1. SIGNS

    Documents:

    204 CLIFF RD PUBLIC INFO SIGN (1 OF 2).PDF
    204 CLIFF RD PUBLIC INFO SIGN (2 OF 2).PDF
    HUMMOCK POND RD PUBLIC INFO SIGN (.PDF
    MADAKET RD PUBLIC INFO SIGN.PDF
    76 MILLBROOK RD PUBLIC INFO SIGN.PDF
    28 W MIACOMET RD PUBLIC INFO SIGN.PDF
    16.5 FEDERAL ST TEMPORARY SIGN.PDF

2. NEW BUSINESS 06/11/2024

    Documents:

    39 CLIFF DEMO MOVE MAIN HOUSE.PDF
    39 CLIFF NEW MAIN HOUSE.PDF
    61 CENTER ST_REV STAIRS LIFT NEW.PDF
    15 MASAQUET AVENUE - MH PORCH REVS .PDF
    39 MONOMOY CABANA COMPLETE.PDF
    OB 39 MONOMOY RD POOL SPA.PDF
    1 EVERGREEN WAY_MAIN FACILITY HDC NEW 6.03.24.PDF

3. OLD BUSINESS 06/18/2024

    Documents:

    OB 2 STONE ALLEY 6 6 2024 SUBMITTED.PDF
    OB 2 STONE ALLEY HDC 060624.PDF
    OB 22 COFFIN ST NEW DWELLING.PDF
    OB 22 COFFIN (SIAS) ST HDC REV 06.05.2024 EXTRA.PDF
    OB 2 MARINER.PDF
    OB 2 MARINER WAY.PDF
    OB 2 MARINER WAY POOL.PDF
    OB 4 MARINER PART 1.PDF
    OB 4 MARINER PART 2.PDF
    OB 4 MARINER WAY.PDF
    OB 4 MARINER WAY POOL.PDF
    OB 6 MARINER.PDF
    OB 6 MARINER WAY POOL.PDF
    OB 18 HOICKS HOLLOW DEMO_MOVE BEACH CLUB HDC OLD 6.18.24.PDF

4. NEW BUSINESS 06/25/2024 VIEW

    Documents:

    18 LINDBERG AVE SOLAR PACKAGE.PDF

5. NEW BUSINESS 06/25/2024

    Documents:

    7A CLIFFORD POOL HARDSCAPE.PDF
    7 BENJAMIN DR SOLAR PACKAGE.PDF
    117 ORANGE DORMERS.PDF

61 SPARKS BOYS AND GIRLS CLUB SOLAR.PDF
8 SEA ST BARN.PDF
26 WARRENS LANDING - SOLAR PACKAGE.PDF
20 OCEAN AVE MAIN HOUSE ADDITION.PDF
20 OCEAN AVE COTTAGE ADDITION.PDF
20 OCEAN AVE HARDSCAPE.PDF
59 POLPIS NEW DWELLING.PDF
23 SANKATY DEMO GARAGE.PDF
60 WANOMA GH HDC NEW 061724.PDF
44 MADAKET - ADDITION.PDF
26 JEFFERSON - NEW DWELLING.PDF
20 MIDLAND AVE ADDITION.PDF
32 EASTON REV WINDOWS COTTAGE.PDF
32 EASTON REV WINDOWS MH.PDF
55 BURNELL POOL.PDF
3 KITEHILL LANE ASBUILT NEW FENCE 061724.PDF
3 KITEHILL LANE ASBUILT NEW DECK 061724.PDF

6. 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 HDC REVISION 1 OLD BUSINESS VIEW PACK.PDF
OB 31 EXETER STREET -.PDF
OB 3 PLEASANT_HDC OLD_06.27.24.PDF
OB 111B OLD SOUTH ROAD MIXED USE.PDF
OB 51 W MIACOMET RD HARDSCAPE POOL.PDF

7. 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 HARDSCAPE.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
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.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
14 POND VIEW DR-FENCE- HDC APPLICATION.PDF

8. OLD BUSINESS 07/16/2024

Documents:

OB 12 SUNSETT HILL LANE.PDF
OB 55 EASTON ST HARDSCAPE PERGOLA.PDF
OB 1 OLD NORTH WHARF.PDF
OB 1 N SWIFT ROCK GARAGE.PDF
19 LOW BEACH RD ROOF SOLAR.PDF
15 MADAKET RD ROOF SOLAR.PDF
OB 2 CANDLE HOUSE HARDSCAPE.PDF

9. NEW BUSINESS 07/23/2024

Documents:

22 WAYDALE RD -ROOF SOLAR PACKAGE.PDF
52 MIACOMET POOL.PDF
52 MIACOMET SHED.PDF
25 HONEYSUCKLE ROOF SOLAR.PDF
30 RUSSELLS - NEW BUSINESS - DEMO.PDF
14 MOORS END GARAGE DWELLING.PDF
42 CHUCK HOLLOW POOL HOUSE REVS.PDF
10 SILVER ST NEW DWELLING.PDF
3 LOW BEACH RD ROOF.PDF
4 SOPHIES WAY - 21 PILGRIM RD HDC NEW DWELLING 7-2-24.PDF
4 SOPHIES WAY - 21 PILGRIM RD HDC GUEST HOUSE 7-2-24.PDF
4 SOPHIES WAY - 21 PILGRIM RD HDC GARAGE 7-2-24.PDF
5 MOBY WAY - COTTAGE REVISIONS.PDF
10 AIRPORT RD AIRPORT GAS REVISIONS TO PREVISOUS COA.PDF
19 BROADWAY HISTORIC DETERMINATION.PDF
10 BAYBERRY REV 4152 WINDOWS.PDF
110 BAXTER RD RENEW COA 55589 GARAGE.PDF
110 BAXTER RD RENEW COA 56298 POOL.PDF
31 EXETER-GARAGE DEMO.PDF
35 GLOUCESTER ST POOL REVS.PDF
2 OLD TOM NEVERS GARAGE.PDF
2 OLD TOM NEVERS MH.PDF
3 ASTER CT SOLAR PACKAGE.PDF
32 HULBERT AVENUE OUTDOOR SHOWER.PDF
150 SURFSIDE ROOF SIDEWALL.PDF

1 S MILL ROOF.PDF
59B POLPIS ROAD GAZEBO RETAINING WALL.PDF
65 LOVERS LANE POOL.PDF
10 MAPLE LN LOT 7 FENCE REV.PDF
1 N SWIFT ROCK REV TO MH.PDF
4B PINKHAM CI ADDITION COLOR CHANGE.PDF
9 NOBADEER FARM RD STRONG WINGS ADDITION.PDF
23 SANKATY HEAD RD FOLLY.PDF
21 SANKATY HEAD RD GARAGE FENESTRATION CHANGES.PDF
3 LYONS LANE ROOF.PDF
6 PLAINFIELD RD NEW DWELLING.PDF
12 NOBSKA WAY SHED 1.PDF
12 NOBSKA WAY SHED 2.PDF
30A ORANGE ST GARAGE.PDF
3 ASTER SPA HARDSCAPE.PDF
3 ASTER SHED.PDF
2 DUKES RD POOL.PDF
111 CLIFF RD MH CHIMNEY.PDF
15 PLEASANT ST FENCE.PDF
6 CANDLE HOUSE REV DOOR.PDF
15 BROAD ST REPLACE BOARD SIDING.PDF
20 MAIN ST SIA POOL HARDSCAPE 1.PDF
20 MAIN ST SIA POOL HARDSCAPE 2.PDF
20 MAIN ST SIA POOL HARDSCAPE 3.PDF

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 40 PARCEL #: 57

Street & Number of Proposed Sign: 204 Cliff RD

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket, Ma, 02554

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

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

RECEIVED JUN 17 2024 By

Agent/Owner of Business

Name: Eli Jan Holland

Mailing Address: 5 Selkinnow Pl
Nantucket, Ma, 02554

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

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

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

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

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

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

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

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

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4 x 4 wood post

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

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

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

ATTENTION

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

Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Pumkinseed



To report a violation, call 800-632-8075

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

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

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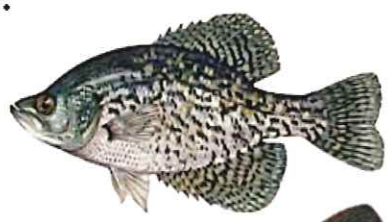

Chain Pickerel



Yellow Perch



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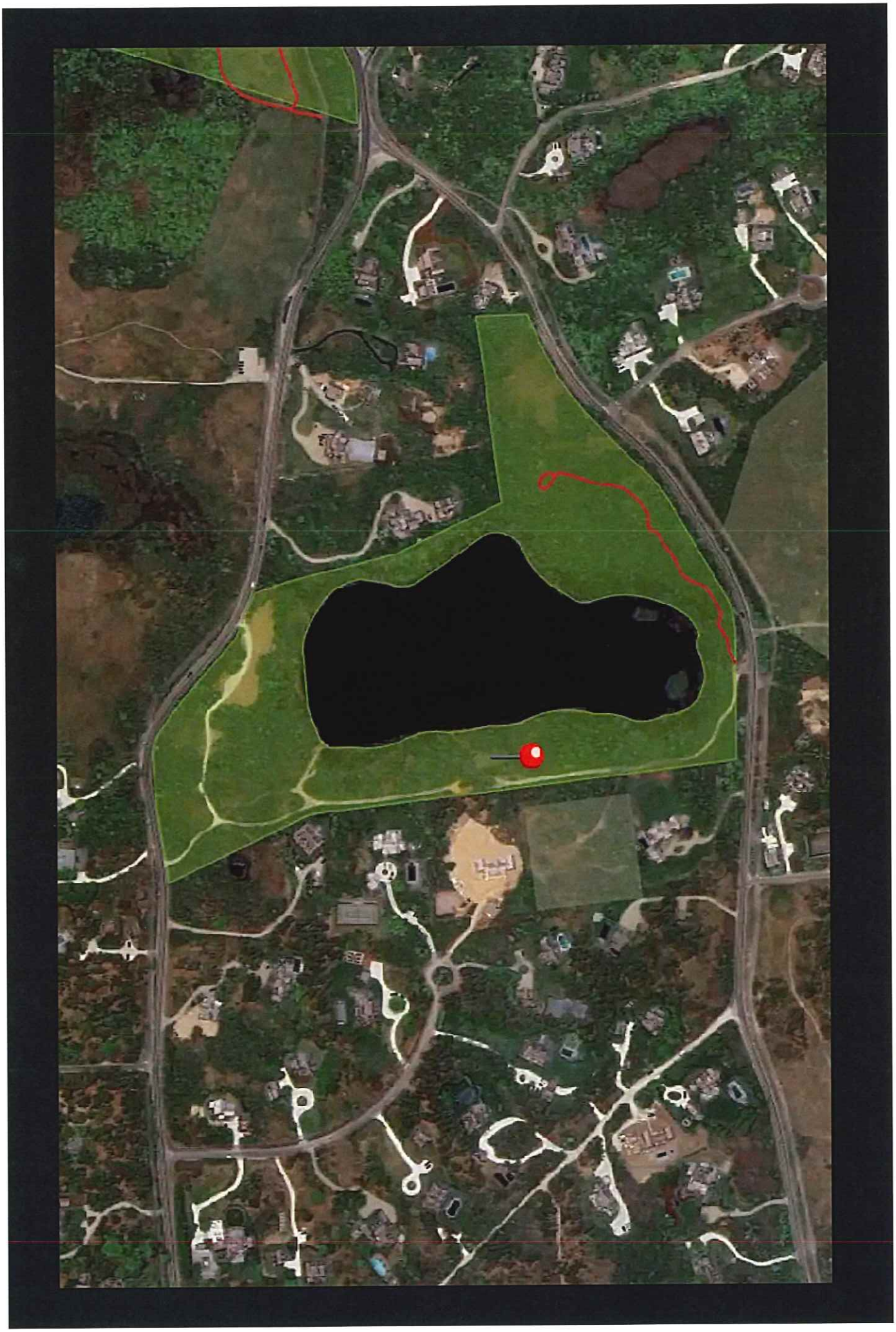

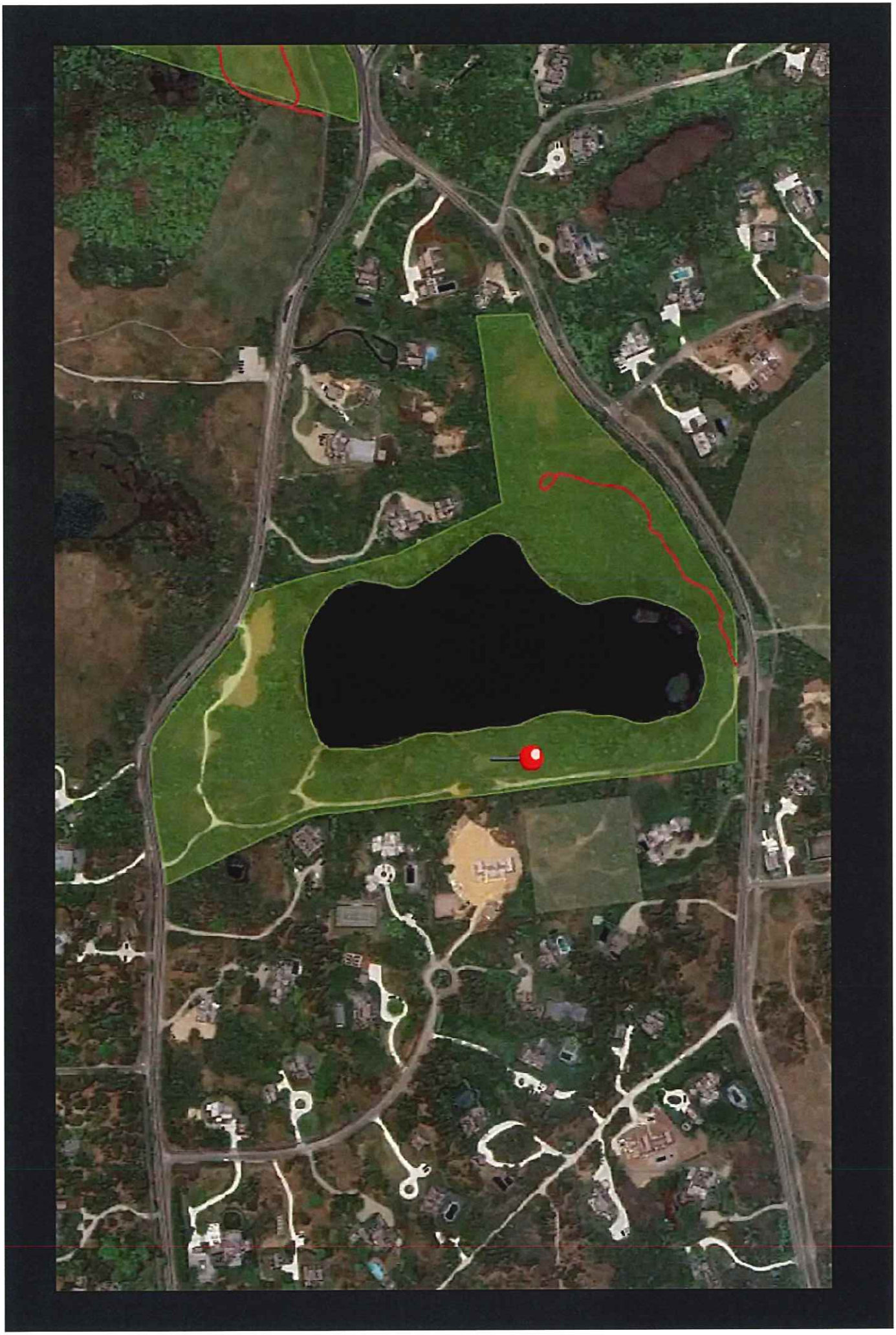



Certificate No. _____ Date Issued _____

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FOR OFFICE USE ONLY

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Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

RECEIVED
JUN 17 2024
By _____

Agent/Owner of Business

Name: Eli Jan Holland

Mailing Address: 5 Seikinnow Pl
Nantucket, Ma, 02554

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

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

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

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

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

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

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

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

H. SIZE OF SIGN 16" X 11"

I. SHAPE OF SIGN rectangle

J. LOCATION OF SIGN ON BUILDING see map

K. TYPE OF SUPPORT BRACKETS 4 x 4 wood pos

L. TYPE OF LIGHTING AND LOCATION (if any)

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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

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	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
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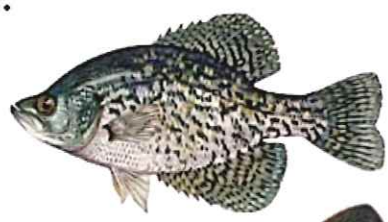
Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Pumkinseed



To report a violation, call 800-632-8075

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

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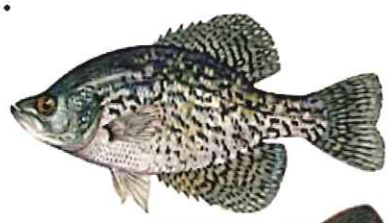

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TAX MAP #: 63 PARCEL #: 35

Street & Number of Proposed Sign: Hummock pond rd

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket MA

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

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

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Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Elijan Holland

Mailing Address: 5 Spilkinnow pl
Nantucket, MA, 02554

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

RECEIVED
JUN 17 2024
By

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

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

C. EDGING DETAILS
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D. LETTER TYPE
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2. Painted
3. Incised
4. Carved word printed

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

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

G. WORDING ON SIGN
- Massachusetts fishing rules and regulations
- Normas y Reglamos de pesca

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4X4 wood post

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

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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508-325-7587

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Yellow Perch



Striped Bass



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Chain Pickerel



Yellow Perch



Striped Bass



To report a violation, call 800-632-8075

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

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

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







Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 38 PARCEL #: 8.1

Street & Number of Proposed Sign: Madaket Rd

Owner of Building: Nantucket Land Bank

Mailing Address: 22 Broad St
Nantucket, Ma, 02554

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

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

[signature]
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Elijah Holland

Mailing Address: 5 Selkinnow Pl
Nantucket, Ma, 02554

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

RECEIVED
JUN 17 2024
By

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

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

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

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

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

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

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

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4 x 4 wood post

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

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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

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

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

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

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

ATTENTION

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

Massachusetts Fishing Rules and Regulations

Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Striped Bass



To report a violation, call 800-632-8075

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

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Nantucket, Massachusetts for

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for Erection or Display of a

SIGN

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

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

Signature of Owner of Record

FOR OFFICE USE ONLY

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

Agent/Owner of Business

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

RECEIVED JUN 17 2024 By

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

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

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

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

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

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

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

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4x4 wood post

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

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

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

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

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
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	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
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Black Crappie



Chain Pickerel



Yellow Perch



Striped Bass



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

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Certificate No. _____ Date Issued _____

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

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

Signature of Owner of Record

FOR OFFICE USE ONLY

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

RECEIVED
JUN 17 2024
By

Agent/Owner of Business

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

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

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

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

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

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

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

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

H. SIZE OF SIGN
16" X 11"

I. SHAPE OF SIGN
rectangle

J. LOCATION OF SIGN ON BUILDING
see map

K. TYPE OF SUPPORT BRACKETS
4x4 wood post

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

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

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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	Paint Sample: of proposed colors.

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Normas y reglamentos de pesca.

Common species located in this pond are:

Black Crappie



Chain Pickerel



Yellow Perch



Pumkinseed



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Chain Pickerel



Yellow Perch



Pumkinseed



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Certificate No. HDC24-06-10650 Date Issued _____

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Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

Telephone: _____ Email: _____

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

_____
Signature of Owner of Record

Agent/Owner of Business

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

FOR OFFICE USE ONLY

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

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

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

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

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

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

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

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

H. SIZE OF SIGN
_____ X _____

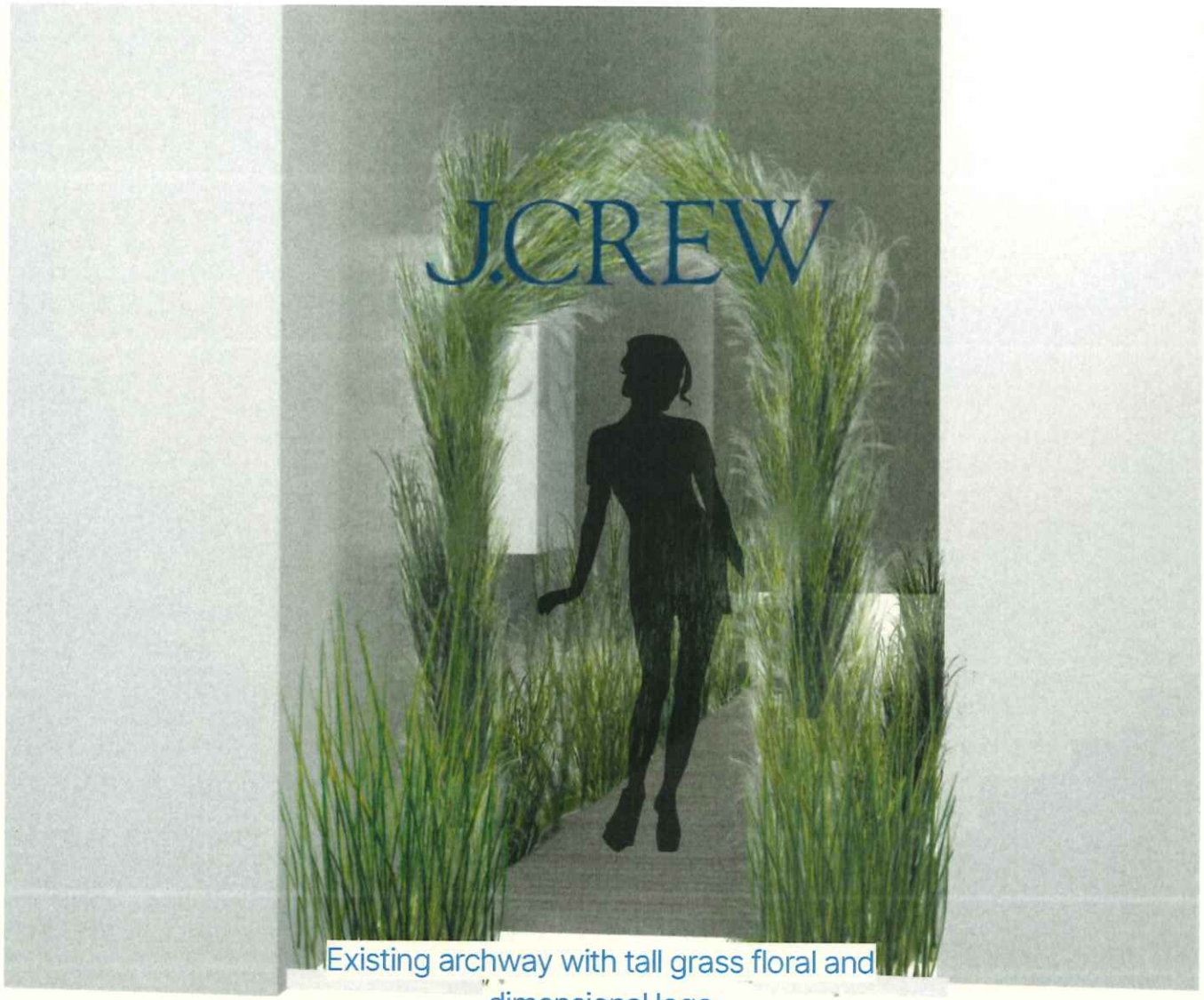
I. SHAPE OF SIGN
_____

J. LOCATION OF SIGN ON BUILDING
entry walkway arch

K. TYPE OF SUPPORT BRACKETS
stand offs

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

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



Existing archway with tall grass floral and dimensional logo

Drawing

WELCOME BOARDWALK

Secondary entrance custom branded

J.CREW x agenc

Drawing

Federal Street Entry Logo

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

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



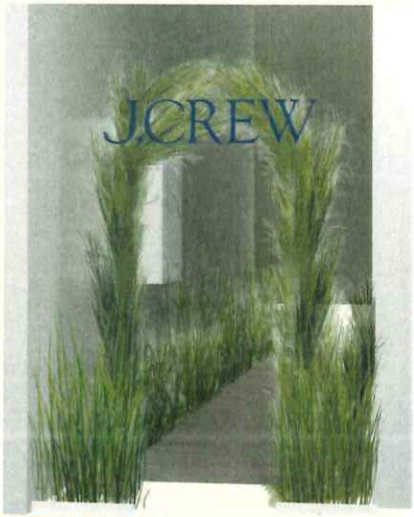
Front View
Logo mounted on 2 bars backing
Space between the logo & backing for grass to go through



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

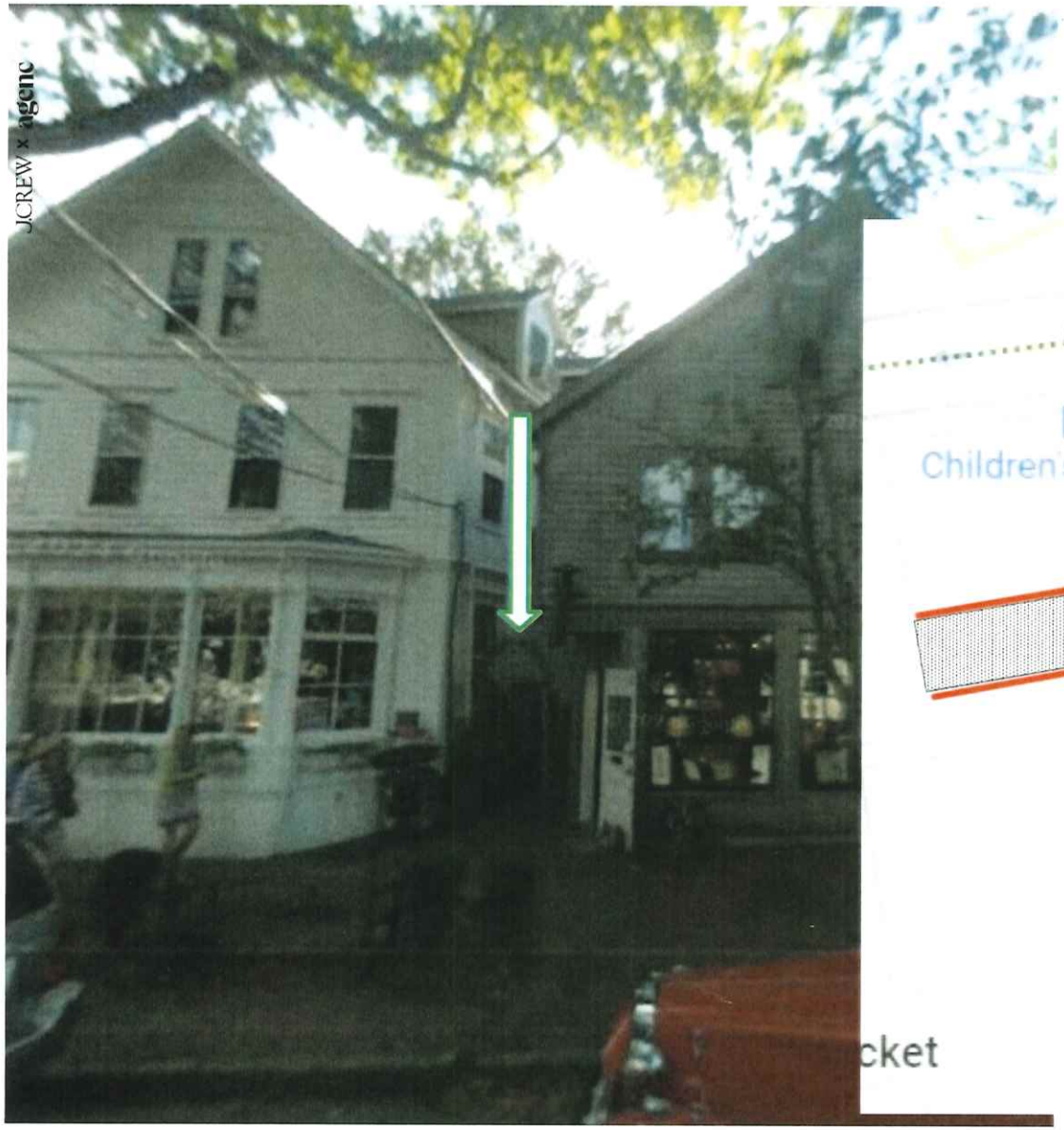


ACTIVATION 2023



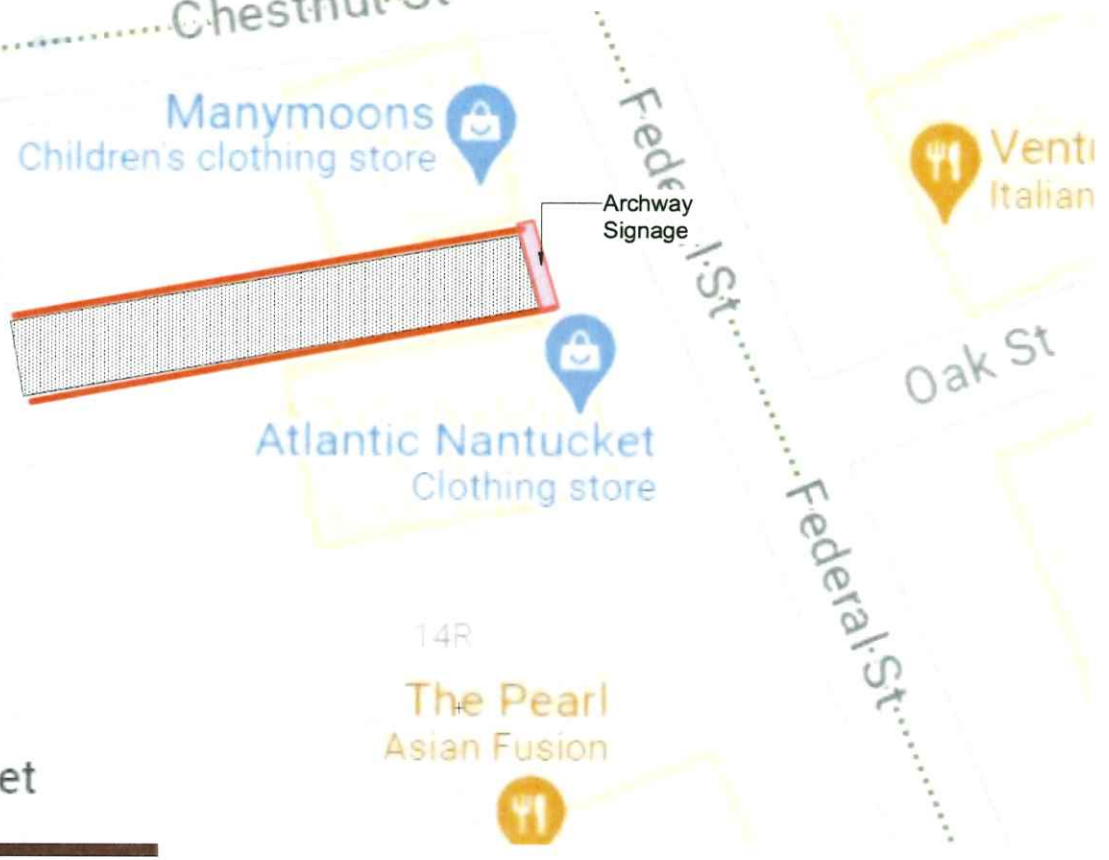
ACTIVATION 2024

J.CREW x agenc



Location

WELCOME BOARDWALK



Freight Disp Pro

Freight Disp Pro Light
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Semibold
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Book
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Bold
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

Freight Disp Pro Medium
ABCDEFGHIJKLMN
OPQRSTUVWXYZ
abcdefghijklmnopqrs
tuvwxyz
1234567890

FREIGHT SYMBOL SUBSTITUTE

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

Soleil Light (superscript)
TM®©

REWARDS NAVY

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

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.

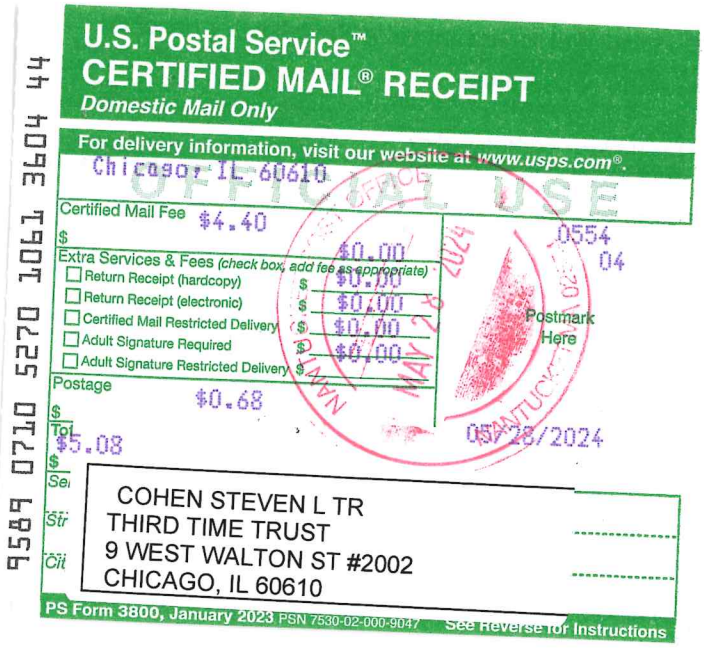


28 May 2024

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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Postage $0.68

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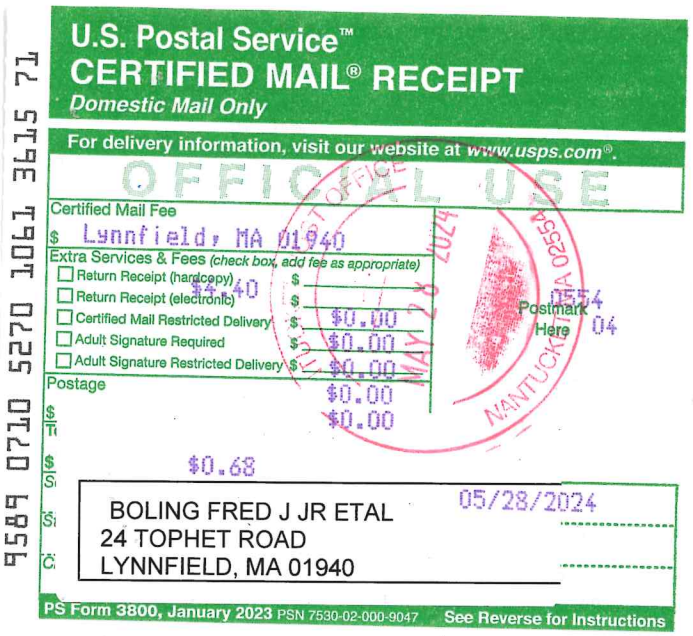
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

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

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

9589 0710 5270 1061 3604 44



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Lynnfield, MA 01940

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Total $0.68

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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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Total $5.08

Postmark Here
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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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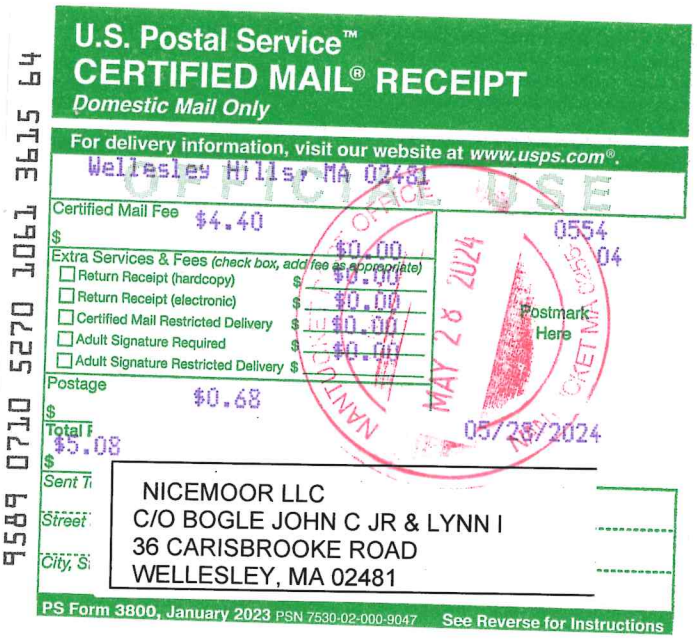

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Wellesley Hills, MA 02481

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

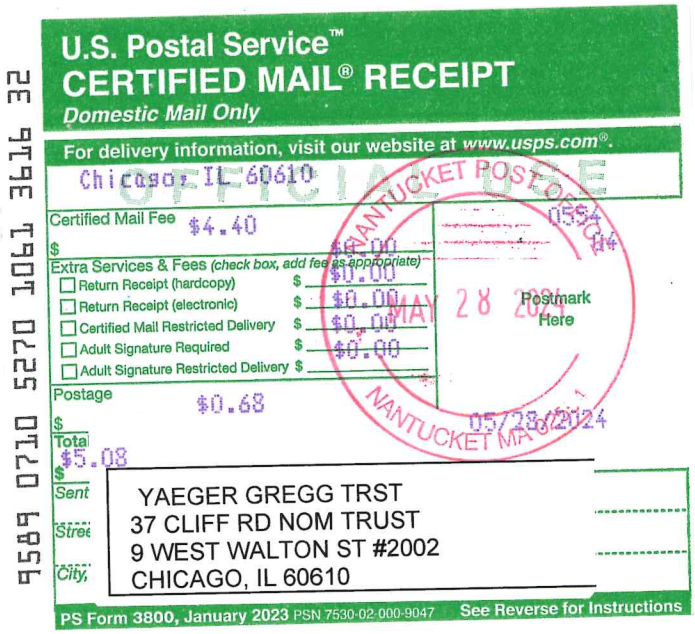
Total $5.08

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

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

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

9589 0710 5270 1061 3615 64



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

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

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

9589 0710 5270 1061 3616 32

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 39 Cliff Road

Tax Map Number: 42.4.4 Parcel Number: 3

Owner of Record: Cheese & Crackers LLC

Description of Proposal: Demolish existing dwelling. New dwelling

Anticipated HDC Submission Date: 28 May 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 3

Street & Number of Proposed Work: 39 CLIFF ROAD

Owner of record: CHEESE & CRACKERS LLC

Mailing Address: 2 BROAD ST
NANTUCKET, MA 02554

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

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____ 3194SF TOTAL

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

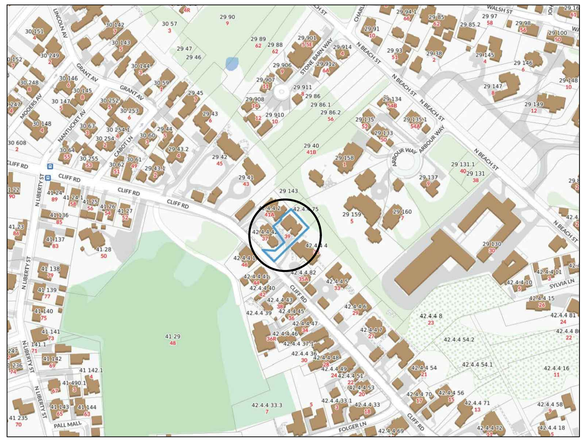
Deck _____ Foundation _____ Fence _____ Shutters _____

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

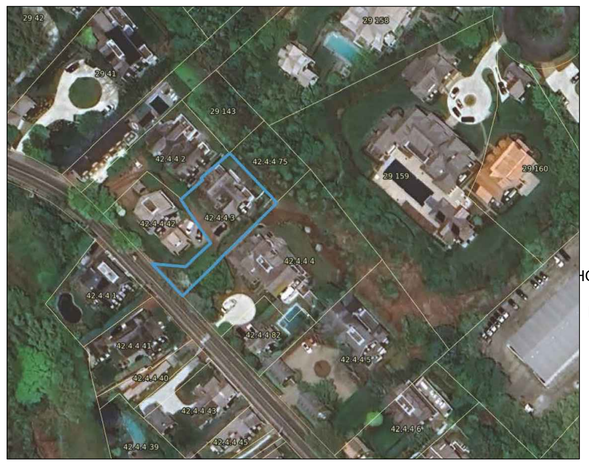
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

39 CLIFF ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS

N/F
THOMAS KEEGAN
MAP 29
PARCEL 40

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

N/F
ROBIN S. WOLPOW MAP 29 PARCEL 159

77.04'

80.08'

N 47°14'00" E
62.00'

LOT 12
MAP 29
PARCEL 143

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

S 45°55'15" E
62.00'

LOT 11
MAP 42.4.4
PARCEL 75

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

S 45°52'20" W
62.02'

X-CUT
MARBLE BOUND
FOUND

TOP OF BANK

GRANITE COPING WALL

78.46'

DHCB
FND

80.13'

OVER
1.6' +/-

STONE WALL

OVER
1.6' +/-

OVER
1.2' +/-

PICKET
FENCE

DHCB
NOT
FND

N 44°03'30" W

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

PATIO

STEP

STEP

1ST FLOOR
DECK

2ND FLOOR
DECK

1ST & 2ND
FLOOR DECK

DECK

STEP

EXISTING
DWELLING TO BE
DEMOLISHED

S 46°47'54" W
45.44'

10.9' +/-

#41A
EXISTING DWELLING

#39
EXISTING
DWELLING

8.2' +/-

N/F
NICEMOOR LLC
MAP 42.4.4
PARCEL 4

S 46°47'54" W
35.29'

S 45°46'16" W
156.89'

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

52.93'

N 42°30'59" W

3.30'

53.64'

N 37°44'36" W

56.94'

BURIED
PROPANE
TANK

SHED

#37
EXISTING DWELLING

N 46°25'08" E
155.48'

BRICK DRIVEWAY

76.71'

S 46°25'21" W

PARKING

S 45°46'16" E
45.00'

12'-0"

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

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

S 88°53'21" E
35.15'

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

GUY
POLE

25.00'

85.36'

50.00'

DHCB
FND

BRICK

WM

CSO

N 43°32'59" W

SIDEWALK

160.36'

SITE PLAN: 1" = 10'-0"

CLIFF ROAD

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

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

COVER SHEET

D1.1

28 MAY 2024



EXISTING SOUTHWEST ELEVATION



EXISTING SOUTHWEST ELEVATION



EXISTING NORTHEAST ELEVATION

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

HDC - DEMOLITION

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

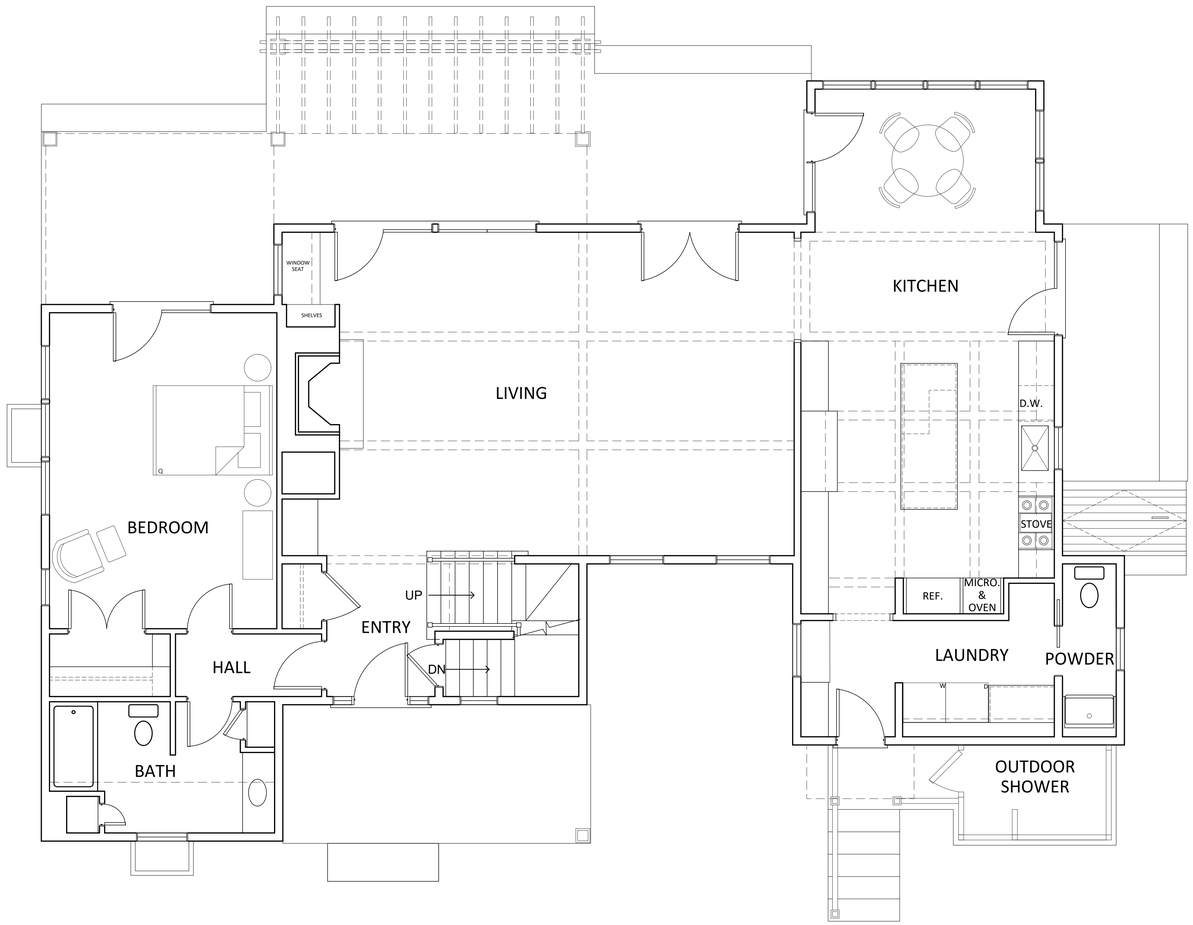
PHOTOS

D1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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

EXISTING
DWELLING

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

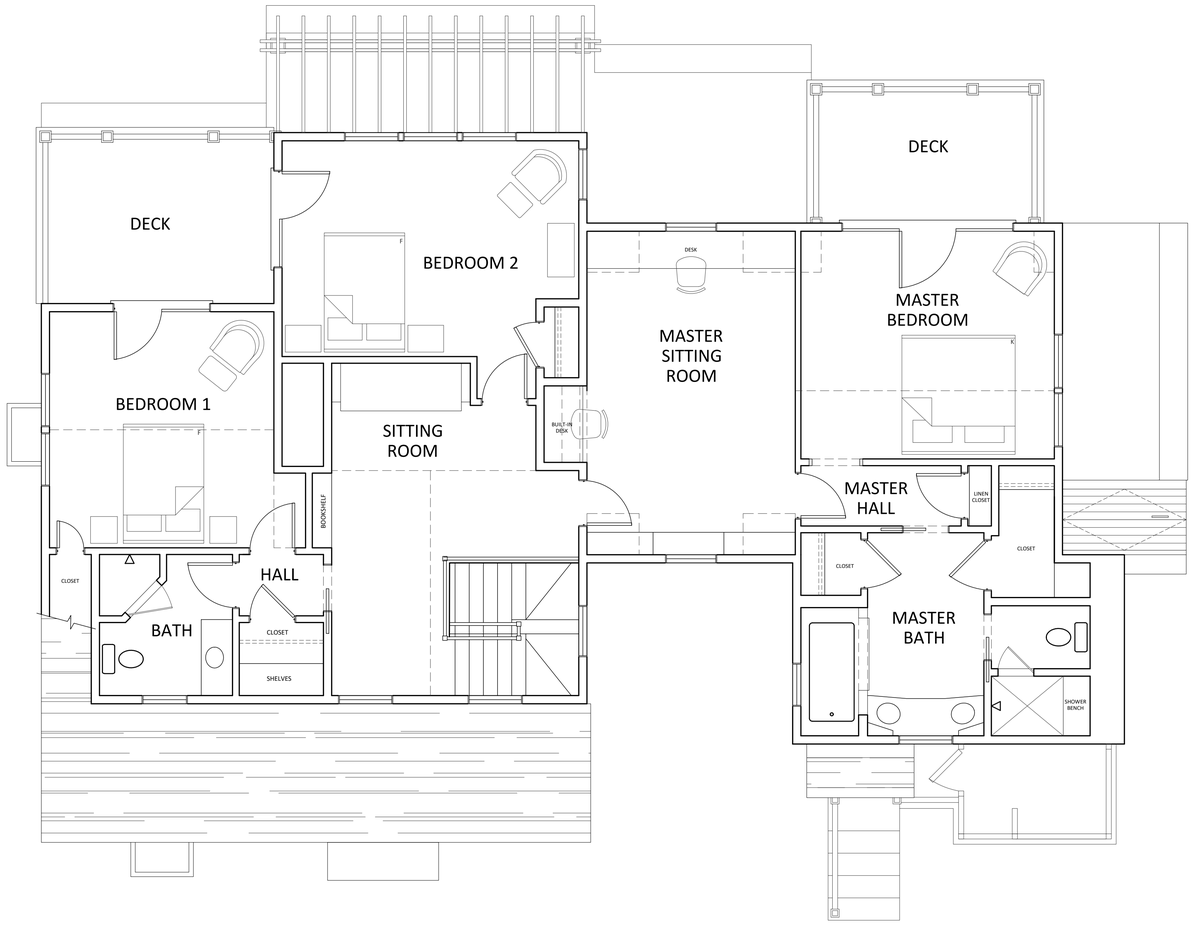
FIRST
FLOOR PLAN

X1.1

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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

EXISTING
DWELLING

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

SECOND
FLOOR PLAN

X1.2

28 MAY 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM



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



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

EXISTING DWELLING

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

SW & SE ELEVATIONS

X2.1

28 MAY 2024



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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

EXISTING
DWELLING

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

NW & NE
ELEVATIONS

X2.2

28 MAY 2024

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

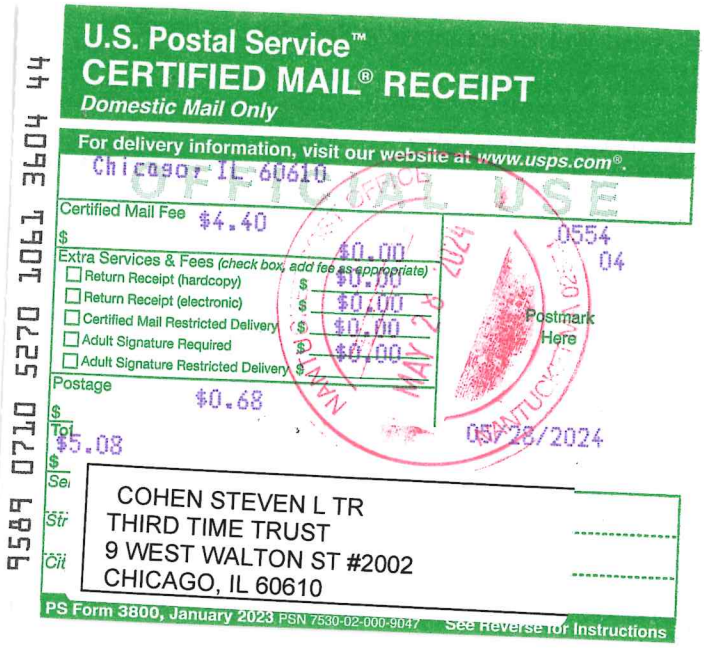
SEE ATTACHED PAGES

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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Total $5.08

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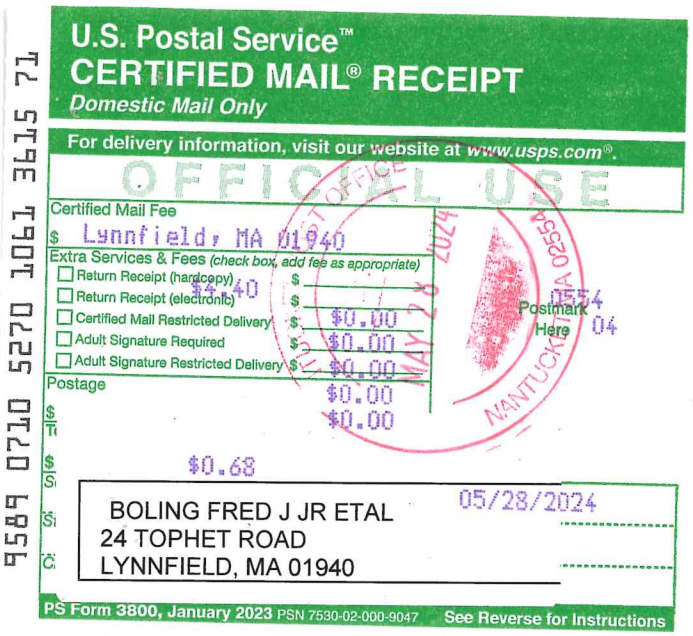
MAY 28 2024
NANTUCKET MA 02554
0554 04
05/28/2024

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

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

9589 0710 5270 1061 3604 44



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Total $0.68

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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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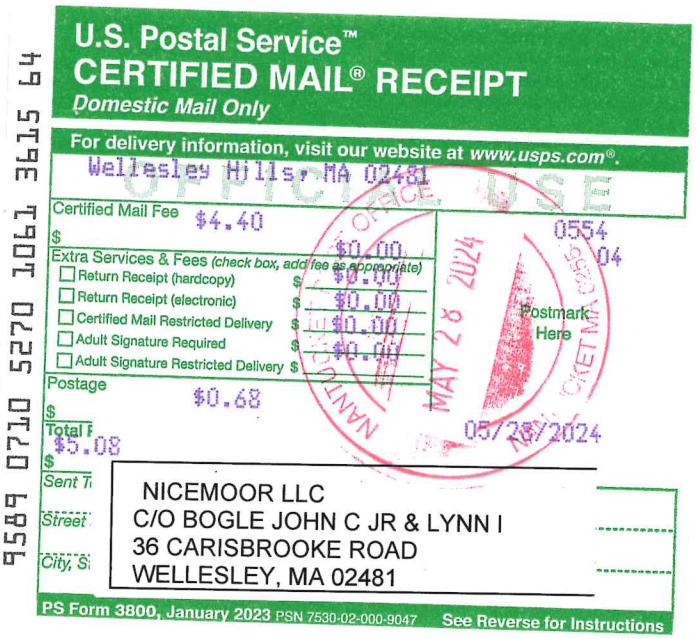
NANTUCKET MA 02554
0554 04
05/28/2024

44 CLIFF LLC
2005 COVE DRIVE
VERO BEACH, FL 32963

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

9589 0710 5270 1061 3616 25



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Wellesley Hills, MA 02481

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- Adult Signature Restricted Delivery $

Postage $0.68

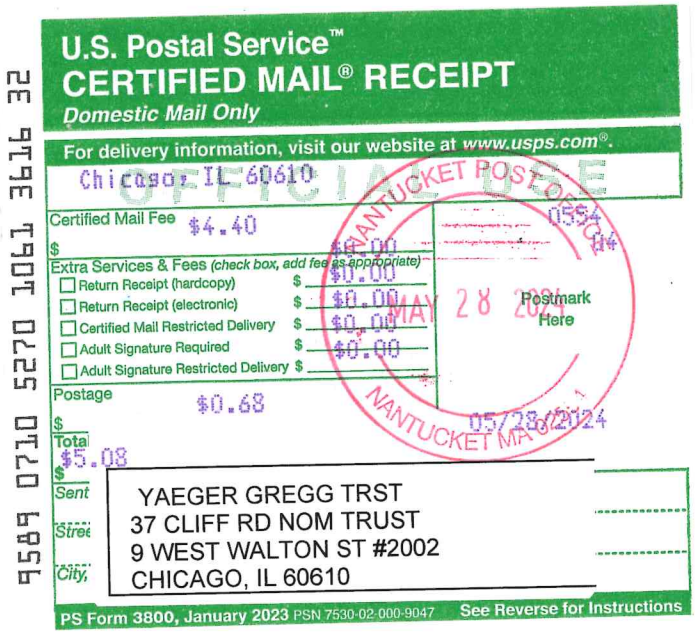
Total $5.08

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

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

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

9589 0710 5270 1061 3615 64



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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

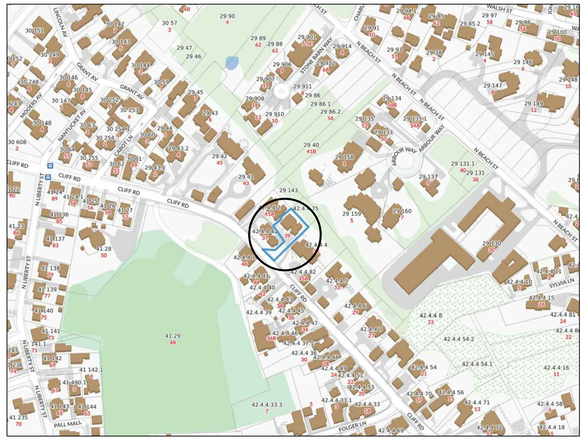
Deck NTW Foundation — Fence — Shutters —

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

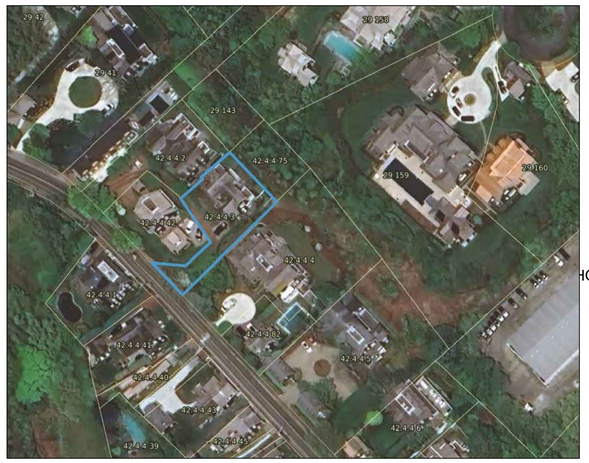
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

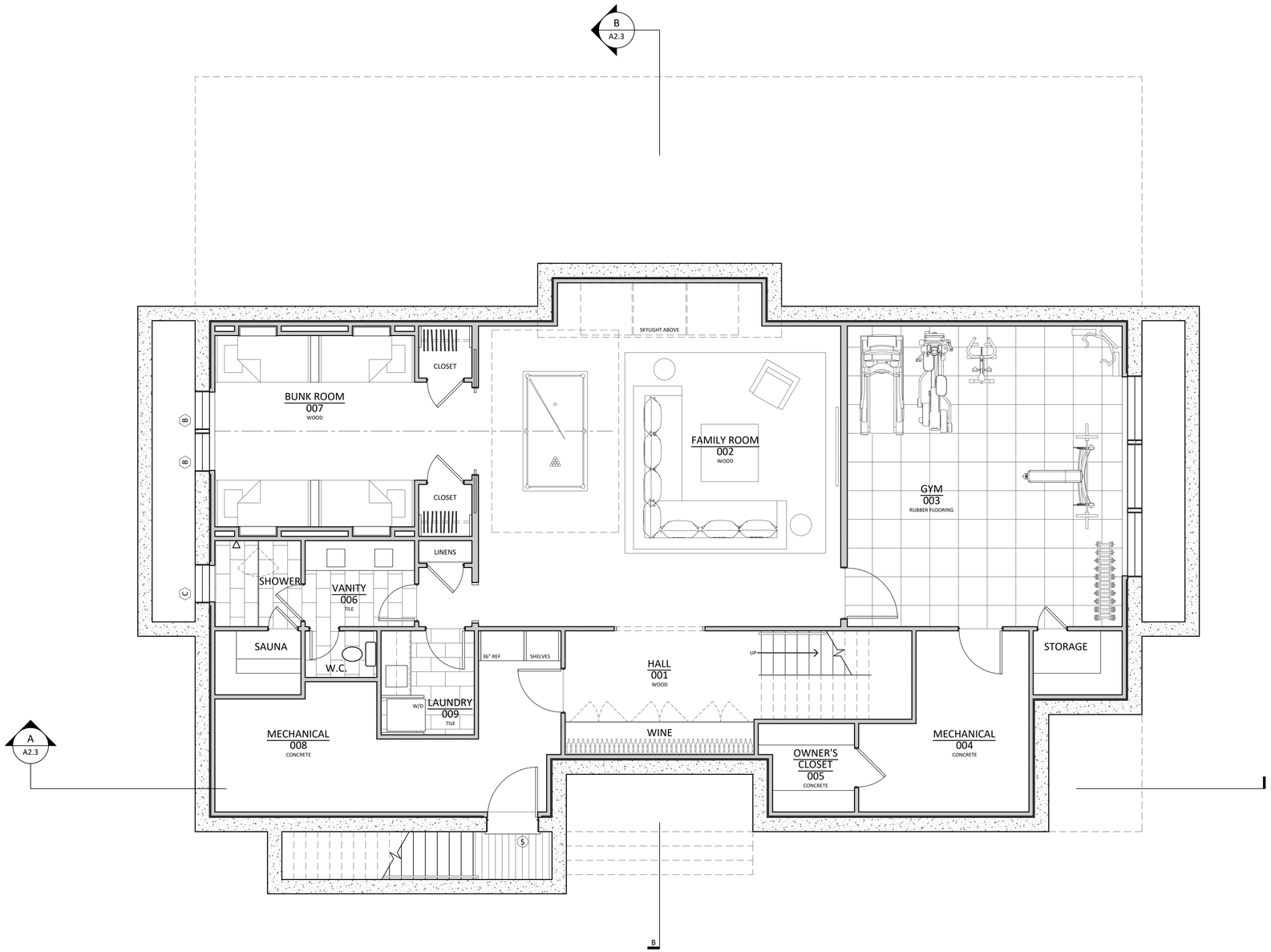
HDC - NEW
DWELLING

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
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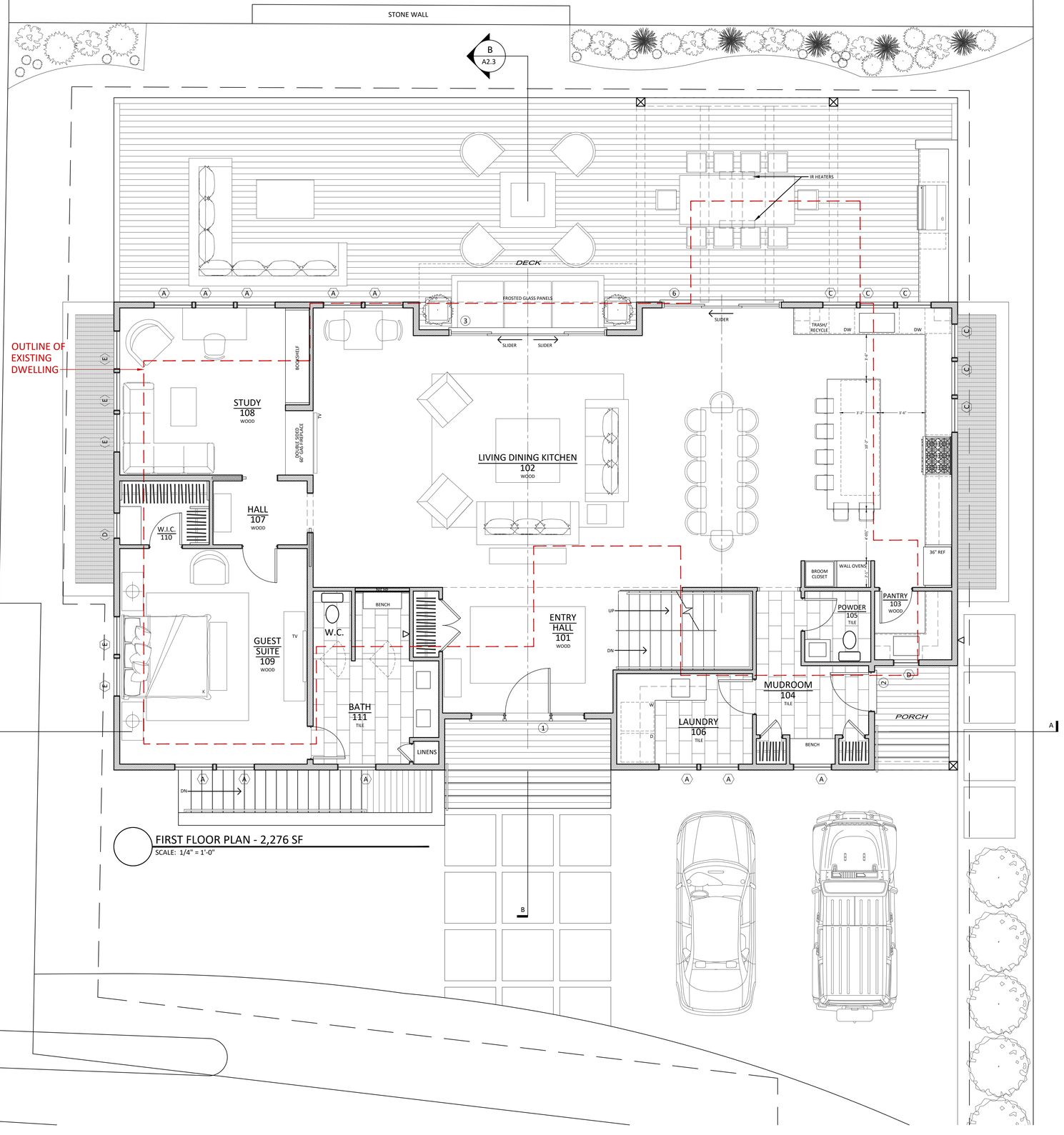
HDC - NEW DWELLING

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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ARCHITECTURE +

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NANTUCKET, MA 02554
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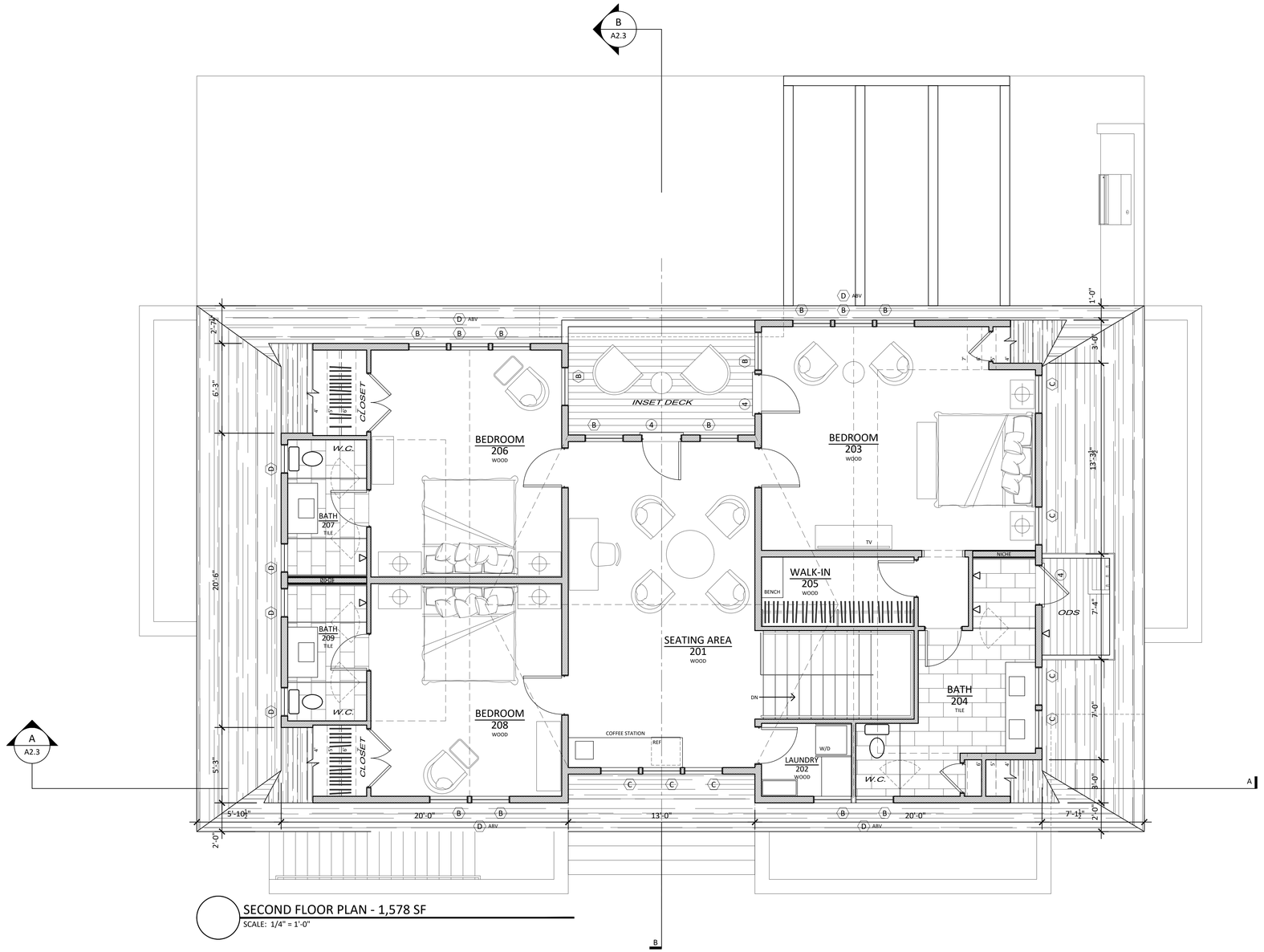


SECOND FLOOR PLAN - 1,578 SF
SCALE: 1/4" = 1'-0"

HDC - NEW DWELLING

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

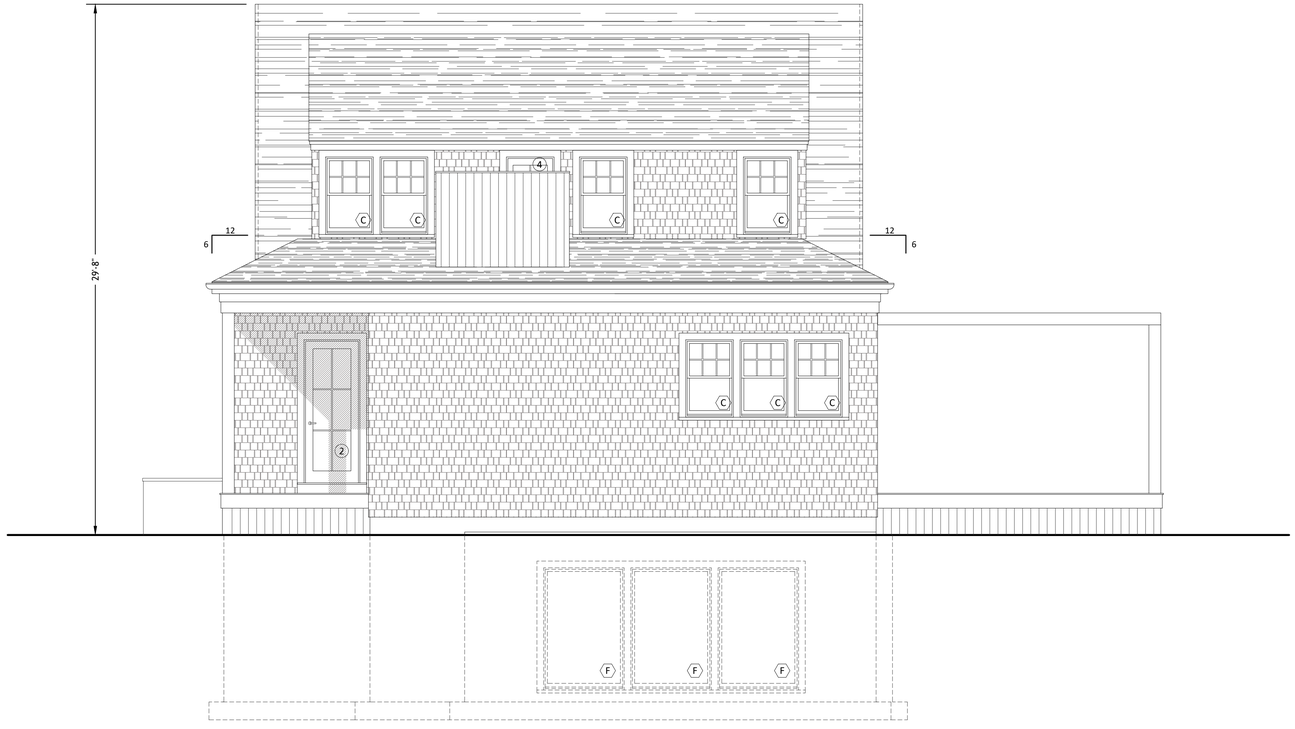
SECOND FLOOR PLAN

A1.2

28 MAY 2024



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



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

MARK CUTONE
ARCHITECTURE +
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
MARKCUTONE.COM

HDC - NEW DWELLING

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

NORTHEAST & NORTHWEST ELEVATIONS

A2.2

28 MAY 2024

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I _____Emeritus_____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Alex Bagmets
_____

Signature Date

Martin House Inn

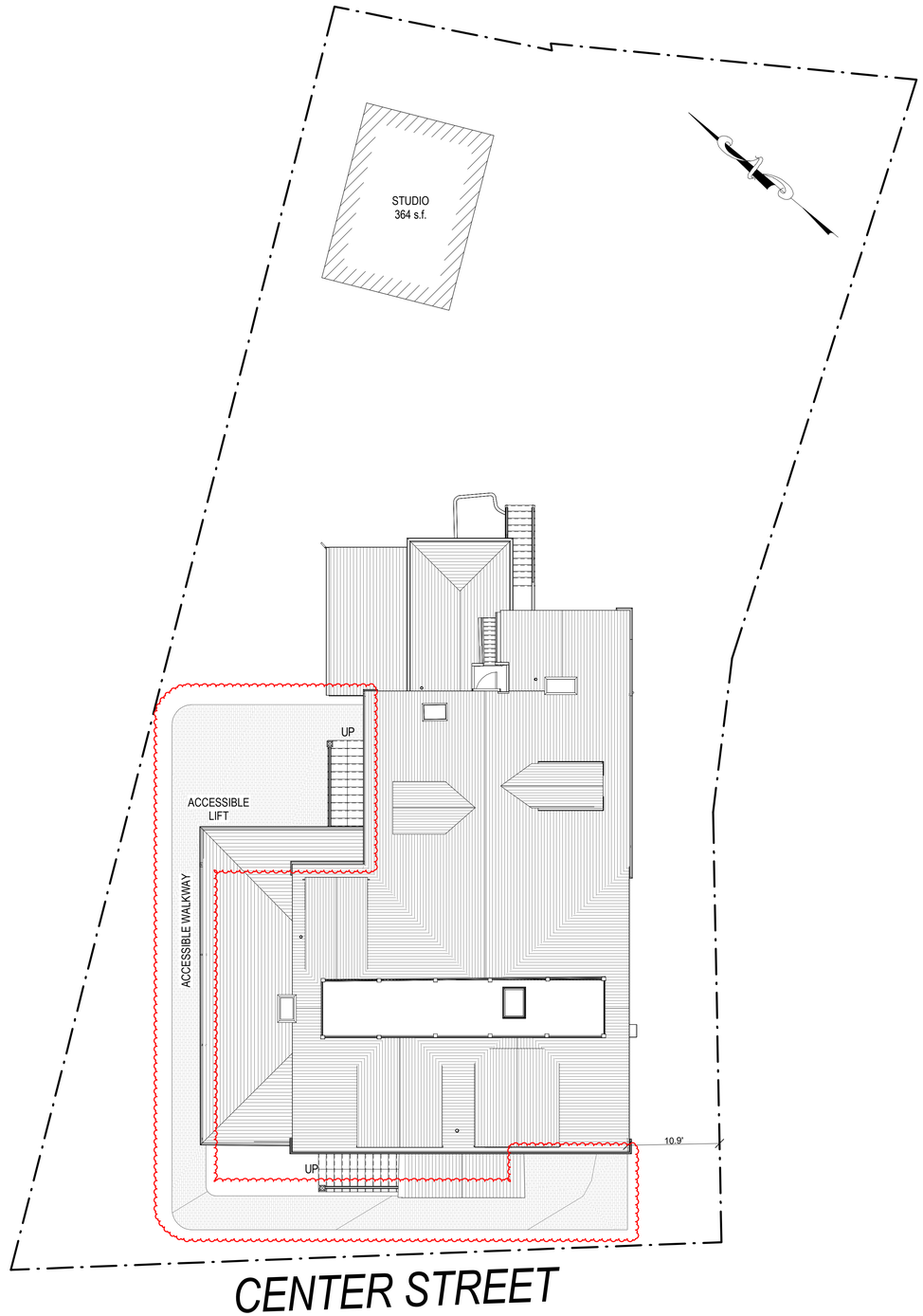
61 Center Street
Nantucket, MA

06.03.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



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

2205

Martin House Inn

61 Center Street
Nantucket, MA

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

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

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

SHEET INDEX

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

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

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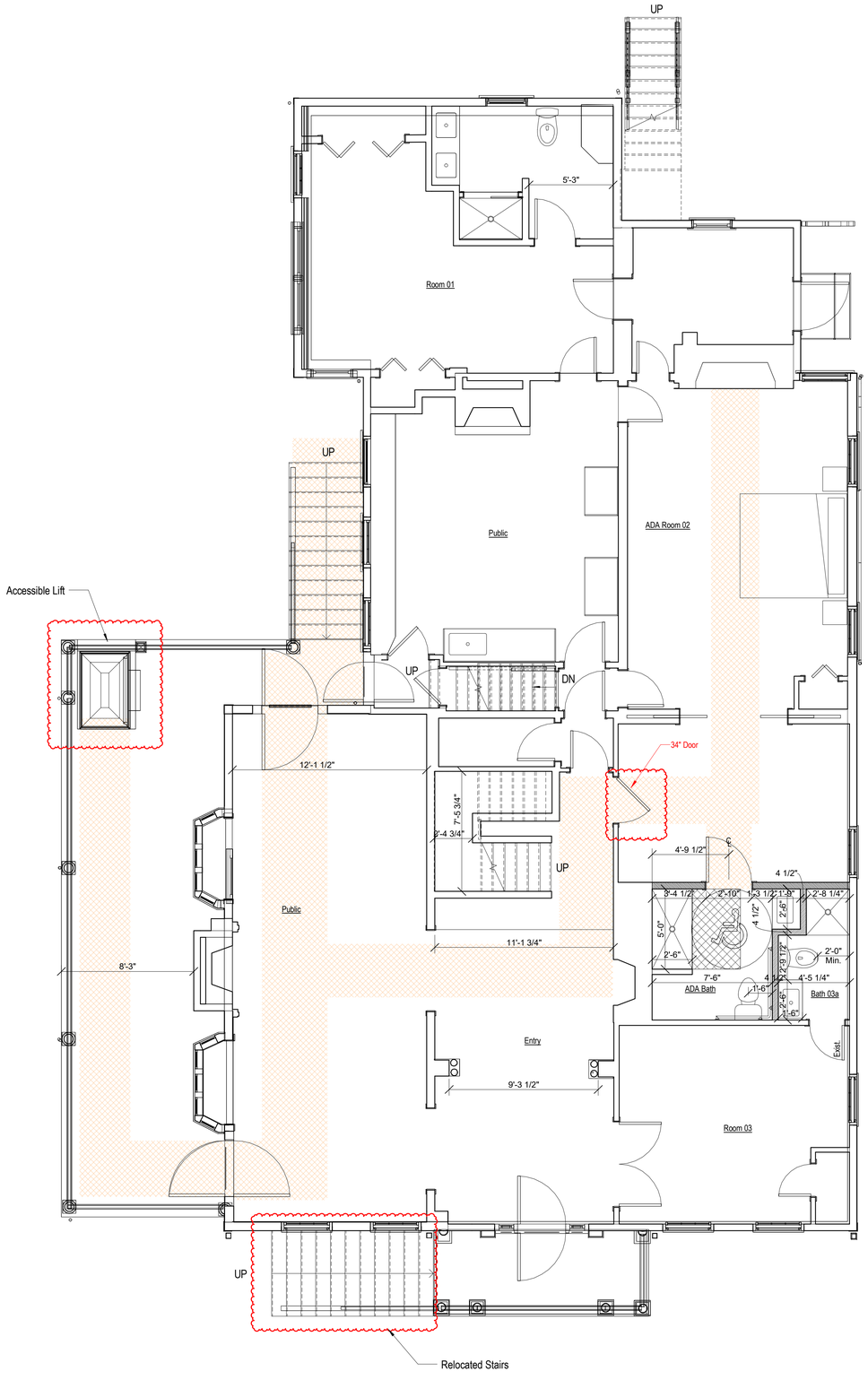
G.101

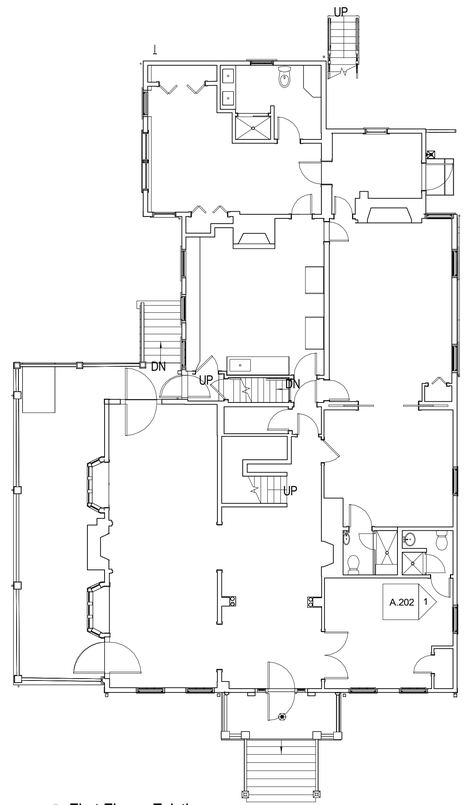
2205

06.03.24

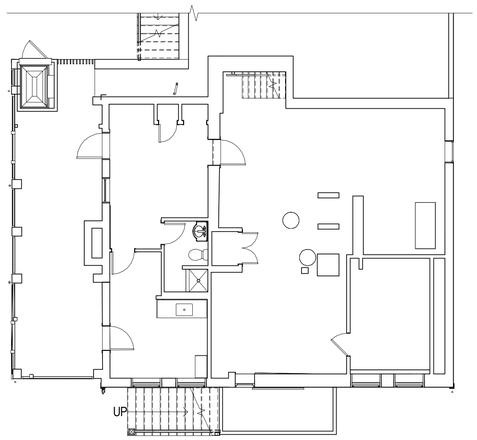
HDC SUBMISSION



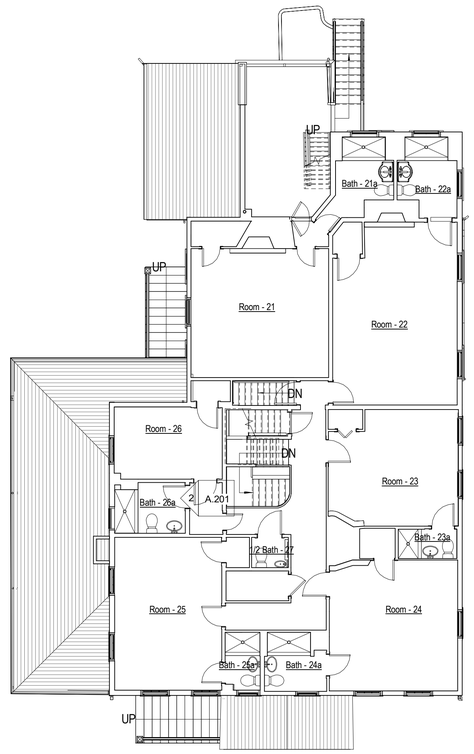
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

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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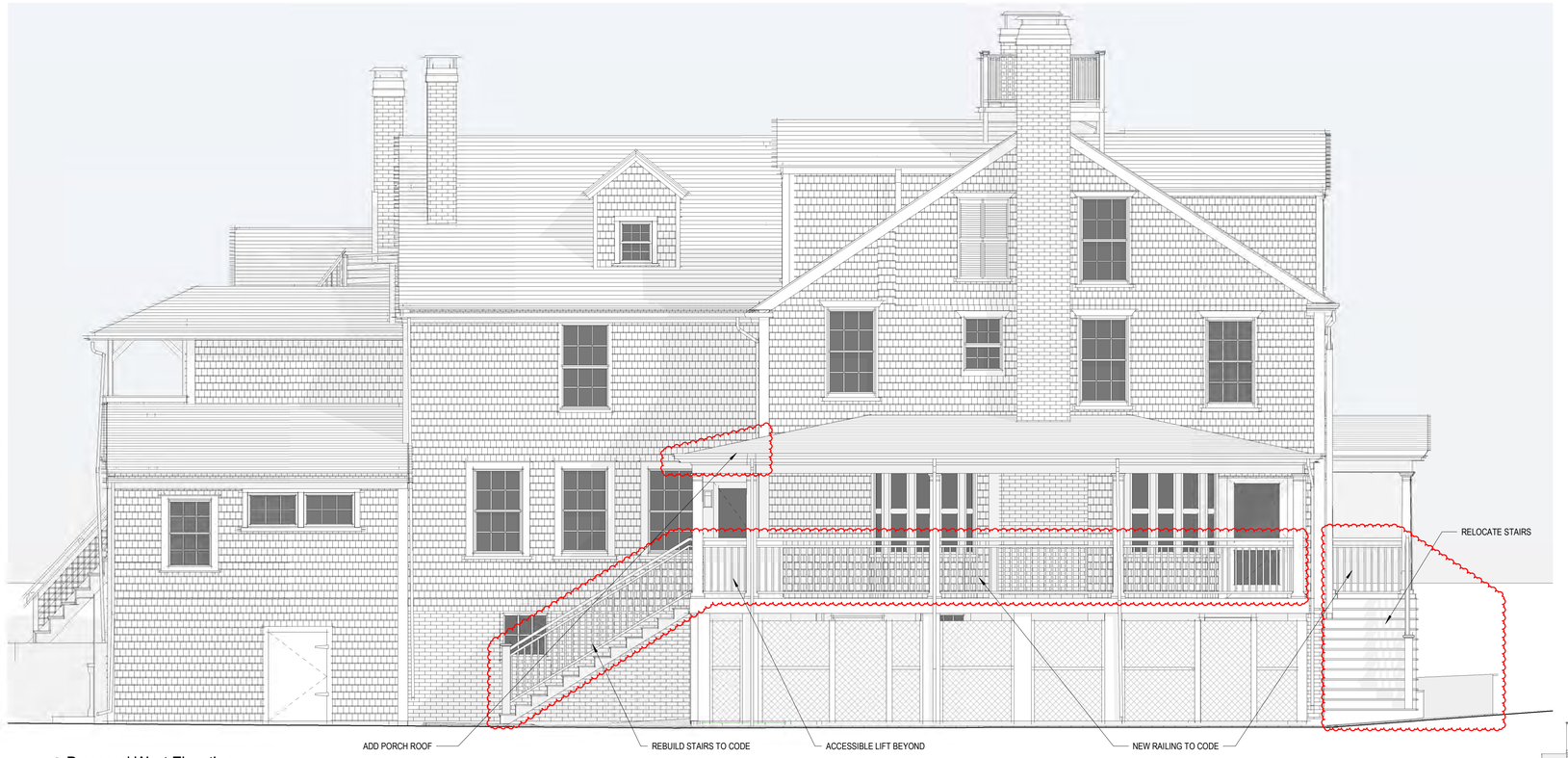
A.201
2205

06.03.24

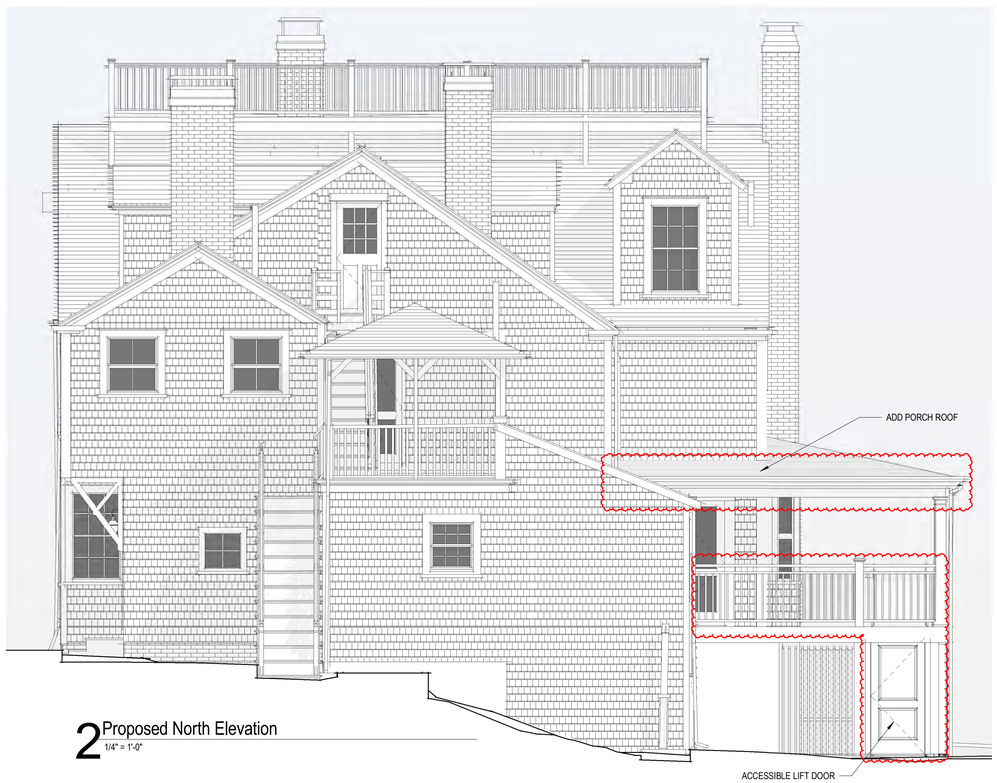
HDC SUBMISSION



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

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PERSPECTIVE VIEWS

Site Information

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Revisions

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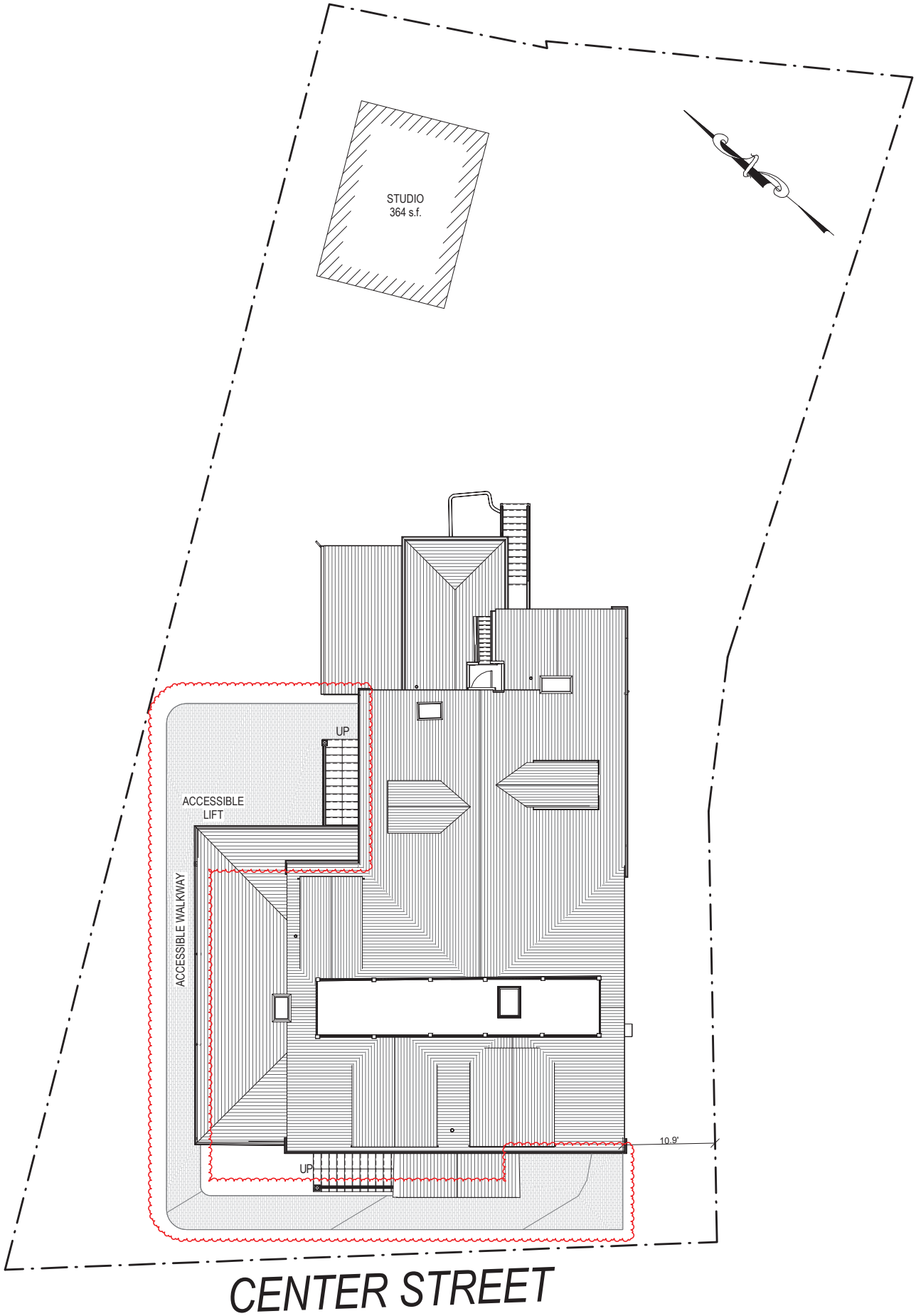
CENTRE ST

Martin House Inn

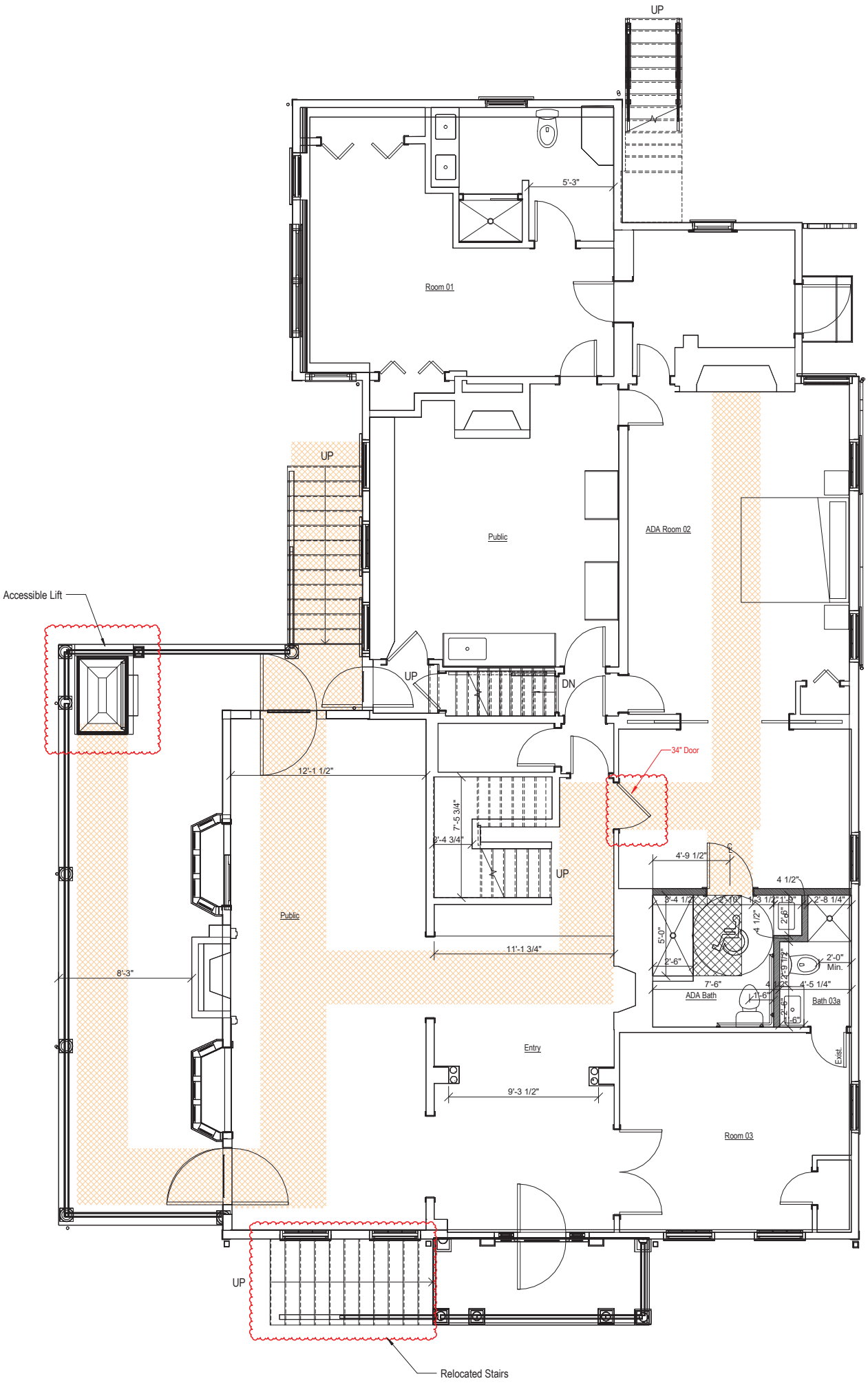
61 Center Street
Nantucket, MA



1 LOCUS
1 1/2" = 1'-0"

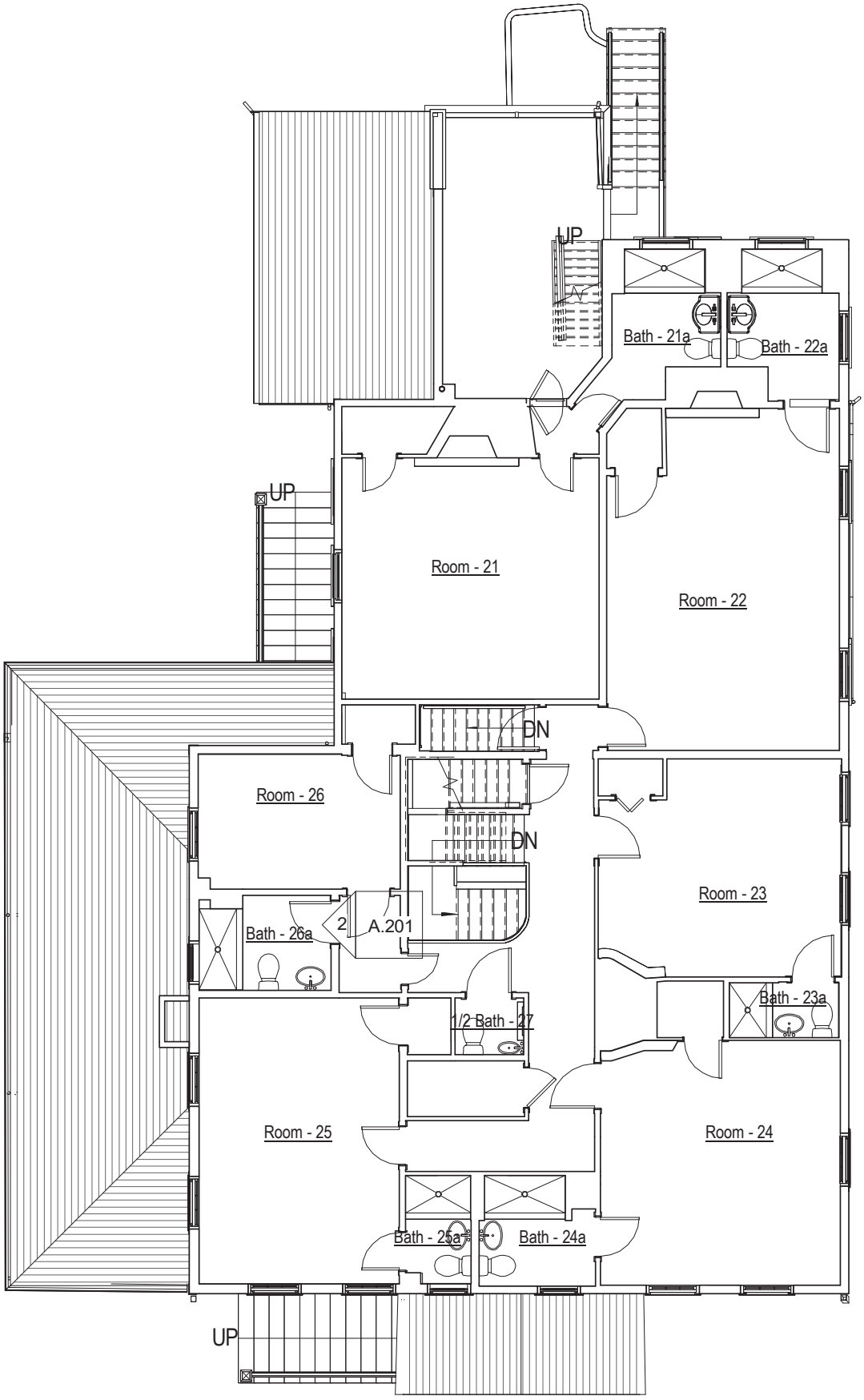


2 SITE PLAN
1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



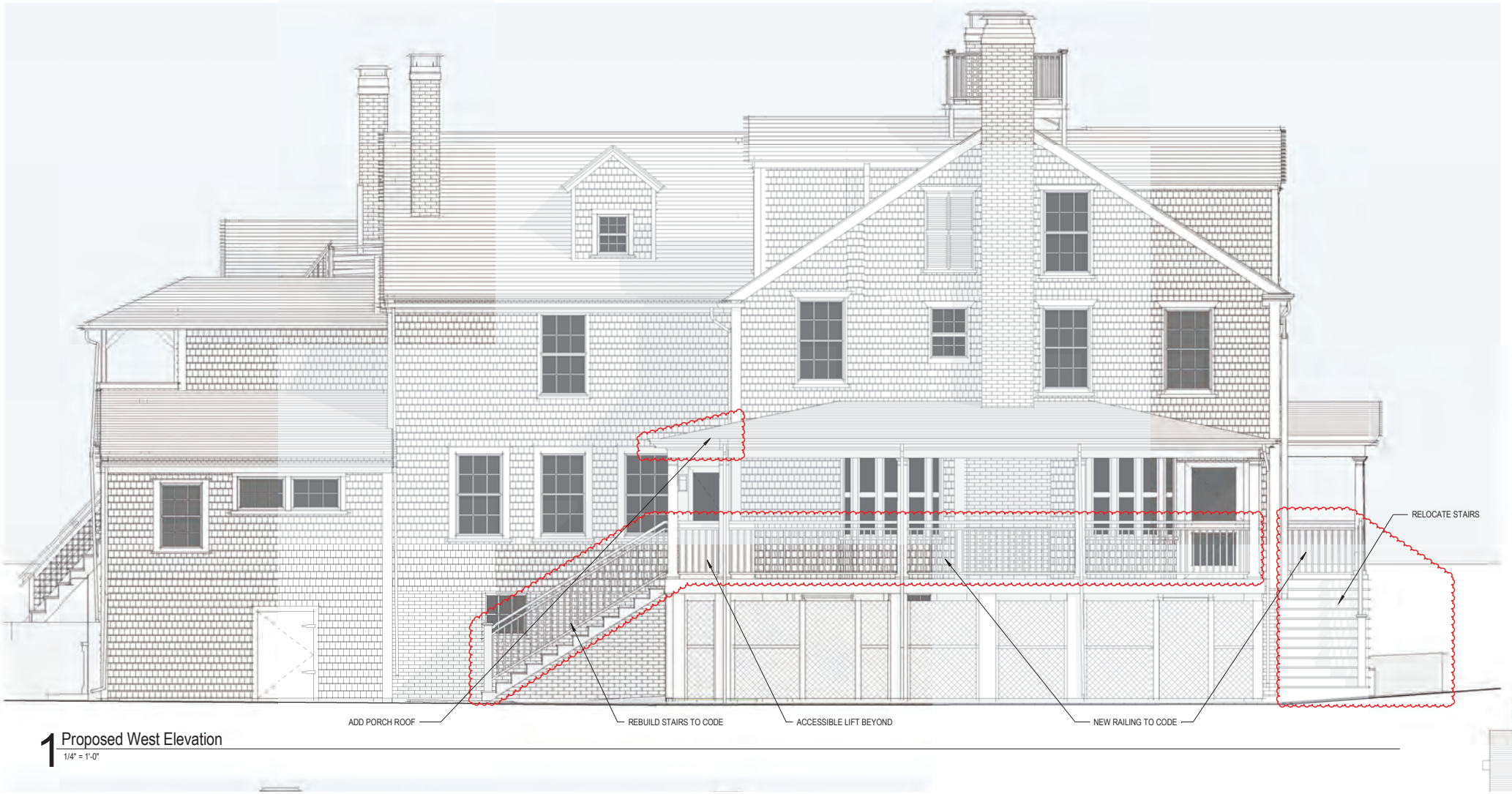
1 Proposed South Elevation

1/4" = 1'-0"



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

08.05.24



1 Proposed West Elevation

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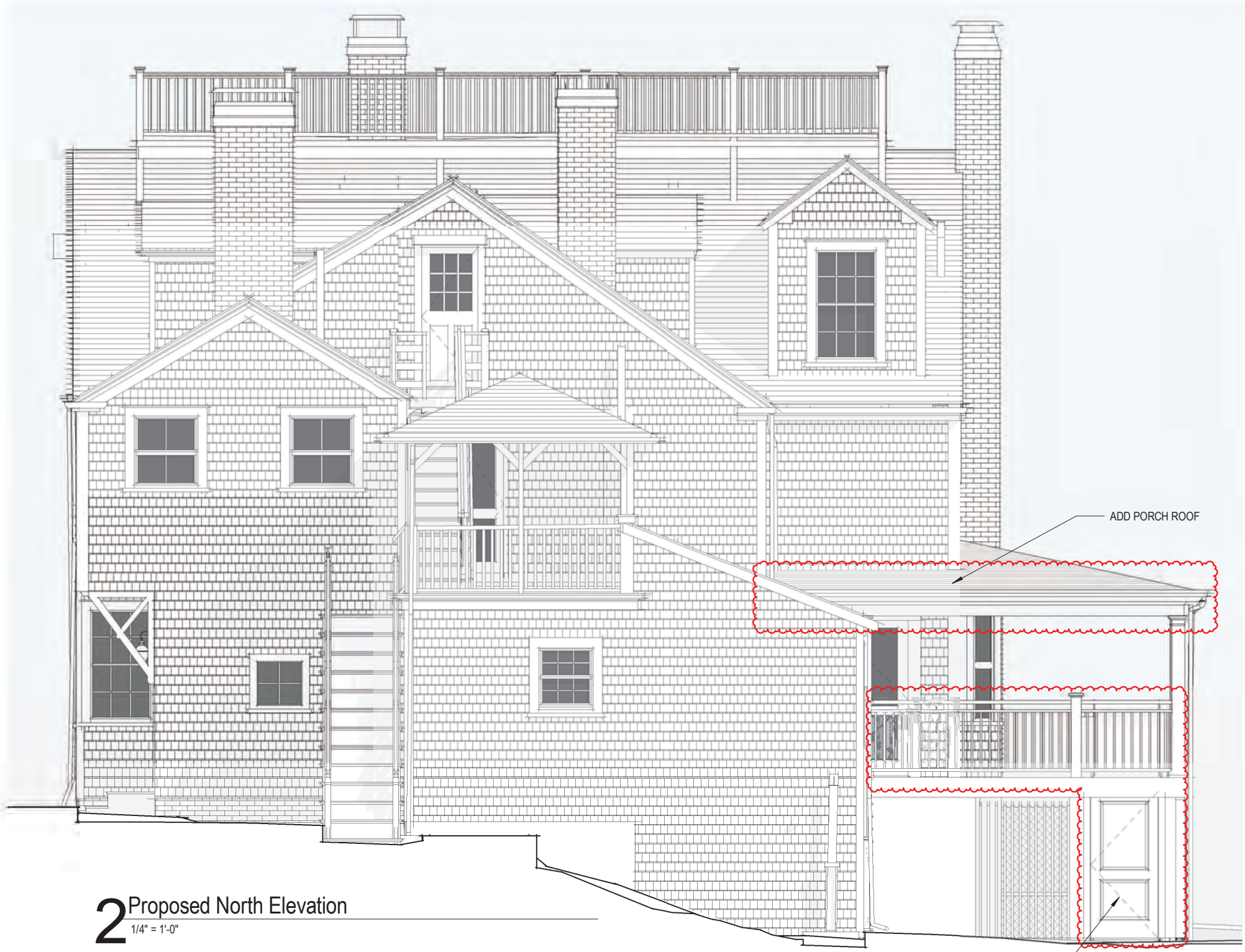


2 Proposed North Elevation

1/4" = 1'-0"

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: originally 3 bay - 2 North bays added later. 1858 photo shows only 3 bays.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 167
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .20A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O c. 20 feet or less ✓ b. 10 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: flagpole patio

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-7-17
MAP/PARCEL#: 4243-067

Recorded By: AEG Date: 10/1 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 61 Center St. 2. BUILDING NAME: Martin's Guest House

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martins Guest House Realty Trust

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built-early 19th c.-

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

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: yes-to guests

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ○ c. 1 3/4
- ○ d. 2
- ✓ e. 2 1/2
- ○ f. 3
- ○ g. other: high basement

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ✓ a. roof walk no flooring
- ✓ b. dormers on street facade
- ○ c. dormers on side elevations
- ✓ d. dormers on rear elevation
- ○ e. balustrade
- ✓ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ✓ a. brick, unpainted
- ○ b. brick, painted
- ○ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ✓ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ○ b. two
- ✓ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ○ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ✓ a. center
- ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ✓ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters, columned-portioned

26. NUMBER OF BAYS:
- ○ a. three
- ○ b. four
- ✓ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ○ a. flush
- ○ b. plank frame
- ✓ c. bull-nose
- ○ d. other: splayed lintels

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ✓ d. 2/2
- ○ e. casement
- ○ f. other: 8/8 in basement

29. PORCH:
- ○ a. front
- ✓ b. side
- ○ c. wrap front 2nd fl.

30. DETAILS: (check several if appropriate)
- ○ a. corner boards (plain)
- ✓ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

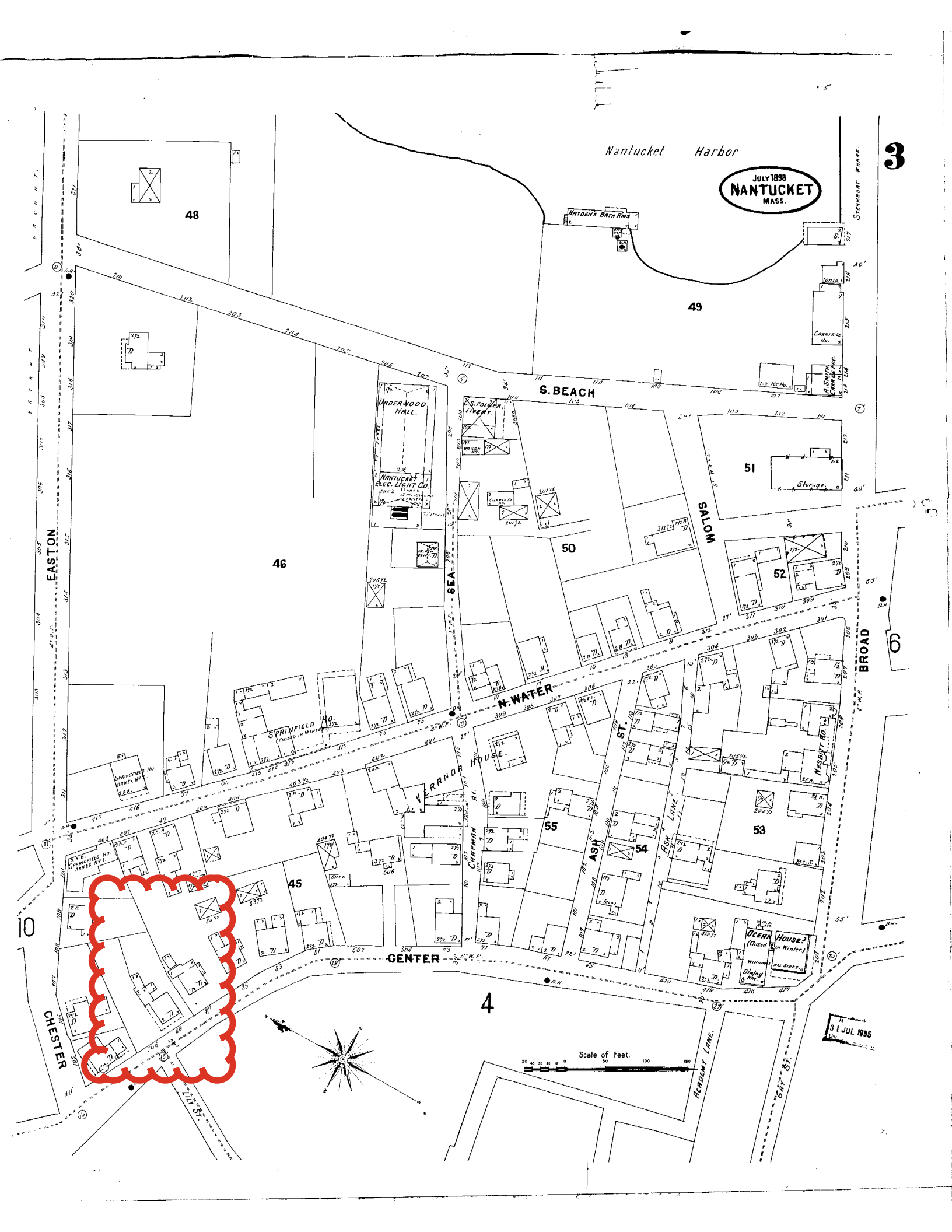
Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ○ a. individually significant
- ✓ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: Early 19th SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____



Nantucket Harbor
JULY 1898
NANTUCKET
MASS.
3
48
49
46
50
51
52
53
54
55
45
6
10
4
S. BEACH
SALOM
BROAD
N. WATER
CENTER
EASTON
CHESTER
SEA
ASH ST.
ASH LANE
CHAPMAN AV.
VERANDA HOUSE
SPRINGFIELD HO.
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
S. FOLGER LIVERY
HAYDEN'S BATH RMS
Storage
NESBITT HO.
OCEAN HOUSE
ACADEMY LANE
GAY ST.
LILY ST.
Scale of Feet.
31 JUL 1895















MARTIN GUEST HOUSE
CENTER ST.
NANTUCKET

15 Masaquet Ave. Mtt.

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

$150 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 141

Street & Number of Proposed Work: 15 Masaquet Avenue

Owner of record: Kathleen Krall

Mailing Address: 12 Clay Court
Locust, NJ 07760

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-12-7535
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation Add Porch Railings
2. South Elevation Add Porch Railings
3. West Elevation Add Porch Railings + shingled kneewall
4. North Elevation Add Porch Railings + shingled kneewall

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck Railings - White Foundation _____ Fence _____ Shutters _____

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: 12/6/22

HP(2022-12-7344

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 141

Street & Number of Proposed Work: 15 Nacquet Avenue

Owner of record: Kathleen Bull

Mailing Address: 13 Hay Court

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottrell + Bull

Mailing Address: 11 Old South Pasture

Nantucket, MA 02554

Contact Phone #: 28 3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/5/22 Fee Paid: $ 50 V-1963

