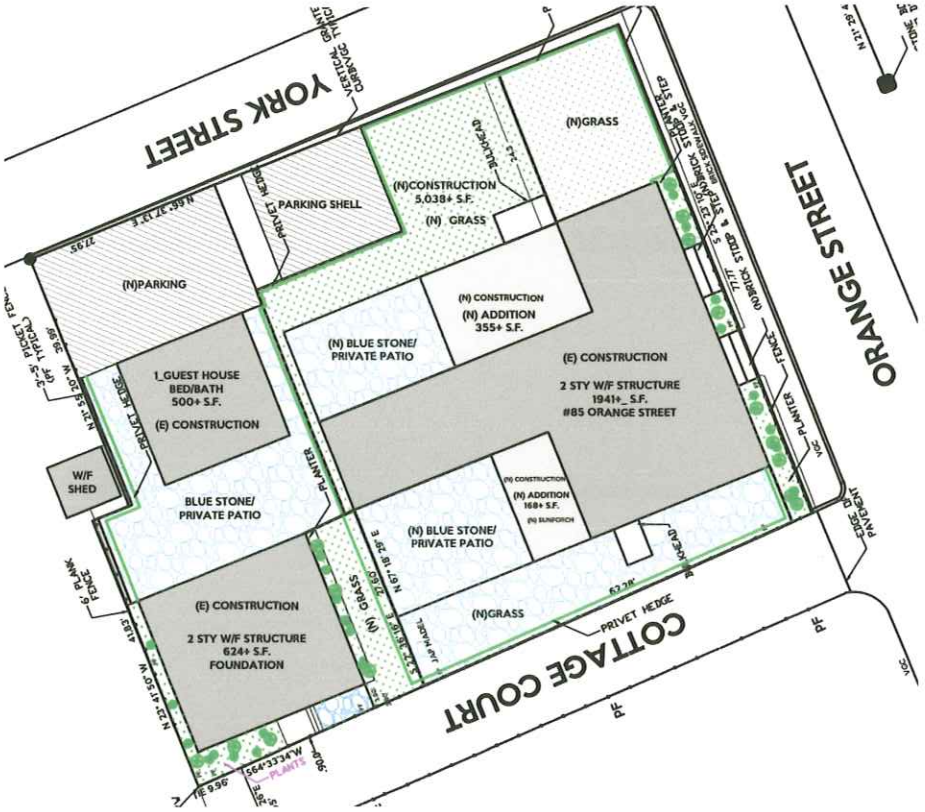
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

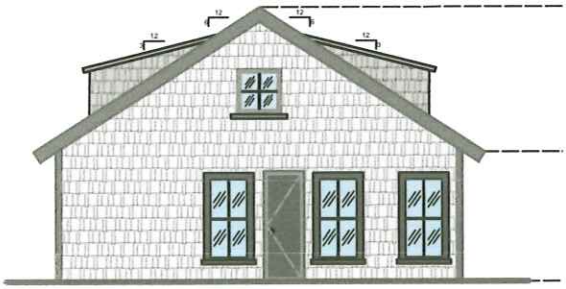
- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

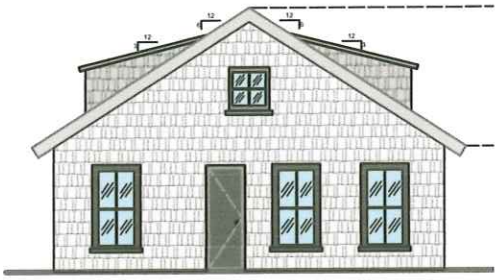
Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

85 Rear Guest House

The rear guest home will take place of the current oversized garage that is in massive disrepair. The garage currently has a 615sf footprint pushing the total lot coverage over the maximum allowances of zoning. Our proposal is to remove the garage and replace it with a 1.5 story guest home with a footprint of 500sf bringing it into compliance for lot coverage. The reduction in size will allow for a quiet and private bluestone courtyard between 85 Rear and this structure. We have designed the home to be classic in nature in line with how we interpreted "Building with Nantucket In Mind." Total height of the guest home is 16'10" compared to the main home of 25'8".









List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

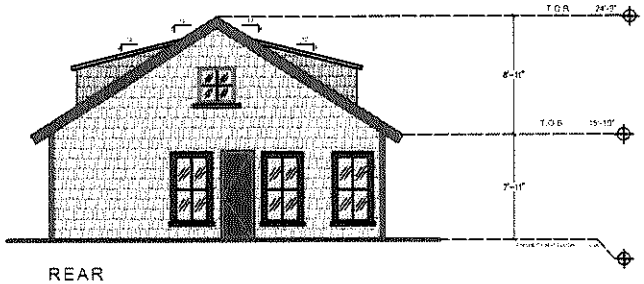
Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Rear Garage

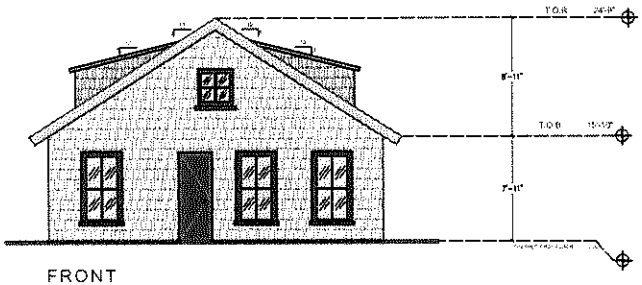




York St Frontage - North



REAR
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



FRONT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

85R GUEST HOUSE ELEVATIONS 1

SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

Oak Development & Design LLC
po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85R GUEST HOUSE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

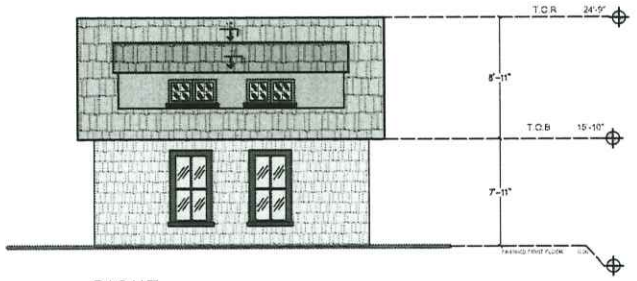
TITLE SHEET

GUEST HOUSE
ELEVATIONS 1

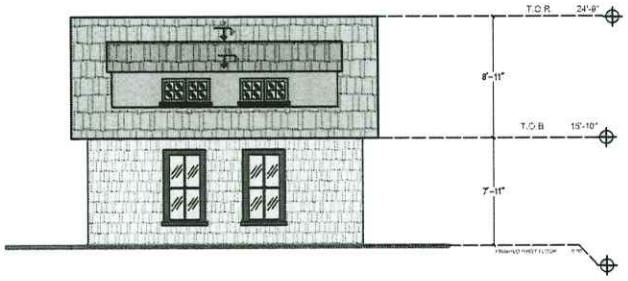
SCALE

SHEET

A11-0



RIGHT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



LEFT
ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"

RECEIVED
MAY 30 2024
By

85R GUEST HOUSE ELEVATIONS 2
SCALE: $\frac{1}{4}$ = 1'-0"

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

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

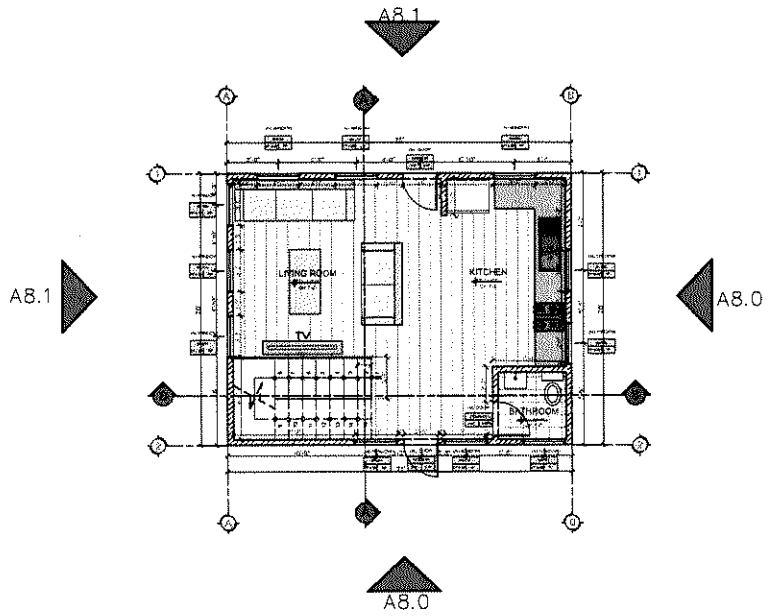
REVISIÓN 1:
REVISION 2:
REVISION 3:

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

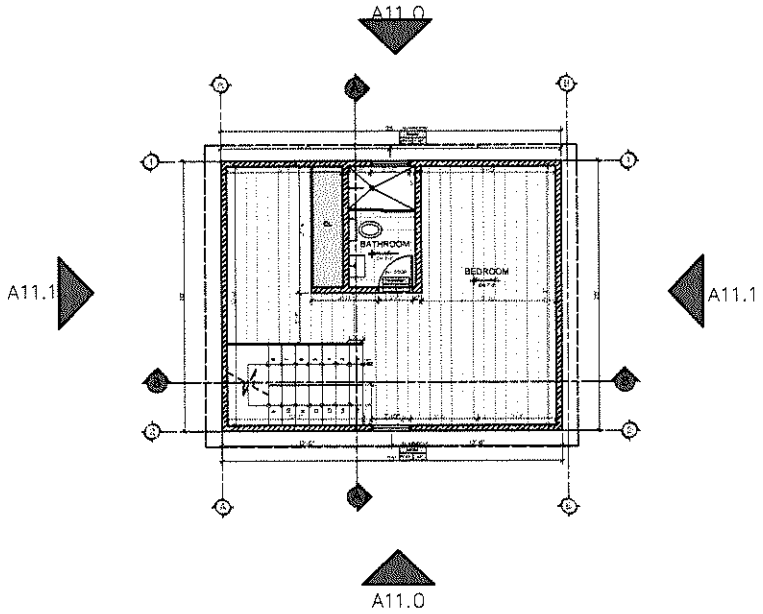
TITLE SHEET

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

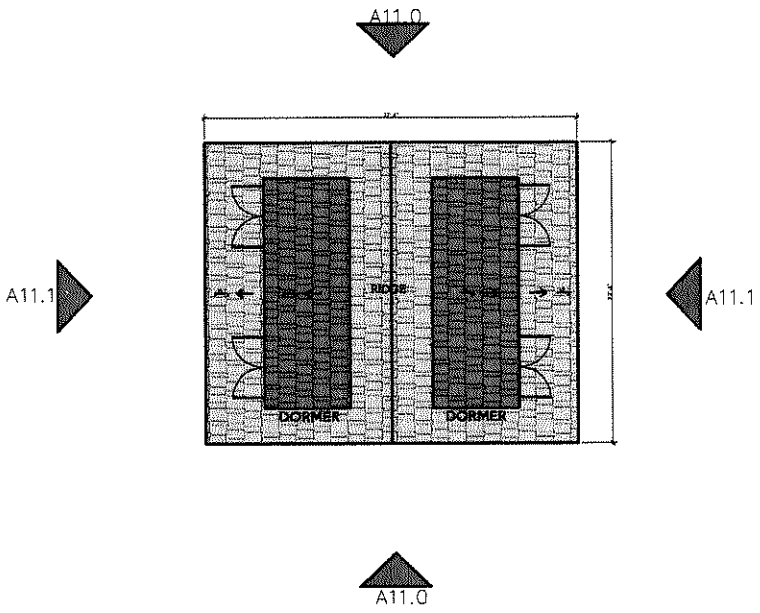
REVISIÓN 1:
REVISION 2:
REVISION 3:

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

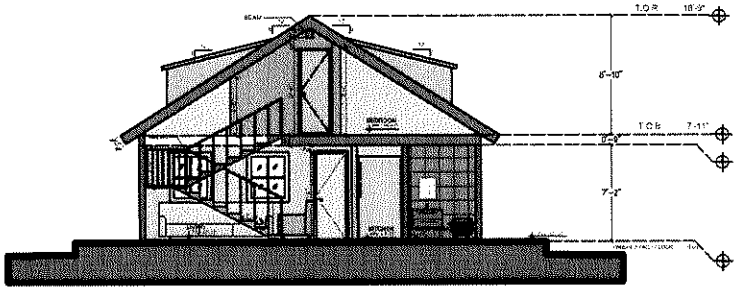
TITLE SHEET

GUEST HOUSE
ROOF PLAN

SCALE

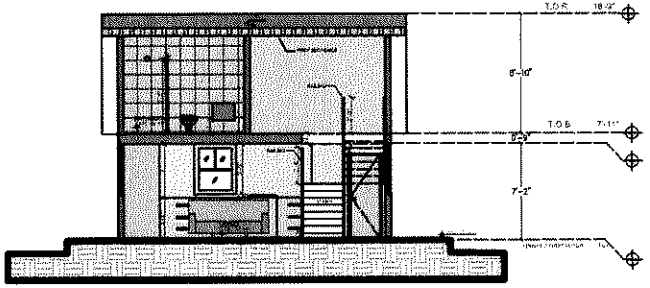
SHEET

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: _____ DATE ISSUED: _____

RECEIVED MAY 30 2024

HDC2024-05-10610

85 Hardscape

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange

Owner of record: 85 Orange LLC - Paul Antonelli

Mailing Address: 1035 main ST
Hingham MA 02043

Contact Phone #: 2032496340 E-mail: PJC@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 2040

Must be acted on by: 8/10/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks: Hardscape Plan to Accompany Renovation Application.

Historic Name: _____

Original Date: _____

Original Builder: _____

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 36"
Type: Vinyl Board
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Shell Walkways Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

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

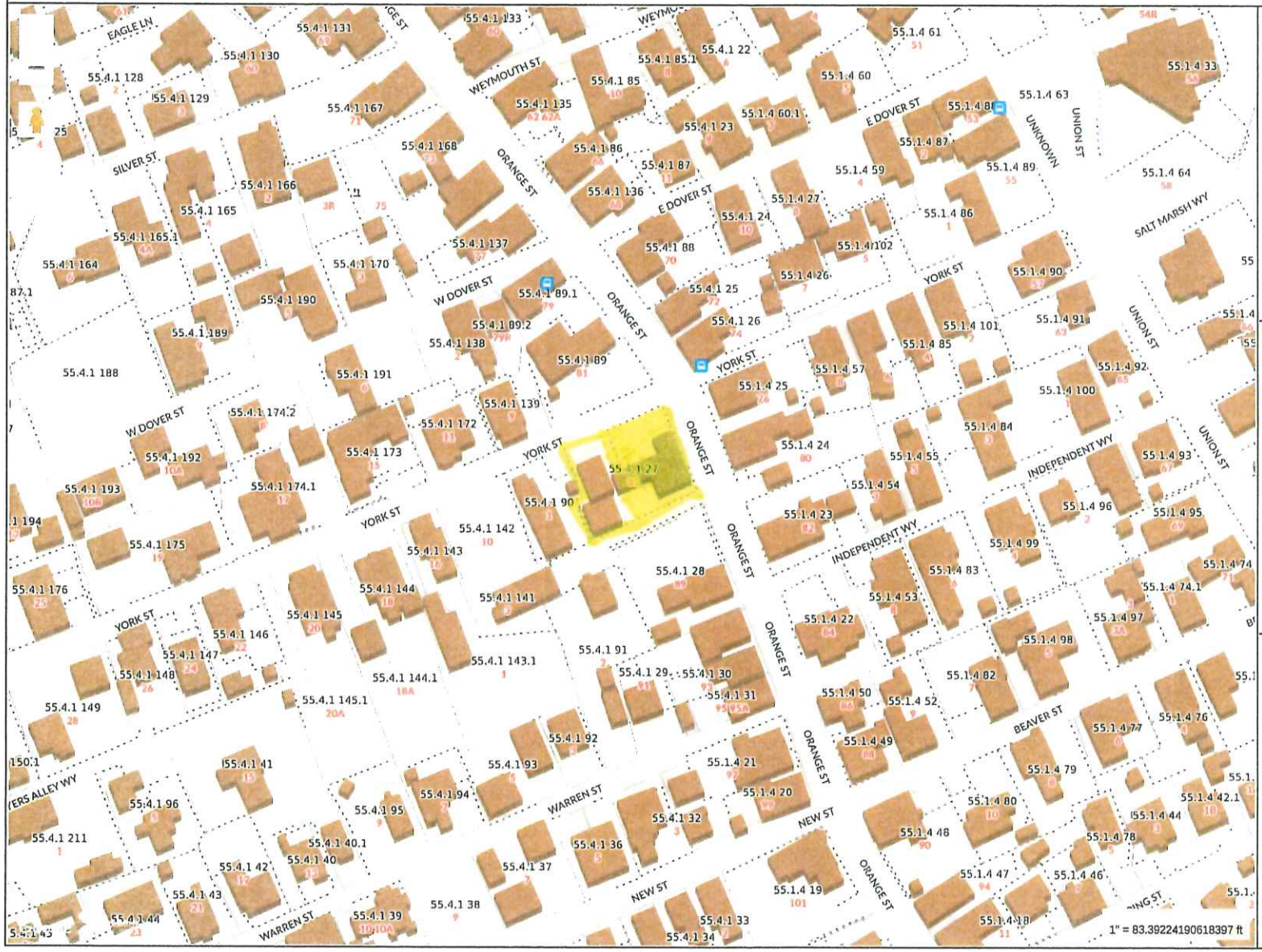
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 29, 2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

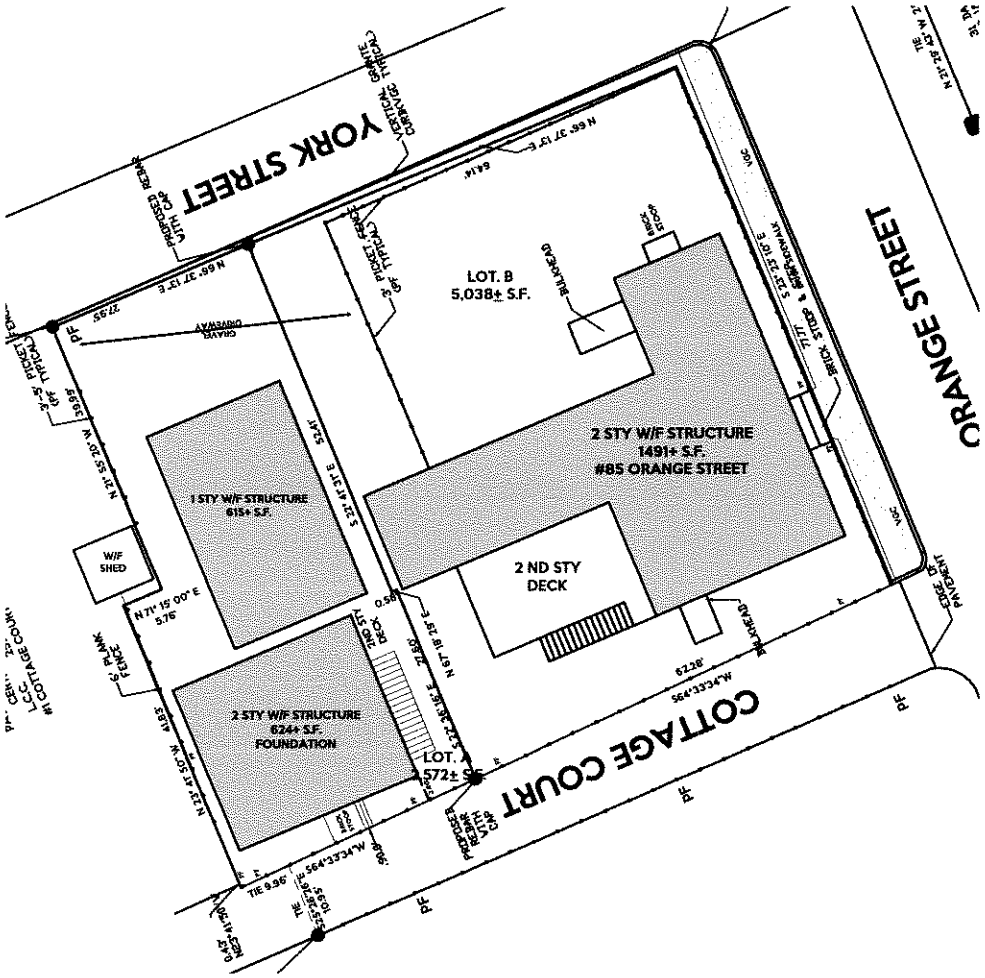
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

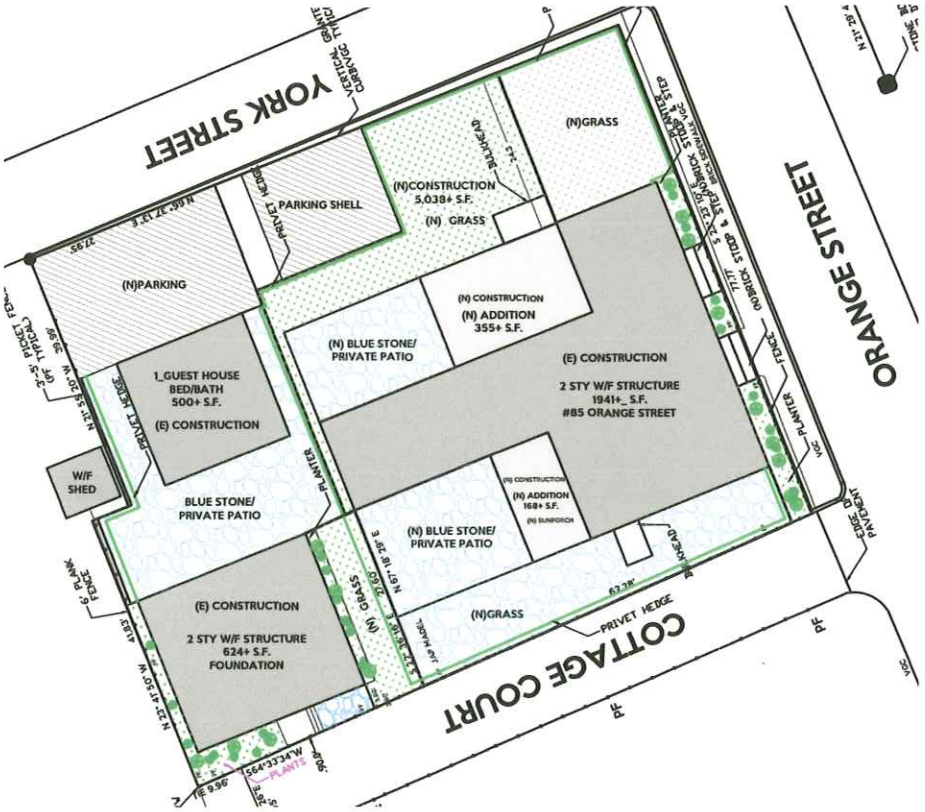
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Proposed Right Side (north)







BUILD. IT. BETTER



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

CERTIFICATE NO: _____ 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.

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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 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PT@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50

Must be acted on by: 8/2/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks: Hardscape Plan TO Accompany Renovation (describe) Application

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date Signature of owner of record Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC





MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

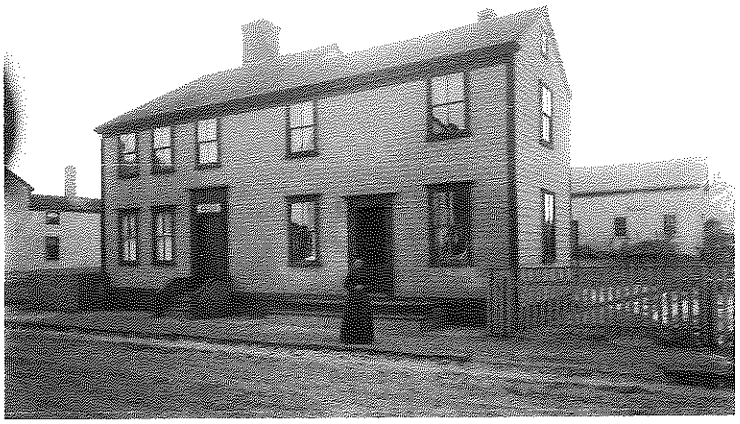
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

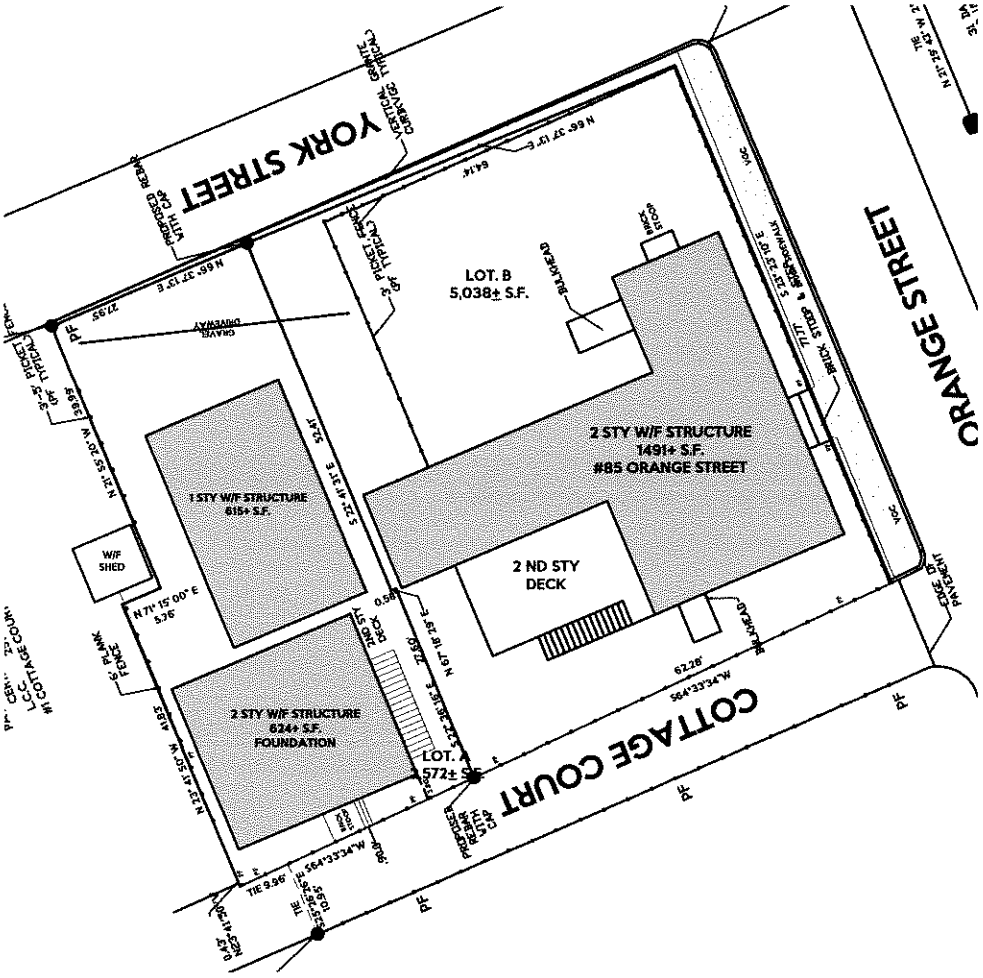
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

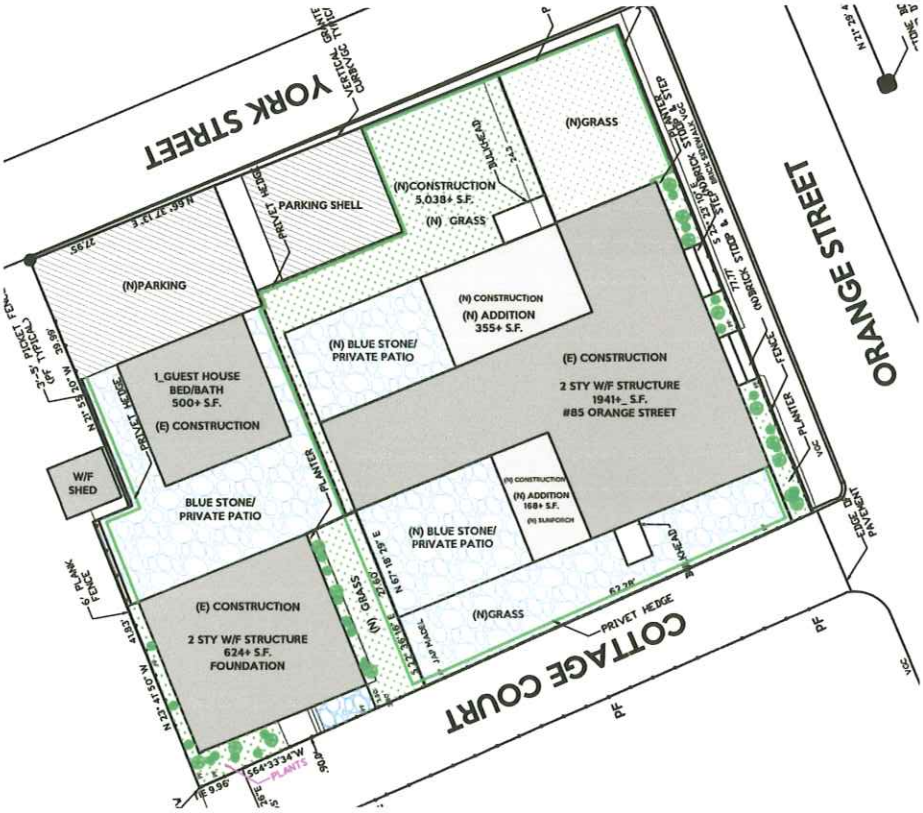
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions


YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
572± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615± S.F.
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
PROPOSED CAFE WITH OUTDOOR SEATING
PROPOSED TRIPLE FRENCH DOORS
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW

Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 254.2

Street & Number of Proposed Work: 4 Cabot Lane

Owner of record: Campana Nominee Trust / Stuart Bell

Mailing Address: 120 Canterbury Lane
Palm Beach, Florida 33480

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153
Nantucket, MA 02584

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 334 sq ft ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: granite ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

① 3' H
Fence: Height: Type II Nantucket Picket 4 cap
Type: 4' 11"
Length: ② 6' H Board Fence Fireplace existing
Location 119' 10"
Location _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Shell Walkways granite stepping stones Walls Belgian Block

* Note: Complete door and window schedules are attached.

COLORS boardwalk & pea gravel

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence Board: NTW Shutters _____
Picket: Painted to match trim

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

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

Date 6/4/24 Signature of owner of record Julie M Jordin Signed under penalties of perjury

Scanned with CamScanner



LOCUS MAP

6' HIGH BOARD FENCE NTW

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

REPLACE EXISTING SHELL DRIVEWAY

BELGIAN BLOCK APRON

TYPE II NANTUCKET PICKET W CAP - PAINTED TO MATCH TRIM

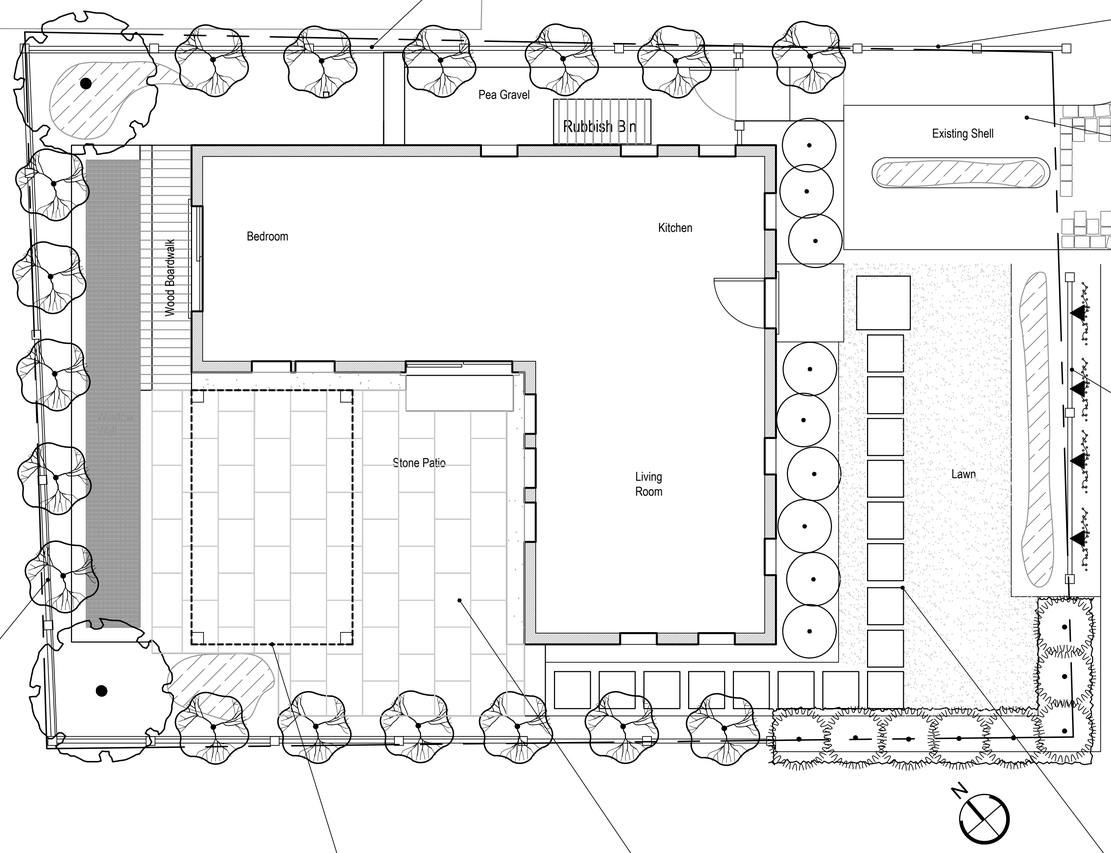
CABOT ROAD

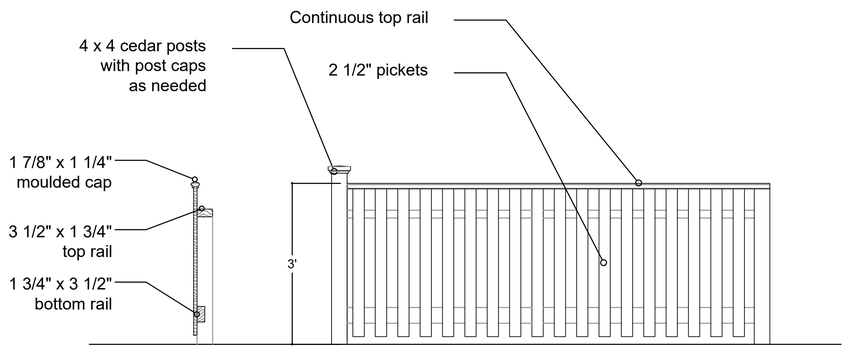
6' HIGH BOARD FENCE - NTW

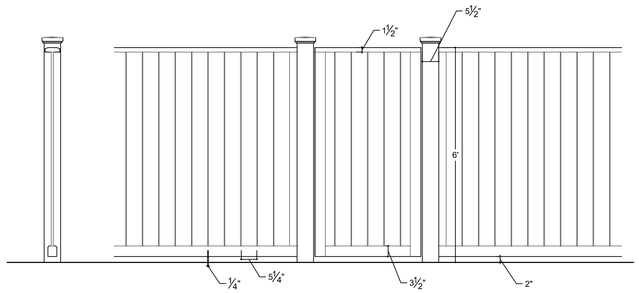
PERGOLA BY ARCHITECTS - NTW

GRANITE PATIO

GRANITE STEPPING STONES









EXISTING HOUSE

SCALE: 1/4"=1'-0" (IN FEET)
0 2' 4' 8'

1 TYPE II NANTUCKET PICKET FENCE W CAP
SCALE: 3/4" = 1' - 0" SECTION

2 BOARD FENCE W CAP
SCALE: 1/2" = 1' - 0" SECTION

Prelim. 5.10.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Blackwell & Assoc.
508.228.9026

ARCHITECT
Workshop / APD
212.273.9217

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

4 Cabot Lane
Nantucket, MA

DATE: 5/10/24
SCALE: 1/4" = 1'
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/254.2
ZONING: R1
REVISION:

L1
SITE PLAN

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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Subject: RE: Bell: HDC application prep
Date: Friday, May 31, 2024 at 12:11:56 PM Eastern Daylight Time
From: stu bell
To: Lindsey Maurer

To the HDC

Dear Sir:

I, Stuart Bell, trustee of the Campana Nominee Trust (the owner of 4 Cabot Lane), give Julie Jordin permission to file on my behalf any necessary documents for the HDC Application.

Stuart Bell

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness, Appropriateness with Conditions, or Non-Applicability under Chapter 358 of the Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 128

Street & Number of Proposed Work: 3 Pawgwet Lane

Owner of record: Rowland Gregory S & Amy E

Mailing Address: 142 Dean St, Brooklyn, NY 11217

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153 Nantucket, MA 02584

Contact Phone #: 508-560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio Size: 195 sq ft ☐ 1st floor ☐ 2nd floor

Size: 260 sq ft ☐ 1st floor ☐ 2nd floor

0 - Bluestone

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Pergola: 16' x 9'6", NTW

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4'

Type: Board Utility Fence

Length: 10 ft & 7 ft

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways NE Fieldstone Walls NE Fieldstone 2'H, 76'4" & 24'3"

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

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

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

Scanned with CamScanner

Subject: Re: Rowland: HDC application prep
Date: Friday, May 31, 2024 at 12:11:01 PM Eastern Daylight Time
From: Amy Rowland
To: Lindsey Maurer
CC: Julie Jordin, Rie Traub

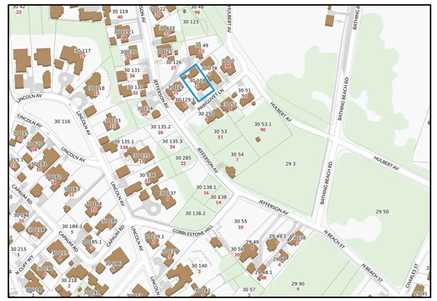
I, Amy Rowland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.
Signed,
Amy Rowland

> On May 31, 2024, at 11:37AM, Lindsey Maurer <projects@juliejordin.com> wrote:
>
> *I, Amy Roland of 3 Pawguvet Lane, give Julie Jordin permission to file on my behalf.*
>
> *Signed,*
>
> *Amy Roland*

JULIE JORDIN
THE GARDEN DESIGN COMPANY

3 Pawguvet Lane
Nantucket, MA 02554

MAP/PARCEL: 30 / 128
ZONING: R1



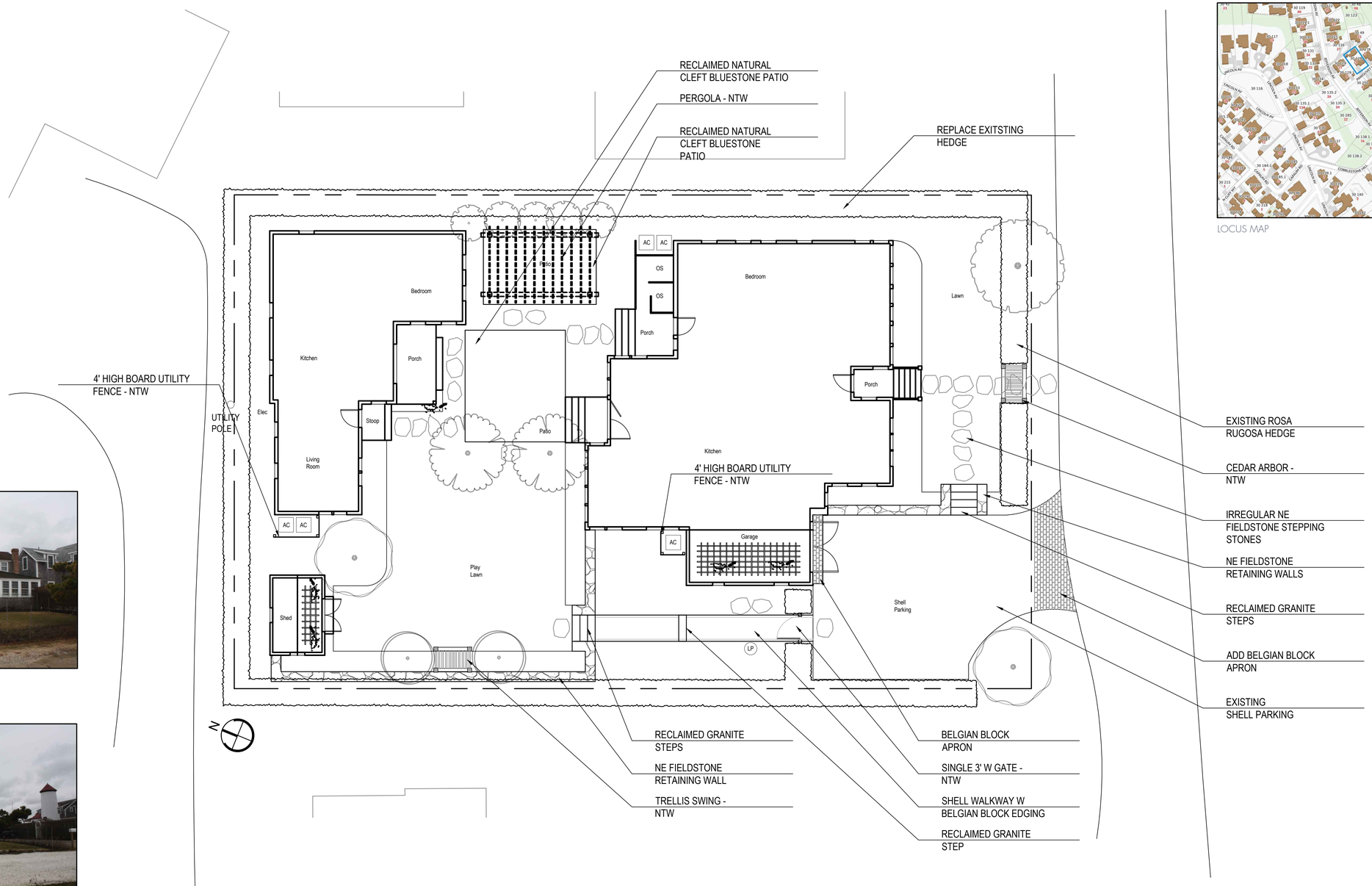
LOCUS MAP



EXISTING HOUSE



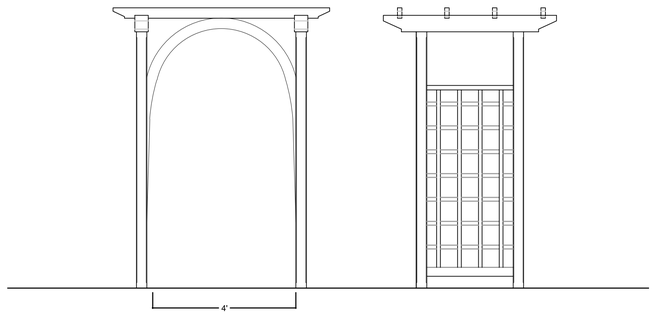
EXISTING DRIVEWAY AND RETAINING WALL



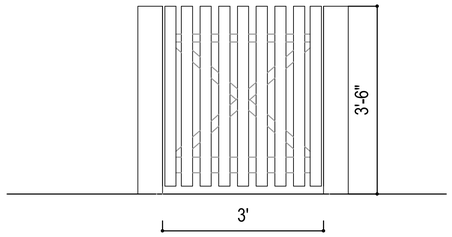
SCALE: 1/8"=1'-0" (IN FEET)
0 4' 8' 16'

CONCEPT PLAN
SCALE: 1/8" = 1'
DATE: 10.23.2023

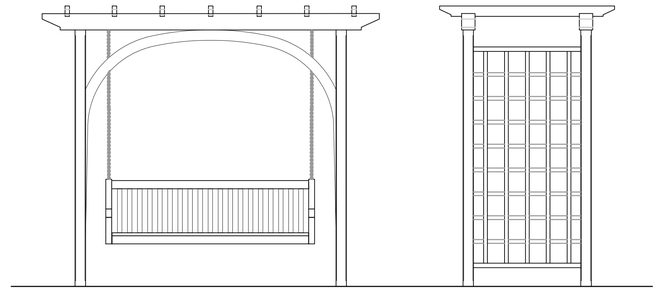
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



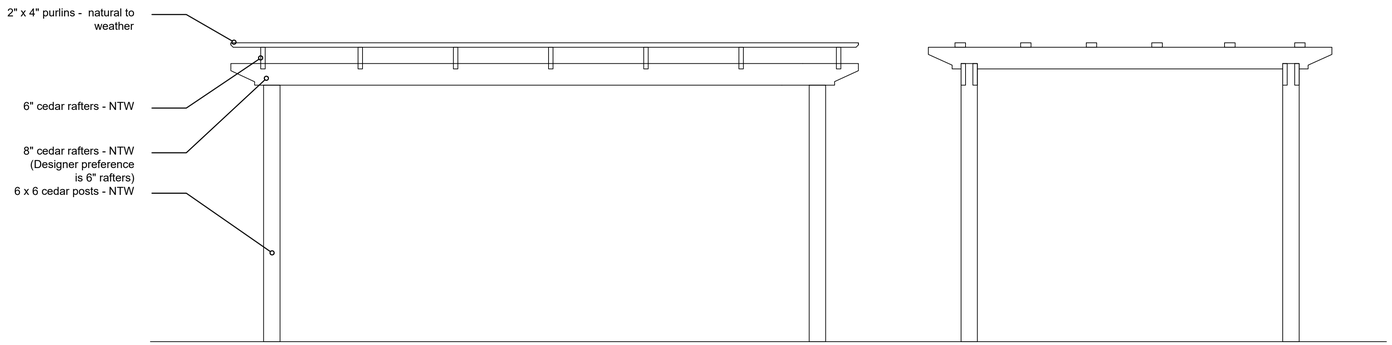
1 ARBOR
SCALE: 1/2" = 1' - 0" SECTION



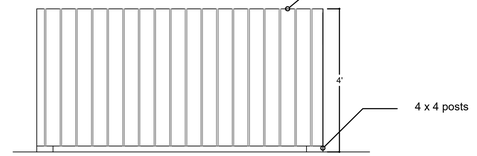
2 3' W SINGLE GATE
SCALE: 3/4" = 1' - 0" SECTION



3 TRELLIS SWING
SCALE: 1/2" = 1' - 0" SECTION



4 PERGOLA
SCALE: 1/2" = 1' - 0" SECTION



5 UTILITY FENCING
SCALE: 1/2" = 1' - 0" ELEVATION

Prelim. 5.29.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

ARCHITECT
Milton Rowland & Assoc.
508.228.2044

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

3 Pawguvet Ln.
Nantucket, MA

DATE: 5/29/24
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 30/128
ZONING: R1
REVISION:

L1
DETAILS HDC

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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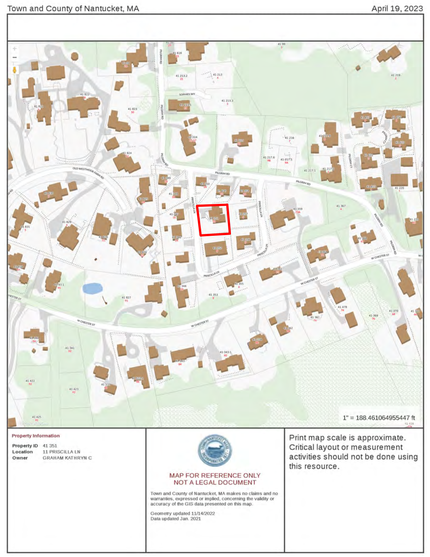
11 Priscilla Lane / Renovation



1 Locus Map

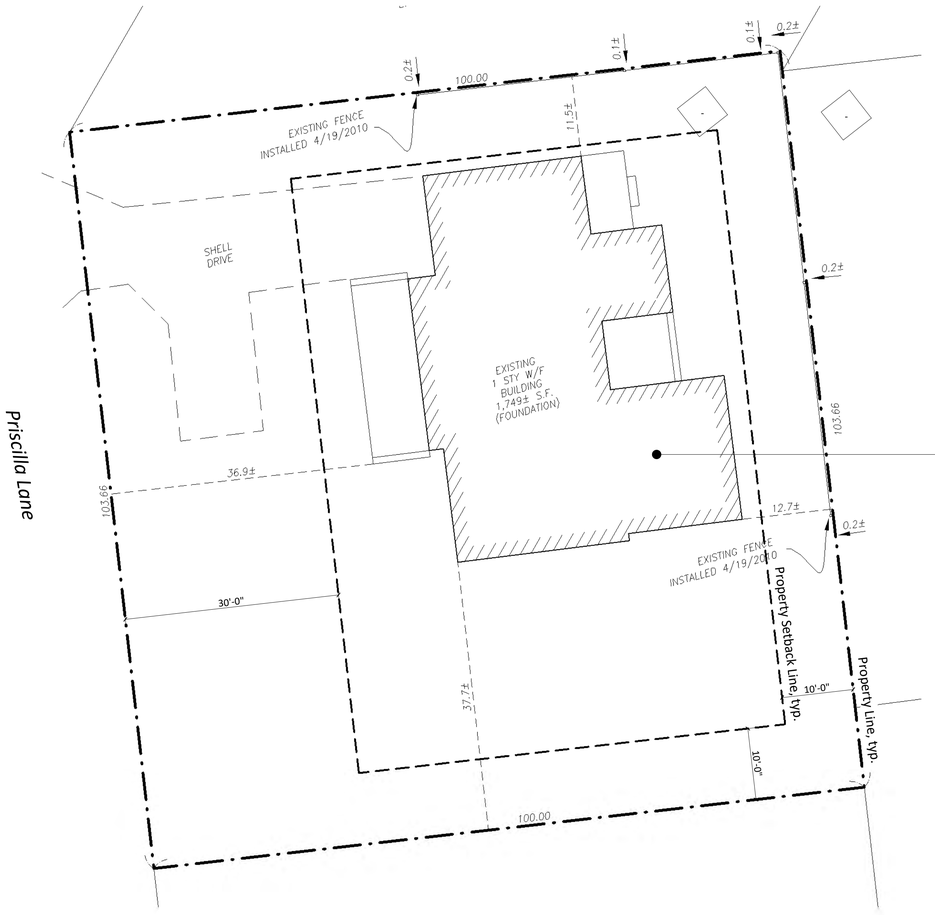
Not to Scale



Google Map - Aerial View

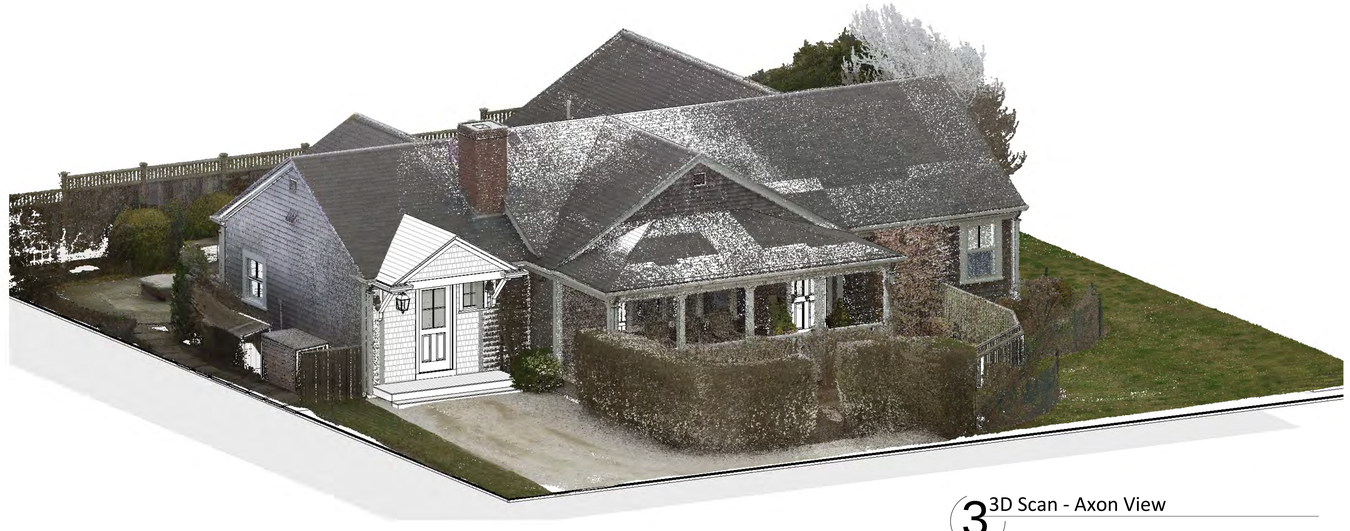


Street View



2 Site plan

1" = 10'-0"



3 3D Scan - Axon View

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtanantucket@gmail.com

11 Priscilla Lane / Renovation

Cover Page

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

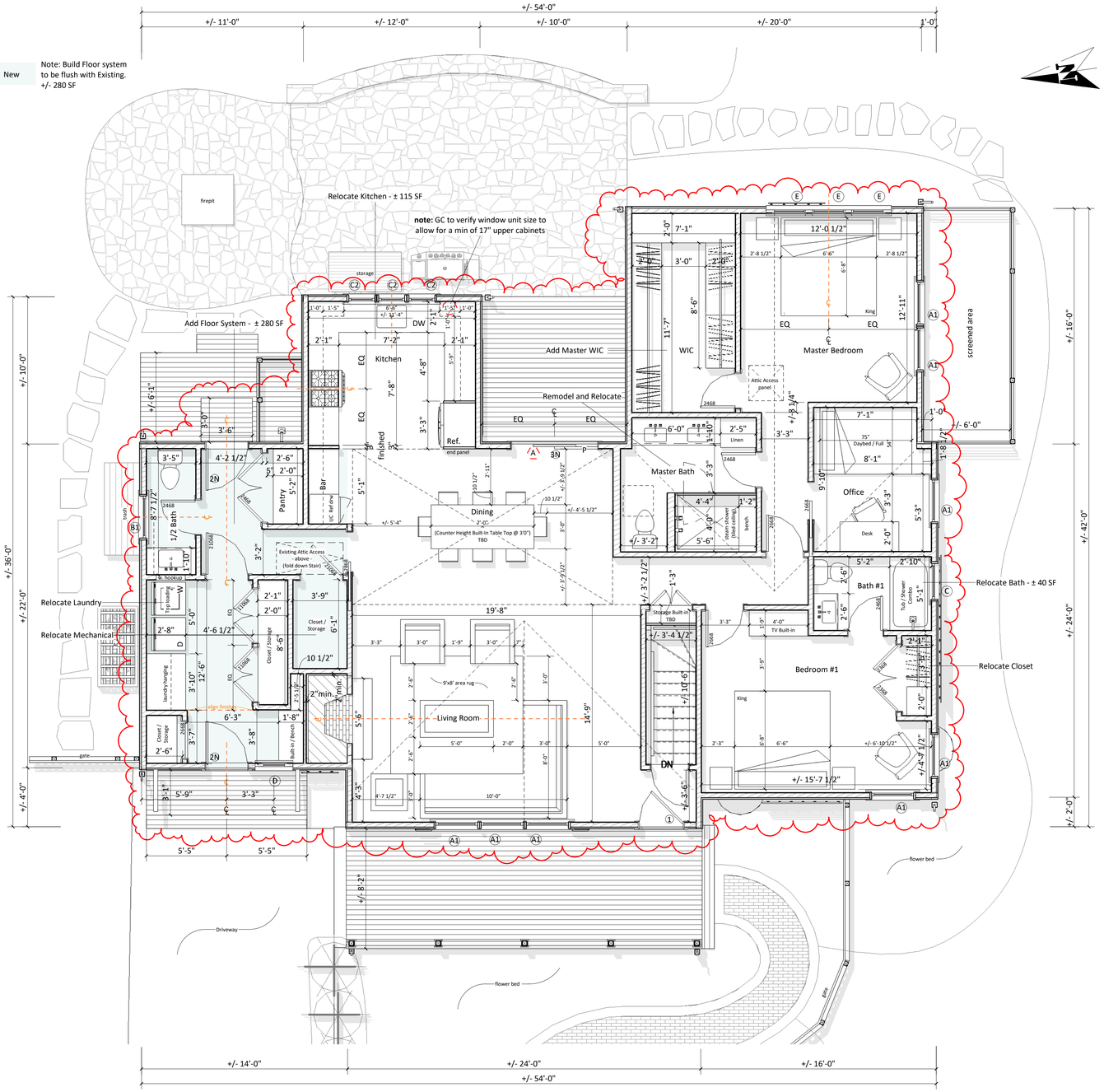
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

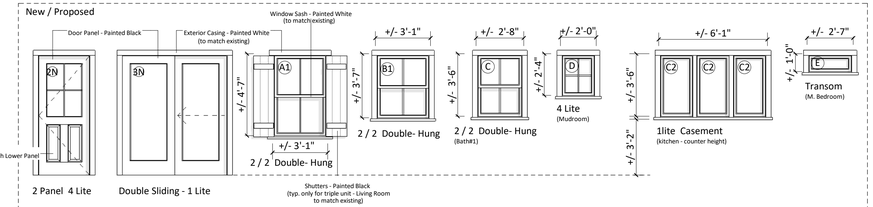
L-101

3D Laser Scanning | Drafting | Permitting
p. 508 901 3173
e. dtananytucket@gmail.com

11 Priscilla Lane / Renovation



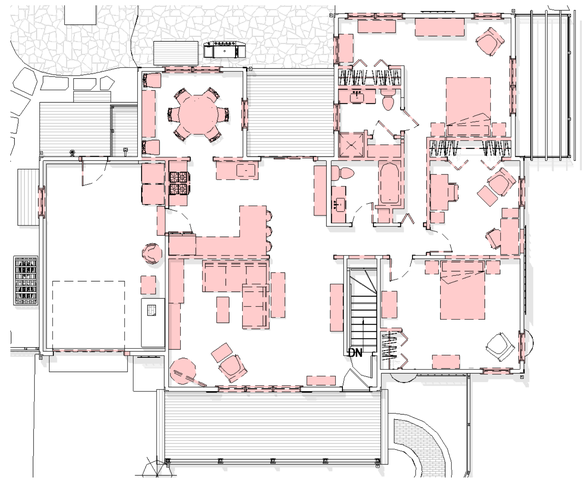
1 First Floor Plan
1/4" = 1'-0"



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

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
2N	2	2'-10"	6'-8"
3N	1	5'-10"	6'-8"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A1	8	3'-1"	4'-7"
B1	1	3'-1"	3'-7"
C	1	2'-8"	3'-6"
C2	3	2'-0"	3'-6"
D	1	2'-0"	2'-4"
E	3	2'-7"	1'-0"



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

11 Priscilla Lane / Renovation

Floor Plans

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

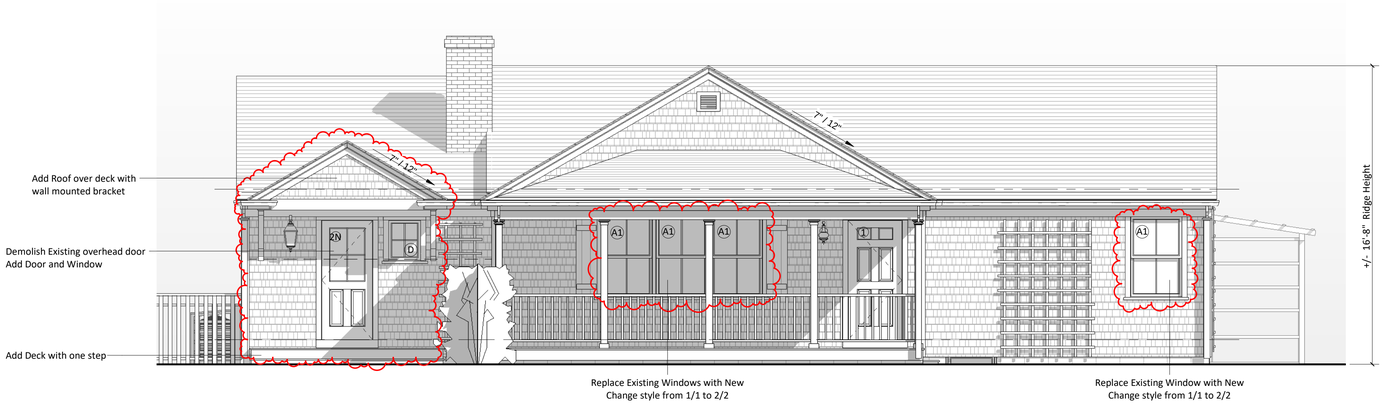
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-101

11 Priscilla Lane / Renovation



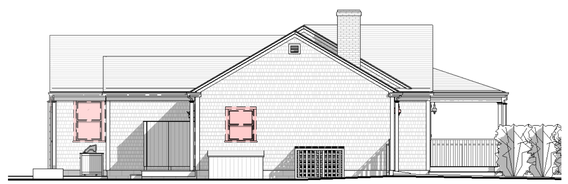
1 Proposed West Elevation
1/4" = 1'-0"



Existing North



2p Previously Approved North Elevation
1/8" = 1'-0"



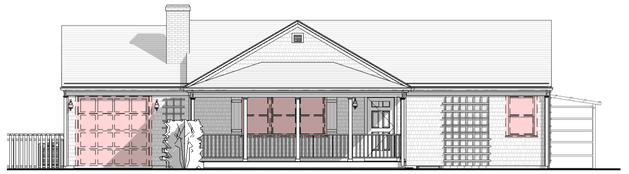
2e Existing/Demo North Elevation
1/8" = 1'-0"



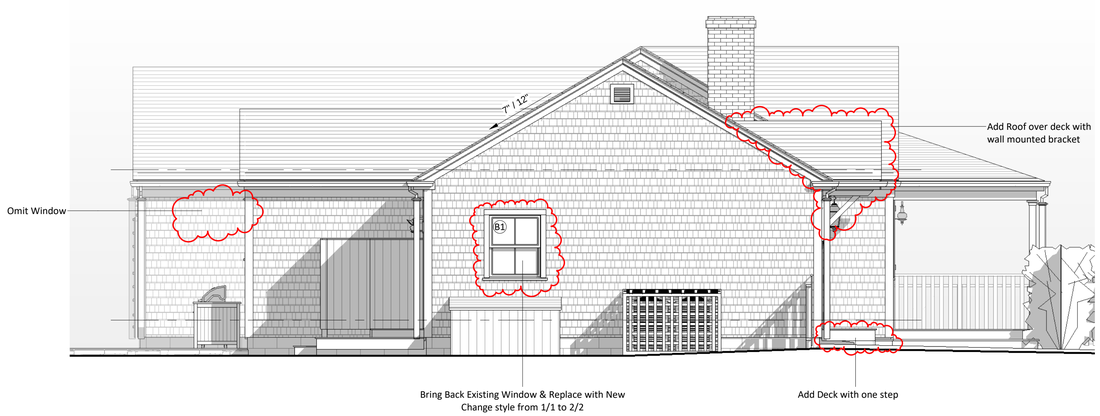
Existing West



1p Previously Approved West Elevation
1/8" = 1'-0"



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



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

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananttucket@gmail.com

11 Priscilla Lane / Renovation

Exterior Elevations

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

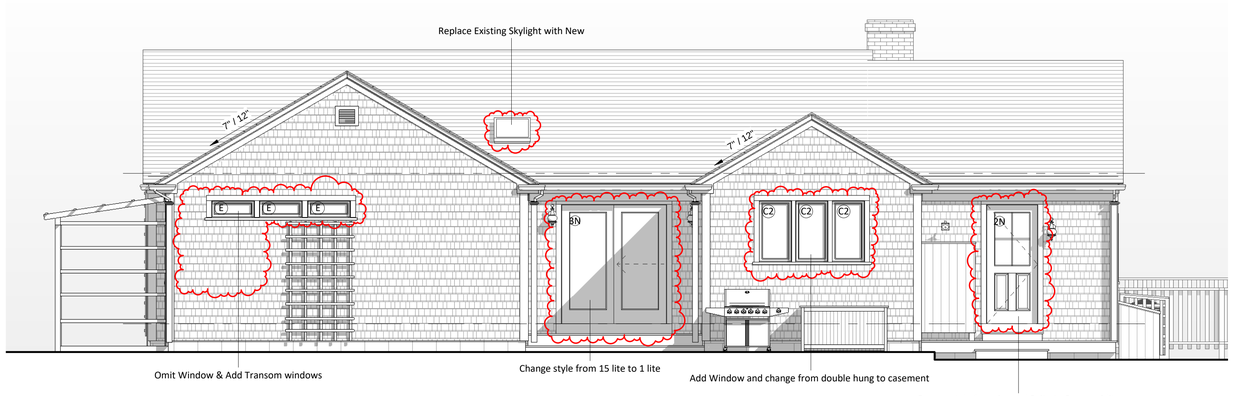
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-201

3D Laser Scanning | Drafting | Permitting
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"





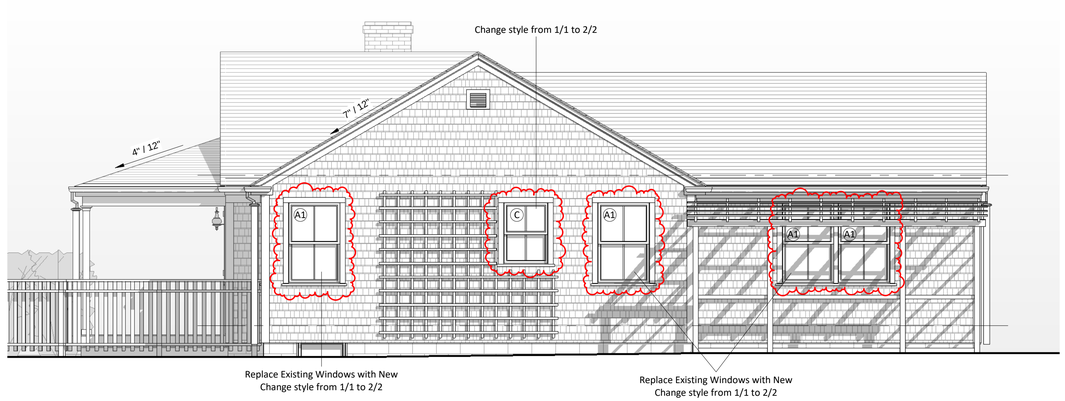
Existing East



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
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 06.03.2024

A-202

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dixon / DTA

Mailing Address: 25 Wappoosett Cir. Nantucket, MA, 02554

Contact Phone #: 508 901 3172 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-11-9435

☐ Pool (Zoning District _____) ☐ Roof ☑ Other FENESTRATION CHANGES; REPLACE ALL EXISTING WINDOWS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ±35 S.F. ☑ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation CHANGE DOOR STYLES / CHANGE WINDOW TYPE
2. South Elevation CHANGE WINDOW TYPE FROM 1/1 TO 2/2
3. West Elevation ADD DECK W/ ROOF OVERHANG / OMIT GARAGE DOOR & ADD NEW DOOR
4. North Elevation OMIT WINDOW; CHANGE WINDOW TYPE.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other SHED ROOF - 7/12

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) 1 x 4 Corner boards 5/4 x 4 Frieze _____

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

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

☐ True Divided Lights (raunton) ☐ Single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TD ☑ SD Front 4 PANEL 2 LITE Rear PATIO 1 LITE (SLIDING) Side 2 PANEL 4 LITE

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS / EXISTING NO CHANGE /

Sidewall NATURAL Clapboard (if applicable) N/A Roof BLACK (EXIST. NO CHANGE)

Trim WHITE (EXISTING NO CHANGE) Sash WHITE (EXISTING NO CHANGE) Doors FRONT - BLACK / SIDE - BLACK / PATIO - WHITE

Deck NATURAL Foundation NATURAL Fence N/A Shutters BLACK (EXIST. NO CHANGE)

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

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

Date 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln - M.M. Rev to 11-9435

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

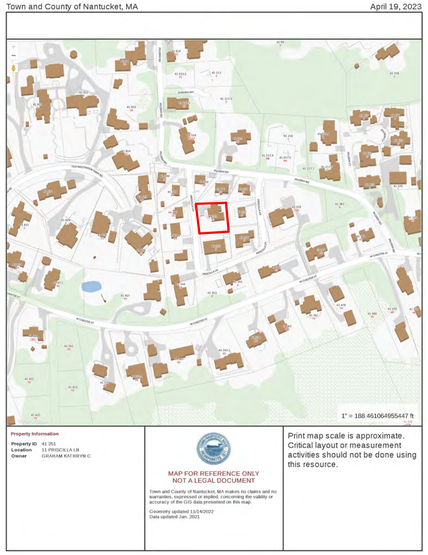
A.D. 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

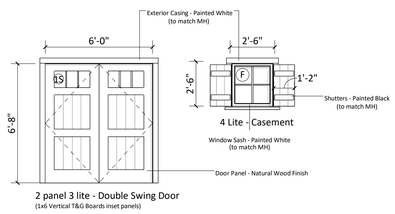
N/A 8 Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

11 Priscilla Lane / NEW SHED

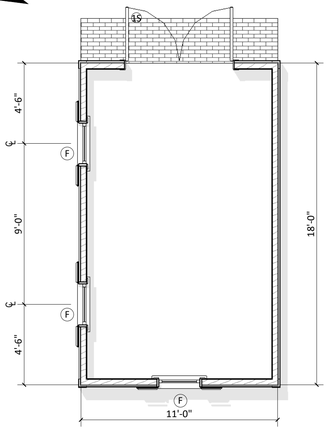


Locus Map



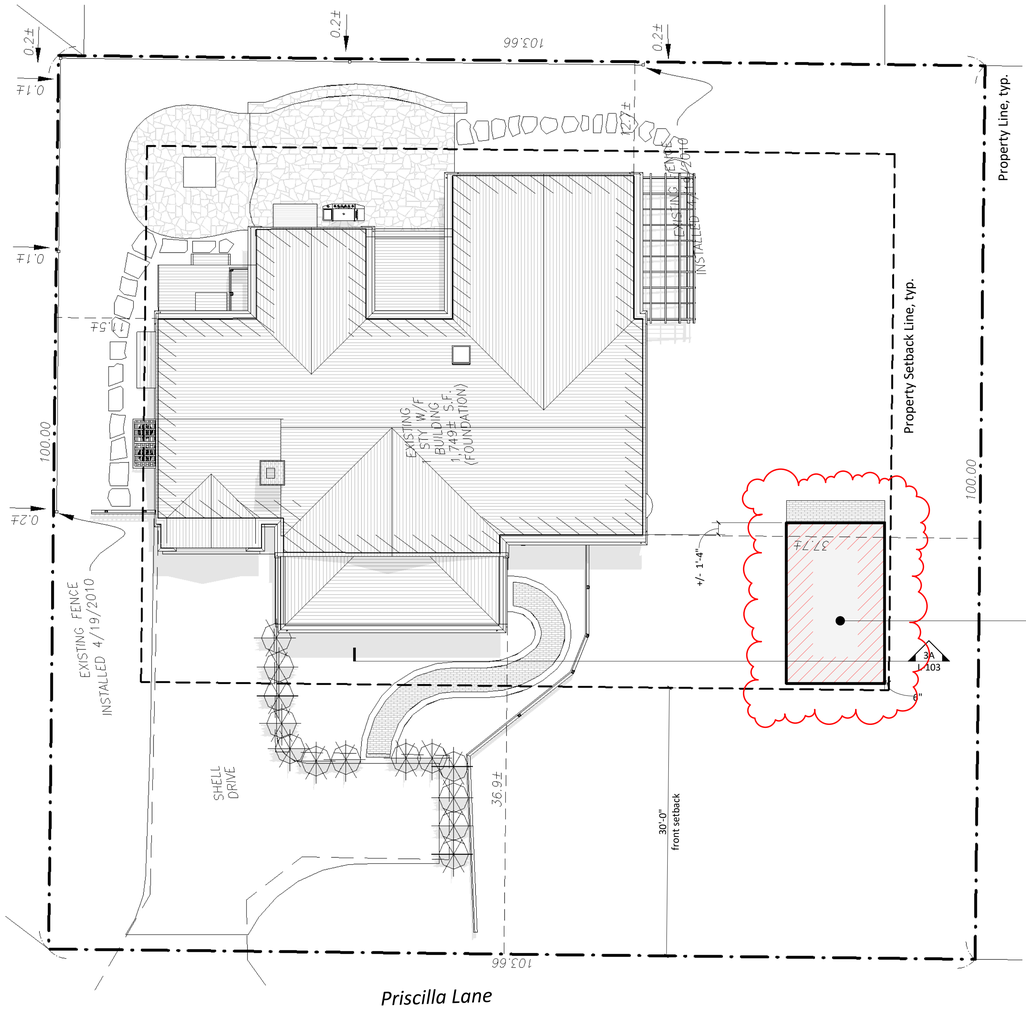
0 Window & Door Legend - Shed

1/4" = 1'-0"



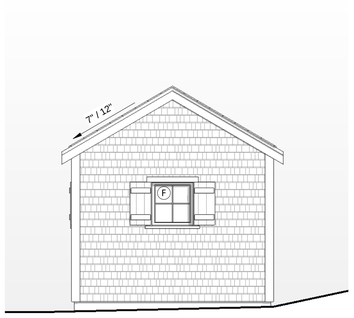
2 Floor Plan

1/4" = 1'-0"



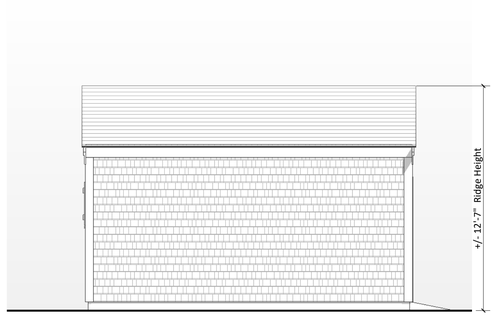
1 New Shed Location

1/8" = 1'-0"



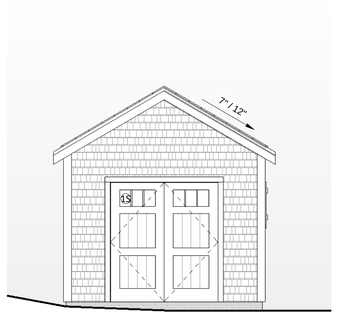
4 Proposed West Elevation - Shed

1/4" = 1'-0"



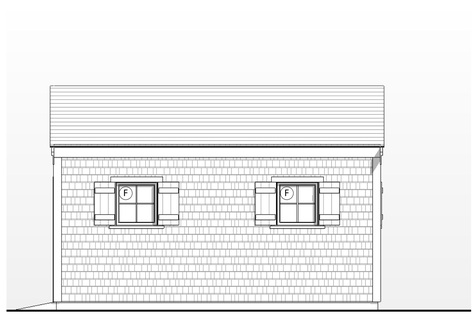
5 Proposed South Elevation - Shed

1/4" = 1'-0"



6 Proposed East Elevation - Shed

1/4" = 1'-0"



7 Proposed North Elevation - Shed

1/4" = 1'-0"

HDC Submission 06.03.2024

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananantucket@gmail.com

11 Priscilla Lane

New Shed

Sheet List

L-101	Cover Page
L-102	New Shed
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R20
Min. Lot Size - 20,000 sq.ft.
Frontage - 75 ft.
Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 41 / 351
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

L-102

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°: 351

Street & Number of Proposed Work: 11 Priscilla Ln

Owner of record: Kathryn Graham

Mailing Address: 11 Priscilla Ln
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dillon / DTA

Mailing Address: 25 Wappoosett Cir,
Nantucket, MA 02554

Contact Phone #: 508 901 3173 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 18'0" Sq. Footage 1st floor: ±198SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±12'7" South ±12'7" East ±12'7" West ±12'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) N/A Corner boards 5/4 x 4 Frieze N/A

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

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 2 panel Jeld-Wen Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof black (to match M,H,)

Trim White (to match M,H,) Sash White (to match M,H,) Doors Natural to weather

Deck N/A Foundation Natural Fence N/A Shutters Black (to match M,H,)

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

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

Date 06/03/2024 Signature of owner of record Kathryn Graham Signed under penalties of perjury

11 Priscilla Ln / New Shed

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

(initial to indicate read and understand)

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

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

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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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 LEGIBLE**, collated and stapled.

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I _____Emeritus_____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Alex Bagmets
_____

Signature Date

Martin House Inn

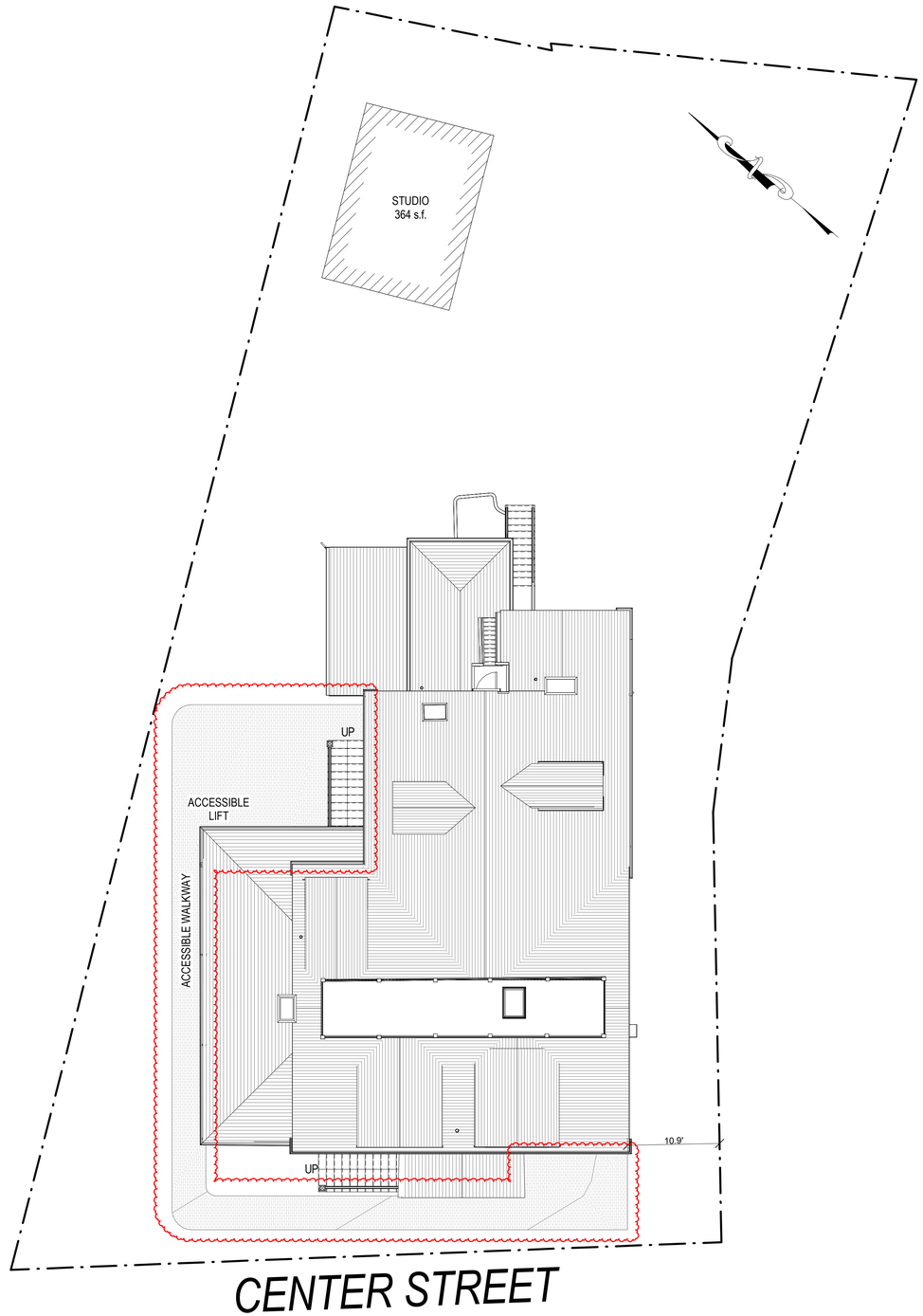
61 Center Street
Nantucket, MA

06.03.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



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

2205

Martin House Inn

61 Center Street
Nantucket, MA

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

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

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

SHEET INDEX

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

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

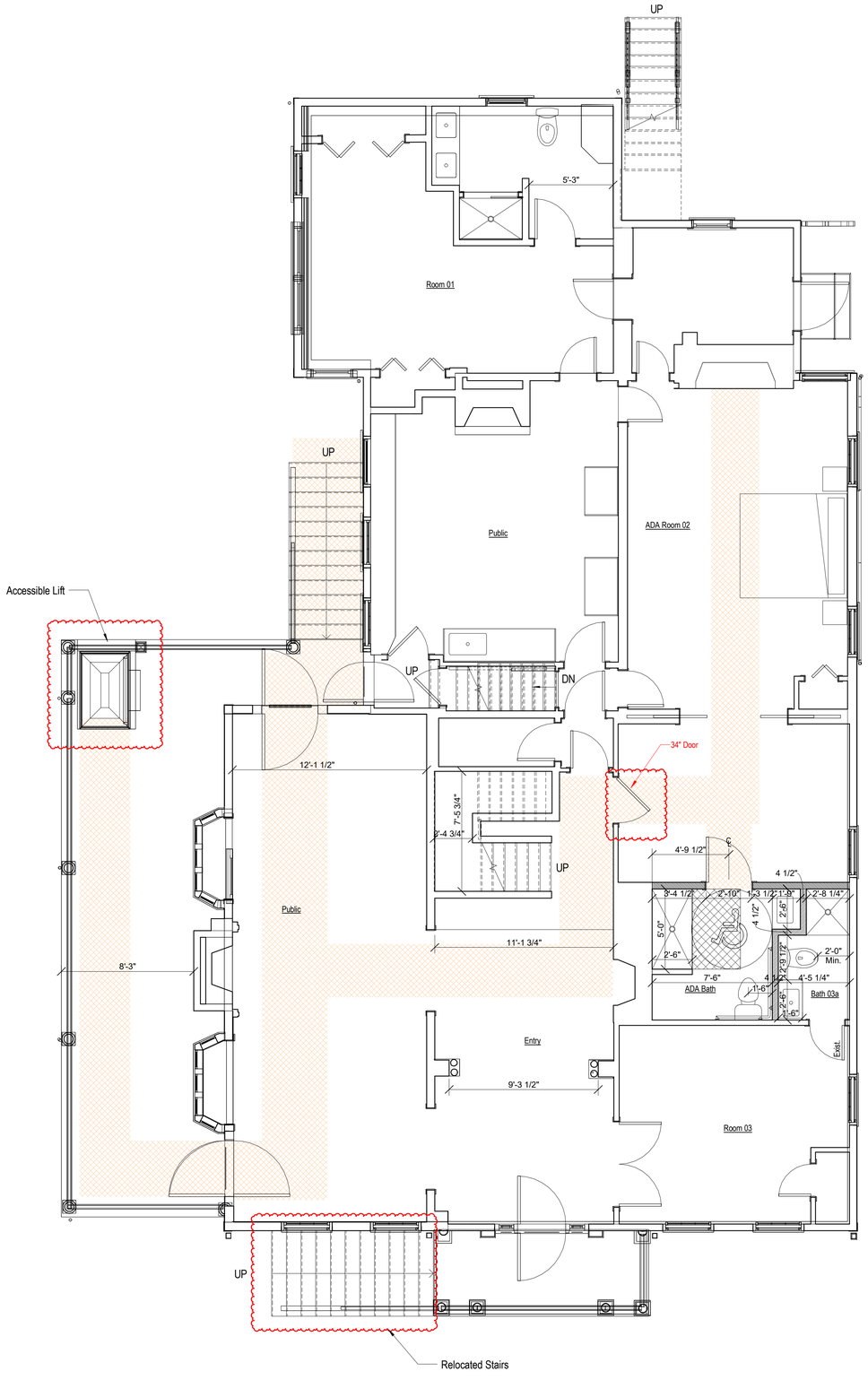
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

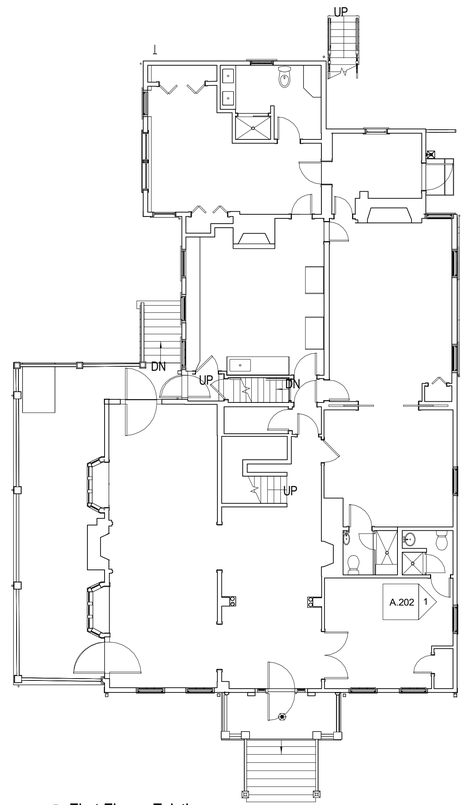
2205

06.03.24

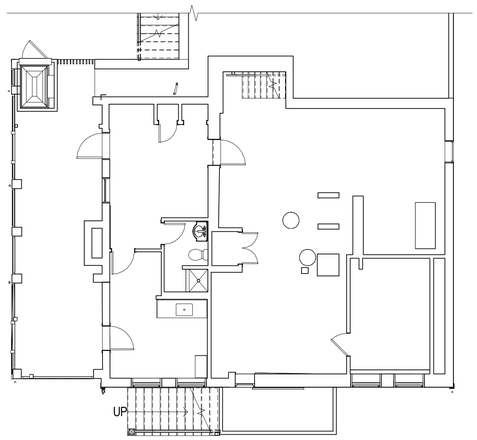
HDC SUBMISSION



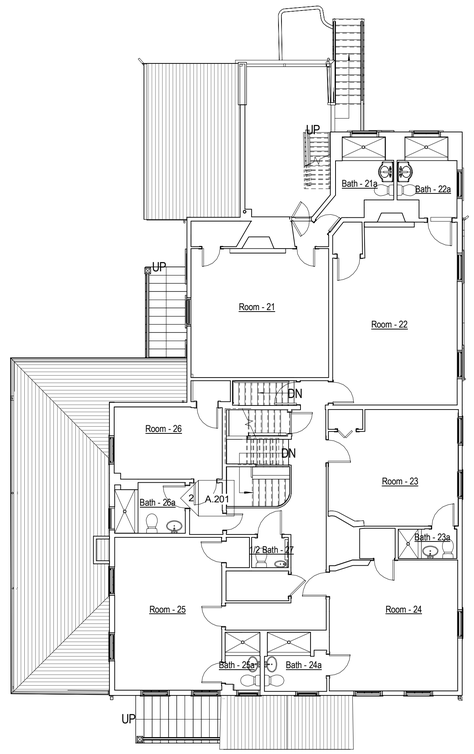
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

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

Basement, First & Second Floor Plans

Site Information

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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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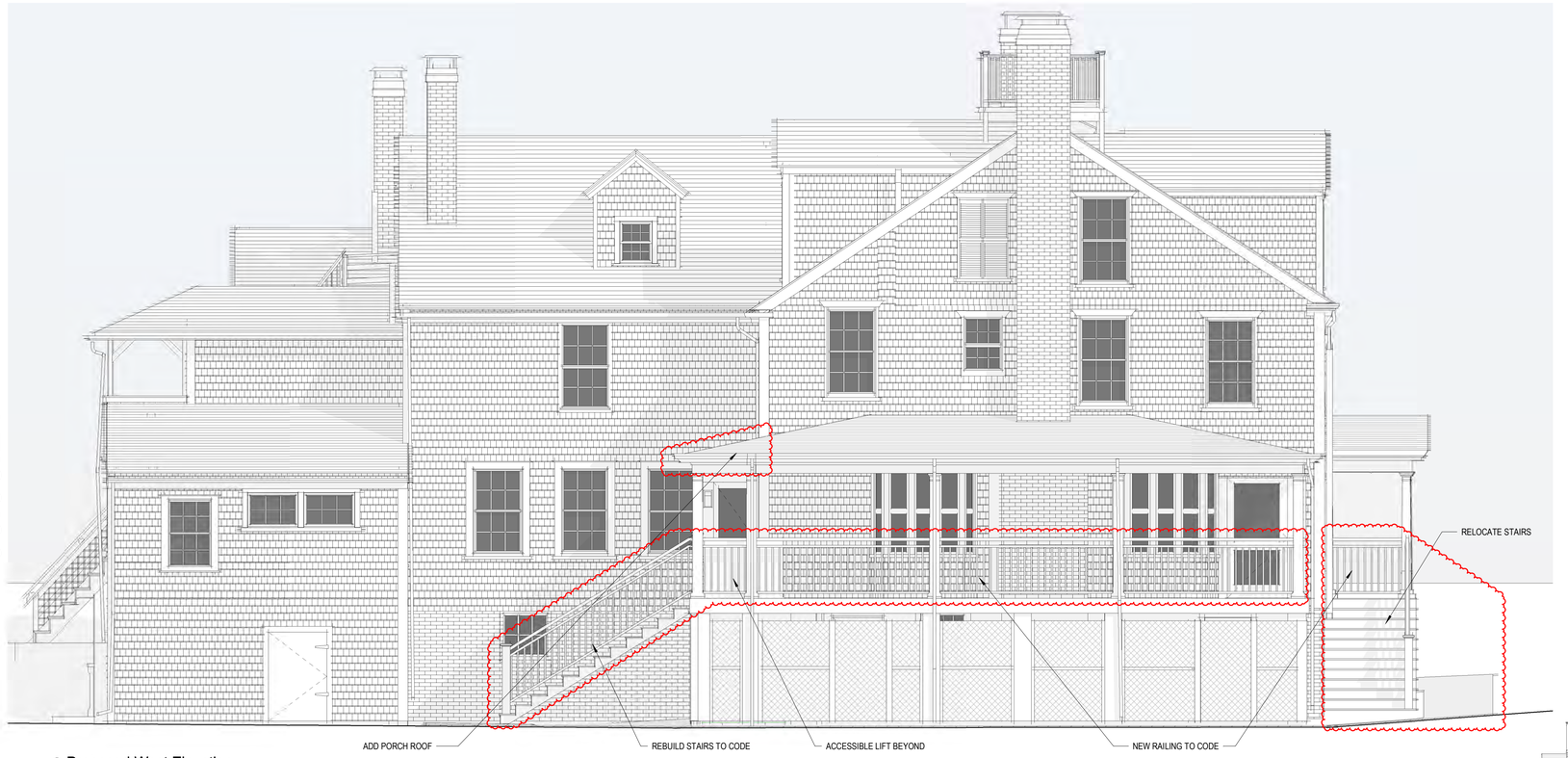
A.201
2205

06.03.24

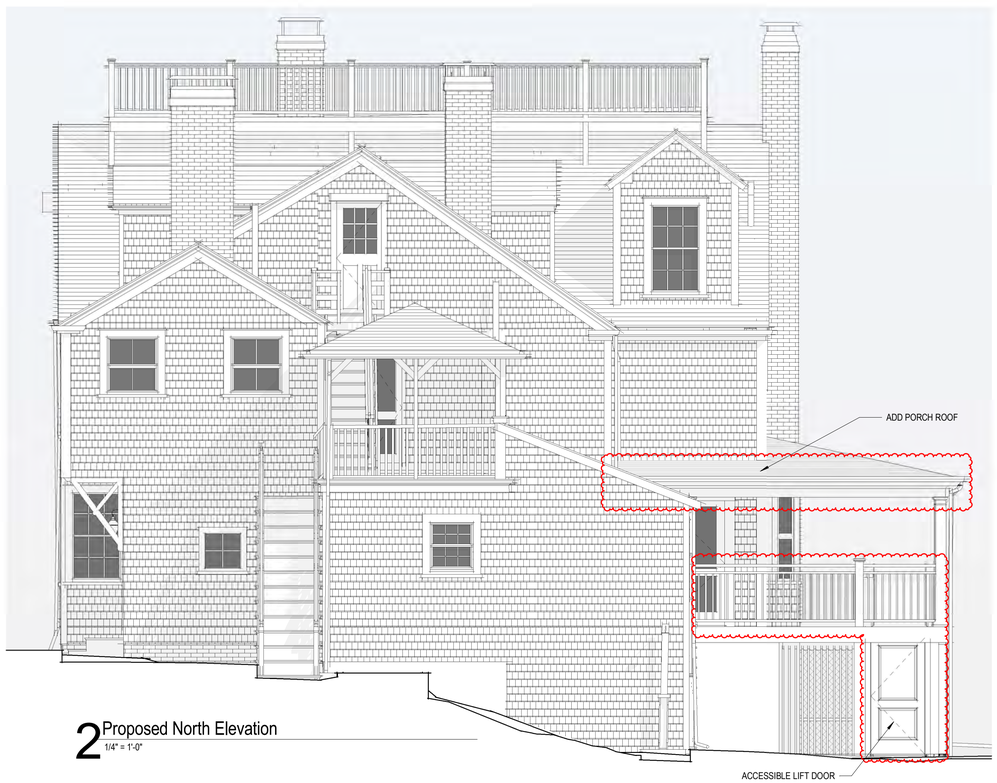
HDC SUBMISSION



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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A.202

2205

06.03.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

Martin House Inn

61 Center Street
Nantucket, MA

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

PERSPECTIVE VIEWS

Site Information

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Revisions

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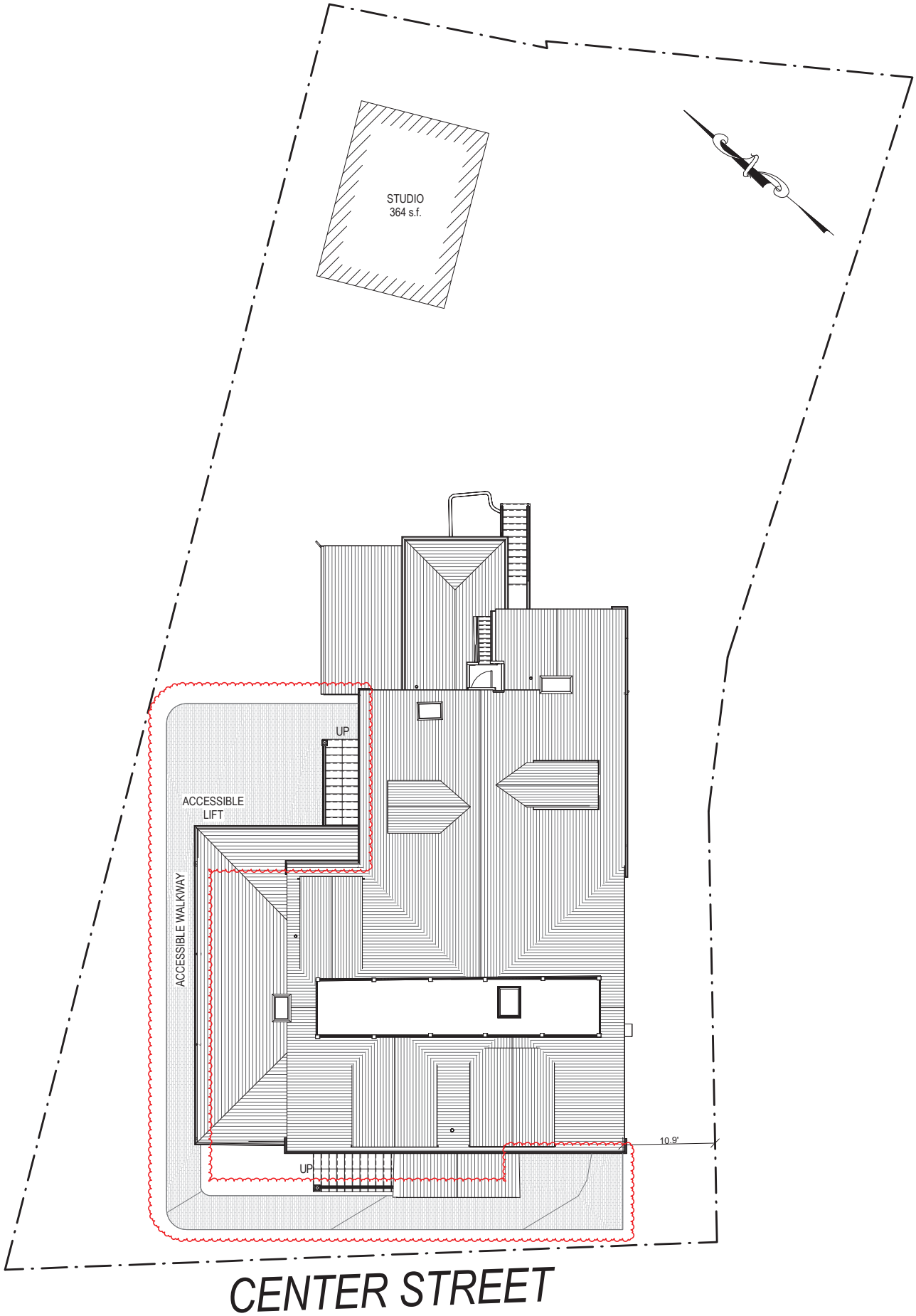
CENTRE ST

Martin House Inn

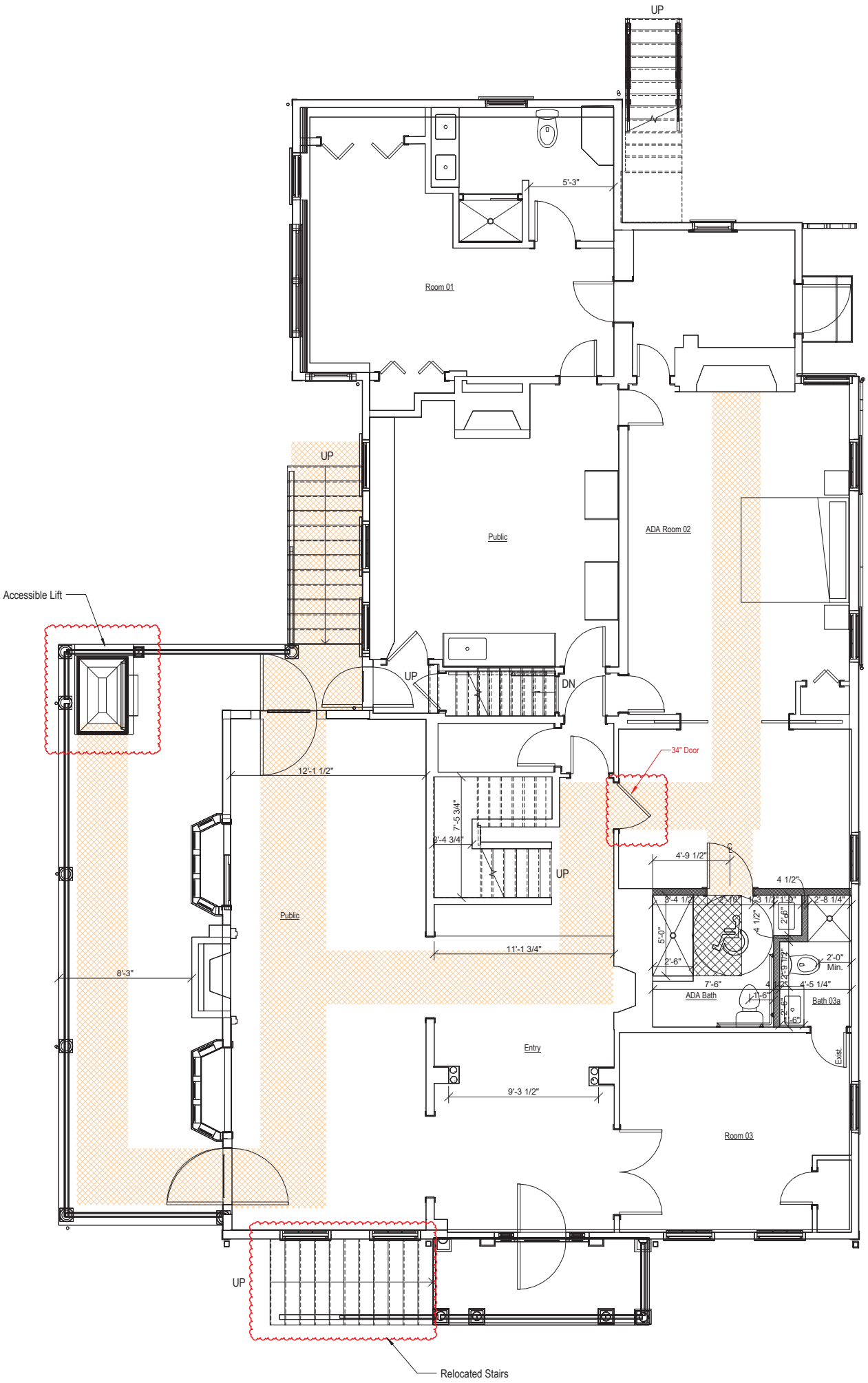
61 Center Street
Nantucket, MA



1 LOCUS
1 1/2" = 1'-0"

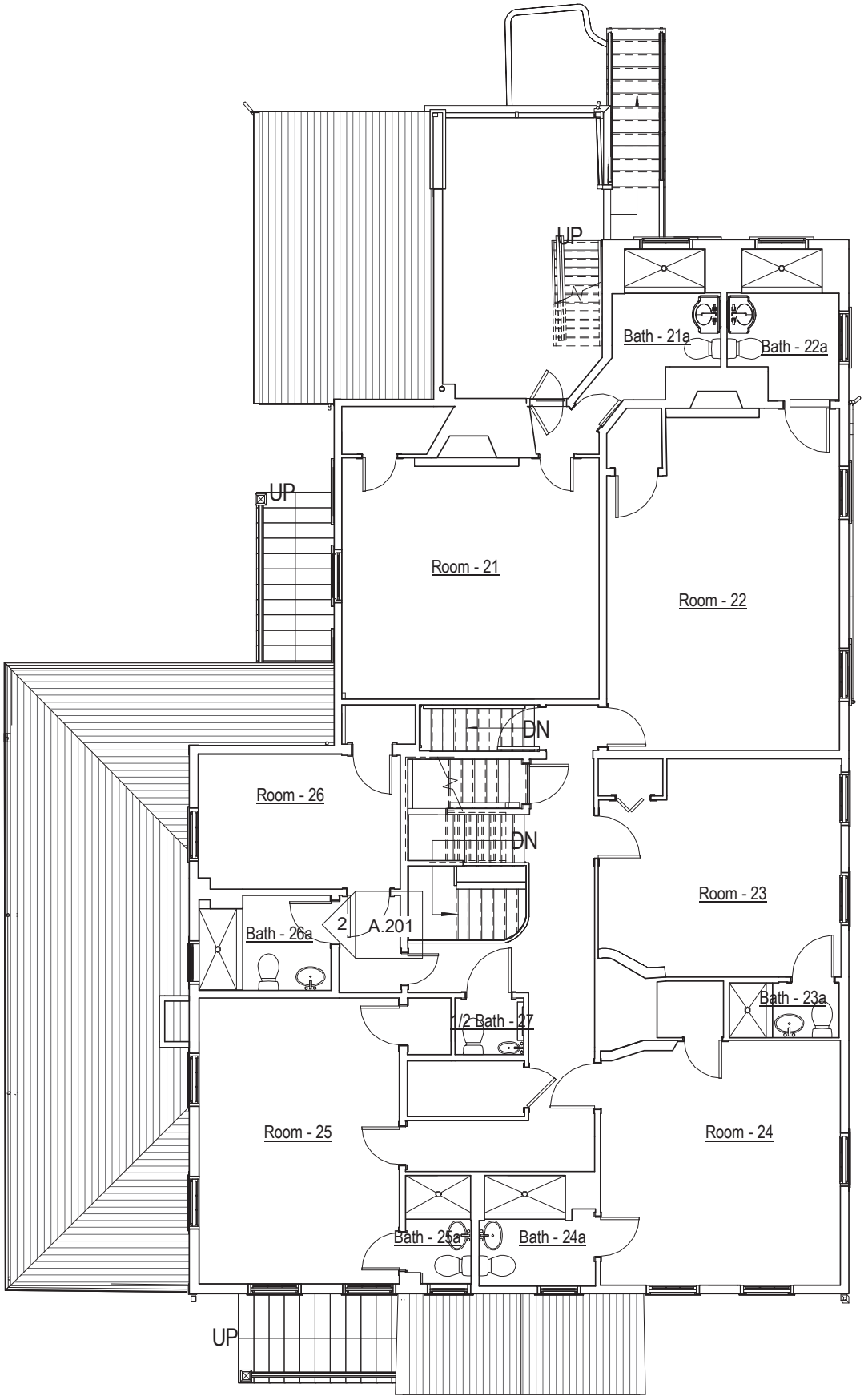


2 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



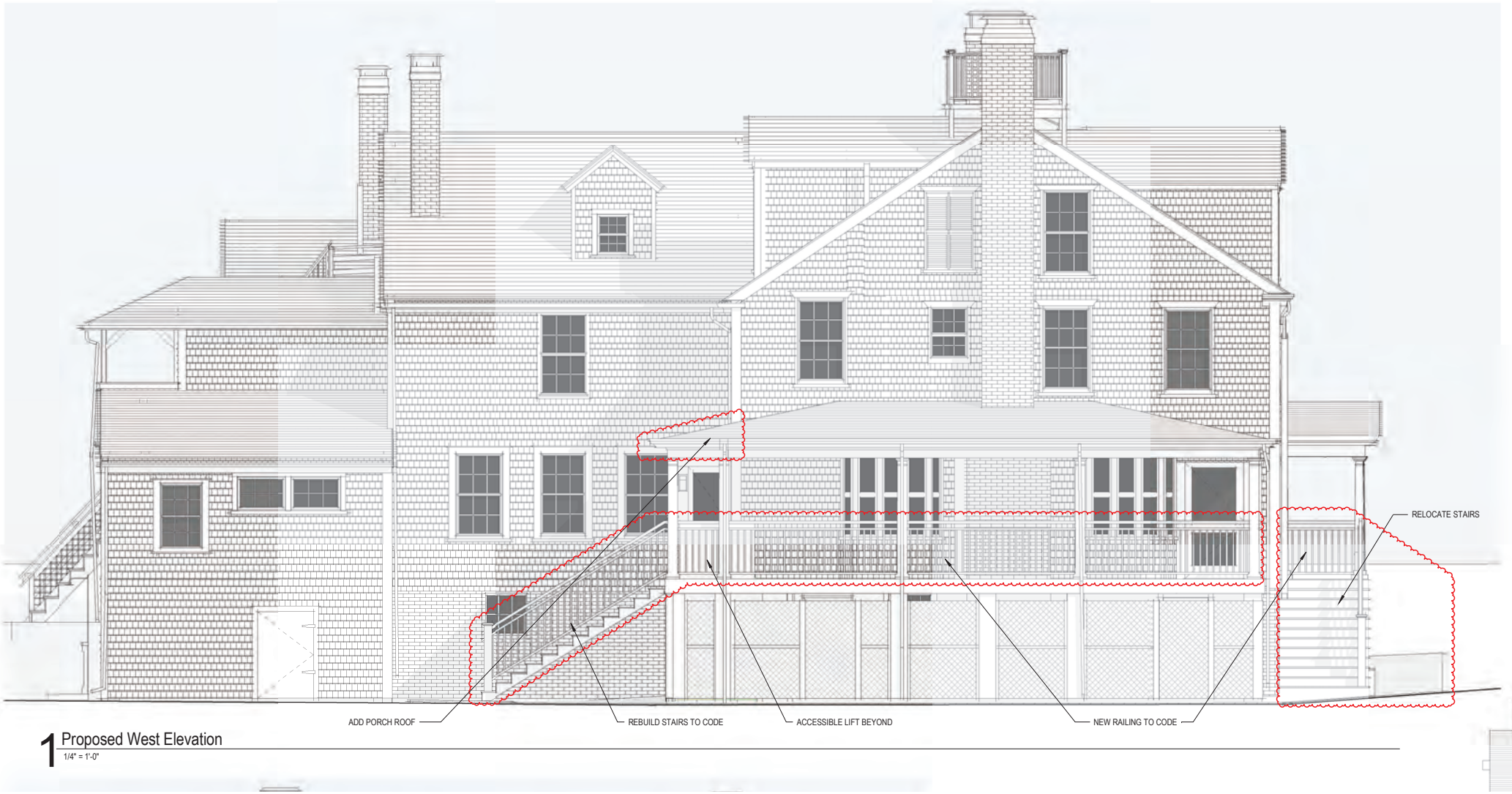
1 Proposed South Elevation

1/4" = 1'-0"



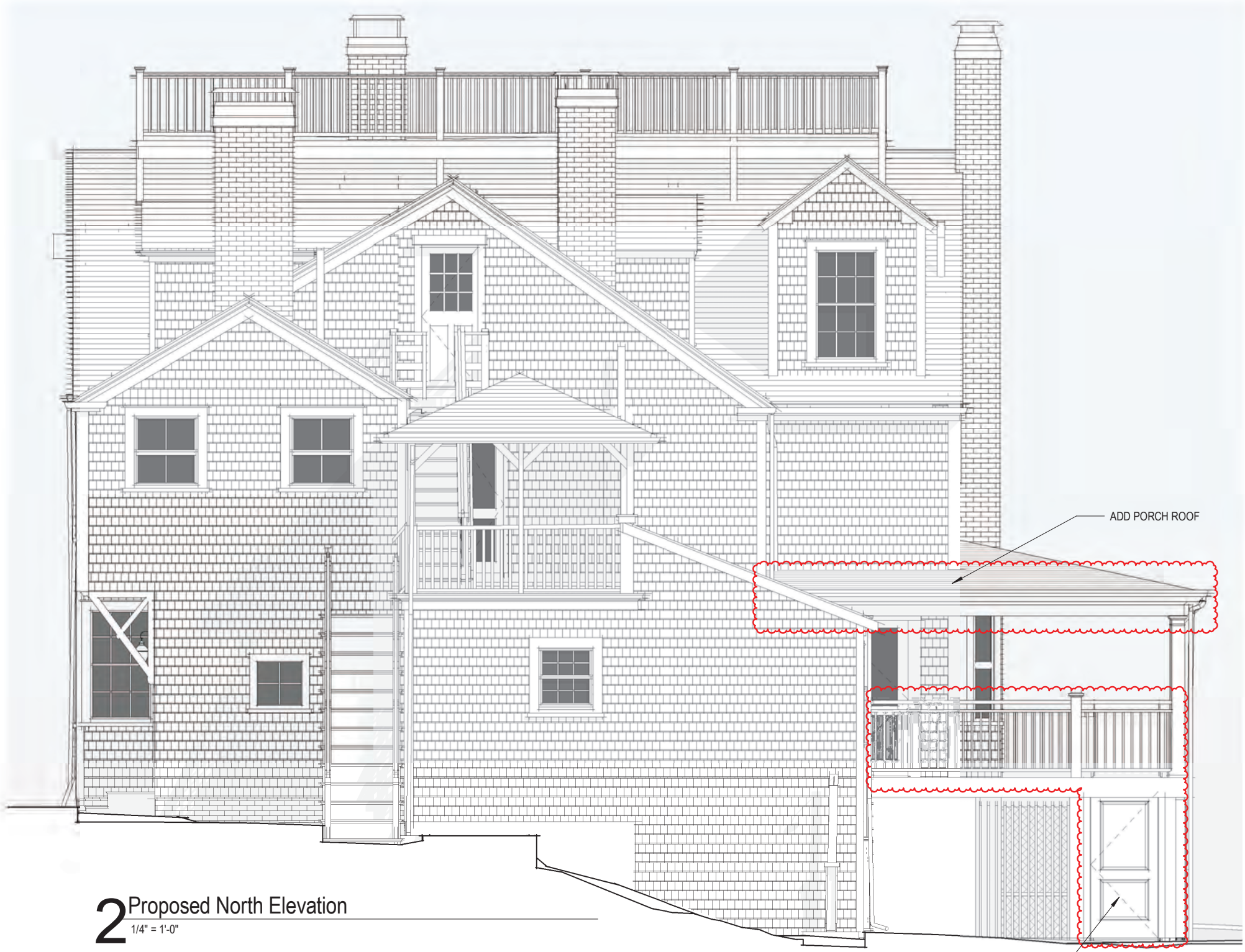
2 Proposed East Elevation
1/4" = 1'-0"

08.05.24



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

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

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: originally 3 bay - 2 North bays added later. 1858 photo shows only 3 bays.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 167
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

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

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

43. SURROUNDINGS: (check several if appropriate)

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

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

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

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

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-7-17
MAP/PARCEL#: 4243-067

Recorded By: AEG Date: 10/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 61 Center St. 2. BUILDING NAME: Martin's Guest House

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martins Guest House Realty Trust

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built-early 19th c.-

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

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: yes-to guests

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

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

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

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

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

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

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

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

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

18. ROOF FEATURES:
- ✓ a. roof walk no flooring
- ✓ b. dormers on street facade
- ○ c. dormers on side elevations
- ✓ d. dormers on rear elevation
- ○ e. balustrade
- ✓ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

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

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

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

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

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

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

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

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

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

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ✓ d. 2/2
- ○ e. casement
- ○ f. other: 8/8 in basement

29. PORCH:
- ○ a. front
- ✓ b. side
- ○ c. wrap front 2nd fl.

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

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

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

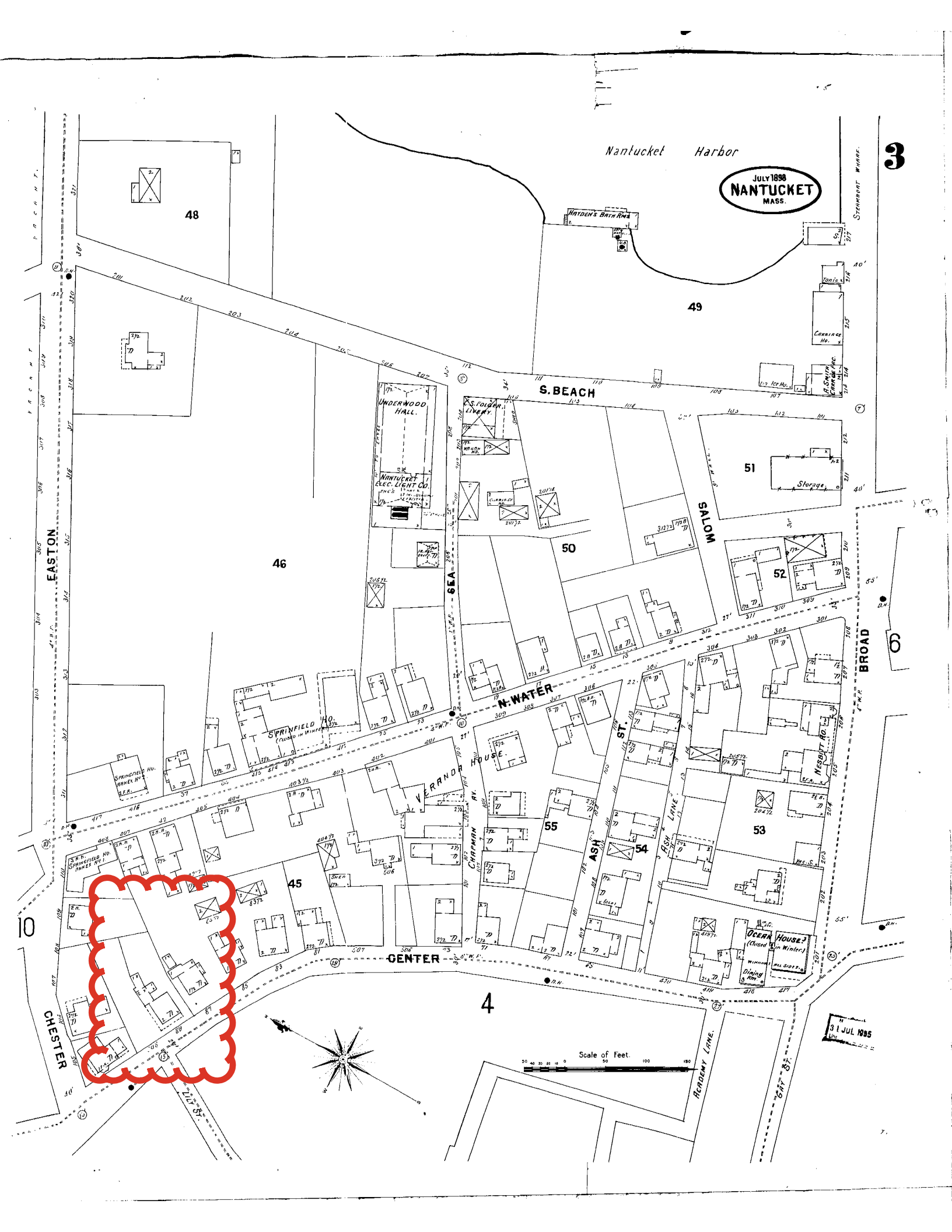
Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

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

34. DATE OF INITIAL CONSTRUCTION: Early 19th SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

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



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















MARTIN GUEST HOUSE
CENTER ST.
NANTUCKET

15 Masaquet Ave. Mtt.

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

$150 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 141

Street & Number of Proposed Work: 15 Masaquet Avenue

Owner of record: Kathleen Krall

Mailing Address: 12 Clay Court
Locust, NJ 07760

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-12-7535
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Porch Railings
2. South Elevation Add Porch Railings
3. West Elevation Add Porch Railings + shingled kneewall
4. North Elevation Add Porch Railings + shingled kneewall

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck Railings - White Foundation _____ Fence _____ Shutters _____

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: 12/6/22

HP(2022-12-7344

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 141

Street & Number of Proposed Work: 15 Nacquet Avenue

Owner of record: Kathleen Bull

Mailing Address: 13 Hay Court

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottrell + Bull

Mailing Address: 11 Old South Pasture

Nantucket, MA 02554

Contact Phone #: 28 3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/5/22 Fee Paid: $ 50 V-1963

Must be acted on by: 1/11/23

Extended to: _____

Approved: (Disapproved: _____

Chairman: _____ (oct Inc.)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-04 (6156

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Chimney location, Revise Deck + Porch
2. South Elevation Revise fenestration, Chimney location, Delete Porch
3. West Elevation N/C
4. North Elevation Revise Chimney location

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/30/22 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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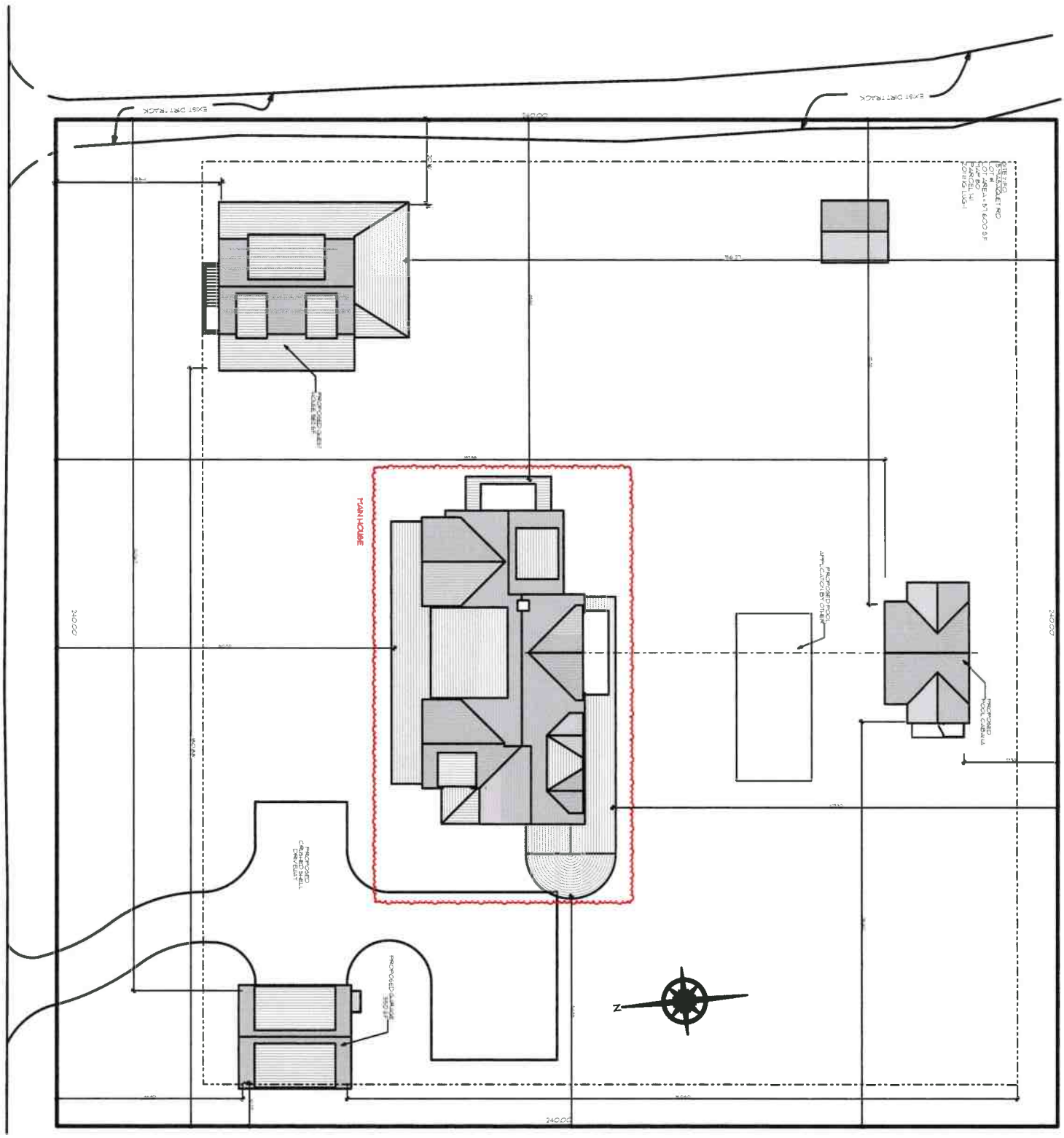
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

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



ID# L-1.2

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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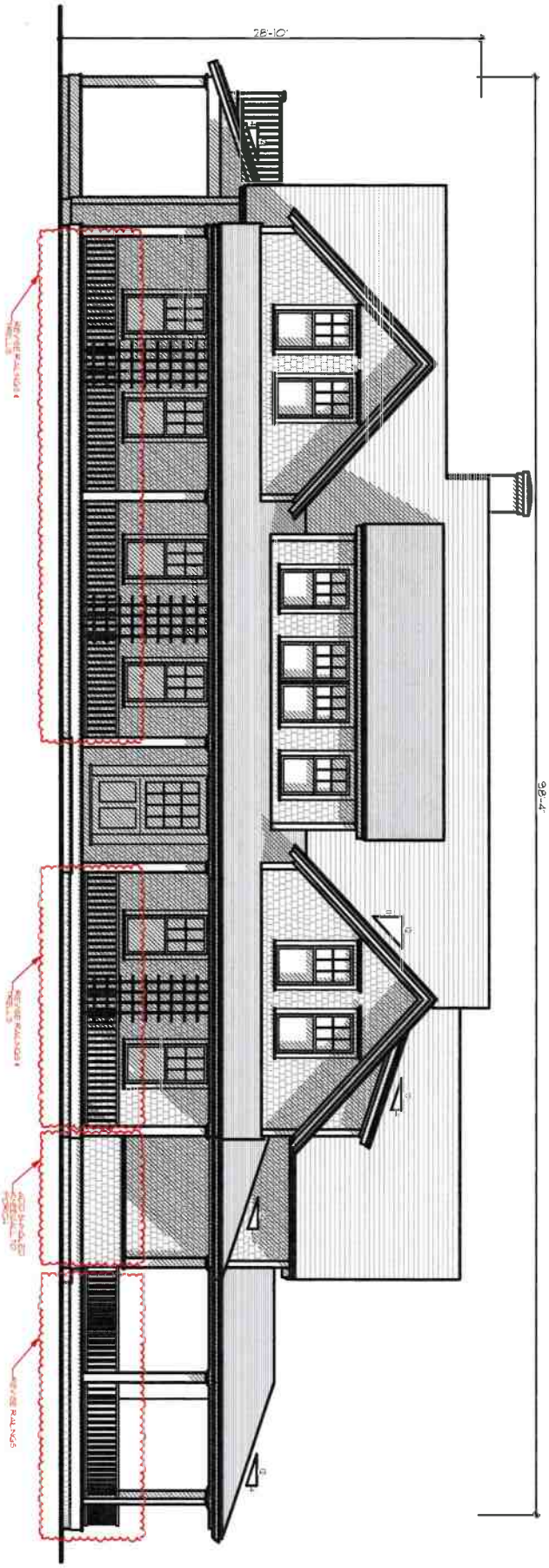
Site Plan

BOTTICELLI & POHL

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



A-2.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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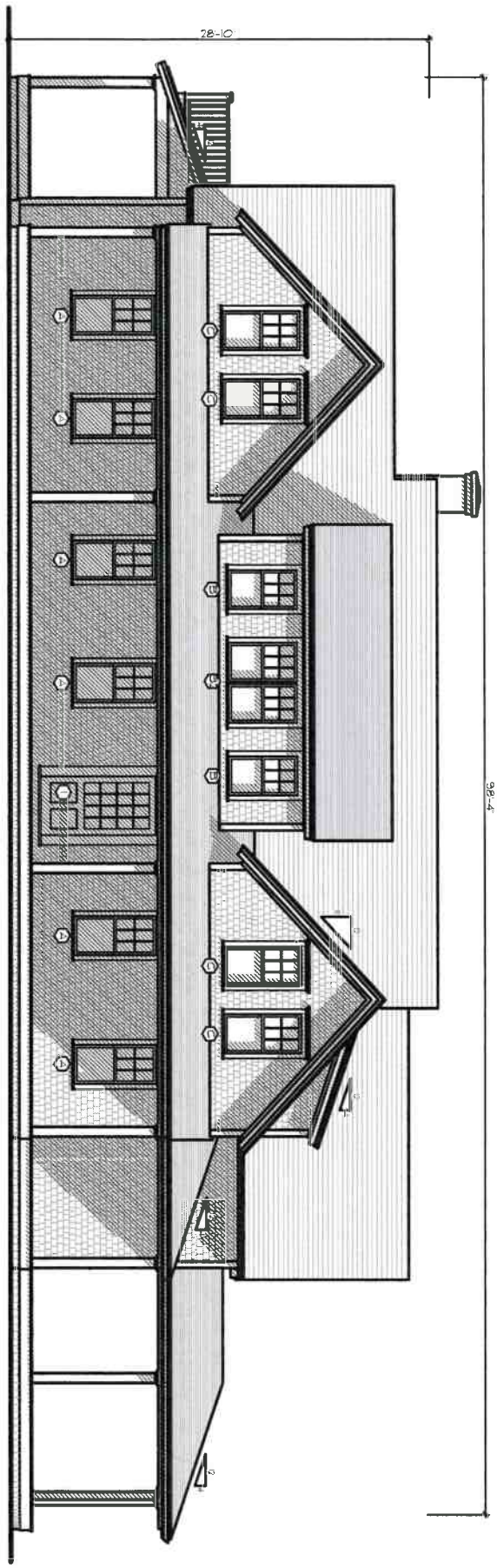
North Elevation

BOTTICELLI & POHL

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



ID# A-2.1b

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved North Elevation

BOTTICELLI & POHL

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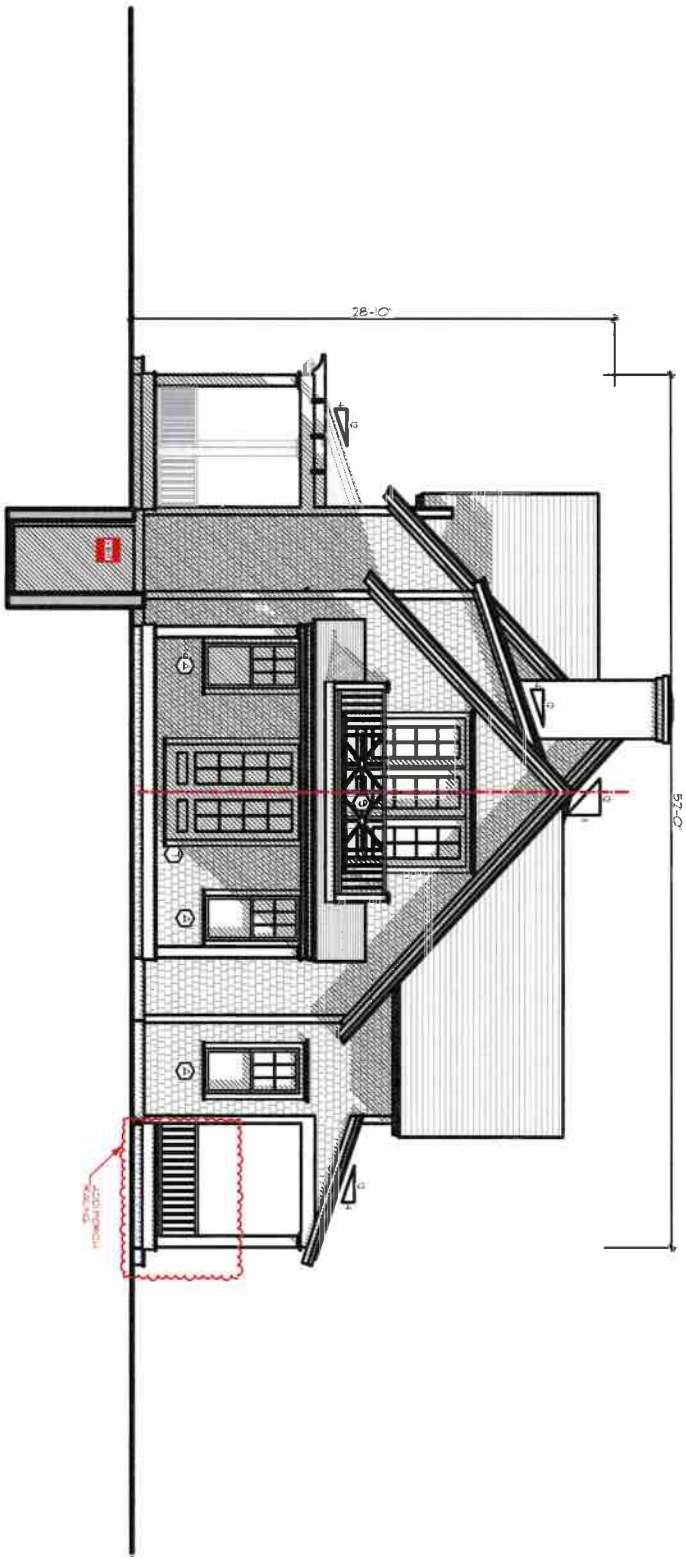

A-2.2

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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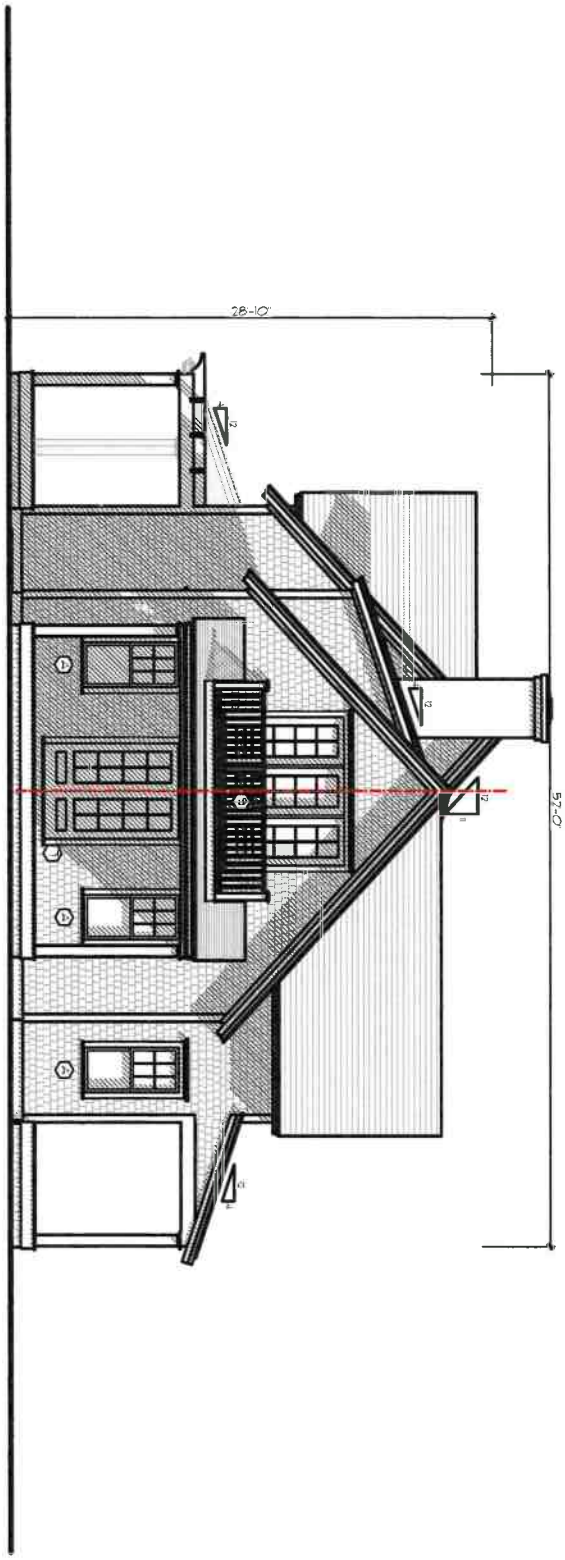
East Elevation

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

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P 617 482 4543

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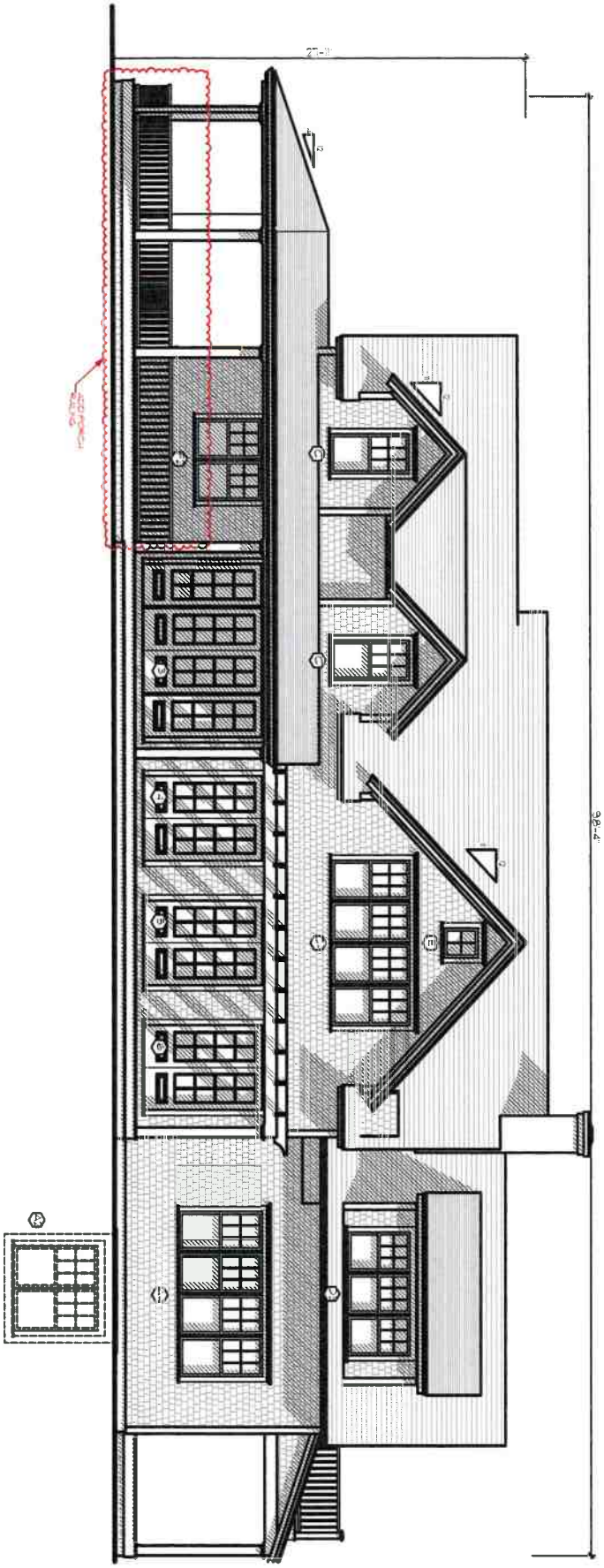

A-2.3

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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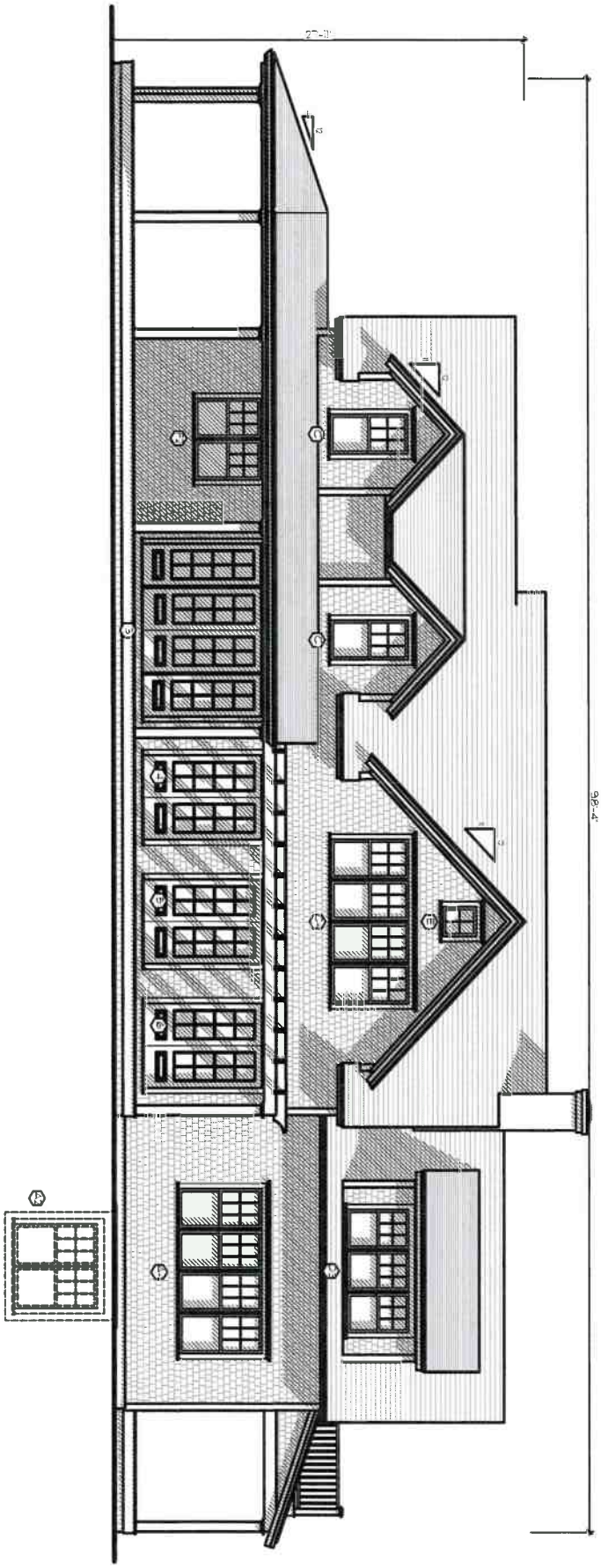
South Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.3b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved South Elevation

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
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A-2.4

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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West Elevation

BOTTICELLI & POHL

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P 508 228 5455

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

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A-2.4b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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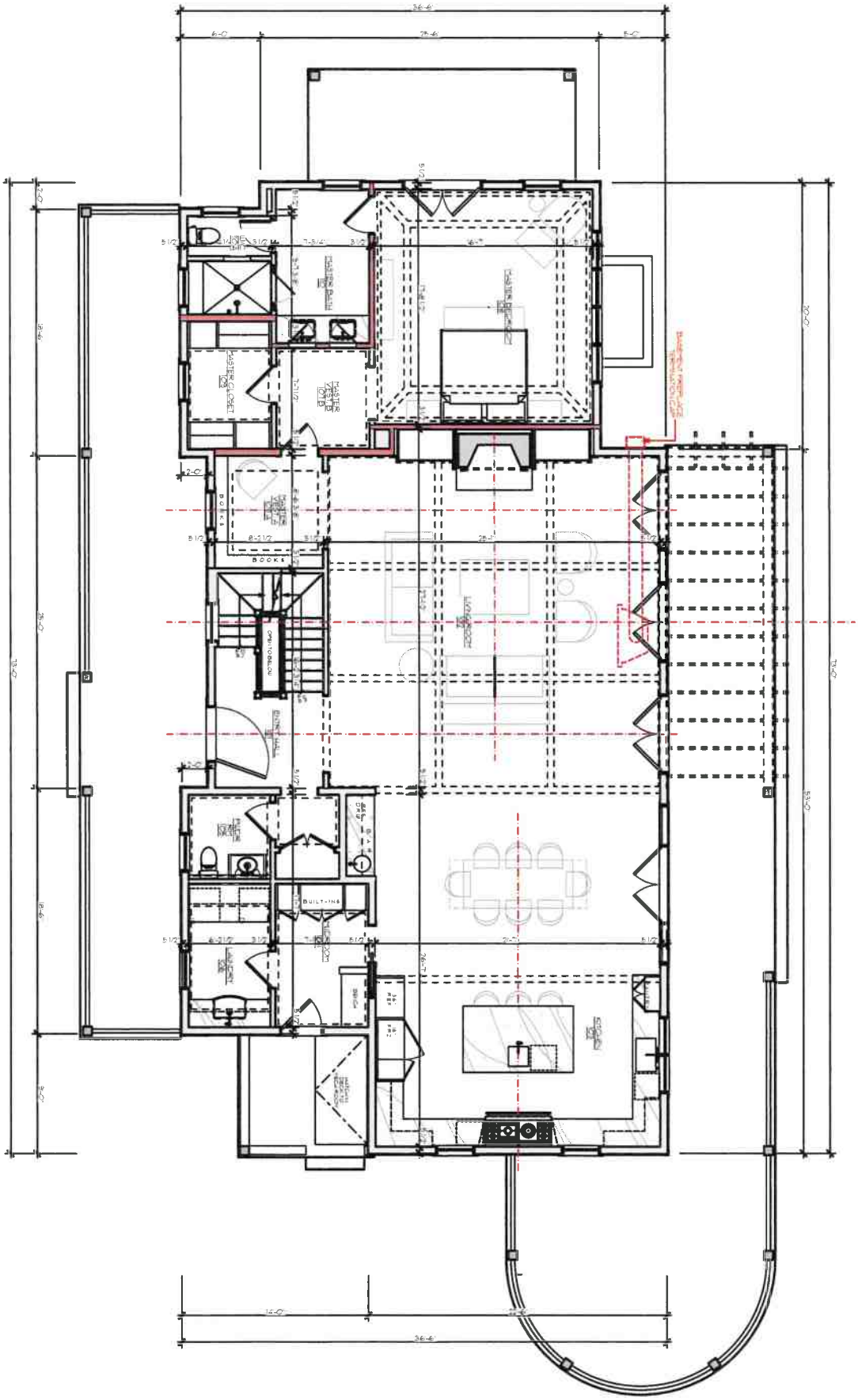
Previously Approved West Elevation

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

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First Floor Plan

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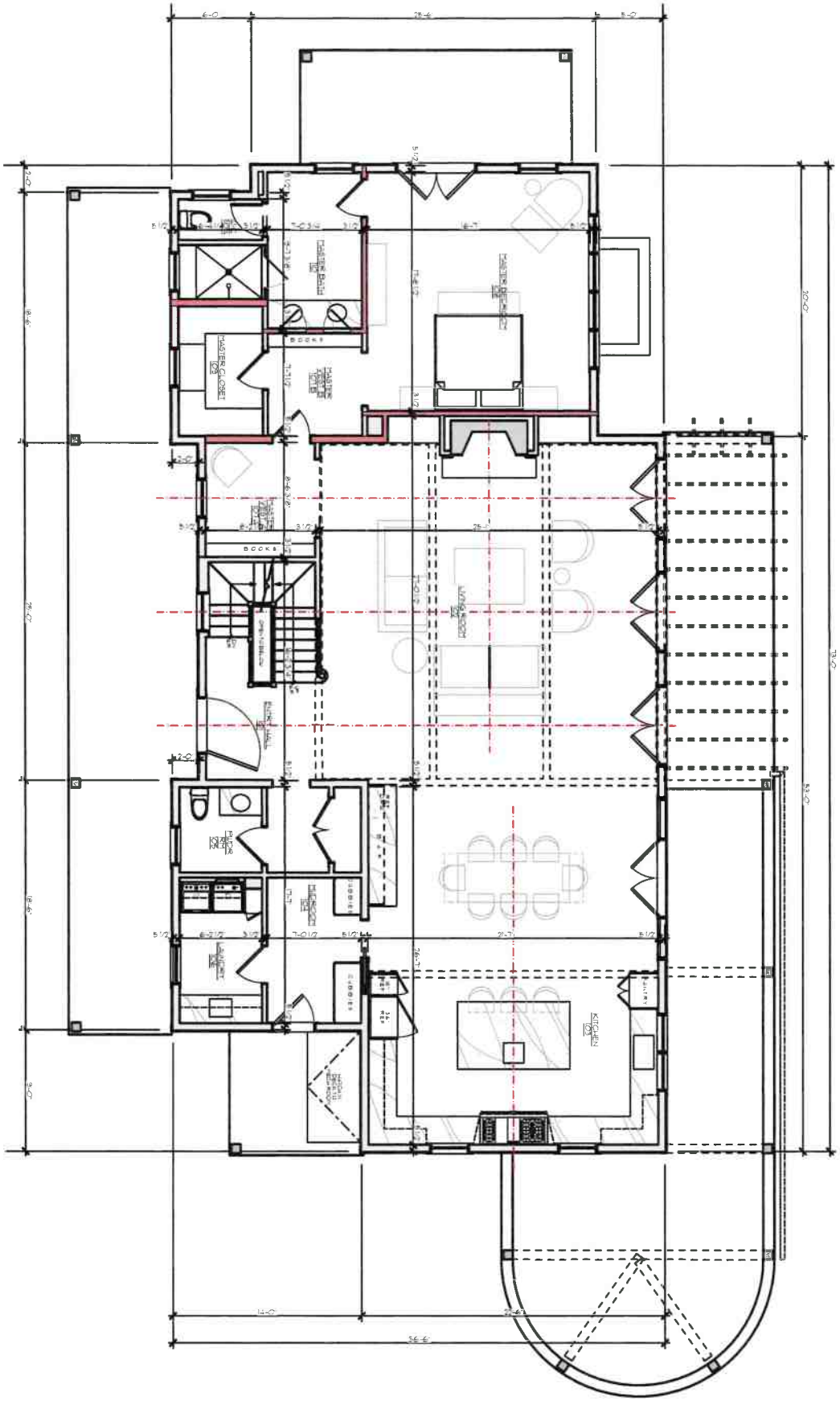

A-1.1b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
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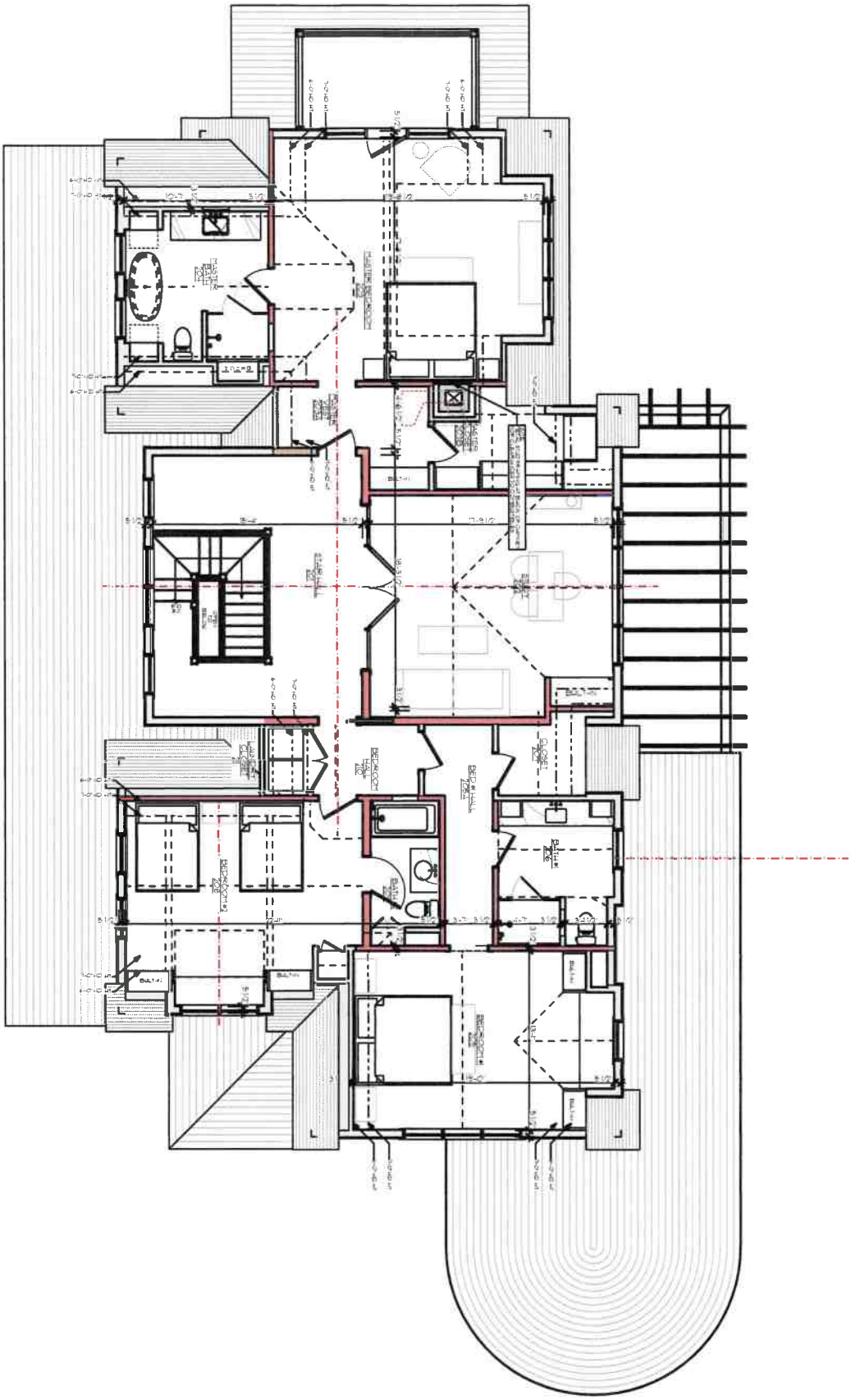
Previously Approved First Floor Plan

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

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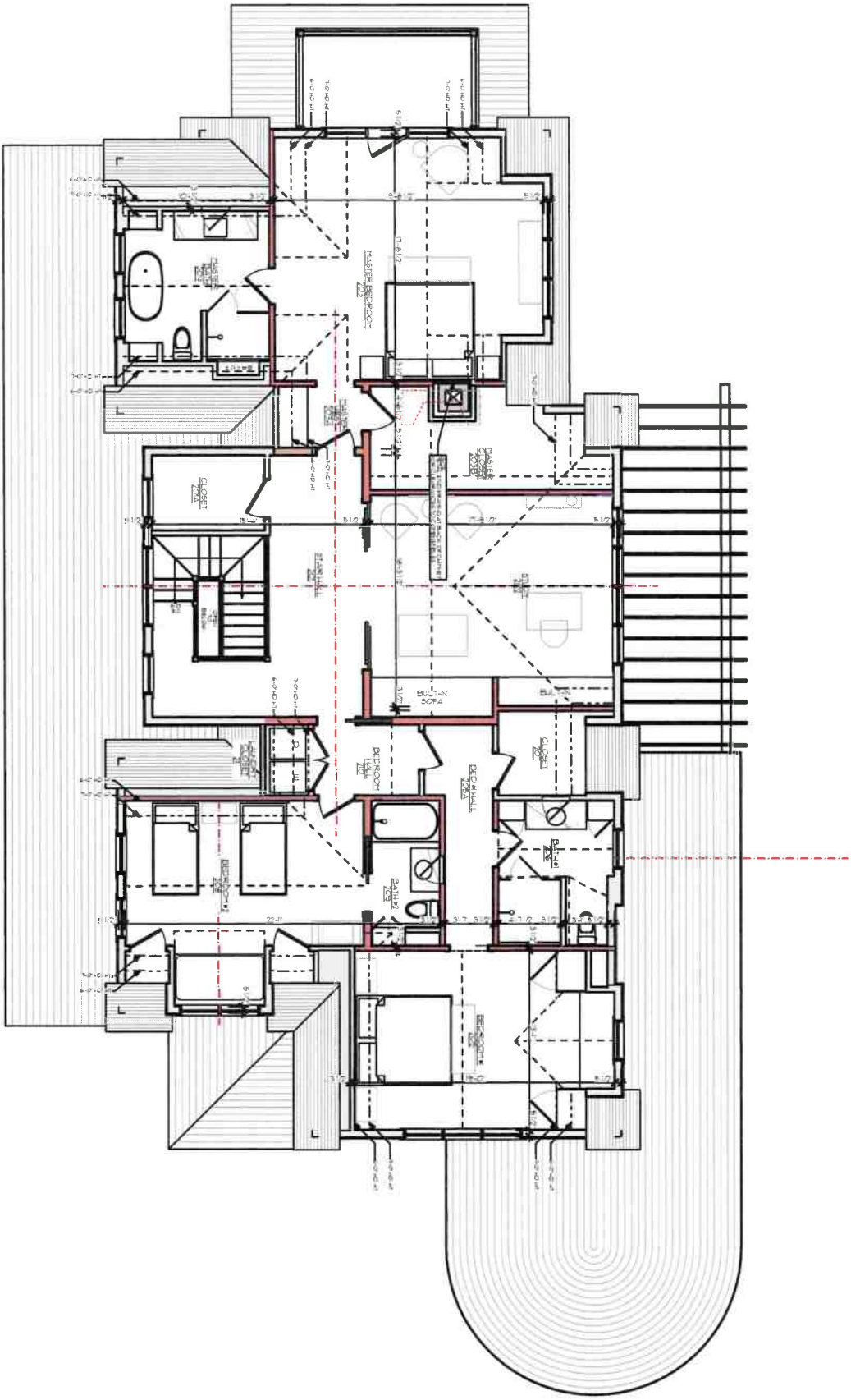
Second Floor Plan

BOTTICELLI & POHL

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



A-1.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved Second Floor Plan

BOTTICELLI & POHL

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P 508 228 5455

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

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Main House
15 Masaquet Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 6/29/20, 4/15/22, 11/28/22
Building Dept. Sub: 2/1/22
Rev: 7/12/21, 7/16/21, 7/19/21, 12/3/21, 1/6/22, 1/21/22, 4/14/22, 5/11/22, 6/3/2022, 6/27/22, 8/31/22, 11/22/22

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	9	Double Hung	KSD	Custom	2'-10" x 6'-0"	2'-11" x 6'-0 1/2"	6 over 1	
A2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 6'-0"	5'-9" x 6'-0 1/2"	6 over 1	Narrow mull
A4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 6'-0"	11'-5" x 6'-0 1/2"	6 over 1	Narrow mull
B	2	Double Hung	KSD	Custom	2'-10" x 5'-1"	2'-11" x 5'-1 1/2"	6 over 1	
B2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-1"	5'-9" 5'-1 1/2"	6 over 1	Narrow mull
C	6	Double Hung	KSD	Custom	2'-10" x 5'-8"	2'-11" x 5'-8 1/2"	6 over 1	
C2	1	(2) Double Hung	KSD	Custom	(2) 2'-10" x 5'-8"	5'-9" x 5'-8 1/2"	6 over 1	Narrow mull
C3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 5'-8"	8'-7" x 5'-8 1/2"	6 over 1	Narrow mull
C4	1	(4) Double Hung	KSD	Custom	(4) 2'-10" x 5'-8"	11'-5" x 5'-8 1/2"	6 over 1	Narrow mull
D3	1	(3) Double Hung	KSD	Custom	(3) 2'-10" x 4'-4"	8'-7" x 4'-4 1/2"	6 over 1	Narrow mull
E	1	Casement	KSD	Custom	2'-2" x 2'-8"	2'-3" x 2'-8 1/2"	4	
F	2	Double Hung	KSD	Custom	2'-10" x 5'-0"	2'-11" x 5'-0 1/2"	6 over 1	
F2	1	Double Hung	KSD	Custom	(2) 2'-10" x 5'-0"	5'-9" x 5'-0 1/2"	6 over 1	Narrow mull

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry Door	KSD	Custom	4'-0" x 8'-0"	4'-3" x 8'-2 1/2"	16	16 light over 2 panel, provide shop drawings. Verify R.O. w/ shop dwgs
2	1	Side Door	KSD	Custom	3' 0" x 8'-0"	3'-3" x 8'-2 1/2"	4	4 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
3	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	12'-1" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 8'-0"		8 ea	8 light over panel, provide shop drawings.
4	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
5	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
6	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
7	1	Inswing French Doors	KSD	Custom	(2) 2'-10" x 8'-0"	5'-11" x 8'-2 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
9	1	Inswing French Door	KSD	Custom	2'-10" x 7'-3"	9'-1" x 7'-5 1/2"	8 ea	8 light over panel, provide shop drawings. Verify R.O. w/ shop dwgs
		w/ (2) sidelights	KSD	Custom	2'-10" x 7'-3"		8 ea	8 light over panel, provide shop drawings
10	1	Basement Door	TBD	Custom	2'-8" x 7'-0"	2'-11" x 7'-2 1/2"	N/A	M.O. = 3'-3" x 7'-7"
11	1	Bulkhead Hatch	TBD				N/A	

Notes:

1. All windows will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
3. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
4. Provide all windows, including sidelights, transoms, and fixed windows, with mahogany screen panels.
5. Provide all doors with custom mahogany combo storm/screen doors.
6. Provide tempered glass in all locations required by code.


15 Masaquet Avenue - North


15 Masaquet Avenue - East


15 Masaquet Avenue - South


15 Masaquet Avenue - West

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Kathleen Krall

STREET ADDRESS 15 Masaquet Avenue

MAP/PARCEL 80/141

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 3, 2024

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

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

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

Signature

5/29/24
Date

Subject: Re: HDC Authorization Letter
Date: Wednesday, June 24, 2020 at 3:58:39 PM Eastern Daylight Time
From: Kathleen Krall
To: Tammy Conway

Thank you Tammy
You have my permission to sign.

Sent from my iPhone

> On Jun 24, 2020, at 3:50 PM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Hi Kathleen,
> Attached is a letter allowing Botticelli and Pohl permission to sign HDC applications on your behalf. Please feel free to edit. If you don't have access to print and return an email from you works as well.
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 508-228-5455
> <HDC Auth.docx>

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

M39 - CABANA

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

M39 - CABANA

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

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

Street & Number of Proposed Work: 39 MONOMOY ROAD

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

Mailing Address: P.O. BOX 786

NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 26'-0" Sq. Footage 1st floor: - Decks/Patio: Size: 14'-10" X 10' ☐ 1st floor ☒ 2nd floor
Width: 16'-0" Sq. footage 2nd floor: 416 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 23'-6" South 23'-6" East 23'-6" West 23'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation: ADDITION OF SECOND FLOOR, 2-PANEL DOOR, AND DECK AND RAILING; ADDITION OF STAIR ON NORTH SIDE; INCREASE OF LITES AT FIRST FLOOR SLIDING DOOR.
2. South Elevation: ADDITION OF SECOND FLOOR, SHED DORMER, AND 3 DOUBLE HUNG WINDOWS; ADDITION OF DECK ON EAST SIDE; INCREASE OF LITES AT FIRST FL SLIDING DOOR; ADJUSTMENT TO FIXED WINDOW SIZE.
3. West Elevation: ADDITION OF SECOND FLOOR AND DOUBLE HUNG WINDOW; ADDITION OF EXTERIOR STAIR ON NORTH SIDE.
4. North Elevation: ADDITION OF SECOND FLOOR, SHED DORMER, AND 3 DOUBLE HUNG WINDOWS; ADDITION OF STAIR; ADDITION OF DECK ON EAST SIDE; ADJUSTMENT OF FIXED WINDOW SIZE.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9.5 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6" Rake 1 X 6" Soffit (Overhang) _____ Corner boards 1" X 6" Frieze _____
Window Casing 1" x 4" Door Frame 1" x 4" Columns/Posts: Round _____ Square 10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 2 PANEL, 12 LITE Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 06/03/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

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

STREET ADDRESS 39 Monomoy Road

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

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/03/2024

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

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

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

Signature 06/03/2024

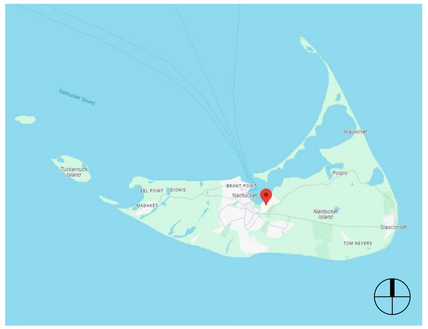
Signature Date

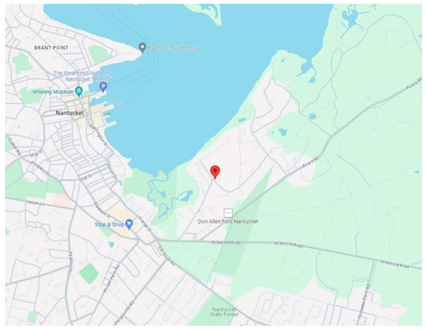
M39 CABANA

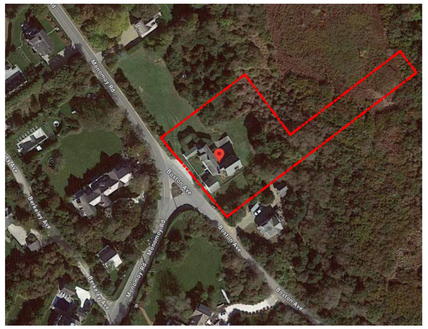
HDC REVISIONS TO PREVIOUS CERT

CABANA
06/03/2024









DRAWING INDEX

SHEET NUMBER	SHEET NAME	02.26.2024 - HDC SUBMISSION	06.03.2024 - HDC REVISION
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	GENERAL NOTES	•	•
HDC-02	EXISTING CONDITIONS	•	•
ZONING			
HDC-03	SITE PLAN	•	•
ARCHITECTURAL			
HDC-10	BUILDING ELEVATIONS	•	•
HDC-11	BUILDING ELEVATIONS		•
HDC-20	FIRST FLOOR PLAN	•	•
HDC-21	SECOND FLOOR PLAN		•
HDC-22	ROOF PLAN		•

HDC PROPOSED COLORS

SASH: WHITE
TRIM: WHITE

ZONING INFORMATION

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

M39
CABANA
39 MONOMOY ROAD
NANTUCKET, MA 02554

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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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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

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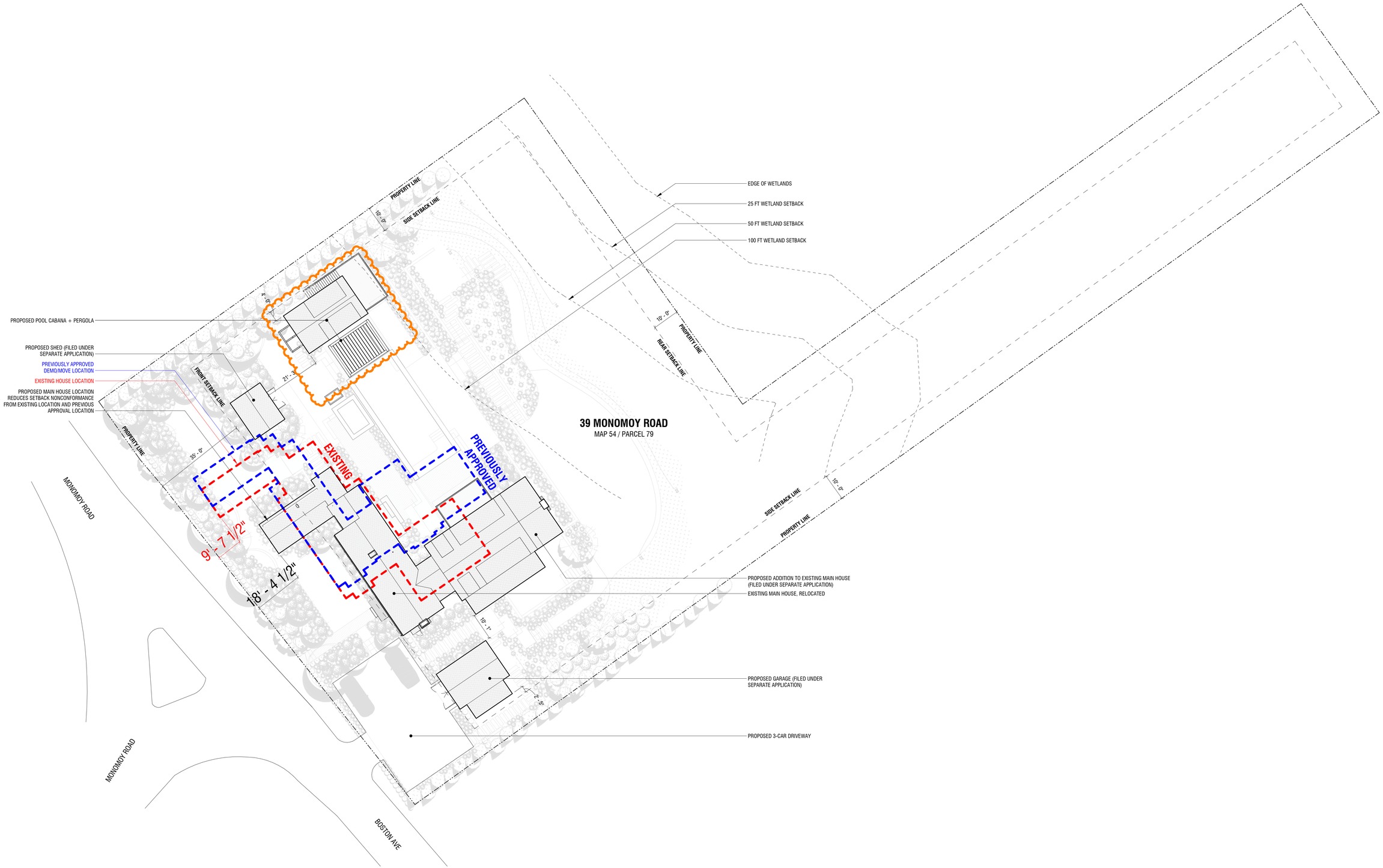

1 SITE PLAN

1/16" = 1'-0"

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SITE PLAN

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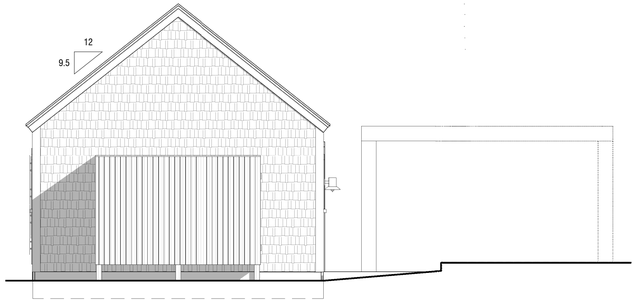
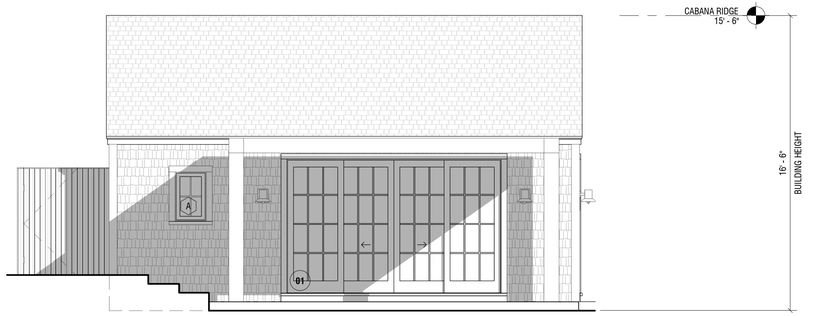


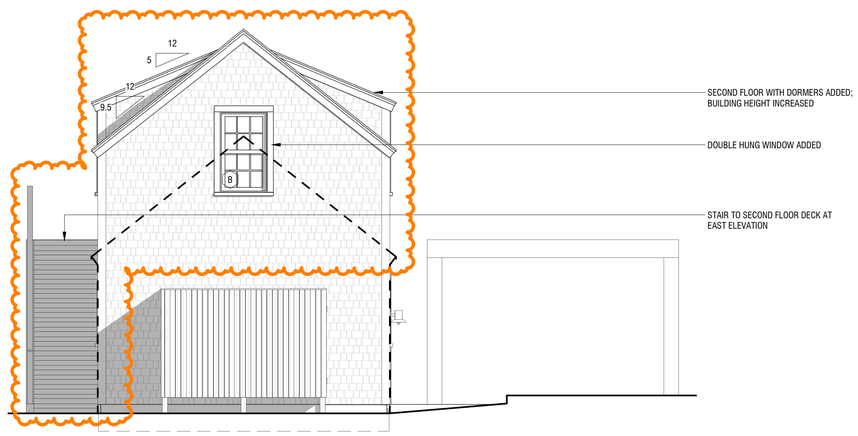
1 HDC APPROVAL 05/14/24 - WEST

1/4" = 1'-0"



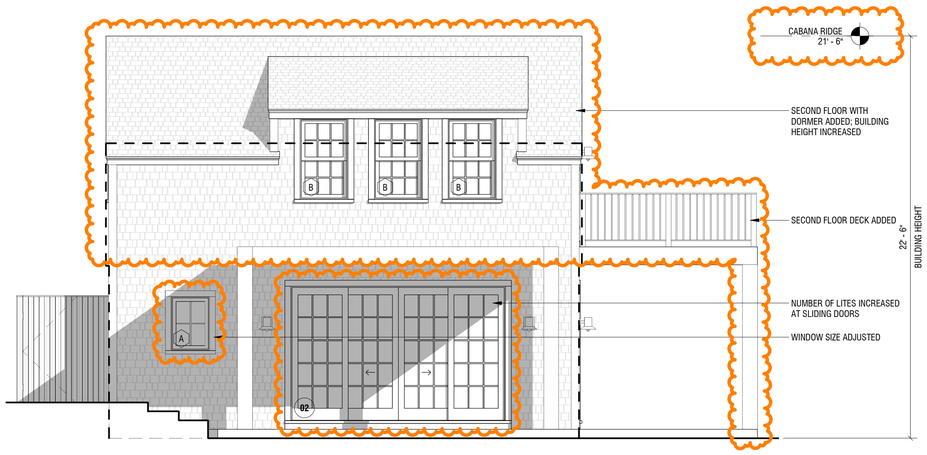
2 HDC APPROVAL 05/14/24 - SOUTH

1/4" = 1'-0"



3 ELEVATION - WEST

1/4" = 1'-0"



4 ELEVATION - SOUTH

1/4" = 1'-0"

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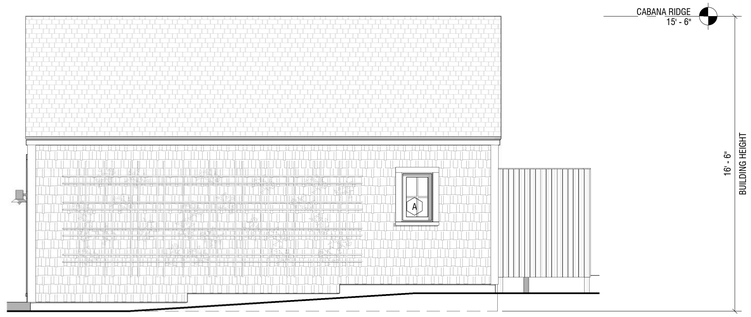
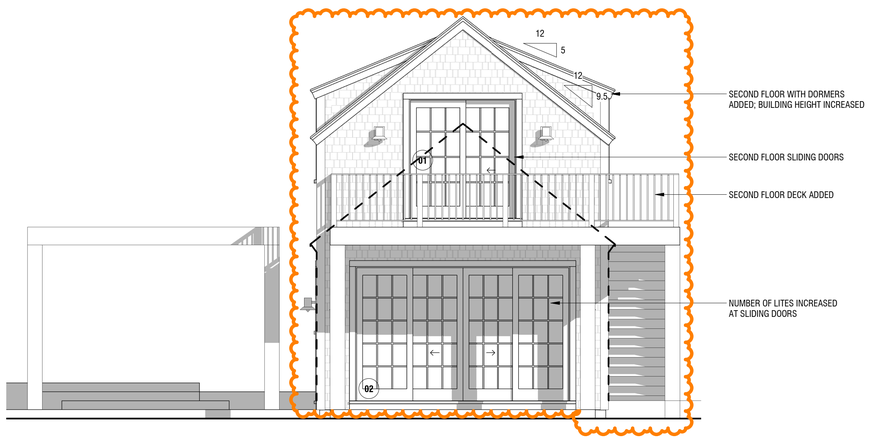
1 HDC APPROVAL 05/14/24 - EAST

1/4" = 1'-0"



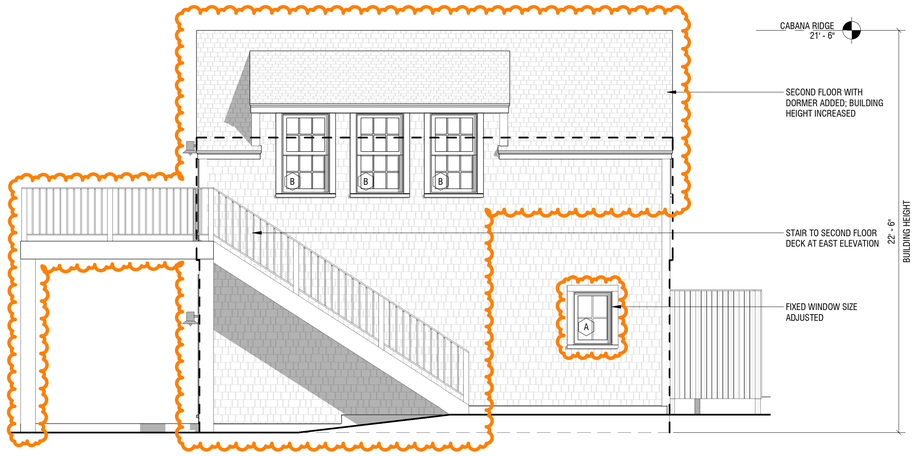
2 HDC APPROVAL 05/14/24 - NORTH

1/4" = 1'-0"



3 ELEVATION - EAST

1/4" = 1'-0"



4 ELEVATION - NORTH

1/4" = 1'-0"

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BUILDING ELEVATIONS

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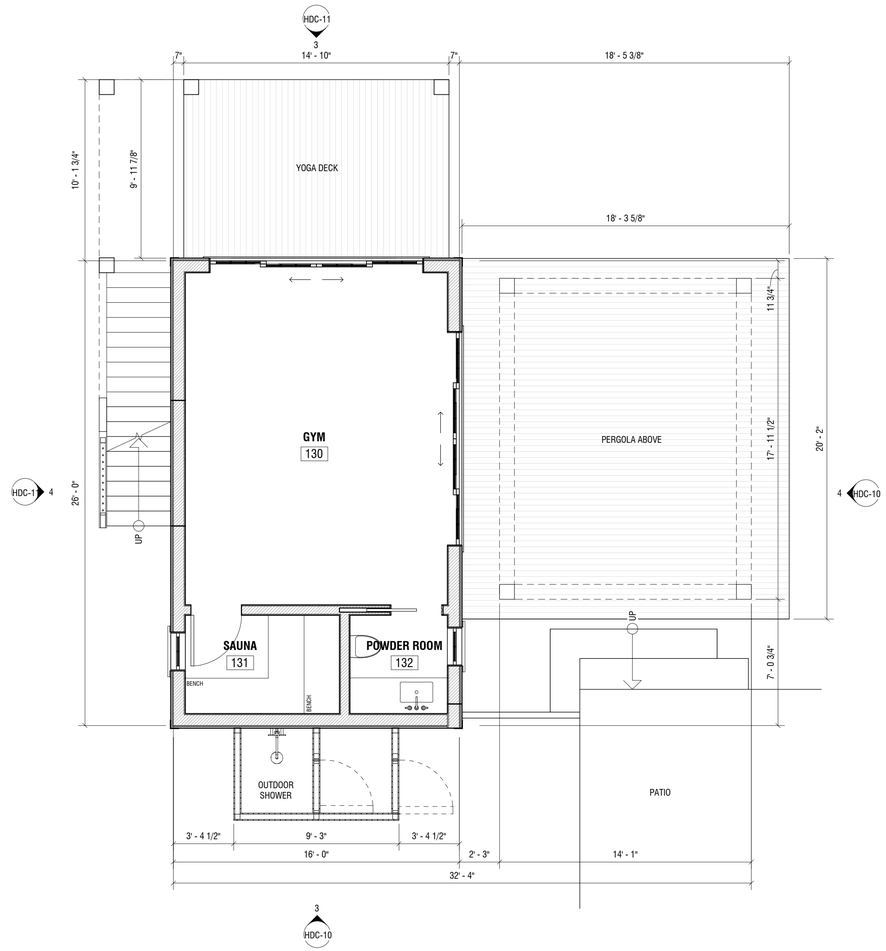

1 FIRST FLOOR PLAN

1/4" = 1'-0"

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FIRST FLOOR PLAN

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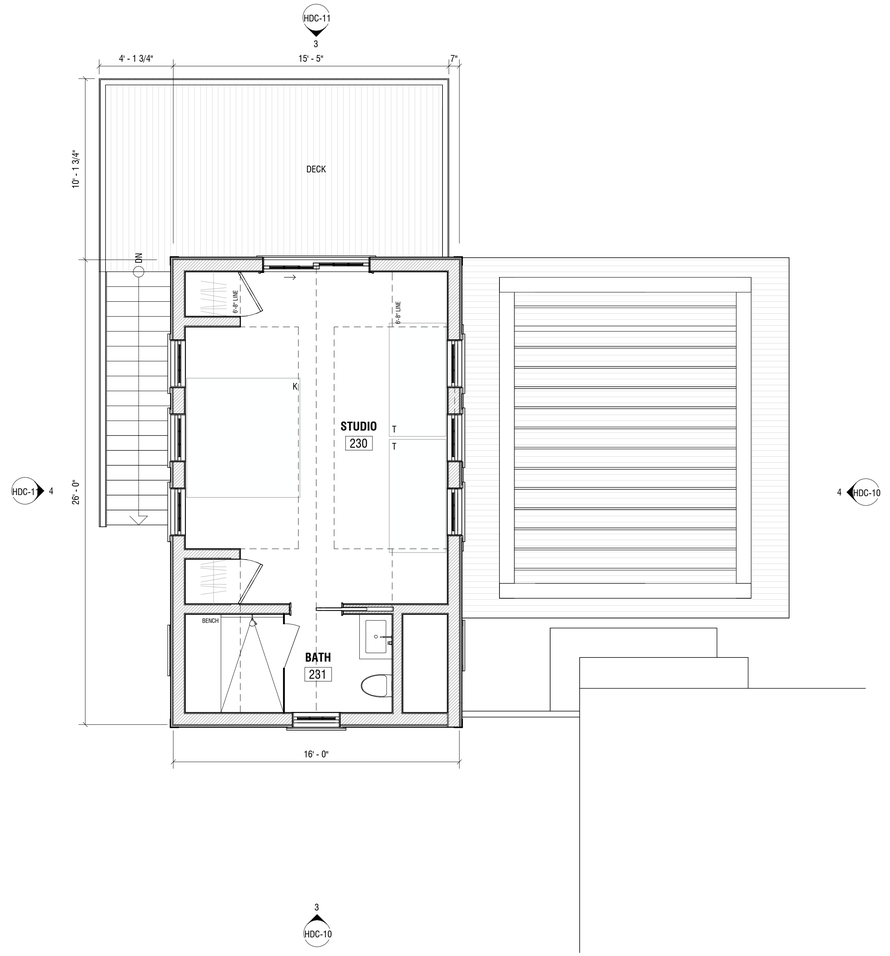

1 SECOND FLOOR PLAN - HDC

1/4" = 1'-0"

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SECOND FLOOR PLAN

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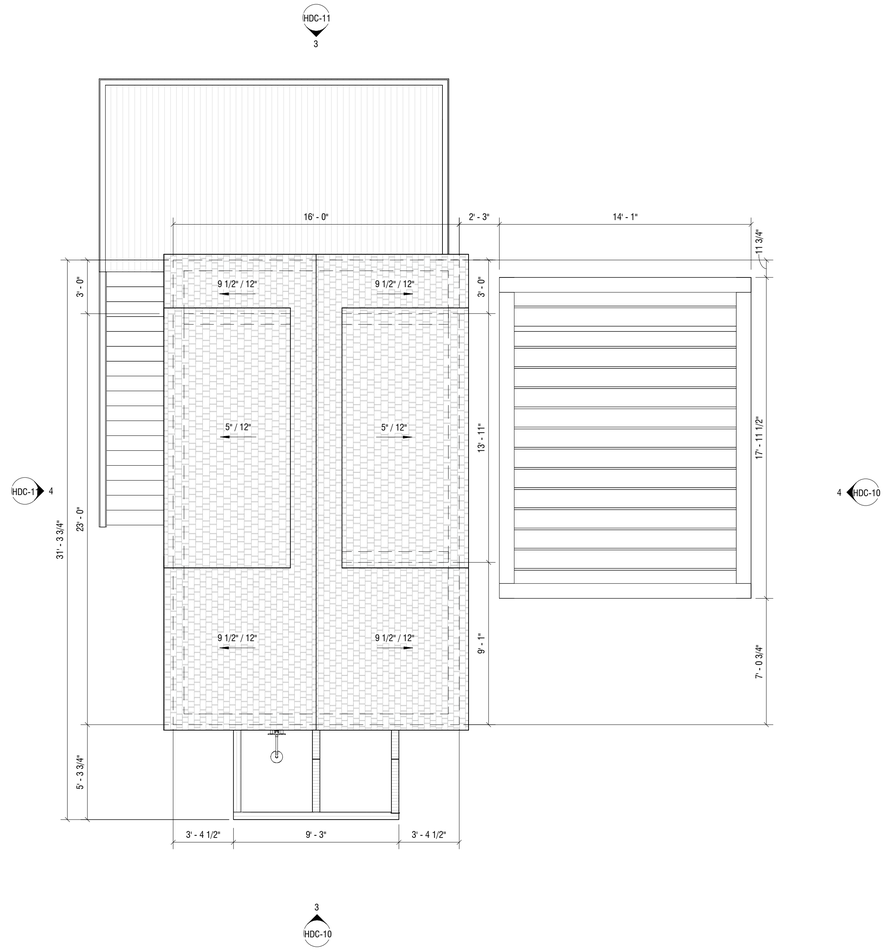

1 ROOF PLAN

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SURVEYOR

BRACKEN ENGINEERING
19 Old South Road
Nantucket, MA 02554

LANDSCAPE ARCHITECT

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

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

ROOF PLAN

HDC-22

COPYRIGHT © 2023 WORKSHOP/APD ARCHITECTURE DPC

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

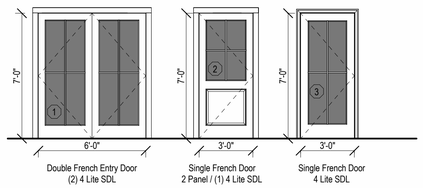
06/03/2024 — Date

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

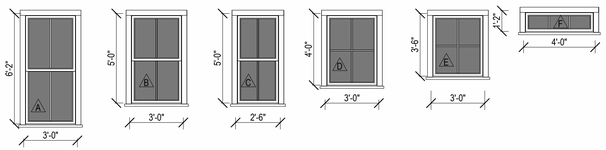


2 Locus Map
1/4" = 1'-0"



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



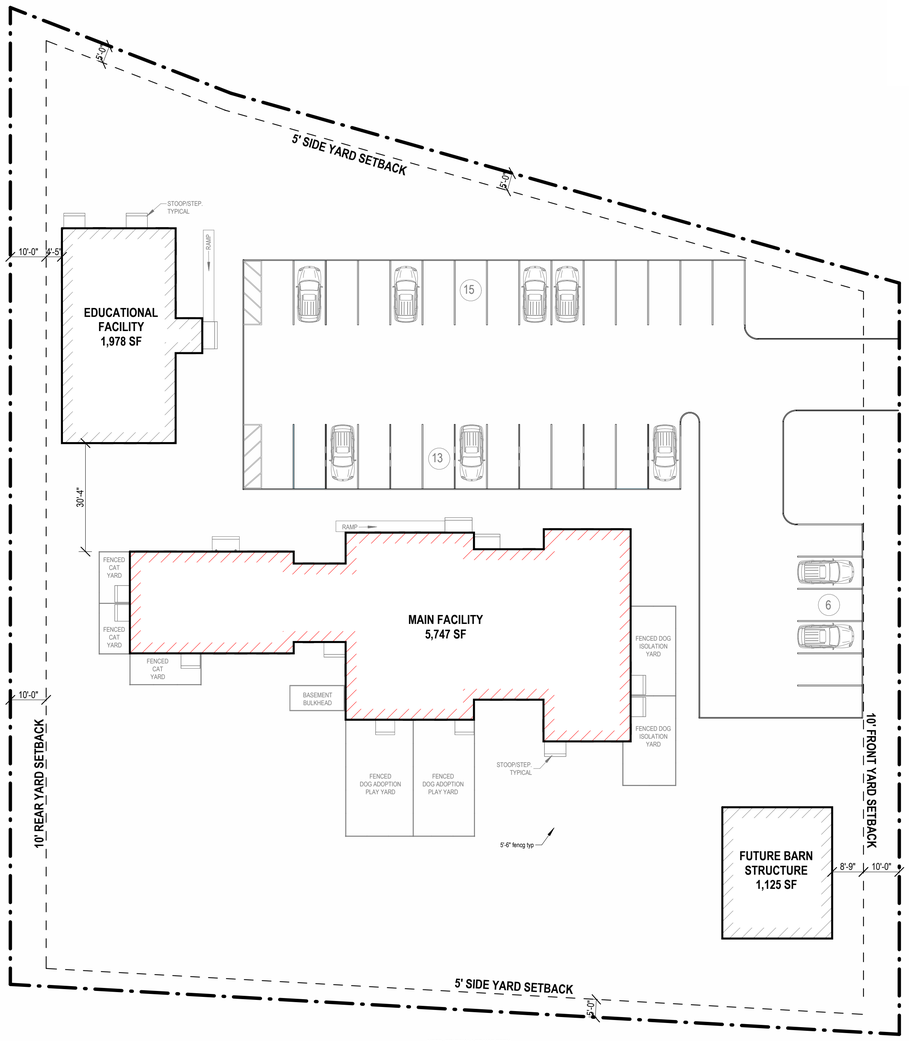
North Elevation



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

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First Floor Plan - Main Facility

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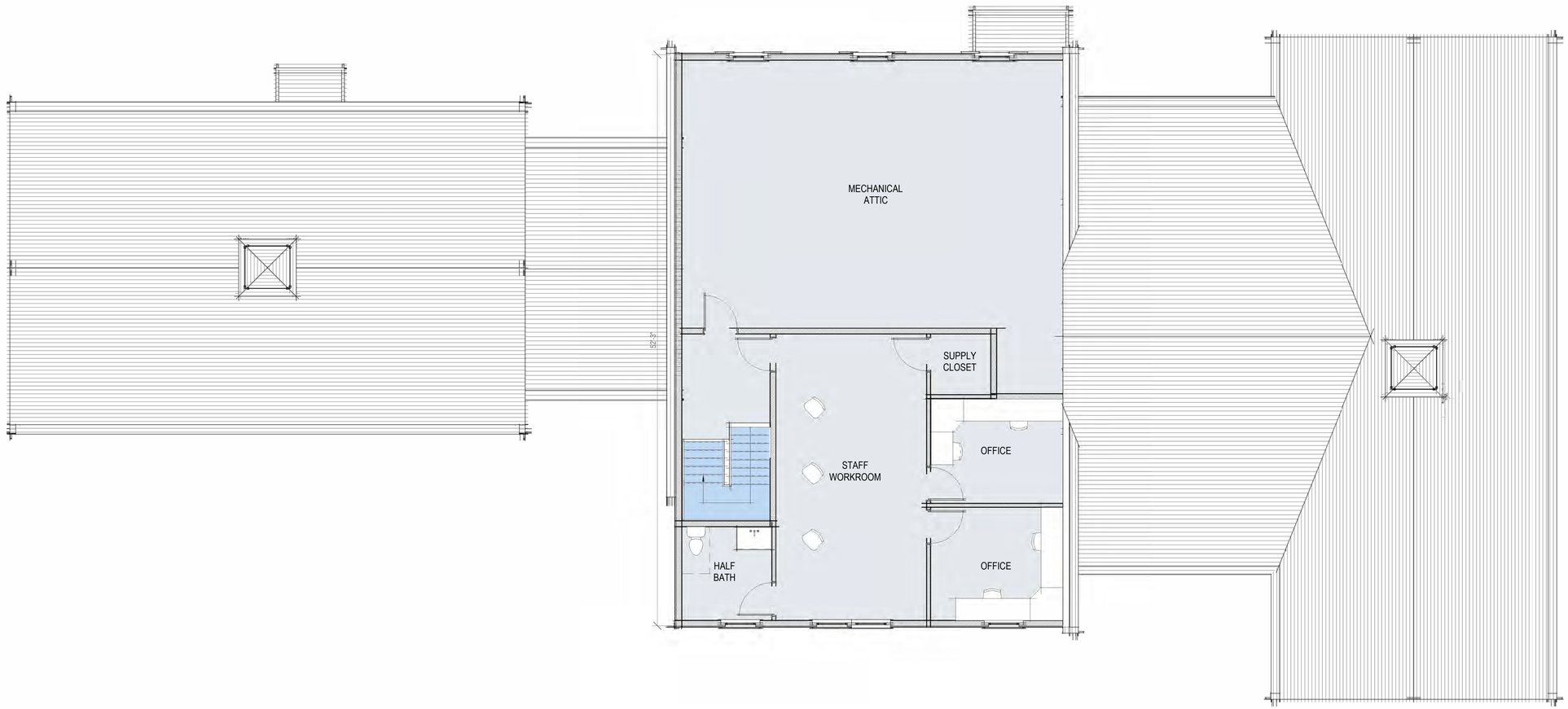
A.101
2306



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

HDC - New Business Submission
06.03.2024

2306

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A.201 Exterior Elevations - Main Facility
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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

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NISHA - Main Facility

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Exterior Elevations - Main Facility

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A.201
2306



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



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

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

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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

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06.03.2024

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Exterior Perspectives - Main Facility

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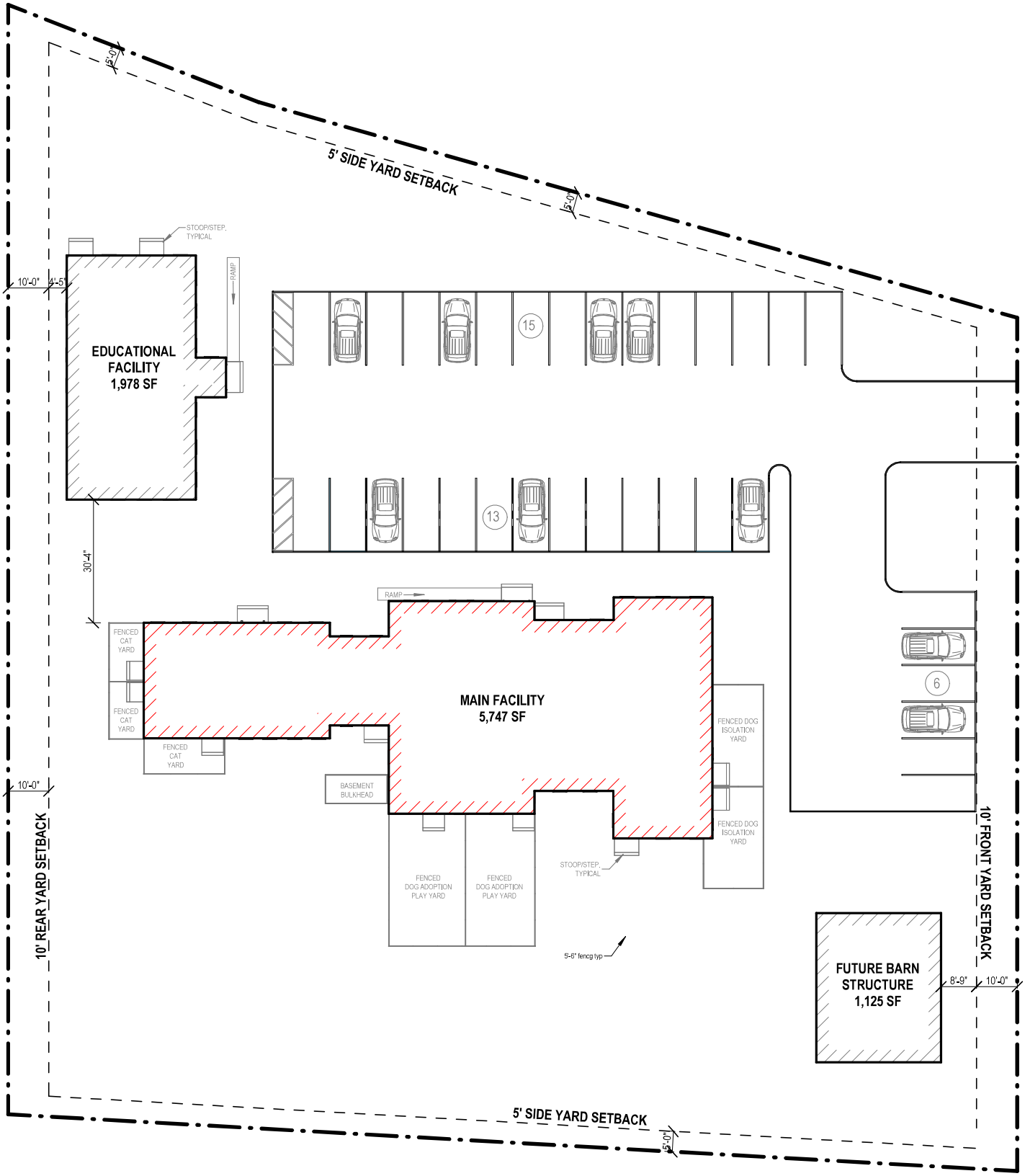
A.301
2306



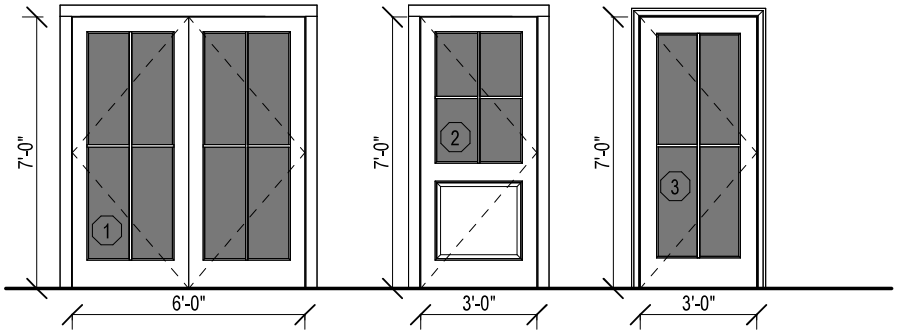
NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"



2 Locus Map

1/4" = 1'-0"



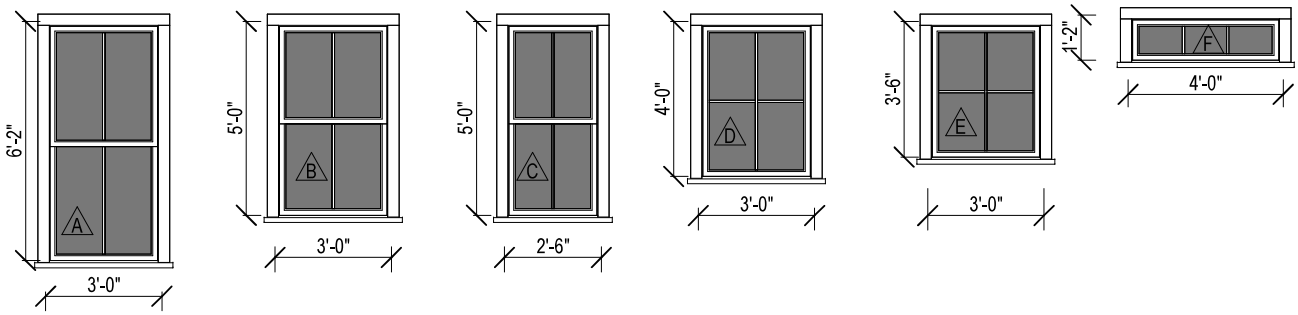
Double French Entry Door
(2) 4 Lite SDL

Single French Door
2 Panel / (1) 4 Lite SDL

Single French Door
4 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Fixed (Cupola)
3 Lite SDL

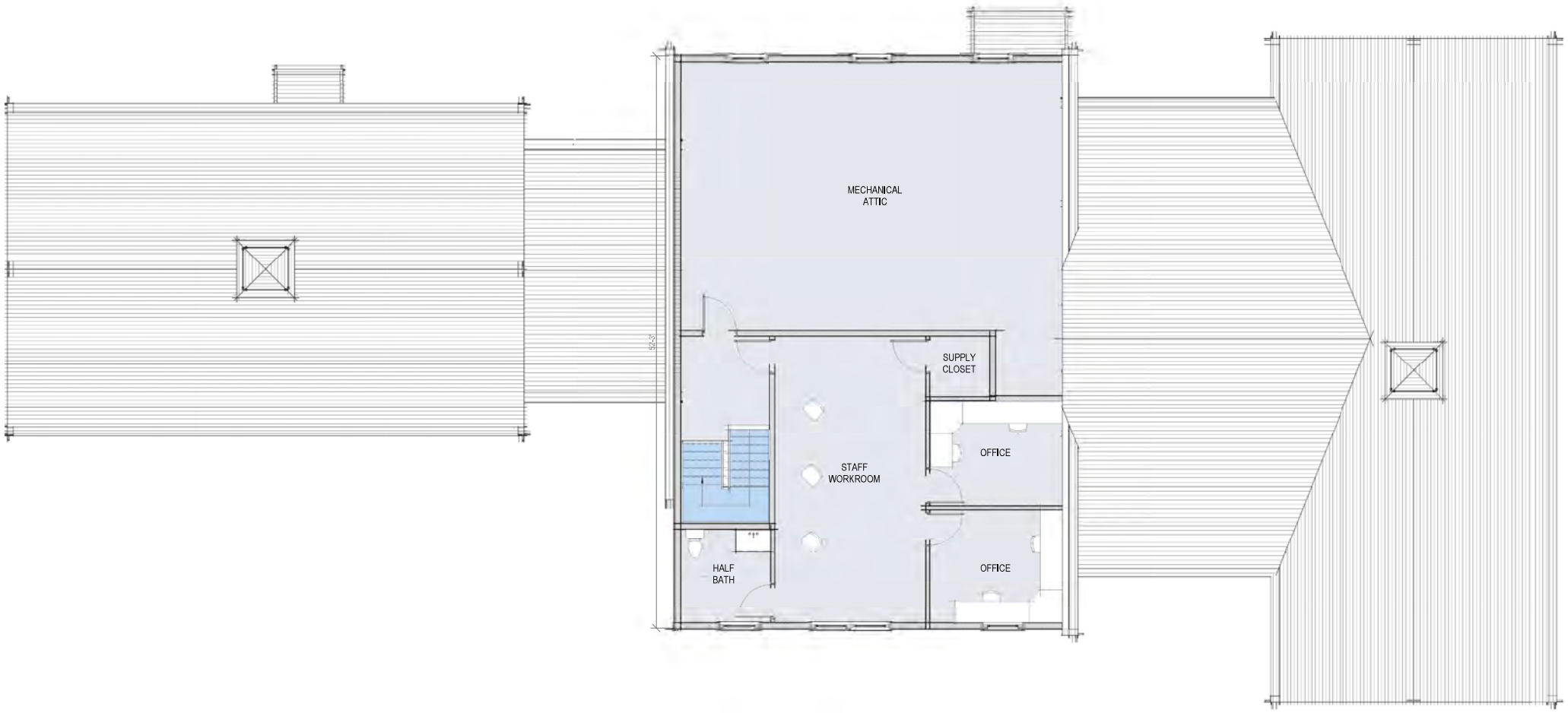
4 Window Legend

1/4" = 1'-0"



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

- New Business Submission
.2024



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



1 North Elevation - Main Facility Proposed
3/16" = 1'-0"



2 South Elevation - Main Facility Proposed
3/16" = 1'-0"

024



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



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



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 68 Parcel Number: 727

Owner of Record: Nantucket Safe Harbor For Animals Inc

Description of Proposal: Two new structures for Animal Care and Education

Anticipated HDC Submission Date: 6/03/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

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

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD
Count:	**7**								

9589 0710 5270 0324 7582 26

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

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NANTUCKET POST OFFICE MAY 31 2024 02584 9998

Postmark Here

CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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

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PO BOX 1057
NANTUCKET, MA 02554

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Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

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

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Postage

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

9589 0710 5270 0324 7578 30

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

Postage

NANTUCKET POST OFFICE MAY 31 2024 02584 9998

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

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NANTUCKET POST OFFICE MAY 31 2024 02584 9998

Postmark Here

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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

9589 0710 5270 0324 7582 19

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- ☐ Adult Signature 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 _____

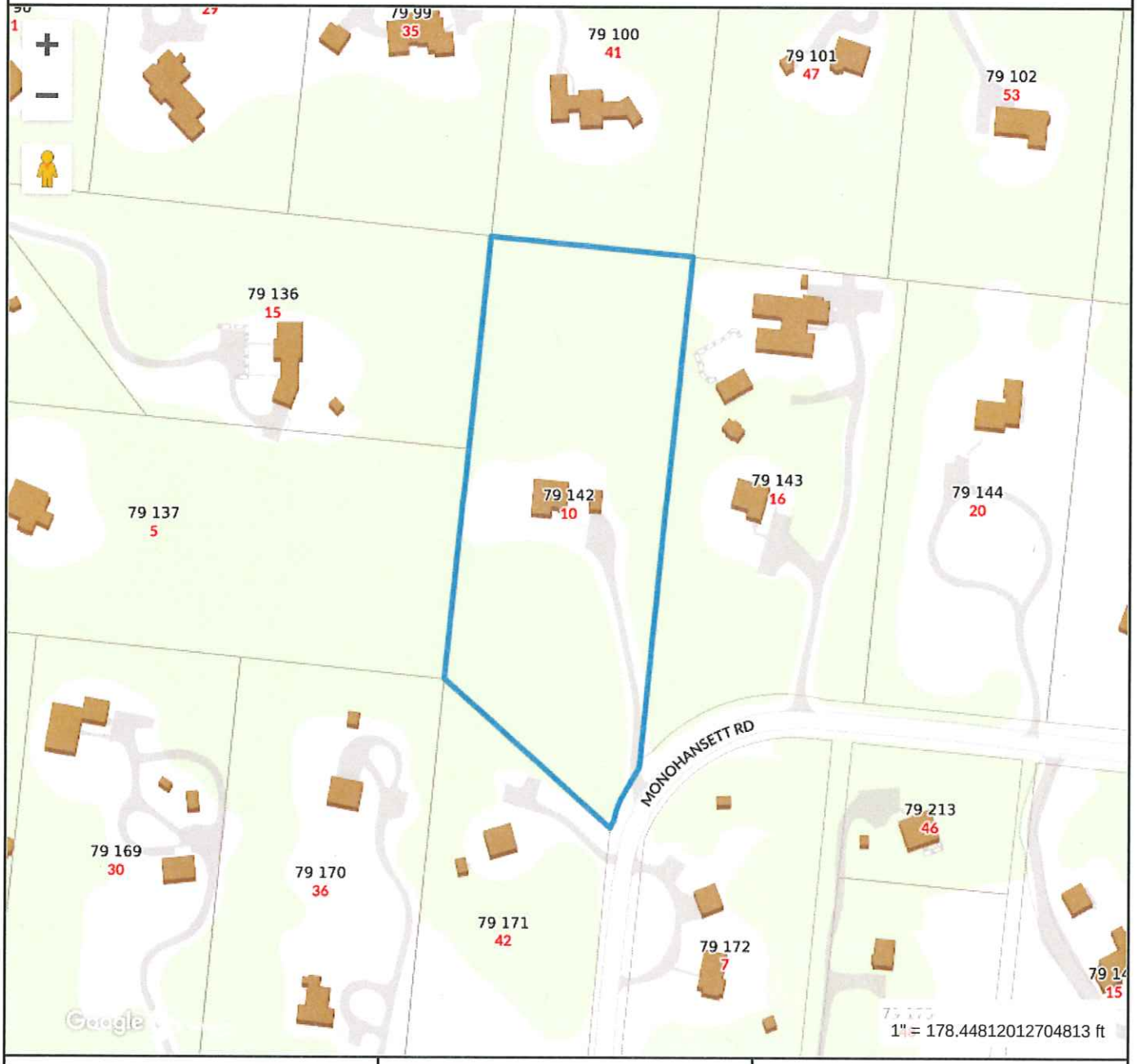
Trim _____ Sash _____ Doors _____

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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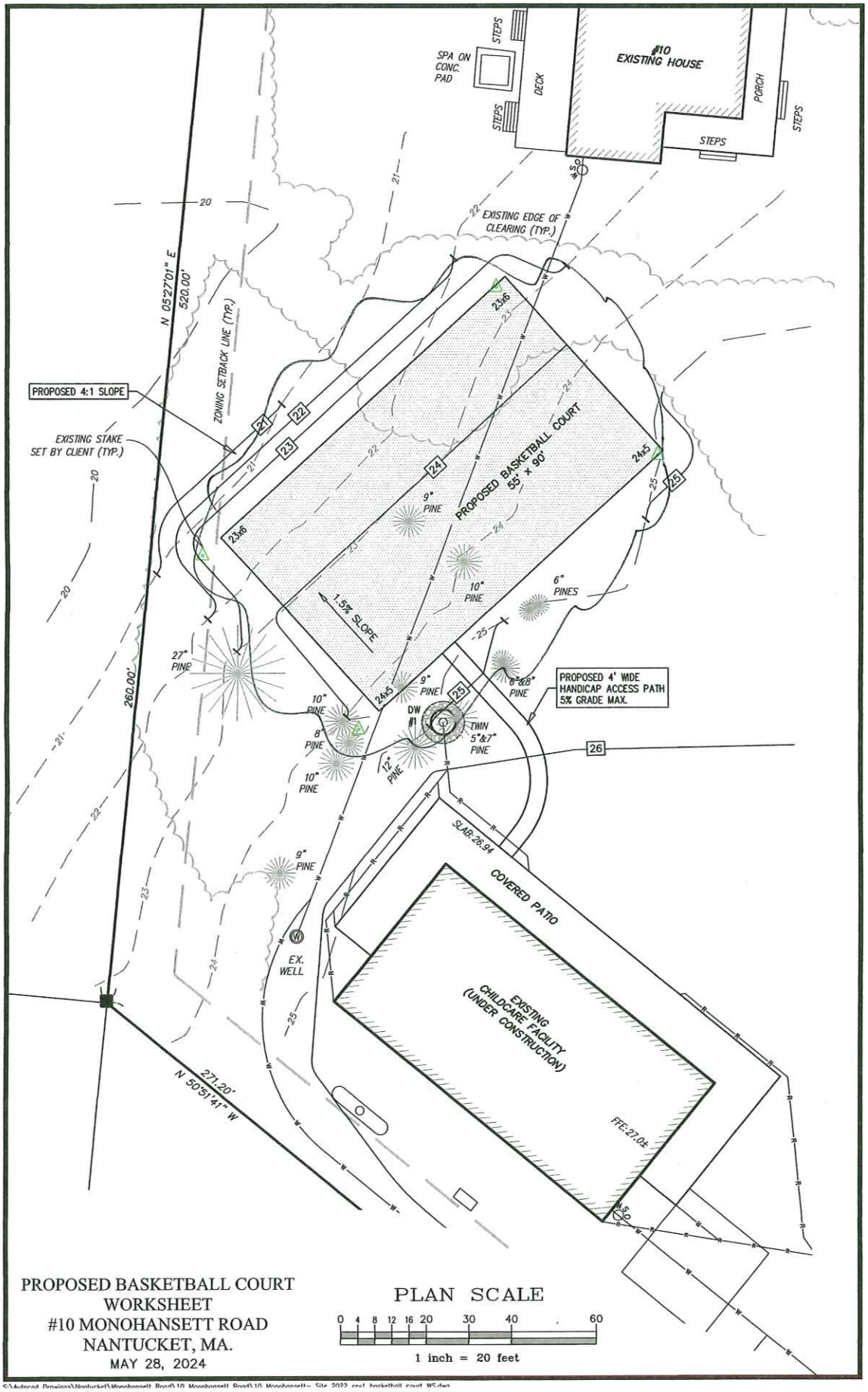

PROPOSED BASKETBALL COURT
WORKSHEET
#10 MONOHANSETT ROAD
NANTUCKET, MA.
MAY 28, 2024

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 142

Street & Number of Proposed Work: 10 MONOHANSETT ROAD

Owner of record: CHARLES + MARY BRUNO

Mailing Address: 10 MONOHANSETT ROAD NANTUCKET, MA 02554

Contact Phone #: 617-699-7501 E-mail: CRB02554@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: (describe)

Original Date:

Original Builder:

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

REVISIONS*

1. East Elevation – NEW DRIVEWAY / PARKING AREA
2. South Elevation – PLAYGROUND AREA 30'X40' - HC ACCESS
3. West Elevation – SPORT COURT 40'X60' - CONCRETE 4"
4. North Elevation – WALKWAYS

*Cloud on drawings and submit photographs of existing elevations. – CONDITIONED AIR UNITS = HEAT CONCRETE PAD PUMP. 3

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4'8"X4" NEW BOARD
Type: FENCE W/ CEDARS
Length: SCREENING - FOR HEAT PUMPS Location

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ _____

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways COBBLE APRON / GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

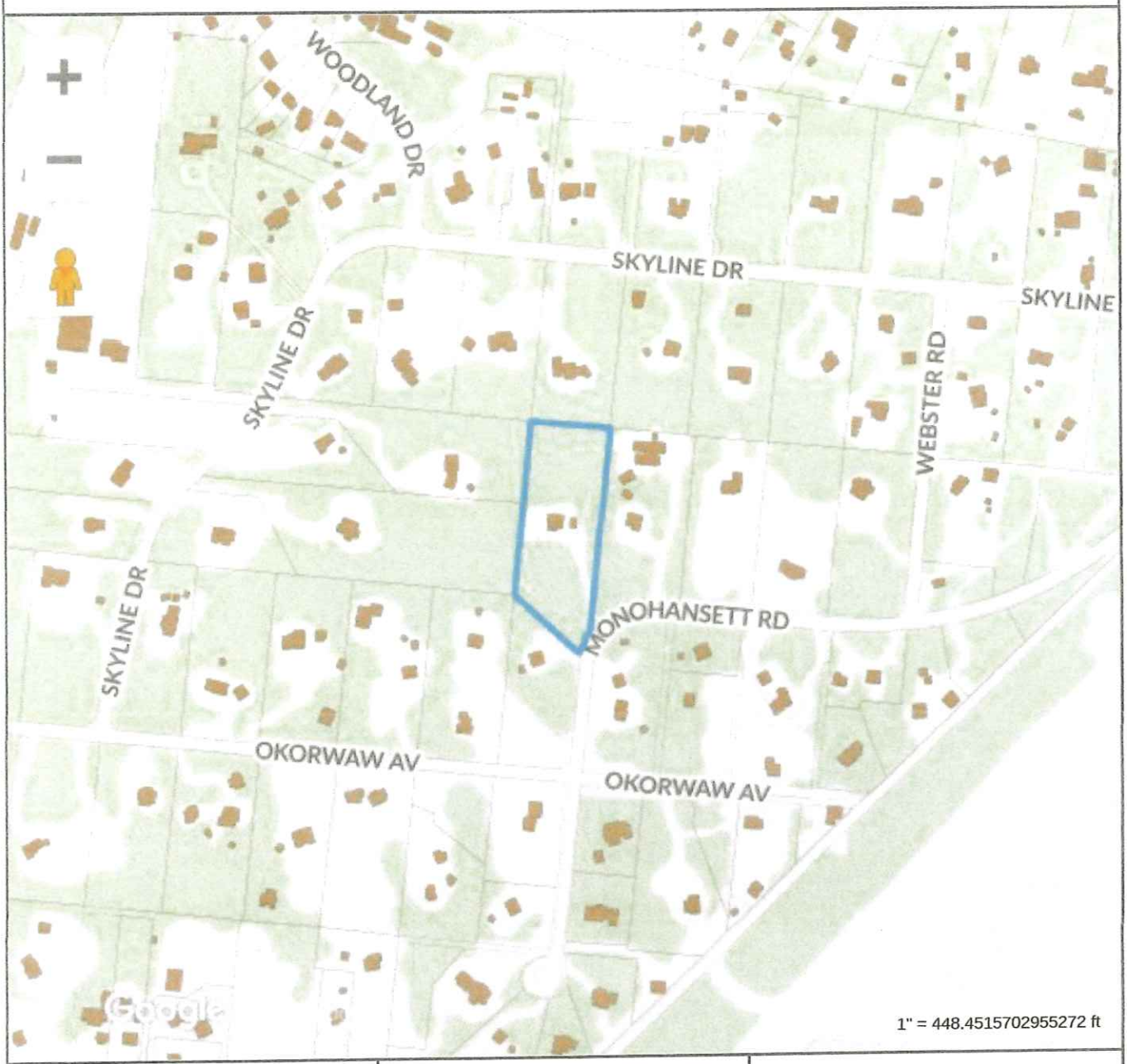
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 3/24/2024 Signature of owner of record Linda Williams Signed under penalties of perjury

Town and County of Nantucket, MA

March 26, 2024



Property Information

Property ID	7404
Location	10 MONOHANSETT RD
Owner	BRUNO CHARLES B & MARY M

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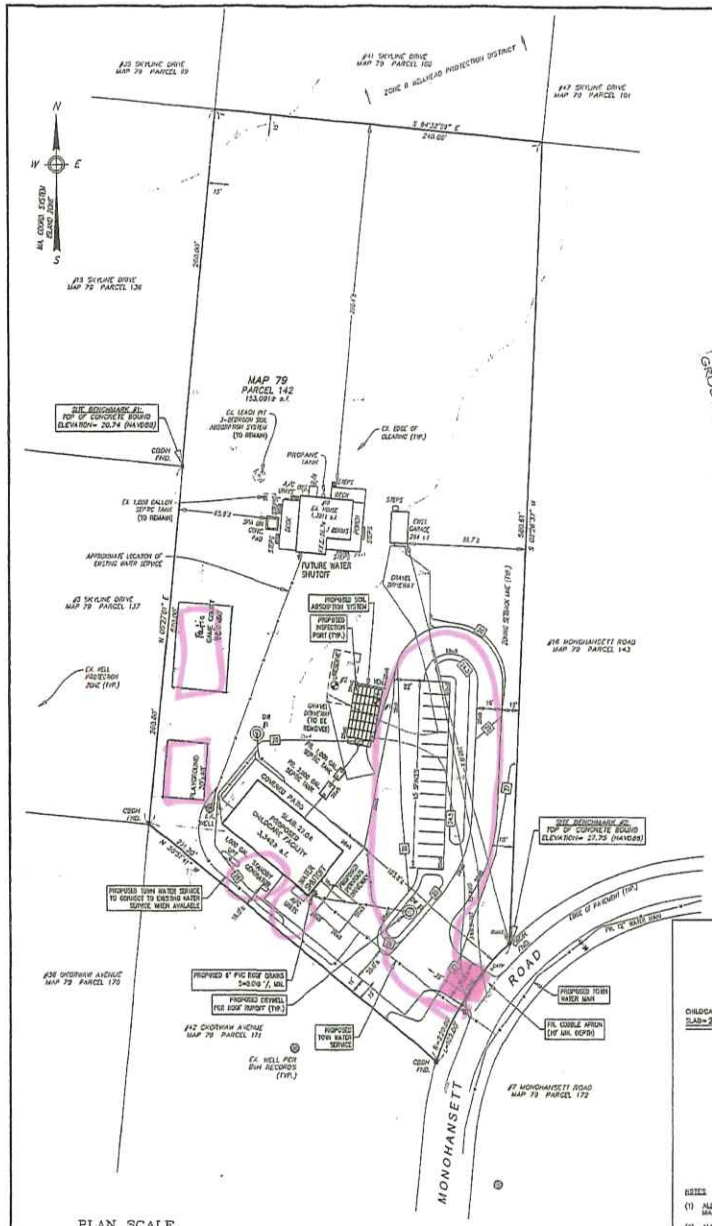
#33 SKYLINE DRIVE
MAP 79 PARCEL 99
#41 SKYLINE DRIVE
MAP 79 PARCEL 100
ZONE B WELLHEAD PROTECTION DISTRICT
#47 SKYLINE DRIVE
MAP 79 PARCEL 101
S 84°32'59" E
248.00'
#13 SKYLINE DRIVE
MAP 79 PARCEL 136
MAP 79
PARCEL 142
153,091± s.f.
SITE BENCHMARK #1:
TOP OF CONCRETE BOUND
ELEVATION= 20.74 (NAVD88)
CCDH 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: _____

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for structural work.

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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.

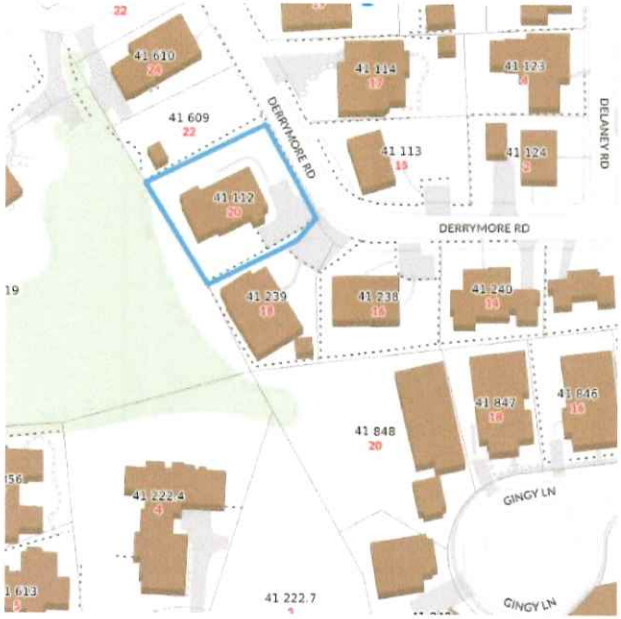
COLORS

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

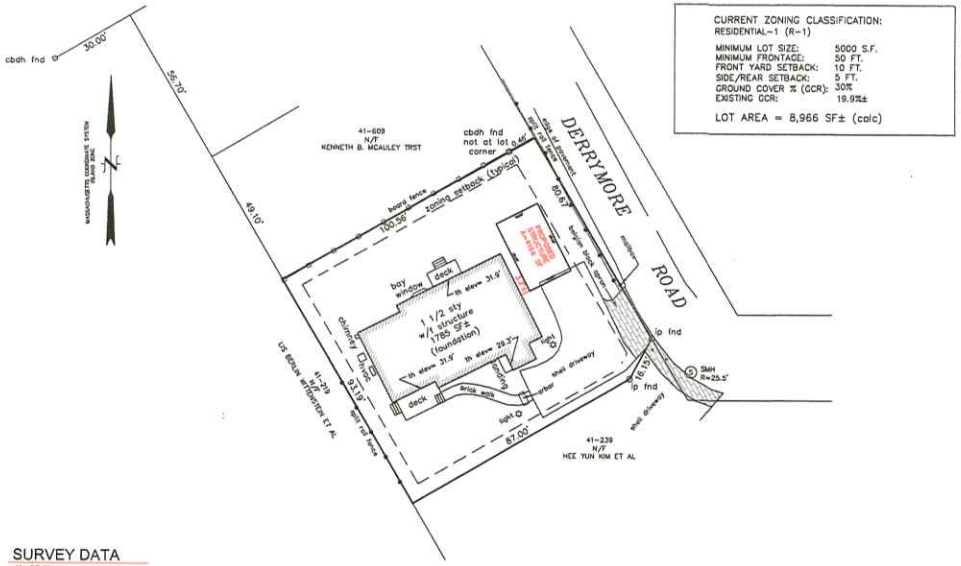
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/5/2024 Signature of owner of record _____ Signed under penalties of perjury



LOCUS MAP



SURVEY DATA
1" = 20'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20
DERRYMORE
ROAD
Nantucket, MA 02554
DATE 10/06/23
PROJ NO 2310625
REVISION DATE
NOTES

HDC Submission

SURVEY
AND
LOCUS
MAP

SCA As indicated

A.100

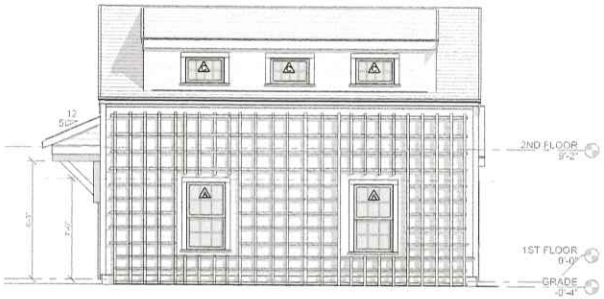
DRAWN Kim
CHECKED



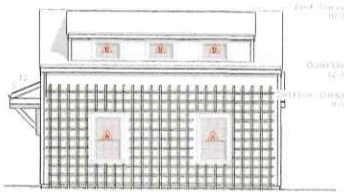
SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



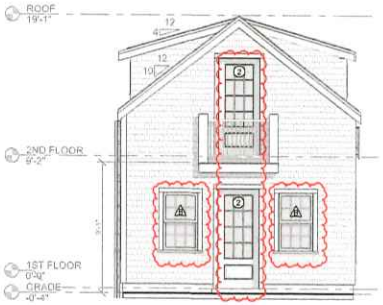
SOUTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



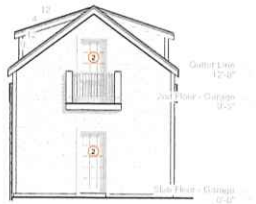
EAST ELEVATION - NO CHANGE
1/4" = 1'-0"



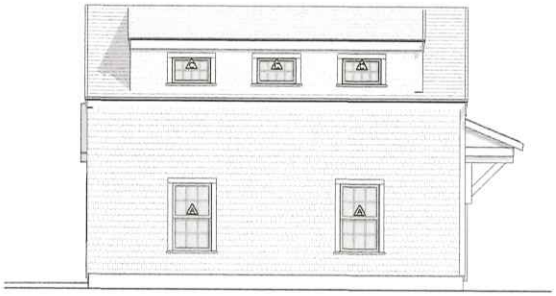
EAST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



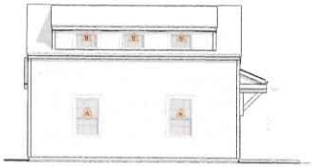
NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



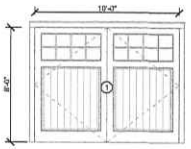
NORTH ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"



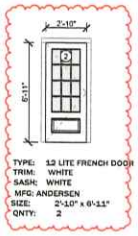
WEST ELEVATION - NO CHANGE
1/4" = 1'-0"



WEST ELEVATION - PREVIOUSLY APPROVED
3/16" = 1'-0"

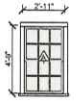


TYPE: 8/8 LITE GARAGE DOOR
TRIM: WHITE
SASH: WHITE
MFG: UPSTATE
MODEL: CARRIAGE DOOR
MODEL #: TBD
SIZE: 10' x 8'
QNTY: 1

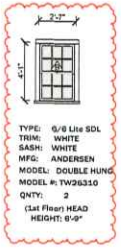


TYPE: 12 LITE FRENCH DOOR
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
SIZE: 2'-10" x 6'-11"
QNTY: 2

DOOR LEGEND
1/4" = 1'-0"



TYPE: 6/6 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
MODEL #: TW21046
QNTY: 7
(1st Floor) HEAD HEIGHT: 6'-8"
(2nd Floor) HEAD HEIGHT: 6'-4"



TYPE: 6/6 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: DOUBLE HUNG
MODEL #: TW26310
QNTY: 2
(1st Floor) HEAD HEIGHT: 6'-9"



TYPE: 4/4 Lite SDL
TRIM: WHITE
SASH: WHITE
MFG: ANDERSEN
MODEL: AWNING
MODEL #: AAN2820
QNTY: 6
HEAD HEIGHT: 6'-4"

WINDOW LEGEND
1/4" = 1'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20 DERRYMORE ROAD
Nantucket, MA 02554

DATE 10/28/22
PROJ NO 2210025

REVISION DATE
1 Date 1

NOTES

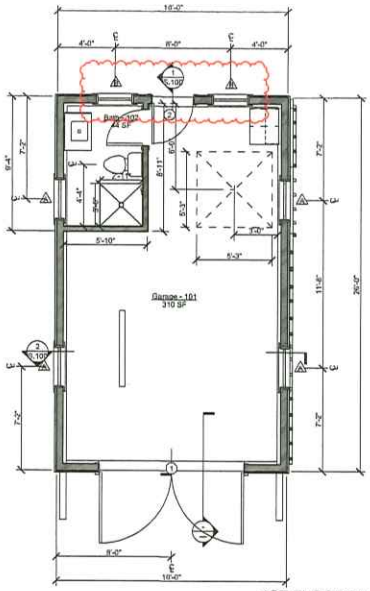
HDC Submission

ELEVATIONS

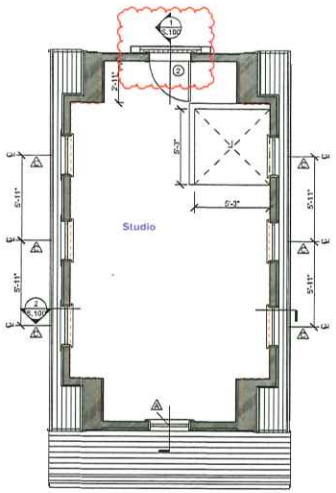
SCALE 1/4" = 1'-0"

A.150

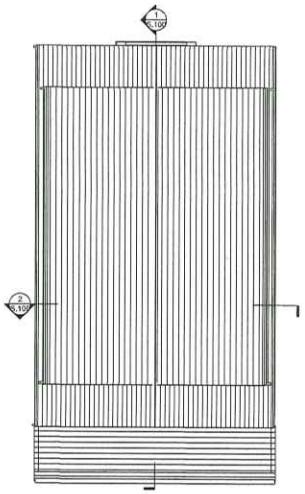
DRAWN Kim



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



2ND FLOOR PLAN
1/4" = 1'-0"



ROOF
1/4" = 1'-0"

Structures Unlimited

PROJ
PEARLSTEIN
20
DERRYMORE
ROAD

Nantucket, MA 02554

DATE 10/03/23
PROJ NO 2310025

REVISION DATE
1 Date 1

NOTES

HDC Submission

PLANS

SCA 1/4" = 1'-0"

A.250

DRAWN Kim
CHECKED

CERTIFICATE NO: _____ DATE ISSUED: 1/16/24

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC20231212-9682 Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIRVIEW ROAD
VILLA NOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIREMSP@aol.com

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 12/20/23 Fee Paid: $ 157.20

Must be acted on by: 2/27/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions (Conditions) EXHIBIT A

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 416 SF Decks/Patio: Size: 21'X6' ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 370 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 19'4" South 19'11" East 18'11" West 18'2"

Additional Remarks NEW GARAGE/STUDIO

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

Historic Name: —
Original Date:
Original Builder:

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed -0-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other PENT ROOF 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6/4 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 4/4 Door Frame 6/4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 ANDERSEN REPLACEMENT

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15LT X2 Side _____
Garage Door(s): Type 8LT VERT BD Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE TMF
Deck NTW
Clapboard (if applicable) _____
Sash WHITE TMF
Foundation Gray
Roof TMF-CHARCOAL GRAY
Doors NTW-GARAGE
Fence _____ Shutters _____

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

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

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury

APPROVED
HDC2023-12-9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

JAN 16, 2024 MTG AGENDA
- NO MINUTES

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

II. OLD BUSINESS 12/19/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	KMS 126NT **10-9327**	126R Main St	Reno relocate garage	42.3.3/98.1	LFW
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul: Recused: None.* ***Last heard 01/09/2024***				
2.	1 N Swift Rd Trust	1 North Swift Rd	New Dwelling	40/2	Emeritus LTD
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; Alternates: Patten, Paul: Recused: None.* ***Last heard 12/19/2023***				

III. NEW BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Squam Holdings LLC -	31 Squam Rd	Partial demo/move/additions	21/3	Botticelli + Pohl
2.	Robin Lord	9 Old Westmoor Farm Rd	New guest house	41/829	WAPD
3.	Robin Lord	9 Old Westmoor Farm Rd	New garage	41/829	WAPD
4.	ACK N BACK LLC	33 Quidnet Rd	Revision 08-6785	21/27.2	Ahern LLC
5.	20 Cannonbury Holdings	20 Cannonbury Lane	Lattice removal rev 11-5164	74/14	WAPD
6.	Carmine Giardini	7a Clifford St	New dwelling	79/19	Reid Yenor
7.	Stark Point LLC	16 Easton St	Fenestration revision	42.4.1/11	Botticelli + Pohl
8.	John Daly	6 Nobadeer Way	New 2nd dwelling	68/172	Rob Anderson
9.	Stephen Graham	6 Gardner Perry Lane	door & window change	55/31	EMDA
10.	156 Cliff Nom Trust-	156 Cliff Rd	New Main house	41/836	S. Metz
11.	156 Cliff Nom Trust-	156 Cliff Rd	New garage	41/836	S. Metz
12.	156 Cliff Nom Trust-	156 Cliff Rd	New guest house	41/836	S. Metz
13.	Meg & Mike Connolly	150 Surfside Rd	Move on dwelling	80/53	Val Oliver
14.	TACK 3 LLC	3 Commercial St	Add dormers chngs	42.3.4/22	CWA
15.	NIR LLC	Straight wharf	Roof & shed dormer addition	42.2.4/1	Paul Beaulieu
16.	Anna Fisch	14 Brant Point Rd	Addition & renovations	29/150	Liza Konetchy
17.	Gifford Whitney Trust-	32 Pocomo Rd	Outdoor fireplace	14/77	Emeritus LTD
18.	23 Broad St LLC-	23 Broad St	Revisions 10-4843	42.4.2/77	Emeritus LTD
19.	O'Spray LLC-	25 Willard St	Main house revision	29/33	Emeritus LTD
20.	Quidnest LLC-	26 Quidnet Path	New dwelling	21/150	Emeritus LTD
21.	Peter Carey	6 West York Lane	Revisions	55/14	Peter Carey
22.	David Brownlee	81 Main St	Dormer revision	42.3.4/71	LFW
23.	Michael Pearlsen	20 Derrymore Ln	New garage	41/12	LFW
24.	Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
25.	Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
26.	Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

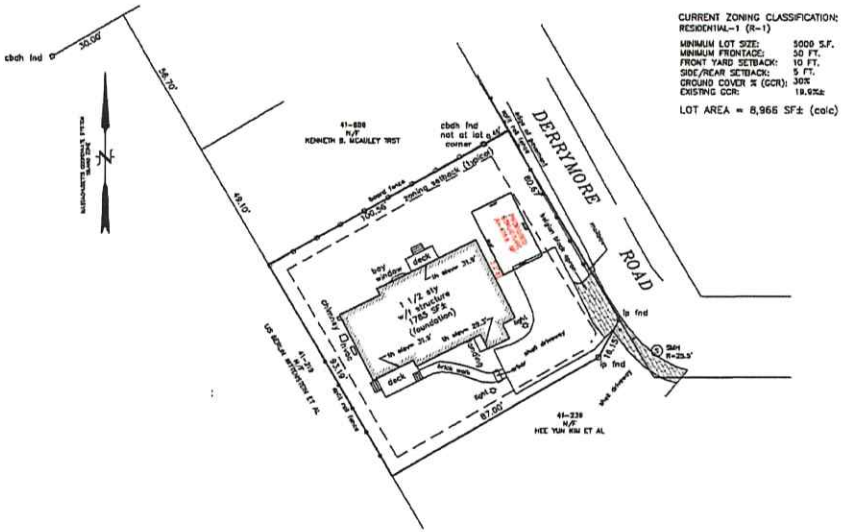
PER EXHIBIT A

EXHIBIT A

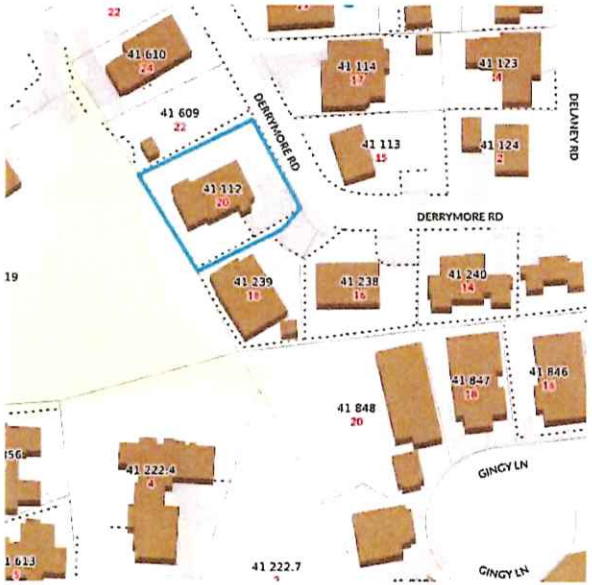
IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC **11-9505**	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC **11-9506**	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC **11-9507**	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
4.	61 Fairgrounds Rd LLC **11-9508**	61 Fairgrounds Rd Lot B	Pool & hardscape	67/173	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
5.	RUD1250W Nom Trust	19 West Chester St.	Fenestration changes	42.4.3/7.1	Botticelli + Pohl
	• *Commissioners: Welch, Camp, Coombs, Oliver, Patten; Alternates; None; Recused: Pohl* ***Last heard 08/29/23.***				
6.	Mariyana Cavalier **08-8982**	4b Goldfinch Rd	Addition & dormers	68/597.1	Mariyana Cavalier

Map/Parcel: 41/112 Zone: R-1
Lot Size: 8966 SF
Min Lot: 5,000 SF
Frontage: 50 FT / Actual: 80.67 FT
GCR: 30%
Existing GC: 19.9% (1785 SF)
Proposed GC: 24.5% (2198 SF)
Front Setback: 10 FT
Side/Rear Setback: 5 FT



Survey Data



Locus Map

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

10/06/23
2310626

HDC Submission

Survey and Locas Map

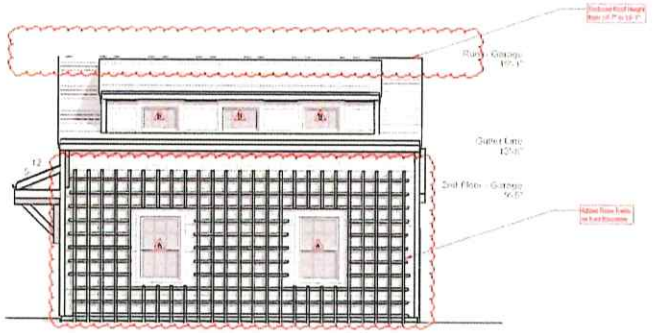
As indicated

A.1.1

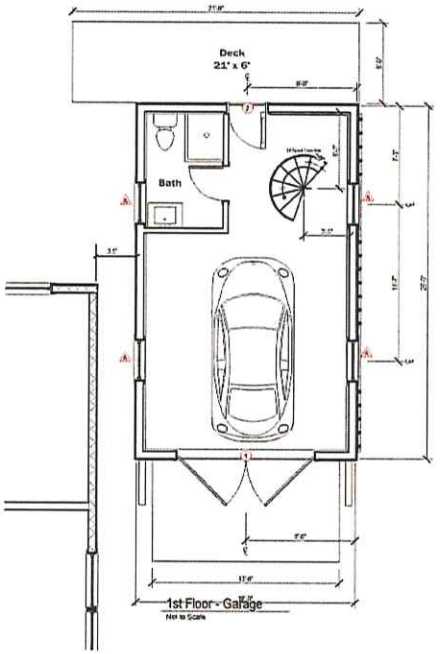
Kim

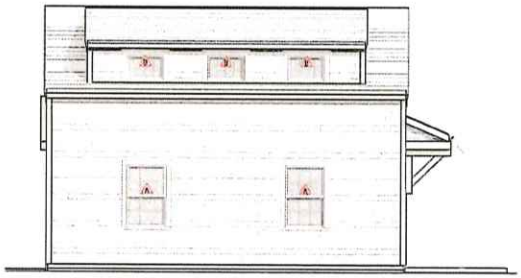


South Elevation - Garage

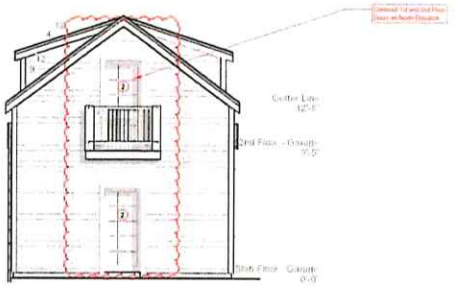


East Elevation - Garage

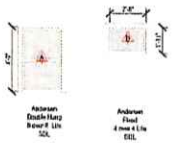




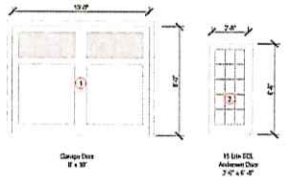
West Elevation - Garage



North Elevation - Garage

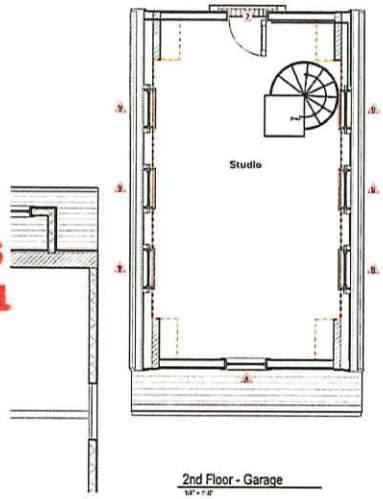


Window Legend



Door Legend

APPROVED
HDC2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2nd Floor - Garage

Structures Unlimited

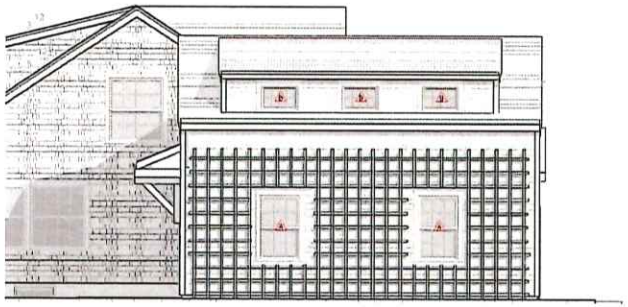
Pearlstein Residence - 20 Derrymore Rd

Manchester, MA 01944

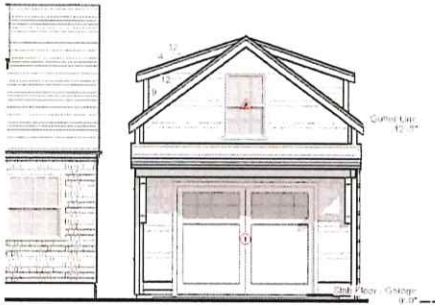
HDC Submission

Garage Elevations

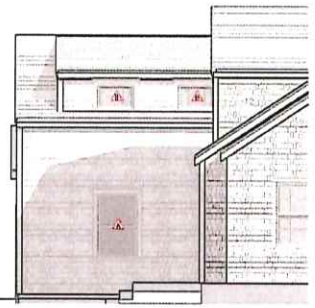
A.1.2



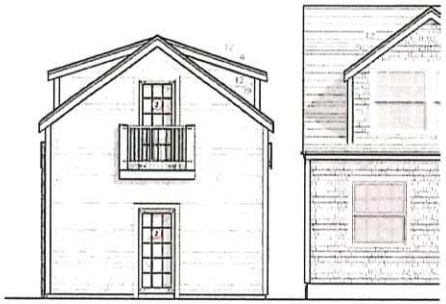
East Elevation - H + G



South Elevation - H + G



West Elevation - H + G

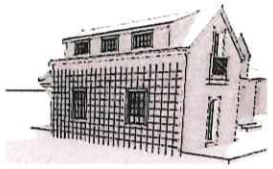


North Elevation - H + G



Southeast View from Derrymore Rd

Not to Scale



Northeast View from Derrymore Rd

Not to Scale

APPROVED
HDC 2023.12.9682
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

10/06/23
2318026

HDC Submission

Garage Elevations

1/4" =

A.1.3

Kim

RECEIVED
JAN 31 2024
By

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

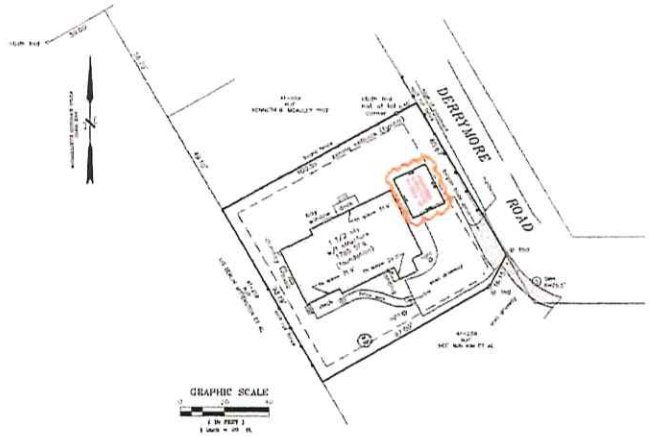
STAFF APPROVAL CHECKLIST

This checklist MUST be submitted with your Staff Approval.

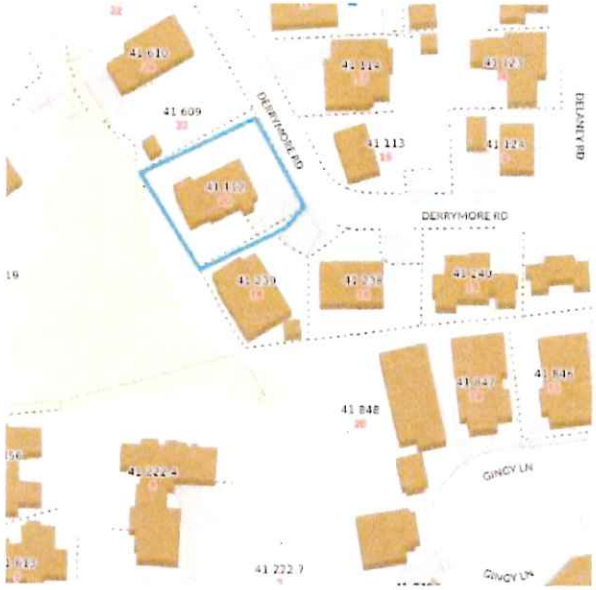
	Date of Drop Off & Sign In submission at Front Desk 1/31/2024
	Address & HDC case number: (ex. HDC2020-XX-XXXX) If applicable 20 DERRYMORE RD – 20
	Meeting Approval Date: 1/9/2024 Copy of Minutes (application item circled) WAIVED
✓	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/door schedule
✓	One set reduced plans: 8 ½ x 11
X	Additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

EXHIBIT A



Survey Data



Locus Map

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DEC 27 2023
By

Map/Parcel: 41/112 Zone: R-1
Lot Size: 8966 SF
Min Lot: 5,000 SF
Frontage: 50 FT / Actual: 80.67 FT
GCR: 30%
Existing GC: 19.9% (1785 SF)
Proposed GC: 24.5% (2198 SF)
Front Setback: 10 FT
Side/Rear Setback: 5 FT

Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

HDC Submission

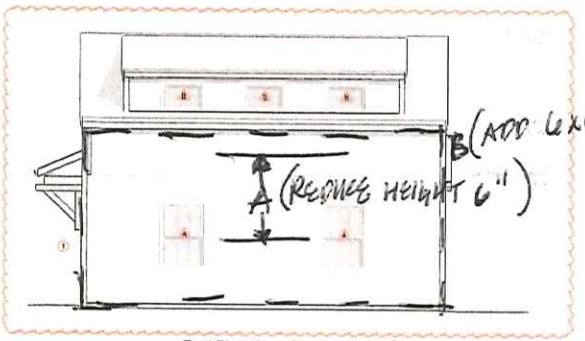
Survey and Locas Map

A.1.1

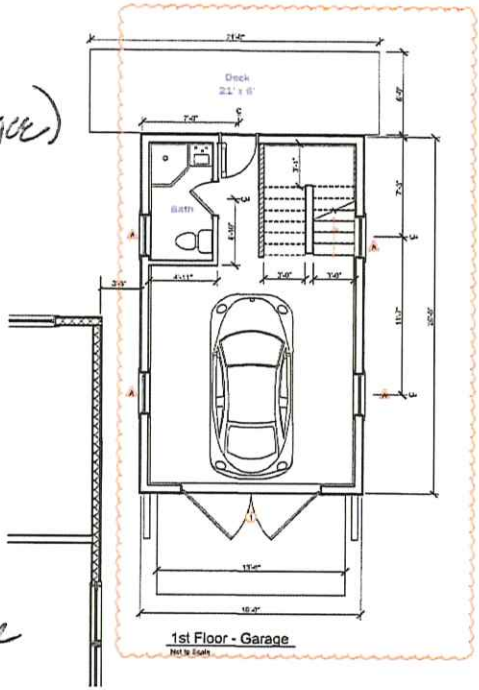
EXHIBIT A



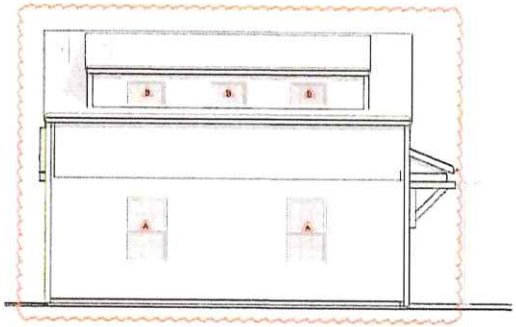
South Elevation - Garage



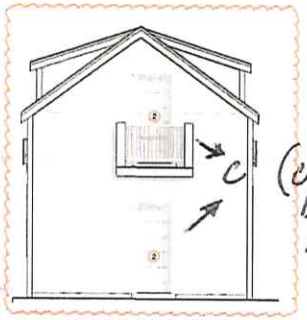
East Elevation - Garage



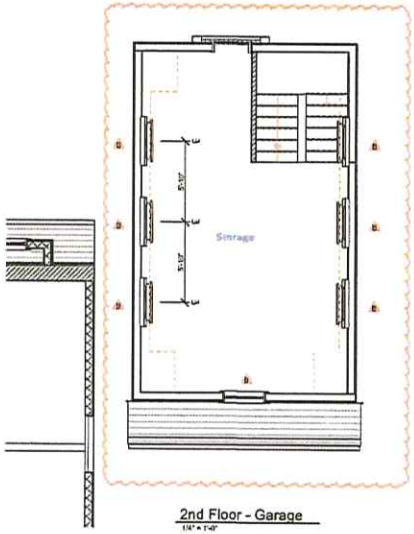
1st Floor - Garage



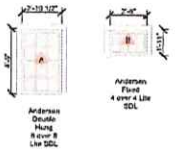
West Elevation - Garage



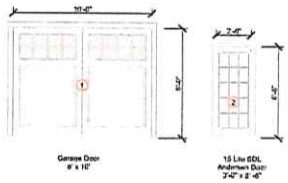
North Elevation - Garage



2nd Floor - Garage



Window Legend



Door Legend

RECEIVED
BY
DEC 27 2023

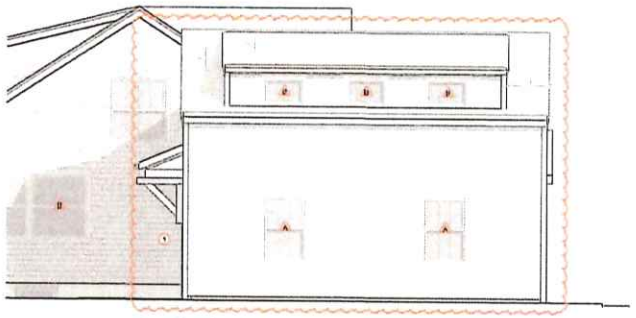
Structures Unlimited

Pearlstein Residence - 20 Derrymore Rd

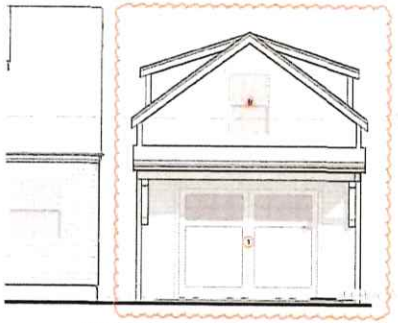
Garage Elevations

A.1.2

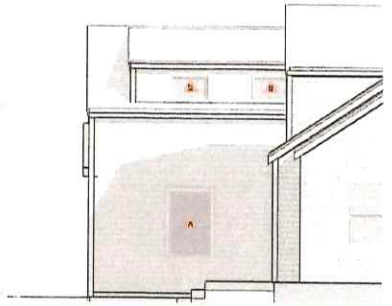
HDC Submission



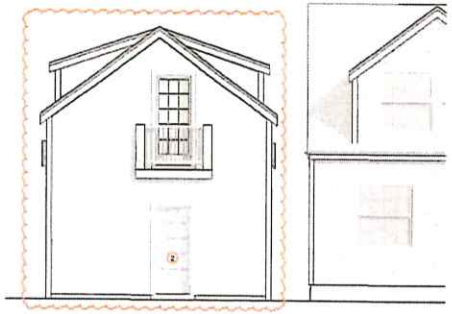
East Elevation - H + G
1/4" = 1'-0"



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

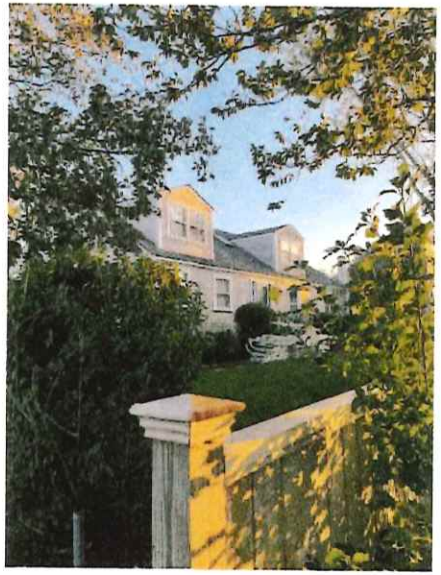
HDC Submission

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 _____

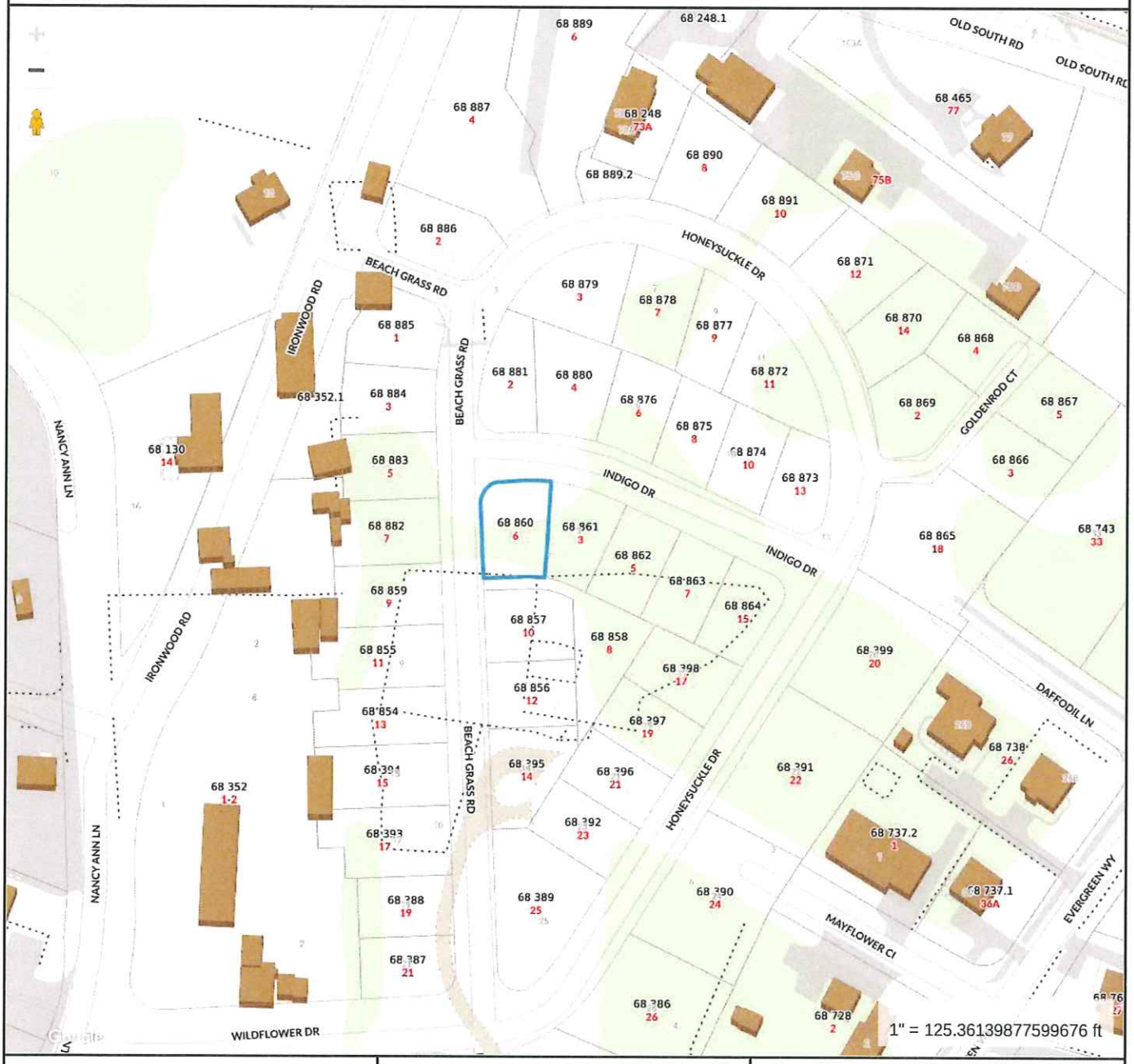
Trim _____ Sash WHITE Doors _____

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

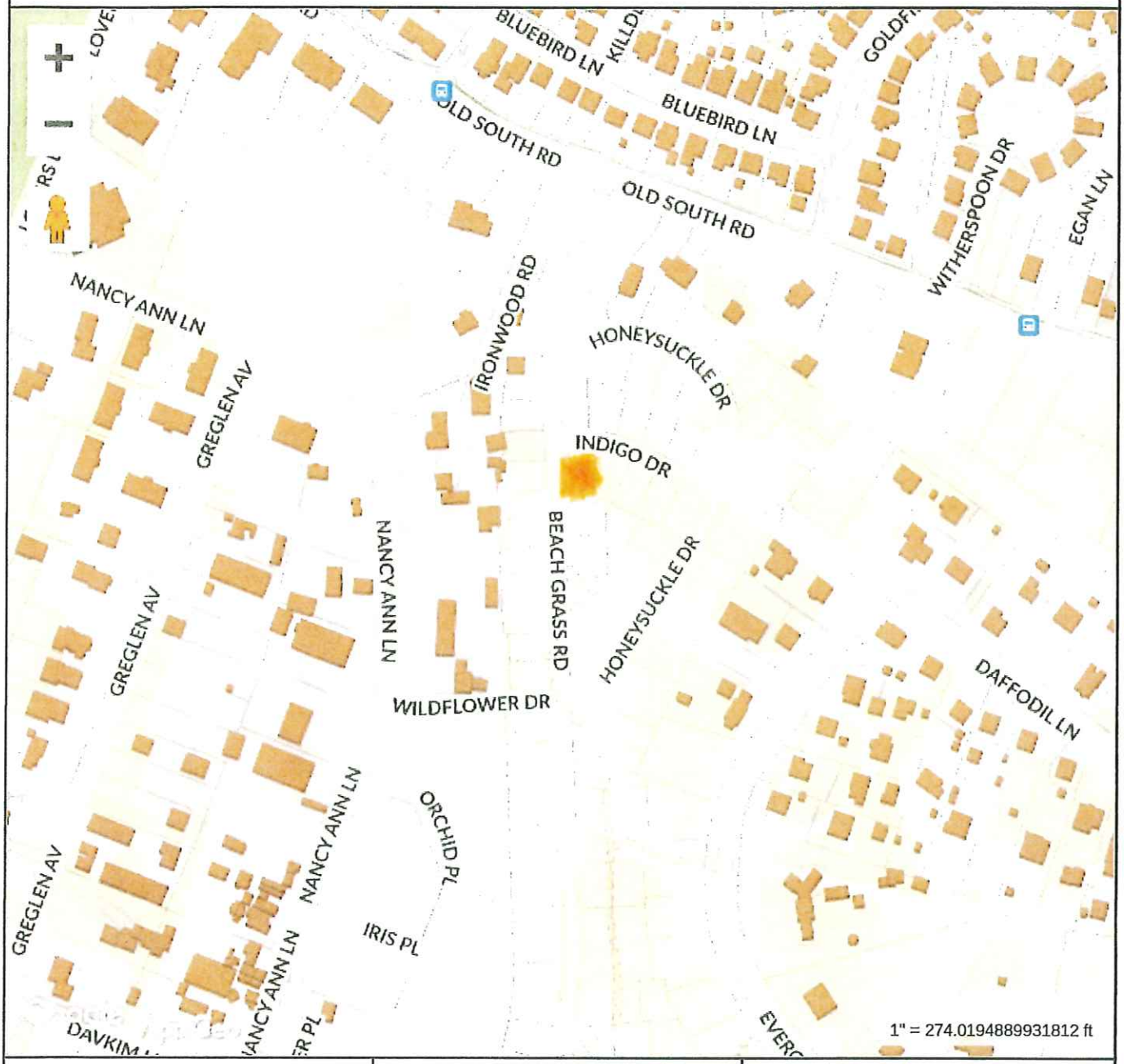
STAFF

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

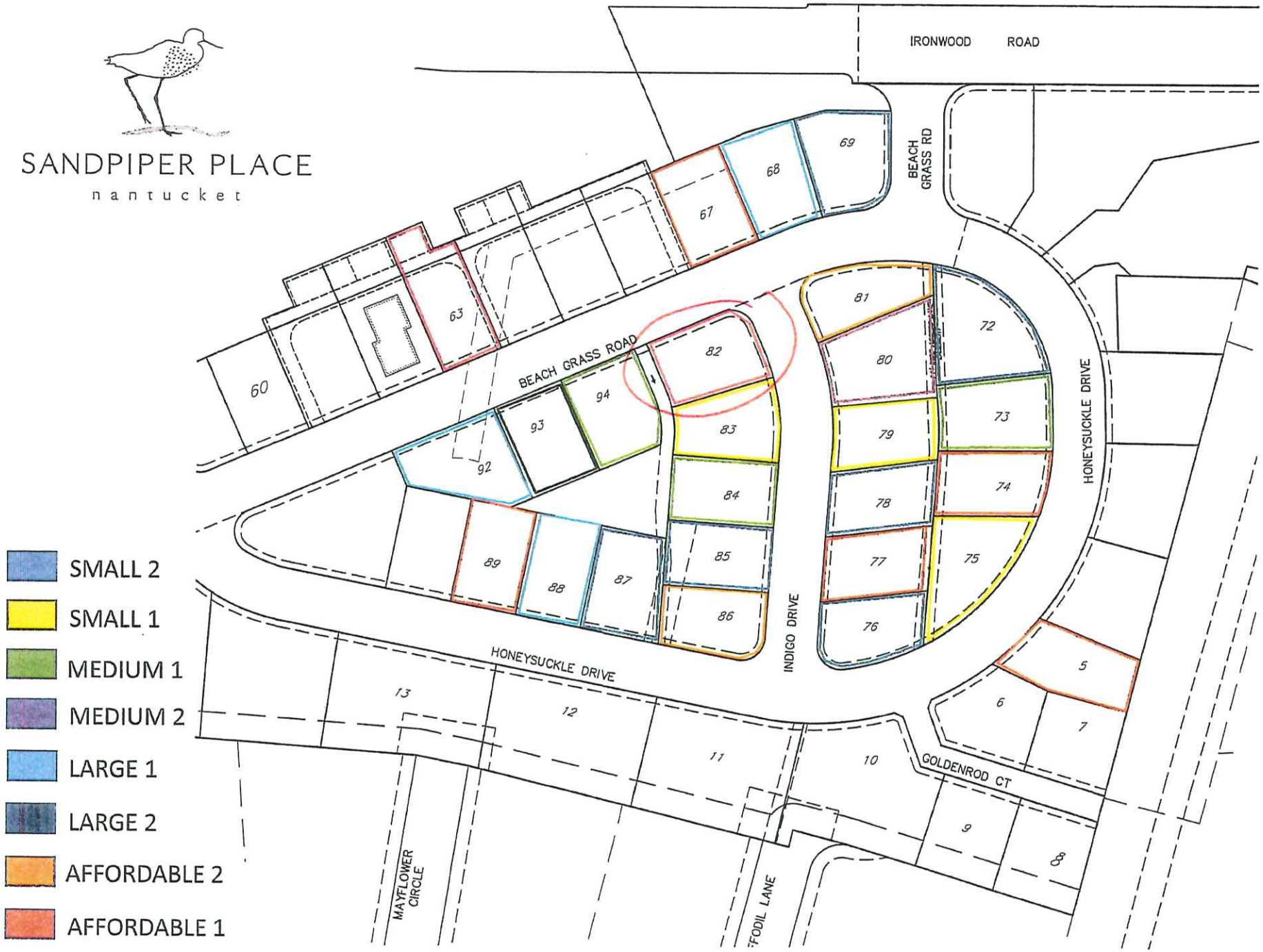
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

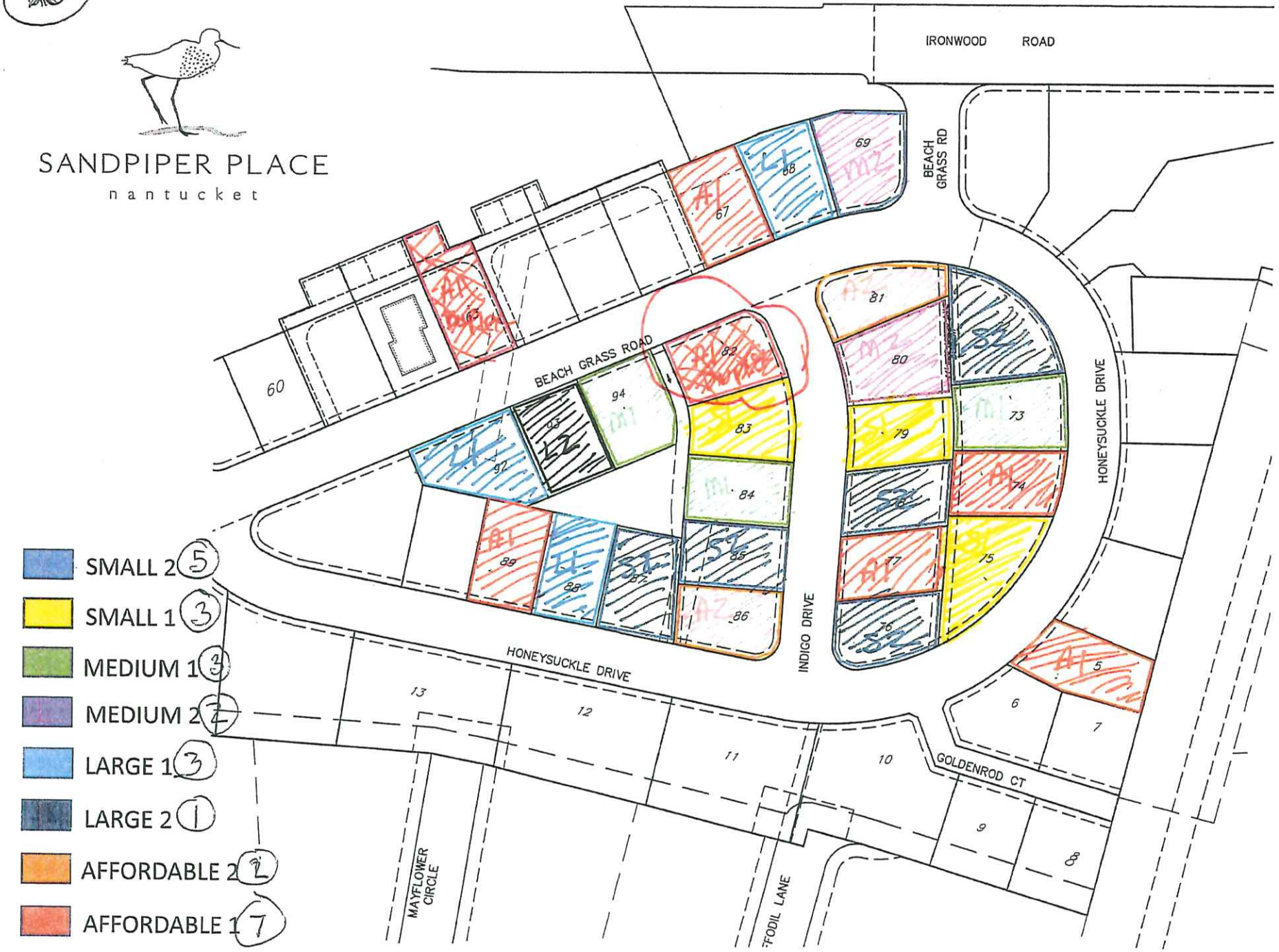
nantucket



26

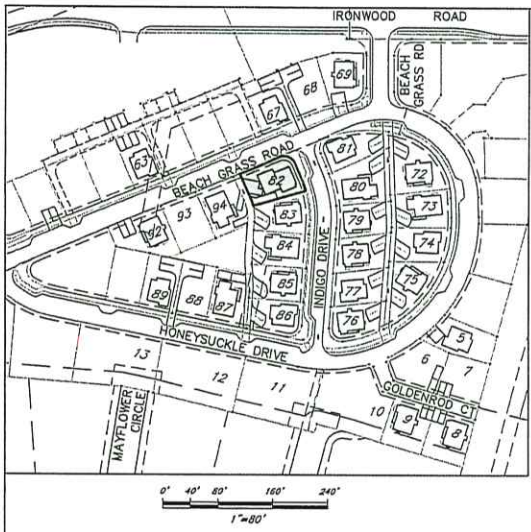
SANDPIPER PLACE

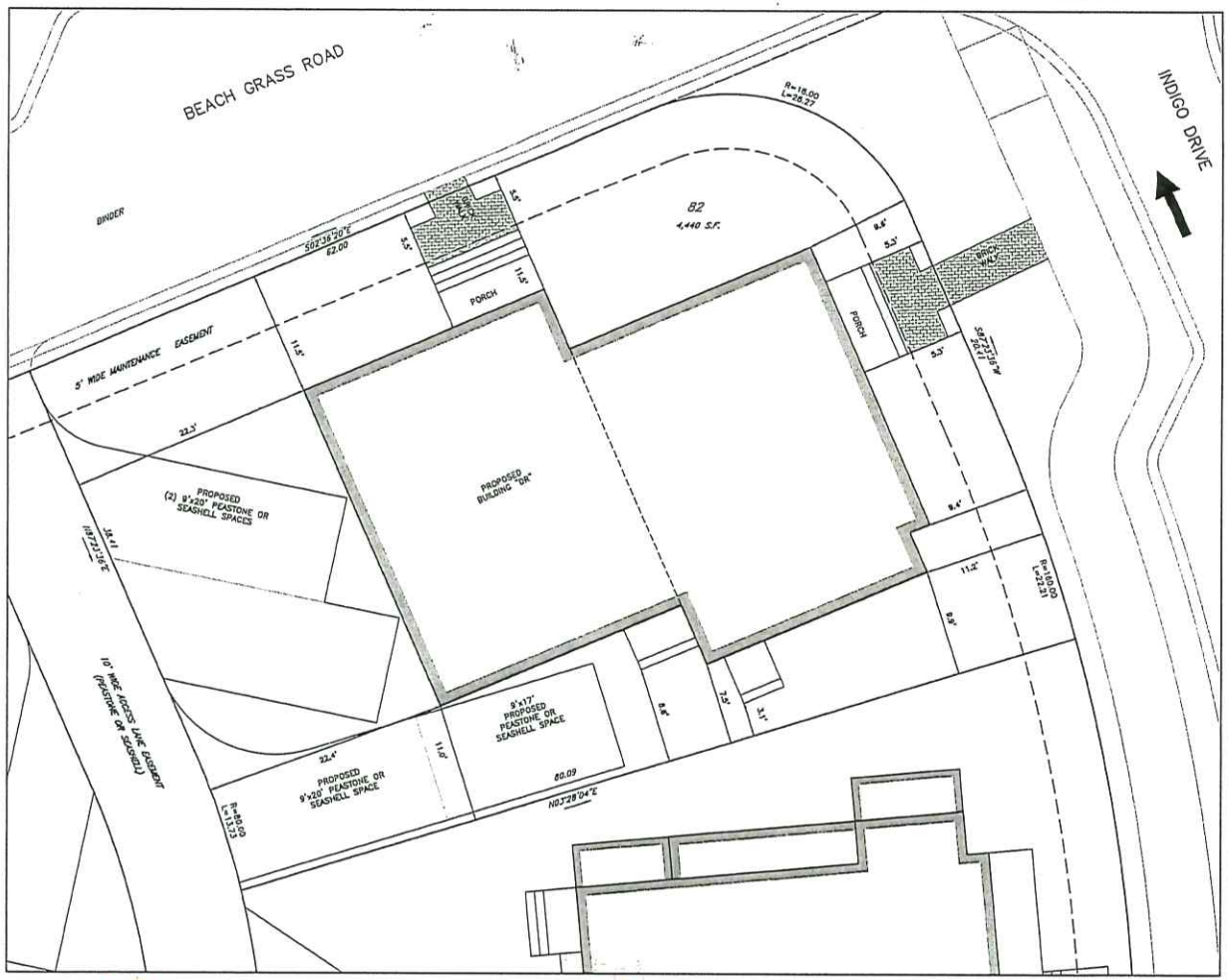
nantucket

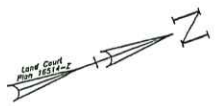




BEACH GRASS ROAD (82, 94, 93, 92)







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:

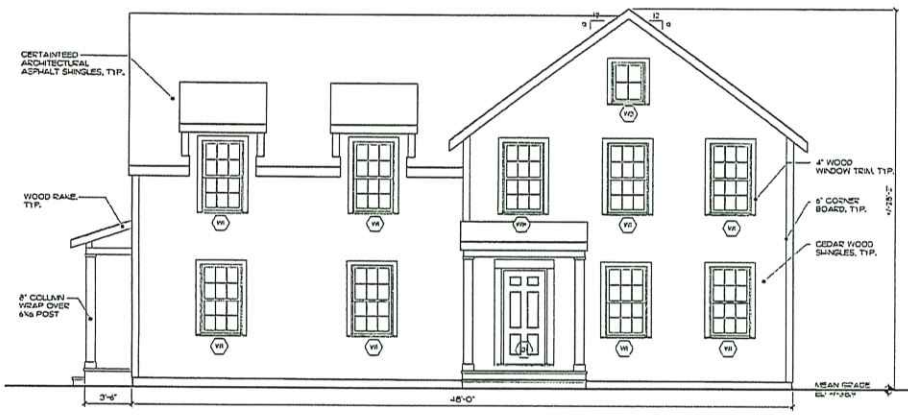
SITE PLAN
6 BEACH GRASS ROAD
SANDPIPER II
NANTUCKET, MASS.

Seal:

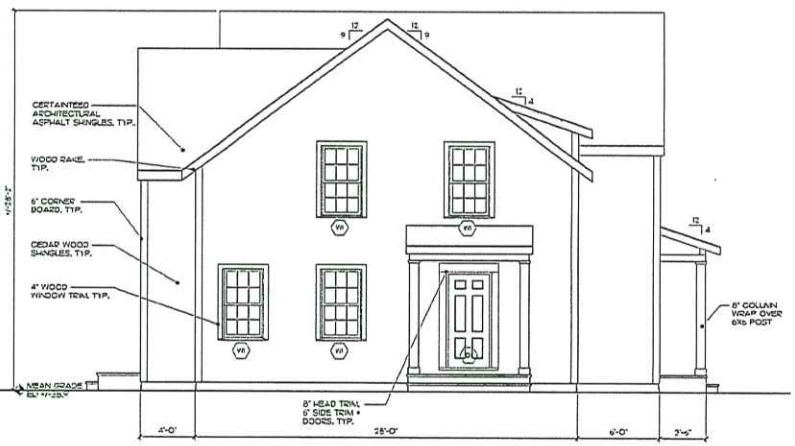
Drawing No.:

C1

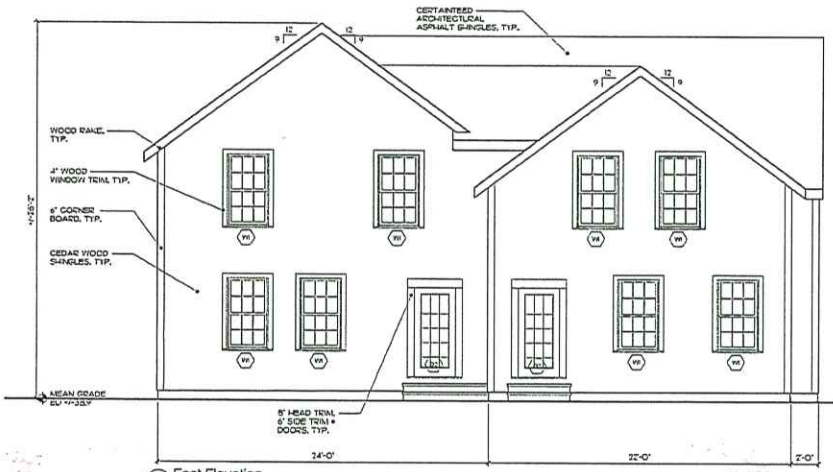
SHEET 1 OF 1



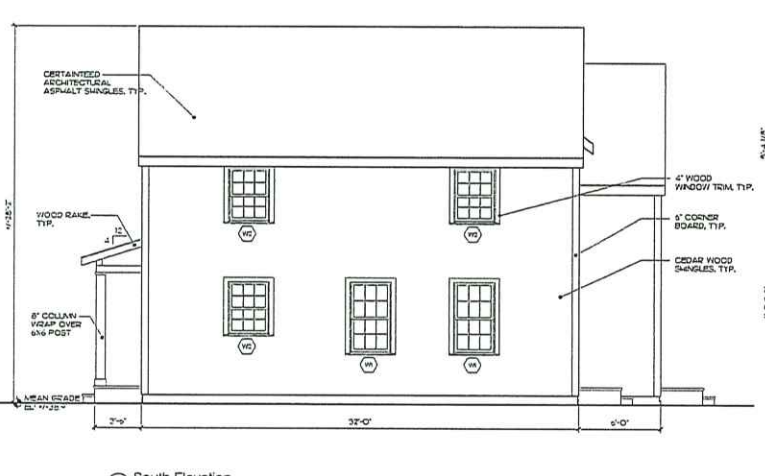
West Elevation
Scale: 1/4" = 1'-0"



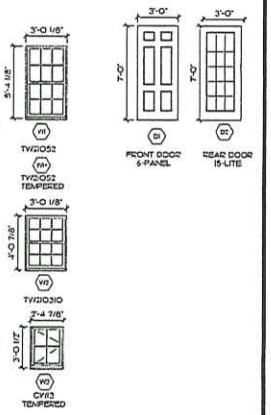
North Elevation
Scale: 1/4" = 1'-0"



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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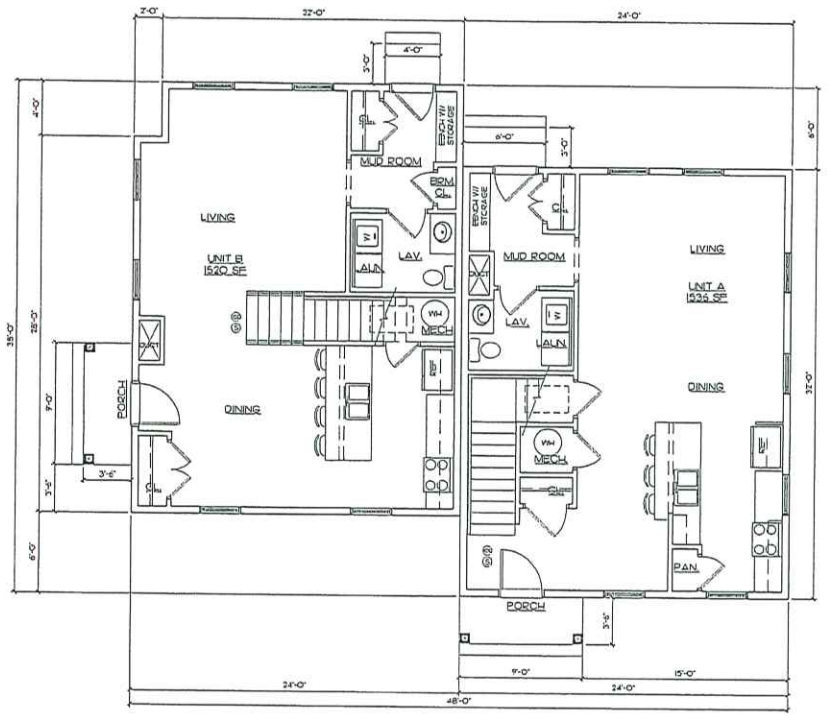
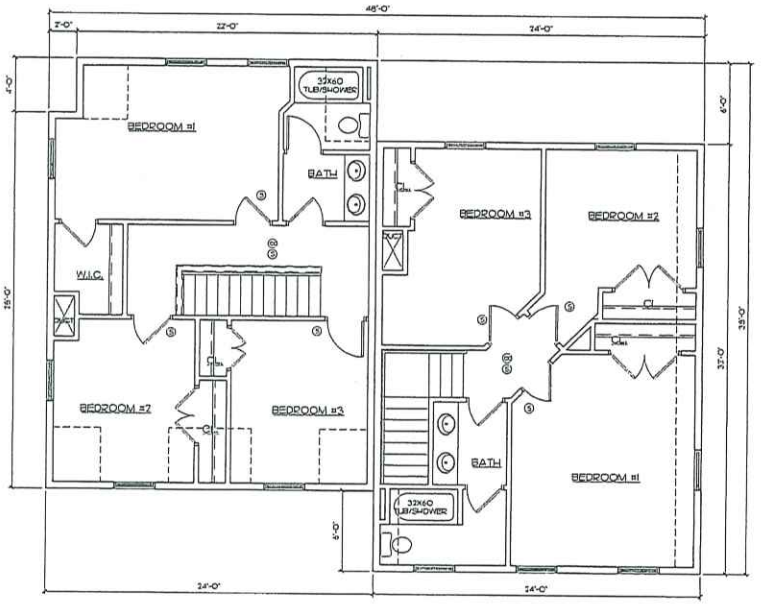
ISSUED	SHEET NUMBER
5/9/2022	2
REVISED / REVISED BY	JOB NO:
	21045



First Floor Plan



Second Floor Plan

Lot 82
Sandpiper Village
Nantucket, MA
Affordable

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ISSUED	SHEET NUMBER
5/9/2022	1
REVISED / REVISED BY	JOB NO:
	21045

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

22.	Ack Mug LLC	10 Silver St	New Dwelling	55.4.1/187	EMDA
23.	88 Pocomo Trust	88 Pocomo	Rev Missing Fenestration	15/42	Emeritus
24.	1 N Swift Rock Road Trust	1 N Swift Rock Road	Alterations	40/2	Emeritus
25.	Elizabeth & Shawn Bristow	31 Exeter	addition	76.4.2/285	self
26.	SE Cache Trust	6 W Dover	As built studio	55.4.1/191	John Brescher
27.	308 Madaket Holdings LLC	308 Madaket Rd	New shed	60.2.1/67	JB Studio
28.	Egilmez Nejat	41 Goldfinch Dr	Add Portico	68/548	JB Studio
29.	Breskman	34A Grove Ln	Pool Hardscape		LINK
30.	M Gault	6 Forrest Ave	New Garage		LINK
31.	Wiggins	40 Vesper Ln	New Shed		LINK
32.	Monomoy Acquisitions	30 N Liberty	Hardscape patio fire pit		LINK
33.	Hawkes End LLC	Esthers Island	New Shed	36.2.3/97	Botticelli & Pohl
34.	10.5 Sherburne TPK LLC	10.5 Sherburne TPK	Rev Hardscape	30/175.1	LFW

IX. OLD BUSINESS 04/23/2024

1.	Mariela Oviedo	12 Wappossett Ci	Solar	67/572	Incite LLC
•	*Commissioners: Pohl, Welch, Coombs, Oliver, Patten*				
2.	Brian Davis	108 Surfside Road	Roof Solar	80/5	Sunwind
•	*Commissioners: Pohl, Welch, Camp, Coombs, Patten*				
3.	Tomack LLC	38 Chuck Hollow Road	MH – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
4.	Tomack LLC	38 Chuck Hollow Road	Garage – Roof/Fen	75/66.1	JB Studio
•	*Commissioners: Welch, Coombs, Oliver, Patten, Thornewill*				
5.	Josh Leffler	22 Pleasant St	Addition	42.3.2/50	Oliver
•	*Commissioners: Pohl, Welch, Camp, Coombs, Oliver*				
6.	450 Greenpark LLC	2 Stone Alley	Railings		Emeritus
•	*Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver*				
7.	Cohen StevenTR. co Area 51 TR.	51 W Miacomet Road	Pool	81/52	Ahern LLC
•	*Commissioners: Pohl, Camp, Coombs, Oliver, Patten*				
8.	Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio	56/113.6	LINK
•	*Commissioners: Welch, Coombs, Oliver, Paul, Thornewill*				
9.	Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter	55.1.4/8	Emeritus
•	*Commissioners: Pohl, Welch, Coombs, Camp, Oliver*				

X. NEW BUSINESS 04/30/2024

1.	Durham Station LLC	76 Pocomo Rd	Move off demo dwelling	15/38	Mark Avery
2.	Durham Station LLC	76 Pocomo Rd	New dwelling	15/38	Mark Avery
3.	Durham Station LLC	76 Pocomo Rd	New studio	15/38	Mark Avery
4.	Barnes Curtis & Joan Trust	12 Sunset Hill	Addition	41/450	NAG
5.	Smiley 15 N Water LLC	15 N Water St	House reno	42.4.2/50	Normand
6.	Smiley 15 N Water LLC	15 N Water St	landscaping	42.4.2/50	Normand
7.	Eloise N.T	1 Sandy Dr	Ext Stair Rev	29/73	Thornewill
8.	Anthony & Jane & Tomasiallo	13 Bank St	Replace 3-4 Windows	73.1.3/68	Richard Pruniar
9.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle
10.	Geoff Smith	22 Coffin St	Demo move off	73.4.1/36	Topham
11.	Geoff Smith	22 Coffin St	New dwelling	73.4.1/36	Topham
12.	Courtney Gault	8 New Mill St	Add Dormers	42.3.3/33.2	Concept plan design
13.	12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage	21/83	Bottichelli & Pohl
14.	12 Sesachacha LLC	12 Sesachacha Rd	New garage	21/83	Bottichelli & Pohl
15.	Stark point LLC	16 Easton St	Studio Addition	42.4.1/11	Bottichelli & Pohl
16.	Skyline Drive, LLC	6 Woodland Dr	Cabana	79/209	Stow MT Builders
17.	Dan Driscoll	15 Madaket Rd	Rooftop solar	41/299.3	Acksmart
18.	Dukes Road Trust	2 Dukes Road	New Guset	41/187	Botticelli & Pohl
19.	Dukes Road Trust	2 Dukes Road	New Garage	41/187	Botticelli & Pohl
20.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD
21.	Schneider Family	10 West Dover St	New Dwelling	55.4.1/192	Val Oliver
22.	Patience Killen	1 Old North Wharf	Addition	42.3.1/80	Val Oliver
23.	Naughty Cal LLc	26B Daffodil Ln	Rooftop solar	68/738.2	Acksmart
24.	St Mary's Church	3 Federal	Railing	42.3.1/174	Hollister Consulting
25.	Andy Bender	2 Braeburn Way	Rooftop solar pool house	39/41	Acksmart
26.	Three North Gully Road LLC	7 N. Gully Road	New Dwelling	73.1.3/123	Boticelli & Pohl
27.	48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery

HDC meeting Tuesday the 28th.
10 Silver Street Minutes:
Voting: Full board

Representing: Ethan McMorrow – EMDA

Oliver

No issues

Ray

Would like to see a more detailed site plan with grades noted and a cross section of the property with grades.

General discussion about the front door and corresponding window above placement at North elevation. Asked if door and window could be move over 6 +- inches to lessen the amount shingles between the door and left side of façade.

General discussion about mixed window sizes at both East and West elevations at main mass. Would like windows to be more uniform using window (A)

Motion to hold for revisions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER STREET

Owner of record: ACK MWG LLC

Mailing Address: 100A MAIN STREET
TUCKAHOE, NY 10707

Contact Phone #: 914 512 4601 E-mail: tracy@m2developers.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW/ DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 72' Sq. Footage 1st floor: 1499 Decks/Patio: Size: 16x8 ☒ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 700 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 275±

Difference between existing grade and proposed finish grade: North -0 South -0 East -0 West -0

Height of ridge above final finish grade: North 28'-6"±6" South 13'-0"±6" East 28'-6"±6" West 28'-6"±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-9"± ☐ Block ☐ Block Parged ☒ Brick (type) COMMON ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged 3'± ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): COPPER 3" DIA

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x4
Window Casing 6/4x4 Door Frame 6/4x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM Rear BROSCO Side BROSCO
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

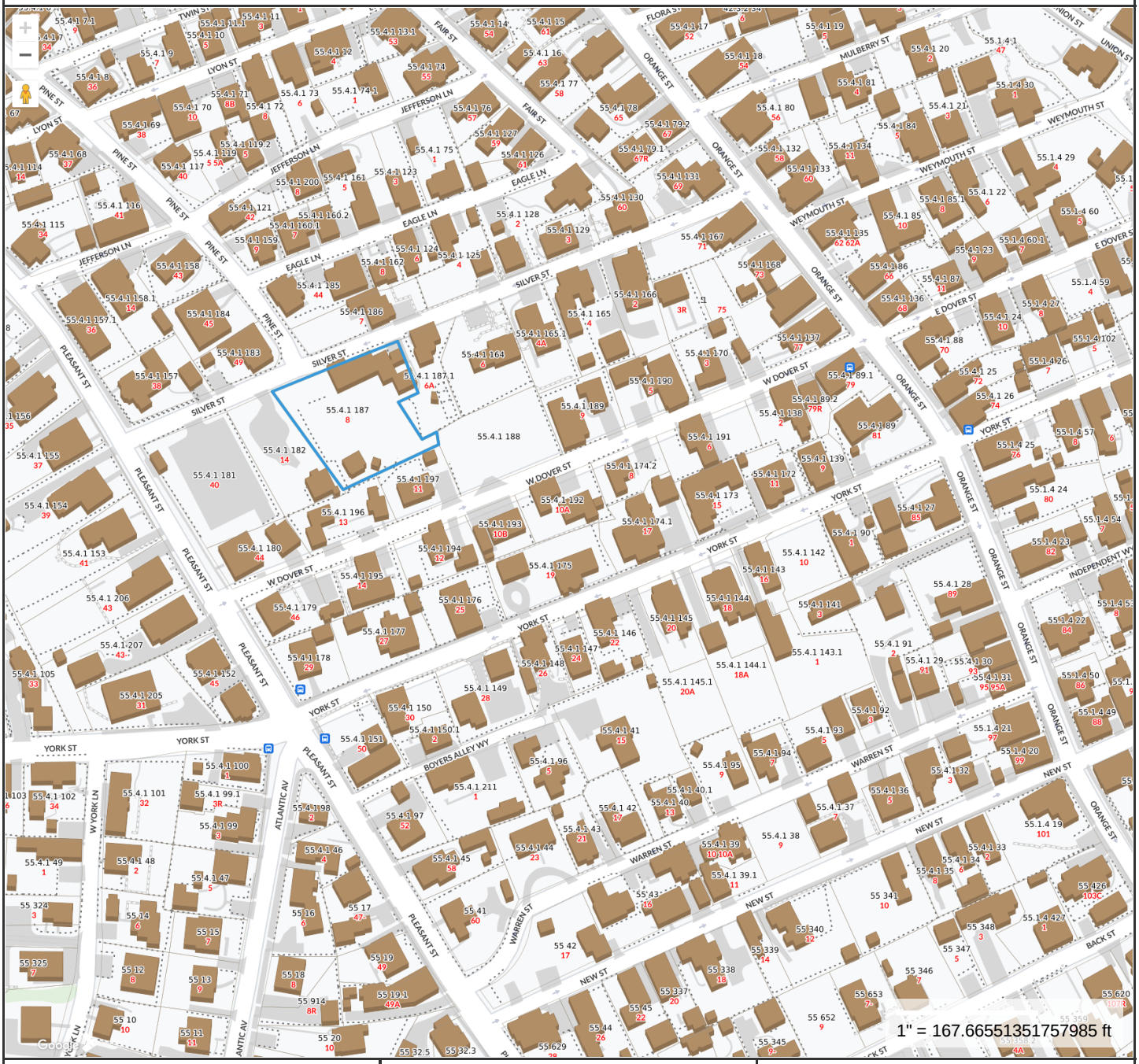
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof WOOD NATURAL
Trim PLATINUM GRAY Sash PLATINUM GRAY Doors BLACK (FRONT)
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3-17-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	11084
Location	8 SILVER ST
Owner	DOBER RICHARD P TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 5/31/2024
	Address & HDC Case Number (ie HDC2020-05-0265): NONE
	Copy of Minutes (application item circled) ENCLOSED
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

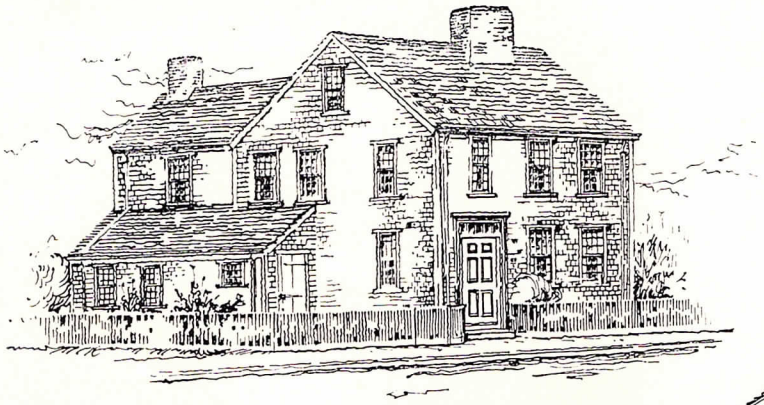
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

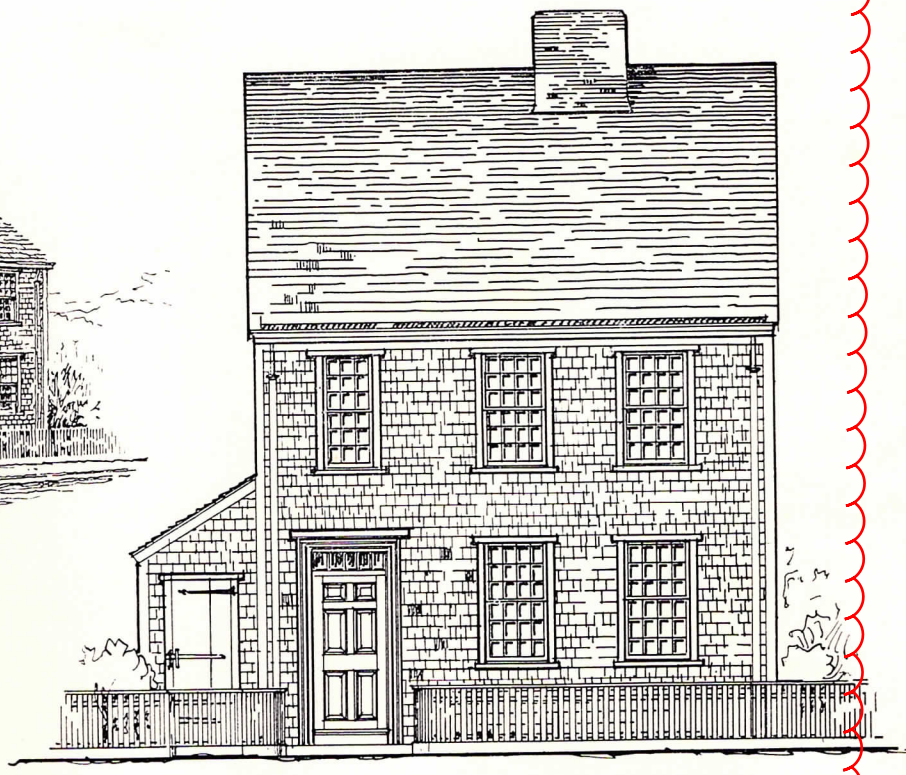
Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Ethan McMorrow Date: 5/30/2024

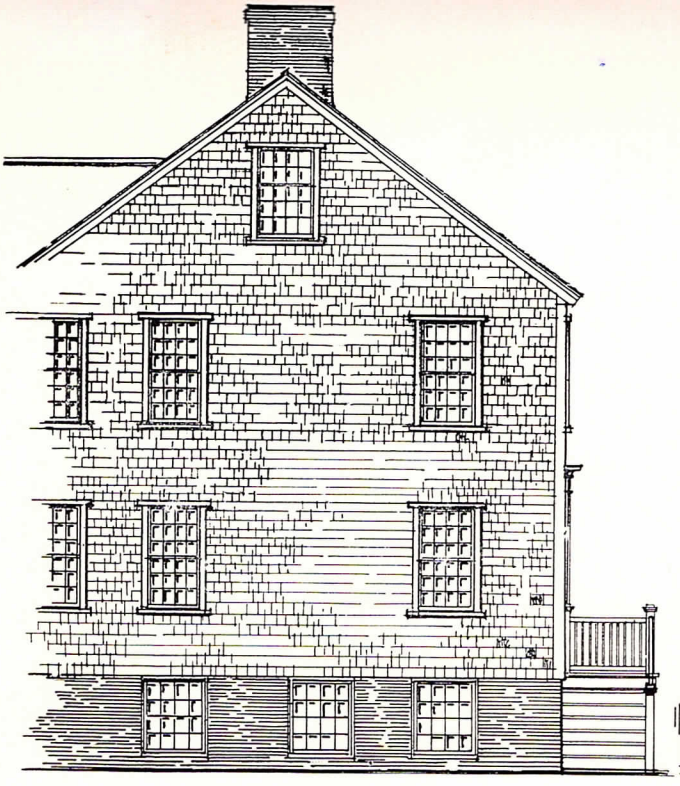


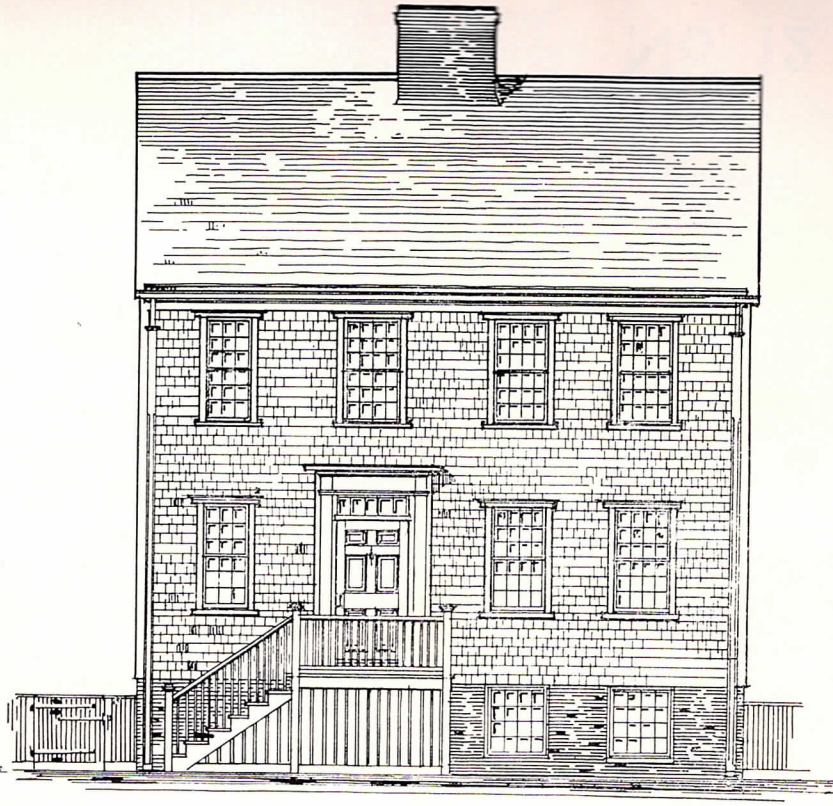
SKETCH



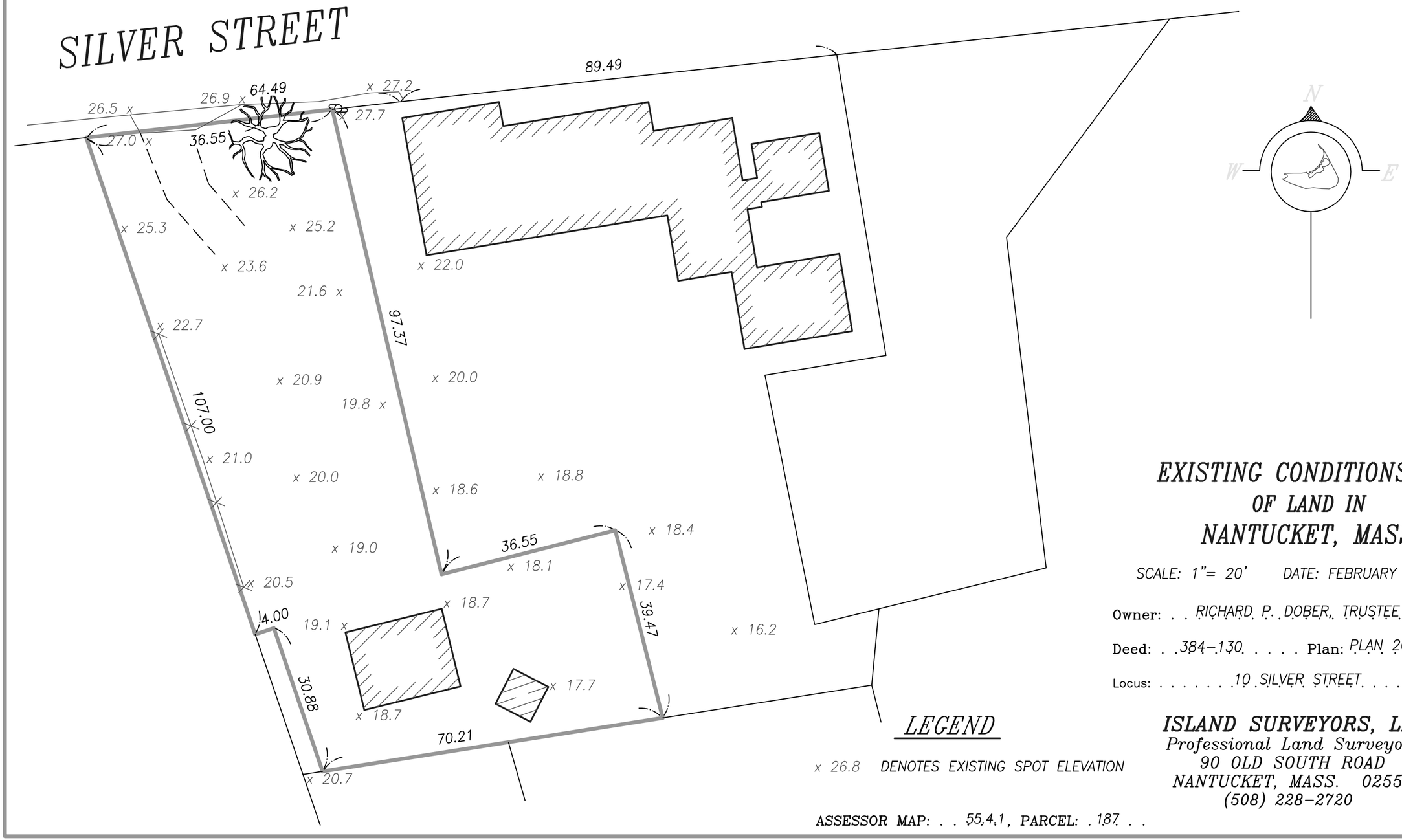
FRONT ELEVATION No. 10

0 5' 10'









EXISTING CONDITIONS PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: FEBRUARY 19, 2024

Owner: . . RICHARD P. DOBER, TRUSTEE . . . . . .

Deed: . . 384–130 . . . . **Plan:** PLAN 2023–37; LOT A .

Locus: . . . . . 10 SILVER STREET . . . . . .

LEGEND

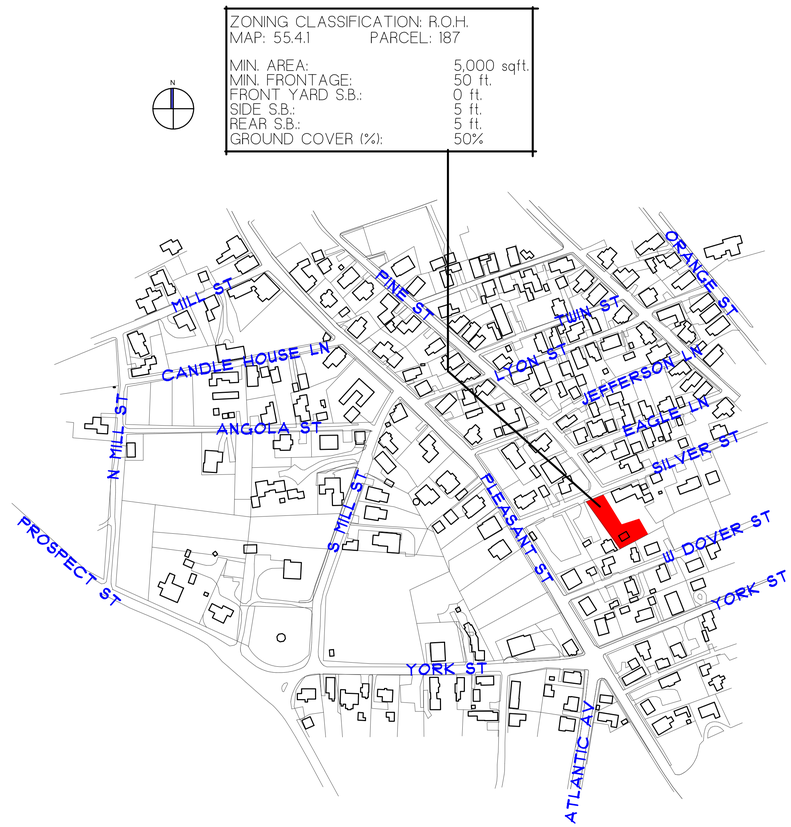
x 26.8 DENOTES EXISTING SPOT ELEVATION

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

ASSESSOR MAP: . . 55.4.1, **PARCEL:** . 187 . .

K–1130





DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	12	6/6 D.H.
B	GREEN MOUNTAIN	2'-8" X 4'-8"	9	6/6 D.H.
C	GREEN MOUNTAIN	3'-0" X 5'-0"	6	4 LT. CASEMENT
D	GREEN MOUNTAIN	2'-4" X 5'-0"	4	4 LT. CASEMENT
E	GREEN MOUNTAIN	2'-0" X 4'-0"	3	6/6 D.H.
F	GREEN MOUNTAIN	2'-0" X 4'-4"	1	6/6 D.H.
G	GREEN MOUNTAIN	2'-0" X 3'-4"	4	6/6 D.H.
H	GREEN MOUNTAIN	2'-6" X 2'-6"	1	12 LT. FIRE EGRESS (TOP SASH OF G W/ CHECK RAIL)
1	SIMPSON	3'-0" X 6'-8"	1	6 PNL. EXTERIOR WD. DR. W/ 5 LT. TRANSOM
2	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3	BROSCO	3'-0" X 7'-0"	1	9 LT. 2 PNL. EXTERIOR DOOR
4	BROSCO	3'-0" X 7'-0"	1	12 LT. 1 PNL. FRENCH DOOR

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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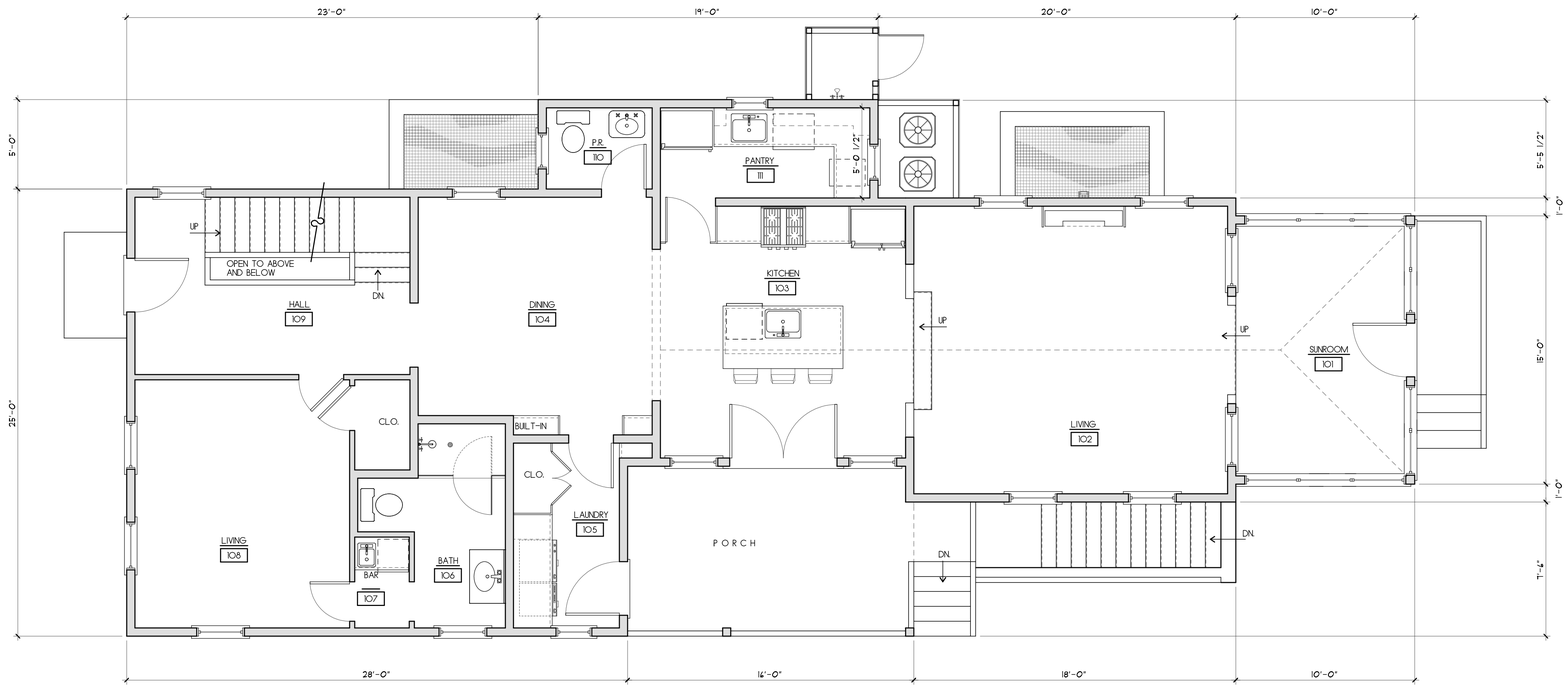
ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

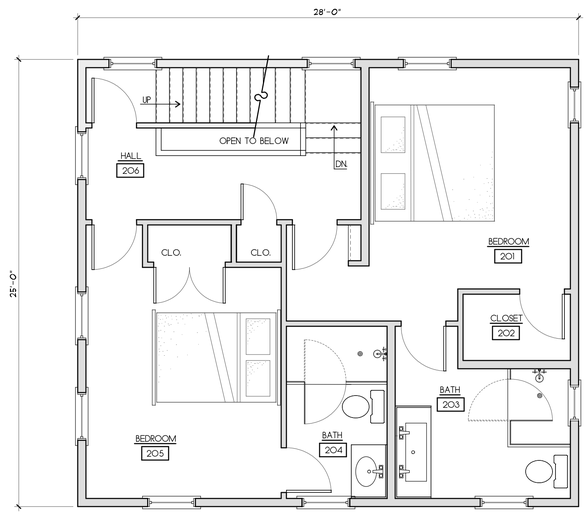
MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1

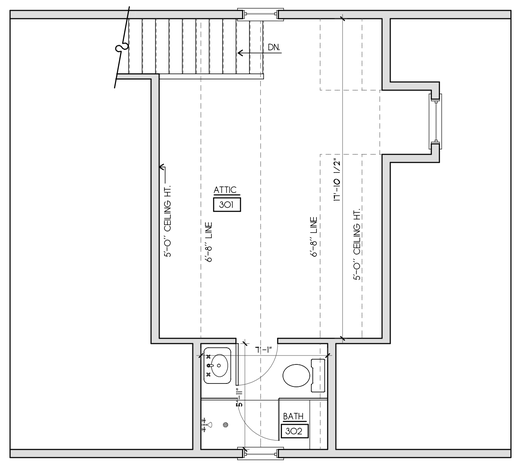


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1499 S.F.

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:
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ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
FLOOR PLANS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



NORTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



WEST ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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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
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



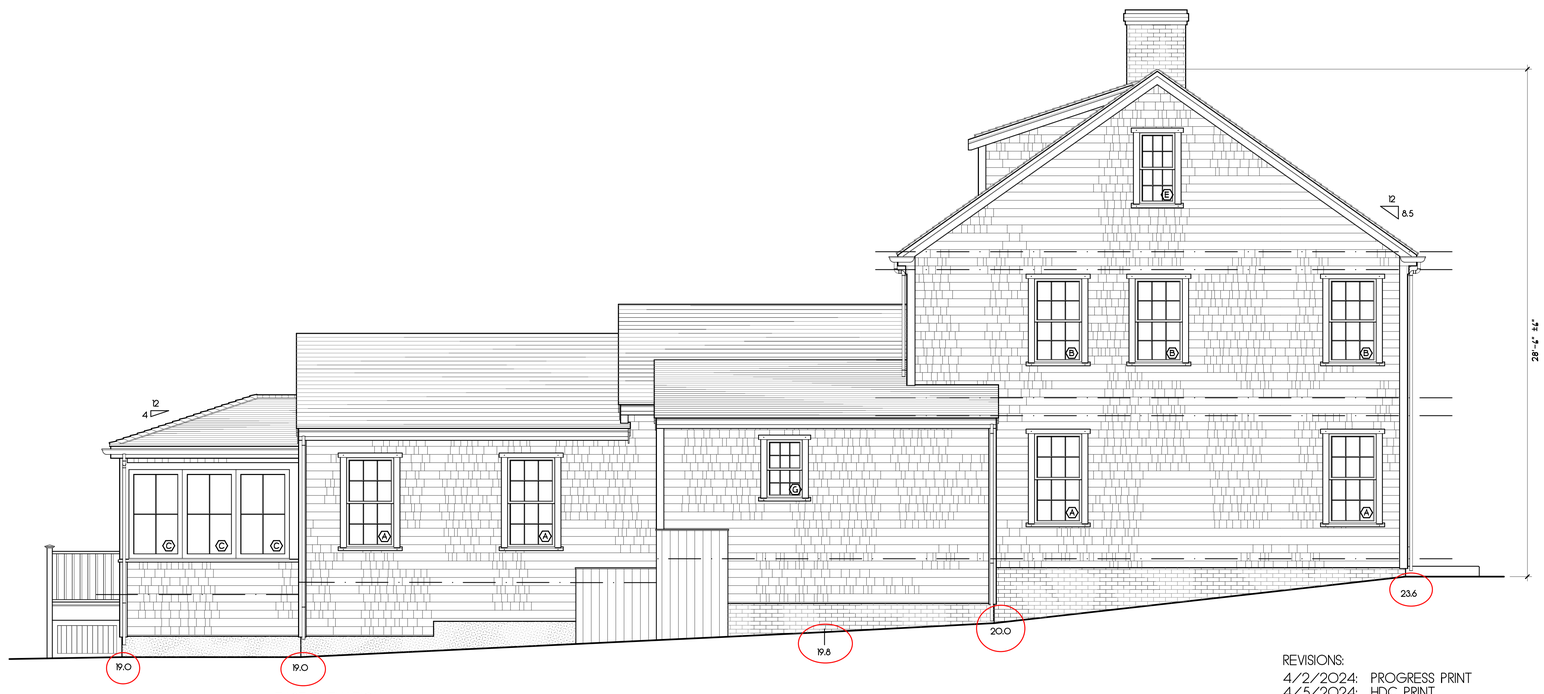
SOUTH ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



EAST ELEVATION ORIGIONAL SUBMISSION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISIONS

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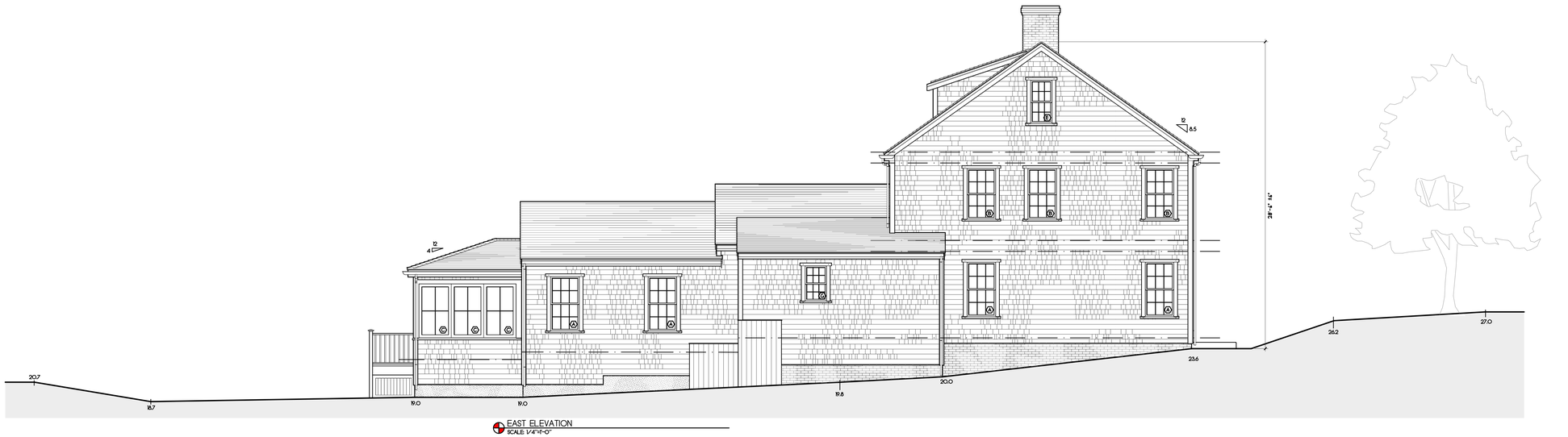
MAP: 55.4.1 PARCEL: 187
ELEVATIONS
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 5/25/2024
SCALE: 1/4" = 1'-0"

SHEET NO. a 3



WEST ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

2 Stone Alley - M: 42.3.1 P: 102 - June 5, 2024

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable Official Minutes Not Issued At Time Of Submission
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 06.05.24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 917.348.2256 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-08-8882
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add railing
2. South Elevation Add railing
3. West Elevation No visible changes
4. North Elevation Add railing

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. No Changes

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

I. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1. Lubin Richard K Trust — 6 Hinckley Lane — Remove bulkhead walkout — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)
2. West Chester St LLC — 61 W. Chester St — Dormer Addition — 41/222.1 — BPC — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)
3. Lubin Richard K Trust — 6 Hinckley Lane — New Pool Cabana — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility.
4. 23 Sankaty Head Rd Trust — 23 Sankaty Head Rd — Demo garage — 48/4.1 — BPC — CT
   - Approve as a move-off only.
5. Andy Bender — 2 Braeburn Way — Rooftop solar pool house — 39/41 — Acksmart — SW
   - Panels appropriately located on secondary structure, but also due to limited visibility.
6. Steven L. Cohen, Trustee of Monomoy Trust — 39 Monomoy — New garage — 54/79 — WAPD — RP
   - Approve as revised.
   - *Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch* (OLD BUSINESS 6/4/24)

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart

V. OLD BUSINESS 05/14/24

1. ACK Mid Island LLC — 18-26 Sparks Ave — Rev Mixed Use Bldg — 55 231.1 -307-310 — LFW
   - *Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– **Last heard April 30, 2024***

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten – **Last heard May 28, 2024***
2. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
   - *Commissioners: Pohl, Camp, Oliver, Patten, Paul – **Last heard May 28, 2024***

VII. OLD BUSINESS 04/23/2024

1. Mariela Oviedo — 12 Wappossett Ci — Solar — 67/572 — Incite LLC
   - *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*
2. Brian Davis — 108 Surfside Road — Roof Solar — 80/5 — Sunwind
   - *Commissioners: Pohl, Welch, Camp, Coombs, Patten*
3. Nantucket Historical Association — 89 Bartlett Road — Roof Solar — 66/410 — AckSmart
   - ***Not anticipated by the Chair within 48 hours***
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
4. Tomack LLC — 38 Chuck Hollow Road — MH – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
5. Tomack LLC — 38 Chuck Hollow Road — Garage – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
6. Josh Leffler — 22 Pleasant St — Addition — 42.3.2/50 — Oliver
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver - **Last heard April 9, 2024***
7. 450 Greenpark LLC — 2 Stone Alley — Railings — 42.3.1 /102 — Emeritus
   - *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - **Last heard April 9, 2024***
8. Cohen Steven1R. co Area 51 1R. — 51 W Miacomet Road — Pool — 81/52 — Ahern LLC
   - *Commissioners: Pohl, Camp, Coombs, Oliver, Patten - **Last heard April 2, 2024***

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/04/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Thornewill, Paul, Patten, Oliver

Chair: Welch Alternate: N/A

Thornewill: Feels the cornice & railing of Option 'B' are way to formal. Would like to see the possibility of a continuous low decorative railing. As is states not in favor of either option.

Paul: Option 'B' feels a bit heavy, and Option 'A' feels a bit peculiar but is not adverse to the continuous railing if it was natural to weather. Feels there is a precedent for flat roof railings. Prefers a homogenous railing design & height. Could support approval for Option 'A'.

Patten: Asks several questions about the design. Likes shorter decorative railing but has a 'hard time' with the deck all together.

Oliver: Agrees with Paul regarding Option A. Feels the deck area is massive and would like to see it taken back a 'few' sections.

Welch: The railing could come over two sections in full height to mid roof. Suggests presenting a more utilitarian option with reduced size and visibility from Stone Alley. Paul & Oliver weigh in with comments of support for the Chair's insights.

Motion to hold for revisions and resubmission by Thursday 06.06.24 to be held for next hearing (Welch)

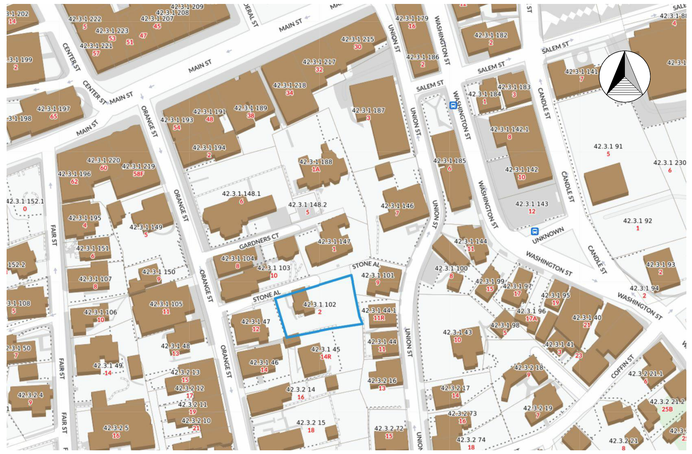
Carried 5-0

Ehinger Residence

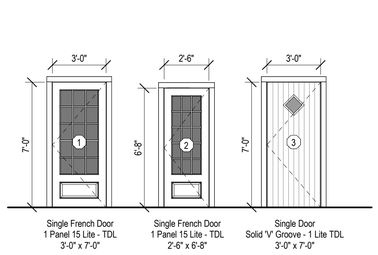
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

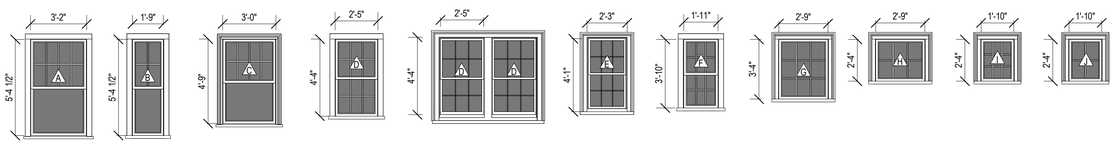


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior
1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend
1/4" = 1'-0"

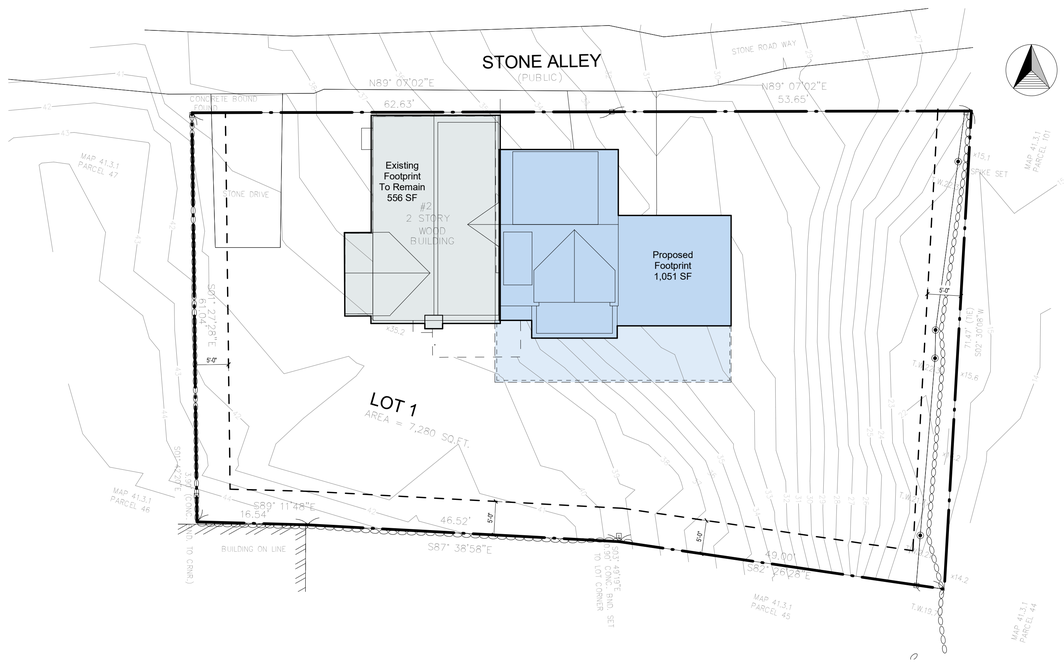


North Elevation

East Elevation

South Elevation

West Elevation



Site Plan
3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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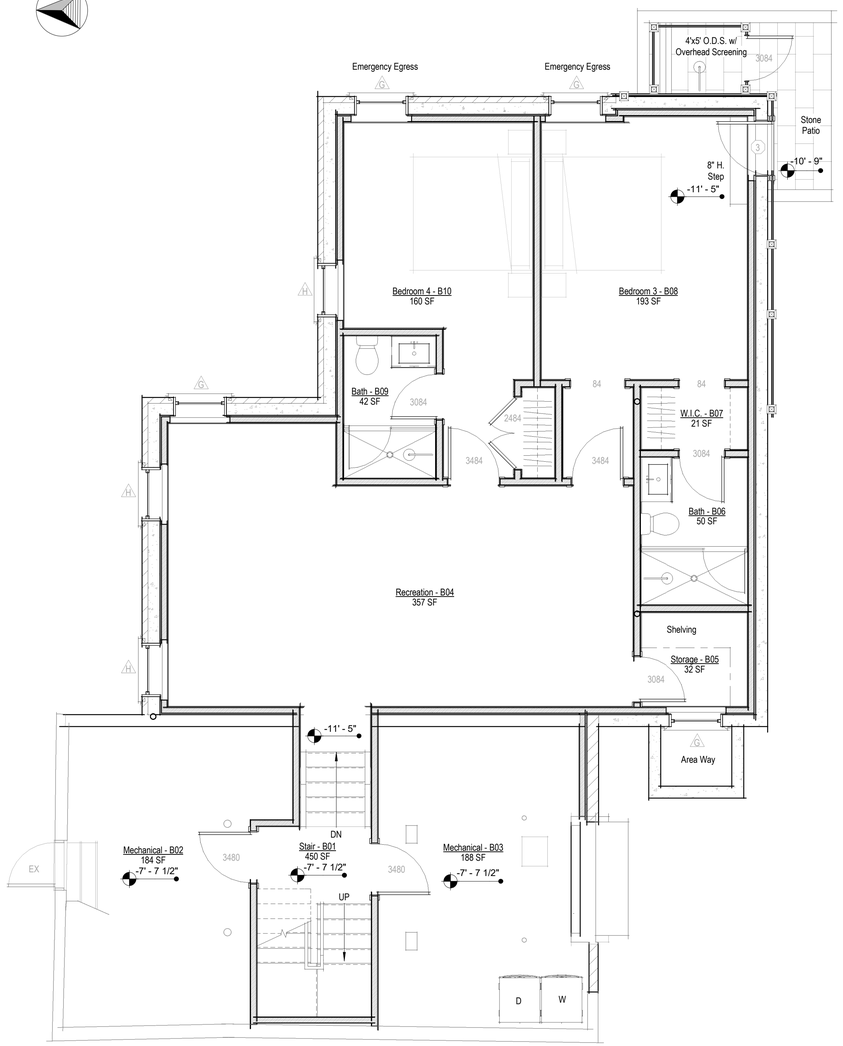
G.1.0

2110

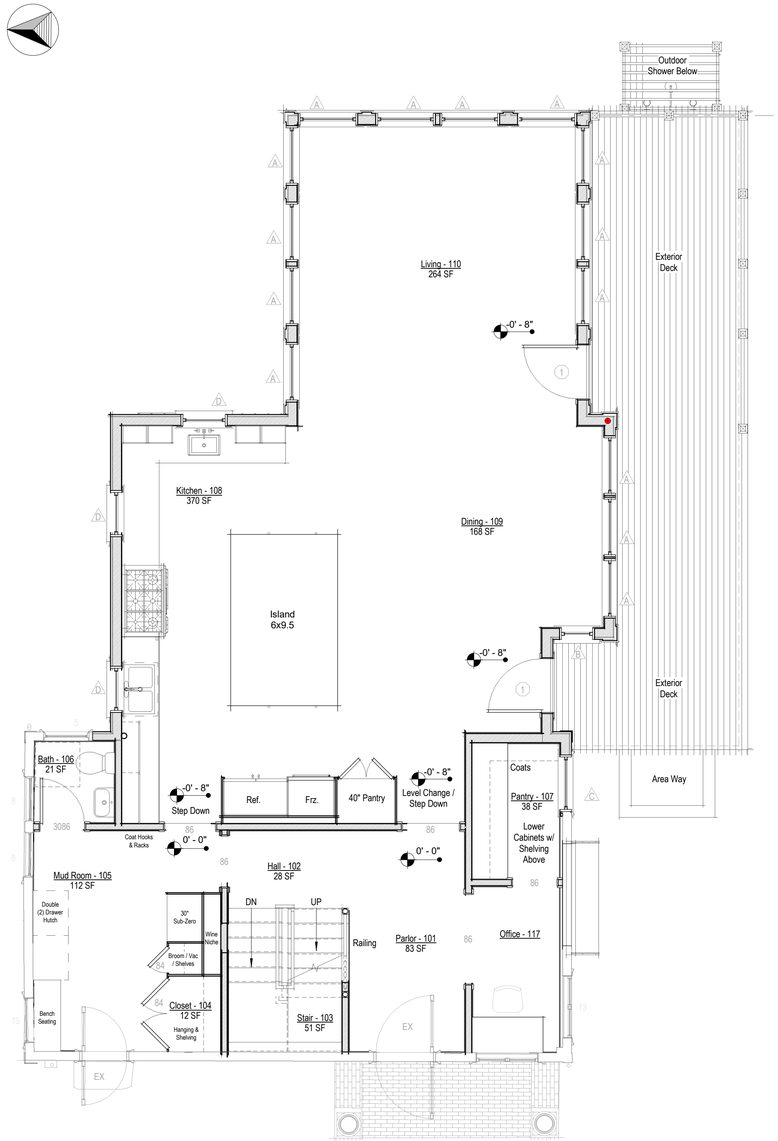
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

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G.1.0 Cover Sheet
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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

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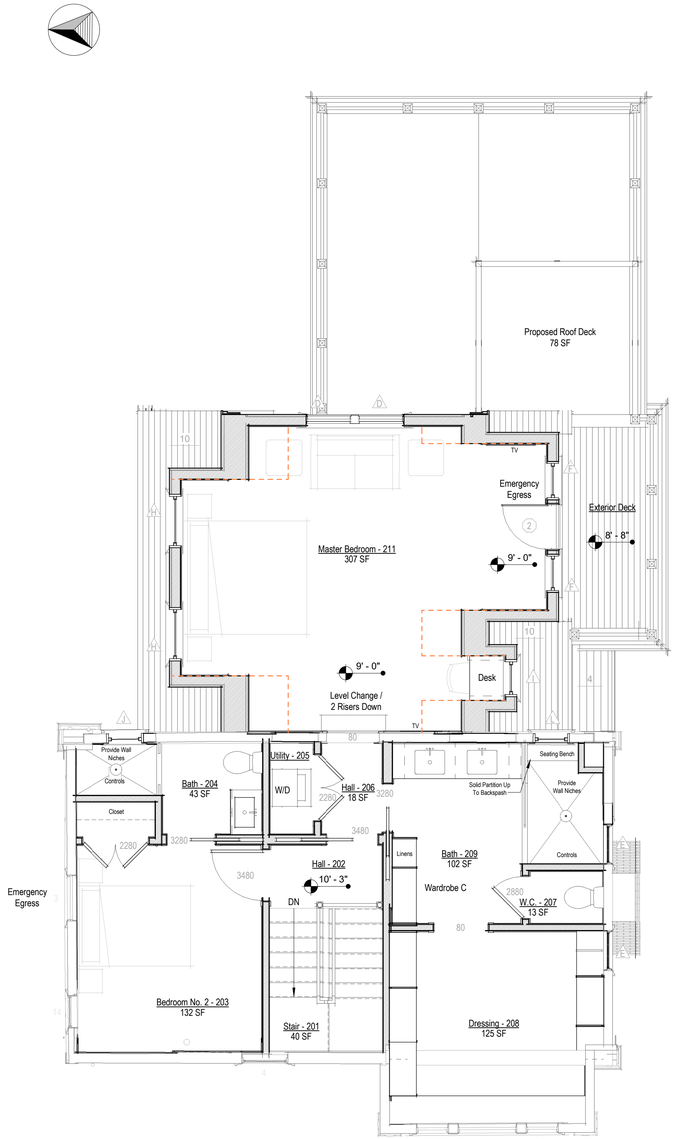
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

Site Information

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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
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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 Exterior Elevations
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A.2.1

2110

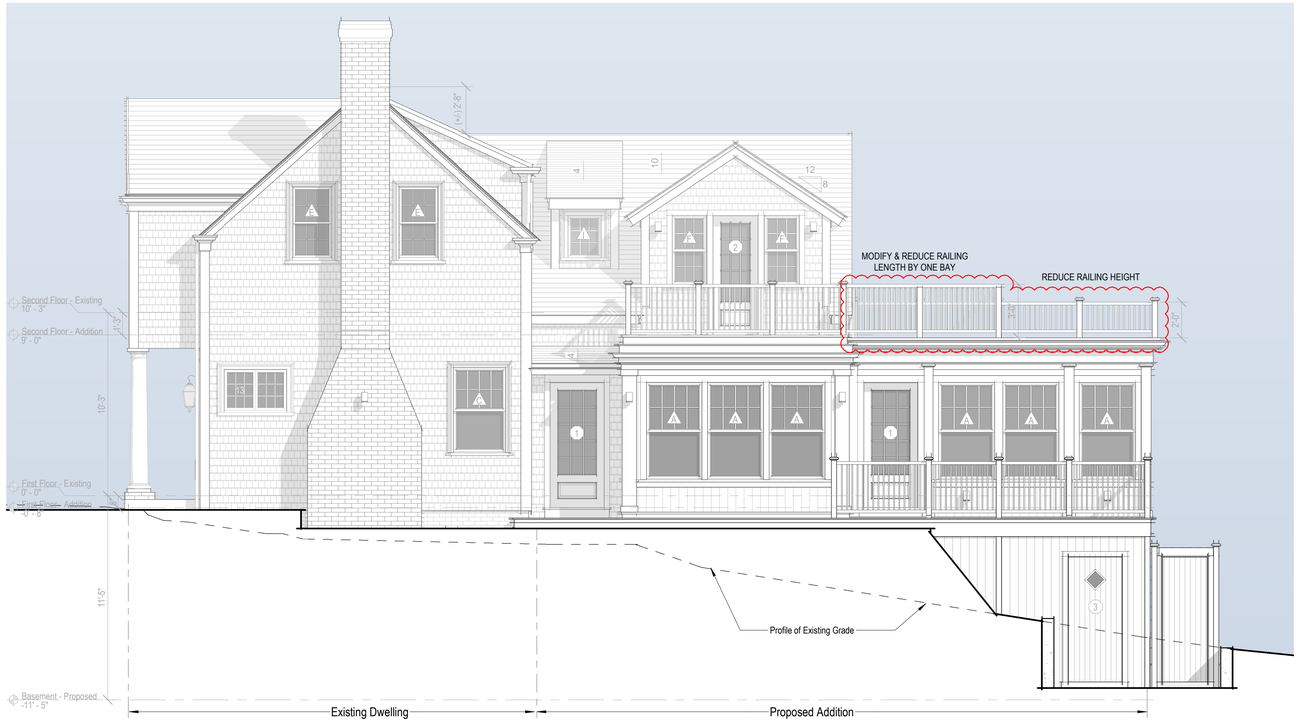
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



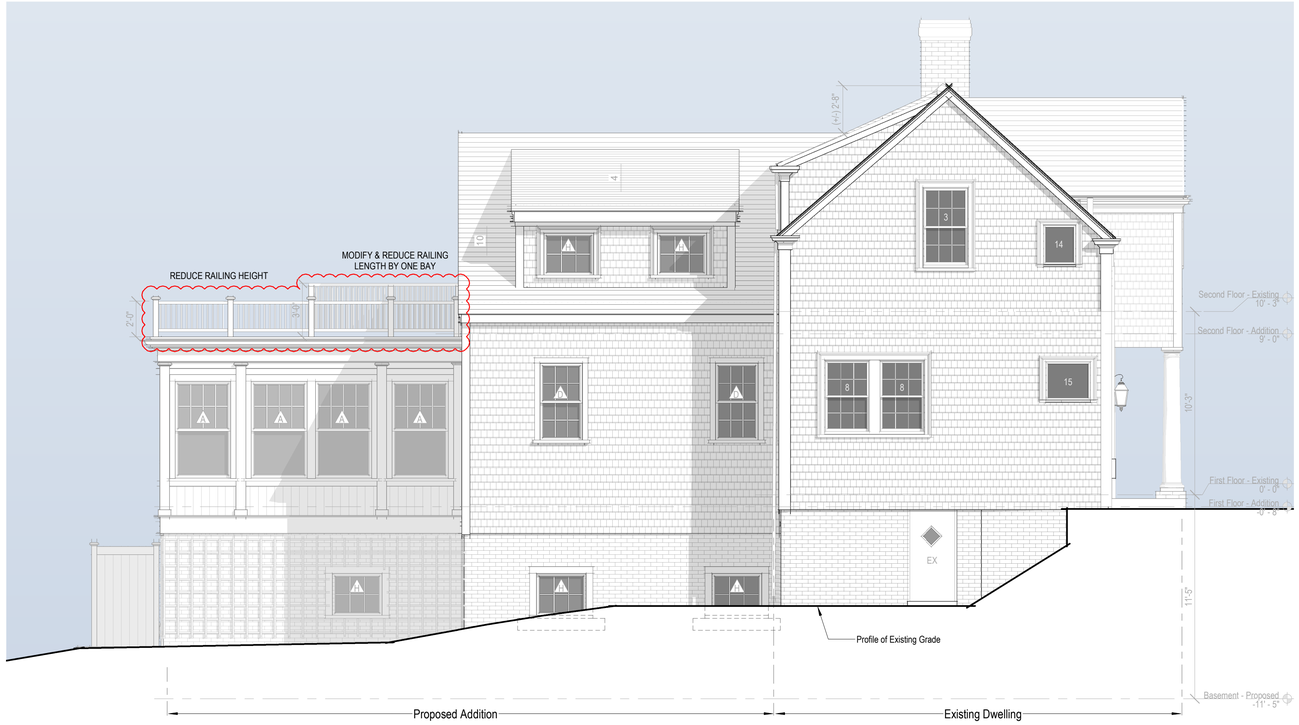
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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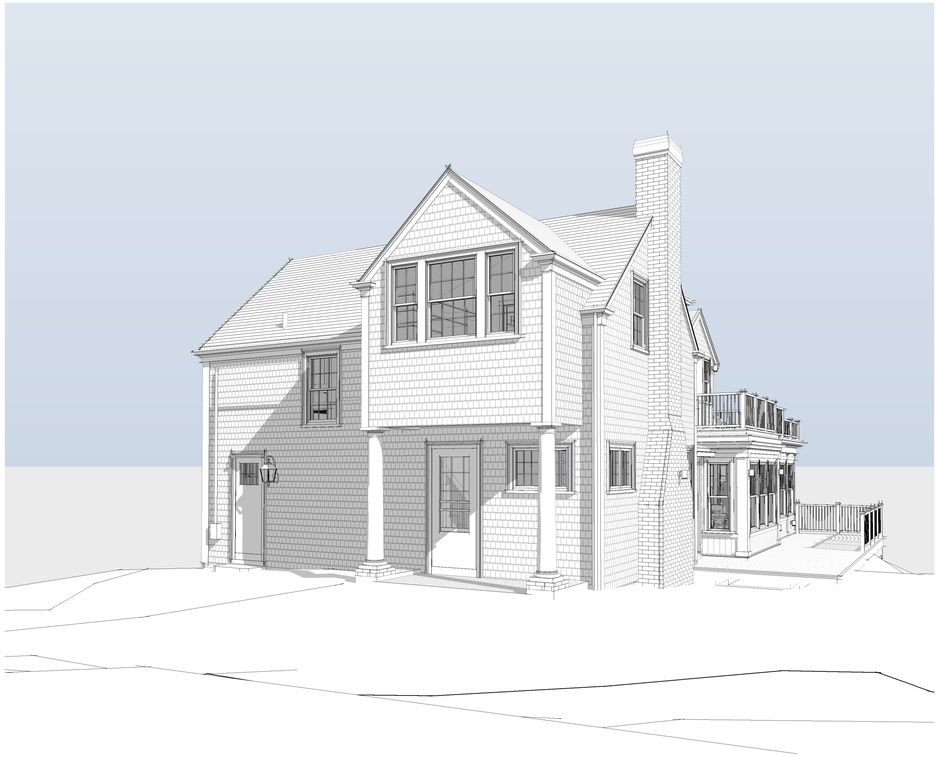
A.2.2

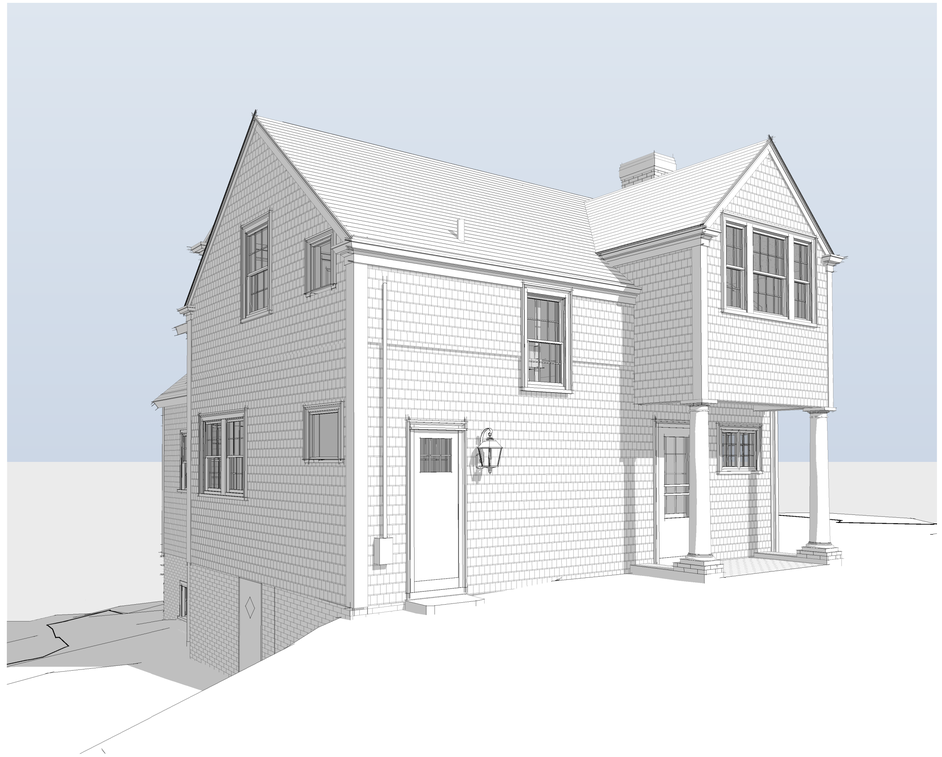
2110

06.05.24

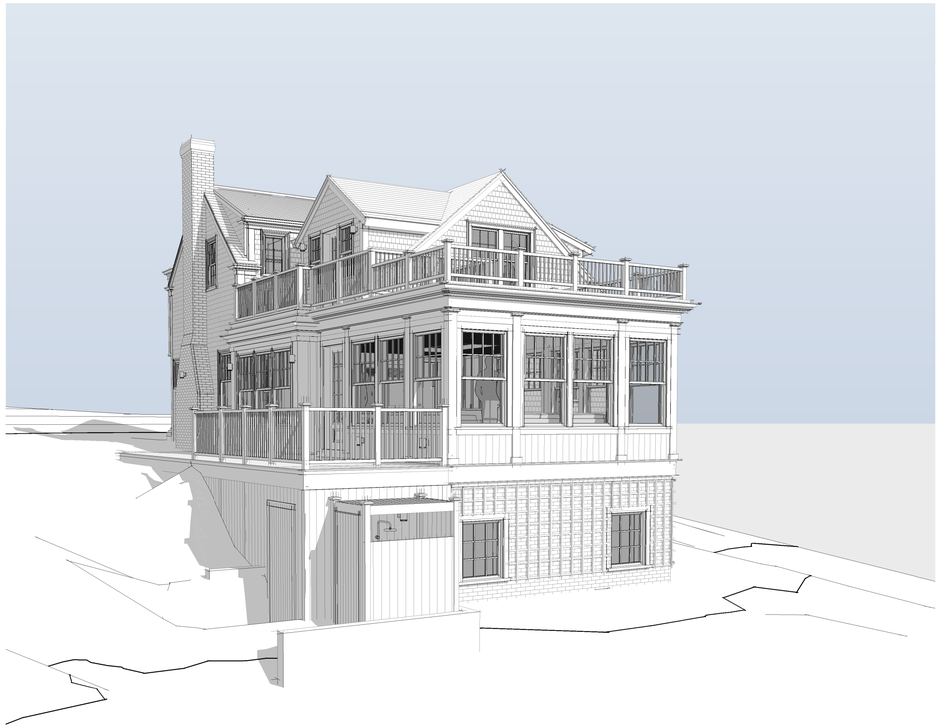
HDC Submission



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

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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



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus



18 Orange Street

Project no. : 2110

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.

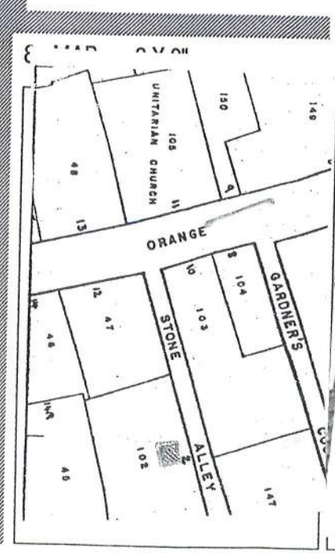
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

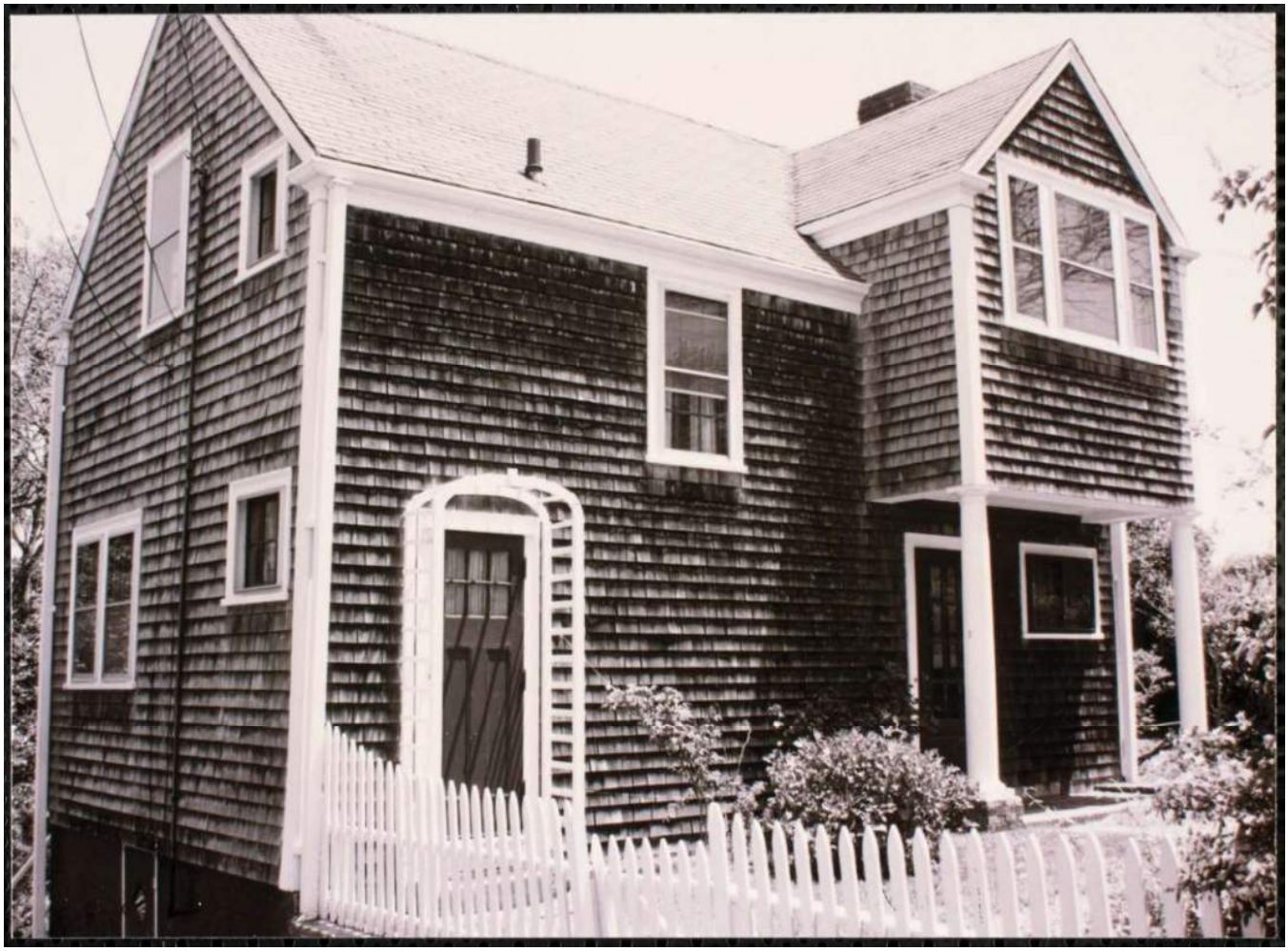
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



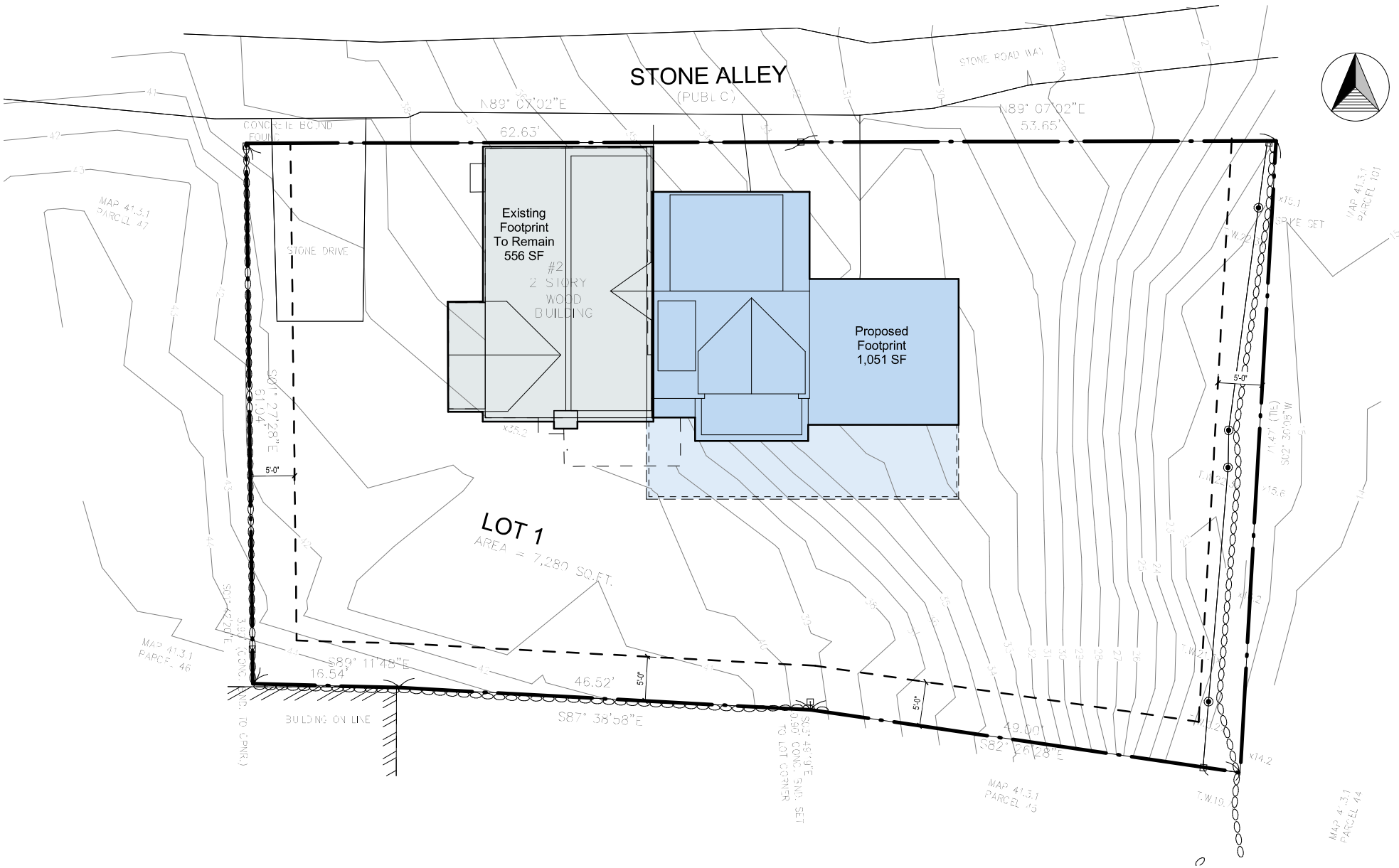
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



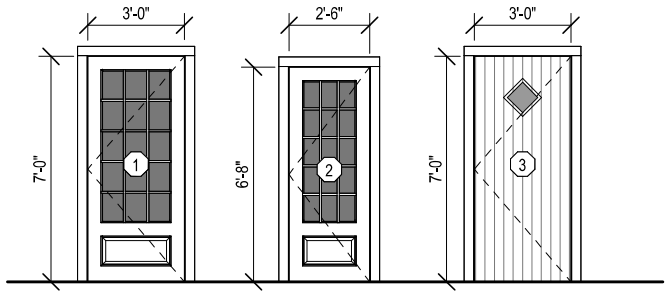
East Elevation



South Elevation



West Elevation



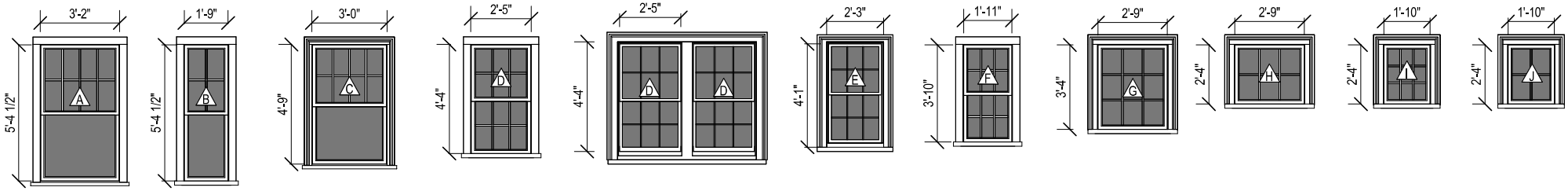
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

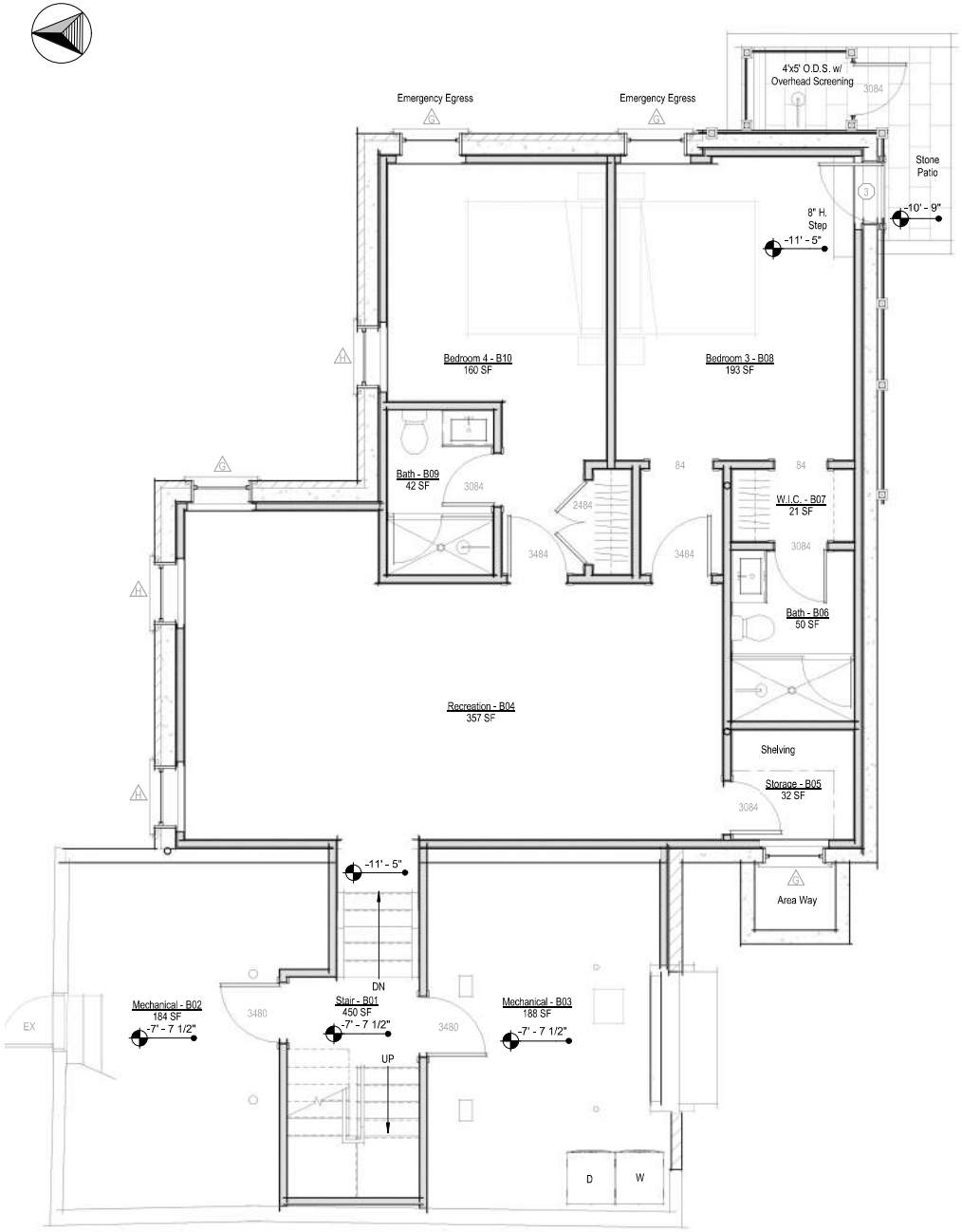
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

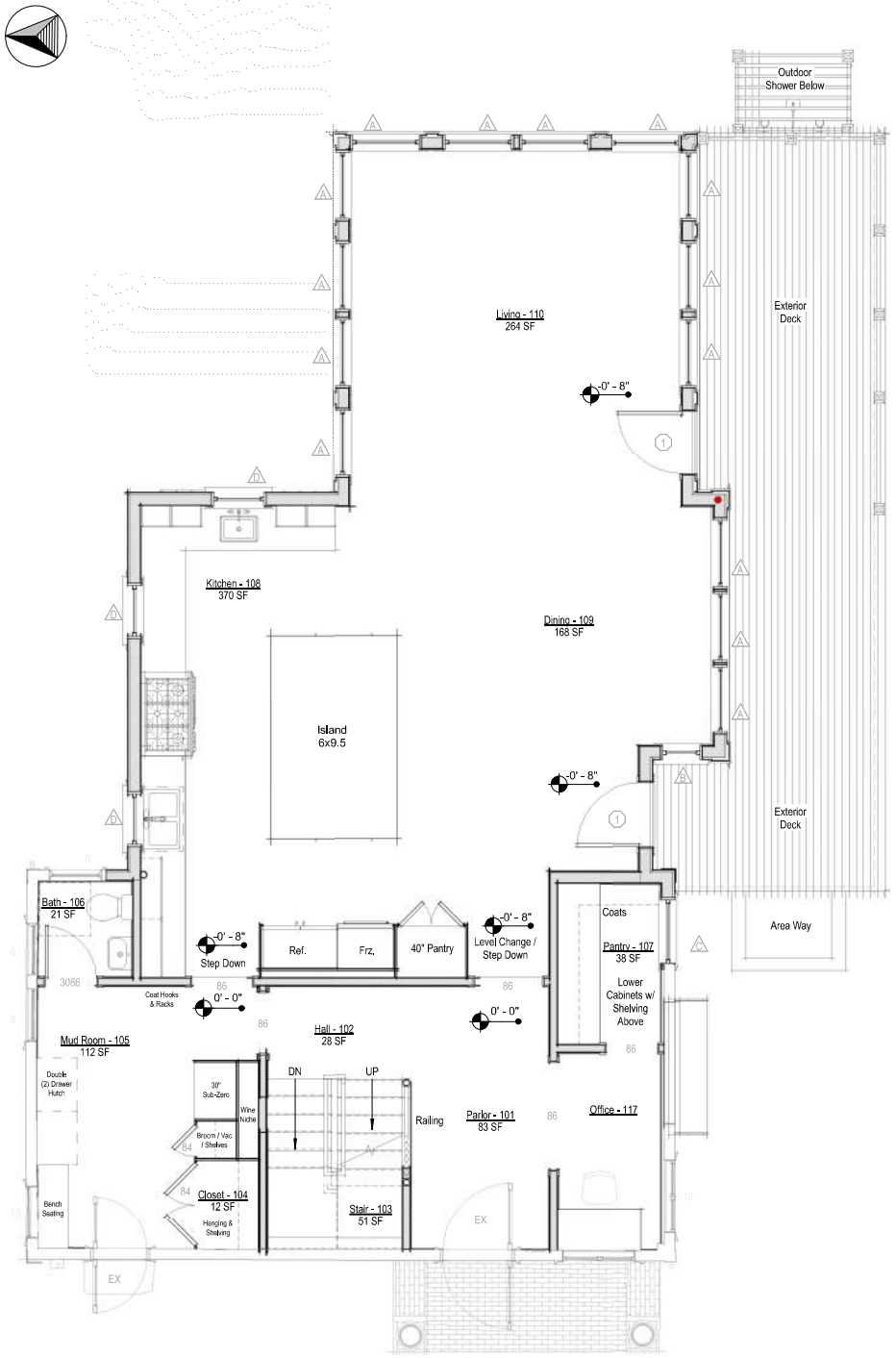
Window Legend

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



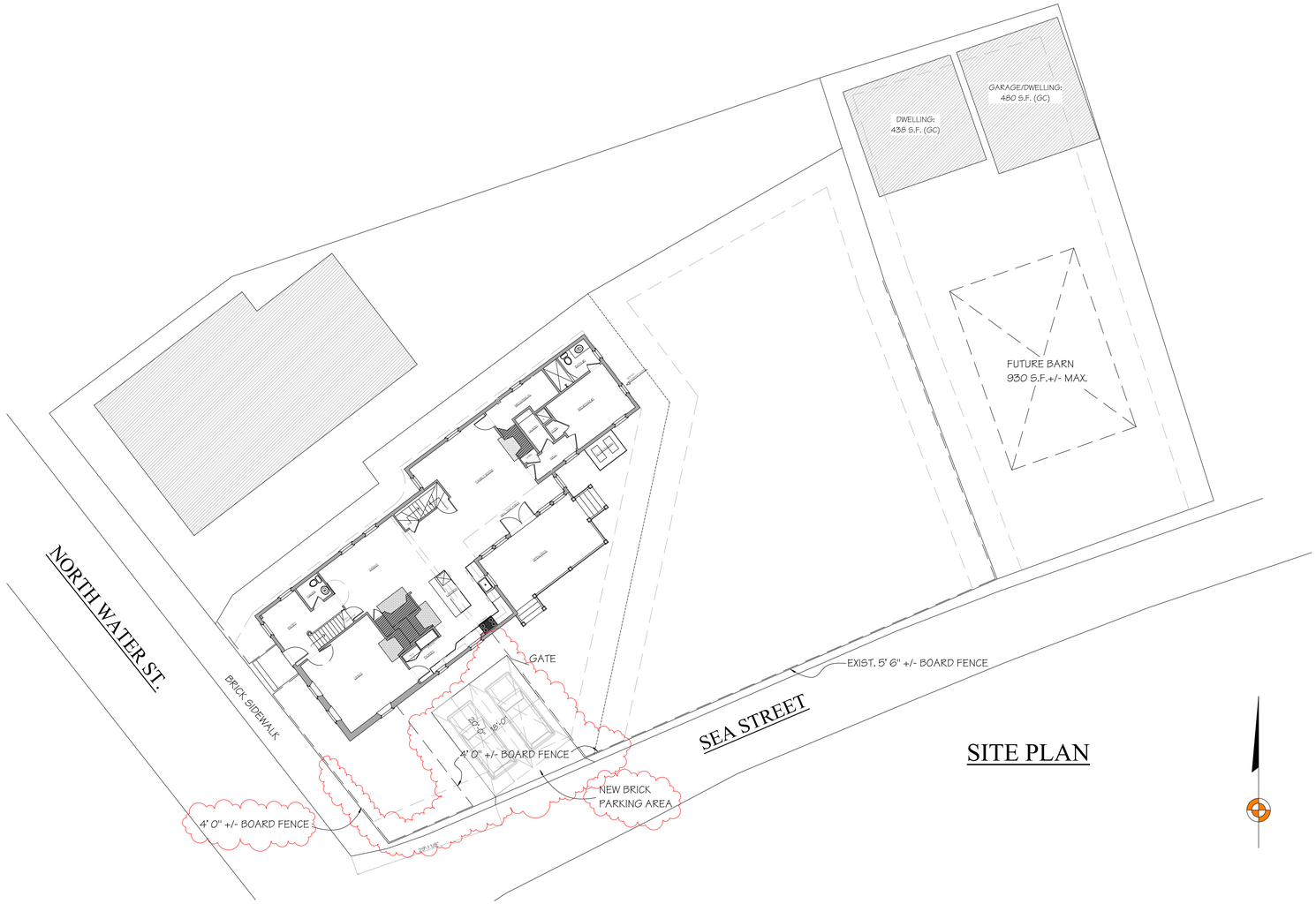

1FW 297


NO
PARKING
EITHER
SIDE

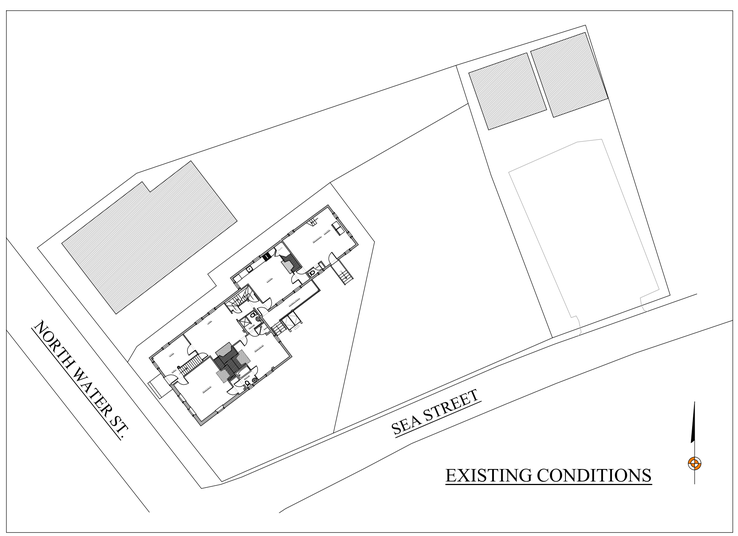


15 N. BEACH ST.
NANTUCKET, MA 02554





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

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All reproduction copyright laws can and will be enforced.

COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



WEST ELEVATION WITH FENCING



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION WITH FENCING

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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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

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https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/6/2024
✓	HDC Case Number (ie HDC2020-05-0265): N.A. Address : 15 N. Water St.
✓	Copy of Minutes (application item circled) N.A.
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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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.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water St.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th flr.

Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375 Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 104 s.f. Decks/Patio: Size: 420 s.f. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

1. East Elevation • Infill existing 1st floor porch - 104 s.f.
2. South Elevation • New deck: 420 s.f.
3. West Elevation • fenestration changes
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 6 x 6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear 12 light 1 panel Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TME Clapboard (if applicable) _____ Roof no change

Trim TME Sash TME Doors White

Deck Natural Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/6/2024 Signature of owner of record _____ Signed under penalties of perjury




1FW 297




NO
PARKING
EITHER
SIDE

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0110-8-10
MAP/PARCEL#: 42-42-050

P1

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 15 N. Water St. 2. BUILDING NAME: Hussey House

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hesmo R.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805, probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2550. 1820 - Brayton to Samuel Mitchell for $2,200. 1824 - Mitchell to Wm. Watson. 1879 - to Watson heirs. - NHA files.

6. USE: Original: dwelling Present: Guest House
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: yes - to guests

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ✓ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

~~14.~~ EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk had-NHA photo ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch 2
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ✓ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ✓ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ✓ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ⊘ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters

26. NUMBER OF BAYS:

- ○ a. three
- ⊘ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ⊘ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ⊘ a. 12/12
- ⊘ b. 9/9 in dormers
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ⊘ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ⊘ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: Later pilastered Greek Revival doorway.
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1795 - 1805 SOURCE: NHA files
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ⊘ b. additive
- ○ c. gable front
- ○ d. gable ell
- ⊘ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ⊘ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊘ c. Lancaster, The Architecture of Historic Nantucket, page: 207
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ○ g. HABS research: _____
- ⊘ h. NHA plaque records: _____
- ⊘ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: , 19A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ⊘ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ⊘ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

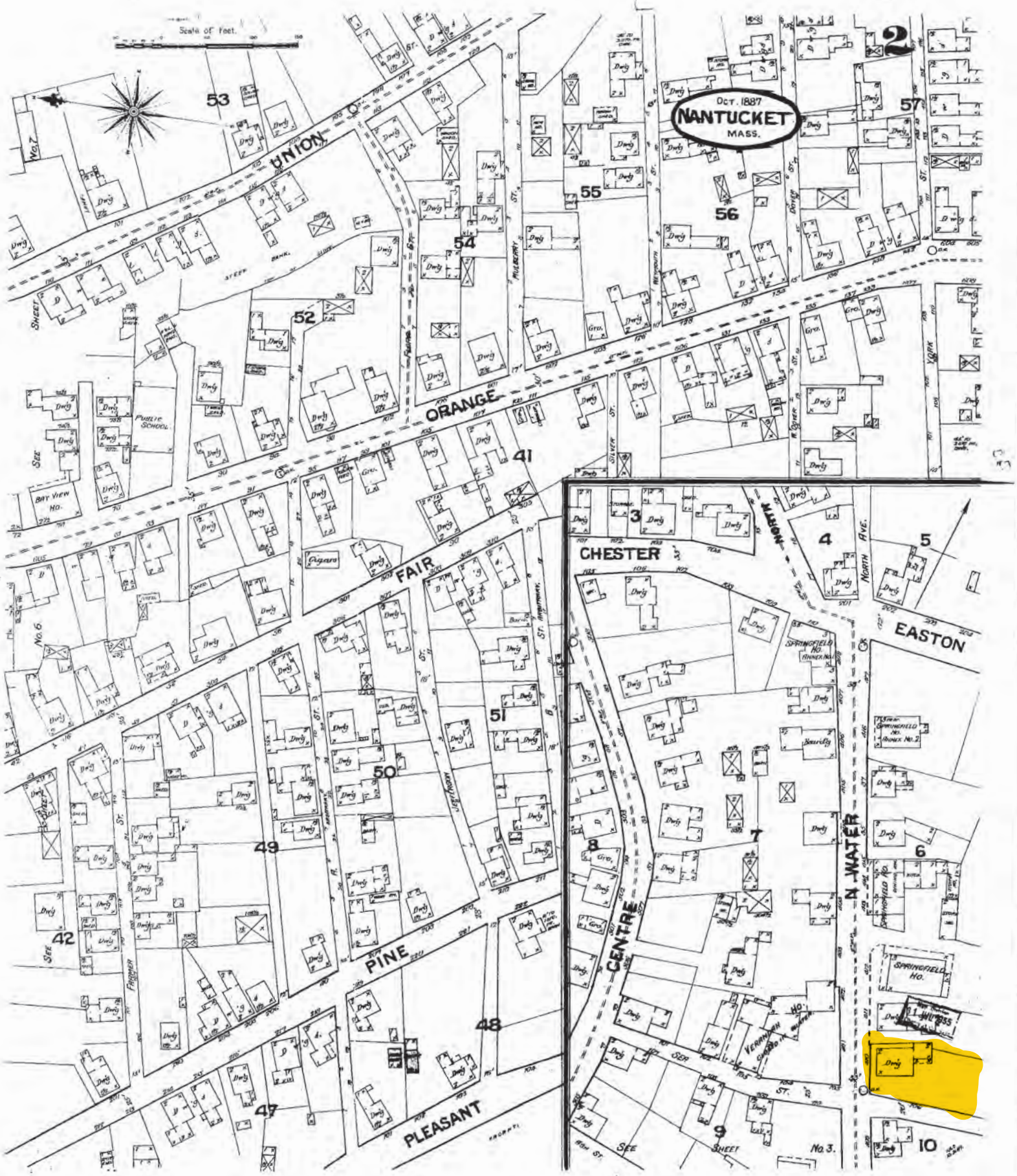
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

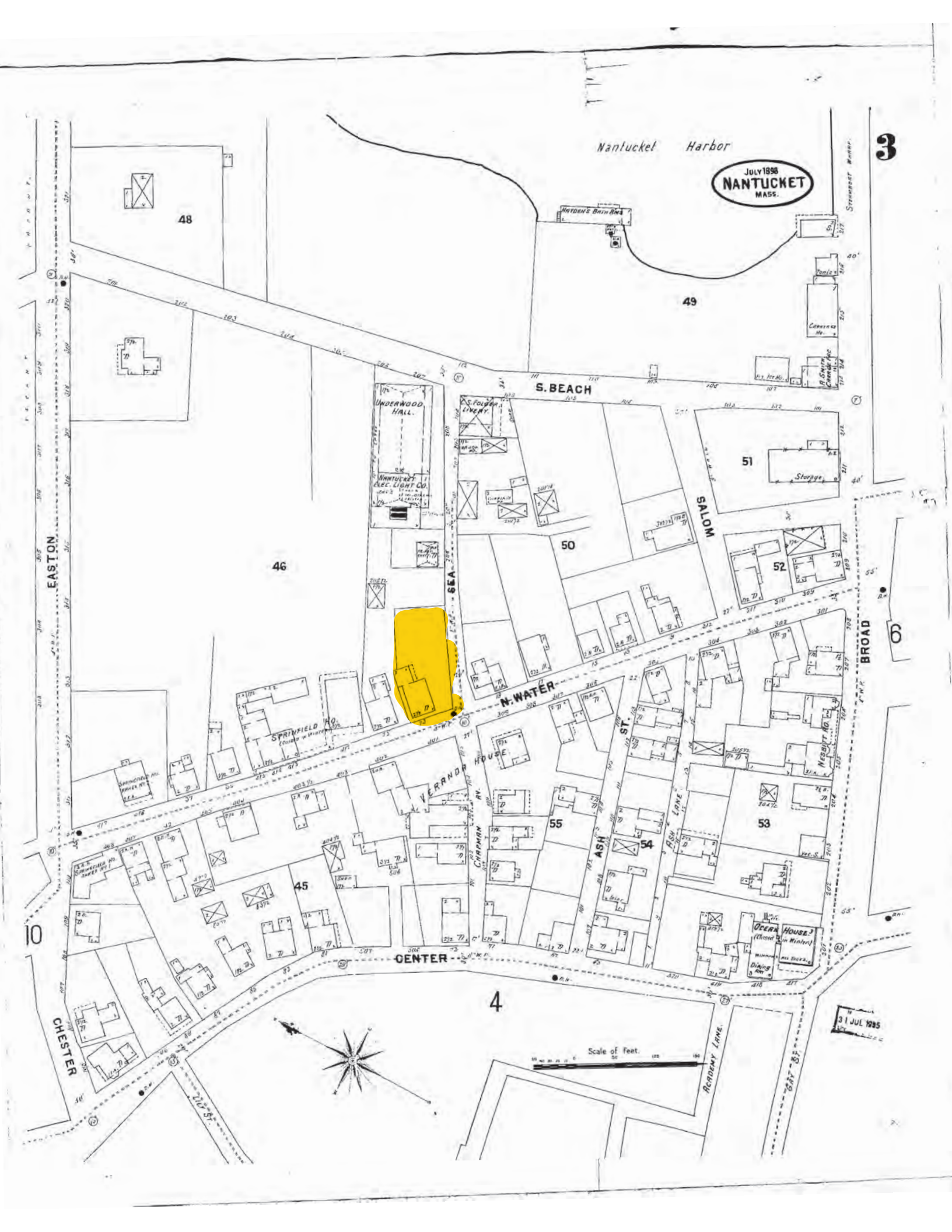






Scale of Feet.
Oct. 1887
NANTUCKET
MASS.
UNION
ORANGE
FAIR
PINE
PLEASANT
CHESTER
CENTRE
N. WATER
EASTON
NORTH AVE.
SPRINGFIELD HO.
PUBLIC SCHOOL
BAY VIEW HO.
SEE SHEET No. 3.


3
AUG. 1892
NANTUCKET
MASS.
THE OLD MILL "1746"
130
S. BEACH
48
37
N. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
6
46
168
NANTUCKET COUNTY ALMS HO.
SEA
EASTON
SPRINGFIELD HOUSE
VERANDA
HOUSE
N. WATER
38
55
ASH
CHAPMAN AV.
45
NORTH AV.
THE HOMESTEAD
39
NORTH ST.
43
CHESTER
CENTRE
57
1ST CONG'L CHURCH
CHURCH LANE
CHURCH COURT
5
2
CENTRE
LILY
41
42
44
58
W. CENTRE
Scale of Feet
1955

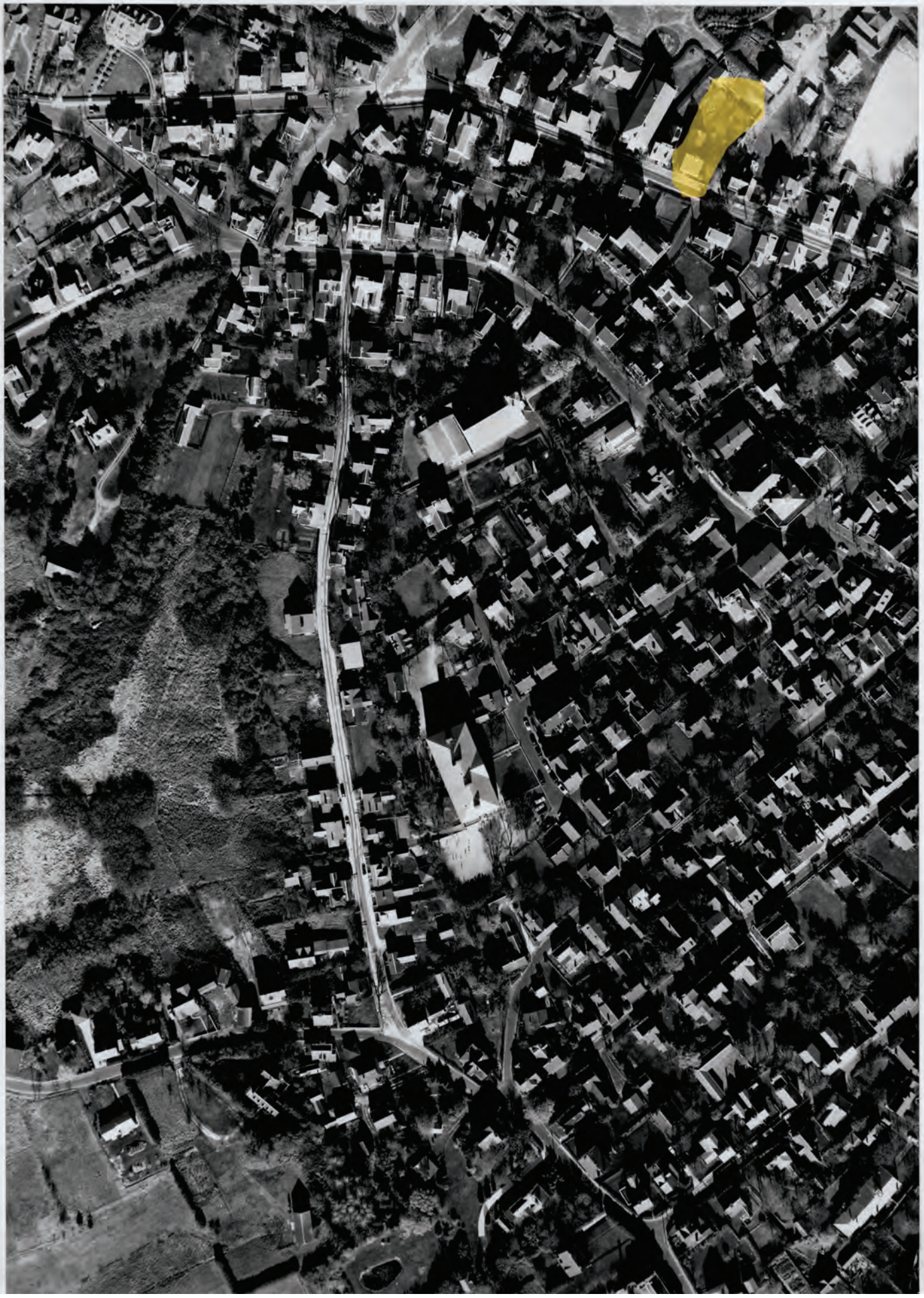

Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
4
10
6
S. BEACH
UNDERWOOD HALL
S. FOLGER LIVERY
NANTUCKET ELEC. LIGHT CO.
Storage
SALOM
EASTON
SEA
N. WATER
BROAD
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBIT HO.
OCEAN HOUSE
CENTER
CHESTER
ACADEMY LANE
Scale of Feet.
31 JUL 1895


4
OCT. 1904
NANTUCKET
MASS.
306
48
N. BEACH
S. BEACH
CAMP DEWEY
BROOKLYN COTTAGE
CLYMPIA COTTAGE
EASTON
46
38
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

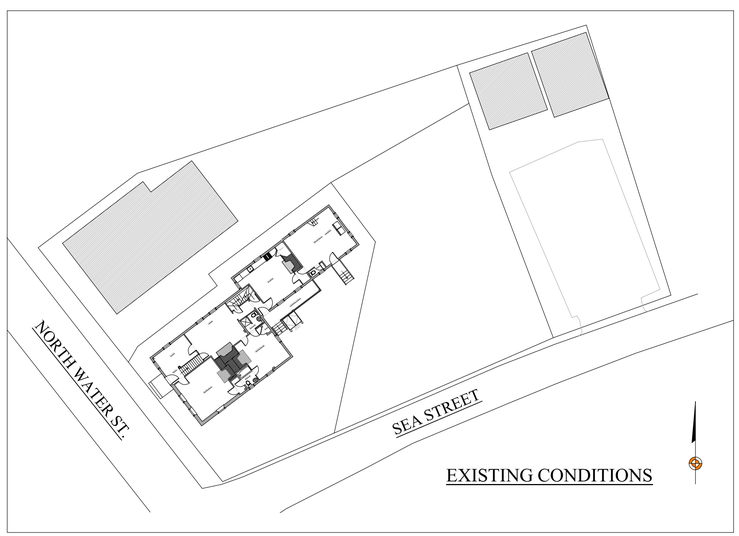

OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CENTRE
FEDERAL
S. WATER
CHESTNUT
E. CHESTNUT ST.
CREST HALL
COLONIAL INN
VERANDA HO.
OCEAN HO.
NESBITT HO.
THE GABLES
Scale of Feet


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

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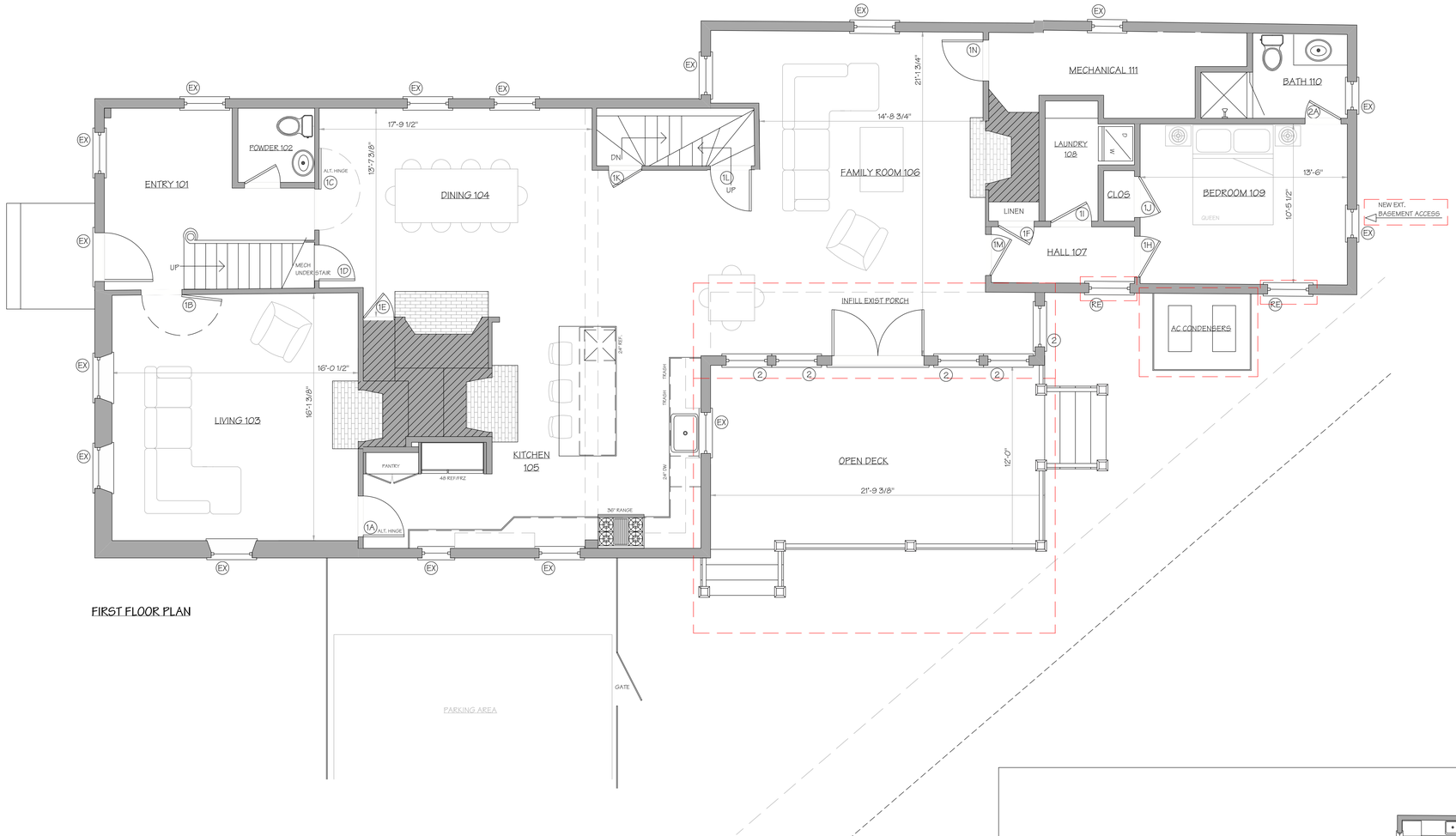
COVER SHEET
DATE: 06/05/2024
SCALE: AS NOTED

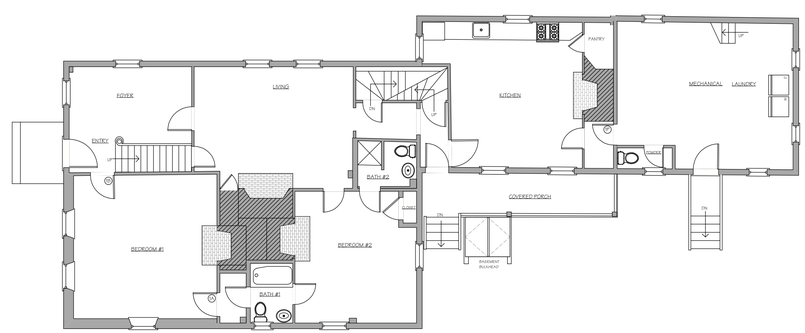
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AS-BUILT

PRELIMINARY CONCEPT
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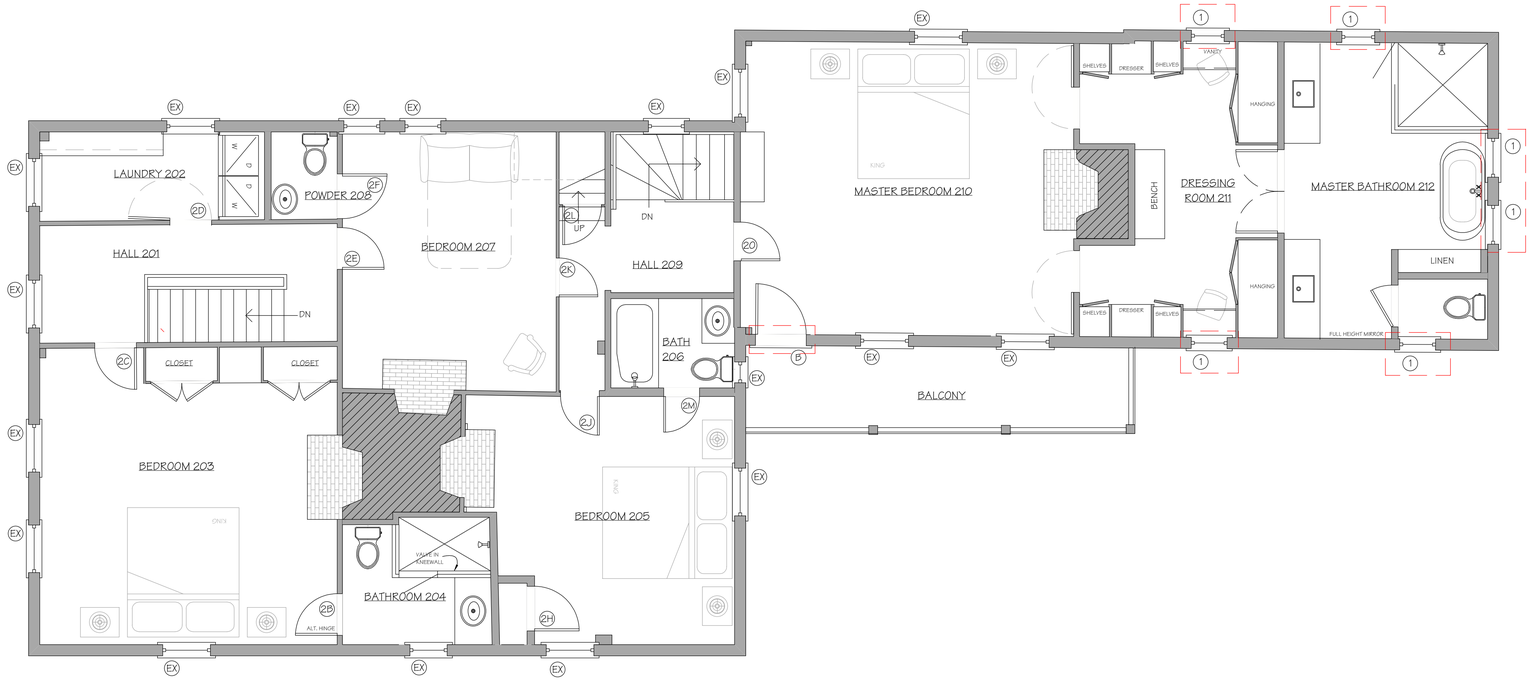
FIRST FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

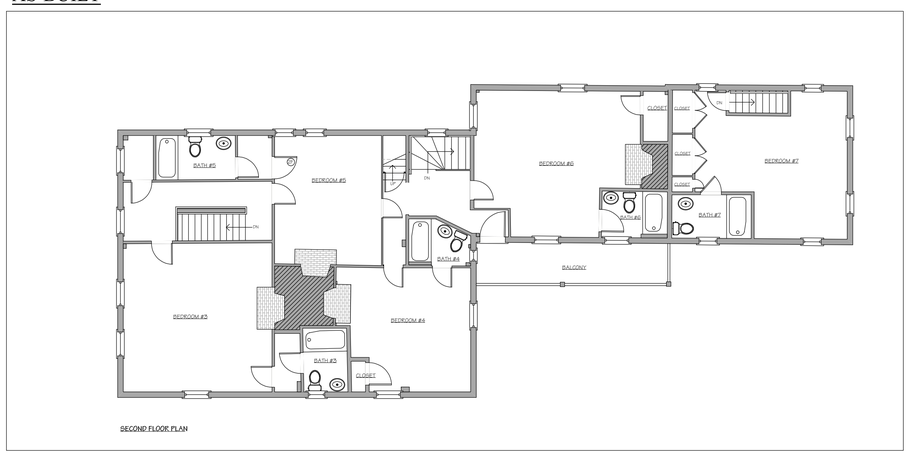
15 N. WATER ST.
NANTUCKET, MA

1



SECOND FLOOR PLAN

AS-BUILT



SECOND FLOOR PLAN

PRELIMINARY CONCEPT
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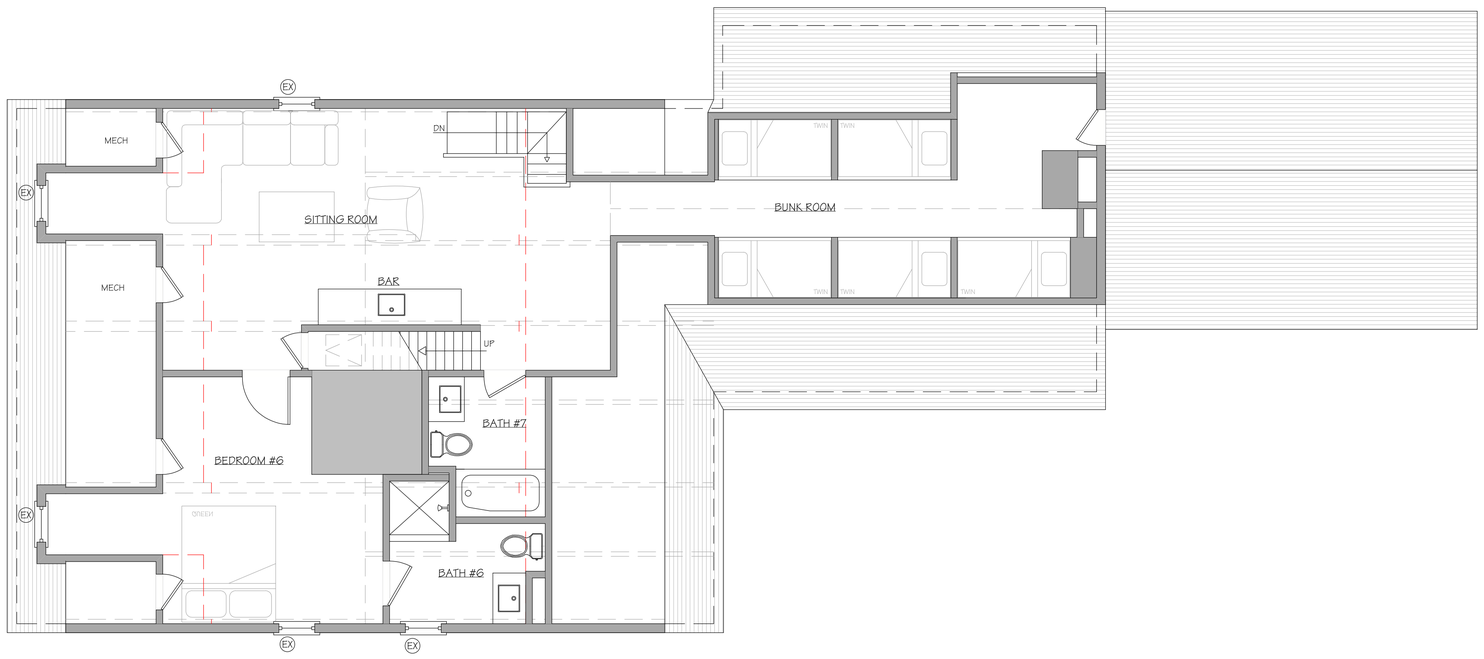
SECOND FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1' 0"

M/P: 42.4.2 / 50

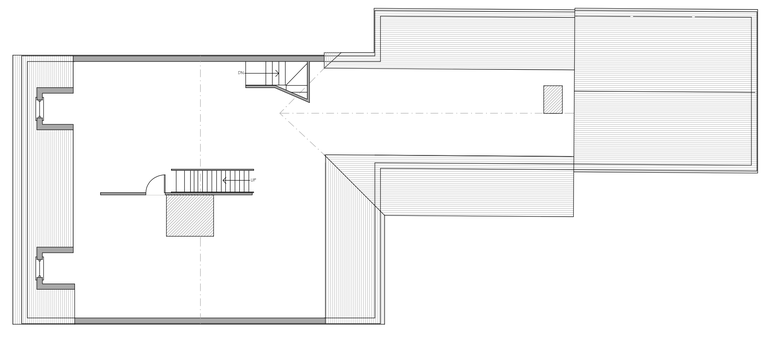
15 N. WATER ST.
NANTUCKET, MA

2



THIRD FLOOR PLAN

PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION



THIRD FLOOR PLAN

AS-BUILT

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THIRD FLOOR PLAN
DATE: 06/05/2024
SCALE: 1/4" = 1'-0"

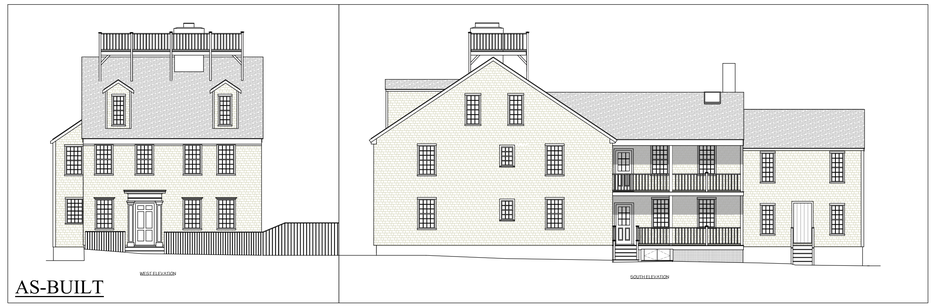
M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

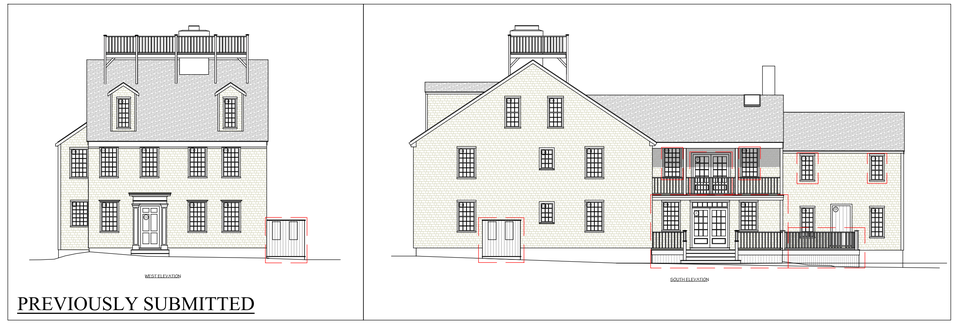
3



WEST ELEVATION



AS-BUILT



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SOUTH ELEVATION

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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

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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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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

PS Form 3800, June 2002 — See Reverse for Instruction

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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1628 9184

Sent To: Smiley 17 North Water LLC
Street, Apt. No.; or PO Box No.: 800 Boylston St 30th Floor
City, State, ZIP+4: Boston, MA 02199

PS Form 3800, June 2002 — See Reverse for Instructions

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APR 09 2024

NANTUCKET MA 02554

7003 2260 0001 1629 0005

Sent To: Michael C Veysey Trust
Street, Apt. No.; or PO Box No.: 311 Llwyds Ln
City, State, ZIP+4: Vero Beach, FL 32963

PS Form 3800, June 2002 — See Reverse for Instructions

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NANTUCKET MA 02554

7003 2260 0001 1628 8859

Sent To: Malcolm W MacNab
Street, Apt. No.; or PO Box No.: 13 N. Water St
City, State, ZIP+4: Nantucket MA 02554

PS Form 3800, June 2002 — See Reverse for Instruction

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

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:

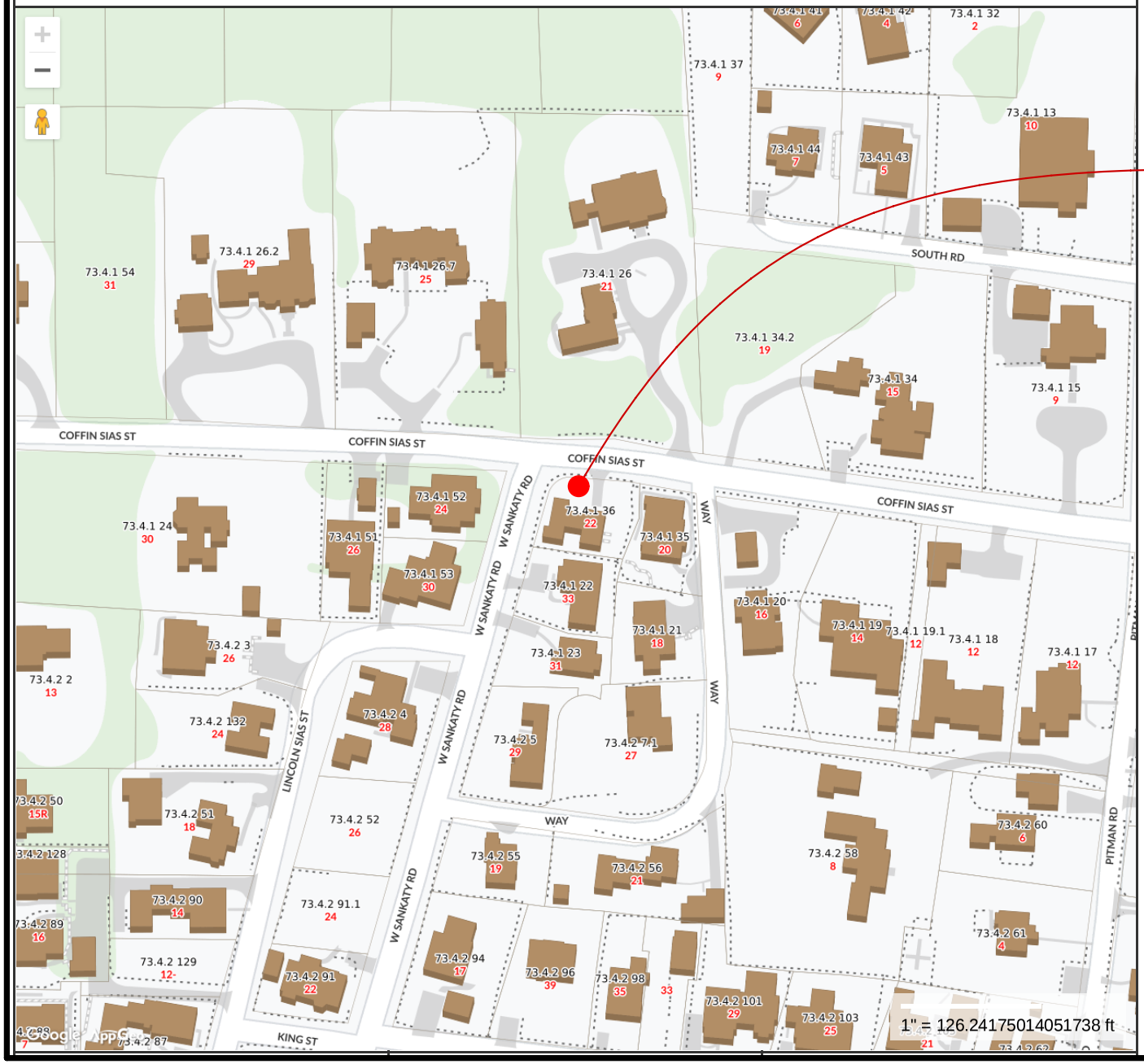
- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

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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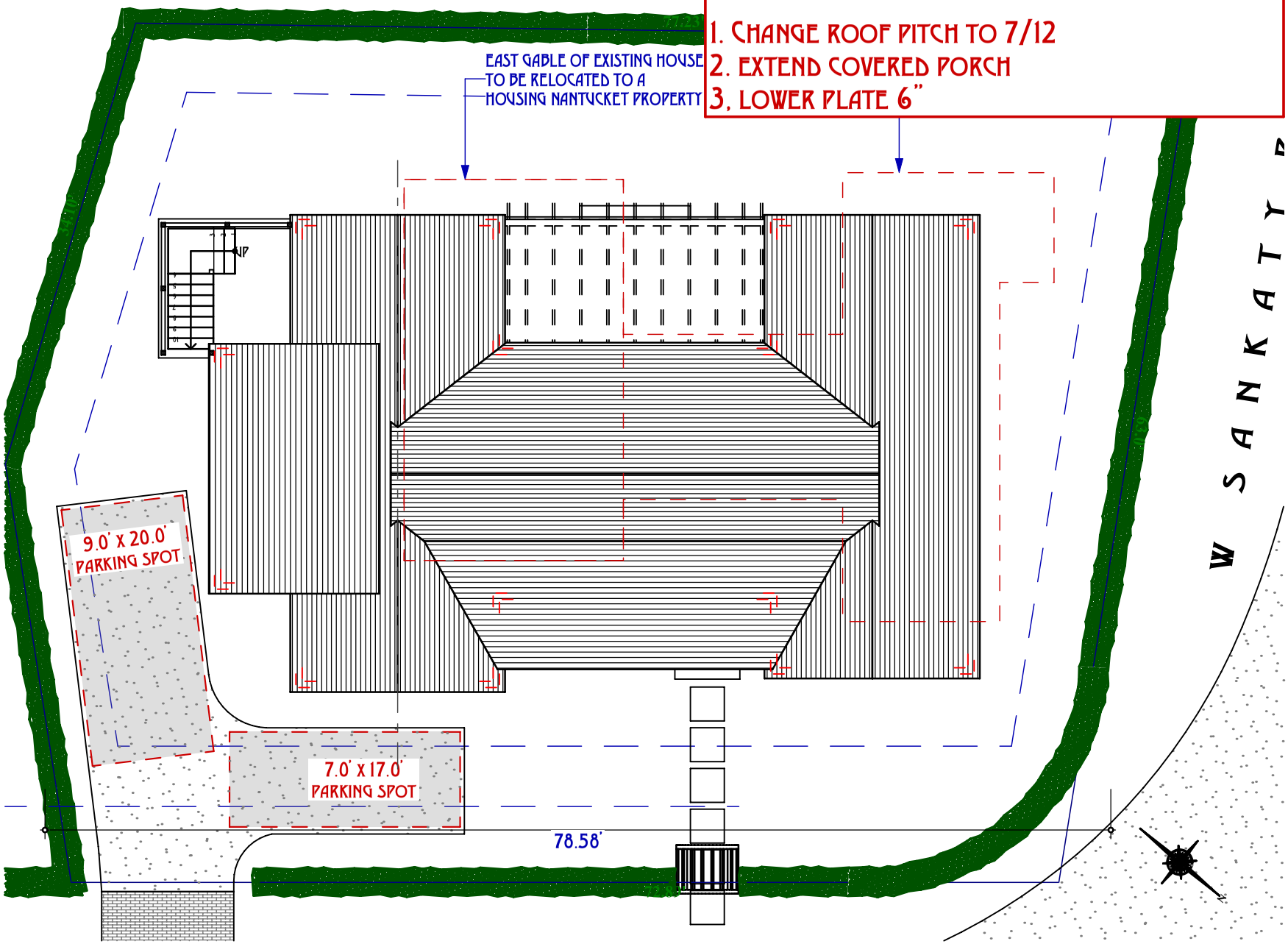
HDC 0.1



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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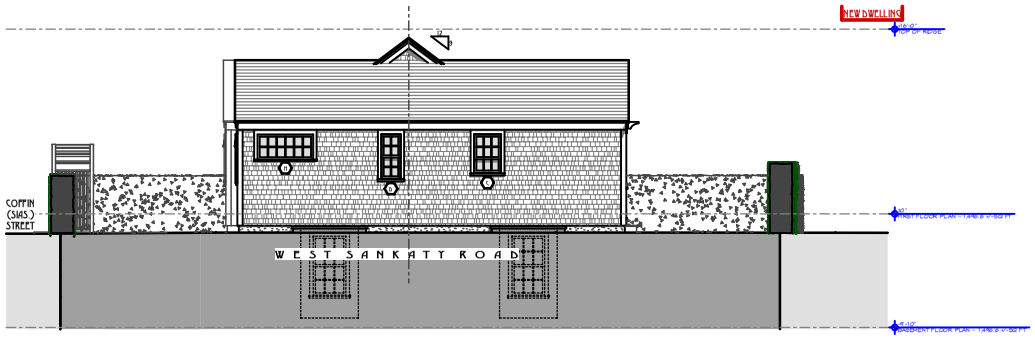
HDC 2.1

REVISIONS: 05 JUNE 2024

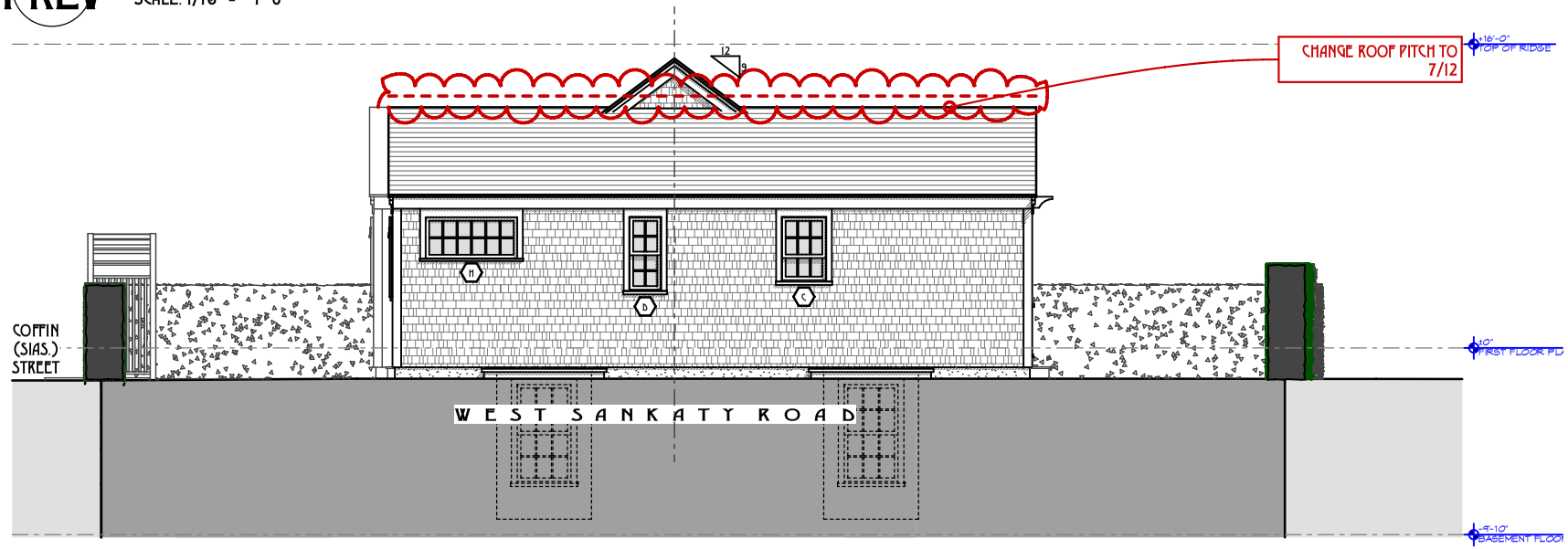
1. CHANGE ROOF PITCH TO 7/12



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
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE, MA DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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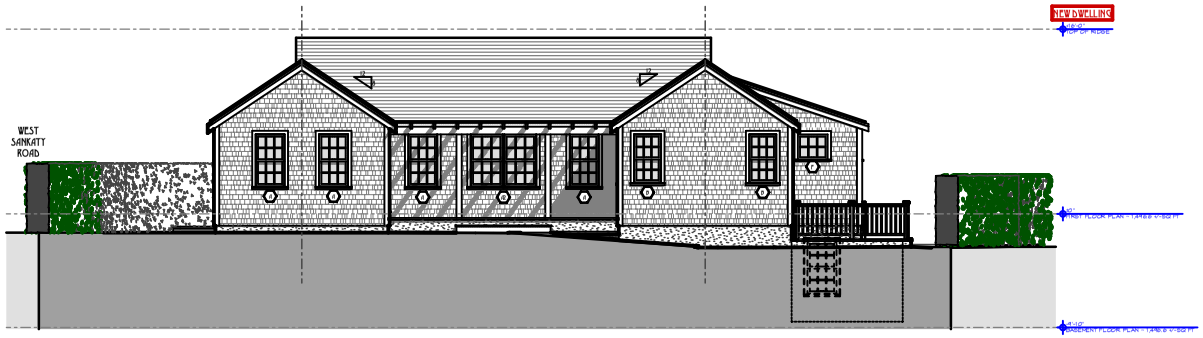
HDC 2.2

REVISIONS: 05 JUNE 2024

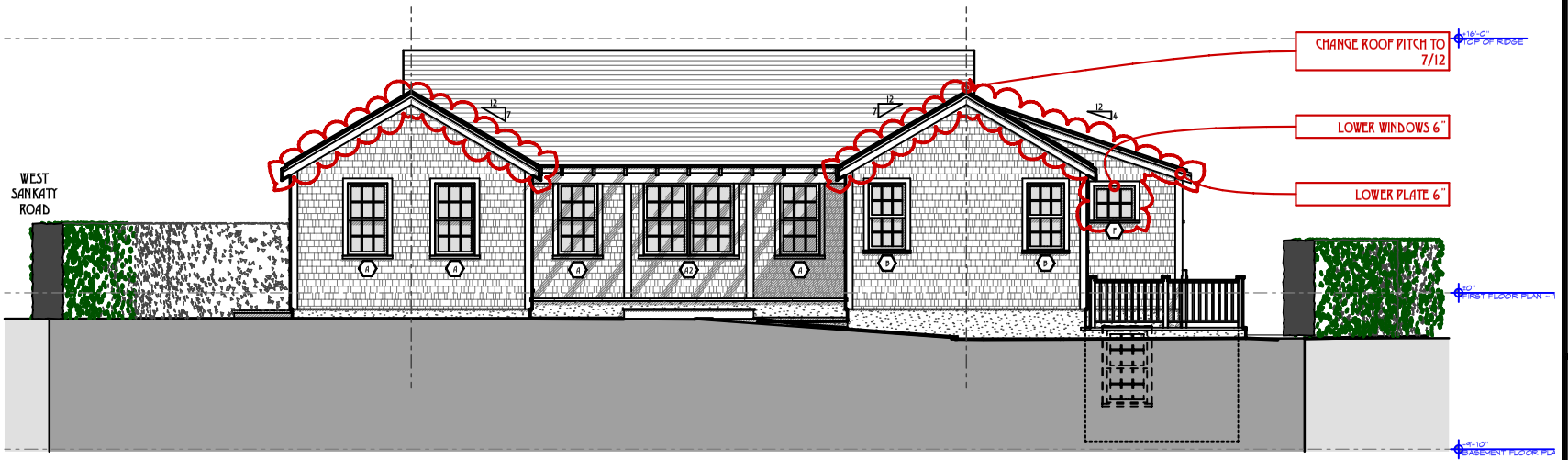
1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 1/16" = 1'-0"



S

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 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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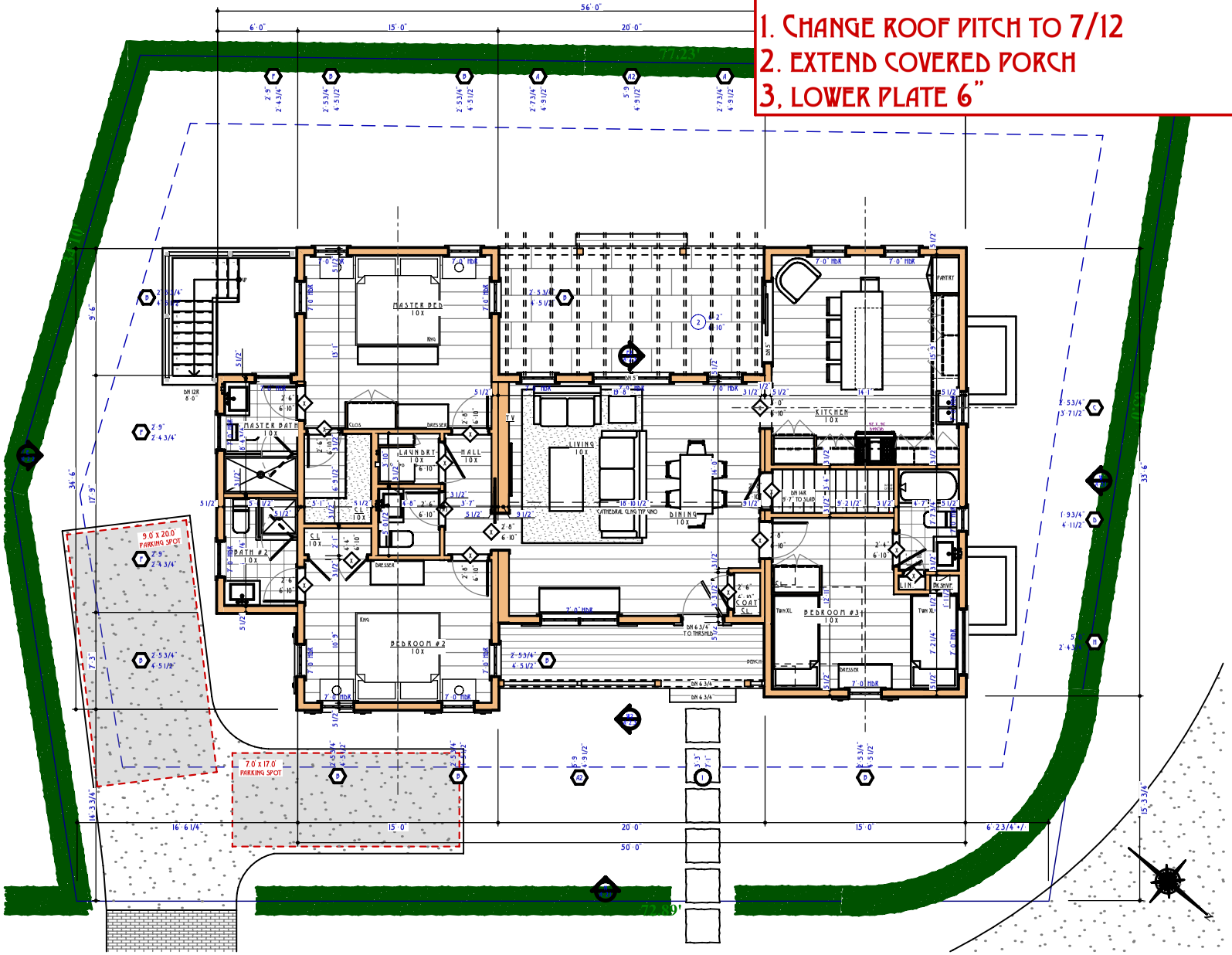
HDC 2.4

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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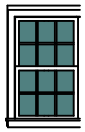
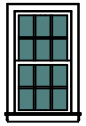
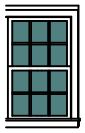
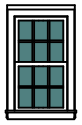
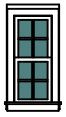
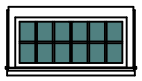
HDC 1.1

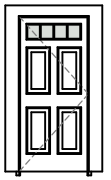
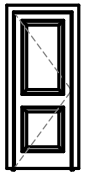
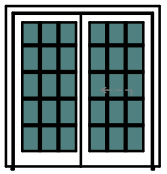
Schedule

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
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

WINDOW & DOOR SCHEDULE

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE NR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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W&D

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/6/24
✓	HDC Case Number (ie HDC2020-05-0265): 2024-04-10351 Address : 34A GRAVE LANE
✓	Copy of Minutes (application item circled) NOT AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) INCORPORATE POOL INTO DECK, REMOVE APRON ADD FENCE @ VEGETATION BY DRIVEWAY
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ennis Date: 6/6/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-04-10351

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 433.1

Street & Number of Proposed Work: 34A GRUE LANE

Owner of record: BRESRMAN / SELNA

Mailing Address: 107 MAIN ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK PERMITTING & DESIGN

Mailing Address: PO BOX 1001
NANTUCKET MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: 4/23/24 Fee Paid: $ 200.-

Must be acted on by: 6/21/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District R40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: ADDITIONAL 18'X32' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ELEVATED 7'X13' POOL W/ AUTO COVER
RELOCATE DRIVEWAY ~~IN APRON~~

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6' (5'+1' LATTICE)
Type: BOARD + ↙
Length: 48' LINEAR FEET

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

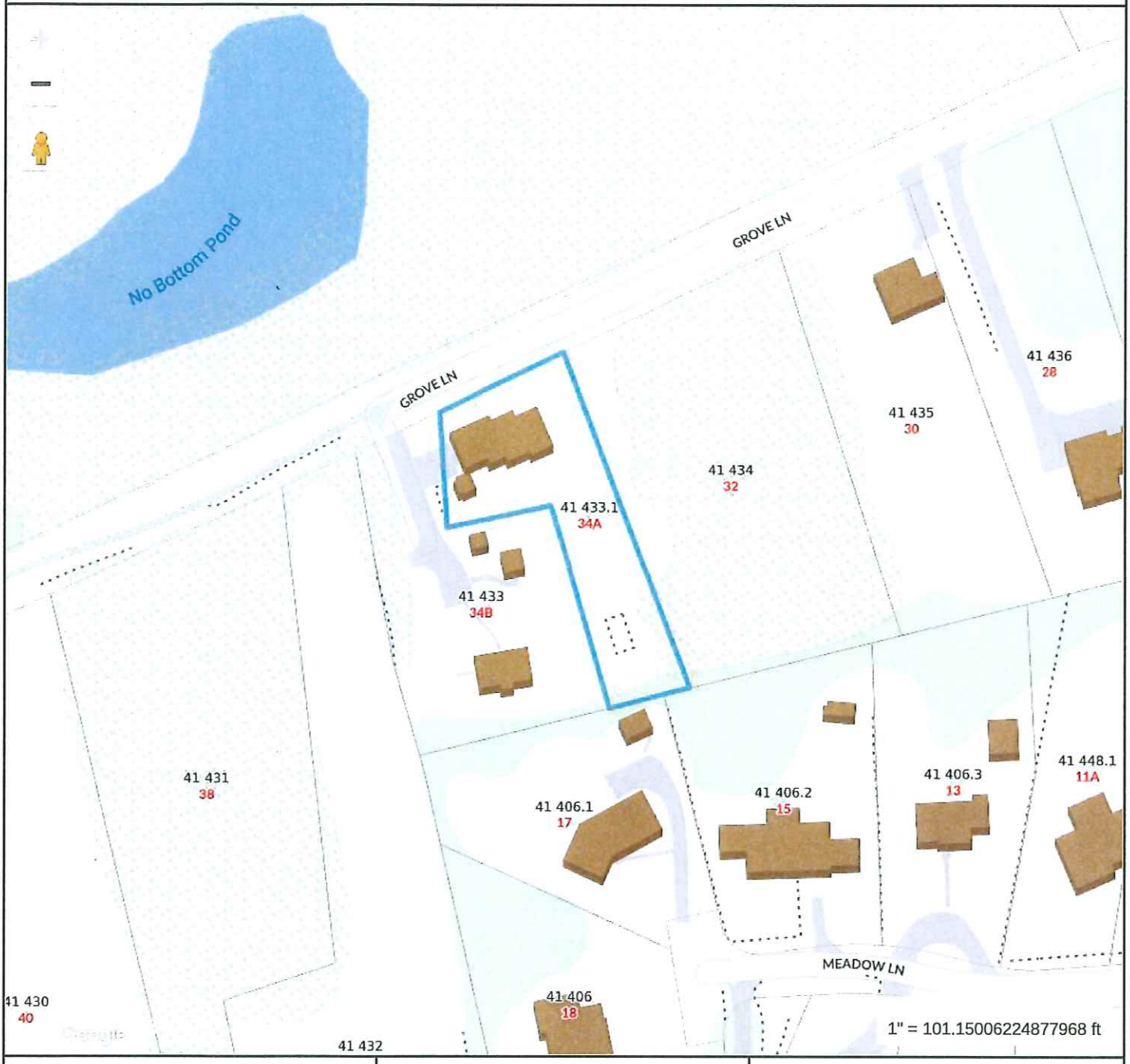
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck MAHOGANY Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/8/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

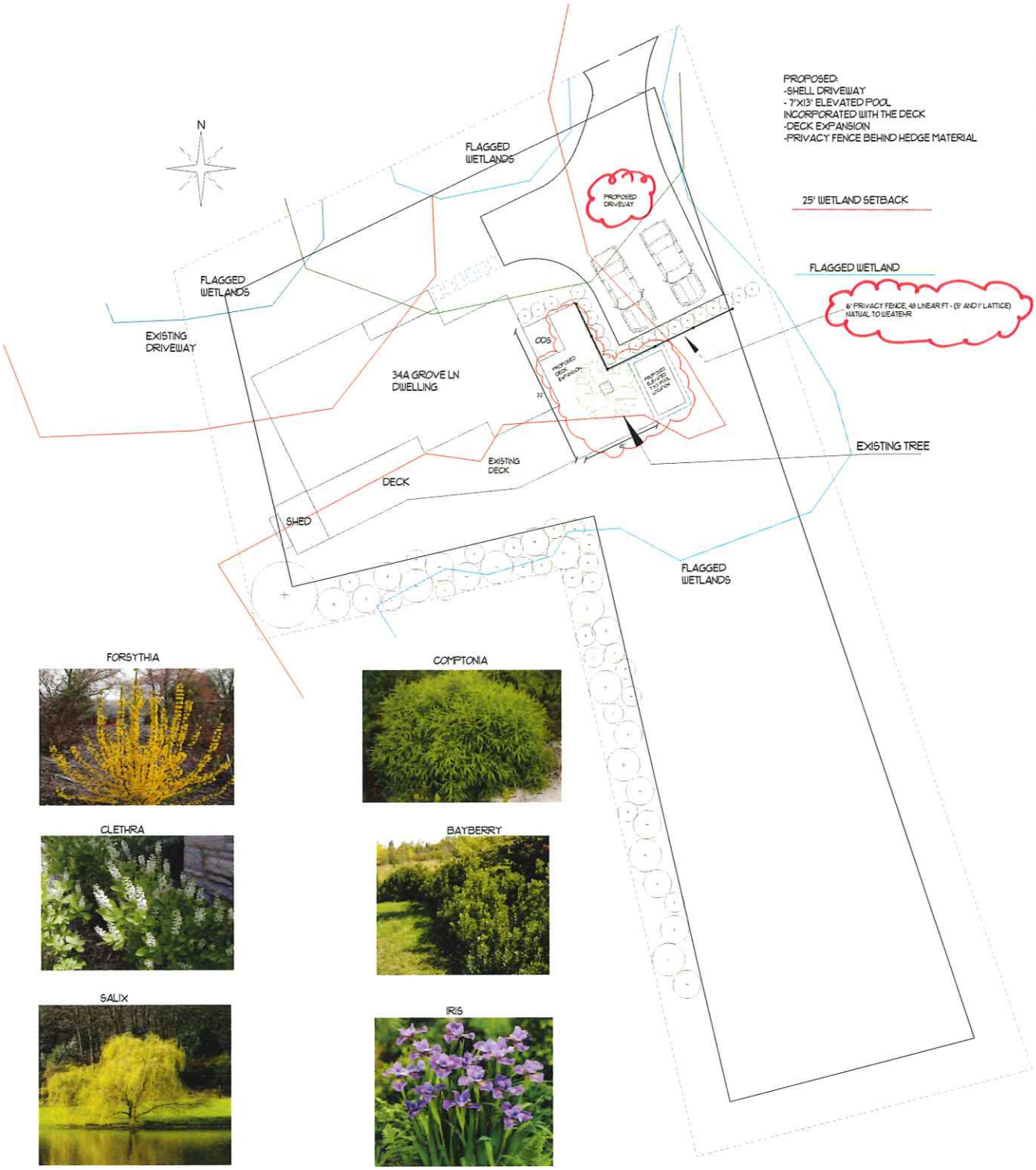
Property ID	2203
Location	34A GROVE LN
Owner	BRESKMAN LOUIS A & SELINA VANESSA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



FORSYTHIA

COMPTONIA

CLETHRA

BAYBERRY

SALIX

IRIS

Revision #: 10 Date: 6/6/2024	Landscape Plan: L1 Breskman - 34a Grove Ln
Scale: 1" = 10'	Landscape Design by: Gkeller Garden Group, Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Appl,cation lo the HISTORIC OISmICT CO 1MISSION, Nantu,;;kst Massachl.lS81ts. for a

CERTIACATE OF APPROPRIATENESS

k)r $lruci:ural work.

A blanks must be filled nus ng BLUE OR BLACK INK (no pencil) or rnarked N/A

OTE: 11 Is s1n>ngly "'commended Ihet tNt al)plieam be rammar with the HOC guldennas, *Bui/ding with Nsntuclcel In Mind.* prior to submittal ot ppHcatton, **Pleua He** other aide lor submittal requirements. Incomplete eppllet1Uon"' will not be reviewed t,y tne HOC.

This iS a O:,ntr,<,el\ial 111g1eament ilDd must be filloo cut In ink. An appl1eallon Is h81eby made for issuance ol a Certificate of Appropfia ness under Chapr"r 3!15 of Ihe Ao13 and Resol,es ol Mass, 1970, *tor* P"Q!)O$ed work as desmO&d ll6f In ana on prans, drawlng&: and phok)grap aotompanying 1hs applicallon and made a part heroor by relarence

11le cerlificale Is valid for Ihree years from da e al issuance No sm,clJre may dlfflM' lrom Ihe approllt!d applica:lion. Vlolatloo mey lmpe<!e 1$!u oe ot Certificate Of Oa,upamy_

P,ROPERTY DESCRIPTION

TAX MAP N°: 80 PARCELN . 05

S1l'fft & Number or Proposed Wooc 108 Surfside Rd

Owner or,ecord Davis Brian & Linda M.

MailJngAddress: 108 Surfside Rd, Nantucket, MA 02554

Contact Phor,e If: 508-246-4450 E·mall: nicandjesstorres@gmail.com

AGENT INFORMATION (if applicable)

Name: SunWind LLC

Mail1119Address PO Box 700
Brewster, MA 02631

Con act Pnorie 11 508-246-6350 E-mW: tholmes@sunwindllc.com

r ooAFICE USe ON Y

DBle appllcatloo rece,ved: _____ Fee Paid: Si ___

Must be ncted on by: _____

Elneoded to: _____

Approved: _____ Disapproved: _____

Clle111m1n. _____

Member; _____

Member _____

Member: _____

Membor: _____

Notes • Commenls - Re1i ctlor>s - Cond' loris

DESCRIPTION OF WORK TO BE PERFORMED

See ,.,versa for requJ!ld documentation.

D New Owalling D Addl110n D Gataga C Drlvewny/Apron D Commorctal D Hlstorlo,I Ren<)',lbon O OeckJPelio D Slaps ☐Shed

☐ *COior* Change O Fenr:,i D Gate D 1-terdseapmg D Move Building D Demolition e s,ons 10 pre cus Cert. Ne _____

0 Pool (Zoning Dtstrlct _} 0 Roof ✓ 0the, Roof solar

Size of Structure or Addl>On **ngth:** Sq. Footage sl ffOO(_____ Decks/Patio' Size _____ D1slfloor O 2nd floor

W1Clt"1. _____ Sq. roolage 2nd Qoor. _____ Slz.e: ☐ 1st noor ☐ 2nd 1100(

Sq. r00lage rd noor: _____

Dill ce b&lween e l lIng grade d propos d finish grade: Norm _____ SOlJlh _____ Eas1 _____ West _____

He/gilt *oS* rtd1>9 above final finish grade North _____ South _____ east _____ Weil _____

AddtllOMI Bcmncks

Historic ame:

Original O ·e:

0tlglnal Bu,lder:

EIEYISIONS: I East Elevation

2. *South* ElevallOfl

3 Wast Ell!MIli011

4. No,th Elevallon

ts there en HCC SUJVey form ror1111s bulldlllQ attaohed1 ☐ Yes ☐ N/A "Clood on drewlng11 **and** lllllbnit photographs of eXlstlng et& Bliol'$.

DETAILOF W RI< TO BE PERFORMED

Fo **ndatlon He,gh1** Exposed ___ 0 Block ☐ BIOdc Parged 8•1¢:K (type) _____ ☐oured Concrolfl D Pl8rs

Ma:.on,y Cllmnev: CBloekParq 0Br,ck [type] _____ ☐Olher _____

RoorPllctl· Main Mass _____112__ Seco o:la!y MaE>li ___J12_____ oo,mo, ___/t 2___ Otllor _____

Roofing ma1erlal ::JAsptu,lt 03-Tab Arctutectural Fence: otght: _____

Wood [Type: Red Cedar. Whito Cedar; Sha , etc) _____ Type: _____

I, .,I length: _____

Skylighta.(ilaLDnly,l:;:Manufaaut8f' REC 425 watts F!OtJgh Opening 72" x 42" Size -------:L,·oc·etion"' _____

Manulacturar Roug Opening Sae 1.0eetlOll

Gutters, ☐Wood CAlununom tJ Copper D LMden; (mala<lal) _____

Leaders (ma1er/al andslze)· _____

Sldewall·0 White cedar sh<ng1D1l _____ 0 Clapboard (9KPOiUr$: _____ 1n0hes) FrontO _____ Si:la

☐_____

r:::!Other Installation of 22 solar panels on the roof of the new dwelling.

Trim: A, wooa 0 Pme O F!ecl\vood ☐Cad OOth r _____

B, Troalrll8nt 0 Paint D NatrJal to weather D 0th.,,. _____

C. Dlmensrons. Fascia _____ Rake ___ Soffll [O...Orhang) _____ Corner oonros _____ F'rioze

Window Casing Door F'rame _____ Columns/Posts Round ___ Square _____

Windows· 0 Double Hung Dcasament O All Wood D Other _____

☐True D,vldad UghlS(muntlns), single prum OsoL·s (Simulateo Divided UghlS) 1'Wn1.1fael\fl'er _____

D00nl· (type and mat,mal): ☐TDL OSOL Frorit _____ Roar _____ Side _____

Garage Doot(s): Type _____ Material _____

Hardecape m111eria1s: Drivewsys **W'IA ay&** Walls

• Note! Compk)le doo, a d t'ldOW Scm>dul8$ **are** tequired COL0!'IS

Sidewall _____ _____ Cl (rf app'icable)_____ Roof _____

Trim _____ Sash _____ Doors _____

Deel< _____ F011r111allon _____ Fence _____ Shu ers _____

• AUacll manuractu,er's color samples lf oolor Is no1I,om KOC approval hs:t.

I hereby authorlzo 1h agent namoo above to 6o! on my beha to make changes ,n the specificalions or !hi! plans COAla[nJ!d!n U\ls epp;ioallon In orde< ID bring lhe itpplica• tion mto compl1anaa with the I-l0C 9uidellnas, I ha,eby agree 10 abide by and comply with me terms and condllions of ihls eppfication. I he,eby *1111"""* Ihal the!111'.bmi.ssion o any revlslo lo lhis apptica,tion will initiate a new sooy-day mview parfod

Date January 3l.2024 Slgna ure o! owner of rwor _____ Slgn,td unoe. ponaitte• o!pGl)ury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nanmc11et-ma.a:ov

COM!\lISSION ERS

Rny Pohl
('hair

Abigail Camp
Vice-C1iair

l)ianeCoom

Val Oliver

folu f\ld.nuglill_n

ASSOCIArE
COI\fl\HSSIONERS

Jesse Dutra

Can'i I homewill

Siephen Welch

(.'1lhy 1·1}nt1
HOCCompliance
Coonli1 tor/L,mJ ll
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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

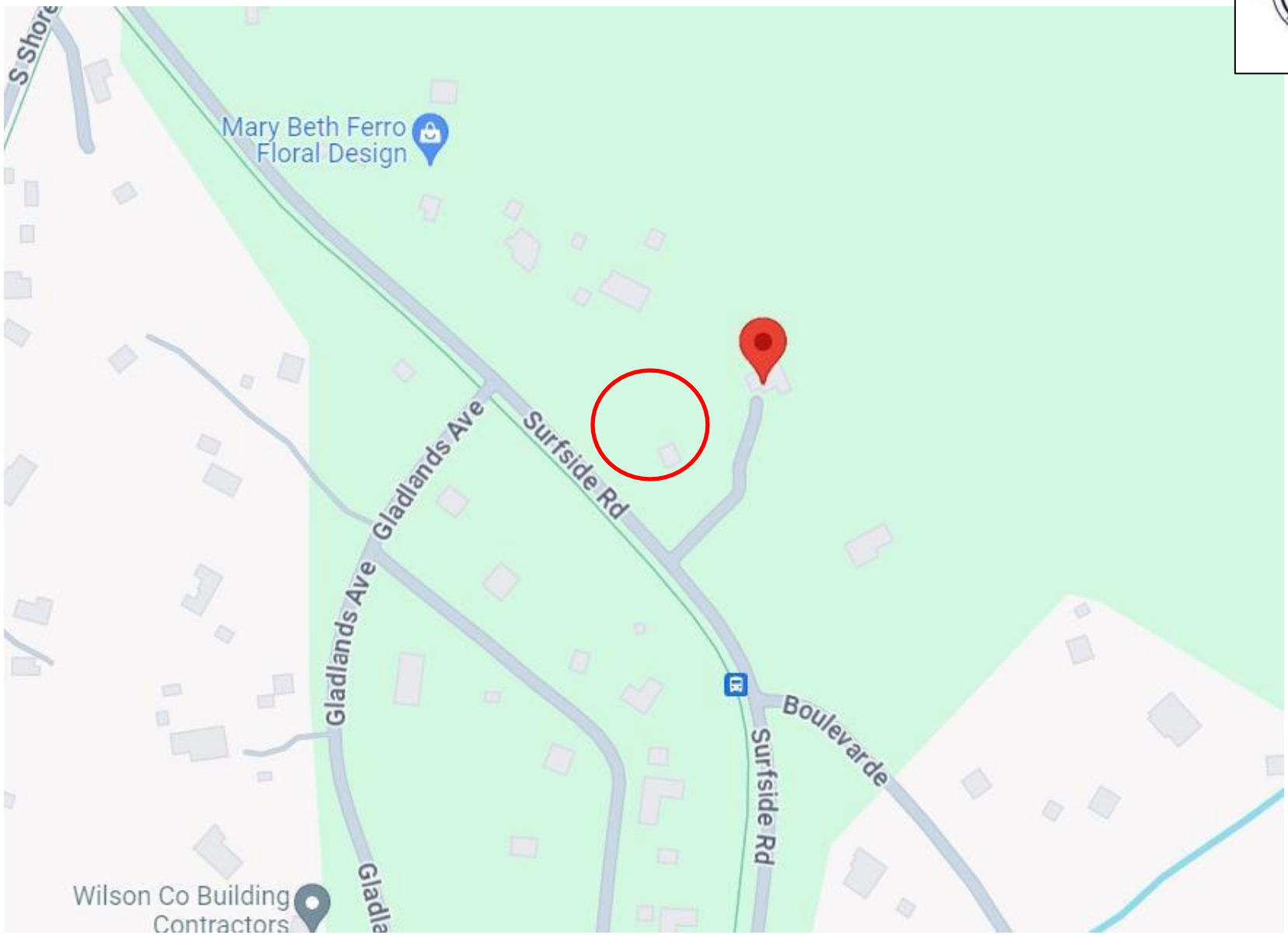
Use: 1090

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



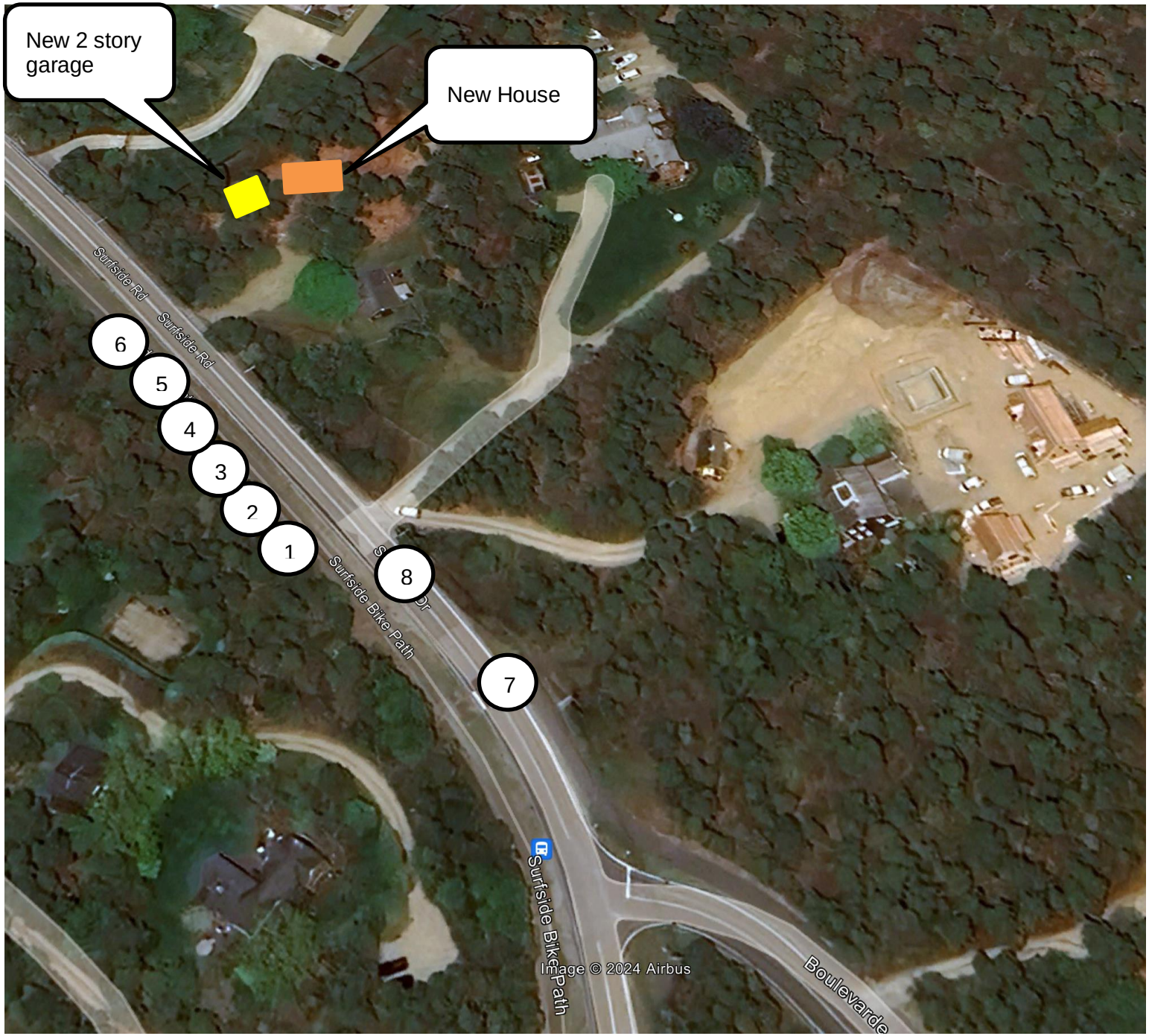

New 2 story garage
New House
6
5
4
3
2
1
8
7
Surfside Rd
Surfside Rd
Surfside Bike Path
Surfside Bike Path
Boulevarde
Image © 2024 Airbus

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

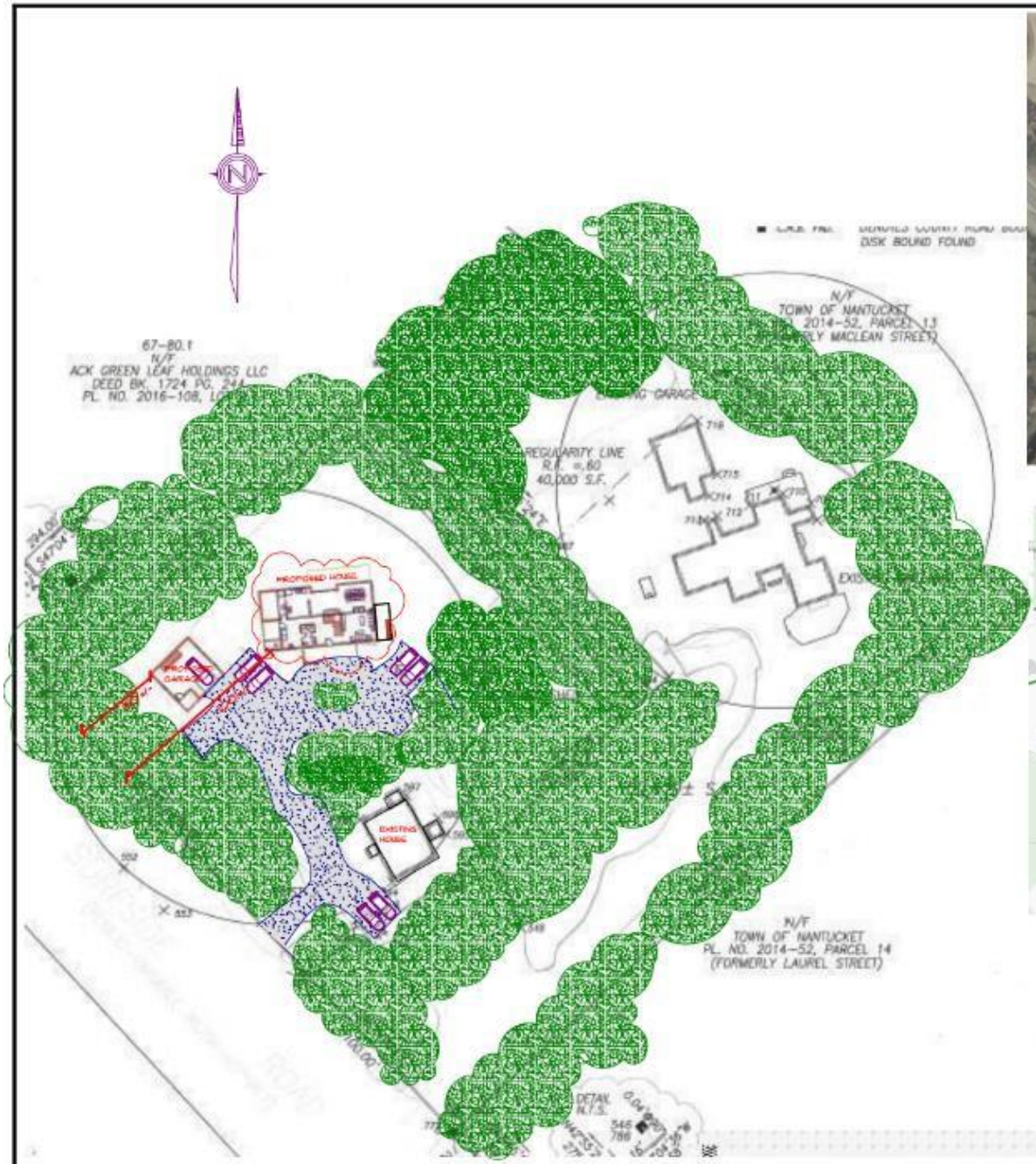


Image 7 taken from Surfside Road

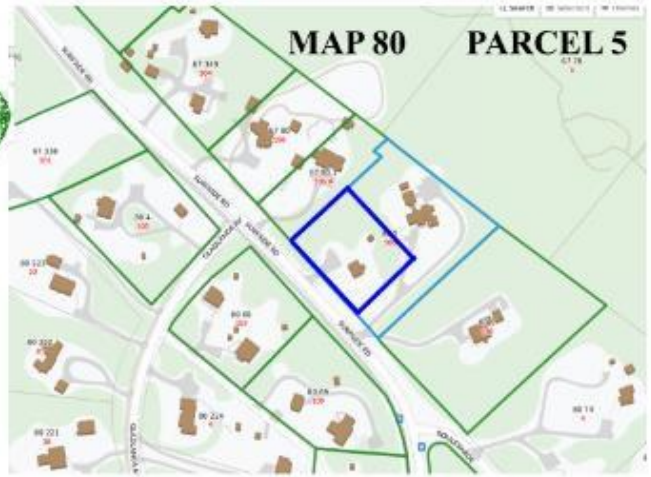


Image 8 taken from Surfside Road









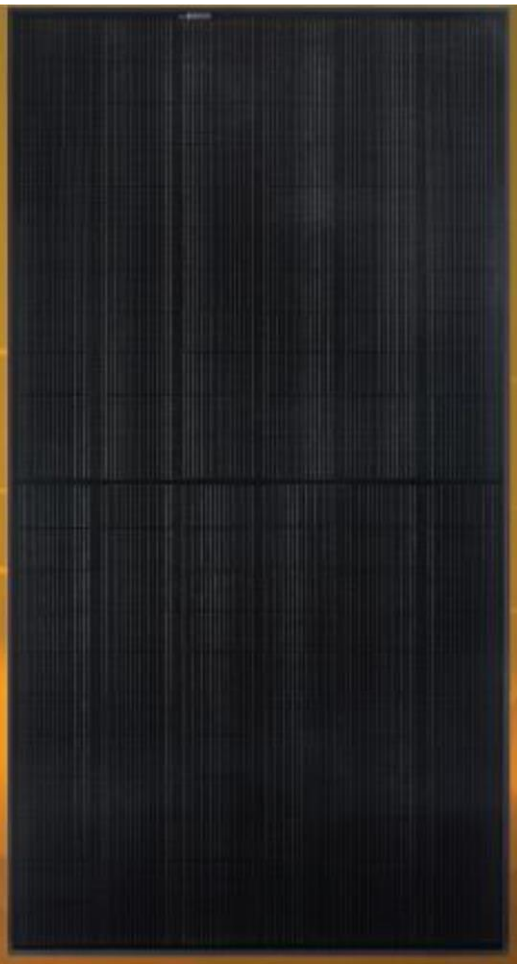
DAVIS-TORRES (NEW DWELLING)
PORTION OF 108 SURFSIDE RD
1-18-23



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

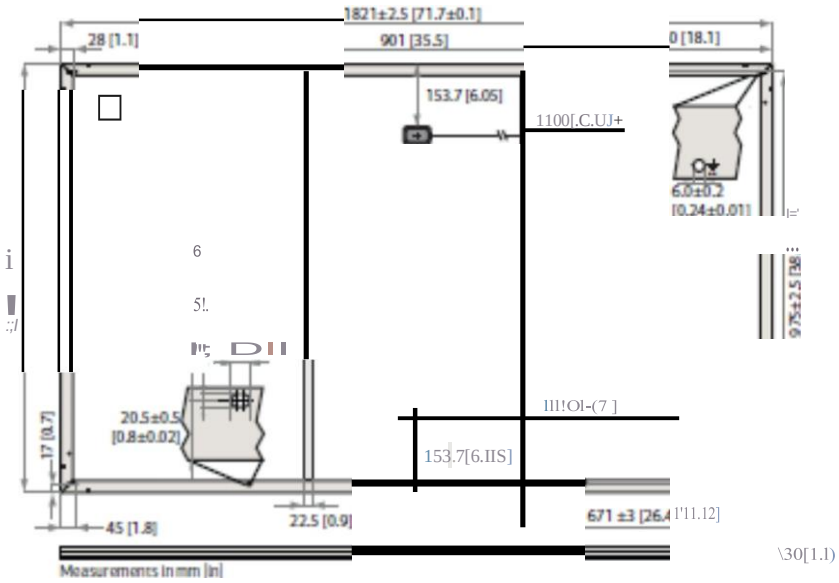
EXPERIENCE α PERFORMANCE

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)

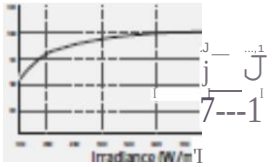
TEMPERATURE RATINGS*

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.

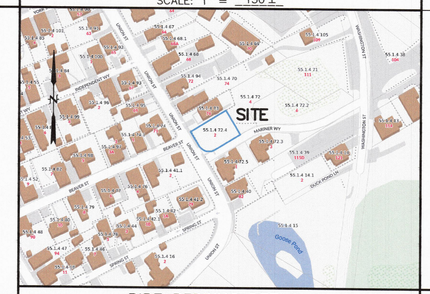
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



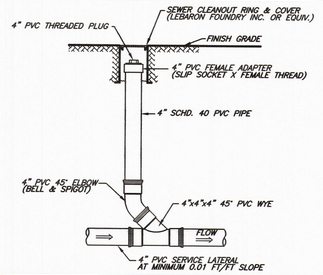
LOCUS MAP

SCALE: 1" = 150'±



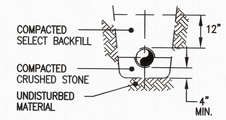
SEWER CLEANOUT DETAIL

(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



RECEIVED
JUN 13 2024
By

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: Paul S. Santo Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

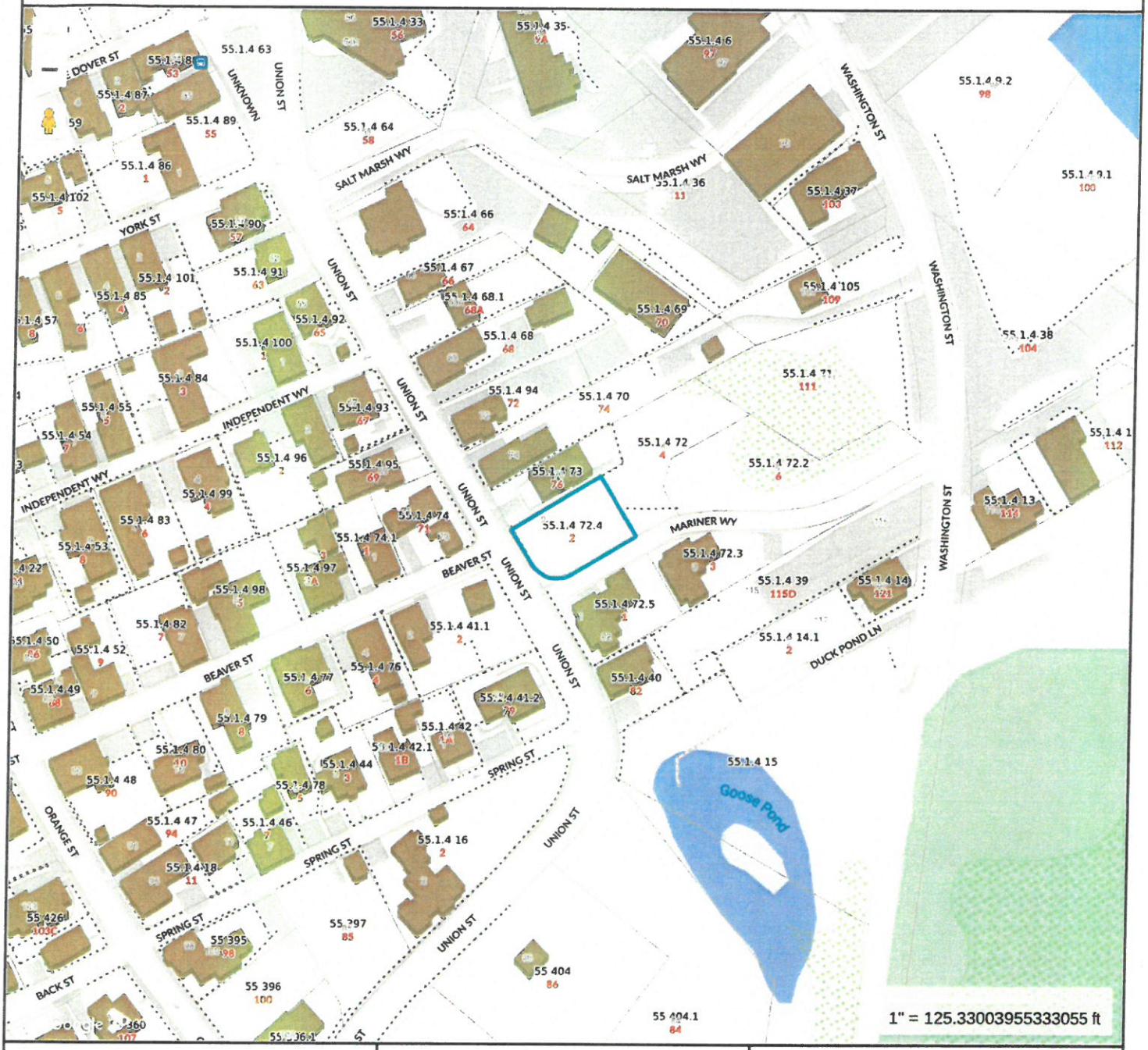
Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:
Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	189810
Location	2 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

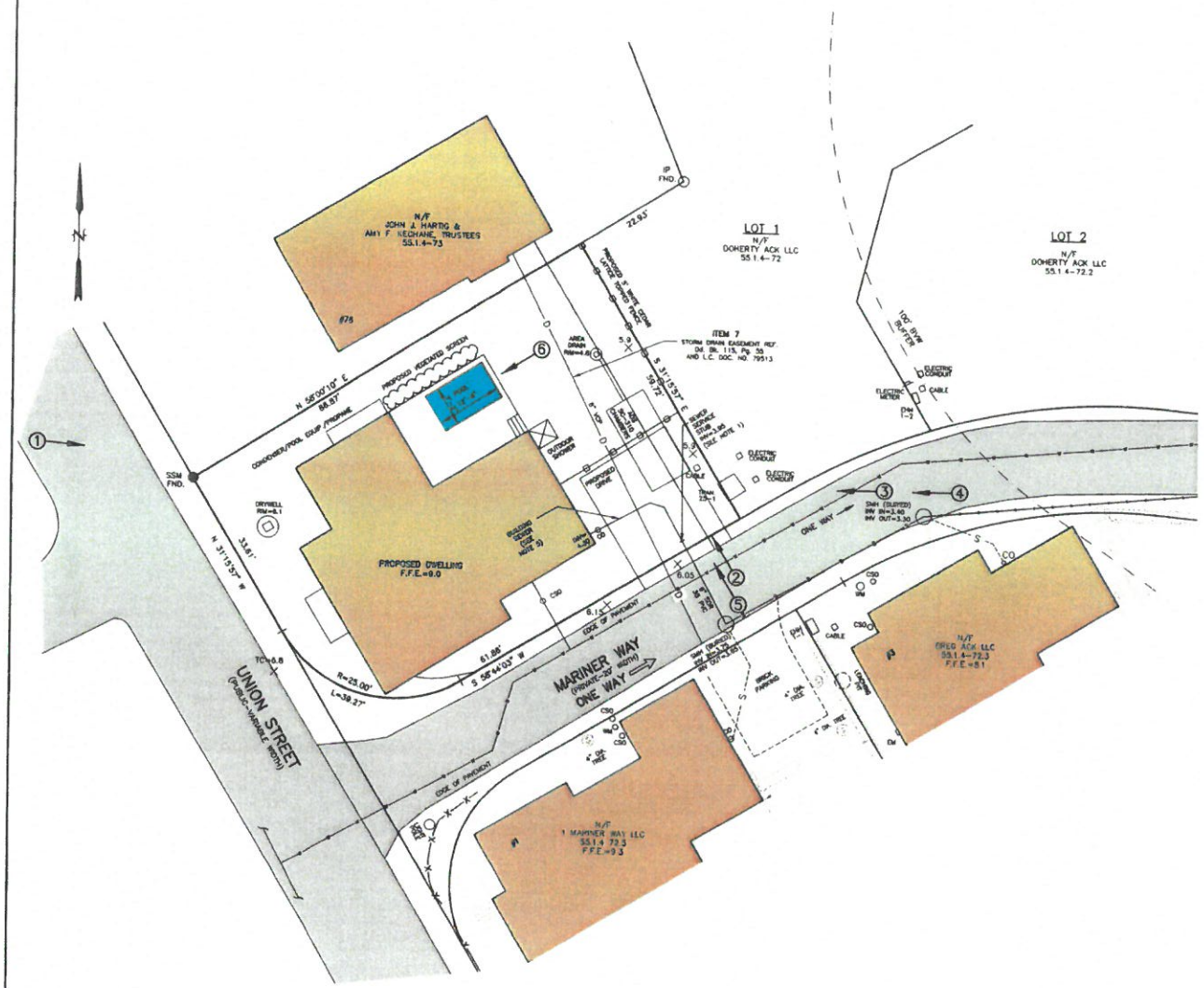
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

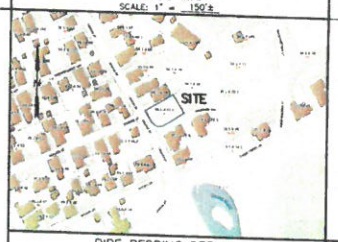
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

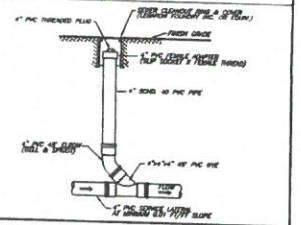
LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



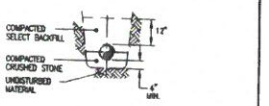
LOCUS MAP
SCALE: 1" = 150'±



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 2.3± 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 8, 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
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELLS #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.4	Dd. Bk. 1897 Pg.81	FILE NO.#2016-4	DOHERTY ACK LLC	4	N-11448	P.S./DMK

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

PAUL J. SAMPSON No. 36536 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	3.30
INVERT AT STUB	3.25
(SEE NOTE 1)	

6/13/23

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

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



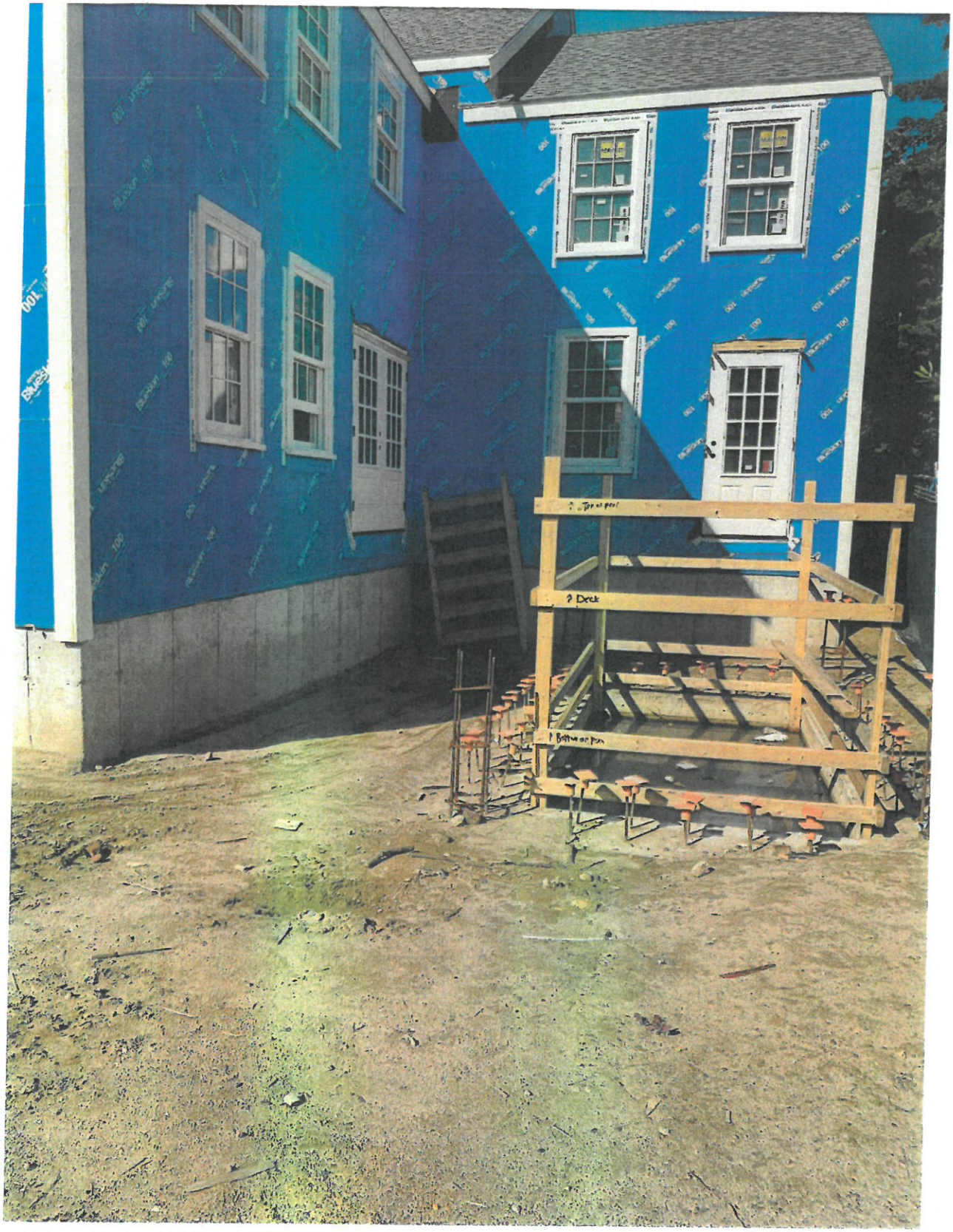
4 View of property from Mariner Way



5 View of property from Mariner Way

6 Pool Mock Up

2 Mariner Way

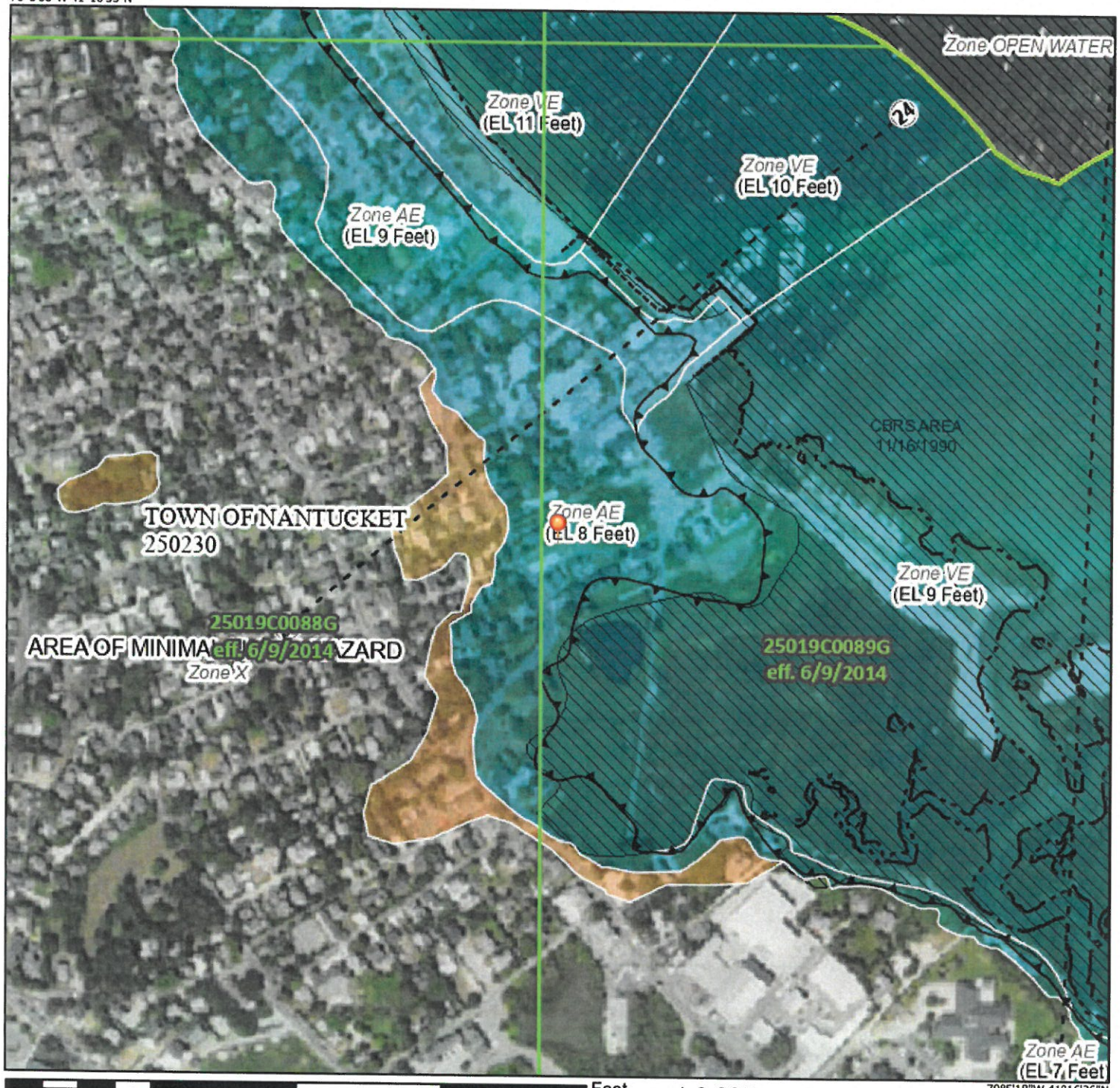


- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette

FEMA

70°5'56"W 41°16'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°5'18"W 41°16'26"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 3/21/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC22-08-6934 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 HAULING CO. 100 CONIFER HILL DRIVE UNIT 304 DANVERS, MA 01923

Contact Phone #: _____ E-mail: DOHERTY@KENSTORP.COM 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 (CORNER STRIPS). ~~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: 48'3" 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: _____

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 DWELLING INSET POOL IN DECK - 11'x8'

*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 ~~1x5~~ FRONT 8/4 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 - Rear 12 LT W/KICK PANEL Side 12 LT W/KICK PANEL

Garage Door(s): Type ~~SECTIONAL~~ Material ~~STEEL~~

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof ~~COLONIAL~~ SLATE / ~~PEWTER~~ 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 8/24/2022 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

APPROVED

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**

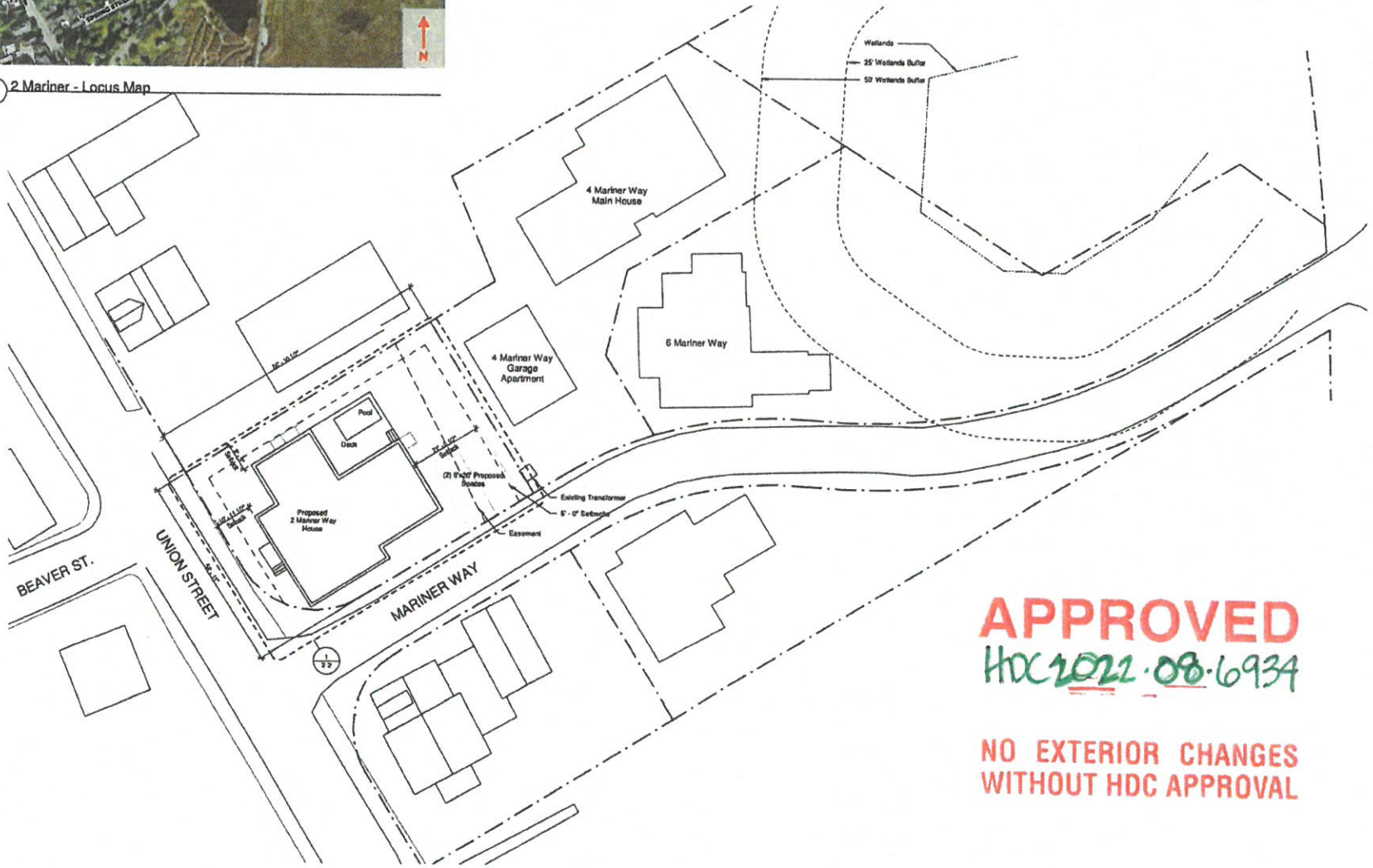
2. Doherty Ack LLC **08-6937**	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams

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"

Received 8/9/23

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

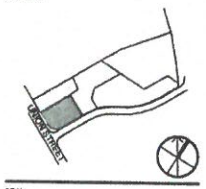
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Overracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD
CHECKED BY: RB

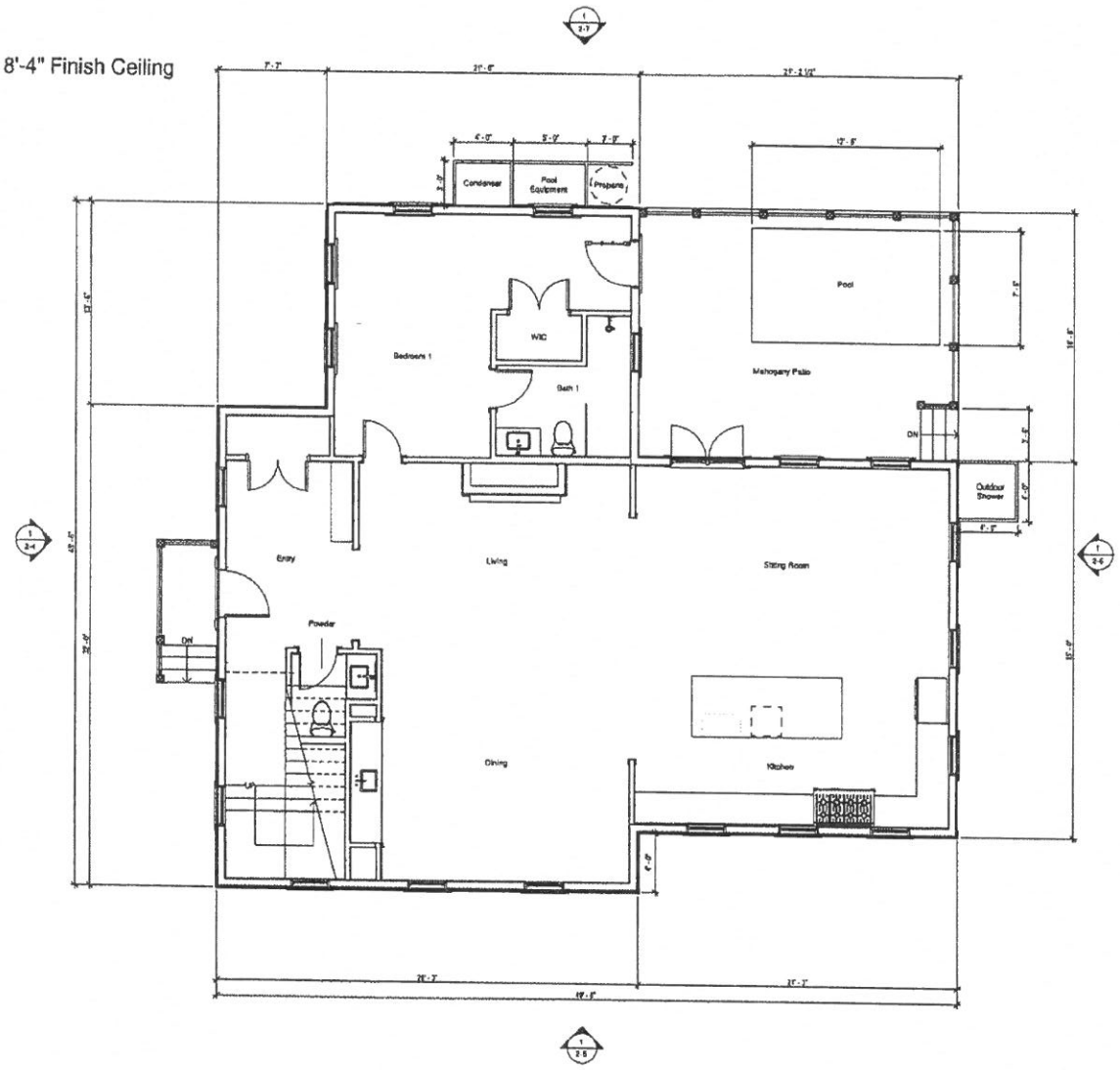
SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:
2-1

8'-4" Finish Ceiling



1 HDC Application Level 1
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

- No Level 01 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

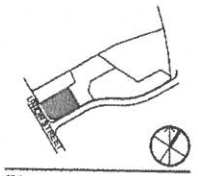
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3340
Woburn, MA 01801
(617) 628-1708 x 202

Landscape Architect:
Verissimi Landscape Architecture
318 Harvard Street, Suite 23
Brookline MA 02446
(617)735-1180

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

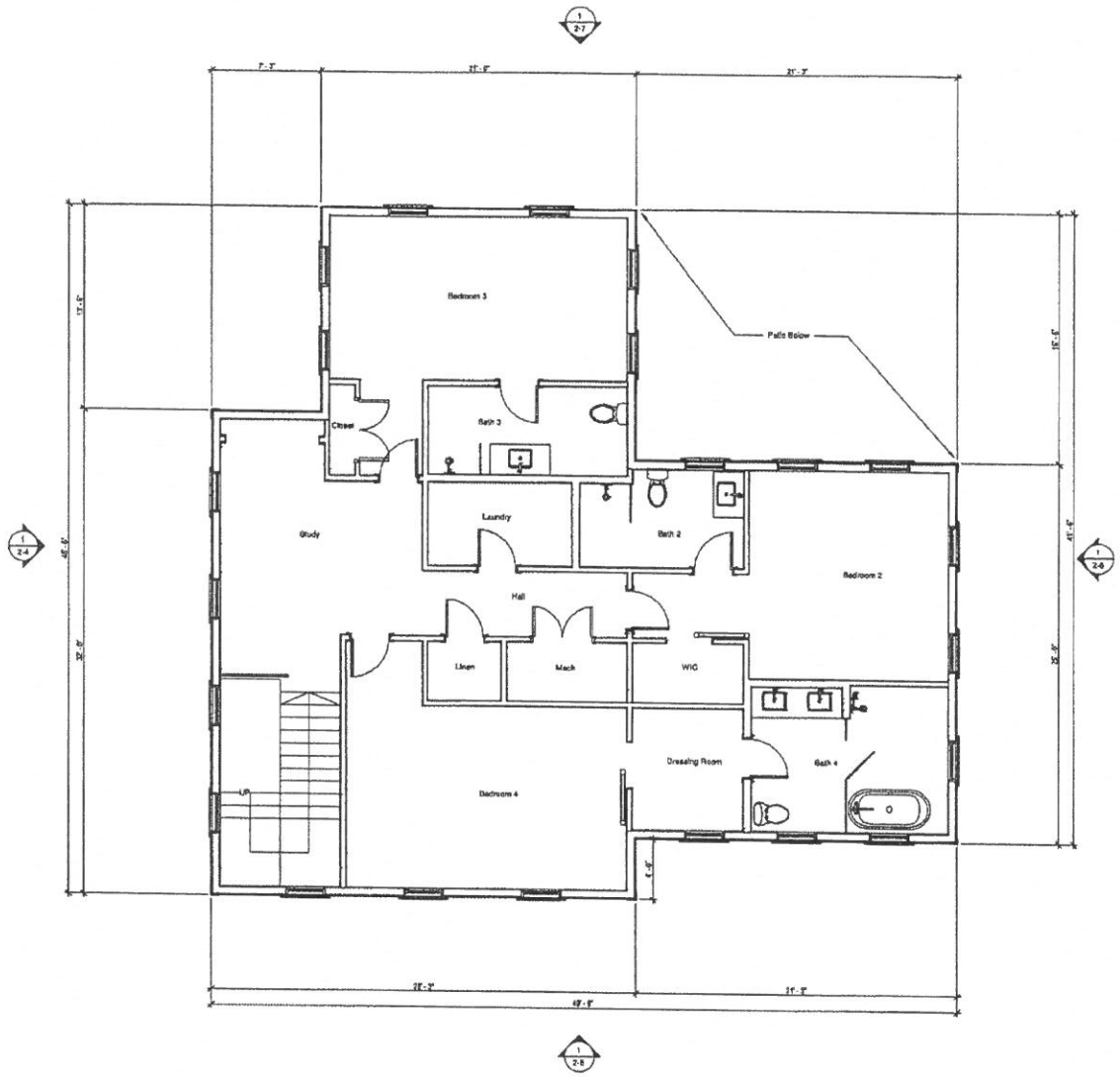
PROJECT #:	P2370.0
ISSUE DATE:	04/04/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	CD,BS
CHECKED BY:	RS

SHEET NAME:
Level 1 Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.22	HDC Revisions
2	22.12.22	HDC Revisions
4	23.01.23	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
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 542-2006

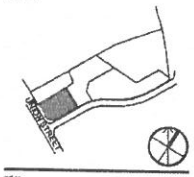
Civil Engineer:
Nantucket Surveyors,
8 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer:
Rosetta And Guarnaccia LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 2S
Brookline MA 02446
(617)735-1160

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0272.0
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_RS

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	UWDH2629	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
C2	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	3'-0"	7'-0"						

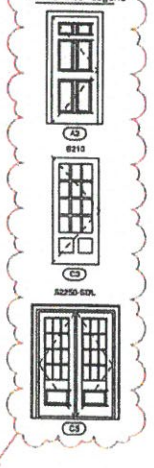
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 3425	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

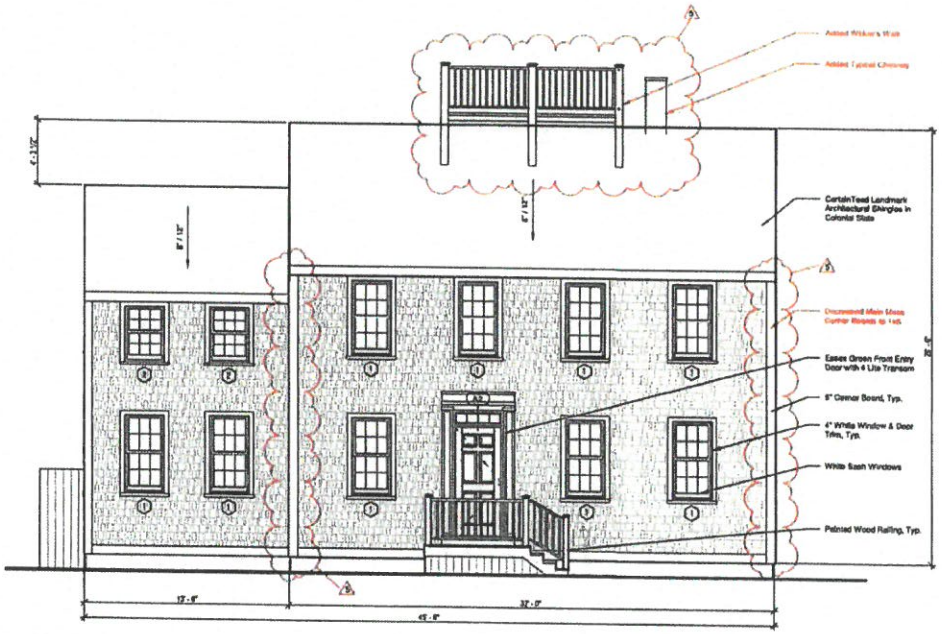
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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) 842-2500

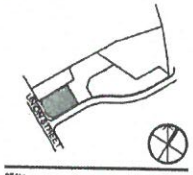
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer:
Reeme And Guerrache LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-0633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0278.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: GD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.26	HDC Revisions RS
5	23.03.01	HDC Revisions RB

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	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2616	Wood

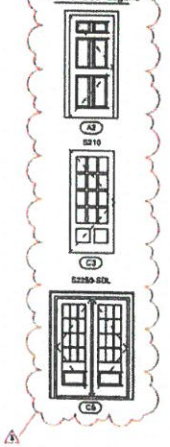
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

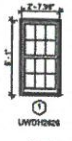
APPROVED
HDC 2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

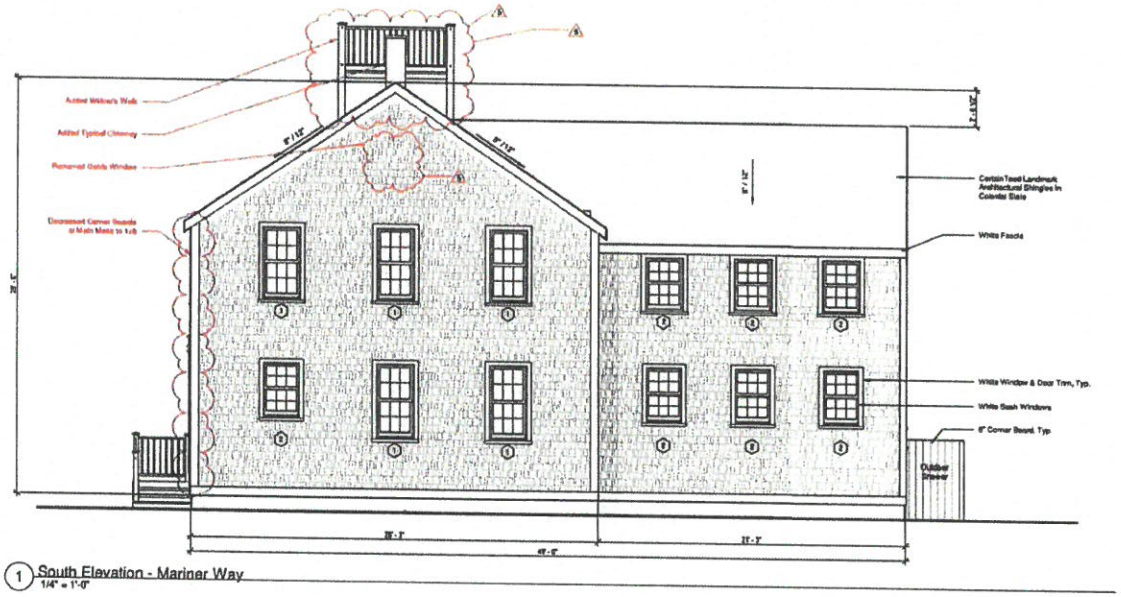
Exterior Door Legend



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:
KDMB Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2626

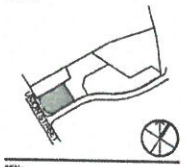
Civil Engineer:
Hazelwood Surveyors,
6 Windy Way,
Hartsfield, MA 02554
(508) 228-0240

Structural Engineer
Rosone And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)739-1199

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-6653

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

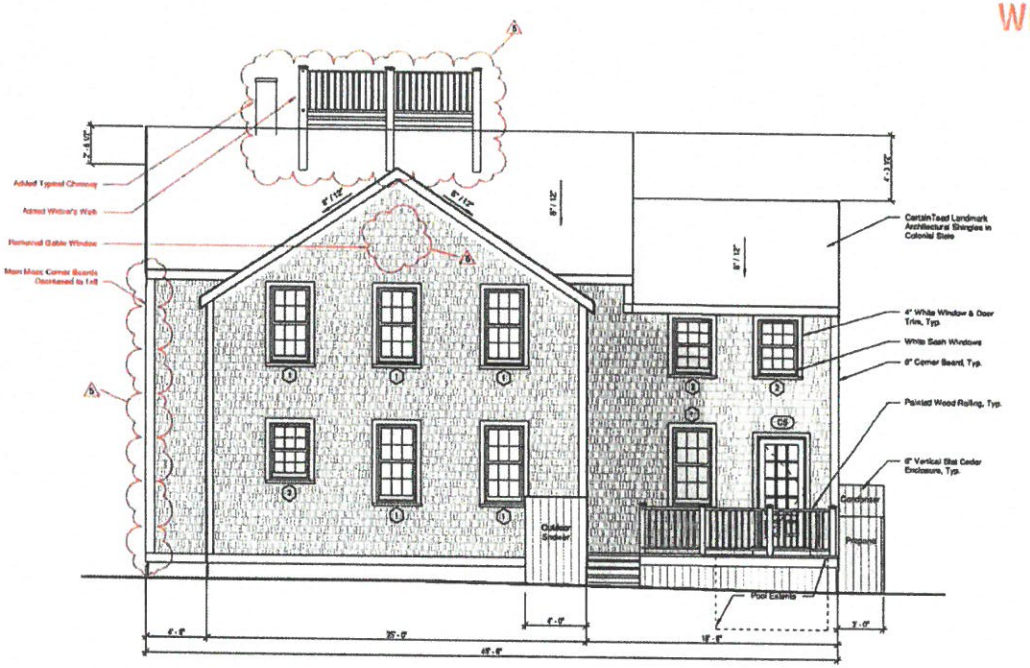
PROJECT #: P0270.0
ISSUE DATE: 04/04/2022
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.03	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.23	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS

SHEET #:
2-5



1 East Elevation
1/4" = 1'-0"

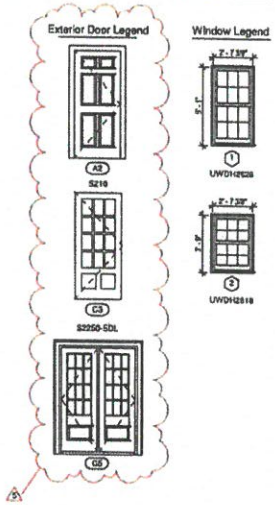
Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2'-7 3/8"	3'-8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	6'-11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5'-0"	7'-0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark 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



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:
KBMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2006

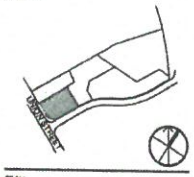
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guerrachine LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: GD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

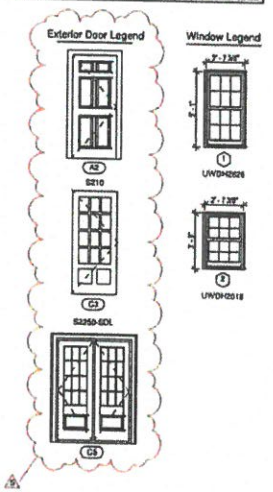
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

SHEET #:
2-6

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	UWDH2625	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

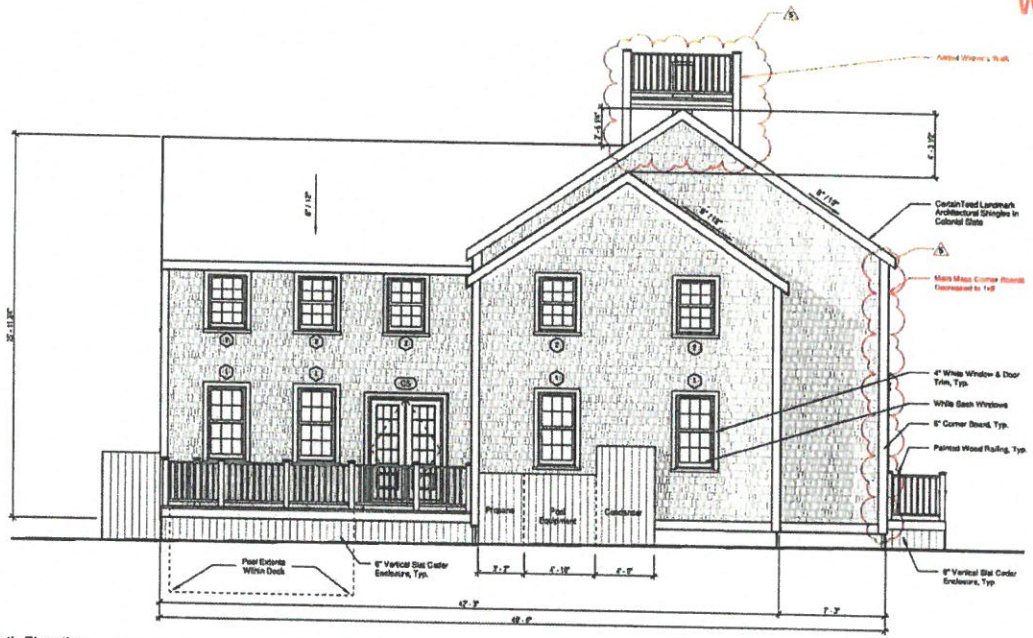
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	8	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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
HDC2021.08.6934

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) 842-2096

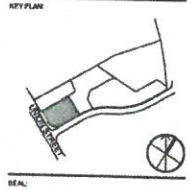
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosano And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1790 x 202

Landscape Architect:
Vendant Landscape Architecture
316 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hero Energy Raters LLC.
Millis, MA 02054
(508) 831-9633

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,SS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.29	HDC Revisions
4	23.01.26	HDC Revisions_RB
5	23.03.21	HDC Revisions_RB

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:

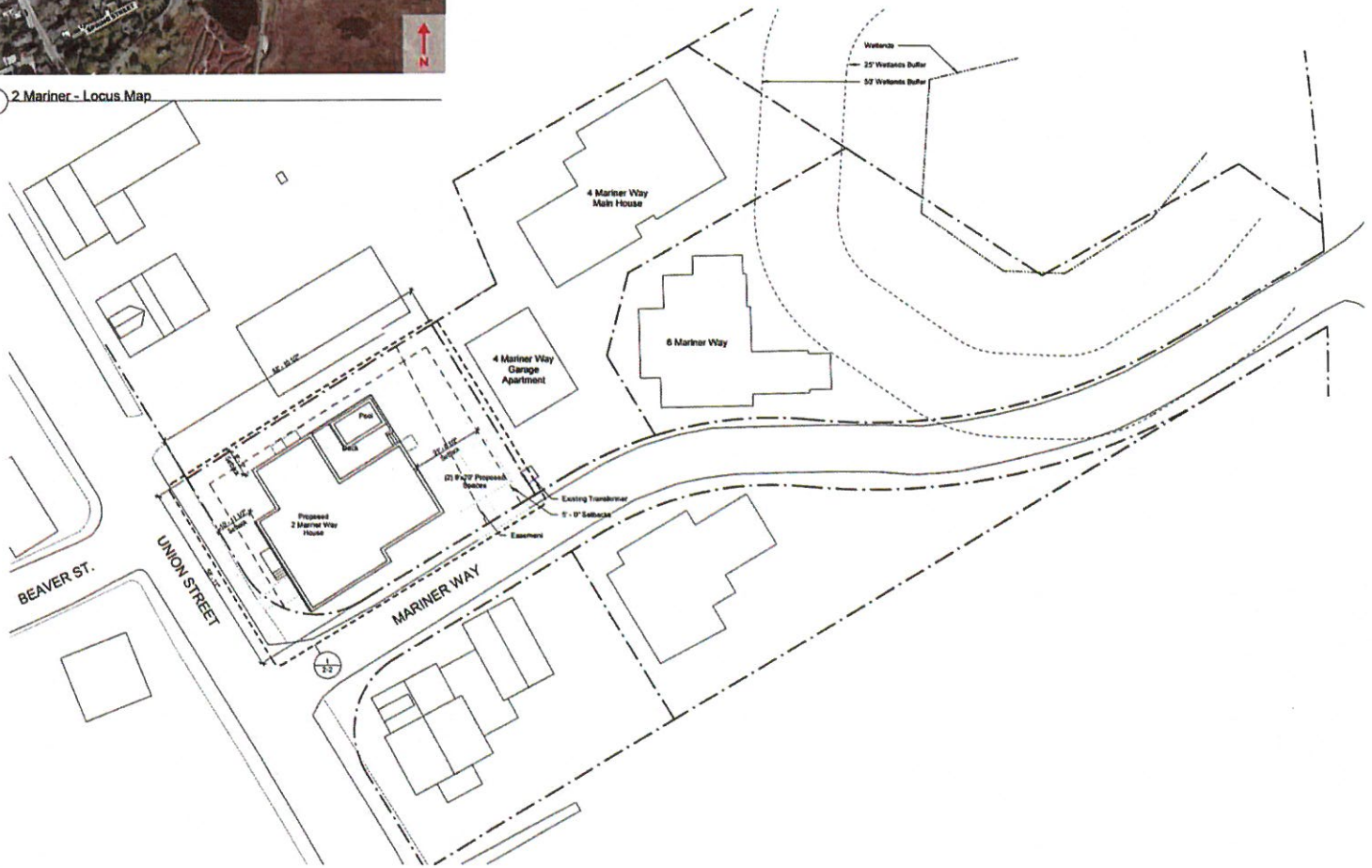
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9708 Address : 2 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55 1.4.72.4
✓	One copy of 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



2 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2900

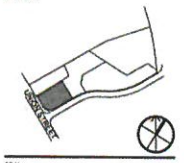
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rennie And Giarrusso LLC,
308 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1720 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 831-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #:	P0273.0
ISSUE DATE:	05/10/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	BS
CHECKED BY:	RB

SHEET NAME:
Site Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION

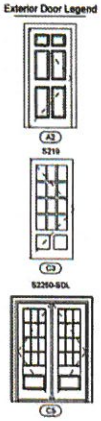
SHEET #
2-1

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

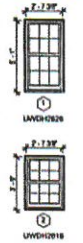
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3' - 0"	6' - 11"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 3405	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





1 West Elevation - Union Street
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- No West Elevation Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2995

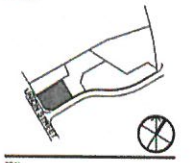
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rennie And Guenzeline LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1580

Energy Rater:
Hara Energy Raters LLC,
Mills, MA 02054
(508) 631-8833

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 06/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB

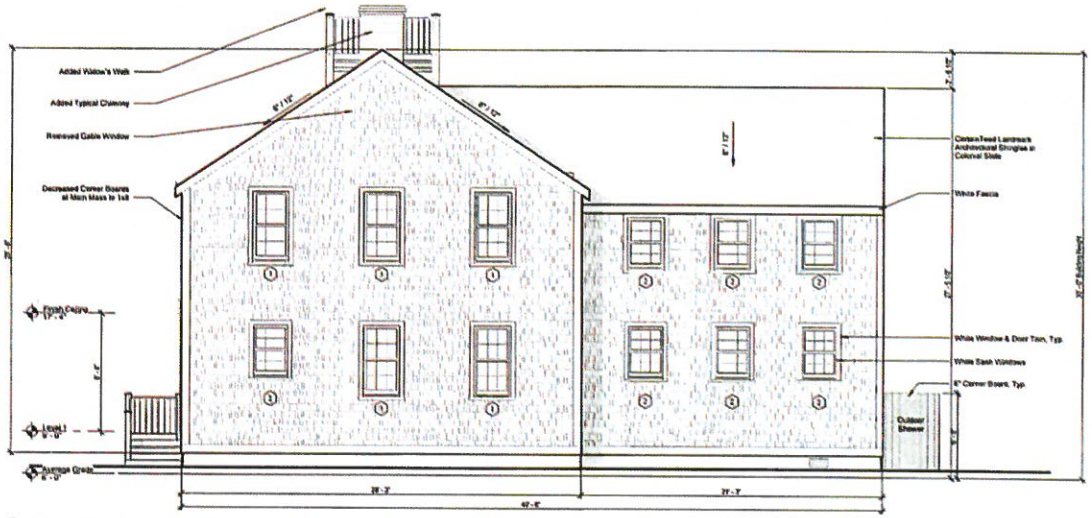
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6

SHEET #
2-4

C:\Users\bsilva\Documents\2 Mariner Way_LATH_bsilva_R23D23_5.23.23.01b-Front_bsilva@finegold.com_rpe@finegold.com
3/22/2024 4:51:37 PM



1 South Elevation - Mariner Way
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- No South Elevation Modifications

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	Ultrex	UWDH2826	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	9	6	Therma-Tru Ltd	Smooth Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
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	
Shingles			Natural Cedar	1x6 Fascia
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

A2
S210

C3
S2250-SDL

C5

Window Legend

2' - 7 3/8"
5' - 1"
1
UWDH2826

2' - 7 3/8"
3' - 9"
2
UWDH2618

Finegold Alexander Architects

PROJECT TEAM:

OWNER
KEMS Corporation
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2900

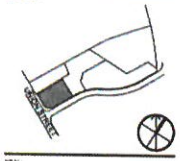
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Guarnaccia LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT # P0270.0
ISSUE DATE 05/10/2023
PROJECT STATUS HDC Application
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

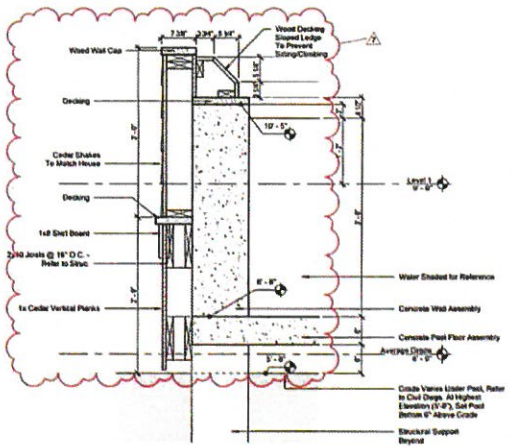
DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_RS
5	23.03.31	HDC Revisions_RS

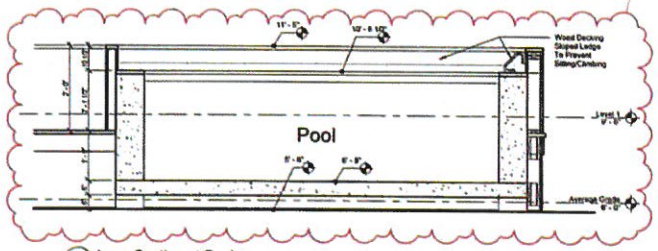
SHEET #
2-5

MODIFICATIONS | 24.03.27

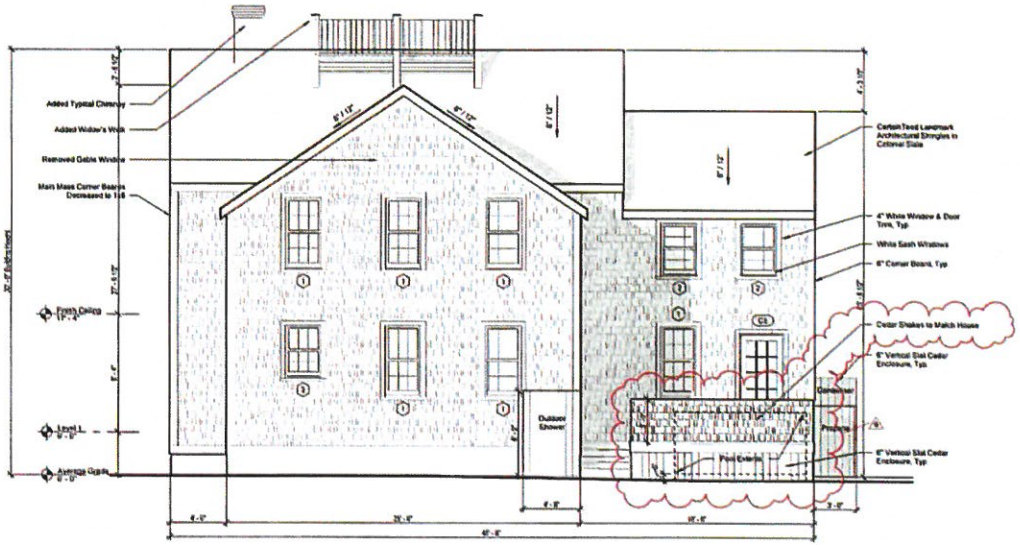
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



3 Enlarge Section at Pool Edge
1" = 1'-0"



2 Long Section at Pool
1/2" = 1'-0"



1 East Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

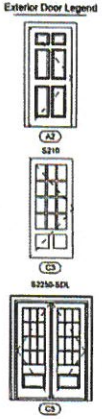
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	8	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C5	6' - 0"	7' - 0"						

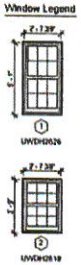
Materials Legend

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



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2966

Civil Engineer:
Nantucket Surveyors,
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Structural Engineer:
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300 Trade Center, Suite 3340
Woburn, MA 01801
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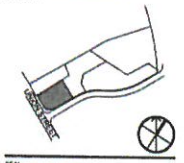
Landscape Architect:
Verdani Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

2 Mariner Way | Lot 4

PROJECT #: P0370.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RH

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.25	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.12.15	HDC Post Revision
7	24.03.27	ConCeem Pool

SHEET #:

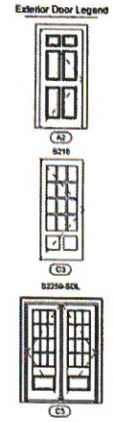
2-6

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

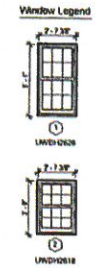
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

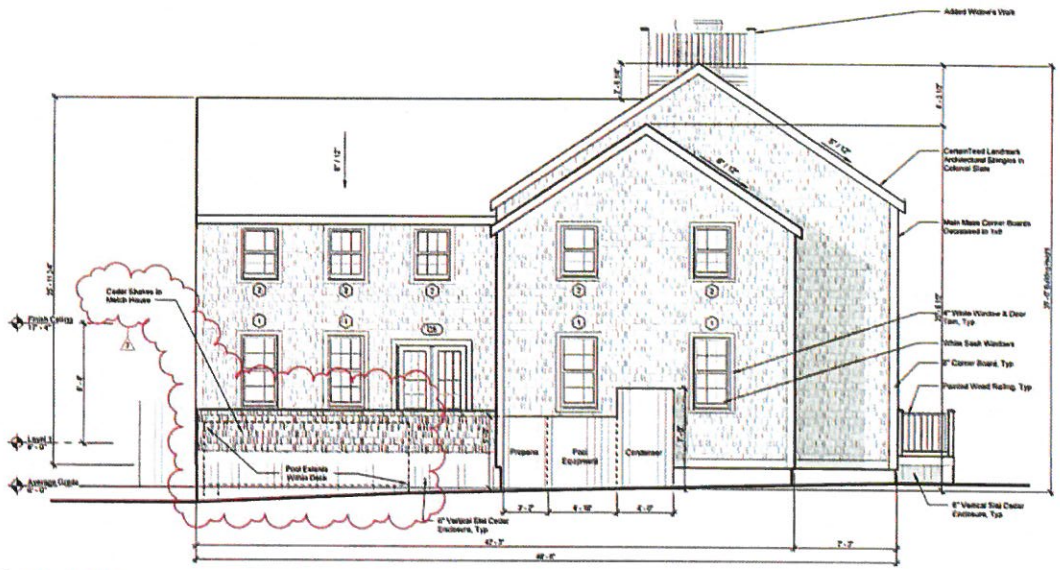
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched
Ancillary Doors	Therma-Tru Ltd	Smooth Star	White	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark 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





1 North Elevation
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
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(781) 842-2998

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Structural Engineer:
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(617) 828-1700 x 202

Landscape Architect:
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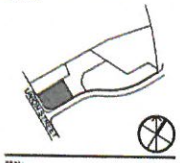
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hero Energy Raters LLC,
Millis, MA 02054
(508) 831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

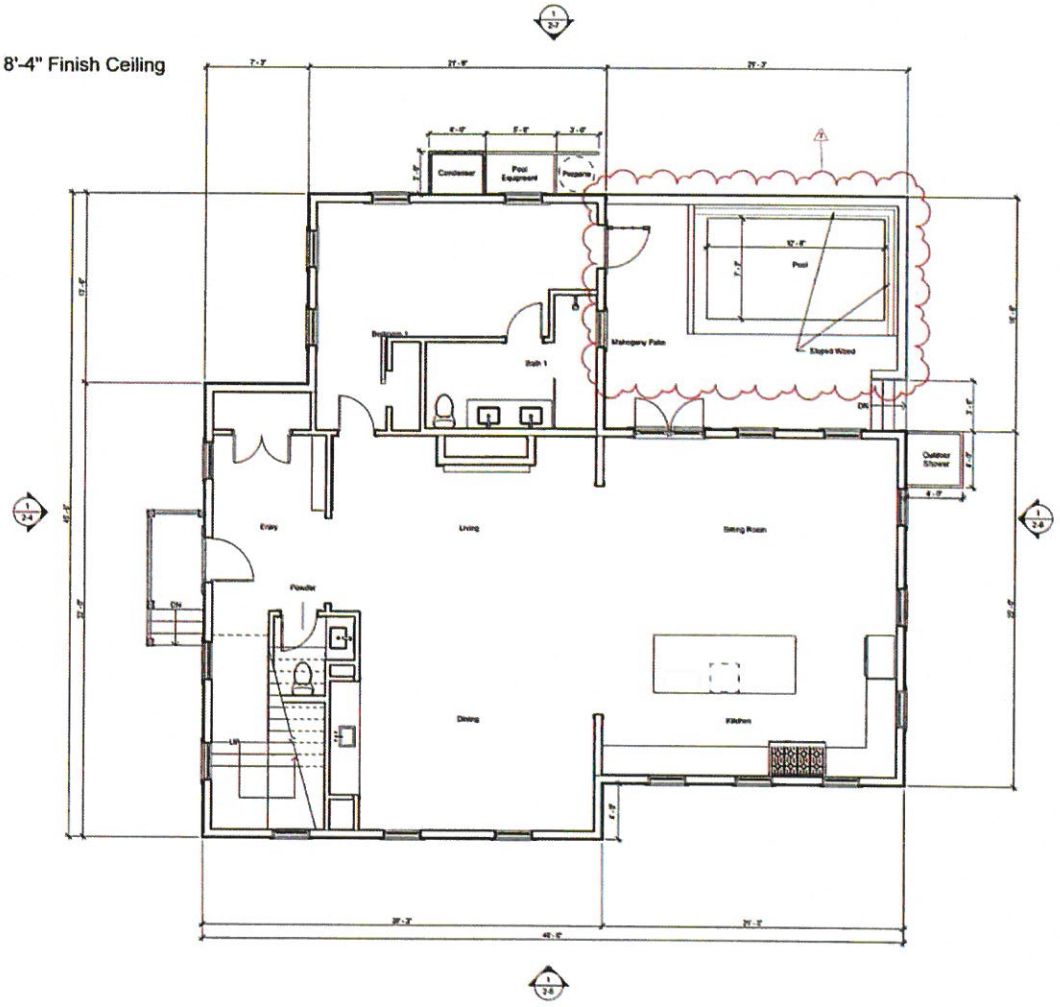
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.12.15	HDC Pool Revision
7	24.03.27	CertiCoters Pool

SHEET #

2-7

8'-4" Finish Ceiling



1 HDC Application Level 1
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Finegold Alexander Architects

PROJECT TEAM

OWNER:
NEMS Corporation
200 Broadway Suite #103
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Civil Engineer:
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Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
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(617) 626-1780 x 202

Landscape Architect:
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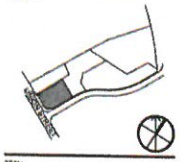
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 831-6033

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

2 Mariner Way | Lot 4

PROJECT #	F0279.0
ISSUE DATE:	05/10/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	BS
CHECKED BY:	RB

SHEET NAME:

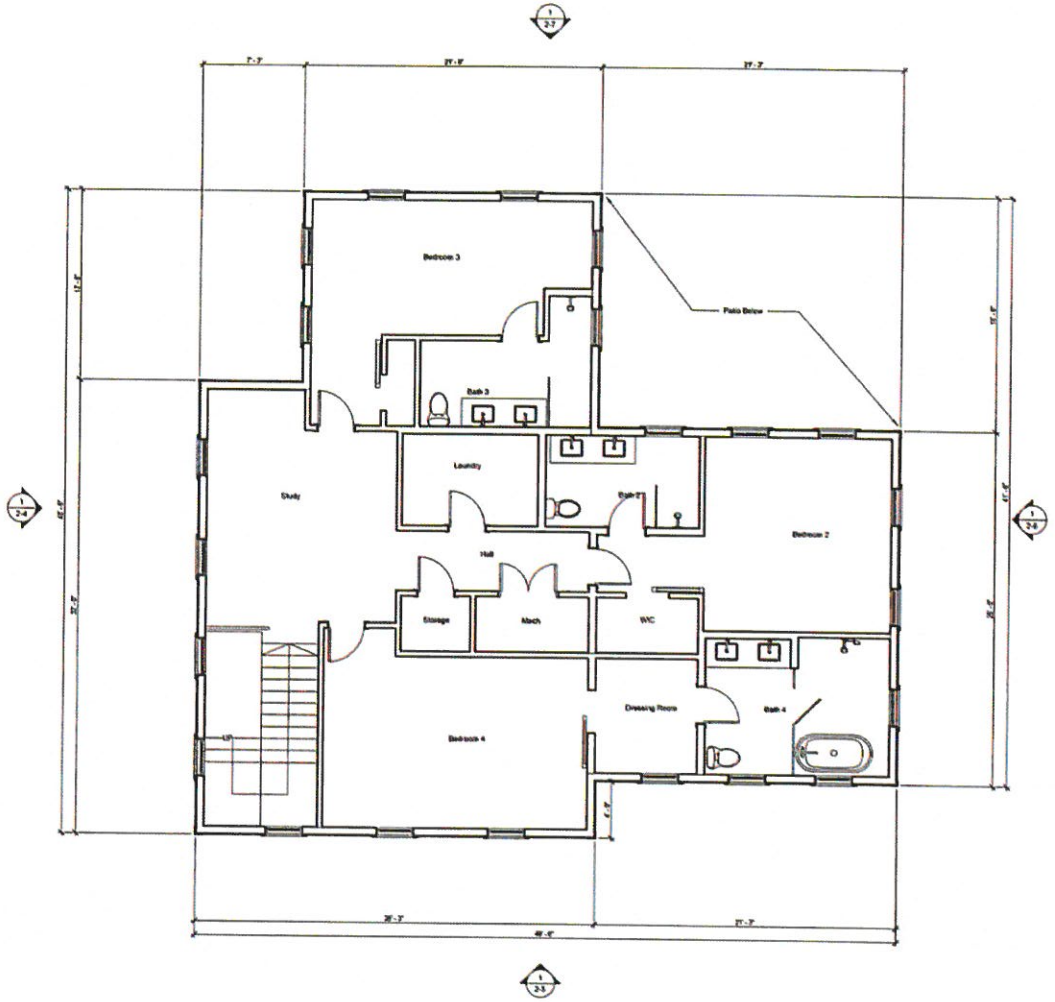
Level 1 Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RS
7	24.03.27	ConCeiling Pool

SHEET #

2-2



1 HDC Application Level 2
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
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Landscape Architect
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(617)736-1160

Energy Rater:
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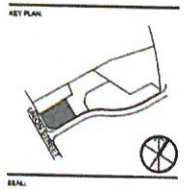
Mills, MA 02054
(508) 831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
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_RS

SHEET #:
2-3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

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

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.			
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.			

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

26. Doherty Ack LLC | 6 Mariner Way | Pool rev | 55.1.4/72 | LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

The following Items were not discussed and no action was taken.

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

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***				

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.4

Street & Number of Proposed Work: 2 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR - #304
DANVERS, MA 01923

Contact Phone #: 978-360-9558 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. 2022-08-6937
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RAISE POOL OFF GROUND ANOTHER 6" - RESULTING IN 18" OFF LEVEL OF DECK AS REQUIRED BY CONSERVATION COMMISSION - NO CHANGE IN SIZE OR LOCATION IN DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NO CHANGE Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/5/2023 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

December 27, 2023



Property Information

Property ID 55.1.4 72.4
Location 2 MARINER WY
Owner DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

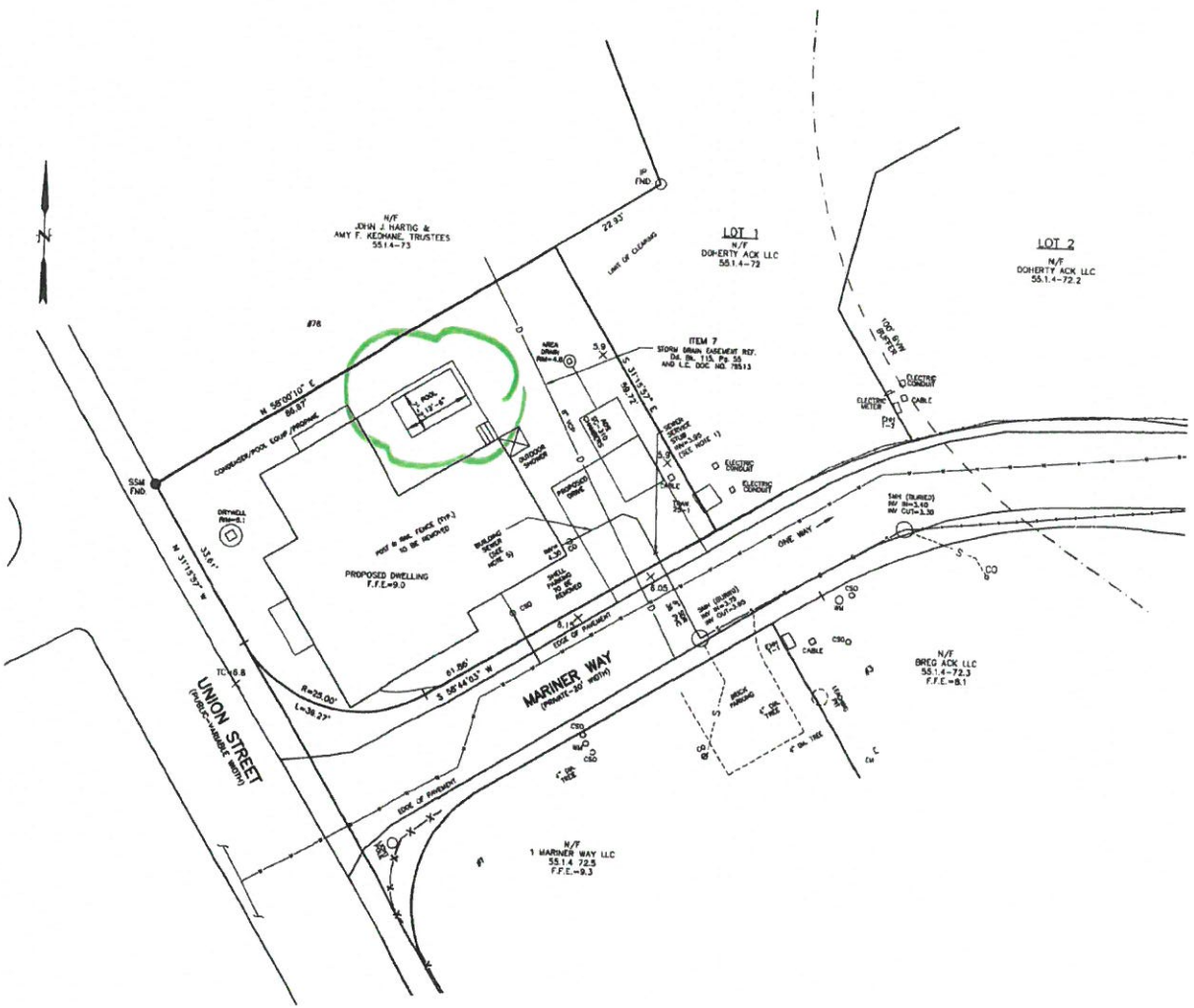
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

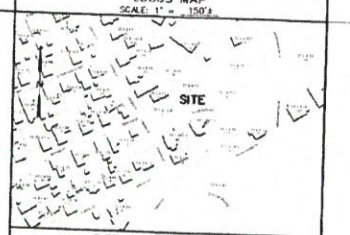

68
72
74
76
4
111
6
Mariner Wy
Mariner Wy
2
73
Union St
115
Mariner Wy
3
Spring St
121
Mariner Way
Temporarily closed
117
82
2
79

SEWER & WATER CONNECTION PLOT PLAN

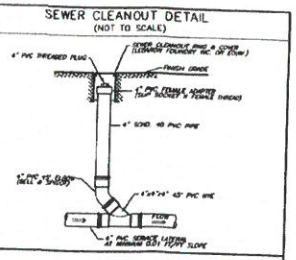
LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



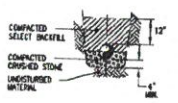
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 236 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 #7773, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3511, Dd. Bk. 1868, Pg. 225, AS AMENDED ON 8/2/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1584 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:
N/F = NOW OR FORMERLY
PVC = POLYVINYL CHLORIDE
CO = CLEANOUT
CB = CATCH BASIN
I.P. = IRON PIPE
F.F.E. = FIRST FLOOR ELEVATION
CSO = CURB SHUTOFF
CONCRETE BOUND

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
RDS		MAP 55.1.4 PARCEL 72.4	Dd. Bk. 1897 Pg.81	FILE NO.#2018-4	DOHERTY ACK LLC	4	N-11449	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.30
INVERT AT STUB	3.20
(SEE NOTE 1)	

8/3/23

Paul Mac Kinnon

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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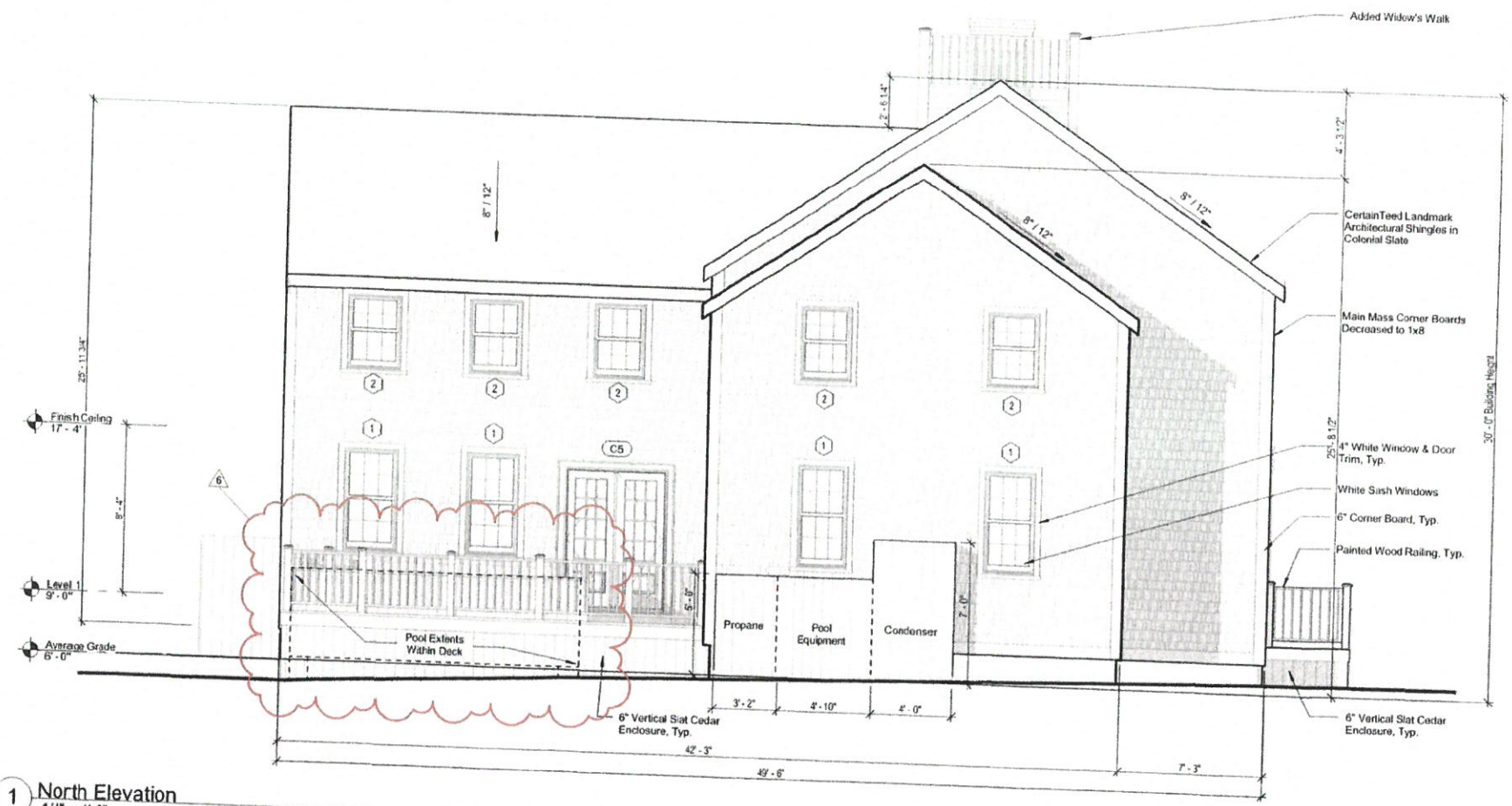
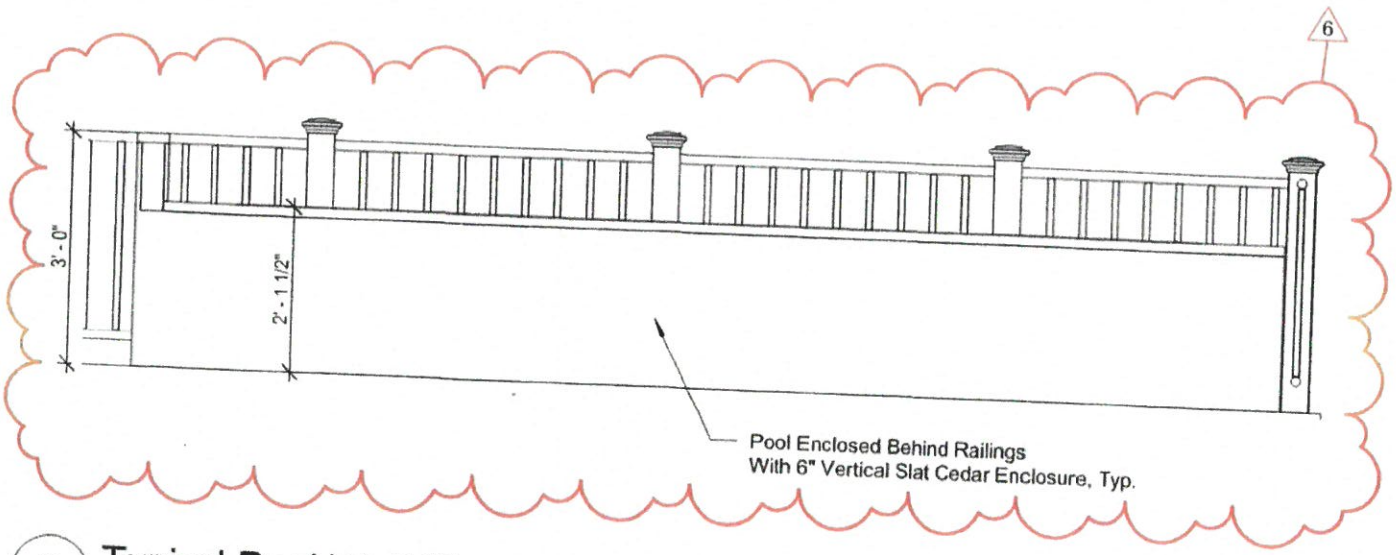
N-11449



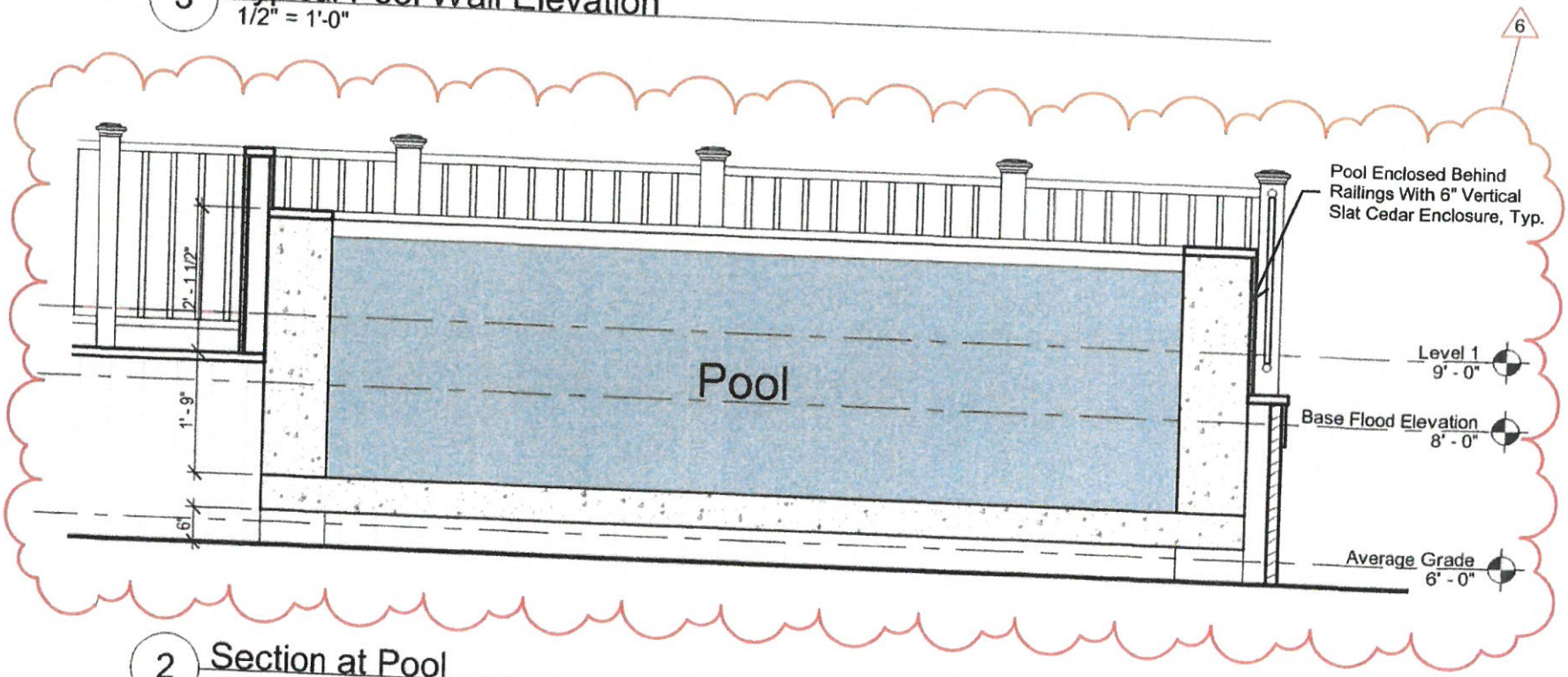
1 North Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

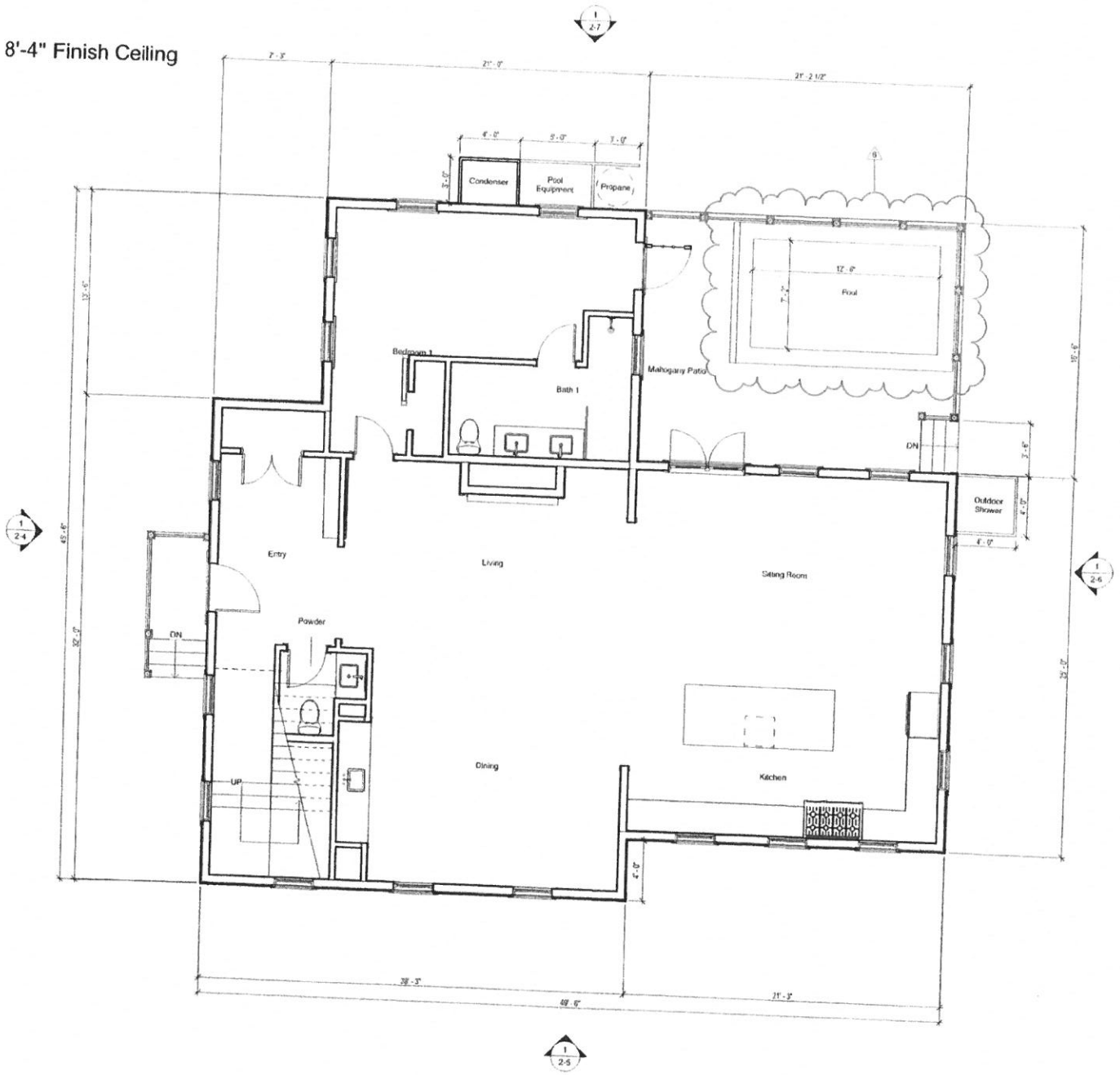


3 Typical Pool Wall Elevation
1/2" = 1'-0"

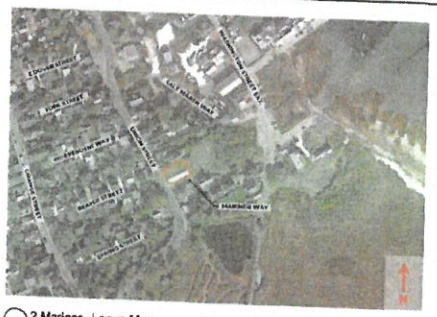


2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling



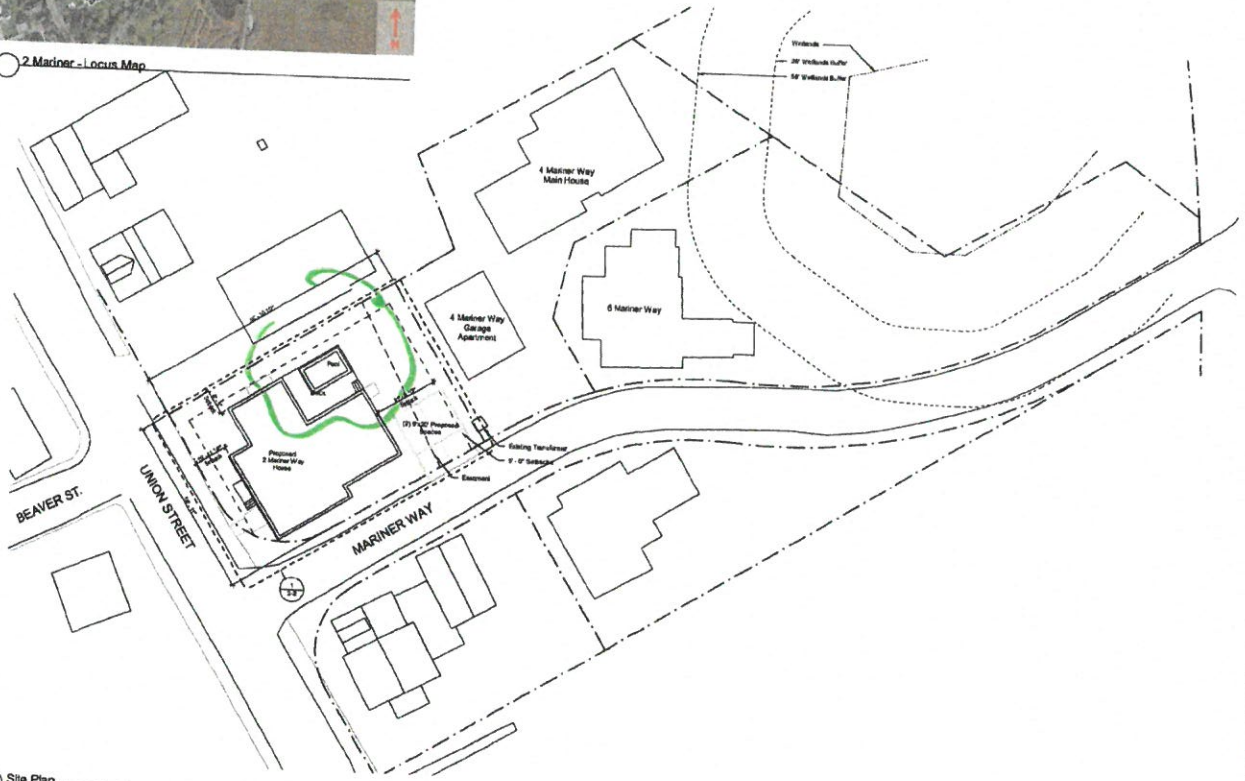
1 HDC Application Level 1
1/4" = 1'-0"



2 Mariner - Locus Map

MODIFICATIONS | 23.12.26

- No Site Plan Modifications



1 Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #101
Lynnfield, MA 01940
(781) 842-2066

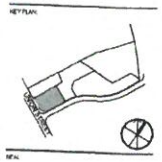
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer:
Rosene And Guarnaccio LLC.
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 676-1700 x 703

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1185

Design Name:
Hans Energy Raters LLC.
Mills, MA 02914
(508) 631-6633

KEY PLAN:



NEW:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0276.0
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: NS
CHECKED BY: HS

SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #
2-1



1 West Elevation - Union Street
1/4" = 1'-0"

MODIFICATIONS | 23.12.26

- No West Elevation Modifications

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"	5' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

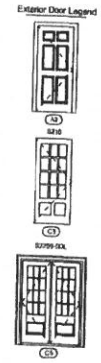
Door Schedule

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' - 8"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C4	3' - 0"	7' - 8"						

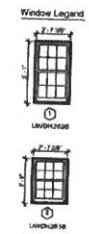
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Entire Doors - PMS 5805	Refer to Door Schedule
Auxiliary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Schedule
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Centrifugal	Landmark Architectural	Colonial Slate	Tail Fence
Shingles			Natural Cedar	
Trim			White	Tail
Windows	Marvin	Ultimate Wood	White Seam	Refer to Window Schedule

Exterior Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #101
Lynnfield, MA 01940
(781) 842-2900

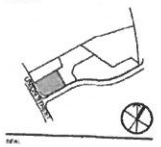
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Amherst, MA 02054
(508) 228-0240

Structural Engineer
Rooms And Guarantee LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 626-1708 x 202

Landscape Architect
Vanderd Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)275-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508) 431-0833

NEXT PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.8
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BB
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 RB
5	23.03.21	HDC Revisions RB

SHEET #
2-4

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	6' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	ULWDH6238	Wood
2	2' - 7 3/8"	5' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	ULWDH5538	Wood

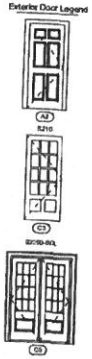
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 10"	3	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12		Therma-Tru Ltd.	Classic-Star	S2153-90L	Fiberglass
C5	5' - 0"	7' - 0"						

Materials Legend

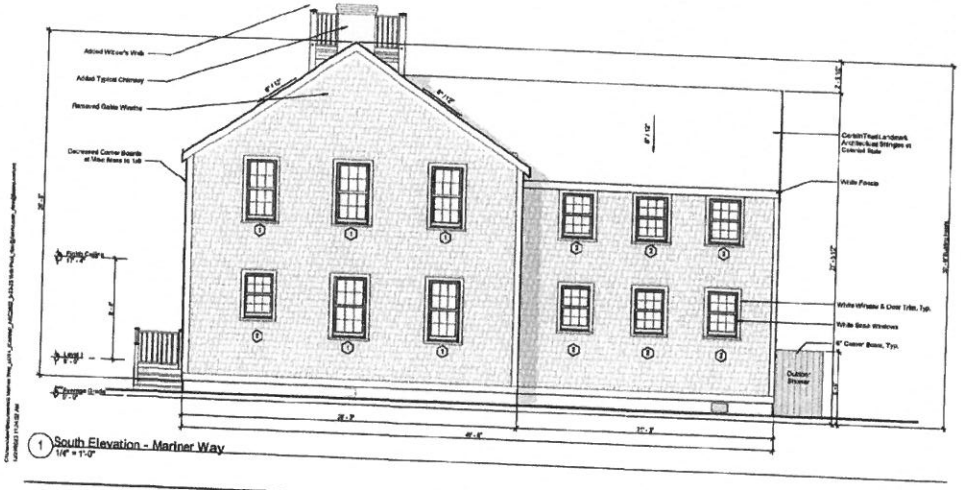
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Extra Green - RAL 6010	Refer to Door Sched.
Rear Entry Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Clapboard Siding			Natural Cedar	5" Vertical Reveal
Shingles	CertainTeed	Landmark Architectural	Colonial Slate	Tall Fence
Trim			Natural Cedar	
Windows	Marvin	Ultimate Wood	White	Trim
			White Sash	Refer to Window Sched.

Exterior Door Legend



Window Legend





1 South Elevation - Mariner Way
1/4" = 1'-0"

MODIFICATIONS | 23.12.26

- No South Elevation Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2666

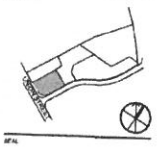
Civil Engineer
Nimbadata Surveyors,
5 Trinity Way,
Andover, MA 01810
(224) 210-2242

Structural Engineer
Rooms And Quarrymen LLC.
200 Trade Center, Suite 3540
Woburn, MA 01801
(617) 678-1700 x 202

Landscape Architect
Verdant Landmarks Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)730-1188

Energy Rater
Home Energy Raters LLC.
Miller, MA 02054
(508) 641-9033

KEY PLAN



NTS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #: P0370.0
ISSUE DATE: 04/03/2023
PROJECT STATUS: HDC Application
DRAWN BY: DS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.09	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.19	HDC Revisions RB
5	23.03.21	HDC Revisions RB

SHEET #



Previous HDC Submission - 3/21/23

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set 6" Above Grade

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2' - 7 3/8"	2' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

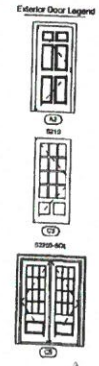
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	2' - 0"	6' - 11"	0	4	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	2' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

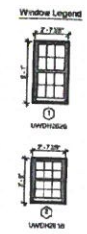
Materials Legend

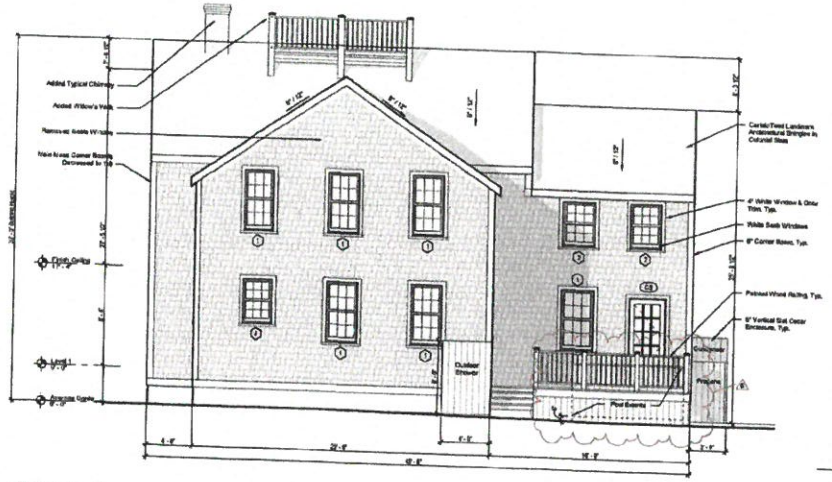
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Extra Green - PMS 5495	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Plank
Roof	Certain Teed	Landmark Architectural	Colonial Slate	1x6 Fascia
Shingles			Natural Cedar	
Trim			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

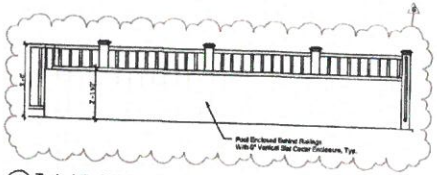


Window Legend

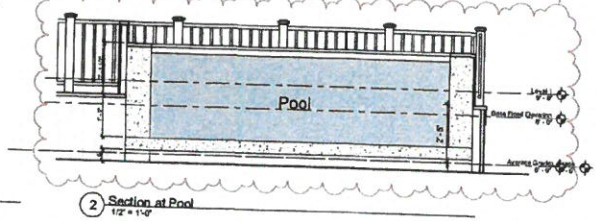




1 East Elevation
1/4" = 1'-0"



3 Typical Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KSMS Corporation
200 Broadway Suite #101
Lynnfield, MA 01940
(781) 942-2999

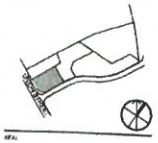
Civil Engineer
Rastuchel Surveyors,
8 Windy Way,
Northfield, MA 02554
(508) 270-0749

Structural Engineer
Reeme And Guarracino LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 676-1700 x 202

Landscape Architect
Vertical Landscape Architecture
316 Harvard Street, Suite 20
Brookline MA 02446
(617)738-1199

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6533

KEY PLAN:



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
2 Mariner Way | Lot 4

PROJECT #: PS2210
ISSUE DATE: 05/10/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB
SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

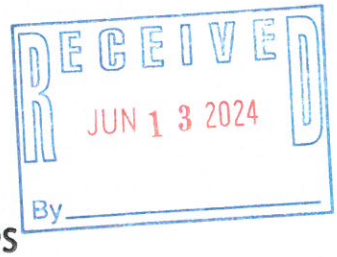
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.12.16	HDC Pool Revision

SHEET #:
2-6

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	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

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:
Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

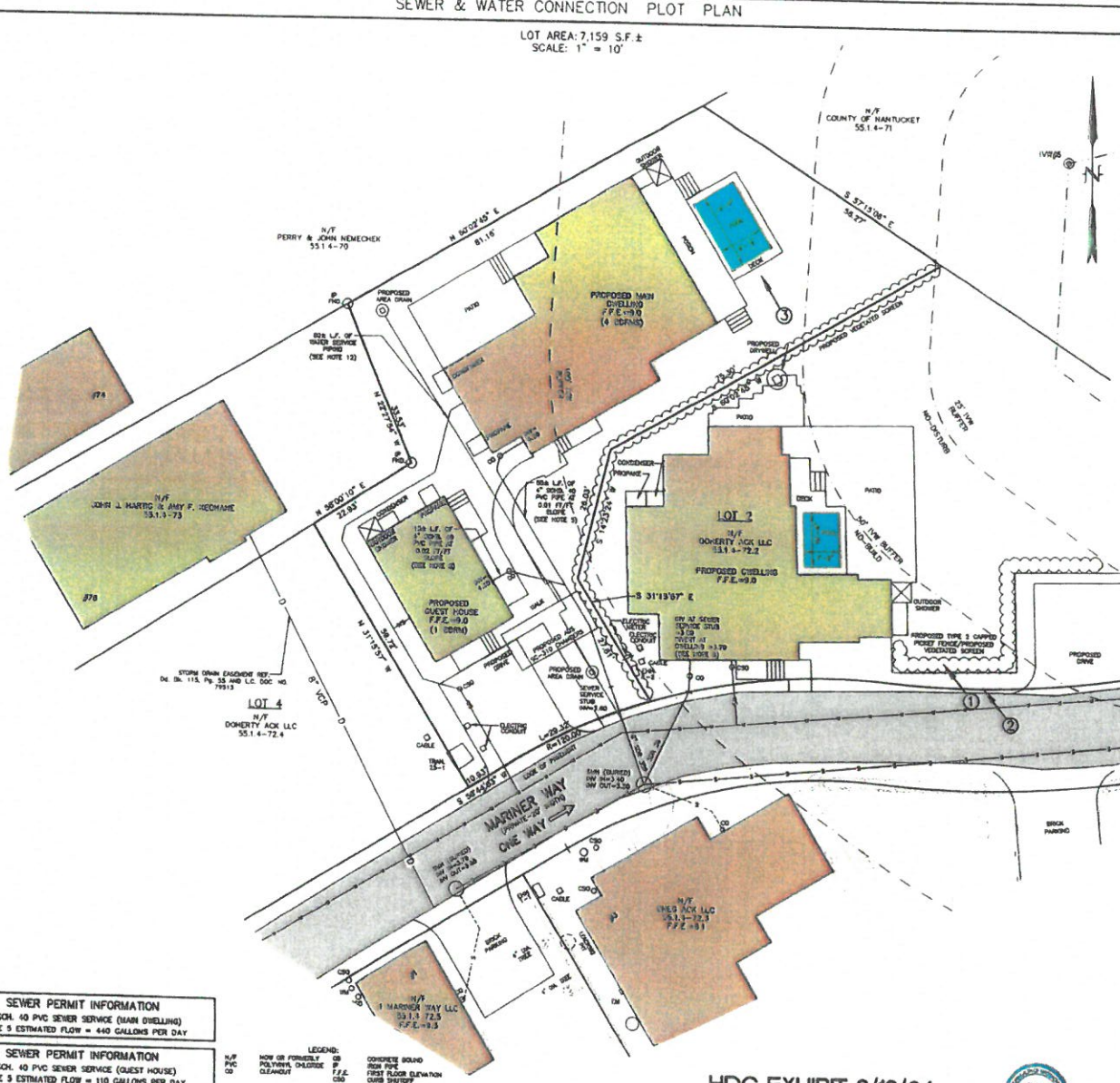
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

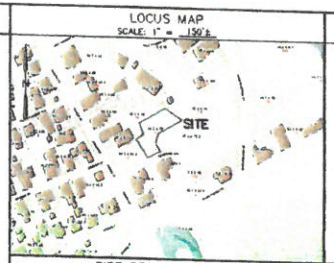
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

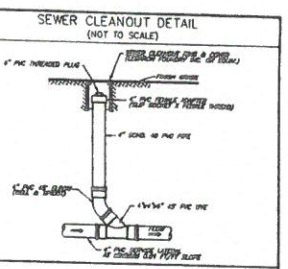
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



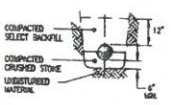
LOCUS MAP
SCALE: 1" = 150'±



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. 46, (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 68-3312, Dd. Bk. 1688, Pg. 159, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0809G, 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 178.
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 CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

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. 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

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2018-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

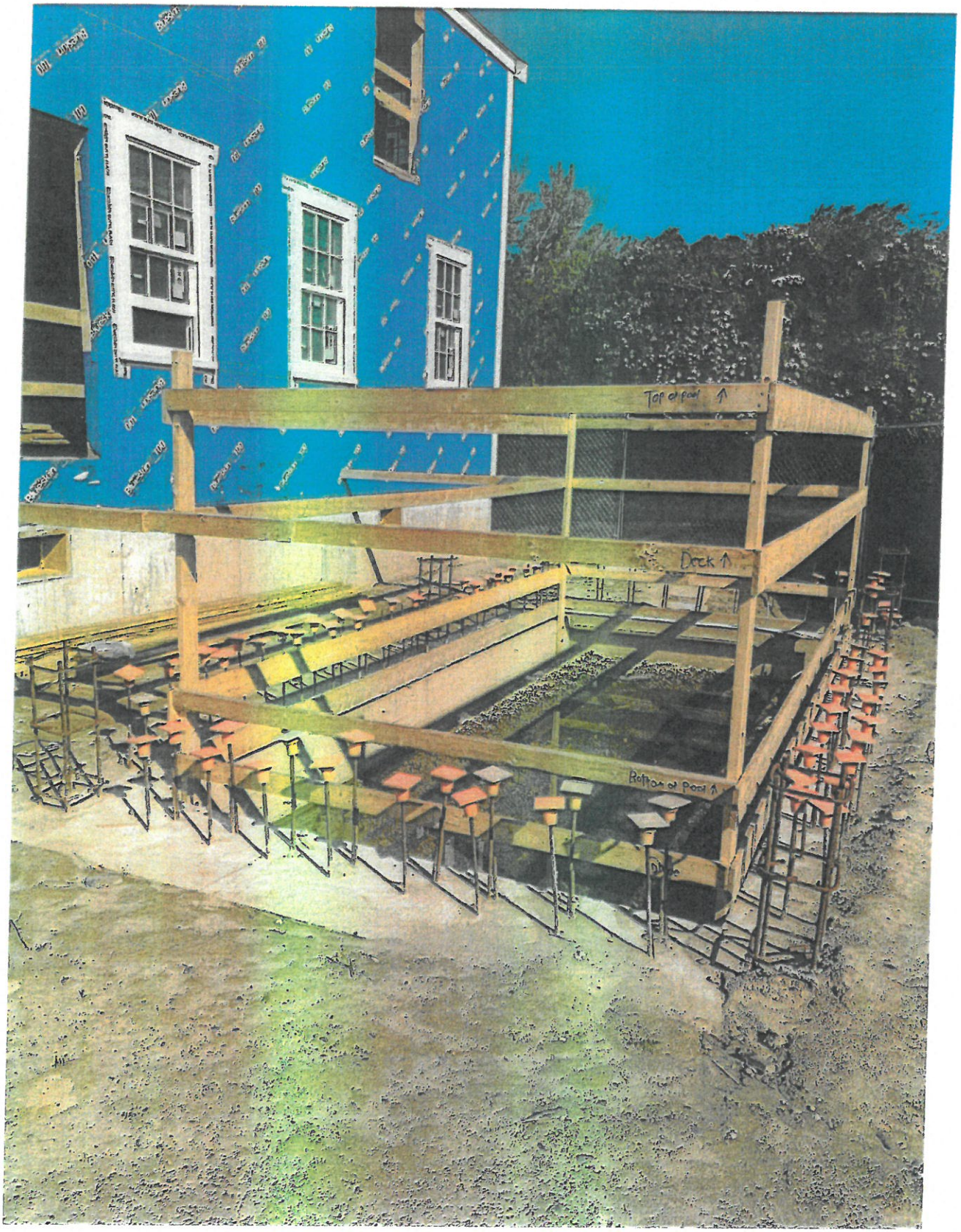


2 View of Property from Mariner Way

3

Pool Mock Up

4 Mariner Way

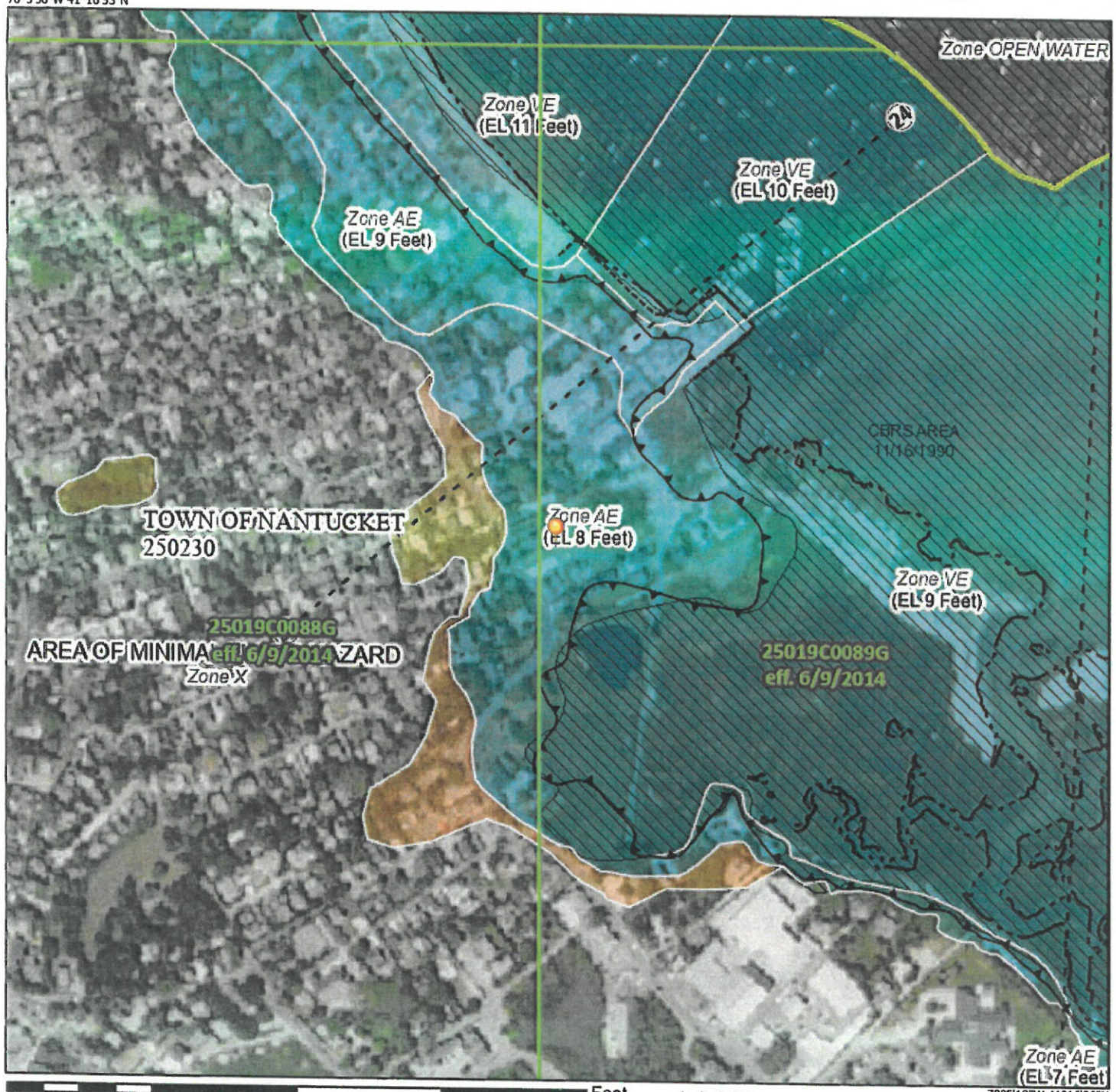


- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette

FEMA

70°5'56"W 41°16'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°5'18"W 41°16'26"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6943 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°. 112

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: 8/29/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/27/22~~ ~~12/31/22~~ 6/30/23

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: _____

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, APPX. 6' FROM DRIVEWAY; POOL NOT VISIBLE @ TIME OF INSPECTION OR THERE AFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/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 X 10 ☒ 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 16~~ 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: ~~SEE~~ NTW BOARD
Type: _____
Length: 137'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location PERGOLA - NTW

Manufacturer _____ Rough Opening _____ Size _____ Location 8'x4 x8'H

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), 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 PEASTONE/BELGIAN BLEND Walkways BRICK/BLUE STONE Walls _____

* Note: Complete door and window schedules are required. APRON

COLORS

Sidewall PAINTED - 4'x6'x6' Clapboard (if applicable) _____ Roof _____

Trim Pool Equip - NTW - 4x4x4 Sash 2 - A/C ENCL - 4x4x4 Doors NTW

Deck PRESSURE 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 8/29/2022 Signature of owner of record _____ Signature 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

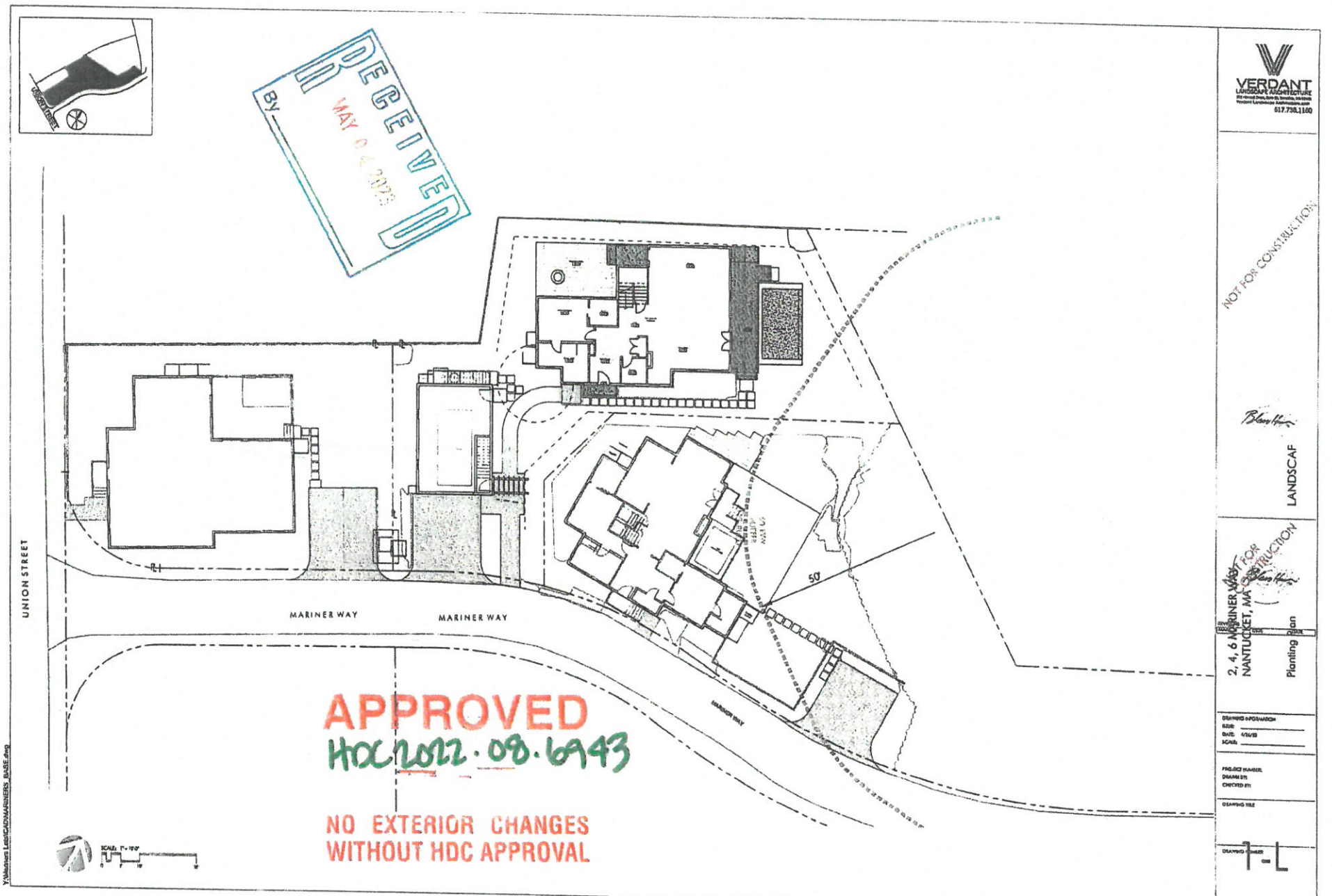
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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**


RECEIVED
BY
MAY 04 2022
UNION STREET
MARINER WAY
MARINER WAY
MARINER WAY
50
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
SCALE: 1" = 10'
VERDANT
LANDSCAPE ARCHITECTURE
617.758.1160
NOT FOR CONSTRUCTION
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting Plan
L-1

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6939 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: % 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: 4/4/23 Fee Paid: $524.80

Must be acted on by: ~~10/4/23~~ ~~12/31/23~~ 6/30/23

Extended to: _____

Approved: 8 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions FINAL STAFF (1) FLOOD CERTIFICATE REQUIRED; (2) CHIMNEY MODIFIED TO MATCH PLAN SIZE & LOCATION; (3) SKYLIGHT 2ND FLOOR DECK TO BACK OF DOOR ON RIGHT.

*RESILIENT NANTUCKET AEO

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 68' Sq. Footage 1st floor: 1331 SF Decks/Patio: Size: 10'X33' ☒ 1st floor ☐ 2nd floor

Width: 30'9" Sq. footage 2nd floor: 1293 SF Size: 27X8' ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North GRADE — South — East — West —

Height of ridge above final finish grade: North 30'6" South 30'6" East 30'6" West 30'6"

Additional Remarks * VOLUME 2716 ~~REVISIONS*~~ 1. East Elevation

Historic Name: (describe) 2. South Elevation NEW SINGLE-FAMILY DWELLING

Original Date: 3. West Elevation

Original Builder: 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 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 10/12 Secondary Mass 10/12 ~~Dormer~~ 7/12 Other 4/12 + 5/12 connector

Roofing material: ☒ ~~Asphalt~~: ☐ 3-Tab ☒ ~~Architectural~~

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED ALUMINUM 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 1X12+1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X5 Door Frame FRONT 1X8 REST 1X5 Columns/Posts: Round _____ Square 6"X6" WRAPPED REAR DECK 8"X8"

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD 9/6 HALF

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 12LITE KICK PANEL Side 12LITE KICK PANEL

Garage Door(s): Type 3 CT SIDE LITES Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash BLACK Doors FRONT-HAMILTON BLUE

Deck NEW Foundation GRAY-PARGED Fence ~~RAILING~~ RAILING QUAKER GRAY Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Failed 3-2//Coombs and Camp-aye // Welch, Oliver, Pohl-nay	Certificate #	
Motion	**Motion to Amend Something Previous Approved, previously stated as "to retain the historic elements as shown in the demolition plan, subject to a site plan review and approval of its relocation on the property". (Welch)**		
Roll-call Vote	Carried 4-1 // Welch, Oliver, Coombs, Pohl-aye //Camp-nay	Certificate #	**HDC2023-02-7909**
Motion	**Motion to retain important historic elements as shown in the demolition plan—i.e., those portions in the plans not shown for demolition—subject to Commission site plan review and approval of its relocation on the property. (Welch)**		
Roll-call Vote	Carried 3-2 // Welch, Oliver, Pohl-aye// Camp, Coombs-nay	Certificate #	**HDC2023-02-7909**

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By

RECEIVED
JUN 2 2023
By

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 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 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

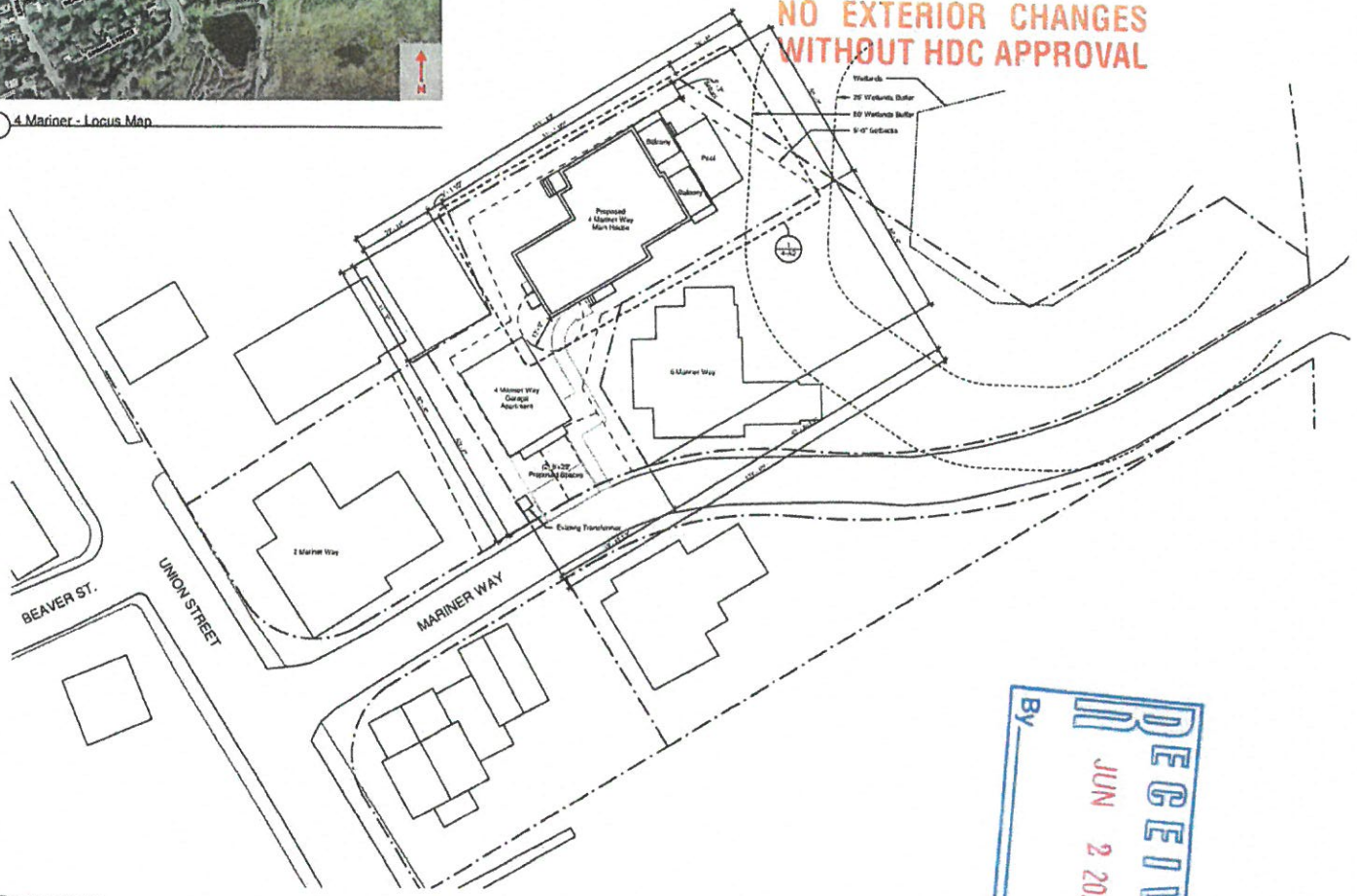
Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner - Locus Map



1 LOT 1 Site Plan
1/16" = 1'-0"

RECEIVED
JUN 2 2023
By

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01046
(781) 642-2266

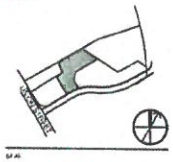
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-9240

Structural Engineer:
Rooms And Geometrics LLC.
300 Trade Center, Suite 3540
Wetlands, MA 01801
(617) 628-1703 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 29
Brookline MA 02446
(617)735-1189

Energy Home:
Hera Energy Raters LLC.
Niles, MA 02954
(508) 631-6433

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

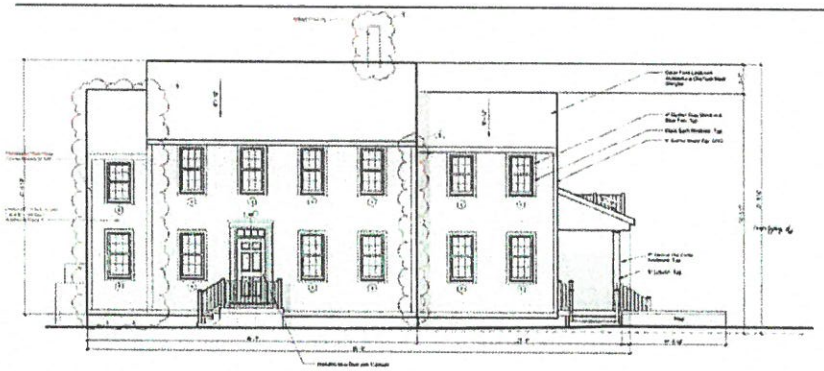
PROJECT #: P0270.2
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #
4-A1



Previous South Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	6' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH6126	Wood
2	2' - 7 3/8"	5' - 5"	12	Sim.Arched Divided	Marvin Windows and Doors	Ultimate	UWDH5626	Wood
4	2' - 7"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWR2626	Wood
5	2' - 7 3/8"	4' - 5"	8	Sim.Arched Divided	Marvin Windows and Doors	Ultimate	UWDH5422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	8	6	Therma Tru Ltd	Smooth Star	S218	Fiberglass
B	3' - 0"	7' - 0"	9	6	Therma Tru Ltd	Smooth Star	S2N2 SDL	Fiberglass
C2	1' - 0"	6' - 8"	12	1	Therma Tru Ltd	Smooth Star	S2250-SDL	Fiberglass
C3	2' - 0"	6' - 8"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
E	10' - 0"	6' - 0"	6	6	Overhead Door Corporation	Portum	Wood (RS)	Industrial Wood

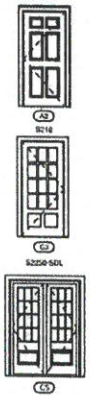
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PB-14	Refer to Door Sched
Auxiliary Doors	Therma Tru	Benchmark Star	Black	Refer to Door Sched
Cladwood Shingles			Natural Cedar	16" Maximum Exposure
Wood	Century Fence	Landmark Architectural	Charcoal Black	1x6 Fence
Shingles			Natural Cedar	
Trim			Dryden Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

Door Legend

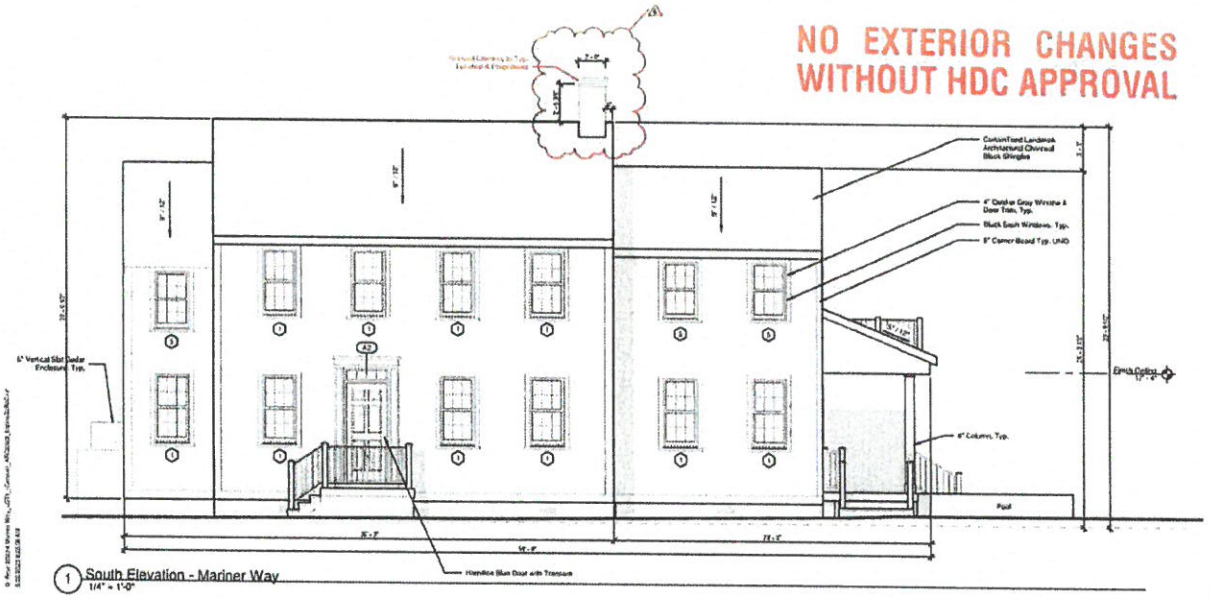


Window Legend



APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 South Elevation - Mariner Way
1/4" = 1'-0"

RECEIVED
By
JUN 2 2023

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
299 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2666

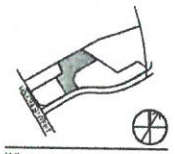
CIVIL Engineer
Merrikin at Surveyors,
5 Windy Way,
Newington, MA 02864
(508) 359-9240

Structural Engineer
Reome And Osentowicz LLC.
380 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1760 x 252

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 29
Brookline MA 02446
(617) 735-1180

Energy Rater
Hers Energy Raters LLC.
Millis, MA 02054
(508) 831-4833

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT # P0370.0
ISSUE DATE 04/18/2023
TYPE/SET STATUS HDC Submission
DRAWN BY MS
CHECKED BY RB

SHEET NAME

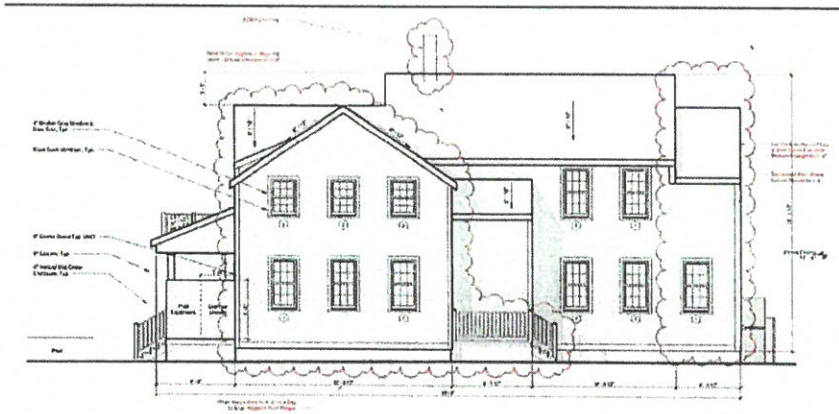
Main House - Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions RS
4	23.03.21	HDC Revisions RS
5	23.04.18	HDC Revisions RS

SHEET #

4-A4



Previous North Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC 2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 North Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 7"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

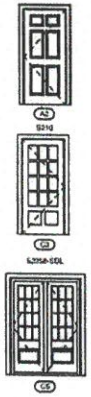
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 8"	7' - 0"	9	6	Therma Tru Ltd	Smooth Star	S210	Fiberglass
B	3' - 8"	7' - 0"	9	2	Therma Tru Ltd	Smooth Star	S252 SDL	Fiberglass
C2	3' - 8"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
C3	3' - 8"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
E	18' - 0"	8' - 0"	4	6	Overhead Door Corporation	Pinnacle	9360 PRI	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Sched
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Pool	CenterTeed	Landmark Architectural	Charcoal Black	1x6 Fence
Chimney			Natural Cedar	
Tam			Outdoor Gray	1x6
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #151
Lynnfield, MA 01940
(781) 842-2896

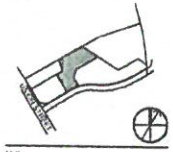
Civil Engineer:
Kentucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guerrettine LLC.
200 Trade Center, Suite 2540
Woburn, MA 01801
(617) 629-1700 x 232

Landscape Architect:
Vendant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617) 735-1160

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: P0275.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME

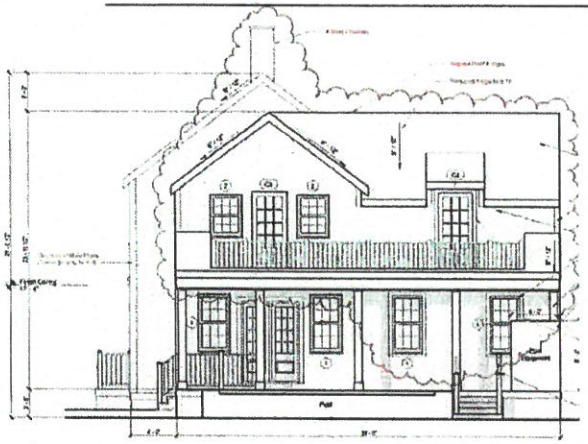
Main House - Exterior Elevations

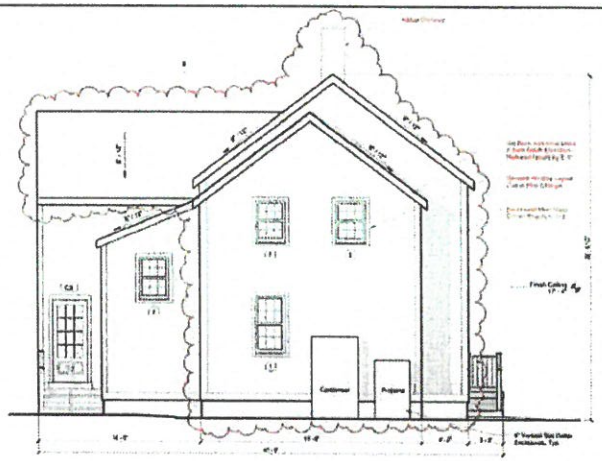
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revision
2	22.12.20	HDC Revision
3	22.01.09	HDC Revision, RI 2
4	23.01.20	HDC Revision, RI
5	23.03.21	HDC Revision, RI
6	23.04.18	HDC Revision, RI

SHEET #

4-A5





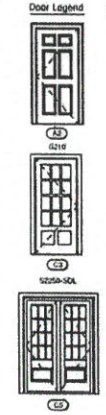
Previous East & West Elevations - 02/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2625	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma Tru Ltd	Smooth Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma Tru Ltd	Smooth Star	S262 SDL	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
F	10' - 0"	8' - 0"	8	4	Overhead Door Corporation	Traders	Wind PRO	Insulated Wood

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hampton Blue PS415	Refer to Door Sched
Ancillary Drain	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Sensor			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Charcoal Black	Full Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	Tail
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend

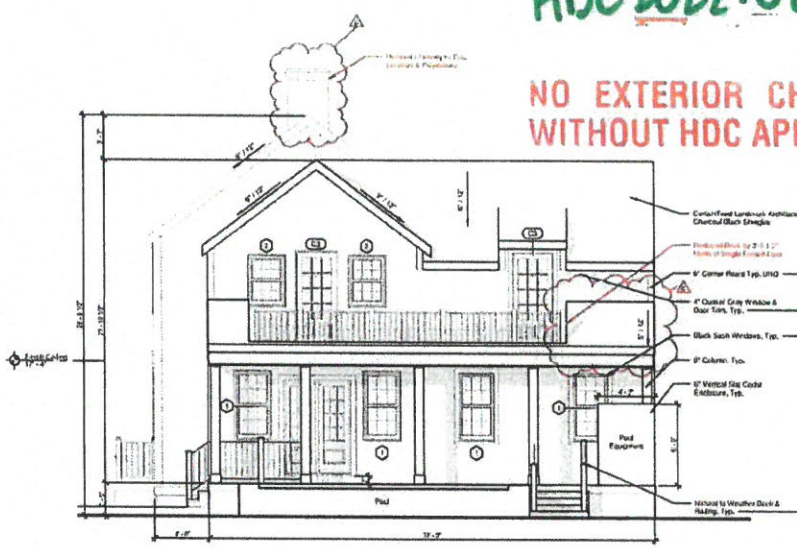


MODIFICATIONS | 23.04.18

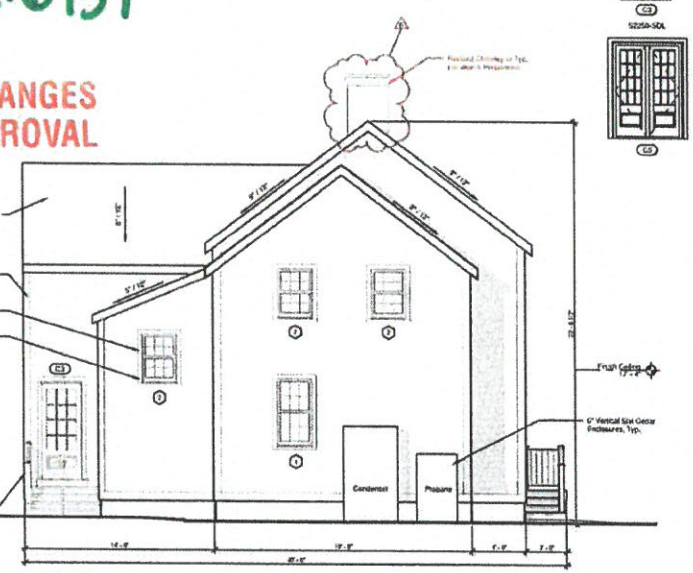
- Reduced Deck by 3'-5 1/2" North of Single French Door
- Revised Chimney Location and Size

APPROVED
HDC 2022.08.6939

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



2 East Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
230 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2586

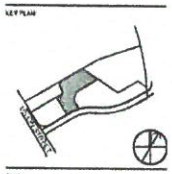
Civil Engineer
Nantucket Surveyors,
5 Wesley Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosine And Guerrasina LLC.
380 Trade Center, Suite 3840
Woburn, MA 01801
(617) 628-1780 + 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) 631-6833

KEY PLAN



SYM.

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

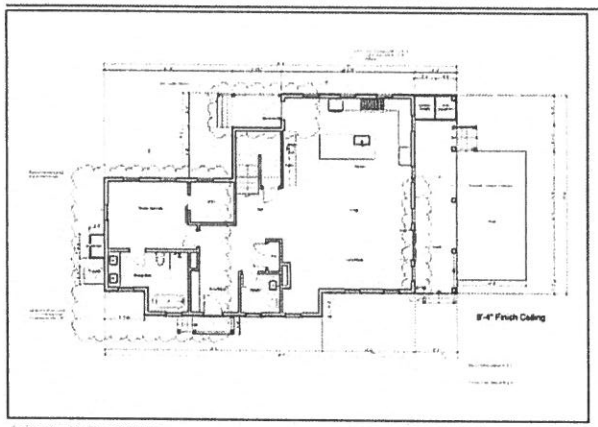
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

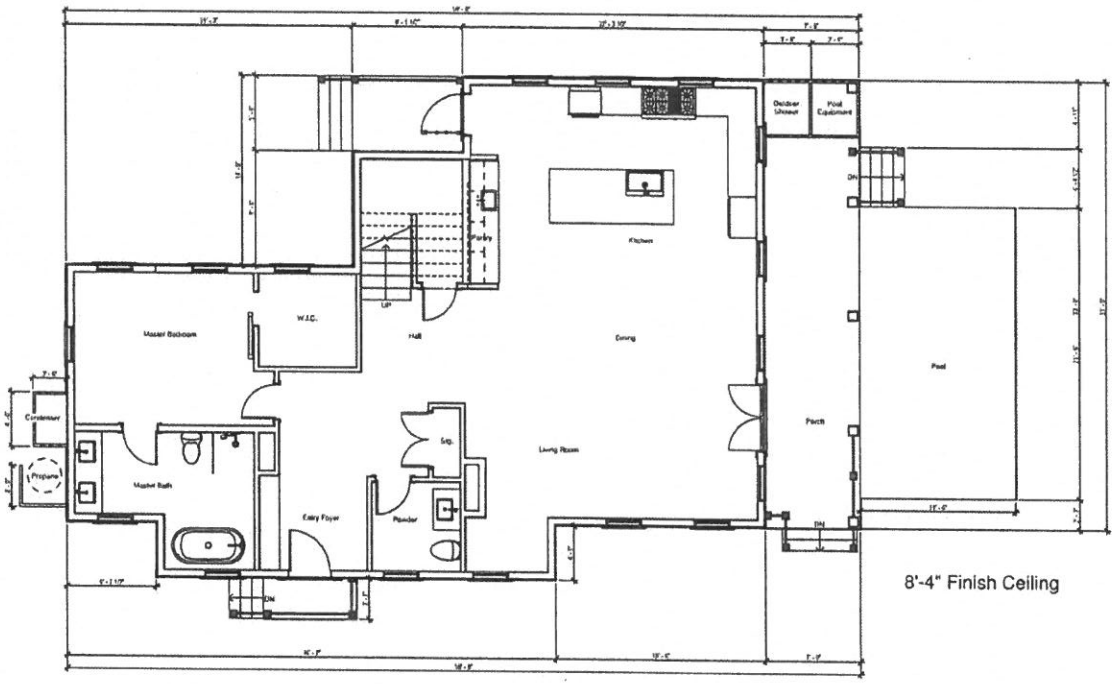
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.02.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #
4-A6



Previous Level 01 Plan - 03/21/2023



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 849-3008

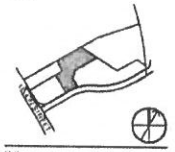
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0242

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdani Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME

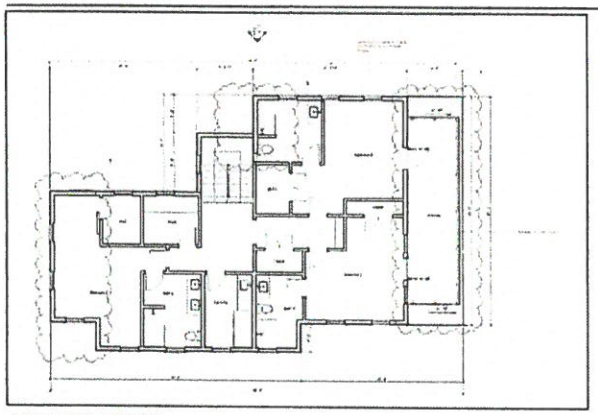
Main House - Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.29	HDC Revisions
3	23.01.09	HDC Revisions, R4.3
4	23.01.26	HDC Revisions, R6
5	23.03.21	HDC Revisions, R8

SHEET #:

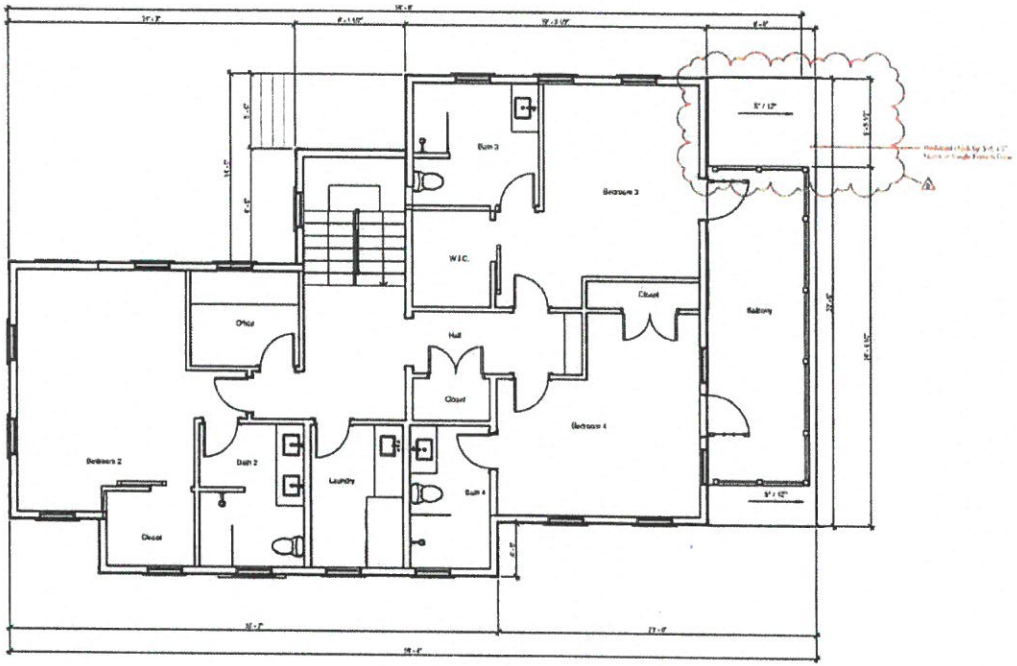
4-A2



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Reduced Deck by 3'-5 1/2" North of Single French Door



1 Main House - Level 2
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2998

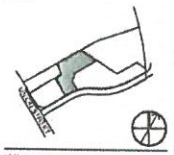
Civil Engineer
Nantucket Surveyors,
5 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rooms And Guarracino LLC.
399 Trade Center, Suite 3140
Woburn, MA 01801
(617) 926-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 24
Brookline MA 02446
(617)735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508) 231-4623

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: 21210
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Resubmission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME

Main House - Level 2 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.09	HDC Revisions
2	22.12.20	HDC Revision
3	23.01.09	HDC Revisions Rd 2
4	23.01.26	HDC Revisions R3
5	23.03.21	HDC Revisions R4
6	23.04.18	HDC Revisions R5

SHEET #

4-A3

CERTIFICATE NO: _____ DATE ISSUED: 7/11/23

HDC2022-08-6941

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 112

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 40 KEMP HOLDING CORP
100 CONIFER HILL DR-UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0455 E-mail: EDOHERTY@KEMPCORP.COM

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: $224.40

Must be acted on by: ~~10/26/22~~ ~~12/31/22~~

Extended to: 12/31/23 ~~12/31/24~~

Approved: X Disapproved: _____

Chairman. _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments ~~Restrictions - Conditions~~

TURN STAFF CRUNKLE GRAY TRIM NO BLACK & #3 WINDOWS TO BE #1 OR PREVIOUS SUBMISSION & 9-PANEL FRONT DOOR ~~WITHOUT DIP FRONTS / TRIM PACKAGE~~

RESILIENT NANTUCKET - INFILL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ~~☒ Garage~~ ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~FOOT~~ 27'11" x 24' Width: 522 Sq. Footage 1st floor: ~~1000~~ 486 Sq. footage 2nd floor: 522 Sq. footage 3rd floor: _____

Decks/Patio: Size: ~~6' x 18'6"~~ ☒ 1st floor ☐ 2nd floor

Size: 4x8 ☒ 1st floor ☐ 2nd floor

4x8 " " "

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—

Height of ridge above final finish grade: North 26'8" South 26'8" East 26'8" 22' West 26'8" 22'

Additional Remarks 22'

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

~~NEW GARAGE & APARTMENT~~

Cottage - no garage

Historic Name:

Original Date: IN-FILL IN OHD

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 ~~8'8"~~ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ~~☒ Poured Concrete~~ ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other ~~6/12 PAT ROOF~~

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" BOXED 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 1x12/1x6 Rake 1x12 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE wood 6/6

Doors* (type and material): ☐ TDL ☒ SDL Front ~~CARRIAGE CAT~~ Rear ~~1 3/4 WOOD PANEL~~ Side ~~6 PANEL + 9LT~~

Garage Door(s): Type ~~C/H CARRIAGE DOORS~~ Material ~~WOOD~~ NTW 9LT

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW

Trim QUAKER GRAY

Deck NTW

Clapboard (if applicable) _____

Sash ~~BLACK~~ OLIVER LOLLY

Foundation GRAY

Roof CHARCOAL BLACK

Doors GARAGE NTW / BLACK

Fence ~~RAILINGS~~ 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 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

4. Doherty ACK LLC **08-6993** 4 Mariner way Garage revision 55.1.4/72 Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	**Mickey Rowland** – The front of the building on the south elevation should have a proper front door rather than a 9 lite door to add a little bit more character to the front somehow. The gable window at the top is a little small. The other windows on the first floor are tall and narrow.
Concerns	**Holly Backus** – One story window seems to be very slender on the west elevation. Recommends revising the COA so it reflects the change in the architecture and the structure itself. Would want the structure FEMA verified. **Camp** – Agrees with the comments about the windows being a bit vertical. **Coombs** – On the west elevation the first-floor window on the left side should be moved over under the dormers left side window. The front door would be good if it became a 4 panel rather than the 9 lite that's proposed. On the north elevation the windows should be a little farther apart if the outdoor shower wasn't there. **Oliver** – Main concern is the front not looking like the front, agrees it should have a standard front door with more trim. Agrees with what's been said about the windows. **Welch** – Make the windows a little wider and make proper adjustments to the front door.
Motion	**Motion to approve through staff making the front the door on the south elevation into a 4-panel door with more of a frontispiece by enhancing the trim around it, widen all the double hung windows, the windows labeled 3 on the plans change to 1s as on the previous submission, trims to be quaker gray. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate # **HDC2022-08-6993**

08-6941

5. Nantucket Develop LLC 04-8363 8 Sconset Ave Addition & Renovation 49.3.2/28 LINK

Voting	Welch, Pohl, Camp, Coombs, Patten
Alternates	Dutra
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Victoria Ewing**
Public	-
Concerns	**Holly Backus** – The flush dormers in the façade are not appropriate and should be the traditional shed and dormers. On the south the dormer needs to come off the ridge as required in BWNIM. The web for the north dormers should not run into that wall. The plans should show the structures' existing conditions. **Camp** – The gang dormers on the front are overwhelming. Windows on the first floor should be smaller. **Coombs** – On the south elevation the dormer should drop down from the roof and the windows on it should be separated. Agrees with Abby on the windows. The front looks busy, would make the either single windows or split them apart and make them a little wider. Perhaps the dormers should not be flushed. **Patten** – Just concerned about the dormers and the number of French doors.
Motion	**Motion to hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0 // Welch, Pohl, Camp, Coombs, Patten-aye Certificate # **HDC2023-04-8363**

APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

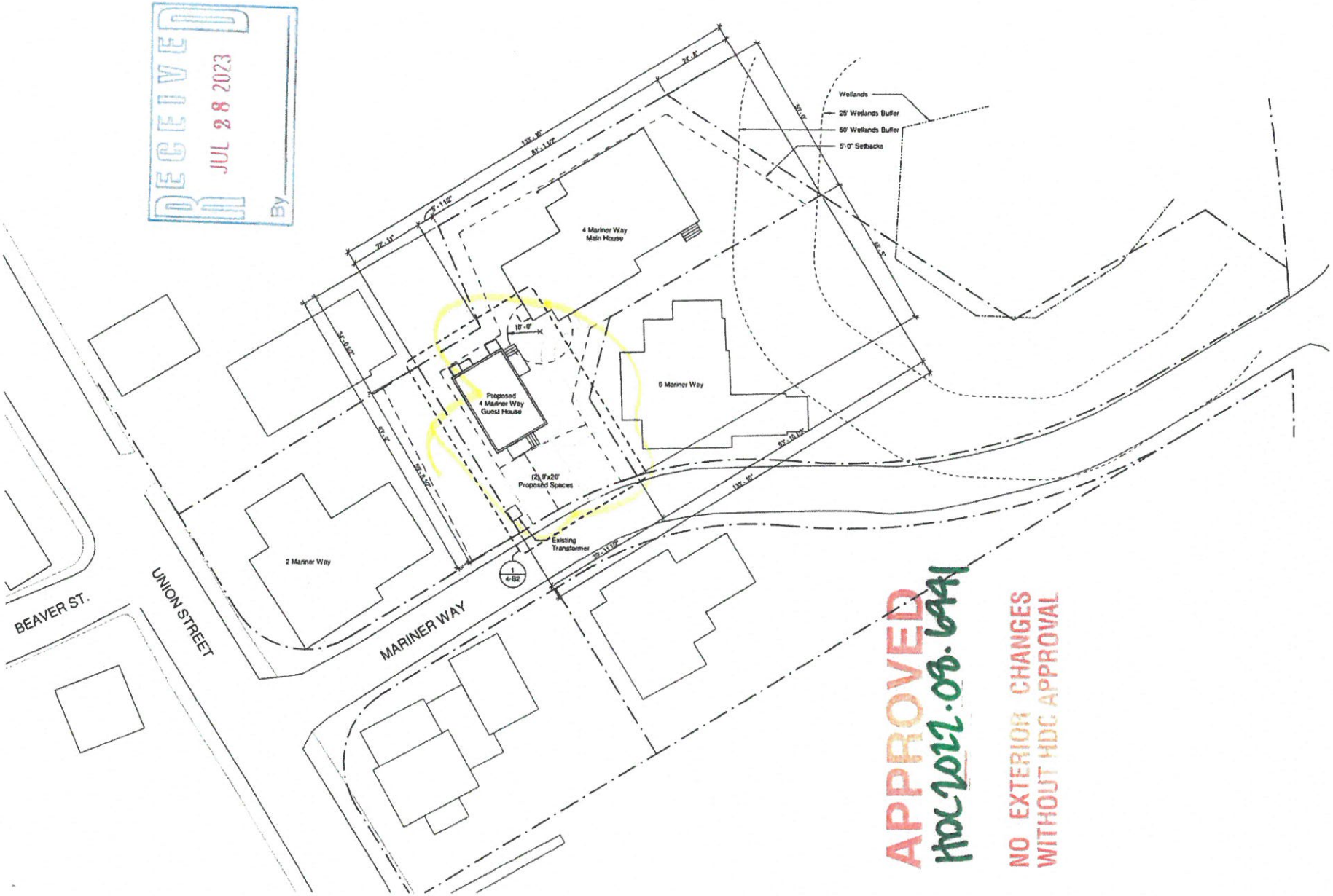
6. Town of Nantucket 20 South Water Windows 42.4.2/29 SMRT

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	Brook Meerbergen
Concerns	-
Motion	**Motion to hold for a view, installing a Green Mountain SDL window into any existing window aperture of the applicants choosing on this structure. (Coombs)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye Certificate # **HDC2023-**

APPROVED

RECEIVED
JUL 2 3 2023
By

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner Way - Guest House - Site Plan

07/19/2023 - HDC R10

APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

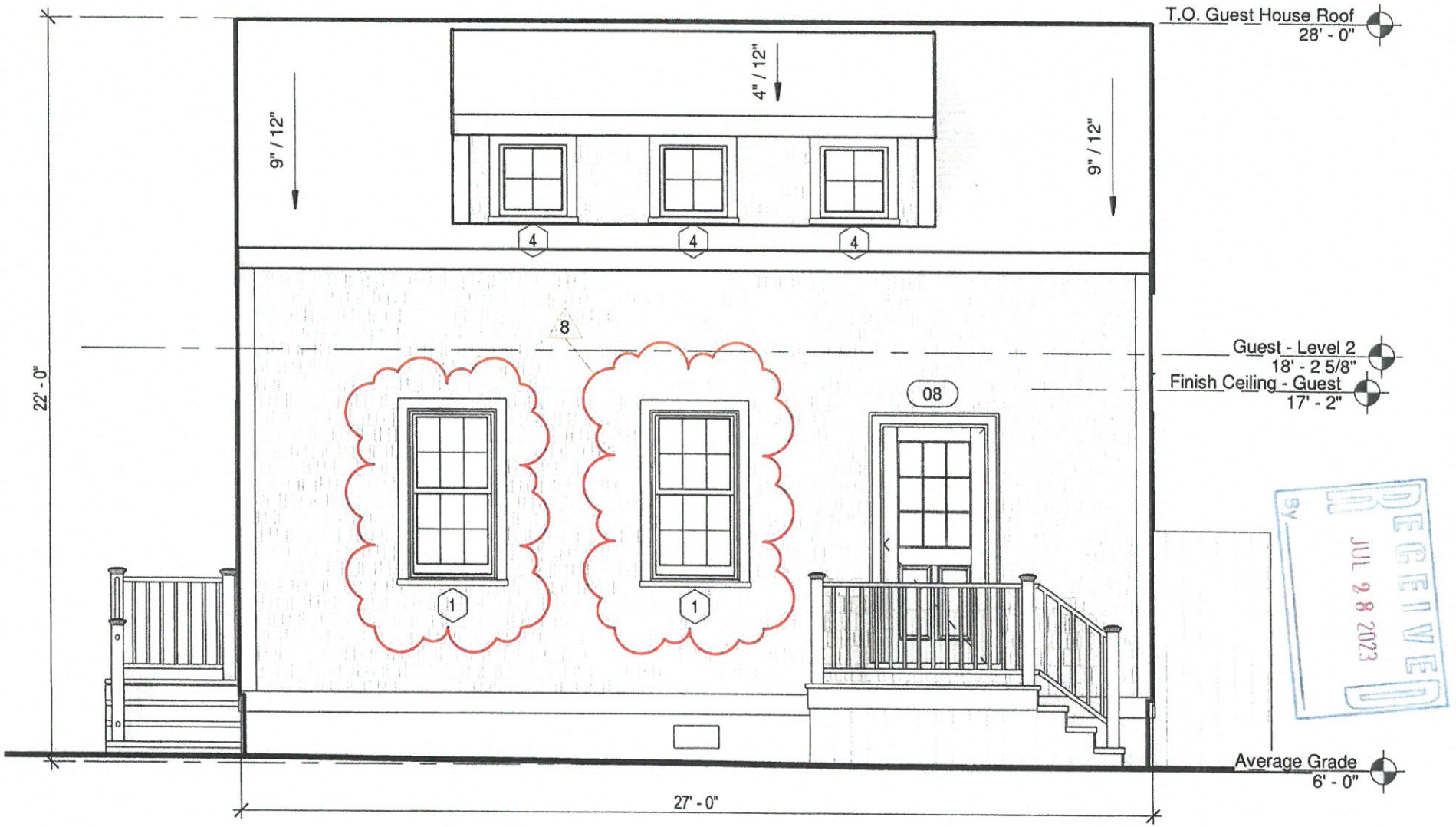


RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

07/19/2023 - HDC R10

APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

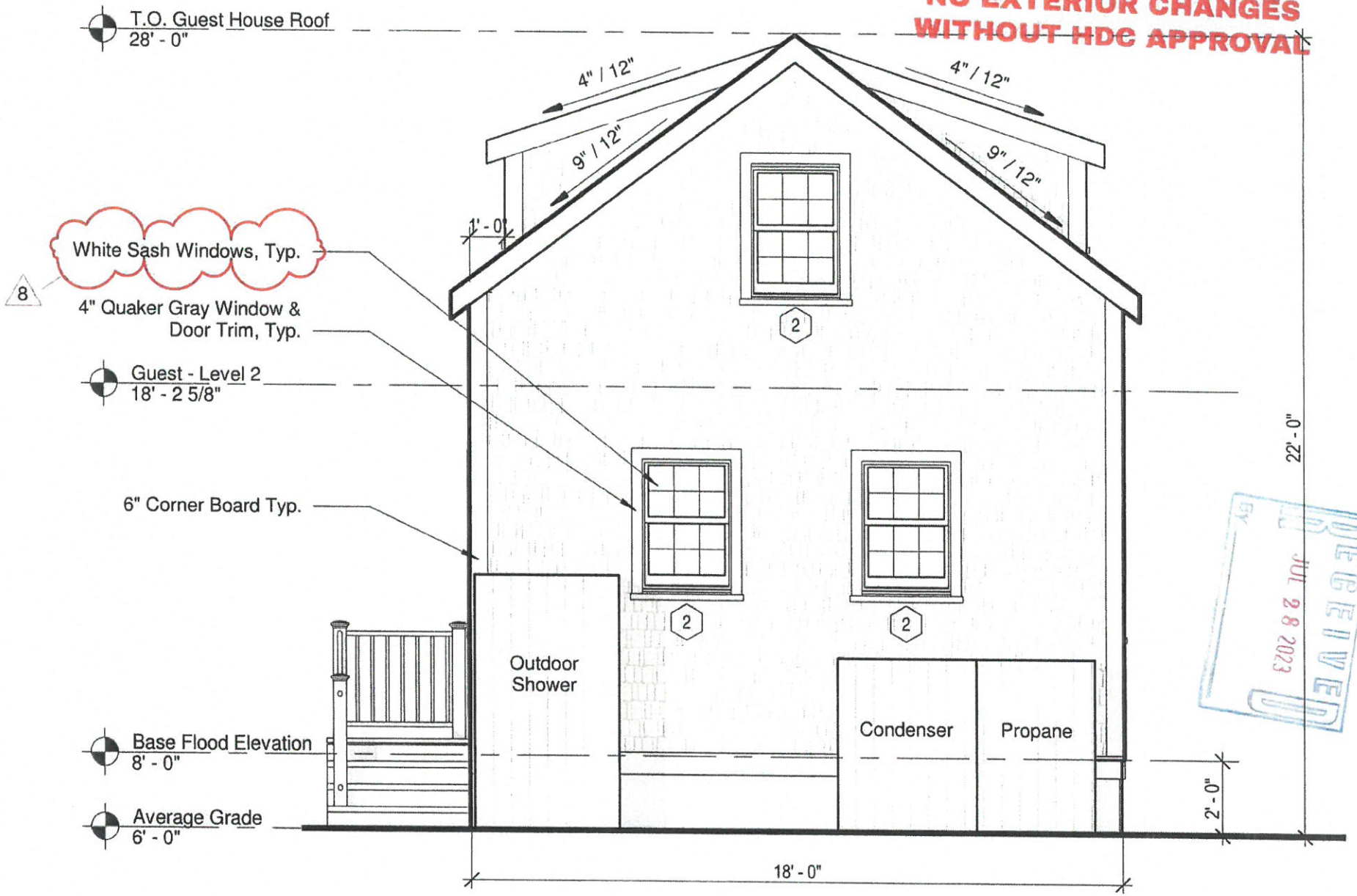


RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

07/19/2023 - HDC R10

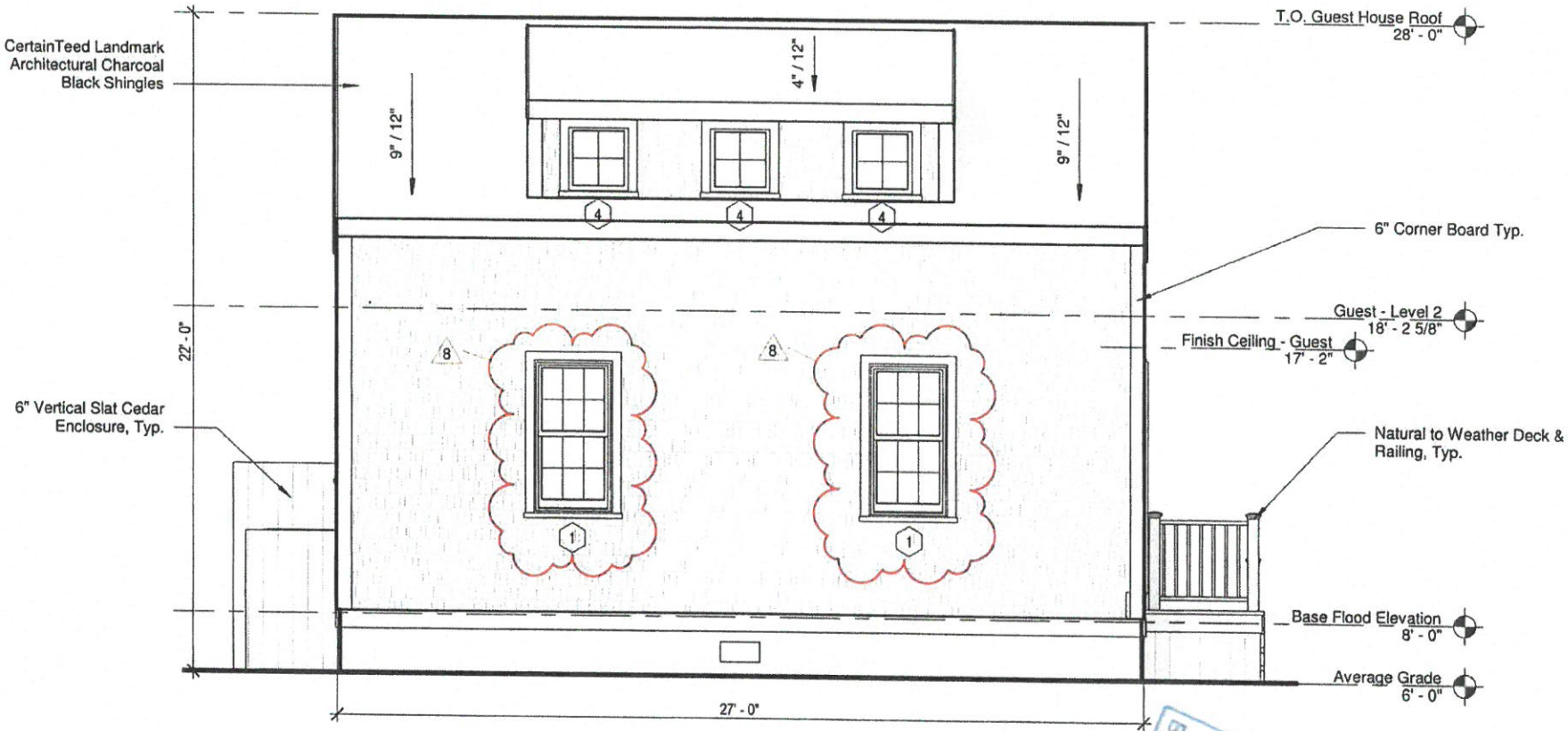
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
BY
JUL 28 2023

4 Mariner Way - Guest House - North Elevation

APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
BY

4 Mariner Way - Guest House - East Elevation



4 Mariner - Locus Map

MODIFICATIONS | 23.07.17

- Window Type '3' from Last Submission Changed to a Slightly Wider Type '1' to Match Main House
- West Elevation Window Shifted to Align with Dormer Above
- Window Sashes changed from Black to White
- 9-Lite Front Door revised to Match other Mariner Structures with Frontise Trim

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

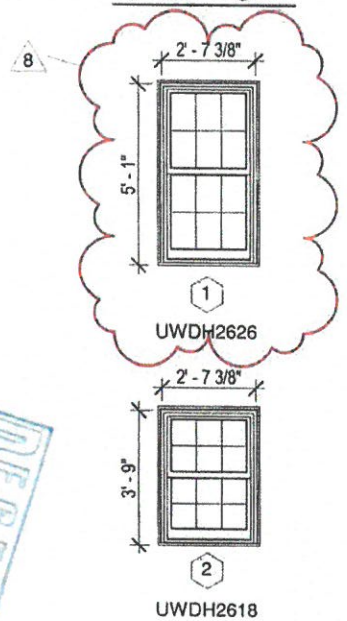
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material	Function
Exterior									
01	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass	Exterior
02	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass	Exterior
03	5' - 0"	7' - 0"	24	2	Therma-Tru Ltd.	Smooth-Star	S92-SDL	Fiberglass	Exterior
08	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass	Exterior
Interior									
04	2' - 6"	6' - 8"	0	1	Masonite	Solid Core	Logan	MDF	Interior
05	2' - 6"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
06	3' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
07	4' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Quaker Grey	Refer to Window Sched.

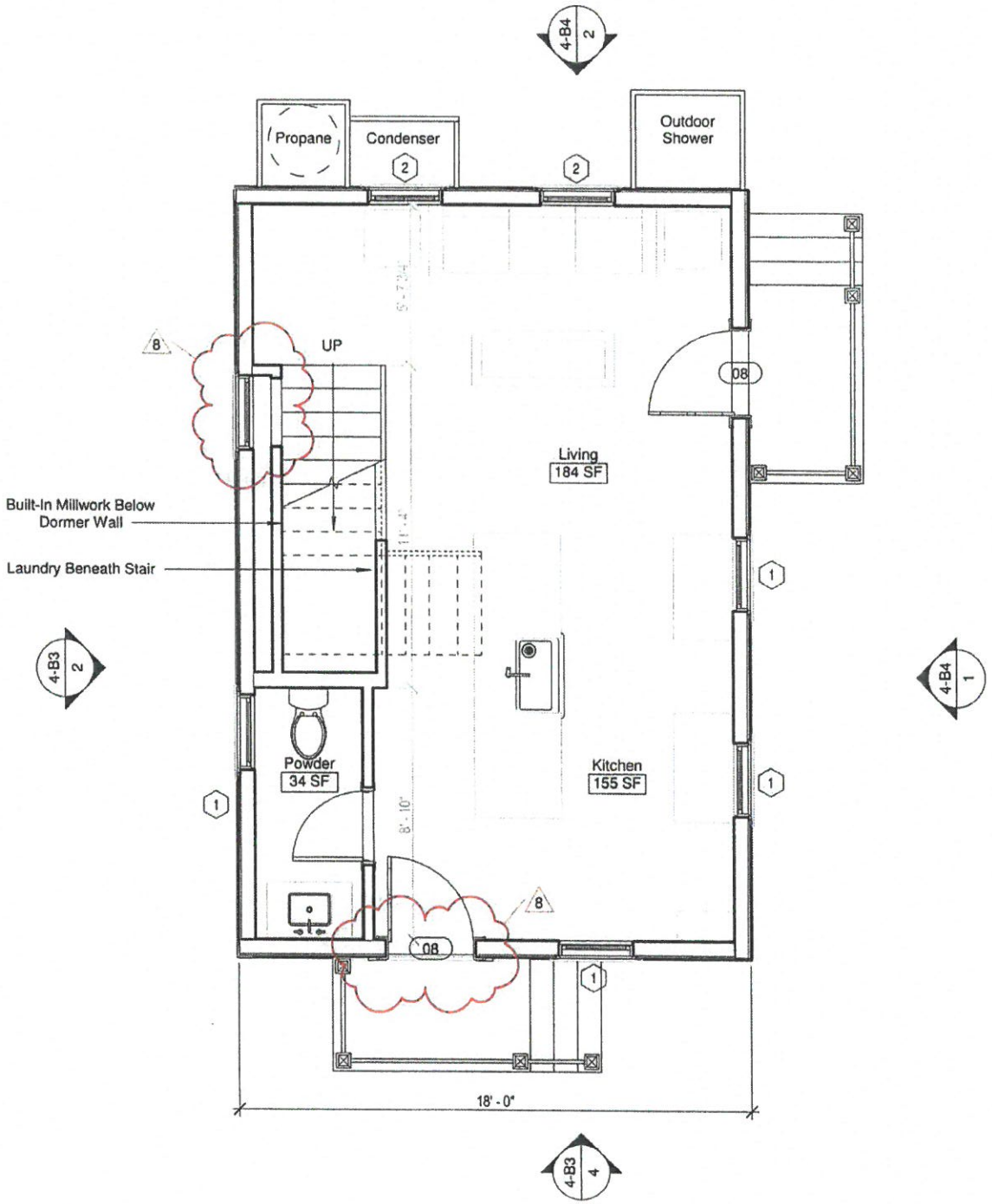
Window Legend





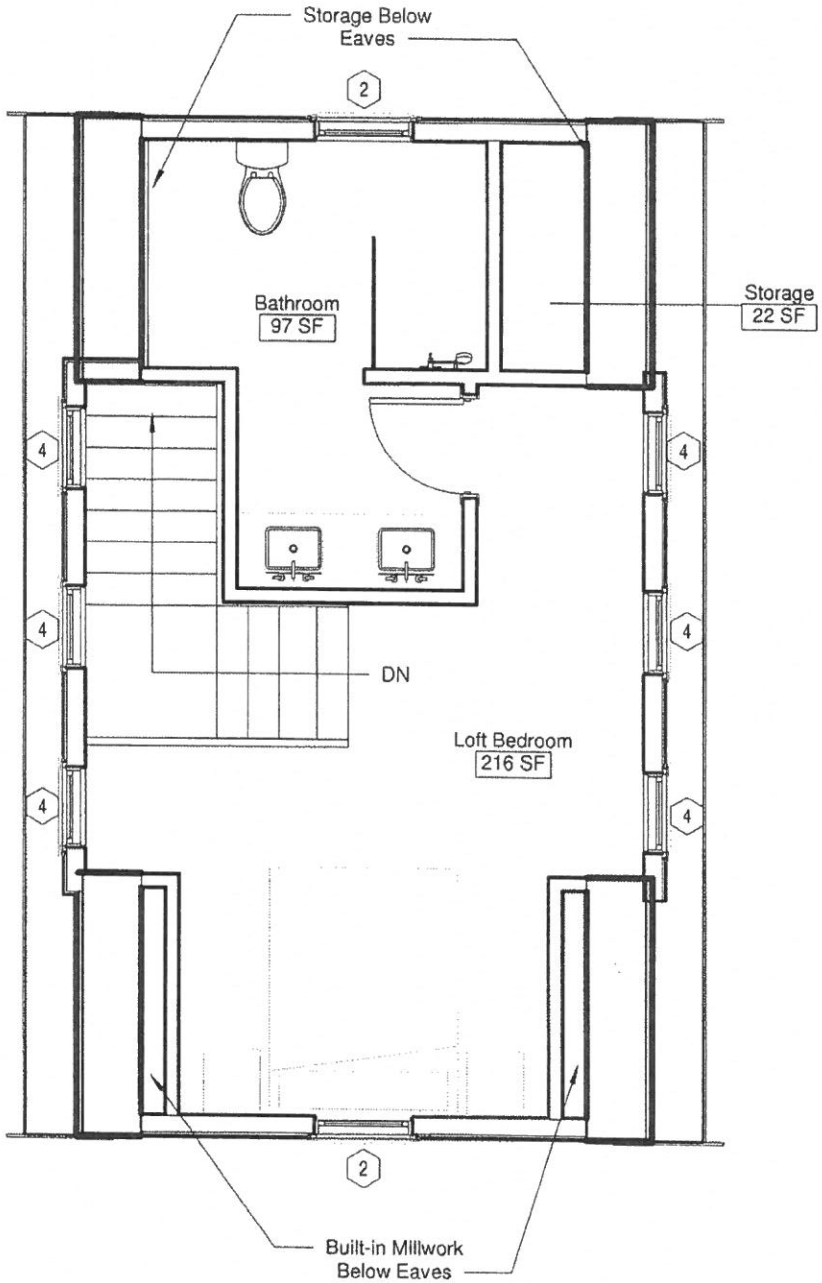
APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

4 Mariner Way - Guest House - Schedules/Legends



4 Mariner Way - Guest House - First Floor Plan

07/19/2023 - HDC R10



4 Mariner Way - Guest House - Second Floor Plan

07/19/2023 - HDC R10

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:

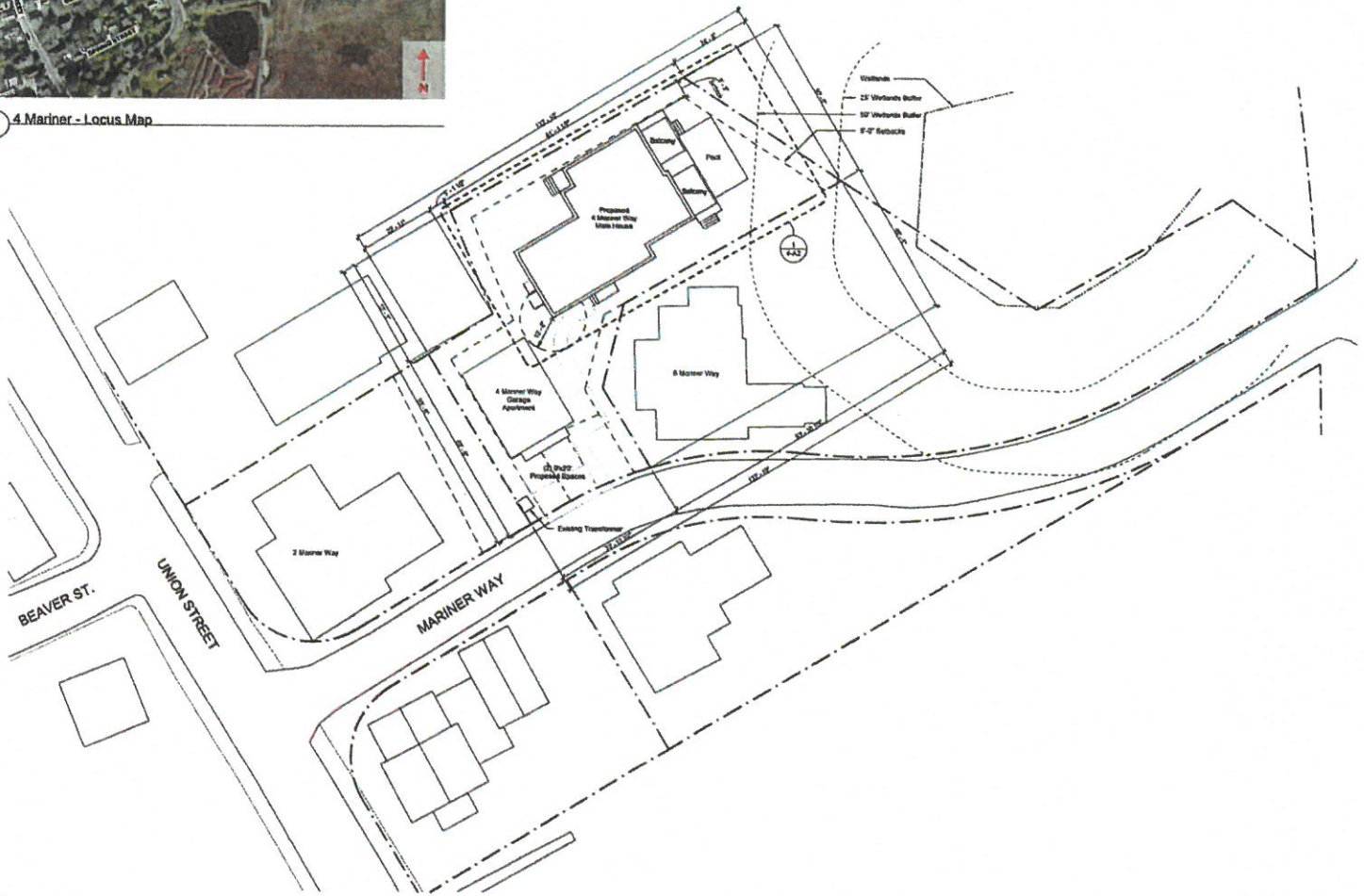
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-72 Address : 4 MARINER WAY
MR ✓	~~Copy of Minutes~~ (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4 - 72
✓	One copy 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



4 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 LOT 1 Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KCMB Corporation
200 Broadway Suite 8103
Lynnfield, MA 01940
(781) 962-2996

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Remone Aird Duermeyer LLC.
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Mars Energy Raters LLC.
Millis, MA 02054
(508) 831-8633

KEY PLAN:

SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT # P0270.0
ISSUE DATE 04/19/2023
PROJECT STATUS HCC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #
4-A1

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	5'-3"	3'-4 3/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWH5026	Wood
5	5'-7 3/8"	4'-1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH5022	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	3	2	Therma-Tru Ltd.	Smooth-Star	S202-S2L	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2748-S2L	Fiberglass
C3	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2754-S2L	Fiberglass
E	10'-0"	8'-0"	8	8	Overhead Door Corporation	Parsen	9800-FW3	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru	Smooth-Star	Hamilton Blue - PM18	Refer to Door Sched.
Auxiliary Doors	Therma-Tru	Smooth-Star	Black	Refer to Door Sched.
Cedar Shingles			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Chestnut Brown	1x6 Fascia
Shingles			Weasel Cedar	
Trim			Custom Grey	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

MODIFICATIONS | 24.03.27

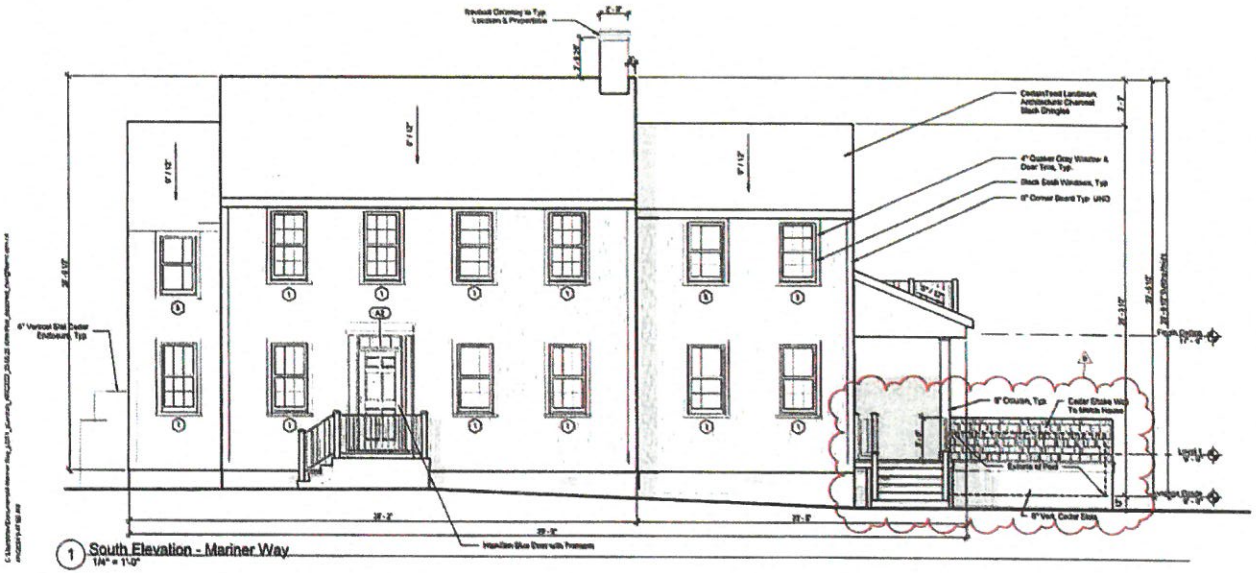
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Door Legend



Window Legend





1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KBNS Corporation
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2000

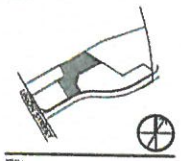
Civil Engineer
Merrimack Surveyors,
5 Windy Way,
Hamilton, MA 02554
(508) 228-9246

Structural Engineer
Ryanon And Guberovitch LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1703 x 202

Landscape Architect
Verdesh Landscape Architecture
316 Harvard Street, Suite 2S
Brookline MA 02446
(617)738-1160

Energy Rater
Hers Energy Raters LLC.
Malin, MA 02054
(508) 931-6033

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0210.0
ISSUE DATE: 04/16/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.22	HDC Revisions
2	24.12.20	HDC Revisions
3	25.01.24	HDC Revisions, HS
4	25.03.21	HDC Revisions, HS
5	25.04.18	HDC Revisions, HS
6	23.12.26	HDC Pool Revision
6	24.03.27	ConCrete Pool

SHEET #
4-A4

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	6' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2926	Wood
2	2' - 7 3/8"	2' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWUH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 0"	0	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	6' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	10' - 0"	8' - 0"	6	8	Overhead Door Corporation	Person	6080-PRS	Insulated Wood

Materials Legend

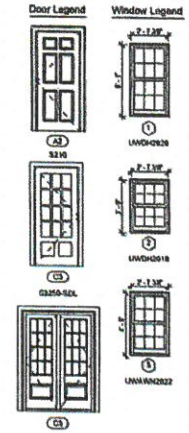
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hearthm Blue - P6415	Refer to Door Sched
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Tap			Outdoor Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 North Elevation
1/4" = 1'-0"



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2508

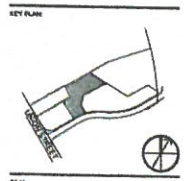
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rowans And Guarrocino LLC,
303 Trade Center, Suite 3540
Woburn, MA 01801
(617) 678-1708 x 202

Landscape Architect:
Verified Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1166

Energy Rater:
Hero Energy Raters LLC,
Mills, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

Main House - Exterior Elevations

DRAWING HISTORY:

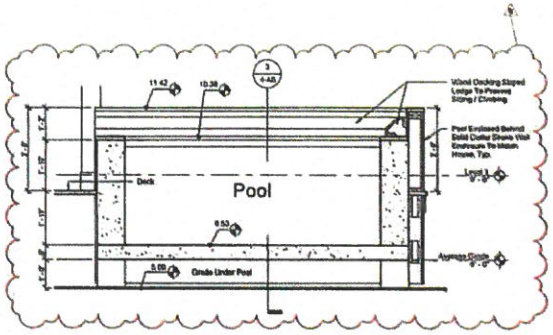
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.06	HDC Revisions, R4.2
4	23.01.20	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
0	24.03.27	CoaCoors Pool

SHEET #

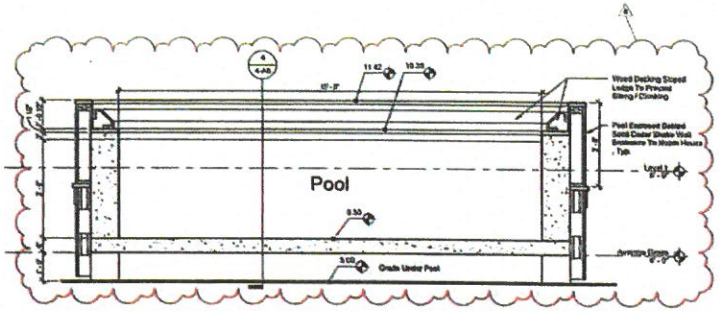
4-A5

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



4 Short Section at Pool
1/2" = 1'-0"



3 Long Section at Pool
1/2" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	6'-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	UWDH2614	Wood
4	5'-2"	3'-4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWH2628	Wood
5	2'-7 3/8"	4'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

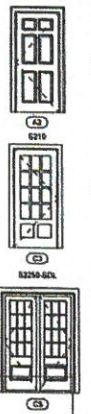
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3'-0"	7'-0"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	6	1	Therma-Tru Ltd.	Smooth-Star	S252-SDL	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2750-SDL	Fiberglass
E	10'-0"	8'-0"	8	8	Overhead Door Corporation	Panson	8462-PW1	Insulated Wood

Materials Legend

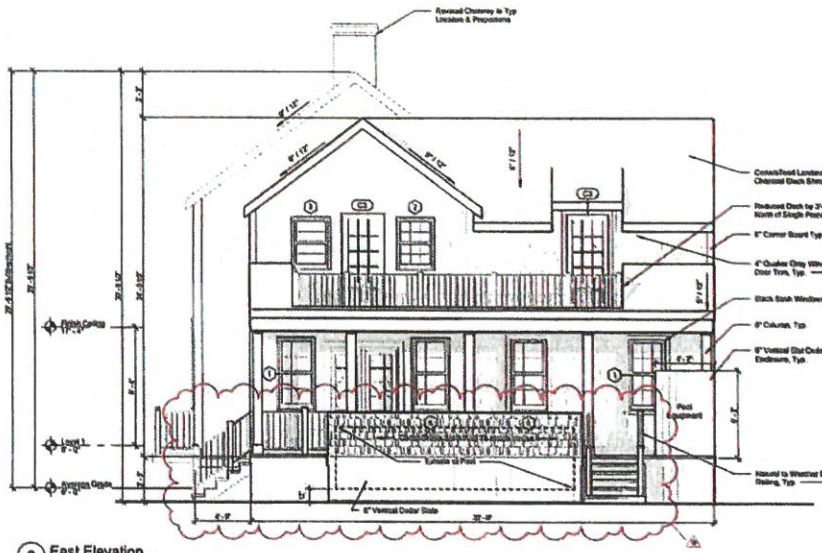
Mfr/Series	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS416	Refer to Door Sched
Another Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Dunkier Grey	Tbd
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend

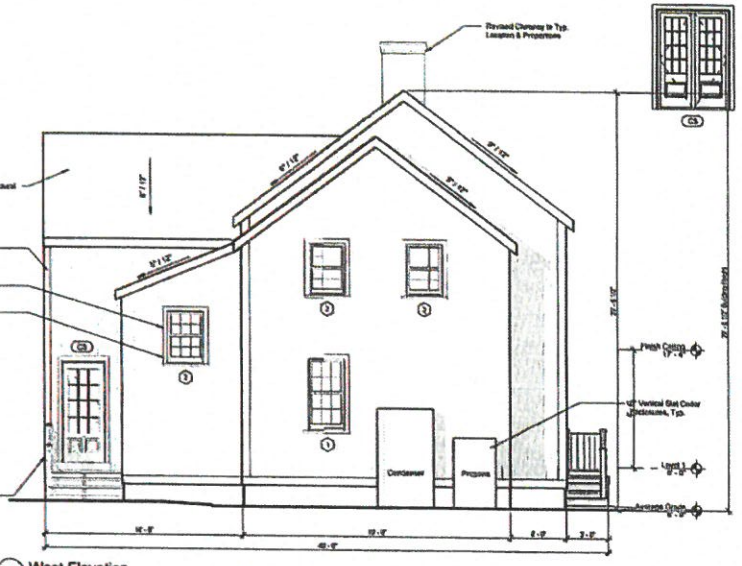


Window Legend





2 East Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KENS Cooperation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2600

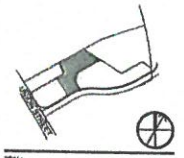
Civil Engineer:
Nantasket Surveyors,
9 Windy Way,
Hartsdale, MA 02554
(508) 228-0240

Structural Engineer:
Rosens And Quarrieblas LLC.
308 Trade Center, Suite 3540
Woburn, MA 01801
(617) 624-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
315 Harvard Street, Suite 25
Cambridge MA 02140
(617)734-1100

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-6653

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: FE218.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: RS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

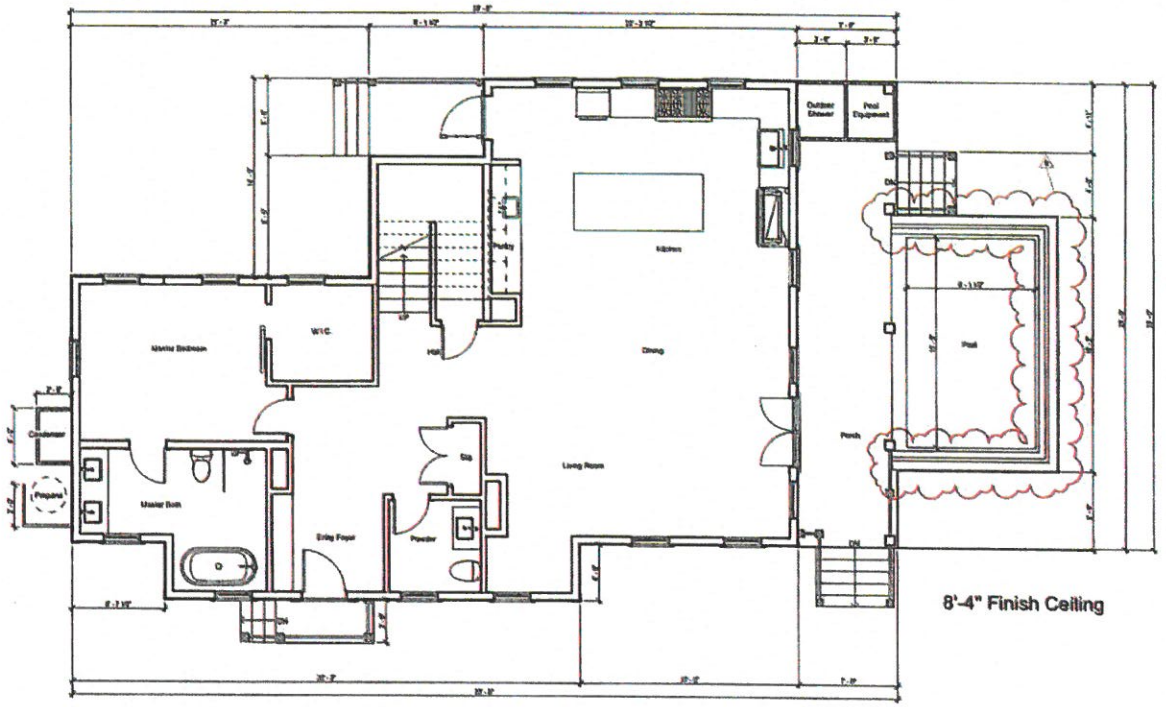
DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.25	HDC Revisions, RS
4	23.03.21	HDC Revisions, RS
5	23.04.19	HDC Revisions, RF
6	24.03.27	ConCretion Pool

SHEET #:
4-A6

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



8'-4" Finish Ceiling

1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
REISS Corporation
200 Broadway Suite 6103
Lynnfield, MA 01940
(781) 942-2998

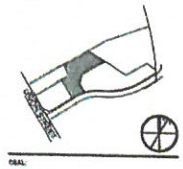
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Guarracino LLC.
100 Trade Center, Suite 3540
Woburn, MA 01801
(617) 926-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
316 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Hero Energy Raters LLC.
Mike, MA 02054
(508) 631-0833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: P6270.6
ISSUE DATE: 04/19/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

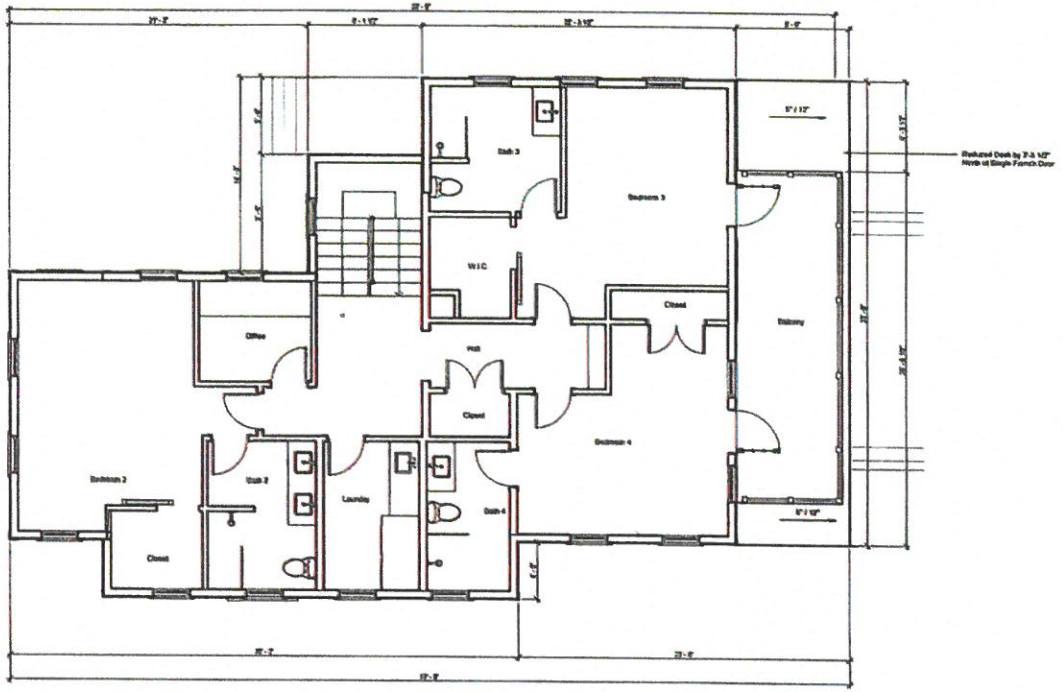
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, Rs 2
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	24.03.27	ConCeiling Pool

SHEET #

4-A2

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications



1 Main House - Level 2
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #105
Lynnfield, MA 01940
(781) 842-2098

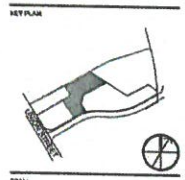
Civil Engineer:
Hasbuchet Surveyors,
5 Vanity Way,
Nantucket, MA 02554
(508) 228-0248

Structural Engineer:
Rooms And Geometries LLC.
303 Trade Center, Suite 3540
Woburn, MA 01804
(617) 626-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Dorchester MA 02446
(617)735-1100

Energy Rater:
Home Energy Raters LLC.
Millis, MA 02054
(508) 631-0833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/19/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions_R4.2
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #:
4-A3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

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

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC | 2 Mariner Way | Pool rev | 55.1.4/72 | LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.			
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.			

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

The following Items were not discussed and no action was taken.