Must be acted on by: 1/11/23

Extended to: _____

Approved: (Disapproved: _____

Chairman: _____ (oct Inc.)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-04 (6156

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Chimney location, Revise Deck + Porch
2. South Elevation Revise fenestration, Chimney location, Delete Porch
3. West Elevation N/C
4. North Elevation Revise Chimney location

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 11/30/22 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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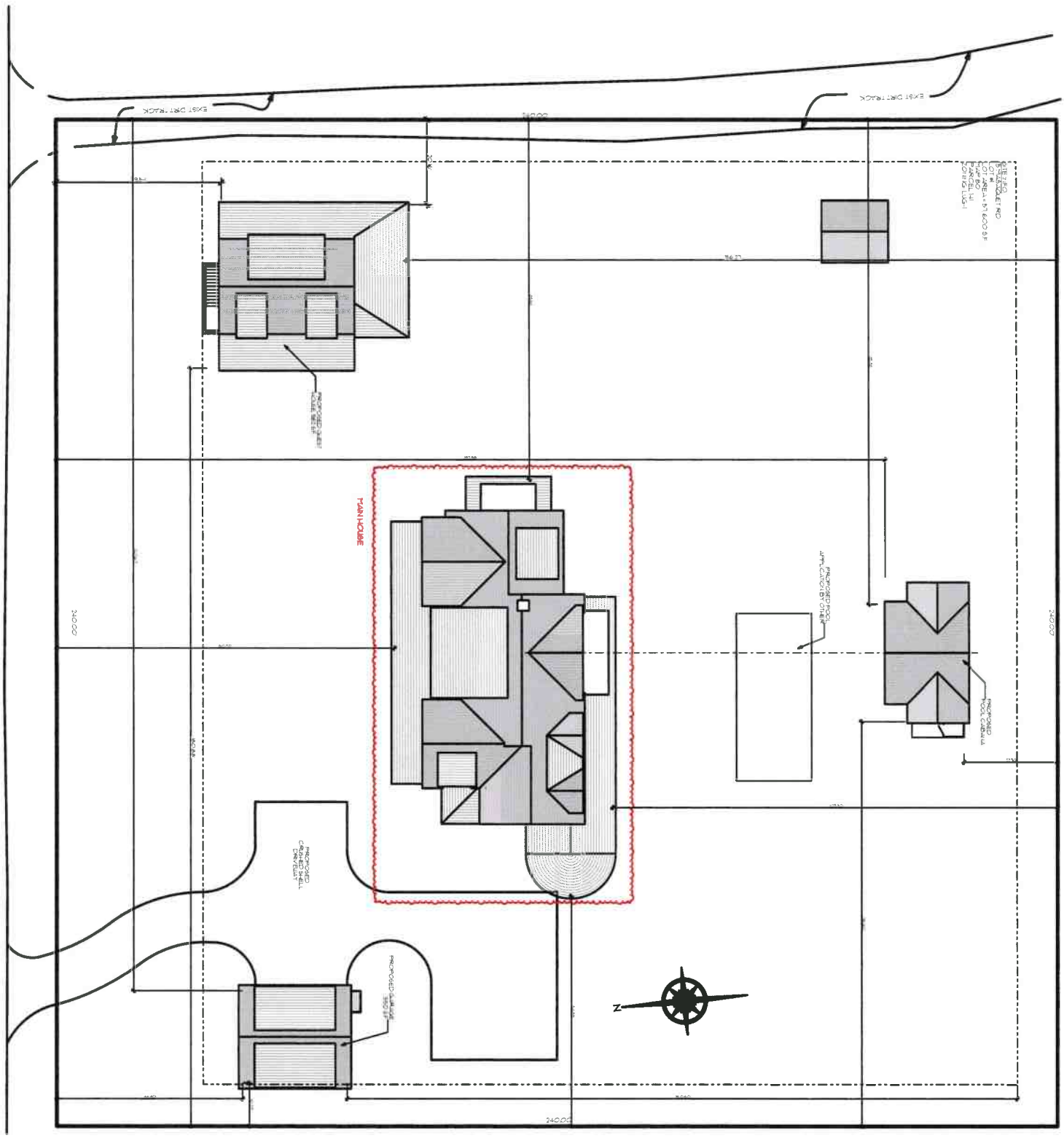
Locus Plan

BOTTICELLI & POHL

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



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

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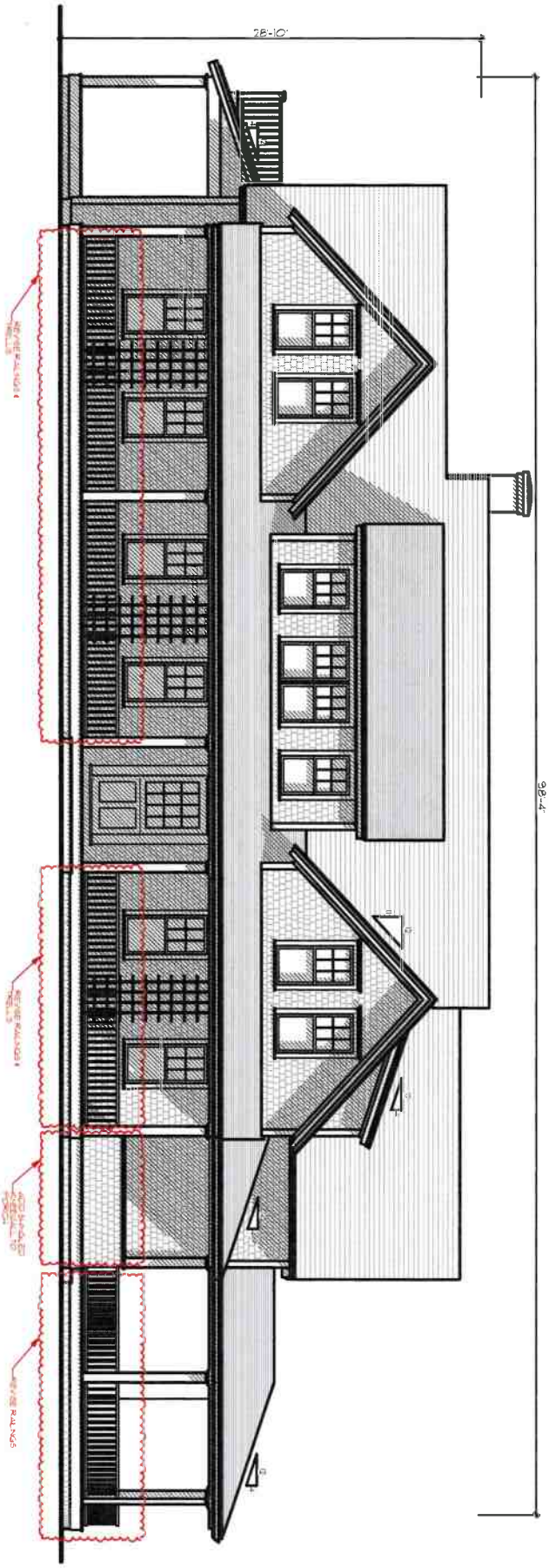
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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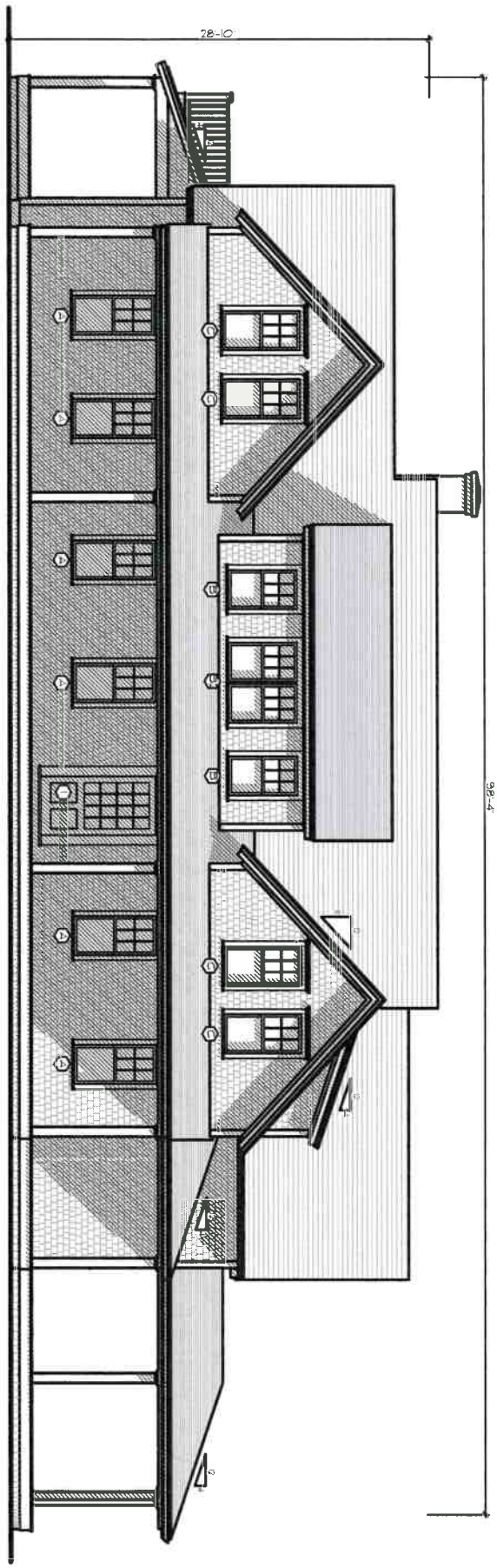
North Elevation

BOTTICELLI & POHL

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



ID#
A-2.1b

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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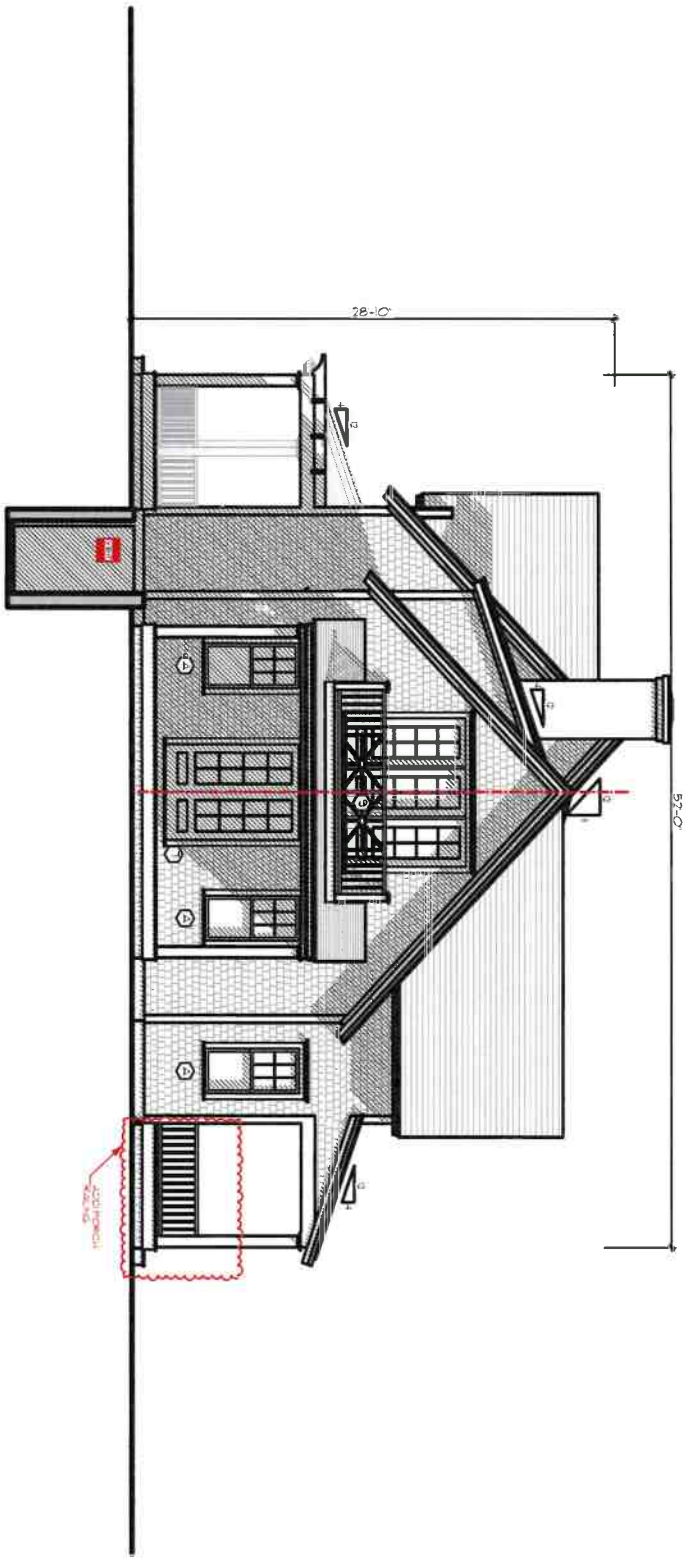
Previously Approved North Elevation

BOTTICELLI & POHL

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



A-2.2

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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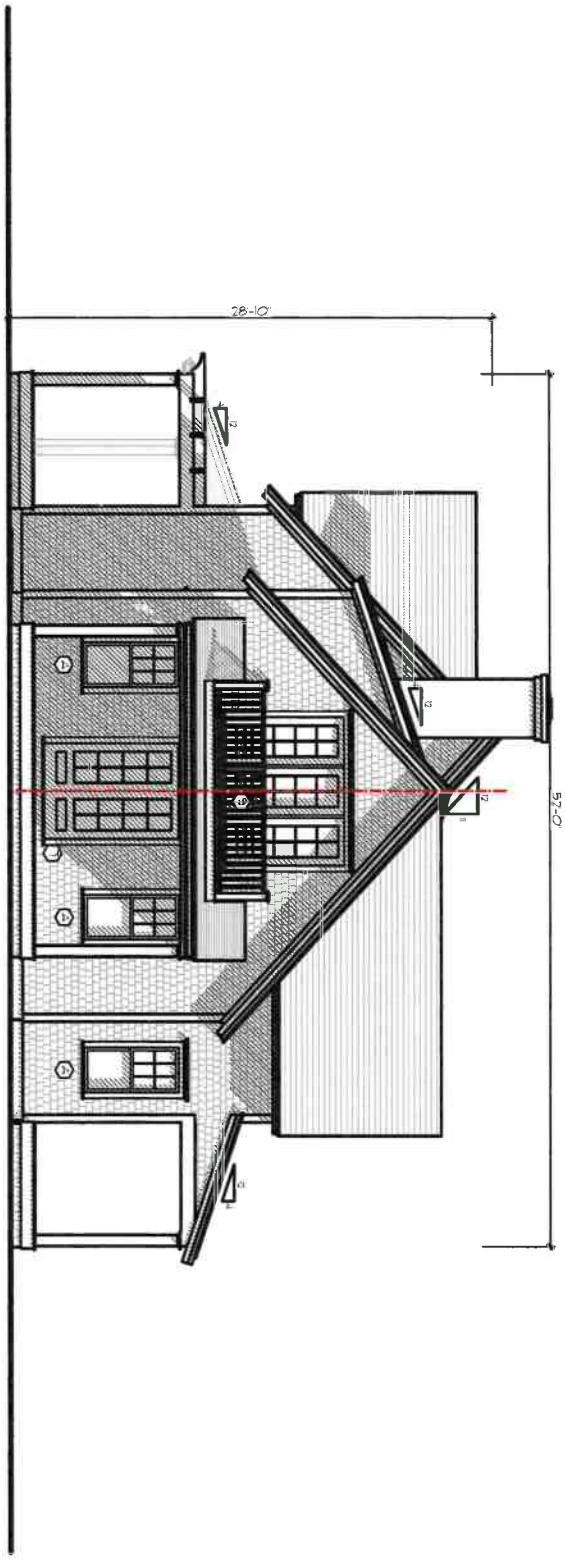
East Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.2b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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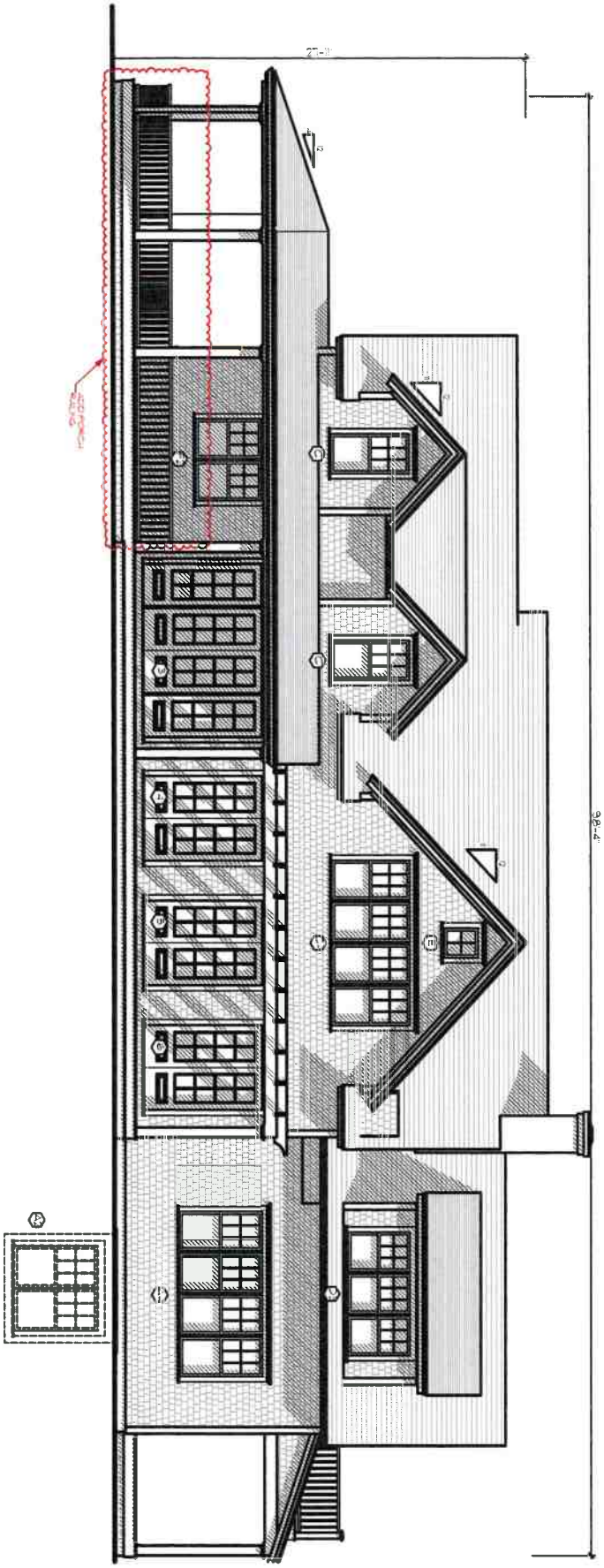
Previously Approved East Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.3

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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.

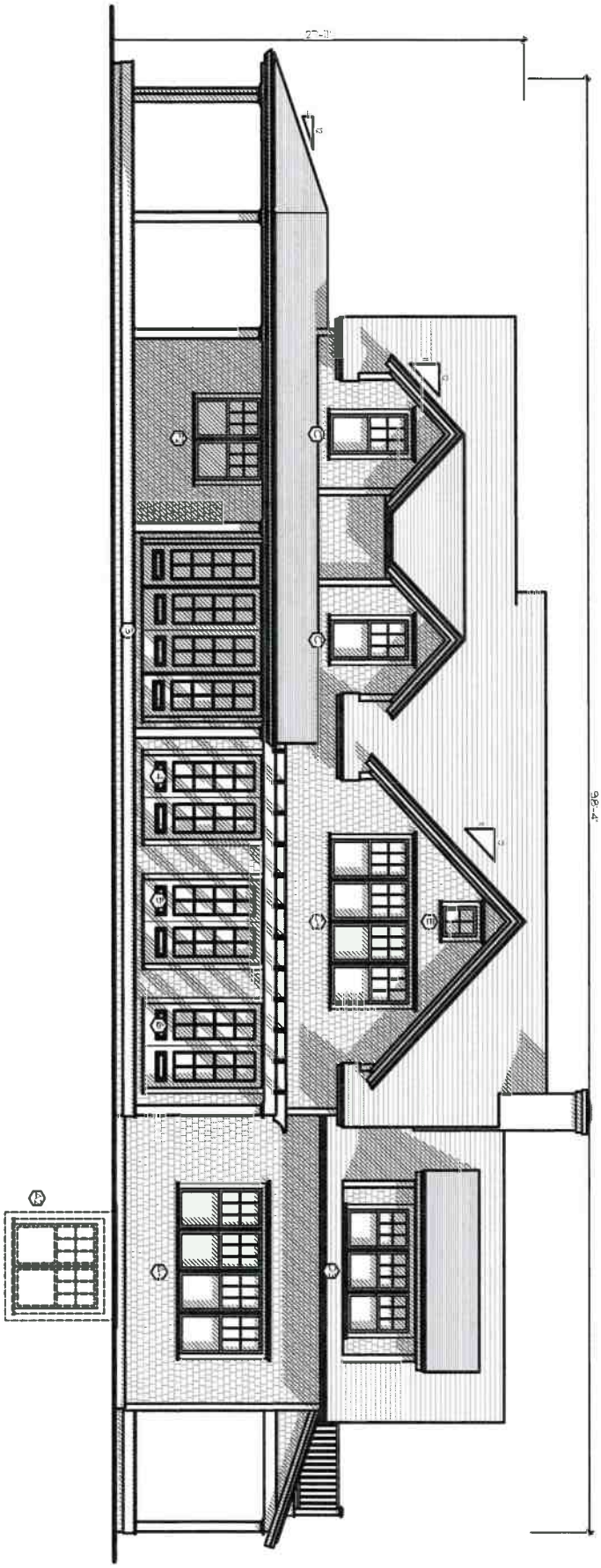
South Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.3b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved South Elevation

BOTTICELLI & POHL

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



A-2.4

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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West Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



A-2.4b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved West Elevation

BOTTICELLI & POHL

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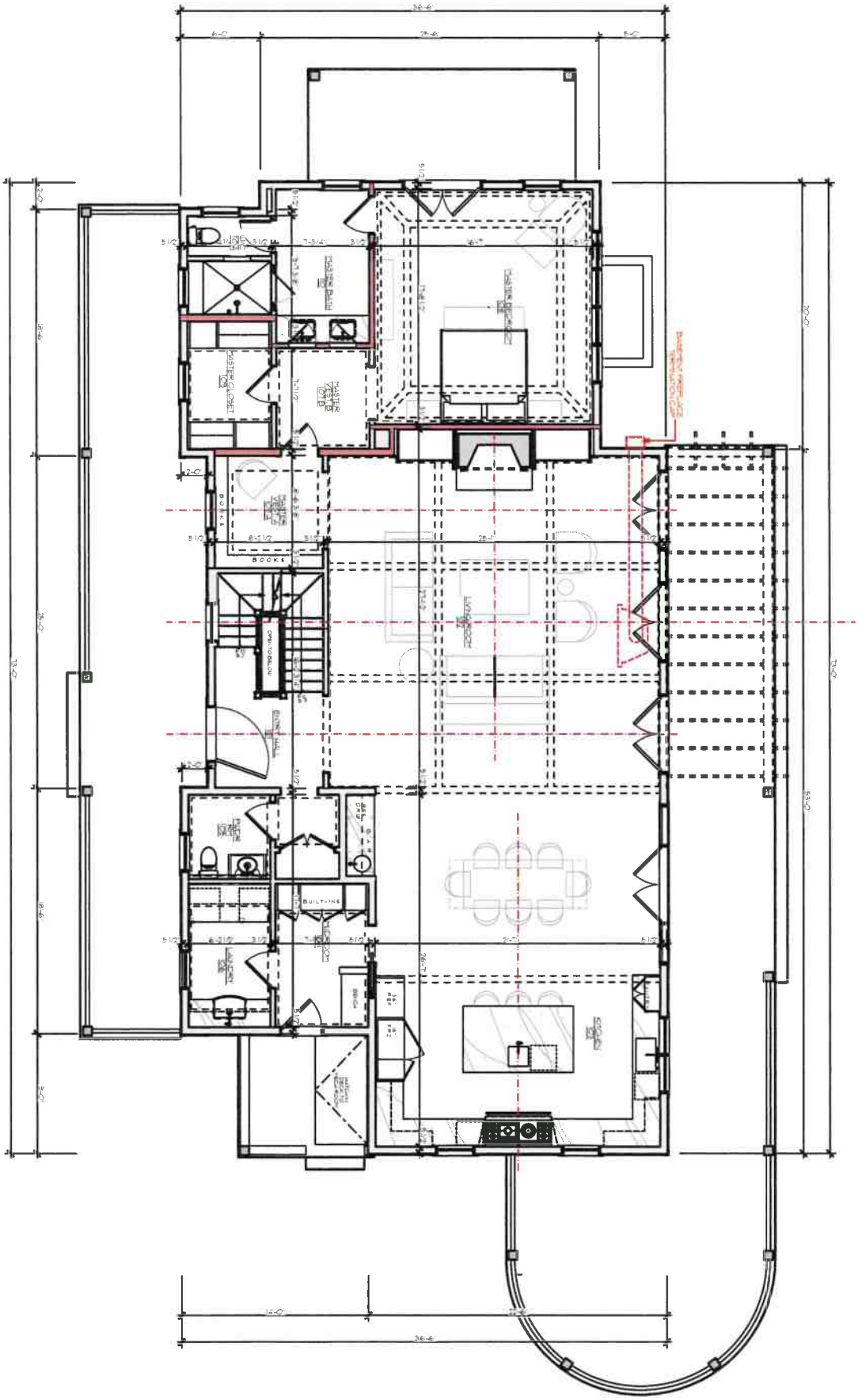

A-1.1

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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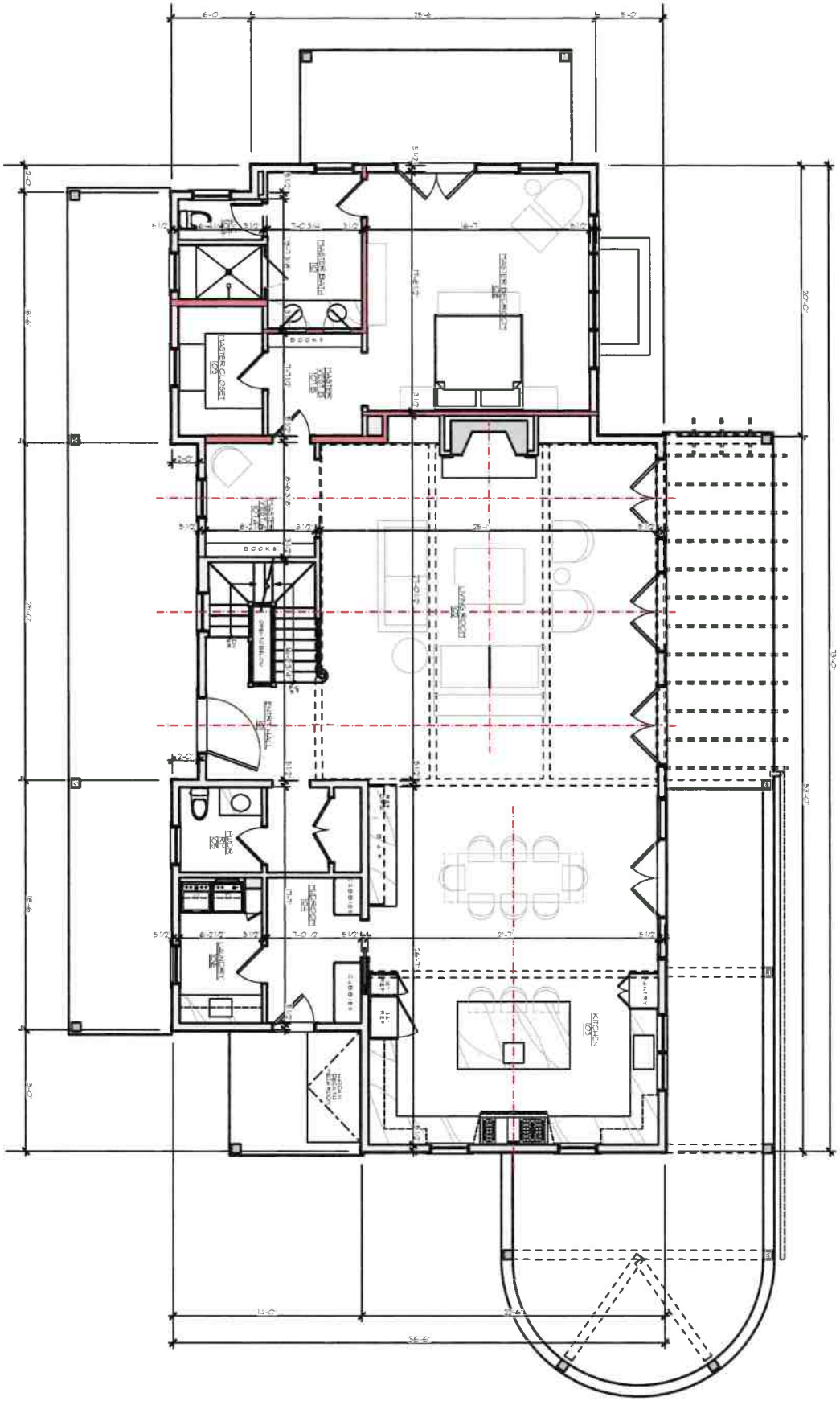
First Floor Plan

BOTTICELLI & POHL

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



A-1.1b

ID #

Main House
15 Masaquet Ave
Nantucket, MA 02554

MAP NO: 80 ZONING INFO: LUG-1
PARCEL NO: 141 PROJECT NO: 18 REVISED: 6/29/20

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Previously Approved First 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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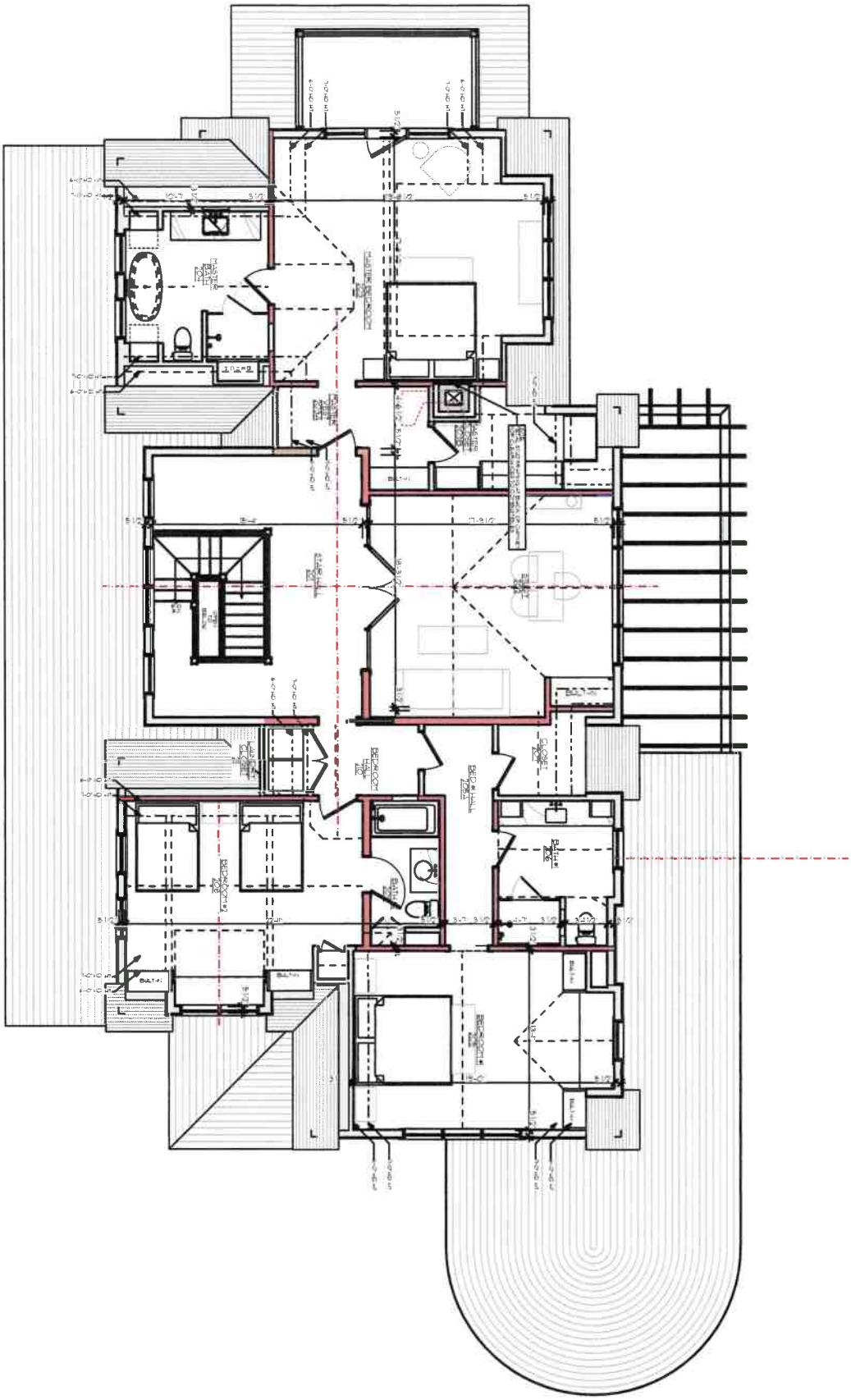

A-1.2

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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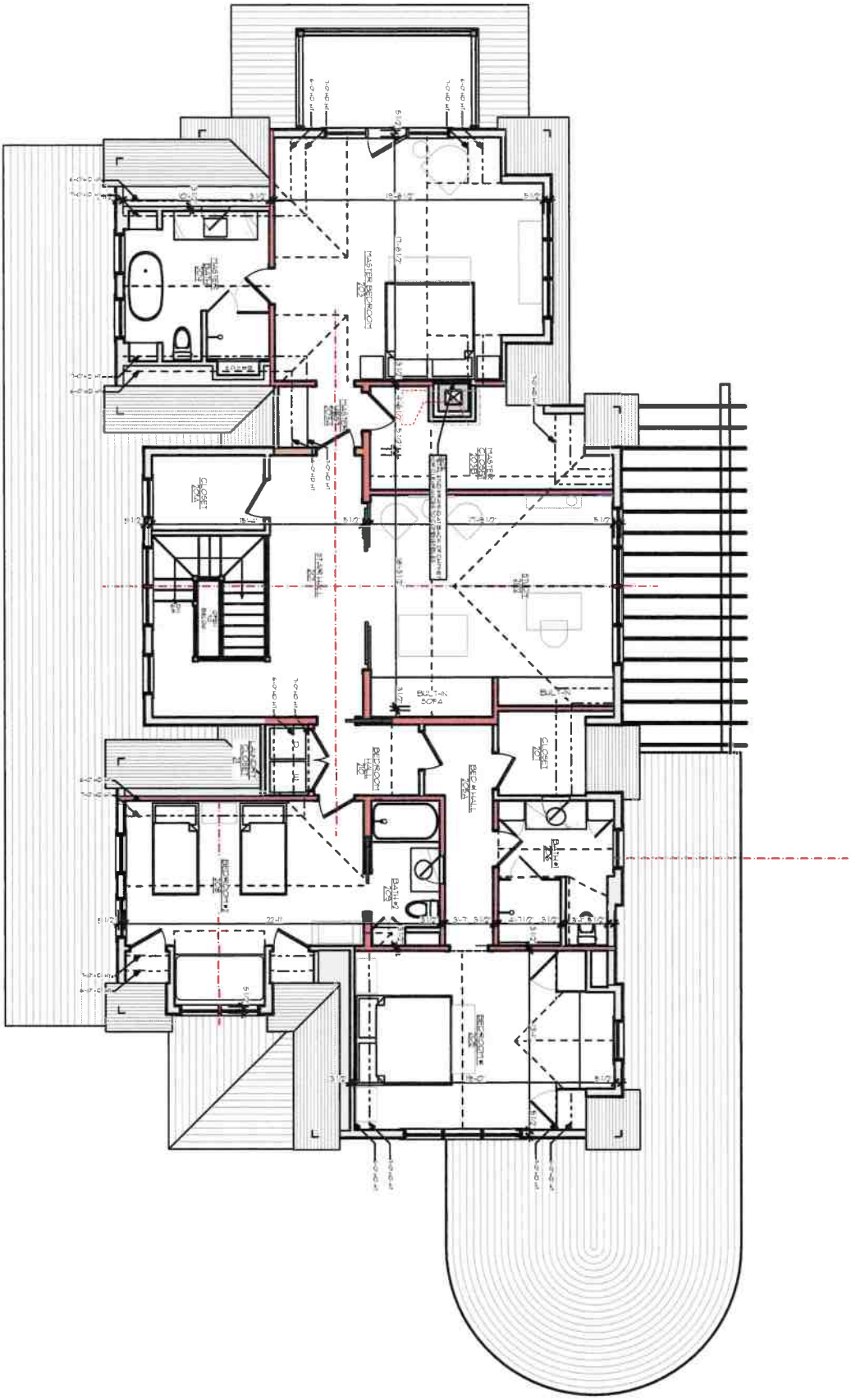
Second Floor Plan

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

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

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

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Main House
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

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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. HDC 2024-02-9990

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ACCESSORY STRUCTURE

Size of Structure or Addition: Length: 26'-0" Sq. Footage 1st floor: - Decks/Patio: Size: 16'-6" X 20'-2" ☒ 1st floor ☐ 2nd floor

Width: 16'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BASEMENT: 416 SF 13'-3" X 10'-2" X BASEMENT

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

Height of ridge above final finish grade: North 16'-6" South 16'-6" East 26'-0" West 16'-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 BASEMENT WITH SLIDING DOORS TO ACCESS LOWER LEVEL STUDIO. ADDITION OF GLASS RAIL TO FIRST FLOOR SLIDING DOORS. INCREASE OF DOOR LITES
2. South Elevation WINDOW SIZE ADJUSTMENT. INCREASE OF DOOR LITES
3. West Elevation N/A
4. North Elevation WINDOW SIZE ADJUSTMENT. GRADE AND WALL BASE ADJUSTMENT.

*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 FIXED

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 4 PANEL, 15 LITE Side 4 PANEL, 15 LITE

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof 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

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Chair

Abigail Camp
Vice-Chair

Diane Coombs

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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

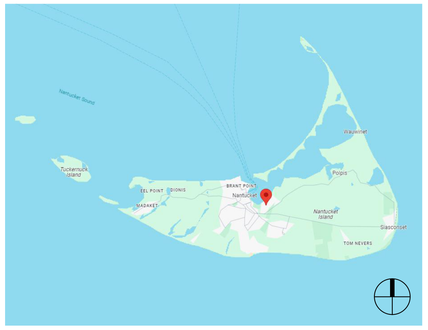
06/03/2024
Date

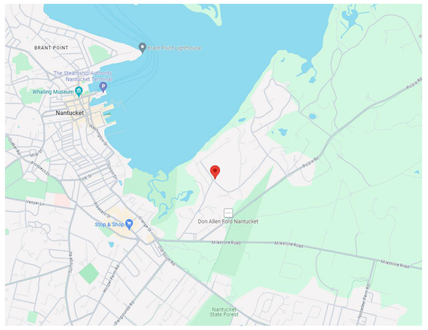
M39 CABANA

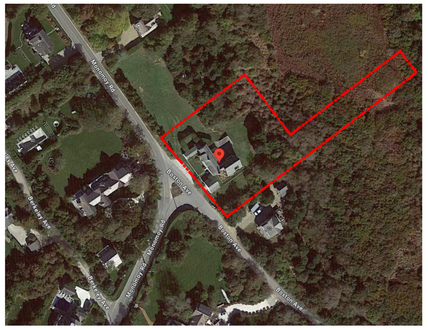
HDC REVISION TO PREVIOUS CERT: HDC2024-02-9990

CABANA
06/03/2024





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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 WOHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
16. 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.
ALUMINIUM	AL.	MATERIAL	MATL
APPROXIMATE	APPROX.	MAXIMUM	MAX.
ARCHITECTURAL	ARCH.	MECHANICAL	MECH.
BLOCKING	BLKG	METAL	MTL.
CEILING	CLG.	MINIMUM	MIN.
CEILING HEIGHT	C.H.	MISCELLANEOUS	MISC.
CENTER LINE	CL.	MOLDING	MLDG.
CERAMIC TILE	C.T.	MOUNTED	MTD.
COLUMN	COL.	MULLION	MUL.
CONCRETE	CONC.	NOMINAL	NOM.
CONSTRUCTION	CONST.	NOT APPLICABLE	N.A.
CONTINUOUS	CONT.	NOT IN CONTRACT	N.I.C.
DETAIL	DTL.	NUMBER	NO.
DIMENSION	DIM.	ON CENTER	O.C.
DOOR	DR.	OPENING	OPNG
DOUBLE	DBL.	OPPOSITE/OPPOSITE HAND	OPP./OPH
DOWN	DN.	PAINTED	PTD.
DRAWING	DWG.	PARTITION	PARTN.
EACH	EA.	PLASTER	PL
ELECTRIC/ELECTRICAL	ELEC.	PLASTIC LAMINATE	P.LAM
ELEVATION	EL.	PLYWOOD	PLYWD., PLY
EMERGENCY	EMER.	QUANTITY	QTY.
EQUAL	EQ.	RECESSED	REC.
EQUIPMENT	EQPT.	REQUIRED	REQ'D
EXISTING	EXIST.	RETURN AIR	R.A.
EXTERIOR	EXT.	REVISE/REVISION	REV.
FINISH	FIN	ROUGH OPENING	R.O.
FINISH FLOOR	FIN. FL.	SCHEDULE	SCHED.
FIREPROOF	FPRF.	SECTION	SECT.
SELF-CLOSING	S.C.	SHEET	SHT.
FLOOR	FL.	SIMILAR	SIM.
FLUORESCENT	FLUOR.	SOLID CORE	SC
FOOT/FEET	FT.	SQUARE FOOT	SQ.FT.
BY OTHERS/OWNER	B.O.	STAINLESS STEEL	S.STL.
GLASS	GL.	STANDARD	STD.
GRILLE	GRL.	STEEL	STL.
GROUND FAULT INTER.



AERIAL VIEW



APPROACH FROM BOSTON AVE



VIEW OF FRONT (SOUTH) ELEVATION



VIEW OF FRONT (SOUTH) ELEVATION - LOW MASSING



VIEW OF SIDE (WEST) ELEVATION - LOW MASSING



VIEW FROM BACKYARD OF BACK (NORTH) ELEVATION



VIEW FROM BACK OF PROPERTY OF BACK (NORTH) ELEVATION



VIEW WEST TO THE OCEAN FROM EXISTING HOUSE



VIEW OF SIDE (EAST) ELEVATION

M39
CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

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

ARCHITECT
WORKSHOP/APD
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T: (508) 333-5138

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	AAM
CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	
PROJ. NO.	323035

EXISTING CONDITIONS

HDC-02

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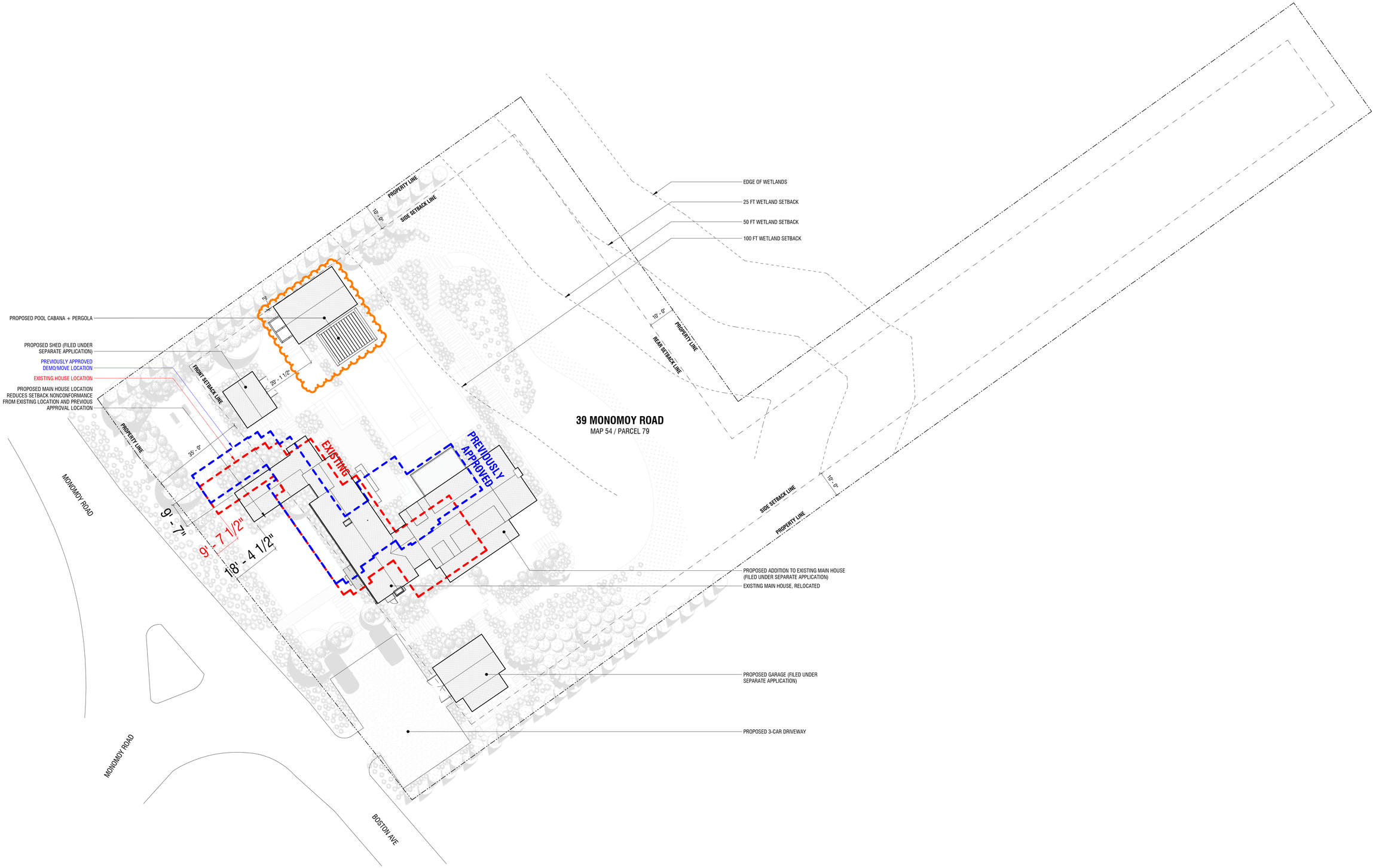

39 MONOMOY ROAD
MAP 54 / PARCEL 79

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

M39
CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

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SITE PLAN

HDC-03

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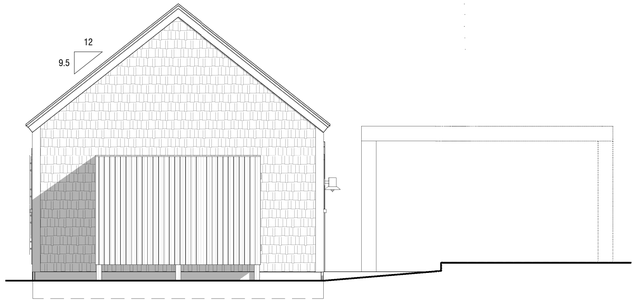
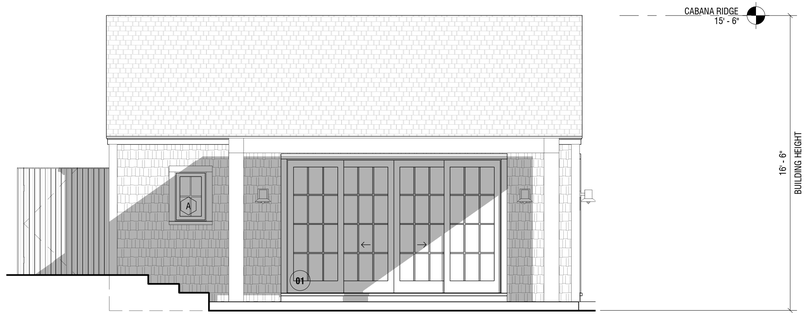


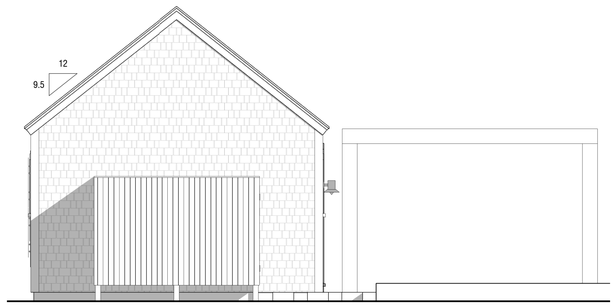
1 HDC APPROVAL 05/14/24 - WEST

1/4" = 1'-0"



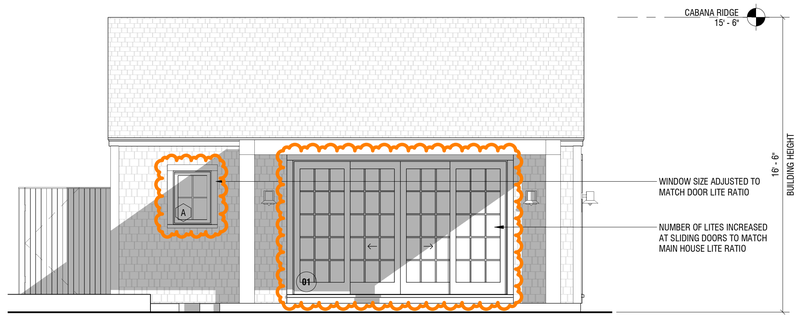
2 HDC APPROVAL 05/14/24 - SOUTH

1/4" = 1'-0"



3 ELEVATION - WEST

1/4" = 1'-0"



4 ELEVATION - SOUTH

1/4" = 1'-0"

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CABANA

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SIGN & SEAL

ISSUES

02/26/2024	HDC SUBMISSION
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CONSTRUCTION DOCUMENTS

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BUILDING ELEVATIONS

HDC-10

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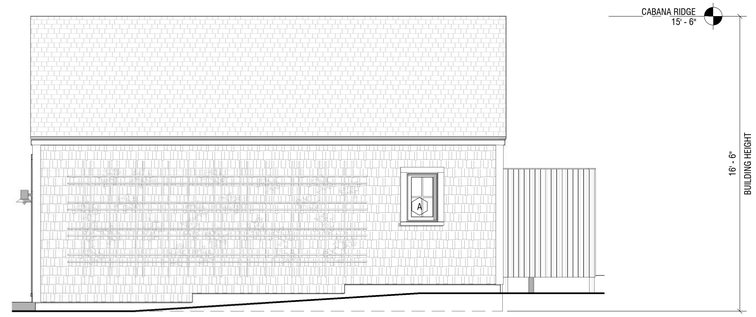
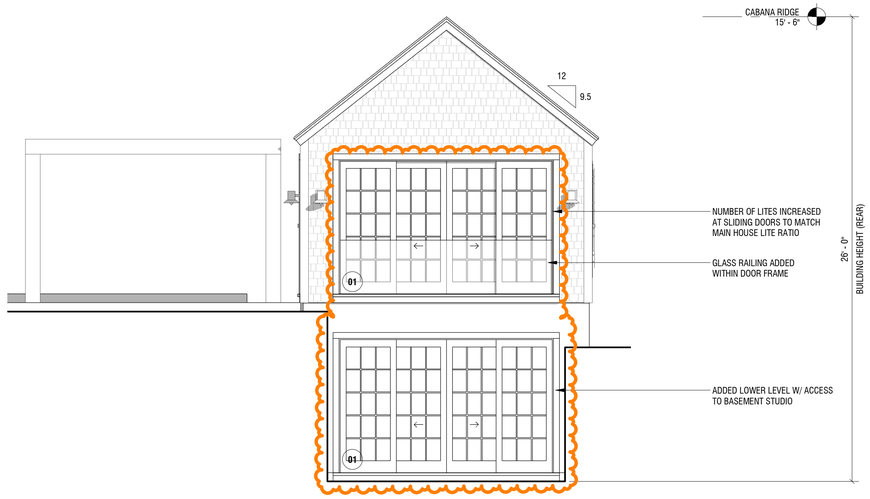
1 HDC APPROVAL 05/14/24 - EAST

1/4" = 1'-0"



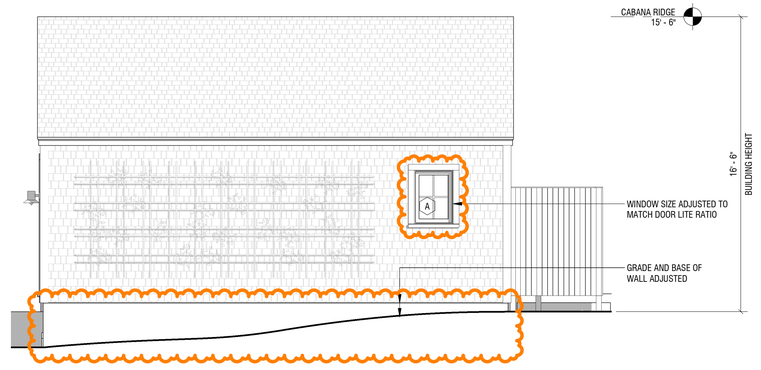
2 HDC APPROVAL 05/14/24 - NORTH

1/4" = 1'-0"



3 ELEVATION - EAST

1/4" = 1'-0"



4 ELEVATION - NORTH

1/4" = 1'-0"

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SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

BUILDING ELEVATIONS

HDC-11

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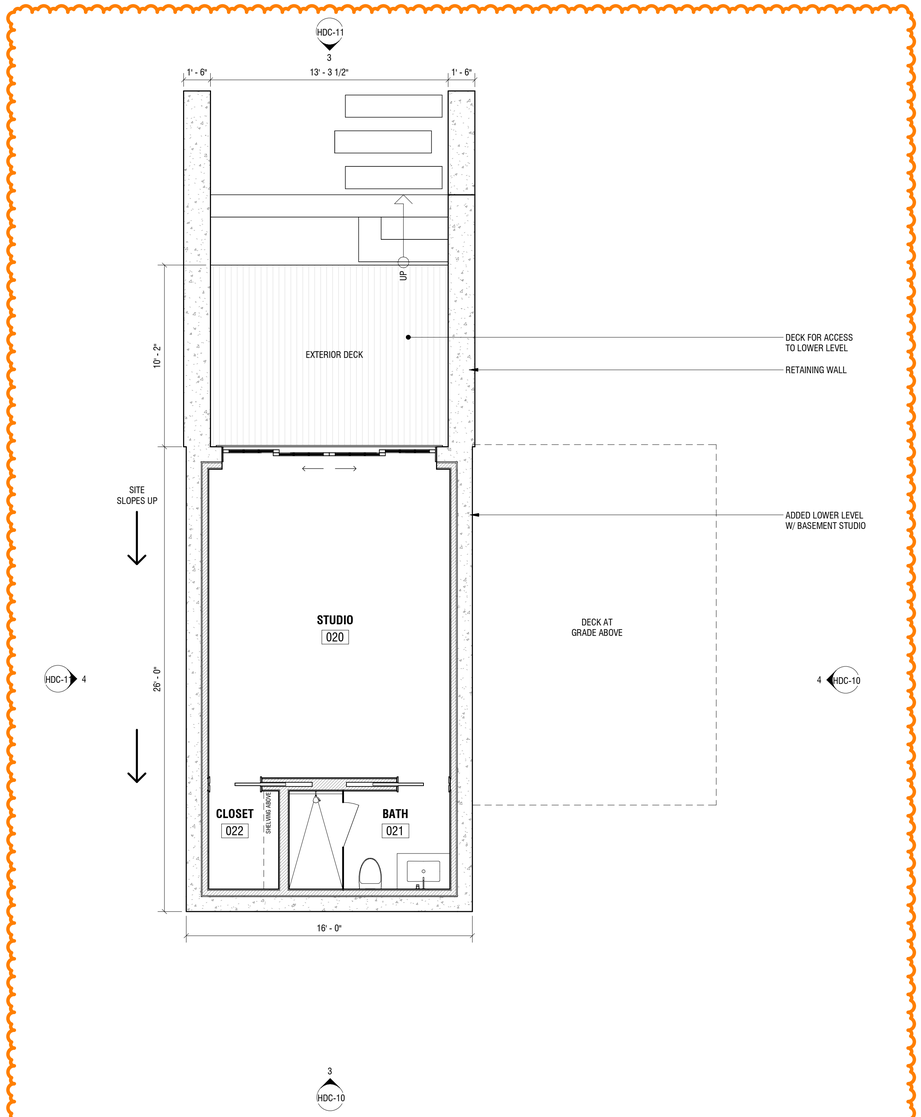

1 **BASEMENT FLOOR PLAN - HDC**
1/4" = 1'-0"

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CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

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BASEMENT FLOOR PLAN

HDC-20

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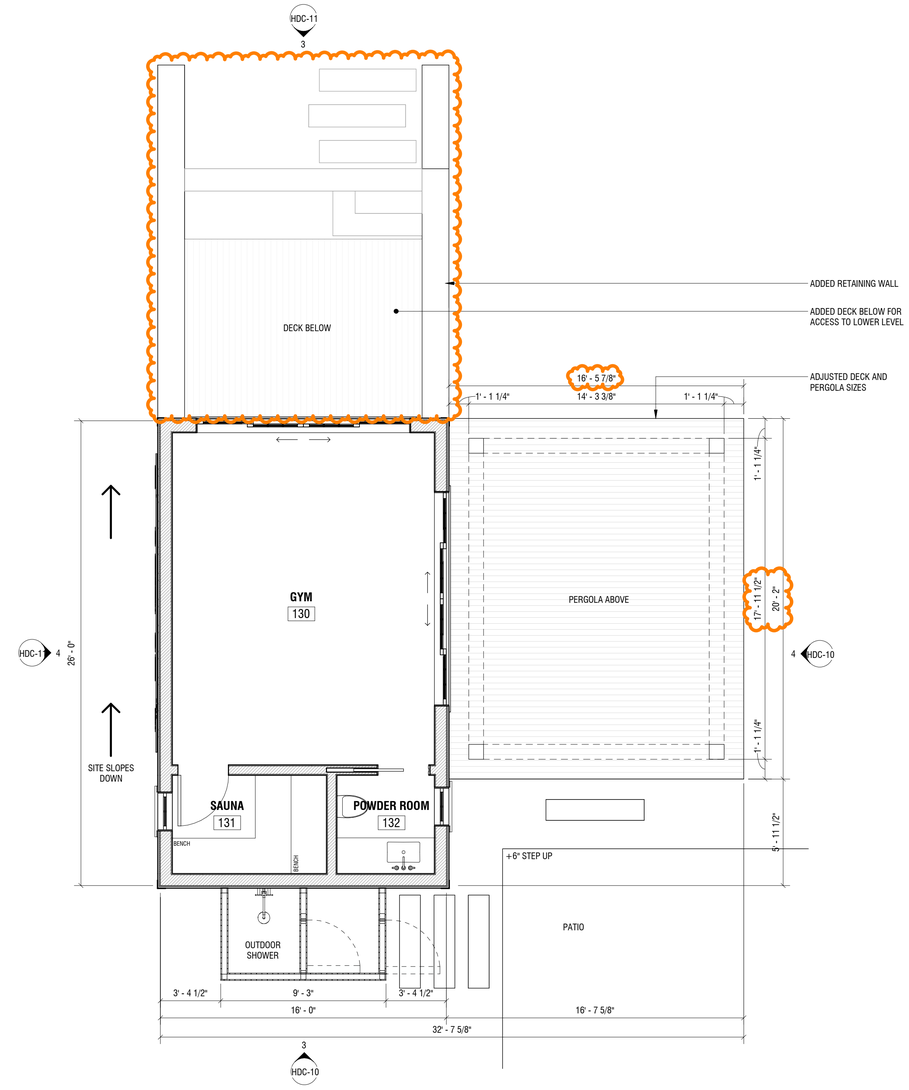

1 FIRST FLOOR PLAN

1/4" = 1'-0"

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CABANA

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NANTUCKET, MA 02554

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ISSUES

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06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

FIRST FLOOR PLAN

HDC-21

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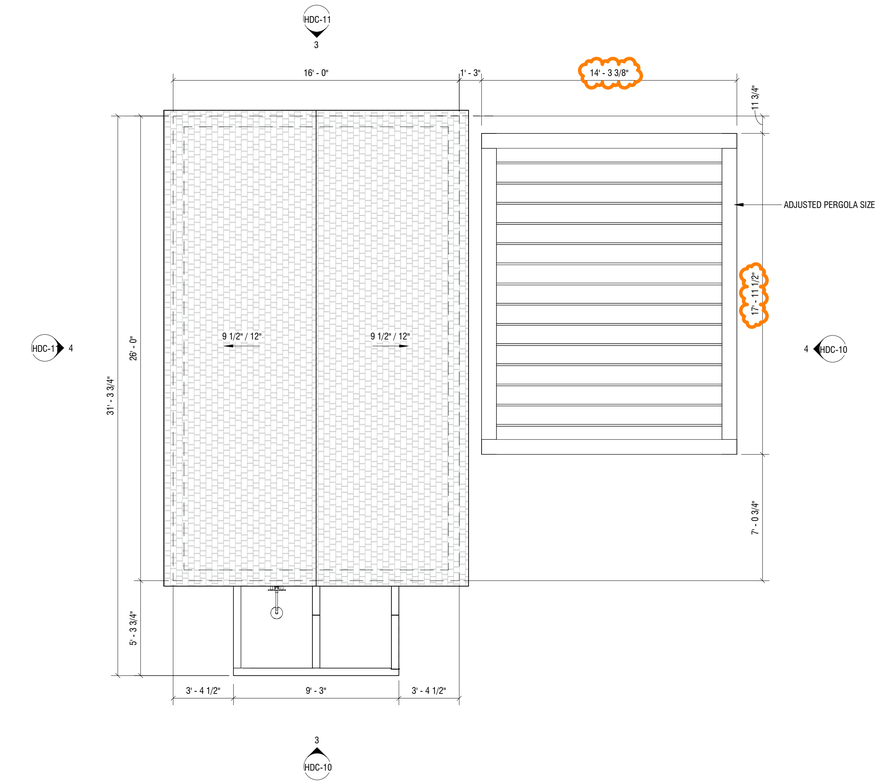

1 ROOF PLAN

1/4" = 1'-0"

M39

CABANA

39 MONOMOY ROAD
NANTUCKET, MA 02554

OWNER

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62 Ledgeways, Wellesley, MA 02481

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06/03/2024	HDC REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/ARK/MLW/JGK
DATE:	02/26/24
SCALE:	1/4" = 1'-0"
PROJ. NO.	323035

ROOF PLAN

HDC-22

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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR 39 MONOMOY ROAD LLC

STREET ADDRESS 39 MONOMOY ROAD

MAP/PARCEL 54 / 79 & 54 / (PORTION OF) 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/25/2024

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

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

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

MIROSLAVA AHERN — Signature

06/25/2024 — Date

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/25/2024
	HDC Case Number (ie HDC2020-05-0265):
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: MIROSLAVA AHERN Date: 06/24/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 79

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: 39 MONOMOY ROAD LLC

Mailing Address: 34 MAIN ST 3ND FLOOR, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District LUG1) ☐ Roof ☒ Other 7'x11' SPA

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 700 SF ☐ 1st floor ☐ 2nd floor

POOL: Width: 17' Sq. footage 2nd floor: _____ DECKS Size: 1200 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways GRANITE PAVERS Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: ANTIQUE GRANITE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

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

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

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

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 39 Monomoy Road [54/79]
39 Monomoy Road, LLC

*Minutes from HDC Meeting 5/14/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 5/14/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 5/14/24 meeting.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 05/14/2024

Start: 1:44

39 Monomoy Road (M39)

Board: Ray Pohl (Chair), VAL, ABBY, DIANE & STEPHEN

MIRKA: Board had a chance to see pool already – we resent the updated plans, not sure if they are available. Matching what WAPD proposed – the pool and spa didn't change. Updated plans for the main house. Pool is set 3' below the street – doing transitioning of front lot that is in front of shed, then we have an 18' transition from the deck into the main house with the spa integrated, and another 12' transition to the pool and pool cabana. Revised plans are opening the front landscape and I hear your concern re: the screening and bulkiness and love the idea of opening the front even more, especially around the parking and the front arrival. Would still like to keep some privacy aspect because of the pool and everything that is happening in the back. Everything is behind the building, below the street – it will be screened partially with the building and partially with the shed and supporting landscape. Will not be visible at the time of inspection. Grading is shown in detail and the cross-section that shows how we are working with the grading and trying to support the grading. Landscape has already been changed and just want to keep the privacy buffer from street and shed.

Holly: Thank you to Mirka for having more natural vegetation. Concerned re: vegetation along the road – this historic area has been open. Boston Ave. right out front has been open. Wonders how the vegetation will fit to provide buffer as proposed. Site Plan - showing how it has actually changed with the context of the existing structure and how it is going to be moved – would be helpful. Natural, natural, natural and not privet, privet everywhere. We want to see this structure, it's a historic structure and like how they are bringing it back to its natural light.

SANDY: No comment.

ABBY: Wants to make sure we can't see it [pool] from the street. To Holly's point, make it more naturalistic. Would like to see somehow if we can see the pool from the street.

Stephen: Concern with illustration shown earlier – obliteration of the transition space: public space, throght semi-private space, to private space of the house. House is on the corner, had that type of a transition. Appreciate the effort to make modification – introduction of Cypress in that area is inappropriate. Architectural element – and other plant materials – is a different feeling. Limiting or eliminating view of the front of the house is a matter of plant material becoming an architectural element.

VAL: No comment.

DIANE: Would like to see the planting along either side of the house – further Monomoy – looking back at the house – first part where the garage is – for more natural vegetation. That part of Monomoy was a little more relaxed and didn't have formal edges. Particularly where the swimming pool is, which is facing north, use to be a more wide-open field. Would like to see what can be don't so it's not so formal.

RAY: Consensus is to bring back less formal, less architectural landscape.

DIANE: Motion to hold for revisions.

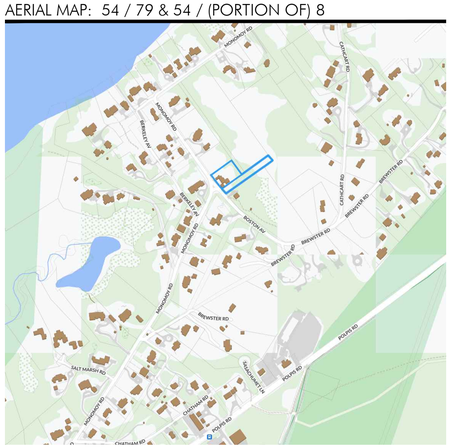
CARRIED UNANIMOUSLY.

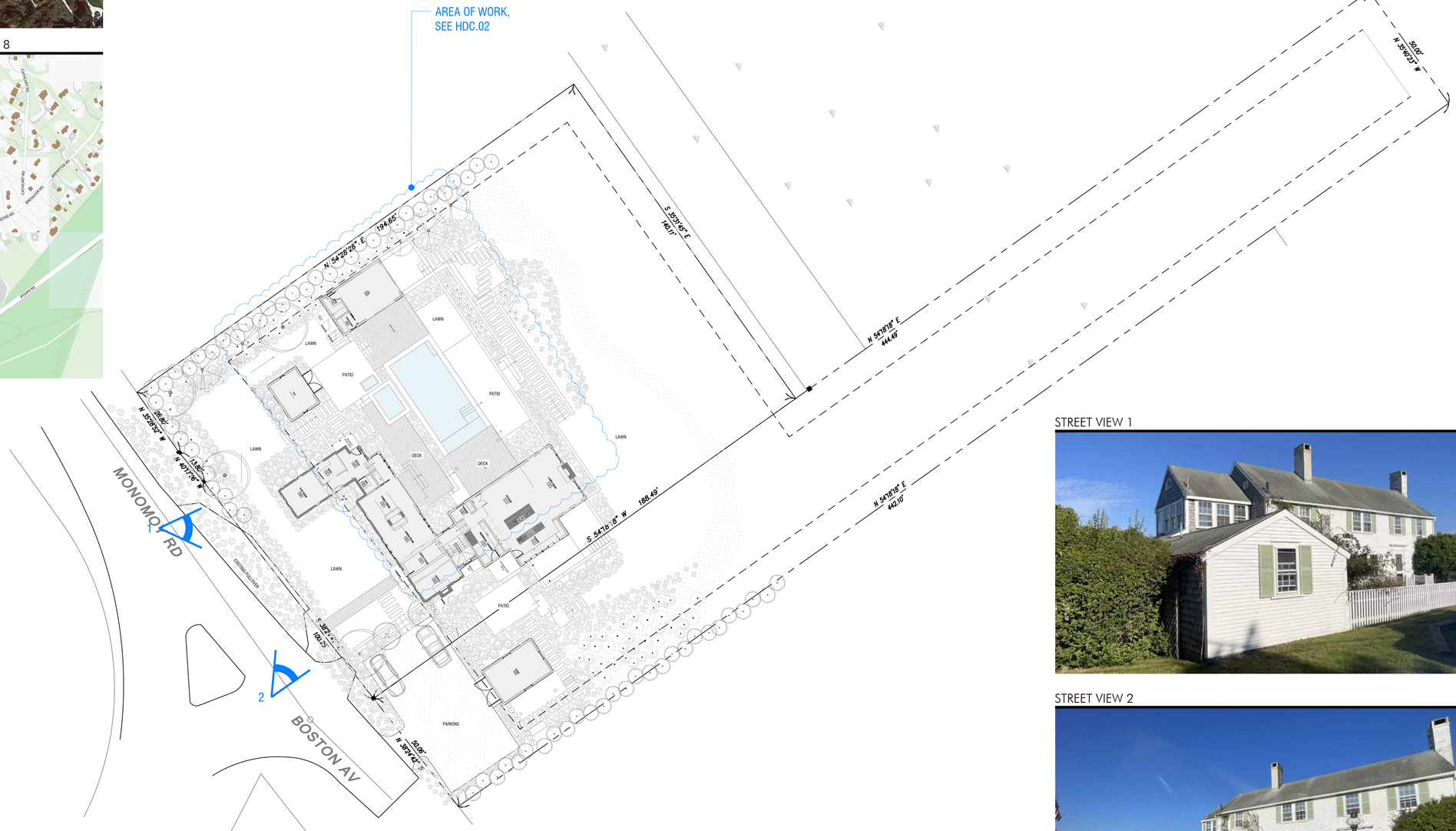
END: 1:53

GIS MAP: 54 / 79 & 54 / (PORTION OF) 8



AERIAL MAP: 54 / 79 & 54 / (PORTION OF) 8





STREET VIEW 1

STREET VIEW 2



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

M39

39 MONOMOY ROAD, NANTUCKET, MA

OWNER

39 MONOMOY ROAD LLC
34 Main St 2nd FL,
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

N

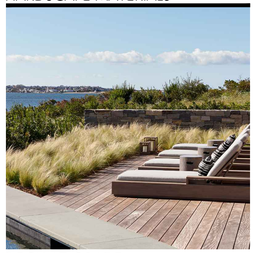
HDC SUBMISSION
POOL & HARDSCAPE
COVER

DRAWING INFO

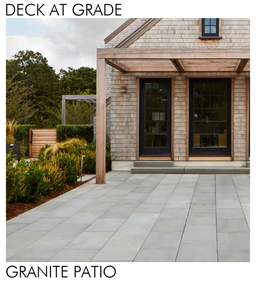
DATE	JULY 18, 2024
SCALE	1:20
DRAWN BY	JH

HDC.01

HARDSCAPE MATERIALS



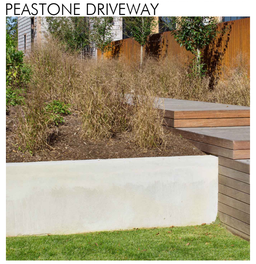
DECK AT GRADE



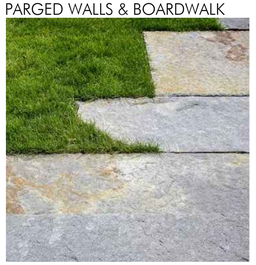
GRANITE PATIO



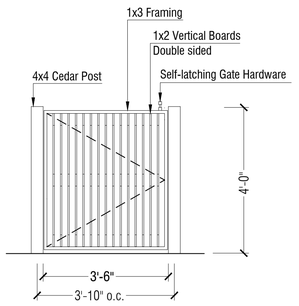
PEASTONE DRIVEWAY



PARGED WALLS & BOARDWALK



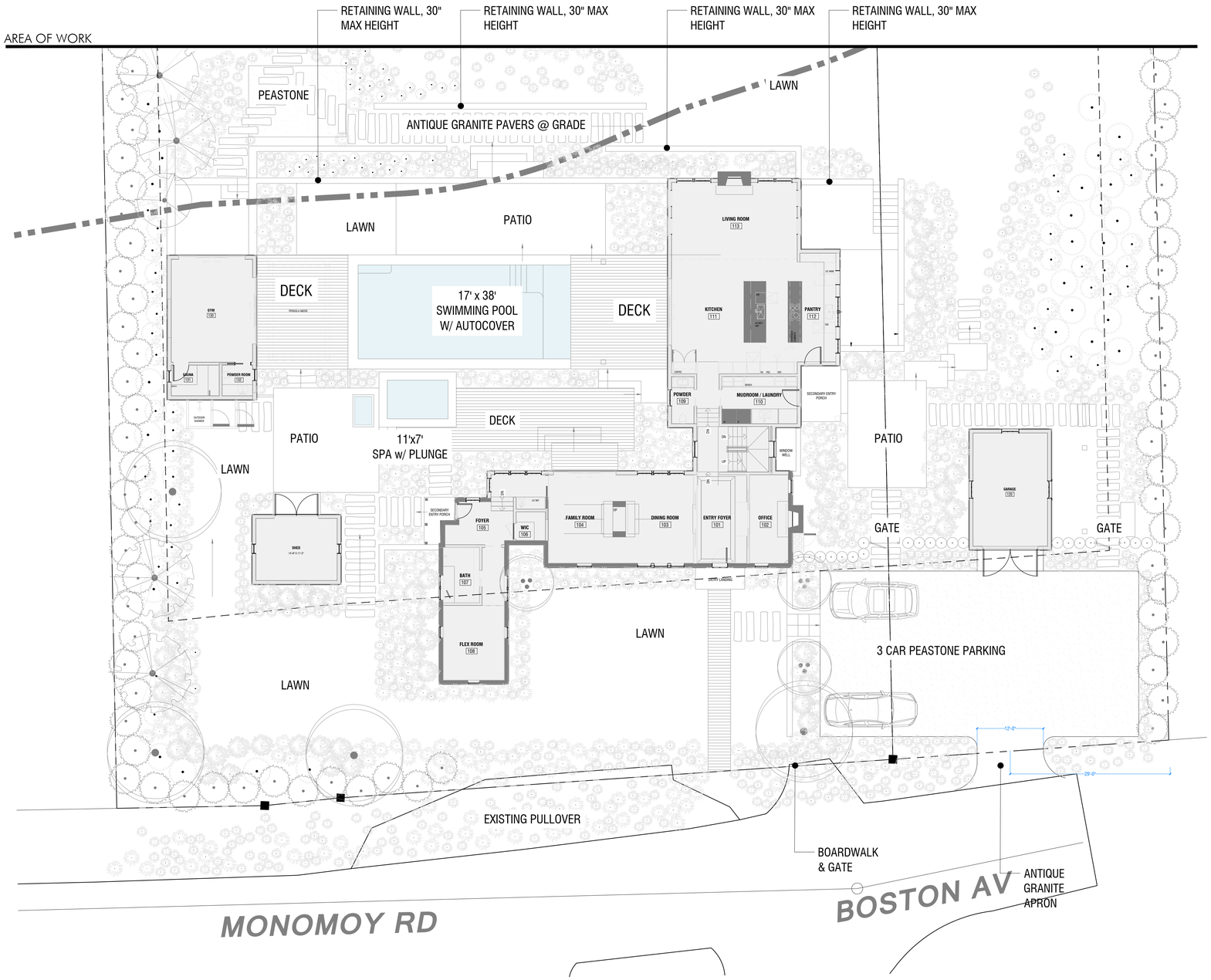
ANTIQUE GRANITE PAVERS



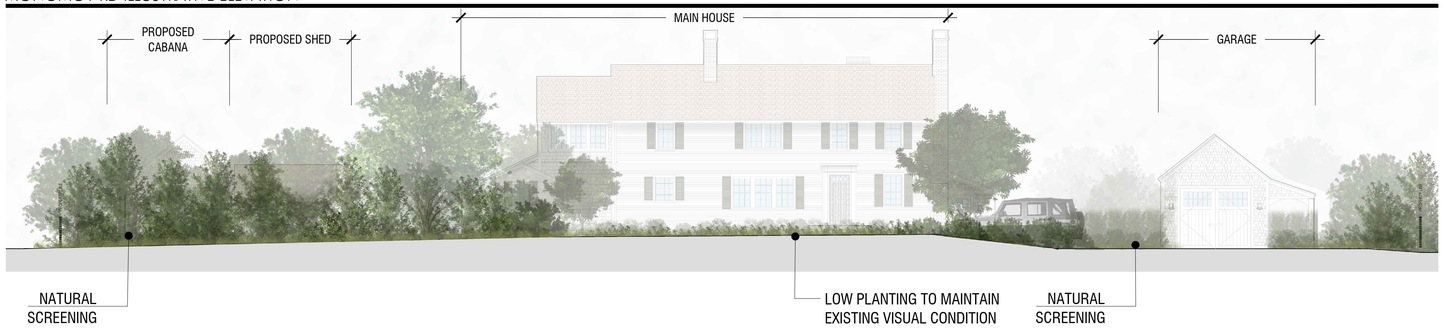
1 WOODEN GATE: ELEVATION

Scale:1/2" = 1'-0"

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION



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ARCHITECT

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18 Old South Road Nantucket, MA, 02554
(508) 325 0044

HDC SUBMISSION
POOL & HARDSCAPE
LAYOUT PLAN

DRAWING INFO

DATE	JULY 18, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

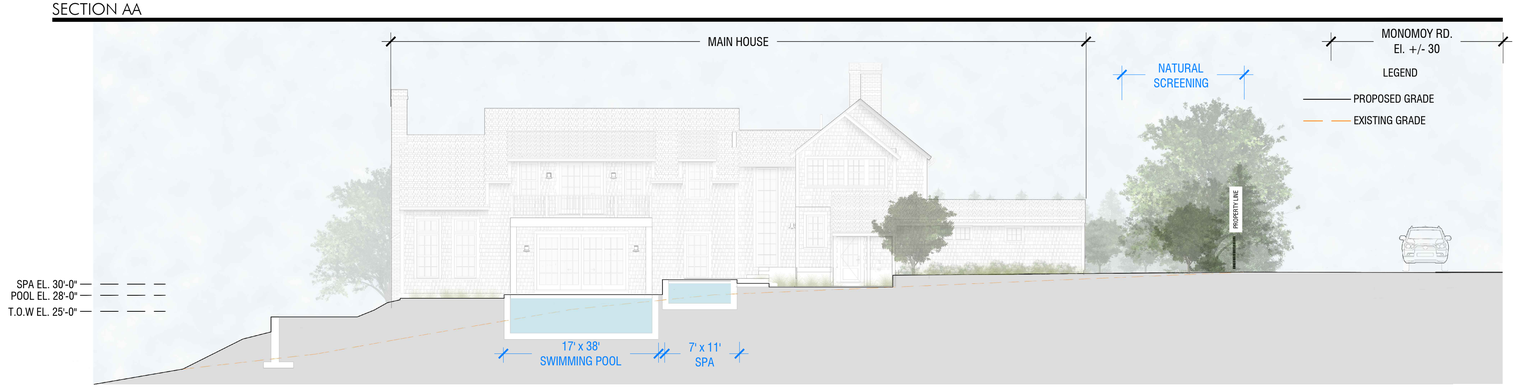
VIEW 1: EXISTING GRADE SLOPE



GRADING PLAN



SECTION AA



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HDC SUBMISSION
POOL & HARDSCAPE
GRADING PLAN

DRAWING INFO

DATE	JULY 18, 2024
SCALE	1:10
DRAWN BY	JH

HDC.03

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

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

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

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

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

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

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

n/a 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way (Main Facility)

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln.
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 139'-10" Sq. Footage 1st floor: 5,747
Width: 59'-3" Sq. footage 2nd floor: 1,878
Sq. footage 3rd floor: _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Vertical 10" cedar siding at Gable Facade ends

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 12" Rake 12" Soffit (Overhang) 4" Corner boards 5½" Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural & Cedar Clapboard (if applicable) N/A Roof Black Asphalt
Trim Natural Sash Black Doors Hamilton Blue
Deck N/A Foundation Natural Fence N/A Shutters Black

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

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

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Jessica Castineiras March 11, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Nantucket Safe Harbor for Animals Inc.

STREET ADDRESS PO Box 2844, Nantucket MA 02584

MAP/PARCEL 68 / 272

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06/03/2024

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

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

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

Michael Clancy — Signature

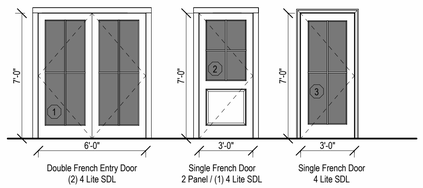
06/03/2024 — Date

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

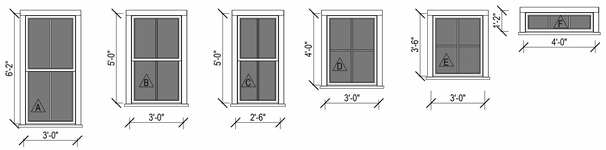


2 Locus Map
1/4" = 1'-0"



Double French Entry Door (2) 4 Lite SDL | Single French Door 2 Panel / (1) 4 Lite SDL | Single French Door 4 Lite SDL

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



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Fixed (Cupola) 3 Lite SDL

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



East Elevation



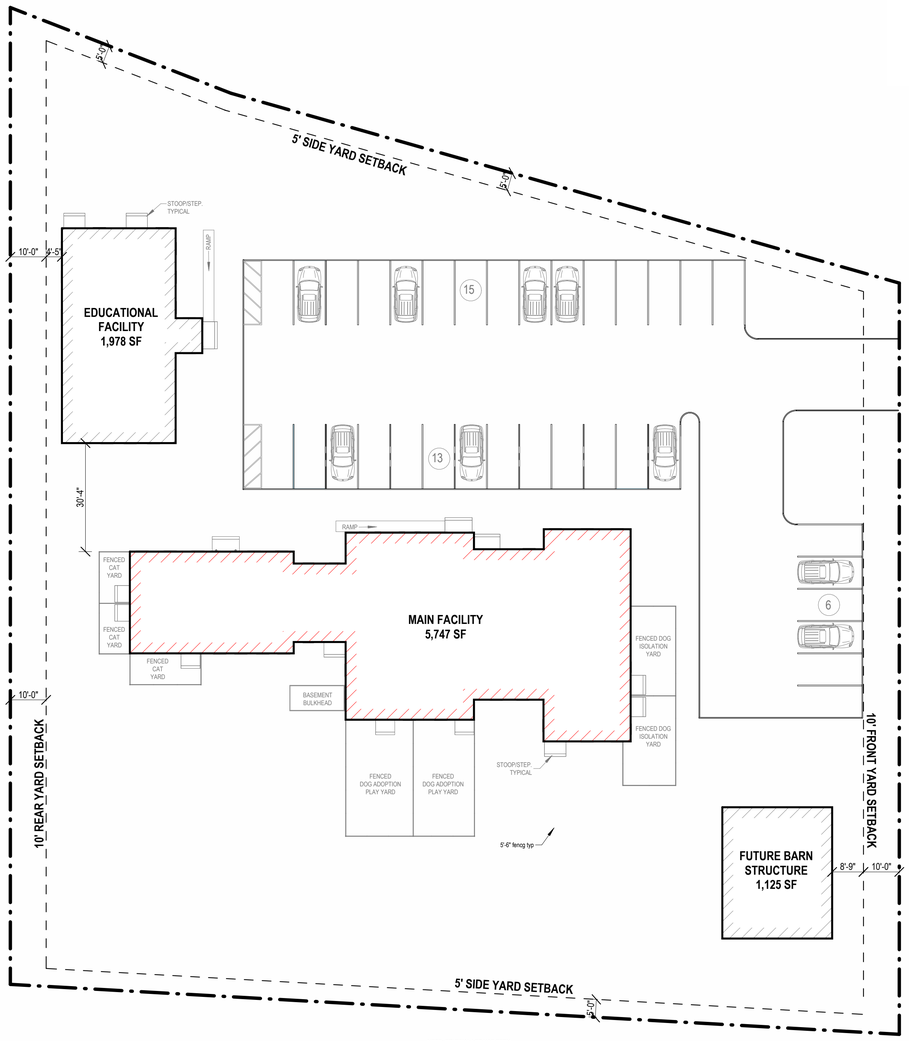
North Elevation



West Elevation



South Elevation



NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

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

Site Information

Map & Parcel:	68 / 727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	59,298 +/- SF
Min. Lot Size:	7,500 SF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	8,850 SF (3 Structures)
Total Proposed G.C.:	8,850 SF (3 Structures)

Sheet Index - Architectural & Structural

SHEET INDEX

G.101	Cover Sheet - Main Facility
A.101	First Floor Plan - Main Facility
A.102	Second Floor Plan - Main Facility
A.201	Exterior Elevations - Main Facility
A.202	Exterior Elevations - Main Facility
A.301	Exterior Perspectives - Main Facility

Revisions

Cover Sheet - Main Facility

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G.101
2306



1 First Floor Plan - Main Facility
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

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

First Floor Plan - Main Facility

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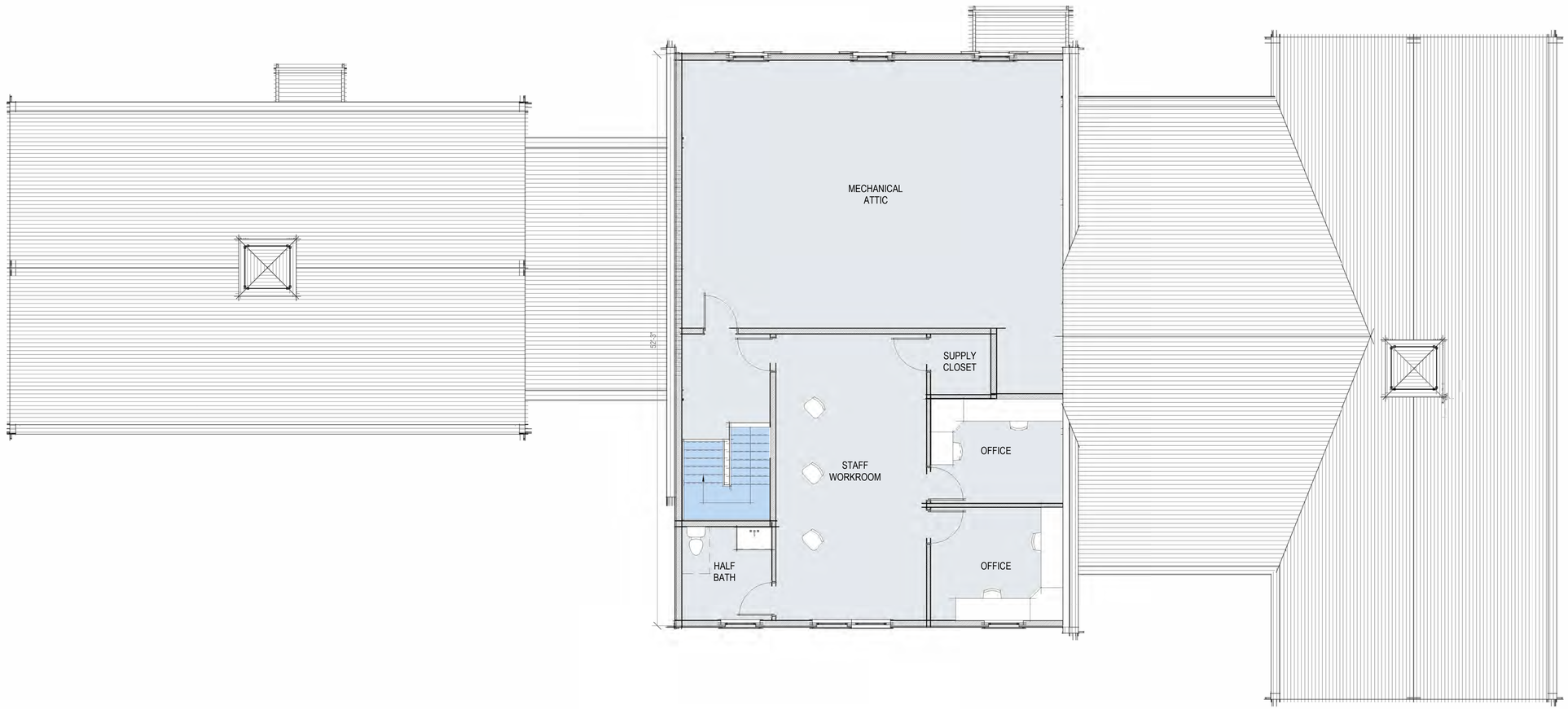
A.101
2306



1 Second Floor Plan - Main Facility
3/16" = 1'-0"

HDC - New Business Submission
06.03.2024

2306

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A.102 Second Floor Plan - 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

2306

NISHA - Main Facility

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Nantucket, MA 02554

emeritus
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Revisions

Exterior Elevations - Main Facility

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A.201
2306



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



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

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

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

Site Information

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A.301 Exterior Perspectives - Main Facility

Revisions

Exterior Elevations - Main Facility

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A.202

2306



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HDC - New Business Submission
06.03.2024

2306

NISHA - Main Facility

1 Evergreen Way
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Revisions

Exterior Perspectives - Main Facility

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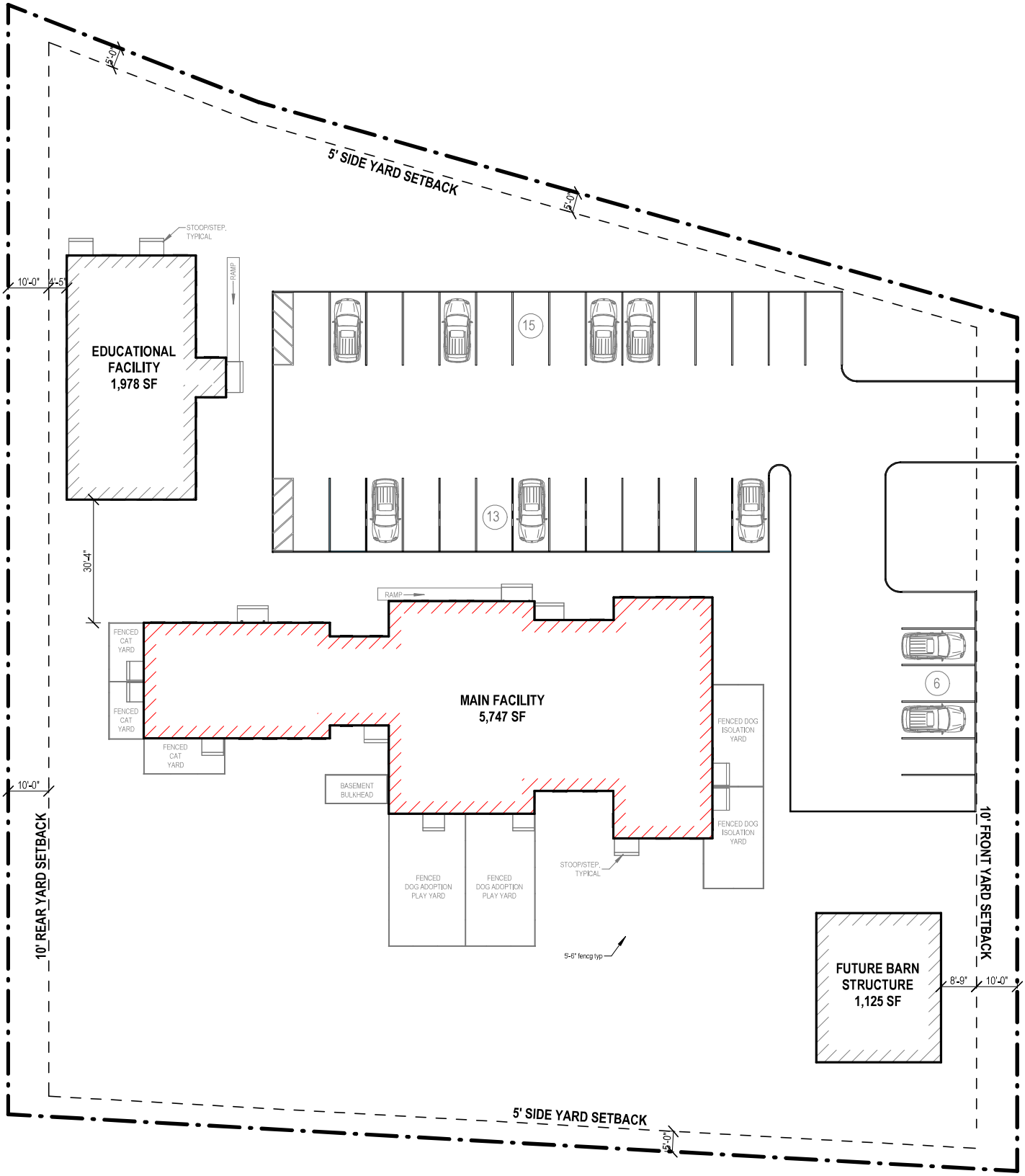
A.301
2306



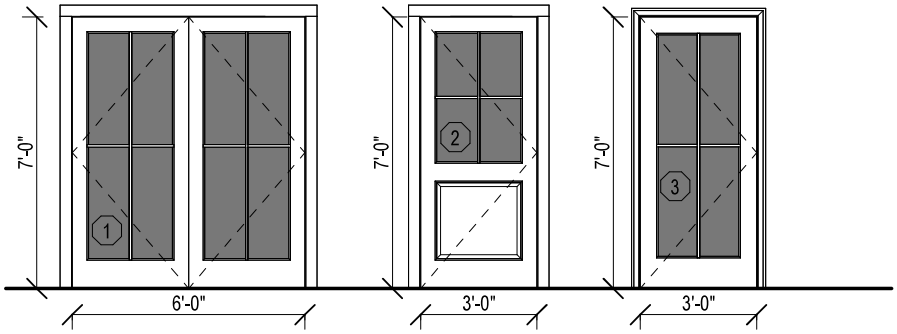
NOTE: ORIGINAL LOT HAS BEEN SUBDIVIDED INTO ADDITIONAL LOTS NOT SHOWN IN THIS SITE PLAN

1 Site Plan - Proposed
1" = 20'-0"



2 Locus Map

1/4" = 1'-0"



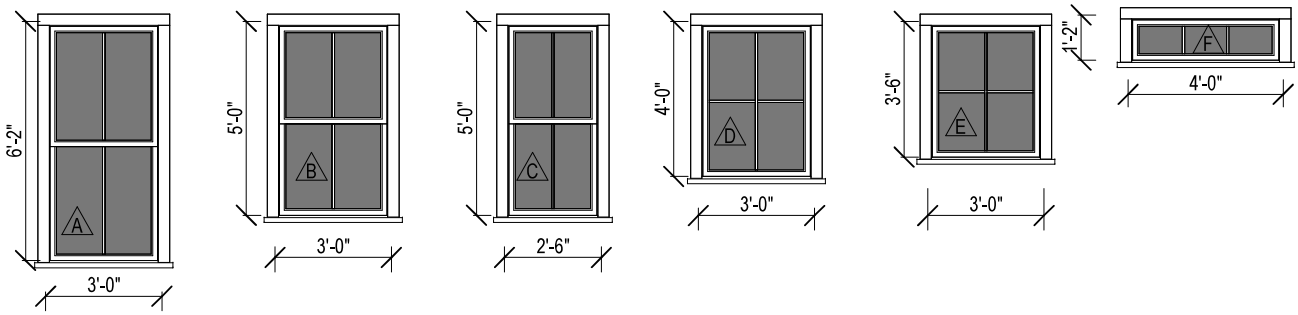
Double French Entry Door
(2) 4 Lite SDL

Single French Door
2 Panel / (1) 4 Lite SDL

Single French Door
4 Lite SDL

3 Exterior Door Legend

1/4" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Fixed (Cupola)
3 Lite SDL

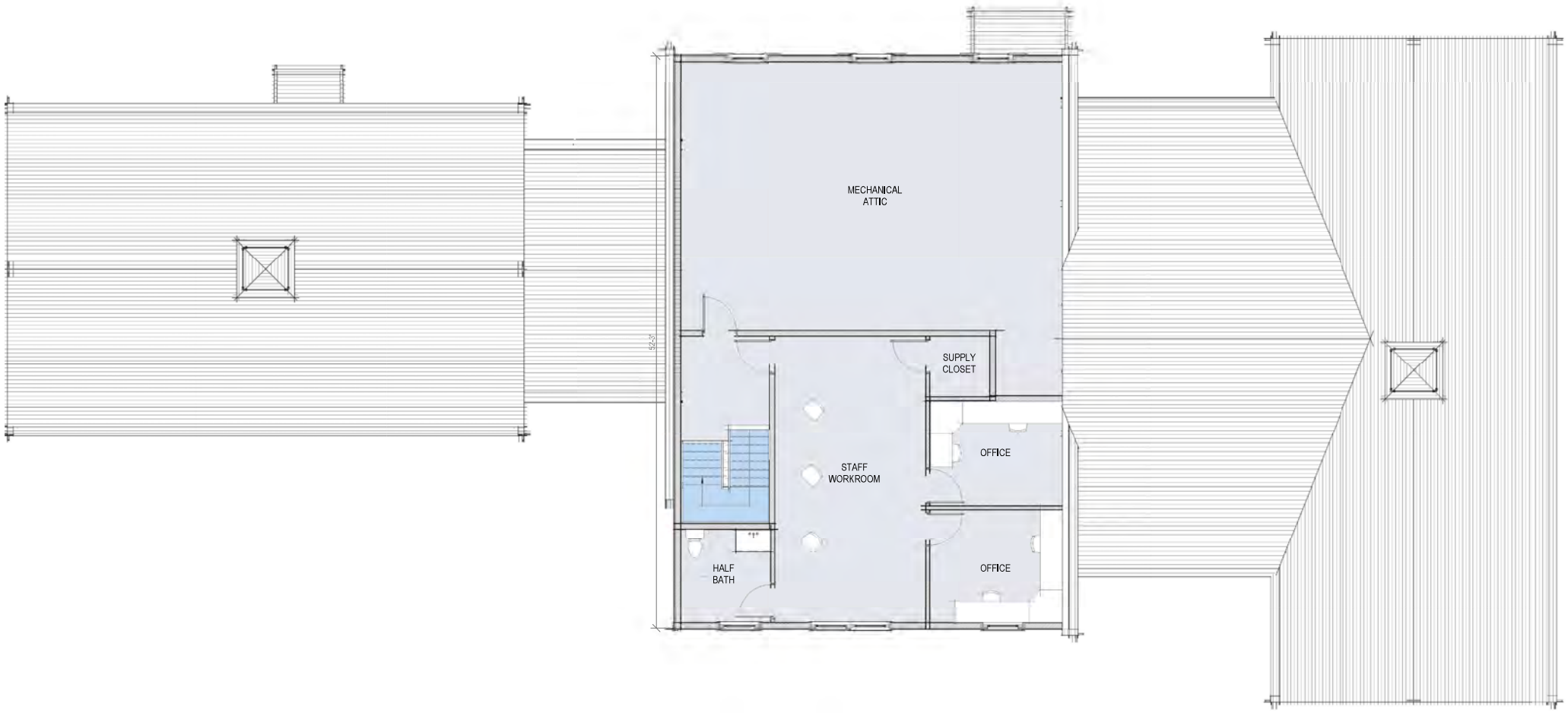
4 Window Legend

1/4" = 1'-0"



1 First Floor Plan - Main Facility
3/16" = 1'-0"

- New Business Submission
.2024



1 Second Floor Plan - Main Facility
3/16" = 1'-0"



1 North Elevation - Main Facility Proposed
3/16" = 1'-0"



2 South Elevation - Main Facility Proposed
3/16" = 1'-0"

024



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



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



View of Main Facility from Parking Lot



View of Front of Building



_View of Front of Building

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 68 Parcel Number: 727

Owner of Record: Nantucket Safe Harbor For Animals Inc

Description of Proposal: Two new structures for Animal Care and Education

Anticipated HDC Submission Date: 6/03/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

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

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD
Count:	**7**								

9589 0710 5270 0324 7582 26

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For delivery information, visit our website at *www.usps.com®*.

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

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

Postage

MAY 31 2024 02584 9998

Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

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

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MAY 31 2024

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WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

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NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

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Postmark Here

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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

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- ☐ Adult Signature Restricted Delivery $

Postage

NANTUCKET POST OFFICE MAY 31 2024 02584 9998

Postmark Here

SAMUELS ANNA G & RADCLIFFE L
61 OLD SOUTH RD # 606
NANTUCKET, MA 02554

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

2 Stone Alley - M: 42.3.1 P: 102 - June 5, 2024

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable Official Minutes Not Issued At Time Of Submission
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 06.05.24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 917.348.2256 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-08-8882
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add railing
2. South Elevation Add railing
3. West Elevation No visible changes
4. North Elevation Add railing

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

No Changes

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. No Changes

COLORS

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

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

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

Date 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

I. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1. Lubin Richard K Trust — 6 Hinckley Lane — Remove bulkhead walkout — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)
2. West Chester St LLC — 61 W. Chester St — Dormer Addition — 41/222.1 — BPC — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)
3. Lubin Richard K Trust — 6 Hinckley Lane — New Pool Cabana — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility.
4. 23 Sankaty Head Rd Trust — 23 Sankaty Head Rd — Demo garage — 48/4.1 — BPC — CT
   - Approve as a move-off only.
5. Andy Bender — 2 Braeburn Way — Rooftop solar pool house — 39/41 — Acksmart — SW
   - Panels appropriately located on secondary structure, but also due to limited visibility.
6. Steven L. Cohen, Trustee of Monomoy Trust — 39 Monomoy — New garage — 54/79 — WAPD — RP
   - Approve as revised.
   - *Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch* (OLD BUSINESS 6/4/24)

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart

V. OLD BUSINESS 05/14/24

1. ACK Mid Island LLC — 18-26 Sparks Ave — Rev Mixed Use Bldg — 55 231.1 -307-310 — LFW
   - *Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– **Last heard April 30, 2024***

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten – **Last heard May 28, 2024***
2. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
   - *Commissioners: Pohl, Camp, Oliver, Patten, Paul – **Last heard May 28, 2024***

VII. OLD BUSINESS 04/23/2024

1. Mariela Oviedo — 12 Wappossett Ci — Solar — 67/572 — Incite LLC
   - *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*
2. Brian Davis — 108 Surfside Road — Roof Solar — 80/5 — Sunwind
   - *Commissioners: Pohl, Welch, Camp, Coombs, Patten*
3. Nantucket Historical Association — 89 Bartlett Road — Roof Solar — 66/410 — AckSmart
   - ***Not anticipated by the Chair within 48 hours***
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
4. Tomack LLC — 38 Chuck Hollow Road — MH – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
5. Tomack LLC — 38 Chuck Hollow Road — Garage – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
6. Josh Leffler — 22 Pleasant St — Addition — 42.3.2/50 — Oliver
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver - **Last heard April 9, 2024***
7. 450 Greenpark LLC — 2 Stone Alley — Railings — 42.3.1 /102 — Emeritus
   - *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - **Last heard April 9, 2024***
8. Cohen Steven1R. co Area 51 1R. — 51 W Miacomet Road — Pool — 81/52 — Ahern LLC
   - *Commissioners: Pohl, Camp, Coombs, Oliver, Patten - **Last heard April 2, 2024***

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/04/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Thornewill, Paul, Patten, Oliver

Chair: Welch Alternate: N/A

Thornewill: Feels the cornice & railing of Option 'B' are way to formal. Would like to see the possibility of a continuous low decorative railing. As is states not in favor of either option.

Paul: Option 'B' feels a bit heavy, and Option 'A' feels a bit peculiar but is not adverse to the continuous railing if it was natural to weather. Feels there is a precedent for flat roof railings. Prefers a homogenous railing design & height. Could support approval for Option 'A'.

Patten: Asks several questions about the design. Likes shorter decorative railing but has a 'hard time' with the deck all together.

Oliver: Agrees with Paul regarding Option A. Feels the deck area is massive and would like to see it taken back a 'few' sections.

Welch: The railing could come over two sections in full height to mid roof. Suggests presenting a more utilitarian option with reduced size and visibility from Stone Alley. Paul & Oliver weigh in with comments of support for the Chair's insights.

Motion to hold for revisions and resubmission by Thursday 06.06.24 to be held for next hearing (Welch)

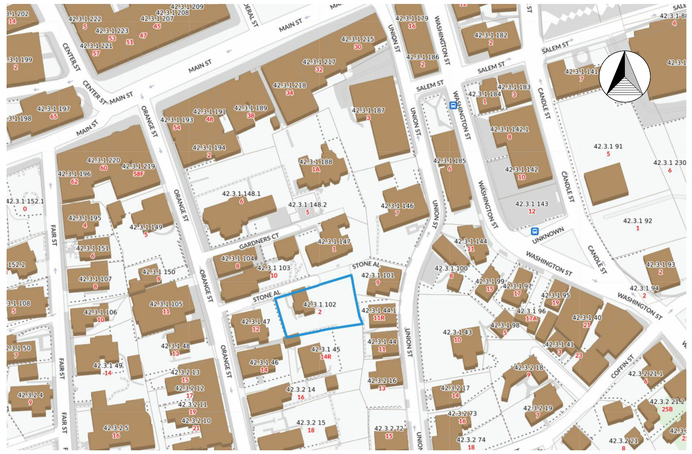
Carried 5-0

Ehinger Residence

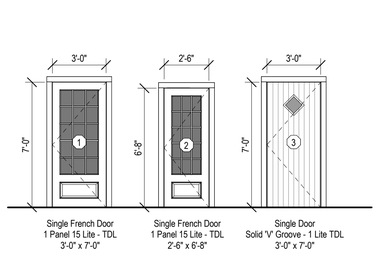
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

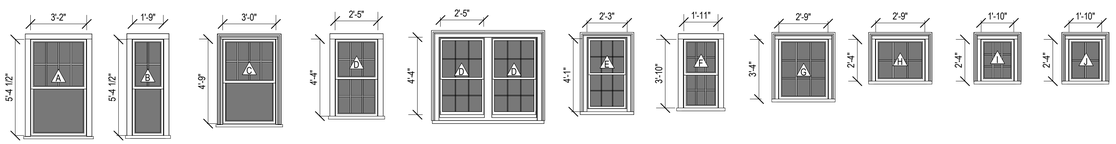


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

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



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

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

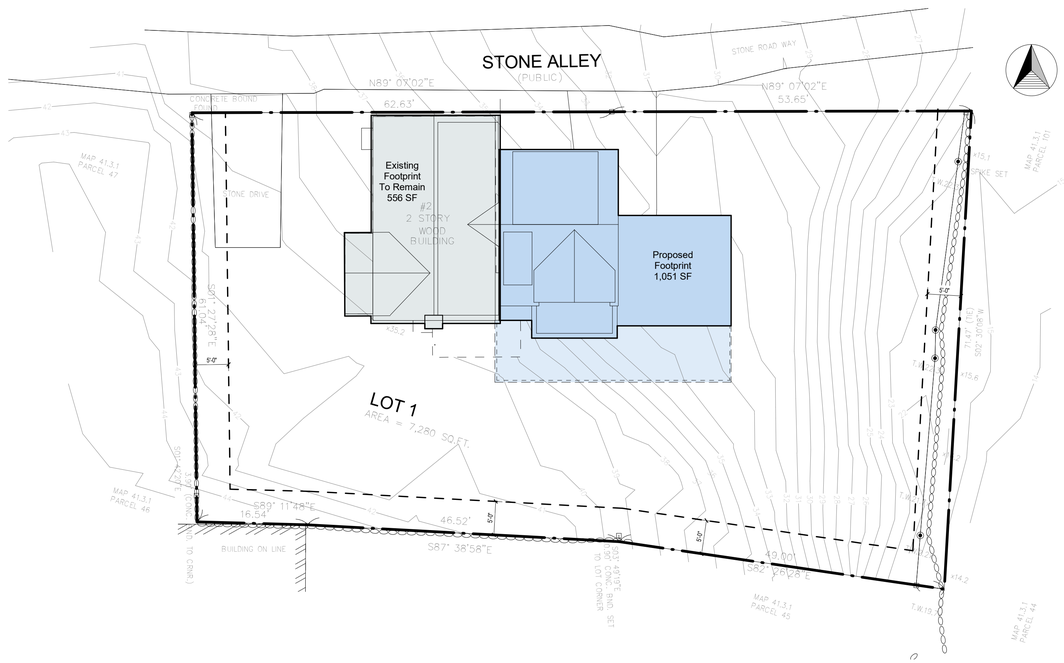


North Elevation

East Elevation

South Elevation

West Elevation



Site Plan
3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

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

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A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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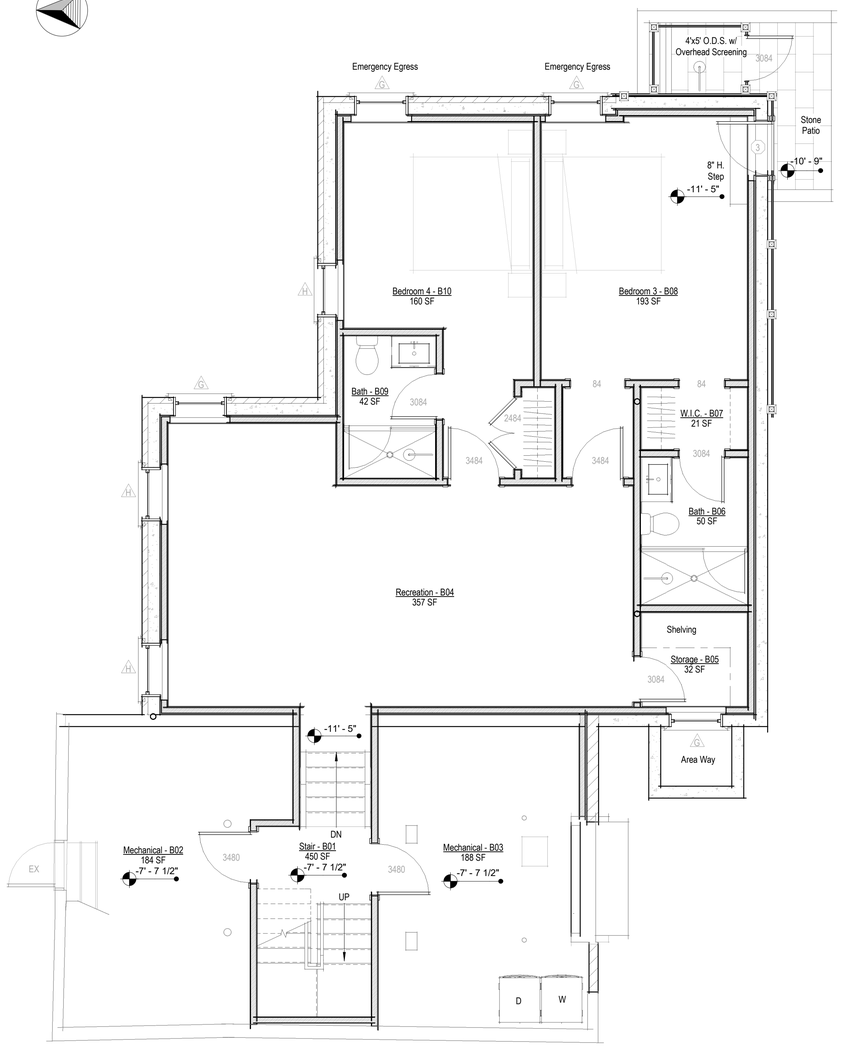
G.1.0

2110

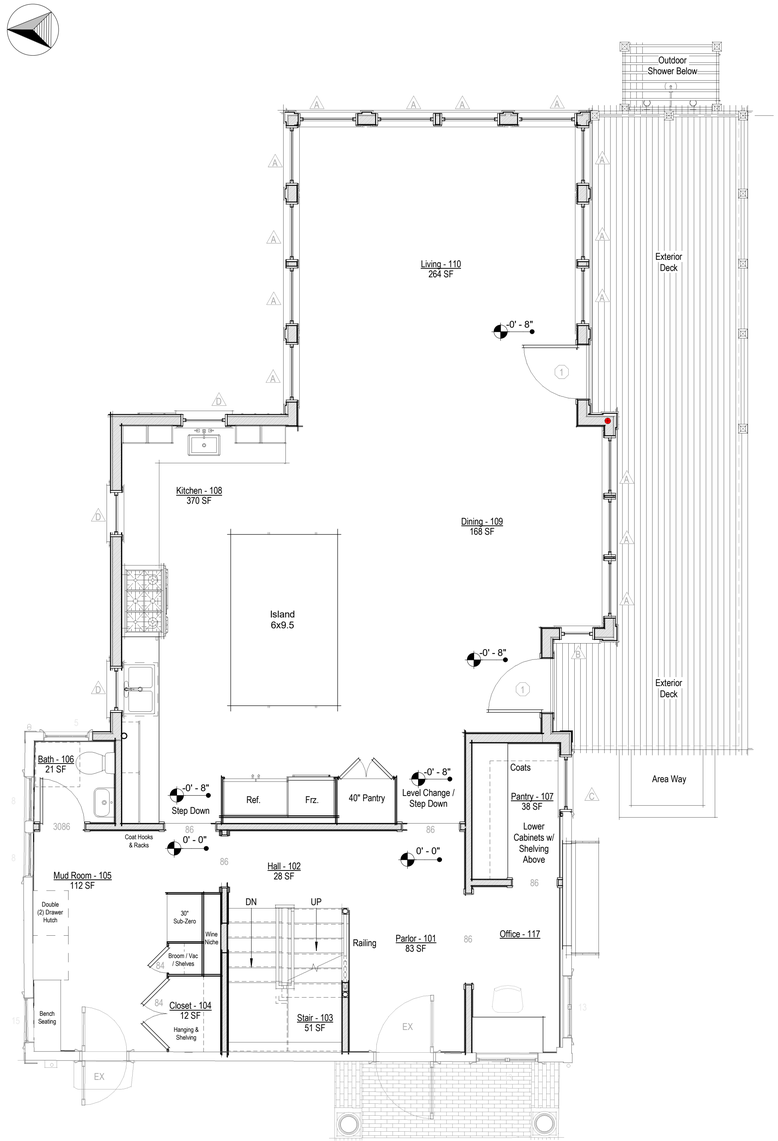
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

Site Information

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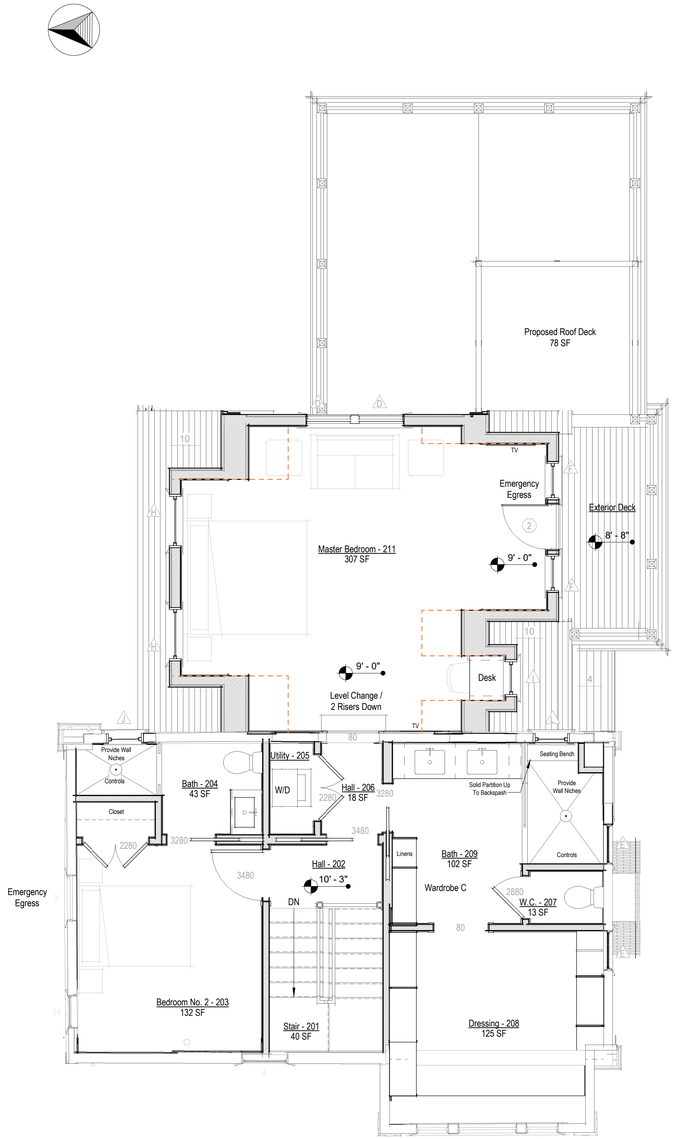
A.1.1

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

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

Site Information

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A.2.1

2110

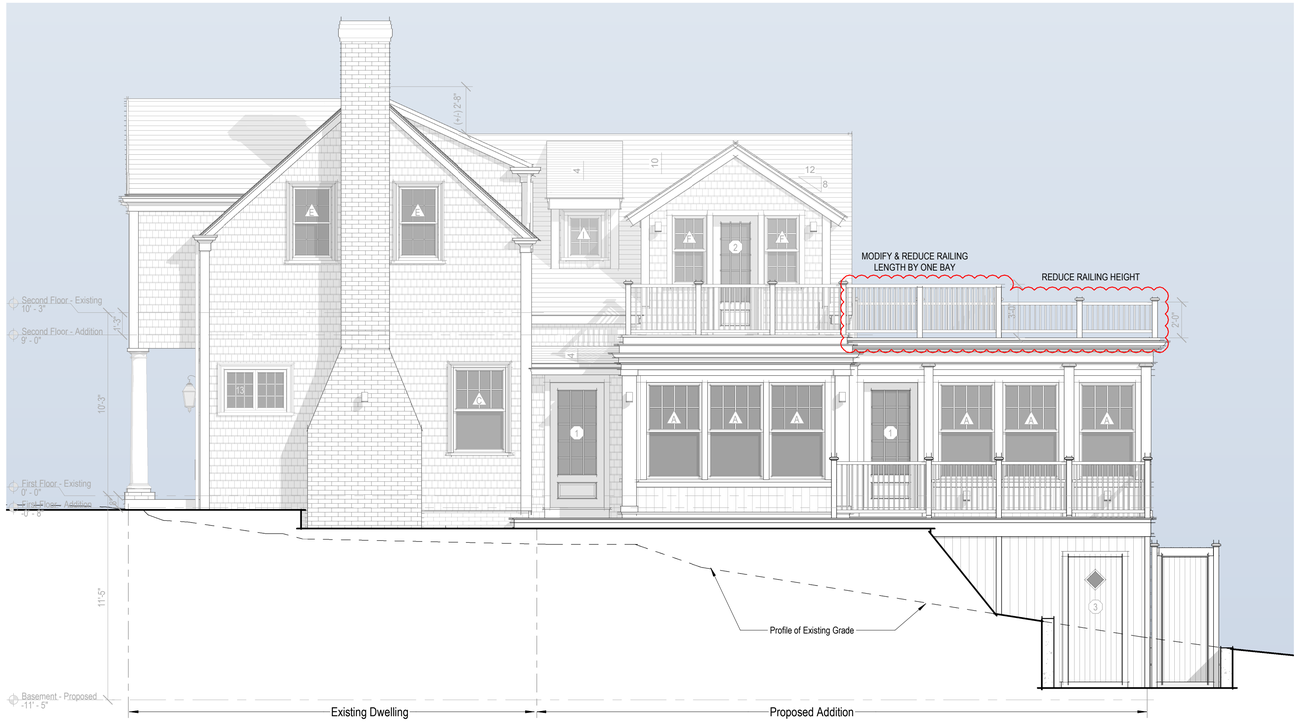
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



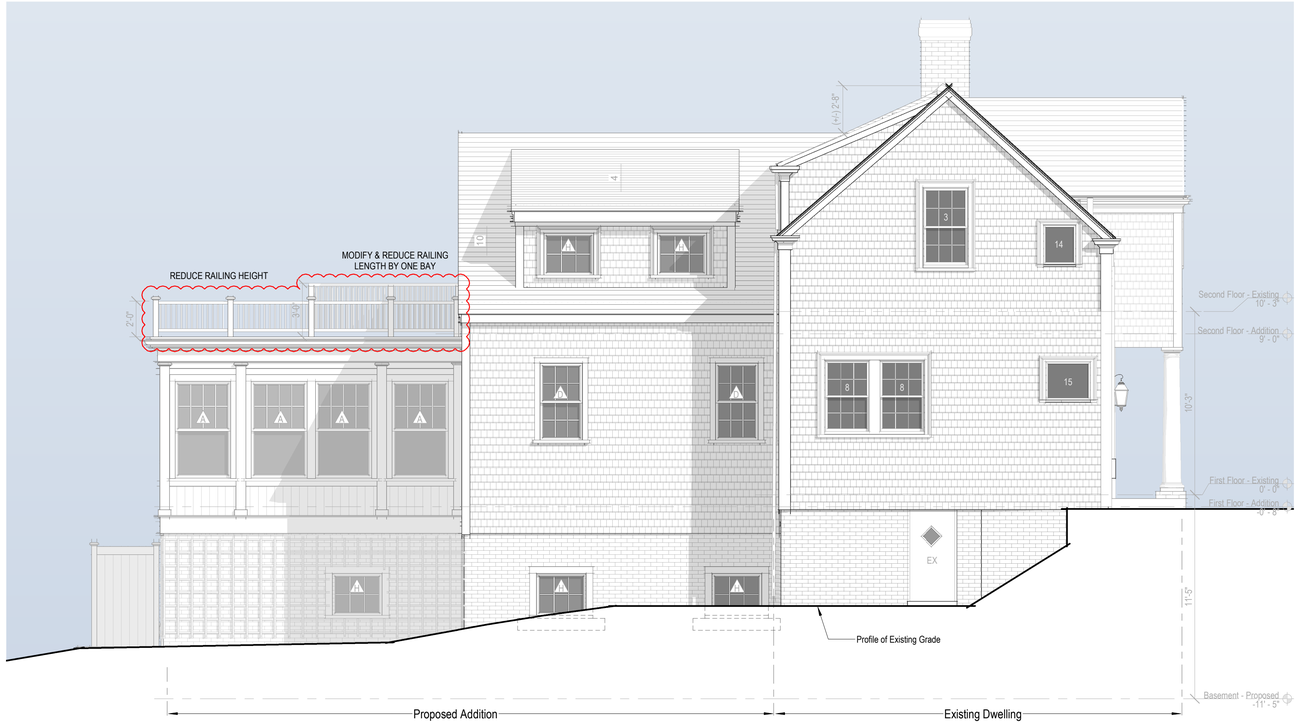
South Elevation - Proposed

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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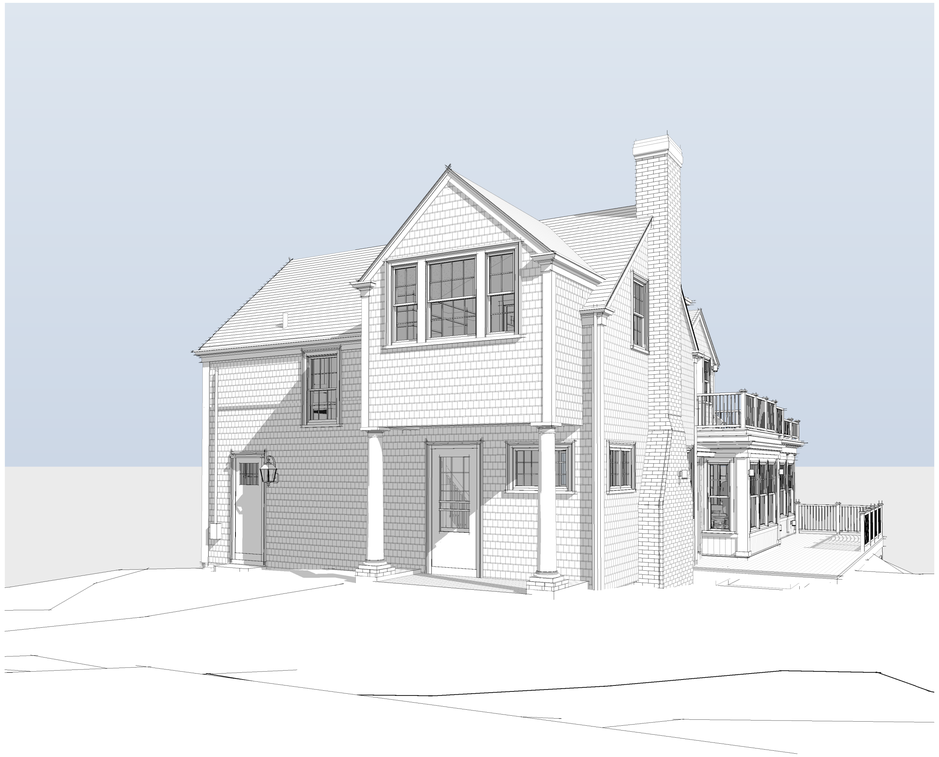
A.2.2

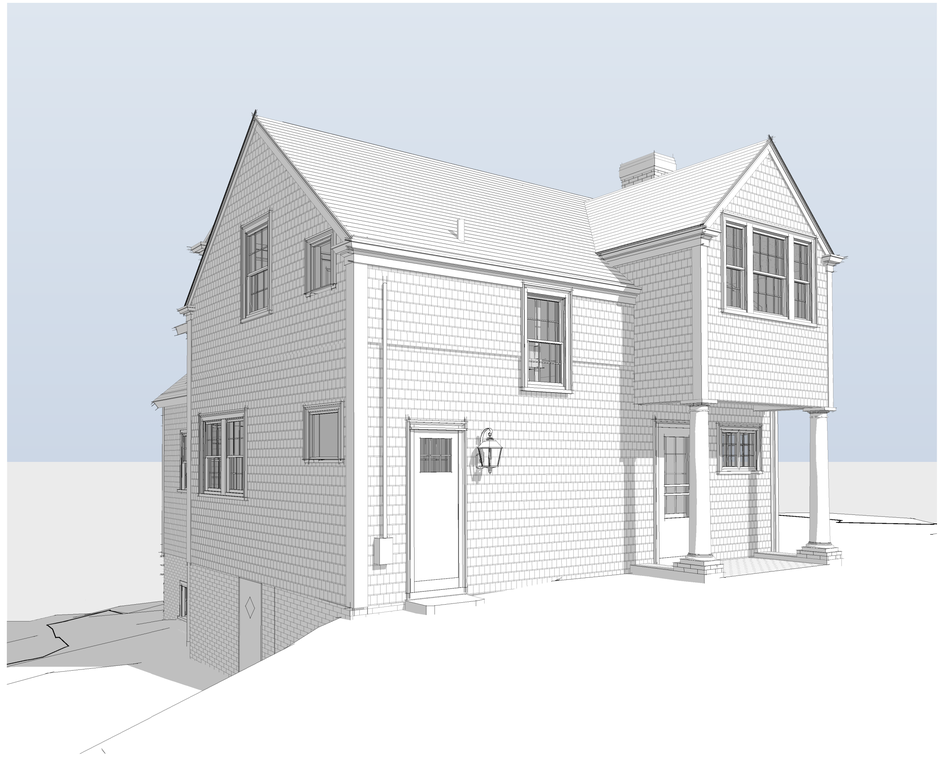
2110

06.05.24

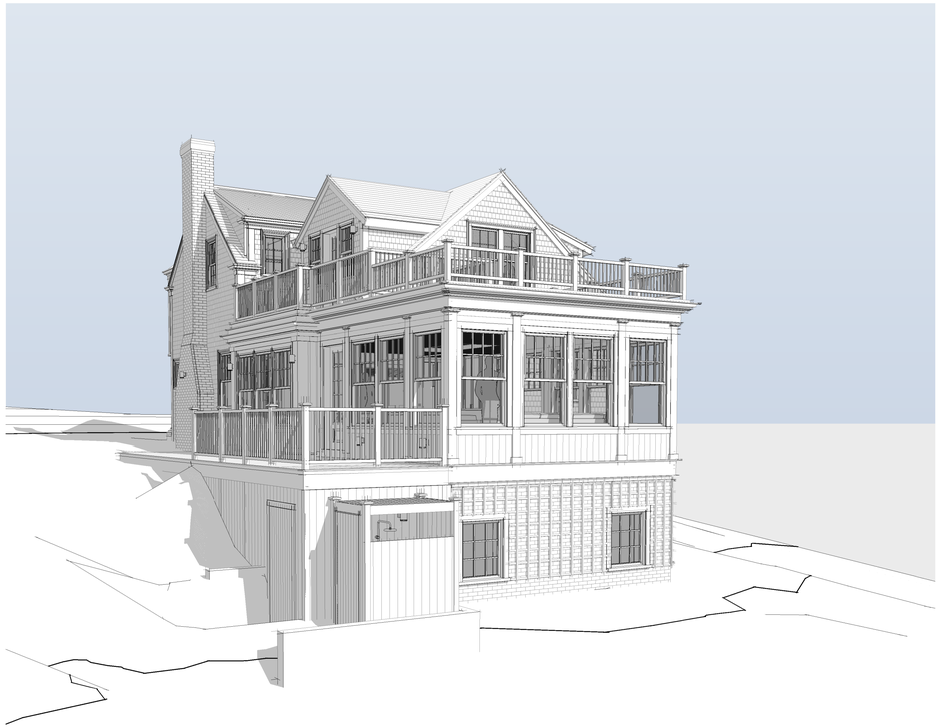
HDC Submission



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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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.

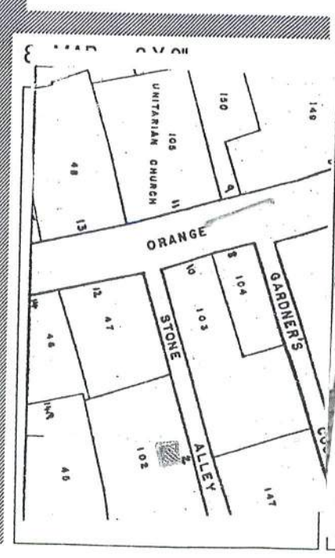
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

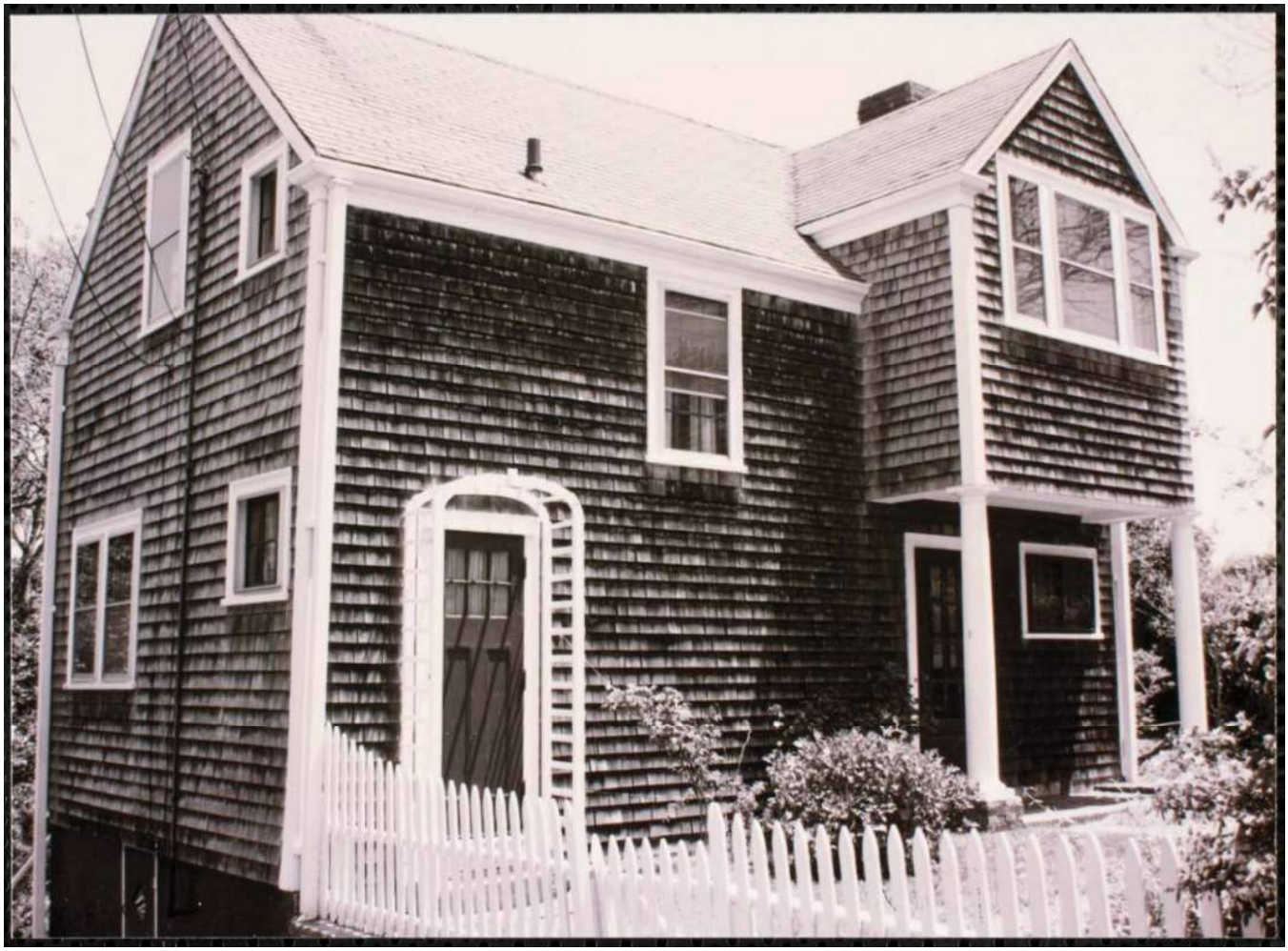
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



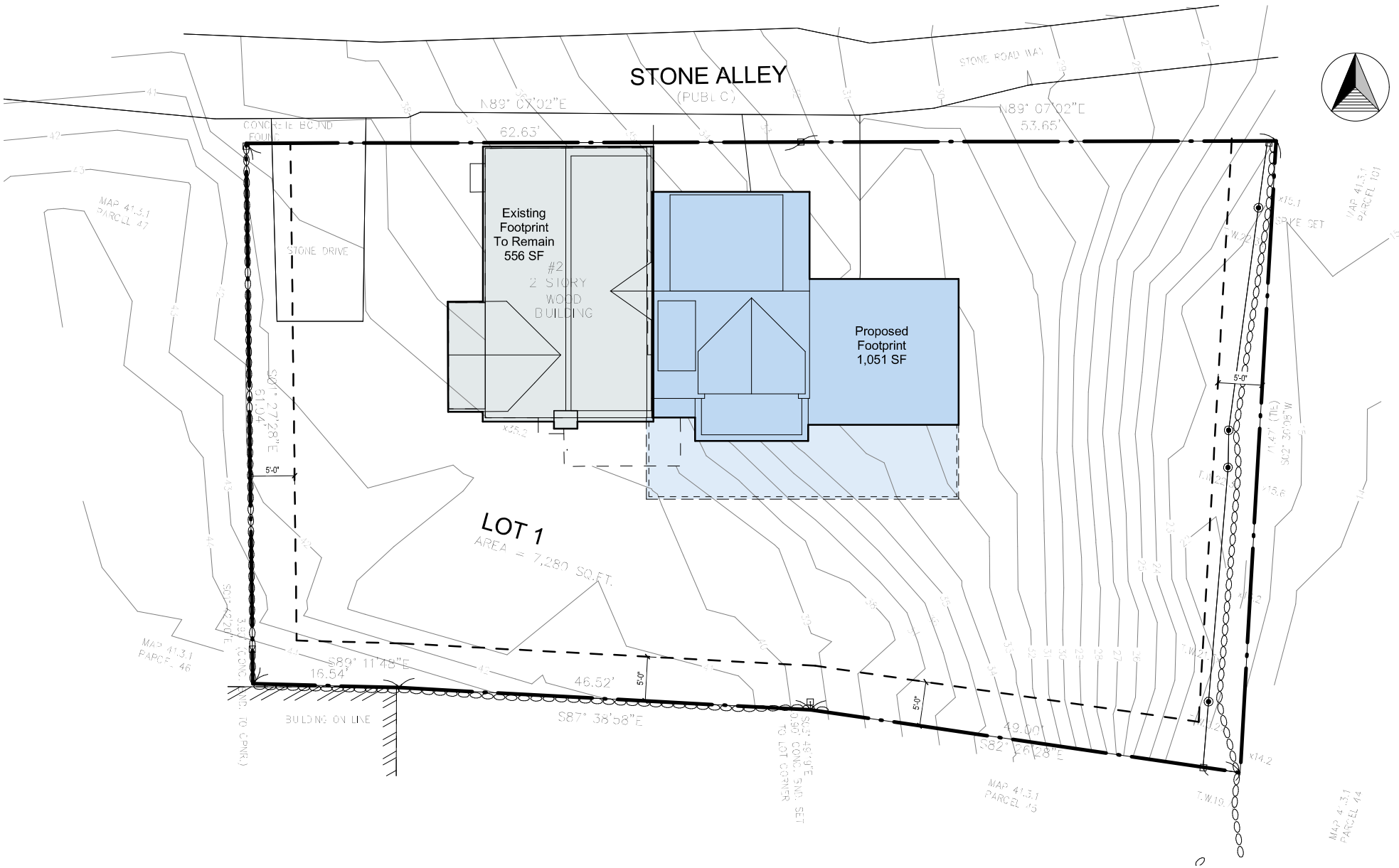
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



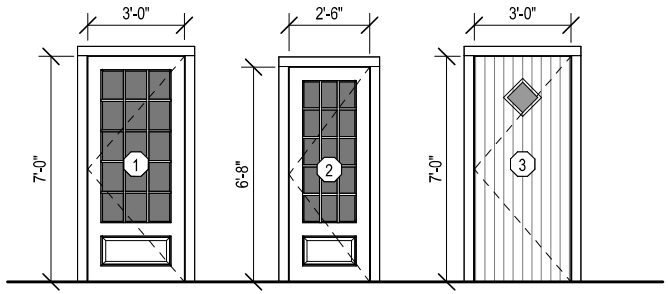
East Elevation



South Elevation



West Elevation



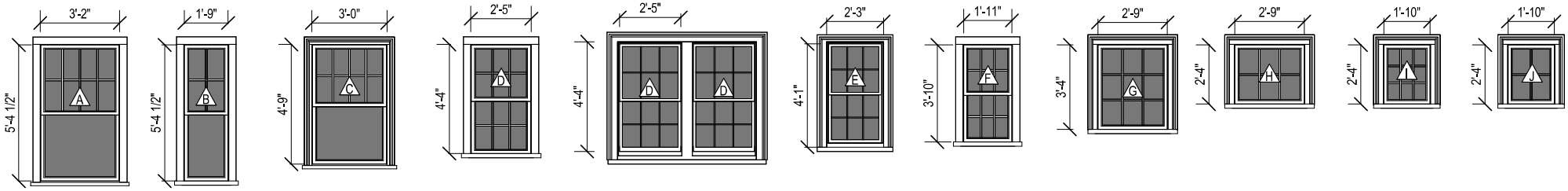
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

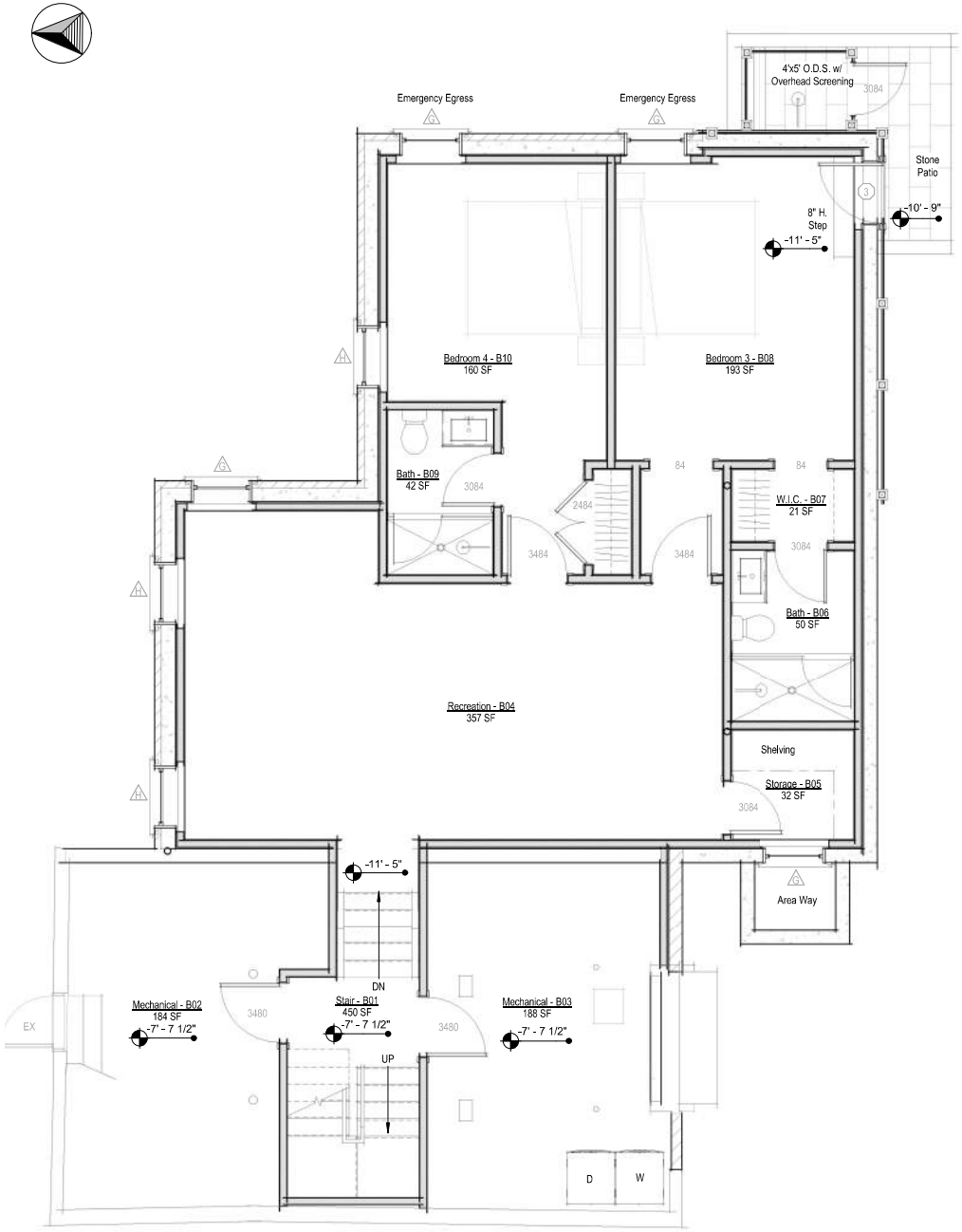
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

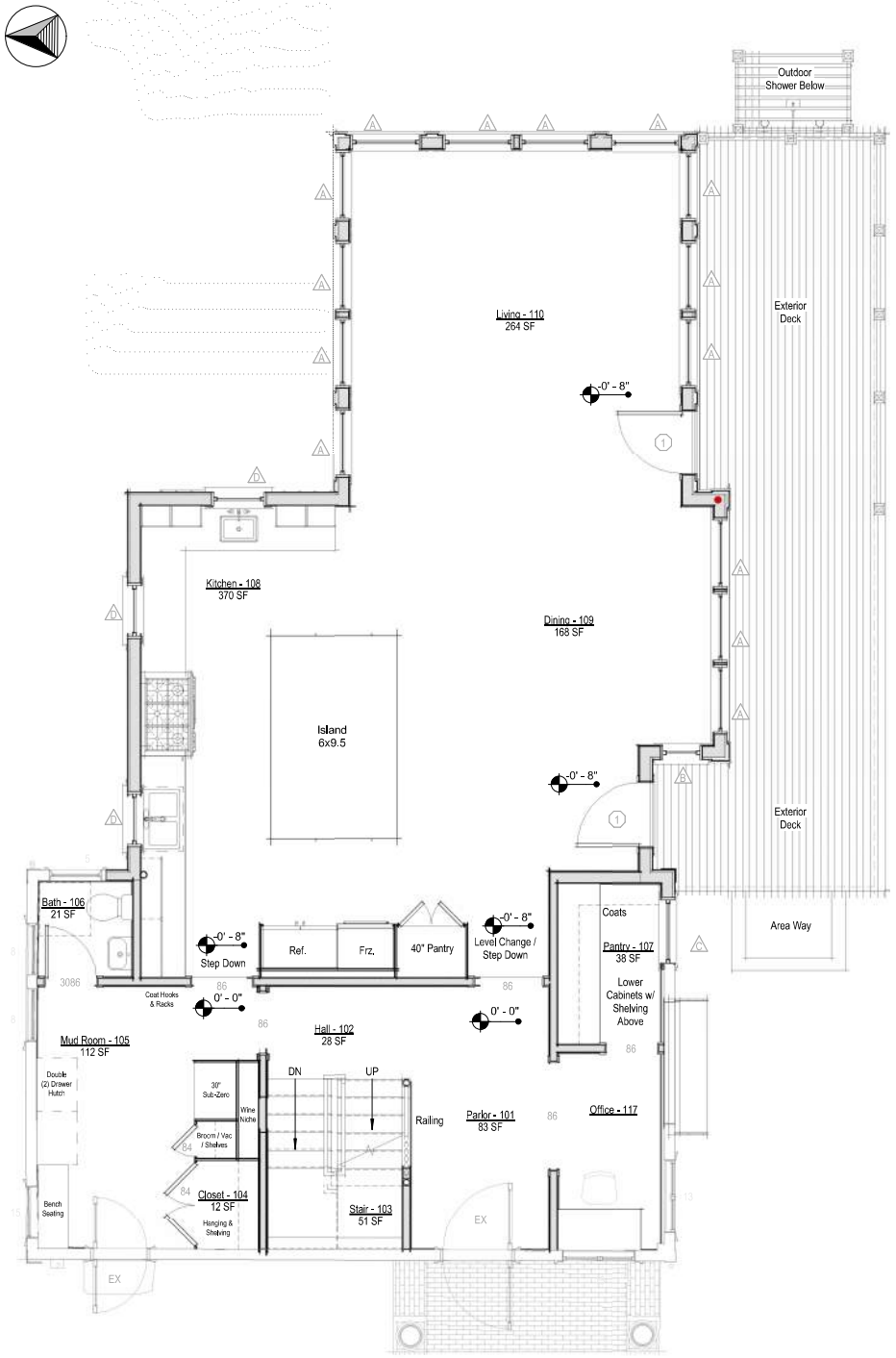
Window Legend

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

2 Stone Alley - M: 42.3.1 P: 102 - June 5, 2024

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

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

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable Official Minutes Not Issued At Time Of Submission
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 06.05.24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: 917.348.2256 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508.325.4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-08-8882
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add railing
2. South Elevation Add railing
3. West Elevation No visible changes
4. North Elevation Add railing

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

No Changes

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. No Changes

COLORS

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

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

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

Date 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

I. COMMISSIONER DISCUSSION

- Discussion of Previously Approved Best Practices.

II. CONSENT

1.	David & Dorothy Bailey	100 Baxter Road	Demo Portion 8216	48/42	LINK	AC
2.	David & Dorothy Bailey	83 Sankaty Road	Stick build portion 8209	49.91/0	LINK	CP
3.	Carolyn M Higgins Rev Trst	6 Fair Street	Historic Determination	42.3.1/151	Botticelli & Pohl	HB
4.	A Novissimo	14 Deer Run Rd	New Garage	57/14.1	Sandcastle	SW
5.	Ernie & Jamie Strang	7 Farmview Drive	New Dwelling	66/180	SMRD	SW

III. CONSENT WITH CONDITIONS

1. Lubin Richard K Trust — 6 Hinckley Lane — Remove bulkhead walkout — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1996)
2. West Chester St LLC — 61 W. Chester St — Dormer Addition — 41/222.1 — BPC — CT
   - Approvable due to minimal visibility. Date of construction added to the COA (NHL Data = c.1994)
3. Lubin Richard K Trust — 6 Hinckley Lane — New Pool Cabana — 30/78 — Emeritus LTD — CT
   - Approvable due to minimal visibility.
4. 23 Sankaty Head Rd Trust — 23 Sankaty Head Rd — Demo garage — 48/4.1 — BPC — CT
   - Approve as a move-off only.
5. Andy Bender — 2 Braeburn Way — Rooftop solar pool house — 39/41 — Acksmart — SW
   - Panels appropriately located on secondary structure, but also due to limited visibility.
6. Steven L. Cohen, Trustee of Monomoy Trust — 39 Monomoy — New garage — 54/79 — WAPD — RP
   - Approve as revised.
   - *Commissioners: Pohl, Thornewill, Coombs, Camp. Oliver, alt. Welch* (OLD BUSINESS 6/4/24)

IV. NEW BUSINESS 05/28/2024 - VIEW

1.	ReMain LLC	54 Main St	Solar Roof	42.3.1/193	AckSmart

V. OLD BUSINESS 05/14/24

1. ACK Mid Island LLC — 18-26 Sparks Ave — Rev Mixed Use Bldg — 55 231.1 -307-310 — LFW
   - *Commissioners: Pohl, Camp, Patten, Paul, Welch (Mullen form received)– **Last heard April 30, 2024***

VI. NEW BUSINESS 04/23/2024 – NOW OLD BUSINESS

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten – **Last heard May 28, 2024***
2. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
   - *Commissioners: Pohl, Camp, Oliver, Patten, Paul – **Last heard May 28, 2024***

VII. OLD BUSINESS 04/23/2024

1. Mariela Oviedo — 12 Wappossett Ci — Solar — 67/572 — Incite LLC
   - *Commissioners: Pohl, Welch, Coombs, Oliver, Patten*
2. Brian Davis — 108 Surfside Road — Roof Solar — 80/5 — Sunwind
   - *Commissioners: Pohl, Welch, Camp, Coombs, Patten*
3. Nantucket Historical Association — 89 Bartlett Road — Roof Solar — 66/410 — AckSmart
   - ***Not anticipated by the Chair within 48 hours***
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver*
4. Tomack LLC — 38 Chuck Hollow Road — MH – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
5. Tomack LLC — 38 Chuck Hollow Road — Garage – Roof/Fen — 75/66.1 — JB Studio
   - *Commissioners: Welch, Coombs, Oliver, Patten, Thornewill - **Last heard April 2, 2024***
6. Josh Leffler — 22 Pleasant St — Addition — 42.3.2/50 — Oliver
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver - **Last heard April 9, 2024***
7. 450 Greenpark LLC — 2 Stone Alley — Railings — 42.3.1 /102 — Emeritus
   - *Commissioners: Welch, Camp, Coombs, Thornewill, Paul; Alternate: Patten; Recused: Pohl, Oliver - **Last heard April 9, 2024***
8. Cohen Steven1R. co Area 51 1R. — 51 W Miacomet Road — Pool — 81/52 — Ahern LLC
   - *Commissioners: Pohl, Camp, Coombs, Oliver, Patten - **Last heard April 2, 2024***

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/04/24

450 Green Park LLC / 2 Stone Alley

Emeritus LTD

42.3.1 / 102

Railings

Sitting Board: Thornewill, Paul, Patten, Oliver

Chair: Welch Alternate: N/A

Thornewill: Feels the cornice & railing of Option 'B' are way to formal. Would like to see the possibility of a continuous low decorative railing. As is states not in favor of either option.

Paul: Option 'B' feels a bit heavy, and Option 'A' feels a bit peculiar but is not adverse to the continuous railing if it was natural to weather. Feels there is a precedent for flat roof railings. Prefers a homogenous railing design & height. Could support approval for Option 'A'.

Patten: Asks several questions about the design. Likes shorter decorative railing but has a 'hard time' with the deck all together.

Oliver: Agrees with Paul regarding Option A. Feels the deck area is massive and would like to see it taken back a 'few' sections.

Welch: The railing could come over two sections in full height to mid roof. Suggests presenting a more utilitarian option with reduced size and visibility from Stone Alley. Paul & Oliver weigh in with comments of support for the Chair's insights.

Motion to hold for revisions and resubmission by Thursday 06.06.24 to be held for next hearing (Welch)

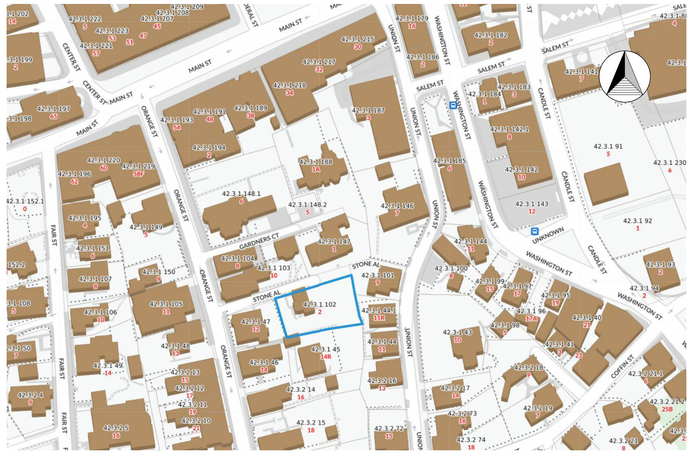
Carried 5-0

Ehinger Residence

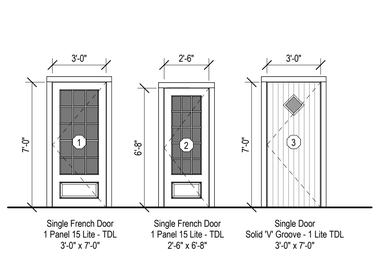
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

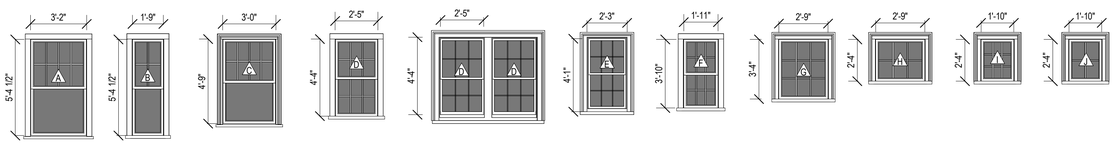


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

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



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

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

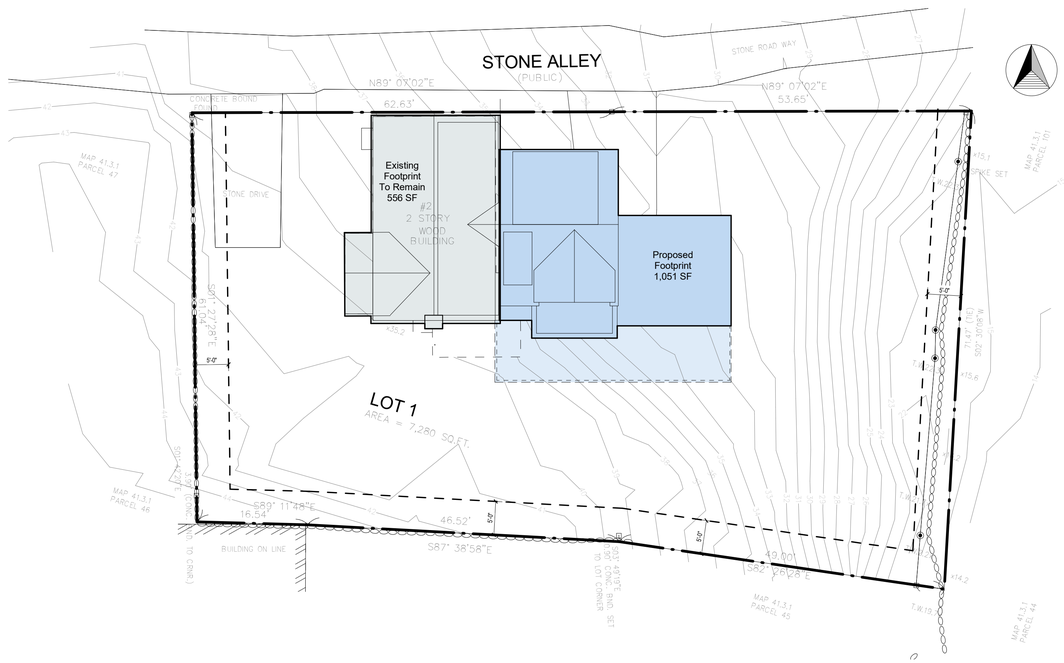


North Elevation

East Elevation

South Elevation

West Elevation



Site Plan
3/32" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

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

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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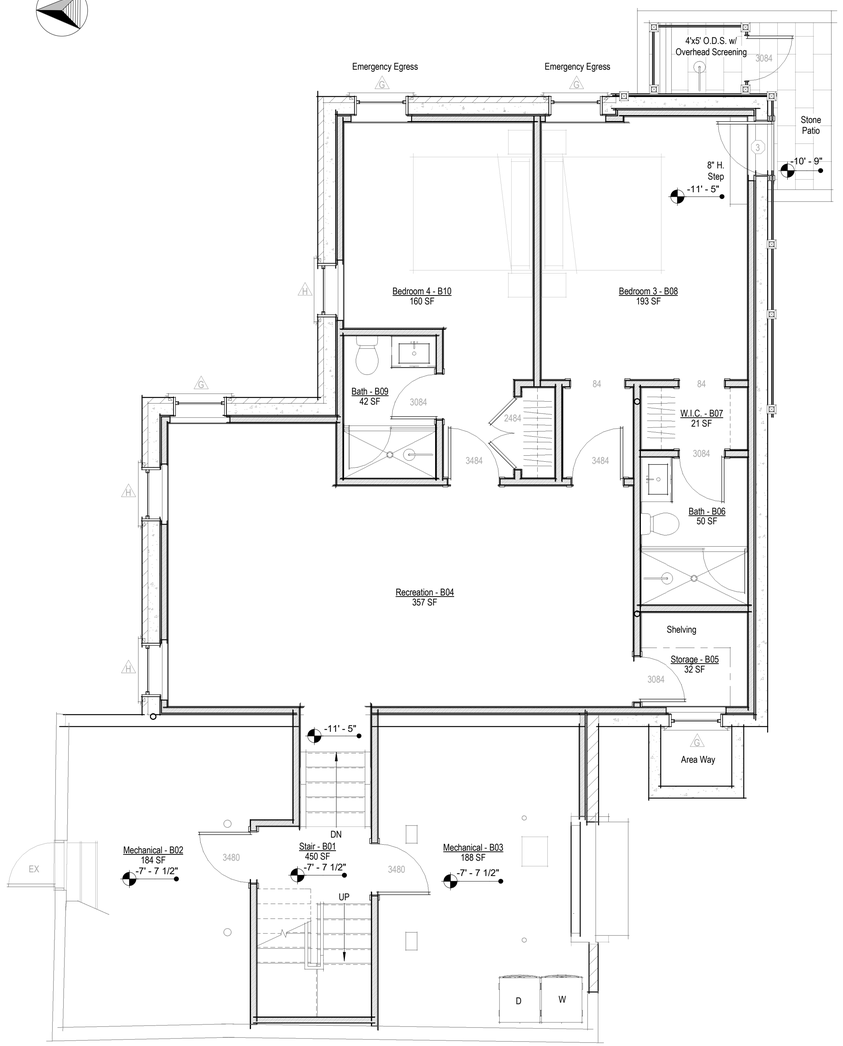
G.1.0

2110

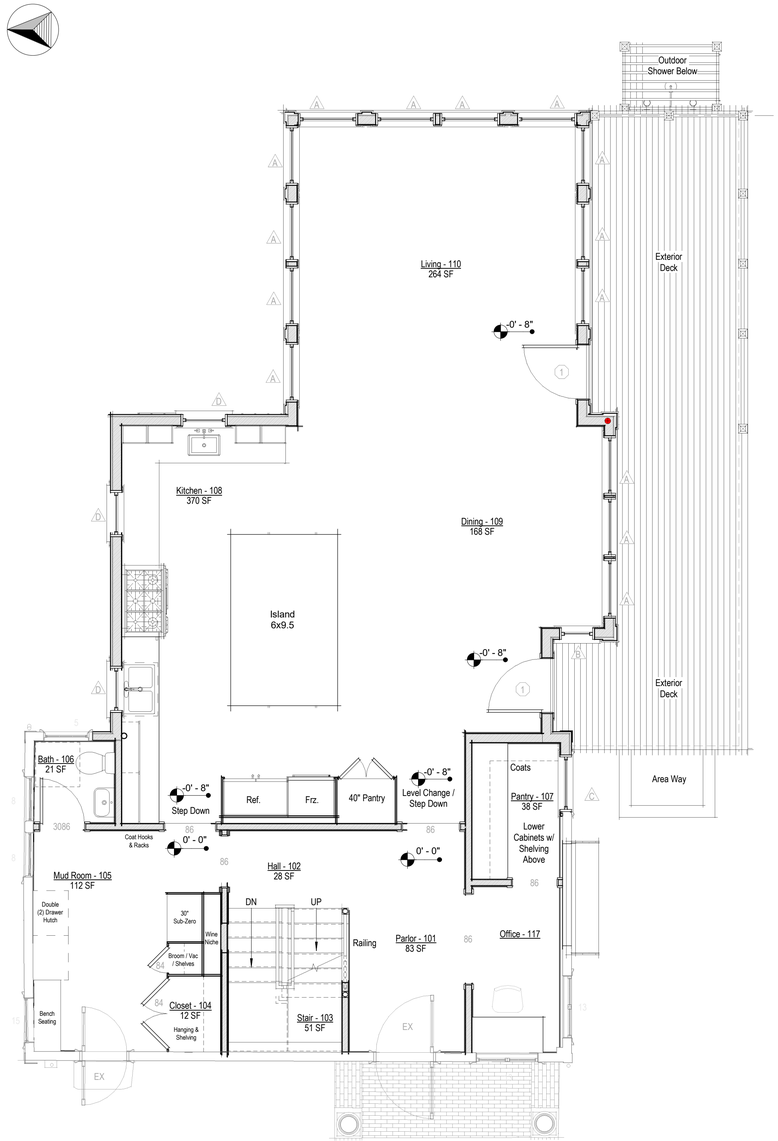
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

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

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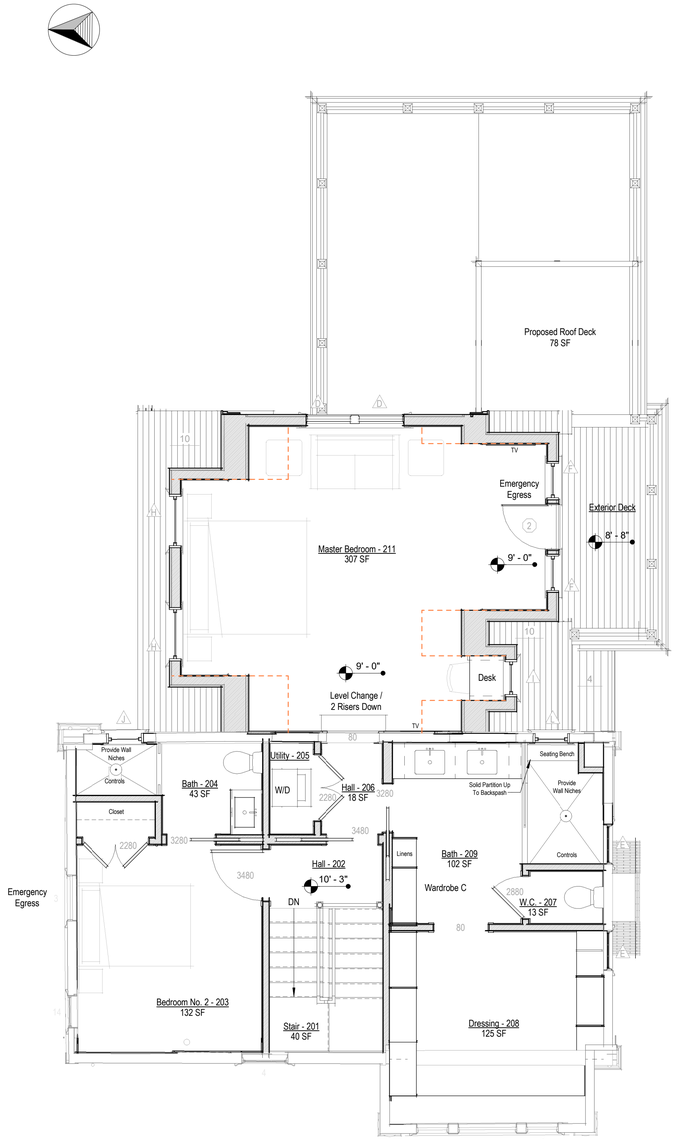
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

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A.1.2

2110

06.05.24

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

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Exterior Elevations

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A.2.1

2110

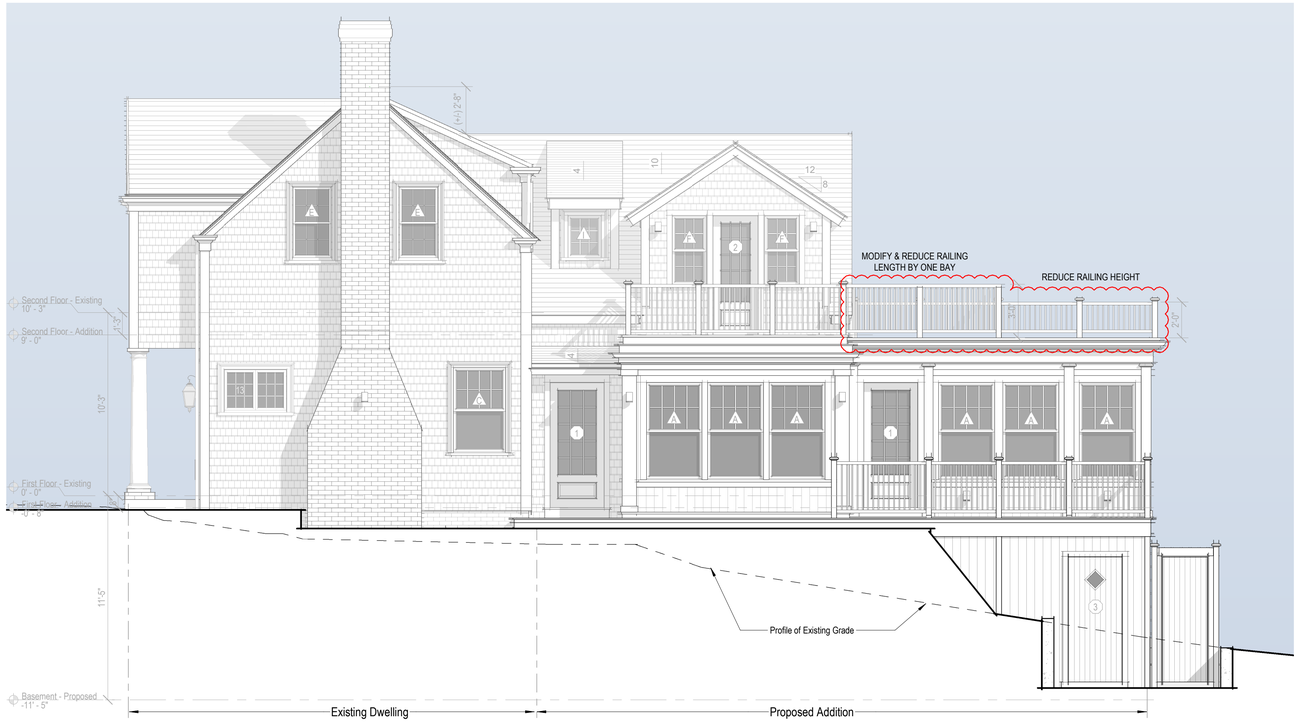
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



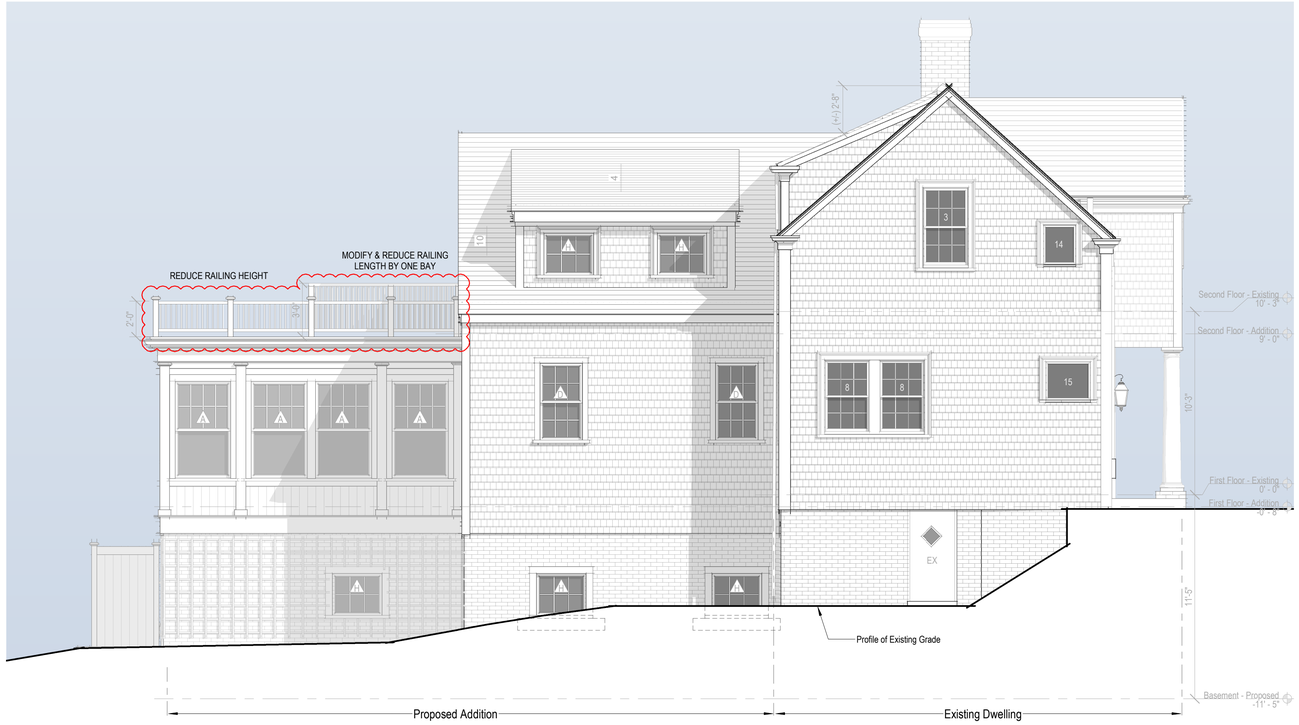
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

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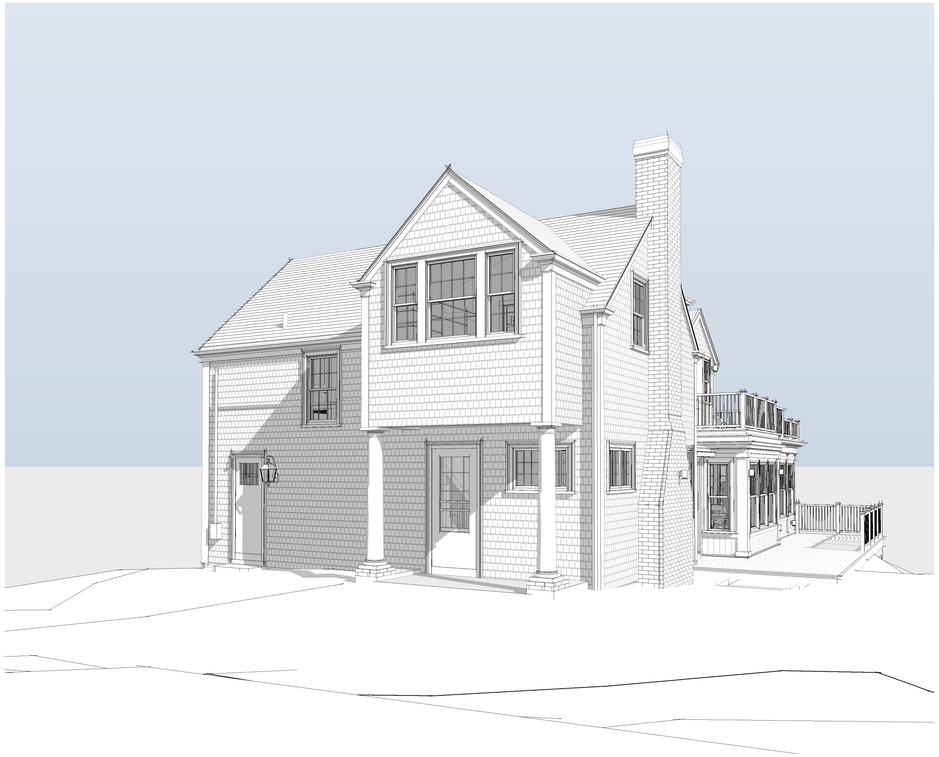
A.2.2

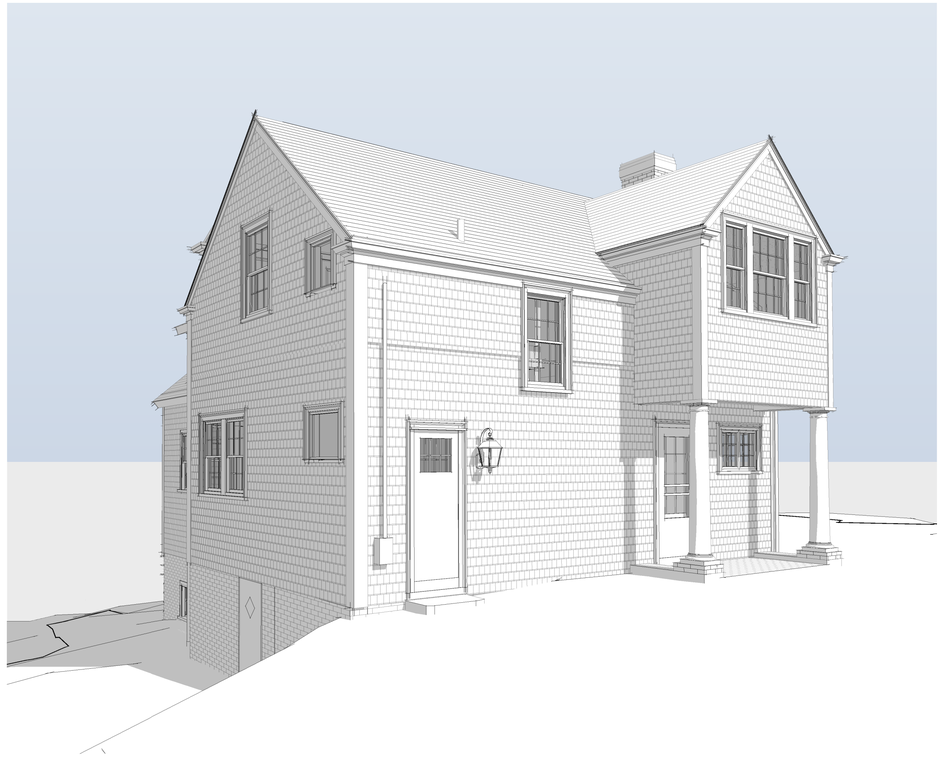
2110

06.05.24

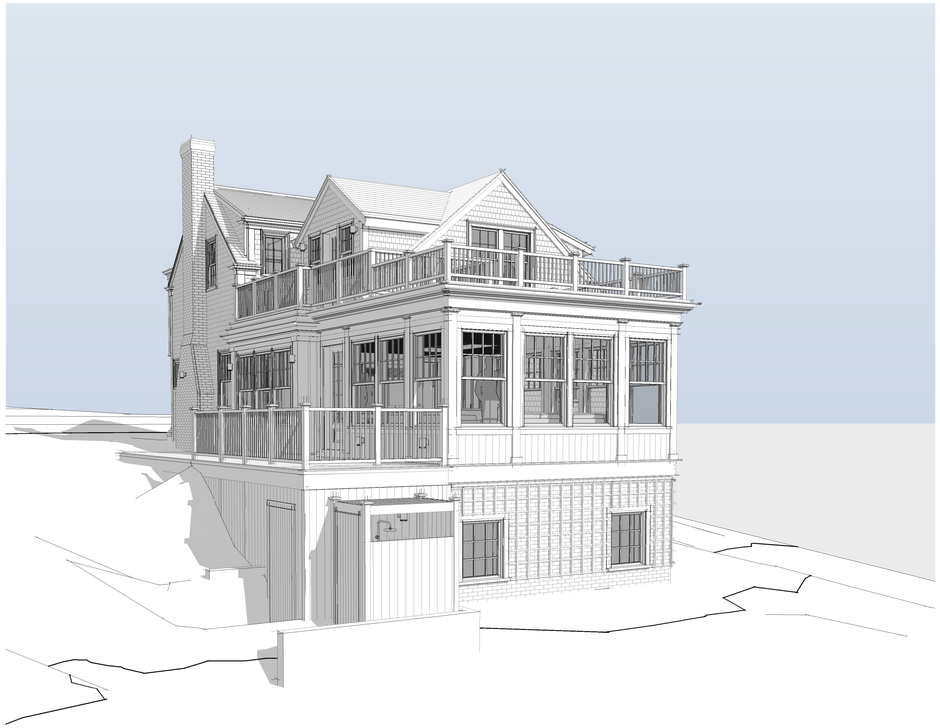
HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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8 Williams Lane
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Perspective Views

Site Information

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2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



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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.

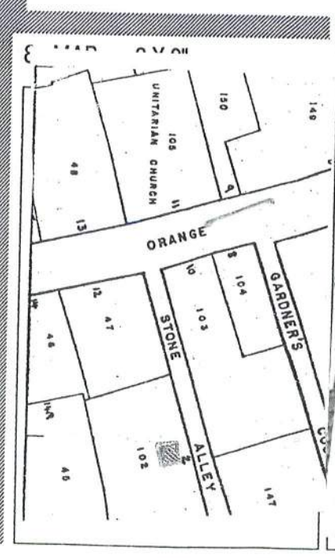
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

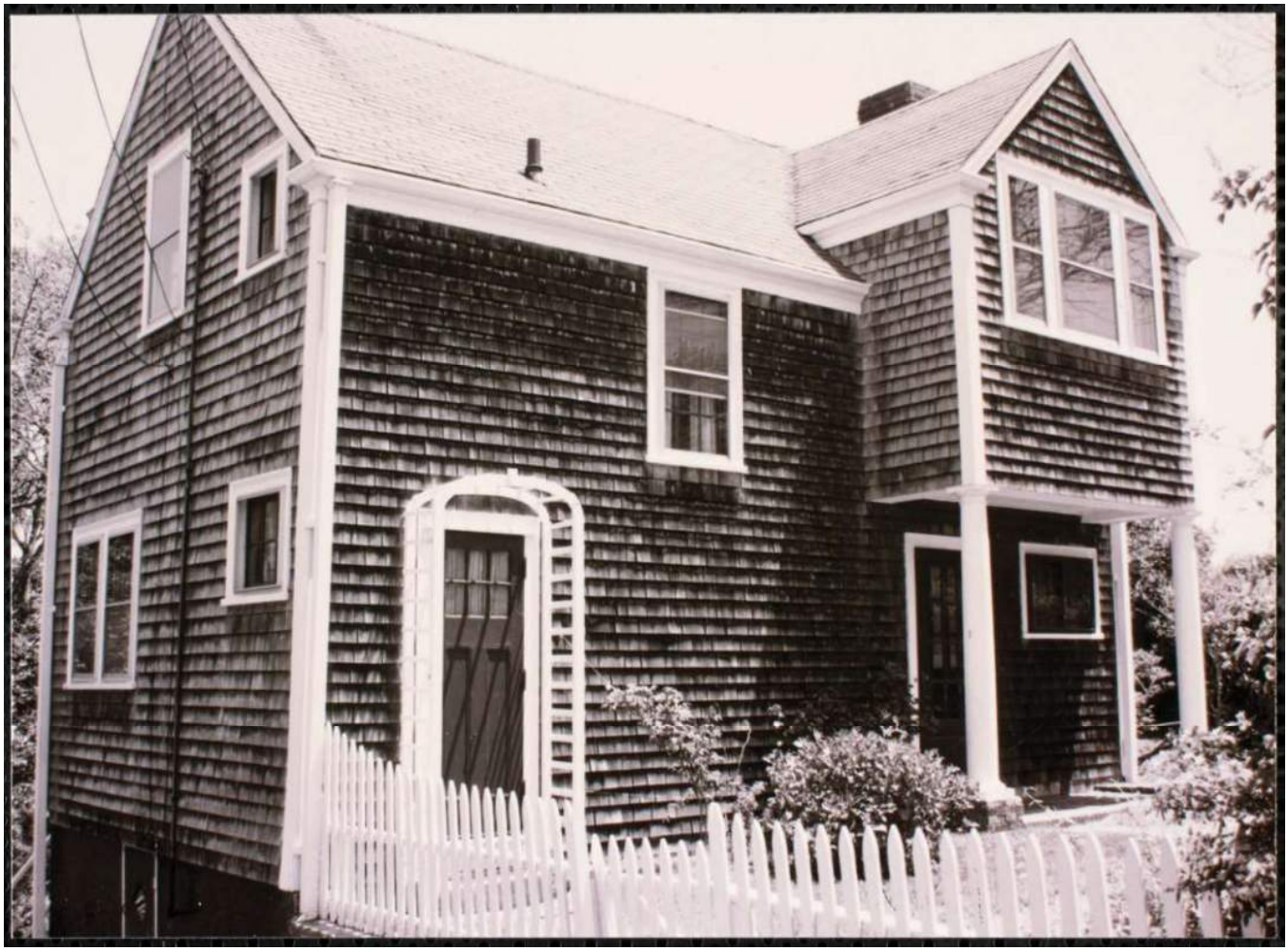
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



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emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



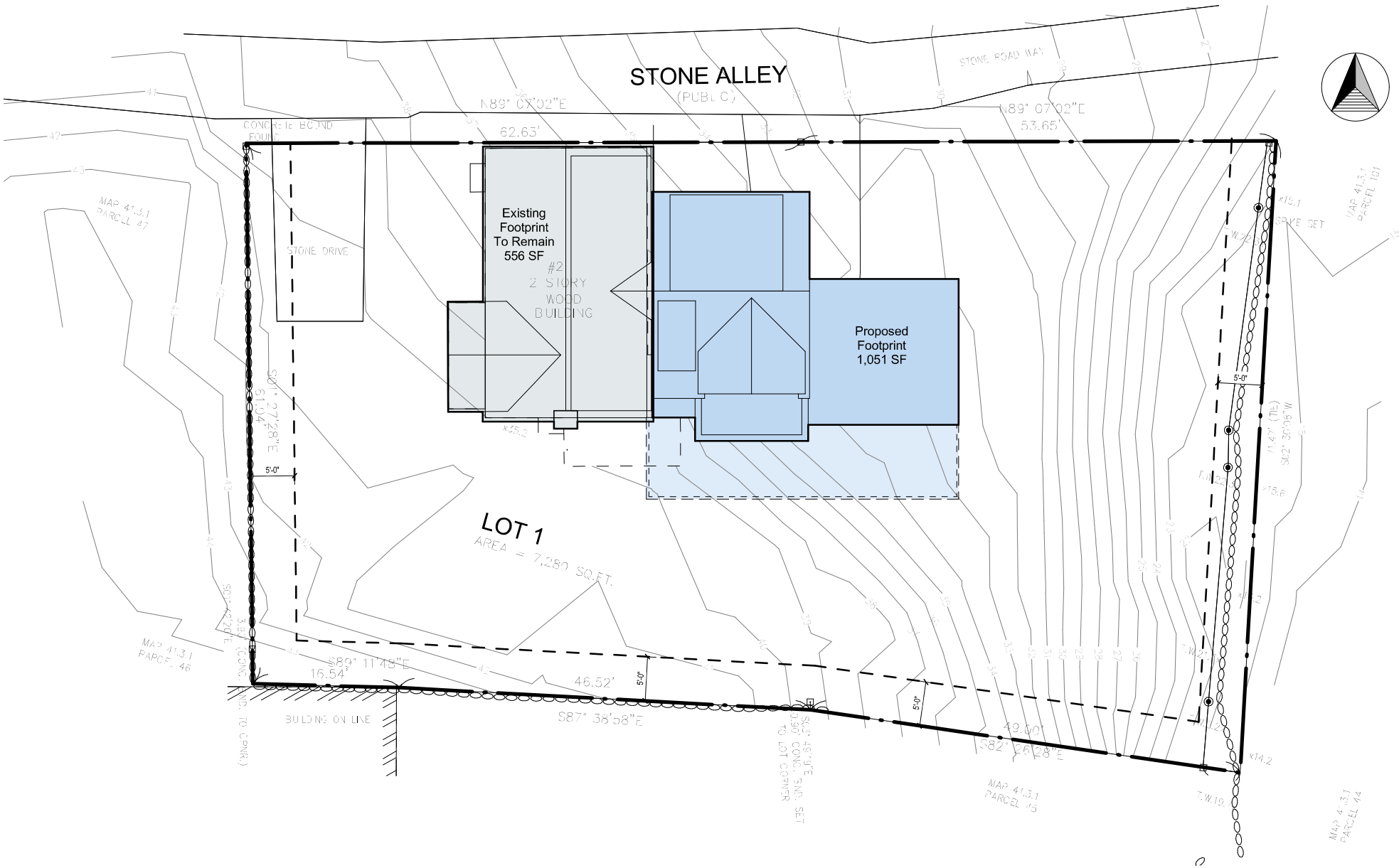
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



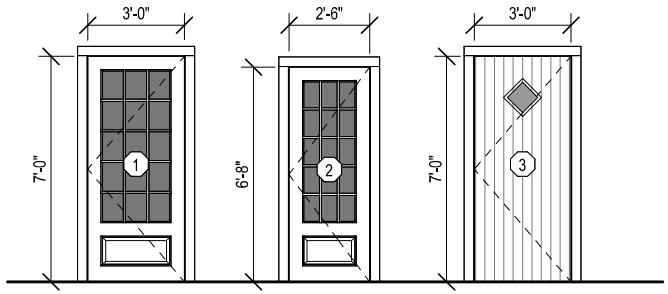
East Elevation



South Elevation



West Elevation



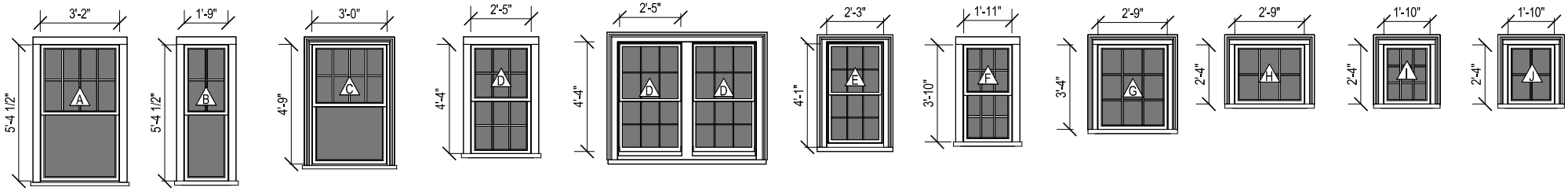
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

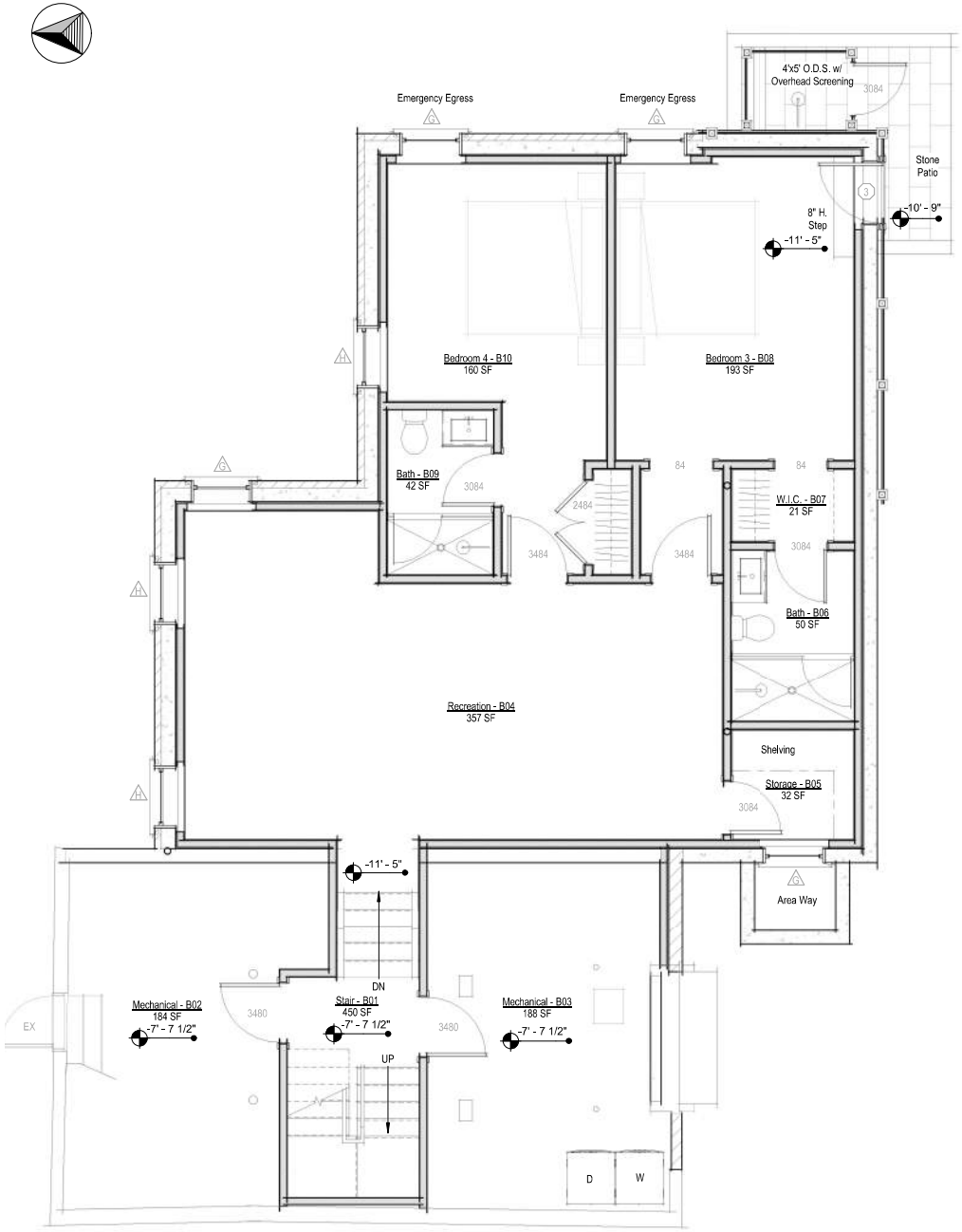
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

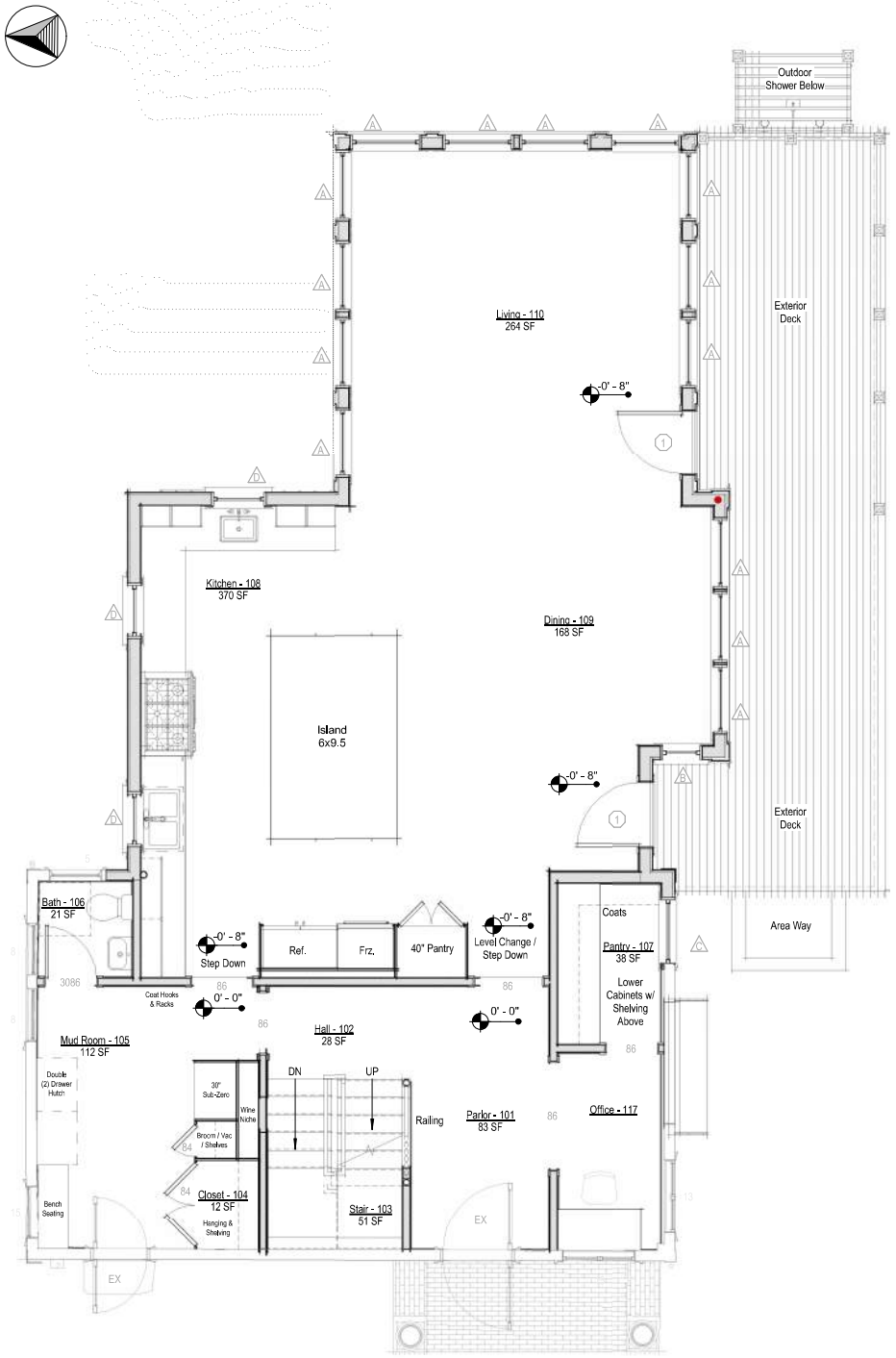
Window Legend

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

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:

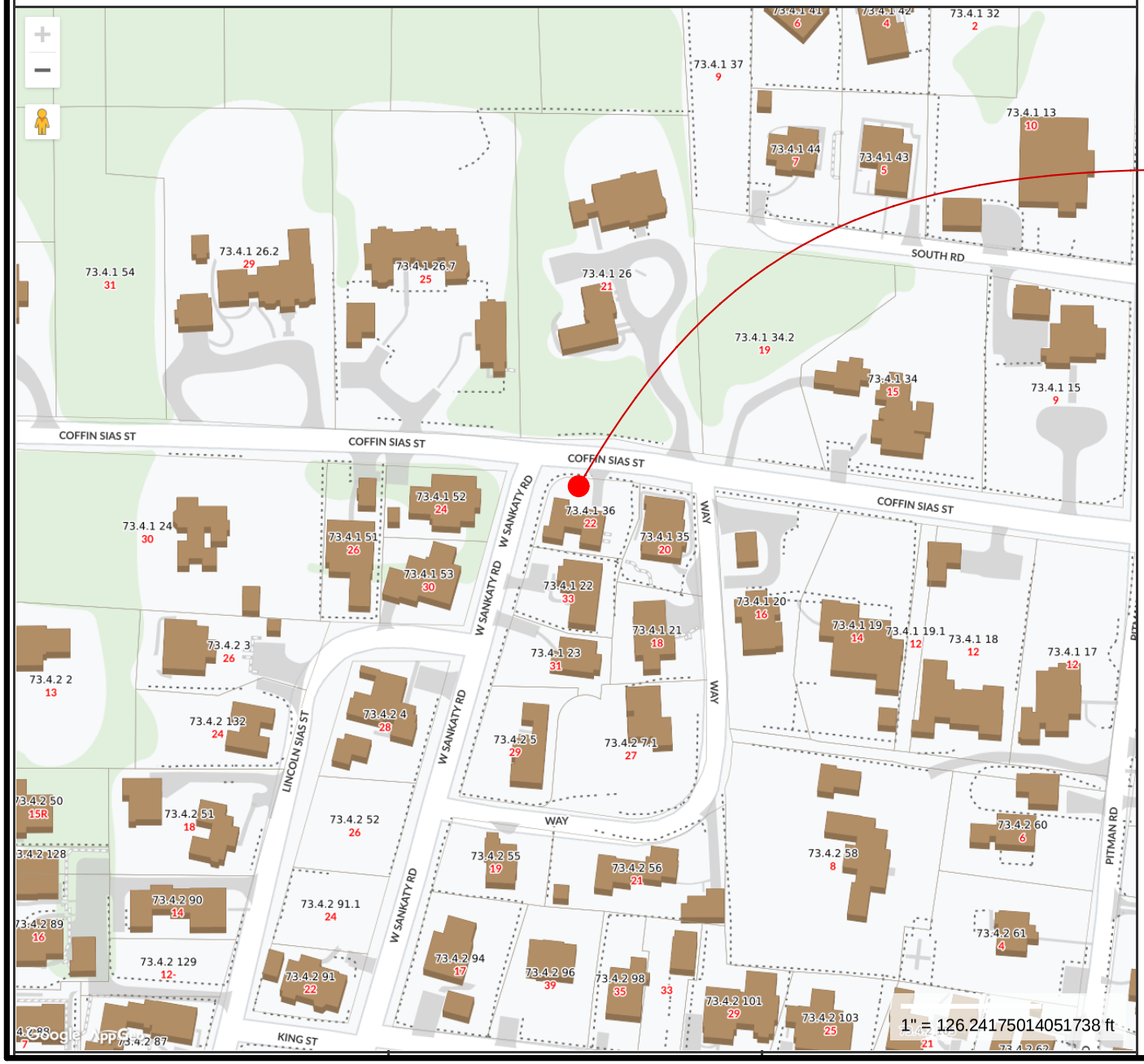
- Change roof pitch to 7/12
- Extend covered porch
- Lower plate

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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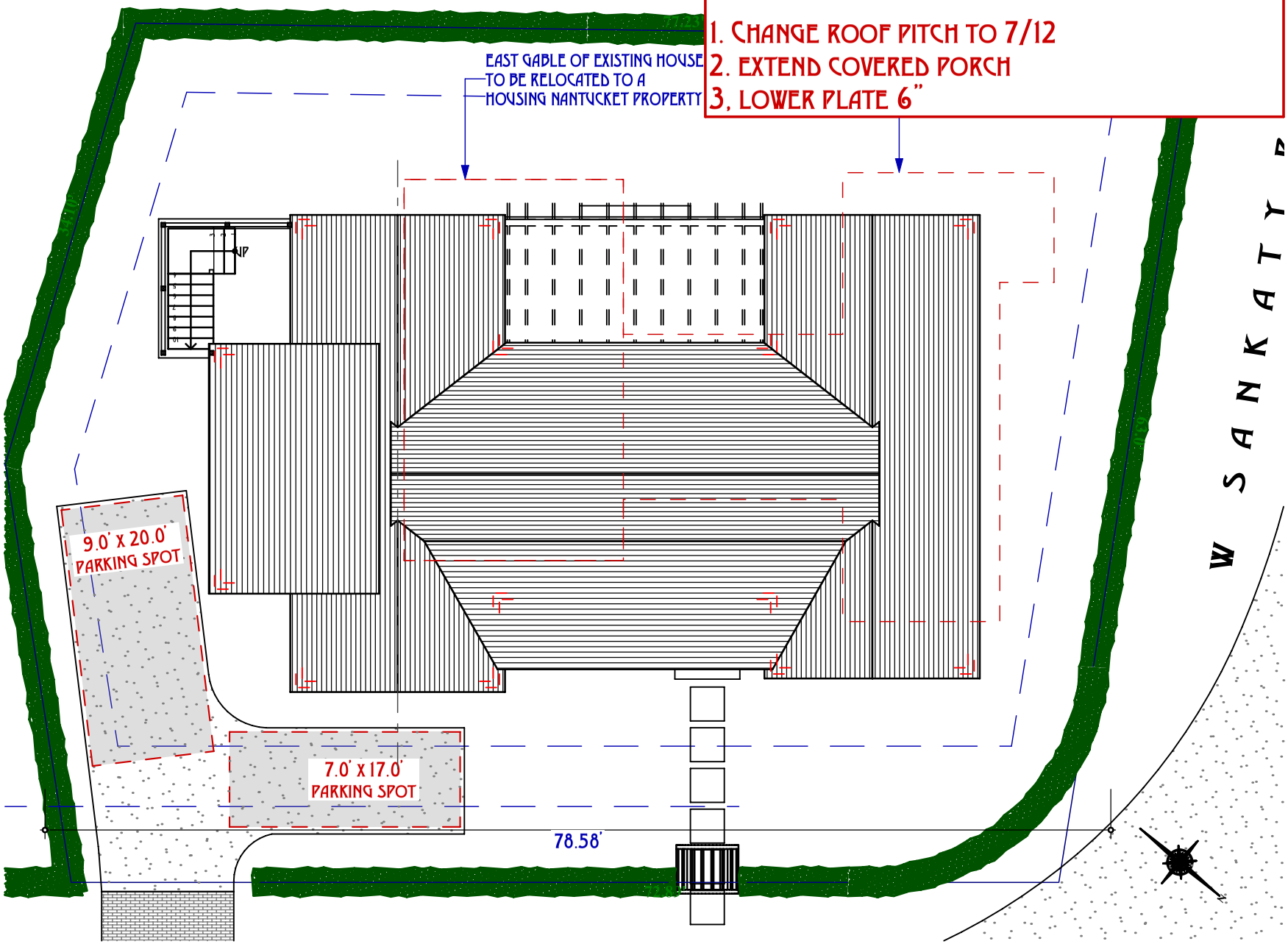
HDC 0.1



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
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TEL.: (508) 325 - 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

22 COFFIN SIAS ST SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE HDC DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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HDC 0.2

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH & ADD RAILING
3. LOWER PLATE 6"



PREV

PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

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



N

PROPOSED NORTH ELEVATION (COFFIN SIAS ST)

SCALE: 3/32" = 1'-0"

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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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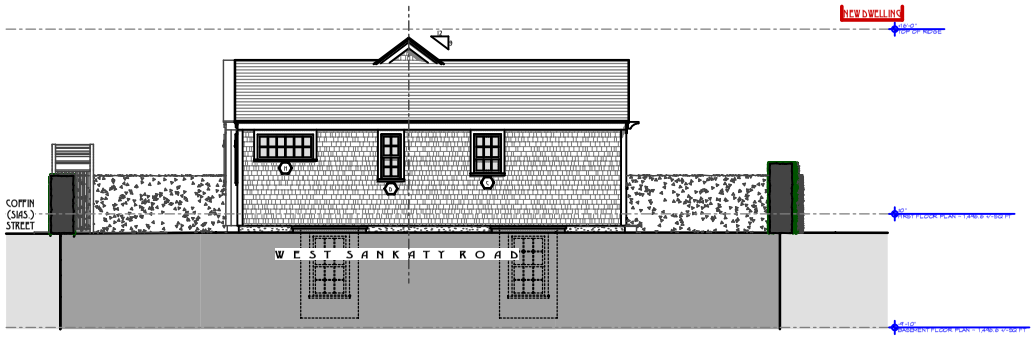
HDC 2.1

REVISIONS: 05 JUNE 2024

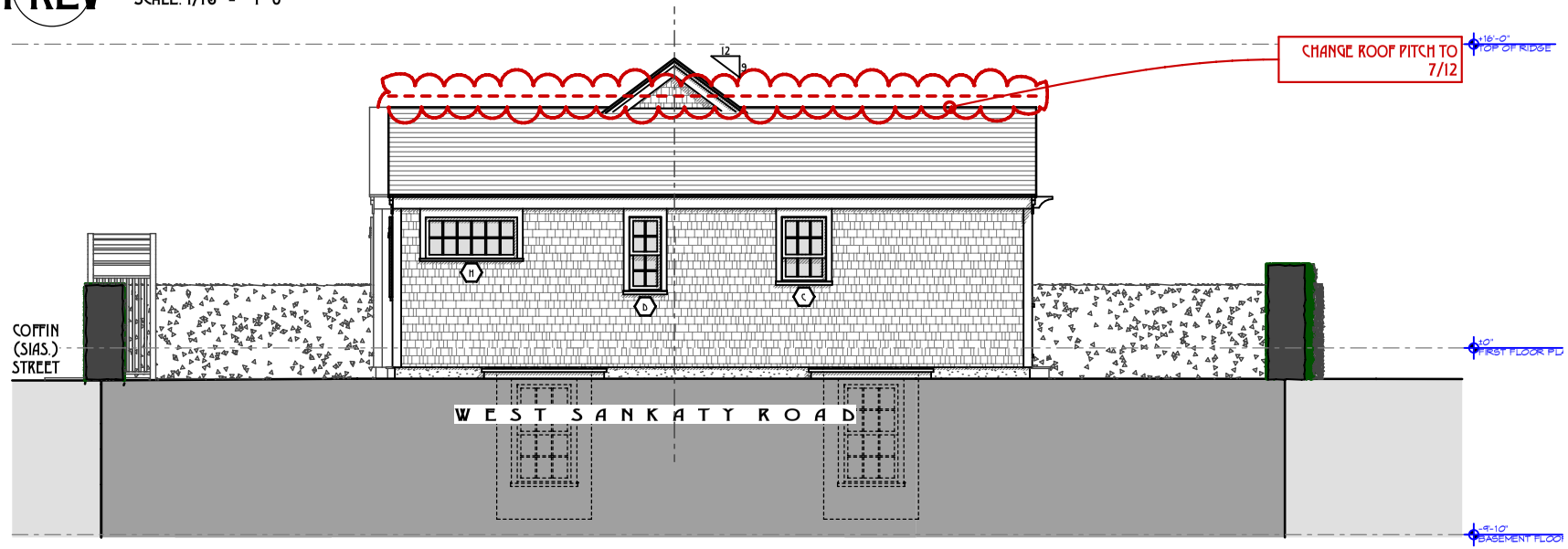
1. CHANGE ROOF PITCH TO 7/12



PREV

PROPOSED WEST ELEVATION (W SANKATY RD)

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



W

PROPOSED WEST ELEVATION (W SANKATY RD)

SCALE: 1:106.67

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL PLACE, MA DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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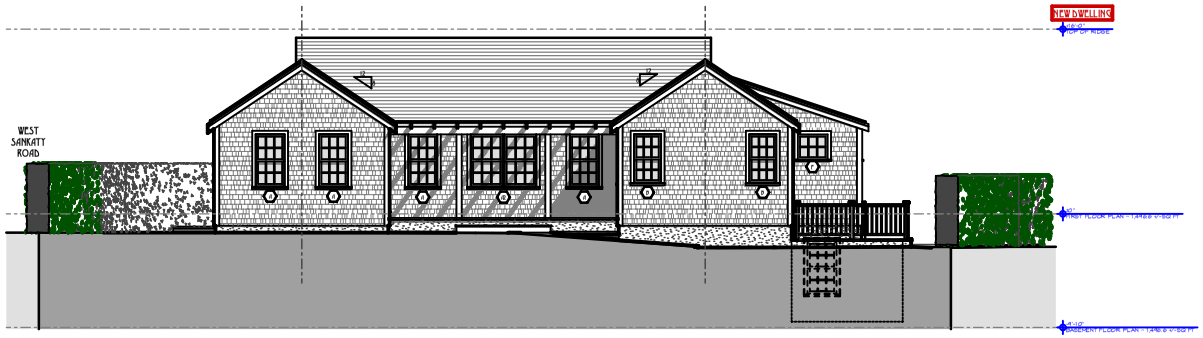
HDC 2.2

REVISIONS: 05 JUNE 2024

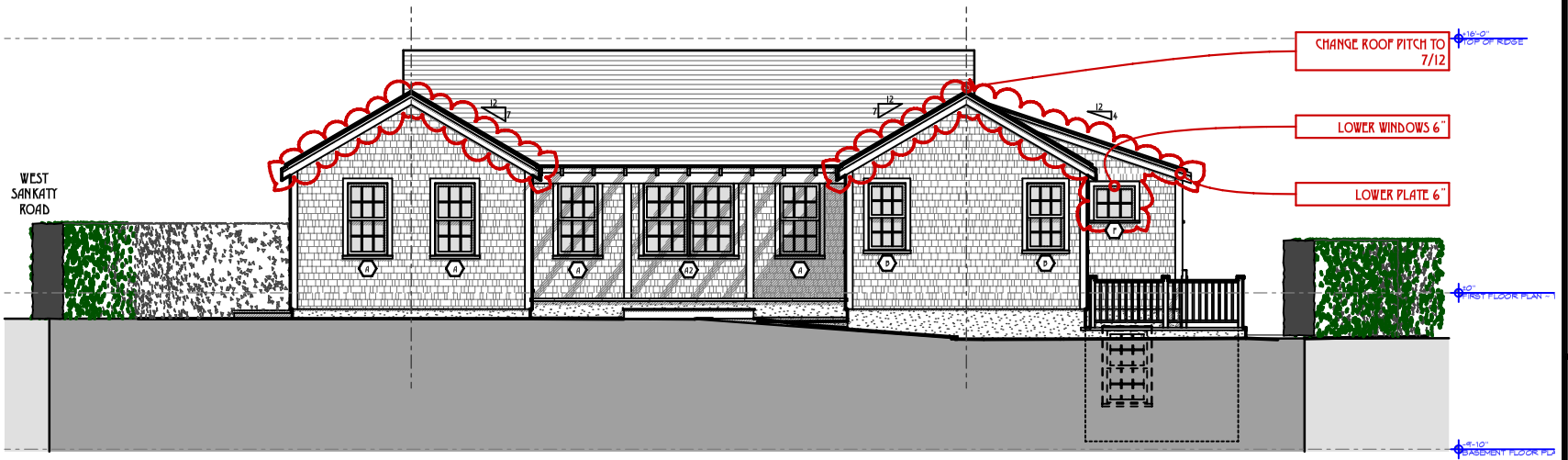
1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED SOUTH ELEVATION (REAR)

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



S

PROPOSED SOUTH ELEVATION (REAR)

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE NR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO: 73.4-1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE %C: 30%

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HDC 2.3

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



PREV

PROPOSED EAST ELEVATION

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



E

PROPOSED EAST ELEVATION

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 09 APRIL 2024

HDC APPROVAL: PLACE UR DETS CERTIFICATE NO.:

SMITH RESIDENCE

22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO: 2023-22

MAP NO.: 73.4.1 MAP NO.: 36

ZONING: SR-1 ALLOWABLE G.C.: 30%

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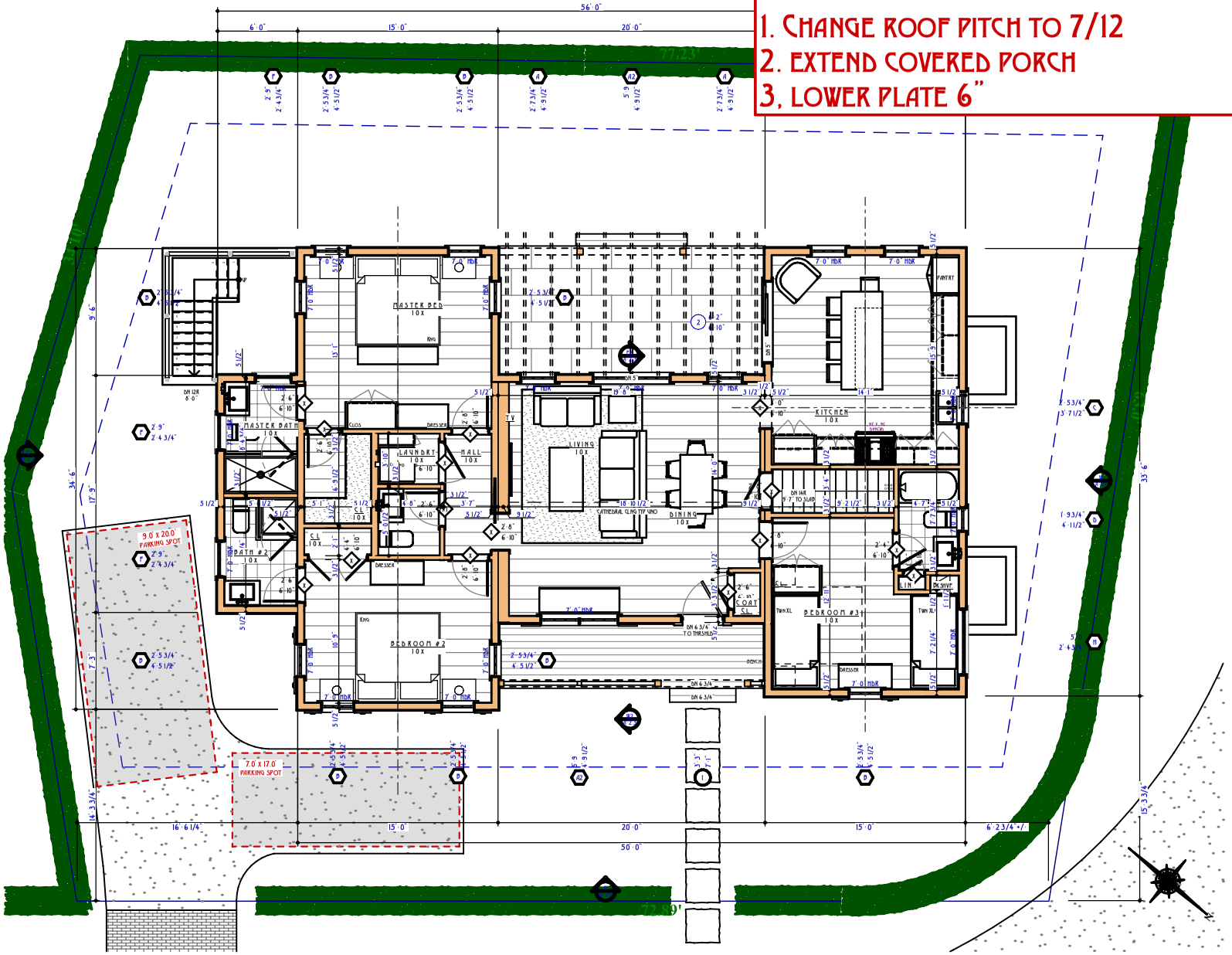
HDC 2.4

REVISIONS: 05 JUNE 2024

1. CHANGE ROOF PITCH TO 7/12
2. EXTEND COVERED PORCH
3. LOWER PLATE 6"



1ST PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

SCALE: 3/32" = 1'-0"

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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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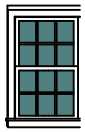
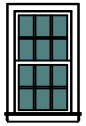
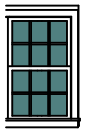
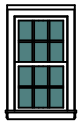
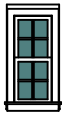
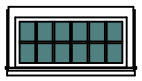
HDC 1.1

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
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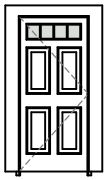
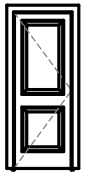
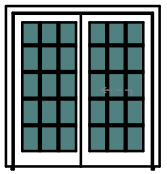
	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x6'-10 3/4"
1.1					
	1	2'-6"x6'-10"x1 1/2"	R		2'-6"x6'-10"
2					
	1	6'-2"x6'-10"x1'-0 1/2"	R		6'-0"x6'-9"

D DOOR SCHEDULE

SCALE: 6" = 1'-0"

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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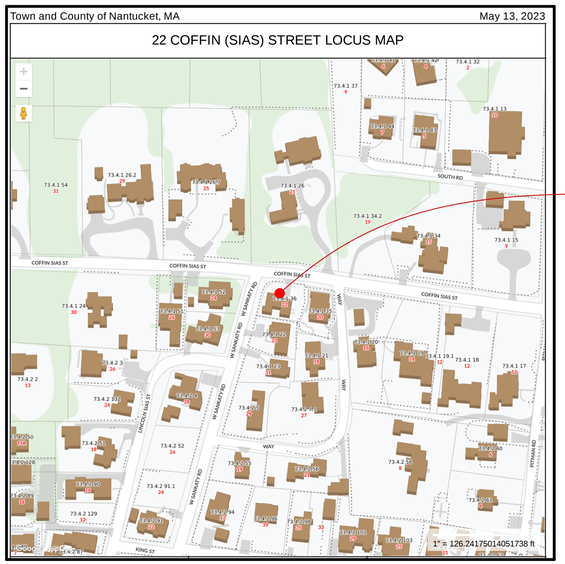
W&D

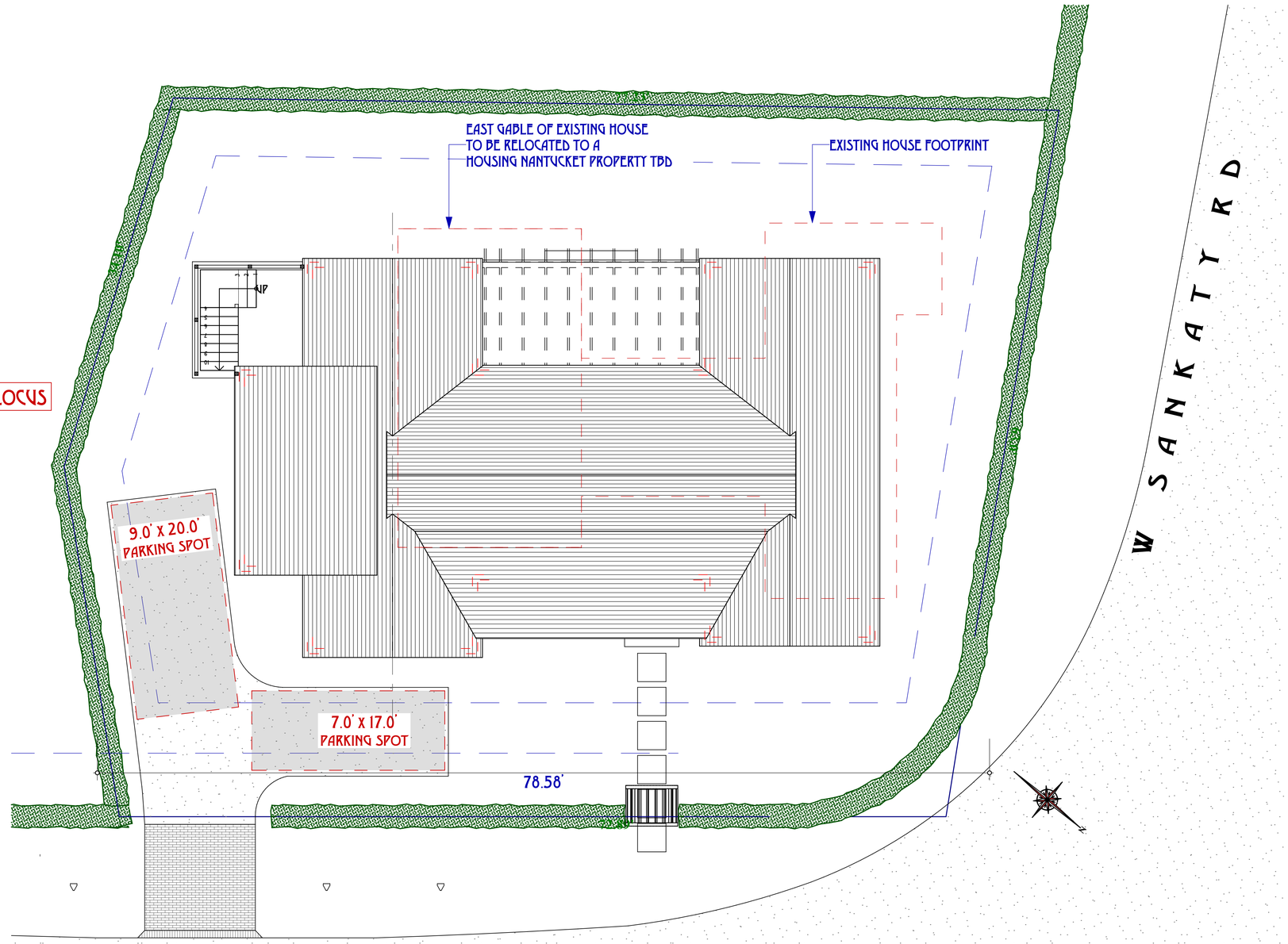
DEFAULT: TOPHAMS: DRC: TOMI LOCAL: DEFAULT: BASIC FOR BROWSER: 24\25TH 22 Coffin Sias St\25TH 22 Coffin Sias St.rvt

SMITH RESIDENCE

22 COFFIN (SIAS) ST, SIASCONSET, MA, 02564



L 22 COFFIN (SIAS) STREET LOCUS MAP
SCALE: 1" = 1'-0"



S PROPOSED HDC SITE PLAN (SR-1)
SCALE: 1" = 5'

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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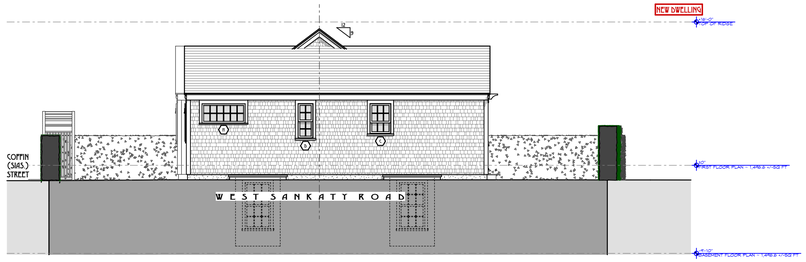
A-0.1



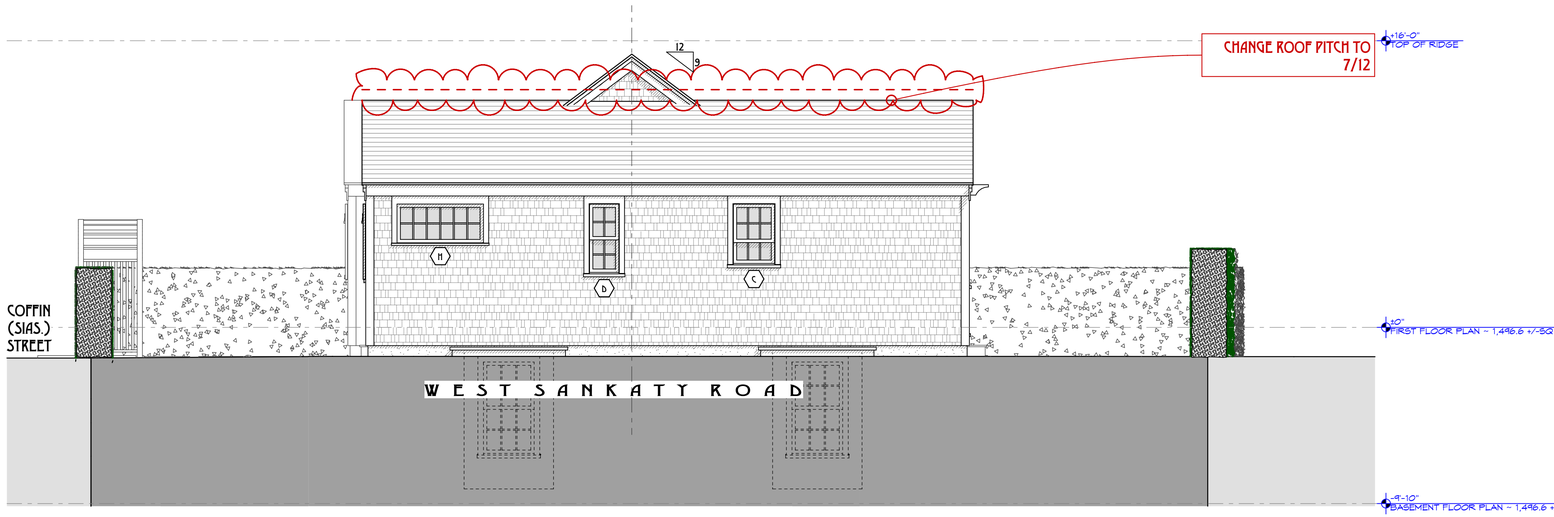
N **PROPOSED NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/4" = 1'-0"



PREV **NORTH ELEVATION (COFFIN SIAS ST)**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION (W SANKATY RD)**
SCALE: 1/8" = 1'-0"



W **PROPOSED WEST ELEVATION (W SANKATY RD)**
SCALE: 1/4" = 1'-0"

Schedule			
ID	Quantity	Nominal W x H Size	View from Opening Side
2	2	2'-11"x4'-9 1/2"	
7	1	2'-7 3/4"x4'-9 1/2"	
2	2	2'-11"x4'-9 1/2"	
4	1	2'-5 3/4"x4'-5 1/2"	
1	1	2'-5 3/4"x3'-7 1/2"	
1	1	1'-9 3/4"x4'-1 1/2"	
7	1	2'-9"x2'-4 3/4"	
1	1	5'-0"x2'-4 3/4"	

W **WINDOW SCHEDULE**
SCALE: 6" = 1'-0"

Schedule					
ID	Quantity	Nominal W x H x T Size	Orientation	View from Rough Side	Door Centerline
1	1	3'-3"x7'-1"x1 1/4"	R		3'-0"x8'-10" 3/4"
1	1	2'-8"x8'-10"x4 1/2"	R		2'-8"x8'-10"
6	1	6'-2"x8'-10"x1'-0 1/2"	R		6'-0"x8'-9"

D **DOOR SCHEDULE**
SCALE: 6" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 - 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC NORTH (COFFIN SIAS ST) & WEST (W SANKATY RD) ELEVATION

BUILDING PERMIT NO.:
HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING : SR-1 ALLOWABLE G.C.:30%

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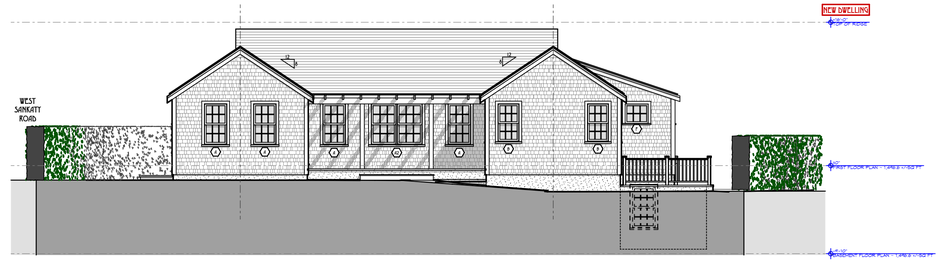
A-2.1

PLOTTED: TOPHAMDESIGN - PLOTTED FROM REVIT 2024 C:\Users\Joseph\Documents\2023-22 Coffin Sias St_R24_ACAD_joseph.rvt

DRAWING: TOPHAM'S DRC TEMPLATE.DWG - DRAWING FOR REVIEW 24.JOSEPH 22 Comm 346.21.JOSEPH 22 Comm 346.21



S **PROPOSED SOUTH ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"



PREV **SOUTH ELEVATION (REAR)**
SCALE: 1/8" = 1'-0"



PREV **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



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

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18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC SOUTH (REAR) & EAST ELEVATION

HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL PLACE UR DETS CERTIFICATE NO.:
BUILDING PERMIT NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO.2023-22
MAP NO.:73.4.1 MAP NO.: 36
ZONING: SR-1 ALLOWABLE G.C.:30%

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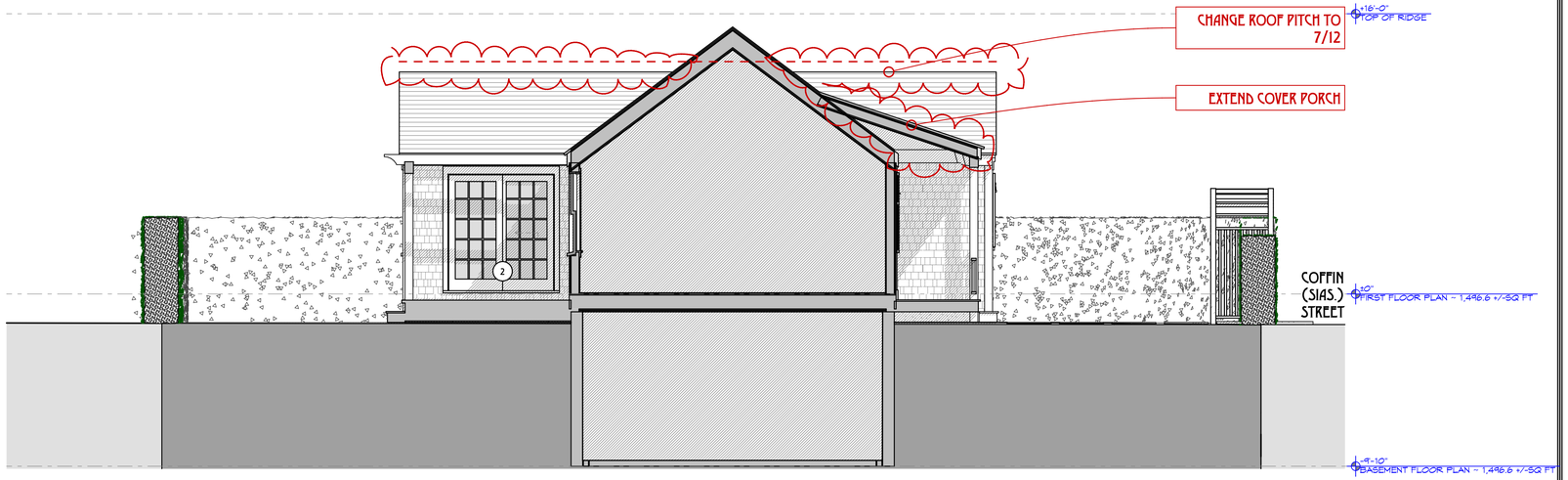
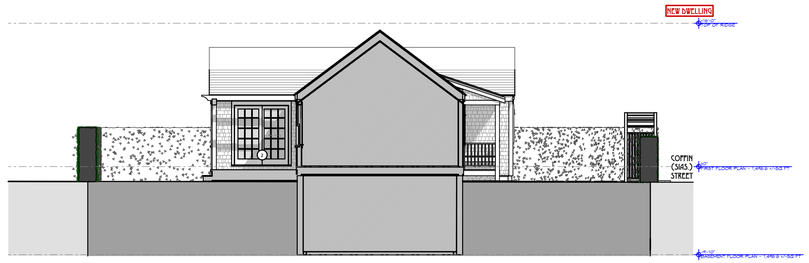
A-2.2

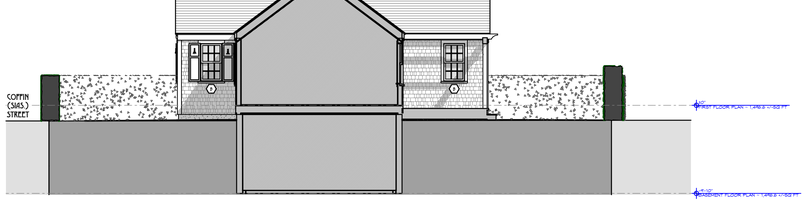
PLOTTED: TOPHAM'S INK - MINI LOCAL PLOTTING PLOT FOR BROWSER 24.0.0.1111 22 Comm. SMS 37.0.0.1111 22 Comm. SMS 37



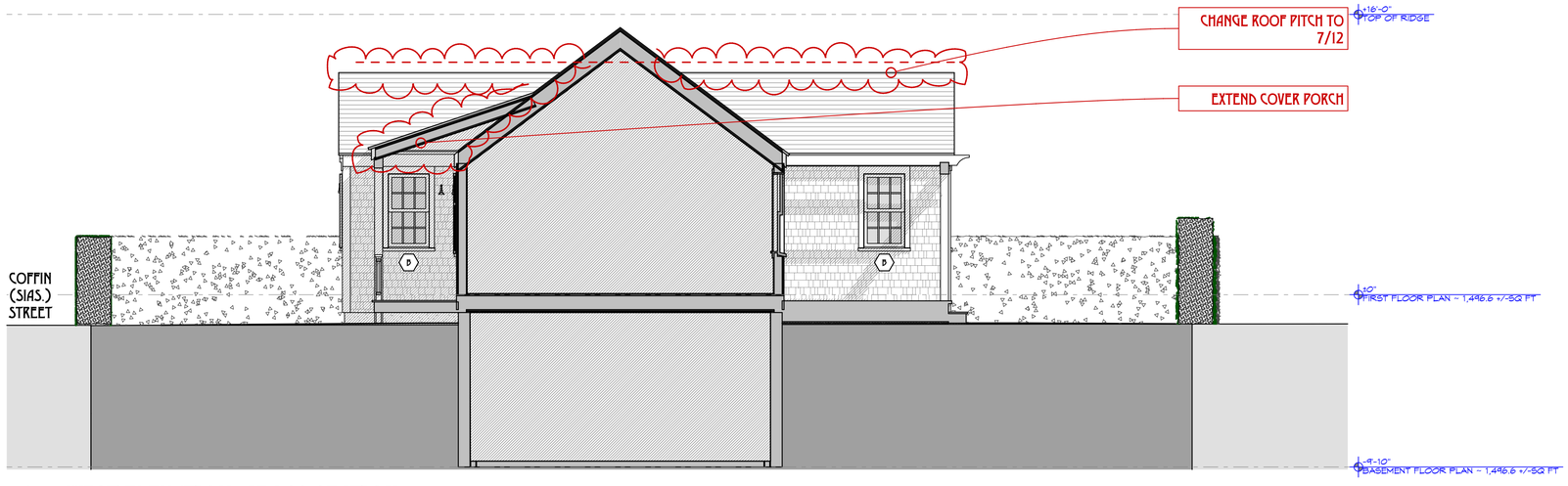
ES **EAST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"



PREV **EAST ELEVATION · CROSS SECTION**
SCALE: 1/8" = 1'-0"



PREV **WEST ELEVATION · CROSS SECTION**
SCALE: 1/8" = 1'-0"



WS **WEST ELEVATION · CROSS SECTION**
SCALE: 1/4" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325 · 5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED HDC EAST & WEST ELEVATION/
CROSS SECTION

BUILDING PERMIT NO.:
HDC SUBMISSION: 09 APRIL 2024
HDC APPROVAL: PLACE HR DATE CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO.2023·22

MAP NO.:73.4.1 MAP NO.: 36

ZONING : SR-1 ALLOWABLE G.C.:30%

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A·2.3

DRAWING: TOPHAM'S DRC TEMPLATE.DWG PLOTTED: BASE FOR ARCHITECT 24 OCTTH 22 COFFIN SIAS.DWG 27/OCTTH 22 COFFIN SIAS.ST

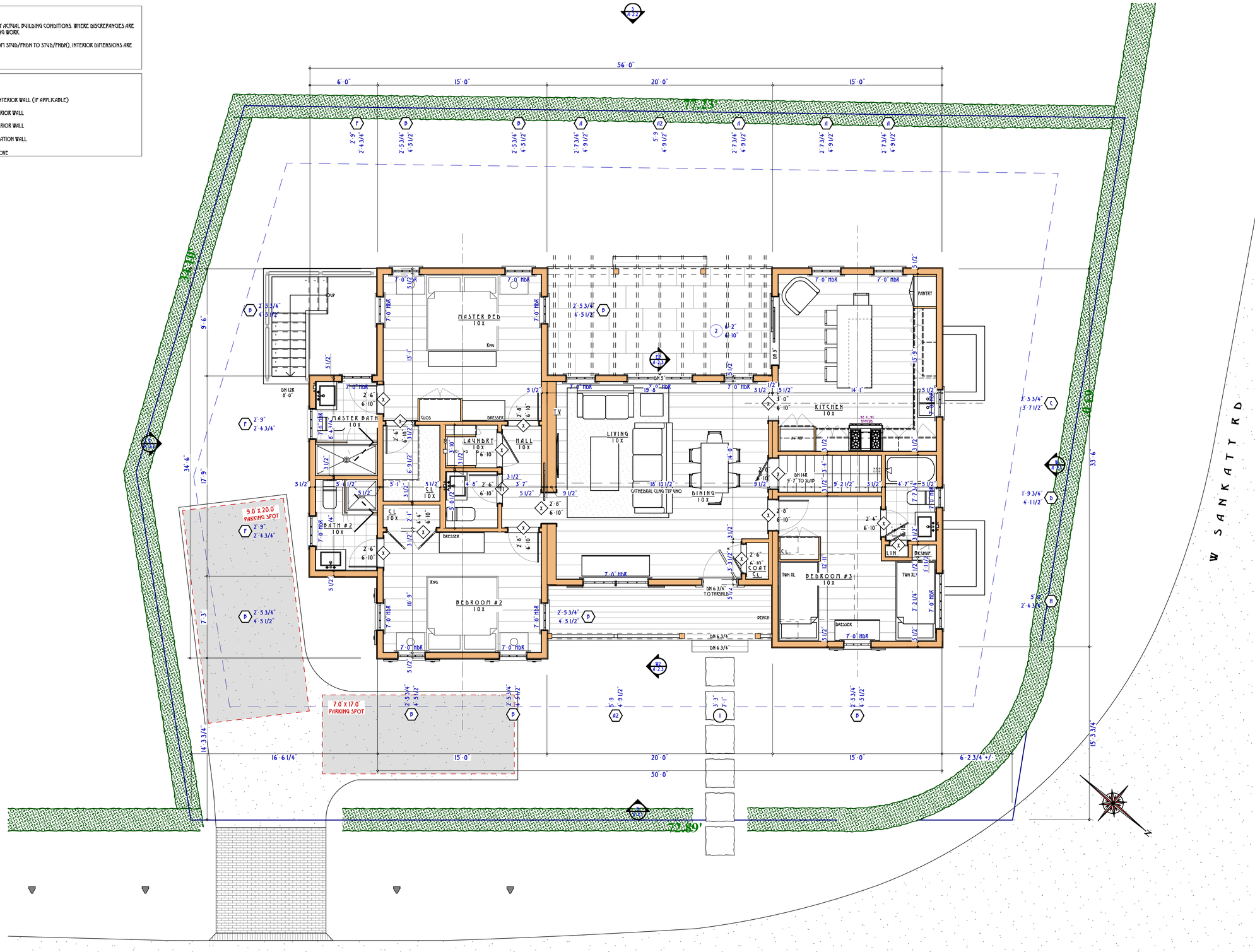
GENERAL PLAN NOTES:

1. DIMENSIONS ARE BASED ON SITE SURVEY. FIELD VERIFY ACTUAL BUILDING CONDITIONS. WHERE DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT/ OWNER BEFORE BEGINNING WORK.