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

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***				

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR # 304
DANVERS, MA 01923

Contact Phone #: 978-360-9588 E-mail: EDOHERTY@KEMS CORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6939
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ENCLOSE APPROVED SPLASH POOL IN EXPANSION OF THE APPROVED RAISED DECK - AUTO - COVER - EXPAND DECK RAILING AS WELL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW TIME APPROVED Foundation _____ Fence NTW RAILING Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/7/2023 Signature of owner of record [signature] Signed under penalties of perjury

No change

Town and County of Nantucket, MA

December 21, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

December 18, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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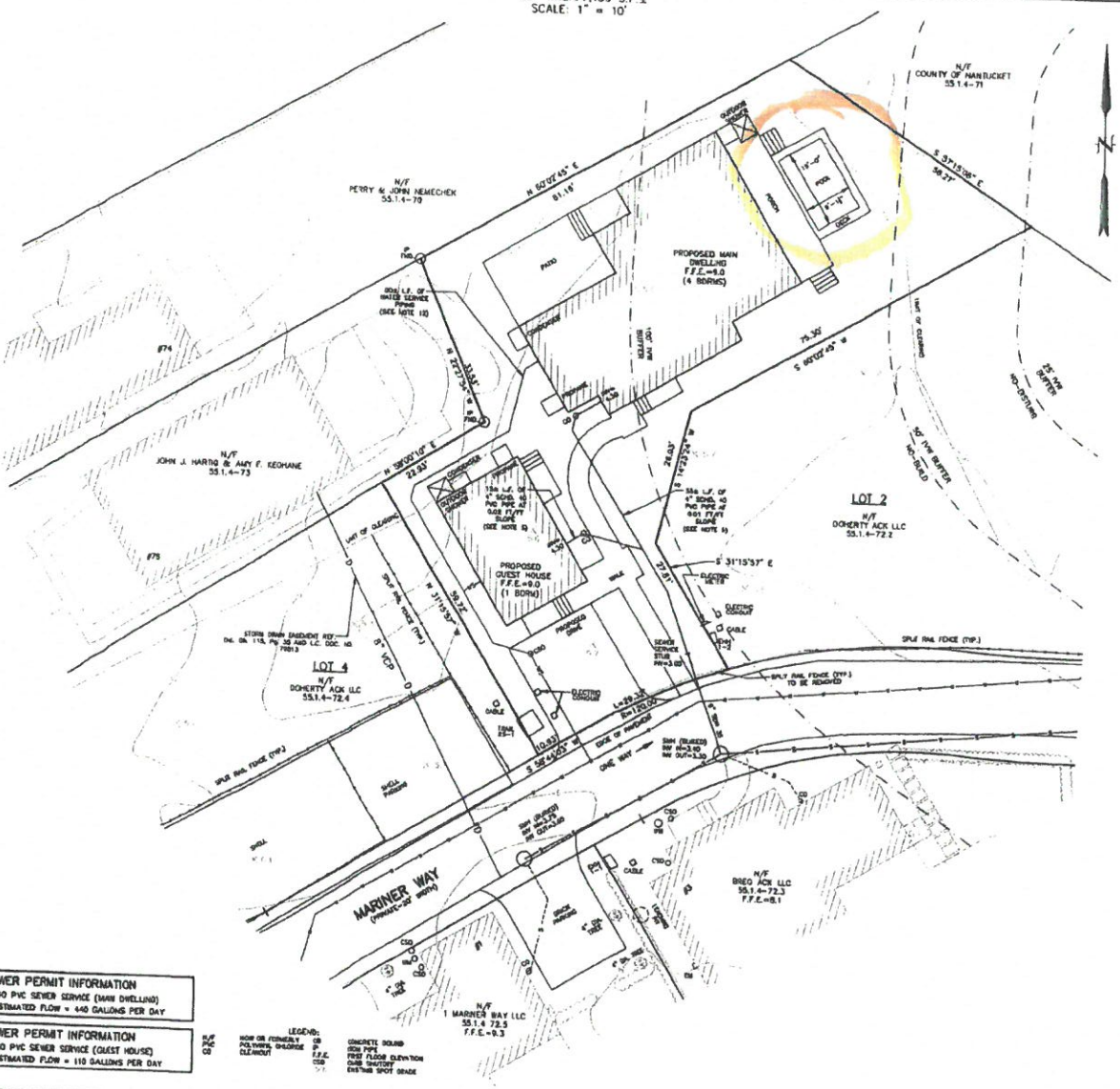
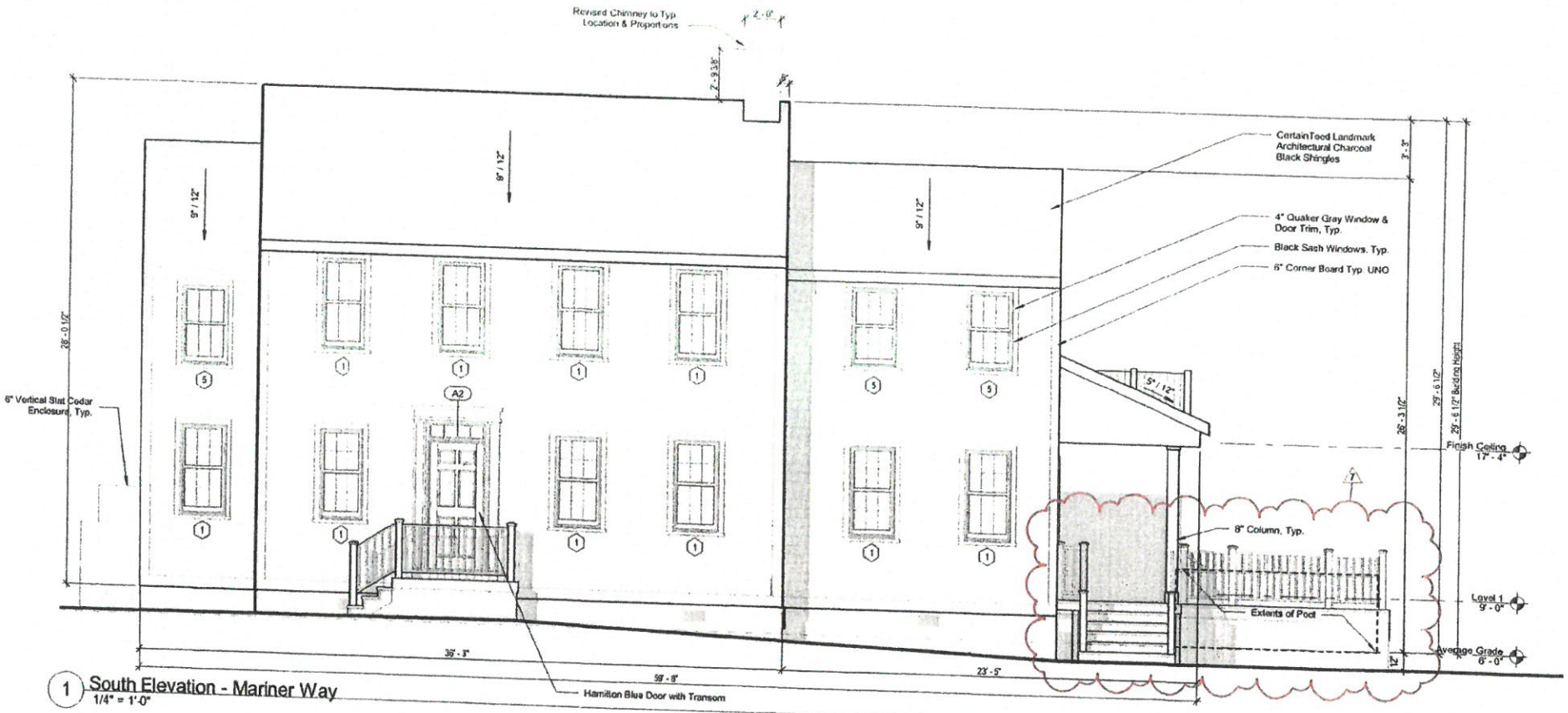
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'

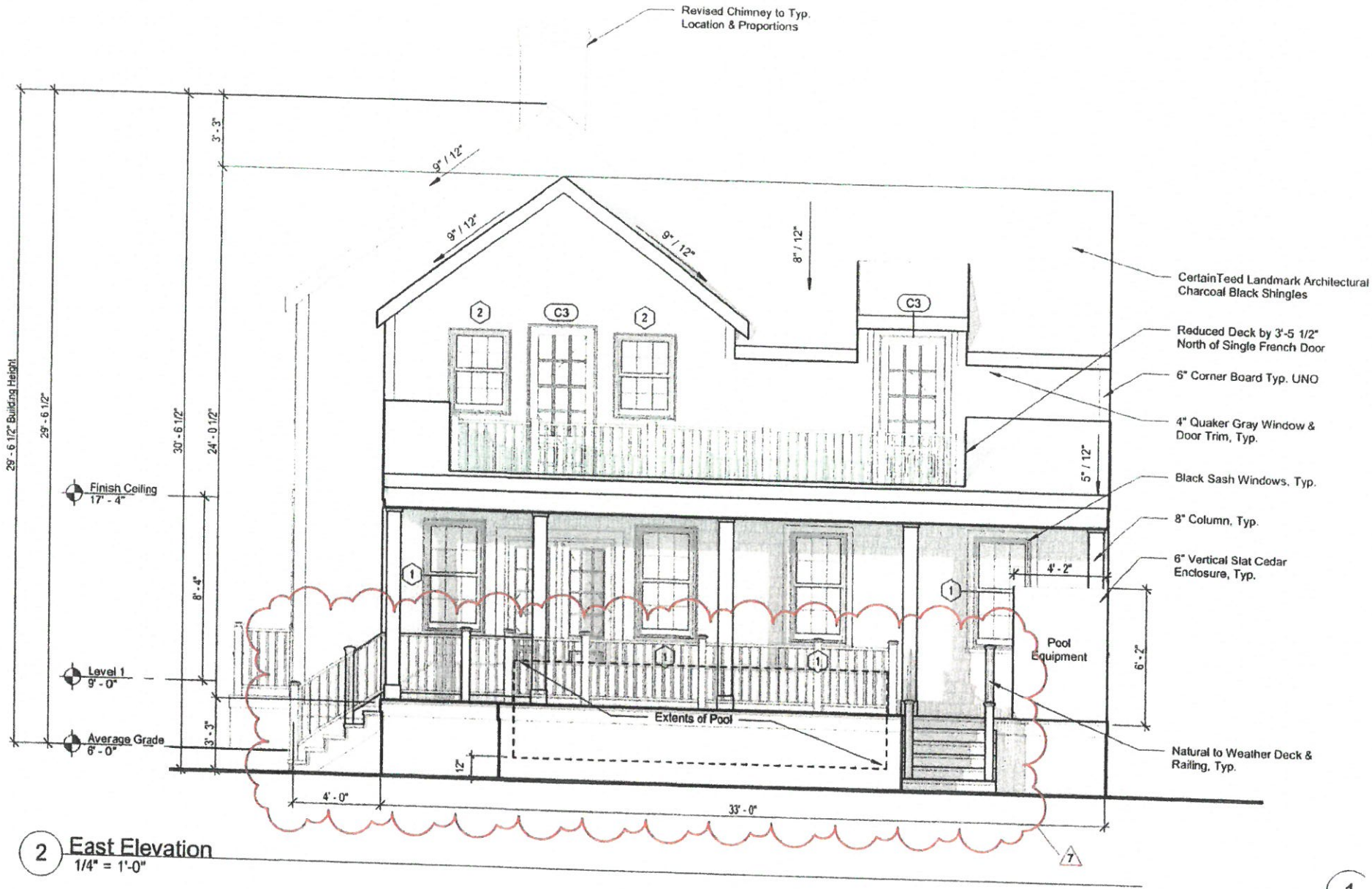

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-70
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
PROPOSED MAIN DWELLING
F.F.E.=9.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=9.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
BREO ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4 72.5
F.F.E.=9.3
MARINER WAY
(PRIVATE-25' WIDE)
SITE
PROPOSED POOL
PROPOSED DECK
PROPOSED SPA
PROPOSED OUTDOOR SHOWER
PROPOSED OUTDOOR KITCHEN
PROPOSED GAS GRILL
PROPOSED FIRE PIT
PROPOSED PERGOLA
PROPOSED GAZEBO
PROPOSED OUTDOOR FURNITURE
PROPOSED OUTDOOR LIGHTING
PROPOSED LANDSCAPING
PROPOSED GRADING
PROPOSED DRIVEWAY
PROPOSED WALKWAY
PROPOSED STONE WALL
PROPOSED STONE STEPS
PROPOSED STONE PATIO
PROPOSED STONE RETAINING WALL
PROPOSED STONE DRIVEWAY
PROPOSED STONE WALKWAY



1 South Elevation - Mariner Way
1/4" = 1'-0"



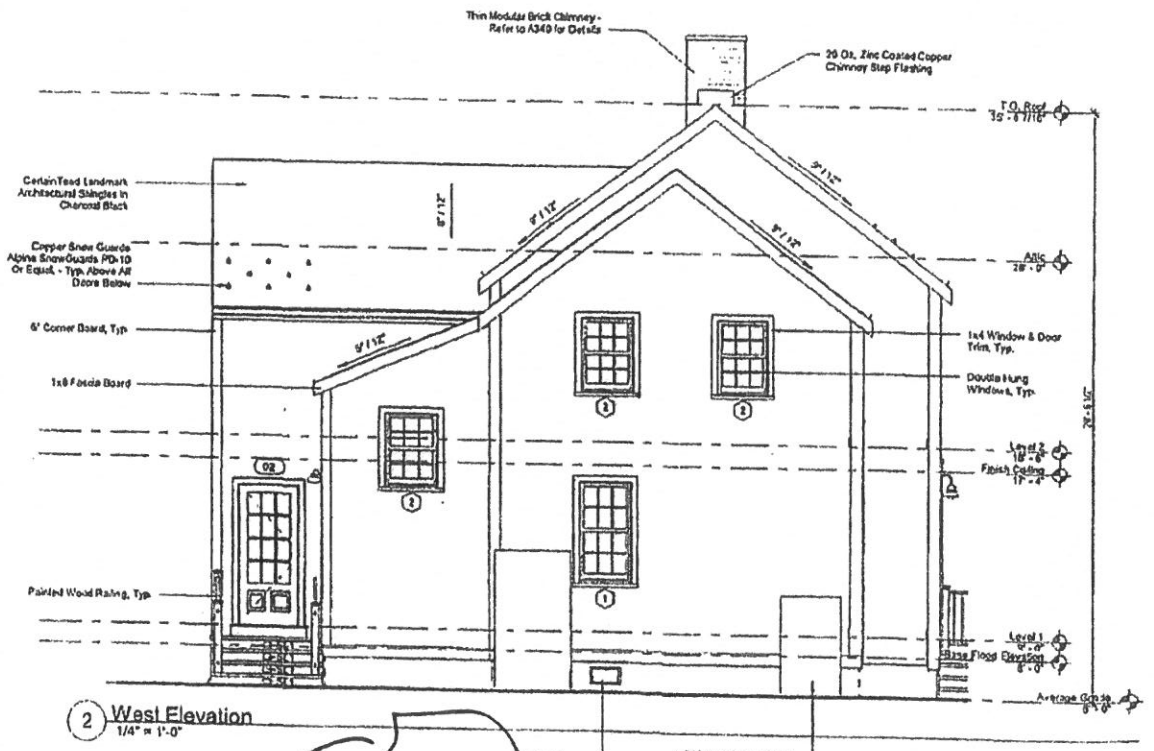
1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

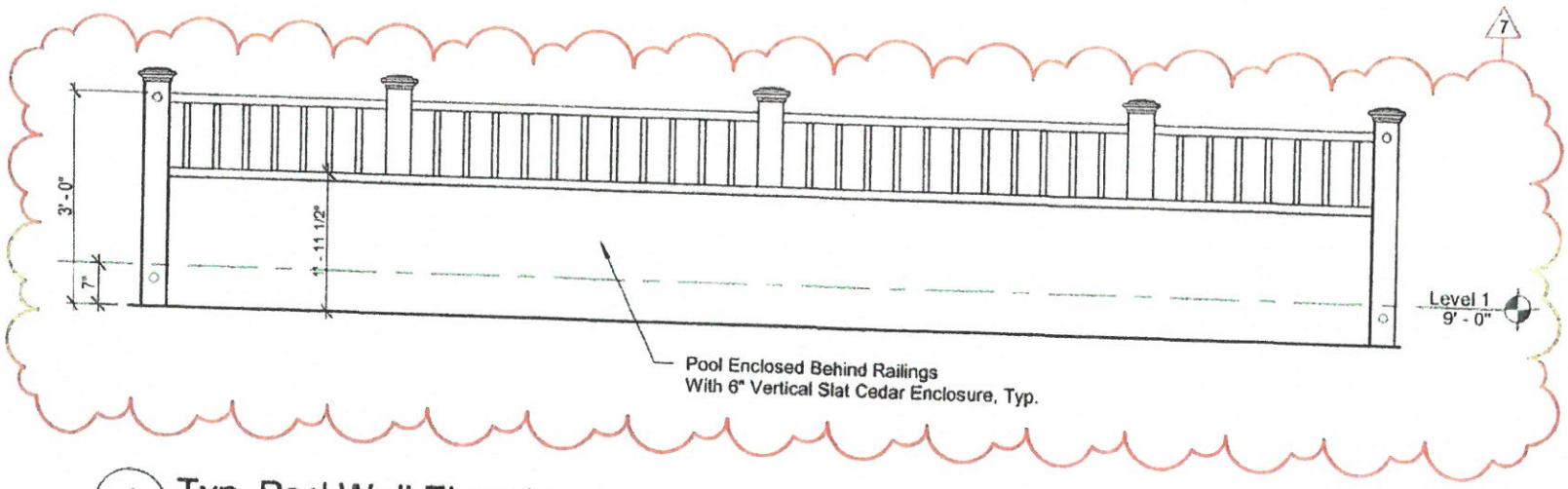
1

4 Guest House - West Elevation
1/4" = 1'-0"

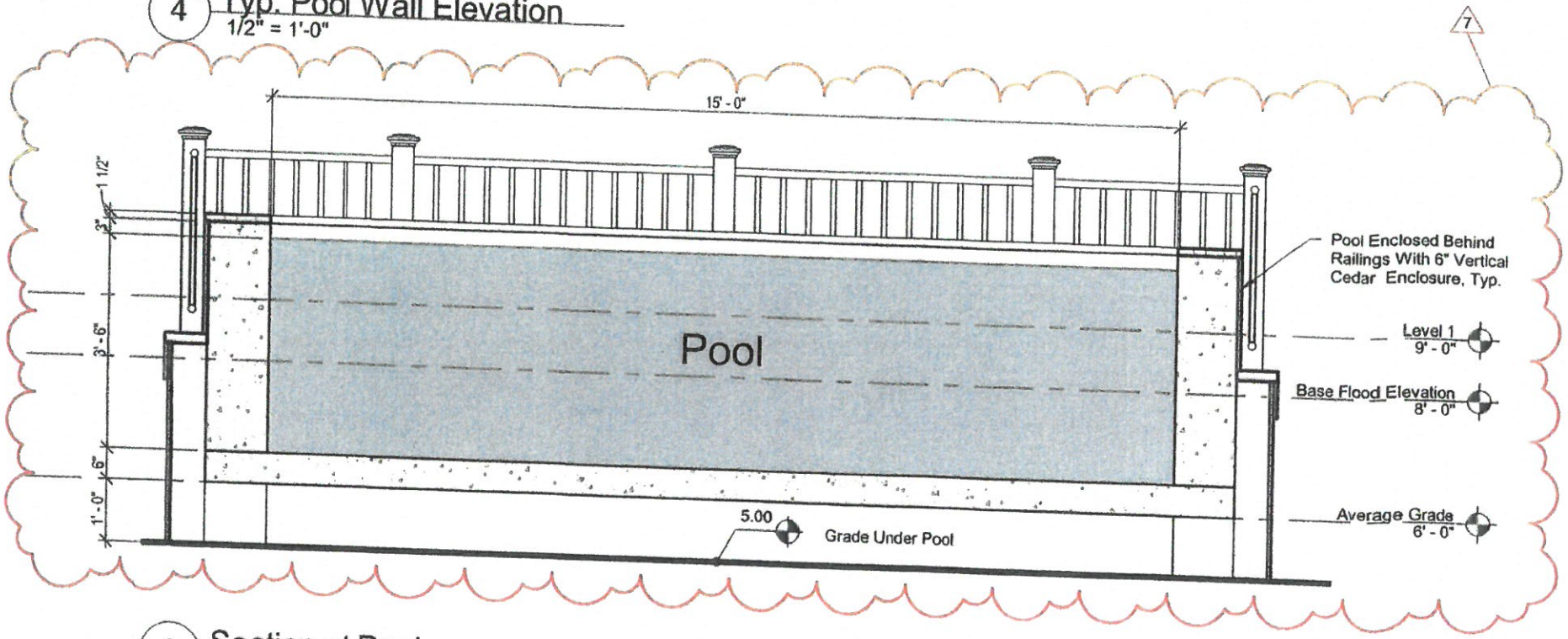


2 West Elevation
1/4" = 1'-0"

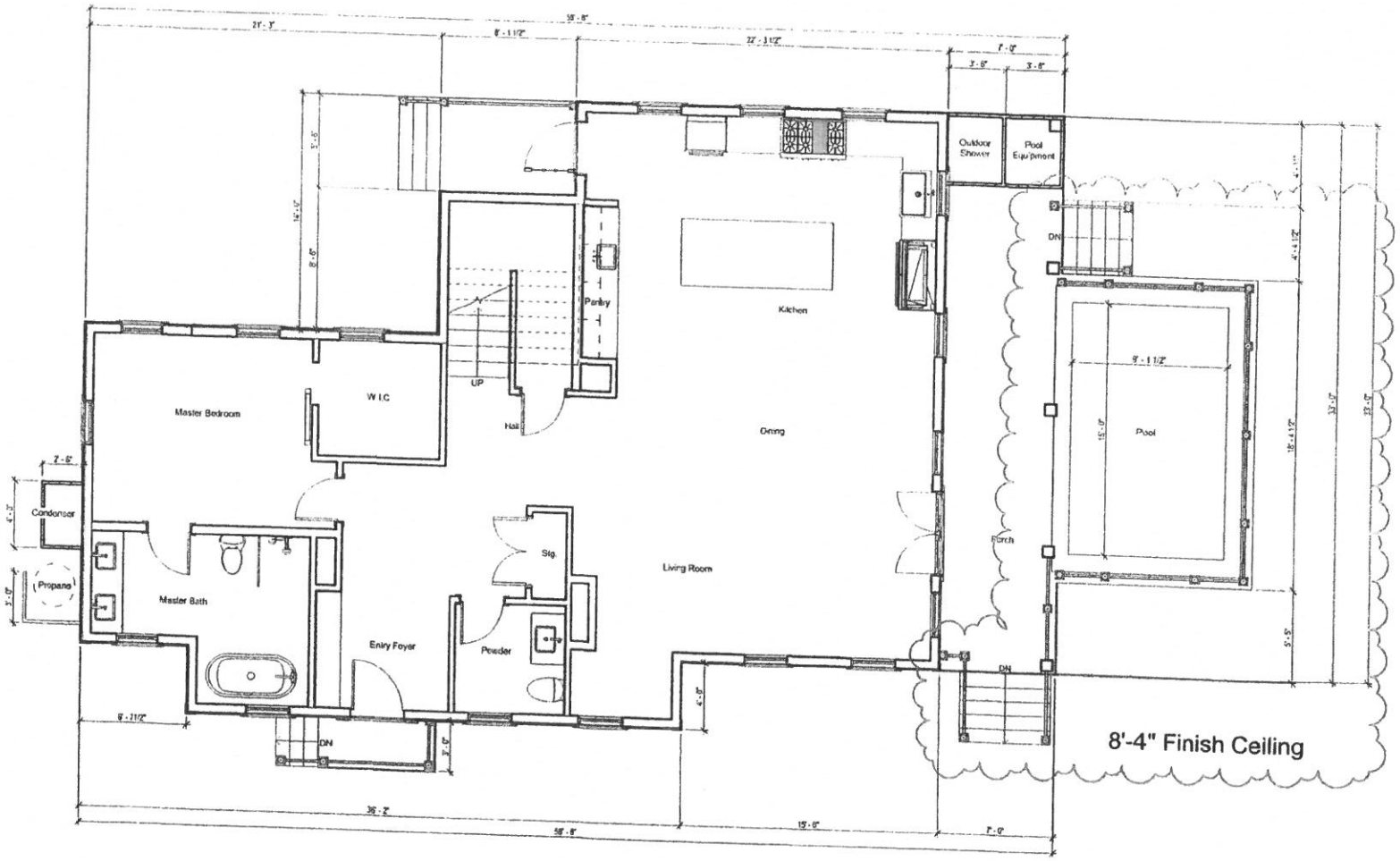
NO CHANGE



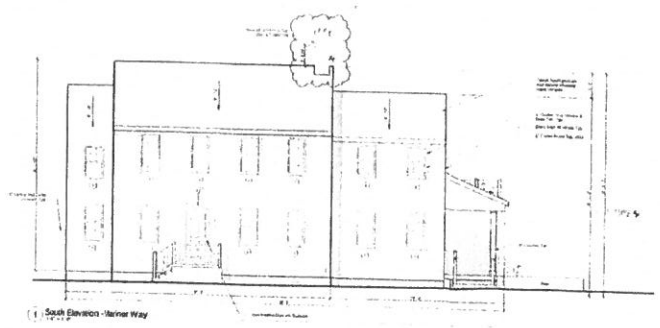
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



1 Main House - Level 1
1/4" = 1'-0"

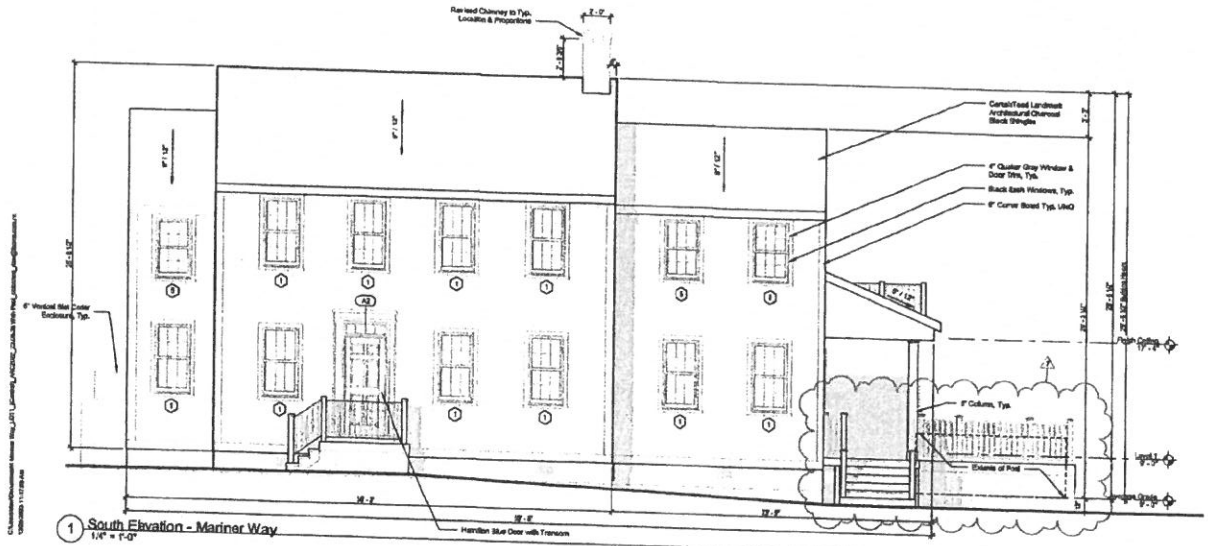


1 South Elevation - Mariner Way

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 South Elevation - Mariner Way
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
4	2' - 7"	3' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2626	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

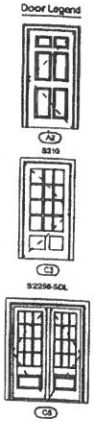
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3' - 0"	7' - 0"	8	8	Therma-Tru Ltd.	Smooth-Star	S310	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	10' - 0"	8' - 0"	6	6	Overhead Door Corporation	Panton	#960-PRO	Insulated Wood

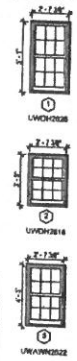
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5418	Refer to Door Sched.
Arcadiary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CedarTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEBIS Corporation
200 Broadway Suite #125
Lynnfield, MA 01940
(781) 843-2998

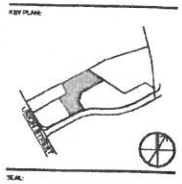
Civil Engineer:
Kentucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0340

Structural Engineer:
Rosene And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 678-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
316 Harvard Street, Suite 25
Brookline MA 02440
(617) 736-1100

Energy Rater:
Here Energy Raters LLC.
Mills, MA 02054
(508) 831-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

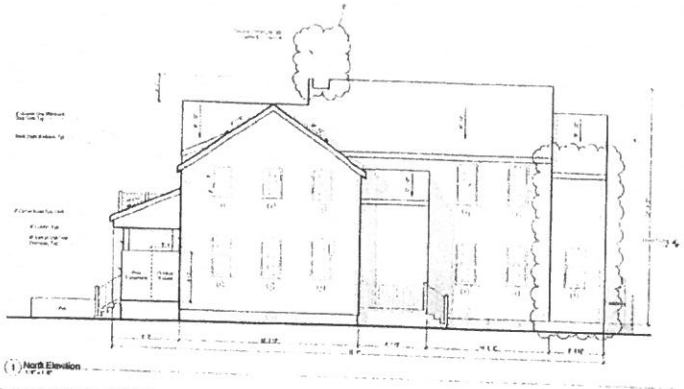
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_RB
5	23.03.21	HDC Revisions_RB
6	23.04.18	HDC Revisions_RT
7	23.12.26	HDC Pool Revision

SHEET #:

4-A4



1 North Elevation

Previous North Elevation - 05/08/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3624	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3618	Wood
4	3'-2"	2'-4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH2823	Wood
5	2'-7 3/8"	4'-1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3623	Wood

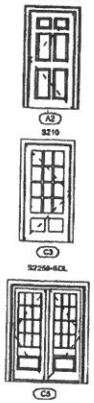
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-1/8"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-1/8"	9	2	Therma-Tru Ltd.	Smooth-Star	S249-SDL	Fiberglass
C2	5'-0"	7'-1/8"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	5'-0"	7'-1/8"	12	1	Therma-Tru Ltd.	Smooth-Star	S2256-SDL	Fiberglass
E	1'0"-2'0"	6'-1/8"	6	6	Orndrhorst Door Corporation	Persion	8040-PRS	Insulated Wood

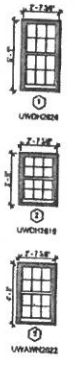
Materials Legend

Material	Manufacturer	Product Line	Color	Observation
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PR616	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Charcoal Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend

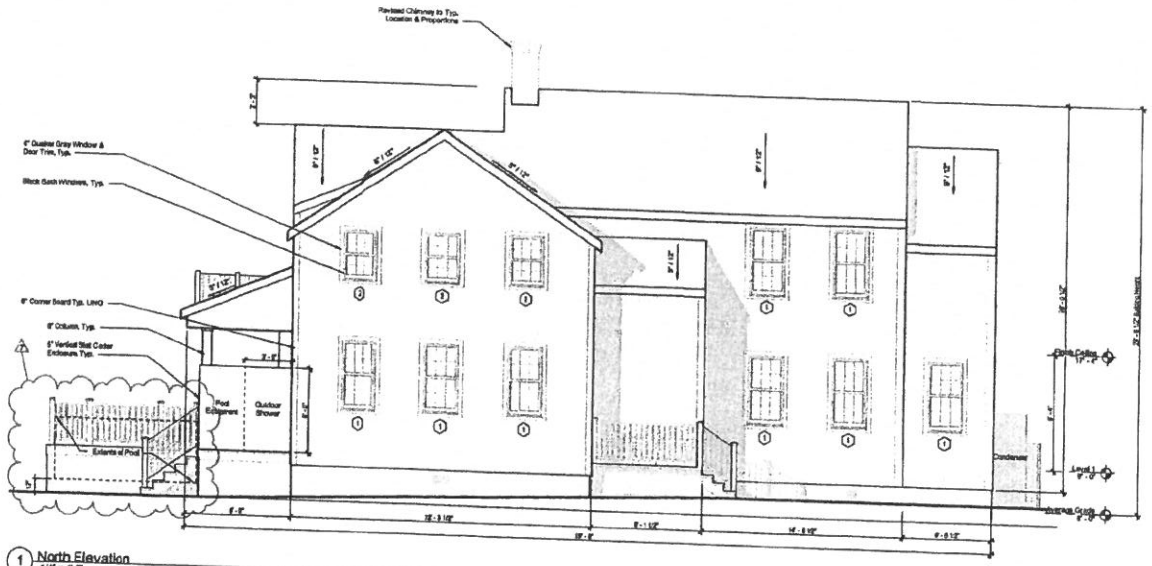


Window Legend



MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

Owner:
KBMB Corporation
209 Broadway Suite #105
Lynnfield, MA 01940
(781) 842-2626

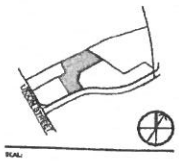
Civil Engineer:
Meridian Surveyors,
5 Windy Way,
Hartsdale, MA 02504
(508) 238-0240

Structural Engineer:
Rooms And Gianvecchio LLC.
308 Trade Center, Suite 3540
Woburn, MA 01801
(617) 608-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 28
Brookline MA 02446
(617)735-1180

Energy Rater:
Hess Energy Raters LLC.
Millis, MA 02054
(508) 561-8833

KEY PLAN:



SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/15/2023
PROJECT STATUS: HDC Submission
DRAWN BY: GS
CHECKED BY: RB

SHEET NAME:

Main House - Exterior Elevations

DRAWING HISTORY:

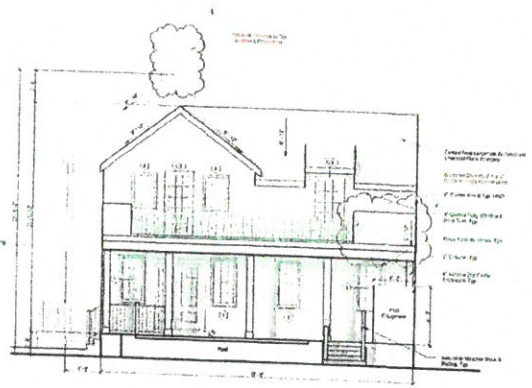
NO	DATE	DESCRIPTION
1	23.11.03	HDC Revisions
2	23.12.26	HDC Revisions
3	23.01.09	HDC Revisions_R4.3
4	23.01.20	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:

4-A5

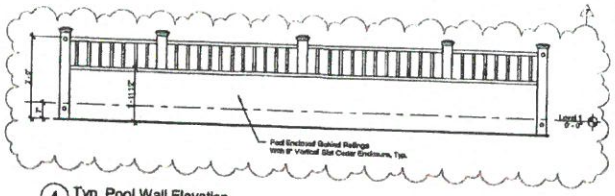
MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

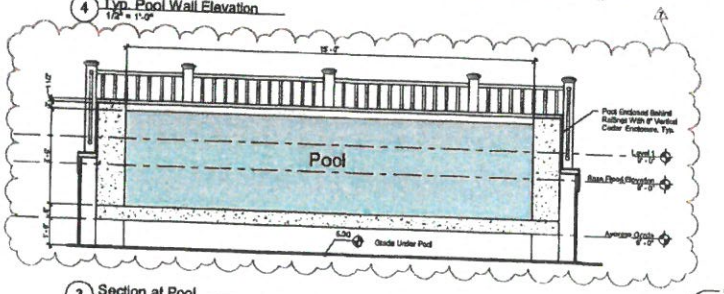


2 East Elevation
1/4" = 1'-0"

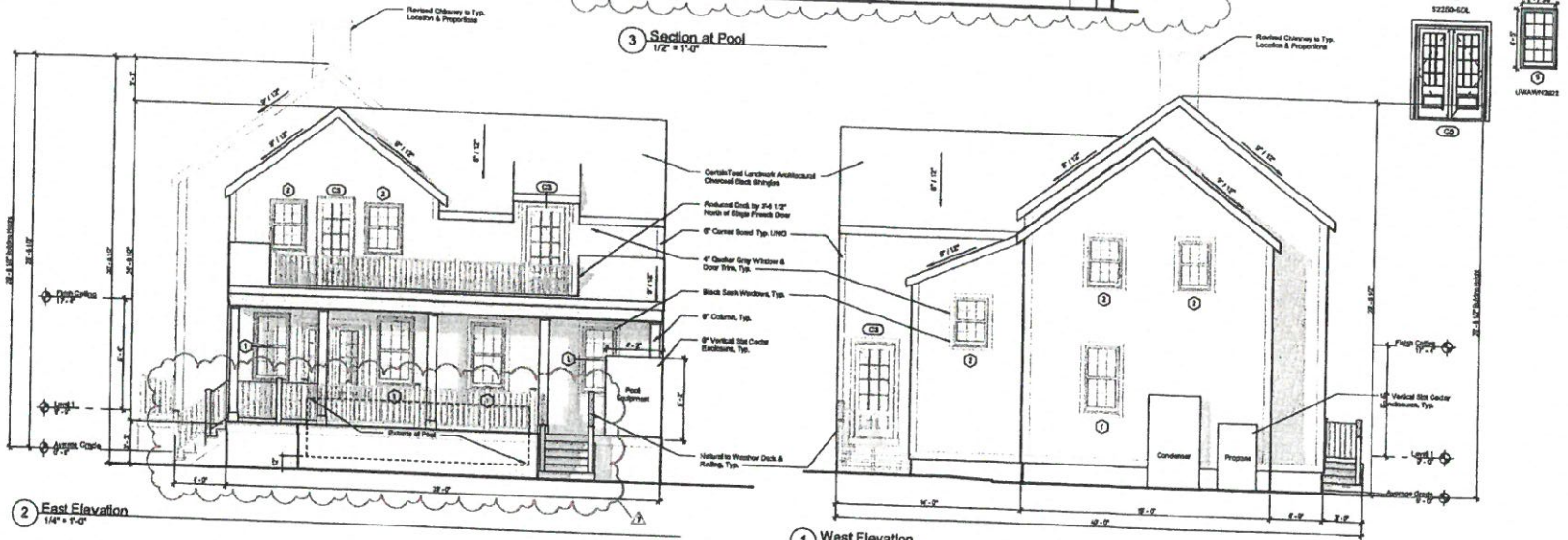
Previous East & West Elevations - 03/21/2023



4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



2 East Elevation
1/4" = 1'-0"

1 West Elevation
1/4" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2928	Wood
2	2'-7 3/8"	7'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2815	Wood
4	2'-2"	3'-4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH2638	Wood
5	2'-7 3/8"	6'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2822	Wood

Door Schedule									
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	5310	Fiberglass
B	3'-0"	7'-0"	6	2	Therma-Tru Ltd.	Smooth-Star	5362-6DL	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	52250-6DL	Fiberglass
C3	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	62250-6DL	Fiberglass
E	10'-0"	8'-0"	6	6	Overhead Door Corporation	Pinecrest	9410-PR3	Insulated Wood

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS418	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	Full 7' wide
Shingles			Natural Cedar	
Trim			Gauher Grey	Tbd
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

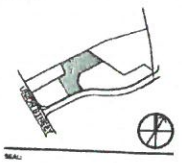
OWNER:
KEBB Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 843-3888

Civil Engineer:
Eastwind Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Reams And Guarracino LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
316 Harvard Street, Suite 28
Brookline MA 02446
(617)735-1180

Energy Rater:
Hare Energy Raters LLC.
Millis, MA 02054
(508) 851-6833



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P2270.0
ISSUE DATE: 04/6/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BB
CHECKED BY: RB

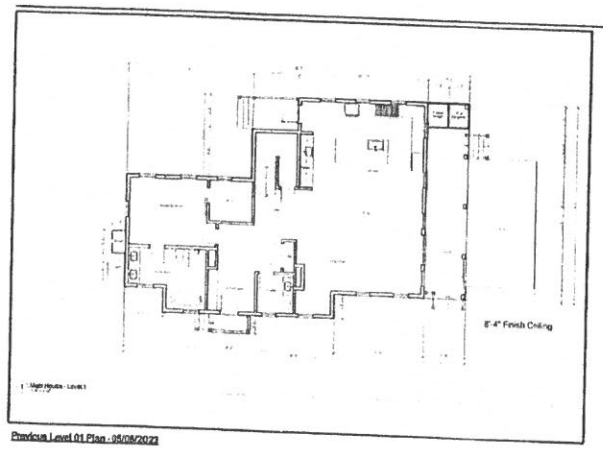
SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.26	HDC Revisions
4	23.01.20	HDC Revisions_R6
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Post Revision

SHEET #:

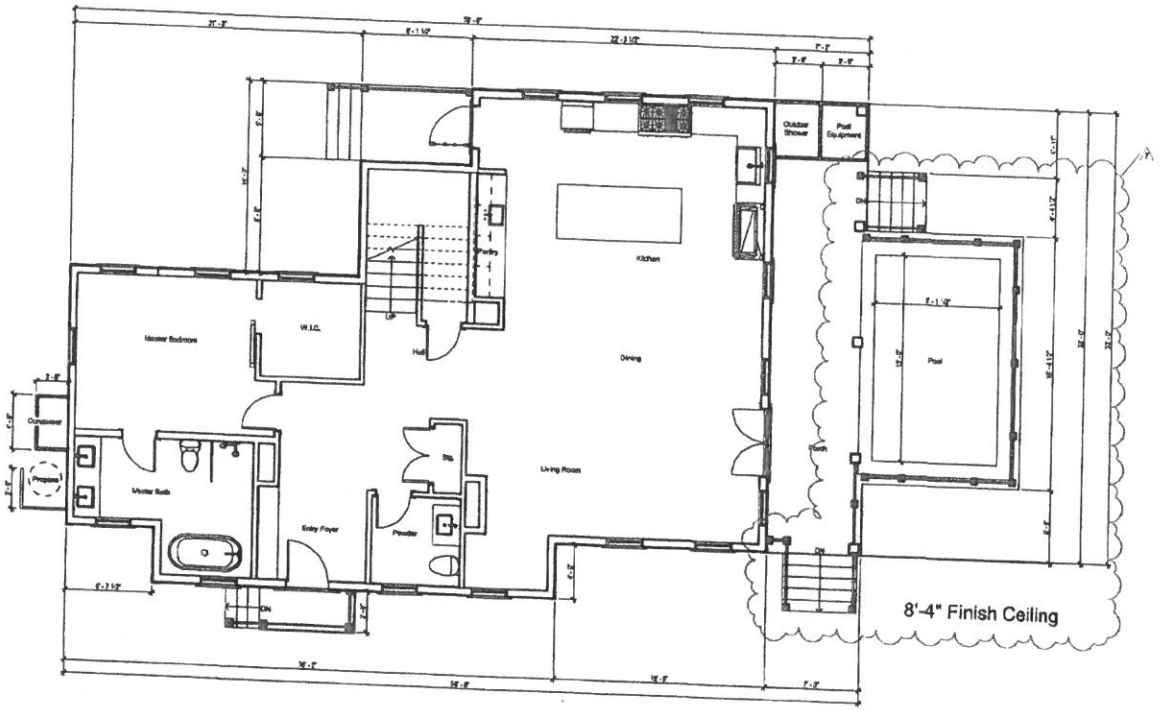
4-A6



Previous Level 01 Plan - 05/05/2022

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KERR Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 542-2900

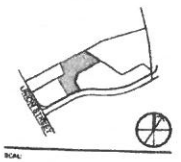
Civil Engineer:
Nashoba Surveyors,
5 Windy Way,
Hartsfield, MA 02354
(508) 238-0345

Structural Engineer:
Rooms And Quarantine LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 528-1706 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvest Street, Suite 25
Brookline MA 02445
(617)735-1190

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: SS
CHECKED BY: RB

SHEET NAME:
Main House - Level 1 Plan

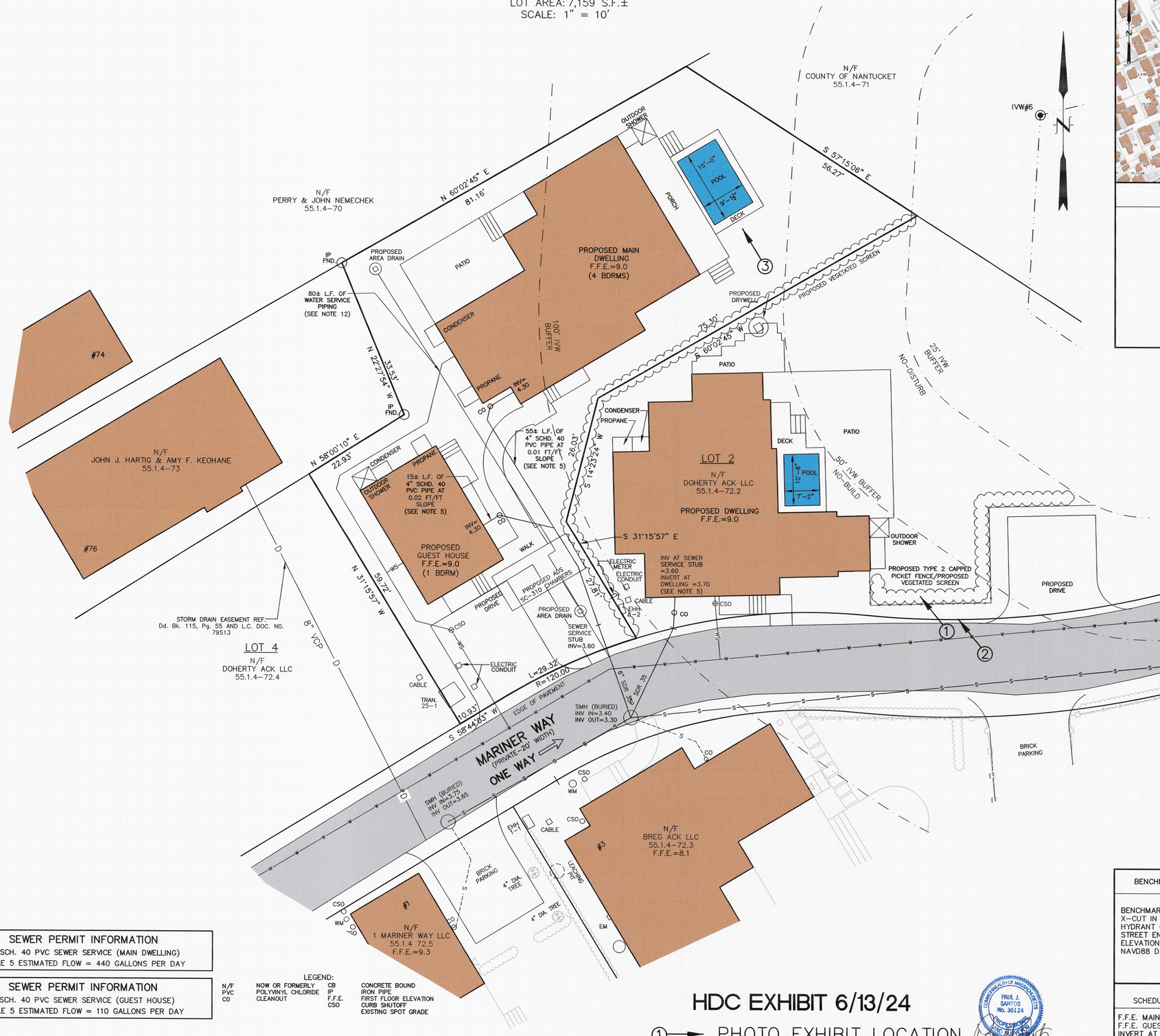
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Resubmit
2	23.12.26	HDC Revisions
3	23.01.09	HDC Revisions_R4.2
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
7	23.11.20	HDC Pool Revision

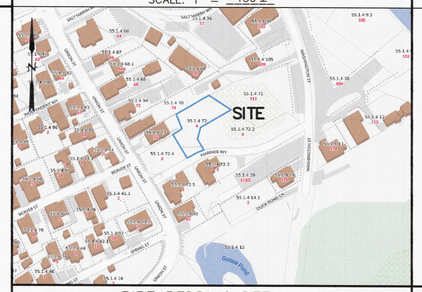
SHEET #:
4-A2

SEWER & WATER CONNECTION PLOT PLAN

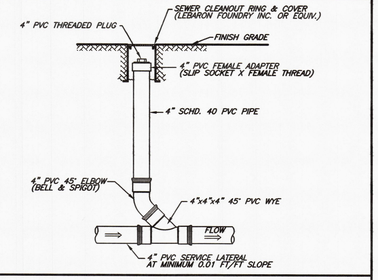
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



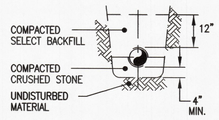
LOCUS MAP
SCALE: 1" = 150'±



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:
	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

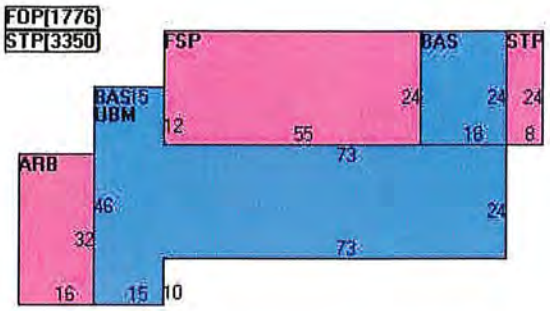
Building Attributes	
Field	Description
Style:	Clubs/Lodges
Model	Commercial

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

1993


1993


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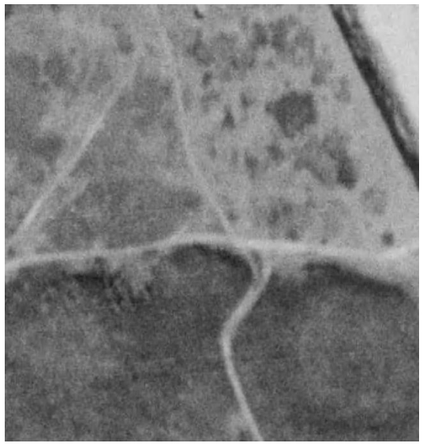
1993

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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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Connie Patten

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Janet Eyre

STREET ADDRESS 18 Lindberg Ave

MAP/PARCEL 73.4.1 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/6/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

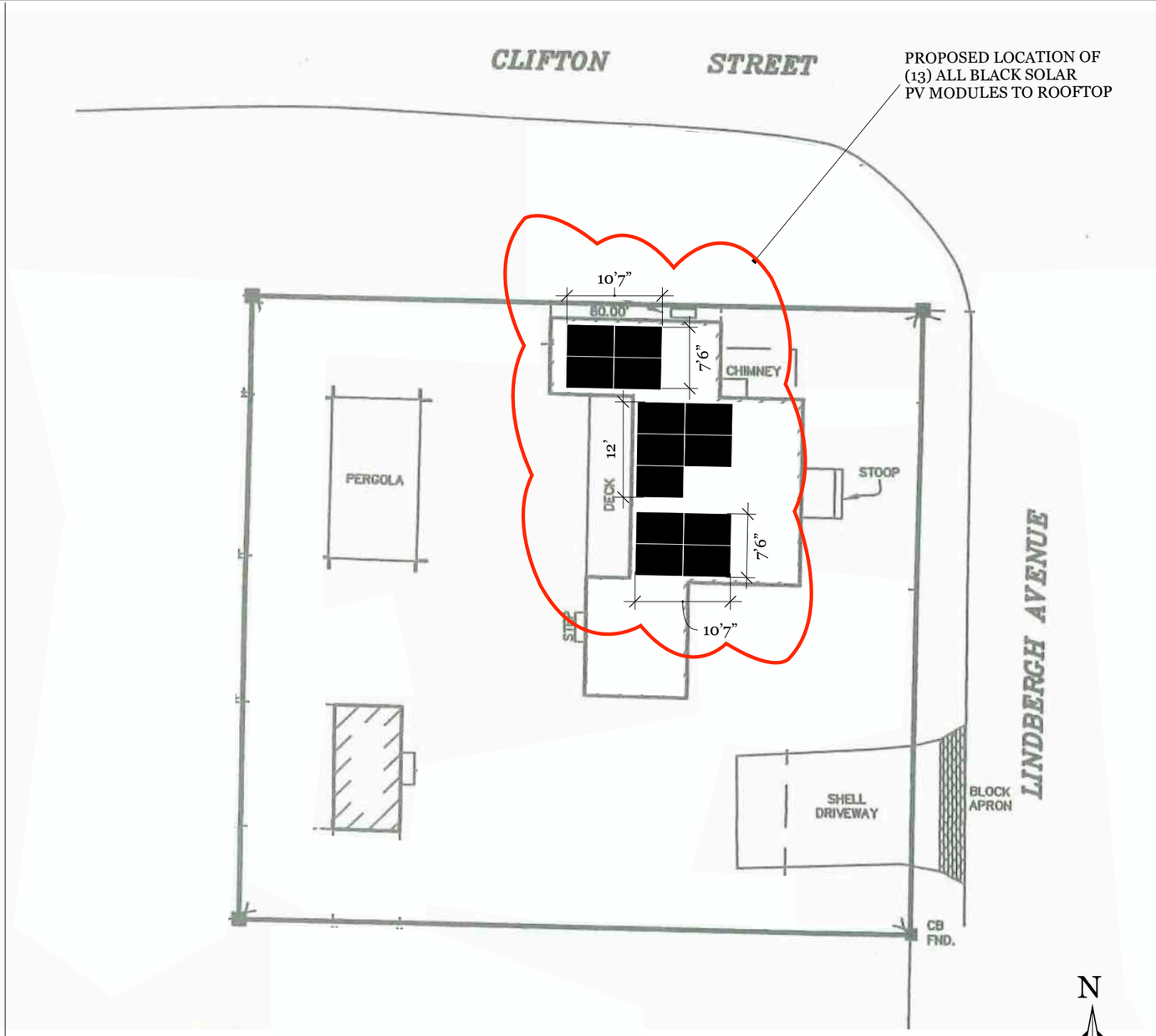
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/6/24
Date



Locus Map
Scale: Not to scale

Zoning Class: SR10
Front Setback: 20 ft
Side/Rear Setback: 10 ft/5 ft



Site Plan
Scale: 1" = 15' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

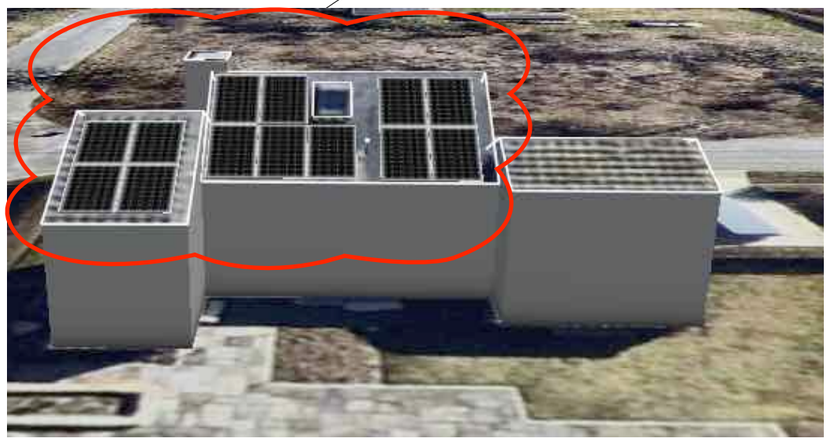
Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

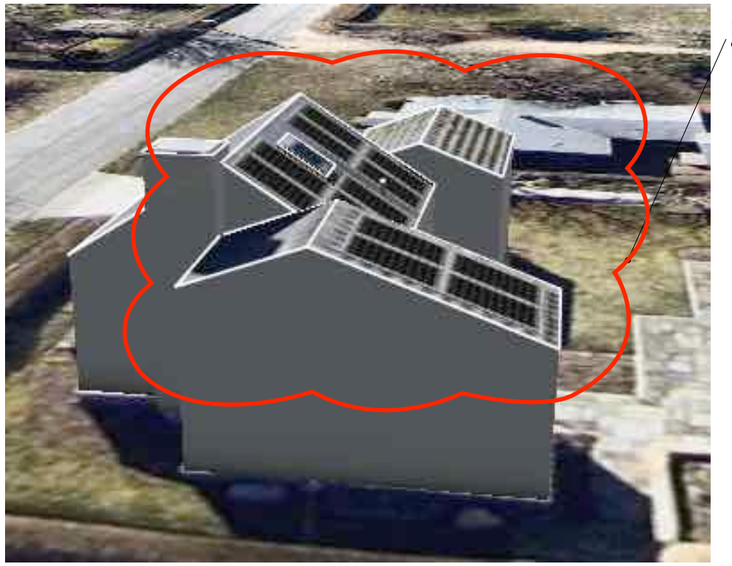
	MM/DD/YY	REMARKS
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

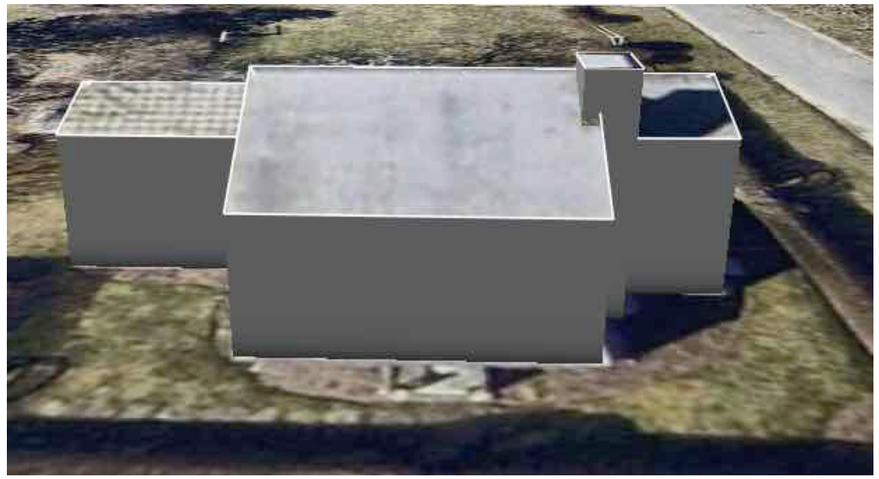


WEST ELEVATION



NORTH ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



NO CHANGES TO EAST ELEVATION

EAST ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



SOUTH ELEVATION

Scale: NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

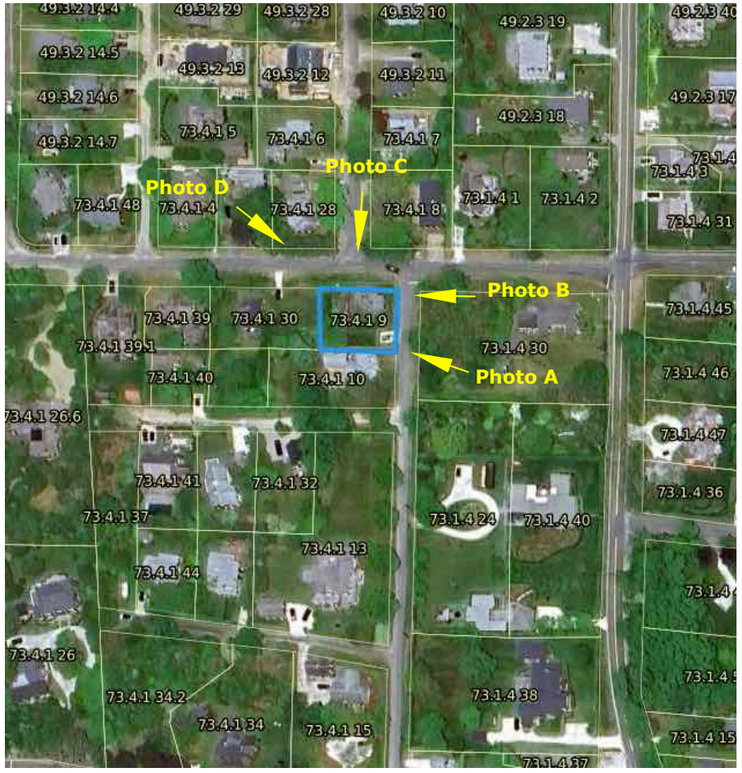




PHOTO A



PHOTO B



PHOTO C

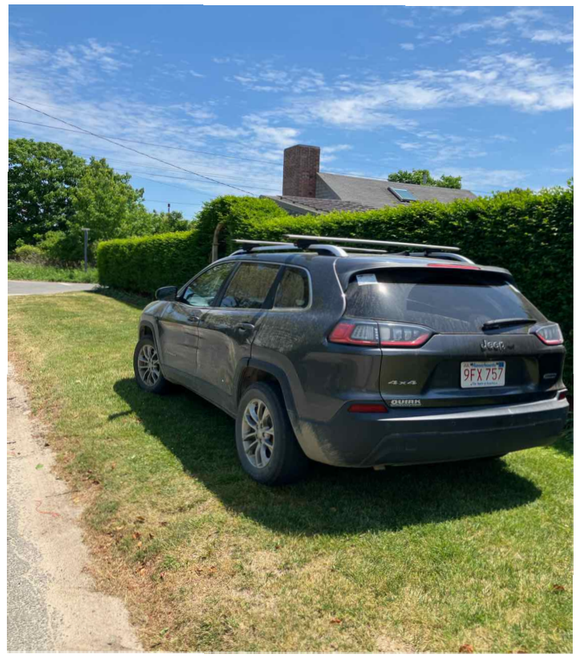


PHOTO D

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

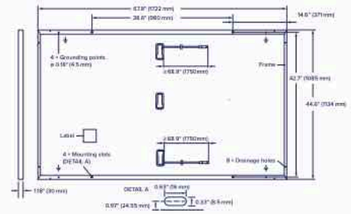
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

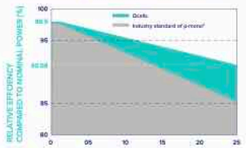


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

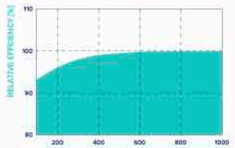


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS		
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 19

Street & Number of Proposed Work: 7 Clifford St

Owner of record: Carmine & Sheila Giardini

Mailing Address: 202 W Riverside Dr.
Jupiter, FL 33469

Contact Phone #: 561-685-3770 E-mail: Carmine@Carmines.com

AGENT INFORMATION (if applicable)

Name: Neil Yenor

Mailing Address: 2 Woodbury Ln
Nantucket, MA 02554

Contact Phone #: 646-670-7168 E-mail: skyeyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: 1450 sq.ft. ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Blue Stone Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail **Reid Yenor <rkyenor@gmail.com>**

Fwd: HDC Owner Authorization

1 message

Dustin Maury <dustin.maury@gmail.com> Mon, Dec 11, 2023 at 10:30 AM
To: Reid Yenor <rkyenor@gmail.com>

---------- Forwarded message ---------
From: **Carmine Giardini** <carmine@carmines.com>
Date: Mon, Dec 11, 2023 at 10:28 AM
Subject: RE: HDC Owner Authorization
To: dustin.maury@gmail.com <dustin.maury@gmail.com>
Cc: Cathy Ali <cathy@carmines.com>

I authorize Maury Associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.

Best Regards,

Carmien Giardini

561-685-3770

From: Carmine Giardini
Sent: Monday, December 11, 2023 10:15 AM
To: Cathy Ali <cathy@carmines.com>
Subject: Fwd: HDC Owner Authorization

Sent from my iPhone

Begin forwarded message:

> **From:** Dustin Maury <dustin.maury@gmail.com>
> **Date:** December 11, 2023 at 10:11:34 AM EST
> **To:** Carmine Giardini <carmine@carmines.com>
> **Subject: HDC Owner Authorization**

Carmine,

Can you please respond to this email by saying “I authorize Maury associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.”

Thank you,

--

Dustin Maury

Maury Associates, Inc.

General Contracting Since 1979

Construction Supervisor License #CS-108621

mauryassociates.com

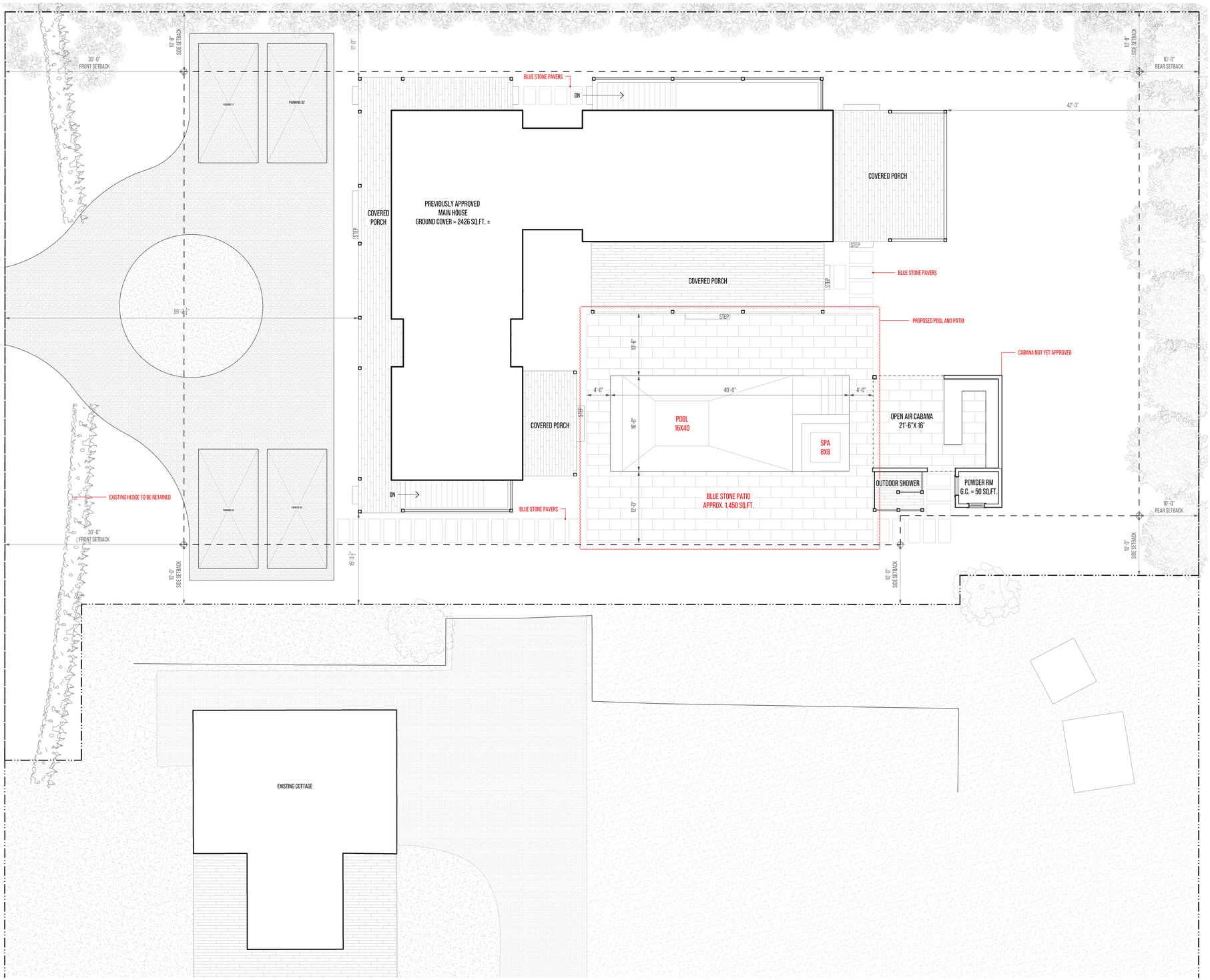
54 Old South Rd.

Nantucket, Ma. 02554

508-228-2193

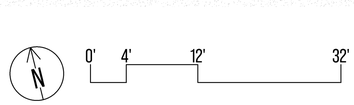
Cell 508-654-8315

--
Dustin Maury
Maury Associates, Inc.
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
508-228-2193
Cell 508-654-8315



1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'





2 LOCUS MAP

NOTES

ADDRESS: 7a CLIFFORD ST

7a SUBIDIVIDED IN LAND COURT

MAP/PARCEL: 79 / 19

ZONING CODE: R20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,476 SQ.FT. ±
- MAIN HOUSE = 2,426 SQ.FT. ±
- CABANA = 50 SQ.FT. ±

SQUARE FOOTAGE

- BASEMENT (UNFINISHED) = 2,426 SQ.FT. ±
- FIRST FLOOR = 2,426 SQ.FT. ±
- SECOND FLOOR= 2,351 SQ.FT.±

MAIN HOUSE TOTAL = 7,203 SQ.FT.±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 03, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01
04/24/24	HDC STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

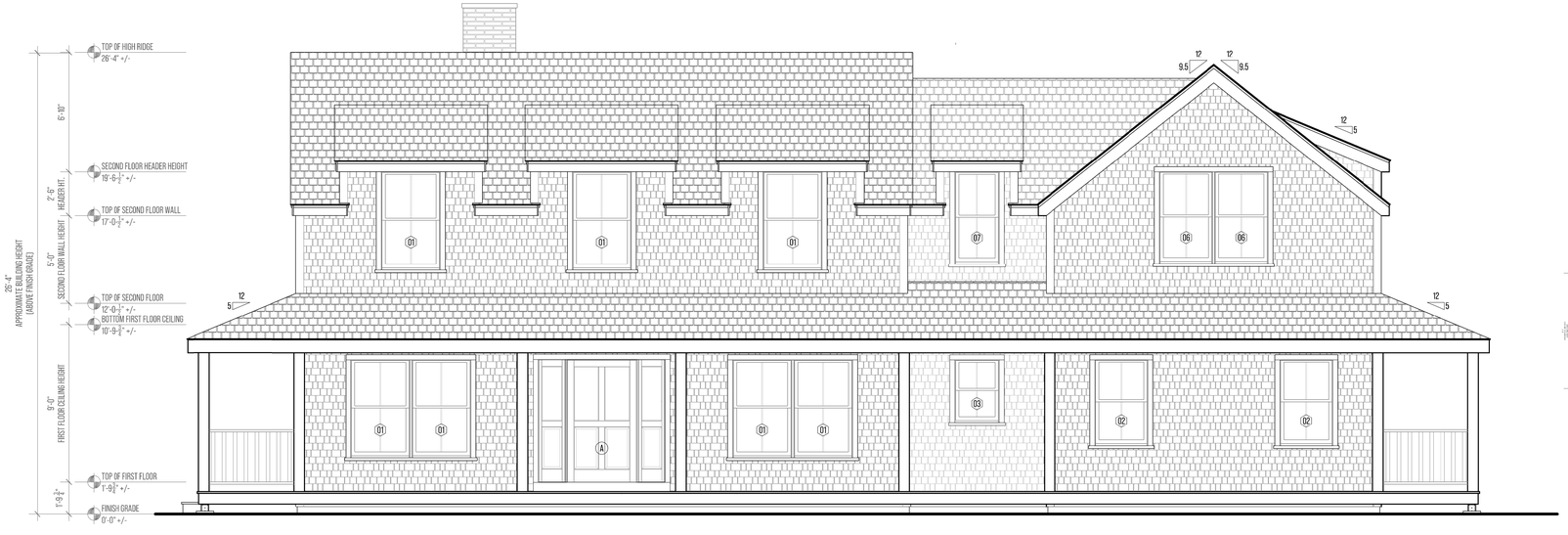
SITE
PLAN

SHEET NUMBER

A-0.00

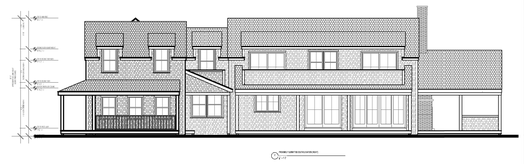
DRAWN BY

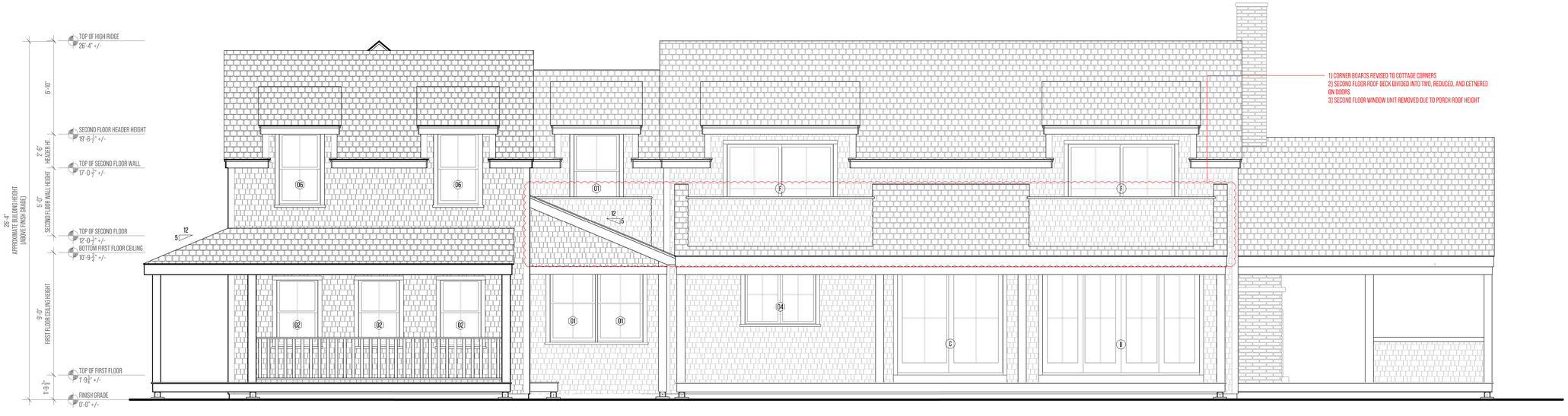
REID YENOR



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"







2 SOUTH ELEVATION (RIGHT)
1/4" = 1'-0"

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
3	TW2636	DOUBLE HUNG	2'-7 5/8" X 3'-8 7/8"	2-OVER-2
4	CX245	CASEMENT	5'-2 3/4" X 4'-4 [13/16]"	4-LITE
5	TW38510	DOUBLE HUNG	3'-9 5/8" X 6'-0 7/8"	2-OVER-2
6	TW3052	DOUBLE HUNG	3'-1 5/8" X 5'-4 7/8"	2-OVER-2
7	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-2
8	TW2846	DOUBLE HUNG	2'-9 5/8" X 4'-8 7/8"	2-OVER-2
9	CX12	CASEMENT	2' - 0 [1/8]" X 2' - 0 [1/8]"	2-LITE

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	CUSTOM	4' - 0" X 7' - 0"	2 LITE W / 2 X 1670 SIDE LITES
B	SIDE DOOR	CUSTOM	3' - 0" X 7' - 0"	FULL 4-LITE
C	FWG8080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE
D	FWGTG2080	ANDERSON GLIDING PATIO	11' - 9" X 7' - 11 [1/2]"	4-LITE
E	FWGTG0080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE
F	FWG80611	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	4-LITE

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 24, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION
02/05/24	HDC REVISIONS 01
04/15/24	HDC REVISIONS 02
04/12/24	HDC REVISIONS 03
04/24/24	HDC STAFF APPROVAL

DRAWING TITLE

EXTERIOR ELEVATIONS

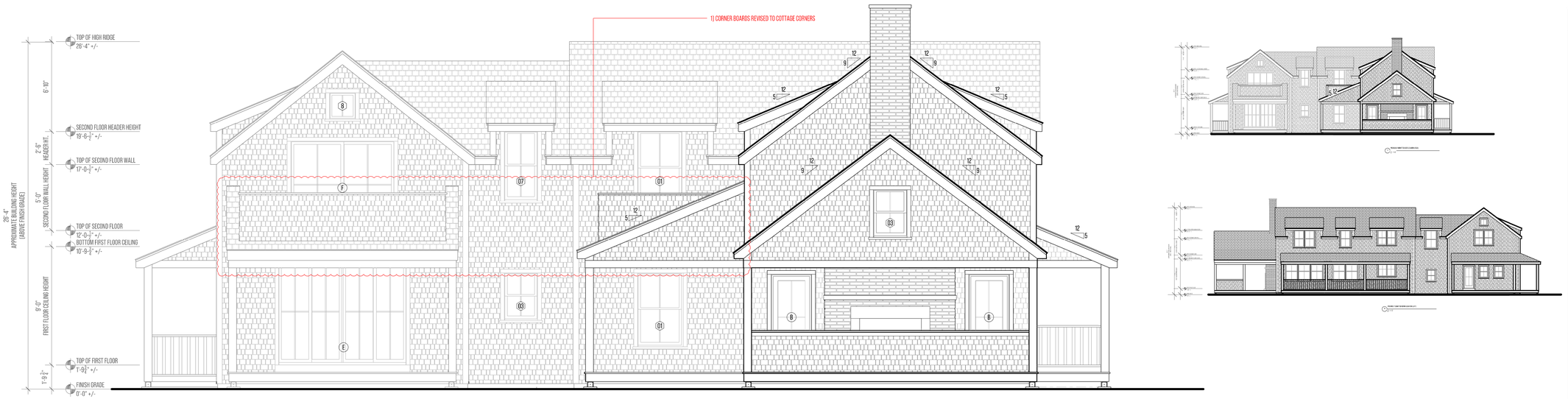
SHEET NUMBER

A-3.00

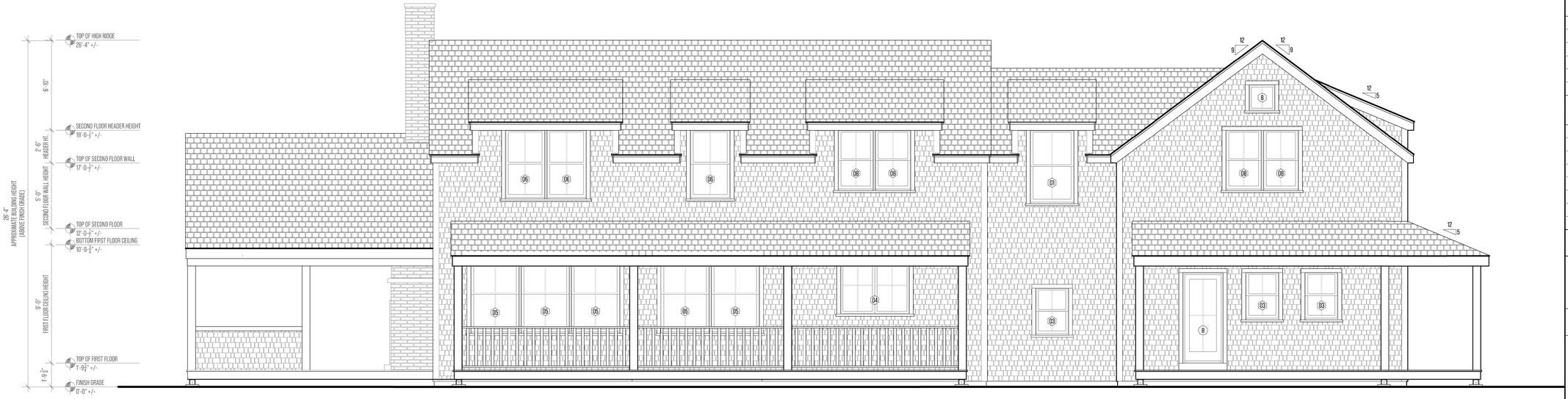
DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1974 GENERAL CONTRACTING



3 EAST ELEVATION (REAR)
1/4" = 1'-0"



4 NORTH ELEVATION (LEFT)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
3	TW2636	DOUBLE HUNG	2'-7 5/8" X 3'-8 7/8"	2-OVER-2
4	CX245	CASEMENT	5'-2 3/4" X 4'-4 [13/16"]	4-LITE
5	TW38510	DOUBLE HUNG	3'-9 5/8" X 6'-0 7/8"	2-OVER-2
6	TW3052	DOUBLE HUNG	3'-1 5/8" X 5'-4 7/8"	2-OVER-2
7	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-2
8	TW2846	DOUBLE HUNG	2'-9 5/8" X 4'-8 7/8"	2-OVER-2
9	CX12	CASEMENT	2' - 0 [1/8]" X 2' - 0 [1/8]"	2-LITE

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	CUSTOM	4' - 0" X 7' - 0"	2 LITE W / 2 X 1670 SIDE LITES
B	SIDE DOOR	CUSTOM	3' - 0" X 7' - 0"	FULL 4-LITE
C	FWGB080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE
D	FWGTZ080	ANDERSON GLIDING PATIO	11' - 9" X 7' - 11 [1/2]"	4-LITE
E	FWGT0080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE
F	FWGB0611	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	4-LITE

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 24, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION
02/05/24	HDC REVISIONS 01
04/15/24	HDC REVISIONS 02
04/12/24	HDC REVISIONS 03
04/24/24	HDC STAFF APPROVAL

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1979 GENERAL CONTRACTING

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR Carmine & Sheila Giardini

STREET ADDRESS 7 Clifford St Nantucket, MA 02554

MAP/PARCEL 79 / 19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06/03/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

06/03/2024 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 506

Street & Number of Proposed Work: 7 Benjamin Dr

Owner of record: NHA Properties Inc

Mailing Address: PO Box 3149

Nantucket, MA 02584

Contact Phone #: _____ E-mail: mae@housingnantucket.org

AGENT INFORMATION (if applicable)

Name: Ack Smat

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmat.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Install (2) all black 12 modules to rooftop

Size of Structure or ~~Addition~~ module: Length: 67-8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/5/24 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: 3024EE77-F13D-4278-BBE8-8F22494167E8

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 7C Surfside Rd., 7D Surfside Rd., 7 Benjamin Dr.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Anne Kuszpa 889A99FEAEA641...
Name Anne Kuszpa
Date 5/13/2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

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

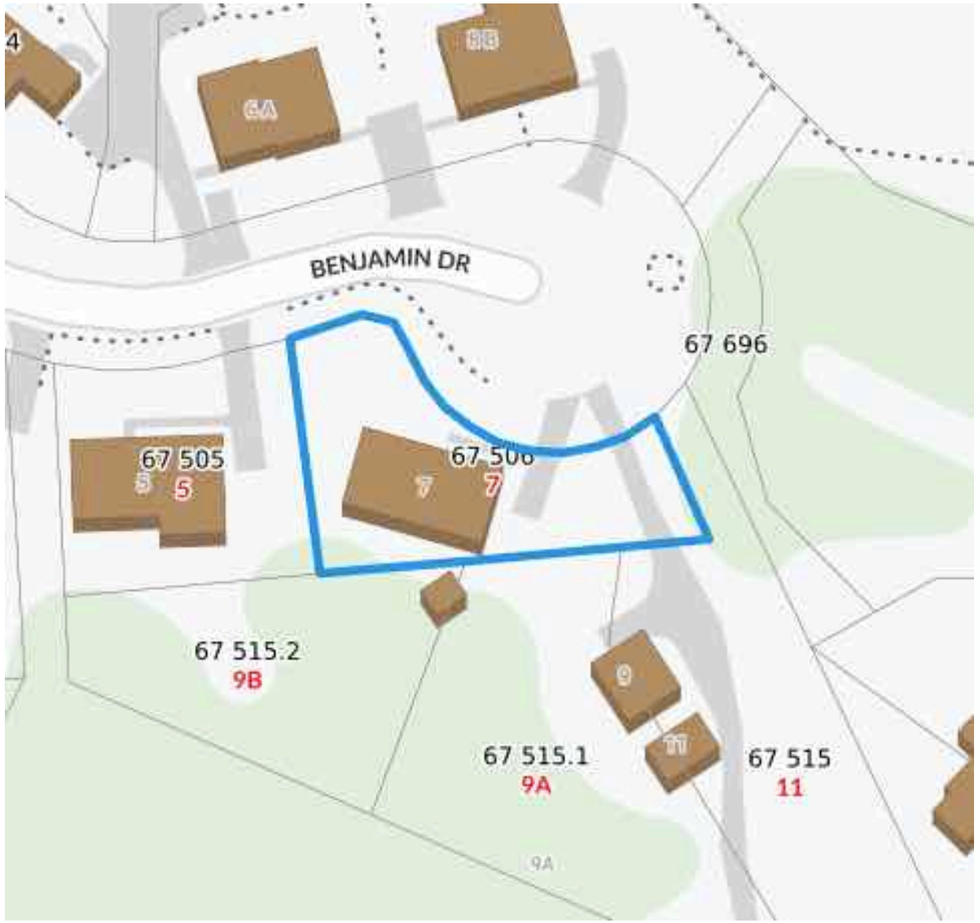
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/5/24

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

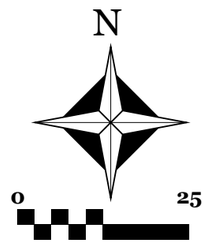


Locus Map
Scale: Not to scale

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

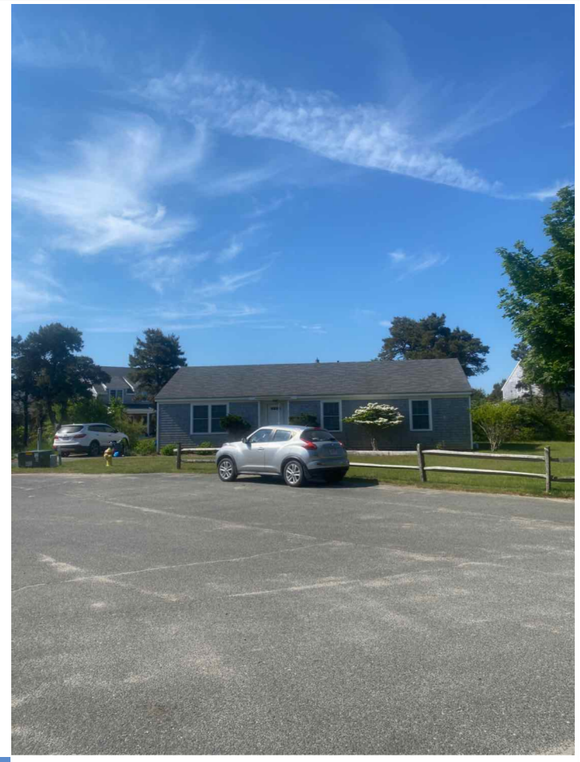


PHOTO B



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)

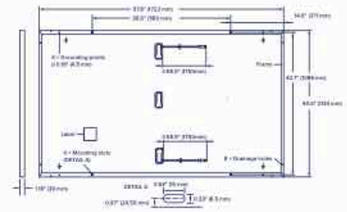
The ideal solution for:

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

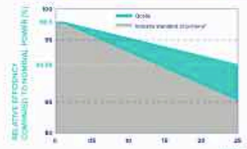


▪ Electrical Characteristics

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

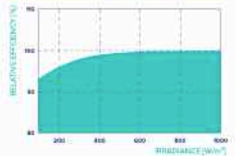


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

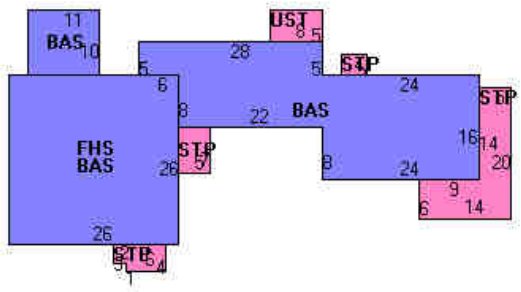
Year Built:	1854
Living Area:	1,879
Replacement Cost:	$816,145
Building Percent Good:	85
Replacement Cost Less Depreciation:	$693,700

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:

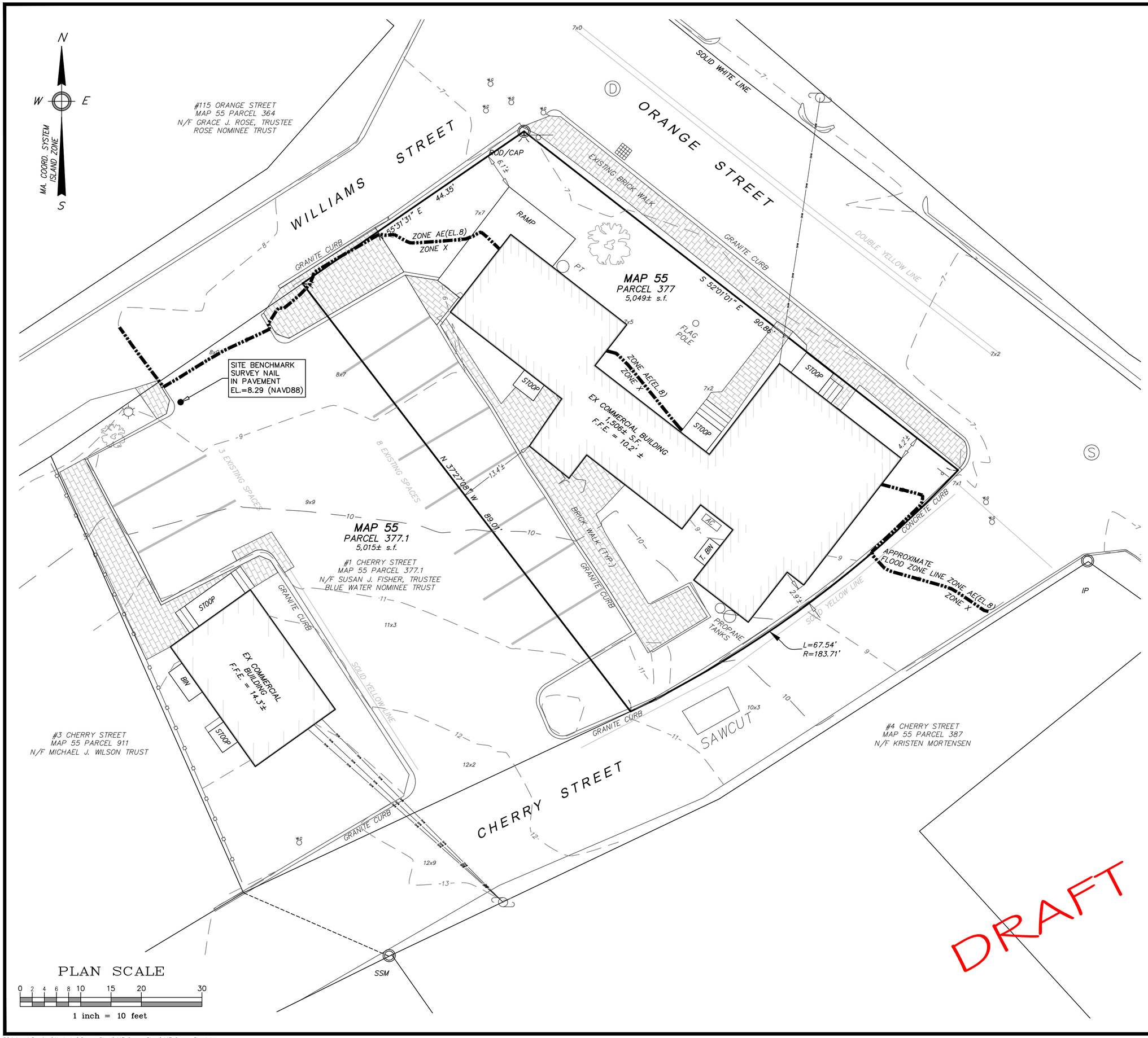
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior 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



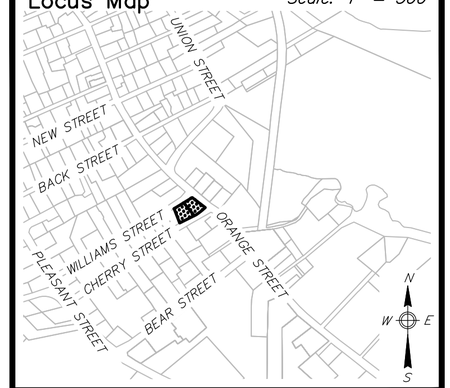

WILLIAMS ST
ONE WAY
ONE WAY
EZIA





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

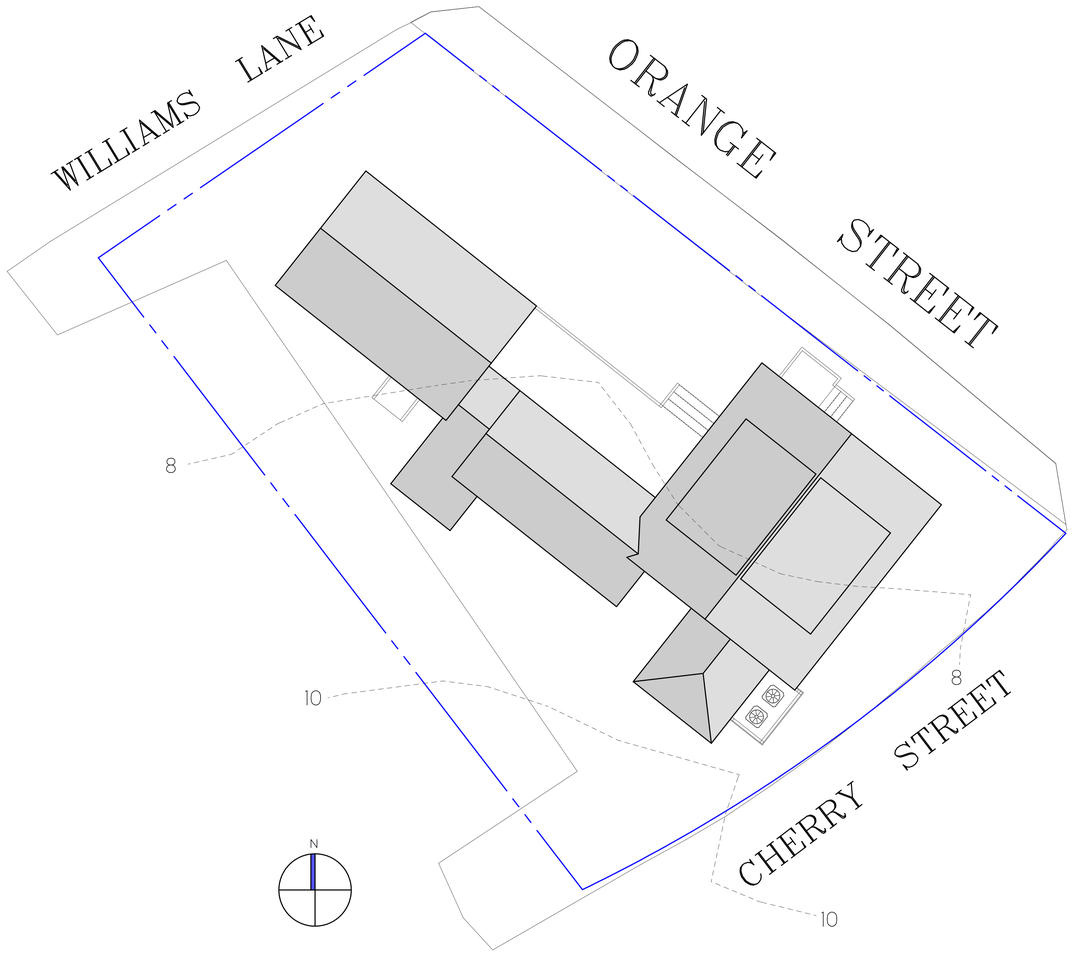
#117 ORANGE STREET

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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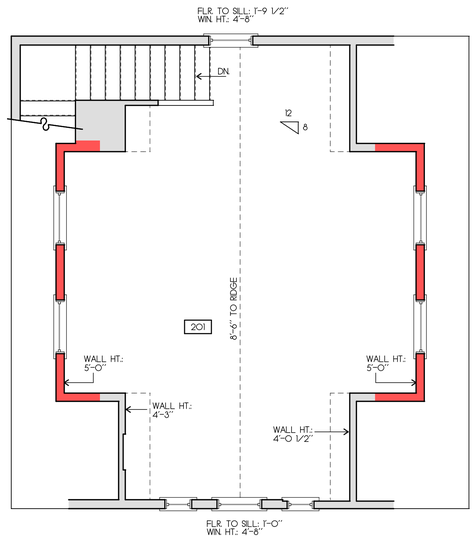
EZIA ATHLETIC CLUB

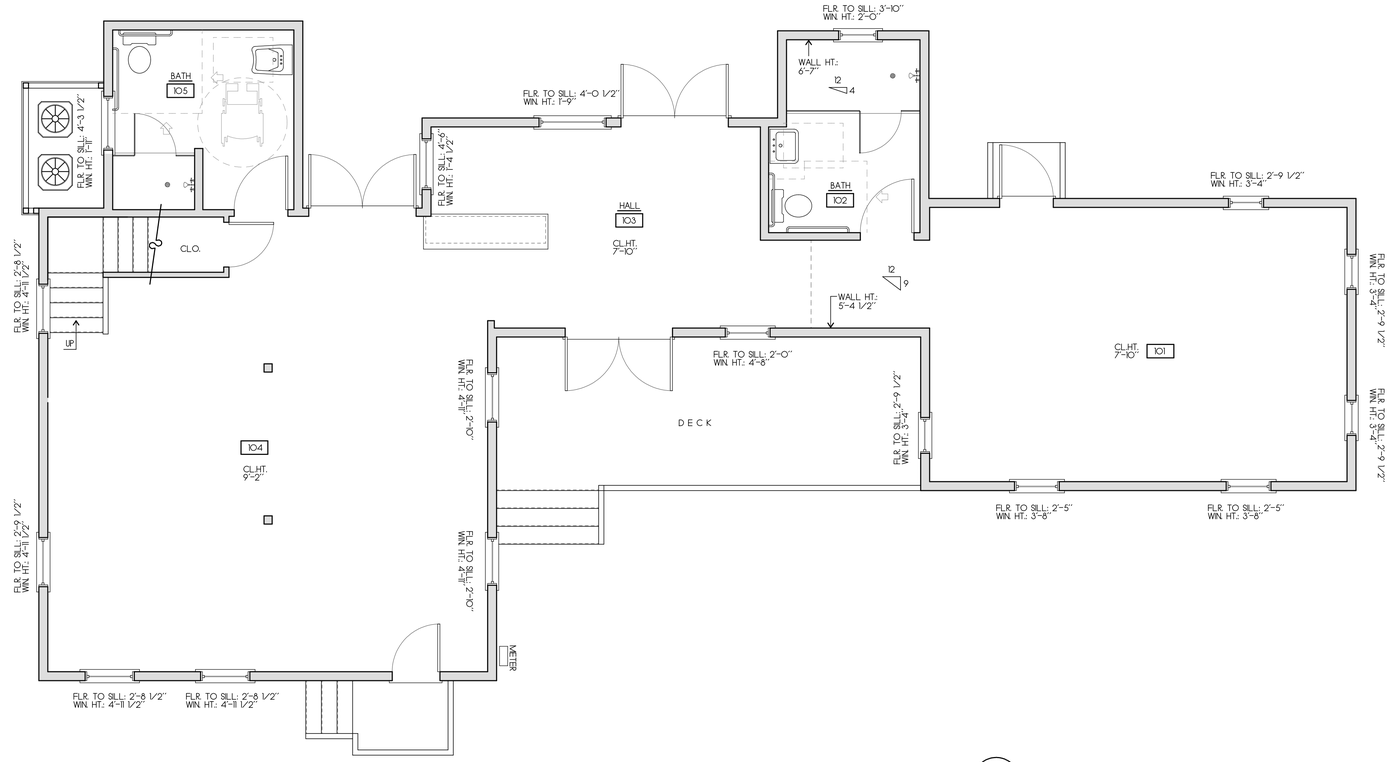
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

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

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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



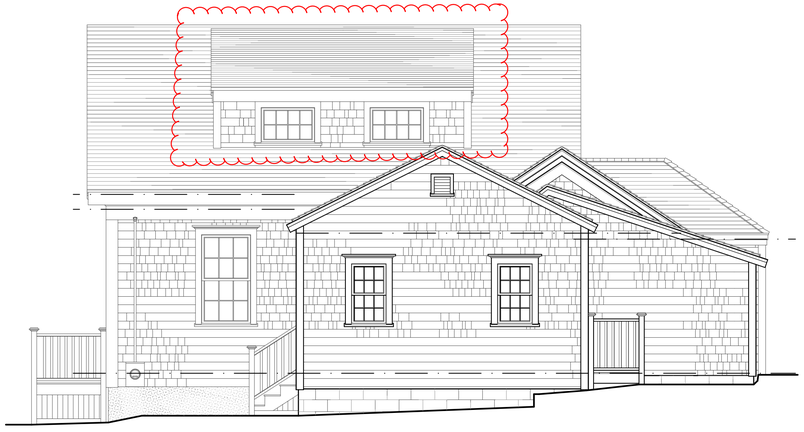
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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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DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55 PARCEL: 377

FLOOR PLANS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 6/05/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 2



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
12/8/2020: AS-BUILT MEASURING
12/29/2020:AS-BUILT PLANS
6/5/2024: HDC PRINT

NOTE:
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EZIA ATHLETIC CLUB

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethanx47@comcast.net

MAP: 55 PARCEL: 377

ELEVATIONS

ADDRESS: 17 ORANGE STREET NANTUCKET, MA 02554

DATE: 6/05/2024

SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 143

Street & Number of Proposed Work: 61 Sparks Avenue

Owner of record: Nantucket Boys + Girls Club

Mailing Address: 61 Sparks Ave

Nantucket, MA 02554

Contact Phone #: _____ E-mail: Jamie@nantucketboysandgirlsclub.com

AGENT INFORMATION (if applicable)

Name: SUNWIND, LLC.

Mailing Address: PO Box 700

Brewster, MA 02631

Contact Phone #: 823 246-6350 E-mail: tholmes@sunwindllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes • Comments • Restrictions • Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other INSTALL Roof Mount Solar System

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

~~Skylights (flat only)~~: Manufacturer REC 405 Rough Opening 3'-3" x 6'-6" Size _____ Location _____

Manufacturer _____ Rough Opening All Blocks Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☑ Other Solar Panels on Main (South facing) Roof

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-10-2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Timothy Holmes President SunWind, LLC

AS AGENT FOR Nantucket Boys and Girls Club Inc

STREET ADDRESS 61 Sparks Ave

MAP/PARCEL 55 / 143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON June 10, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Holmes President SunWind, LLC — 6-10-24

Signature — Date

300 Cranberry Highway
Orleans, MA 02653
508-246-6350
tholmes@sunwindllc.com

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: Nantucket Boys and Girls Inc
61 Sparks Avenue
Nantucket, MA 02554

Assessors Map Number: 55 / 143
Lot Number:

Property ID: 3336

Year Built: 1966

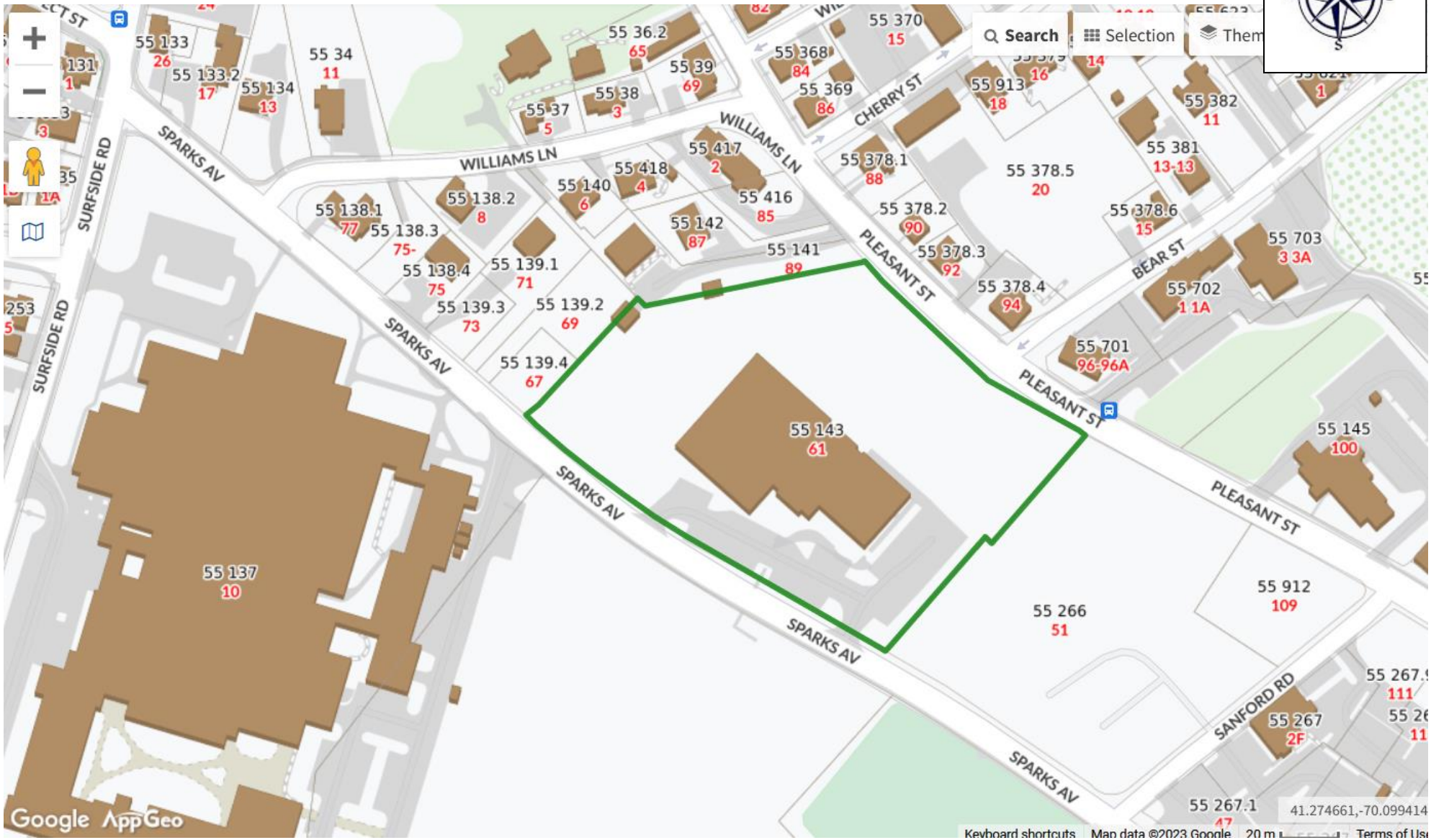
Use: 9580

Description: Charitable Recreation

Zone: CN

Property Size: 4.38 Acres

Locus Map 61 Sparks Avenue



System Layout



61 Sparks Ave looking North - Northeast



61 Sparks Ave looking northwest from Pleasant Street



SOLAR'S MOST TRUSTED

REC





REC ALPHα®
PURE SERIES
PRODUCT SPECIFICATIONS

405WP
20.3 W/FT²

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
PERFORMANCE
LABOR
ELIGIBLE

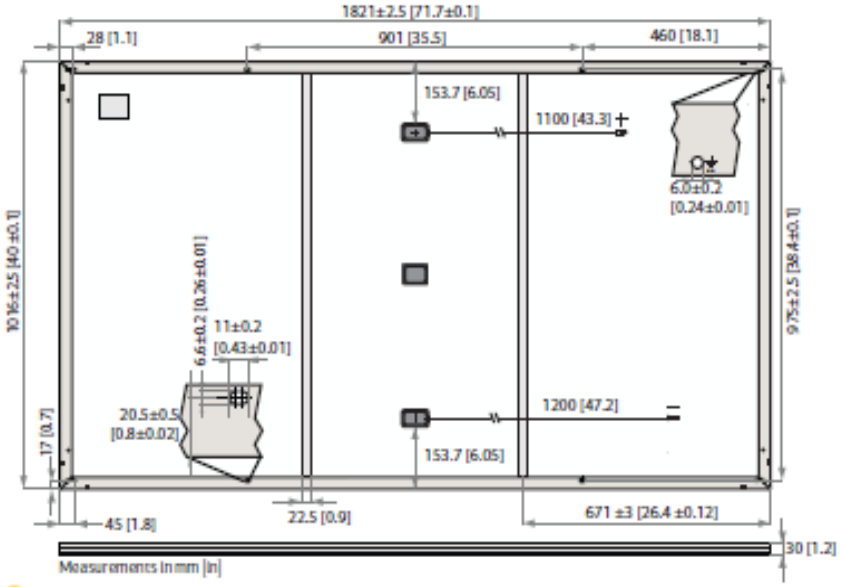
LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

REC
SOLAR'S MOST TRUSTED

PRODUCT SPECIFICATIONS

REC ALPHA PURE SERIES > PRODUCT SPECIFICATIONS



GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG (4 mm²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12 AWG (4 mm²) PV wire, 43+47 in (1.1+1.2 m) accordance with EN50618
Backsheet:	Highly resistant polymer (black)	Dimensions:	71.7 x 40 x 1.2 in (1821 x 1016 x 30 mm)
Frame:	Anodized aluminum (black)	Weight:	45 lbs (20.5 kg)
Junction box:	3-part, 3 by pass diodes, IP68 rated In accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

	Product Code*: RECxxxA A Pure				
STC					
Power Output - P_{MAX} (Wp)	385	390	395	400	405
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	41.2	41.5	41.8	42.1	42.4
Nominal Power Current - I_{MPP} (A)	9.35	9.40	9.45	9.51	9.56
Open Circuit Voltage - V_{OC} (V)	48.5	48.6	48.7	48.8	48.9
Short Circuit Current - I_{SC} (A)	10.18	10.19	10.20	10.25	10.30
Power Density (W/sq ft)	19.3	19.6	19.8	20.1	20.3
Panel Efficiency (%)	20.8	21.1	21.3	21.6	21.9
NMOT					
Power Output - P_{MAX} (Wp)	293	297	301	305	309
Nominal Power Voltage - V_{MPP} (V)	38.8	39.1	39.4	39.7	40.0
Nominal Power Current - I_{MPP} (A)	7.55	7.59	7.63	7.68	7.72
Open Circuit Voltage - V_{OC} (V)	45.7	45.8	45.9	46.0	46.1
Short Circuit Current - I_{SC} (A)	8.16	8.20	8.24	8.28	8.32

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1075 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MPP}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015

ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply

MAXIMUM RATINGS

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/sq ft)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load/ 1.5 (safety factor)

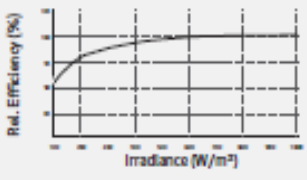
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.26 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Specifications subject to change without notice.

Ref: PM-DS-12-01-Rev. C 10.21

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC
www.recgroup.com

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations.
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS. (initial to indicate read and understand)
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 51

Street & Number of Proposed Work: 8 Sea St.

Owner of record: Eight Sea Street LLC

Mailing Address: 800 Boylston St.
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 864 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 320 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 26' 0" ~~South~~ _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — New storage barn
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 14" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 6 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other hopper
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Slider Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Duel black
Trim Natural Sash Gray Doors Natural
Deck _____ Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/11/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 040-39-19
MAP/PARCEL#:

Recorded By: AEG Date: Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1920 - Sanborn maps

6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"





5/89

DESCRIPTION:

10. FOUNDATION
    ○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
    ○ a. post-and-beam ○ c. masonry load-bearing walls
    ○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
    ○ a. shingles - weathered ○ c. brick ○ e. board and batten
    ○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
    ○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
    ○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
    ○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
    ○ a. roof walk ○ e. balustrade
    ○ b. dormers on street facade ○ f. skylight
    ○ c. dormers on side elevations ○ g. roof hatch
    ○ d. dormers on rear elevation ○ h. cupola
    ○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
    ○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

_____

_____

_____

38. SOURCES:

○ a. Registry of Deeds: _____
○ b. Assessor's Records: _____
○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
○ e. Sanborn Maps, date: _____
○ f. NHA photos: _____
○ g. HABS research: _____
○ h. NHA plaque records: _____
○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk ○ c. 20 feet or less
○ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

_____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-6-14
MAP/PARCEL#: 42-42-05-1

Recorded By: AEG Date: 10/[illegible] Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 8 Sea St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Johnson, Sally R + Herman E +

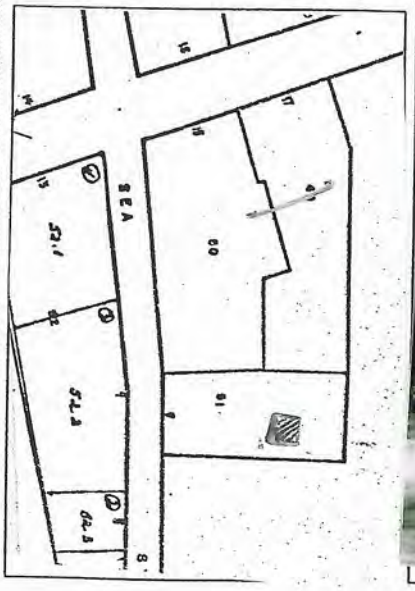
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1949 - Sanborn maps

6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ◔ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ◔ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ◔ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ◔ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ◔ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ◔ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ◔ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk	○ c. 20 feet or less
○ b. 10 feet or less	○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a. densely built-up	○ d. residential
○ b. scattered buildings	○ e. commercial
○ c. open land	○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____









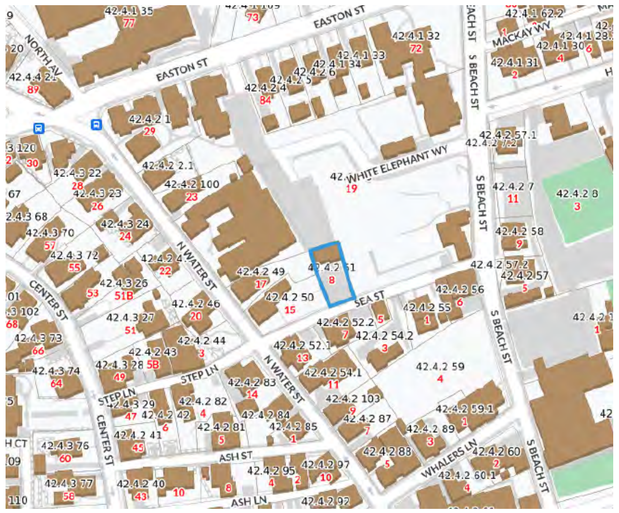








8 SEA ST.
NANTUCKET, MA 02554





SITE PLAN

MAP & PARCEL: 42.4.2 X 51
ZONE: ROH
FRONT / REAR SETBACKS: 0' / 5'
MINIMUM LOT SIZE: 5,000 S.F.
LOT AREA: 4,644 S.F.
GROUND COVER RATIO: 40%
EXISTING GROUND COVER:
DWELLING: 438 S.F.
GARAGE/APT: 480 S.F.
PROPOSED NEW GROUND COVER: 864 S.F.
TOTAL GROUND COVER: 1,782 S.F.
ALLOWABLE GROUND COVER: 1,858 S.F.

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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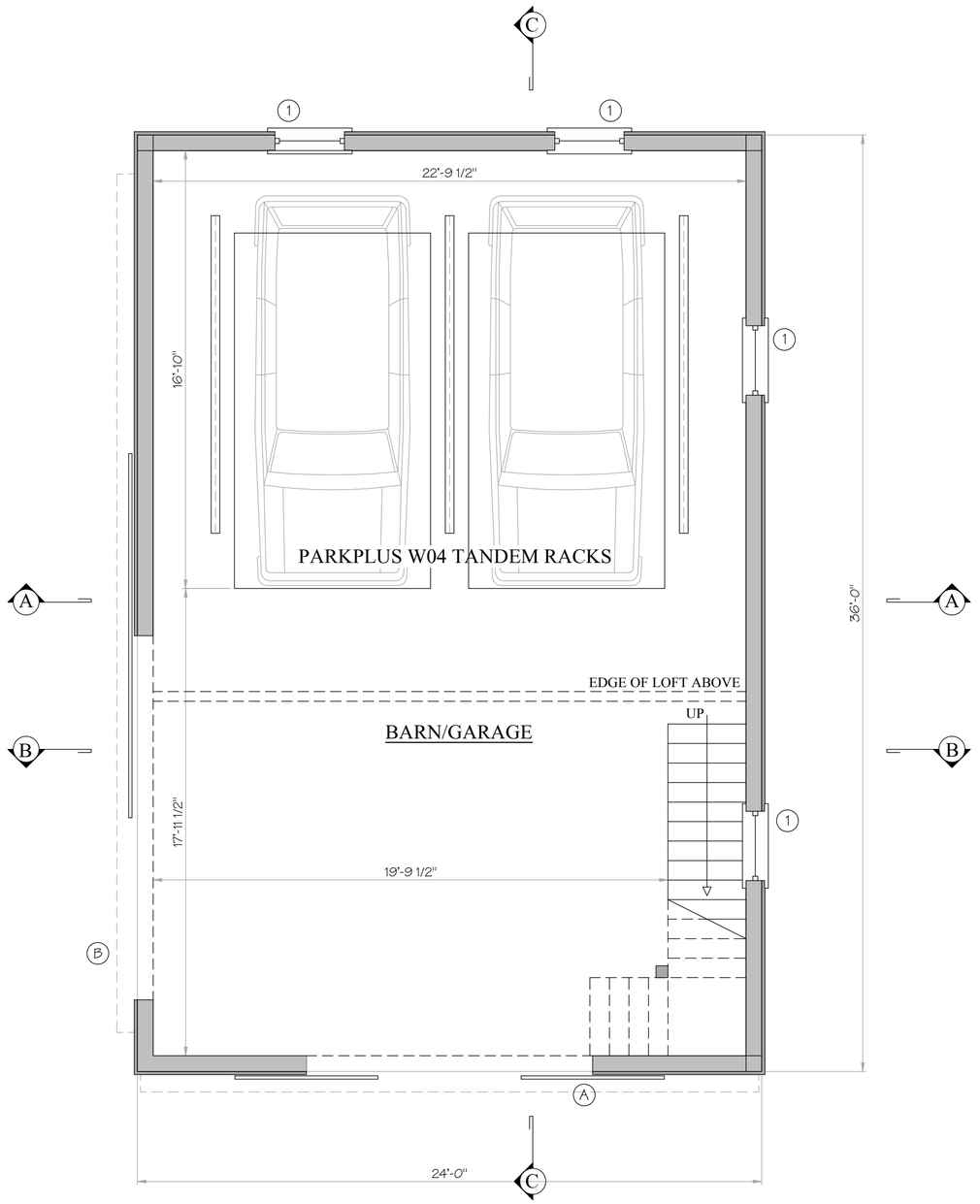
COVER SHEET
DATE: 06/11/2024
SCALE: AS NOTED

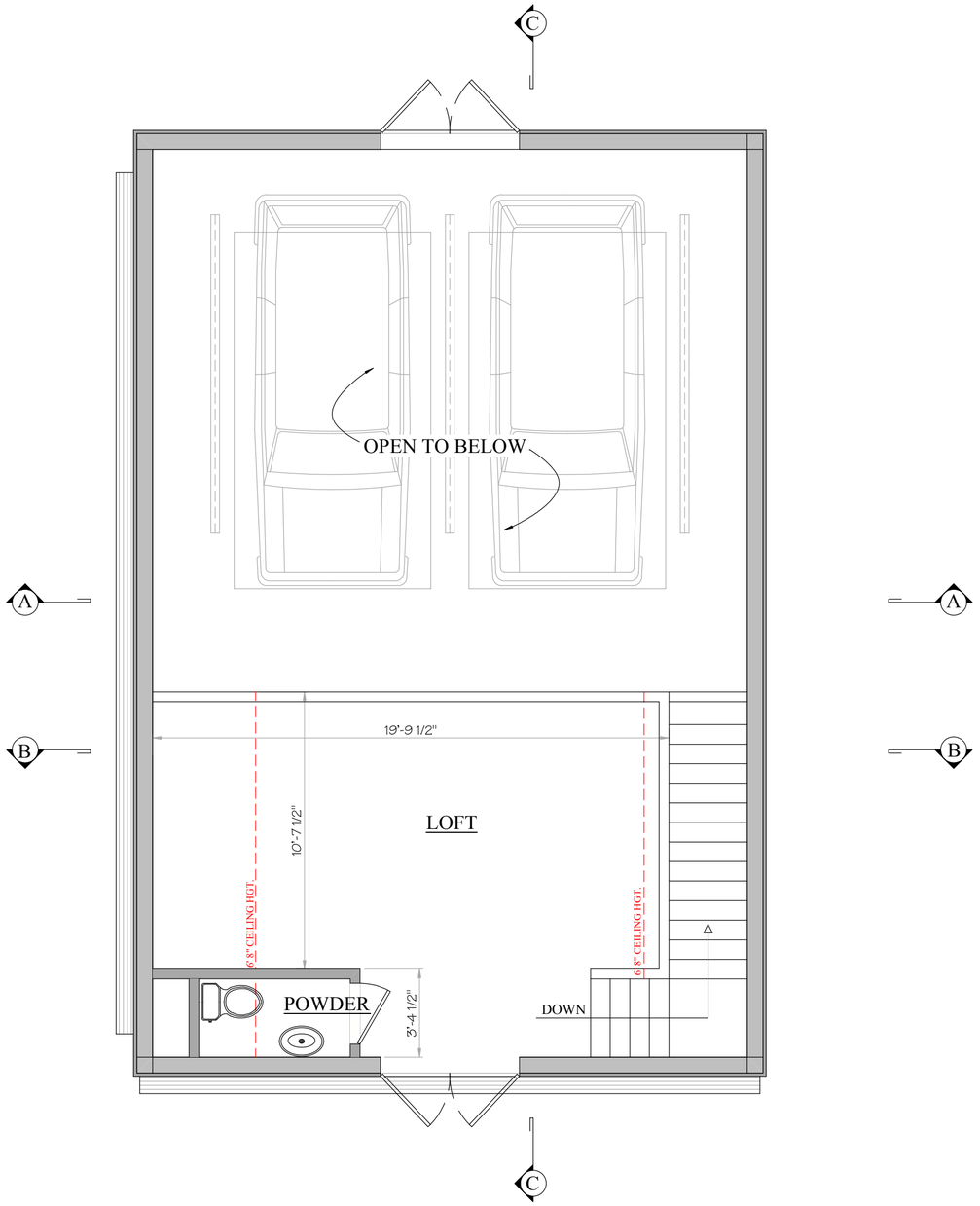
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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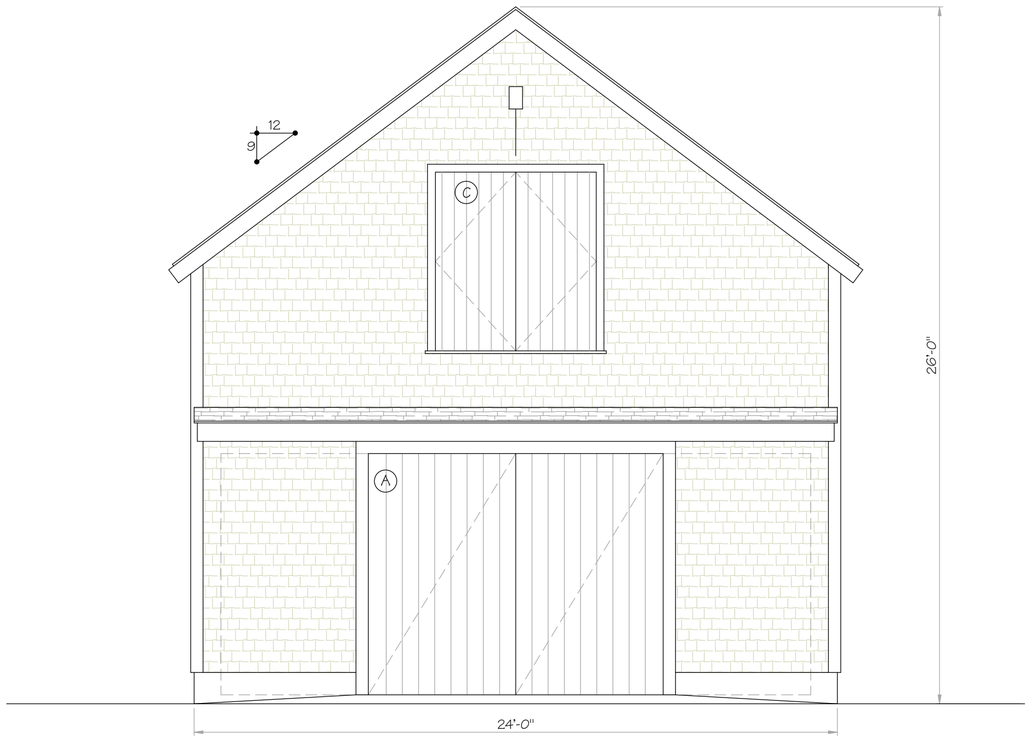
FIRST FLOOR PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

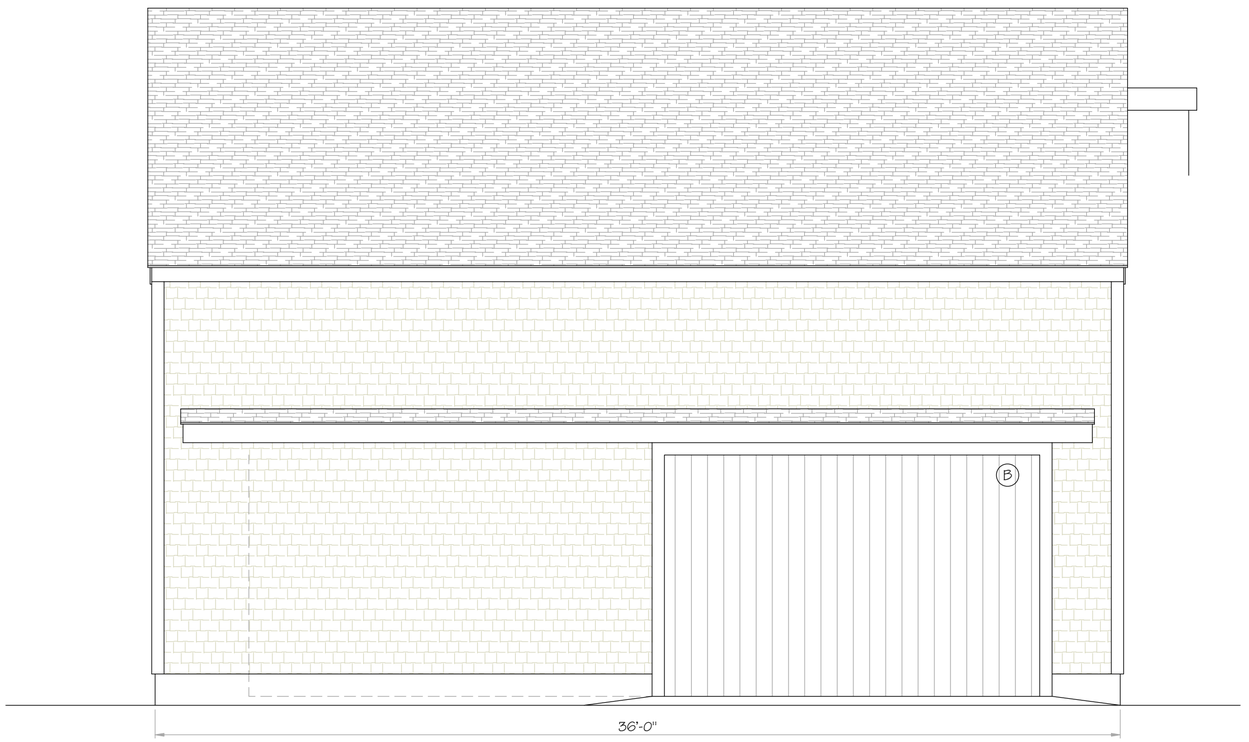
1



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

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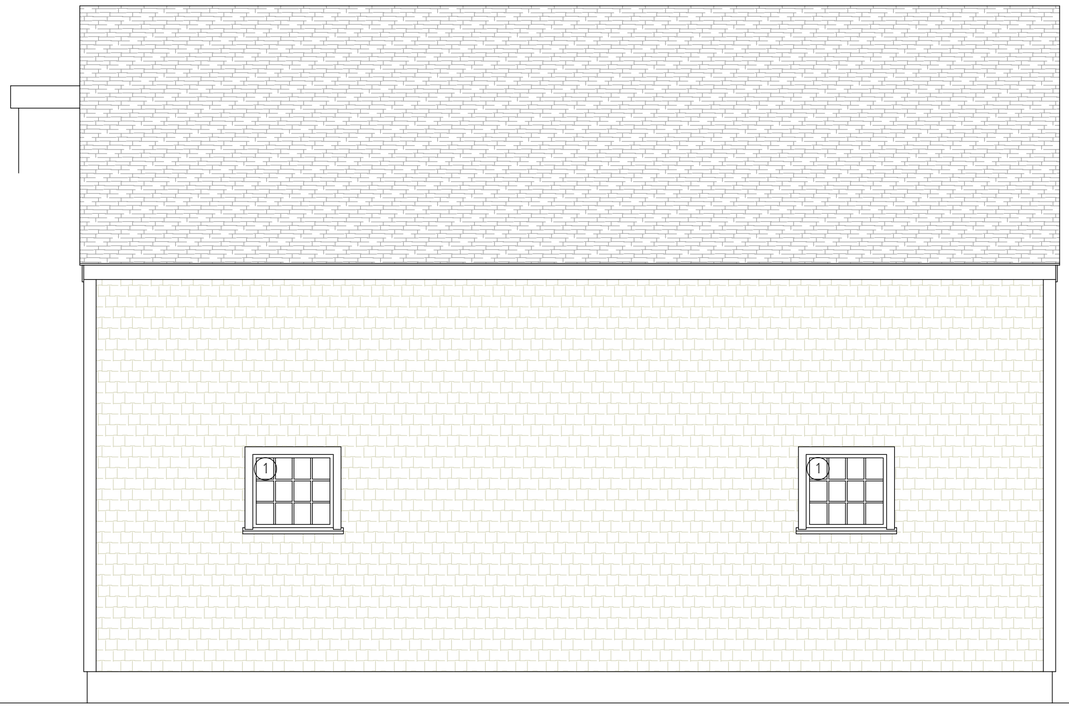
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

2



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

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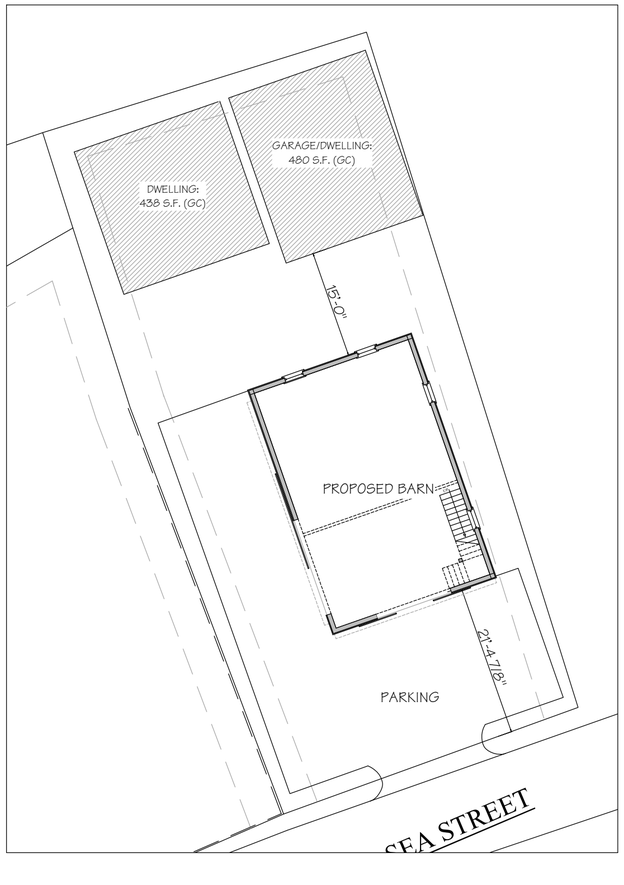
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

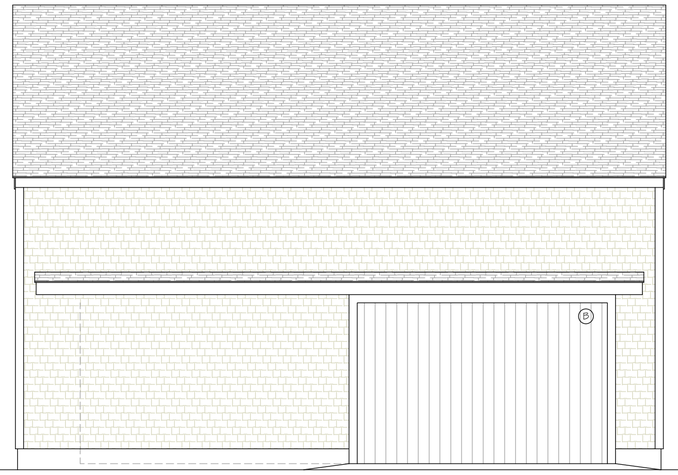
3



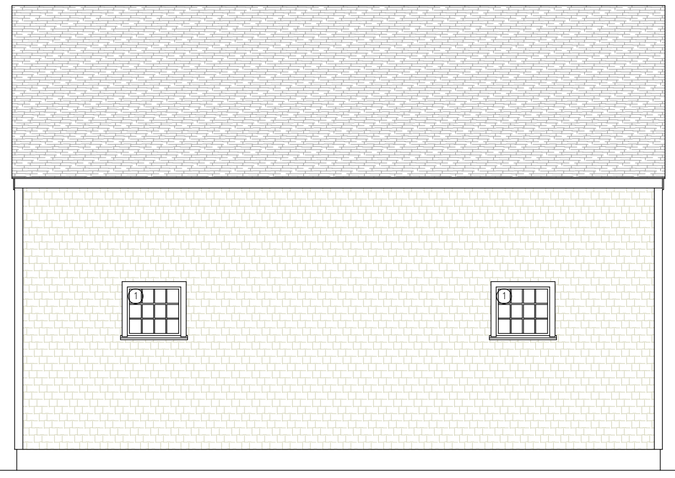


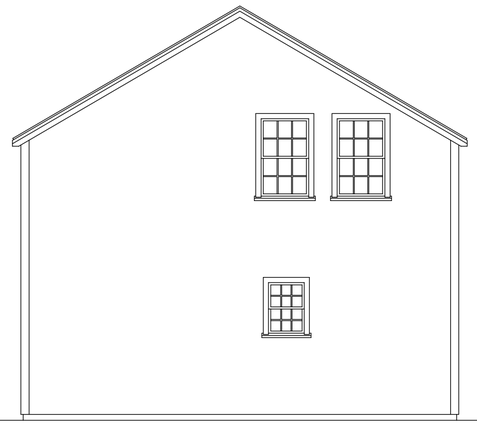
SOUTH ELEVATION - STREE VIEW





WEST ELEVATION - YARD VIEW





EAST ELEVATION

NOT FOR CONSTRUCTION

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STREETSCAPE ELEVATIONS
DATE: 06/11/2024
SCALE: AS NOTED

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

4

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Eight Sea Street LLC

STREET ADDRESS 8 Sea St.

MAP/PARCEL 42.4.2/51

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 17th 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/11/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Eight Sea Street LLC .....

MAILING ADDRESS..... 600 Boylston St. Boston MA 02199 .....

PROPERTY LOCATION..... 8 Sea St. .....

ASSESSORS MAP/PARCEL..... 42.4.2/51 .....

SUBMITTED BY:..... Ben Normand .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 15:45:53 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLAND RESORTS LLC
C/O NEW ENGLAND DEVELOP-ACCTING DEPT
75 PARK PLAZA #3
BOSTON, MA 02116

SEA STREET REALTY TRUST
7 SEA ST
NANTUCKET, MA 02554

SMILEY 17 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

SMILEY 15 NORTH WATER LLC
800 BOYLSTON ST 30TH FL
BOSTON, MA 02199

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Sea St.

Tax Map Number: 42.4.2 Parcel Number: 51

Owner of Record: Eight Sea Street LLC

Description of Proposal: New storage building:
1st floor: 864 s.f.
2nd floor: 320 s.f.

Anticipated HDC Submission Date: June 17th 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.



7021 2720 0002 1840 3917

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Nantucket, MA 02554

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- Return Receipt (electronic) $0.00
- 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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Boston, MA 02116

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Postage $0.68

Total Postage and Fees $5.08

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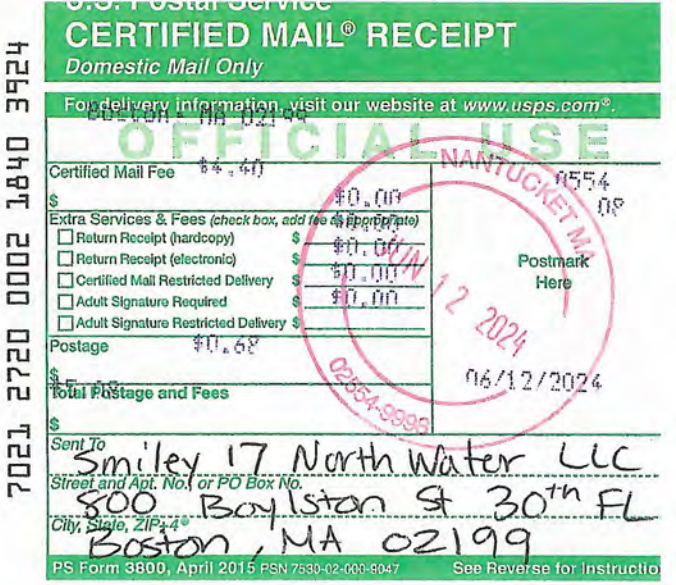
06/12/2024

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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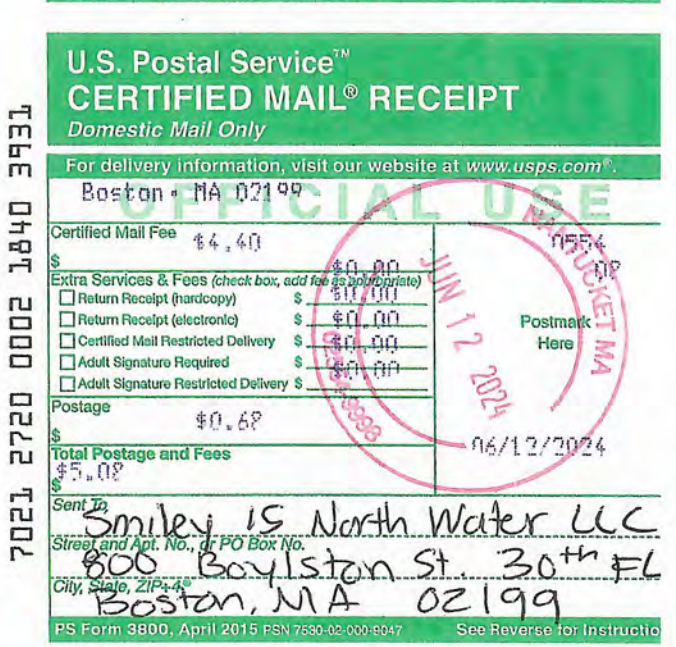
06/12/2024

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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- 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: Smiley 15 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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 11.3

Street & Number of Proposed Work: 26 Warreas Landing Rd

Owner of record: John Buttrick

Mailing Address: 212 West 18th Street
New York, NY 10011

Contact Phone #: john.buttrick@gmail.com E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South #500
Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (94) all black PV module ground-mounted solar array.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Sent via email to: hdcsubmissions@nantucket-ma.gov

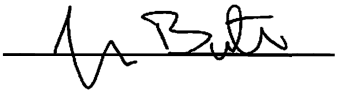
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 26 Warrens Landing Rd

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature 

Name John Buttrick

Date 5/20/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR John Buttrick

STREET ADDRESS 26 Warrens Landing

MAP/PARCEL 38 / 11/3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

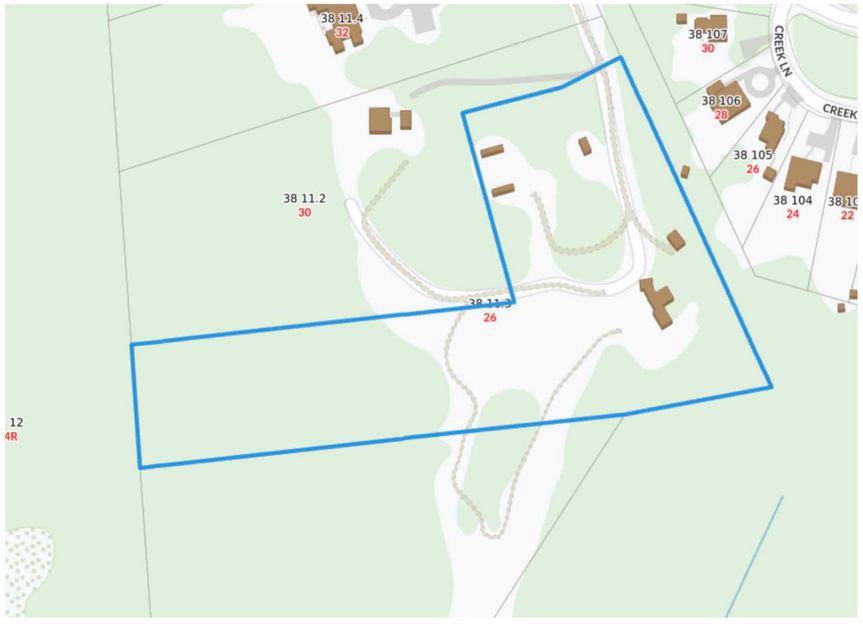
6/13/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

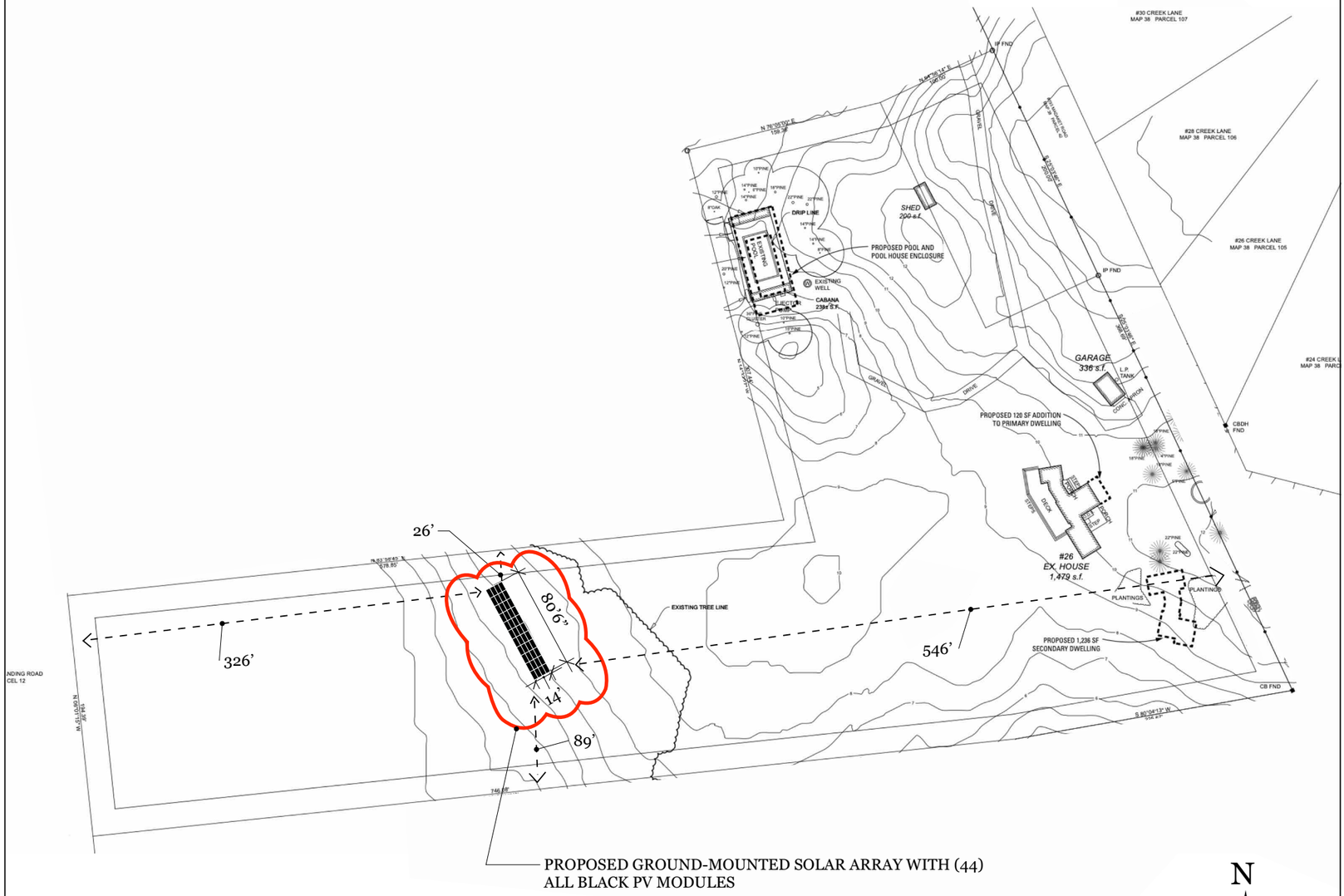
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/13/24
Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20



Site Plan Scale: 1" = 100' 0"

GIS & SITE PLAN

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

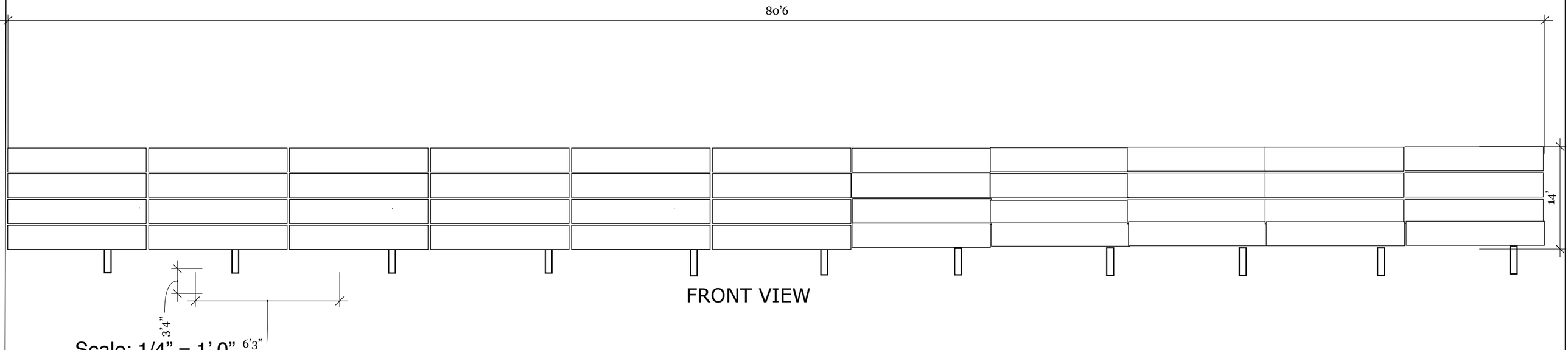
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

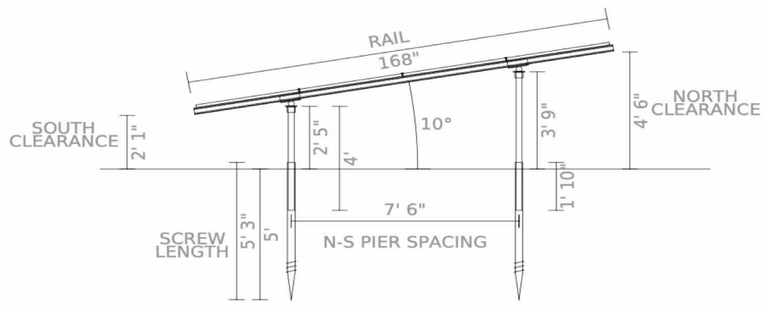
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 01



FRONT VIEW

Scale: 1/4” = 1’ 0”



SIDE VIEW

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

	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.

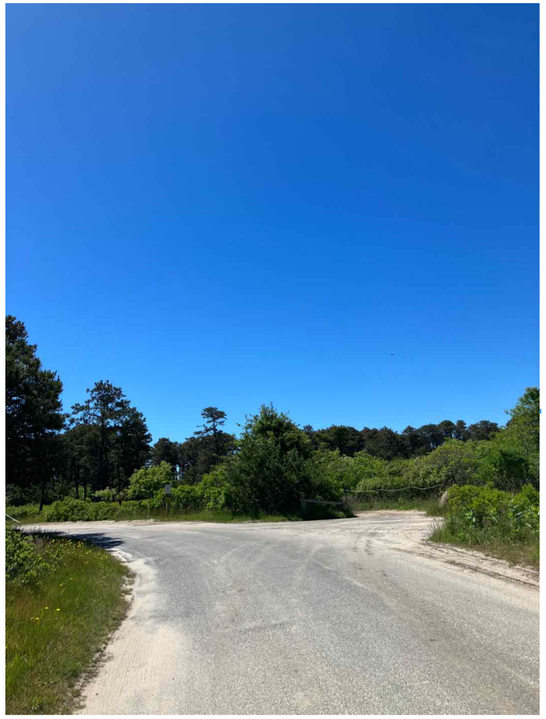


Photo A

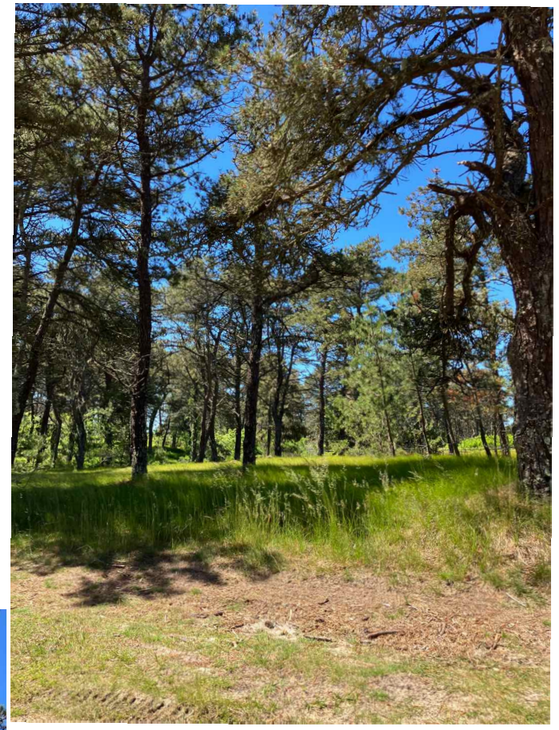


Photo B

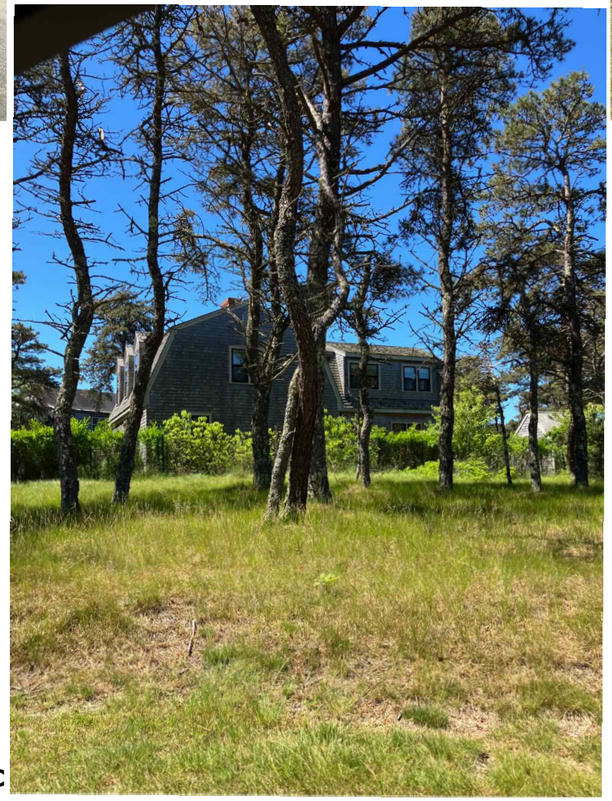


Photo C

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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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)

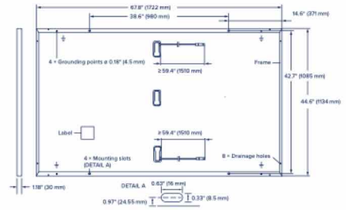
The ideal solution for:

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

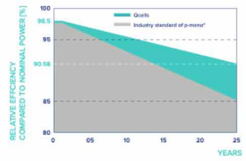


Electrical Characteristics

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

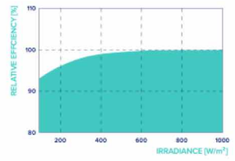


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

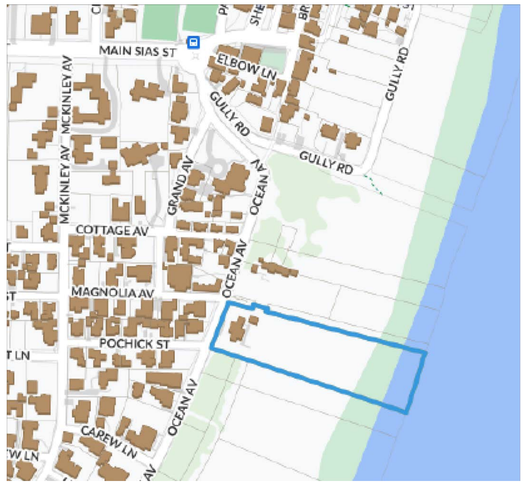
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

* 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

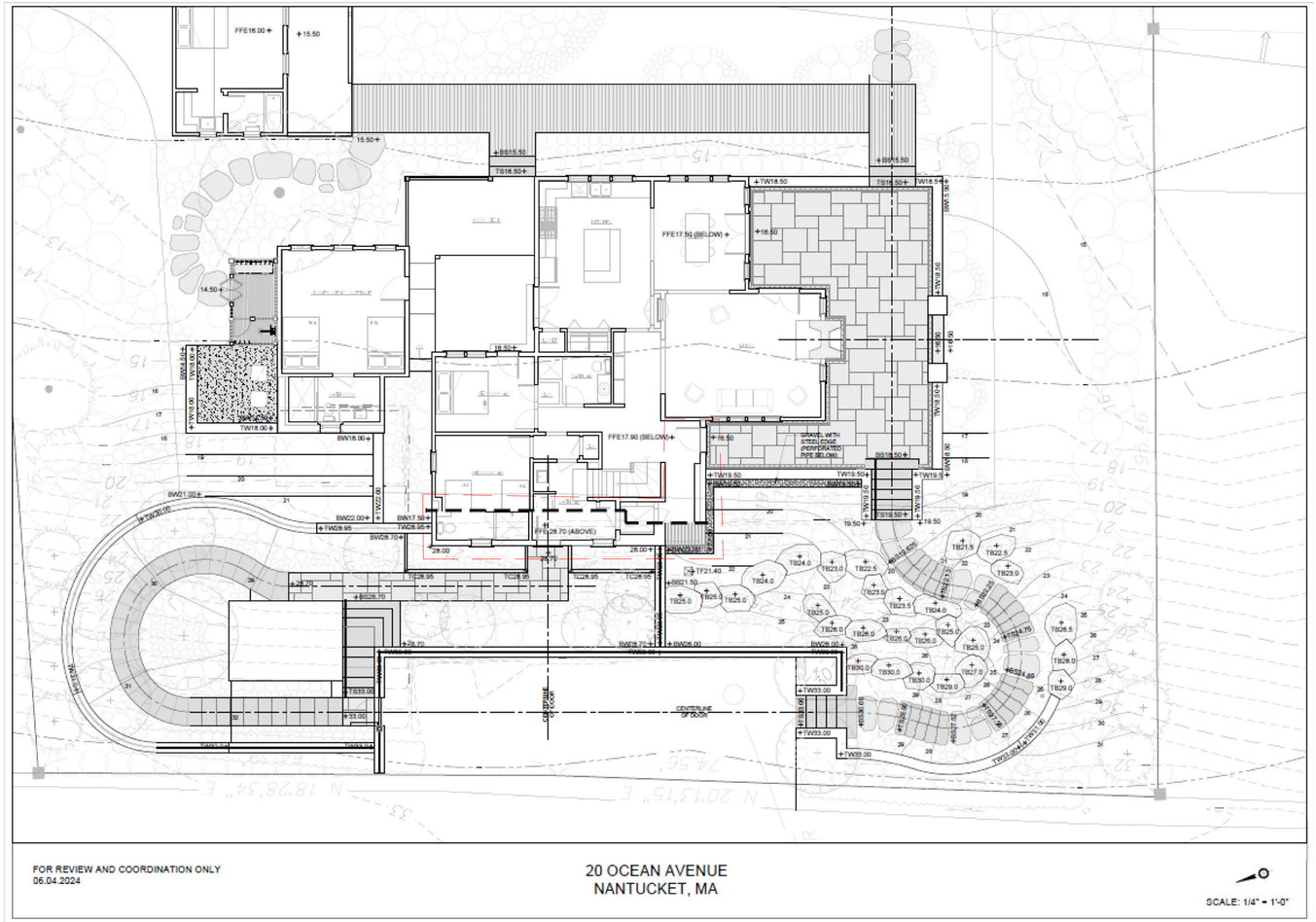
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

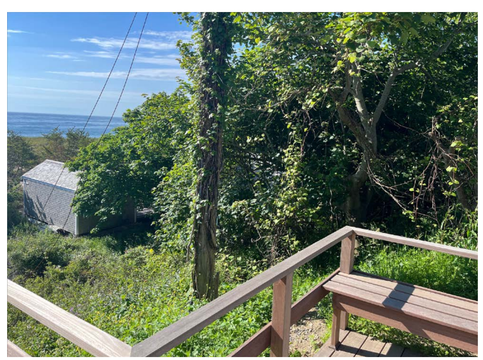


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

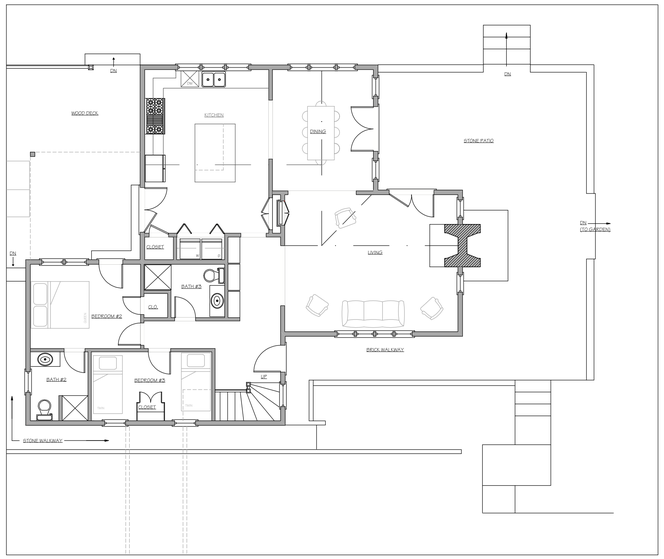
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without their express authorization. All rights reserved. copyright laws are and will be enforced.

COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

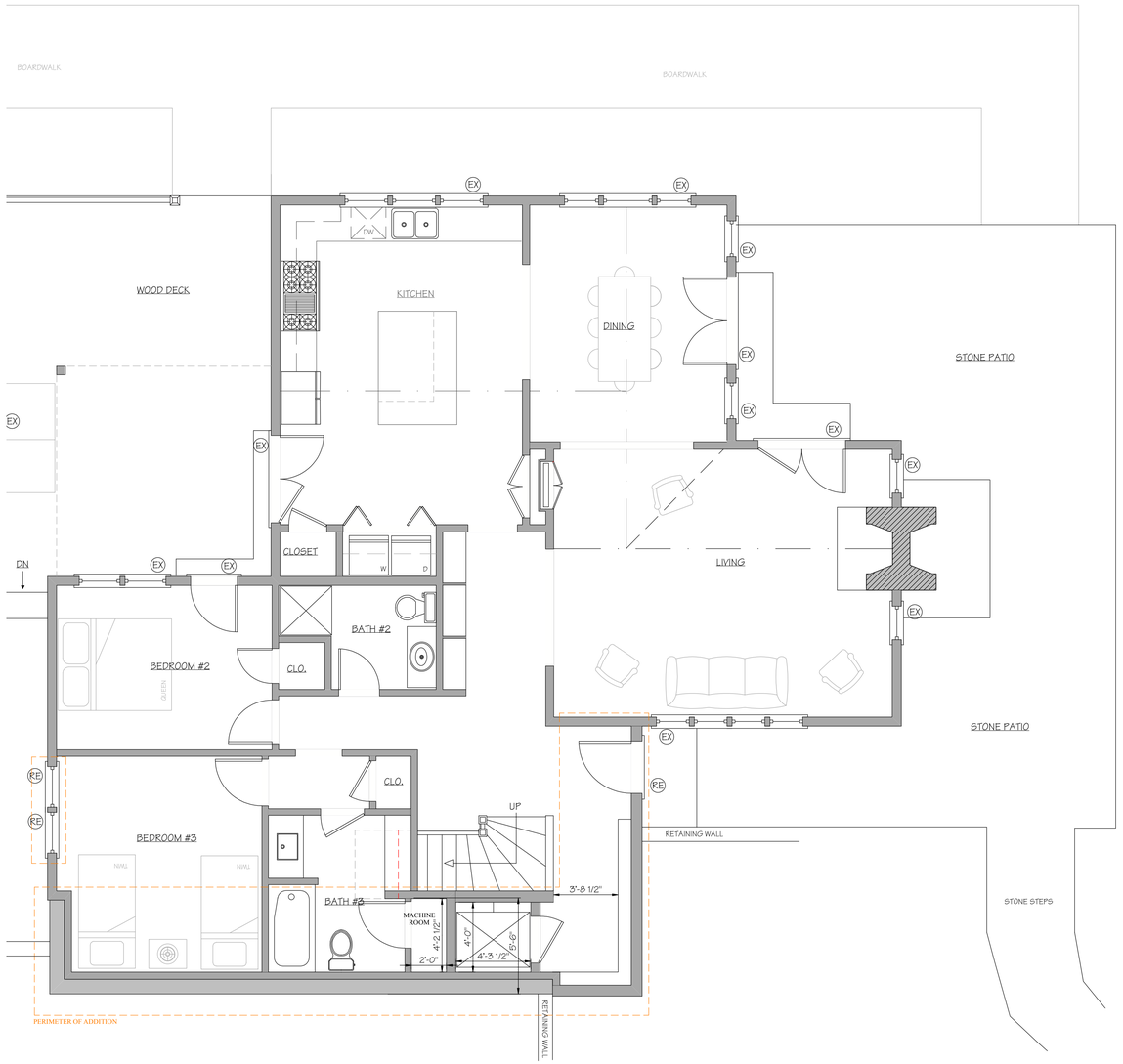
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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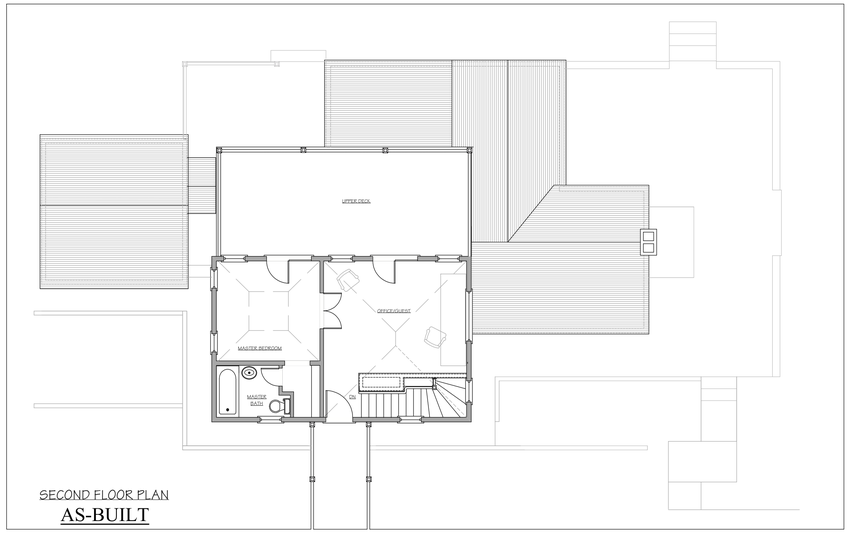
FIRST FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

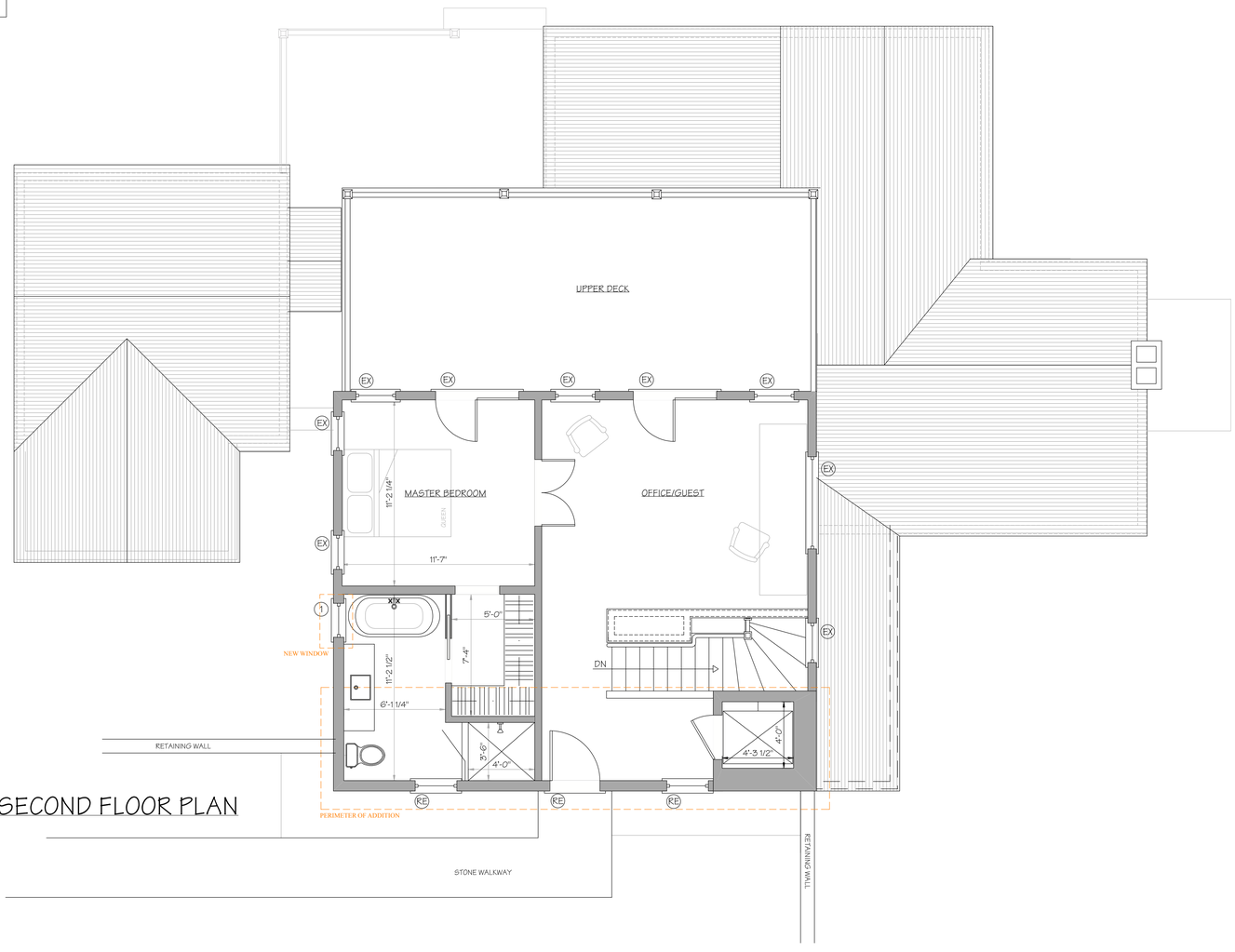
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

1



SECOND FLOOR PLAN
AS-BUILT



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

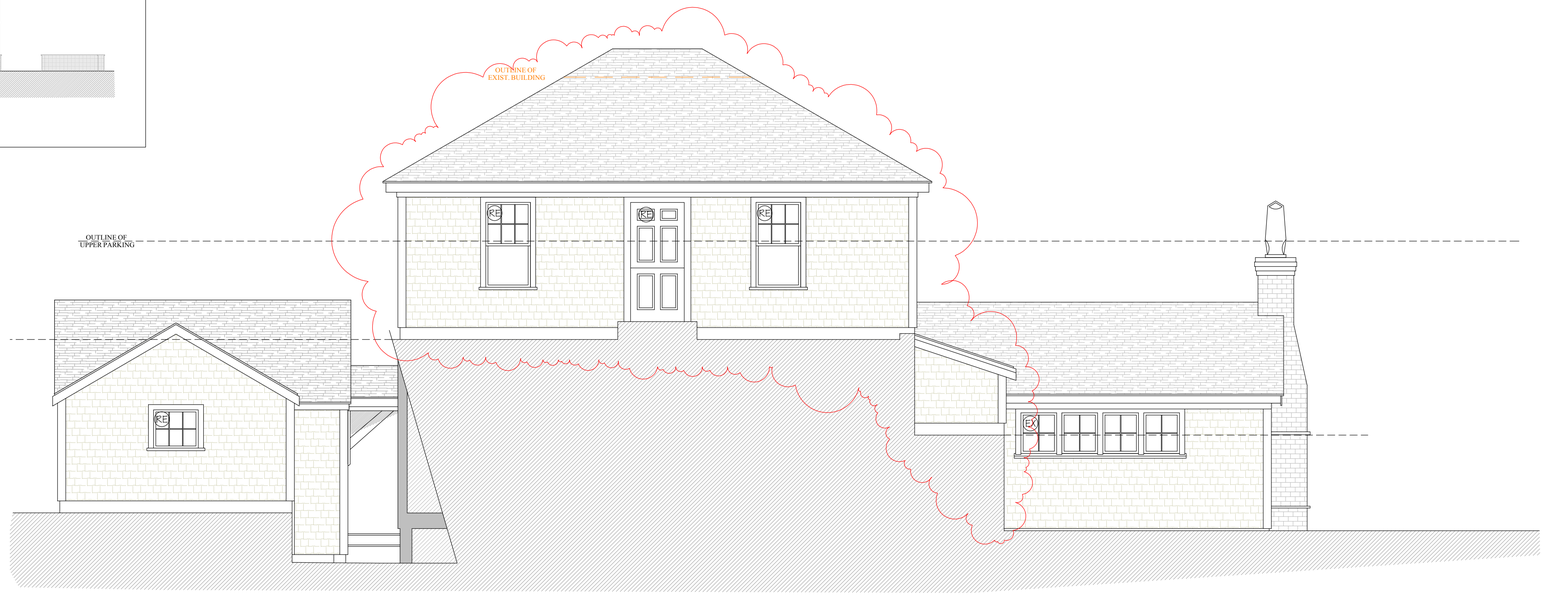
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

2



AS-BUILT

WEST ELEVATION



WINDOW/DOOR SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR
1	- 2' 0" X 2' 3" CASEMENT WINDOW (TME)

WEST ELEVATION



AS-BUILT

NORTH ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

3



EAST ELEVATION

AS-BUILT

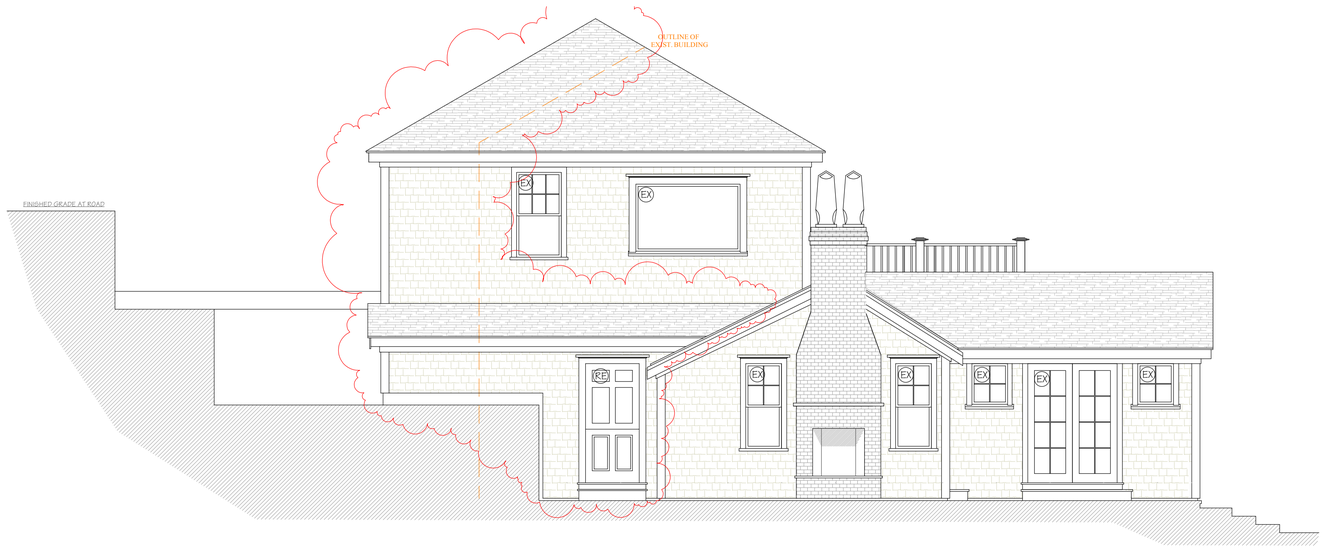


EAST ELEVATION



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 325-5344 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office. main house: $60.00 hardscape: $50.00 cottage add.: $50.00 shed: $50.00 } $230.00

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

TSAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Mayo & Elizabeth Stuntz.....

MAILING ADDRESS..1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION....20 Ocean Ave.....

ASSESSORS MAP/PARCEL....73.2.4/20.....

SUBMITTED BY:..Ben Normand.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7021 2720 0002 1840 3870

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For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

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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

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Beam Reach LLC
Street and Apt. No., or PO Box No.: 23 Ocean Ave
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

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Old Lyme, CT 06371

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Certified Mail Fee	$4.40
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

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Sent To: Pamela Dyer Hamilton
Street and Apt. No., or PO Box No.: 106 Lyme Street
City, State, ZIP+4®: Old Lyme, CT 06371

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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$	$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
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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

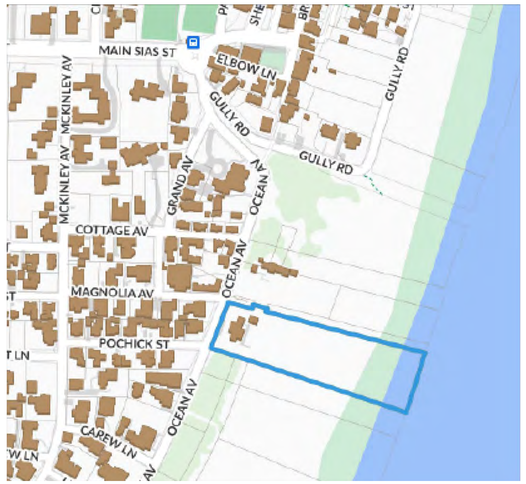
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors _____
Deck _____ Foundation Grey Fence _____ Shutters _____

* 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

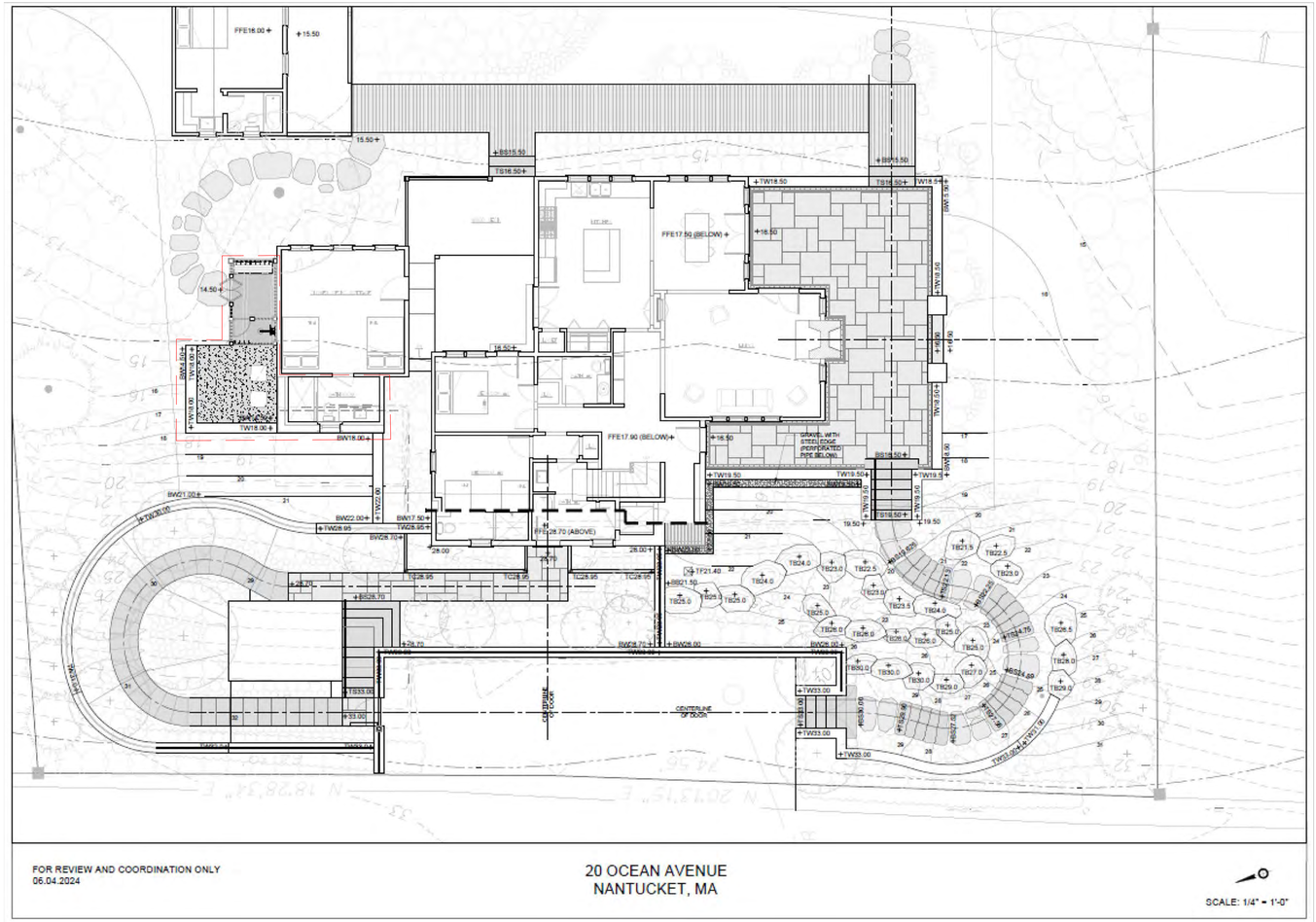
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

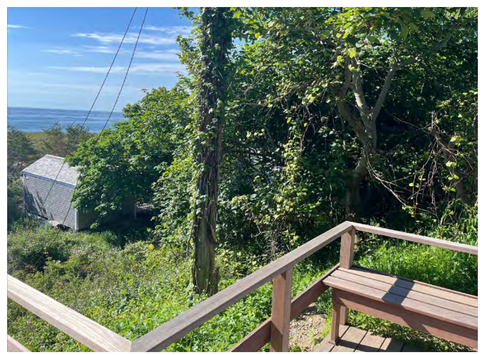


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









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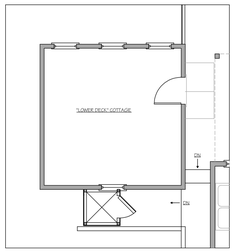
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



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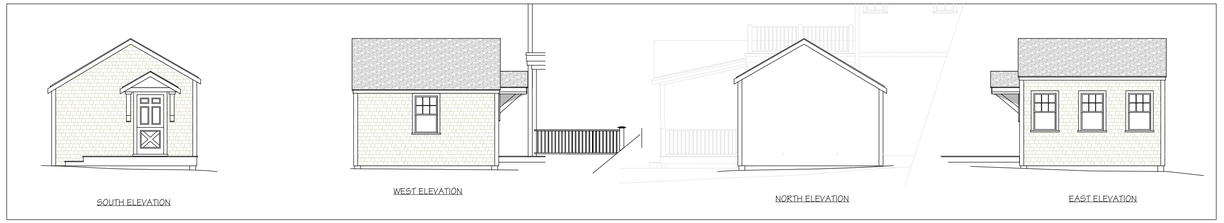

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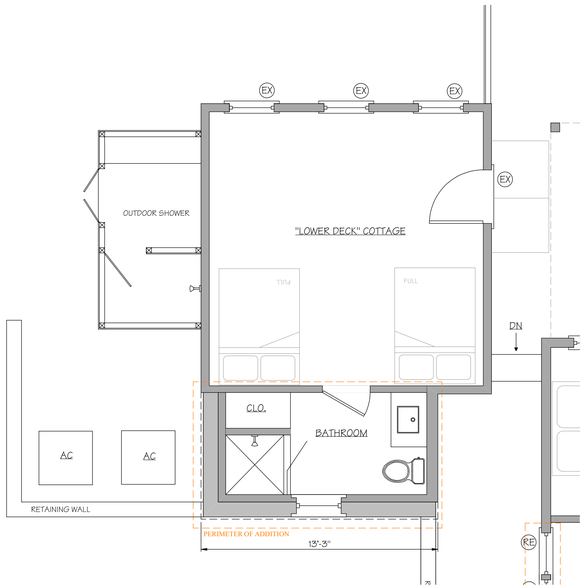
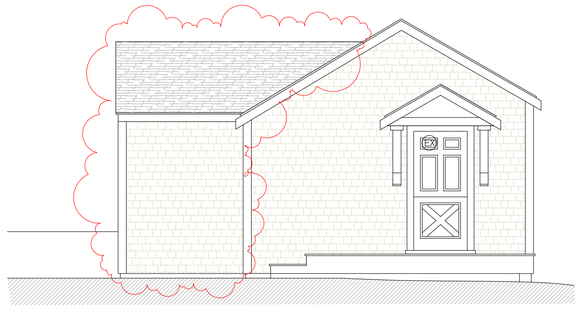
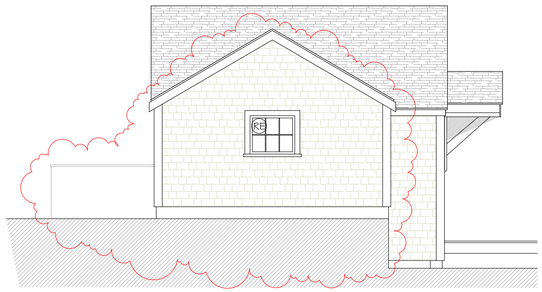


WINDOW/DOOR SCHEDULE

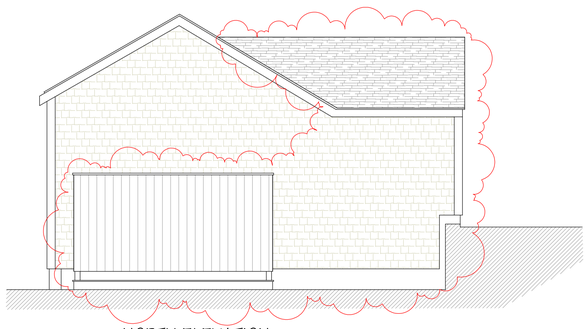
EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 325-5044 – NORMANDRESIDENTIAL.COM

Design and drawing shown are property of Benjamin Normand Residential Design, Inc. and may not be used in any form without written permission. All rights reserved. copyright laws reserve all the protected.

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.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Mayo & Elizabeth Stuntz

MAILING ADDRESS: 1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION: 20 Ocean Ave

ASSESSORS MAP/PARCEL: 73.2.4/20

SUBMITTED BY: Ben Normand

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7021 2720 0002 1840 3870

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Danielle Debenedicts Trust
Street and Apt. No., or PO Box No. PO Box 880
City, State, ZIP+4® Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3894

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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
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554

Sent To Beam Reach LLC
Street and Apt. No., or PO Box No. 23 Ocean Ave
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

U.S. Postal Service™
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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)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Pamela Dyer Hamilton
Street and Apt. No., or PO Box No. 106 Lyme Street
City, State, ZIP+4® Old Lyme, CT 06371

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3887

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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
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Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Nantucket Islands Land Ban
Street and Apt. No., or PO Box No. 22 Broad Street
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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.

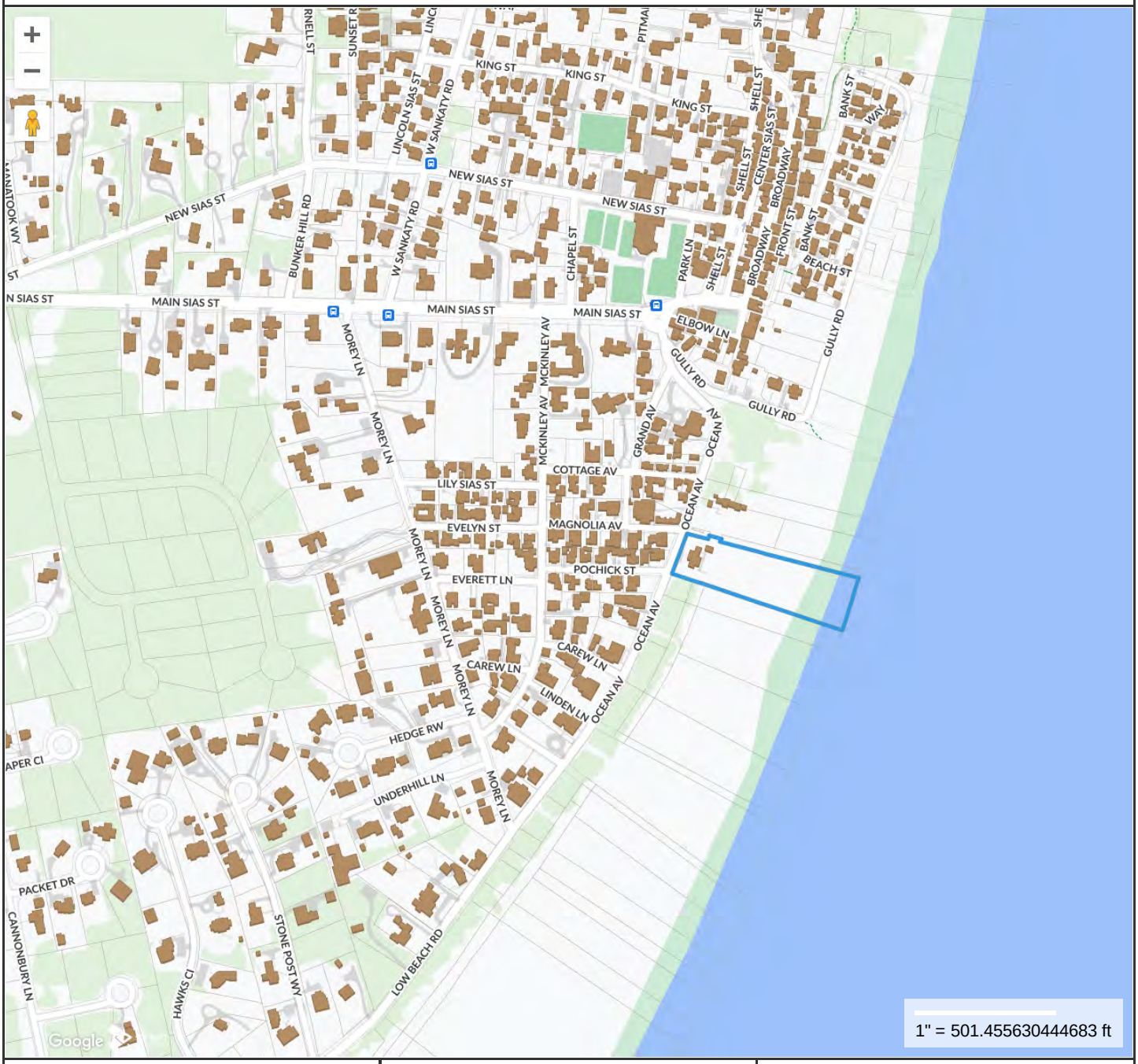
Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury






LAND BANK
LAND BANK





Property Information

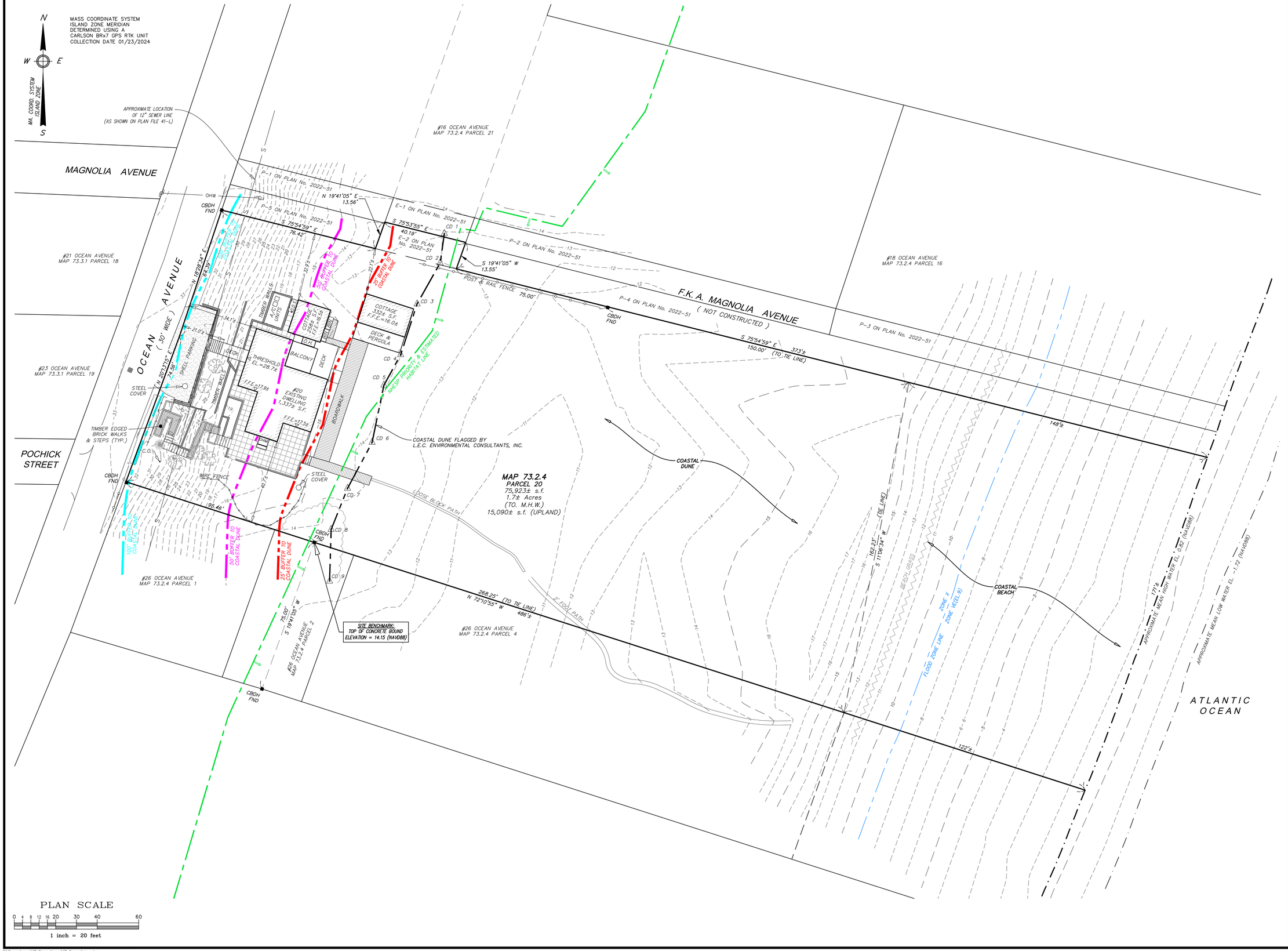
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

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.



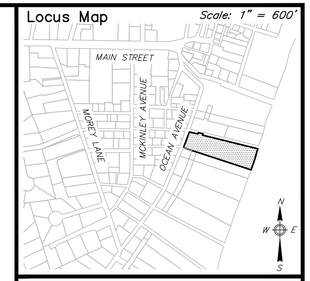
PLAN SCALE

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

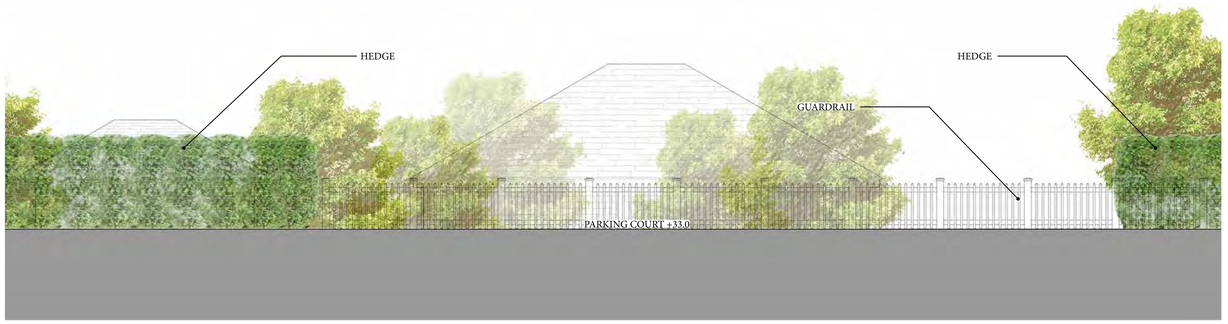
LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

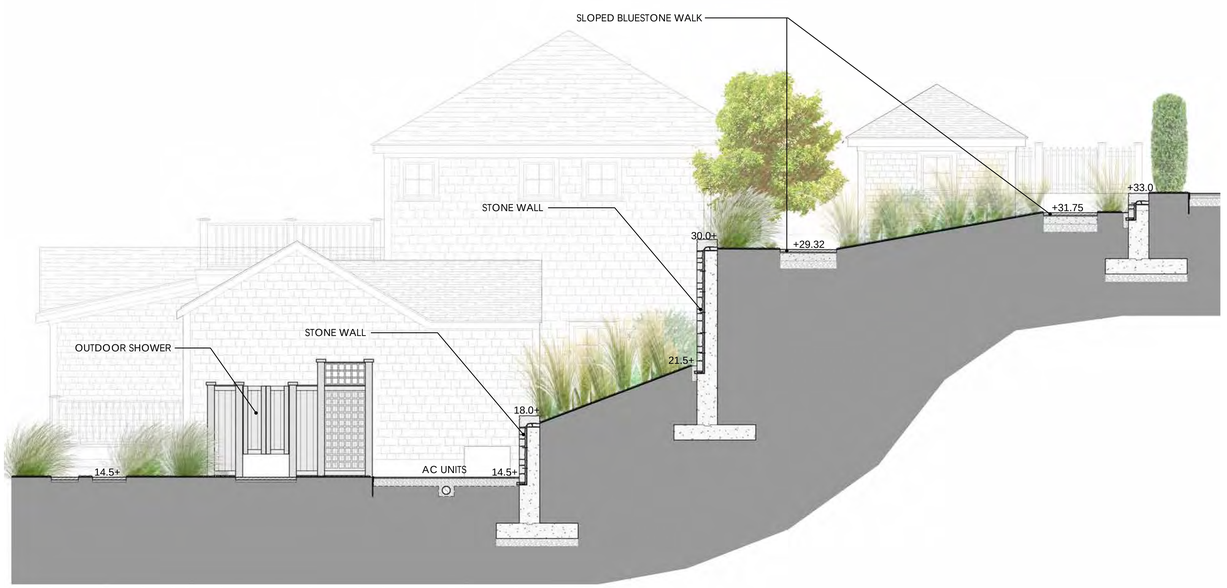
L1



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

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BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Mayo & Elizabeth Stuntz

MAILING ADDRESS: 1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION: 20 Ocean Ave

ASSESSORS MAP/PARCEL: 73.2.4/20

SUBMITTED BY: Ben Normand

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7021 2720 0002 1840 3870

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$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
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06/11/2024
02554-0998

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Street and Apt. No., or PO Box No. PO Box 880
City, State, ZIP+4® Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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JUN 11 2024
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06/11/2024
02554

Sent To Beam Reach LLC
Street and Apt. No., or PO Box No. 23 Ocean Ave
City, State, ZIP+4® Nantucket MA 02554

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7021 2720 0002 1840 3863

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Old Lyme, CT 06371

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☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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JUN 11 2024
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06/11/2024
02554-0998

Sent To Pamela Dyer Hamilton
Street and Apt. No., or PO Box No. 106 Lyme Street
City, State, ZIP+4® Old Lyme, CT 06371

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$ $0.00
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☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Nantucket Islands Land Ban
Street and Apt. No., or PO Box No. 22 Broad Street
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 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.

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If you have any questions, please contact the HDC office at 508.325.7587.

REVISED Nov 2012

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... RANDY SHARP .....

MAILING ADDRESS..... PO BOX 2449 .....

PROPERTY LOCATION..... 59 POLPIS RD .....

ASSESSORS MAP/PARCEL..... 54/26 .....

SUBMITTED BY:.... CARLIE THORNEWELL .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 5, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.05 09:20:41 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

KOCOLOSKI ADAM P & HILLARY A TR
31 CANTON AVENUE
MILTON, MA 02186

CASELLA KRISTINA J
9 KELLEY RD
NANTUCKET, MA 02554

HAMSON DALE & ANDREA
29 CANDLEWOOD DR
TOPSFIELD, MA 01983

Abutters Listing

BLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	14		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	56 POLPIS RD
54	25		KOCOLOSKI ADAM P & HILLARY A TR		31 CANTON AVENUE	MILTON	MA	02186	57 POLPIS RD
54	98		CASELLA KRISTINA J		9 KELLEY RD	NANTUCKET	MA	02554	9 KELLEY RD
54	261		HAMSON DALE & ANDREA		29 CANDLEWOOD DR	TOPSFIELD	MA	O1983	59B POPLIS RD
ount:	4								

9589 0710 5270 1555 3409 83

9589 0710 5270 1555 3409 83

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- Adult Signature Restricted Delivery

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Total Postage and Fees

Postmark Here

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Street and Apt. No., or PO Box No.: 2 BROAD ST
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

Nantucket Islands Landbank
Broad St
Nantucket, MA 02554

9589 0710 5270 1555 3409 76

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- Adult Signature Restricted Delivery

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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

9589 0710 5270 1555 3409 69

9589 0710 5270 1555 3409 69

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- Adult Signature Restricted Delivery

Postage

Total Postage and Fees

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Sent To: Casella
Street and Apt. No., or PO Box No.: 9 Kelly Rd
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

[illegible] Casella
[illegible] Kelly Rd
[illegible] Nantucket, MA 02554

9589 0710 5270 1555 3409 52

9589 0710 5270 1555 3409 52

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- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

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

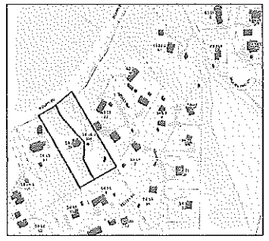
A New Home at
59 Polpis Road

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



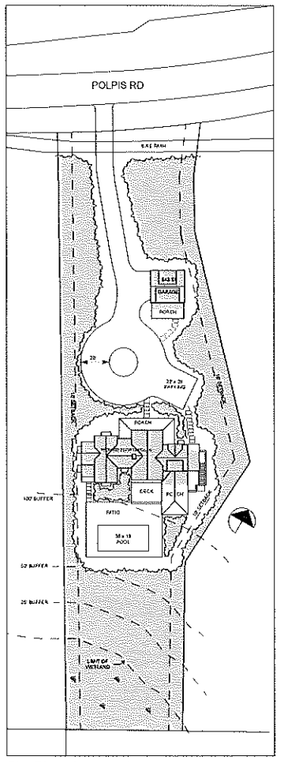
Locus



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

USE OF DRAWING

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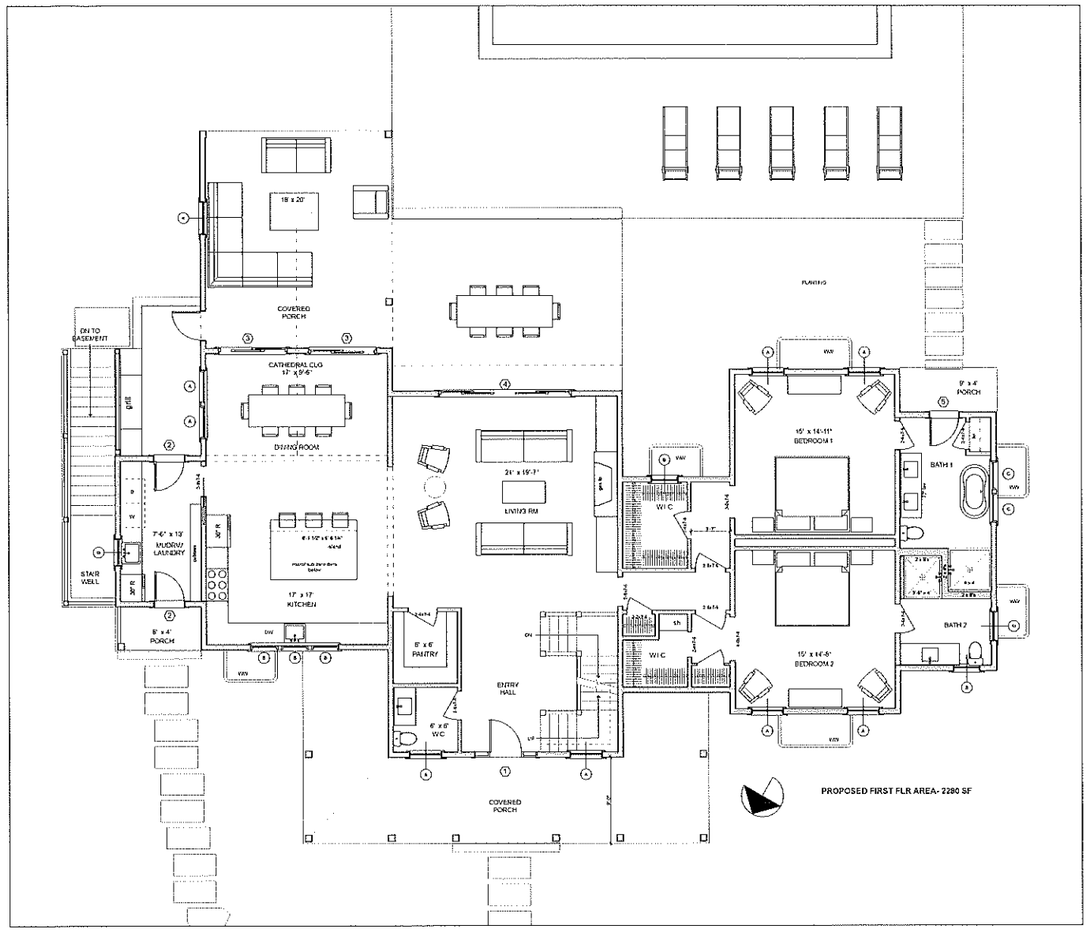
Thornewill Design LLC
40 Dixon Road
Nantucket, Ma. 02554
Tele. 508 228 4766 Fax 508 228 1165

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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Tele 508 228 4141 Fax 508 228 3165

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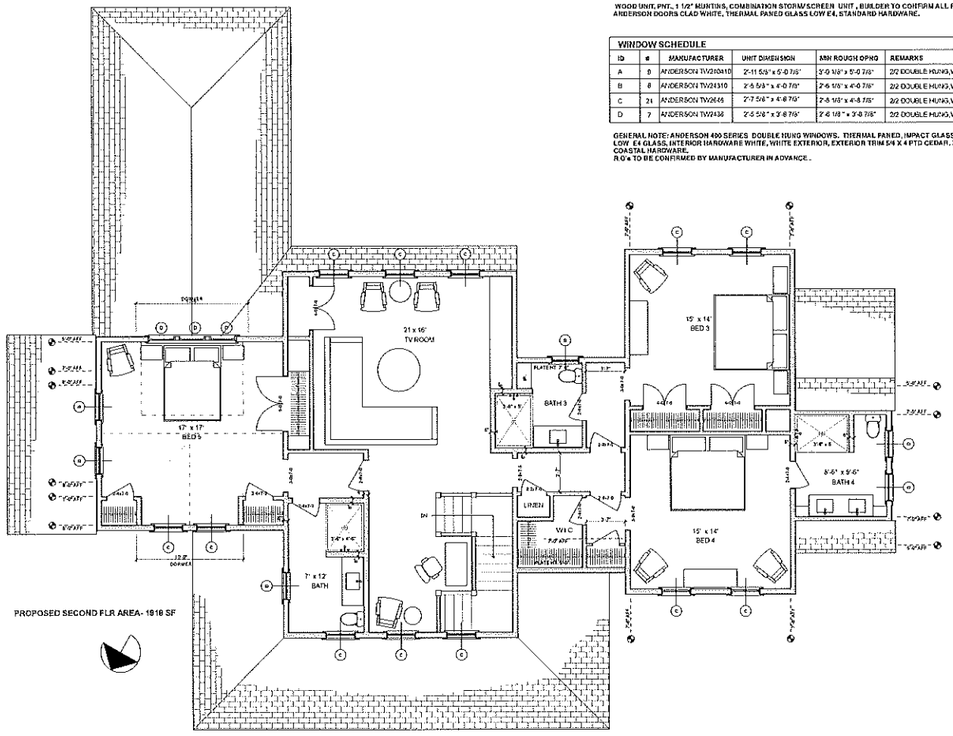
DOOR SCHEDULE						
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	3'-3" x 7'-8 1/2"	3/0 4 LITE ASW1 PANEL ELEQUWARH 12" SIDELIGHTS-(2 LITES ASW PANEL BELOW. MAHOGONY SEALED TO WEATHER	30	31
2	1	SIMPSON OR EQUAL	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 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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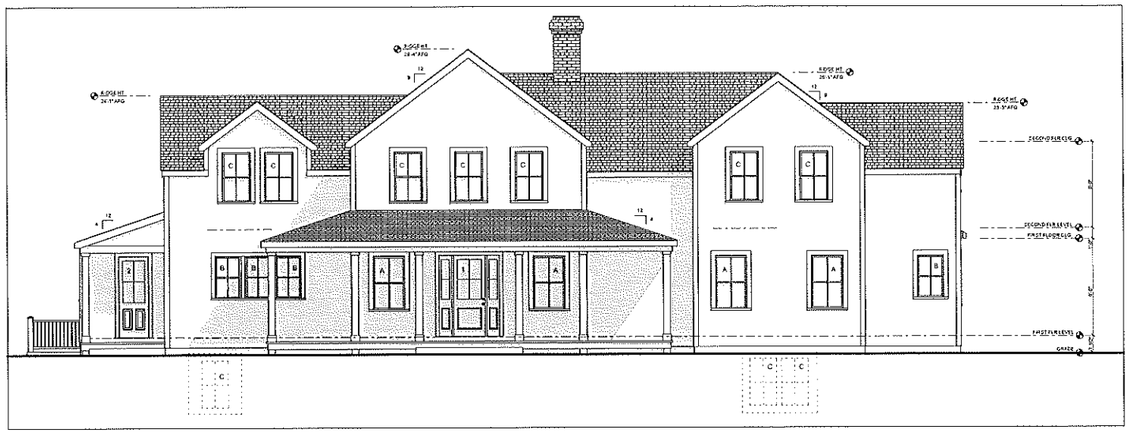
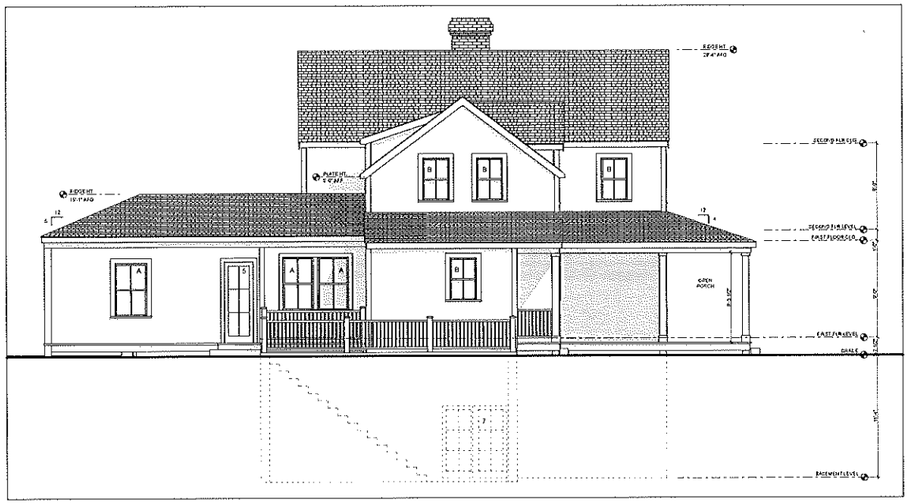


North Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF- LAUGHARNE WEATHERED WOOD AR DIRECTIONAL SHINGLES
EXT WALLS- WHITE CEDAR SHINGLES
CORNER LEG - 1/4" x 4" PNT WHITE
SAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 IN 3" DIMENSIONED - PTD WHITE
CHIMNEY- FACE RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY NATURAL
POSTS- 8" PNT WHITE



East Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	8/15/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

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48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9141 Fax: 508 228 3365

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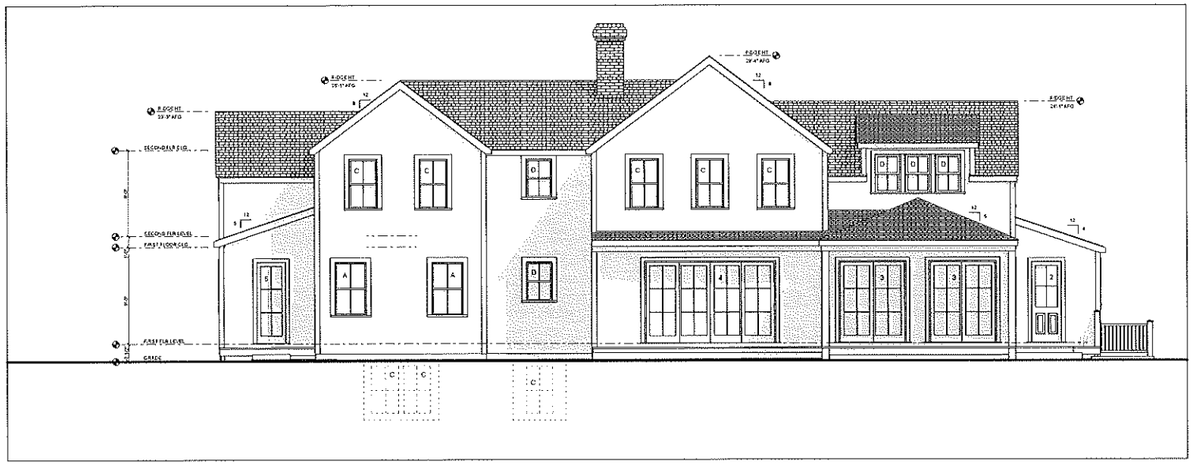

South Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF: LANDMARK DEATHERED WOOD ARCHITECTURAL SHINGLES
EXT WALLS: WHITE CEDAR SHINGLES
CORNER BOG - 5/4" x 6" PIN WHITE
EAVE: 1 x 8 PTD WHITE
FACIA: 1 x 8 PTD WHITE
RAKES: 1 x 8 1/4 X 3" SHADOWED - PTD WHITE
CHIMNEY: FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM: 1 x 4 PNT WHITE
DECK: 1 x 4 MAHOGANY NATURAL
POSTS: 8" PNT WHITE



West Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	6/11/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

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48 Dukes Road
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Tele. 508 228 9161 Fax 508 228 3165

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IMMEDIATE CONTEXT PHOTOS



59 Polpis Rd

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

59 B POLPIS MAIN HOUSE




59 B
Pouds
Cottage


57 Polpis Cottage

CERTIFICATE NO: _____ Demo DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Mead Trust

Mailing Address: 16030 Ventura Blvd, Ste 380
Encino, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' +/- Sq. Footage 1st floor: 378 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1980's (see 1982 reg. plot plan)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N.A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✗ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✗ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✗ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

tlr✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✗ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✗ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joseph Paul

AS AGENT FOR 23 Sankaty Head Road Trust

STREET ADDRESS 23 Sankaty Head Road

MAP/PARCEL Map 48 / Parcel 4.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 17, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

06/17/2024
Date







WEST – FACING SANKATY HEAD RD



SOUTH – FACING SANKATY LIGHTHOUSE



EAST – FACING OCEAN



NORTH – FACING HOUSE

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
23 SANKATY HEAD RD TRUST
23 SANKATY HEAD RD
NANTUCKET, MA

GARAGE DEMO

HDC

SITE PLAN
SCALE: 1/16"=1'-0"

C1.1

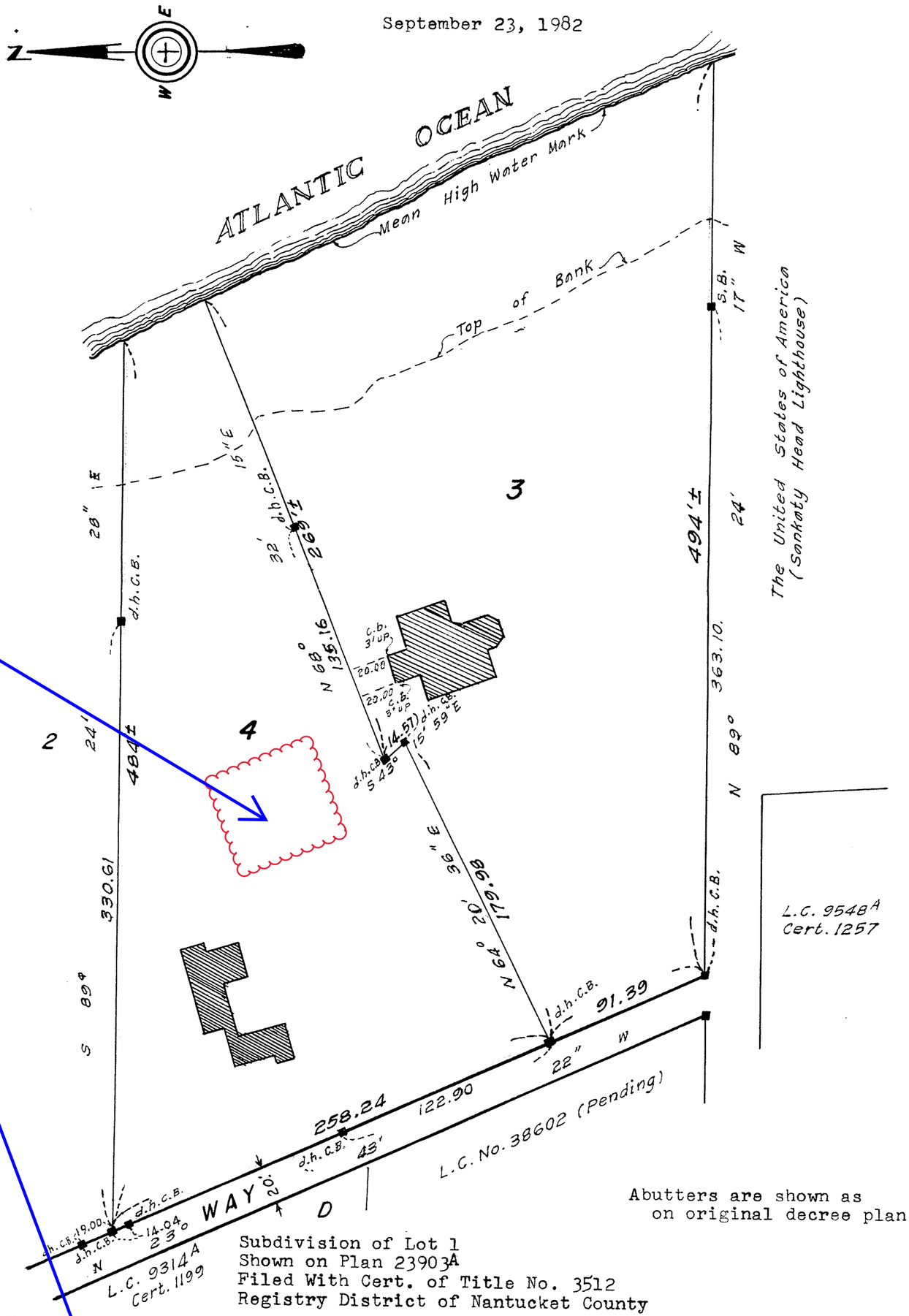
MAY 17, 2024

SUBDIVISION PLAN OF LAND IN NANTUCKET

23903B

John J. Shugrue, Surveyor

September 23, 1982



Abutters are shown as on original decree plan.

Subdivision of Lot 1
Shown on Plan 23903A
Filed With Cert. of Title No. 3512
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 3 & 4
By the Court.

October 15, 1982 Jeanne M. Maloney Deputy Recorder.

C.J.B.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
OCT. 15, 1982
Scale of this plan 60 feet to an inch
Louis A. Moore, Engineer for Court

This plan filed with Certificate No. 10,446

Form LCE-S-3. 2500 9-81

23 SANKATY HEAD RD

Location	23 SANKATY HEAD RD	**Mblu**	48/ / 4/1 /
Acct#	00002691	**Owner**	MURPHY PATRICK M TR
Assessment	$5,872,174	**PID**	2691
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174

Owner of Record

Owner	MURPHY PATRICK M TR	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	80 PARK AVE, 5K NEW YORK, NY 10016	**Book & Page**	C27776/0
		Sale Date	08/06/2020
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY PATRICK M TR	$0		C27776/0	99	08/06/2020
MURPHY PATRICK M	$0		C27775/0	99	08/06/2020
MURPHY MAY M ETAL	$0		C27766/0	99	07/31/2020
MURPHY MARY M TRS ETAL	$0		C27765/0	99	07/30/2020
FREEMAN REALTY TRUST	$0		C0010/0446		02/01/1983

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,040
Replacement Cost:	$837,426
Building Percent Good:	86
Replacement Cost Less Depreciation:	$720,200

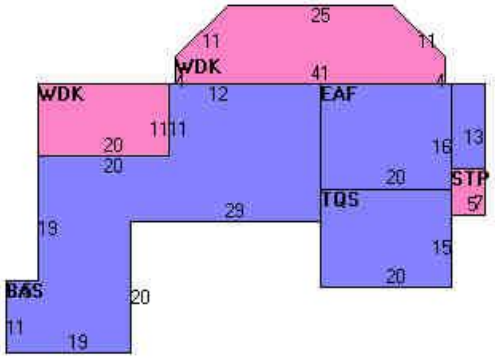
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\23%20sankat

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2691_317

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,703	1,703
TQS	Three Quarter Story	300	225
EAF	Attic, Expansion, Finished	320	112
STP	Stoop	35	0
WDK	Deck, Wood	648	0
		3,006	2,040

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.51
Frontage	0
Depth	0
Assessed Value	$5,139,574

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			380.00 S.F.	$9,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174
2022	$479,200	$3,804,461	$4,283,661
2021	$435,700	$3,566,700	$4,002,400
2020	$435,700	$3,923,400	$4,359,100
2018	$450,200	$3,328,900	$3,779,100

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60 Wanoma Way GH RENO M/P 92 / 13

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
_____	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
_____	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
9.5	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
_____	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way (Guest House)

Owner of record: Suni and William Harford

Mailing Address: 48 Peaceable Hill Rd.
Ridgefield, CT 06877

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritas Ltd.

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration alterations, Add Porch, Color Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 316 SF ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 7 Porch

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural (no change) Clapboard (if applicable) _____ Roof Natural

Trim White (color change) Sash White (color change) Doors White (color change)

Deck Natural (tme) Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Suni & William Harford

STREET ADDRESS 60 Wanoma Way

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06.17.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets 06.17.24

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 60 Wanoma Way (street address of property) on the following statement:

I SUNI HARFORD (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

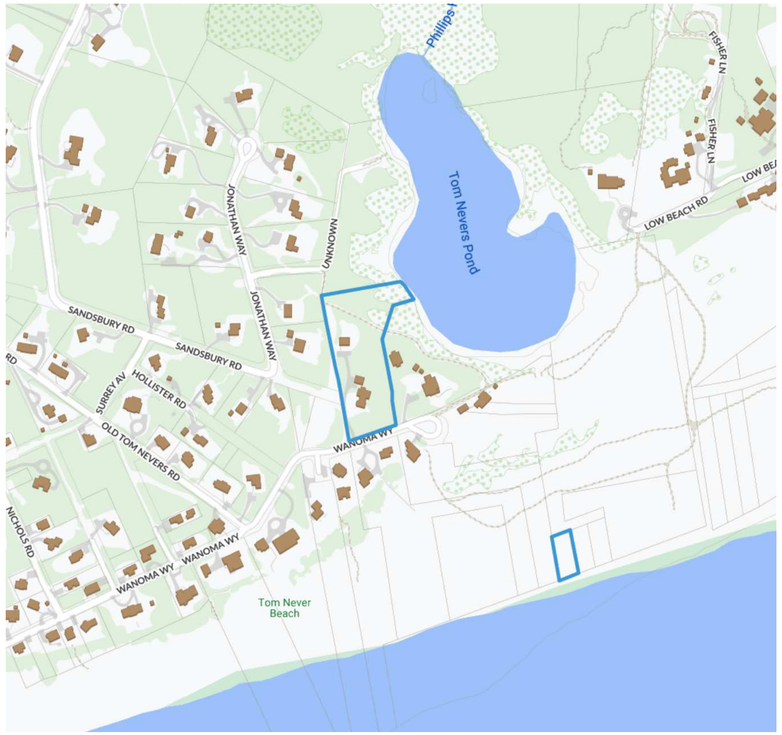
Client Signature 1/10/24 Date

60 Wanoma Way, Guest House

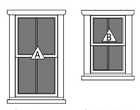
Cottage
60 Wanoma Way
Nantucket, MA

06.17.24

HDC SUBMISSION

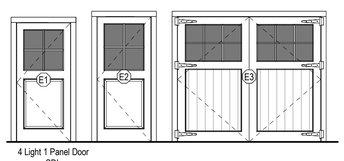


1 Locus Map
1/4" = 1'-0"



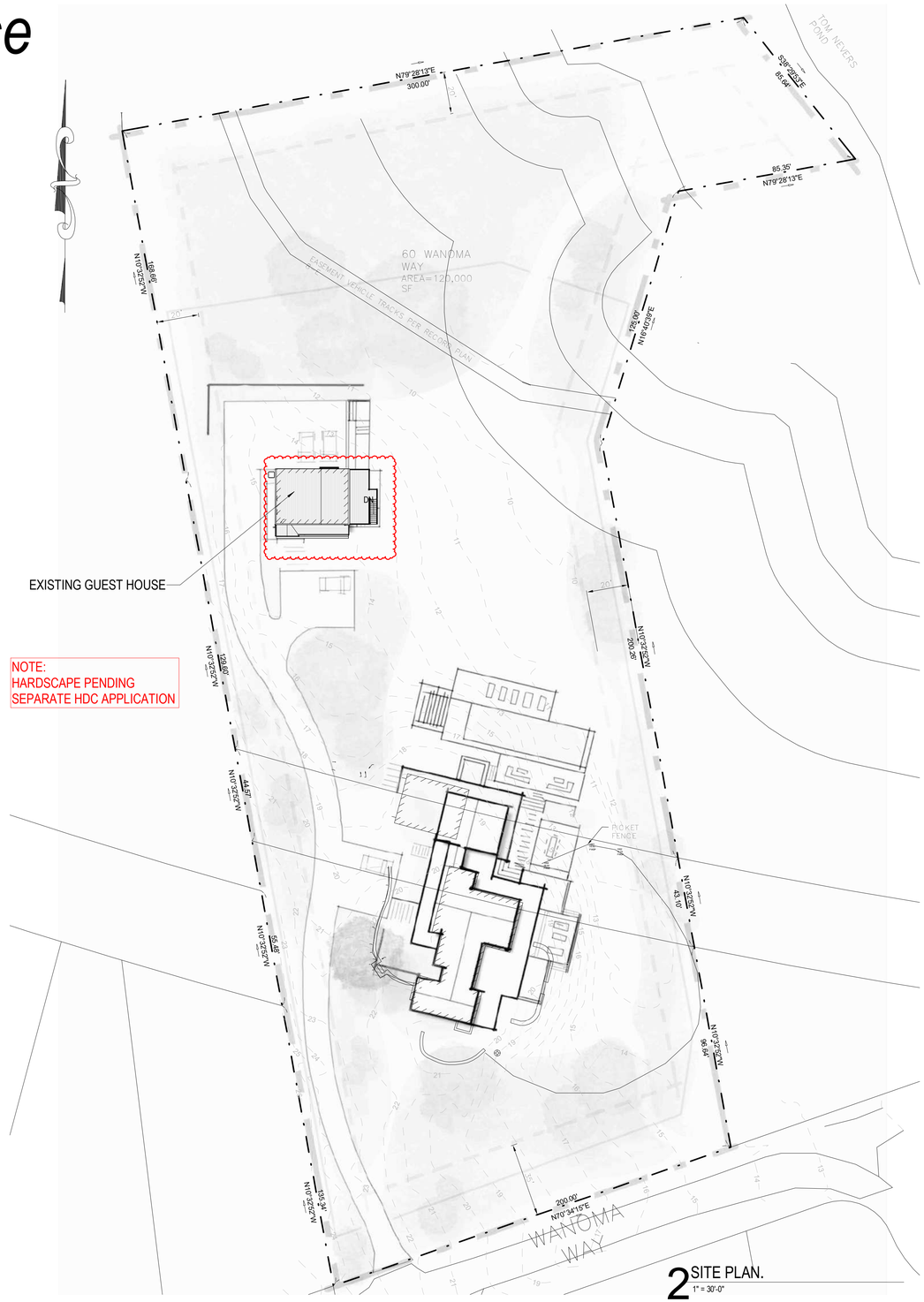
Double Hung 2/2 SDL
Double Hung 2/2 SDL

3 Window Legend
1/4" = 1'-0"



4 Light 1 Panel Door SDL

4 Exterior Door Legend
1/4" = 1'-0"



NOTE:
HARDSCAPE PENDING
SEPARATE HDC APPLICATION

2 SITE PLAN.
1" = 30'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
Allowable G.C.: ------
Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

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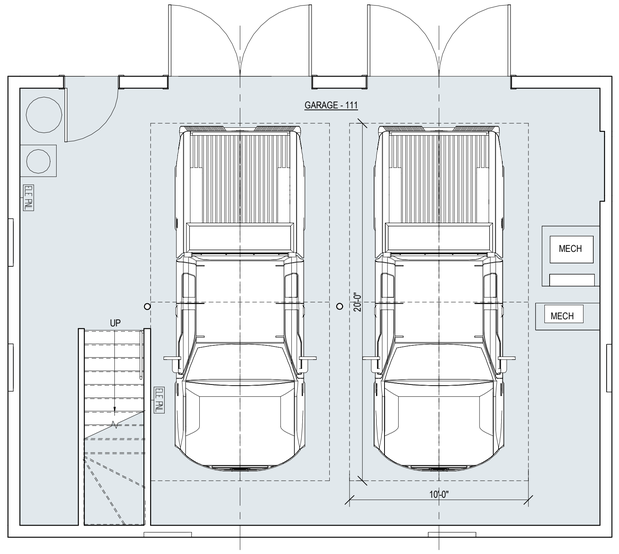
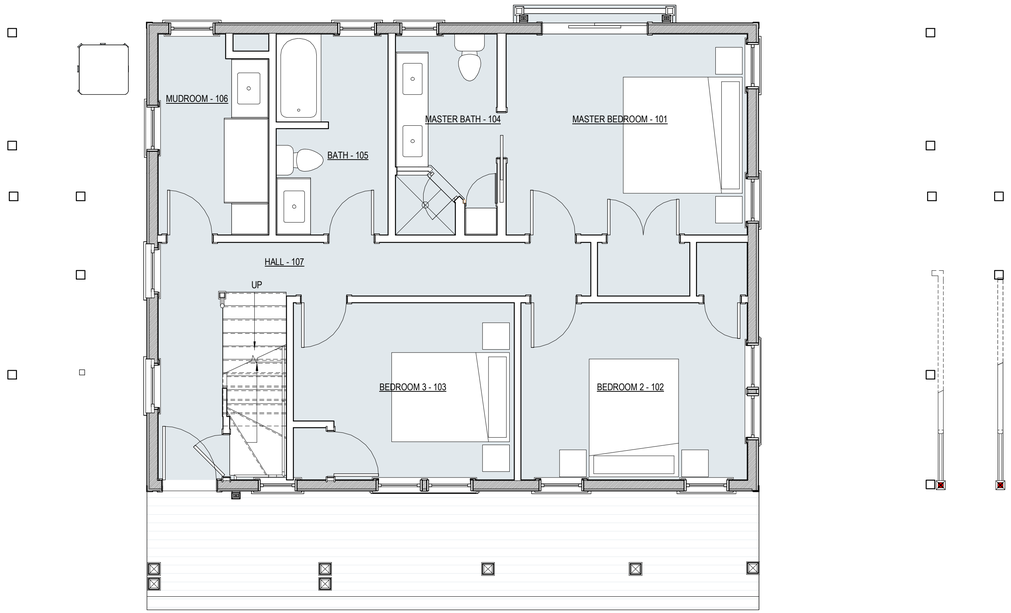
G.100
2322

06.17.24

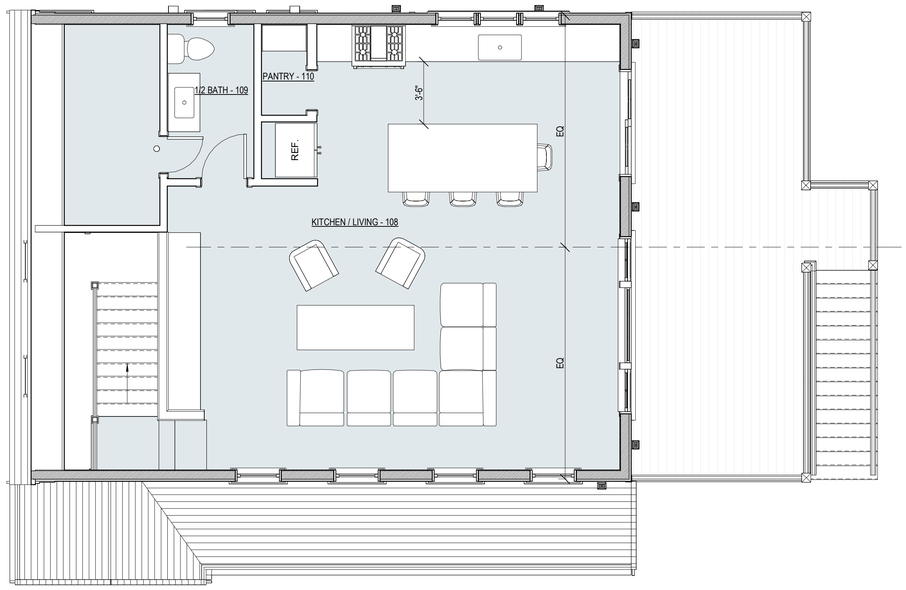
HDC SUBMISSION



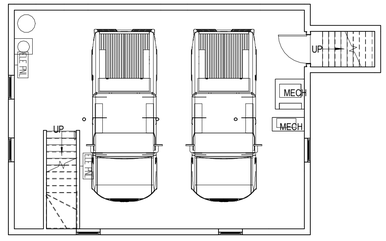
1 Basement Plan - Proposed
1/4" = 1'-0"



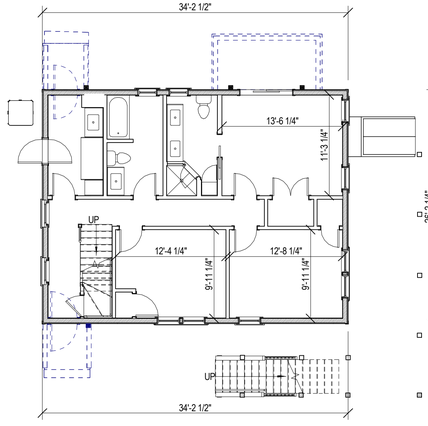
2 First Floor Plan - Proposed
1/4" = 1'-0"



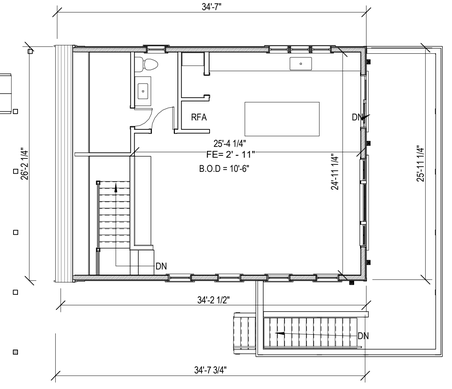
3 Second Floor Plan - Proposed
1/4" = 1'-0"



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.:	------
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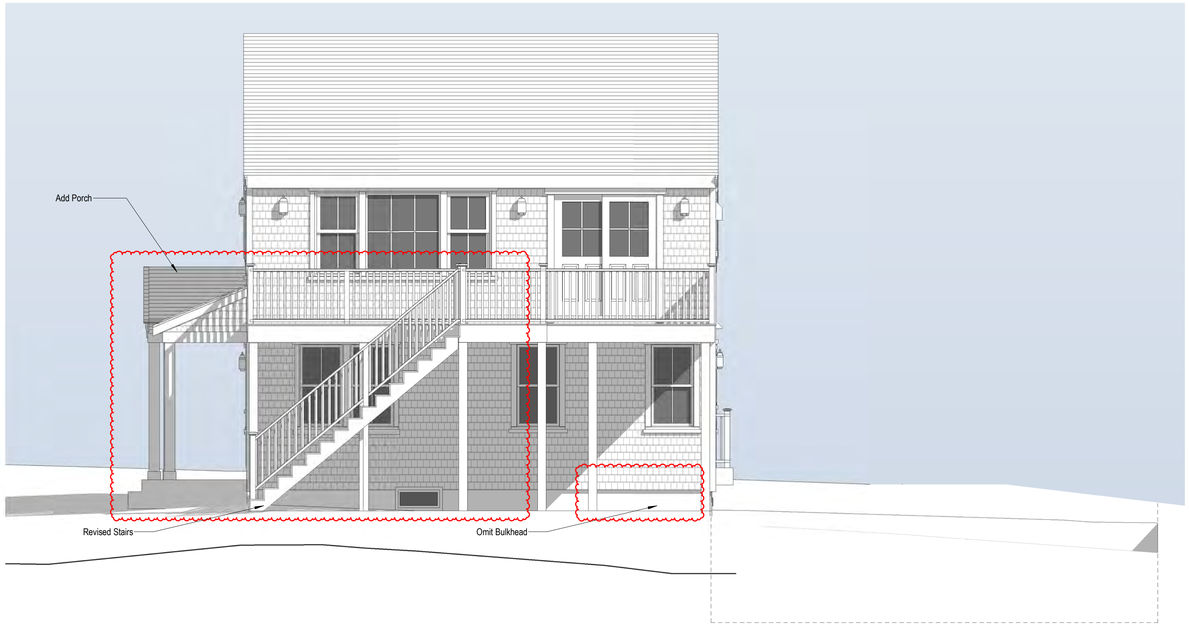
A.101
2322

06.17.24

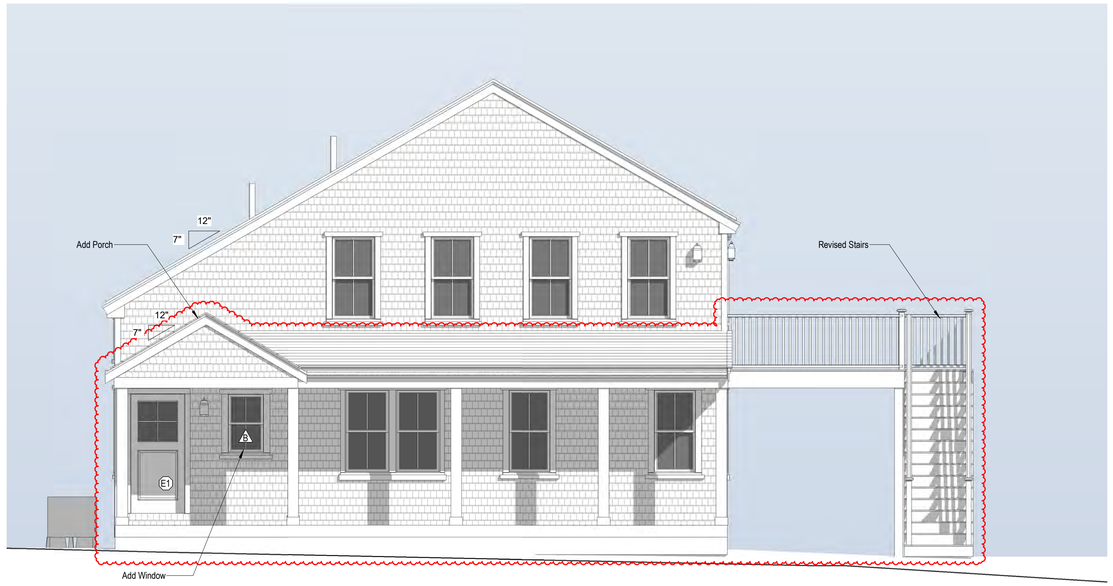
HDC SUBMISSION



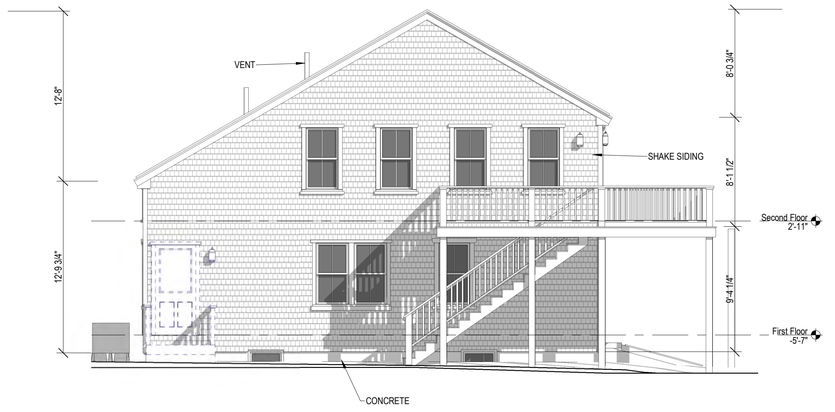
1 East Elevation - Proposed
1/4" = 1'-0"



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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emeritus
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02554
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EXTERIOR ELEVATIONS

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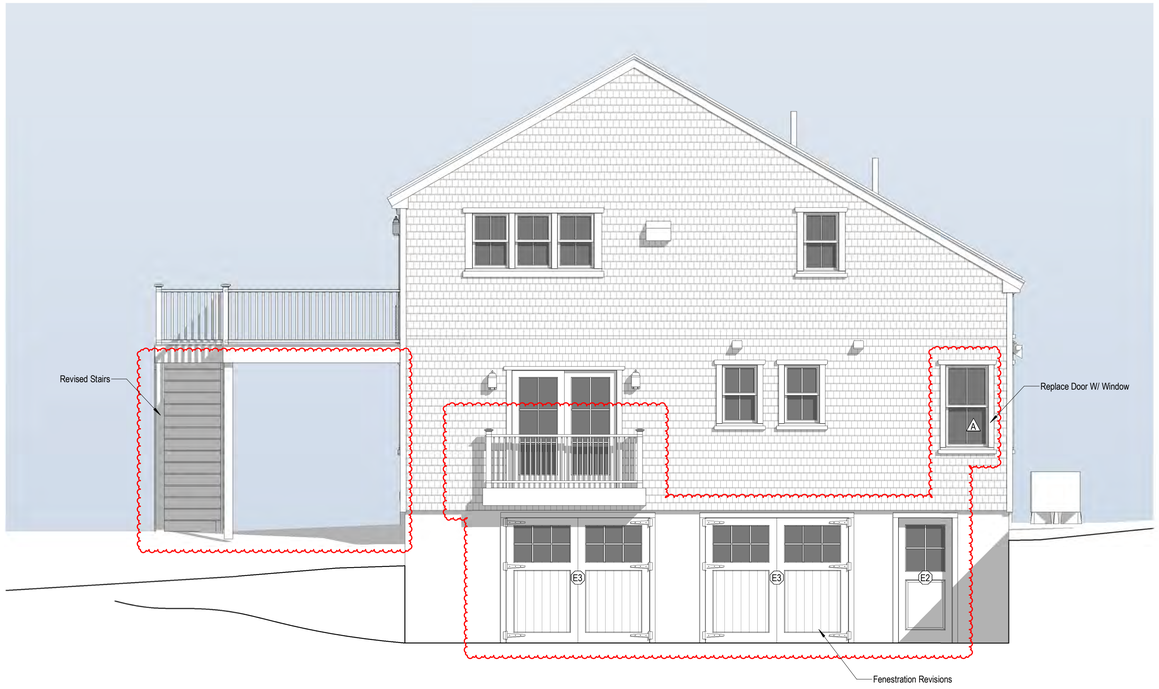
A.201
2322

06.17.24

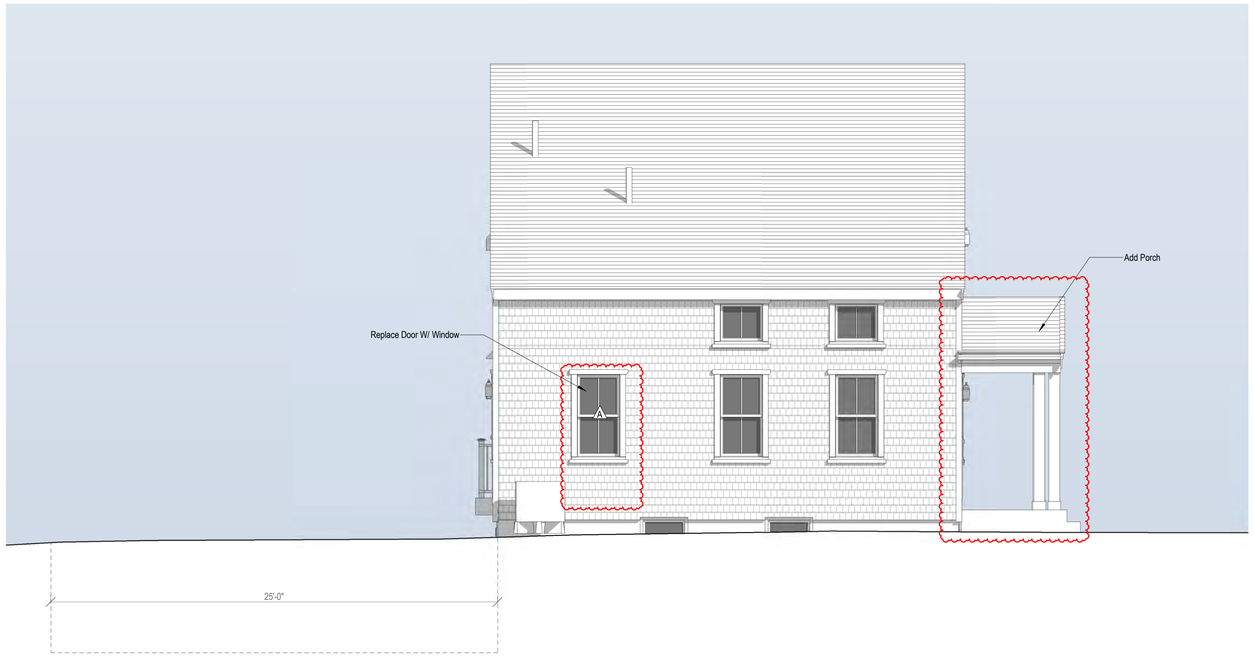
HDC SUBMISSION



1 North Elevation - Proposed
1/4" = 1'-0"



3 North Exterior Elevation
3/16" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



4 West Exterior Elevation
3/16" = 1'-0"

2322

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EXTERIOR ELEVATIONS

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A.202
2322

60 Wanoma Way, Guest House

Cottage
60 Wanoma Way
Nantucket, MA

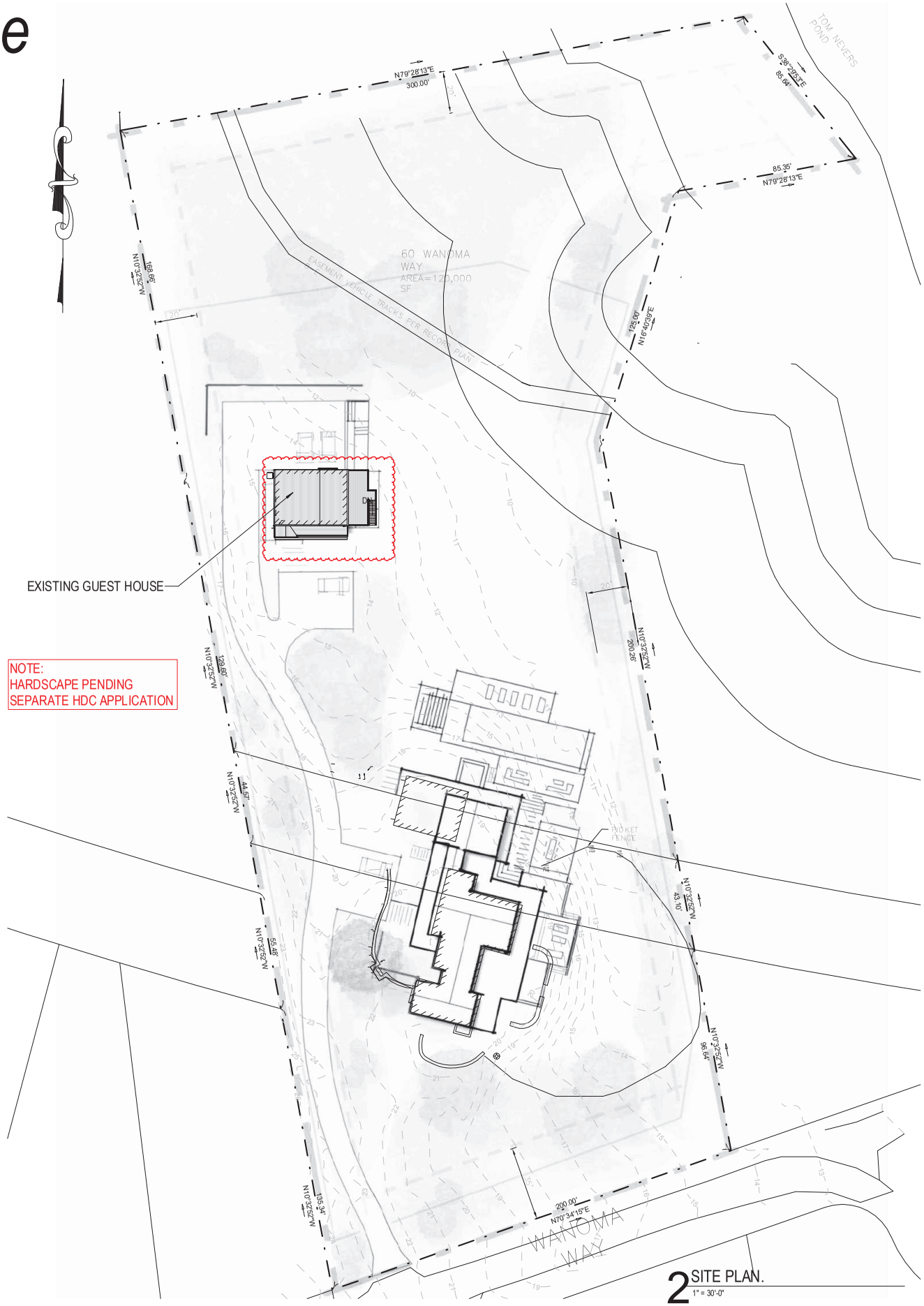


1 Locus Map
1/4" = 1'-0"

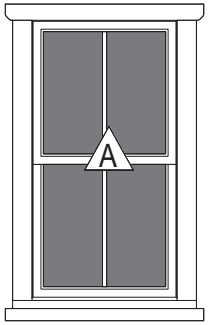
EXIST

NOTE:
HARDSC
SEPARAT

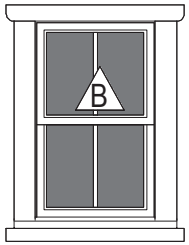
use



2 SITE PLAN.
1" = 30'-0"



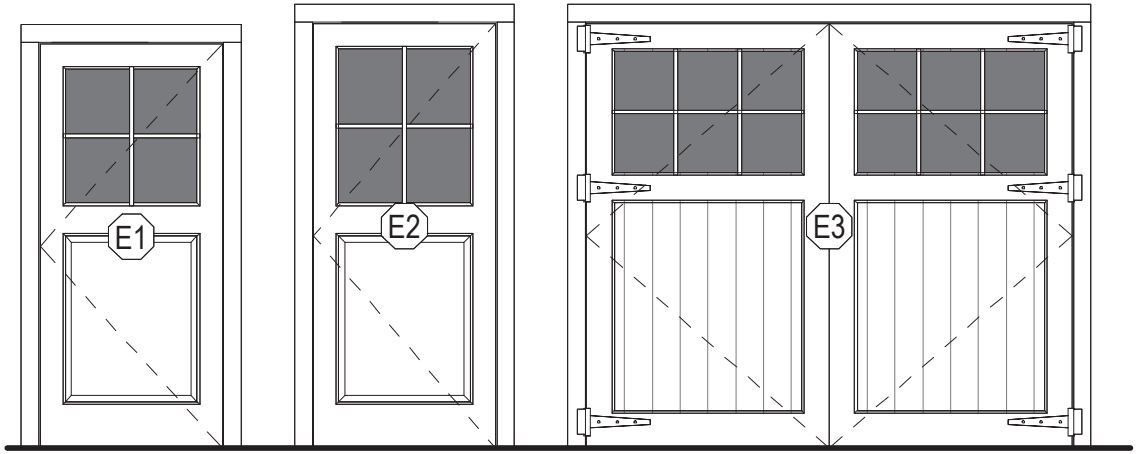
Double Hung
2/2 SDL



Double Hung
2/2 SDL

3 Window Legend

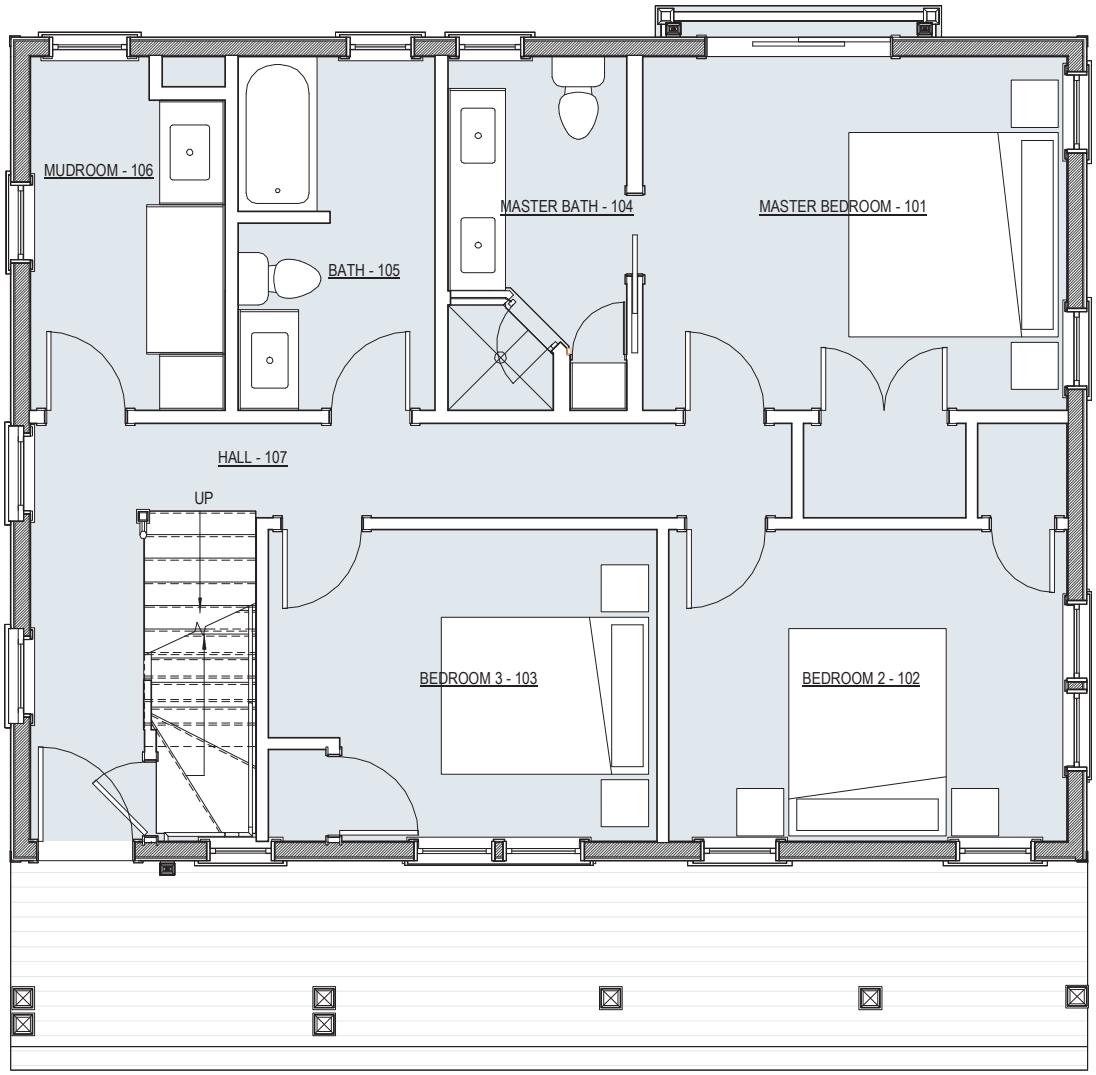
1/4" = 1'-0"



4 Light 1 Panel Door
SDL

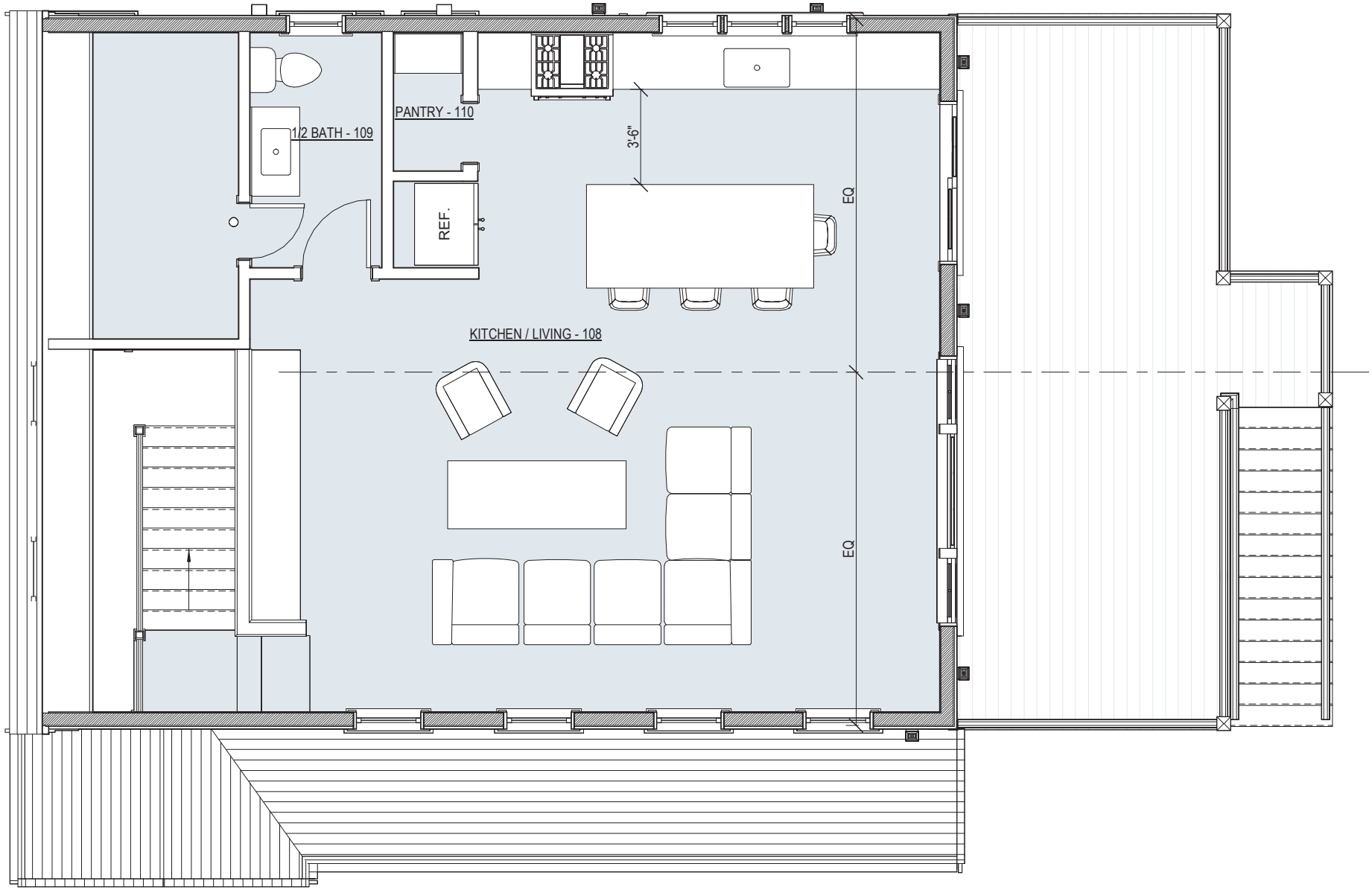
4 Exterior Door Legend

1/4" = 1'-0"



2 First Floor Plan - Proposed

1/4" = 1'-0"



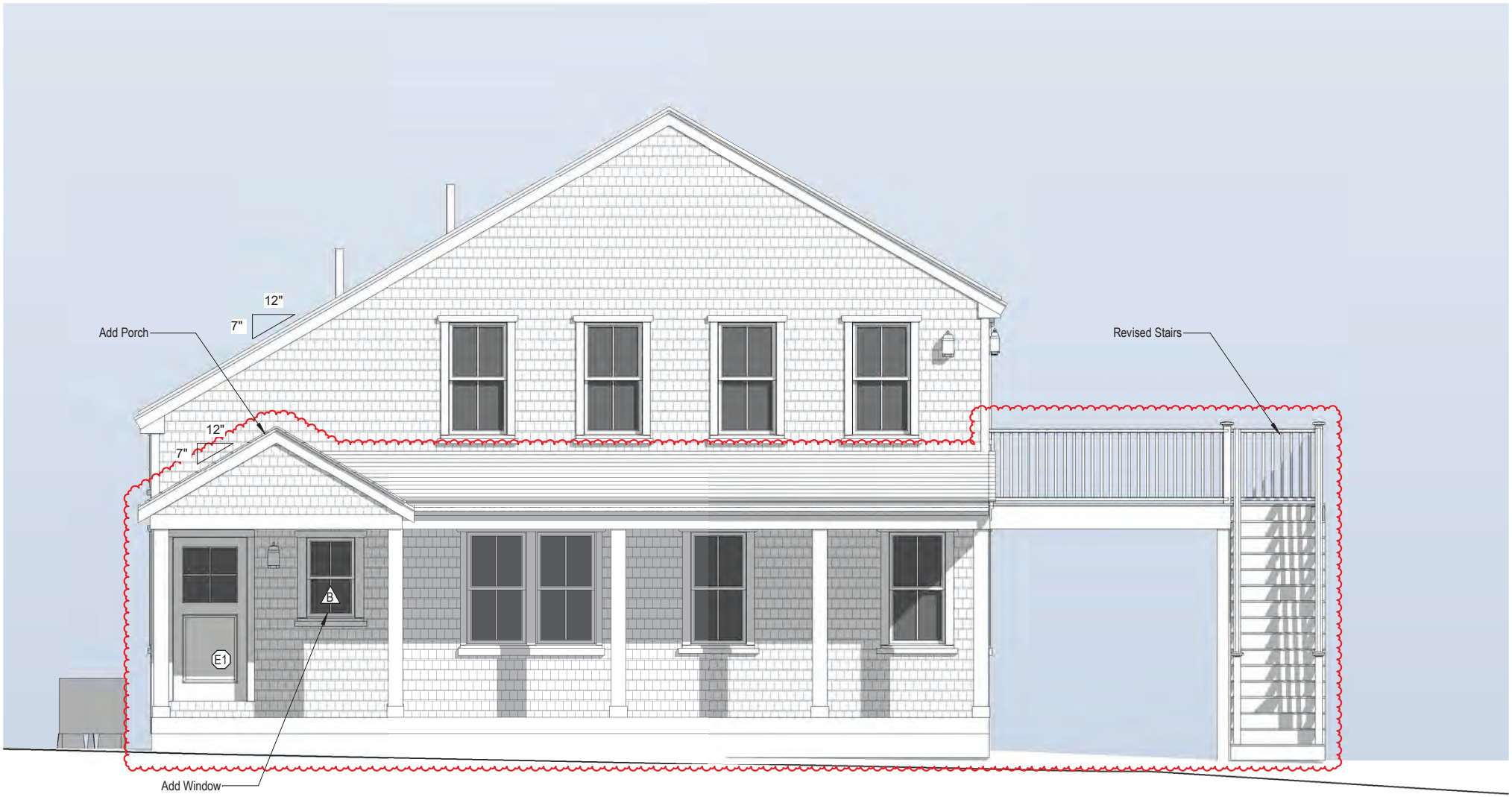
3 Second Floor Plan - Proposed

1/4" = 1'-0"



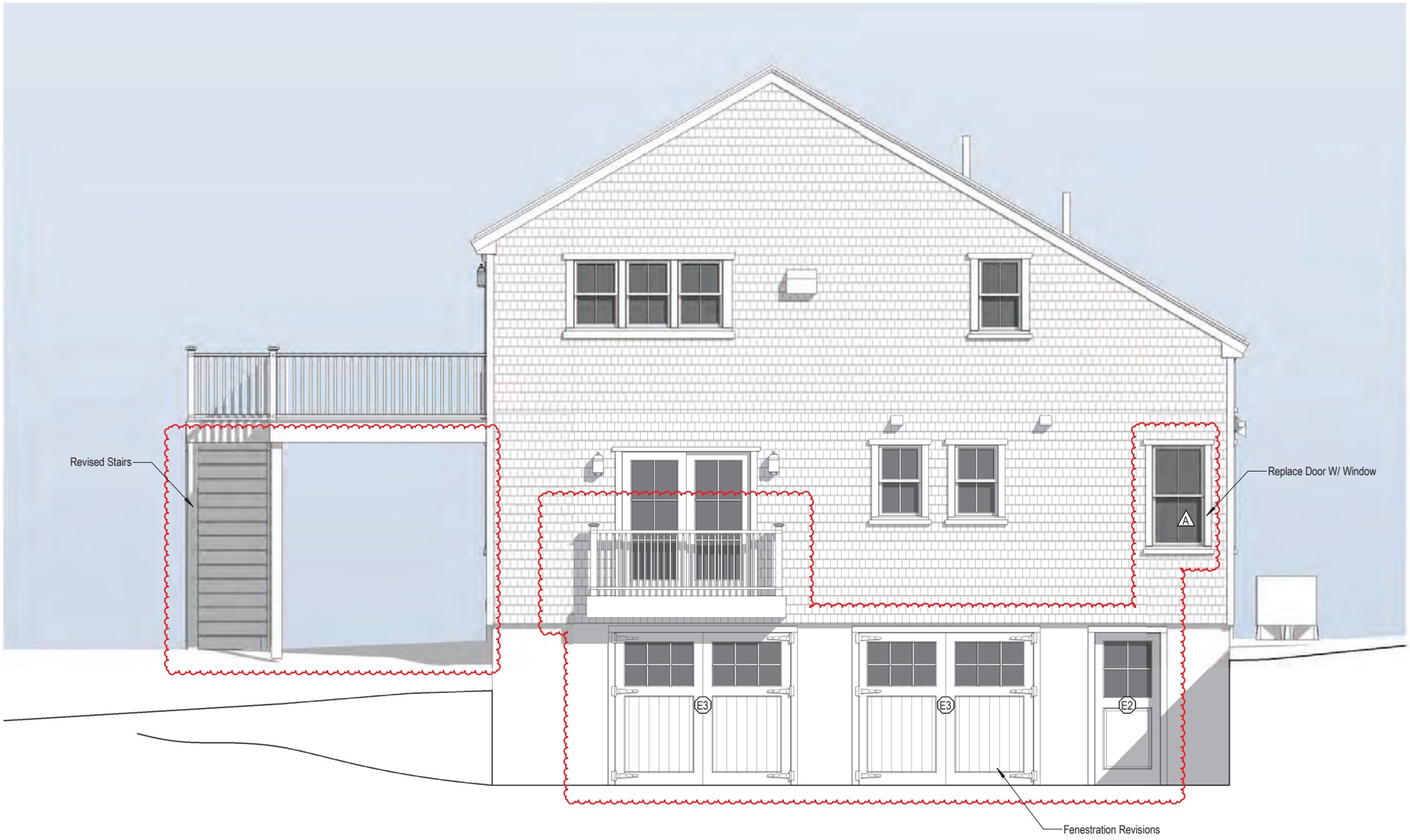
1 East Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"







Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. CW (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 322

Street & Number of Proposed Work: 44 Madaket Rd

Owner of record: Webster David E. Jr Trust

Mailing Address: 11 South Shore
Nantucket,

Contact Phone #: 5082283600 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Luc Chip Webster/CWA

Mailing Address: _____

Contact Phone #: _____ E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 33' Sq. Footage 1st floor: /

Width: 18' Sq. footage 2nd floor: 553

Sq. footage 3rd floor: _____

Decks/Patio: Size: 44 ☐ 1st floor ☑ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 270 South 270 East 270 West 270

Height of ridge above final finish grade: North 27' South 27' East 27 West 27'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation add 2nd fl extension
2. South Elevation extend dormer/add 2nd fl extension
3. West Elevation alter fenestration
4. North Elevation n/a

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____ no change

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other to be kind

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash to be 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...

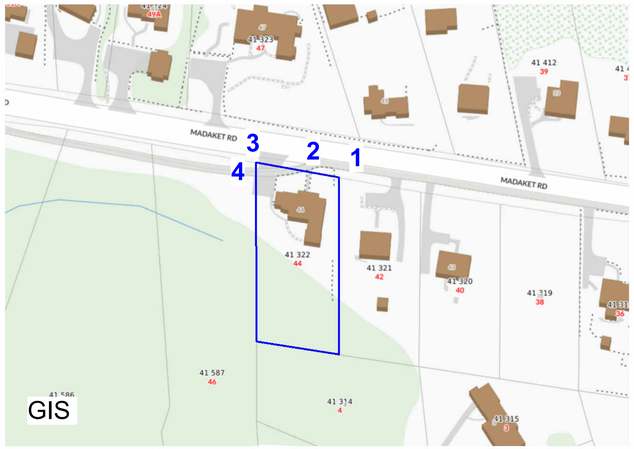
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 06/15/2024

WEBSTER

Main House

44 Madaket, Nantucket, MA



Zoning Information

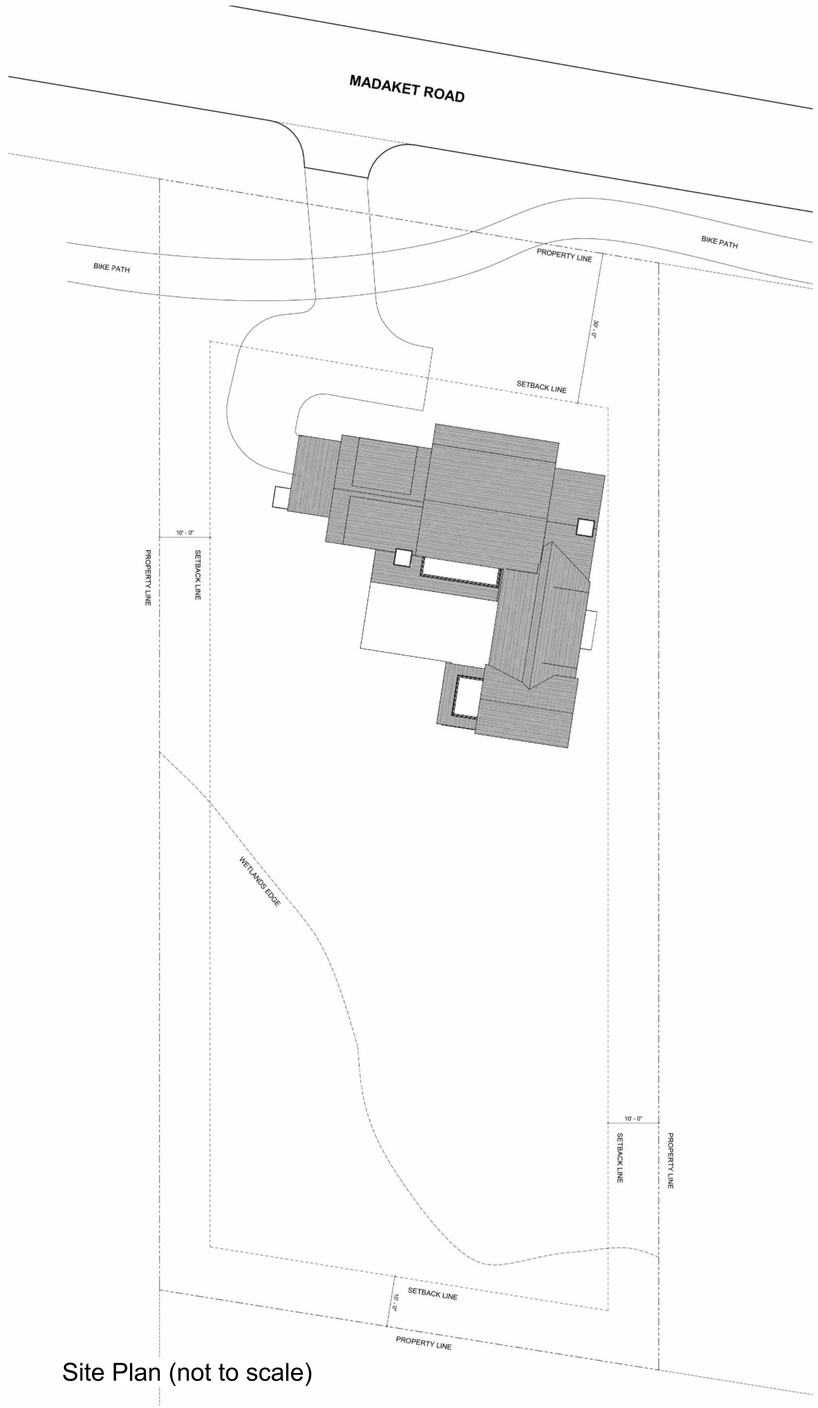
Map: 41
Parcel: 322
Zoning District: R 20
Minimum Lot Size: 20,000 SF
Front Yard Set Back: 30'
Rear Yard Set Back: 10'
Ground Cover Ratio: 12.5%
Lot Area:











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

6/13/2024 12:26:22 PM

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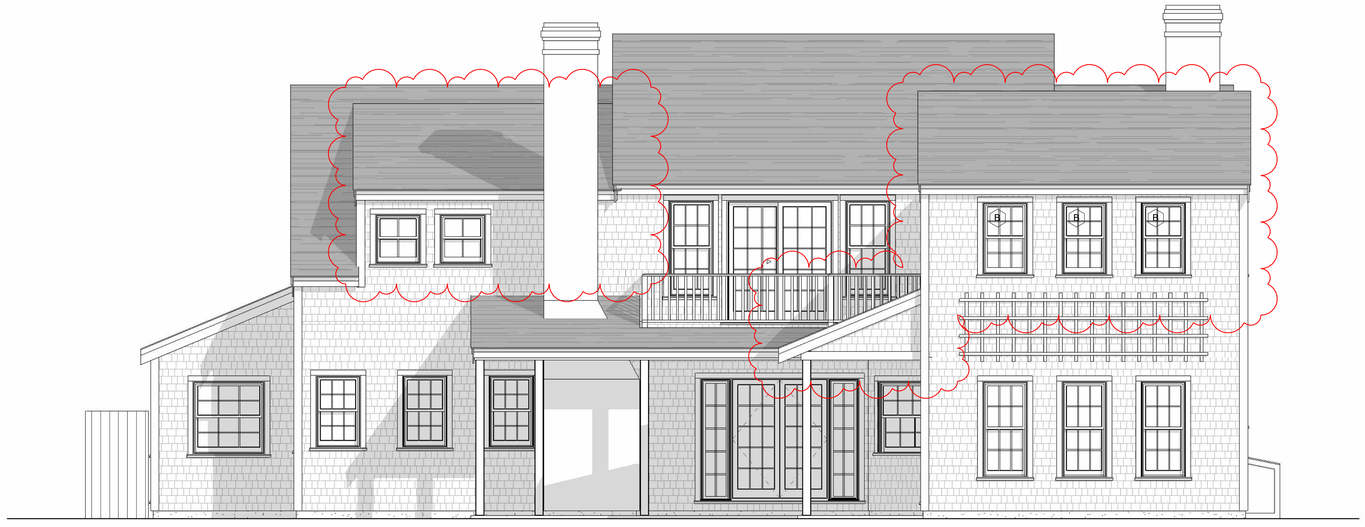
Existing



1 North
1/4" = 1'-0"



Existing



2 South
1/4" = 1'-0"

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note
1	2013.03.01	Edit in: View>Revisions

HDC 2

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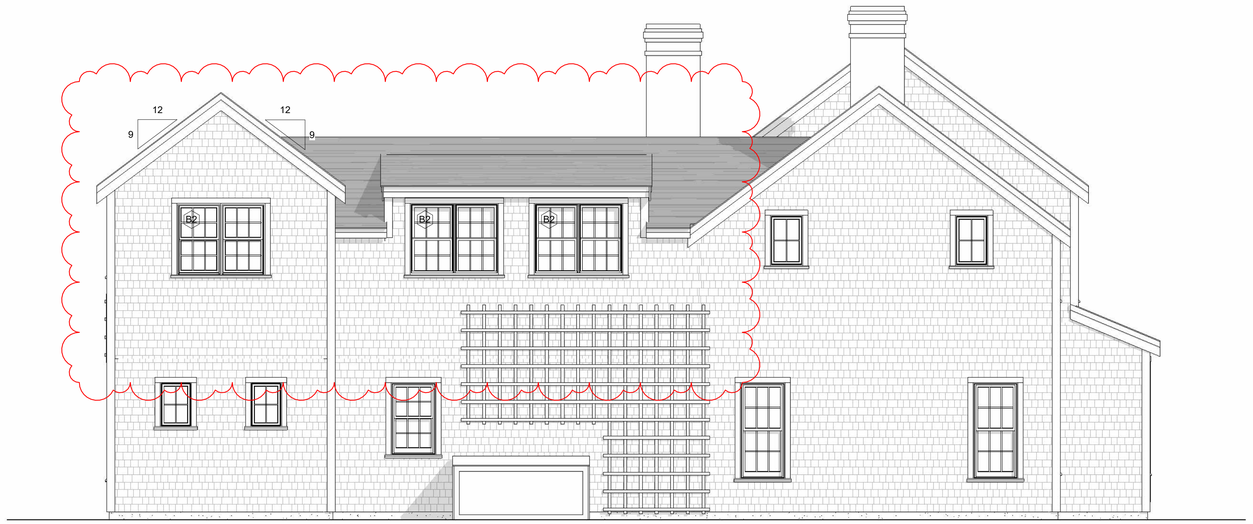
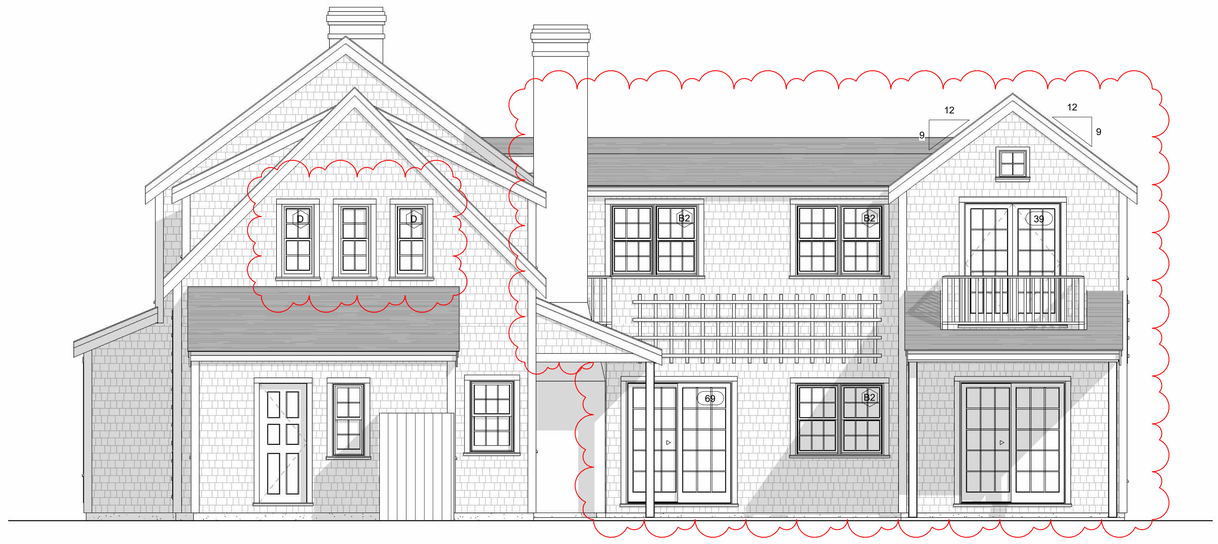
Existing



1 East
1/4" = 1'-0"



Existing



2 West
1/4" = 1'-0"

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
1	2013.03.01	Edit in: View>Revisions

HDC 3

6/13/2024 12:26:27 PM

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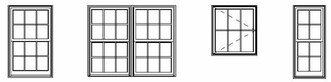
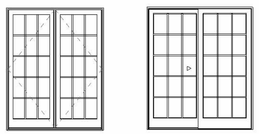
Window Schedule				
Type Mark	Manufacturer	Rough Width	Rough Height	Comments
B	Marvin Windows and Doors	2' - 7"	4' - 1"	
B2	Marvin Windows and Doors	5' - 0 1/4"	4' - 0 3/8"	
D	Marvin Windows and Doors	1' - 10 3/4"	4' - 1 1/2"	
F	Marvin Windows and Doors	2' - 7 1/2"	2' - 10"	
G		1' - 6 1/2"	1' - 6 1/2"	



B B2 F D

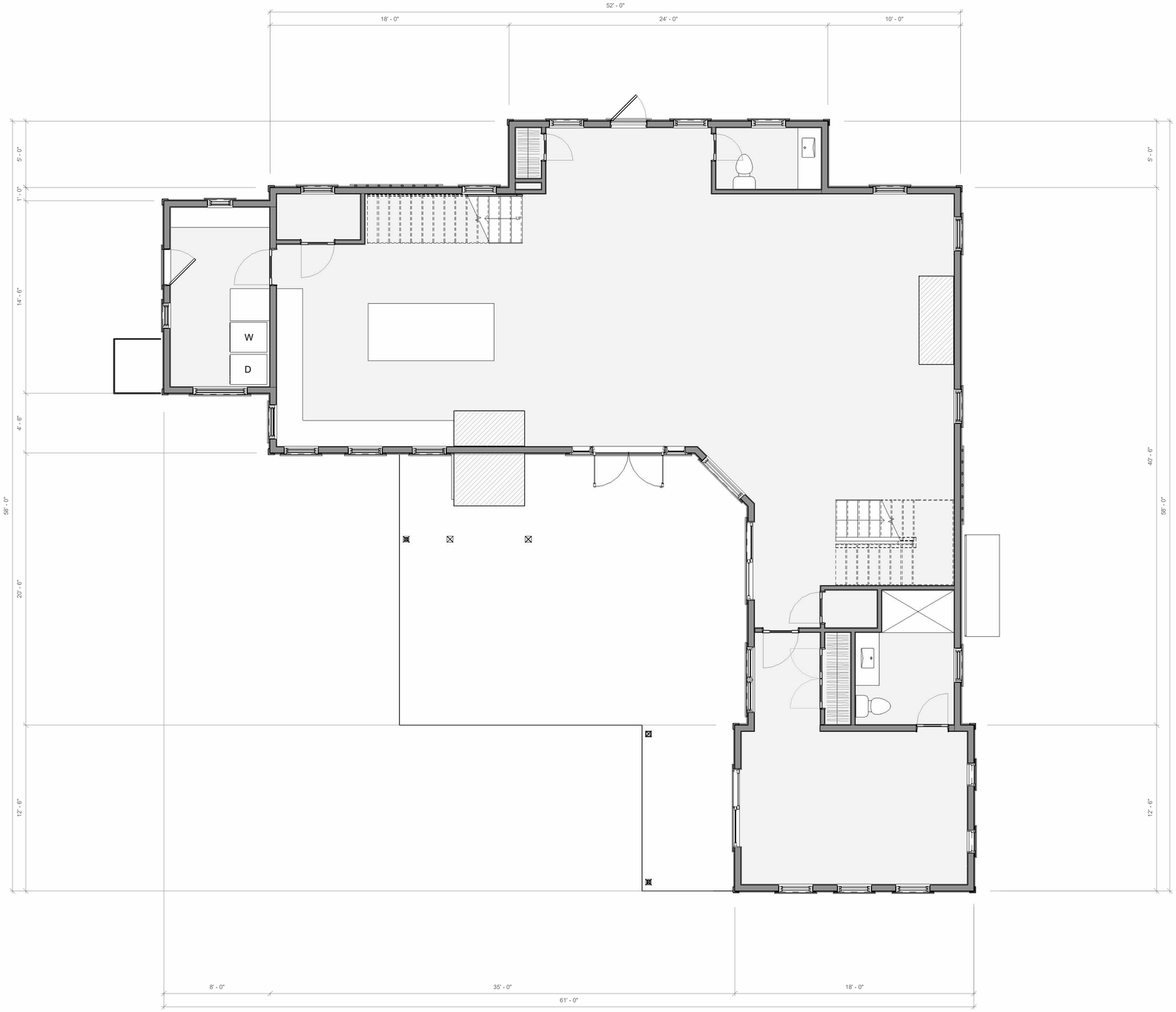
Window Legend
1/4" = 1'-0"

Door Schedule					
Level	Mark	Manufacturer	Rough Width	Rough Height	Comments
EX Floor 1	69	Match Existing	6' - 0"	6' - 10 1/2"	
EX Floor 2	39	Match Existing	5' - 6"	6' - 10 1/2"	



French Door 6068 Sliding Door 6068

Door Legend
1/4" = 1'-0"



1 Floor 1
1/4" = 1'-0"

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 4

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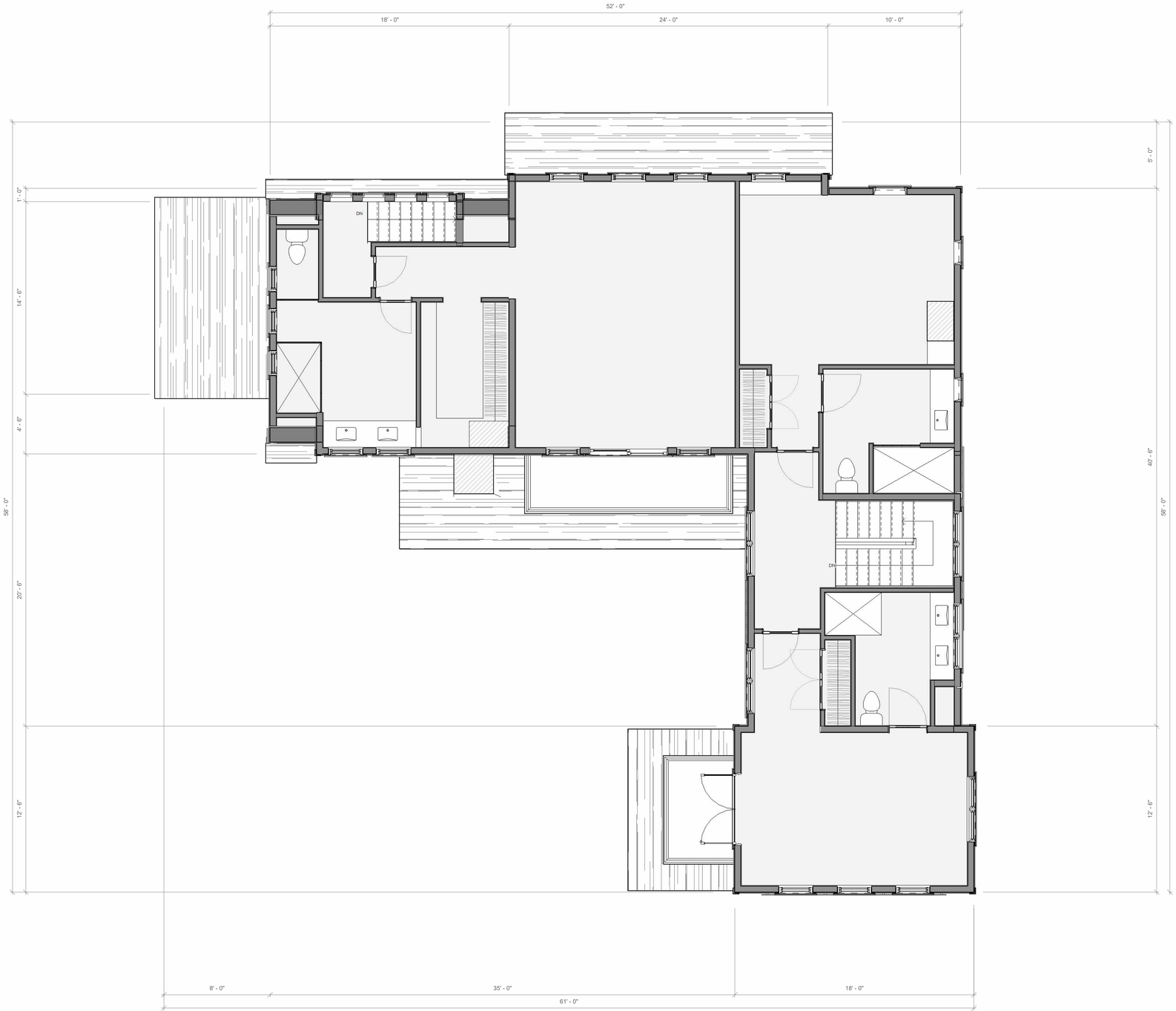
CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com



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.*.

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✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.

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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°: 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

9589 0710 5270 2168 5829 06

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City, State, ZIP+4®
Cohasset, MA 02025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Winnetka, IL 60093

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Peter McCausland TRST ETAL Pug Cottage Nom Trust
Street and Apt. No., or PO Box No.
PO Box 274
City, State, ZIP+4®
Lafayette Hill, PA 19444

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Peter McCausland TRST ETAL Seven Doors Nom Trust
Street and Apt. No., or PO Box No.
PO Box 274
City, State, ZIP+4®
Lafayette Hill, PA 19444

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$

Total Postage and Fees
$

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Sent To
Martin G. & Kimberly D. Glavin
Street and Apt. No., or PO Box No.
4051 Gulf Shore Blvd
City, State, ZIP+4®
Naples, FL 34103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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Total Postage and Fees
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NANTUCKET POST OFFICE JUN 17 2024 02584 9998

Postmark Here

Sent To
Peter McCausland TRST ETAL Pug Cottage Nom Trust
Street and Apt. No., or PO Box No.
PO Box 274
City, State, ZIP+4®
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

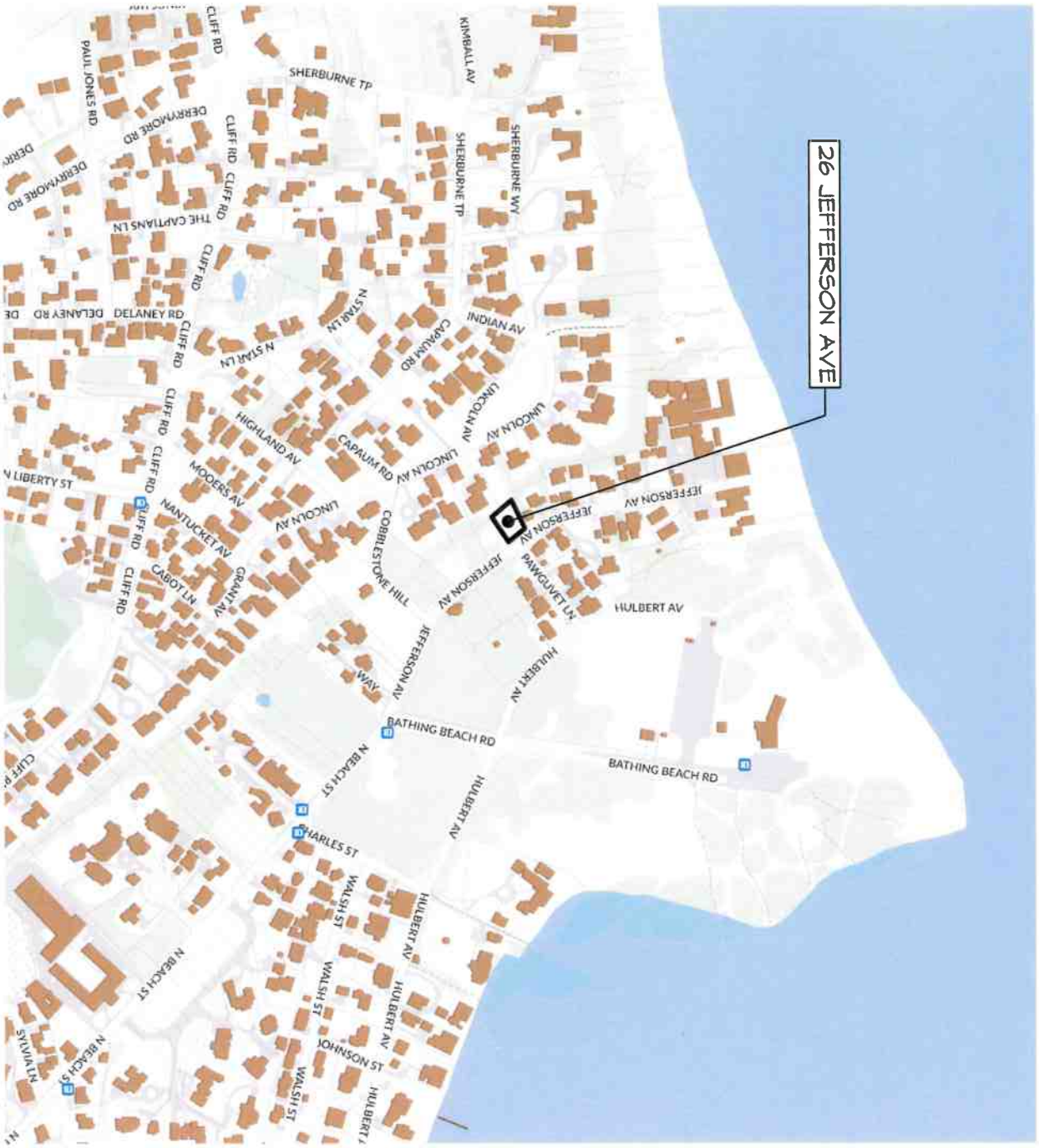
AMBRECHT FAMILY TRUSTS LLC
C/O REEVES D AMBRECHT
26 DEEP RUN
COHASSET, MA 02025

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

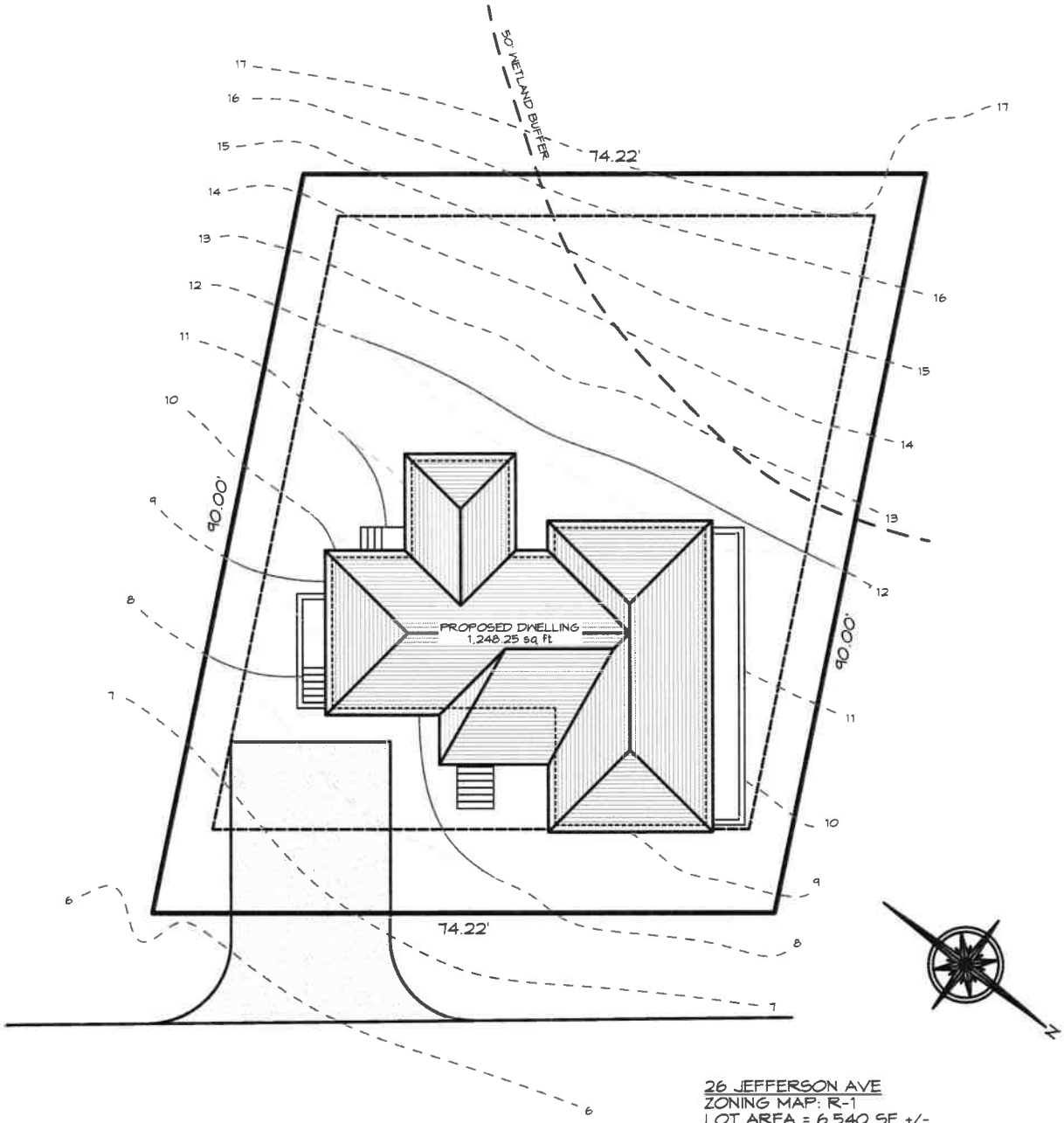
MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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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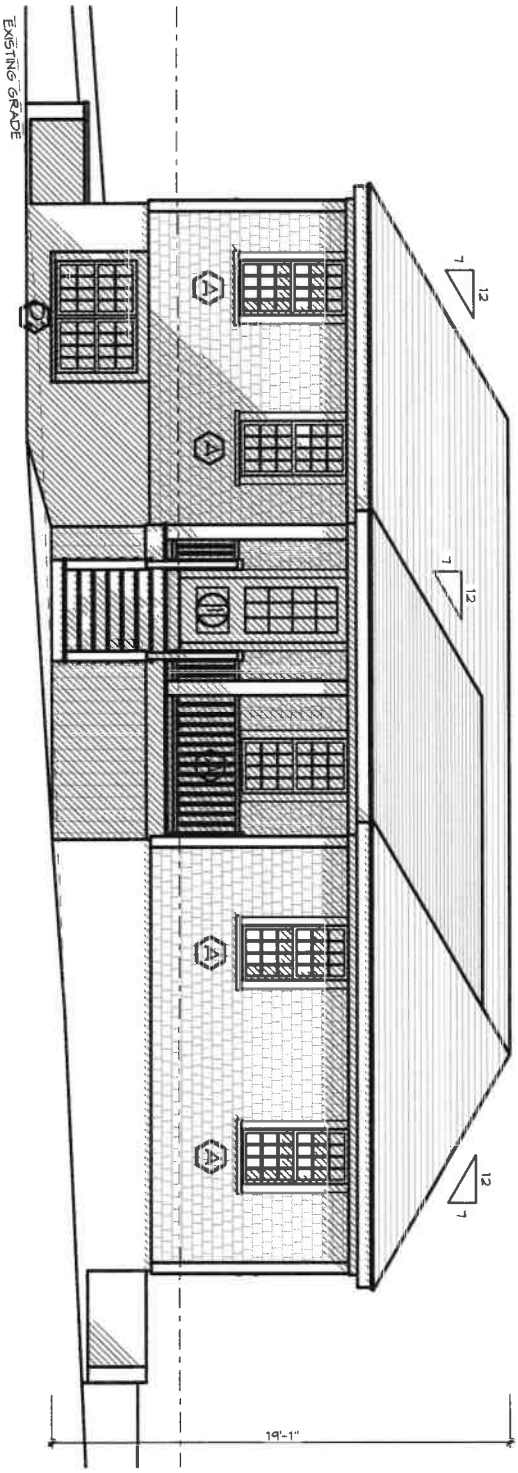
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.1

Residence at
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Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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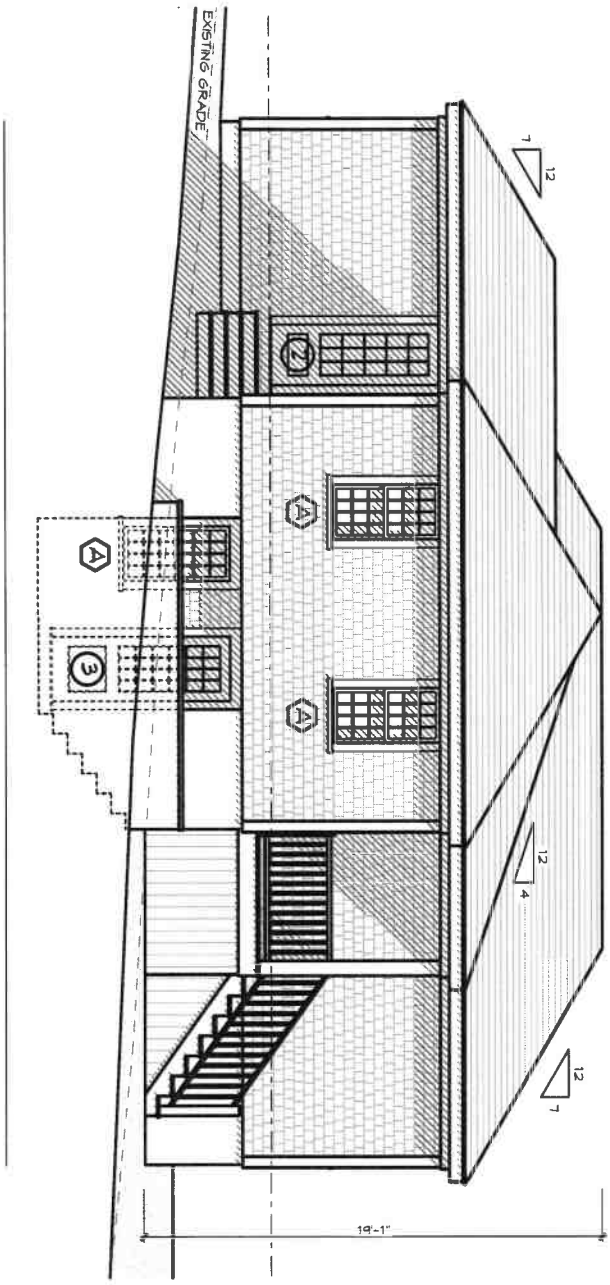
East Elevation

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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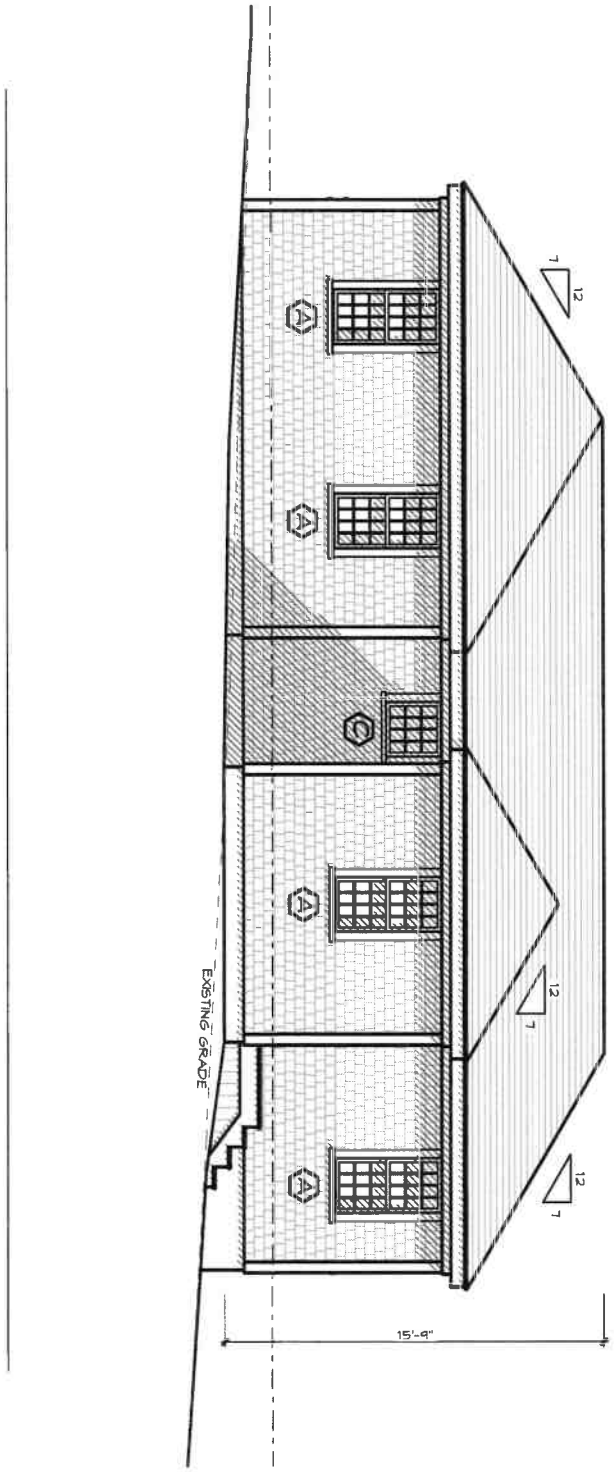
South Elevation

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

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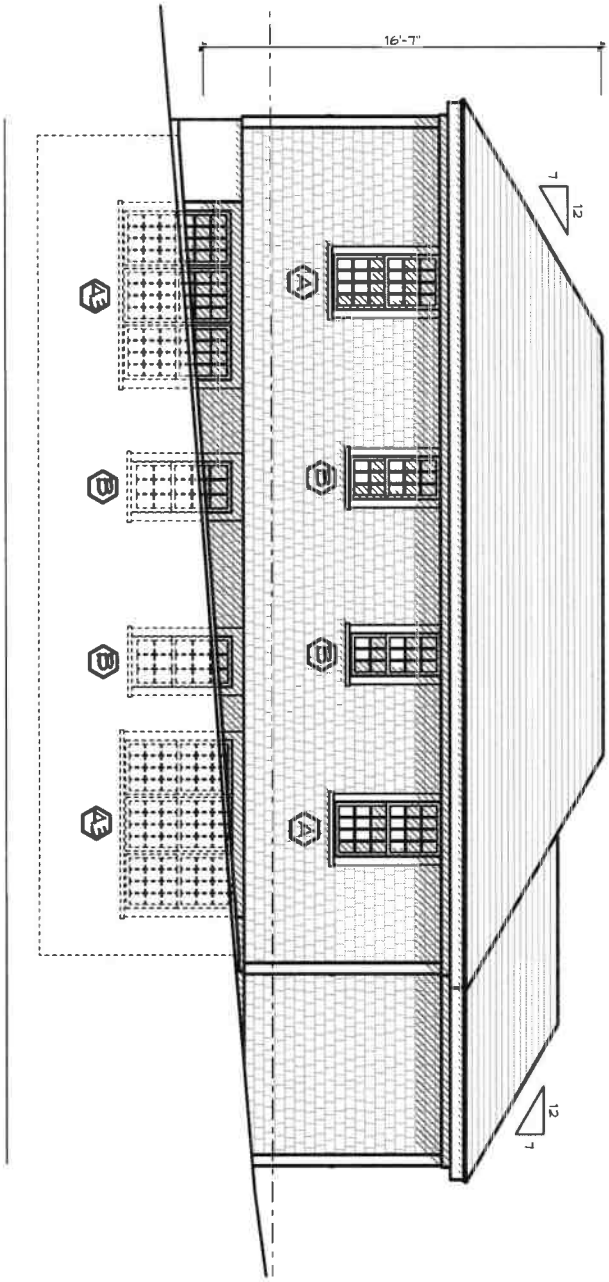
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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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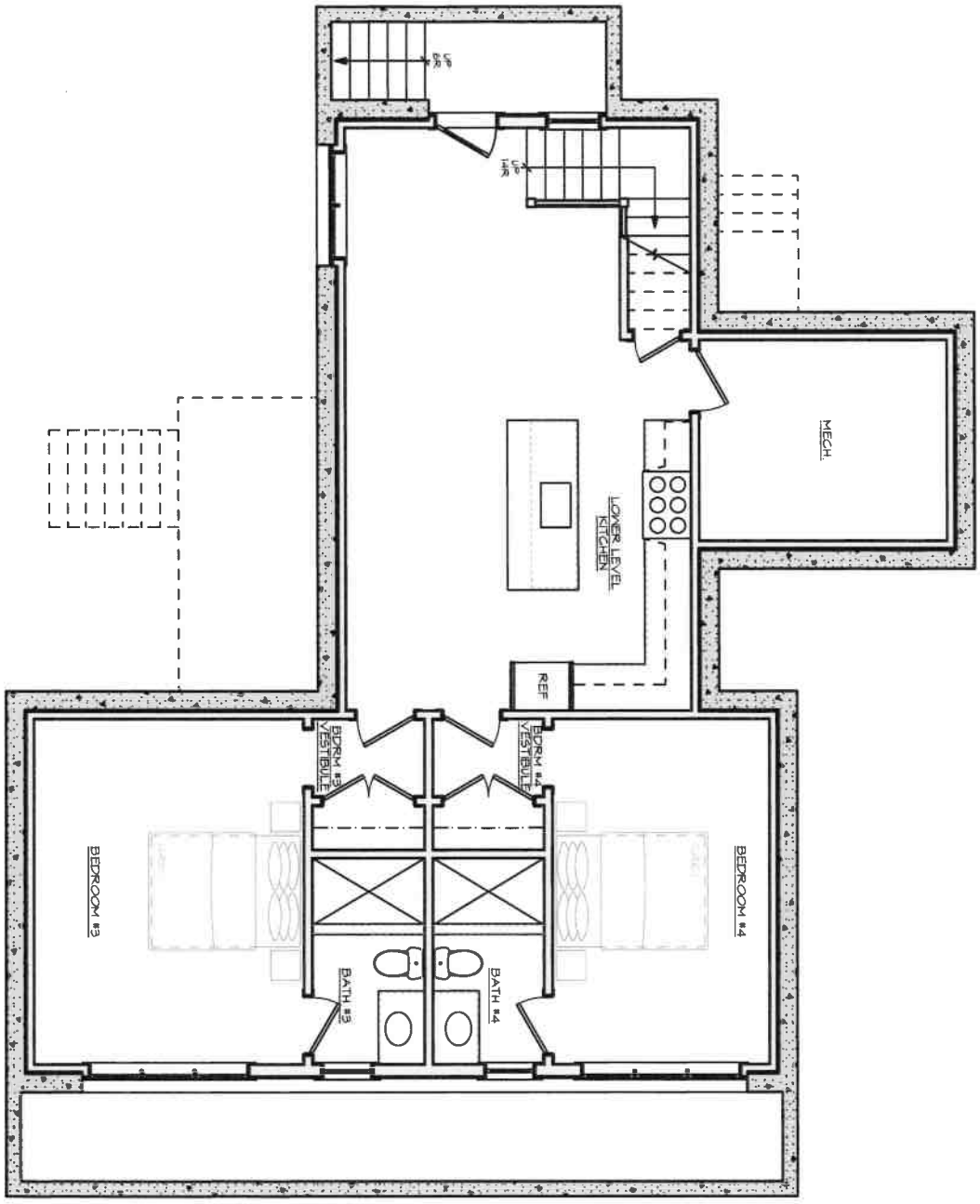
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.1

Residence at
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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
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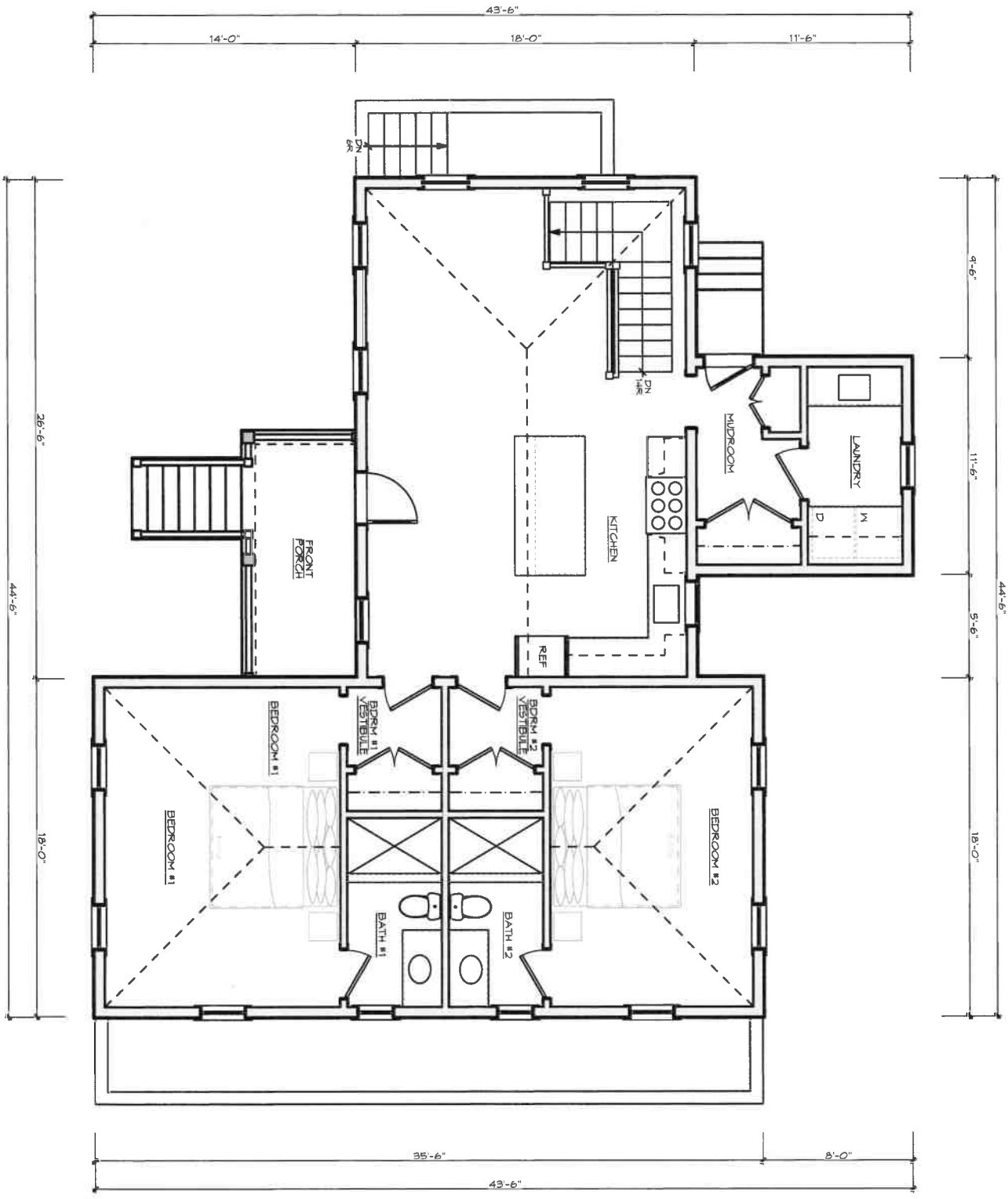

ID # A-1.2

Residence at
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Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
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.

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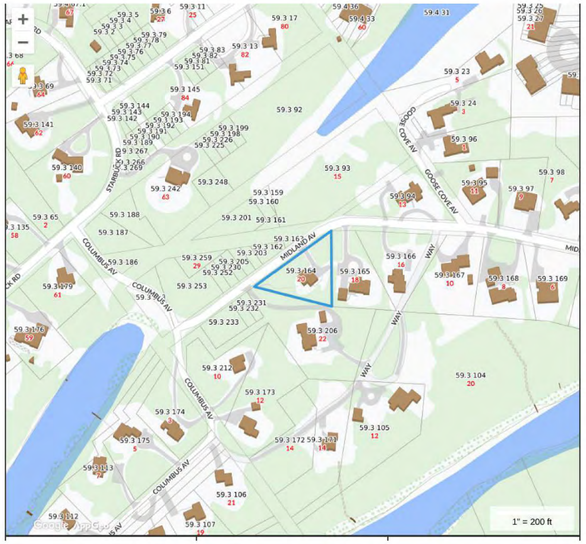

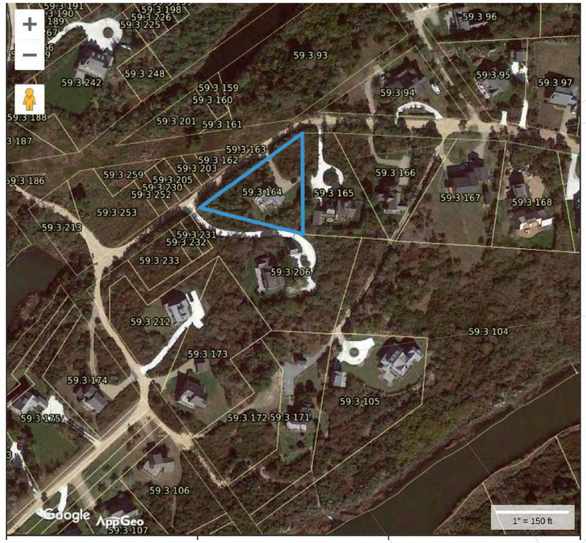









1 Site - HDC Proposed
1" = 15'-0"

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

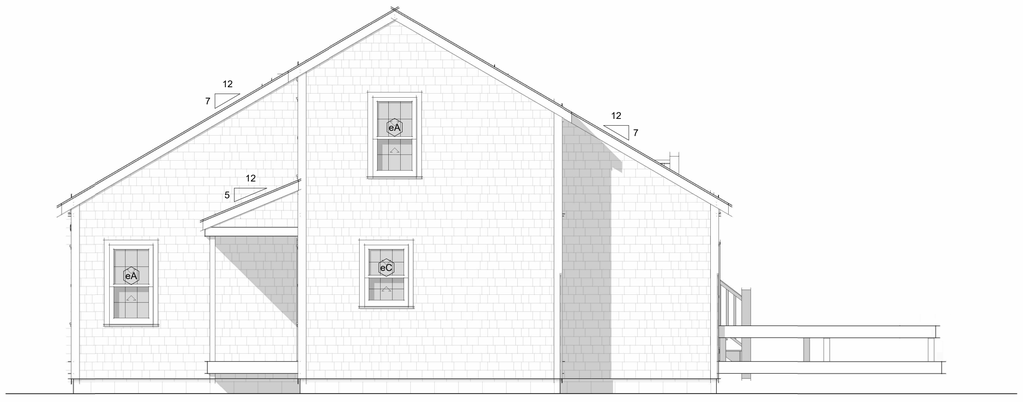
HDC1.0



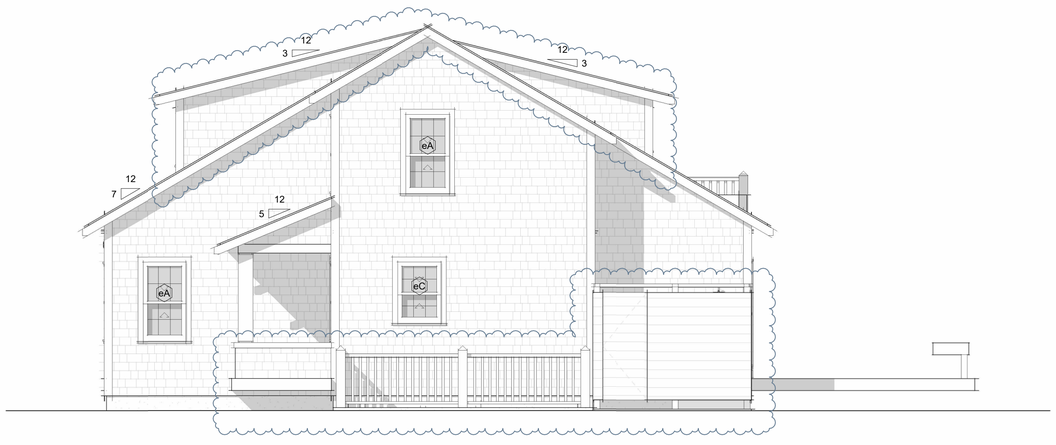
6 **North East - Existing**
1/4" = 1'-0"



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"

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59.3 / 164

Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Elevations

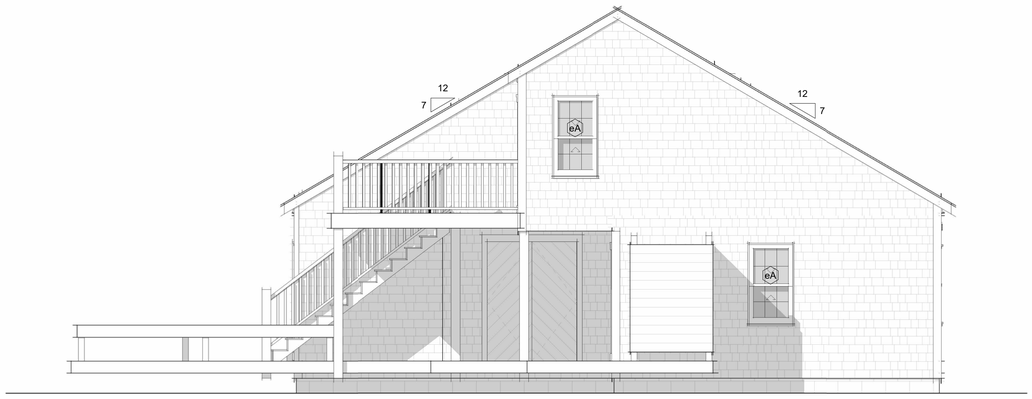
HDC1.1



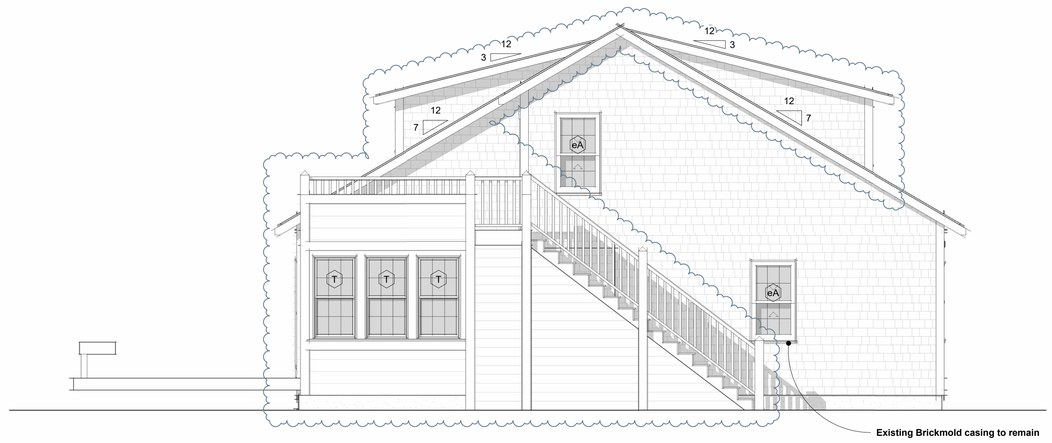
1 **South West - Existing**
1/4" = 1'-0"



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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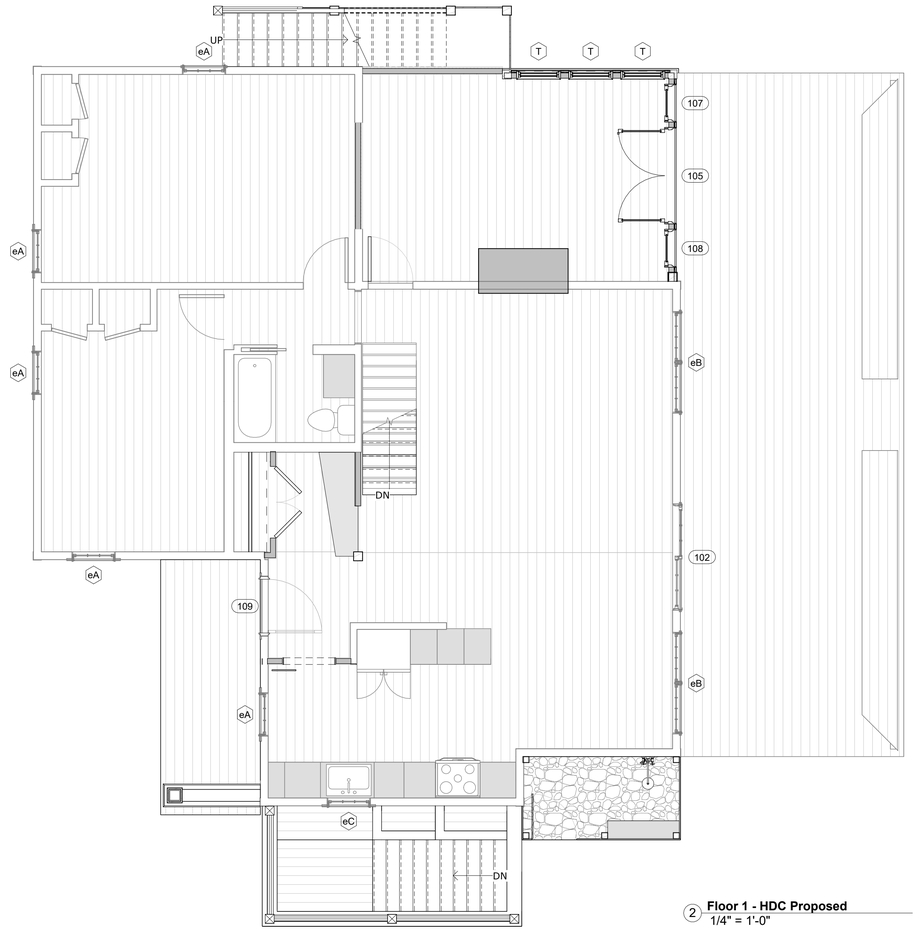
59.3 / 164

Structure
House

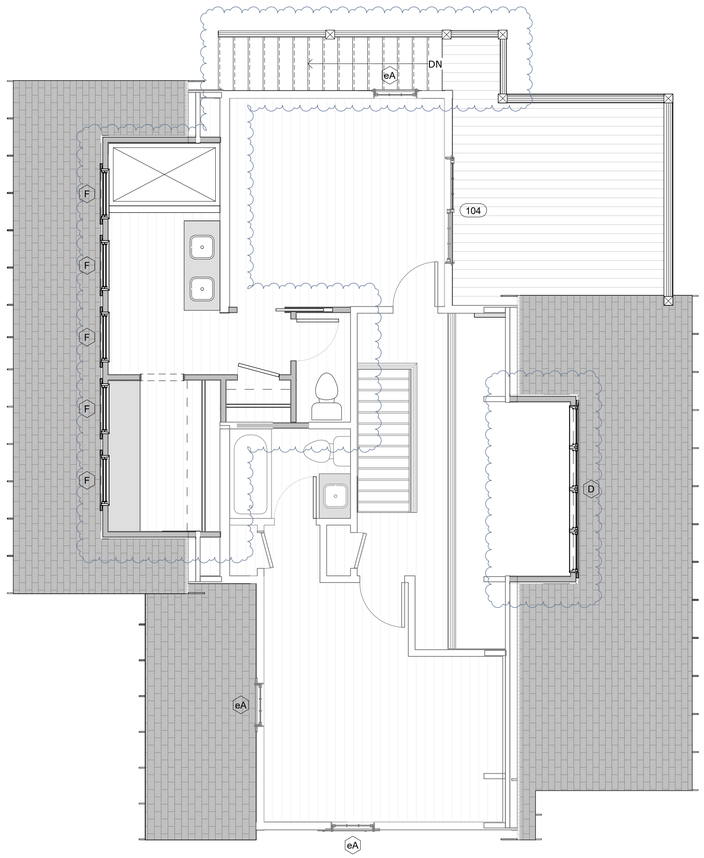
#	Description	Date
6	HDC Submission	2024.06.17

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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Location
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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

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, May 30, 2024 at 2:52 PM

NAN.104

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP3-33
MAP/PARCEL#: 4214-017

104

Recorded by: CR Date: 07/19/89 Organization: AGS

CD
Absent
VIUS. MSW

IDENTIFICATION

1. Street Name & No.: 32 EASTON ST

2. Building Name: N/A

3. Ownership: Private

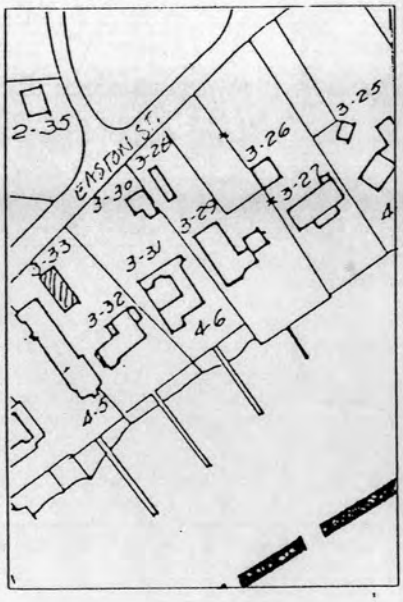
4. Present Owner: CROSS, LISA W

5. Ownership History:
Unknown

6. Use: Original: Garage/Guesthouse Present: Garage/Guesthouse
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



9



Revised 5/89

NAN.104

Survey/Film Roll #: BP3-33

104

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:S/1-M
11. Approximate Frontage (ft.): 25
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP3-32
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Skylight,Cupola,
Trellis
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1960
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records



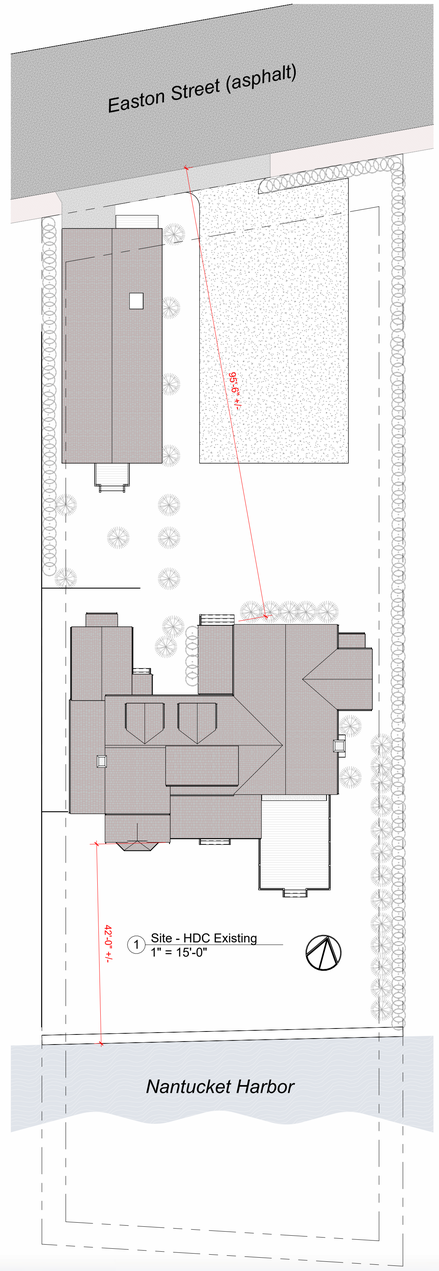
Locus



Aerial


Harbor View


Street View





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

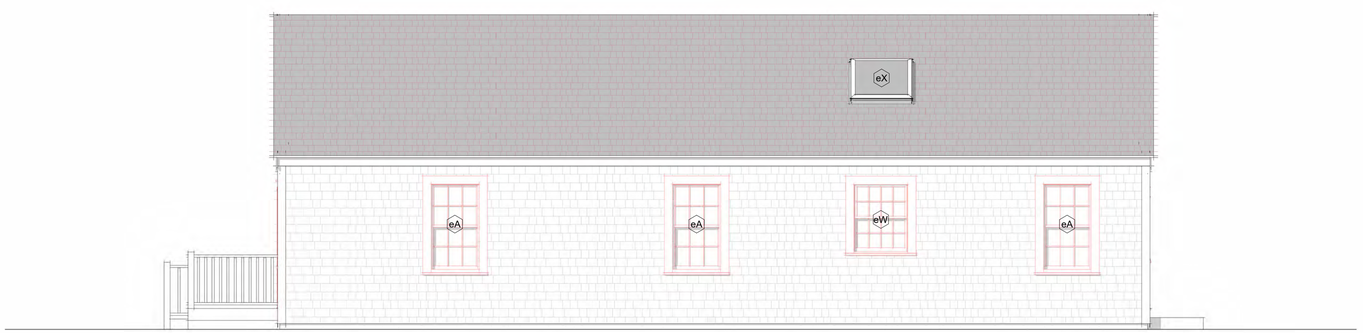
Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

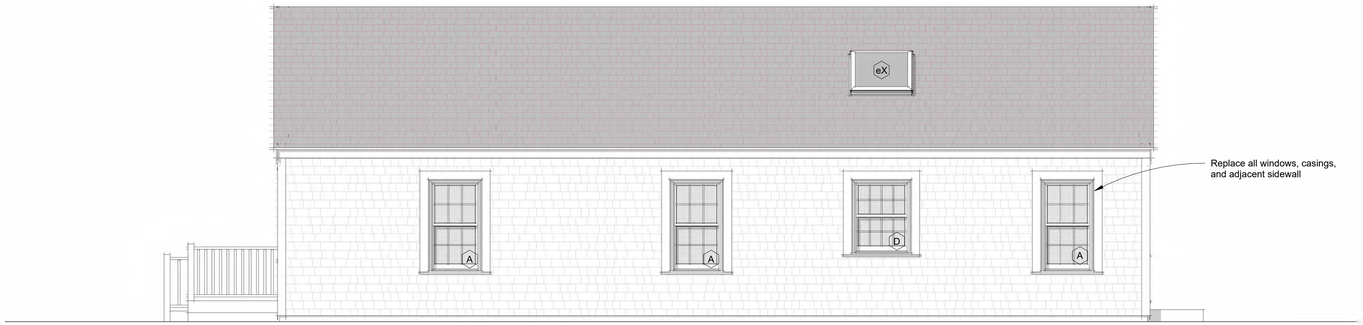
HDC1.0



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

HDC Submission

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Owner
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Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

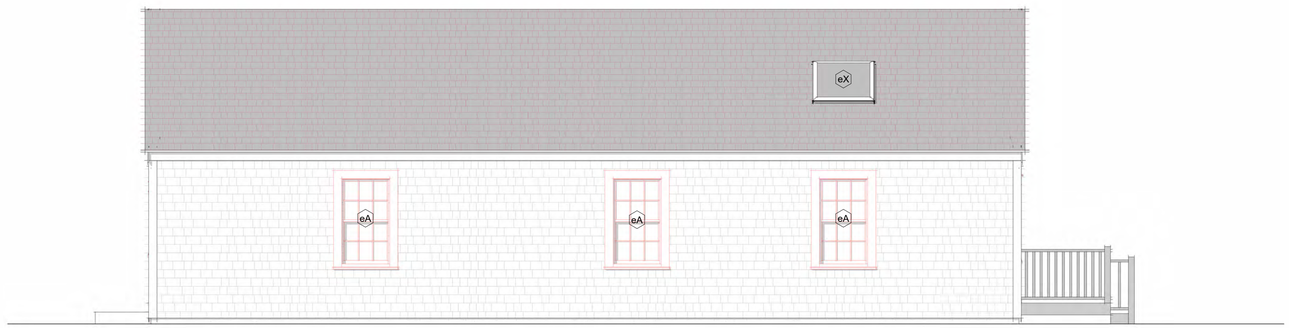
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations North & East

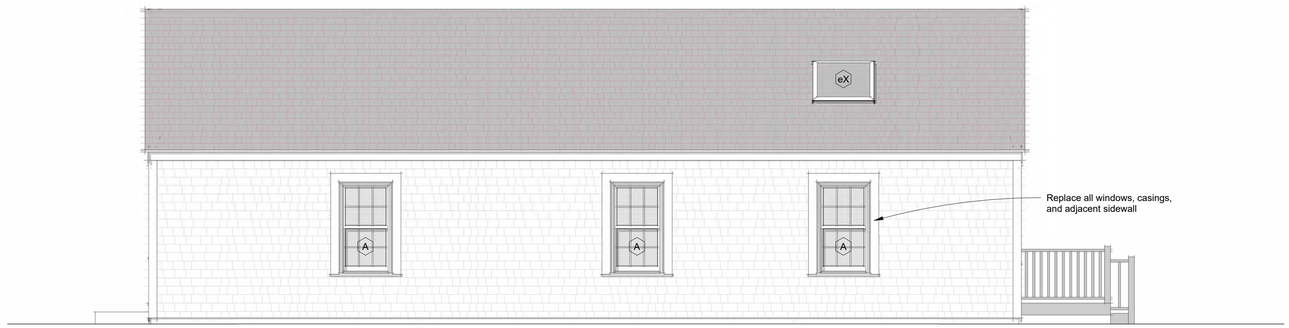
HDC1.1



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

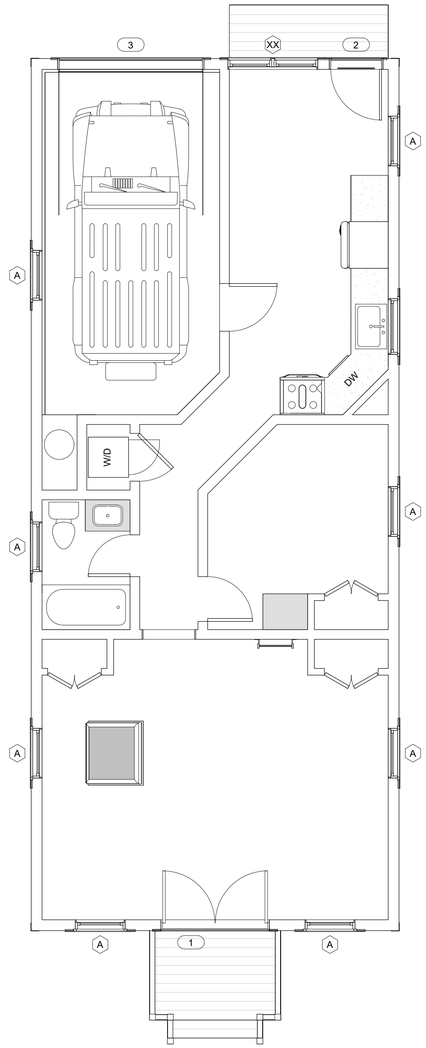
Level	Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Phase Created
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
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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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Plan, Doors & Windows

HDC1.3

HDC Submission

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2 **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

na 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6 **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.1.4 PARCEL N°. 17

Street & Number of Proposed Work: 32 Easton

Owner of record: Ducks Crossing llc

Mailing Address: 1651 Waverly st

Palo Alto CA 94301

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 7820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: 1960

Original Builder: unknown

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Replace windows, Doors casings & sidewall as Required

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☒ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Signed by Agent on behalf of owner

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.103
Historic Name:	
Common Name:	
Address:	32 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	4214-017; BP3-32;
Year Constructed:	1948
Architectural Style(s):	No style;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, May 30, 2024 at 2:45 PM

NAN.103

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP3-32
MAP/PARCEL#: 4214-017

103

Recorded by: ANR Date: 03/09/89 Organization: AGS

C/D
Pl Brant
USGS NAN

IDENTIFICATION

1. Street Name & No.: 32 EASTON ST

2. Building Name: N/A

3. Ownership: Private

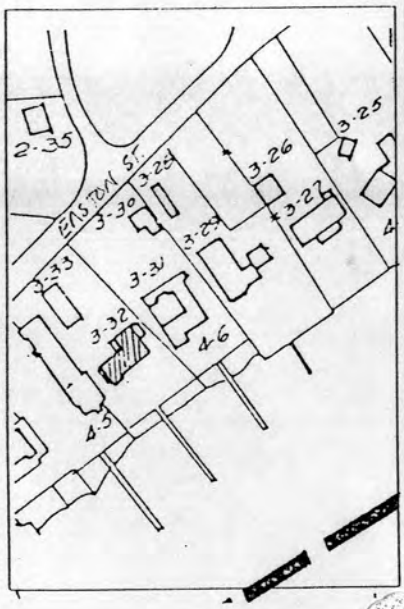
4. Present Owner: CROSS, LISA W.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Year-round

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



9



Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

103

10. Lot Size:1/2-M
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.):40 or more feet
13. Orientation to Street Address: Gabled,Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Fence,Parking, Guesthouse,BP3-33,Garage
16. Other Notable Features: waterfront

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable,Shed
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation,Dormers/Front Facade
26. Dormer Roof(s): Gable
27. Chimney Material: Brick-painted
28. Chimney Position: Sidewall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: N/A
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1948
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

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1983

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.1

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1975

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HDC1.2

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1971

Ducks Crossing LLC

32 Easton St
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HDC

HDC1.3

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1968

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32 Easton St
Nantucket, MA

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HDC1.4

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HDC

HDC1.5

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32 Easton St
Nantucket, MA

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HDC1.6

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1954



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.7

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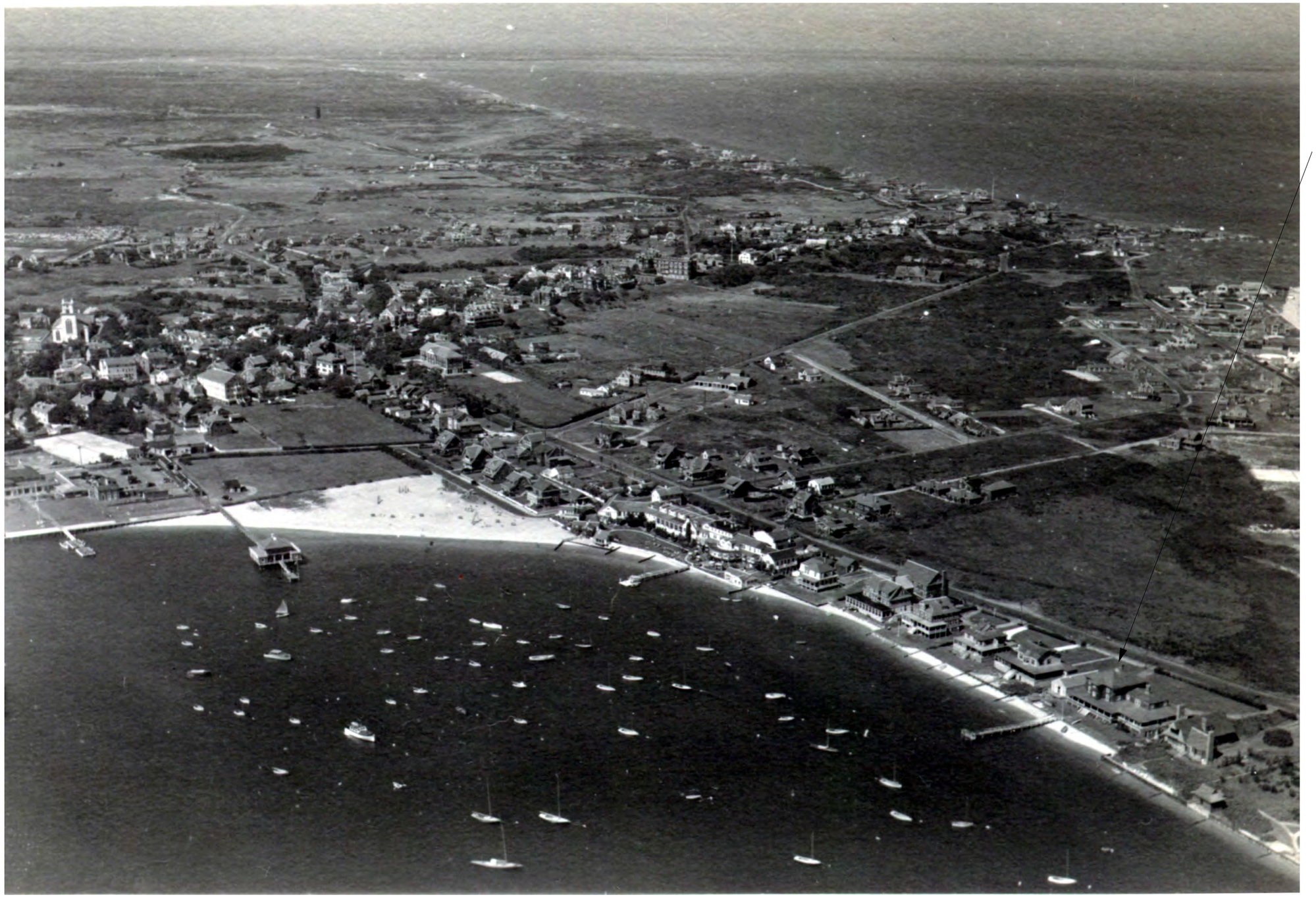

1940s
Original house
Demolished ~1948

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Nantucket, MA

42.1.4 / 17

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HDC

HDC1.8

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1940
Original house

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

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HDC

HDC1.9

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32 Easton St
Nantucket, MA

42.1.4 / 17

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HDC

HDC1.10

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32 Easton St
Nantucket, MA

42.1.4 / 17

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HDC

HDC1.11

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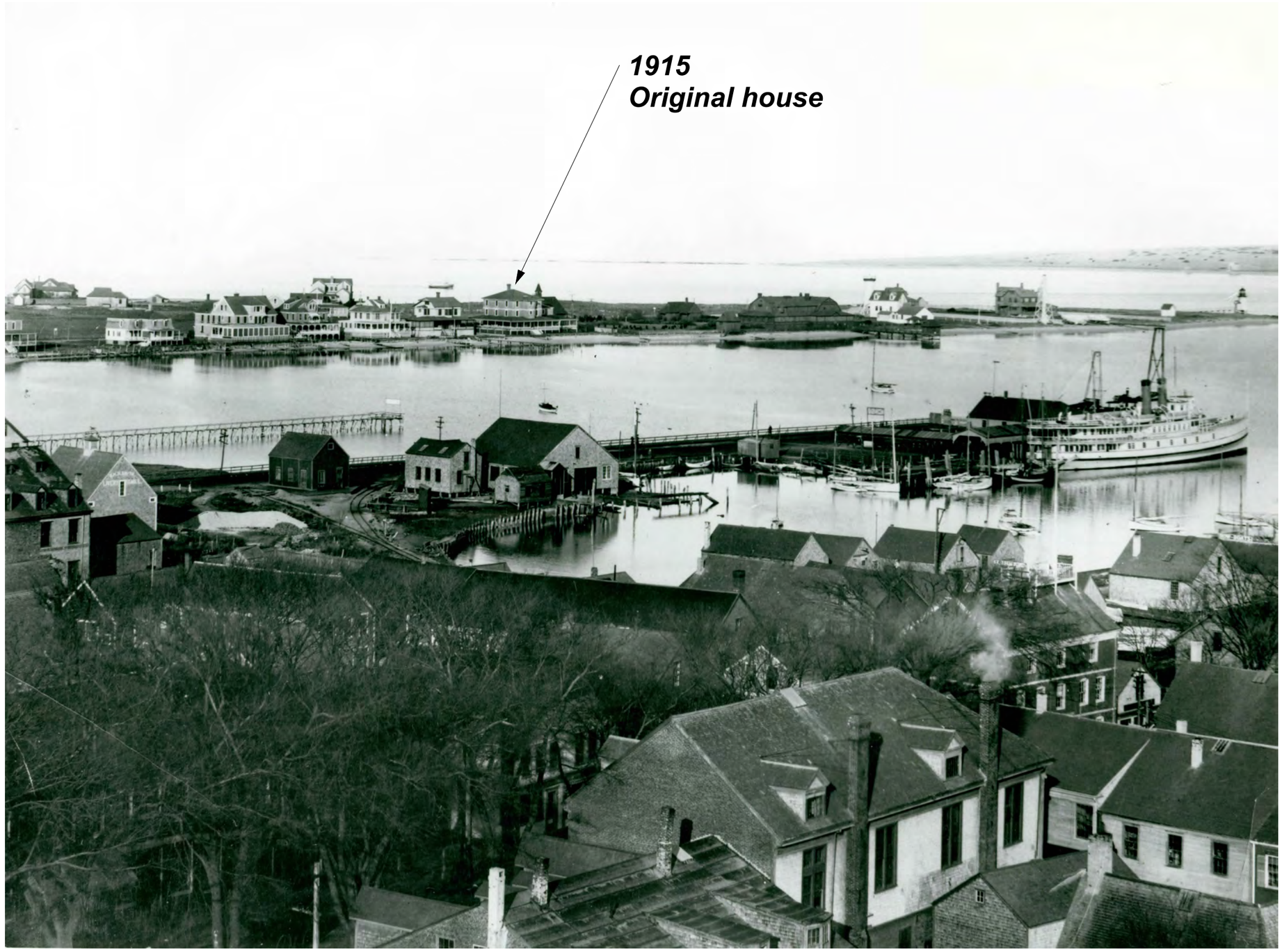

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

No.	Description	Date
1	HDC Submission	2024.06.17

HDC1.12

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1900
Original house



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
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HDC

HDC1.13

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Nantucket, MA

42.1.4 / 17

No.	Description	Date
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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



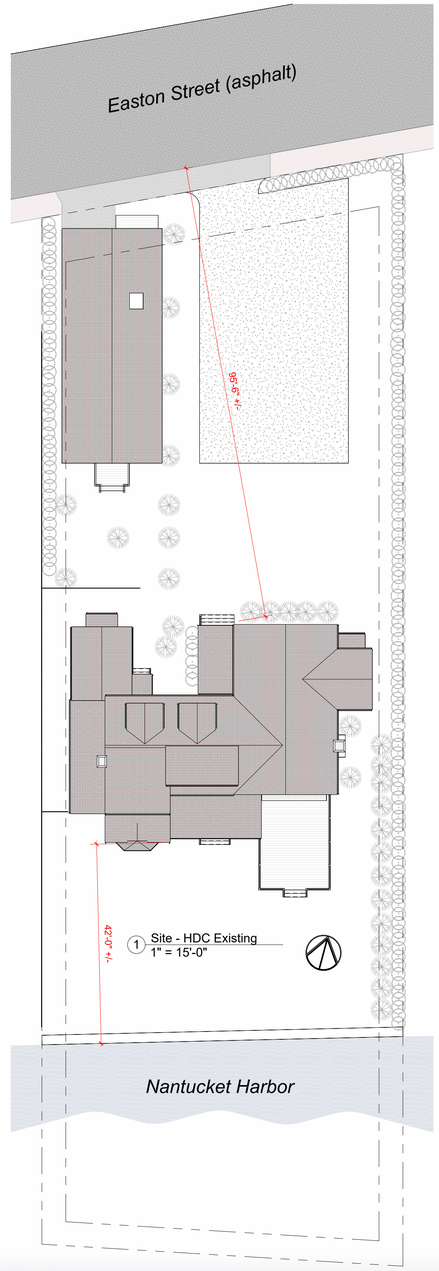
Locus



Aerial


Harbor View


Street View





HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead 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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ARCHITECTS

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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

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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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

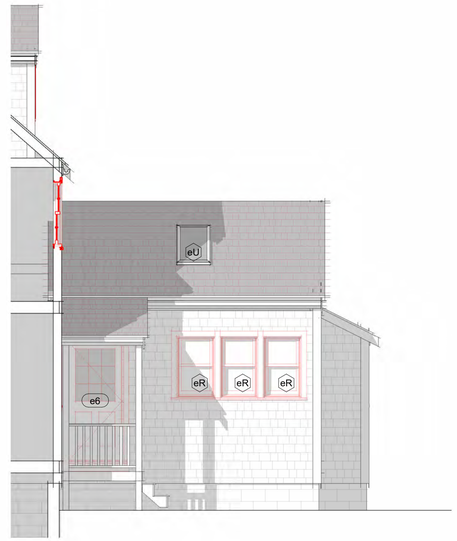
Elevations South

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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Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

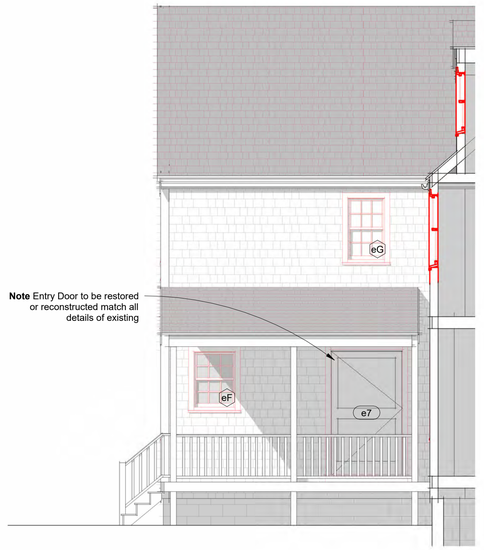
Elevations East

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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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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Owner
Ducks Crossing LLC

Project
Lead Remediation

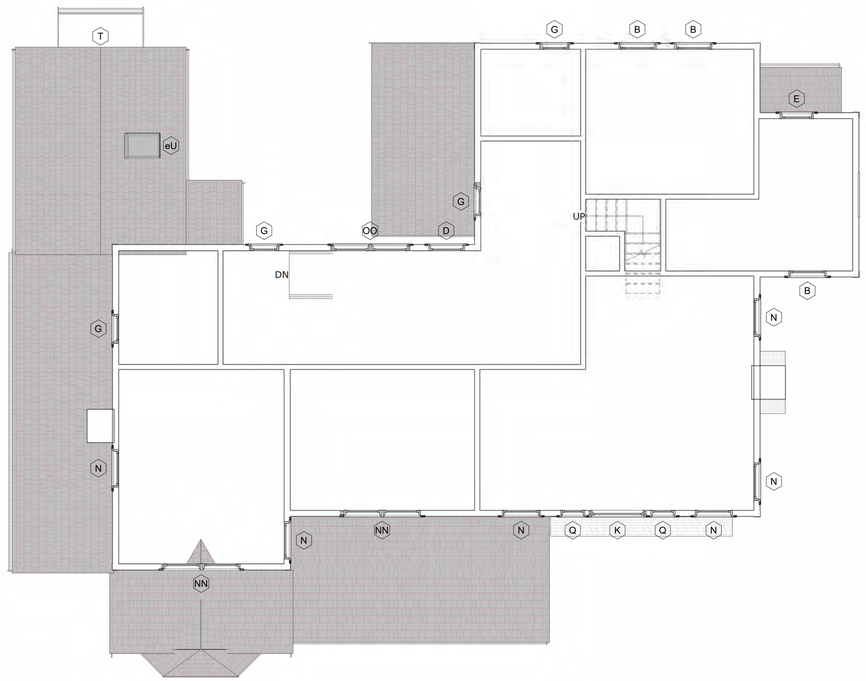
Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
House

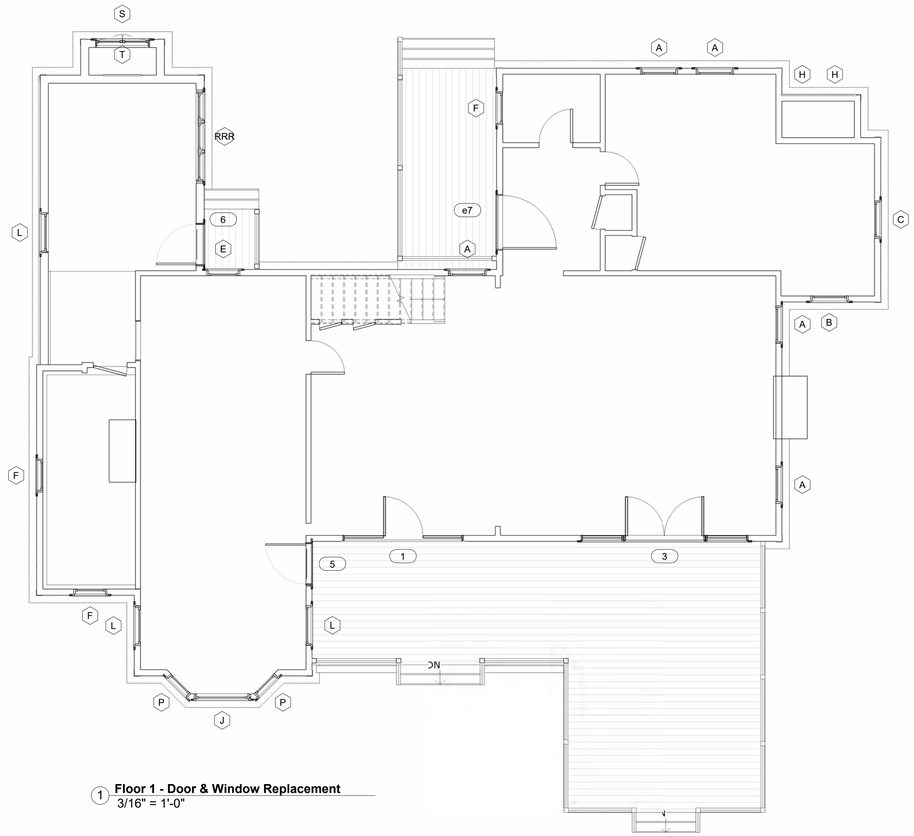
#	Description	Date
2	HDC Submission	2024.06.17

Doors & Windows Schedule

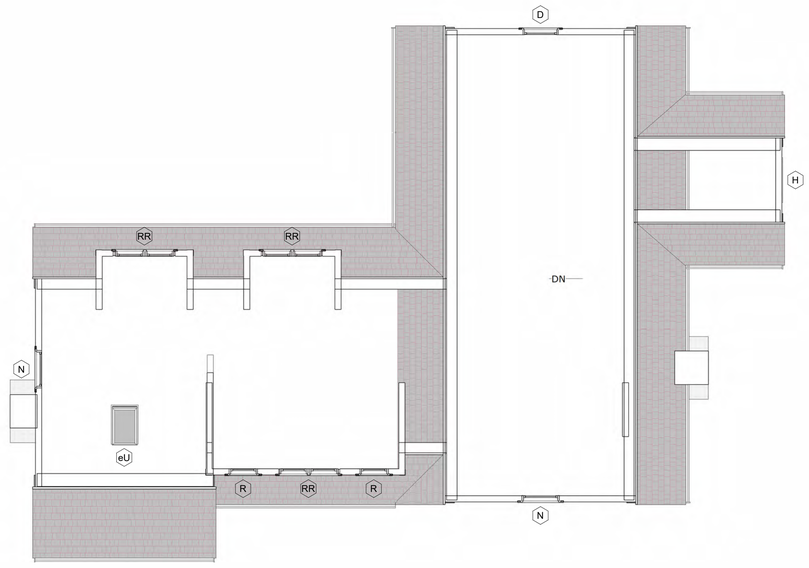
HDC1.5



2 **Floor 2 - Door & Window Replacement**
3/16" = 1'-0"



1 **Floor 1 - Door & Window Replacement**
3/16" = 1'-0"



3 **Floor 3 - Door & Window Replacement**
3/16" = 1'-0"

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 6/17/2024 9:47:17 AM

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Plans

HDC1.6

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 1.4

Street & Number of Proposed Work: 55 BURNELL STREET

Owner of record: NOTLIH LLC

Mailing Address: 31A OCEAN AVENUE
SIASCONSET, MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 800 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: NEW IN-GROUND POOL - 40'X20' WITH AUTO-COVER

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: Pool Equipment
Type: 4' H NTW BOARD
Length: 6' X 8'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type SHELL DRIVE Material 36' X 24'

Hardscape materials: Driveways BELGIAN APRON Walkways CUT GRANITE Patios CUT GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

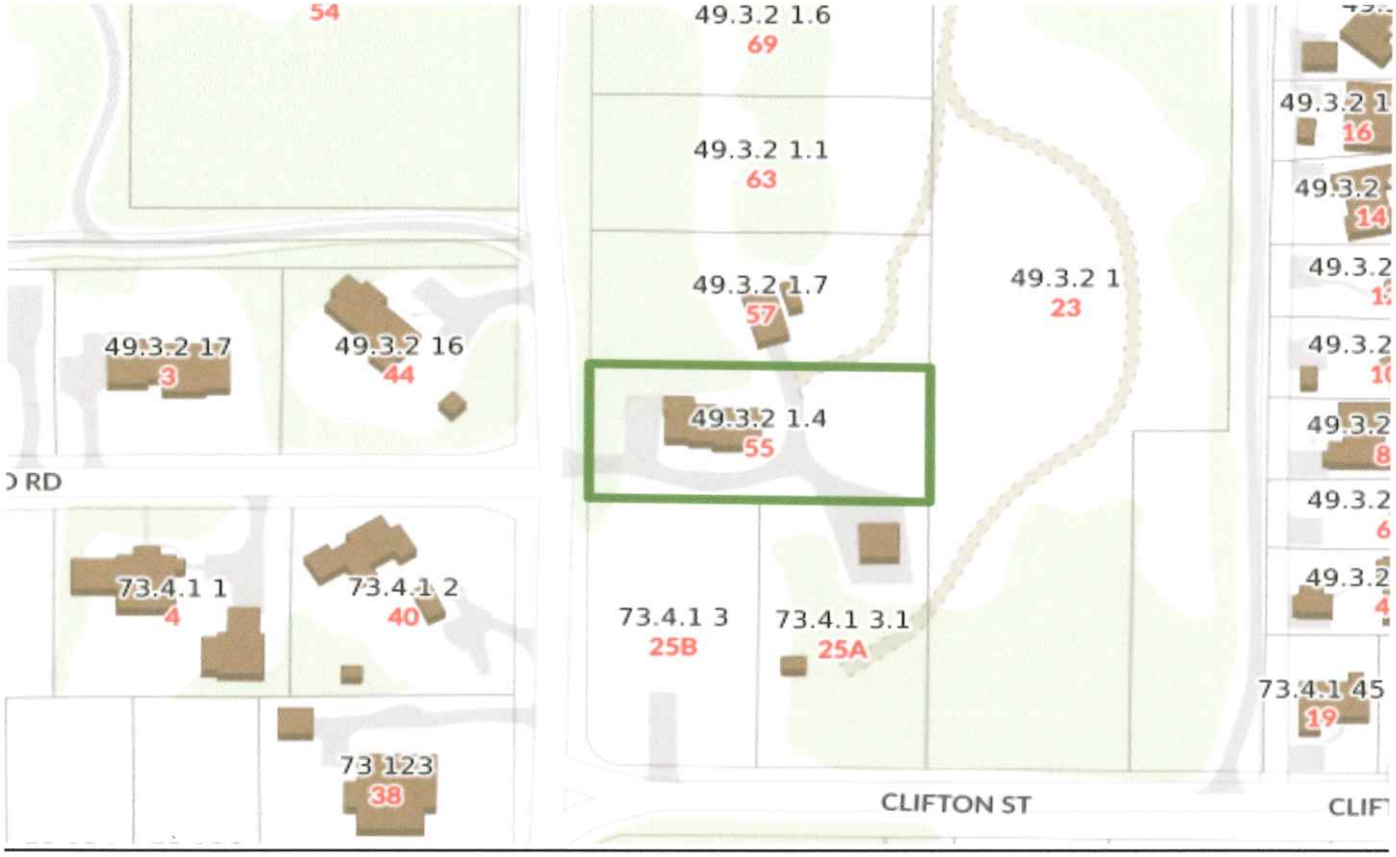
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

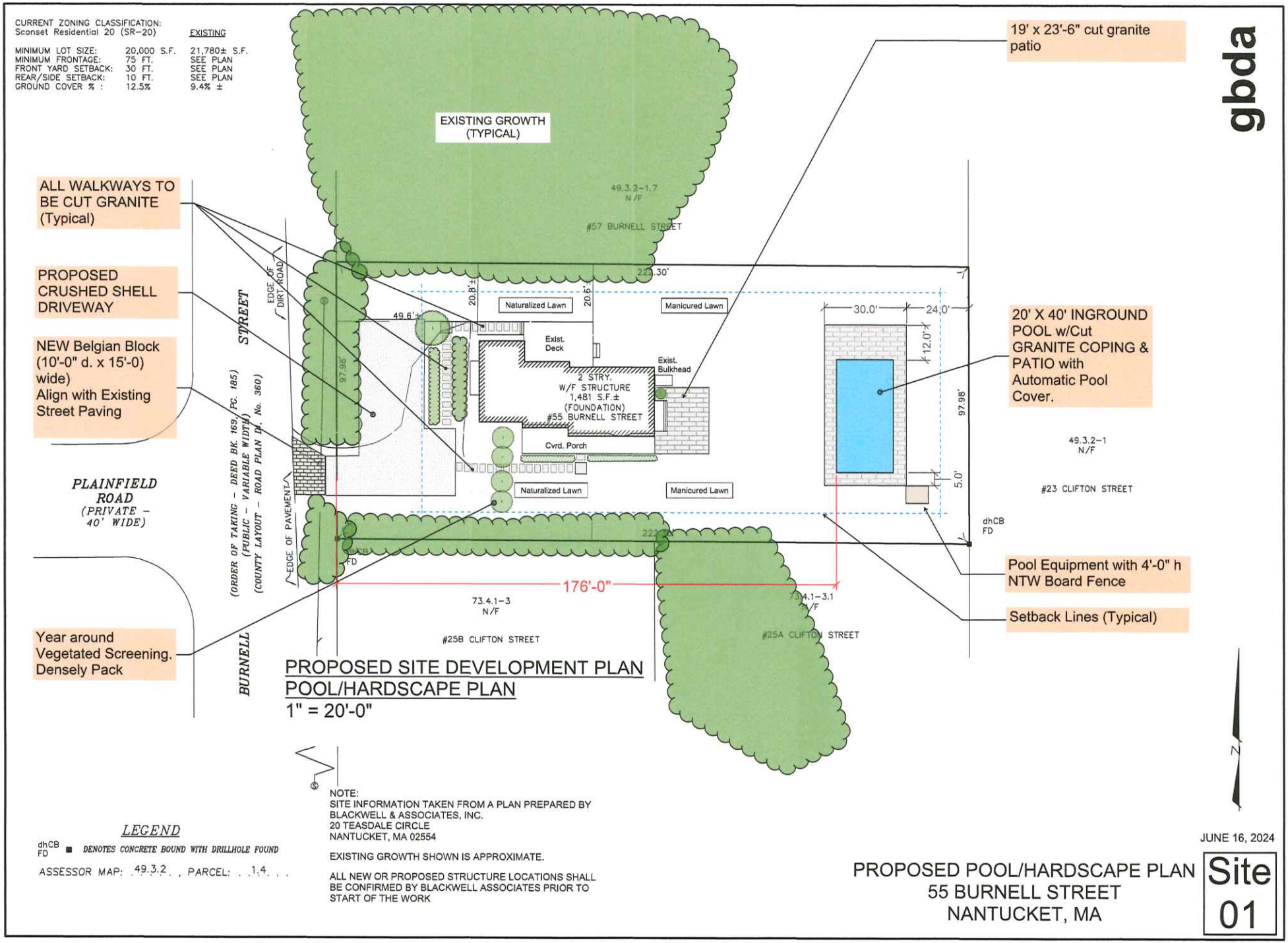
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

FROM BURNELL STREET






CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)
EXISTING
MINIMUM LOT SIZE: 20,000 S.F. 21,780± S.F.
MINIMUM FRONTAGE: 75 FT. SEE PLAN
FRONT YARD SETBACK: 30 FT. SEE PLAN
REAR/SIDE SETBACK: 10 FT. SEE PLAN
GROUND COVER % : 12.5% 9.4% ±
EXISTING GROWTH (TYPICAL)
ALL WALKWAYS TO BE CUT GRANITE (Typical)
PROPOSED CRUSHED SHELL DRIVEWAY
NEW Belgian Block (10'-0" d. x 15'-0) wide)
Align with Existing Street Paving
PLAINFIELD ROAD
(PRIVATE - 40' WIDE)
(ORDER OF TAKING - DEED BK. 169, PG. 185)
(PUBLIC - VARIABLE WIDTH)
(COUNTY LAYOUT - ROAD PLAN DY. No. 360)
BURNELL STREET
EDGE OF DIRT ROAD
EDGE OF PAVEMENT
Year around Vegetated Screening. Densely Pack
49.3.2-1.7
N/F
#57 BURNELL STREET
222.30'
49.6'±
20.8'±
20.6'
Naturalized Lawn
Manicured Lawn
Exist. Deck
Exist. Bulkhead
2 STRY.
W/F STRUCTURE
1,481 S.F.±
(FOUNDATION)
#55 BURNELL STREET
Cvrd. Porch
97.98'
Naturalized Lawn
Manicured Lawn
222.30'
dhCB
FD
176'-0"
73.4.1-3
N/F
#25B CLIFTON STREET
73.4.1-3.1
N/F
#25A CLIFTON STREET
19' x 23'-6" cut granite patio
30.0'
24.0'
12.0'
20' X 40' INGROUND POOL w/Cut GRANITE COPING & PATIO with Automatic Pool Cover.
97.98'
5.0'
49.3.2-1
N/F
#23 CLIFTON STREET
dhCB
FD
Pool Equipment with 4'-0" h NTW Board Fence
Setback Lines (Typical)
PROPOSED SITE DEVELOPMENT PLAN
POOL/HARDSCAPE PLAN
1" = 20'-0"
N
NOTE:
SITE INFORMATION TAKEN FROM A PLAN PREPARED BY
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MA 02554
EXISTING GROWTH SHOWN IS APPROXIMATE.
ALL NEW OR PROPOSED STRUCTURE LOCATIONS SHALL BE CONFIRMED BY BLACKWELL ASSOCIATES PRIOR TO START OF THE WORK
LEGEND
dhCB FD ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
ASSESSOR MAP: 49.3.2 , PARCEL: 1.4
gbda
JUNE 16, 2024
PROPOSED POOL/HARDSCAPE PLAN
55 BURNELL STREET
NANTUCKET, MA
Site 01

VIEW FROM BURNELL STREET

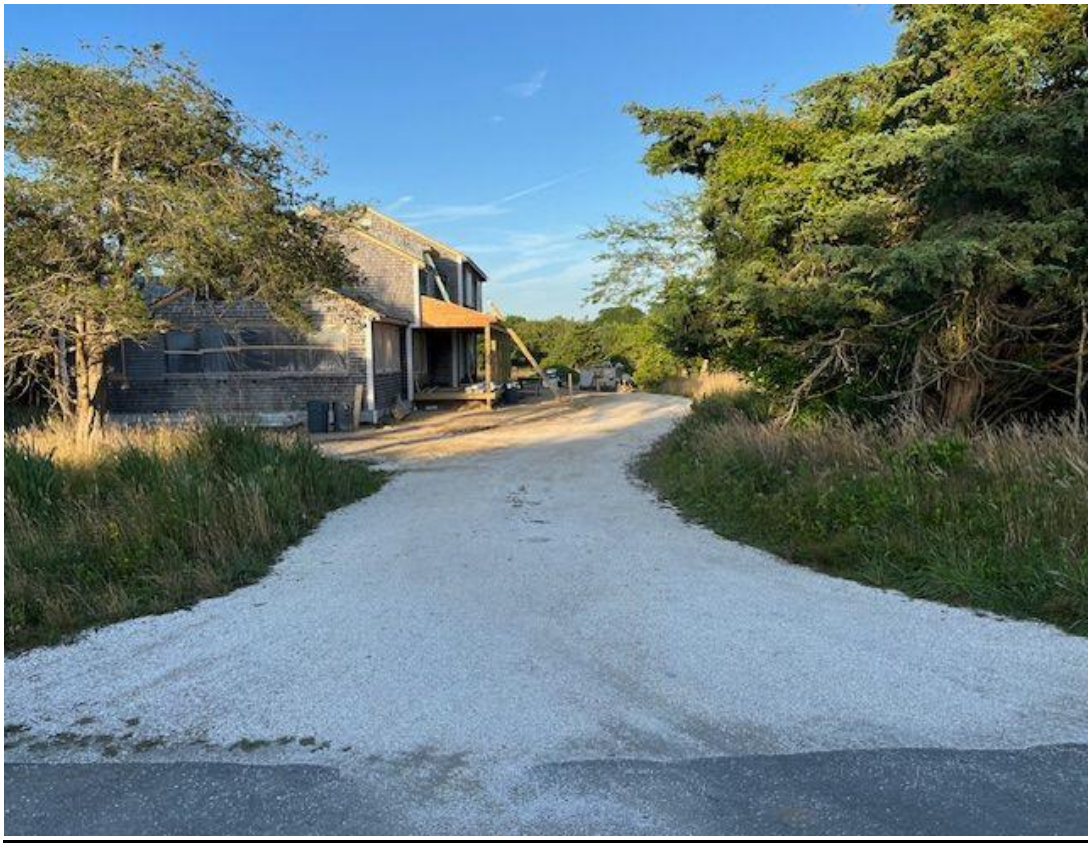








55 BURNELL STREET – POOL





CERTIFICATE NO: _____ DATE ISSUED: _____

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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°: 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.