   EXTERIOR DIMENSIONS ARE ROUGH DIMENSIONS (FROM STUD/FNDN TO STUD/FNDN). INTERIOR DIMENSIONS ARE
2. ROUGH DIMENSIONS (STUD TO STUD), TYP. UNO.

GENERAL PLAN KEY

- EX 2X4 WD STUD INTERIOR WALL (IF APPLICABLE)
- 2X4 WD STUD INTERIOR WALL
- 2X6 WD STUD INTERIOR WALL
- CONCRETE FOUNDATION WALL
- BEARING WALL ABOVE



1 PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

SCALE: 1/4" = 1'0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 1,496.6 +/- SQ FT

BUILDING PERMIT NO.:

HDC SUBMISSION 09 APRIL 2024
HDC APPROVAL PLACE UR PETS CERTIFICATE NO.:

SMITH RESIDENCE
22 COFFIN (SIAS) ST
SIASCONSET, MA 02564

HDC REVISIONS
6/6/24

PROJECT NO:2023-22

MAP NO.:73.4.1	MAP NO.: 36
ZONING : SR-1	ALLOWABLE G.C.:30%

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A-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

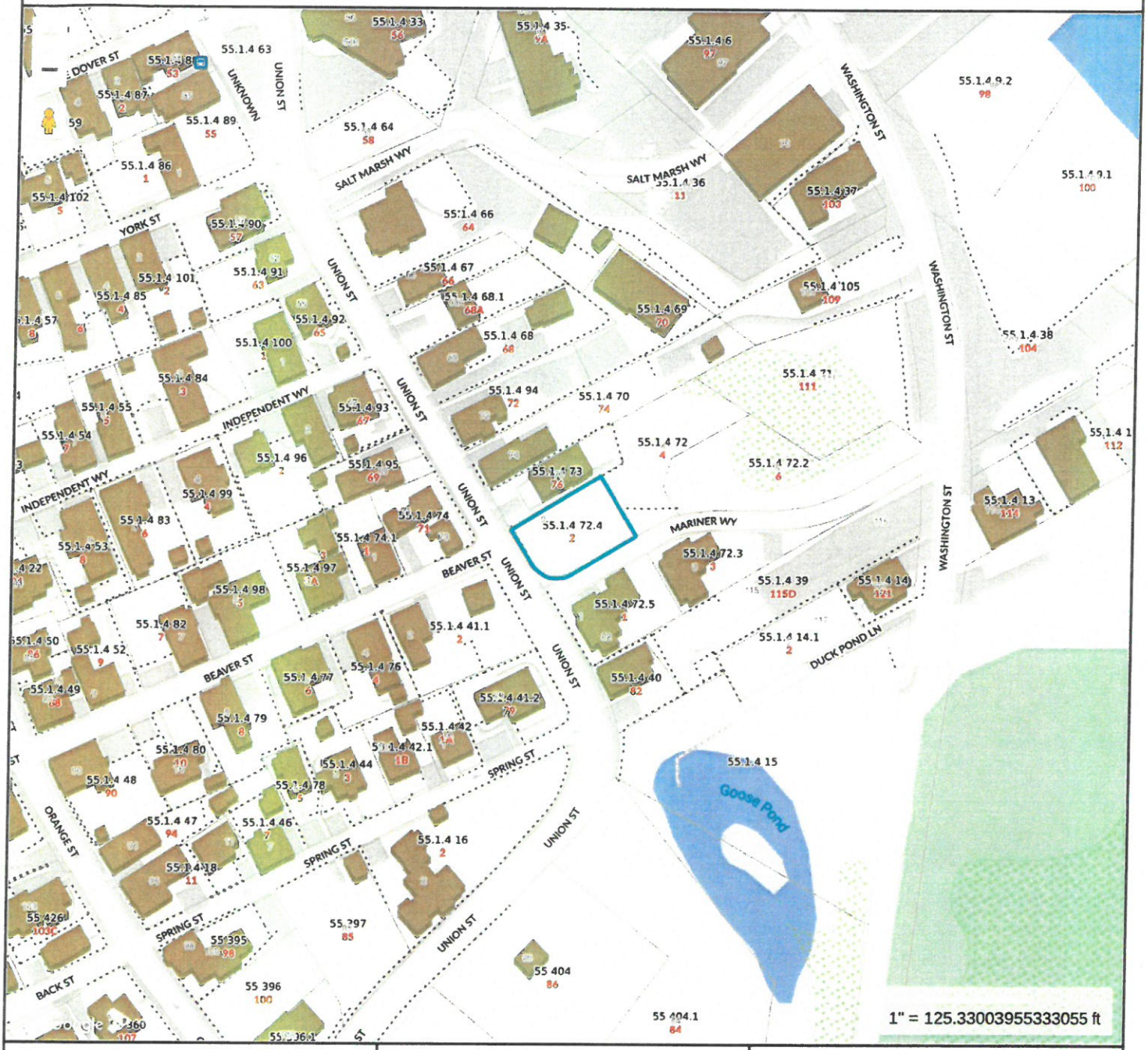
Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

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

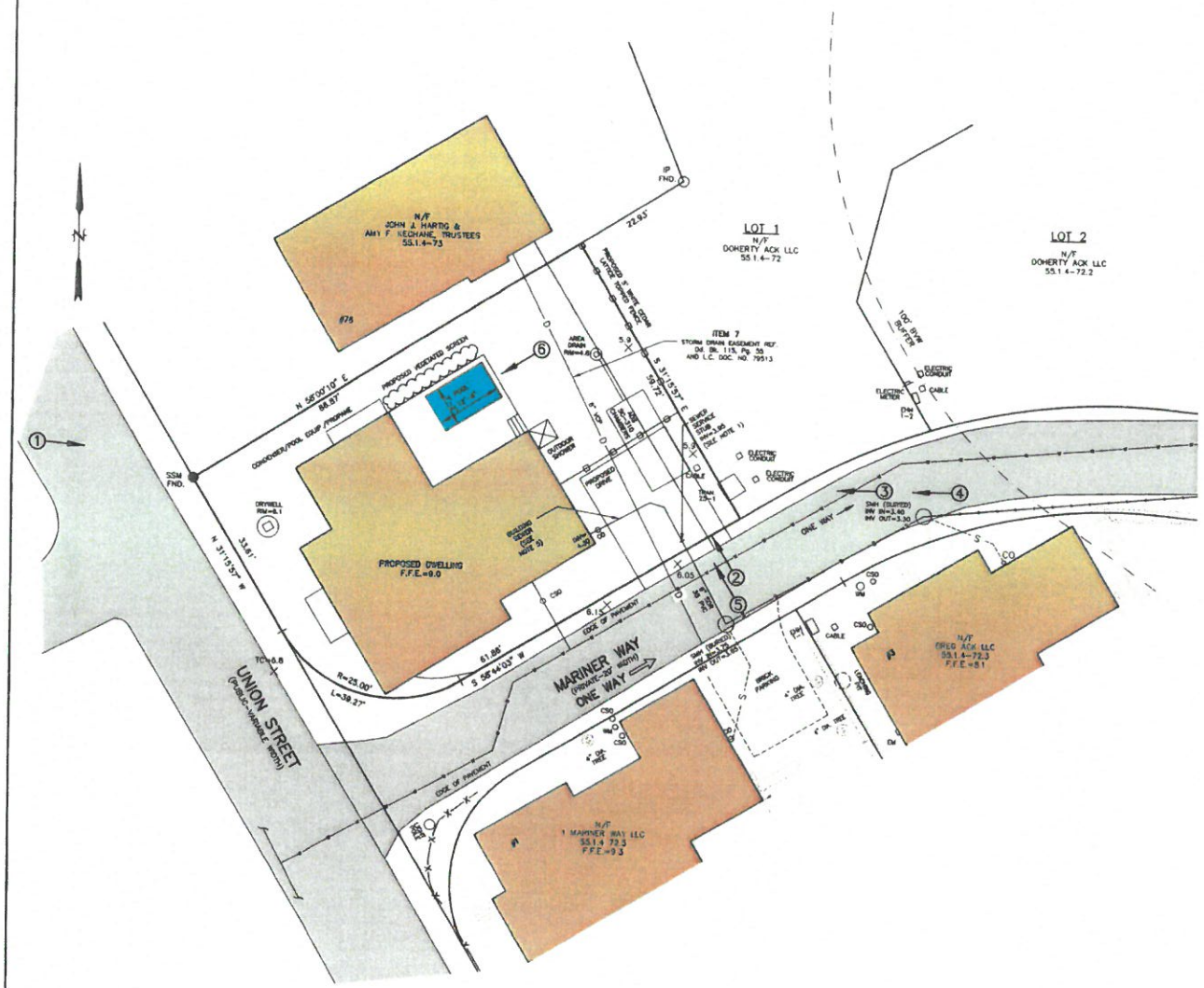
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

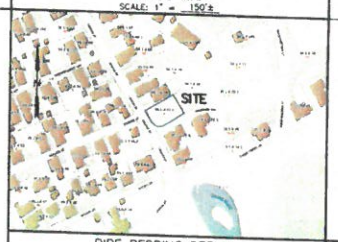
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

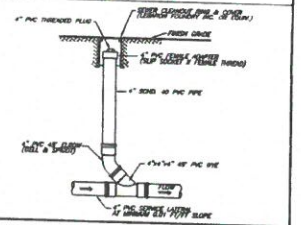
LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



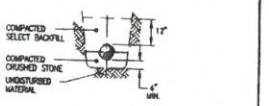
LOCUS MAP
SCALE: 1" = 150'±



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

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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



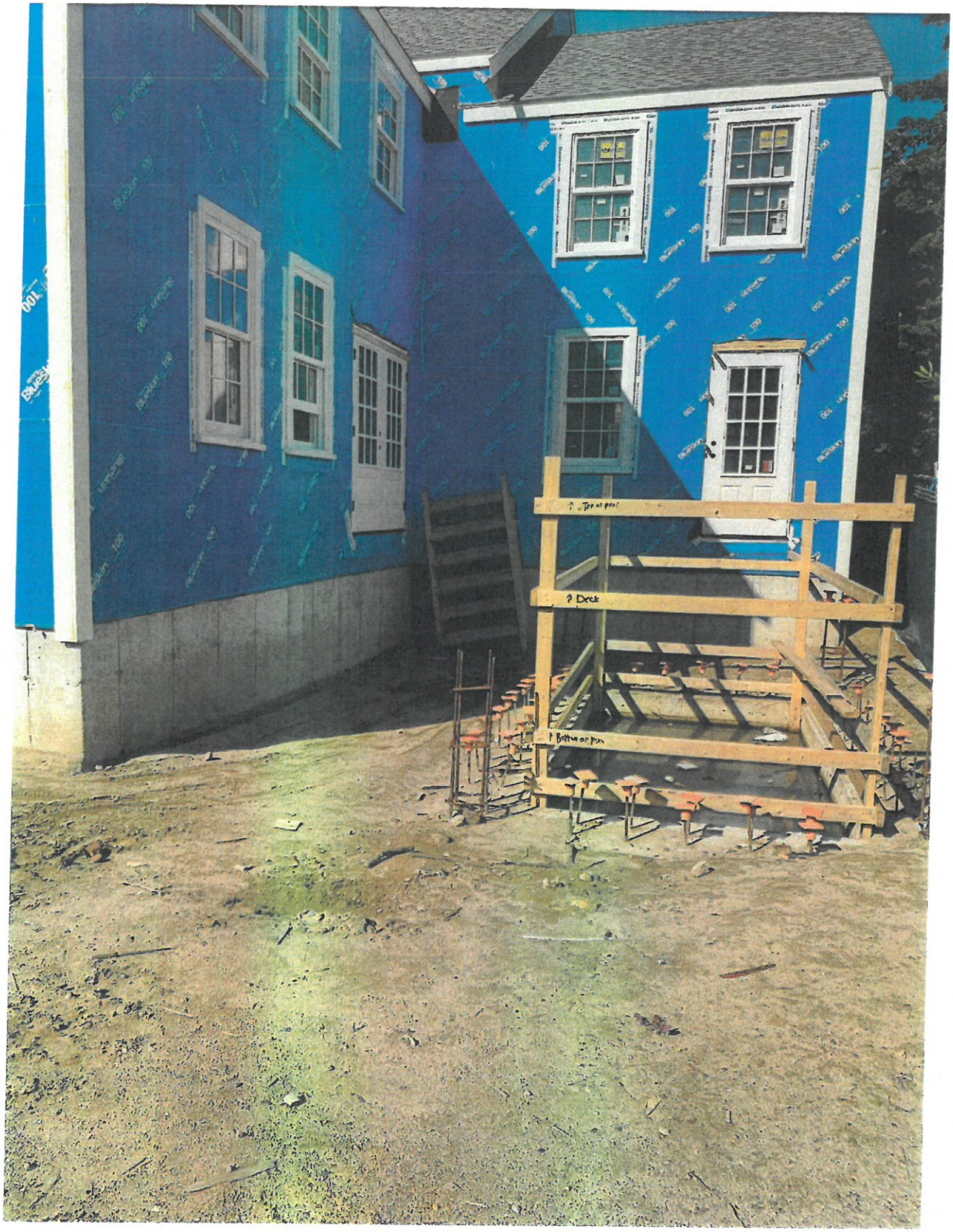
4 View of property from Mariner Way



5 View of property from Mariner Way

6 Pool Mock Up

2 Mariner Way

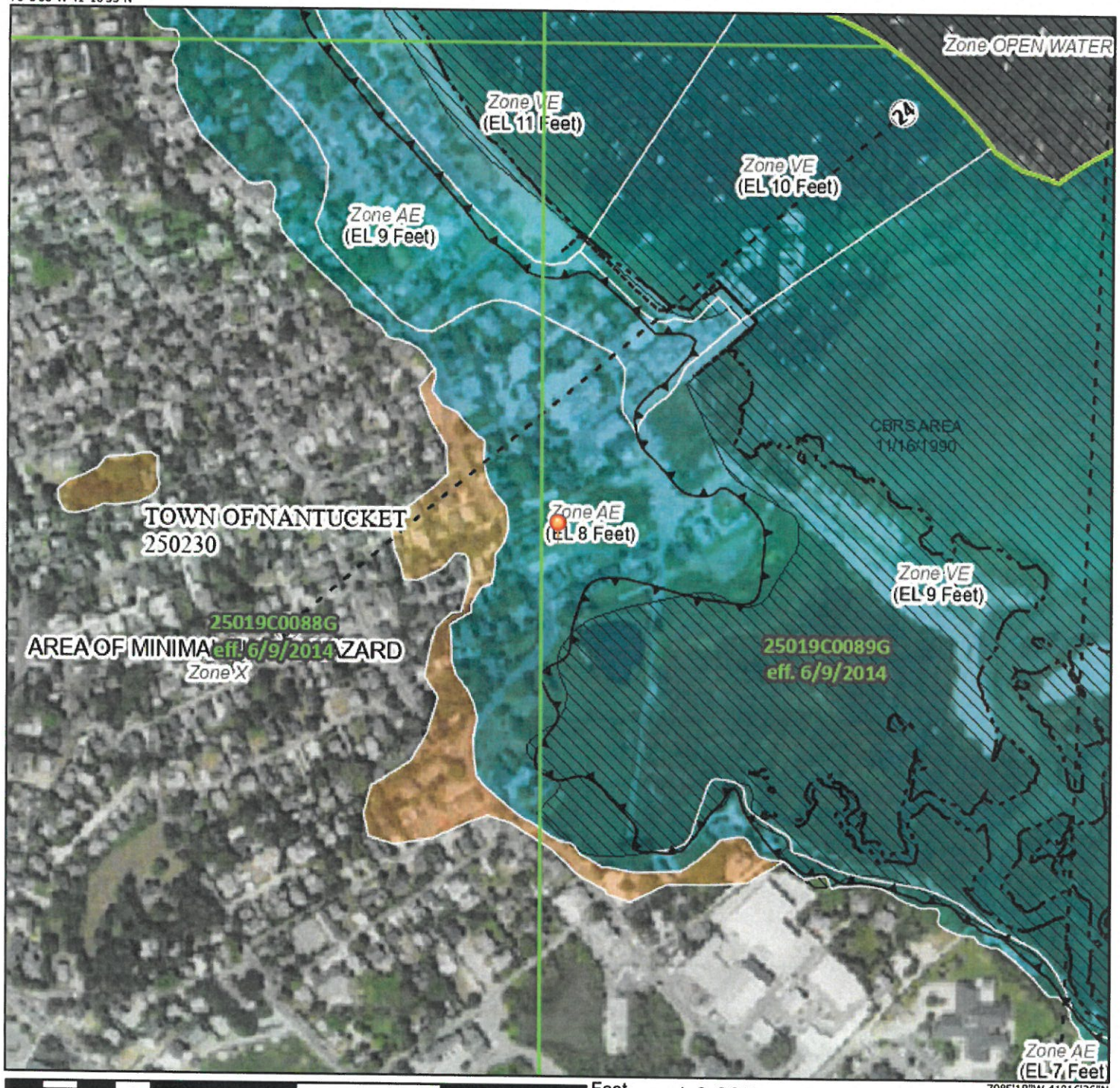


- Top of Pool
- Deck
- Bottom of Pool
- Grade

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**

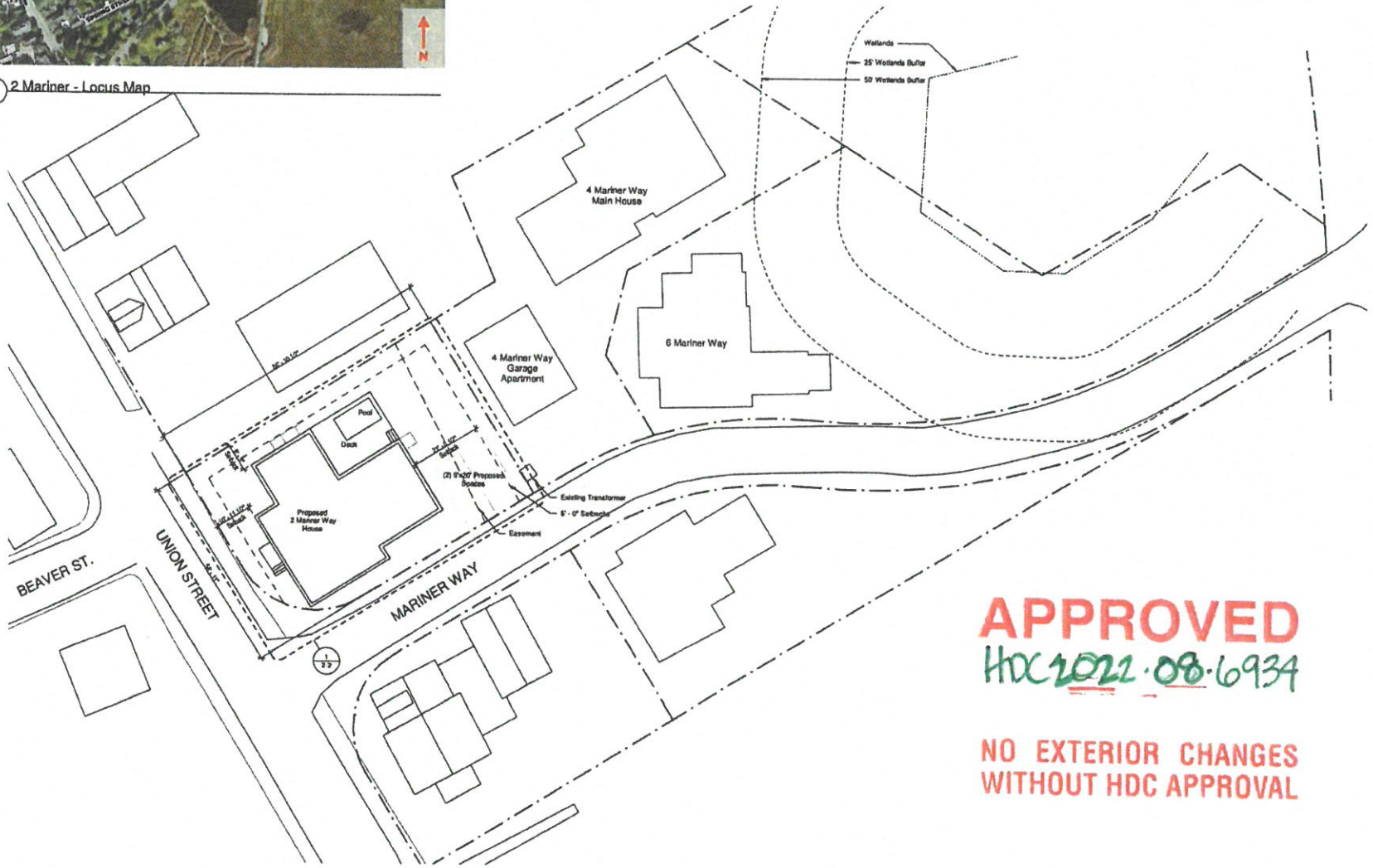
2. Doherty Ack LLC **08-6937**	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams

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

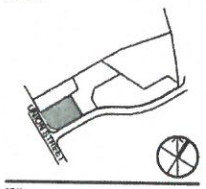
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

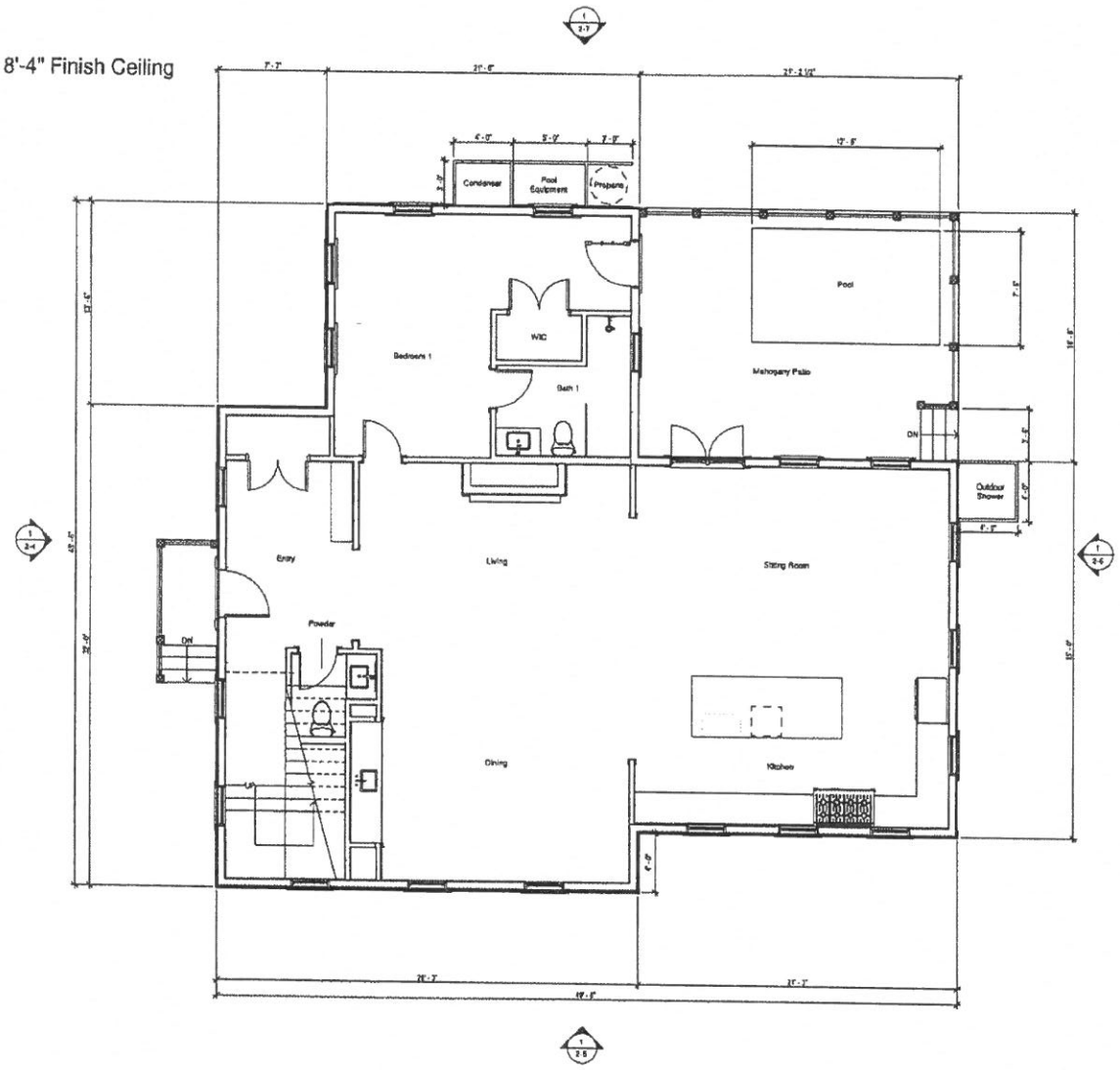
SHEET NAME:
Site Plan

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

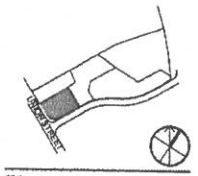
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

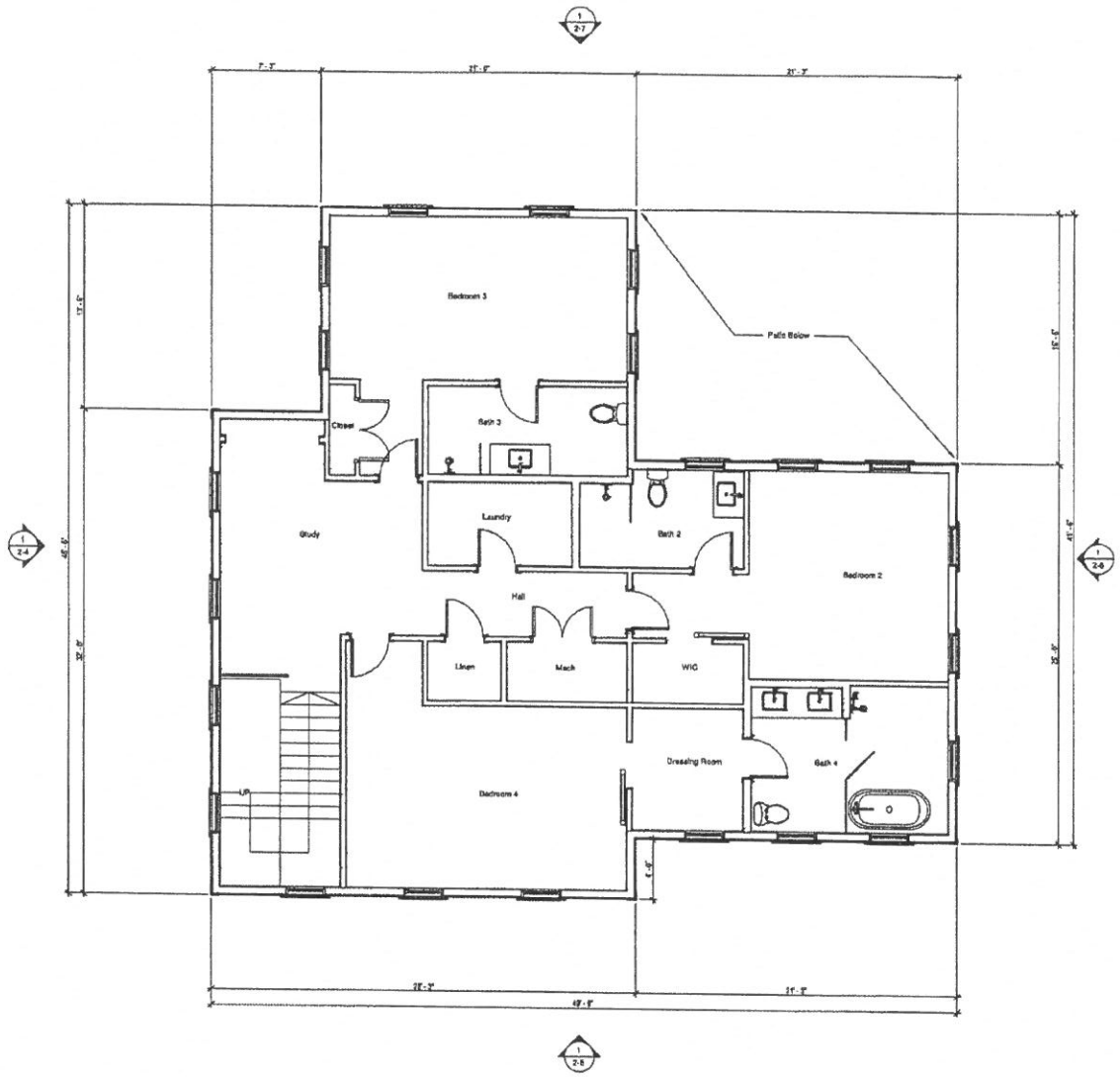
PROJECT #:	P2370.0
ISSUE DATE:	04/04/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	CD,BS
CHECKED BY:	RS

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

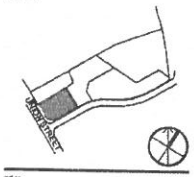
Civil Engineer:
Nantucket Surveyors,
8 Windy Way,
Nantucket, MA 02554
(508) 228-0249

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"						

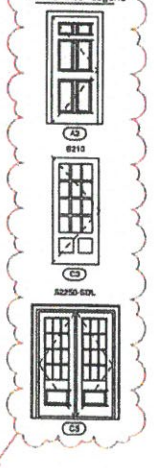
Materials Legend

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

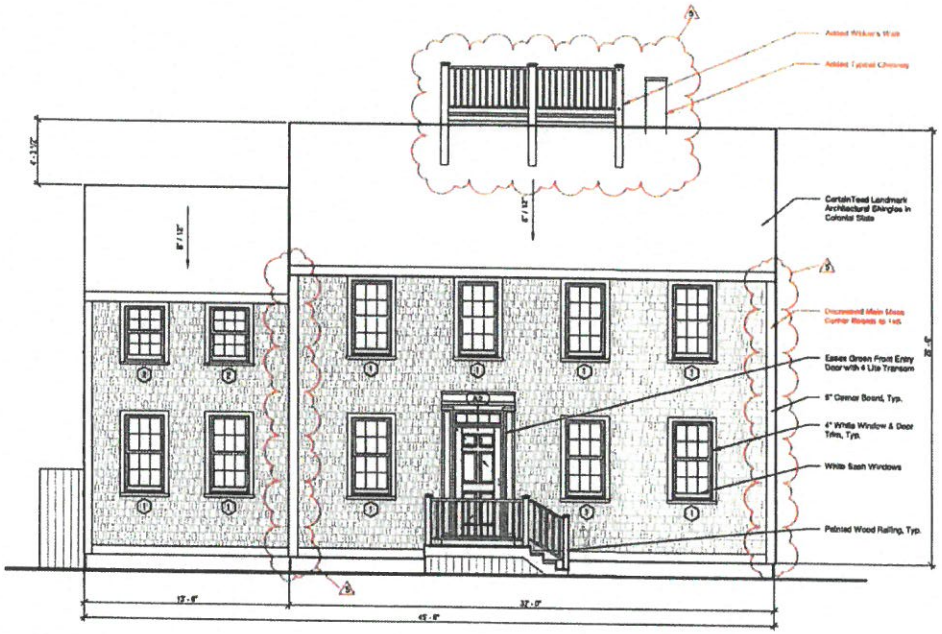
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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

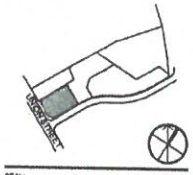
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

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

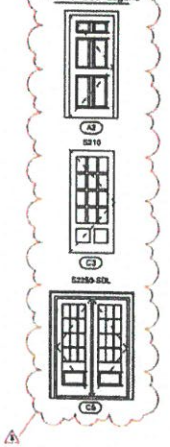
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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.

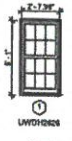
APPROVED
HDC 2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

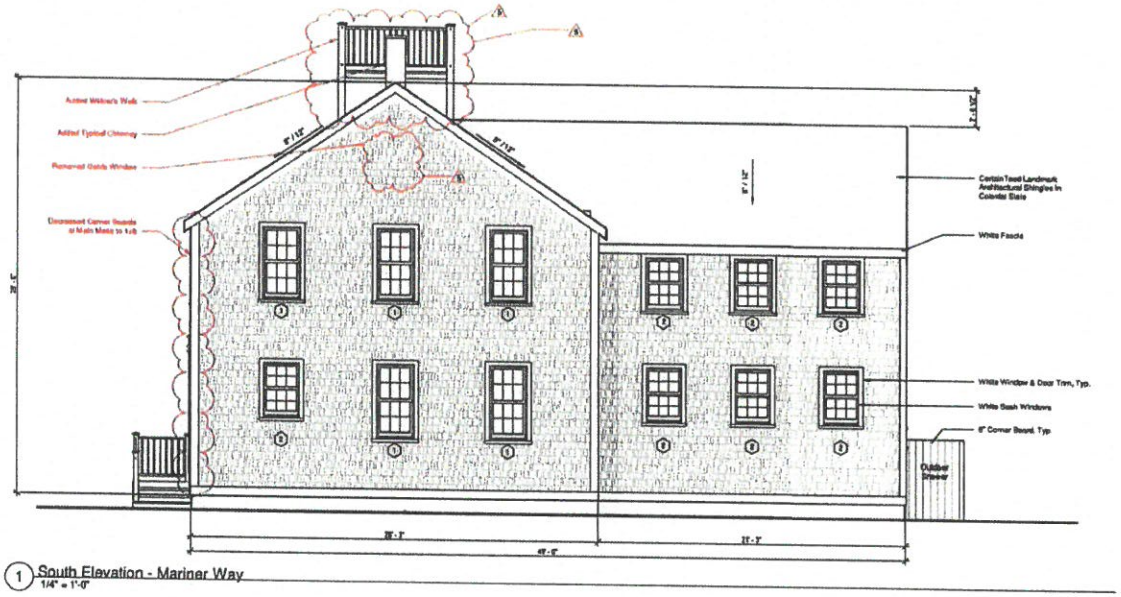
Exterior Door Legend



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

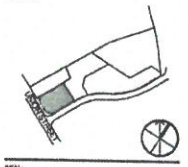
Civil Engineer:
Hazelwood Surveyors,
6 Windy Way,
Hartsfield, MA 02554
(508) 228-0240

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

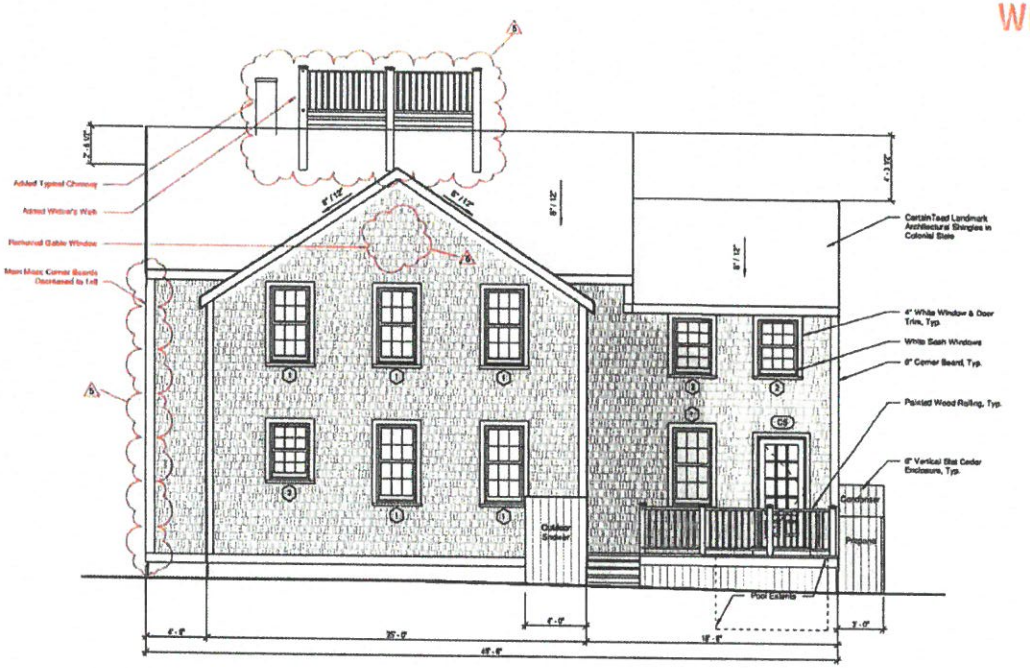
PROJECT #: P0270.0
ISSUE DATE: 04/04/2022
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

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"

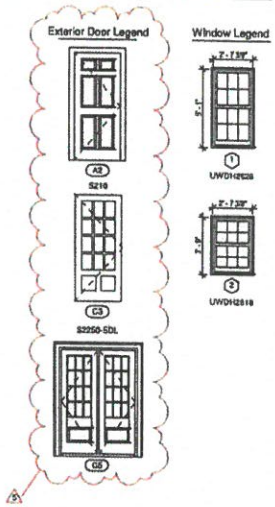
Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2'-7 3/8"	3'-8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

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

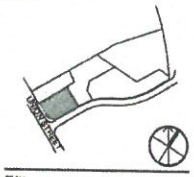
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guerrerine 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:

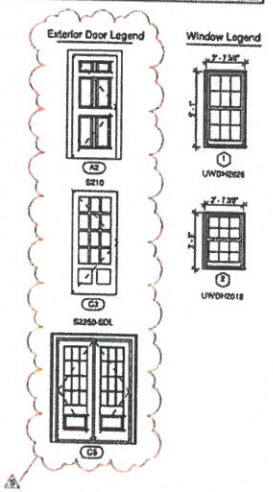
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

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

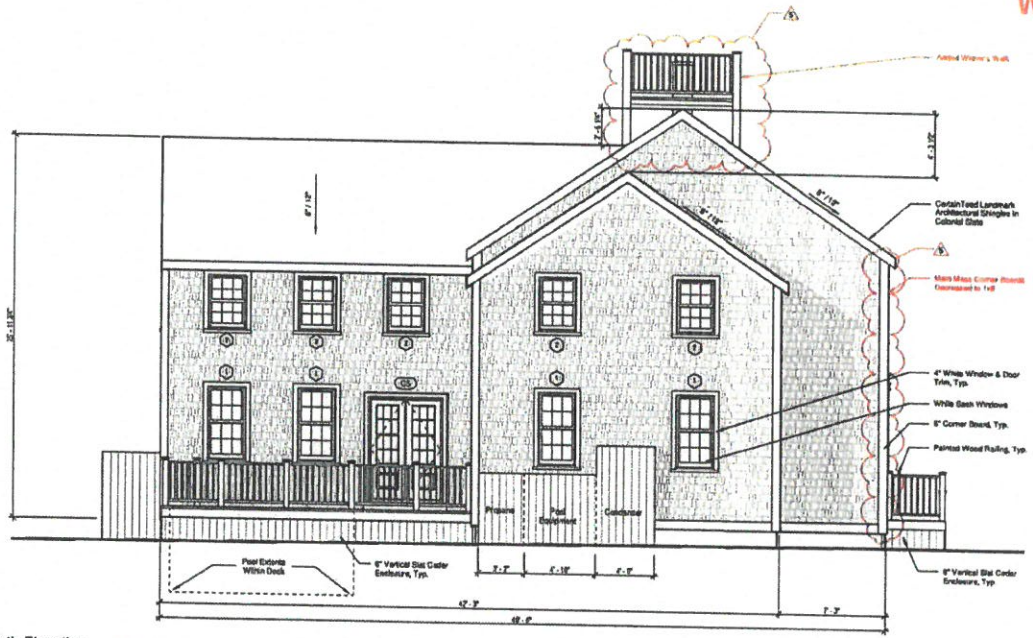
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	8	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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

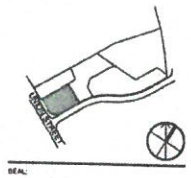
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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:

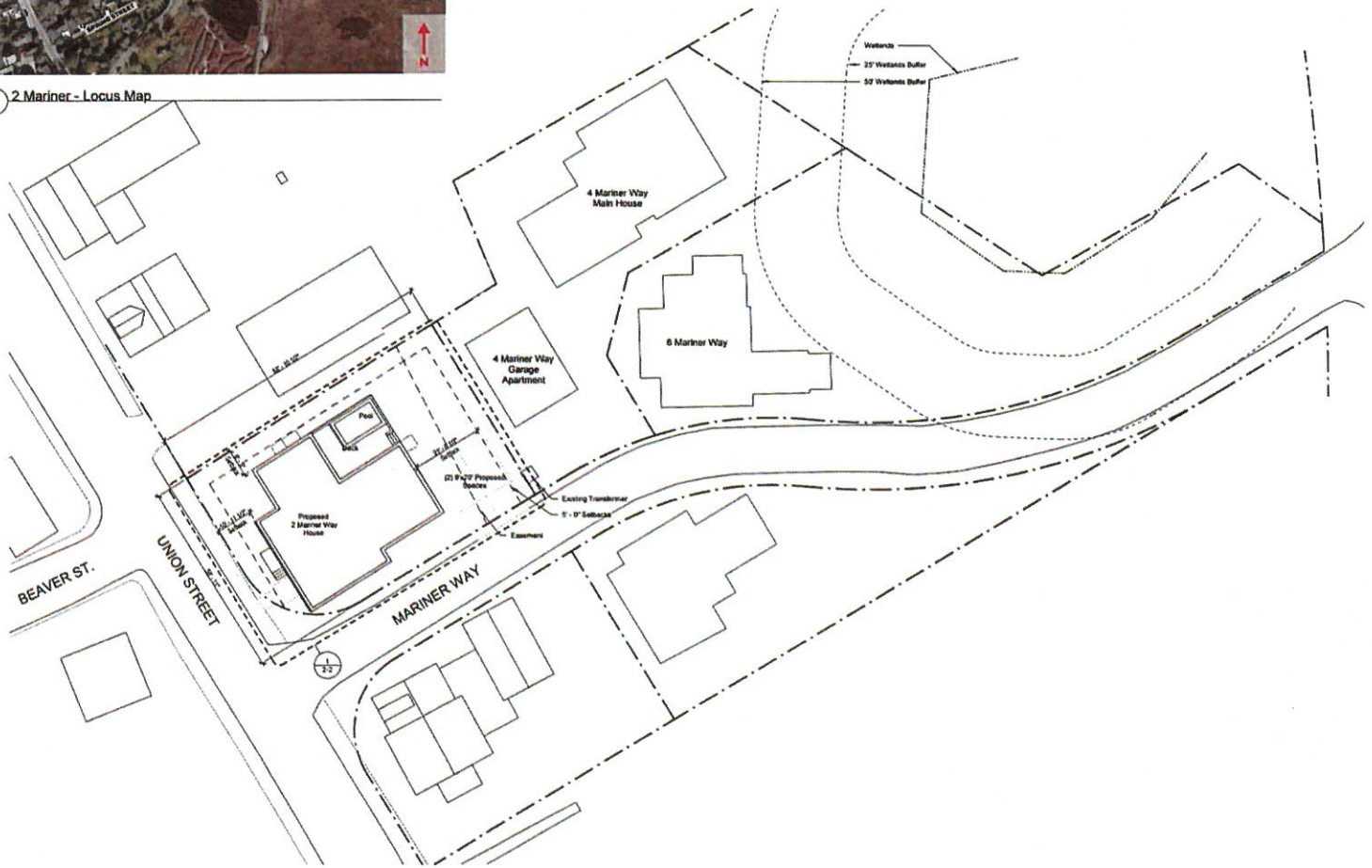
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9708 Address : 2 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55 1.4.72.4
✓	One copy of 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

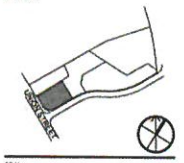
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

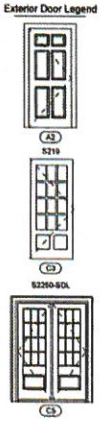
SHEET #
2-1

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

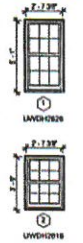
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3' - 0"	6' - 11"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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

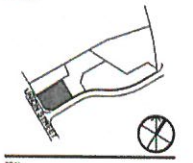
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

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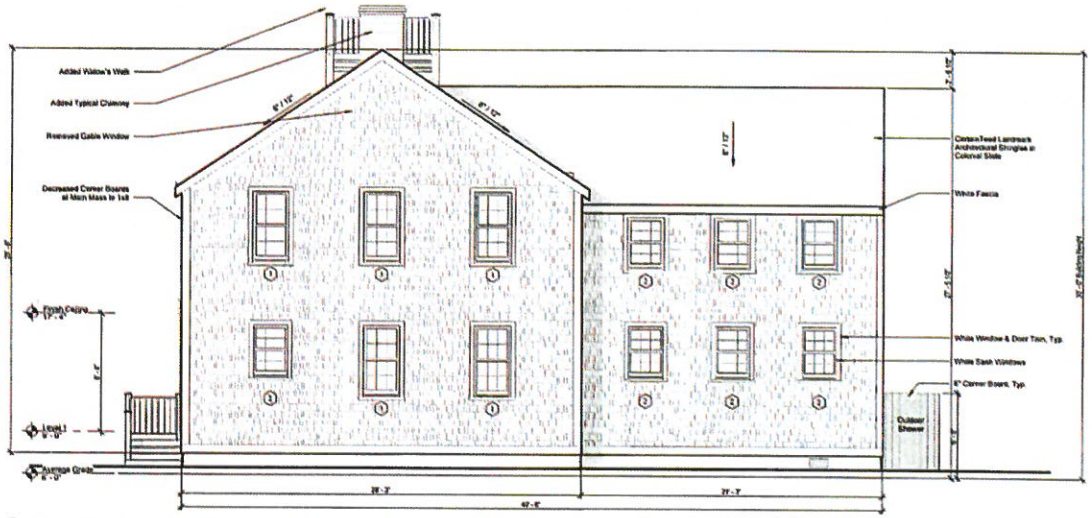


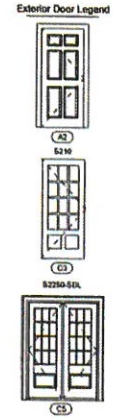
1 South Elevation - Mariner Way
1/4" = 1'-0"

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	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

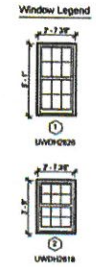
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	8' - 11"	0	6	Therma-Tru Ltd	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

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	8" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x6 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Exterior Door Legend



Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2966

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Hers 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: 05/16/2023
PROJECT STATUS: HDC Application
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

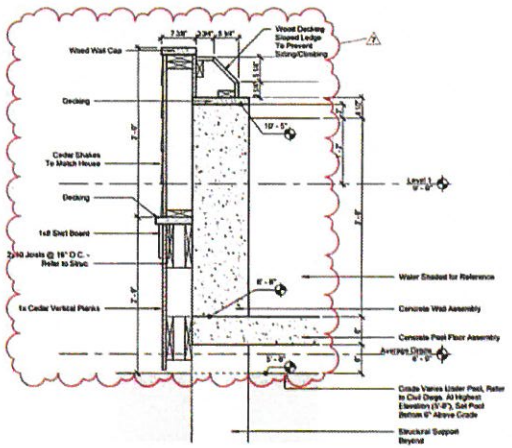
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS

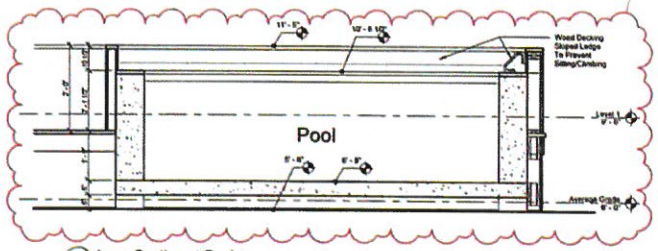
SHEET #
2-5

MODIFICATIONS | 24.03.27

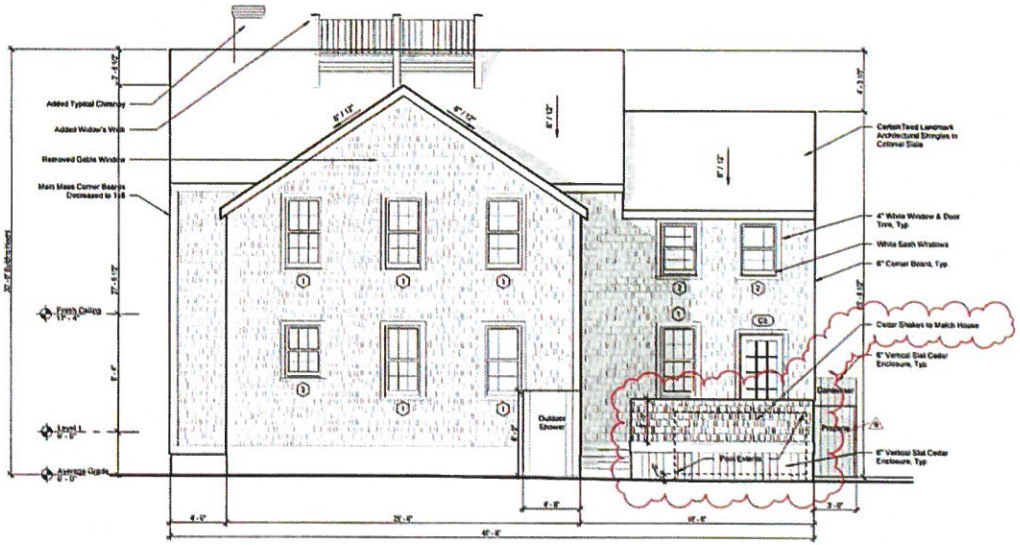
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



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

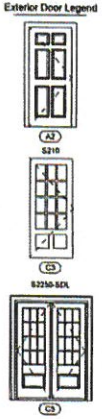
Door Schedule

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"						

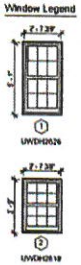
Materials Legend

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,
5 Windy Way,
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Rosone And Guarracino LLC.
300 Trade Center, Suite 3340
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Landscape Architect:
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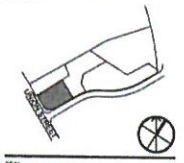
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

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 #:

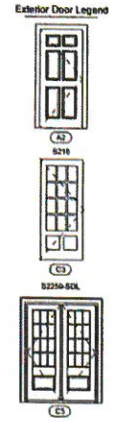
2-6

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

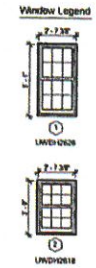
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

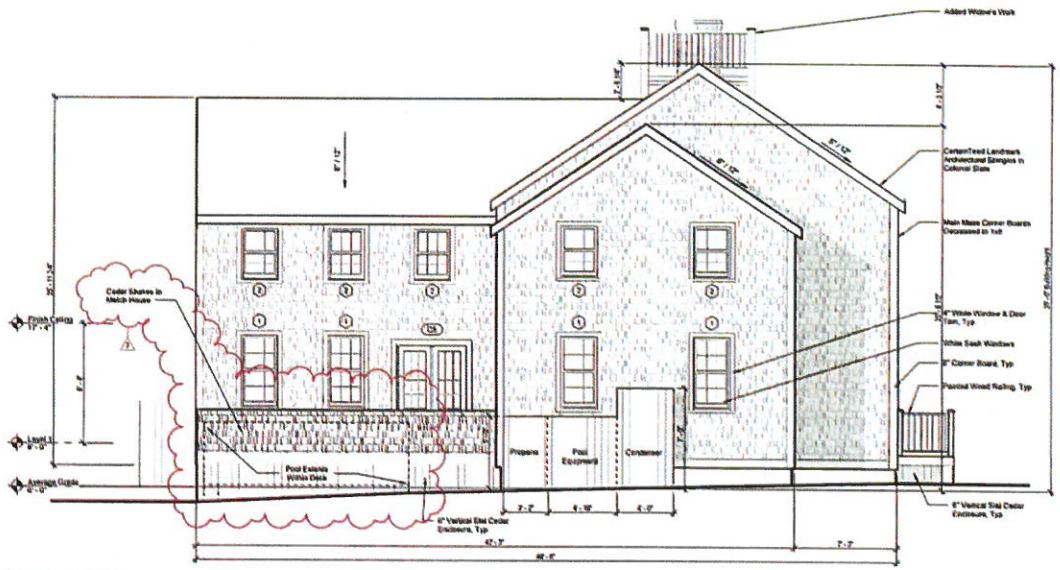
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched
Ancillary Doors	Therma-Tru Ltd	Smooth Star	White	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark 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:
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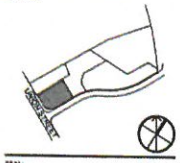
KEY PLAN



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

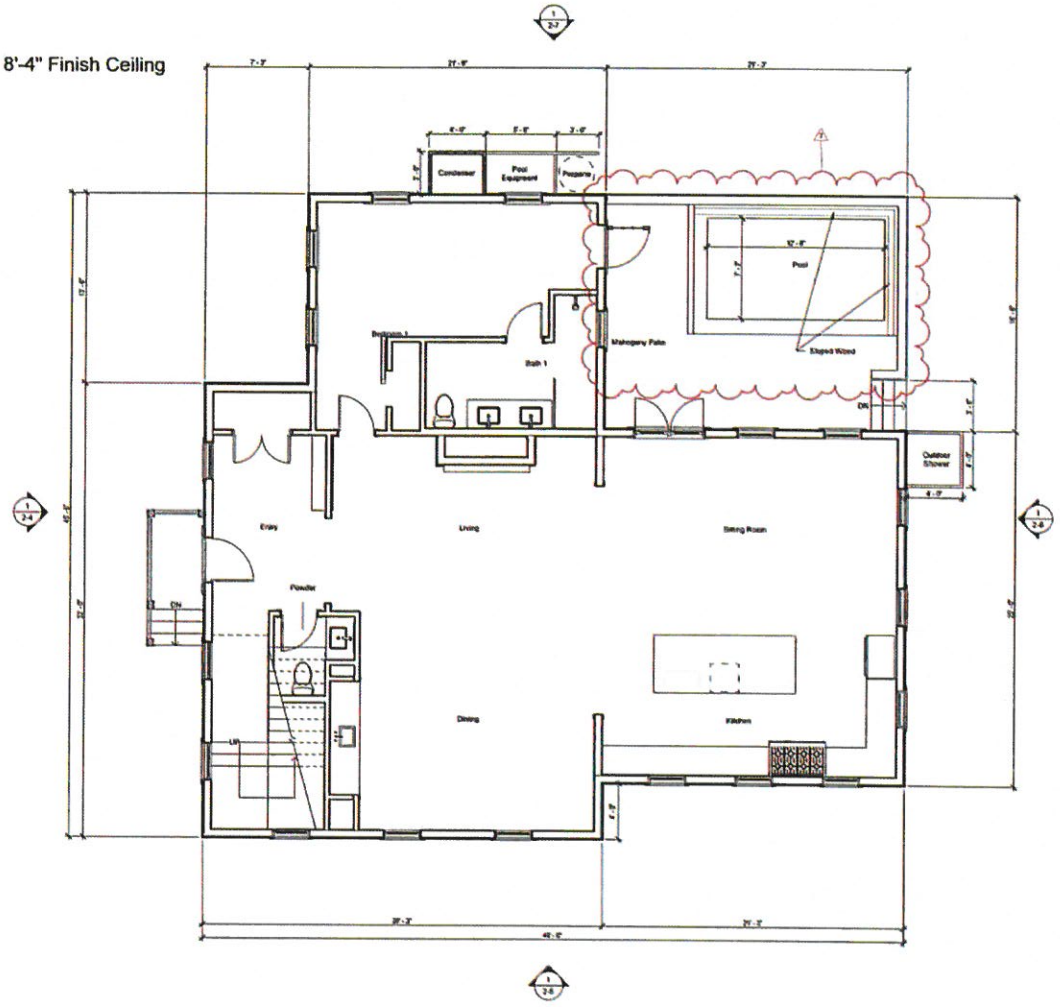
DRAWING HISTORY:

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:
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200 Broadway Suite #103
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Civil Engineer:
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318 Harvard Street, Suite 25
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Energy Rater:
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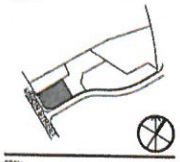
(508) 831-6033

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:

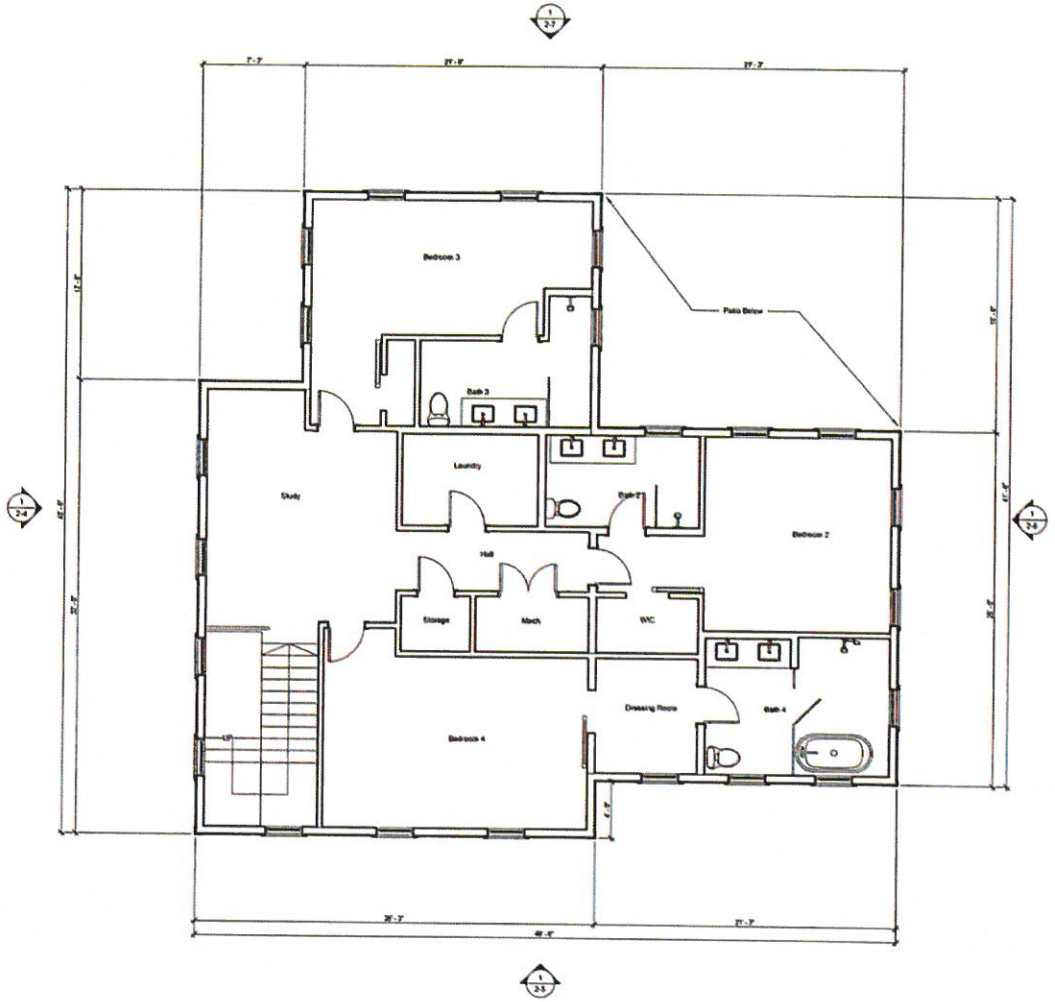
Level 1 Plan

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	ConCoven 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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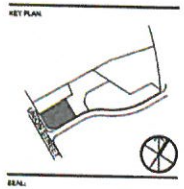
Brookline MA 02446
(617)736-1160

Energy Rater:
Hers Energy Raters LLC,
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.

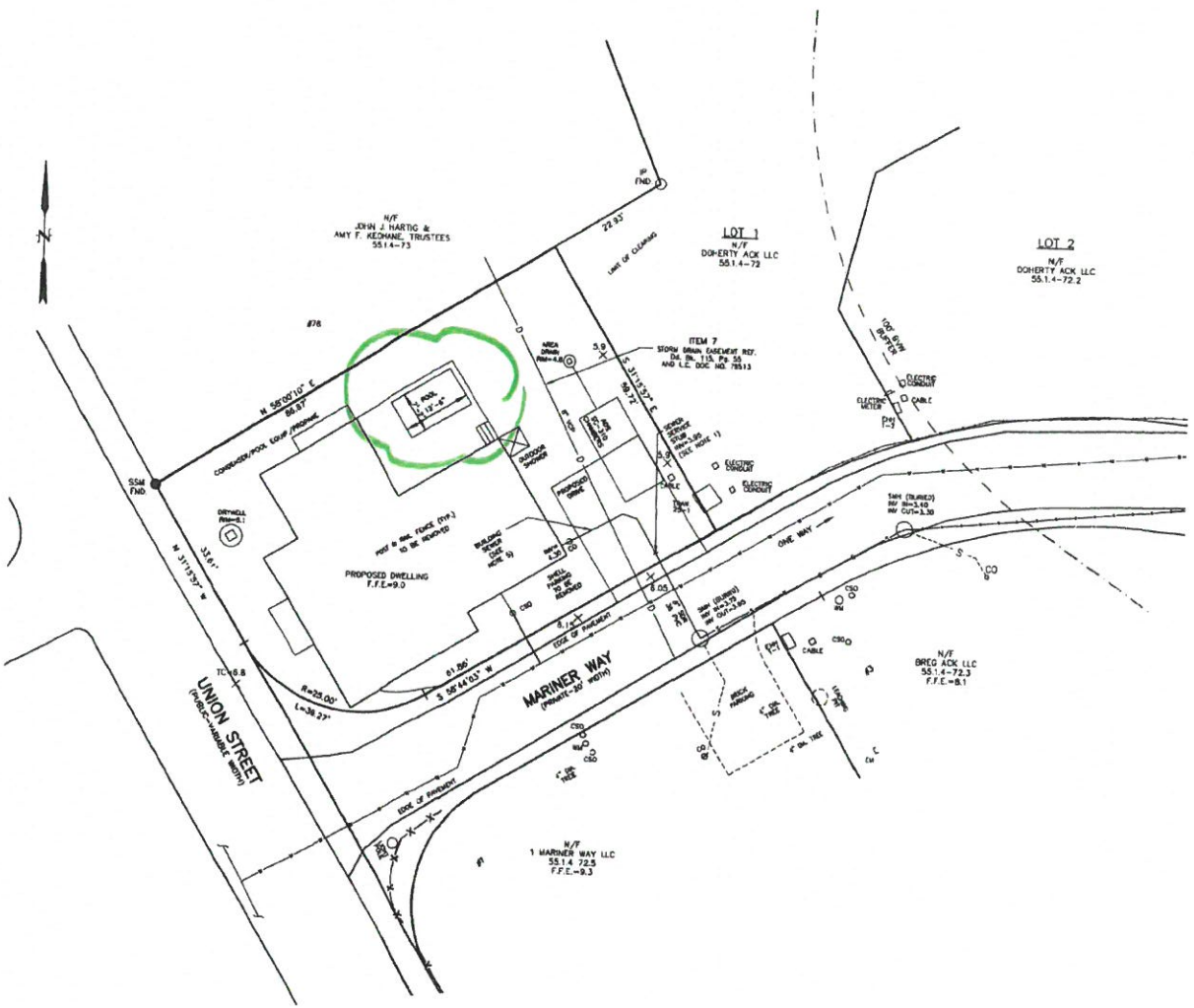
Geometry updated 10/03/2023
Data updated Jan. 2021

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

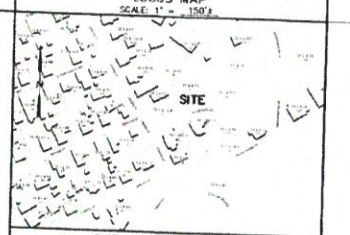

68
72
74
76
4
111
6
Mariner Wy
Mariner Wy
2
73
Union St
115
Mariner Wy
3
Spring St
121
Mariner Way
Temporarily closed
117
82
2
79

SEWER & WATER CONNECTION PLOT PLAN

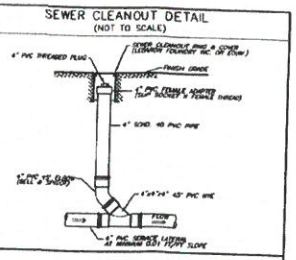
LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



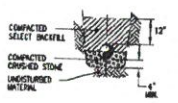
LOCUS MAP
SCALE: 1" = 150'±



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

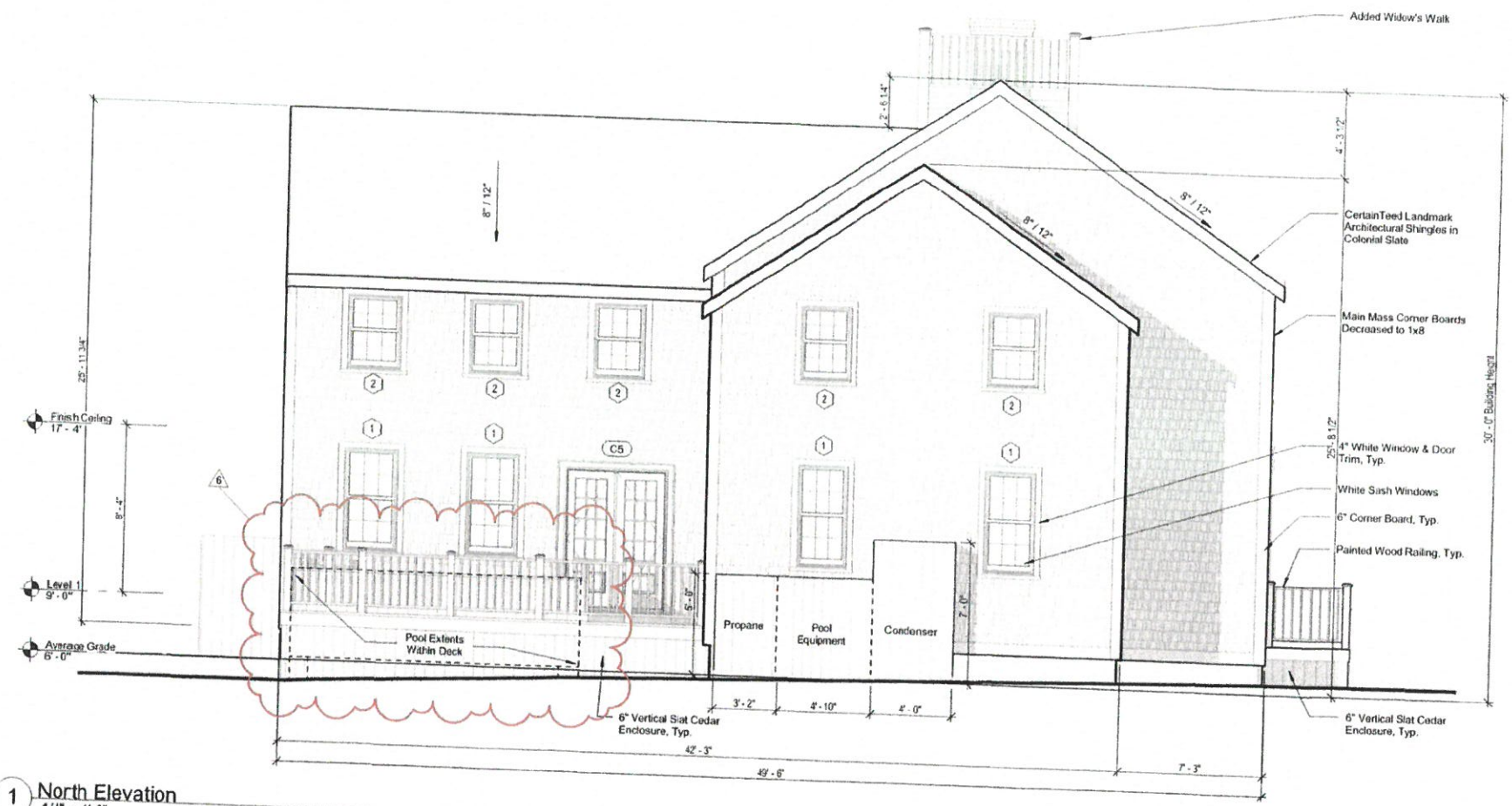
SEWER & WATER CONNECTION PLAN

#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

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

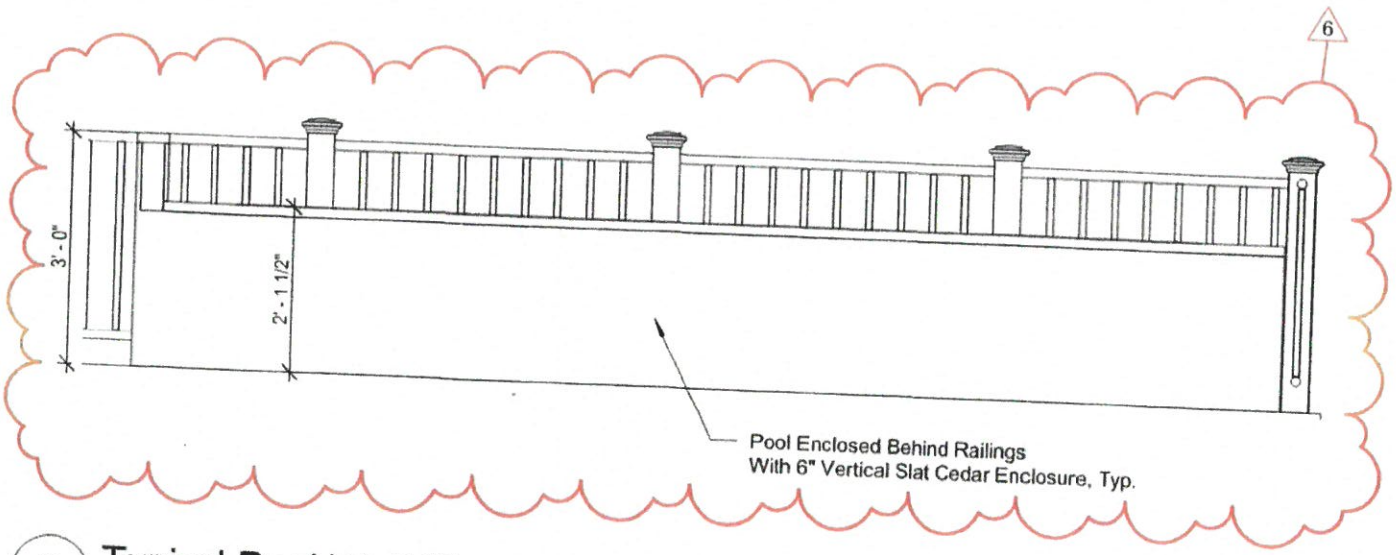
N-11449



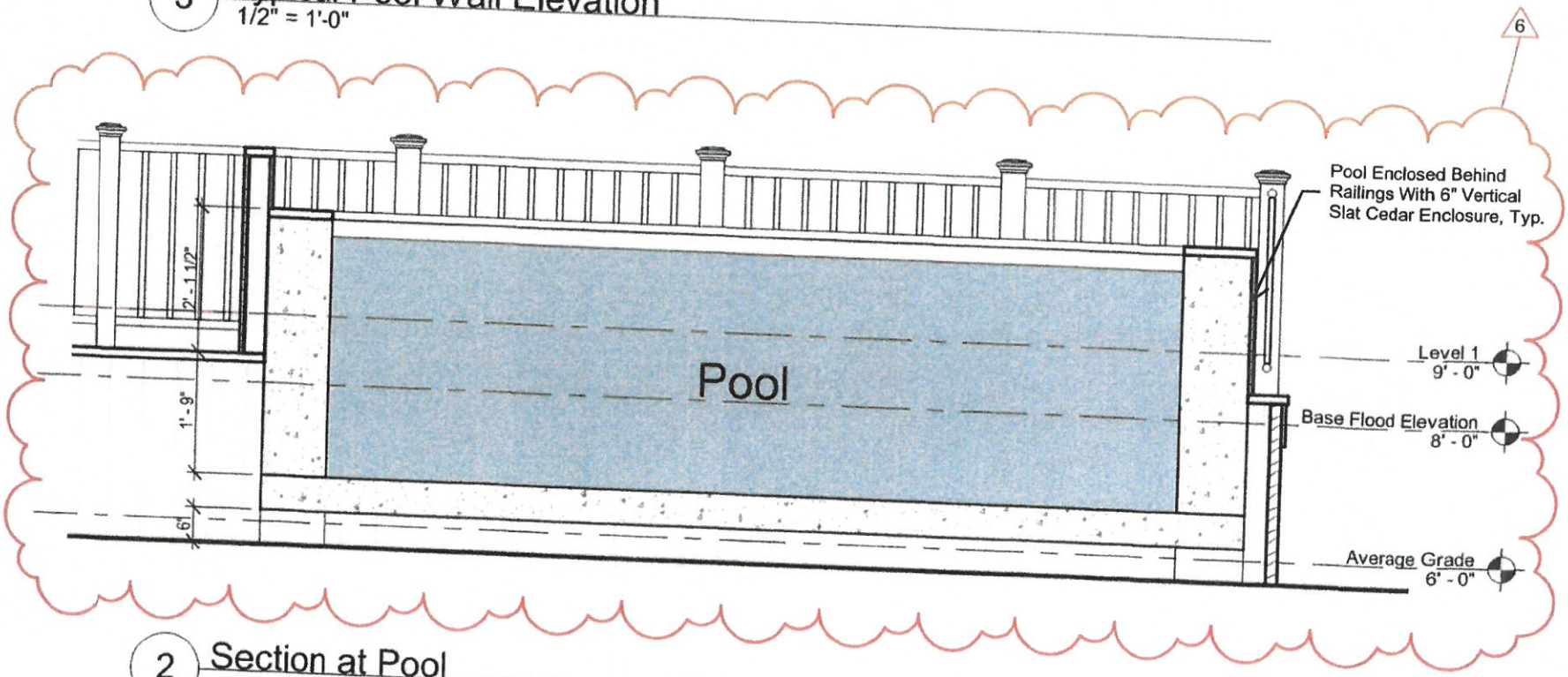
1 North Elevation
1/4" = 1'-0"



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

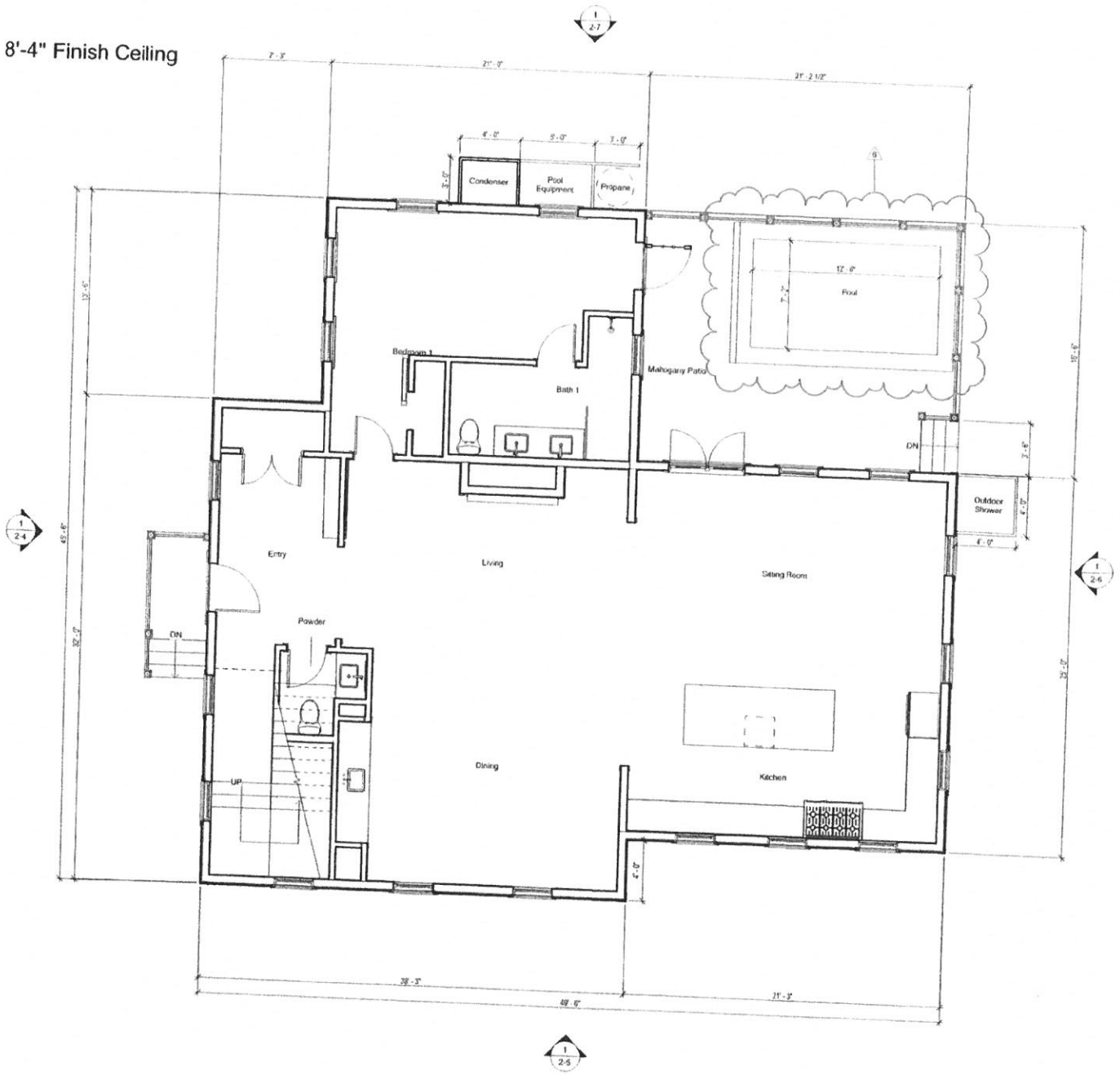


3 Typical Pool Wall Elevation
1/2" = 1'-0"

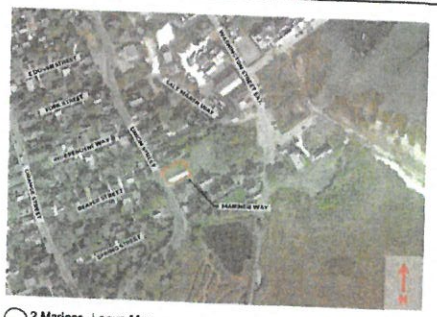


2 Section at Pool
1/2" = 1'-0"

8'-4" Finish Ceiling



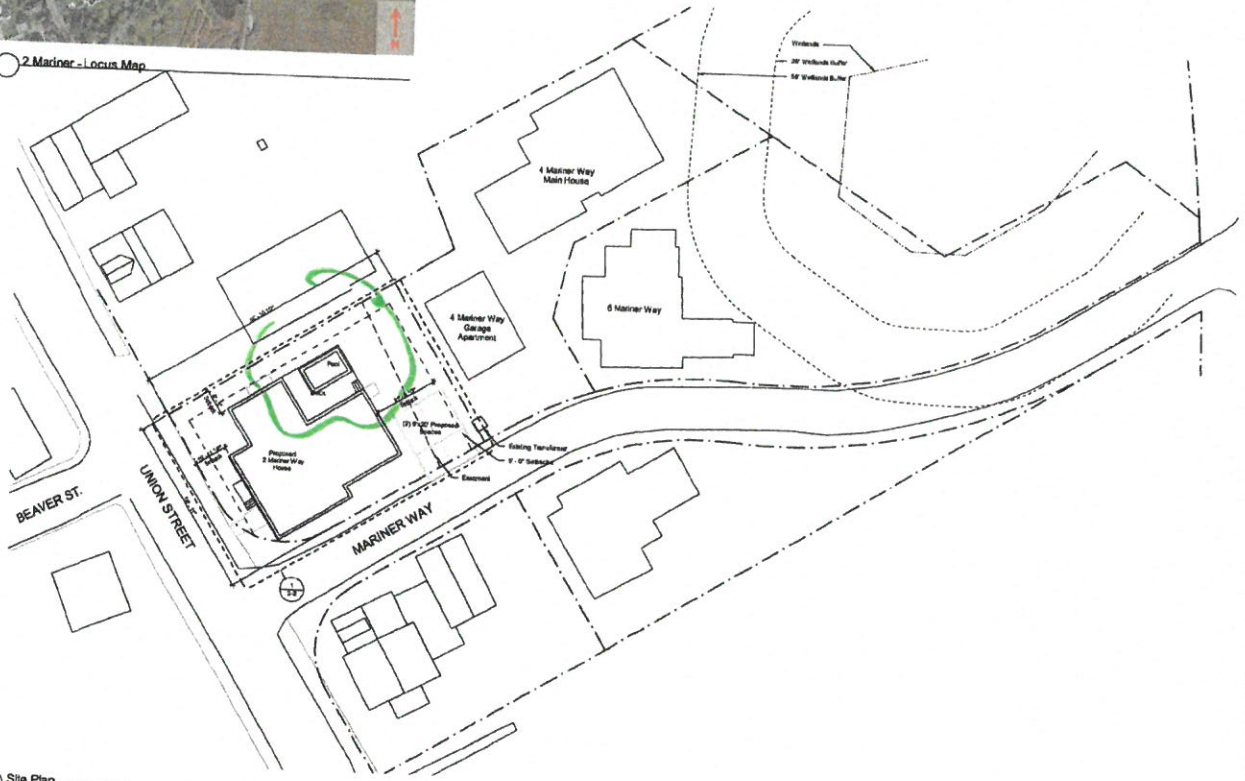
1 HDC Application Level 1
1/4" = 1'-0"



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

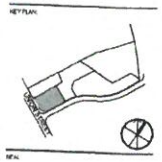
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

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: 06/10/2023
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

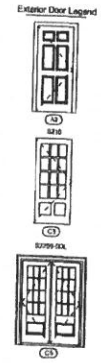
Door Schedule

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"						

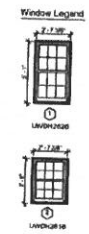
Materials Legend

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

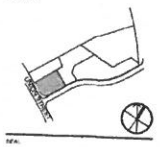
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Amherst, MA 02054
(508) 228-0240

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

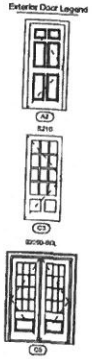
Door Schedule

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

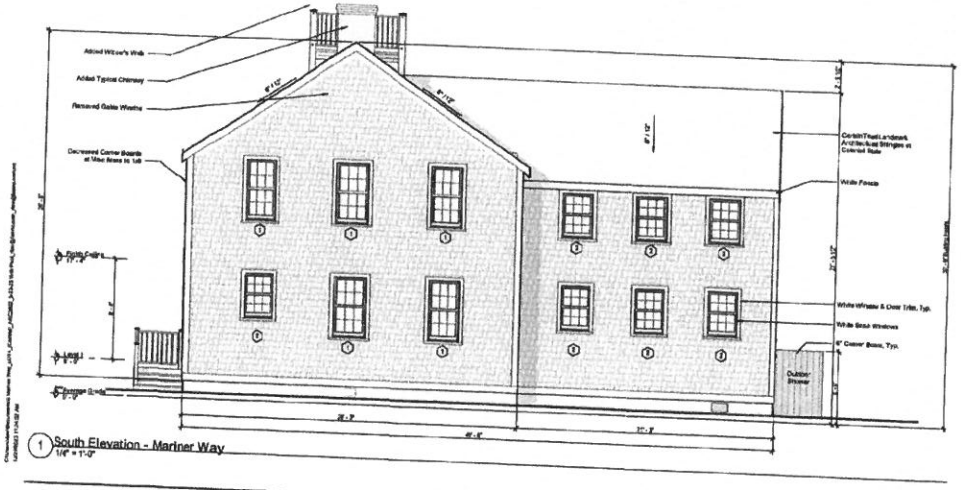
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Extra Green - RAL 6010	Refer to Door Sched.
Rear Entry Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Clapboard Siding			Natural Cedar	5" Vertical Reveal
Shingles	CertainTeed	Landmark Architectural	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

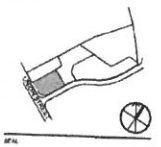
Civil Engineer
Nimbadata Surveyors,
5 Trinity Way,
Andover, MA 01810
(224) 210-2242

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

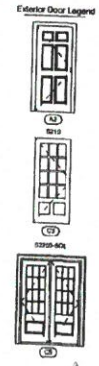
Door Schedule

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	S2350-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

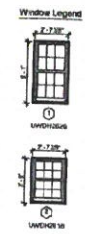
Materials Legend

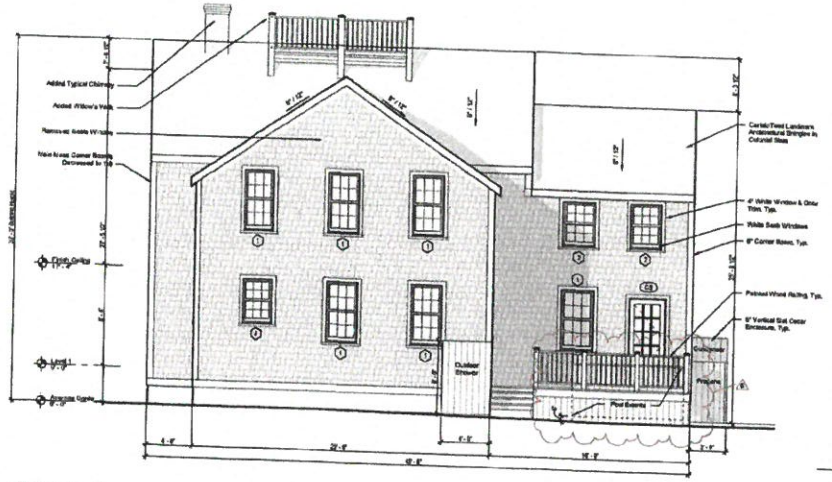
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Extra Green - PMS 5495	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Plank
Roof	Certain Teed	Landmark Architectural	Colonial Slate	1x6 Fascia
Shingles			Natural Cedar	
Trim			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

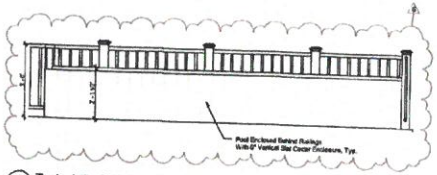


Window Legend

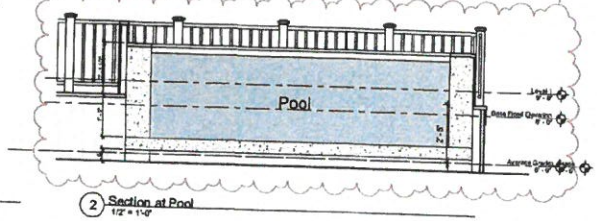




1 East Elevation
1/4" = 1'-0"



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

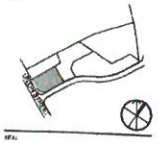
Civil Engineer
Rastucket Surveyors,
8 Windy Way,
Northfield, MA 02554
(508) 270-0749

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 #: PS2310
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

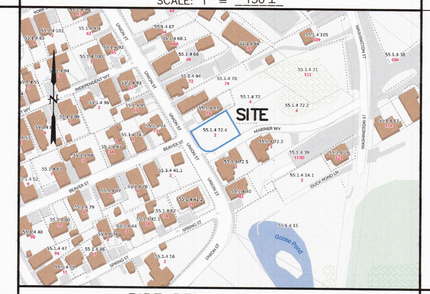
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'



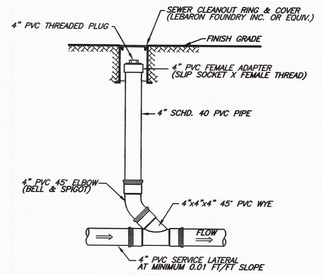
LOCUS MAP

SCALE: 1" = 150'±



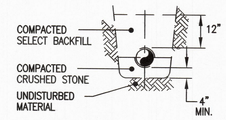
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 23± LINEAR FEET OF 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3511, Dd. Bk. 1888, Pg. 225. AS AMENDED ON 6/2/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.4	Dd. Bk. 1897 Pg.81	FILE NO.#2016–4	DOHERTY ACK LLC	4	N–11449	PJS/DMK

HDC EXHIBIT 6/13/24

① ⟶ PHOTO EXHIBIT LOCATION

COMMONWEALTH OF MASSACHUSETTS PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL LAND SURVEYOR
6/13/24

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	4.30
INVERT AT STUB (SEE NOTE 1)	3.95

8/3/23
COMMONWEALTH OF MASSACHUSETTS DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN

#2 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.4)
PREPARED FOR:
DOHERTY ACK LLC
DATE: AUGUST 1, 2023 SCALE: AS NOTED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N–11449

N:\SRE 1000-1999\1000\01\400-1449\1449\PLAN\DOC\20241449 Sewer Connection Plan 2 Mariner # 1-2-3 (2400).DWG, 6/6/2024 4:58:04, CIVIL24.ctb, 1:1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 Mariner Way (HDC2023-12-9708)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.4
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/13/24



Property Information

Property ID	189810
Location	2 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

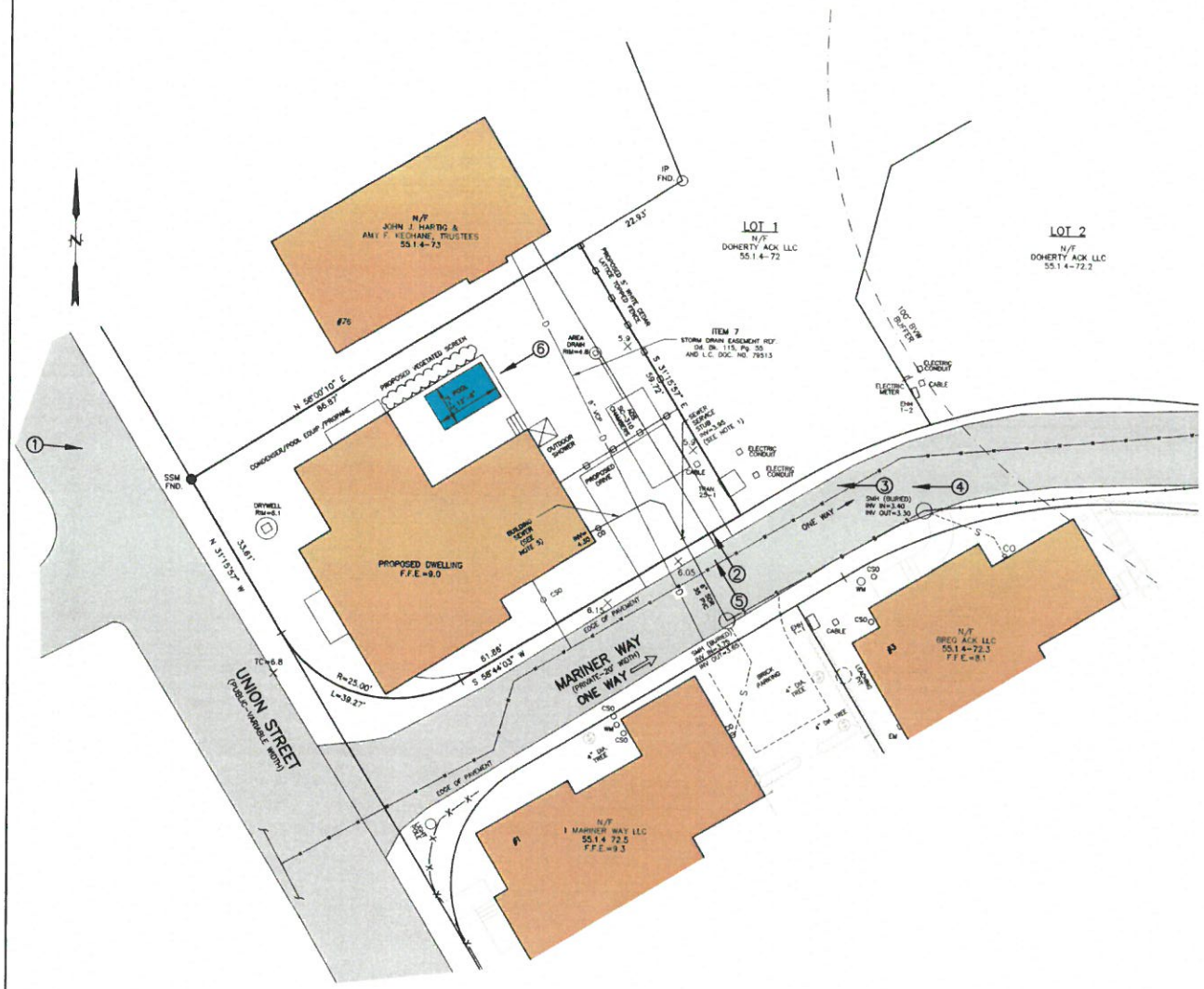
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 5,005 S.F.±
SCALE: 1" = 10'


N/F
JOHN J. HARTOG &
AMY F. KEOHANE, TRUSTEES
55.1.4-7.5
#76
IP FND.
22.93'
LOT 1
N/F
DOHERTY ACK LLC
55.1.4-72
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
PROPOSED & EXIST. CLEAN OUTS TO BE RAISED TO FINISH GRADE
ITEM 7
STORM DRAIN EASEMENT, REF. Dd. Bk. 115, Pg. 55 AND L.C. DOC. NO. 79513
S 31°15'37" E
39.72'
N 58°07'10" E
86.87'
PROPOSED VEGETATED SCREEN
CONDENSER/POOL EQUIP./PROPANE
POOL
11.33' x 4'
AREA DRAIN RIM=4.8
OUTDOOR SHOWER
PROPOSED DRIVE
SEWER SERVICE STUB 1.5% (SEE NOTE 1)
ELECTRIC CONDUIT
ELECTRIC METER
ELECTRIC CONDUIT
CABLE
ELECTRIC CONDUIT
PROPOSED DWELLING
F.F.E.=8.0
DRYWELL RIM=8.1
BUILDING SEWER (SEE NOTE 5)
INV=4.00
SSM FND.
N 31°15'37" W
53.81'
TC=6.8
R=25.00'
L=38.27'
S 58°44'03" W
61.86'
UNION STREET
(PUBLIC-VARIABLE WIDTH)
MARINER WAY
(PRIVATE-20' WIDTH)
ONE WAY
EDGE OF PAVEMENT
SMH (BURIED)
RIM=10.43
INV IN=3.40
INV OUT=3.30
SMH (BURIED)
INV IN=3.40
INV OUT=3.30
ONE WAY
BRICK PARKING
4" DIA. TREE
CABLE
N/F
BREG ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4-72.5
F.F.E.=9.3
EDGE OF PAVEMENT
4" DIA. TREE
4" DIA. TREE
CABLE
CABLE
CABL

2 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of property from Union Street



2 View of property from Mariner Way



3 View of property from Mariner Way



4 View of property from Mariner Way



5 View of property from Mariner Way

6

Pool Mock Up

2 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 3/21/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6934 Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.4

Street & Number of Proposed Work: 2 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KENS HOLDINGS CO 100 CONIFER HILL DRIVE UNIT 304 DANVERS, MA 01923

Contact Phone #: EDOHERTY@KENSTERRY.COM E-mail: 978-360-0955

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $608.40

Must be acted on by: ~~10/24/22~~ 12/31/22 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments ~~- Restrictions - Conditions~~

THRU STAFF: PRIOR ROOF WALK TO BE BROUGHT BACK, ADD "TYPICAL CHIMNEY" - BOTH ON MAIN ROOF. TYPICAL TRIM PACKAGE (DIMENSIONS). ~~KICK PANELS ON~~ FRENCH DOORS. AXE 3RD FLR GABLE WINDOWS.