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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

Legend

- Town Overlay District
- Country Overlay District
  (Includes Great Point and Smith's Point)

COATUE AV
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
EEL POINT RD
TROTTS HILLS RD
CAPAUM POND RD
WANNACOMET RD
MADAKET RD

Data Sources:

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2006.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

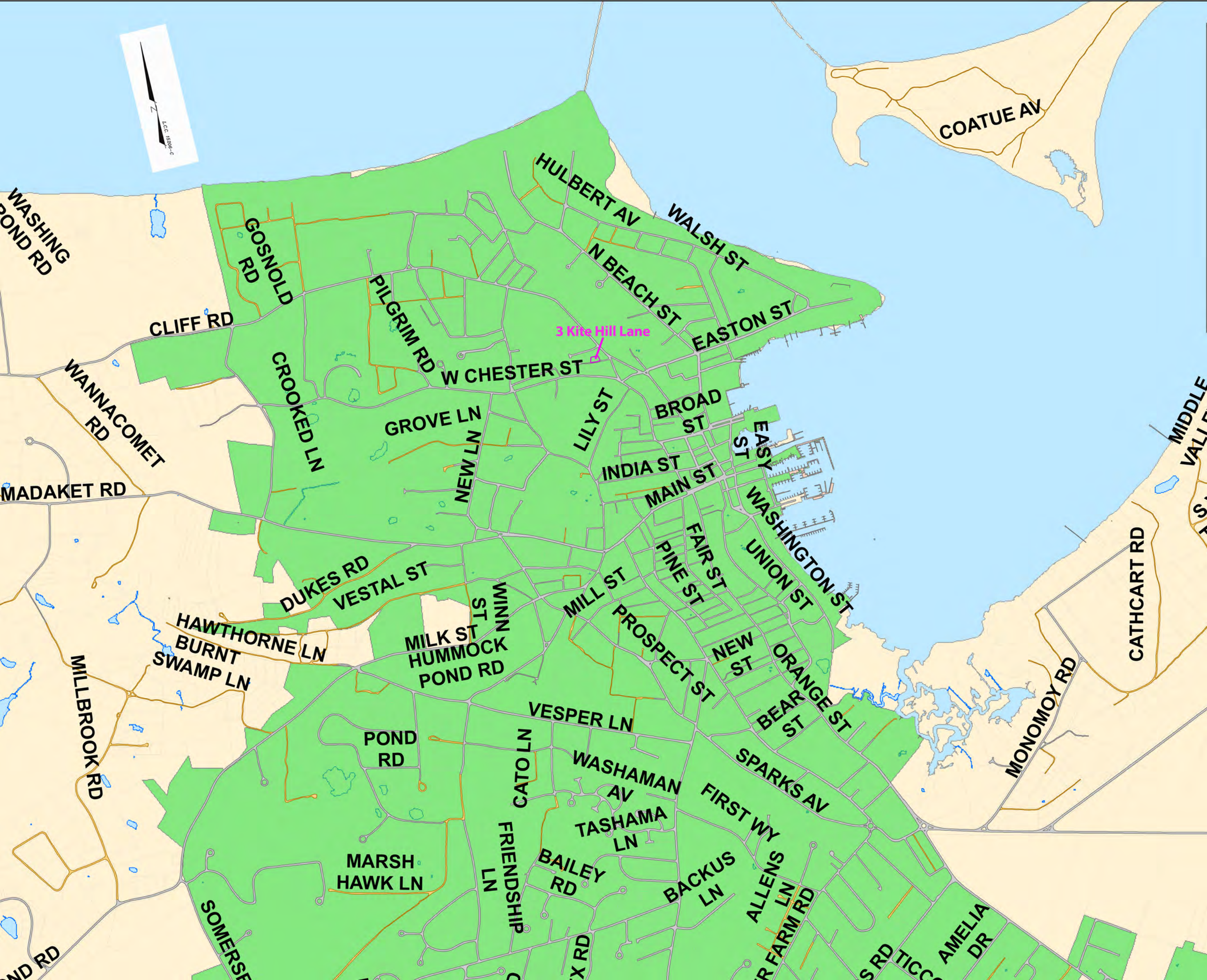
May 18, 2018

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554


COATUE AV
HULBERT AV
WALSH ST
WASHING POND RD
GOSNOLD RD
N BEACH ST
EASTON ST
PILGRIM RD
CLIFF RD
3 Kite Hill Lane
W CHESTER ST
CROOKED LN
WANNACOMET RD
GROVE LN
NEW LN
LILY ST
BROAD ST
EASY ST
INDIA ST
MAIN ST
WASHINGTON ST
MADAKET RD
DUKES RD
VESTAL ST
WINN ST
MILL ST
PINE ST
FAIR ST
UNION ST
HAWTHORNE LN
BURNT SWAMP LN
MILK ST
HUMMOCK POND RD
PROSPECT ST
NEW ST
ORANGE ST
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 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: _____

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE

3 KITE HILL LANE, NANTUKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: pplanche@swaponz.com SWAPONZ.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 340 FT2 ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder: *Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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.

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

Legend

- Town Overlay District
- Country Overlay District
  (Includes Great Point and Smith's Point)

COATUE AV
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
EEL POINT RD
TROTTS HILLS RD
CAPAUM POND RD
WANNACOMET RD
MADAKET RD

Data Sources:

The planimetric data on this mapsheet is based primarily upon interpretation of April, 2003 aerial photography. It was compiled to meet the ASPRS Standard for Class I Map Accuracy for 1"=100' scale maps.

The parcel boundaries are based primarily upon the Tax Assessor's data through December, 2006.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.

Town of Nantucket - GIS Mapsheet

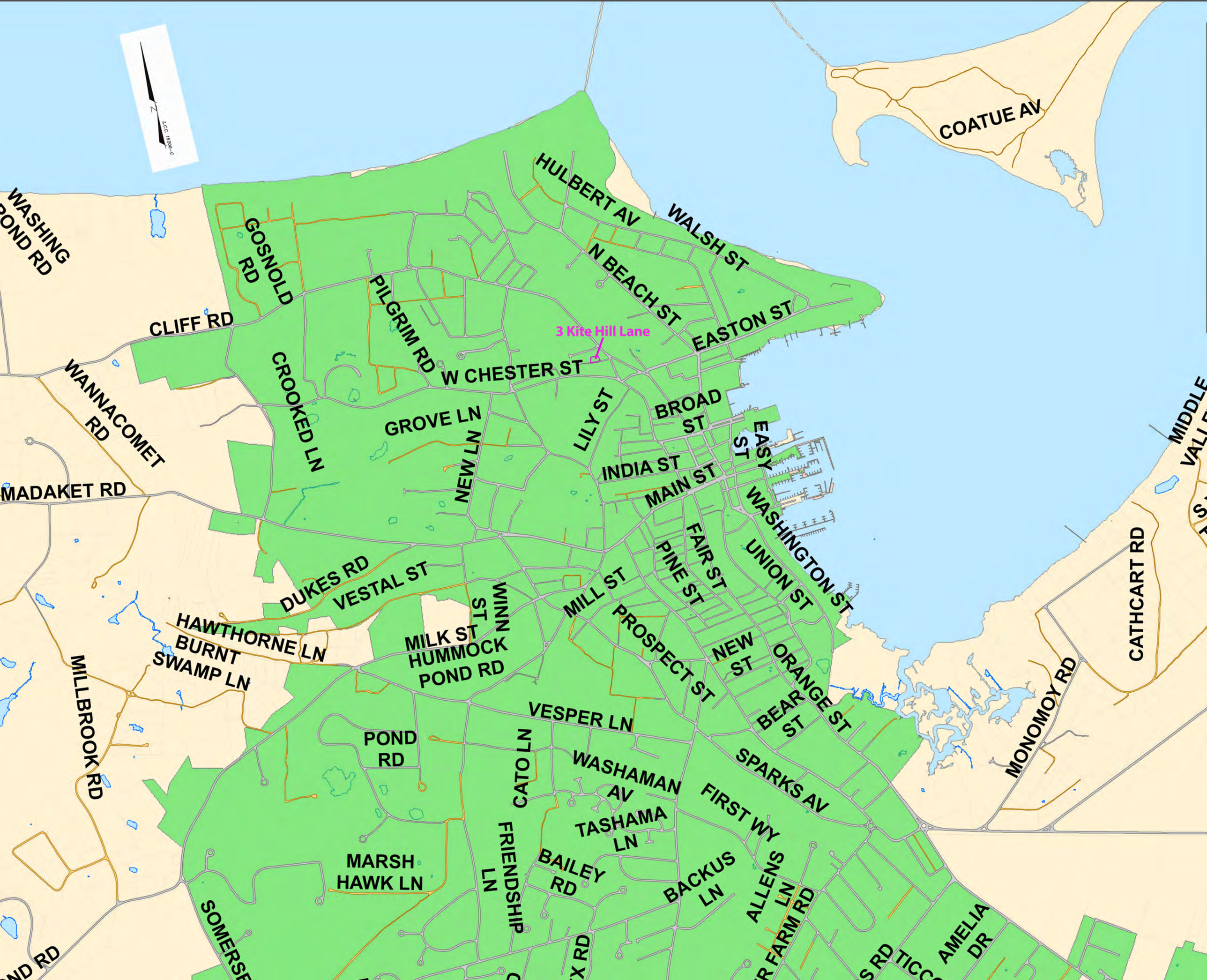
May 18, 2018

Nantucket governmental agencies will not necessarily approve applications based soley on GIS data. Applicants for permits and licensesmust inquire of the relevant agency for applicable requiements.

The presence of information of this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554


COATUE AV
HULBERT AV
WALSH ST
WASHING POND RD
GOSNOLD RD
N BEACH ST
EASTON ST
PILGRIM RD
CLIFF RD
3 Kite Hill Lane
W CHESTER ST
CROOKED LN
WANNACOMET RD
GROVE LN
NEW LN
LILY ST
BROAD ST
EASY ST
INDIA ST
MAIN ST
WASHINGTON ST
MADAKET RD
DUKES RD
VESTAL ST
WINN ST
MILL ST
PINE ST
FAIR ST
UNION ST
HAWTHORNE LN
BURNT SWAMP LN
MILK ST
HUMMOCK POND RD
PROSPECT ST
NEW ST
ORANGE ST
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 _____

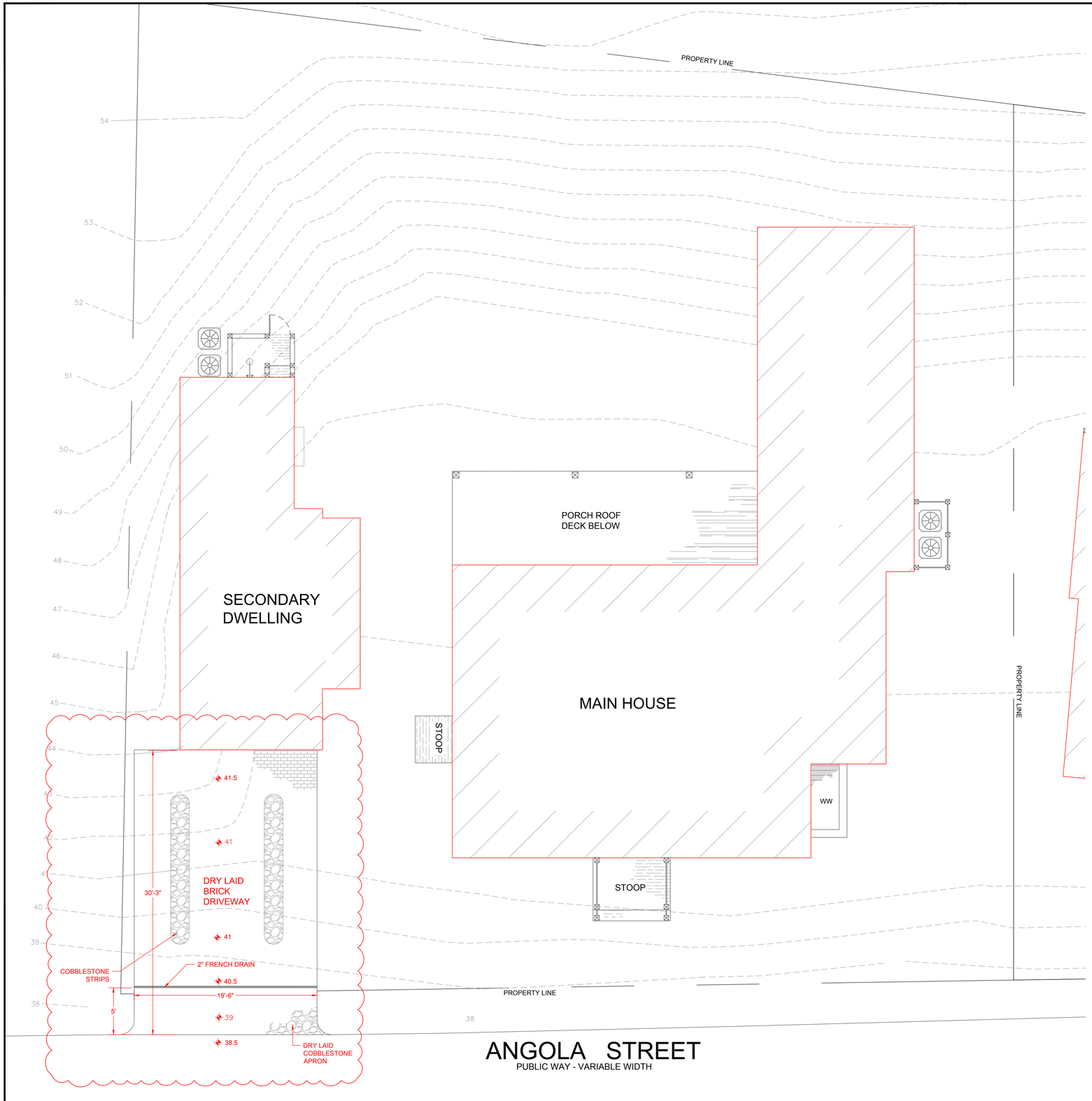
Trim _____ Sash _____ Doors _____

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.

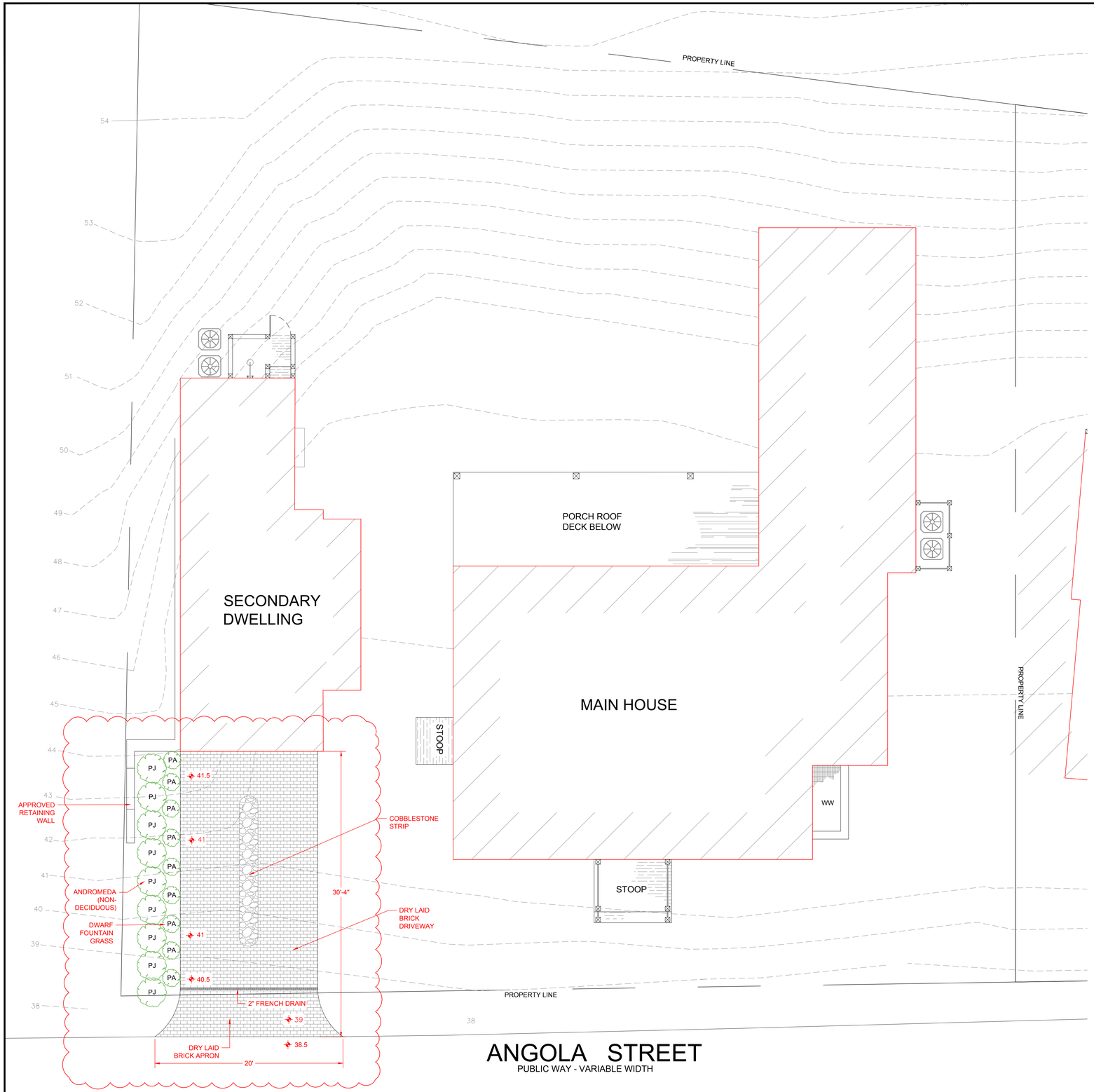
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

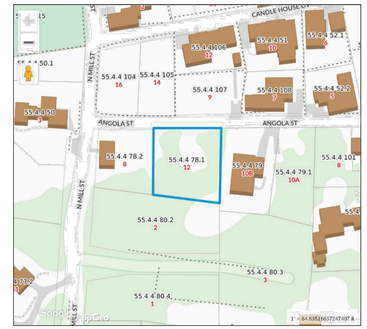
12 Angola Street
PROPOSED DRIVEWAY

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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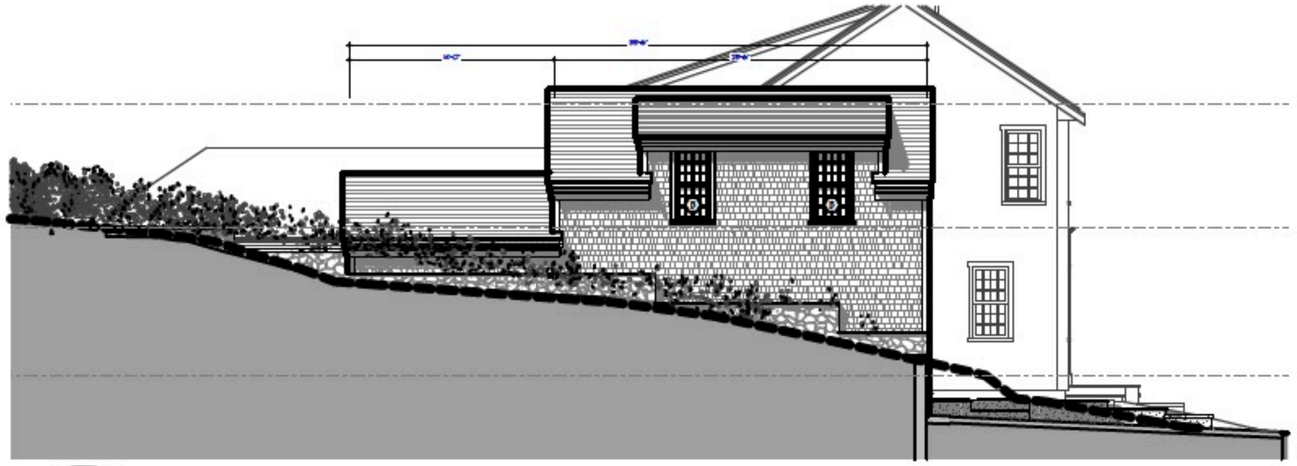
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24
REVISIONS: 6/19/24

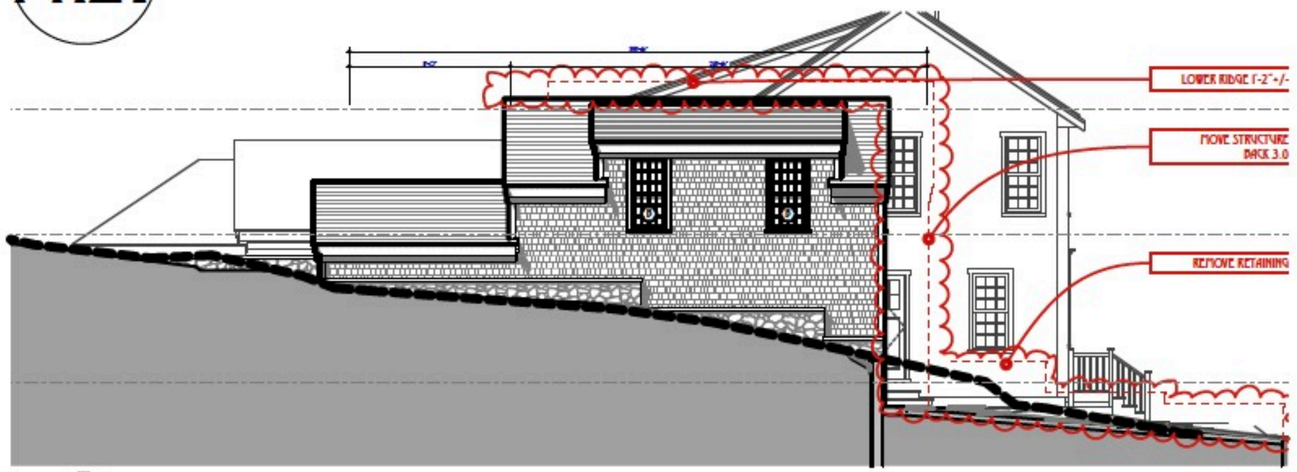
SHEET:
S.1



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

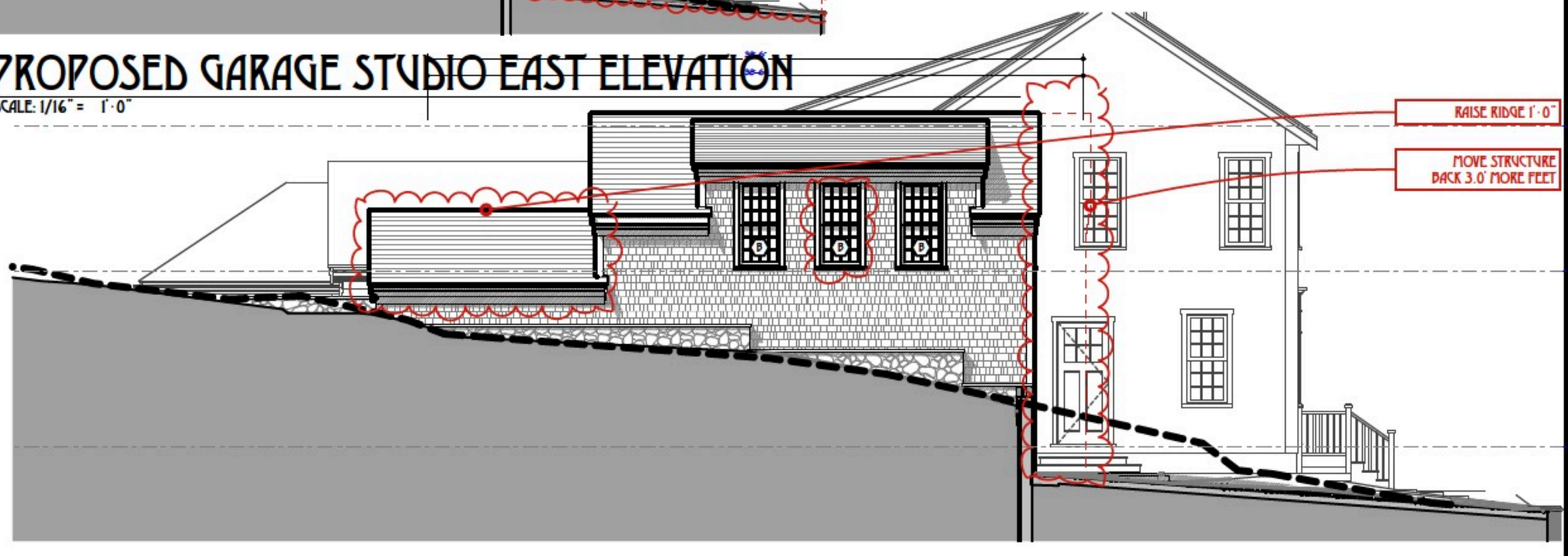
SCALE: 1/16" = 1'-0"



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

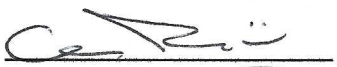
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

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

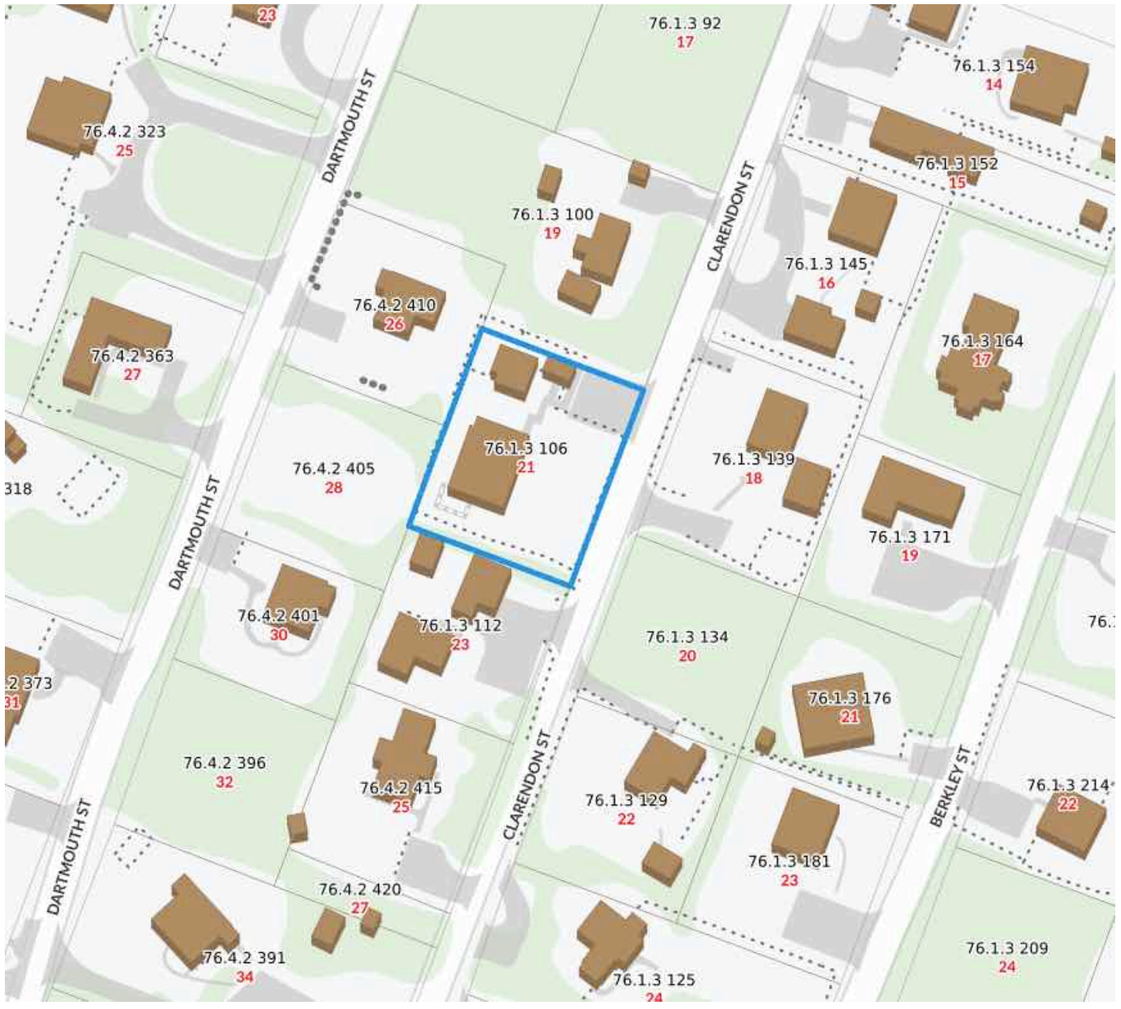
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

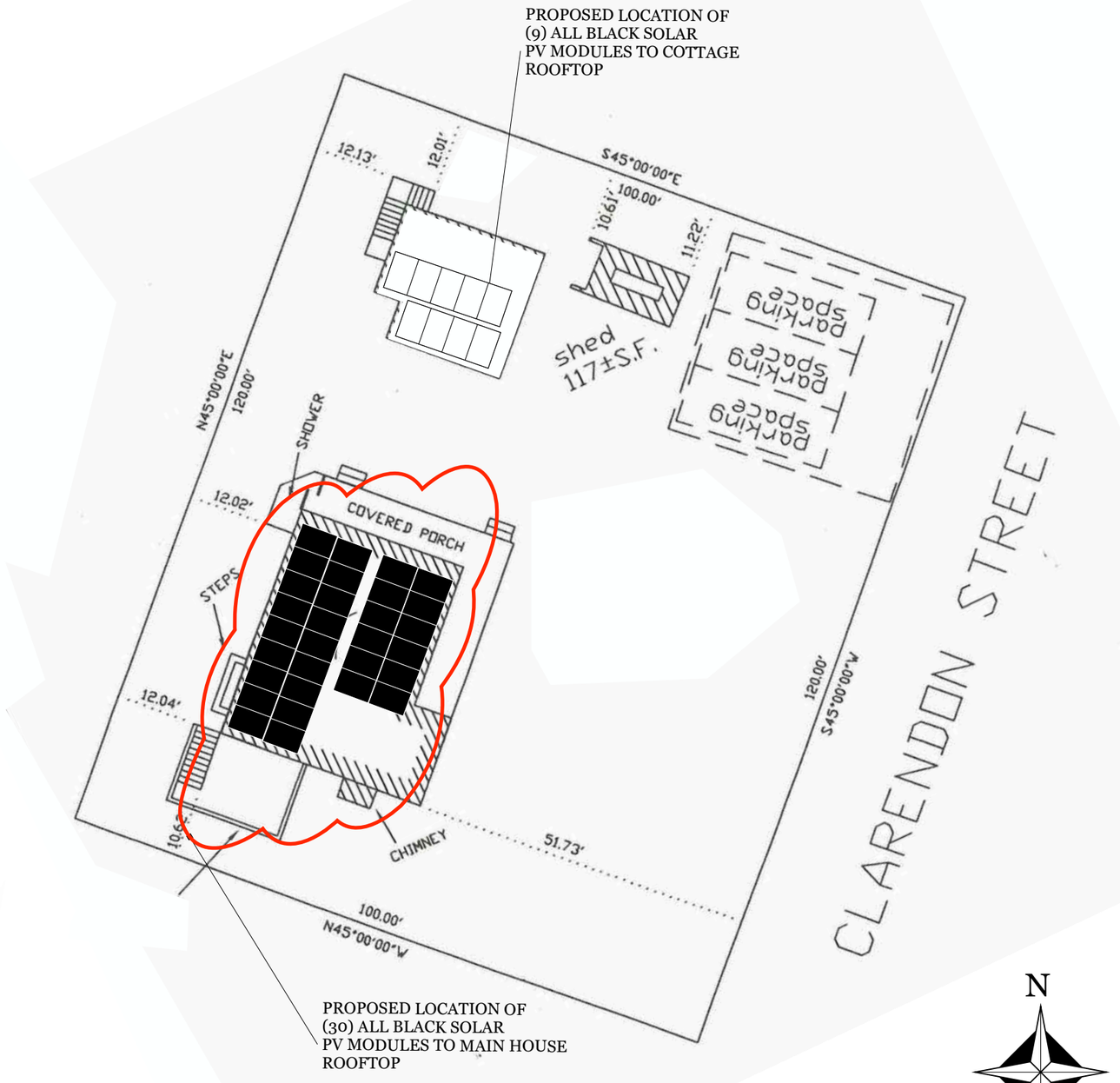
Signature 5/23/24

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”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

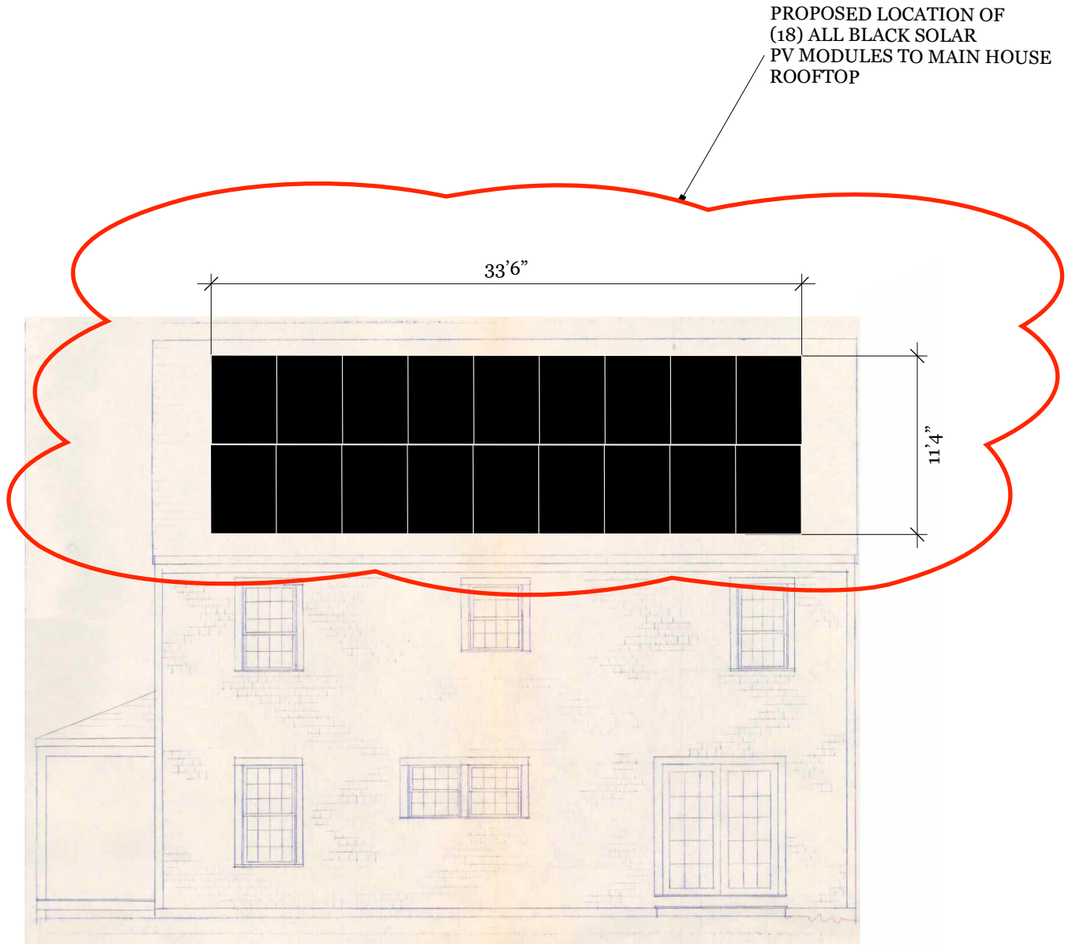
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

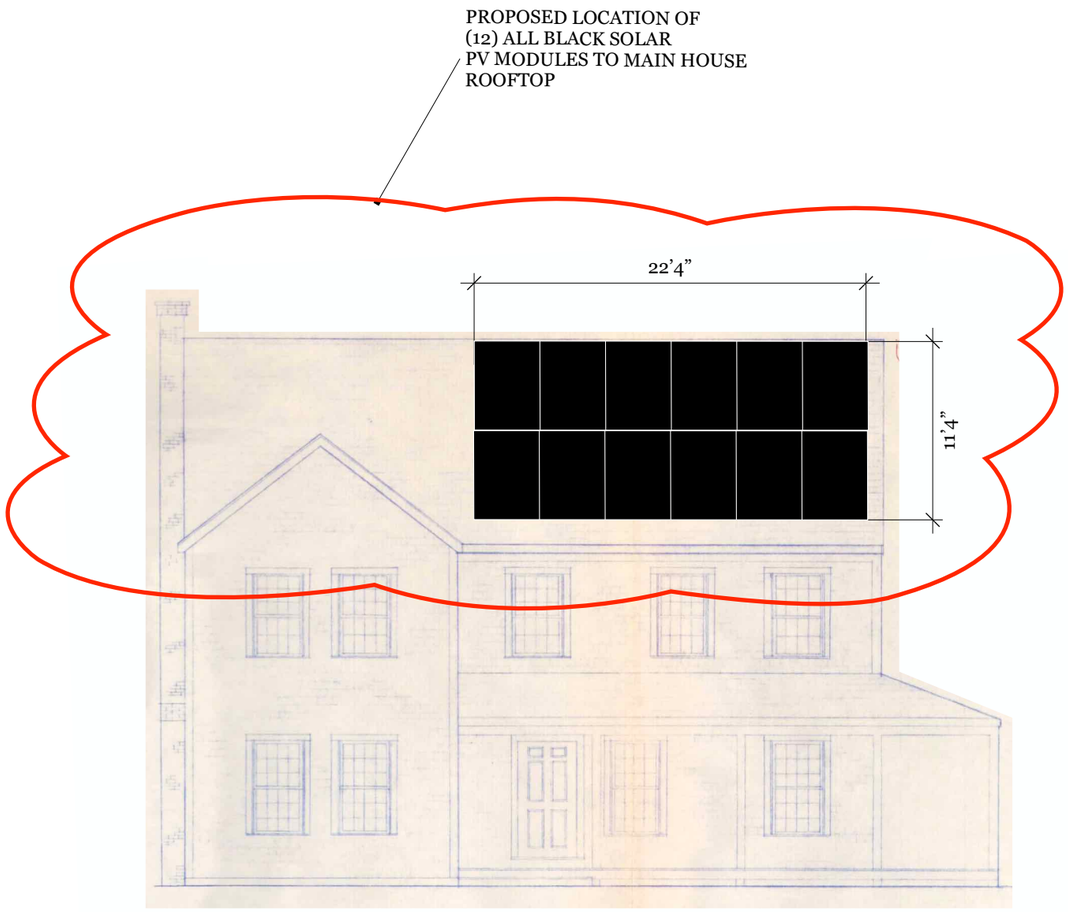
REVISIONS

	MM/DD/YY	REMARKS
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



WEST ELEVATION



EAST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

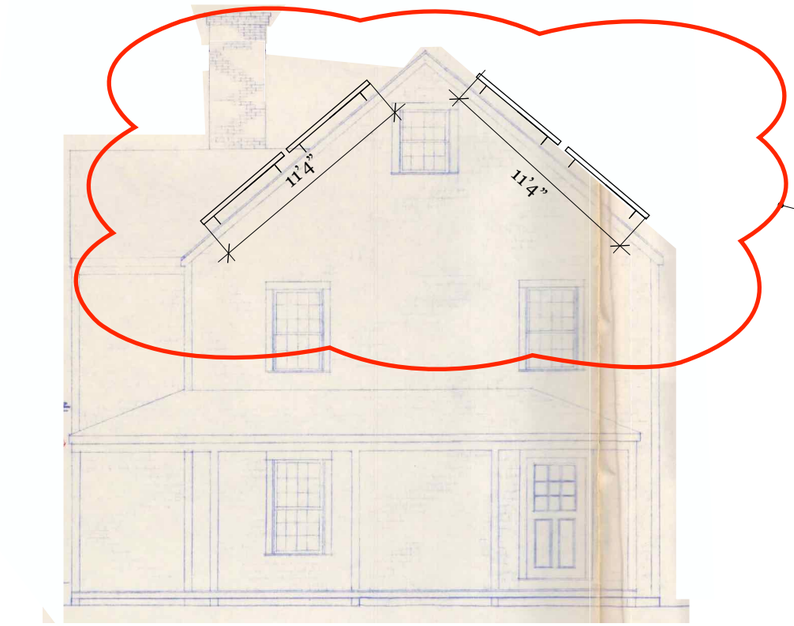
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

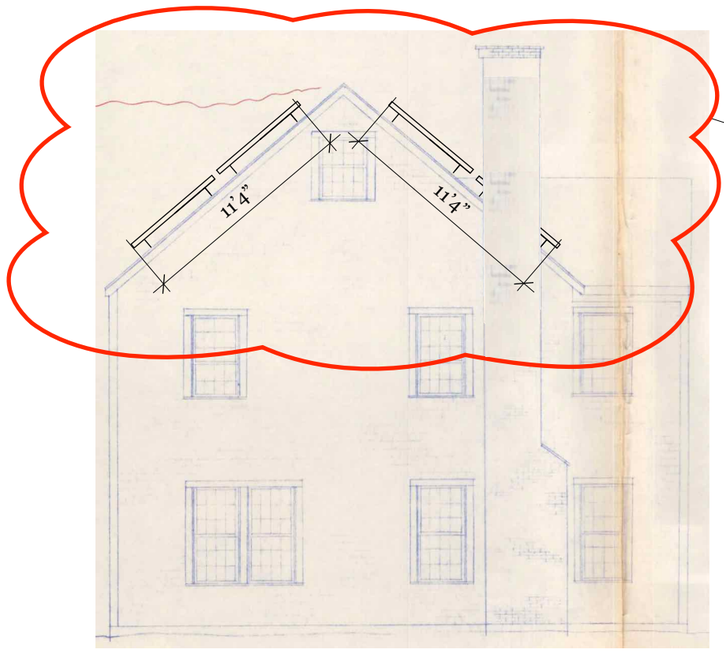
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

NORTH ELEVATION



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

SOUTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
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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

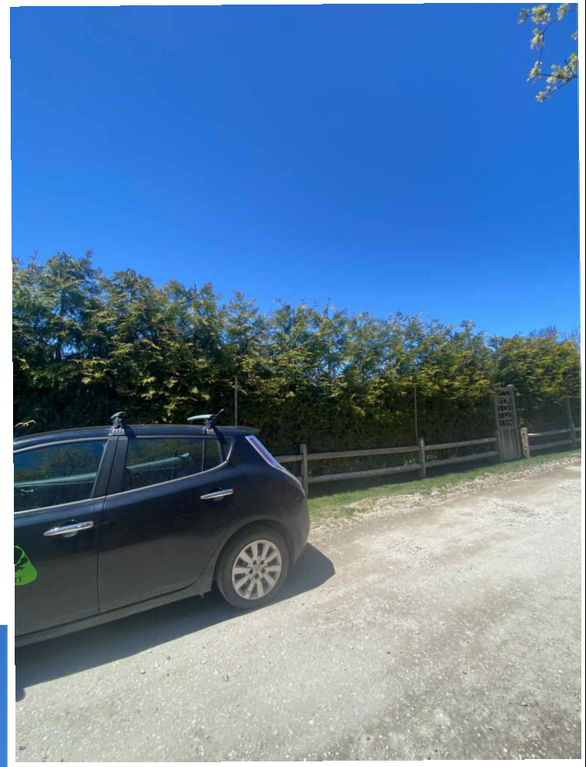


PHOTO B

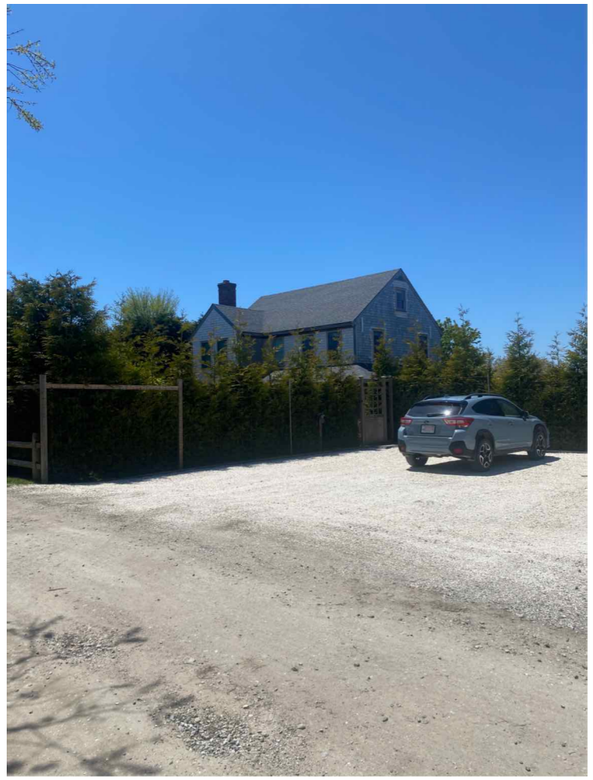


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

qcells

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

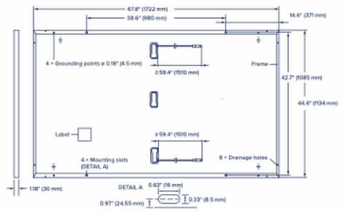
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

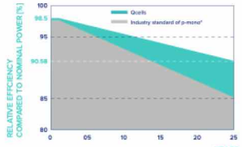


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
Minimum	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
Minimum	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
Minimum	Efficiency[1]	η	[%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
Minimum	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
Minimum	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
Minimum	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
Minimum	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

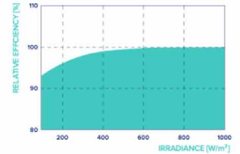


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

C Certified US UL 61730 CE TÜVRheinland CERTIFIED www.tuv.com ID 111120277

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev05_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

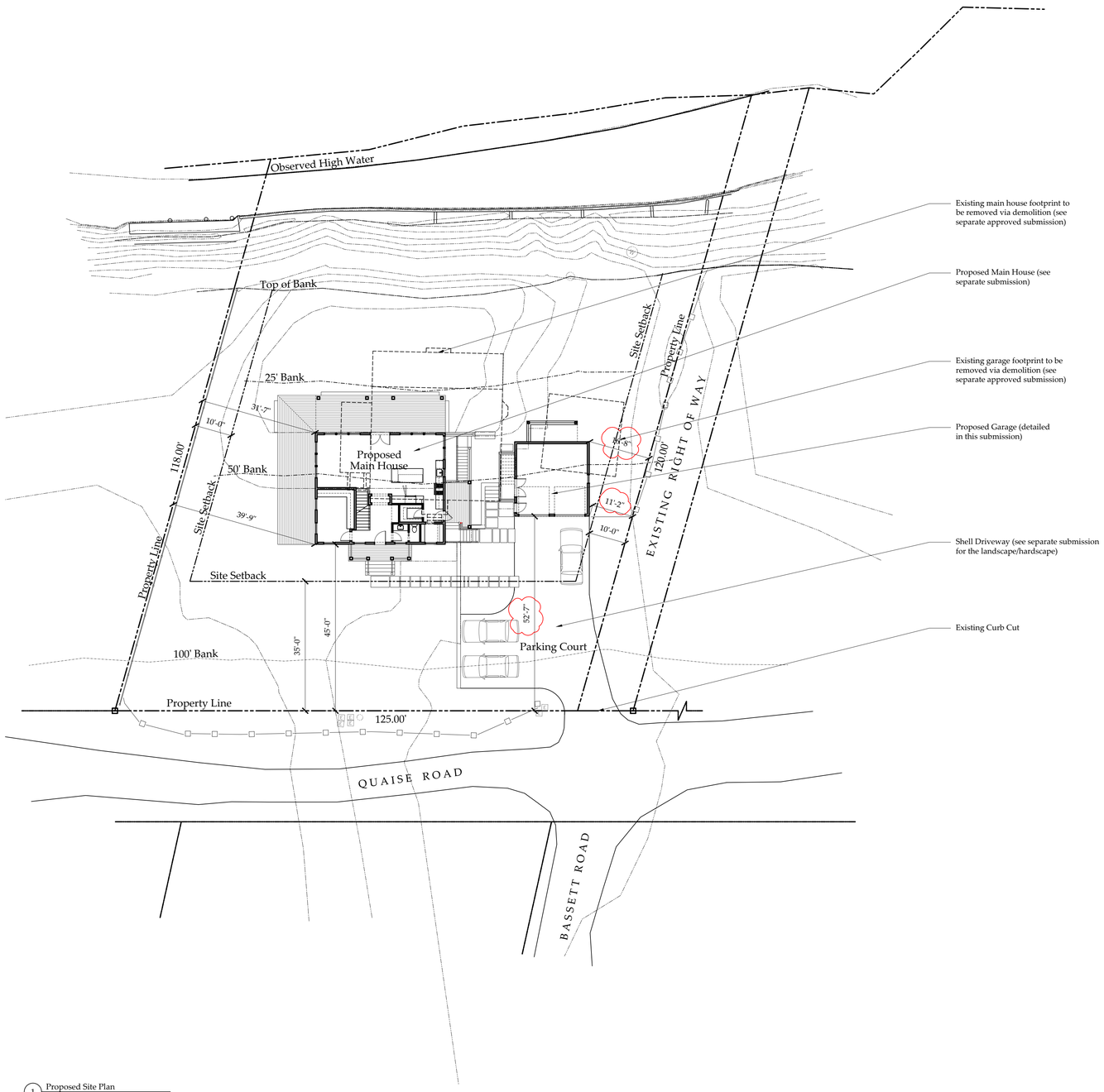
Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

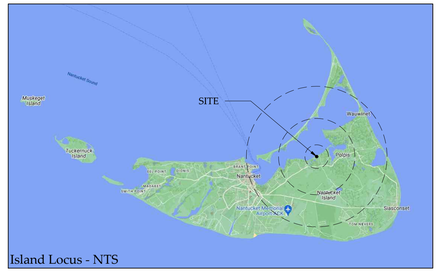
PROPOSED



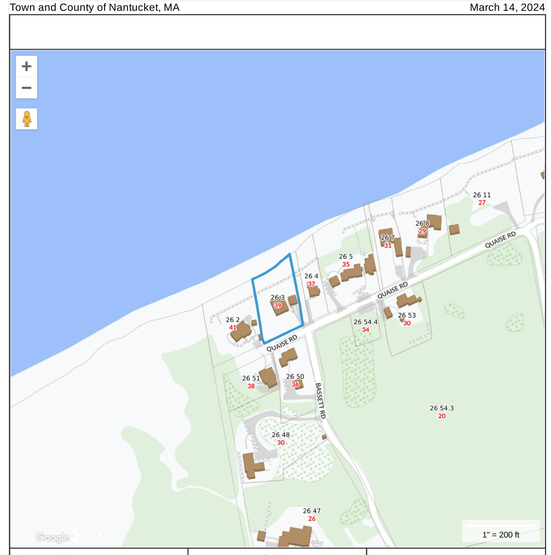
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

Project North True North



Locus Map



Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

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Paoli, PA 19301
610.644.4400

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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

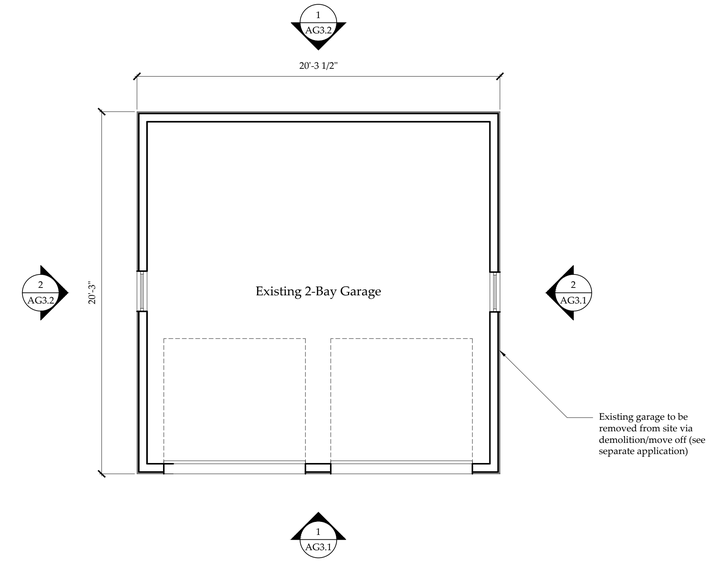
Project number: 23-62

AG1.1

EXISTING

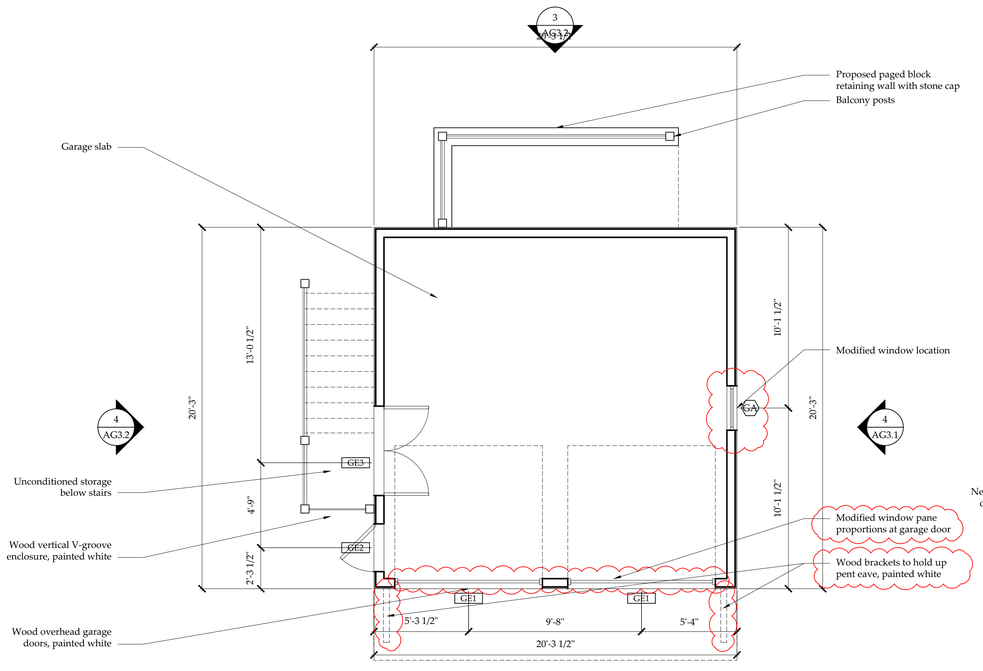
General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

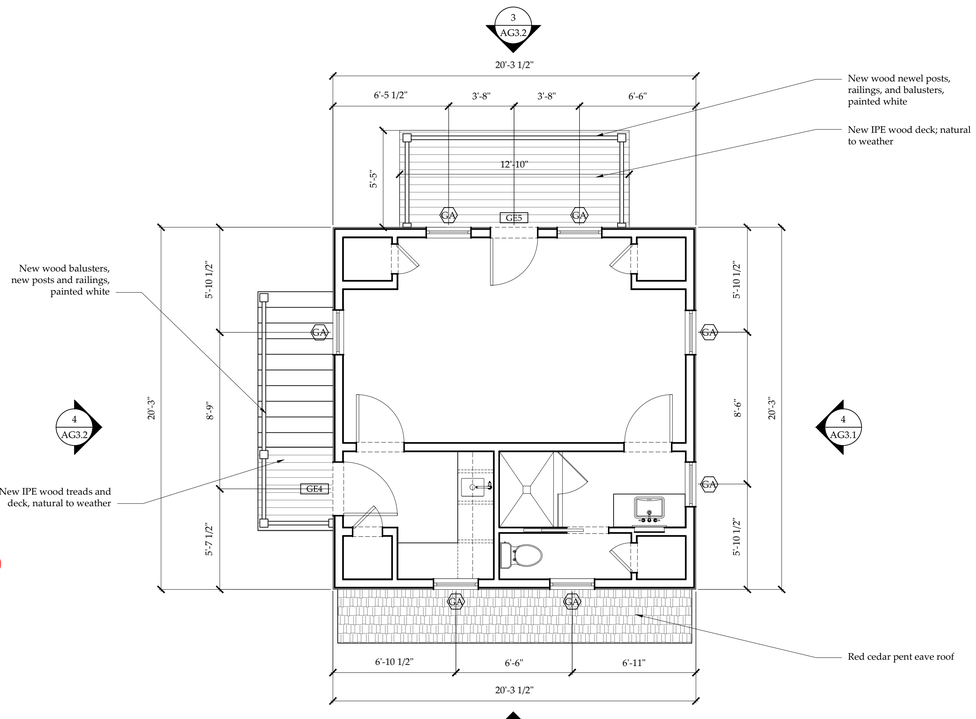


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"

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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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

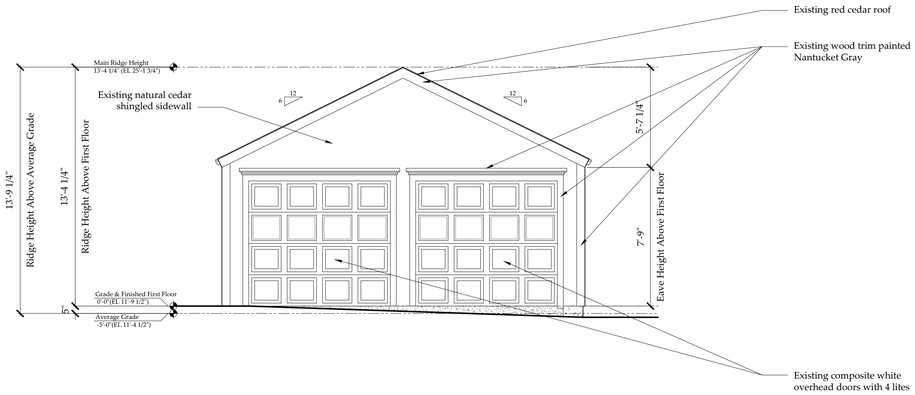
Project number: 23-62

AG2.1

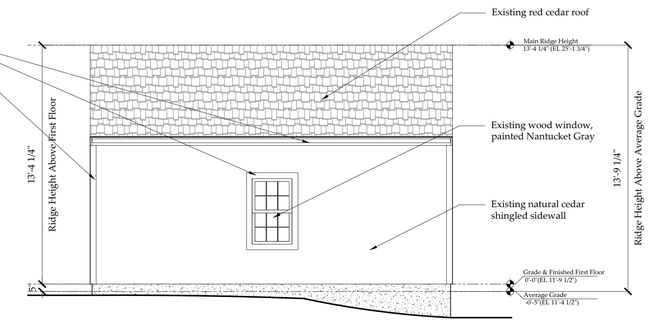
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

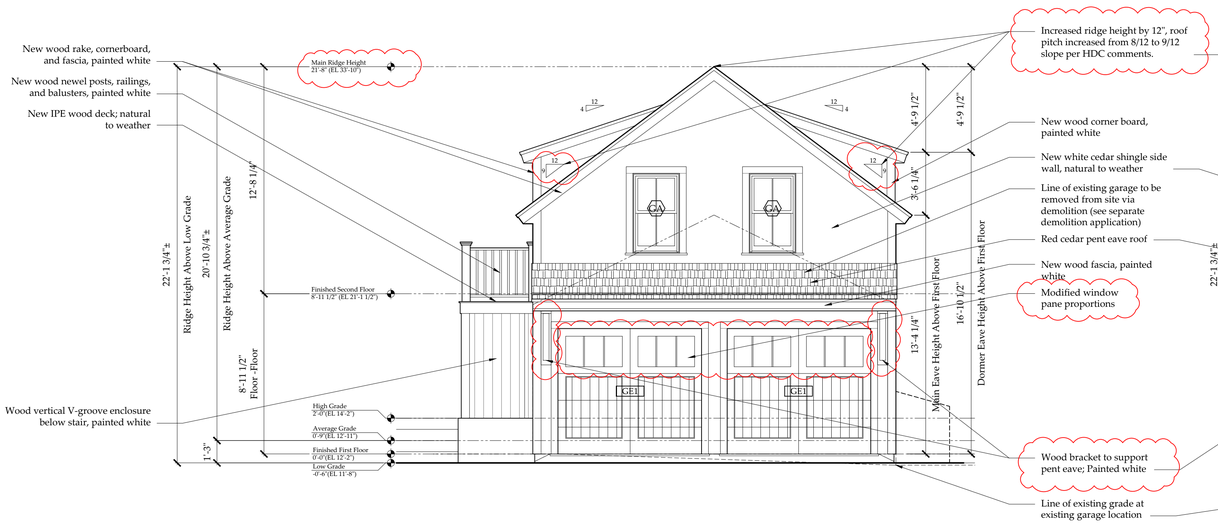


1 Existing Garage South Elevation
Scale: 1/4" = 1'-0"

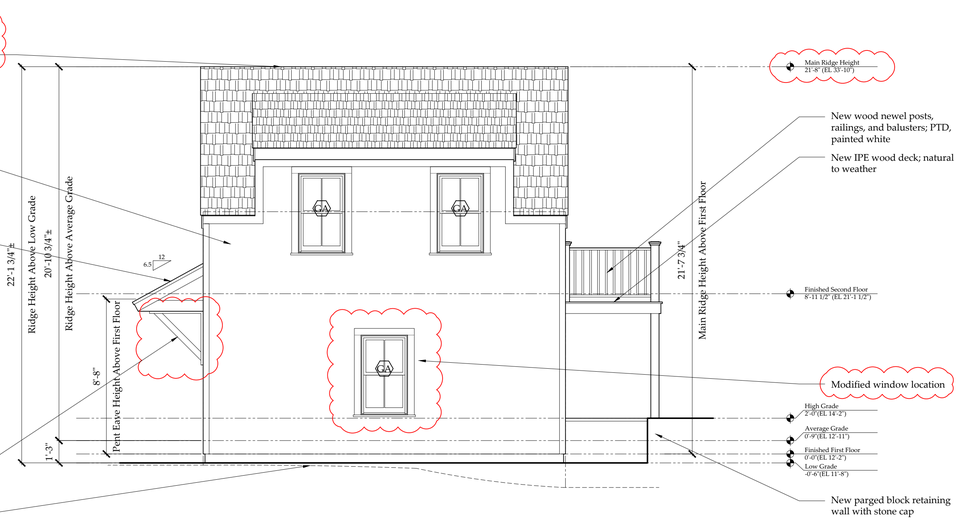


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

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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Garage
Existing/Proposed Elevations

GARAGE 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

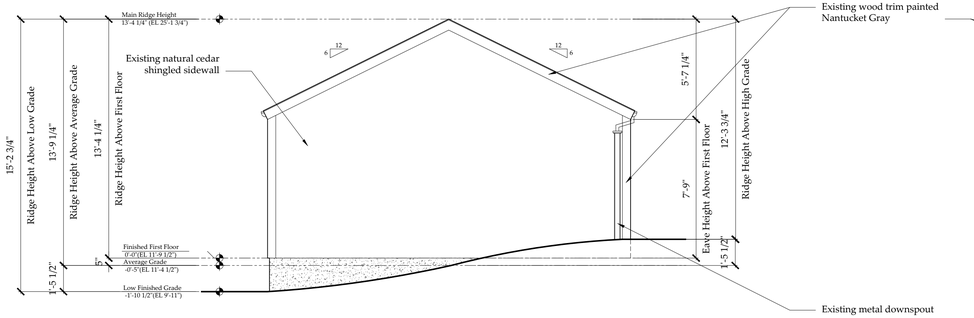
Project number: 23-62

AG3.1

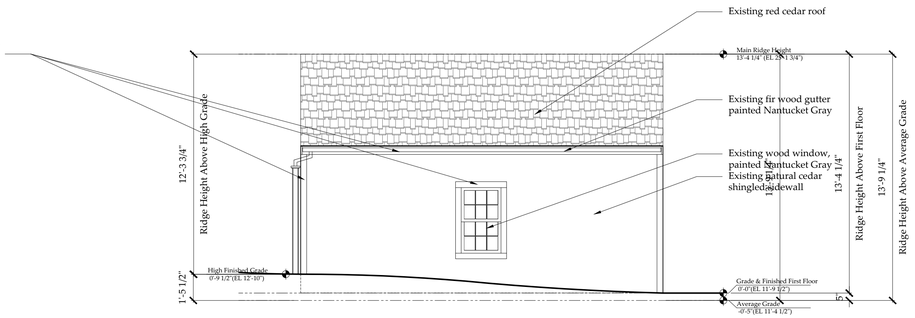
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

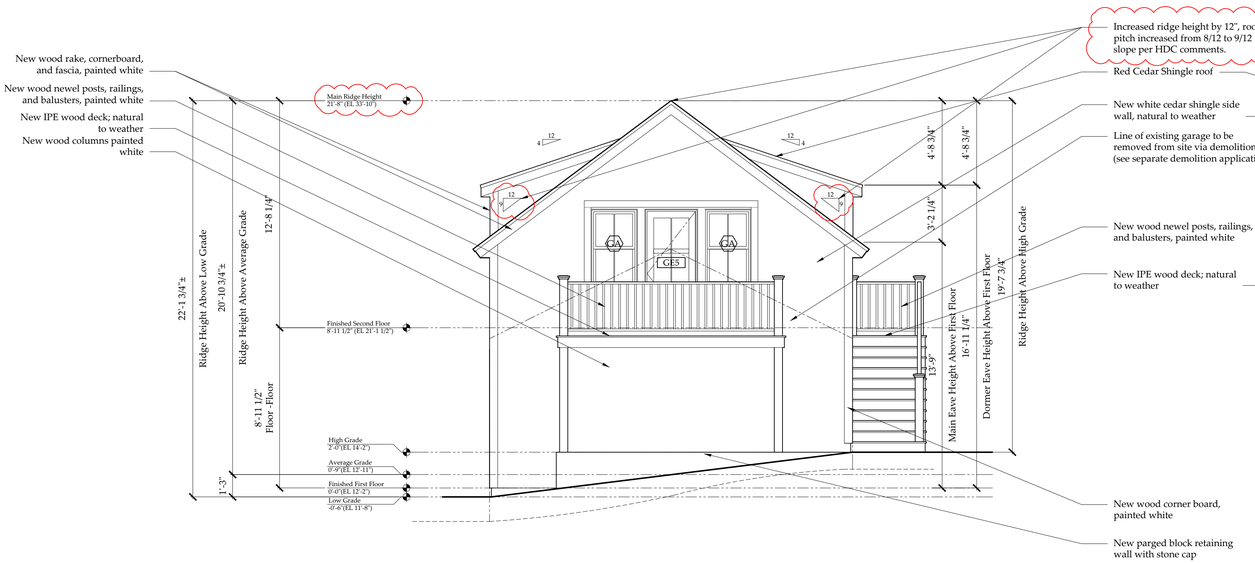


1 Existing Garage North Elevation
Scale: 1/4" = 1'-0"

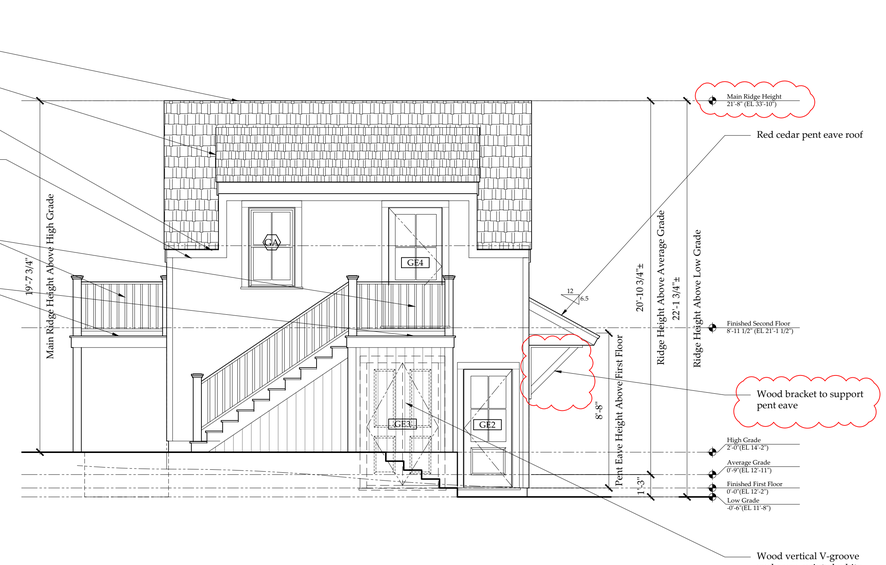


2 Existing Garage West Elevation
Scale: 1/4" = 1'-0"

PROPOSED



3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



4 Proposed Garage West Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

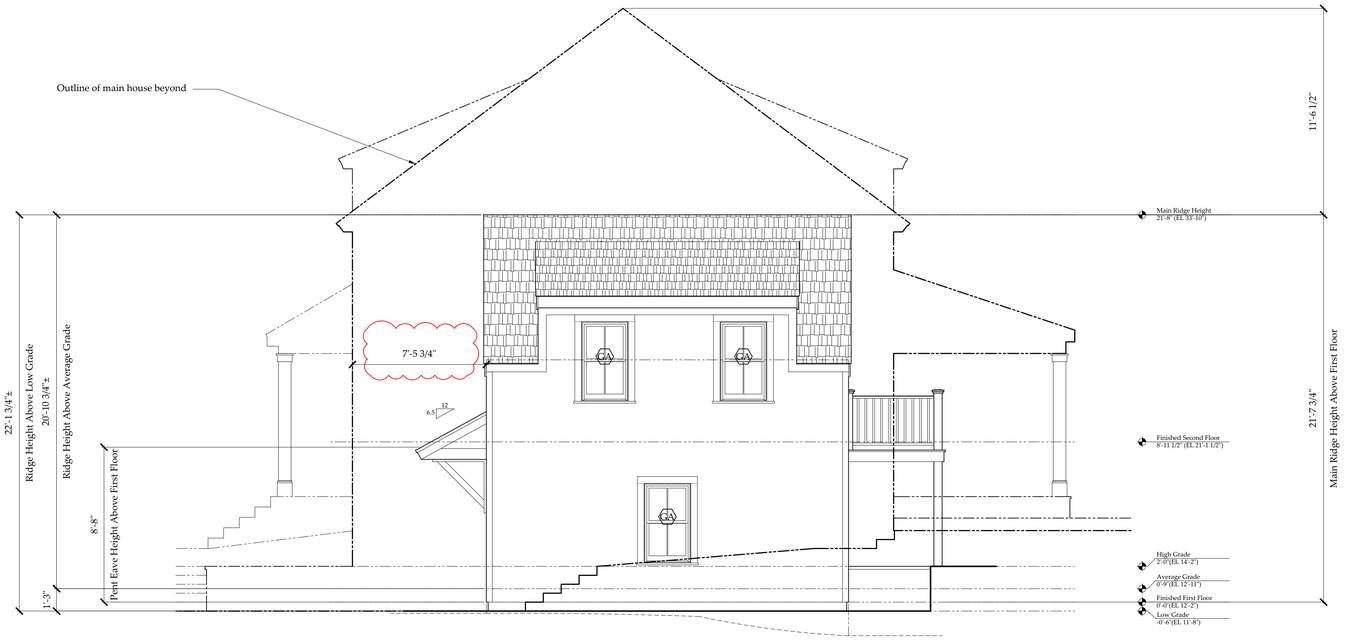
GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

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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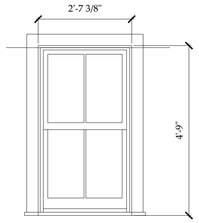
Garage
Proposed East Elevation with Main House

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

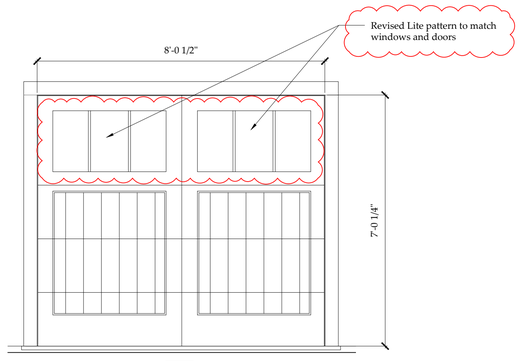


GA

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

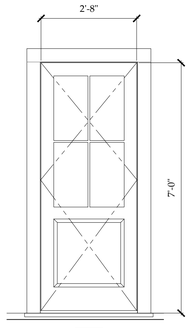
1 Proposed Window Types
Scale: 1/2" = 1'-0"



GE1

Unit Specifications

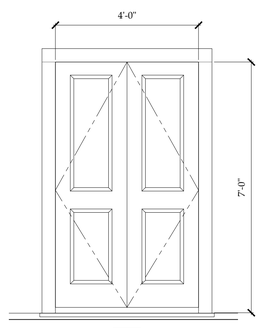
Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



GE2

Unit Specifications

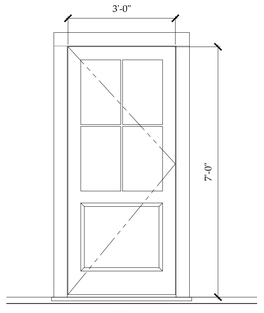
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	



GE3

Unit Specifications

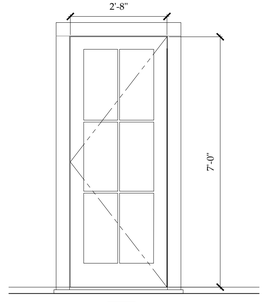
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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
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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

AG5.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a) Site Plan (b) North Elevation (c) South Elevation (d) East Elevation (e) West Elevation (f) Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/17/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD.

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SMITH & HUTTON

91 CHESTNUT RD, PAOLI, PA 19301

Contact Phone #: _____ E-mail: jennifer@smithnutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-3" Sq. Footage 1st floor: 411 SF Decks/Patio: Size: 12'-10 x 5'-6 ☐ 1st floor ☑ 2nd floor

Width: 20'-3 1/2" Sq. footage 2nd floor: 411 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South ~12" East 0" West 0"

Height of ridge above final finish grade: North 20'-1" South 21'-4" East 21'-4" West 18'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 3"

Window Casing 4 1/2" Door Frame 4 1/2" Columns/Posts: Round _____ Square 8 1/2"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear ~~FAIR~~ 6 LITE, WD Side 4 LITE + WD. PANEL

Garage Door(s): Type OVERHEAD Material WOOD, PAINTED WHITE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL TO WEATHER

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, NATURAL TO WEATHER Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

- Date of construction to be added to the COA (NHL Data =c.2013)

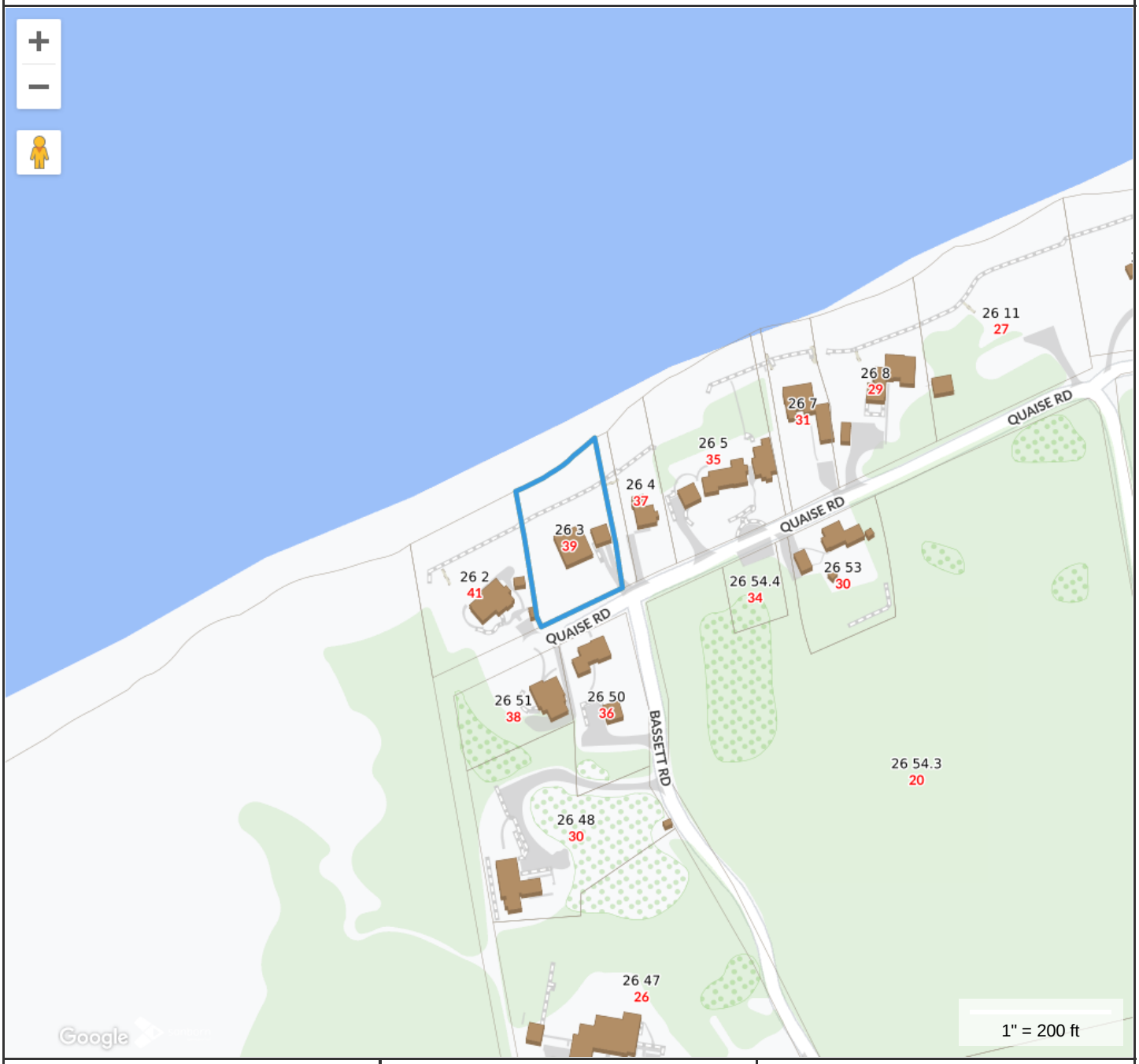
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
9. 256 Polpis LLC — 256 Polpis Rd — Rev's 10169 — 25/25 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
16. Krastev, Hristo — 17A Park Circle — Swap door and window — 69/233 — Self — VO
   - Add photo of the façade of the building for the file.
17. Brannigan, Marie Timothy — 1 Sasemin Way — Exterior stair Window egress — 80/406 — JN Design — RP
   - Date of construction added to the COA (NHL Data =c.2007)
10. James Kelly — 57 Fair St — Roof — 55.4.1/76 — James Lydon — RP
   - Date of construction added to the COA (HDC Survey NAN.3156 = c.1829)
11. Richard & Jocelyn Urban — 51 Cliff Rd — Roof — 30/62 — Richard Prunier — RP
   - Date of construction added to the COA (HDC Survey NAN.1460 = c.1840)
12. Feder Bros LLC — 72 Milk St — Roof, Stoop,Gutter — 56/7 — Brook Meerbergen — RP
   - Add photos of existing structure in file, even if revisions to previous approval.
13. Nantucket Golden Girl LLC — 16 Bluebird Ln — Relocate ODS — 68 / 589 — LINK — CP
   - Provide HOA authorization for the file.
14. Nantucket Golden Girl LLC — 16 Bluebird Ln — New fence/driveway change — 68/589 — LINK — CP
   - Provide HOA authorization for the file.
15. Garret Roberts — 1 South Mill St — Door changes — 55.4.1/61 — EMDA — SW
   - Screening to remain at the time of inspection and in perpetuity. Date of construction added to the COA or historic provided.
16. Delpupo, Balbino — 45 Essex Rd — Rooftop Solar — 67/64 — Self — SW
   - Panels on the southwest exposure/rear of house only.
17. Tom McCann — 35 Hummock Pond Rd — Pool — 56/6 — Self — SW
   - Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.
18. Manny Sylvia — 6 Nobska Way — Fence — 66/21 — Wilfred Ikolodo — SW
   - Subject to vine-type plant installed and maintained at alternating panels (suggestion of a manageable, vining plant: Climbing Hydrangea)
19. Paul Gray — 9 Coffin St — Change patio to deck — 73.4.1/15 — KMLD — SW
   - Proposed deck to be flush to grade; elevated deck requires elevations and review for approval.

VII. OLD BUSINESS 05/14/2024 – VIEW

1. Parents Cooperative of Nantucket — 15 Nobadeer Farm Rd — Solar Roof revisions — 69/85 — Ack Smart
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver (Recused: Paul, Welch)* ***Last heard April 02, 2024***

VIII. NEW BUSINESS 04/23/2024

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten –* ***Last heard May 14, 2024***
2. #3 Back St LLC — 3 Back St — Move on with addition — 55.1.4 /427 — Thornewill
3. #1 Back St LLC — 1 Back St — Move off — 55.1.4/427 — Thornewill
4. #1 Back St LLC — 1 Back St — New dwelling — 55.1.4/427 — Thornewill
5. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
6. 19 Monomoy Trust — 19 Monomoy Rd — Addition — 54/260 — Gryphon Arch
7. A Barrett — 17 Pine Tree — Revs — 68/31 — Topham
8. Laura & Brian Millham — 6 Boulevard Rd — Sports Court — 80/75.1 — Zoran Milorski
9. John Wise — 16 Williams St — Driveway gate — 55/372 — Normand
10. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
11. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
12. John Wise — 18 Williams St — New dwelling — 55/371 — Normand
13. John Wise — 16.5 Williams St — driveway — 55/372 — Normand
14. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
15. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
16. Dennis Keller — 3 Nosegay — Revision rooftop solar — 73.1.4/14 — AckSmart
17. Michele Kolb — 27 N Liberty — Garage — 41/453 — self
18. Third Point Holdings LLC — 39 Quaise Rd — New Dwelling — 26/3 — Smith Hutton
19. Third Point Holdings LLC — 39 Quaise Rd — Demo MH — 26/3 — Smith Hutton
20. Third Point Holdings LLC — 39 Quaise Rd — Demo Garage — 26/3 — Smith Hutton
21. Third Point Holdings LLC — 39 Quaise Rd — Garage — 26/3 — Smith Hutton



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

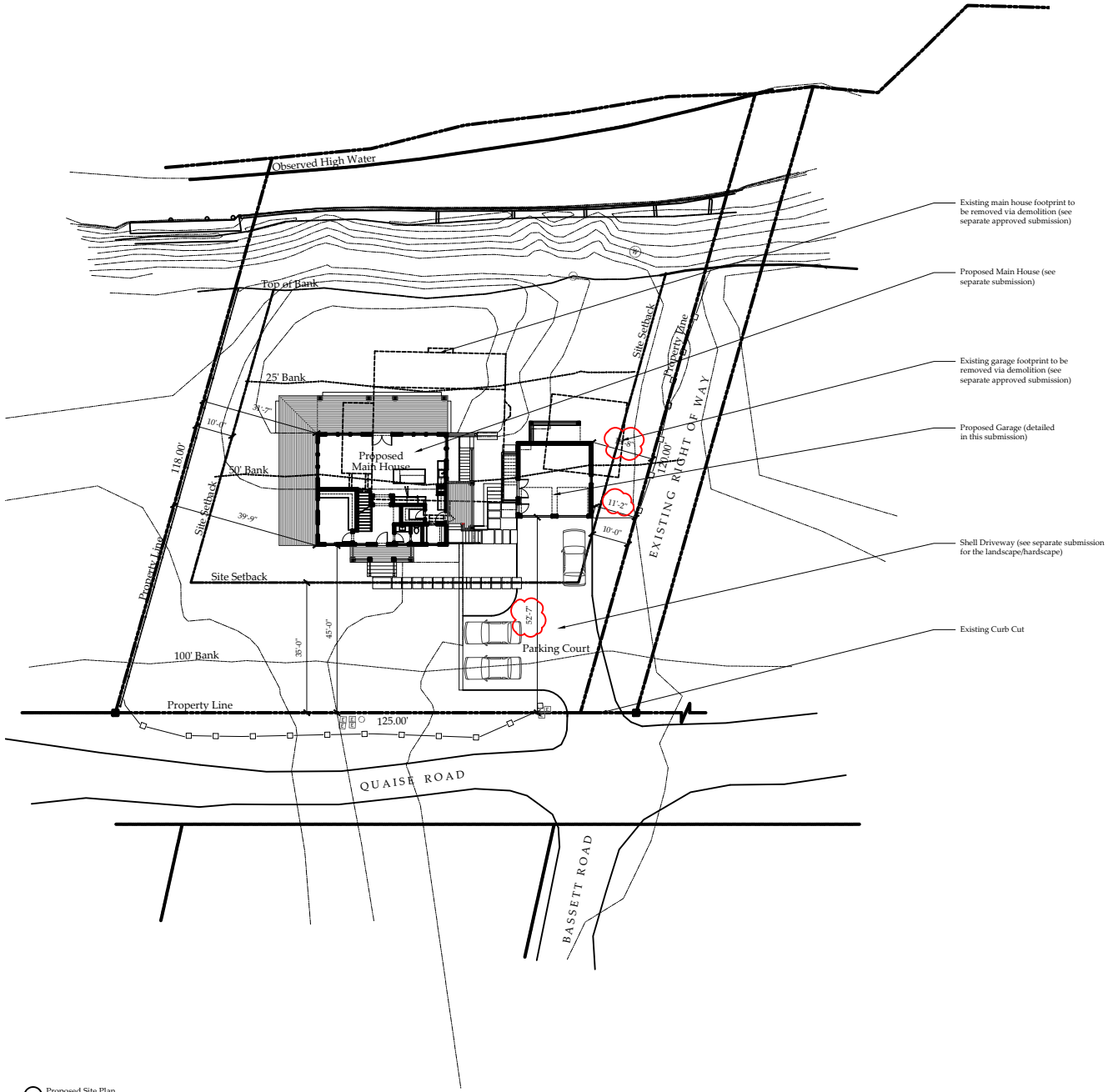
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PROPOSED



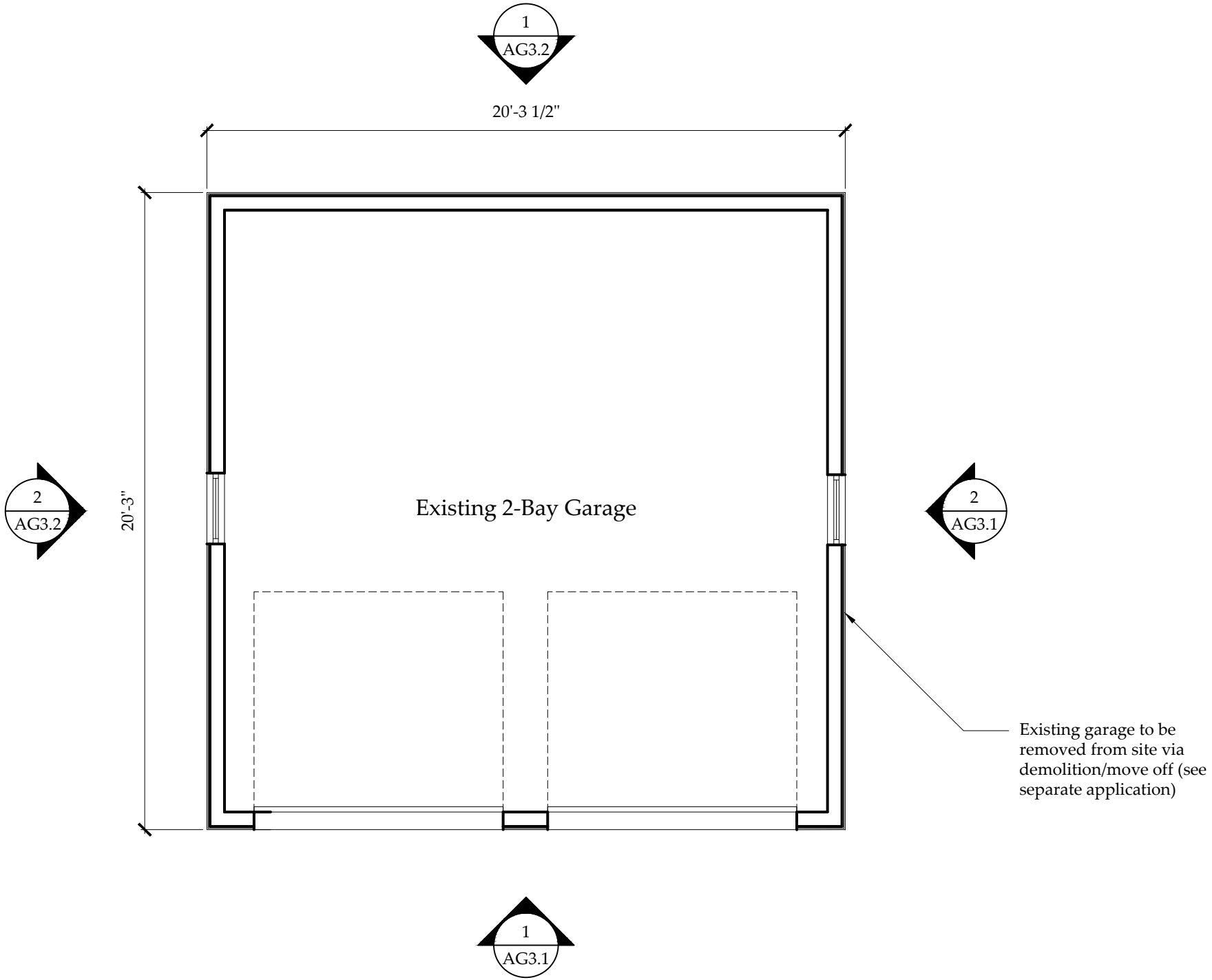
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

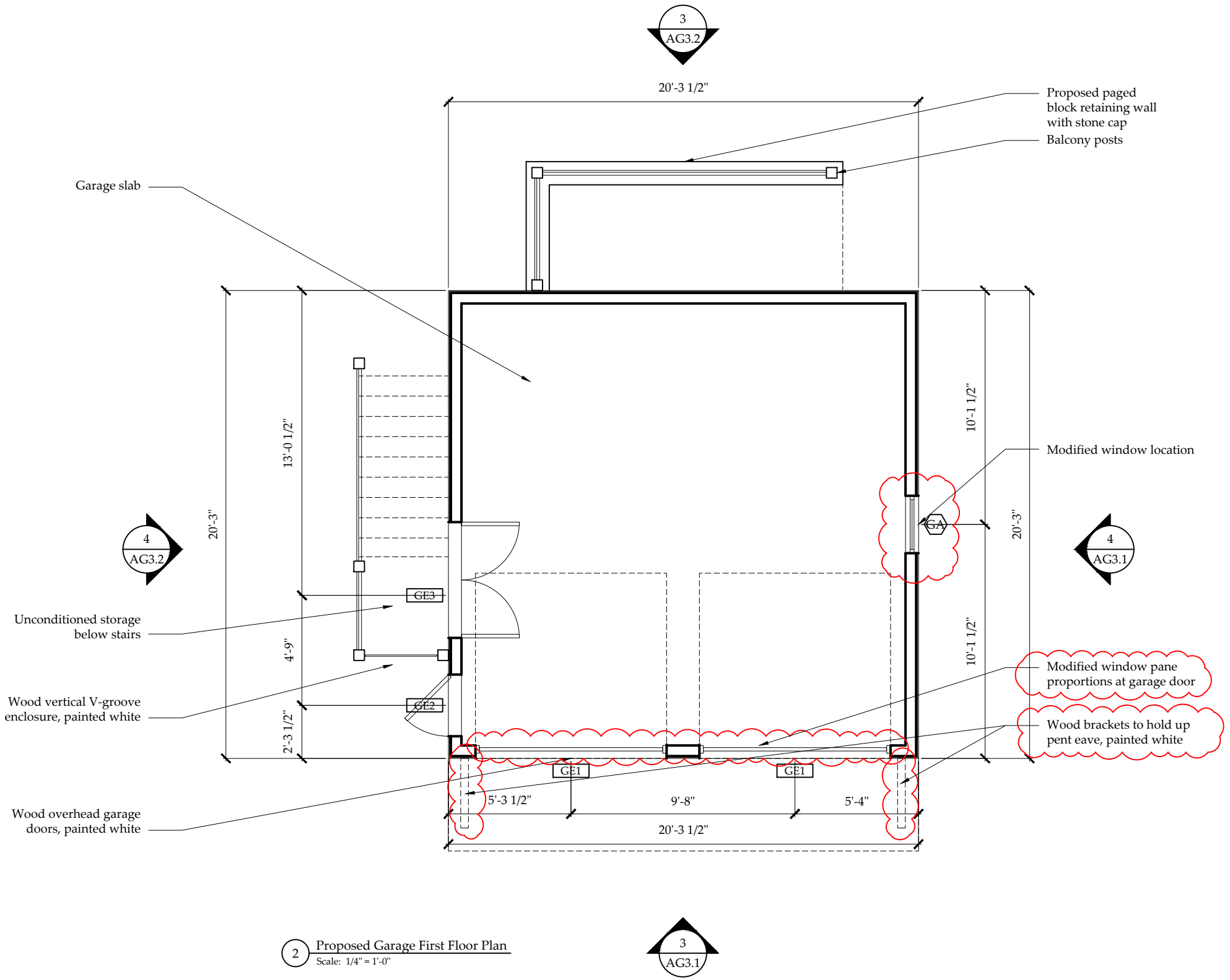
Project North True North

Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

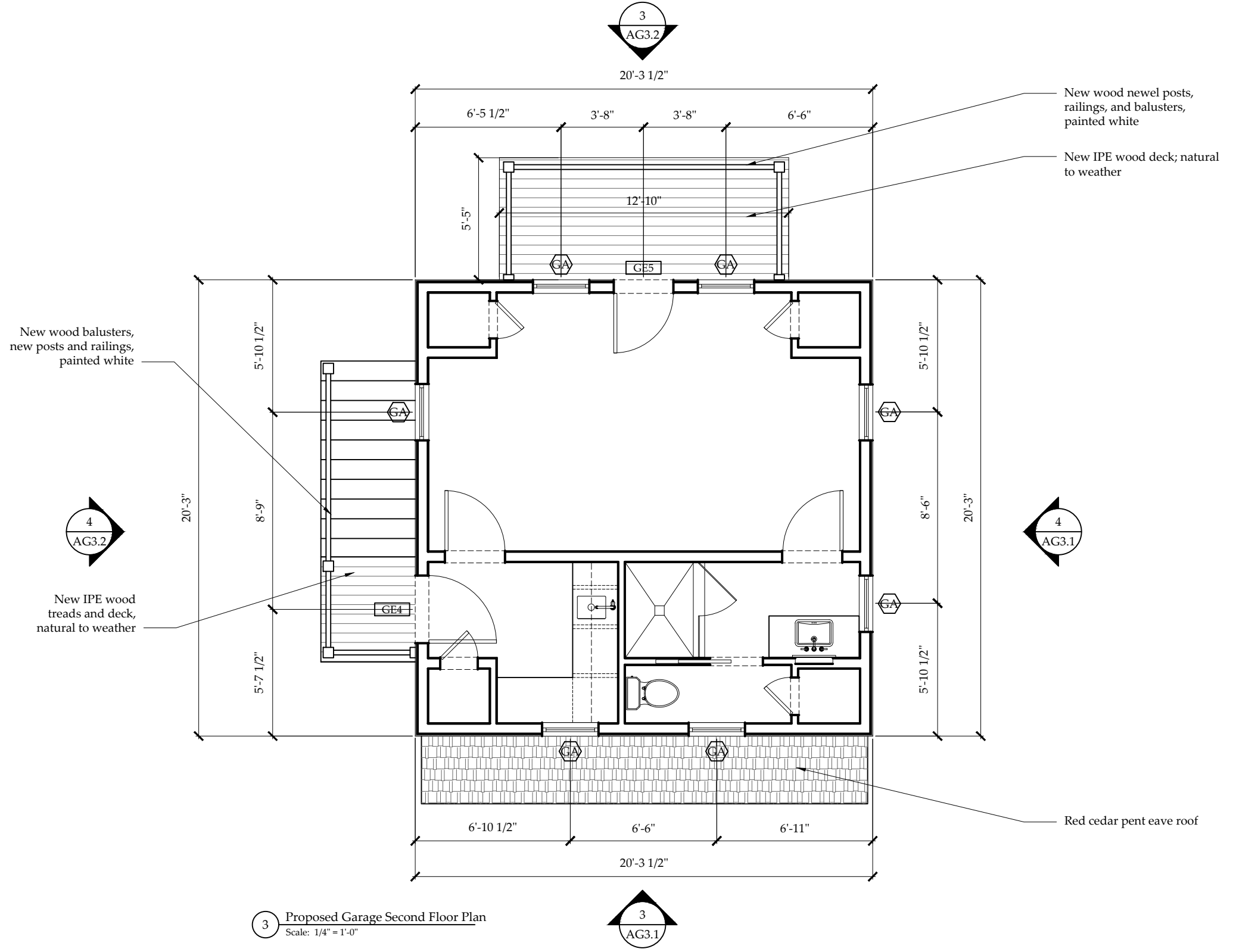


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"



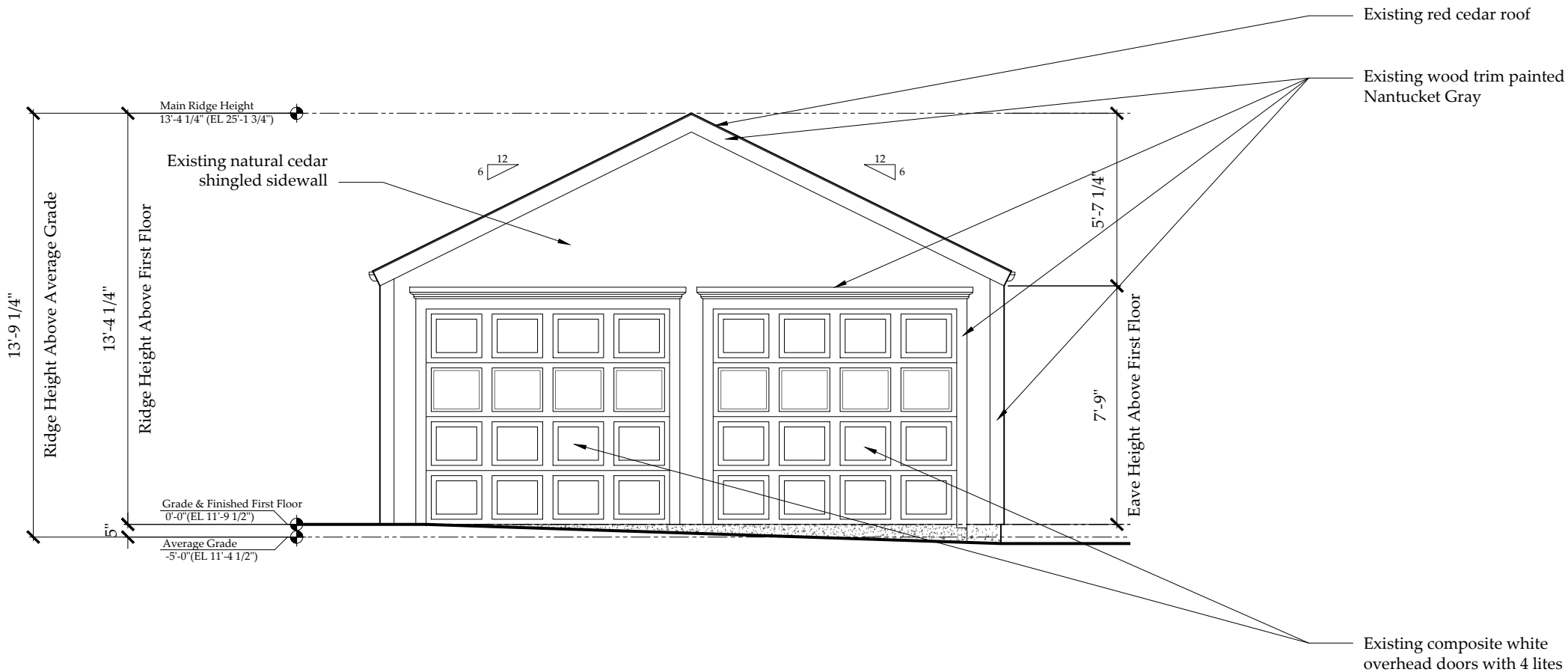
2 Proposed Garage First Floor Plan

Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan

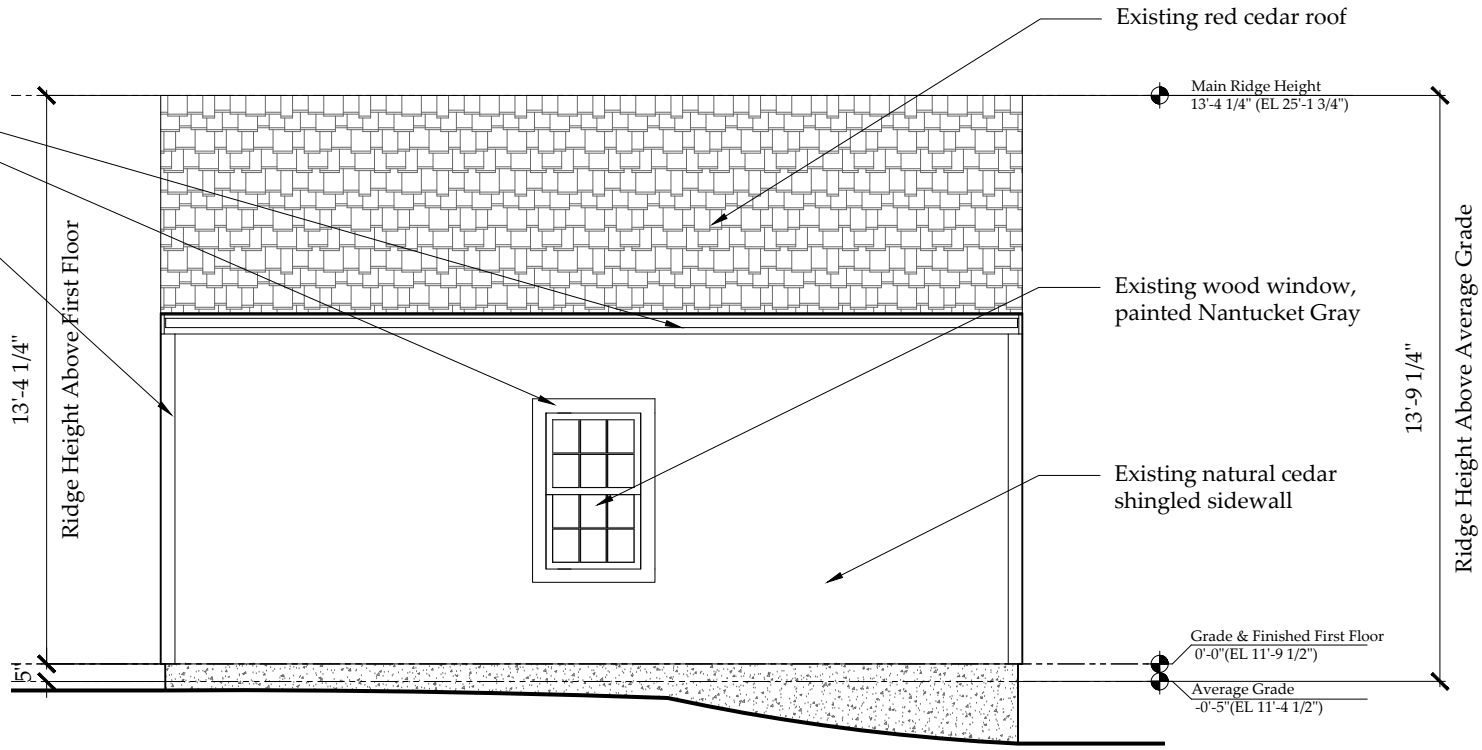
Scale: 1/4" = 1'-0"



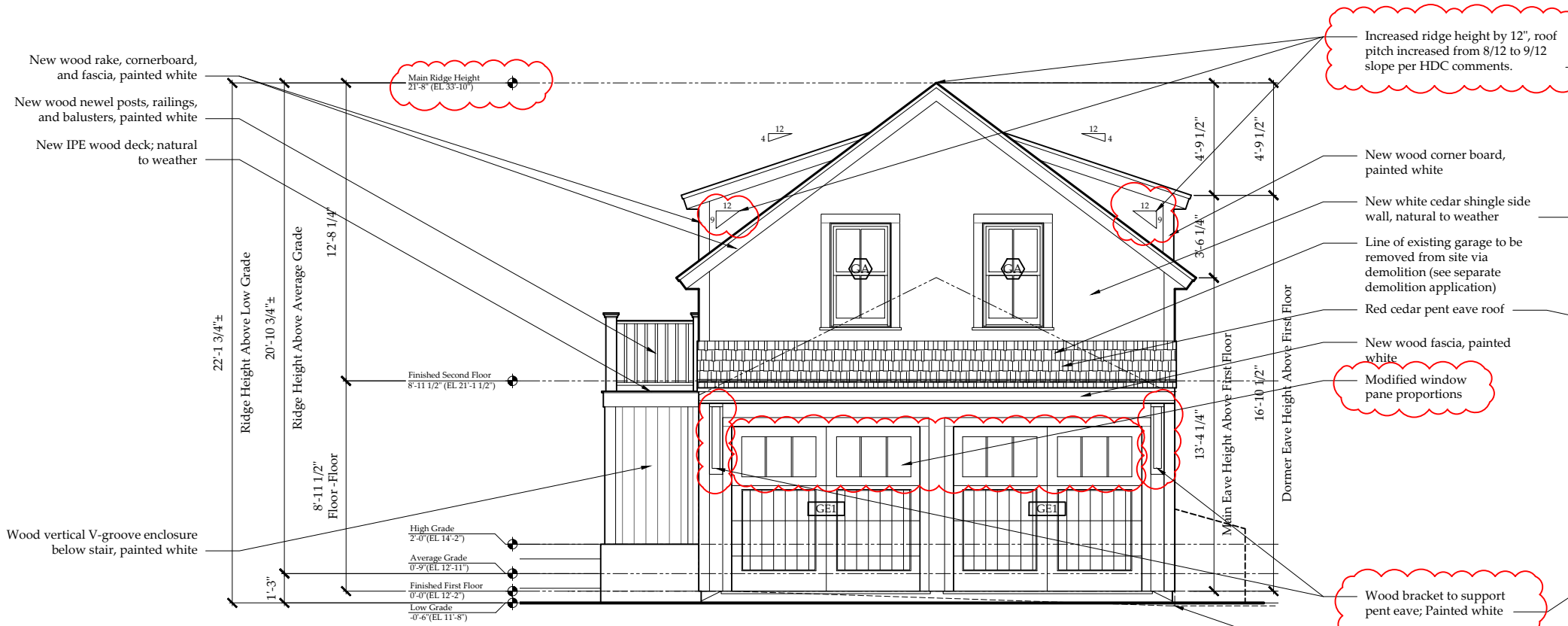
1 Existing Garage South Elevation

Scale: 1/4" = 1'-0"

- Existing red cedar roof
- Existing wood trim painted Nantucket Gray
- Existing composite white overhead doors with 4 lites

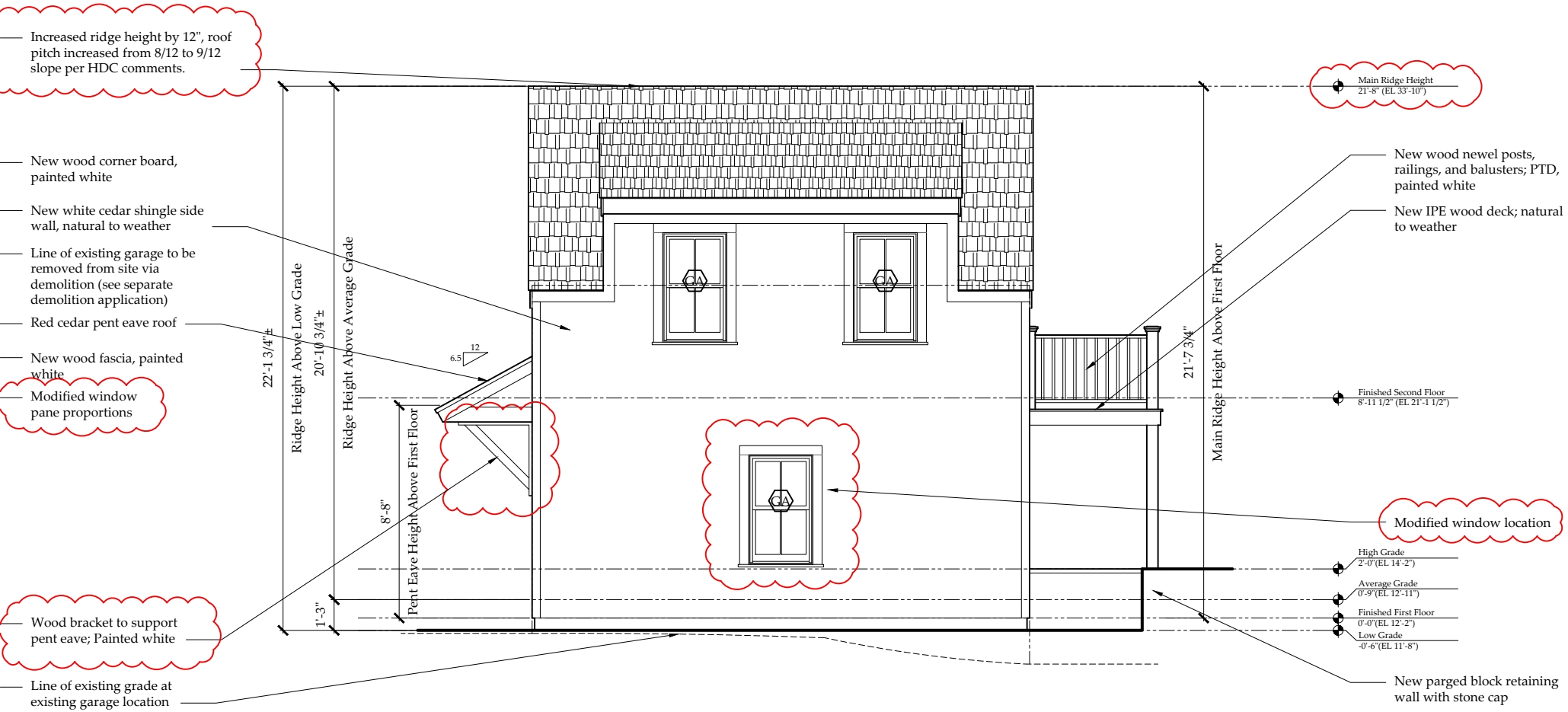


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

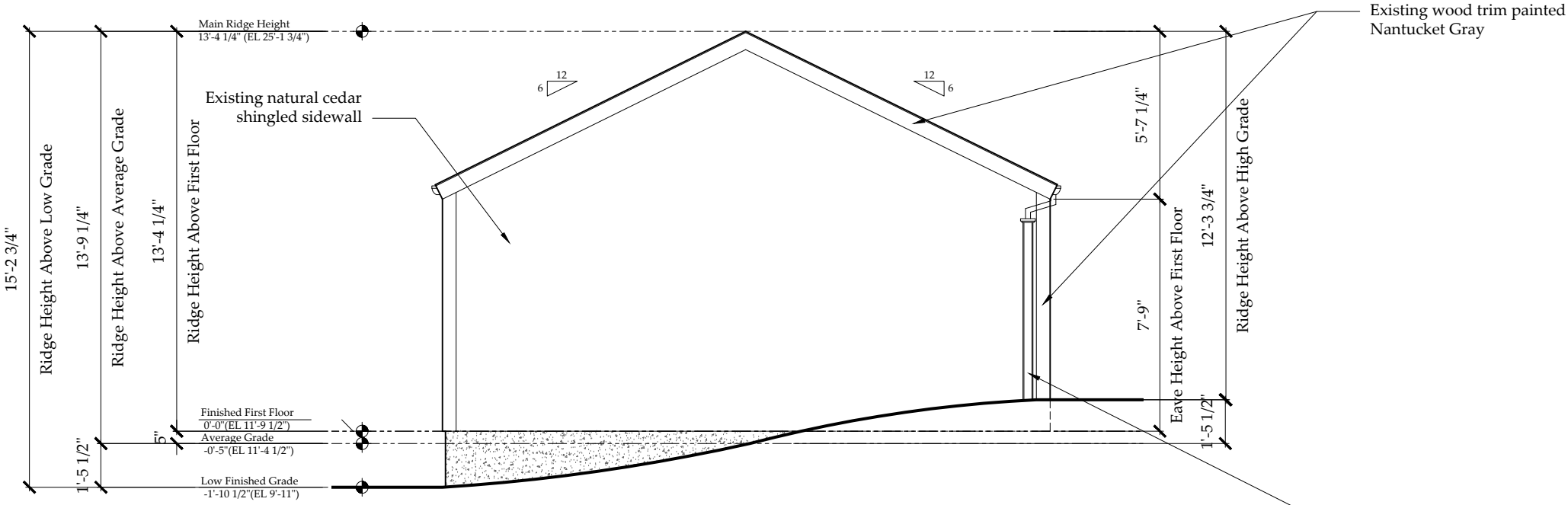


3 Proposed Garage South Elevation

Scale: 1/4" = 1'-0"

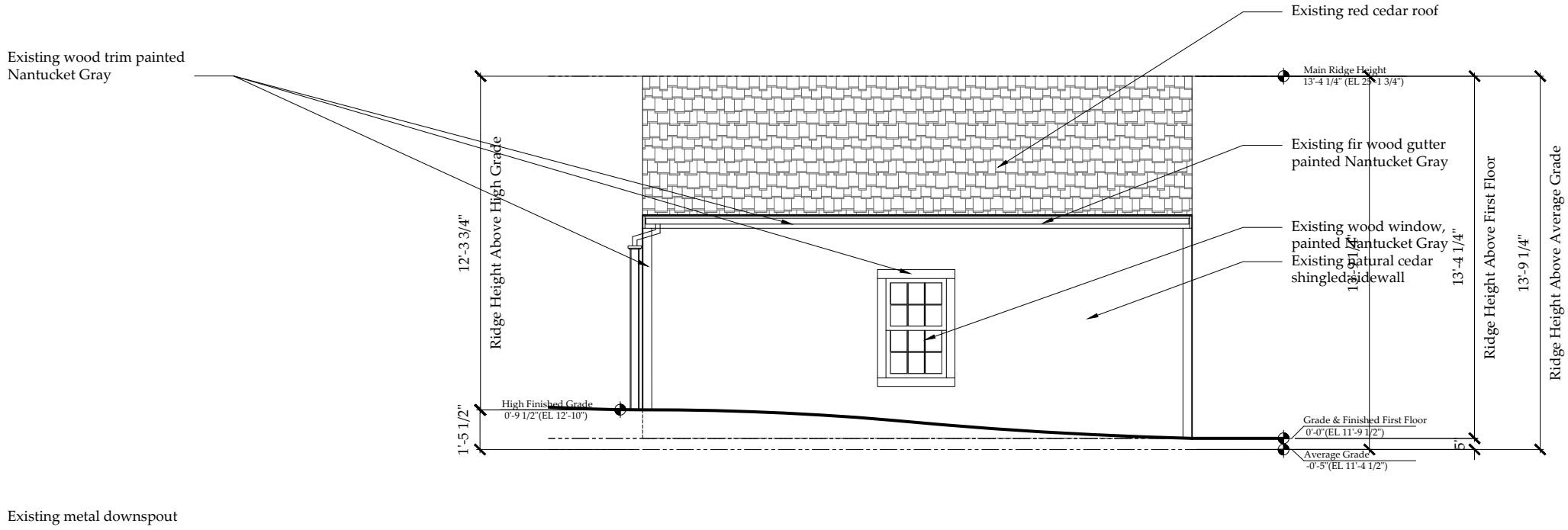


4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



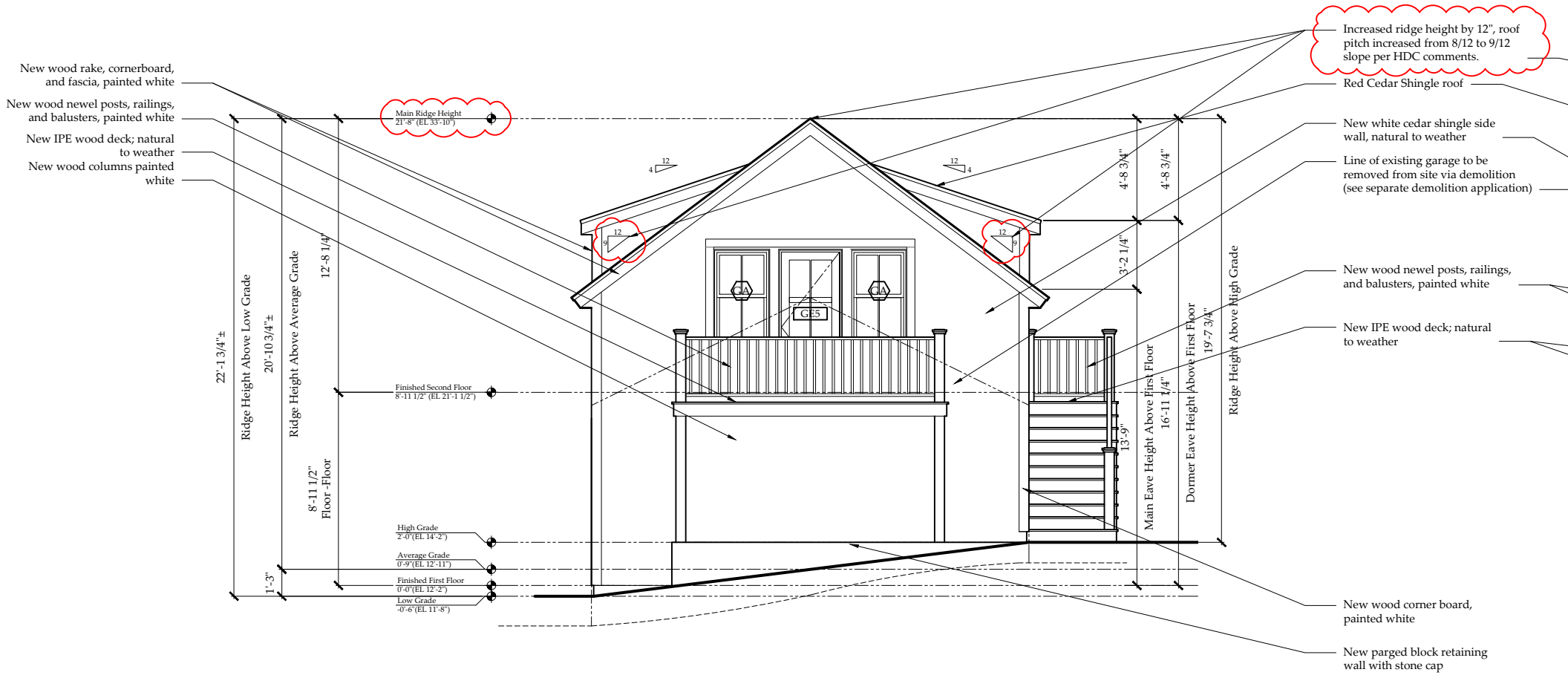
1 Existing Garage North Elevation

Scale: 1/4" = 1'-0"

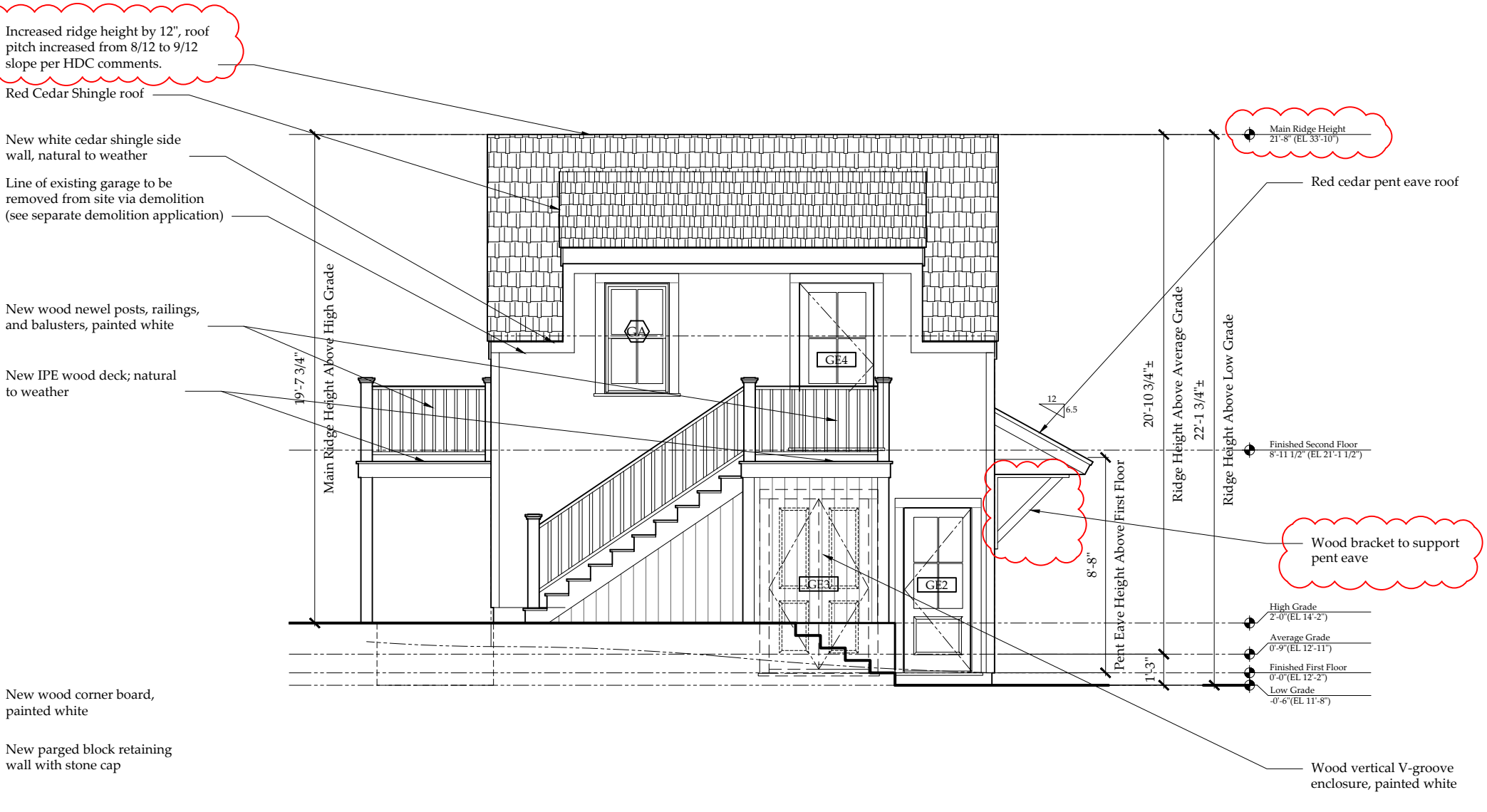


2 Existing Garage West Elevation

Scale: 1/4" = 1'-0"

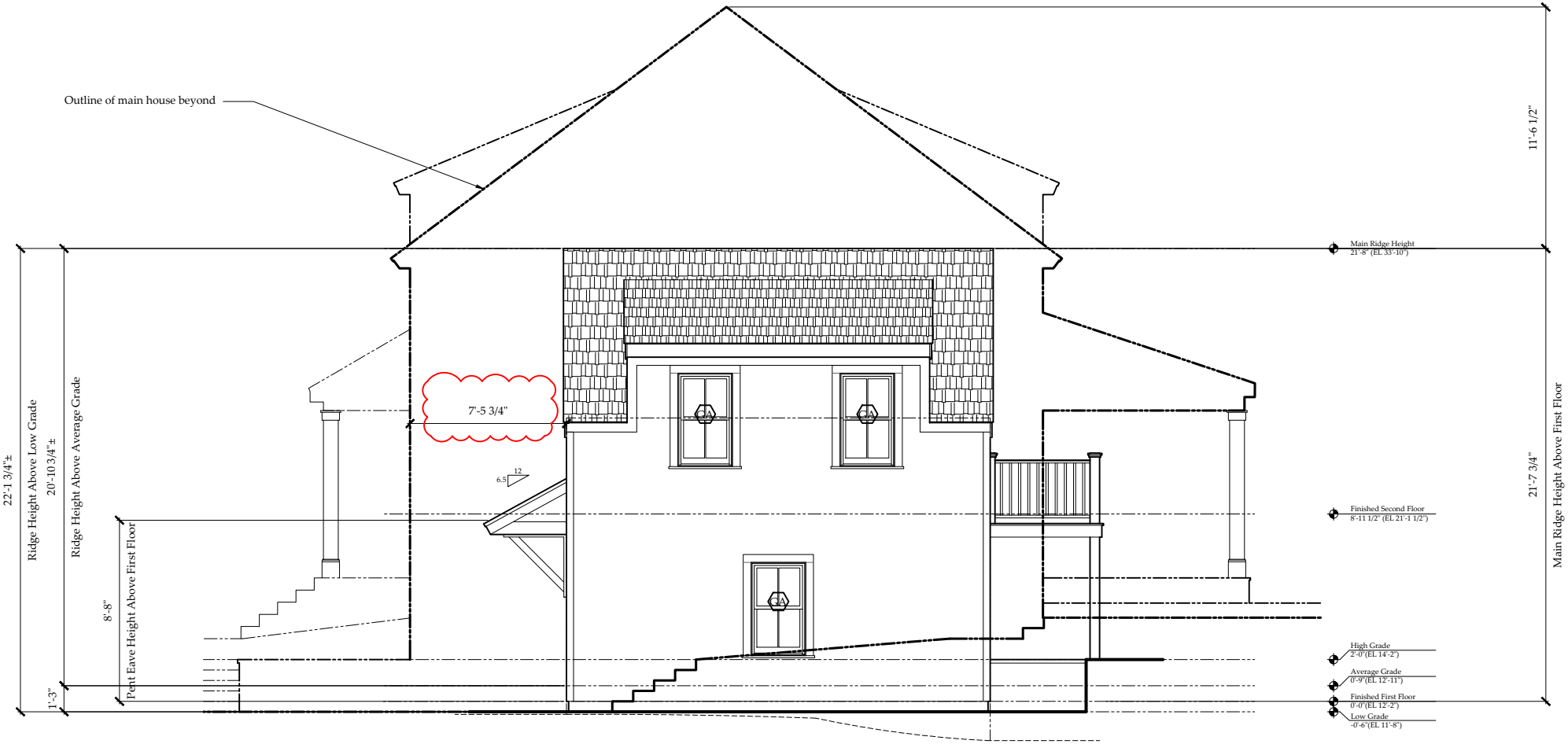


3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



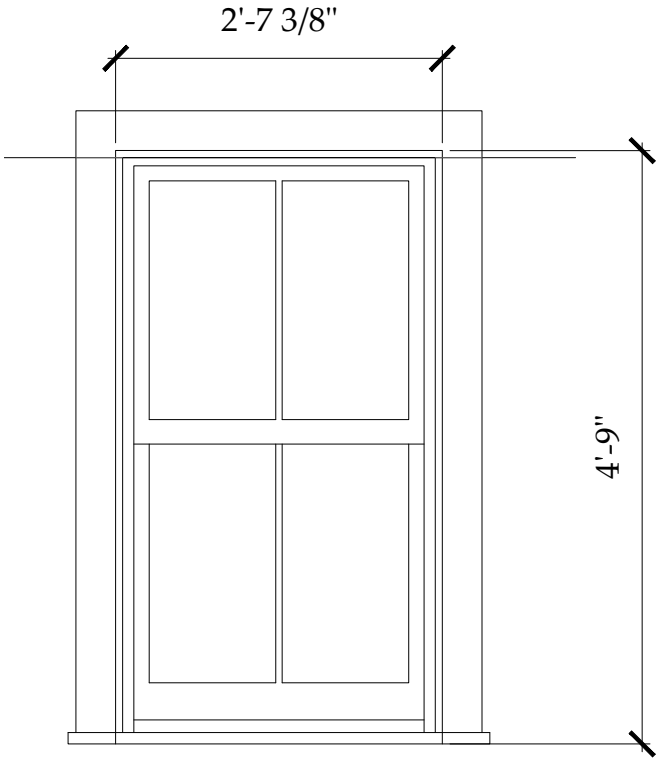
4 Proposed Garage West Elevation

Scale: 1/4" = 1'-0"



1 Proposed Garage East Elevation with Main House

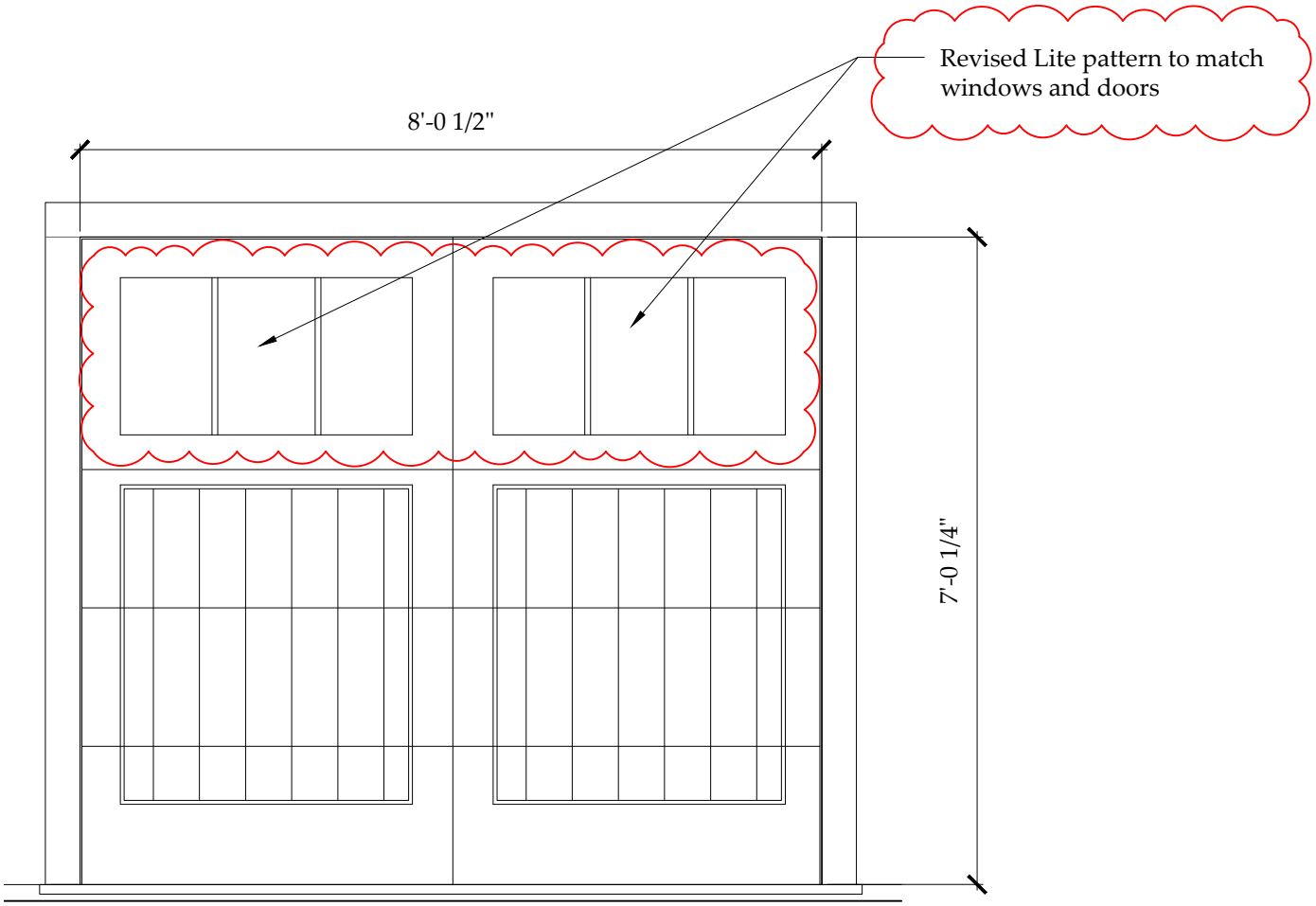
Scale: 1/4" = 1'-0"



GA

Unit Specifications

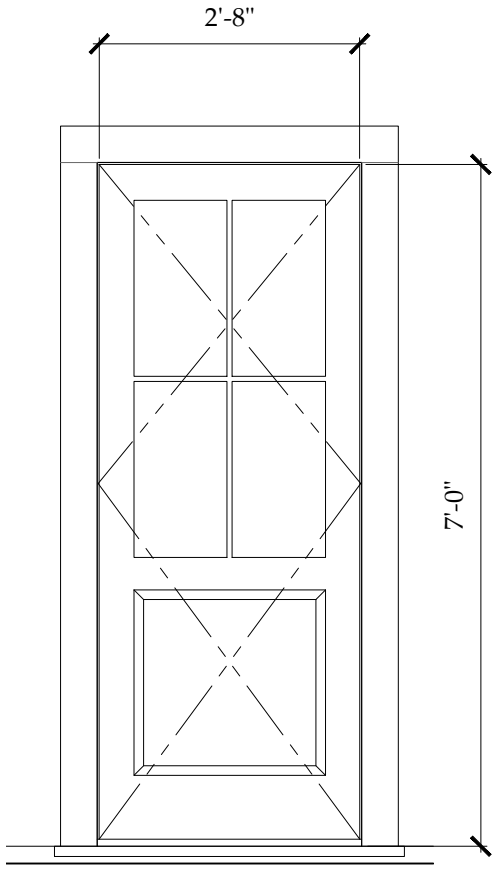
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer Bar
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



GE1

Unit Specifications

Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



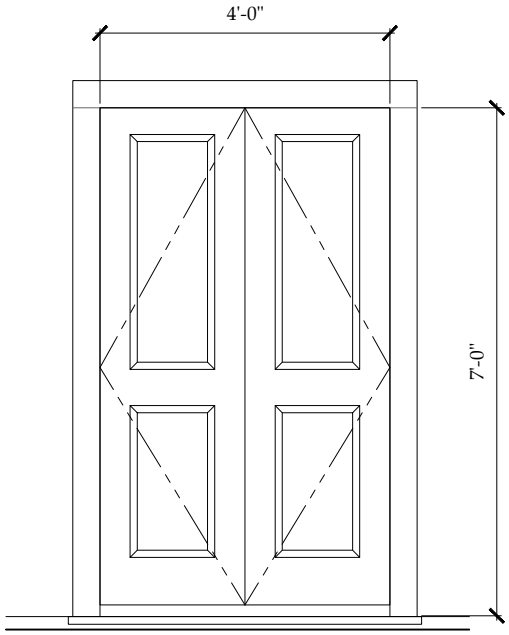
GE2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	

2 Proposed Door Types

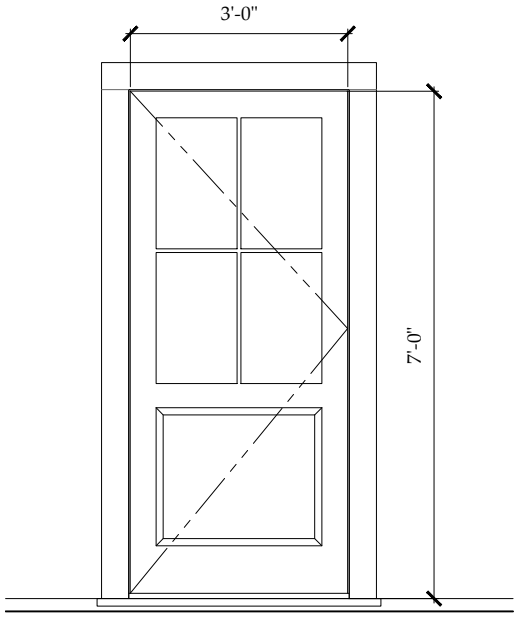
Scale: 1/2" = 1'-0"



GE3

Unit Specifications

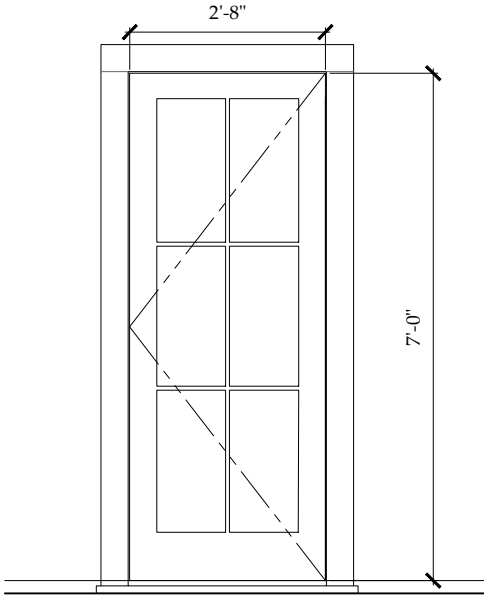
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



GE4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite Wood 1 Panel Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



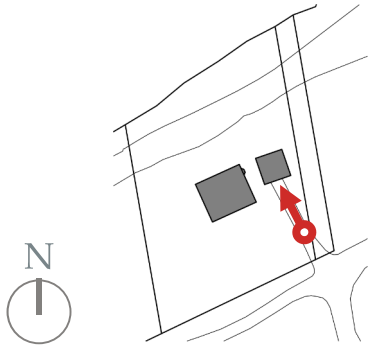
GE5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	Single 6-Lite French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



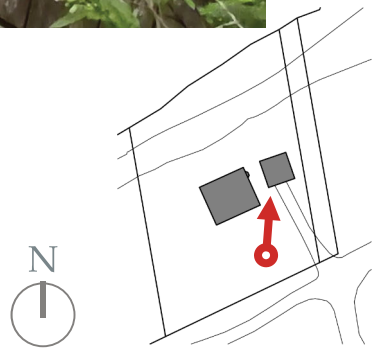
EXISTING South Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



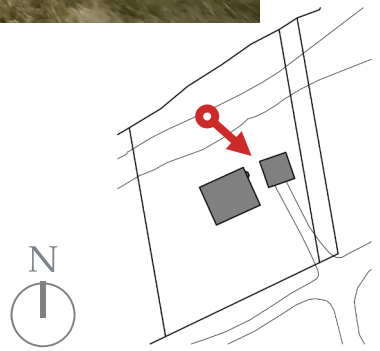
EXISTING Southwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



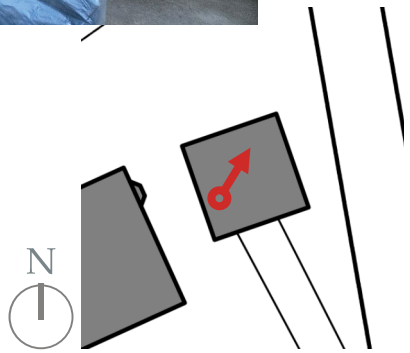
EXISTING Northwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



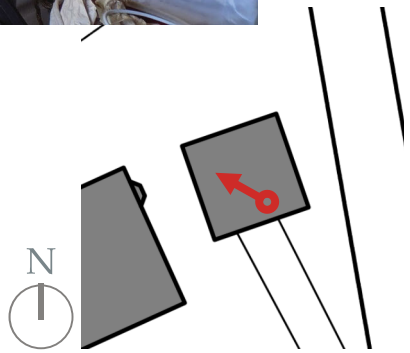
EXISTING North Wall - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



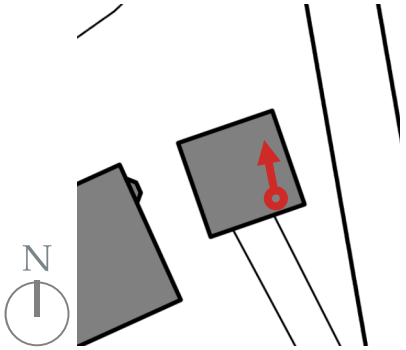
EXISTING West Wall and North West Corner - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



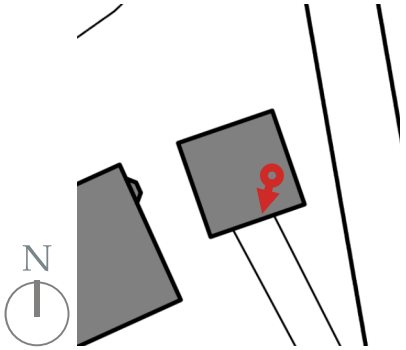
EXISTING East Wall - Garage Interior



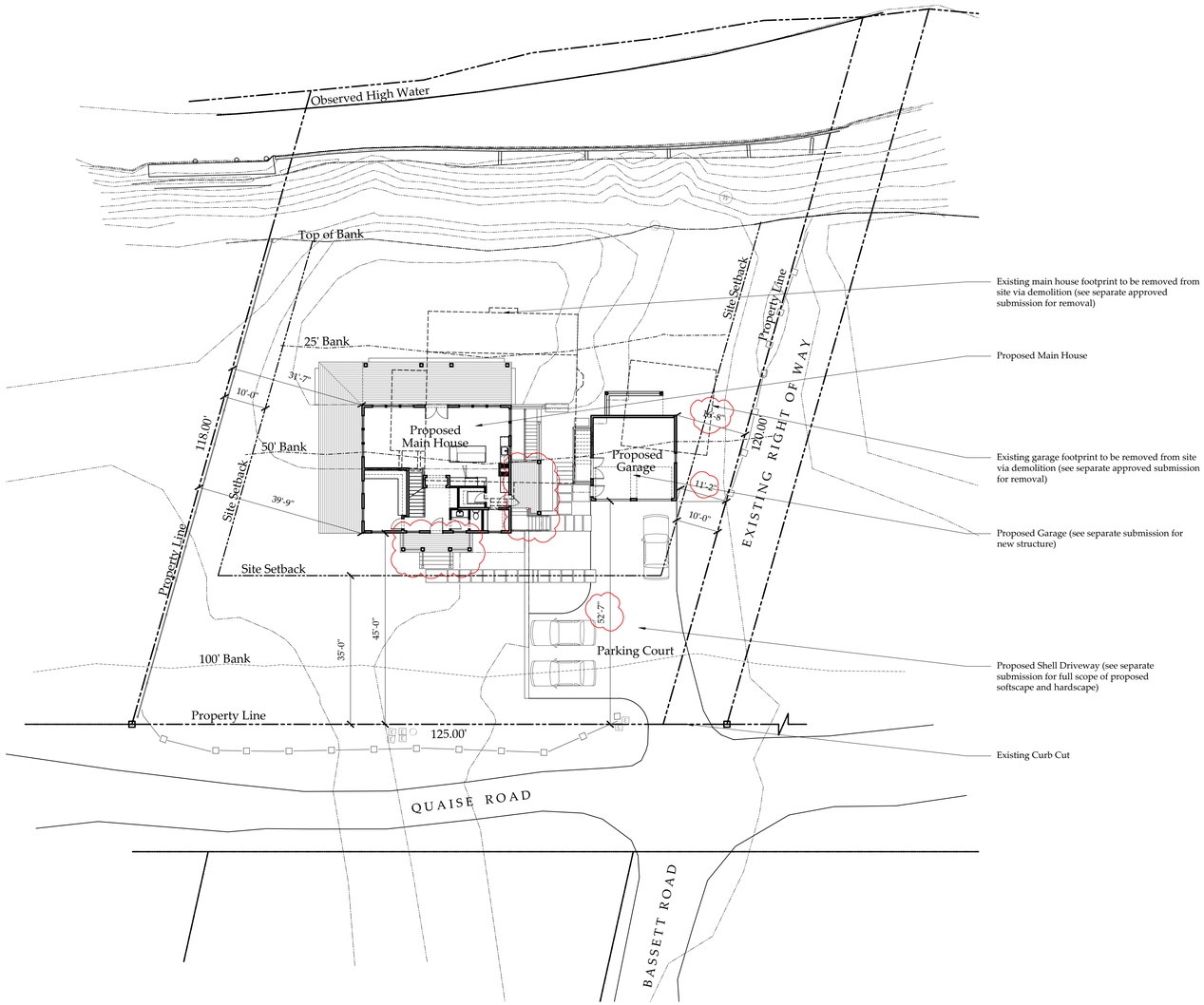
Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



EXISTING South Wall and Ceiling - Garage Interior

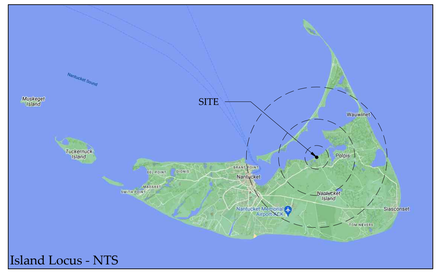


PROPOSED

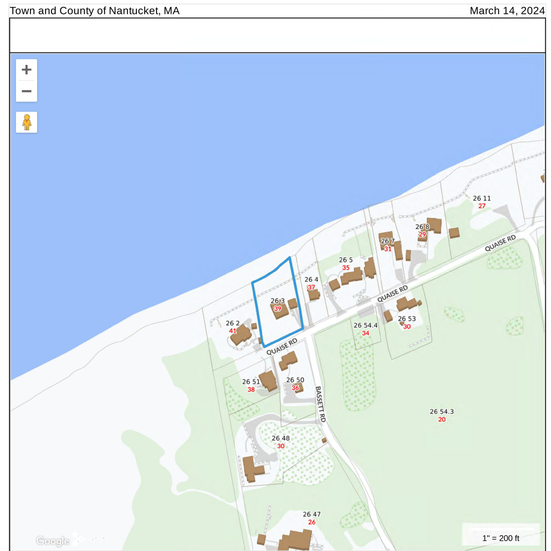


1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North



Locus Map



REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Drawing List

A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

Zoning Information

Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

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Main House
Proposed Site Plan
Locus
Zoning Information

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

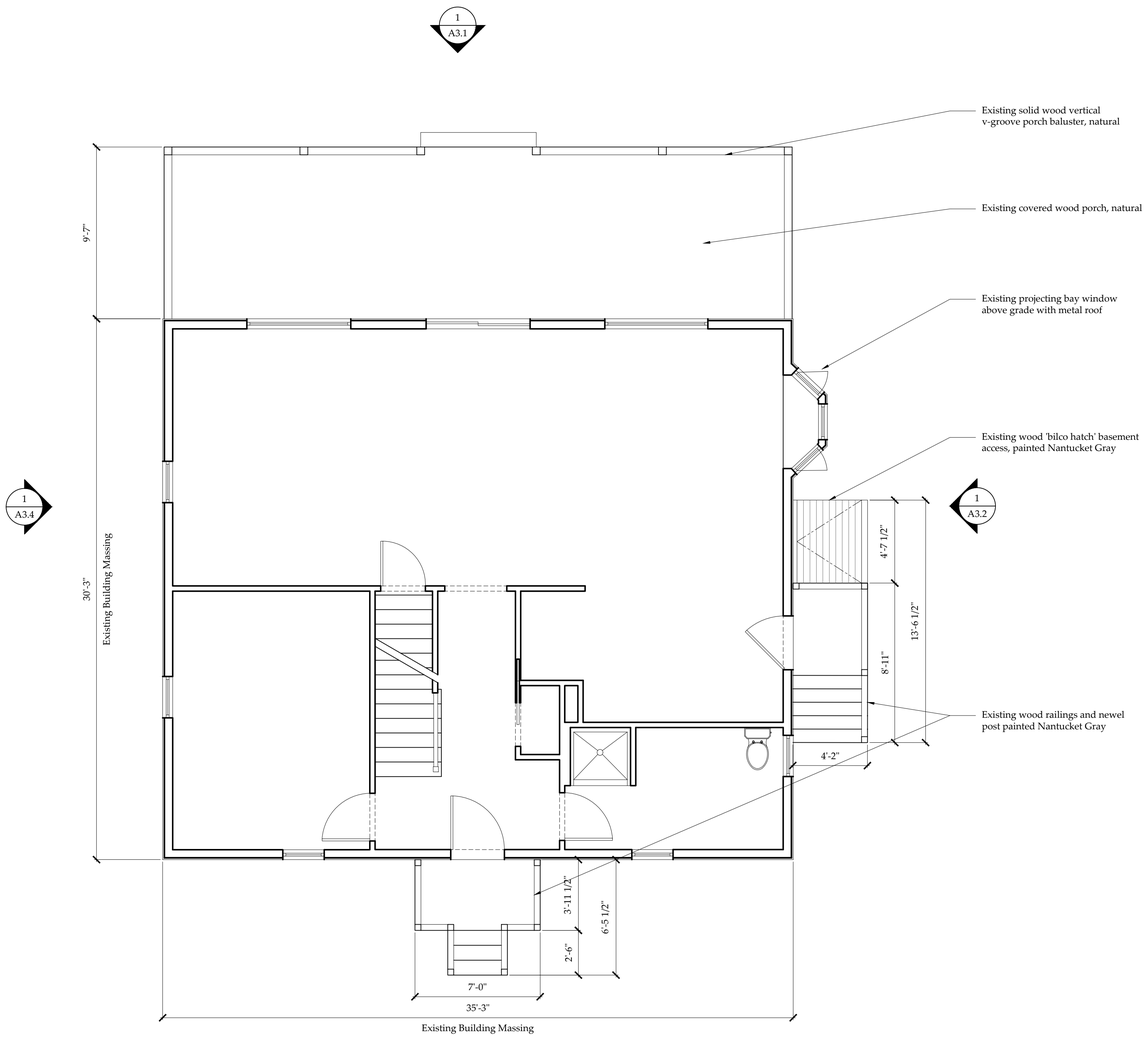
Project number: 23-62

A1.1

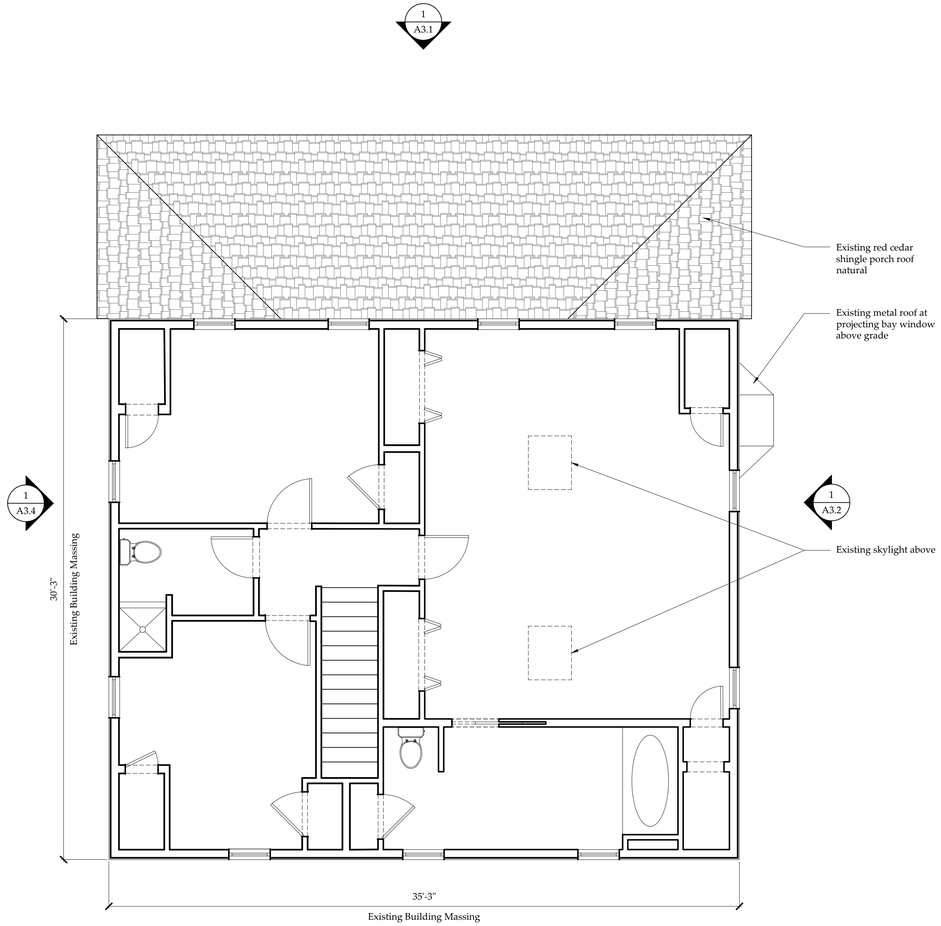
EXISTING

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Existing Floor Plans

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Issue Date:
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06/18/2024 HDC Old Business

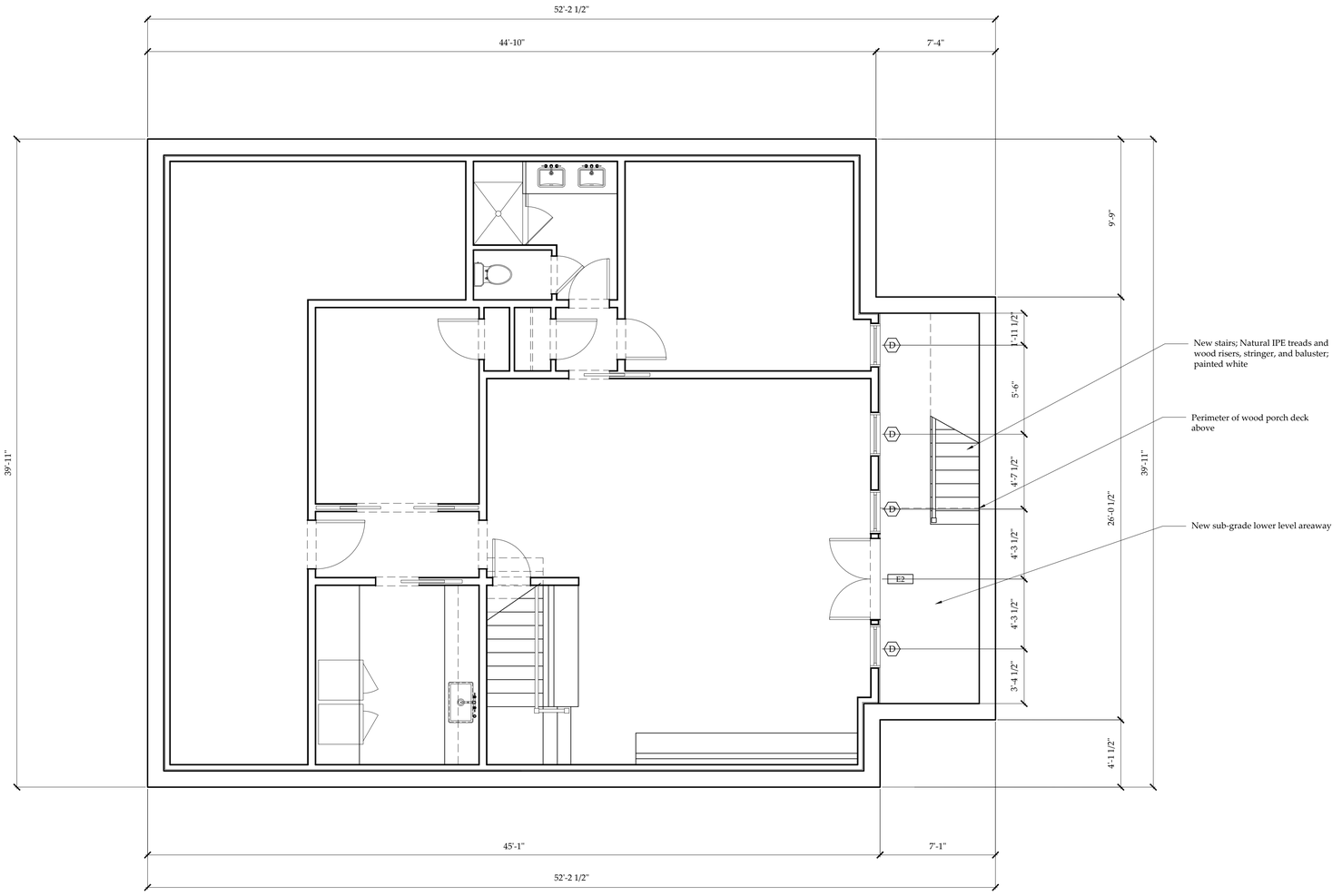
Project number: 23-62

EX2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Proposed Lower Level
Floor Plan

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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

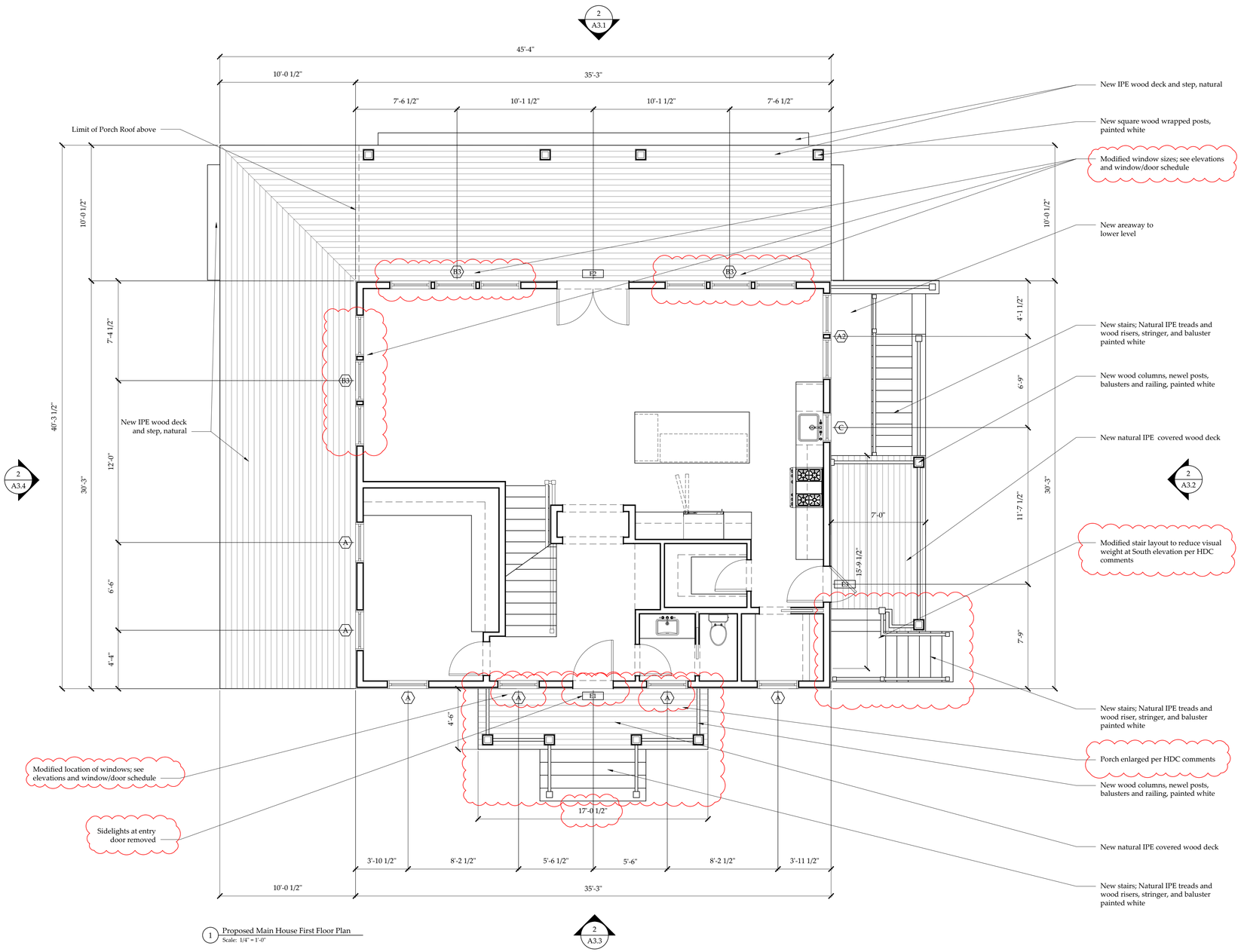
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mullied, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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Main House
Proposed
First Floor Plan

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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

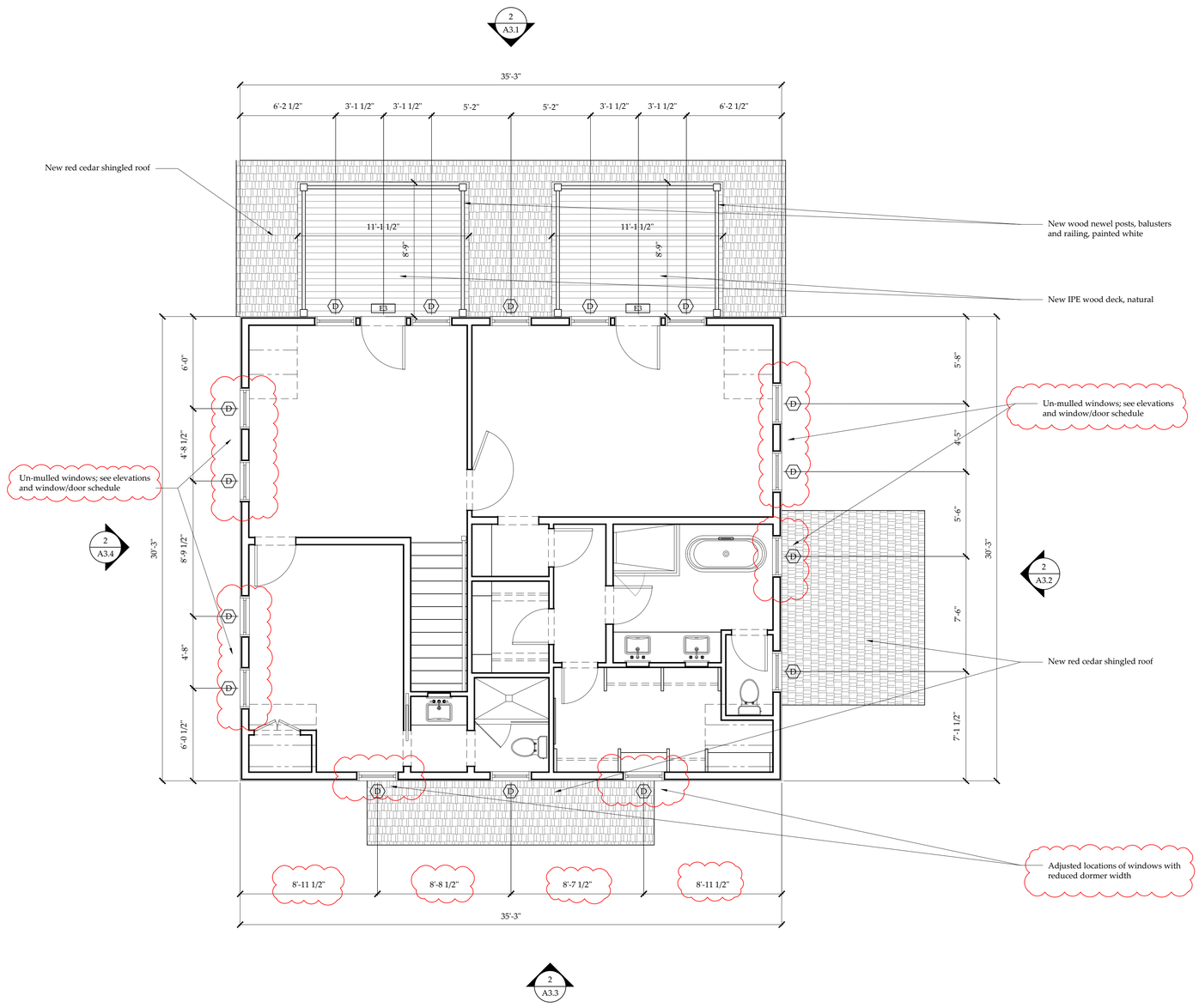
Project number: 23-62

A2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
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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
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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

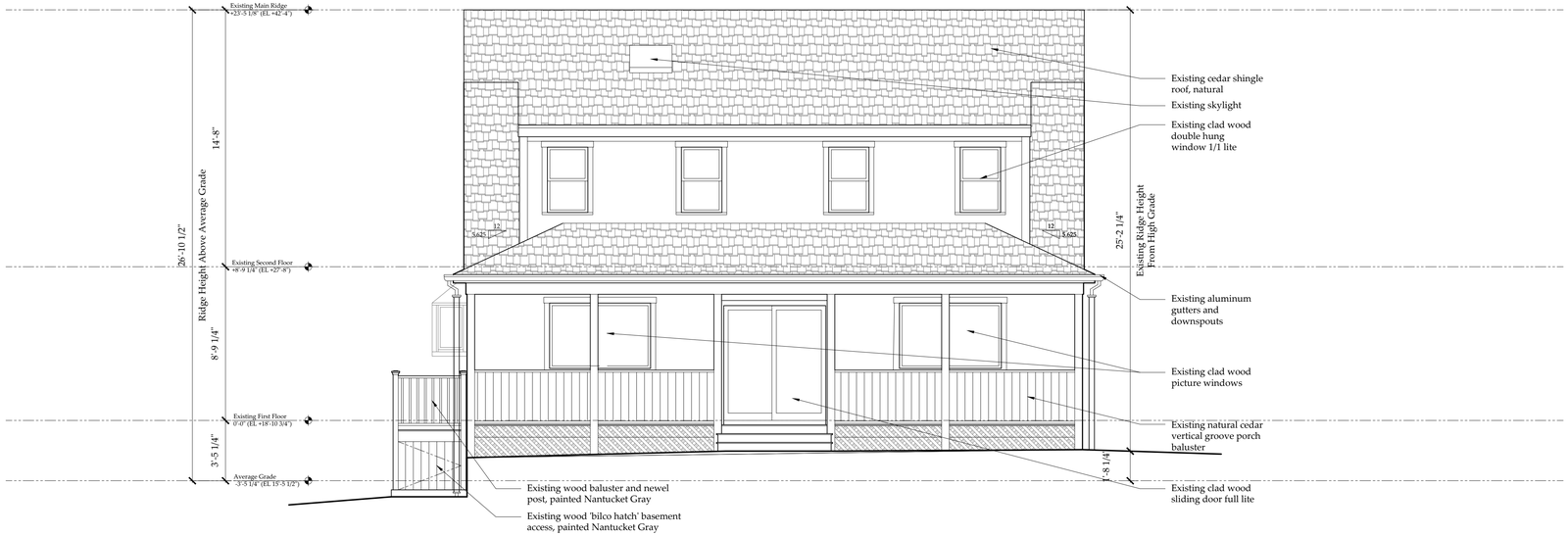
Project number: 23-62

A2.2

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House North Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
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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Main House
Existing/Proposed
North Elevation

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*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

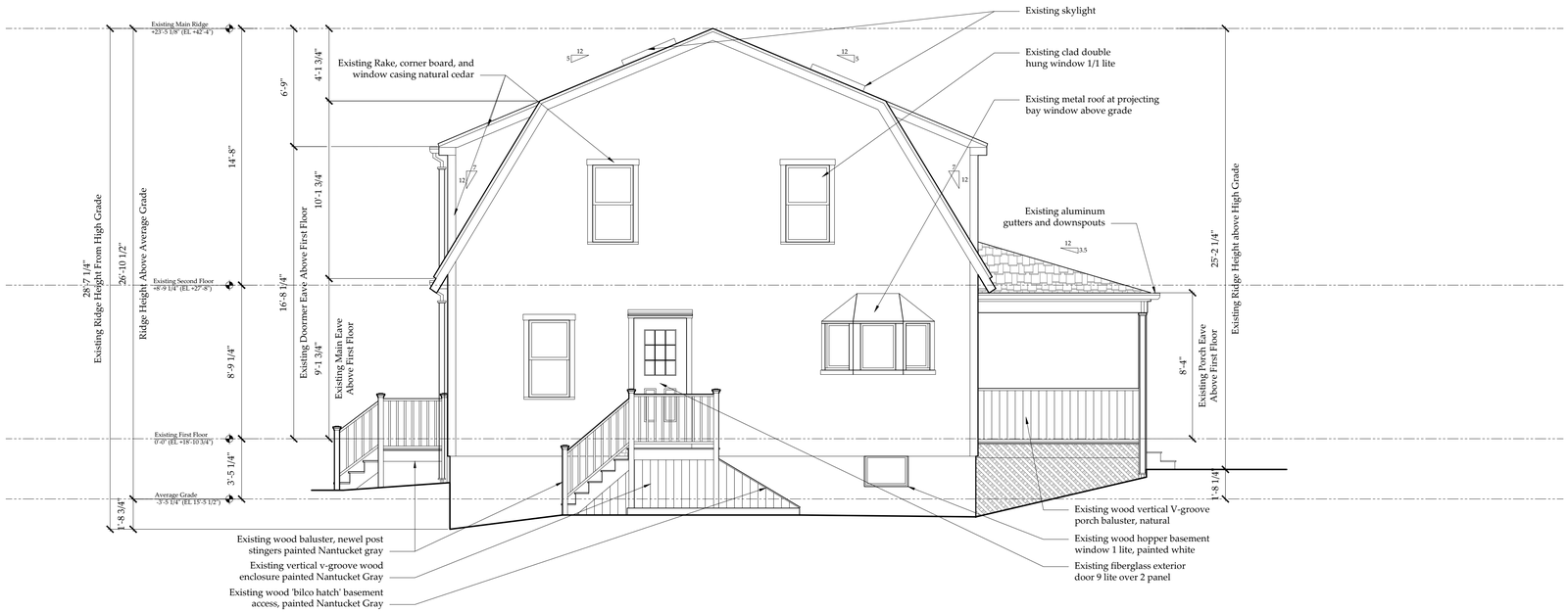
Project number: 23-62

A3.1

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)

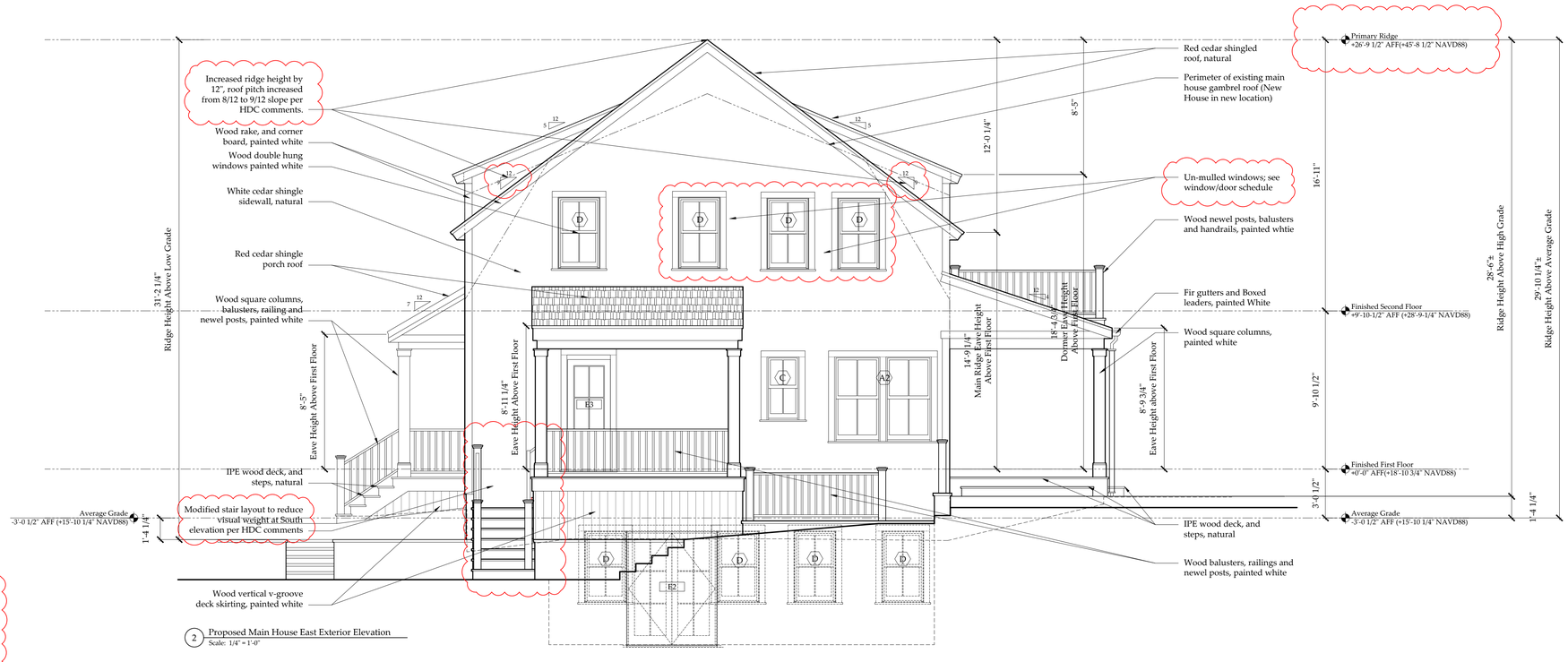


1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

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
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*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.2

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
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South Elevation

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HDC SUBMISSION - REV. 1
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*Notify architect of any discrepancies

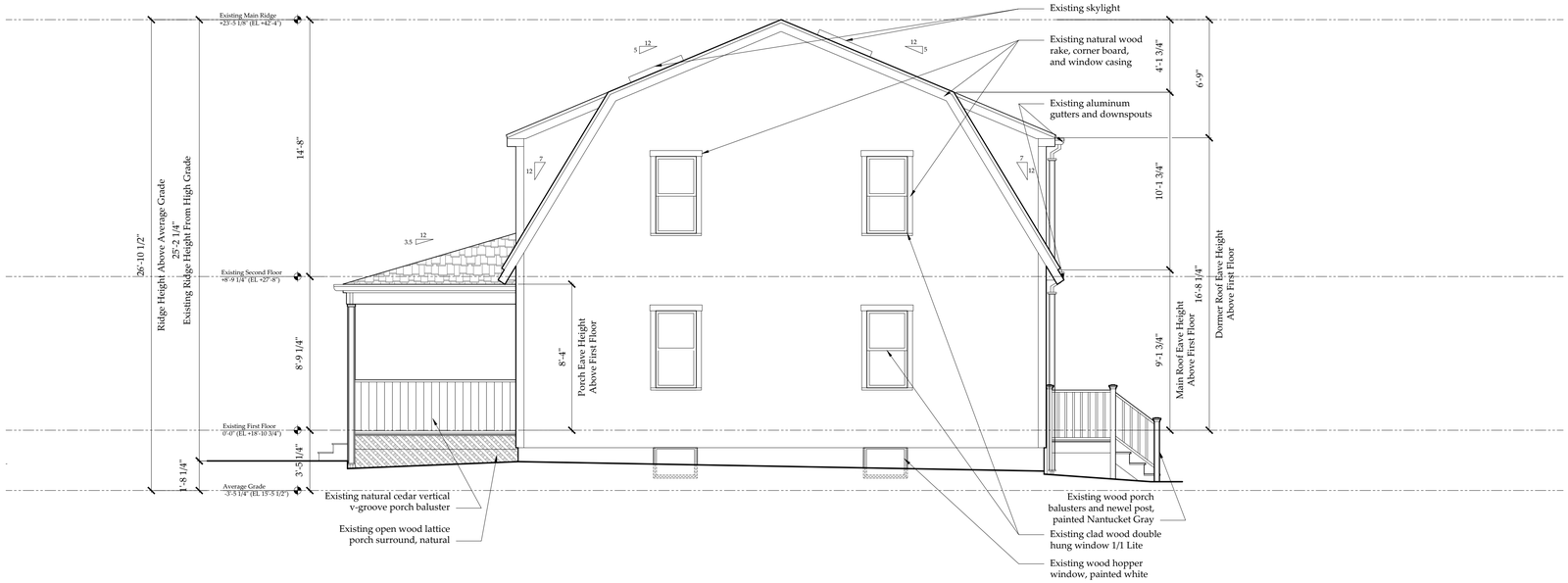
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.3

EXISTING

General HDC Notes:
- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:
- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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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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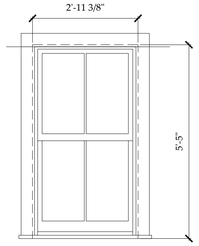
Main House
Proposed with Garage
South Elevation

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

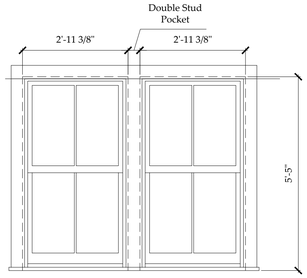
A3.5



A

Unit Specifications

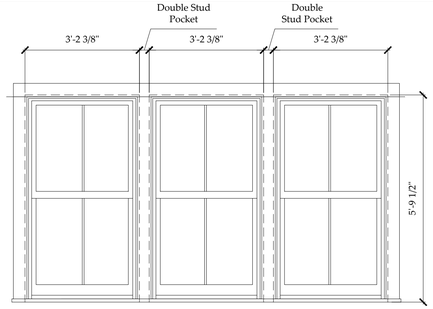
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

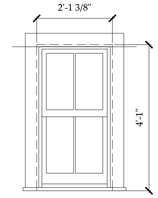
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

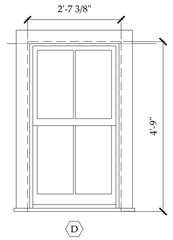
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
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 -	-

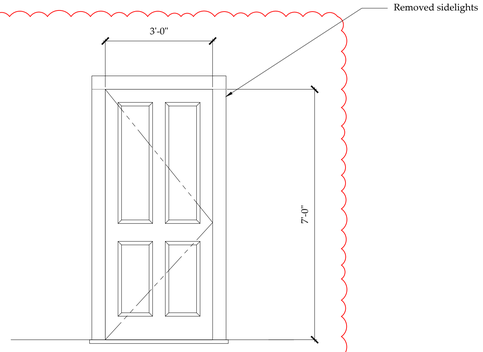


D

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

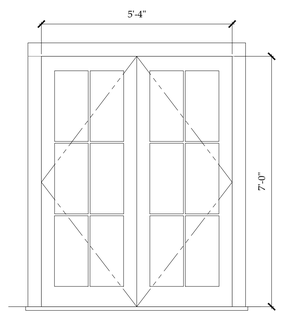
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

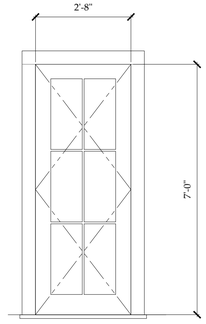
Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
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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

Proposed Window & Door Schedule

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A5.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a) Site Plan (b) North Elevation (c) South Elevation (d) East Elevation (e) West Elevation (f) Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/17/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD.

PAOLI, PA 19301

Contact Phone #: 610.644.4400 E-mail: jennifer@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30'-3" Sq. Footage 1st floor: 1067 SF

Width: 35'-3" Sq. footage 2nd floor: 1067 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11' x 4'-6" ☑ 1st floor ☐ 2nd floor

Size: 15'-9 x 7' ☑ 1st floor ☐ 2nd floor

10' x 45' 1ST FLR.

(2) 11' x 8'-9 2ND FLR.

Difference between existing grade and proposed finish grade: North 0" South +6" East -6" West +5'

Height of ridge above final finish grade: North 27'-5" South 29'-2" East 30' West 27'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-1" + ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass ____/12 Dormer 5 /12 Other PORCH 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 5"

Window Casing 4 1/2" Door Frame 4 1/2" Columns/Posts: Round ____ Square 8 1/2"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☑ TDL ☐ SDL Front 4 PANEL WOOD W/ 3 LITE SIDEL. Rear PAIR 6 LITE, WD. Side 6 LITE, WD.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, NATURAL Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office
& posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & **Building with Sconset in Mind- Sconset Trust**
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

- Date of construction to be added to the COA (NHL Data =c.2013)

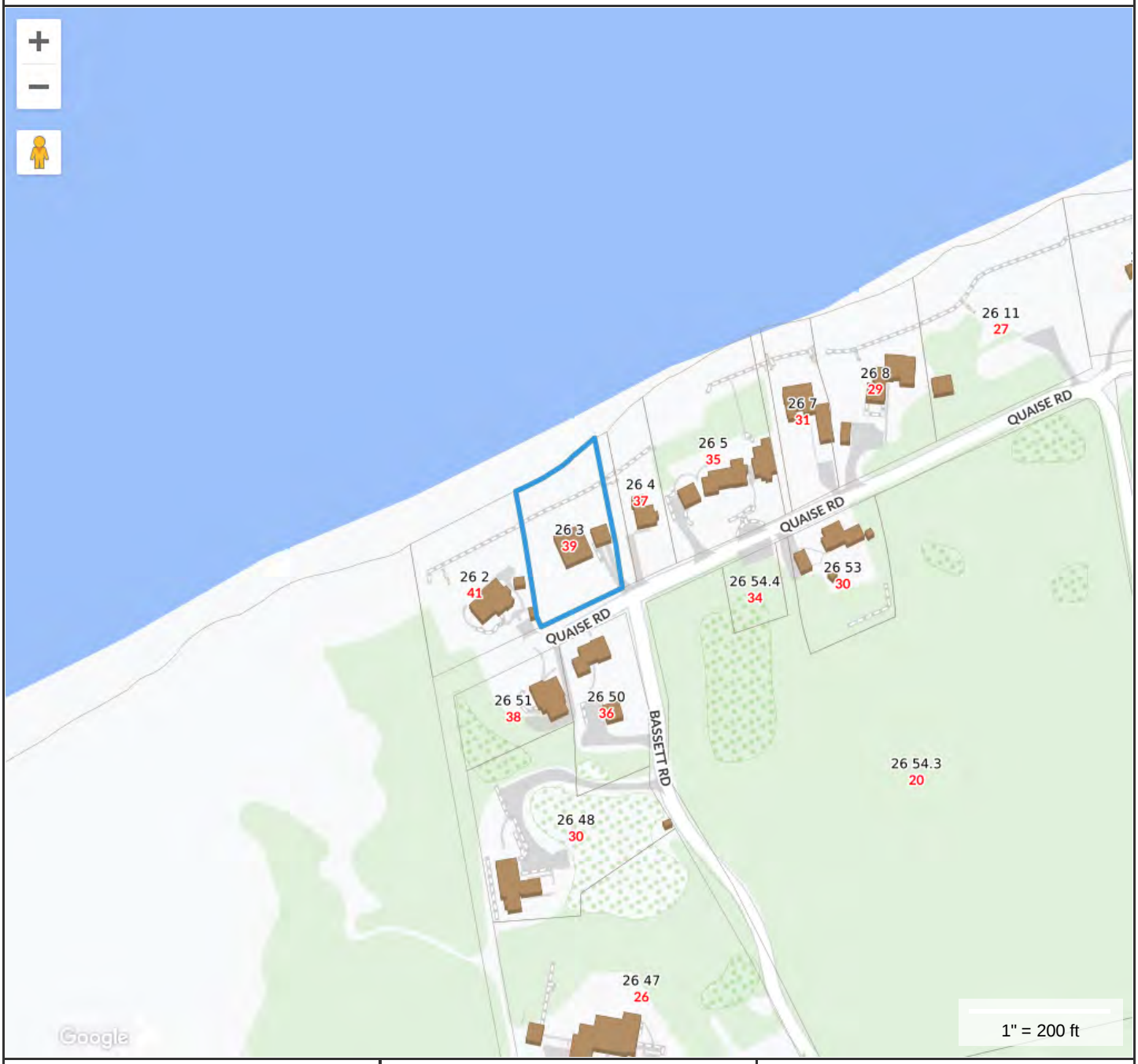
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
9. 256 Polpis LLC — 256 Polpis Rd — Rev's 10169 — 25/25 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
16. Krastev, Hristo — 17A Park Circle — Swap door and window — 69/233 — Self — VO
   - Add photo of the façade of the building for the file.
17. Brannigan, Marie Timothy — 1 Sasemin Way — Exterior stair Window egress — 80/406 — JN Design — RP
   - Date of construction added to the COA (NHL Data =c.2007)
10. James Kelly — 57 Fair St — Roof — 55.4.1/76 — James Lydon — RP
   - Date of construction added to the COA (HDC Survey NAN.3156 = c.1829)
11. Richard & Jocelyn Urban — 51 Cliff Rd — Roof — 30/62 — Richard Prunier — RP
   - Date of construction added to the COA (HDC Survey NAN.1460 = c.1840)
12. Feder Bros LLC — 72 Milk St — Roof, Stoop,Gutter — 56/7 — Brook Meerbergen — RP
   - Add photos of existing structure in file, even if revisions to previous approval.
13. Nantucket Golden Girl LLC — 16 Bluebird Ln — Relocate ODS — 68 / 589 — LINK — CP
   - Provide HOA authorization for the file.
14. Nantucket Golden Girl LLC — 16 Bluebird Ln — New fence/driveway change — 68/589 — LINK — CP
   - Provide HOA authorization for the file.
15. Garret Roberts — 1 South Mill St — Door changes — 55.4.1/61 — EMDA — SW
   - Screening to remain at the time of inspection and in perpetuity. Date of construction added to the COA or historic provided.
16. Delpupo, Balbino — 45 Essex Rd — Rooftop Solar — 67/64 — Self — SW
   - Panels on the southwest exposure/rear of house only.
17. Tom McCann — 35 Hummock Pond Rd — Pool — 56/6 — Self — SW
   - Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.
18. Manny Sylvia — 6 Nobska Way — Fence — 66/21 — Wilfred Ikolodo — SW
   - Subject to vine-type plant installed and maintained at alternating panels (suggestion of a manageable, vining plant: Climbing Hydrangea)
19. Paul Gray — 9 Coffin St — Change patio to deck — 73.4.1/15 — KMLD — SW
   - Proposed deck to be flush to grade; elevated deck requires elevations and review for approval.

VII. OLD BUSINESS 05/14/2024 – VIEW

1. Parents Cooperative of Nantucket — 15 Nobadeer Farm Rd — Solar Roof revisions — 69/85 — Ack Smart
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver (Recused: Paul, Welch)* ***Last heard April 02, 2024***

VIII. NEW BUSINESS 04/23/2024

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten –* ***Last heard May 14, 2024***
2. #3 Back St LLC — 3 Back St — Move on with addition — 55.1.4 /427 — Thornewill
3. #1 Back St LLC — 1 Back St — Move off — 55.1.4/427 — Thornewill
4. #1 Back St LLC — 1 Back St — New dwelling — 55.1.4/427 — Thornewill
5. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
6. 19 Monomoy Trust — 19 Monomoy Rd — Addition — 54/260 — Gryphon Arch
7. A Barrett — 17 Pine Tree — Revs — 68/31 — Topham
8. Laura & Brian Millham — 6 Boulevard Rd — Sports Court — 80/75.1 — Zoran Milorski
9. John Wise — 16 Williams St — Driveway gate — 55/372 — Normand
10. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
11. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
12. John Wise — 18 Williams St — New dwelling — 55/371 — Normand
13. John Wise — 16.5 Williams St — driveway — 55/372 — Normand
14. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
15. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
16. Dennis Keller — 3 Nosegay — Revision rooftop solar — 73.1.4/14 — AckSmart
17. Michele Kolb — 27 N Liberty — Garage — 41/453 — self
18. Third Point Holdings LLC — 39 Quaise Rd — New Dwelling — 26/3 — Smith Hutton
19. Third Point Holdings LLC — 39 Quaise Rd — Demo MH — 26/3 — Smith Hutton
20. Third Point Holdings LLC — 39 Quaise Rd — Demo Garage — 26/3 — Smith Hutton
21. Third Point Holdings LLC — 39 Quaise Rd — Garage — 26/3 — Smith Hutton



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

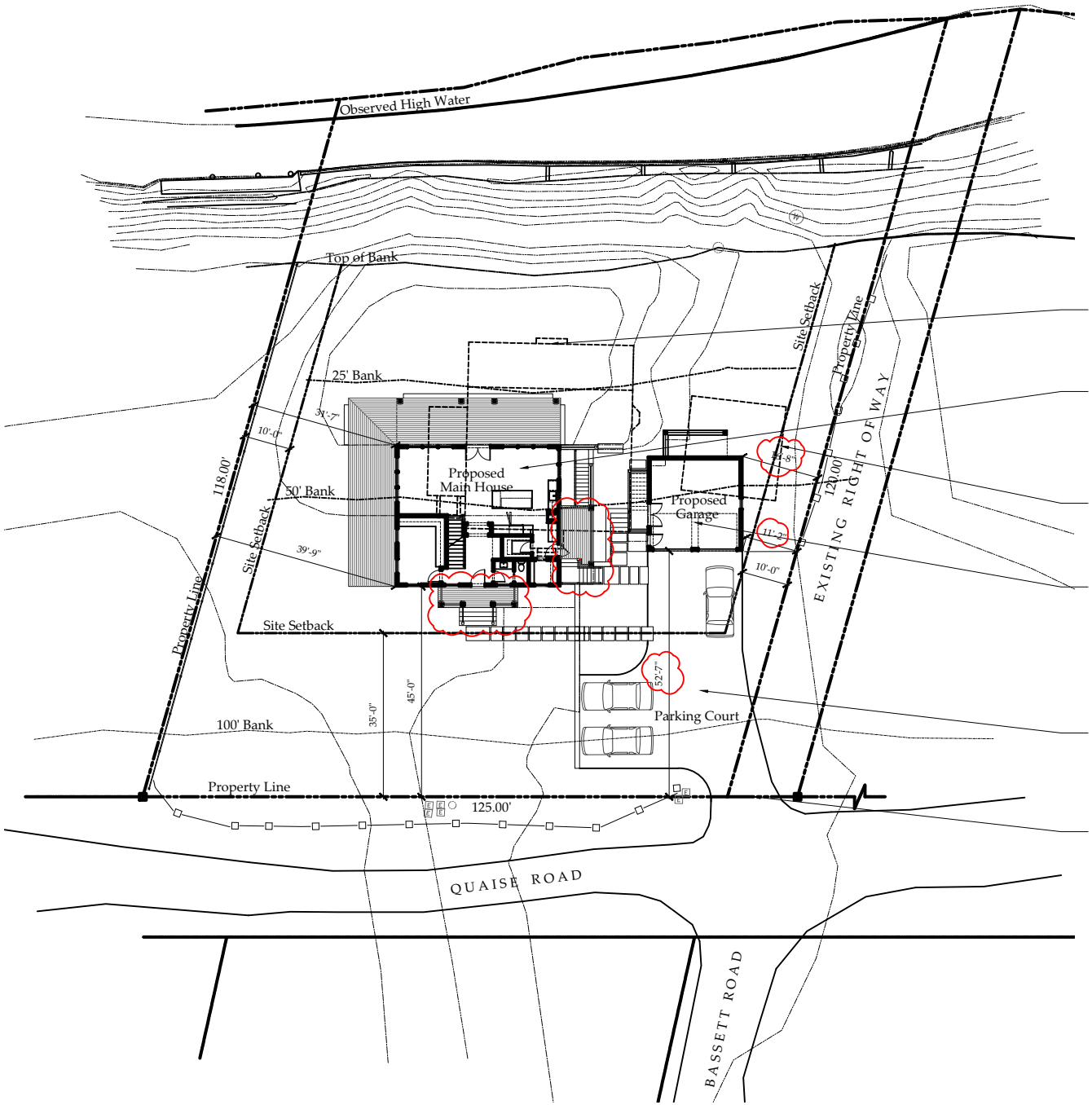
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PROPOSED



Existing main house footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Main House

Existing garage footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Garage (see separate submission for new structure)

Proposed Shell Driveway (see separate submission for full scope of proposed softscape and hardscape)

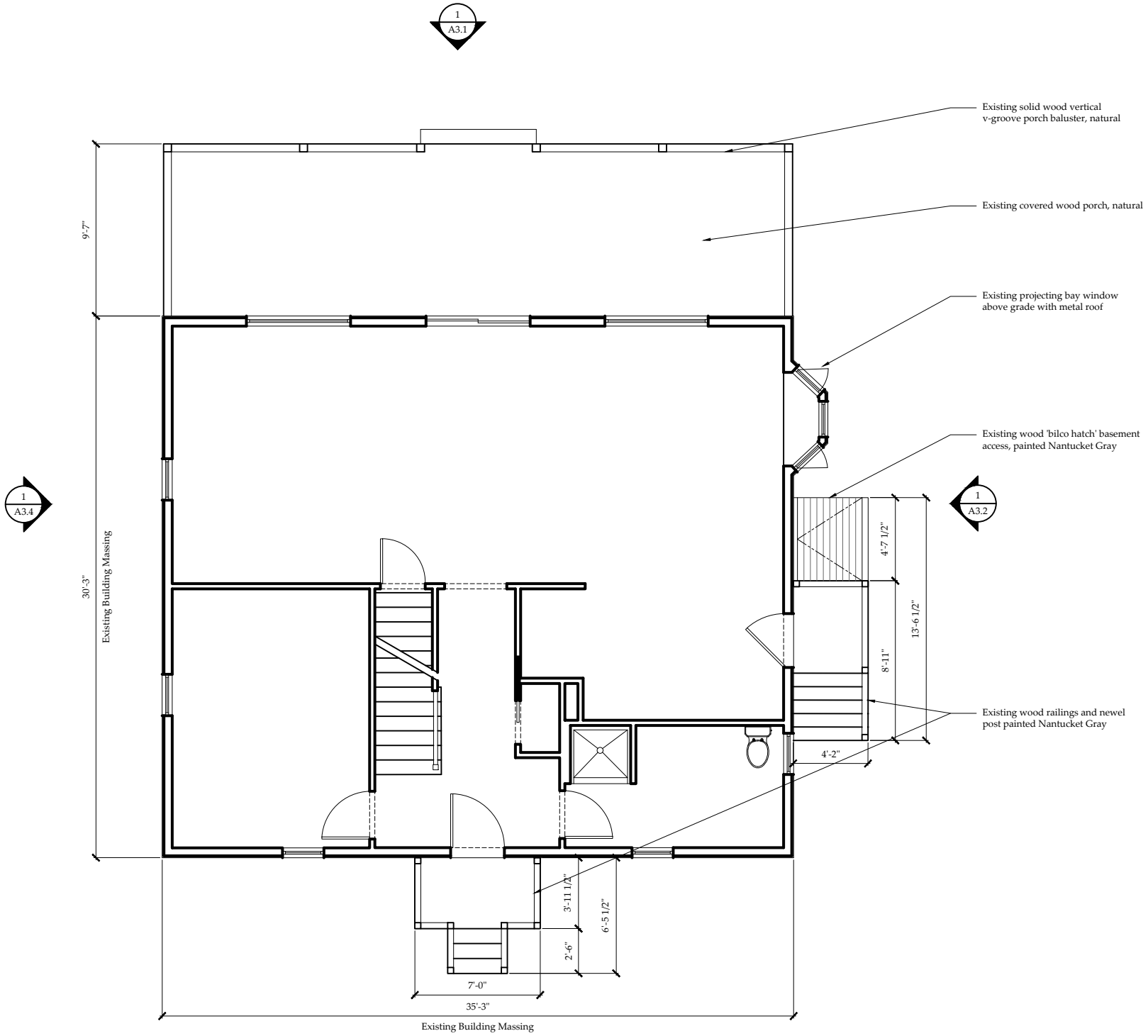
Existing Curb Cut

1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North

Drawing List	
A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

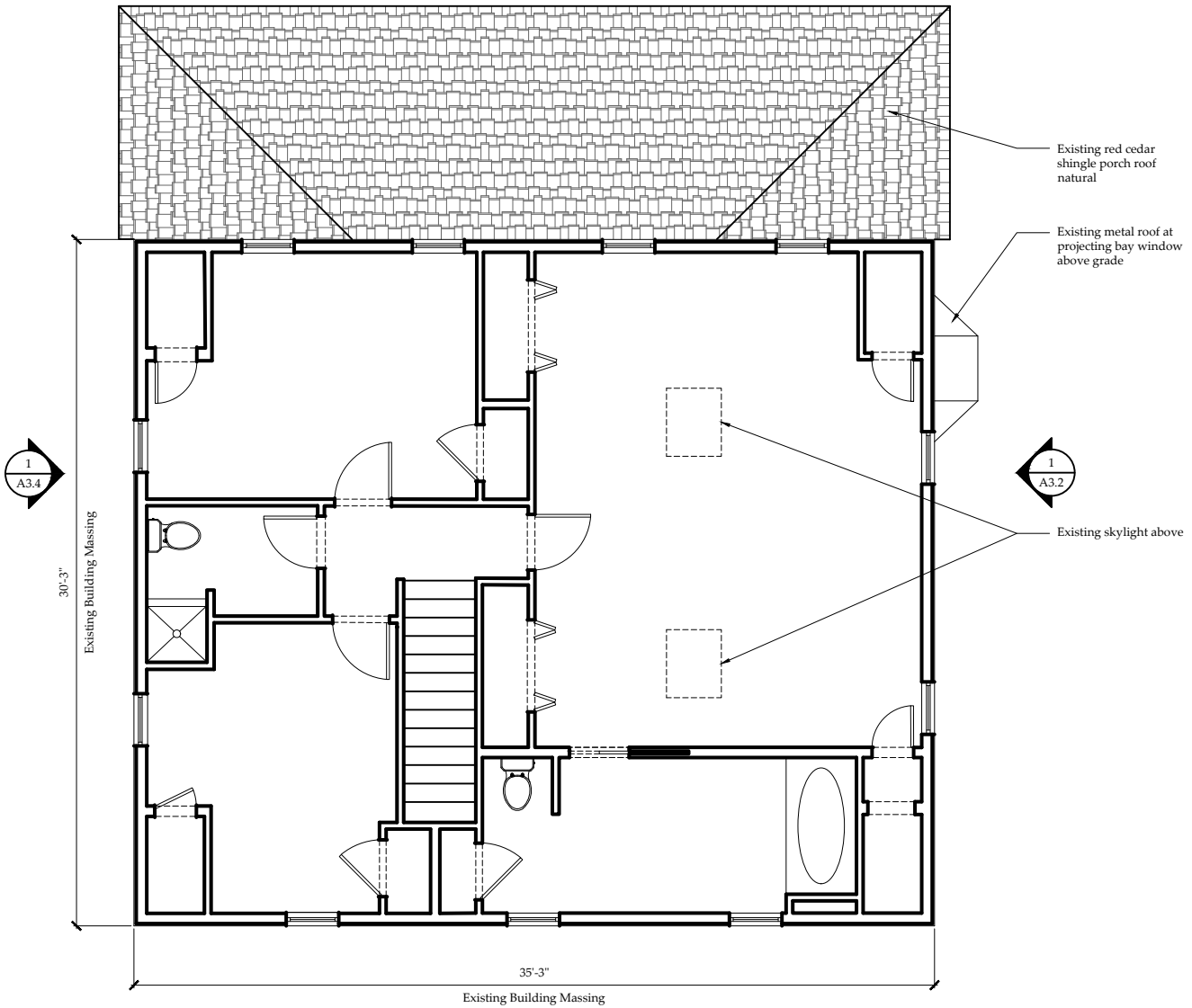
Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

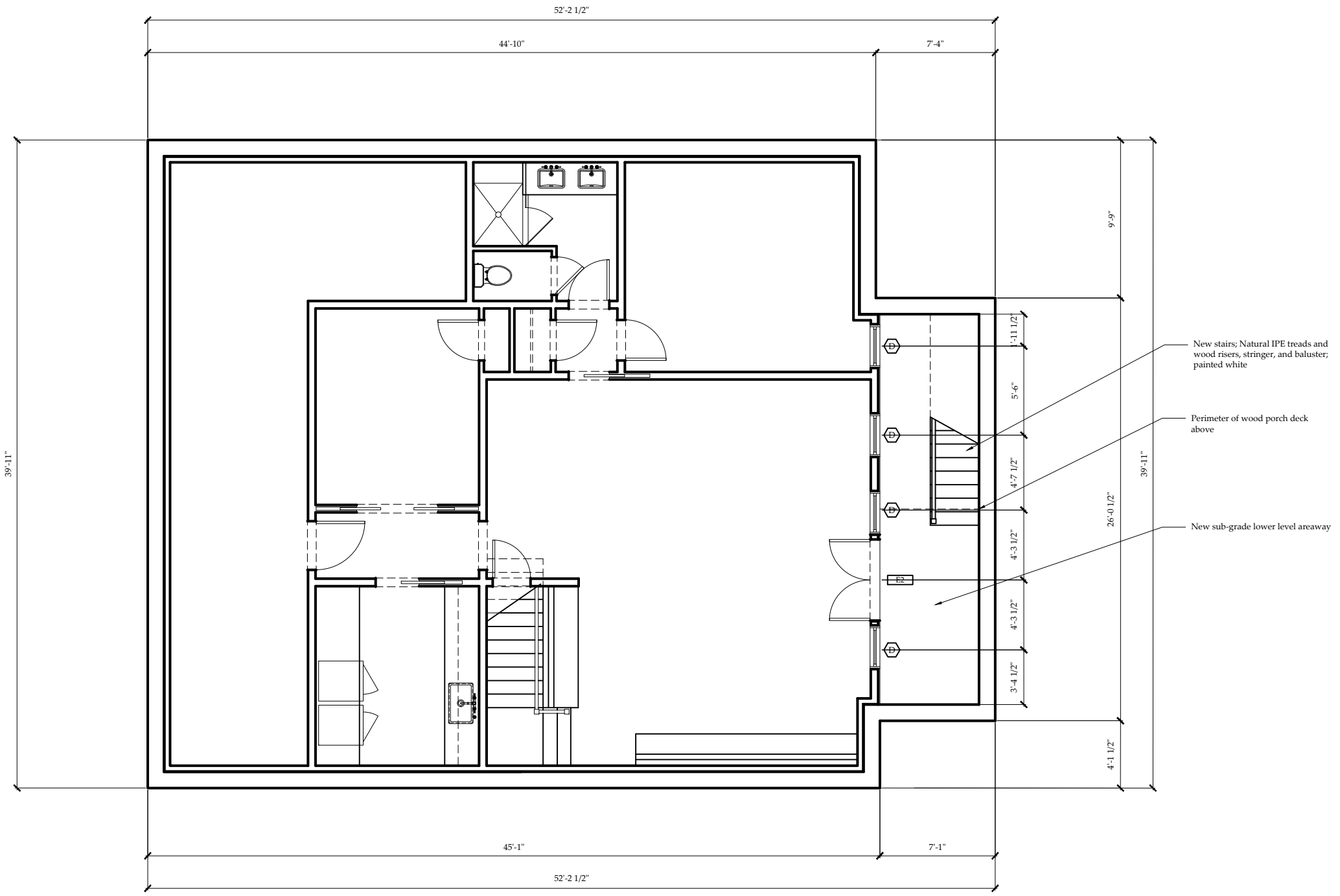
1
A3.3

1
A3.1

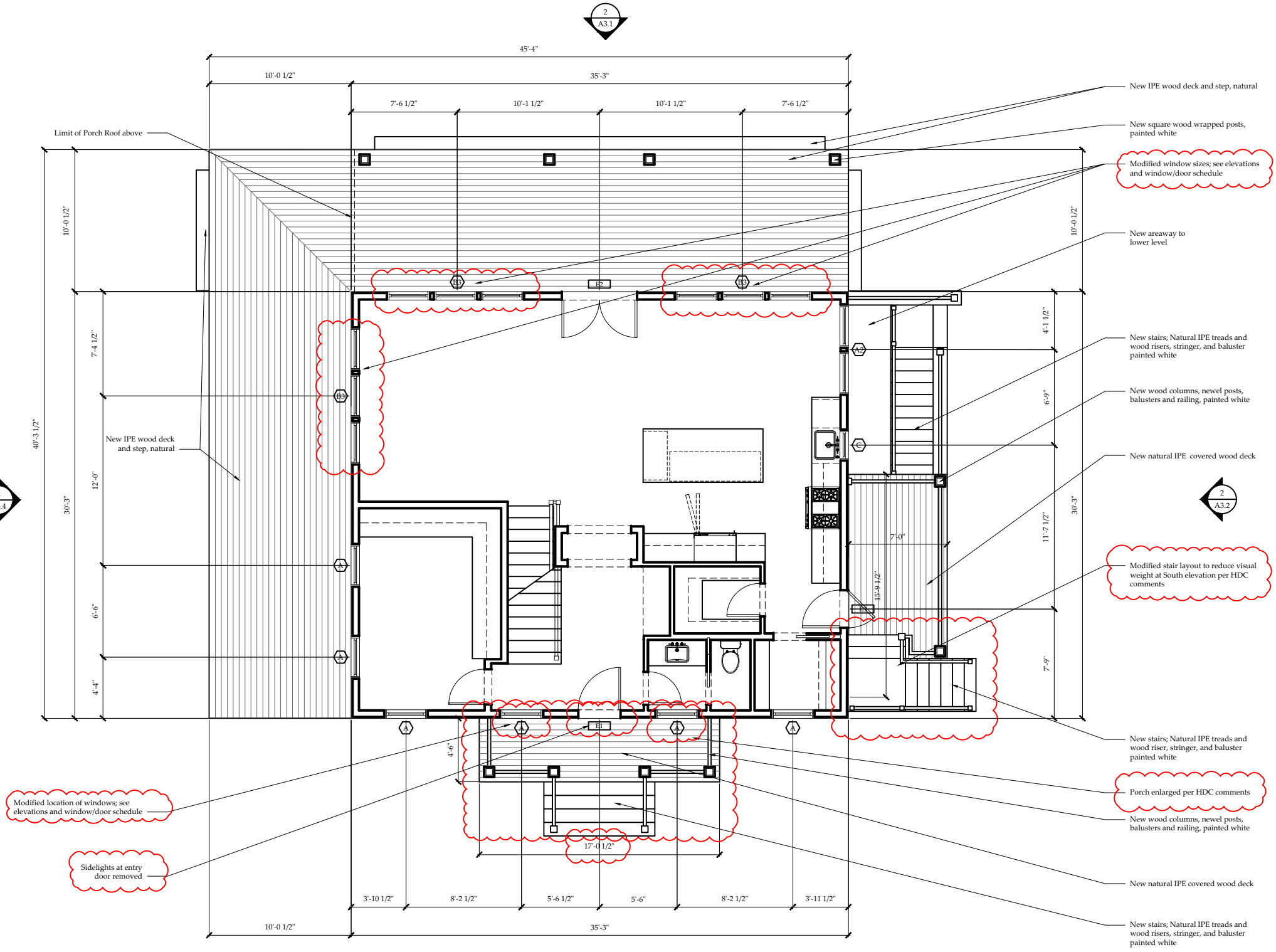


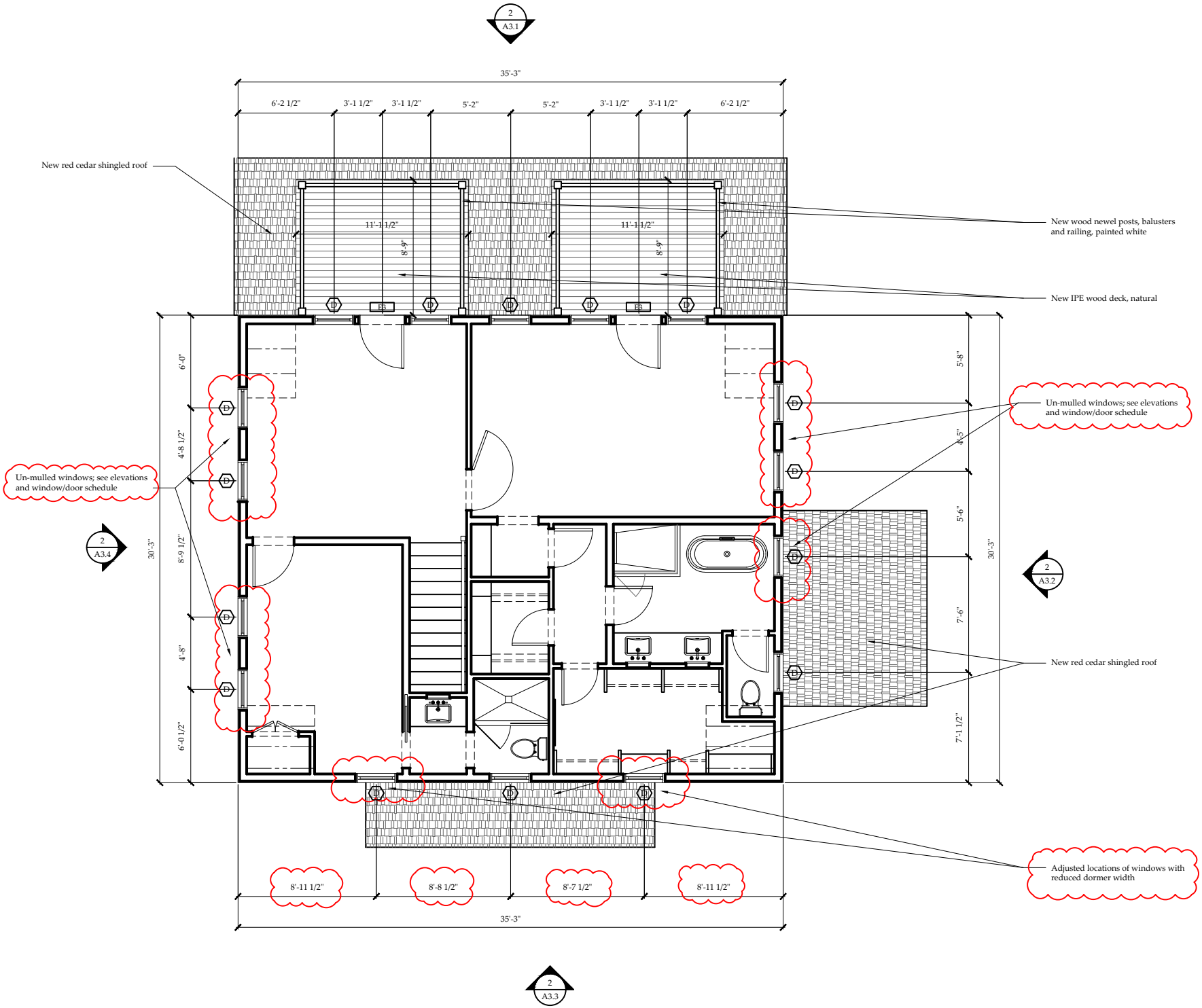
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.3

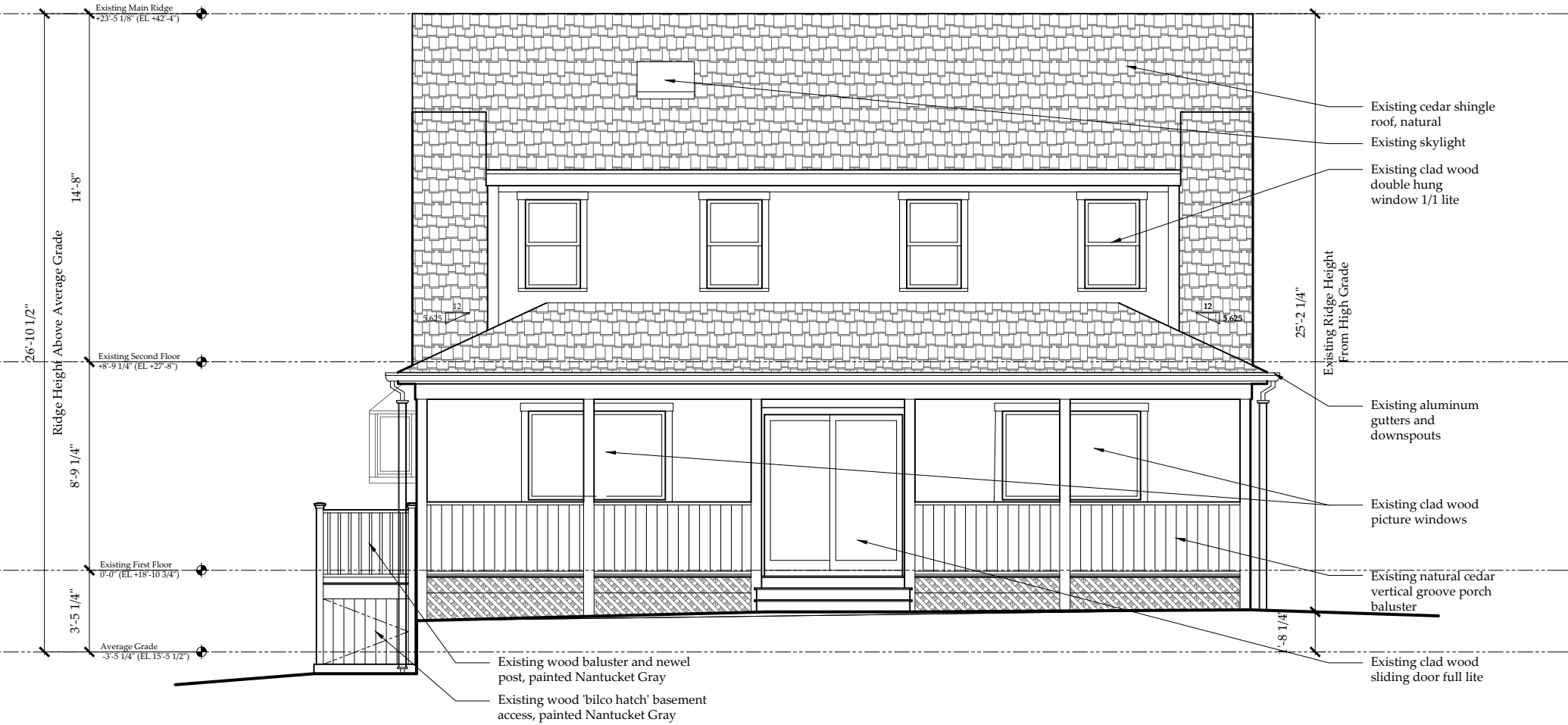


1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"


2
A3.1
45'-4"
10'-0 1/2"
35'-3"
7'-6 1/2"
10'-1 1/2"
10'-1 1/2"
7'-6 1/2"
Limit of Porch Roof above
New IPE wood deck and step, natural
New square wood wrapped posts, painted white
Modified window sizes; see elevations and window/door schedule
New areaway to lower level
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
Modified stair layout to reduce visual weight at South elevation per HDC comments
New stairs; Natural IPE treads and wood riser, stringer, and baluster painted white
Porch enlarged per HDC comments
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
Modified location of windows; see elevations and window/door schedule
Sidelights at entry door removed
40'-3 1/2"
10'-0 1/2"
30'-3"
7'-4 1/2"
12'-0"
6'-6"
4'-4"
4'-6"
4'-1 1/2"
6'-9"
11'-7 1/2"
7'-9"
15'-9 1/2"
7'-0"
17'-0 1/2"
3'-10 1/2"
8'-2 1/2"
5'-6 1/2"
5'-6"
8'-2 1/2"
3'-11 1/2"
10'-0 1/2"
35'-3"
2
A3.4
2
A3.2
2
A3.3
1
Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"



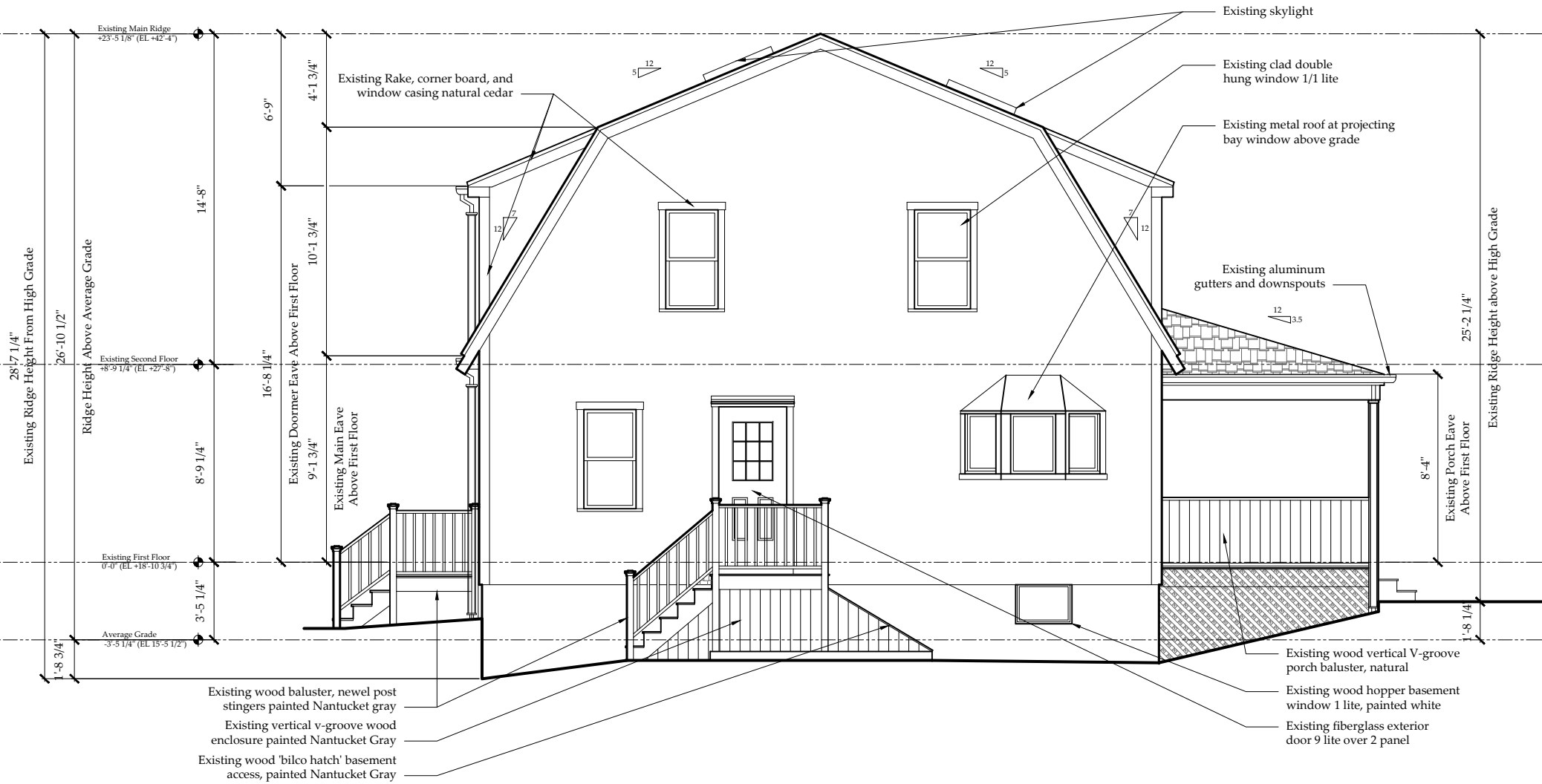
1 Existing Main House North Exterior Elevation

Scale: 1/4" = 1'-0"

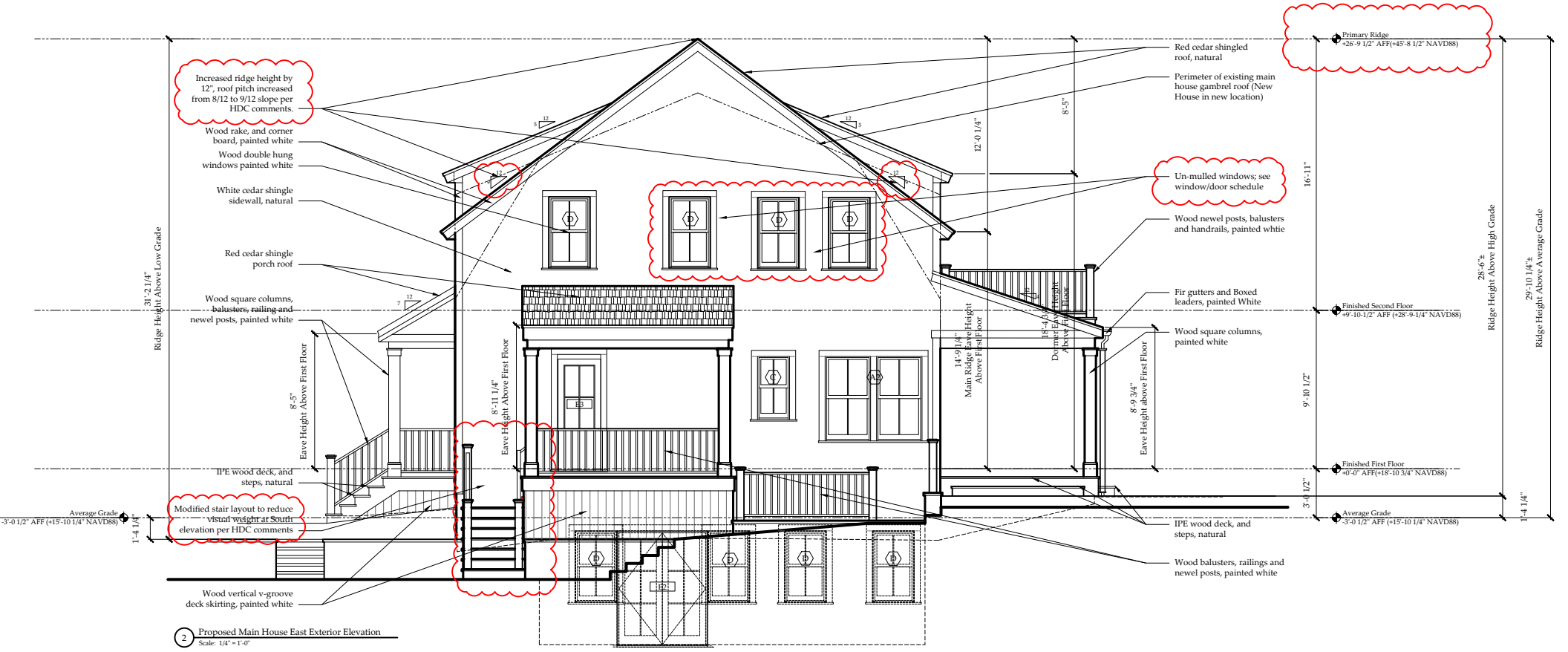


2 Proposed Main House North Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

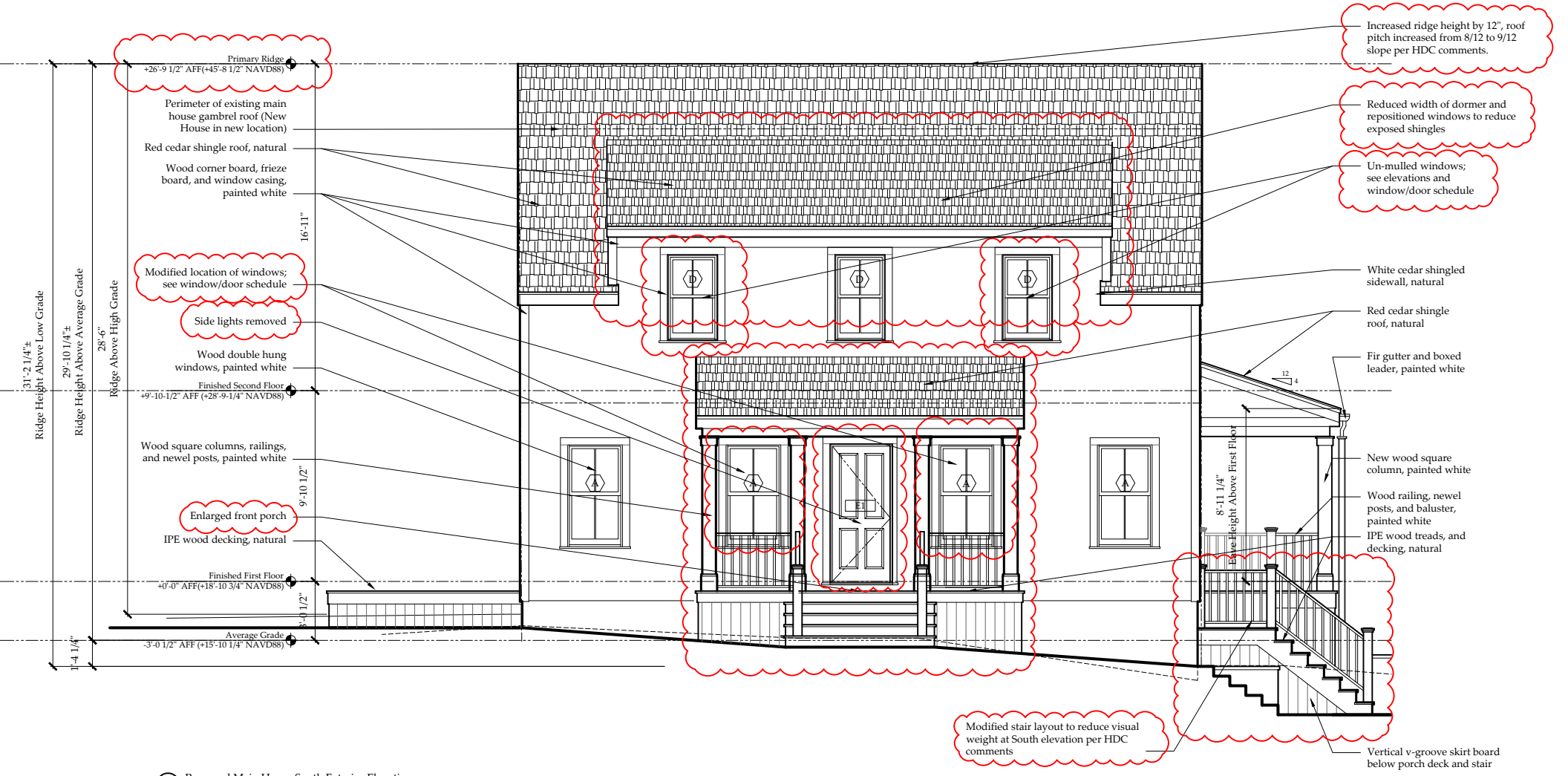


2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"



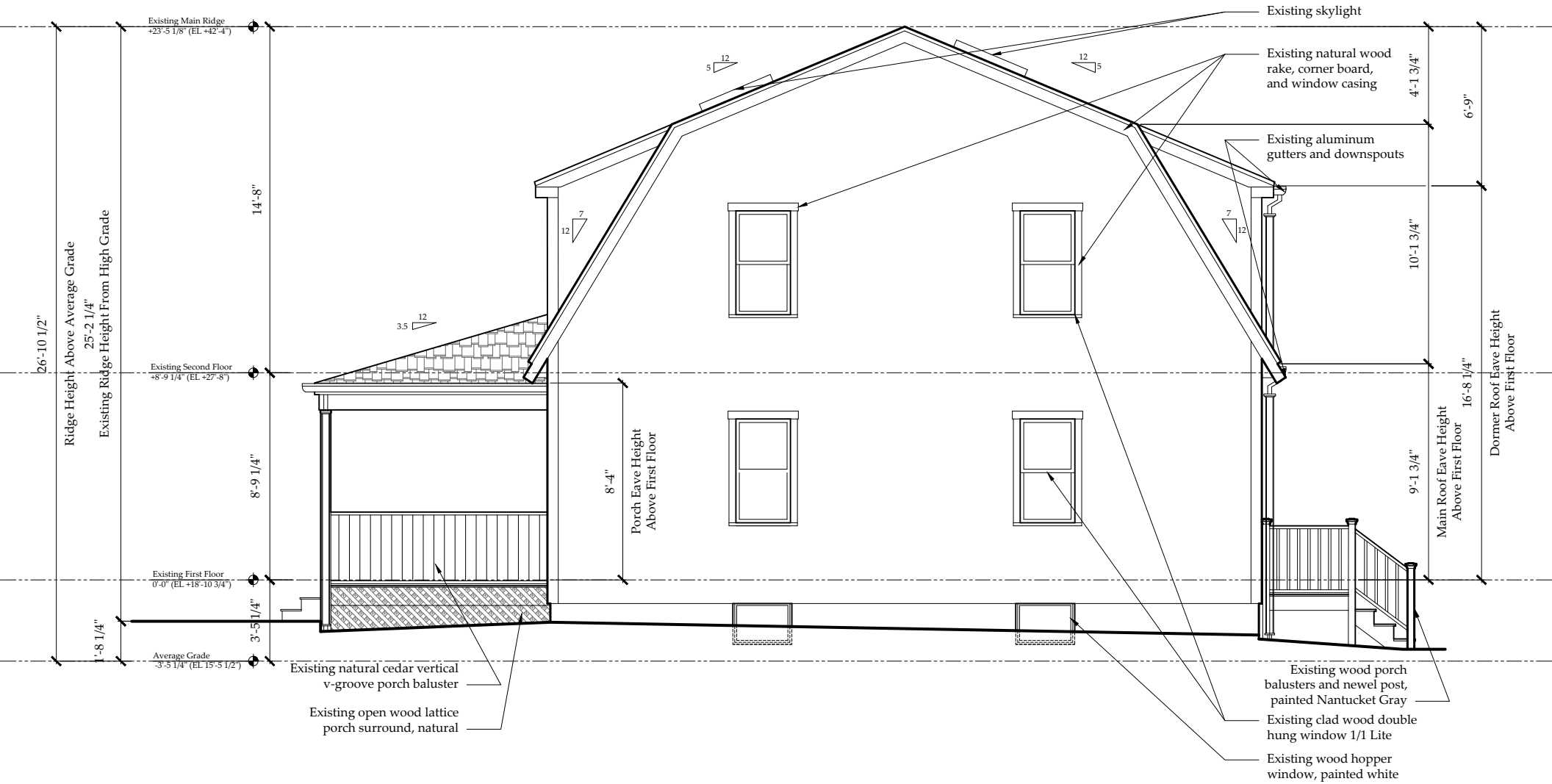
1 Existing Main House South Exterior Elevation

Scale: 1/4" = 1'-0"



2 Proposed Main House South Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



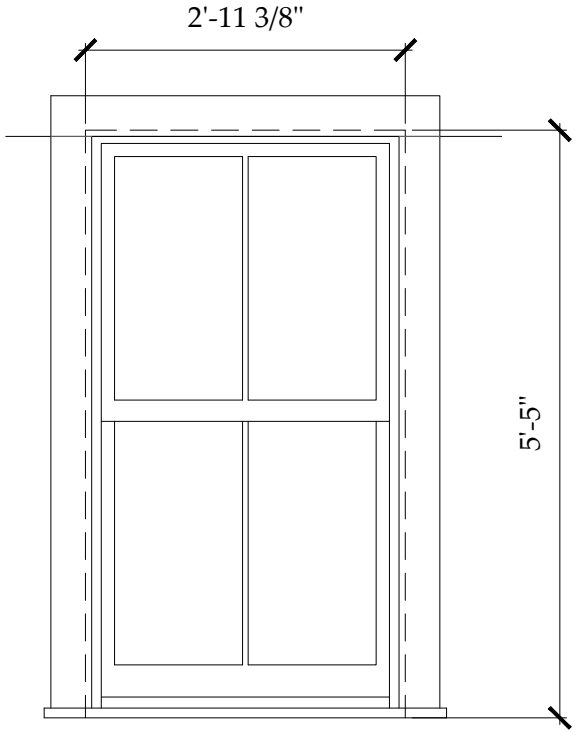
2 Proposed Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



1 Proposed Main House South Exterior Elevation with Garage

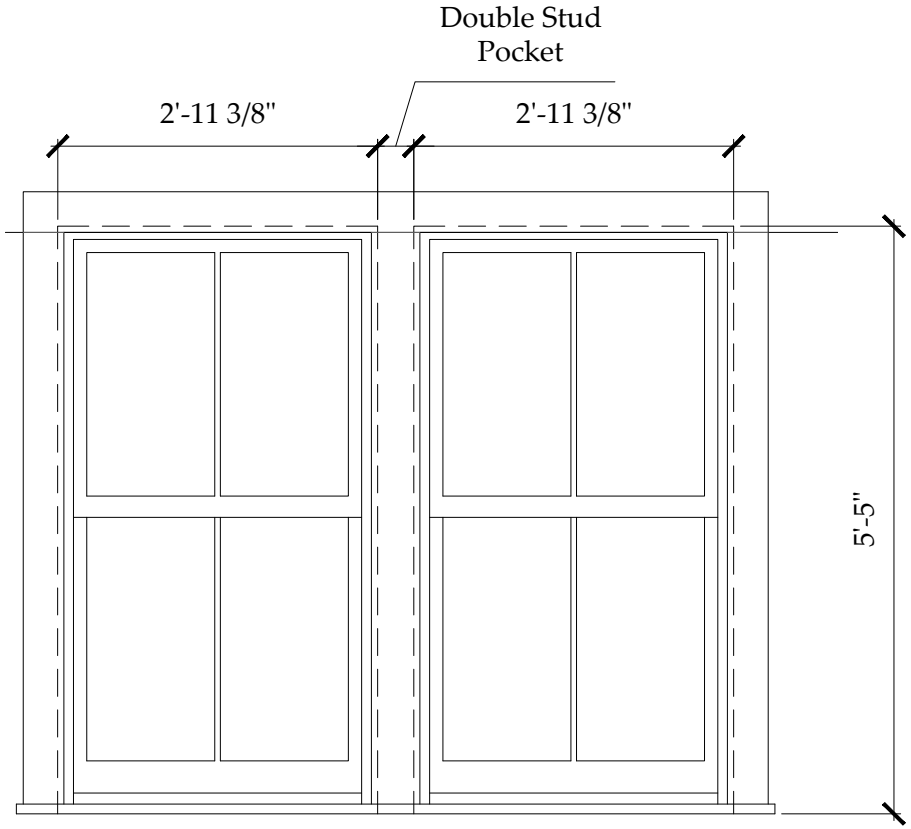
Scale: 1/4" = 1'-0"



A

Unit Specifications

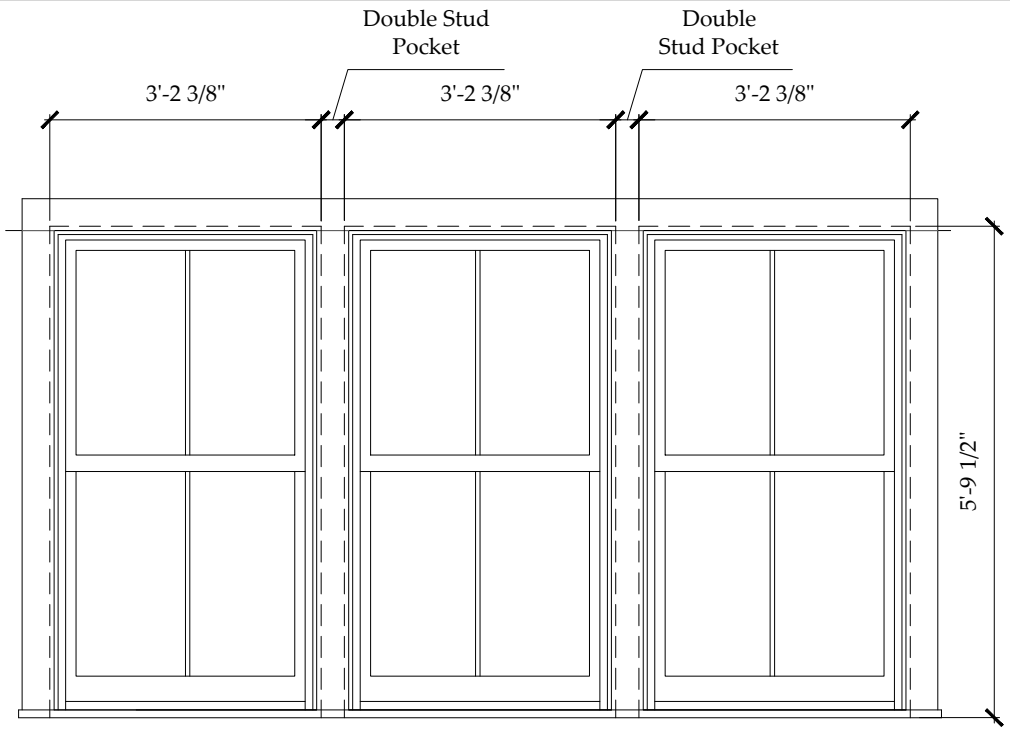
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

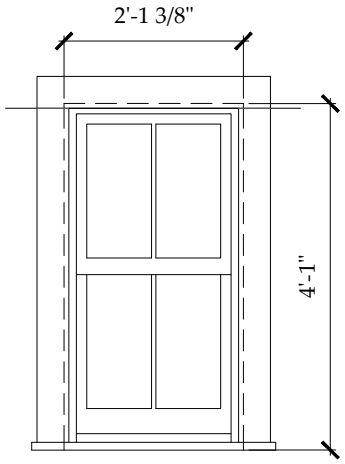
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

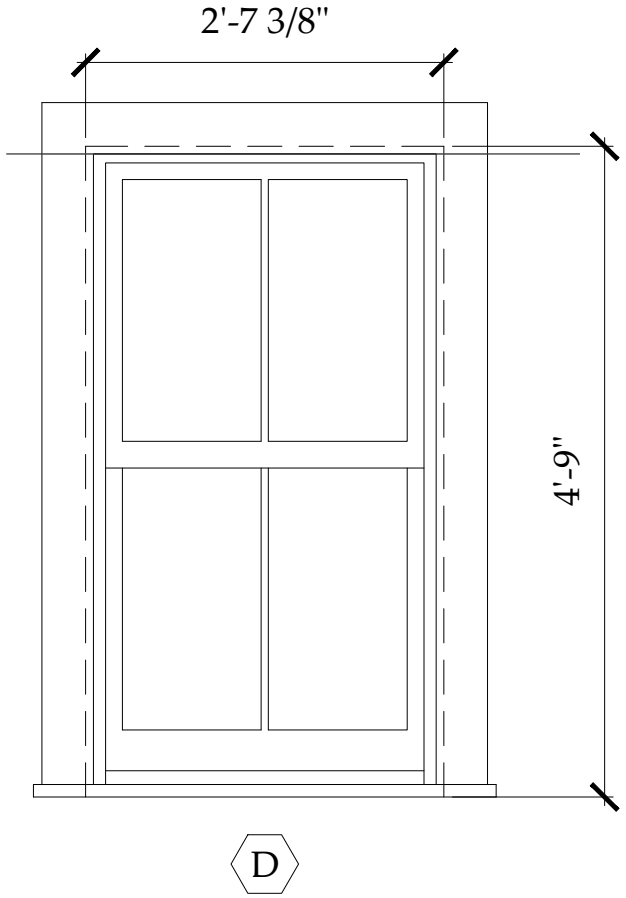
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

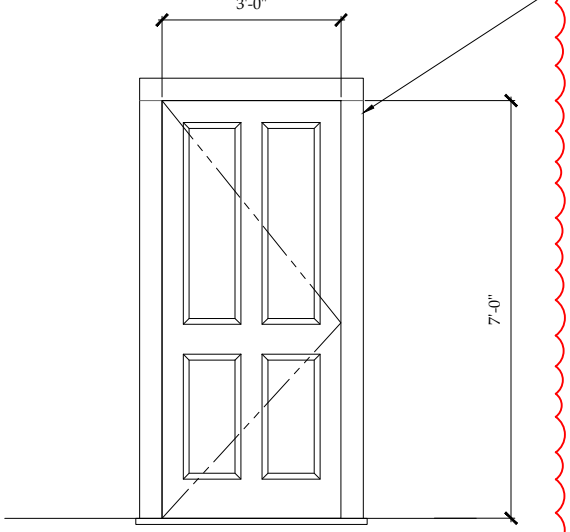
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-



D

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



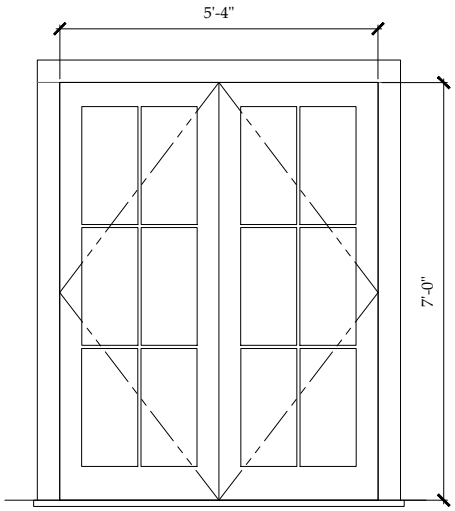
E1

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	

2 Proposed Door Types

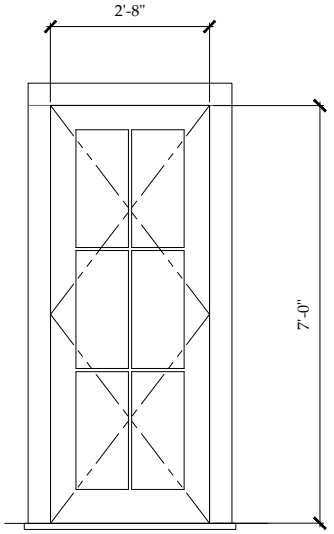
Scale: 1/2" = 1'-0"



E2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



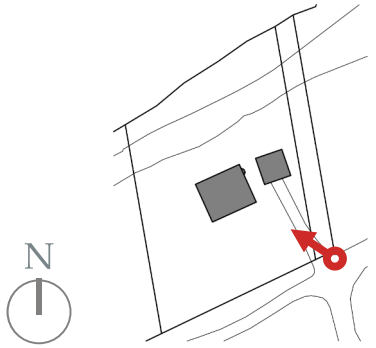
E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



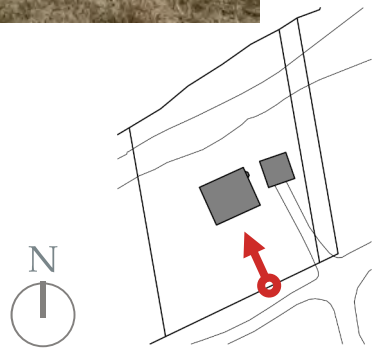
EXISTING Southeast Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House



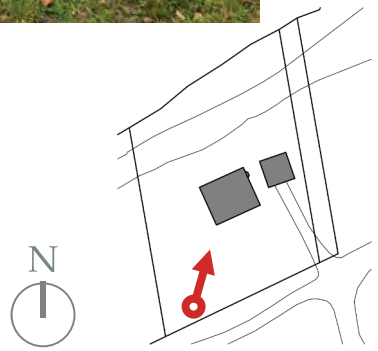
EXISTING South Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

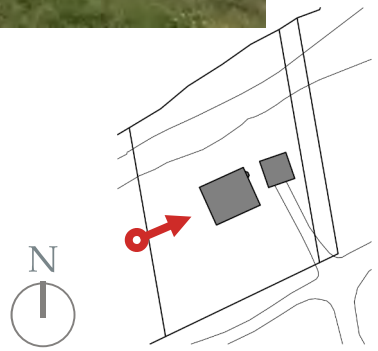


EXISTING Southwest Elevation



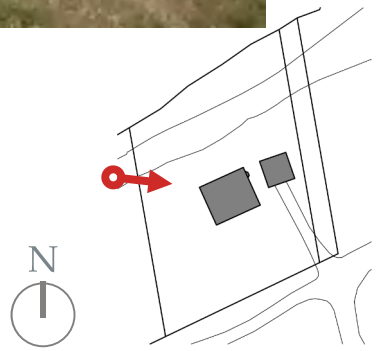


EXISTING West Elevation



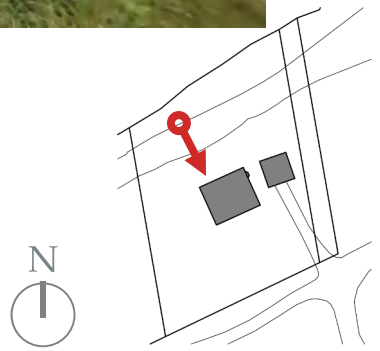


EXISTING Northwest Elevation



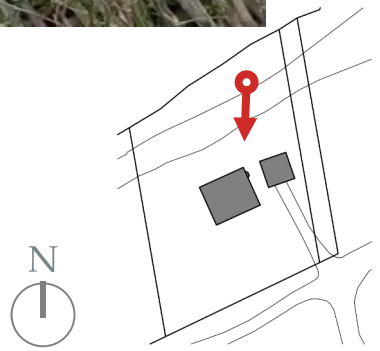


EXISTING North Elevation





EXISTING Northeast Elevation

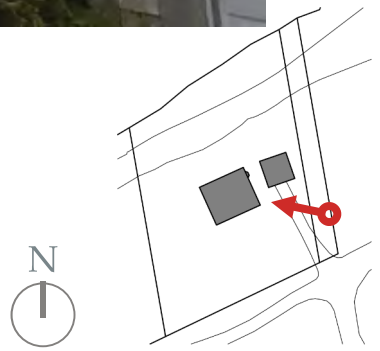


EXISTING Northeast Elevation

Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

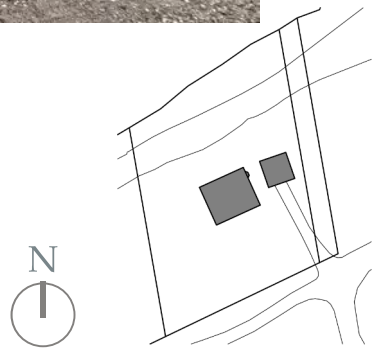


EXISTING Southeast Elevation



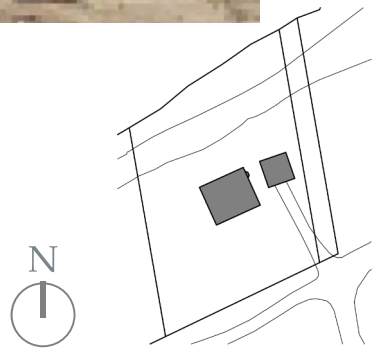


NEIGHBORING PROPERTY South Elevation





NEIGHBORING PROPERTY West Elevation



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020: https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/27/24
	HDC Case Number (ie HDC2020-05-0265): 2024-04-10289 Address : 31 EXETER ST.
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024-24-10289 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/27/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.4.2 PARCEL N°. 285

Street & Number of Proposed Work: 31 EXETER ST.

Owner of record: SHAWN + ELIZABETH BRISTOW

Mailing Address: P.O. Box 846

SCONSET, MA 02564

Contact Phone #: 603.498.9518 E-mail: captshawn@mac.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition (GARAGE) ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 29'6" Sq. Footage 1st floor: 541'6" 40'-mudroom

Width: 25'4" Sq. footage 2nd floor: 541'6"

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11x26'6" ☒ 1st floor ☐ 2nd floor

Size: 8'x13' ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0'0" South 0'0" East 0'0" West 0'0"

Height of ridge above final finish grade: North 24'10 3/4" South 24'10 3/4" East 24'10 3/4 West 24'10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 8 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 1x6 Frieze _____

Window Casing 1x3.5" Door Frame 1x5.5" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400

Doors* (type and material): ☒ TDL ☐ SDL Front 6-Lite / Painted Rear 18-Lite / Painted Side 18-lite / Painted

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) N/A Roof GRAY

Trim CEDAR Sash WHITE Doors QUAKER GRAY

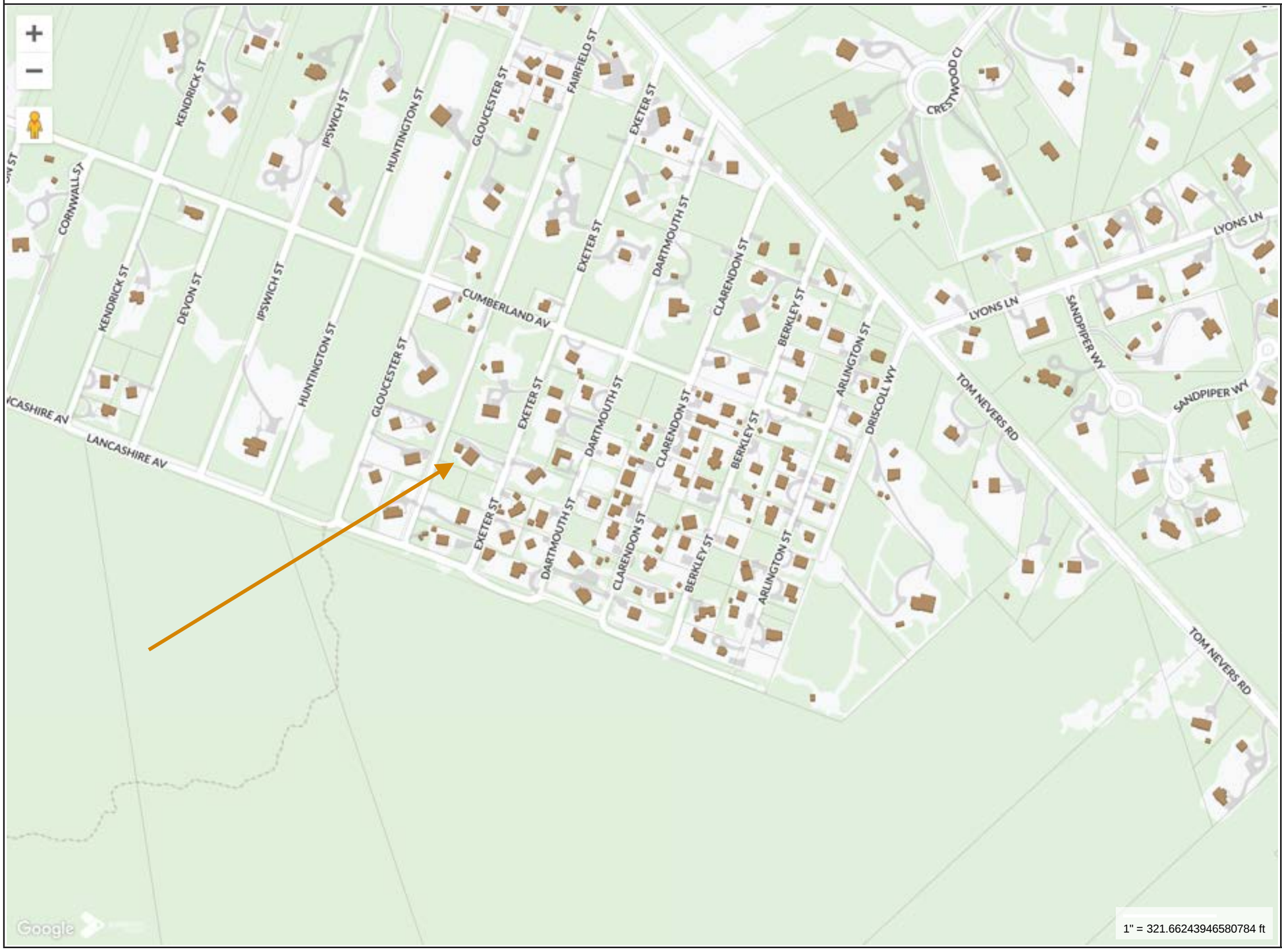
Deck CEDAR Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/8/2024 Signature of owner of record _____ Signed under penalties of perjury

Locus Map - 31 Exeter

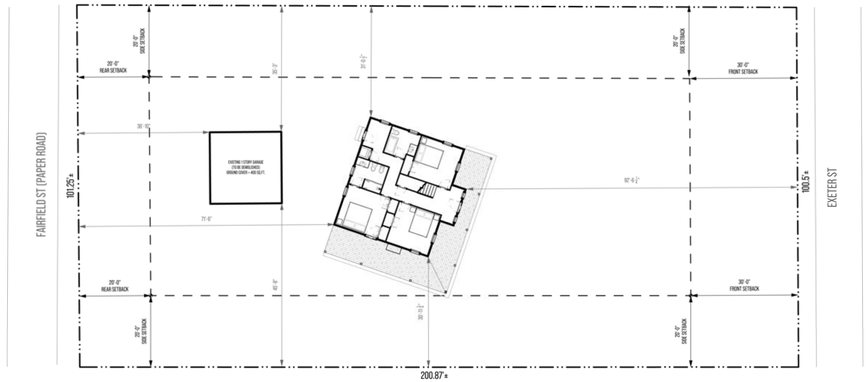


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

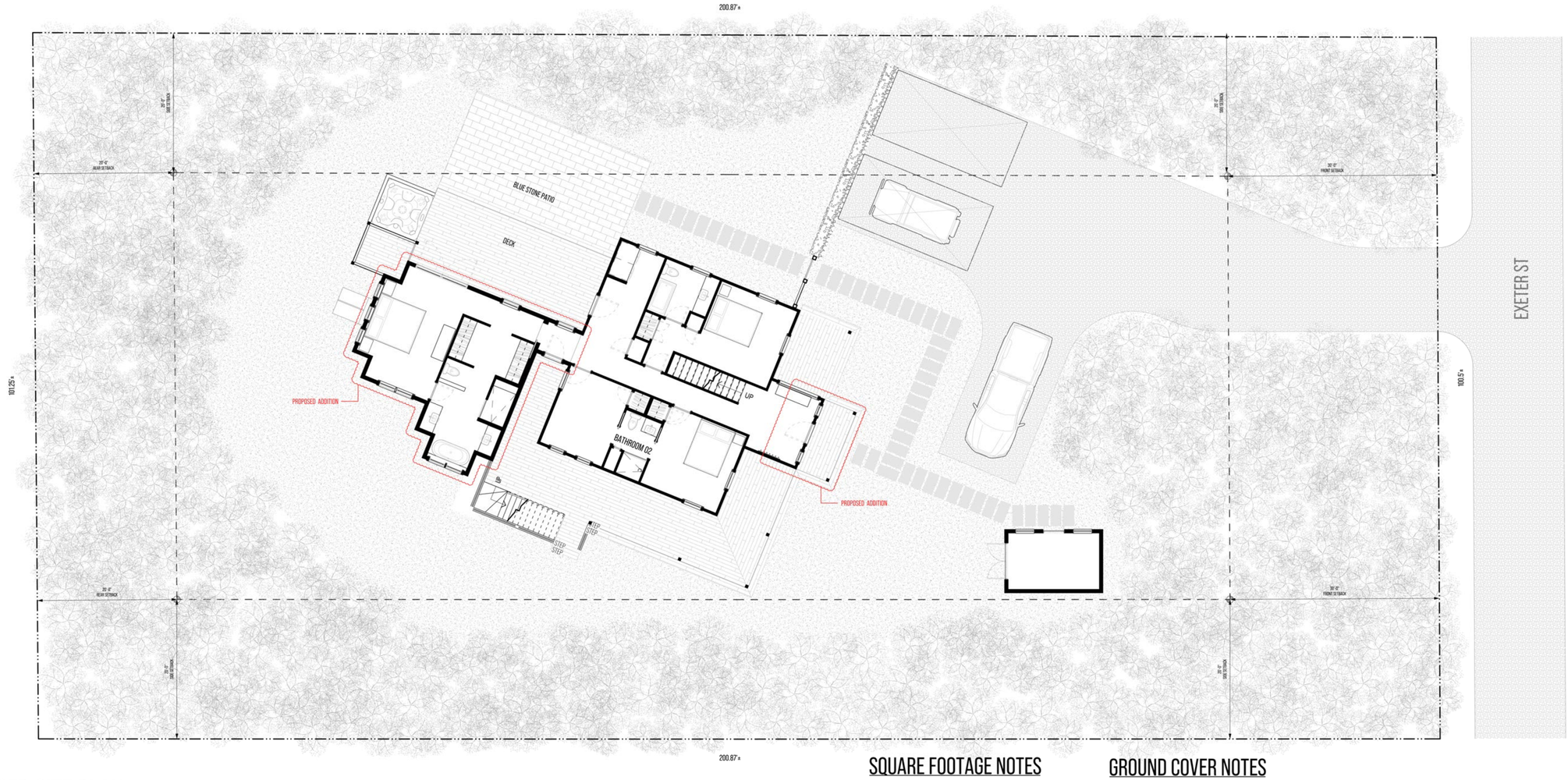
Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 EXISTING SITE PLAN

SCALE : 1:20



2 PROPOSED SITE PLAN

SCALE : $\frac{1}{8}$" = 1'

SQUARE FOOTAGE NOTES

EXISTING SQUARE FOOTAGE = 1720 SQ.FT.
ADDITION SQUARE FOOTAGE = 1,163 SQ.F.T. ±
TOTAL SQUARE FOOTAGE = 2,883 SQ.FT. ±

GROUND COVER NOTES

ALLOWABLE GROUND COVER = 1,500 SQ.FT.
EXISTING GROUND COVER = 924 SQ.F.T ±
ADDITION GROUND COVER = 566 SQ.F.T ±
TOTAL GROUND COVER = 1,490 SQ.F.T. ±

0' 4' 12' 28'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

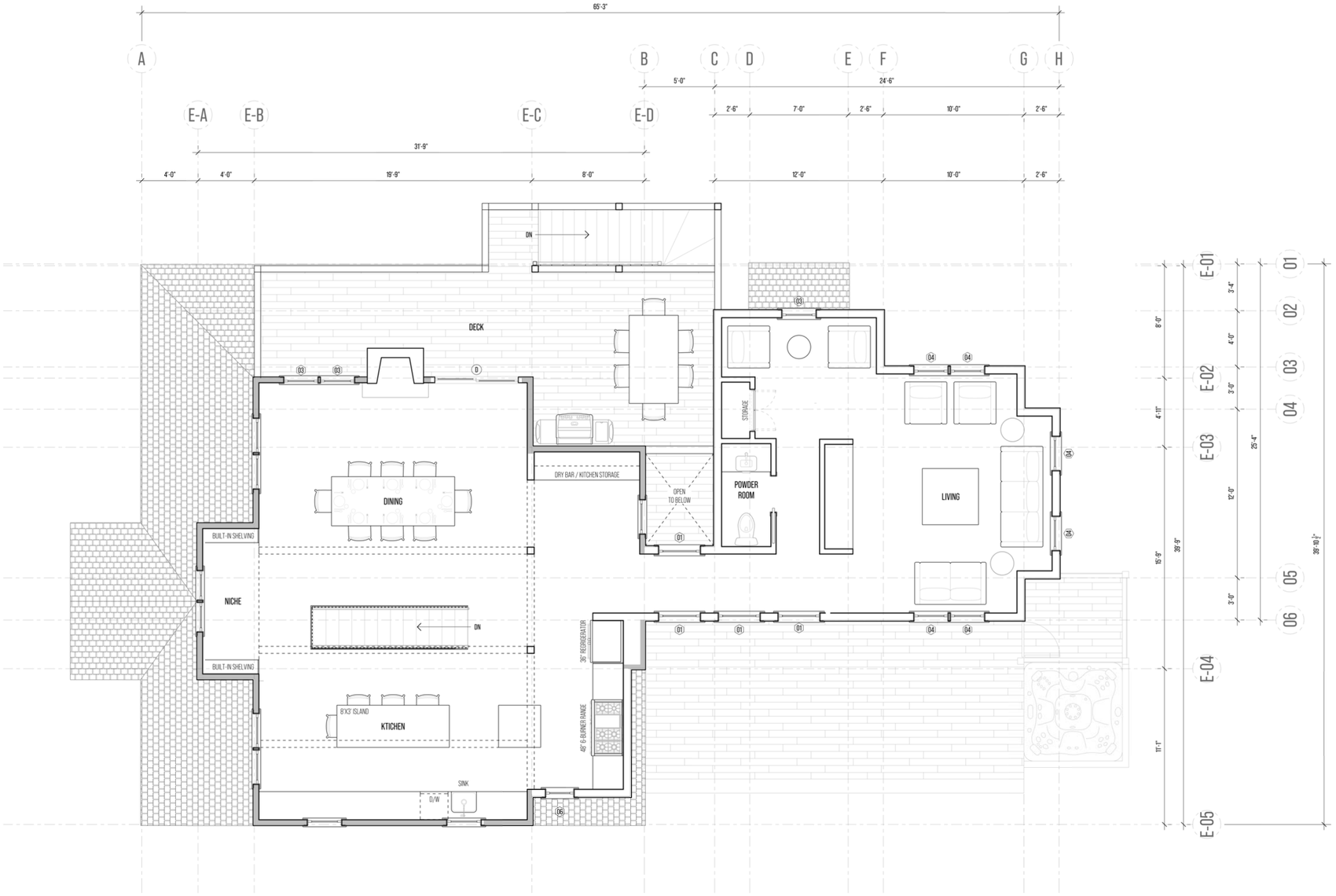
DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

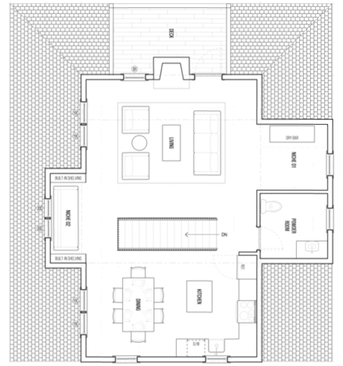
DRAWN BY



1 SECOND FLOOR PLAN
SCALE : 1/4" = 1'

EXISTING STRUCTURE
PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING SECOND FLOOR PLAN
SCALE : 1/8" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2631O	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

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CONTRACTOR:

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10/02/23	CONCEPT PLANS 01
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01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

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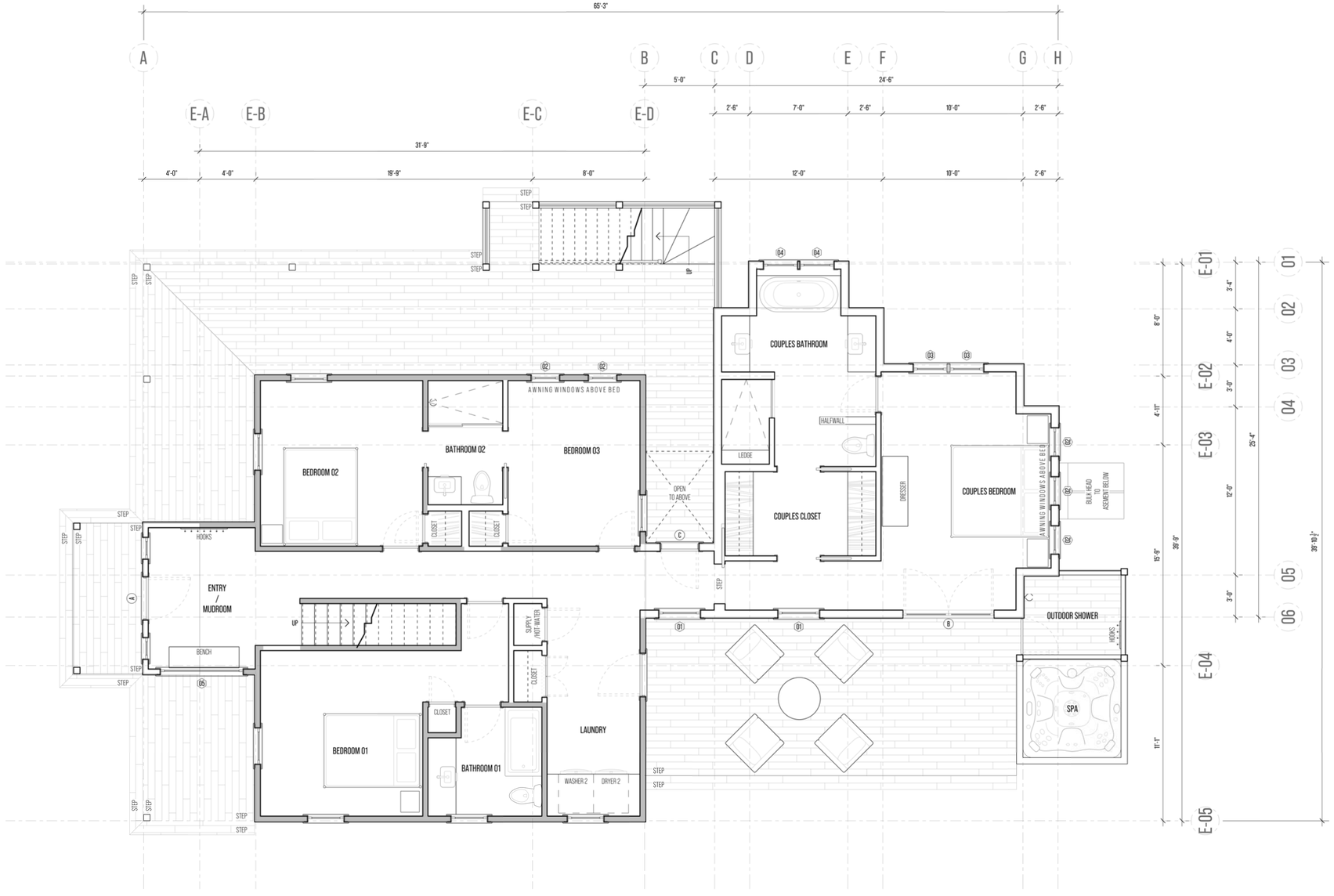


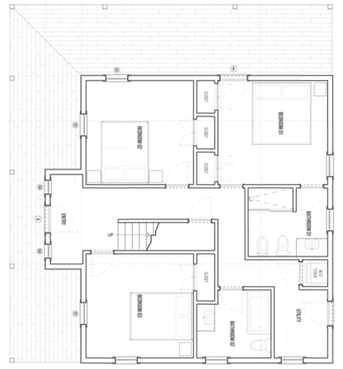
1 FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

EXISTING STRUCTURE

PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING FIRST FLOOR PLAN

SCALE : $\frac{1}{8}$" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2G310	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

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CONTRACTOR:
TO BE DETERMINED

DRAWING INFORMATION

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10/02/23	CONCEPT PLANS 01
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01/11/23	CONCEPT PLANS 02

REVISION HISTORY:

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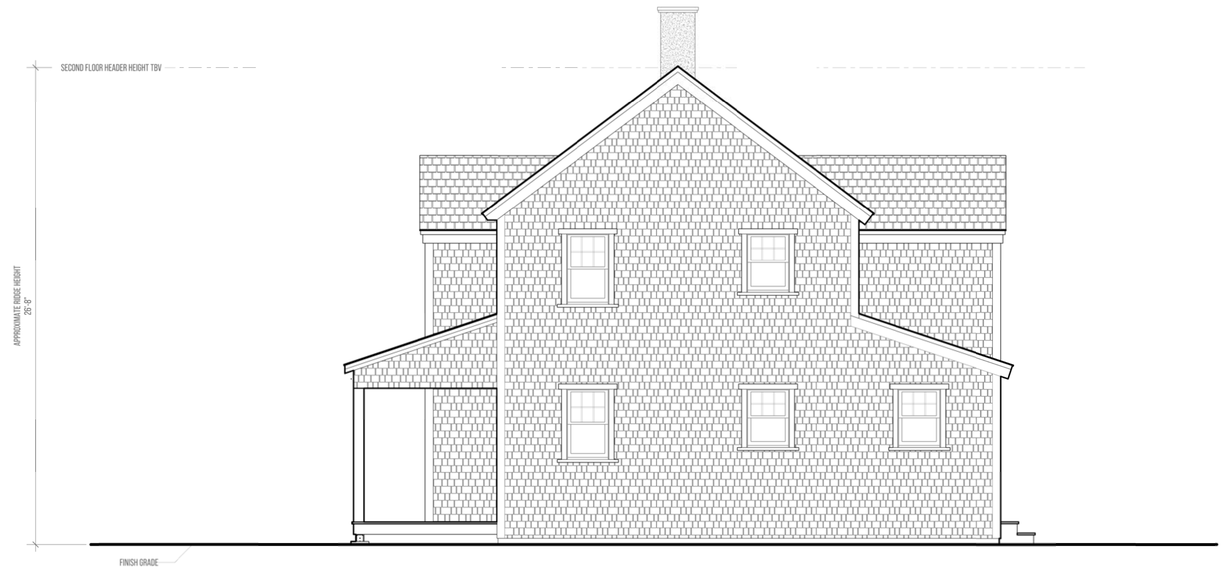
DRAWING TITLE
FIRST FLOOR PLAN

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'

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SEPT. 26, 2023

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CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

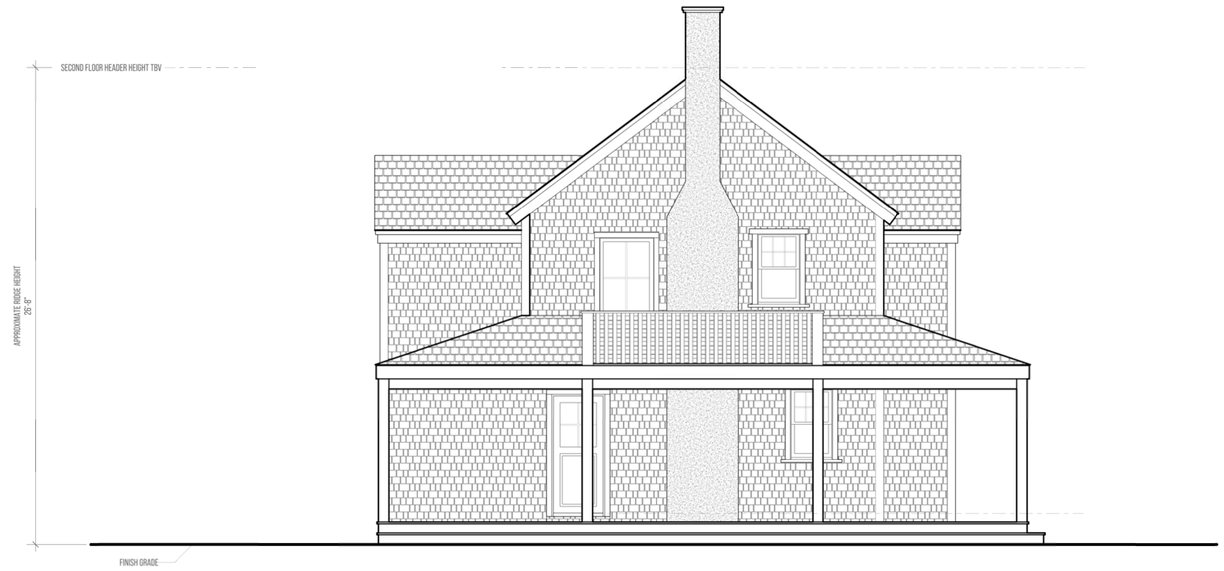
SHEET NUMBER

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'

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BRISTOW

DESIGNER:
-

CONTRACTOR:
-

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DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

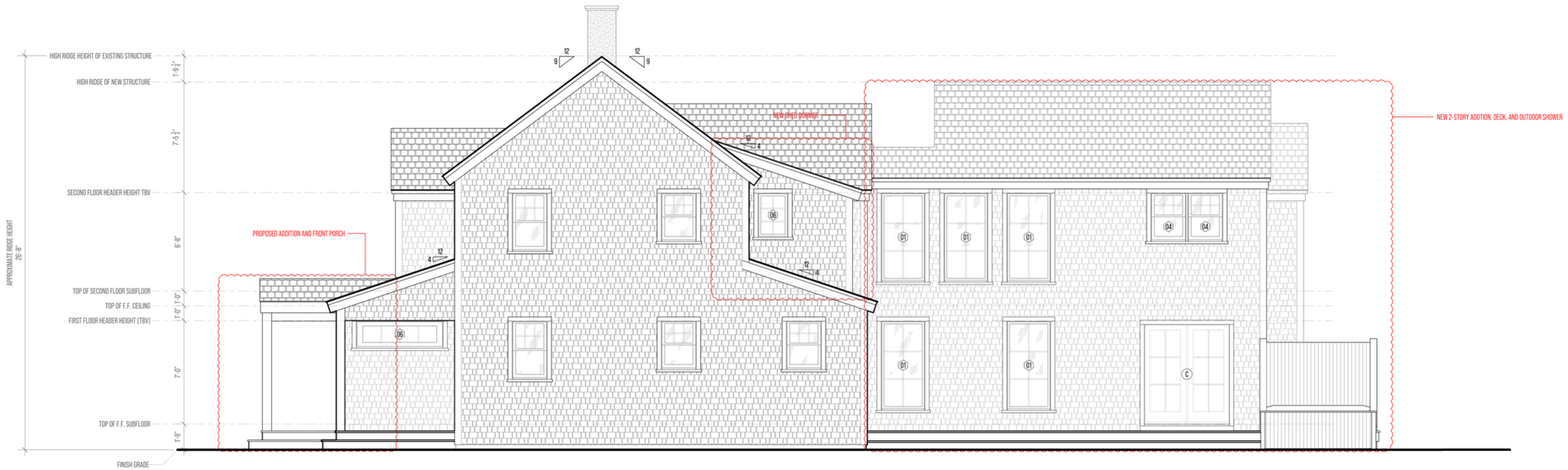
SHEET NUMBER

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'

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EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

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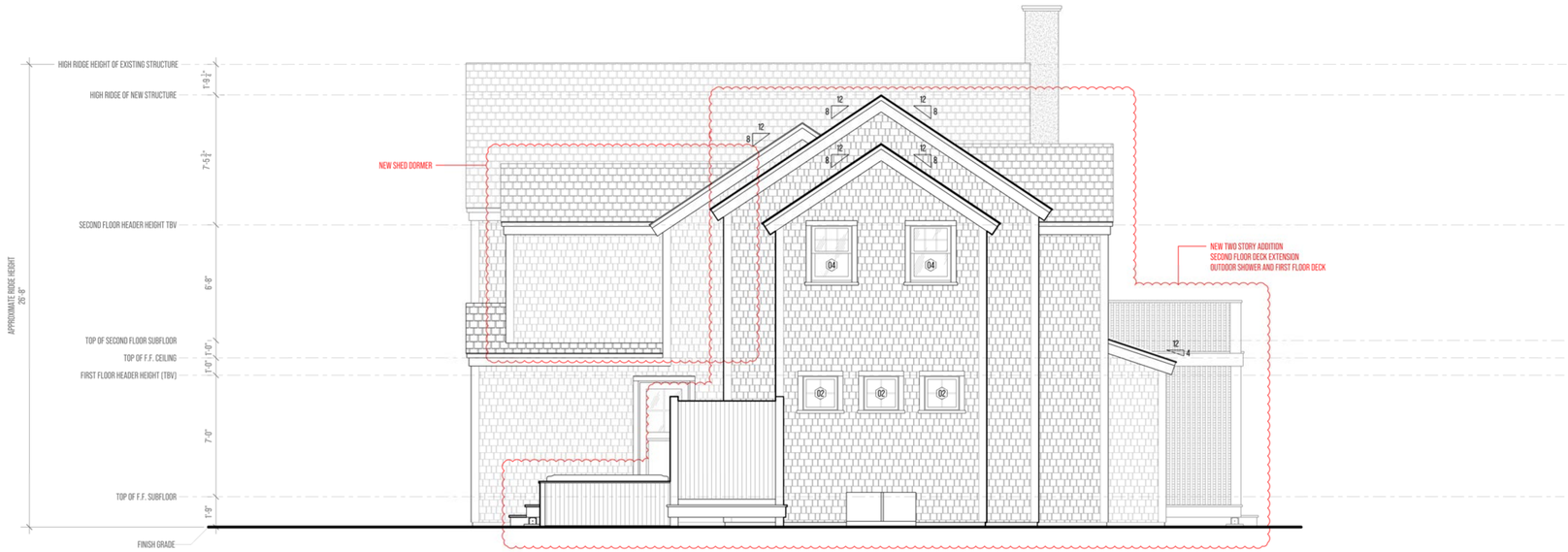
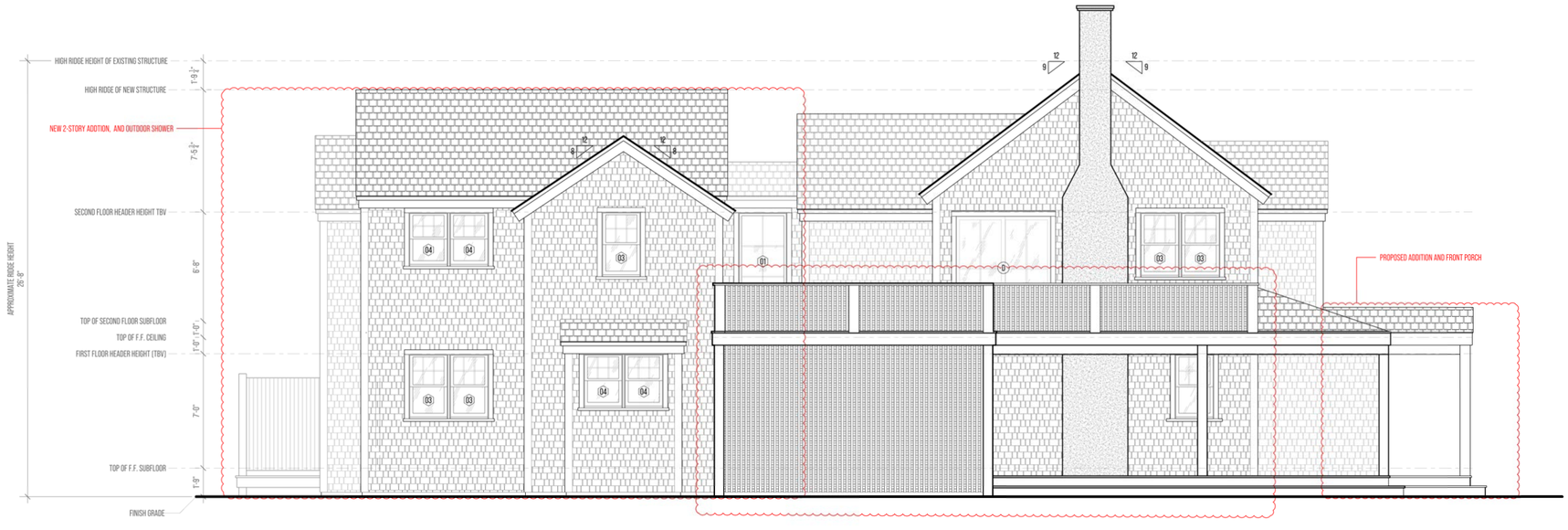


3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'

0' 2' 6' 14'

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EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

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Meeting: 5/28/24
Youtube link: https://www.youtube.com/live/oQVDn4jnaa8

3:04:43

Ray: unclear as to what is new. Trying to judge the visibility. Nothing is standing out as being egregiously wrong.

Steve: Board myself, regular board with Carrie. Keep it simple. Comment on elevations.

Ray: Examined pieces on back. Furthest away from exeter. There is a paper road behind called fairfield street. I dont think to back is visible from paper road

Carrie: Most concerned with exeter elevations. Trying to orient. Did not get to see before. Compass are difficult. Adding small roof and some second floor decking. Most of this is not going to be visible unless you open up a bunch of vegetation. I need to study it more.

Abby: If joe is looking at this would you like be on it. Joes in for abby.

Joe: My house is on the locus plan. I can tell you fairfield is as traveled as exeter. All of these streets the paper rd exist. All the ones that come off parallel are traveled. Rear looks most appropriate with steps. Pent roof, I feel a little bit of tension. Current roof that moves to the left has a hip roof now we have exposed. If the hip roof conceal all the decks that would be desirable. I agree with Carrie bulk of changes on side, but not visible from public way.

Val: (cant hear, not speaking into microphone) Ive got nothing. Im freezing.

Steve: I dont have anything to add. Do we feel comfortable with exhibit A?

Someone: I feel like a view would be helpful.

Steve: There are some madaket elements. Motion to be held for revisions. Provide bubbled in existing. And a view.

Transcript from Youtube

opposition um 31
3:04:46
exitor okay and who do we have Sean okay Sean welcome to the HTC when
3:04:52
you see your site plan uh you can get started awesome just confirming you all
3:04:58

can hear me here yes yep beautiful all right great yeah so we're talking about 31 exitor Street here uh exitor street
3:05:05
is a right-and turn off of Tom NE Road uh down one of The Valleys it's a dirt road the property is located on the
3:05:12
right hand side uh the scope of The Proposal here would be uh a small
3:05:18
addition on the front of the home 4 by10 which would bump out the mudro and then there would be an addition off the back
3:05:24
um that would be made possible by the square footage of the existing 20 X20
3:05:30
garage uh that we be proposing to demo uh if possible uh additionally there's
3:05:37
uh some additional work to the deck on the second floor uh slight expansion of the deck on the second floor in the
3:05:42
addition of a deck uh on the first floor off of the uh new proposed addition on
3:05:49
the northwest side of the home anything else Sean uh I don't believe so you I
3:05:57
understand you're representing your own application um in the future you decide to Branch out when you propose add uh
3:06:04
modifications to a structure please bubble them it's much easier for us all to understand uh not only the context
3:06:12
but specifically what's being proposed on this application I think it's seems
3:06:18
relatively benign and I'm going to suggest we proceed with this as though we're reviewing the entirety of uh the
3:06:25
structure and if we comment on something that's existing Sean can tell us whether it's existing or not is anyone okay with
3:06:32
that yeah yes but do we need to look at the demo first he mentioned a demo
3:06:38
there's no no it's just additions right alterations no there this would include
3:06:45
to create to generate the square footage for the new Edition this would include a demo of the existing 20x20 garage which
3:06:51
is located behind the uh main main house right okay so I anticipate that would be
3:06:57
anticipated that's a separate application uh that you know we can review these uh you obviously cannot
3:07:04
proceed until you get an approval for the demolition work so you would need to
3:07:10
submit a separate application and we can review that okay uh worth noting that I
3:07:16
uh under advisement from the staff at the HDC uh to include it in this application so the demo is included in
3:07:24
this somewhere yeah under advisement from somebody in the office there I asked that specific question I believe I
3:07:29
noted up toward the top of the application demo somewhere well okay hey hey everybody let's just keep some
3:07:36
decorum um Sean when I just want to get a clarification you saying you included
3:07:41
it you included it as a narrative element in the application or you provided drawings and other information
3:07:47
uh uh I checked the Demo Box I'm G I'm sorry Sean I'm going to
3:07:52
just short circuit that whole discussion um we're going to need a application
3:07:57
that is for a demo of the garage that shows images of the garage a site plan
3:08:03
Locus plan and that should be and the age of the structure and that should be sufficient to
3:08:09
proceed uh I can't say that it's I can't imagine it's going to be an issue uh
3:08:15

given the location and so on and so forth and unless it's a Sears and Robux garage or something but um that is a
3:08:22
separate application we'll need to proceed that way for now we're going to proceed with what's in front of
3:08:27
us everybody good yes Ray would you like to
3:08:32
begin yeah um I would like to underscore this idea that it's very difficult for
3:08:40
us as a board we have your existing conditions they're on one set of drawings and then when we go down to the
3:08:47
new proposed unless we have photographic
3:08:52
memories which at least I don't have um I I'm unclear as to what's new although
3:08:59
looking at the site plan it gave me a little bit of uh an idea what you're doing I'm just
3:09:07
trying to judge the visibility of any of this to be honest with you I mean nothing standing out at me as being
3:09:13
egregiously wrong but um aside
3:09:20
from aside from the very vertical element that I see on South
3:09:27
elevation that last little tiny
3:09:33
tail see it on oh yeah okay Mr chair can you come back to me I
3:09:40
want to see where these little elements are and check the visibility the one on the south and the one on the west one in
3:09:48
the South only projects like 30 Ines off the building okay so two matters to facilitate this one uh the board is
3:09:55
myself Abby well regular board and Carrie oh oh car's on this yeah okay and
3:10:02
um guys what I'd like to do to keep it simple is comment on the elevations if there's anything you find inappropriate
3:10:09
just comment on it and then we can get a clarification from Shawn whether it's existing or not I don't like to proceed
3:10:15
this way we're not going to proceed this way on a regular basis but it's what we have now I and we'll go from there and
3:10:22
see if there's revisions or not and I can facilitate from there who would like
3:10:27
to begin on this kind of half I can re oh excellent thank you so I've examined
3:10:35
the pieces on the quote unquote back the back being the point furthest
3:10:41
away from exiter now even given the fact and we all all too familiar out there with the
3:10:48
paper Road phenomenon there's a paper road behind all this called Fairfield
3:10:55
street but I don't think that those two little appendages the 30inch thing that's on the very back and the other
3:11:02
thing that's on the the South I don't think they're egregious enough to
3:11:07
warrant they're needing to be changed just because of they're visible from a
3:11:12
paper road but that's just me that's my only comment okay thank you
3:11:19
okay Carrie I'm I think most concerned with
3:11:26
the exitor elevation oops sorry um I I'm just I'm
3:11:34
still trying to orient myself I'm sorry I didn't get to see this before now um because I think
3:11:39

the uh the compasses on the plans are difficult con comparing to the
3:11:47
elevations I don't know why but get the main mass is closest to exitor that
3:11:53
exists and the addition is to the rear so in my mind the most important is
3:11:58
what's visible which would be from exitor and most of that exists
3:12:04
correct yes what you're looking at the the top um image there elevation is
3:12:10
almost what you see from the road which you can the driveway yes so you're
3:12:16
adding a little pent roof in the existing porch roof and some elements to
3:12:24
the left some more second floor decking [Music]
3:12:29
um there are six over ones that exist now is that correct yep that's correct
3:12:36
ministration yeah I feel like most of this is not going to be visible unless you open up a whole bunch of
3:12:43
[Music] um vegetation for the addition and then I might be a little bit more concerned
3:12:50
but [Music] um yeah I got to study it a little more
3:12:58
thanks okay thanks Abby um so I was going to ask if Joe is looking at this
3:13:03
would you like to be on this Joe you don't have to I I'll sit on
3:13:09
it okay Joe in for Abby my house happens to be on the
3:13:16
Locust plan H and I can tell you that Fairfield is
3:13:21
as traveled as exitor oh really oh yeah
3:13:26
okay differ all of these [Music] um I believe I mean uh all of these
3:13:33
streets the paper roads exist the parallel to Tom never Road and that
3:13:40
Lancashire but I believe all the ones that come off parallel are equally
3:13:48
traveled um I don't know if it's a major concern um
3:13:53
because the most impactful elevation is the side uh View and um the rear we'll
3:14:03
call it the Fairfield elevation which is I guess the let me
3:14:08
just look the South um that actually looks the most
3:14:14
um typical or appropriate with the series of stepped um Gables I think and
3:14:23
then to what um Carrie said regarding the front elevation uh that will be visible the
3:14:29
pent roof the way that it I don't know if it's pent roof that shallow gabled
3:14:36
roof I I feel like that thing of buting the Gable up above there's a little bit
3:14:42
of tension there um that feels a little peculiar to me
3:14:47
and then the current roof As you move to the left has this hip that wraps around
3:14:53
but now we have a second floor deck where the railing is fully exposed there
3:14:59

and um I can appreciate trying to capture more second floor deck but I
3:15:05
actually think that existing hip roof if that thing went around and somehow
3:15:11
concealed all of this deck that you're adding on the side that would be desirable um
3:15:19
um other than that I think I agree with Carrie that the bulk the bulk of the changes are on the side they'll be
3:15:27
visible from the neighbor's house but they're not going to be visible from the
3:15:32
public way okay think that those are my comments thank you Joe
3:15:39
V I have nothing more to say I think's a lot of this
3:15:49
old1 windows or
3:15:58
D1 guys can't see
3:16:04
it I've got nothing I'm freezing microphone
3:16:10
frustration freezing icicle a minute okay um
3:16:20
I really don't have anything to add I guess where I am is I'd like to get a sense of the board do we feel
3:16:26
comfortable with um moving this forward with an exhibit a
3:16:31
or would we prefer to have uh anything we asked for in particular within
3:16:38
revisions and the drawings bubble to show existing and proposed or to show
3:16:44
proposed versus existing I I feel like a view might be helpful just from what Joe
3:16:49
said because I wasn't really thinking that all the streets are yeah okay yeah
3:16:56
the only thing I'll add is there I mean there are some kind of matet Ash elements to this that are not typical
3:17:02
Tom never so uh Sean where we are with this is we're going to have a motion to
3:17:08
hold for revisions uh revisions obviously being consistent with what we have discussed here this evening and um
3:17:15
for you to along with those revisions provide bubble in anything that's proposed versus existing also do that
3:17:23
not only in the elevations but the floor plans and um we'll see you when you come
3:17:29
back which is you know not atypical in of itself motion inter inter viiew uh Sean
3:17:37
you don't need to do anything on a view we'll do that once we get a copy of the drawing staff will let us know and we'll
3:17:42
uh be able to go out there with our tablets okay I would say it's worth on
3:17:48
the existing and the the set of the set that you have right there new and existing is called out on the floor
3:17:54
plans there uh shaded versus not shaded yeah and on just on the proposed elevations go ahead and bubble in what's
3:18:01
what's changing from the prior existing is there a motion this is higher okay uh
3:18:07
all in FA motion you guys we have a motion is everybody good with the motion yeah okay I mean yay we're going to get
3:18:13
another bite at the Apple uh all in favor say I hi any opposed carries

3 Pleasant : 42.3.3 / 155

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 06.27.24
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 06.19.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 06.18.24

3 Pleasant Street / 3 Pleasant St Nom. Trust

42.3.3 / 155

Addition

Sitting Board: Oliver, Camp, Thornewill

Alternates: Patten & Paul

Holly: East dormer on façade is concern and not appropriate

Rowland: Front gable dormer is odd, stands out as unusual for this structure; No dormer or lower windows just below the eave line

Thornewill: Dormer on front is only problem; seems like it doesn't belong; a little concerned about french doors on the north but fence & vegetation mediates concern

Paul: The gable dormer feels like a foreign element; If the gable dormer went to a shed with the same window I'd be supportive of that

Patten: Would be in favor of no dormer but bring the window down below the eave

Oliver: The dormer is the main concern; Is there any merit in pushing the dormer back and making it a shed; what about using one of the six light windows in place of the transom dormer

Camp: Why can't it be like the massing on the left, a full two stories

Motion to Hold for minor revisions (Paul)
Carried 5-0 Oliver, Camp, Thornewill, Paul, Patten (aye)

3 Pleasant Street

Nantucket, MA

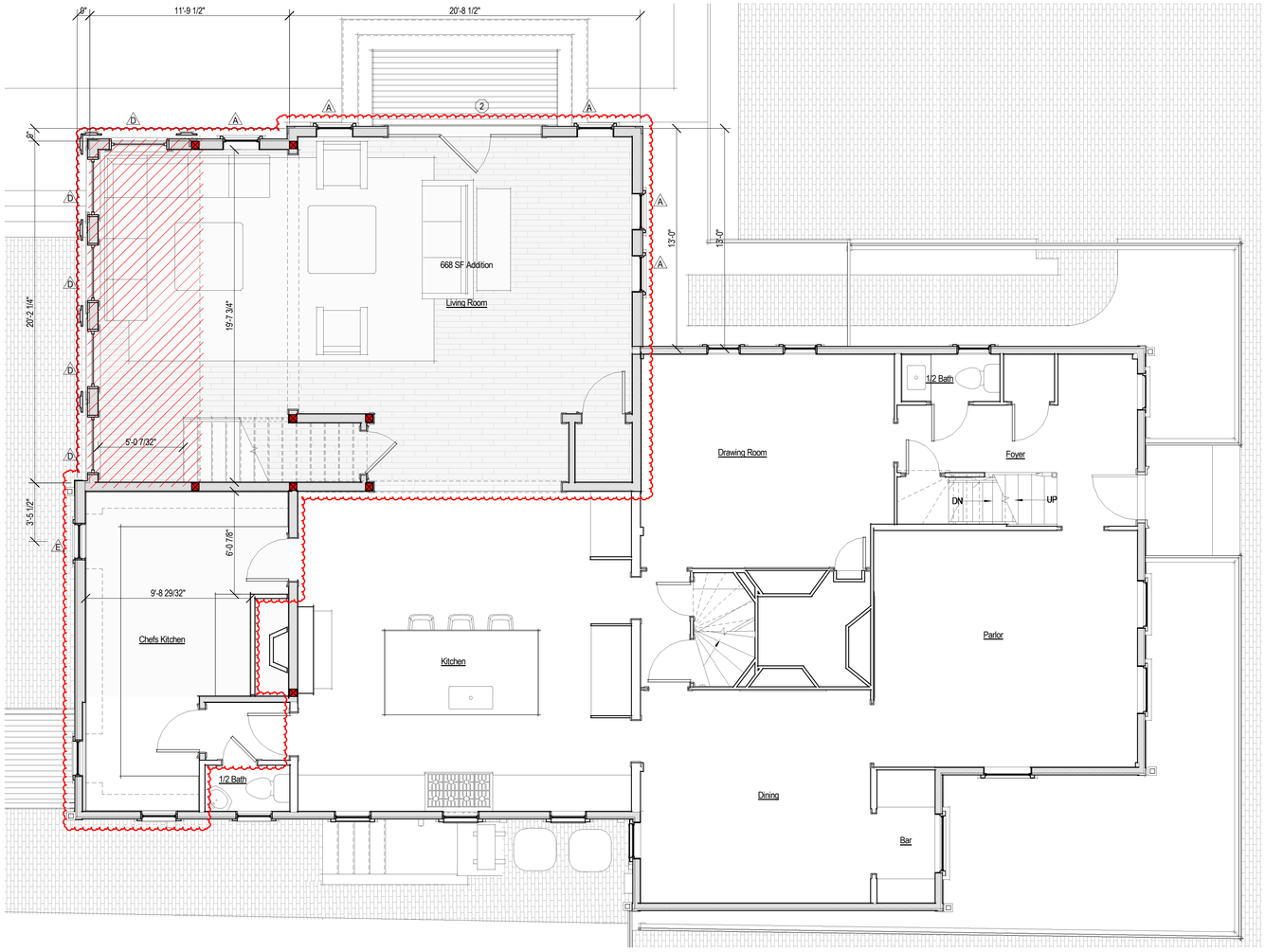
06.27.24

HDC Submission

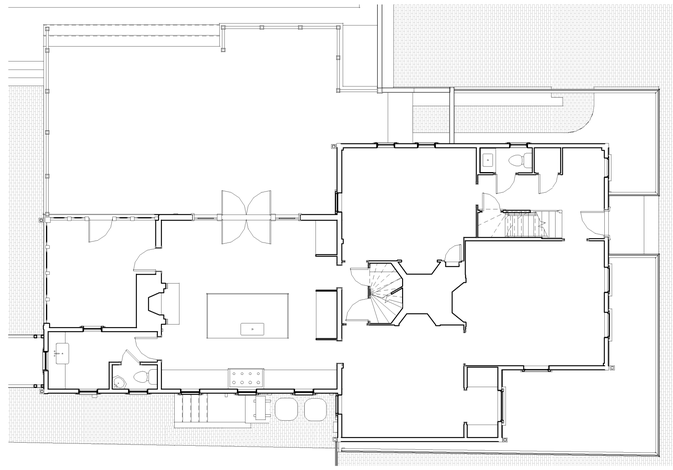


06.27.24

HDC Submission



1 Proposed First Floor Plan
1/4" = 1'-0"



2 Existing First Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

First Floor Plan

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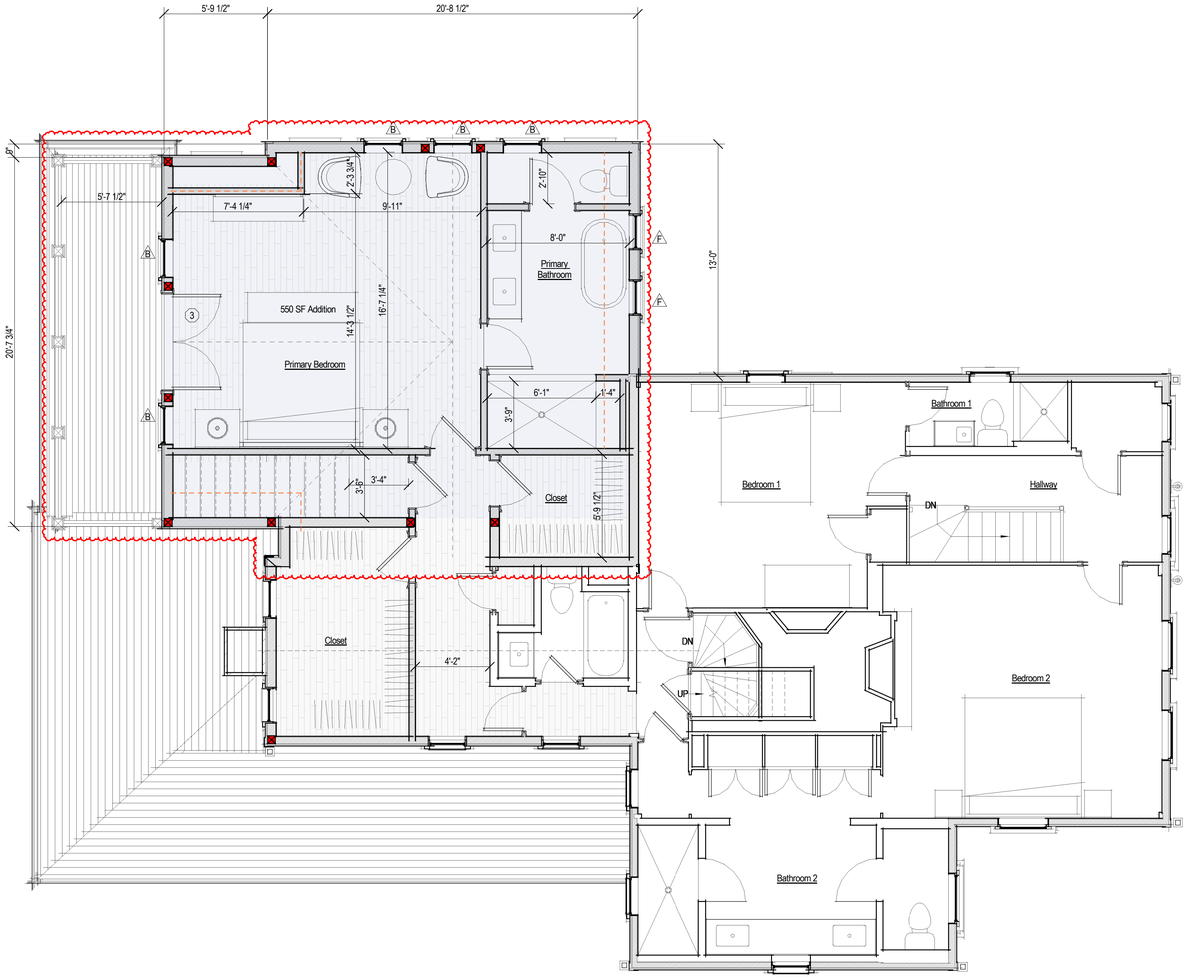
A.1.1

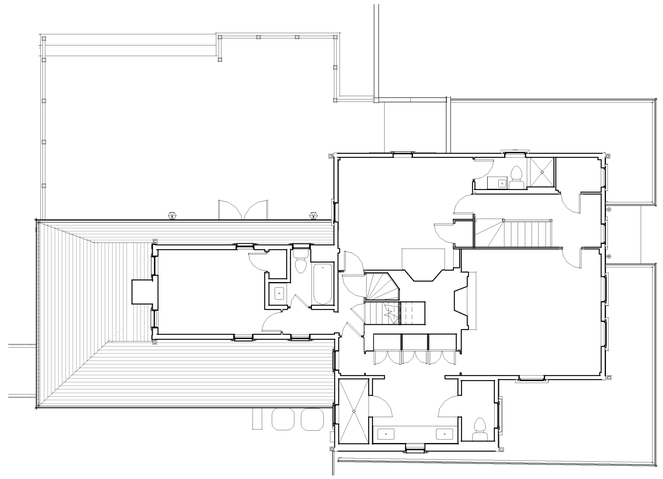
2404

06.27.24

HDC Submission



1 Proposed Second Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/8" = 1'-0"

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A.2.1	Exterior Elevations
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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Proposed G.C.:	-------
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Exterior Elevations

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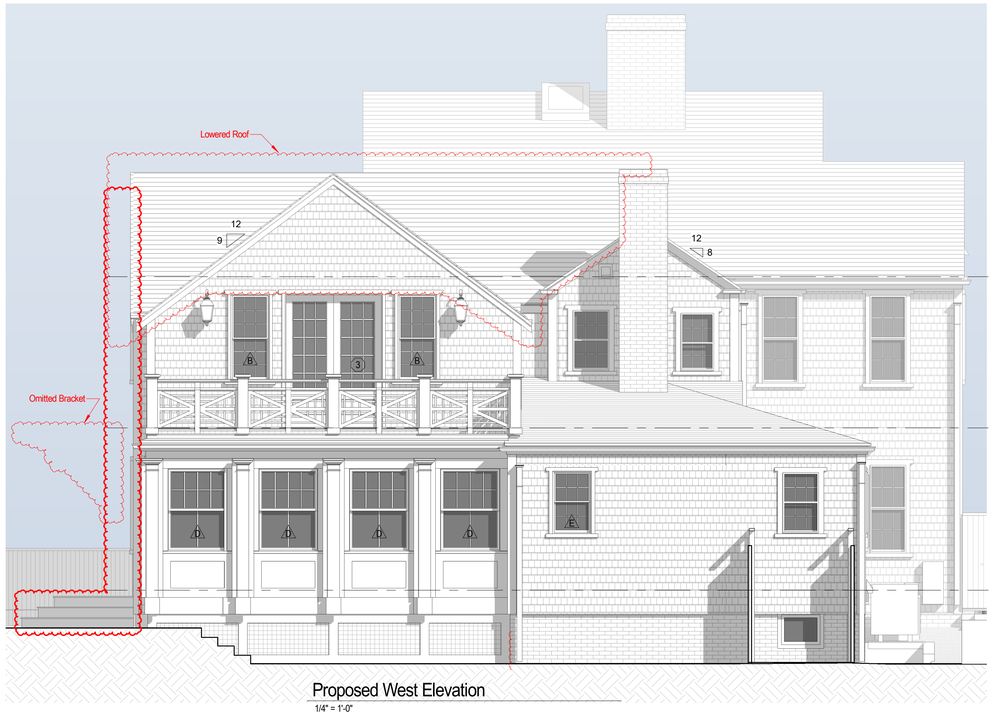
A.2.1

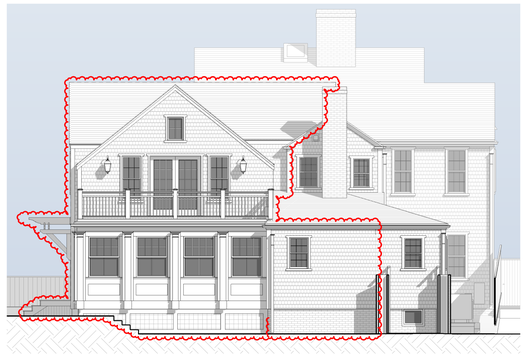
2404

06.27.24

HDC Submission



Proposed West Elevation
1/4" = 1'-0"

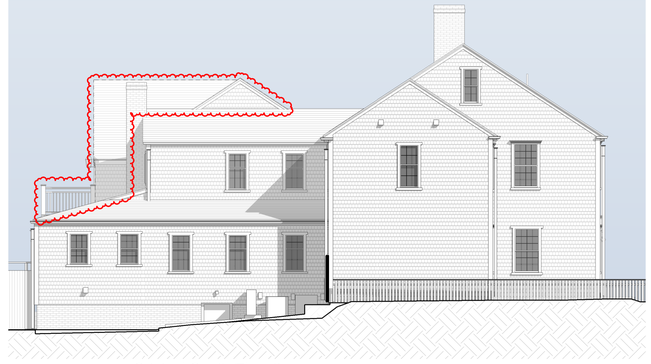


Original West Elevation
1/8" = 1'-0"



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

3 Pleasant Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Exterior Elevations

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A.2.2

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

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8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



3 Pleasant Street
3 Pleasant Street
Nantucket, MA 02554

View From Summer Street

emeritus
8 Williams Lane Nantucket, MA
02554
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F. 508.325.6980
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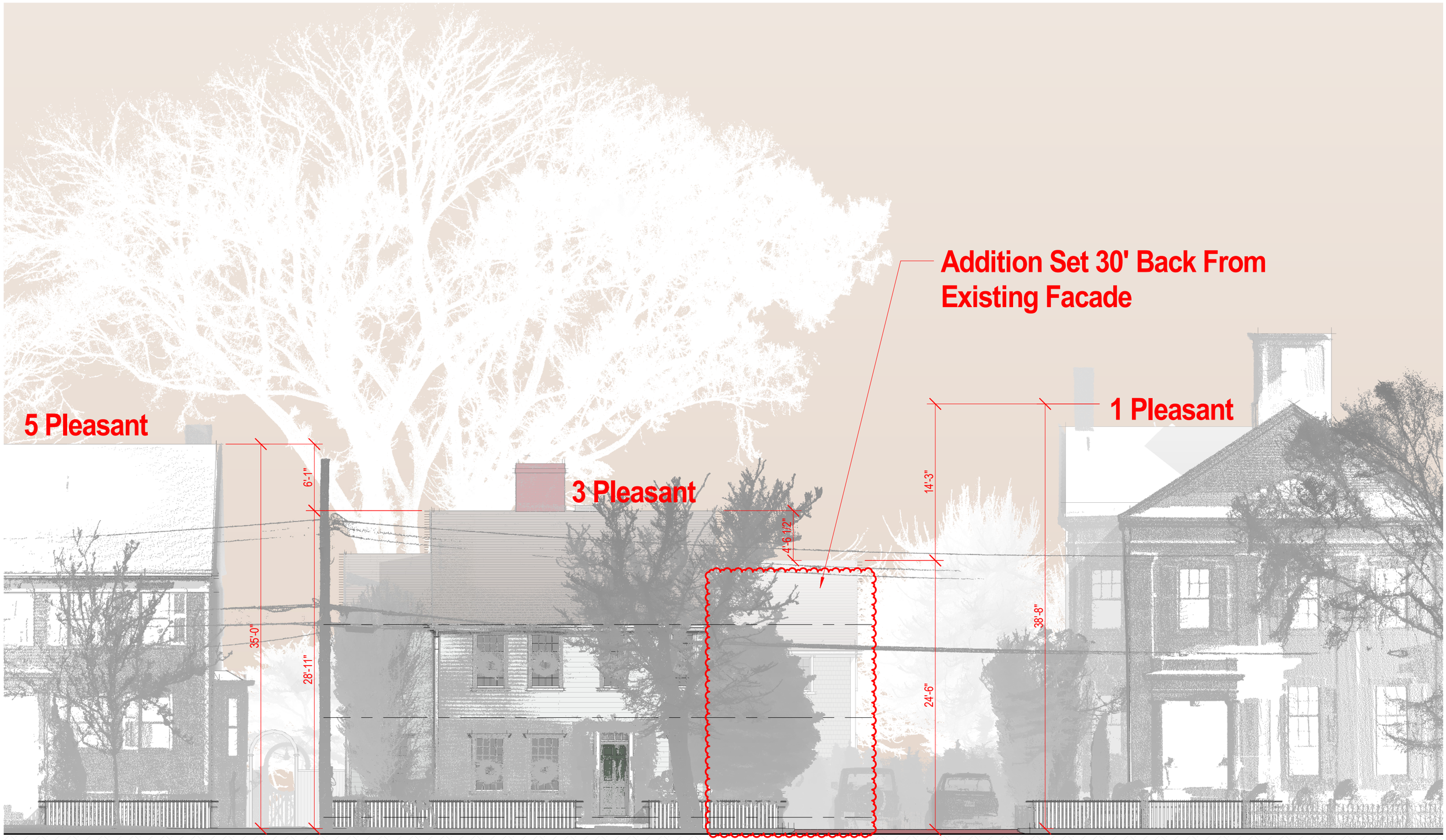


3 Pleasant Street

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.

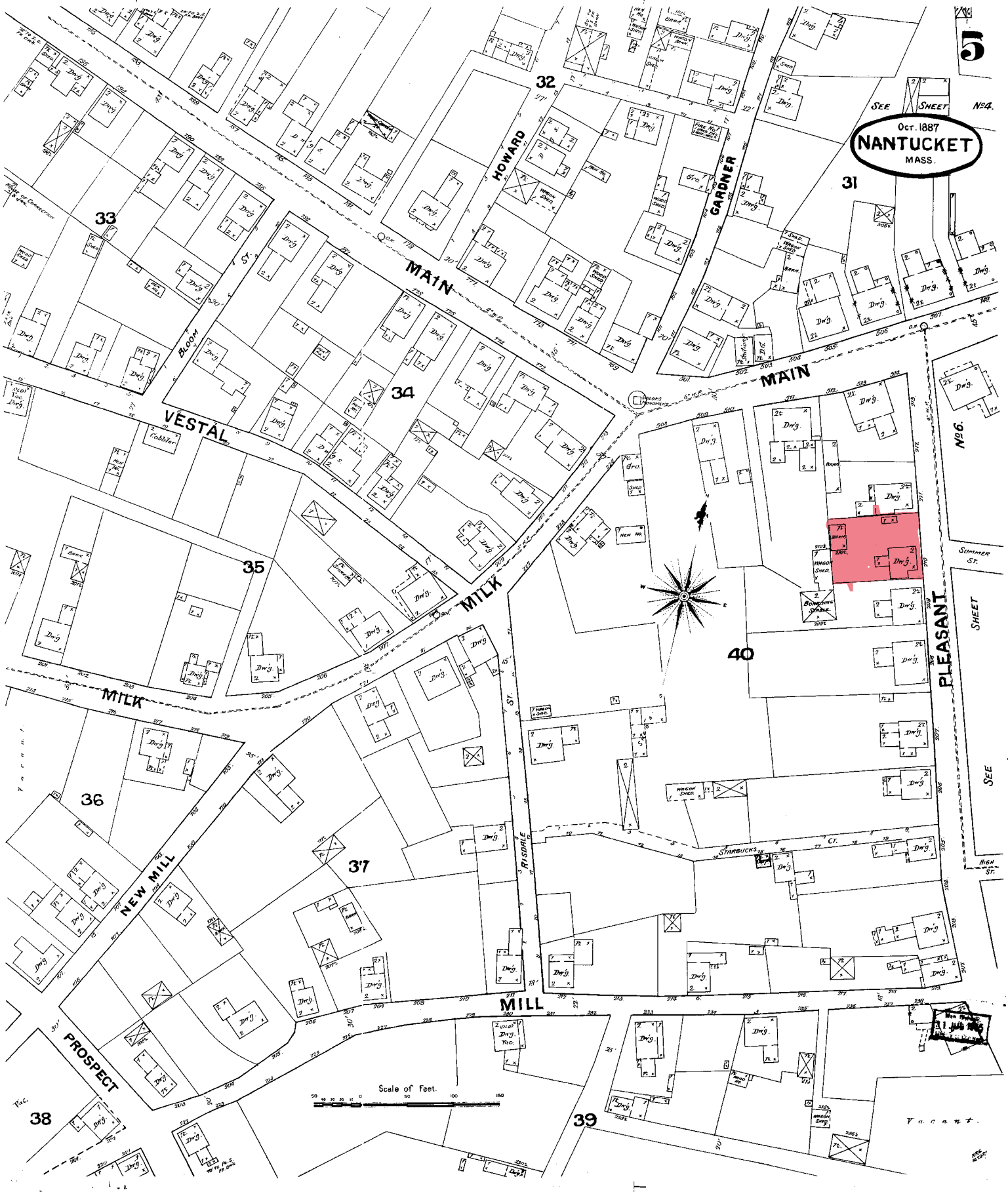
COLORS (To match Existing)

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.