RESILIENT NANTUCKET - CH. 11 AE9

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 51'6" Width: 48'8" Sq. Footage 1st floor: 1531 SF Sq. footage 2nd floor: 1511 SF Sq. footage 3rd floor: _____

Decks/Patio: Size: 17 x 31 ☒ 1st floor ☐ 2nd floor Size: _____ ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 31' South 31' East 31' West 31'

Additional Remarks: POOL IS PROTECTED BY PERIMETER PLAN AND IS IN THE DECK ON EAST-REAR

Historic Name: _____

Original Date: _____

Original Builder: _____

REVISIONS* (describe)

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

NEW DWELLING INSET POOL IN DECK - 11'x8'

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATER STRUCK ☐ Other TYPICAL DETAILS - CORBELLING

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" ALUMINUM - BOXED

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TYPICAL TRIM PACKAGE

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

C. Dimensions: Fascia 1x12 + 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 1x8 Frieze _____

Window Casing 1x5 Door Frame FRONT 8" REST 1x5 Columns/Posts: Round _____ Square 6"x6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other 6/6 ~~1/1~~ x 6/6 LT

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL - ~~DUTCH DOOR~~ Rear 12 LT W/KICK PANEL Side 12 LT W/ KICK PANEL

Garage Door(s): Type _____ Material ~~STEEL~~

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CEDAR/SLATE/PEWTER ~~GREY~~ GREY

Trim WHITE Sash WHITE Doors FRONT ESSEX GREEN

Deck NTW Foundation GRAY PARGED ~~Fence~~ ~~FRONT RAILING~~ Shutters WHITE ROOF WALK - NTW

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

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

Date 8/25/2022 Signature of owner of record _____ Signed under penalties of perjury

2. The Brant LLC 12-7612	6 &8 N Beach/4 Dolphin	New building	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approved and pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. (Oliver)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-12-7612**

3. The Brant LLC	6 &8 N Beach/4 Dolphin	Hardscape	42.4.1/65.1	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to Approved through Staff gate vine boxes on the interior of the gate; 6'fence; eliminate picture frame' go to standard board, hiding rails & post, no gaps. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2023-0**

4. Doherty Ack LLC 08-6934	2 Mariner Way	New Dwelling	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** appreciates the changes, Funky lines on drawings, hard to discern at some location, French doors should be 12 lights, landscape plan needed. **McCleod-** windows in the rear addition should be taller on the south and east the main mass should have large chimney to fit in with surrounding architecture, the gable window shouldn't be horizontal six light, more like a vertical 4 light or another double hung, looks like an awning looking inappropriate. **Camp-** too tall, roof pitch too shallow, needs a chimney, 1st floor windows on the south elevation 2nd mass should be the same size as the ones on the main mass. Drawings should be clearer. **Oliver-** ok with it, a chimney would be nice make it look more traditional. **Welch-** appreciates the changes, to large overlarge. Union side elevation looks the most appropriate with respect to height and massing, the chimney should return. Roof walk would be appropriate. On the Mariner side its over fenestrated too organized.
Motion	**Motion to approved through Staff prior widows walk to be brough back, add "typical chimney" to the right side, lose gable windows on south and east elevations 3rd floor, "typical trim package" Traditional door casings on the front door. FEMA package (Welch)**
Vote	Carried 3-2// Welch, Camp, Pohl-aye / Oliver & Coombs-nay — Certificate # **HDC2022-08-6934**

5. Doherty Ack LLC 08-6939	4 Mariner Way	New Dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	Angus McCleod- HSAG
Concerns	**Backus-** infill structure within the OHD. The front door is atypical. **McCleod.** - the ridge in the perpendicular rear addition should drop below the secondary mass that it intersects, the two adjacent second floor decks are excessive, one should be removed, same issue as #2 with the gable windows. **Camp-** right hand mass is still bit too large, the north elevation is too cumbersome, agrees with McCleod, additive massing is needed. Remove the balcony. **Oliver-** Massing is a concern, specifically the east and the west. The peak is unusual. **Coombs-** Would like to see additive massing. The houses need chimneys. Less windows, less decks. Welch- Drawings are an issue, structure is still too wide, secondary addition is too wide, it has a funky trim package. East elevation is over fenestrated and poopy decks, needs to be cleaned up.
Motion	**Hold for Revisions. (Camp)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6939**

APPROVED
HDC2022-08-6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

PROPOSED

18. Robert Turner **03-8173**	11 Seikinnow Place	New front stoop	67/525	DTA
19. Back East lot62 LLC **03-8165**	62 Nobadeer Ave	New pergola	88/11	Ahern
20. Back East lot62 LLC **03-8114**	62 Nobadeer Ave	Demo structure	88/11	WAPD
21. Back East lot62 LLC **03-8113**	62 Nobadeer Ave	New main house	88/11	WAPD
22. Back East lot62 LLC **03-8116**	62 Nobadeer Ave	New guest house	88/11	WAPD
23. Back East lot62 LLC **03-8118**	62 Nobadeer Ave	New shed	88/11	WAPD
24. Back East lot62 LLC **03-8117**	62 Nobadeer Ave	New garage	88/11	WAPD

Voting	Welch, Camp, Coombs, Patten, Dutra
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-01-(as noted)**

V. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Back East lot62 LLC **03-81**	62 Nobadeer Ave	Pool & hardscape	88/11	Ahern

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Thornewill, Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence.
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve through Staff Conditions (Welch)**
Roll-call Vote	Carried 5-0 // Camp, Coombs, Welch, Oliver, Pohl-aye; — Certificate # **HDC2023-01-(as noted)**

VII. OLD BUSINESS 02/14/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Harvey Jones **02-7951**	78 Main st	Fence	42.3.1/55	Normand Residential

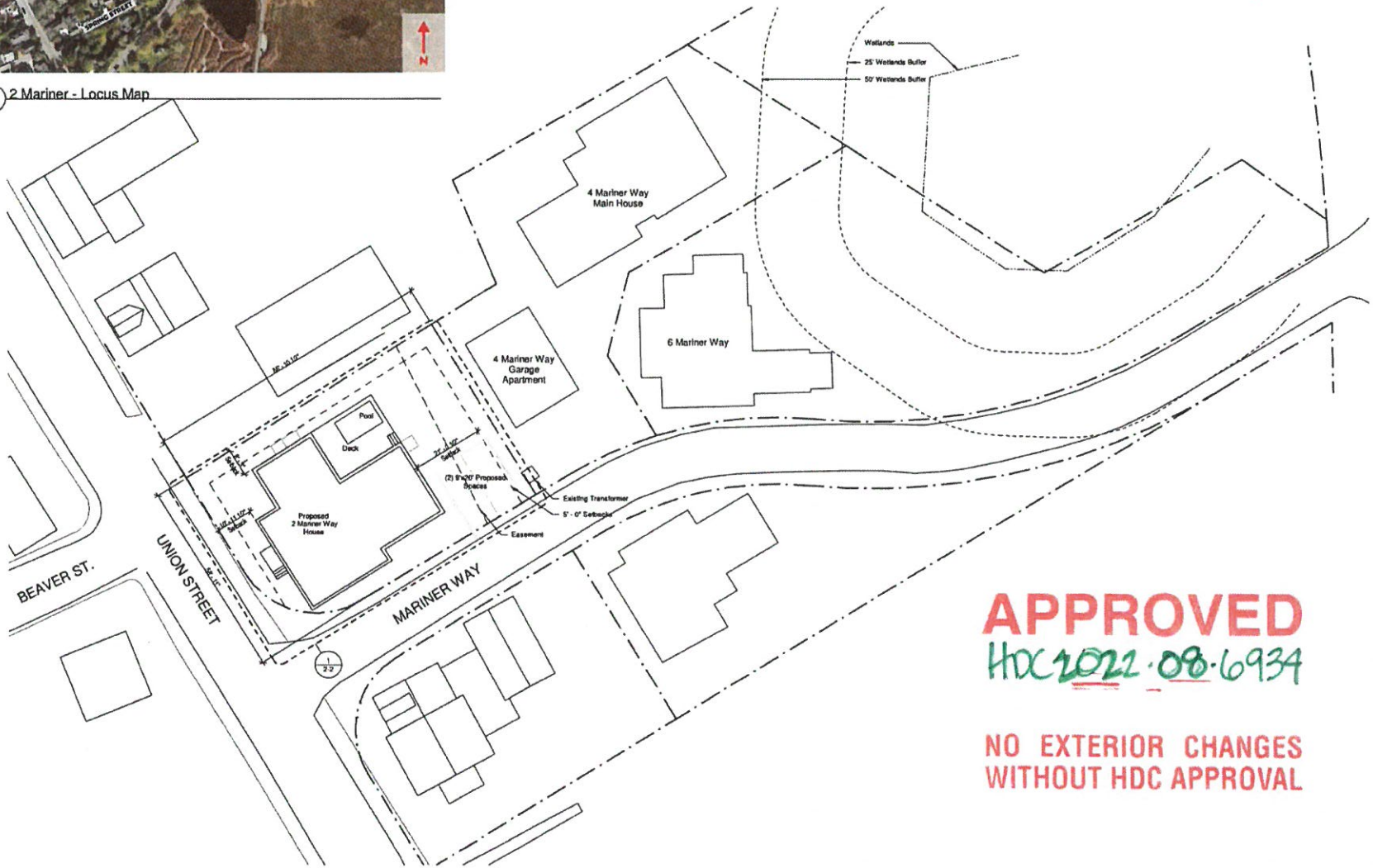
Voting	Welch, Camp, Coombs, Dutra, Patten
Alternates	None
Recused	Pohl, Oliver, Thornewill
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand
Public	None
Motion	**Motion to Approve (Coombs)**
Vote	Carried 5-0 — Certificate # **HDC2023-02-7951**

2. Doherty Ack LLC **08-6937**	2 Mariner Way	Hardscape	55.1.4/72.4	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	**Mickey Rowland/HSAG-** Two car driveway is not appropriate.
Concerns	**Backus-** Brick apron recommended; material to be consistent. **Oliver-** Application missing information. **Camp-** Concerned with fence.
Motion	**Motion to approved through staff with driveway to be all brick, running bond, curve corners @ street; 4' high boards fence (NTW) around pool equip. 5' high board fence (rather than 5 &1) along perimeter; provide photos of landscape elements. (Welch)**
Roll-call Vote	Carried 5-0// Oliver, Camp, Coombs, Welch, and Pohl-aye — Certificate # **HDC2022-08-6937**



2 Mariner - Locus Map



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

APPROVED
HDC2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Received
8/9/23

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
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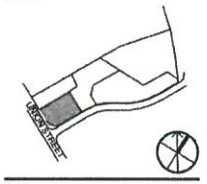
(617) 938-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hera Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CO
CHECKED BY: RS

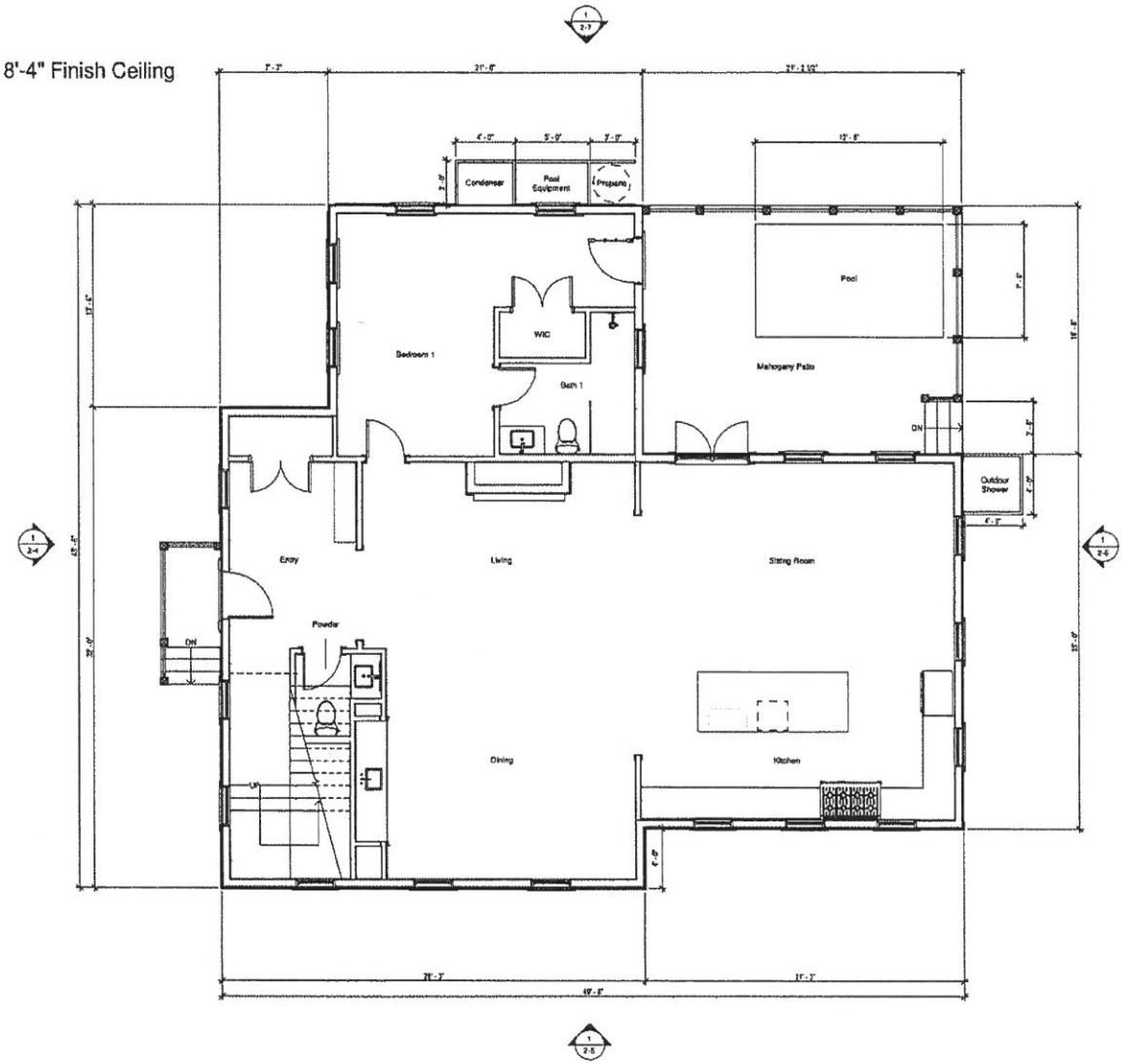
SHEET NAME:
Site Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION

SHEET #:
2-1

8'-4" Finish Ceiling



MODIFICATIONS | 23.03.21

- No Level 01 Plan Modifications

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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2904

Civil Engineer:
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(508) 228-0240

Structural Engineer:
Rooney And Guerrerio LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
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Landscape Architect:
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318 Harvard Street, Suite 23
Brookline MA 02446
(617)735-1180

Energy Rater:
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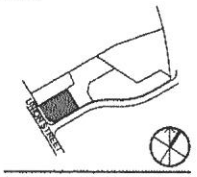
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

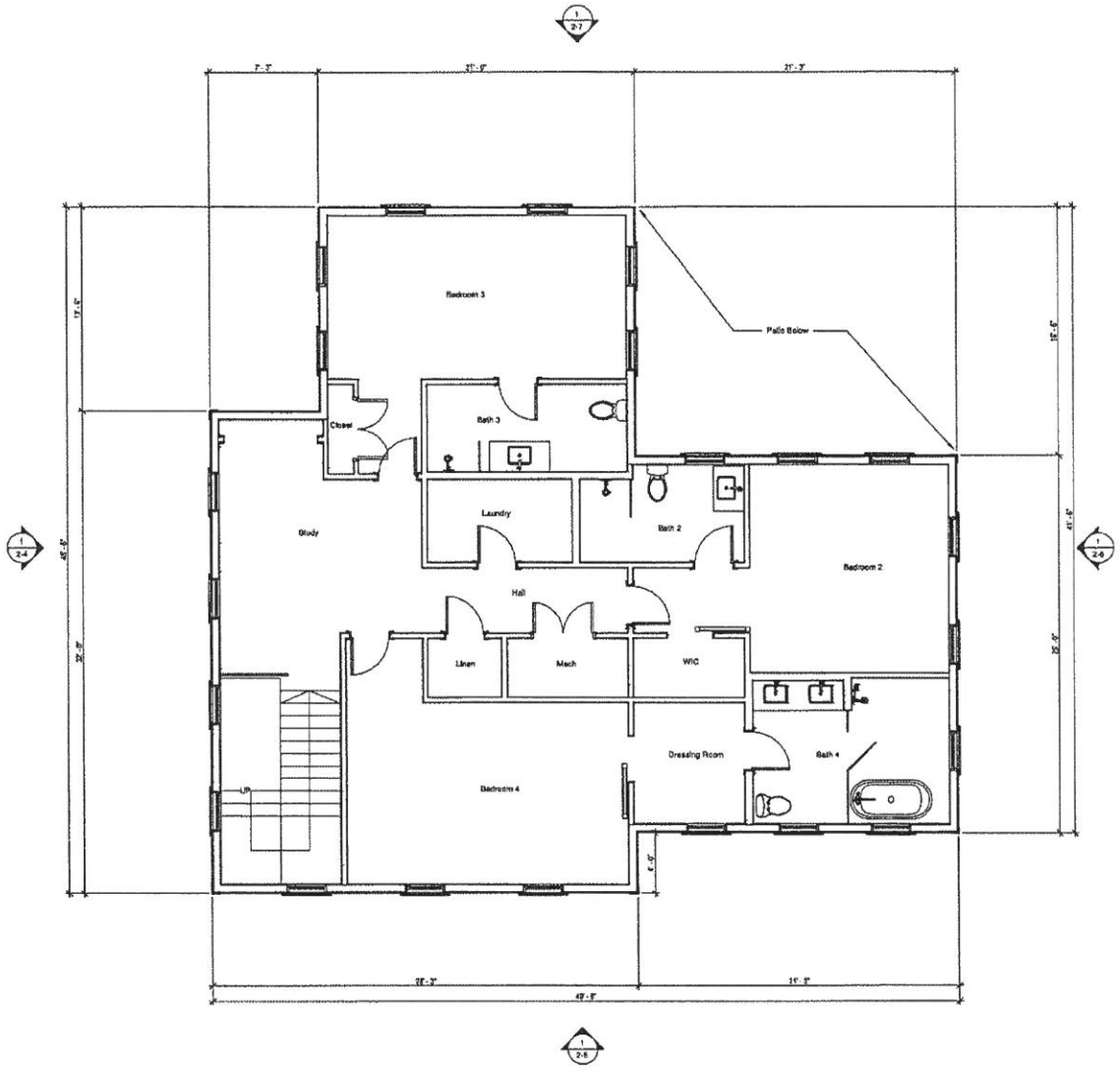
PROJECT #: P0370.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RS

SHEET NAME:
Level 1 Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	25.01.28	HDC Revisions, RS

SHEET #:
2-2



1 HDC Application Level 2
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
209 Broadway Suite #103
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(781) 542-2006

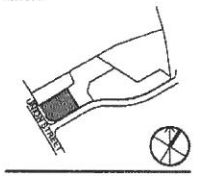
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosetne And Guarnaccino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater
Hare Energy Raters LLC.
Millis, MA 02054
(508) 631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5

SHEET #:
2-3

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

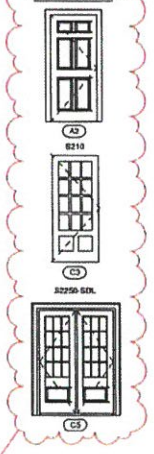
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5625	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

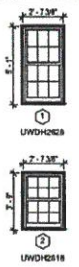
APPROVED
HDC2022.08.6934

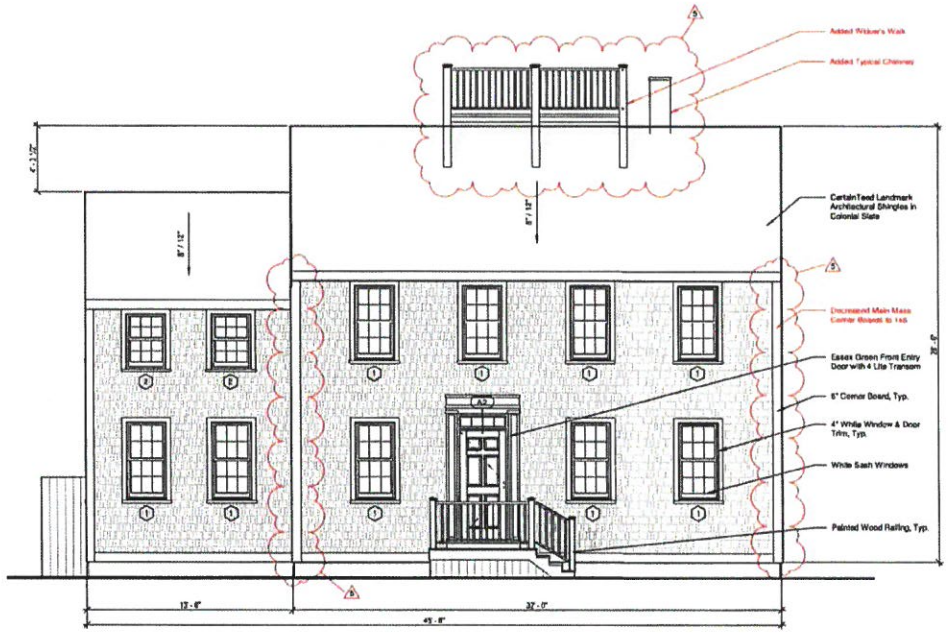
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows
- Added Traditional Door Casing at Front Entry

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2666

Civil Engineer:
Nantucket Surveyors,
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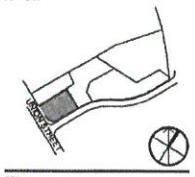
Brookline MA 02446
(617)735-1180

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(508) 631-0633

KEY PLAN:



SEAL:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6

SHEET #:
2-4

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2828	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

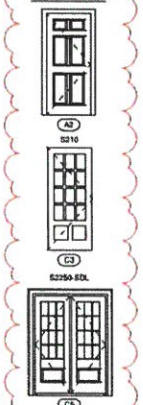
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

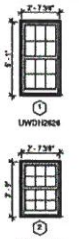
APPROVED
HDC 2022.08.6934

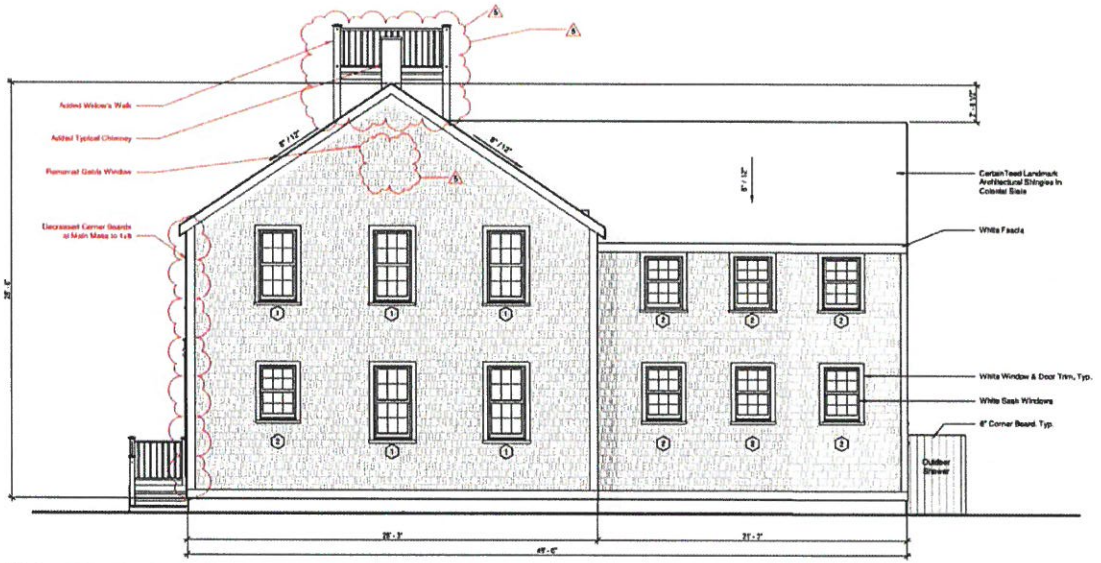
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





1 South Elevation - Mariner Way
1/4" = 1'-0"

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2886

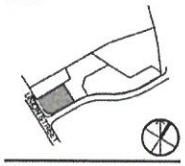
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Guerrachino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 638-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1183

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 831-6653

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P0270.0
ISSUE DATE: 04/04/2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6

SHEET #:
2-5

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
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Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
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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
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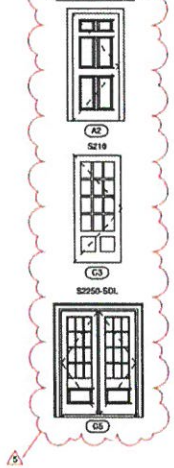
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Archiectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

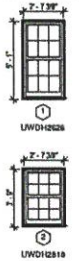
APPROVED
HDC2022.08.6934

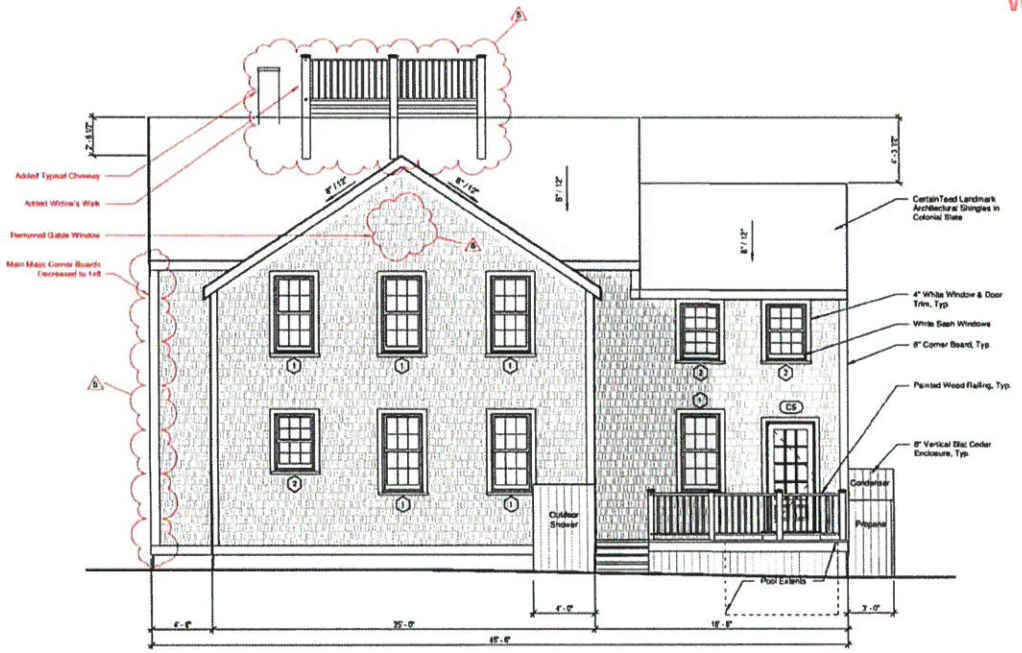
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Exterior Door Legend



Window Legend





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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2000

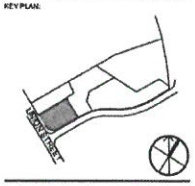
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0345

Structural Engineer:
Roome And Gasmarche LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 926-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #:	P0270.0
ISSUE DATE:	04/04/2023
PROJECT STATUS:	HDC Application
DRAWN BY:	CD,BS
CHECKED BY:	RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_RS
5	23.03.21	HDC Revisions_RB

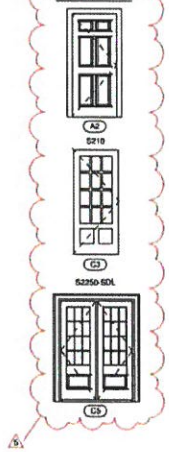
SHEET #:
2-6

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	SimUlated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood

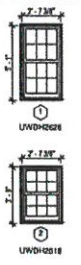
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	6' - 11"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass
C5	5' - 0"	7' - 0"						

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Essex Green - PMS 5605	Refer to Door Sched.
Ancillary Doors	Therma-Tru Ltd.	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Colonial Slate	1x8 Fascia
Shingles			Natural Cedar	
Trim			White	1x4
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Exterior Door Legend

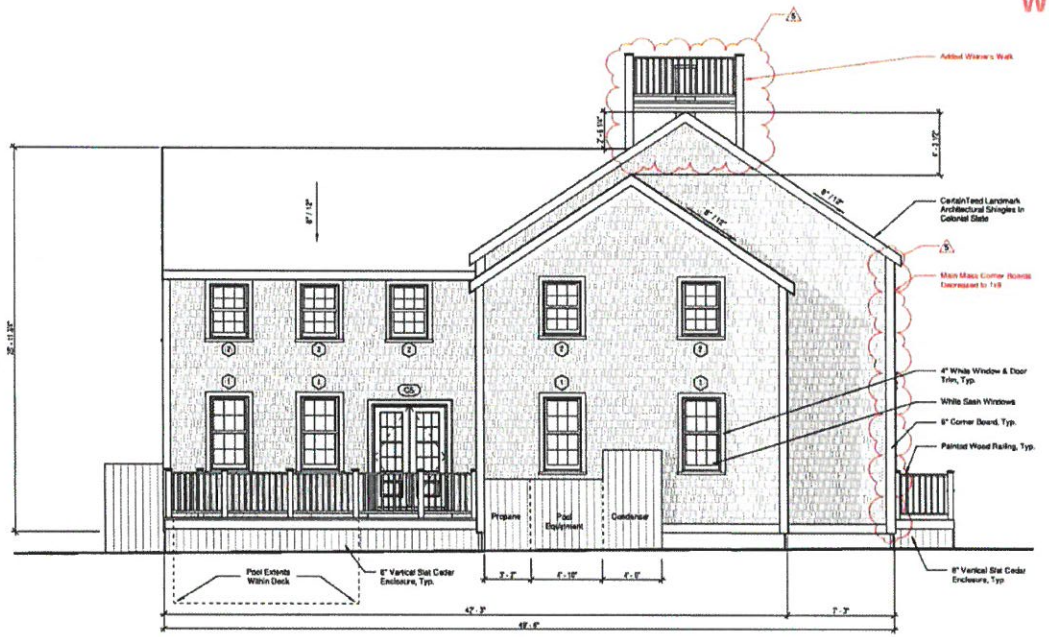


Window Legend



APPROVED
HDC2022.08.6934

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

MODIFICATIONS | 23.03.21

- Added Widow's Walk
- Added Typical Chimney
- Decreased Size of Corner Board at Main Mass to 1x8
- Removed Gable Windows

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842 2996

Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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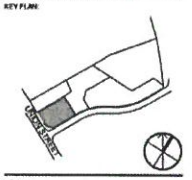
Brookline MA 02446
(617)735-1160

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508) 631-0633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
2 Mariner Way | Lot 4

PROJECT #: P627D.0
ISSUE DATE: 04-04-2023
PROJECT STATUS: HDC Application
DRAWN BY: CD,BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

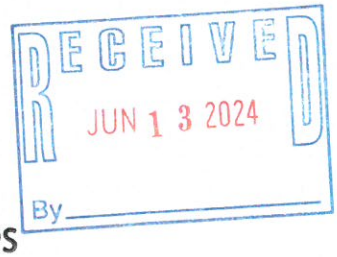
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.23	HDC Revisions
4	23.01.25	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS

SHEET #:
2-7

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/13/24

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

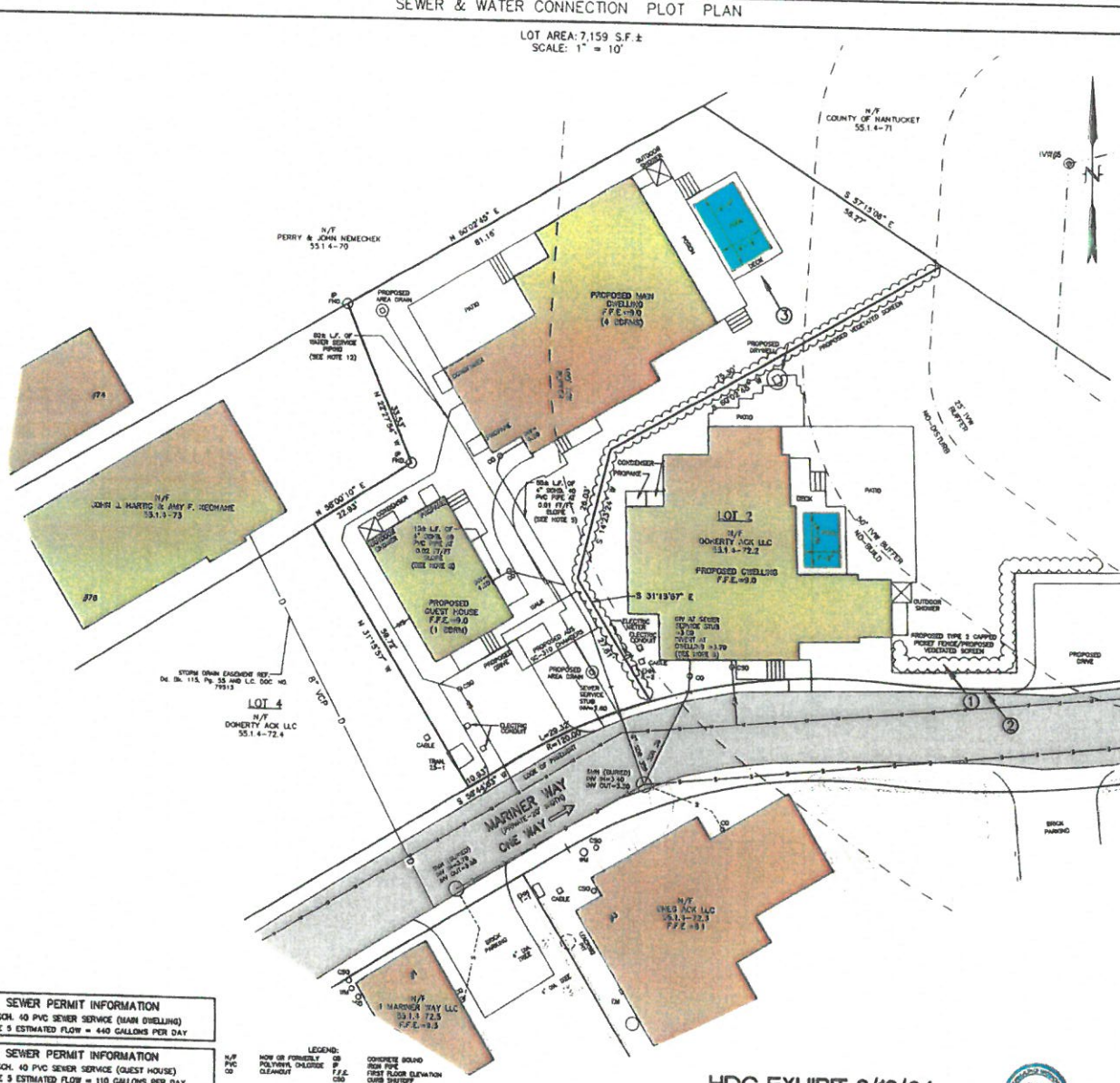
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

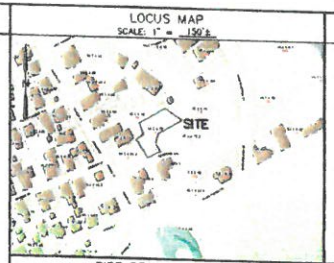
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

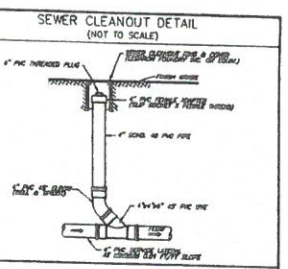
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



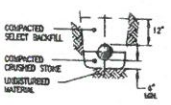
LOCUS MAP
SCALE: 1" = 150'±



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

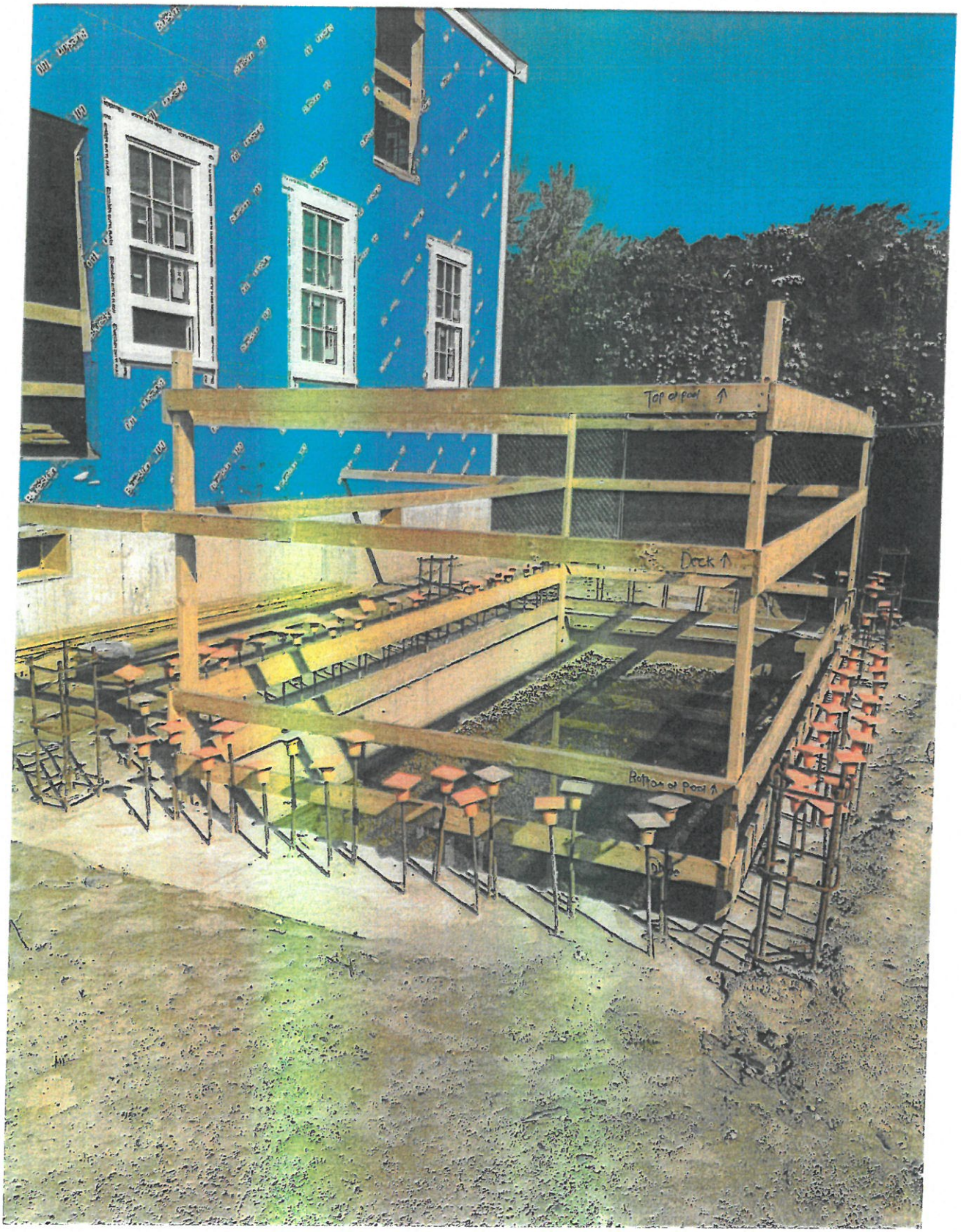


2 View of Property from Mariner Way

3

Pool Mock Up

4 Mariner Way

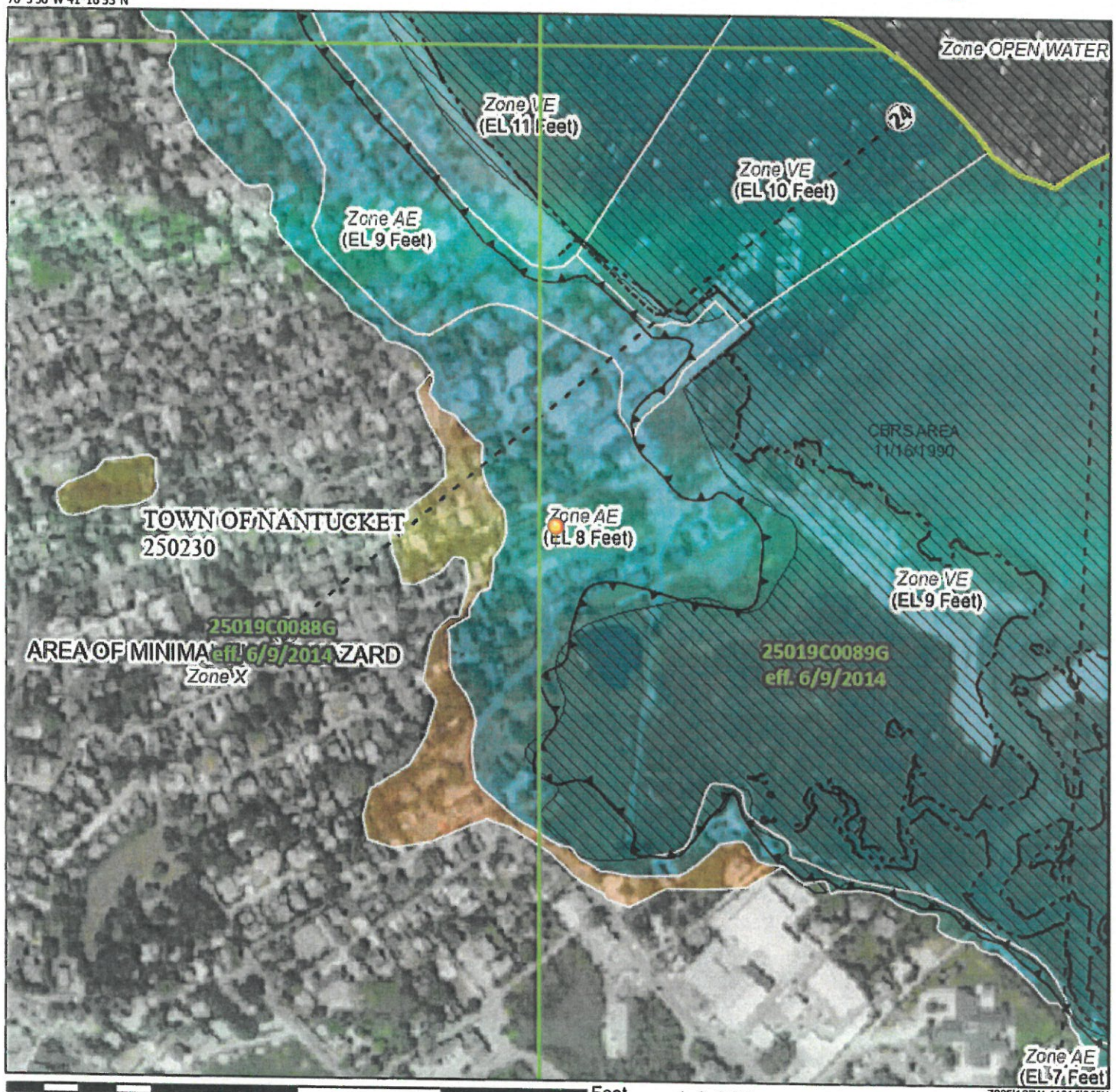


- Top of Pool
- Deck
- Bottom of Pool
- Grade

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

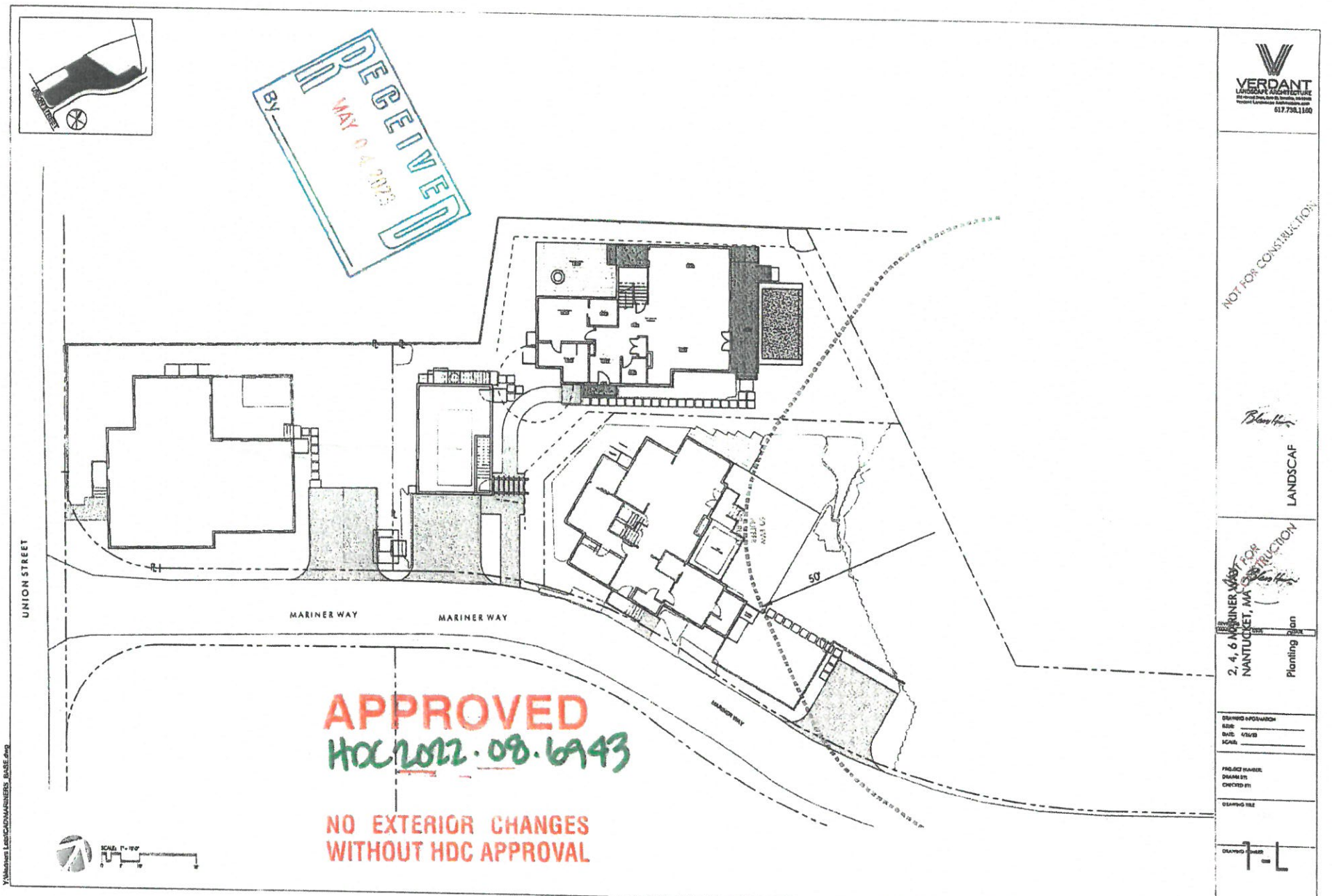
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

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

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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

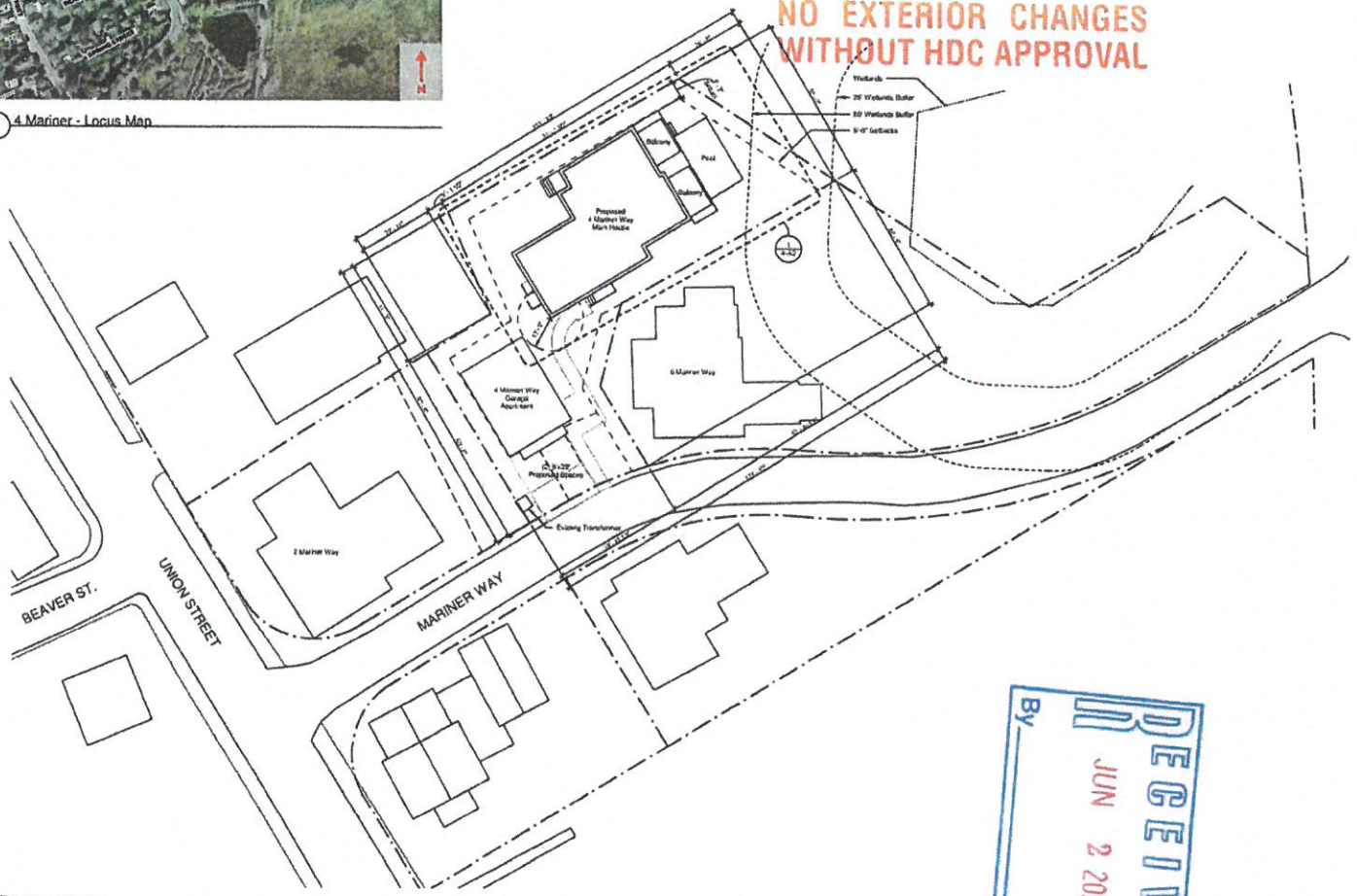
Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**



4 Mariner - Locus Map

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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 01940
(781) 642-2290

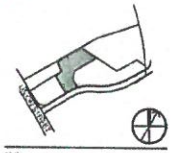
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-9240

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 Rater:
Hera Energy Raters LLC.
Niles, MA 02954
(508) 631-6433

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

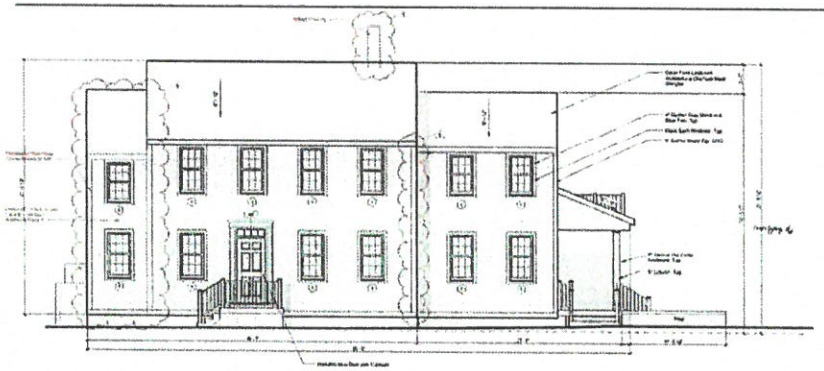
PROJECT #: P0270.2
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

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

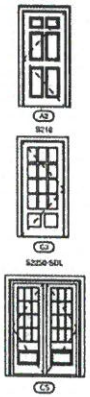
Materials Legend

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

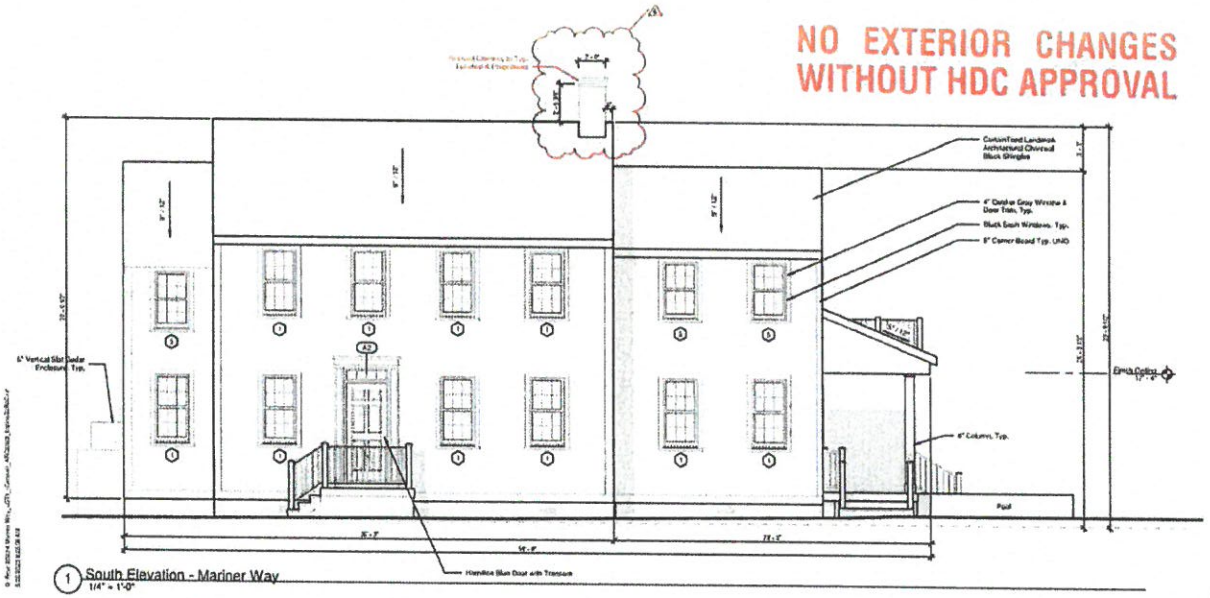


Window Legend



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

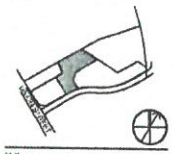
CIVIL Engineer
Merrikin at Surveyors,
5 Windy Way,
Newington, MA 02864
(508) 359-9240

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

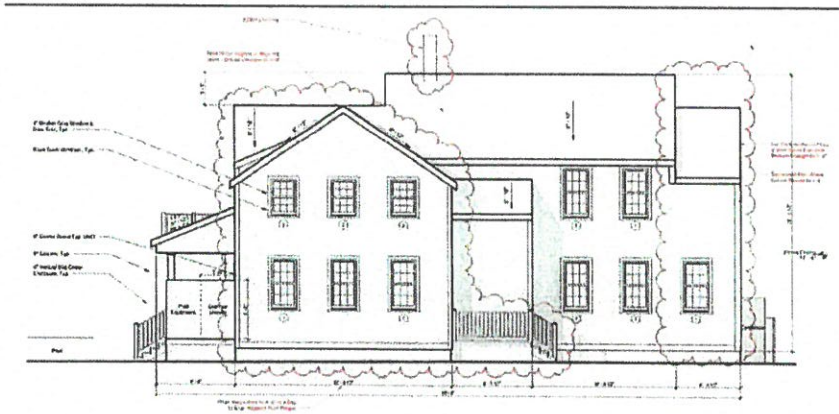
Main House - Exterior Elevations

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

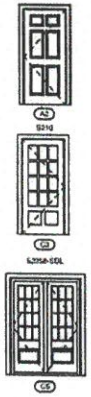
Door Schedule

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

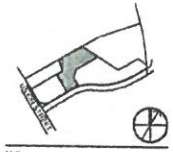
Civil Engineer:
Kentucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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

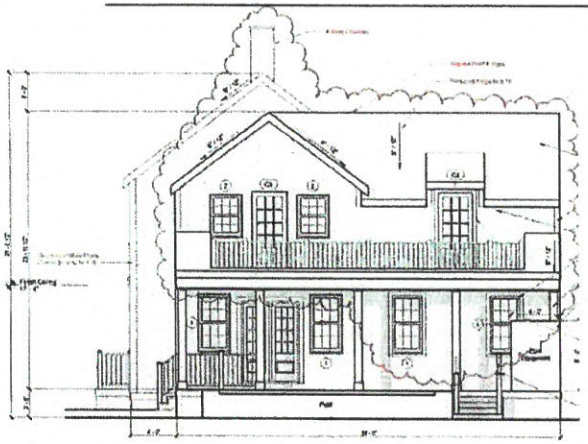
Main House - Exterior Elevations

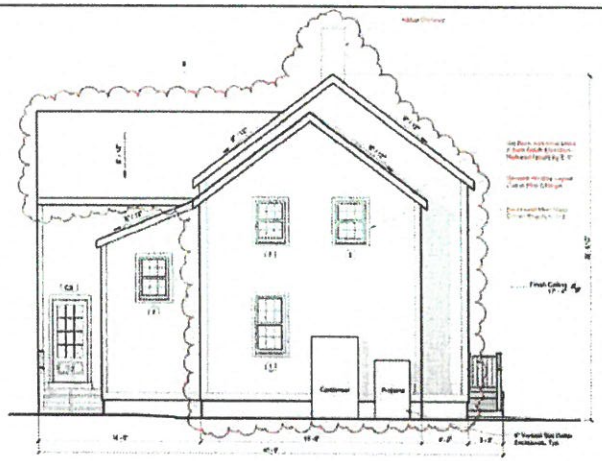
DRAWING HISTORY

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





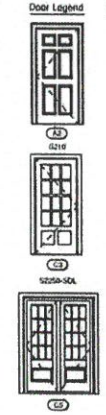
Previous East & West Elevations - 02/21/2023

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	Thermo Tru Ltd	Smooth Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Thermo Tru Ltd	Smooth Star	S262 SDL	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Thermo 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	Thermo Tru	Smooth Star	Hampton Blue PS415	Refer to Door Sched
Ancillary Doors	Thermo 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

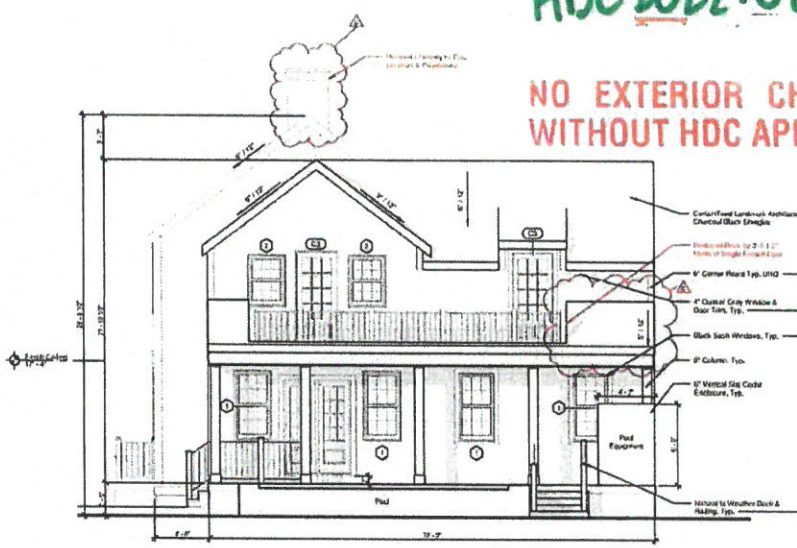


MODIFICATIONS | 23.04.18

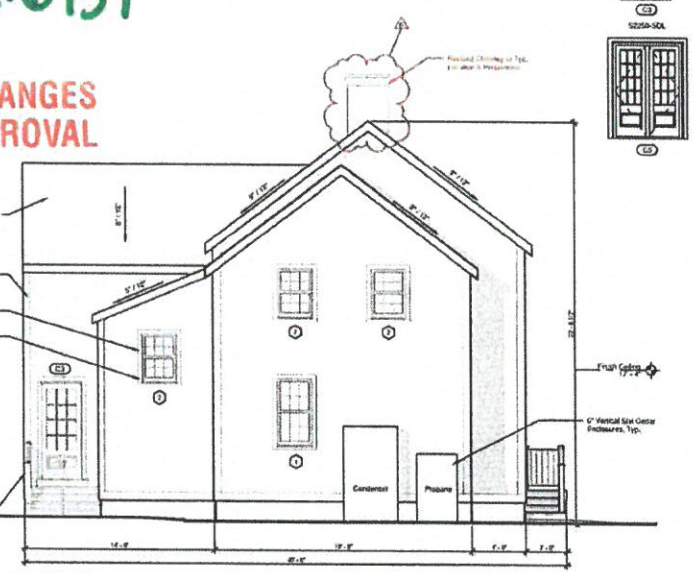
- Reduced Deck by 3'-5 1/2" North of Single French Door
- Revised Chimney Location and Size

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

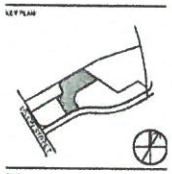
Civil Engineer
Nantucket Surveyors,
5 Wesley Way,
Nantucket, MA 02554
(508) 228-0240

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

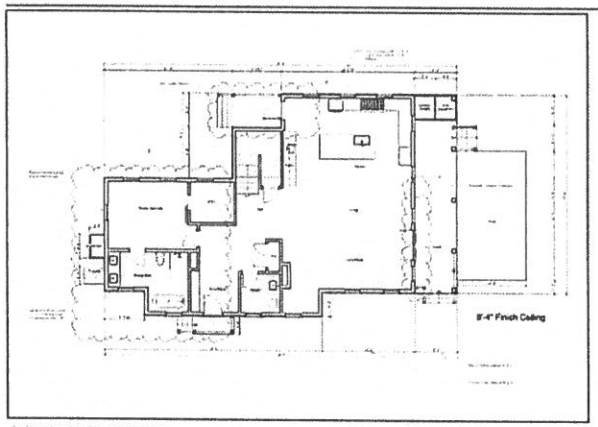
PROJECT #:	P0270.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	BS
CHECKED BY:	RB

SHEET NAME:
Main House - Exterior Elevations

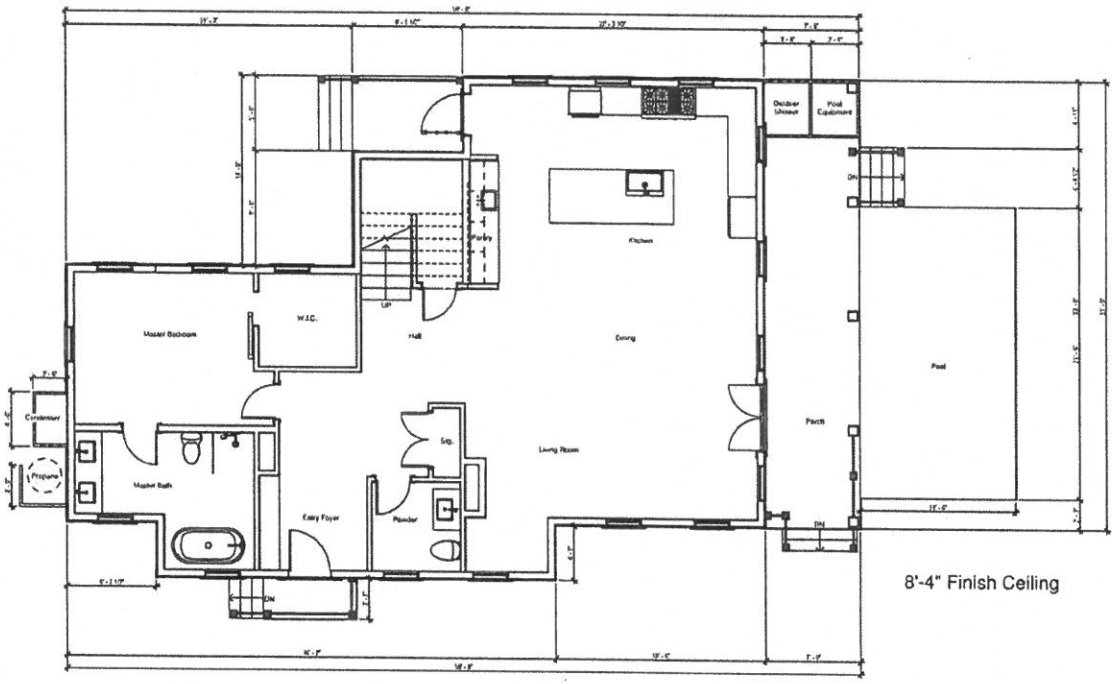
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	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

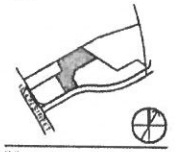
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0242

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

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

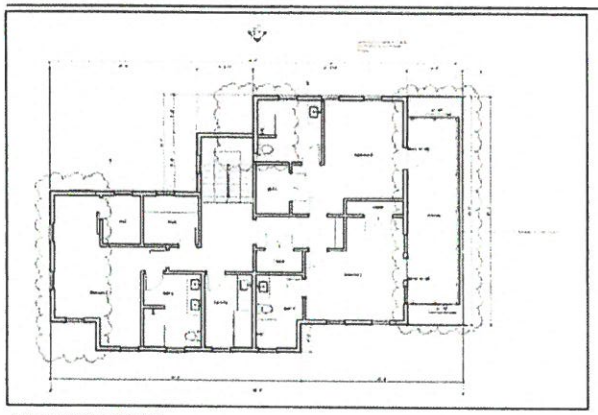
Main House - Level 1 Plan

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 #:

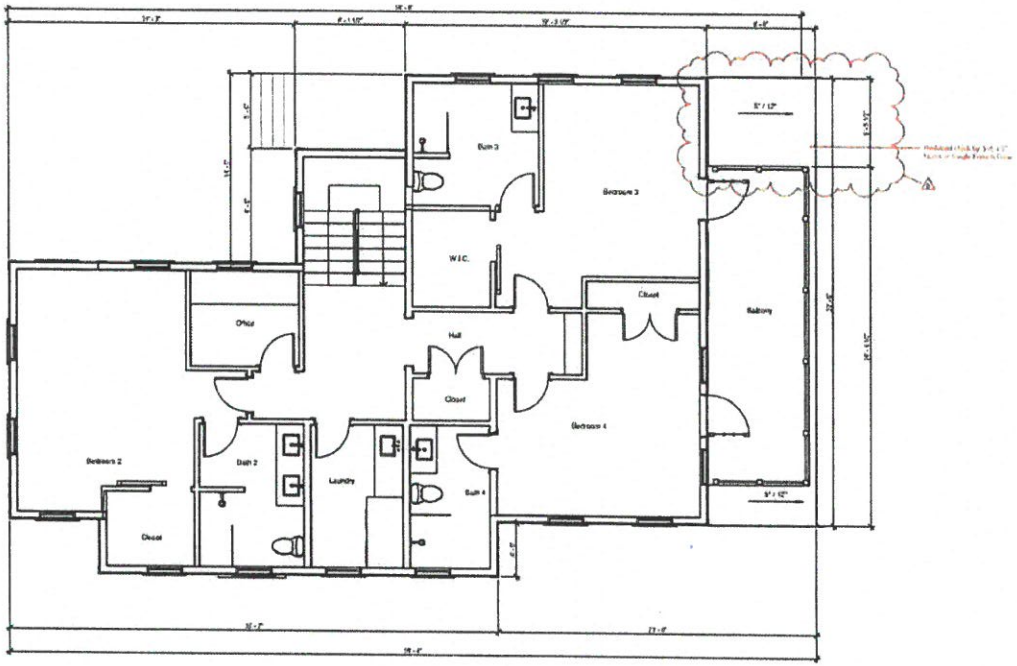
4-A2



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

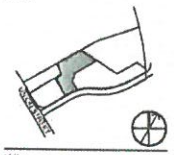
Civil Engineer
Nantucket Surveyors,
5 Windy Way
Nantucket, MA 02554
(508) 228-0240

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

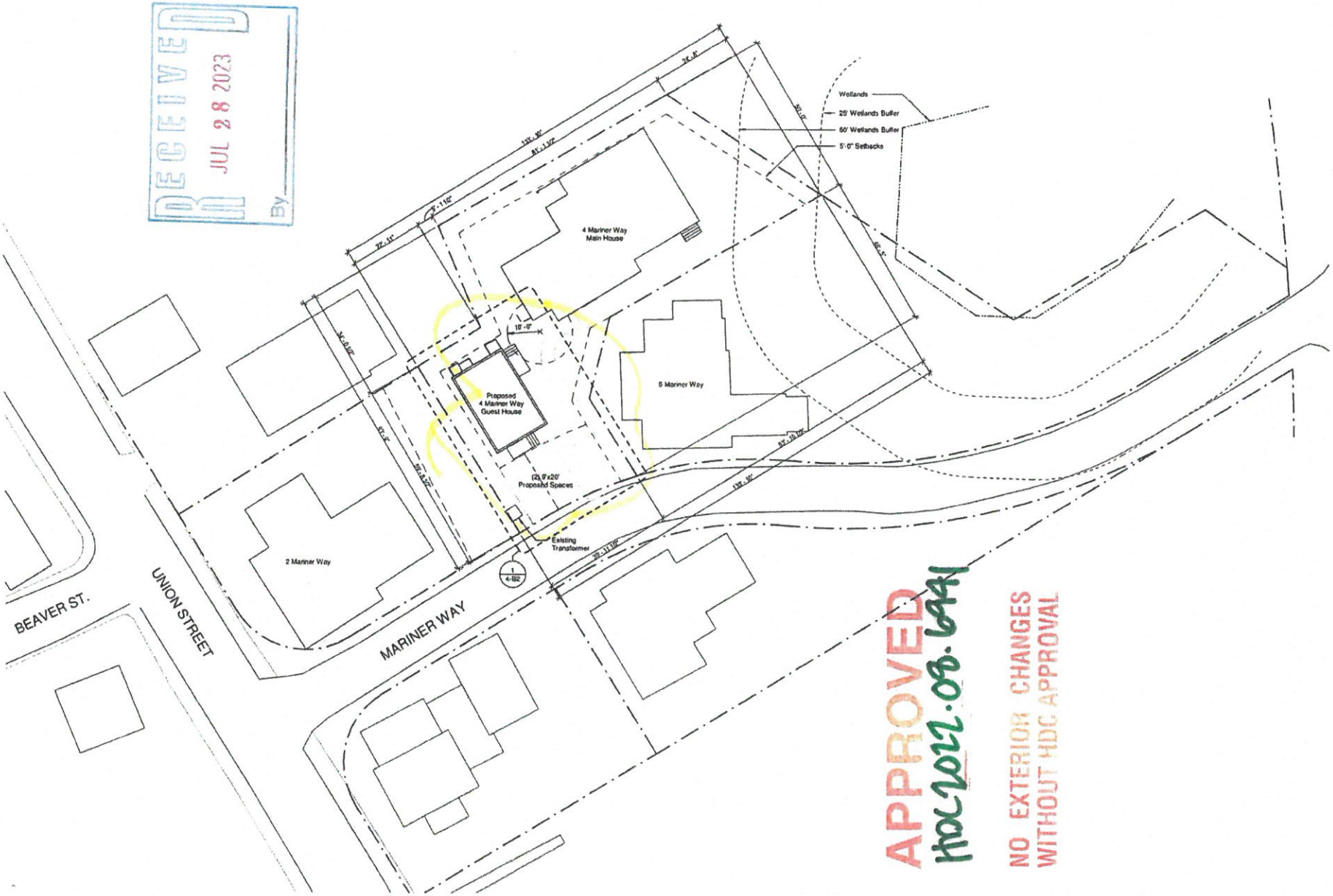
6. Town of Nantucket 20 South Water Windows 42.4.2/29 SMRT

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

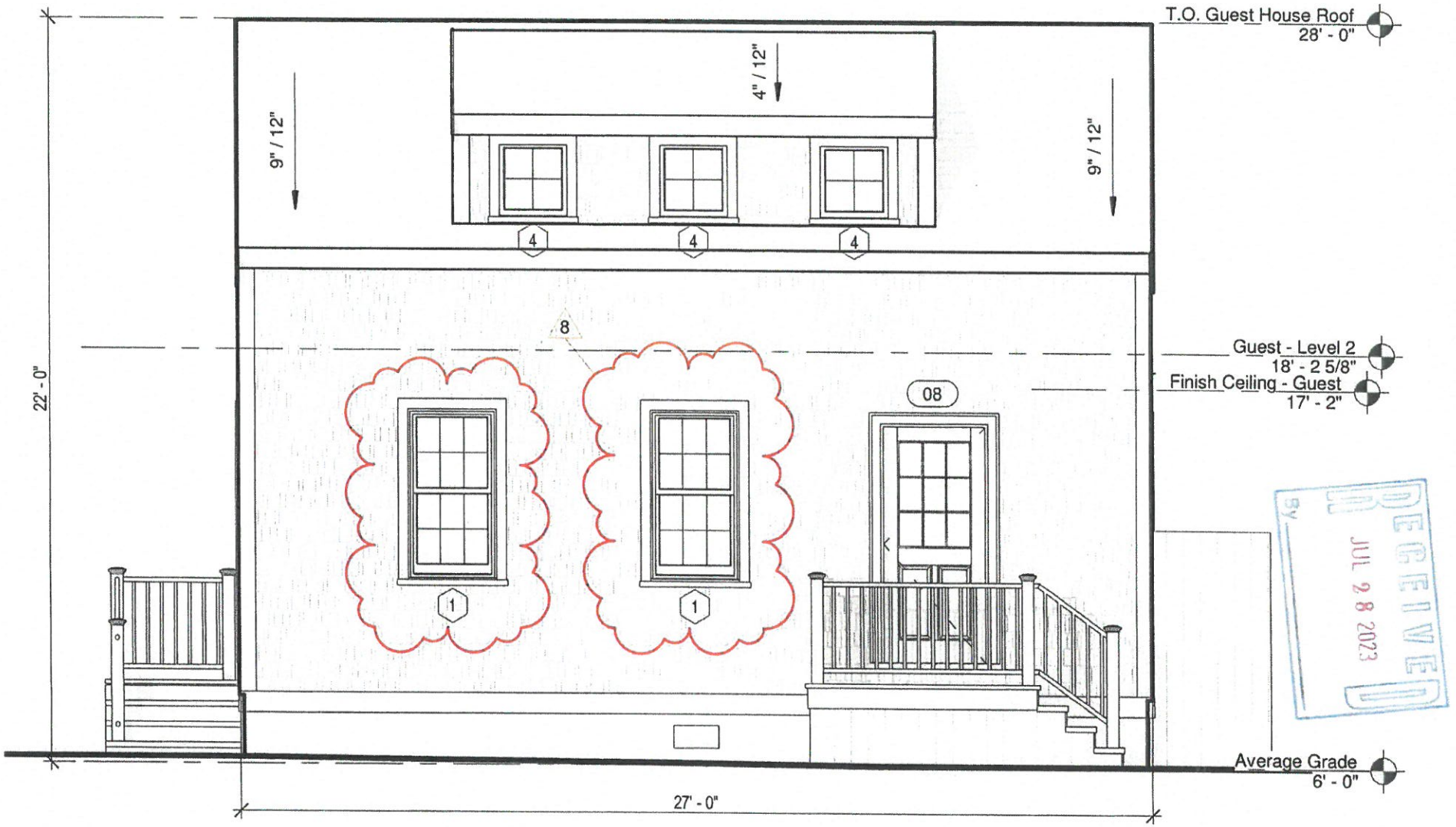


RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

07/19/2023 - HDC R10

APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

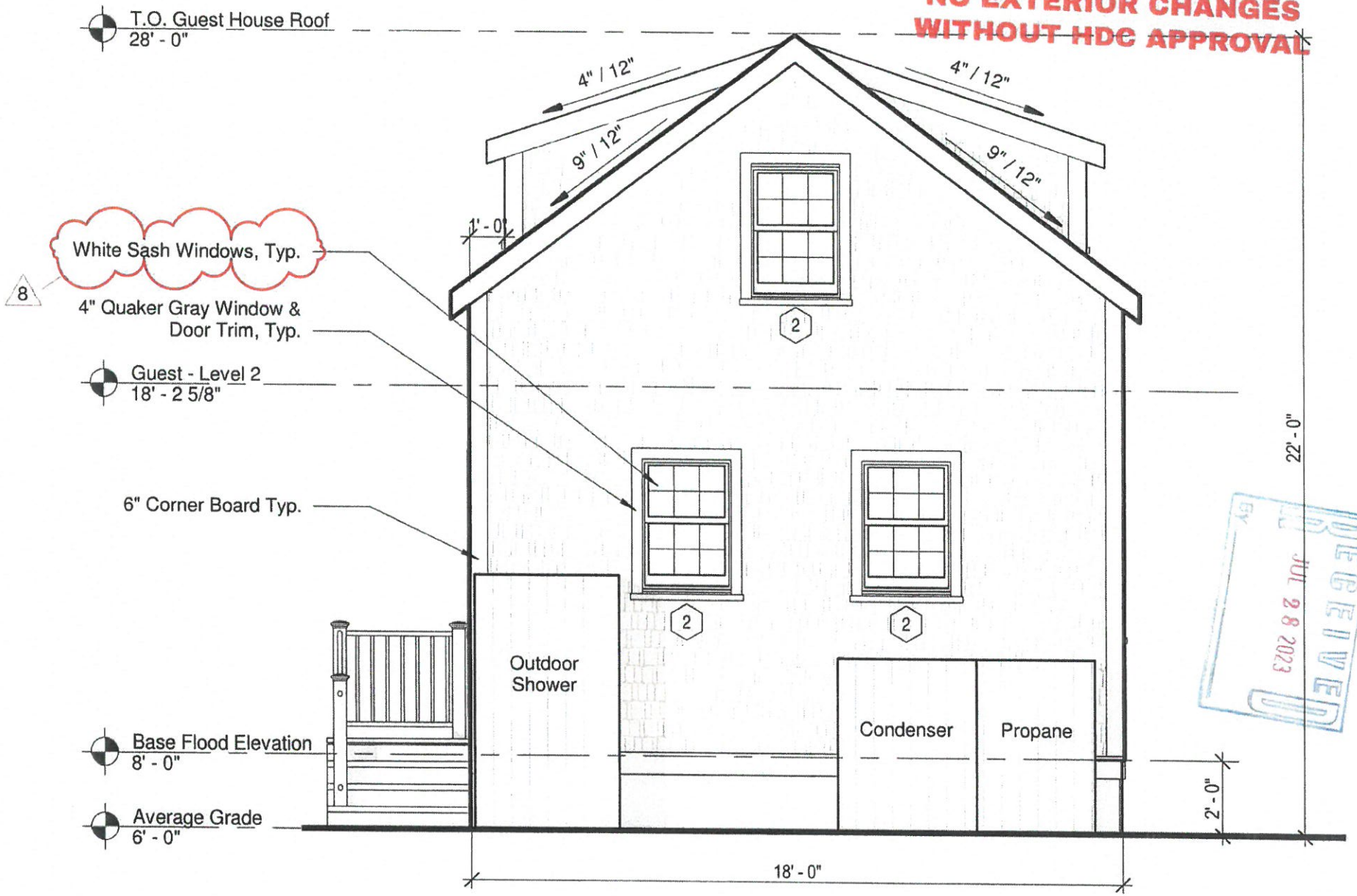


RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

07/19/2023 - HDC R10

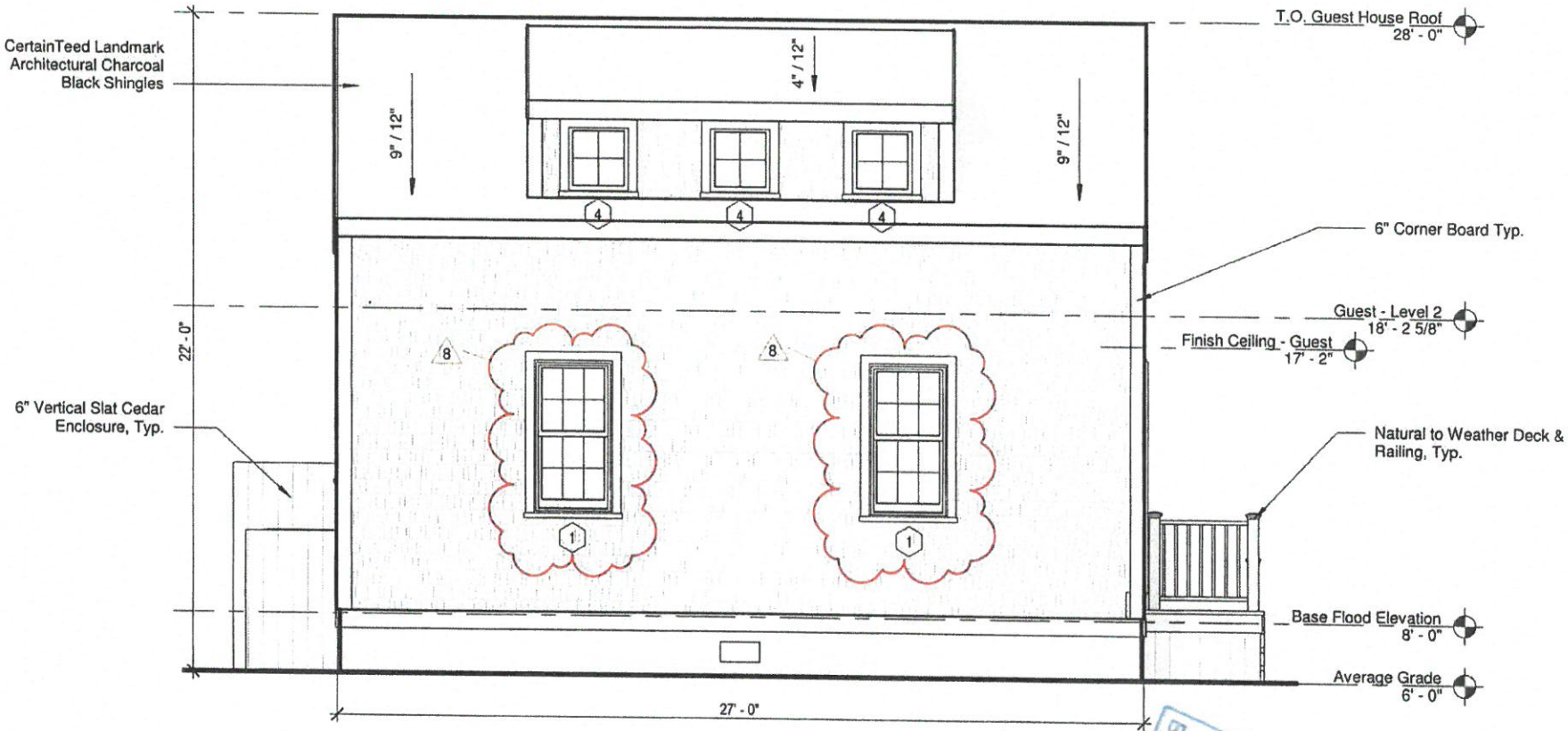
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

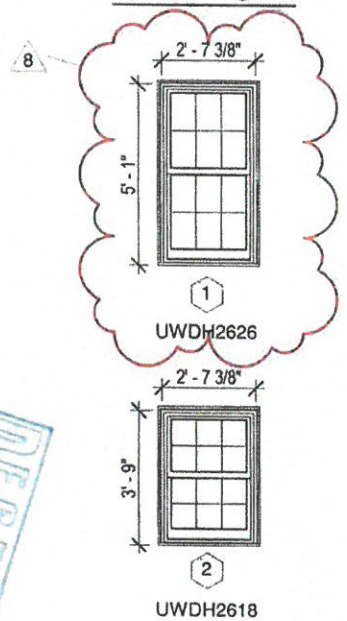
Door Schedule

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.

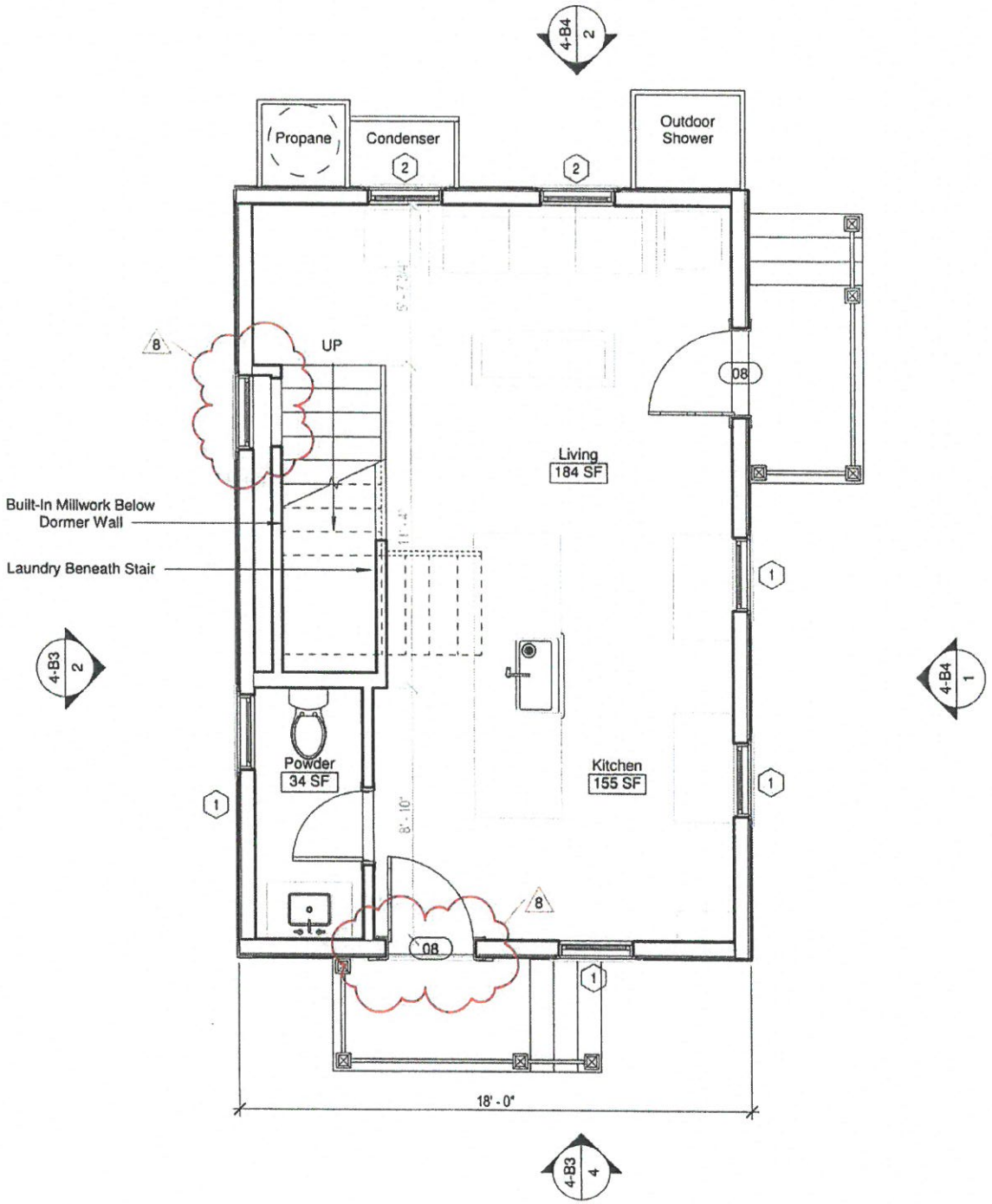
Window Legend





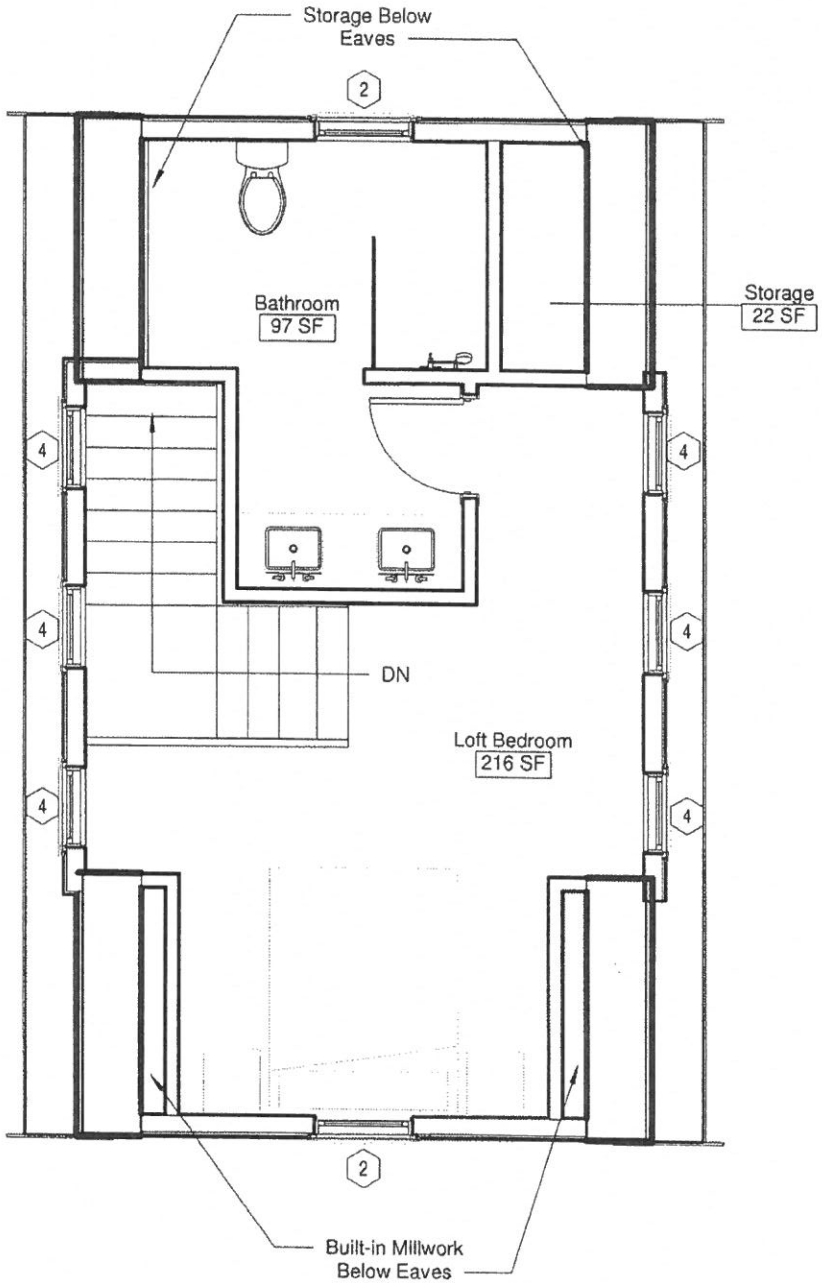
APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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:

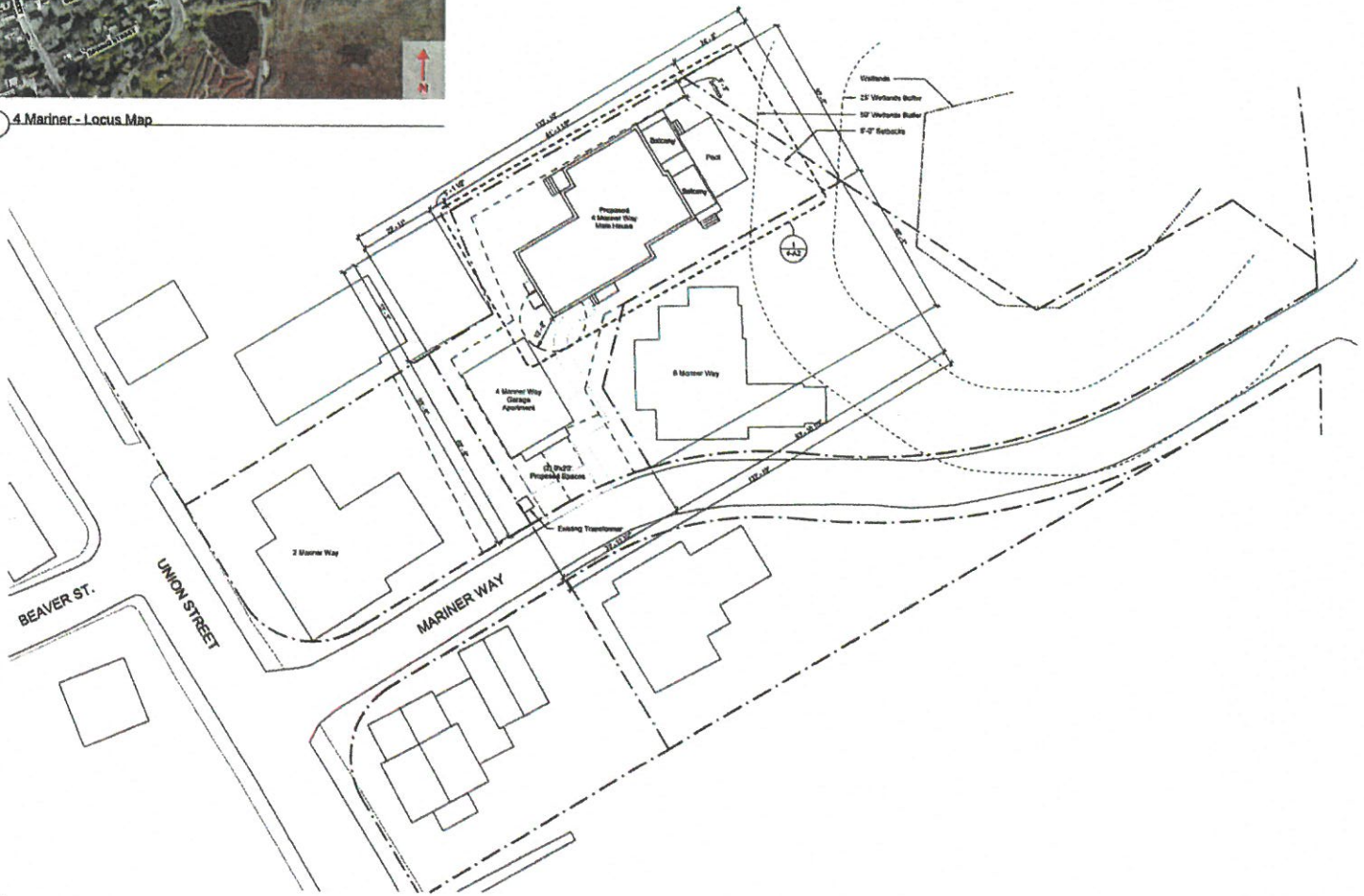
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-72 Address : 4 MARINER WAY
MR ✓	~~Copy of Minutes~~ (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4 - 72
✓	One copy 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

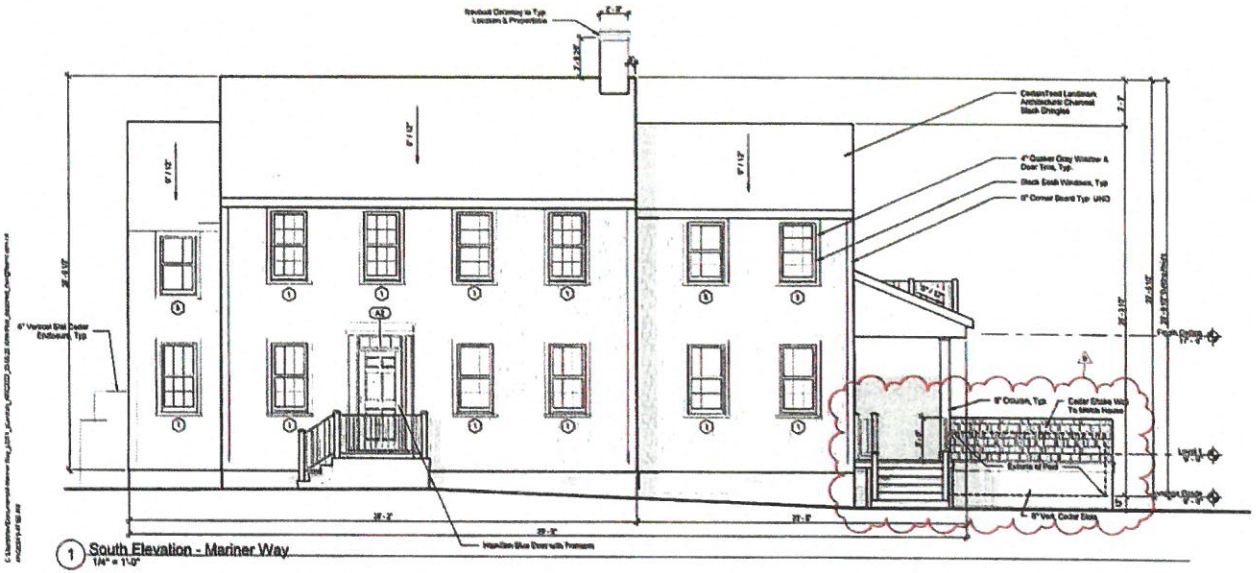
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

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

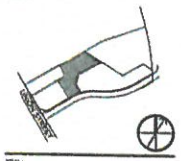
Civil Engineer
Merrimack Surveyors,
5 Windy Way,
Hamilton, MA 02554
(508) 228-9246

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

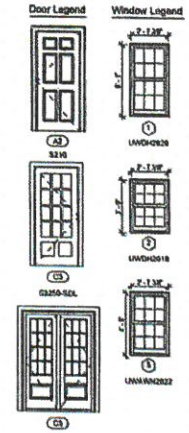
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hearthm Blue - P6415	Refer to Door Sched
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Charcoal Black	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

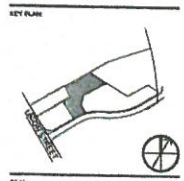
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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:

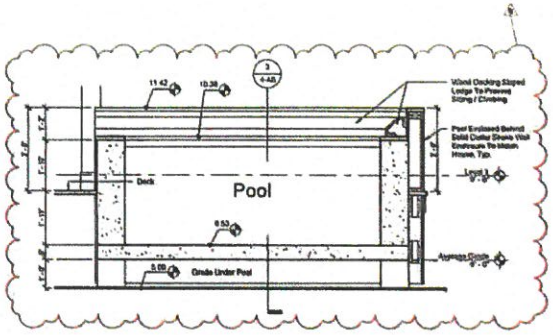
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.08	HDC Revisions, R4.2
4	23.01.20	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
0	24.03.27	CoaCoaro Pool

SHEET #

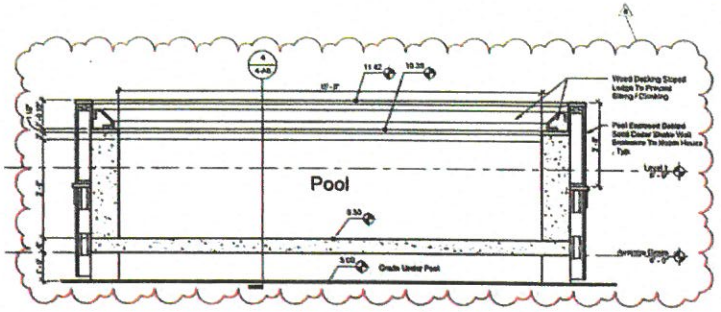
4-A5

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

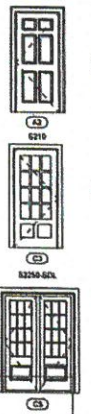
Door Schedule

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

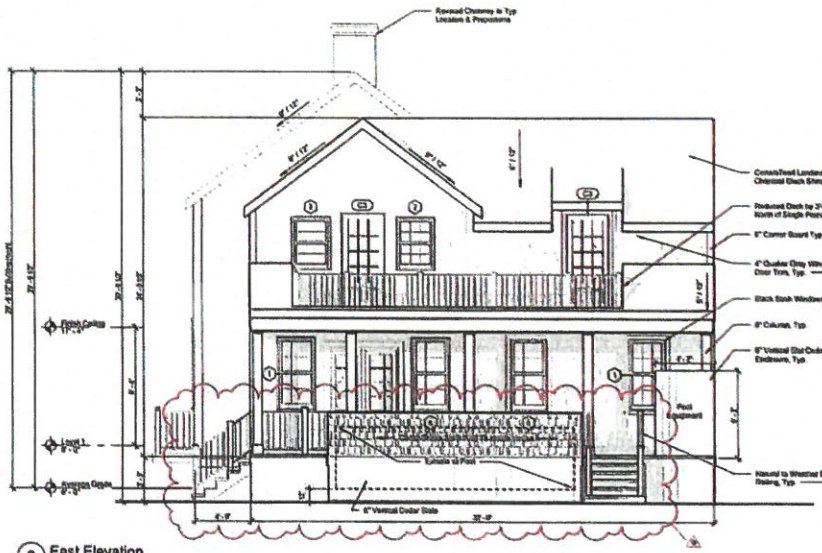
Mfr/Series	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS416	Refer to Door Sched
Another Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Dunkier Grey	Tbd
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend

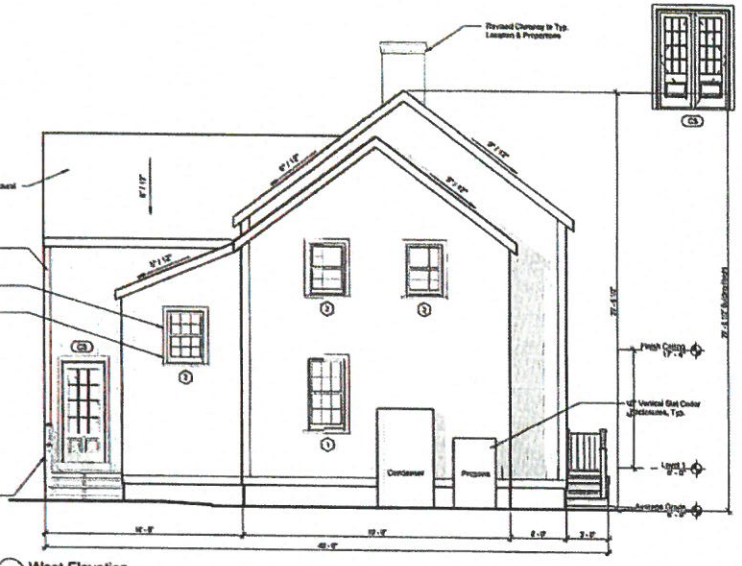


Window Legend





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

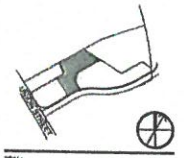
Civil Engineer:
Nantasket Surveyors,
9 Windy Way,
Hartsdale, MA 02554
(508) 228-0240

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

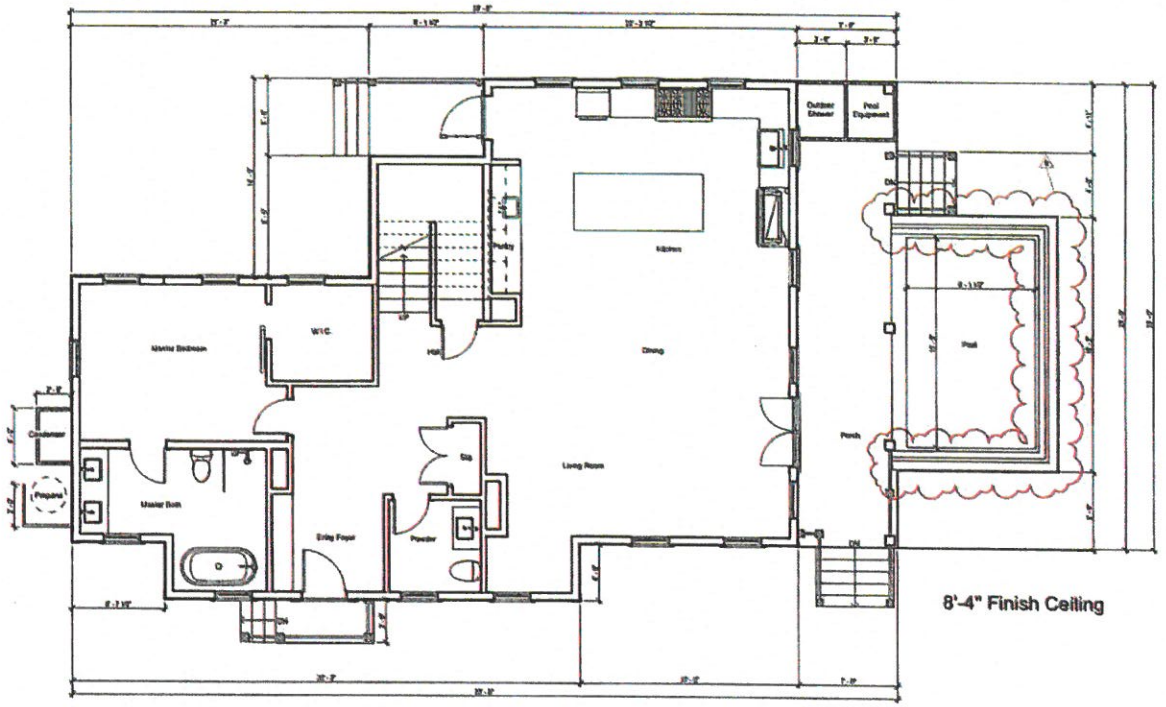
DRAWING HISTORY:

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

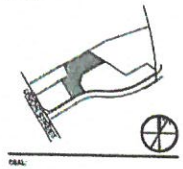
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

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:

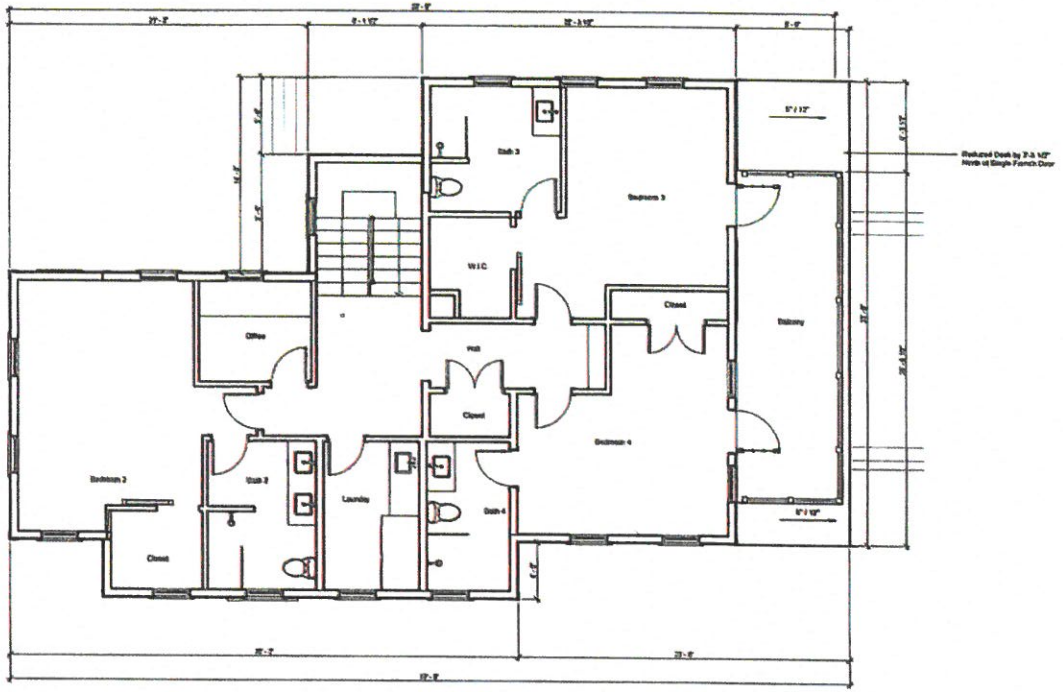
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, Rs 2
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	24.03.27	ConCeiling Pool

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

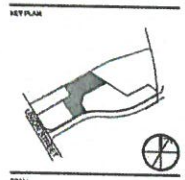
Civil Engineer:
Hasbuchet Surveyors,
5 Vanity Way,
Nantucket, MA 02554
(508) 228-0248

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 COUNTER HILL DR # 304
DANVERS, MA 01923

Contact Phone #: 978-360-9588 E-mail: EDOHERTY@KAMS 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 ENCLOSE APPROVED SPLASH POOL
2. South Elevation IN EXPANSION OF THE APPROVED
3. West Elevation RAISED DECK - PATIO - COVER - EXPAND
4. North Elevation 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 N/A - TIME APPROVED Foundation _____ Fence NO 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 _____ Signed under penalties of perjury

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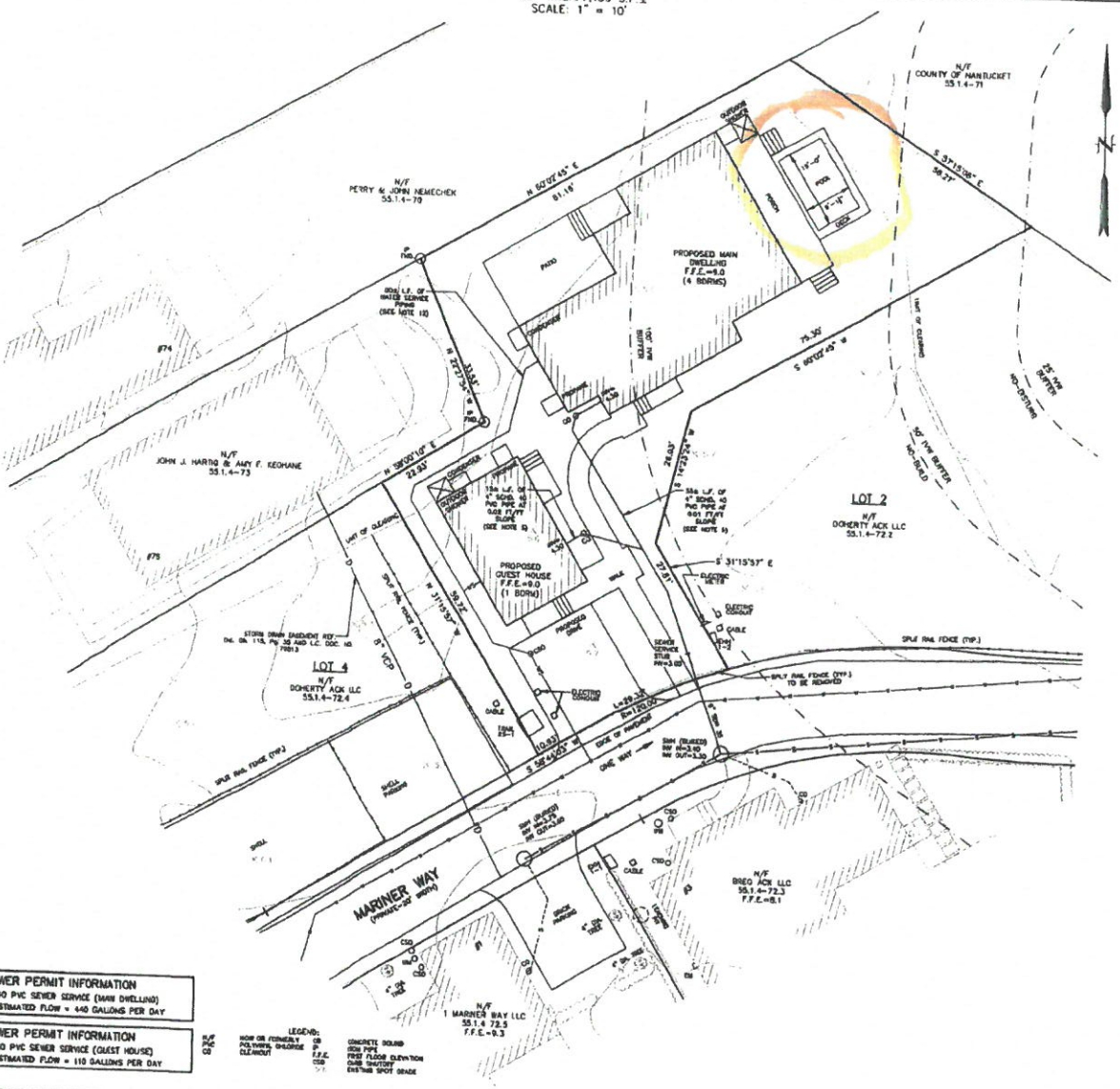
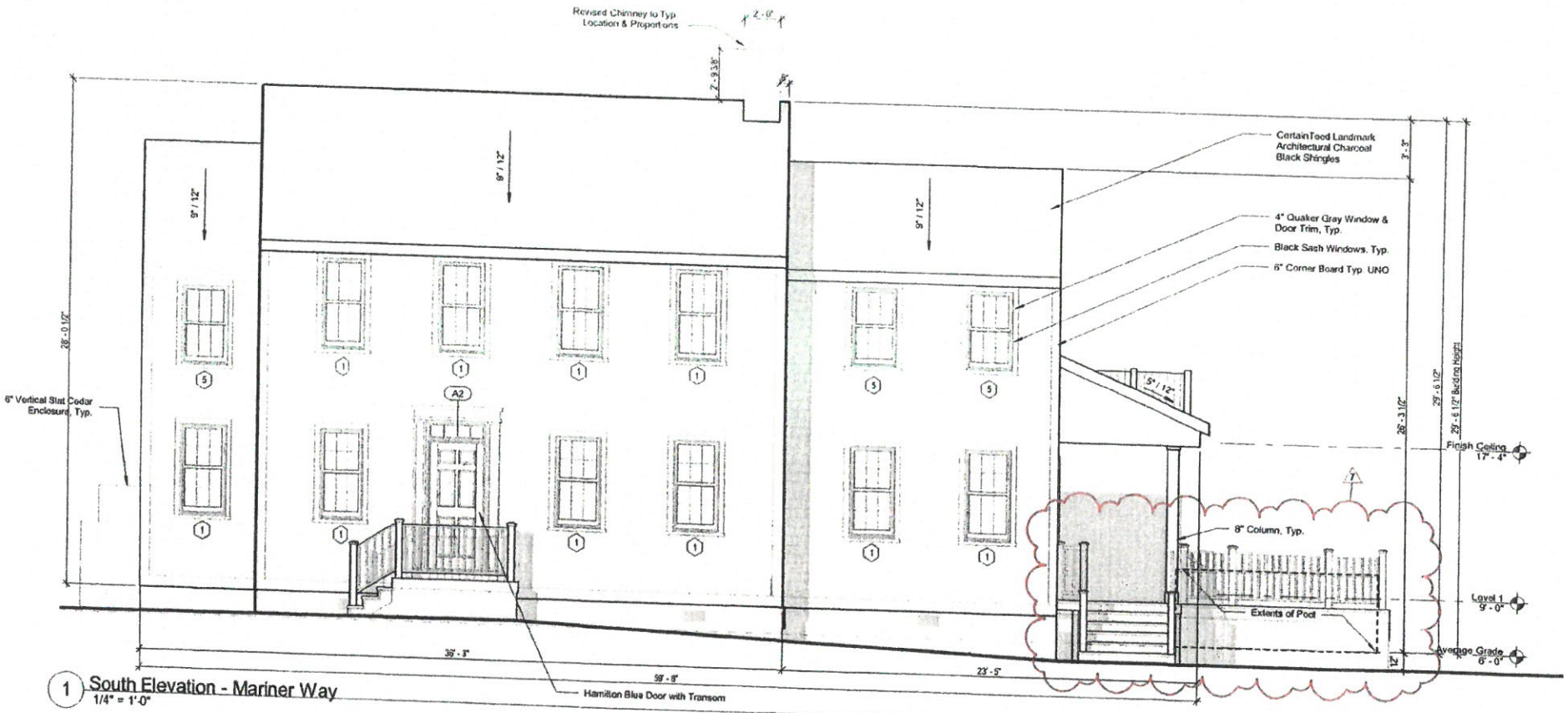
Geometry updated 10/03/2023
Data updated Jan. 2021

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'

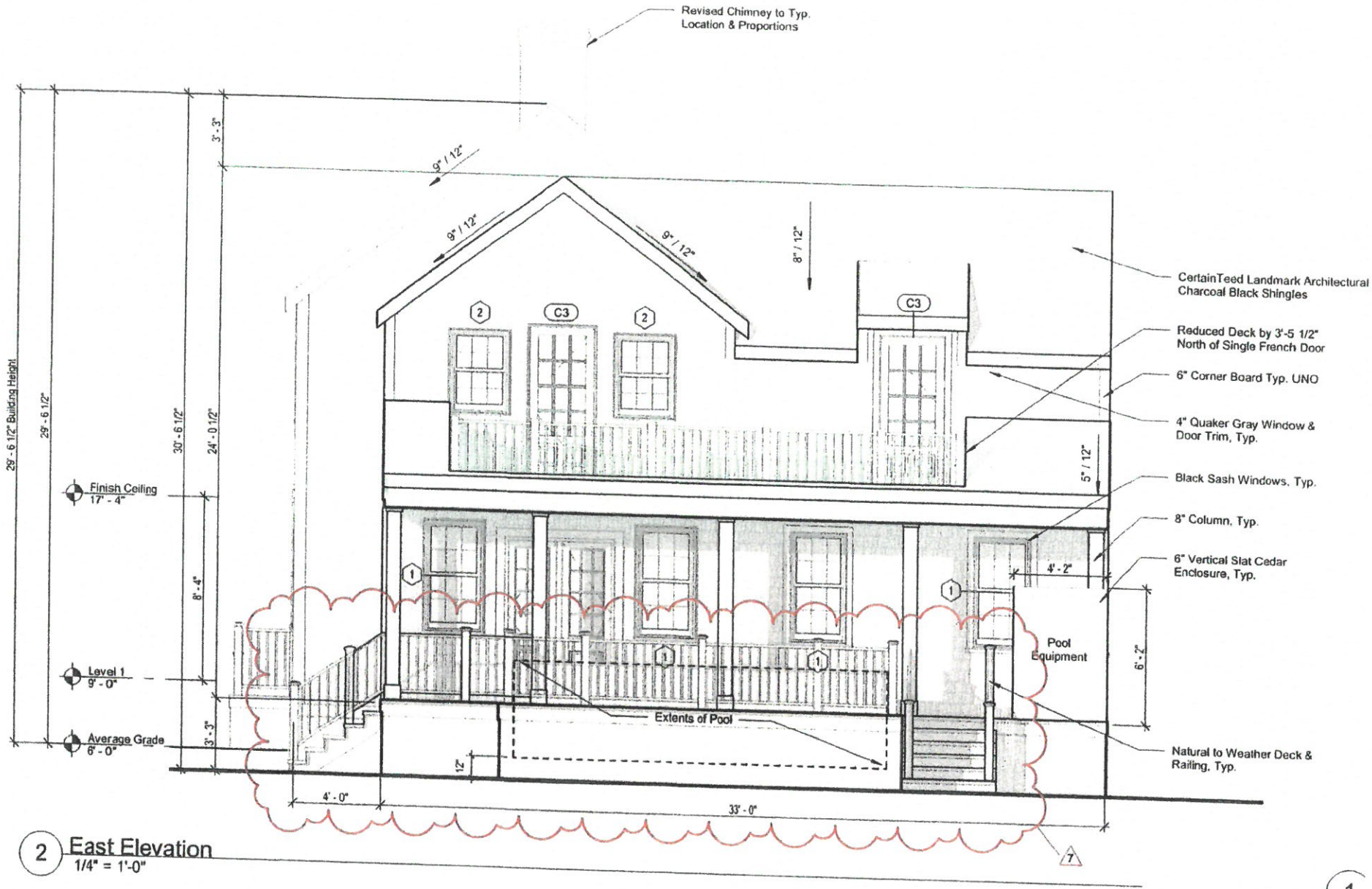

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-70
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
PROPOSED MAIN DWELLING
F.F.E.=9.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=9.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
BREO ACK LLC
55.1.4-72.3
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"



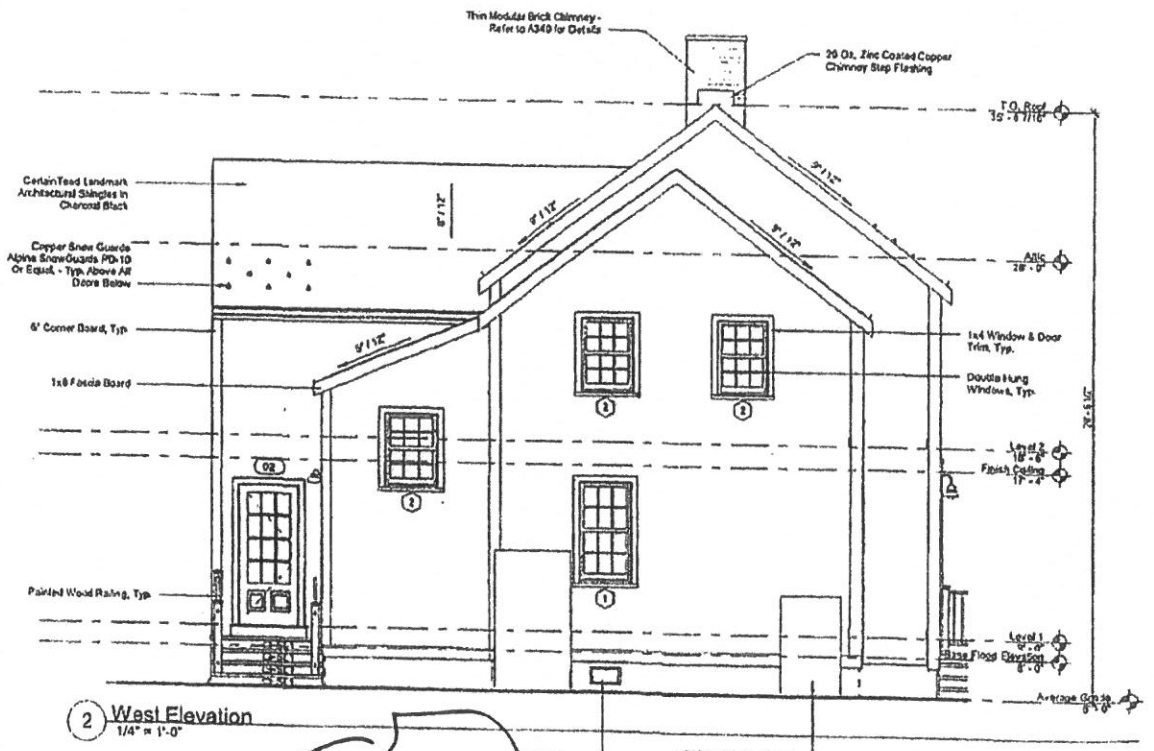
1 North Elevation
1/4" = 1'-0"