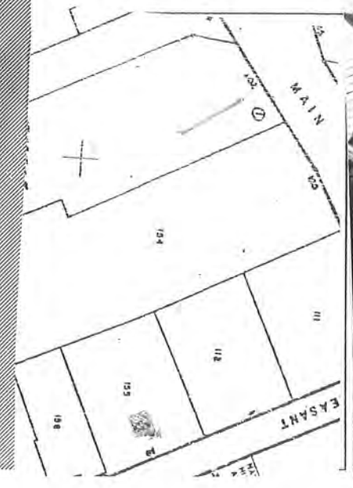
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - 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: _____









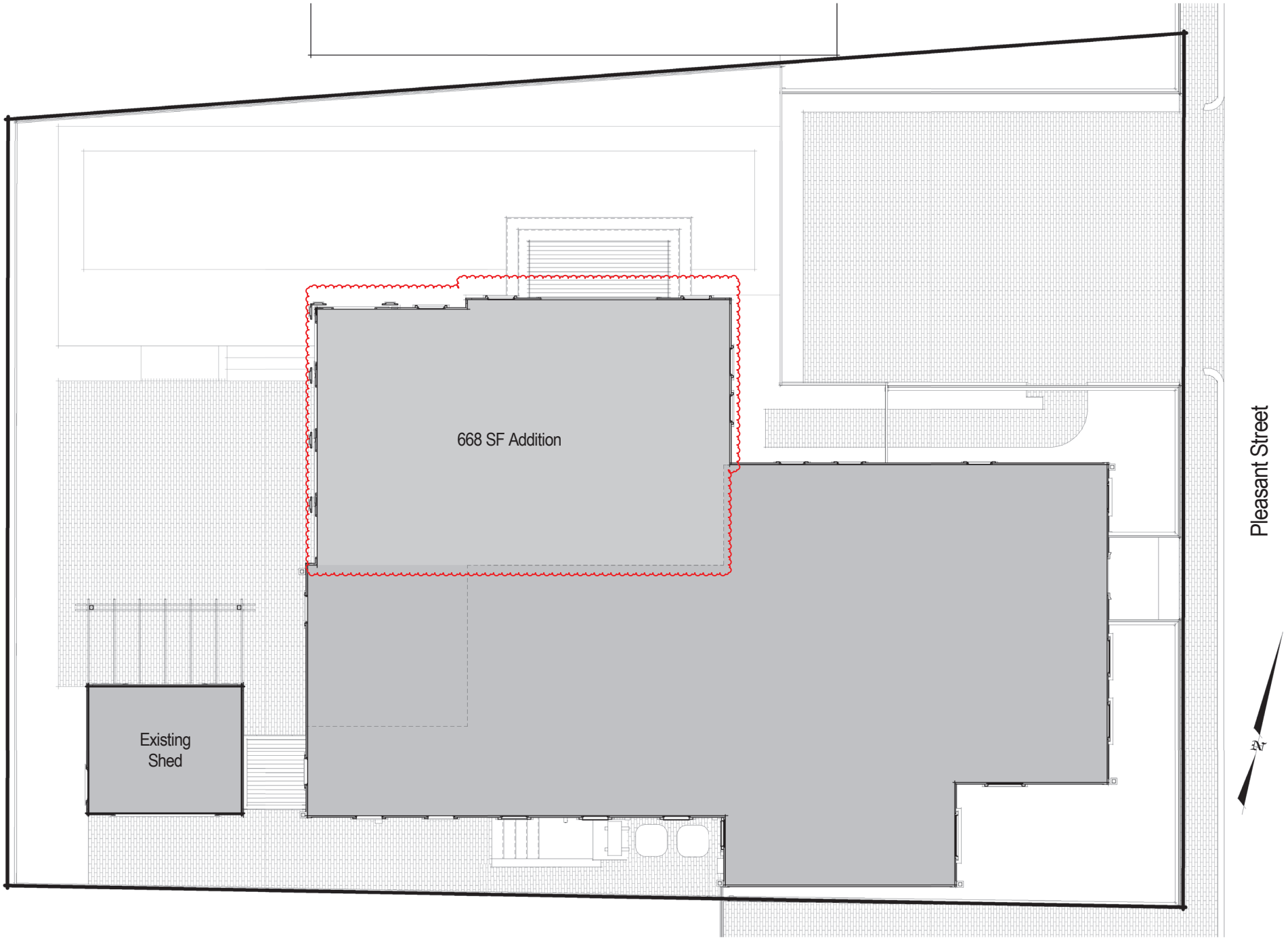






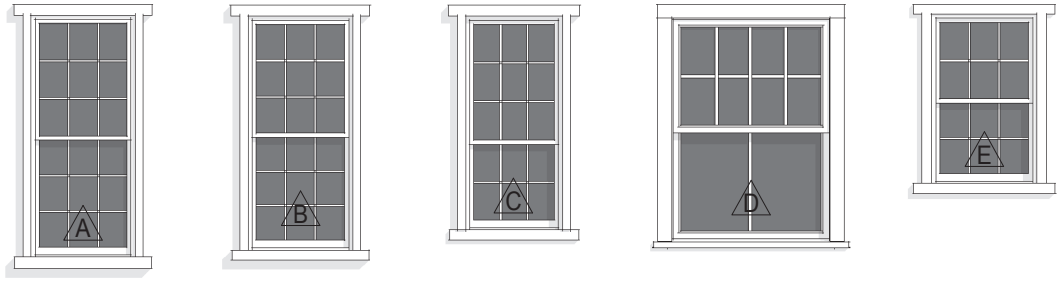
Locus Map

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



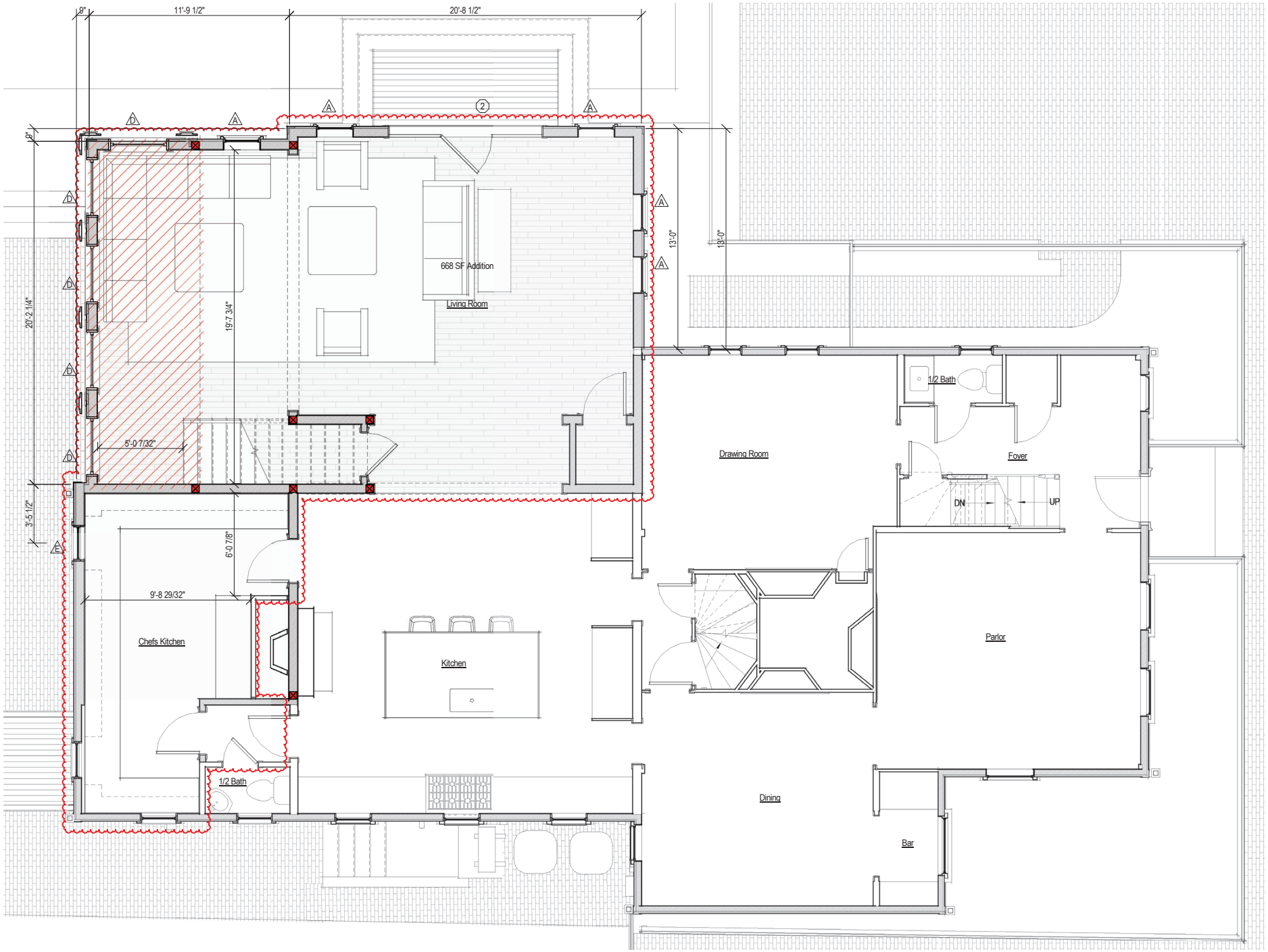
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

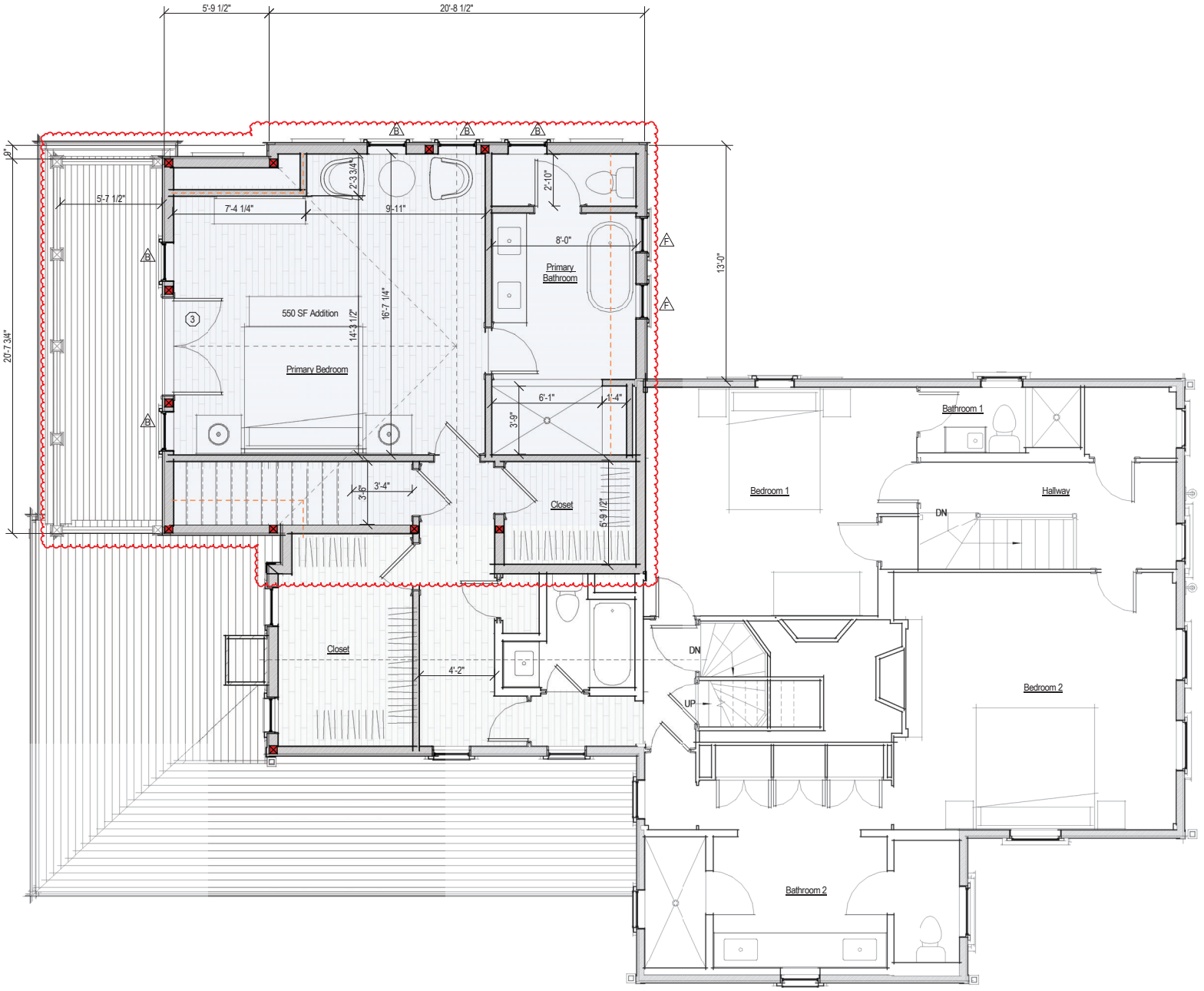
Window & Door Legend

Not to Scale



1 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



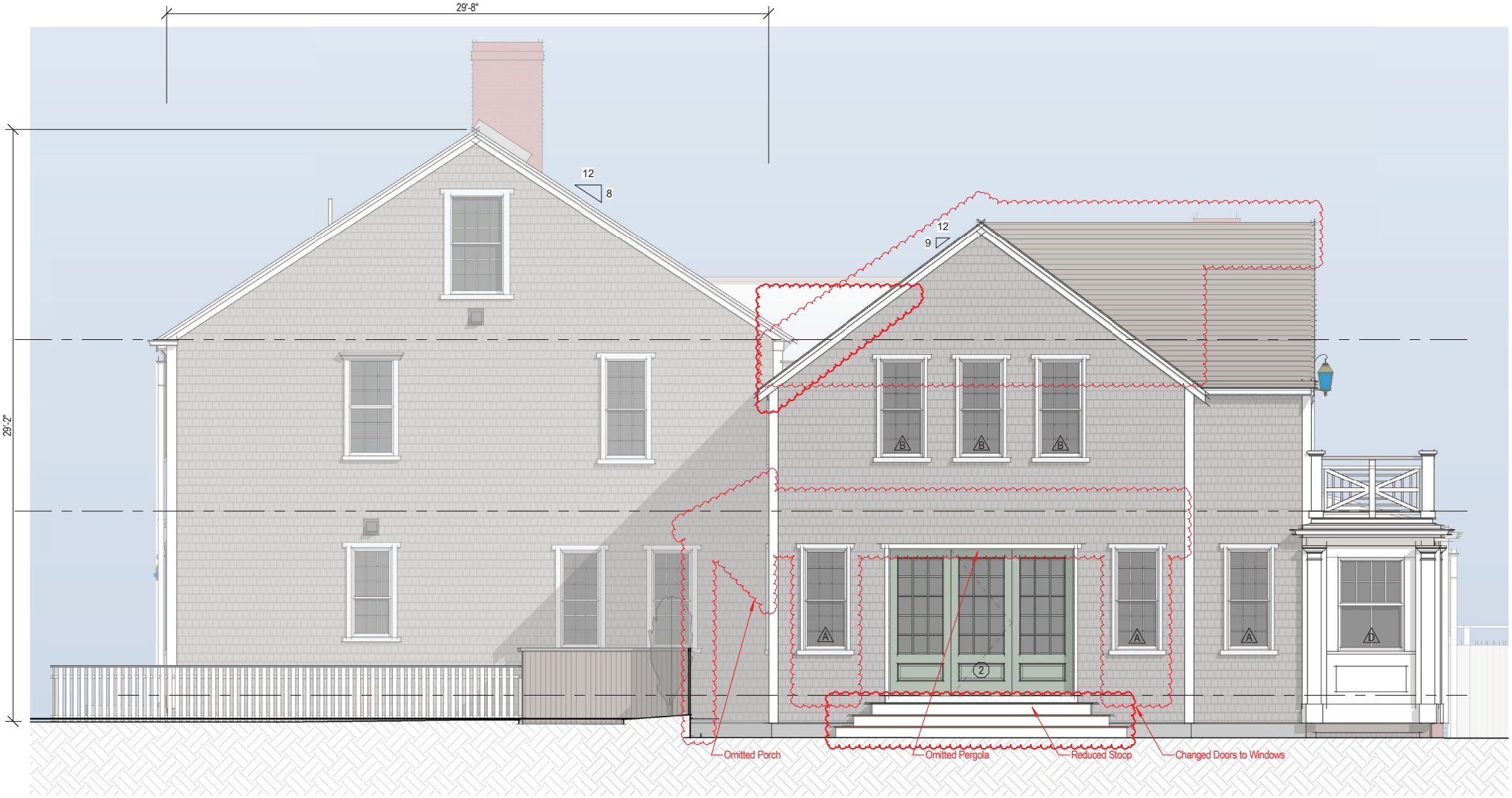
Proposed East Elevation

1/4" = 1'-0"



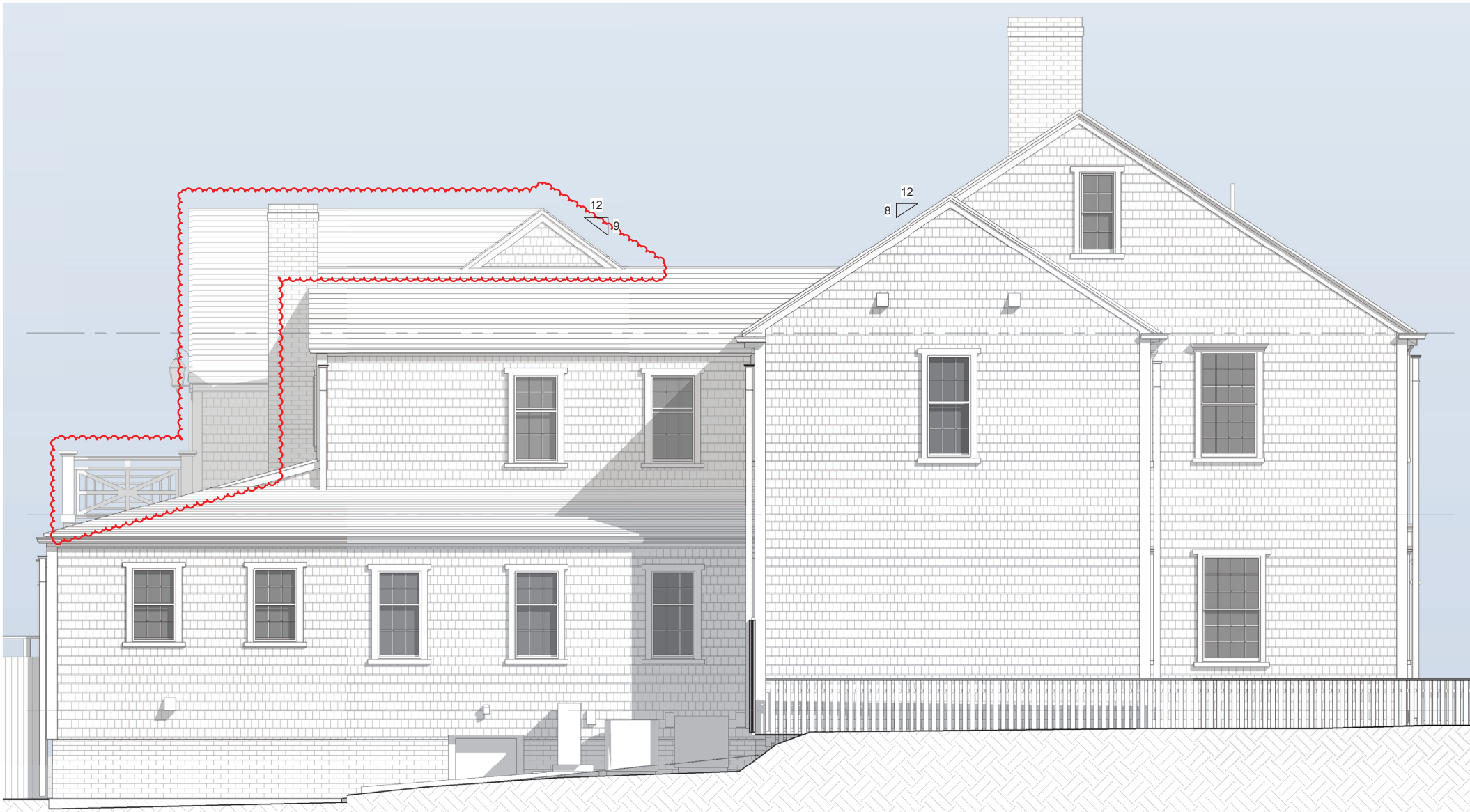
Proposed West Elevation

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



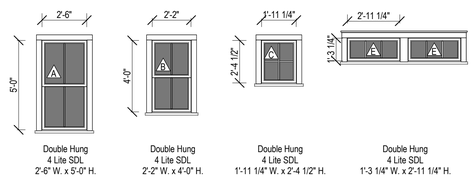
North Elevation

06.27.24

HDC Submission



Locus Map



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

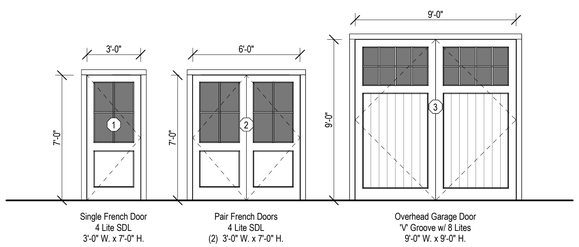
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



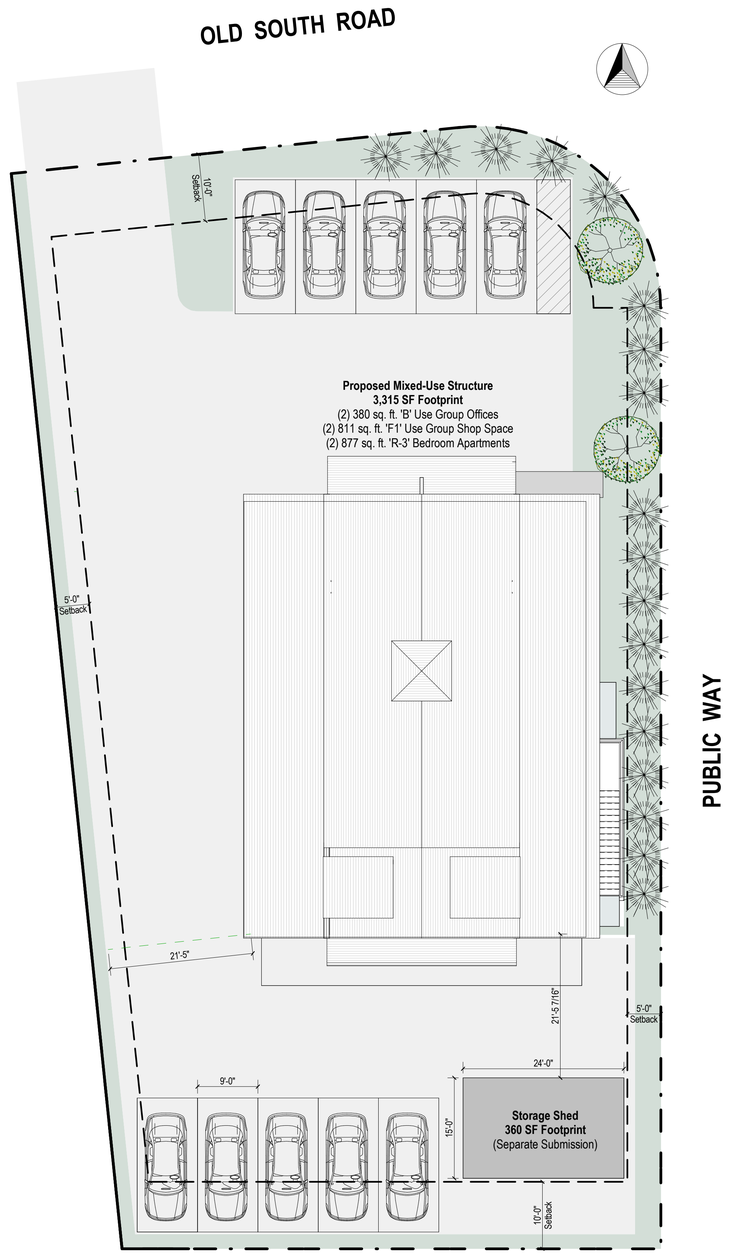
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

Sheet Index

SHEET INDEX

G.0.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Cover Sheet

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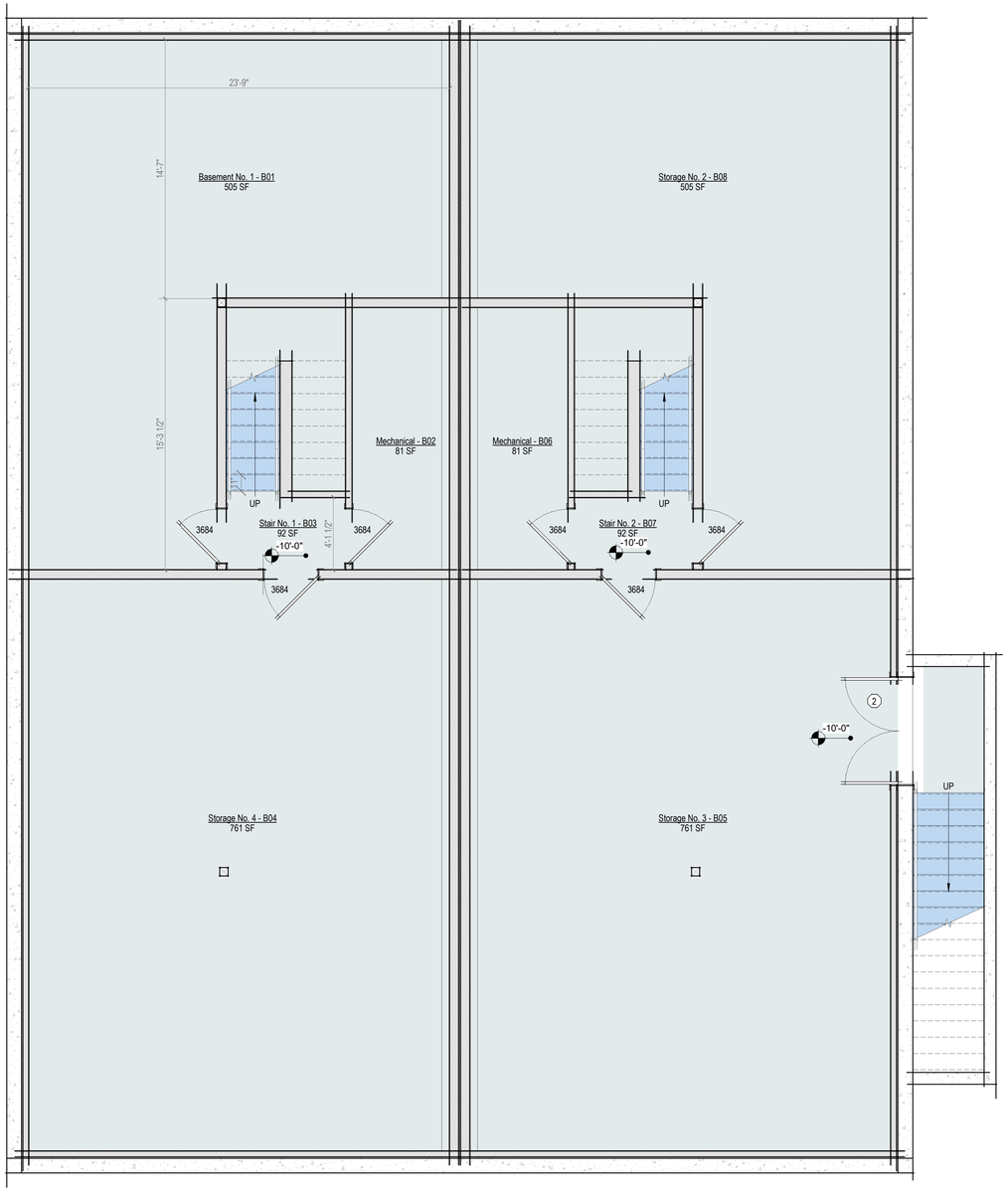
G.0.1

2332

06.27.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus

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Revisions

Basement Plan

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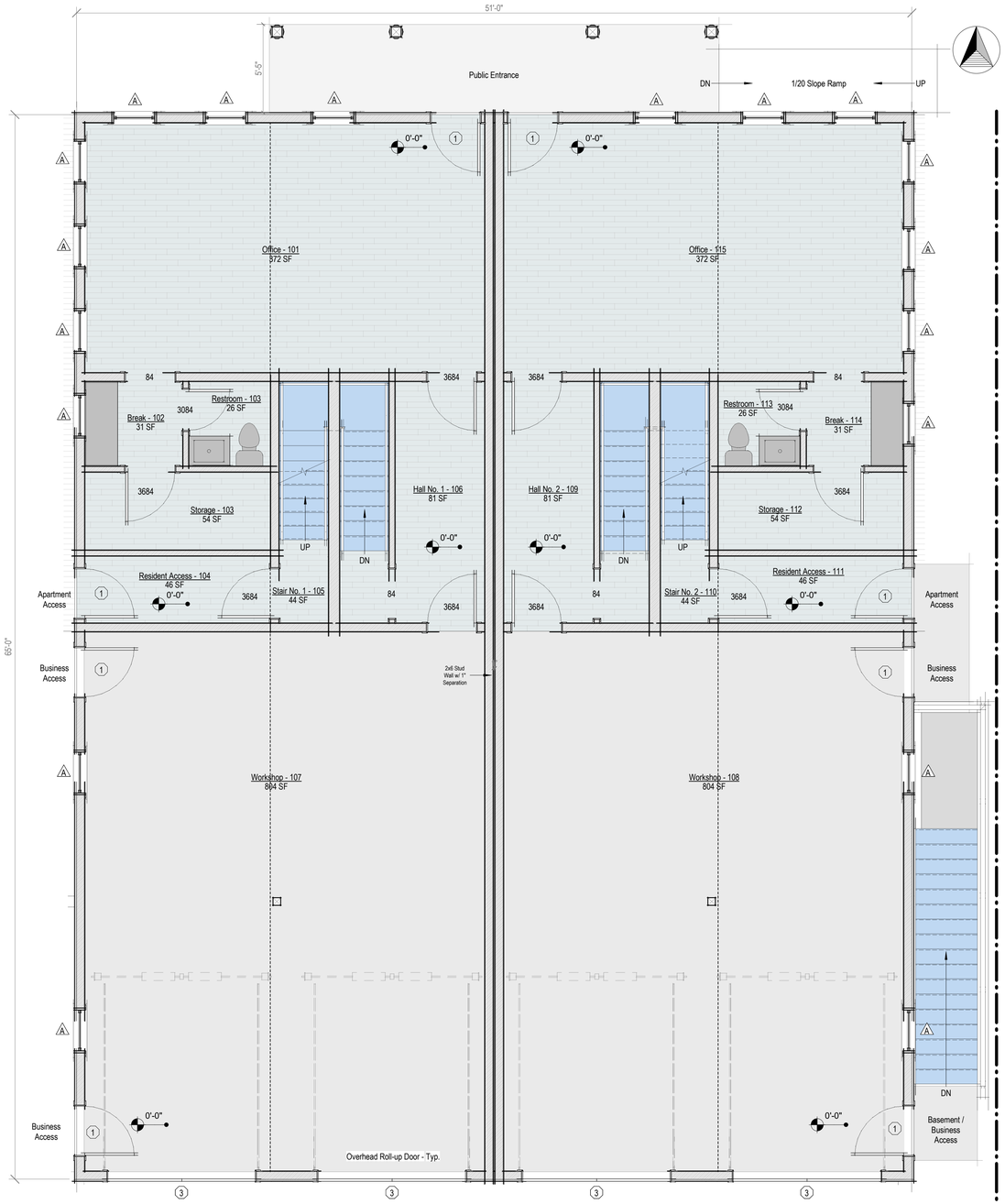
A.1.0

2332

06.27.24

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

Sheet Index

SHEET INDEX

G.0.1	Cover Sheet
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A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

First Floor Plan

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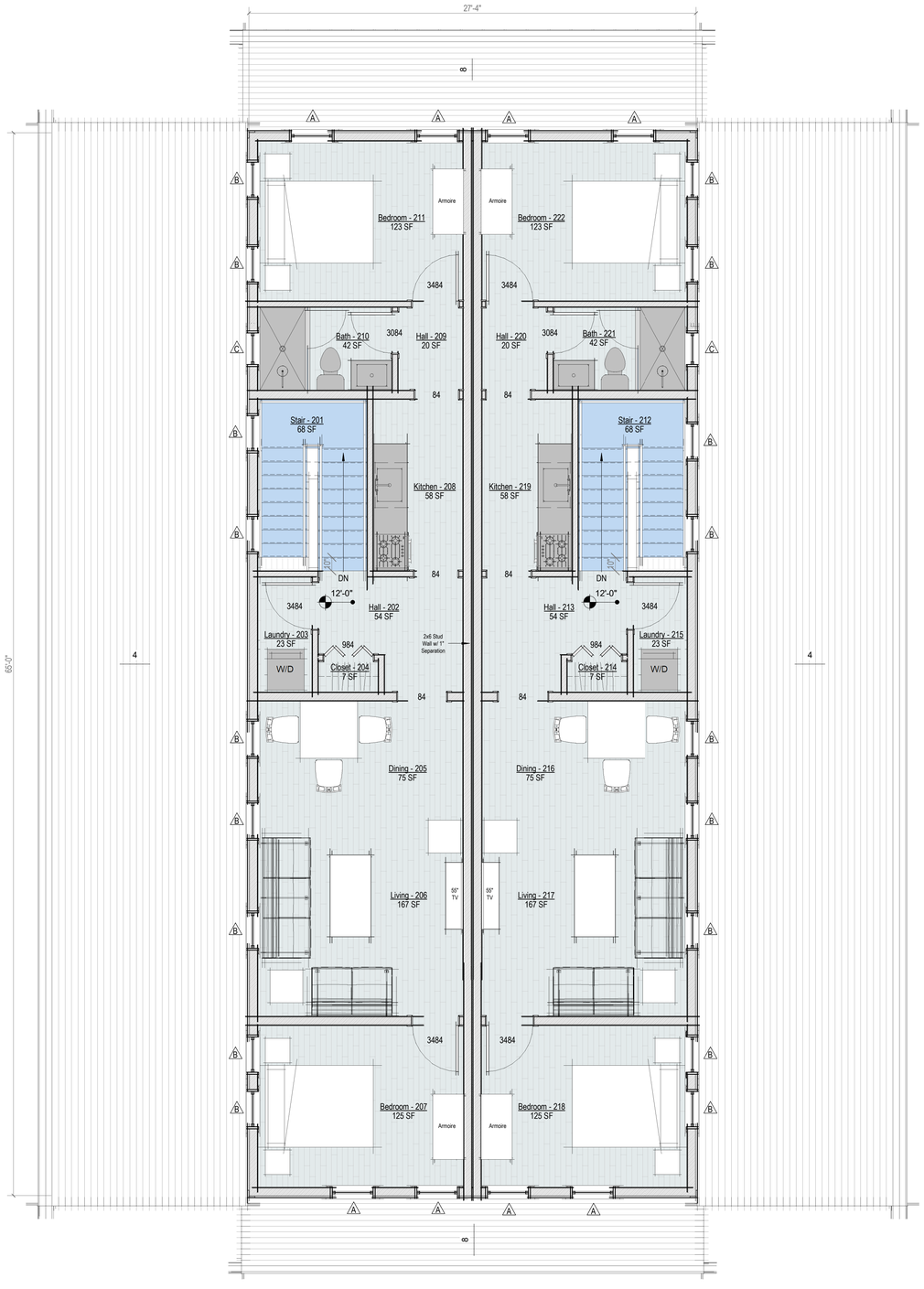
A.1.1

2332

06.27.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
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A.1.2

2332

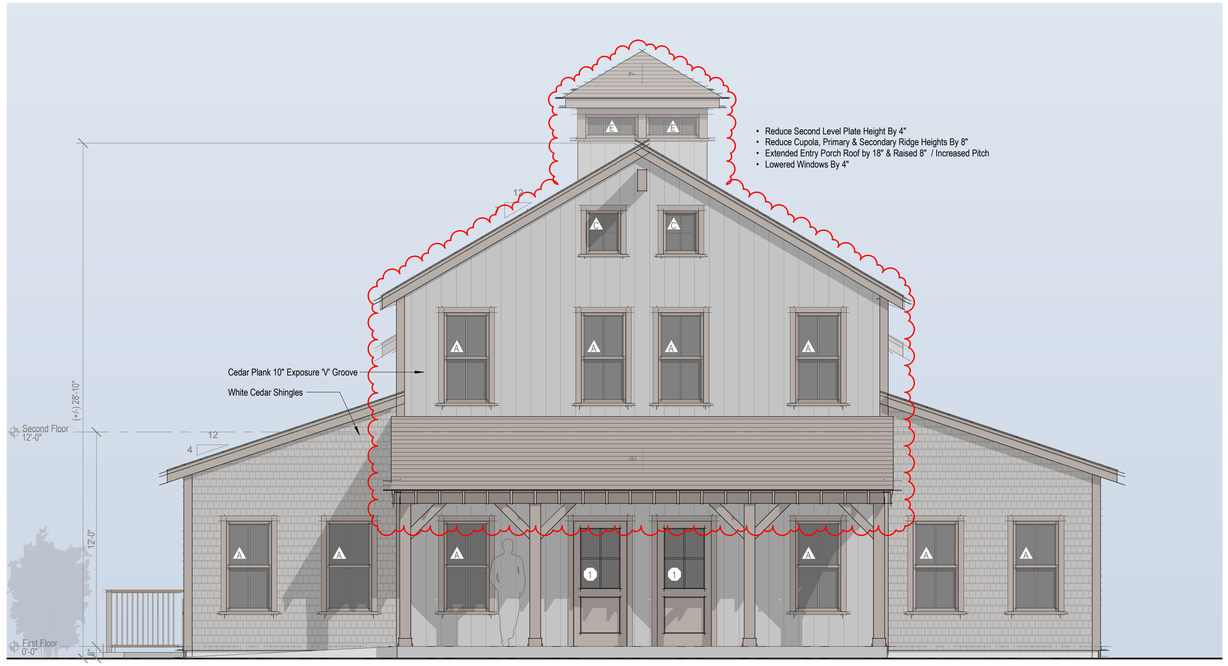
06.27.24

HDC Submission



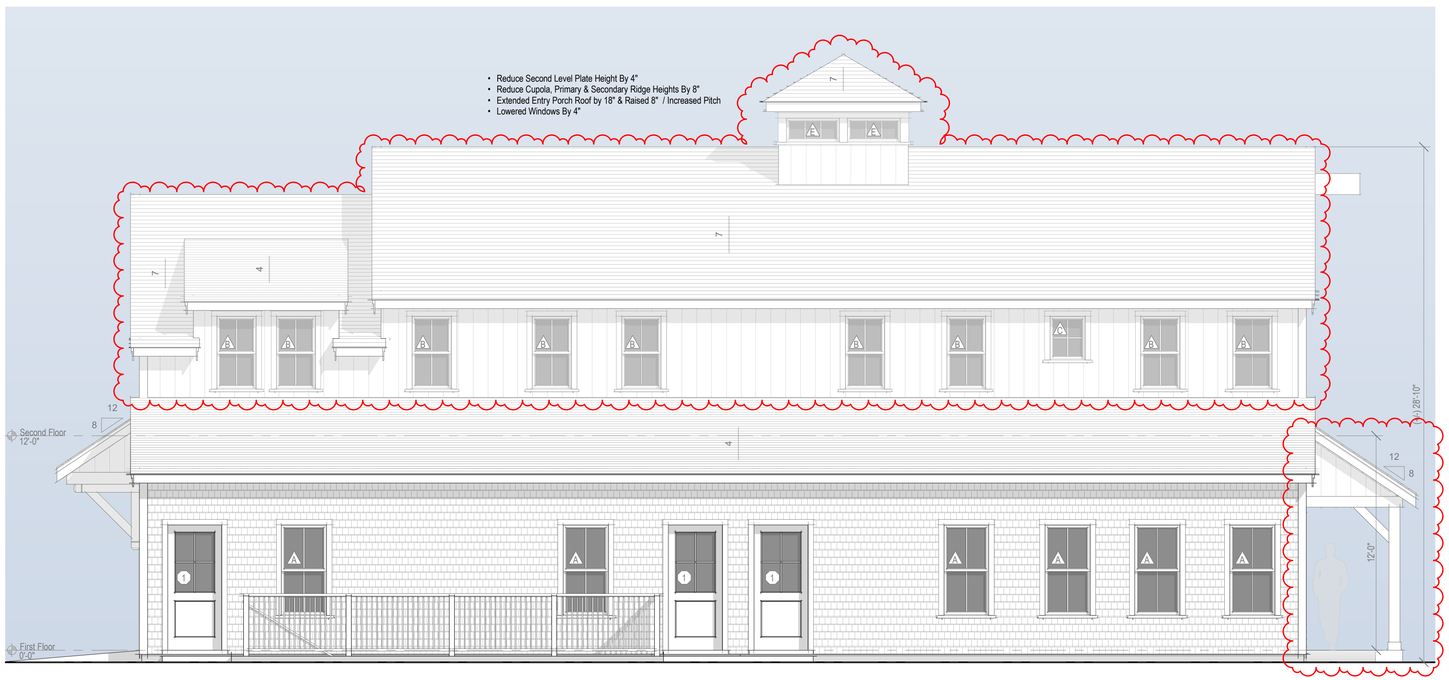
East Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"

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Exterior Elevations

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A.2.1

2332

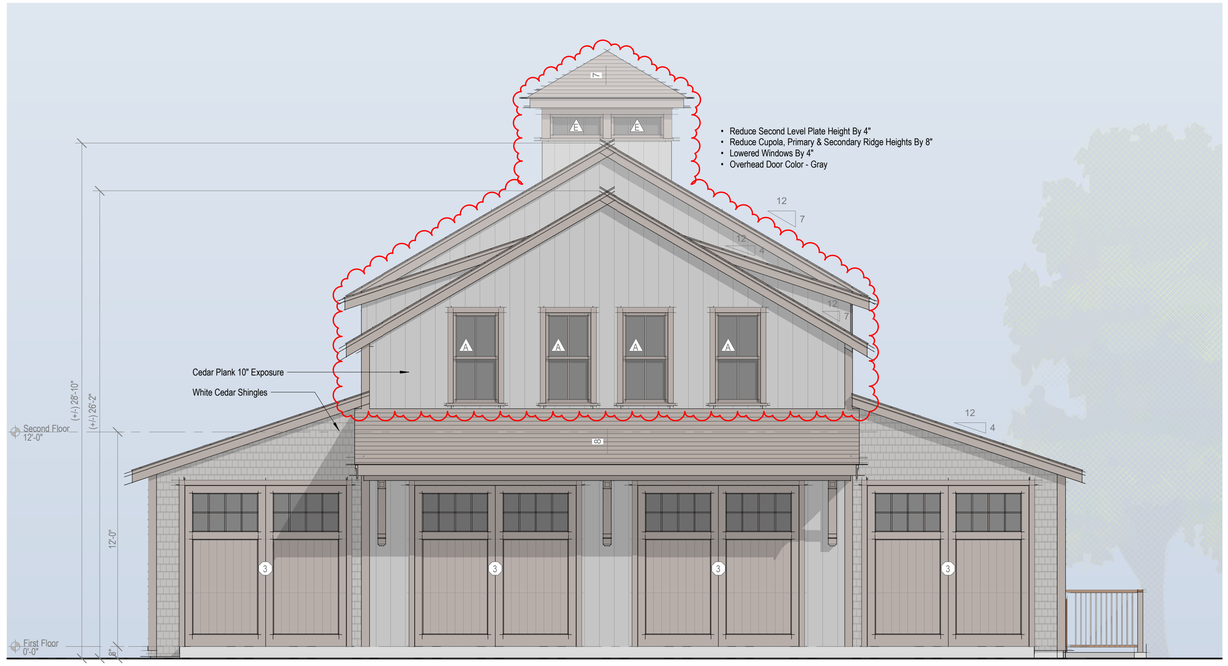
06.27.24

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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A.2.2

2332

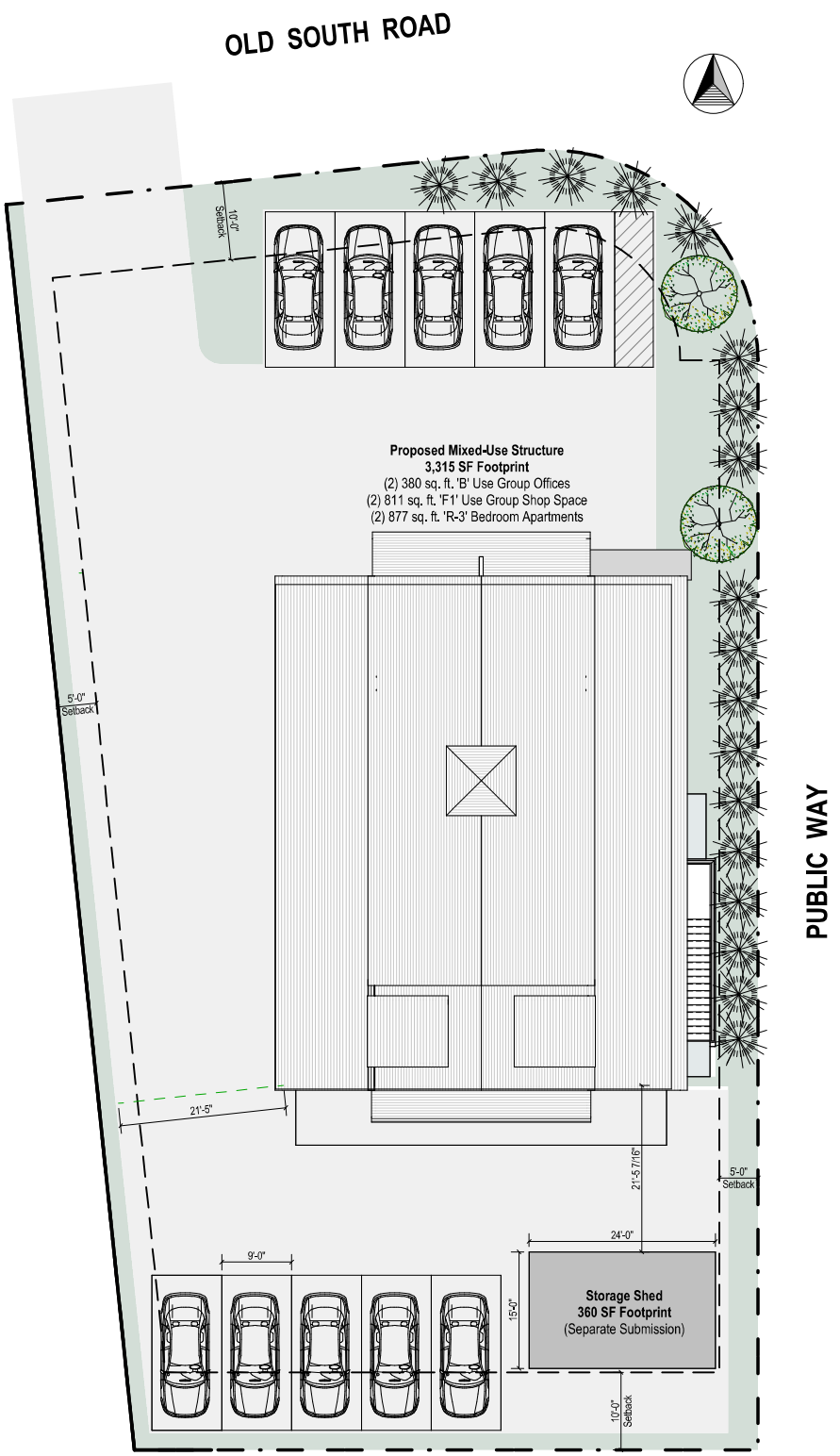
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

06.27.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



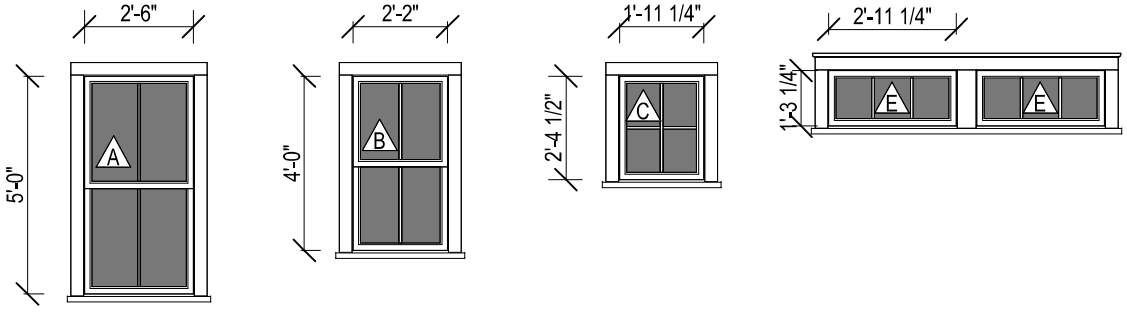
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

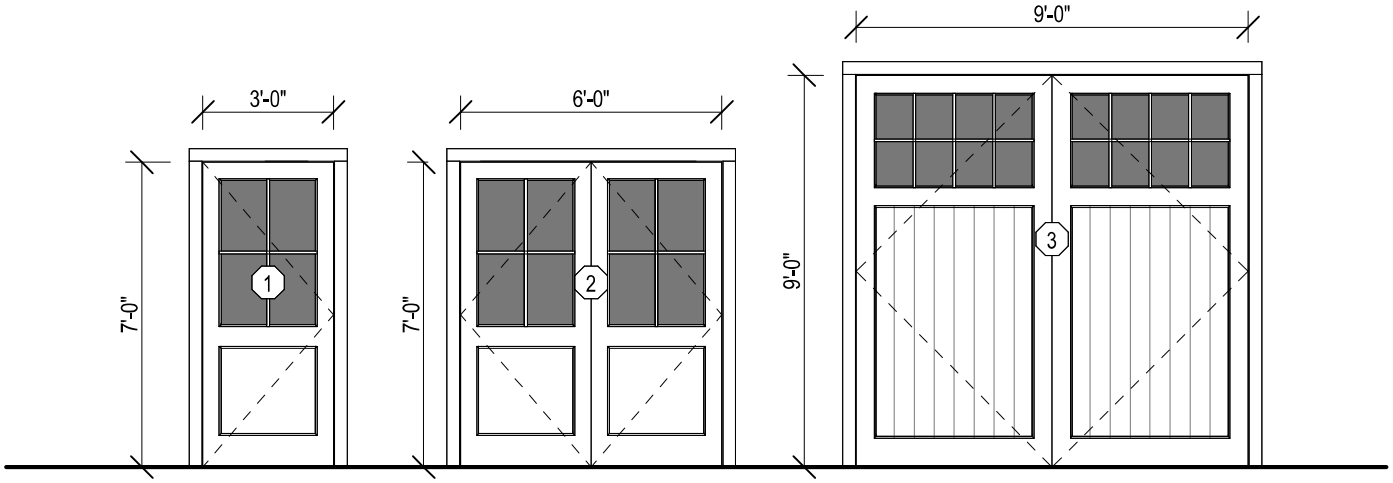
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



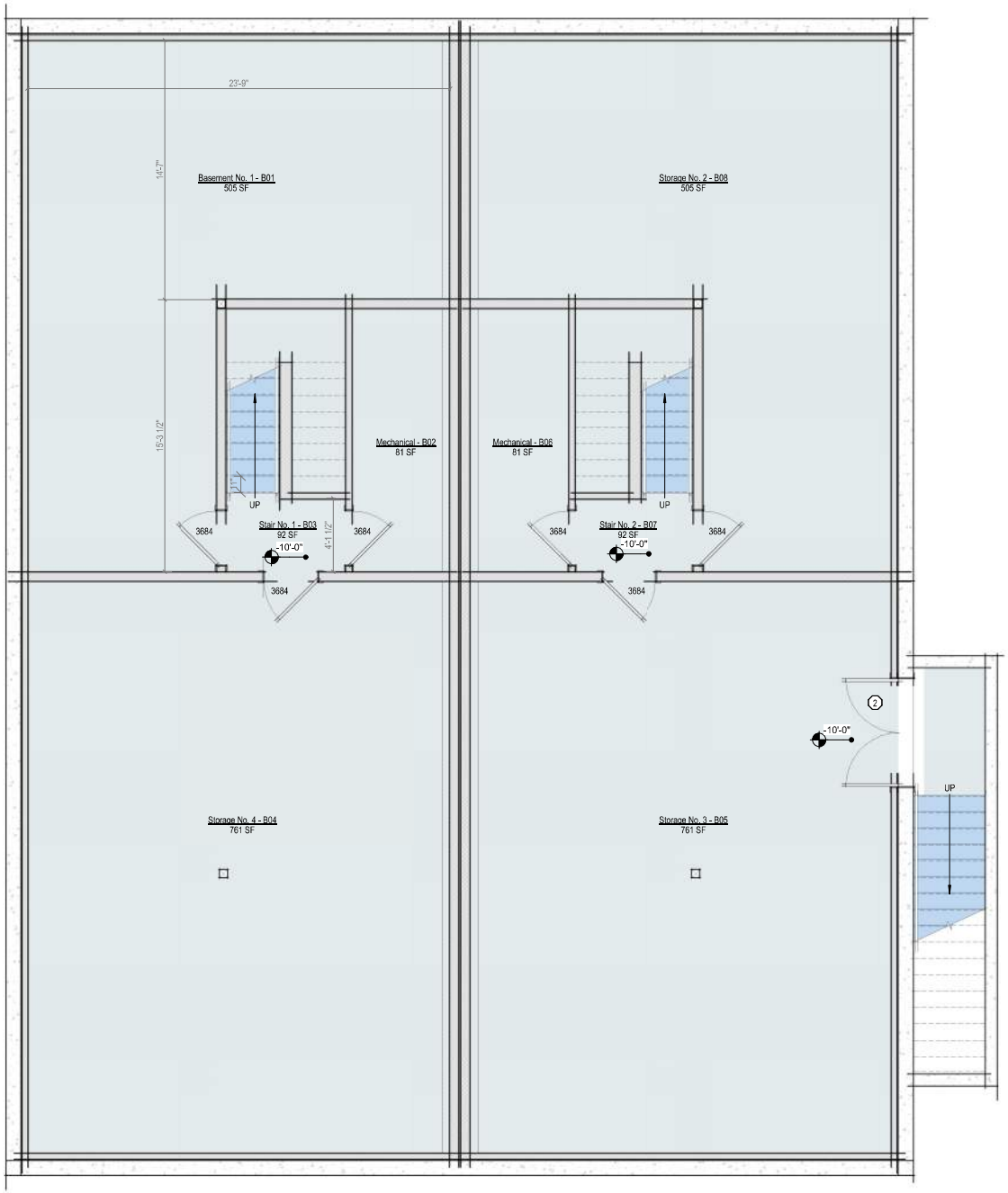
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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.

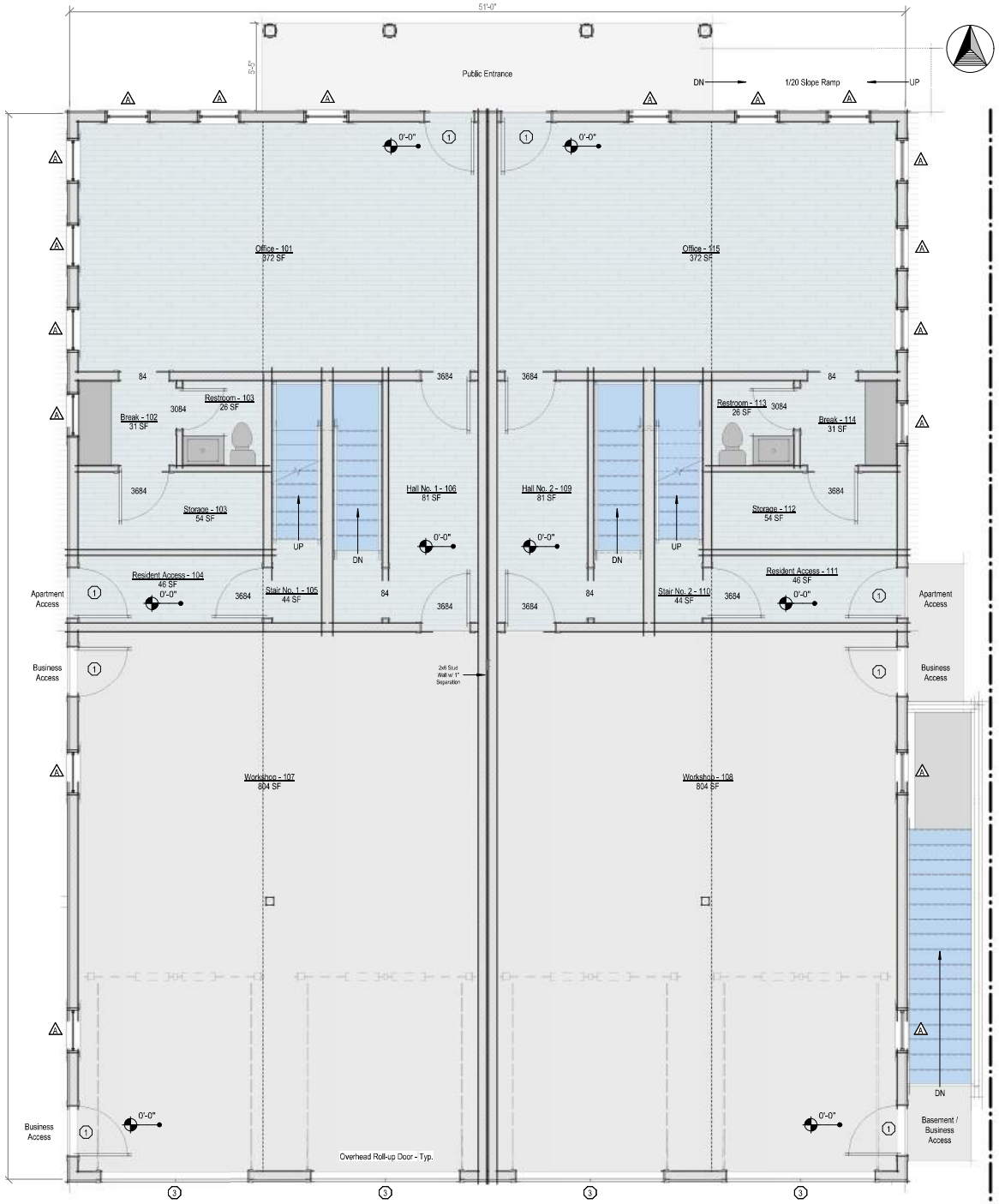
Exterior Door Legend

1/4" = 1'-0"



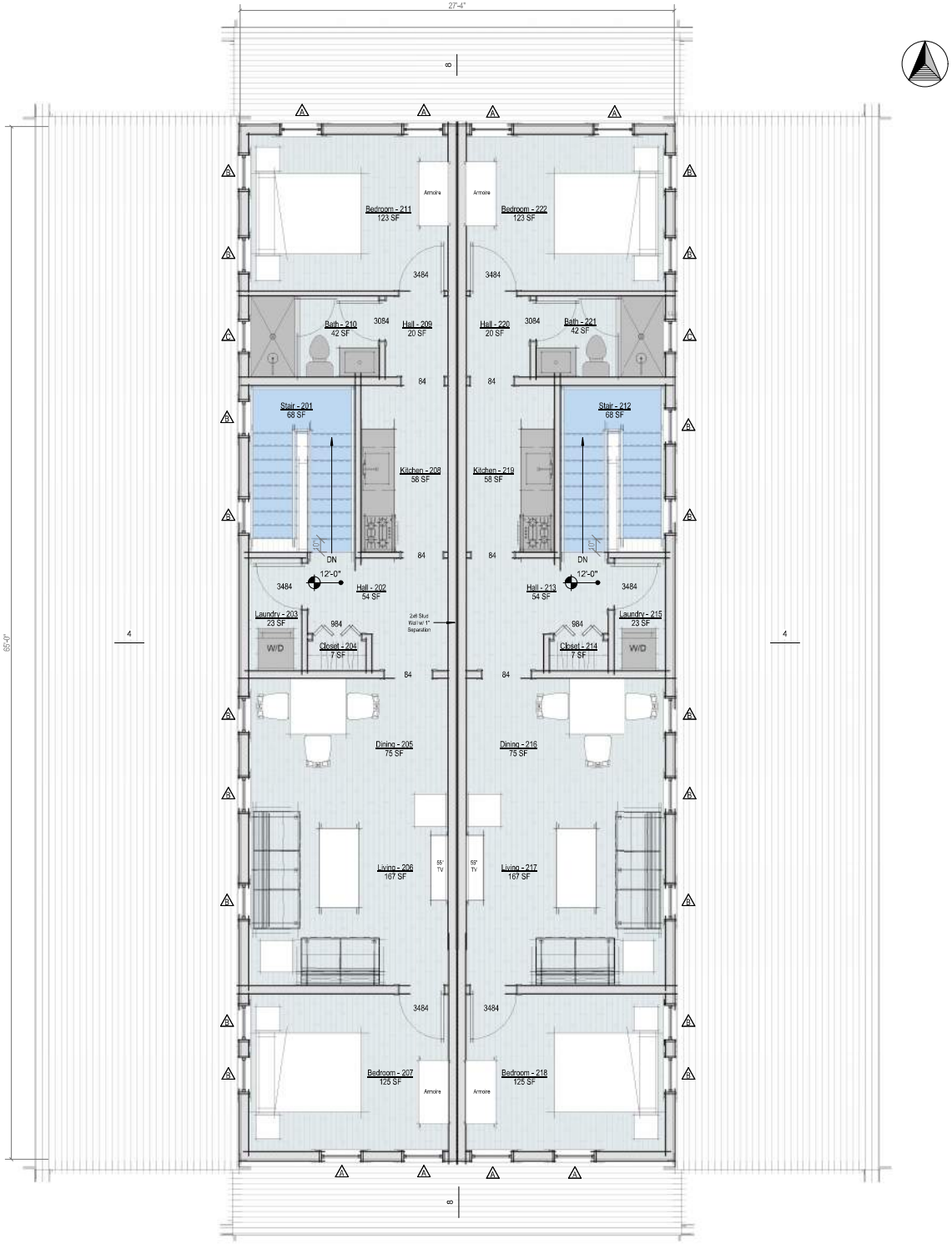
Basement Plan - Proposed

1/4" = 1'-0"



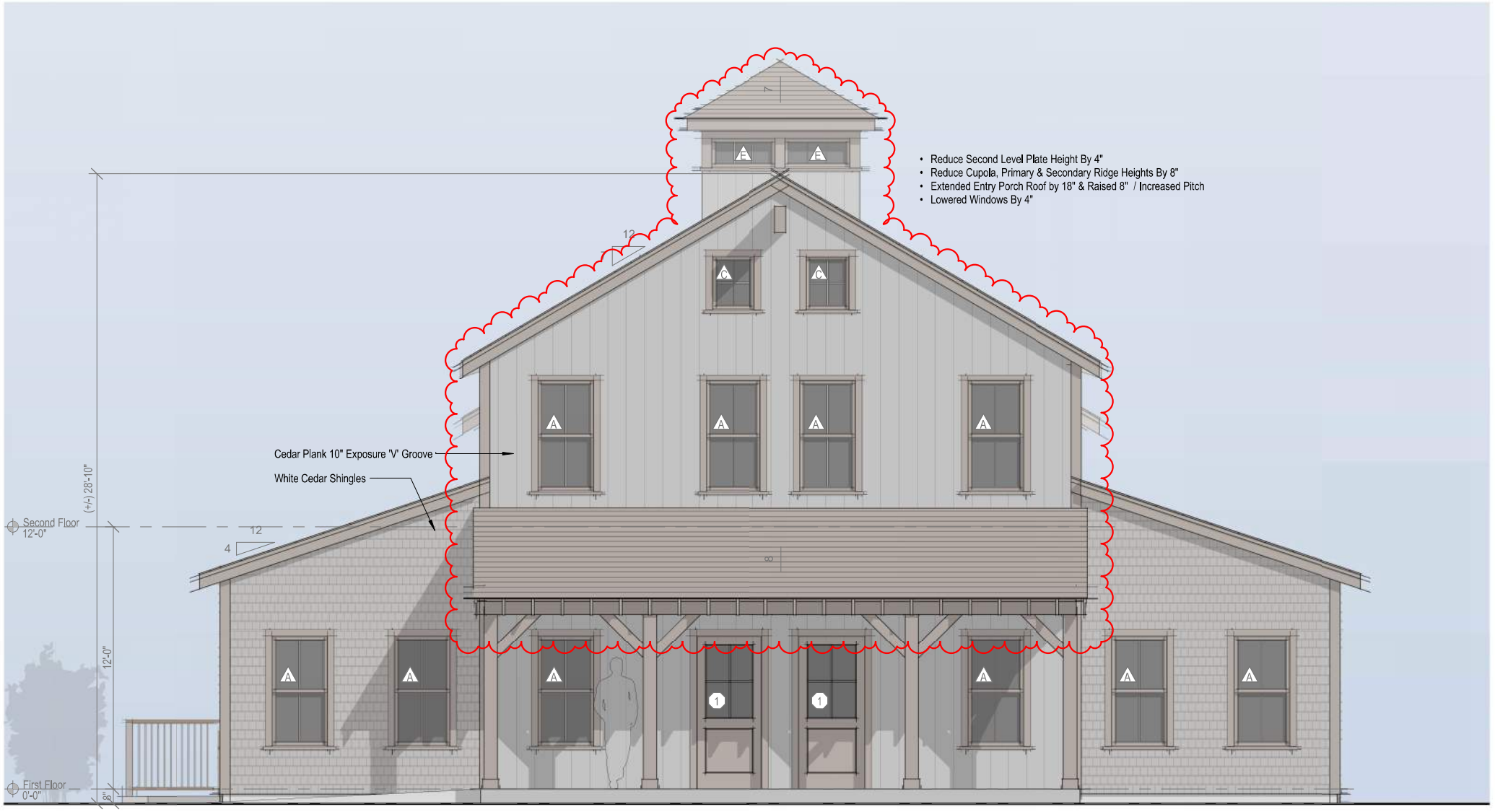
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



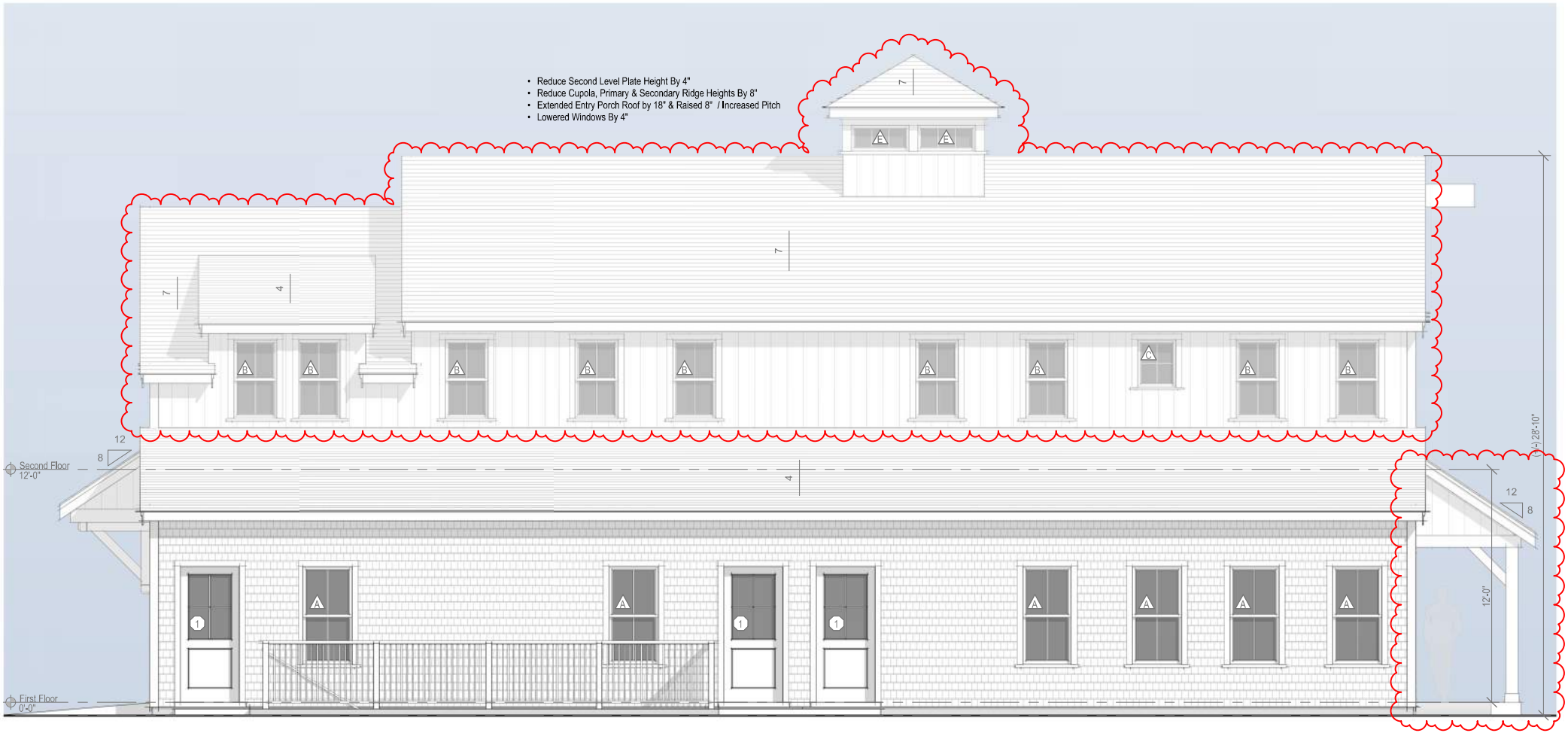
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



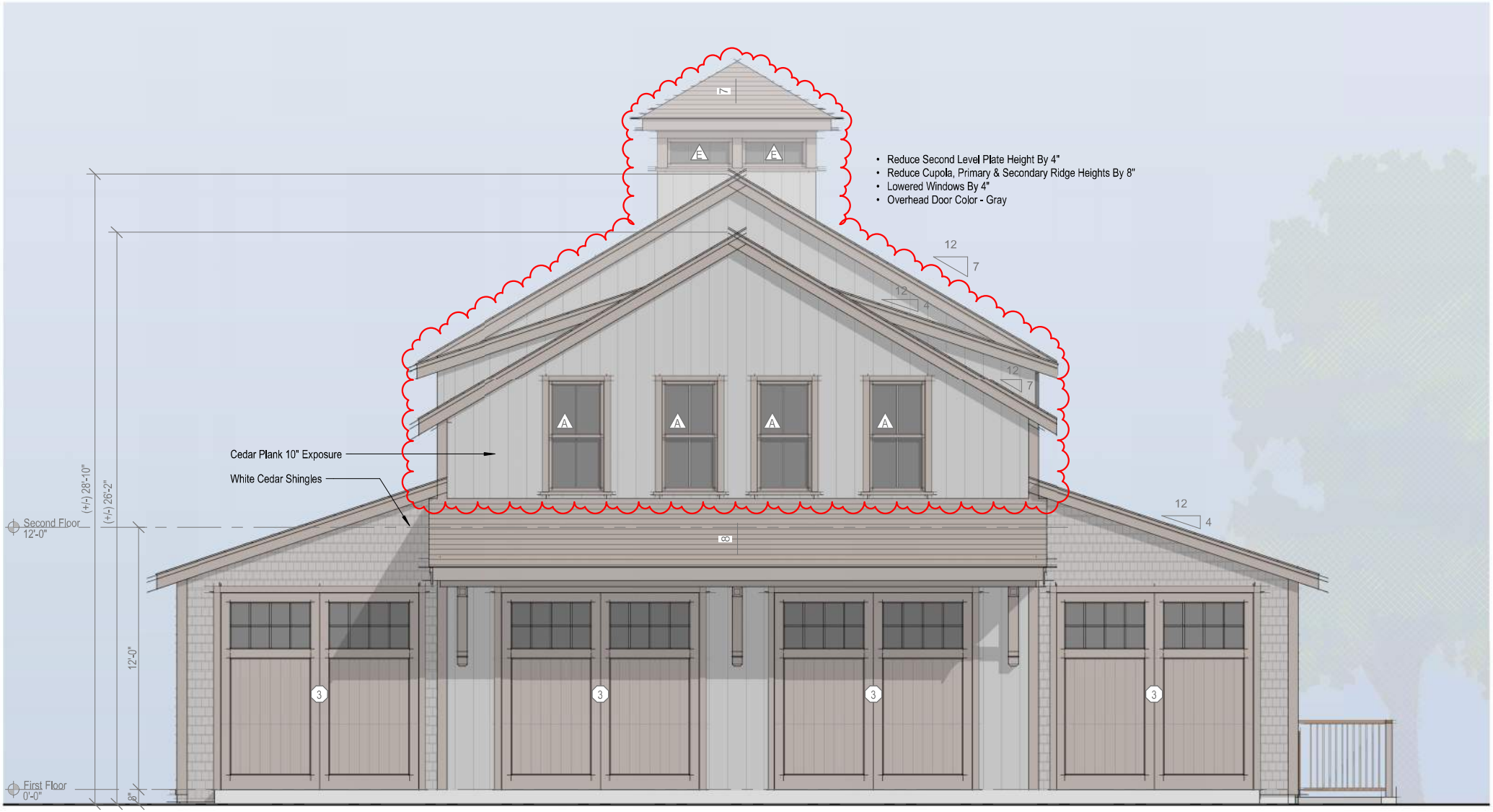
East Elevation - Proposed

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

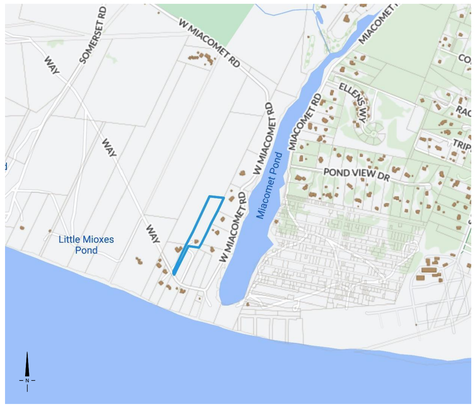
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





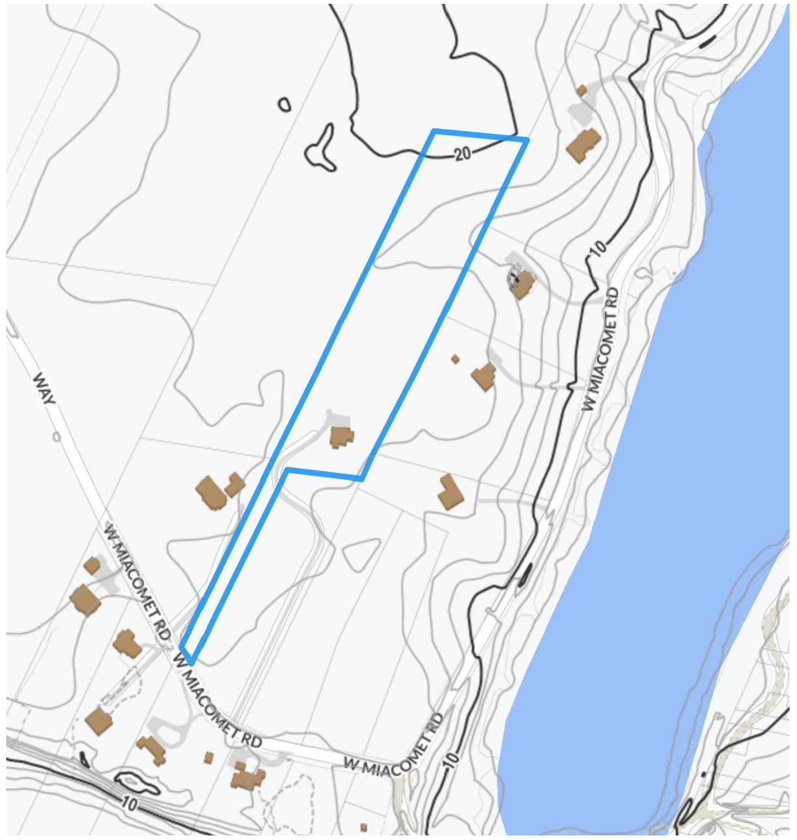



PHOTO 1


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

AHERN LLC
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PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
PUBLIC VIEW VISIBILITY

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	N/A
DRAWN BY	VS

HDC.02

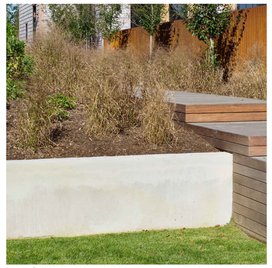
HARDSCAPE MATERIALS

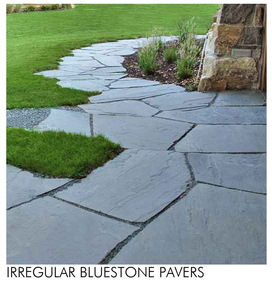

BLUESTONE POOL COPING


BLUESTONE RISERS



36" (H) WOODEN FENCE NTW


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

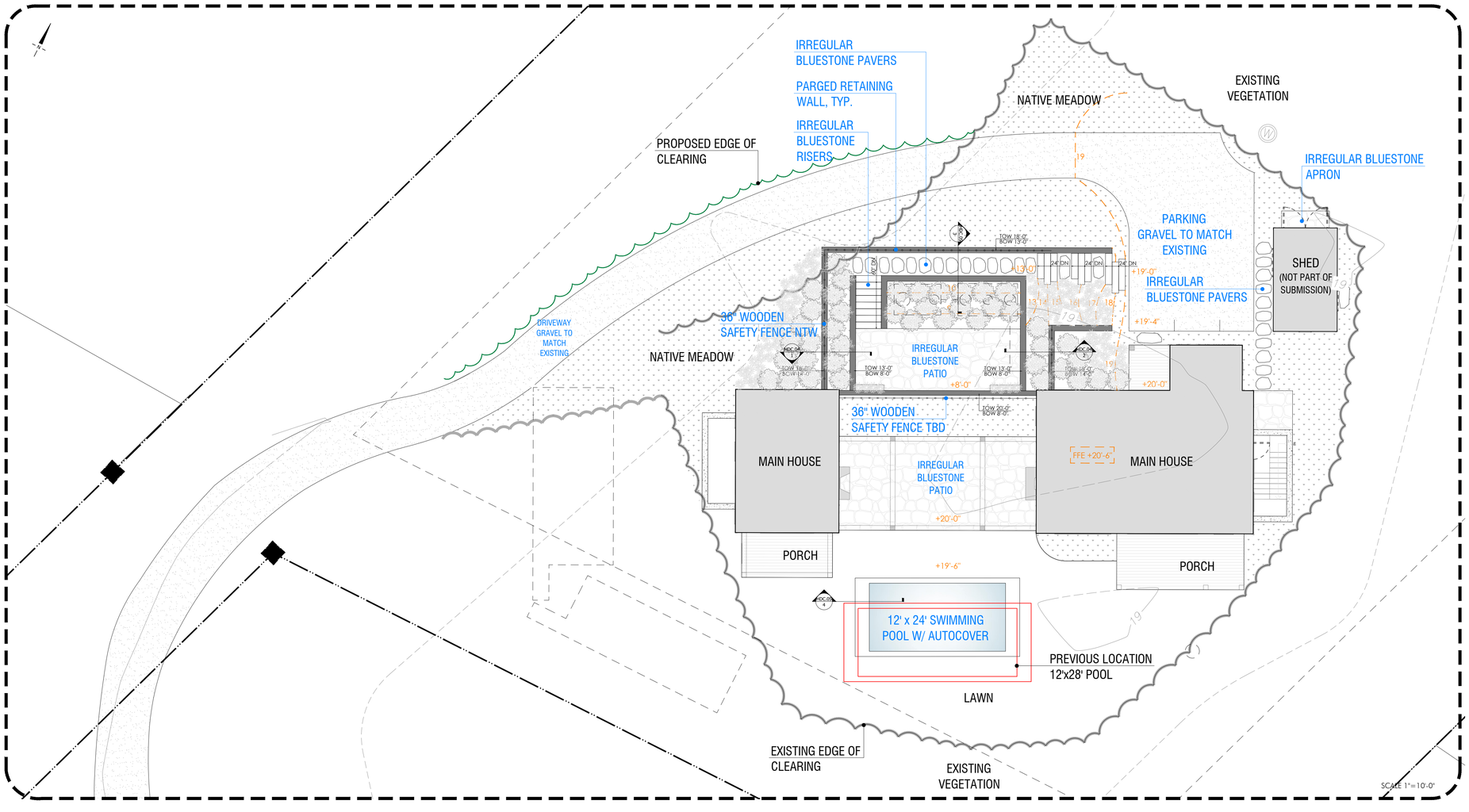

LOWBUSH BLUEBERRY


BAYBERRY

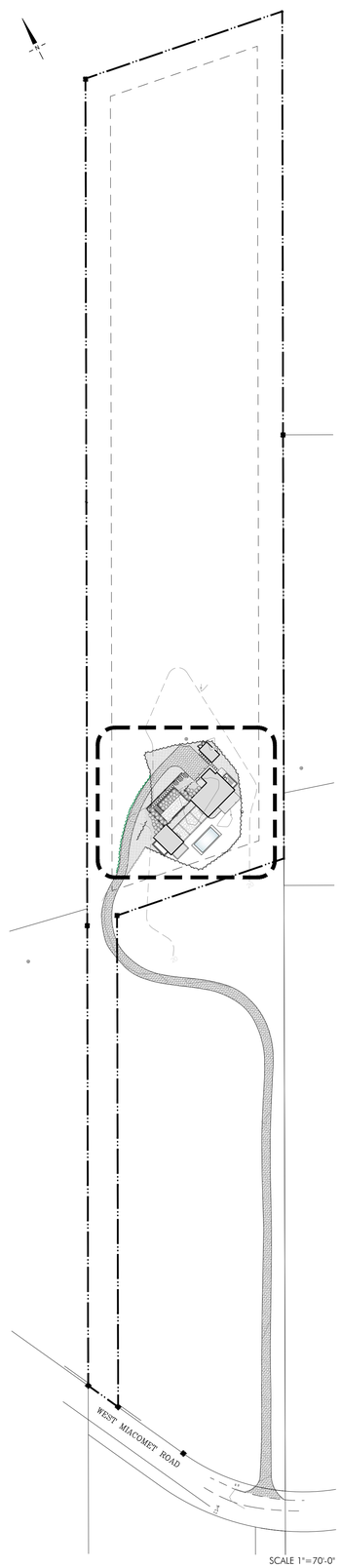

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



AHERN LLC
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PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
SITE PLAN

DRAWING INFO

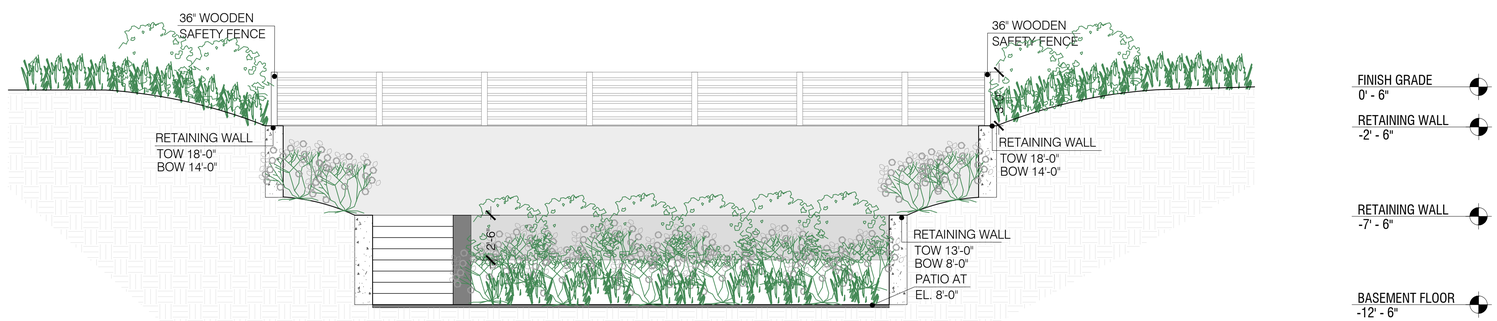
DATE	JUNE 27, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

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"

AHERN LLC
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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

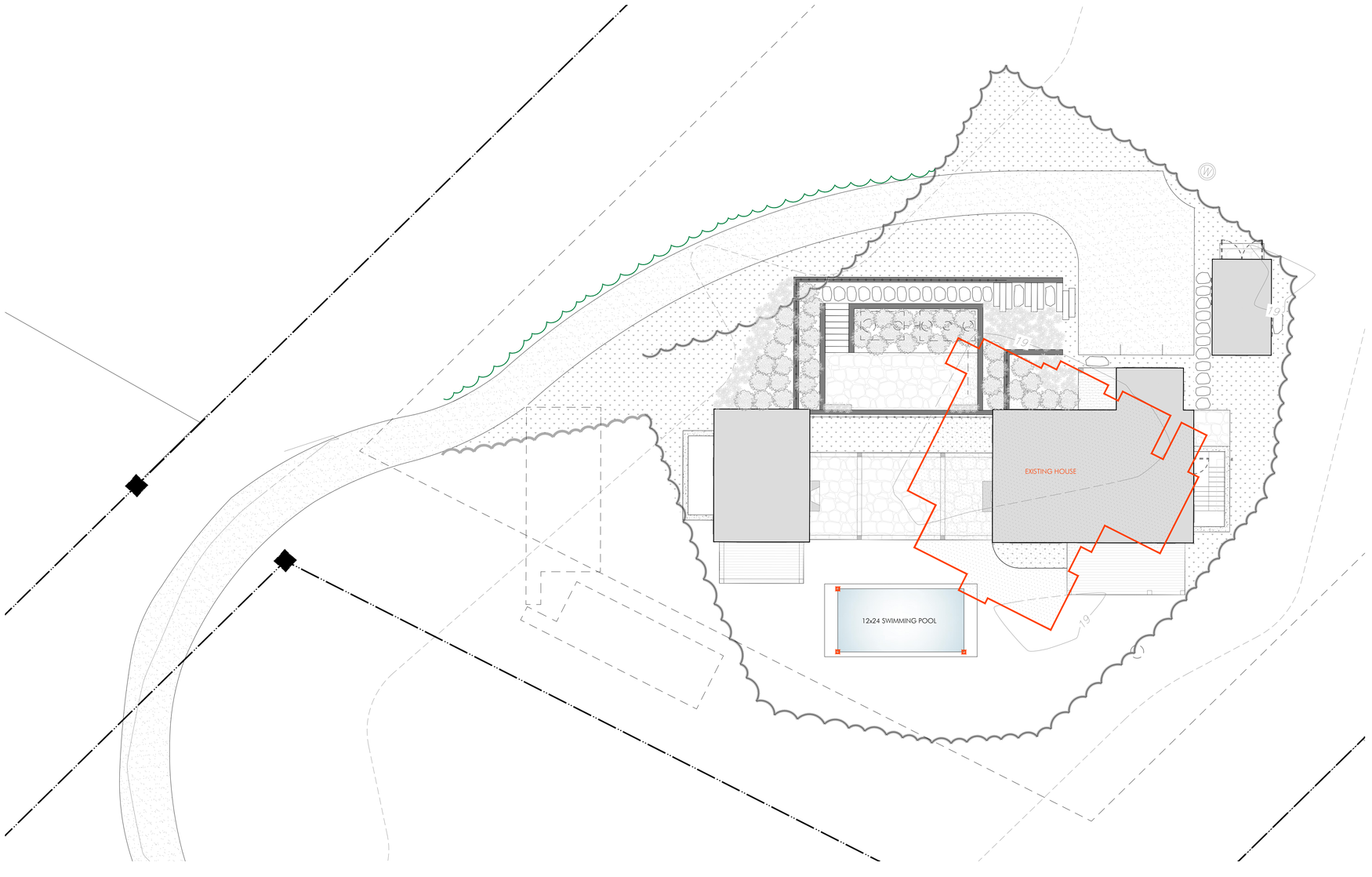
HDC.05











AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
POOL STAKING

DRAWING INFO

DATE	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: _____

_____

_____

_____

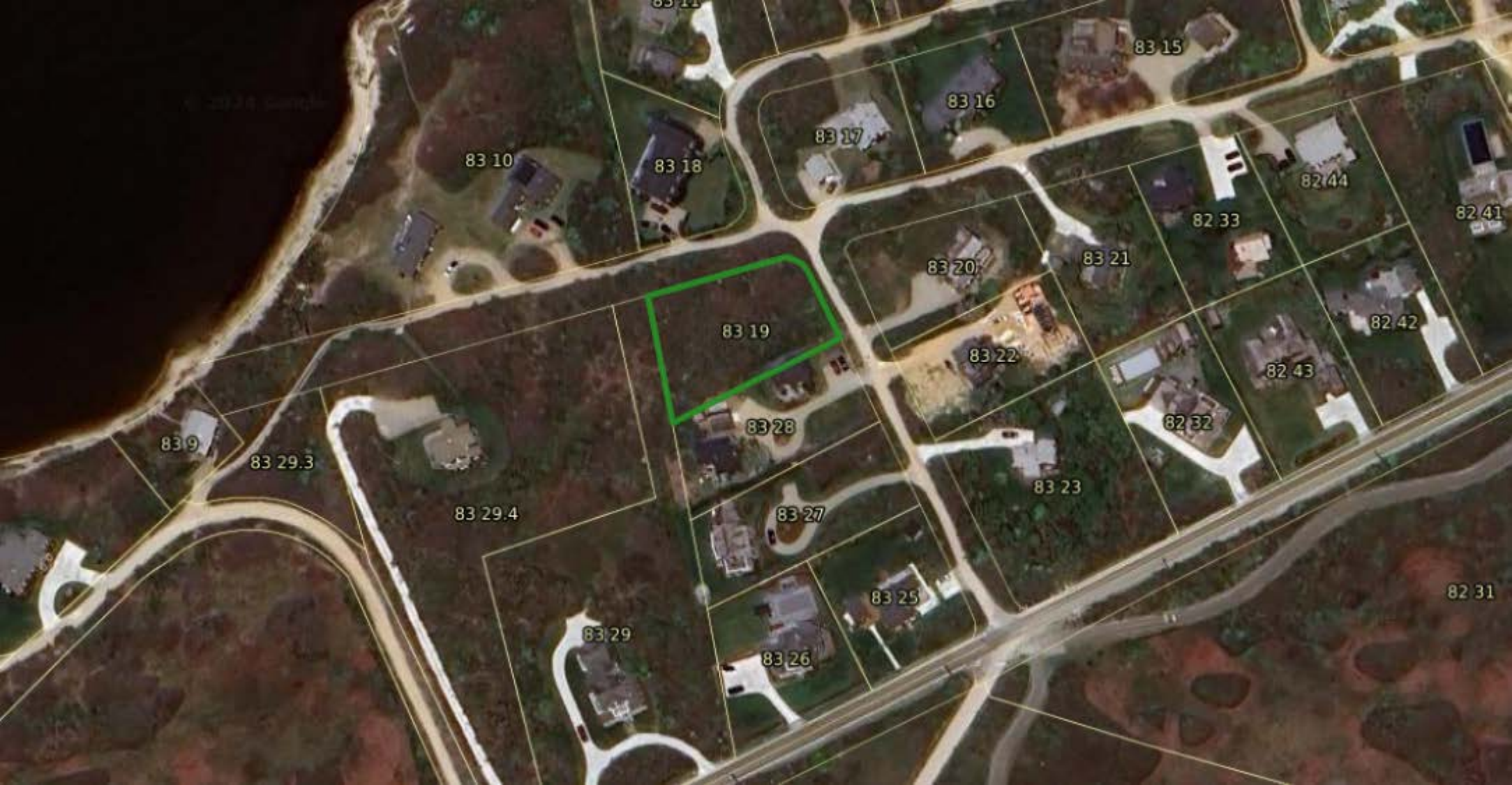
_____

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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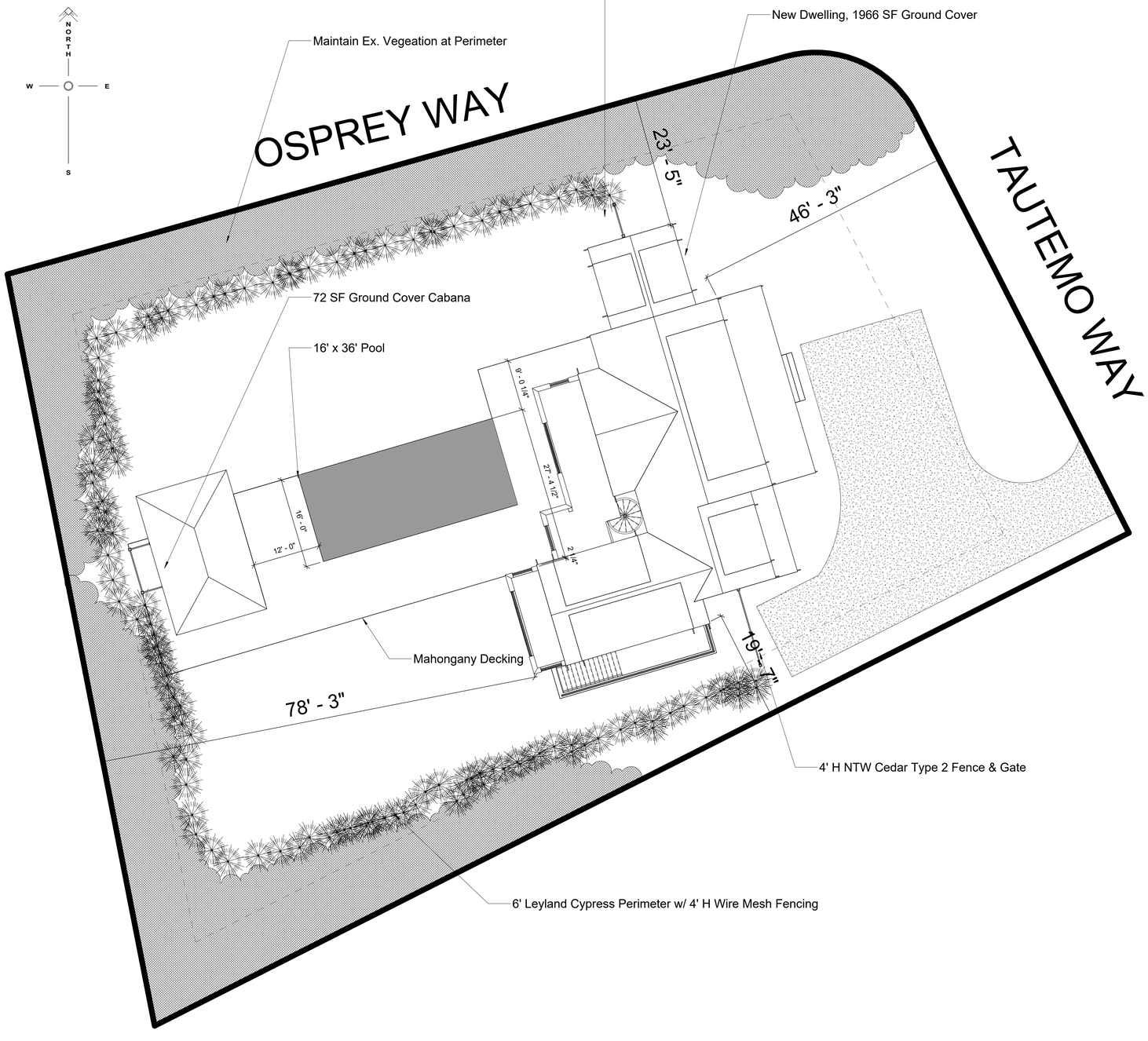
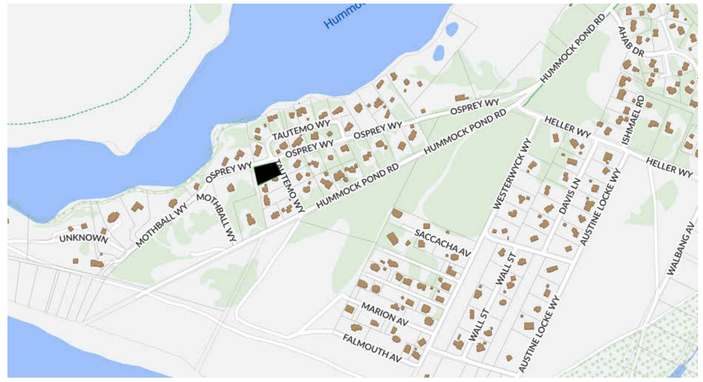
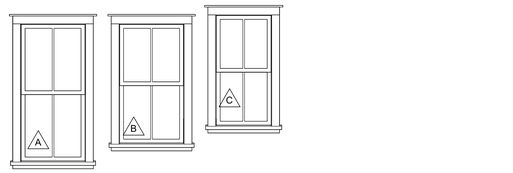


1 **Site Plan**
1" = 10'-0"

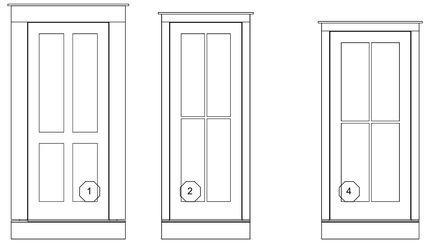




2 Over 2 Double Hung Window SDL Black

2 Over 2 Double Hung Window SDL Black

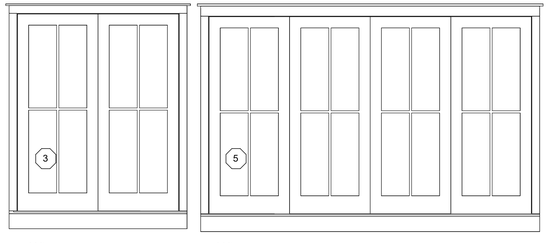
2 Over 2 Double Hung Window SDL Black



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

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

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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C1.1
COVER SHEET

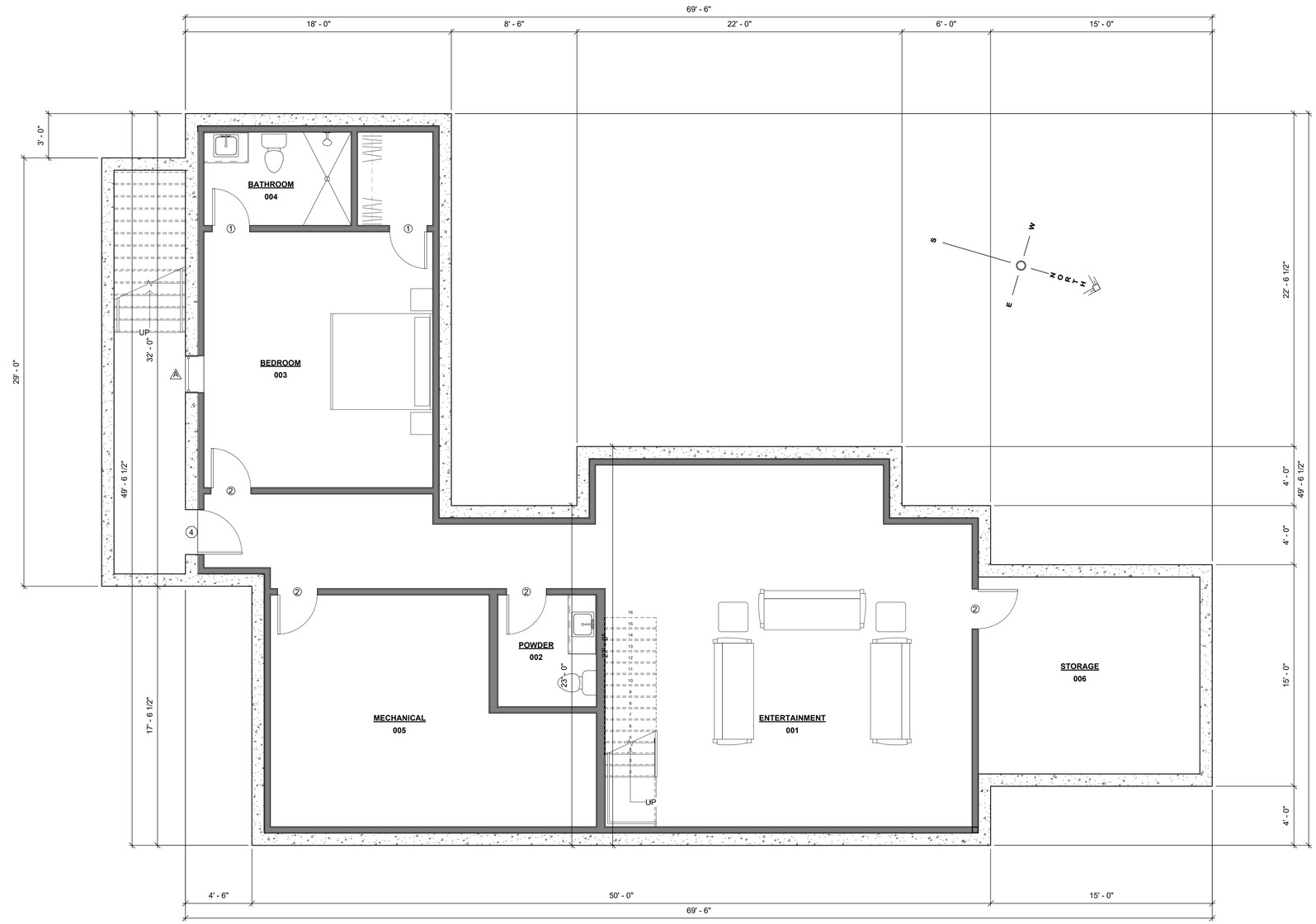
#2406

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

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

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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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:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
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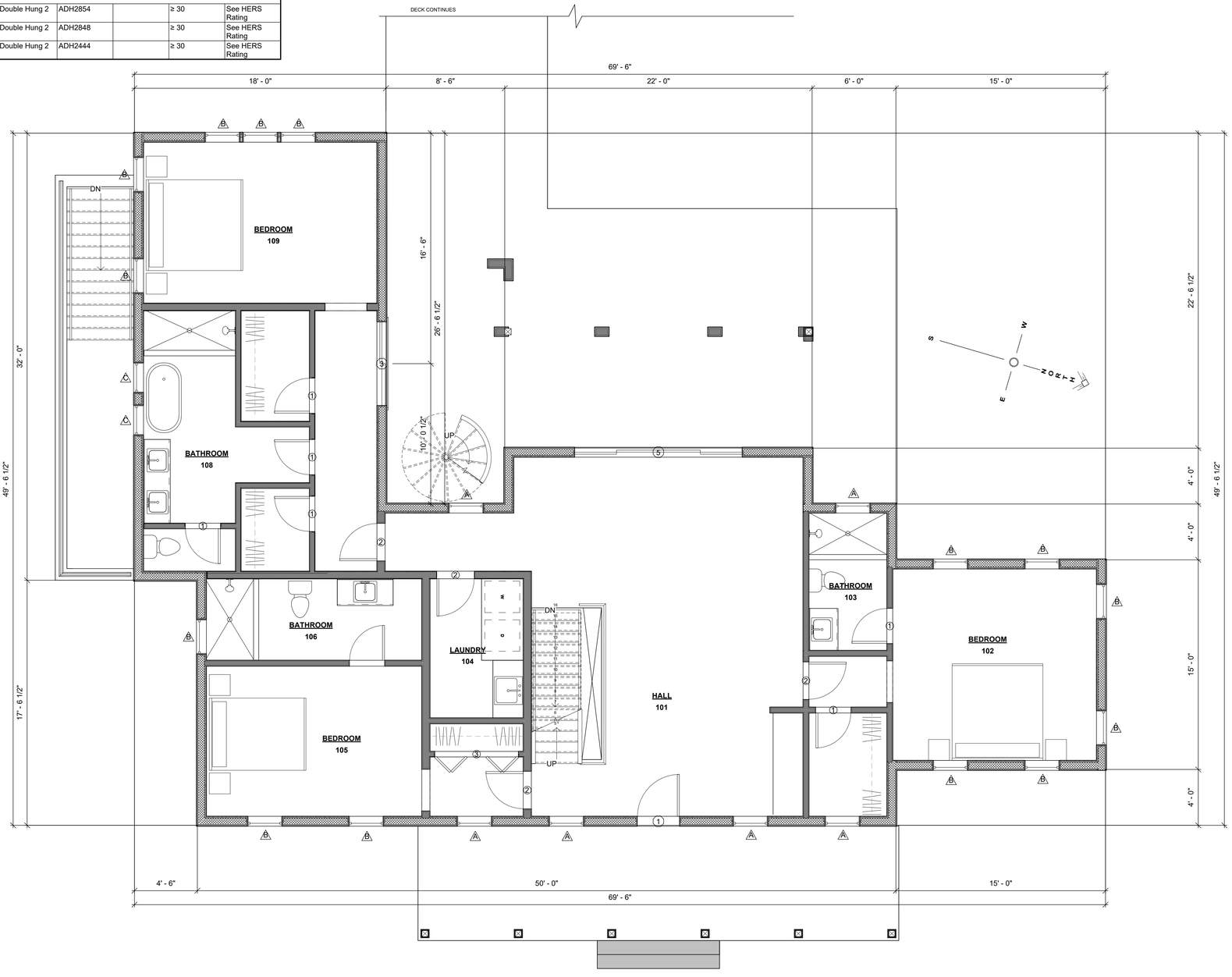
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



1 **First Floor**
1/4" = 1'-0"

HDC Submission
06.15.24

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
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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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A1.1
FLOOR 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

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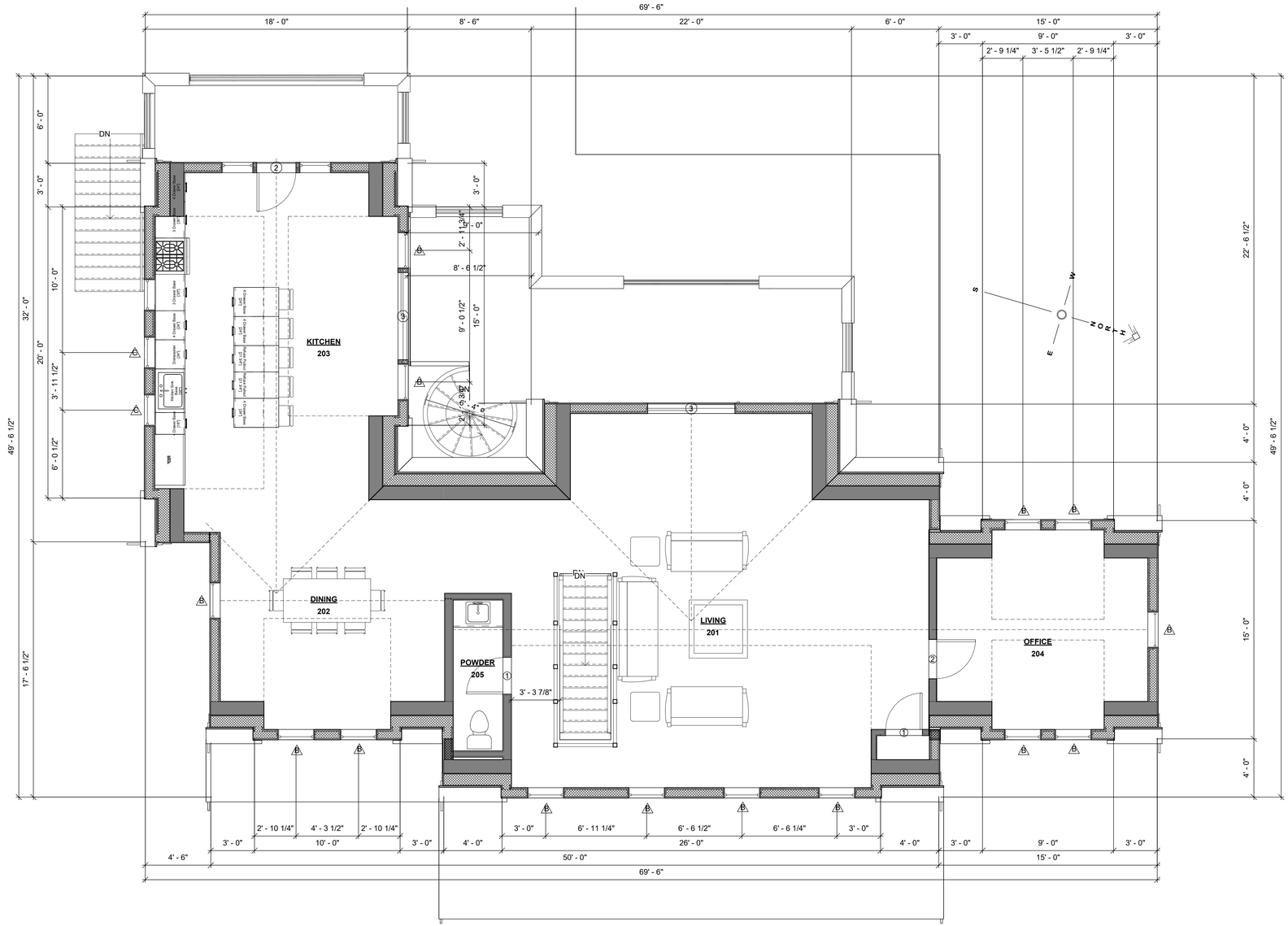

1 **Second Floor**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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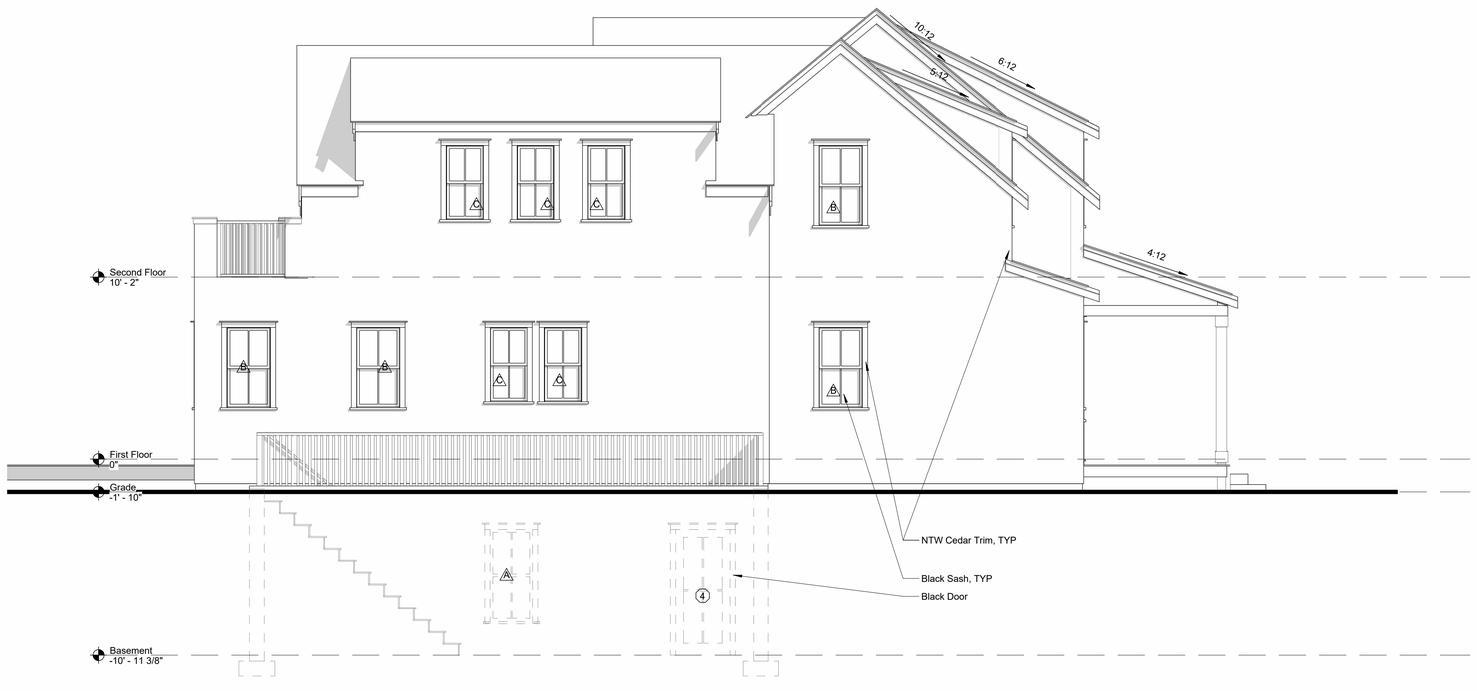
A1.2
FLOOR PLAN

#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

45 Sparks Ave Unit C
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.

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

45 Sparks Ave Unit C
Nantucket, MA 02554
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.

_____ **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 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.

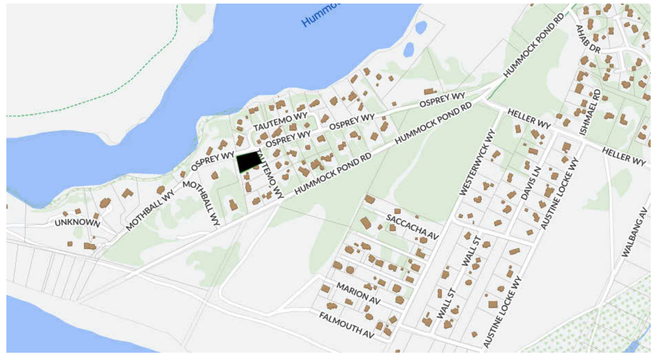
COLORS

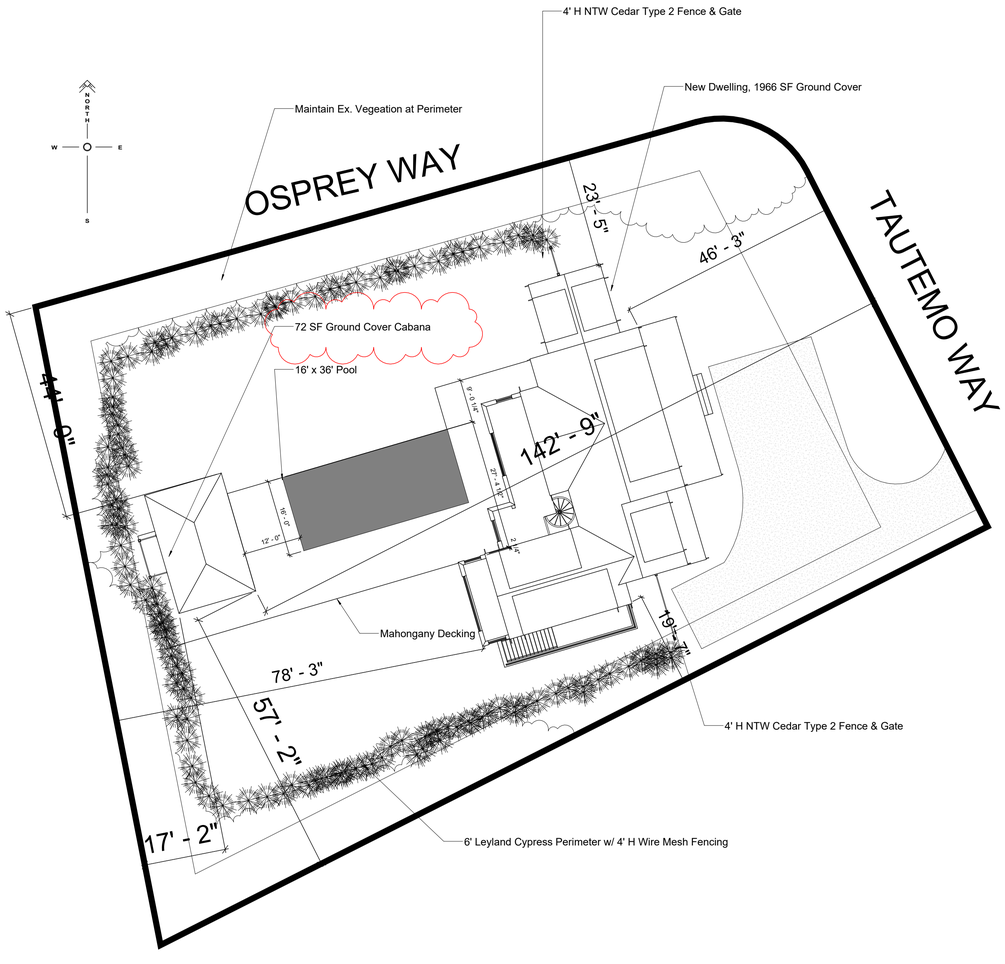
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

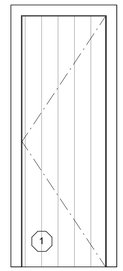
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

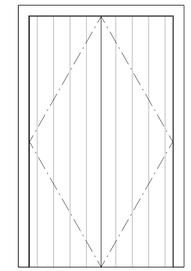




1 **Site Plan**
1" = 15'-0"



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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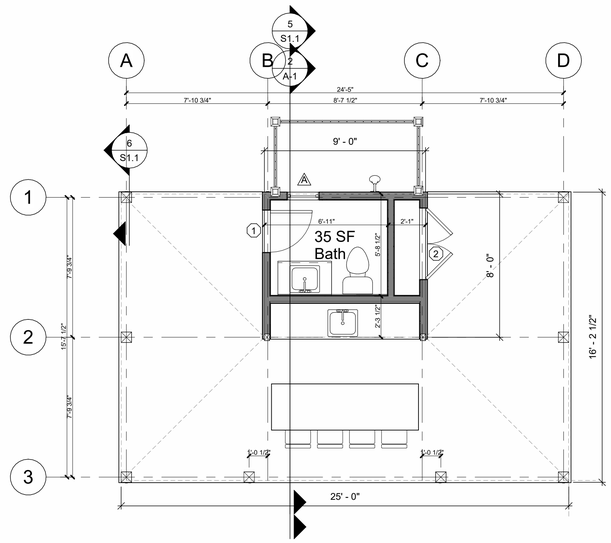
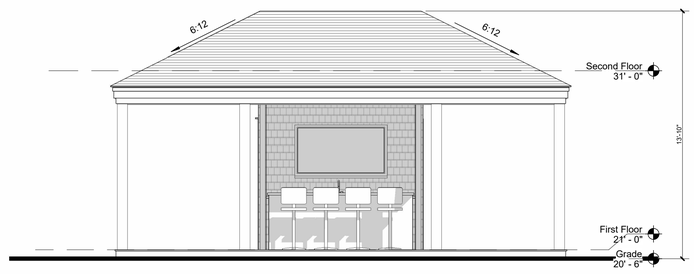
C1.1

COVER SHEET

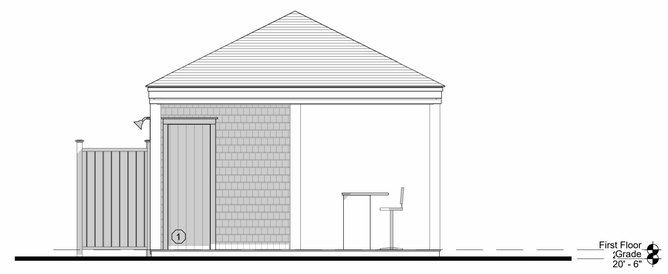
#2406



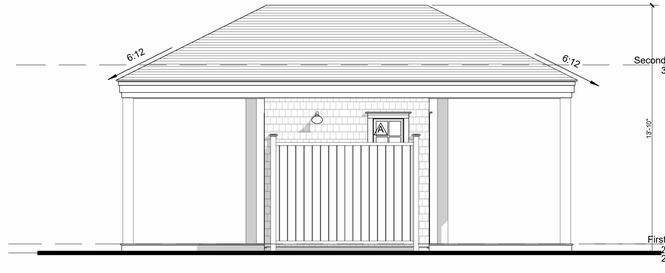
1 **First Floor**
1/4" = 1'-0"



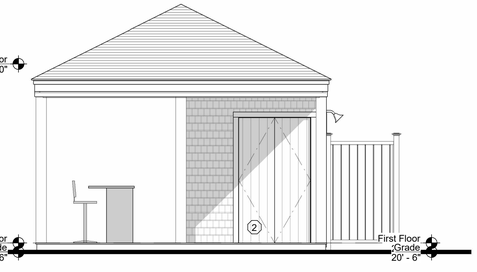
2 **East Elevation**
1/4" = 1'-0"



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

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 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.

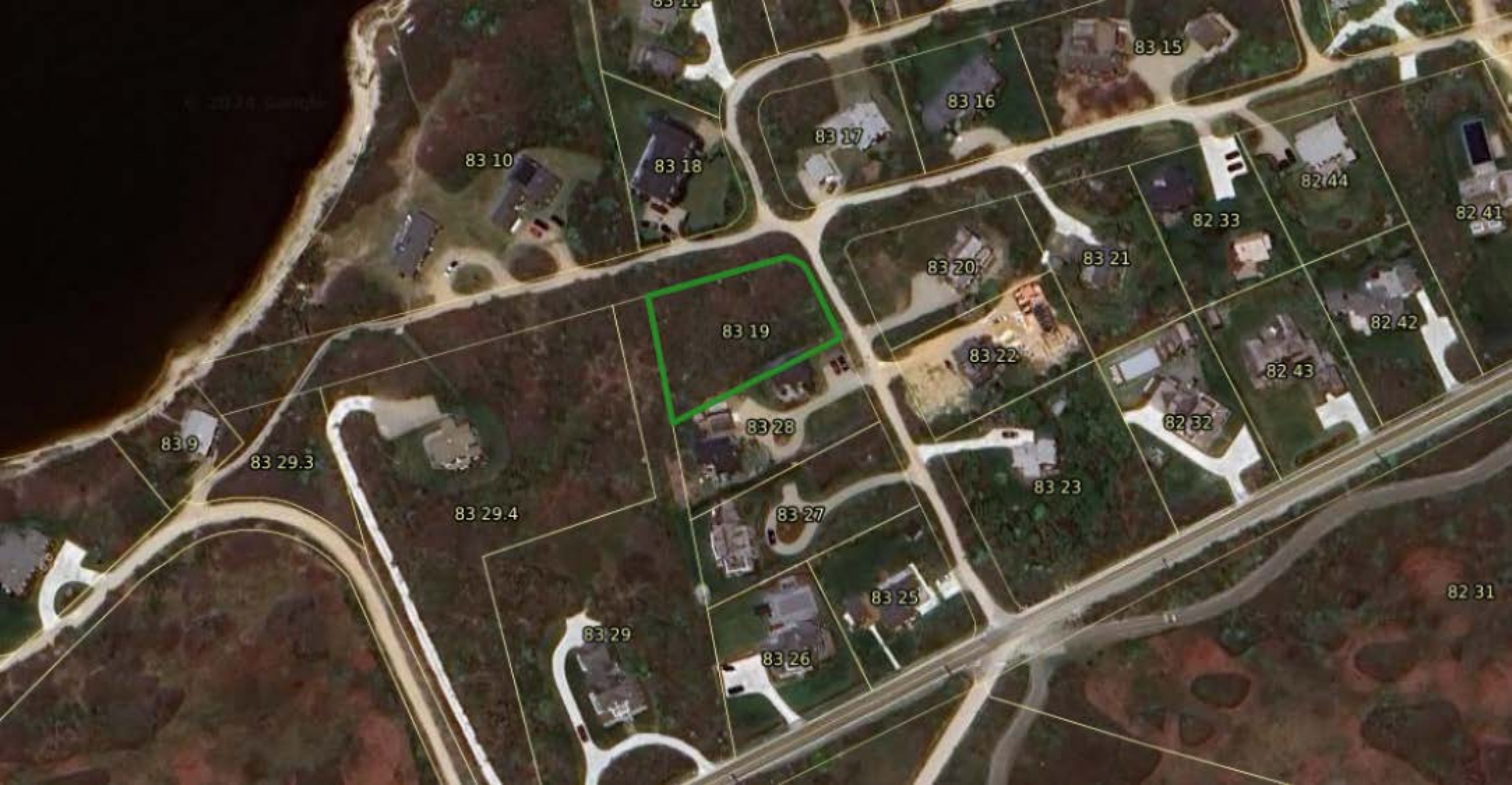
COLORS

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.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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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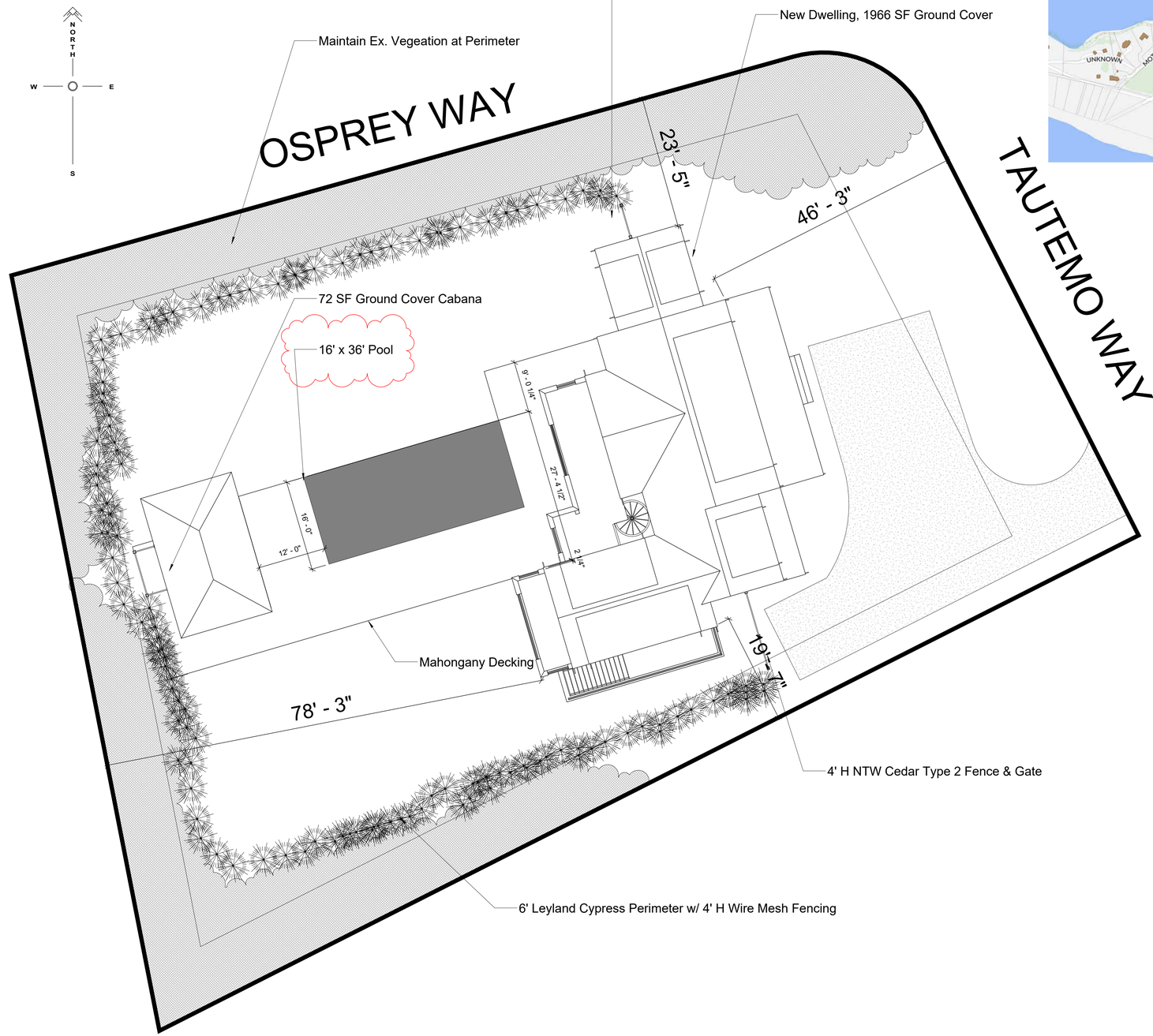
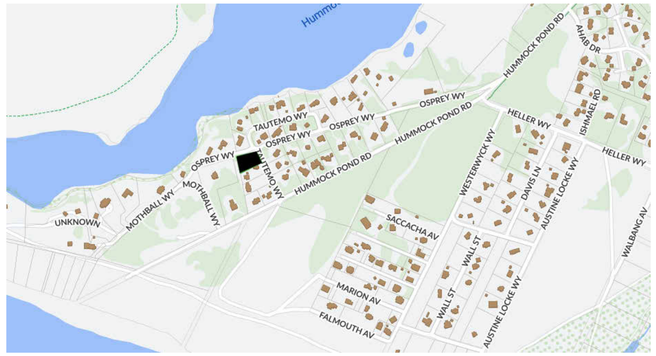




Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side Setback	10 FT
Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Coverage	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

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

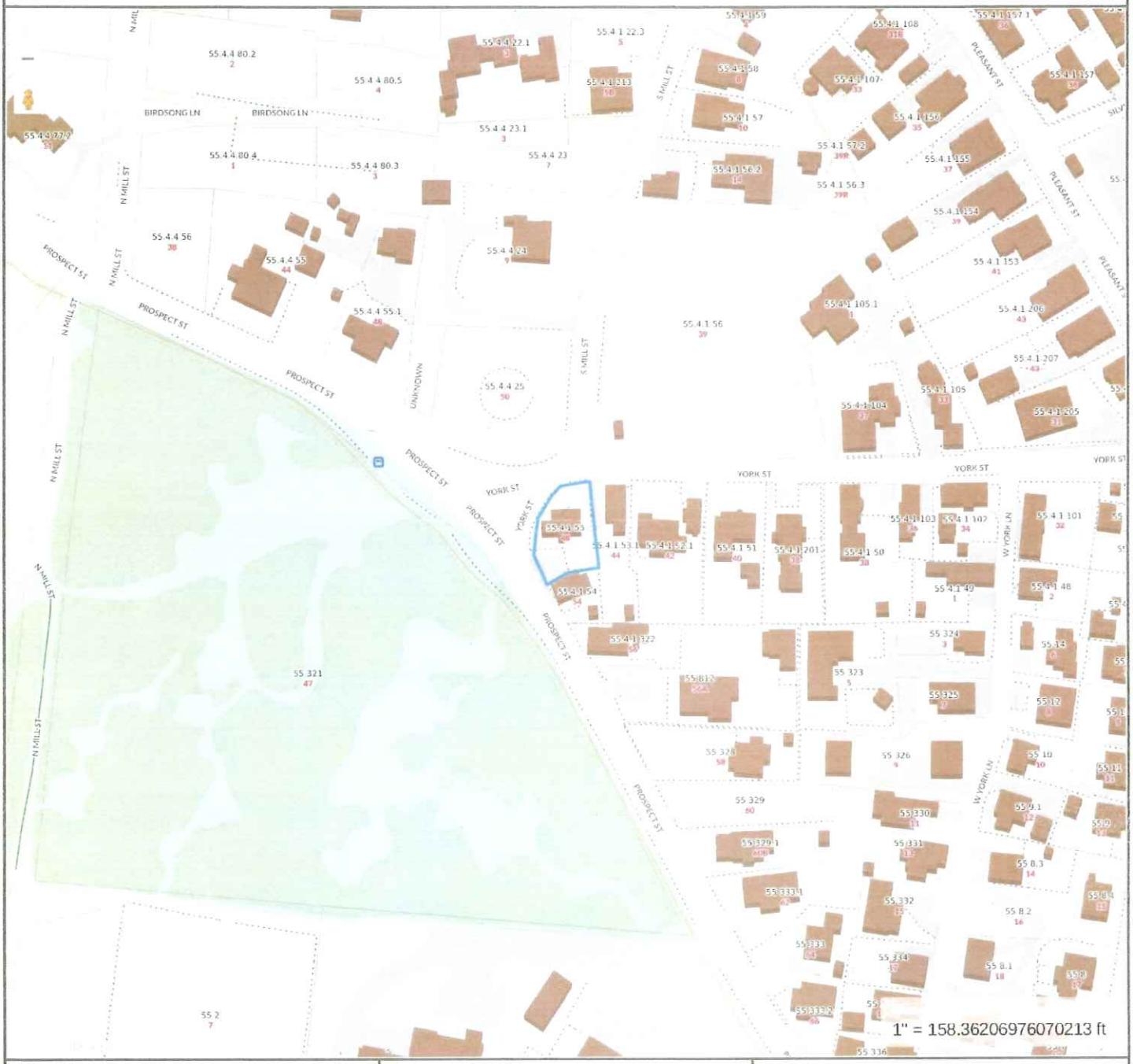
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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**

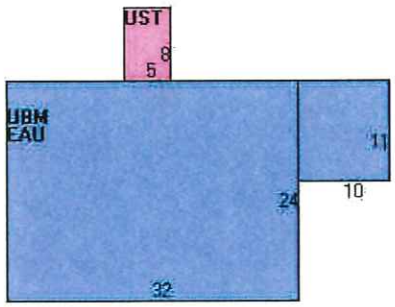
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC 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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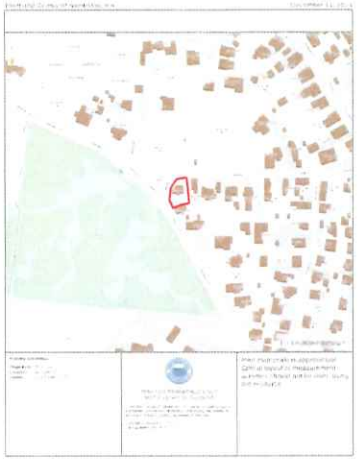
48 York Street / New Addition



1 Locus Map

Not to Scale

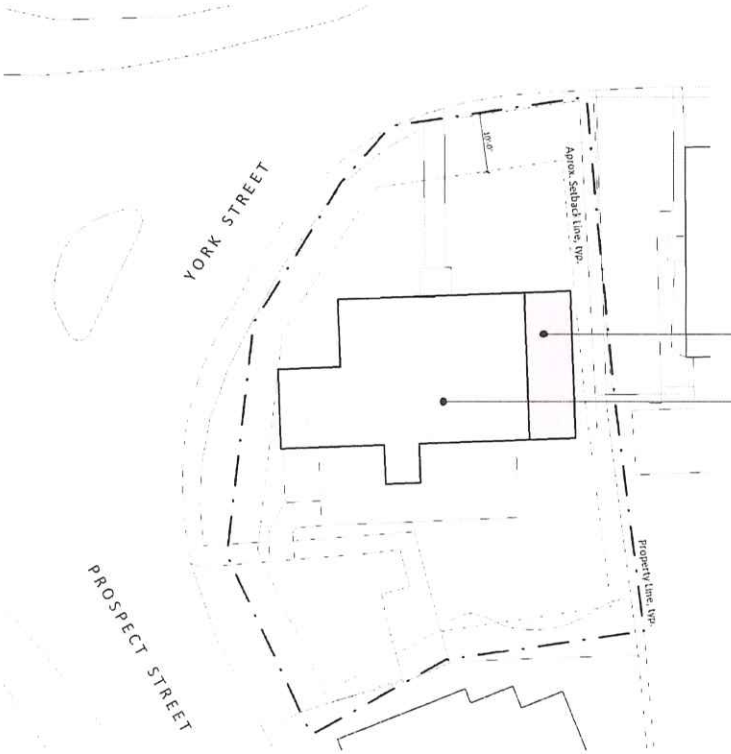


Google Map - Aerial View



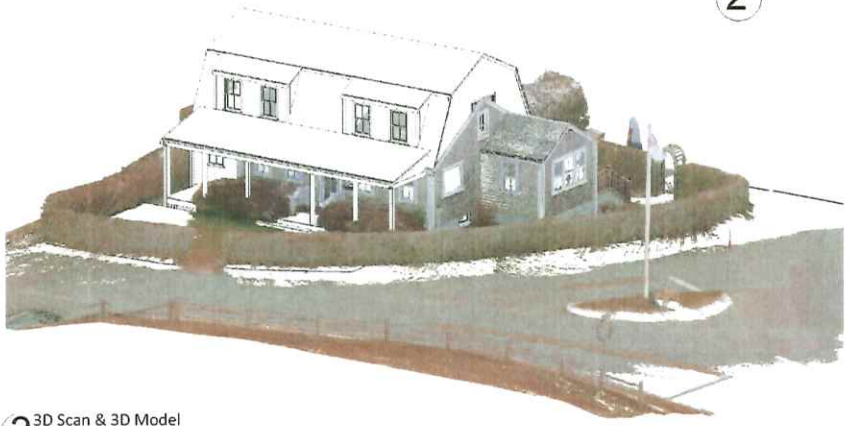
Street Views





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

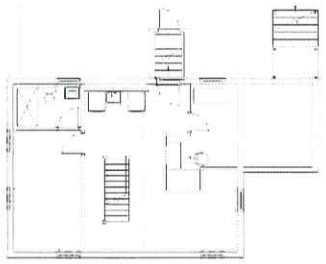
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

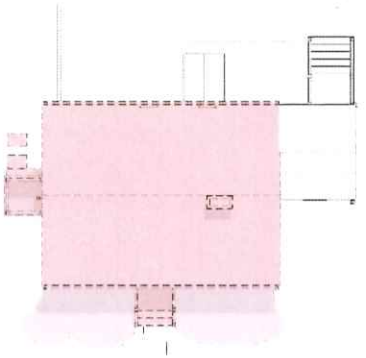
HDC Submission Only 06.17.2024

L-101

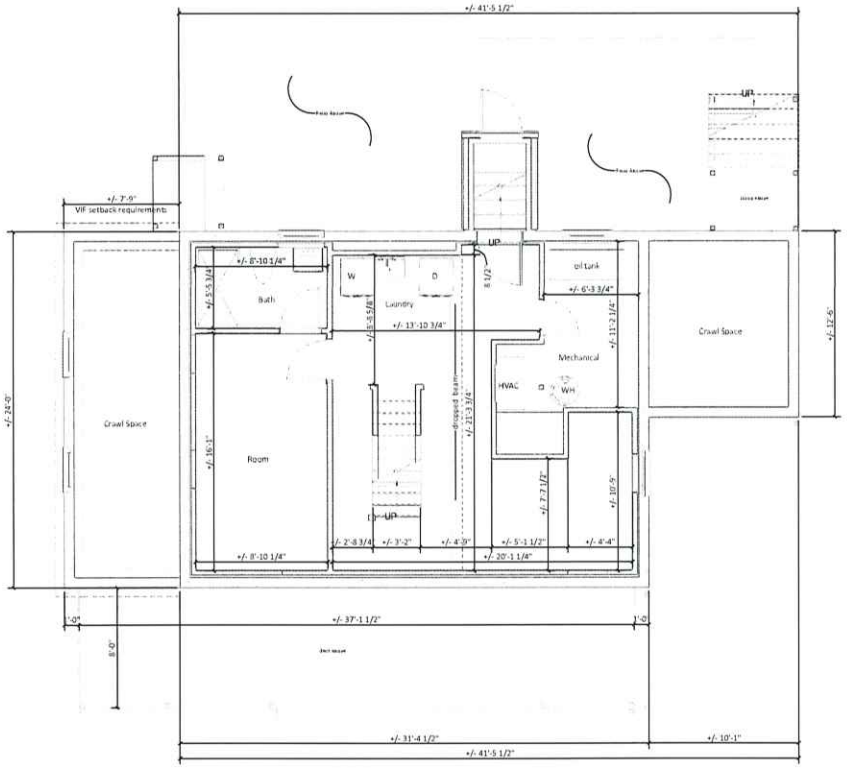
48 York Street / New Addition



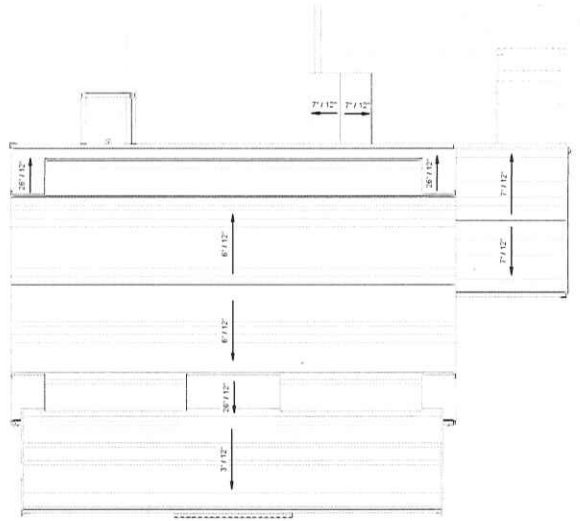
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

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48 York Street / New Addition

Floor Plans

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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.

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Revisions

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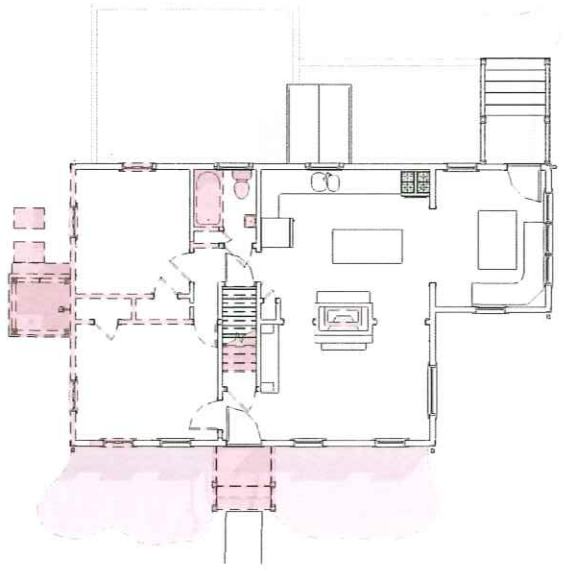
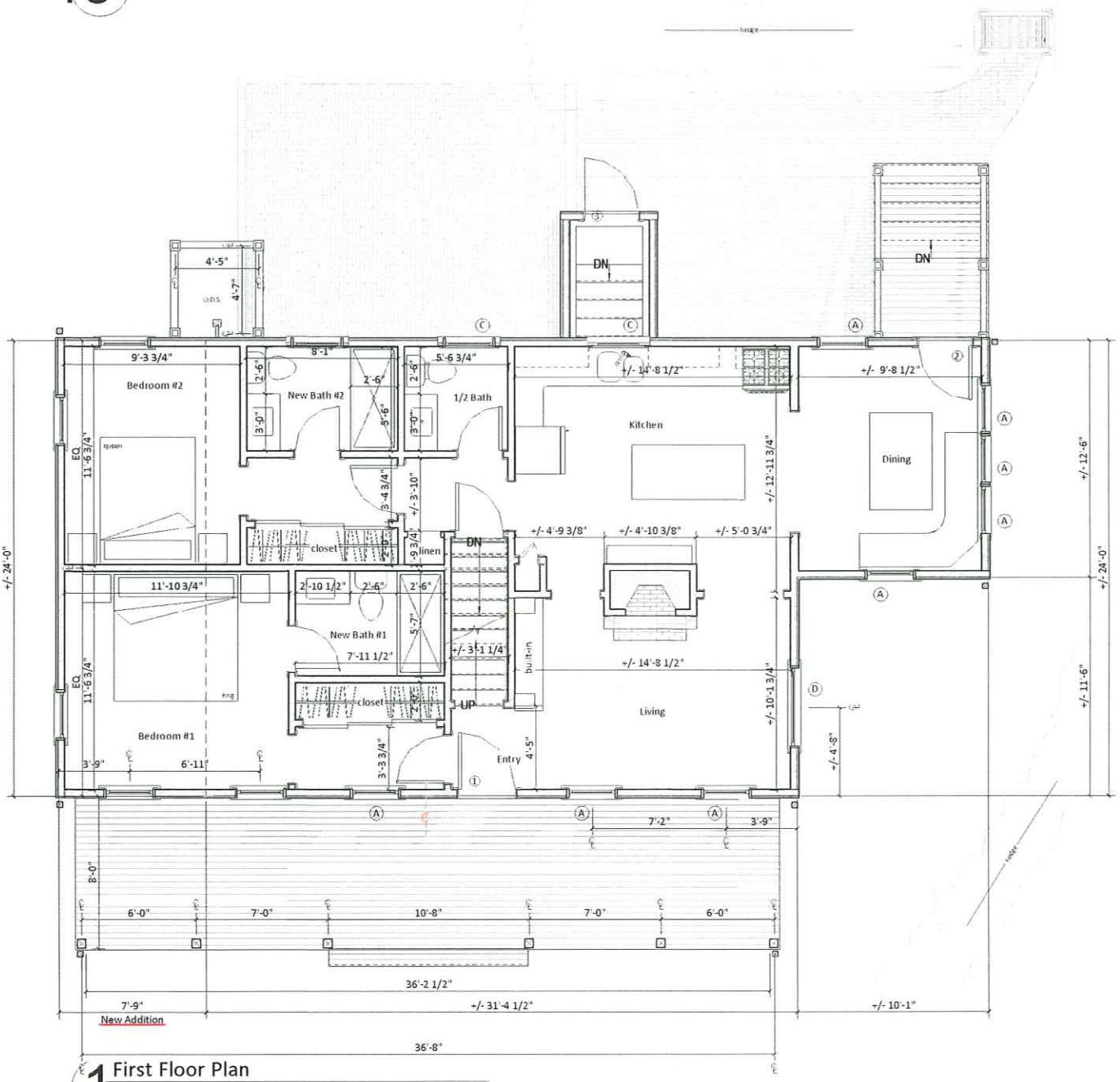
A-100



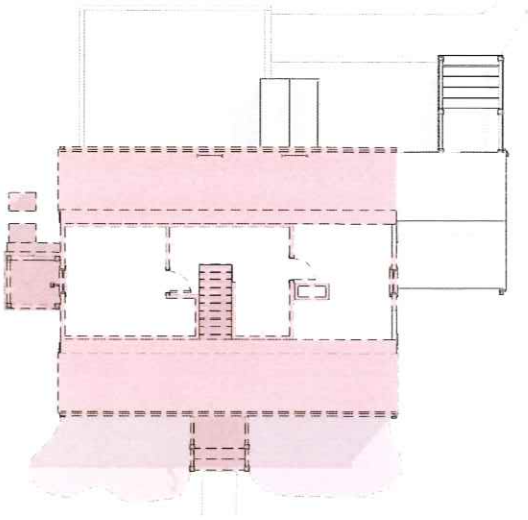
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



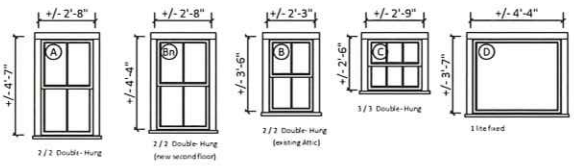
1 First Floor Plan

1/4" = 1'-0"



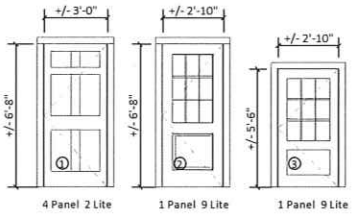
2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend

1/4" = 1'-0"



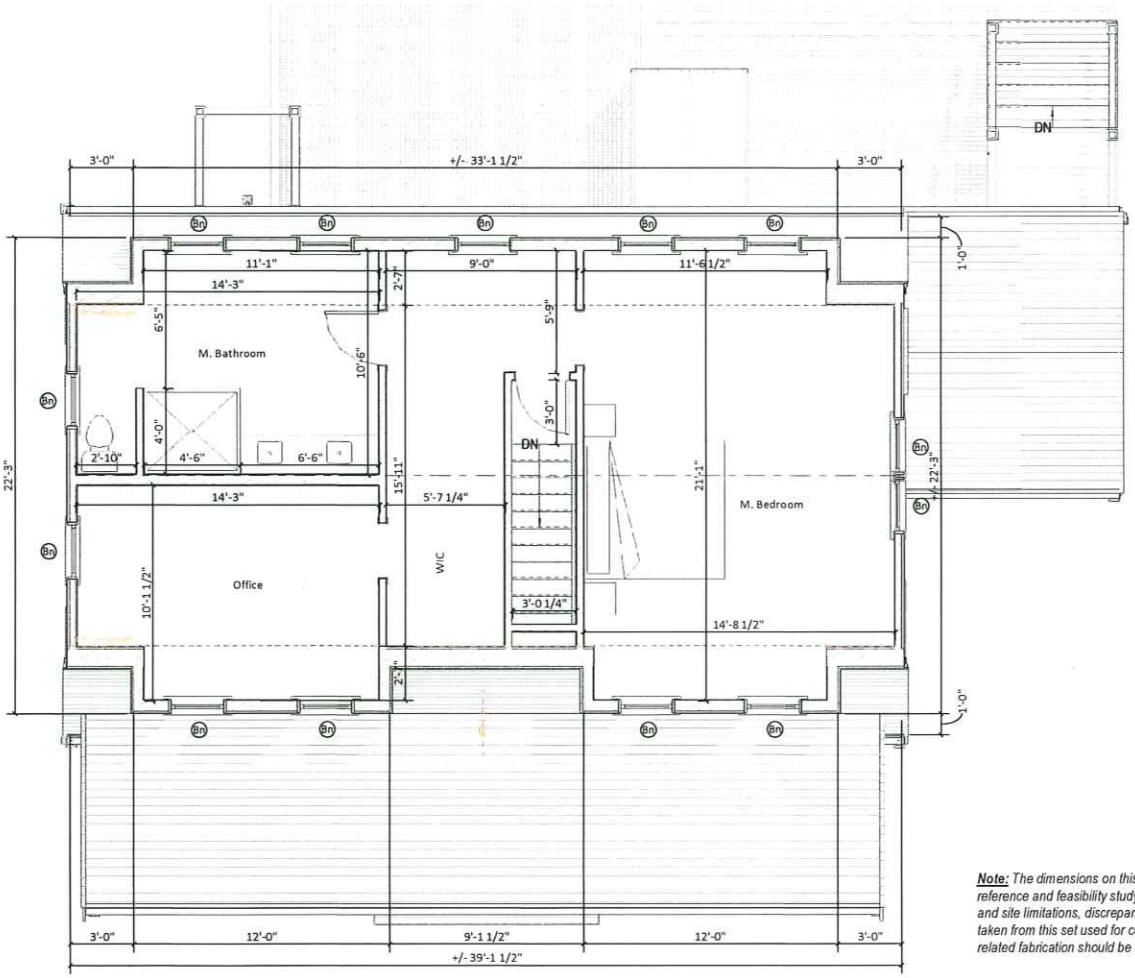
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

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

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
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A-101



1 Proposed North Elevation

1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



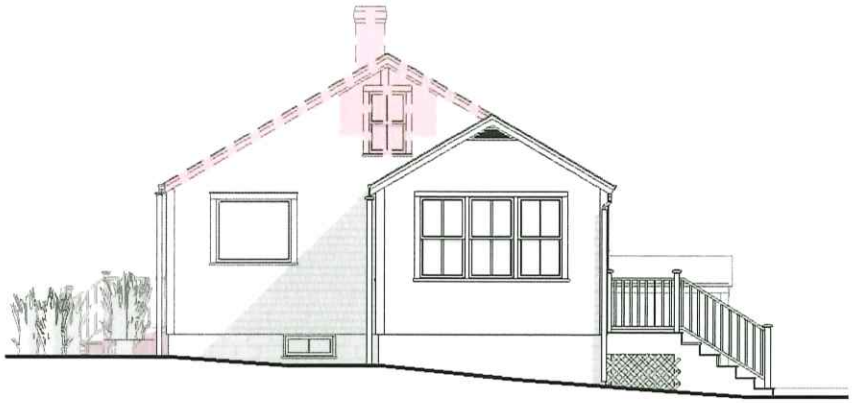
2 Proposed West Elevation

1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation

1/8" = 1'-0"

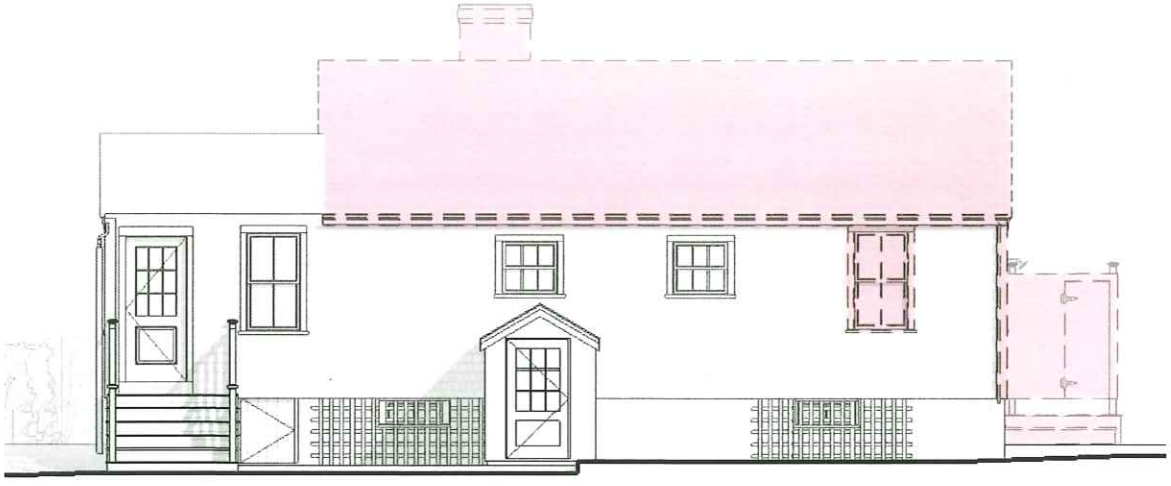


1 Proposed South Elevation

1/4" = 1'-0"



Existing South



1e Existing/Demo South Elevation

1/8" = 1'-0"

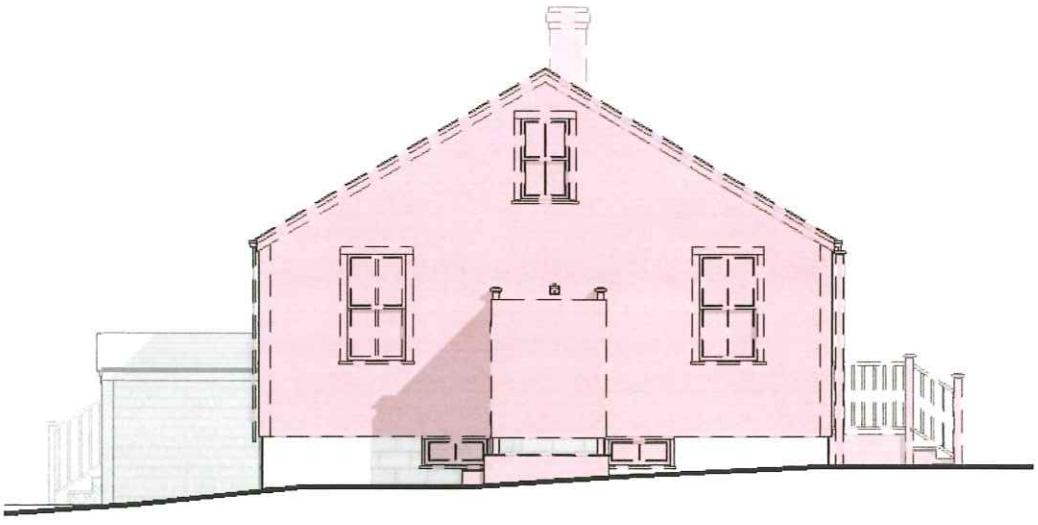


2 Proposed East Elevation

1/4" = 1'-0"



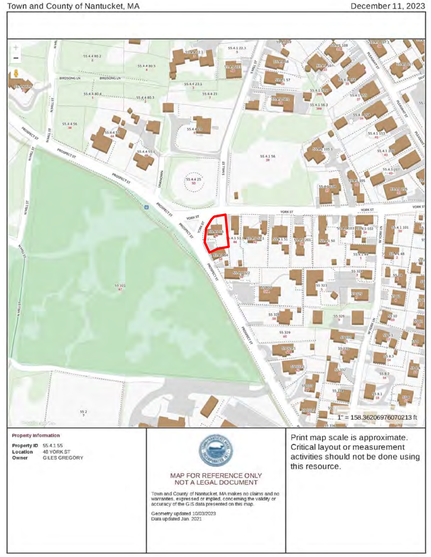
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition

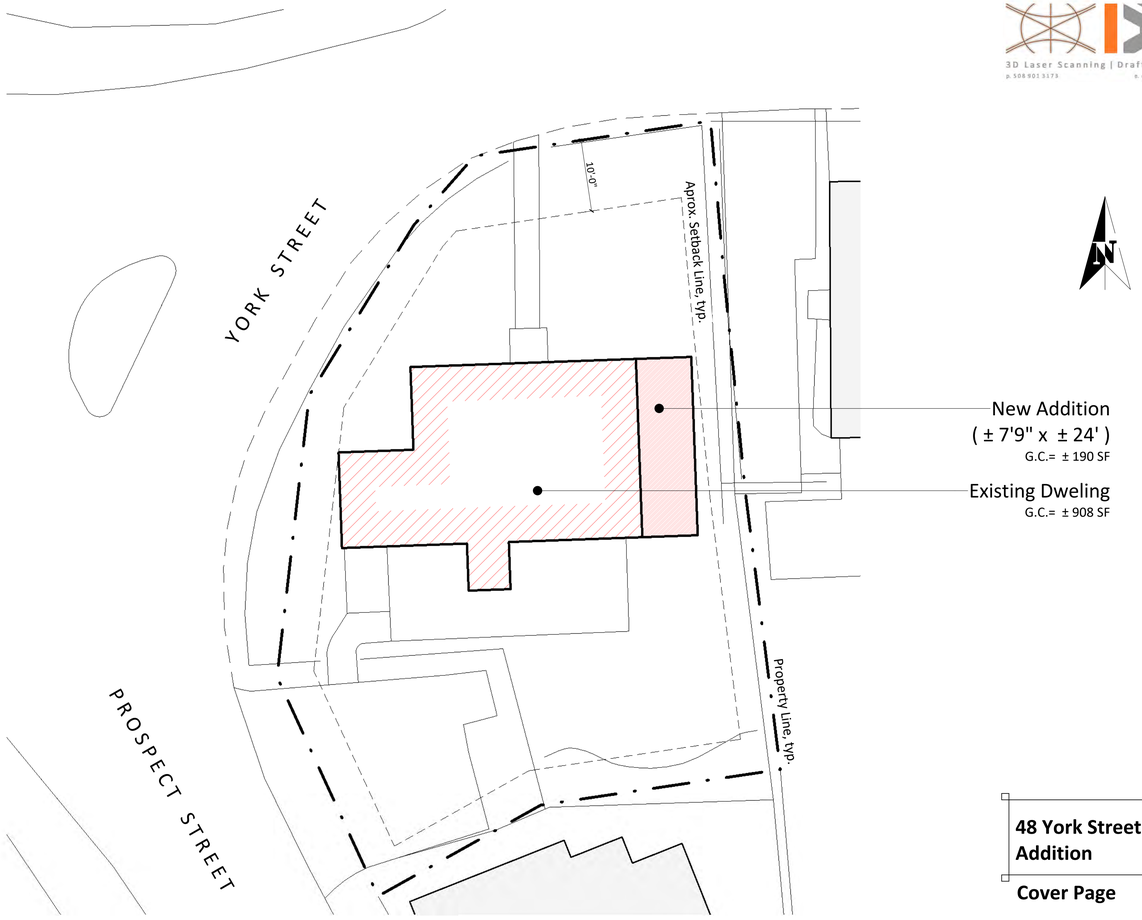


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"



Street Views





3 3D Scan & 3D Model

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48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
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Revisions

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L-101

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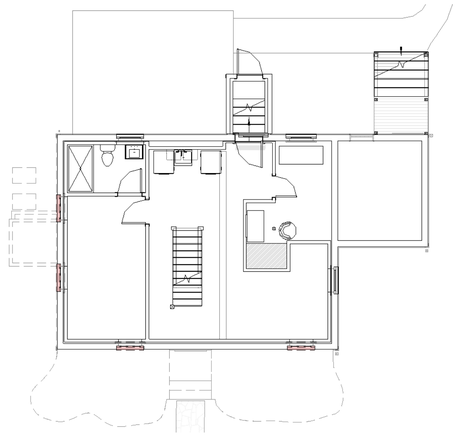
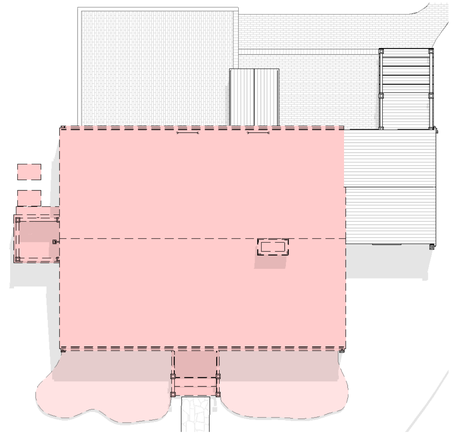
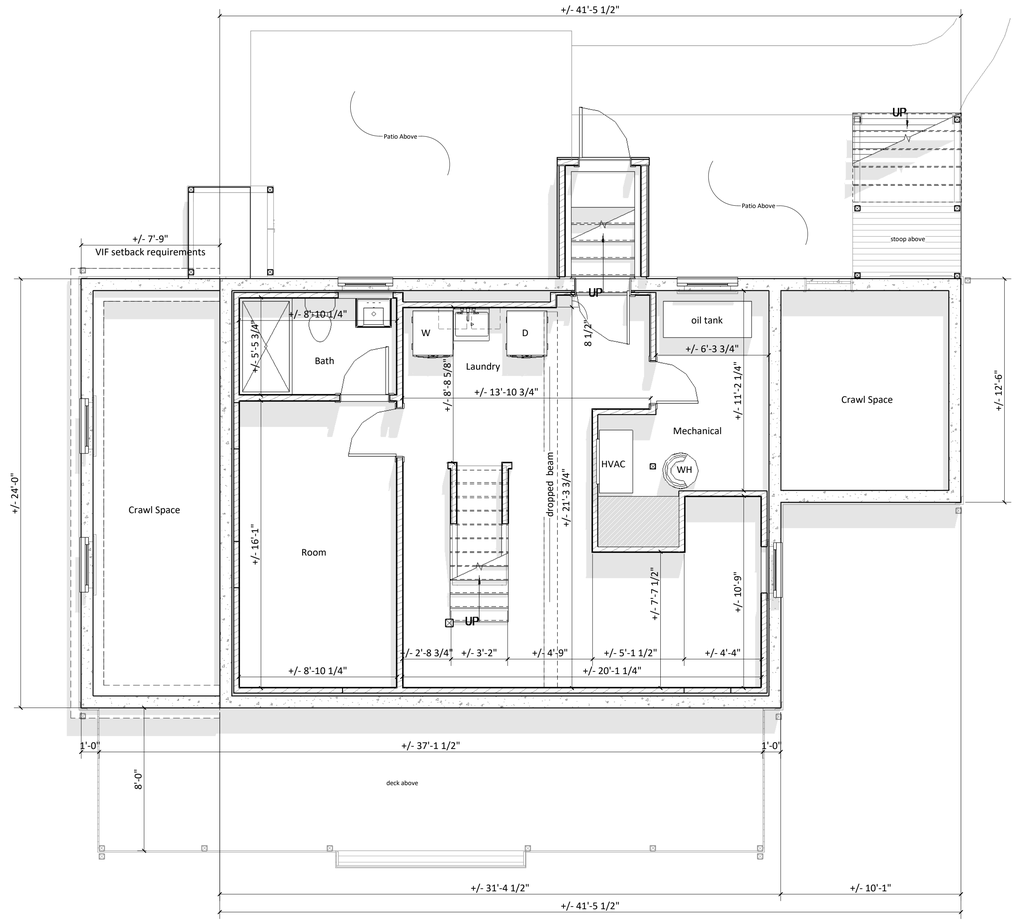
48 York Street / New Addition



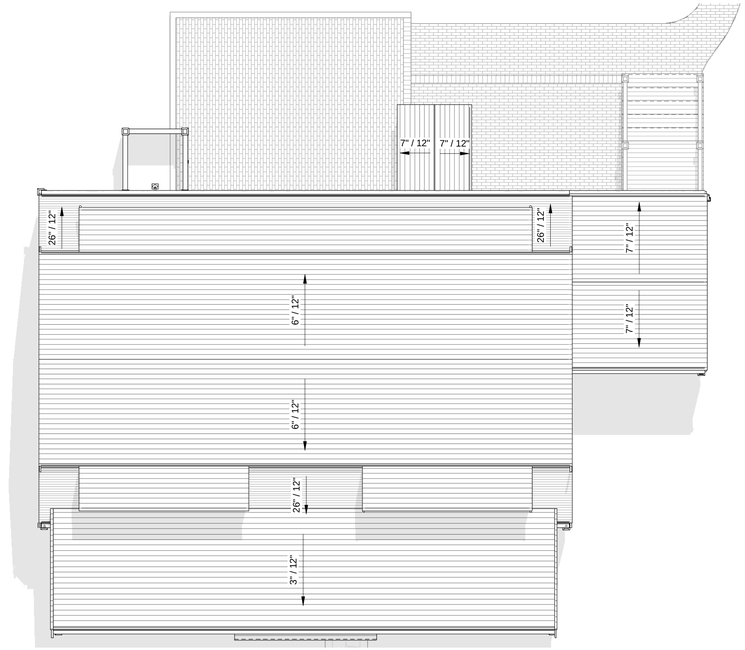
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



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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L-101	Cover Page
A-100	Floor Plans
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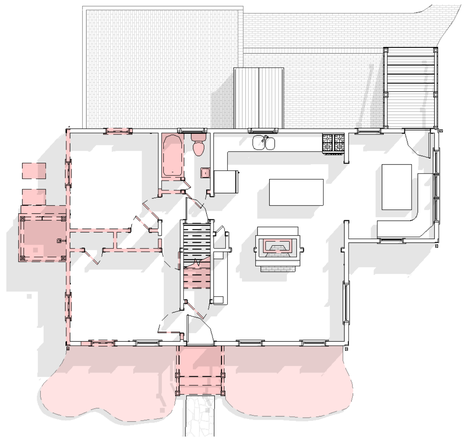
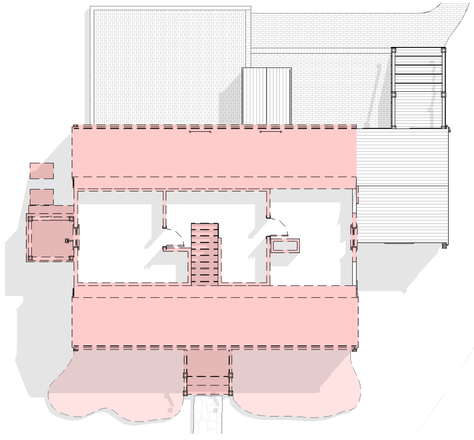
A-100

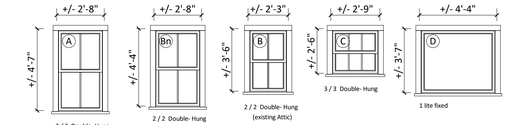
48 York Street / New Addition



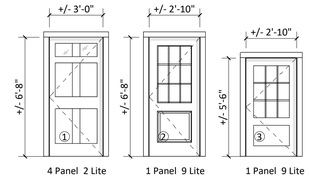
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
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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
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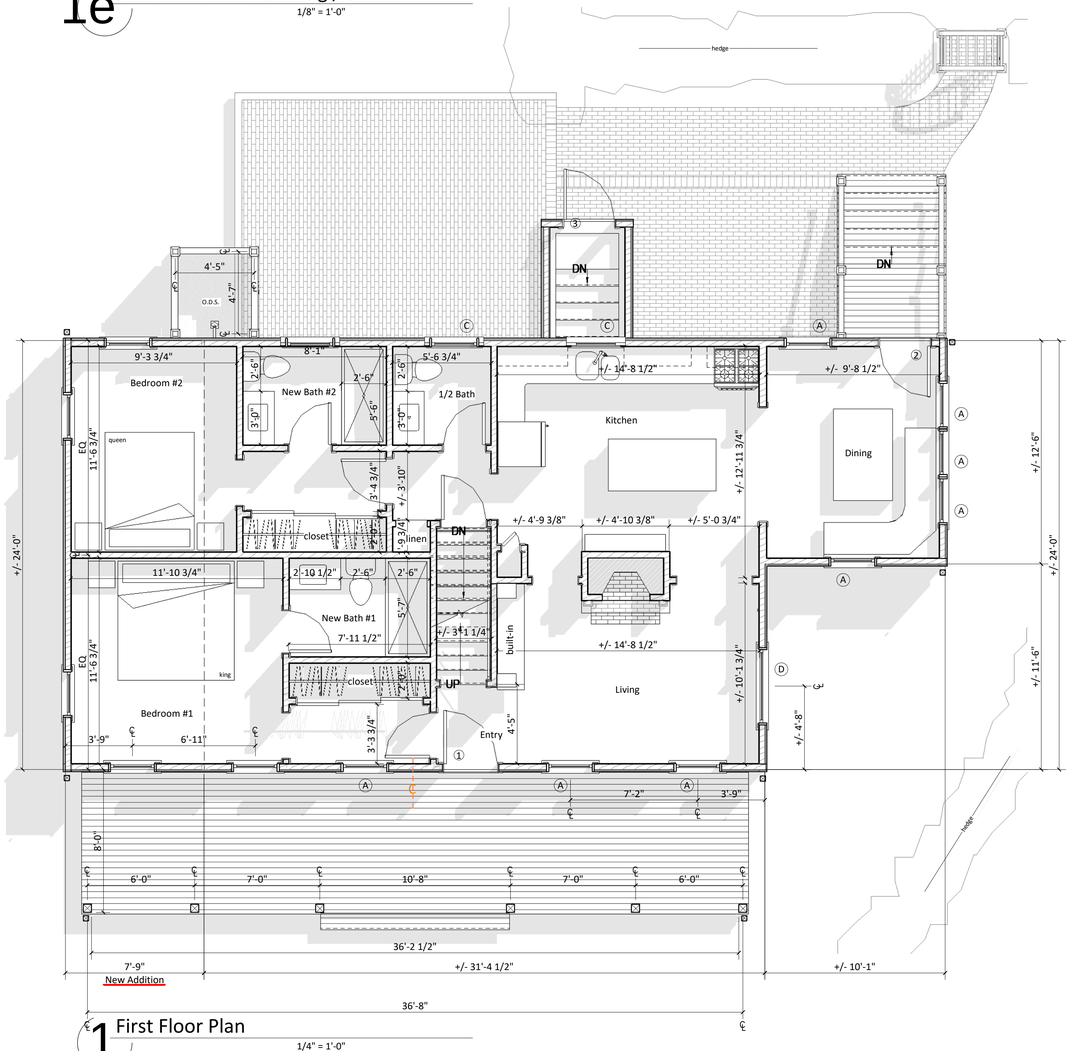
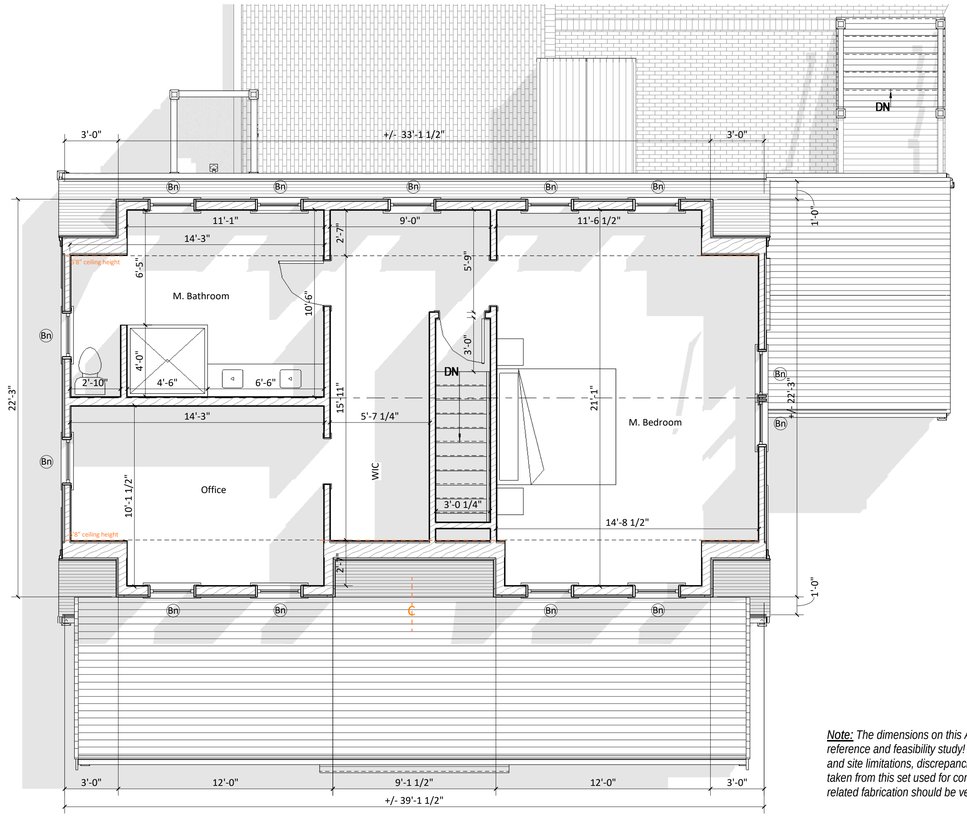
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

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A-101

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48 York Street / New Addition



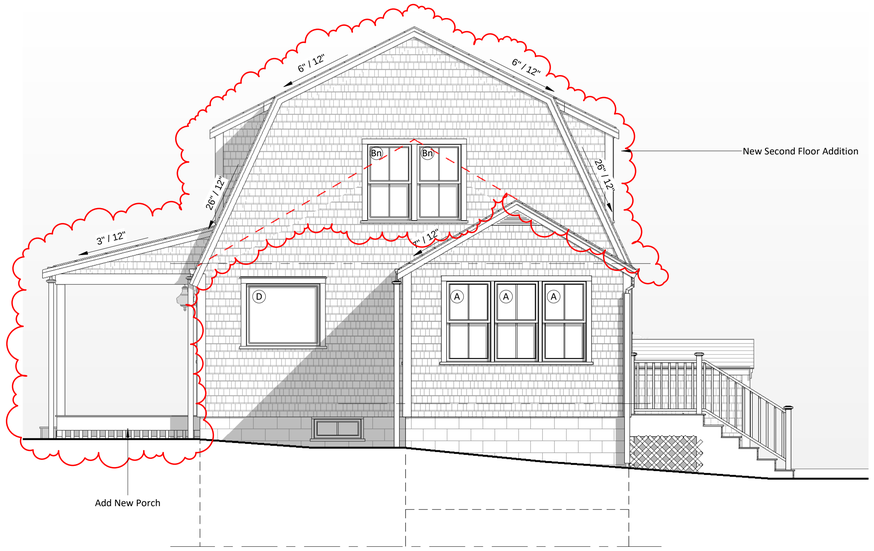
1 Proposed North Elevation
1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation
1/8" = 1'-0"

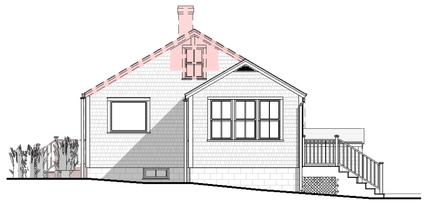


2 Proposed West Elevation
1/4" = 1'-0"





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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L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
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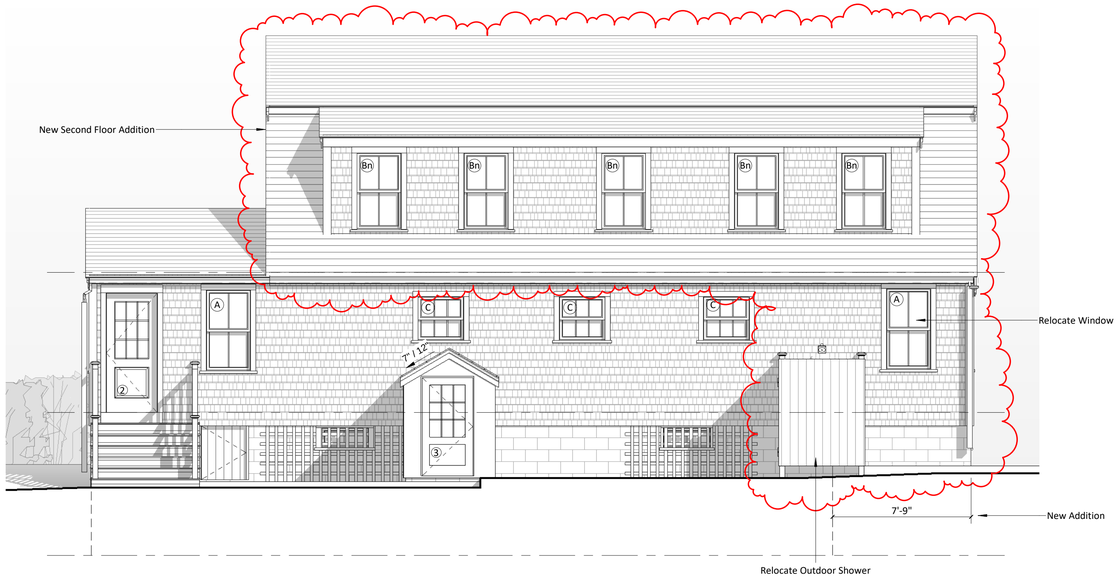
A-201

48 York Street / New Addition



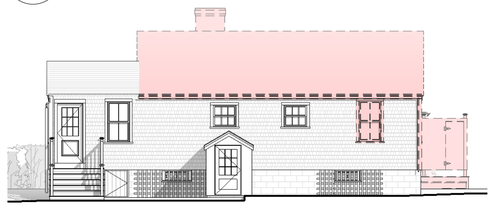
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



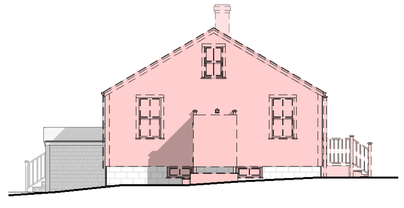
Existing South



1e Existing/Demo South Elevation
1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

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e. dtananytucket@gmail.com

48 York Street / New Addition

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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.

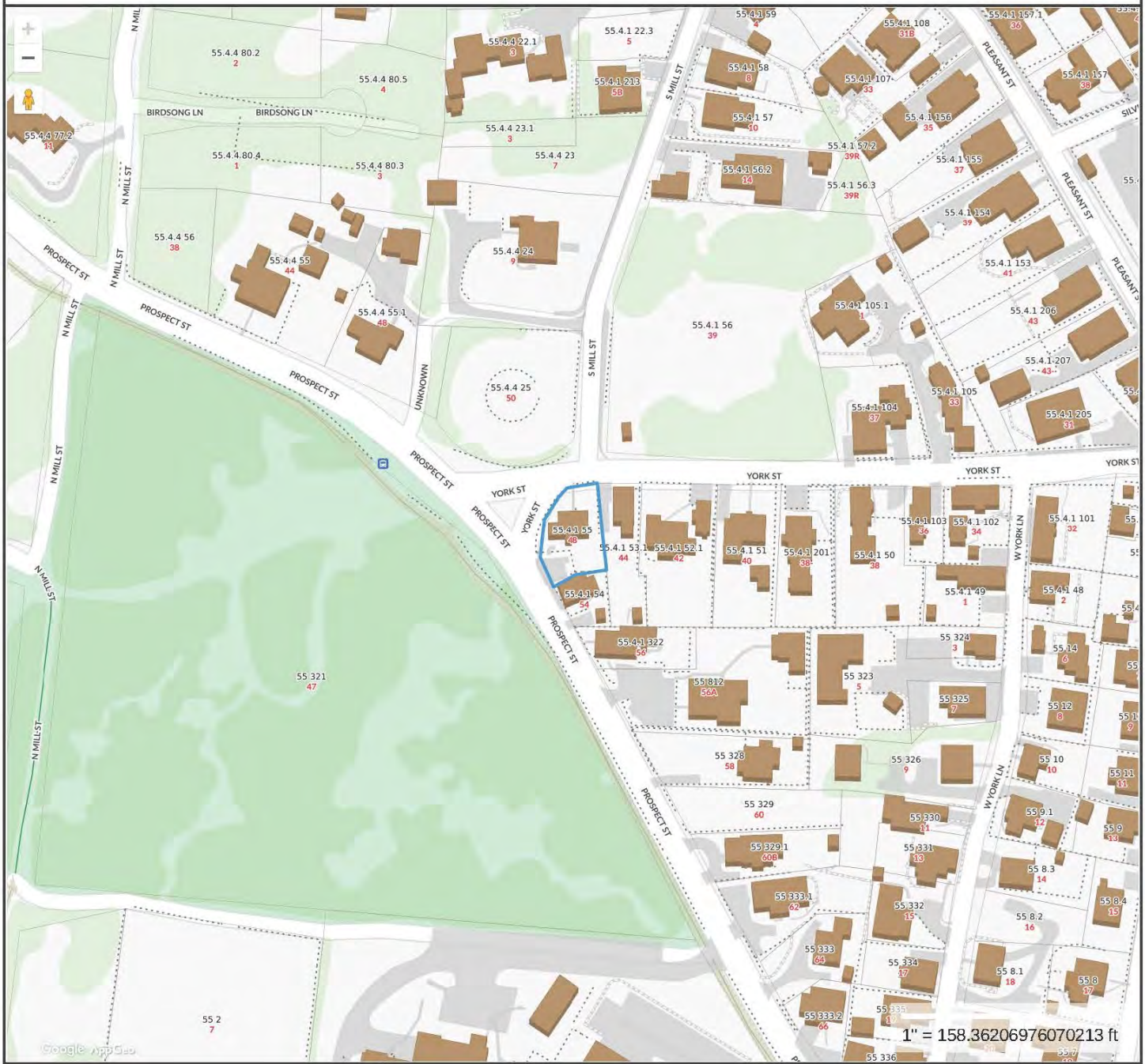
Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

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 project location! Verifcation from Registered Land Surveyor is required prior to any construction work!*

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.

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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: 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 /

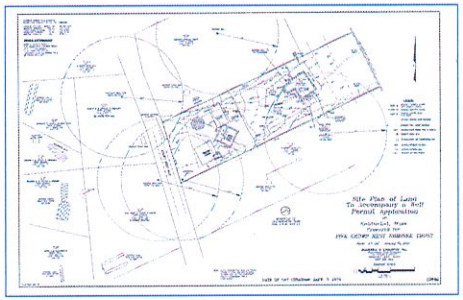
* Attach manufacturer's color samples if color is not from HDC approval list.

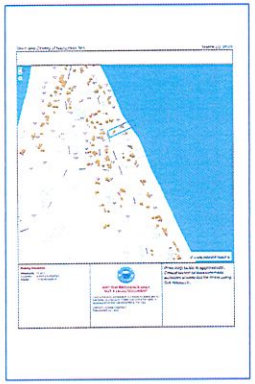
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

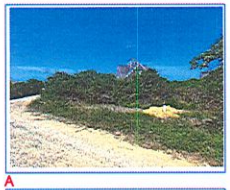
Date 6-17-2024 Signature of owner of record [signature] FOR A.T.O. Signed under penalties of perjury

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION







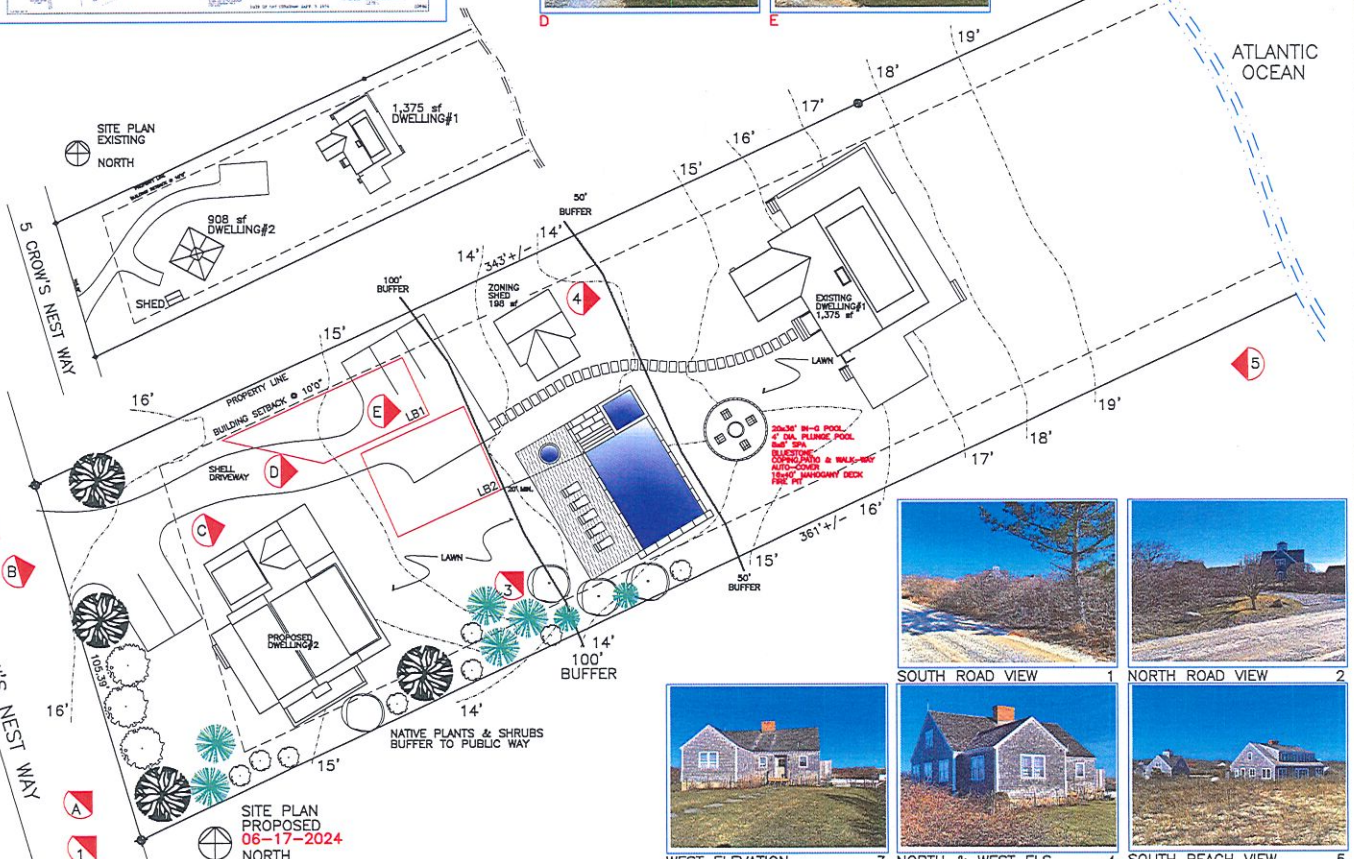

A


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.

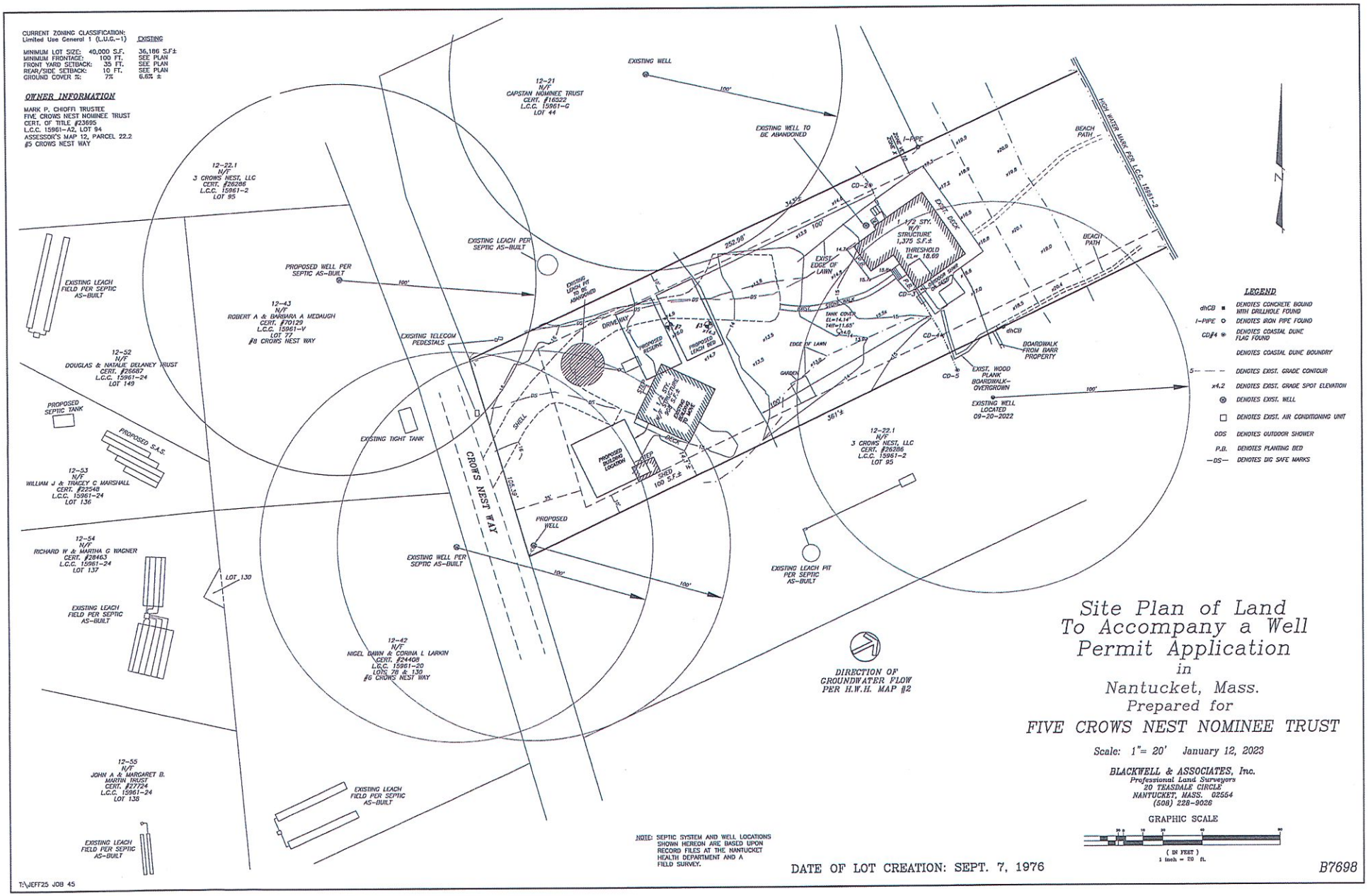
SCI COPYRIGHT 2024

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

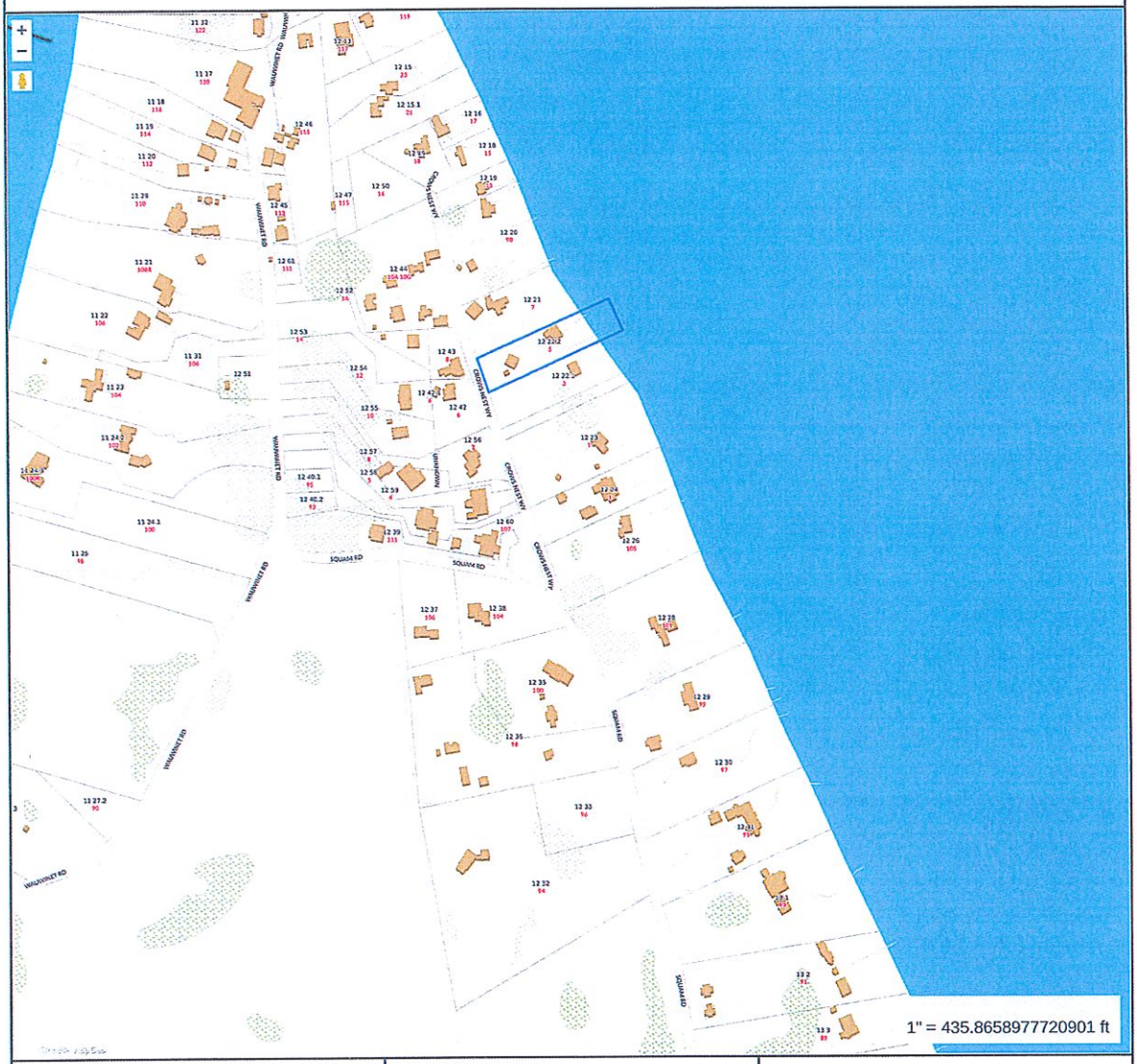
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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
NOT A LEGAL DOCUMENT

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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.

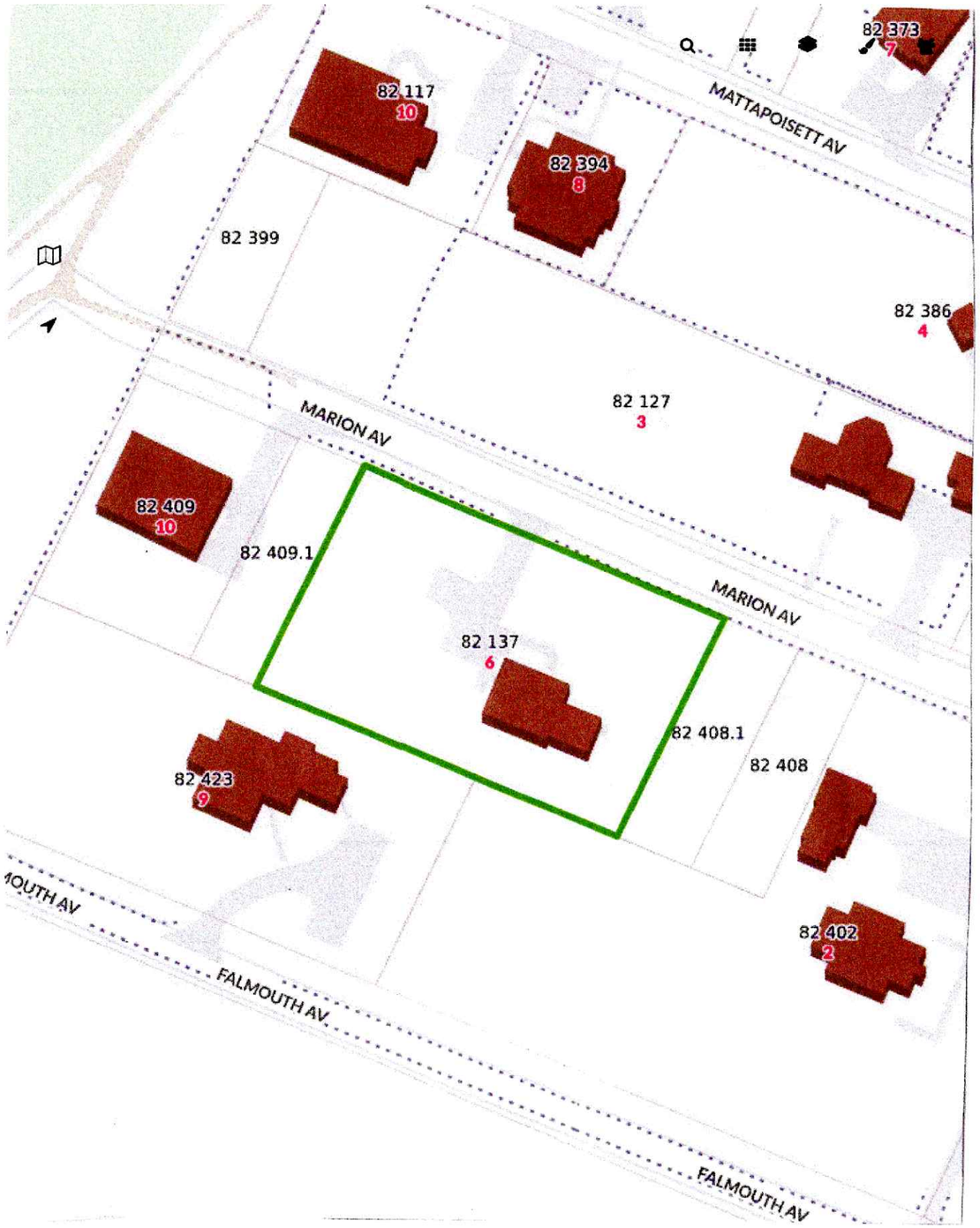

5 CROWS NEST
STREET | SOUTH

WEST
STREET VIEW

YARD VIEW
WEST


YARD VIEW
WEST


YARD View
WEST



PROPOSED POOL AND SPA

FOR:

THE BLANEY RESIDENCE

6 MARION LANE

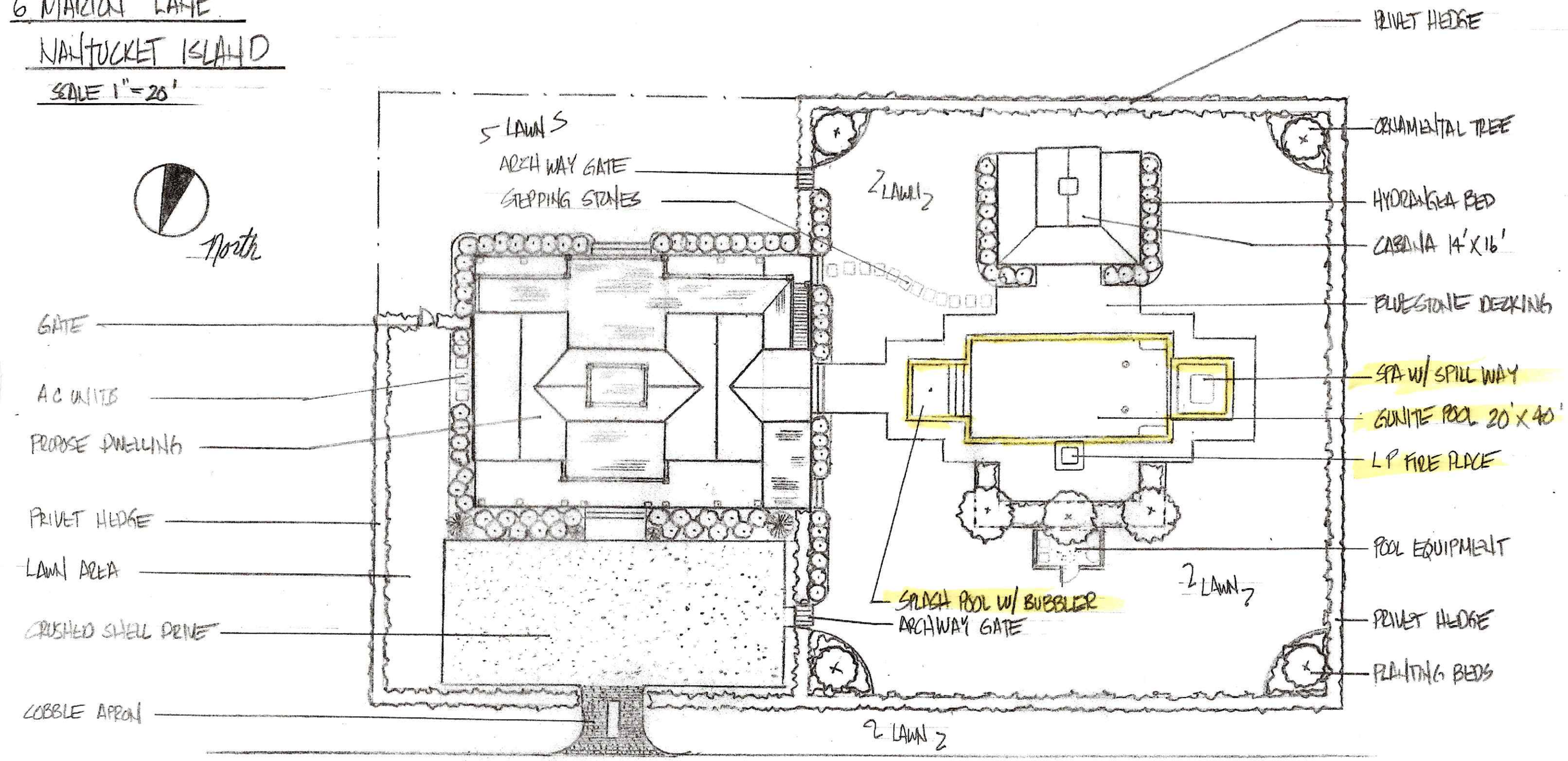
NANTUCKET ISLAND

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

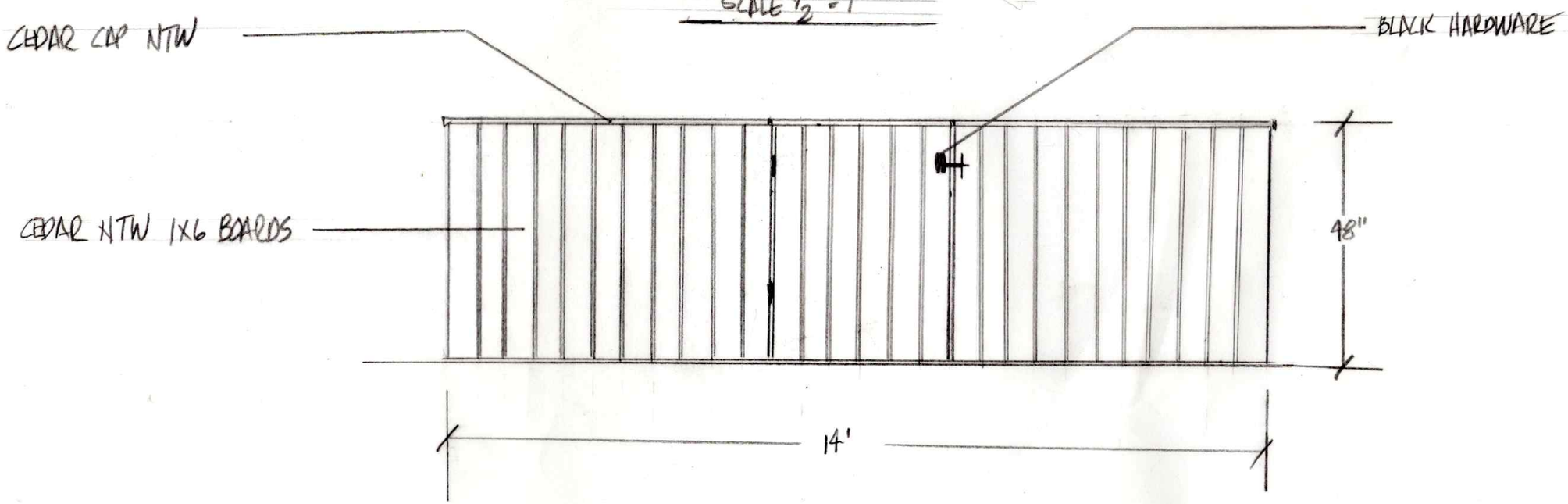
North



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:

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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:

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.
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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
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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 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

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.
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2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
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(initial to indicate read and understand)

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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**

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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:

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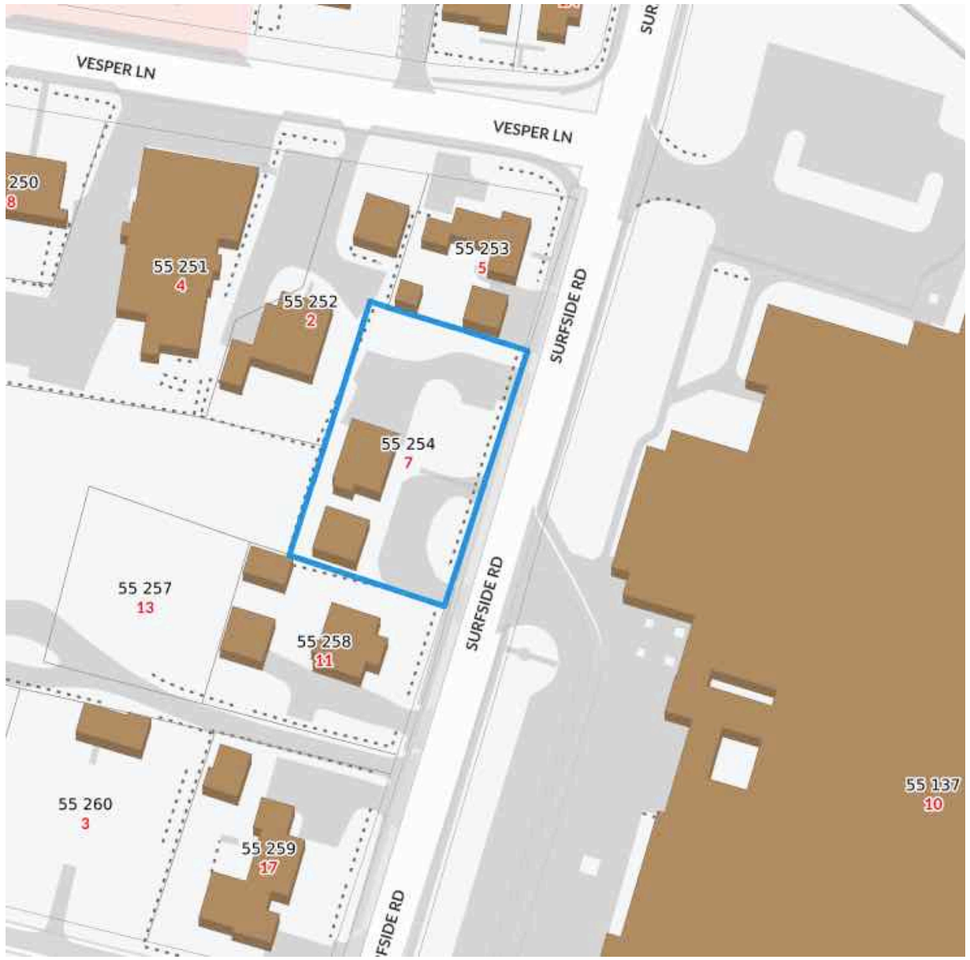
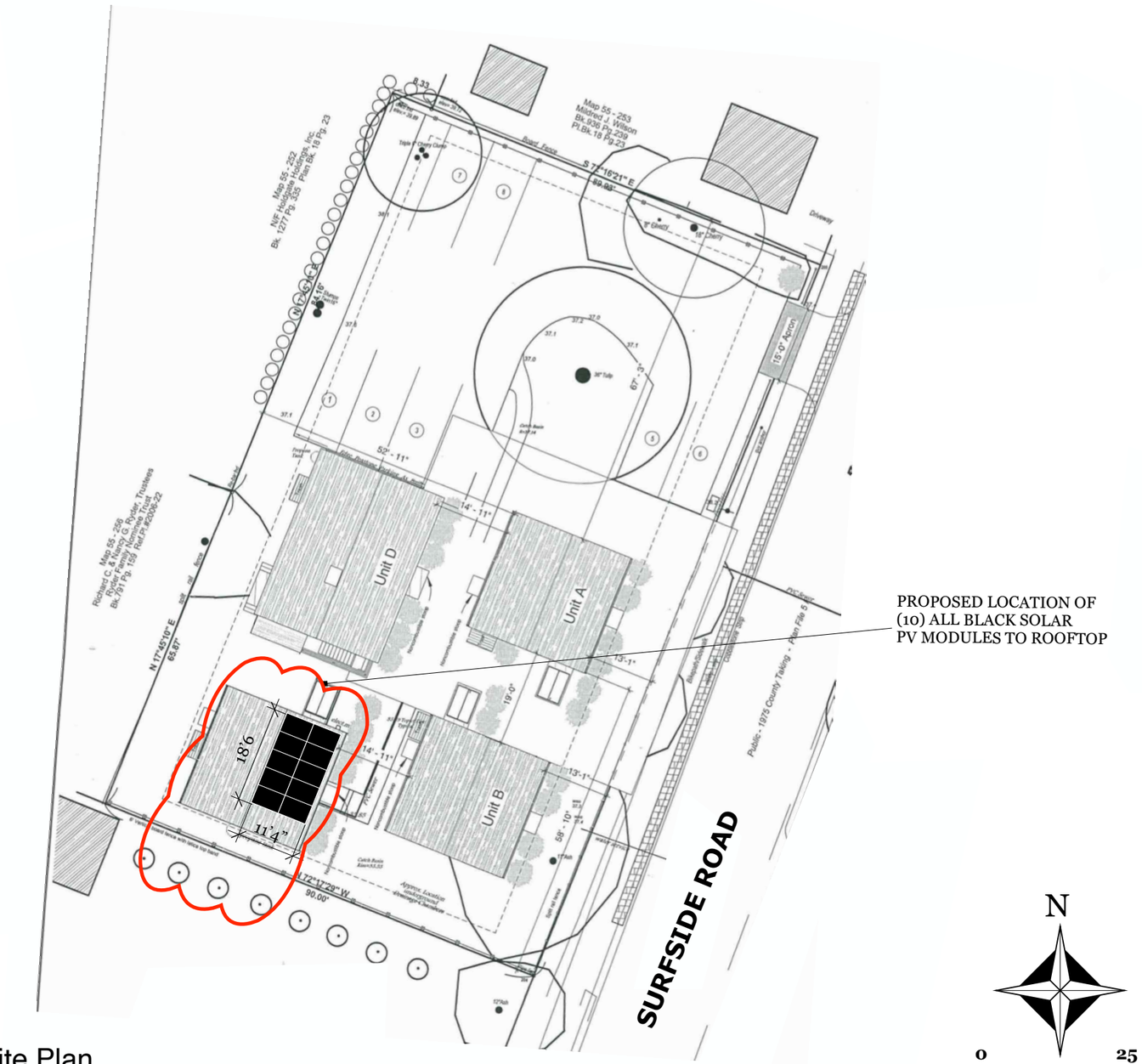
Signature 6/24/24
Date



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

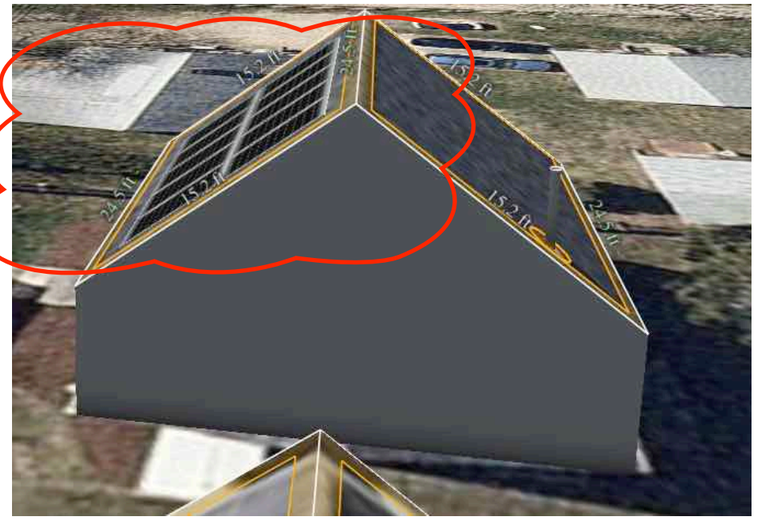
Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

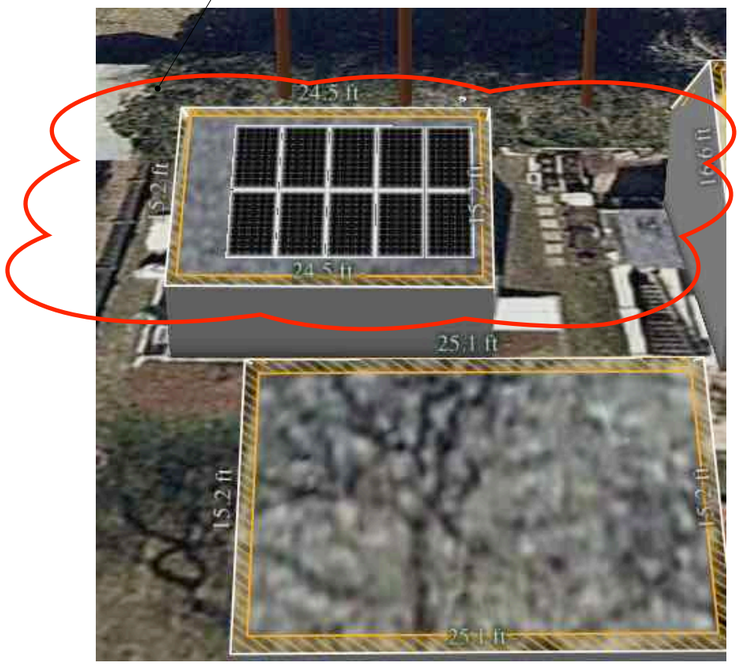
PV 01

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP



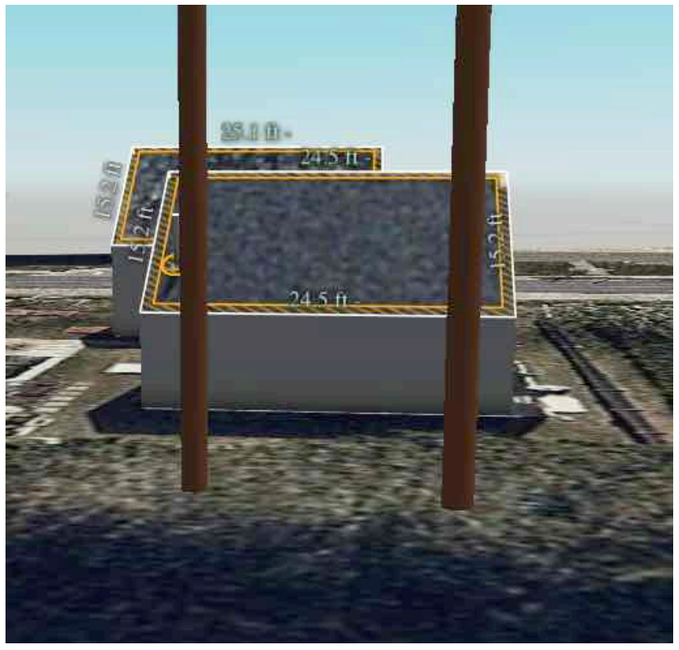
NORTH ELEVATION

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

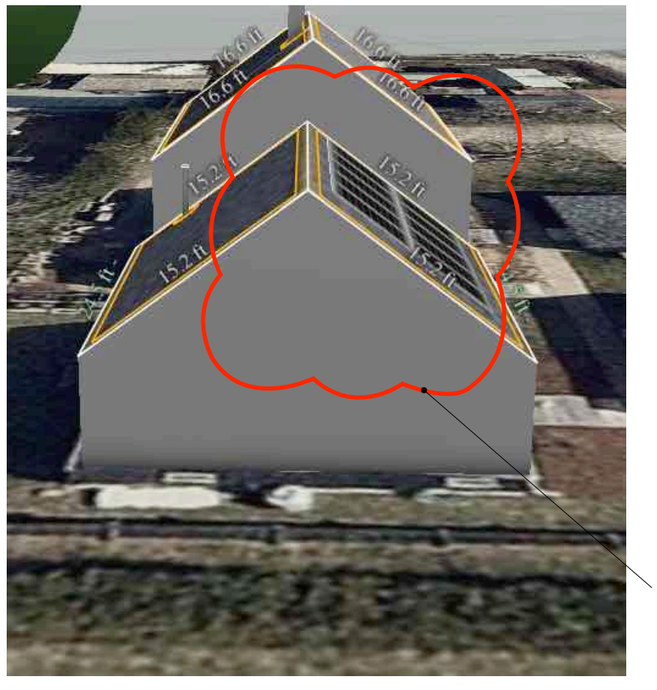


EAST ELEVATION

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

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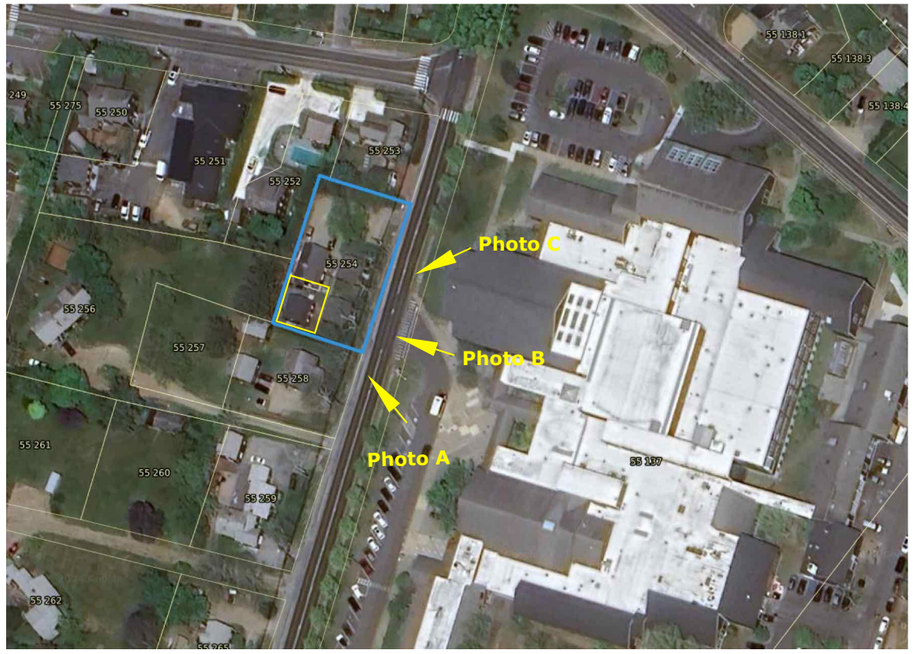
2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

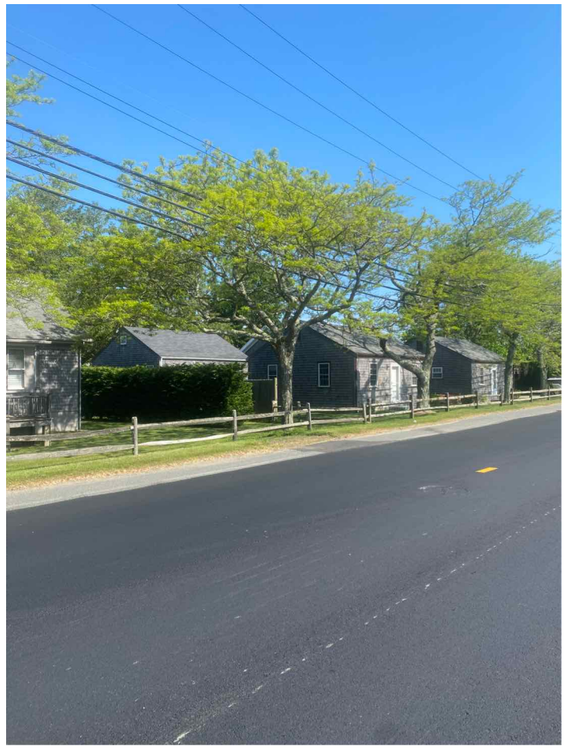


PHOTO A

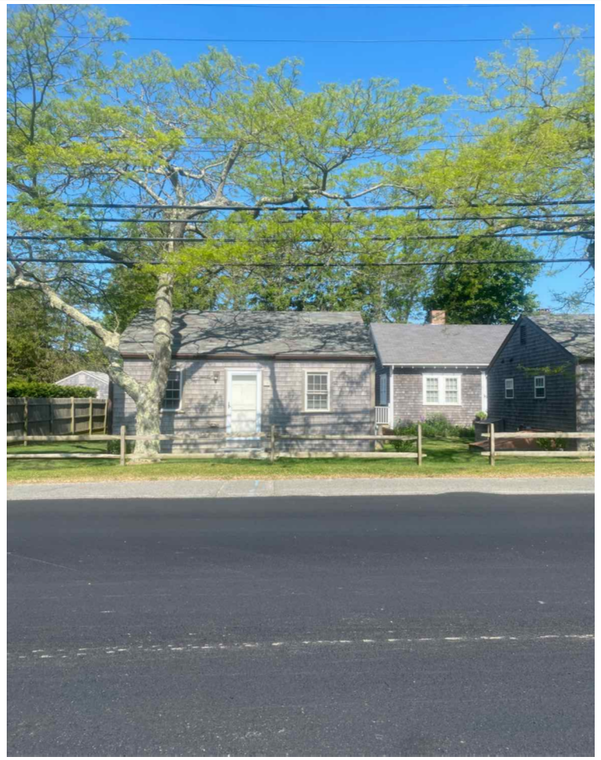


PHOTO B

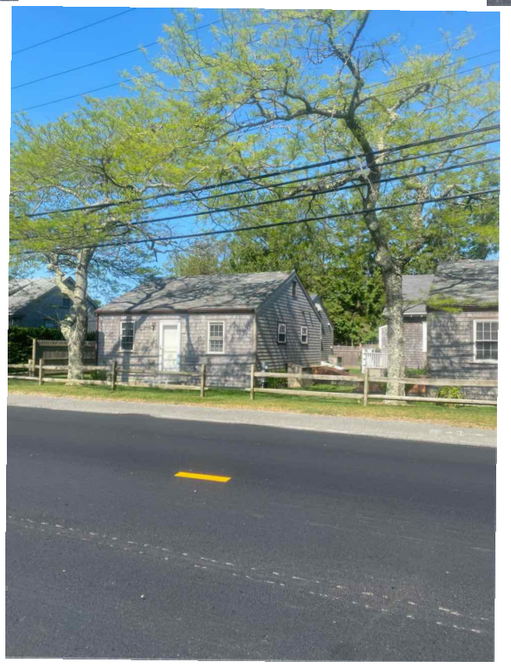


PHOTO C

ACK SMART
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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)

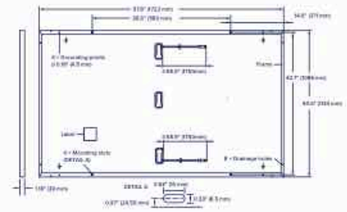
The ideal solution for:

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

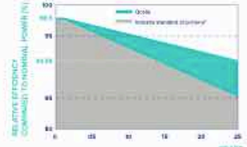


▪ Electrical Characteristics

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

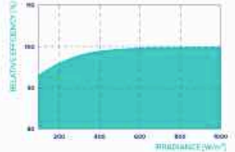


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

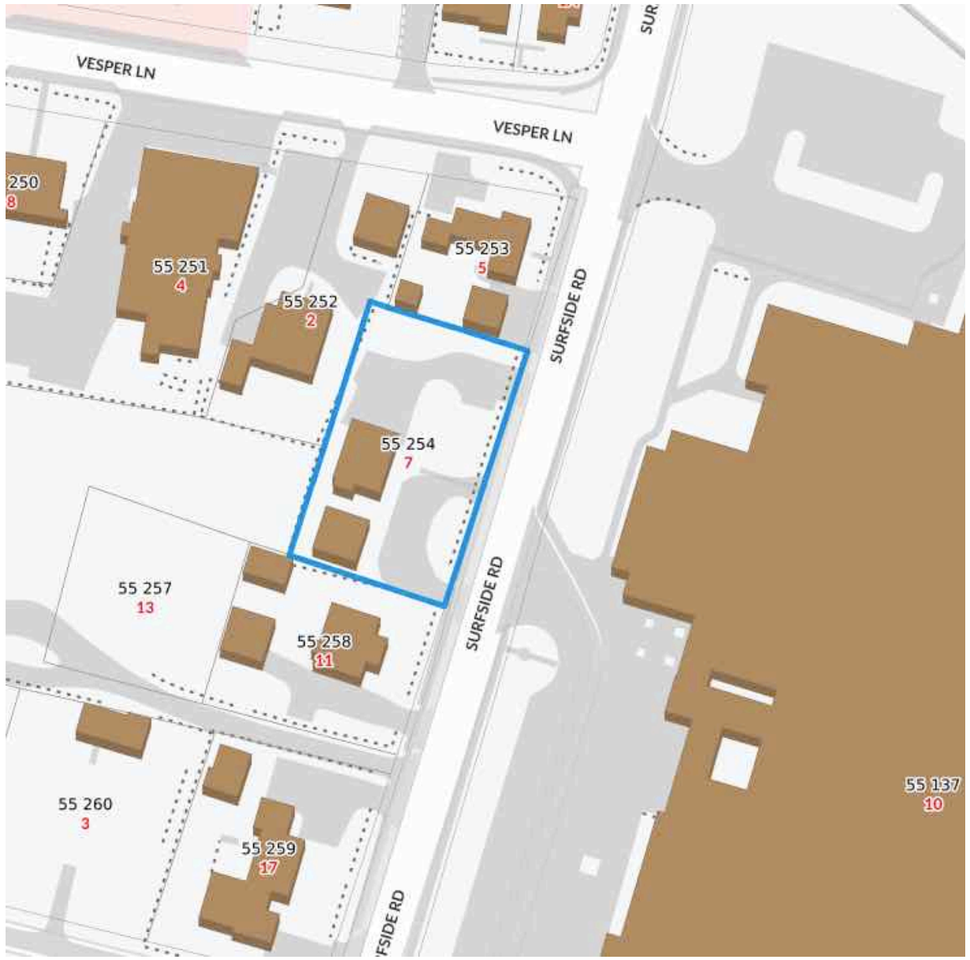
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

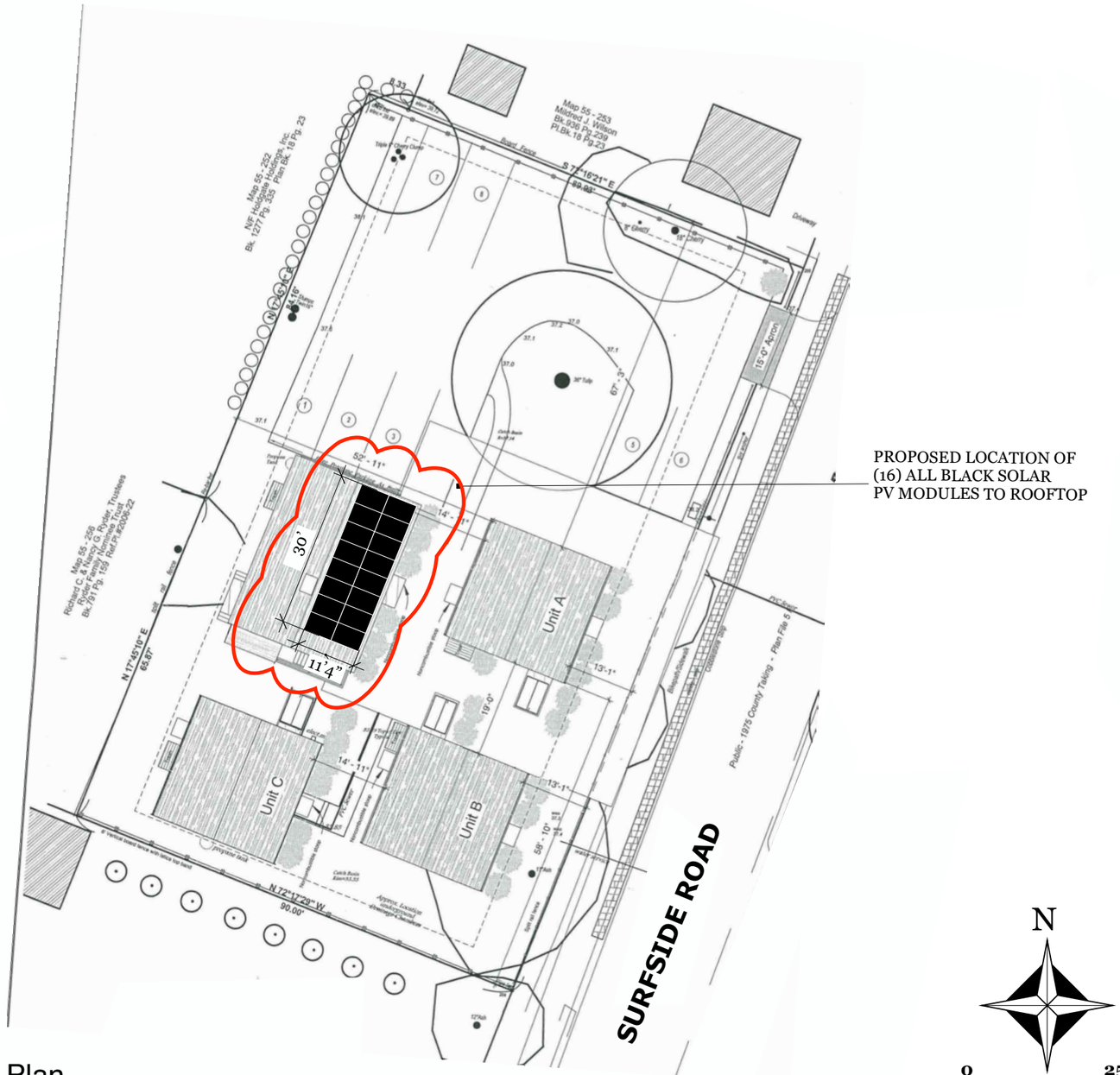
Signature Date



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

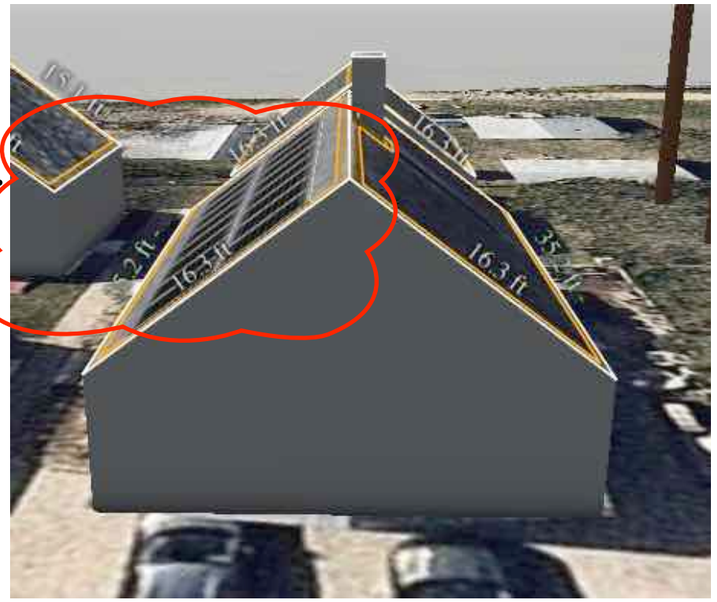
Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

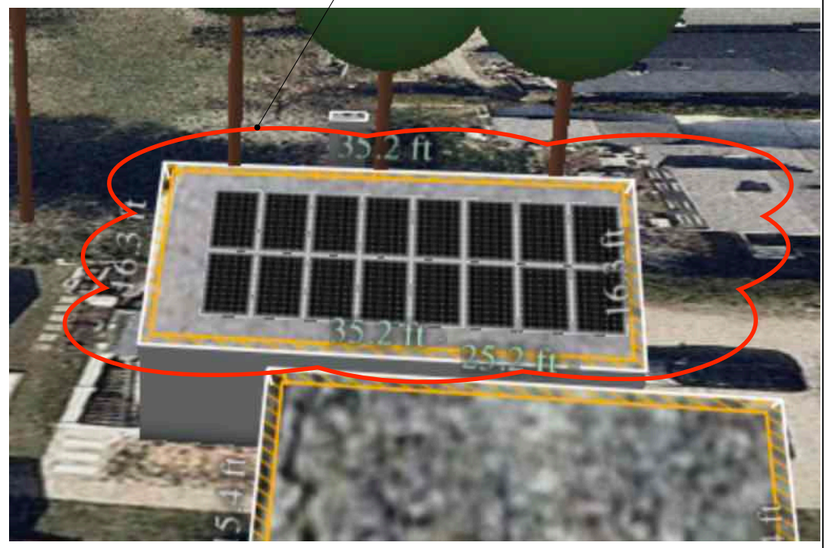
PV 01

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP



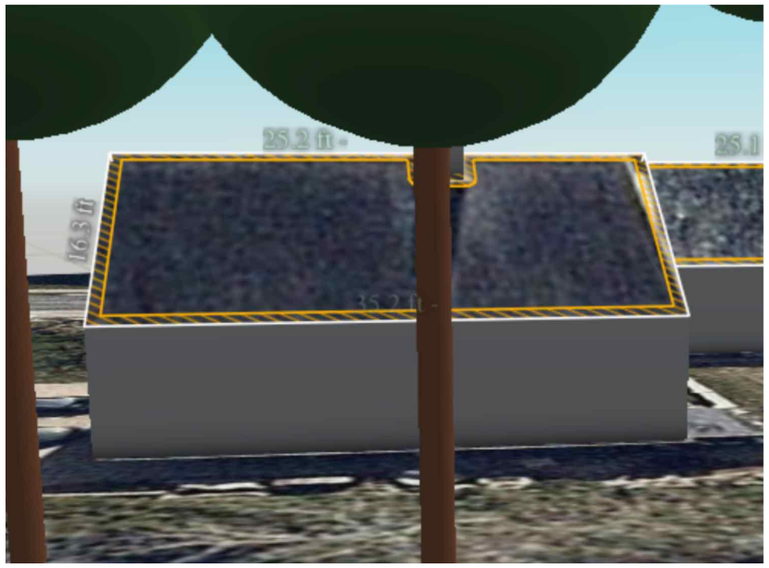
NORTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

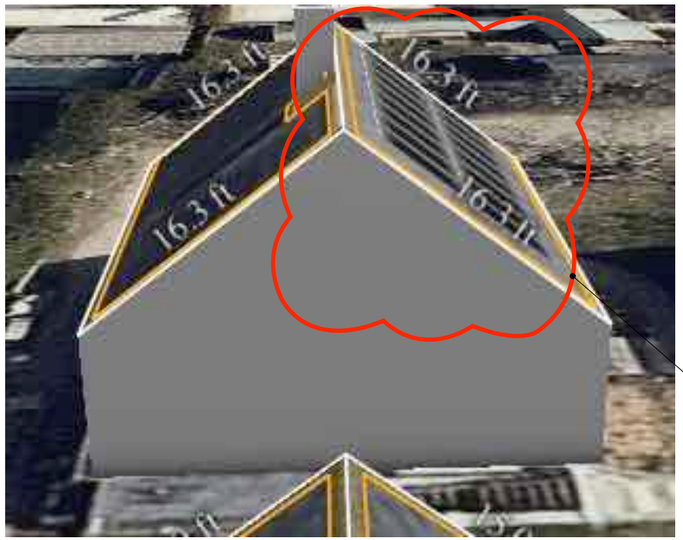


EAST ELEVATION

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

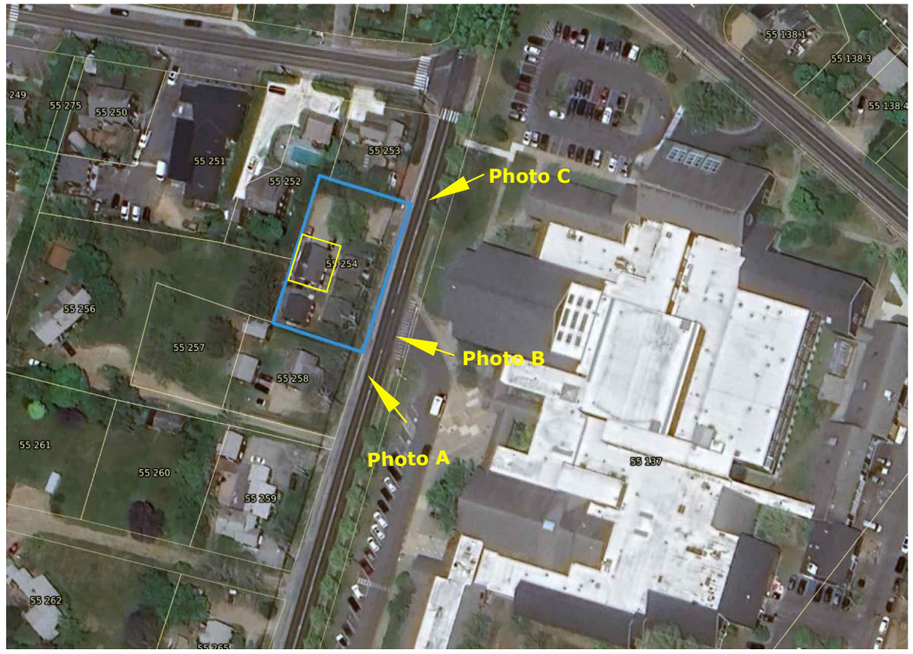
ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

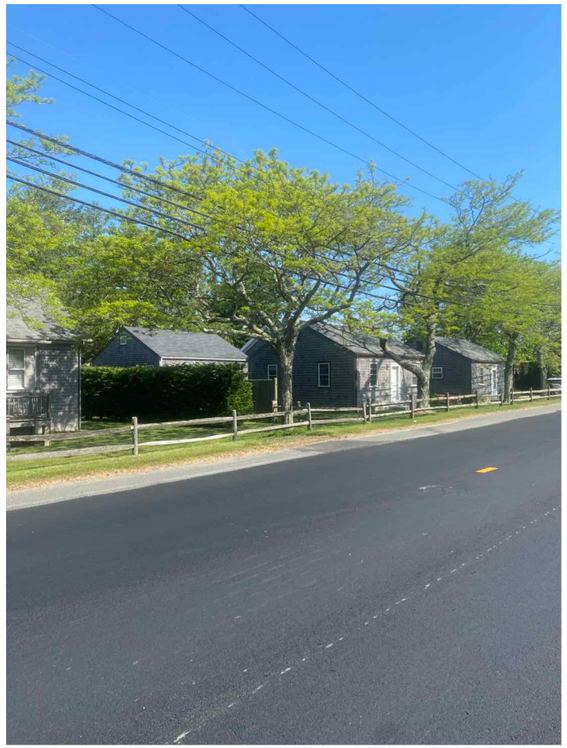


PHOTO A

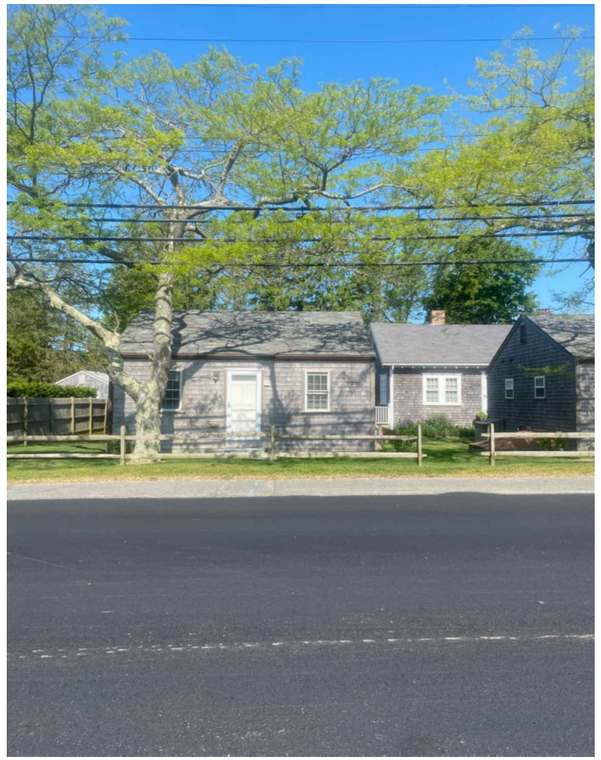


PHOTO B

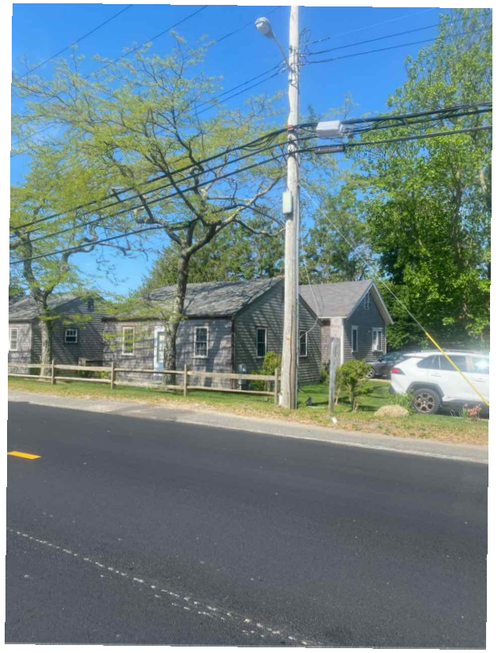


PHOTO C

ACK SMART
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PHOTOS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

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REVISIONS

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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)

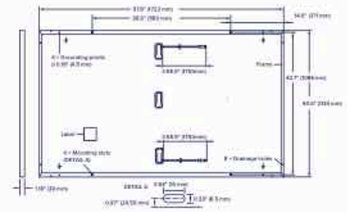
The ideal solution for:

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

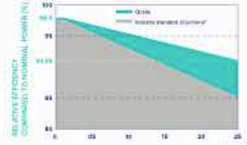


▪ Electrical Characteristics

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



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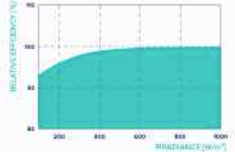
PERFORMANCE AT LOW IRRADIANCE



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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

---

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°: 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.

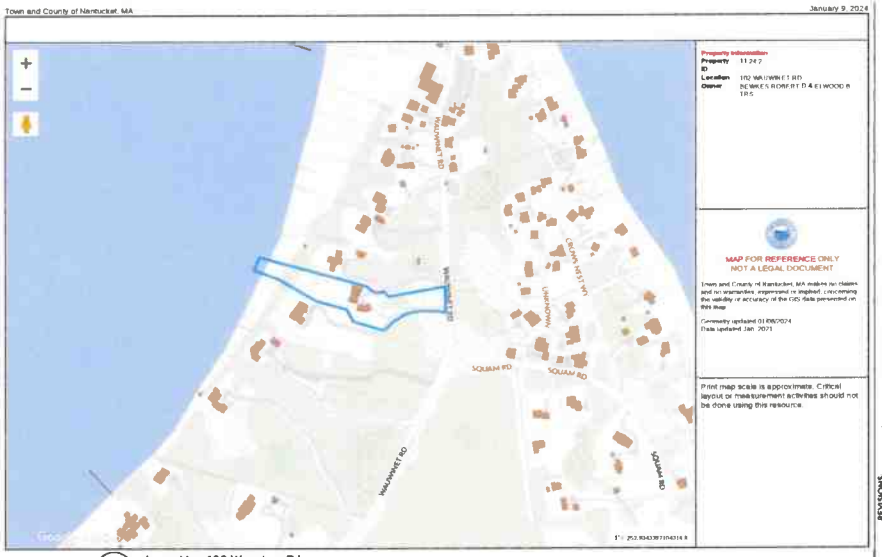
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

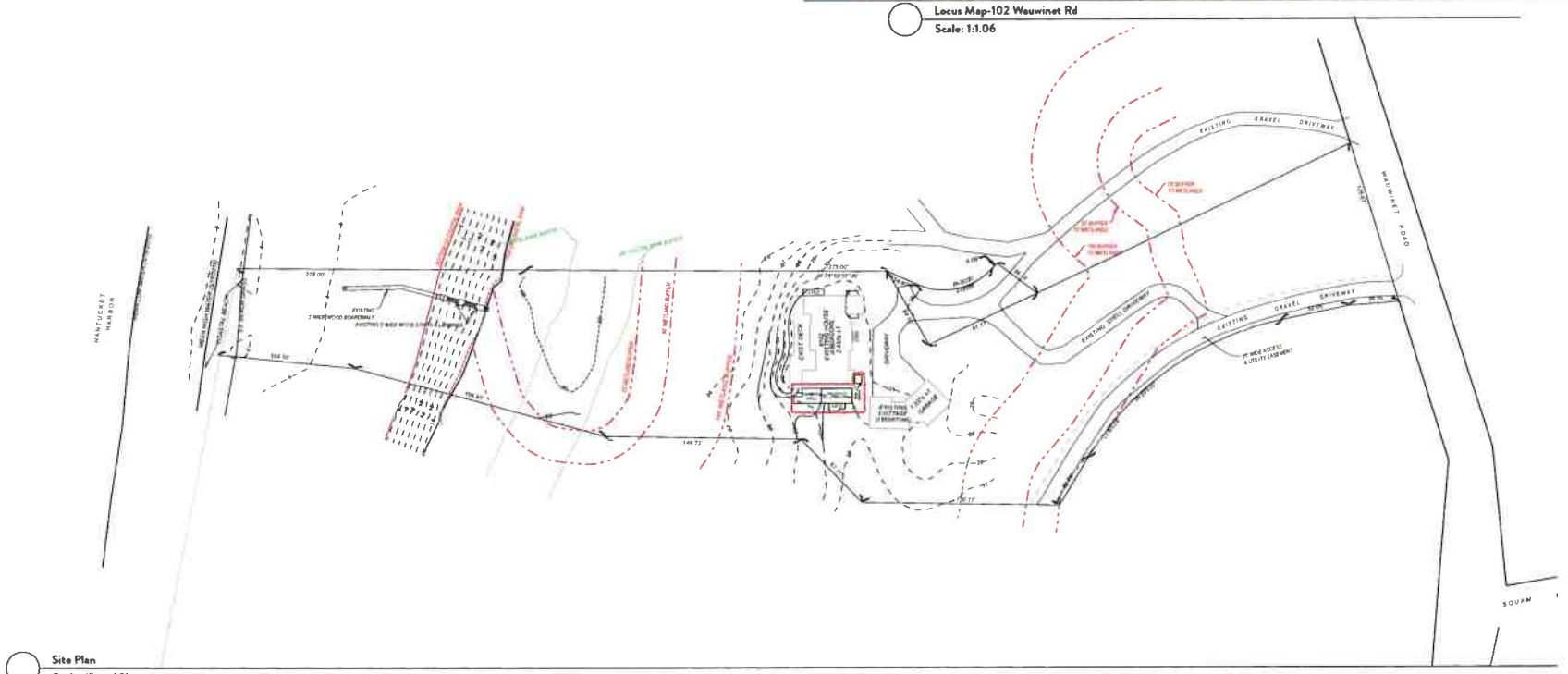
* Attach manufacturer's color samples if color is not from HDC approval list.

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:

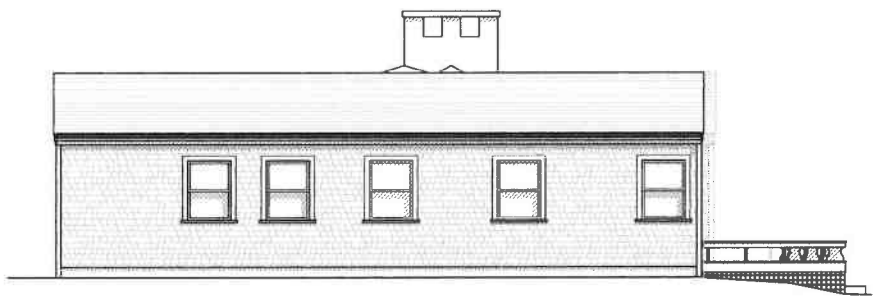
Site Plan

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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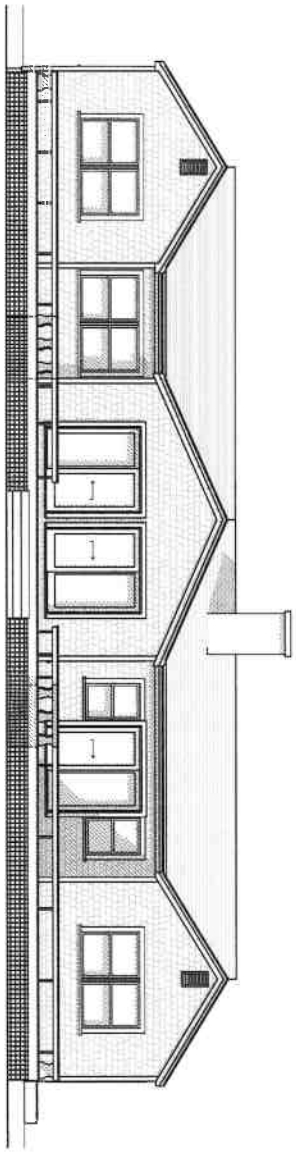
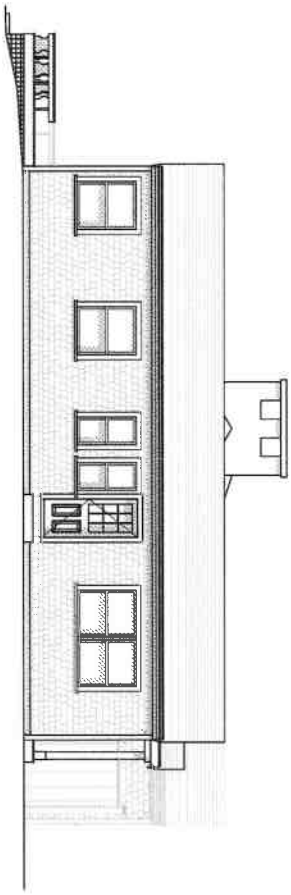
ID #
EX-2.1

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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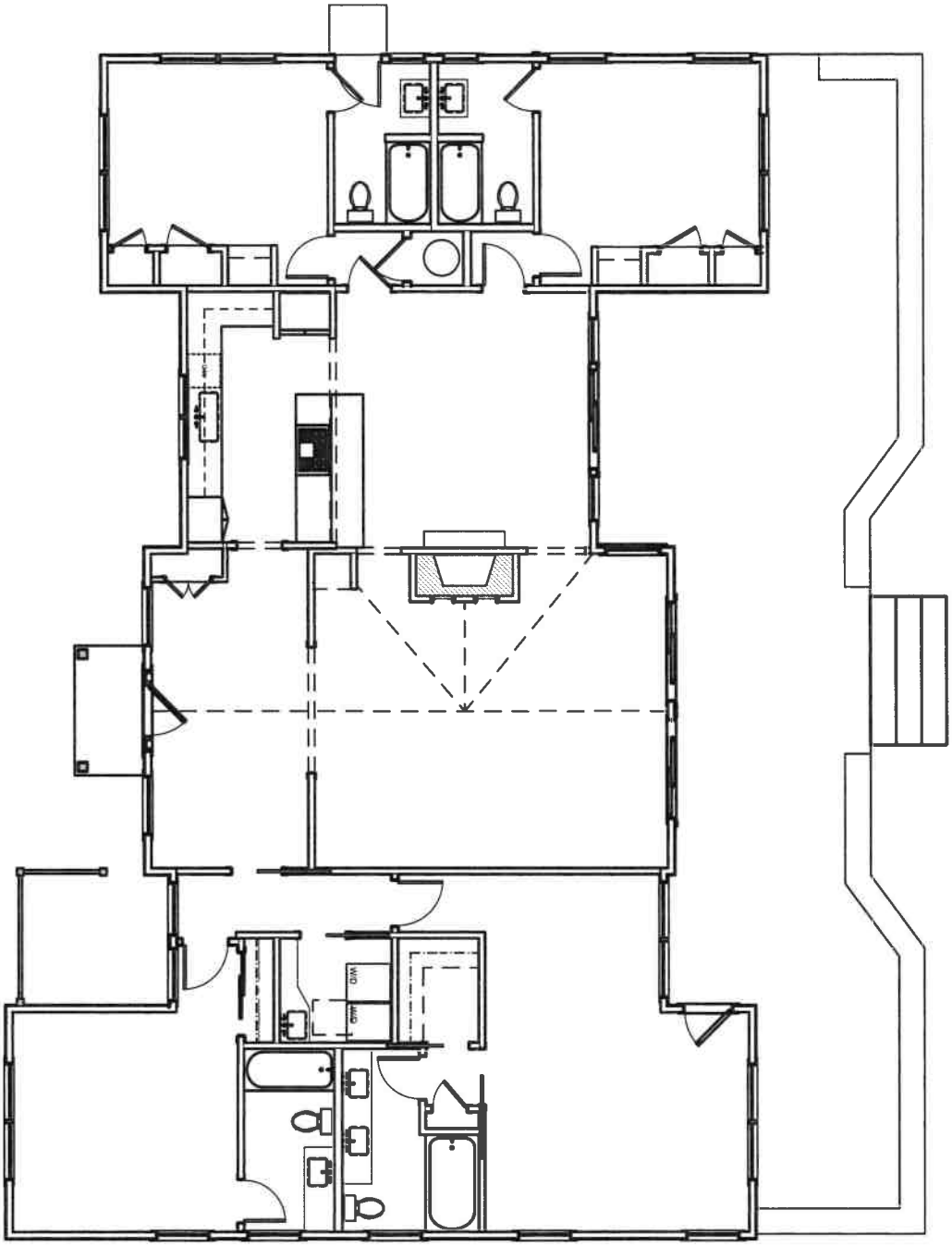
No publications or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

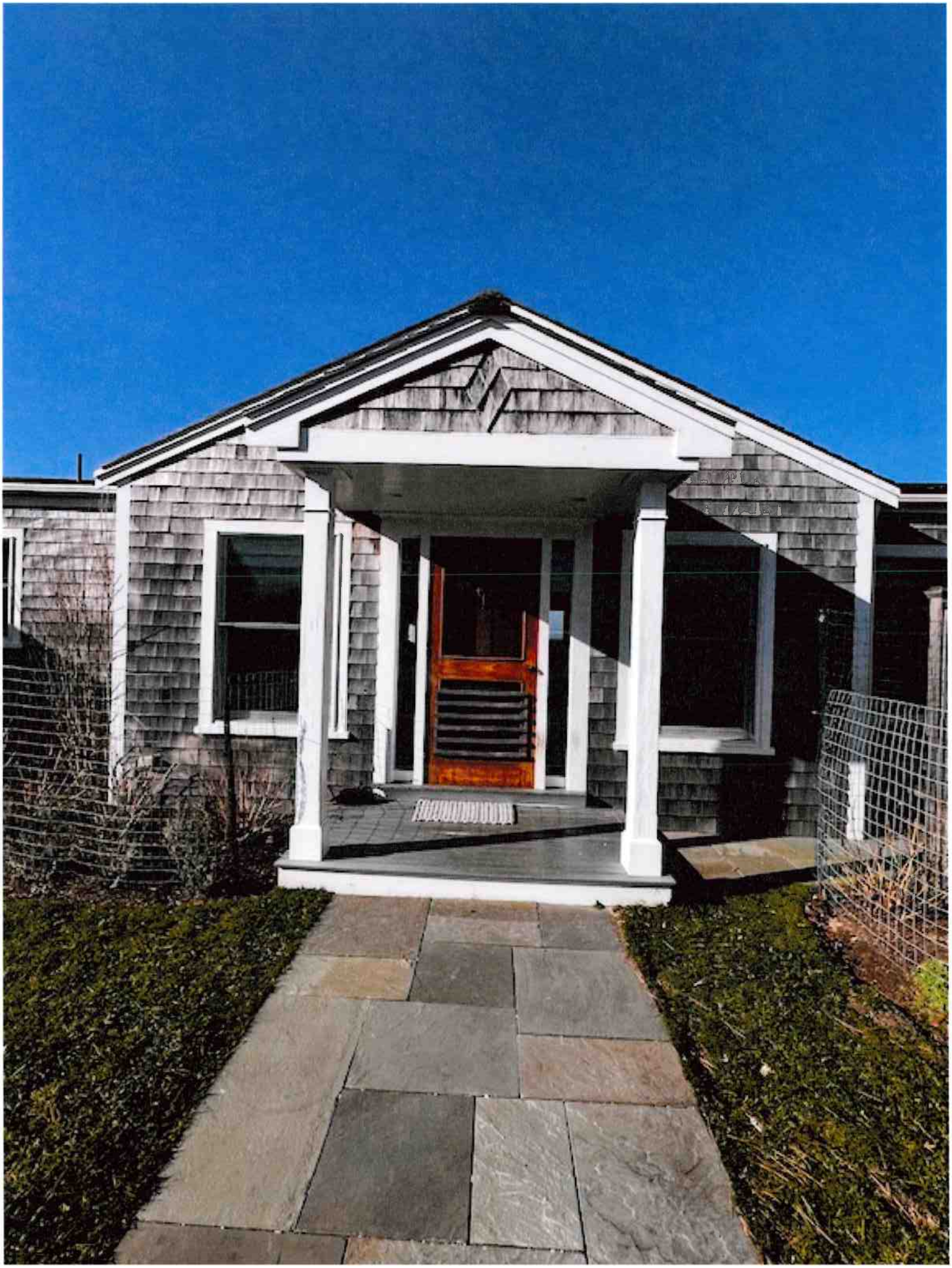
BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455

31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543

BOTTICELLIANDPOHL.COM










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

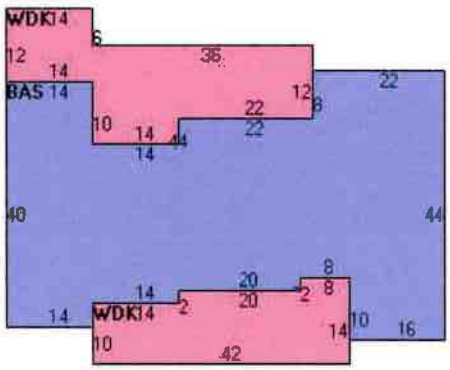
Building Attributes : Bldg 2 of 2	
Field	**Description**

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

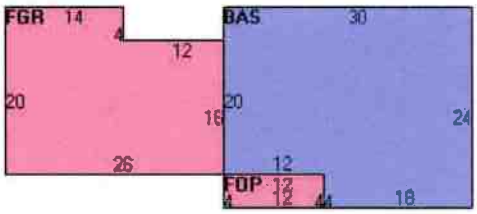
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	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 - 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

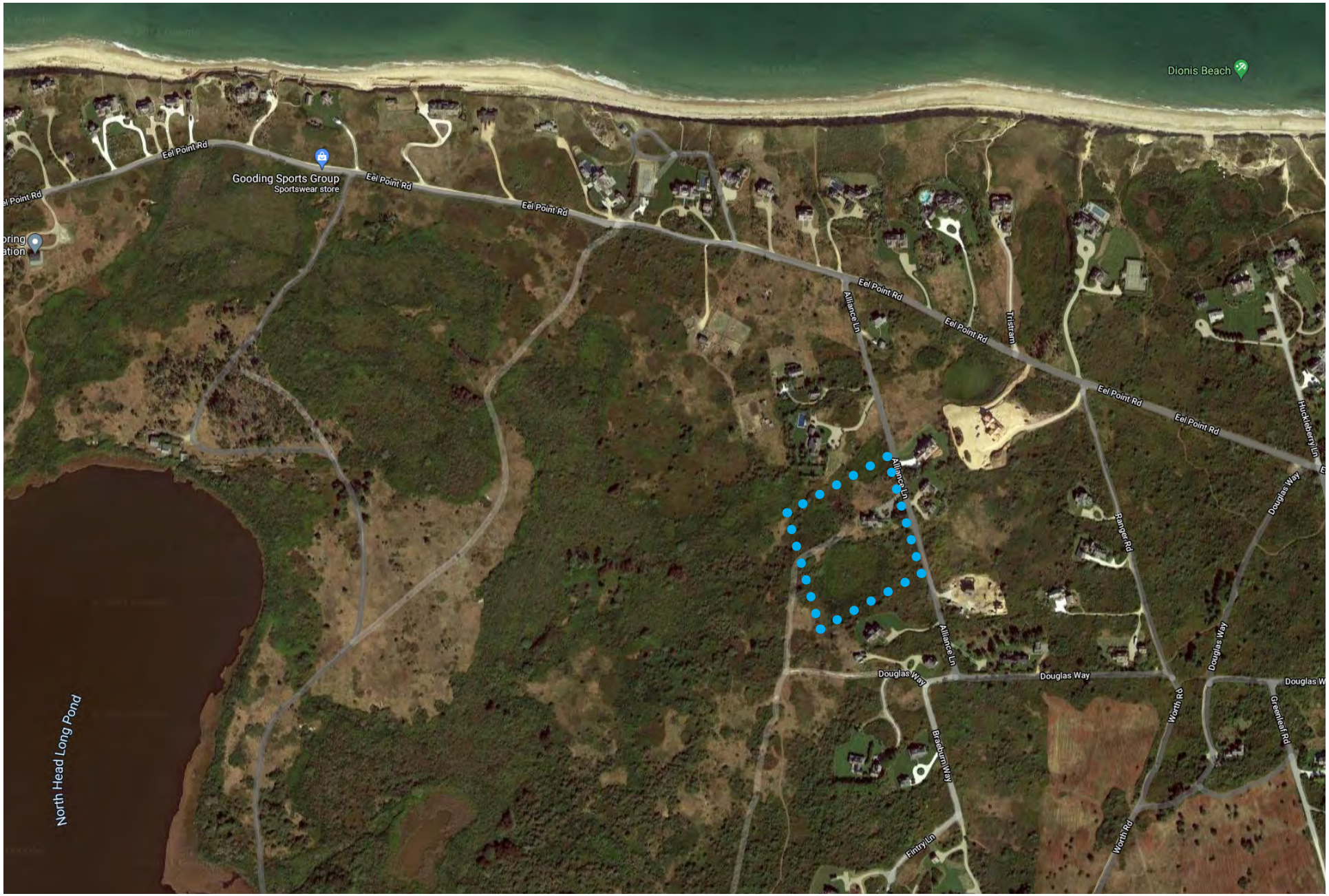
11A - 11 Alliance

HDC Context

May 5, 2023

prepared by:

studioPPARK
architecture + design



AERIAL CONTEXT- NTS

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

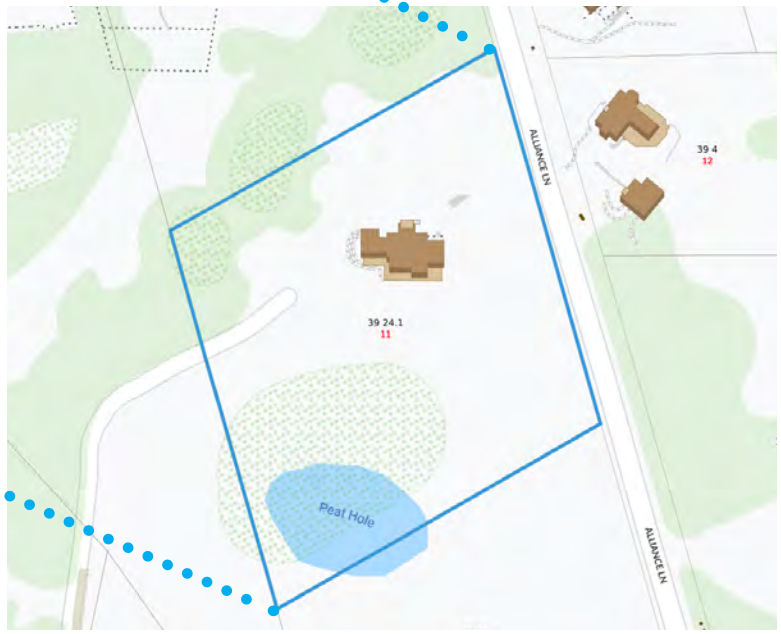
studioPPARK
architecture + design



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

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architecture + design

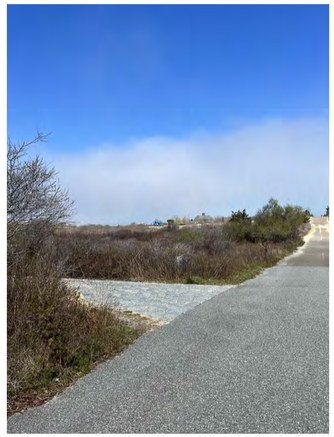
CONTEXT PHOTOS



VIEW SOUTH FROM ALLIANCE LANE



VIEW NORTH FROM 11 ALLIANCE

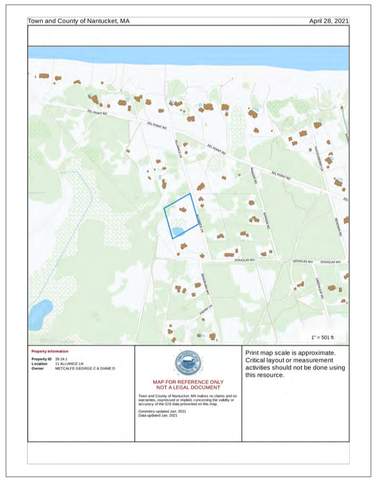


VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE/DOUGLAS

GIS LOCUS MAP



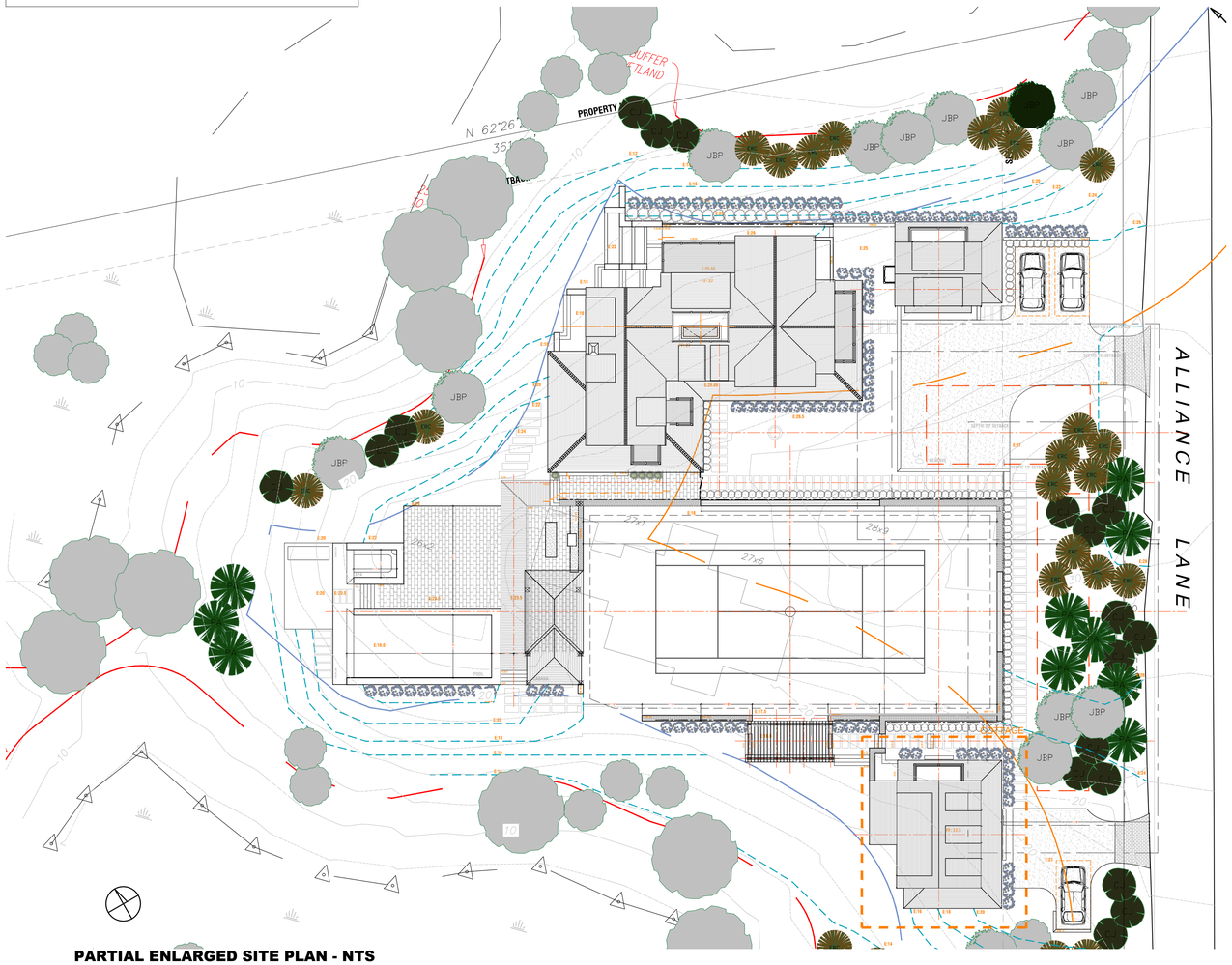
LIST OF DRAWINGS

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

PROJECT DATA

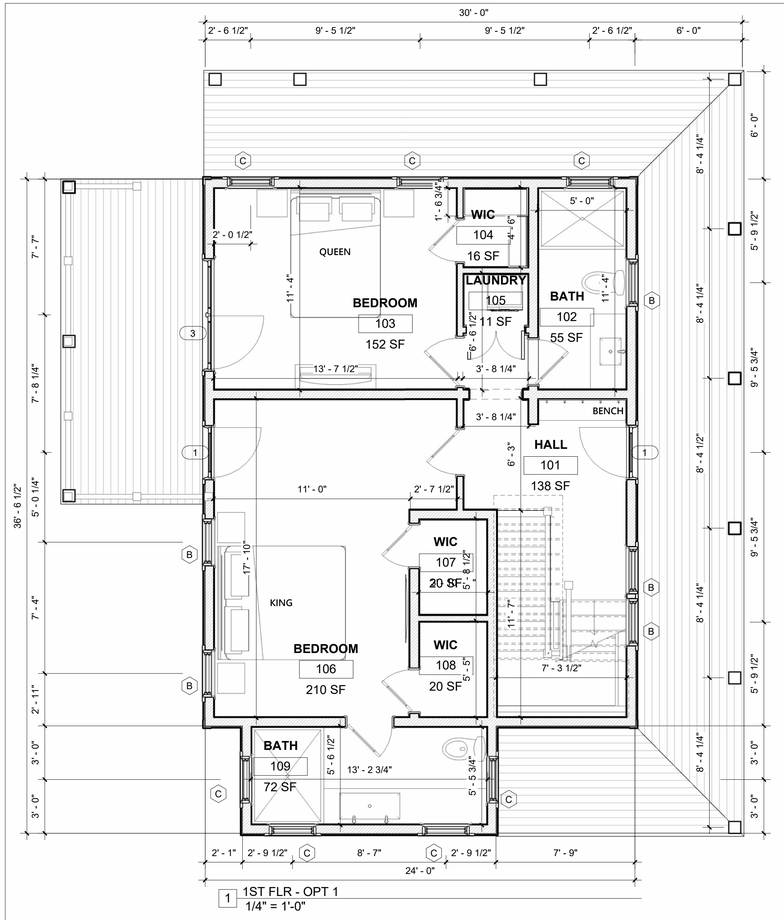
ISSUE

24_0531 - HDC REV TO PREV
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

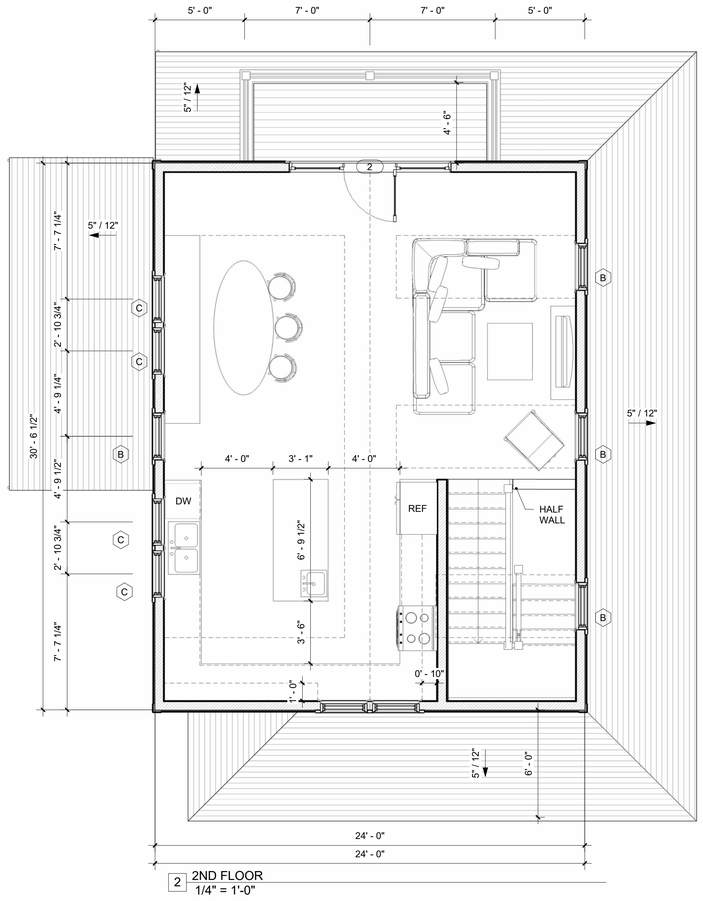
COVER SHEET

T001

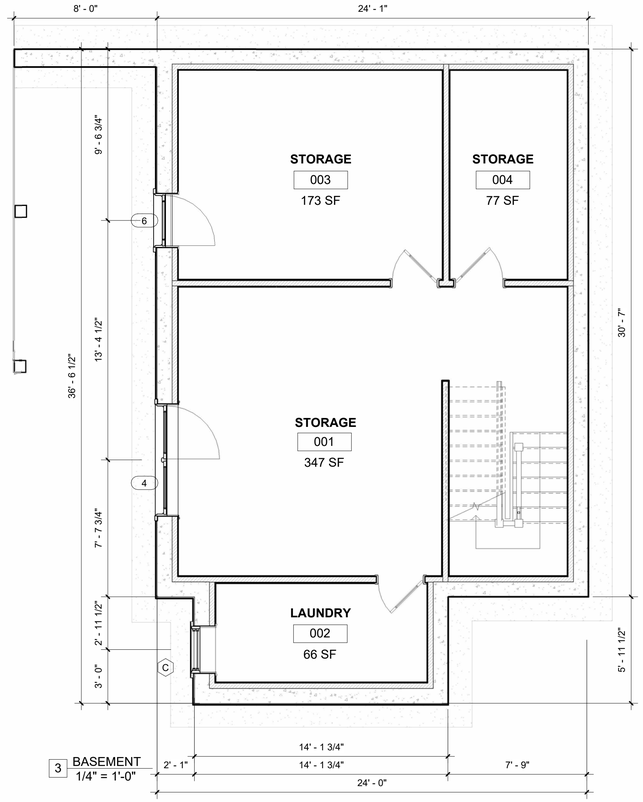
C:\USERS\STUDIOPPARK.ORG\PBOX\STUDIO PPARK\11A - 11 ALLIANCE\11A - DRAWINGS\11A - ACTIVE\SHEETS\11A_T001 - COTTAGE



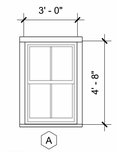
1 1ST FLR - OPT 1
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

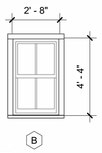


3 BASEMENT
1/4" = 1'-0"



A

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



B

TYPE: 2 / 2
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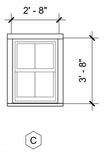
MODEL: ADH2844
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



C

TYPE: 2 / 2
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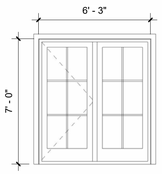
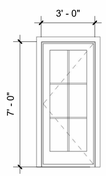
MODEL: ADH2838
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



3

TYPE: DOUBLE INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



1

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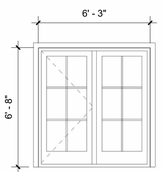
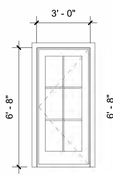
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE



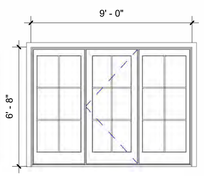
4

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

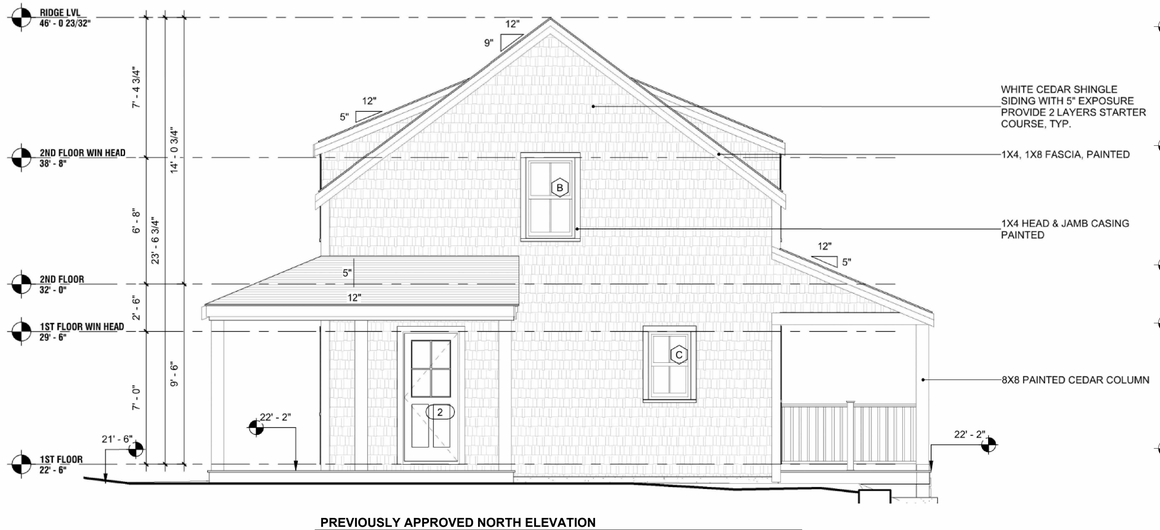
NO: 11A



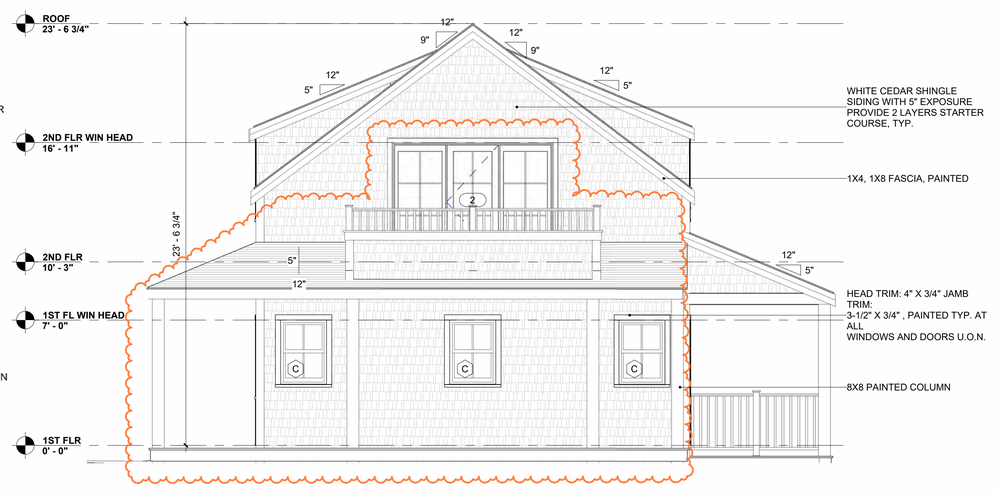
PREVIOUSLY APPROVED EAST ELEVATION



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

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
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23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

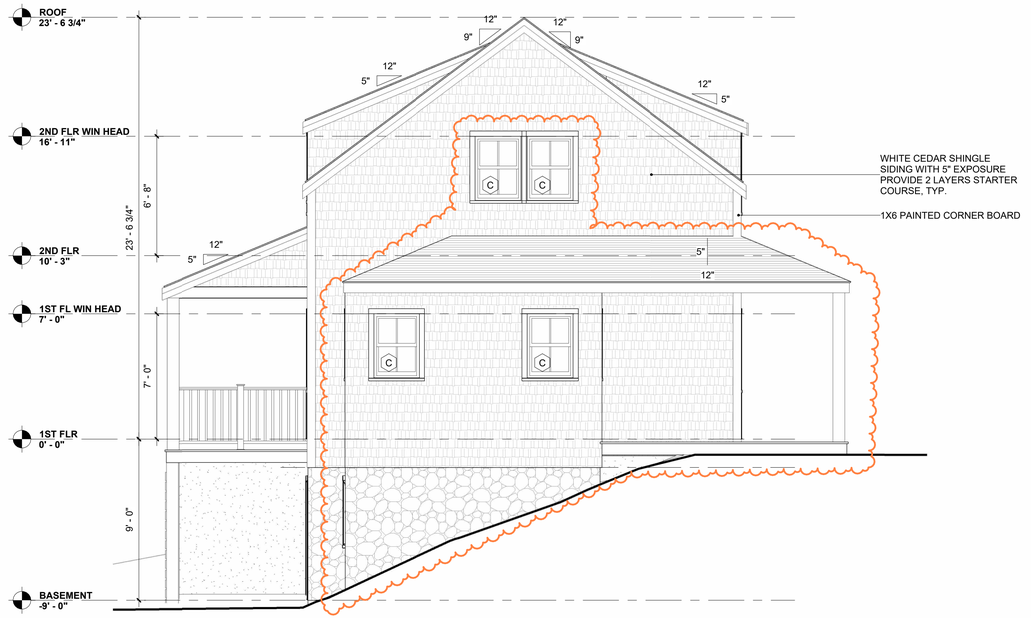
ELEVATIONS

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

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

3D VIEWS

A203

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

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

√ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

√ 3. **Application Fee**: See back of application for fee schedule or call the office.

√ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

√ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

√ 3. **As-Built Plans (1copy):** of existing elevations

√ 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.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 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 Carl Jelleme

STREET ADDRESS 29 Quaise Road

MAP/PARCEL 26/8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

20 June 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.



Signature 20 June 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°: 26 PARCEL N°. 8

Street & Number of Proposed Work: 29 QUAISE ROAD

Owner of record: CARL JELLEME

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: _____

AGENT INFORMATION (if applicable)

Name: MC A+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTLER.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 9X18 ☐ 1st floor ☒ 2nd floor

Sq. 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: ADD ROOF & INSET DECK OVER EXISTING DECK

REVISIONS* (describe)

Historic Name:

Original Date:

Original Builder:

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 4/12 Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8 Rake _____ Soffit (Overhang) 6 Corner boards 6 Frieze _____

Window Casing _____ Door Frame 4 Columns/Posts: Round _____ Square X

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW

Trim NTW Sash GRAY (TMP) Doors GRAY (TMP)

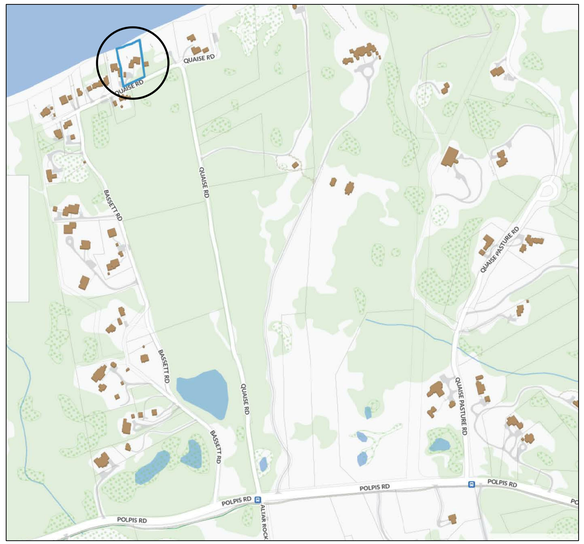
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

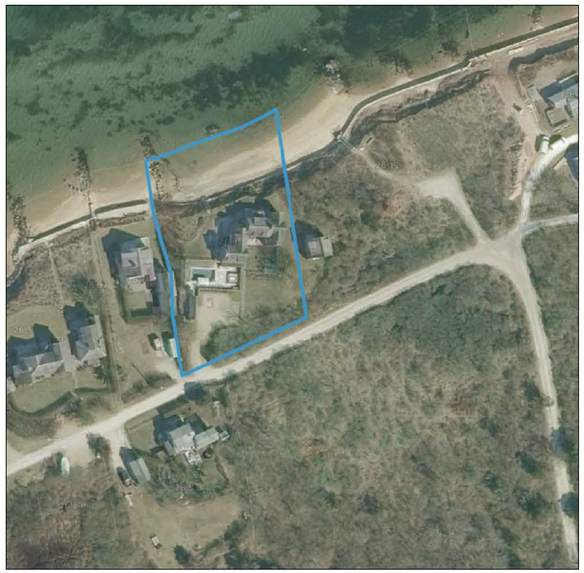
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/20/24 Signature of owner of record _____ Signed under penalties of perjury

JELLEME - 29 QUAISE ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



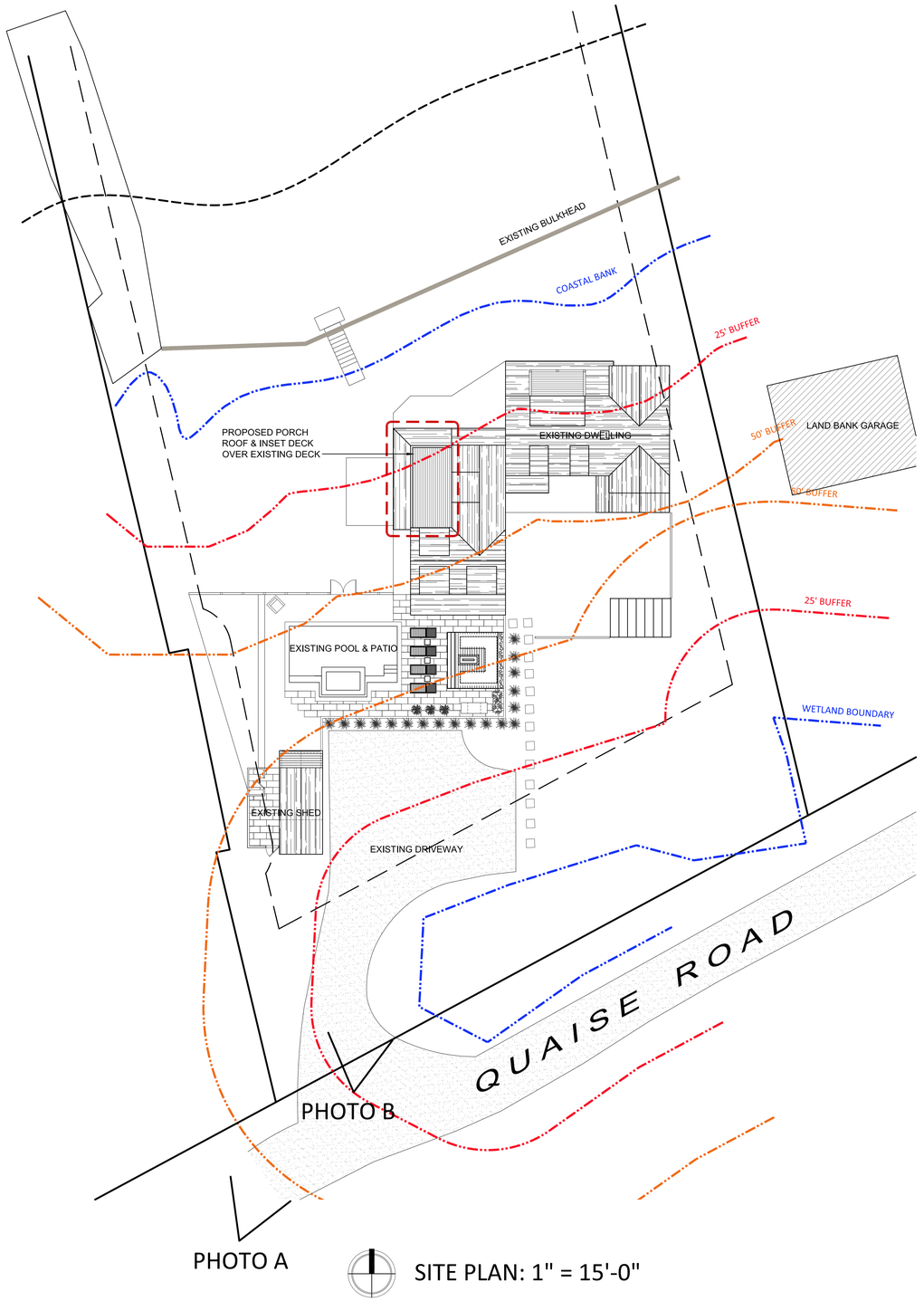
PHOTO A



PHOTO B



PHOTO C



SITE PLAN: 1" = 15'-0"

PHOTO C

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

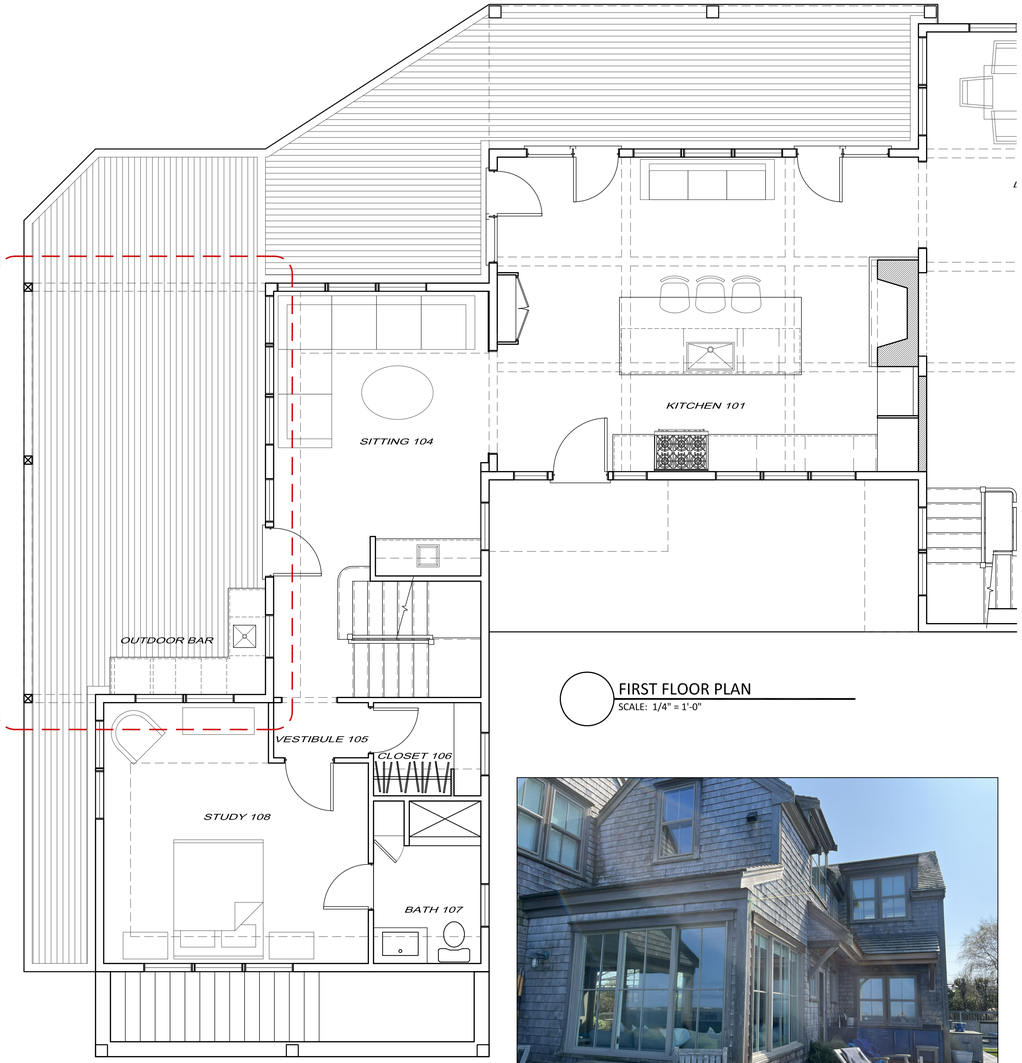
DECK & PORCH
HDC

JELLEME
29 QUAISE ROAD
NANTUCKET, MA 02554
MAP: 26 PARCEL: 8

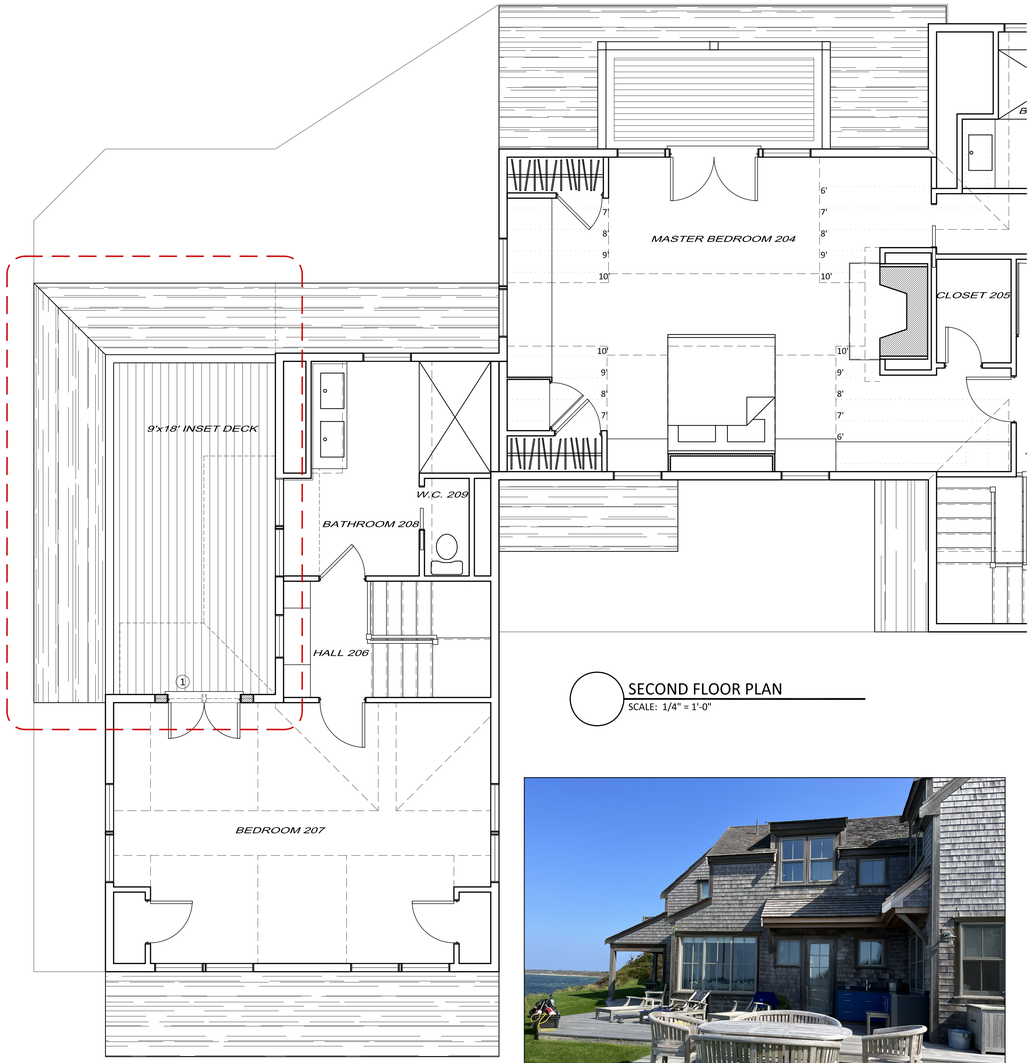
COVER SHEET

C1.1

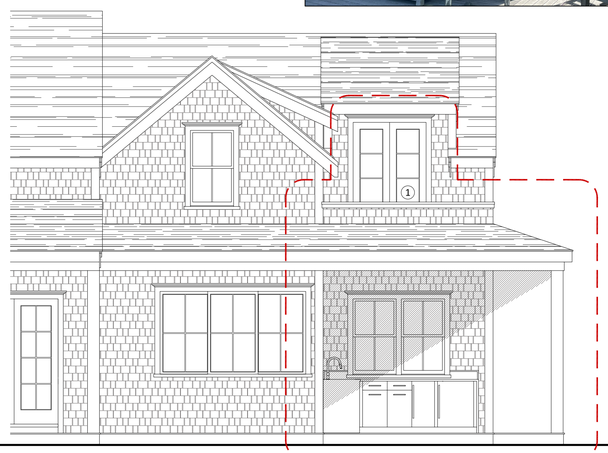
20 JUNE 2024



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTIAL PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

DECK & PORCH
HDC

JELLEME
29 QUAISE ROAD
NANTUCKET, MA 02554
MAP: 26 PARCEL: 8

PLANS & ELEVATIONS

A1.1

20 JUNE 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°: 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 _____

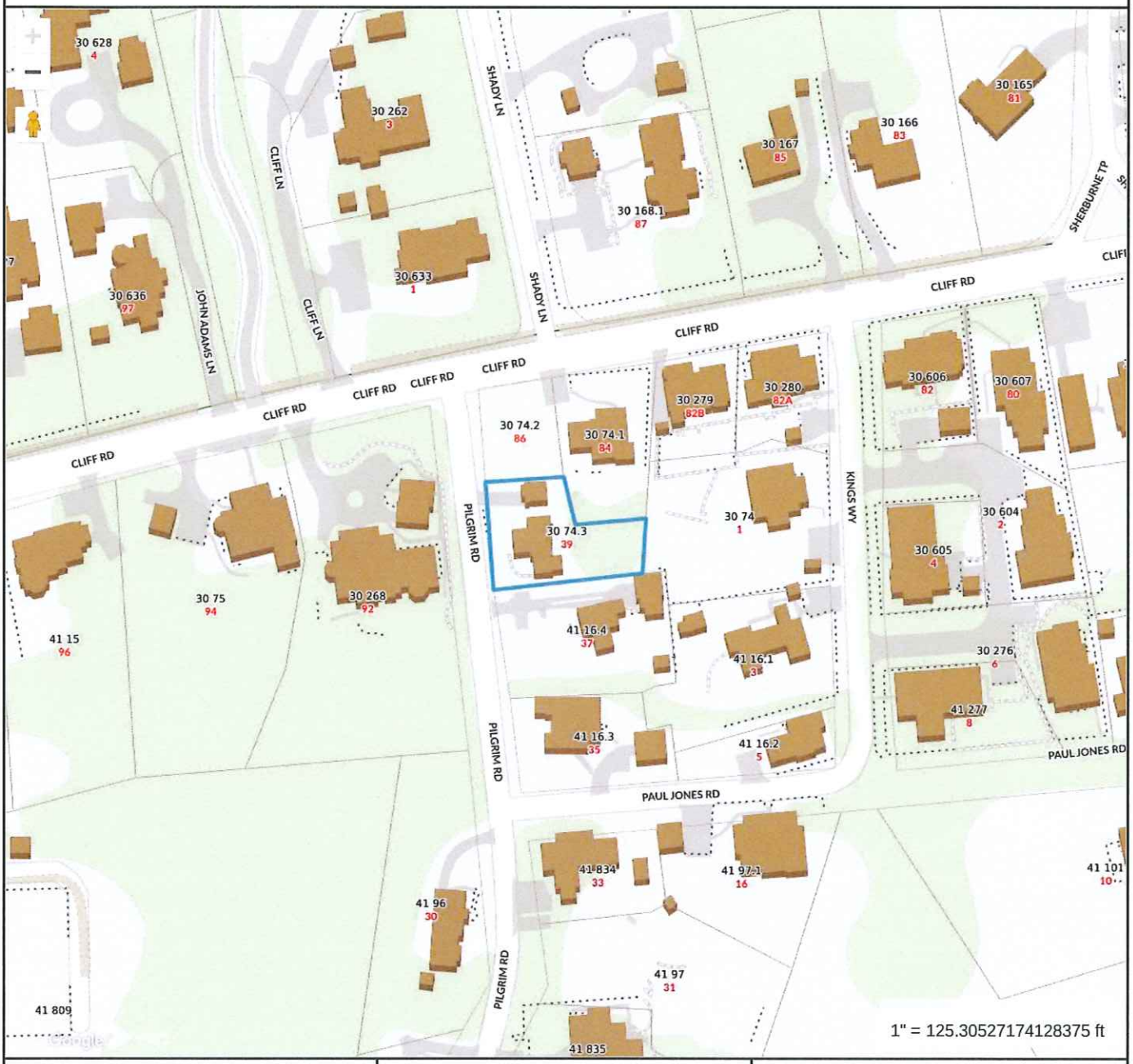
Trim _____ Sash _____ Doors _____

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

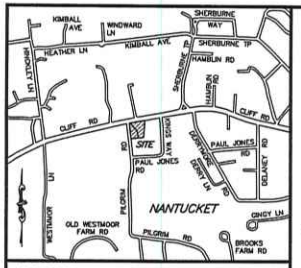
Property ID	1053
Location	39 PILGRIM RD
Owner	SEMJEN MARY

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.



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

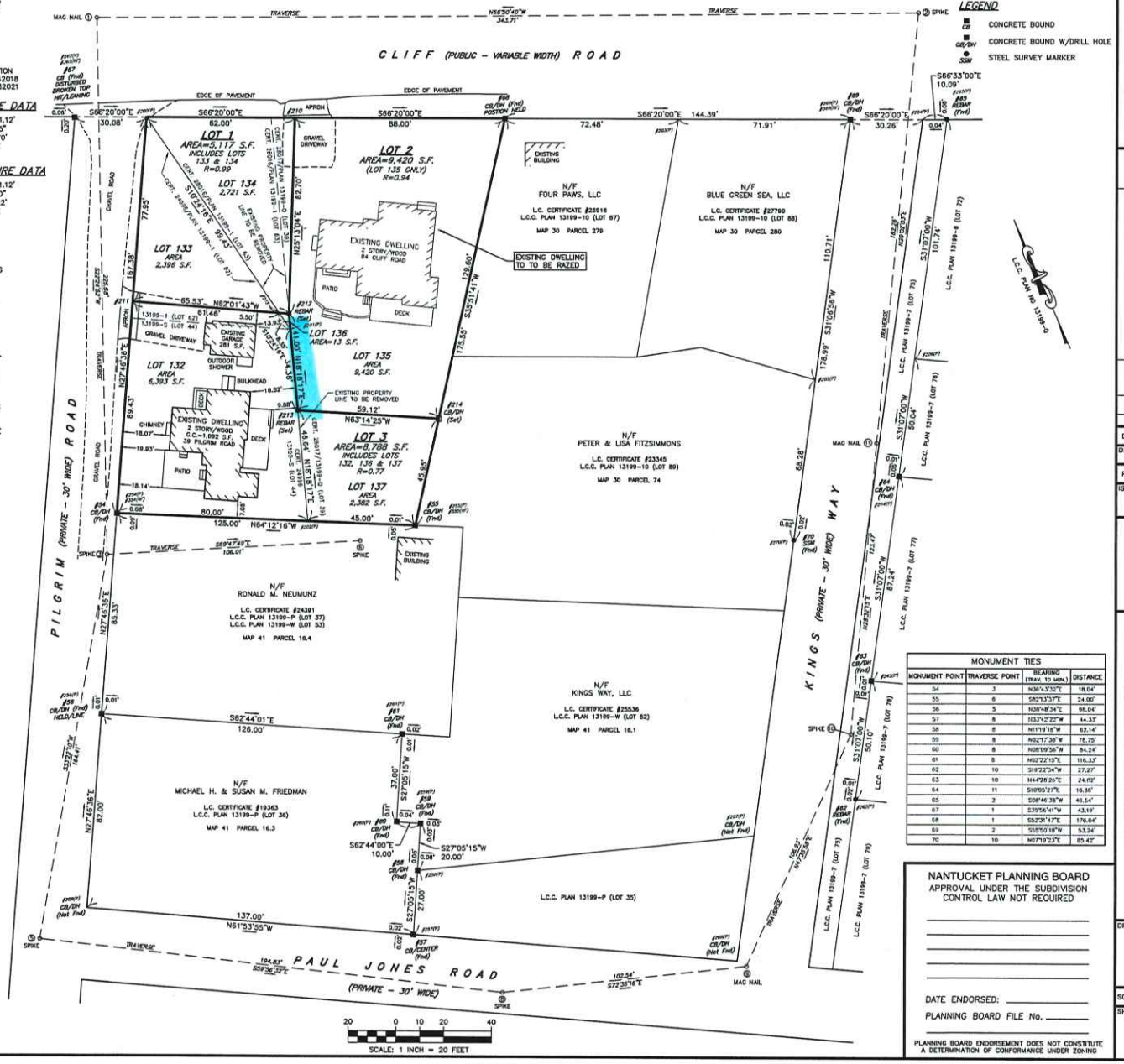
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

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

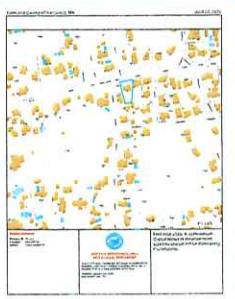
SCALE: 1" = 20'

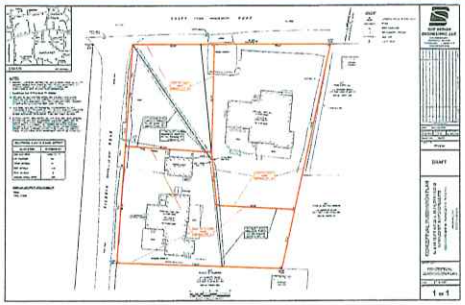
SHEET NO. 1 OF 1

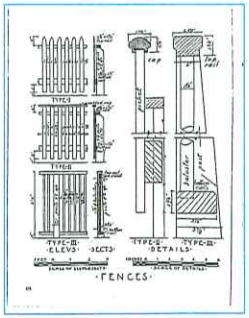
19207_84-86 Cliff Road_ANR Plan 2.dwg

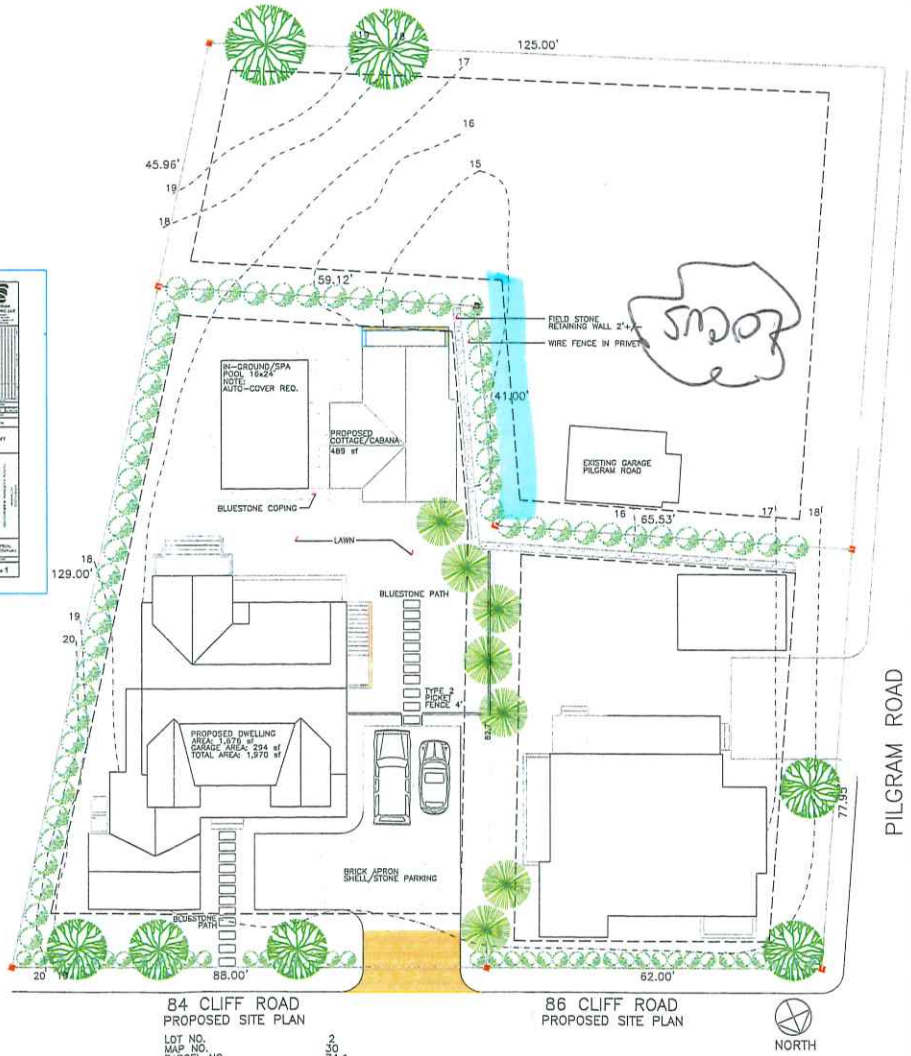
DRAWING INDEX

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

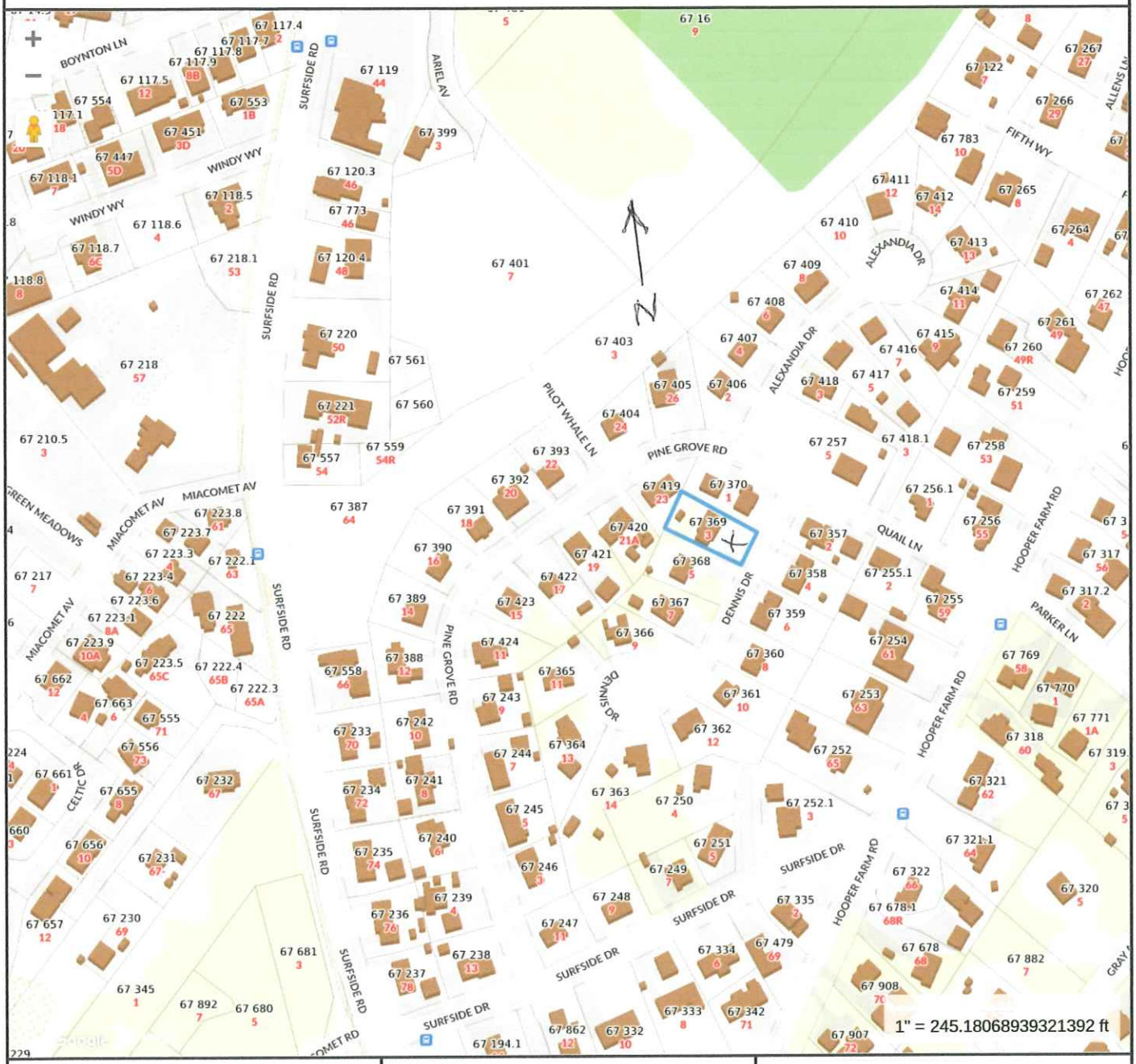
Trim _____ Sash _____ Doors _____

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

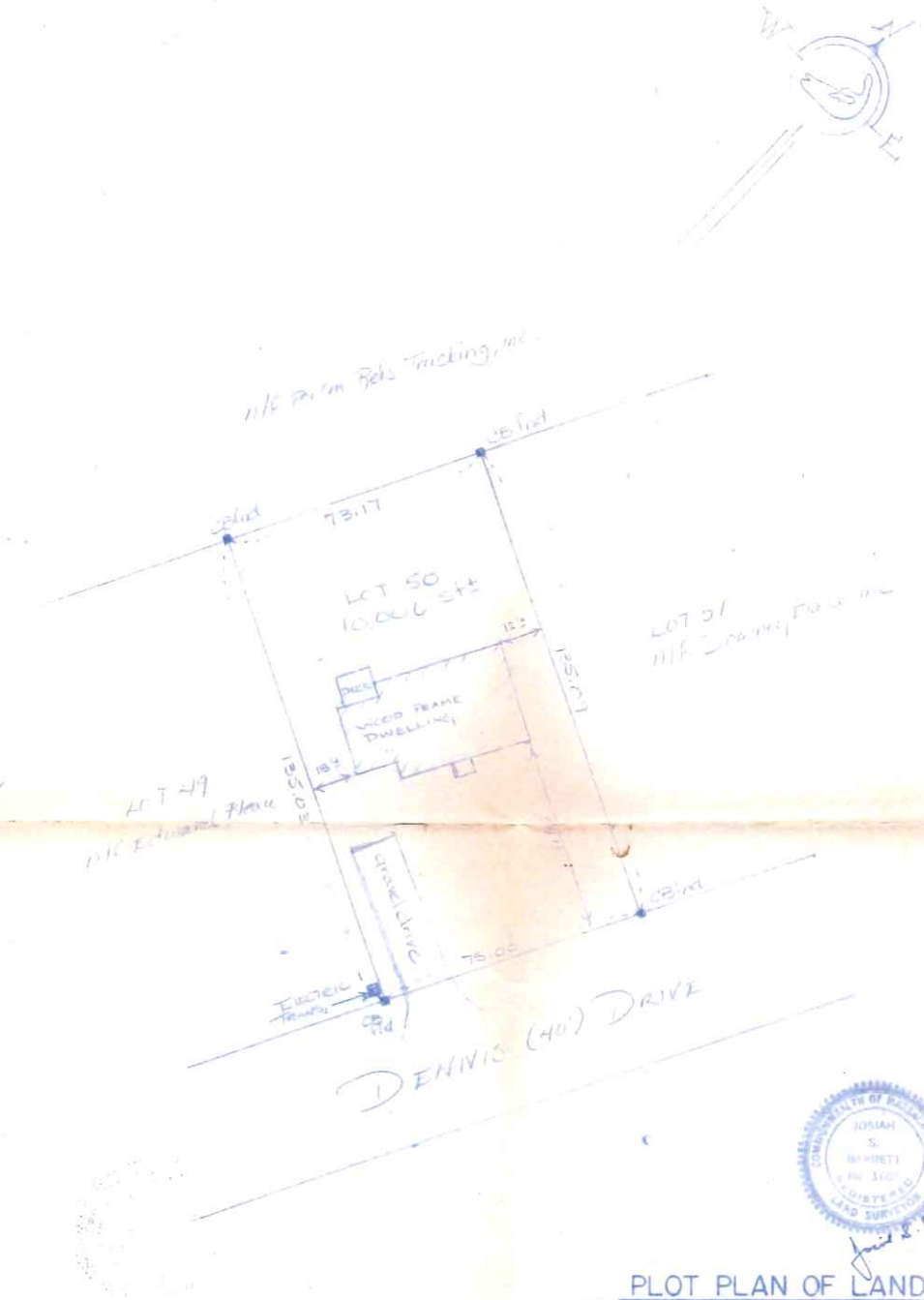
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

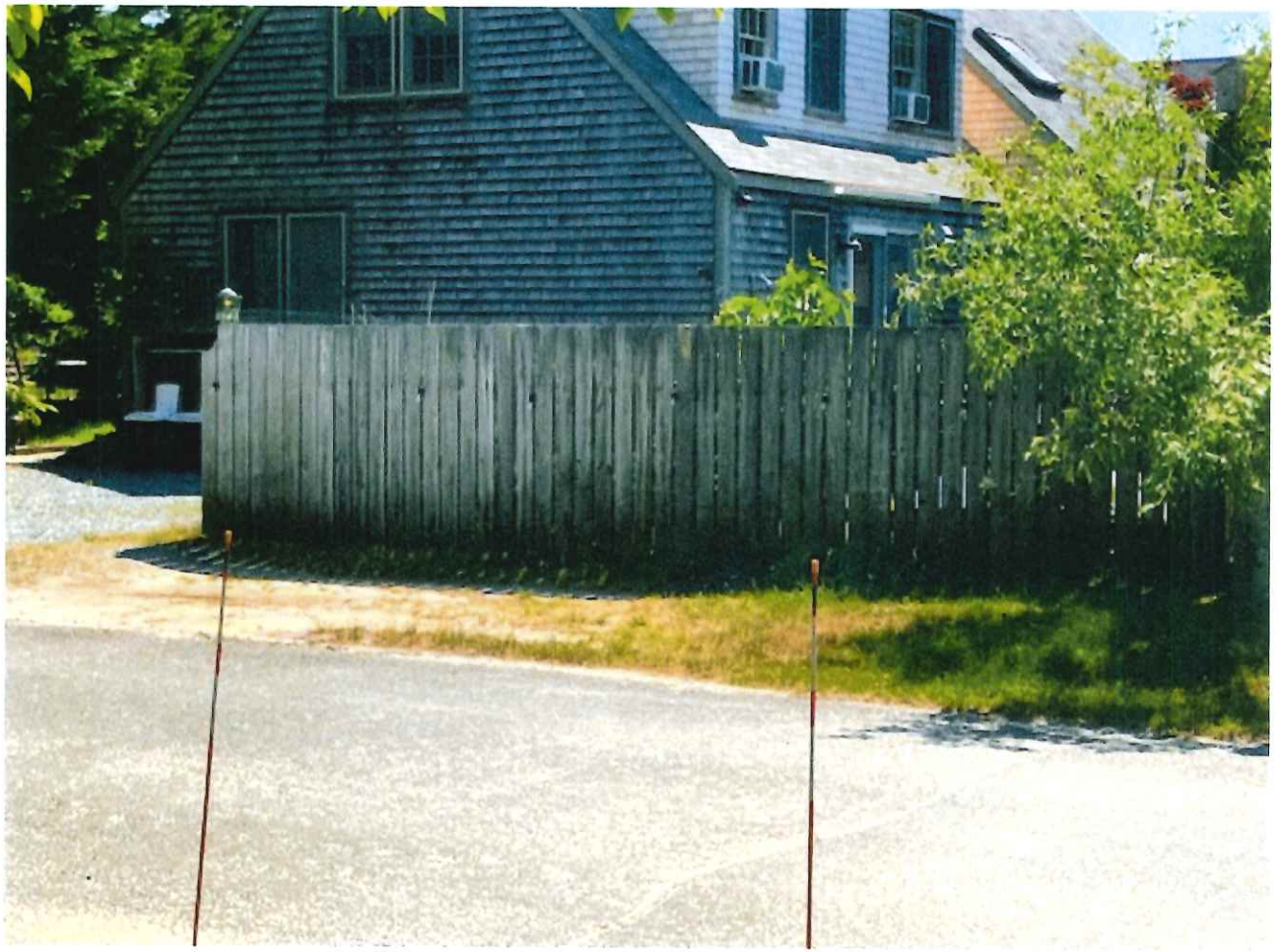
in Nantucket Island, Massachusetts
AS PREPARED FOR:
Janice Elizabeth Ellsworth
Scale: 1in = 30ft. Date: May 7, 1987
Plan ref.: LOT 50, LC 26439-N

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 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 _____

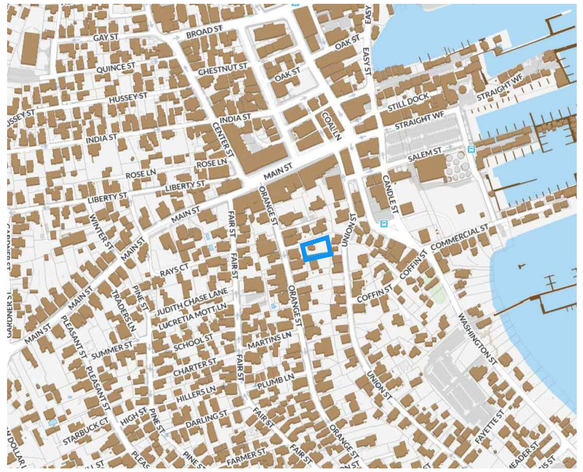
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

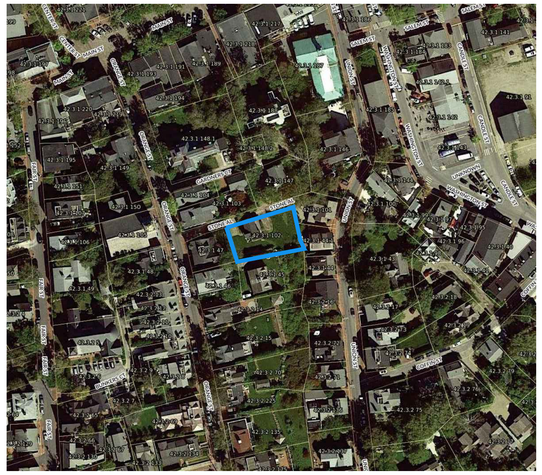
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



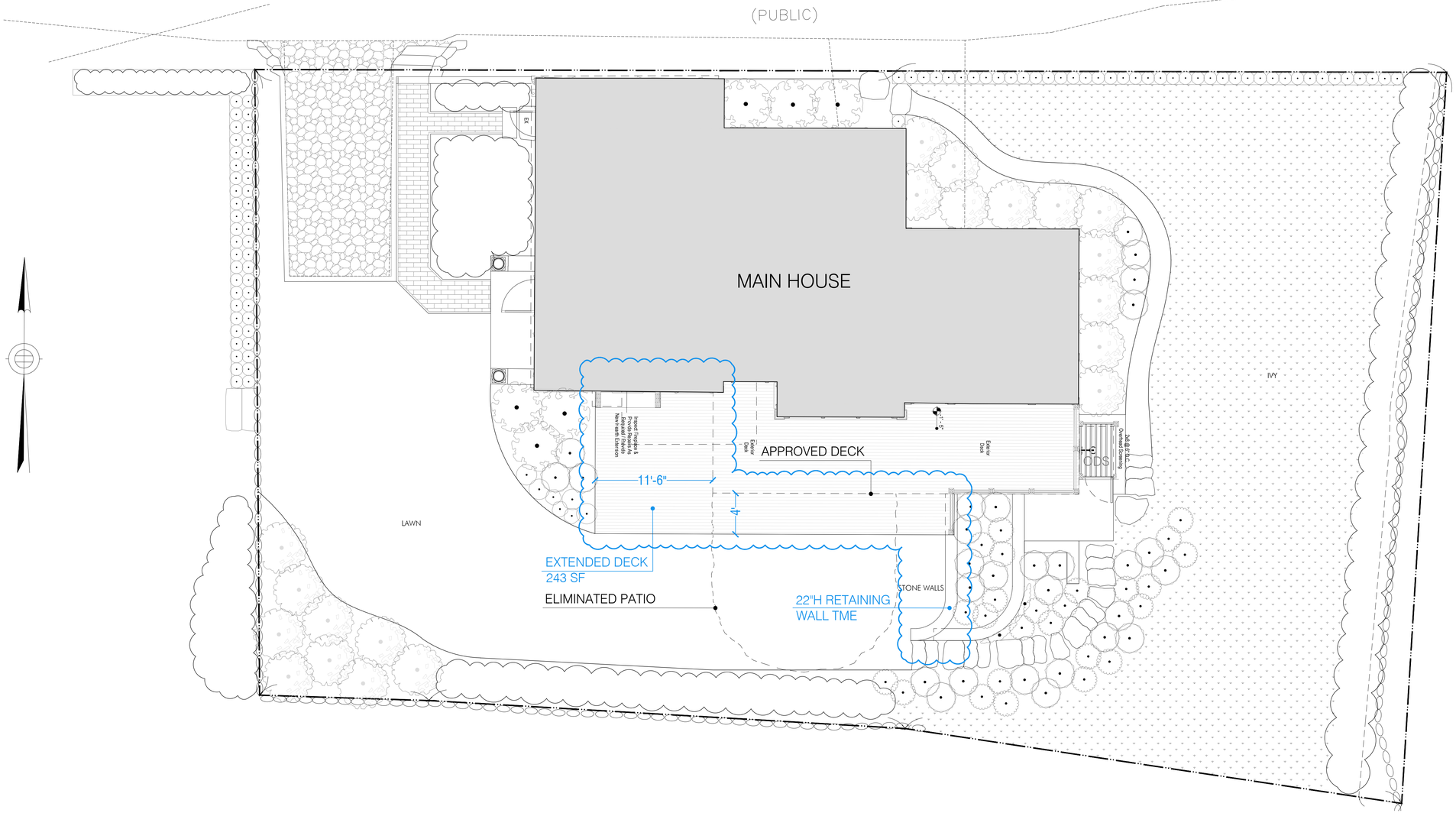
AERIAL MAP 42.3.1 PARCEL 102



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

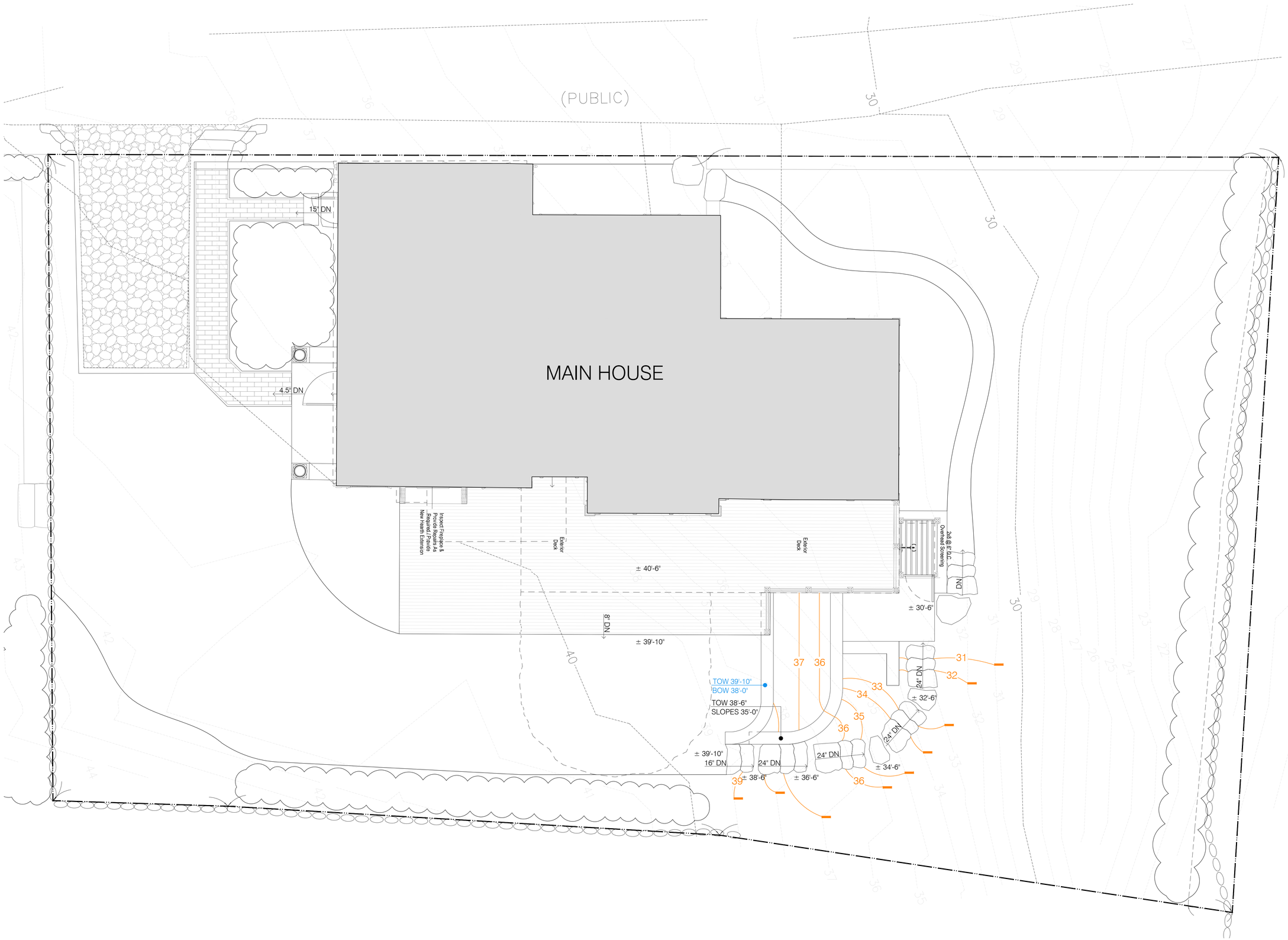
HDC SUBMISSION
REVISION TO CERTIFICATE

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

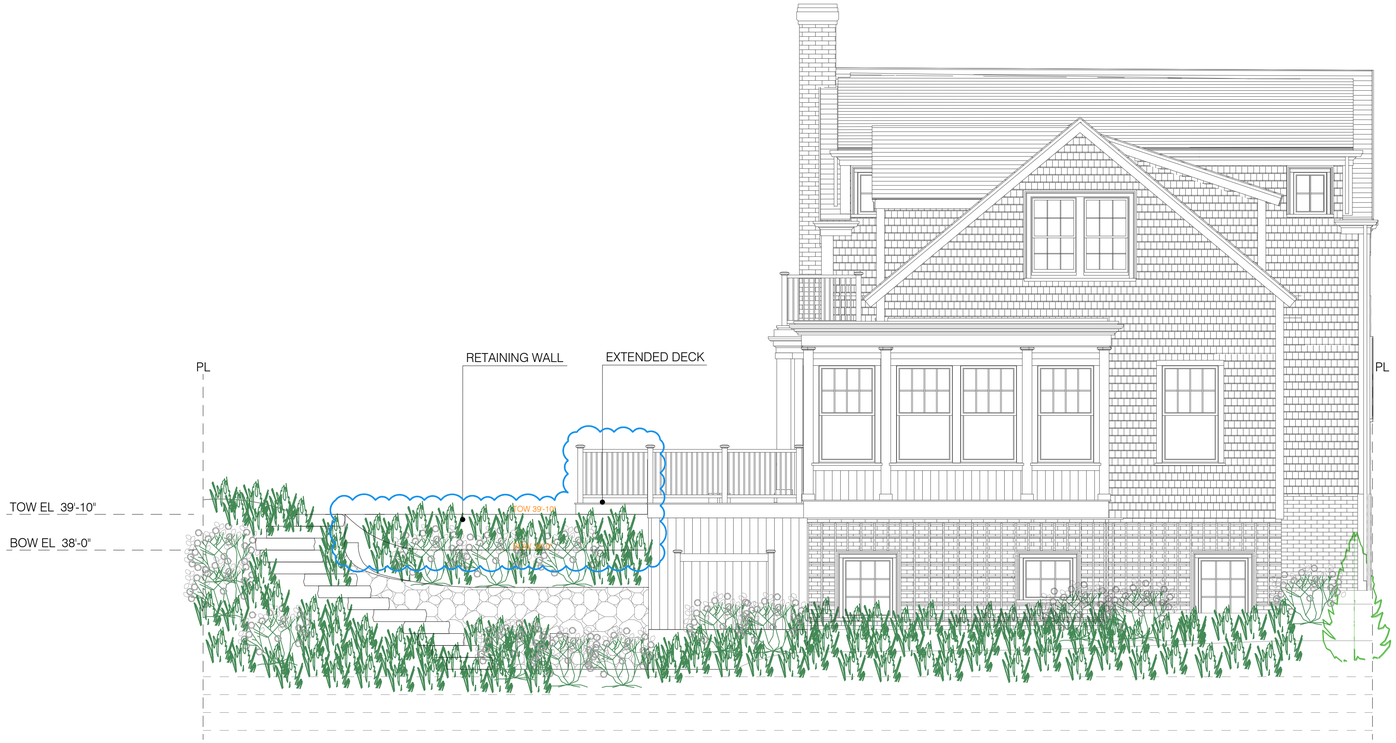
HDC SUBMISSION REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

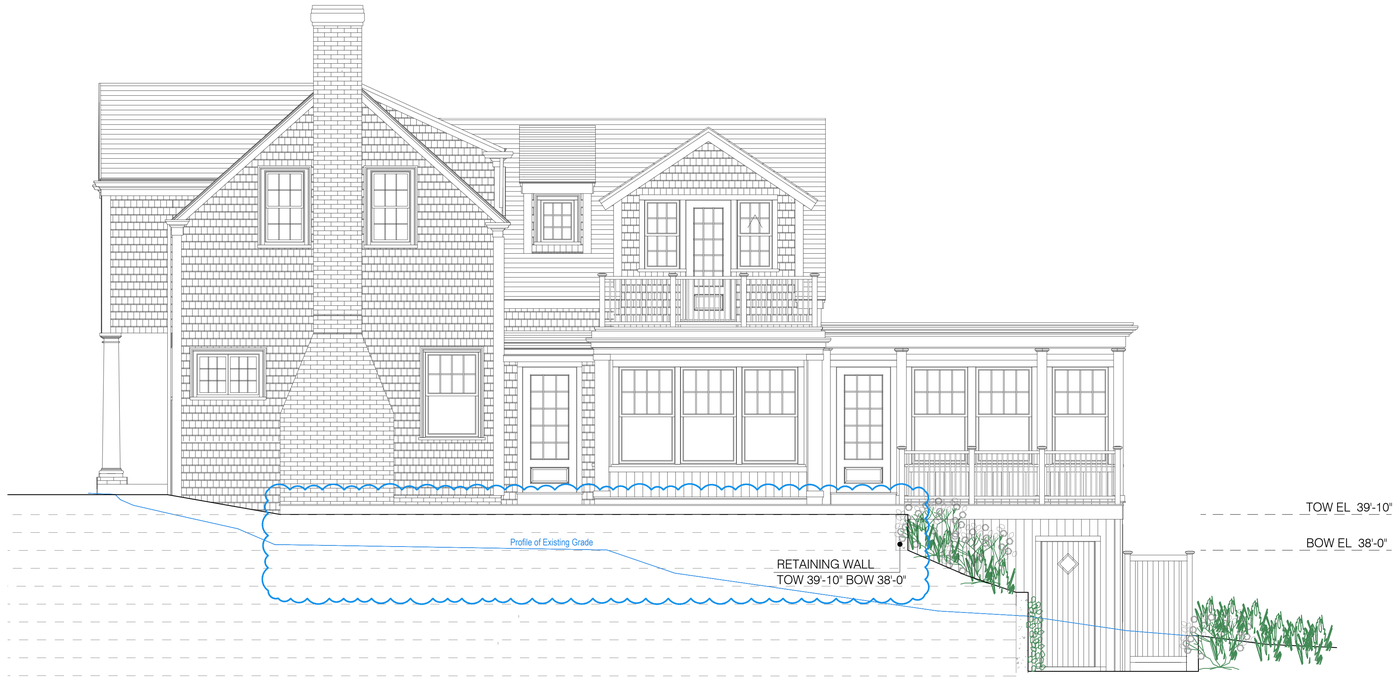
REVISIONS

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



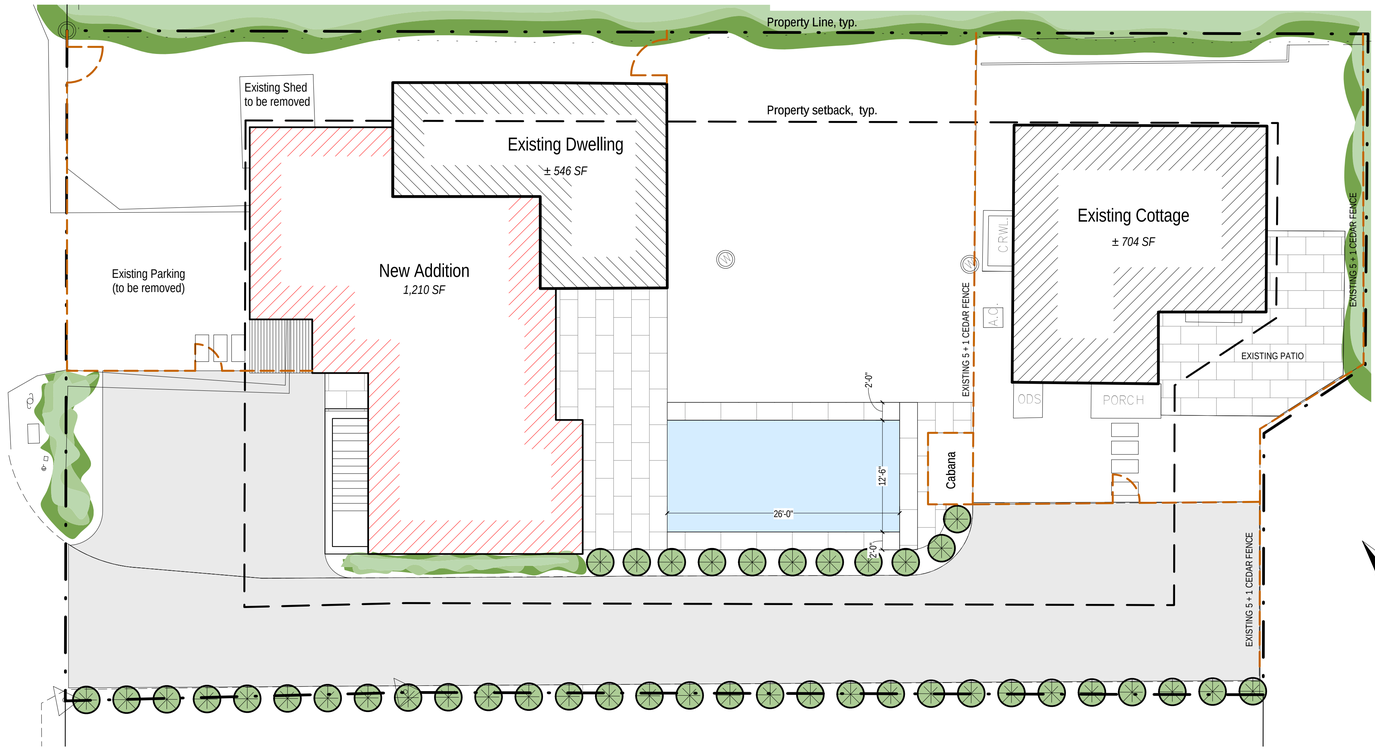
Google Map



3 Locus Map

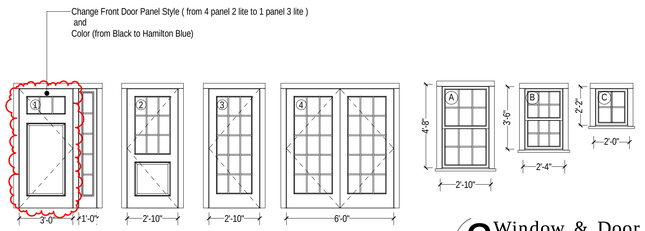
Not to Scale

LEWIS COURT



1 Site plan _ Addition

1/8" = 1'-0"



2 Window & Door Legend

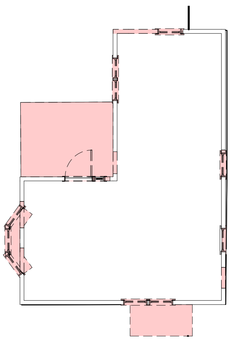
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024

Carpentry Inc.
Carpentry & Property Management

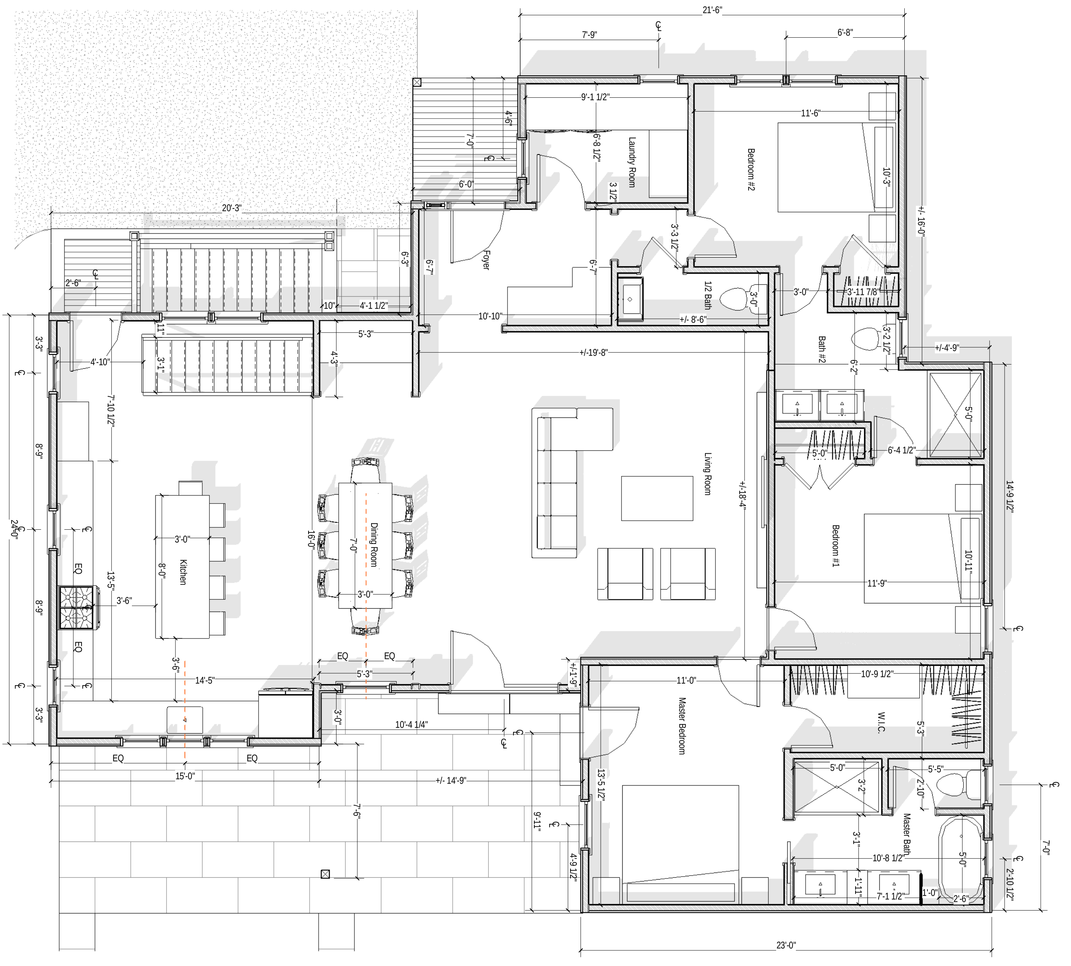
8 Lewis Ct, Nantucket, MA, 02554

Addition to Existing Dwelling



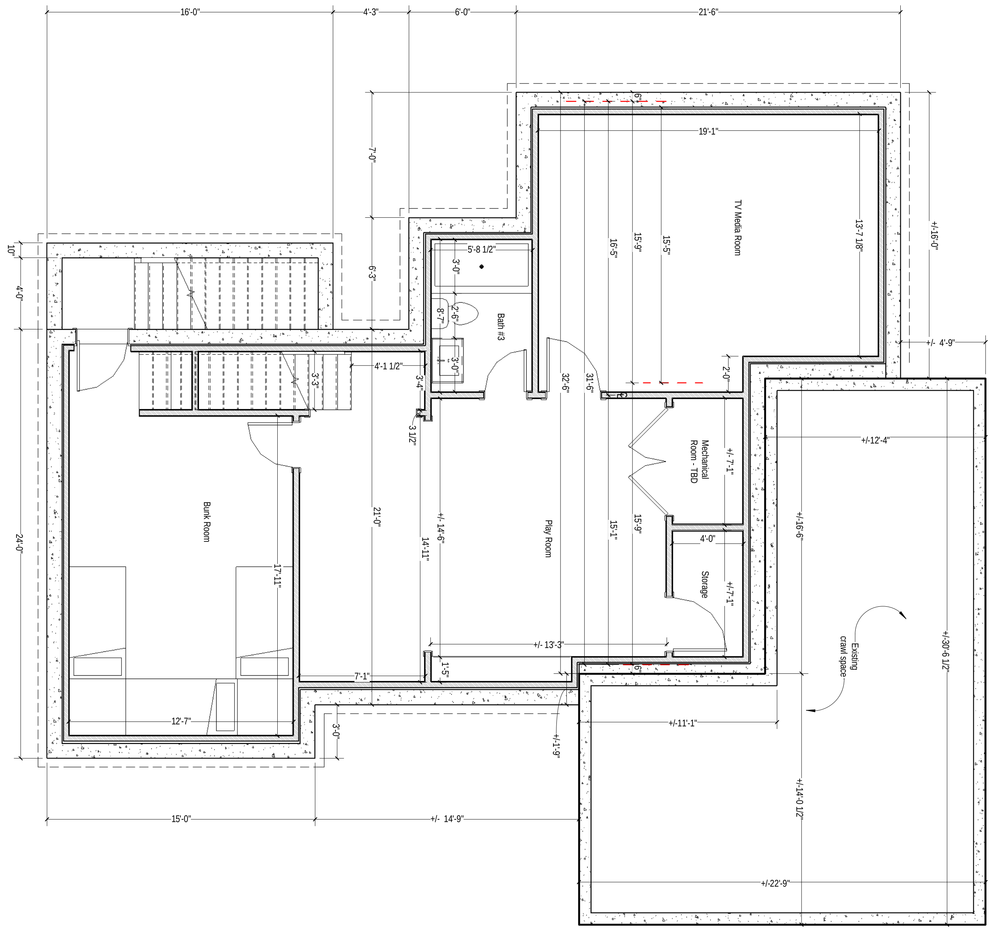
First Floor - Existing / Demo Plan

1/8" = 1'-0"



1 First Floor Plan

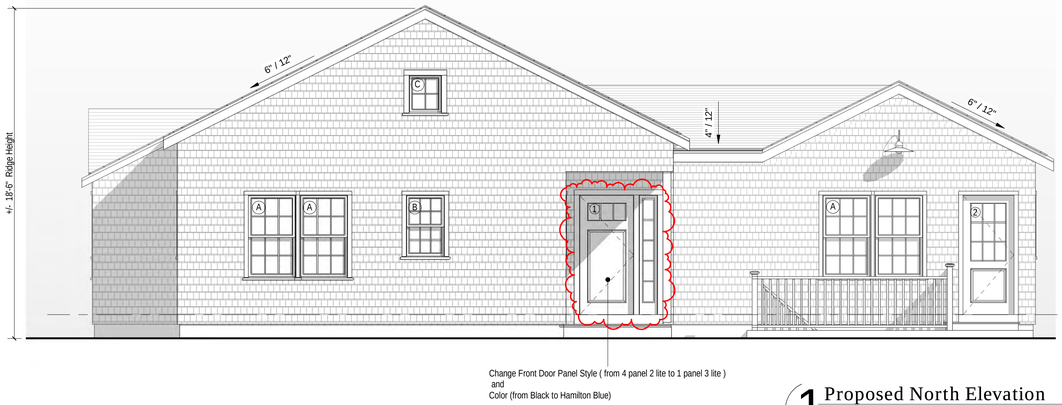
1/4" = 1'-0"



0 Basement Plan

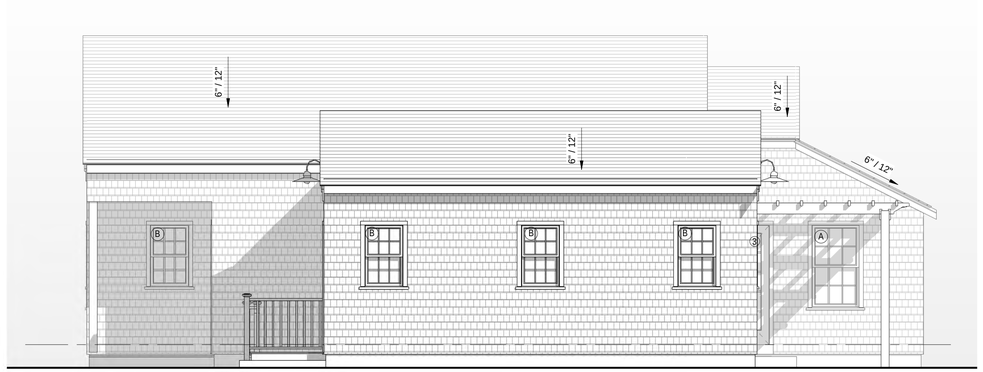
1/4" = 1'-0"

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"



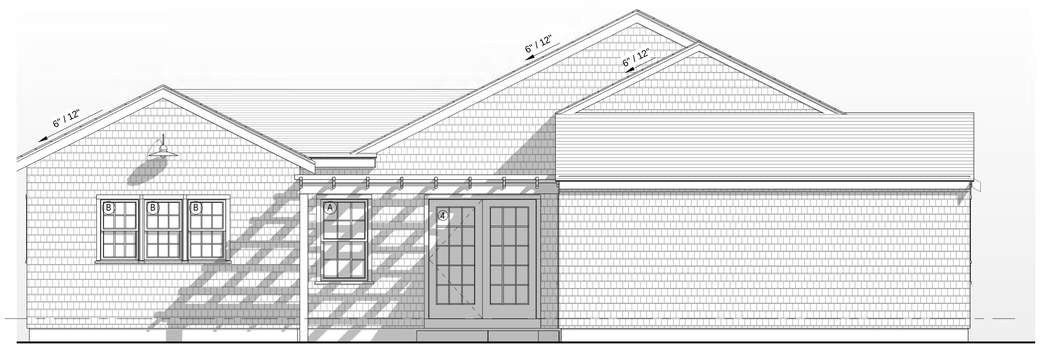
Front Door



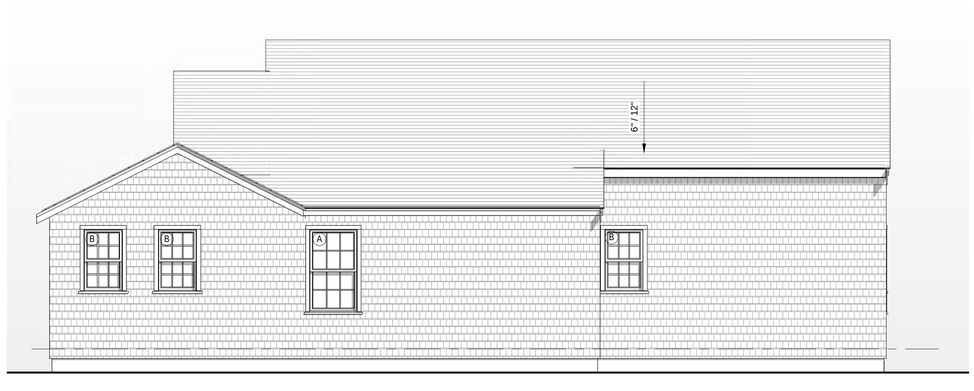
Previously Approved North Elevation
1/8" = 1'-0"



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





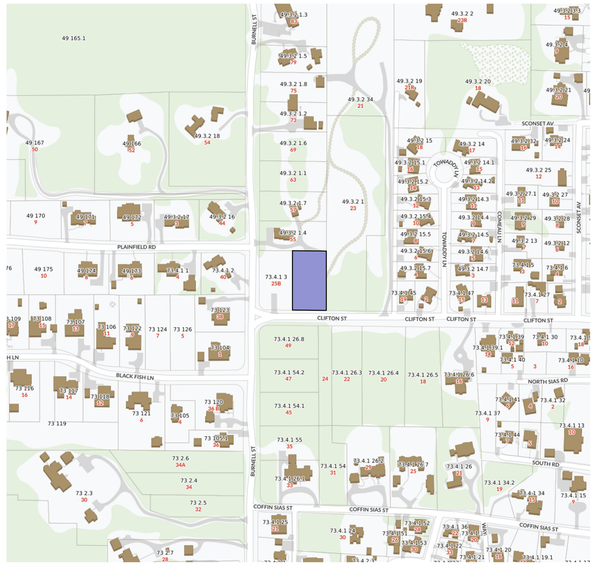




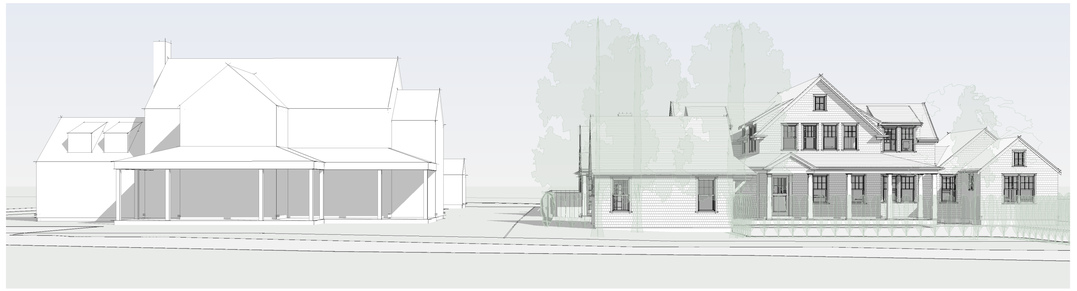
Holding Residence

25A Clifton Street
Nantucket, MA 02554

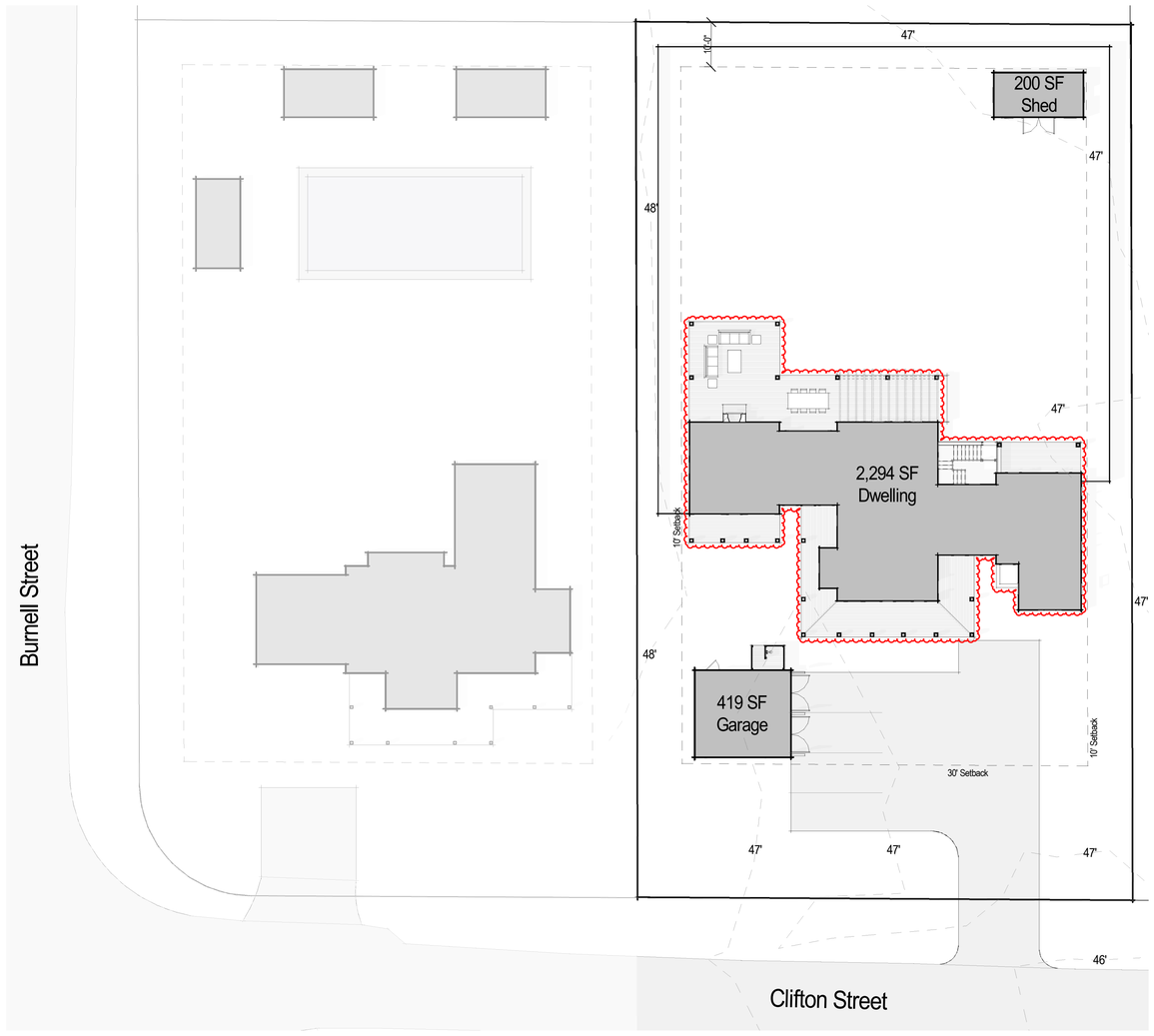
07.01.24



1 Locus Map
Not to Scale

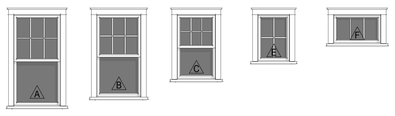


Street View

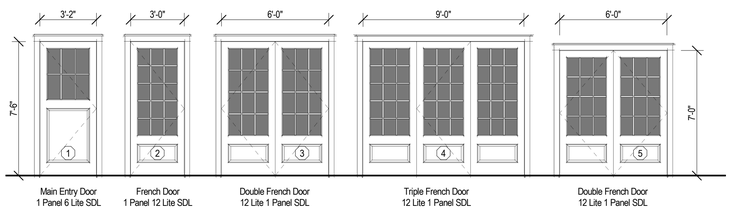


2 Site Plan
1/16" = 1'-0"

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.

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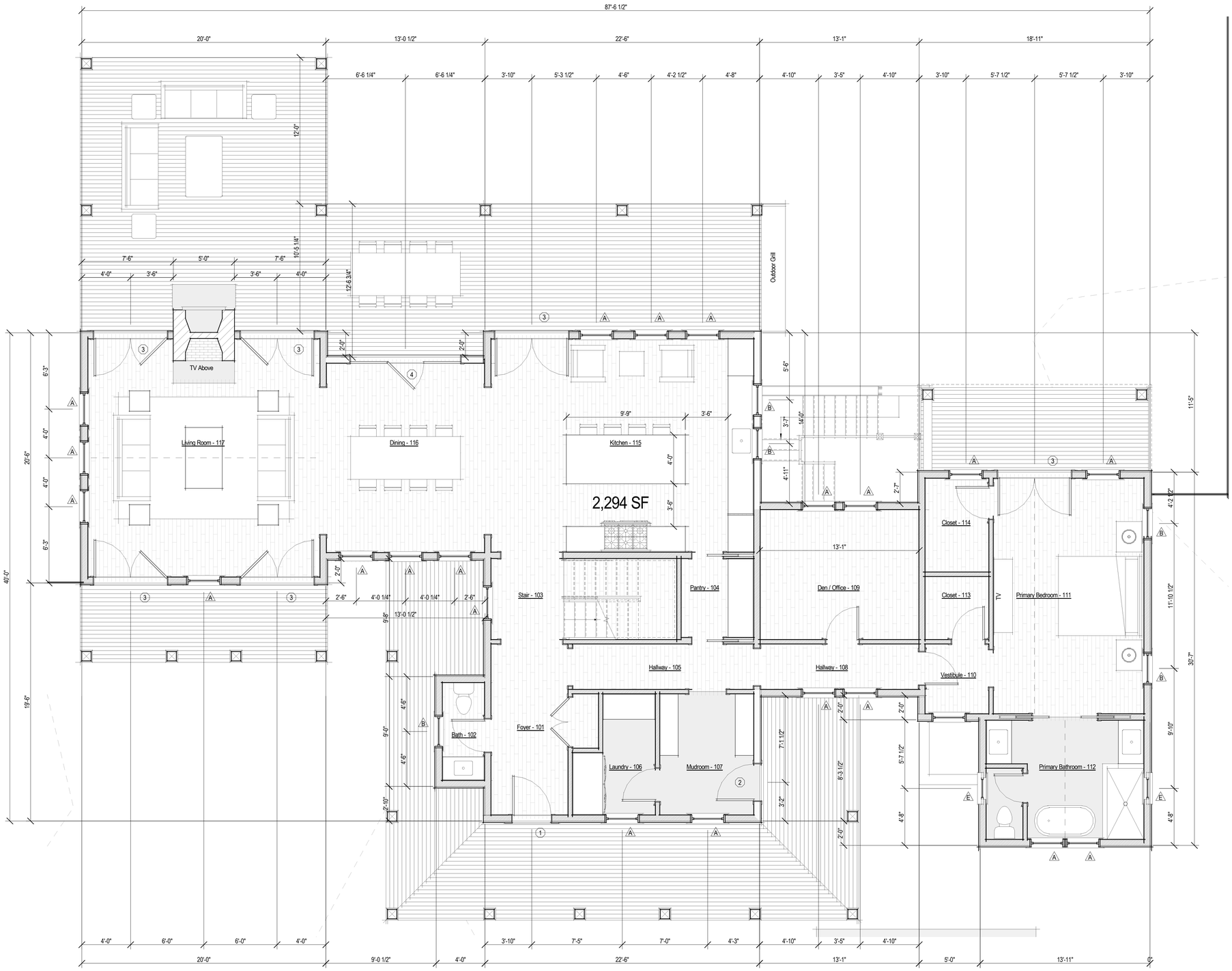
G.1.1
2402

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

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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

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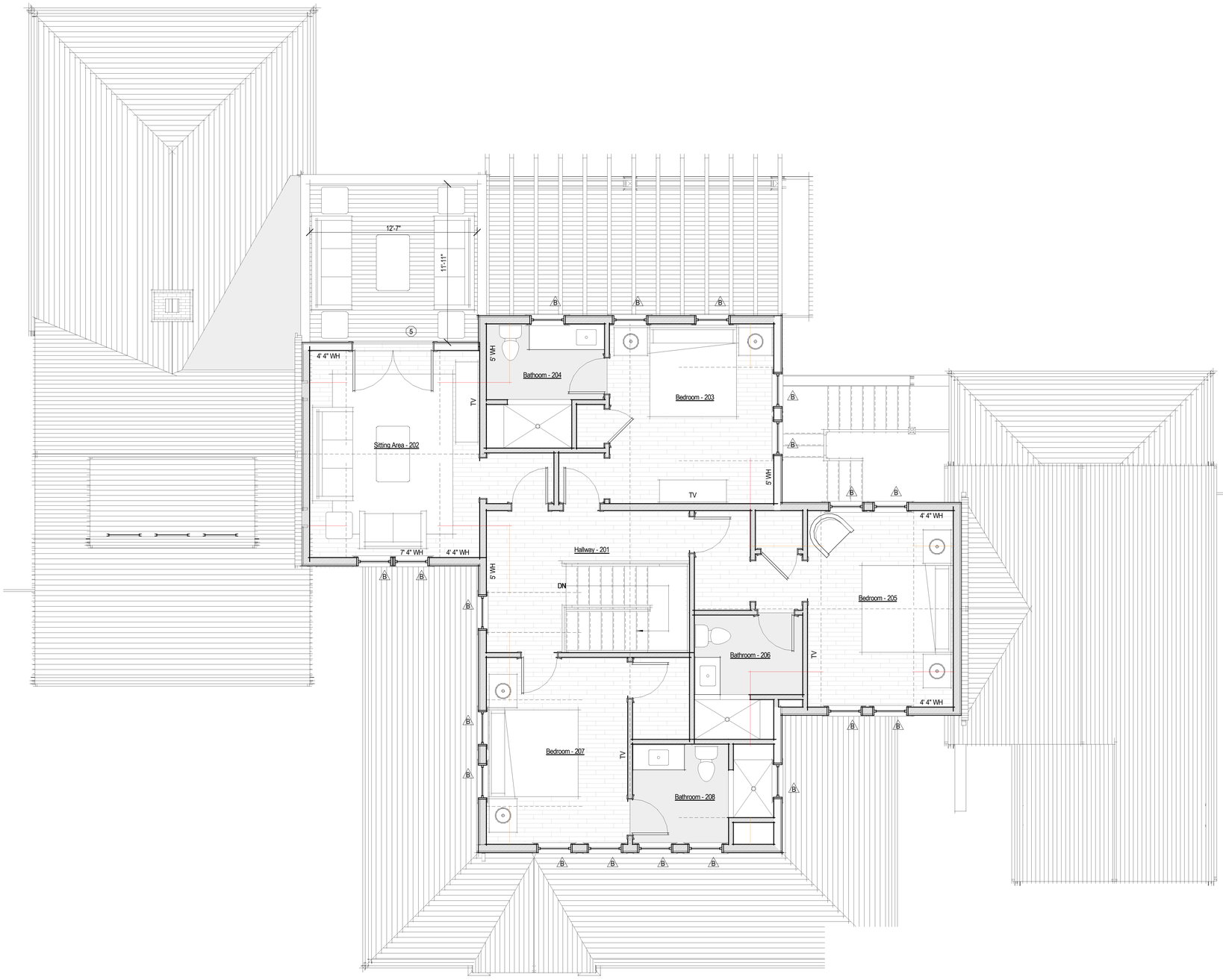
A.1.1
2402

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

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Site Information

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Current Zoning:	SR-20
Minimum Frontage:	75'
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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

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Roof Plan

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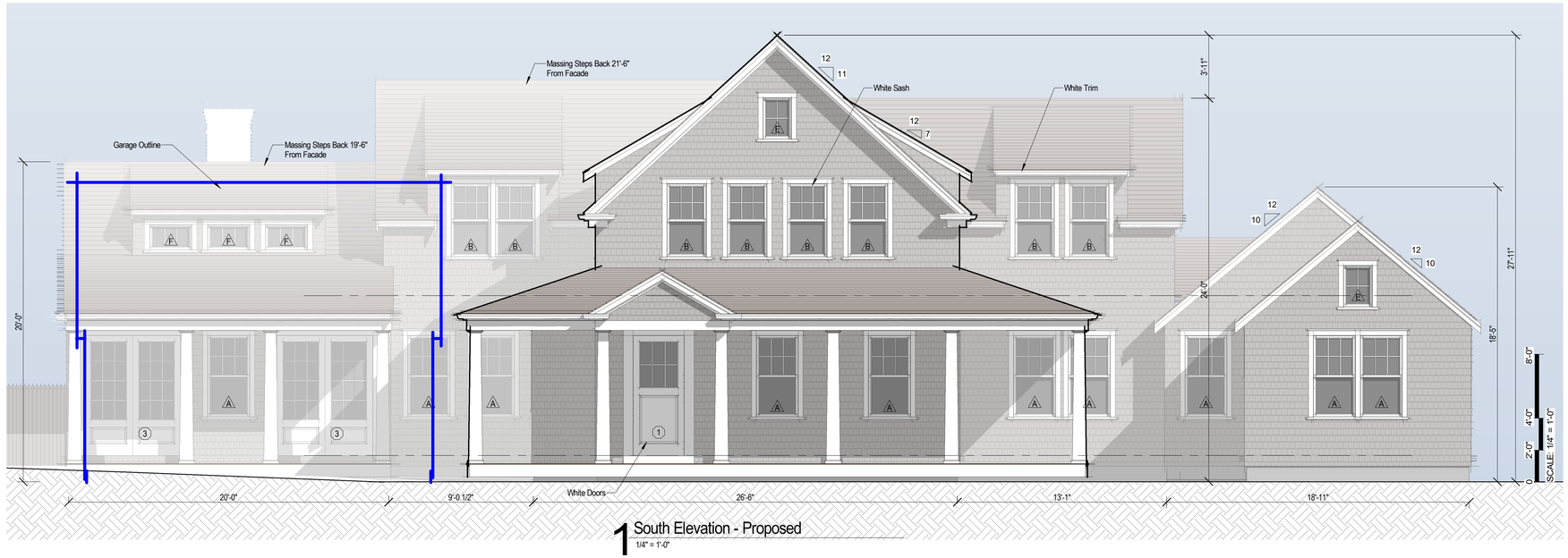
A.1.3

2402

07.01.24

HDC Submission



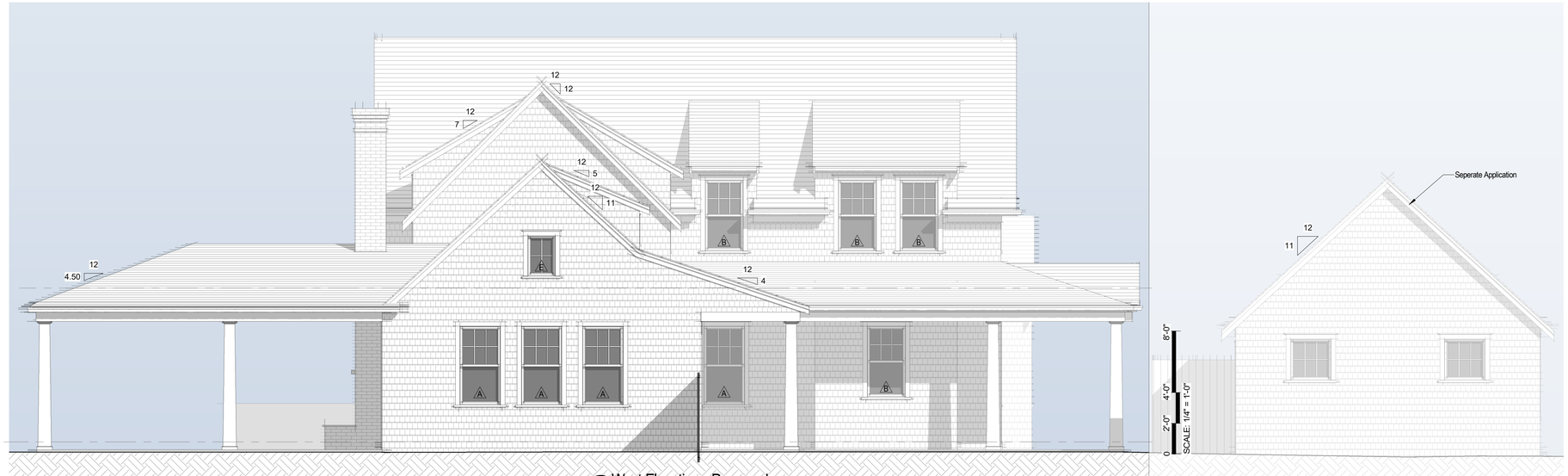
1 South Elevation - Proposed
1/4" = 1'-0"



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
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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 Elevations

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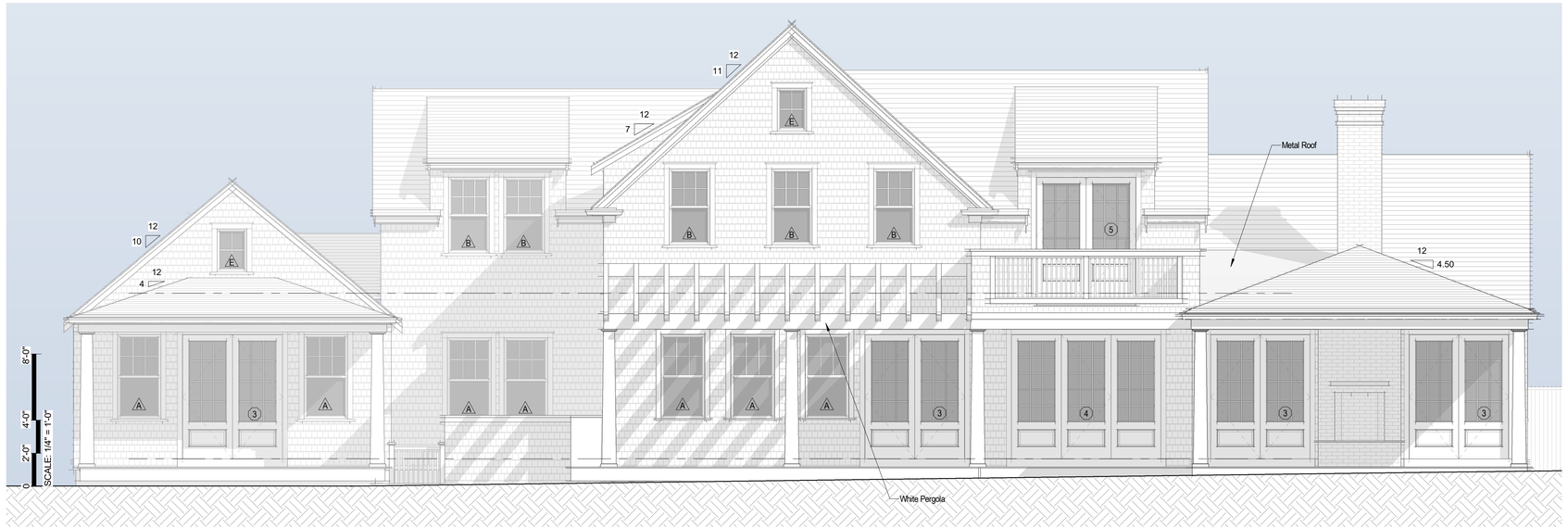
A.2.1

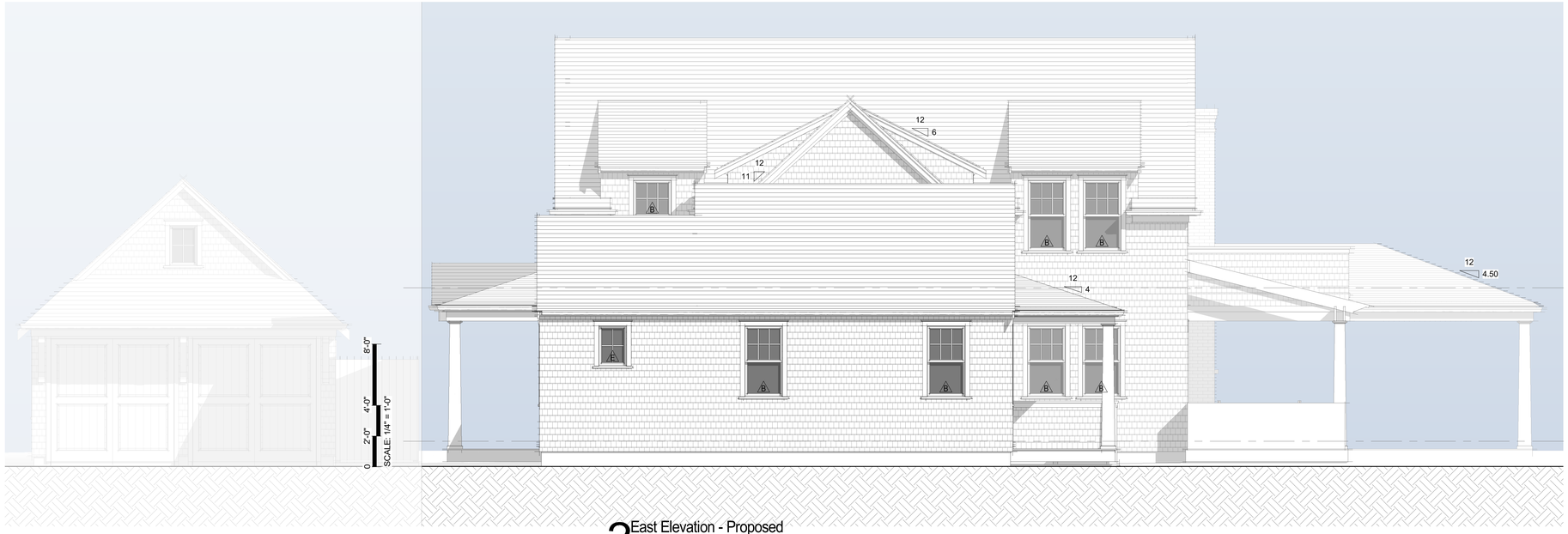
2402

07.01.24

HDC Submission



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

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SHEET INDEX
G.1.1 Cover Sheet
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A.1.2 Second Floor Plan
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Revisions

Exterior Elevations

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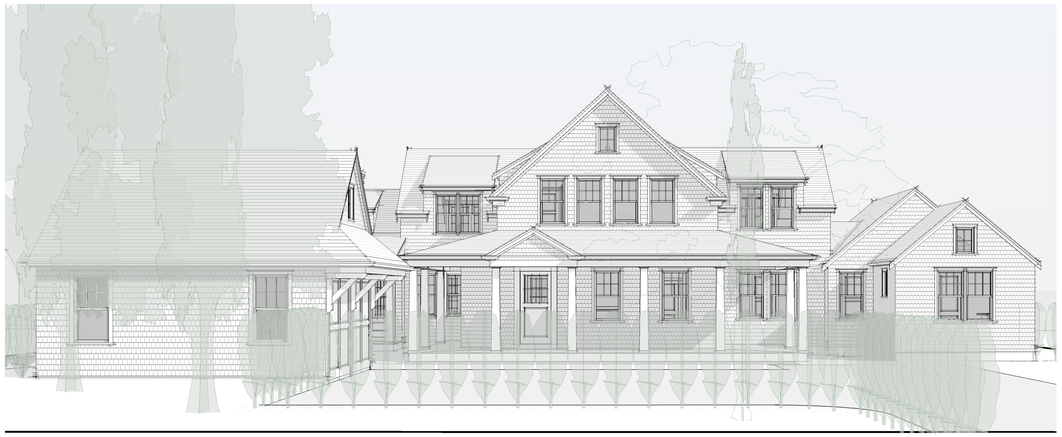
A.2.2

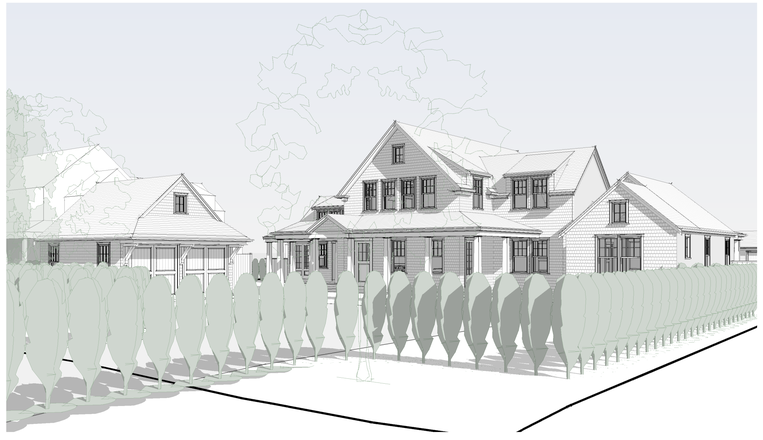
2402

07.01.24

HDC Submission



Street Perspective (A)



Street Perspective (B)



Street Perspective (C)

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
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Side/Rear Setback:	10'
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Min. Lot Size:	20,000 SF
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Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Exterior Perspectives

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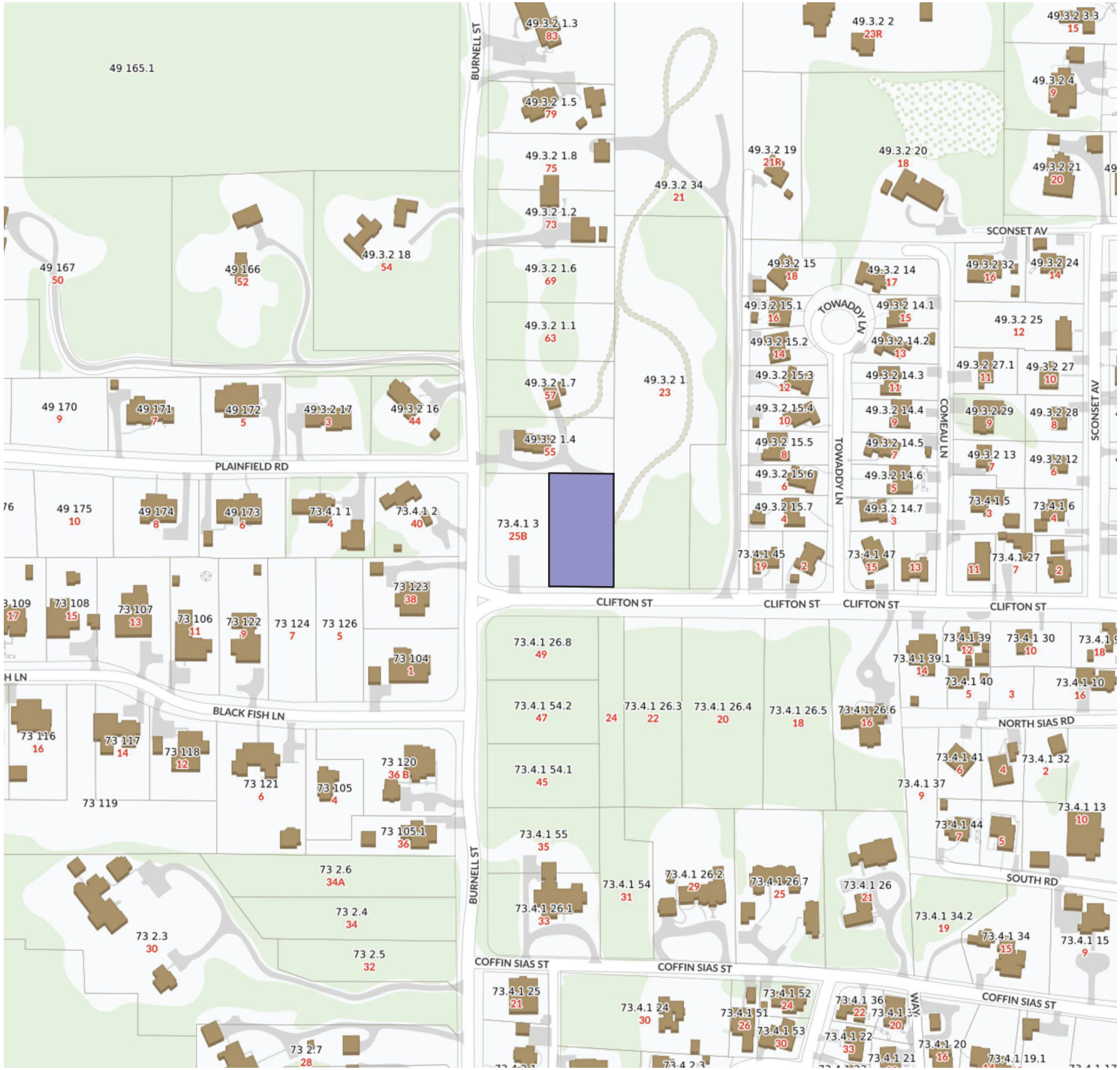
A.2.3

2402

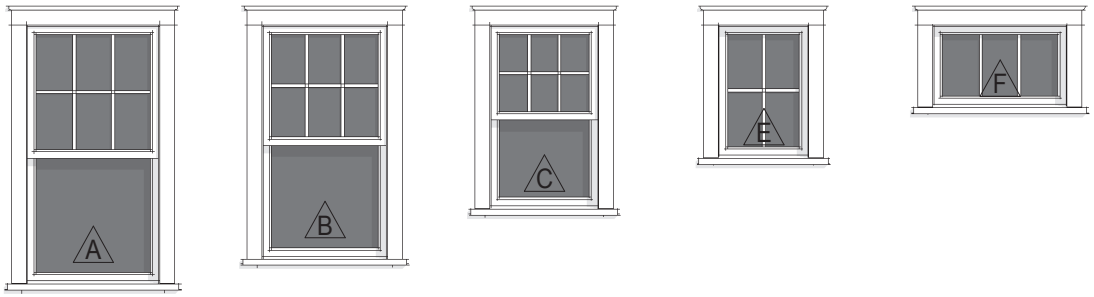


1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



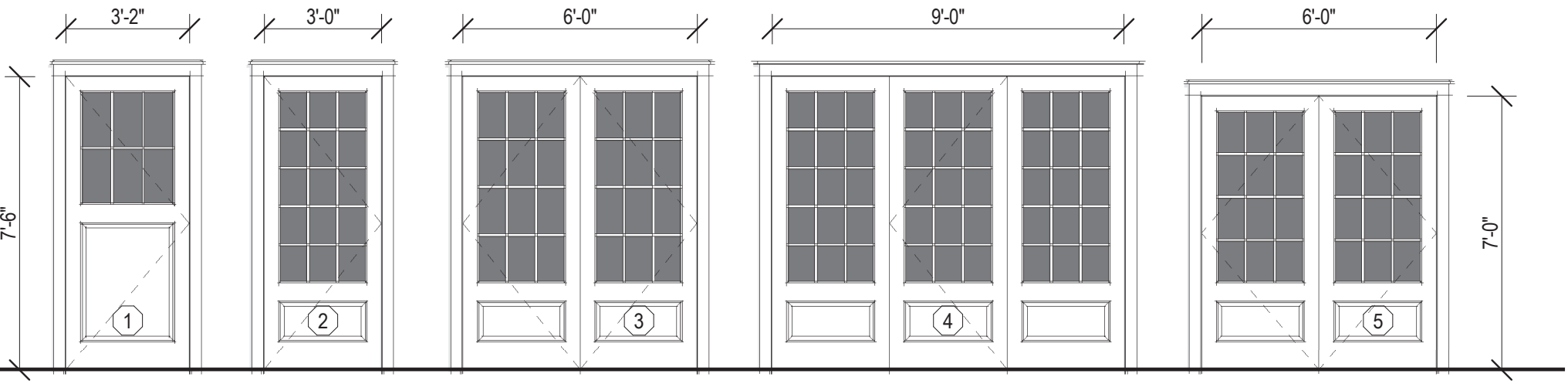
Double Hung
6/1 SDL

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

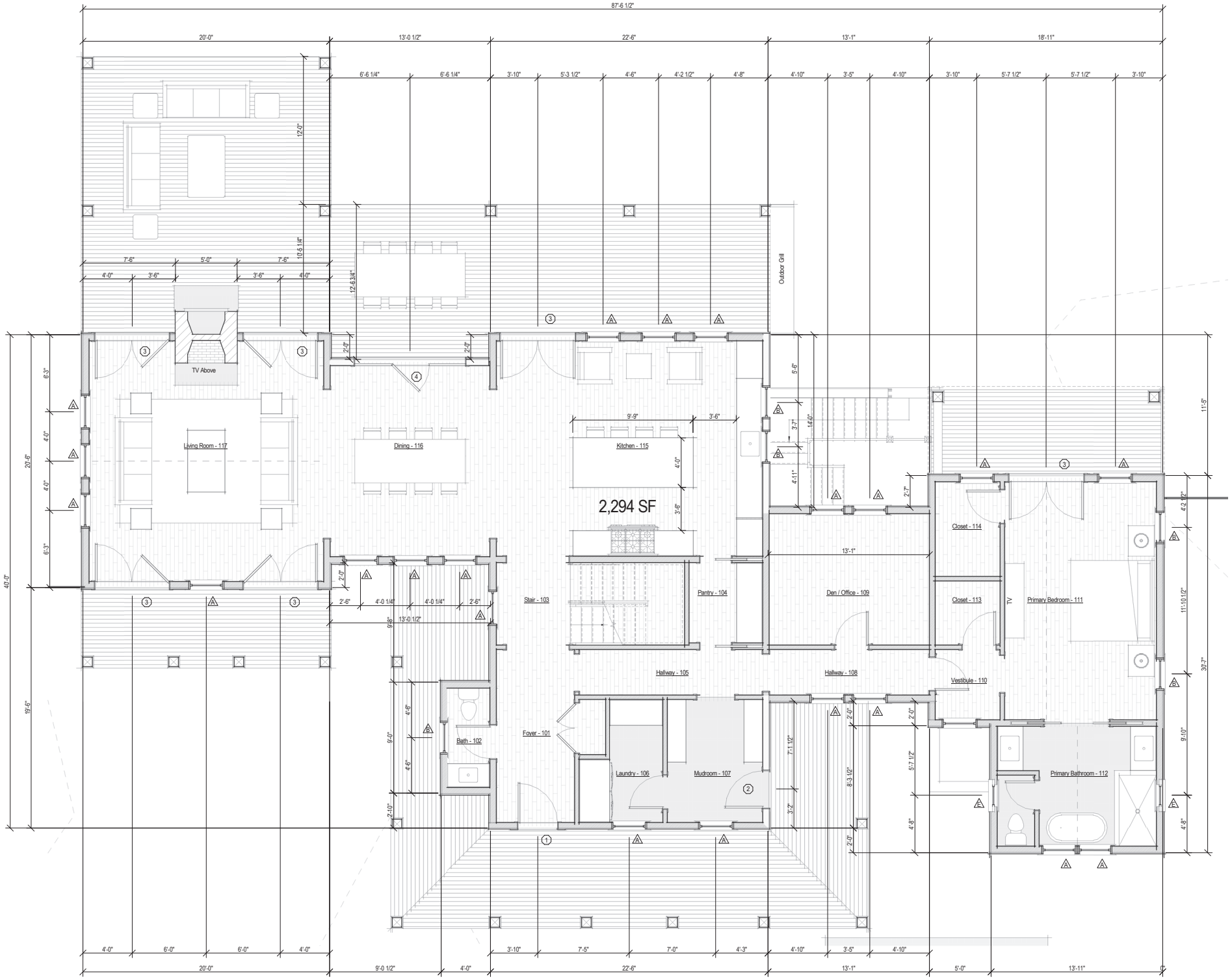
Double French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL

Double French Door
12 Lite 1 Panel SDL

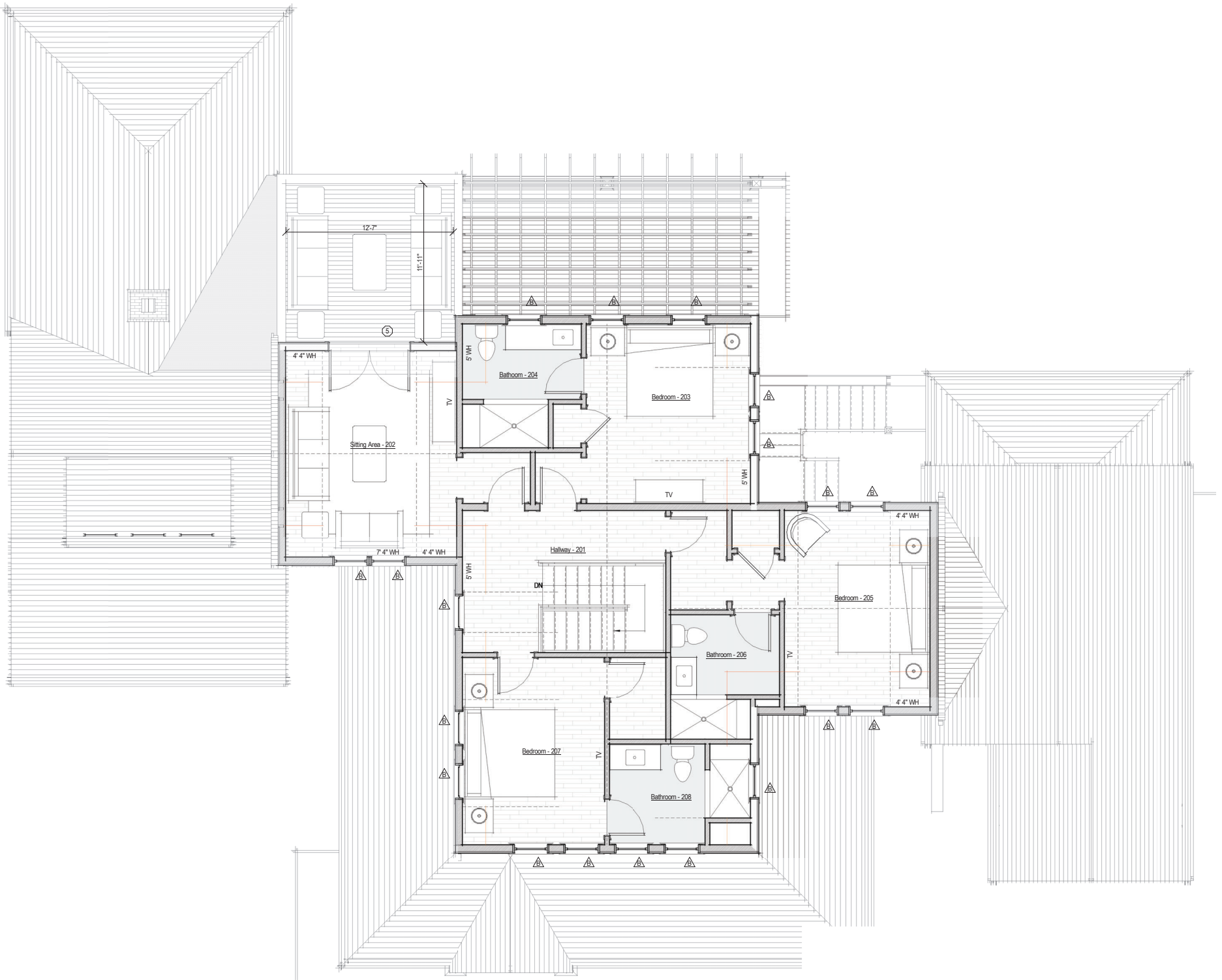
3 Exterior Window & Door Legend

1/4" = 1'-0"

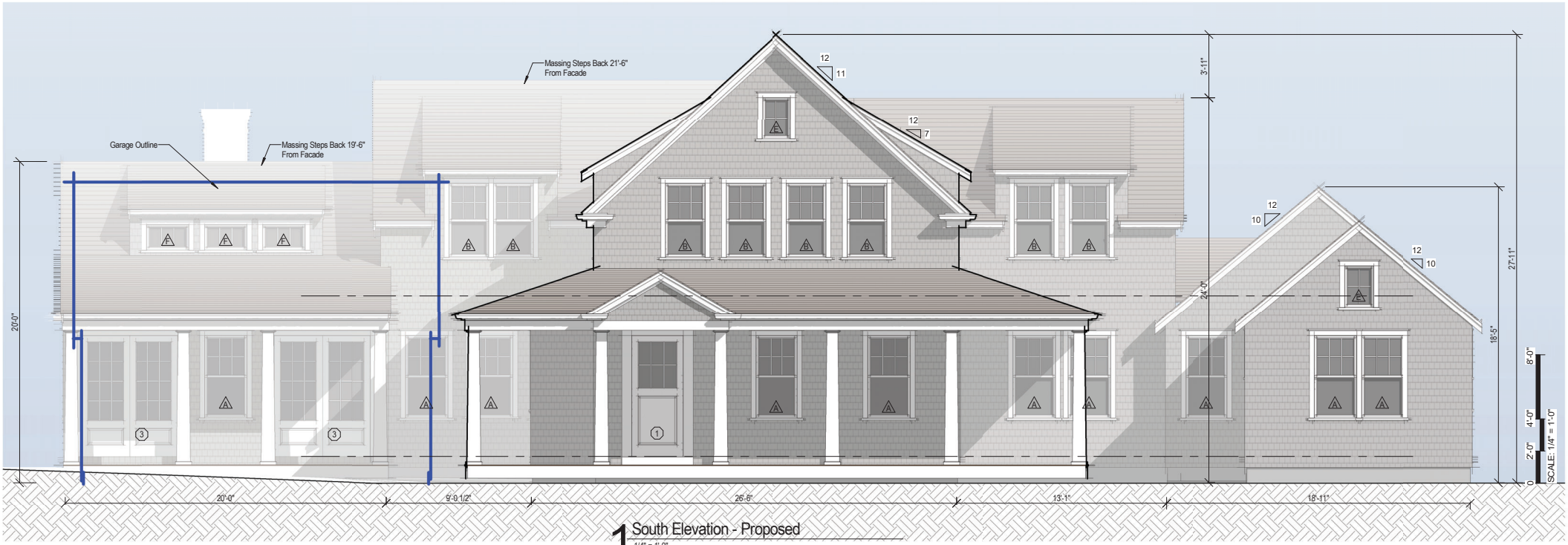


1 First Floor Plan - Proposed

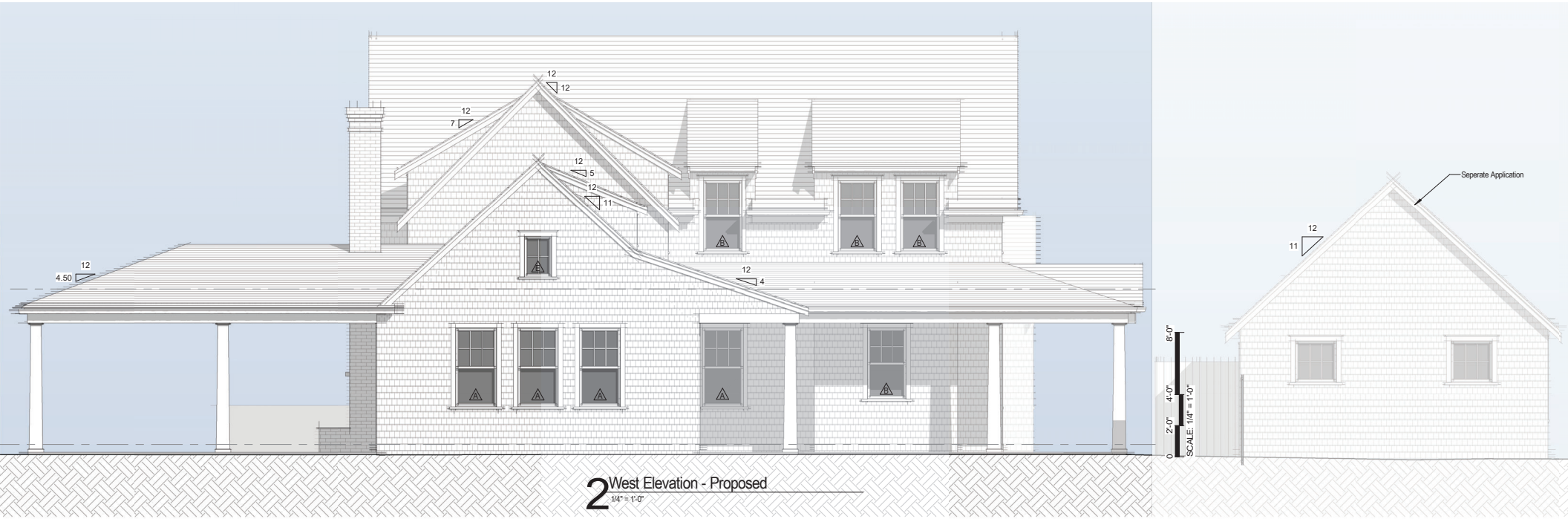
1/4" = 1'-0"



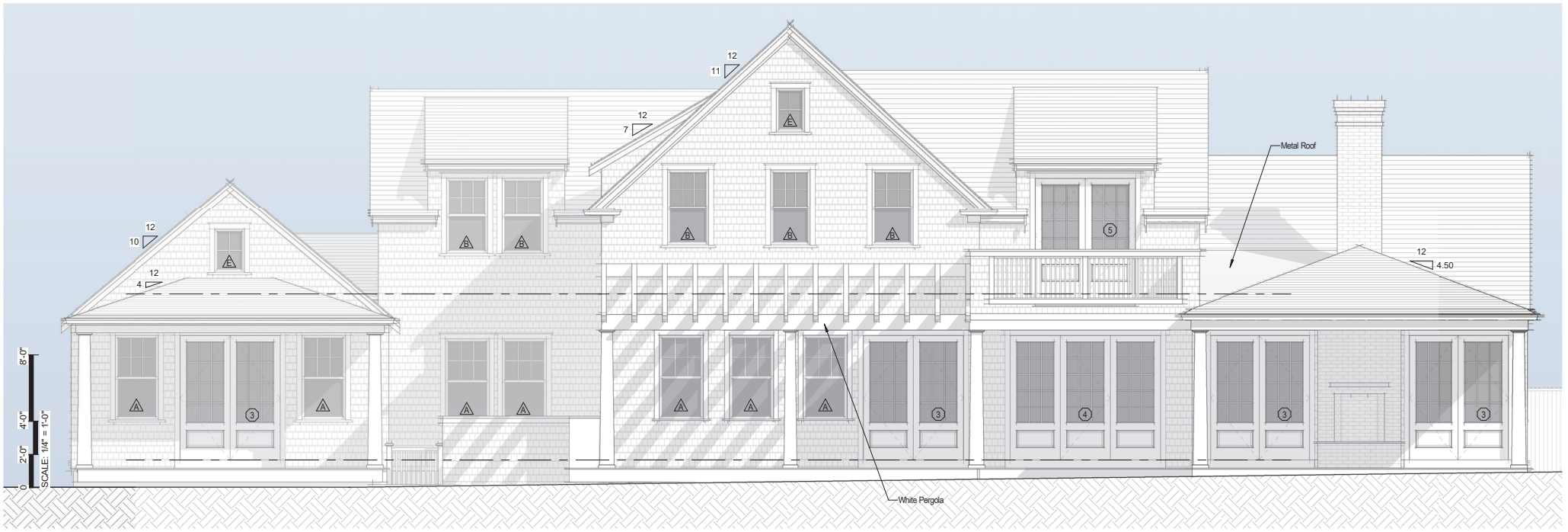
1 Second Floor Plan - Proposed
1/4" = 1'-0"



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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
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Street anc

City, State,

Postmark Here

NOTLIH LLC
31A OCEAN AVE
SIASCONSET, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City, State,

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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

9589 0710 5270 0324 7582 40

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Pos
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Sent To

Street anc

City, State

Postmark Here

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

9589 0710 5270 0324 7582 57

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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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

9589 0710 5270 0324 7582 33

U.S. Postal Service™
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Certified Mail Fee
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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 P
$

Sent To

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

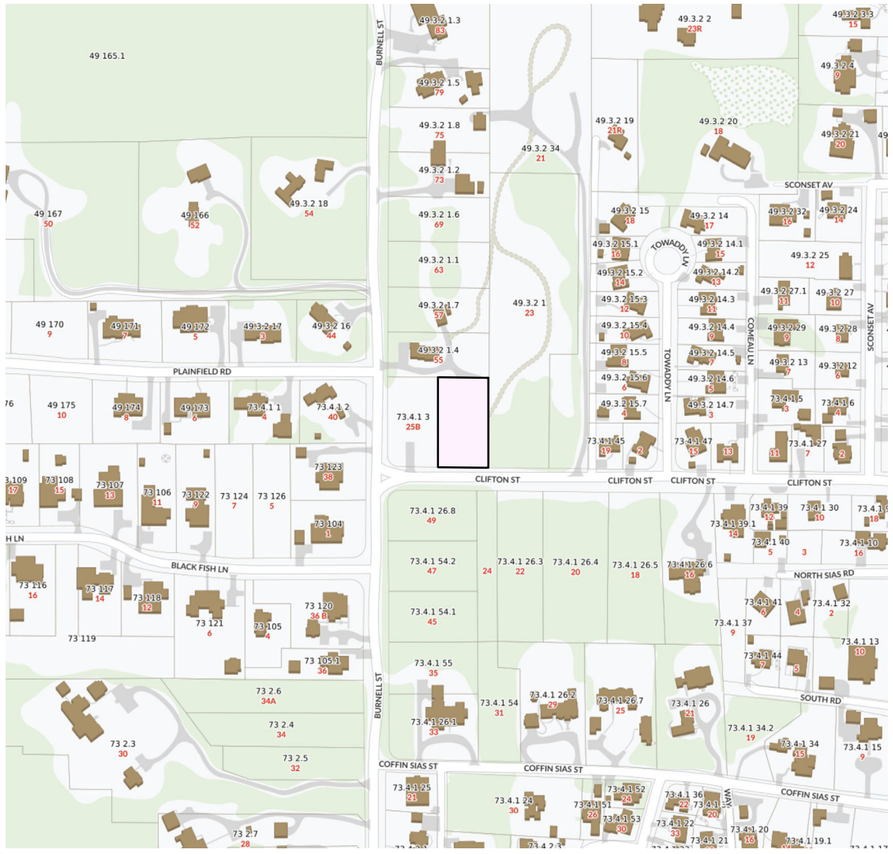
06.25.24
Date











Locus



Garage Door
Vertical Board

French Door
1 Panel 12 Lite SDL

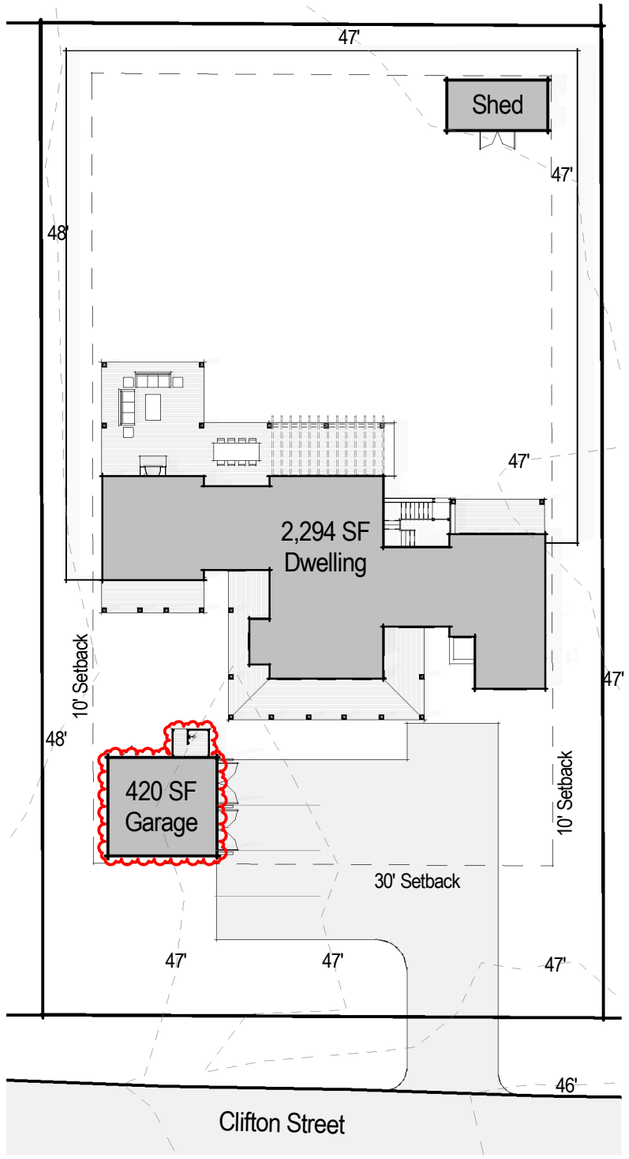
Double Hung
6/1 SDL

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

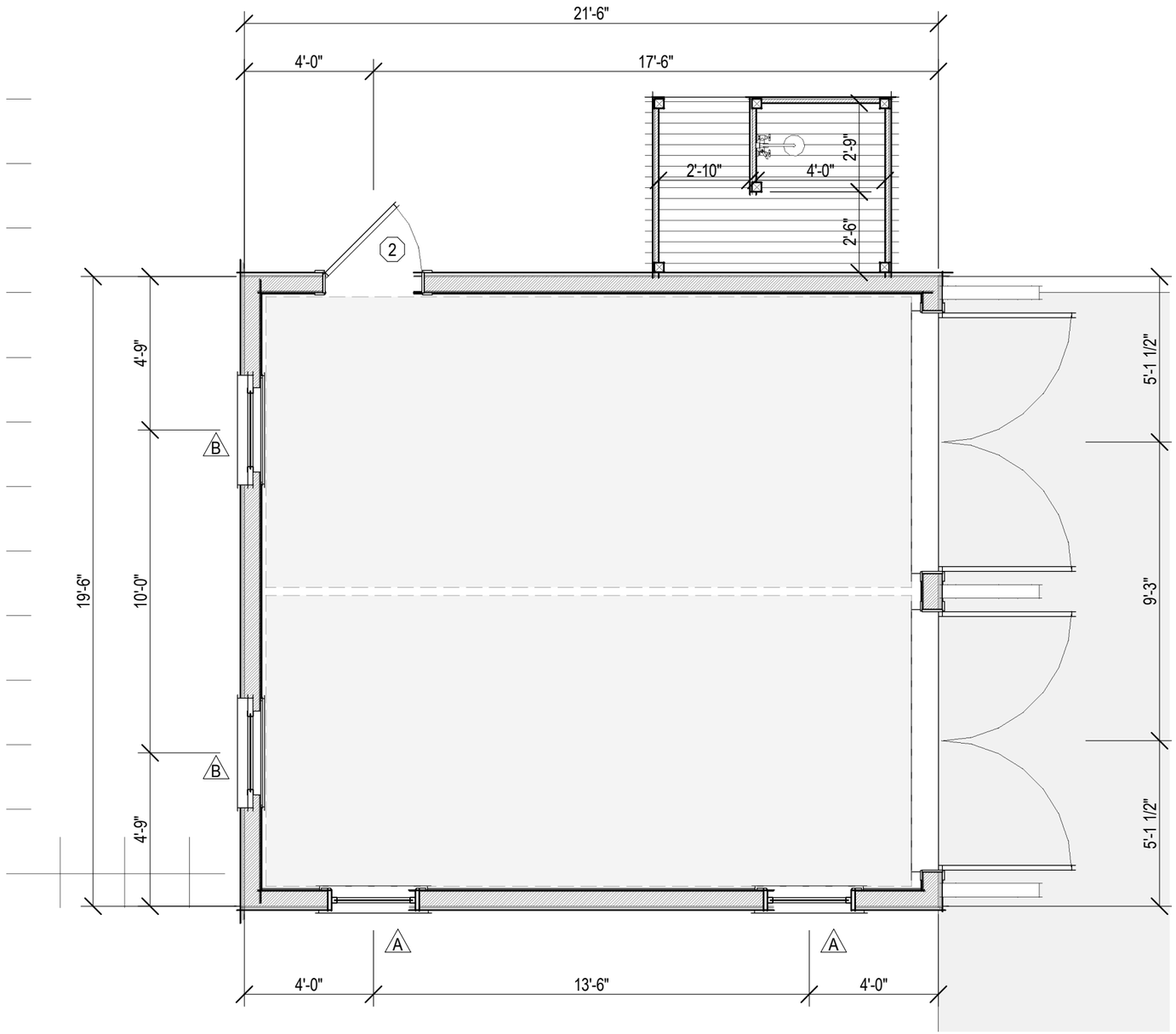
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

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

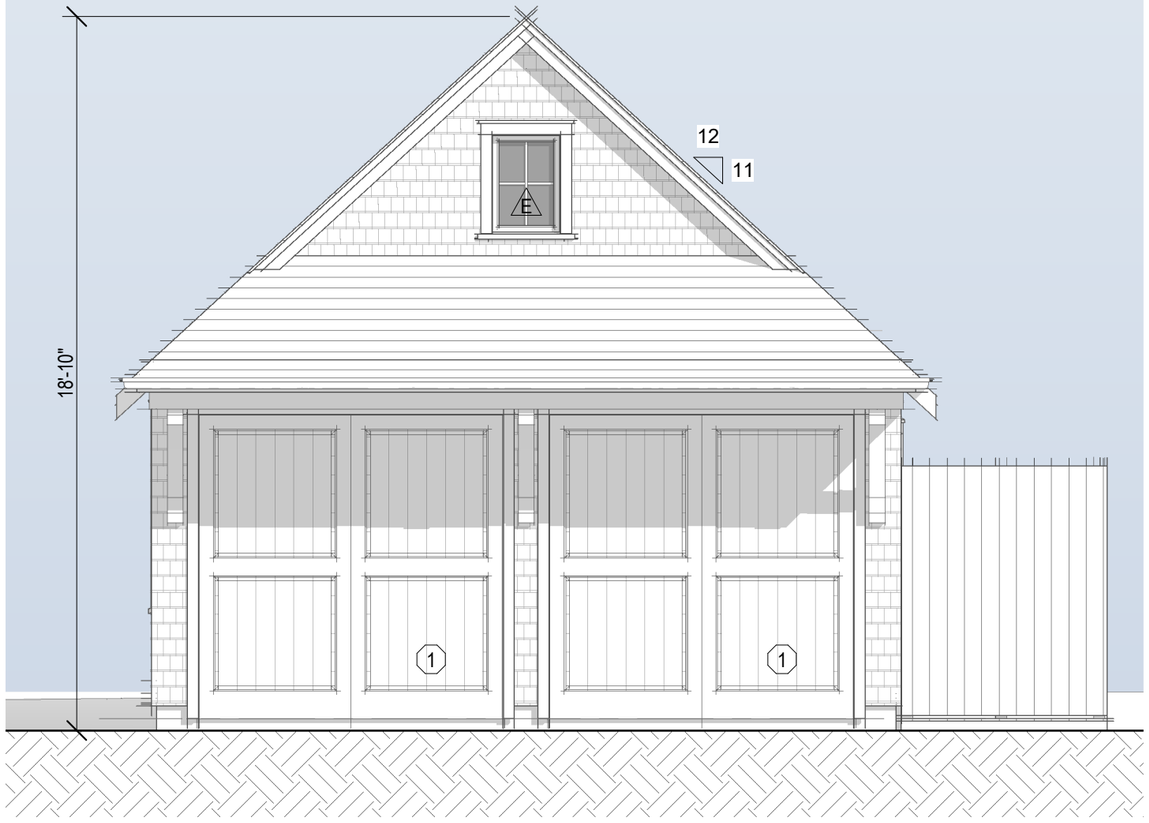
Zoning Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Floor Plan

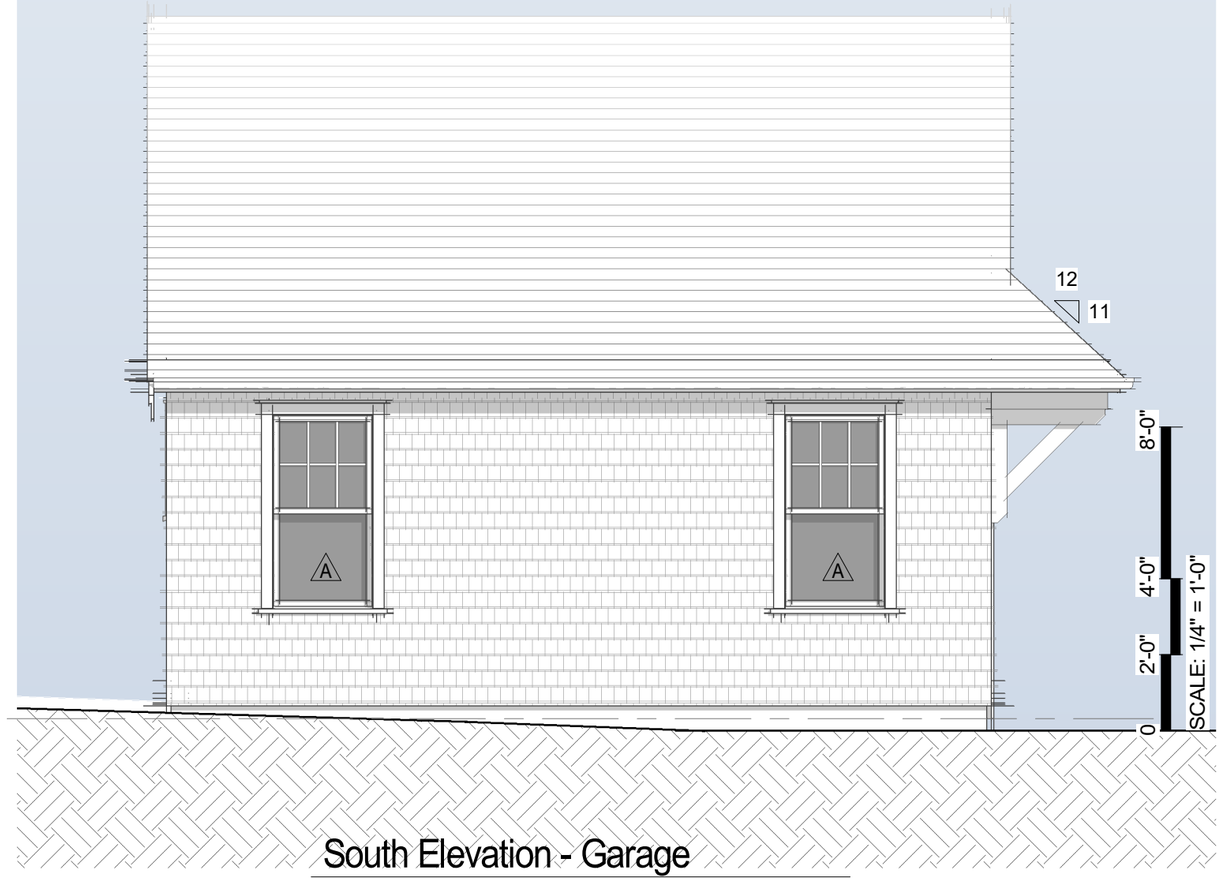
Scale: 1/4" = 1'-0"
Date: 07.01.24

emeritus
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'

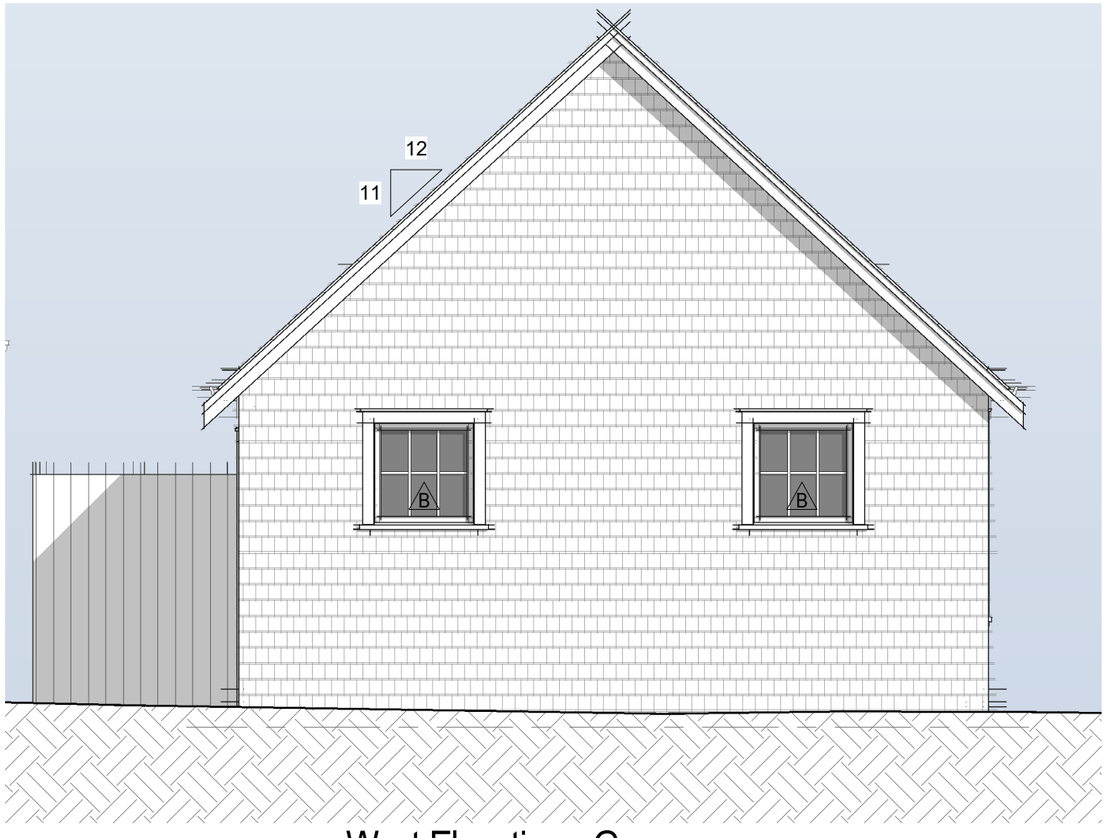
Garage Elevations

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

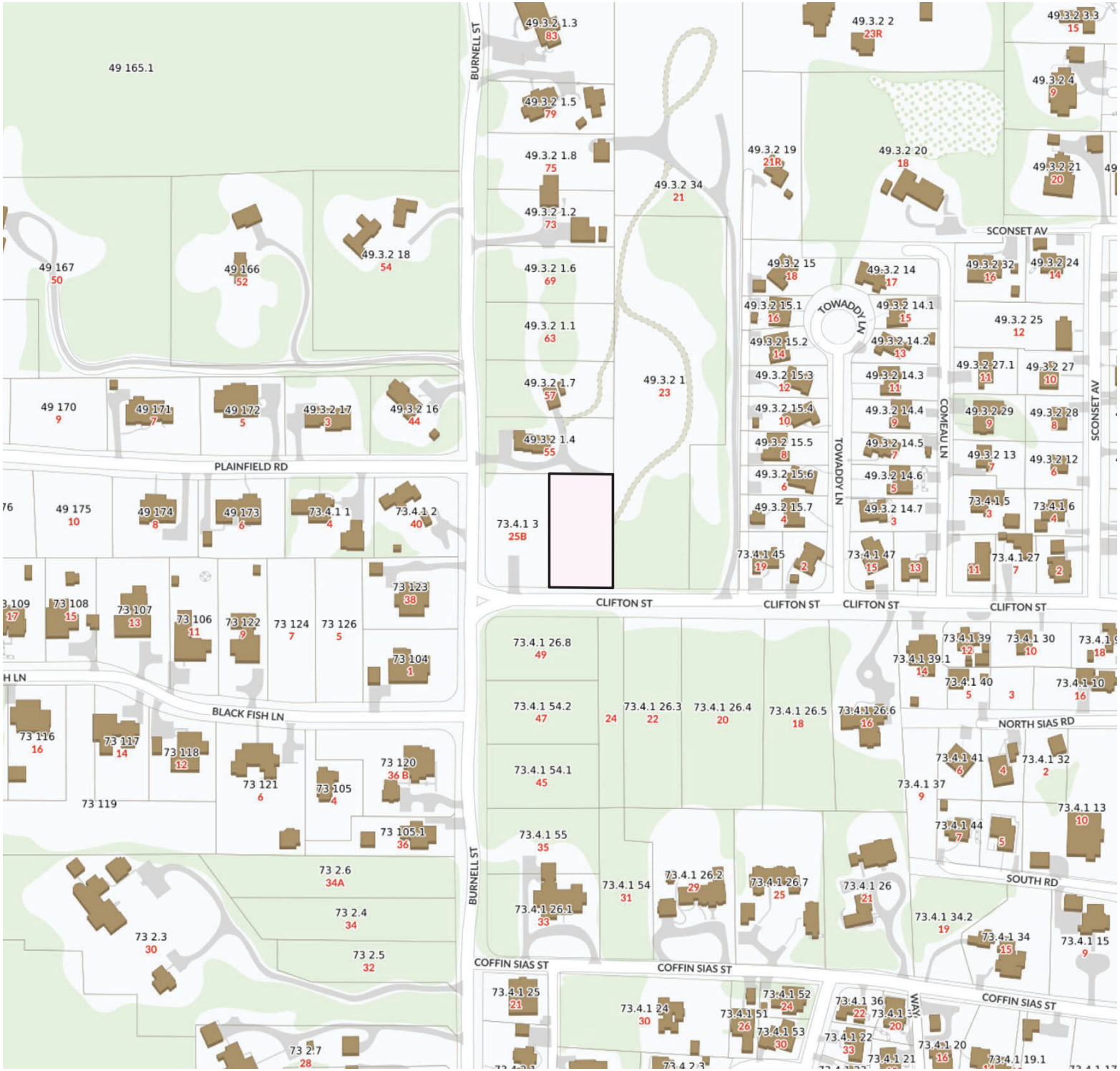
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Perspective

Scale:

Date: 07.01.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


BURNELL ST
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
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49.3.2 15.6
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49.3.2 14.6
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49.3.2 15.7
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49.3.2 14.7
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73.4.1 45
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73.4.1 47
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49.3.2 32
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73.4.1 41
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73.4.1 32
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73.4.1 37
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73.4.1 34.2
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73.4.1 34
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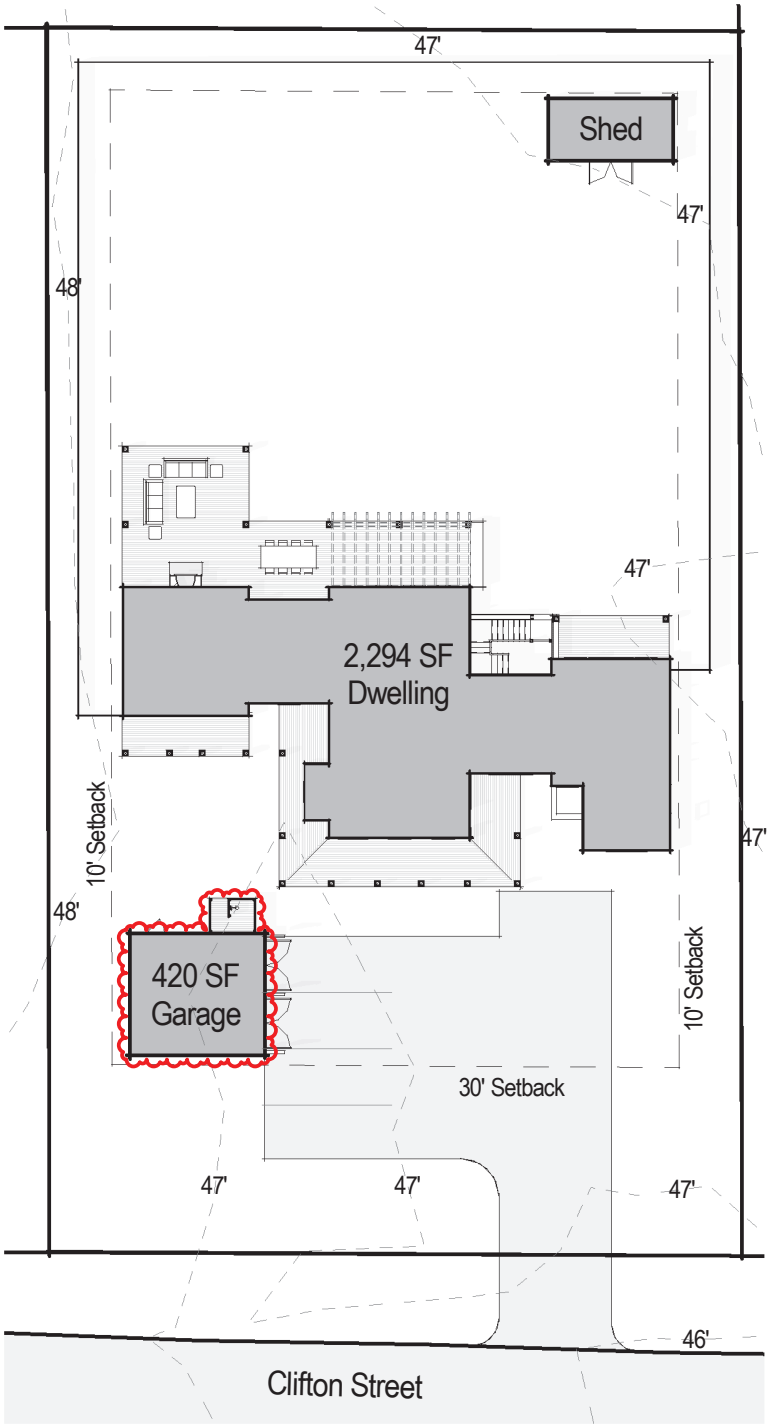
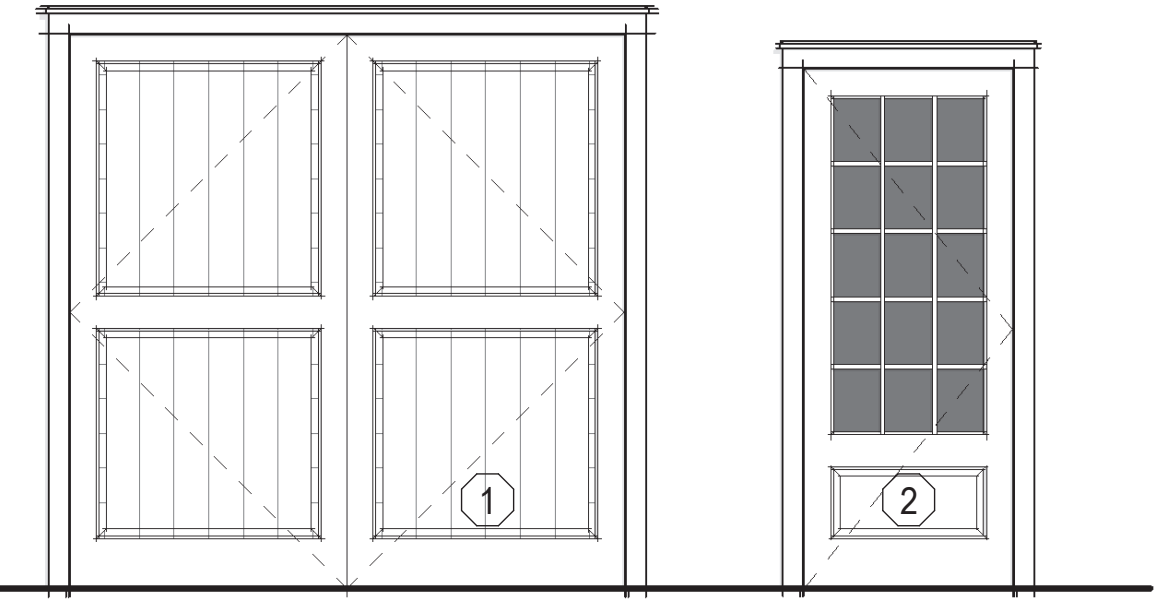
73.4.1 15
9

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

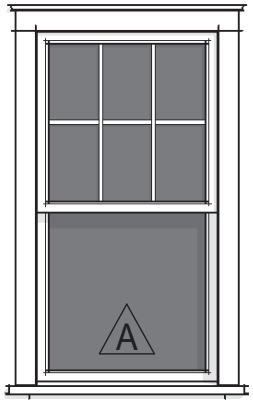
Site

1" = 30'-0"

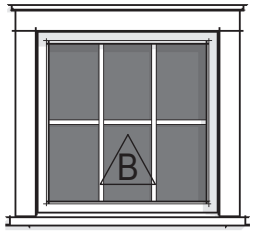


Garage Door
Vertical Board

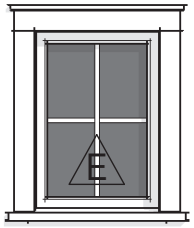
French Door
1 Panel 12 Lite SDL



Double Hung
6/1 SDL



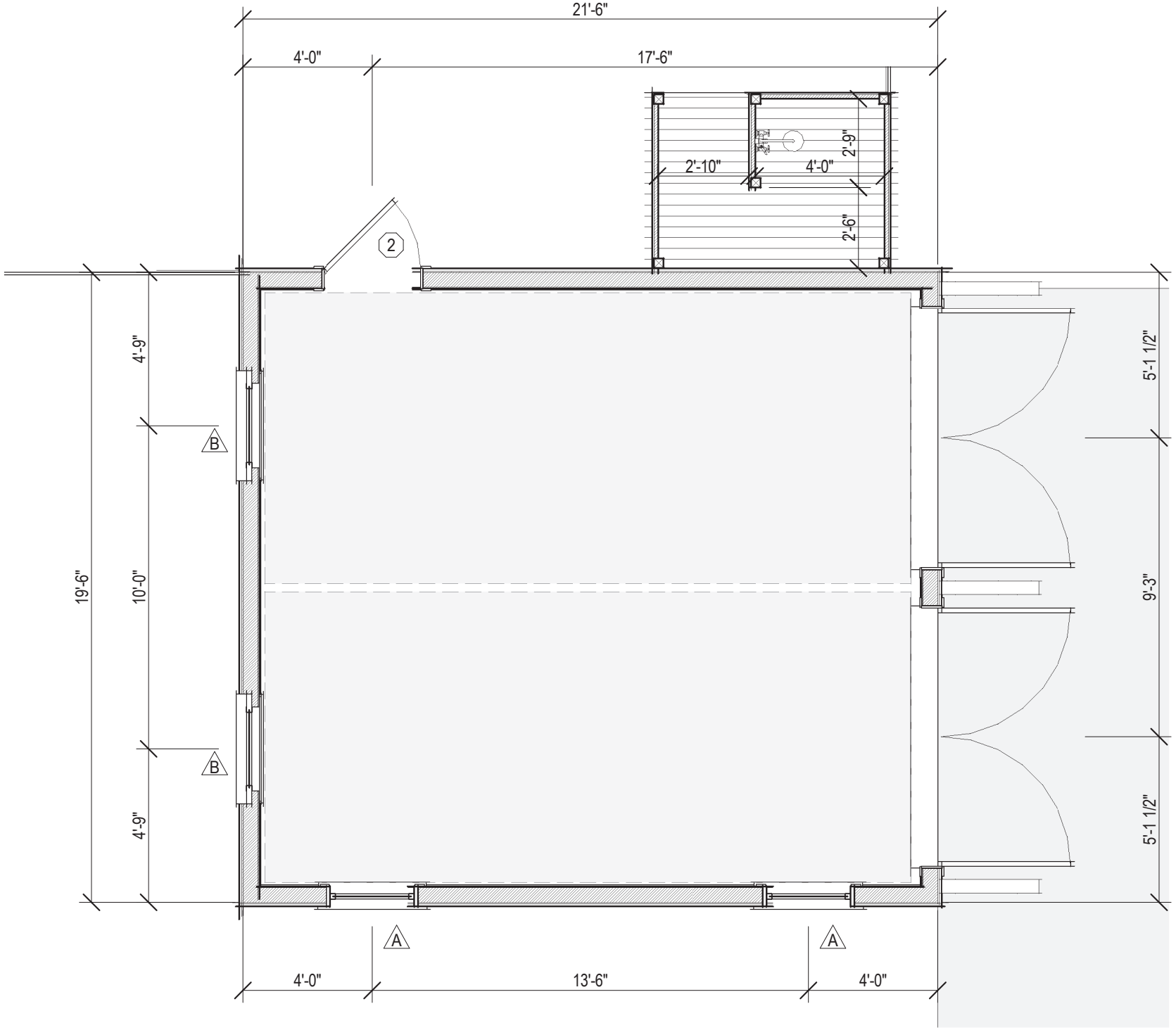
Fixed
6 Lite SDL



Fixed
4 Lite SDL

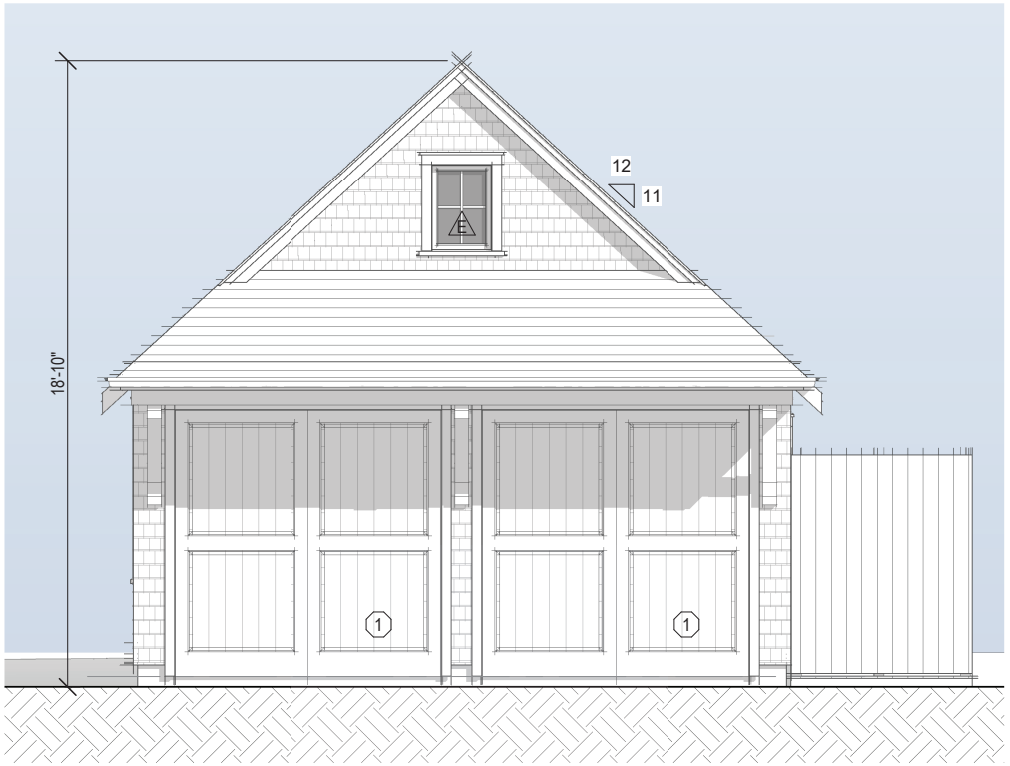
Window & Door Legend

1/4" = 1'-0"



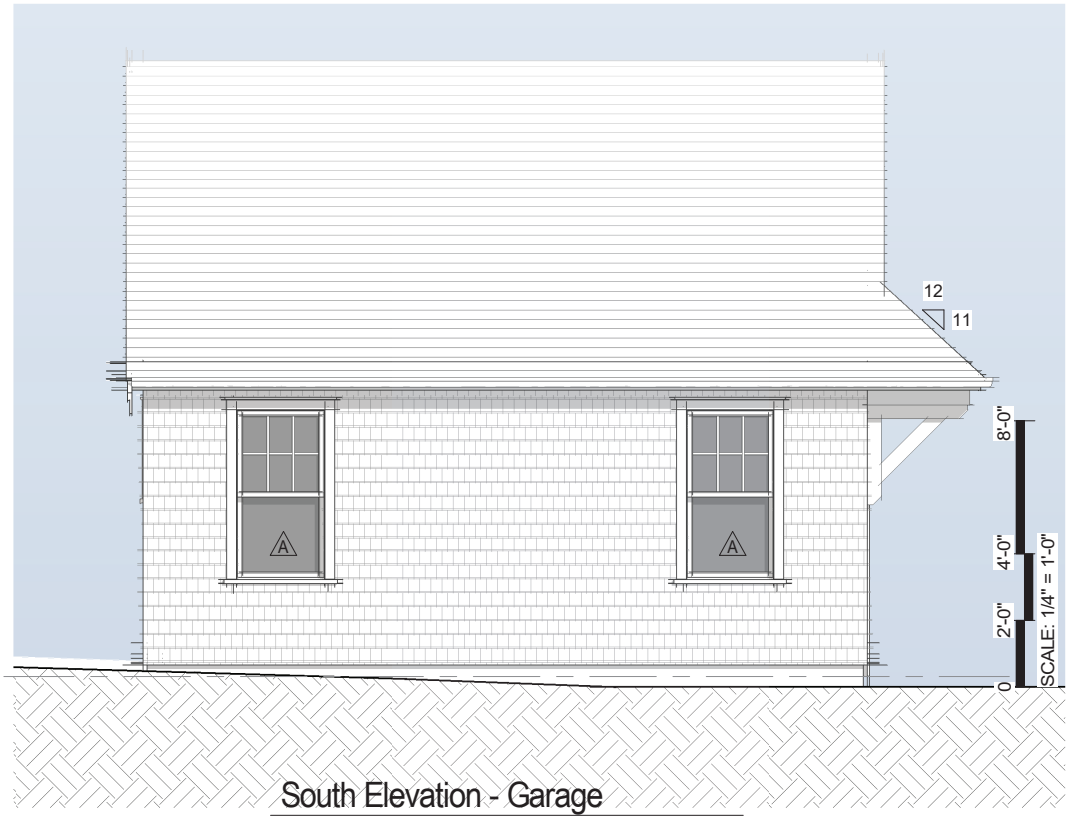
1 Garage Plan

1/4" = 1'-0"



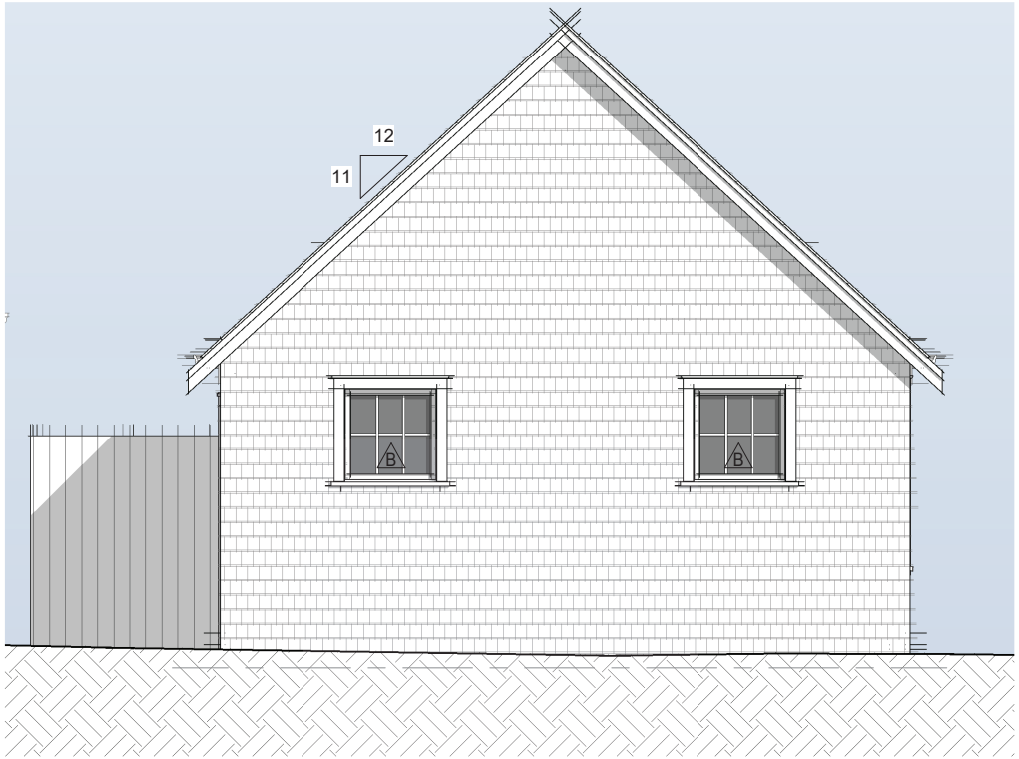
East Elevation - Garage

1/4" = 1'-0"



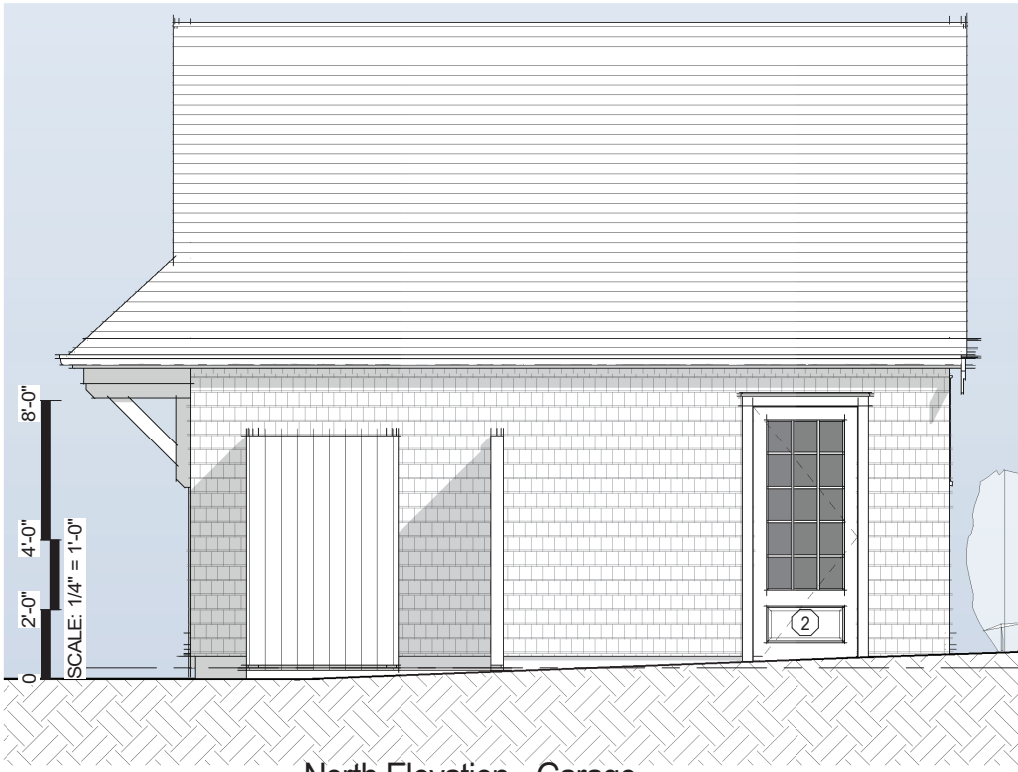
South Elevation - Garage

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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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
$

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Street anc

City, State,

Postmark Here

NOTLIH LLC
31A OCEAN AVE
SIASCONSET, MA 02564

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
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Postage
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Total Posta
$

Sent To

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

9589 0710 5270 0324 7582 40

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To

Street anc

City, State

Postmark Here

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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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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

9589 0710 5270 0324 7582 33

U.S. Postal Service™
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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 P
$

Sent To

Street

City, St

Postmark Here

OVERLOCK JAMES G & EMILY D
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

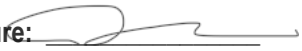
Authorization Letter

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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3963 WOOD AVE
COCONUT GROVE, FL 33133

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189 EGREMONT PLAIN RD
GREAT BARRINGTON, MA 33133

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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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NANTUCKET MA OFFICE JUN 26 2024

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Total Postage
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Sent To
Street and
City, State,

MUELLER RALPH R & LAURA S TR
NEVERMOOR TRUST
109 CLOVER MEADOW
BURR RIDGE, IL 60527

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sen
Stre
City

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

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$

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City, State,

PROPERTY OWN ASSOC TOM NEVERS
PO BOX 2010
NANTUCKET, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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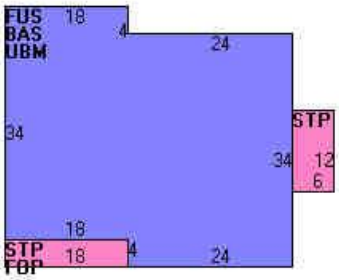


(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

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

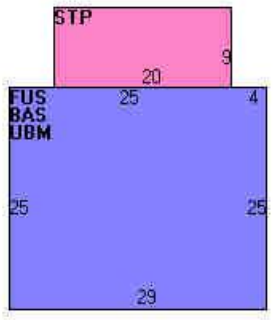
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 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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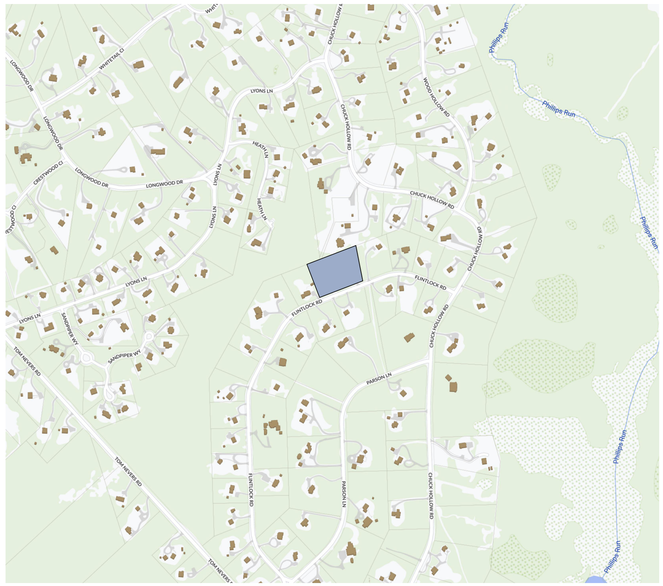
32 Flintlock Road

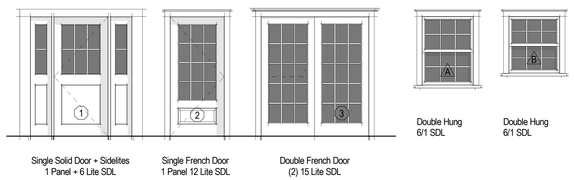
Nantucket, MA

07.01.24

HDC Submission



1 Locus Map
Not to Scale



Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

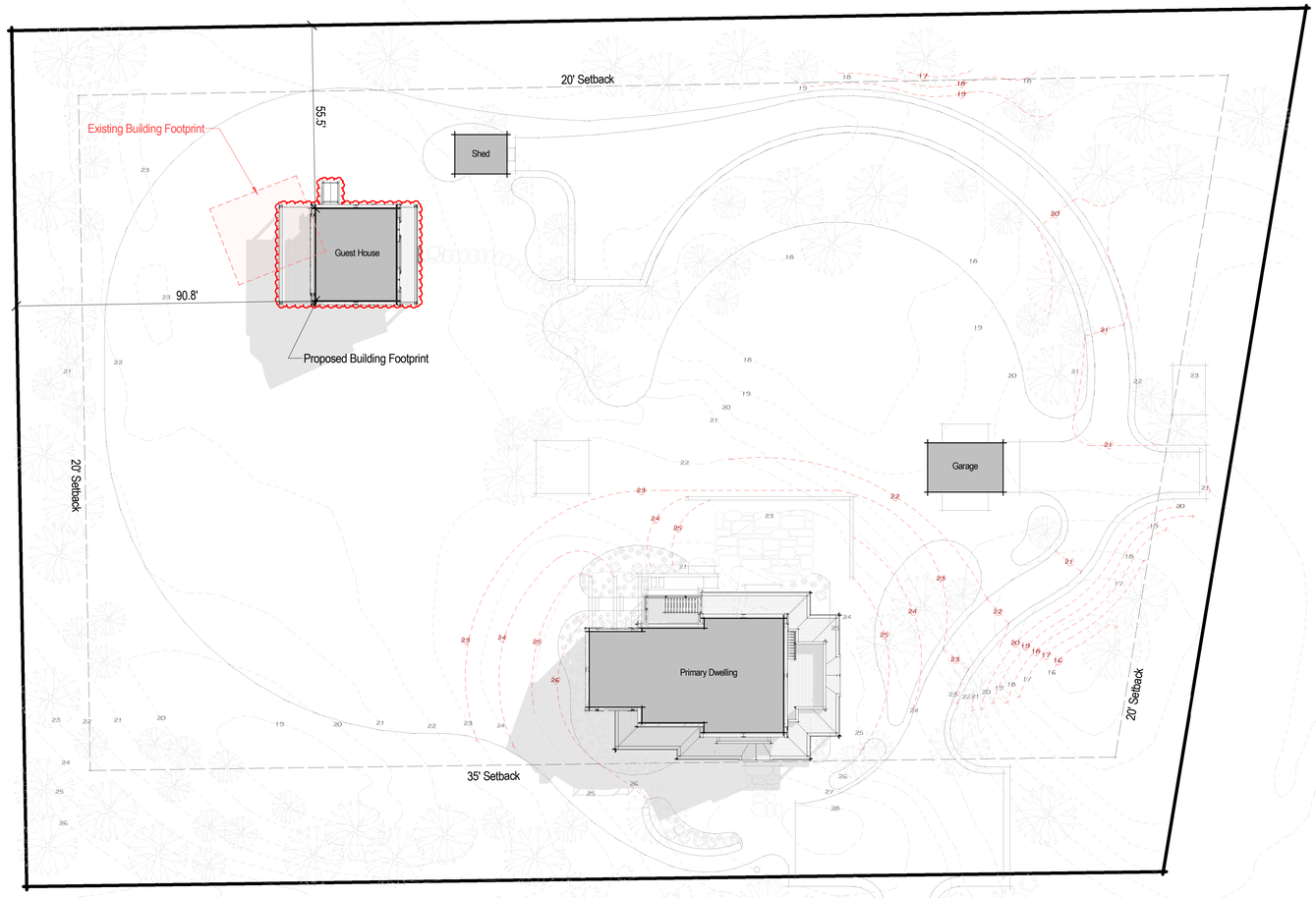
Single French Door
1 Panel 12 Lite SDL

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

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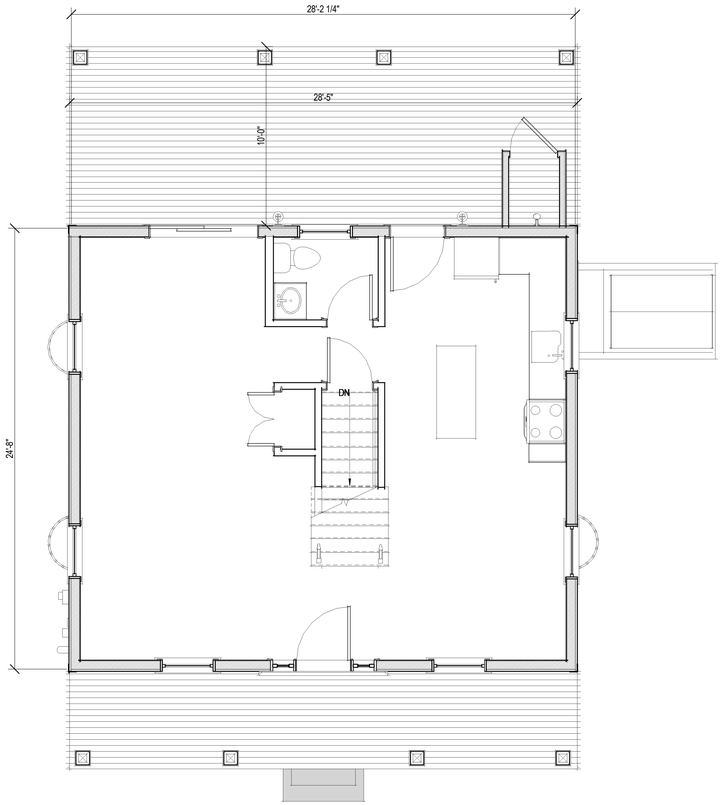
G.1.1

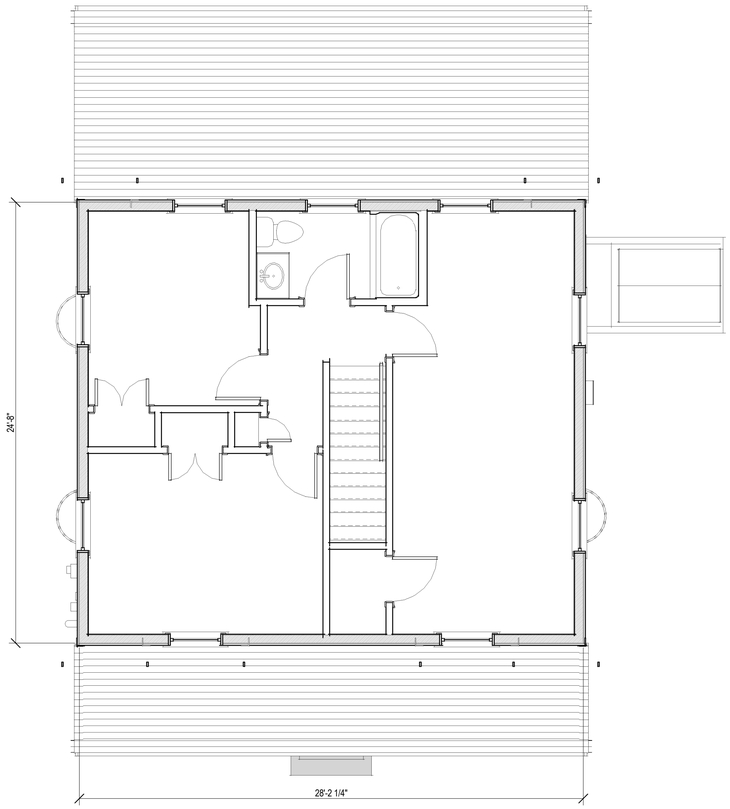
2401

07.01.24

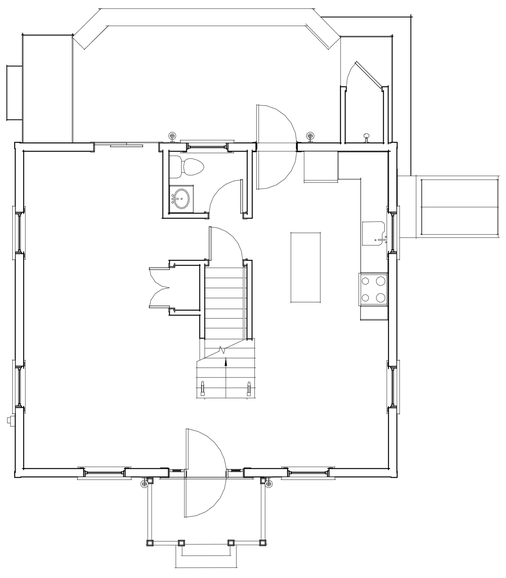
HDC Submission



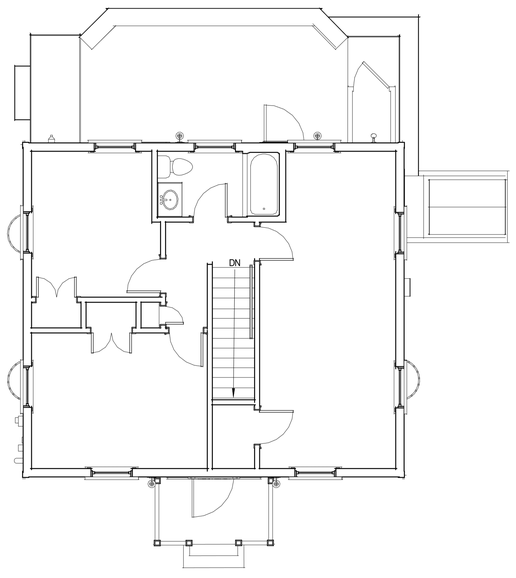
1 First Floor Plan - Proposed
1/4" = 1'-0"



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

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8 Williams Lane
Nantucket, MA 02554
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Sheet Index - Architectural & Structural

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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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2401

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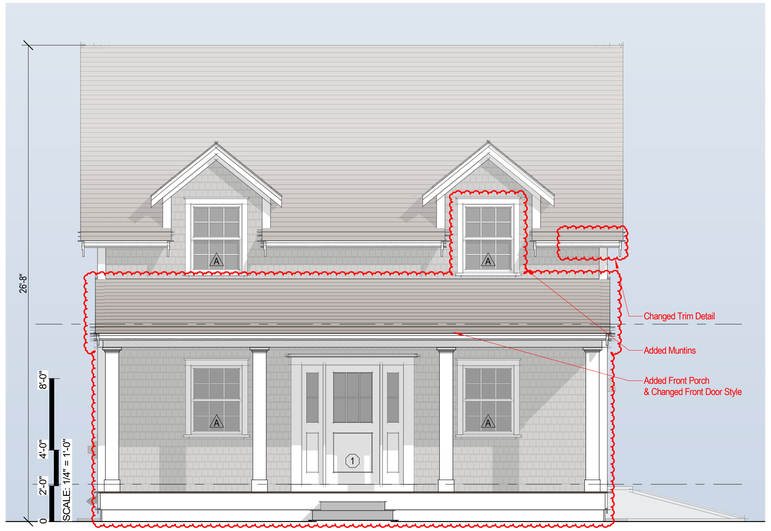
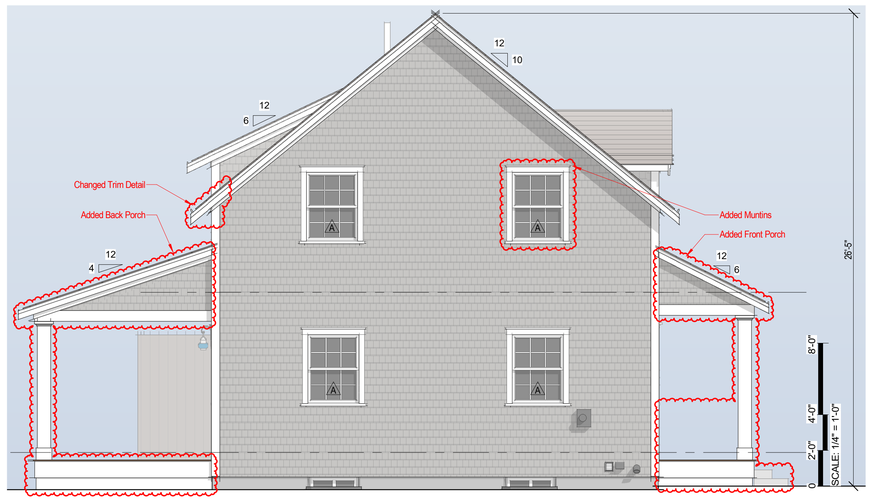
HDC Submission



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
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508.325.4995
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Revisions

Revision 1	Date 1

Exterior Elevations

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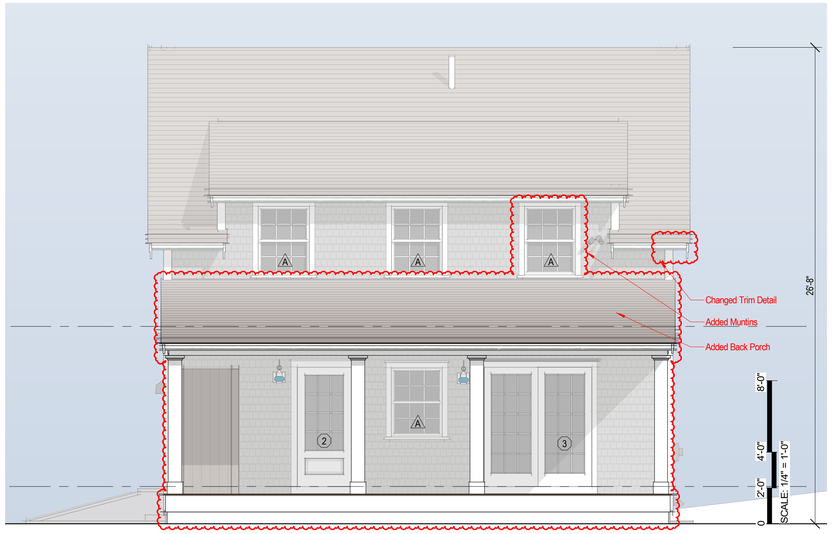
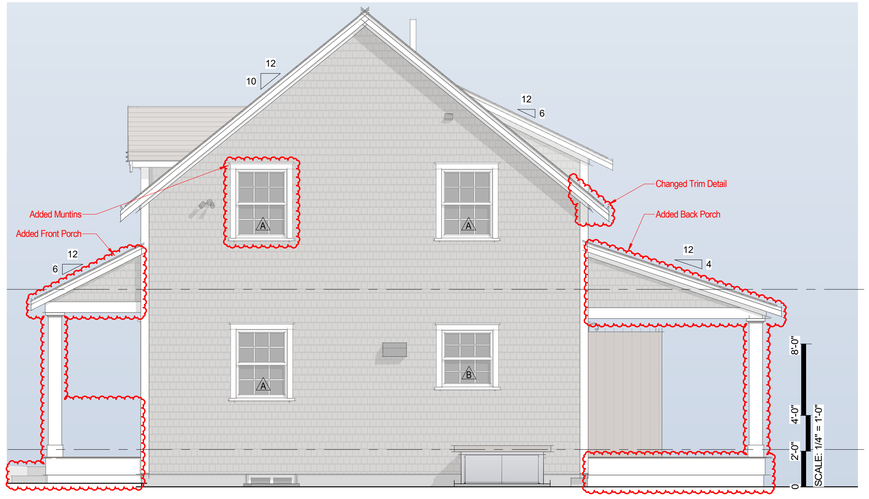


1 West Elevation - Proposed
1/4" = 1'-0"



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
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Exterior Elevations

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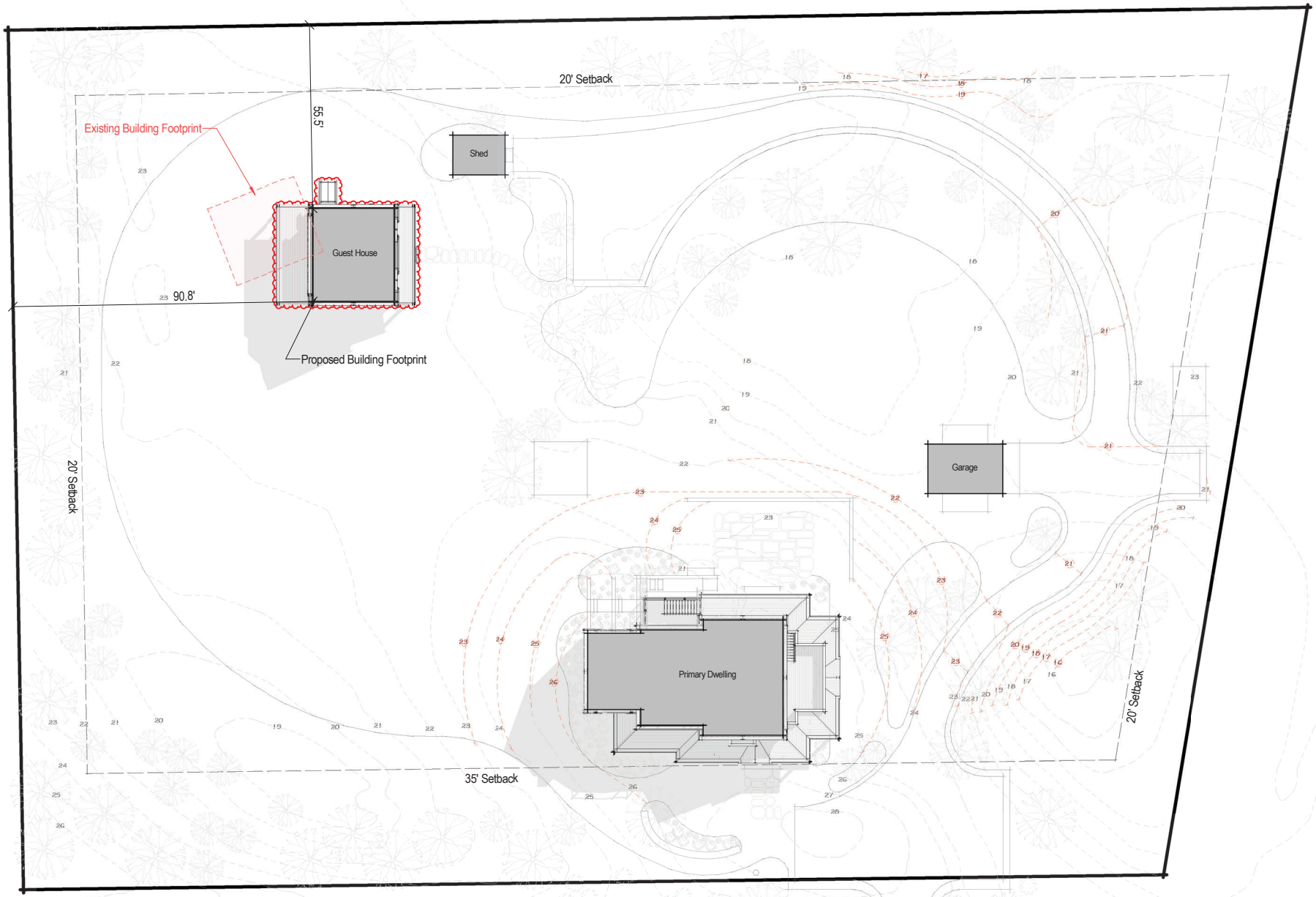
A.2.2

2401



1 Locus Map

Not to Scale



2 Proposed Site Plan

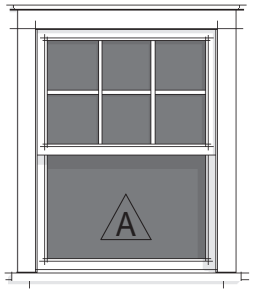
3/64" = 1'-0"



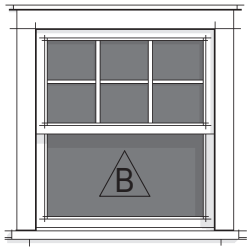
Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL



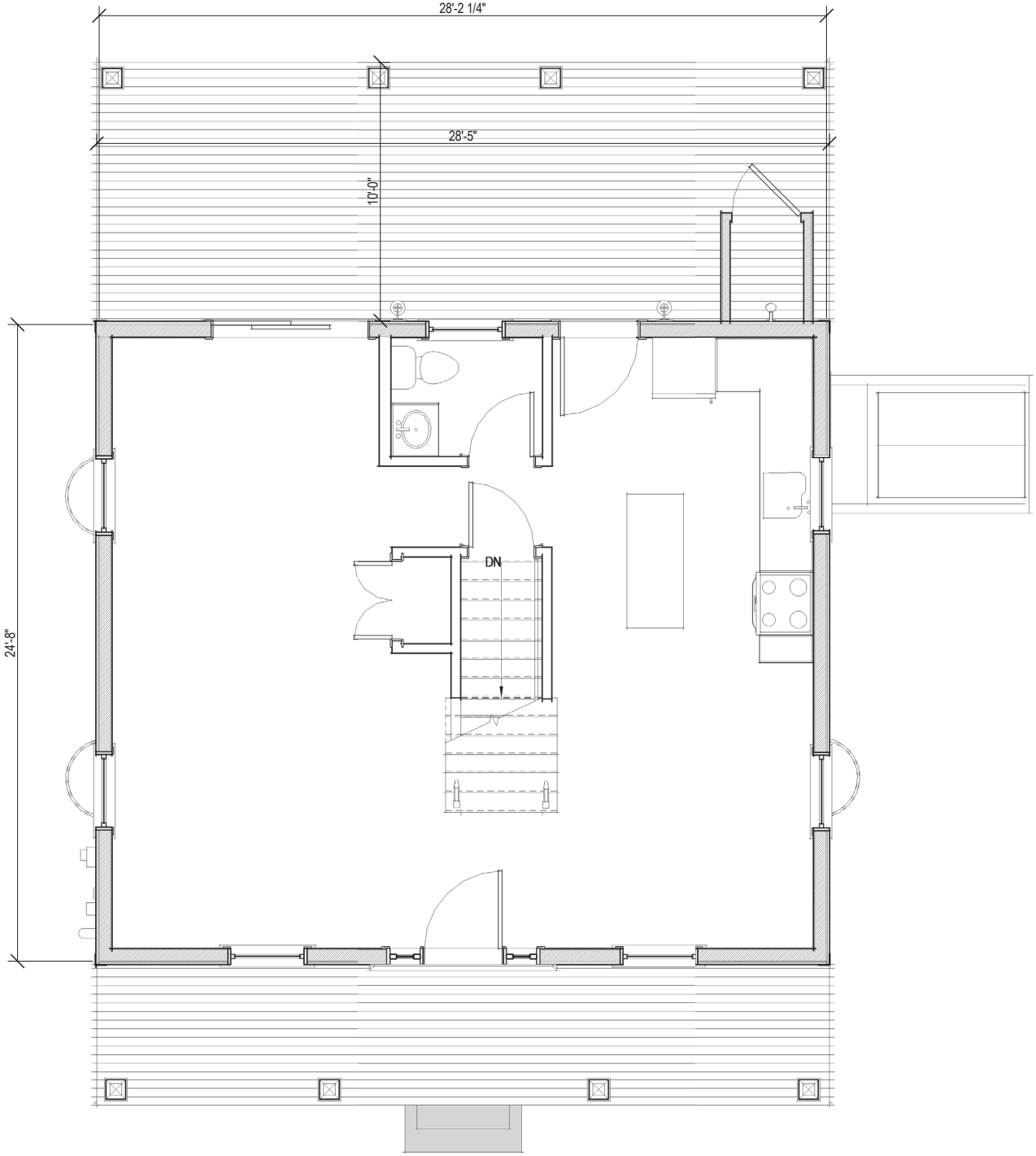
Double Hung
6/1 SDL



Double Hung
6/1 SDL

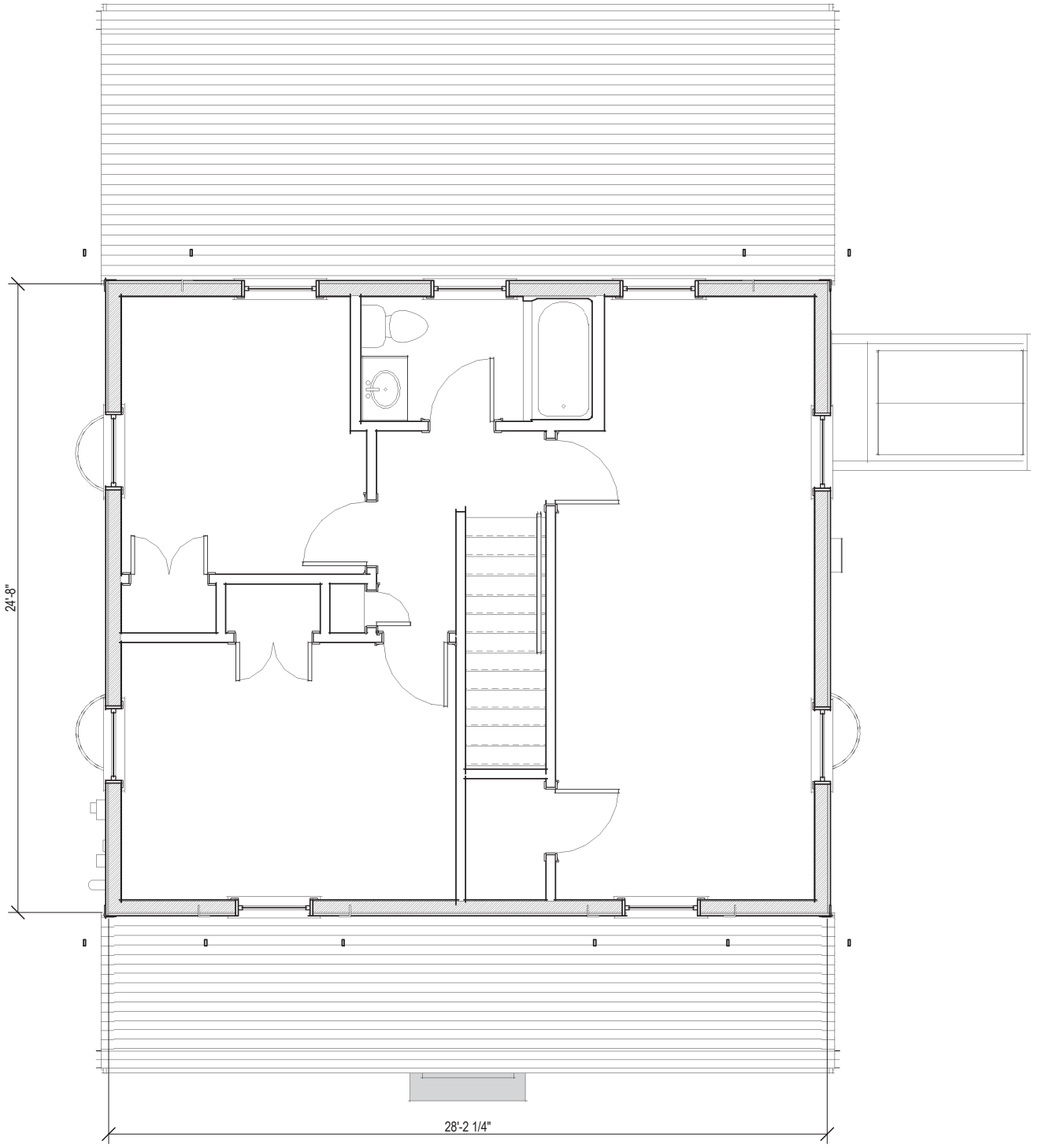
3 Exterior Window & Door Legend

1/4" = 1'-0"



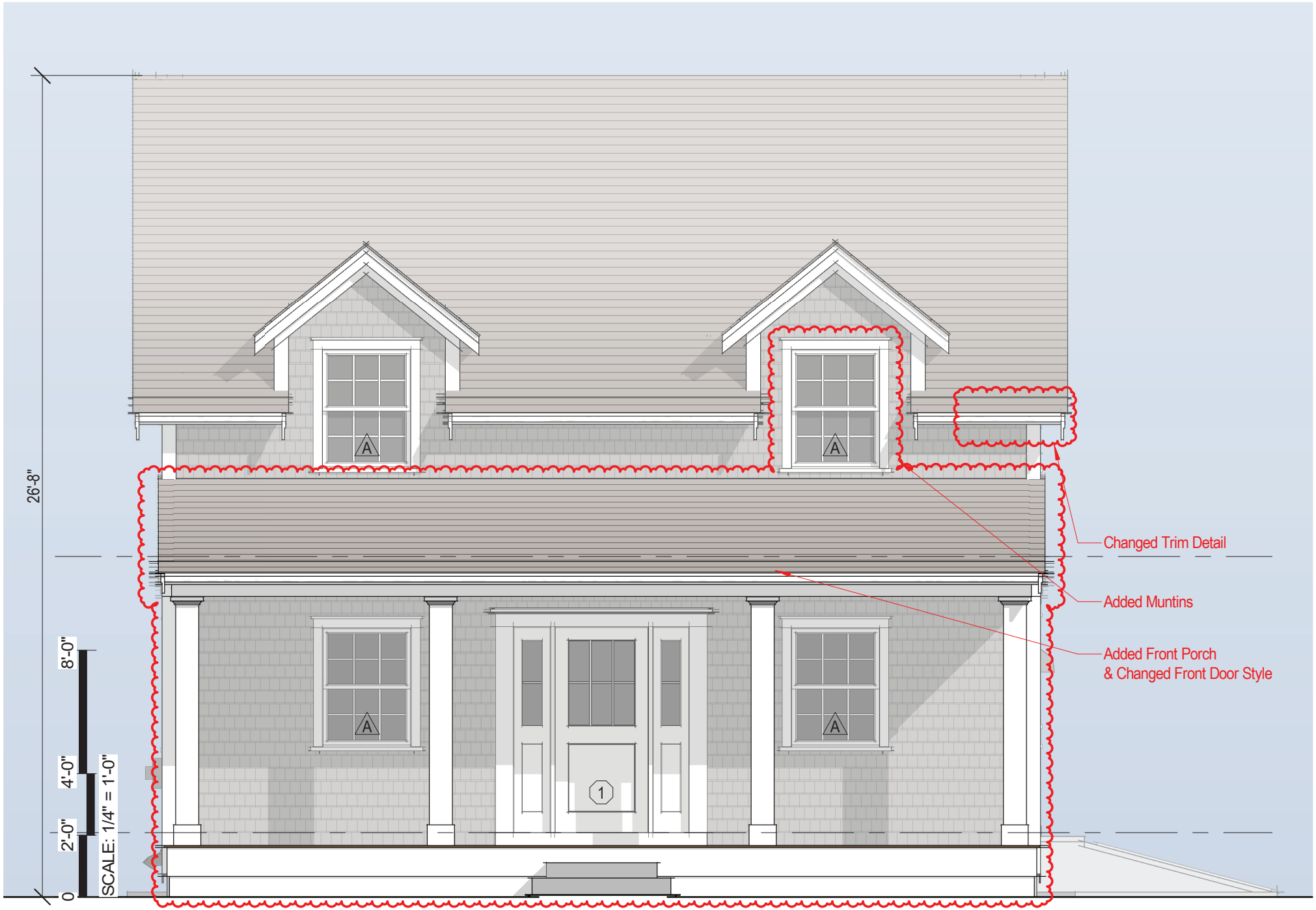
1 First Floor Plan - Proposed

1/4" = 1'-0"



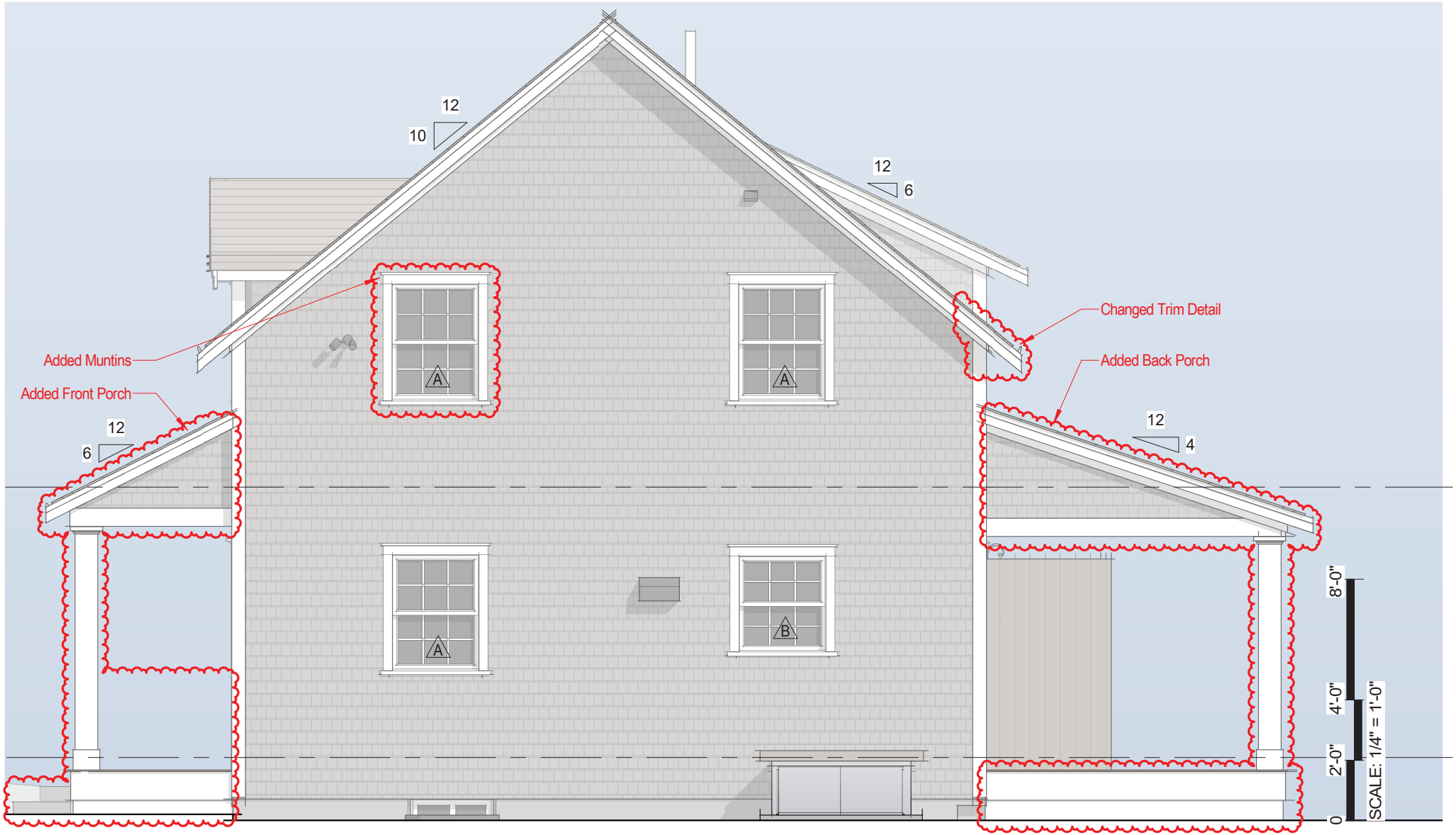
2 Second Floor Plan - Proposed

1/4" = 1'-0"



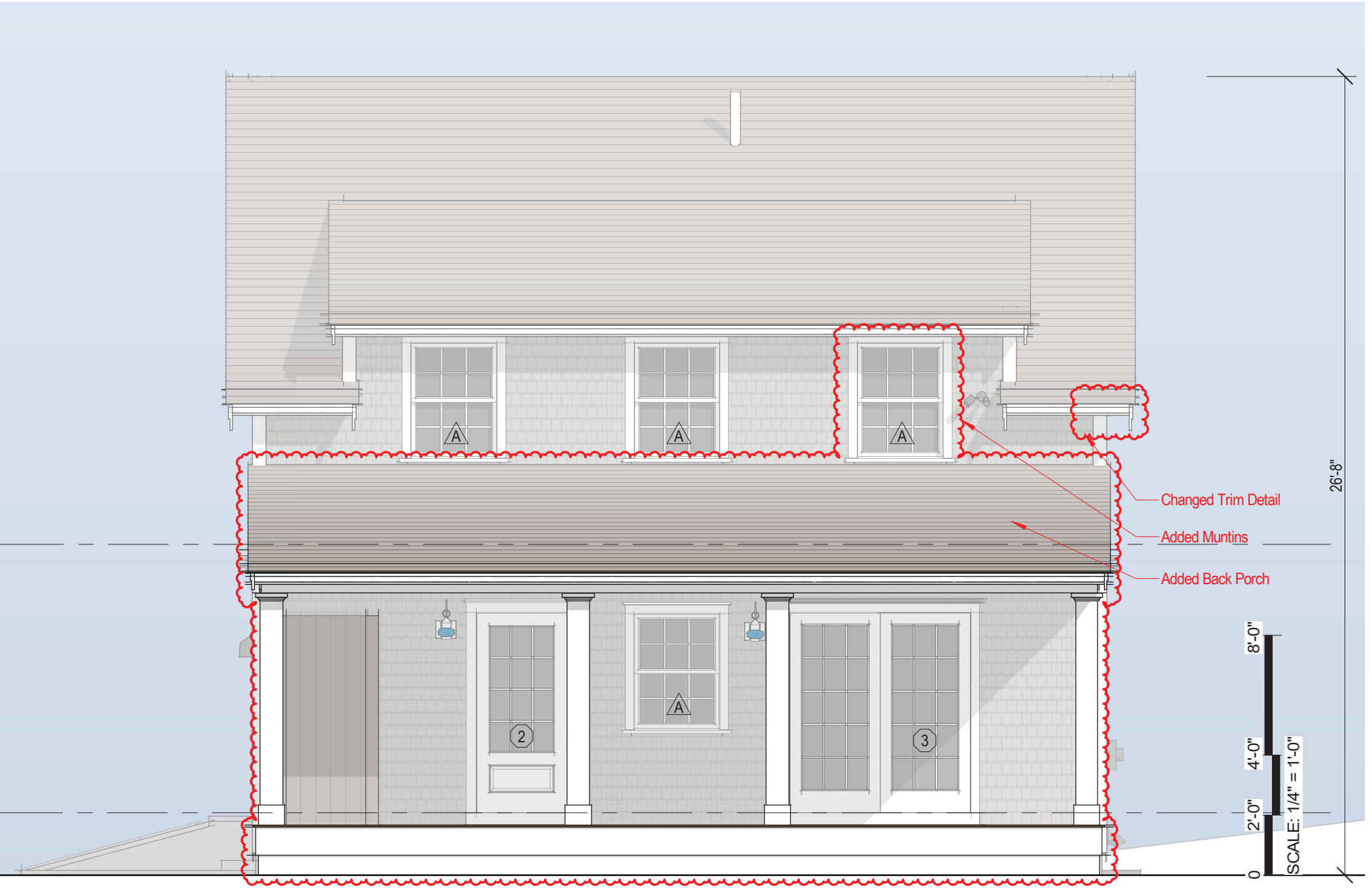
1 East Elevation - Proposed

1/4" = 1'-0"



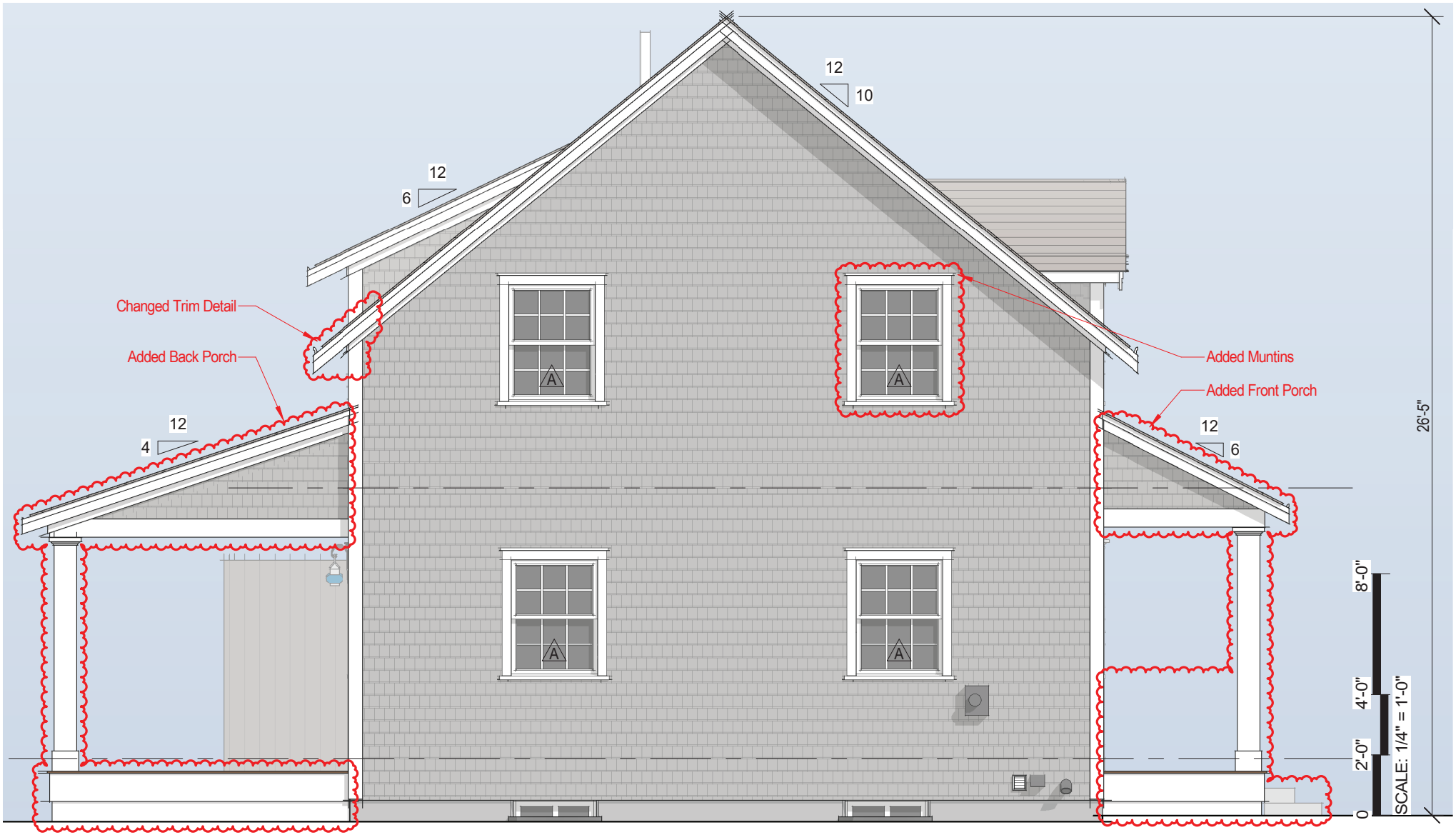
2 North Elevation - Proposed

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

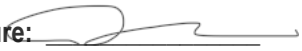
Authorization Letter

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	

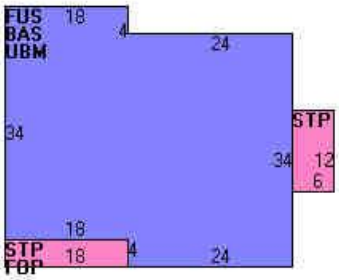
Building Photo



(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

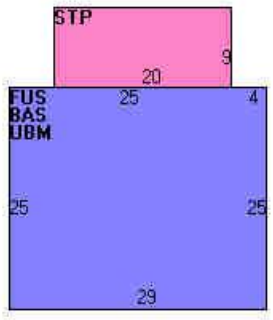
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 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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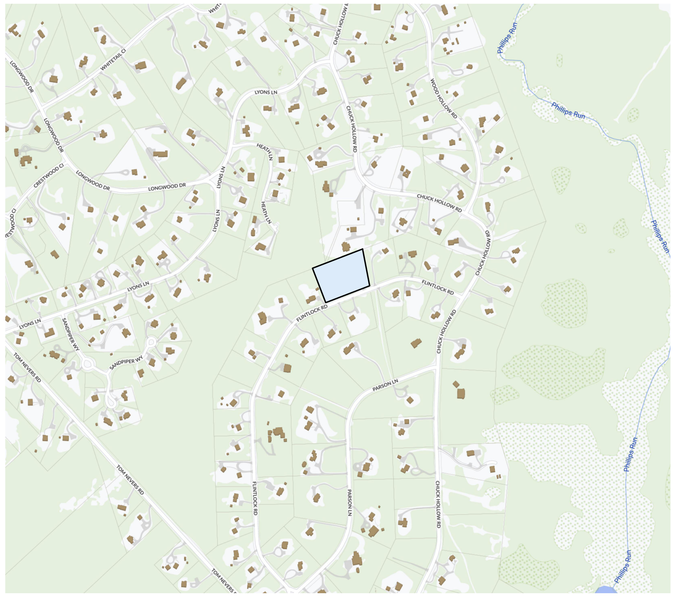
32 Flintlock Road

Nantucket, MA

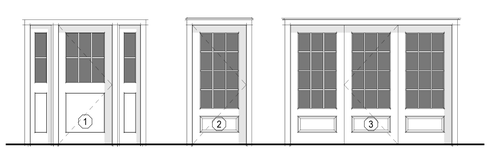
07.01.24

HDC Submission



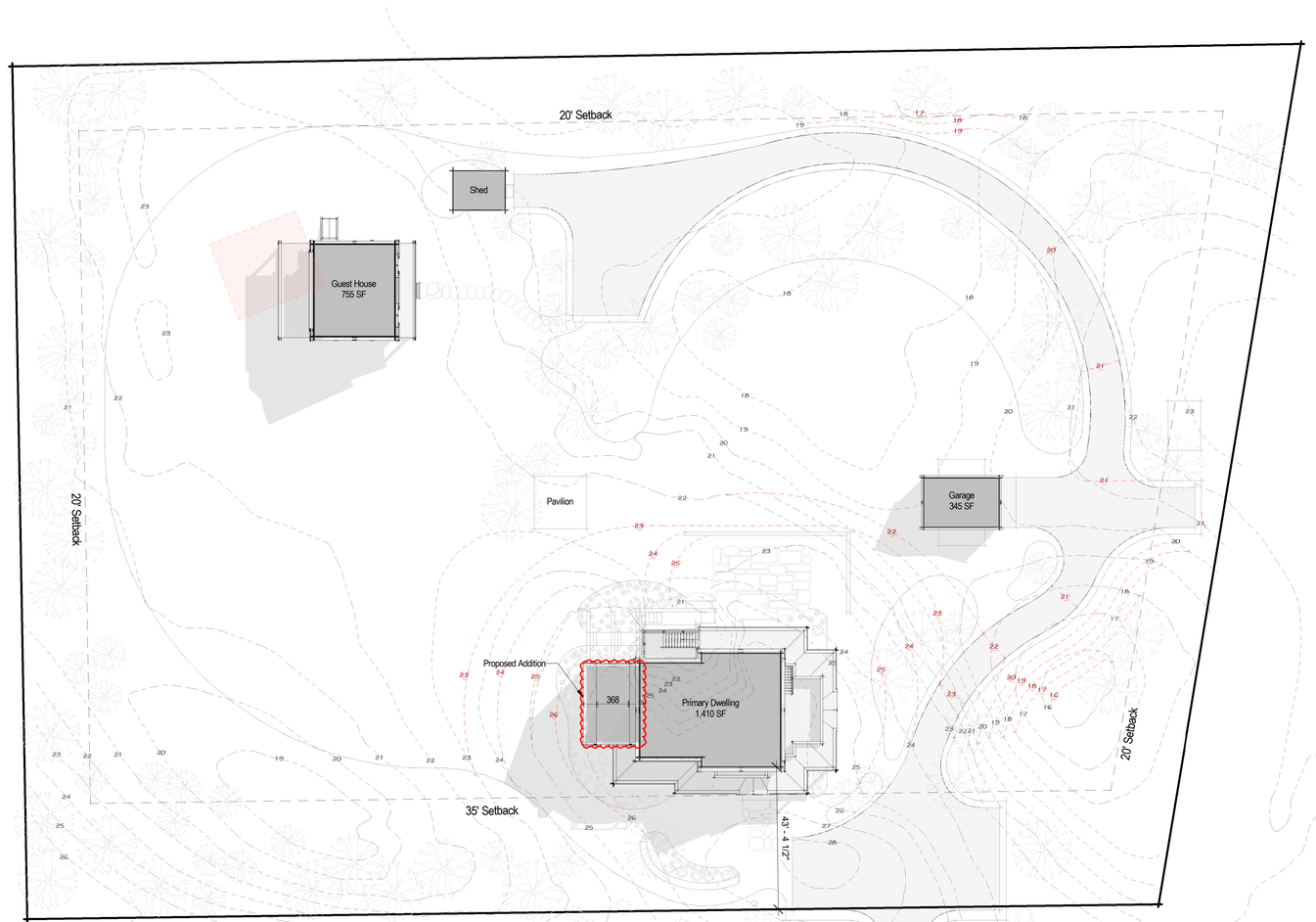
1 Locus Map
Not to Scale

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.:	------

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

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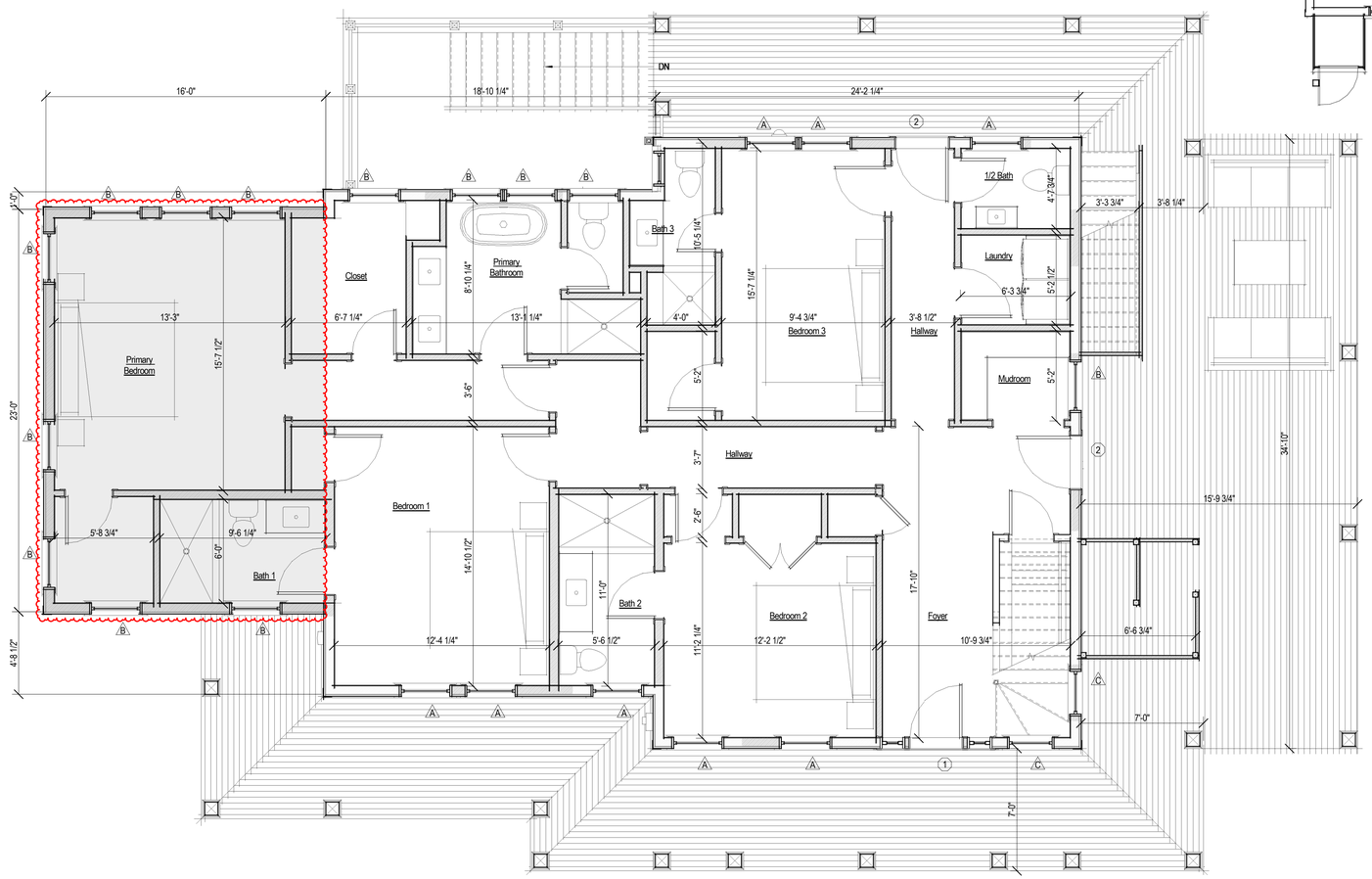
G.1.1

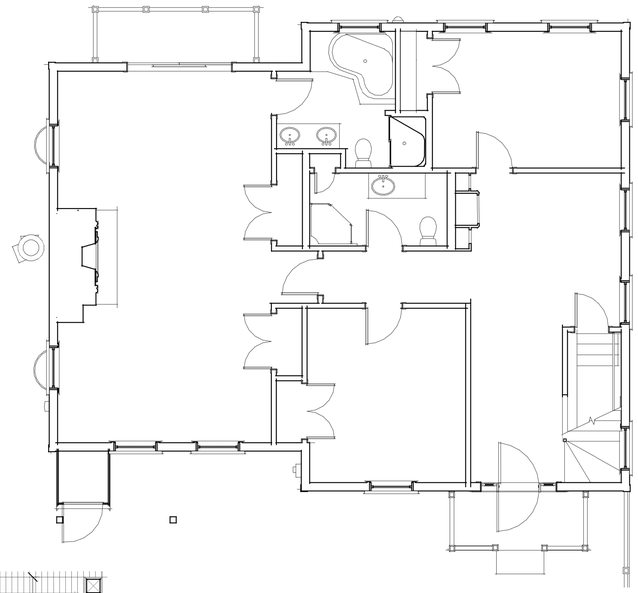
2401

07.01.24

HDC Submission



1 First Floor - Proposed
1/4" = 1'-0"



2 First Floor Plan - Existing
3/16" = 1'-0"

2401

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

Revision 1	Date 1

First Floor Plan

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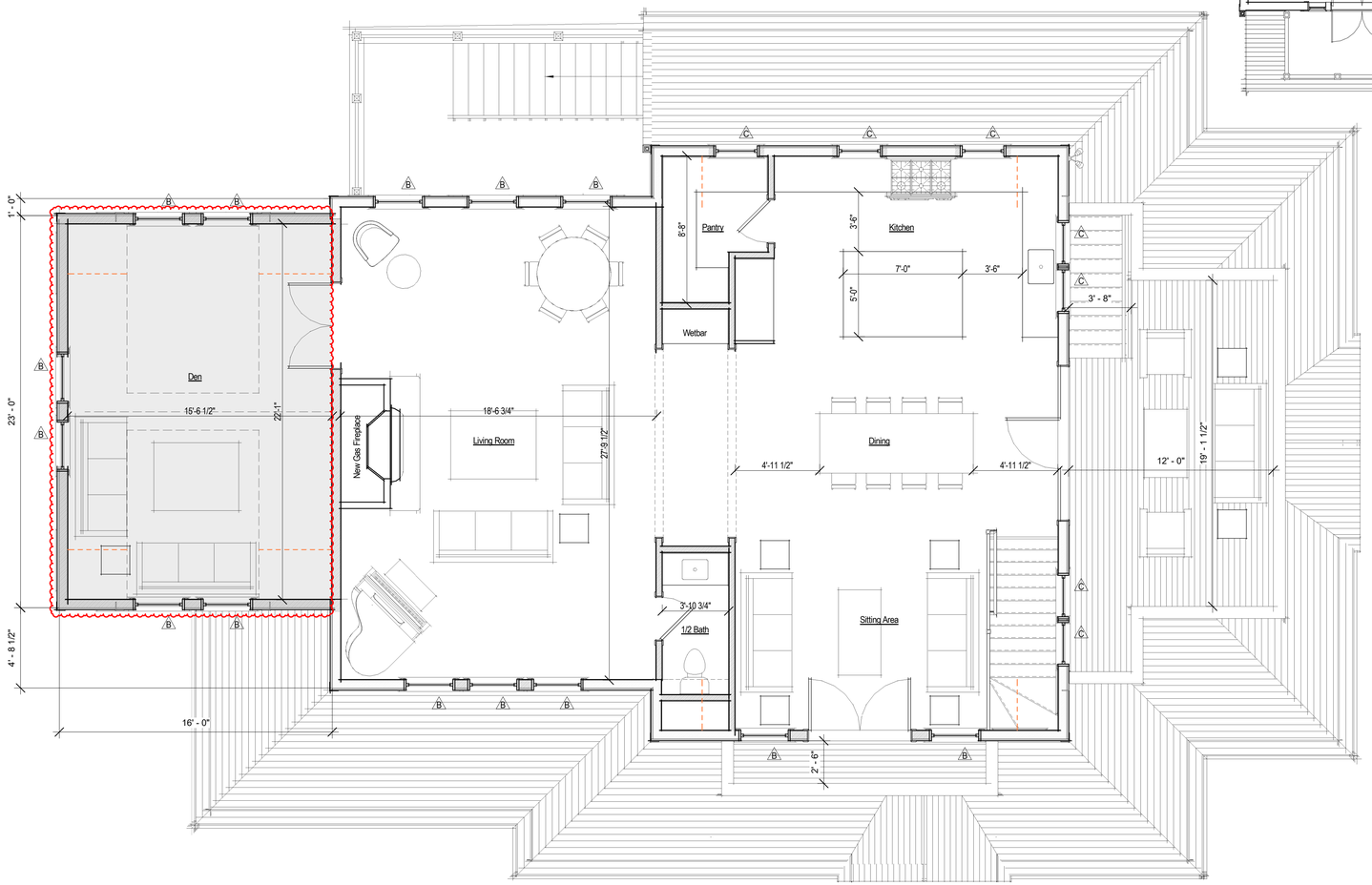
A.1.1

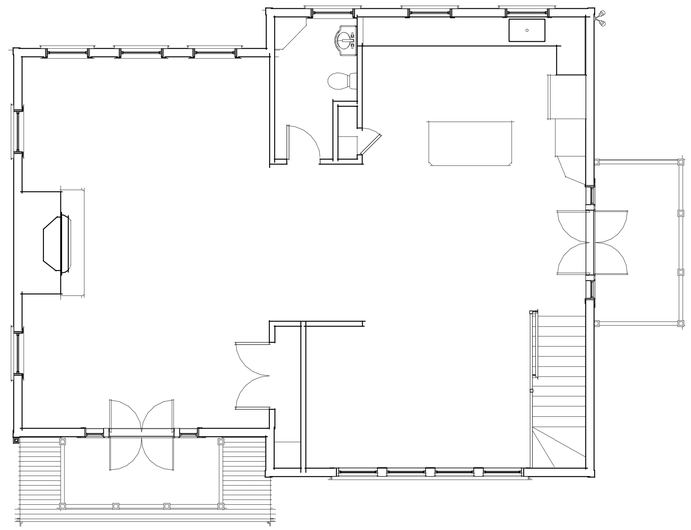
2401

07.01.24

HDC Submission



1 Second Floor - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Existing
3/16" = 1'-0"

2401

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.:	------
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Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
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A.1.3	Roof Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
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Revisions

Revision 1	Date 1

Second Floor Plan

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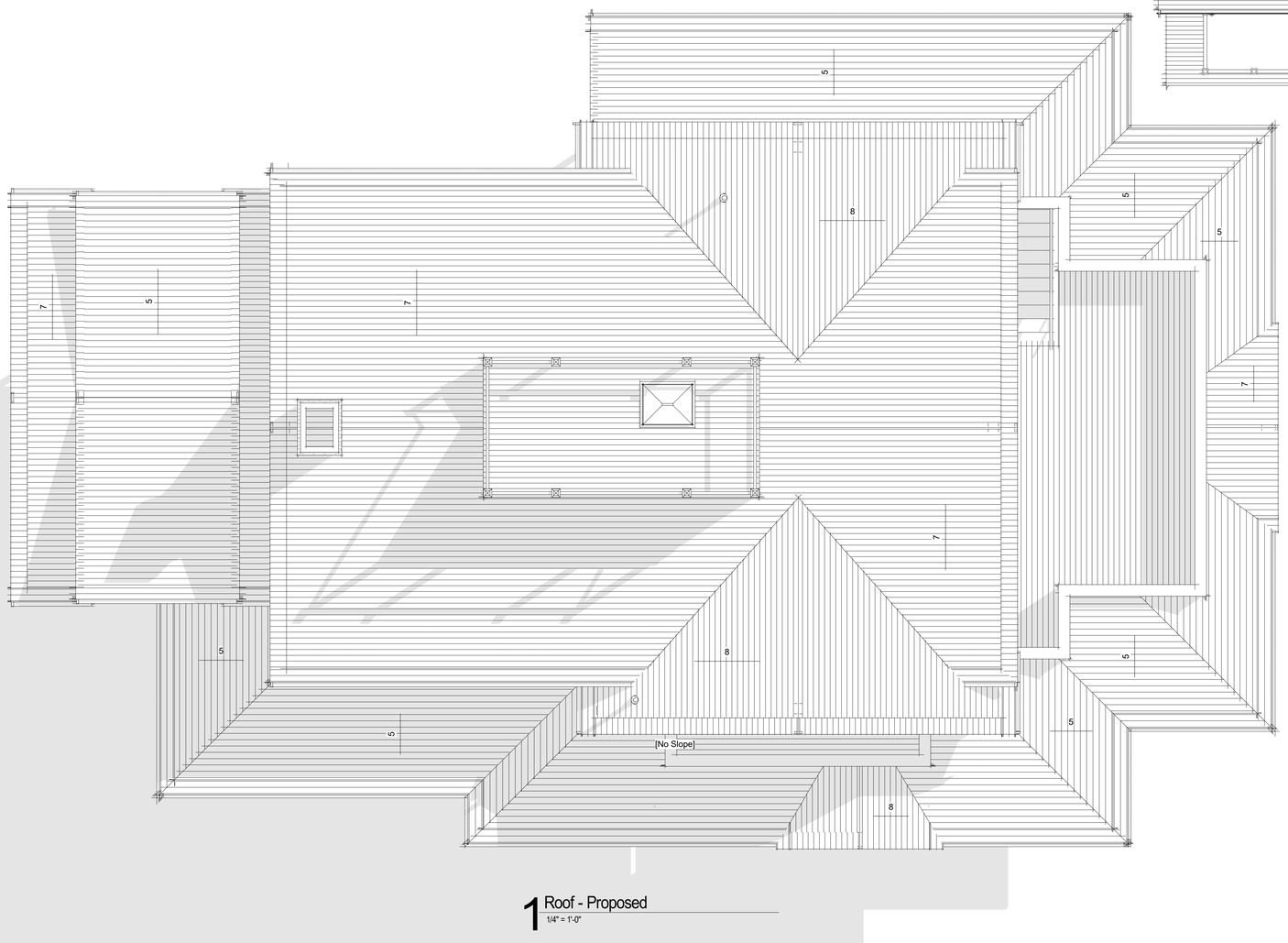
A.1.2

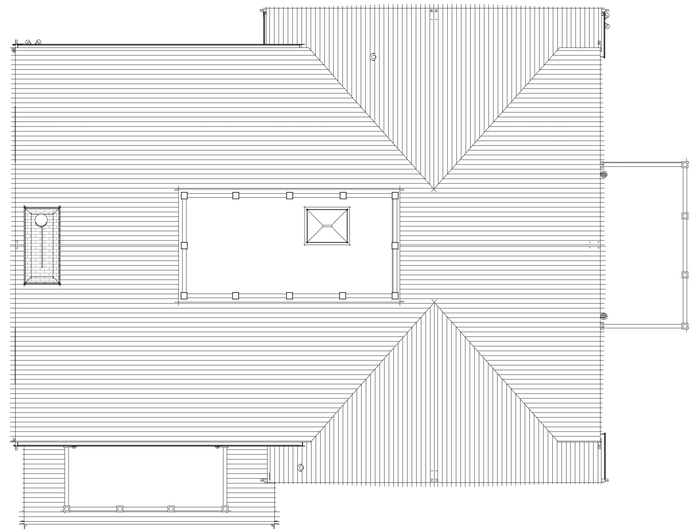
2401

07.01.24

HDC Submission



1 Roof - Proposed
1/4" = 1'-0"



2 Roof - Existing
3/16" = 1'-0"

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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
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A.2.3 Exterior Perspectives

Revisions

Roof Plan

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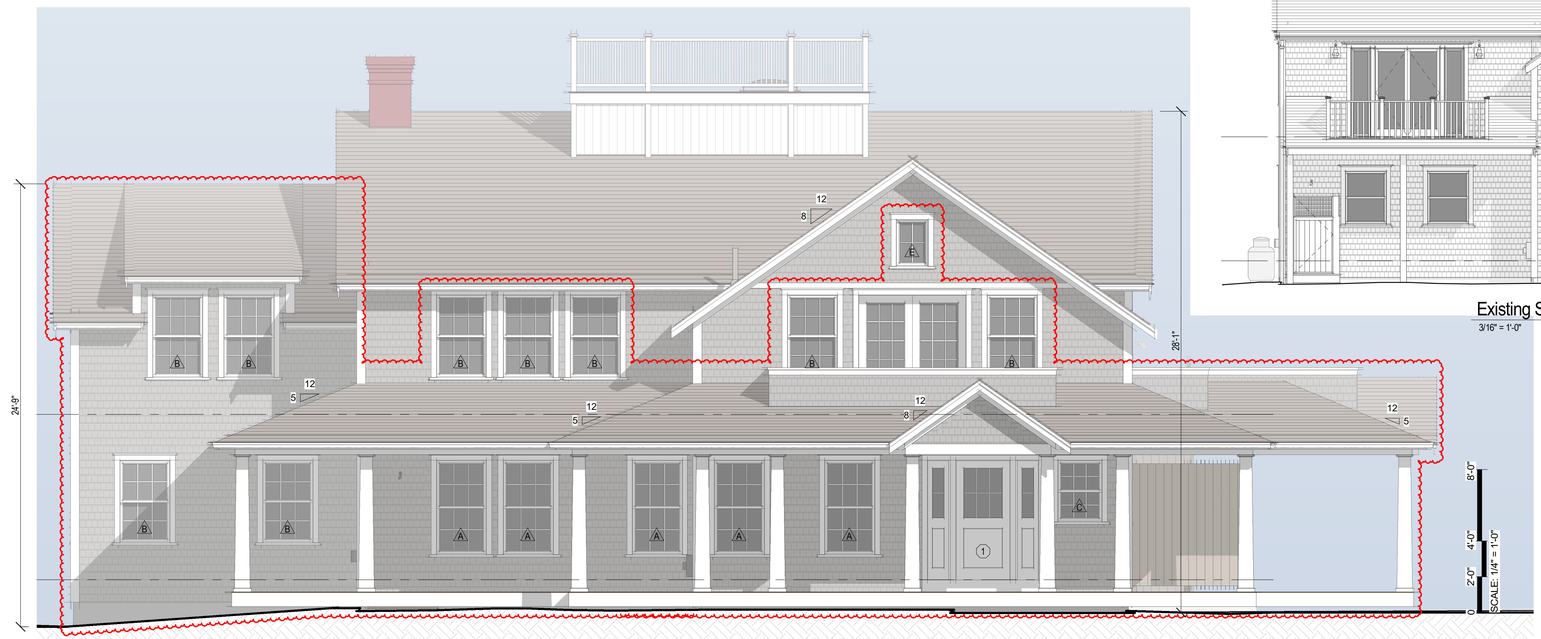
A.1.3

2401

07.01.24

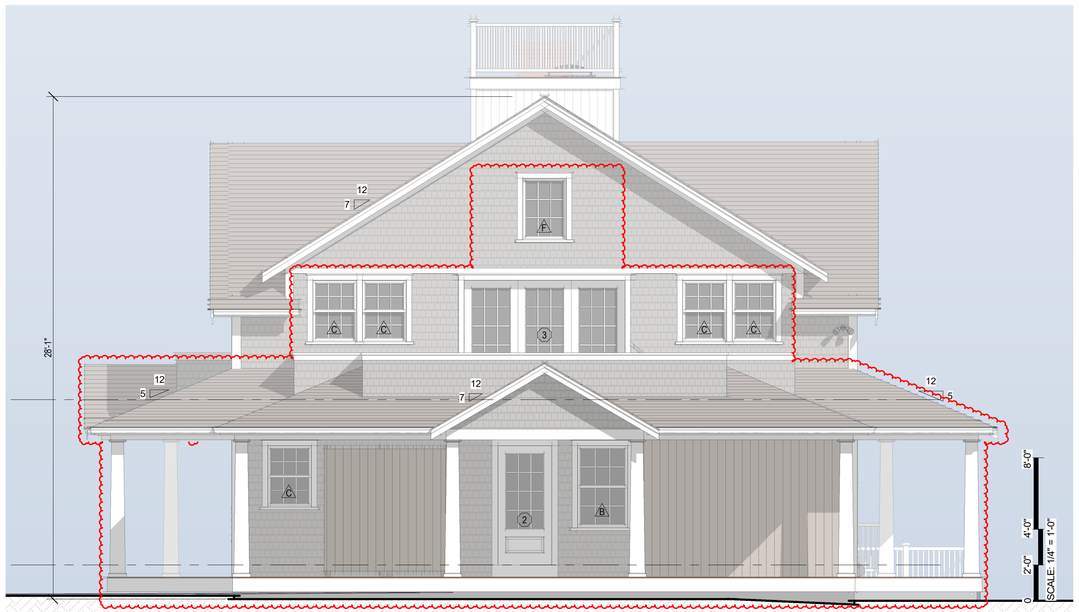
HDC Submission



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"

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Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

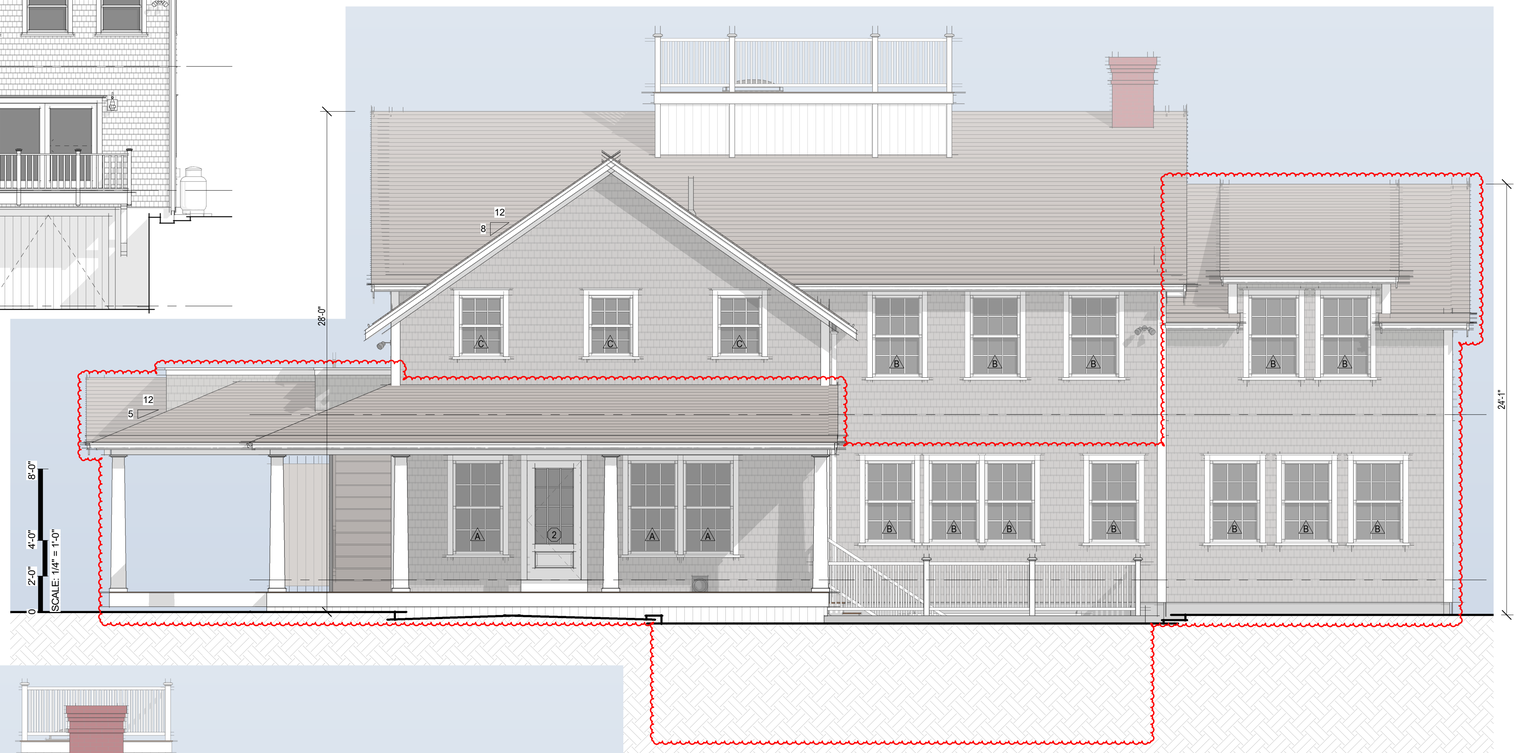
2401

07.01.24

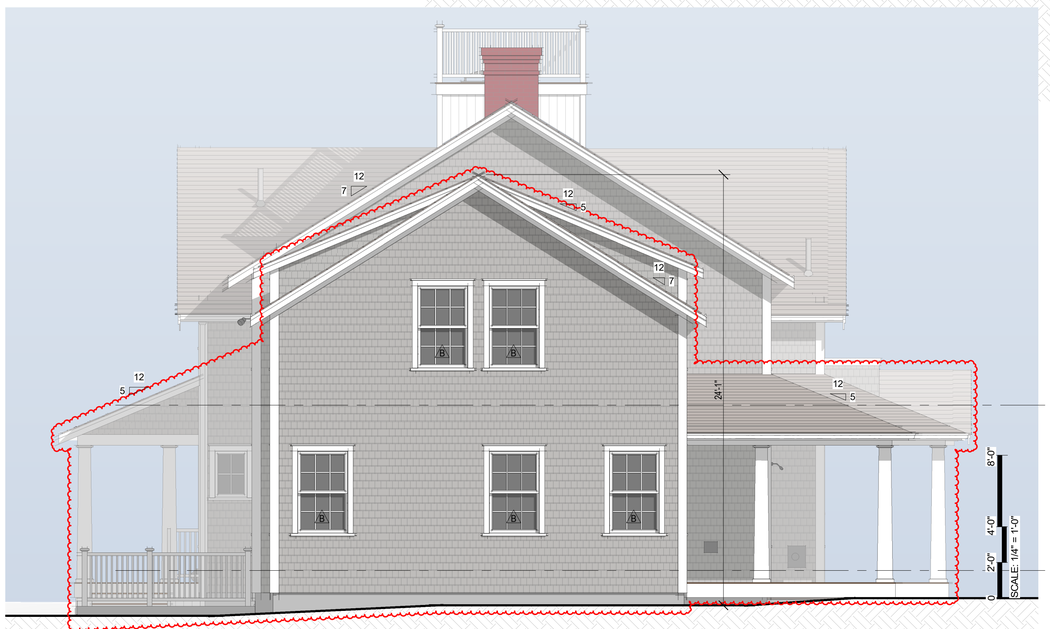
HDC Submission



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"

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G.1.1	Cover Sheet
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Revisions

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Exterior Elevations

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A.2.2

2401

07.01.24

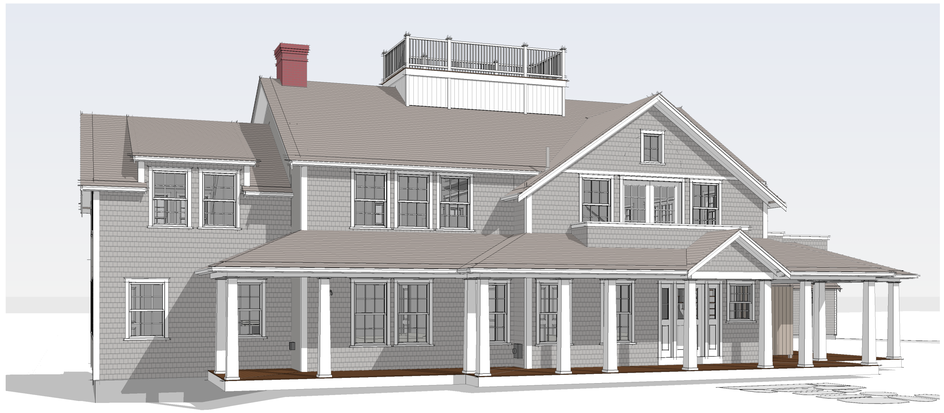
HDC Submission



1 Street Perspective (A) - Proposed



2 Street Perspective (A) - Existing



3 Street Perspective (B) - Proposed



4 Street Perspective (B) - Existing

2401

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Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
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Revisions

Exterior Perspectives

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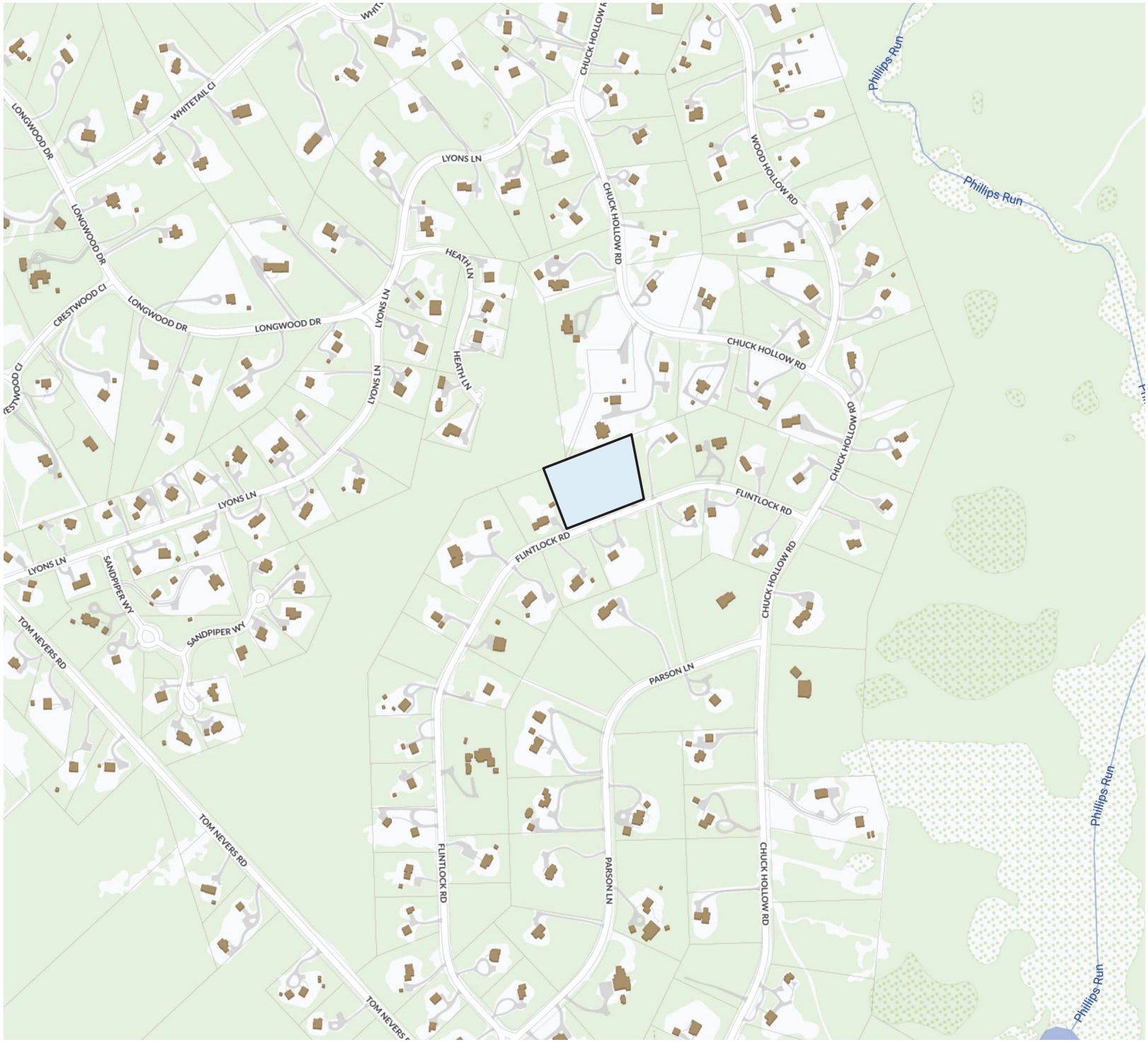
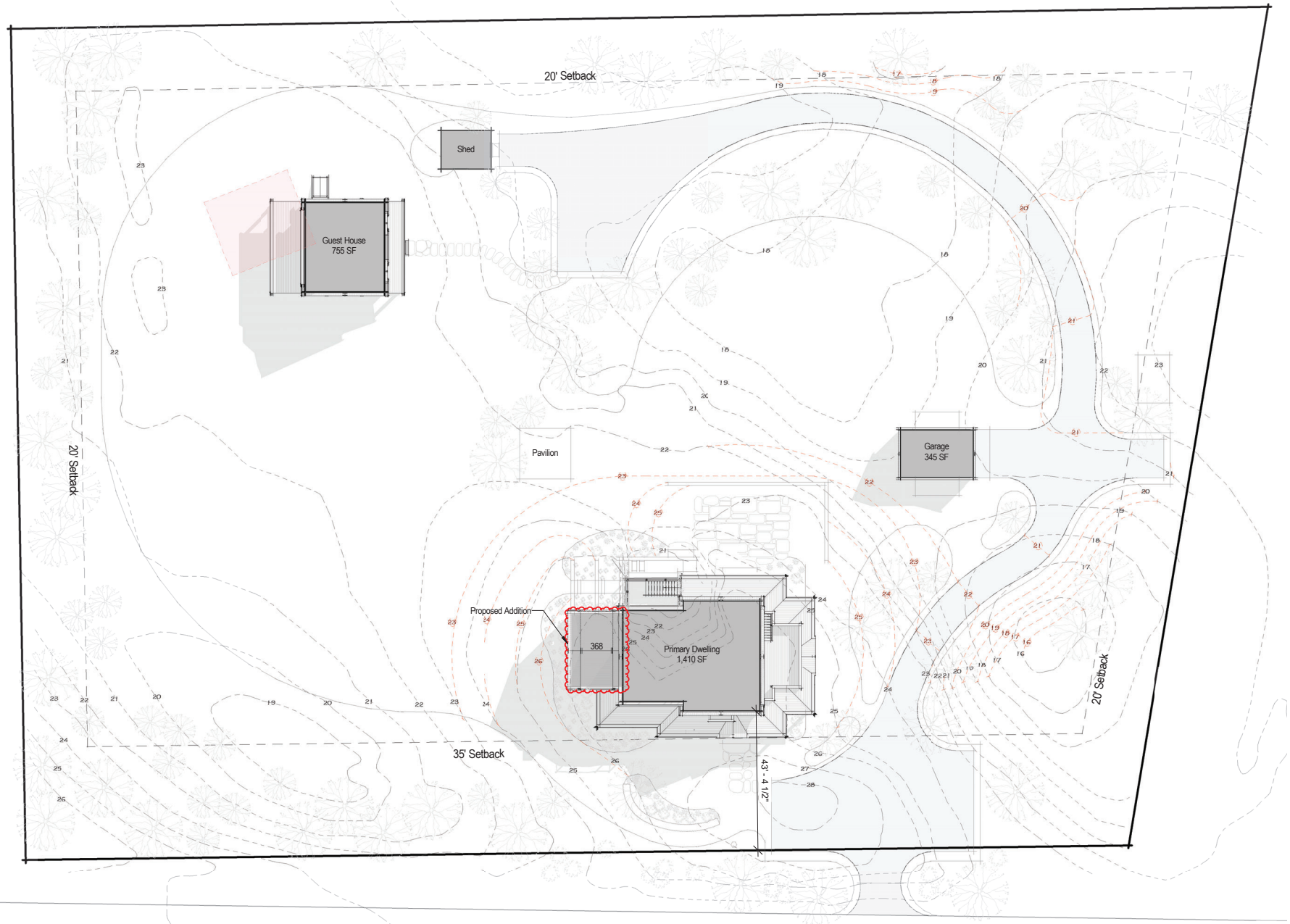
A.2.3

2401

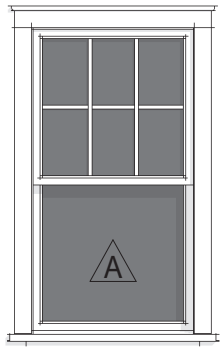


1 Locus Map

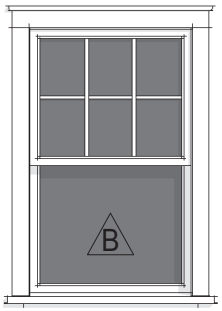
Not to Scale



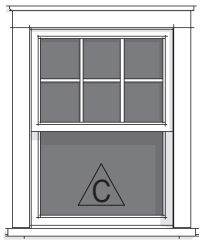
3 Site Plan
3/64" = 1'-0"



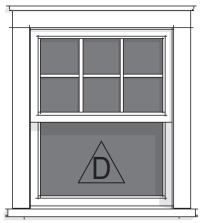
Double Hung
6/1 SDL



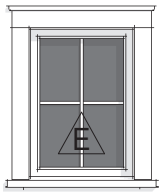
Double Hung
6/1 SDL



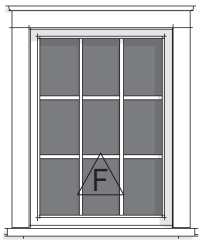
Double Hung
6/1 SDL



Double Hung
6/1 SDL



Fixed
4 Lite SDL



Fixed
9 Lite SDL



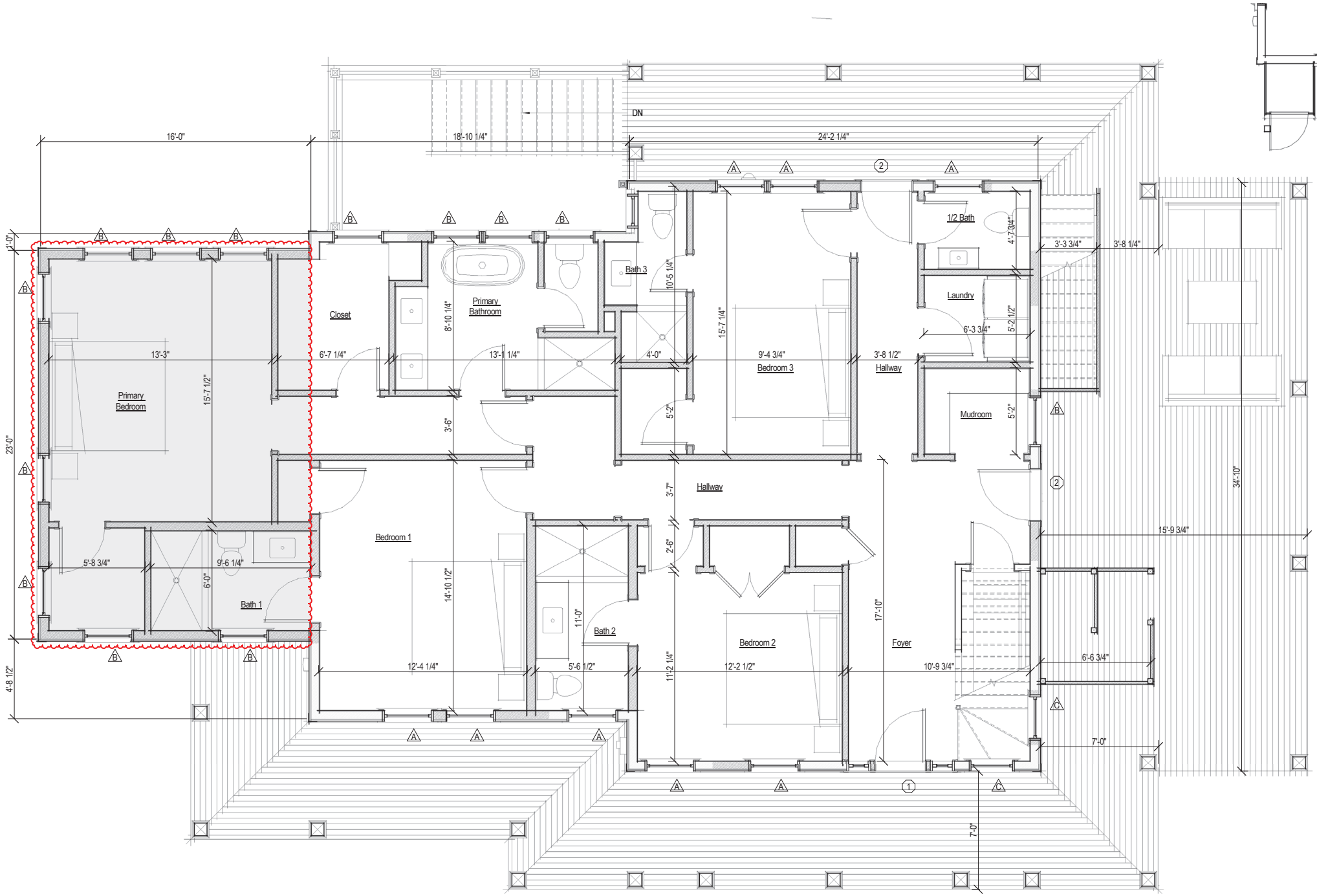
Single Hinged Door + Sidelites
1 Panel + 4 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
(3) 12 Lite 1 Panel SDL

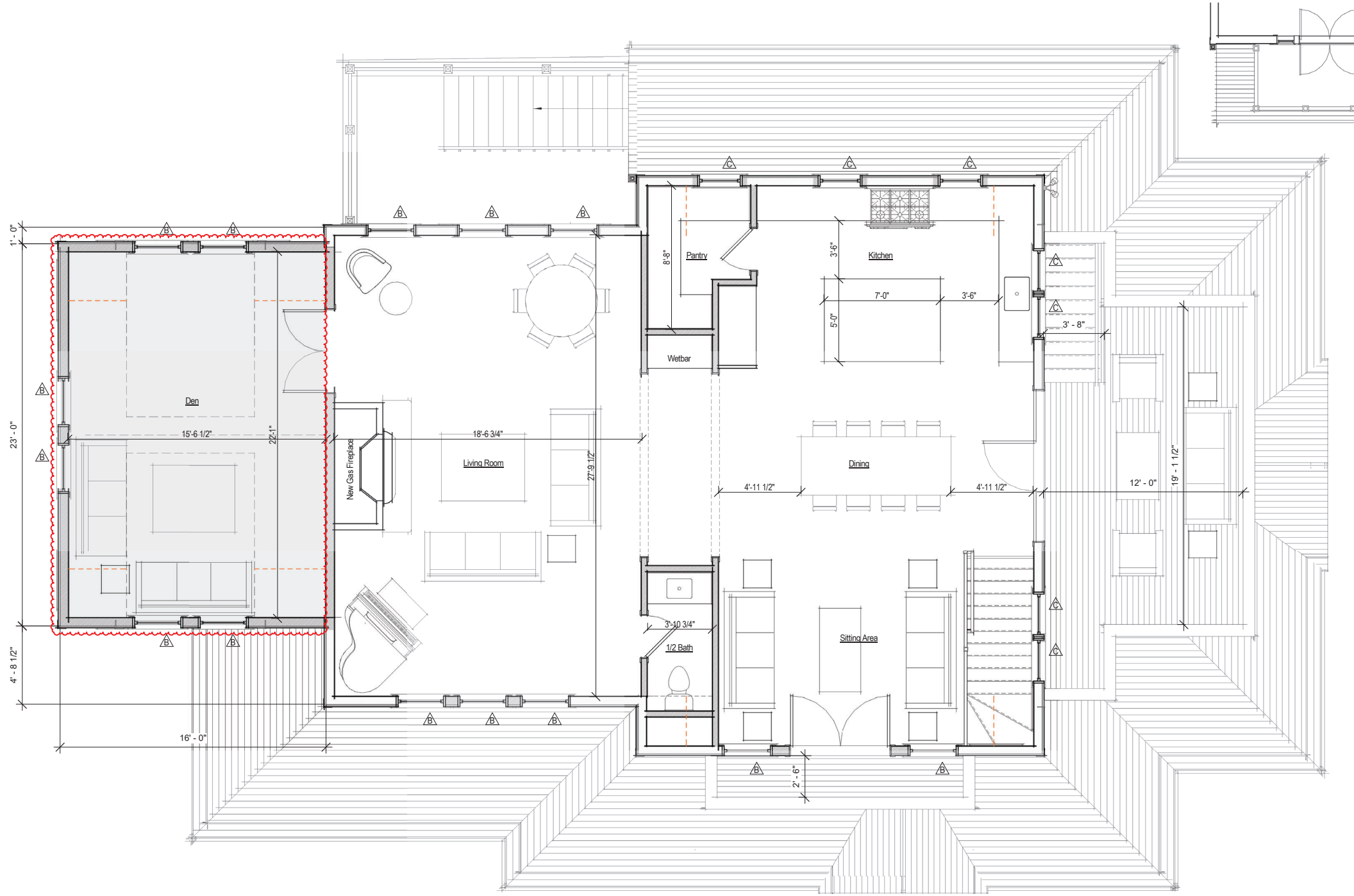
2 Window & Door Legend

1/4" = 1'-0"



1 First Floor - Proposed

1/4" = 1'-0"



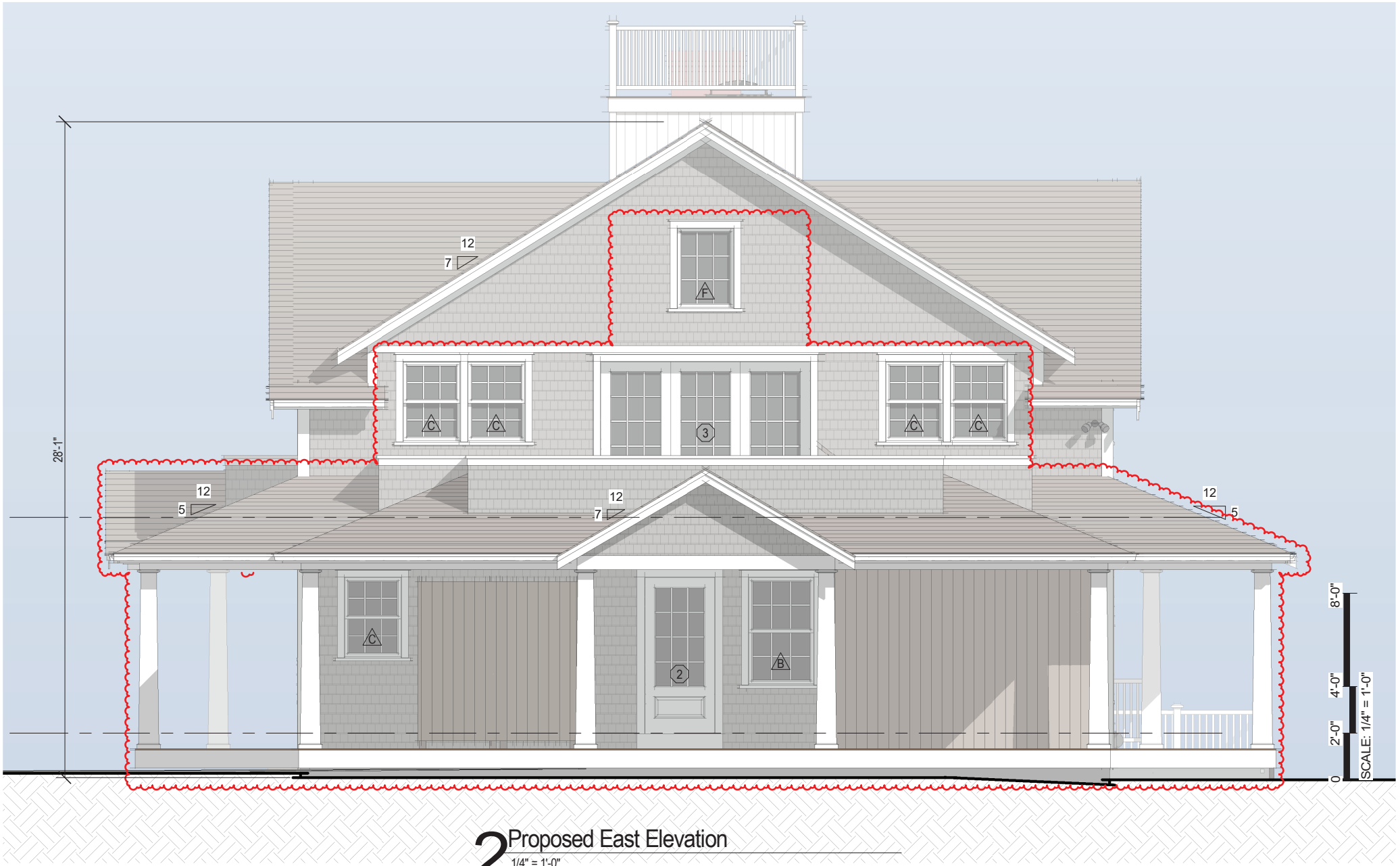
1 Second Floor - Proposed

1/4" = 1'-0"



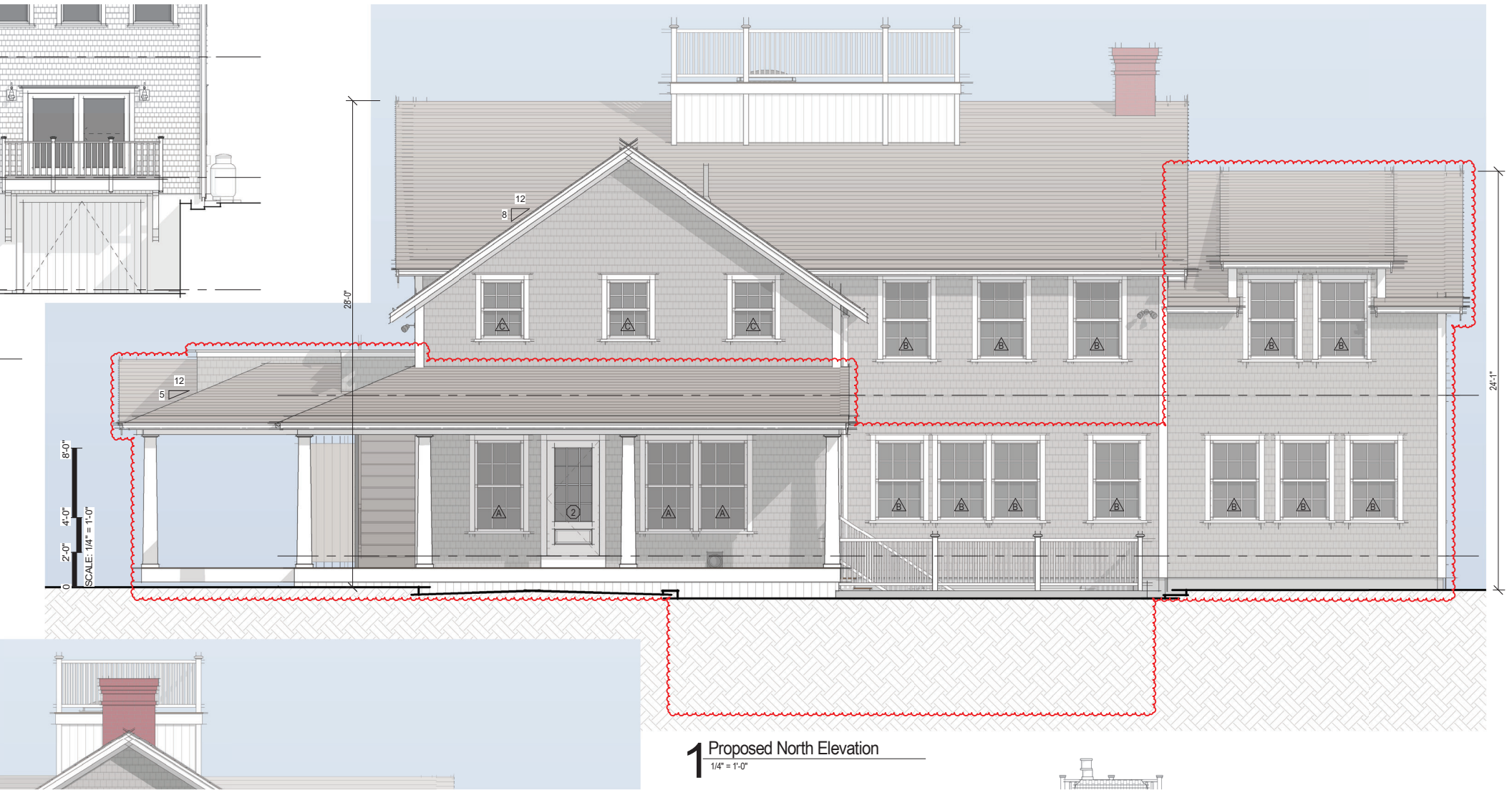
1 Proposed South Elevation
1/4" = 1'-0"

Existing
3/16" = 1'-0"

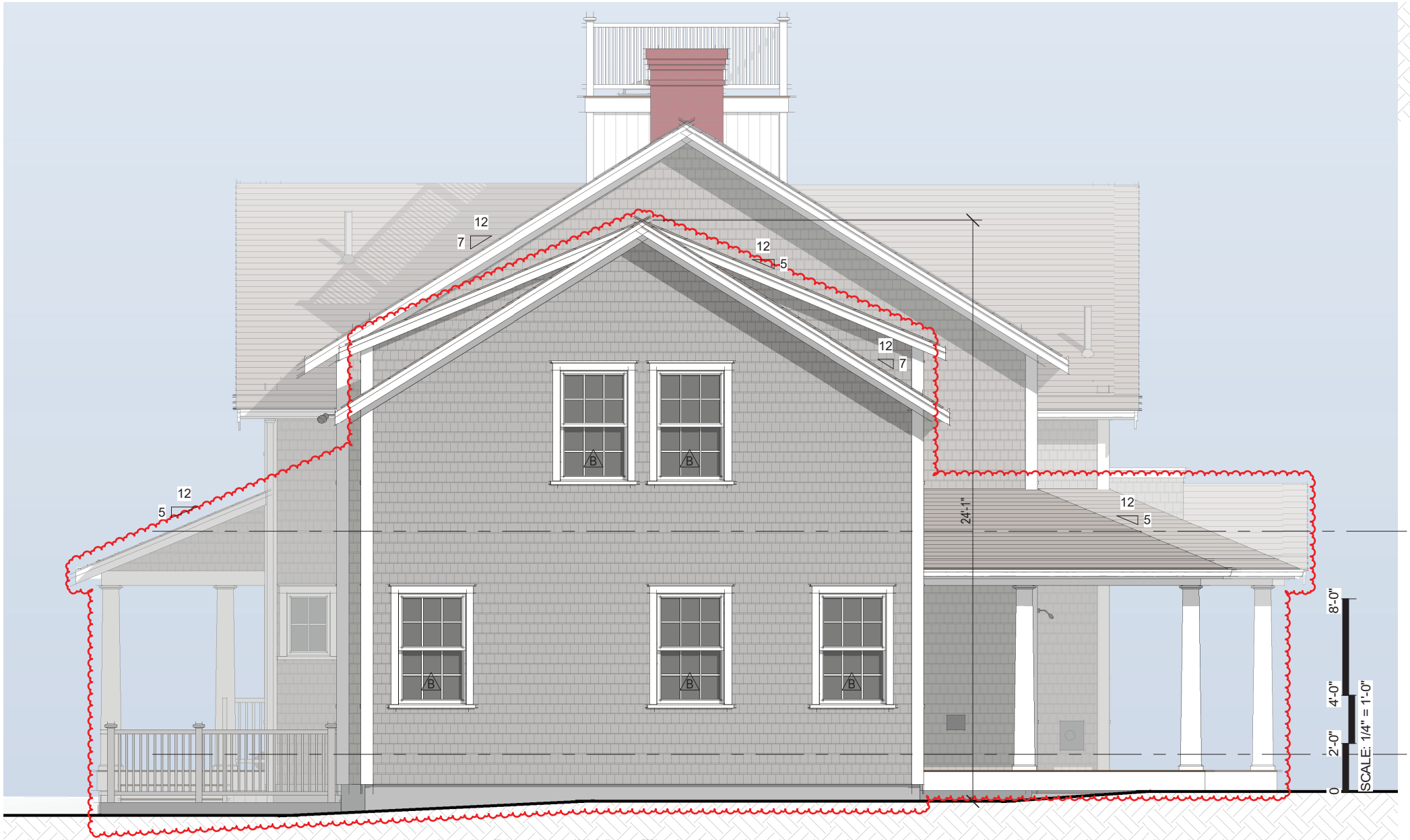


2 Proposed East Elevation

1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

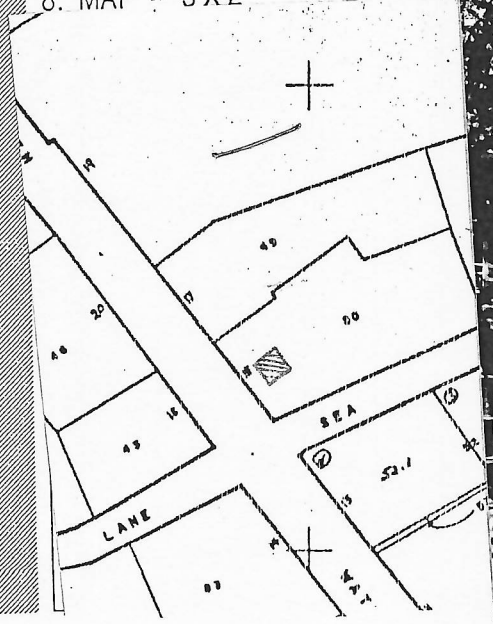
3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

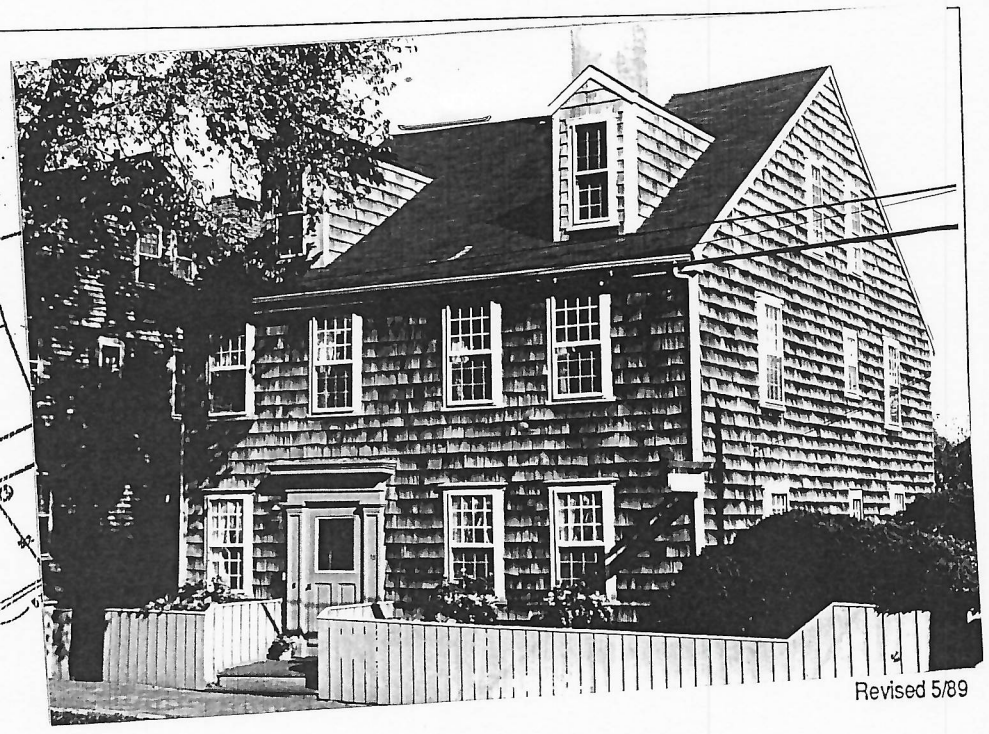
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805, probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2,550. 1820 - Brayton to Samuel 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): _____

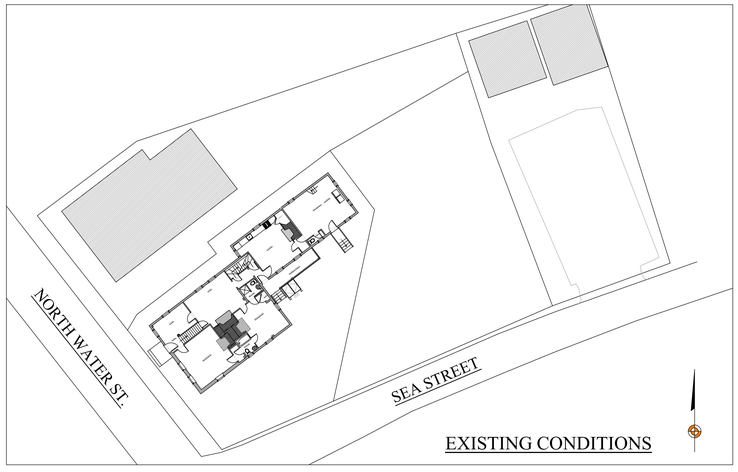
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: hedge

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
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(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.

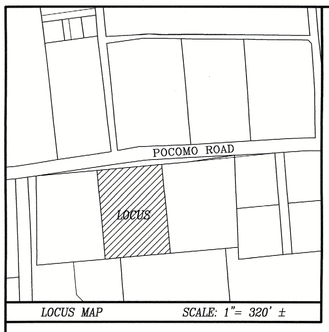
COLORS

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



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% ±

APPROVED
HDC 2021-04.3615
No Exterior Changes Without HDC Approval

LEGEND

- dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CB ■ DENOTES CONCRETE BOUND FOUND
- W DENOTES EXIST. WELL
- DENOTES EXIST. EDGE OF BRUSH
- DENOTES EXIST. GRADE CONTOUR
- x24.3 DENOTES EXIST. GRADE SPOT ELEVATION
- T DENOTES EXIST. ELECTRICAL TRANSFORMER
- EV DENOTES EXIST. ELECTRICAL VAULT
- TP DENOTES EXIST. TELECOMMUNICATIONS PEDESTALS
- 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'

ZONING SETBACK

PROPOSED 2 STY. W/F STRUCTURE 900± S.F.

ROOF

PORCH

2ND STY. DECK

STEPS

DAYLIGHT ACCESS

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 STY. 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'

100'

50'

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#3D
WLF#2D
WLF#4D
WLF#1D

WLF#C1B
WLF#1C
WLF#2C
WLF#3C
WLF#4C
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

RECEIVED
MAY 20 2021
By

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

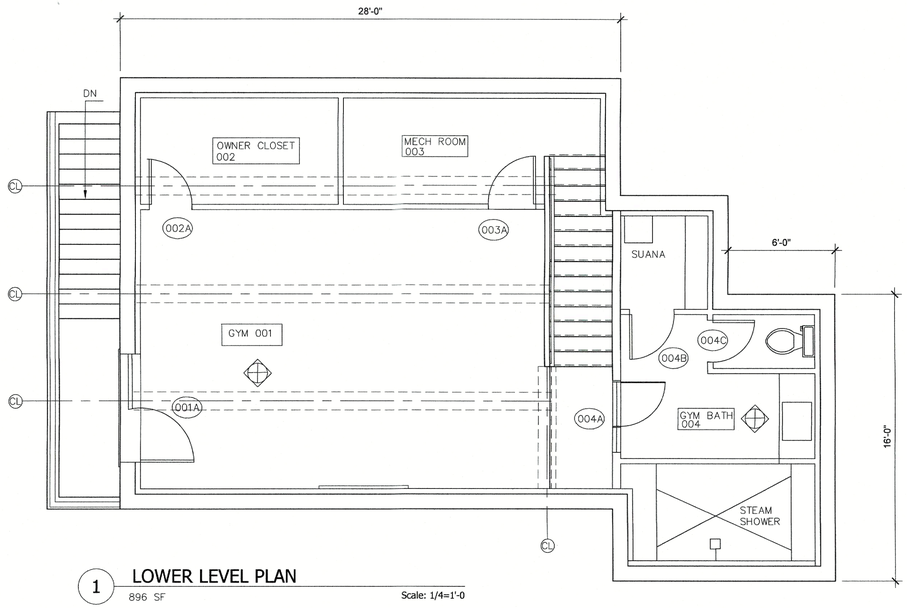
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

OWNER INFORMATION

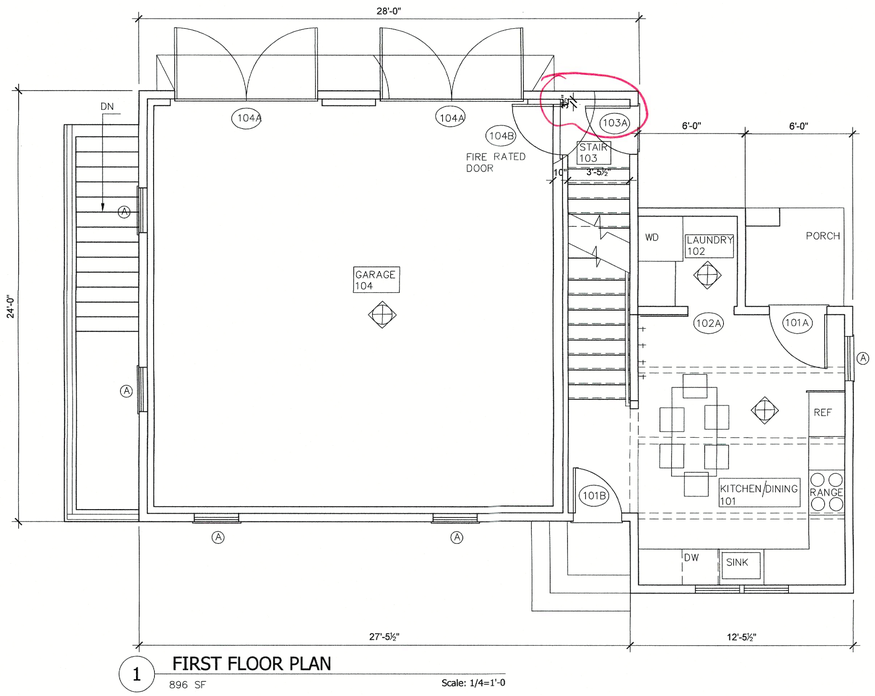
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283–H, LOT 11
ASSESSOR'S MAP 14, PARCEL 79
#36 POCOMO ROAD

T:\ART 25 JOB 5
V:\DRAWFILES\B8305\SP 2021.dwg 5/20/2021 8:30:41 AM EDT

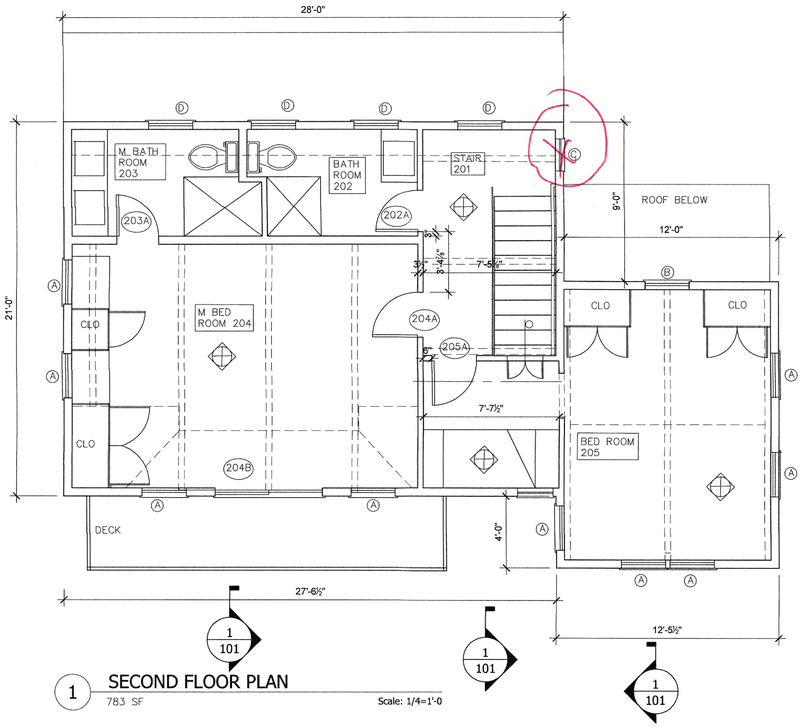
B8305



1 LOWER LEVEL PLAN
896 SF
Scale: 1/4=1'-0

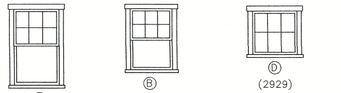


1 FIRST FLOOR PLAN
896 SF
Scale: 1/4=1'-0



1 SECOND FLOOR PLAN
783 SF
Scale: 1/4=1'-0

WINDOW SCHEDULE
WINDOWS BY PELLA : RESERVE
TRADITIONAL SERIES

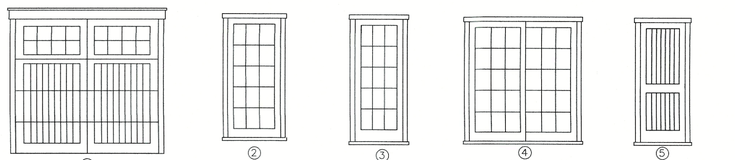


Ⓐ (2953)
UNIT 2'-5"X 4'-5"
RO 2'-5 ¾ X4'-5 ¾

Ⓑ (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



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



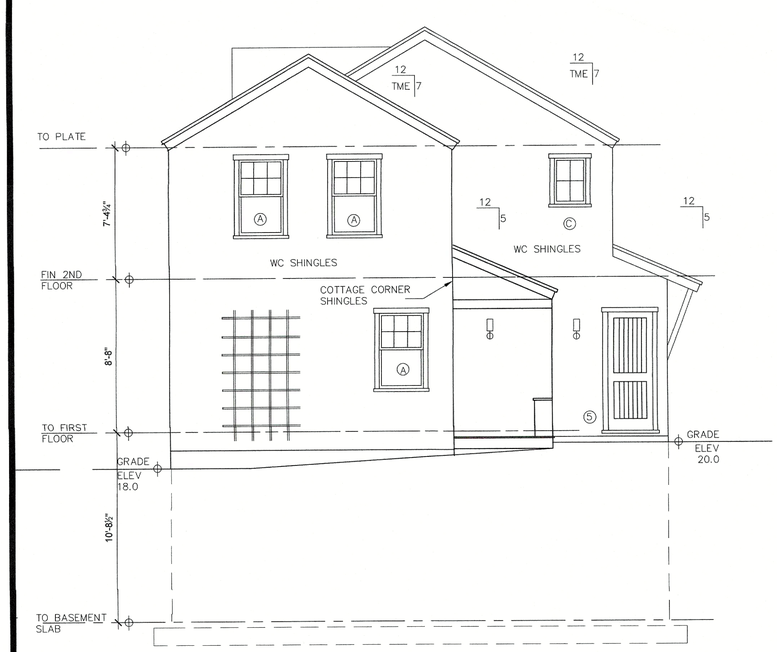
1 PREVIOUSLY SUBMITTED NORTH ELEVATION

Scale: 1/4 = 1'-0



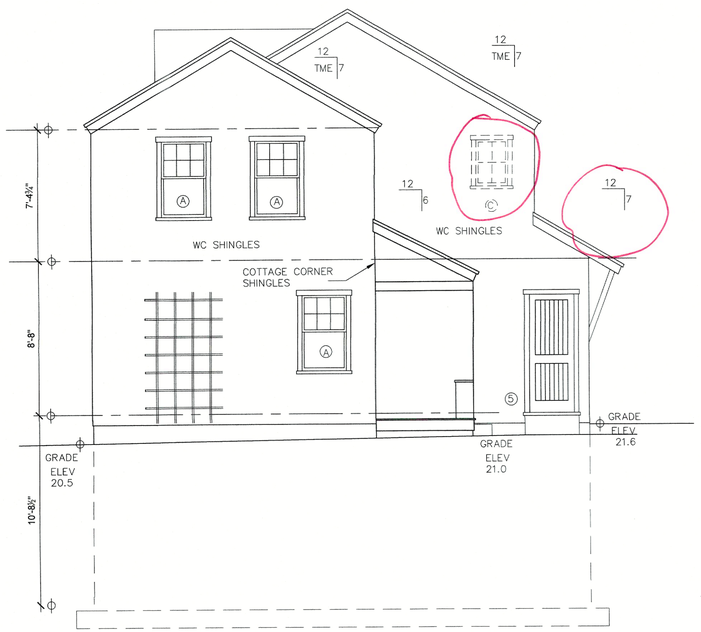
1 PROPOSED NORTH ELEVATION

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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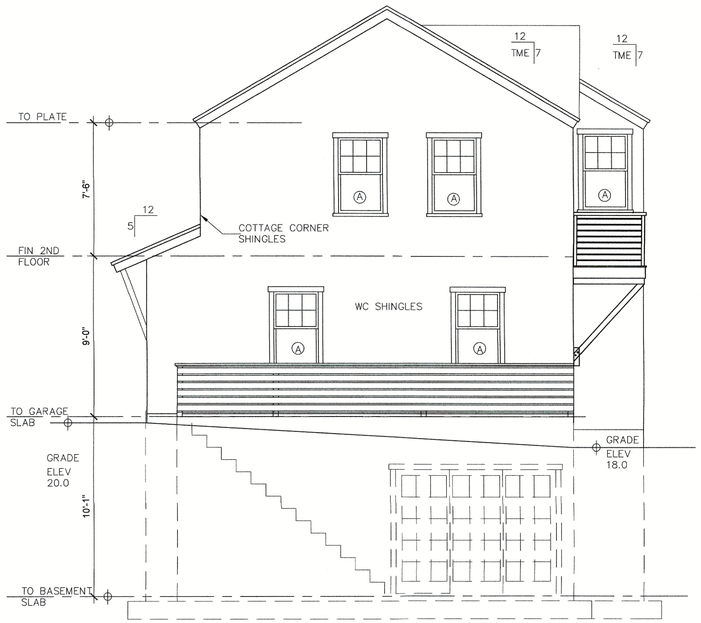
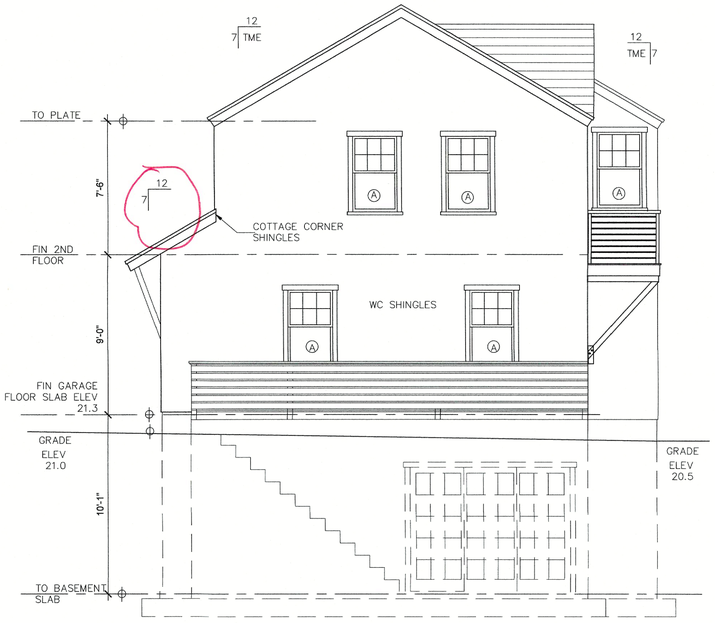


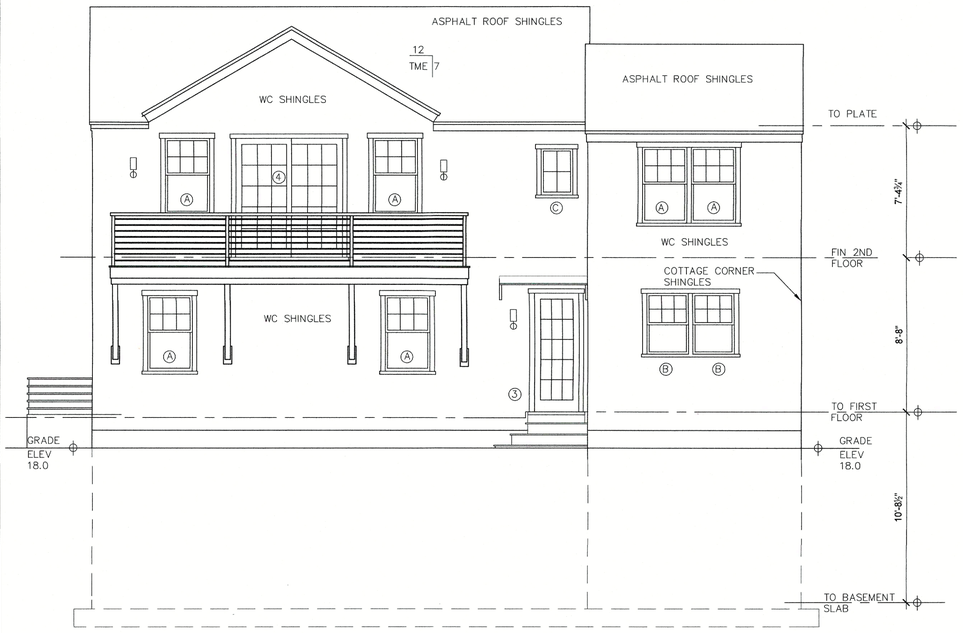
1 PREVIOUSLY SUBMITTED WEST ELEVATION

Scale: 1/4 = 1'-0



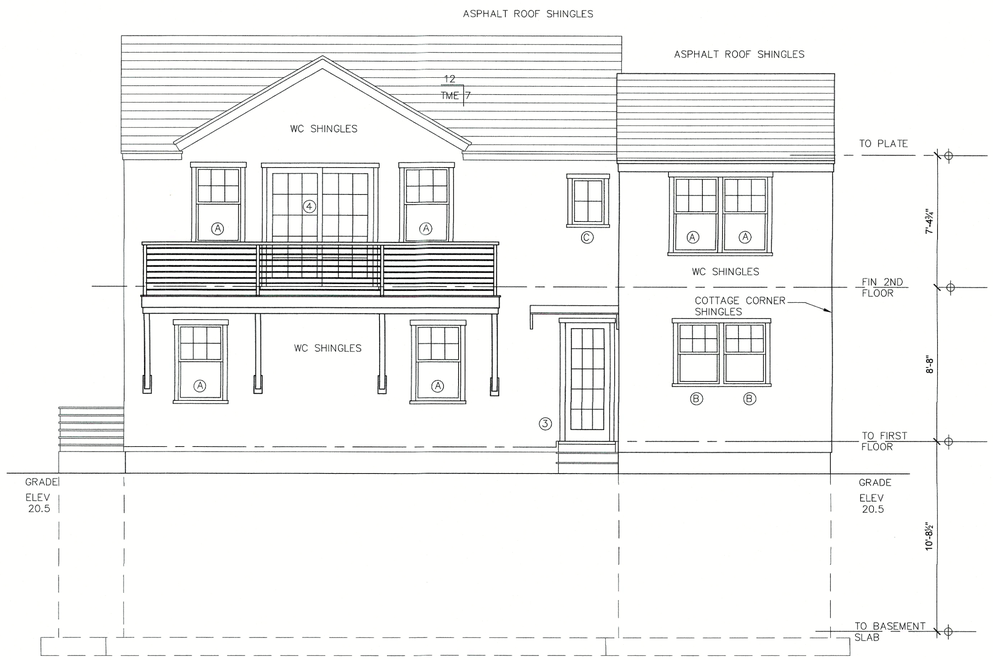
1 PROPOSED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4 = 1'-0

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FIRST FLOOR PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
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REVISIONS:
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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:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

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.

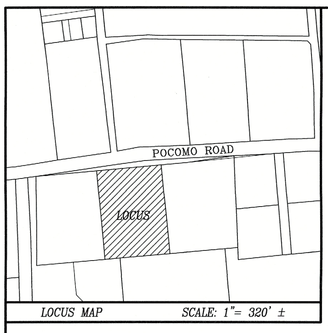
COLORS

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

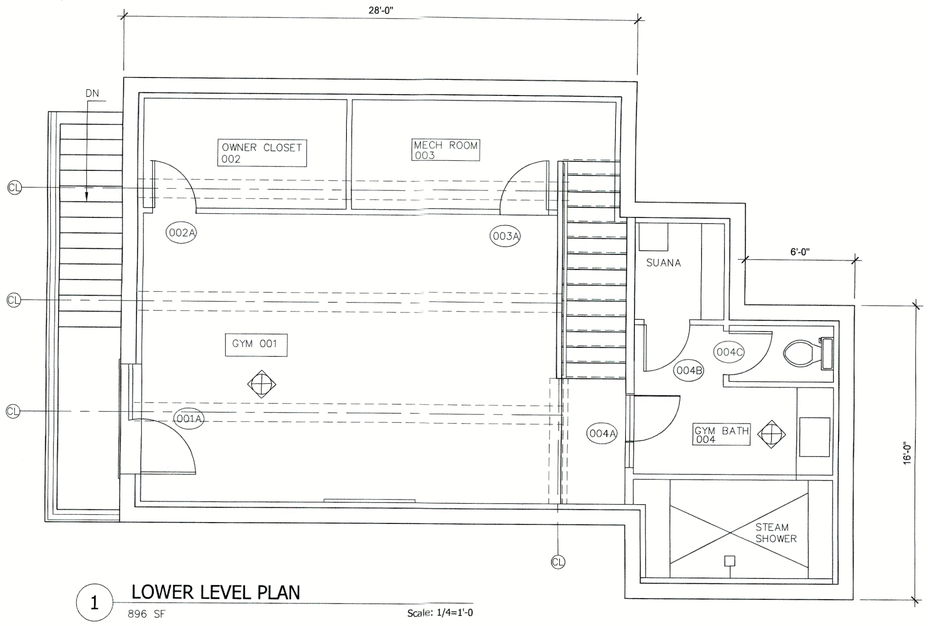
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

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

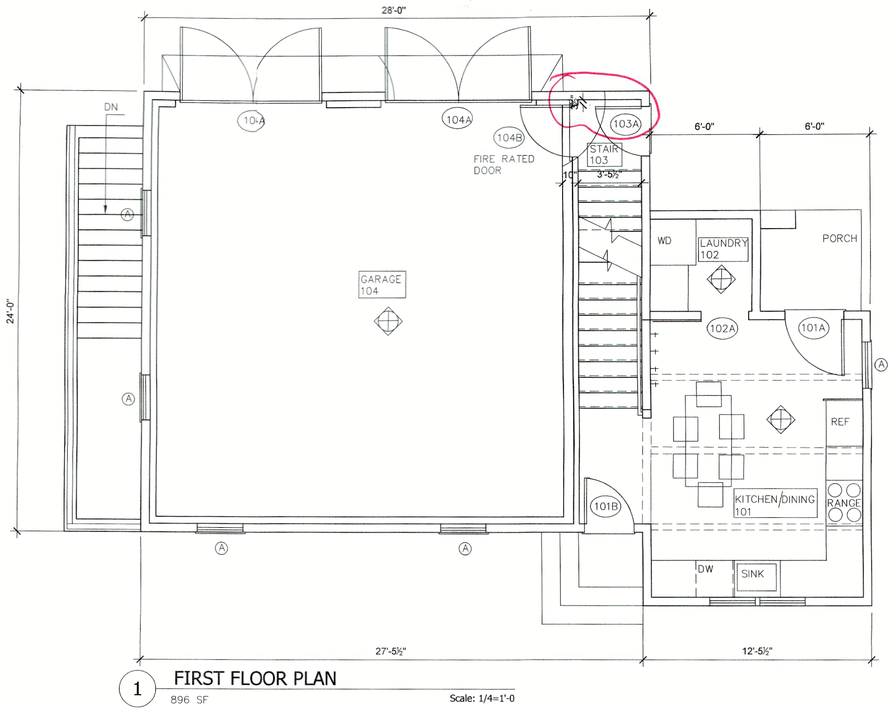
T:\ART 25 JOB 5
V:\DRAWFILES\B8305\SP 2021.dwg 5/20/2021 8:30:41 AM EDT

B8305



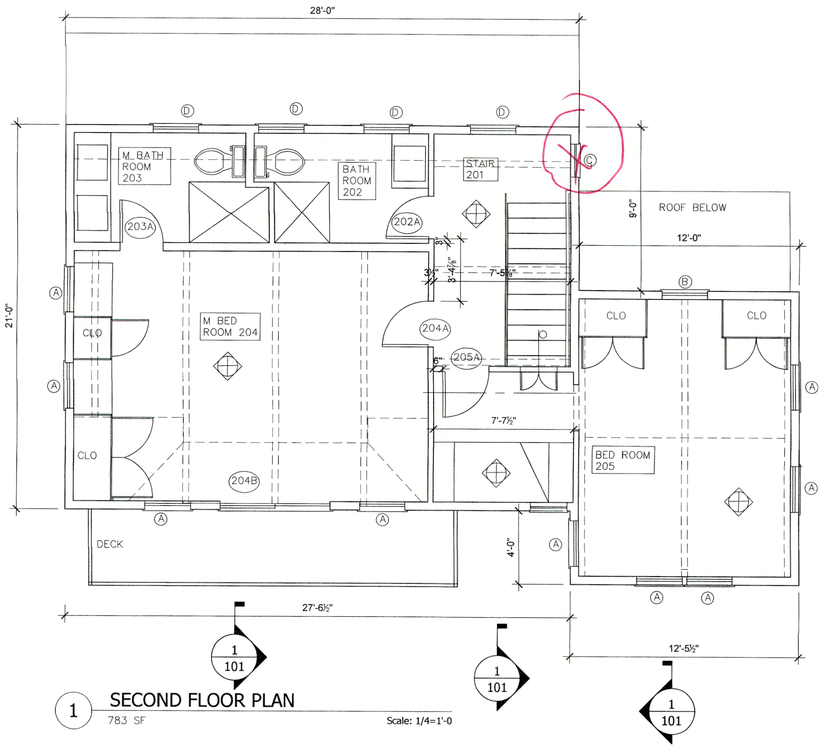
1 LOWER LEVEL PLAN

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

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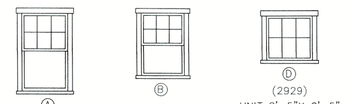

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DOOR SCHEDULE

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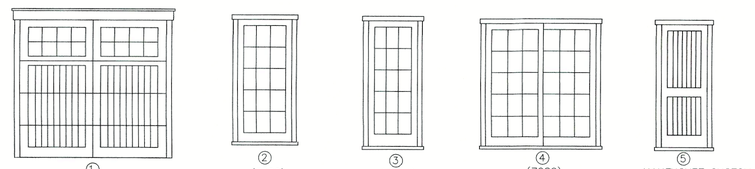

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④ (7282)
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RO 6'-0 X 6'-10

⑤ NANTUCKET CUSTOM MILLWORK
UNIT 2'-6 "X 6'-8 "
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NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

HDC: XX/XX/XX
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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

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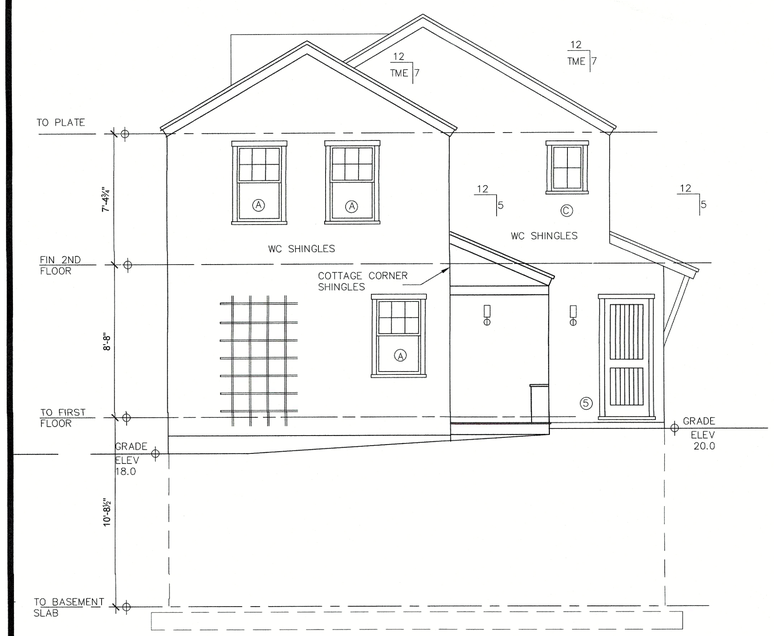
1 PREVIOUSLY SUBMITTED NORTH ELEVATION

Scale: 1/4 = 1'-0



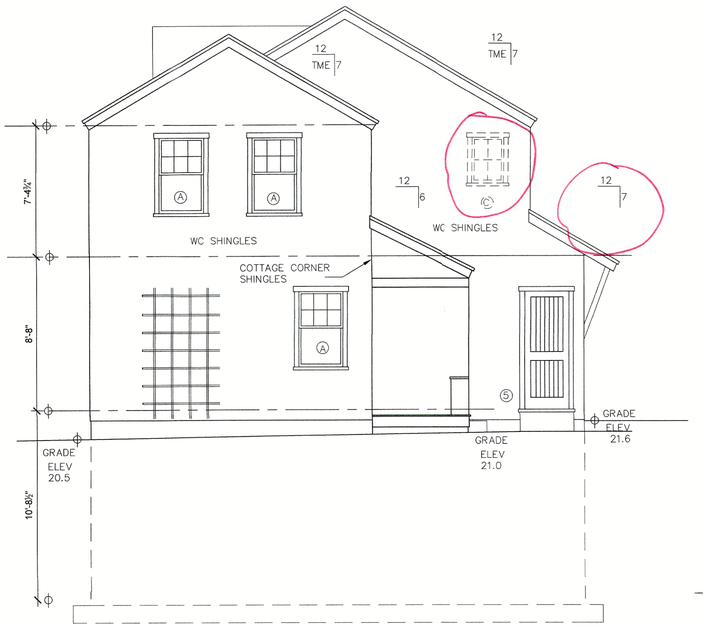
1 PROPOSED NORTH ELEVATION

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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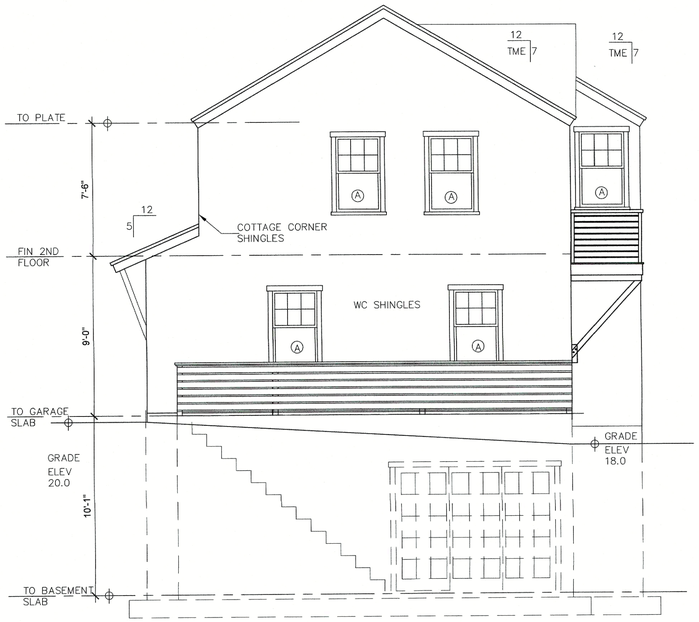
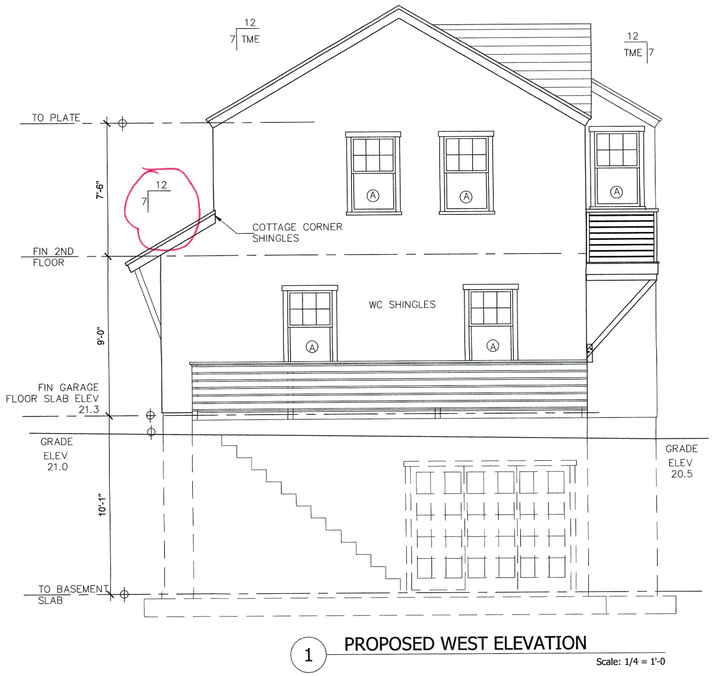


1 PREVIOUSLY SUBMITTED WEST ELEVATION

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

CERTIFICATE NO: HDC2021-03-3279 DATE ISSUED: 03/30/2021

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 GARVEN

Mailing Address: 36 POCOMO RD NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GRP

Mailing Address: PO BOX 1814 NANTUCKET MA.

Contact Phone #: 228-5231 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY ✓15738

Date application received: 3/1/21 Fee Paid: $ 358.60

Must be acted on by: 4/25/21

Extended to: _____

Approved: Raymond Paul Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS w/ the removal of the N elev. far left 4-light and reducing the roof walk 1' each side; anomalies are allowed due to lack of visibility.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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: 996 SF
Width: _____ Sq. footage 2nd floor: 797 SF.
Sq. footage 3rd floor: _____

Decks/Patio: Size: 918 SF ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North EXIST South EXIST East EXIST West EXIST

Height of ridge above final finish grade: North EXIST South EXIST East EXIST West EXIST

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMOVE EXIST. RESIDENCE & ADD 996 SF FIRST FLR & 797 SF 2ND FLOOR

*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 _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) TMC 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 _____ 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 ARCH SERIES 1 KO Charcoal Gray
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 2/27/202 Signature of owner of record _____ Signed under penalties of perjury



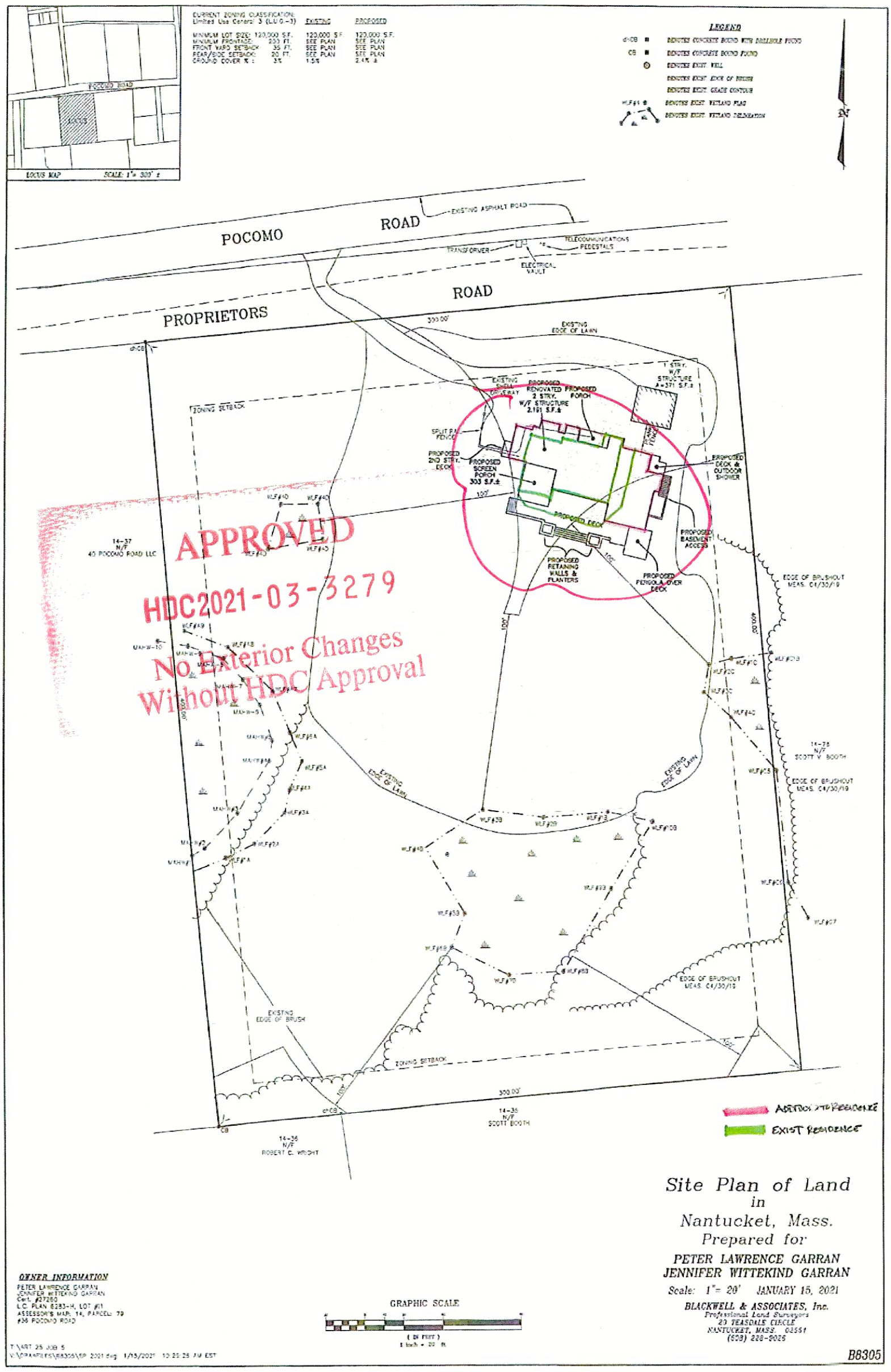
Property Information

Property ID	14 79
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER 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 Jan. 2021
Data updated Jan. 2021



Site Plan of Land
in
Nantucket, Mass.
Prepared for
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

Scale: 1"= 20' JANUARY 15, 2021

OWNER INFORMATION
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27280
L.C. PLAN 6283-H, LOT #1
ASSESSOR'S MAP: 14, PARCEL: 79
#36 POCOMO ROAD

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9025

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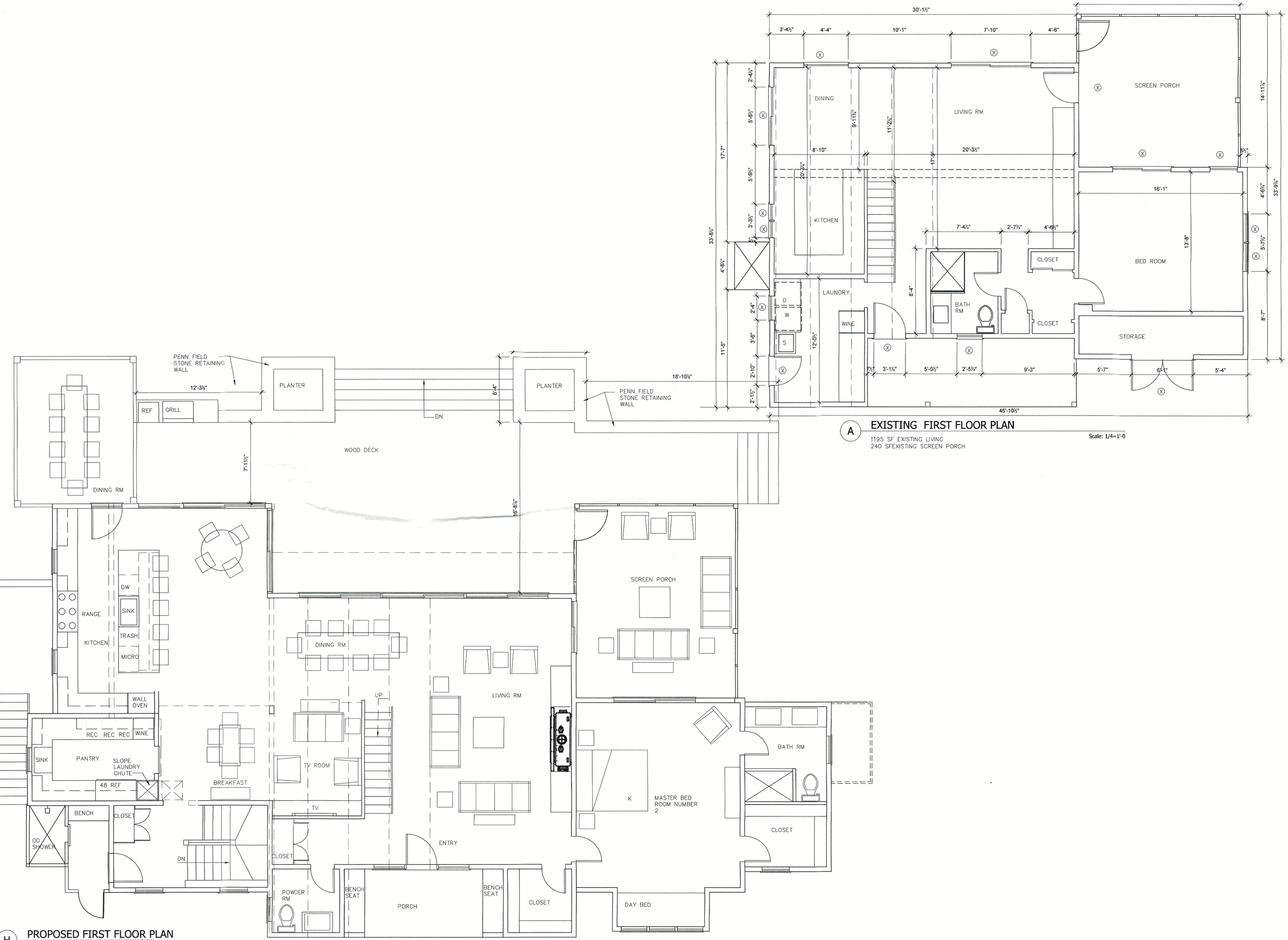
V:\DRAWINGS\B8305\SP 2021.dwg 1/15/2021 10:20:25 AM EST

B8305



A EXISTING FIRST FLOOR PLAN

1195 SF EXISTING LIVING
240 SFEXISTING SCREEN PORCH

Scale: 1/4=1'-0

H PROPOSED FIRST FLOOR PLAN

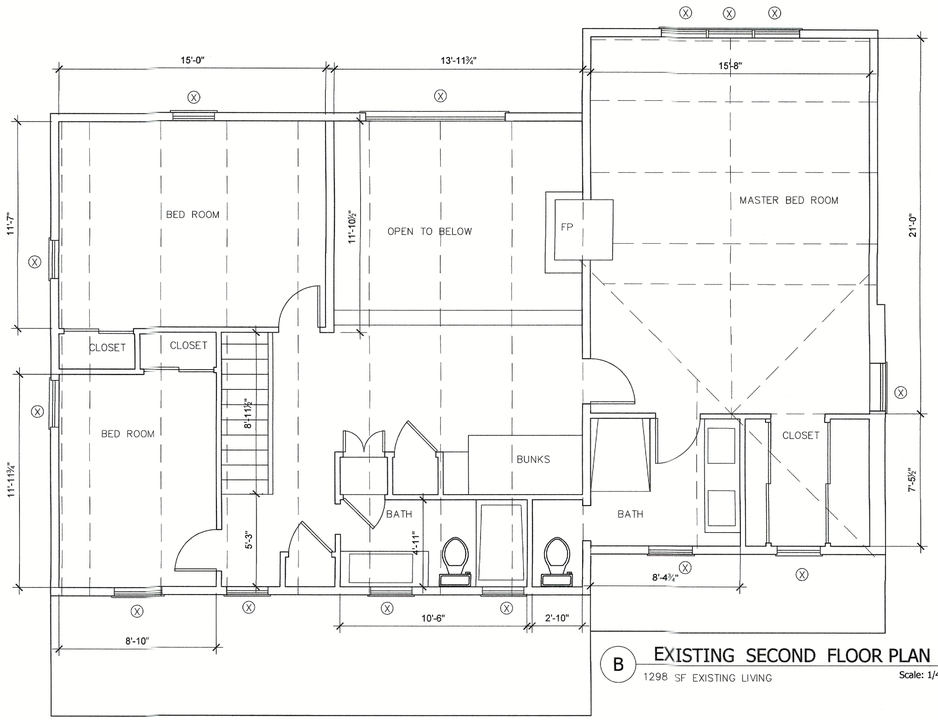
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

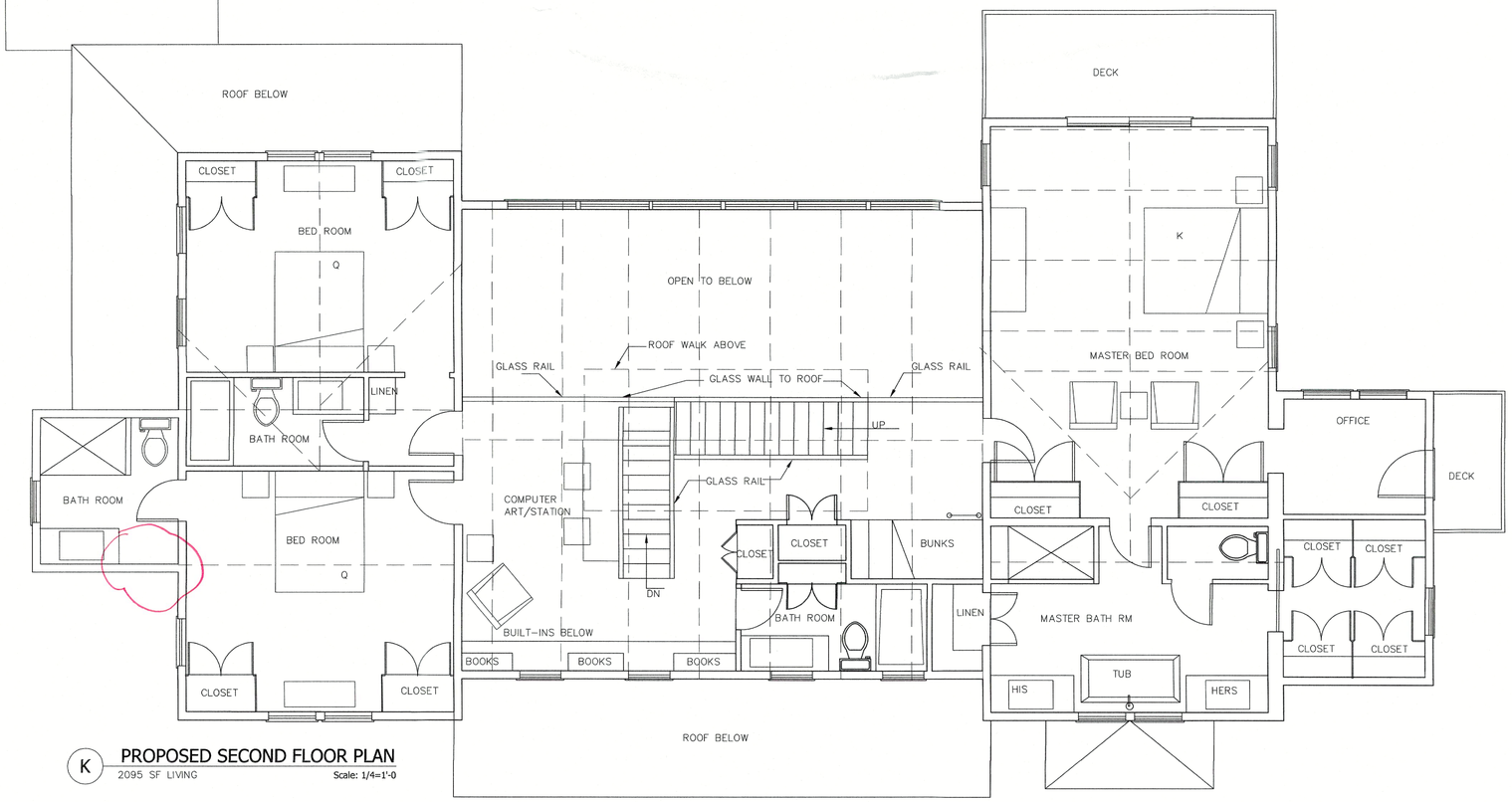
FIRST FLOOR PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

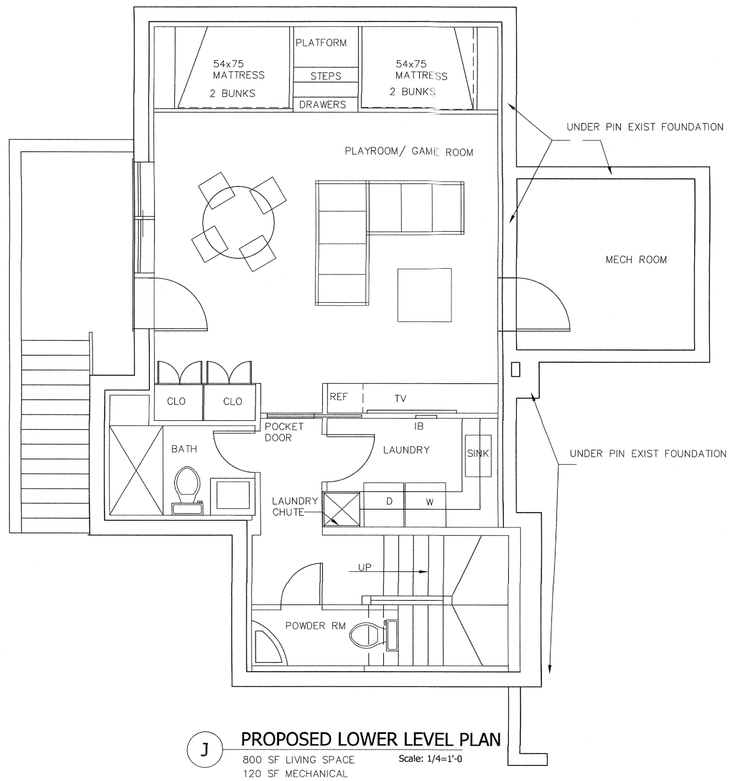
1706.07



B EXISTING SECOND FLOOR PLAN
1298 SF EXISTING LIVING
Scale: 1/4=1'-0



K PROPOSED SECOND FLOOR PLAN
2095 SF LIVING
Scale: 1/4=1'-0



J PROPOSED LOWER LEVEL PLAN
800 SF LIVING SPACE
120 SF MECHANICAL
Scale: 1/4=1'-0

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

SECOND FLOOR PLAN

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

1706.07



L PREVIOUSLY SUBMITTED NORTH ELEVATION

Scale1/4=1'-0



L PROPOSED NORTH ELEVATION

Scale1/4=1'-0

RECEIVED
APR 08 2021
By

APPROVED
HDC2021-03-3279
No Exterior Changes
Without HDC Approval

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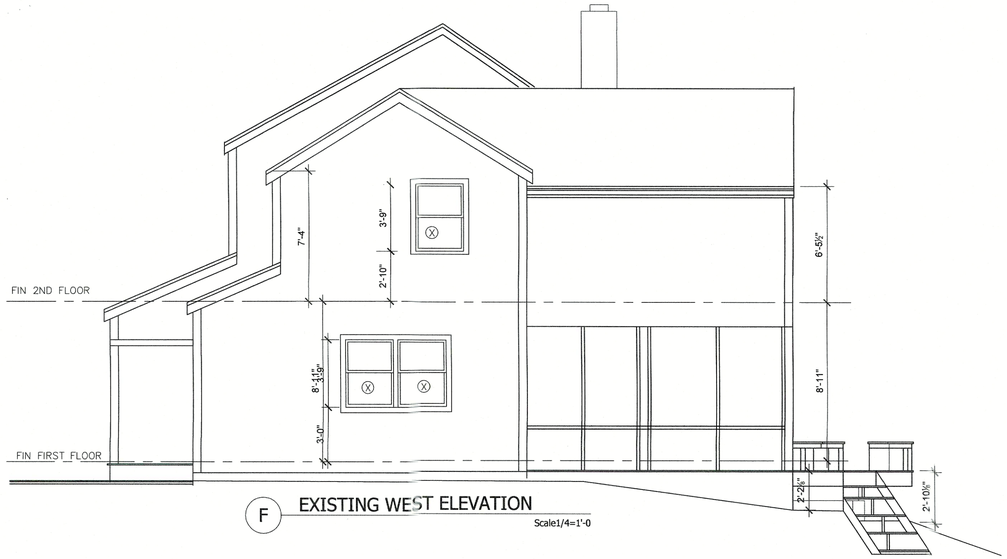
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED
ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07



F EXISTING WEST ELEVATION
Scale1/4=1'-0



E EXISTING EAST ELEVATION
Scale1/4=1'-0

M PROPOSED WEST ELEVATION
Scale1/4=1'-0



P PROPOSED EAST ELEVATION
Scale1/4=1'-0

RECEIVED
APR 08 2021

APPROVED
HDC2021-03-3279
No Exterior Changes
Without HDC Approval

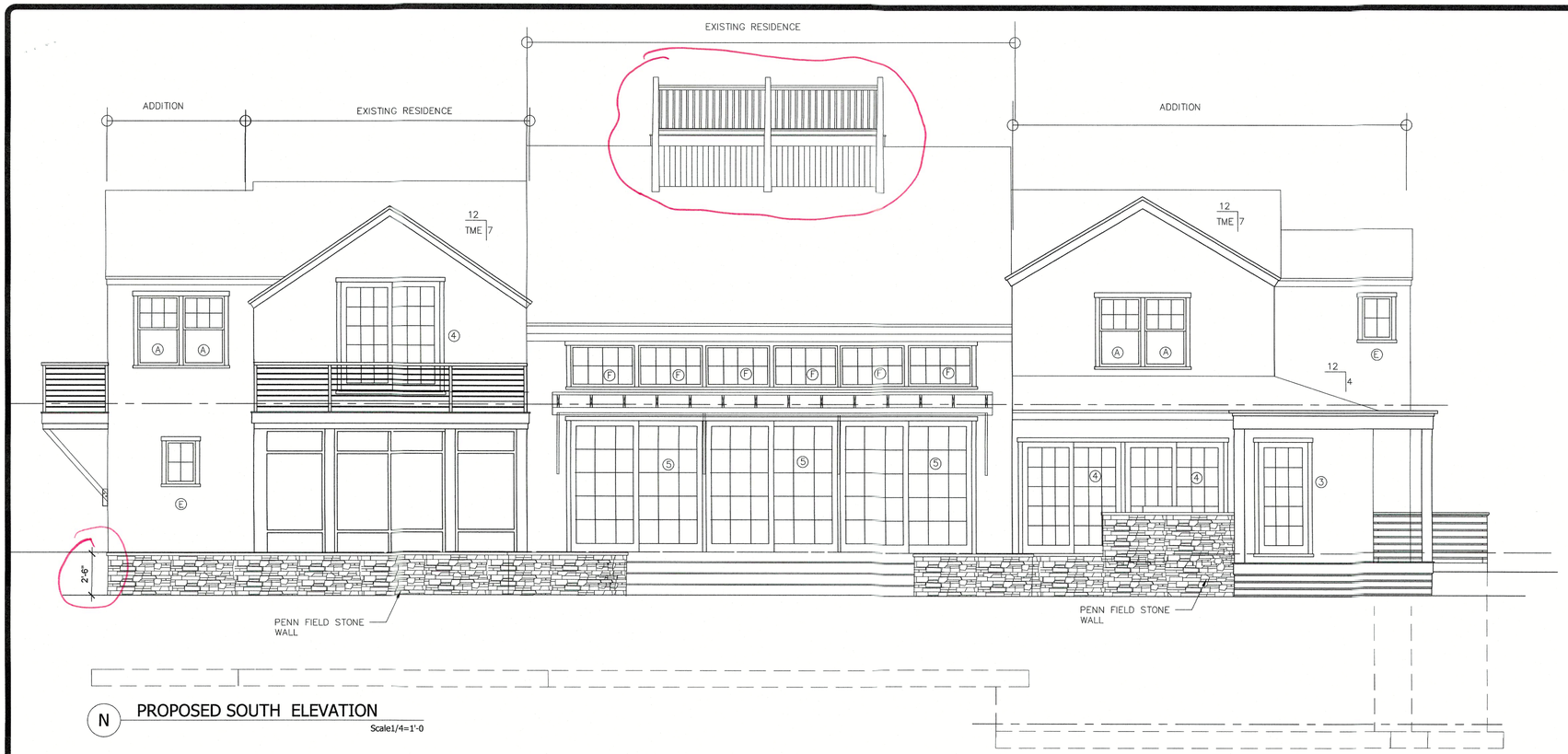
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07



N PROPOSED SOUTH ELEVATION

Scale1/4=1'-0



N PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale1/4=1'-0

APPROVED
HDC2021-03-3279
No Exterior Changes
Without HDC Approval

RECEIVED
APR 08 2021

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RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 ROAD

Owner of record: PETER & JENNIFER GARRAN

Mailing Address: 36 POCOMO ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-825-5381 E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: P.O. BOX 1814
NANTUCKET MA 02554

Contact Phone #: 508-228-5621 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: _____ Sq. Footage 1st floor: 996 SF
Width: _____ Sq. footage 2nd floor: 797 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 98 sf. ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North EXIST South EXIST East EXIST West EXIST

Height of ridge above final finish grade: North EXIST South EXIST East EXIST West EXIST

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RENOVATE EXISTING RESIDENCE
ADD 996 ☐ FIRST FLOOR & 797 ☐ SECOND FLOOR
CERTIFICATE NO. HDC 2021-03-3279
THIS APPLICATION TO RENEW PREVIOUS CERTIFICATE

Is there an HDC survey form for 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 _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) NA

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 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 _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

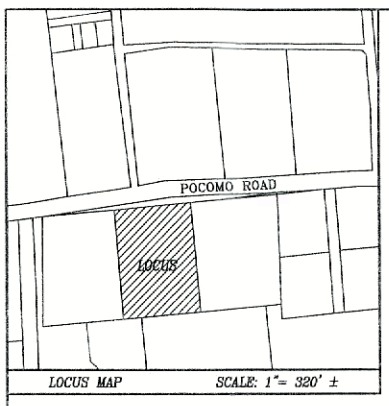
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof ARCH SERIES IKO CHARCOAL GREY
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 26 JUNE 2024 Signature of owner of record X 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%	2.4% ±

LEGEND

- dhCB — DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- CB — DENOTES CONCRETE BOUND FOUND
- DENOTES EXIST. WELL
- DENOTES EXIST. EDGE OF BRUSH
- 25 — DENOTES EXIST. GRADE CONTOUR
- WLF#4 — DENOTES EXIST. WETLAND FLAG
- DENOTES EXIST. WETLAND DELINEATION

N

POCOMO ROAD
EXISTING ASPHALT ROAD
TELECOMMUNICATIONS PEDESTALS
TRANSFORMER
ELECTRICAL VAULT
PROPRIETORS ROAD
300.00'
EXISTING EDGE OF LAWN
dhCB
ZONING SETBACK
EXISTING SHELL DRIVEWAY
PROPOSED RENOVATED 2 STRY. W/F STRUCTURE 2,191 S.F.±
PROPOSED PORCH
THRESHOLD FIRST FLOOR EL=24.8±
1 STRY. W/F STRUCTURE A=374 S.F.±
SPLIT RAIL FENCE
PROPOSED 2ND STRY. DECK
PROPOSED SCREEN PORCH 303 S.F.±
2 STRY. W/F STRUCTURE (TO BE RENOVATED) 1,371 S.F.± RIDGE EL.= 49.9±
PORCH
DECK
PLANK FENCE
PROPOSED DECK & OUTDOOR SHOWER
BAY WINDOW
PROPOSED DECK
PROPOSED BASEMENT ACCESS
PROPOSED RETAINING WALLS & PLANTERS
PROPOSED PERGOLA OVER DECK
EDGE OF BRUSHCUT MEAS. 04/30/19
400.00'
100'
14–37
N/F
40 POCOMO ROAD LLC
14–78
N/F
SCOTT V. BOOTH
14–35
N/F
SCOTT BOOTH
14–36
N/F
ROBERT C. WRIGHT
WLF#4D
WLF#A9
WLF#A8
WLF#A7
WLF#A6
WLF#A5
WLF#A4
WLF#A3
WLF#A2
WLF#A1
MAHW–10
MAHW–9
MAHW–8
MAHW–7
MAHW–6
MAHW#5
MAHW#4
MAHW#3
MAHW#2
MAHW#1
WLF#1C
WLF#C1B
WLF#2C
WLF#3C
WLF#4C
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
EXISTING EDGE OF BRUSH
CB

Site Plan of Land
in
Nantucket, Mass.
Prepared for
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

Scale: 1"= 20' JANUARY 15, 2021

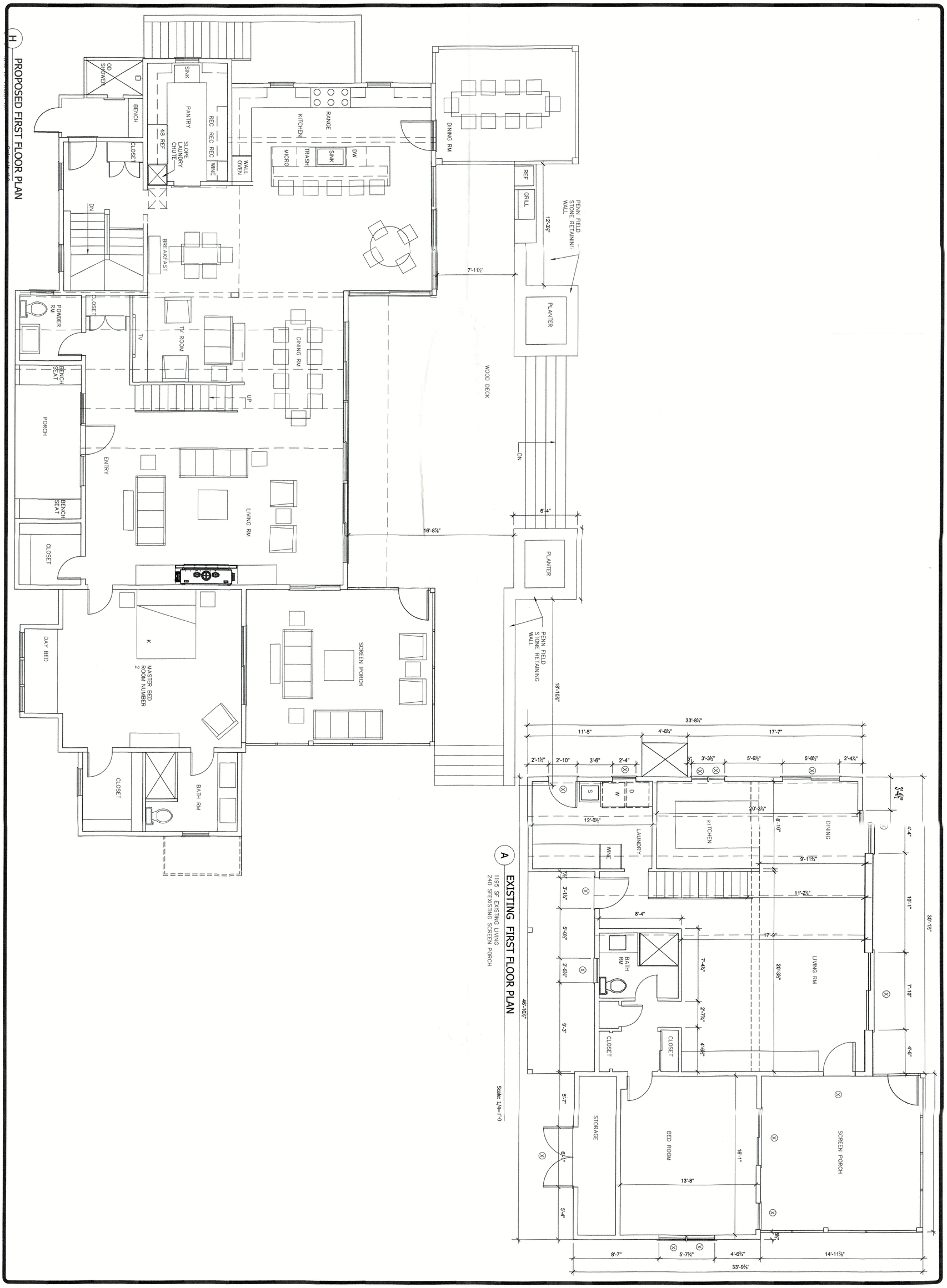
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

T:\ART 25 JOB 5
V:\DRAWFILES\B8305\SP 2021.dwg 1/15/2021 10:29:26 AM EST

B8305

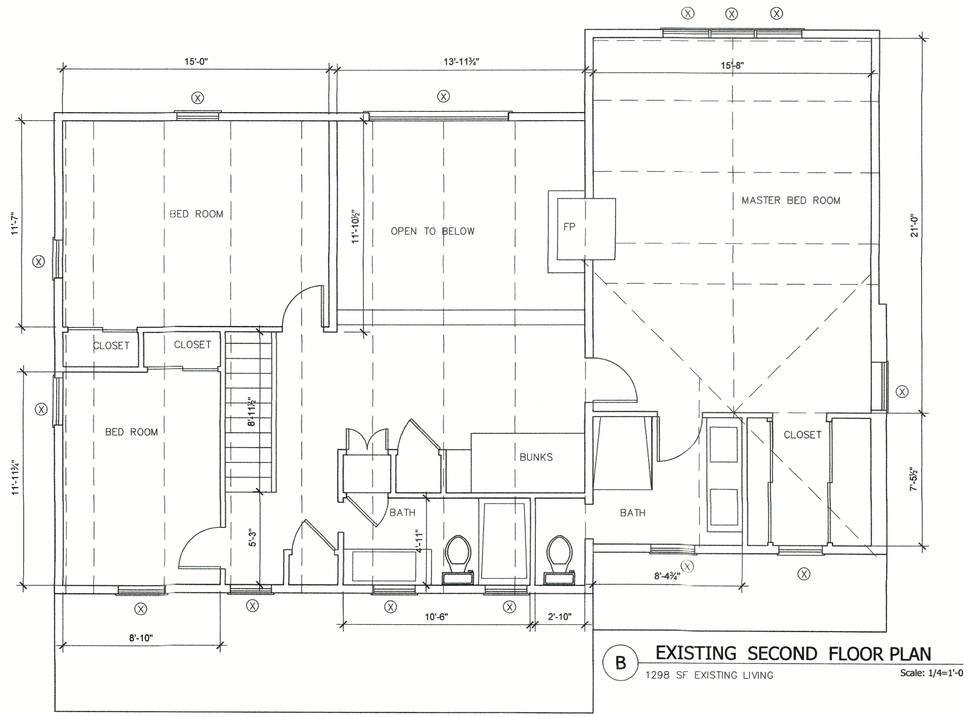


FIRST FLOOR PLAN

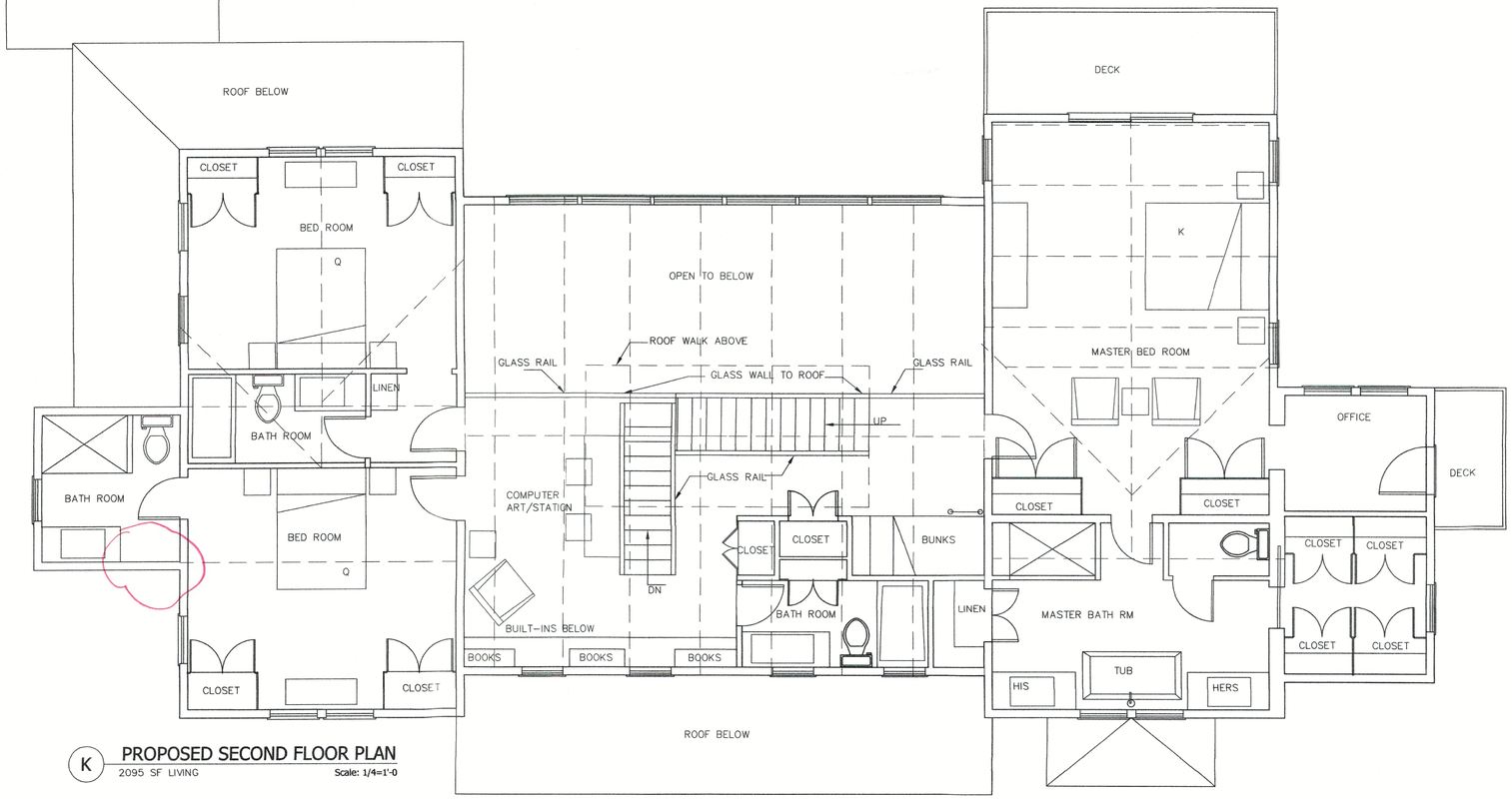
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: 1706.07

RENOVATION FOR:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

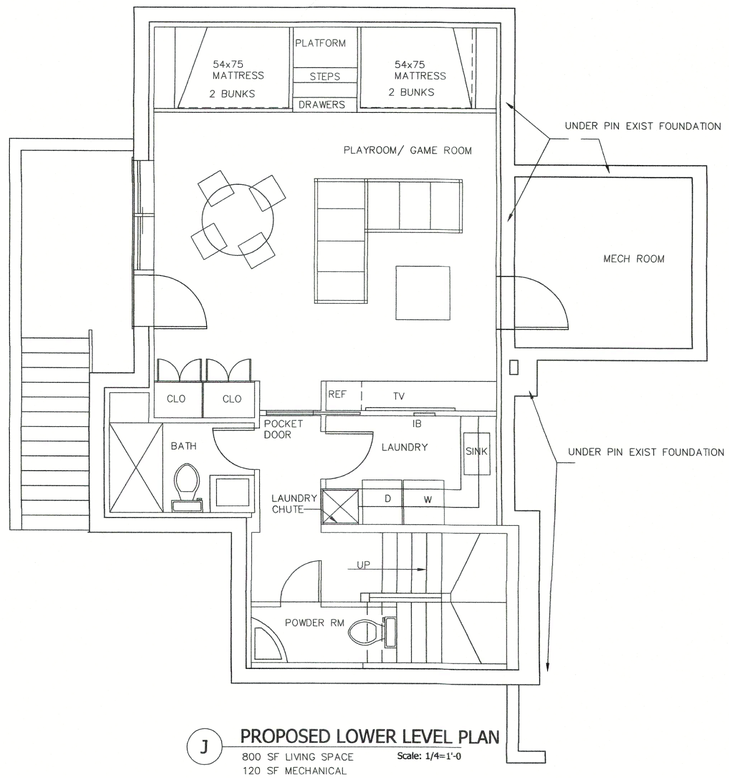
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM



B EXISTING SECOND FLOOR PLAN
1298 SF EXISTING LIVING
Scale: 1/4=1'-0



K PROPOSED SECOND FLOOR PLAN
2095 SF LIVING
Scale: 1/4=1'-0



J PROPOSED LOWER LEVEL PLAN
800 SF LIVING SPACE
120 SF MECHANICAL
Scale: 1/4=1'-0

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

SECOND FLOOR PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07



L PREVIOUSLY SUBMITTED NORTH ELEVATION
Scale1/4=1'-0



L PROPOSED NORTH ELEVATION
Scale1/4=1'-0

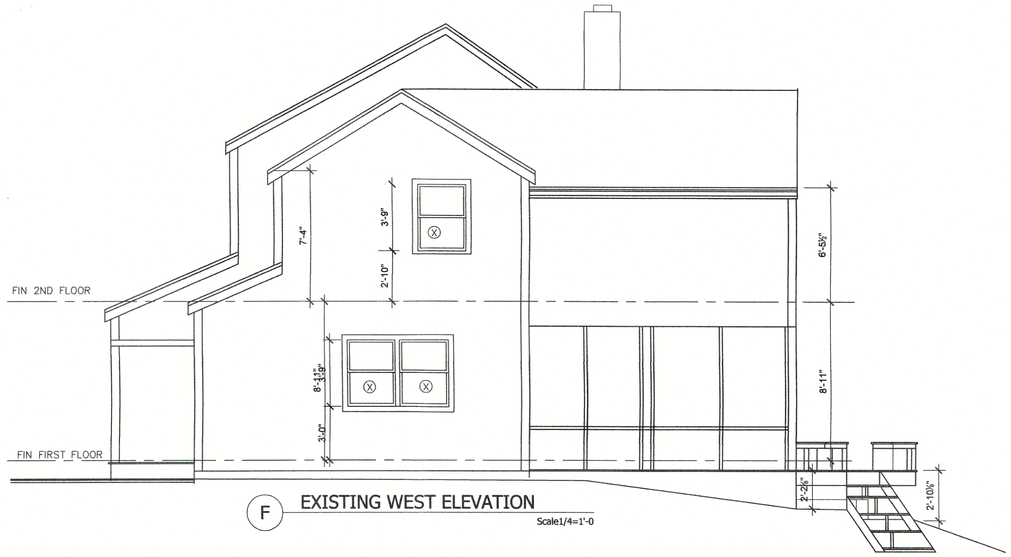
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07



F EXISTING WEST ELEVATION

Scale1/4=1'-0



E EXISTING EAST ELEVATION

Scale1/4=1'-0

M PROPOSED WEST ELEVATION

Scale1/4=1'-0



P PROPOSED EAST ELEVATION

Scale1/4=1'-0

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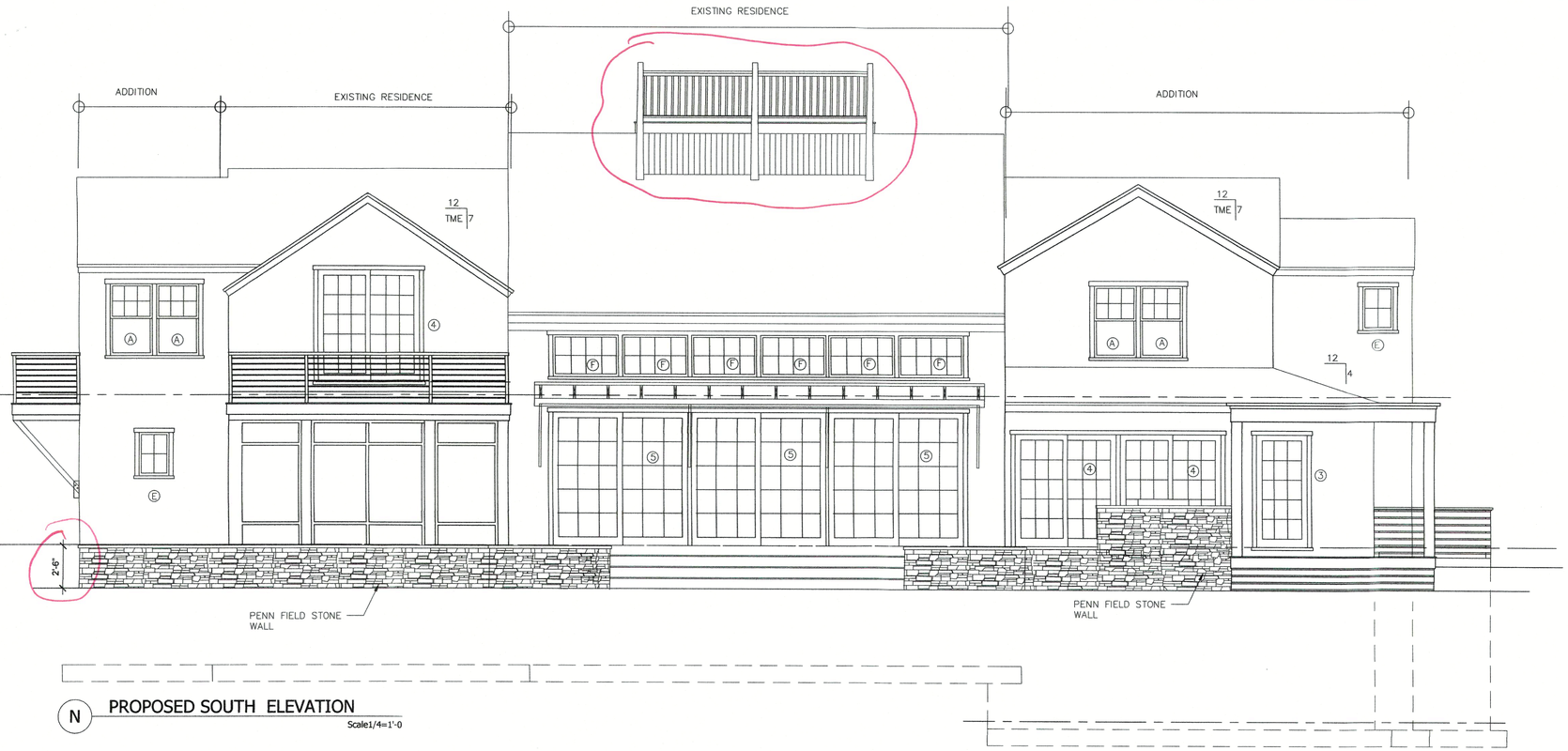
RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED ELEVATIONS

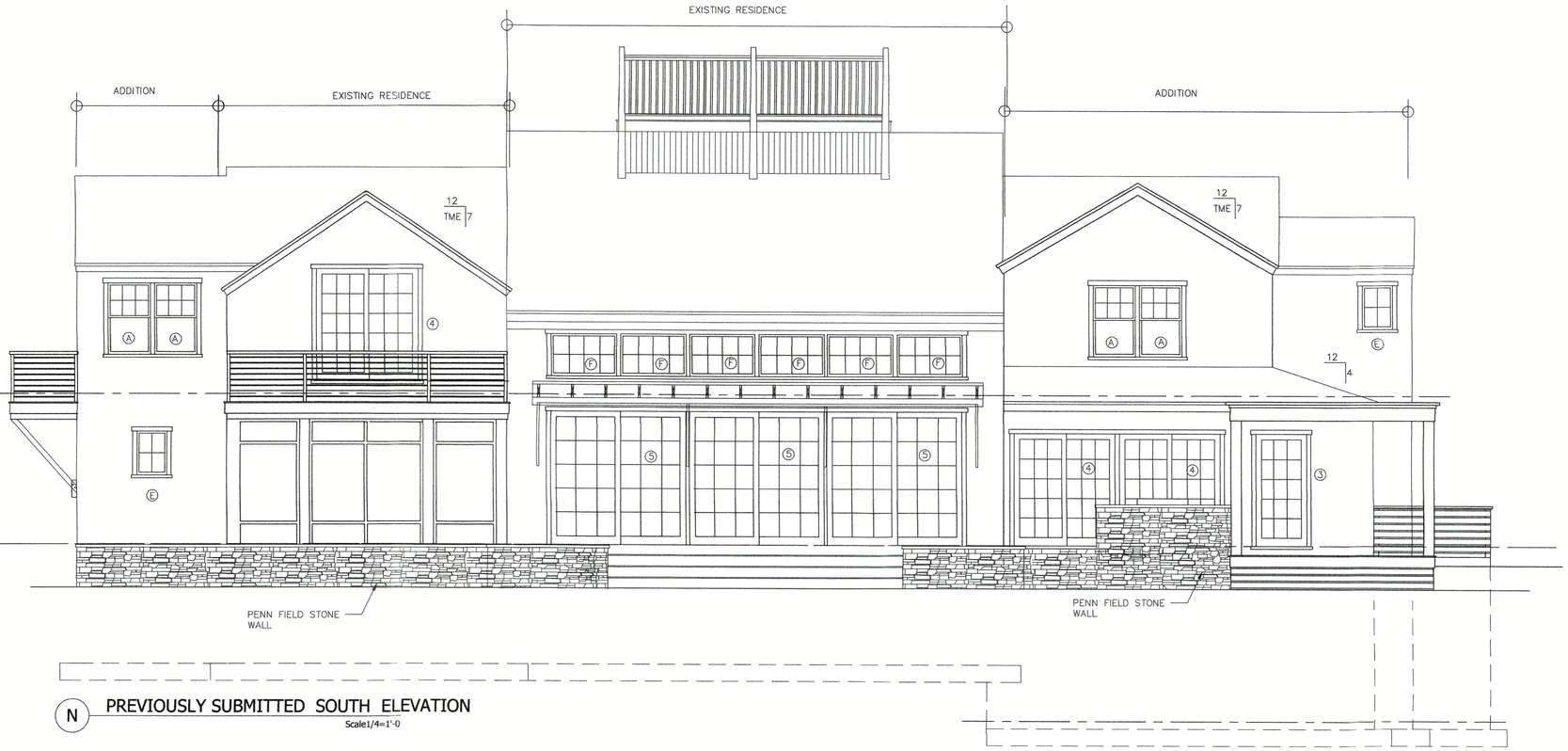
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07



N PROPOSED SOUTH ELEVATION

Scale1/4=1'-0



N PREVIOUSLY SUBMITTED SOUTH ELEVATION

Scale1/4=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
MRS. CATHERINE M. DUTTON
38 CENTER STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.1 PARCEL: 66

PROPOSED ELEVATIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07

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 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

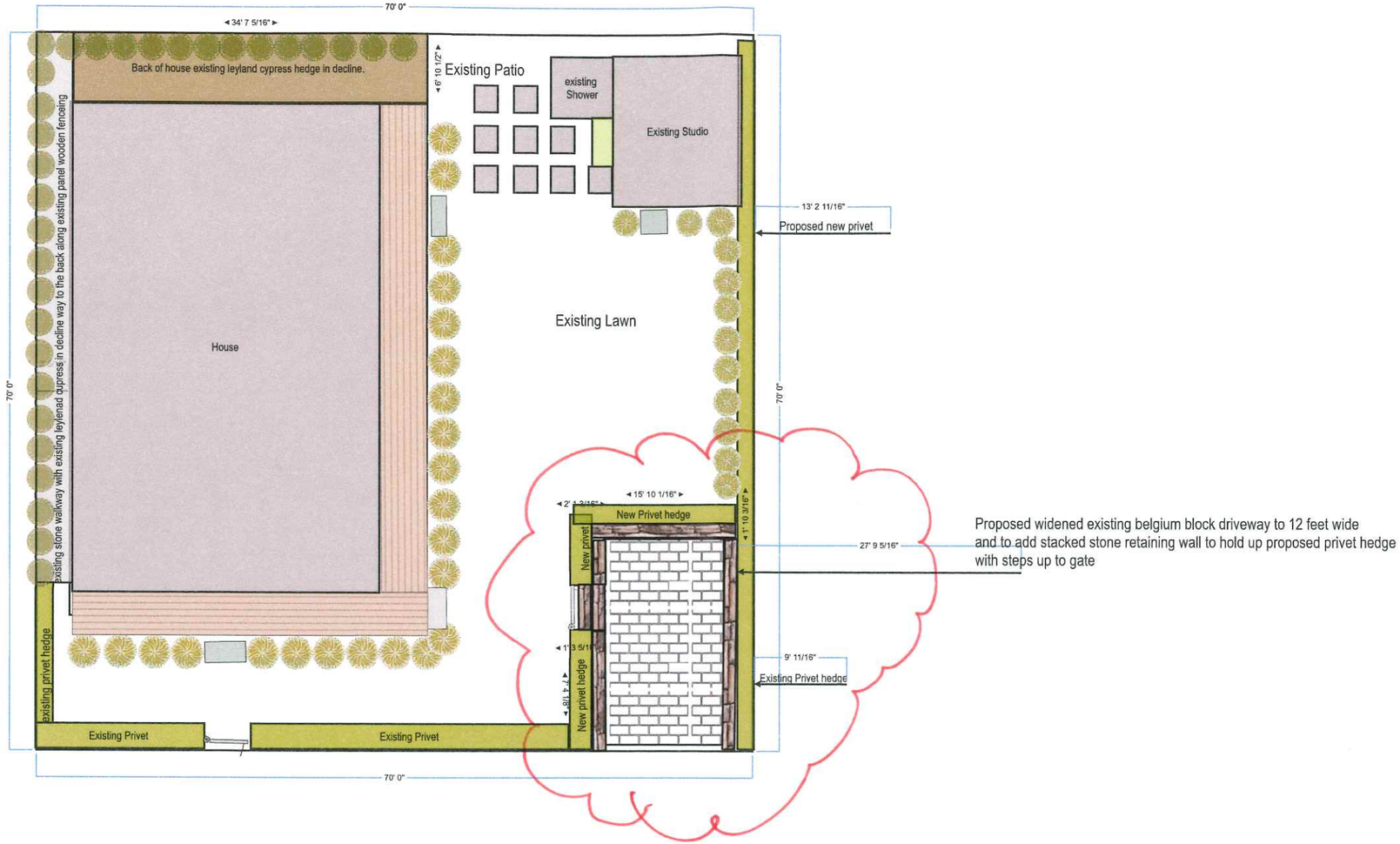


29 Jefferson Av.

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

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

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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

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- ☐ Certified Mail Restricted Delivery $
- ☐ 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

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- ☐ Return Receipt (hardcopy) $
- ☐ 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

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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





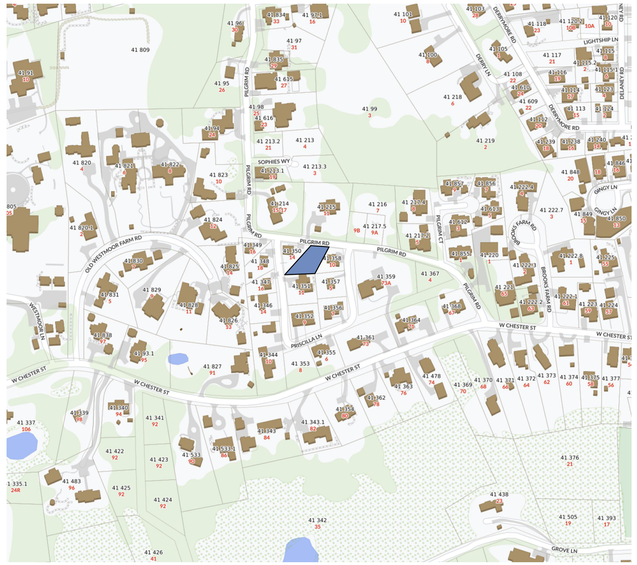




Holahan Residence

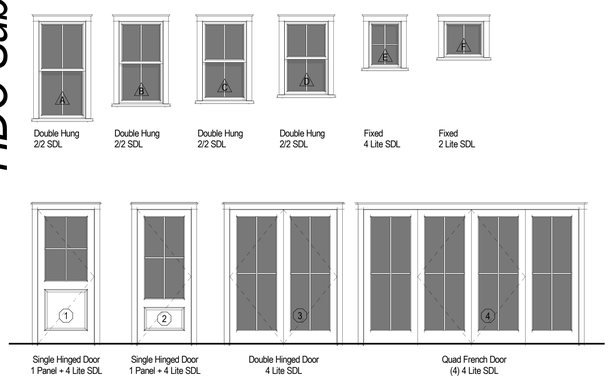
12 Pilgrim Road
Nantucket, MA 02554

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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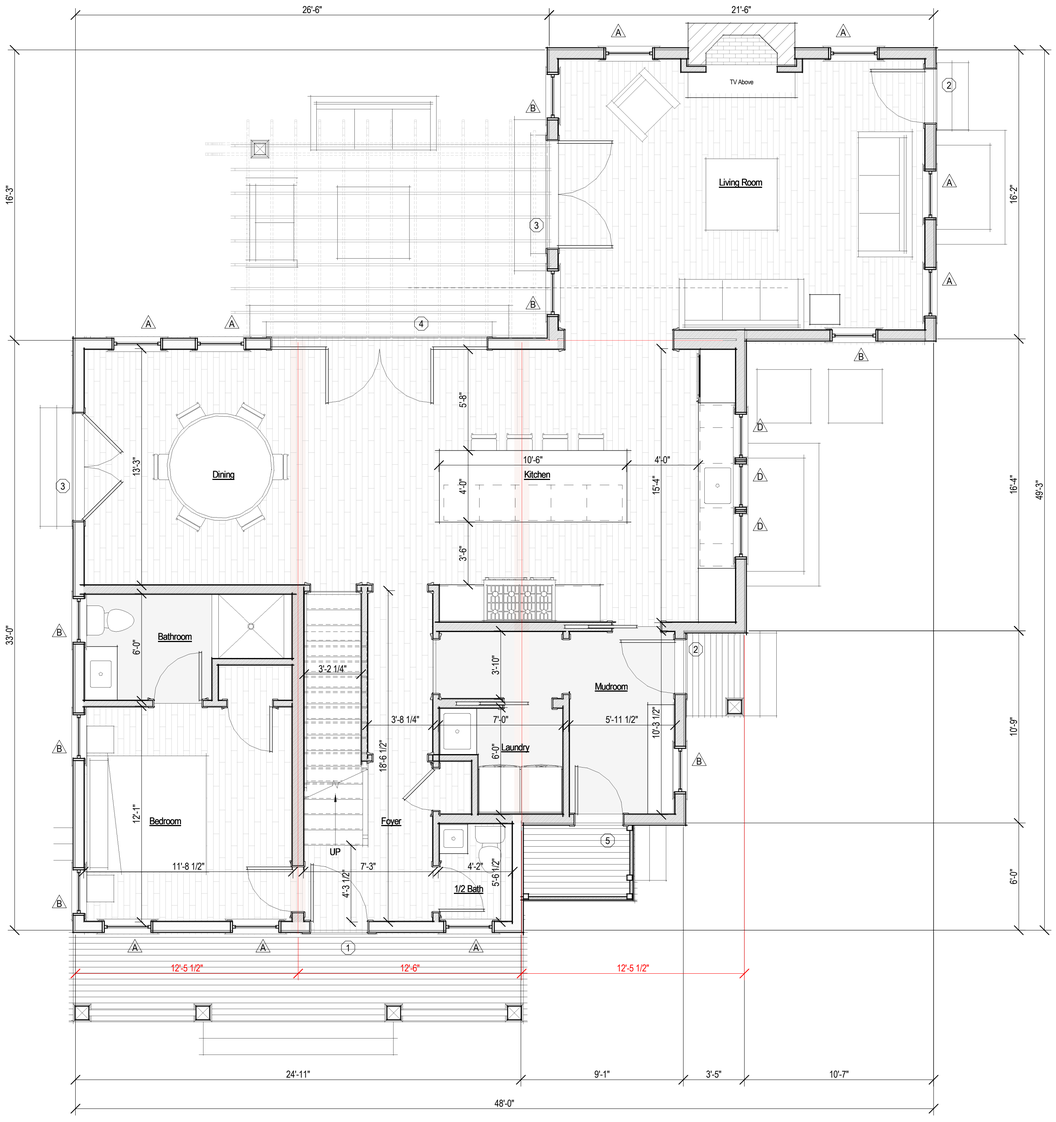
G.1.1

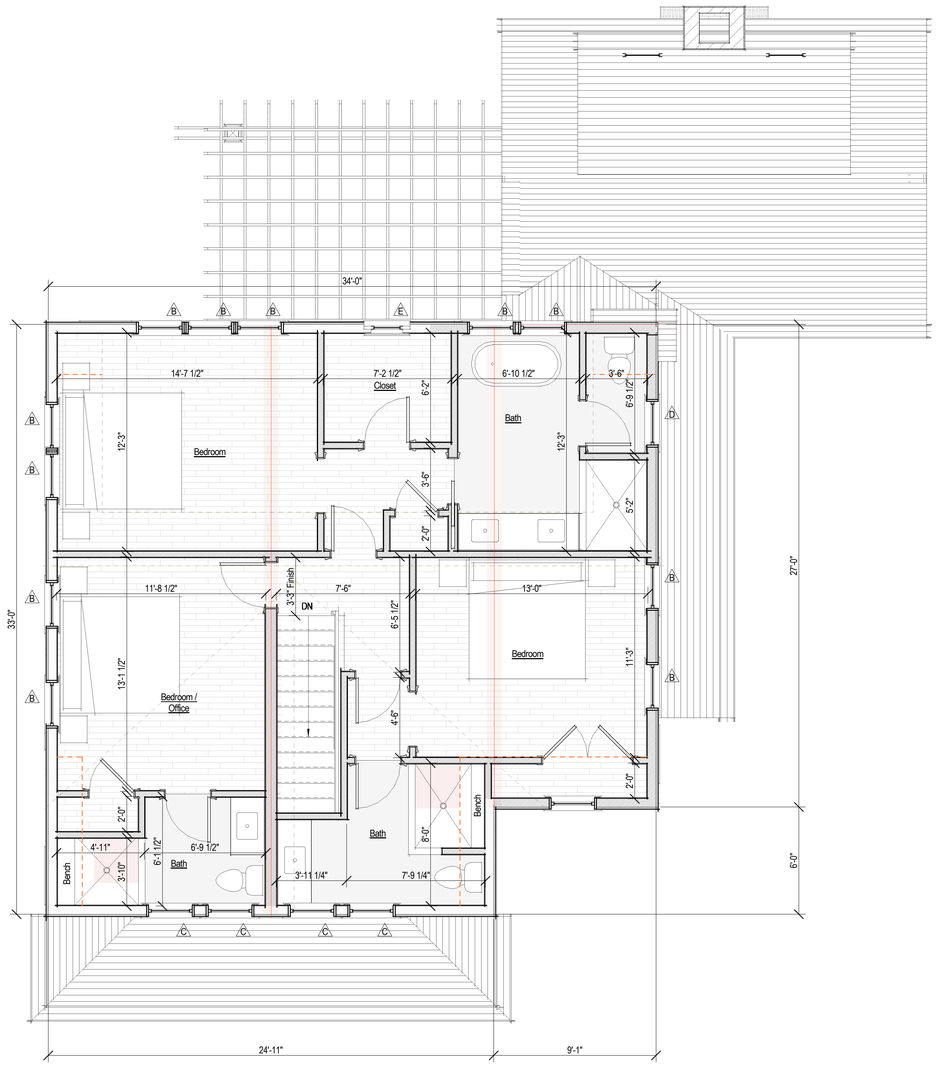
2412

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

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Floor Plans

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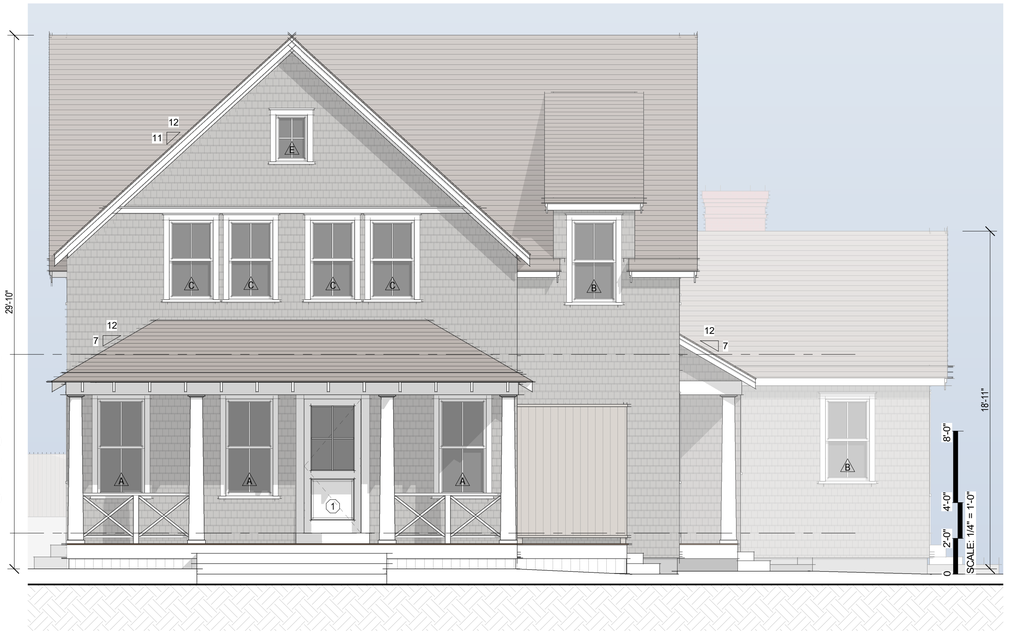
A.1.1
2412

07.01.24



1 North Elevation - Proposed
1/4" = 1'-0"

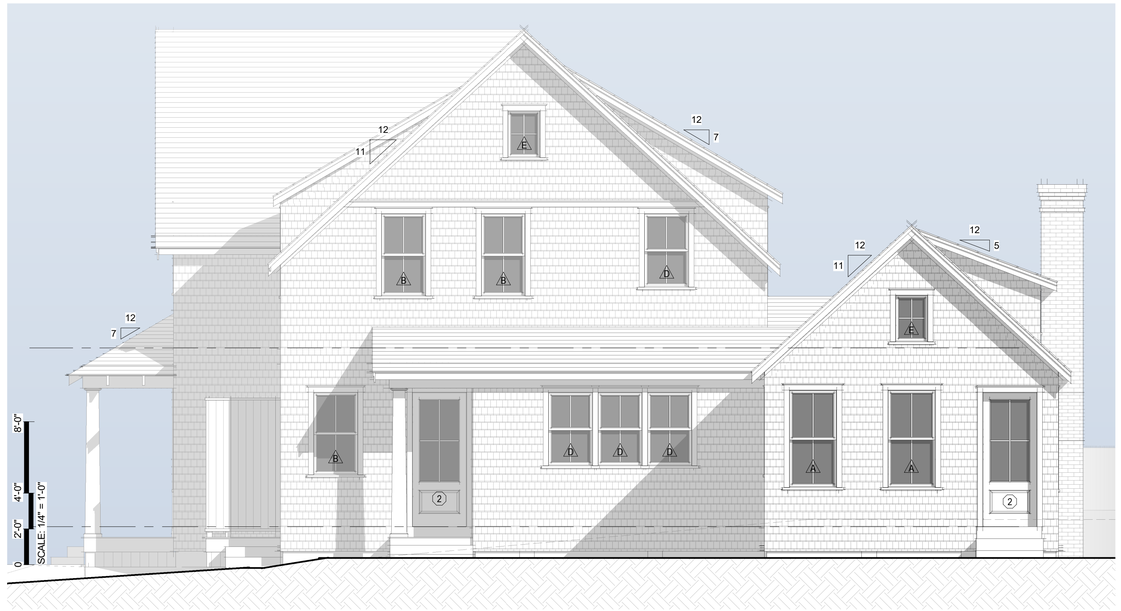


2 East Elevation - Proposed
1/4" = 1'-0"

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

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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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.:	------

Sheet Index - Architectural & Structural

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G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Exterior Elevations

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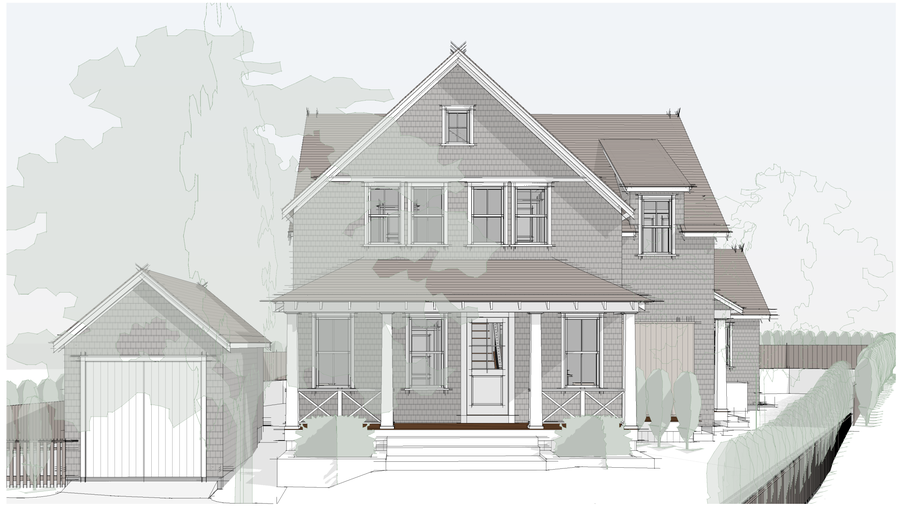
A.2.1

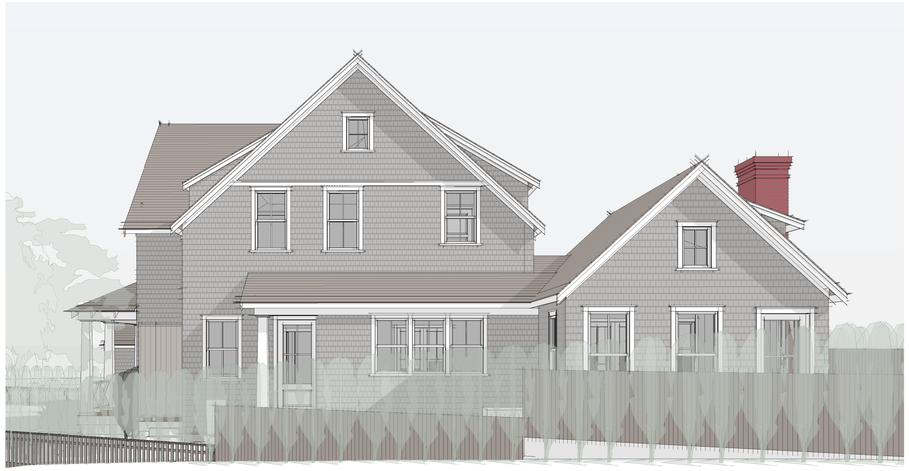
2412

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
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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.:	------

Sheet Index - Architectural & Structural

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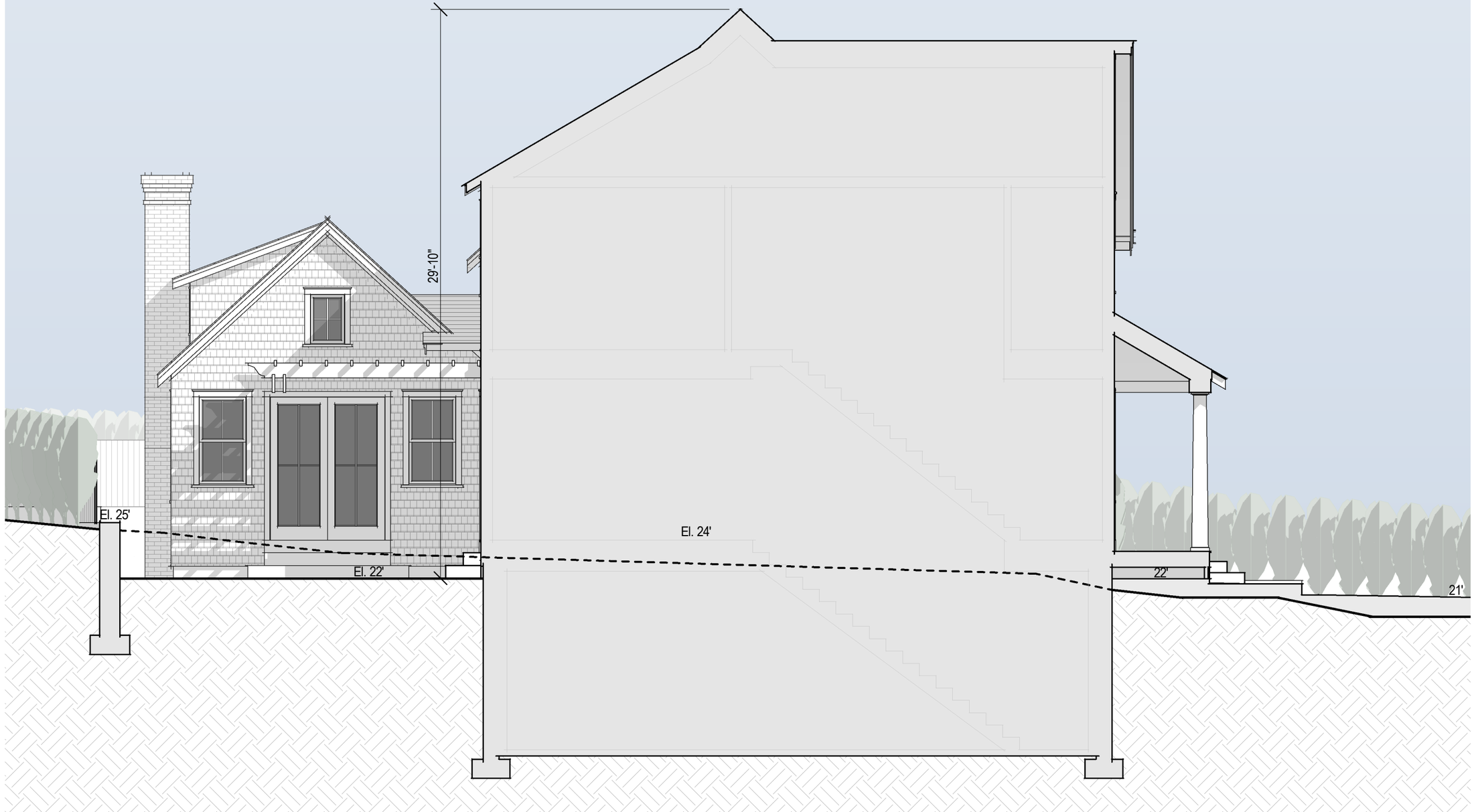
A.2.2

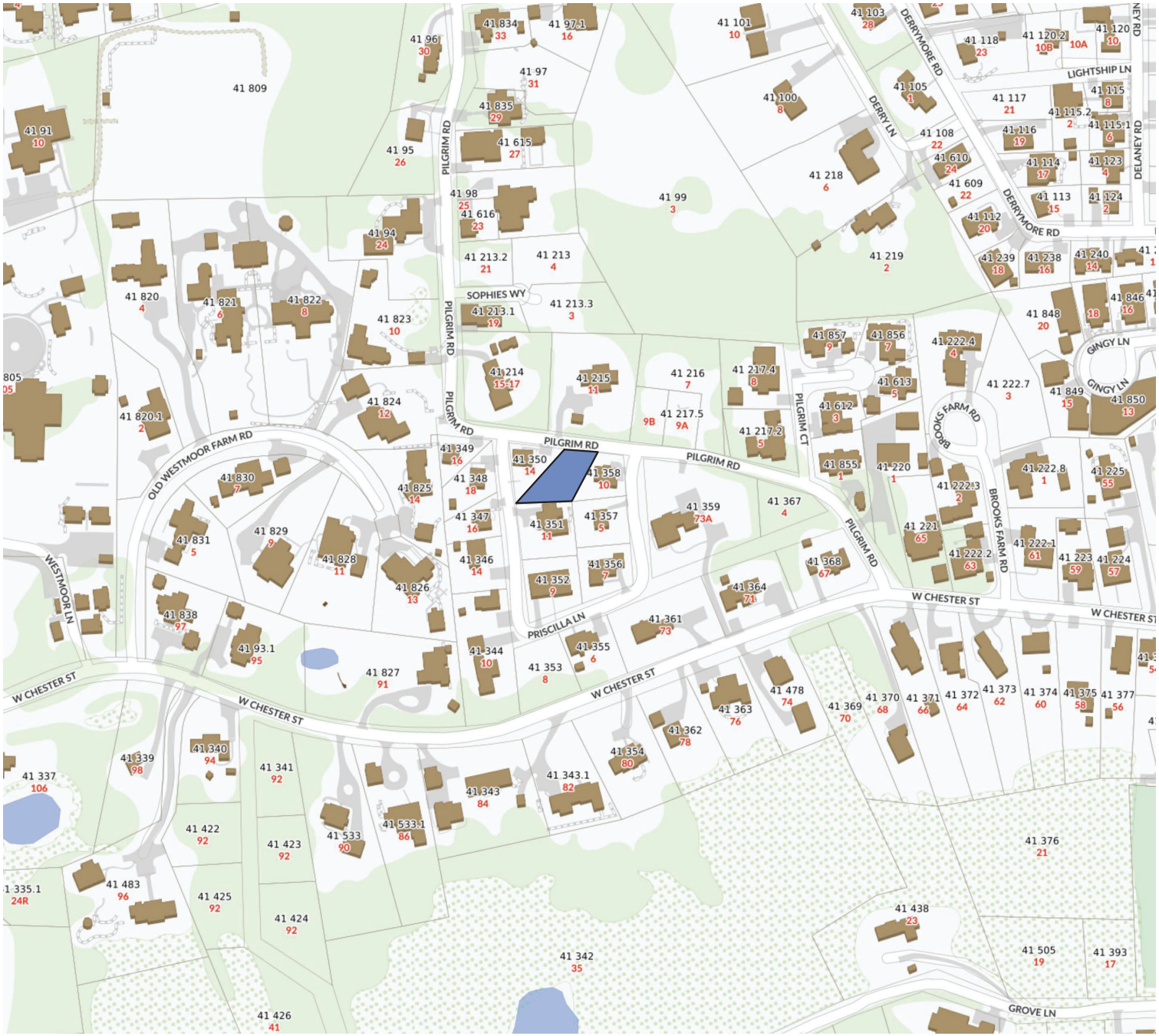
2412



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

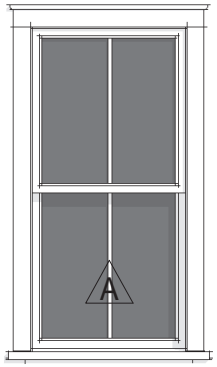


1 Locus Map

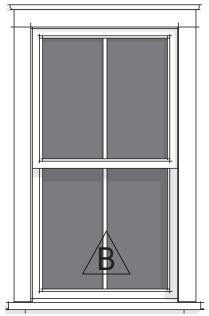
Not to Scale



3 Site Plan
1/8" = 1'-0"



Double Hung
2/2 SDL



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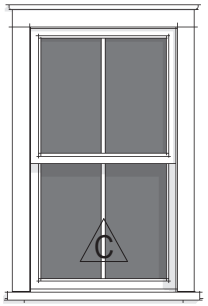
2/2 SDL



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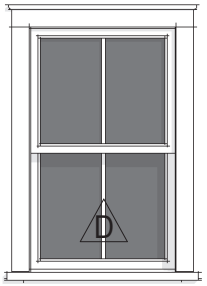
2/2 SDL



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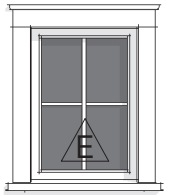
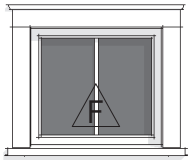
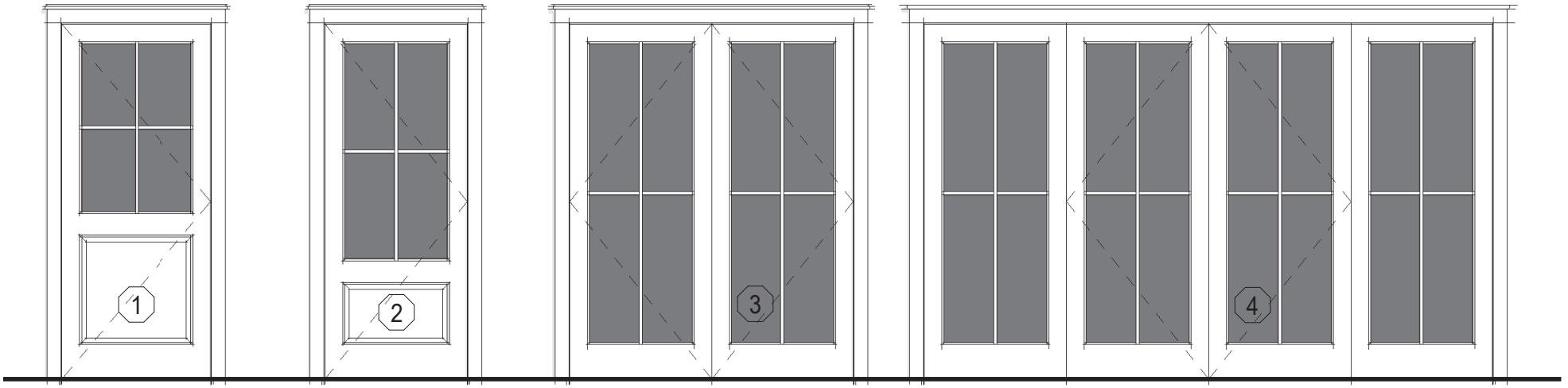
2/2 SDL



Fixed
4 Lite SDL



Fixed
2 Lite SDL



Single Hinged Door
1 Panel + 4 Lite SDL

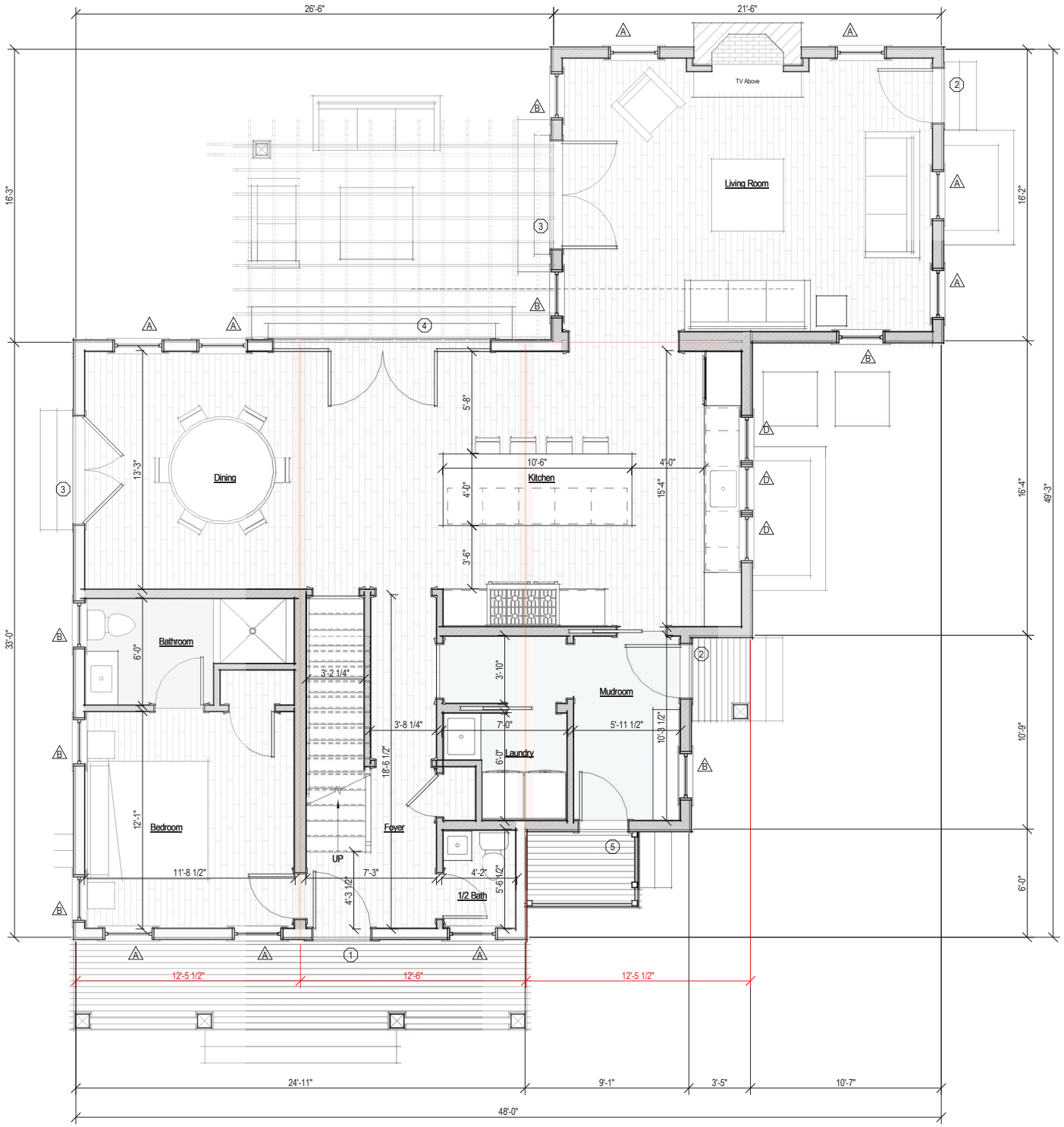
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

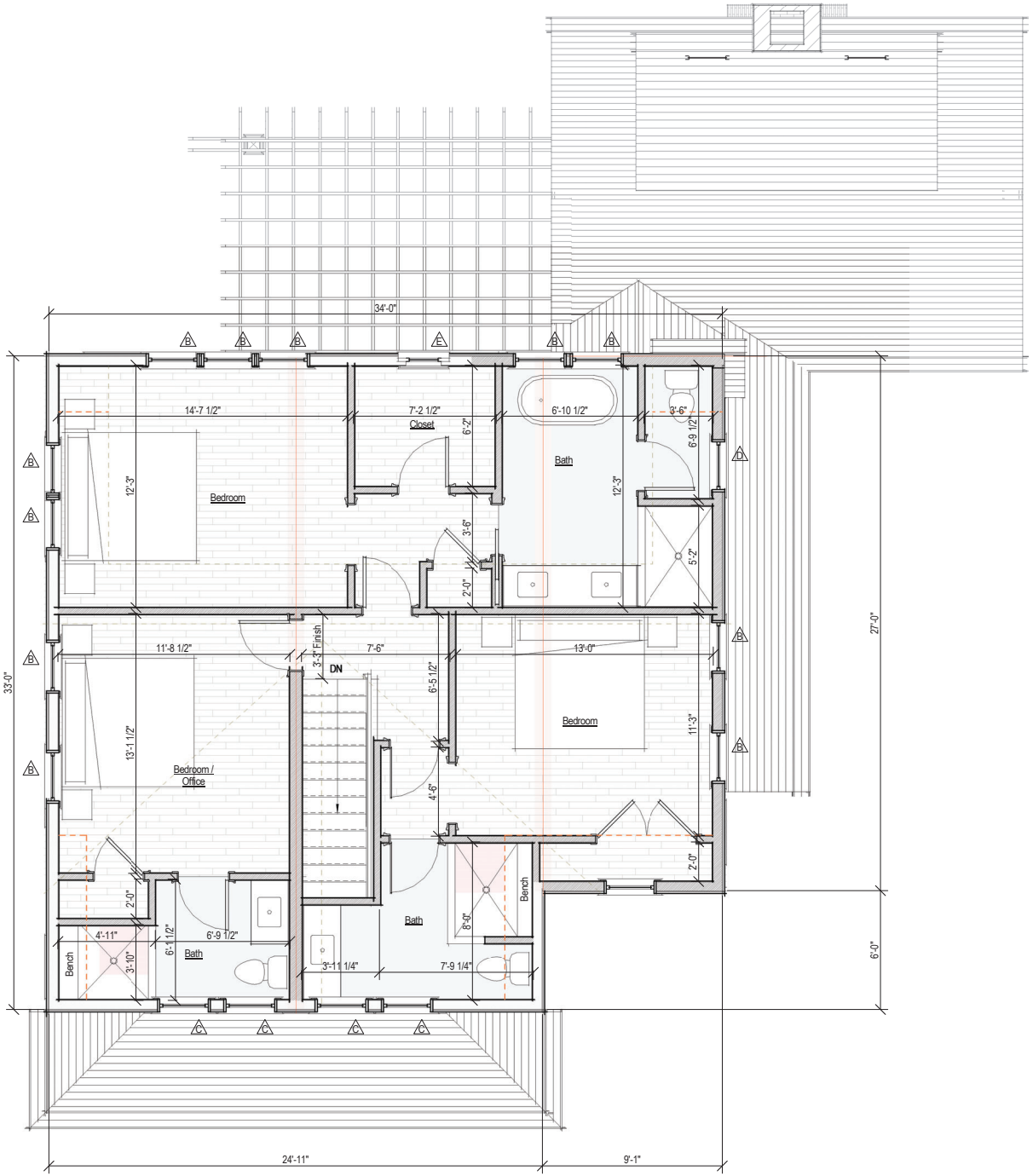
2 Exterior Window & Door Legend

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 _____

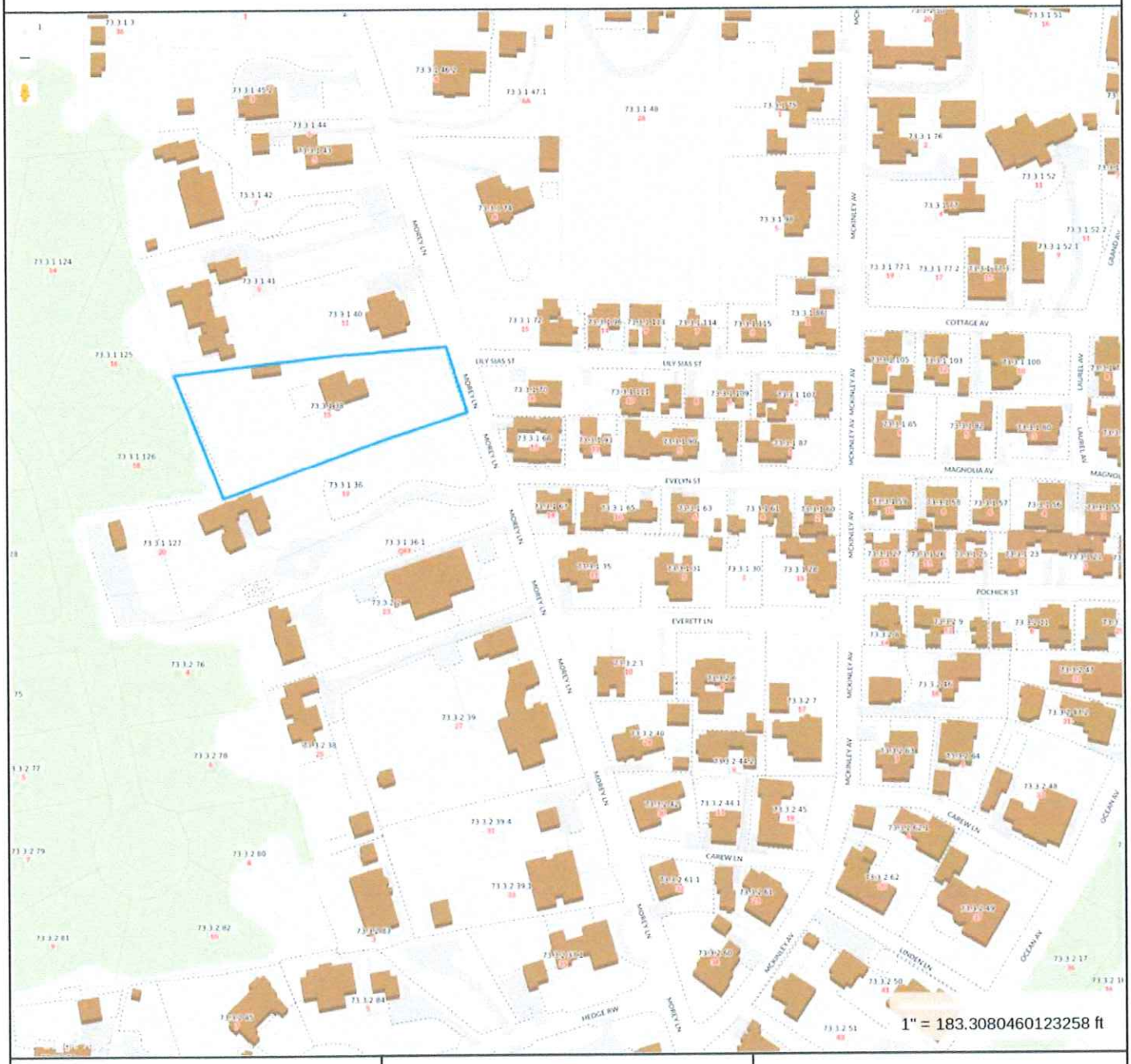
Trim WHITE TIME Sash ~~WHITE TIME~~ Doors WHITE TIME

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

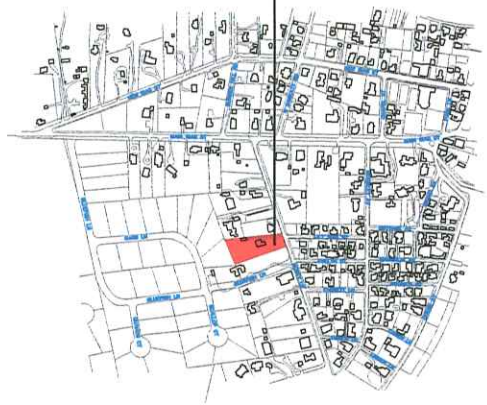
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

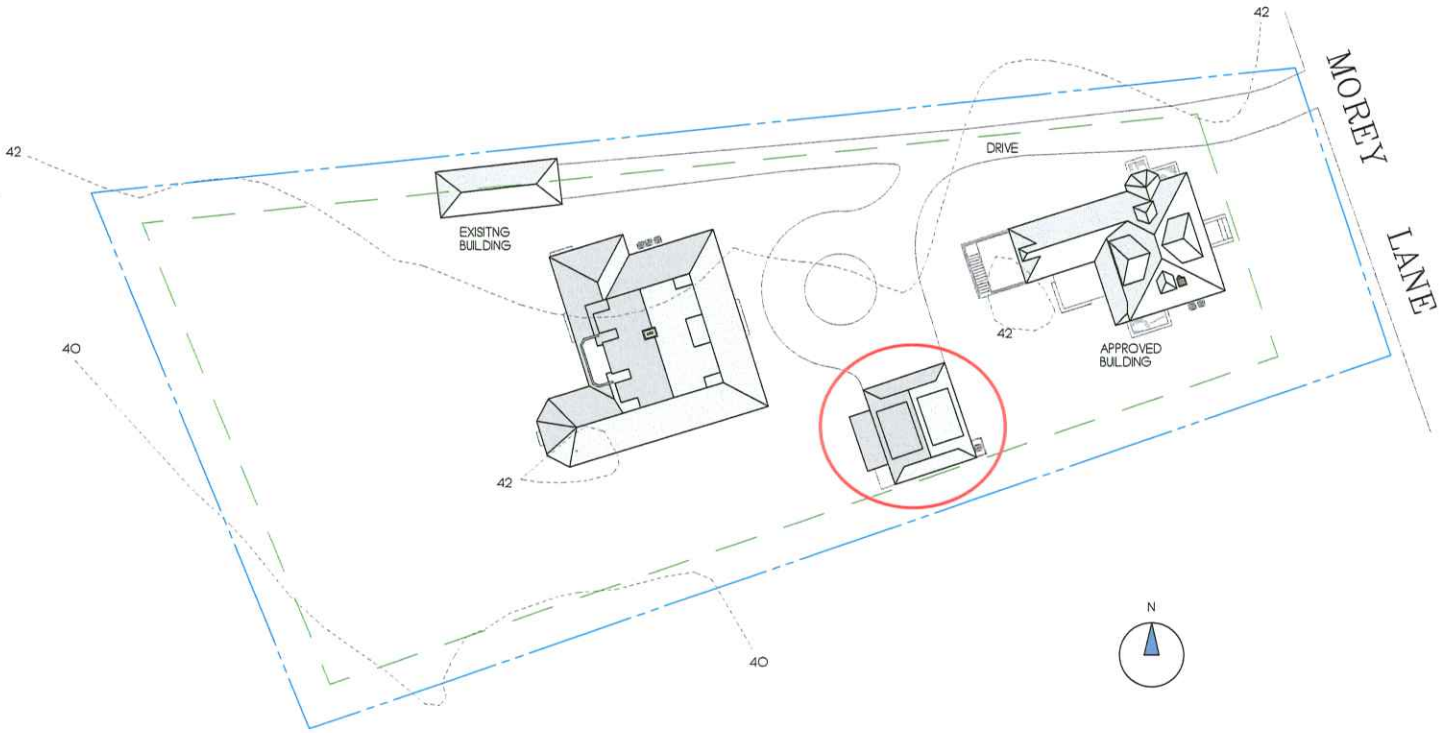
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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:
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NOTE:
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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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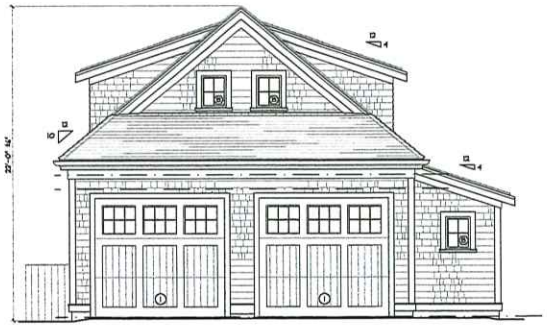
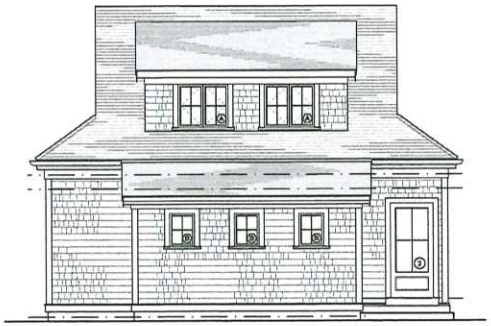
PHONE 508-228-0456 email: ethan@ethannakamow.com

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



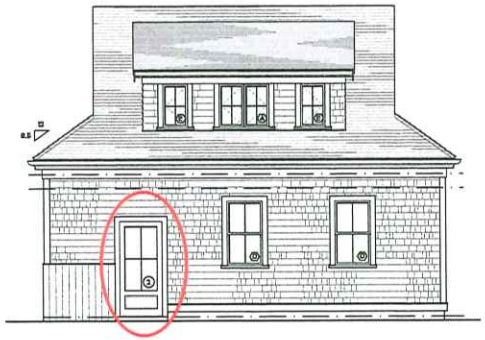
APPROVED NORTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



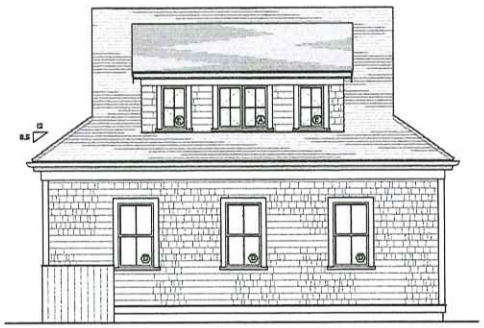
APPROVED WEST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



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

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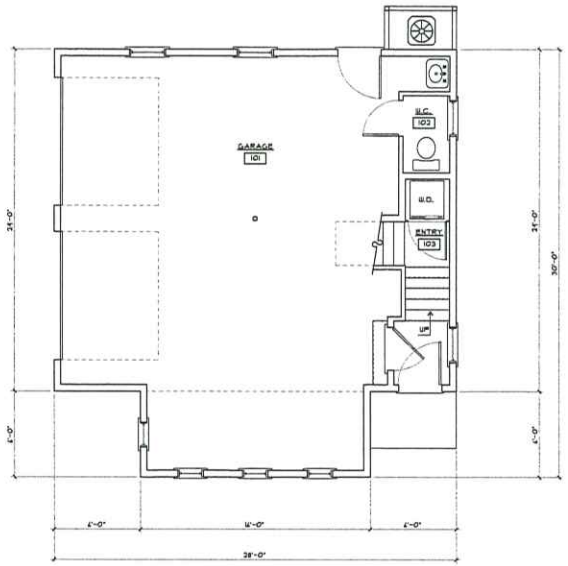
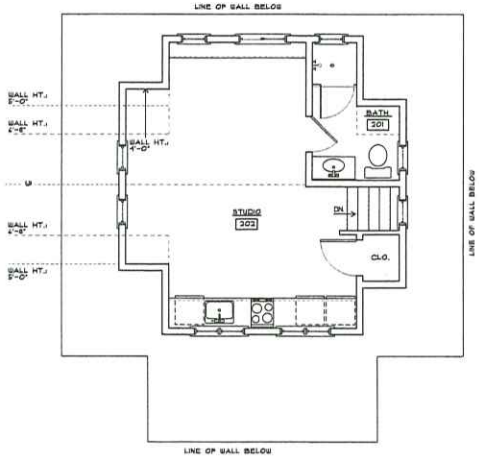
MAP 7532 PARCEL 28
GARAGE ELEVATIONS
ADDRESS: 15 MOREY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2

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
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12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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MAP: 73.1 PARCEL: 36
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

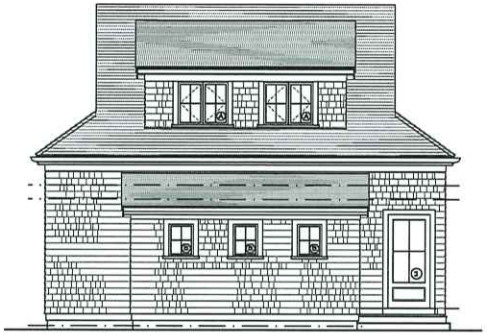
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Carolyn Manera 10-7351	**15 Morey Lane**	**Garage**		**EMDA**

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**

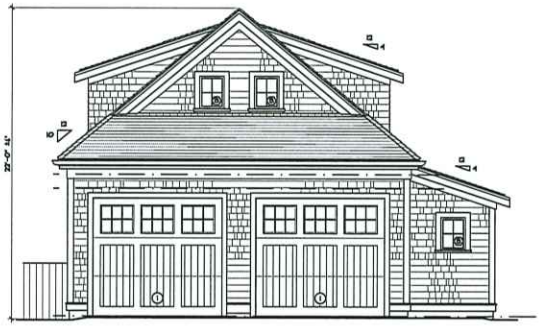
5



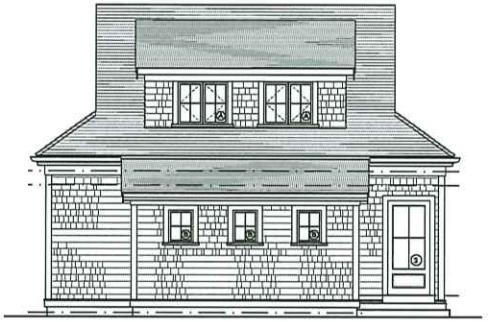
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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
12/22/2022: HDC REVISION
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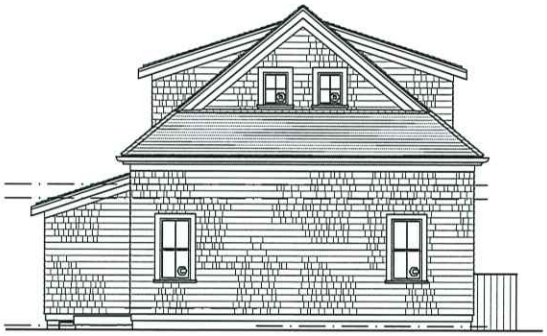
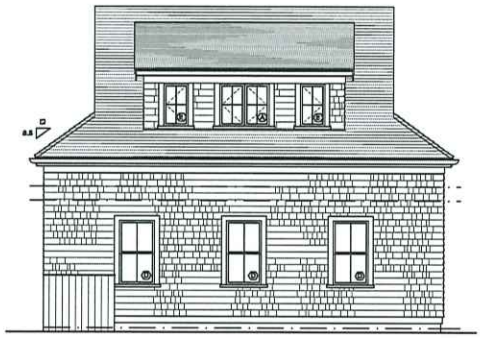
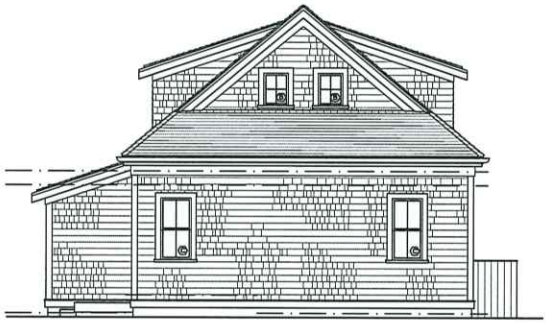
MAP: 7532 PARCEL: 38
GARAGE ELEVATIONS
ADDRESS: 15 MOSEY LANE HAMILTON, MA 01934
DATE: 11/06/2023
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



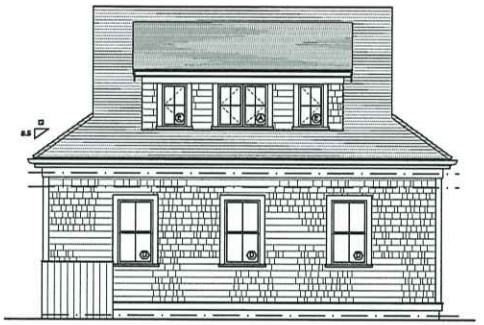
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

REVISIONS:
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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: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and 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...