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

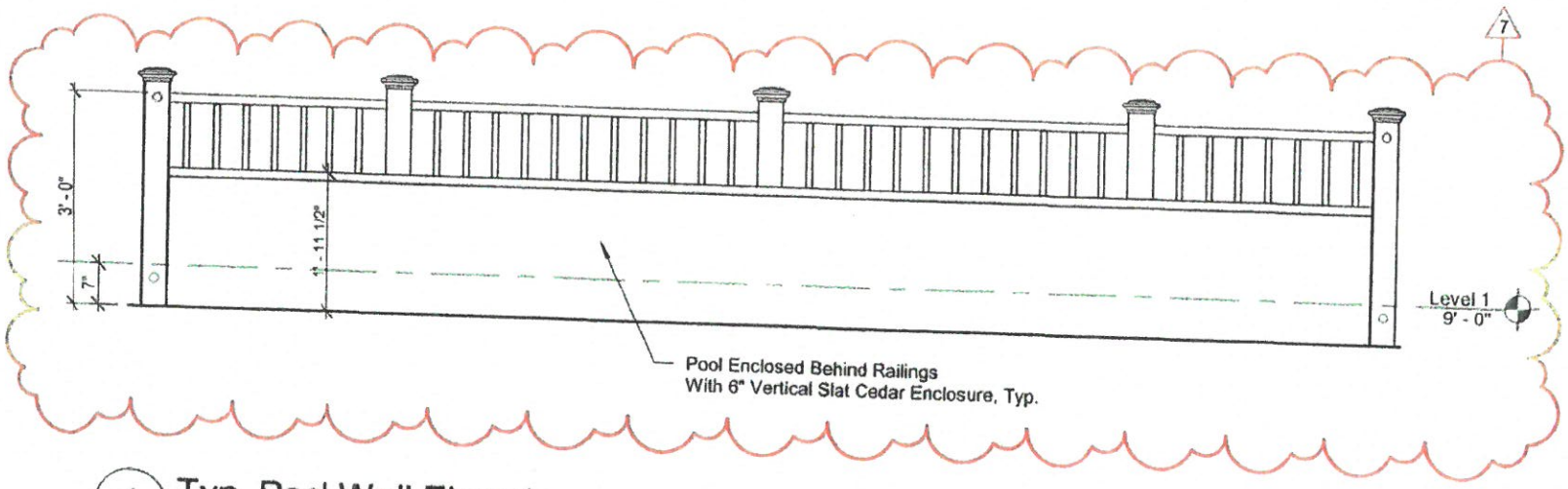
1

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

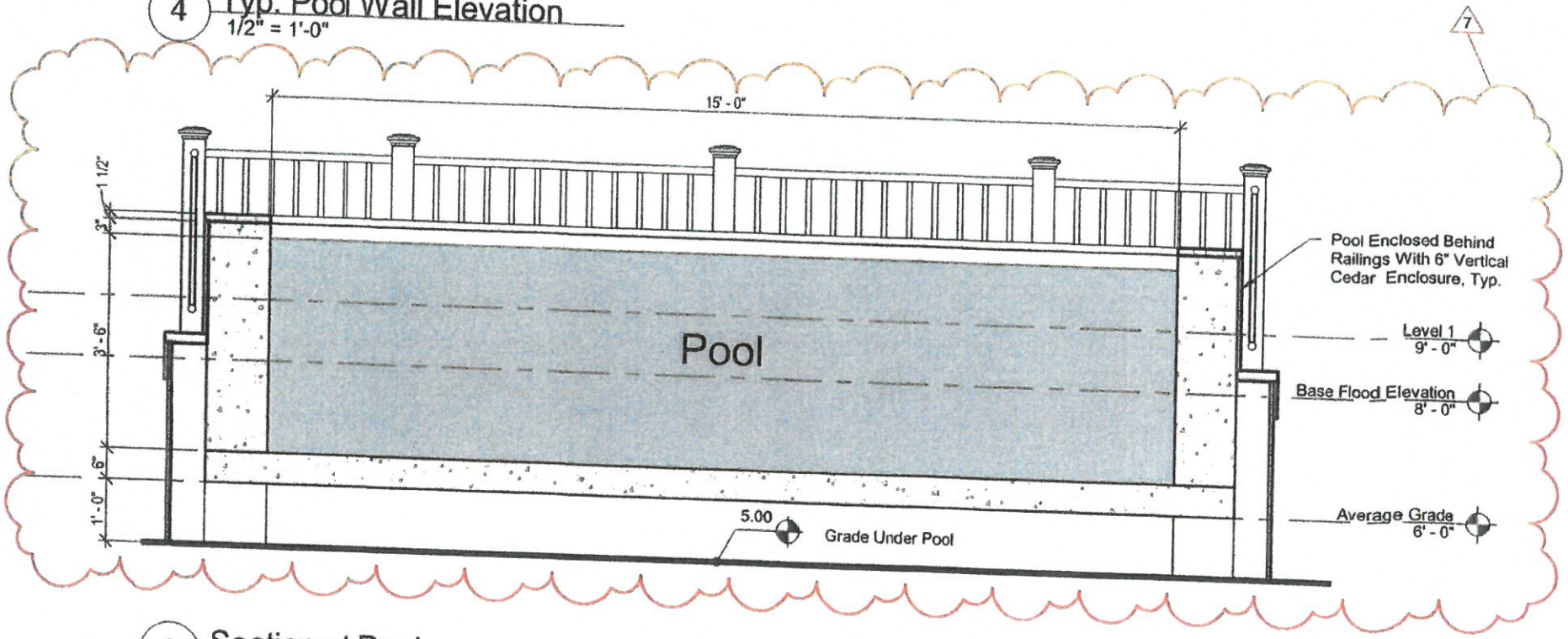


2 West Elevation
1/4" = 1'-0"

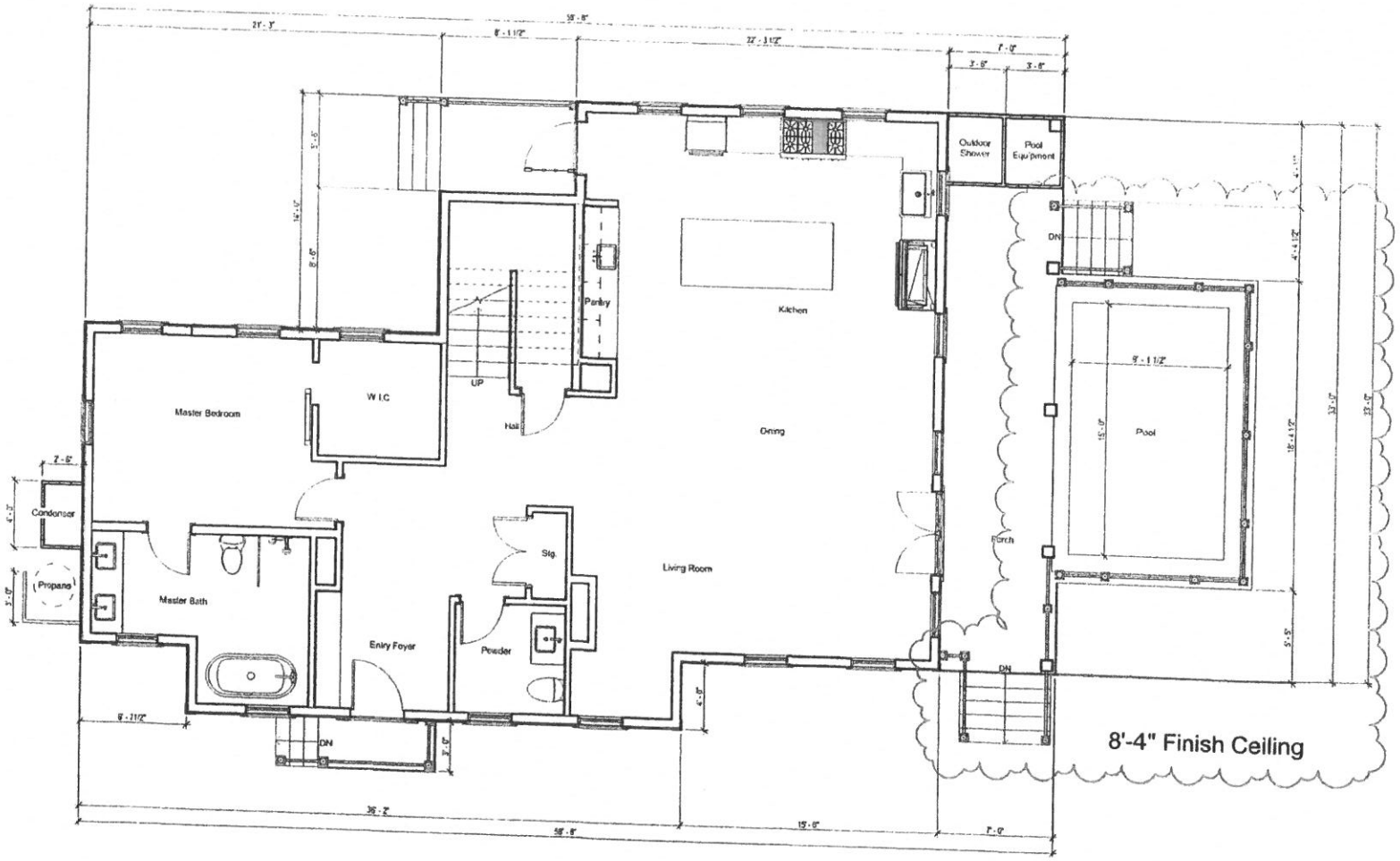
NO CHANGE



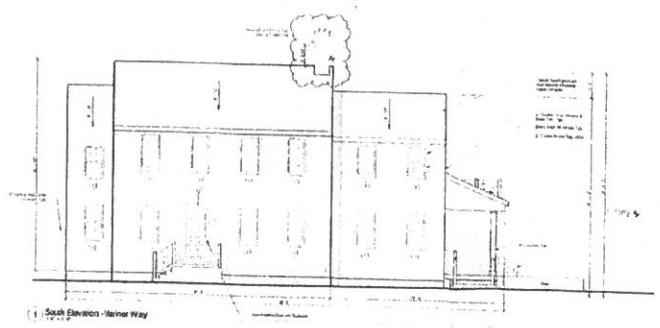
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



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

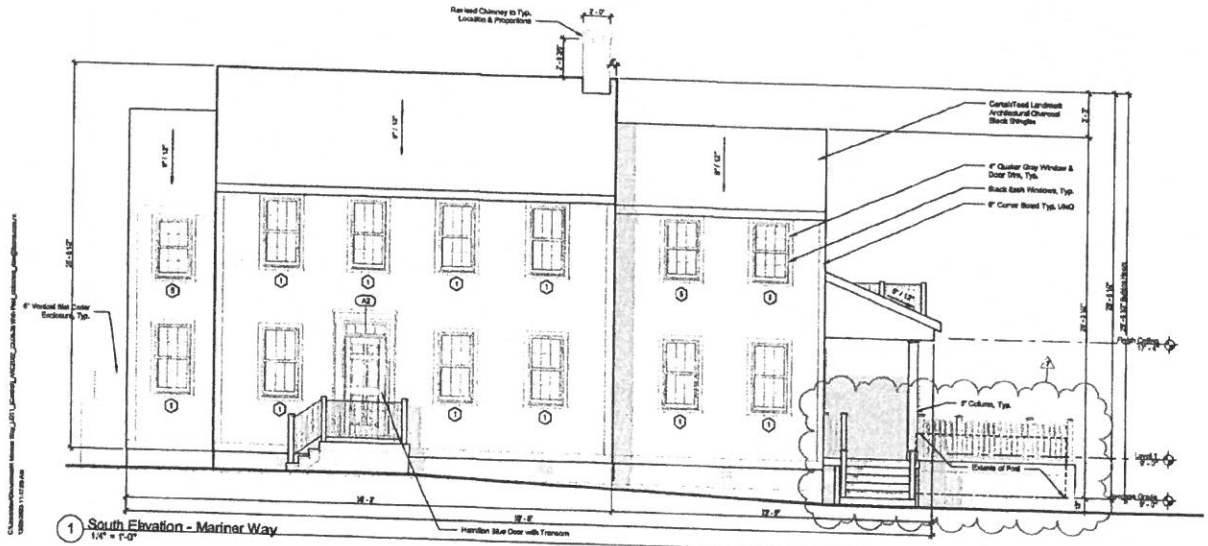


1 South Elevation - Mariner Way

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

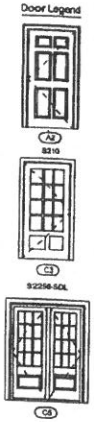
Door Schedule

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

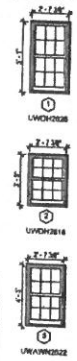
Materials Legend

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

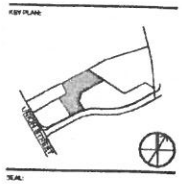
Civil Engineer:
Kentucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0340

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:

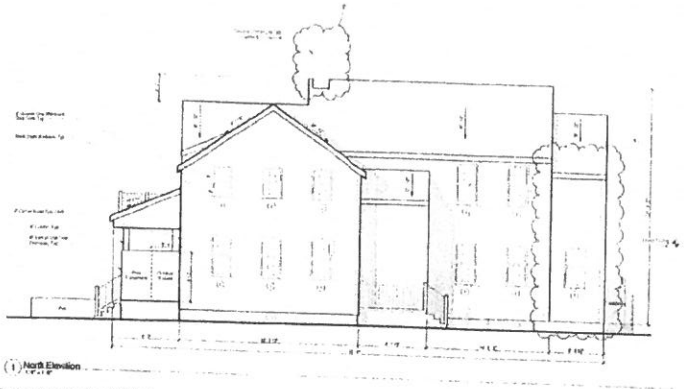
Main House - Exterior Elevations

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

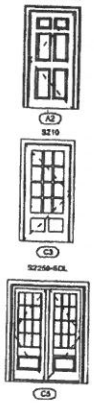
Door Schedule

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

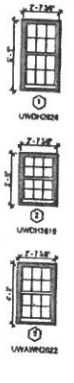
Materials Legend

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

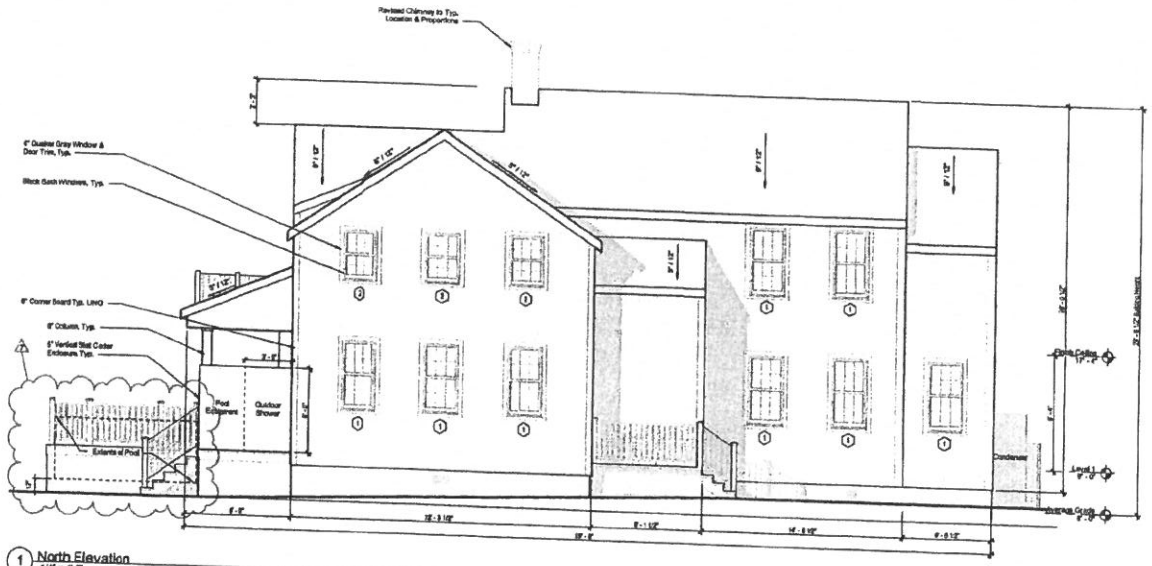


Window Legend



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

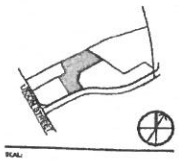
Civil Engineer:
Meridian Surveyors,
5 Windy Way,
Hartsdale, MA 02504
(508) 238-0240

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:

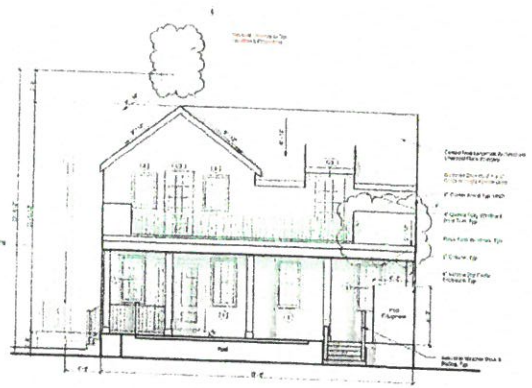
NO	DATE	DESCRIPTION
1	23.11.03	HDC Revisions
2	23.12.26	HDC Revisions
3	23.01.09	HDC Revisions_R4.3
4	23.01.20	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:

4-A5

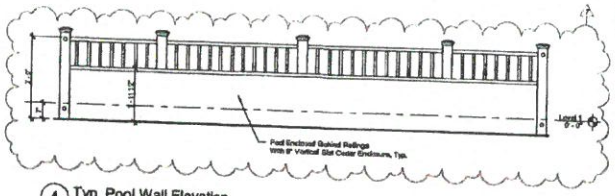
MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

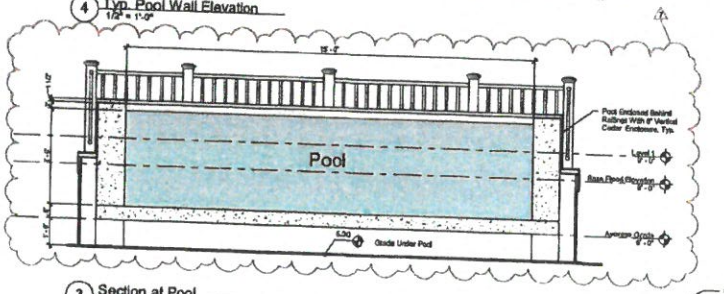


2 East Elevation
1/4" = 1'-0"

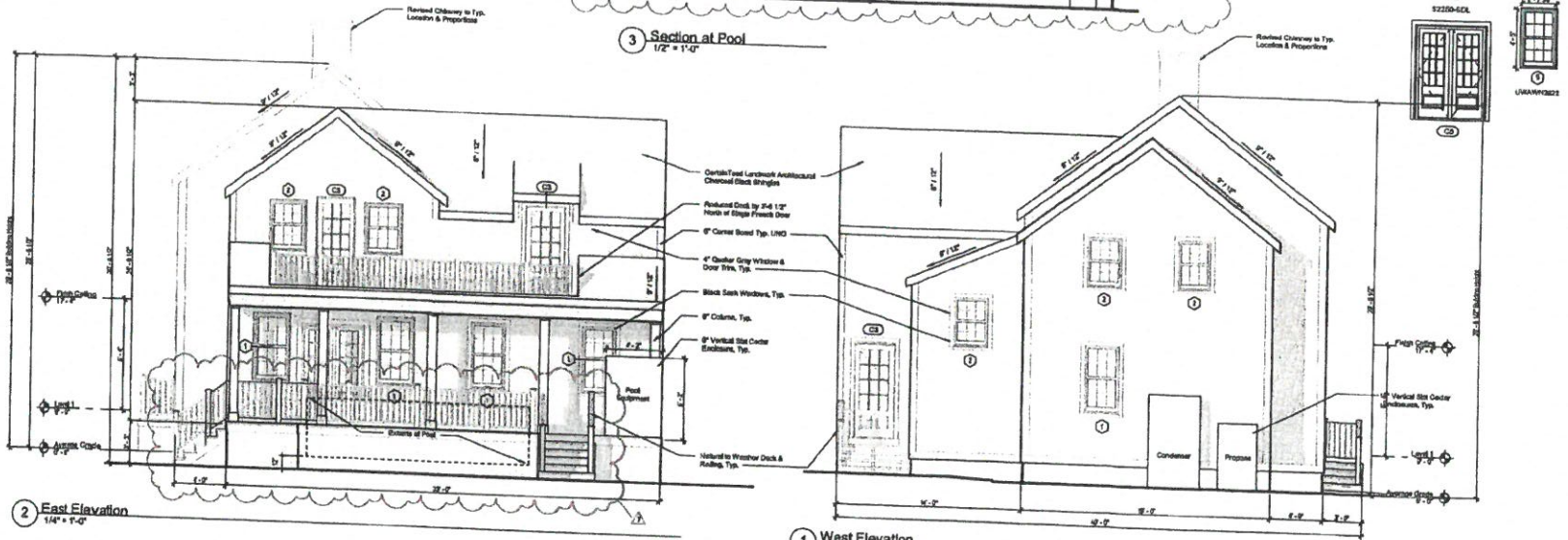
Previous East & West Elevations - 03/21/2023



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:

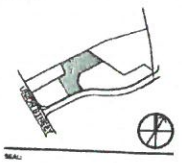
OWNER:
KEBB Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 843-3888

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

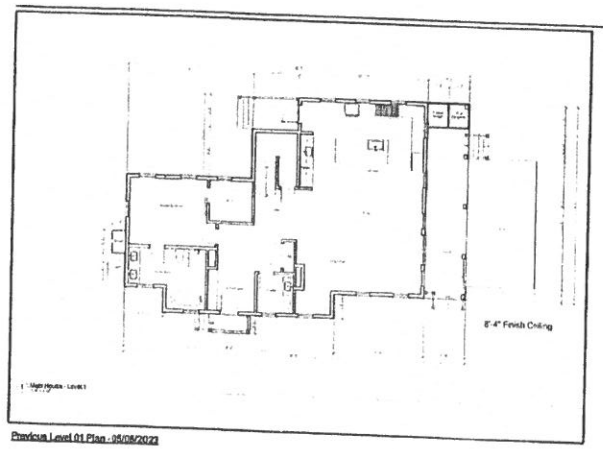
SHEET NAME:
Main House - Exterior Elevations

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 #:

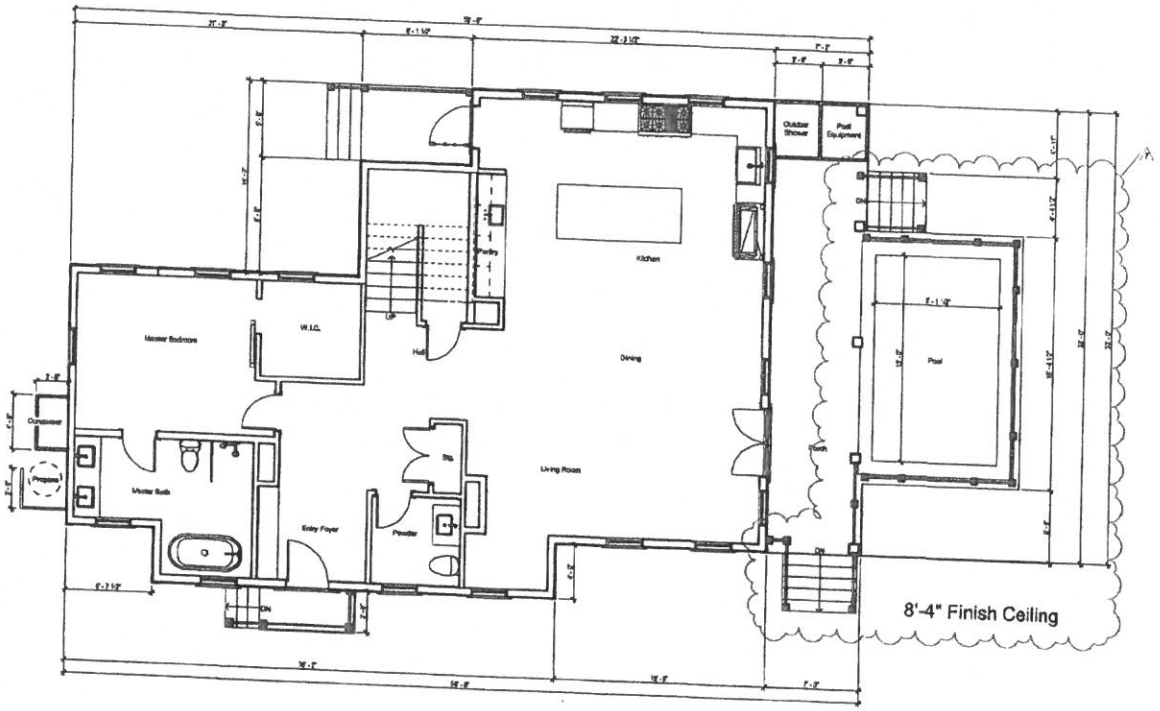
4-A6



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

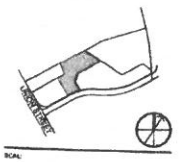
Civil Engineer:
Nashoba Surveyors,
5 Windy Way,
Hartsfield, MA 02354
(508) 238-0345

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

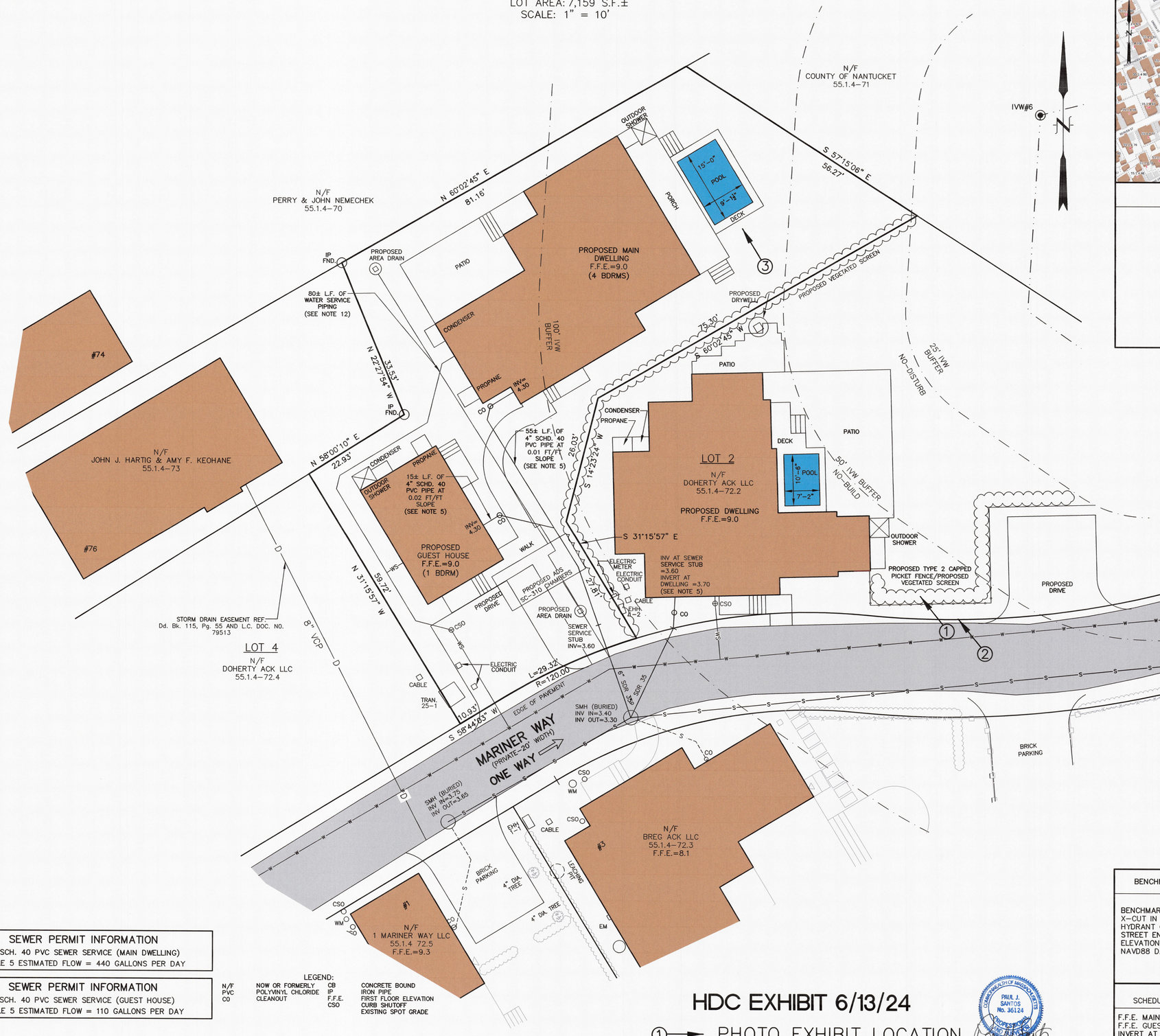
DRAWING HISTORY:

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

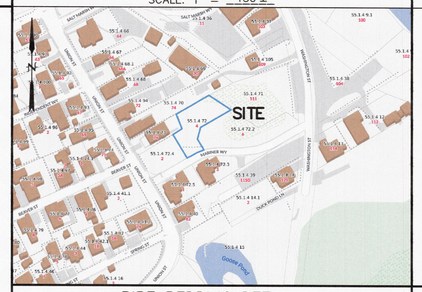
SHEET #:
4-A2

SEWER & WATER CONNECTION PLOT PLAN

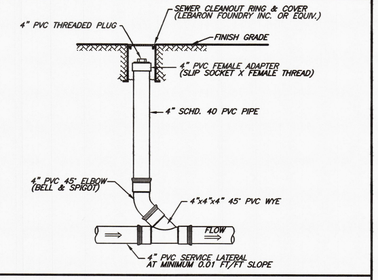
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



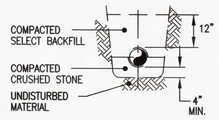
LOCUS MAP
SCALE: 1" = 150'±



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: 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.
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	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/13/24



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

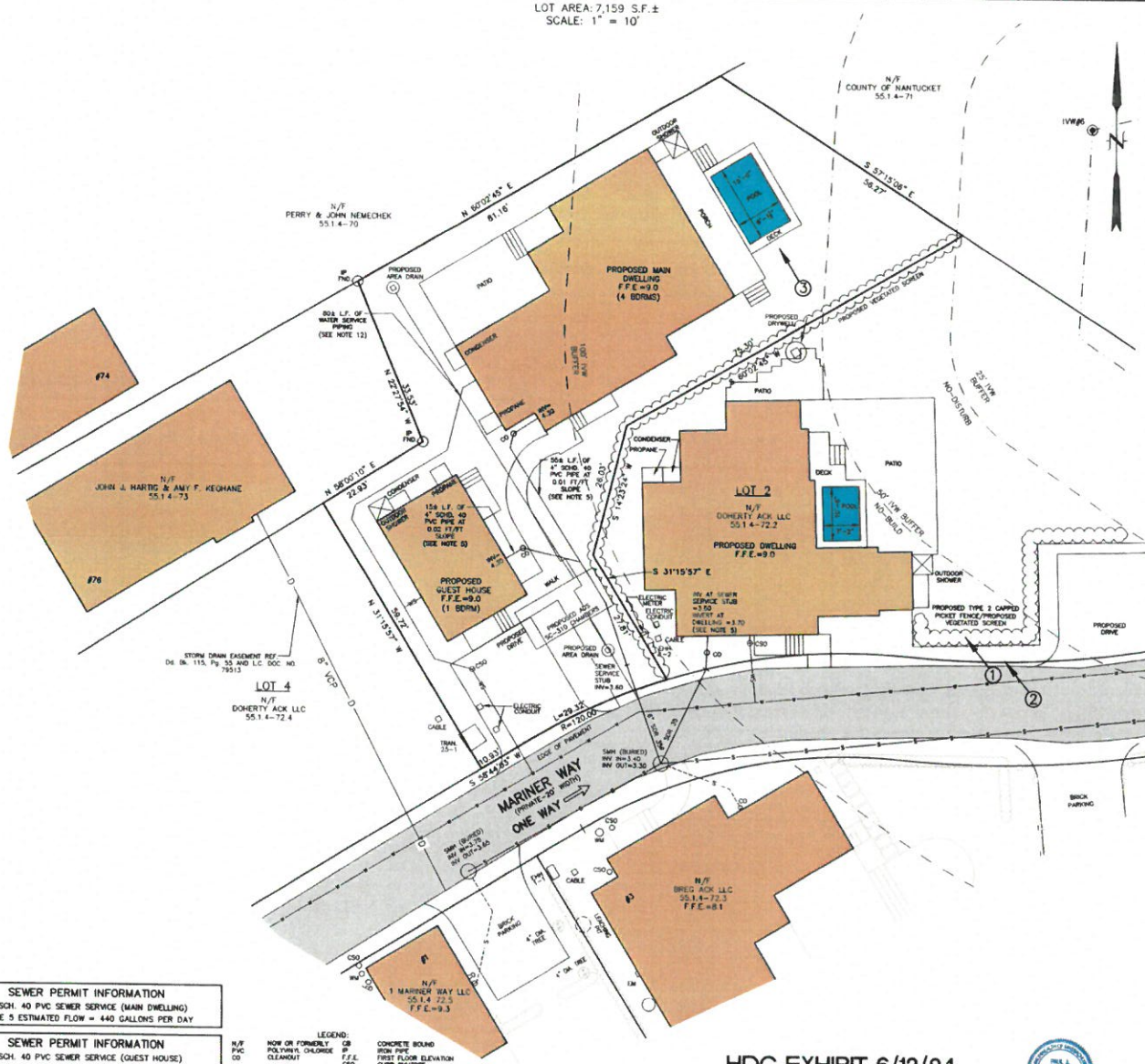
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

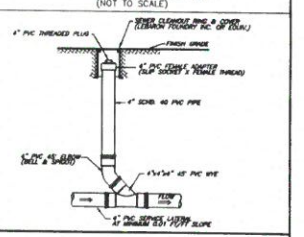
LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



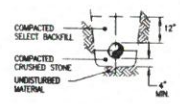
LOCUS MAP
SCALE: 1" = 150'±



SEWER CLEANOUT DETAIL
(NOT TO SCALE)



PIPE BEDDING DETAIL
(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Dd. Bk. 1588, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
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CSO CURB SHUTOFF
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EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

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NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11450

4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

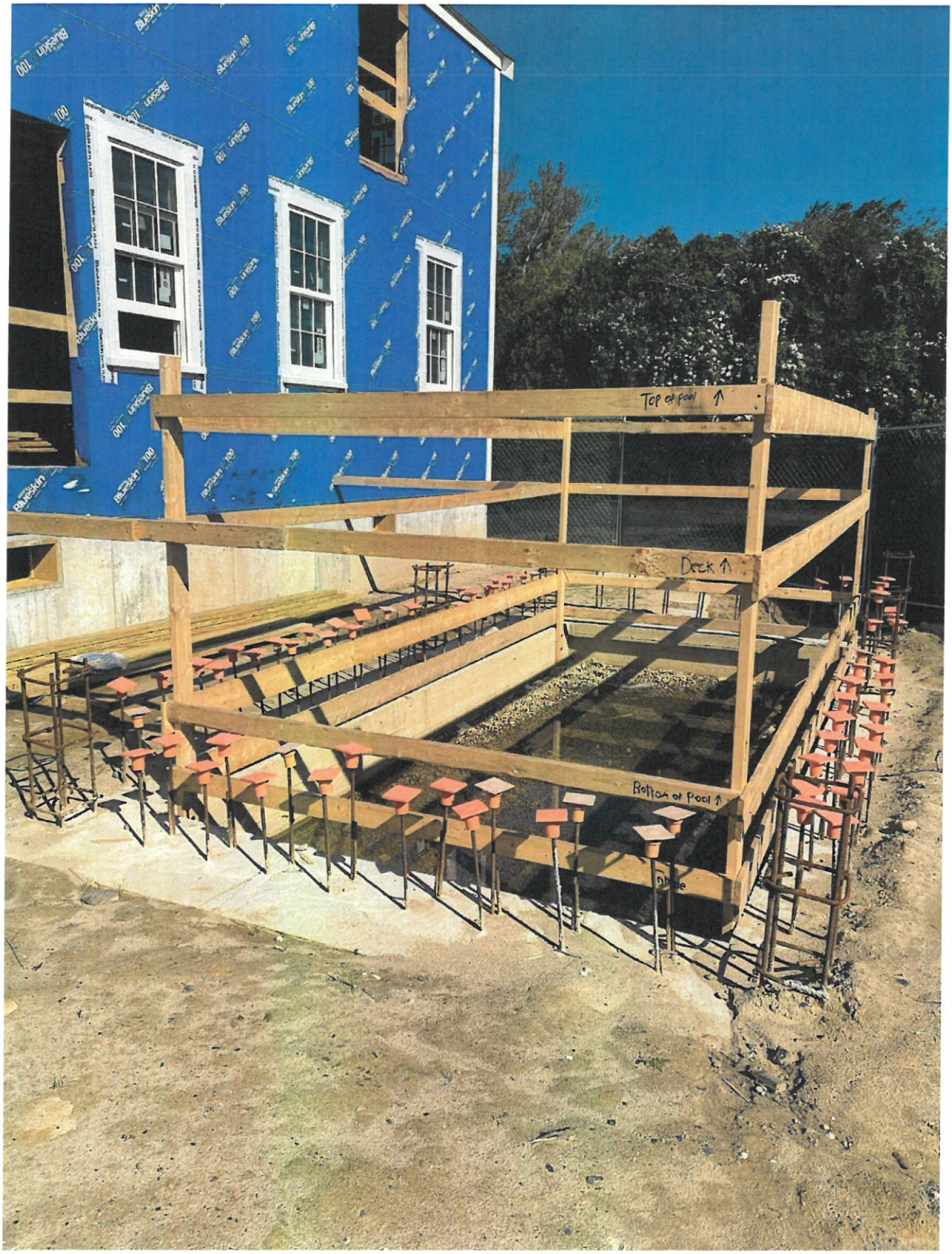


2 View of Property from Mariner Way

3

Pool Mock Up

4 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

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

HDC2022-08-6943

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP
100 CONIFER HILL DR UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/24/22~~ ~~12/31/22~~ 6/30/23

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: Raymond Paul

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

THRU STAFF RELOCATE BRICK WALK TO ALIGN IT'S RIGHT SIDE W/ RIGHT SIDE OF BRICK LANDING/PATIO, APPRX. 6' FROM DRIVEWAY; POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 28'X10' ☒ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date: _____

Original Builder: _____

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

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

POOL - AUTO COVER
~~8'X 14'~~
10'X 15'

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: ~~5'6"~~ NEW BOARD
Type: _____
Length: 137'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location POOL USE NEW
Manufacturer _____ Rough Opening _____ Size 8'X4 X8'H Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveway PAVESTONE/BELGIAN BLOCK Walkways BRICK/BLUE STONE Walls APRON

* Note: Complete door and window schedules are required.

COLORS

Sidewall RO/D/S - 4'X6'X6' Clapboard (if applicable) _____ Roof _____

Trim POOL EQUIP - NEW - 4X4X4 Sash 2 - A/C ENCL - 4X4X4 Doors NEW

Deck PREPARED ENCL - 4X4X4 Foundation _____ Fence _____ Shutters _____

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

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

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC **03-5944**	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay — Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC **08-6939**	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the ease elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC **08-6941**	4 Mariner Way	Garage	55.1.4/72	Linda Williams

APPROVED
HDC2022.08.6943

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6941**

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

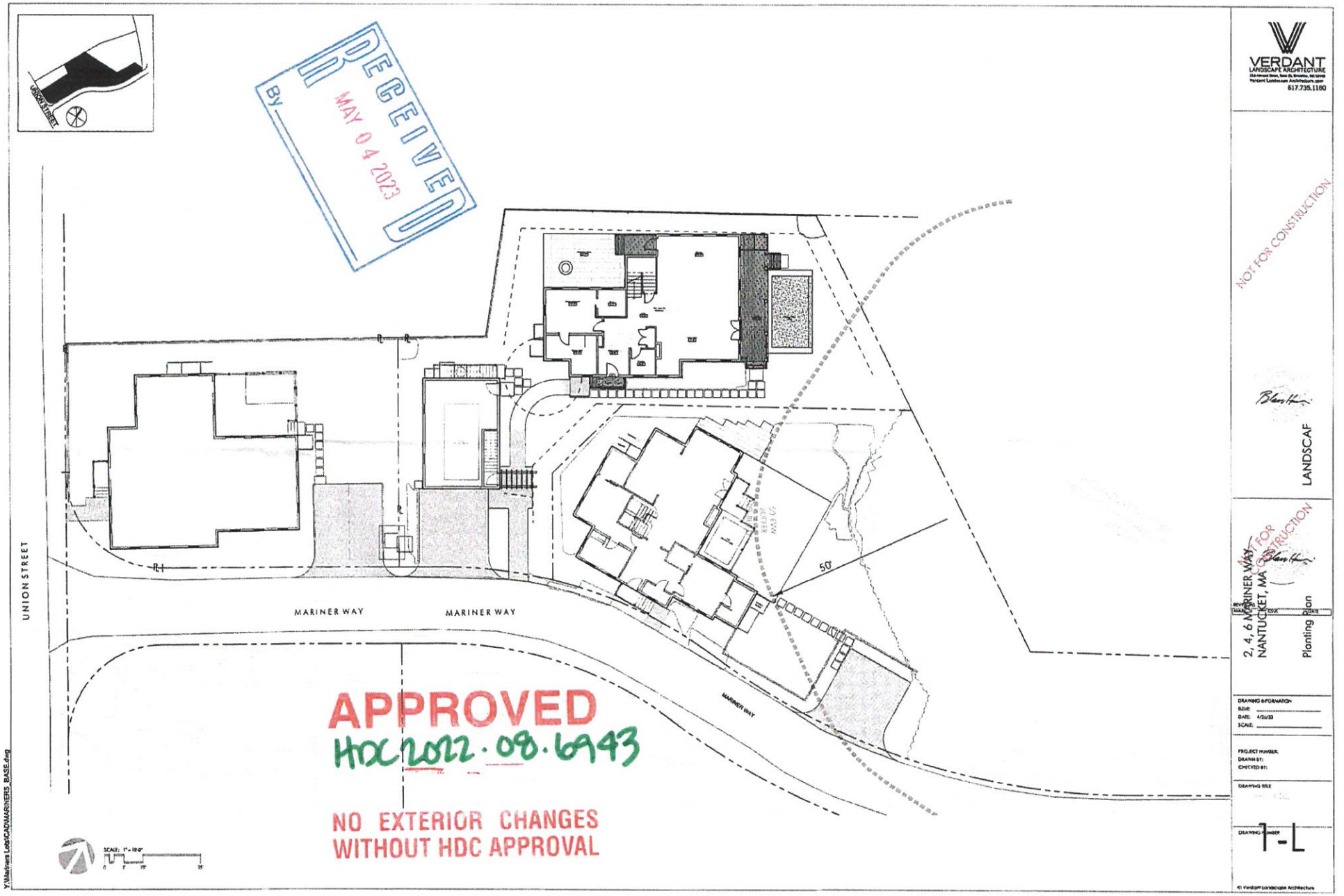
4. Doherty ACK LLC **08-6943**	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay — Certificate # **HDC2022-08-6943**

AND POOL TO BE INVISIBLE IN PERSPECTIVE

5. Doherty ACK LLC **08-6930**	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

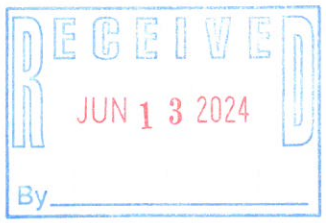
Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6930**


UNION STREET
MARINER WAY
MARINER WAY
MARINER WAY
50'
RECEIVED
BY
MAY 04 2023
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
NOT FOR CONSTRUCTION
VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting Plan
DRAWING INFORMATION
DATE: 4/26/23
PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
DRAWING TITLE
DRAWING NUMBER
T-L
Y:\Mariners Lab\CAD\MARINERS_BASE.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





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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 L 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

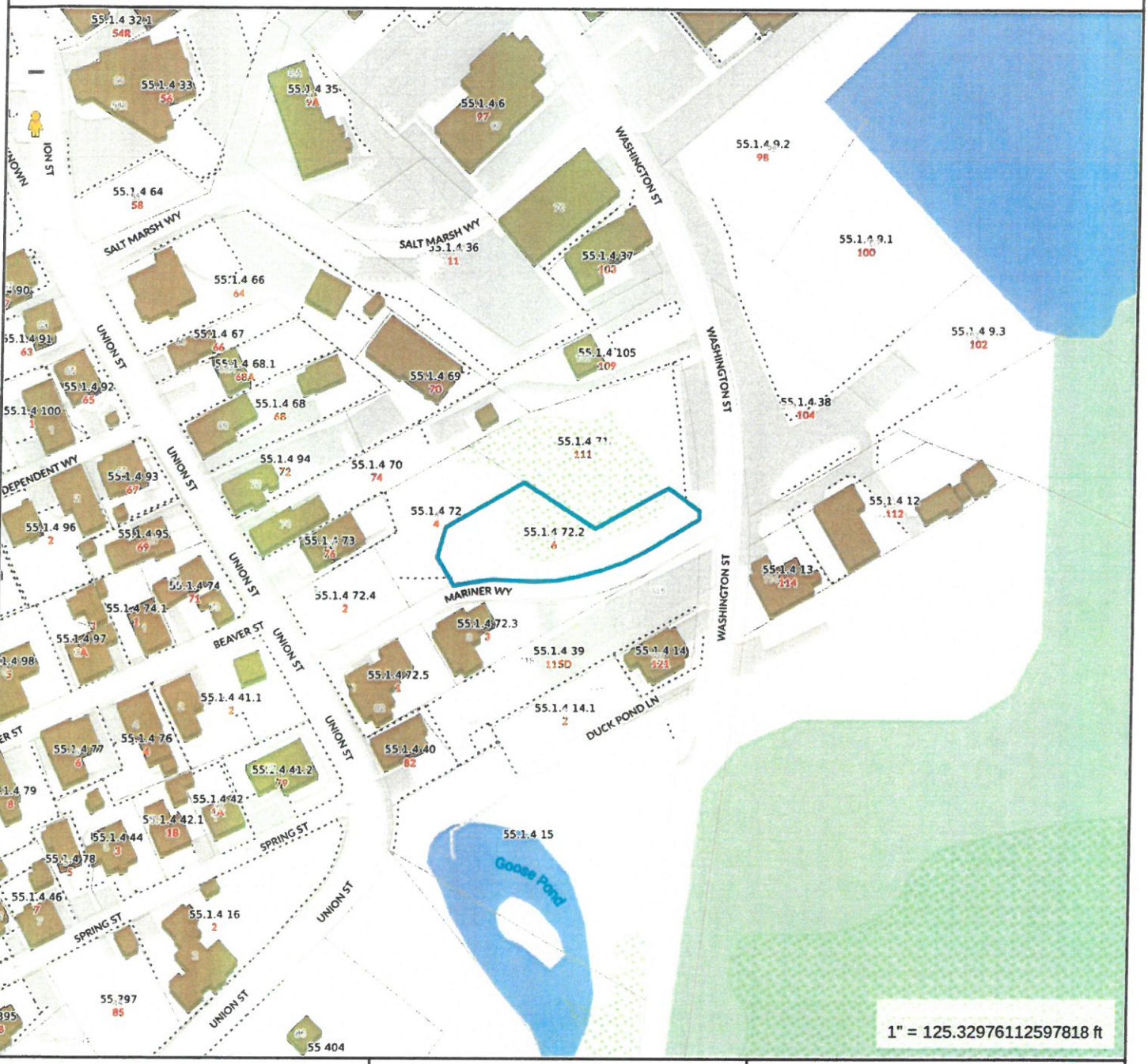
Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

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	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

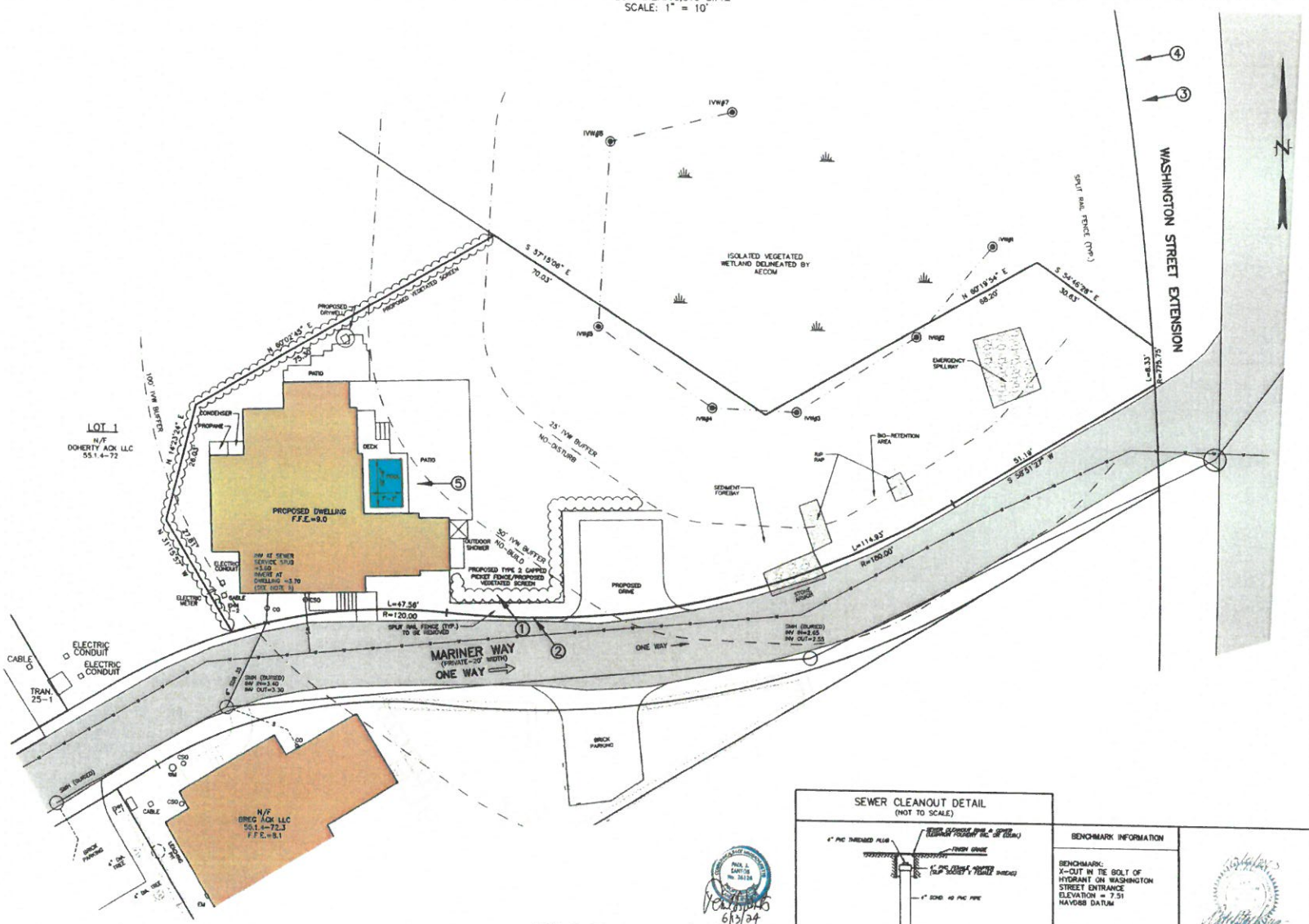
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



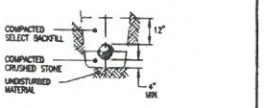
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1868, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F = NOW OR FORMERLY
PVC = POLYVINYL CHLORIDE
CO = CLEANOUT
CB = CATCH BASIN
F.F.E. = FIRST FLOOR ELEVATION
CSO = CURB SHUTOFF
CONCRETE BOUND = IRON PIPE
EXISTING SPOT GRADE

PAUL J. DANTOS No. 36134 REGISTERED PROFESSIONAL ENGINEER
6/13/24

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg. 81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11451

6 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension



4 View of property from Washington Street Extension

5

Pool Mock Up

6 Mariner Way

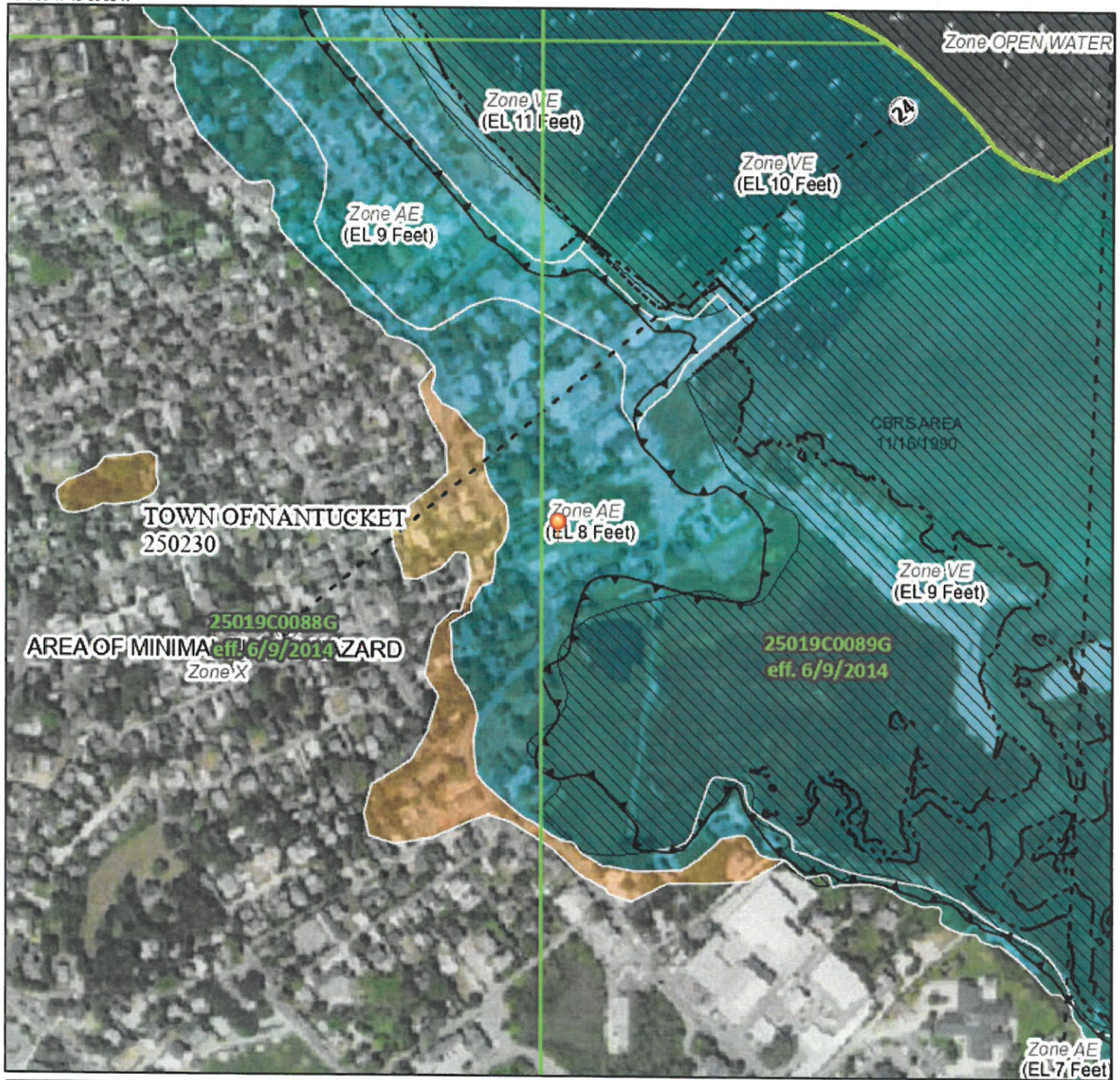


- Top of Pool
- Deck
- Bottom of Pool
- Grade

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

HDC2022-08-6931

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC Corp

Mailing Address: c/o KEMS HOLDING Corp
100 CONIFER HILL DR-UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-366-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (If applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/24/22~~ ~~12/31/22~~

Extended to:

Approved: Disapproved: 6/30/23

Chairman: Roger Reed

Member:

Member:

Member: Valerie

Member: Drew Combs

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 15X18 ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: 12X8 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date:

Original Builder:

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

HARDSCAPE/DRIVEWAY/WALKS
~~Deck 18'3"~~ 10' x ~~5'10"~~ 17' - AUTO COVER

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 3'6"
Type: TYPE II CAPPICKET
Length: 45'

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways BELGIAN BLOCK/BLUESTONE Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall C/D NTW SHOVER 4X4X6 Clapboard (if applicable) _____ Roof _____
Trim PROPANE TANK - 4X4X4 Sash NTW Pool Equip - 3X7 Doors _____
Deck A/C Encl - 4X4X4 NTW Foundation _____ Fence _____ Shutters _____

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

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

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279** — 111 Surfside Rd — As-built MH shingles — 80/70 — Slacktide

APPROVED
hdc2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281** — 111 Surfside Rd — As-built GH shingles — 80/70 — Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7281**

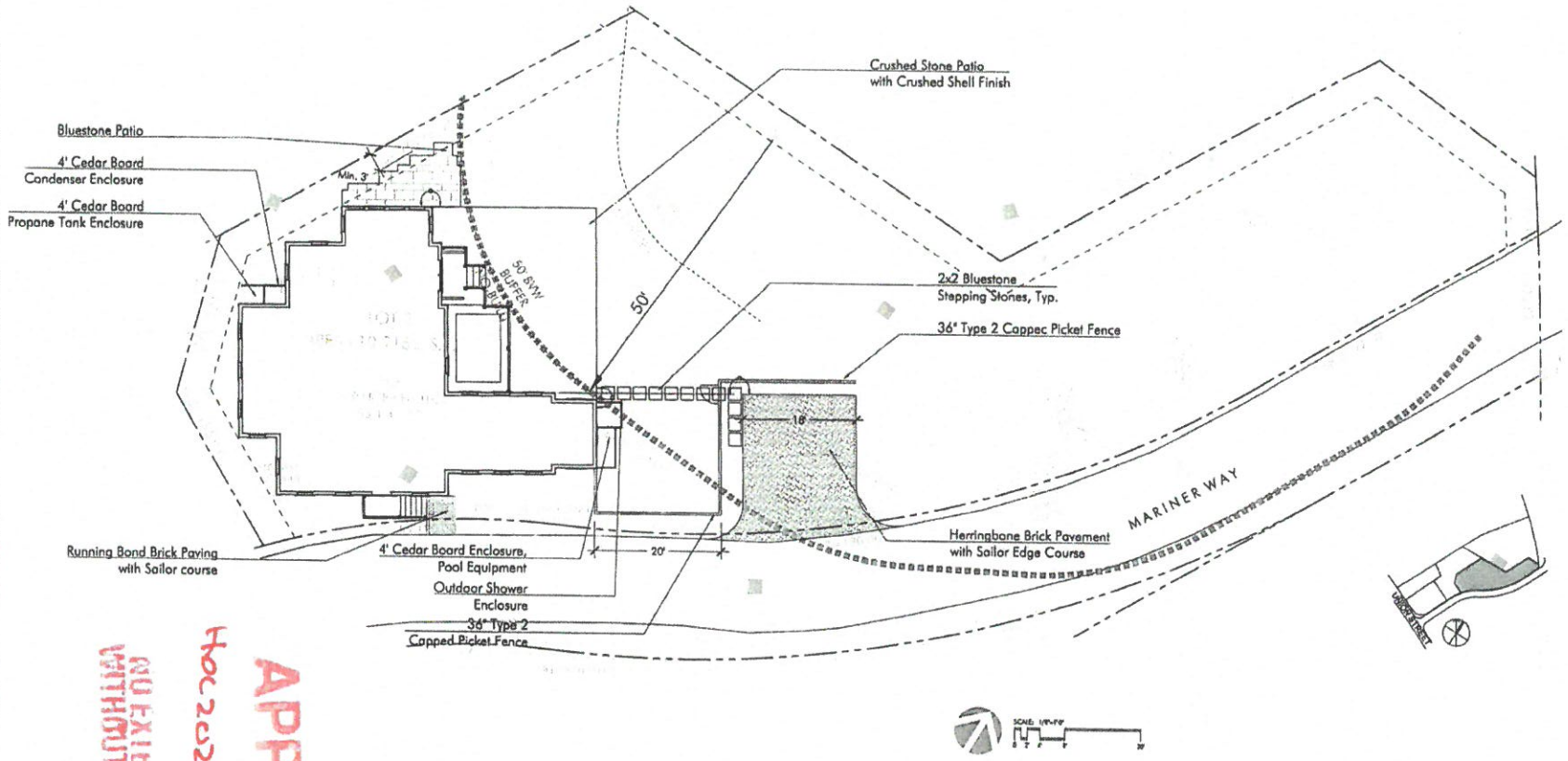
9. Brett Fodiman **10-7280** — 111 Surfside Rd — As built garage shingles — 80/70 — Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye — Certificate # **HDC2023-01-7772**



APPROVED
Nov 2023 08-6931
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
By
APR 14 2023

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

—℄—	CENTERLINE
	ARCH
P.O.B.	POINT OF BEGINNING
8'—0"	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA
LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
NAME ISSUE DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/12/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

Y:\Mariners Last\CAD\MARI_6_MAT.dwg

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6930

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff.

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PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 6KEMS HOLDING CORP 100 CONIFER HILL DR - UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@EMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 563.20

Must be acted on by: 10/24/22 ~~12/31/22~~ 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: Raye & Pat

Member: _____

Member: Valerie

Member: _____

Member: Doug Coombs

Notes - Comments - Restrictions - Conditions

EXHIBIT A - THRU STAFF (4 PAGES) (NOTHING REQUIRED REVISIONS ARE ONLY THOSE HIGHLIGHTED IN GREEN)

: RESILIENT NANTUCKET - AE8

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length 60' 10" Sq. Footage 1st floor: 1443 SF Decks/Patio: Size: 24x7 ☒ 1st floor ☐ 2nd floor

Width: 45' 3" Sq. footage 2nd floor: 1373 SF Size: 8x4 ☐ 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 32' 2" South 32' 2" East 32' 2" West 32' 2"

Additional Remarks 29' 2" COLUMN

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation NEW SINGLE-FAMILY

Original Date: 3. West Elevation DWELLING + POOL - 10'x17' IN ATTACHED RAISED DECK.

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 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other 5/12 - ADDITION/FIRST FL.

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

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

Fence: Height: _____ Type: _____ 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 2" 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 + 1/4 Rake 1x12 Soffit (Overhang) _____ Corner boards 1x6 Frieze 1x4

Window Casing 1x5 Door Frame FRONT 1x8 Columns/Posts: Round ____ Square 6x6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other REST 1x5

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 6/6 + CLT = MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front PANEL Rear 12 LT W/KICK Side 12 LT W/KICK PANEL

Garage Door(s): Type 3 LT SIDE LITE Material PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof PEWTER WEED

Trim WHITE Sash WHITE Doors FRONT BLACK

Deck NATU Foundation GRAY-PARGED Fence _____ Shutters _____

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

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

Date 8/21/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6941**
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**
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**
6. Doherty ACK LLC **08-6931**	6 Mariner Way	Hardscape		55.1.4/72.3	Linda Williams
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6931**
7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7279**
8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7281**
9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				

APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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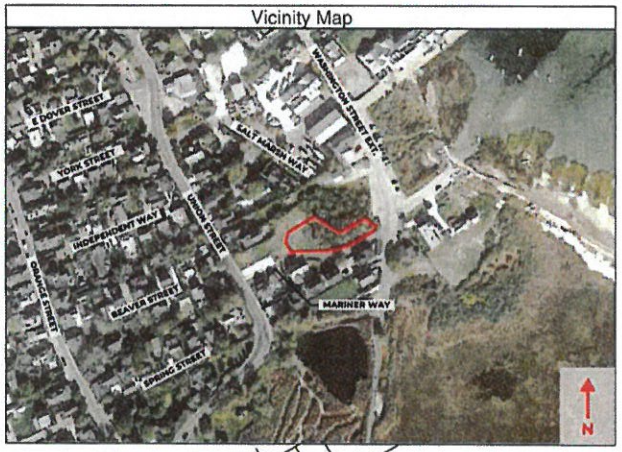
Vicinity Map



APPROVED

HDC 2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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By

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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
280 Broadway, Suite #103
Lynnfield, MA 01948
(761) 842-2996

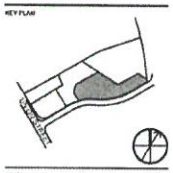
Civil Engineer:
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Raome And Guerracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1701 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-8603

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: P0273.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CO, BS
CHECKED BY: RB

SHEET NAME

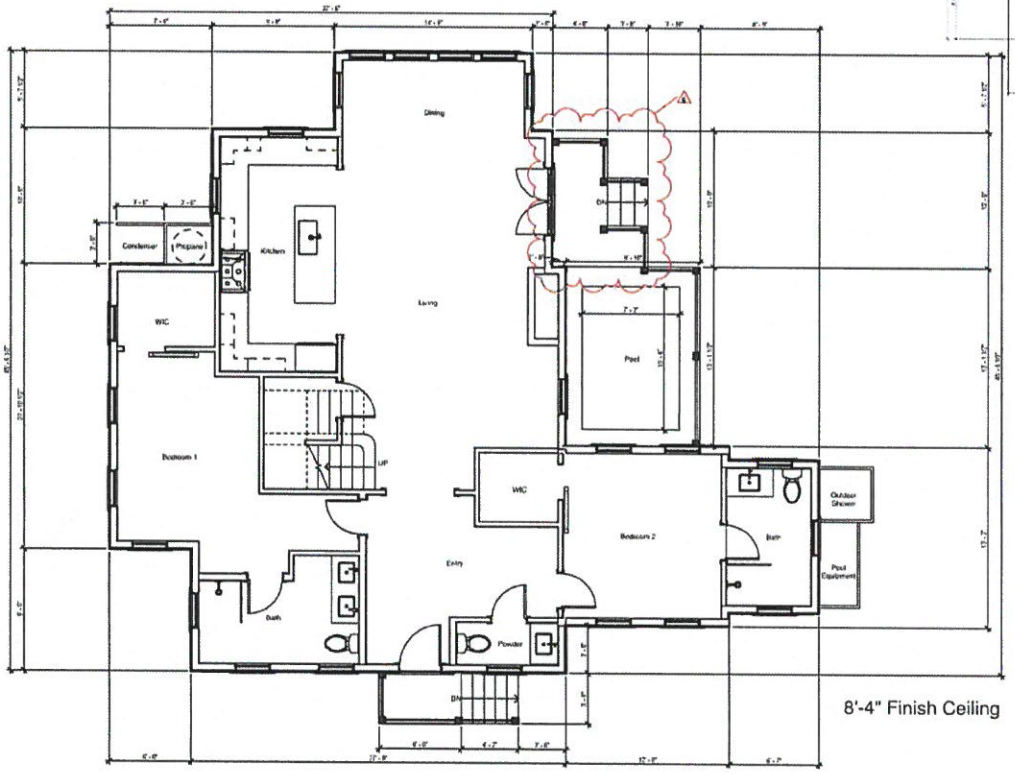
Site Plan

DRAWING HISTORY

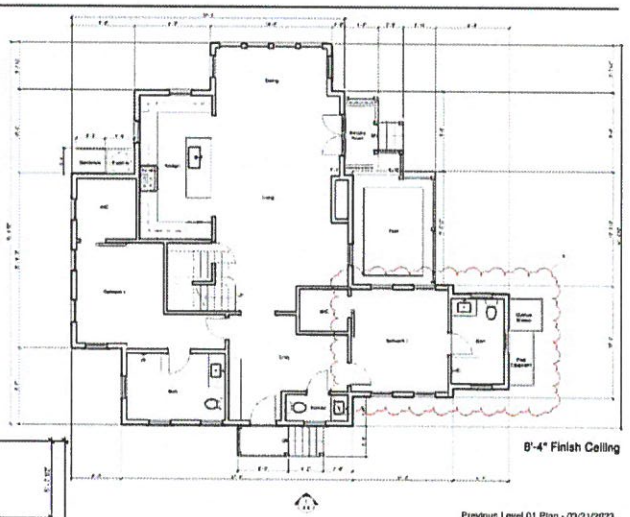
NO.	DATE	DESCRIPTION

SHEET #

6-1



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



Previous Level 01 Plan - 03/21/2023

MODIFICATIONS | 23.04.18
- Removed Balcony Above Northeast Porch

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMA Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2295

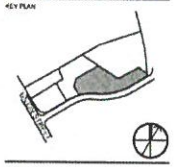
Civil Engineer
Nantucket Surveyors
6 Winds Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rasmo And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617) 735-1182

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #	P0270.0
ISSUE DATE	04/18/2023
PROJECT STATUS	HDC Submission
DRAWN BY	CD, DS
CHECKED BY	RB

SHEET NAME

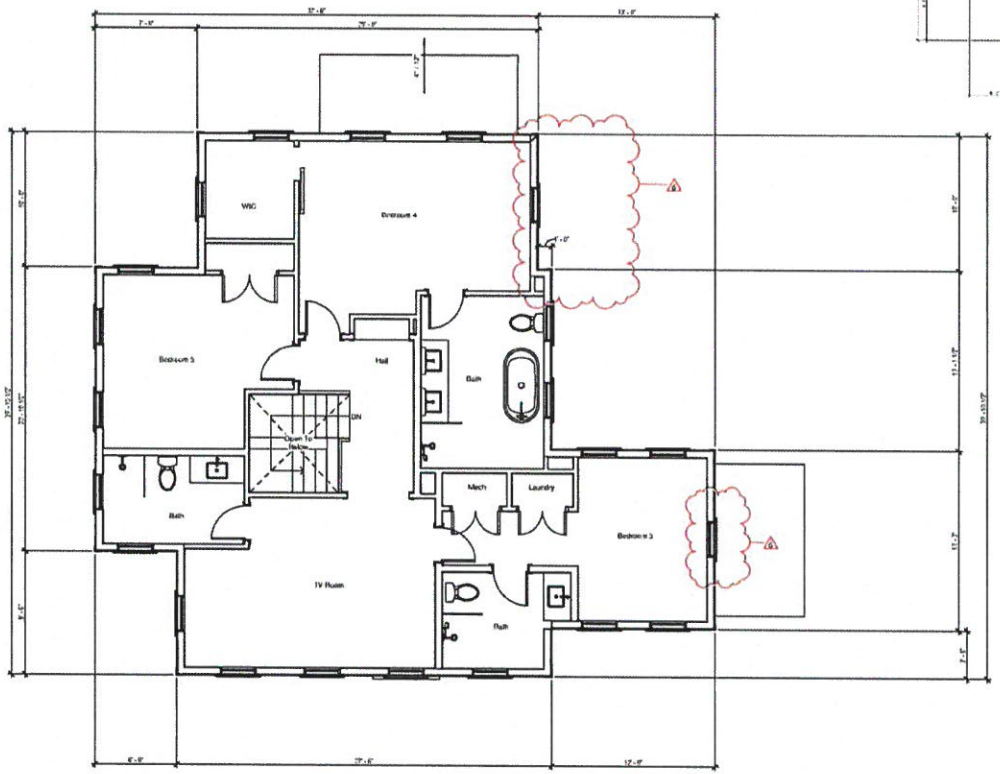
Level 1 Plan

DRAWING HISTORY

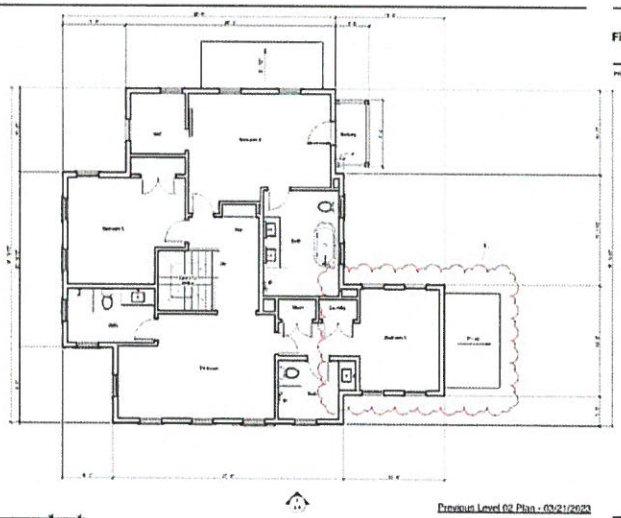
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.04	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #

6-2



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



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony in Bedroom 4
- Changed French Door to Type 2 Window in Bedroom 4
- Added Type 2 Window to Bathroom 3

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2996

Civil Engineer:
Nantucket Surveyors
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Structural Engineer:
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300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
338 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1183

Energy Rater:
Hera Energy Raters LLC.
Mills, MA 02054
(508)601-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: P8270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME

Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.28	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #:

6-3



Previous South Elevation - 03/21/2023

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"	<Varies>	<Varies>	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	9	6	Therma Tru Ltd	Smooth Star	S219	Fiberglass
G2	5' - 0"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SIL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth Star	Blush	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pawtenwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

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HDC2022-08-6930

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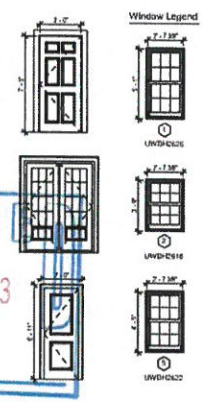
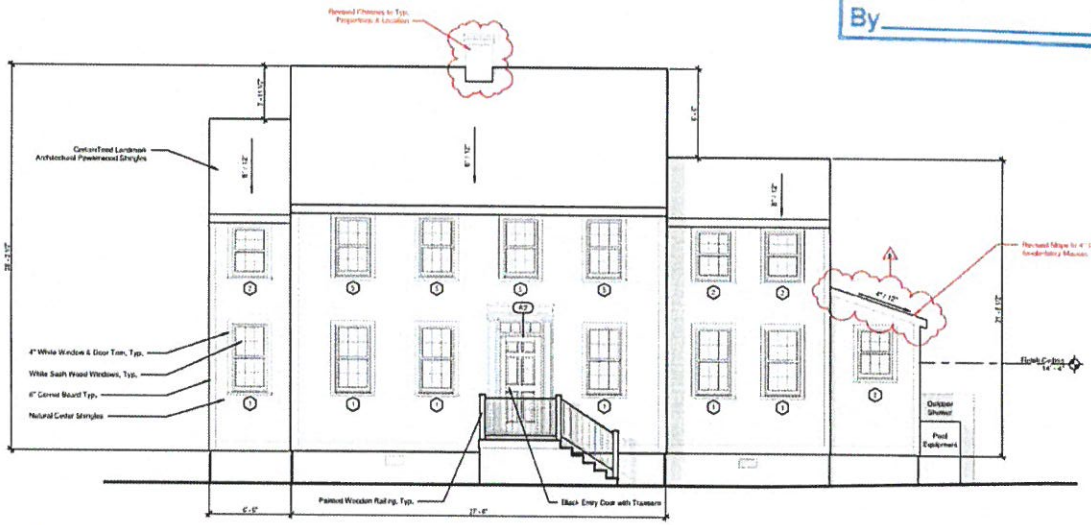




1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
290 Broadway, Suite #183
Lynnfield, MA 01548
(781) 842-2986

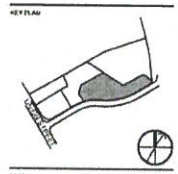
Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0243

Structural Engineer:
Rogers And Guarracino LLC.
390 Trade Center, Suite 3540
Woburn, MA 01801
(617) 826-1703 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1188

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02354
(508)831-6633

KEY PLAN



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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.03.20	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #
6-4



Previous North Elevation - 03/21/2023

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' - 8"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 6"	7' - 0"	6	6	Therma Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' - 6"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2750 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Weatherwood	1x6 Fence
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch

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HDC2022.08.6930

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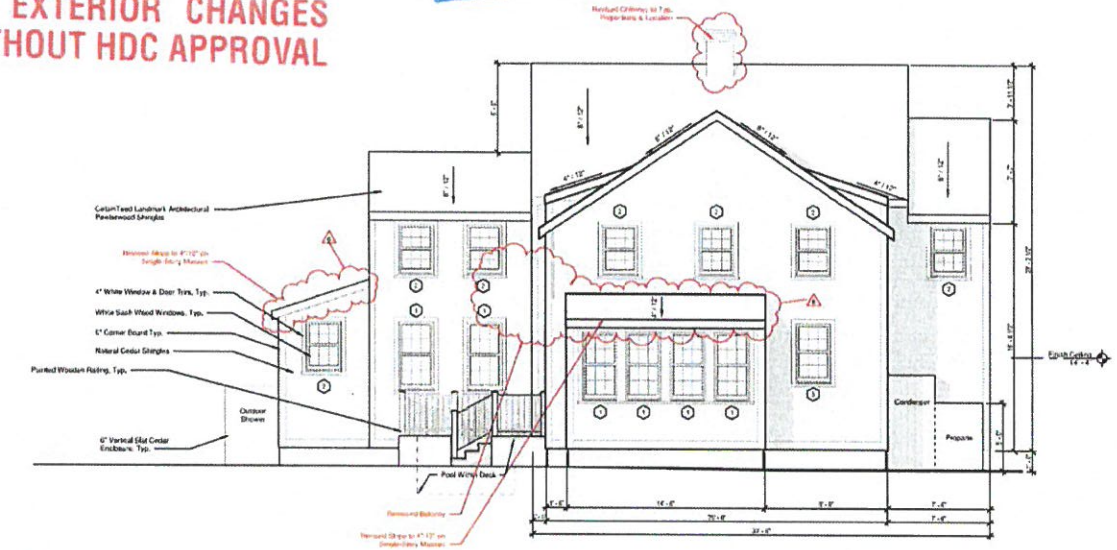
Window Legend





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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
203 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2996

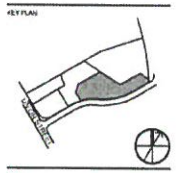
Civil Engineer
Nantucket Surveyors
5 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Roome And Guarracino LLC.
399 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) 735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

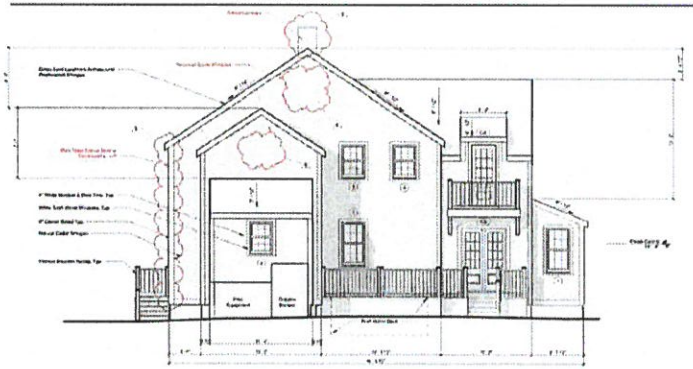
PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB

SHEET #
6-6



Previous East Elevation - 03/21/2023

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"	<Varies>	<Varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 8"	6	6	Therma Tru Ltd	Smooth Star	S218	Fiberglass
C2	5' - 8"	7' - 0"	12	1	Therma Tru Ltd	Smooth Star	S2258 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch
- Changed French Door to Type 2 Window
- Added Type 2 Window above Single Story Mass (Left)

APPROVED
HDC 2022-08-6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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JUN 2 2023
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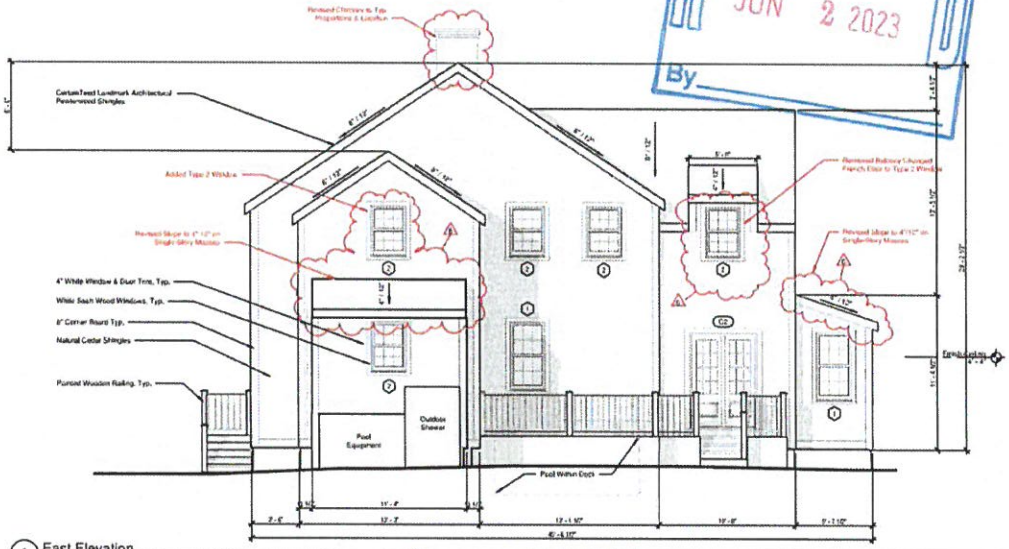


1 East Elevation
1/4" = 1'-0"

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2996

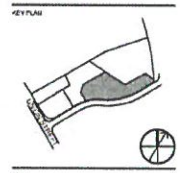
Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Roome And Guarracino 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)735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

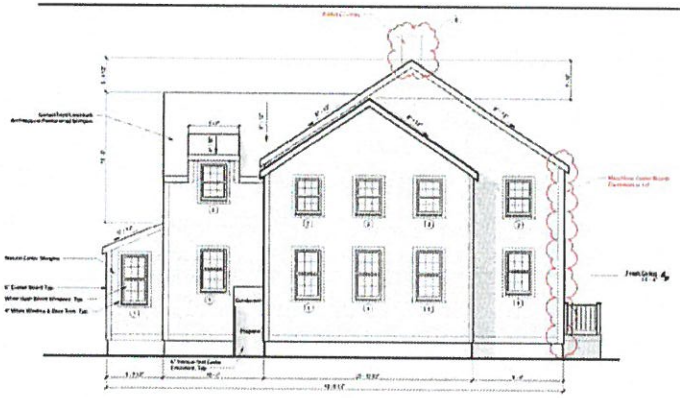
PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #:
6-7



Previous West Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 5/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' 7 5/8"	3' 9"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' 7 5/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	6	6	Therma Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma Tru Ltd	Smooth Star	S2250 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewtermood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

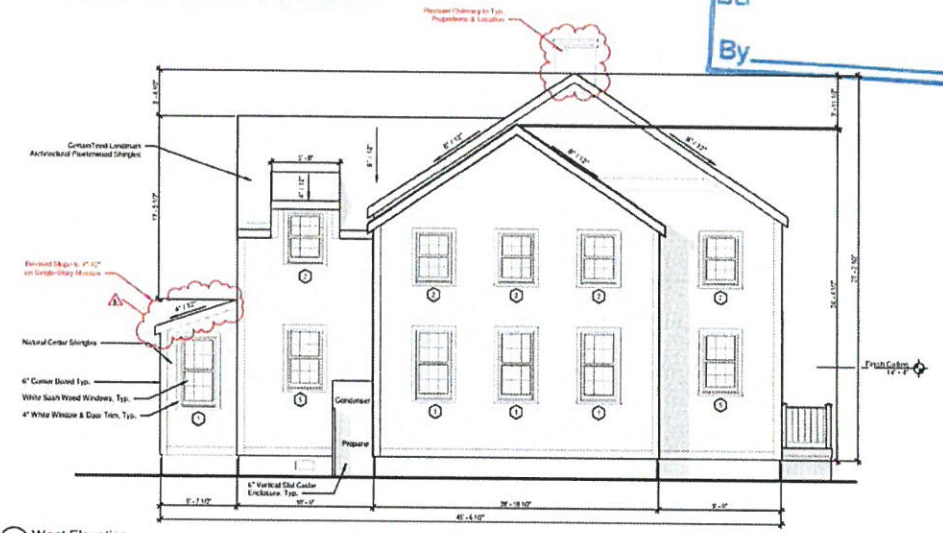
APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By

Window Legend





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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
290 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Hentocket Surveyors
8 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-0833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #:
6-5

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): 2023-12-9700 Address : 6 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 55.1.4-72.2
✓	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

Vicinity Map



MODIFICATIONS | 24.03.27

- No Site Plan Modifications

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

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMa Corporation
200 Broadway, Suite #105
Lynnfield, MA 01940
(781) 842-2690

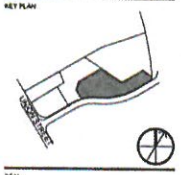
Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0248

Structural Engineer
Rosow And Guarnaccio LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 676-1700 x 202

Landscape Architect
Verdant Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Here Energy Raters LLC.
Milton, MA 02054
(508)631-8633

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

PROJECT #	P0273.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME
Site Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION

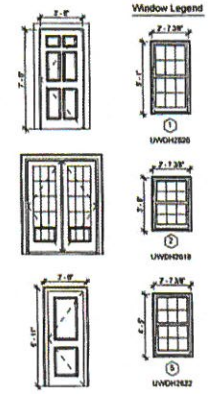
SHEET #
6-1

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"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd	Smooth-Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SOL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2956

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Reeme And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-0633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0278.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

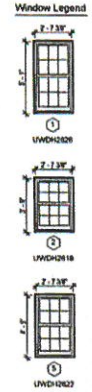
SHEET #
6-4

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"	<vaes ee>	<vaes>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	R2216-SDL	Fiberglass

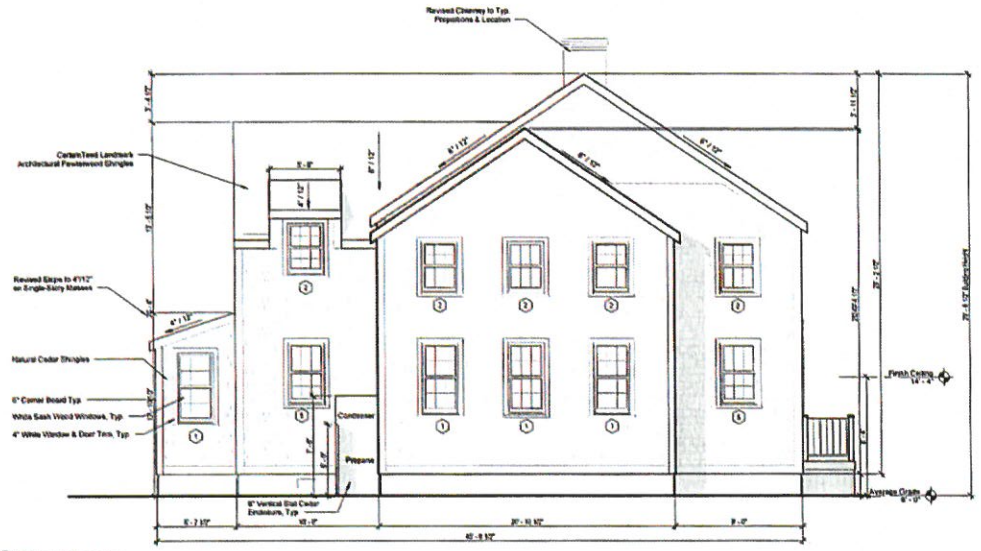
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- No West Elevation Modifications



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Neufeldt Surveyors
8 Windy Way,
Hartsdale, MA 02554
(508) 226-9240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Verdoni 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:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.19	HDC Revisions, R7

SHEET #
6-5

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 5"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	9	6	Therma-Tru Ltd.	Smooth-Star	S3160	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth Star	S3250-SDL	Fiberglass

Materials Legend

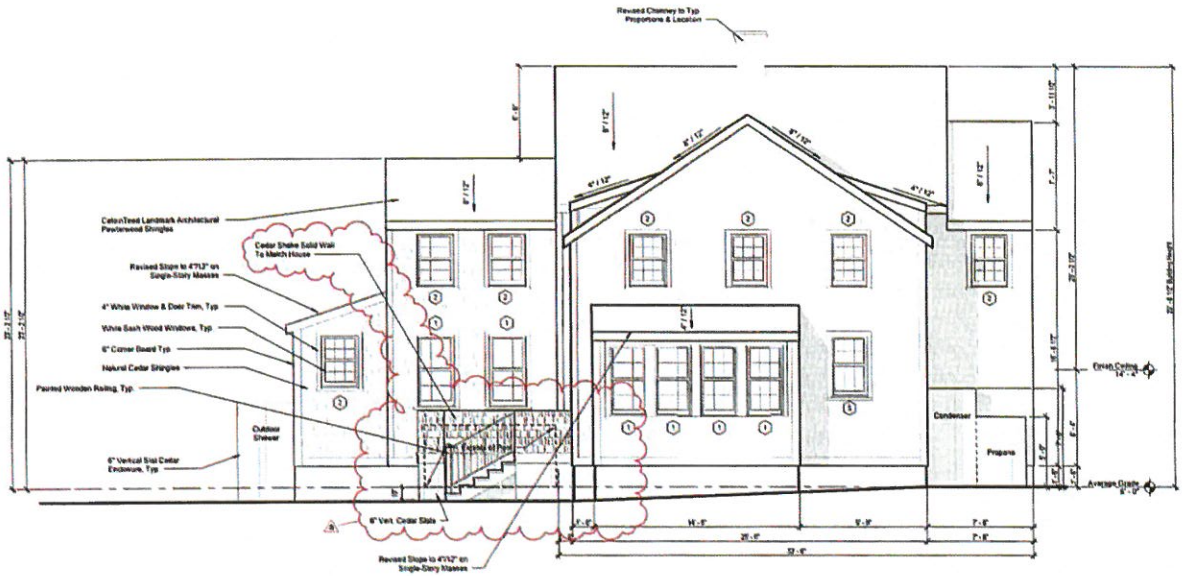
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



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:
KBMe Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2800

Civil Engineer
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Kearns And Guerreiro LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

6 Mariner Way | Lot 2

PROJECT #: P2070.0
ISSUE DATE: 04/19/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CO, BS
CHECKED BY: RB

SHEET NAME:

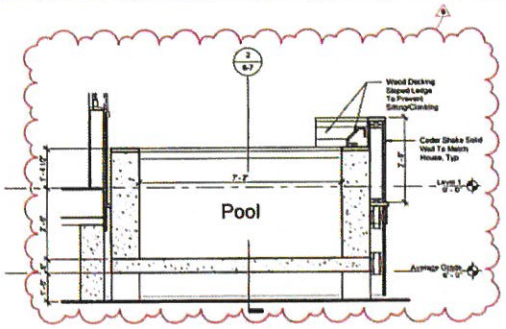
Exterior Elevations

DRAWING HISTORY:

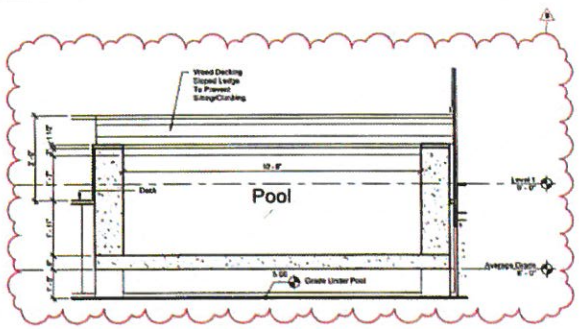
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Post Revision
8	24.03.27	CertCoins Pool

SHEET #:

6-6



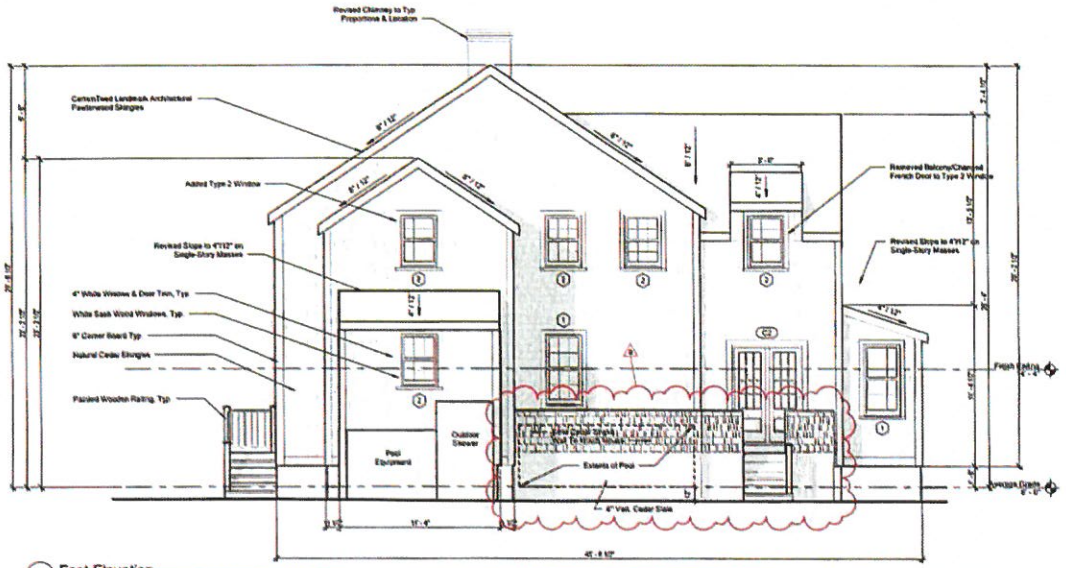
3 Short Section at Pool
1/2" = 1'-0"



2 Long Section at Pool
1/2" = 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



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	UWDH2626	Wood
2	2' - 7 3/8"	3' - 8"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

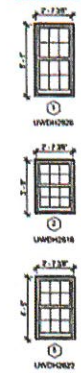
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd	Smooth-Star	S218	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd	Smooth-Star	S2250-SDL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2986

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Roome And Guerrasino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect:
Vanlant Landscape Architecture
310 Harvard Street, Suite 25
Brookline MA 02445
(617)735-1180

Energy Rater:
Hors Energy Raters LLC.
Mills, MA 02054
(508)631-6833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

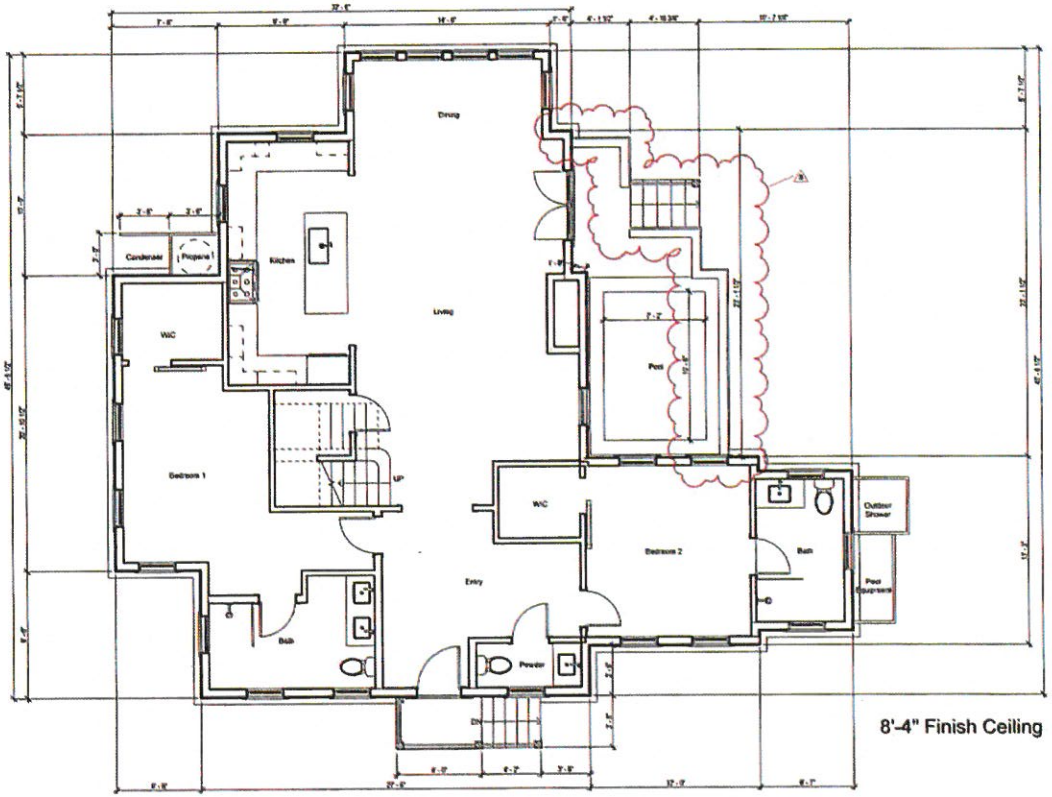
PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R6
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
8	24.03.27	CanConve Pool

SHEET #
6-7



1 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
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

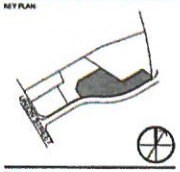
Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Reese And Guarnaccia LLC.
360 Trade Center, Suite 3548
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Vanasse Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1183

Energy Rater
Hers Energy Raters LLC.
Millis, MA 02054
(508)631-8433

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #	P0270.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, 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
5	23.03.21	HDC Revisions, RS
6	23.04.19	HDC Revisions, WJ
8	24.03.27	ConComm Pool

SHEET #

6-2

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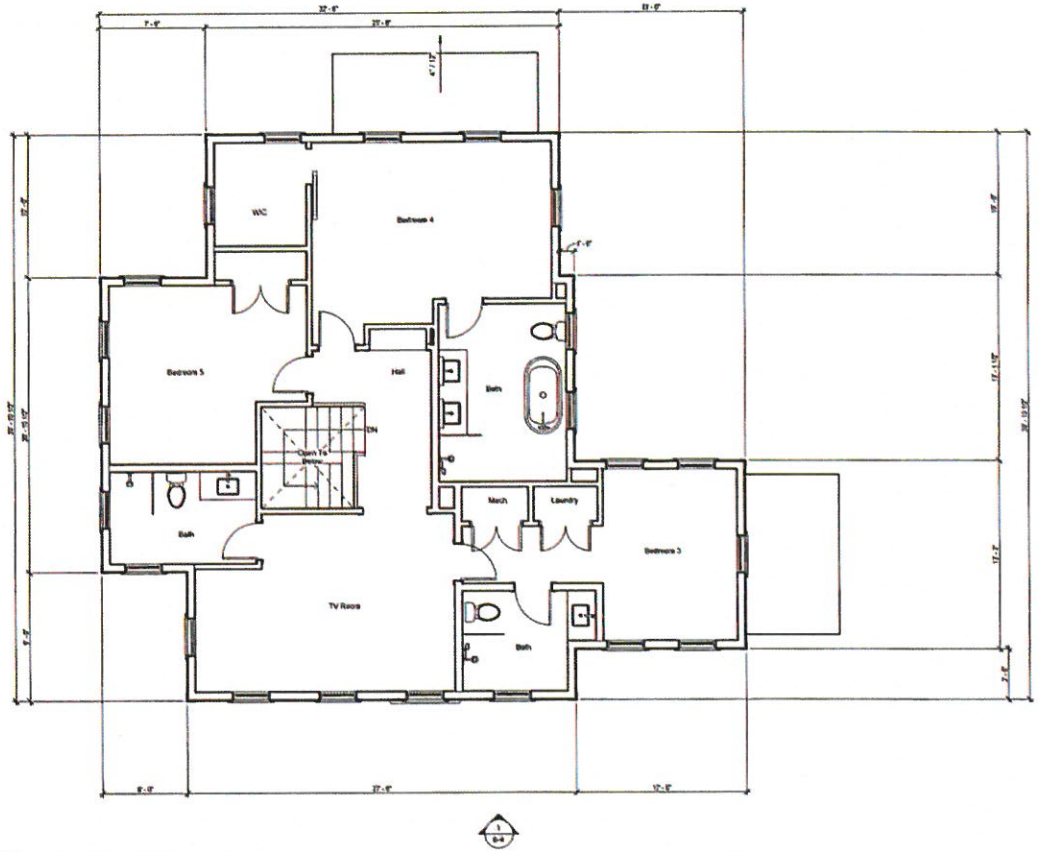


1 Level 2
1/4" = 1'-0"

Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

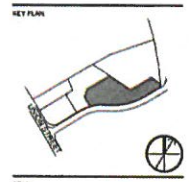
Civil Engineer:
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Gaurracine LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect
Verdaad Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #:
6-3

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°. 72.2

Street & Number of Proposed Work: 6 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: EDHERTY@KENSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 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 2022-08-6931

☒ Pool (Zoning District RC-2 NOT PROTECTED) ☐ 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

ELEVATE POOL OFF GROUND AS REQUIRED BY CONSERVATION COMMISSION 18" ABOVE DECK LEVEL
NO CHANGE IN SIZE OR LOCATION
CONTINUES NOT TO BE VISIBLE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

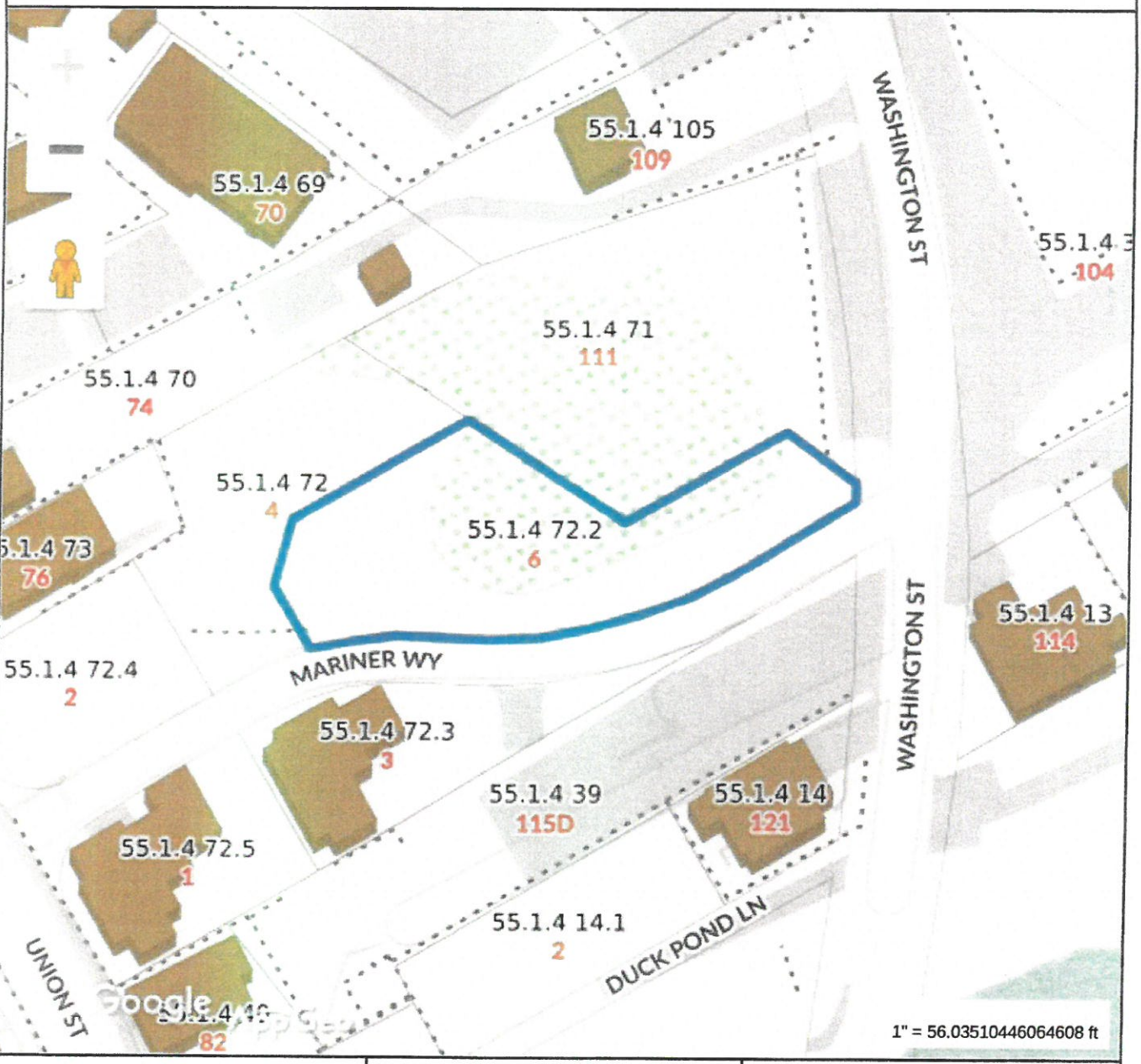
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



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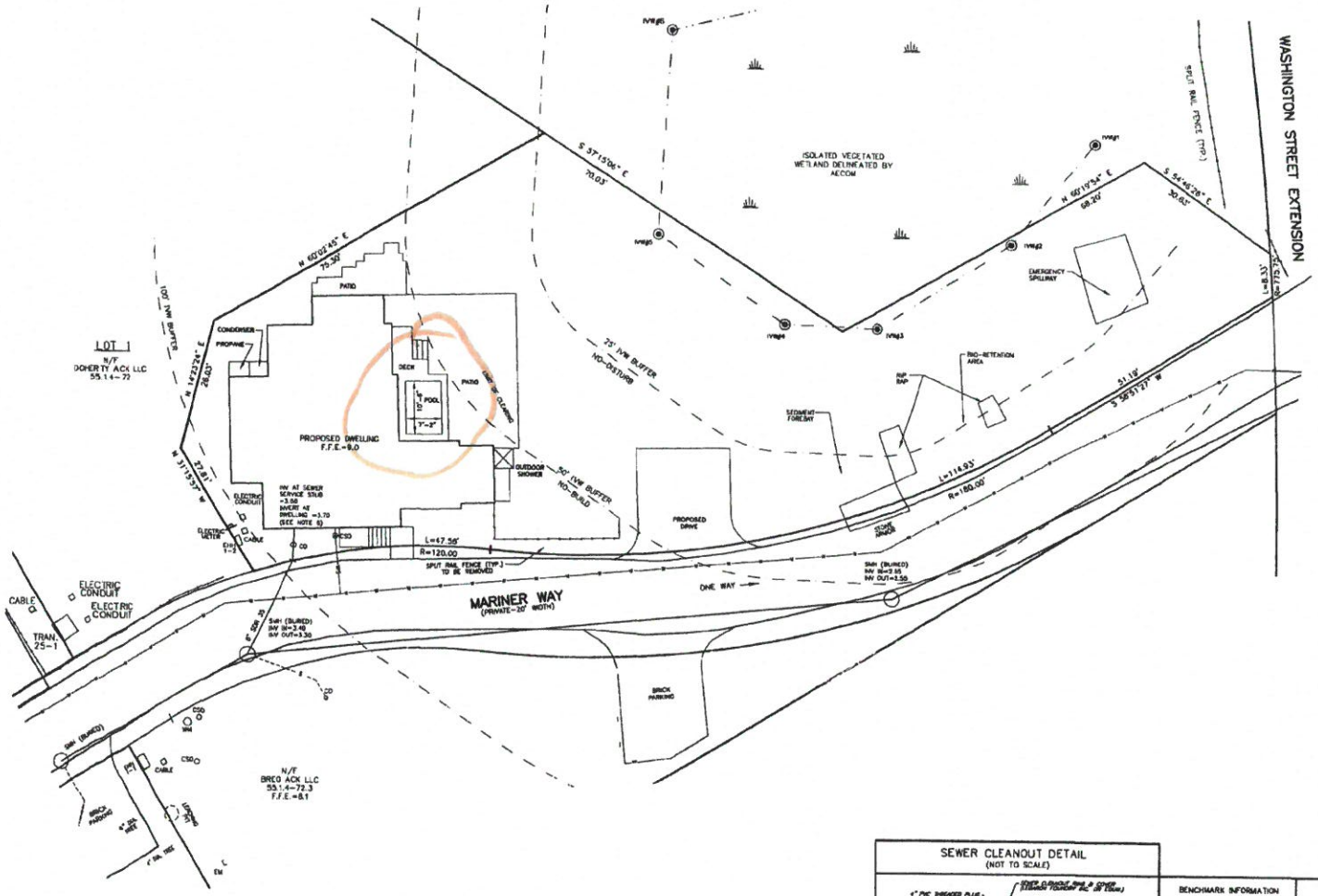
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'


WASHINGTON STREET EXTENSION
ISOLATED VEGETATED WETLAND DELINEATED BY AECOM
SPLIT RAIL FENCE (TYP.)
EMERGENCY SPILLWAY
RIP RAP
RAIN GARDEN
SEDIMENT FOREBAY
RAIN GARDEN
RAIN GARDEN
RAIN GARDEN

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



NO CHANGE - SOUTH ELEVATION

CONSULTANTS:

Civil Engineer
Manitoukat Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0210

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 626-1702 x 202

Landscape Architect
Verdant Landscape Architecture
214 Harvard Street, Suite 25
Brookline, MA 02446
(617)738-1180

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(905)631-0633

12/5/2023 - COMPILED SET THRU 6-BN-003

Finegold Alexander Architects
77 North Washington St
Boston, MA 02114
T 617.227.9272
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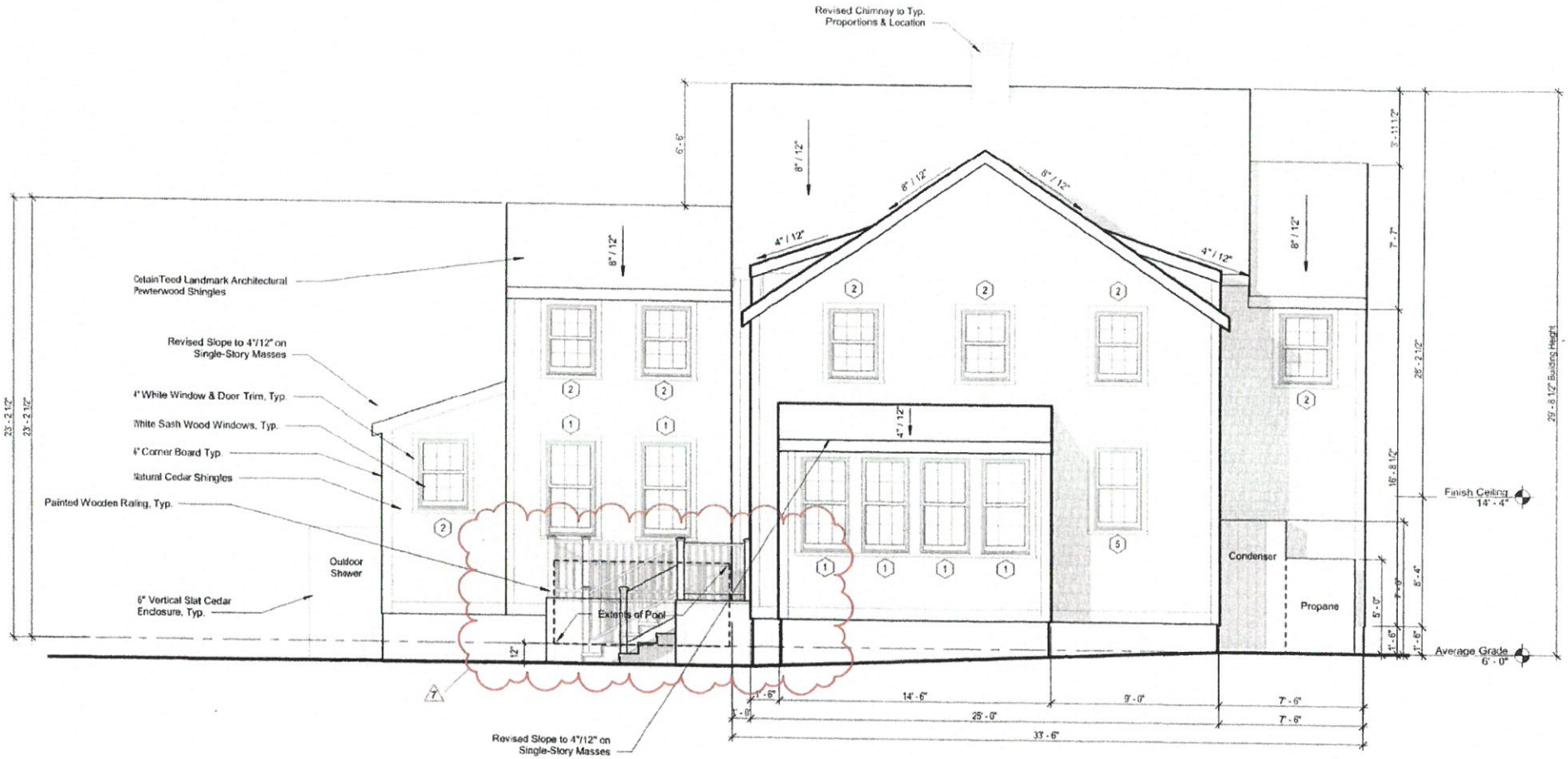
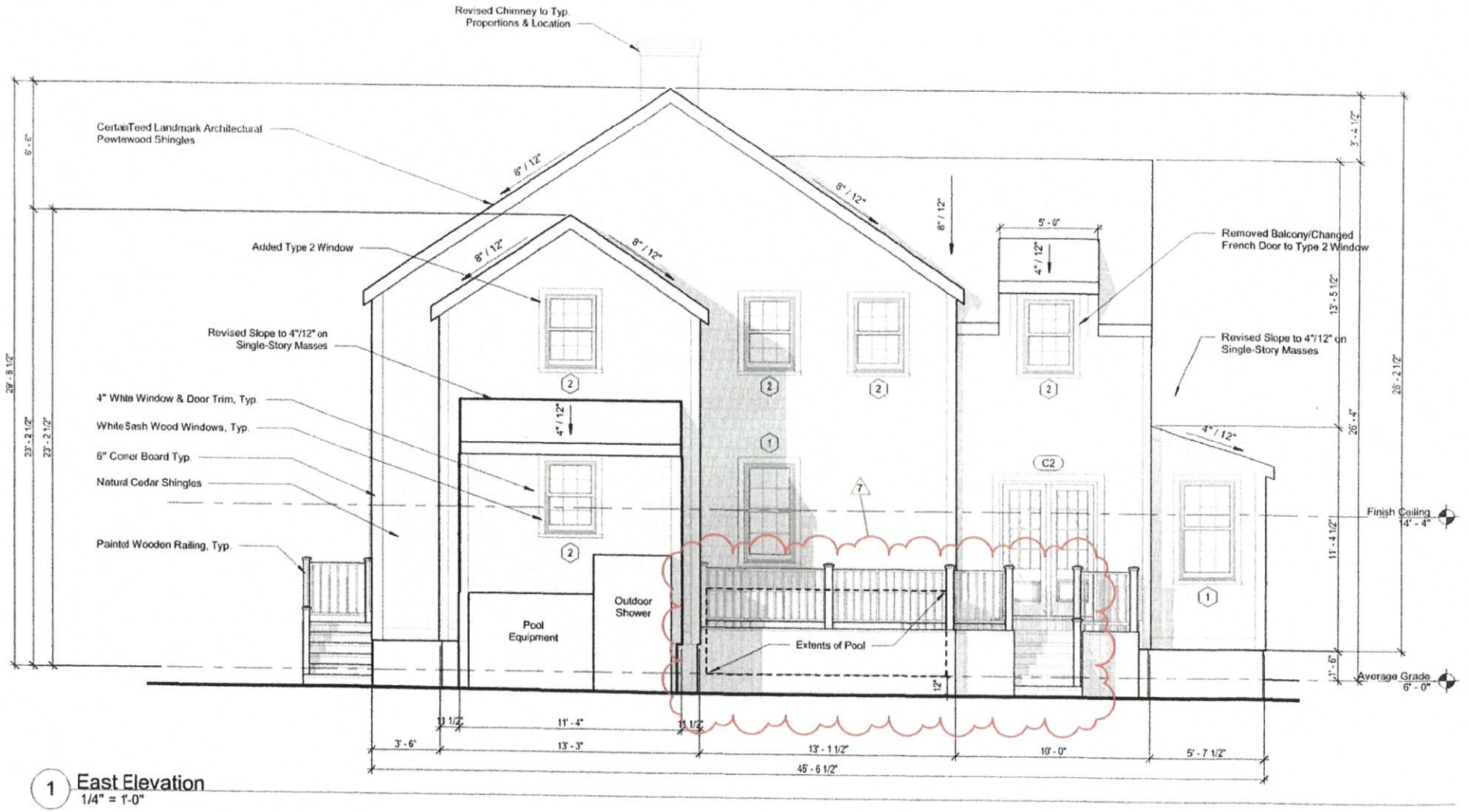
w www.faainc.com