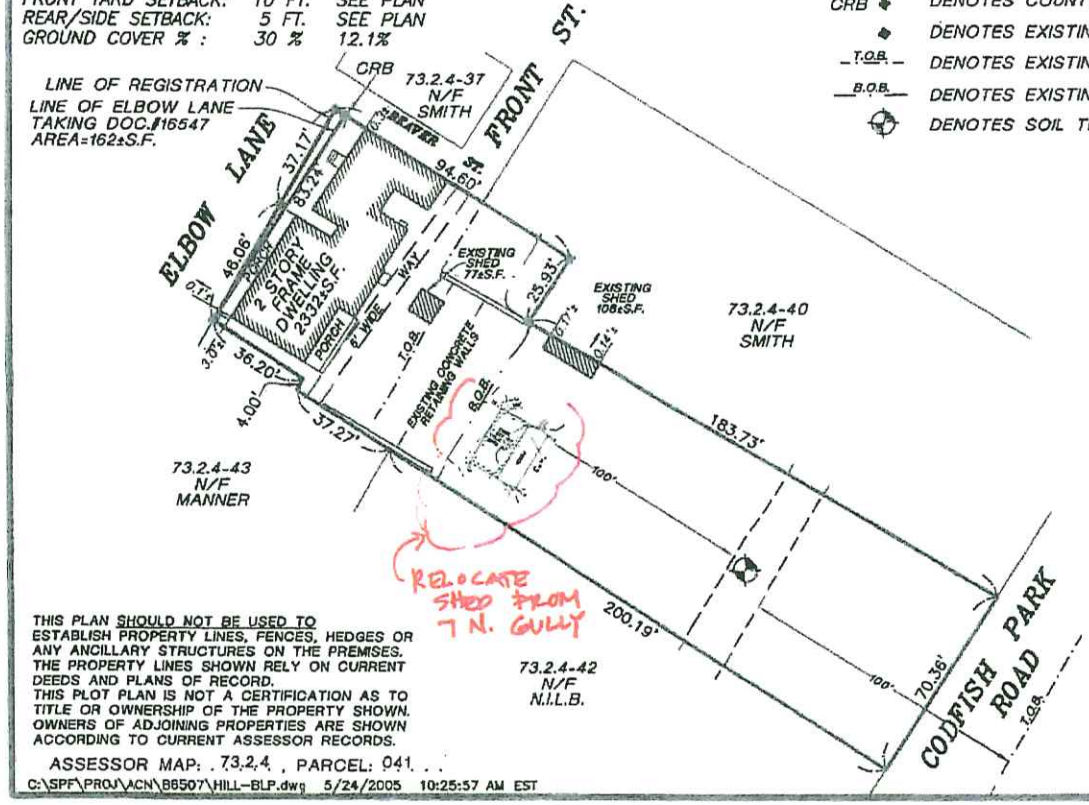
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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:

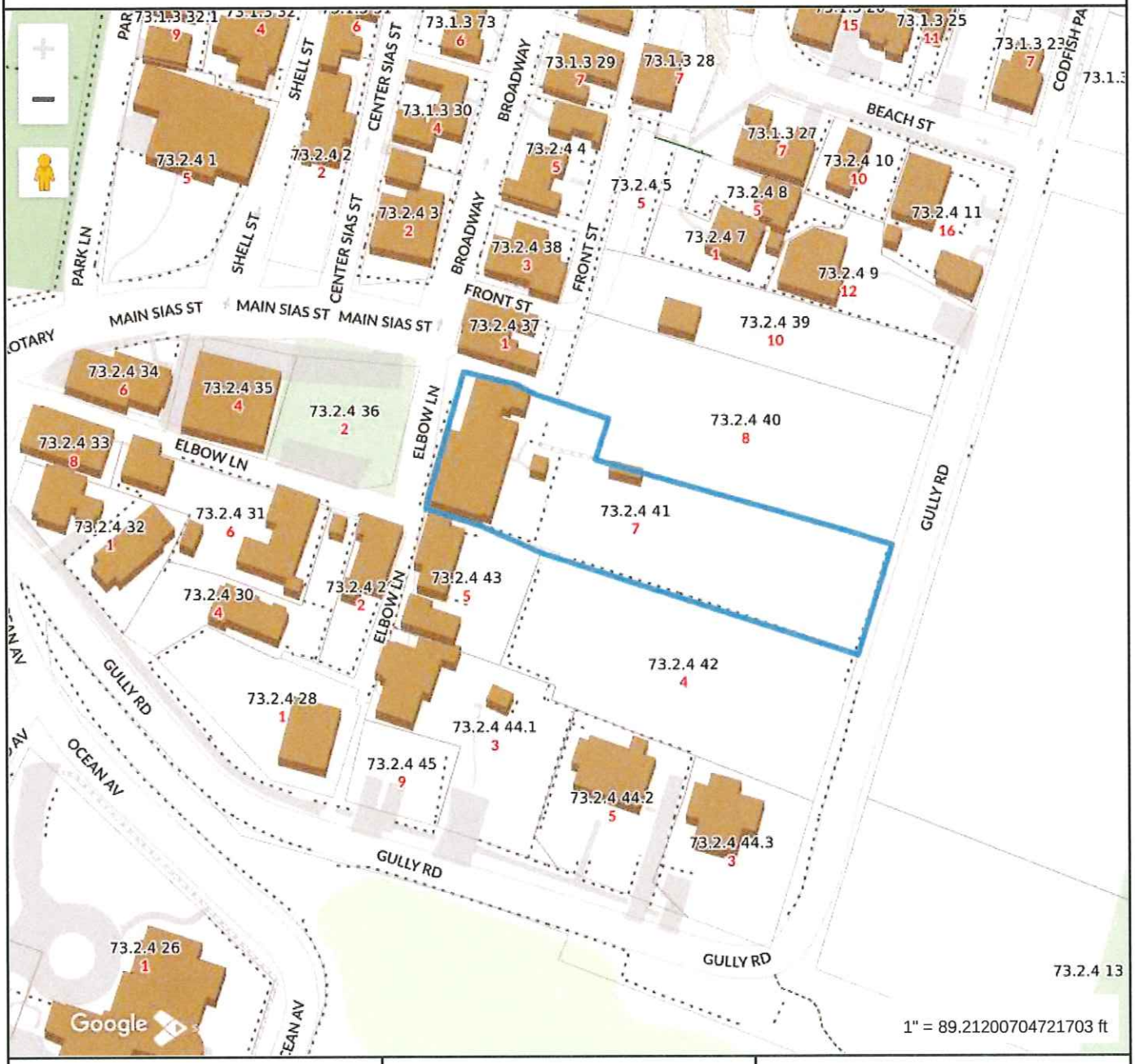
x **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

____ **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

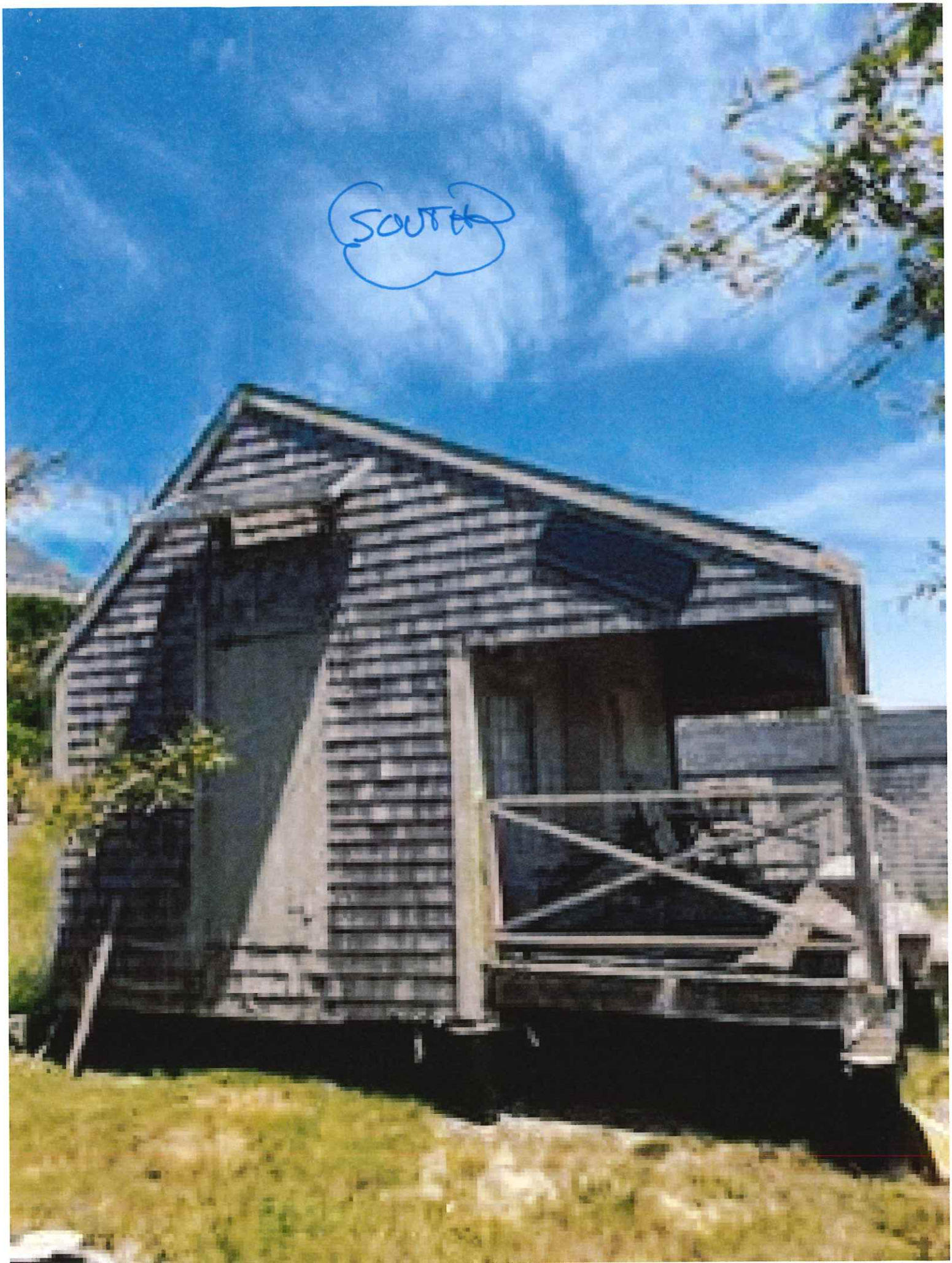
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

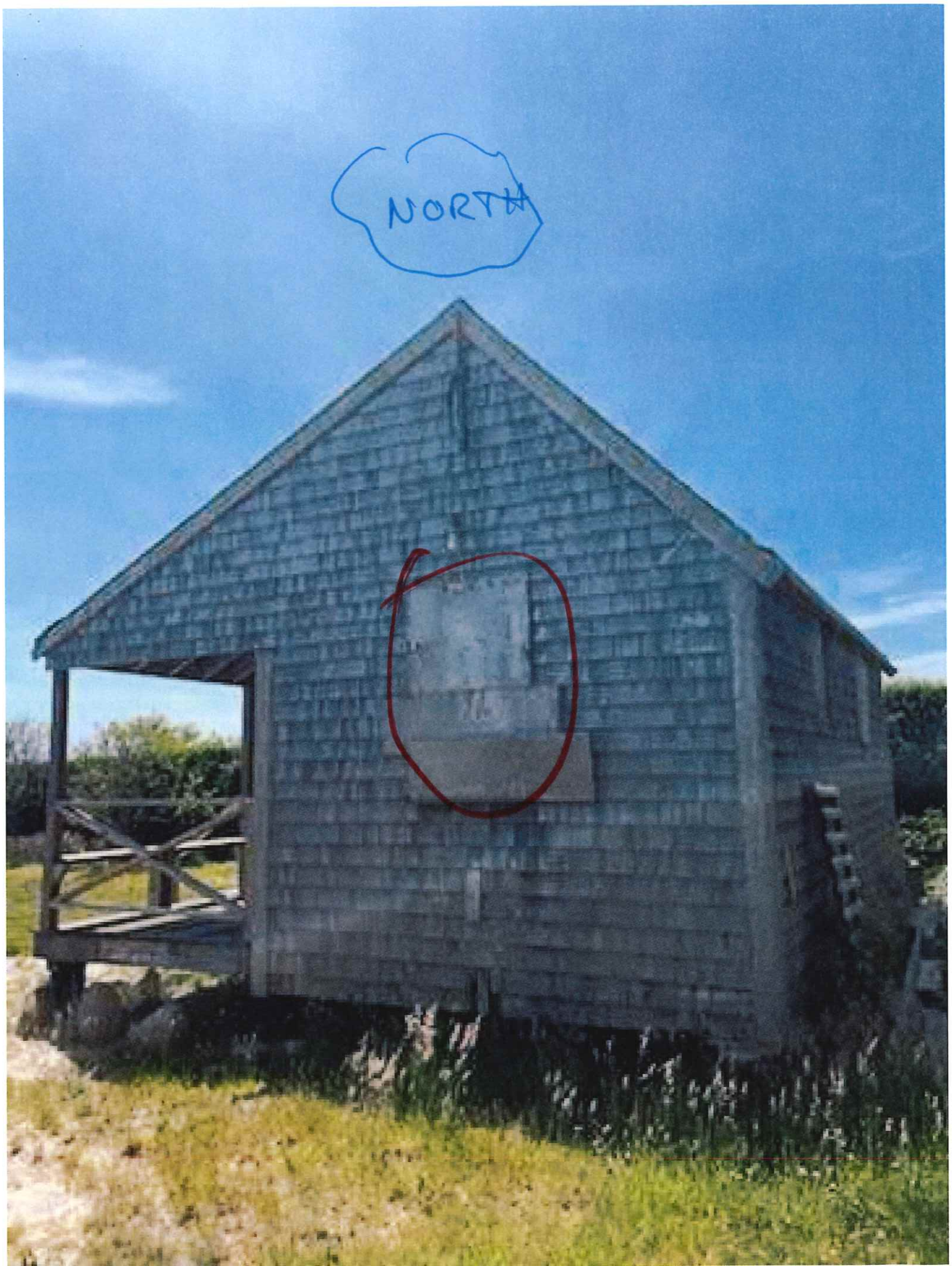
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

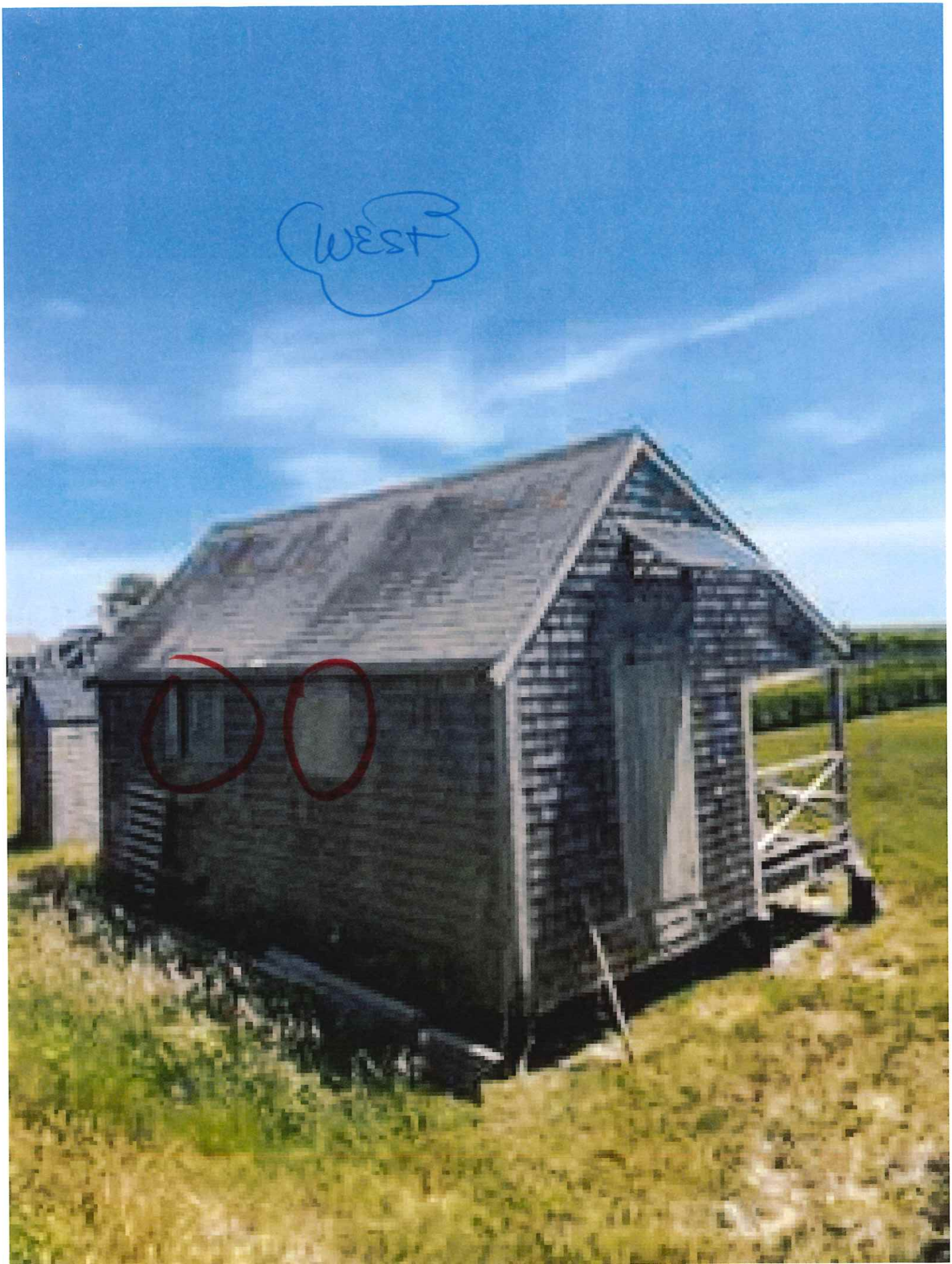
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


EAST


SOUTH


NORTH


WEST

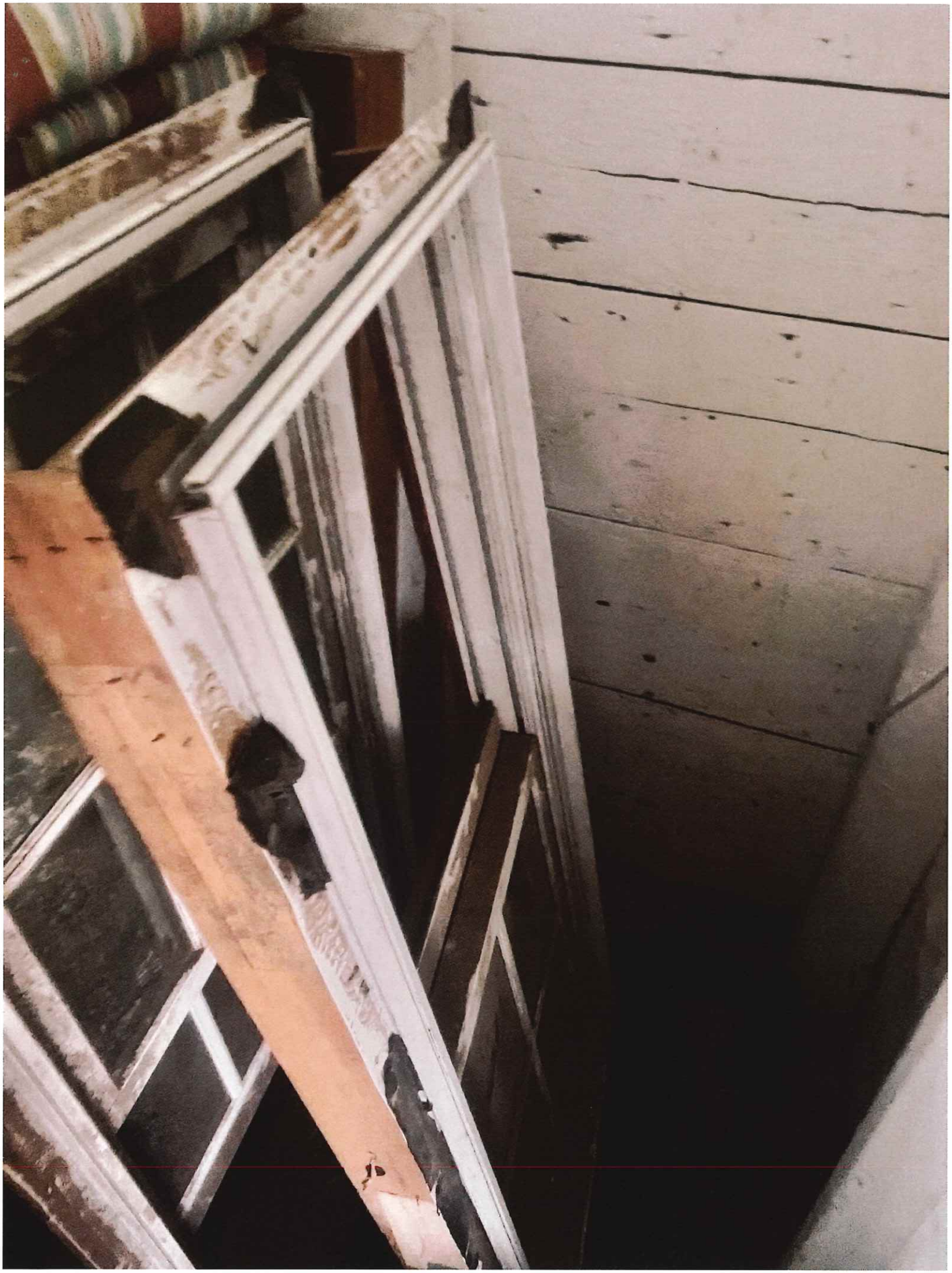
















2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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

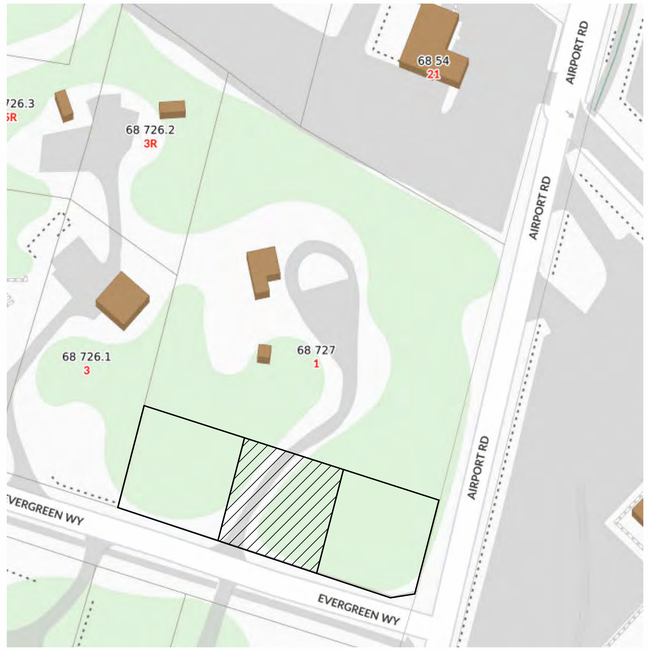

East


South

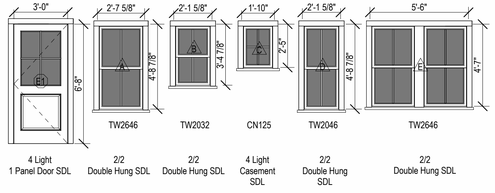

West

07.01.24

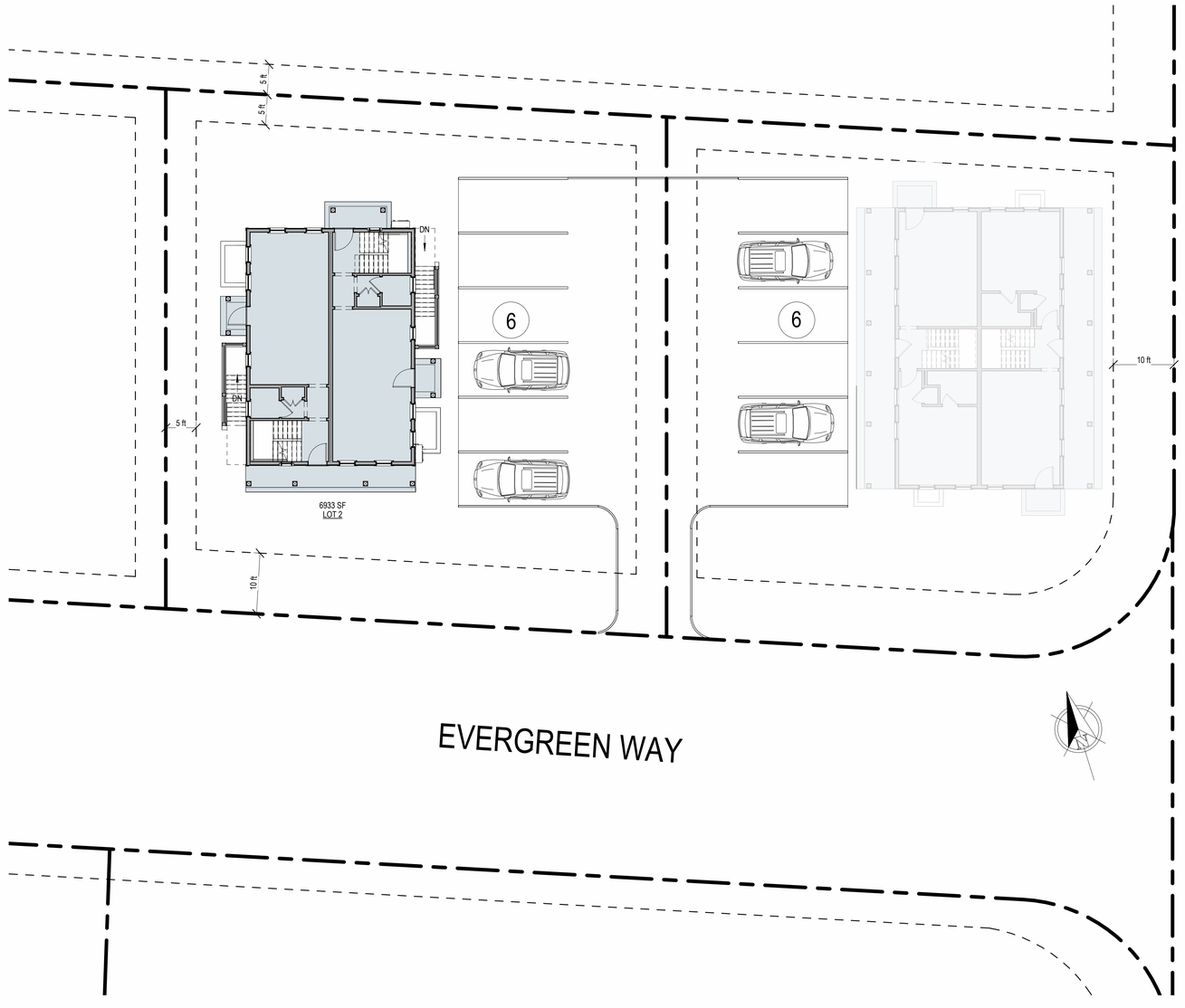
HDC Submisssion



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

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

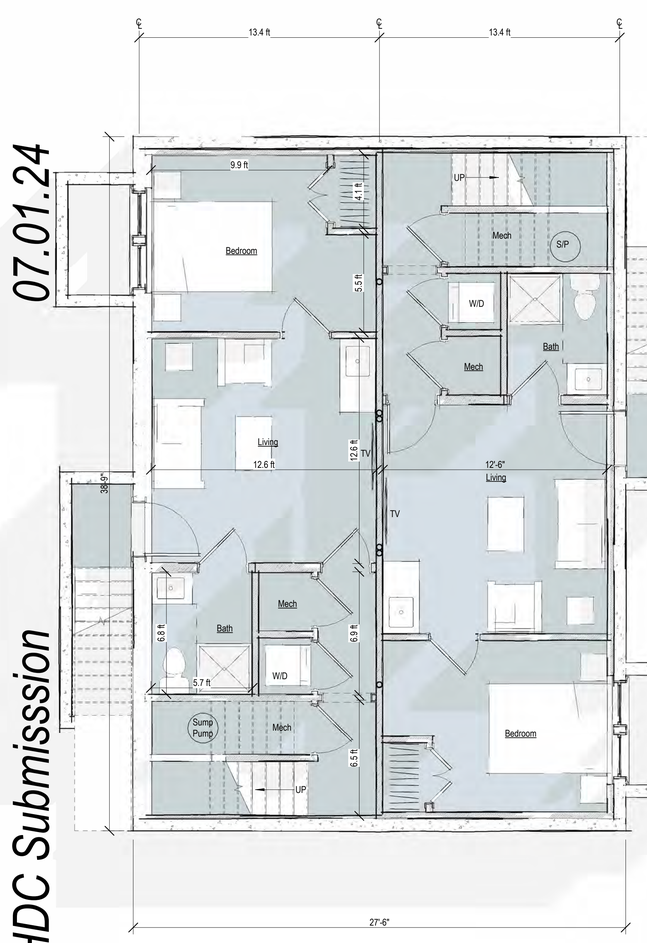
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

2306

07.01.24

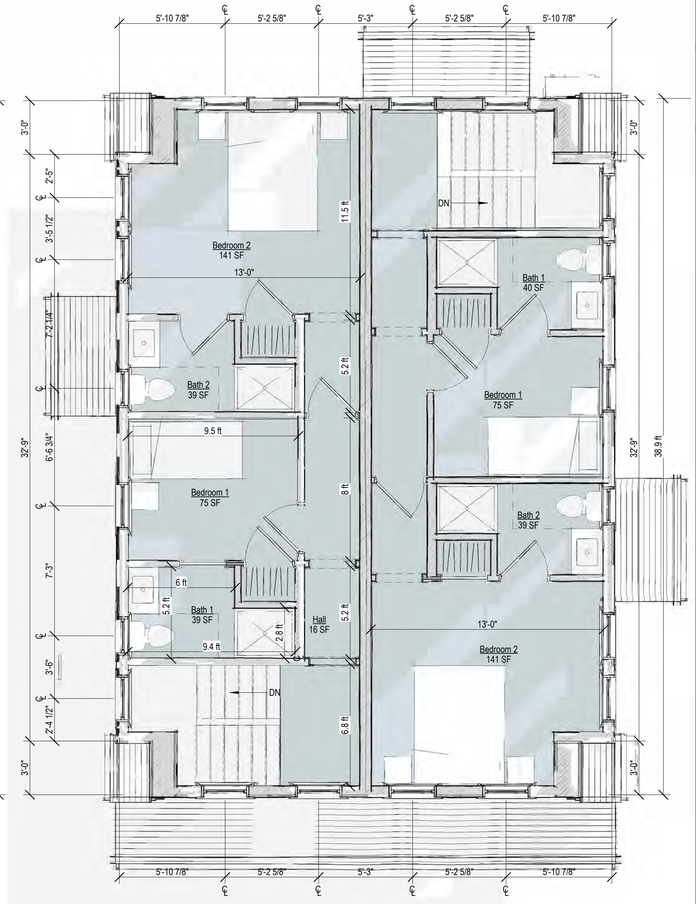
HDC Submisssion



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

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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A.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
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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

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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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

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P. 508.325.4995
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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
Allowable G.C.:	40%
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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.

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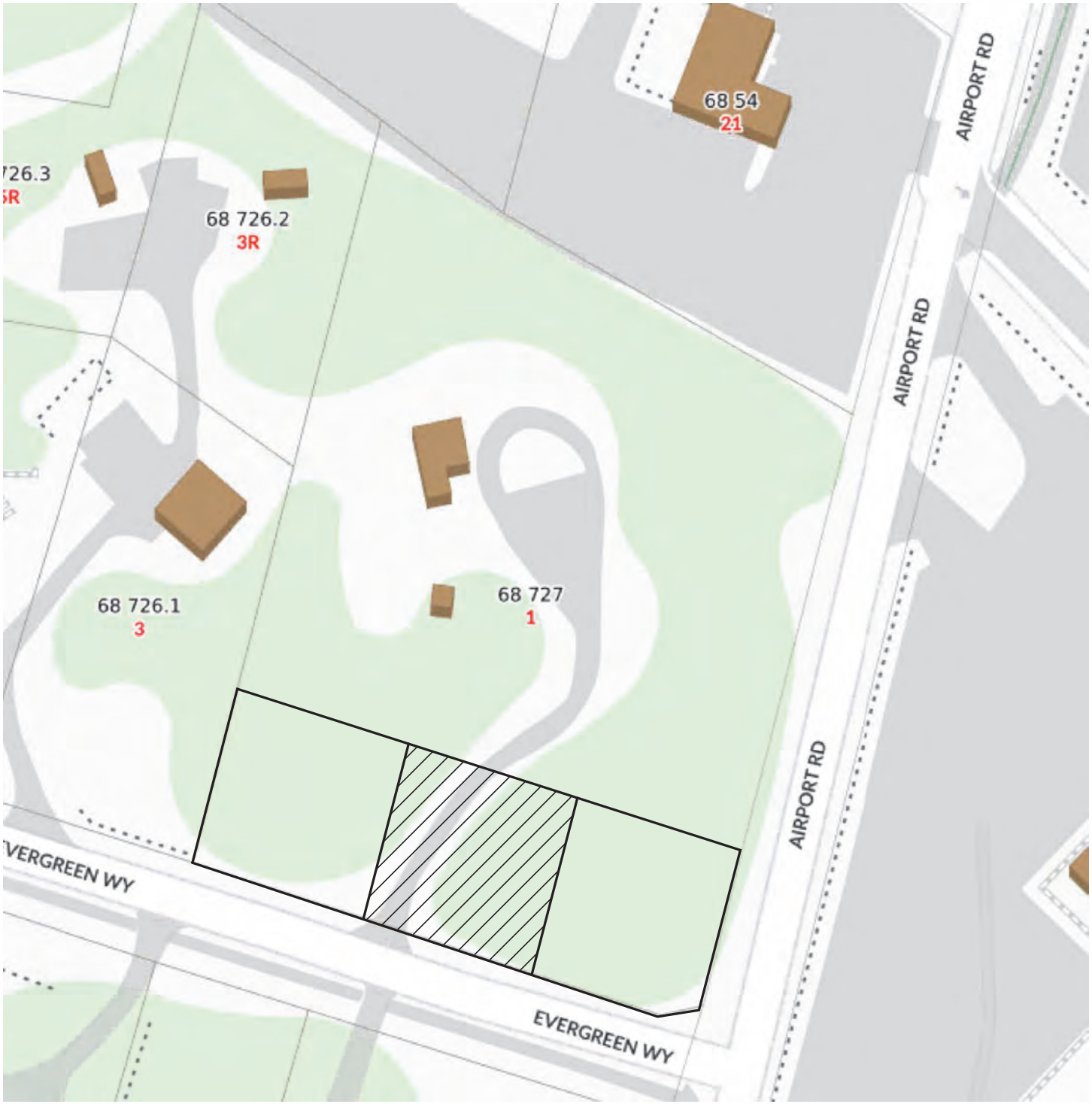
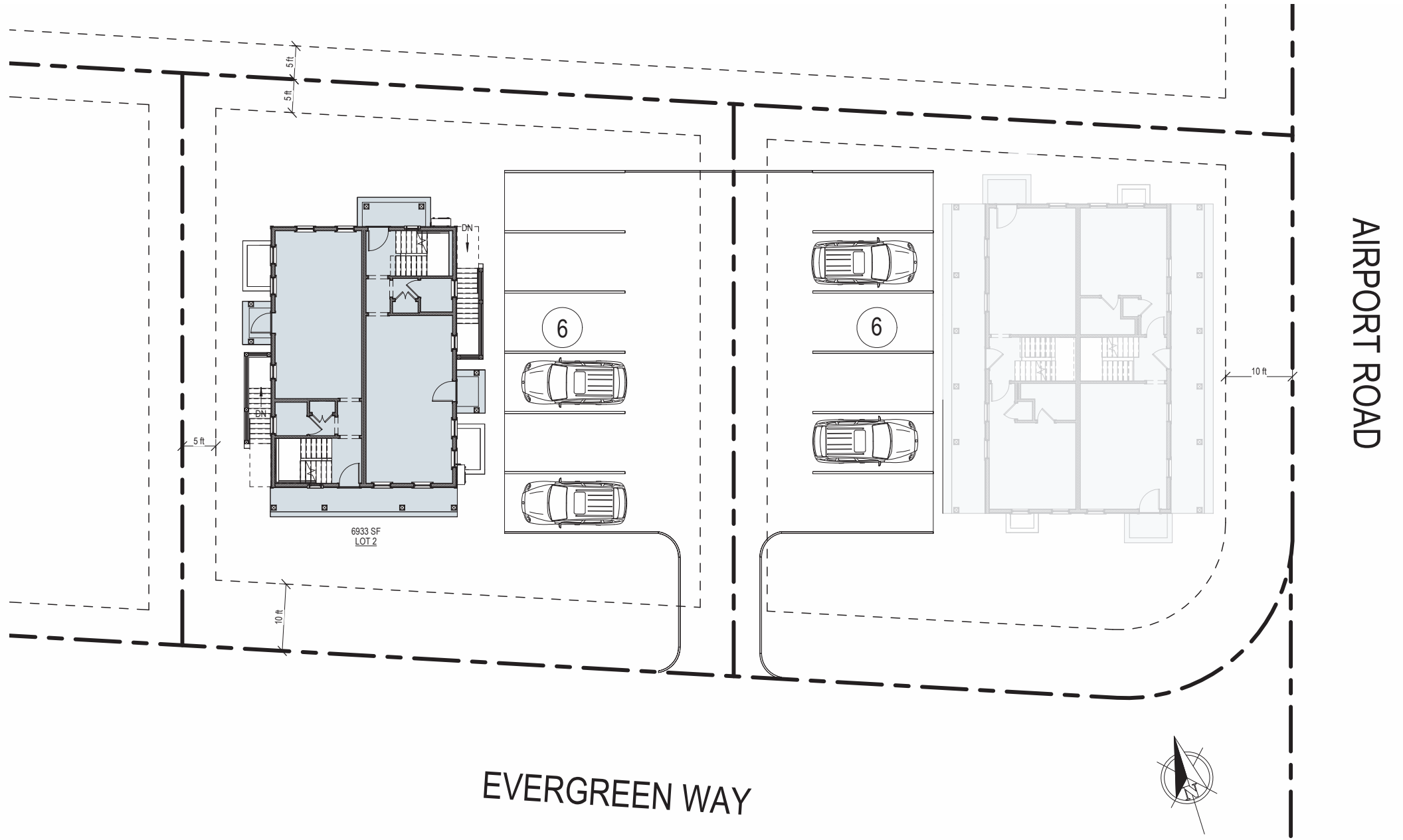
A.1.3

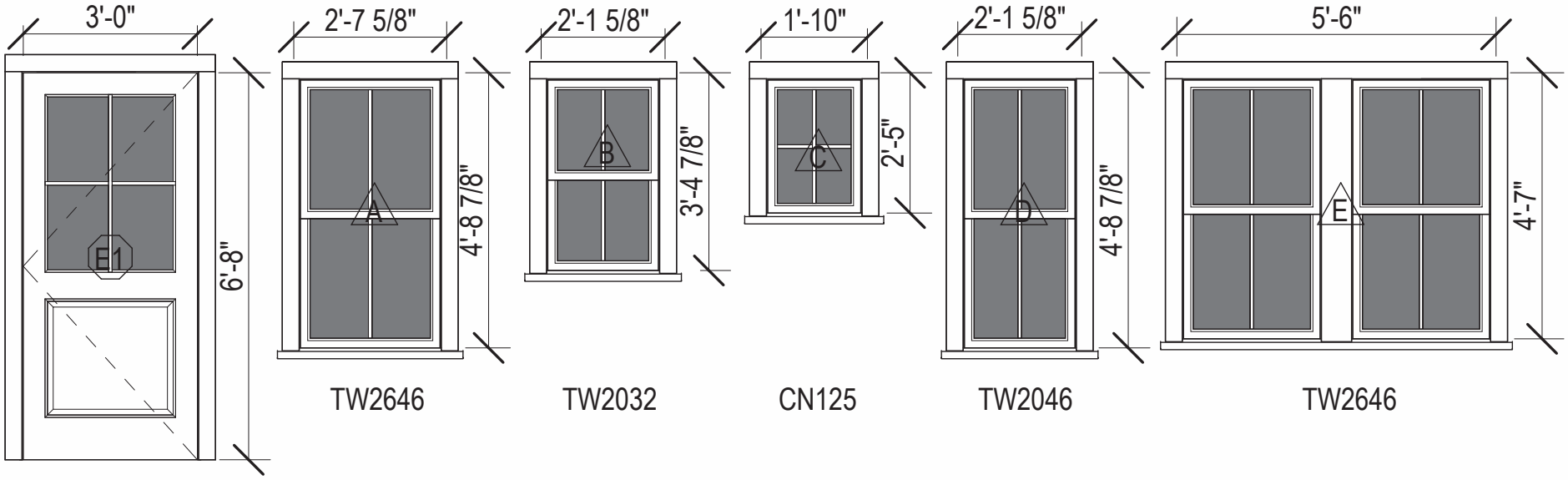
2306



Locus Map

12" = 1'-0"

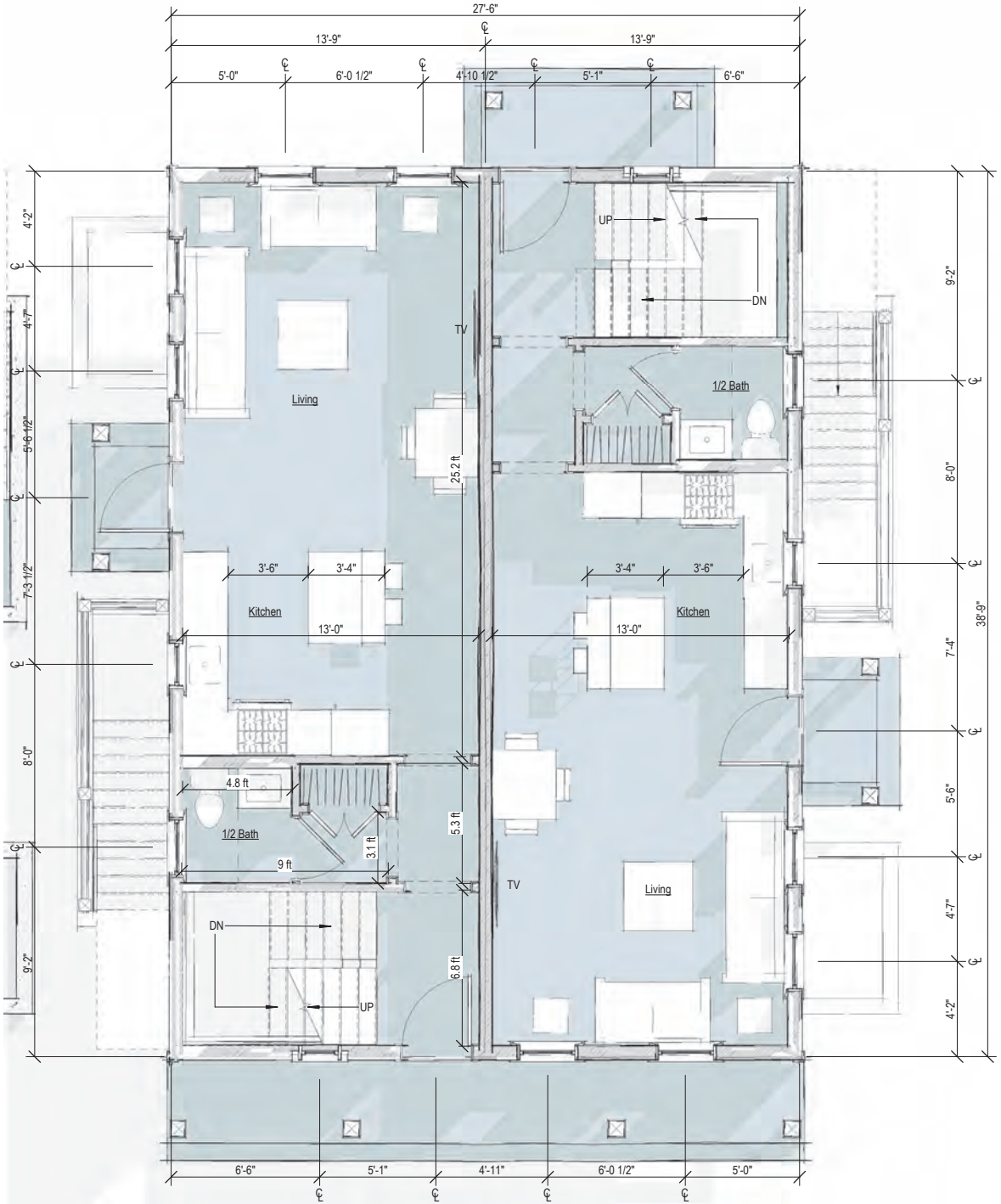

AIRPORT ROAD
EVERGREEN WAY
5 ft
5 ft
5 ft
10 ft
10 ft
DN
DN
6
6
6933 SF
LOT 2



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

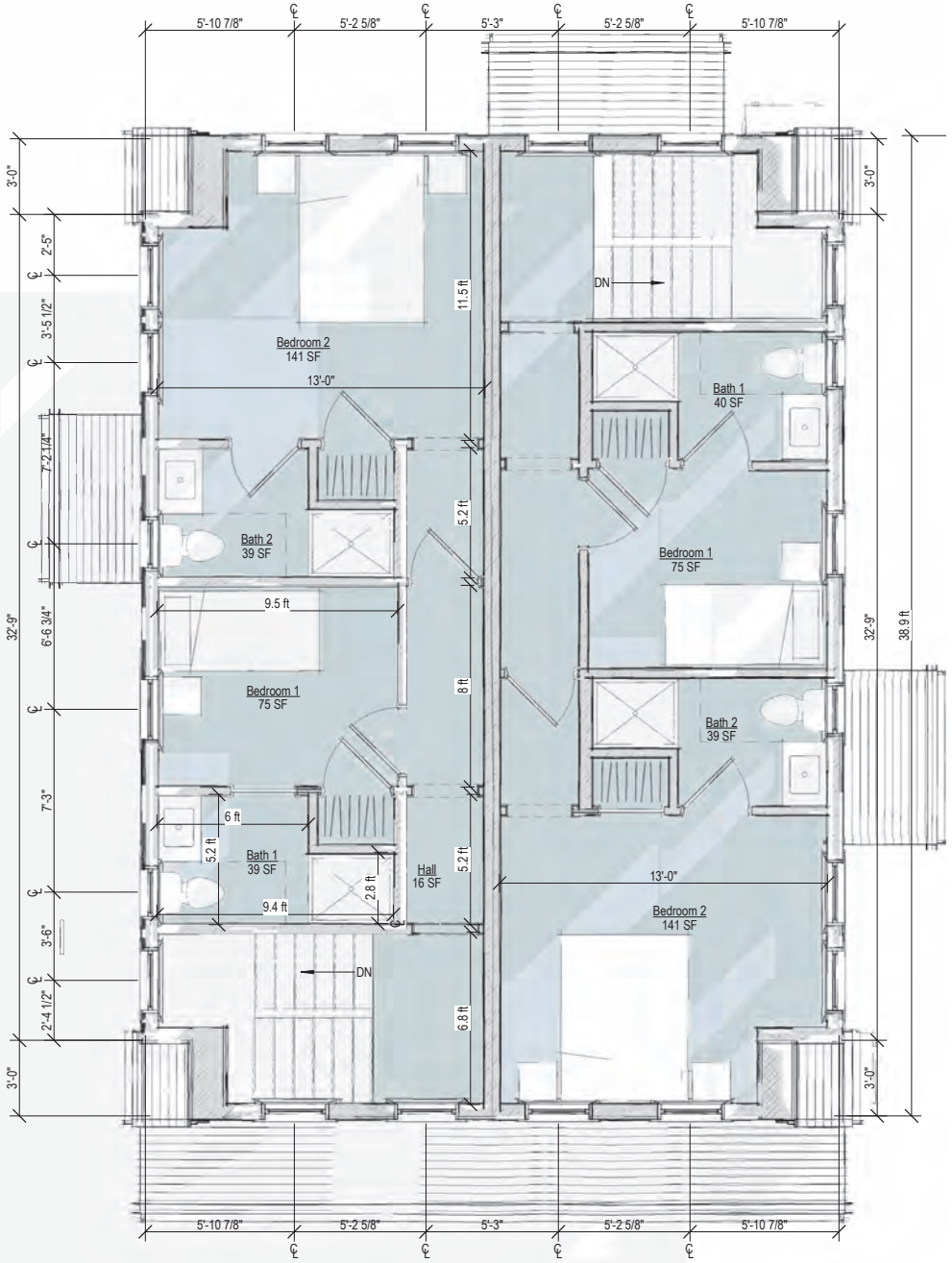
Exterior Door and Window Schedule

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

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
$

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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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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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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

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THE REPEATER TRUST
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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

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total P

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Sent To

Street a

City, St

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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 Required $
- ☐ 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°: 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
_____

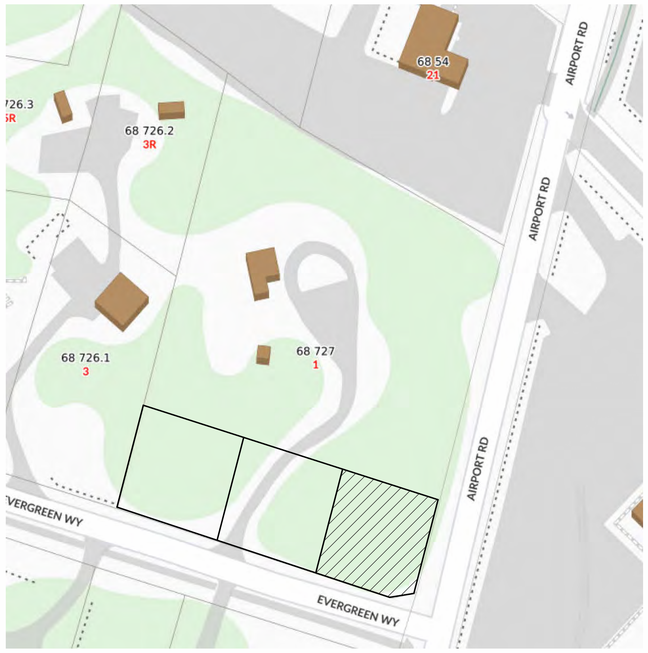
Signature Date

NiSHA

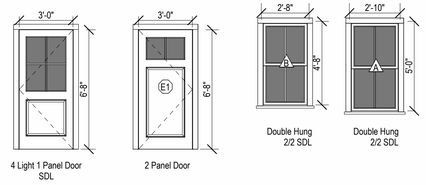
1 Evergreen Way
Duplex - Lot 3

07.01.24

HDC Submisssion



Locus Map
1/4" = 1'-0"



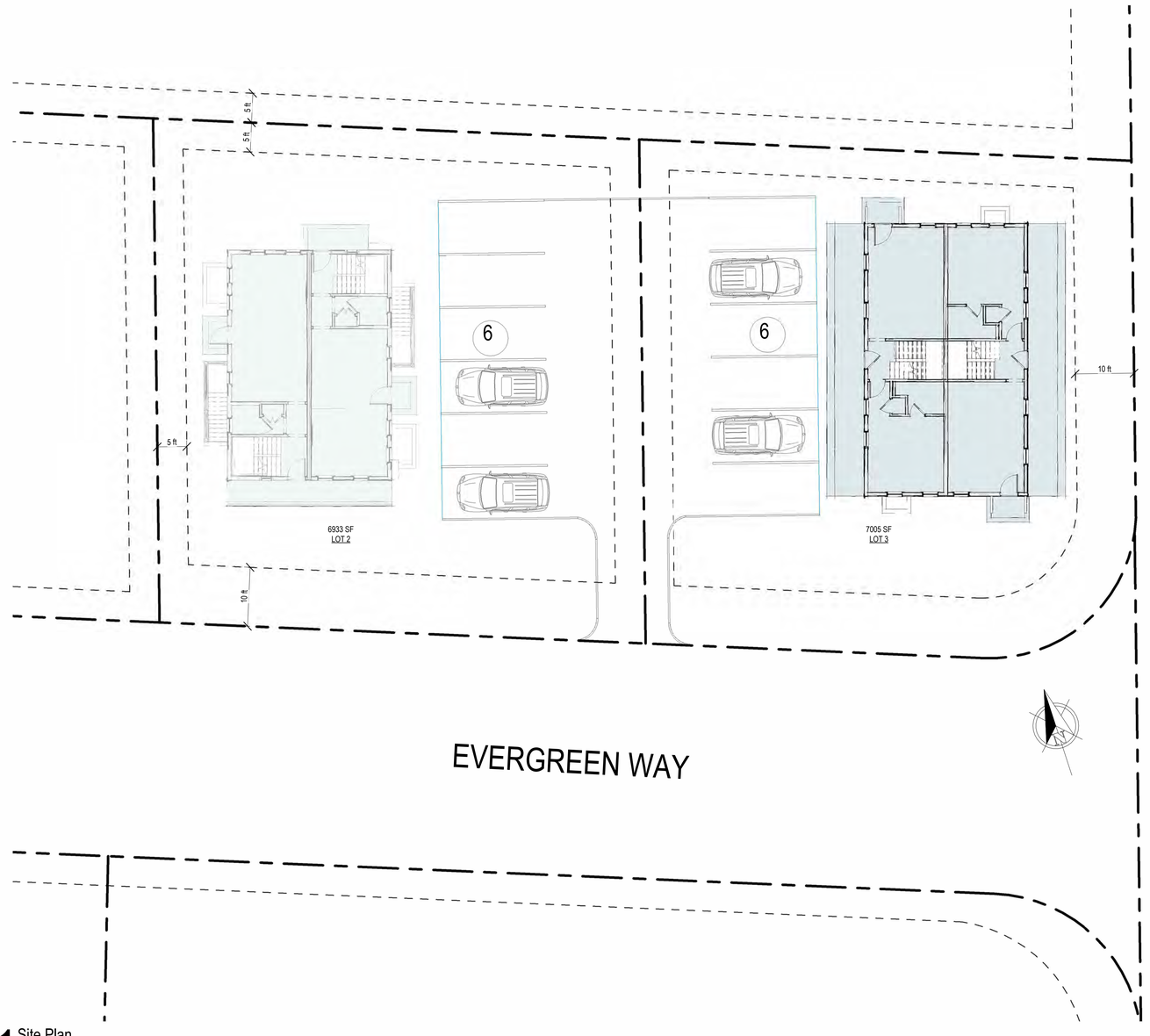
Exterior Door and Window Schedule
1/4" = 1'-0"


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

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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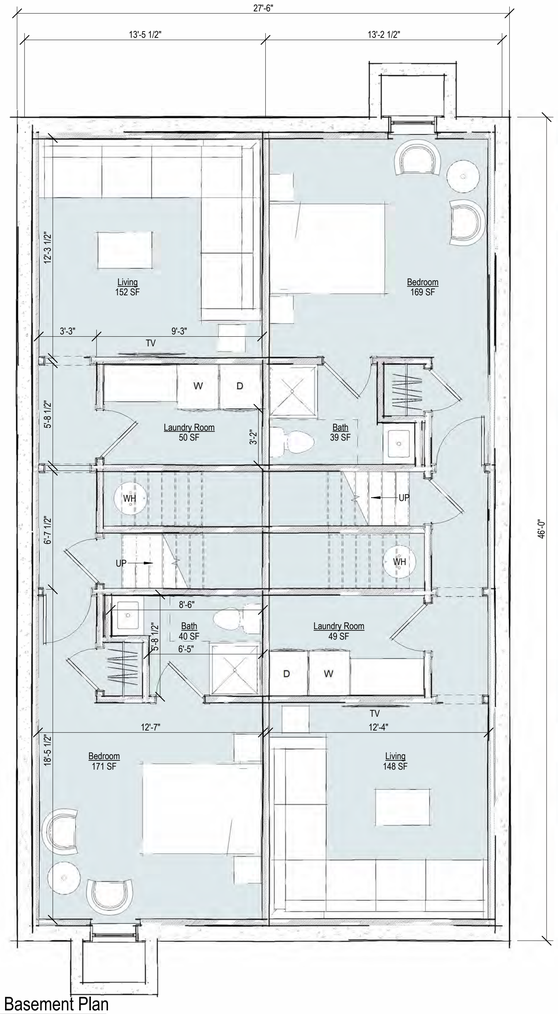
G.0.1

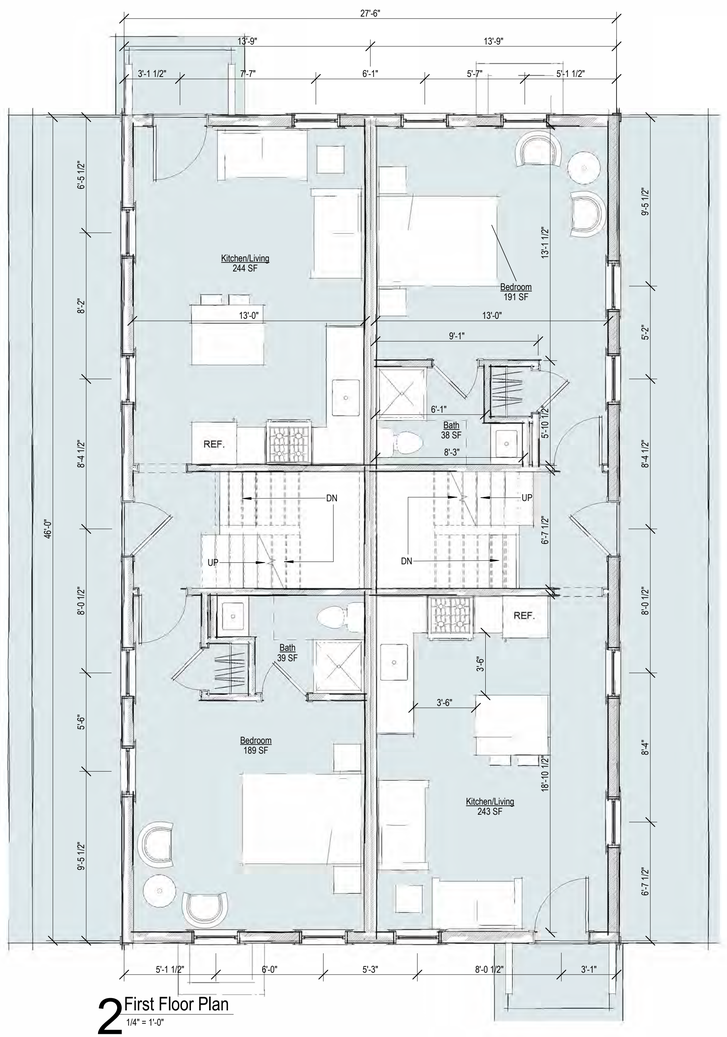
2306

07.01.24

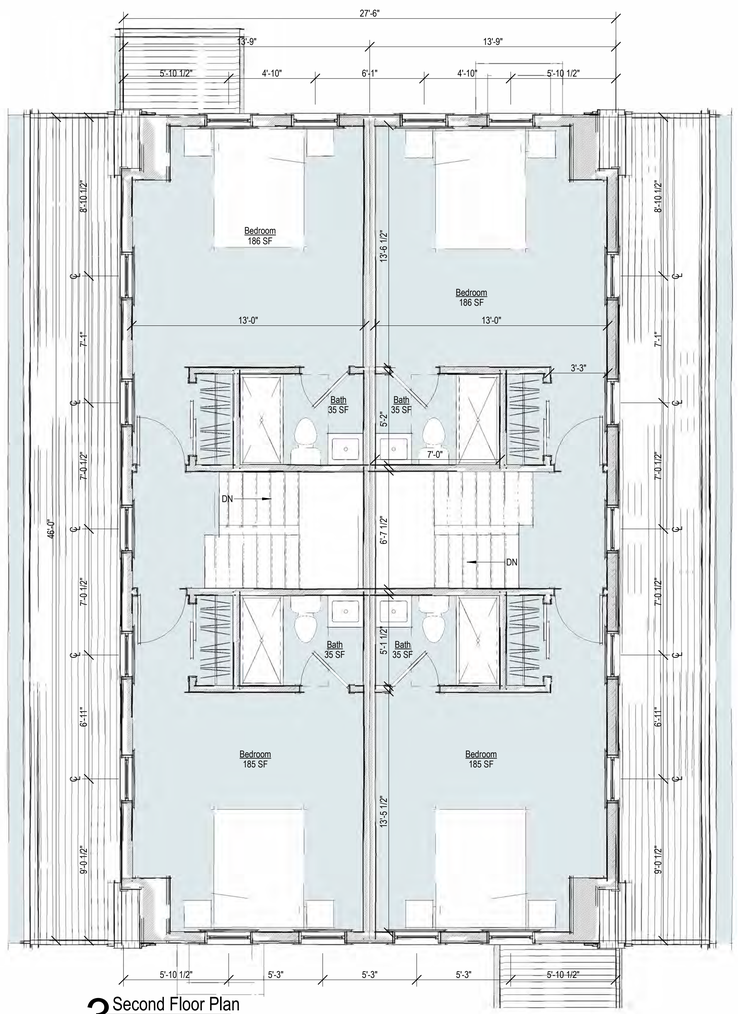
HDC Submisssion



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

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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

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Duplex - Lot 3

emeritus
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Nantucket, MA 02554
508.325.4995
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Exterior Elevations

Site Information

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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
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Perspectives

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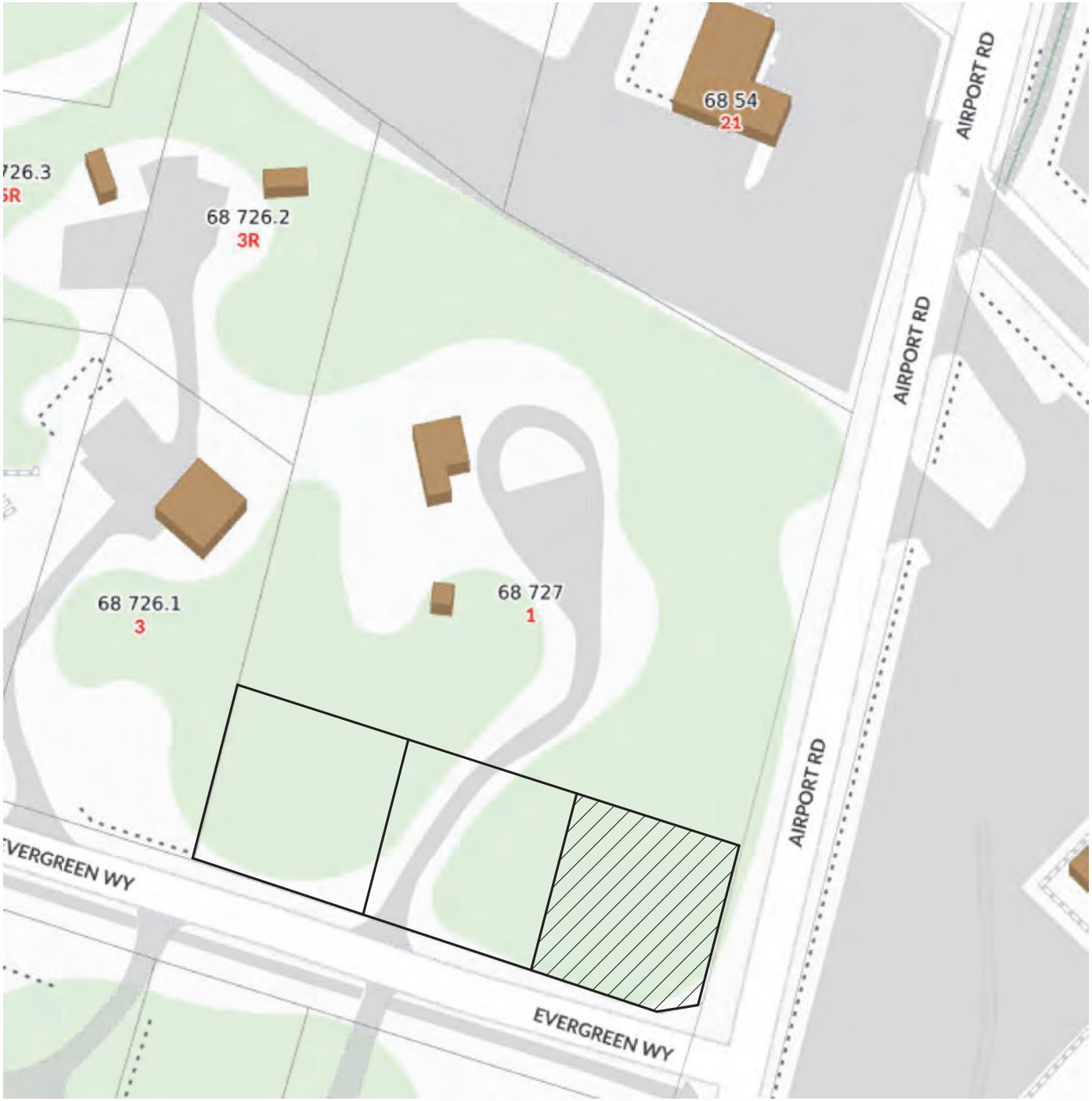
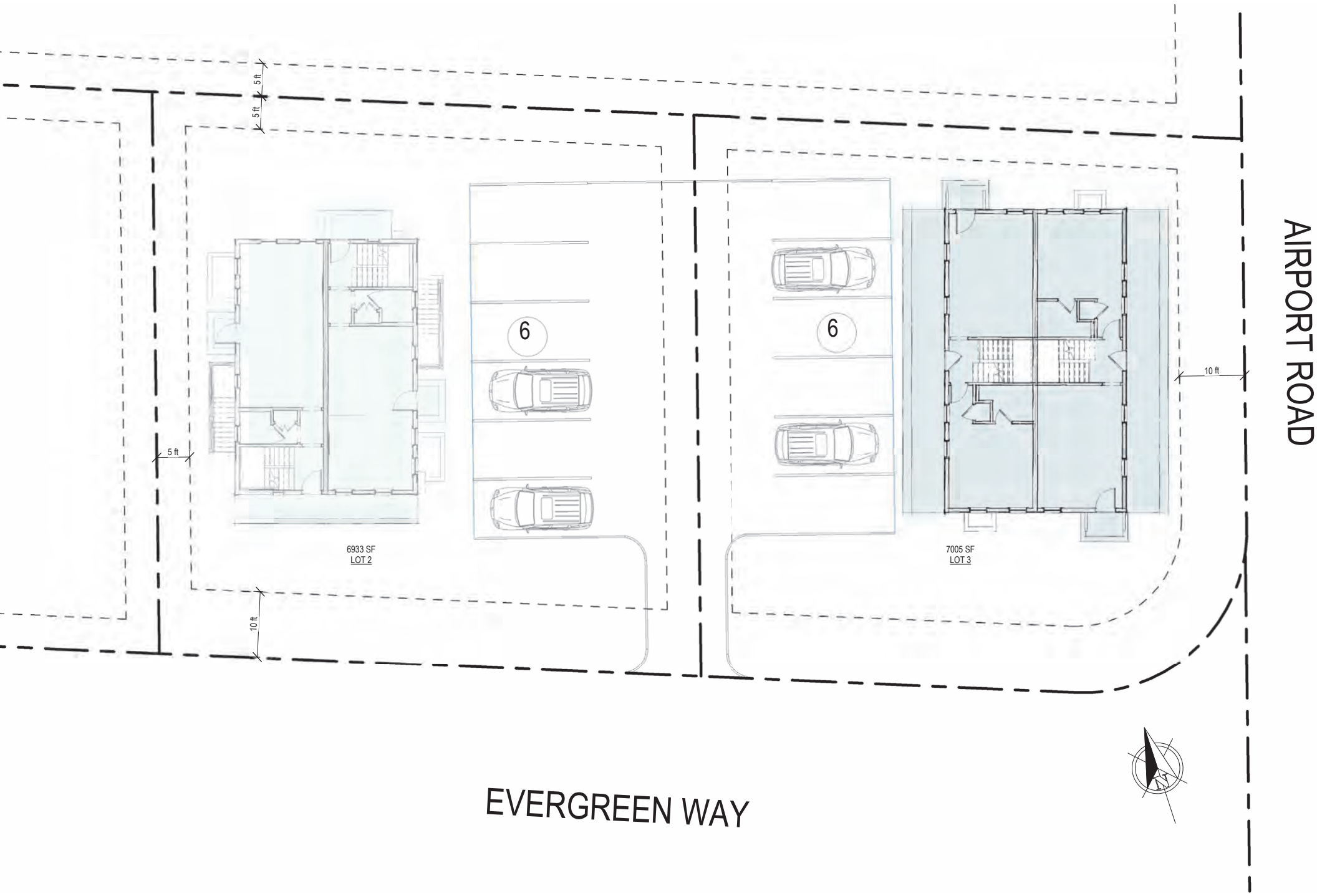
A.1.3

2306



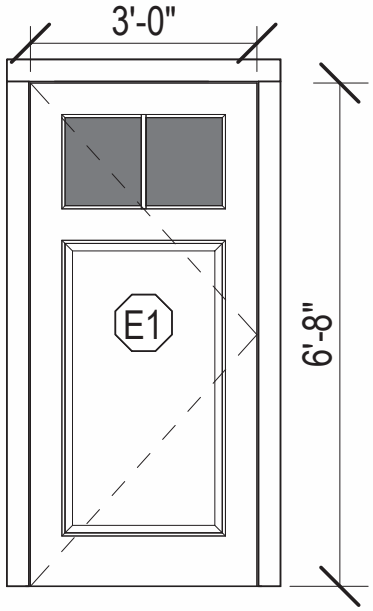
Locus Map

1/4" = 1'-0"

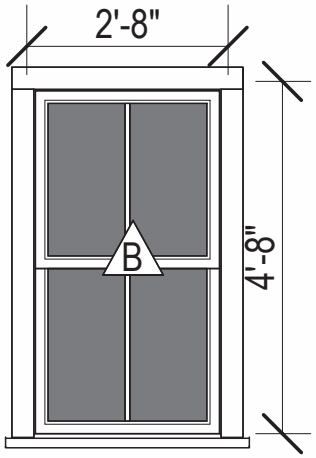

5 ft
5 ft
5 ft
10 ft
6
6
10 ft
6933 SF
LOT 2
7005 SF
LOT 3
AIRPORT ROAD
EVERGREEN WAY



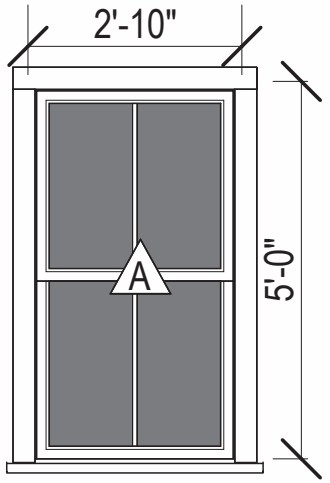
4 Light 1 Panel Door
SDL



2 Panel Door



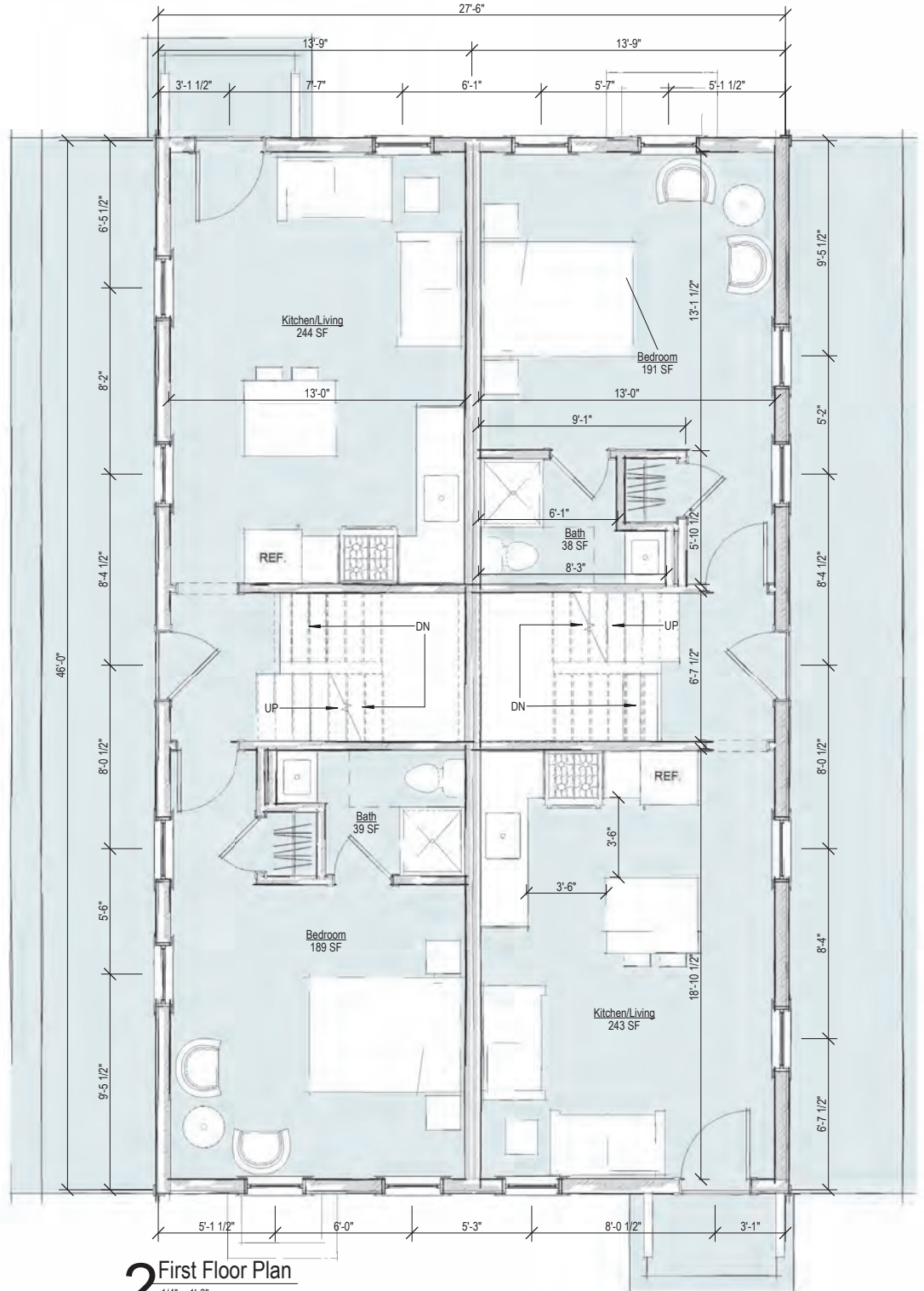
Double Hung
2/2 SDL



Double Hung
2/2 SDL

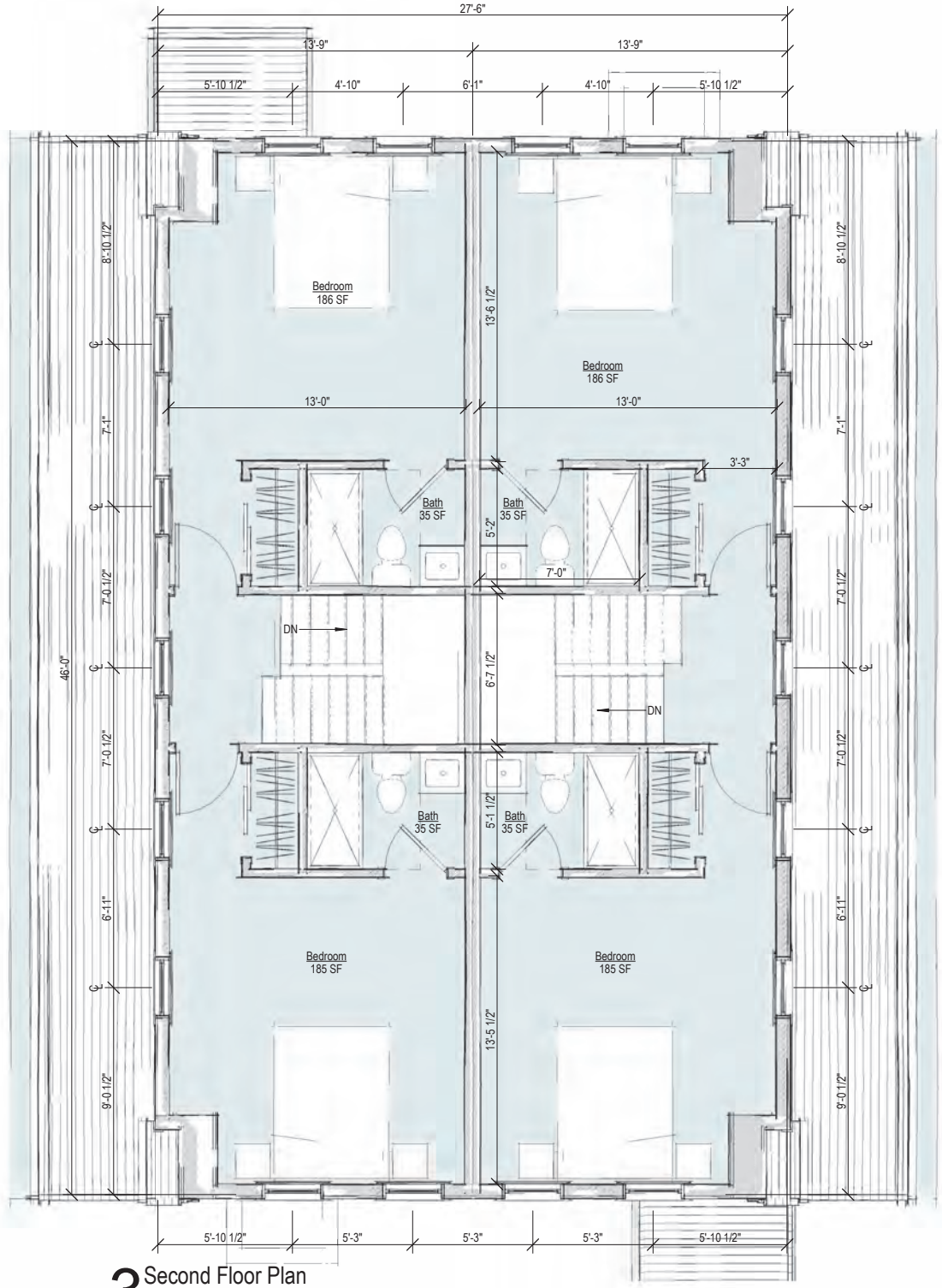
Exterior Door and Window Schedule

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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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
$

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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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Total Postage and Fees
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BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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

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- ☐ 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

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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

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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

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. Water St.

Owner of record: FP 4 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

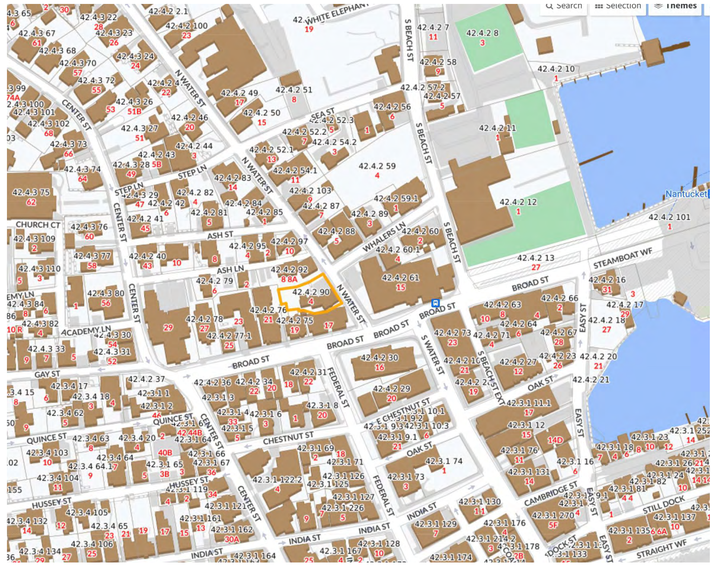
Client Signature Date

4 North Water Street

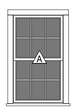
Nantucket, MA

07.01.24

HDC SUBMISSION

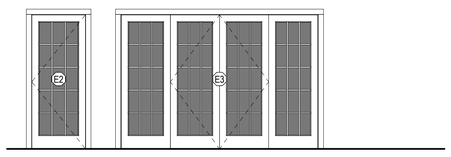


2 Locus Map
1/4" = 1'-0"

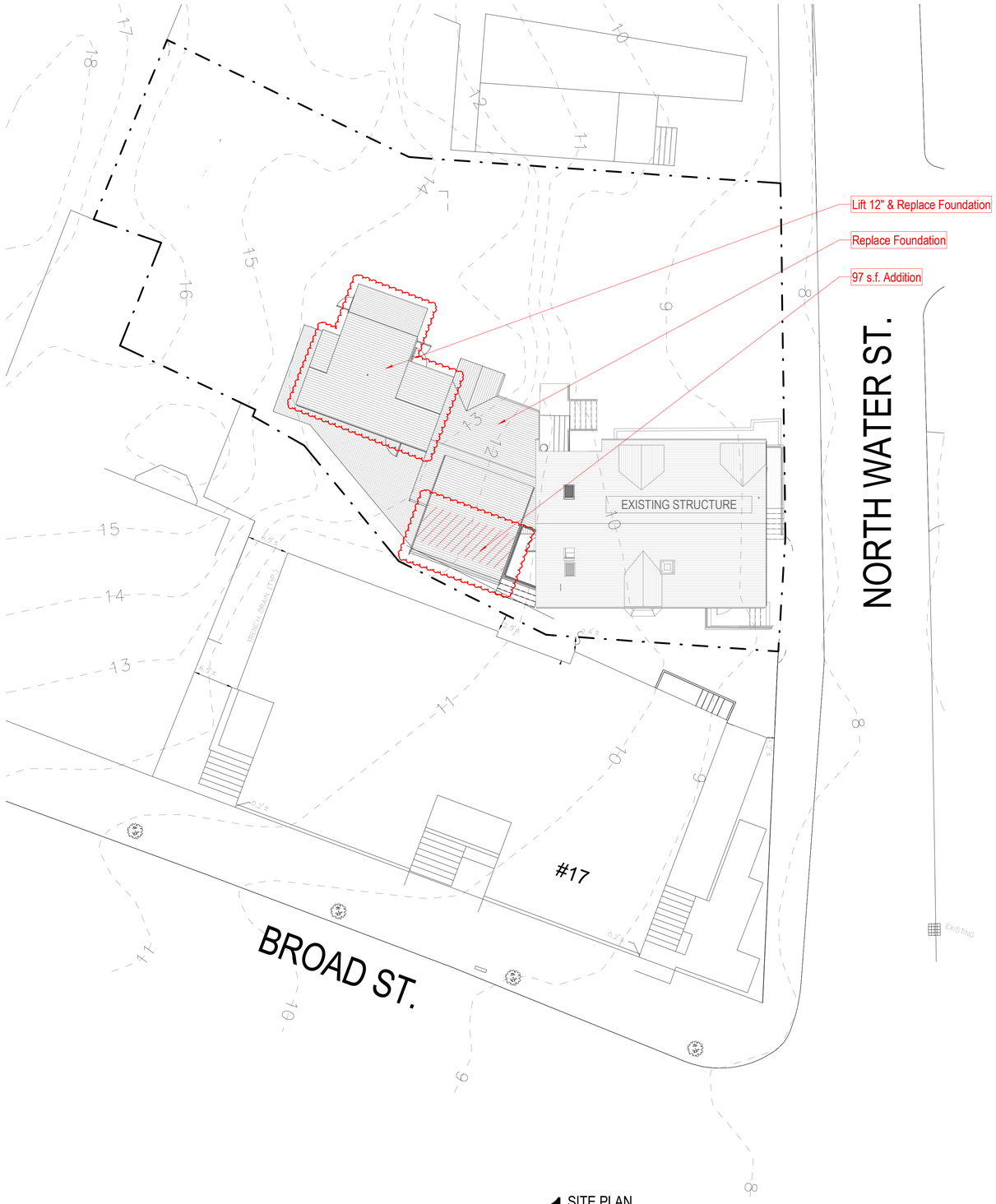


Double Hung
6/6 TDL

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

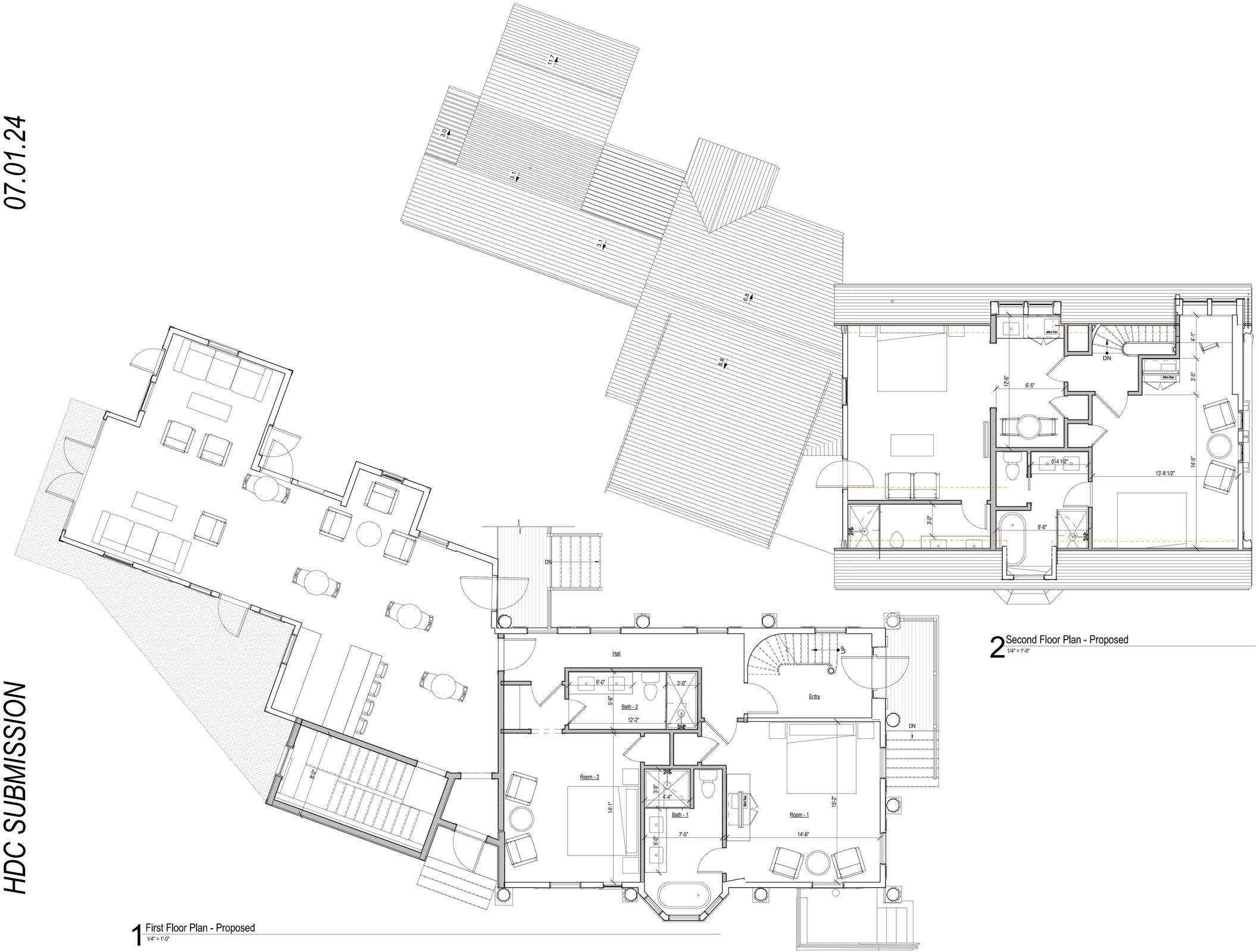
Revision 1 Date 1

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 ONLY 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

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
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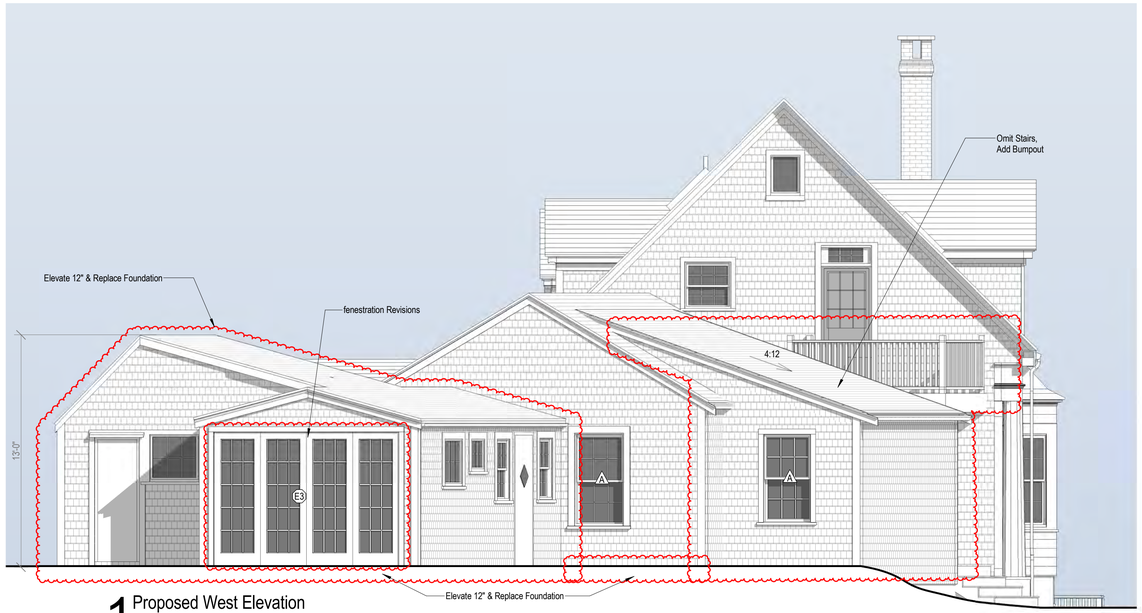
A.101
2313

07.01.24

HDC SUBMISSION



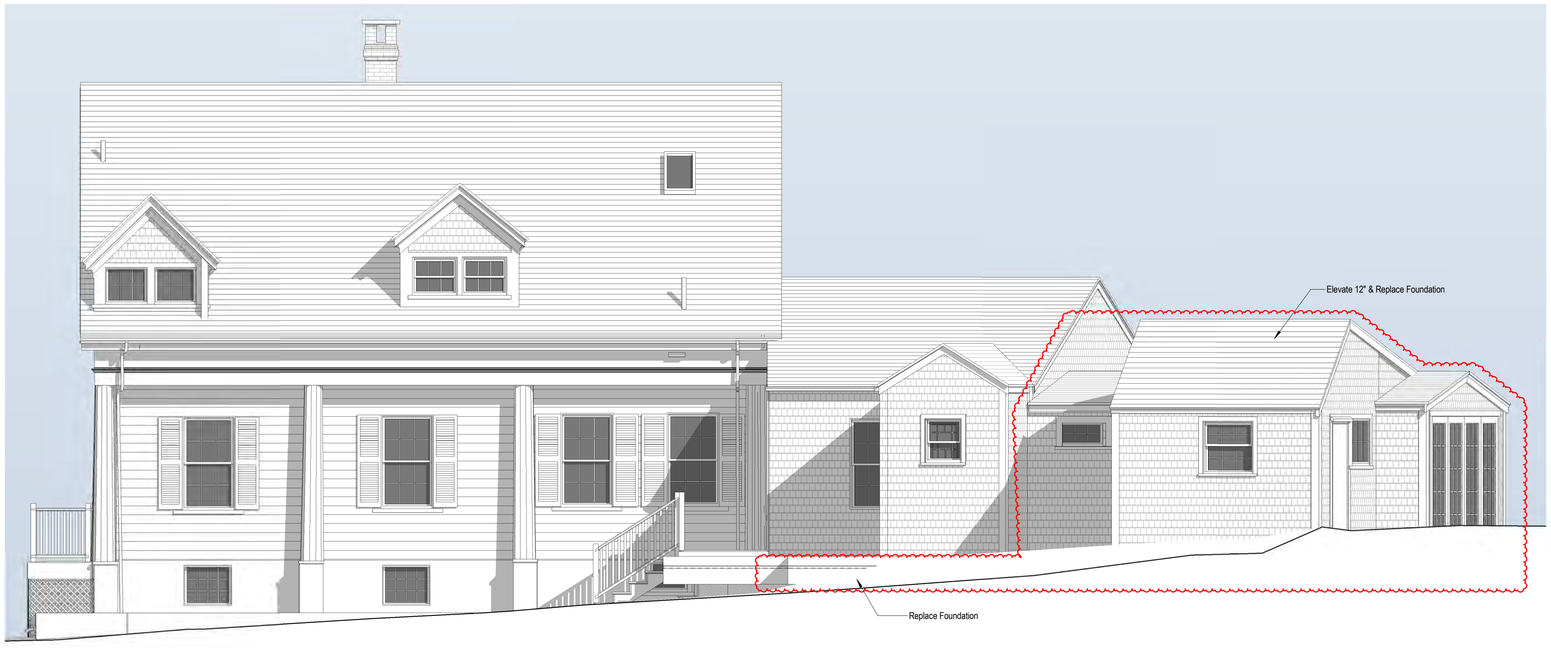
1 Proposed West Elevation
1/4" = 1'-0"



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
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EXTERIOR ELEVATIONS

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Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

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Revisions

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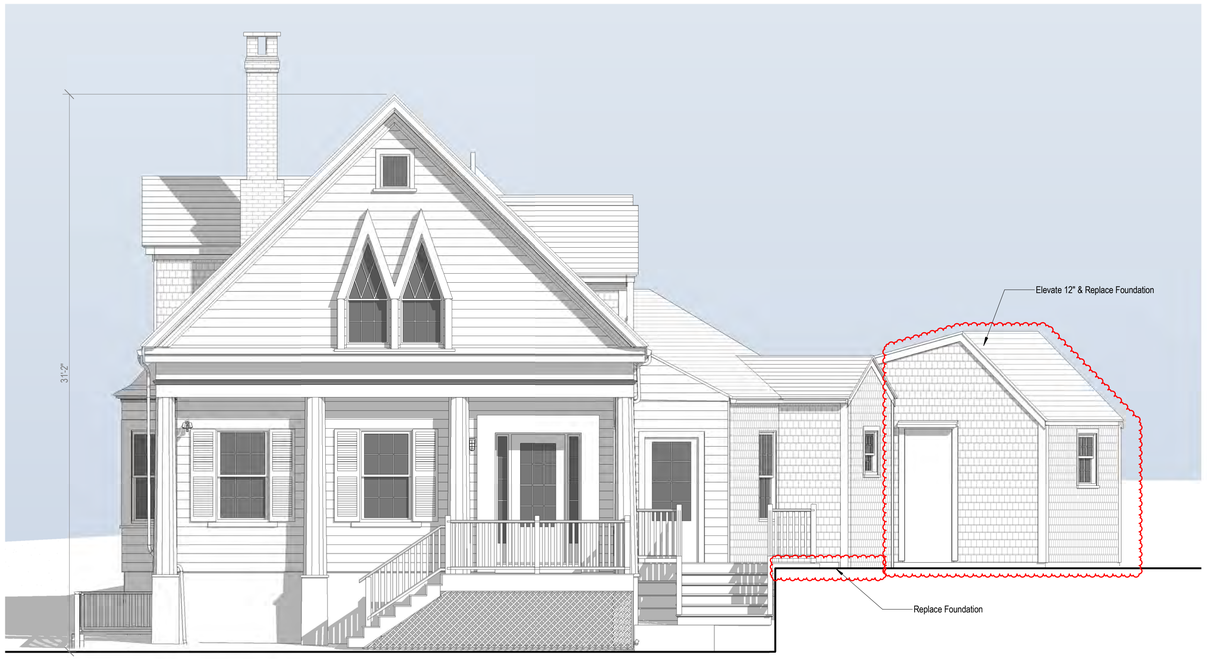
A.202

2313

07.01.24

HDC SUBMISSION



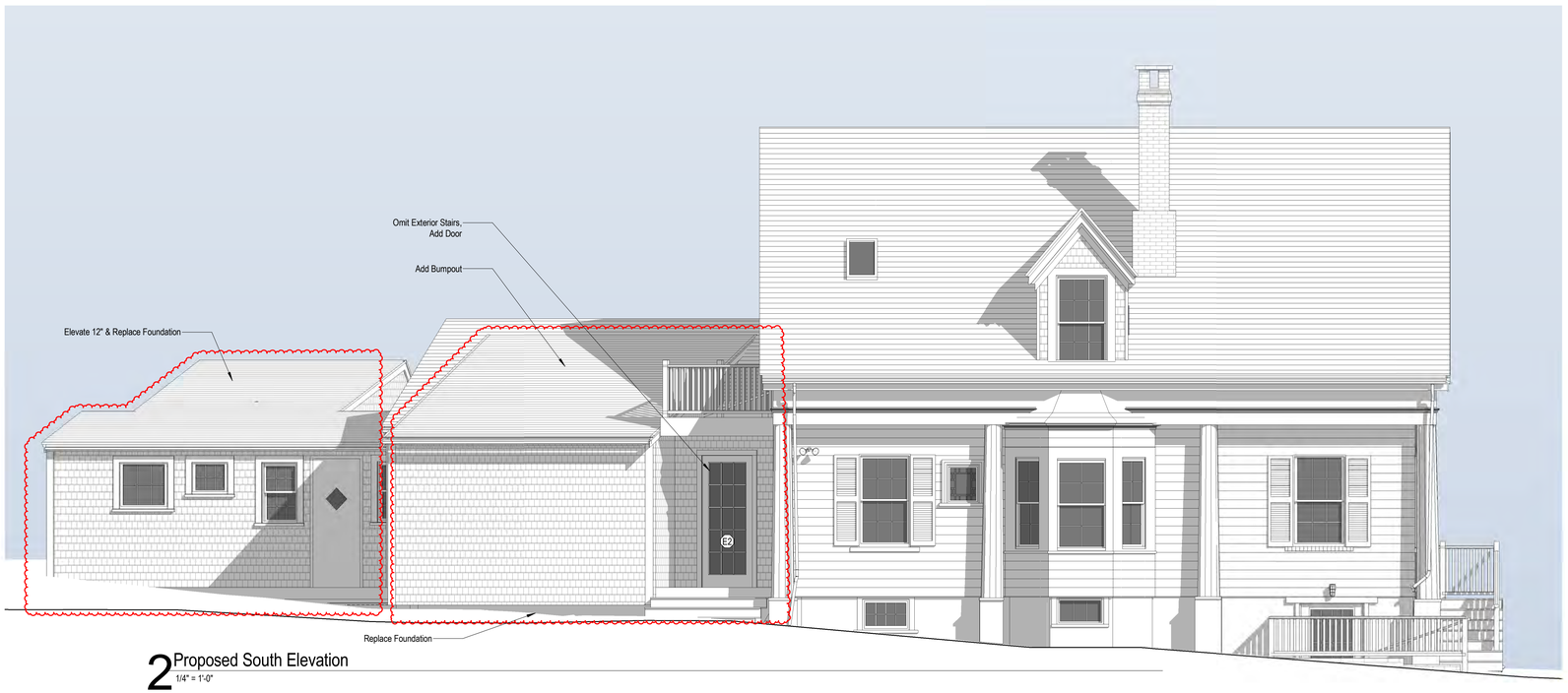
1 Proposed East Elevation
1/4" = 1'-0"



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
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Revisions

Revision 1 Date 1

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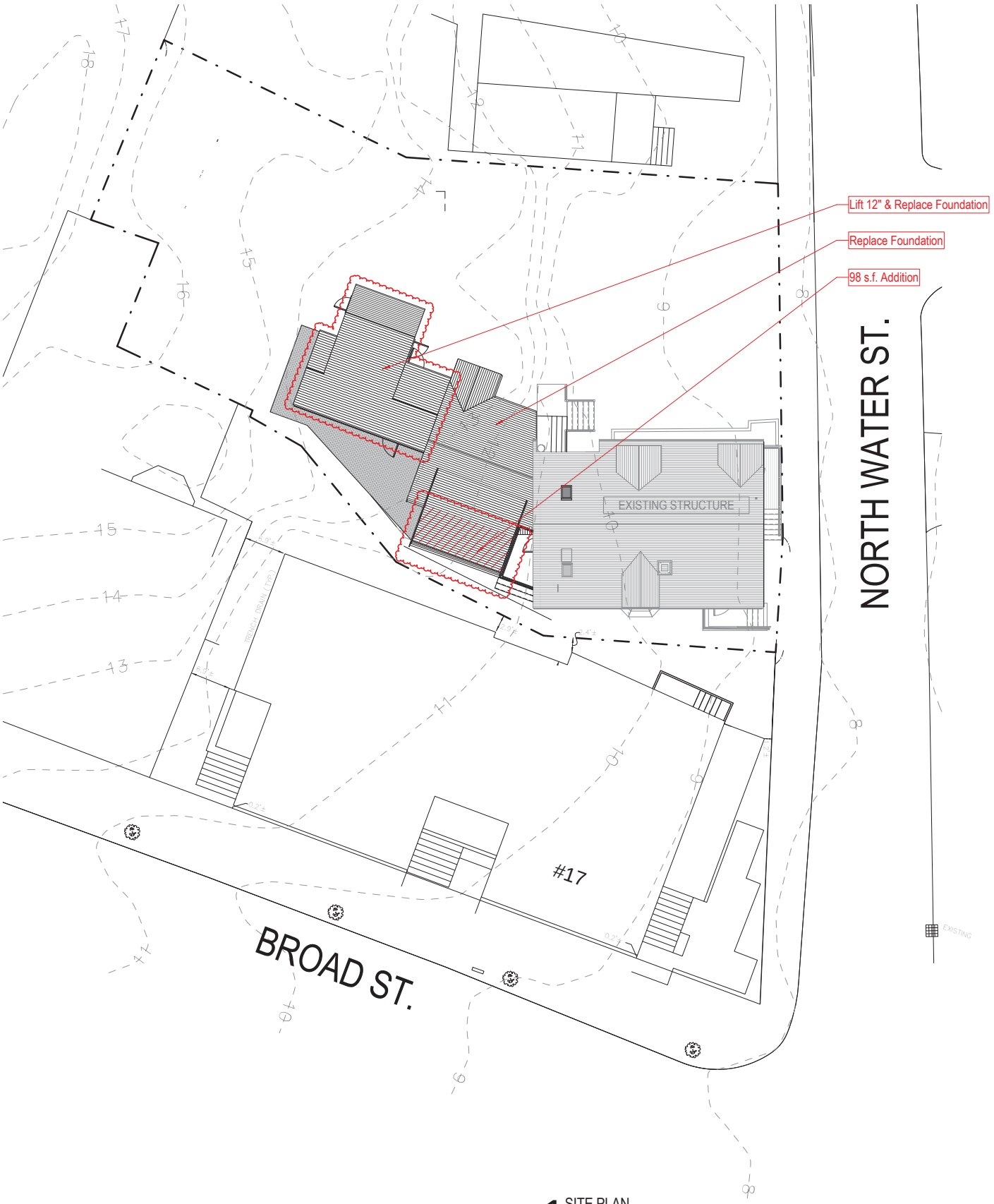
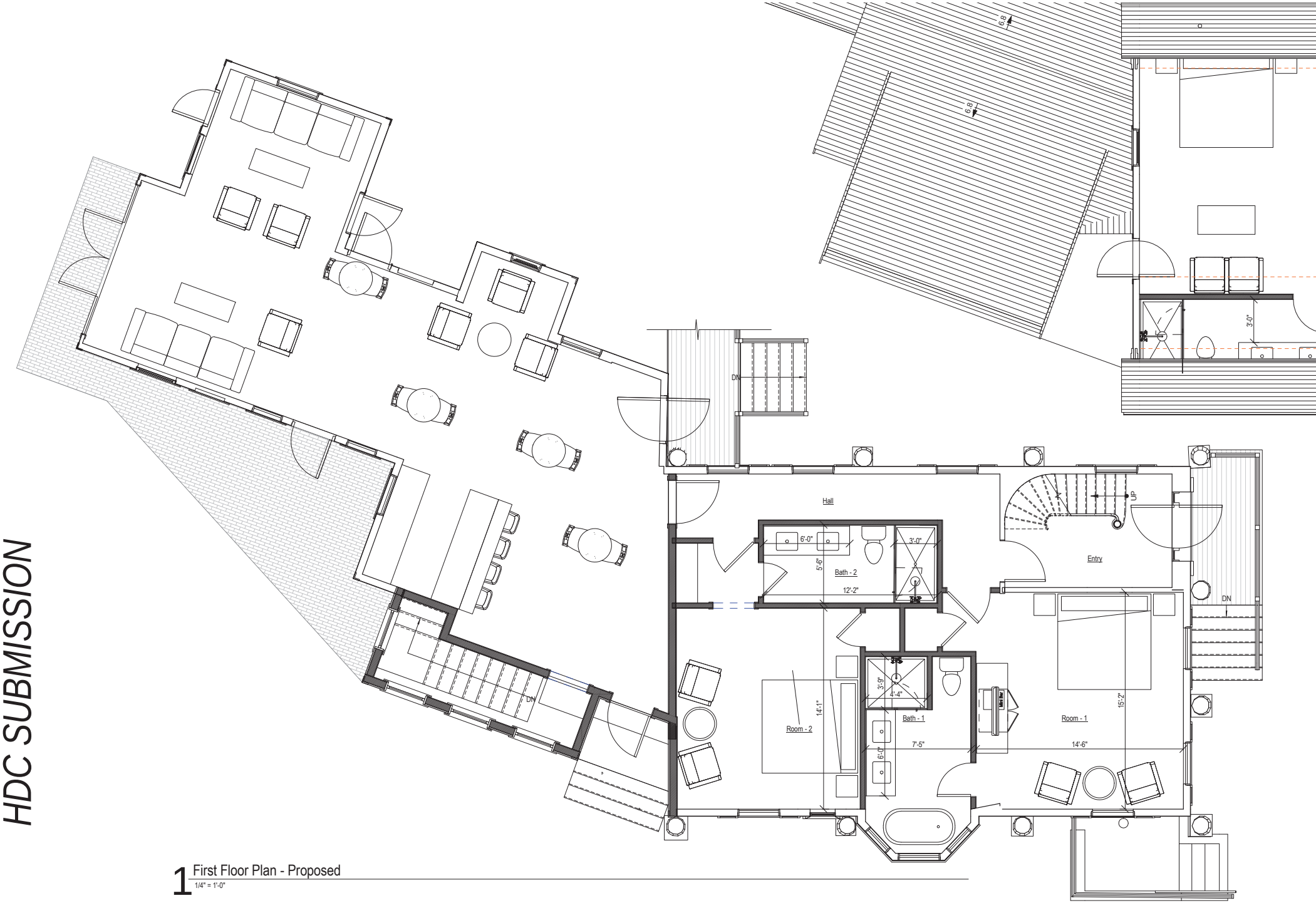
A.201

2313



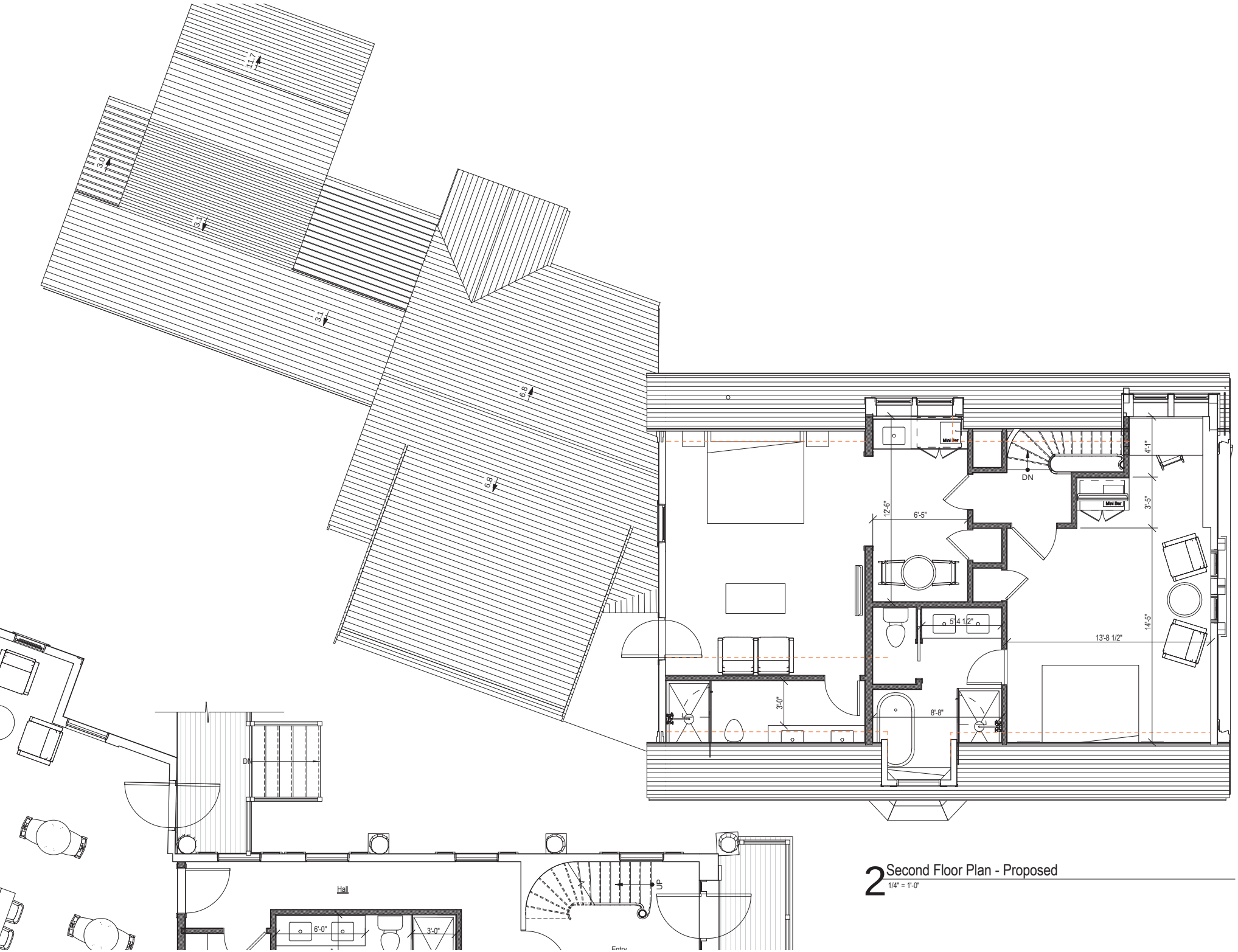
1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

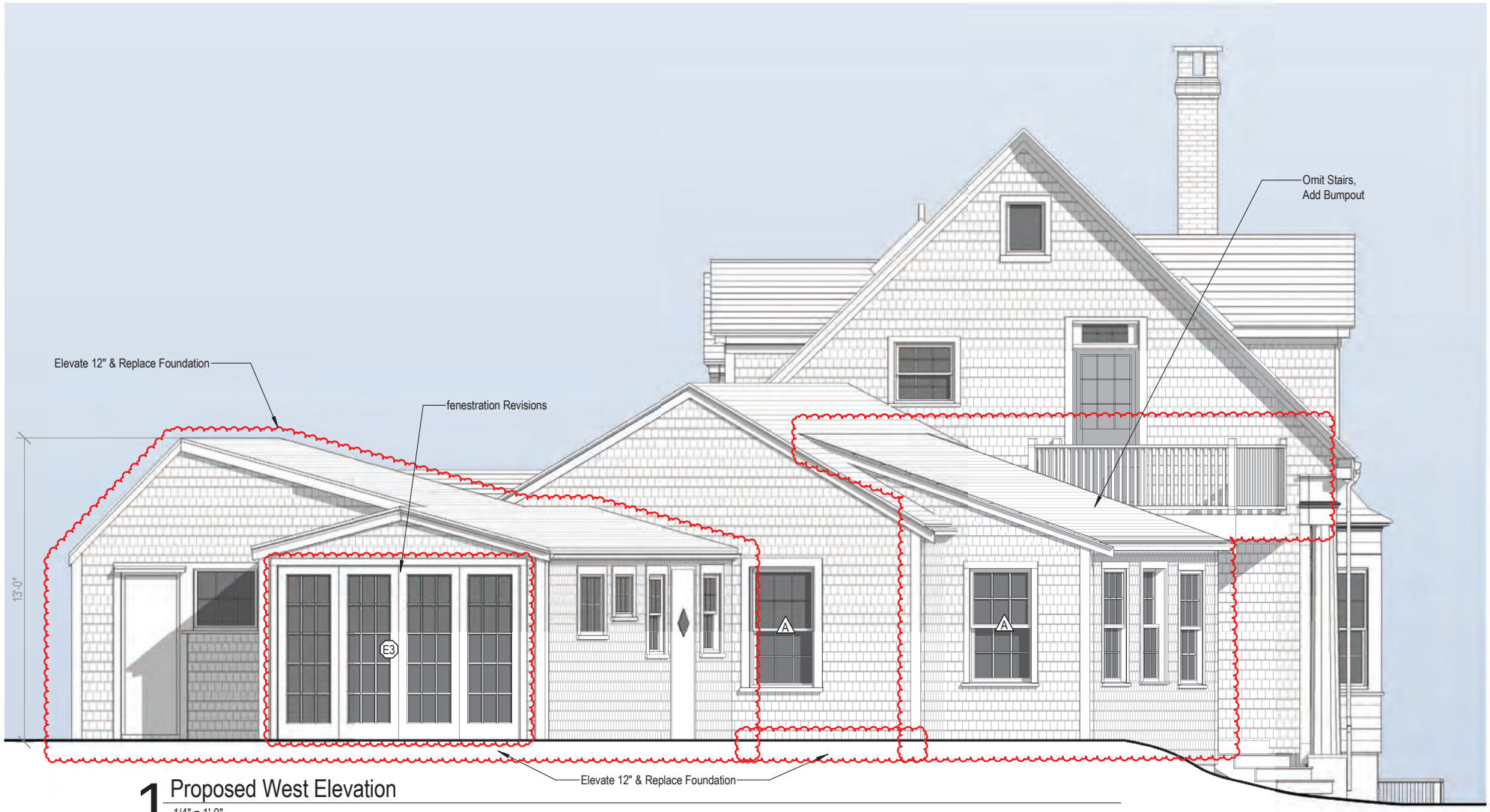


1 First Floor Plan - Proposed

1/4" = 1'-0"

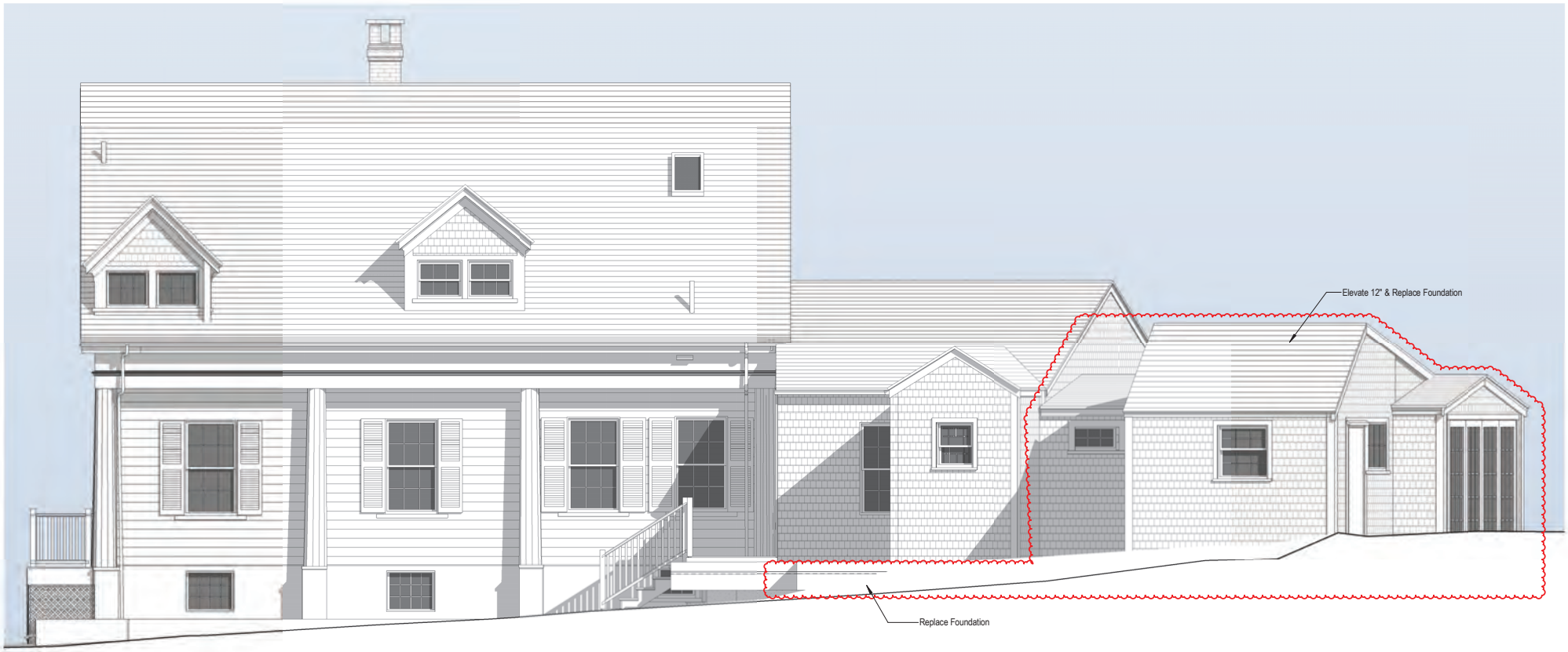


2 Second Floor Plan - Proposed
1/4" = 1'-0"



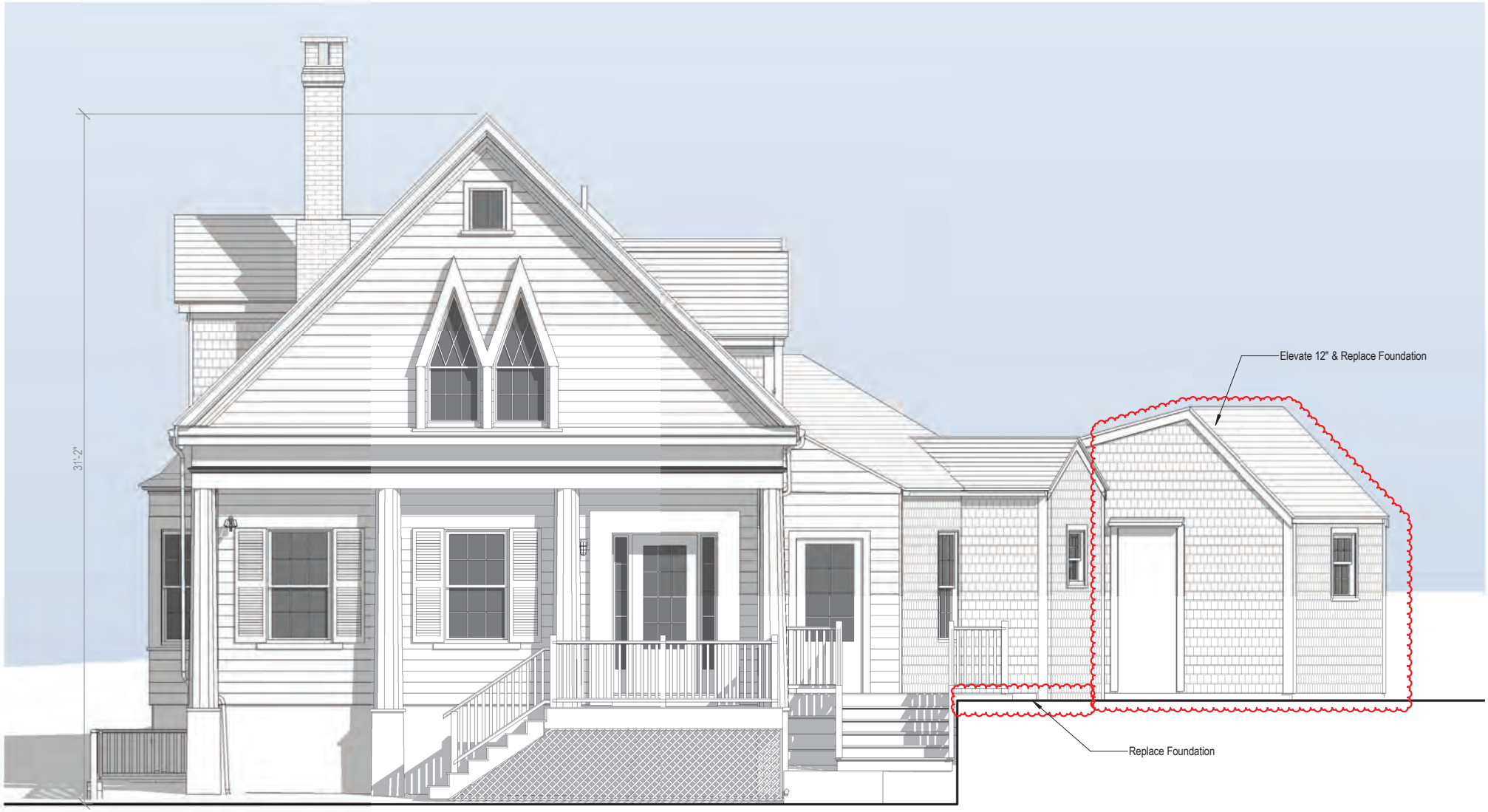
1 Proposed West Elevation

1/4" = 1'-0"



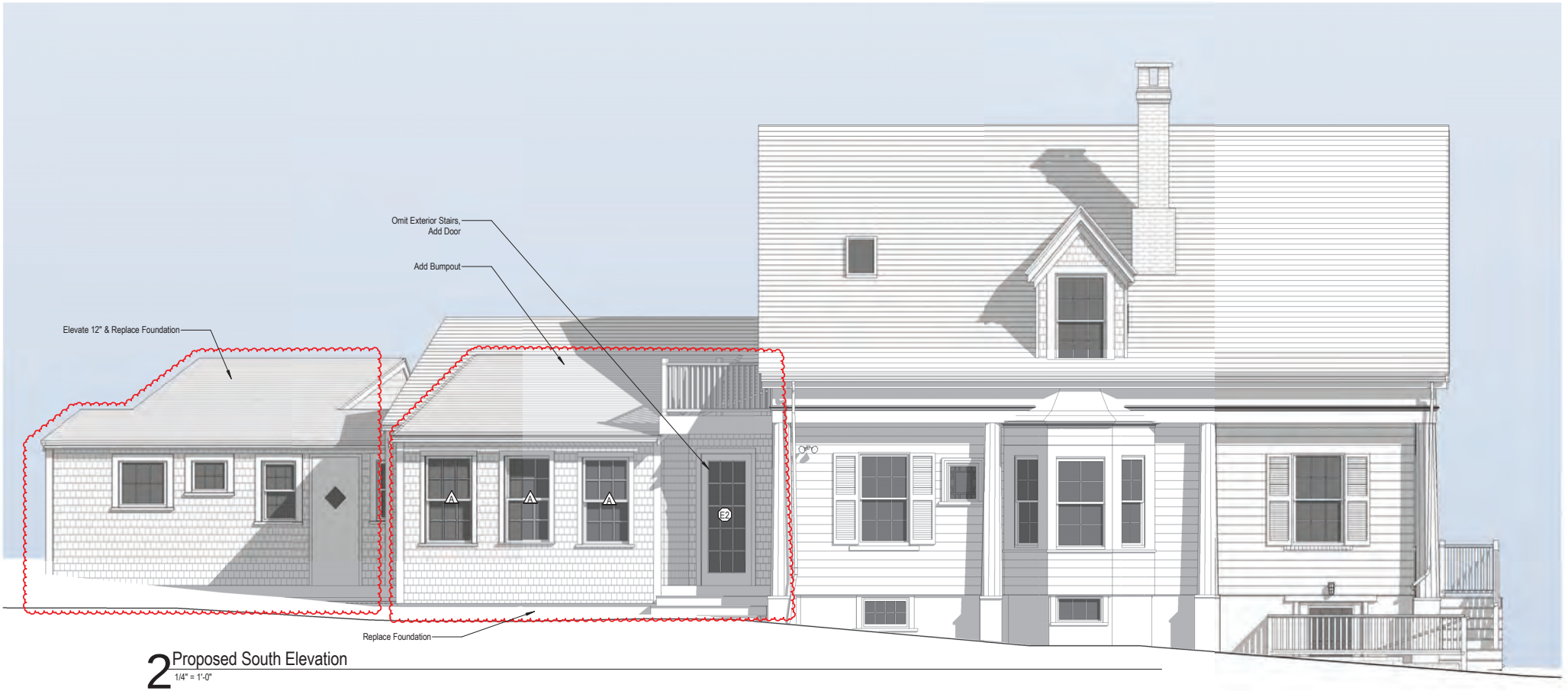
2 Proposed North Elevation

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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total P
$

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Street a
City, St

COALE JOHN P & GRETA V
2901 FESSENDEN ST NW
WASHINGTON, DC 20007

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7584 93

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To
Street and
City, State,

DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To
Street
City, St

FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pc
$

Sent To
Street a
City, St

NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

Postmark Here

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- ☐ Return Receipt (electronic) $
- ☐ 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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7585 23

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
19 BROAD STREET LLC

Street an
1200 SOLDIERS FIELD RD # 102

City, State,
BOSTON, MA 02134

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7585 09

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☑ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total 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:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- ○ h. NHA plaque records: _____
- ○ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ✓ k. fence
- ✓ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

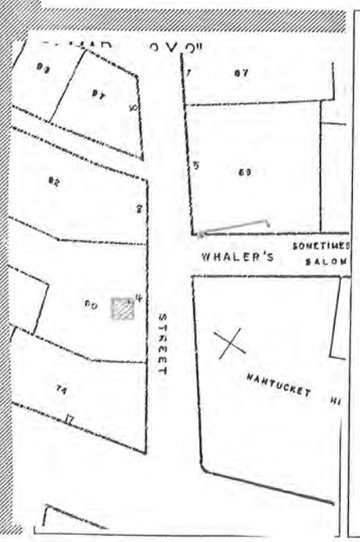
6. USE: Original: [illegible] Present: town offices

○ a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

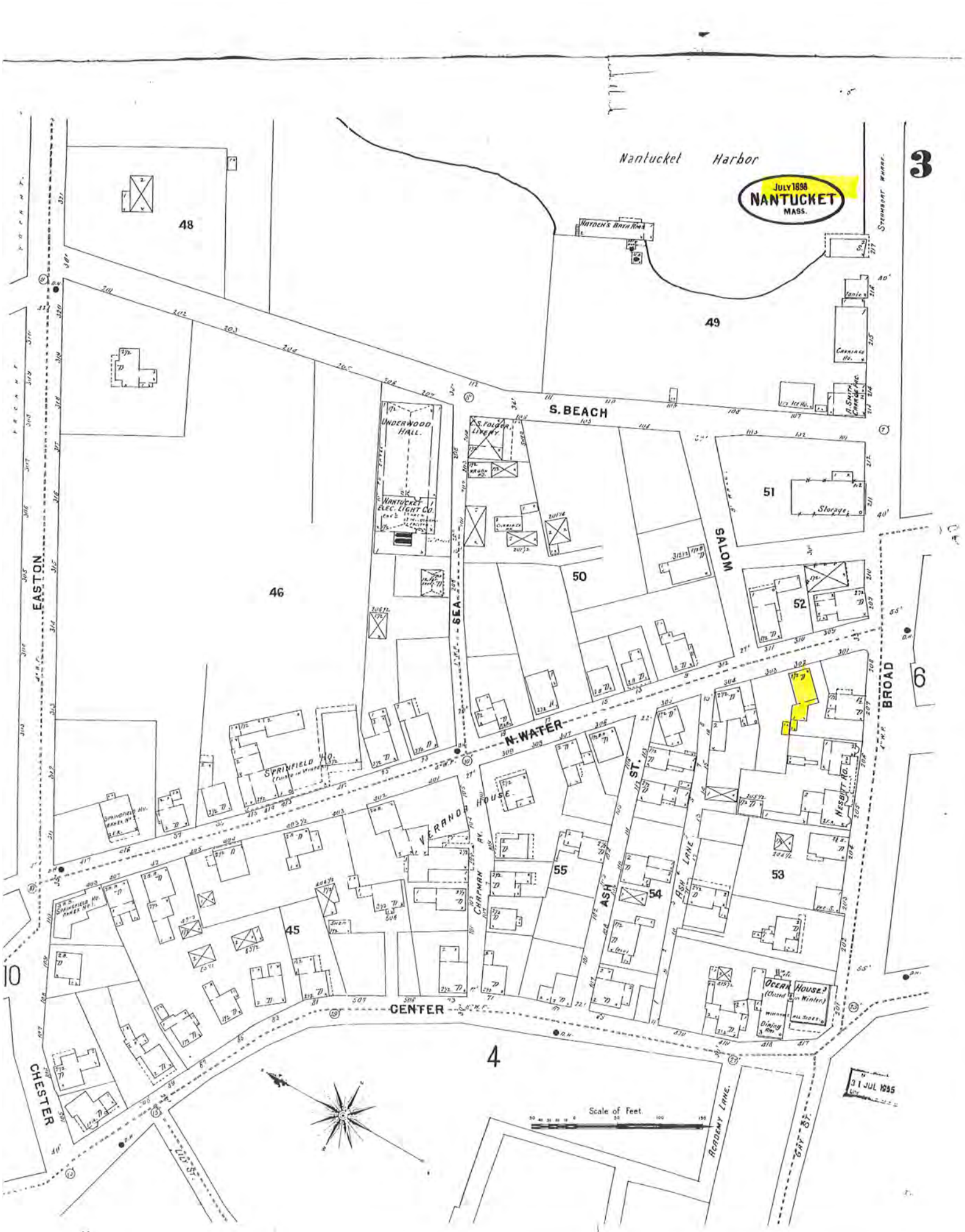
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

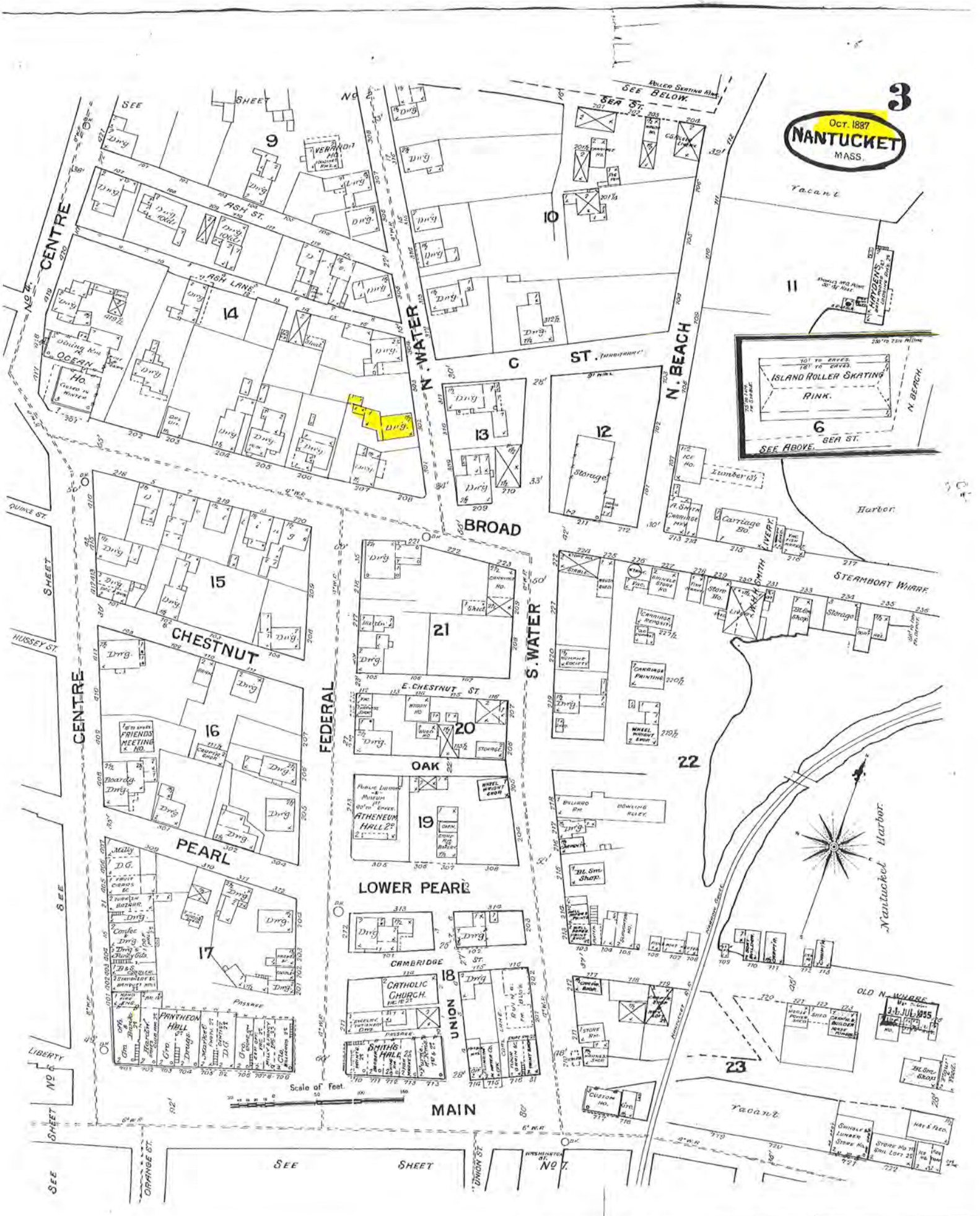
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

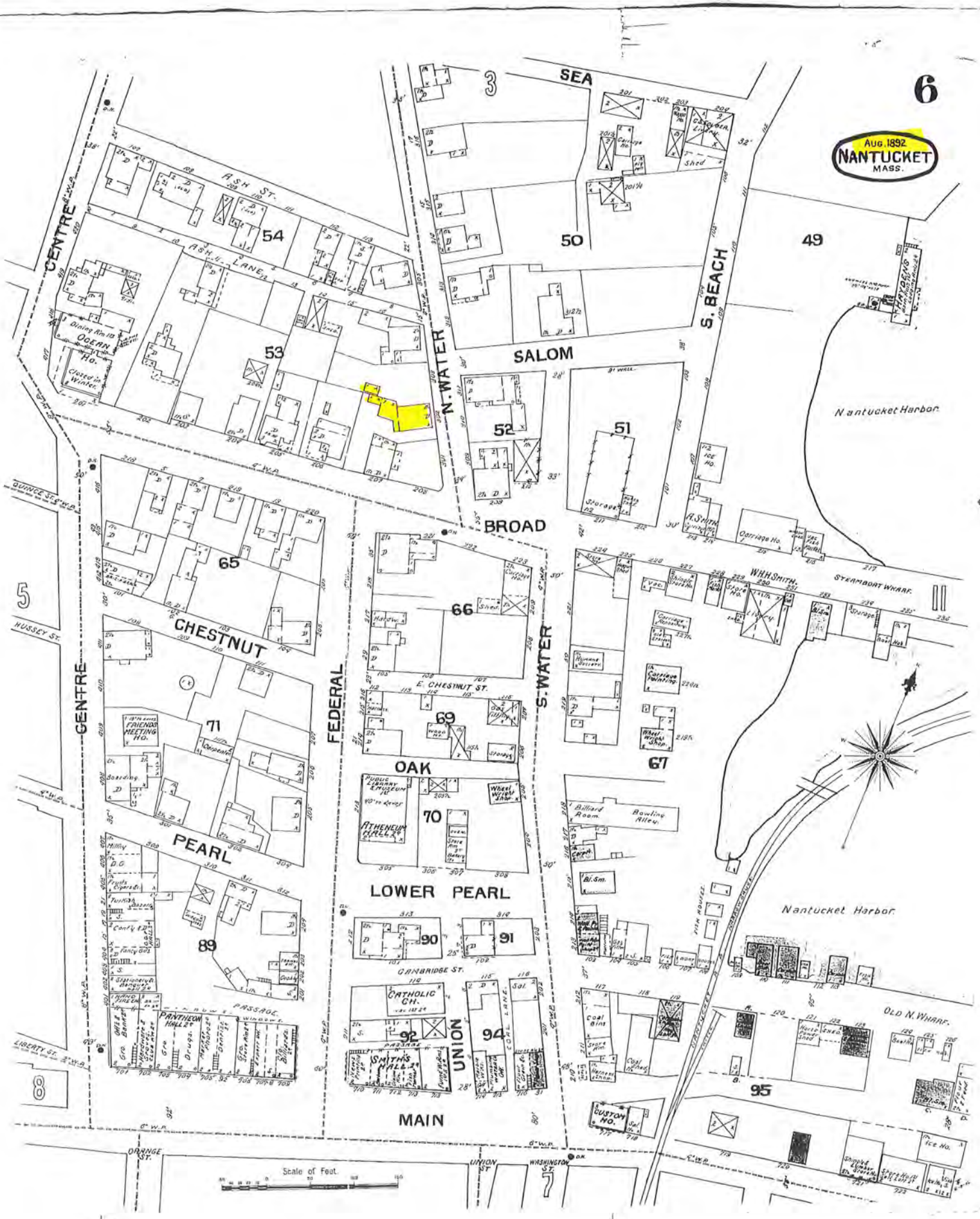
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

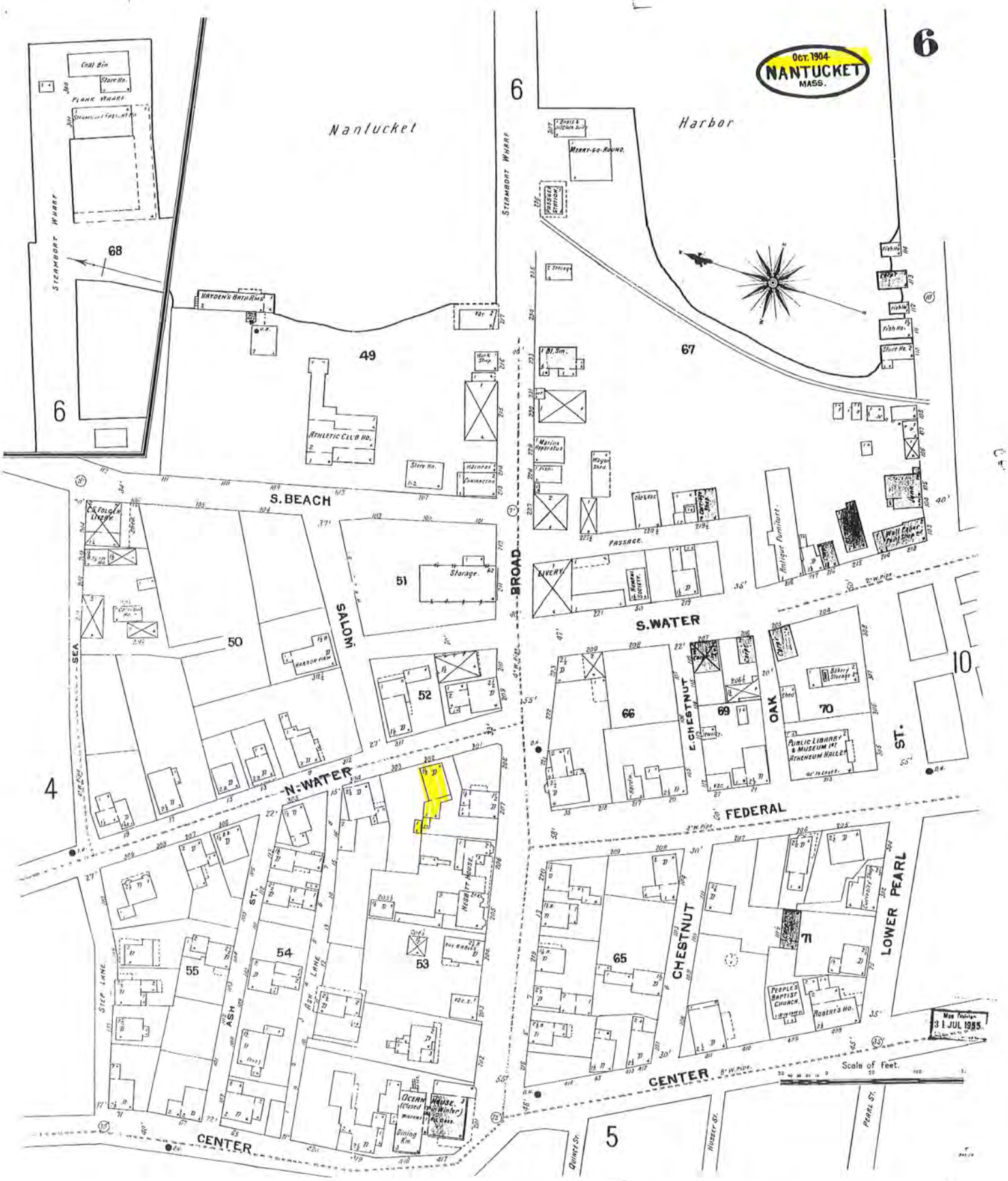
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



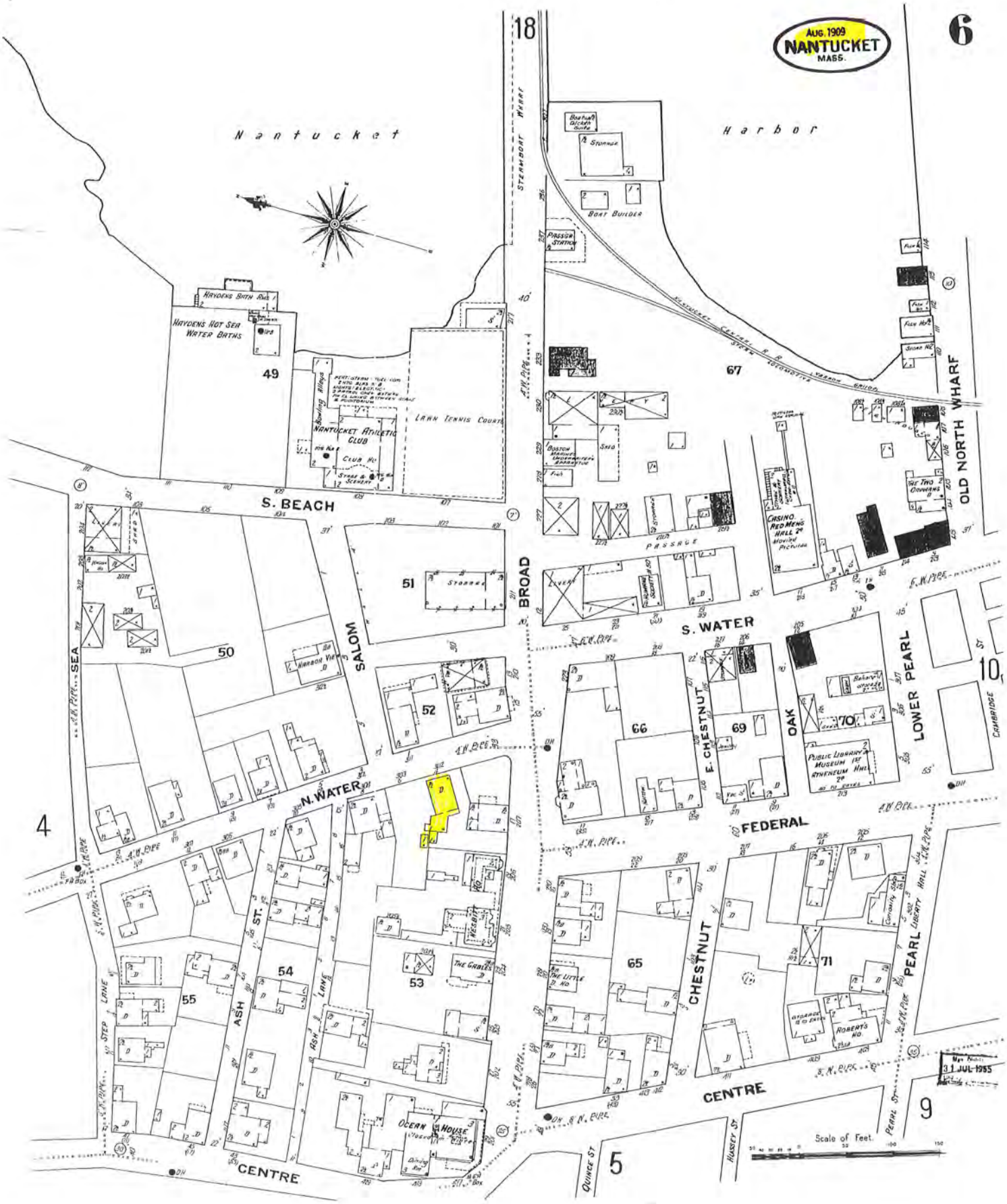
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C.S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
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

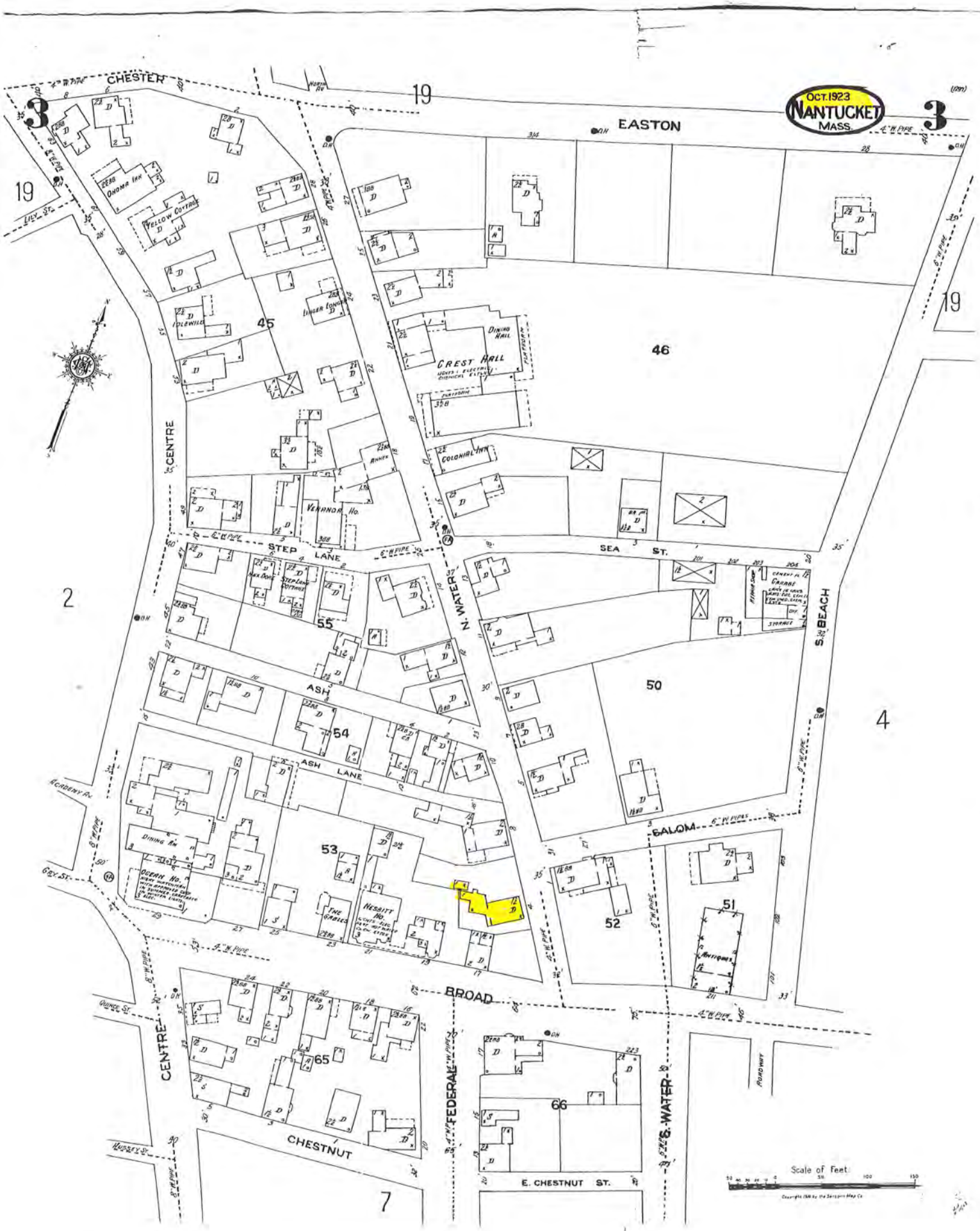

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
LINGER LONGER
IDLEWILD
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
LILY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet




Back to Map


ONE
WAY


© 2021 Google

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

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'

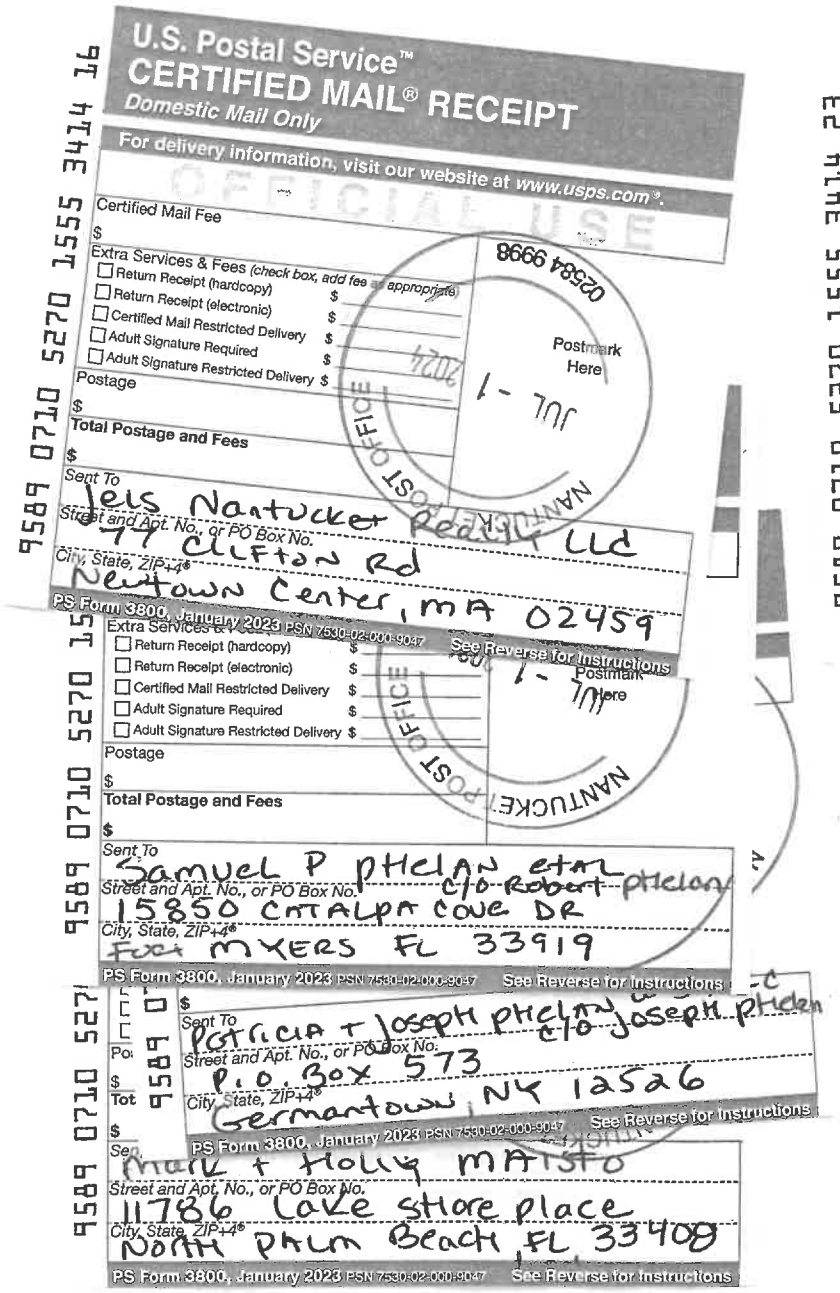
6.14.24
DATE

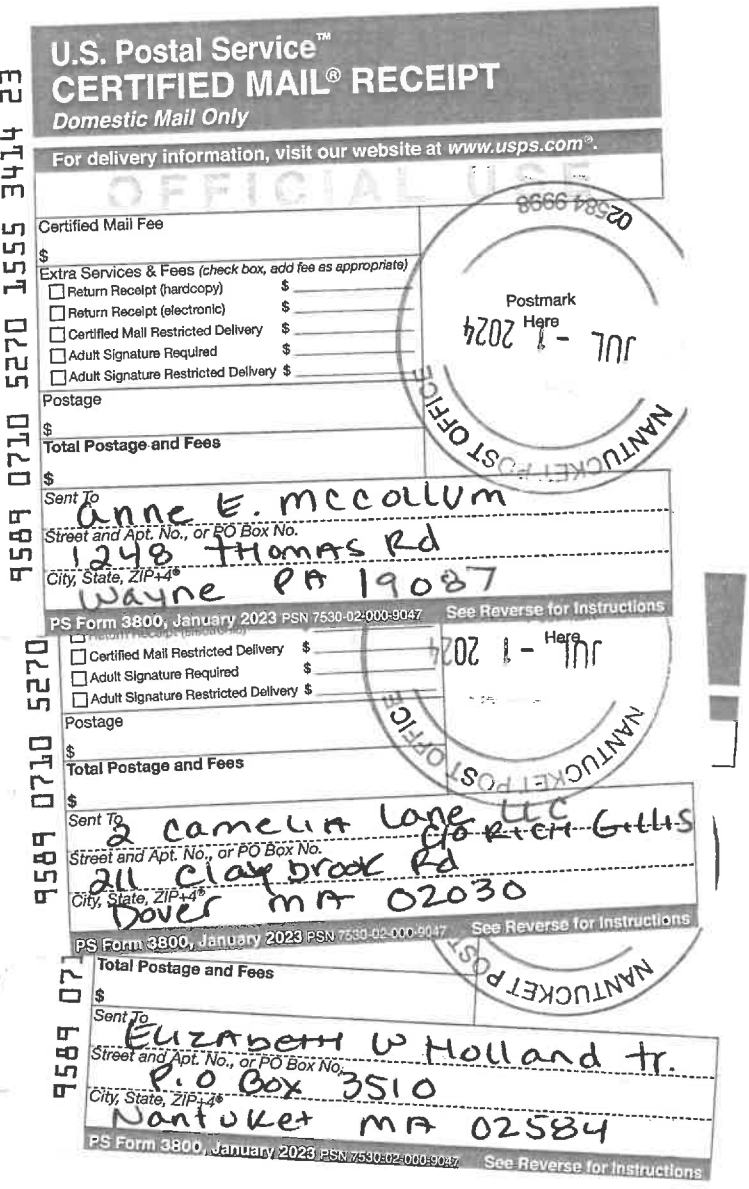
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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

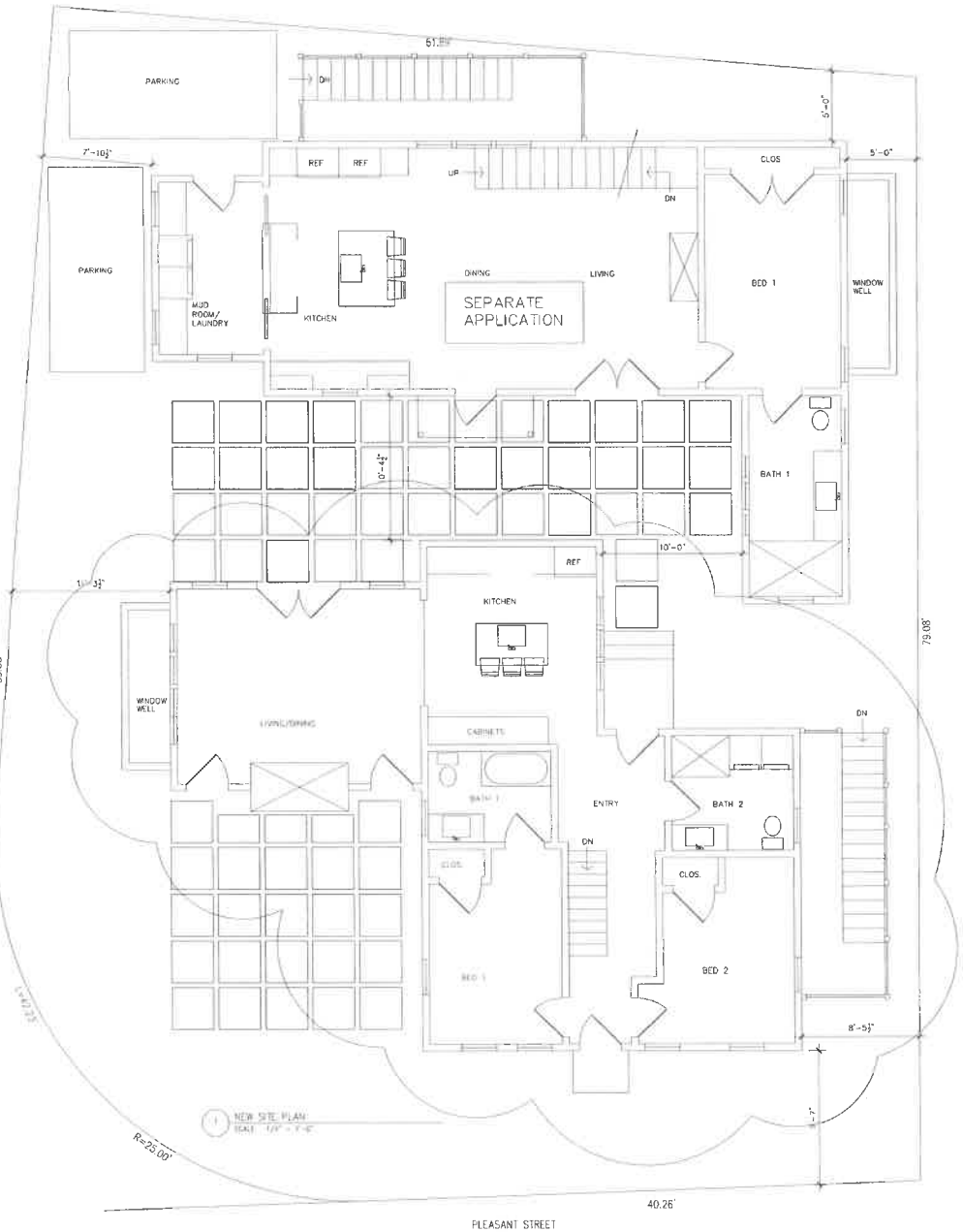
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White to match Sash White to match Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

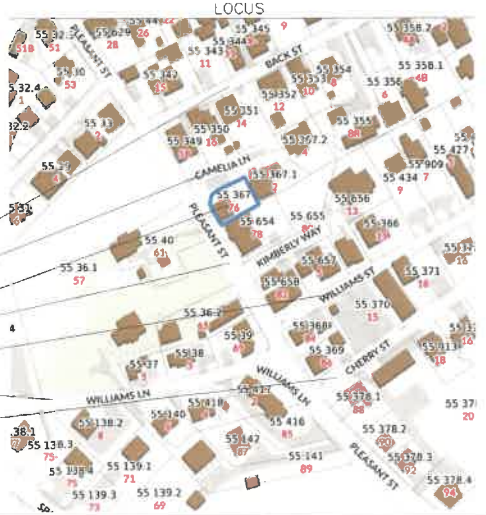
DOOR SCHEDULE

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:

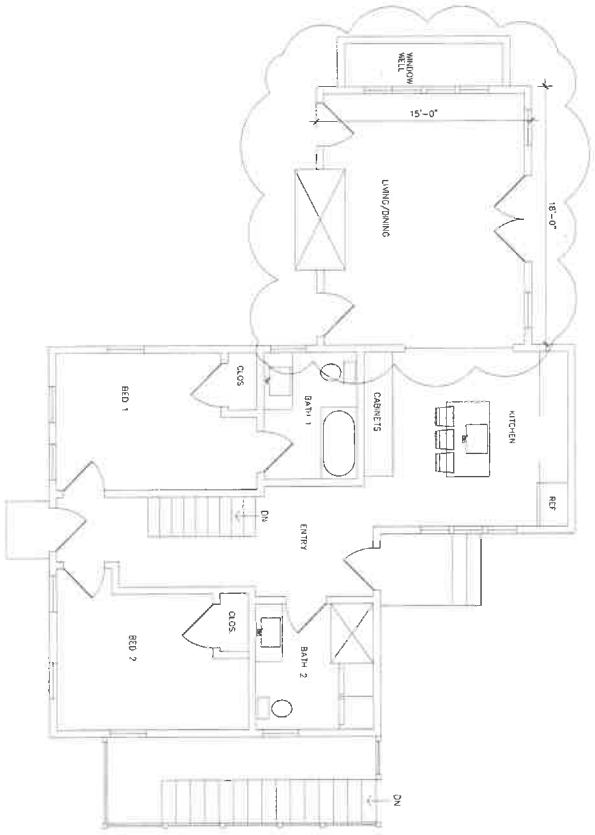
Drawn By: sp
Project No.: CORDTS-PEARCE
Scale: NONE

SITE

A1.1

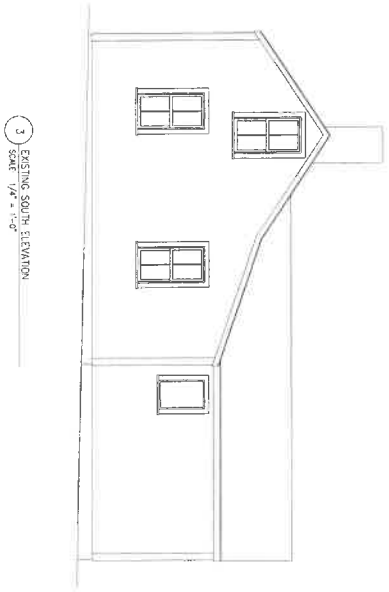


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

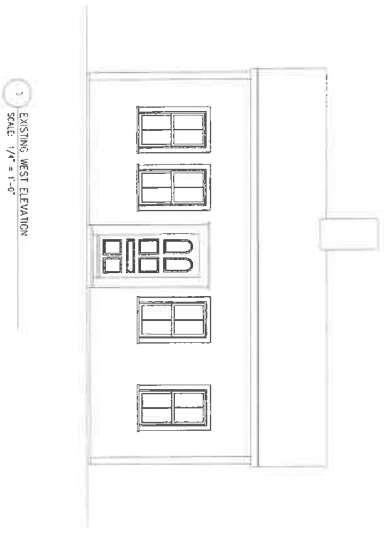


2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

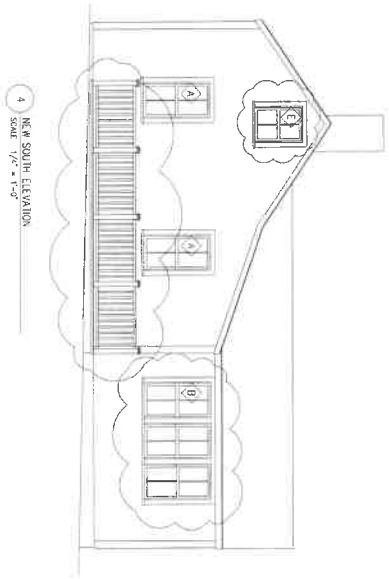
A2.1	FLOOR PLAN	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



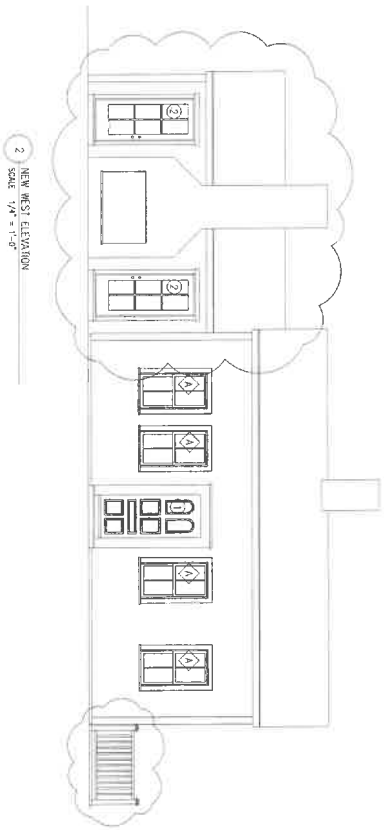
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

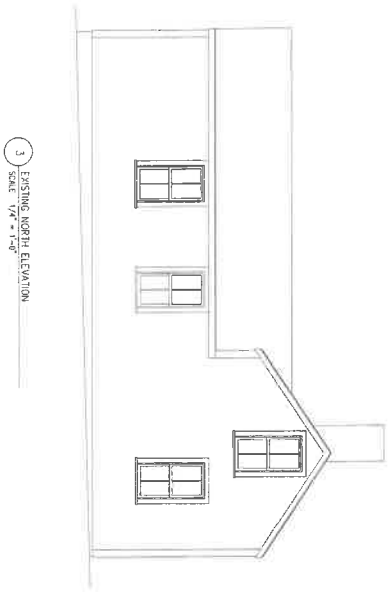


4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

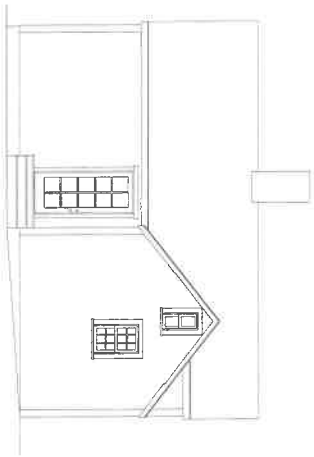


2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

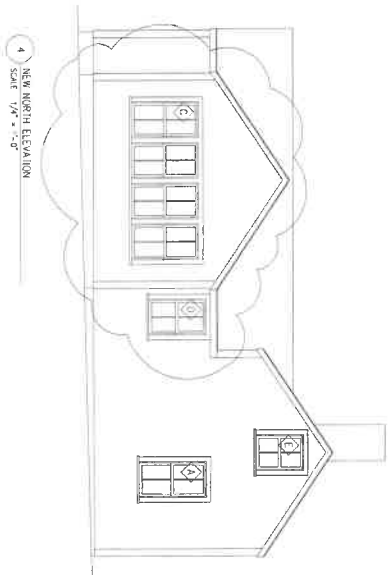
A3.1	ELEVATIONS	Drawn By: SJP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



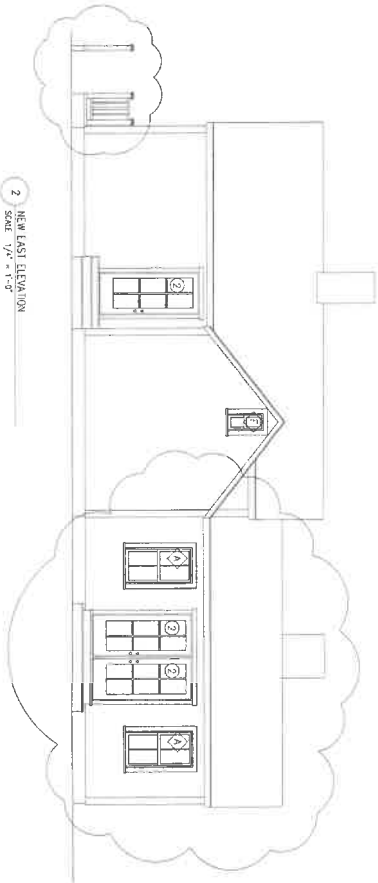
3 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



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

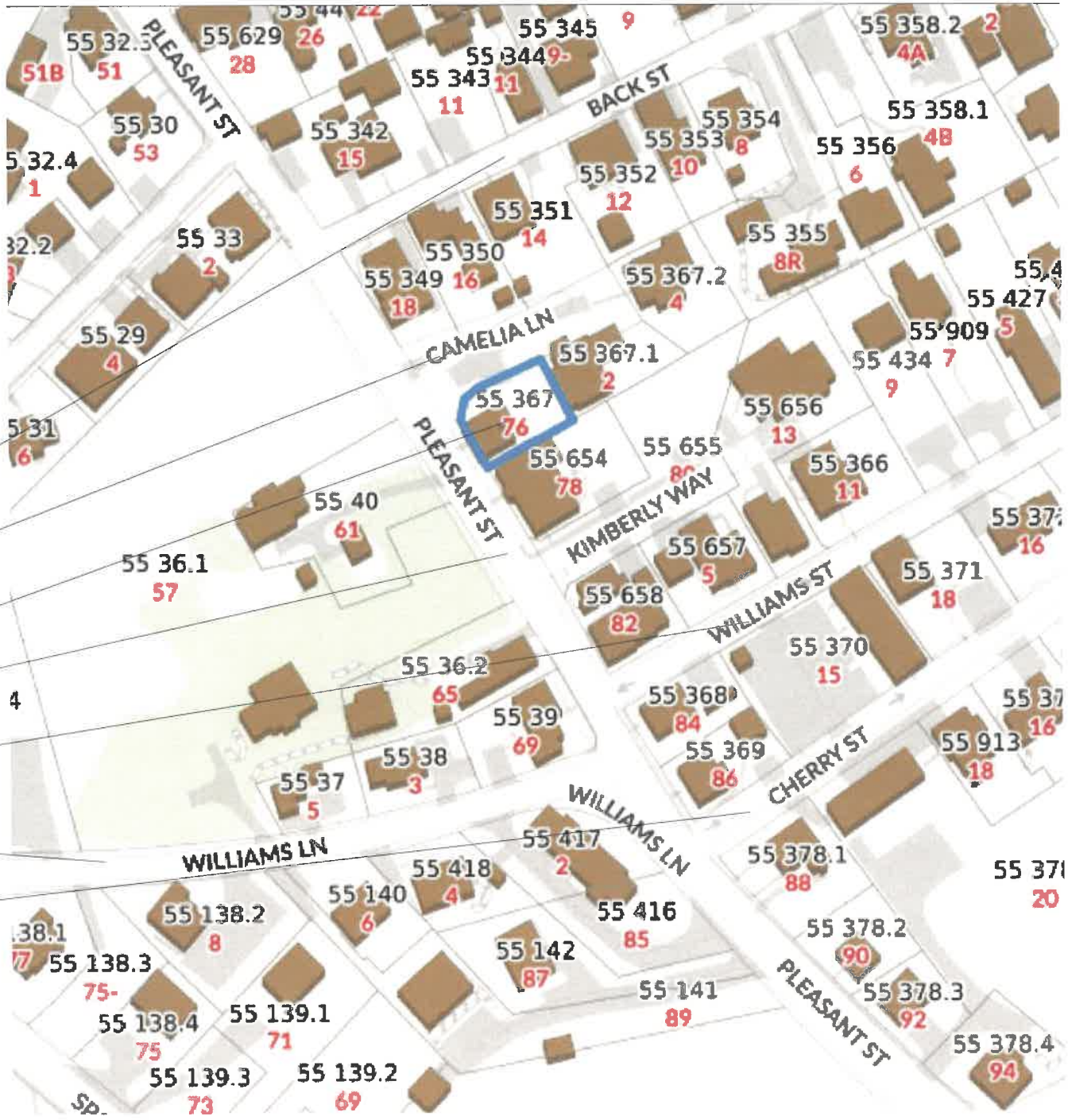
PLEASANT ST

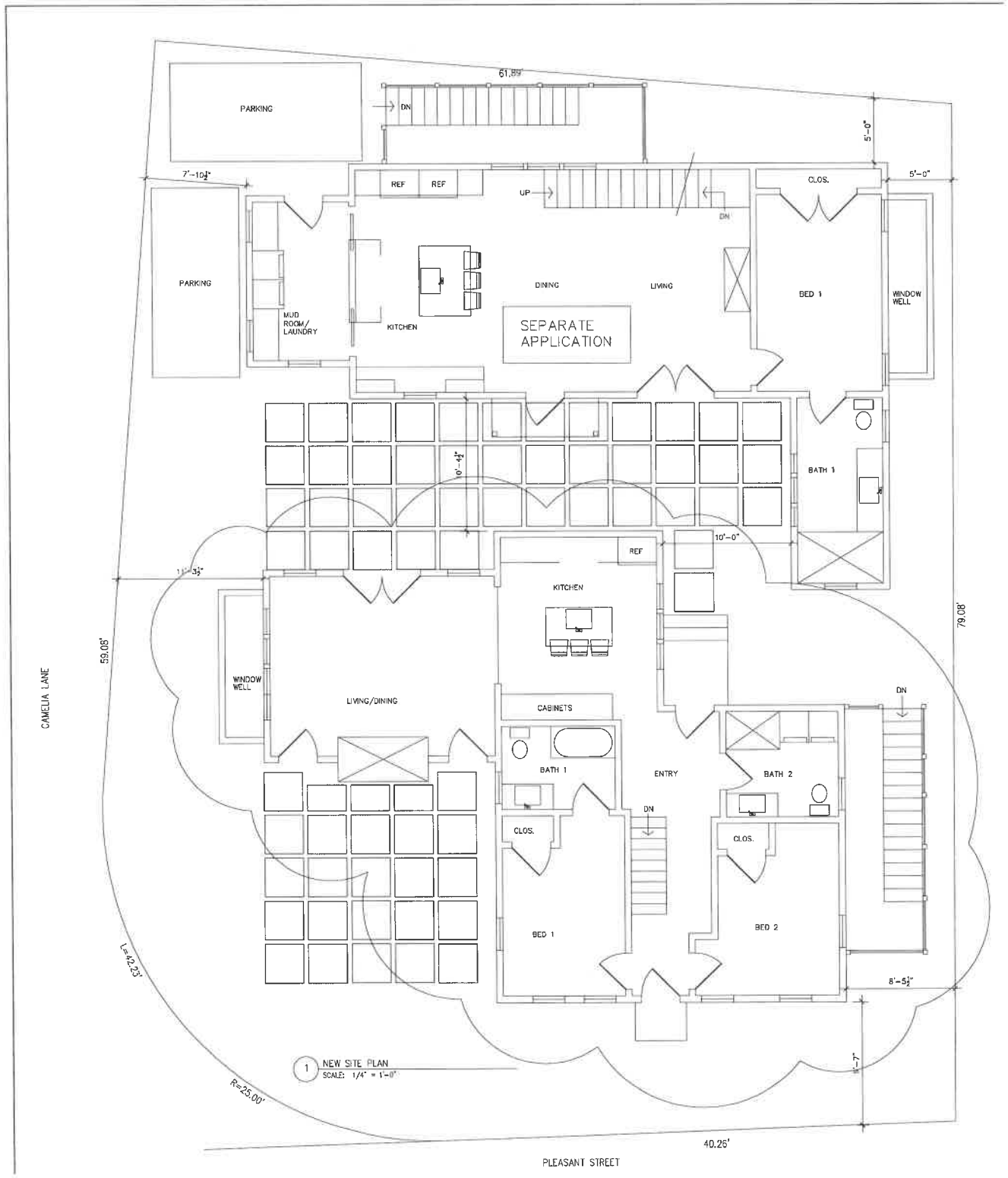
WILLIAMS ST

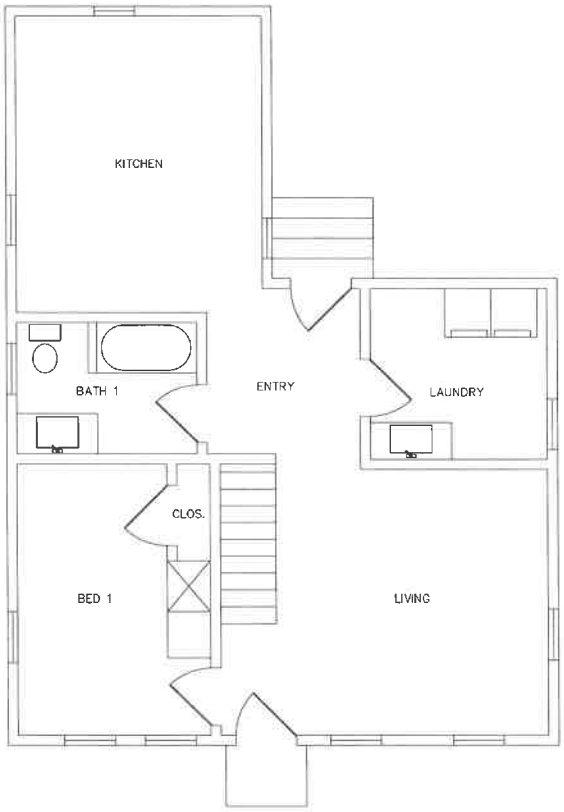
WILLIAMS LN

CHERRY ST

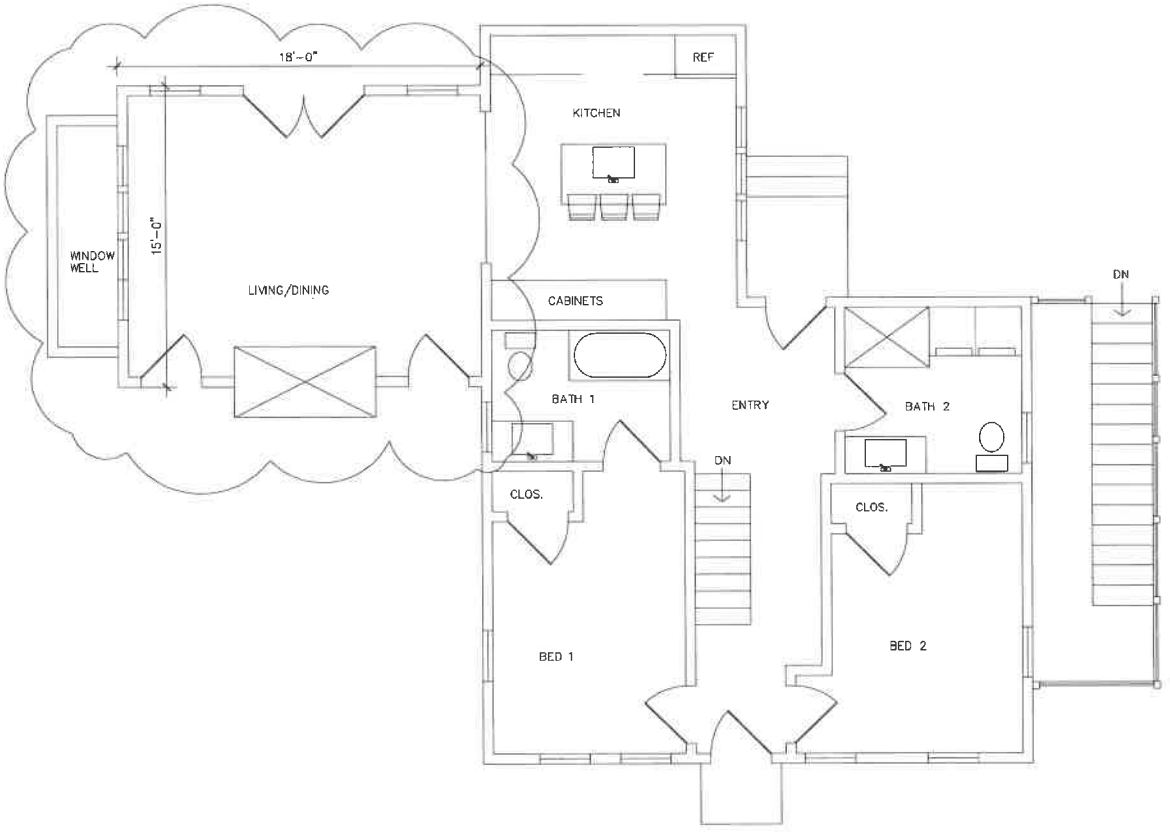
LOCUS




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
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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

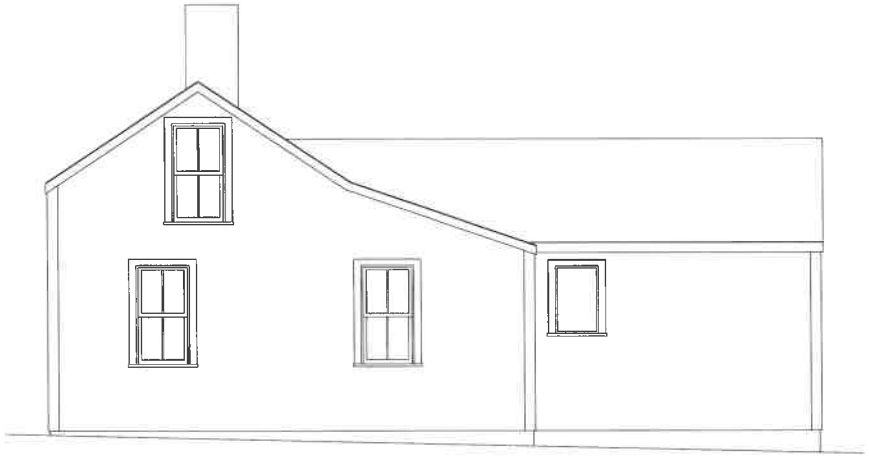
BACK ST



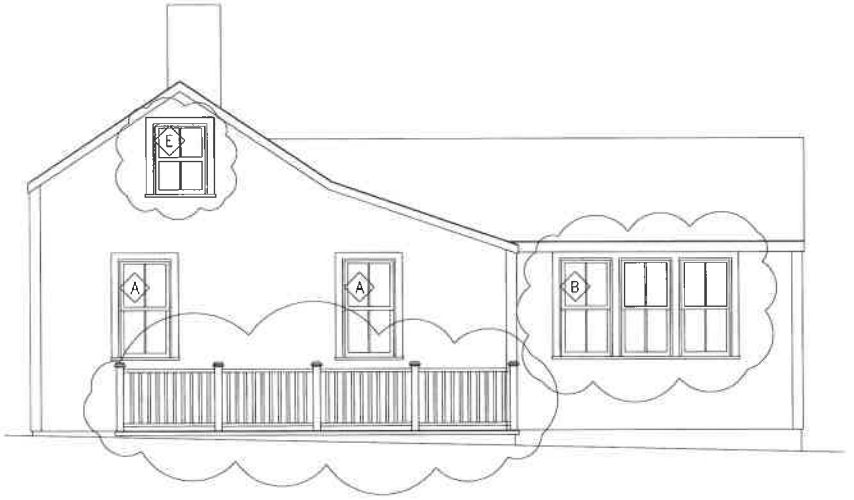
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



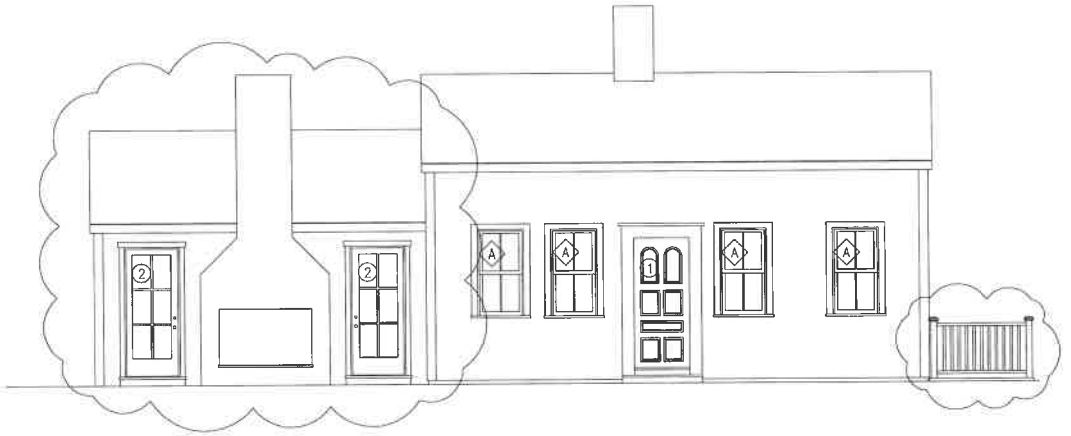
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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)

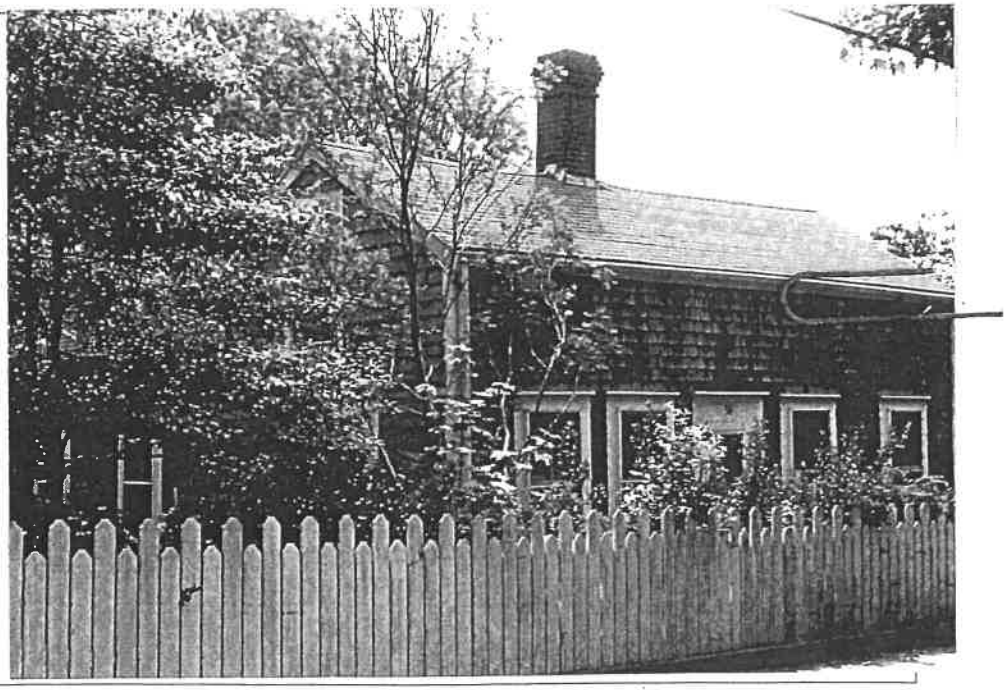
6. USE: Original: Present:
○ a. seasonal ○ b. year-round

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)

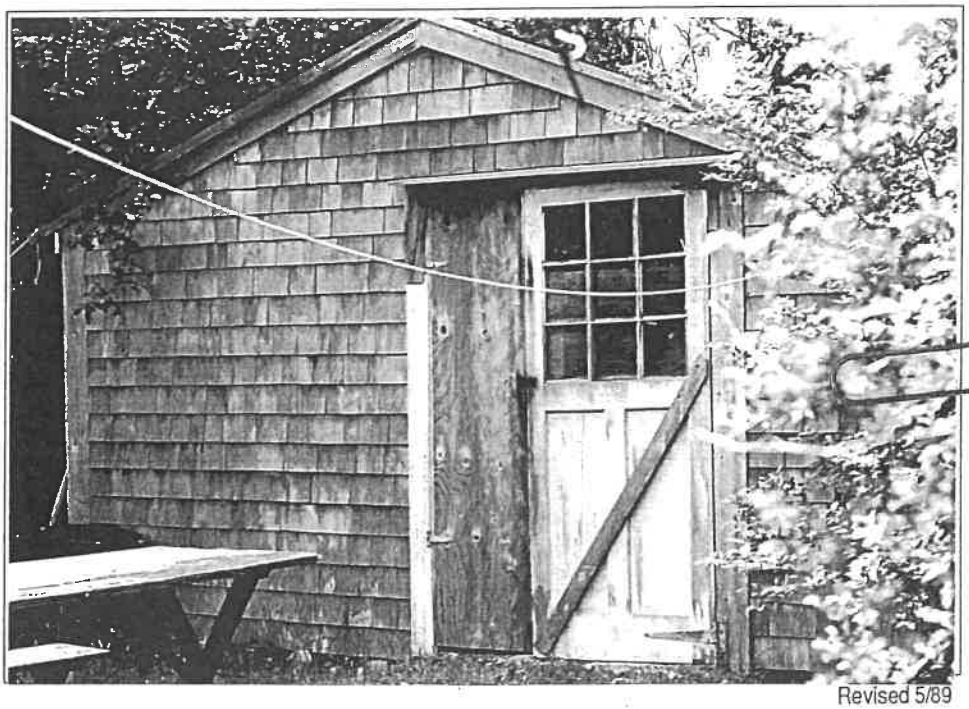
6. USE: Original: Shed Present: Shed
○ a. seasonal ○ b. year-round

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)

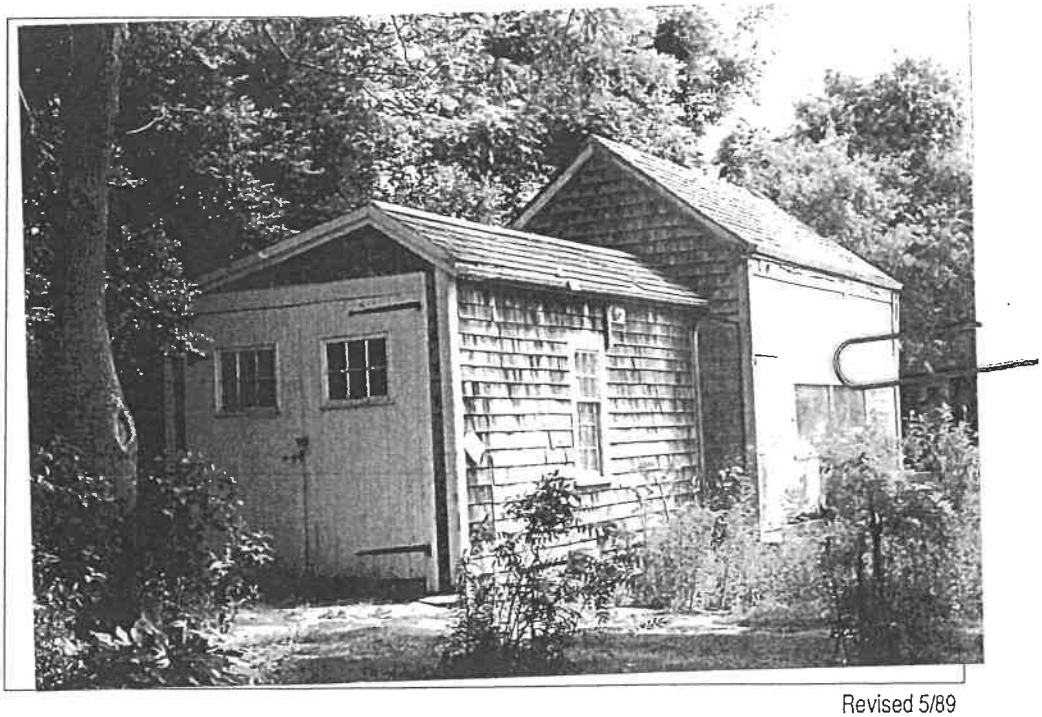
6. USE: Original: Present: garage/barn
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
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: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ⊘ d. other: 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

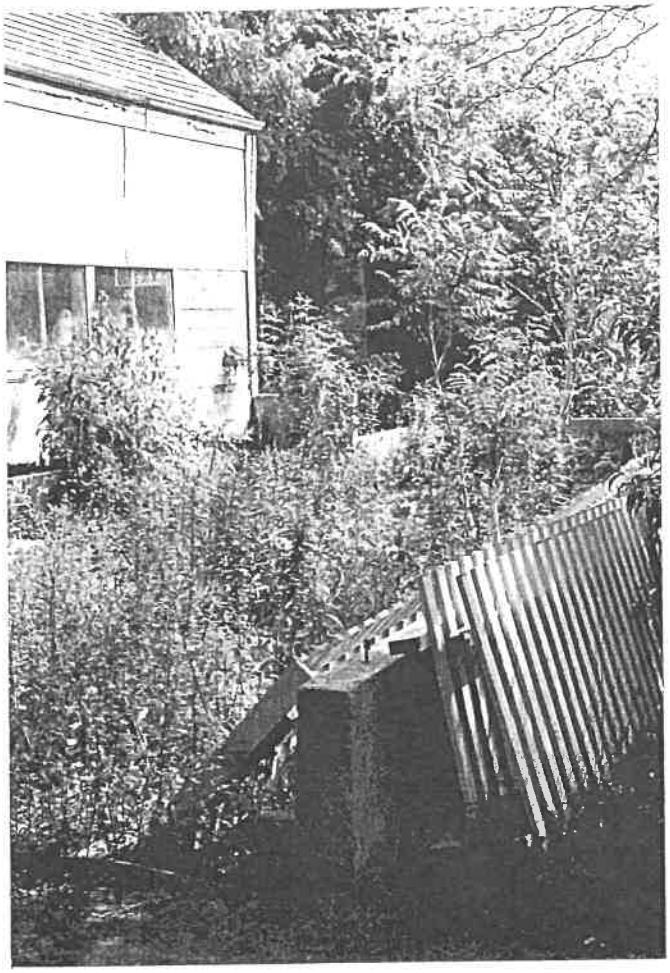
44. RELATED OUTBUILDINGS AND PROPERTY:

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) _____



RECEIVED
FEB 17 2022
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'

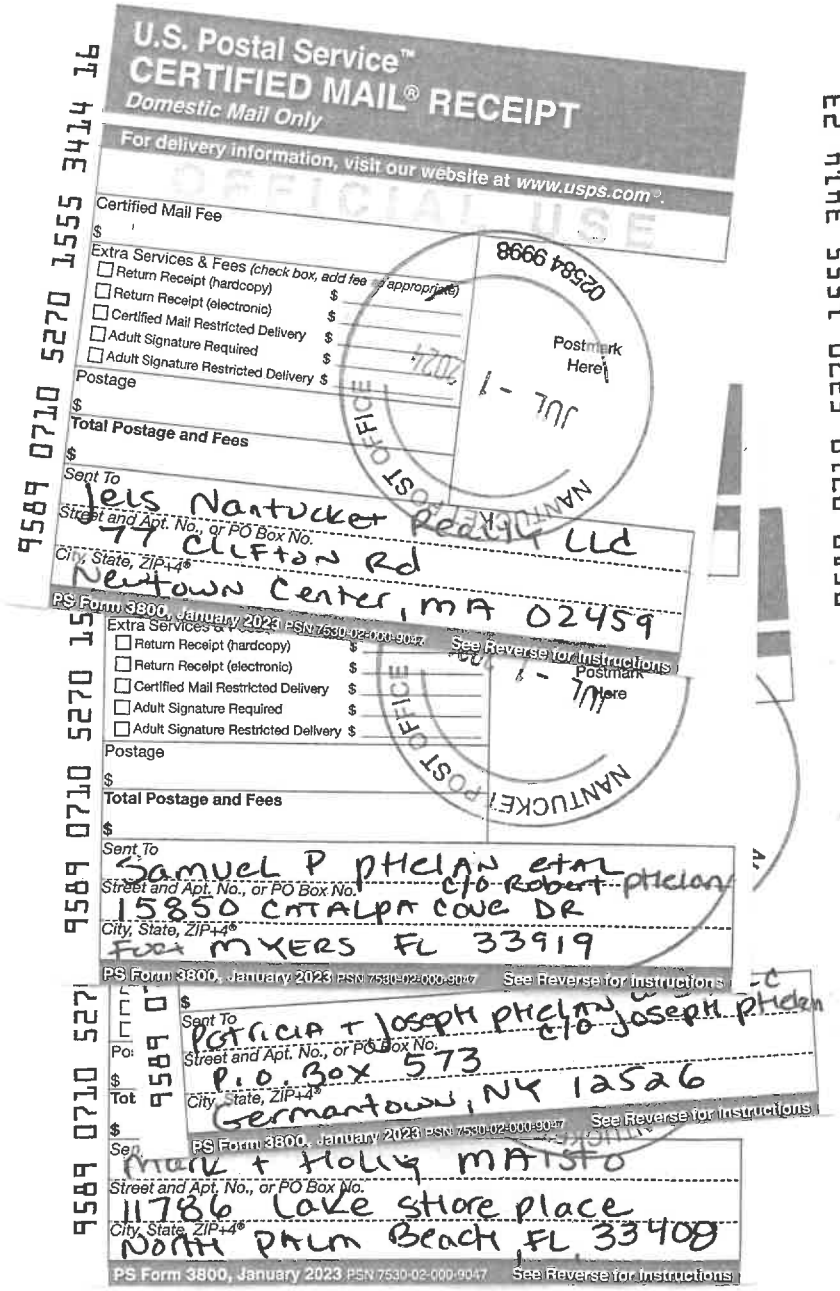
6.14.24
DATE

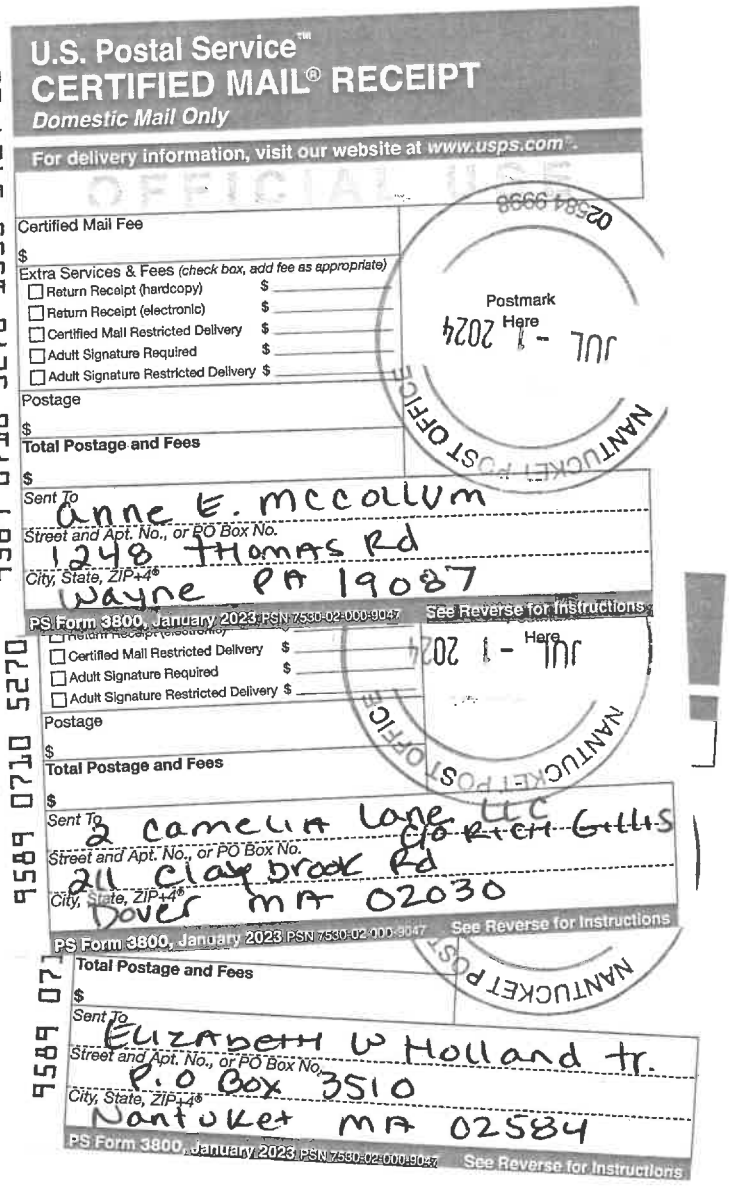
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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).

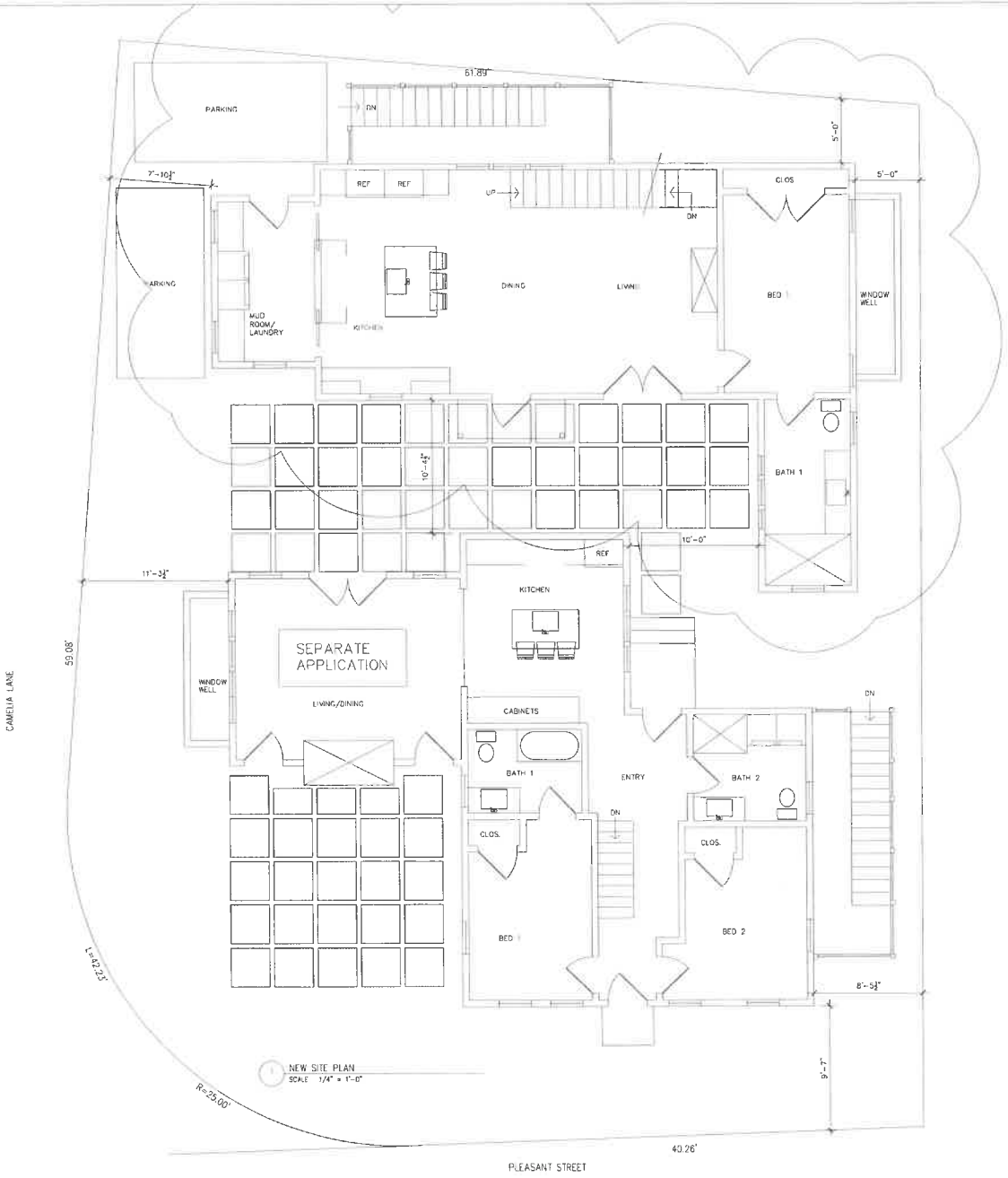
✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(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

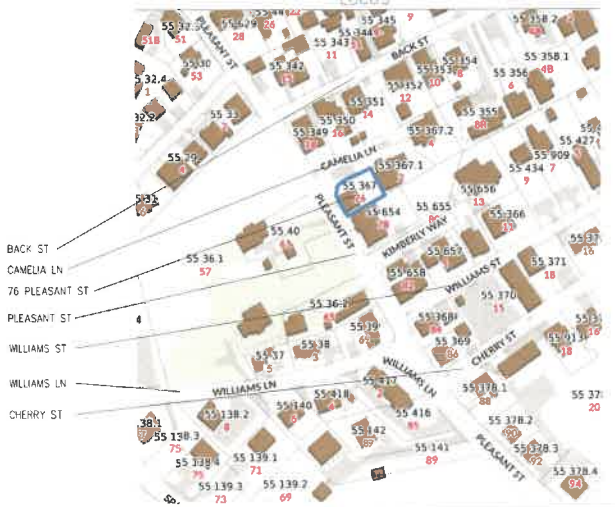
DOOR SCHEDULE

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



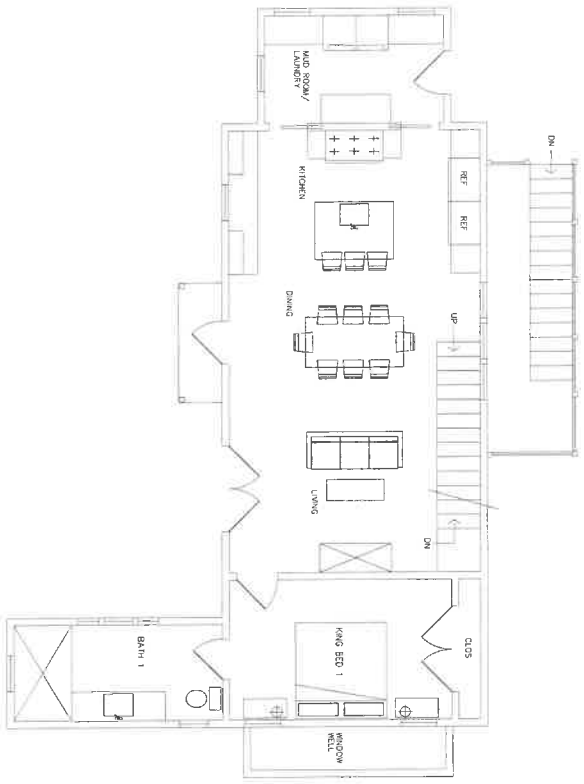
CORDTS-PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

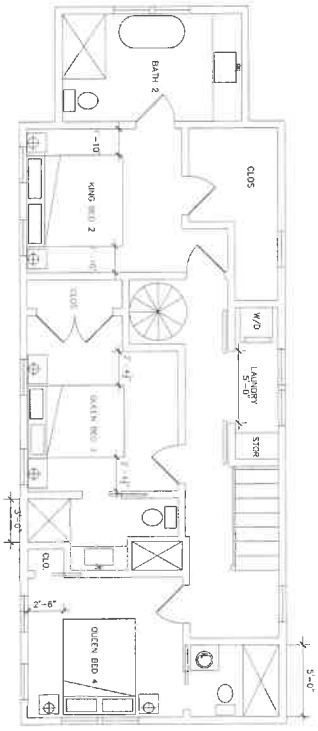
Drawn By: SR
Project No: CORDTS-PEARCE
Scale: 10"=1'-0"

SITE

A1.1

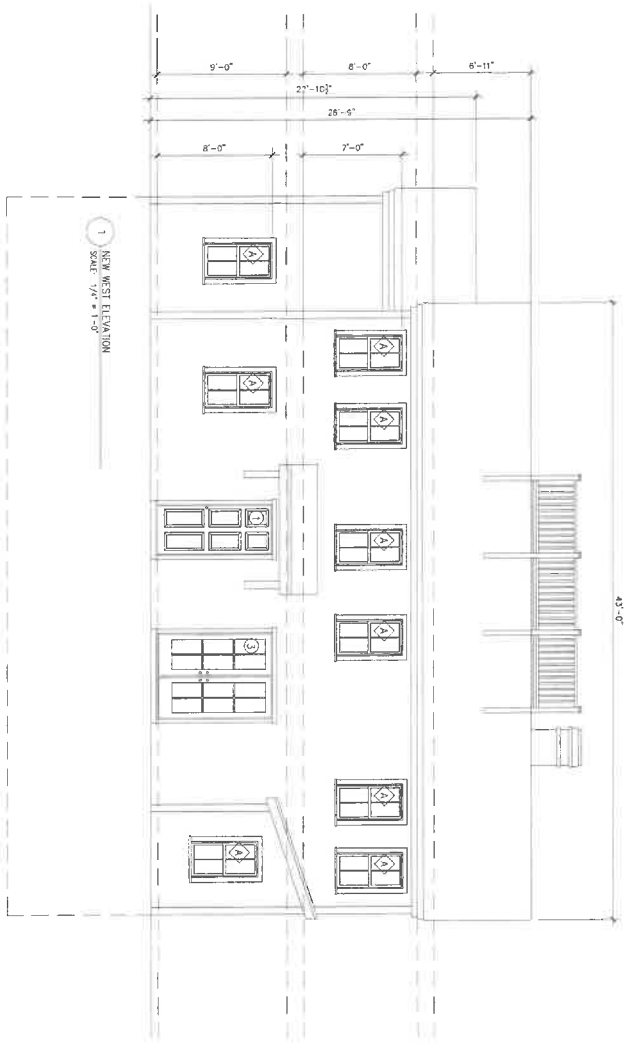


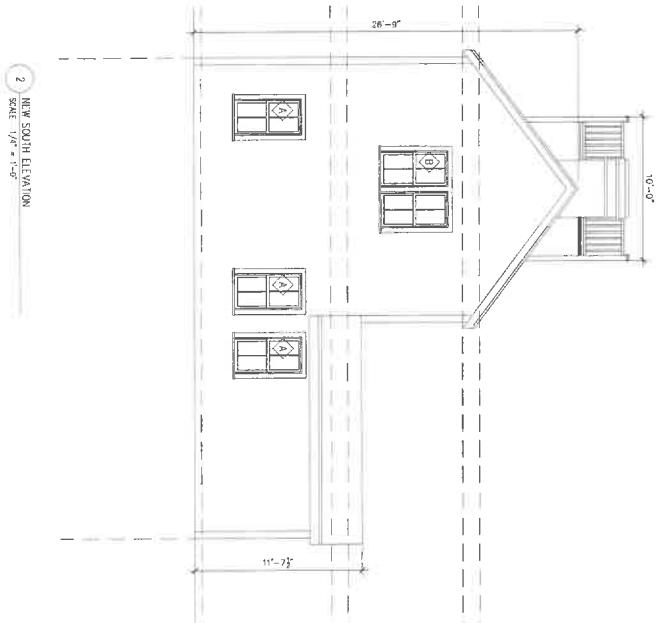
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



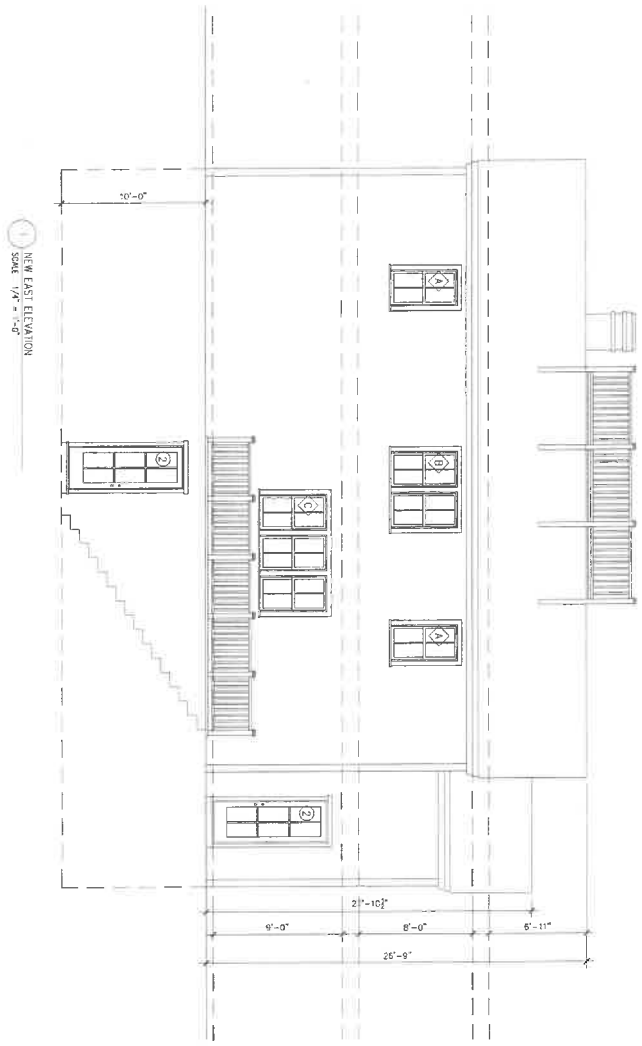
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

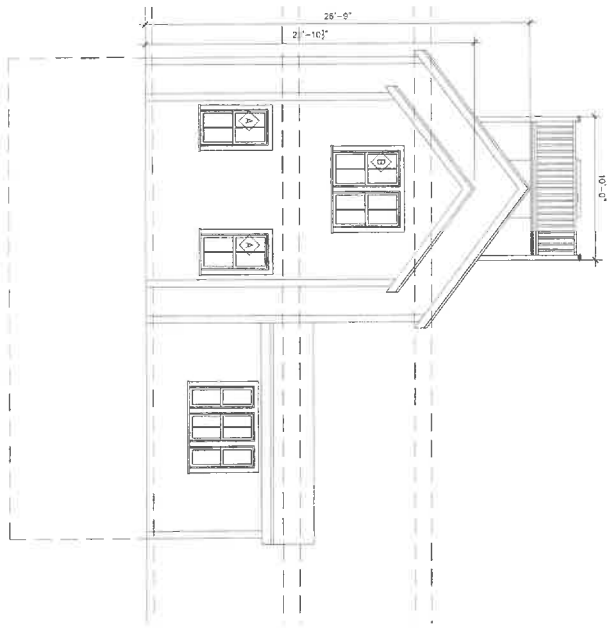




A3.1	ELEVATIONS	Drawn By: SP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



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

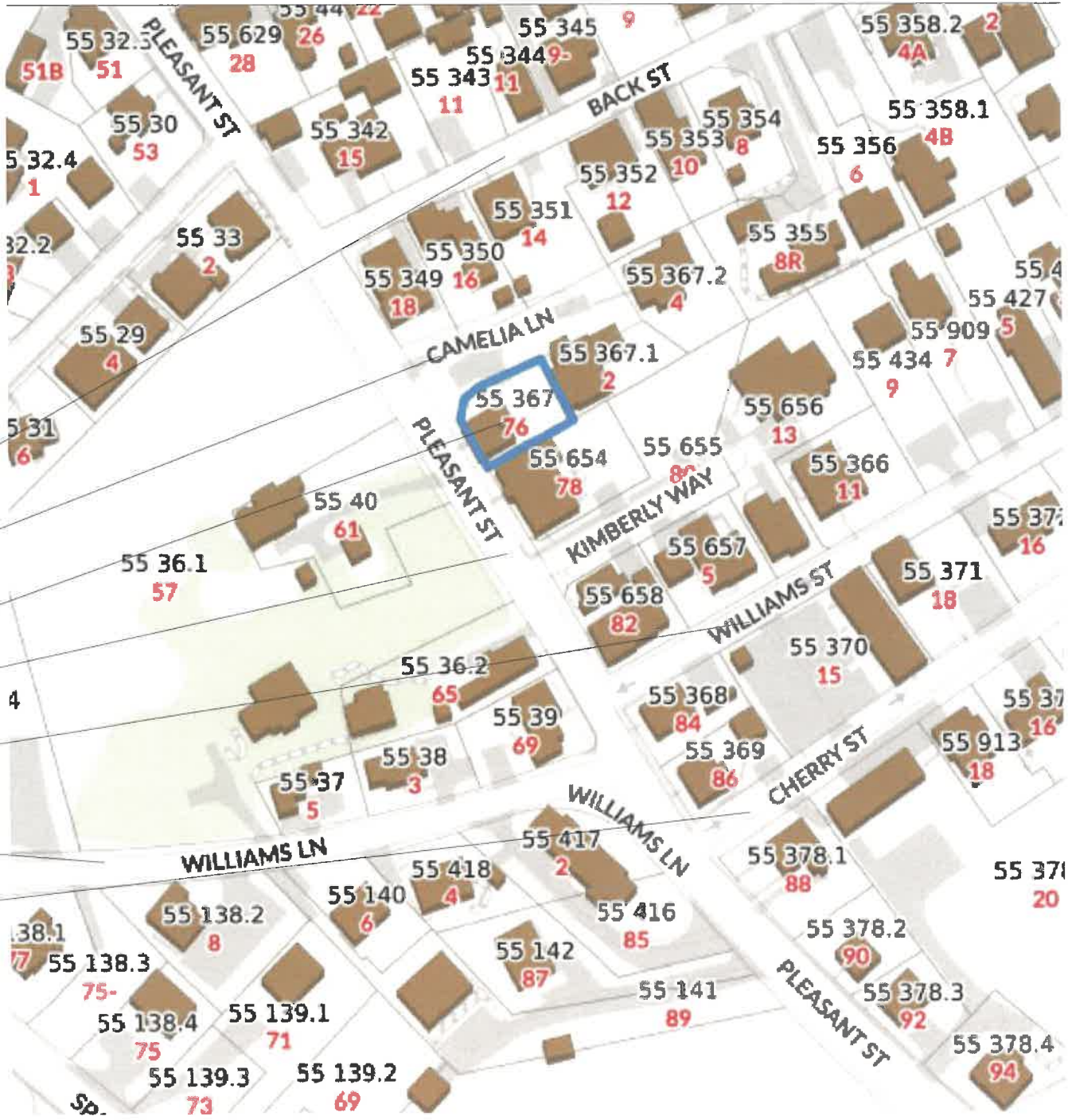
PLEASANT ST

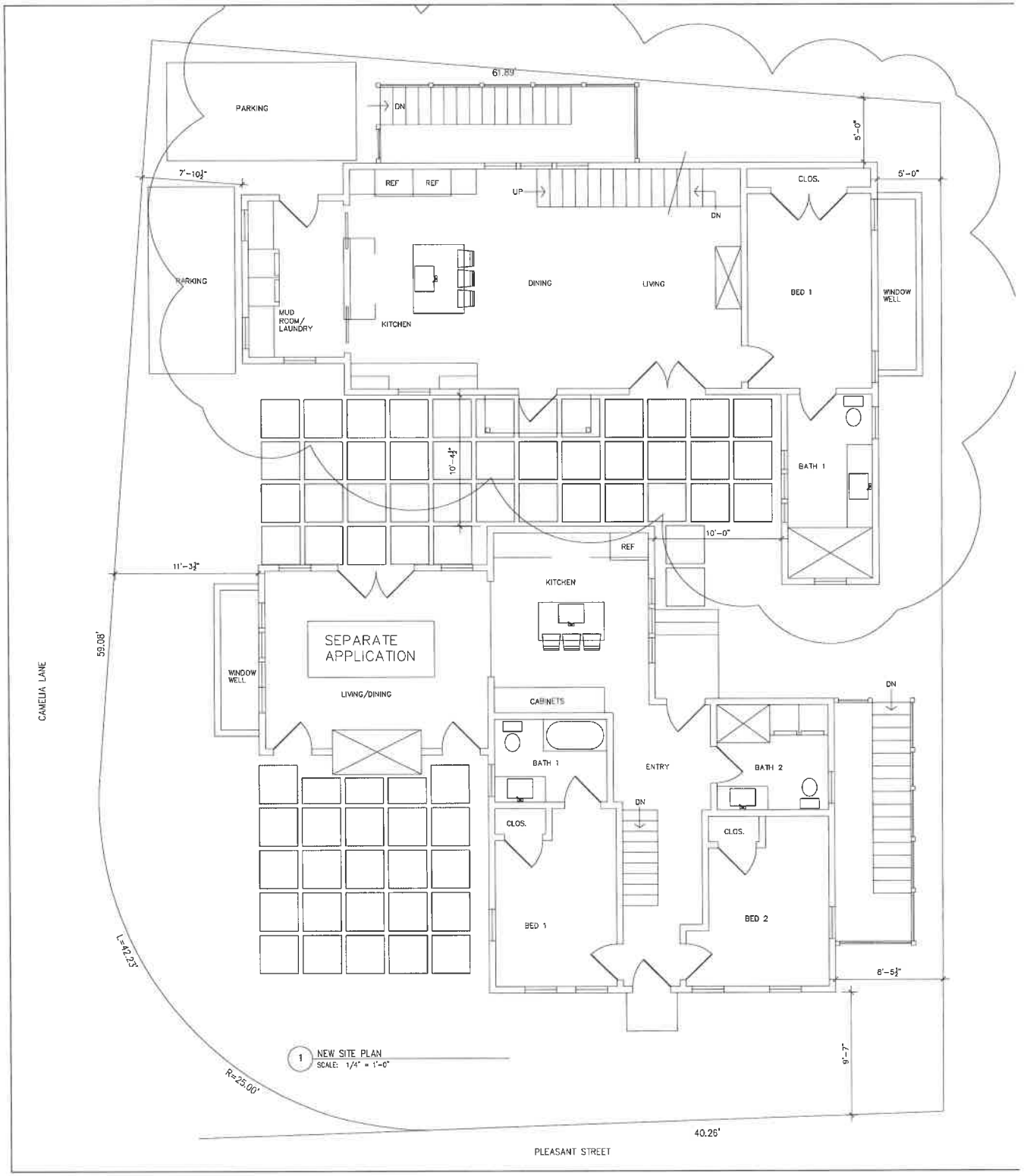
WILLIAMS ST

WILLIAMS LN

CHERRY ST

LOCUS



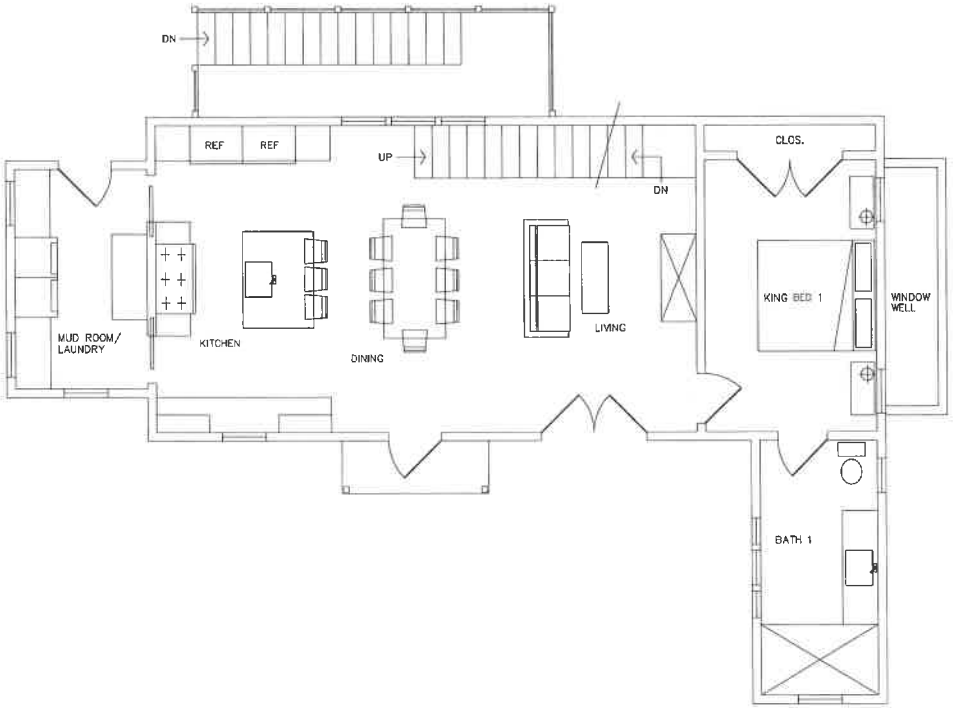

61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM/ LAUNDRY
KITCHEN
DINING
LIVING
BED 1
WINDOW WELL
10'-4½"
BATH 1
10'-0"
REF
11'-3½"
KITCHEN
59.08'
SEPARATE APPLICATION
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
CAMELIA LANE
L=42.23'
R=25.00'
9'-7"
40.26'
PLEASANT STREET
1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

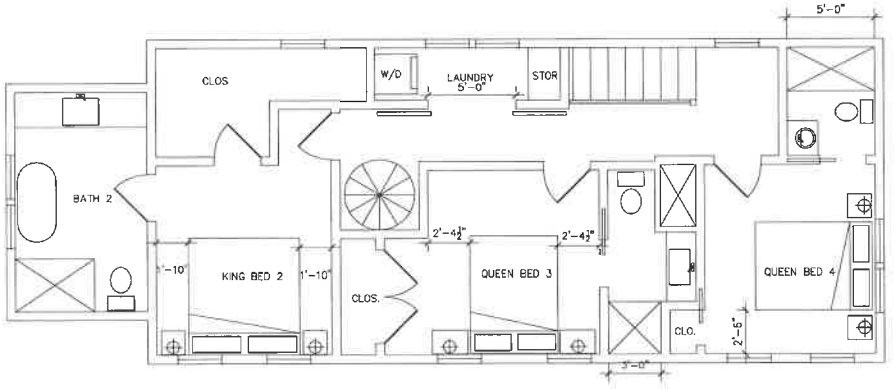
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"

WINDOW SCHEDULE

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



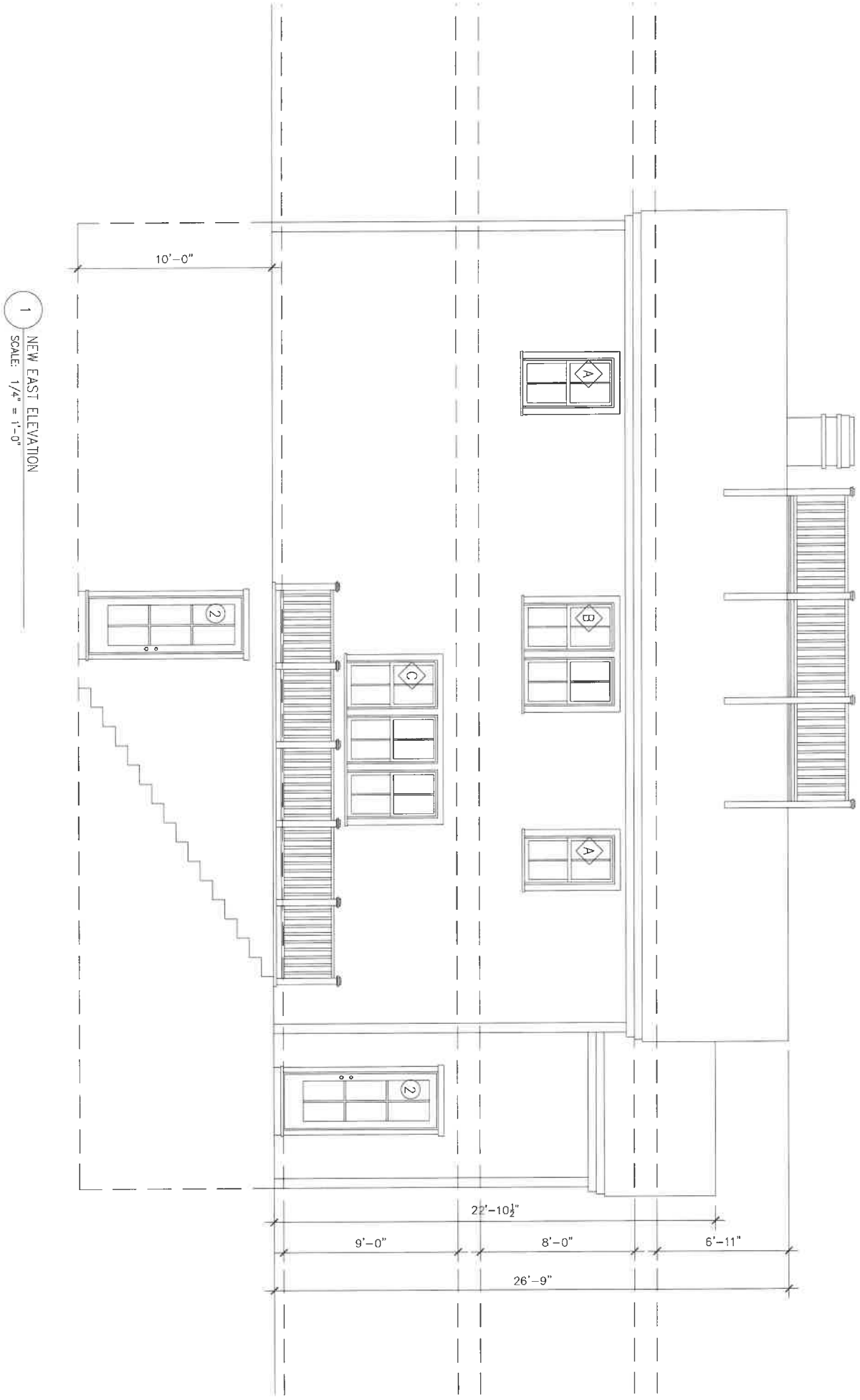
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



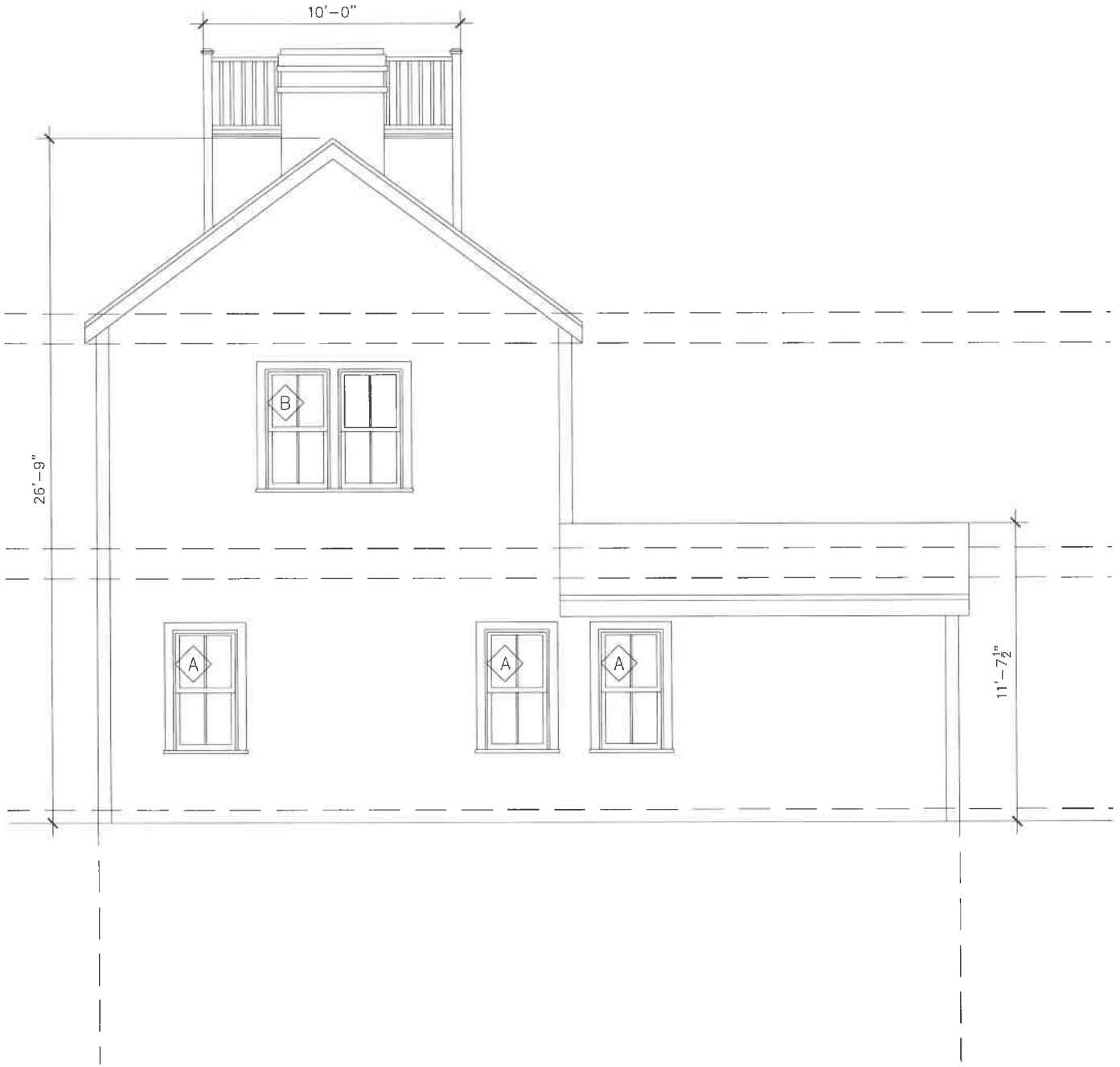
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 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 _____

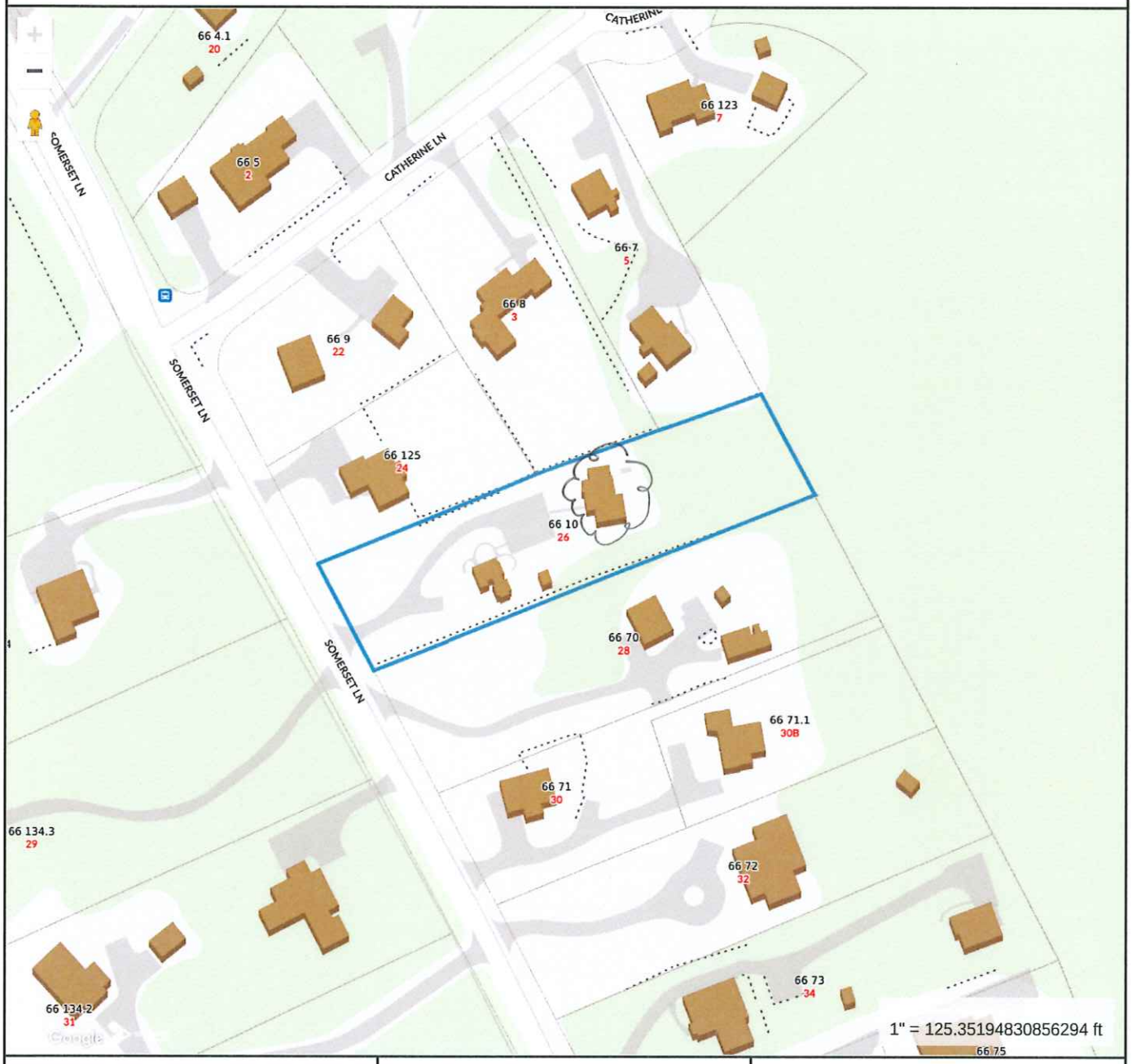
Trim _____ Sash _____ Doors _____

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

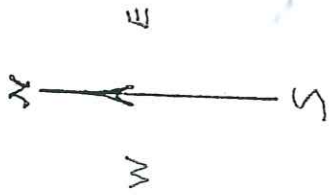
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



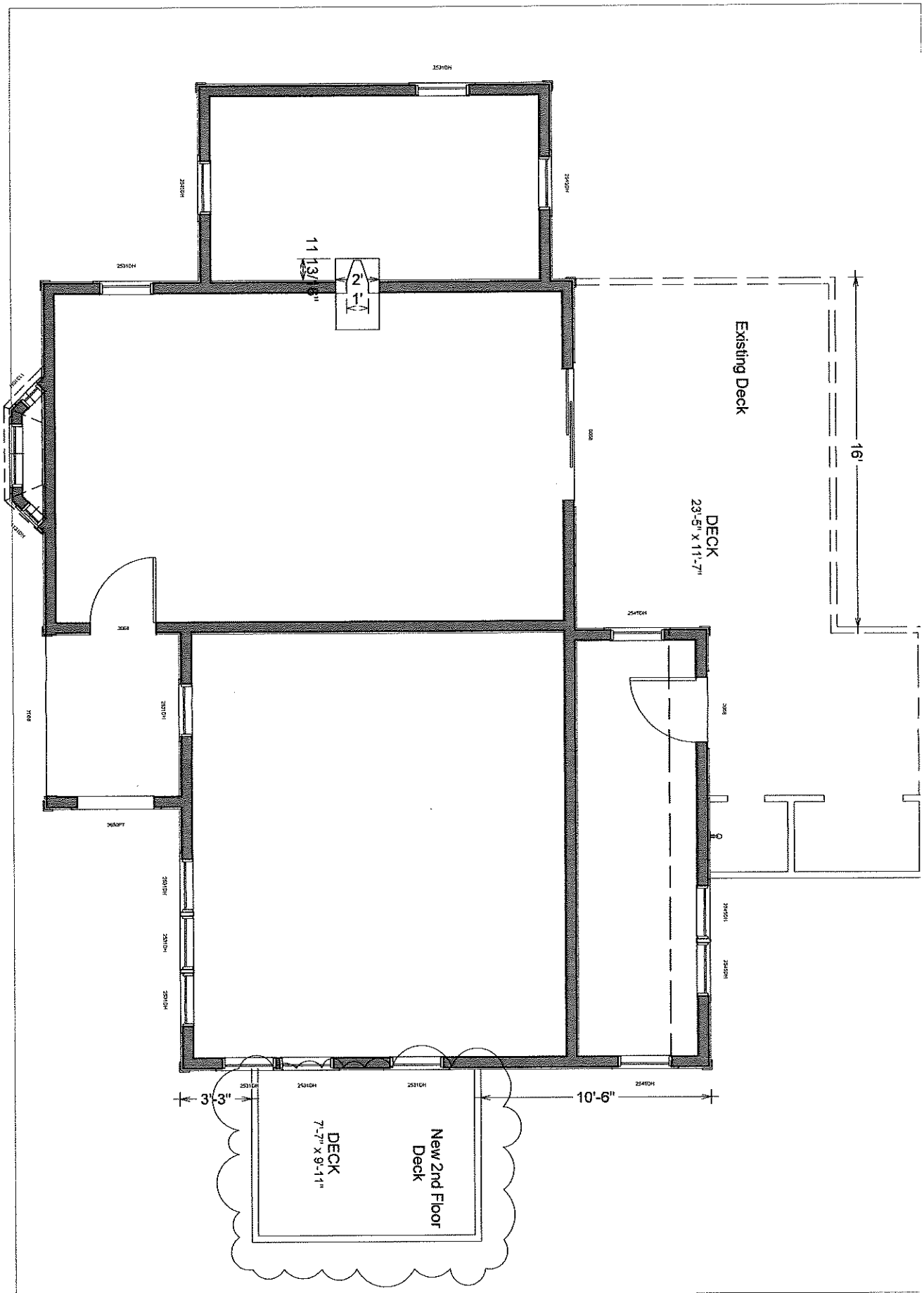
NORTH 26 SOMERSET LANE



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

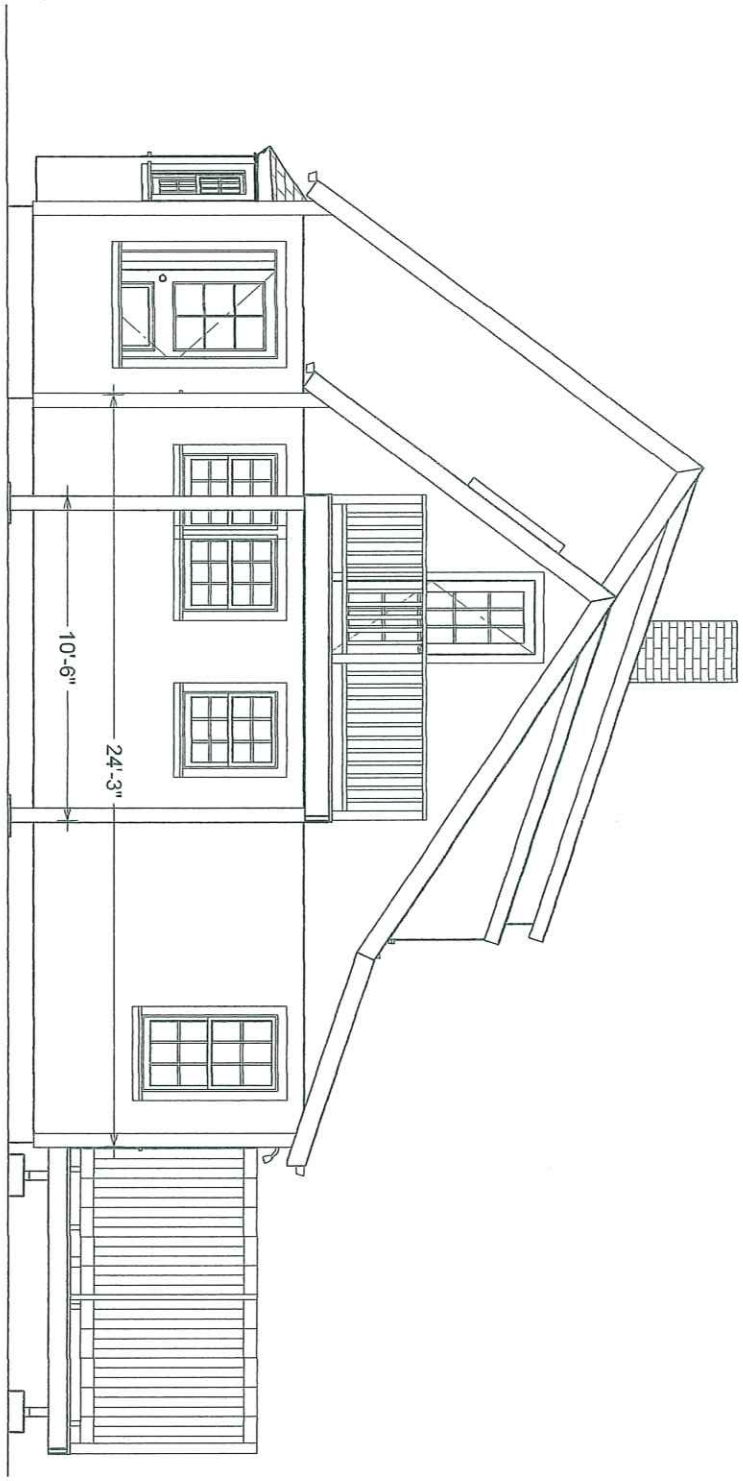
APPROVED
MAY 24 '11 55584
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

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

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

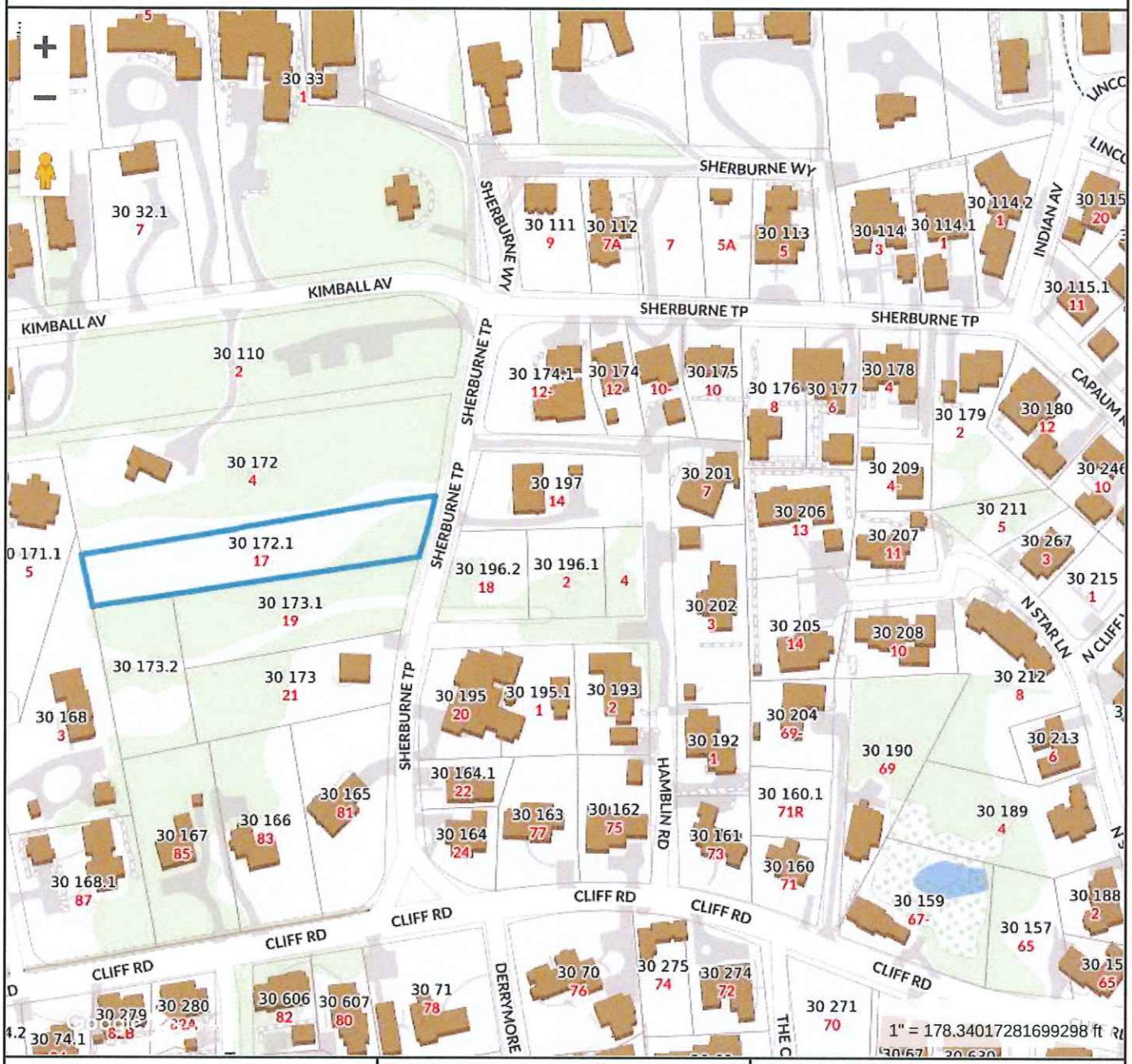
7/1/24

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

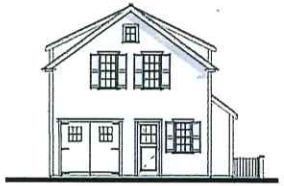
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

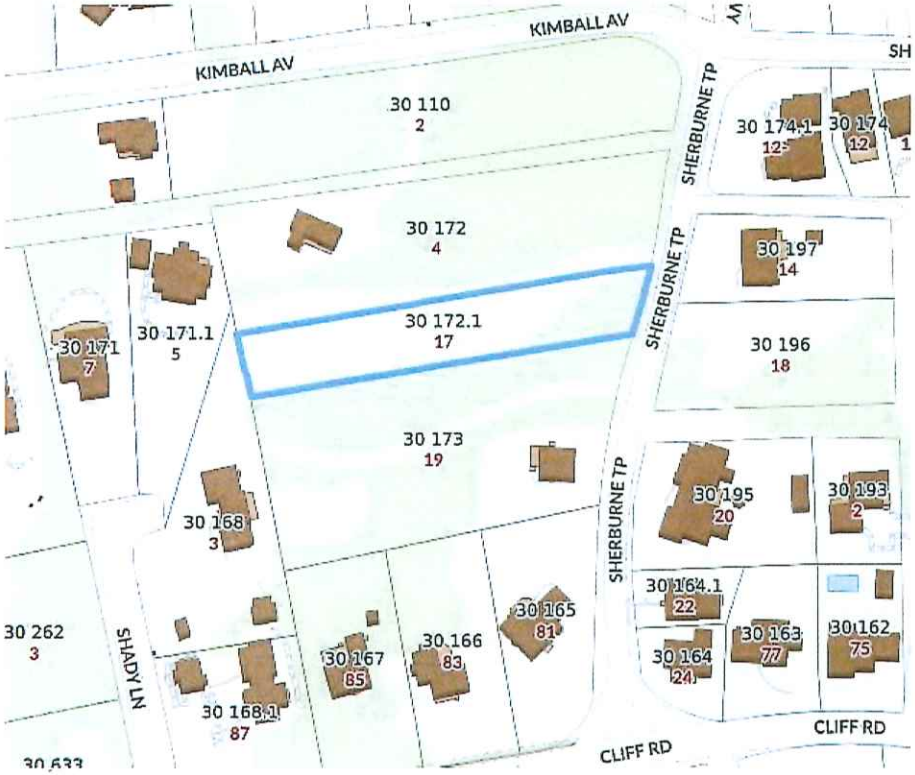
Date 12/01/20 Signature of owner of record _____ Signed under penalties of perjury

Guest House / Garage

17 Sherburne
Nantucket, MA 02554



East





1 Locus Map & Google Areal

Not to Scale

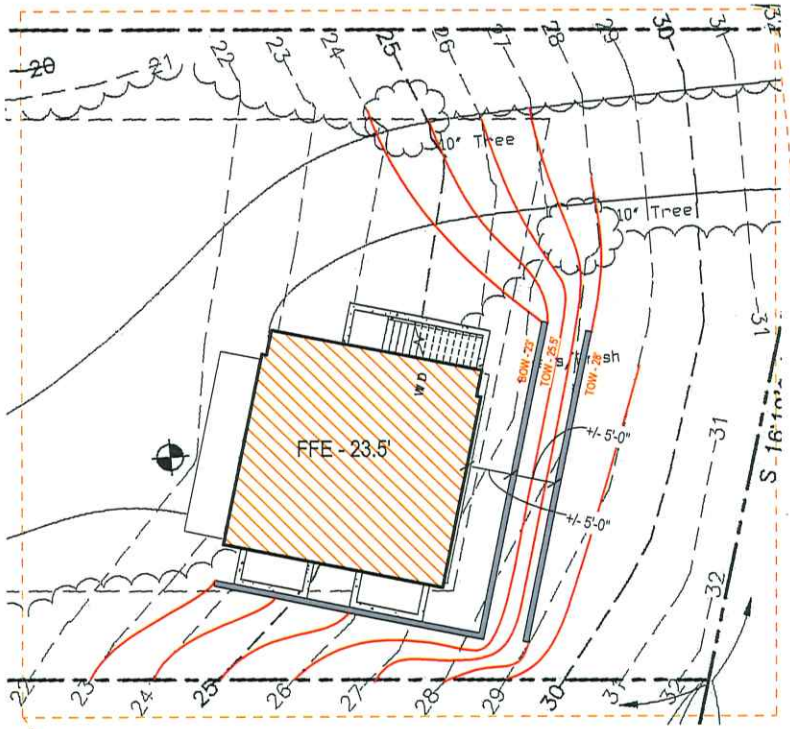
WINDOW & DOOR NOTES

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"

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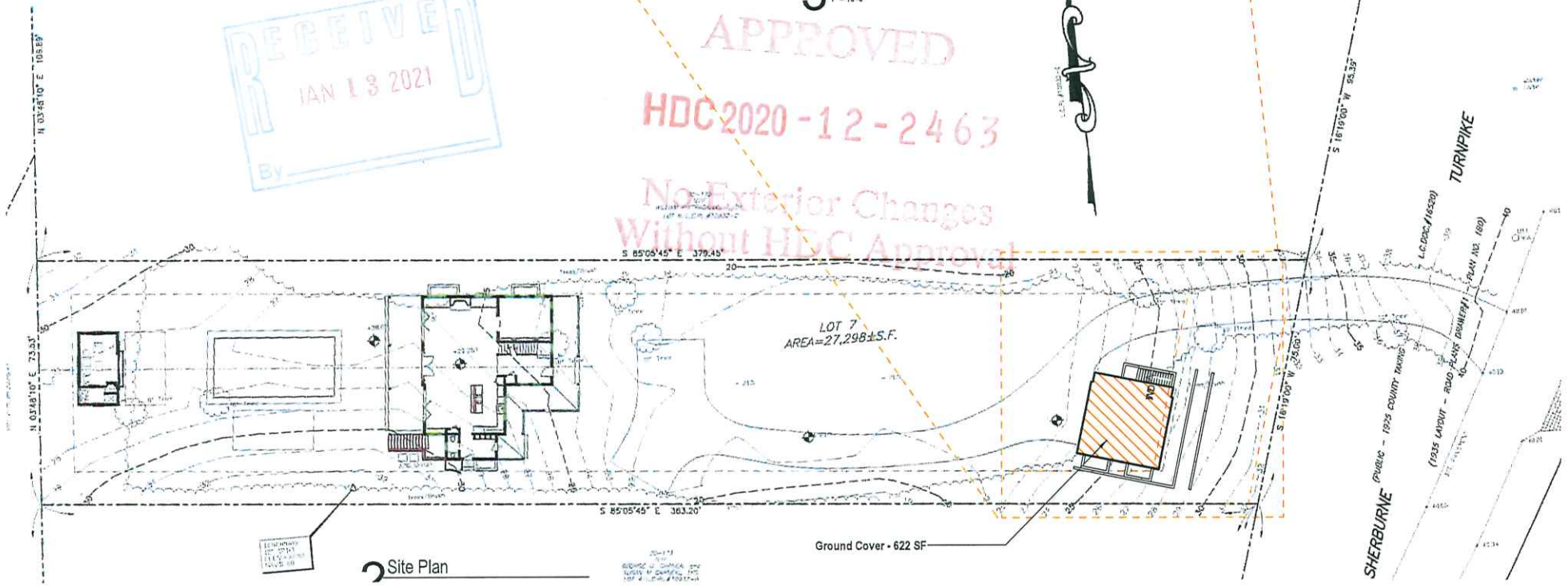
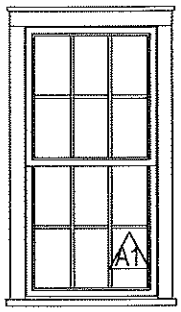
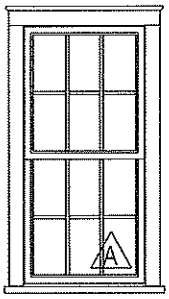


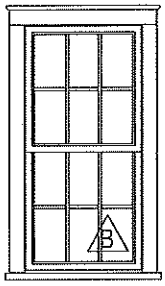
2 Site Plan



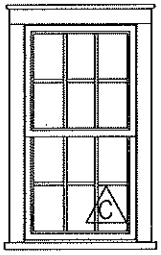
Double Hung
(basement)
6/6 SDL



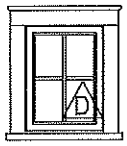
Double Hung
6/6 SDL



Double Hung
6/6 SDL



Double Hung
6/6 SDL

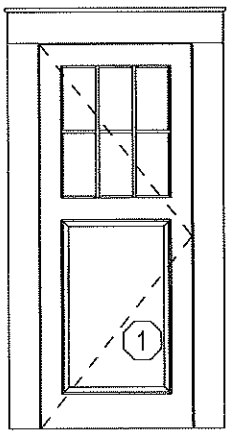


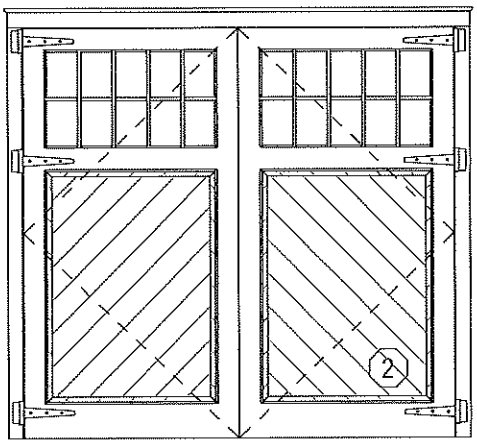
Fixed
4 Lite SDL

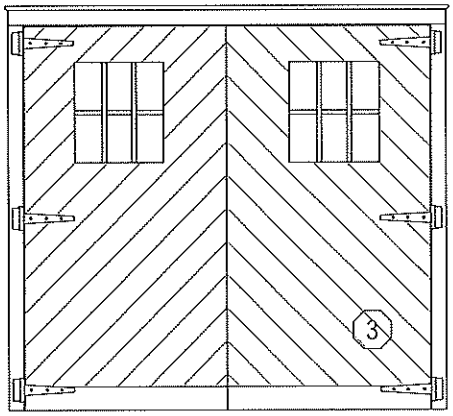
Window Legend

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



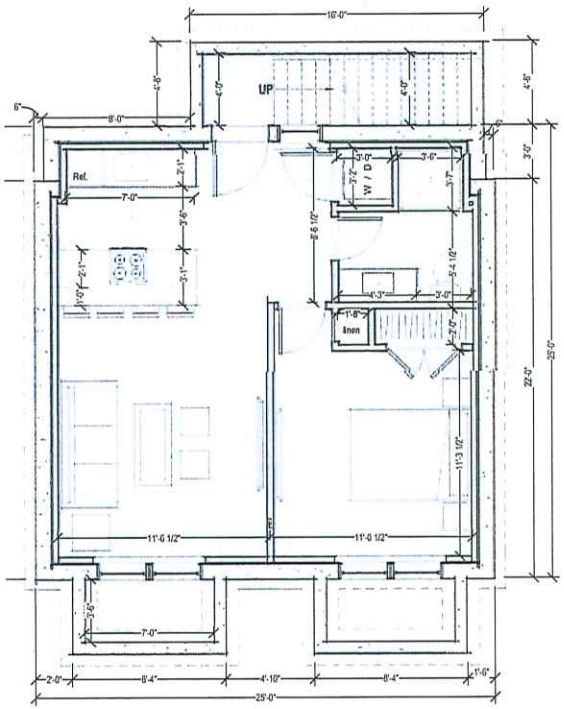




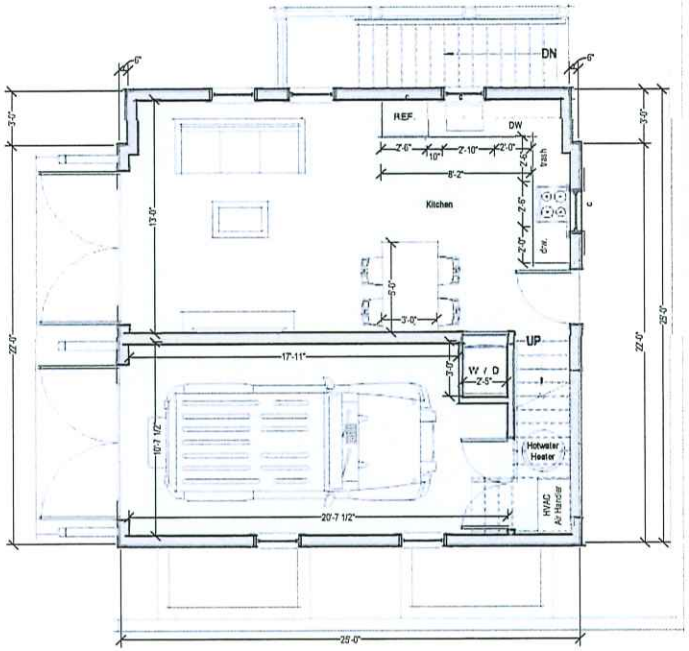
Door Legend

1/4" = 1'-0"

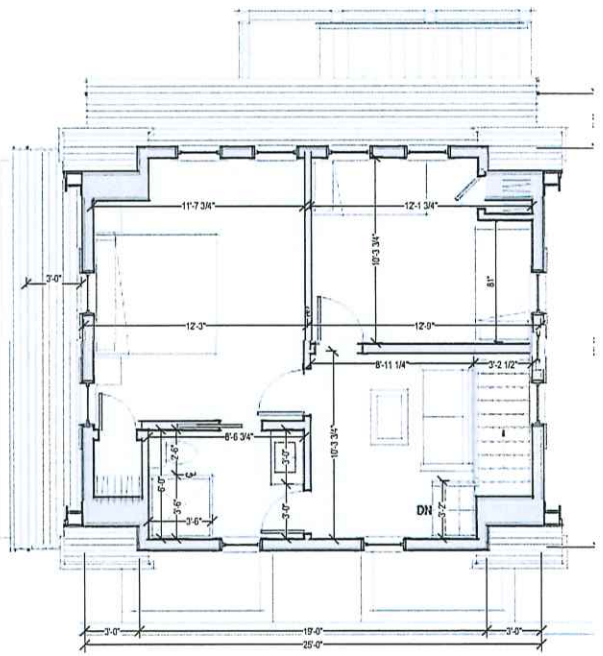
EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	2	3'-0"	7'-6"	TBD	≥ 30
2	2	8'-6"	8'-0"		≥ 30
3	1	8'-0"	7'-6"		≥ 30



0 Basement Plan
1/4" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

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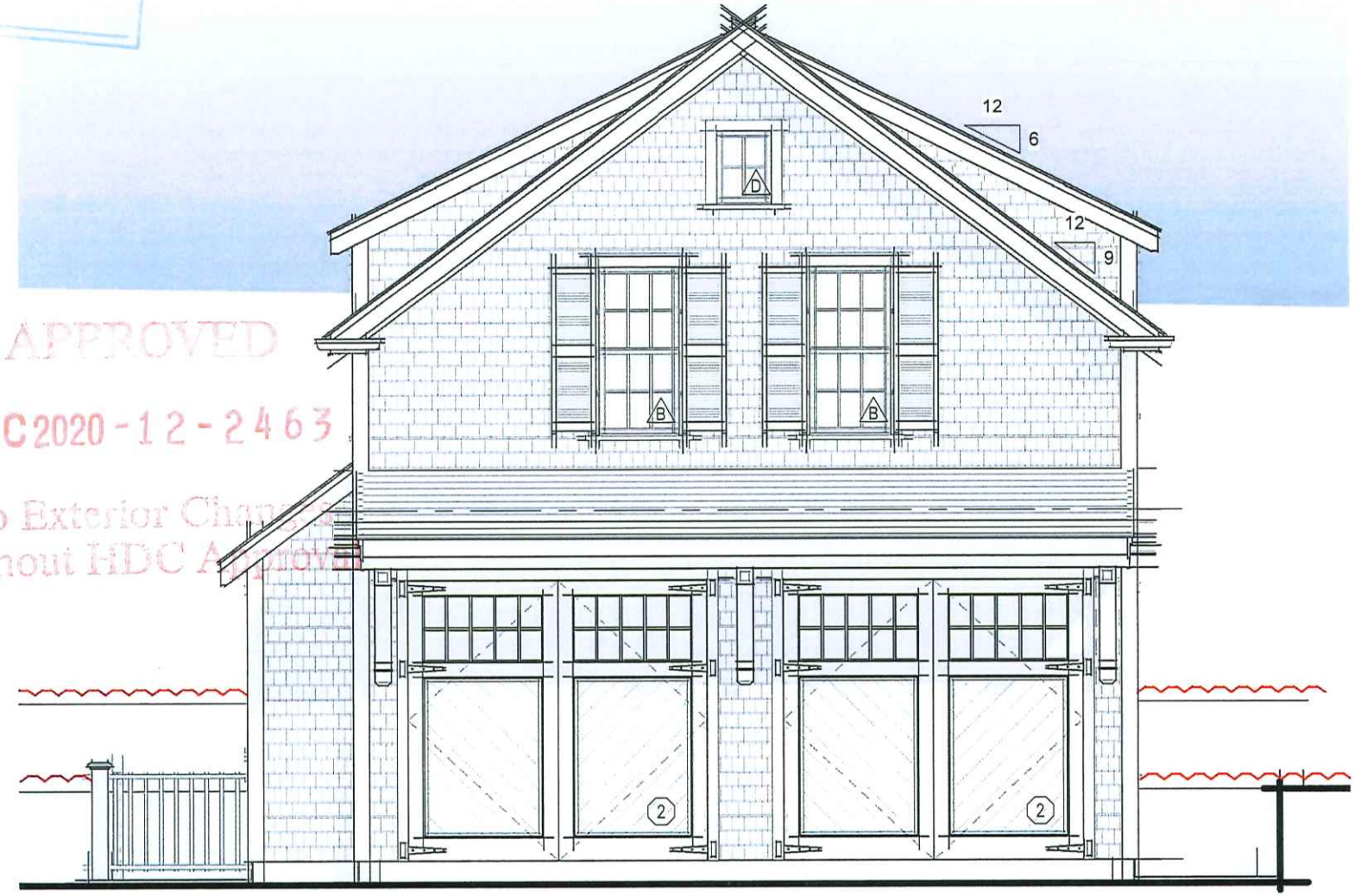
BY



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4 West Elevation
1/4" = 1'-0"

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3 South Elevation
1/4" = 1'-0"

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HDC 2020-12-2463
No Exterior Changes
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2 North Elevation

1/4" = 1'-0"

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HDC 2020-12-2463
No Exterior Changes

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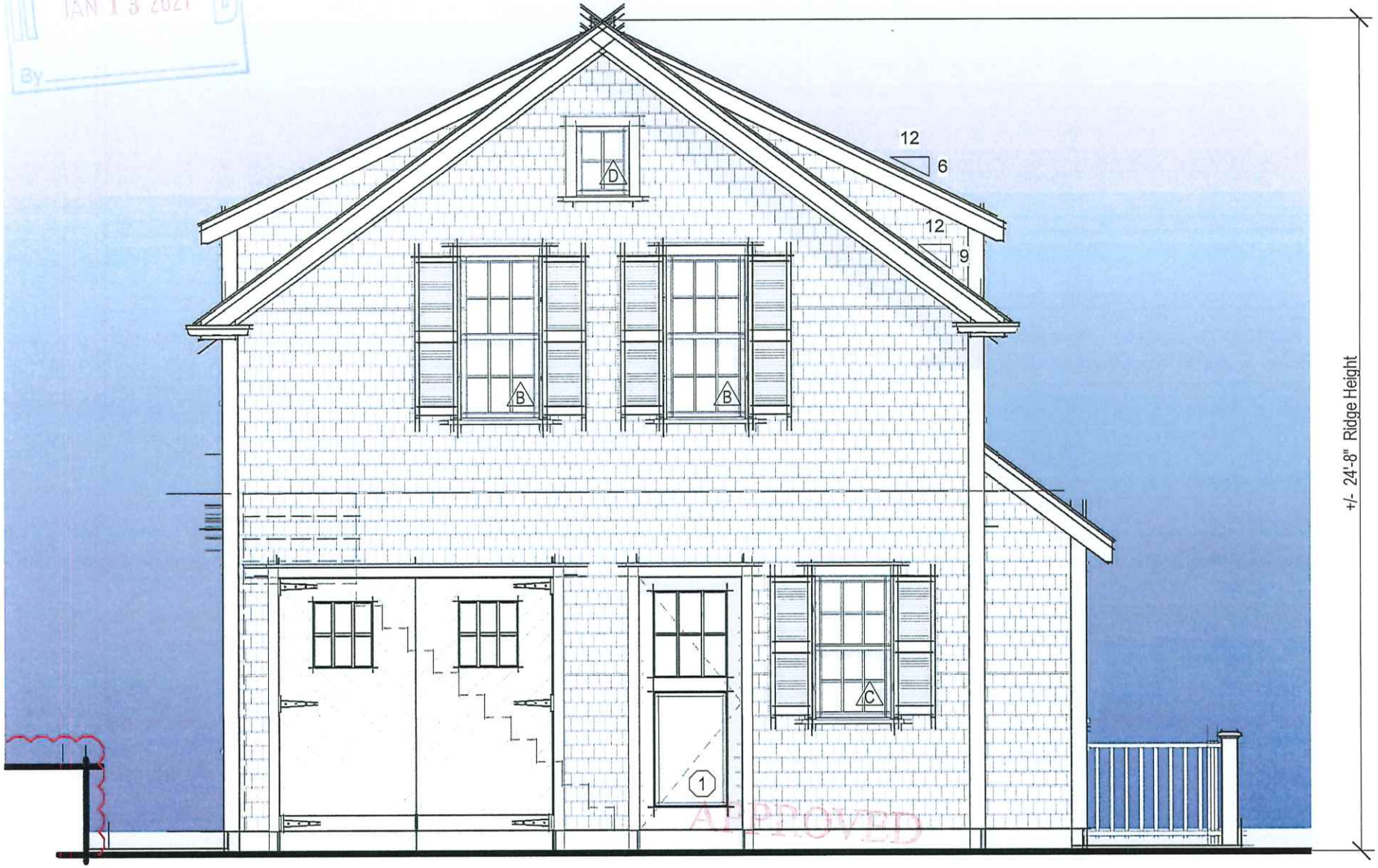
By



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.

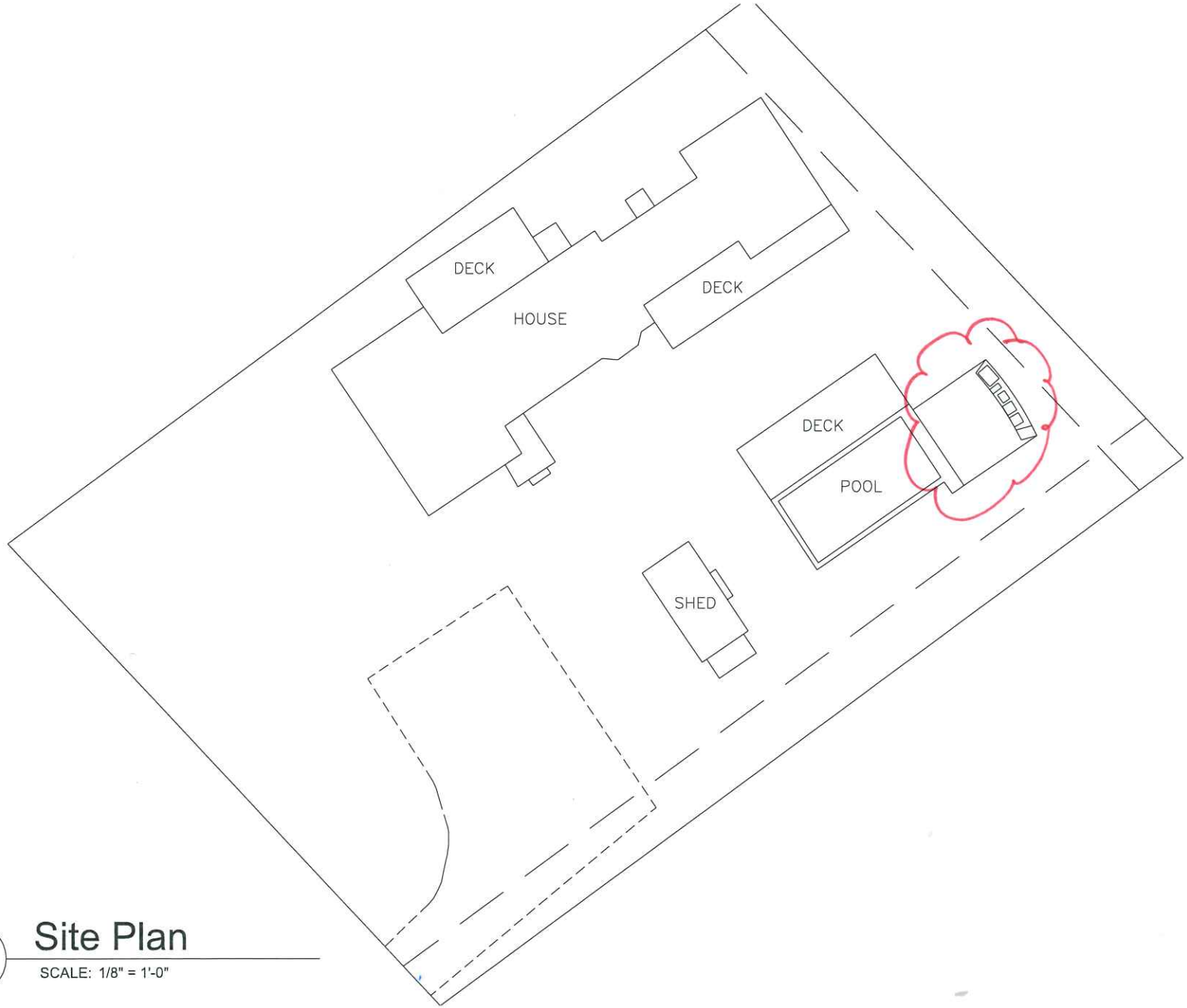
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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"

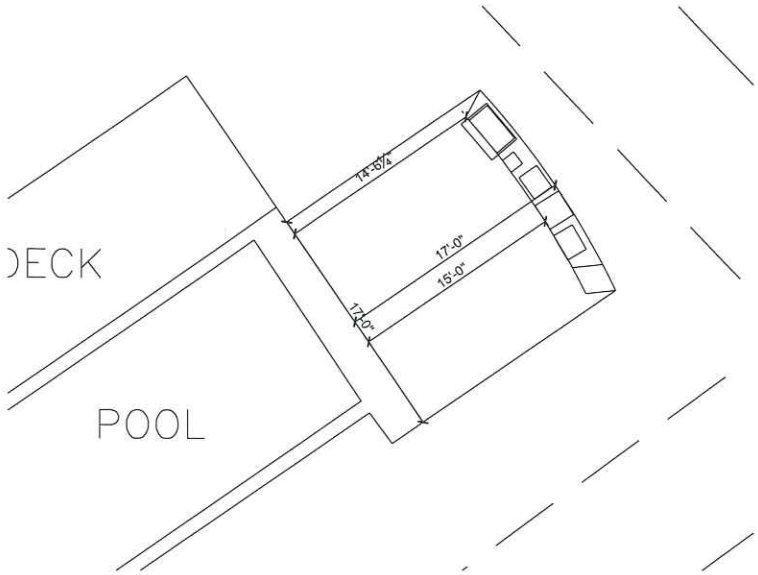
-Drawing-

-Revisions-

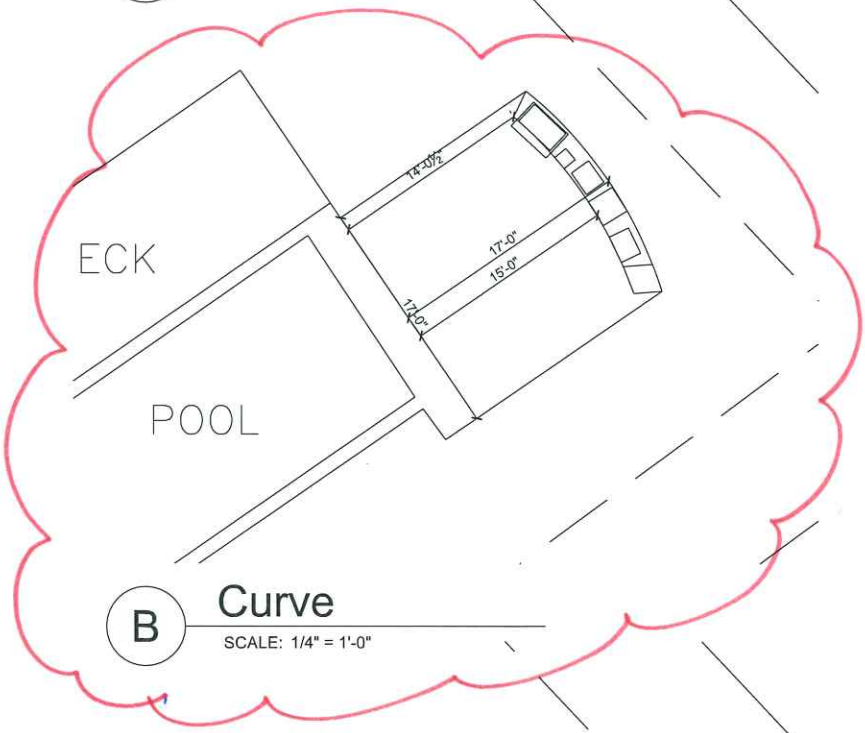
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

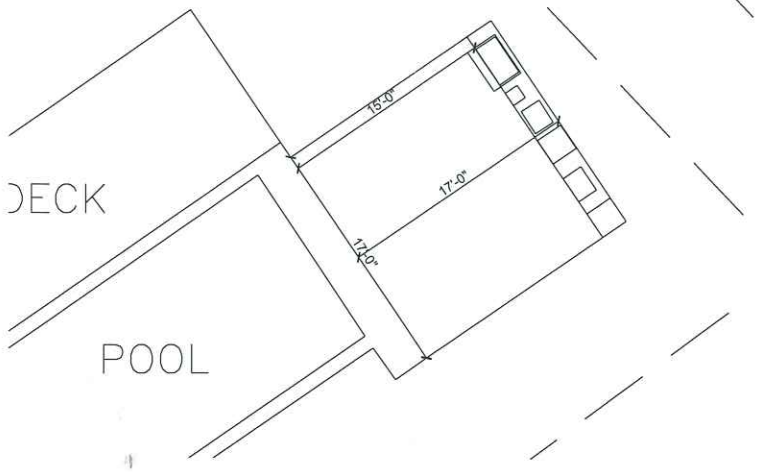
46 Hummock Pond Road



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.

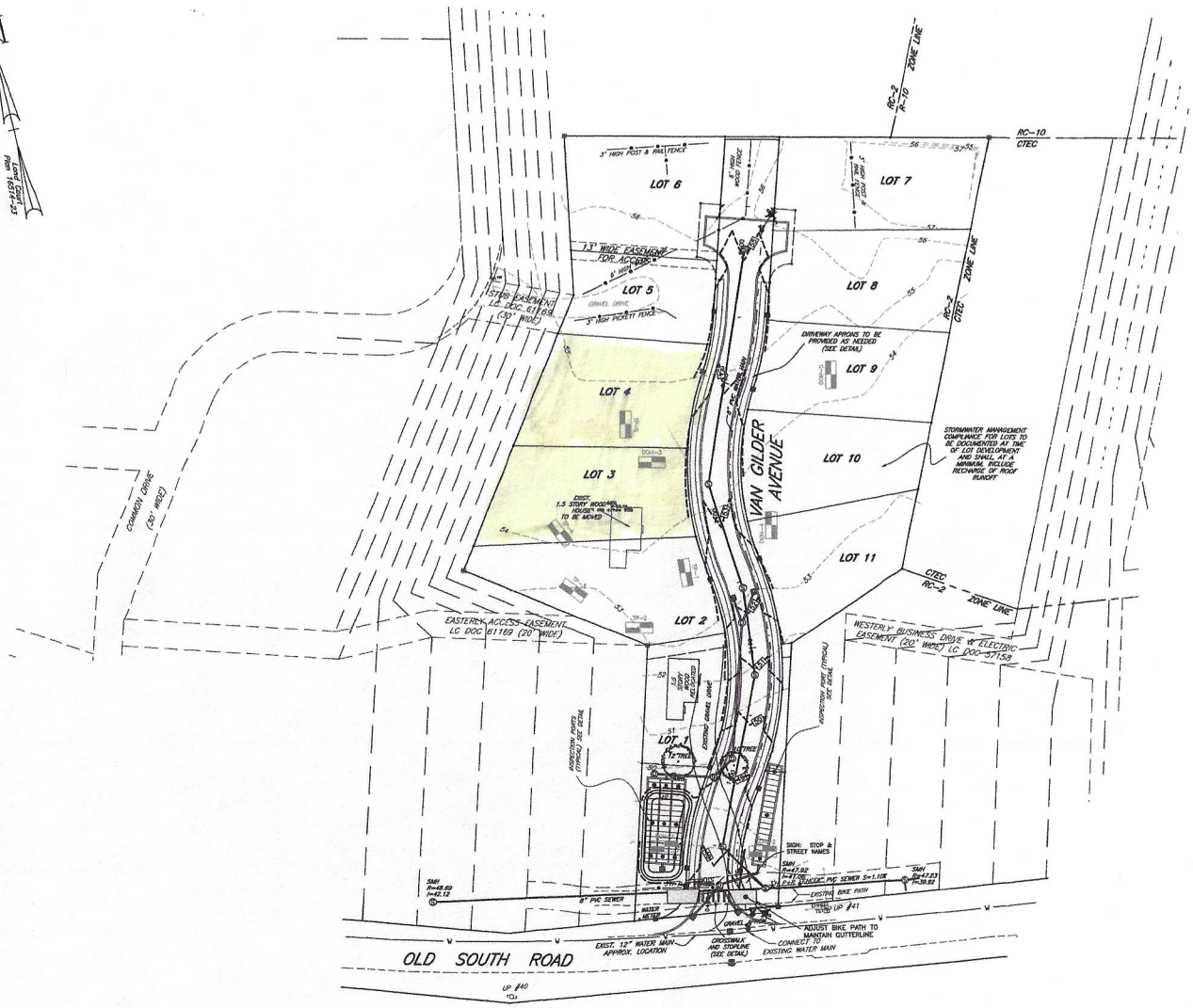
COLORS

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

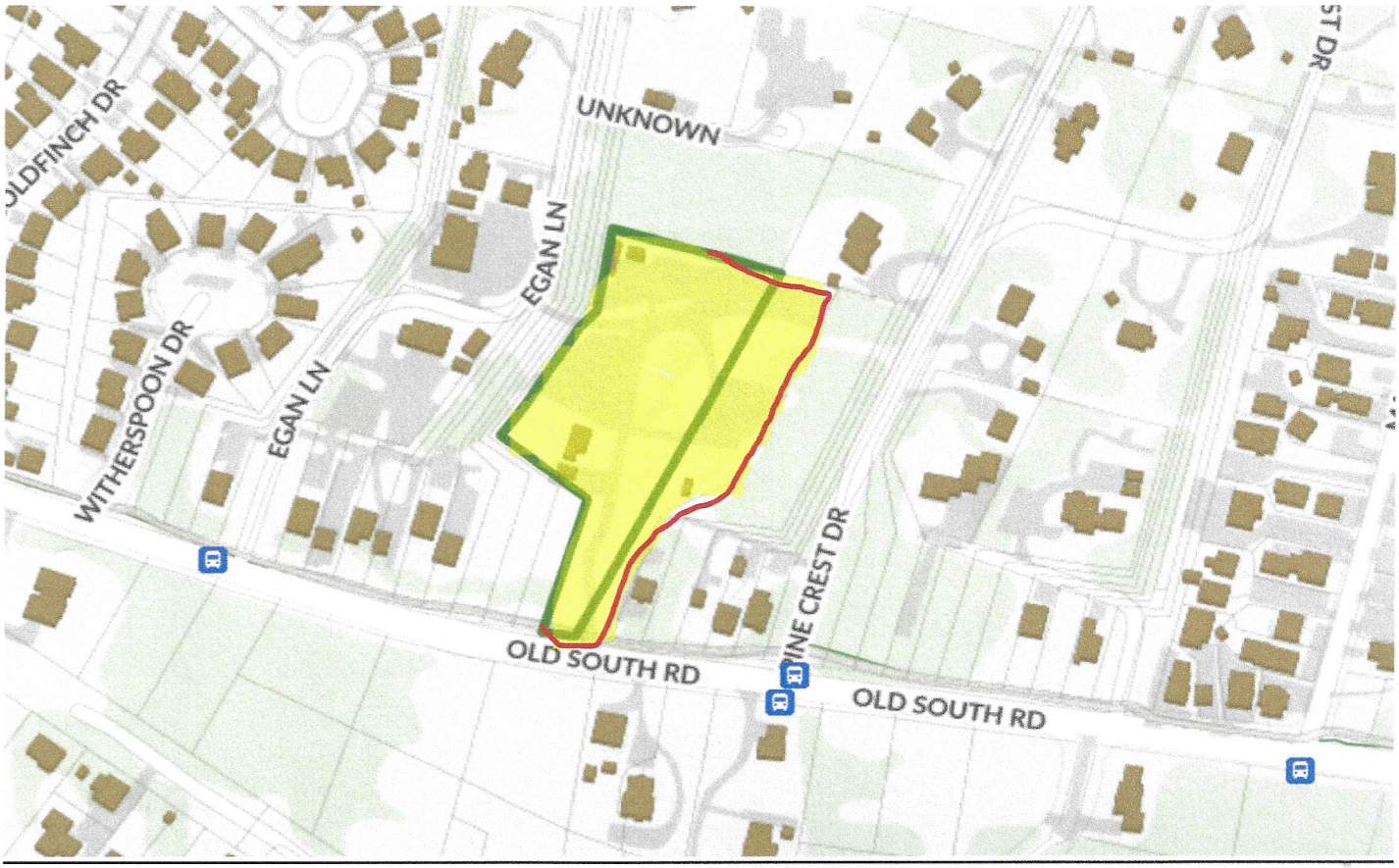
NANTUCKET PLANNING BOARD

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





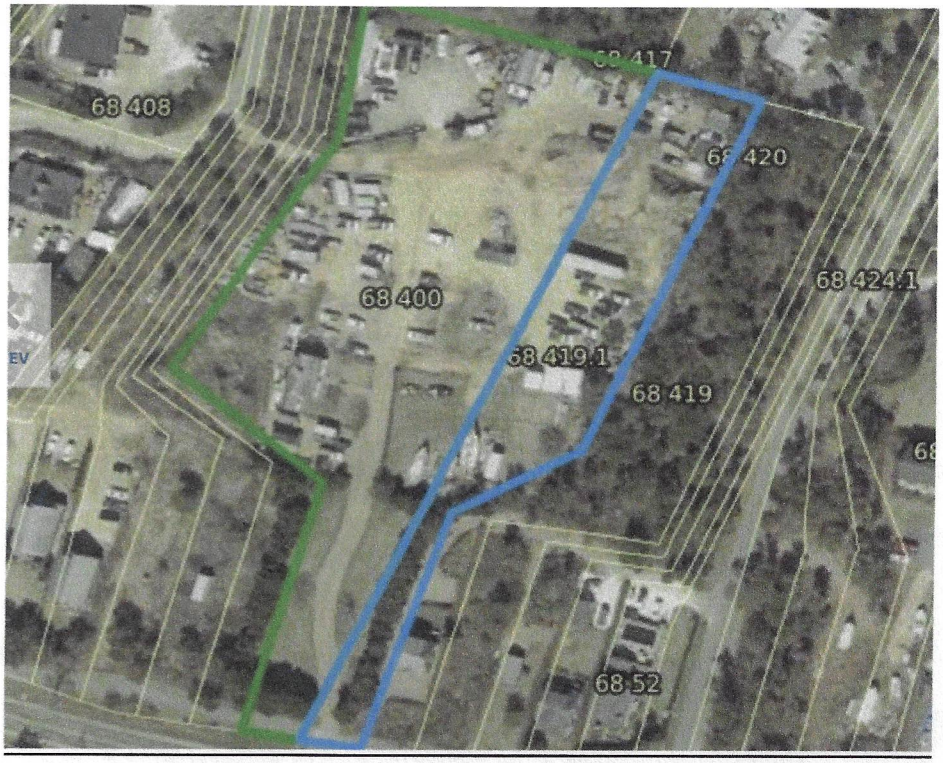
DECEMBER 10, 2021 - I & M

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 :

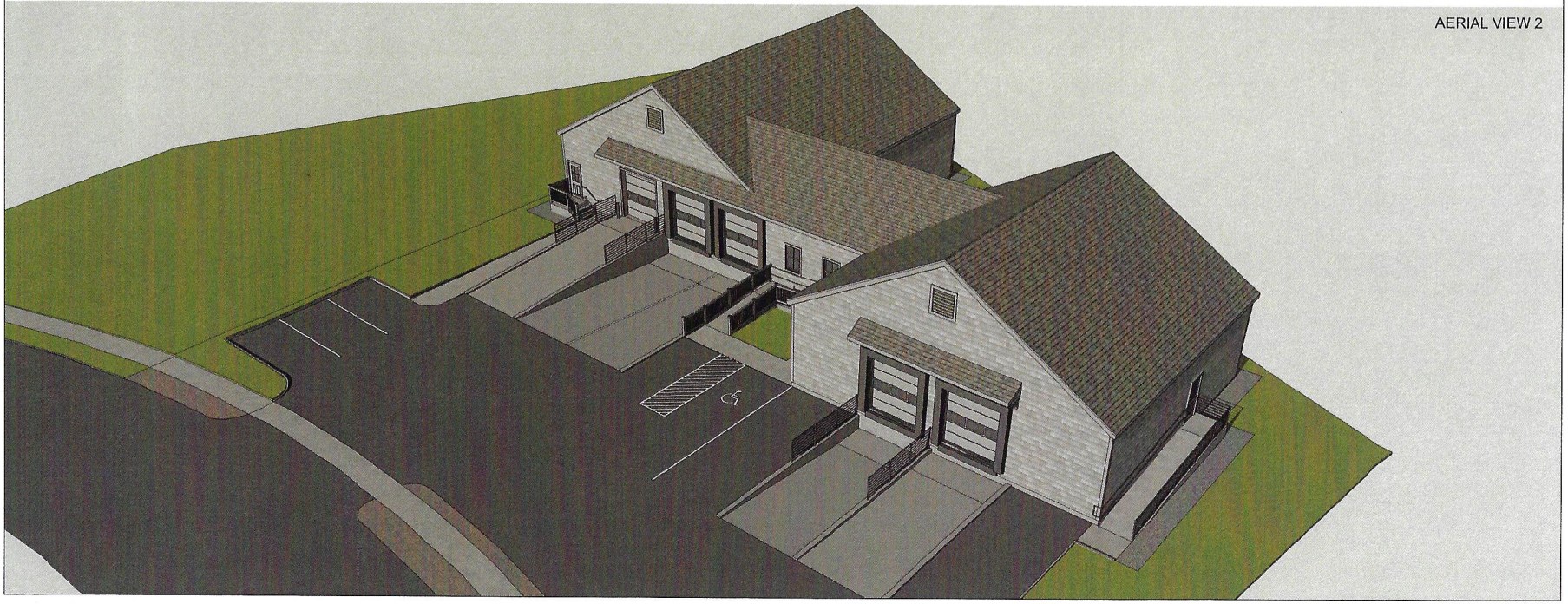
Sheet No. :

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

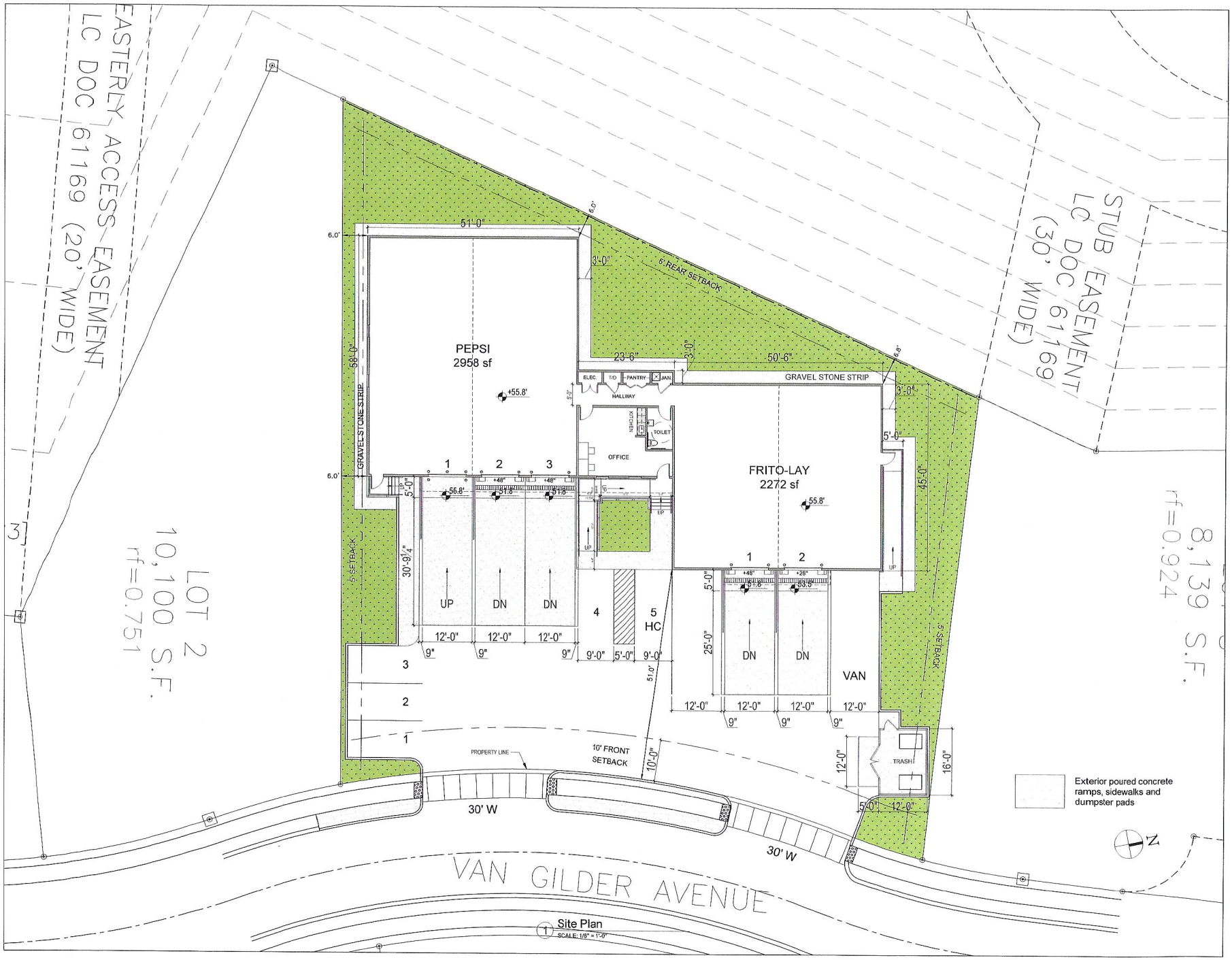
Drawing Title :

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

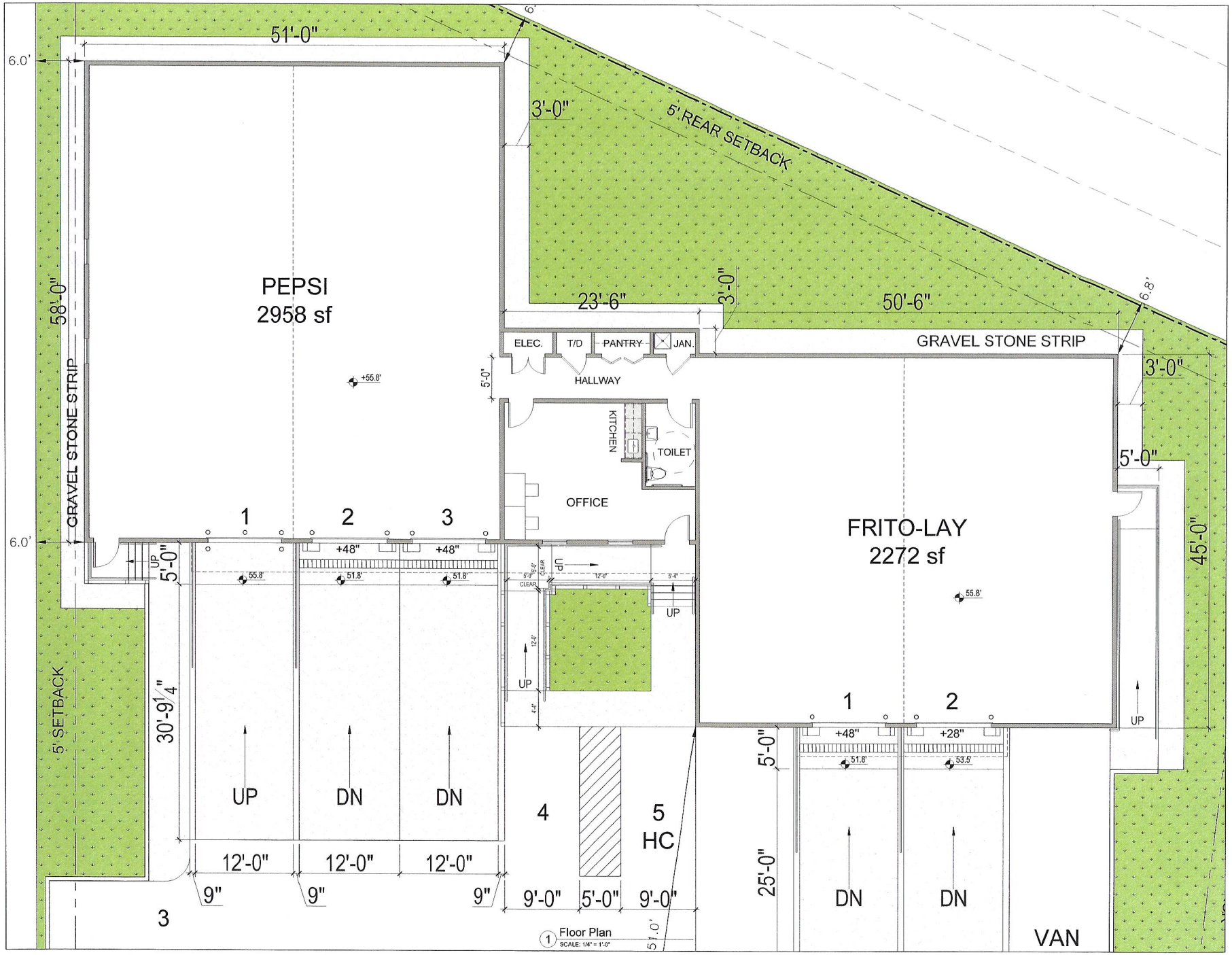
Drawing Title :

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

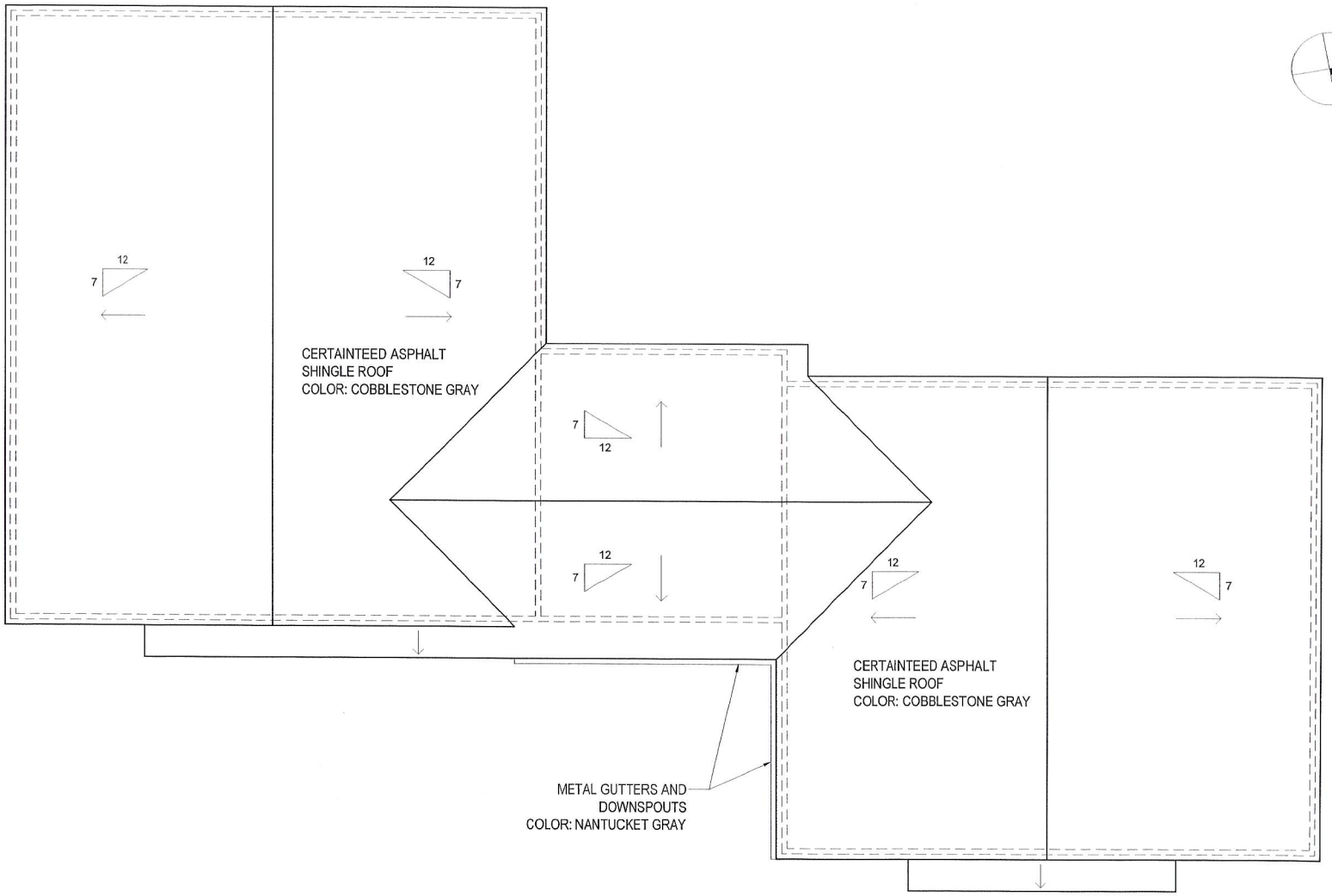
Drawing Title :

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

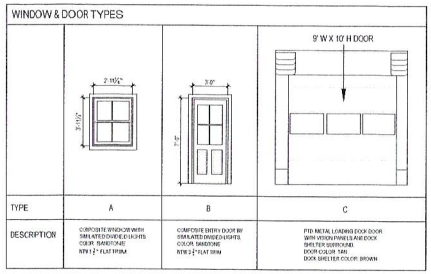
Drawing Title :

ROOF PLAN

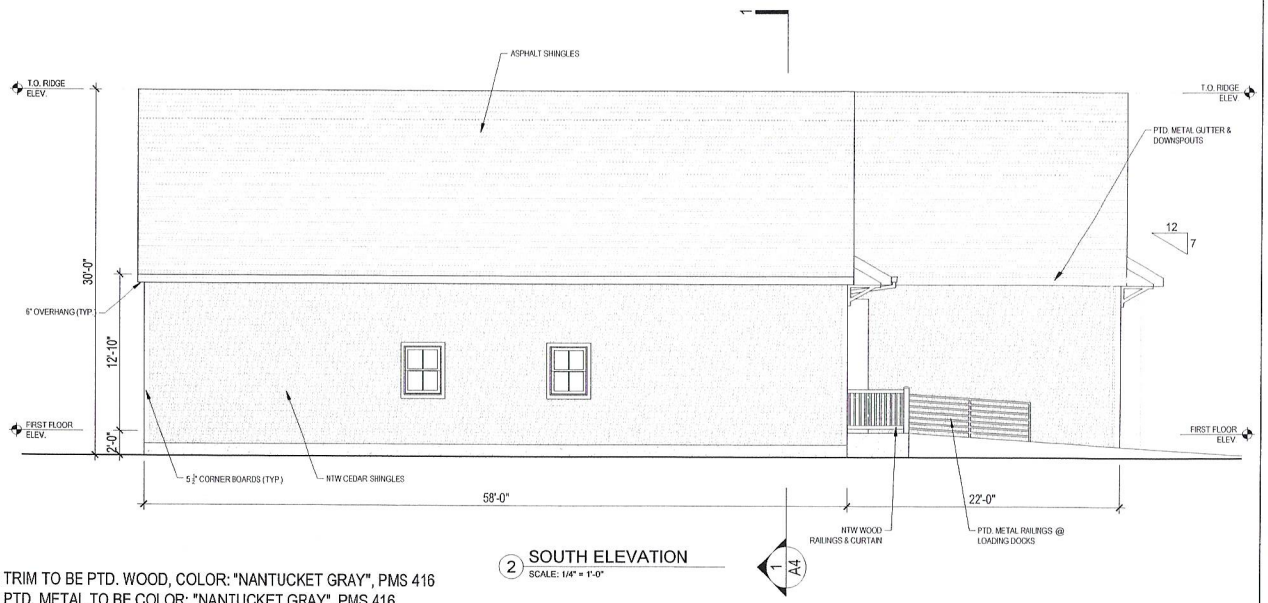
Seal :

Sheet No. :

A1.2



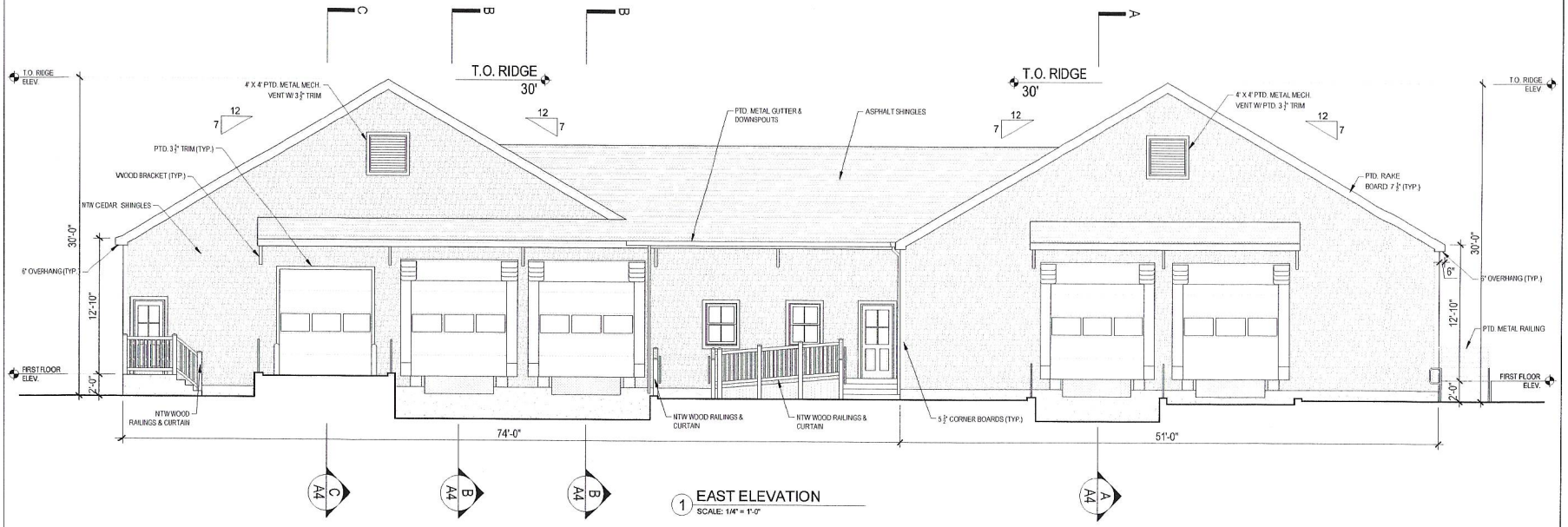
3 WINDOW & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



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

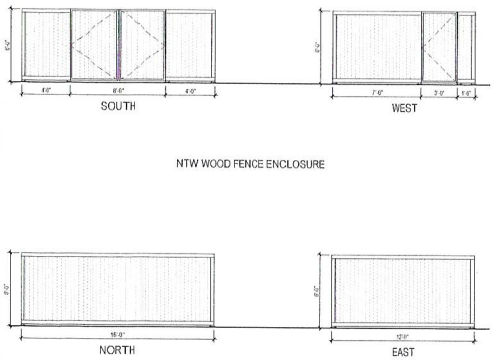
Drawing Title :

ELEVATIONS

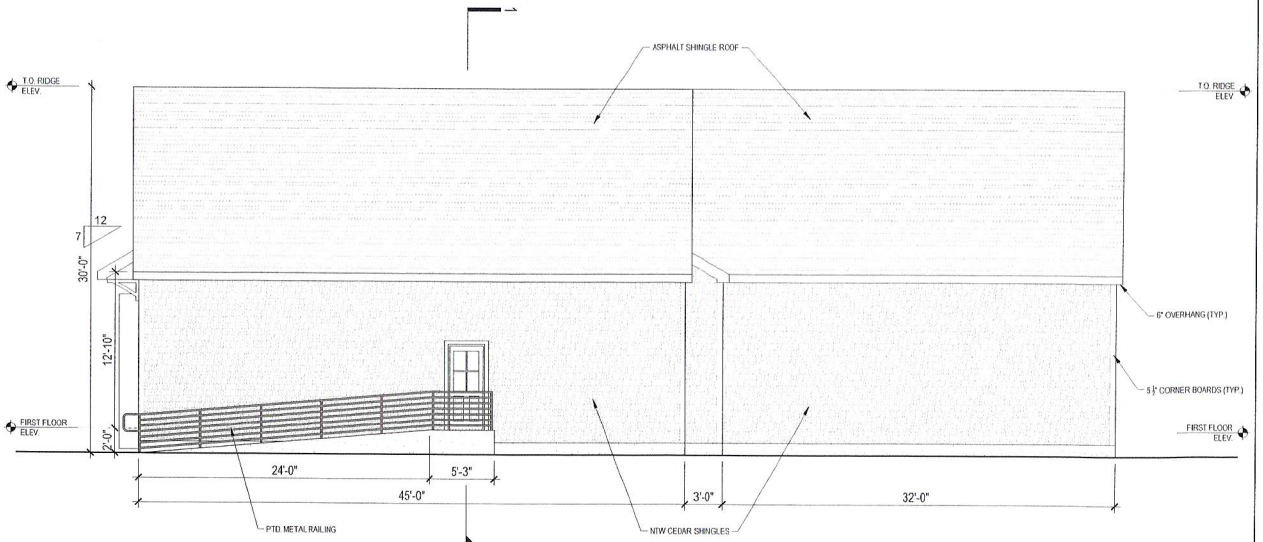
Seal :

Sheet No. :

A2.1



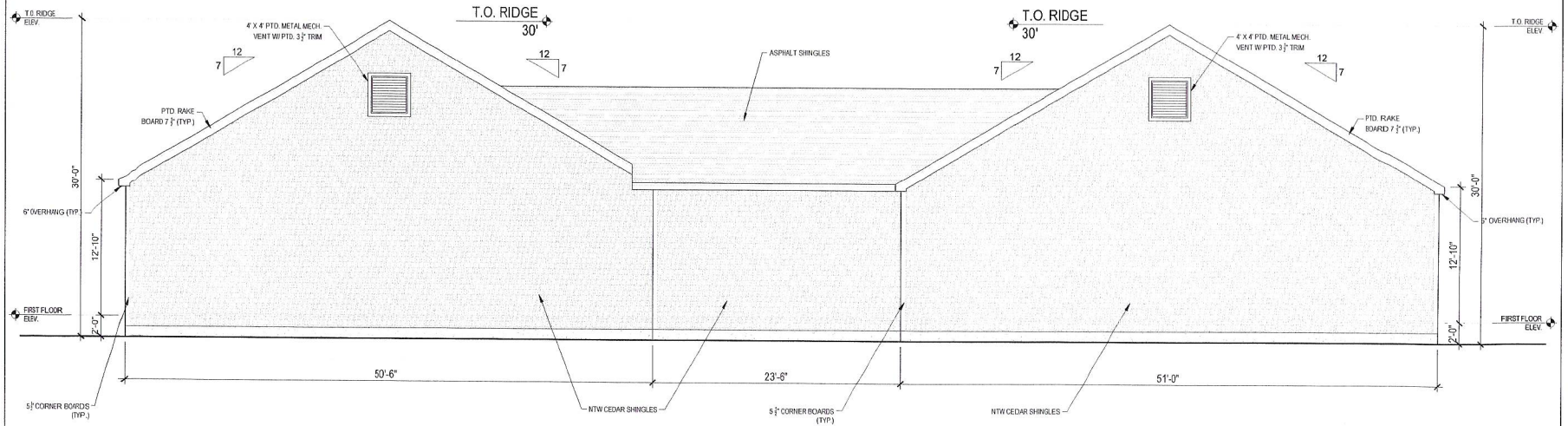
3 DUMPSTER FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



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

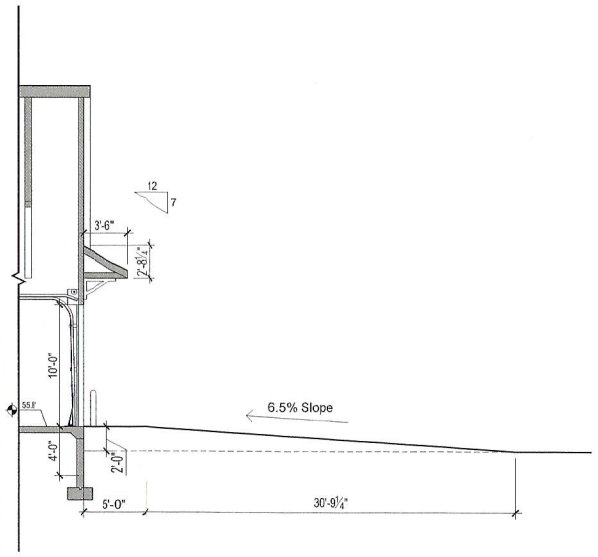
Drawing Title :

ELEVATIONS

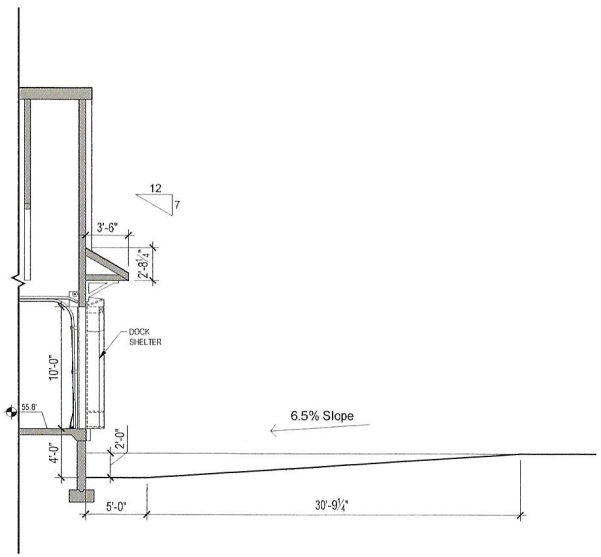
Seal :

Sheet No. :

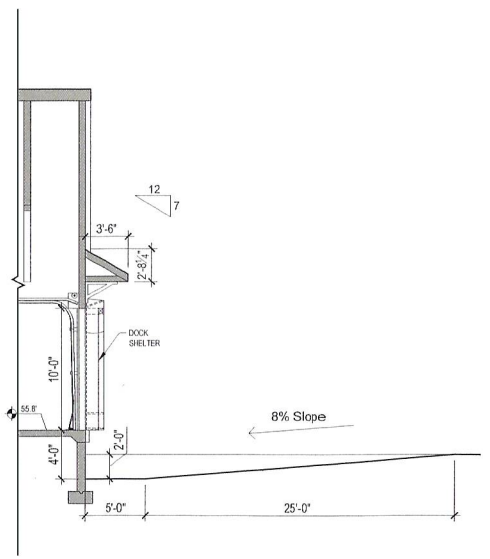
A2.2



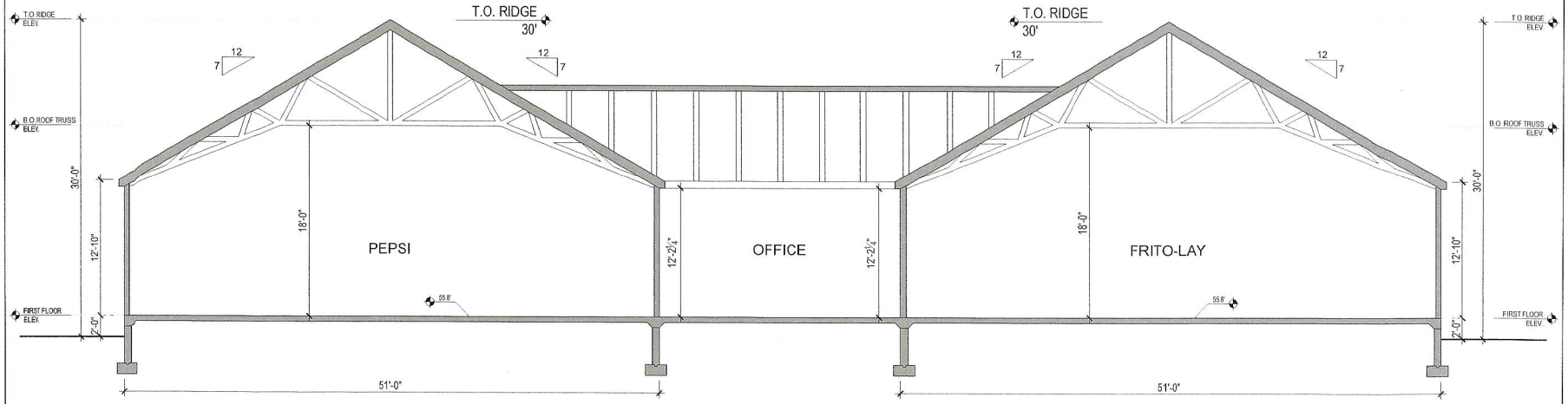
4 RAMP SECTION C-C
SCALE: 1/4" = 1'-0"



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

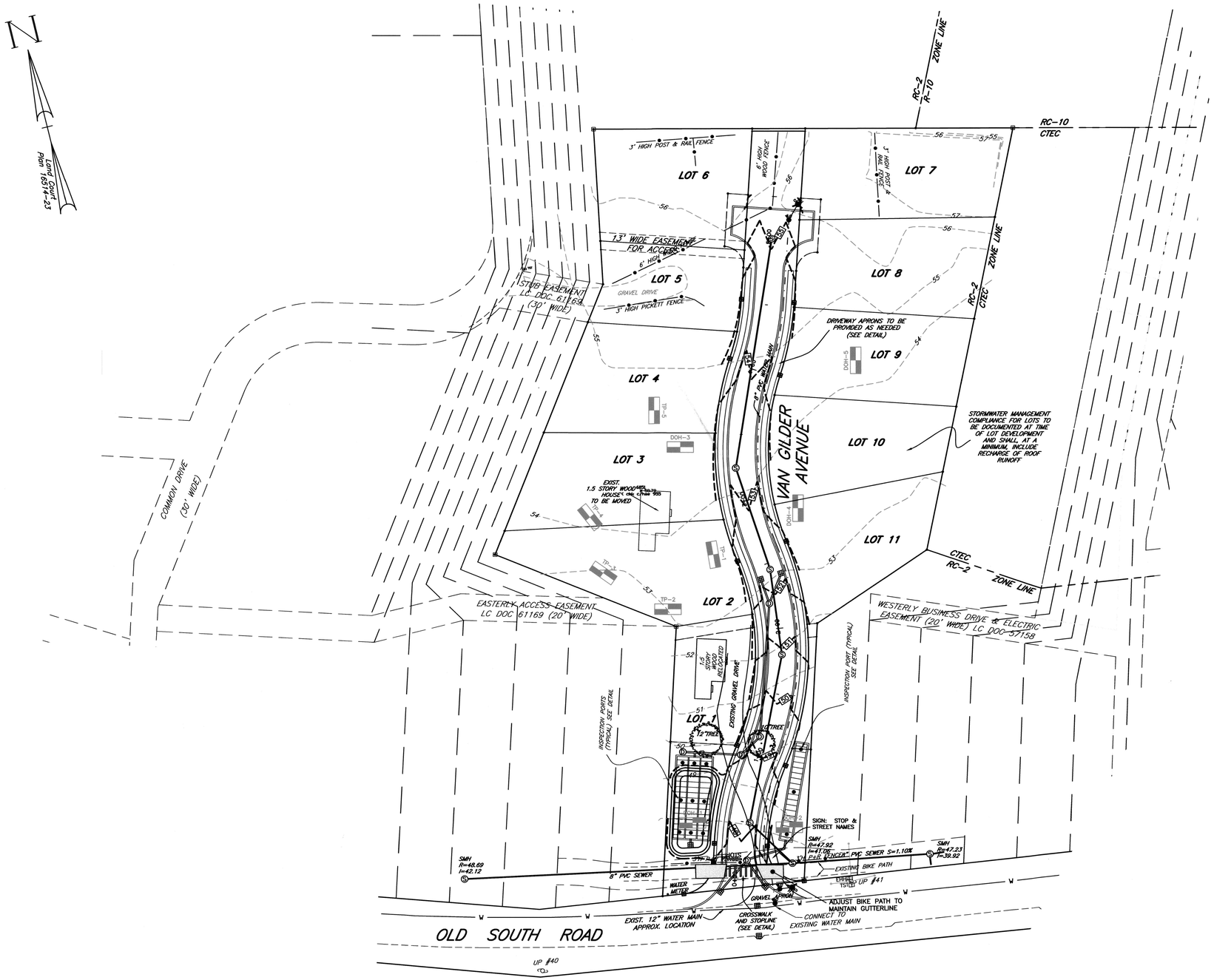
Drawing Title :

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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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 Copy

FOR OFFICE USE 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 (PORTION)

TAX MAP N°: 68 PARCEL N°. 400/41.1

Street & Number of Proposed Work: 86A+88 OLD SOUTH RD.