Project No.P0270.0
08/15/2023
Construction Documents

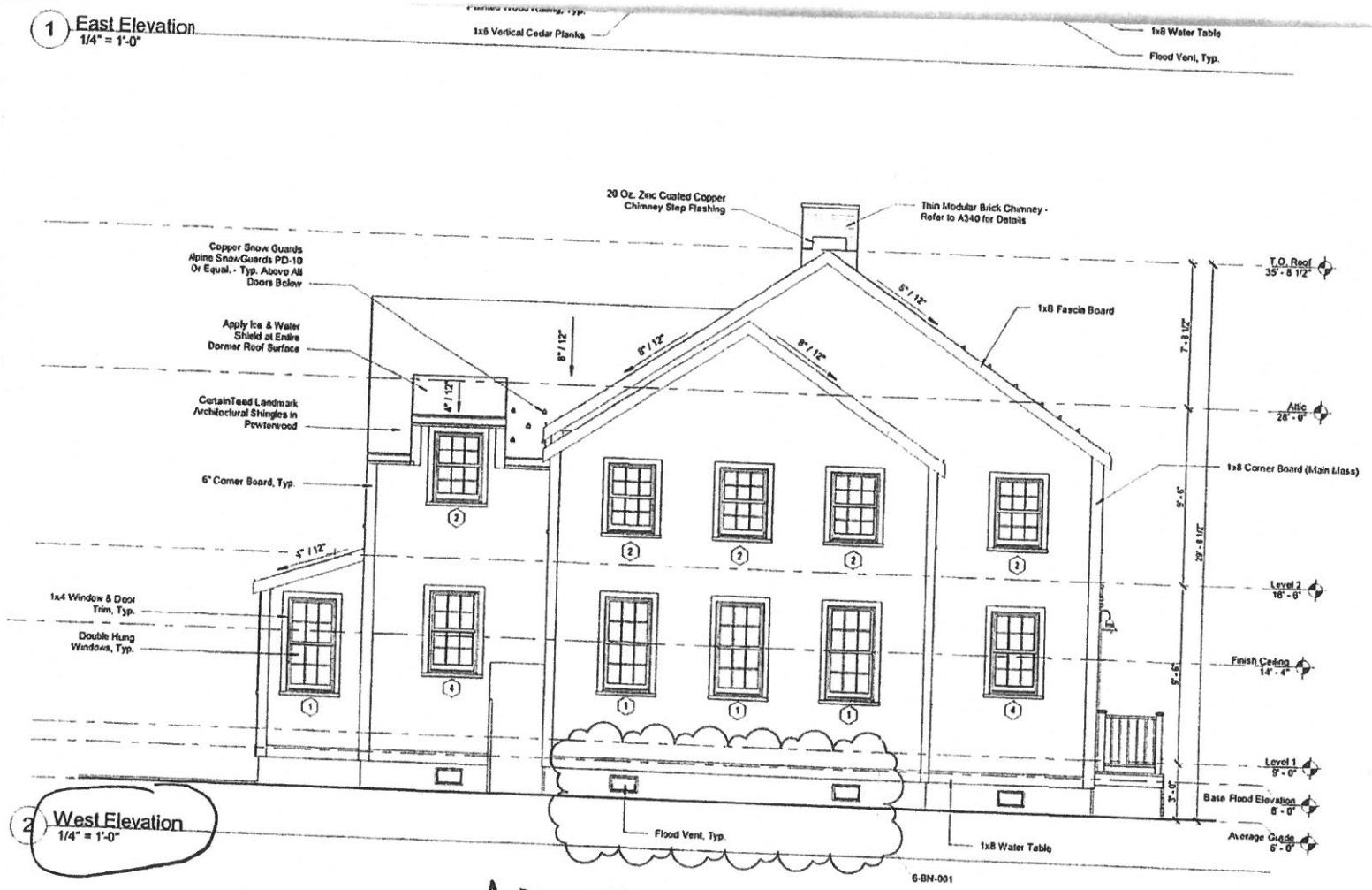


1 North Elevation
1/4" = 1'-0"



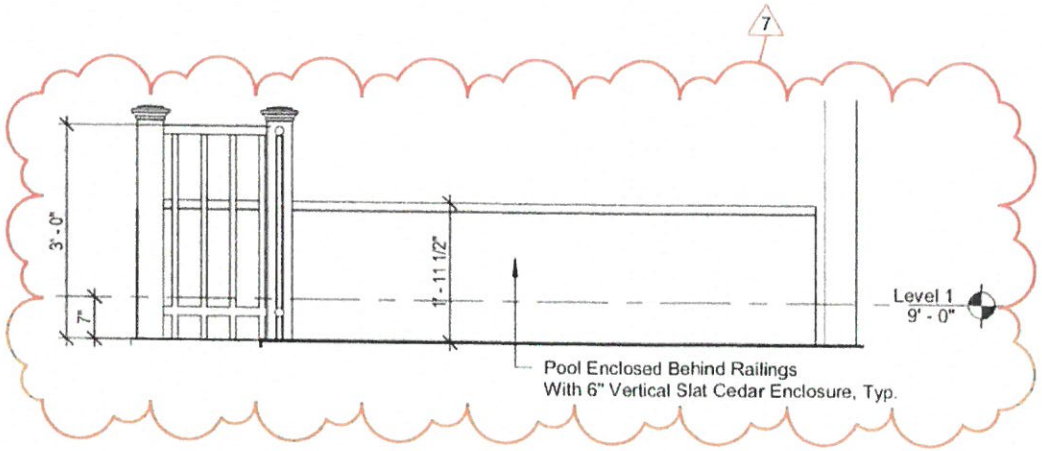
1 East Elevation
1/4" = 1'-0"

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



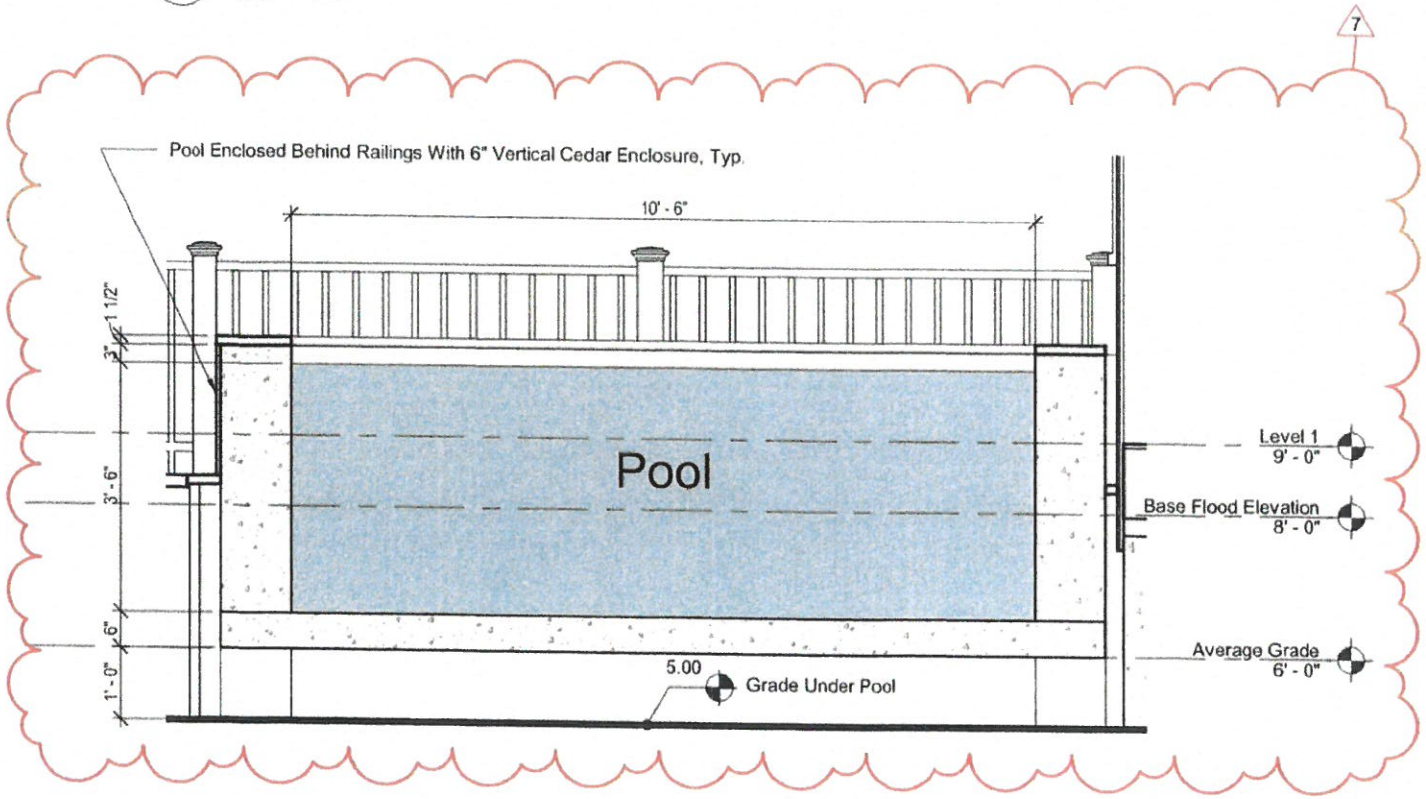
2 West Elevation
1/4" = 1'-0"

NO CHANGE



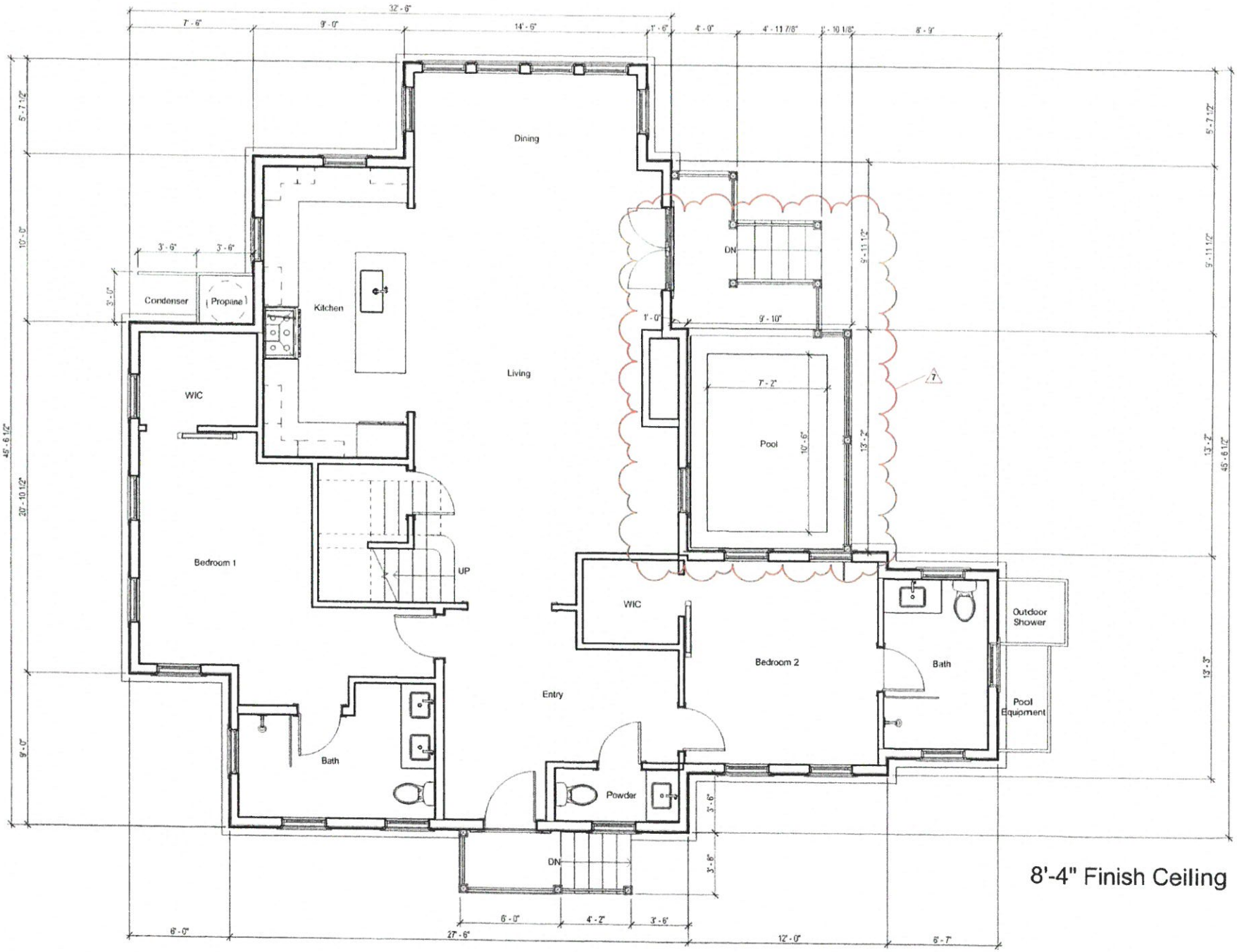
3 Typ. Pool Wall Elevation

1/2" = 1'-0"

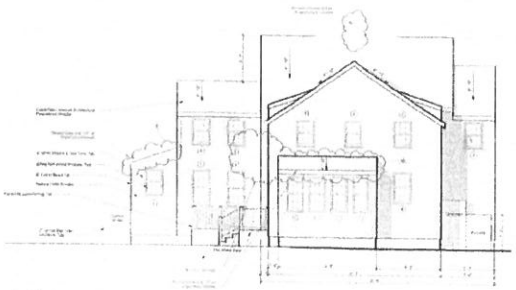


2 Section at Pool

1/2" = 1'-0"



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



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

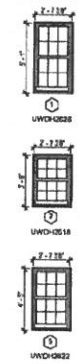
Previous North Elevation - 05/08/2023

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"	<varies>	<varies>	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-50L	Fiberglass

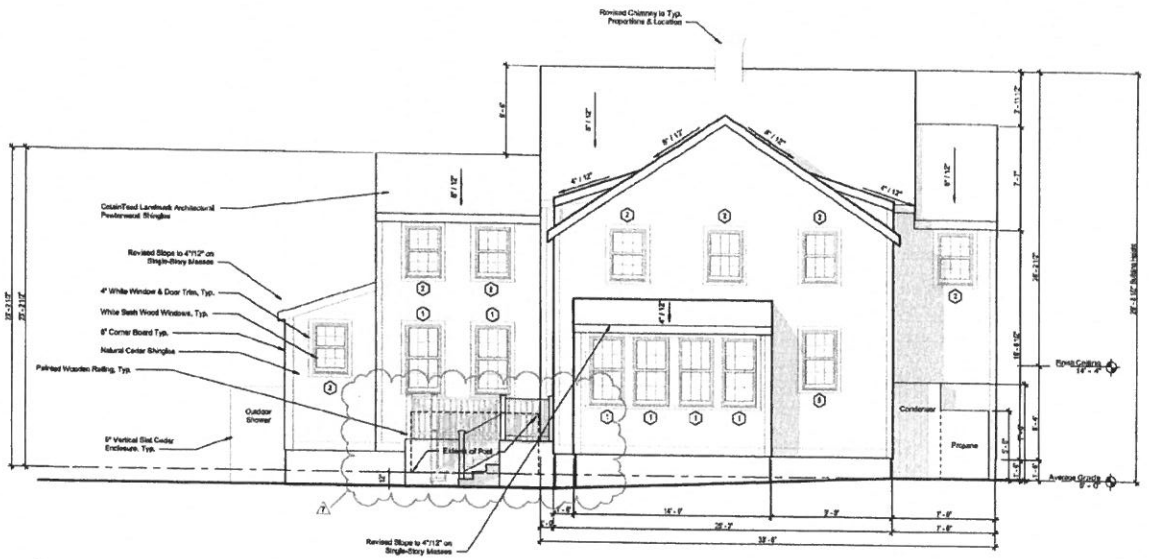
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Preatermwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

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:
KSMs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2698

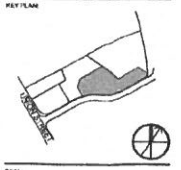
Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rocene And Guerrasino LLC
300 Trade Center, Suite 300
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 21
Brookline MA 02446
(617)735-1180

Energy Rater:
Hero Energy Raters LLC
Mills, MA 02054
(508)831-0633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

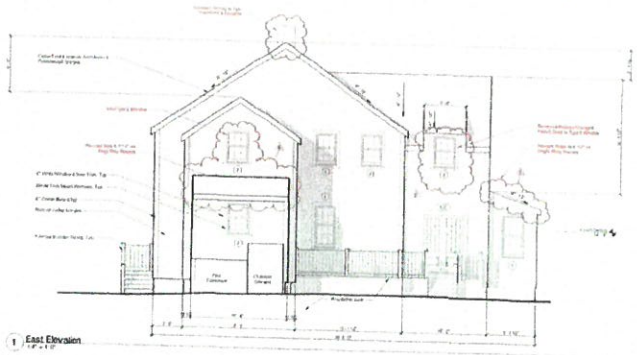
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.3
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SB
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
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
6-6

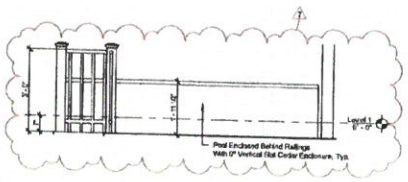


1 East Elevation
1/4" = 1'-0"

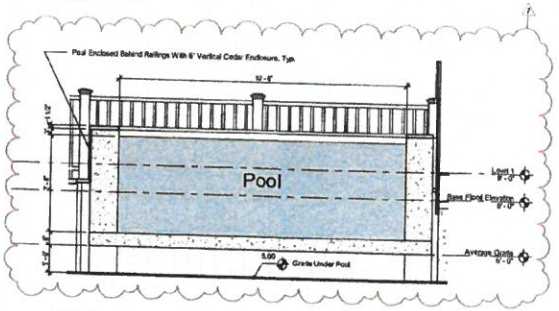
Previous East Elevation -05/08/2023

MODIFICATIONS | 23.12.26

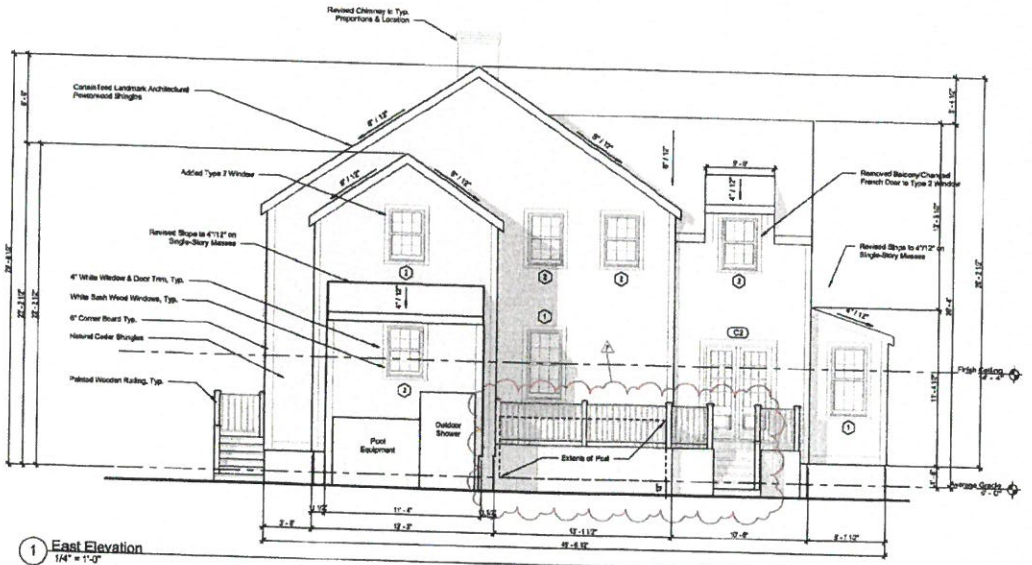
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



3 Typ. Pool Wall Elevation
1/2" = 1'-0"



2 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	UWDH5526	Wood
2	2' - 7 3/8"	3' - 0"	Varies	<varies>	Marvin Windows and Doors	Ultimate	UWDH3010	Wood
5	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH4622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	8' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	92250-SDL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Ebony	Refer to Door Sched.
Outdoor Shower	CertainTeed	Landmark Architectural	Natural Cedar	6" Vertical Planks
Roof Shingles			Pewterwood	1x6 Fascia
Trim & Ancillary Doors			Natural Cedar	
Windows	Marvin	Ultimate Wood	White	1x5
			White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMe Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

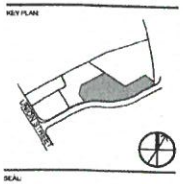
Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rooms And Guerracino LLC.
300 Trade Center, Suite 3640
Woburn, MA 01801
(617) 428-1700 x 202

Landscape Architect
Verdant Landscape Architecture
316 Harvard Street, Suite 25
Brookline, MA 02446
(617)735-1180

Energy Rater:
Here Energy Raters LLC.
Milfo, MA 02054
(508)431-0633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

5 Mariner Way | Lot 2

PROJECT #: P02703
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

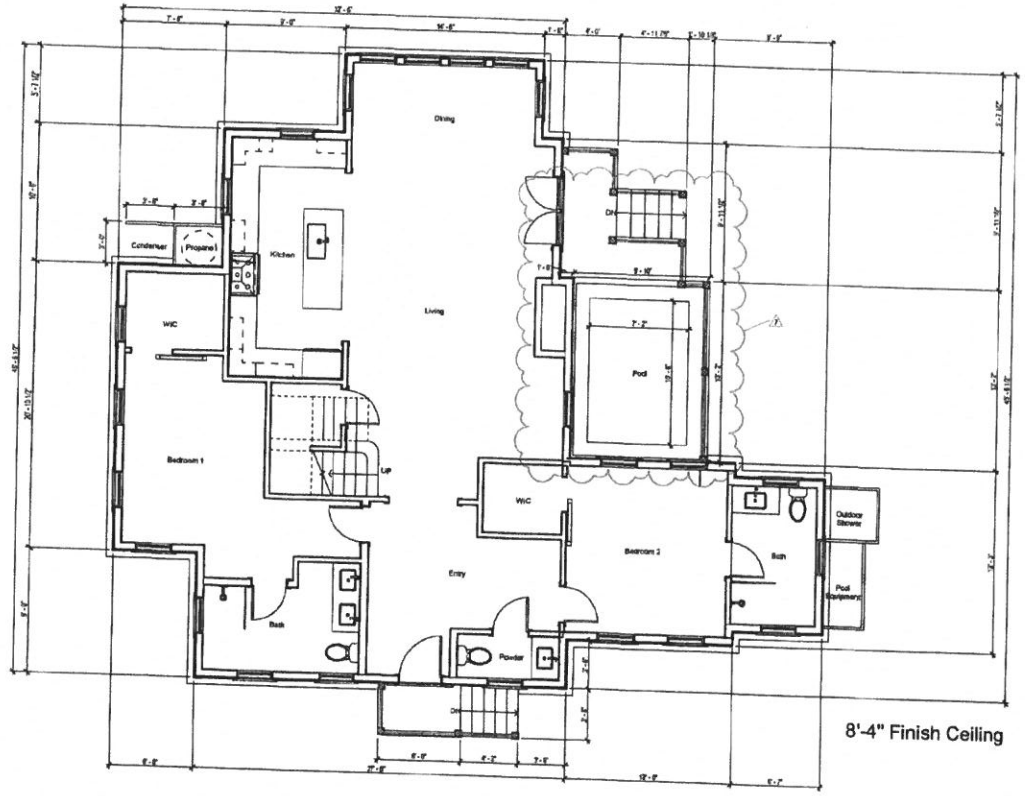
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.03	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R6
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:

6-7

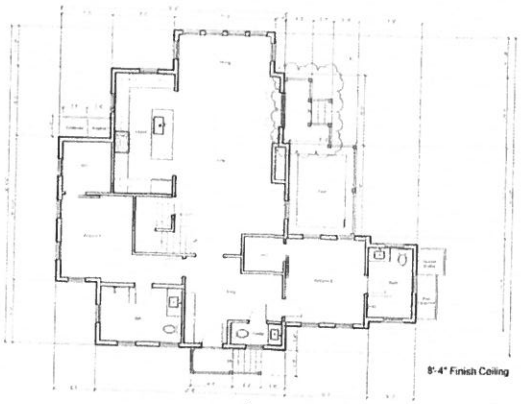
C:\Users\Chris\Documents\Mariner Way_LATEST_Central_R23_ACAD22 Hide Pool_Admin_Chris@finegold.com
12/26/2023 2:05:14 PM



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

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



Previous Level 01 Plan - 05/08/2023

Finegold Alexander Architects

PROJECT TEAM

Owner
KBits Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2998

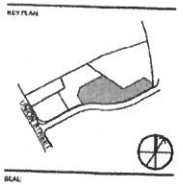
Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rocco And Guerrachio LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 928-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 28
Brookline MA 02446
(617)735-1190

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-0633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

6 Mariner Way | Lot 2

PROJECT #:	P0270.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CO, SS
CHECKED BY:	RB

SHEET NAME:

Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.30	HDC Revisions_RB
5	23.03.21	HDC Revisions_RB
6	23.04.18	HDC Revisions_RB
7	23.12.26	HDC Pool Revision

SHEET #:

6-2

© FINEGOLD ALEXANDER ARCHITECTS

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

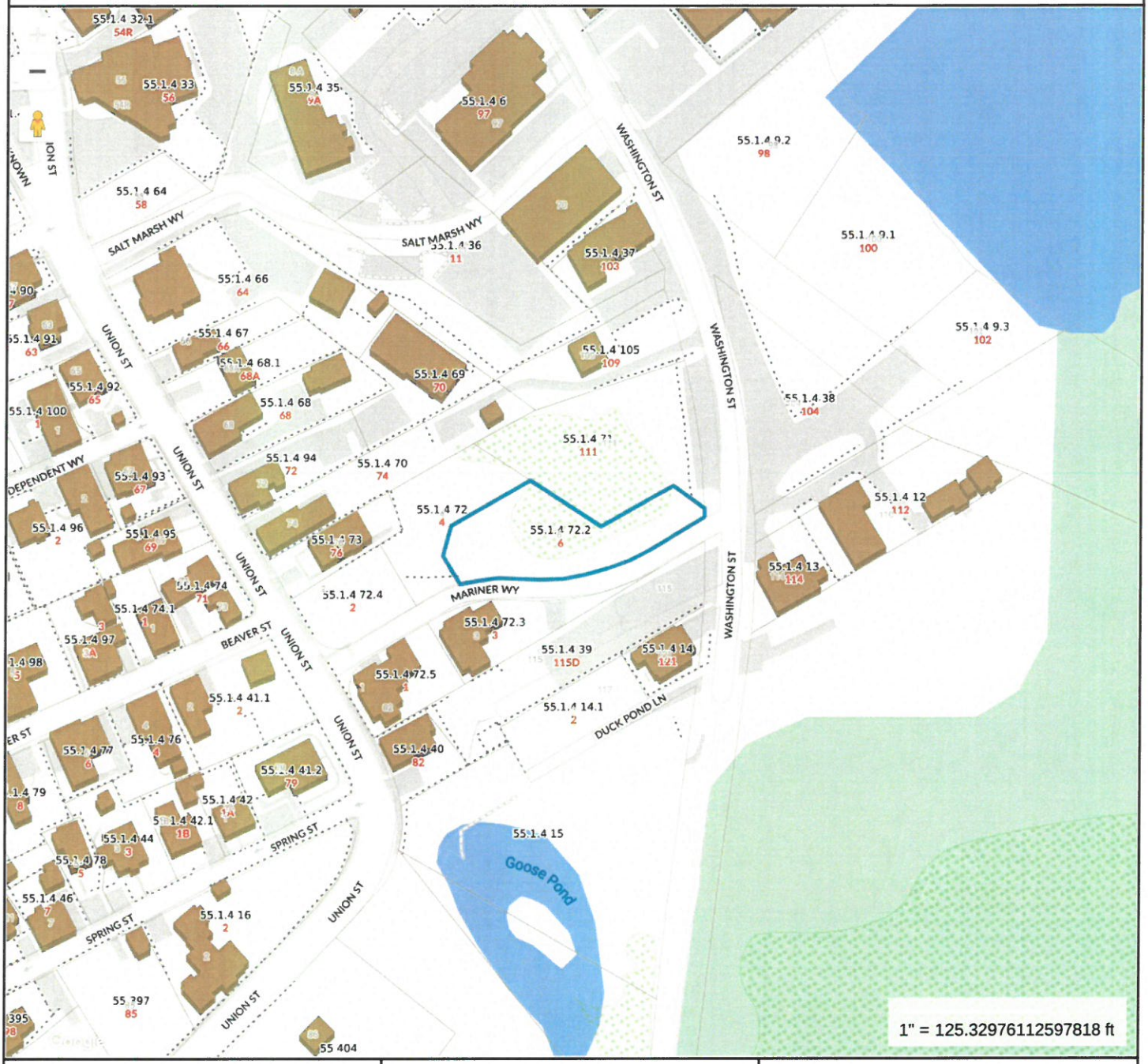
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Paul S Santo Date: 6/13/24



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

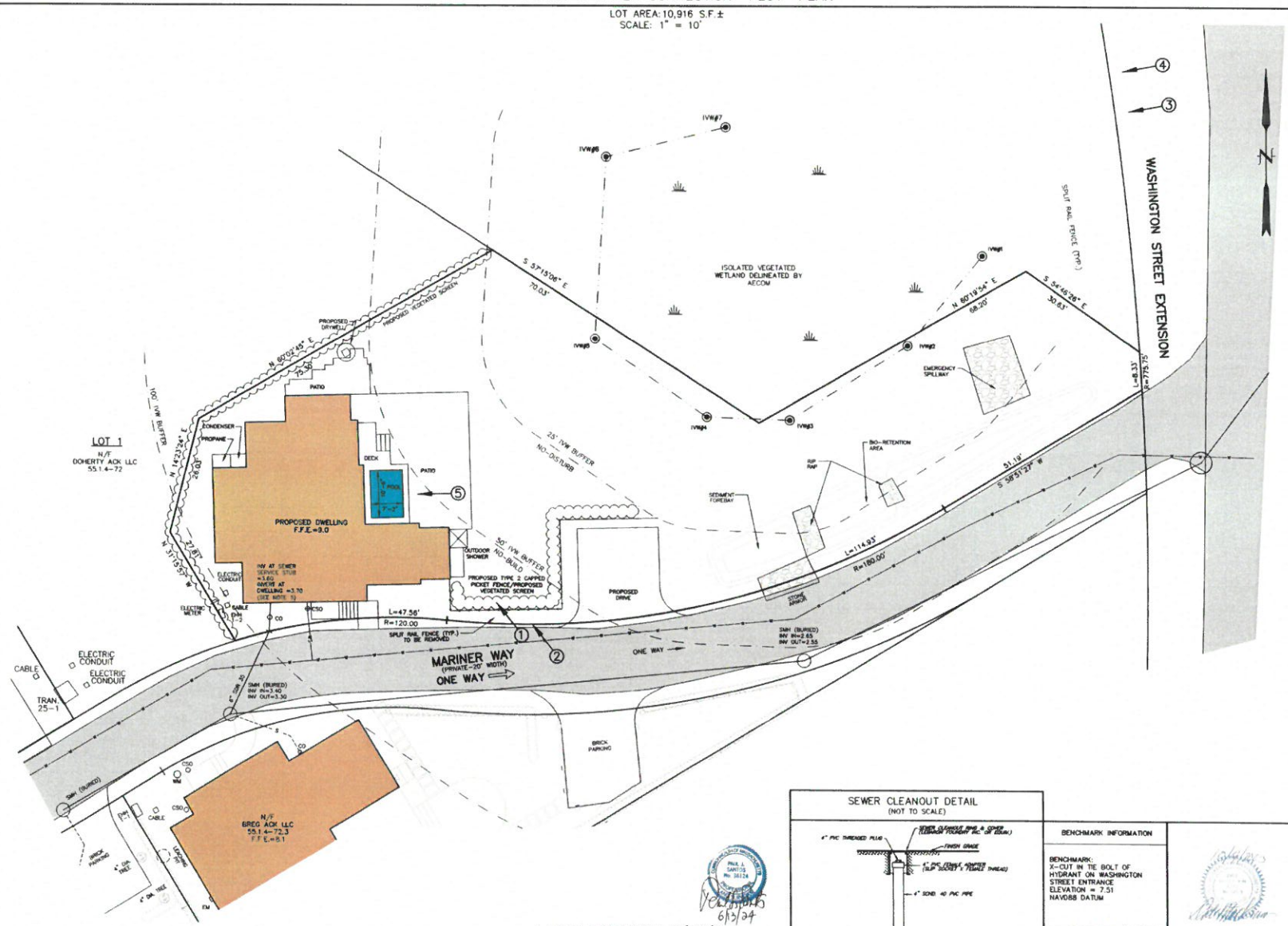
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

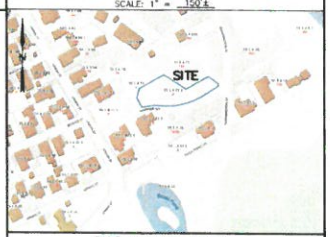
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



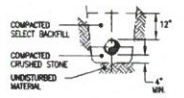
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 76 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.61	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

HDC EXHIBIT 6/13/24

6/13/24

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC N-11451

6 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension



4 View of property from Washington Street Extension

5

Pool Mock Up

6 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6931

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/24/22~~ ~~12/31/22~~

Extended to: _____

Approved: _____ Disapproved: 6/30/23

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC Corp

Mailing Address: C/O KEMS HOLDING Corp 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 9783660955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LIANA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINNA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 15X18 ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 12X8 ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date:

Original Builder:

REVISIONS* (describe)

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

HARDSCAPE/DRIVEWAY/WALKS

~~Pool 18'3"~~ 10' x 5'10" 17' - AUTO COVER

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 72"
Type: TYPE II CAP PICKET
Length: 145'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PENNSTONE/BELGIAN BLOCK Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall C/D NW SEDAR 4X4X6 Clapboard (if applicable) _____ Roof _____

Trim PROPANE TANK - 4x4x4 Sash NTW Pool Equip - 3x7x4 Doors _____

Deck A/C END - 4x4x4 NTW Foundation _____ Fence _____ Shutters _____

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

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

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC **08-6931**	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles	80/70	Slacktide

APPROVED
HDC2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles	80/70	Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7281**

9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles	80/70	Slacktide

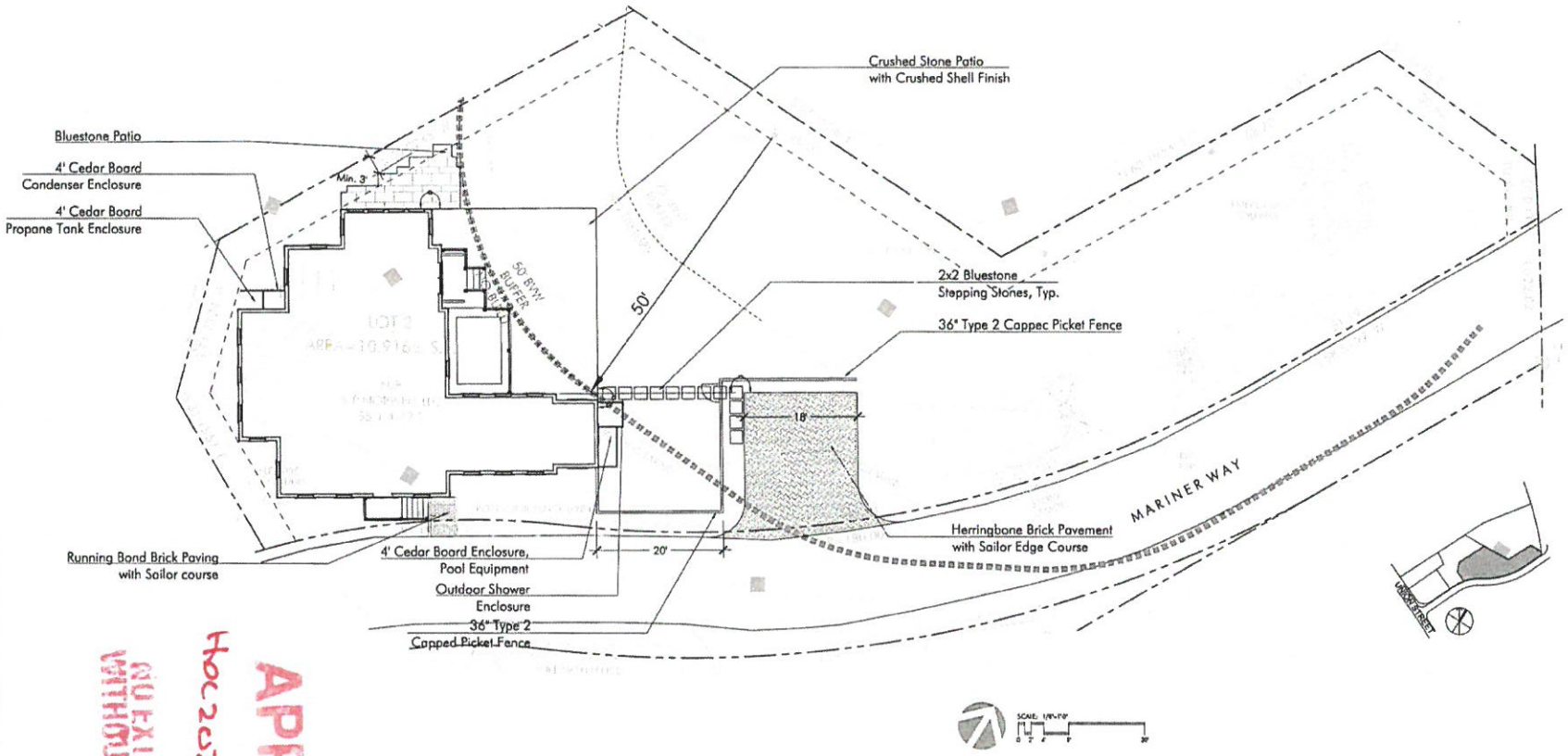
Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay — Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	450 Green Park LLC **01-7772**	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye — Certificate # **HDC2023-01-7772**

DRAFT



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

	CENTERLINE
	ARCH
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

APPROVED
HDC 2023-08-6931
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
APR 14 2023
By

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK ISSUE DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/10/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_B_MAT.dwg

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*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

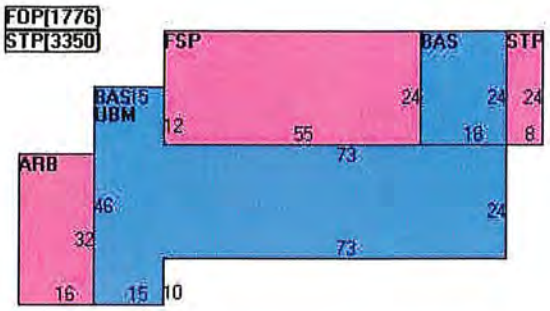
Building Attributes	
Field	Description
Style:	Clubs/Lodges
Model	Commercial

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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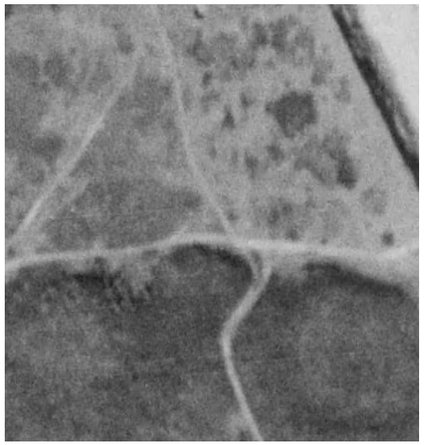
18 Hoicks Hollow - Sankaty Beach Club


1938


1969


1985


1994


2003


2005


2009


2016


2016


2018

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 9

Street & Number of Proposed Work: 19 Lindberg Av

Owner of record: Janet Eyre

Mailing Address: 49 Sixth Ave

San Francisco, CA 94118

Contact Phone #: _____ E-mail: jeyre1976@yahoo.com

AGENT INFORMATION (if applicable)

Name: Ack Smart

Mailing Address: 61 Old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Install (13) all black PV modules to roof.

Size of Structure or ~~Addition~~ module: Length: 62.8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.8" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

DocuSign Envelope ID: FF6221D2-7FF0-4178-ABF2-4627CF11EFA7

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

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

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 18 Lindberg Avenue

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Janet Eyre BD071A013F384AD...

Name Janet Eyre

Date 5/17/2024

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Janet Eyre

STREET ADDRESS 18 Lindberg Ave

MAP/PARCEL 73.4.1 / 9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/6/24

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

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

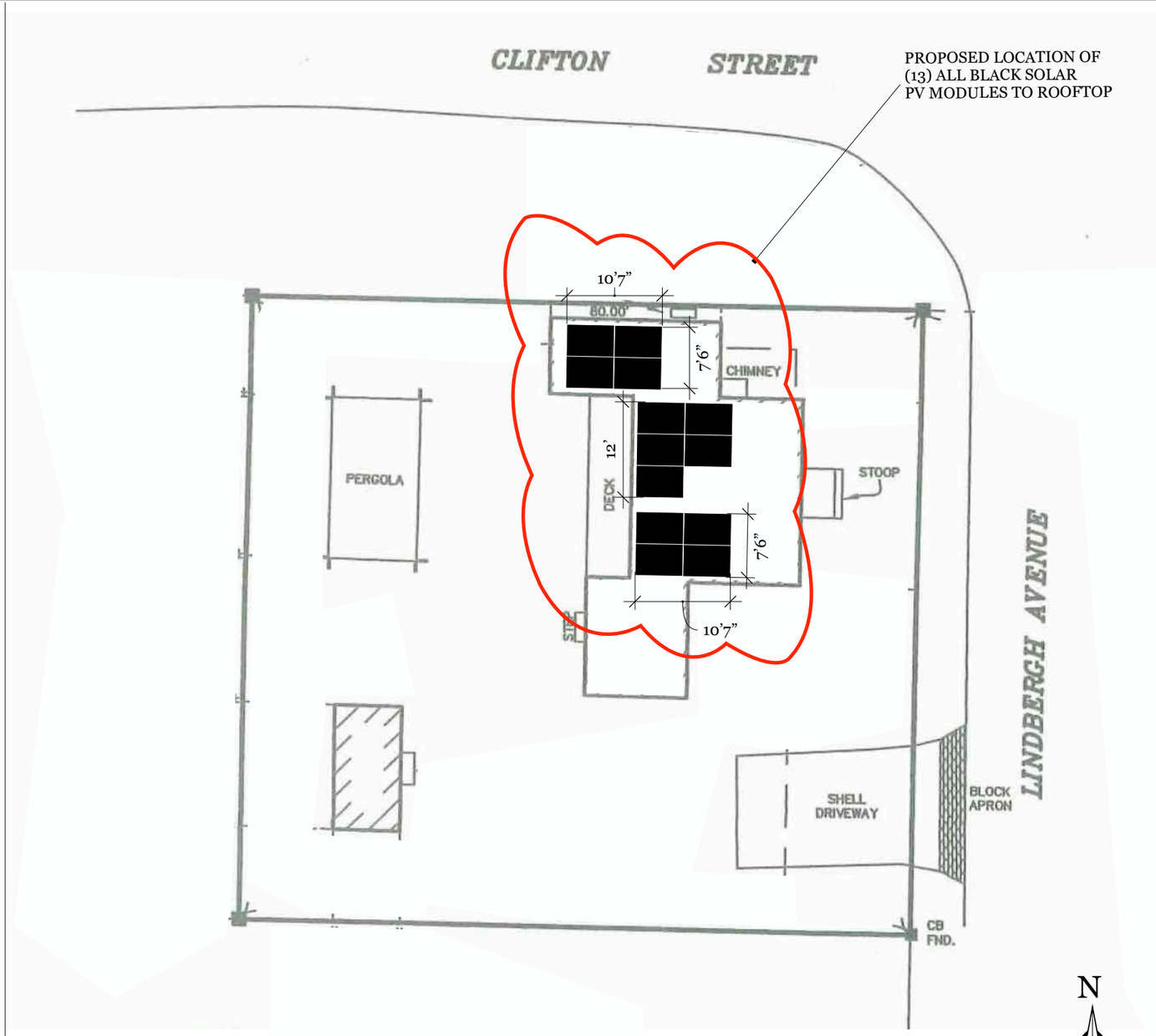
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/6/24
Date



Locus Map
Scale: Not to scale

Zoning Class: SR10
Front Setback: 20 ft
Side/Rear Setback: 10 ft/5 ft



Site Plan
Scale: 1" = 15' 0"

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

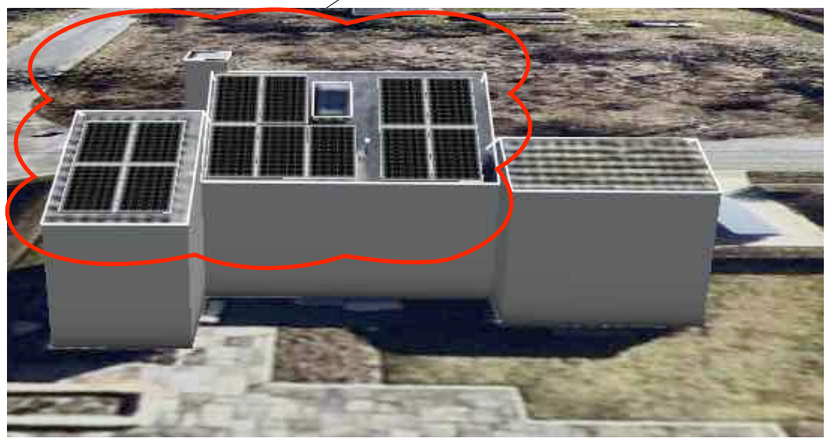
Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

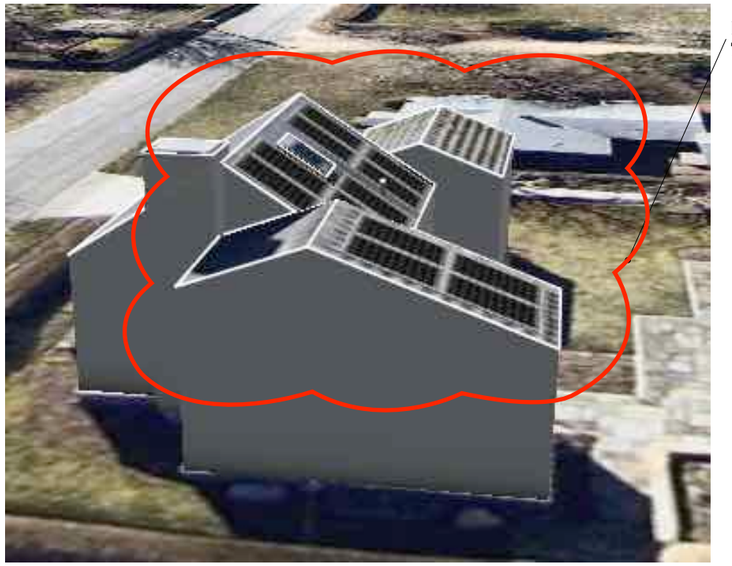
	MM/DD/YY	REMARKS
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

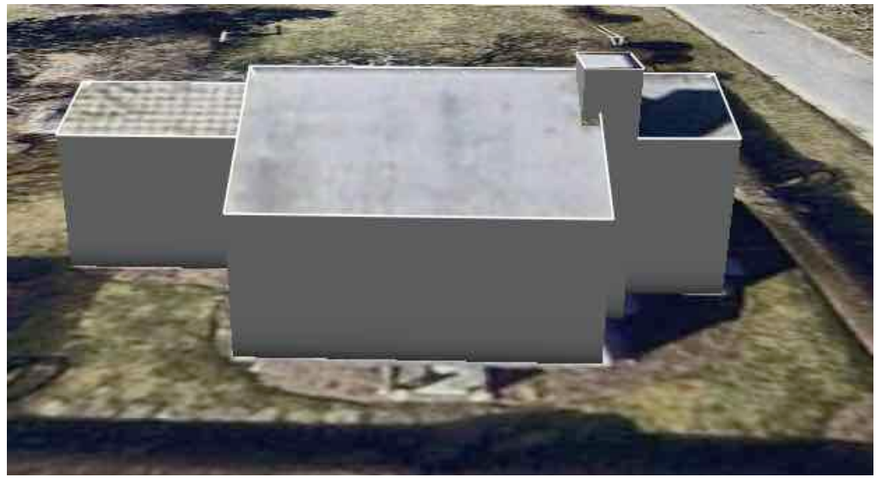


WEST ELEVATION



NORTH ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



NO CHANGES TO EAST ELEVATION

EAST ELEVATION

PROPOSED LOCATION OF (13) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP



SOUTH ELEVATION

Scale: NOT TO SCALE

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

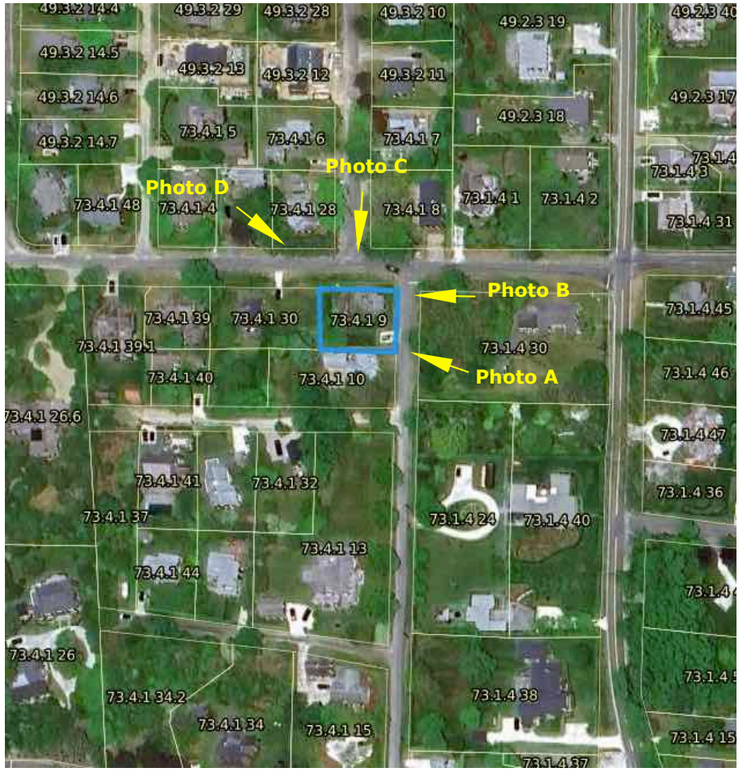




PHOTO A



PHOTO B



PHOTO C

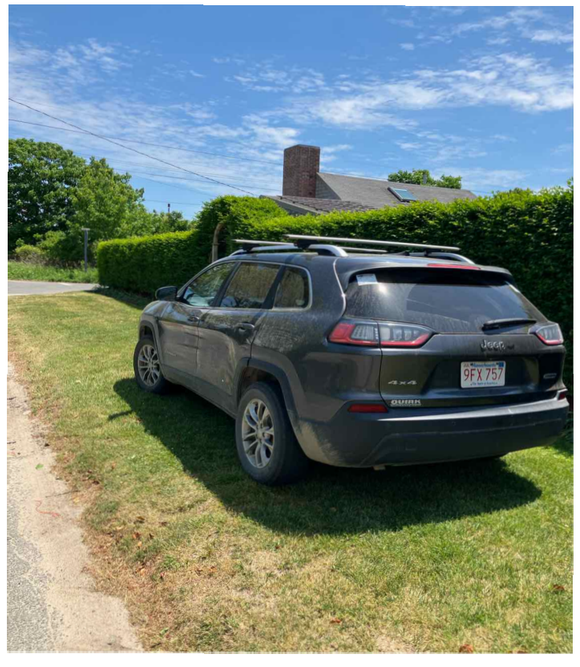


PHOTO D

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

PHOTOS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
Site Address:	18 Lindberg Av
City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS

1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

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

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

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

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

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

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

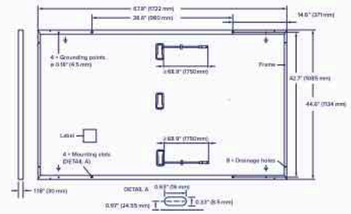
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

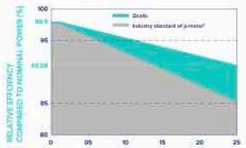


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

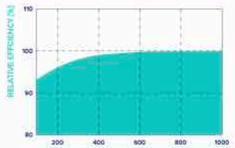


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

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

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.80kW DC, 7.60kW AC

Owner:	Janet Eyre
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City, State, Zip:	Nantucket, MA 02554
Map: 73.4.1	Parcel: 9

REVISIONS		
1	6/5/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

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

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

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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.

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(initial to indicate read and understand)

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 19

Street & Number of Proposed Work: 7 Clifford St

Owner of record: Carmine & Sheila Giardini

Mailing Address: 202 W Riverside Dr.
Jupiter, FL 33469

Contact Phone #: 561-685-3770 E-mail: Carmine@Carmines.com

AGENT INFORMATION (if applicable)

Name: Neil Yenor

Mailing Address: 2 Woodbury Ln
Nantucket, MA 02554

Contact Phone #: 646-670-7168 E-mail: skyeyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: 1450 sq.ft. ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways Blue Stone Walls _____

Note: Complete door and window schedules are required.

COLORS

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

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

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

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

Gmail **Reid Yenor <rkyenor@gmail.com>**

Fwd: HDC Owner Authorization

1 message

Dustin Maury <dustin.maury@gmail.com> Mon, Dec 11, 2023 at 10:30 AM
To: Reid Yenor <rkyenor@gmail.com>

---------- Forwarded message ---------
From: **Carmine Giardini** <carmine@carmines.com>
Date: Mon, Dec 11, 2023 at 10:28 AM
Subject: RE: HDC Owner Authorization
To: dustin.maury@gmail.com <dustin.maury@gmail.com>
Cc: Cathy Ali <cathy@carmines.com>

I authorize Maury Associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.

Best Regards,

Carmien Giardini

561-685-3770

From: Carmine Giardini
Sent: Monday, December 11, 2023 10:15 AM
To: Cathy Ali <cathy@carmines.com>
Subject: Fwd: HDC Owner Authorization

Sent from my iPhone

Begin forwarded message:

> **From:** Dustin Maury <dustin.maury@gmail.com>
> **Date:** December 11, 2023 at 10:11:34 AM EST
> **To:** Carmine Giardini <carmine@carmines.com>
> **Subject: HDC Owner Authorization**

Carmine,

Can you please respond to this email by saying “I authorize Maury associates and Reid Yenor to represent me as the owner of 7 Clifford St in all matters pertaining to historic district commission applications.”

Thank you,

--

Dustin Maury

Maury Associates, Inc.

General Contracting Since 1979

Construction Supervisor License #CS-108621

mauryassociates.com

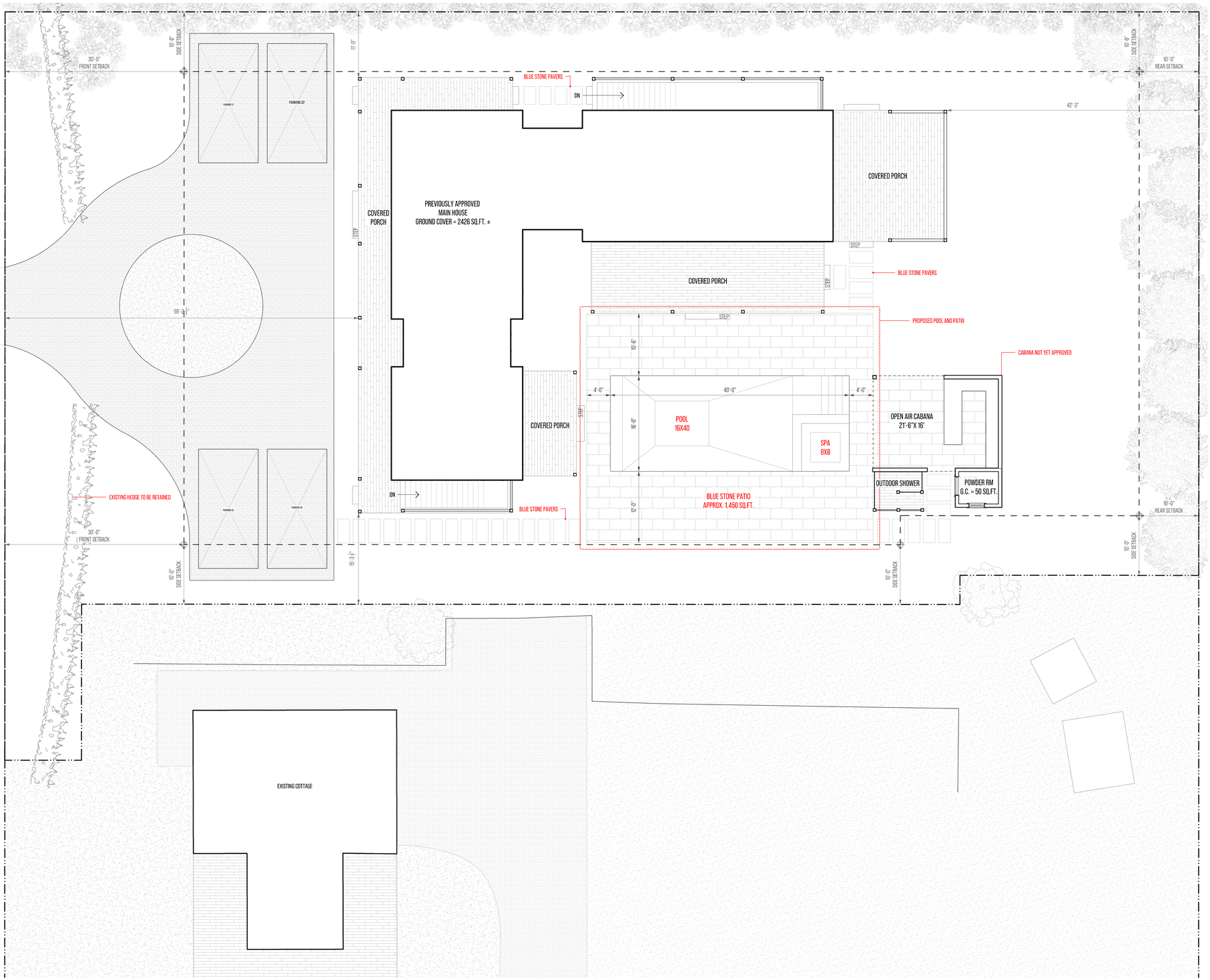
54 Old South Rd.

Nantucket, Ma. 02554

508-228-2193

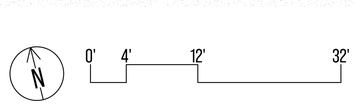
Cell 508-654-8315

--
Dustin Maury
Maury Associates, Inc.
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
508-228-2193
Cell 508-654-8315



1 SITE PLAN

SCALE : $\frac{1}{8}$" = 1'





2 LOCUS MAP

NOTES

ADDRESS: 7a CLIFFORD ST

7a SUBIDIVIDED IN LAND COURT

MAP/PARCEL: 79 / 19

ZONING CODE: R20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,476 SQ.FT. ±
- MAIN HOUSE = 2,426 SQ.FT. ±
- CABANA = 50 SQ.FT. ±

SQUARE FOOTAGE

- BASEMENT (UNFINISHED) = 2,426 SQ.FT. ±
- FIRST FLOOR = 2,426 SQ.FT. ±
- SECOND FLOOR= 2,351 SQ.FT.±

MAIN HOUSE TOTAL = 7,203 SQ.FT.±

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 03, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01
04/24/24	HDC STAFF APPROVAL

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

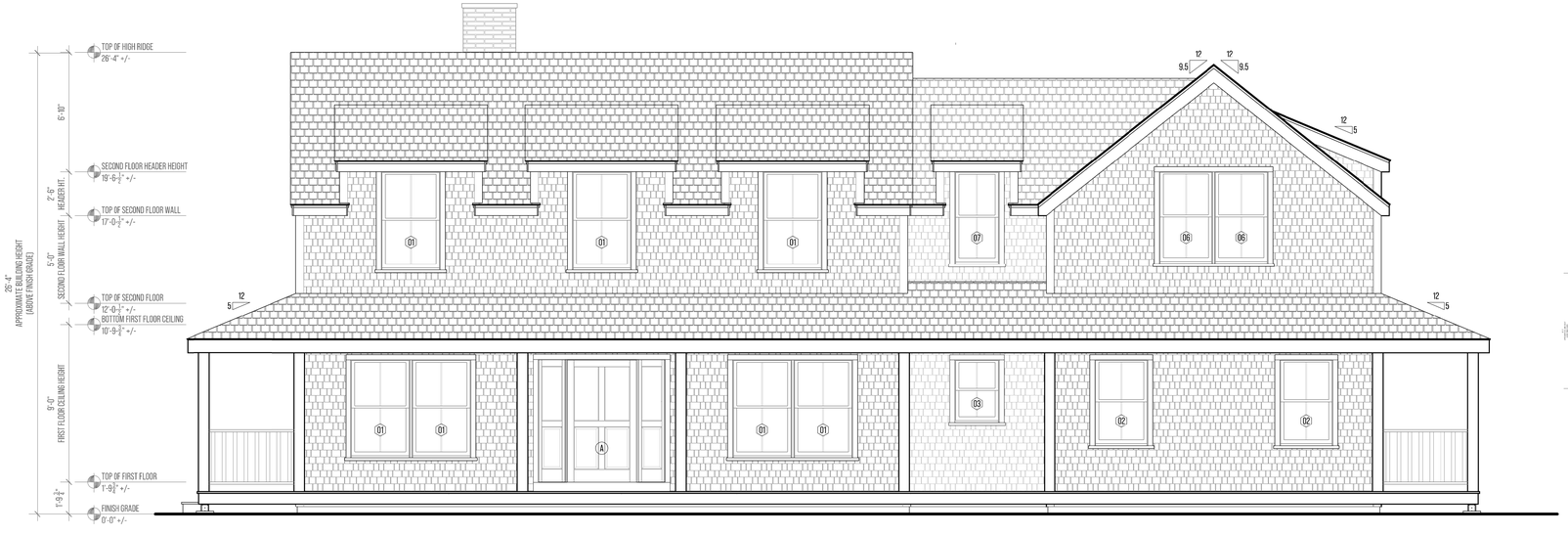
SITE
PLAN

SHEET NUMBER

A-0.00

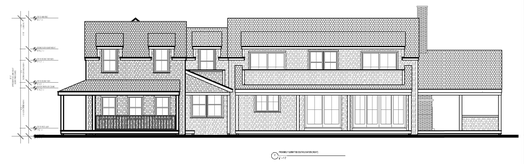
DRAWN BY

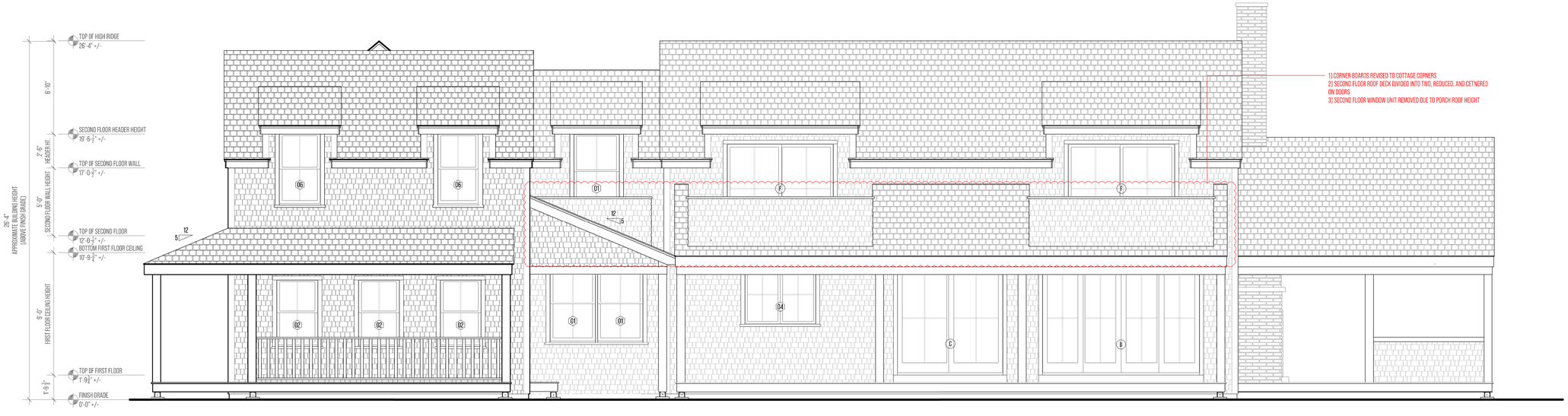
REID YENOR



1 WEST ELEVATION (FRONT)
1/4" = 1'-0"







2 SOUTH ELEVATION (RIGHT)
1/4" = 1'-0"

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
3	TW2636	DOUBLE HUNG	2'-7 5/8" X 3'-8 7/8"	2-OVER-2
4	CX245	CASEMENT	5'-2 3/4" X 4'-4 [13/16]"	4-LITE
5	TW38510	DOUBLE HUNG	3'-9 5/8" X 6'-0 7/8"	2-OVER-2
6	TW3052	DOUBLE HUNG	3'-1 5/8" X 5'-4 7/8"	2-OVER-2
7	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-2
8	TW2846	DOUBLE HUNG	2'-9 5/8" X 4'-8 7/8"	2-OVER-2
9	CX12	CASEMENT	2' - 0 [1/8]" X 2' - 0 [1/8]"	2-LITE

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	CUSTOM	4' - 0" X 7' - 0"	2 LITE W / 2 X 1670 SIDE LITES
B	SIDE DOOR	CUSTOM	3' - 0" X 7' - 0"	FULL 4-LITE
C	FWG8080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	4-LITE
D	FWGTG2080	ANDERSON GLIDING PATIO	11' - 9" X 7' - 11 [1/2]"	4-LITE
E	FWGTG0080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	4-LITE
F	FWG80611	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	4-LITE

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
7a CLIFFORD ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
APRIL 24, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
GIARDINI

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/14/23	SET 01
11/22/23	CONCEPT MEETING 01
01/03/24	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION
02/05/24	HDC REVISIONS 01
04/15/24	HDC REVISIONS 02
04/12/24	HDC REVISIONS 03
04/24/24	HDC STAFF APPROVAL

DRAWING TITLE

EXTERIOR ELEVATIONS

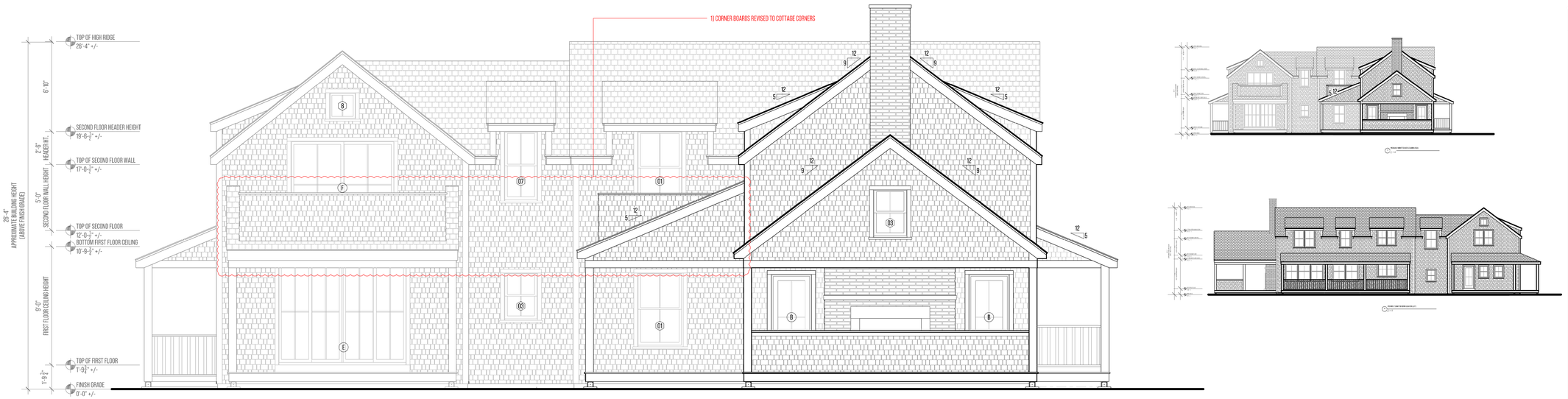
SHEET NUMBER

A-3.00

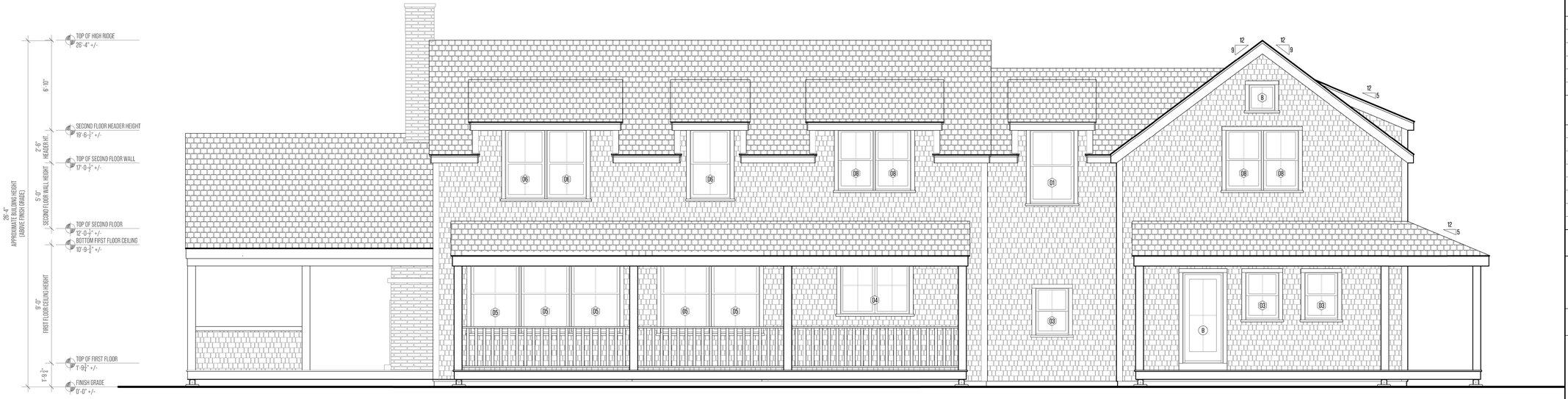
DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1974 GENERAL CONTRACTING



3 EAST ELEVATION (REAR)
1/4" = 1'-0"



4 NORTH ELEVATION (LEFT)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	NOTES
1	TW3456	DOUBLE HUNG	3'-5 5/8" X 5'-8 7/8"	2-OVER-2
2	TW30410	DOUBLE HUNG	3'-1 5/8" X 5'-0 7/8"	2-OVER-2
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

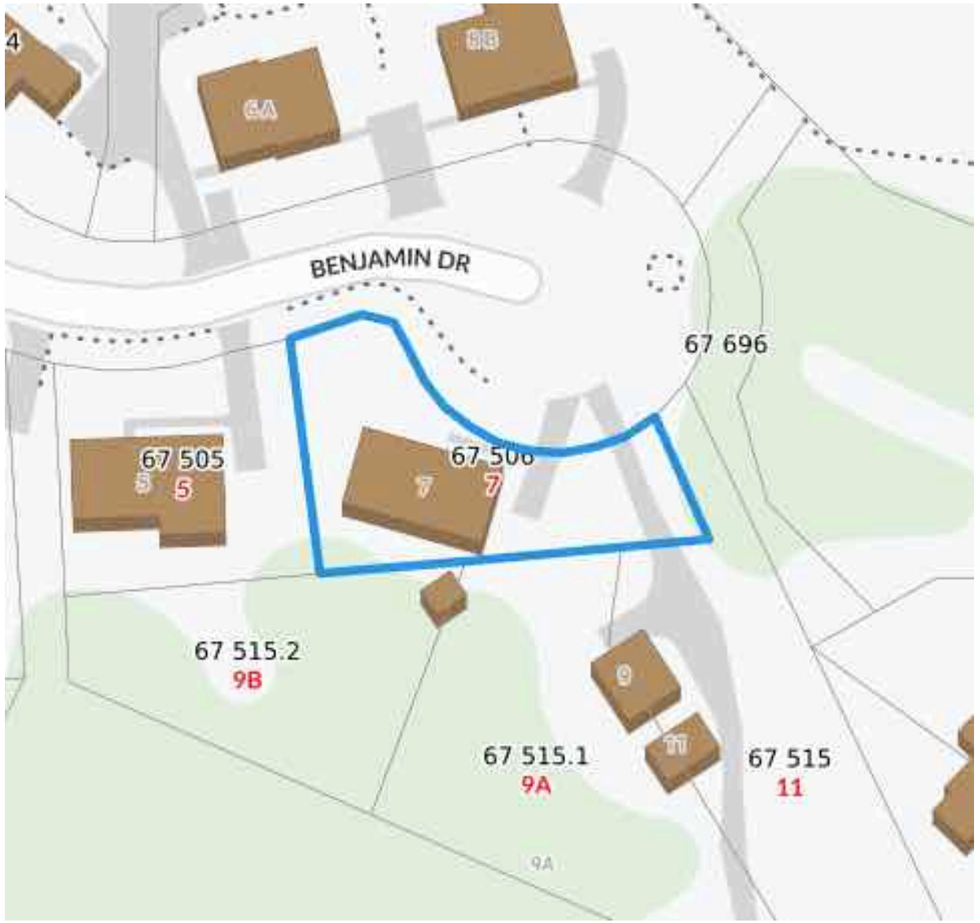
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/5/24

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

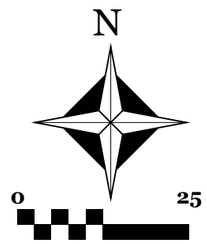


Locus Map
Scale: Not to scale

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

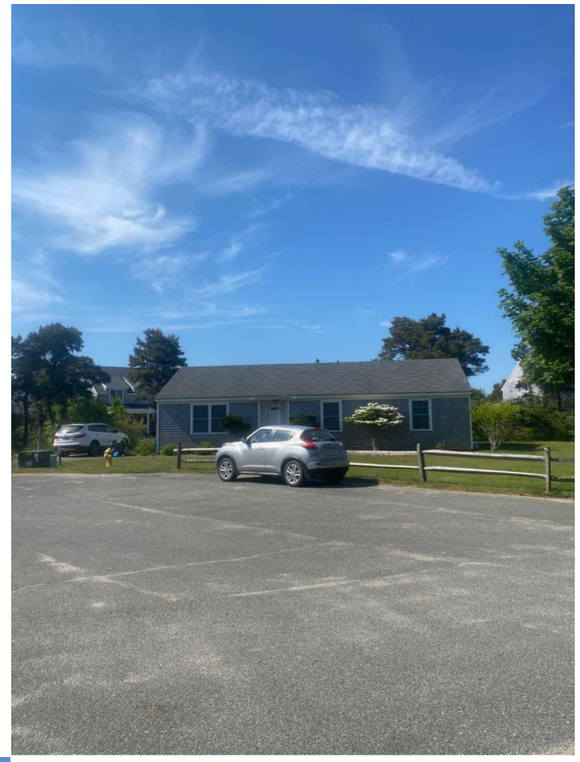


PHOTO B



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)

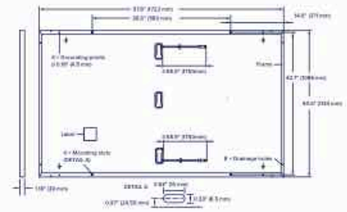
The ideal solution for:

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

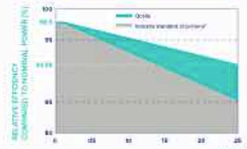


▪ Electrical Characteristics

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

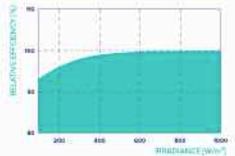


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

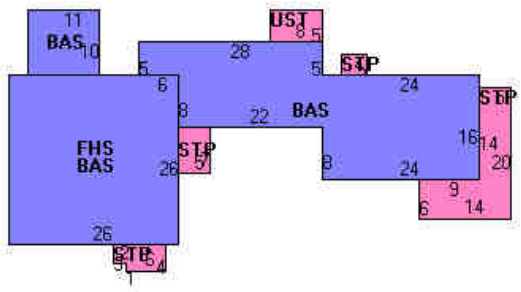
Year Built:	1854
Living Area:	1,879
Replacement Cost:	$816,145
Building Percent Good:	85
Replacement Cost Less Depreciation:	$693,700

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:

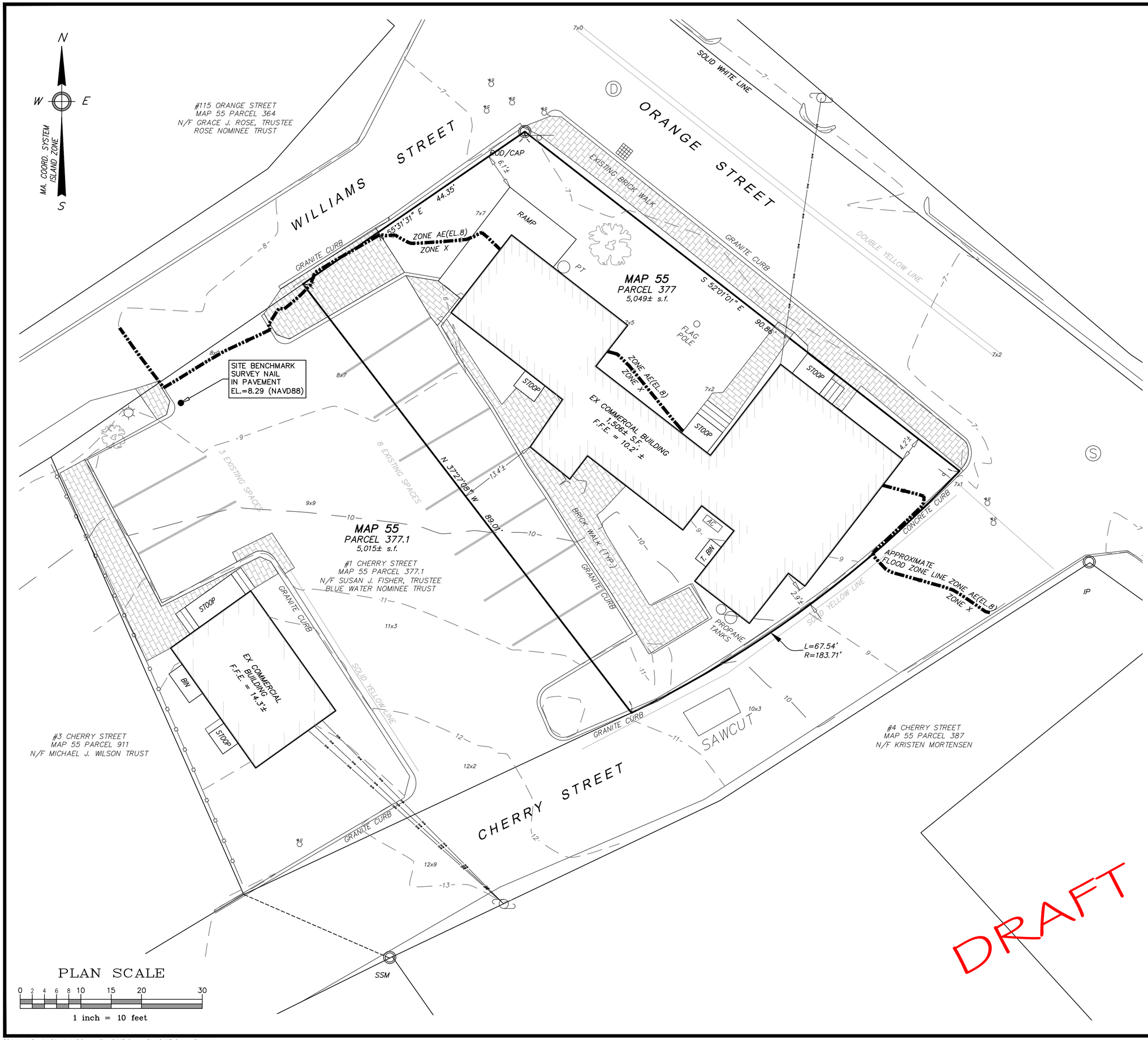
1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior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



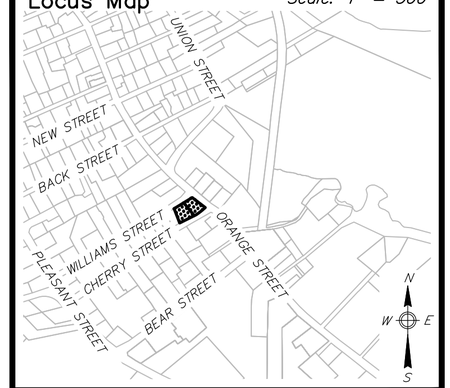

WILLIAMS ST
ONE WAY
ONE WAY
EZIA





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

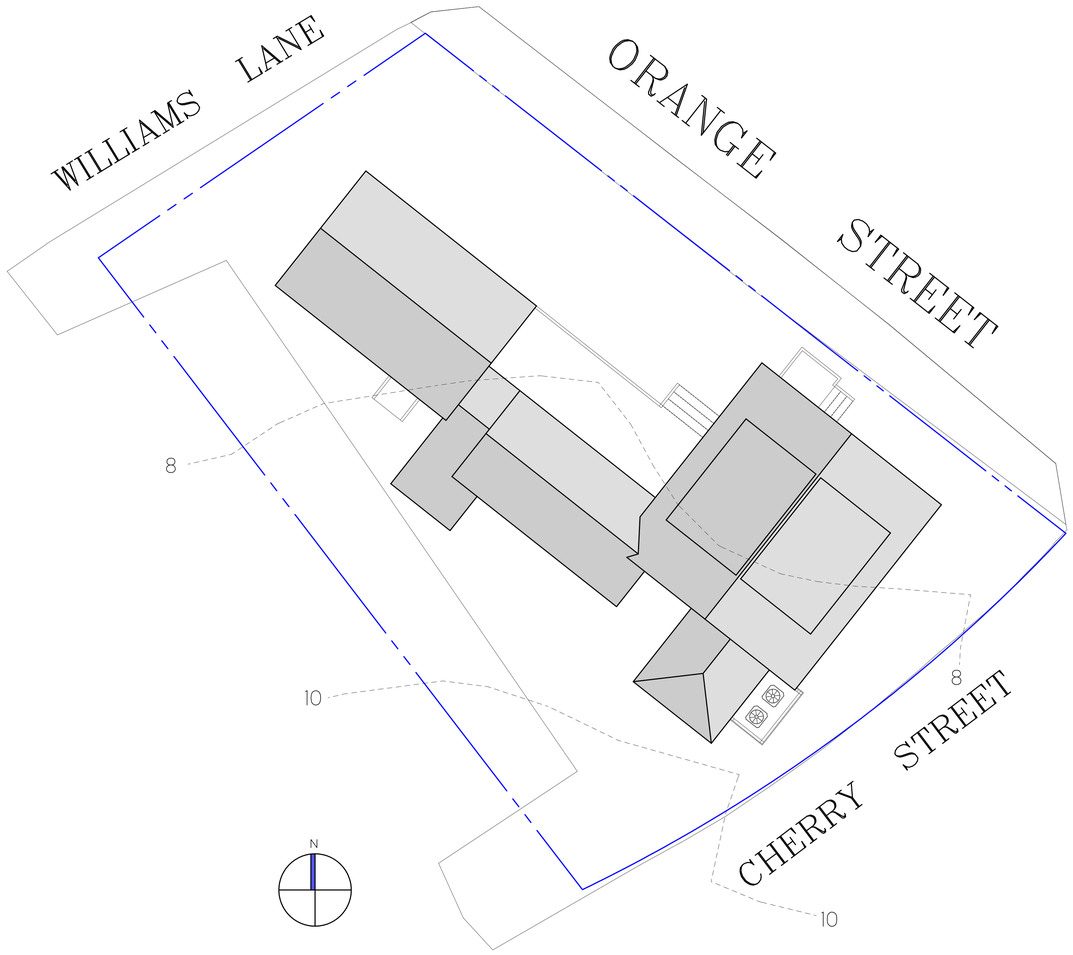
#117 ORANGE STREET

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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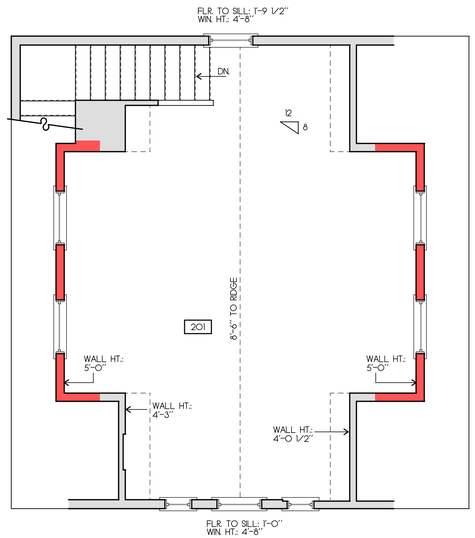
EZIA ATHLETIC CLUB

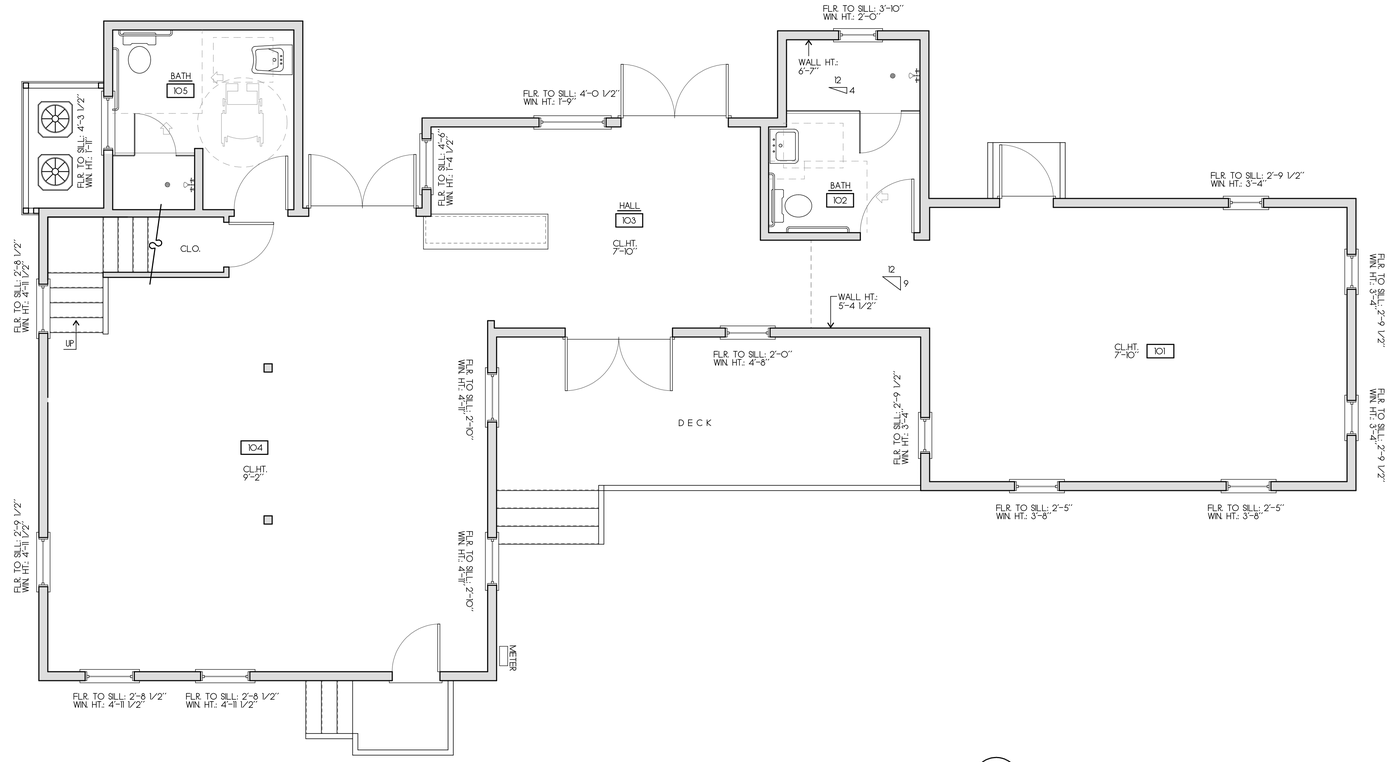
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

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



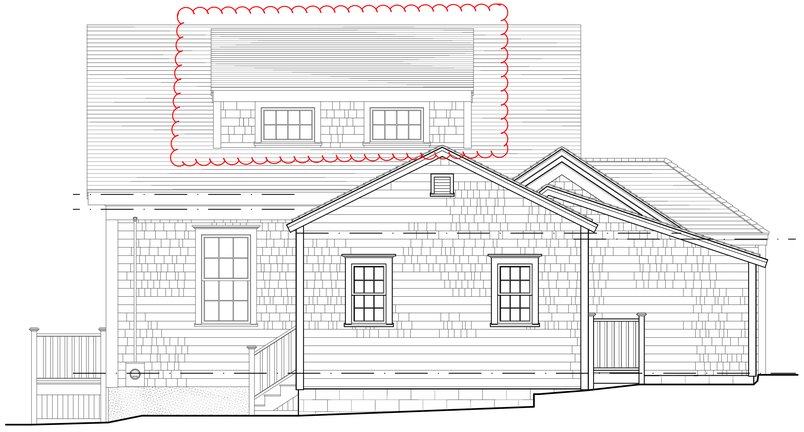
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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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

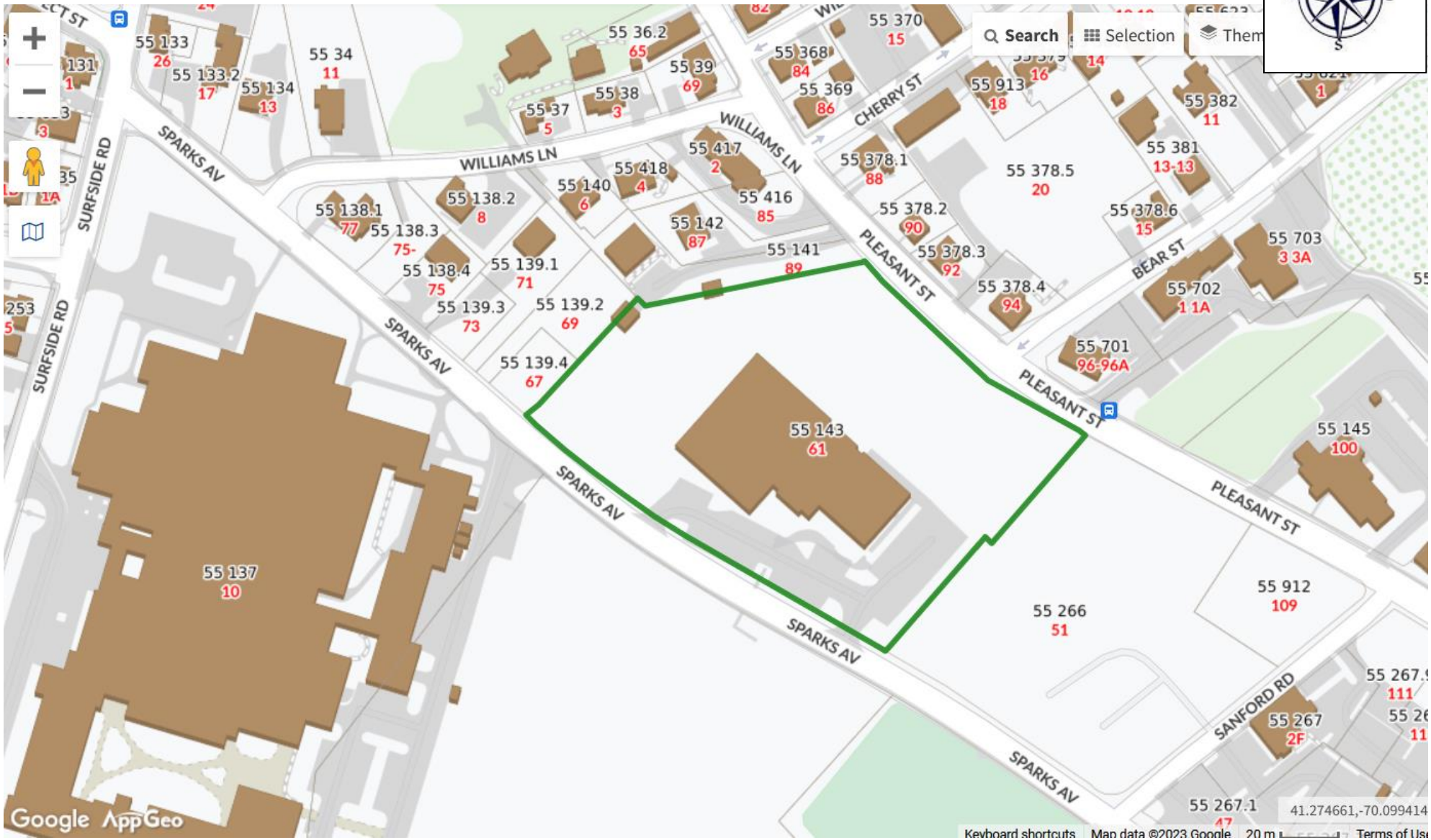
Use: 9580

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

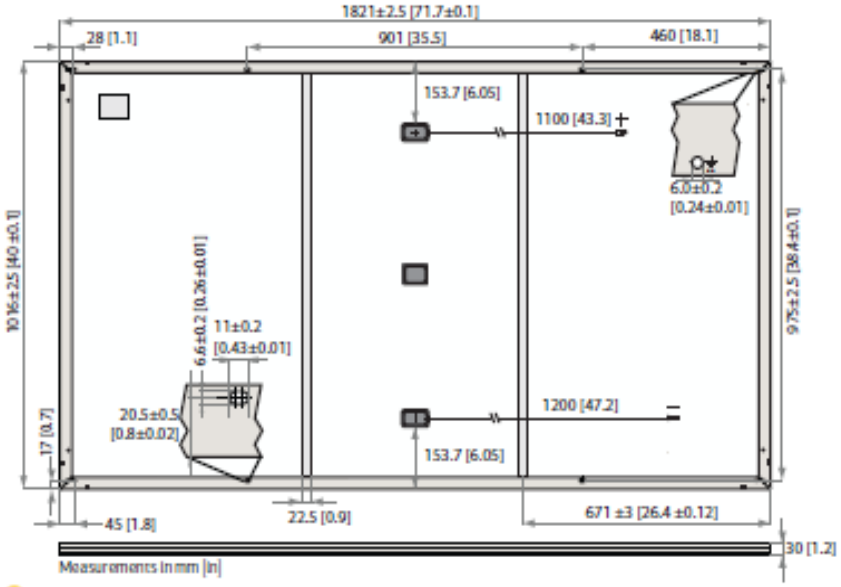
LEAD-FREE
ROHS COMPLIANT

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)

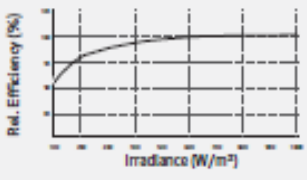
TEMPERATURE RATINGS*

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 +

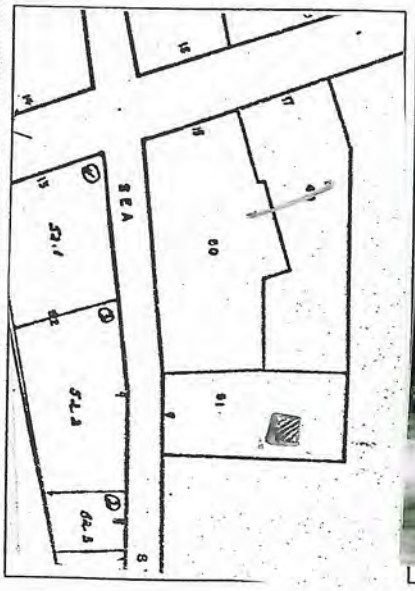
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1949 - Sanborn maps

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) _____









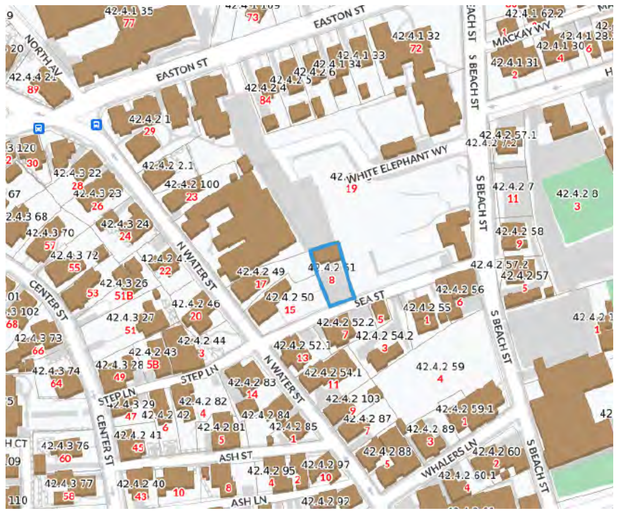








8 SEA ST.
NANTUCKET, MA 02554





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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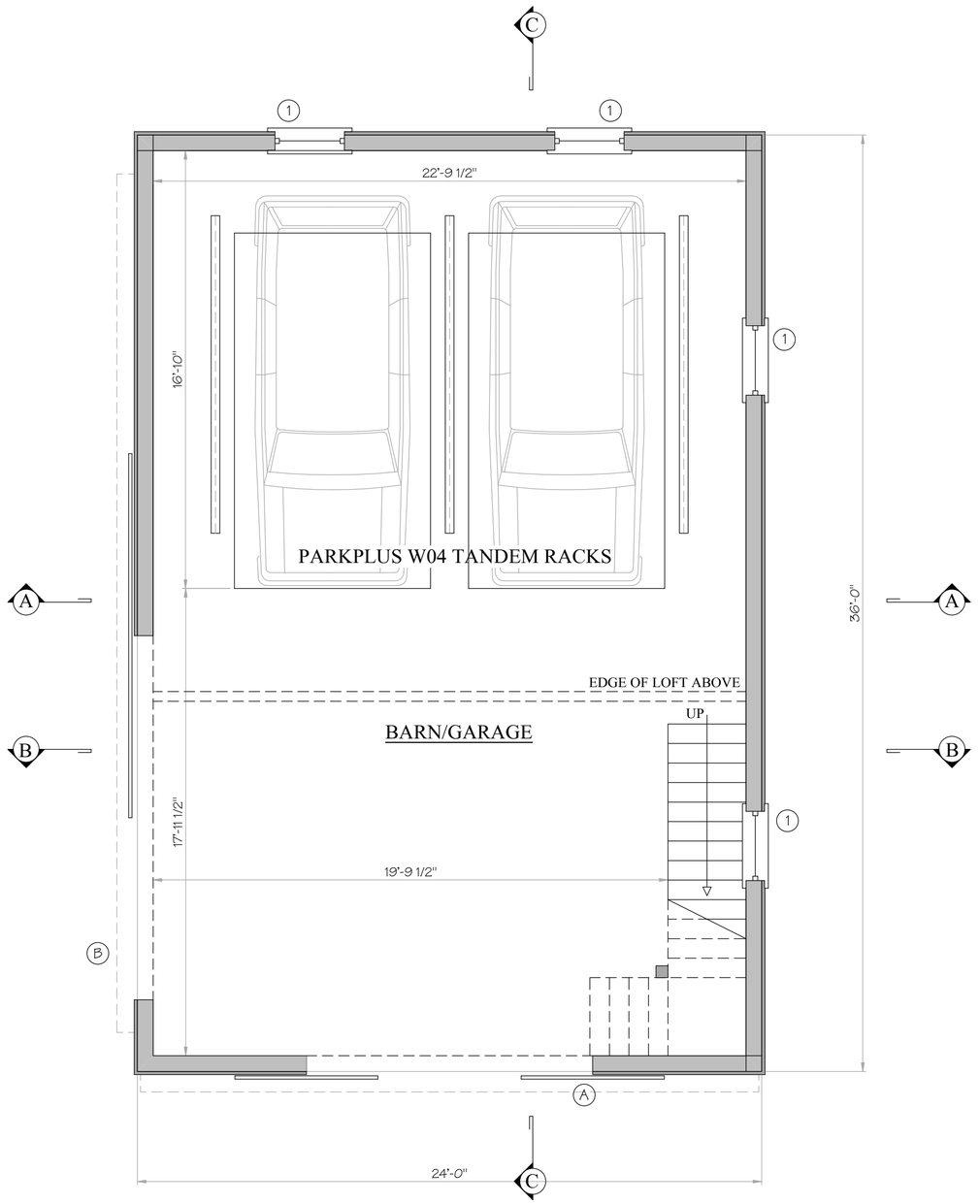
COVER SHEET
DATE: 06/11/2024
SCALE: AS NOTED

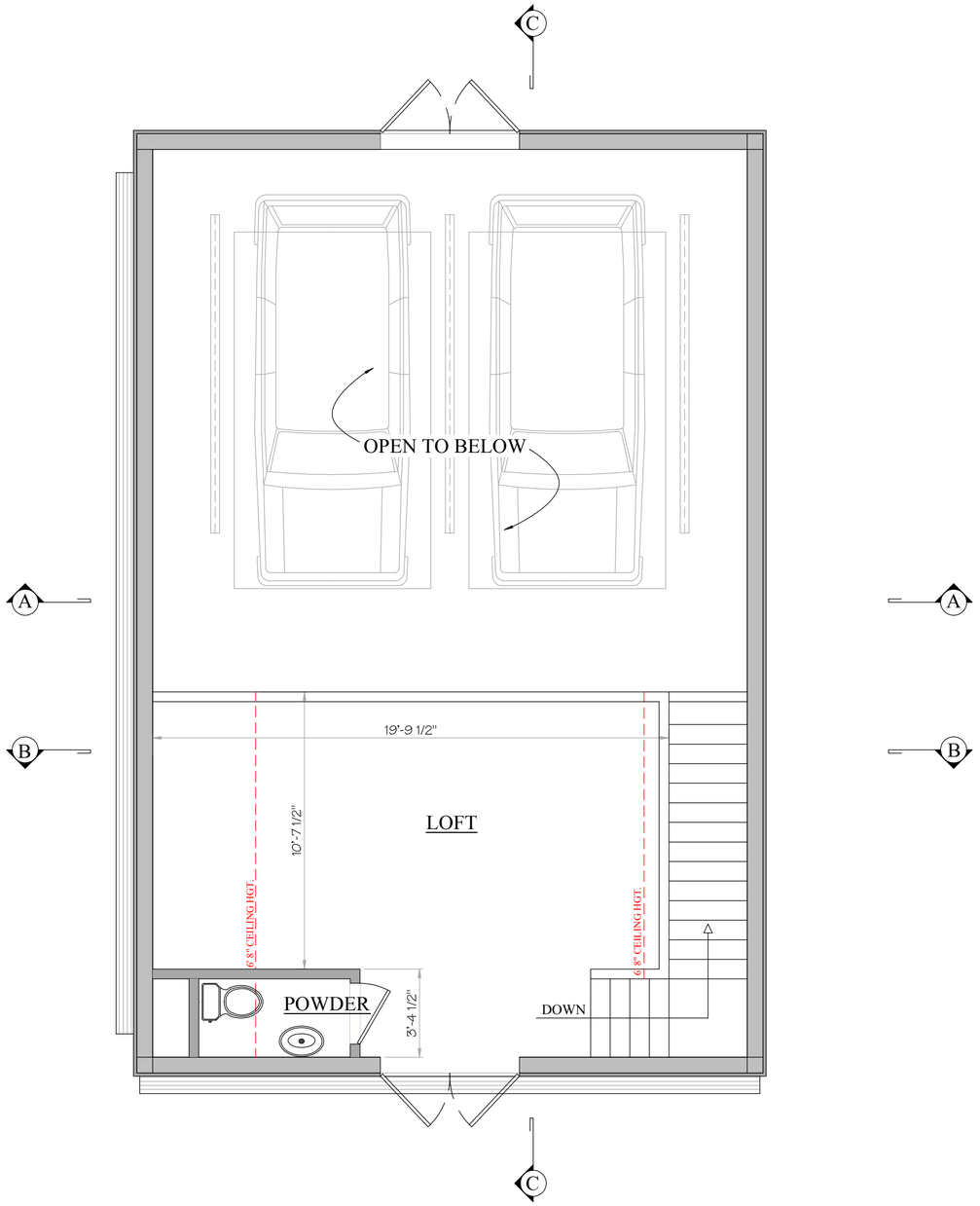
M/P: 42.4.2 / 5

8 SEA ST.
NANTUCKET, MA

A



FIRST FLOOR PLAN



LOFT PLAN

NOT FOR CONSTRUCTION

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

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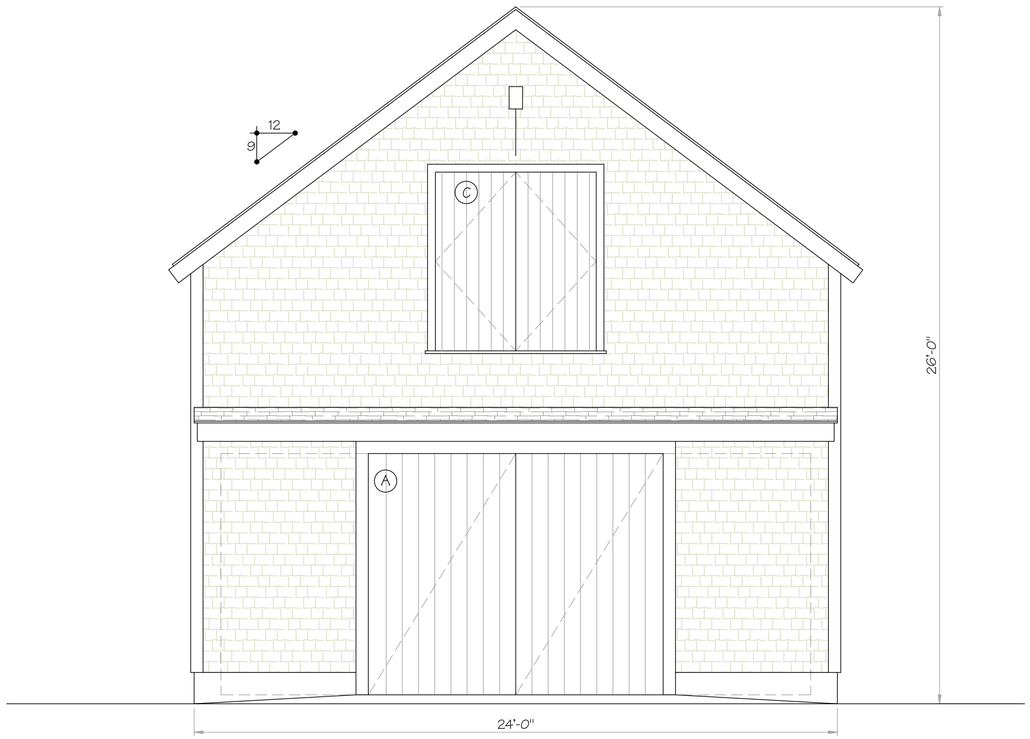
FIRST FLOOR PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

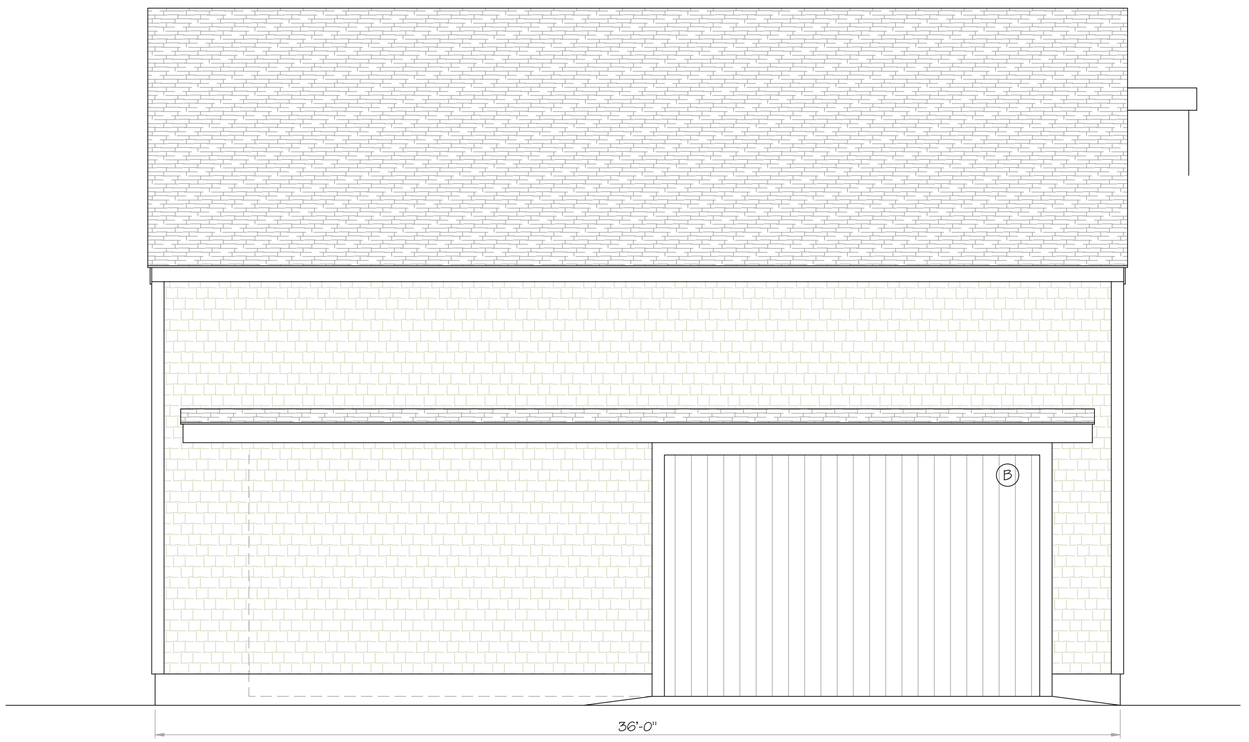
1



SOUTH ELEVATION

8 Sea St - Barn window/door schedule

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
1	3' 0" x 2' 9"	TBD	Boston Sash	12 light	Single	TBD	Fixed	4
A	(2) 5' 6" x 9' 0"	TBD	Custom	batten outswing	Double	NA		1
B	14' 0" x 9' 0"	TBD	Custom	batten slider	Single	NA		1
C	(2) 3' 0" x 6' 8"	TBD	Custom	batten outswing	Double	NA		1



WEST ELEVATION

NOT FOR CONSTRUCTION

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P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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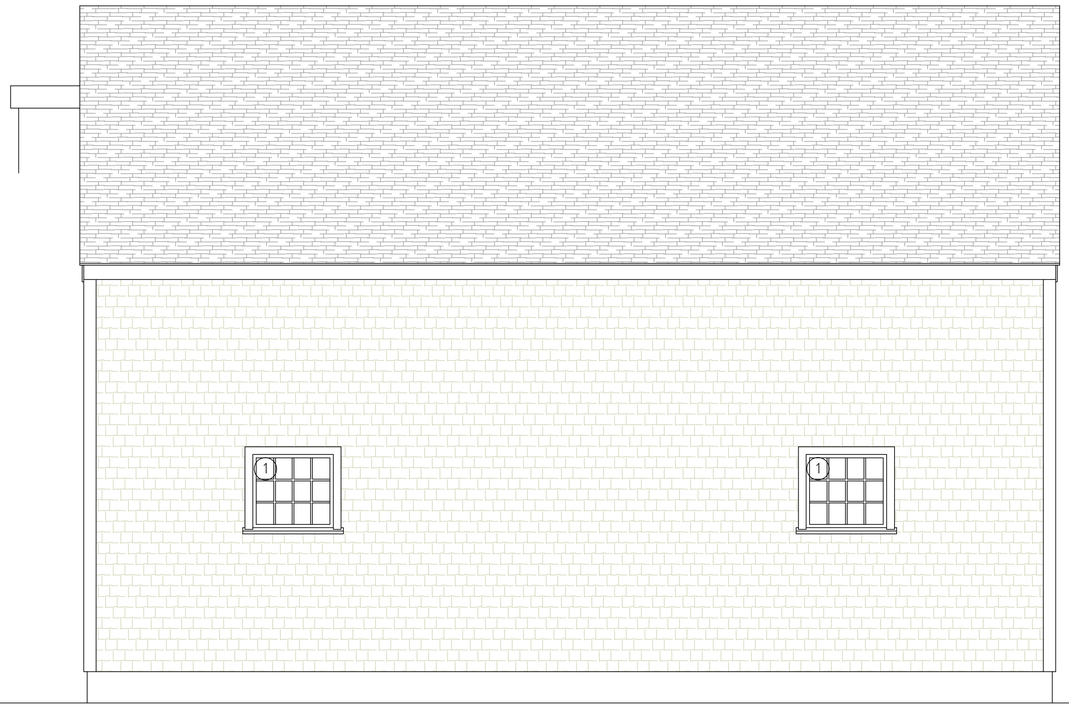
ELEVATIONS
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

2



EAST ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
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(508) 228-2044 NORMANDRESIDENTIAL.COM

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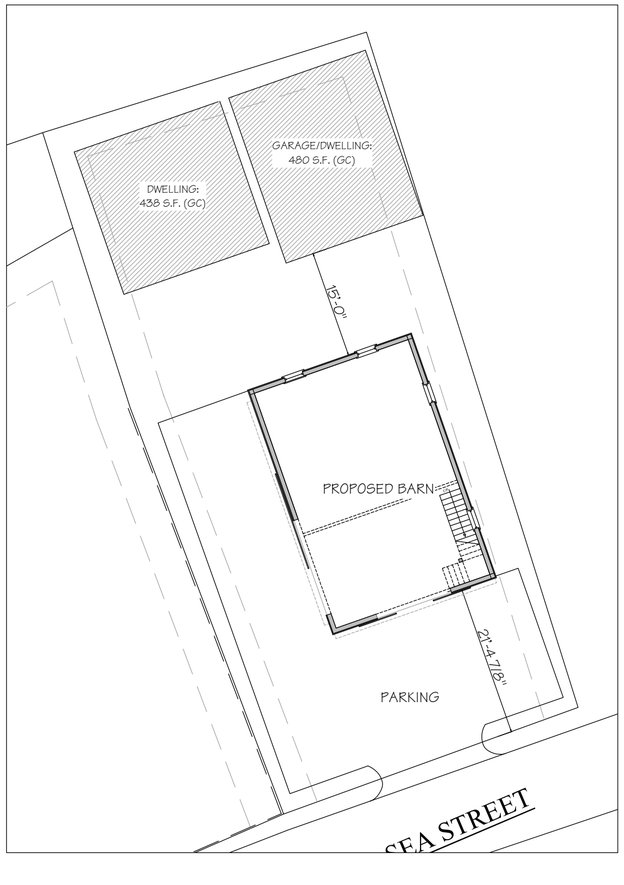
ATIC PLAN
DATE: 06/11/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 51

8 SEA ST.
NANTUCKET, MA

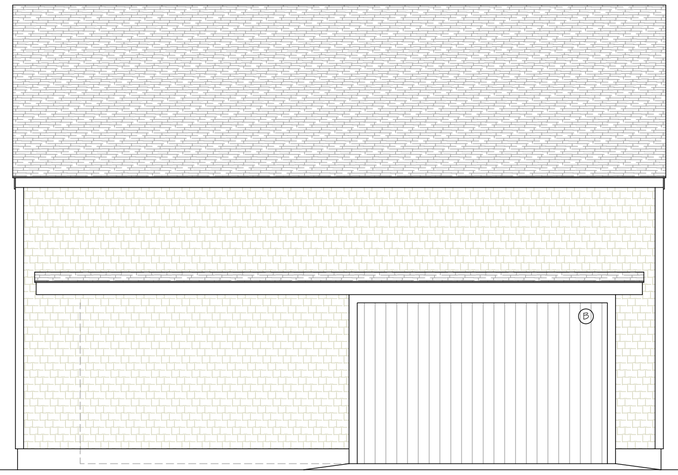
3



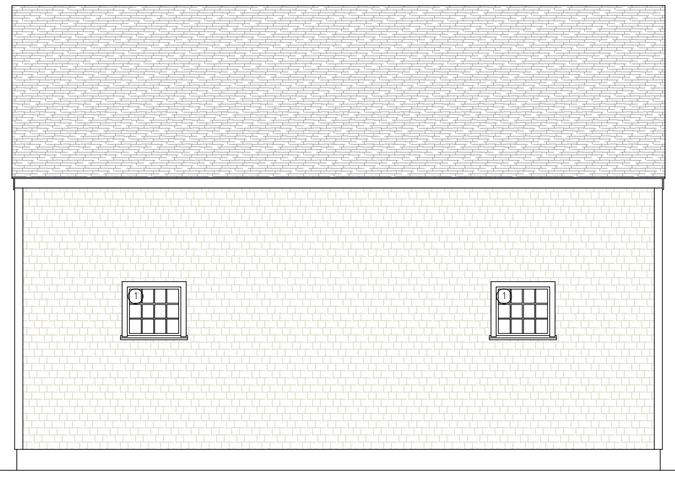


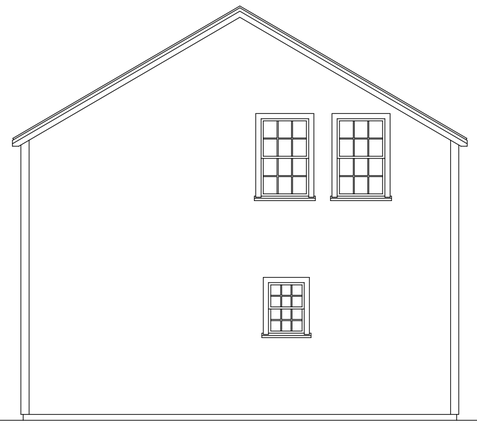
SOUTH ELEVATION - STREE VIEW





WEST ELEVATION - YARD VIEW





EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
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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.