Owner of record: JEFFREY KASCHULUK LOTS 3+4

Mailing Address: PO BOX 241
NANTUCKET, MA 02554

Contact Phone #: 508-37-2547 E-mail: JEFFREY@WESTBAY (DI, CBM)

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. _____
☐ 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: NEW SUBDIVISION LOTS 3+4 ON VAN GILDER ROAD OFF OLD SOUTH ROAD

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation HARDSCAPE-CONCRETE LOADING RAMP
2. South Elevation ASPHALT DRIVEWAYS-CONCRETE
3. West Elevation WALKWAYS-NTW TRASH ENCLOSURE-
4. North Elevation FENCING-ALL RELATED TO NEW COMMERCIAL BUILDING

Is there an HDC survey form for 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' NTW
Type: VERT BOARD TRASH
Length: ENCLOSURE 16'X12'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE/ASPHALT Walkways CONCRETE Walls _____

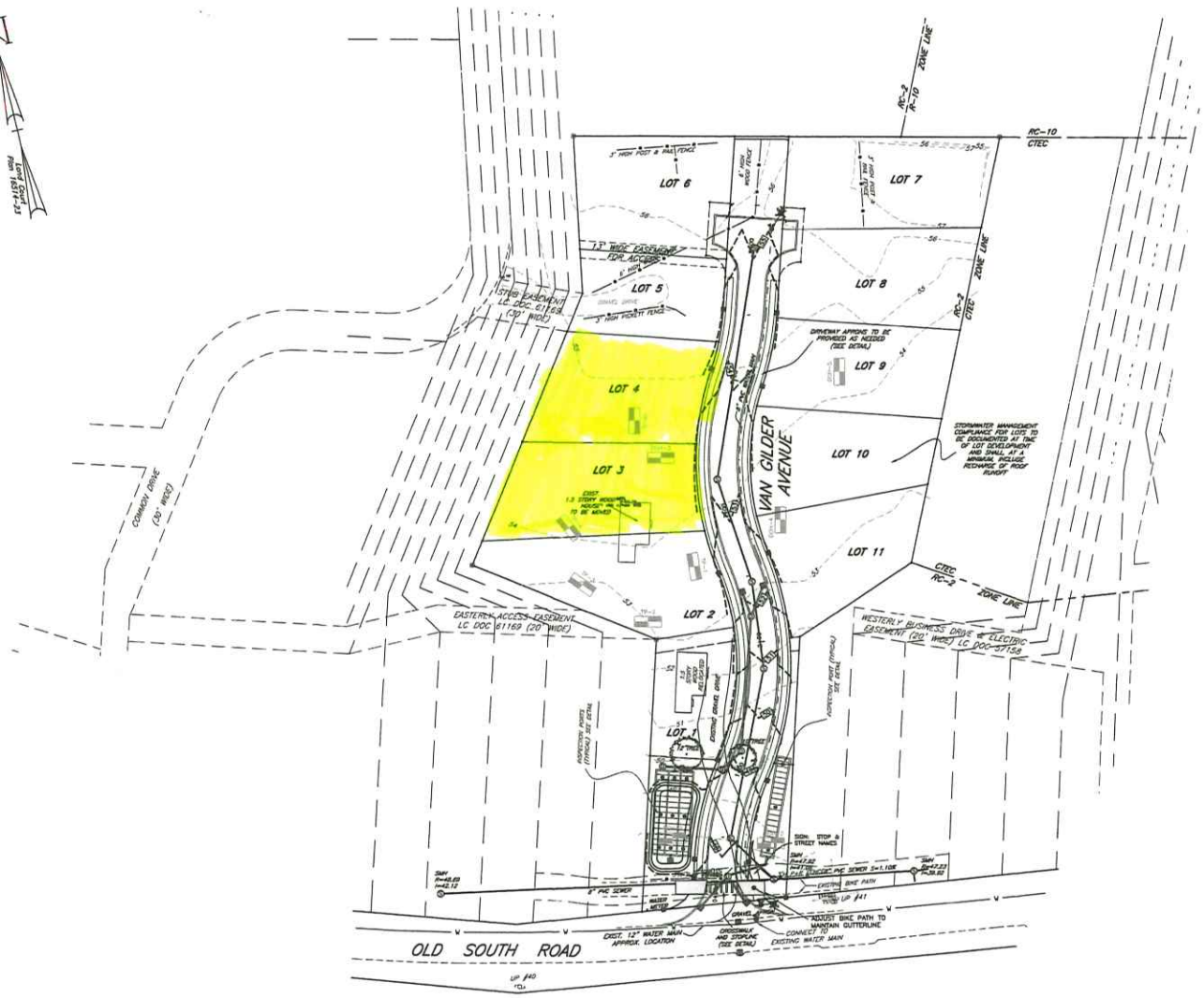
* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck STEPS CONCRETE Foundation METAL RAMP SAFETY RAILINGS 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 6/27/2024 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
TELE	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

Seal

PETER J. OCHEN #32304

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.hayesengi.com

Scale: 1"=40'

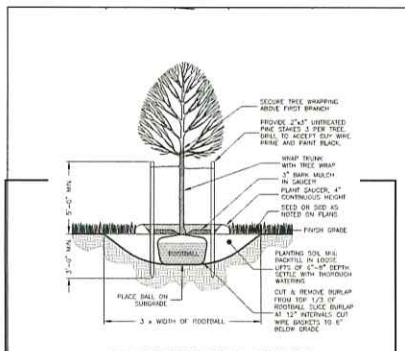
June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed: 06-08-2022
Final Plan Filed: 02-12-2024
Hearing Date: 9/12/22
Plan Approved: 02-12-2024
Plan Signed: 02-12-2024

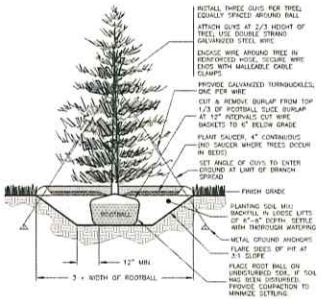
SHEET 2 OF 6

N:\NANTS\Dwgs\dwg_r4.dwg 12/12/2023 12:02:38 PM, TFW



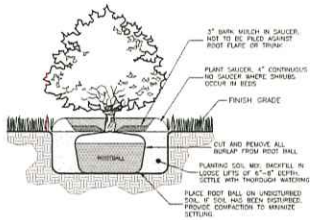
DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



EVERGREEN TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



SHRUB PLANTING
NOT TO SCALE

NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

The above specifications are general guidelines and are not intended to represent the final species.

Red Leaf Cut Japanese Maple — 6



Mushino Zelkova — 2



Mulch and seasonal annuals (no grass) — 6

All trees will be 2" - 2.5" caliper — 3

Tall Fescue Grass — 4



6 ft Enclosed Dumpster



Straight Sweetgum — 1



Site Plan
SCALE: 1/8" = 1'-0"

Exterior poured concrete ramps, sidewalks and dumpster pads

Asphalt

HDS ARCHITECTURE
825 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC
3651 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAAD@SAAD.COM
C 251.709.6330 | 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 :

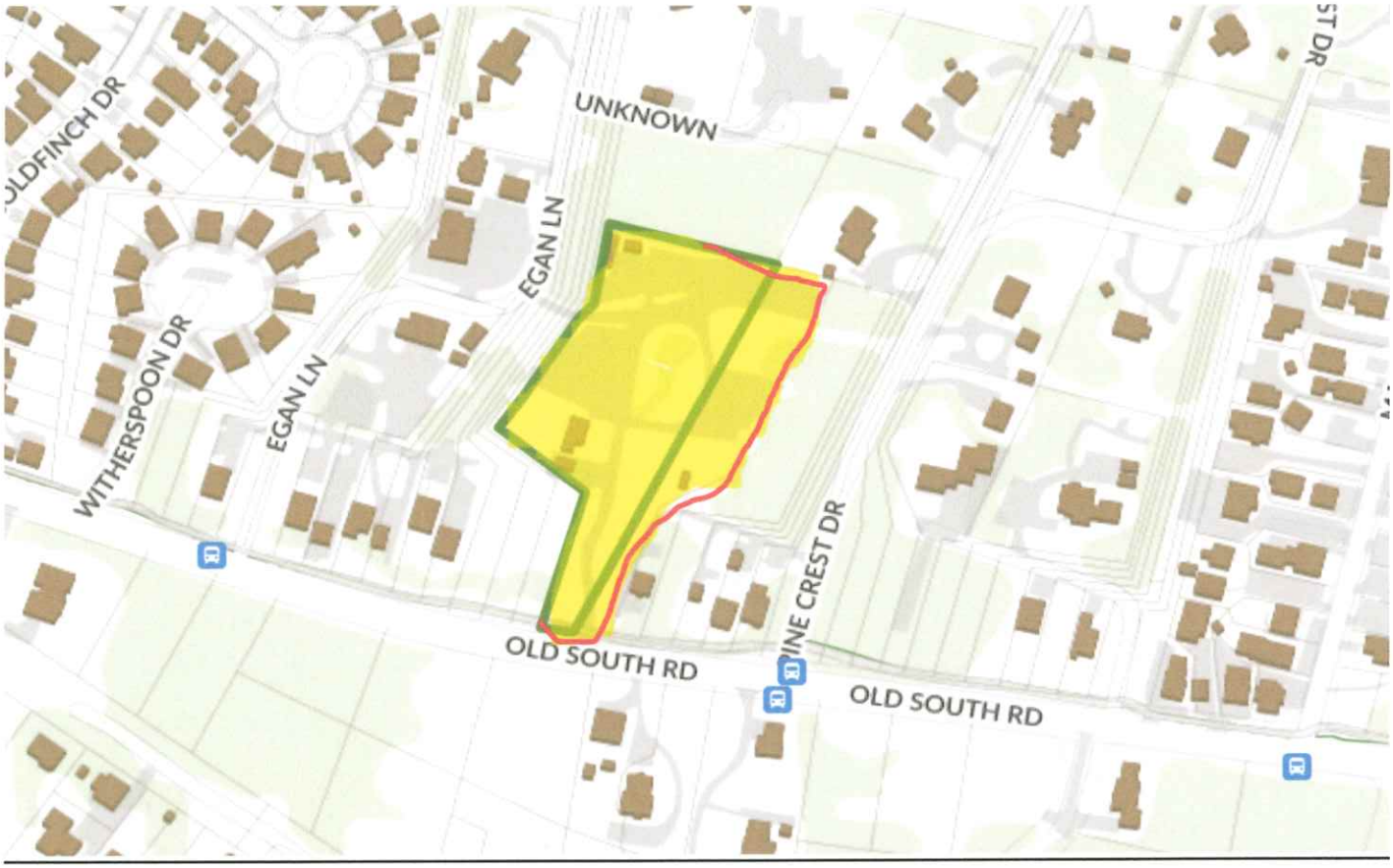
Landscape & Hardscape Plan

Seal :

Sheet No. :

L1.0

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
Google
Biking
More





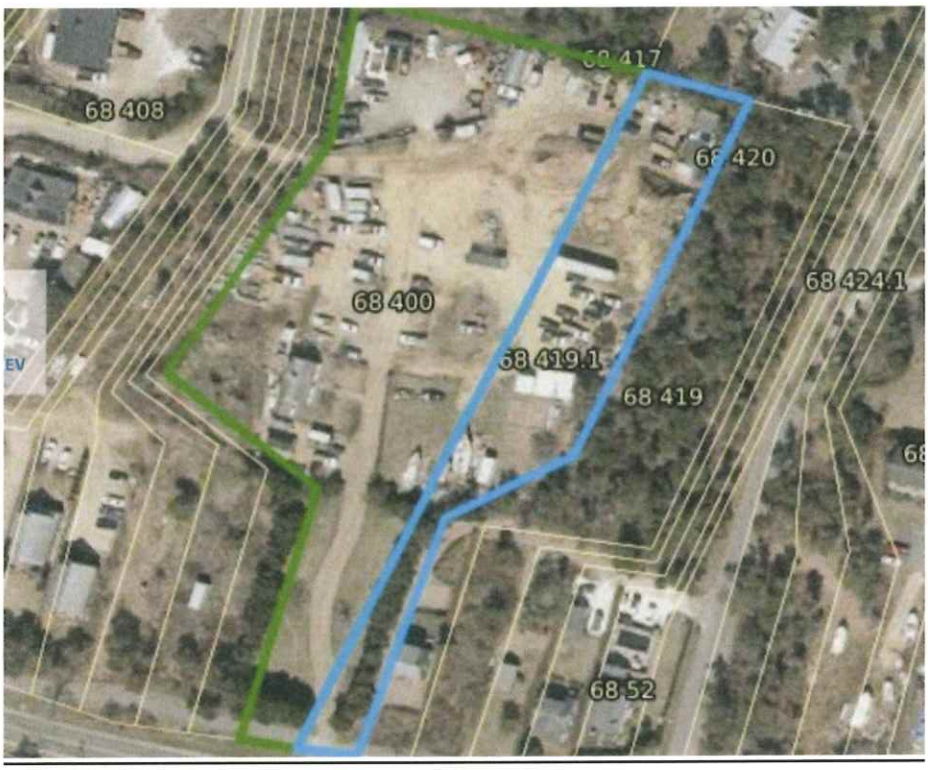
DECEMBER 10, 2021 - I & M

Eleven-lot subdivision proposed off Old South Road

PREV

By Joshua Balling
Email: jballing@inkym.com
Twitter: @JBallingIM

Dec 10, 2021 0

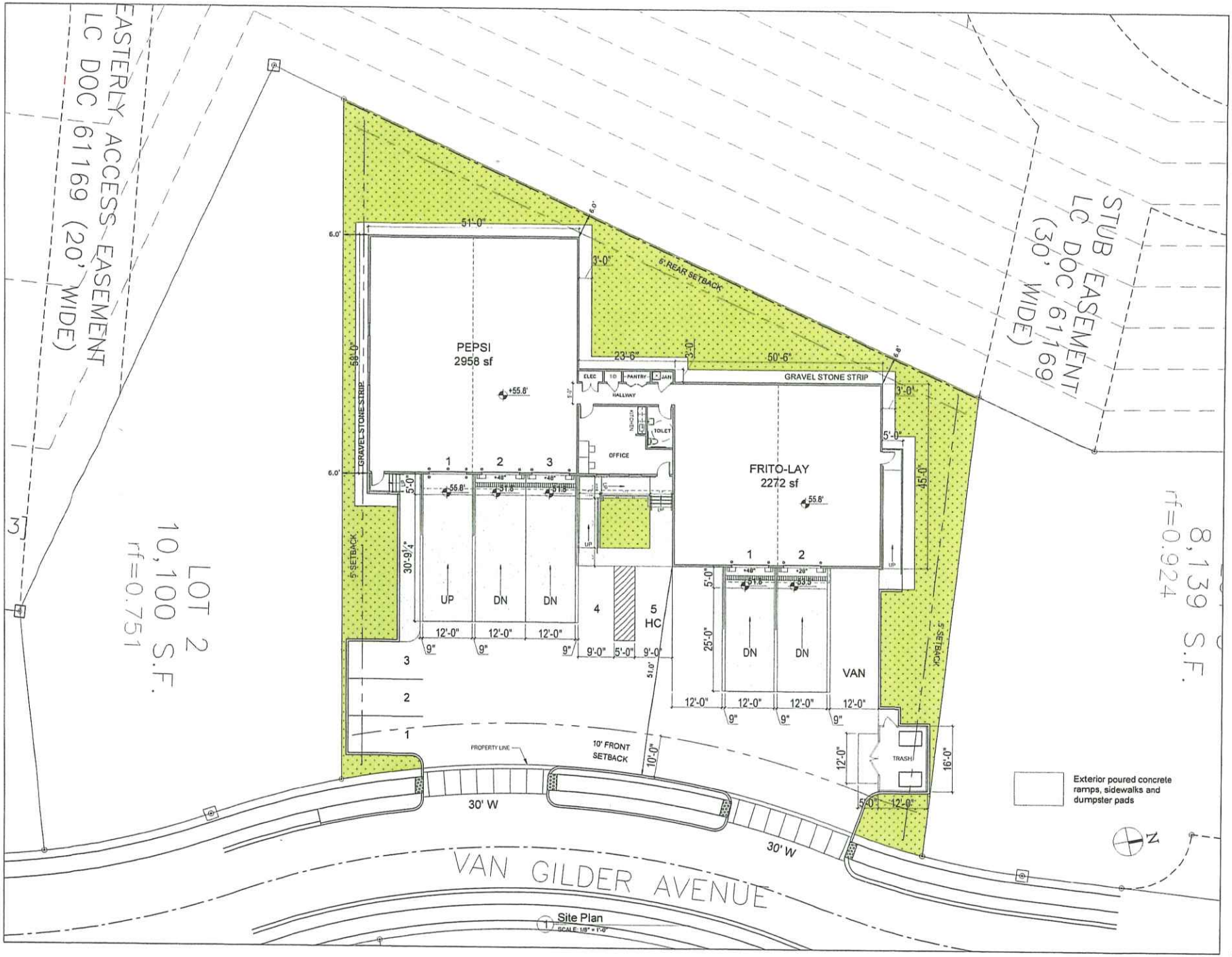


(*Dec. 10, 2021*) Developer Jeff Kaschuluk is looking to build an 11-lot subdivision on three acres of mixed-use land off Old South Road.

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.



Site Plan
SCALE: 1/8" = 1'-0"

HDS ARCHITECTURE

Consultant :

Revisions :

No.	Date :	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	05/20/2024
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

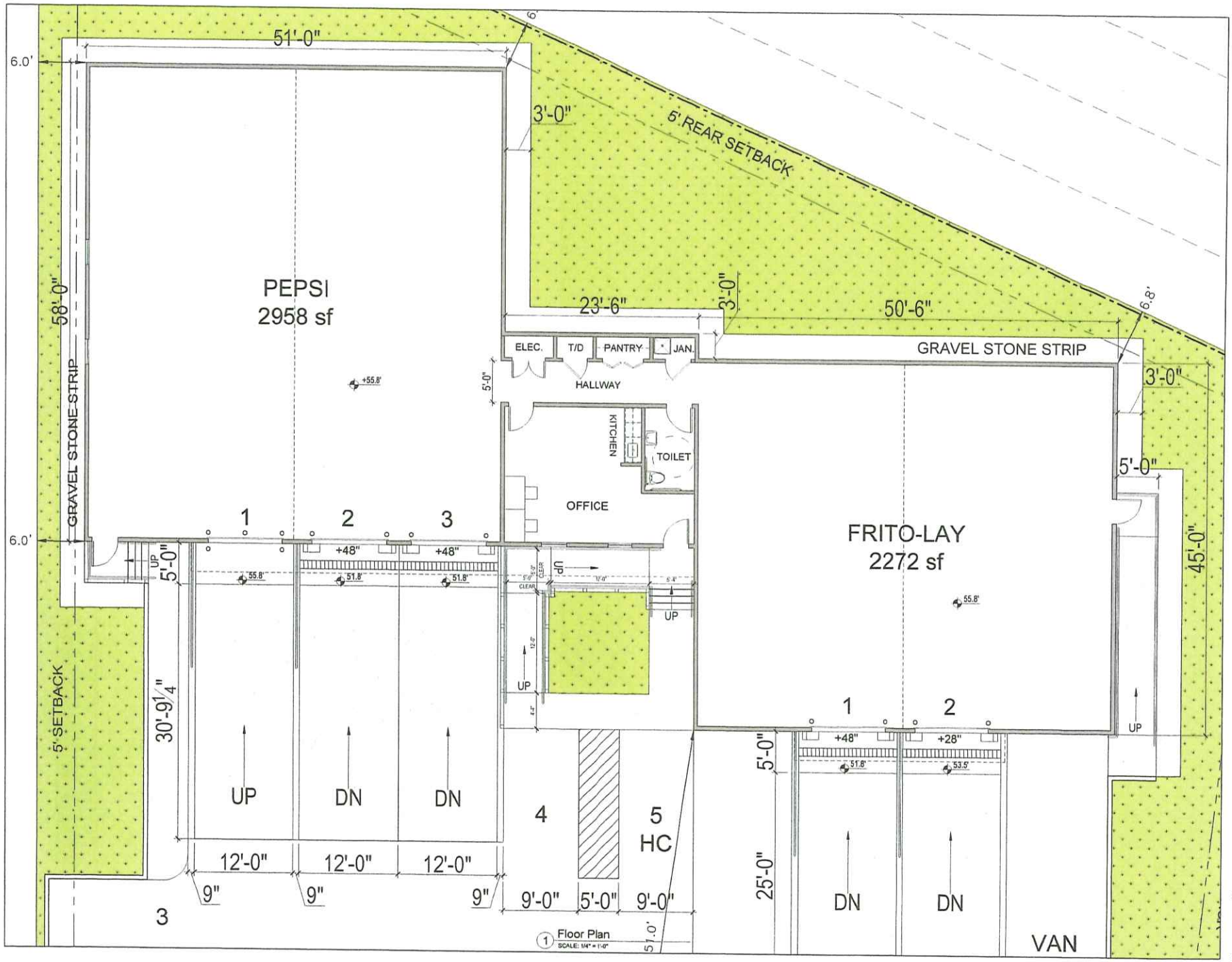
Drawing Title :

Site Plan

Seal :

Sheet No :

A1.0



1 Floor Plan
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE

Consultant :

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/28/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

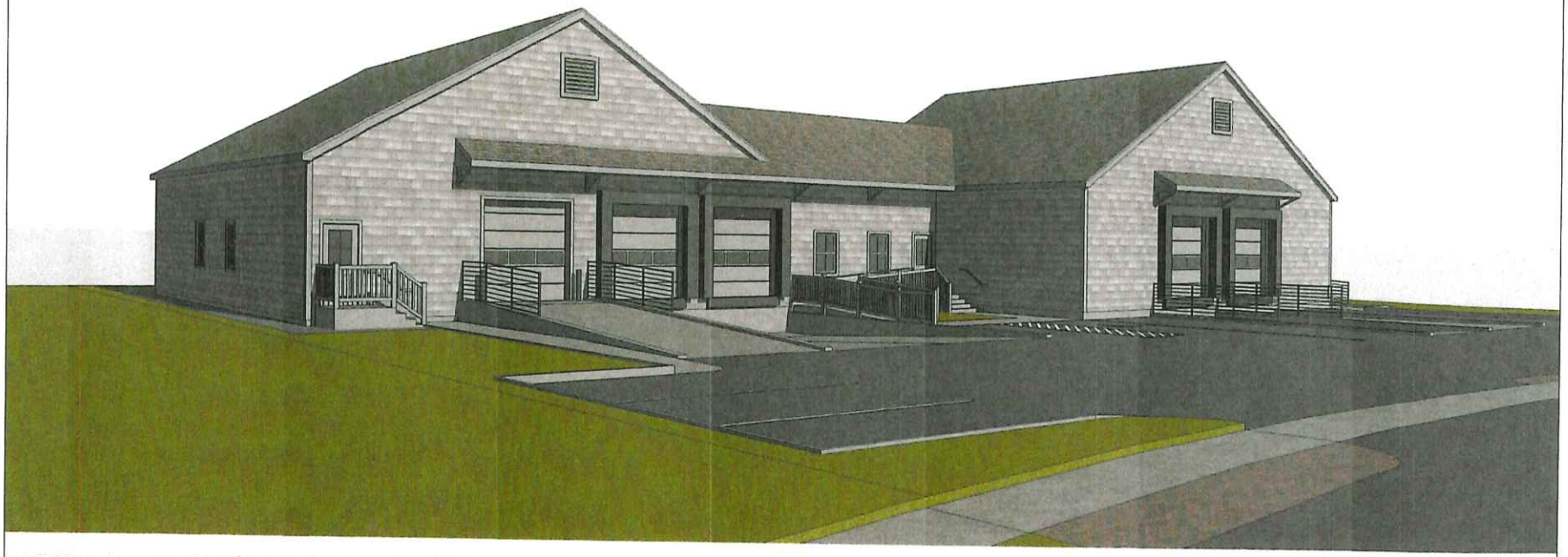
Floor Plan

Seal :

Sheet No. :

A1.1

STREET VIEW 1



STREET VIEW 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

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

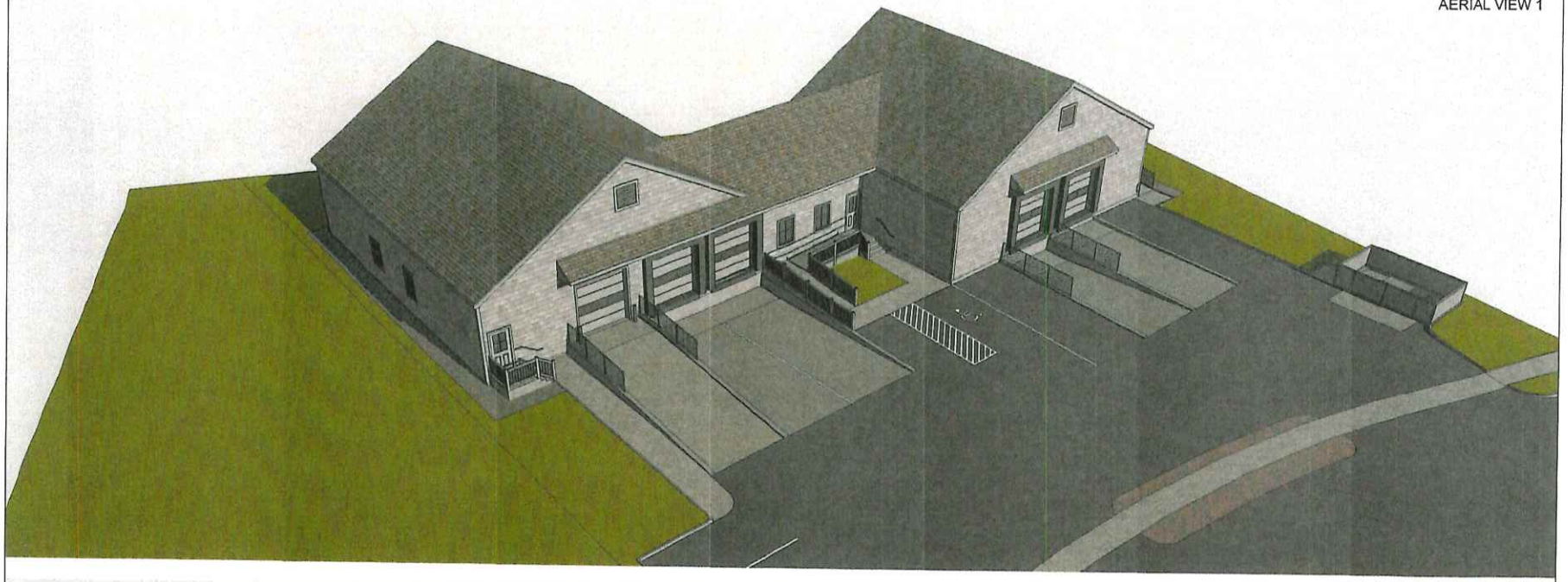
Street View Perspective

Seal :

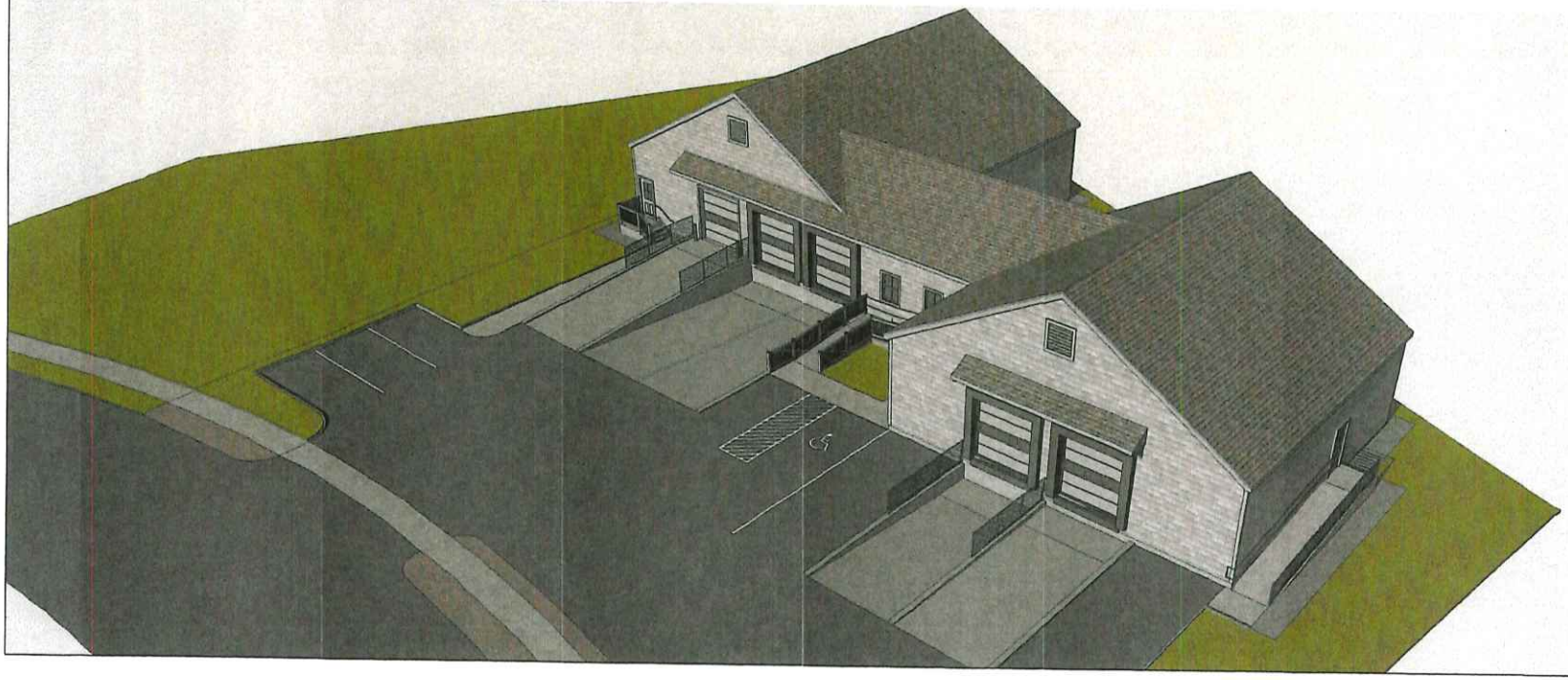
Sheet No

A0.1

AERIAL VIEW 1



AERIAL VIEW 2



HDS ARCHITECTURE

Consultant

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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

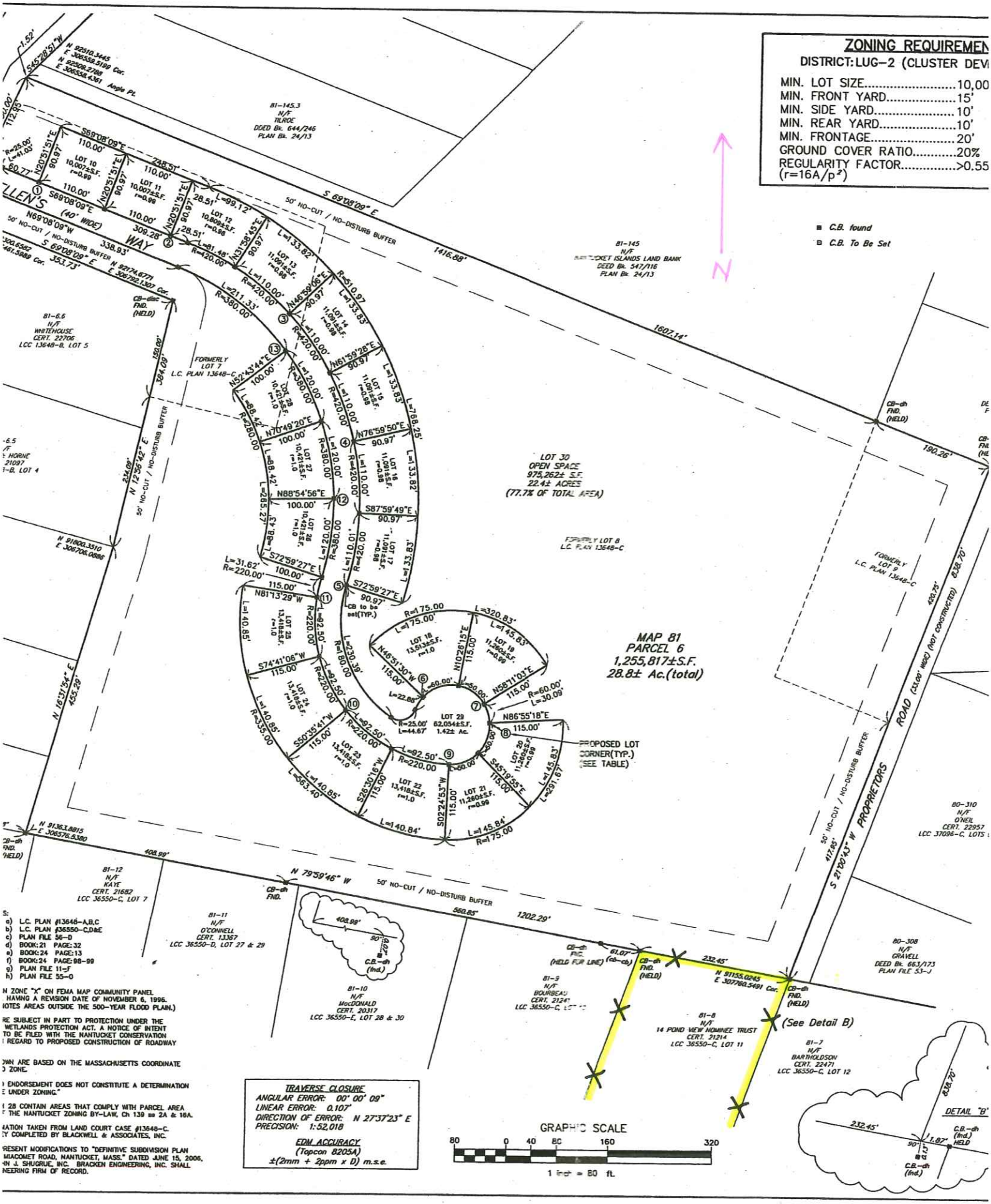
Proposed Deer Fence

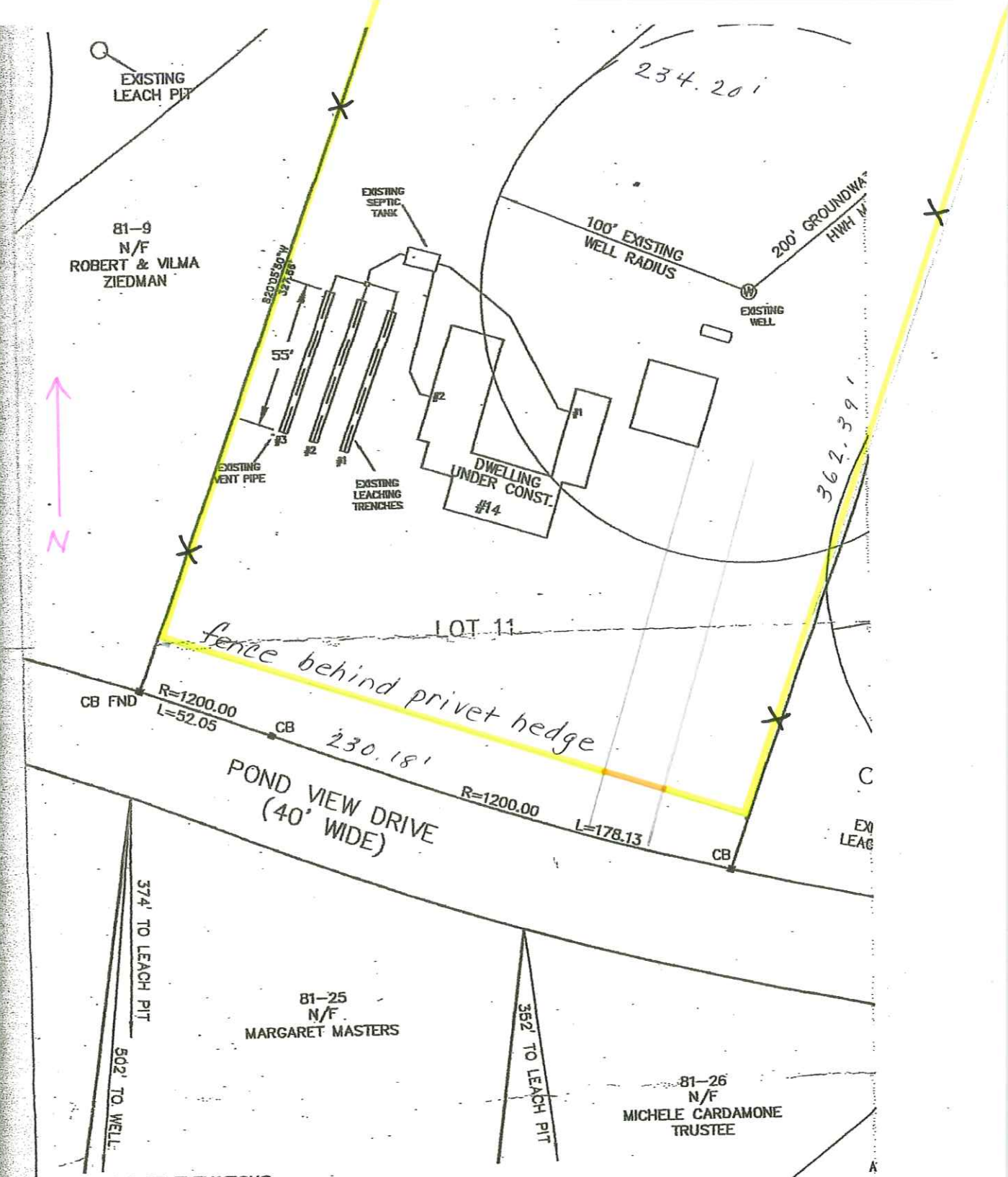
The following two pictures are similar but not actual.

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)
S 69°08'09" E
N 79°59'46" W
S 21°00'43" W
PROPRIETORS ROAD (33.00' WIDE) (NOT CONSTRUCTED)
50' NO-CUT / NO-DISTURB BUFFER
81-145.3
N/F
TILROE
DEED Bk. 644/246
PLAN Bk. 24/13
81-145
N/F
NANTUCKET ISLANDS LAND BANK
DEED Bk. 547/116
PLAN Bk. 24/13
81-6.6
N/F
WHITEHOUSE
CERT. 22706
LCC 13648-B, LOT 5
81-12
N/F
KAYE
CERT. 21682
LCC 36550-C, LOT 7
81-11
N/F
O'CONNELL
CERT. 13367
LCC 36550-D, LOT 27 & 29
81-10
N/F
MacDONALD
CERT. 20317
LCC 36550-E, LOT 28 & 30
81-9
N/F
BOURBEAU
CERT. 2124
LCC 36550-C
81-8
N/F
14 POND VIEW NOMINEE TRUST
CERT. 21214
LCC 36550-C, LOT 11
81-7
N/F
BARTHOLDSON
CERT. 22471
LCC 36550-C, LOT 12
80-310
N/F
O'NEIL
CERT. 22957
LCC 37096-C, LOTS
80-308
N/F
GRAVELL
DEED Bk. 663/173
PLAN FILE 53-J
FORMERLY LOT 7
L.C. PLAN 13648-C
FORMERLY LOT 8
L.C. PLAN 13648-C
FORMERLY LOT 9
L.C. PLAN 13648-C
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
N 92510.3445
E 306559.5199 Cor.
N 92509.2788
E 306558.4361 Angle Pt.
N 91800.3510
E 306706.0886
N 91363.8815
E 306576.5380
N 91155.0245
E 307760.5491 Cor.
S:
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.
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.
GRAPHIC SCALE
80 0 40 80 160 320
1 inch = 80 ft.
DETAIL "B"



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

COPYRIGHT BY NANTUCKET SURVEYORS, INC.

(14)






14
POND VIEW DRIVE

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

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: 7.1.2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 12 SUNSET HILL LN.
	Copy of Minutes (application item circled) NOT AVAILABLE
✓	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: 6/28/2024

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 31 PM 01:04
ORIGINAL POSTING NUMBER: T 503
TOWN OF NANTUCKET

RECEIVED
2024 JUN 04 PM 01:36
NANTUCKET TOWN CLERK
Posting Number:T 510

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, June 4, 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
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: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_ZzM2pSiFSJS2GgyJvJZ-tA

To watch the live meeting, click here:
https://youtube.com/live/gkQebcuyaQ4

Commissioners: Ray Pohl (Vice-Chair), Stephen Welch (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.

9. Turk Family LLC	15 Marsh Hawk Ln	Pool/Patio		56/113.6	LINK
• *Commissioners: Welch, Coombs, Oliver, Paul, Thornewill – **Last heard April 9, 2024***					
10. Great Harbor Yacht Club Inc.	96 Washington Street	Add/alter		55.1.4/8	Emeritus
• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver - **Last heard April 9, 2024***					
VIII. 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. Geoff Smith	22 Coffin St	Demo move off		73.4.1/36	Topham
10. Geoff Smith	22 Coffin St	New dwelling		73.4.1/36	Topham
11. Courtney Gault	8 New Mill St	Add Dormers		42.3.3/33.2	Concept plan desig
12. 12 Sesachacha LLC	12 Sesachacha Rd	Demo move garage		21/83	Bottichelli & Pohl
13. 12 Sesachacha LLC	12 Sesachacha Rd	New garage		21/83	Bottichelli & Pohl
14. Stark point LLC	16 Easton St	Studio Addition		42.4.1/11	Bottichelli & Pohl
15. Skyline Drive, LLC	6 Woodland Dr	Cabana		79/209	Stow MT Builders
16. Dan Driscoll	15 Madaket Rd	Rooftop solar		41/299.3	Acksmart
17. Dukes Road Trust	2 Dukes Road	New Guset		41/187	Botticelli & Pohl
18. Dukes Road Trust	2 Dukes Road	New Garage		41/187	Botticelli & Pohl
19. Schneider Family	10 West Dover St	New Dwelling		55.4.1/192	Val Oliver
20. Patience Killen	1 Old North Wharf	Addition		42.3.1/80	Val Oliver
21. Naughty Cal LLc	26B Daffodil Ln	Rooftop solar		68/738.2	Acksmart
22. St Mary's Church	3 Federal	Railing		42.3.1/174	Hollister Consultin
23. Three North Gully Road LLC	7 N. Gully Road	New Dwelling		73.1.3/123	Boticelli & Pohl
24. 48 Hulbert LLC	48 Hulbert Ave	Handicap access		29/63	Mark Avery
25. Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo structure		23/9	Emeritus
26. REDHORSE LLC	88 Quidnet Road	Rev 2021-06-4059		26/109	Ahern LLC
IX. OLD BUSINESS 05/14/2024					
1. Steven L. Cohen, Trustee of 72 Pocomo Trust	72 Pocomo Road	New Primary Dwelling		15/37	Workshop APD
• **HOLD UNTIL JUNE 11 – PER APPLICANT** - *Commissioners: Pohl, Welch, Coombs, Camp, Oliver*					
2. Matt O'Connor	22 Tahama Lane	Fence, Pool, Driveway		55/451	KMLD
• *Commissioners: Welch, Coombs, Camp, Paul, Thornewill*					
3. Dukes Road Trust	2 Dukes Road	New Dwelling		41/187	Botticelli & Pohl
• *Commissioners: Welch, Coombs, Camp, Paul, Patten - **Last heard April 23, 2024***					
4. Nancy Holmes	3 Eagles Wing Way	Solar		80/229	Empower Energy
• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*					
5. Lord Family, LLC	15 Coffin Street Sia	Hardscape, Driveway		73.4.1/34	LFW
• *Commissioners: Pohl, Welch, Coombs, Oliver, Paul*					
6. Bessie, James & Laura	9 Correia Lane	Garage		80/58.2	Brook M
• *Commissioners: Welch, Coombs, Camp, Patten, Thornewill - **Last heard April 23, 2024***					
7. 3 Pleasant St. Nom. Tr.	3 Pleasant Street	Addition		42.3.3/155	Emeritus
• *Commissioners: Coombs, Camp, Oliver – **Last heard April 30, 2024***					
8. Big Patch LLC	69 Hummock Pond Road	New Main Dwelling		56/320	Emeritus
• *Commissioners: Welch, Coombs Camp, Oliver, Paul - **Last heard April 23, 2024***					
9. Big Patch LLC	69 Hummock Pond Road	New Garage		56/320	Emeritus
• *Commissioners: Welch, Coombs, Camp, Oliver, Paul - **Last heard April 23, 2024***					
10. NIR	19 N Water St, Lot 8	New Dwelling		42.4.2/3	Emeritus
• *Commissioners: Coombs, Camp, Oliver, Paul – **Last heard April 30, 2024***					
X. NEW BUSINESS 05/14/2024					
1. Olsen Family	28 Prospect St	Hardscape		55.4.4/77.1	Val Oliver
2. Nelson, Carl & Karen	21 Wigwam	Gate		77/5.9	CWA
3. Ripley	92 Washington	New Dwelling		42.2.3/22	Marshall Harris
4. Ripley	92 Washington	Garage		42.2.3/22	Marshall Harris
5. Ripley	92 Washington	shed		42.2.3/22	Marshall Harris
6. Kenneth & Lisa Dias	27 Rugged Rd	New Main House		67/916	Normand Res

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 Barnes Curtis & Joan Trst

STREET ADDRESS 12 Sunset Hill Lane

MAP/PARCEL 41 / 450

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

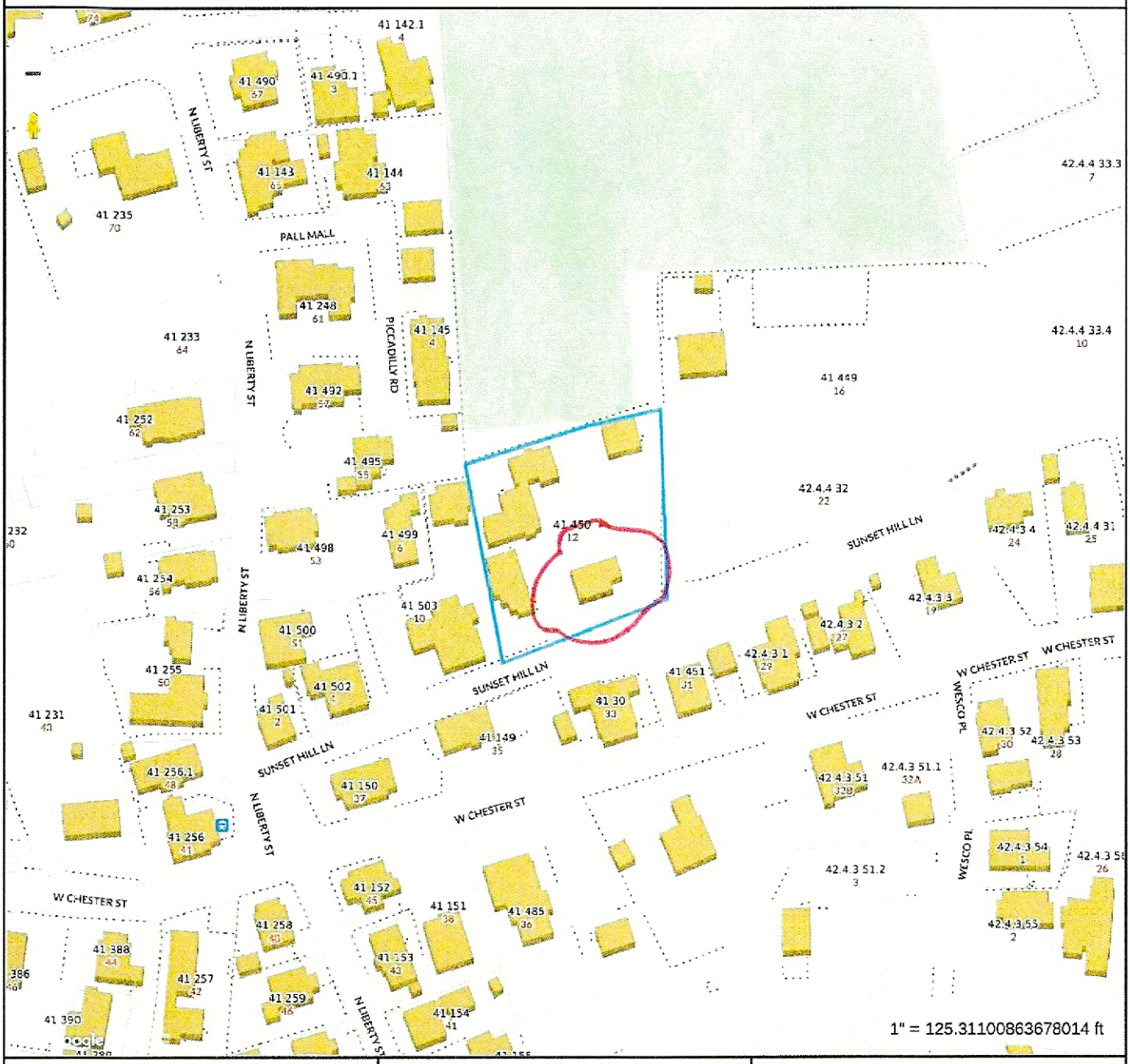
July 1st 2024

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 6/28/24



Property Information

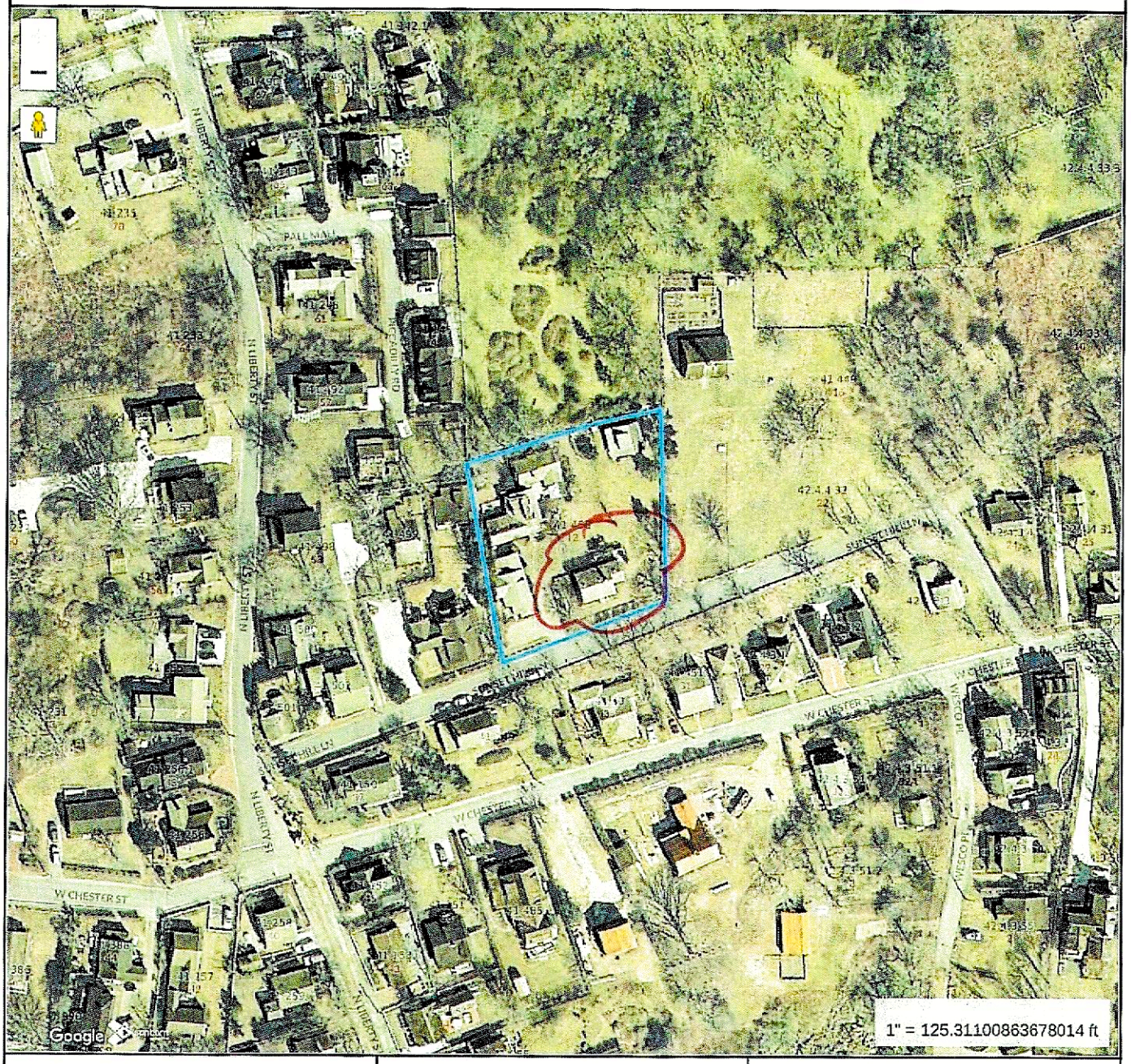
Property ID	2220
Location	12 SUNSET HILL LN
Owner	BARNES CURTIS L JR & JOAN TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	2220
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Geometry updated 02/08/2024
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Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NAG NANTUCKET ARCHITECTURE GROUP

April 8 , 2024,
12 Sunset Hill Lane
Nantucket, MA 02554

Map: 41Parcel 450

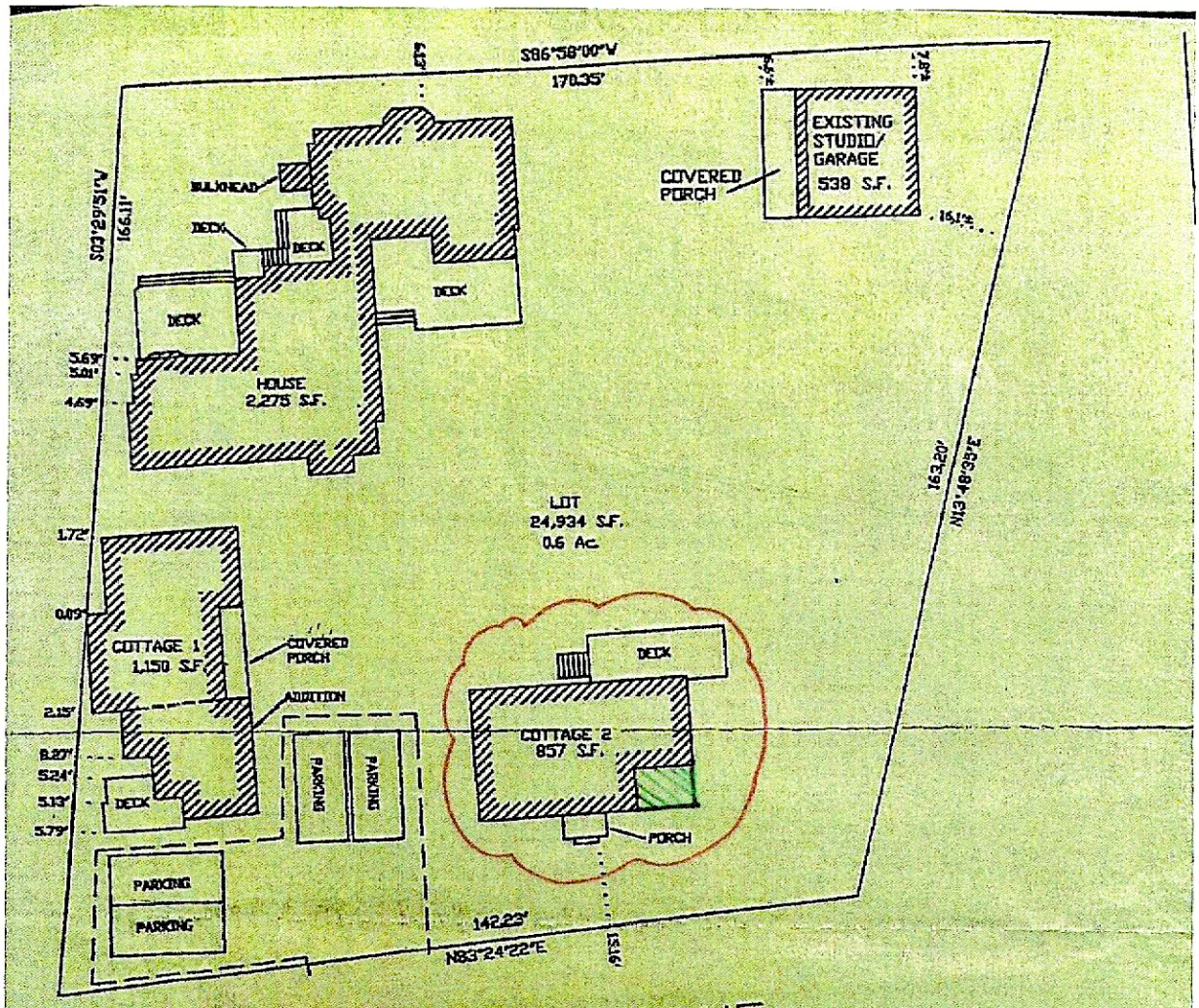
Authorization Letter:

Nantucket Historic District Commission

I represent Barnes Curtis L JR & Joan Trust the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

John C. Barnes Digitally signed by John C. Barnes
DN: C=US, E=jb3758@gmail.com, CN=John C. Barnes
Date: 2024.04.08 15:44:52-04'00'

Signature Date



SUNSET HILL LANE

NOTE: HOUSE, COTTAGE 1, & COTTAGE 2 PREDATE ZONING. ADDITION TO COTTAGE 1 CONSTRUCTED 1998.

ZONING: R-DH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: NONE
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1"= 30'

DATE: APRIL 28, 2004

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

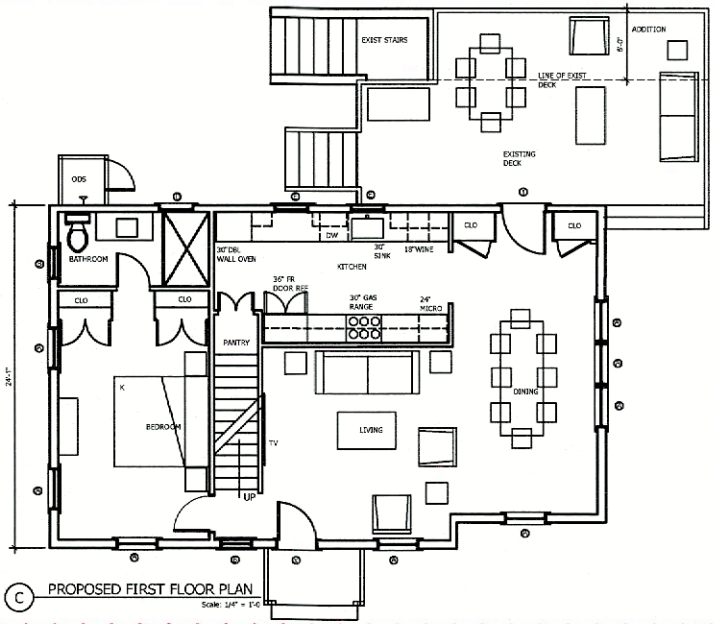
FOR: CURTIS & JOAN BARNES

THE STRUCTURES LOCATED AS SHOWN

COMMONWEALTH OF MASSACHUSETTS JOHN J. SHUGRUE No. 23529 REGISTERED PROFESSIONAL LAND SURVEYOR

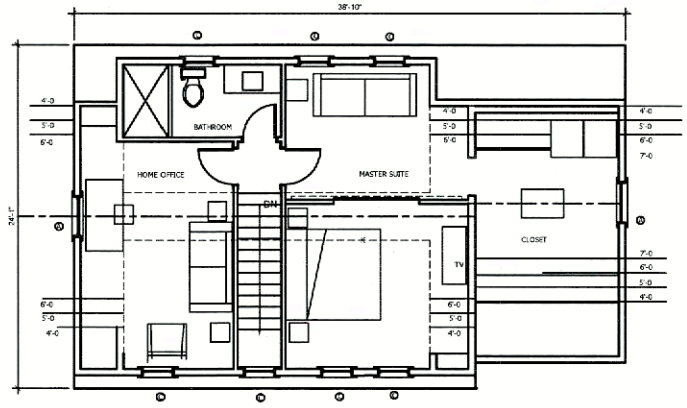
N J. SHUGRUE PLS
E: APRIL 28, 2004

ASSESSORS MAP 41 PARCEL NO. 450 5559-A



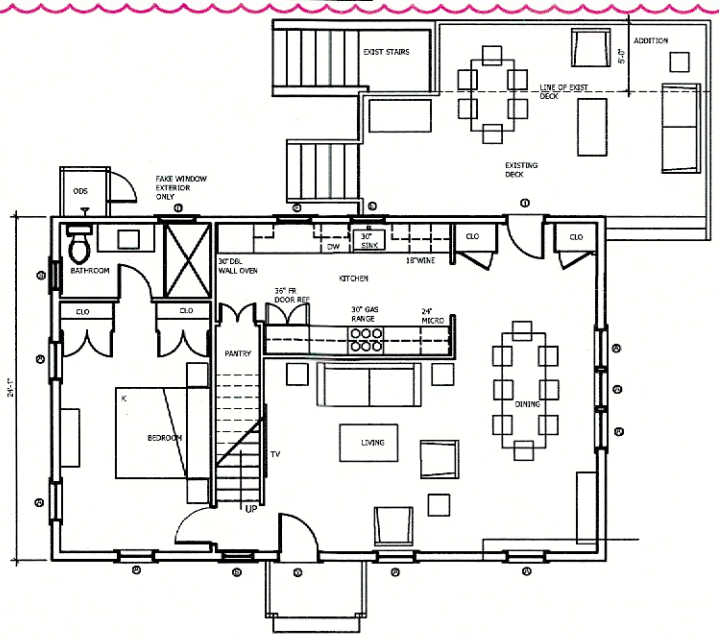
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



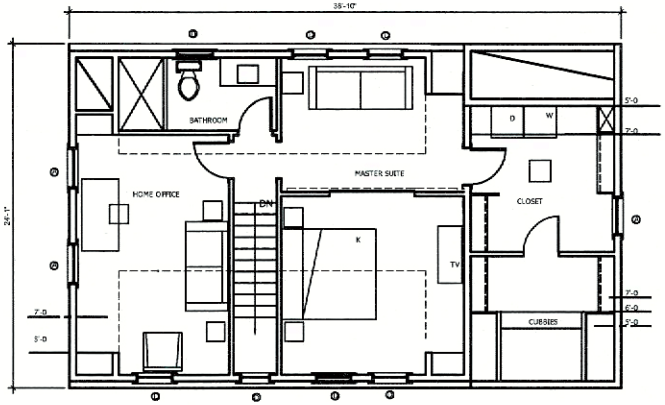
D PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0



C PREVIOUSLY SUBMITTED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



D PREVIOUSLY SUBMITTED SECOND 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 CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

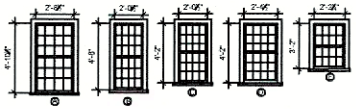
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0

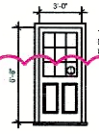
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2402.12
REVISIONS:	2403.08
REVISIONS:	
D/B:	

client number

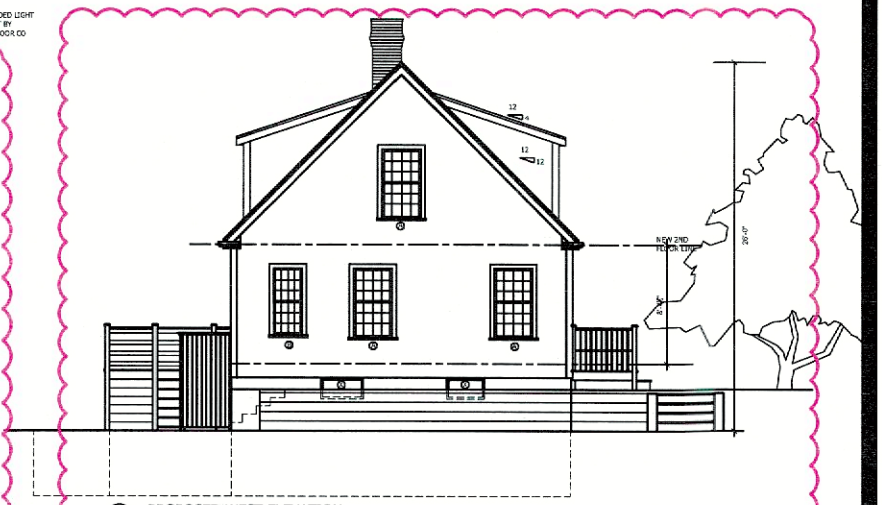
HDCA1

WINDOW AND DOOR SCHEDULE
WINDOWS TO BE TRUE DIVIDED LIGHT
WINDOW UNITS BY BOSTON SASH

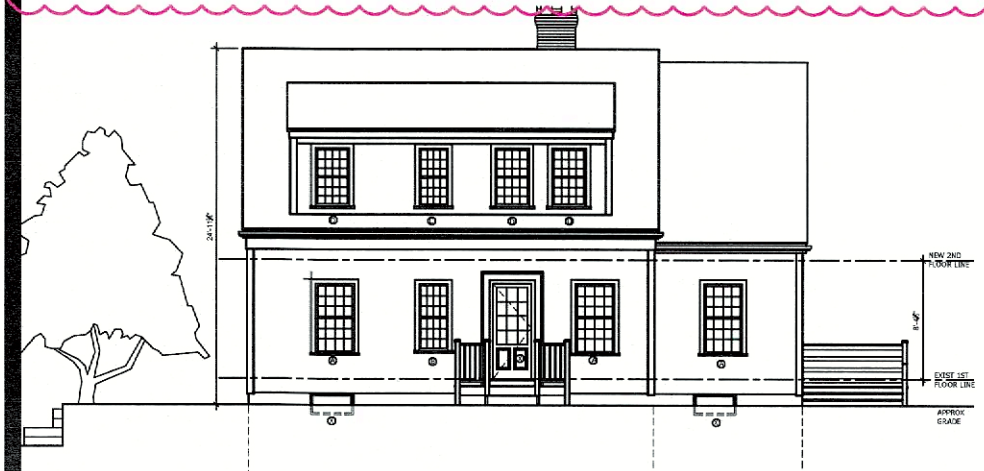




F PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



M PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



F PREVIOUSLY SUBMITTED SOUTH ELEVATION
Scale: 1/4" = 1'-0



M PREVIOUSLY SUBMITTED WEST ELEVATION
Scale: 1/4" = 1'-0

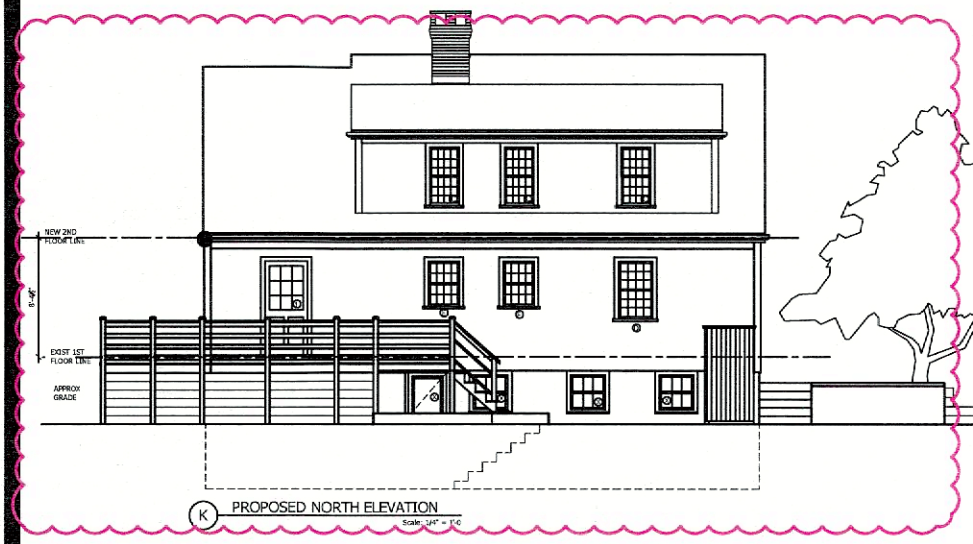
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

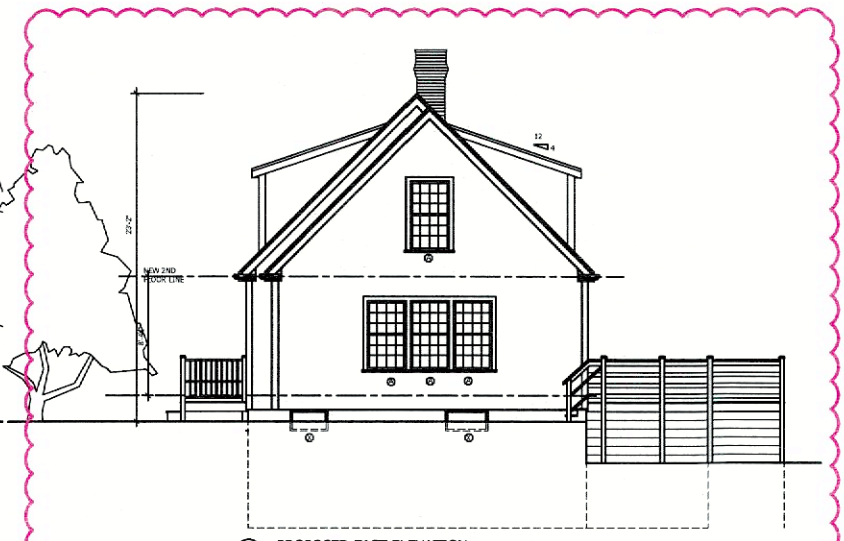
PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2403.08
REVISIONS:	
REVISIONS:	
D/B:	

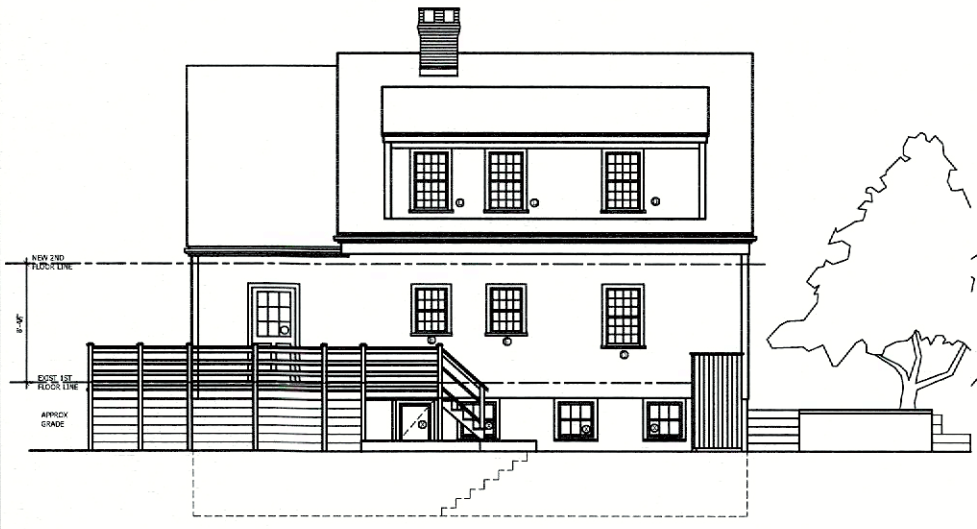
client number
HDCA2



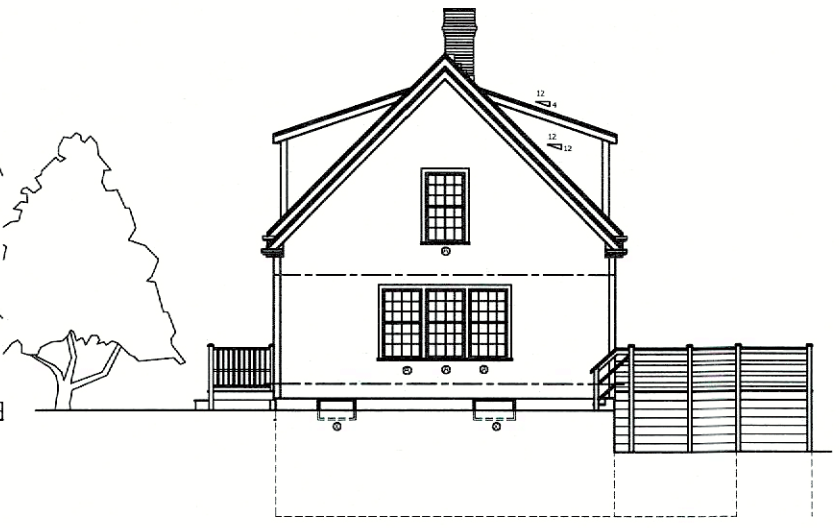
K PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



H PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



K PREVIOUSLY SUBMITTED NORTH ELEVATION
Scale: 1/4" = 1'-0



H PREVIOUSLY SUBMITTED EAST ELEVATION
Scale: 1/4" = 1'-0

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POST OFFICE BOX 1814
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EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
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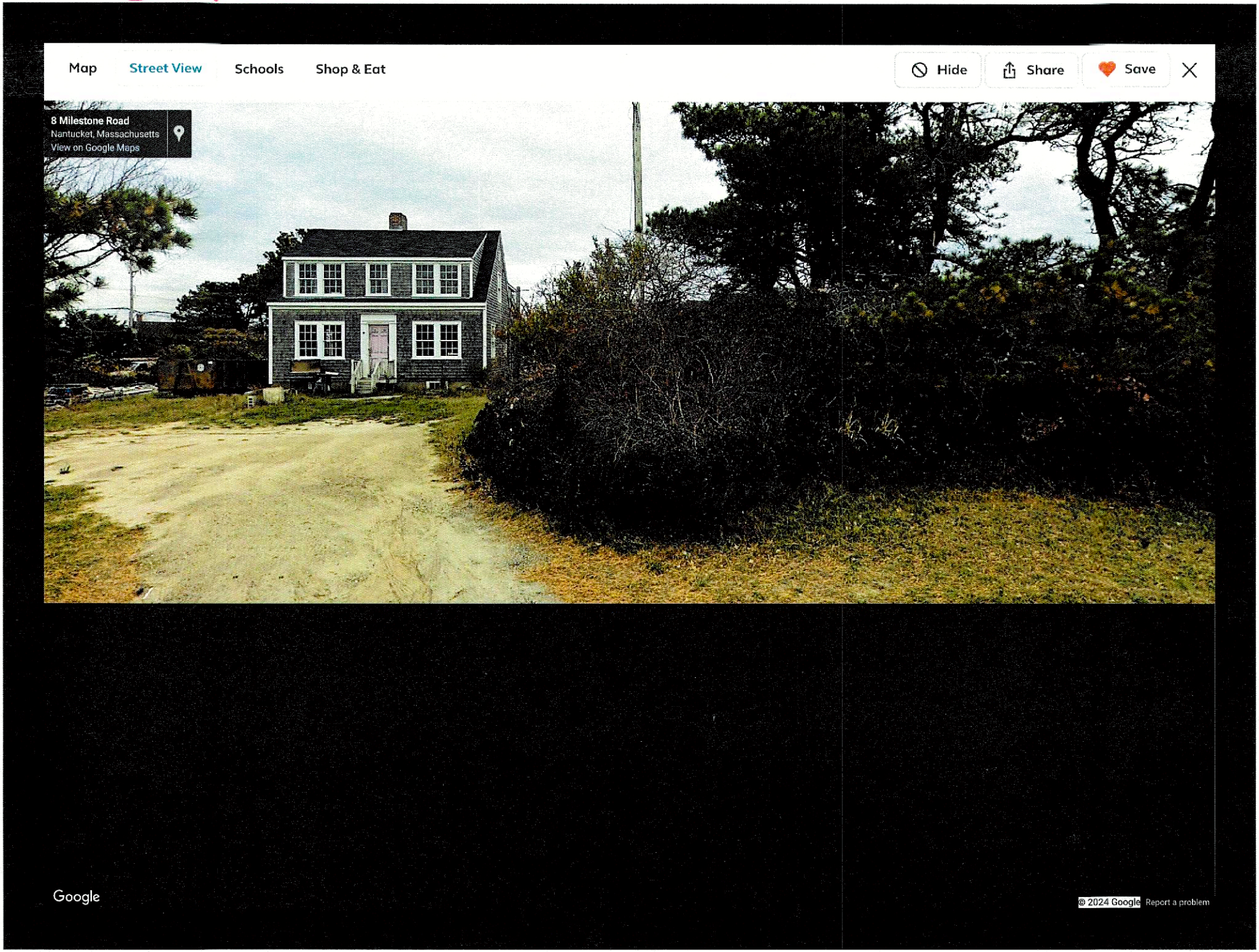
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2403.08
REVISIONS:	
REVISIONS:	
D/B:	

client number
HDCA3

8 MILESTONE ROAD



Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MUKKAVILLI GANGA V TR	$0		C22628/0	99	06/14/2007
DANIELS MILDRED M	$0		C05419/0		09/20/1967

Building Information

Building 1 : Section 1

8 MILESTONE ROAD

Year Built: 1939
Living Area: 3,013
Replacement Cost: $929,096
Building Percent Good: 80
Replacement Cost Less Depreciation: $743,300

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0029\8%20mileston

Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	

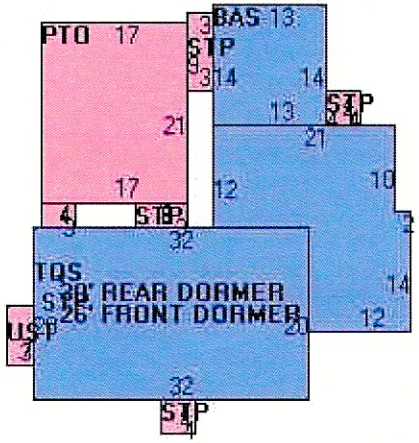
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\99\15.jpg)

Building Layout

3 FRANKLIN ST
1948



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2024_240

Building Sub-Areas (sq ft)	Legend

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GRIFFIN ETHAN & HYNES BRIDGETTE	$587,500		1349/034	1O	10/16/2012
PERRY FRANCES F	$0		PROB/4745	99	03/17/1980
PERRY EDMUND J & FRANCES F	$0		0122/172		11/14/1961

Building Information

Building 1 : Section 1

50 PLEASANT ST.

Year Built: 1850
Living Area: 1,320
Replacement Cost: $632,099
Building Percent Good: 82
Replacement Cost Less Depreciation: $518,300

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\96\41.jpg)

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MANSKE SANDRA H TR	$2,100,000		1563/152	00	11/03/2016
MEISTER DAVID & LOTTE	$1,650,000		1162/323	00	12/11/2008
DOUGLAS WENDY D & JAMES SCOTT	$650,000		0673/003	00	10/10/2000
PANERO HELEN M	$100,000		0428/110	1A	10/19/1993
SKAKEL RUSHTON W	$212,000		0295/322		03/28/1988

Building Information

Building 1 : Section 1

34 York Street.

Year Built: 1850
Living Area: 1,526
Replacement Cost: $1,271,936
Building Percent Good: 80
Replacement Cost Less Depreciation: $1,017,500

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Good
Stories:	1 3/4 Stories
Occupancy	1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\40\13.jpg)

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
DITOMASSI GEORGE	$638,000		C20275/0	5N	04/25/2002
BUCKLEY JOHN F	$0		C20199/0	99	02/04/2002
BUCKLEY JOHN F & DOLORES	$0		C04789/0		04/22/1963

Building Information

Building 1 : Section 1

158 MAIN STREET

Year Built: 1809
Living Area: 1,655
Replacement Cost: $890,811
Building Percent Good: 32
Replacement Cost Less Depreciation: $285,100

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\37\69.jpg)

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: 6/28/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): N/A
✓	Copy of Minutes (application item circled) Exhibit A included
✓	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: 6/28/24

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 PARCEL N°. 451

Street & Number of Proposed Work: 22 Tashama Lane

Owner of record: Matt O'Connor

Mailing Address: Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: RM Landscape Designs Inc.

Mailing Address: 16B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: _____

Width: 17' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 714 sqft ☐ 1st floor ☐ 2nd floor

Size: +/- sqft ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

See Plans + Photos

Note: Board Fence: (222' +/- Total)
- 52' → 5+1 (vertical lattice)
- 170' → 6' (No Lattice)

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Board Fence
Length: 222 ft. +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Peastone w/Belgian Block Walkways Granite Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

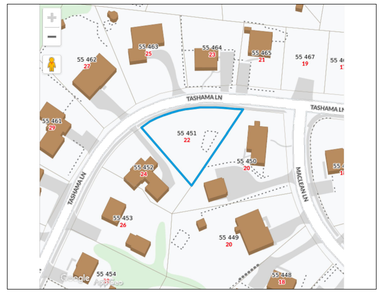
Trim _____ Sash _____ Doors _____

~~Deck~~ Patio Porcelain Pavers Foundation _____ Fence Natural to Weather Shutters _____

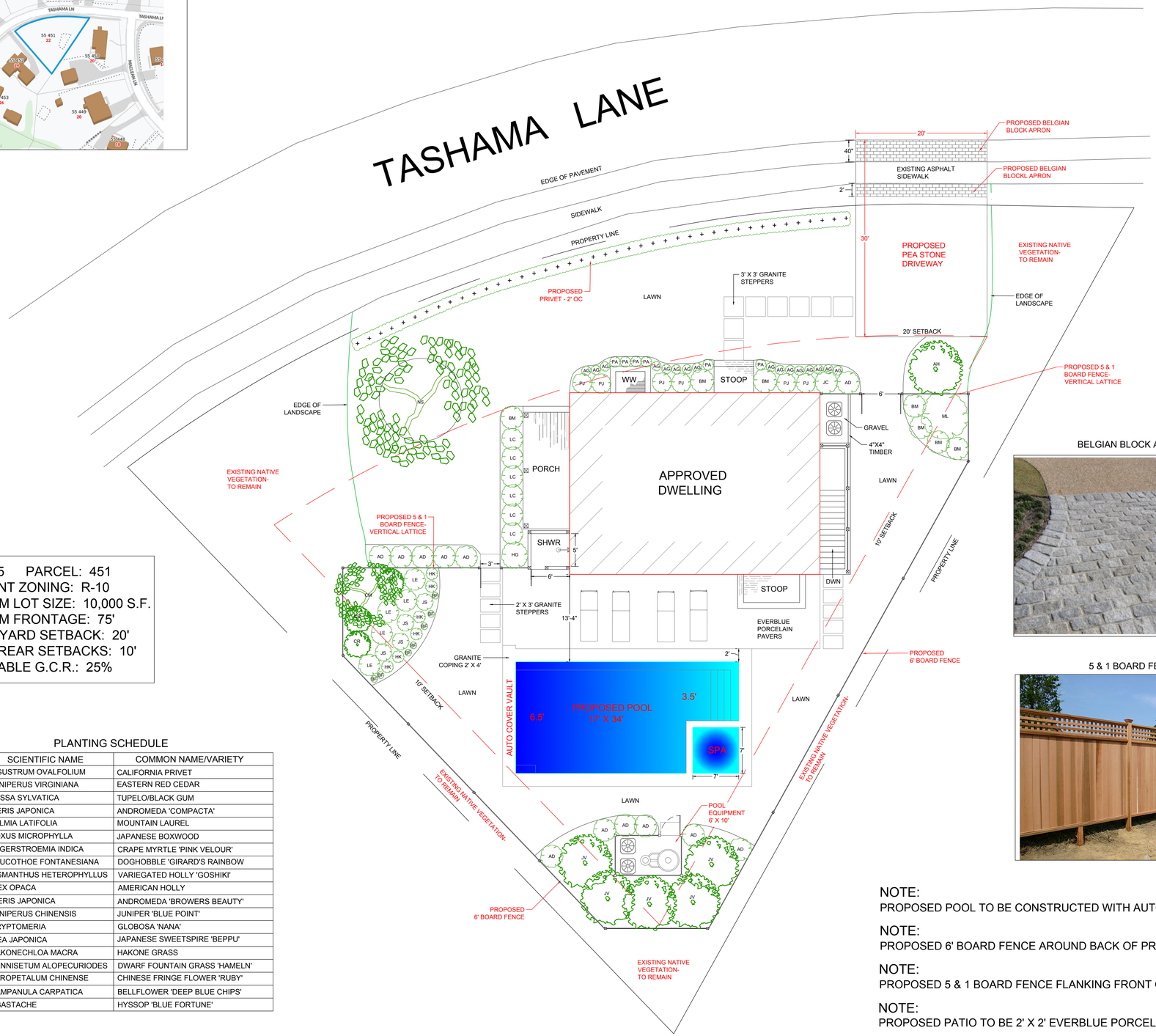
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/24 Signature of owner of record _____ Signed under penalties of perjury







MAP: 55 PARCEL: 451
CURRENT ZONING: R-10
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 20'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 25%

PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LO	42	LIGUSTRUM OVALFOLIUM	CALIFORNIA PRIVET
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
NS	1	NYSSA SYLVATICA	TUPELO/BLACK GUM
PJ	6	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
KL	1	KALMIA LATIFOLIA	MOUNTAIN LAUREL
BM	7	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
CM	1	LAGERSTROEMIA INDICA	CRAPE MYRTLE 'PINK VELOUR'
LE	5	LEUCOTHOE FONTANESIANA	DOGHOBBLE 'GIRARD'S RAINBOW
HG	1	OSMANTHUS HETEROPHYLLUS	VARIEGATED HOLLY 'GOSHIKI'
AH	1	ILEX OPACA	AMERICAN HOLLY
AD	12	PIERIS JAPONICA	ANDROMEDA 'BROWERS BEAUTY'
JC	1	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
CR	3	CRYPTOMERIA	GLOBOSA 'NANA'
JS	4	ITEA JAPONICA	JAPANESE SWEETSPIRE 'BEPPU'
HK	6	HAKONECHLOA MACRA	HAKONE GRASS
PA	6	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
LC	6	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER 'RUBY'
BF	7	CAMPANULA CARPATICA	BELLFLOWER 'DEEP BLUE CHIPS'
AG	16	AGASTACHE	HYSSOP 'BLUE FORTUNE'

22 TASHAMA LANE



24 TASHAMA VIEW



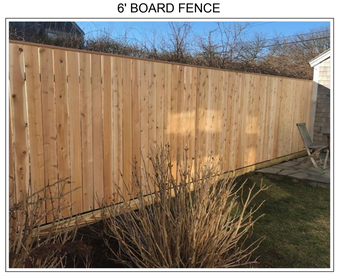
BELGIAN BLOCK APRON

EVERBLUE PORCELAIN PAVERS



5 & 1 BOARD FENCE

6' BOARD FENCE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AROUND BACK OF PROPERTY TO BE NATURAL TO WEATHER, NO LATTICE.

NOTE:
PROPOSED 5 & 1 BOARD FENCE FLANKING FRONT OF HOUSE TO BE NATURAL TO WEATHER WITH VERTICAL LATTICE.

NOTE:
PROPOSED PATIO TO BE 2' X 2' EVERBLUE PORCELAIN PAVERS, STAGGERED PATTERN.

NOTE:
EXISTING NATIVE VEGETATION AROUND PERIMETER TO REMIAN AND BE FILLED IN WHERE NEEDED.

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NOTE:
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.

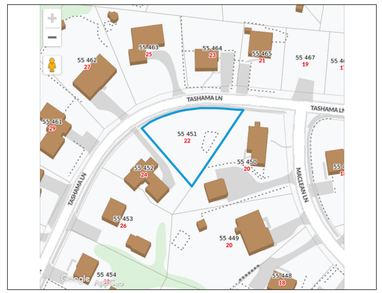
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

22 Tashama Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 22 Tashama Lane
DATE: 3/11/24

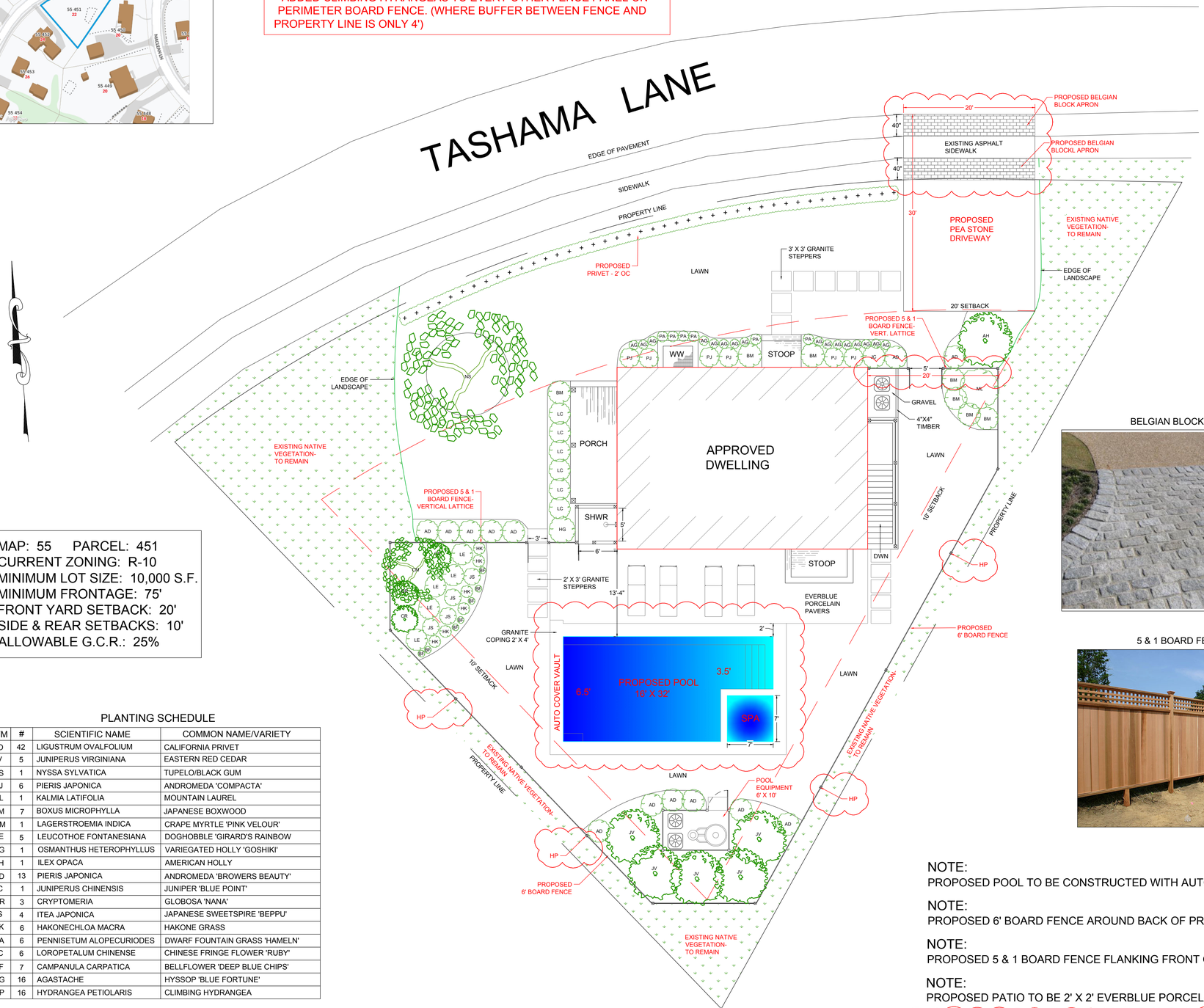
SHEET:

S.1



REVISIONS: 4/24/24

* REDUCED POOL SIZE FROM 17' X 34' TO 16' X 32'.
* WIDENED INTERIOR SECTION OF DRIVEWAY APRON TO 40" TO MATCH THE DEPTH OF THE STREET SIDE SECTION.
* REDUCED GATE SIZE ON EAST SIDE OF HOUSE FROM 6' TO 5'.
* REDUCED LENGTH OF 5 & 1 FENCE COMING OFF NORTHEAST CORNER HOUSE BY 2'-10".
* ADDED CLIMBING HYRANGEAS TO EVERY OTHER FENCE PANEL ON PERIMETER BOARD FENCE. (WHERE BUFFER BETWEEN FENCE AND PROPERTY LINE IS ONLY 4')



MAP: 55 PARCEL: 451
CURRENT ZONING: R-10
MINIMUM LOT SIZE: 10,000 S.F.
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SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 25%

PLANTING SCHEDULE

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BM	7	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
CM	1	LAGERSTROEMIA INDICA	CRAPE MYRTLE 'PINK VELOUR'
LE	5	LEUCOTHOE FONTANESIANA	DOGHOBBLE 'GIRARD'S RAINBOW
HG	1	OSMANTHUS HETEROPHYLLUS	VARIEGATED HOLLY 'GOSHIKI'
AH	1	ILEX OPACA	AMERICAN HOLLY
AD	13	PIERIS JAPONICA	ANDROMEDA 'BROWERS BEAUTY'
JC	1	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
CR	3	CRYPTOMERIA	GLOBOSA 'NANA'
JS	4	ITEA JAPONICA	JAPANESE SWEETSPIRE 'BEPPU'
HK	6	HAKONECHLOA MACRA	HAKONE GRASS
PA	6	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
LC	6	LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER 'RUBY'
BF	7	CAMPANULA CARPATICA	BELLFLOWER 'DEEP BLUE CHIPS'
AG	16	AGASTACHE	HYSSOP 'BLUE FORTUNE'
HP	16	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

22 TASHAMA LANE



24 TASHAMA VIEW



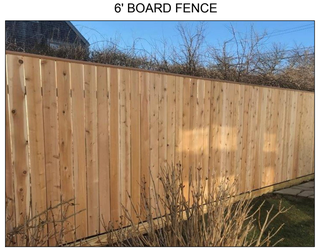
BELGIAN BLOCK APRON

EVERBLUE PORCELAIN PAVERS



5 & 1 BOARD FENCE

6' BOARD FENCE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AROUND BACK OF PROPERTY TO BE NATURAL TO WEATHER, NO LATTICE.

NOTE:
PROPOSED 5 & 1 BOARD FENCE FLANKING FRONT OF HOUSE TO BE NATURAL TO WEATHER WITH VERTICAL LATTICE.

NOTE:
PROPOSED PATIO TO BE 2' X 2' EVERBLUE PORCELAIN PAVERS, STAGGERED PATTERN.

NOTE:
EXISTING NATIVE VEGETATION AROUND PERIMETER TO REMIAN AND BE FILLED IN WHERE NEEDED.

COPYRIGHT NOTICE:
THESE DRAWINGS ARE THE PROPERTY OF KM LANDSCAPE DESIGNS, INC. MAY NOT BE USED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM KMLD. © KM LANDSCAPE DESIGNS, INC.

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.

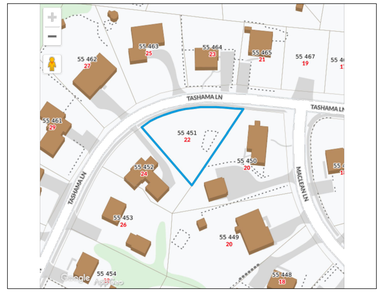
NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

22 Tashama Lane
PROPOSED LANDSCAPE DESIGN

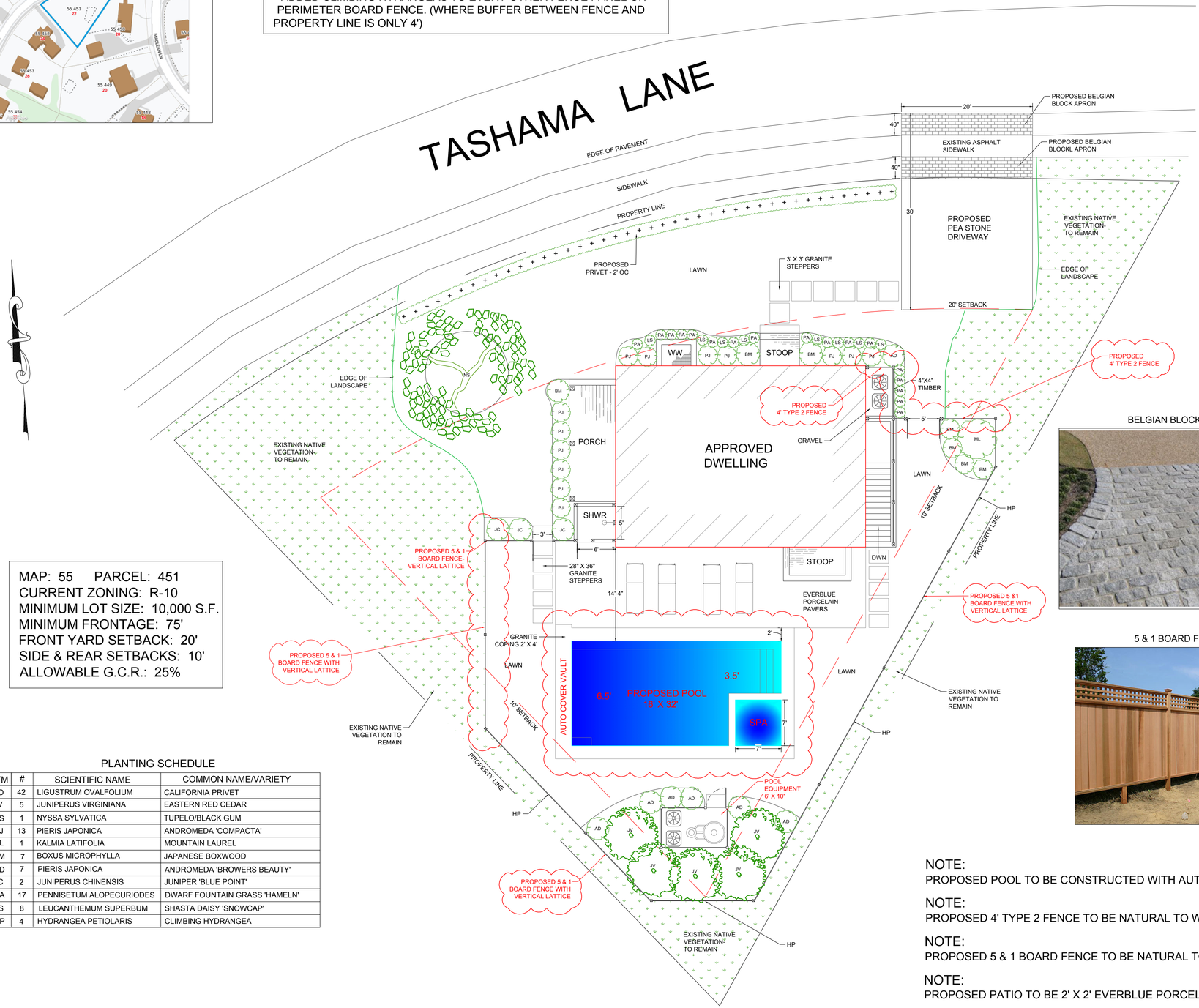
SCALE: 1/8" = 1'-0"
JOB: 22 Tashama Lane
DATE: 3/11/24
REVISIONS: 4/24/24

SHEET:
S.1



REVISIONS: 4/24/24
* REDUCED POOL SIZE FROM 17' X 34' TO 16' X 32'.
* WIDENED INTERIOR SECTION OF DRIVEWAY APRON TO 40" TO MATCH THE DEPTH OF THE STREET SIDE SECTION.
* REDUCED GATE SIZE ON EAST SIDE OF HOUSE FROM 6' TO 5'.
* REDUCED LENGTH OF 5 & 1 FENCE COMING OFF NORTHEAST CORNER HOUSE BY 2'-10".
* ADDED CLIMBING HYRANGEAS TO EVERY OTHER FENCE PANEL ON PERIMETER BOARD FENCE. (WHERE BUFFER BETWEEN FENCE AND PROPERTY LINE IS ONLY 4')

REVISIONS: 6/28/24
* MOVED POOL 18" EAST AND 12" SOUTH.
* CHANGED 5 & 1 BOARD FENCE COMING OFF NORTHEAST CORNER OF HOUSE TO A 4' TYPE 2 AND SHIFTED BACK TO MEET BASEMENT STAIRS.
* REDUCED FENCING ON WEST SIDE OF PROPERTY.
* CHANGED PROPOSED 6' BOARD FENCE TO 5 & 1 WITH VERTICAL LATTICE.



MAP: 55 PARCEL: 451
CURRENT ZONING: R-10
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 20'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 25%

PLANTING SCHEDULE

SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
LO	42	LIGUSTRUM OVALFOLIUM	CALIFORNIA PRIVET
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
NS	1	NYSSA SYLVATICA	TUPELO/BLACK GUM
PJ	13	PIERIS JAPONICA	ANDROMEDA 'COMPACTA'
KL	1	KALMIA LATIFOLIA	MOUNTAIN LAUREL
BM	7	BOXUS MICROPHYLLA	JAPANESE BOXWOOD
AD	7	PIERIS JAPONICA	ANDROMEDA 'BROWERS BEAUTY'
JC	2	JUNIPERUS CHINENSIS	JUNIPER 'BLUE POINT'
PA	17	PENNISETUM ALOPECURIODES	DWARF FOUNTAIN GRASS 'HAMELN'
LS	8	LEUCANTHEMUM SUPERBUM	SHASTA DAISY 'SNOWCAP'
HP	4	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

22 TASHAMA LANE



24 TASHAMA VIEW



BELGIAN BLOCK APRON

EVERBLUE PORCELAIN PAVERS



5 & 1 BOARD FENCE

4' TYPE 2 FENCE (NATURAL TO WEATHER)



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 4' TYPE 2 FENCE TO BE NATURAL TO WEATHER.

NOTE:
PROPOSED 5 & 1 BOARD FENCE TO BE NATURAL TO WEATHER WITH VERTICAL LATTICE.

NOTE:
PROPOSED PATIO TO BE 2' X 2' EVERBLUE PORCELAIN PAVERS, STAGGERED PATTERN.

NOTE:
EXISTING NATIVE VEGETATION AROUND PERIMETER TO REMAIN AND BE FILLED IN WHERE NEEDED.

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KM Landscape Designs, INC.
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16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

22 Tashama Lane
PROPOSED LANDSCAPE DESIGN

SCALE: 1/8" = 1'-0"
JOB: 22 Tashama Lane
DATE: 3/11/24
REVISIONS: 4/24/24
REVISIONS:6/28/24

SHEET:

S.1

0".
ING HYRANGEAS TO EVERY OTHER FENCE PANEL ON
OARD FENCE (WHERE BUFFER BETWEEN FENCE AND
E IS ONLY 4')

Exhibit "A"

TASHAMA LANE

EDGE OF PAVEMENT
SIDEWALK
PROPERTY LINE
PROPOSED PRIVET - 2' OC
LAWN
3' X 3' GRANITE STEPPERS
PROPOSED BELGIAN BLOCK APRON
20'
40"
EXISTING ASPHALT SIDEWALK
PROPOSED BELGIAN BLOCKL APRON
30'
PROPOSED PEA STONE DRIVEWAY
EXISTING NATIVE VEGETATION- TO REMAIN
EDGE OF LANDSCAPE
4' Bd. Fence
20' SETBACK
PROPOSED 5 & 1 BOARD FENCE- VERT. LATTICE
4' Board Fence
GRAVEL
TIMBER
LAWN
Gate
10' SETBACK
PROPERTY LINE
5/1 Fence
PROPOSED 6' BOARD FENCE
OF APE
NS
Reduce Fence on West
PROPOSED 5 & 1 BOARD FENCE- VERTICAL LATTICE
PORCH
APPROVED DWELLING
SHWR
5'
6'
3'
2' X 3' GRANITE STEPPERS
13'-4"
STOOP
EVERBLUE PORCELAIN PAVERS
DWN
HP
2' X 4' GRANITE COPING
2'
AUTO COVER VAULT
PROPOSED POOL
6.5'
3.5'
moved or Pool Smaller
SPA
7'
LAWN
POOL EQUIPMENT 6' X 10'
EXISTING NATIVE VEGETATION- TO REMAIN
5/1 Fence
PROPOSED 6' BOARD FENCE
EXISTING NATIVE VEGETATION-





NOTE:
PROPOSED POOL TO BE CONSTRUCTI

NOTE:
PROPOSED 6' BOARD FENCE AROUND

NOTE:
PROPOSED 5 & 1 BOARD FENCE FLAN

NOT A CORNER LOT



ADDRESS: 55 Easton Street
DATE HEARD: 6-25-24
SITTING BOARD:

RECEIVED
JUL 10 2024
BY

Historic District Commission
OLD BUSINESS CHECKLIST

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: 5-14-24
	Address & HDC Case Number (ie HDC2020-05-0265): 55 Easton Street
✓	Copy of Minutes (application item circled) 2024-05-10499
✓	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.) ✓ Photos of neighborhood references
✓	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

Scanned with CamScanner

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: Julie M Jordan Date: 7/10/24

Scanned with CamScanner

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 86

Street & Number of Proposed Work: 55 Easton Street

Owner of record: Easton Street LLC

Mailing Address: c/o Congress Wealth Mgmt. LLC
Boston, MA 02110

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

AGENT INFORMATION (if applicable)

Name: Julie Jordin

Mailing Address: PO Box 3153
Nantucket, MA 02584

Contact Phone #: (508) 560-6611 E-mail: julie@juliejordin.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Deck/Patio: Size: 205 sq ft ☐ 1st floor ☐ 2nd floor
PERGOLA Size: 469 sq ft ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell + Belgian Block Walkways Shell Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck Patio: Bluestone Foundation _____ Fence _____ Shutters _____
* Attach manufacturer's color samples if color is not from HDC approval list. Gates + Pergola: Natural to Weathe

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Julie M Jordin

Signed under penalties of perjury

Scanned with CamScanner

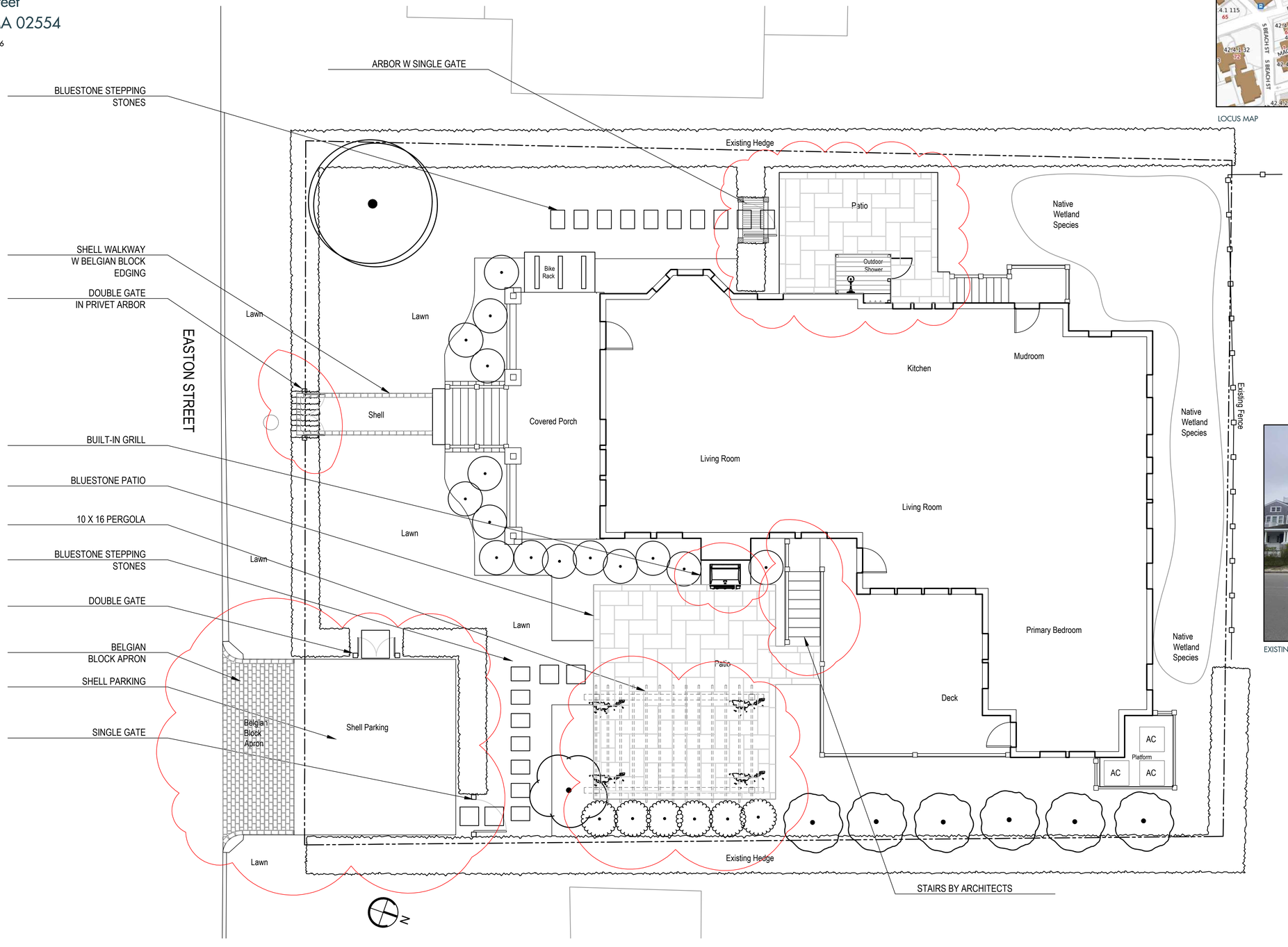
JULIE JORDIN
THE GARDEN DESIGN COMPANY

55 Easton Street
Nantucket, MA 02554

MAP/PARCEL: 42.4.1 / 86
ZONING: R1



LOCUS MAP

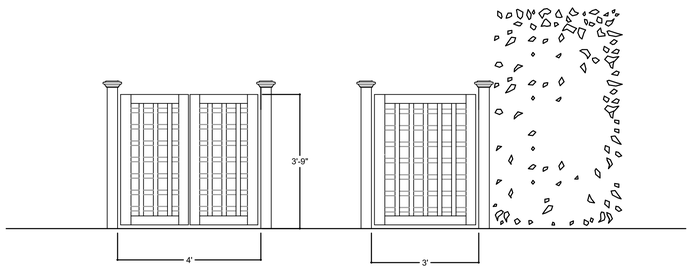


CONCEPT PLAN
SCALE: 3/16" = 1'
DATE: 7.9.2024

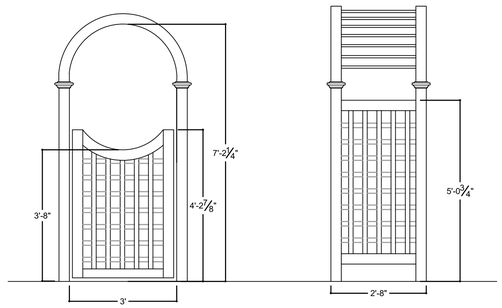


EXISTING HOUSE FROM EASTON STREET

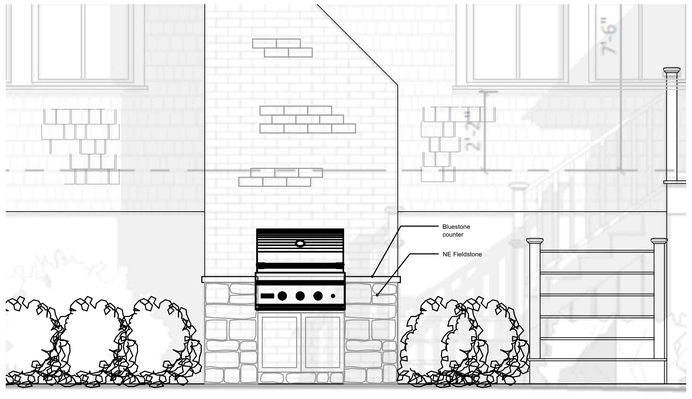
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



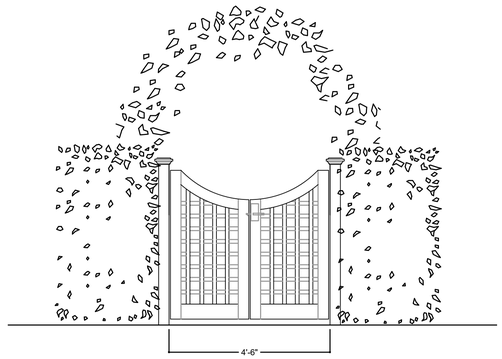
1 TRELLIS GATES AT PARKING - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



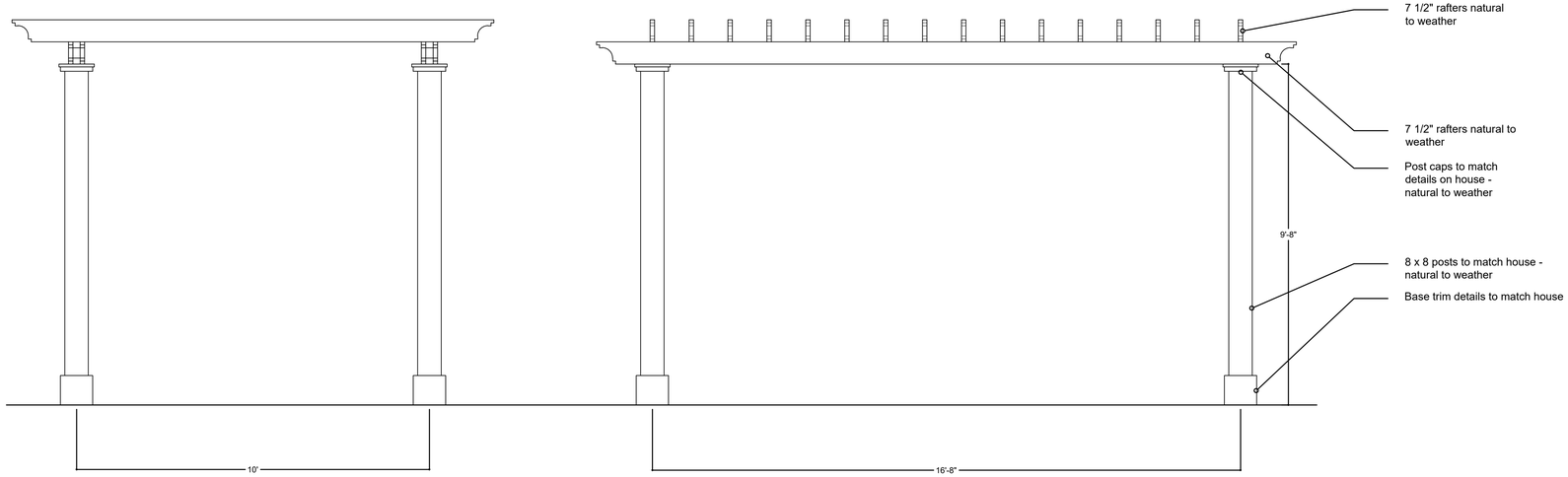
2 ARBOR W SINGLE GATE - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



3 BUILT-IN GRILL
SCALE: 1/2" = 1' - 0" ELEVATION



4 DOUBLE GATE AT MAIN ENTRY WALKWAY - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



5 PERGOLA
SCALE: 1/2" = 1' - 0" ELEVATION

Prelim. 7.10.2024

JULIE JORDIN
THE GARDEN DESIGN COMPANY

SURVEYOR
Bracken Engineering
508.325.0044

ARCHITECT
Shelter 7
978.764.6802

GENERAL NOTES
Drawing are based on plans provided by architects and surveyor. Please notify designer of any discrepancies.

55 Easton St.
Nantucket, MA

DATE: 7/10/24
SCALE: Various
DRAWN BY: Julie Jordin
MAP/PARCEL: 42.4.1/86
ZONING: R1
REVISION:

L1
DETAILS

P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com

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JULIE JORDIN
The Garden Design Company

These notes are transcribed by us from the Tuesday, June 25, 2024 meeting: (the official notes are not yet published at this time)

- Most members objected to the front bluestone walkway, but they did say that they might be open to bluestone as long as it was hidden behind the hedges.

- HDC wanted to confirm the bluestone patio wasn't visible from street (it is not).

- Most members objected to a completely shell driveway, although a few did indicate that they might be open to a brick apron with a shell driveway.
    - It was mentioned that aprons are a required element in that zone.

- One member mentioned that she would like more typical type II Nantucket picket fences and gates, but everyone agreed that they needed to be natural to weather.

- Pergolas are consistent with downtown & will be allowed. Everyone mentioned that they would like the pergola to be natural to weather, (so was changed to reflect on that detail).
    - Other than that, everyone agreed that if it was concealed behind plantings and hedging, that they would approve.

- We removed the deck stair change from our application and will have the architect submit.

- Motion to view.
- Motion for revisions.

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

KILLEN –
1 OLD NORTH WHARF
ADDITION CHANGED TO
CORPORATE
STRUCTURE

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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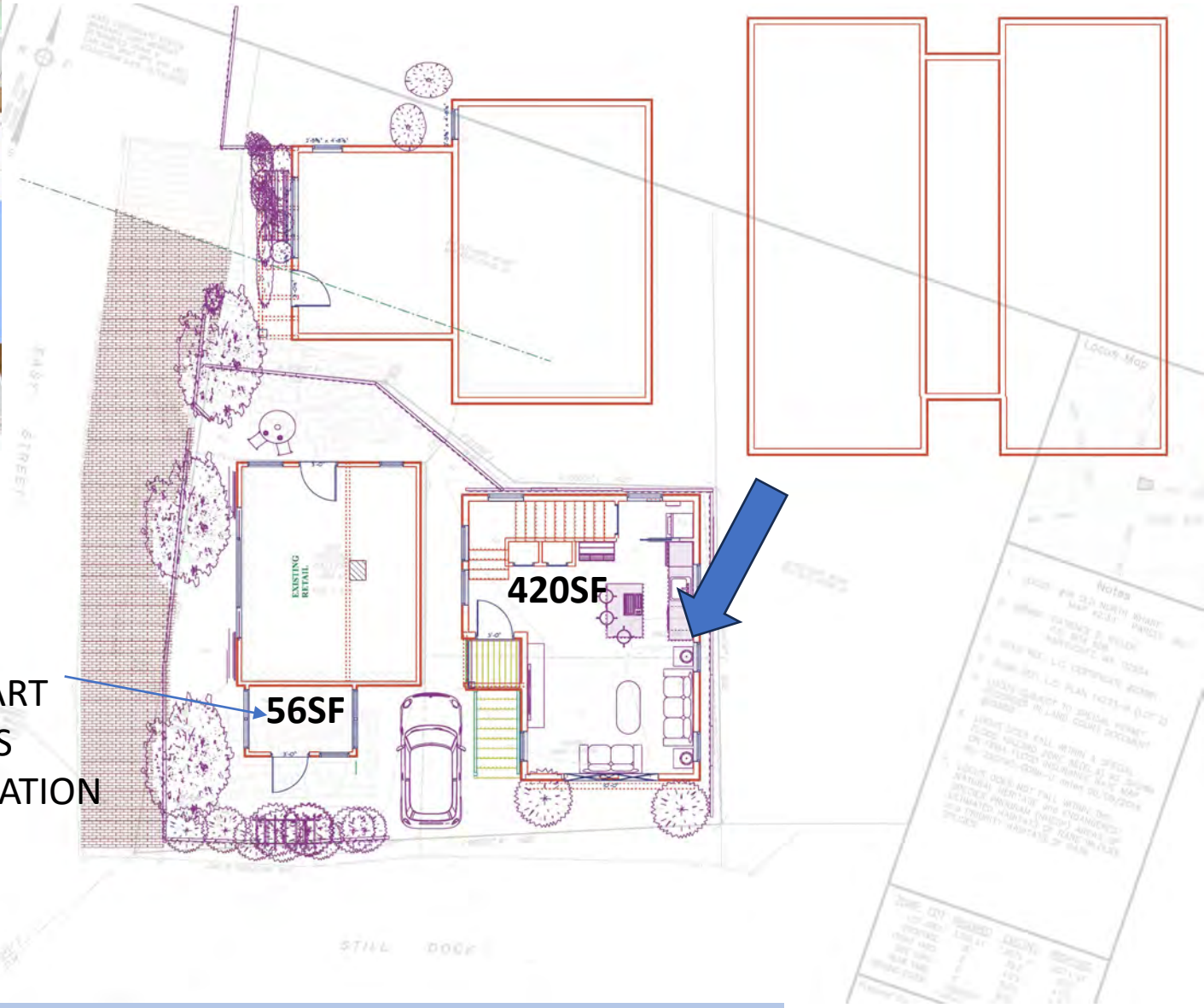
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 7/10/24
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC-2024-04-10413
X	Copy of Minutes (application item circled) (I MADE MY OWN TRANSCRIPT)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
IN FILE	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



MAP 42.3.1
PARCEL 80



PROPOSED AS SEPERATED BUILDING - 1 OLD N WHARF





1 OLD NORTH WHARF - MOVE OR DEMO SHED

WEST ELEVATION



EAST ELEVATION



AREA ON SITE FOR BUILDING LOCATION



EXISTING RETAIL BLDG ON LOT





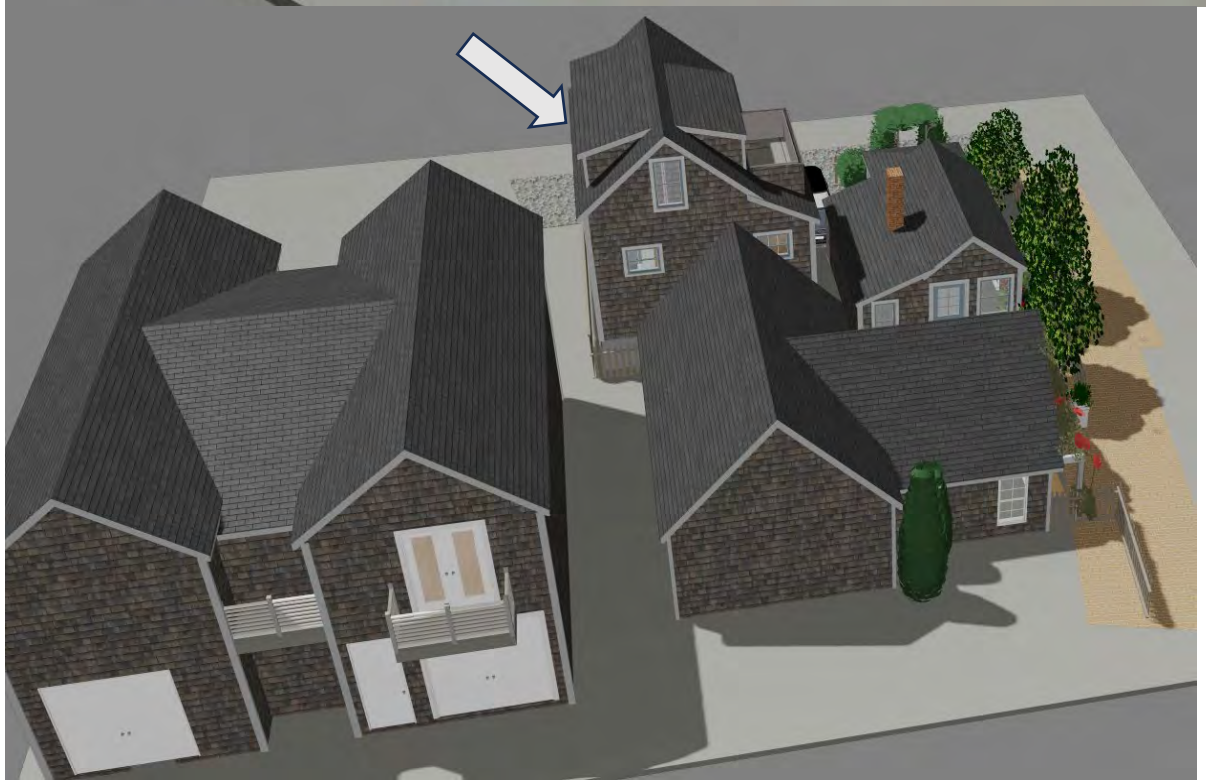
PREVIOUS PROPOSAL WAS TO ADD TO THE EXISTING SMALL RETAIL STRUCTURE

NEW PROPOSAL AS A SEPERATED BUILDING



NEW PROPOSAL AS A SEPERATED BUILDING






SITE FOR NEW
BUILDING





7. 4. 6. 8. 10 AND 12 OLD NORTH WHARF ON THE HARBOR SIDE

-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



11. 15. 21. OLD NORTH WHARF



-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



1R. 4.4. 7. 11 OLD NORTH WHARF

COTTAGES FROM OLD NORTH WHARF
ON THE NORTH SIDE FACING STEAMSHIP AUTHORITY PORT

-SIMPLE MASSES
- FEW DORMERS
-BALCONIES
AND PORCHES WITH DECKS



FUN TO SEE 1920’S PHOTO OF 12 OLD NORTH WHARF

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 80

Street & Number of Proposed Work: 1 OLD NORTH WHARF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 6010
NANTUCKET, MA 02584

Contact Phone #: (508) 325-2625 E-mail: pk@patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OVINK DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ack.vo1@comcast.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 151.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ORIGINAL APPLICATION WAS FOR AN ADDITION TO THE EXISTING

REVISED PLANS ARE TO SEPERATE STRUCTURE FROM EXISTING

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 73'-0" Sq. Footage 1st floor: 378SF
Width: 17'-10" Sq. footage 2nd floor: 378SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 6X8 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 26'-9" South 26'-9" East 26'-9" West 26'-9"

Additional Remarks

Historic Name:

Original Date: c 1940's

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 48" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) (TMB) BRICK CHIMNEY ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer BRISCO SDL

Doors* (type and material): ☐ TDL ☐ SDL Front PAINTED Rear PAINTED Side 12 LIGHT / KICK PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: (TBD) Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST. BLDG)

Sidewall NTN Clapboard (if applicable) _____ Roof BLACK ARCH. ASPHALT.
Trim COBBY Sash _____ Doors BLUE
Deck NTN Foundation NTN (SHINGLE IN FRONT PIERS) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/15/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 80

Street & Number of Proposed Work: 1040 NORTH WAUF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 1040
NANTUCKET, MA. 02554

Contact Phone #: (508) 325-2025 E-mail: pete.patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OMAR DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 376-4319 E-mail: alexvalore@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ pd W/ KT APPLICATION

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

(CHANGED TO)

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other (STRUCTURE REVISED OVERALL) AND SEPARATED FROM EXISTING

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 420SF (-42SF) Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-0" Sq. footage 2nd floor: 300SF (-78SF) Size: 4'-6" x 11' ☐ 1st floor ☒ 2nd floor

Sq. 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: BUILDING ON SITE

Original Date: IS C 1940'S

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

CHANGE FROM ADDITION TO EXISTING BLDG TO SEPERATE STRUCTURE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±2'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: UNKNOWN

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 BLACK 3 TAB

Trim WHITE Sash HAMILTON BLUE Doors HAMILTON BLUE

Deck NTW Foundation CEDAR Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

June 11, 2024 **HDC meeting**

Sitting board- Stephen Welch (Chair) , Abby , Angus, Carrie and Ray.

Val Oliver- Agent for applicant

Presented plans- building circa 1940's. It came in a few years ago to be demolished and it was quite clear that was not a go. The building was important to keep for the human scale on the street. Keeping that in mind, we are trying to this as an addition and keep that building exactly the way it is. Let's start with the context of the area (pics of context shown) There were comments from HSAG making suggestions about a story and a half with dormers but I would just submit that if you look, by and large- these buildings in this area, all have a little balcony. They are very simple structures, I think I only found one that had dormers. We are trying to keep that in mind as we try to do this addition and we are also impacted by the flood thing which is why it is so tall, compared to the structure that is there. It is a very small addition, 378 sf and I look forward to hearing what you have to say.

Stephen Welch- Any questions at this time ? Holly?

Holly Backus- Preservation Planner –

Thank you, Mr. Chair. Yes, this building was before you for a demo which was not approved. The NHL data base indicates 1940's, there is not actual date I could find but it is contributing to the character and setting of the Historic District. This structure would have to comply with Resilient Nantucket Design guidelines that were adopted in 2021, so we would need an elevation certificate for this application the Firmette map as you all have requested with your best practices. This addition is very tall and overwhelms the existing historic cottage. At 26'-9" it dwarfs e cottage in both height and scale. The addition will need to come down in Size. I do appreciate the photos of the context but I also do think its important to note that this would be an addition to an existing one story building. Full two stories is too much since the addition needs to be elevated due to FEMA AE Flood zone. While there are other one and ½ story and two story wharf cottages around this area- the proposed dramatically changes the street scape which is on the corner of a very busy part of our Historic District. Reducing the program is recommended. Those are my comments- thank you.

Mickey Rowland- HSAG

It's a big change for this very visible corner lot. Its pretty vertical feeling. Changing it to a story and a half using dormers would reduce the height and scale. On the south elevation, the small grade level shed blocks the front of the original building and should be eliminated or greatly reduce. The solid shed like box over the front door for the apartment is awkward and creates a negative mass below. Better seen on West elevation. This should be simplified as a simple shed roof. Balconies overlooking our downtown streets are not appropriate. Cantilevered balcony overlooking easy st should be eliminated. Chimney on existing might not pass muster with the code so that might be a concern. Thank you.

Stephen- calls out board member son application, who would like to begin?

Angus Mcleod-

I am happy to begin. So keeping in mind the thing that the HDC is supposed to be in charge of is maintaining the scale of setting and detail to not compromise the historic assets that we have. I feel that this proposal dramatically changes all of those facets of this structure. I appreciate the original structure still being there but right now there is sort of a natural stepping up to the other taller cottages along the water. I think a dramatic reduction in program and height is necessary for this to work. Thank you.

Abby Camp-

I agree with what's been said. I think simplify meaning that left shed on the first floor blocks the building and the recess there is not historic, and the balcony. Um. Maybe you want to relook at that when you go to simplify it but it were to stay , I think it should just be pulled in and made smaller.

Ray Pohl-

Agree with everything that's been said and yes, Mickey is correct that the chimney wont work, it would need to be extended quite a bit.

Val- Chimney not going to be used.

Ray- Well okay, that's between you and the building inspector. Um, The roof pitches I think should be the same as the little one story building. This seriously dwarfs the one story building. SO that's all.

Carrie Thornewill-

Im wondering if you just looked at a building that is not attached to the one story existing. Remove all the extra stuff and just create a boat house like the ones on the dock on the other side, that's it.

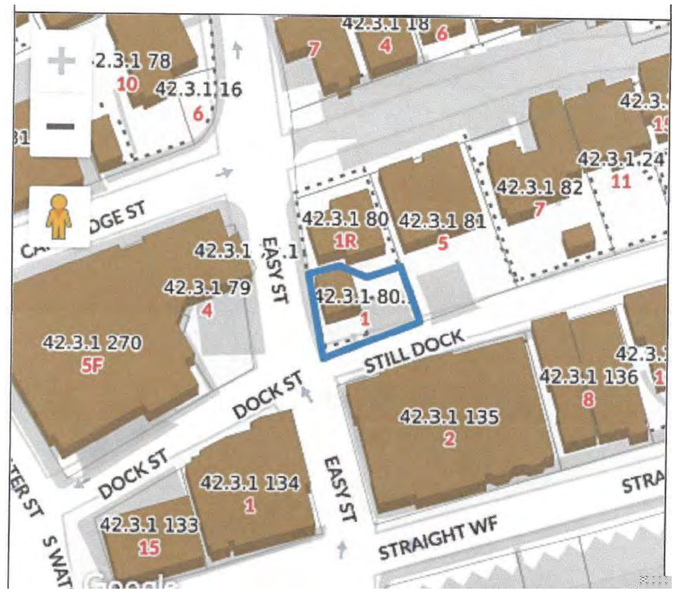
Stephen Welch-

I agree with the comments, and I think Carrie's got an interesting point and I think that that could be appropriate.

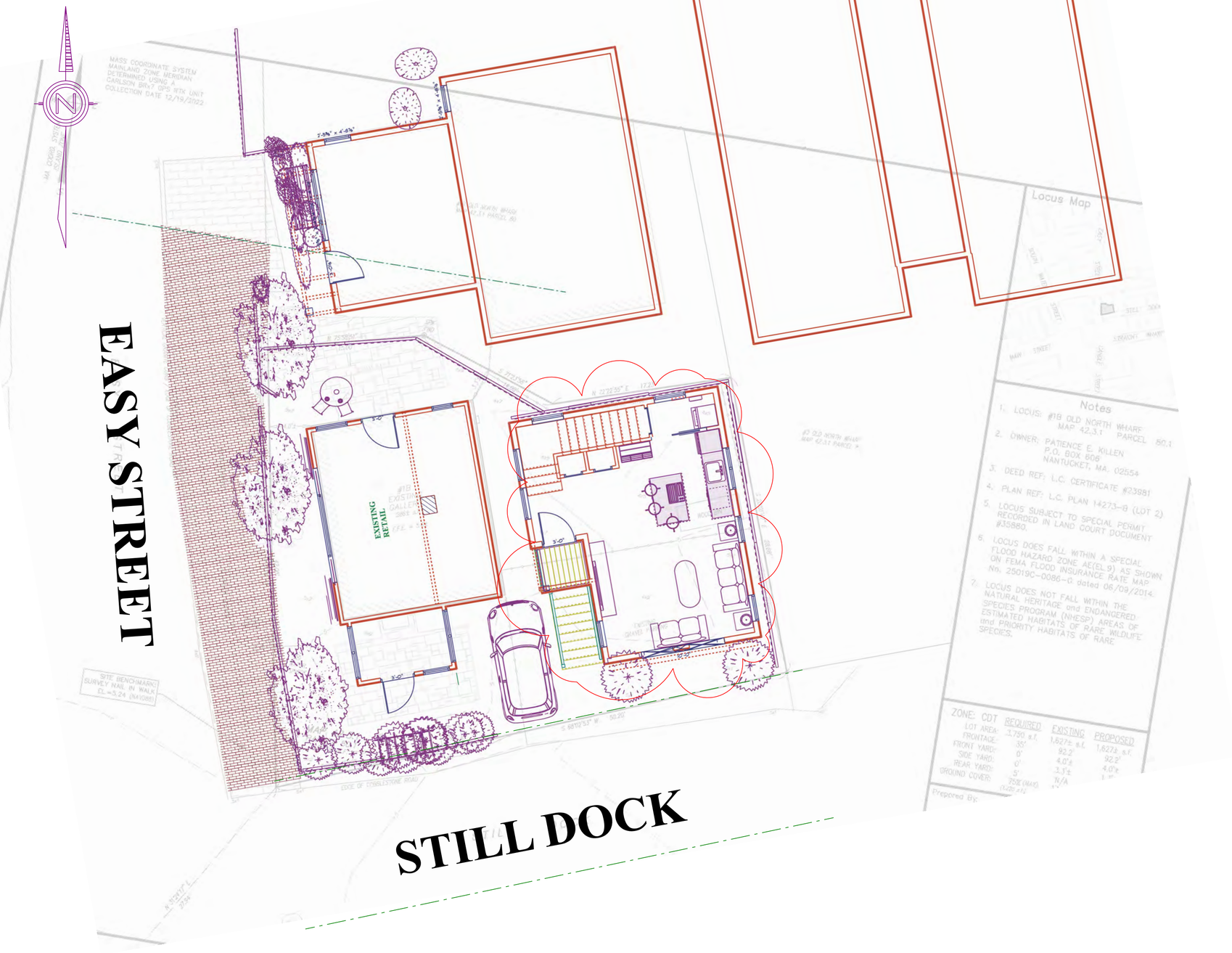
Ray-

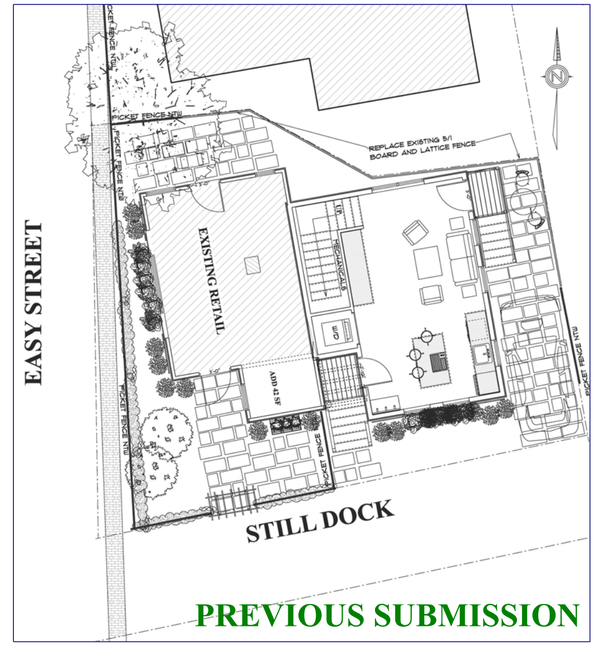
Motions to hold for revisions.

Motion carried unanimously.



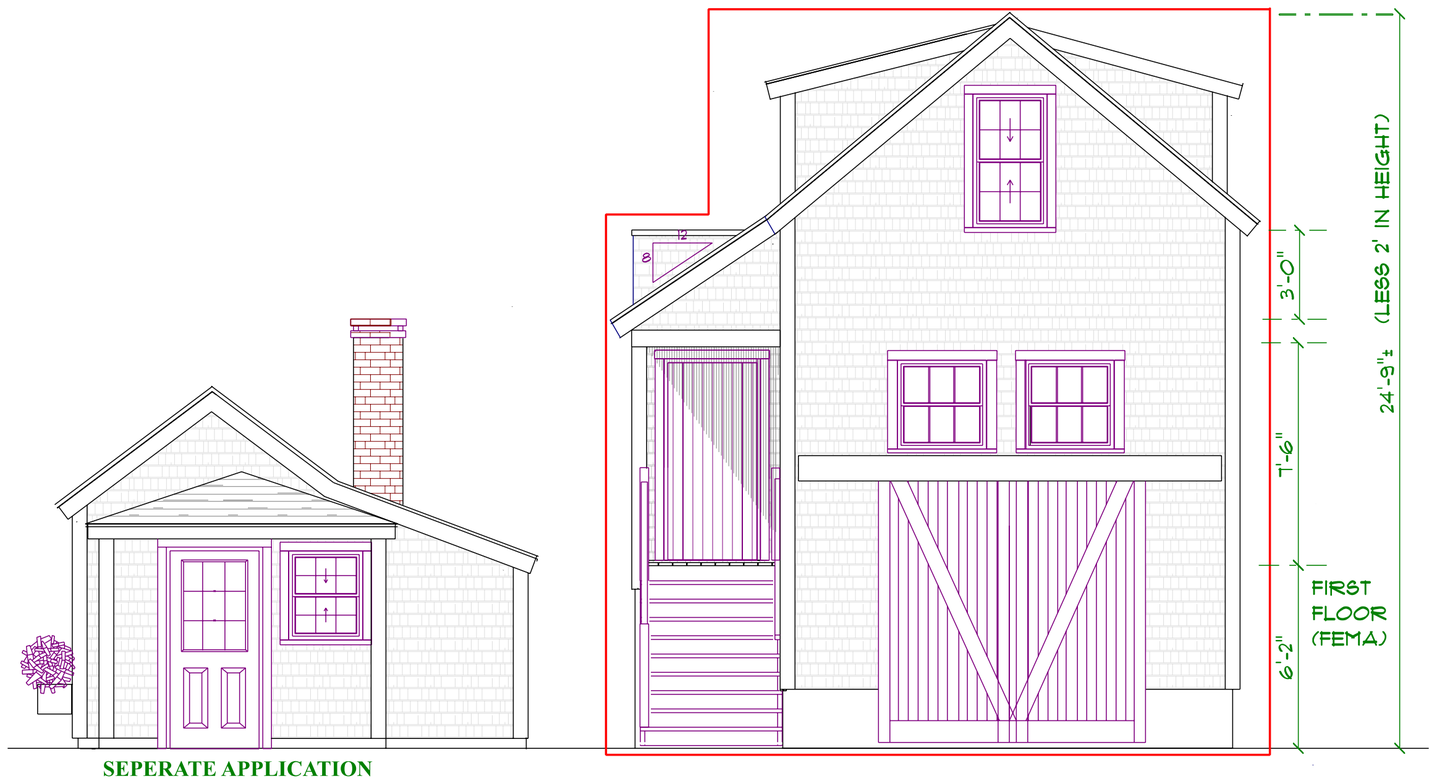
MAP 42.3.1 PARCEL 79





1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

SOUTH- FACING STILL DOCK (FRONT)



SEPERATE APPLICATION

PREVIOUS SOUTH- FACING STILL DOCK



1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

WEST- FACING EASY STREET

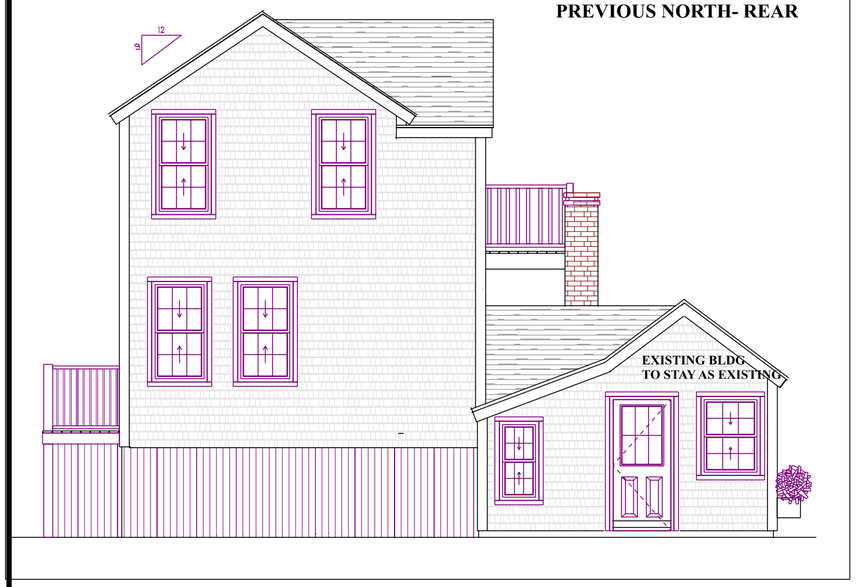


PREVIOUS WEST- FACING EASY STREET



SEPERATE APPLICATION

PREVIOUS NORTH- REAR





NORTH- REAR



EAST-RIGHT

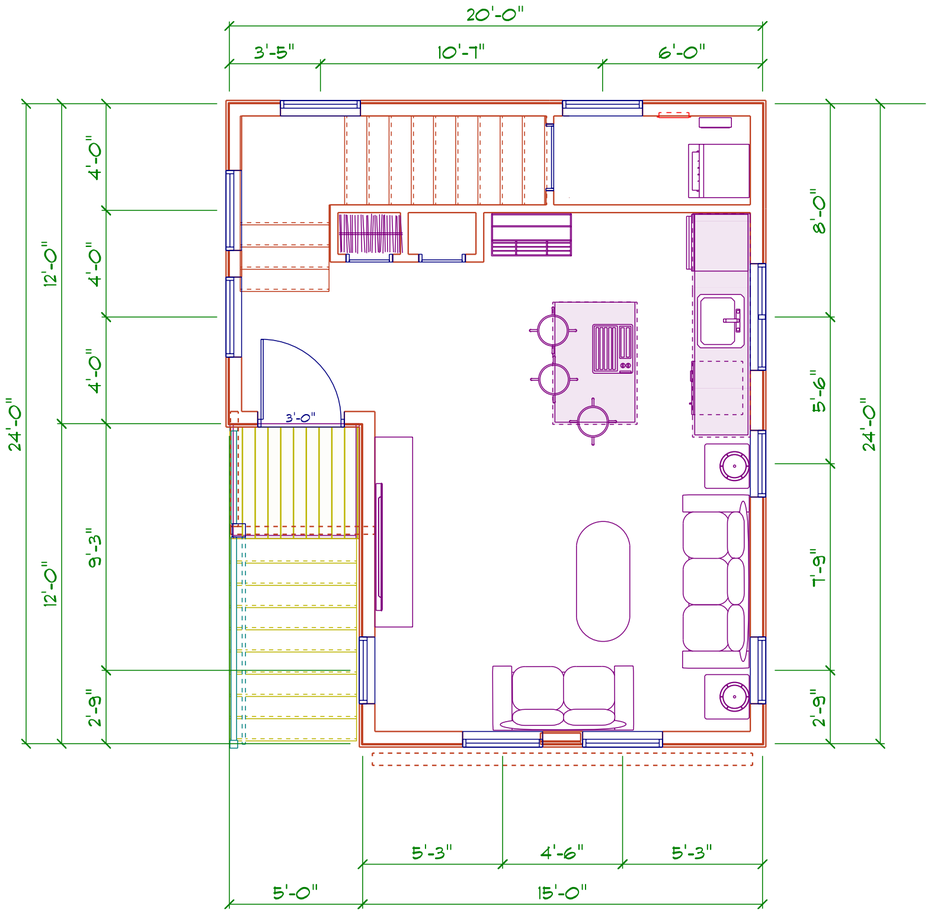
PREVIOUS EAST-RIGHT



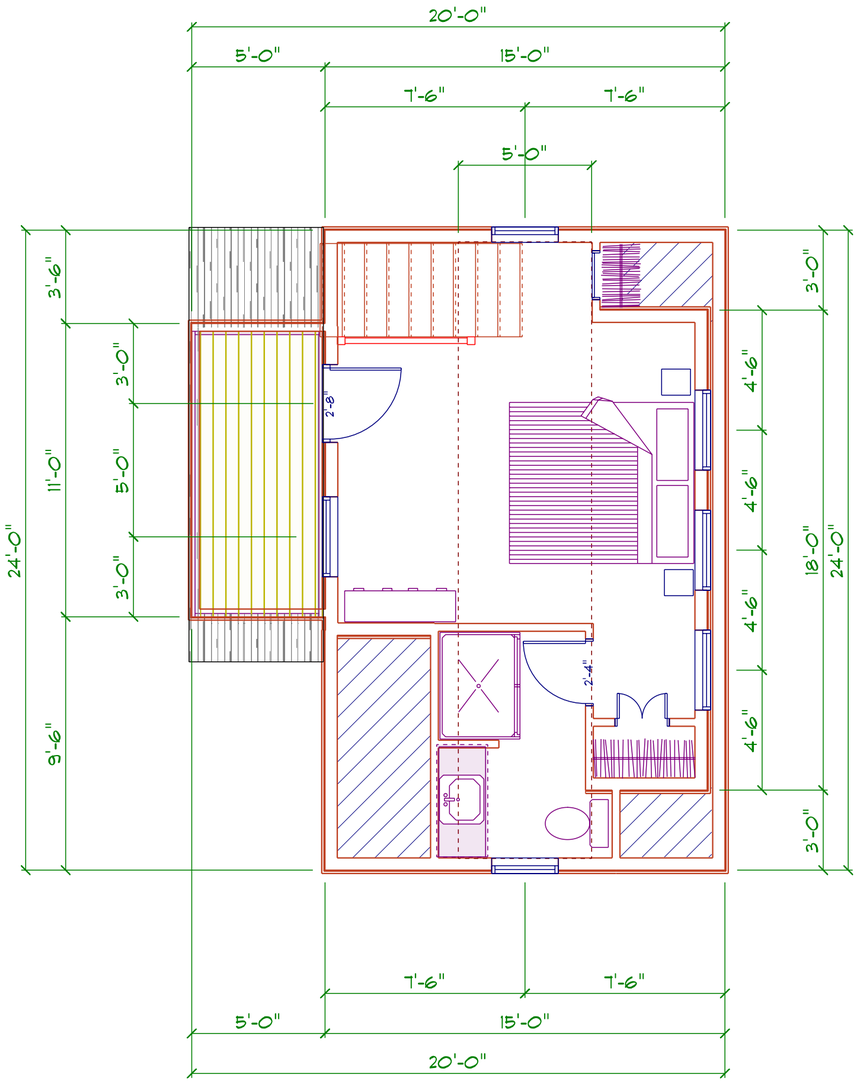
1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PLAN: 420SF



SECOND FLOOR PLAN: @ 300SF



1 OLD NORTH WHARF- KILLEN
PROPOSED NEW BUILDING-SEPERATE FROM EXISTING BLDG
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

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: 07.11.24
	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: 07.09.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 04.30.24

1 N Swift Rock Rd / 1 N Swift Rock Rd Trust

40 / 2

Garage

Sitting Board: Pohl, Oliver, Coombs, Camp

Oliver: Requested drawing illustrating garage in relationship to other buildings; Garage in of itself is fine, but wants to see it with the other structures

Camp: Want to reiterate what Val said. It's a fine structure but doesn't know how it relates to the other structures. Its almost 26' tall so for a garage that's tall

Coombs: It's too tall. It's supposed to be 24'. Doghouse dormers are too heavy. It makes the whole garage huge. Would do one shed dormer in the middle. Would bring shed dormer in on the south and do just three windows on the back and separate the two below on the south so they align with the windows above; Make it simpler and shorter; take it down to 24'

Pohl: Consider some revisions; at least two board members want to see in relation to other building context

Motion to hold for revisions (Oliver)
Carried 4-0 Oliver, Camp, Coombs, Pohl (aye)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 N Swift Rock Road Trust

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27' Sq. Footage 1st floor: 648 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 614 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 25'-11" +/- South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 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 _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White & Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

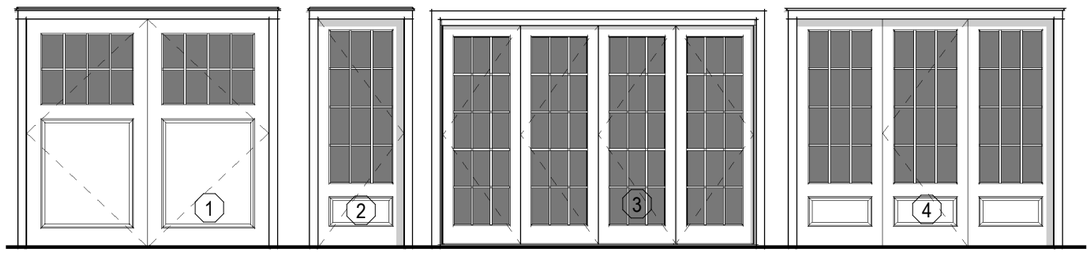
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/11/24 Signature of owner of record _____ Signed under penalties of perjury



Locus

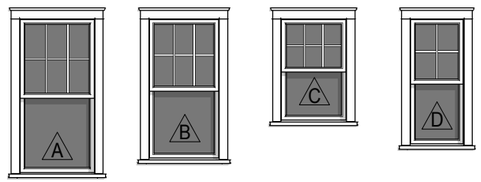


Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Bi-Fold Door
15 Lite SDL

Triple French Door
12 Lite 1 Panel SDL



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
4/1 SDL

Window & Door Legend

3/16" = 1'-0"

Proposed Site Plan

1" = 60'-0"

A.1

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

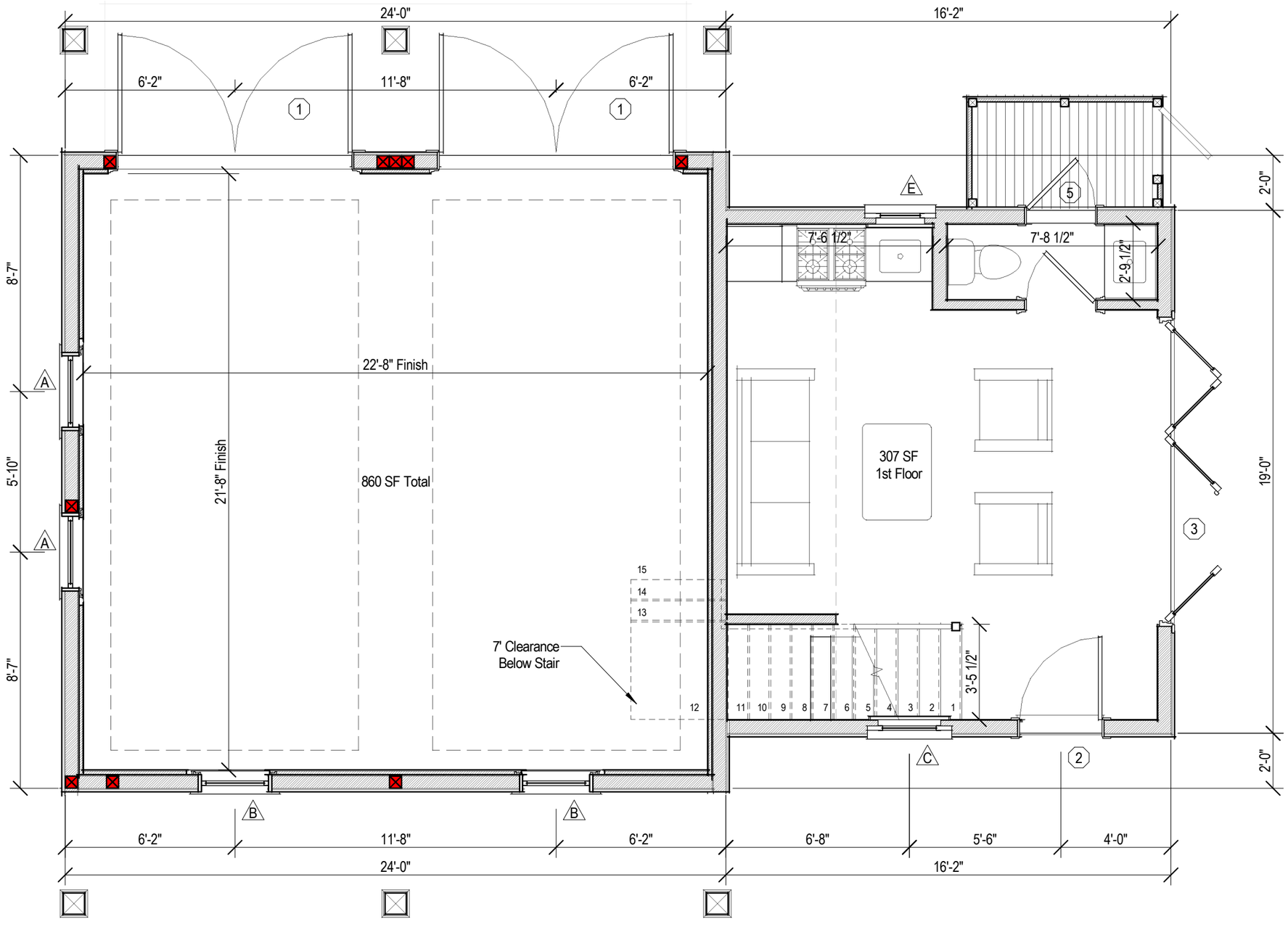
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Cover Page

Scale: As indicated
Date: 07.11.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed First Floor Plan

1/4" = 1'-0"

A.2

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Plans

Scale: 1/4" = 1'-0"
Date: 07.11.24

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Nantucket, MA 02554
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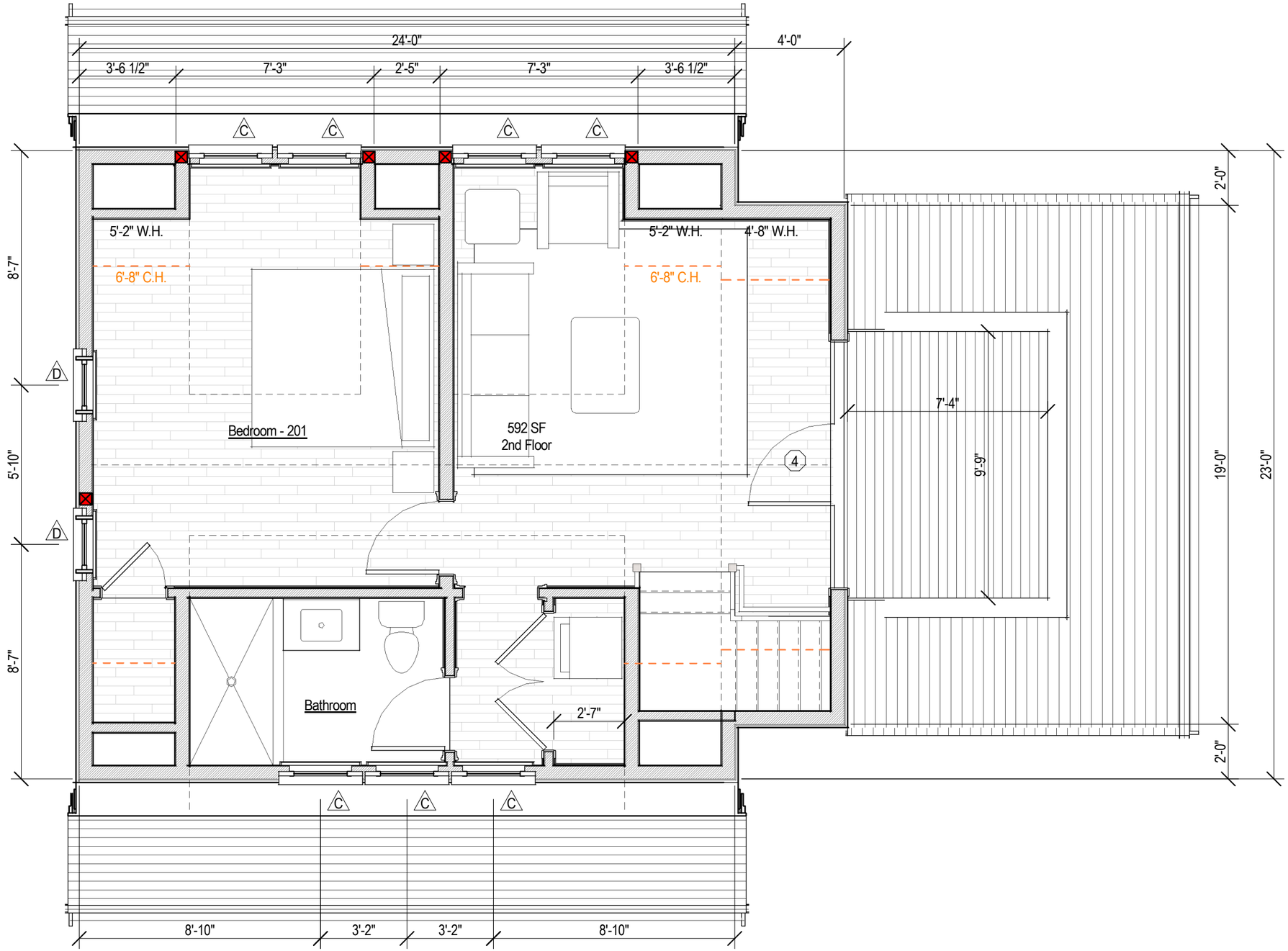

Proposed Second Floor Plan

1/4" = 1'-0"

A.3

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Plans

Scale: 1/4" = 1'-0"
Date: 07.11.24

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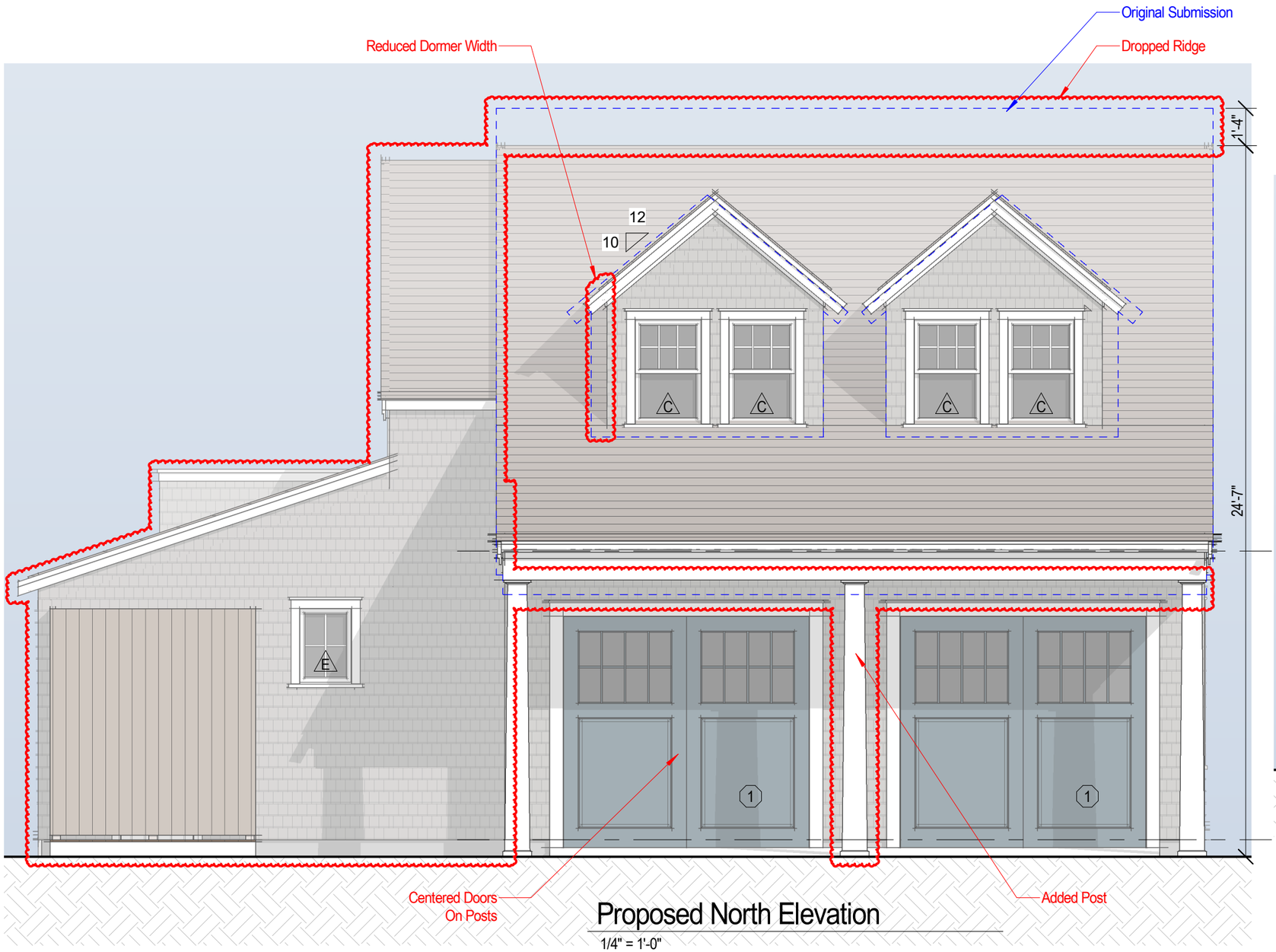

Proposed North Elevation

1/4" = 1'-0"



Previous North Elevation

3/16" = 1'-0"

A.4

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 07.11.24

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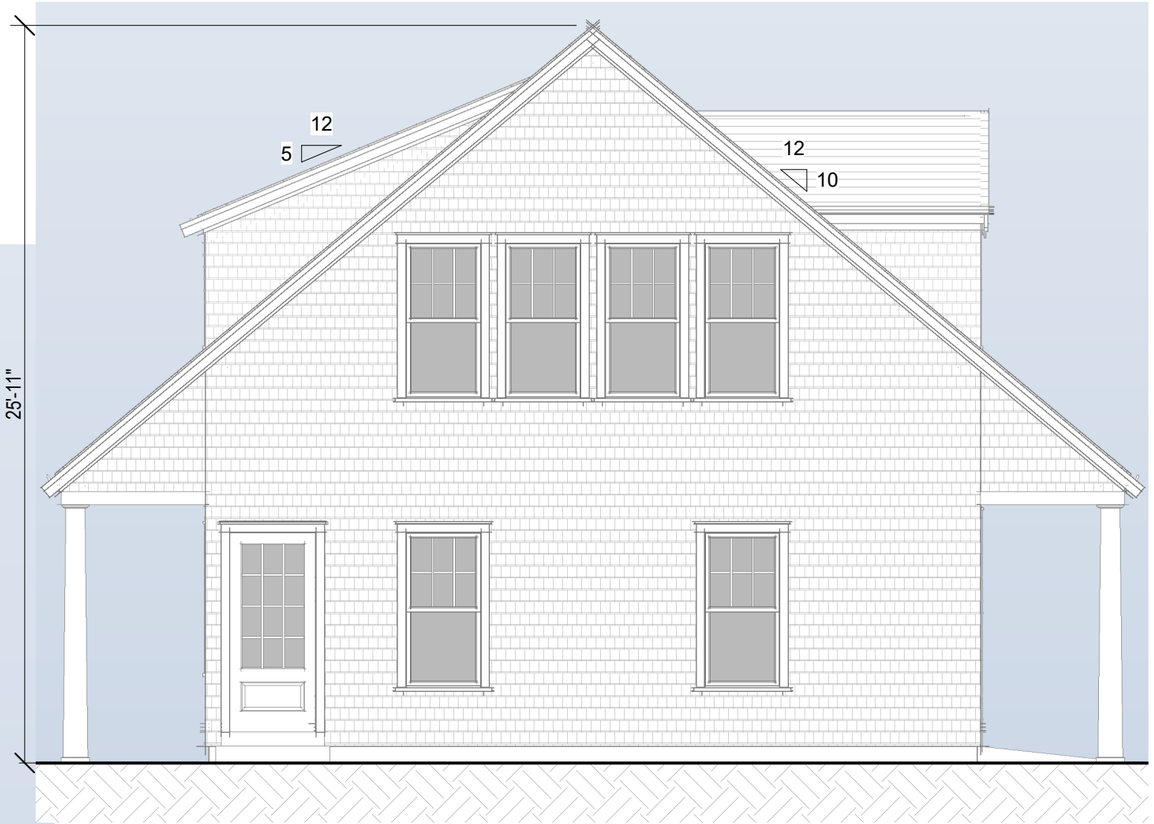
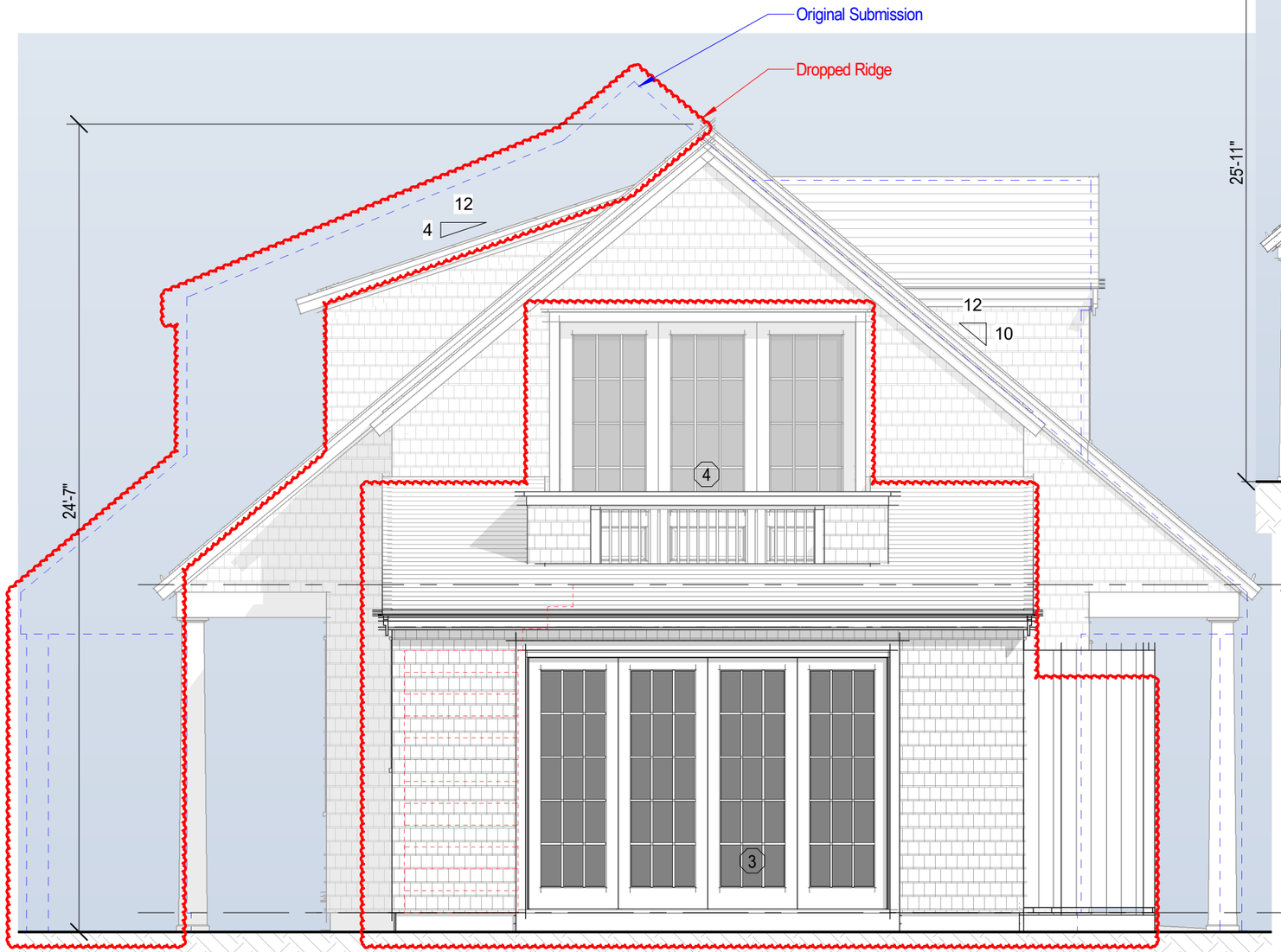


Previous East Elevation

3/16" = 1'-0"



Proposed East Elevation

1/4" = 1'-0"

A.5

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated

Date: 07.11.24

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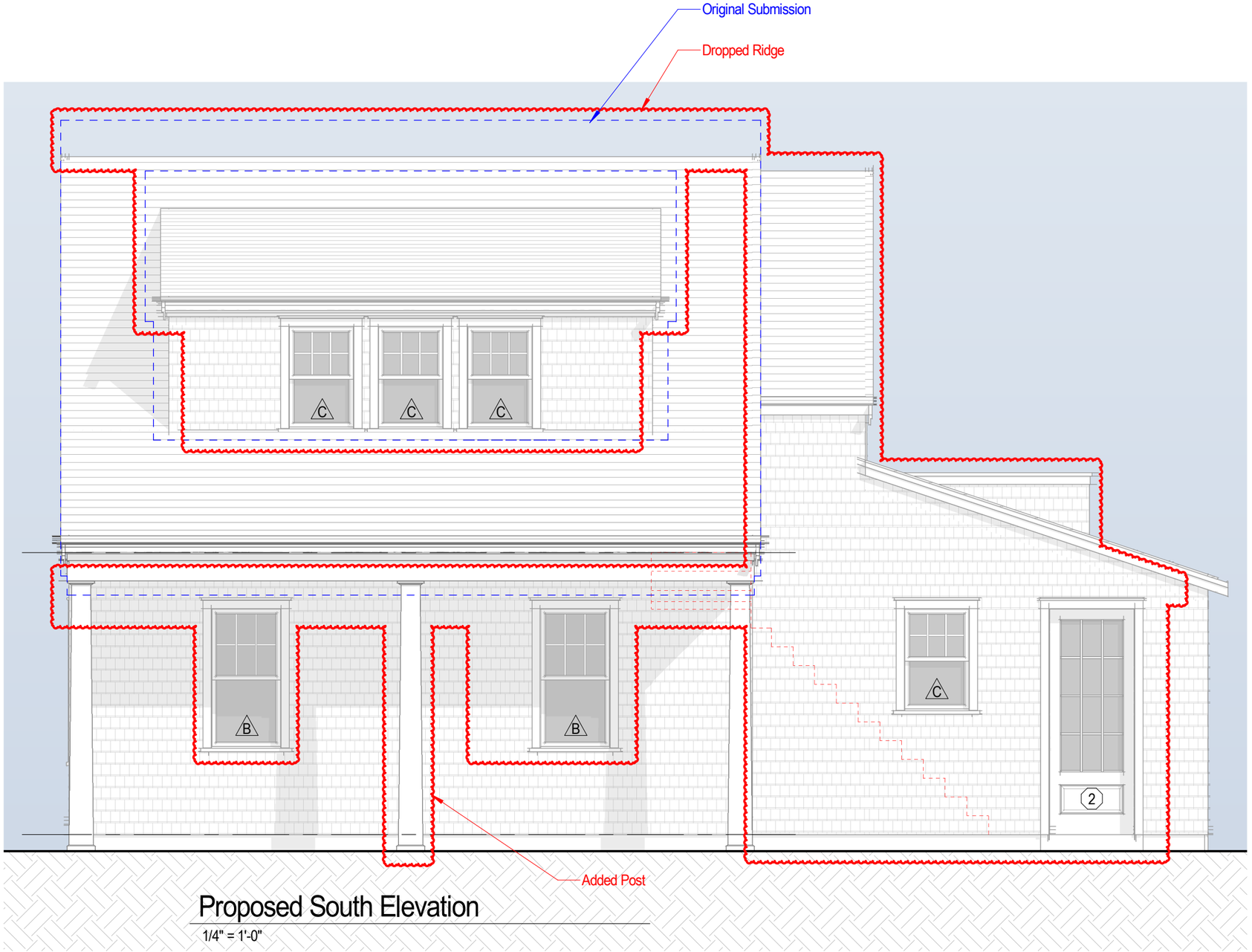
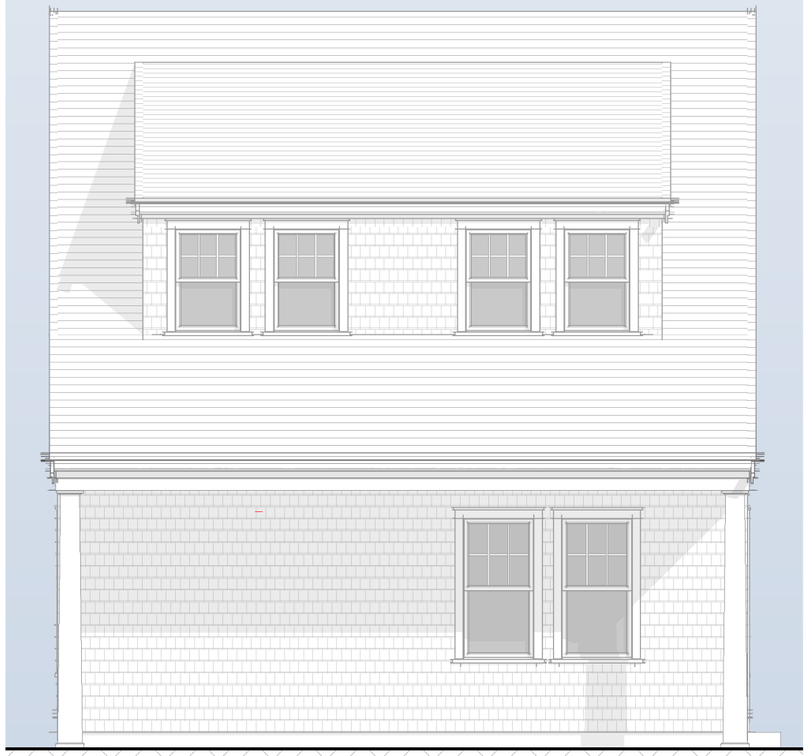


Proposed South Elevation

1/4" = 1'-0"



Previous South Elevation

3/16" = 1'-0"

A.6

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 07.11.24

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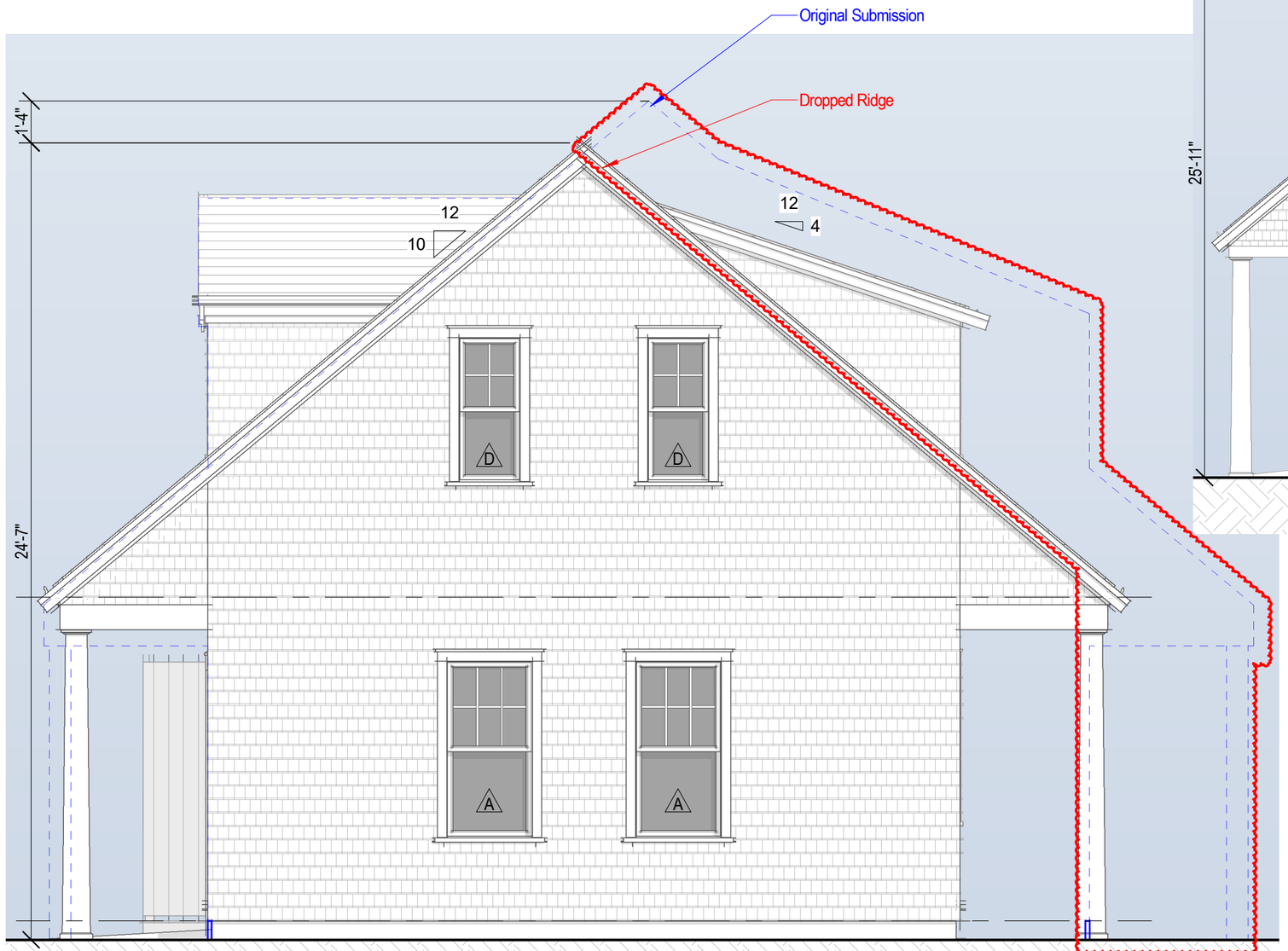

Proposed West Elevation

1/4" = 1'-0"



Previous West Elevation

3/16" = 1'-0"

A.7

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 07.11.24

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Nantucket, MA 02554
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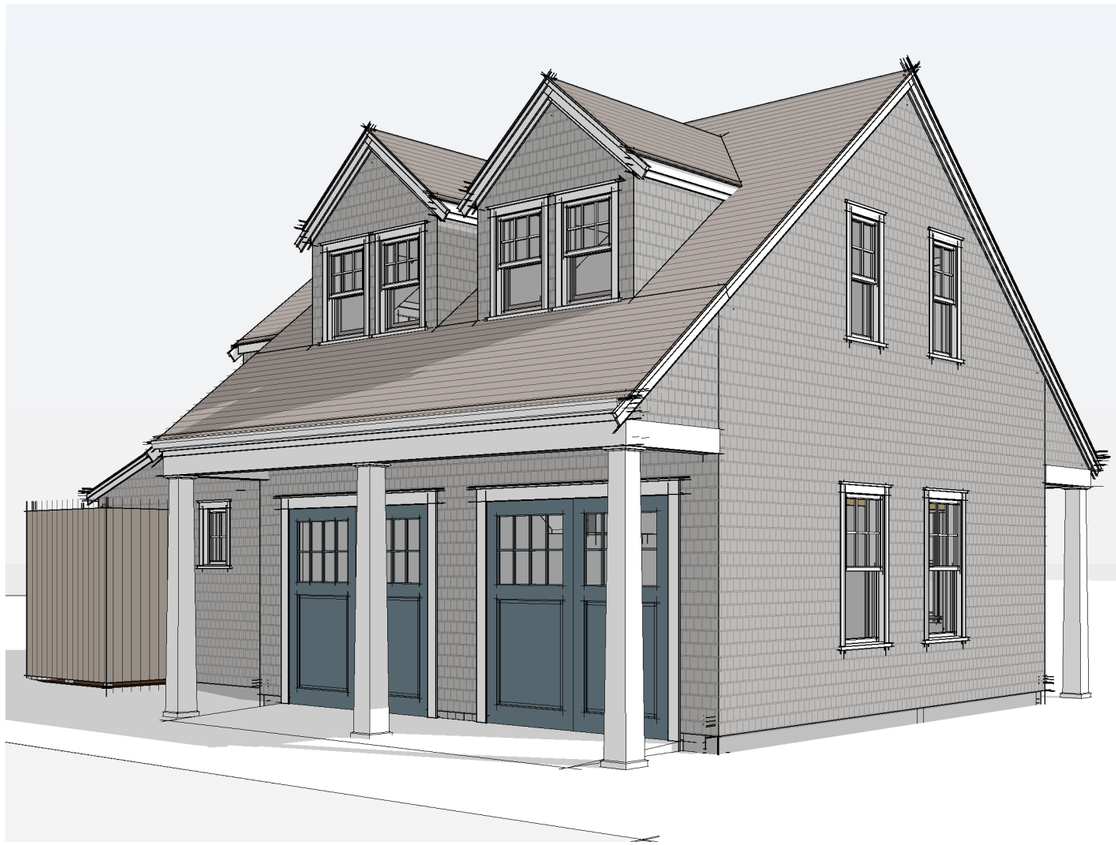
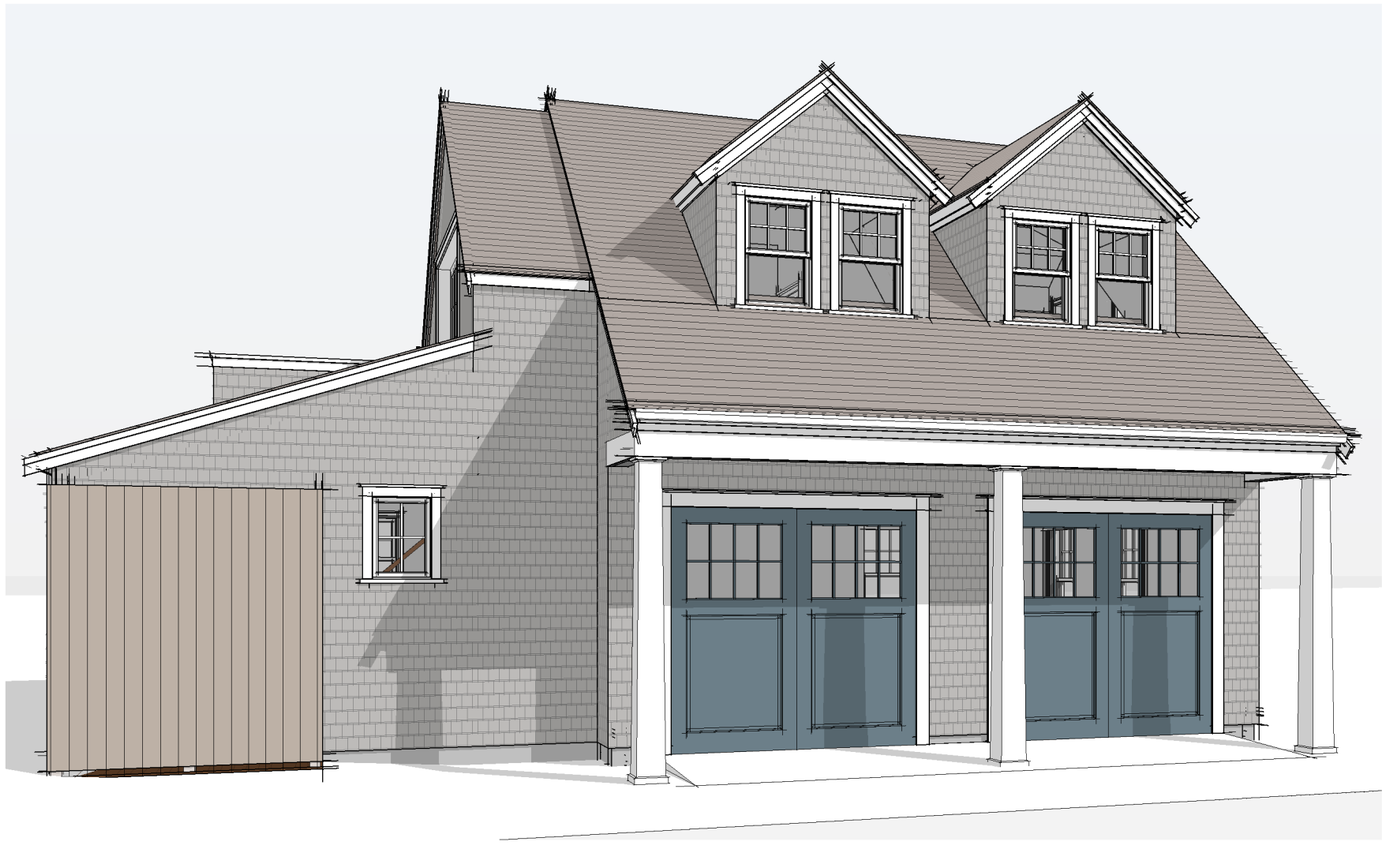


Perspective (A)



Perspective (B)

A.8

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Perspectives

Scale:

Date: 07.11.24

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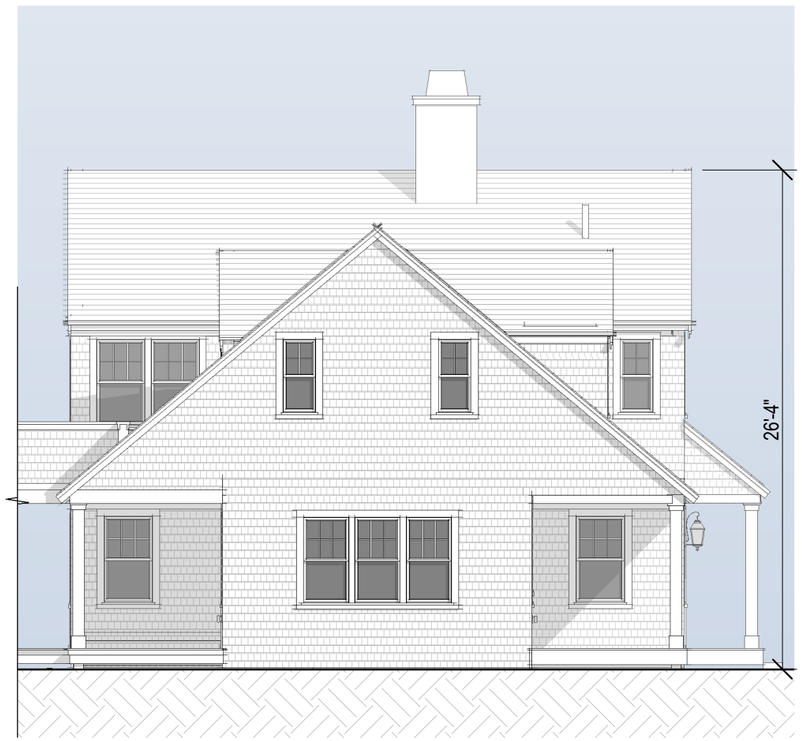
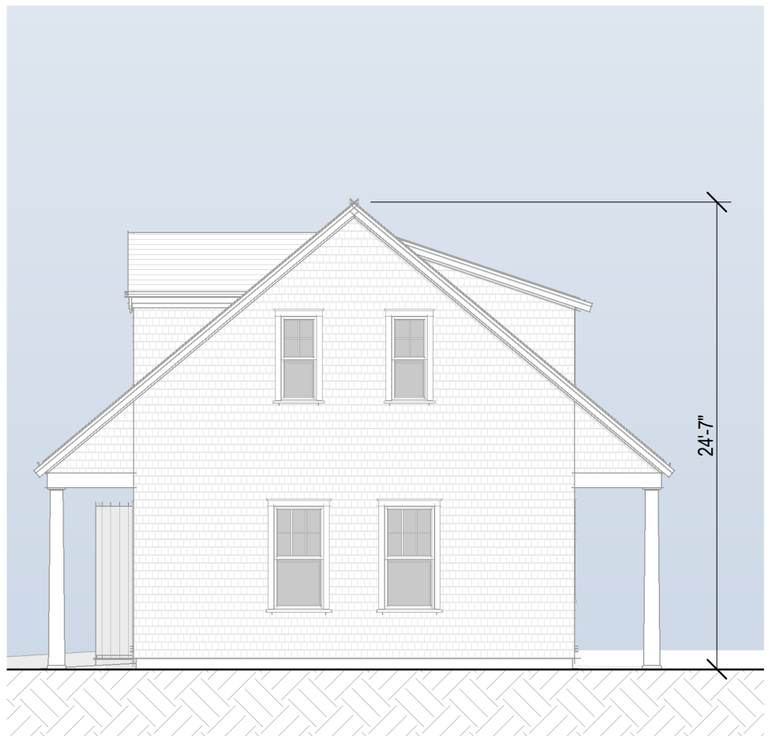
508.325.4995
www.emeritusltd.com



Existing Guest House



New Dwelling



Proposed Garage

A.9

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

GH, MH & Garage Elevations

Scale: 1/8" = 1'-0"
Date: 07.11.24

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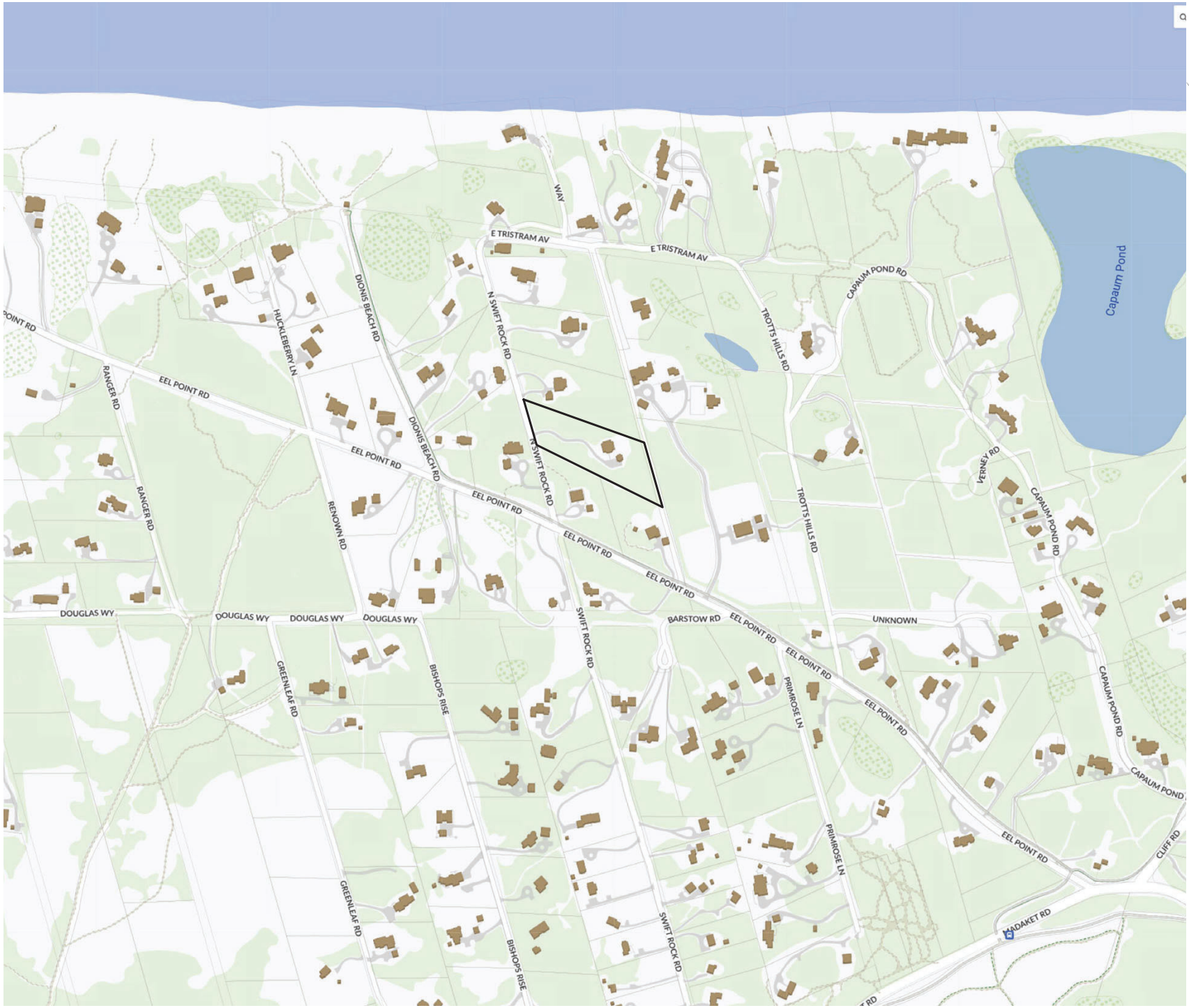
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


1
ONE



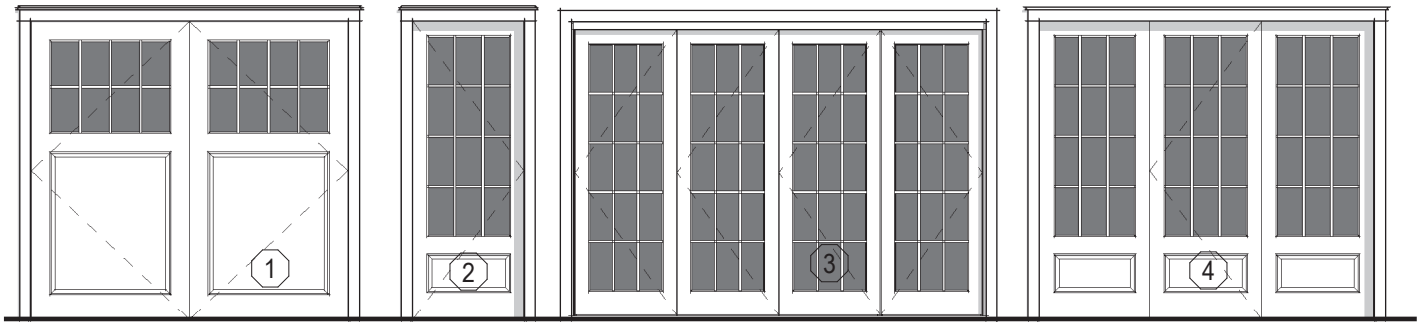

E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
VERNEY RD
CAPAUM POND RD
RENOWN RD
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
BARSTOW RD
UNKNOWN
SWIFT ROCK RD
PRIMROSE LN
GREENLEAF RD
BISHOPS RISE
CLIFF RD
MADAKET RD

Locus



Proposed Site Plan

1" = 60'-0"

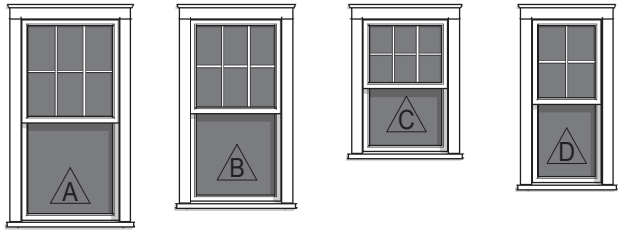


Garage Door
1 Panel + 8 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Bi-Fold Door
15 Lite SDL

Triple French Door
12 Lite 1 Panel SDL



Double Hung
6/1 SDL

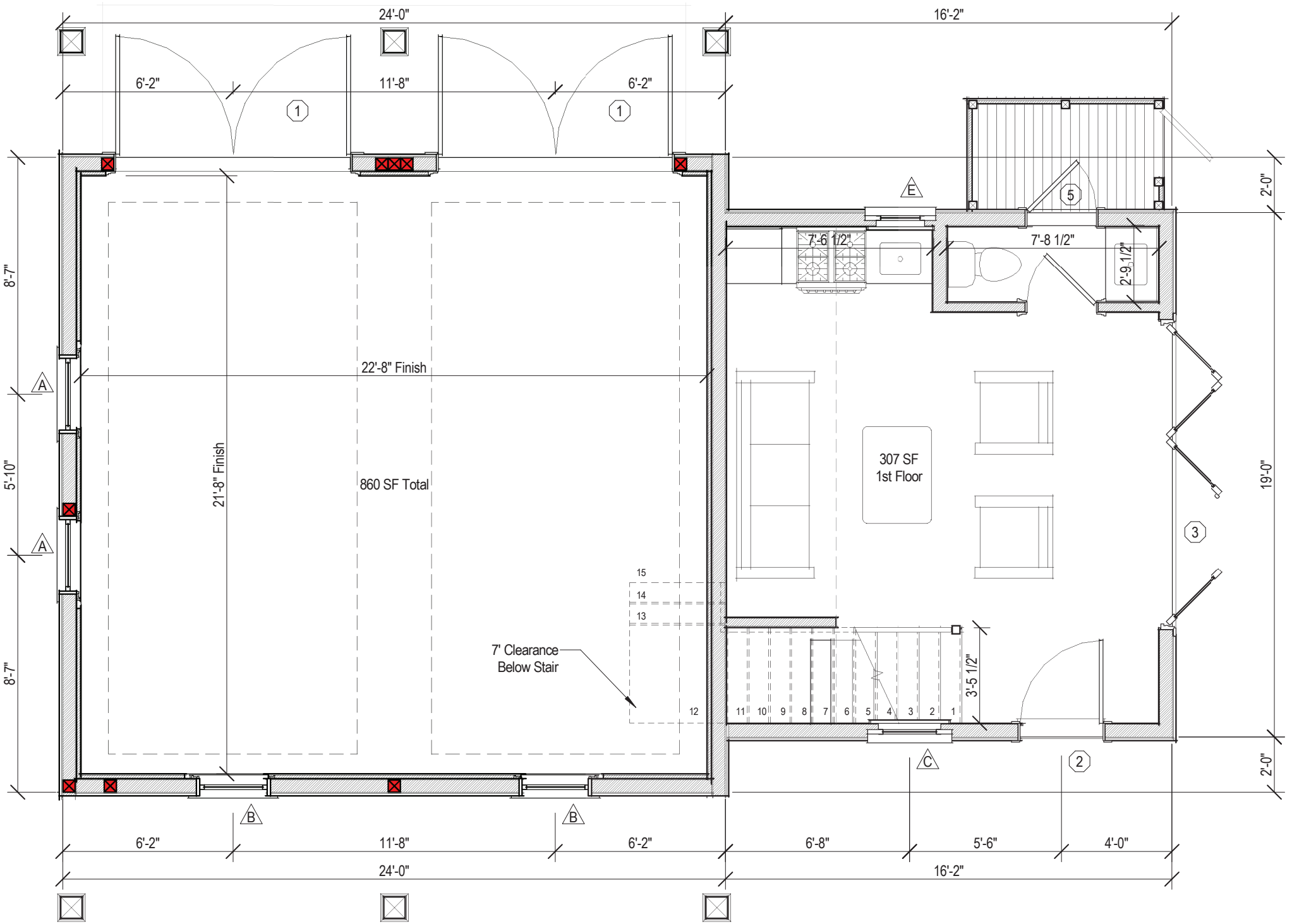
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
4/1 SDL

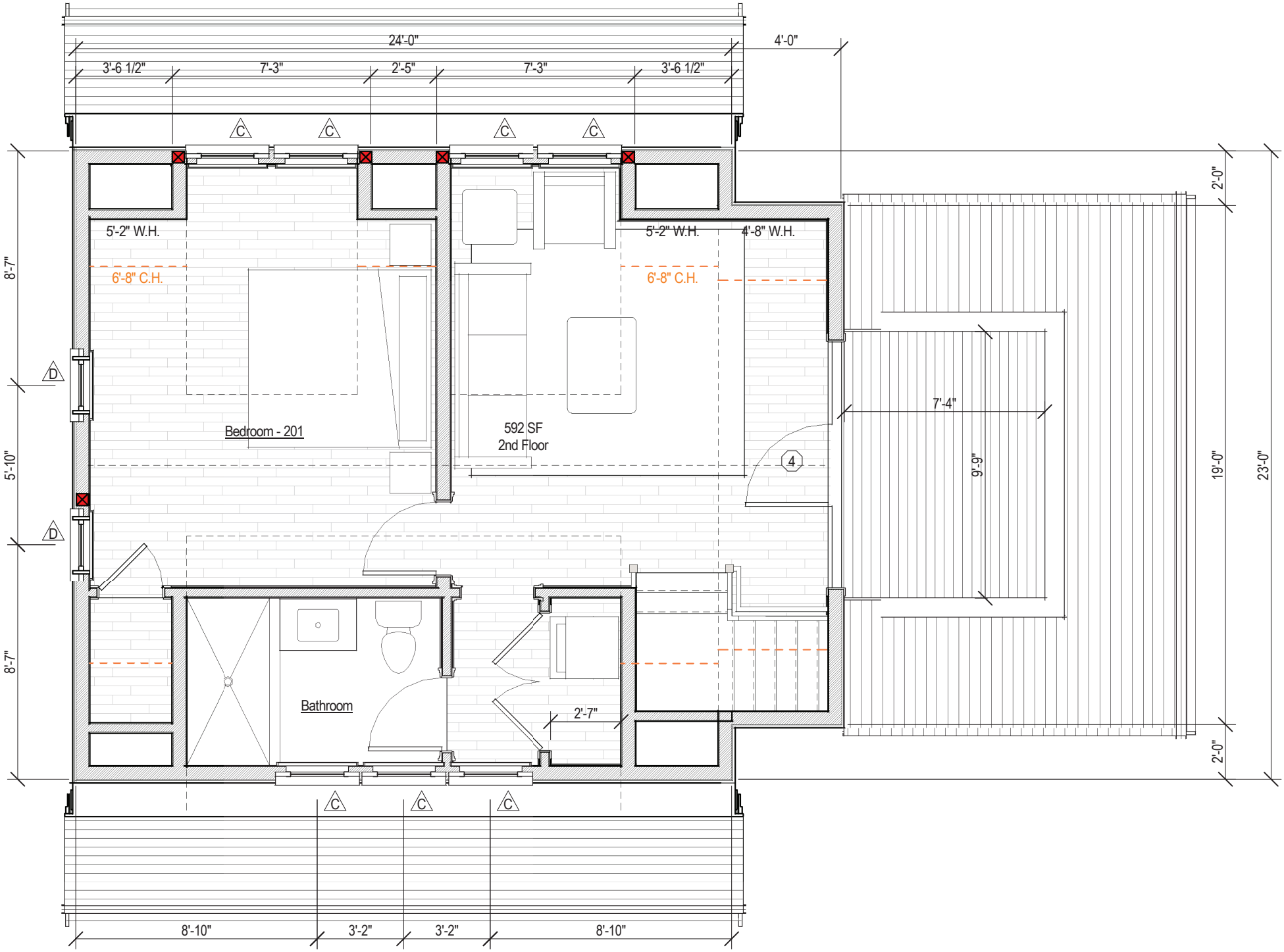
Window & Door Legend

3/16" = 1'-0"



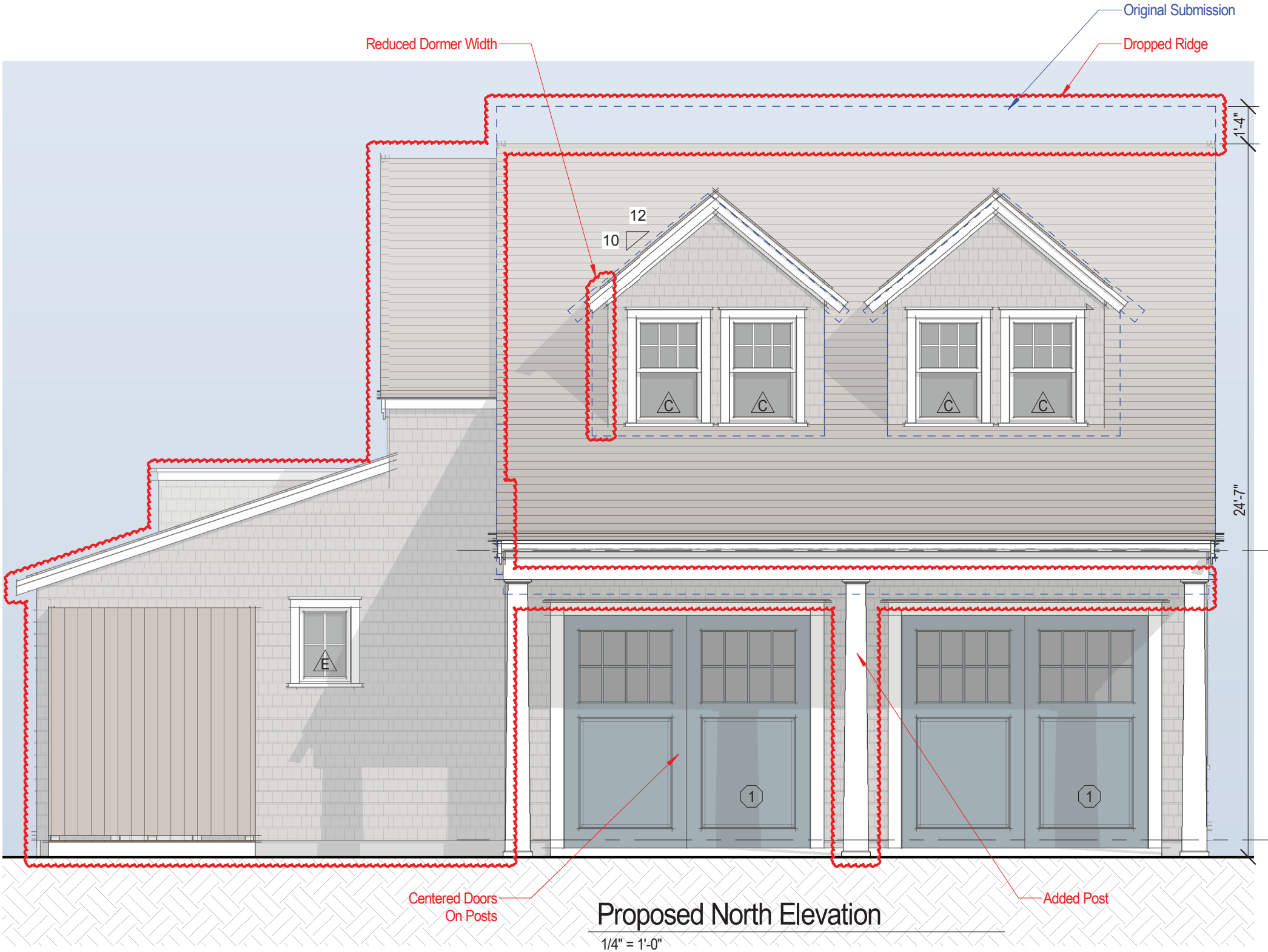
Proposed First Floor Plan

1/4" = 1'-0"



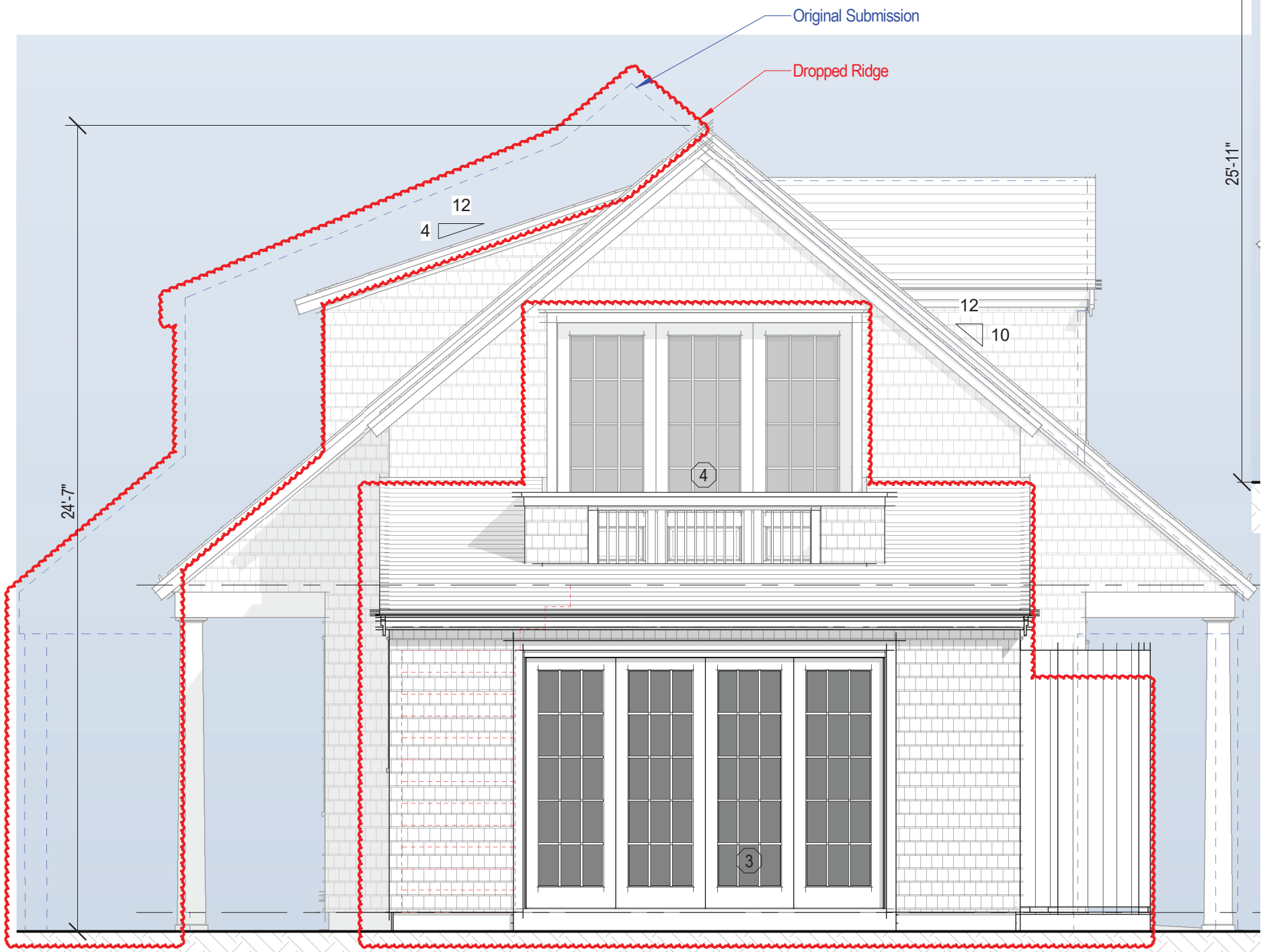
Proposed Second Floor Plan

1/4" = 1'-0"



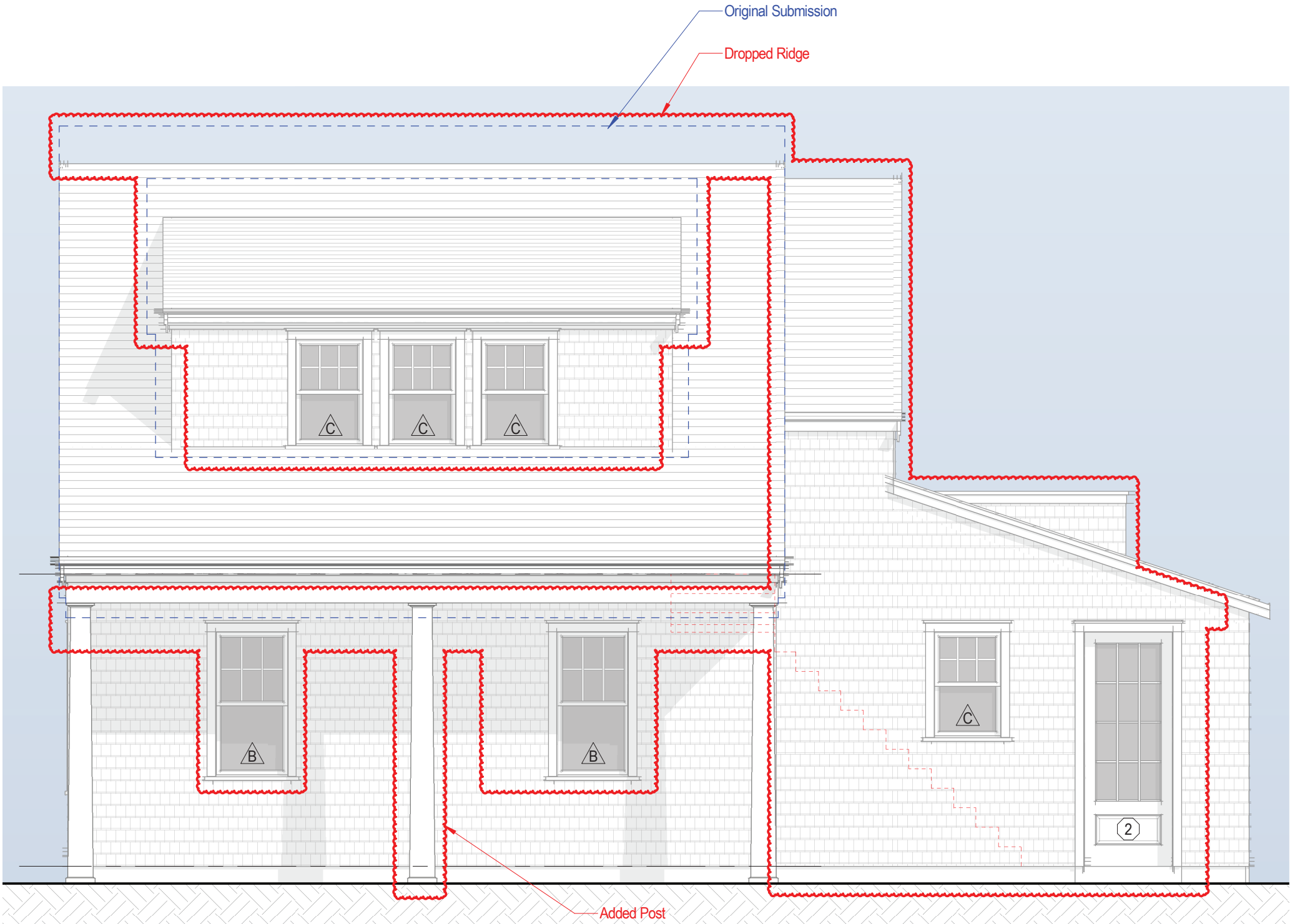
Proposed North Elevation

1/4" = 1'-0"



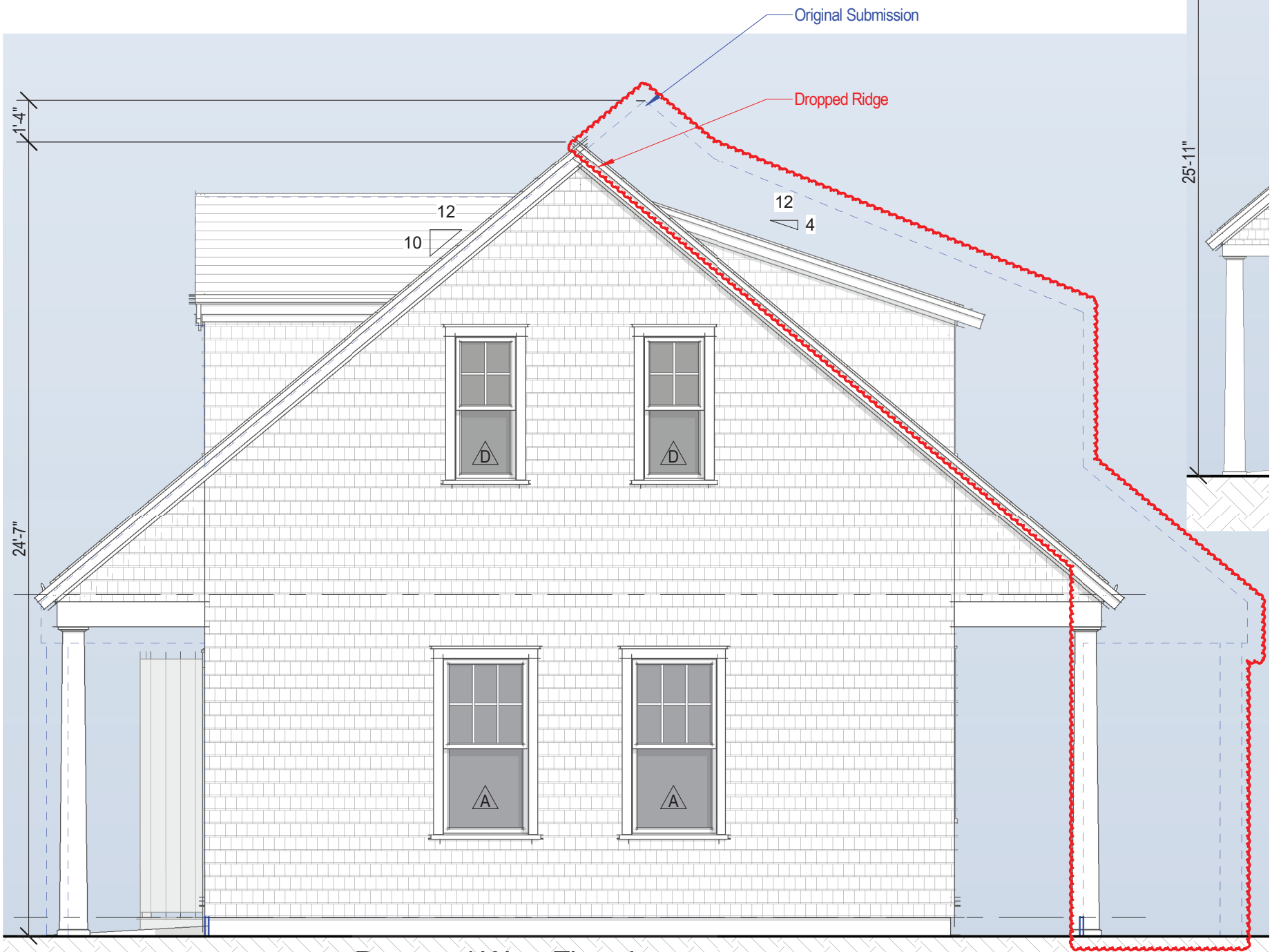
Proposed East Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

9 Salti Way

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 3/25/24
	Address & HDC Case Number (ie HDC2020-05-0265): 9 Salti Way
✓	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: 7/11/24

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 JUN 28 PM 02:34
ORIGINAL POSTING NUMBER: T 596
TOWN OF NANTUCKET

RECEIVED
2024 JUL 02 PM 12:49
NANTUCKET TOWN CLERK
Posting Number:T 599

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, July 2, 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
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: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_Kp2QpxxPTKSiosdp4Ow2_w

To watch the live meeting, click here:
https://youtube.com/live/2JECu19YytM

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

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. COMMISSIONER DISCUSSION

- Definition of "consent-able" applications

II. CONSENT

1.	90 N Liberty Pres Trust	90 N Liberty	Relocate Shed	41/22	Botticelli & Pohl	
	• *Commissioners: Camp, Coombs, Oliver, Thornewill, Paul, alt: Patten. Recused Pohl* – ***Last heard February 20, 2024***					SW
2.	Lloyd Arnold	13 Somerset Rd	Color change	56/96.3	LFW	AC
3.	Alfred-Mary Novissimo	14 Deer Run Rd	Move shed off	57/14.1	LFW	AC
4.	Robert Grandgrade	17 Trotters Ln	Move shed on	67/285	LFW	AC

III. CONSENT WITH CONDITIONS

1. John Wise — 16.5 Williams St — 2nd dwelling — 5/372 — Normand Res — RP
   - *Commissioners: Pohl, Camp, Oliver, Patten and Thornewill-* **Last heard May 28, 2024**
   - Approved with windows to be consistent with the Main House approval; Green Moutian SDL
2. Wiggins — 40 Vesper Ln — Shed — 55/123 — LINK — SW
   - *Commissioners: Welch, Pohl, Camp, Oliver, and Patten-* **Last heard May 28, 2024**
   - Reorient shed so that door faces interior of the lot (driveway preferred, not required); pent roof (over door) to be reduced to fit within the space between gable rake boards.

IV. NEW BUSINESS 05/14/2024

1.	Kenneth & Lis Dias	27 Rugged Road	New Main House	67/916	Normand Res
	• *Commissioners: Welch, Camp, Oliver, MacLeod, Paul* – ***Last heard June 25, 2024 – held for a VIEW***				
2.	Wolfram Family Trust	7 Folgers Ln	Accessory dwelling	42.4.4/33.3	WAPD
	• *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill* – ***Last heard June 25, 2024 – held for a VIEW***				
	• **HOLD PER APPLICANT UNTIL JULY 9TH MEETING**				
3.	Thomas Rhoder	125 Main St	Rev shed	42.3.3 49	Structures Unltd

V. OLD BUSINESS 05/21/2024

1.	TACK3 LLC	3 Commercial St	Dormer rev's	42.3.4/22	CWA
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Thornewill; alt: Patten, Paul* – ***Last heard March 26, 2024***				
2.	2 Candle House LLC	2 Candle House	Hardscape	55.4.1/1.1	LFW
	• *Commissioners: Welch, Coombs, Paul, Thornewill, alt: Patten.* – ***Last heard April 23, 2024***				
3.	Brian & Christina LLC	9 Salti Way	Revs photos	20/51.1	JB Studio
	• *Commissioners: Pohl, Camp, Coombs, Oliver, Paul; alt: Patten* – ***Last heard April 30, 2024***				
4.	More Than Enough	30 Russells Way	Rev decks height and fenestration	77/8.1	Chip Webster
	• *Commissioners: Pohl, Welch, Camp, Coombs, Oliver; alt: Patten, Thornewill -* ***Last heard May 14, 2024***				
5.	More Than Enough LLC	30 Russells Way	New Guest House	77/8.1	CWA
	• **NEW BUSINESS 05/14/2024**				
6.	Behrend, Dean & Maryellen	12.5 Pequot St	Main house	80/20	Mike McKay
	• *Commissioners: Pohl, Paul, Oliver, Camp, Coombs; alt: Patten* – ***Last heard April 30, 2024***				

VI. NEW BUSINESS 05/28/2024

1.	Thomas & Kelly Donovan	104 Surfside	New Dwelling	67/349	EMDA
2.	EDP c/o Peter Carey	28 Union St	Color change	42.3.2/179	Betsy Carey
3.	Mark Cook	37 Cato Ln	Rooftop Solar	56/40	Karen Alence CS
4.	Linda Meredith	3 Whero whero	Fence	67/471	self
5.	Karen Mehra	10 Orange	Fence replacement	42.3.1/103	self
6.	Christopher Hurd	25 E Lincoln Ave	Move demo	42.4.1/2	EMDA
7.	Francis Baskett	2 Charter	Window replacement	42.3.2/167	Seth Gottlieb
8.	Mahn, Fredrick	50 Eel Point Rd	Deer fence	32/25.1	Atlantic
9.	Stuckey, Darla	22 Woodland Dr	Fence	79/207	self
10.	Chervin, Stan & Erin	4 Meadow View	Raise roof to create 2nd floor	56/149	Sanne Payne
11.	'13 and 15 Nancy Ann LLC'	13-15 Nancy Ann	Mixed use building	68/137&138	Emeritus LTD
12.	Schiable, Cherrie	3 Maxey Rd	Fenestration Porch & Chimney	40/106	CWA
13.	Ack 71 Orange St LLC	71 Orange St	New picket fence	55.4.1/167	LINK

VII. OLD BUSINESS 06/04/2024

1.	Servants Heart Ministries	42 Monohansett	Revisions	79/55	Val Oliver
	• *Commissioners: Pohl, Coombs, Camp, Paul, Patton* – ***Last heard May 14, 2024***				

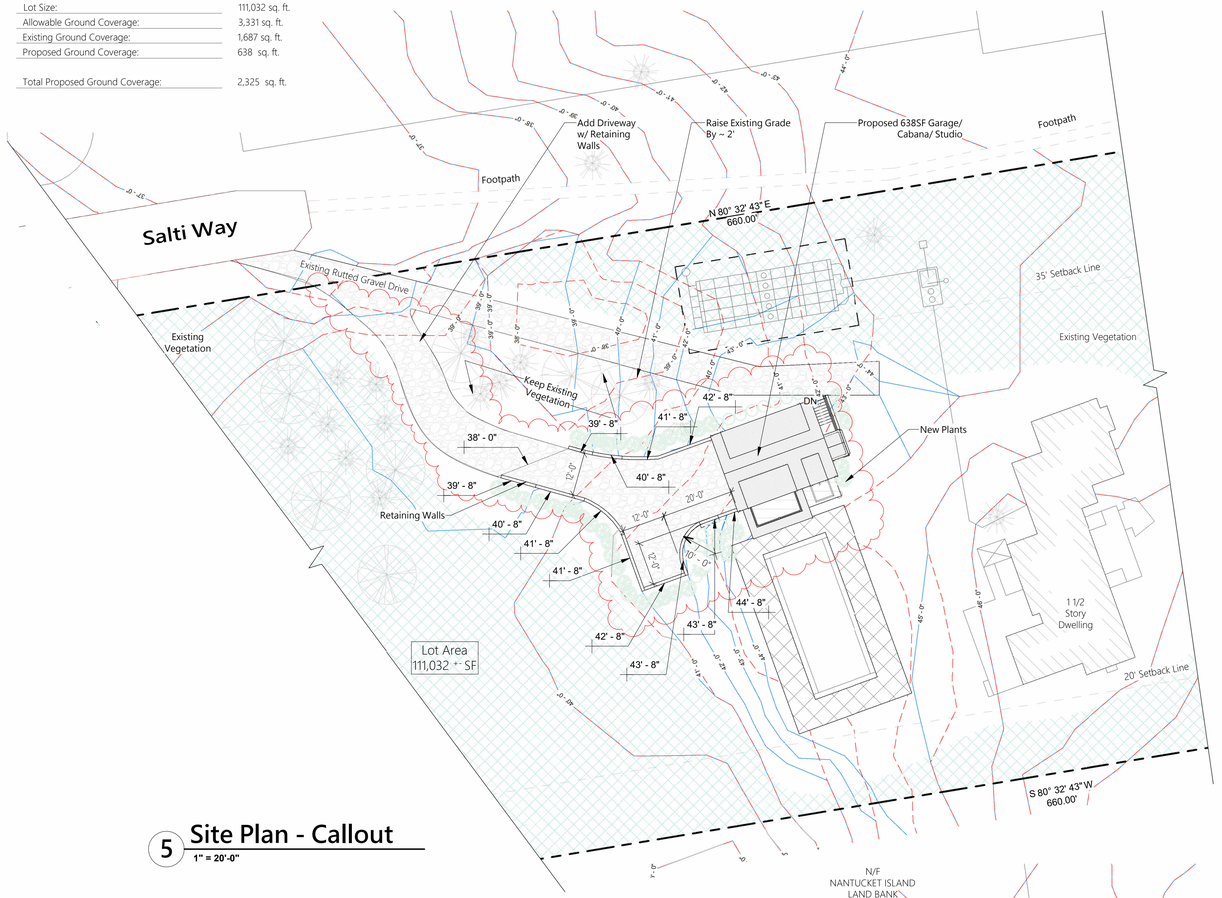
HDC Submission Only - Not For Construction

Property Info:

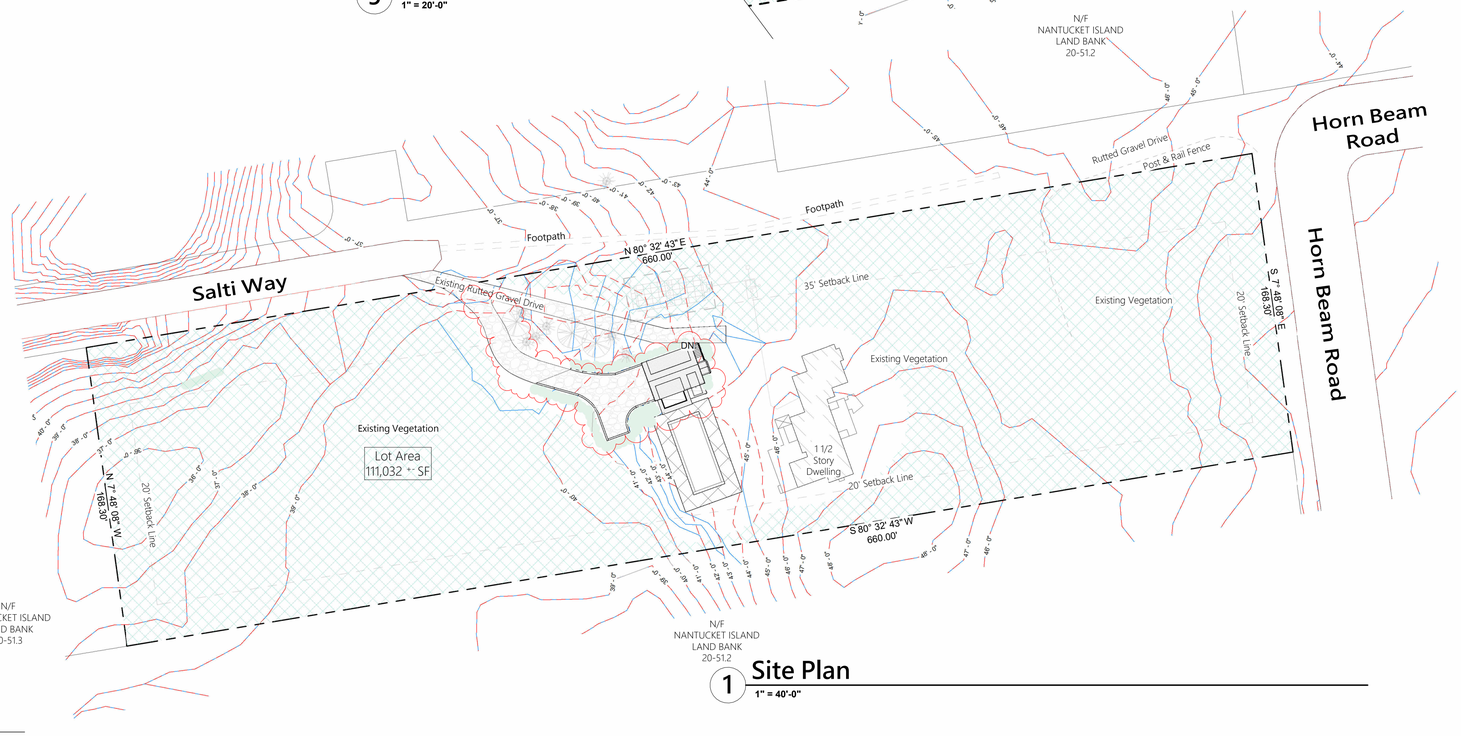
Map & Parcel:	20/ / 51.1	Lot Size:	111,032 sq. ft.
District/Zoning:	LUG3	Allowable Ground Coverage:	3,331 sq. ft.
Minimum Lot Size:	120,000 sq.ft.	Existing Ground Coverage:	1,687 sq. ft.
Frontage:	200 ft.	Proposed Ground Coverage:	638 sq. ft.
Ground Cover Ratio:	3%		
Front Setback:	35 ft.	Total Proposed Ground Coverage:	2,325 sq. ft.
Side/Rear Setback:	20 ft.		

SITE LEGEND:

- - - - - - - Demolished Site Massing
——————— Proposed Site Massing
——————— Existing Site Massing - No change



5 **Site Plan - Callout**
1" = 20'-0"



1 **Site Plan**
1" = 40'-0"

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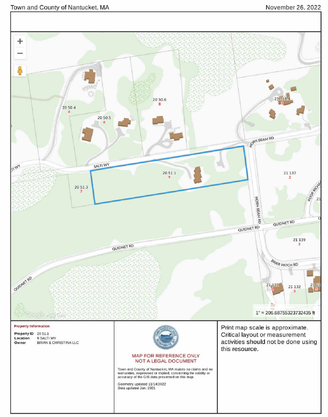
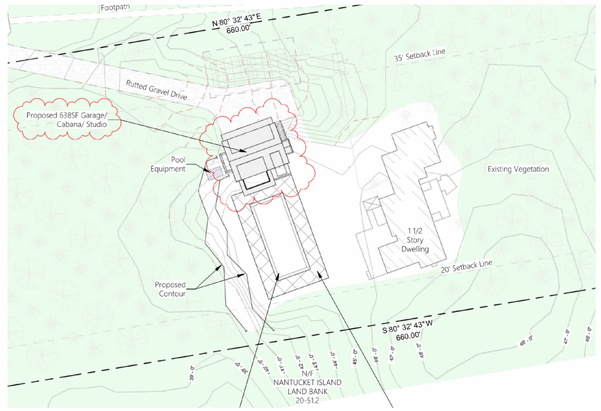


2 **Locus Map**
NTS



4 **Previously Submitted Site Plan - Fragment**
NTS



3 **9 Salti Way Road View**
1" = 1'-0"

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Project

BRIAN & CHRISTINA LLC Residence - Garage/Cabana/Studio

9 Salti Way, Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
C.102 3D Views
Grand total: 5

Date

07.09.2024

Revisions

C.101

Scale

As indicated

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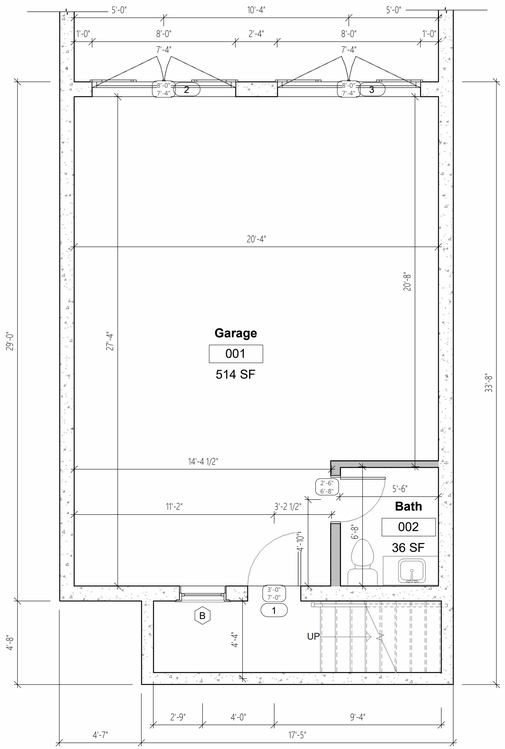
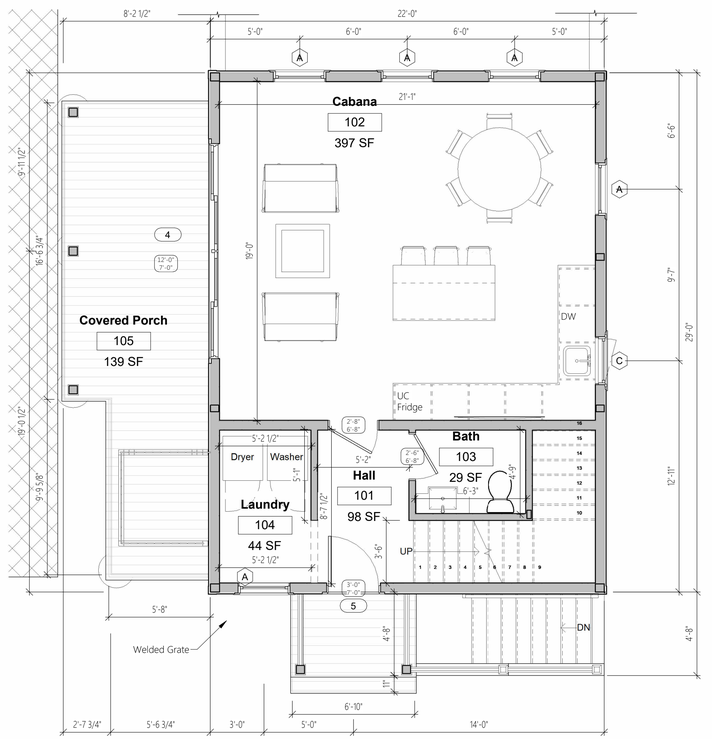


1 Garage Level

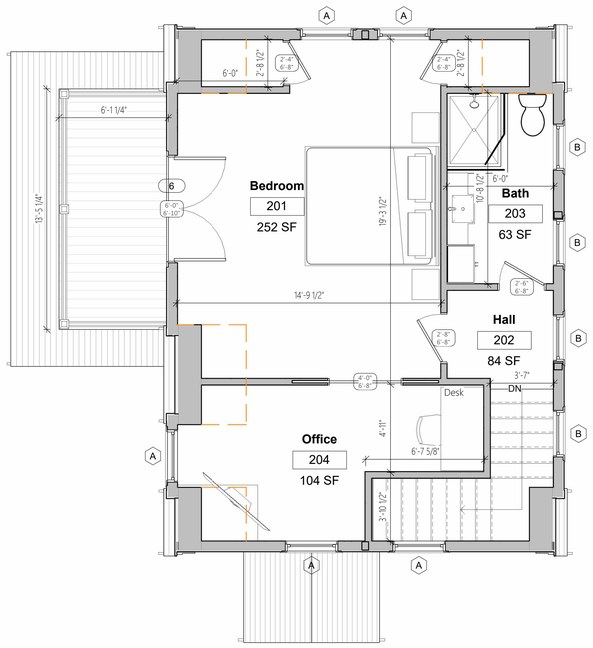
1/4" = 1'-0"



2 Level 1 - Cabana

1/4" = 1'-0"

Room Schedule					
Room Number	Room Type	Level	Area	Perimeter	Comments
001	Garage	Garage Level	514 SF	95' - 4"	
002	Bath	Garage Level	36 SF	24' - 2"	
Garage Level: 2			550 SF	119' - 6"	
101	Hall	Level 1 - Cabana	98 SF	58' - 2"	
102	Cabana	Level 1 - Cabana	397 SF	79' - 10"	
103	Bath	Level 1 - Cabana	29 SF	21' - 8"	
104	Laundry	Level 1 - Cabana	44 SF	27' - 4"	
105	Covered Porch	Level 1 - Cabana	139 SF	50' - 5"	
Level 1 - Cabana: 5			707 SF	237' - 5"	
201	Bedroom	Level 2 - Cabana	252 SF	68' - 9 9/32"	
202	Hall	Level 2 - Cabana	84 SF	53' - 1 11/32"	
203	Bath	Level 2 - Cabana	63 SF	33' - 1"	
204	Office	Level 2 - Cabana	104 SF	52' - 3 7/8"	
Level 2 - Cabana: 4			503 SF	207' - 3 1/2"	
Grand total: 11			1760 SF	564' - 2 1/2"	



3 Level 2 - Cabana

1/4" = 1'-0"

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BRIAN & CHRISTINA LLC Residence - Garage/Cabana/Studio

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Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
C.102 3D Views
Grand total: 5

Date

07.09.2024

Revisions

A.101

Scale 1/4" = 1'-0"

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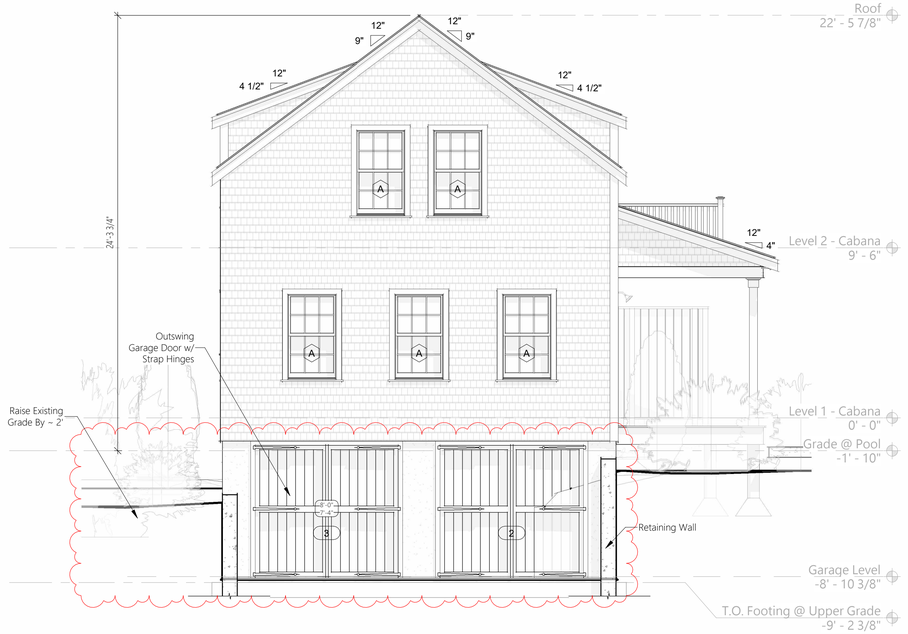
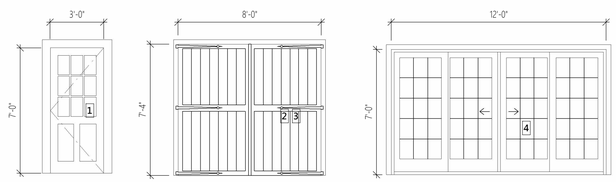
2 Previously Submitted West Elevation

3/16" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"



Front Door, 4 Lite/ 4 Panel
Black Sash
Nantucket Grey Trim

Outswing Garage Door,
Black Sash
Nantucket Grey Trim

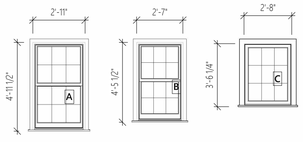
Gliding, Quad Door, 15 Lite
Black Sash
Nantucket Grey Trim,

Double French Door, 6 Lite
Black Sash
Nantucket Grey Trim,

Double French Door, 15 Lite
Black Sash
Nantucket Grey Trim

Door Schedule

1/4" = 1'-0"



Double Hung 6/6
Black Sash
Nantucket Grey Trim

Double Hung 6/6
Black Sash
Nantucket Grey Trim

Casement, Fixed, 9 Lite
Black Sash
Nantucket Grey Trim

Window Schedule

1/4" = 1'-0"



3 Proposed South Elevation - No Change

1/4" = 1'-0"

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BRIAN & CHRISTINA LLC Residence - Garage/Cabana/Studio

9 Salti Way, Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
C.102 3D Views
Grand total: 5

Date

07.09.2024

Revisions

A.201

Scale

As indicated

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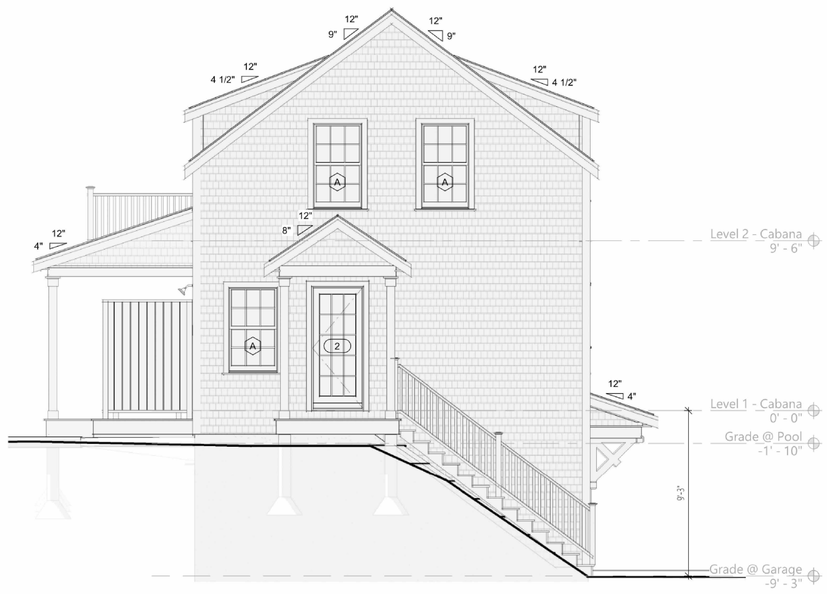
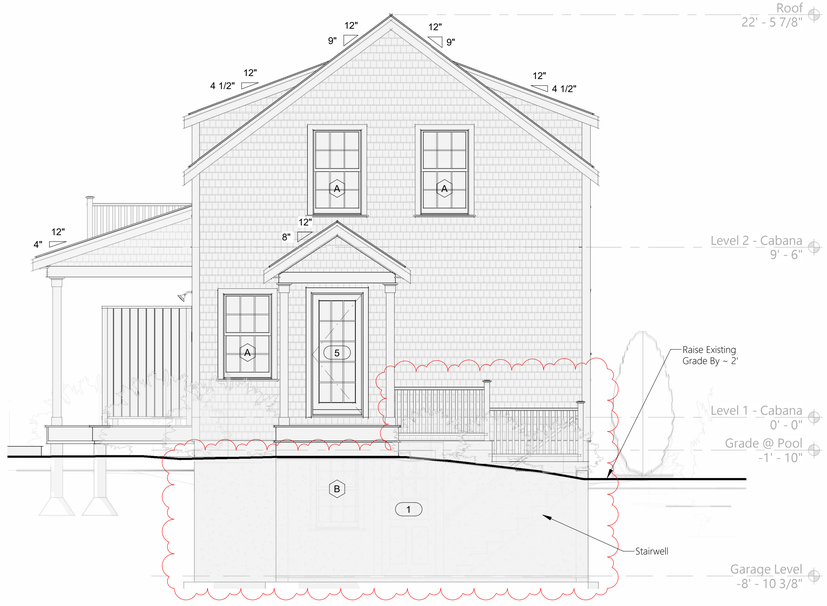


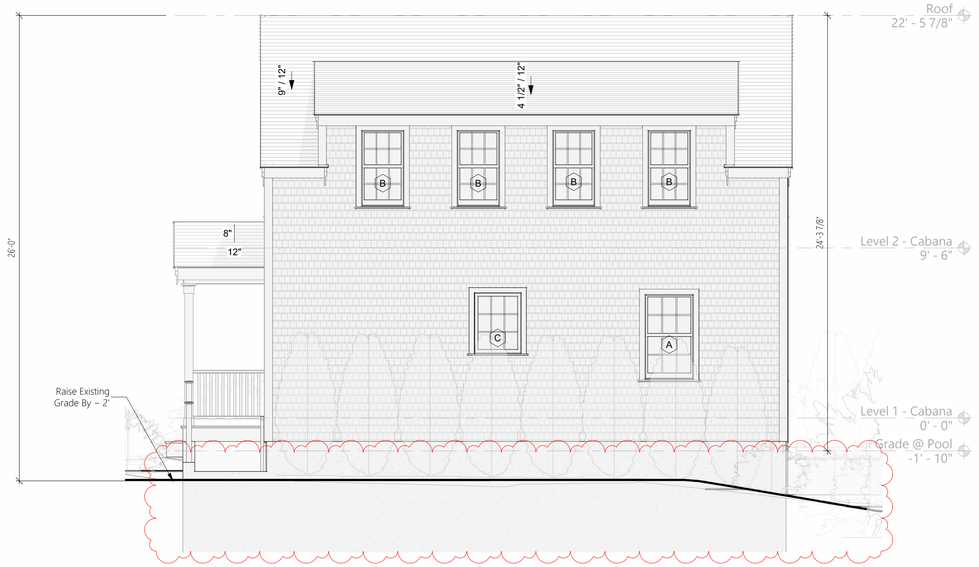
4 Previously Submitted East Elevation
3/16" = 1'-0"



1 Proposed East Elevation
1/4" = 1'-0"



3 Previously Submitted North Elevation
3/16" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

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BRIAN & CHRISTINA LLC Residence - Garage/Cabana/Studio
9 Salti Way, Nantucket, MA 02554

Sheet
Exterior Elevations

Date
07.09.2024

Revisions

A.202

Scale
As indicated

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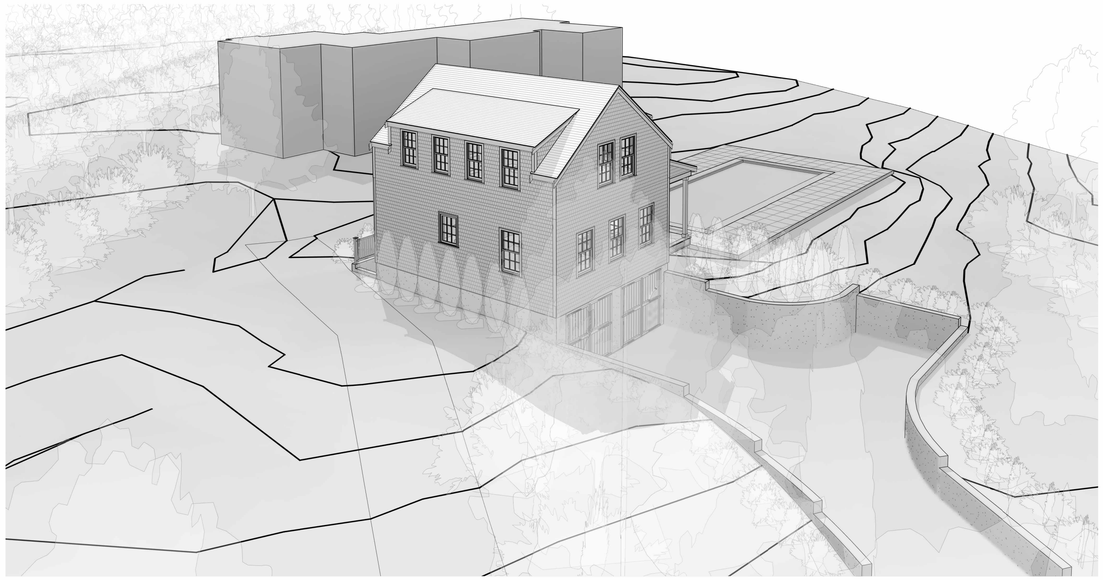
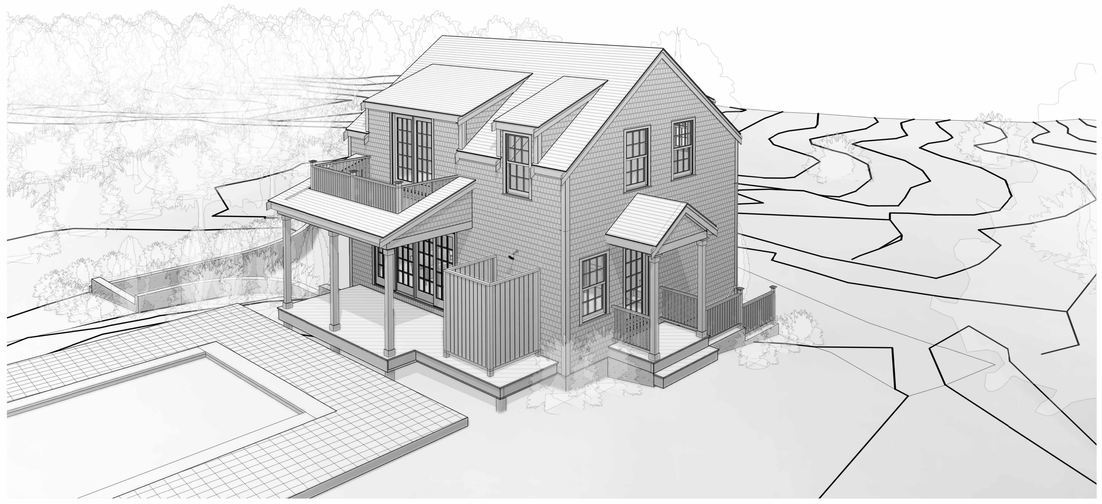


1 9 Salti Way - View 1



2 9 Salti Way - View 2

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BRIAN & CHRISTINA LLC Residence - Garage/Cabana/Studio

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Sheet

3D Views

SHEET INDEX

C.101 Site Plan
A.101 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
C.102 3D Views
Grand total: 5

Date

07.09.2024

Revisions

C.102

Scale

7/9/2024 10:44:50 PM

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 7/10/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 19 Low Beach Rd, Cottage
	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.) screening plan
✓	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: 7/10/24

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°: 74 PARCEL N°. 83

Street & Number of Proposed Work: 19 Low Beach Rd (cottage)

Owner of record: John E Doble Trustee & Elizabeth Holby

Mailing Address: PO Box 1653

Westport, MA 02790

Contact Phone #: _____ E-mail: echolby@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: kc@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Install (28) all black PV solar Panels to cottage rooftop.

Size of Structure or Addition: Length: 45" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

module Width: 41.1" 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 9/21/23 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. (initial to indicate read and understand) I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

DocuSign Envelope ID: B23DCFBF-F49A-435C-B68E-E3B9A14F8687

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at:

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature	19 Low Beach Road
Name	Elizabeth D Holby, MD
Date	9/20/2023

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR John E Doble Trustee and Elizabeth Holby

STREET ADDRESS 19 Low Beach Rd

MAP/PARCEL 74 / 83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/21/23

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

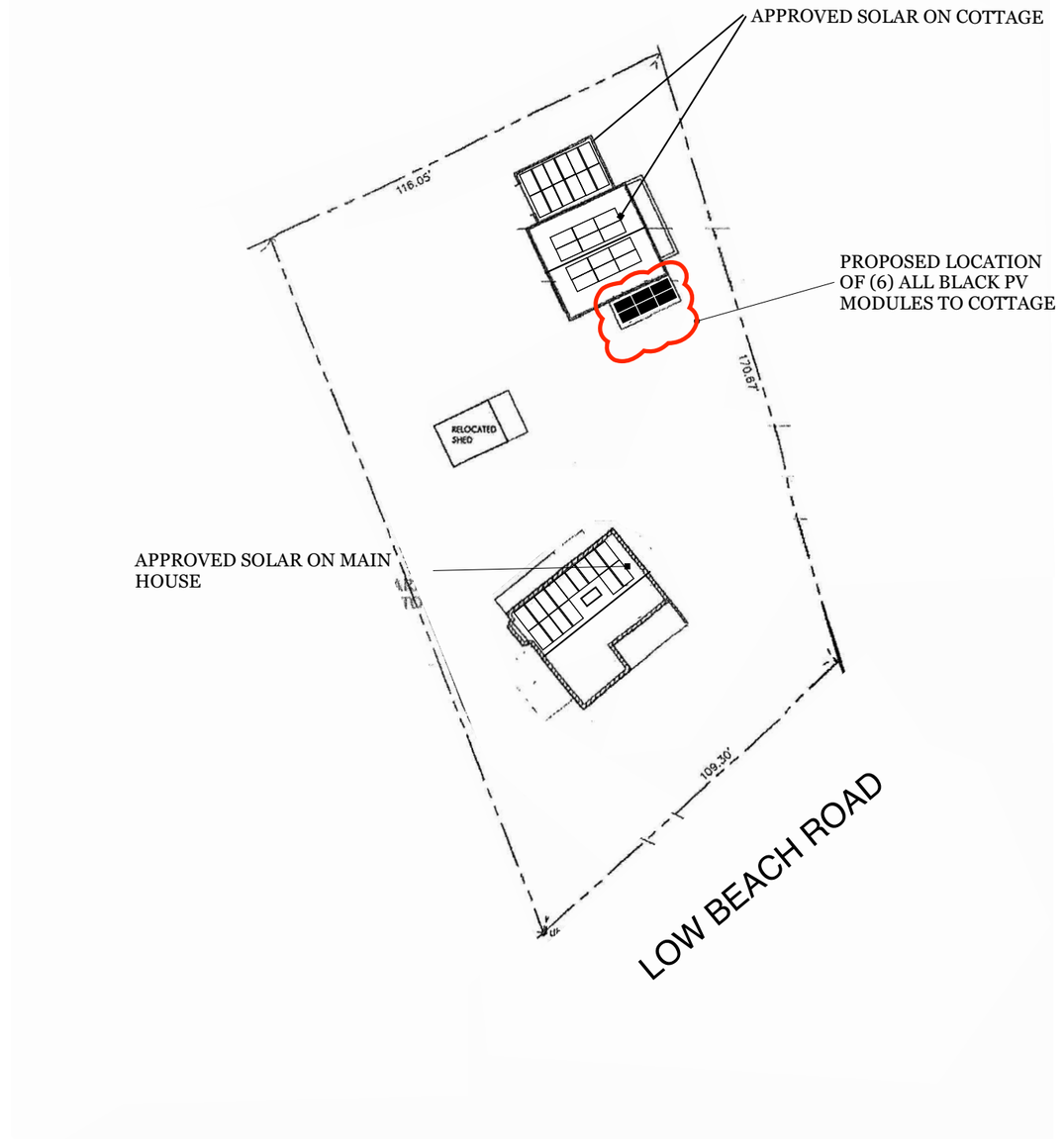
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Cenedella 9/21/23

Signature Date



Zoning Class: SR20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 40' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

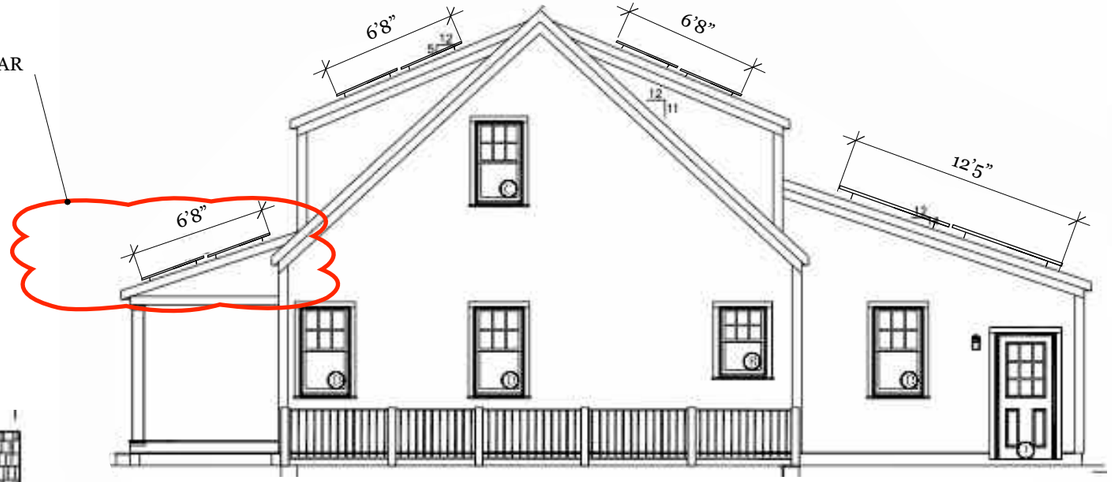
Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

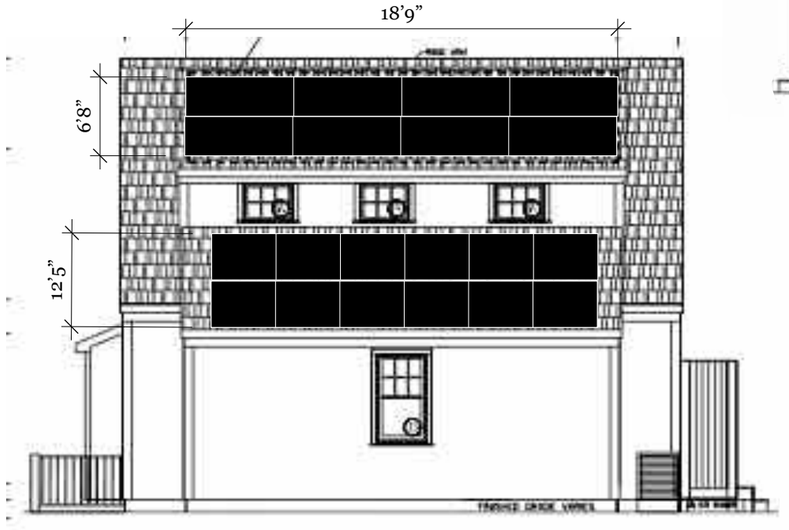
	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 01

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP

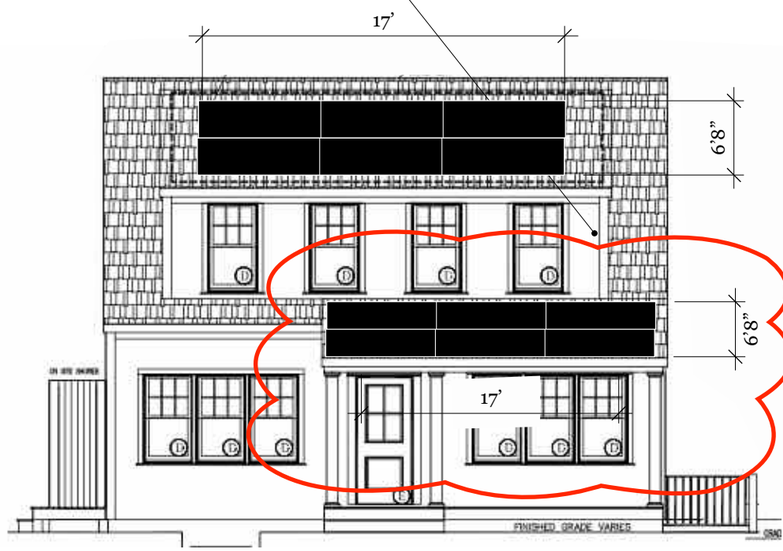


NORTHEAST ELEVATION

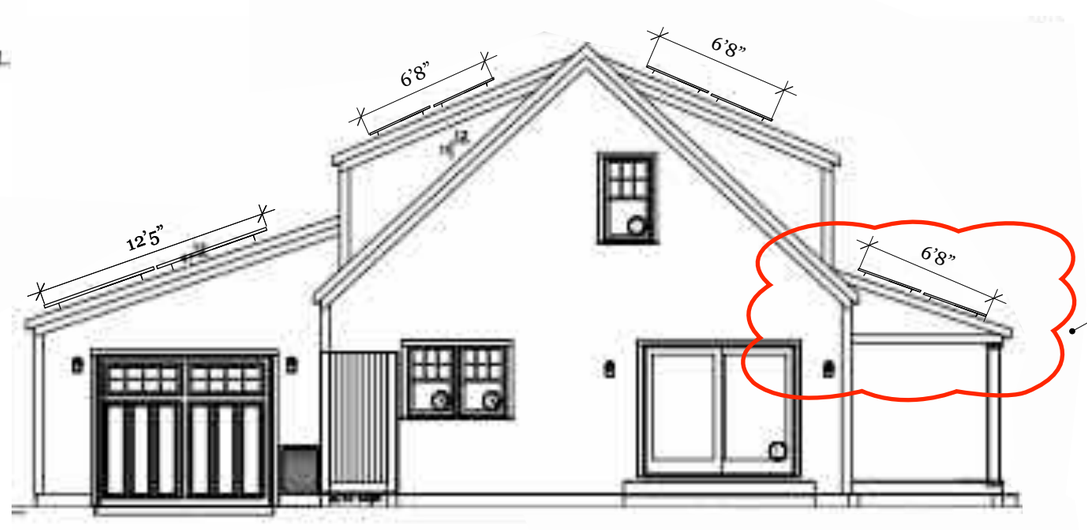


NORTHWEST ELEVATION

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

PROPOSED LOCATION OF 6 ALL BLACK SOLAR PV MODULES TO ROOFTOP

Scale: 1/8" = 1' 0"

0 4' 8'

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

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4		
5		

PV 02



This cottage is a secondary structure and has a black asphalt roof.

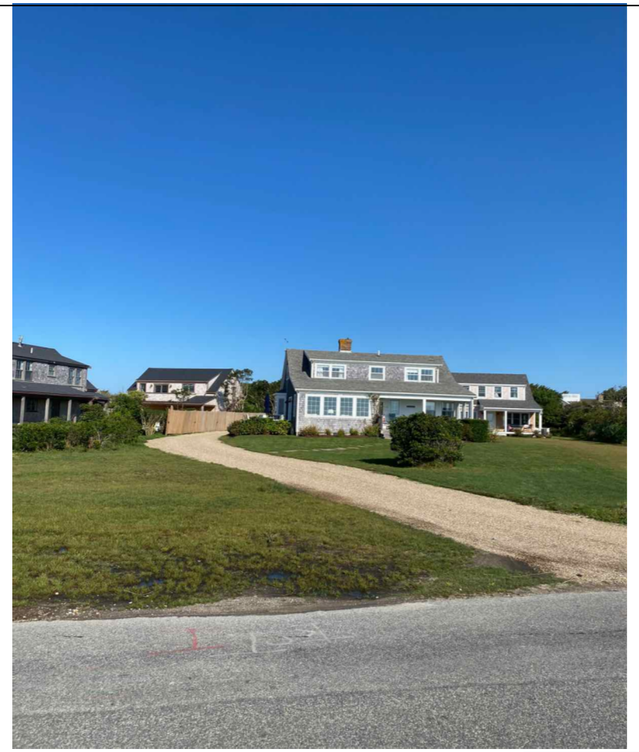

Photo A



Photo B



Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

	MM/DD/YY	REMARKS
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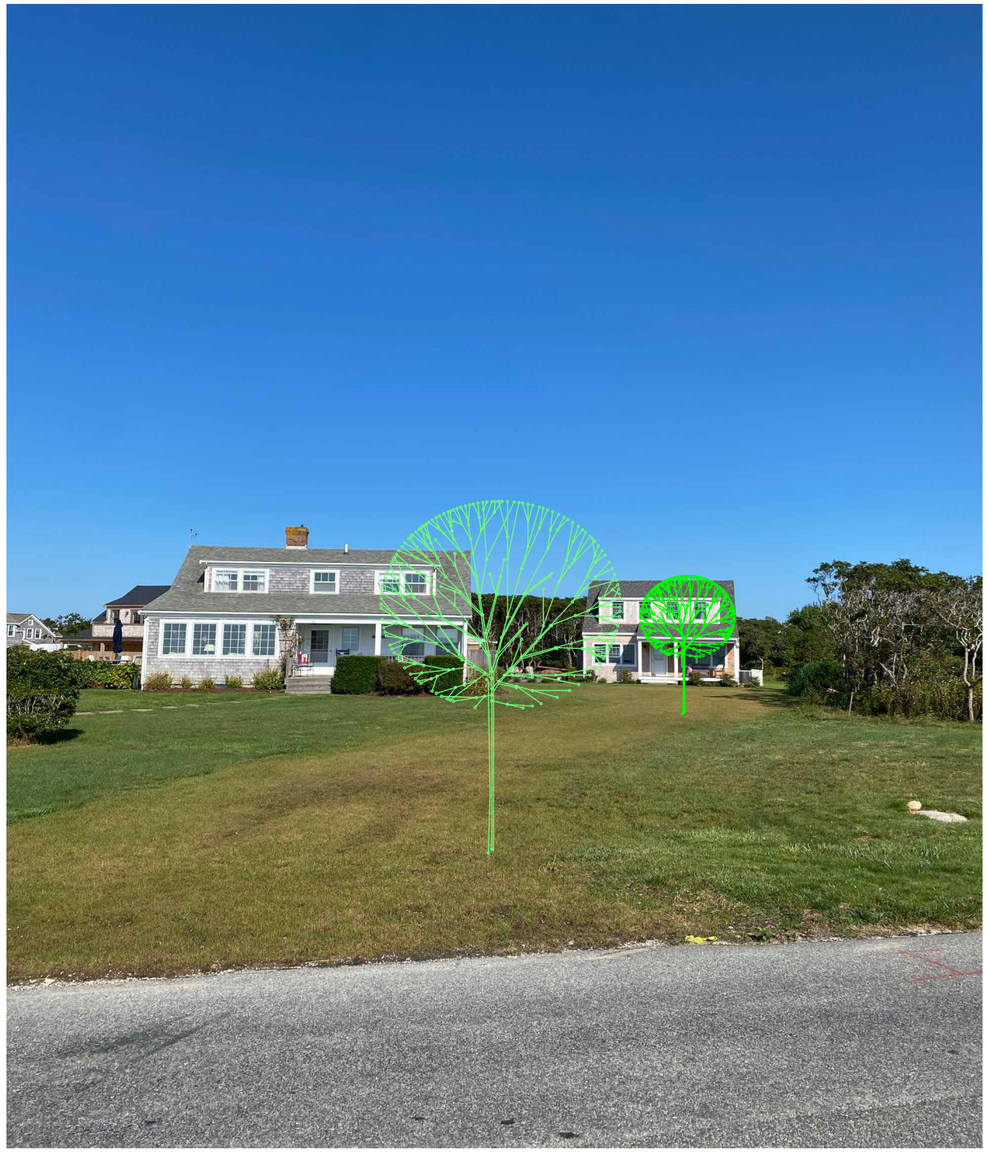
4		
5		

PV 03



Proposed location of (2) plantings to screen visibility of solar panels from public way.



3D rendering of screening directly in front of the cottage.

ACK SMART
(508) 257-1786
www.ACKsmart.com

Screening Plan

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

	MM/DD/YY	REMARKS
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4		
5		

PV 04

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0%.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

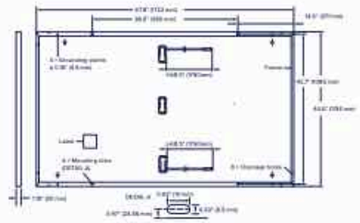
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

Q.TRON BLK M-G2+ SERIES

▪ Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

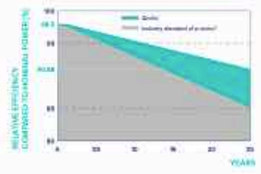


▪ Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

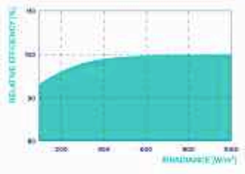


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2022)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS						
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	169 (8100 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

▪ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Specifications subject to technical changes of Qcells Q.TRON_BLK_M-G2+_series_405-430_DE_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 05

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 299.3

Street & Number of Proposed Work: 15 Madaket Rd

Owner of record: Dan Driscoll

Mailing Address: 15 Madaket Rd

Nantucket, MA 02554

Contact Phone #: 508-228-8703 E-mail: dan@september.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-7605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (34) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67.34" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

module Width: 44.5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/16/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 15 Madaket Road
✓	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: 6/10/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. (initial to indicate read and understand) I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Dan Driscoll

STREET ADDRESS 15 Madaket Road

MAP/PARCEL 41 / 299.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/10/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Cenedella 6/10/24

Signature Date

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property located at 15 Madakat Road.

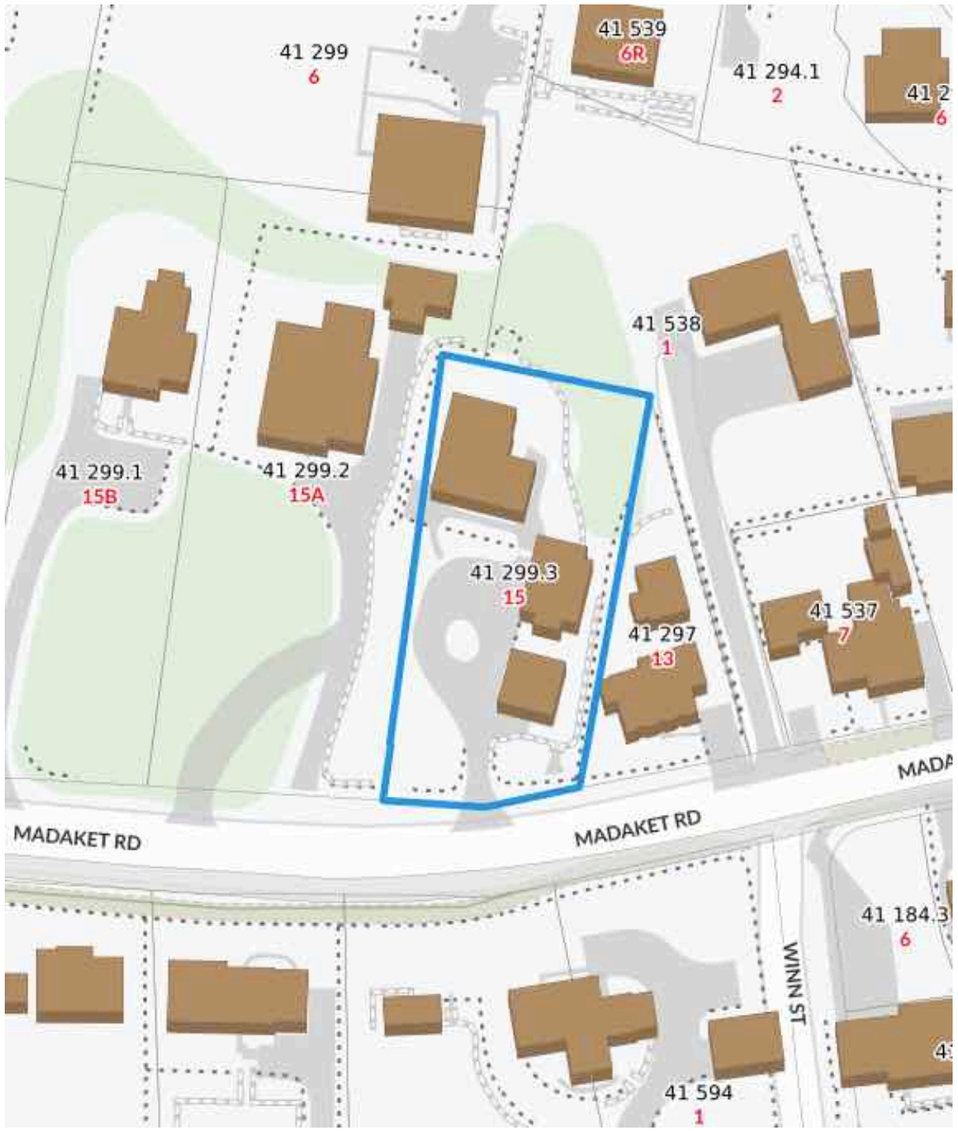
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature _____

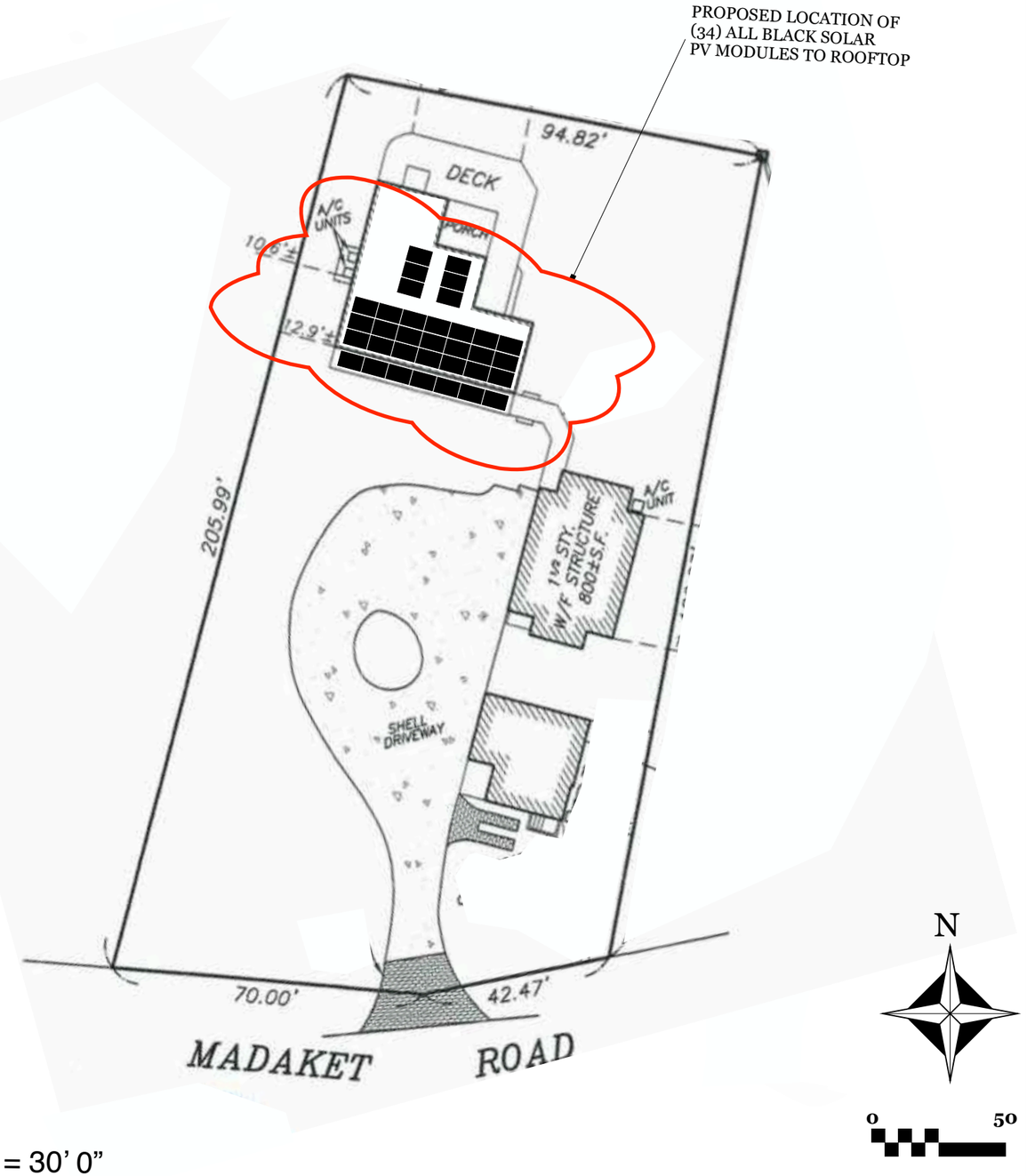
Name Daniel F Driscoll

Date 3/26/24



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 30’ 0”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

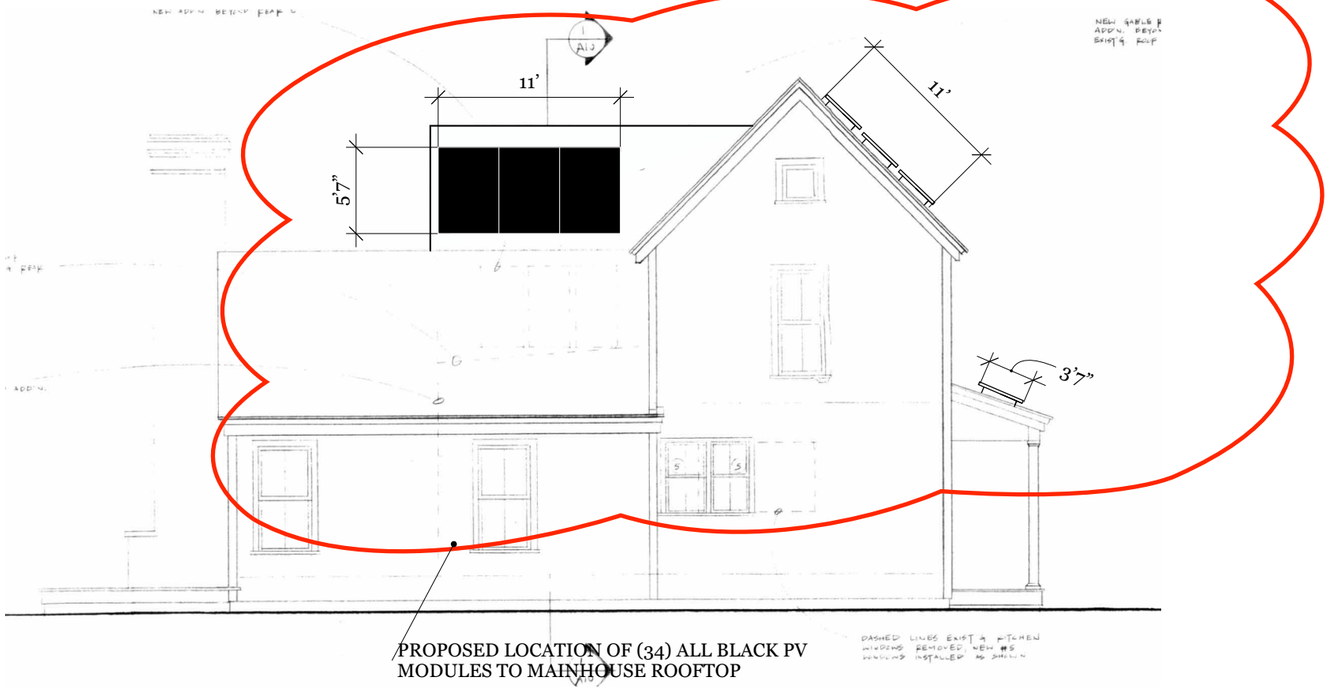
ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

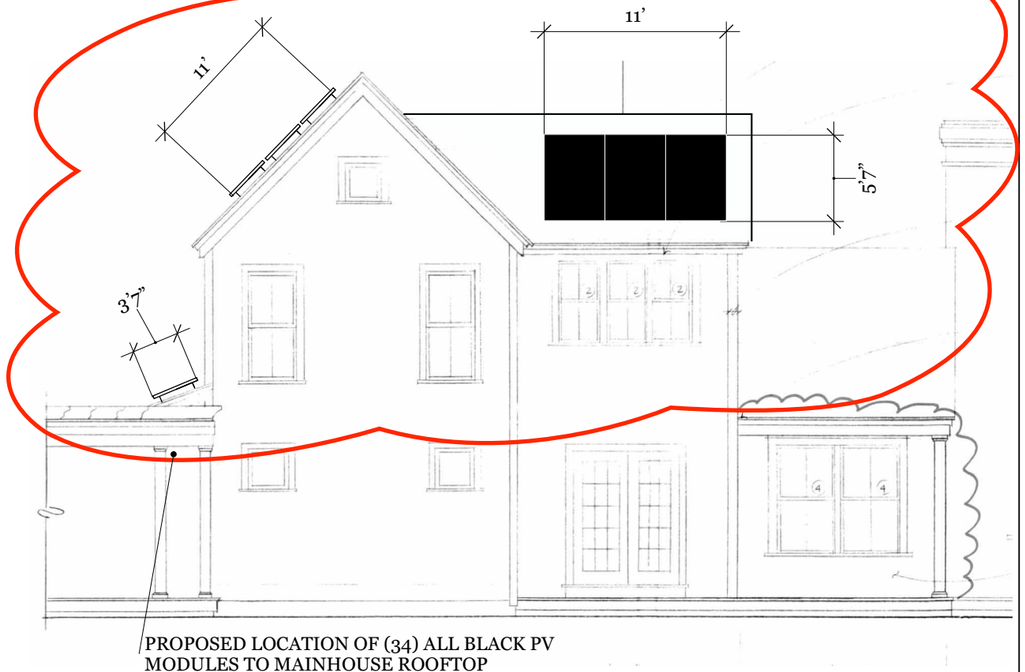
REVISIONS

	MM/DD/YY	REMARKS
1		Submitted for HDC & permitting review.
2		
3		
4		
5		

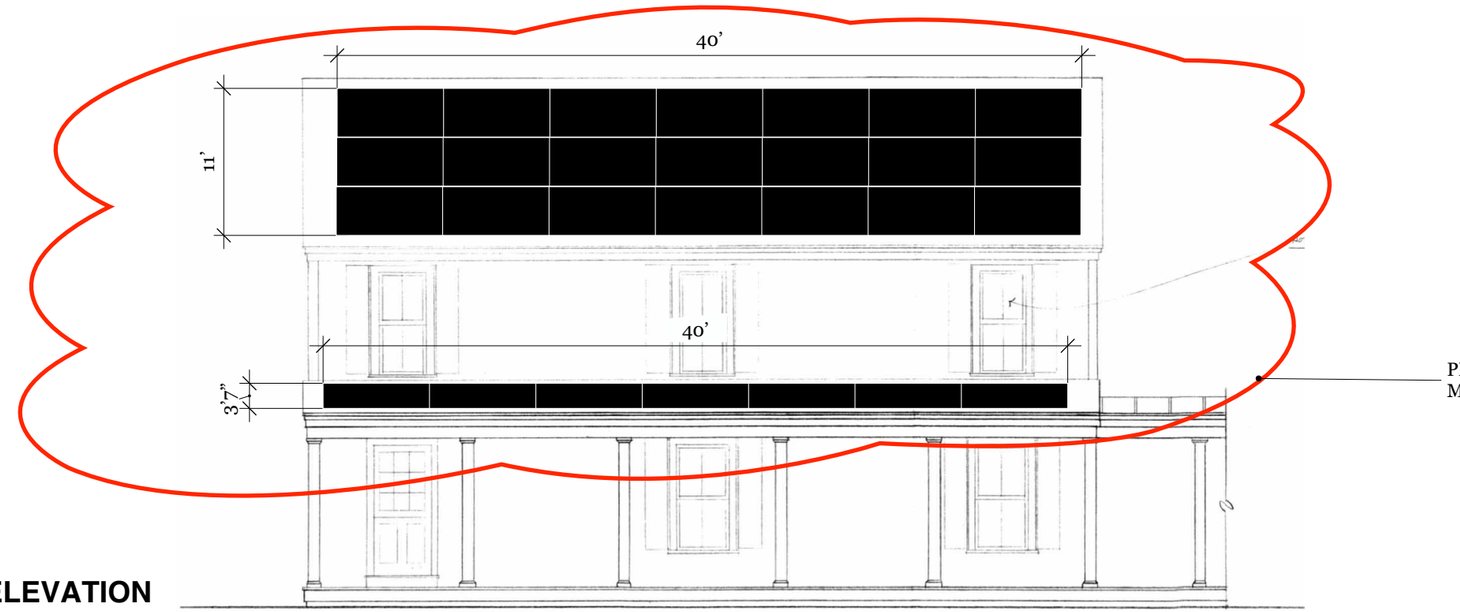
PV 01



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

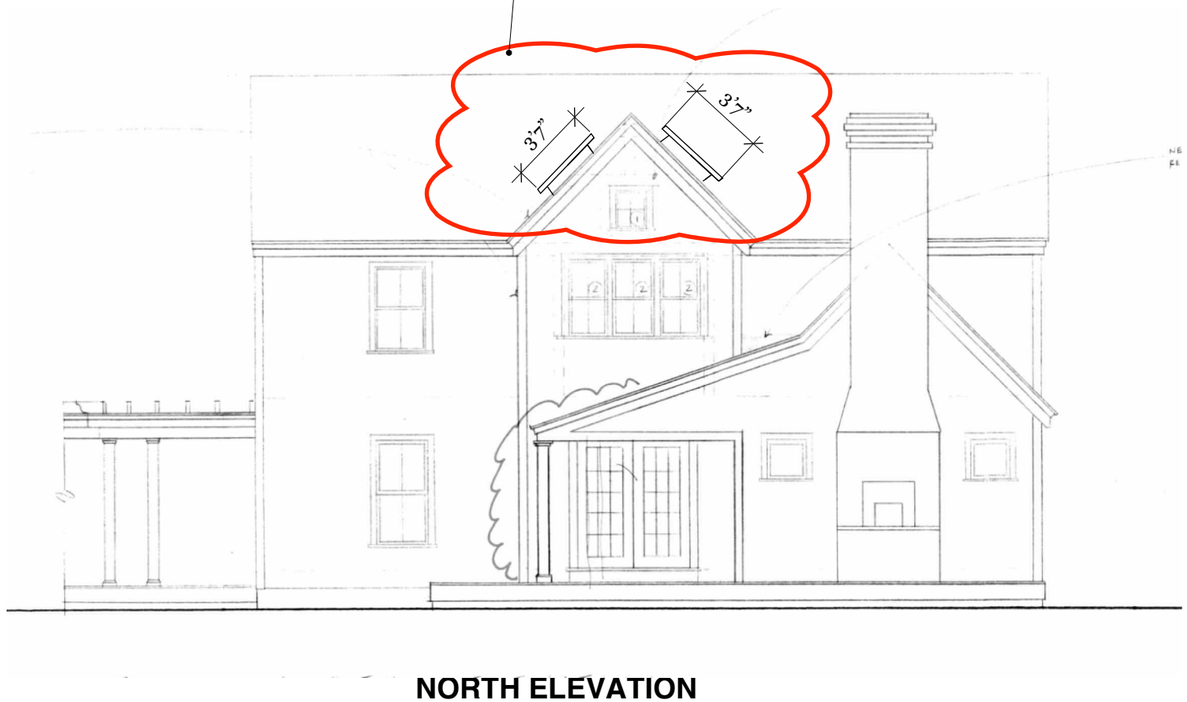
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

PROPOSED LOCATION OF (6 of 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP



NORTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

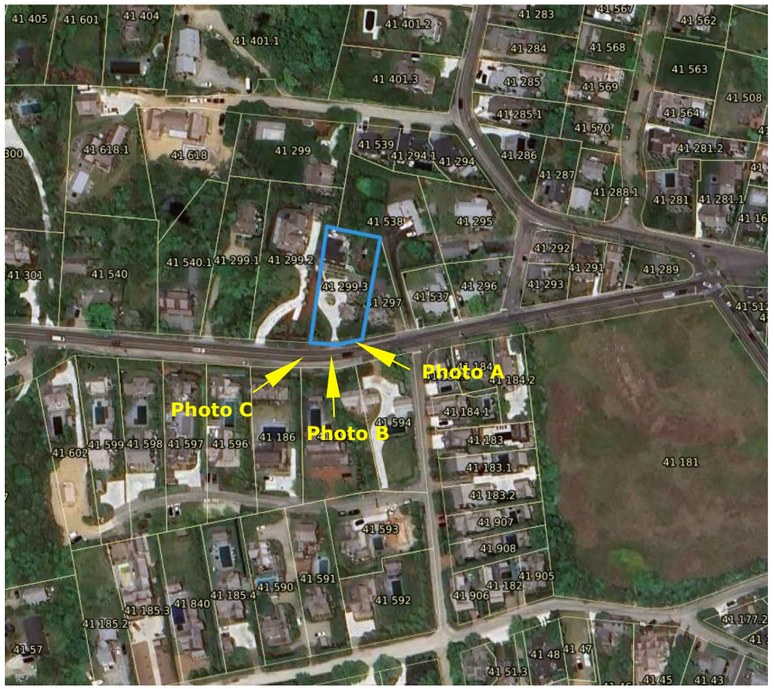
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.



PHOTO A

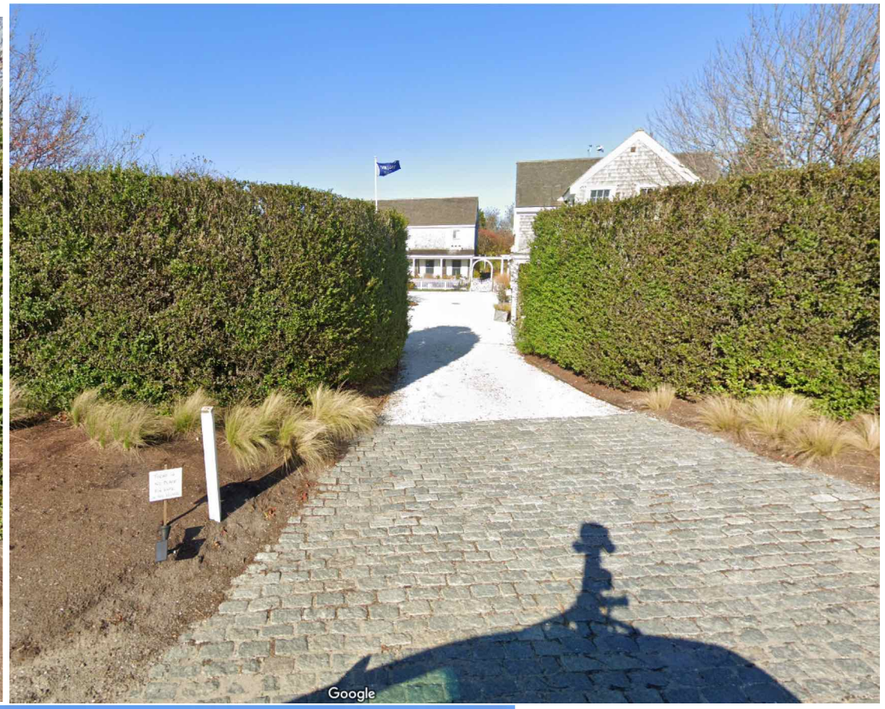


PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 04



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.

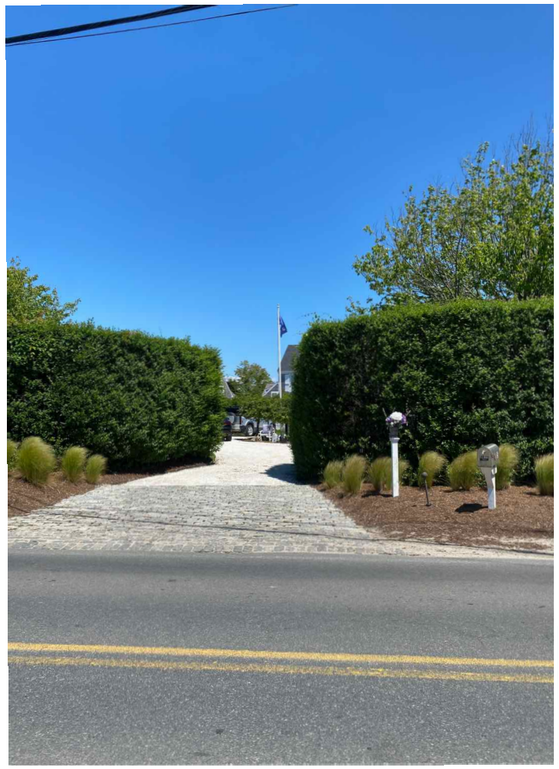


PHOTO A



PHOTO C

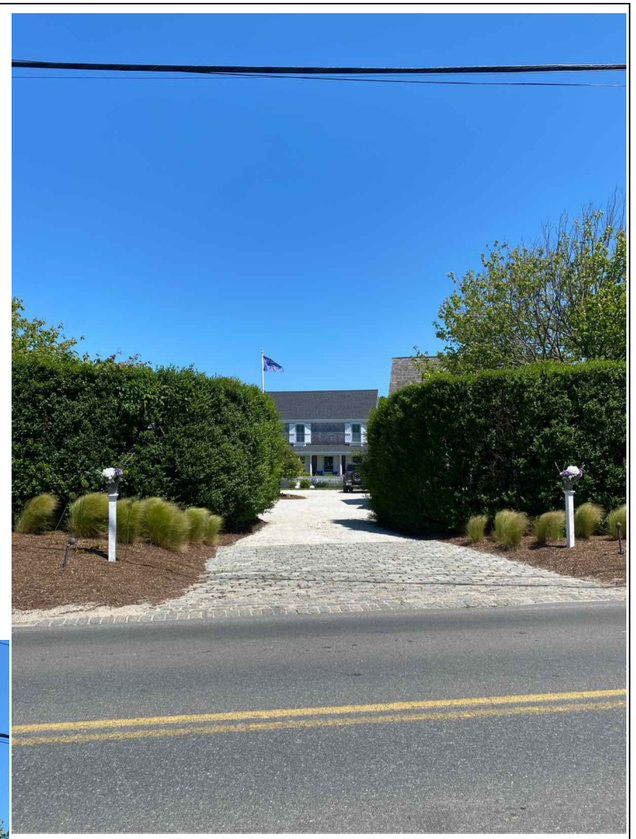


PHOTO B

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

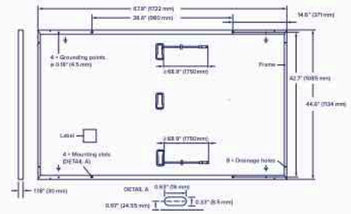
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

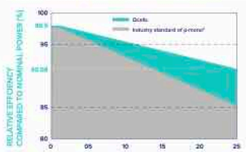


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

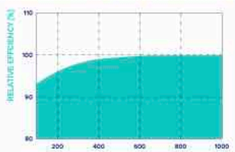


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS		
1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 06

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

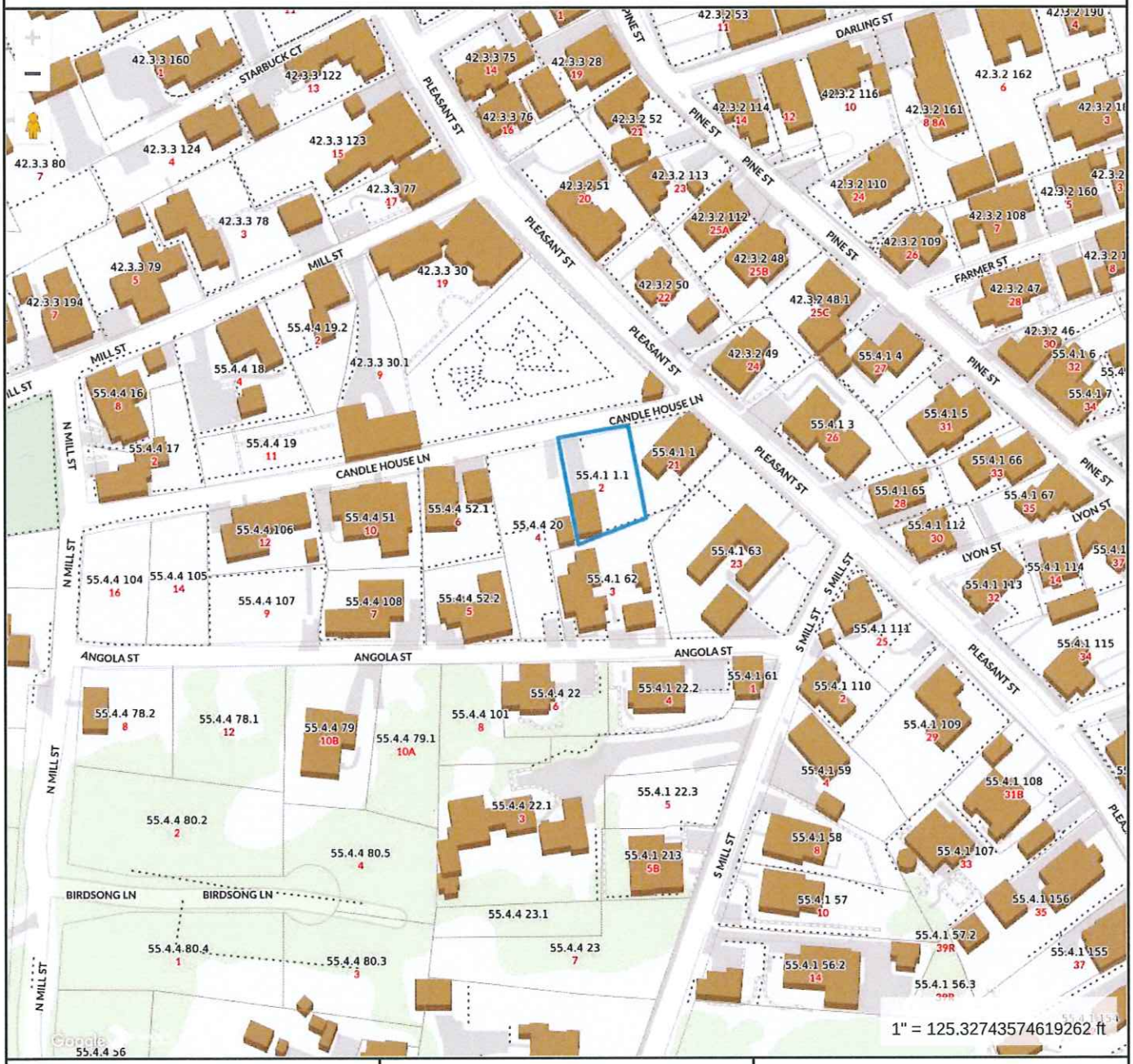
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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: 7/11/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2 CANDLE HOUSE LN # 2024-04-10239
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



Property Information

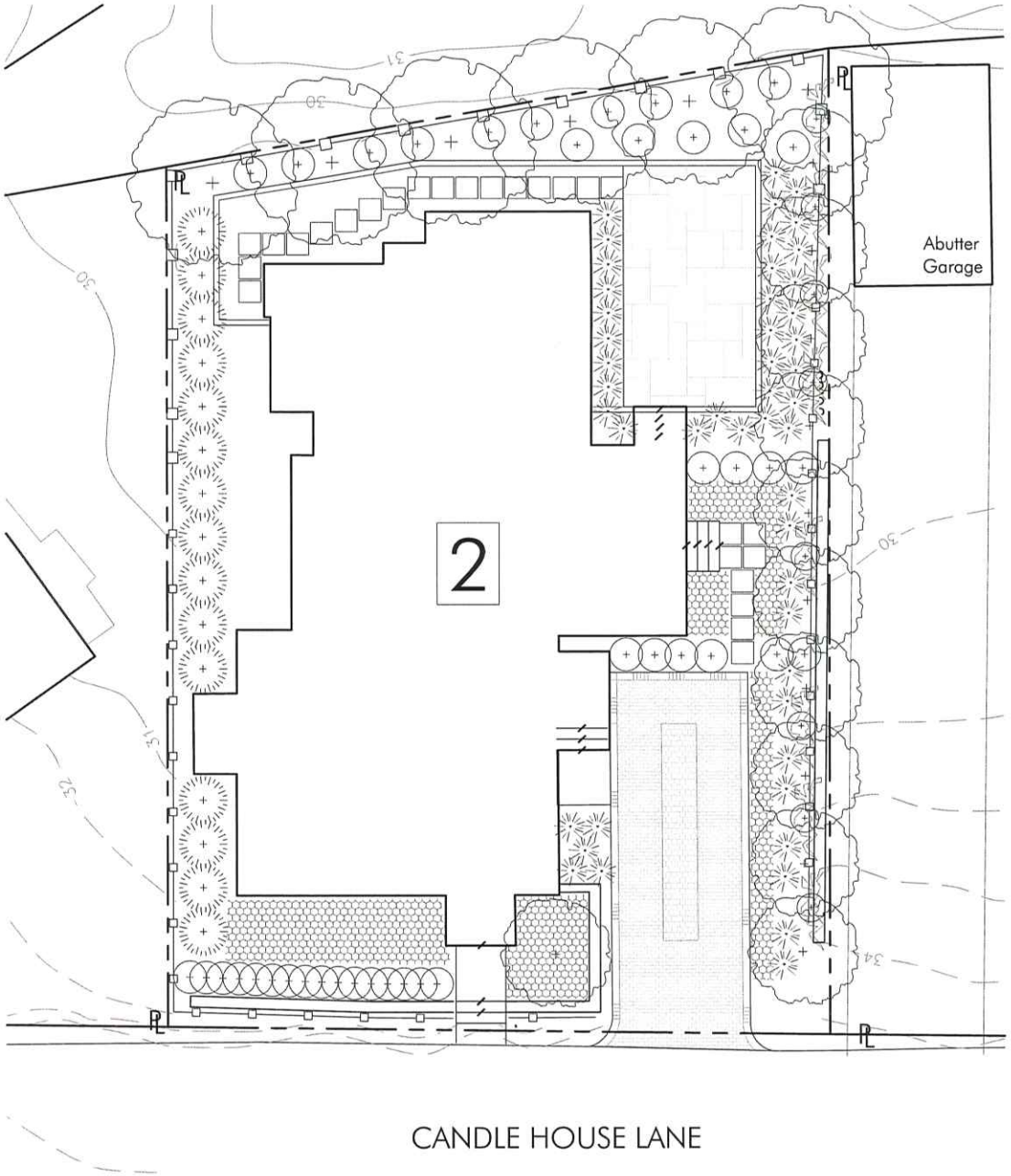
Property ID	191355
Location	2 CANDLE HOUSE LN
Owner	CANDLE HOUSE 2 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CANDLE HOUSE LANE

PROPOSED PLANT LIST - 2 CANDLE HOUSE

QTY	COMMON NAME
TREES	
1	Japanese Maple Cultivar
10	Firespire American Hornbeam
6	Quaking Aspen
SHRUBS	
30	Sweet Fern
10	'Endless Summer' Hydrangea
16	Privet 4'-5'
15	Fragrant Sumac
15	'Emerald Green' Arborvitae
VINES	
10	Trumpet Vine
PERENNIALS	
120	Pennsylvania sedge
21	Cape Breeze Dwarf Switchgrass
27	Little Bluestem

SCALE: 1" = 10'-0"

0 5' 10' 25'

L7

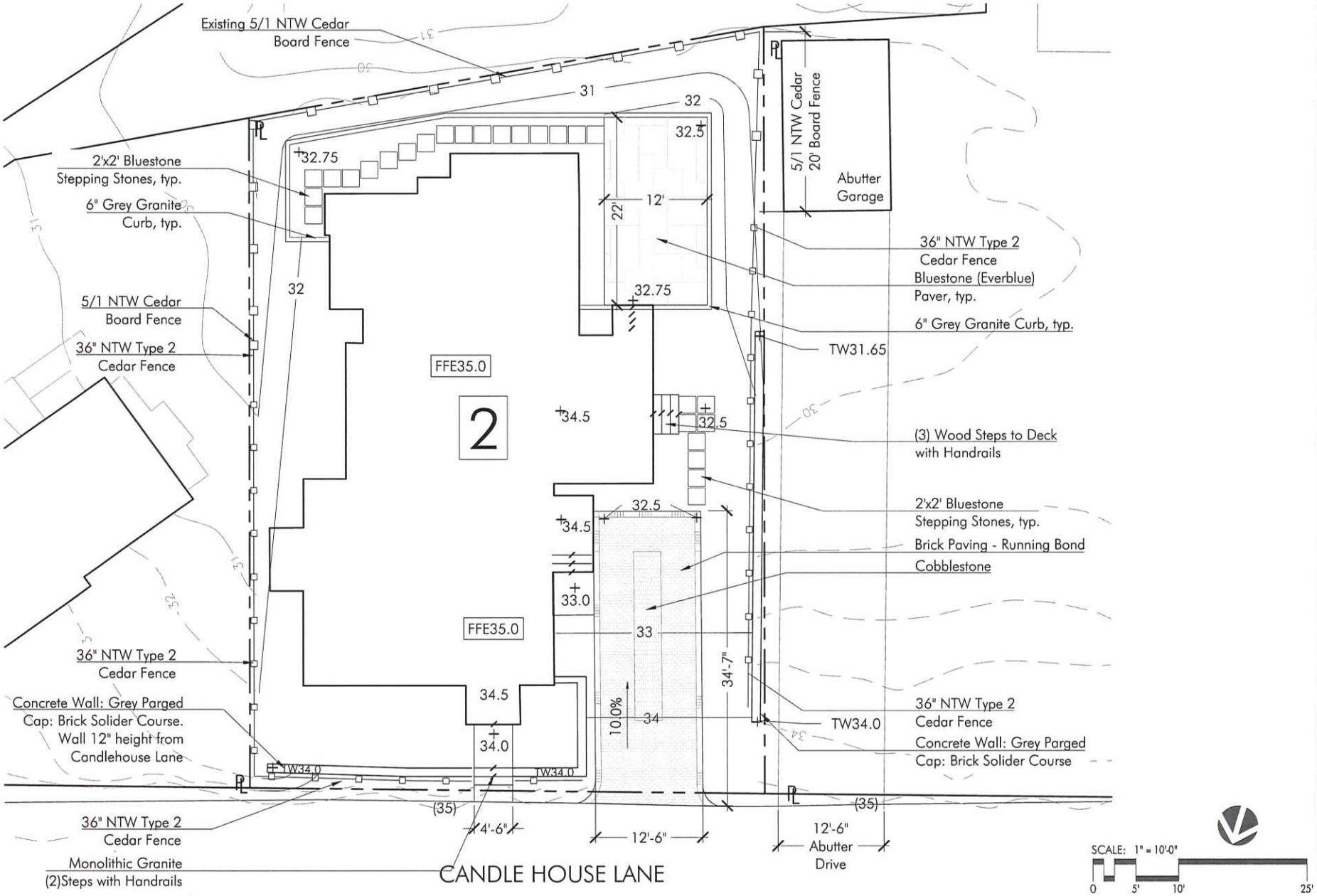
PROJECT:
2 CANDLEHOUSE LANE

PLANTING PLAN

DATE: 07/11/24

SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



L1

PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

NEIGHBORING MATERIALS



CMU Wall with Brick Cap at Pleasant Street



Typical Fence Type Pleasant Street

PROPOSED MATERIALS



2x2 Bluestone Stepping Stones



Granite Curb



Monolithic Granite Steps



5'/1' NTW Cedar Board Fence



36" NTW Type 2 Cedar Board Fence



Random Rectangular Bluestone

L2

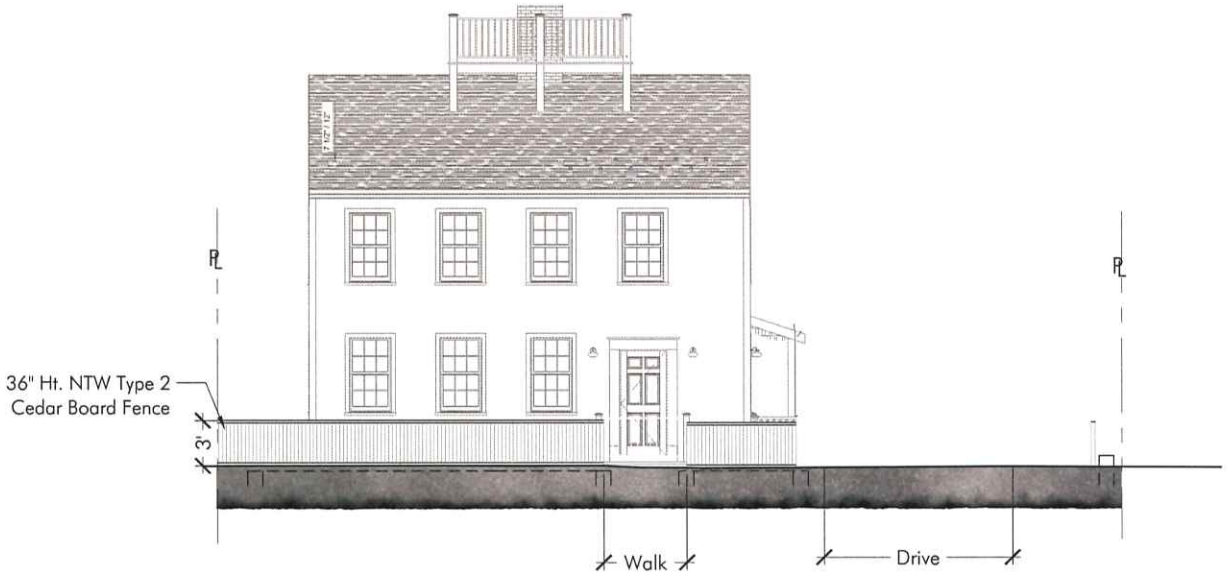
PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



N

North (Front) Elevation

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

L3

PROJECT:

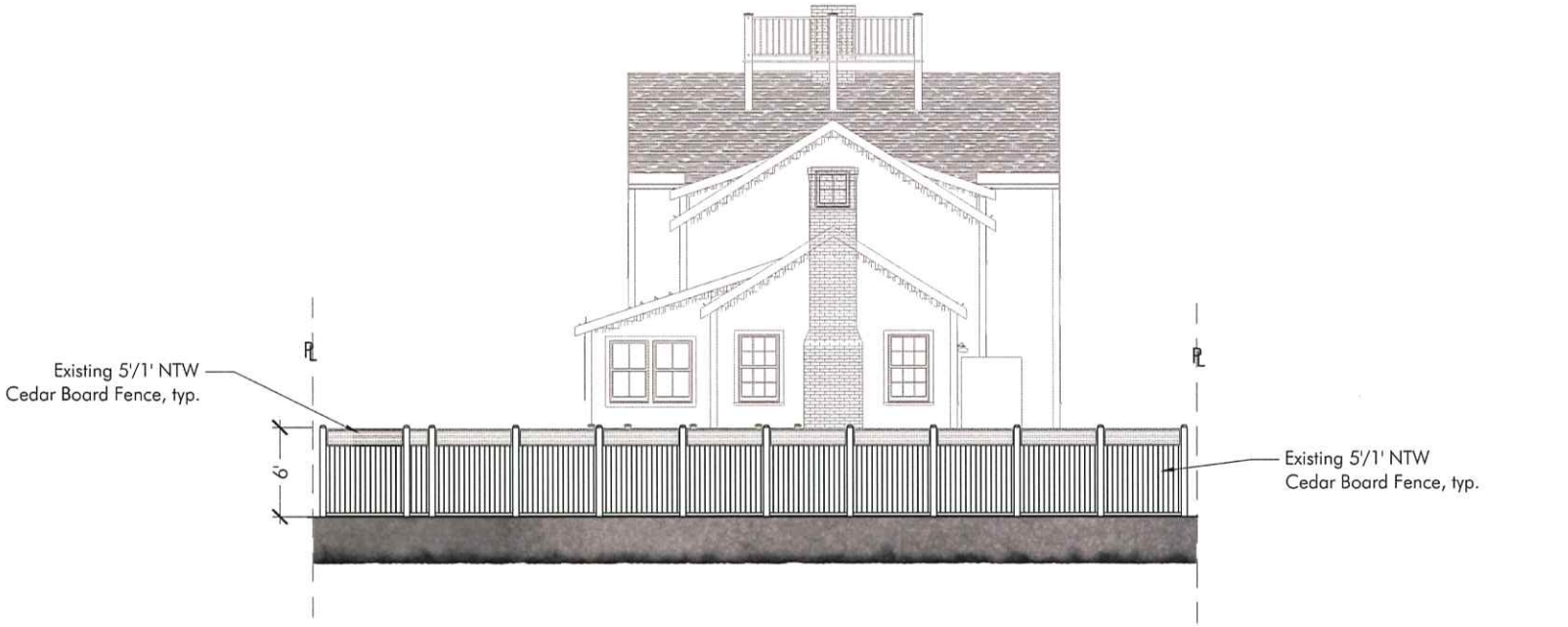
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



S

South (Rear) Elevation

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

L4

PROJECT:

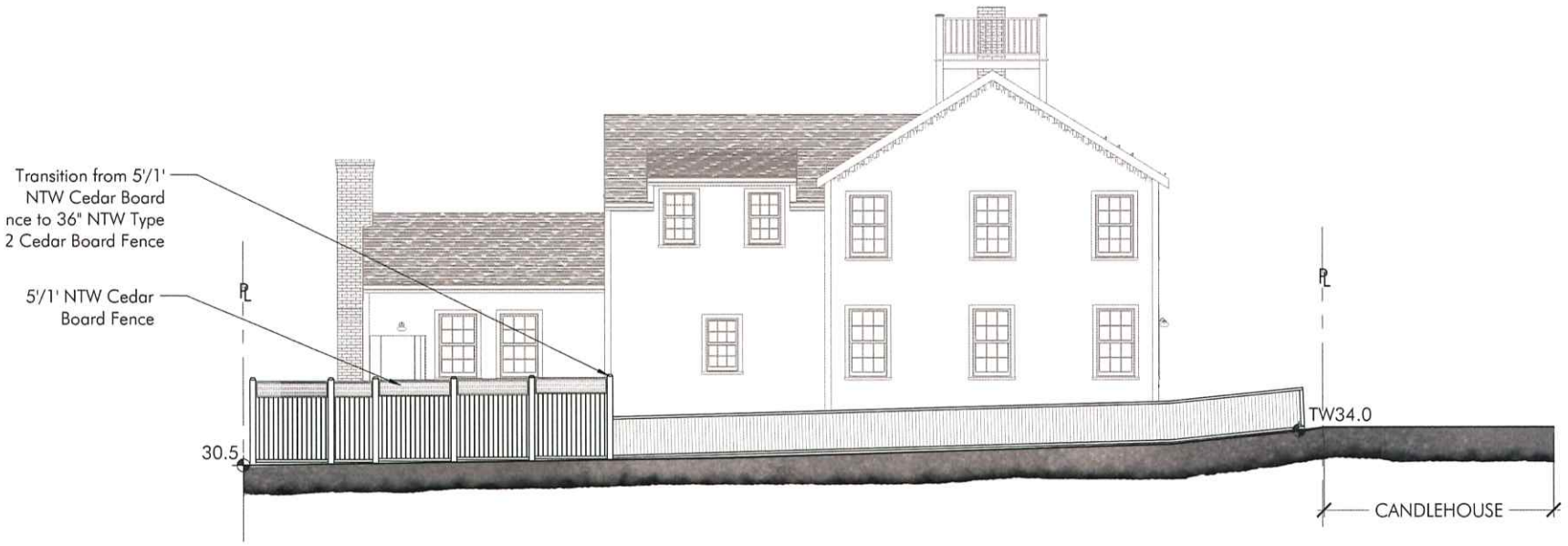
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



E East (Left) Elevation
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

L5

PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
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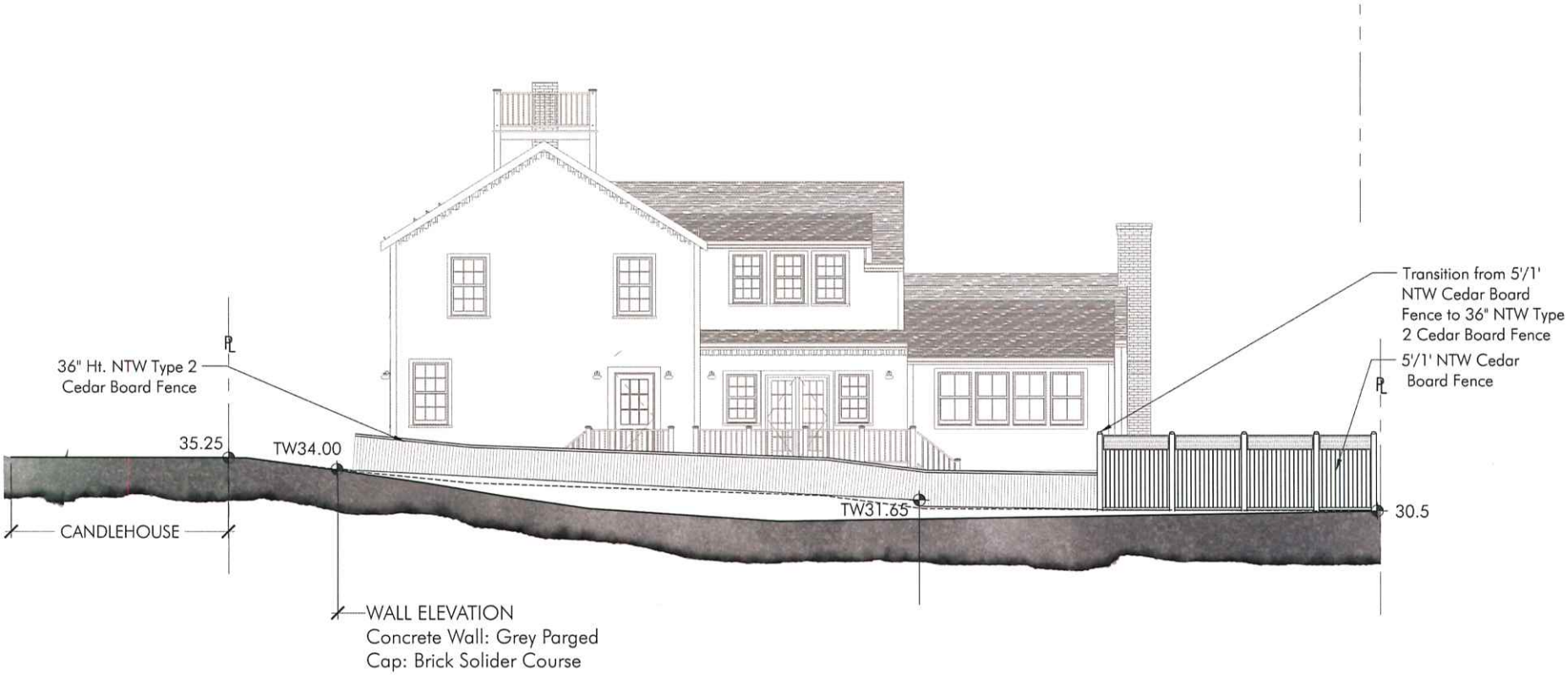

W

West (Right) Elevation

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

L6

PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

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