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✓ 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

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total Postage and Fees $5.08

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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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.68

Total Postage and Fees $5.08

0554 08

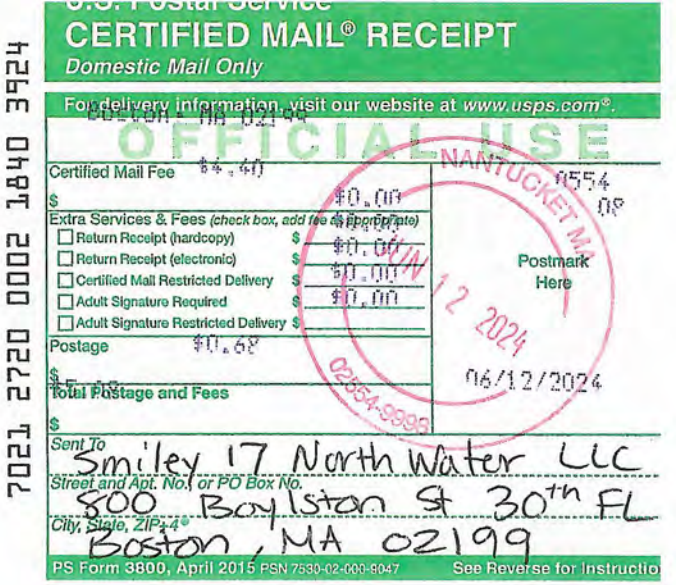
NANTUCKET MA JUN 12 2024 02554-9998

Postmark Here

06/12/2024

Sent To: Nantucket Island Resorts c/o Develop Act
Street and Apt. No., or PO Box No.: 75 Park Plaza #3
City, State, ZIP+4®: Boston, MA 02116

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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- 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

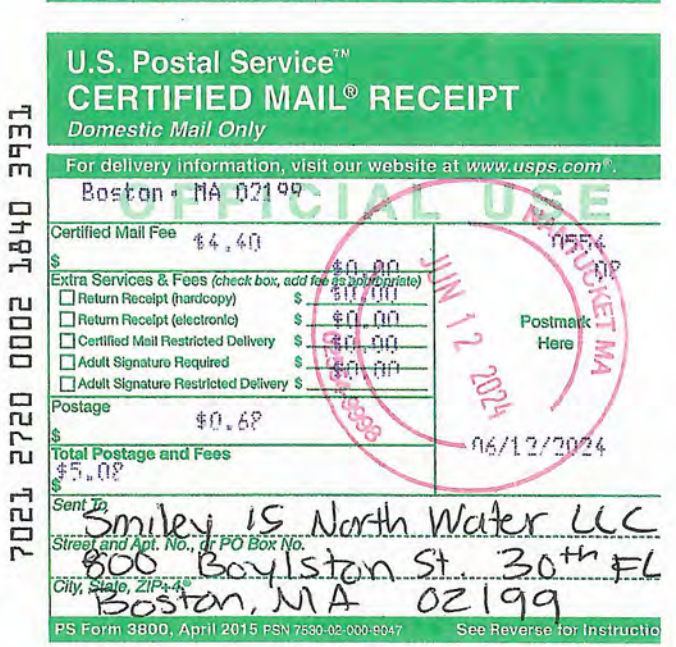
NANTUCKET MA JUN 12 2024 02554-9998

Postmark Here

06/12/2024

Sent To: 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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0554 08

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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

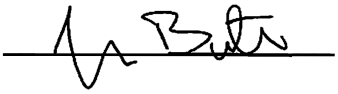
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

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

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____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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

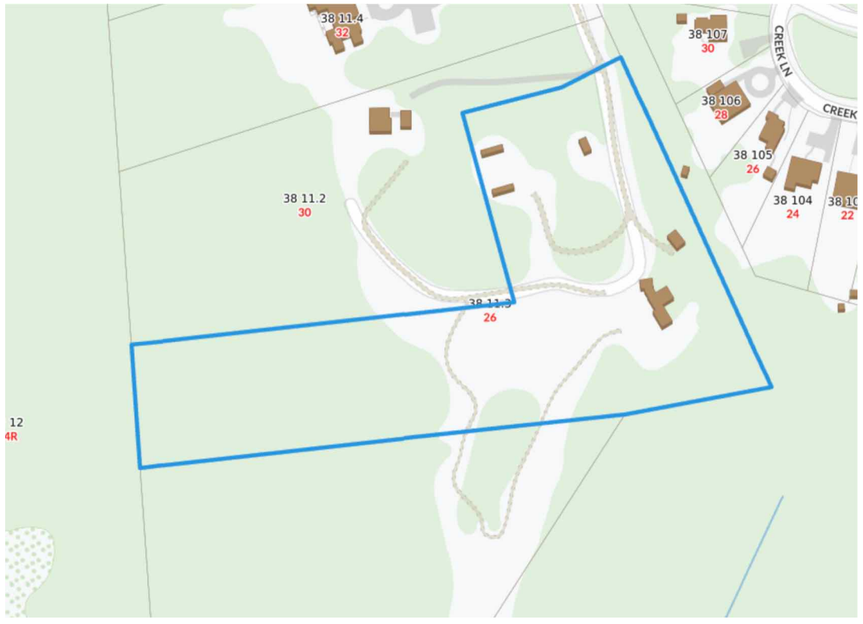
6/13/24

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…

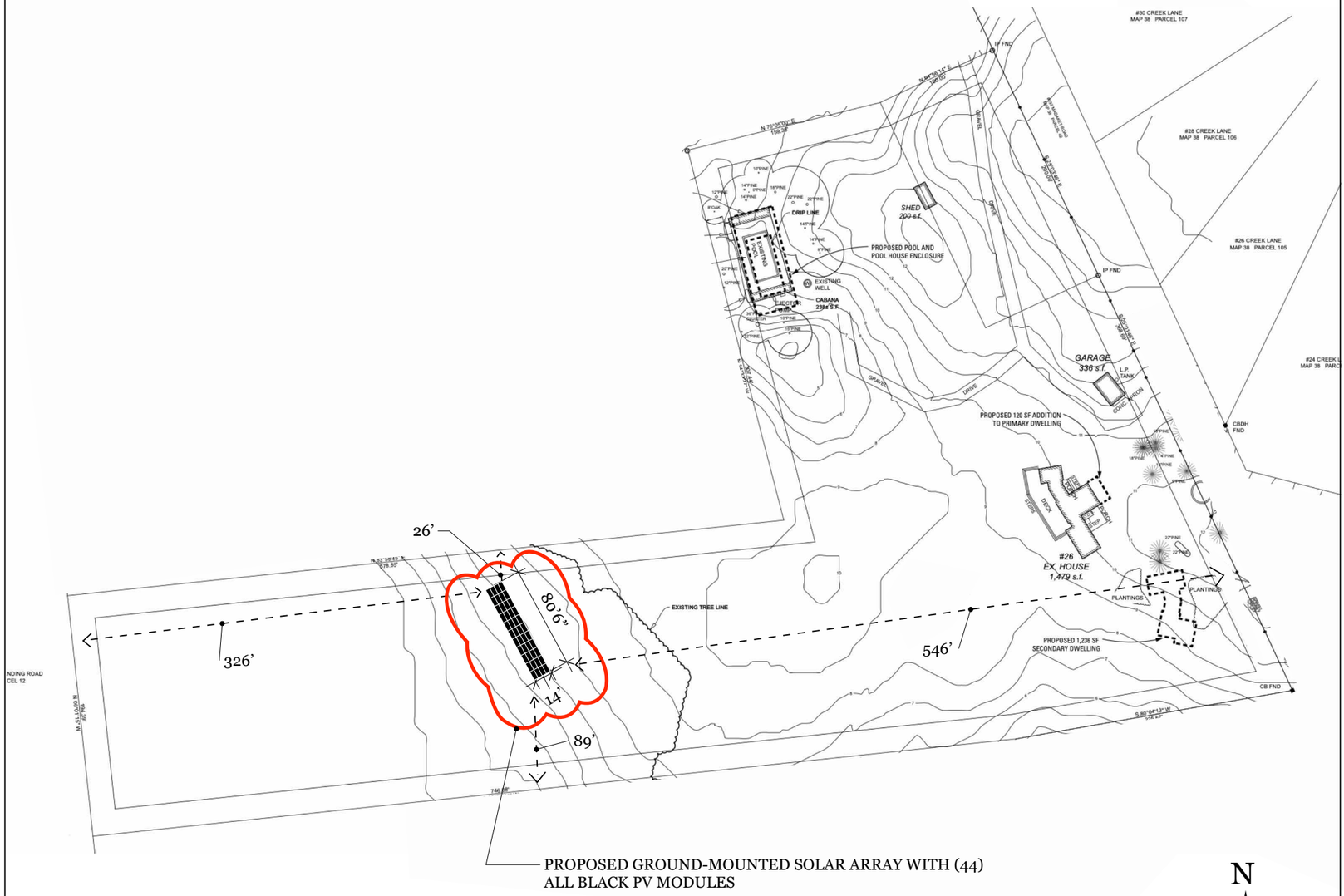
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

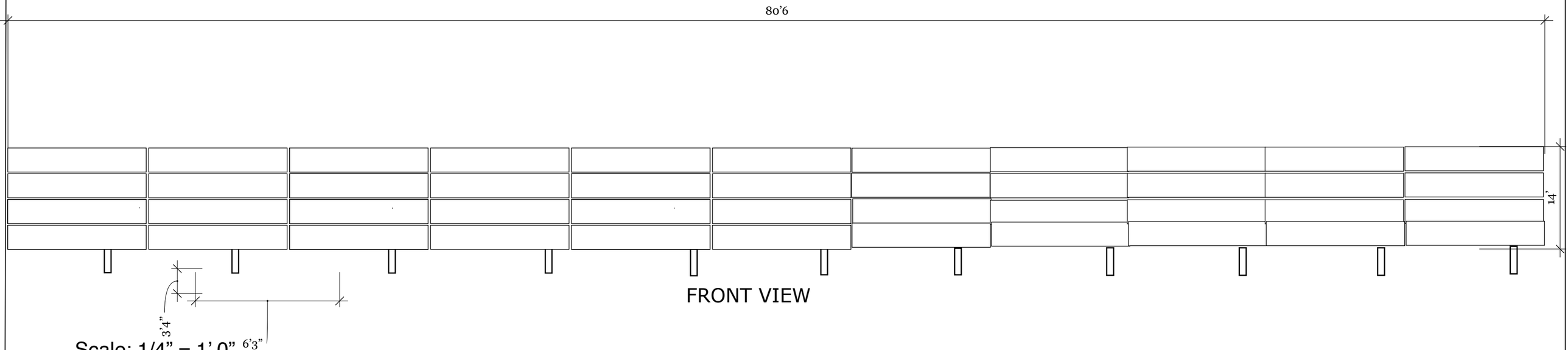
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS

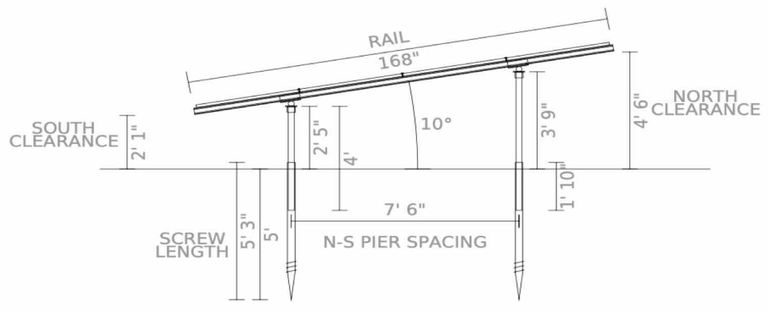
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

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.

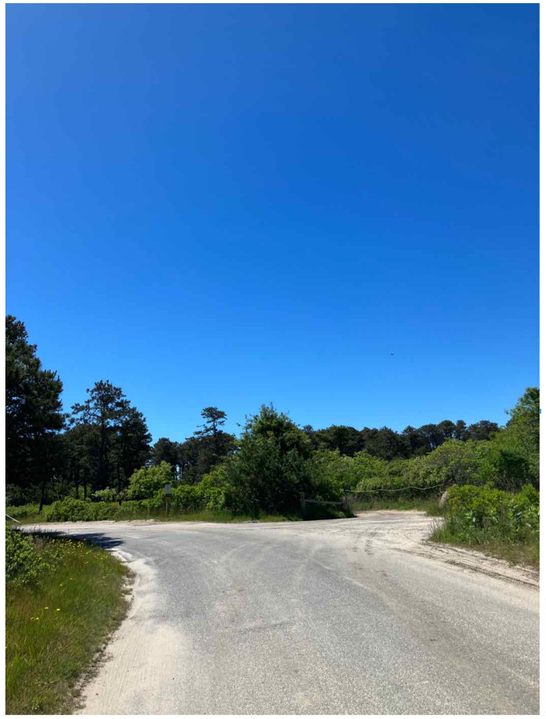


Photo A

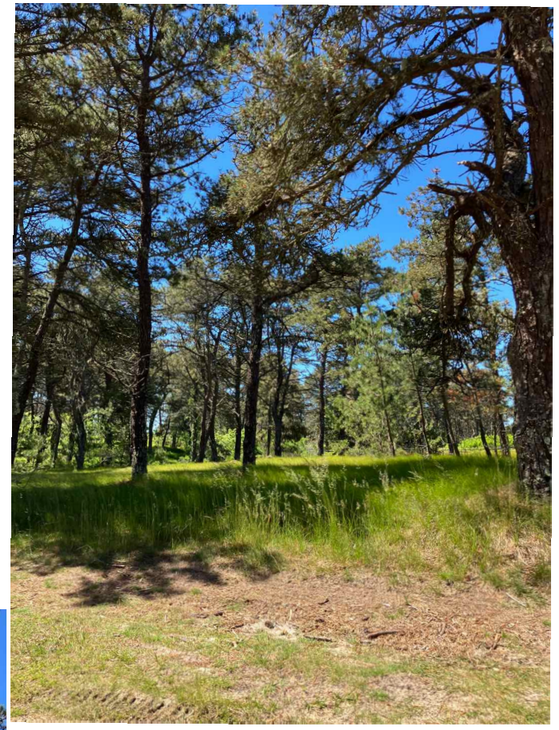


Photo B

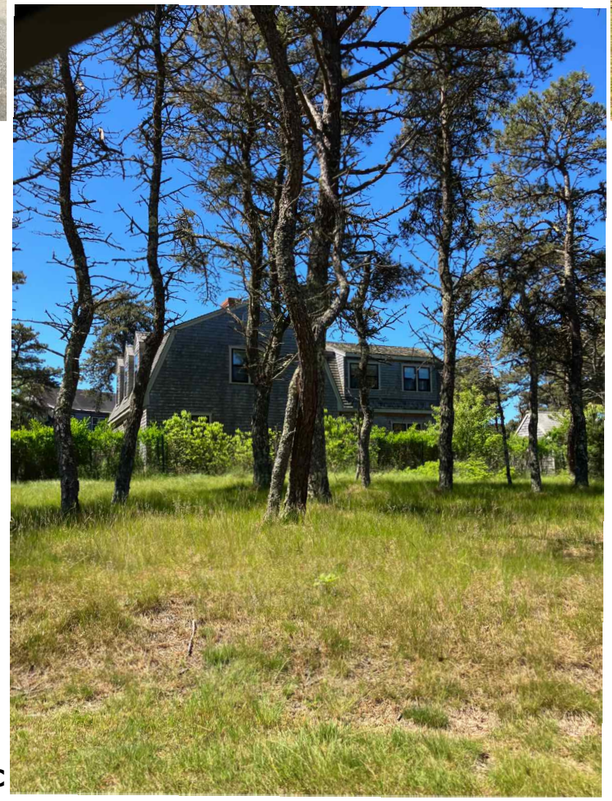


Photo C

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

	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
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3		
4		
5		

PV 03

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

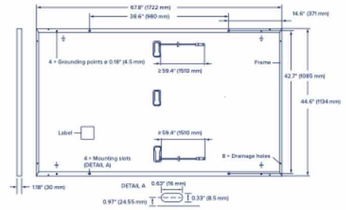
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

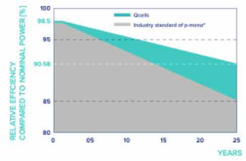


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
	Efficiency[1]	η	[%]	≥21.4	≥21.6	≥21.9	≥22.2	≥22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

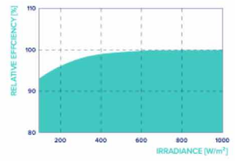


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)		

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev00_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

GROUND SOLAR ARRAY
21.34kW DC, 20.00kW AC

Owner:	John Buttrick
Site Address:	26 Warrens Landing Rd
City, State, Zip:	Nantucket, MA 02554
Map: 38	Parcel: 11.3

REVISIONS		
	MM/DD/YY	REMARKS
1	6/13/24	Submitted for HDC & Permitting review
2		
3		
4		
5		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trust

Mailing Address: 1055 Seahaven Dr.
Mamoroneck, NY 10543

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554 ~~Mamoroneck, NY 10543~~

Contact Phone #: 508·228·2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 230 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 170 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North See plan South _____ East _____ West _____

Height of ridge above final finish grade: North 28' 3" South 28' 3" East 28' 3" West 16' 3"

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder: major renovations in 2001

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Addition to existing structure
- Main House -

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass TME/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front Reuse existing Rear → _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

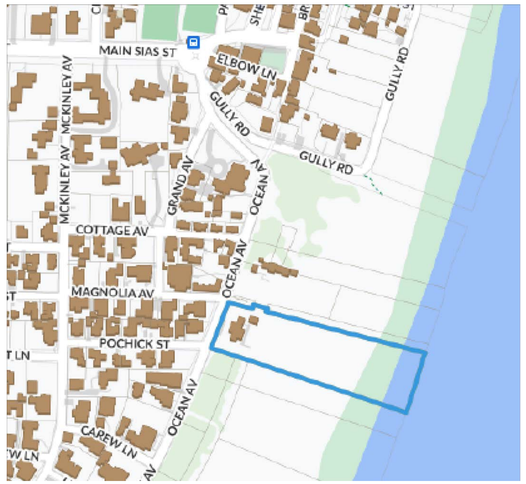
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury

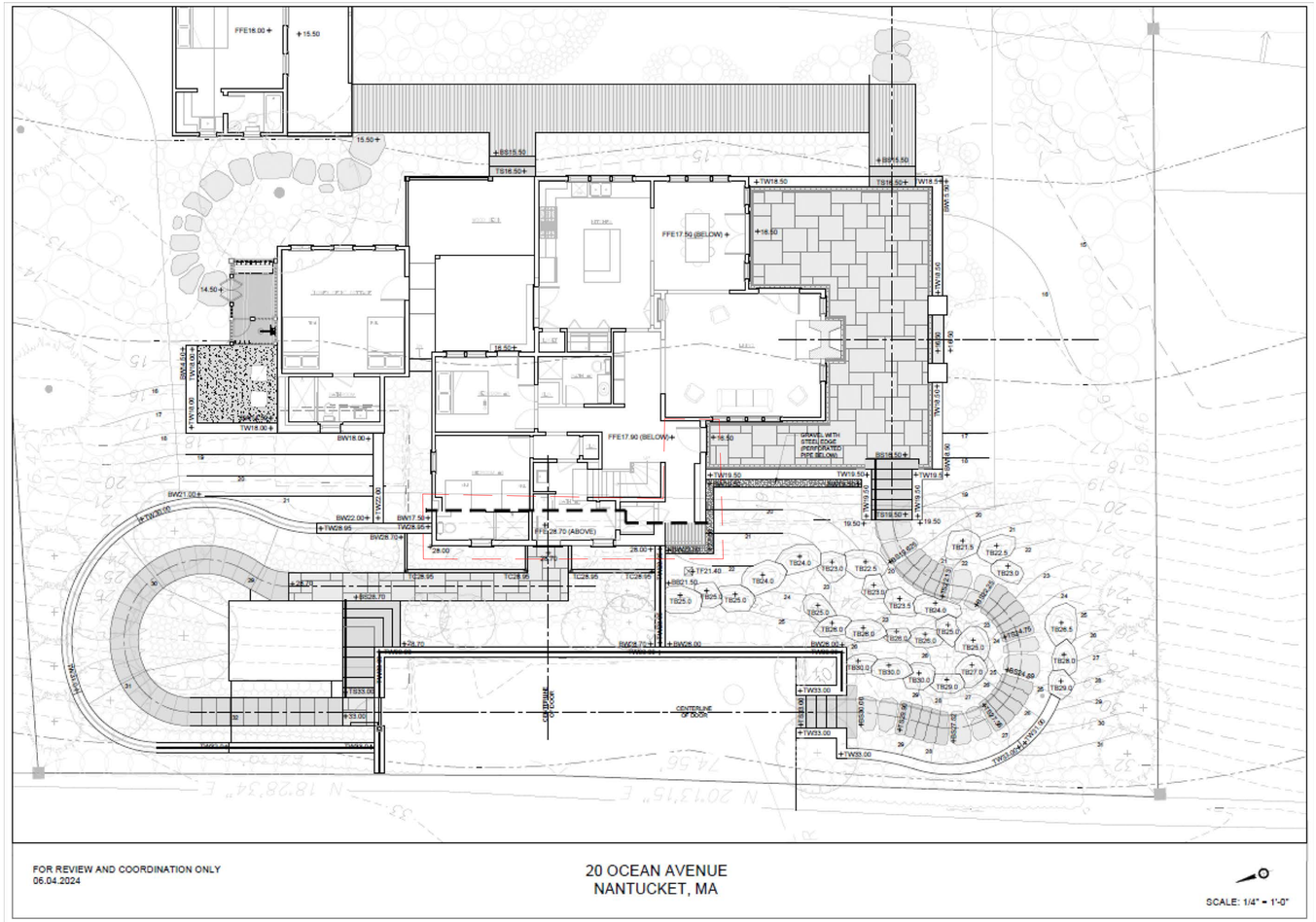
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

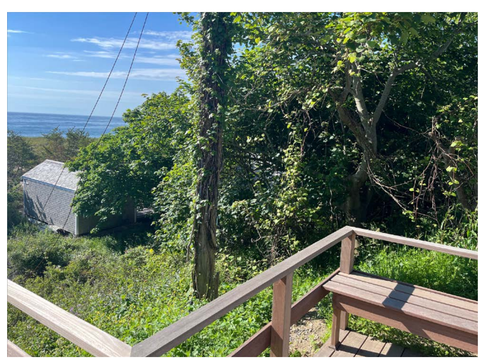


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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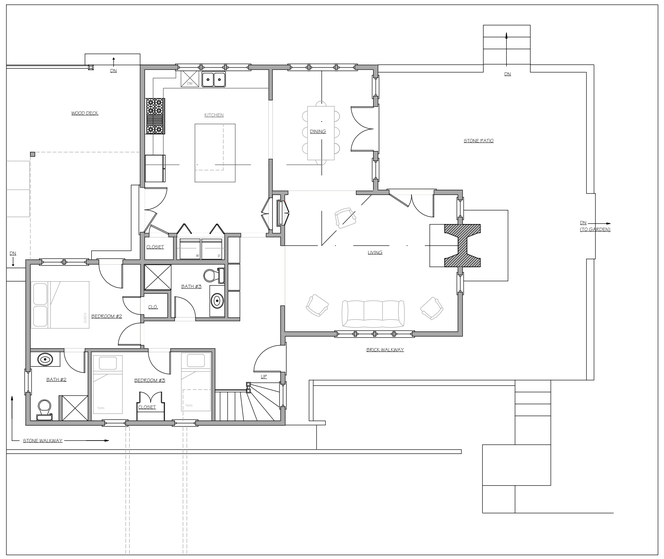
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

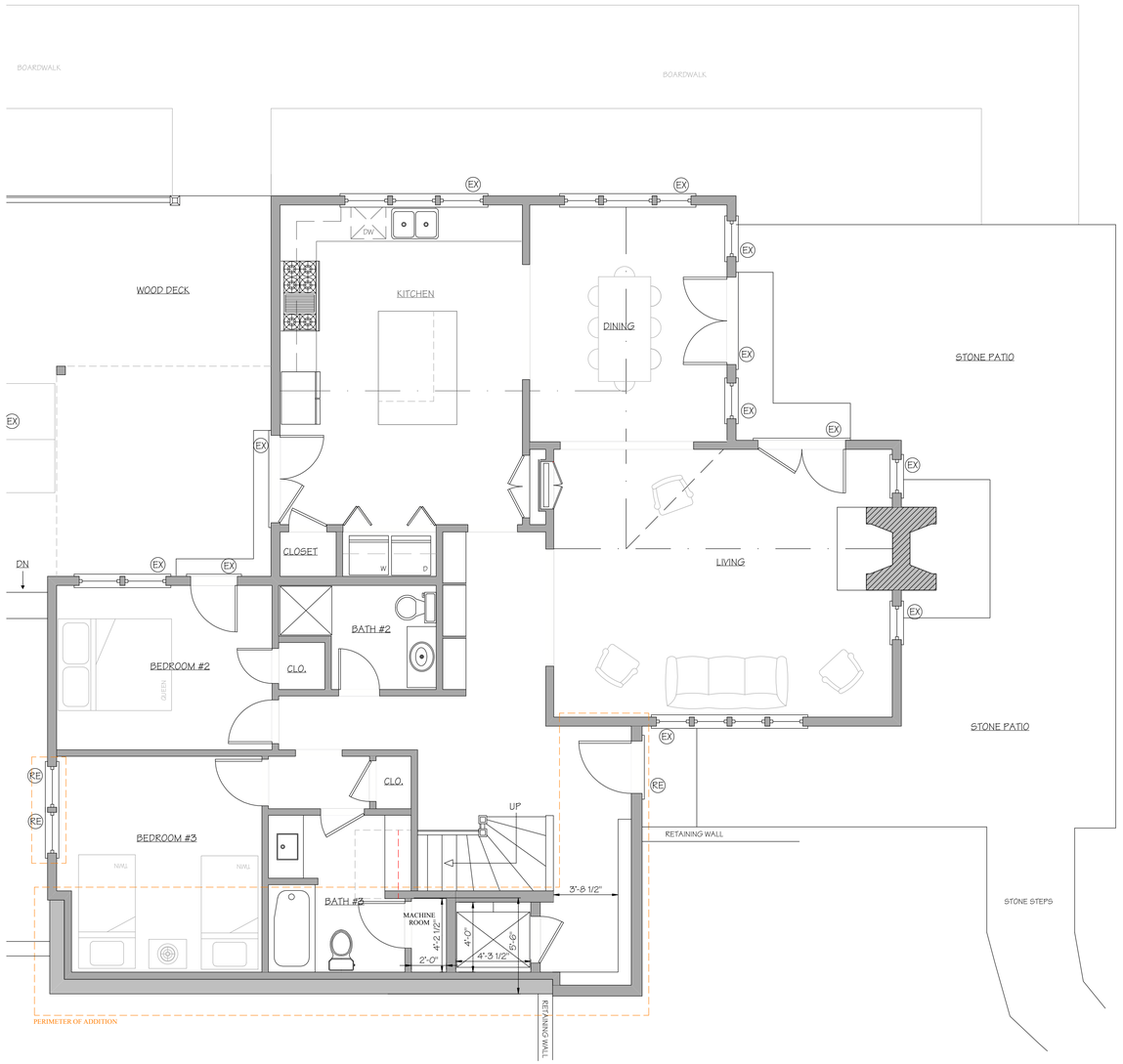
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

A



AS-BUILT



FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

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NORMAND RESIDENTIAL
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P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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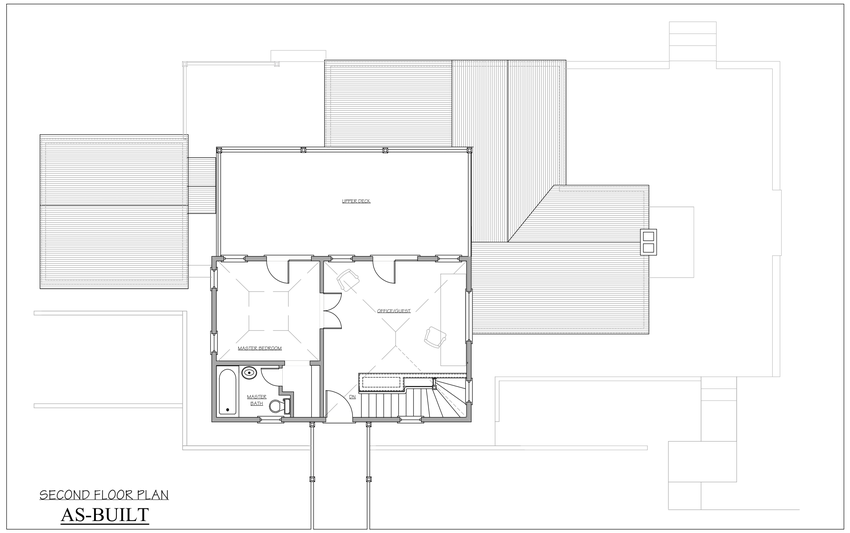
FIRST FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

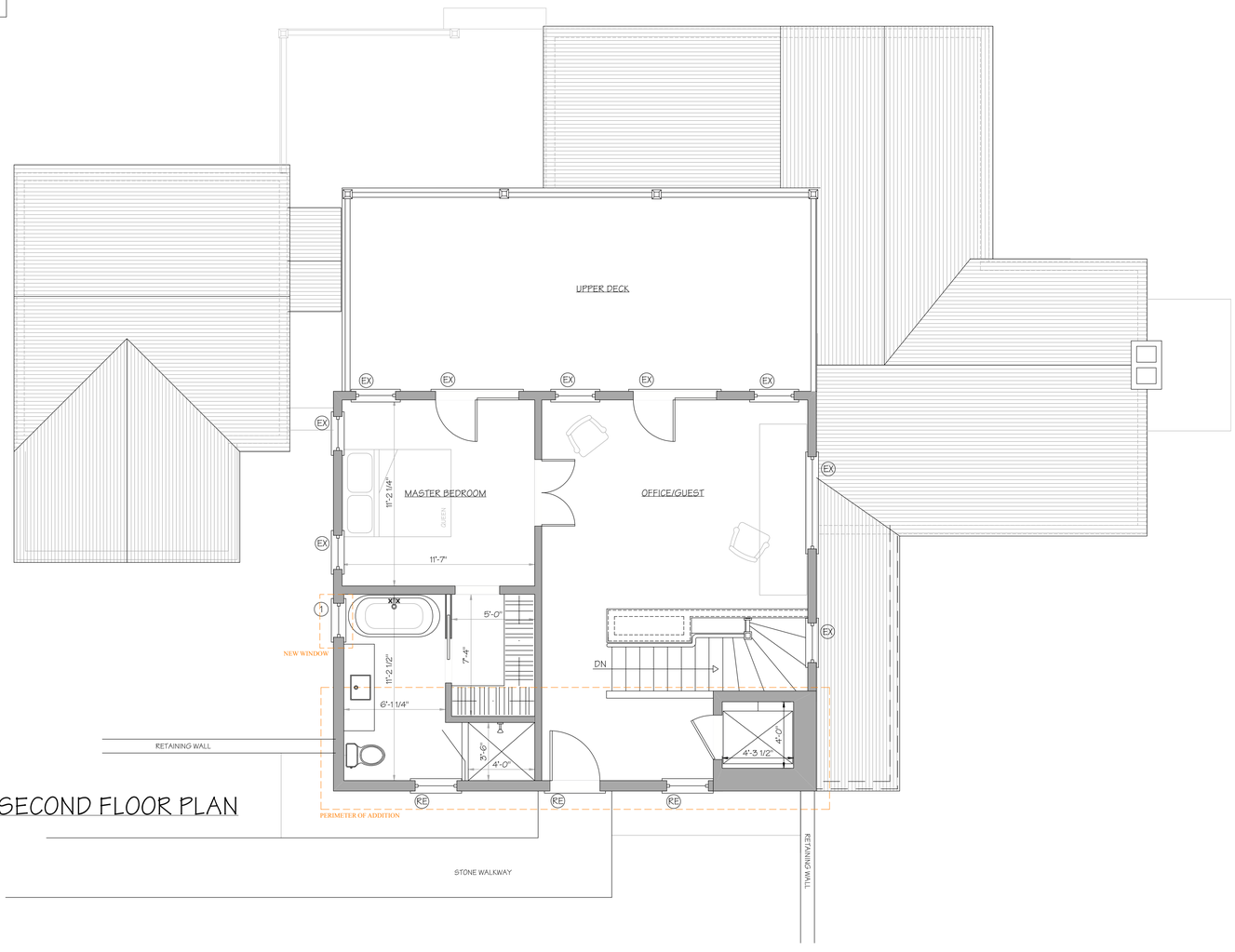
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

1



SECOND FLOOR PLAN
AS-BUILT



SECOND FLOOR PLAN

NOT FOR CONSTRUCTION

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NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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SECOND FLOOR PLAN
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

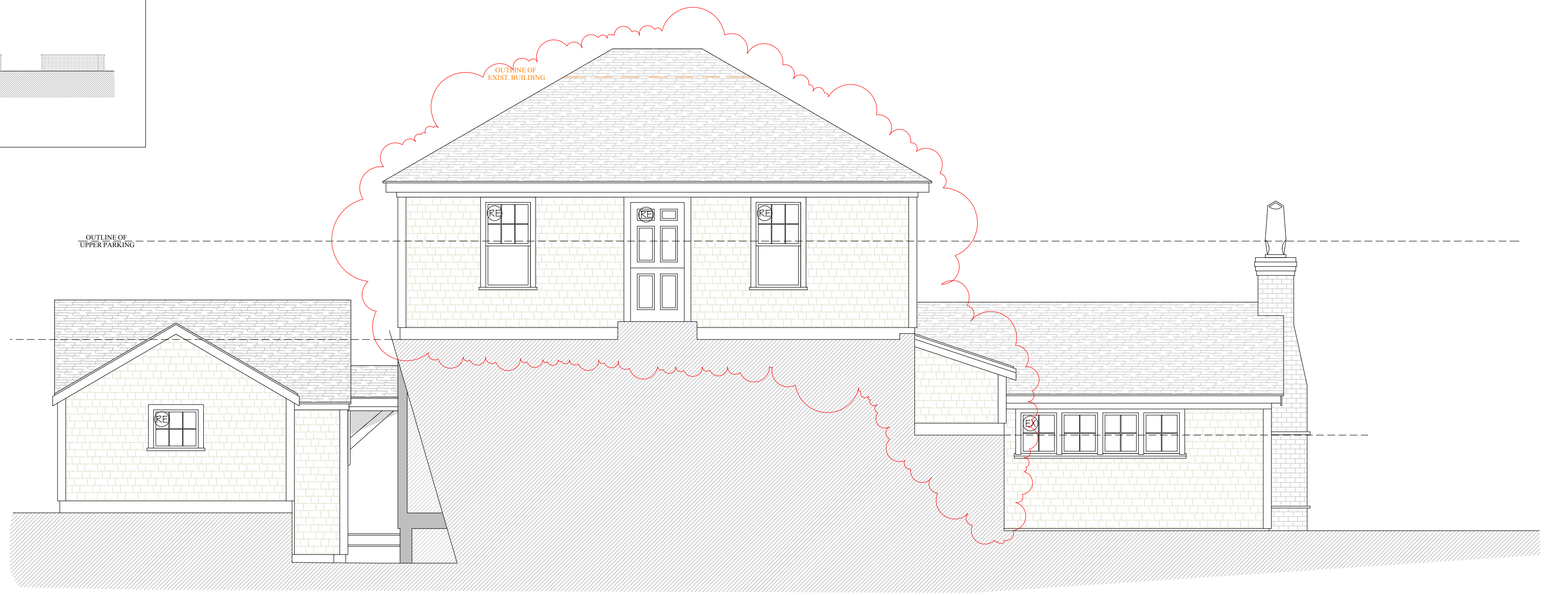
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

2



AS-BUILT

WEST ELEVATION



WINDOW/DOOR SCHEDULE

EX	- EXISTING WINDOW/DOOR
RE	- REUSED WINDOW/DOOR
1	- 2' 0" X 2' 3" CASEMENT WINDOW (TME)

WEST ELEVATION



AS-BUILT

NORTH ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

3



EAST ELEVATION

AS-BUILT

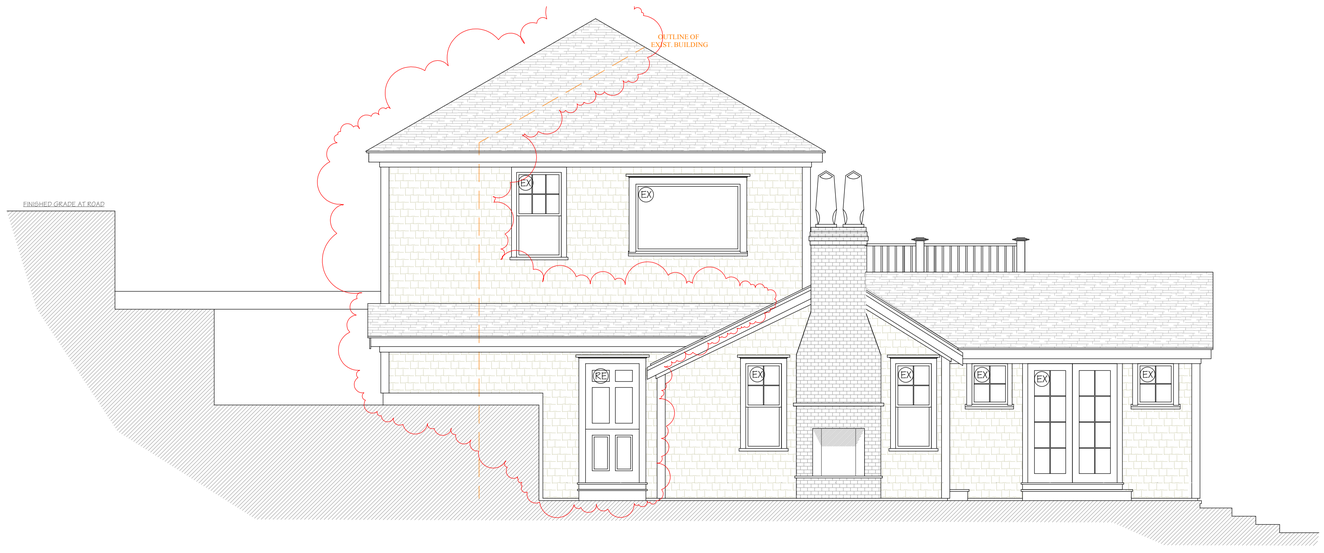


EAST ELEVATION



SOUTH ELEVATION

AS-BUILT



SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 325-5344 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office. main house: $60.00 hardscape: $50.00 cottage add.: $50.00 shed: $50.00 } $230.00

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

TSAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..Mayo & Elizabeth Stuntz.....

MAILING ADDRESS..1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION....20 Ocean Ave.....

ASSESSORS MAP/PARCEL....73.2.4/20.....

SUBMITTED BY:..Ben Normand.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7021 2720 0002 1840 3870

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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

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☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

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06/11/2024

Sent To: Beam Reach LLC
Street and Apt. No., or PO Box No.: 23 Ocean Ave
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

7021 2720 0002 1840 3863

U.S. Postal Service™
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Old Lyme, CT 06371

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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
$	

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06/11/2024

Sent To: Pamela Dyer Hamilton
Street and Apt. No., or PO Box No.: 106 Lyme Street
City, State, ZIP+4®: Old Lyme, CT 06371

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	$0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

0554 0P

NANTUCKET MA 02554 JUN 11 2024 Postmark Here

06/11/2024

Sent To: Nantucket Islands Land Bar
Street and Apt. No., or PO Box No.: 22 Broad Street
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trust

Mailing Address: 1055 Seahaven Dr
Mamaroneck NY 10543

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 508 228 2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 91 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- 91 s.f. addition to structure
- New outdoor shower
- Cottage -

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 7/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☑ Other awning
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Re-used

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

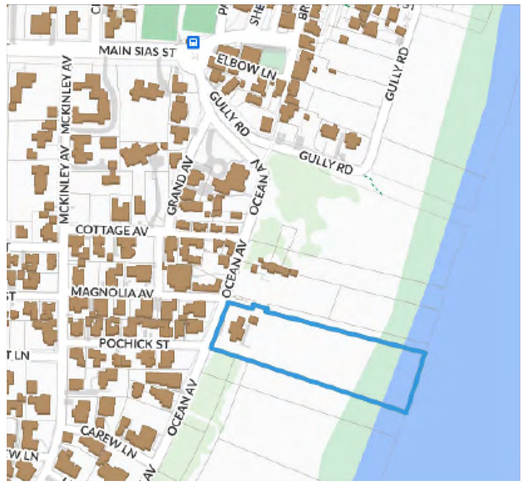
Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors _____
Deck _____ Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/13/24 Signature of owner of record _____ Signed under penalties of perjury

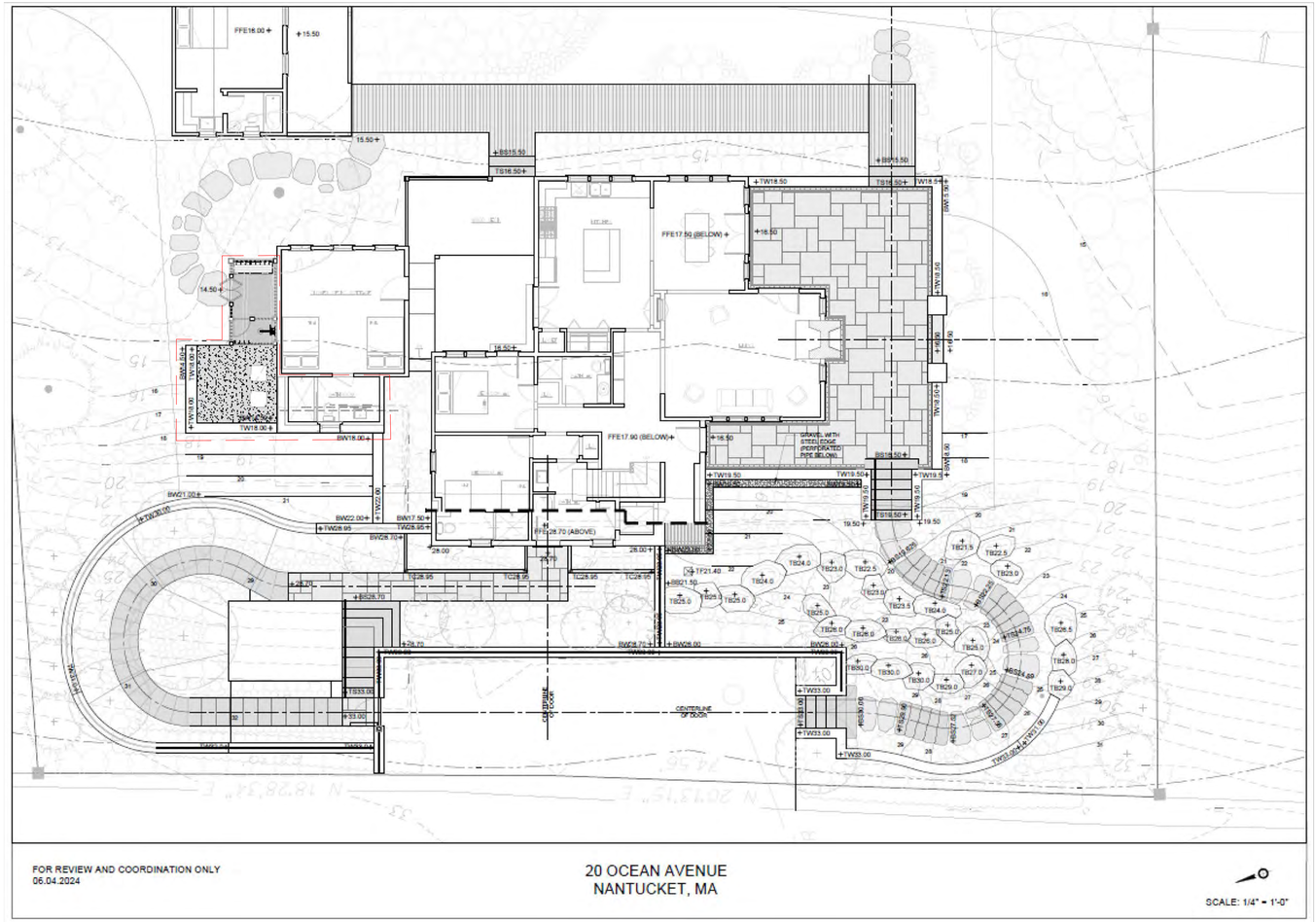
THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA 02564



LOCUS MAP

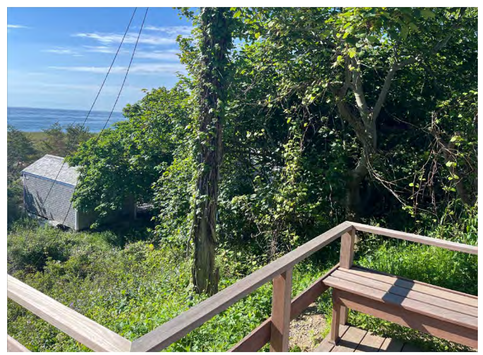


EXISTING CONDITIONS



PROPOSED LANDSCAPE PLAN

NOTE: CONNSULT BART LANDSCAPE ARCHITECTURES FOR MOST UP TO DATE LANDSCAPE DESIGN









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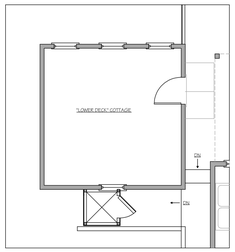
COVER SHEET
DATE: 06/13/2024
SCALE: AS NOTED

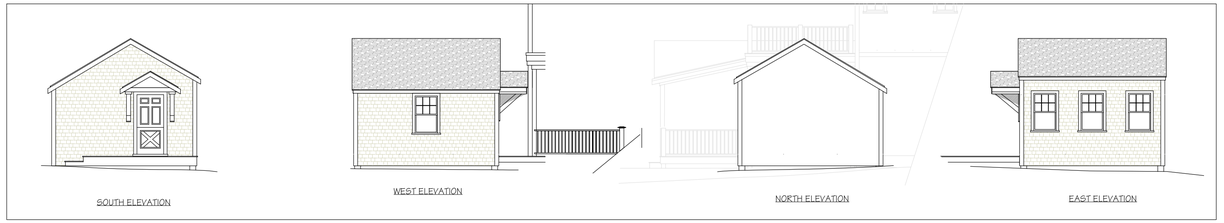
M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

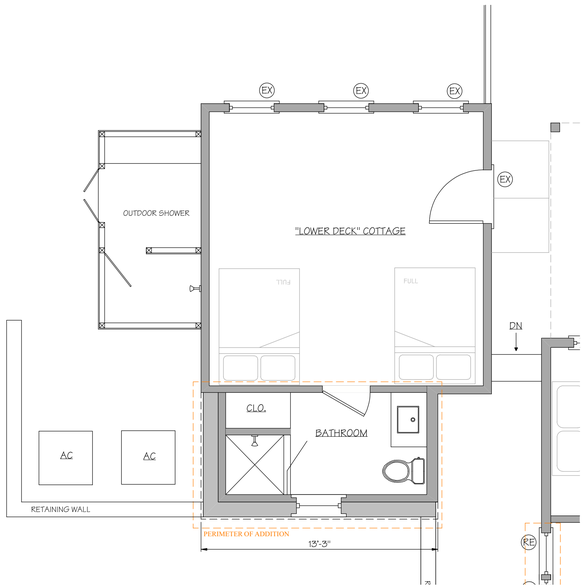
A



AS-BUILT



AS-BUILT



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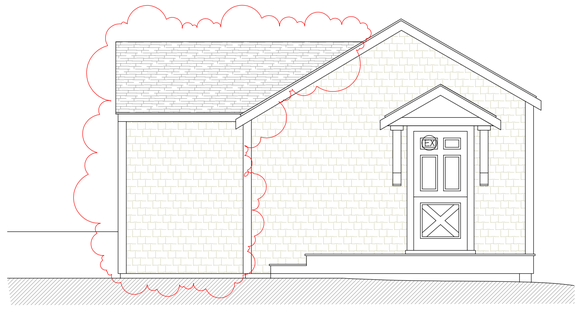
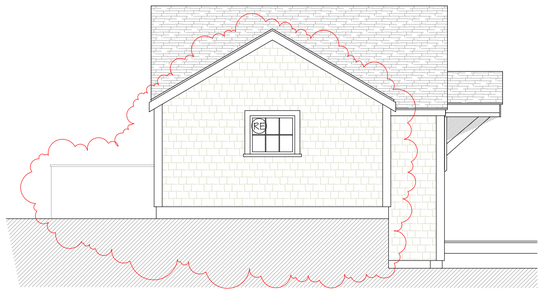
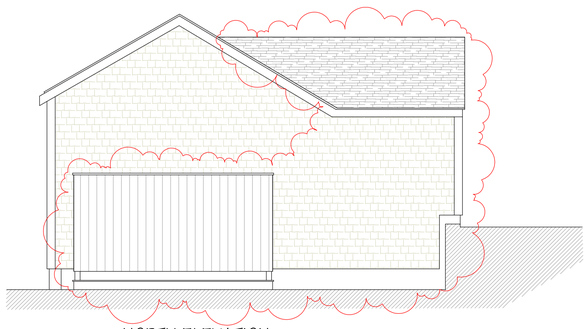
RE	- REUSED WINDOW/DOOR



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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(508) 325-5044 – NORMANDRESIDENTIAL.COM

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LOWER DECK COTTAGE PLAN AND ELEVATIONS
DATE: 06/13/2024
SCALE: 1/4" = 1'0"

M/P: 73.2.4 / 20

THE STUNTZ RESIDENCE
20 OCEAN AVE.
SIASCONSET, MA

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Mayo & Elizabeth Stuntz

STREET ADDRESS 20 Ocean Ave.

MAP/PARCEL 73.2.4/20

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

6/10/2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Mayo & Elizabeth Stuntz

MAILING ADDRESS: 1055 Seahaven Dr. Mamaroneck NY

PROPERTY LOCATION: 20 Ocean Ave

ASSESSORS MAP/PARCEL: 73.2.4/20

SUBMITTED BY: Ben Normand

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.11 09:54:39 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
P O BOX 880
SIASCONSET, MA 02564

HAMILTON PAMELA DYER
106 LYME STREET
OLD LYME, CT 06371

BEAM REACH LLC
23 OCEAN AVE
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 20 Ocean Ave.

Tax Map Number: 73.2.4 Parcel Number: 20

Owner of Record: Mayo & Elizabeth Stuntz

Description of Proposal: • Repair/replace existing retaining walls & hardscaping.
• Main house addition: 1st floor: 230 s.f. 2nd flr: 170 s.f.
• Studio addition: 1st flr: 91 s.f.
• New shed: 140 s.f.

Anticipated HDC Submission Date: 6/17/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

7021 2720 0002 1840 3870

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.40
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Danielle Debenedicts Trust
Street and Apt. No., or PO Box No. PO Box 880
City, State, ZIP+4® Siasconset, MA 02564

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3894

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Nantucket, MA 02554

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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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

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
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☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

NANTUCKET MA 0554 08
JUN 11 2024
Postmark Here
06/11/2024
02554-0998

Sent To Pamela Dyer Hamilton
Street and Apt. No., or PO Box No. 106 Lyme Street
City, State, ZIP+4® Old Lyme, CT 06371

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3887

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.40
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$
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.

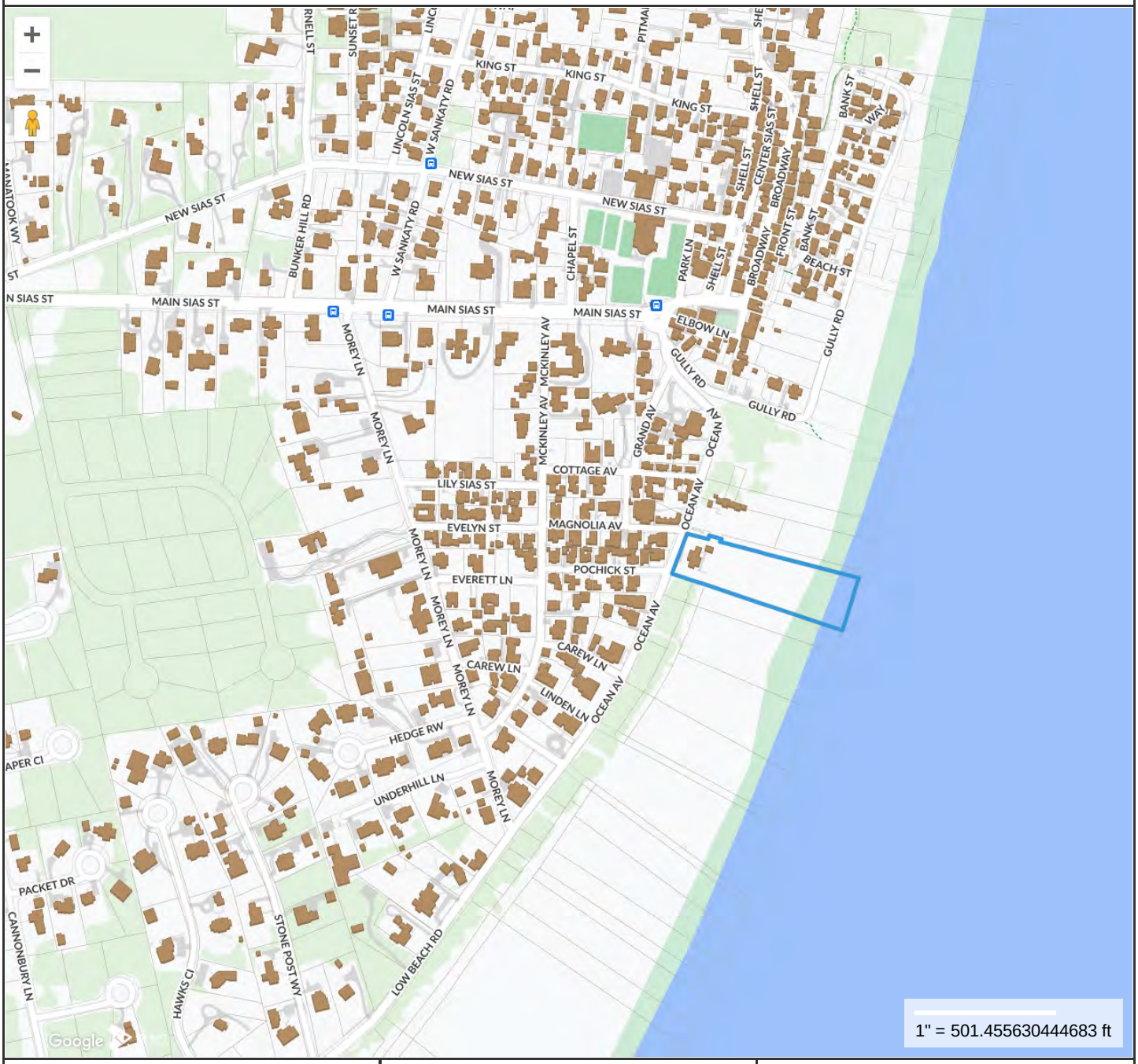
Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury






LAND BANK
LAND BANK





Property Information

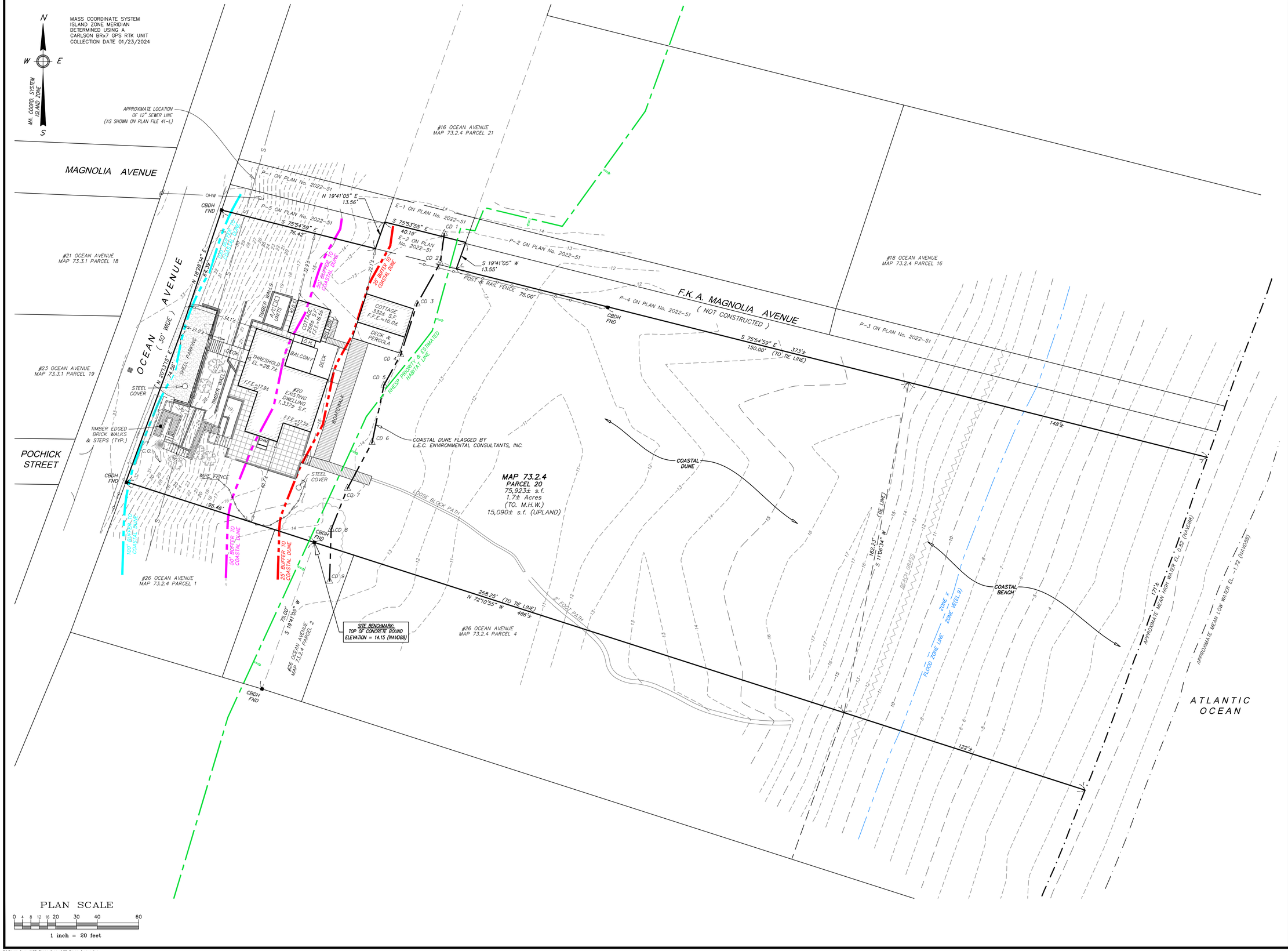
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

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.



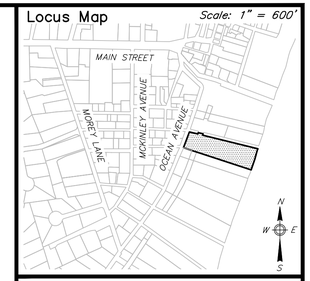
PLAN SCALE

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

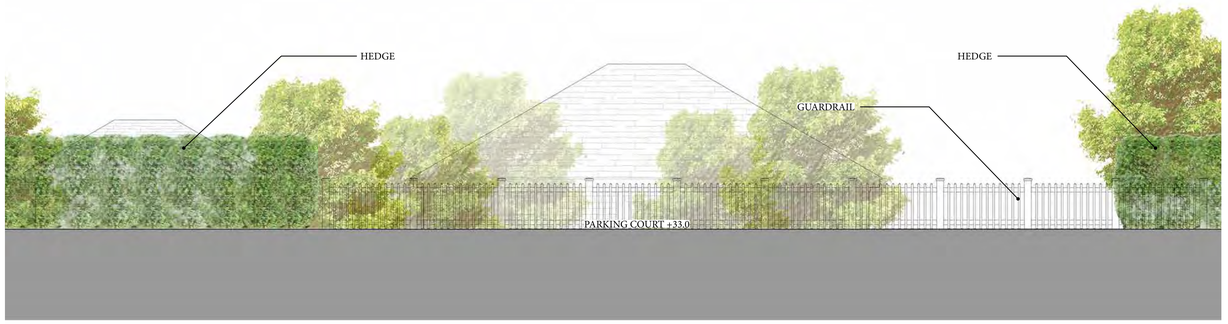
LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

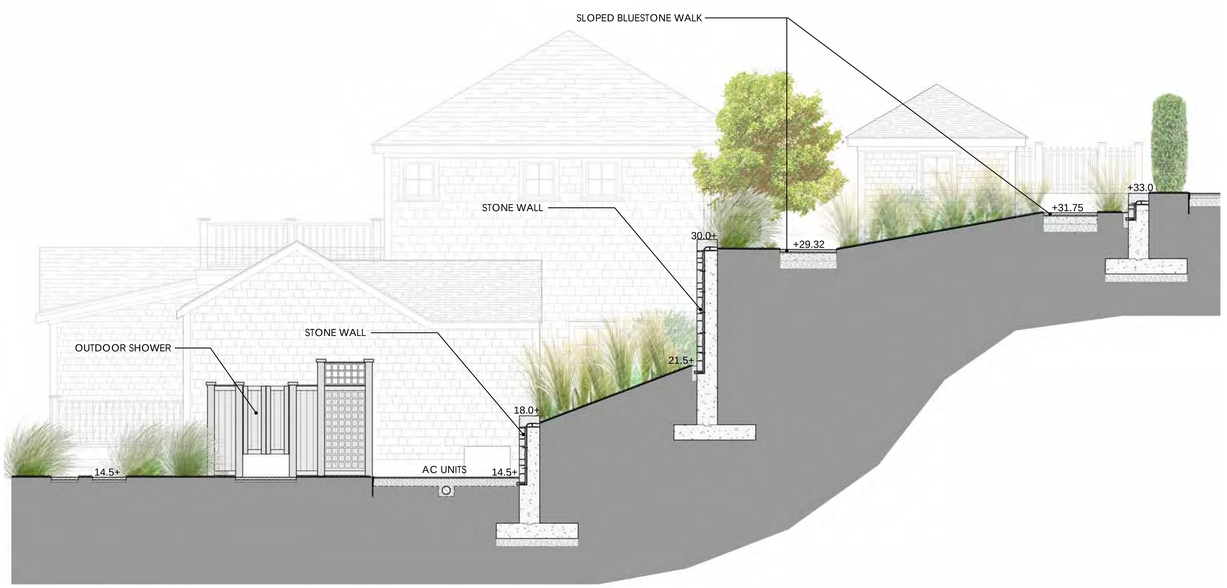
L1



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

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.

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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)

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NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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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

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22 BROAD ST
NANTUCKET, MA 02554

DEBENEDICTIS DANIELLE TR
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SIASCONSET, MA 02564

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106 LYME STREET
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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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$

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Sent To Pamela Dyer Hamilton
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City, State, ZIP+4® Old Lyme, CT 06371

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☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.68
$
Total Postage and Fees $5.08
$

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

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City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

Nantucket Islands Landbank
Broad St
Nantucket, MA 02554

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Street and Apt. No., or PO Box No.: 3 CANTON AVE
City, State, ZIP+4®: MILTON MA 02186

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Thorne
48 Duke
Nantucke

[illegible] and Hillary Kocolowski
3 Canton Avenue
Milton, MA 02186

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City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thornewill
48 Dukes Road
Nantucket Islands

[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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- Adult Signature Required
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Postage

Total Postage and Fees

Postmark Here

Sent To: HANSON
Street and Apt. No., or PO Box No.: 2 CASTLEWOOD DR
City, State, ZIP+4®: TOPSFIELD MA 01983

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Thorne
48 Duke
Nantucke

[illegible] and Andrea Hanson
2 Castlewood Dr
Topsfield, MA 01983

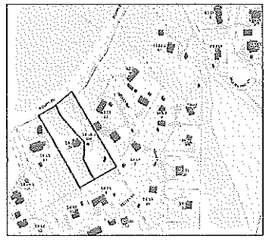
A New Home at
59 Polpis Road

Nantucket , Massachusetts

ZONING INFORMATION
MAP 57 PARCEL 28.1
ZONE: LUG-1

	EXISTING
MINIMUM LOT SIZE- 40,000 S.F	42,167 S.F
MINIMUM FRONTAGE- 100 FT	
FRONT YARD SETBACK- 35 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 7.0% or 2951 S.F	

PROPOSED HOUSE GROUND COVER- 2260 SF
FUTURE GARAGE/ STUDIO G.C.- 441 SF
TOTAL G.C. AREA- 2921 SF



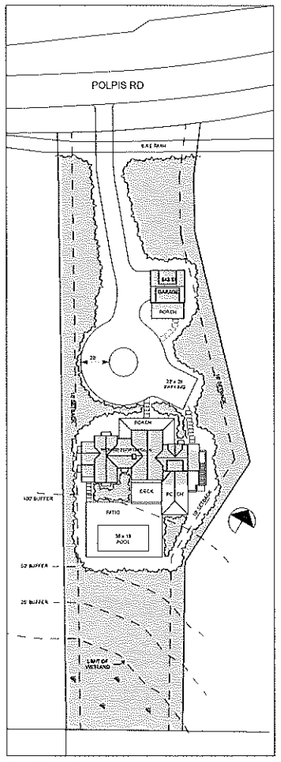
Locus



Northeast Perspective



Southwest Perspective



Site Plan- Proposed

SCALE 1" = 30'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
	A3.2	SECTIONS
STRUCTURALS	S1.1	FOUNDATION PLAN

ISSUED/REVISION DATE
NOC 6 8/15/25

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

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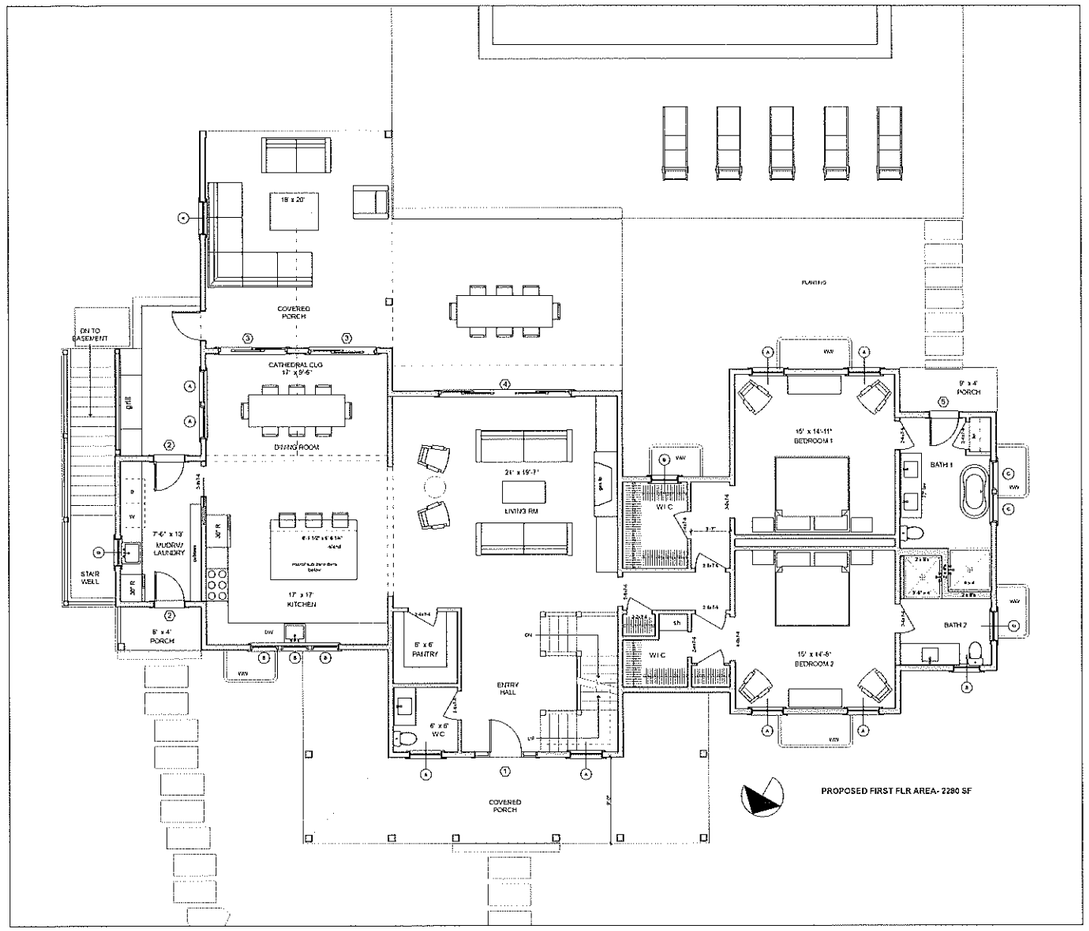
Thornewill Design LLC
40 Dixon Road
Nantucket, Ma. 02554
Tele. 508 228 4766 Fax 508 228 1165

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

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 4141 Fax 508 228 3165

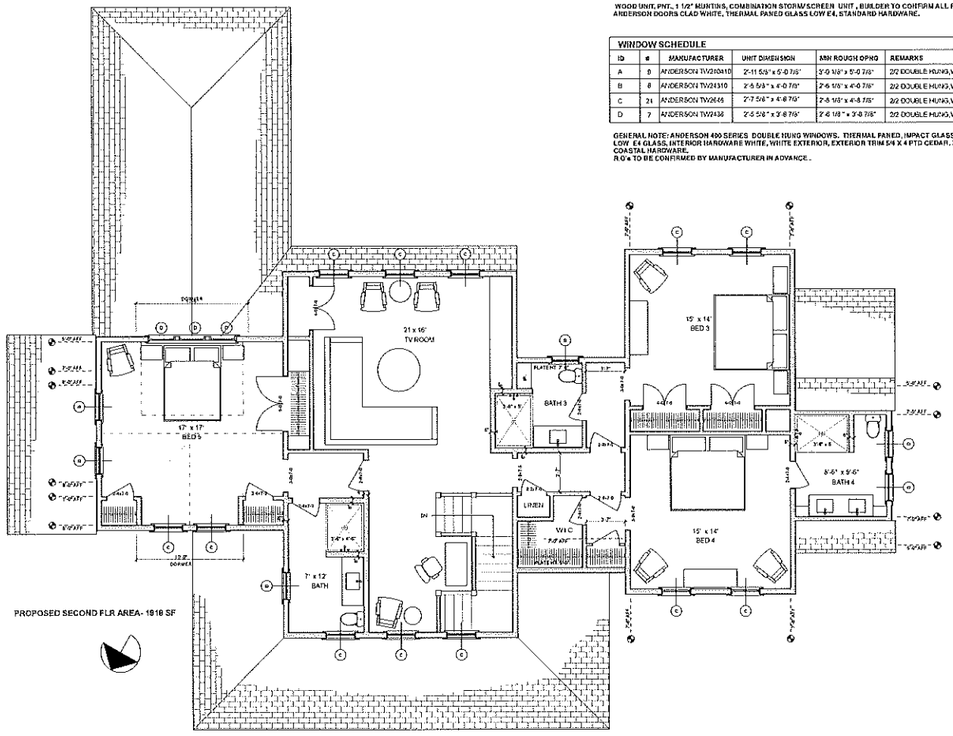
Sheet No:
A1.1

DOOR SCHEDULE						
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	3'-3" x 7'-8 1/2"	3/0 4 LITE ASW1 PANEL ELEQUWARH 12" SIDELIGHTS-(2 LITES ASW PANEL BELOW. MAHOGONY SEALED TO WEATHER	30	31
2	1	SIMPSON OR EQUAL	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 LITE ASW 2 PANEL BELOW	30	31
3	2	ANDERSON	5'-11 1/4" x 7'-6"	6'-0" x 7'-8 1/2"	6 LITE (EA PANEL) GLIDER	30	31
4	1	ANDERSON	12'-0" x 7'-6"	12'-3" x 7'-8 1/2"	6 LITE (EA PANEL) GLIDER	30	31
5	1	ANDERSON	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	6 LITE FRENCH INSWING	30	31
6	1	ANDERSON FWH29611	2'-8 1/8" x 6'-10 3/8"	2'-9" x 6'-11"	6 LITE FRENCH INSWING	30	31
7	1	ANDERSON FWH50611	4'-11 1/4" x 6'-10 3/8"	5'-0" x 6'-11"	8 LITE FRENCH INSWING	30	31

WOOD UNIT, PNT., 1 1/8" MUNTINS, COMBINATION STORM/SCREEN UNIT , BUILDER TO CONFIRM ALL R.O.'s.
ANDERSON DOORS CLAD WHITE, THERMAL PANED GLASS LOW E4, STANDARD HARDWARE.

WINDOW SCHEDULE							
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	ANDERSON TW30410	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
B	8	ANDERSON TW23110	2'-5 5/8" x 4'-0 7/8"	2'-6 1/8" x 4'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
C	24	ANDERSON TW2446	2'-7 5/8" x 4'-8 7/8"	2'-8 1/8" x 4'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31
D	7	ANDERSON TW2436	2'-5 5/8" x 3'-8 7/8"	2'-6 1/8" x 3'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	31

GENERAL NOTE: ANDERSON 400 SERIES DOUBLE HUNG WINDOWS. THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS , LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXTERIOR TRIM 5/4 X 4 PTD CEDAR, BATHROOM, CLAD COLOR WHITE COASTAL HARDWARE.
R.O.'s TO BE CONFIRMED BY MANUFACTURER IN ADVANCE..



PROPOSED SECOND FLR AREA- 1918 SF

Second Floor Plan- Proposed

SCALE 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1	4/11/24

A New House at
59 Pojpis Road
Nantucket, Massachusetts

USE OF DRAWING

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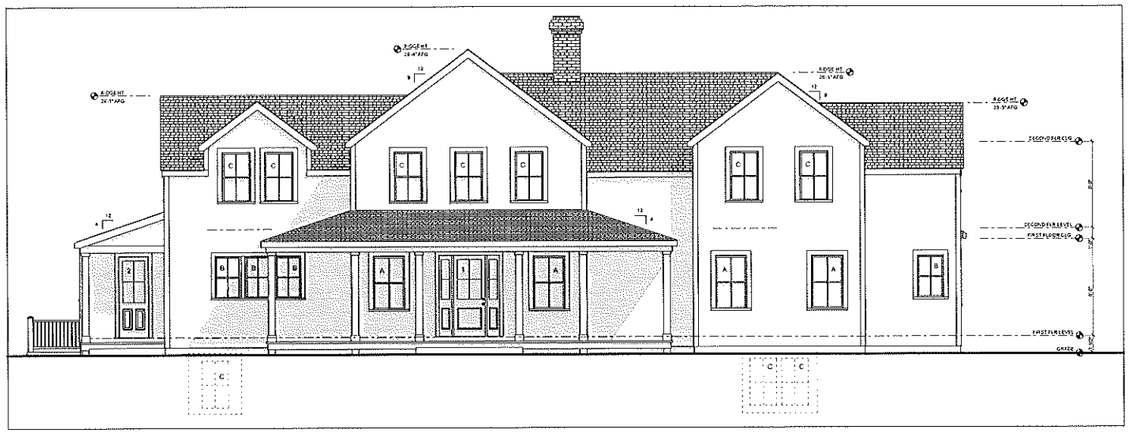
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 4161 Fax. 508 228 7185

Sheet No:
A1.2

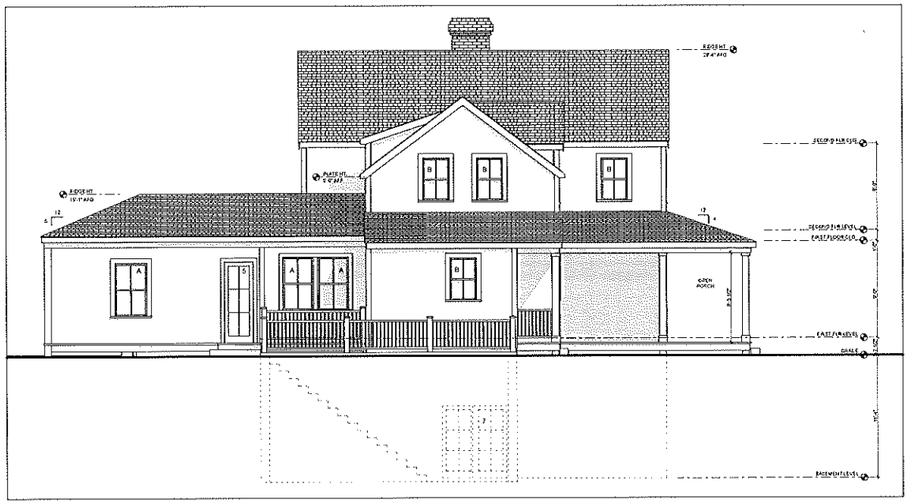


North Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF- LAUGHARNE WEATHERED WOOD AR ENTERPRISE SHINGLES
EXT WALLS- WHITE CEDAR SHINGLES
CORNER LEG - 1/4" x 4" PNT WHITE
BAND- 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"

ISSUE/REVISION DATE	
NOC 1	4/15/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

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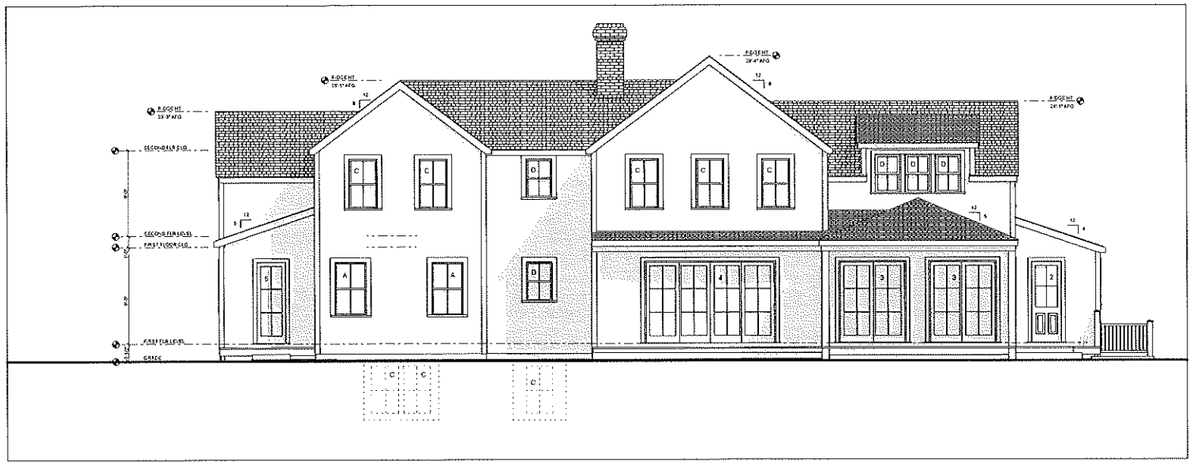
Thornwall Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9141 Fax: 508 228 3365

Sheet No:
A2.1



South Elevation- Proposed

SCALE 1/4" = 1'-0"

GENERAL NOTES MATERIALS

ROOF: LANDMARK DEATHERED WOOD ARCHITECTURAL SHINGLES
EXT WALLS: WHITE CEDAR SHINGLES
CORNER BOG - 5/4" x 6" PIN WHITE
EAVE: 1 x 8 PTD WHITE
FACIA: 1 x 8 PTD WHITE
RAKES: 1 x 8 1/4 3" SHADOW ED - PTD WHITE
CHIMNEY: FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM: 1 x 4 PNT WHITE
DECK: 1 x 4 MAHOGANY NATURAL
POSTS: 8" PNT WHITE



West Elevation- Proposed

SCALE 1/4" = 1'-0"

ISSUED/REVISION DATE	
MDC 1	6/11/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.2

IMMEDIATE CONTEXT PHOTOS



59 Polpis Rd

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

59 B POLPIS MAIN HOUSE




59 B
Pouds
Cottage


57 Polpis Cottage

CERTIFICATE NO: _____ Demo DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Mead Trust

Mailing Address: 16030 Ventura Blvd, Ste 380
Encino, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' +/- Sq. Footage 1st floor: 378 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1980's (see 1982 reg. plot plan)

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N.A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✗ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✗ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✗ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

tlr✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✗ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✗ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

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

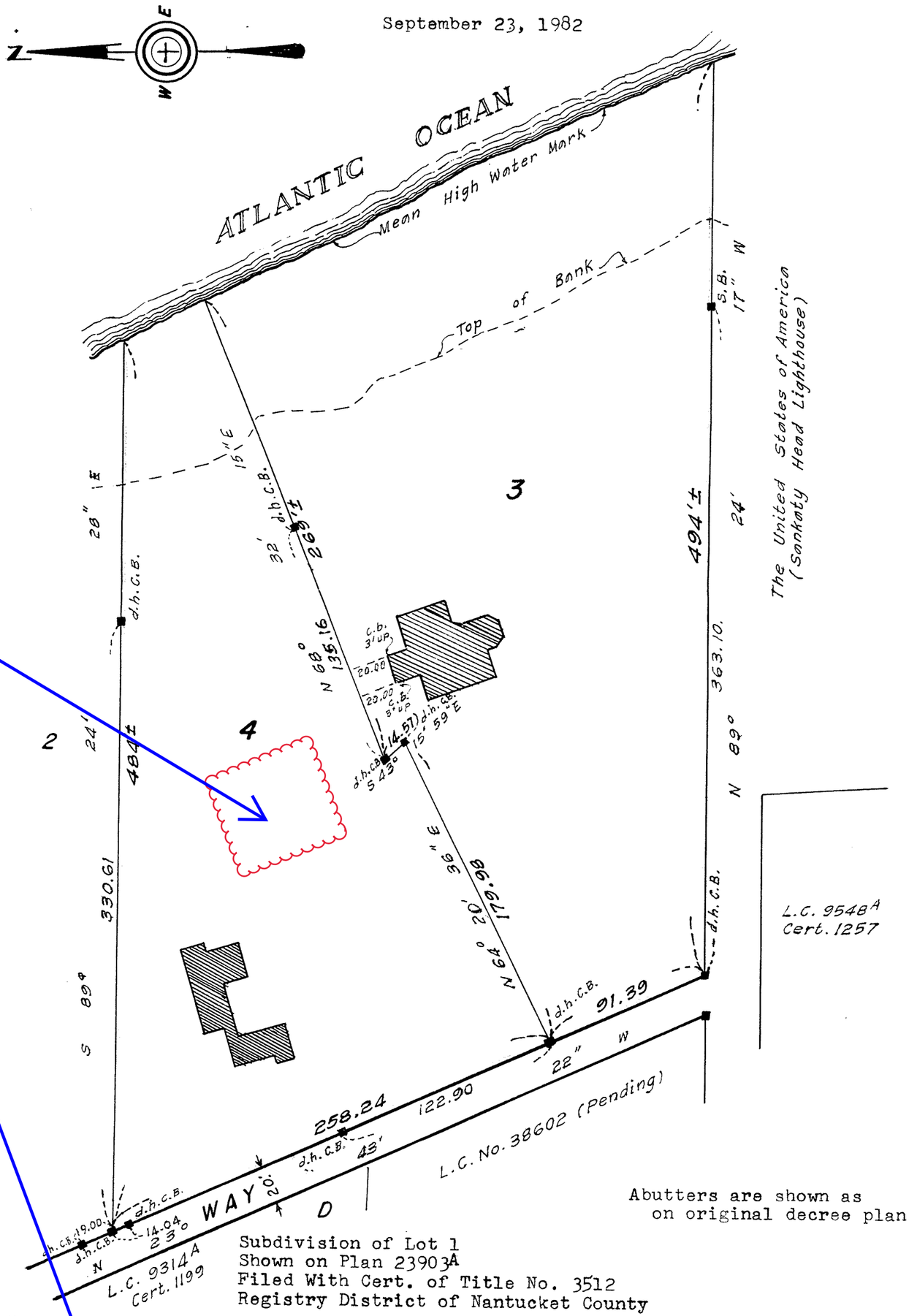
MAY 17, 2024

SUBDIVISION PLAN OF LAND IN NANTUCKET

23903B

John J. Shugrue, Surveyor

September 23, 1982



NO GARAGE

Plan from 1982
NO GARAGE

This plan filed with Certificate No. 10,446

Abutters are shown as on original decree plan.

Subdivision of Lot 1
Shown on Plan 23903A
Filed With Cert. of Title No. 3512
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 3 & 4
By the Court.

October 15, 1982 Jeanne M. Maloney Deputy Recorder.

C.J.B.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
OCT. 15, 1982
Scale of this plan 60 feet to an inch
Louis A. Moore, Engineer for Court

Form LCE-S-3. 2500 9-81

23 SANKATY HEAD RD

Location	23 SANKATY HEAD RD	**Mblu**	48/ / 4/1 /
Acct#	00002691	**Owner**	MURPHY PATRICK M TR
Assessment	$5,872,174	**PID**	2691
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174

Owner of Record

Owner	MURPHY PATRICK M TR	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	80 PARK AVE, 5K NEW YORK, NY 10016	**Book & Page**	C27776/0
		Sale Date	08/06/2020
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY PATRICK M TR	$0		C27776/0	99	08/06/2020
MURPHY PATRICK M	$0		C27775/0	99	08/06/2020
MURPHY MAY M ETAL	$0		C27766/0	99	07/31/2020
MURPHY MARY M TRS ETAL	$0		C27765/0	99	07/30/2020
FREEMAN REALTY TRUST	$0		C0010/0446		02/01/1983

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,040
Replacement Cost:	$837,426
Building Percent Good:	86
Replacement Cost Less Depreciation:	$720,200

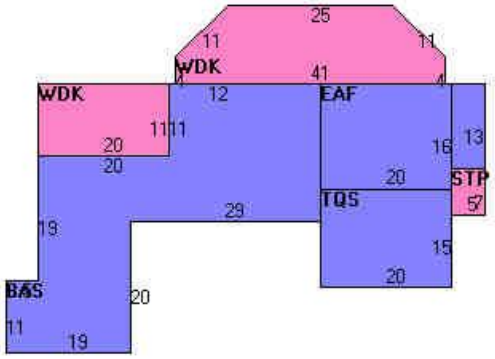
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\23%20sankat

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2691_317

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,703	1,703
TQS	Three Quarter Story	300	225
EAF	Attic, Expansion, Finished	320	112
STP	Stoop	35	0
WDK	Deck, Wood	648	0
		3,006	2,040

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.51
Frontage	0
Depth	0
Assessed Value	$5,139,574

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			380.00 S.F.	$9,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174
2022	$479,200	$3,804,461	$4,283,661
2021	$435,700	$3,566,700	$4,002,400
2020	$435,700	$3,923,400	$4,359,100
2018	$450,200	$3,328,900	$3,779,100

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60 Wanoma Way GH RENO M/P 92 / 13

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
_____	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
_____	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
9.5	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
_____	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way (Guest House)

Owner of record: Suni and William Harford

Mailing Address: 48 Peaceable Hill Rd.
Ridgefield, CT 06877

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritas Ltd.

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: (508) 325-4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☑ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration alterations, Add Porch, Color Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 316 SF ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 7 Porch

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural (no change) Clapboard (if applicable) _____ Roof Natural

Trim White (color change) Sash White (color change) Doors White (color change)

Deck Natural (tme) Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Suni & William Harford

STREET ADDRESS 60 Wanoma Way

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06.17.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets 06.17.24

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 60 Wanoma Way (street address of property) on the following statement:

I SUNI HARFORD (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

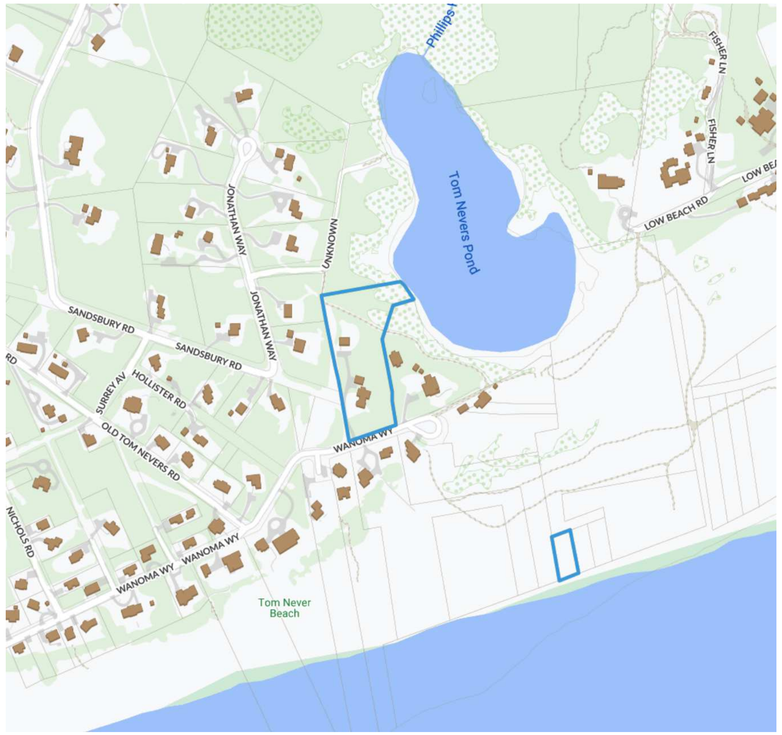
Client Signature 1/10/24 Date

60 Wanoma Way, Guest House

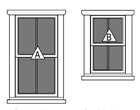
Cottage
60 Wanoma Way
Nantucket, MA

06.17.24

HDC SUBMISSION

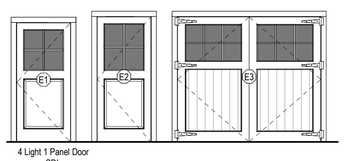


1 Locus Map
1/4" = 1'-0"



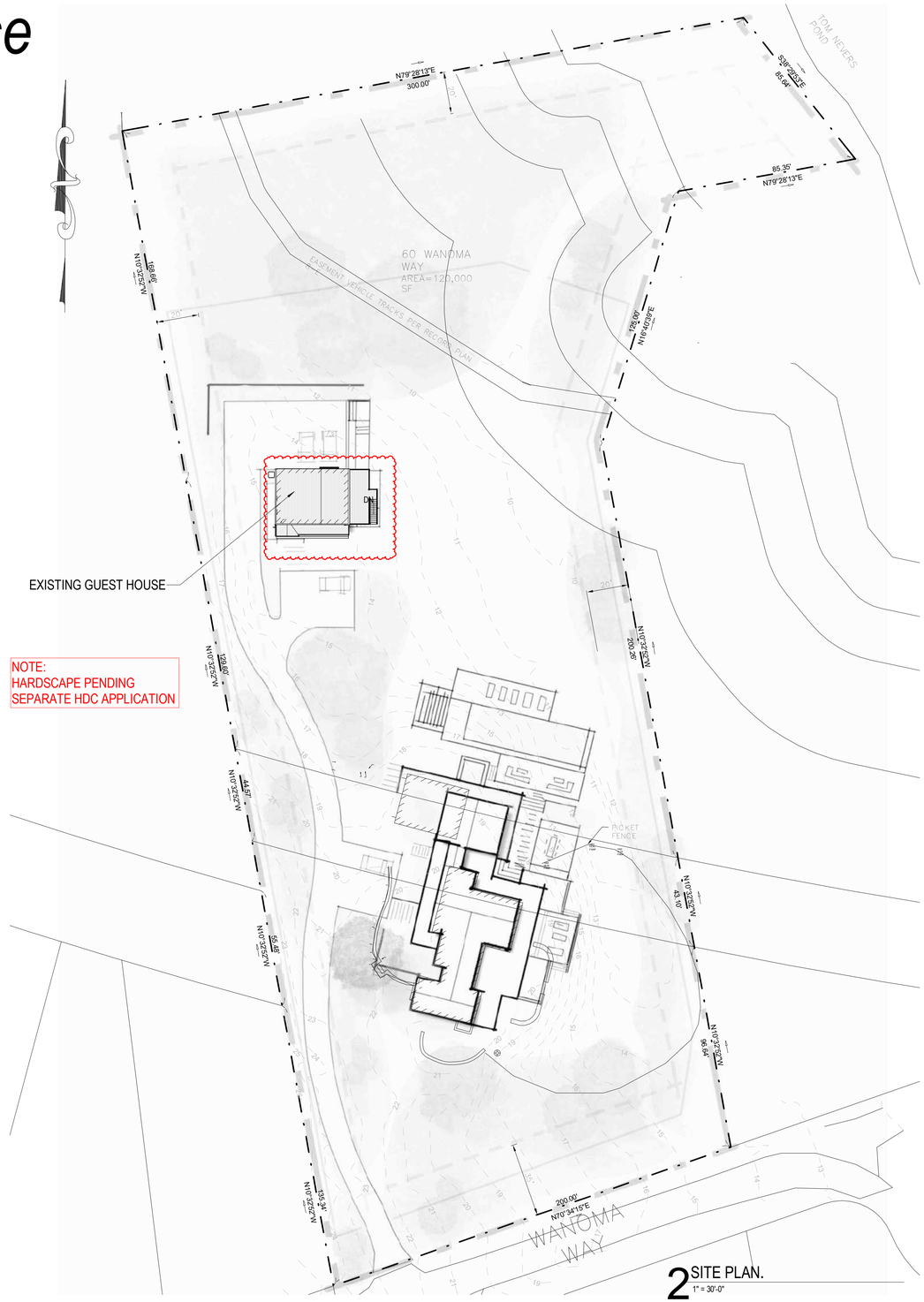
Double Hung 2/2 SDL
Double Hung 2/2 SDL

3 Window Legend
1/4" = 1'-0"



4 Light 1 Panel Door SDL

4 Exterior Door Legend
1/4" = 1'-0"



NOTE:
HARDSCAPE PENDING
SEPARATE HDC APPLICATION

2 SITE PLAN.
1" = 30'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
Allowable G.C.: ------
Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.100 Cover Sheet
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

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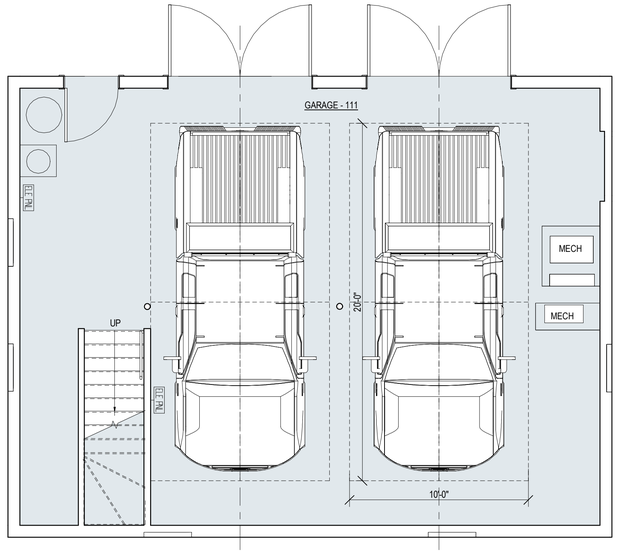
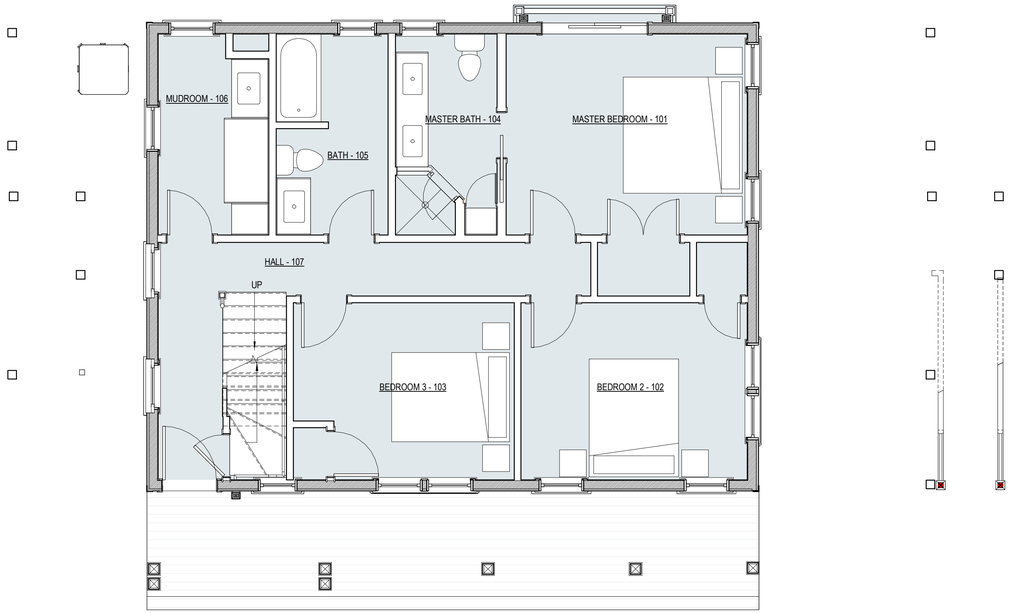
G.100
2322

06.17.24

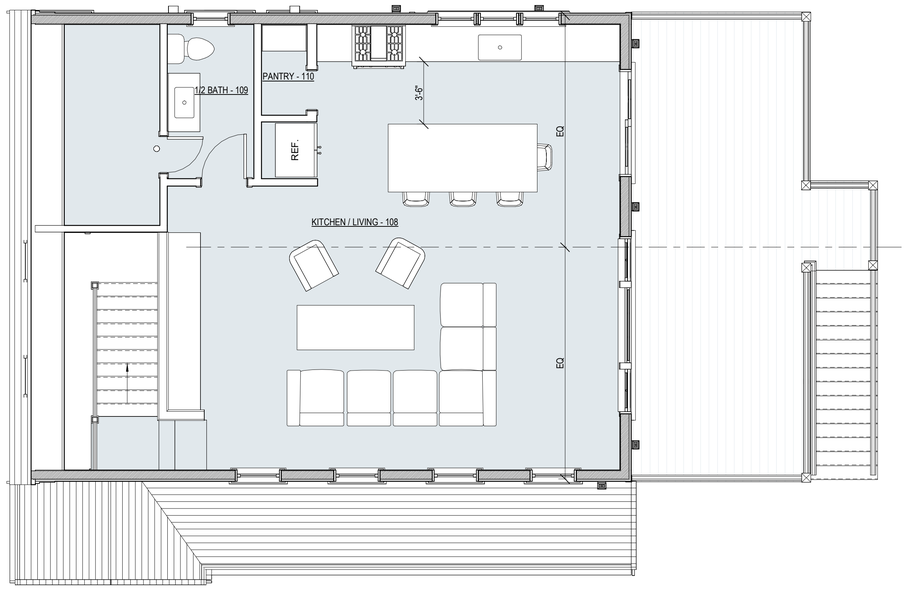
HDC SUBMISSION



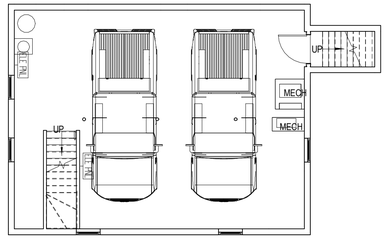
1 Basement Plan - Proposed
1/4" = 1'-0"



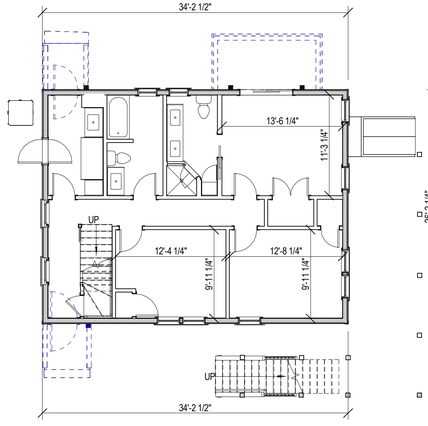
2 First Floor Plan - Proposed
1/4" = 1'-0"



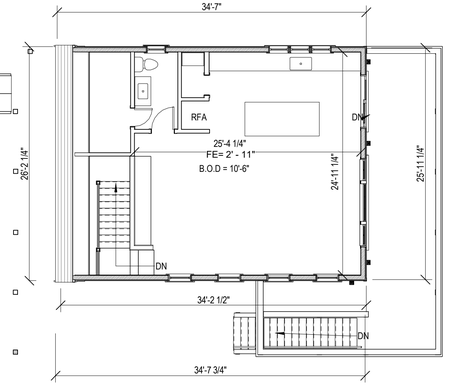
3 Second Floor Plan - Proposed
1/4" = 1'-0"



4 Basement Plan - Existing
1/8" = 1'-0"



5 First Floor Plan - Existing
1/8" = 1'-0"



6 Second Floor Plan - Existing
1/8" = 1'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	------
Current Zoning:	------
Minimum Frontage:	------
Front Setback:	------
Side/Rear Setback:	------
Lot Size:	------
Min. Lot Size:	------
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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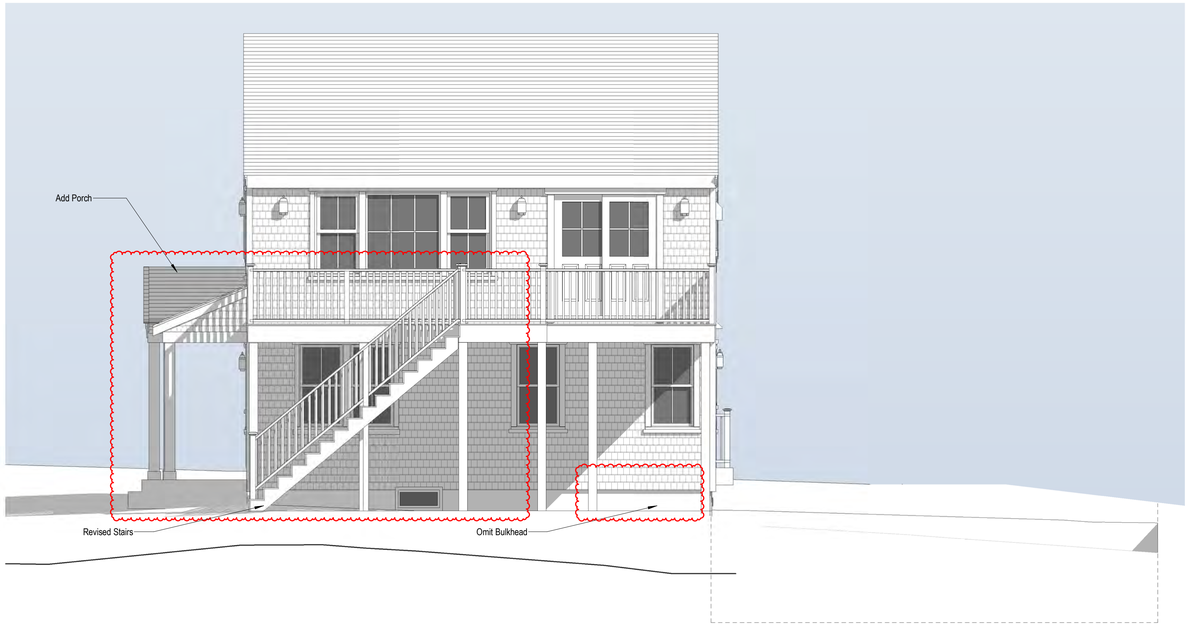
A.101
2322

06.17.24

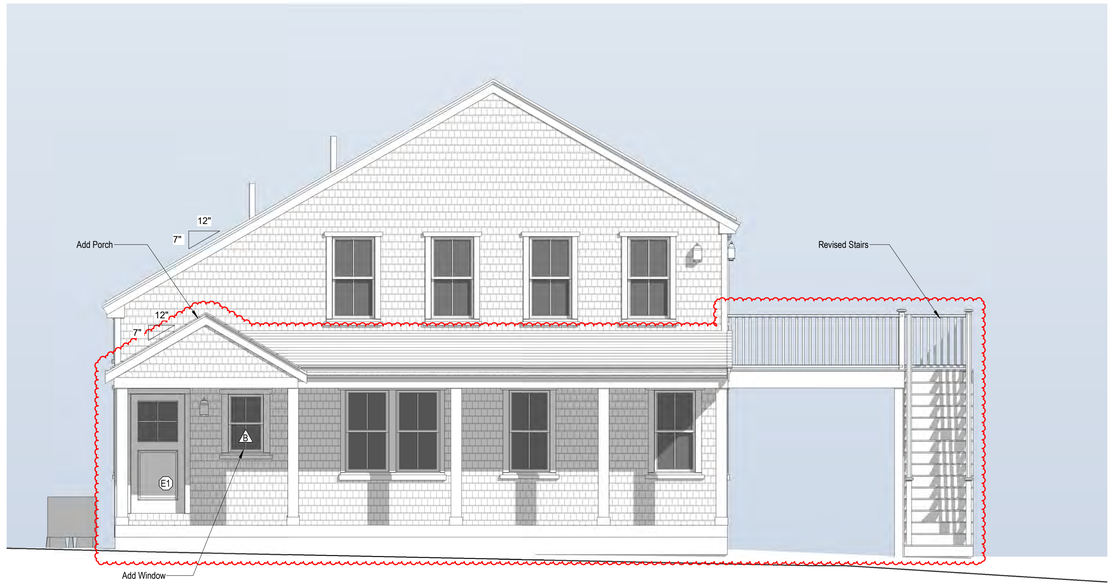
HDC SUBMISSION



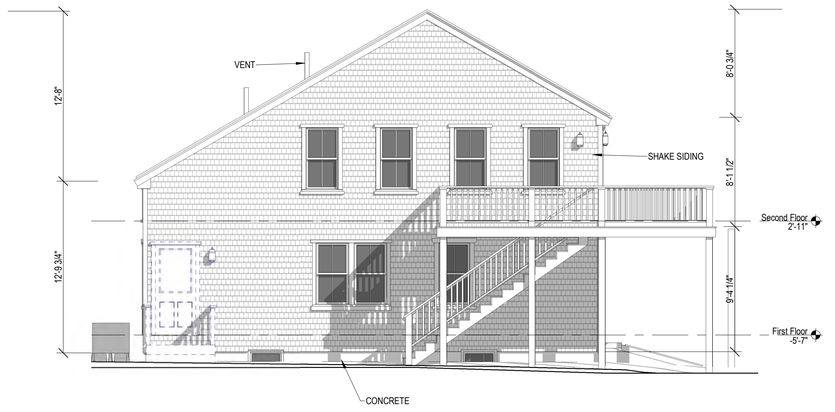
1 East Elevation - Proposed
1/4" = 1'-0"



East Exterior Elevation
3/16" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



South Exterior Elevation
3/16" = 1'-0"

2322

60 Wanoma Way,
Guest House
Cottage
60 Wanoma Way
Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	------
Current Zoning:	------
Minimum Frontage:	------
Front Setback:	------
Side/Rear Setback:	------
Lot Size:	------
Min. Lot Size:	------
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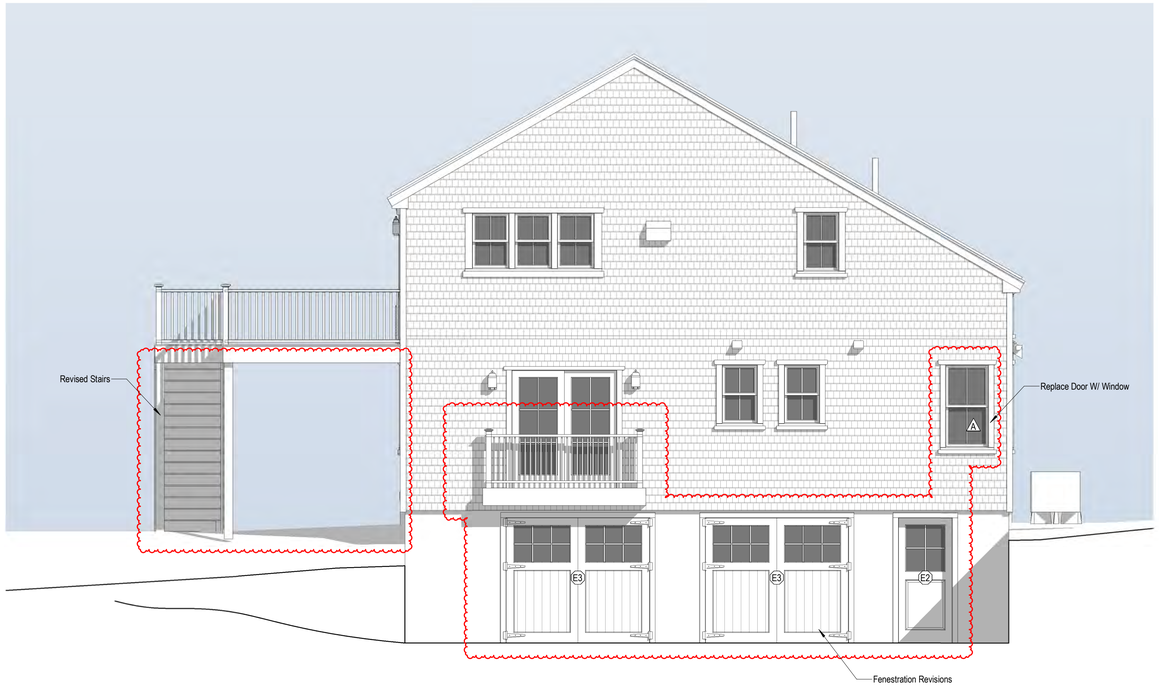
A.201
2322

06.17.24

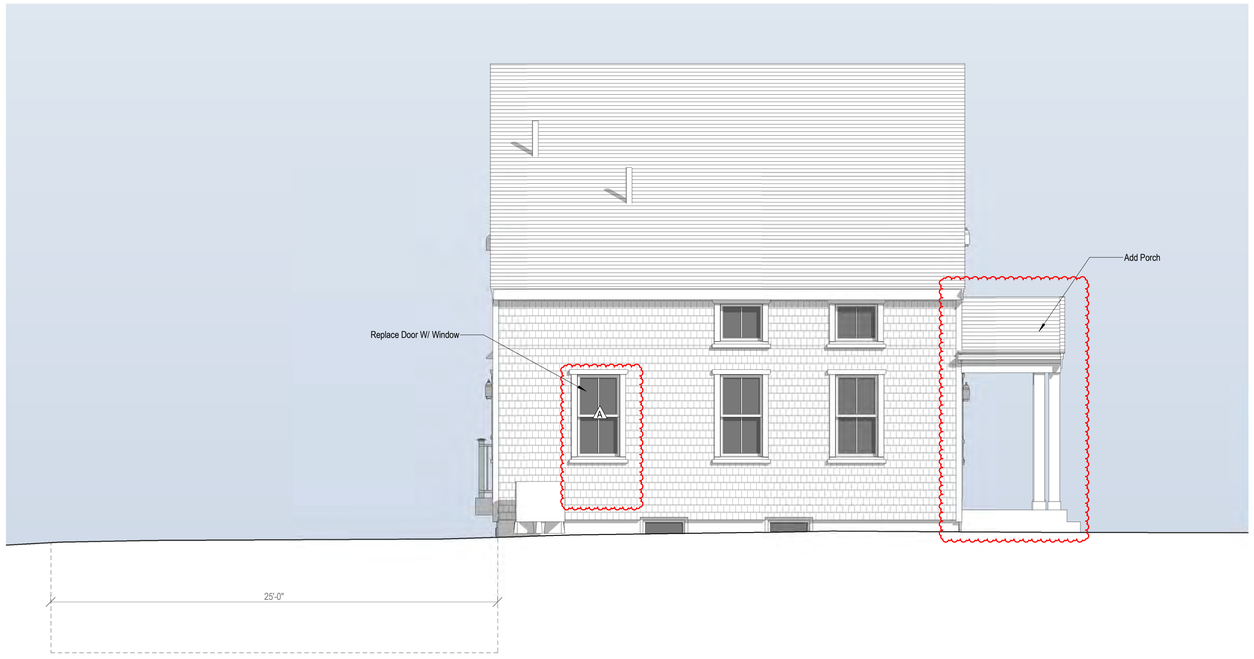
HDC SUBMISSION



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

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
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Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

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A.202
2322

60 Wanoma Way, Guest House

Cottage
60 Wanoma Way
Nantucket, MA

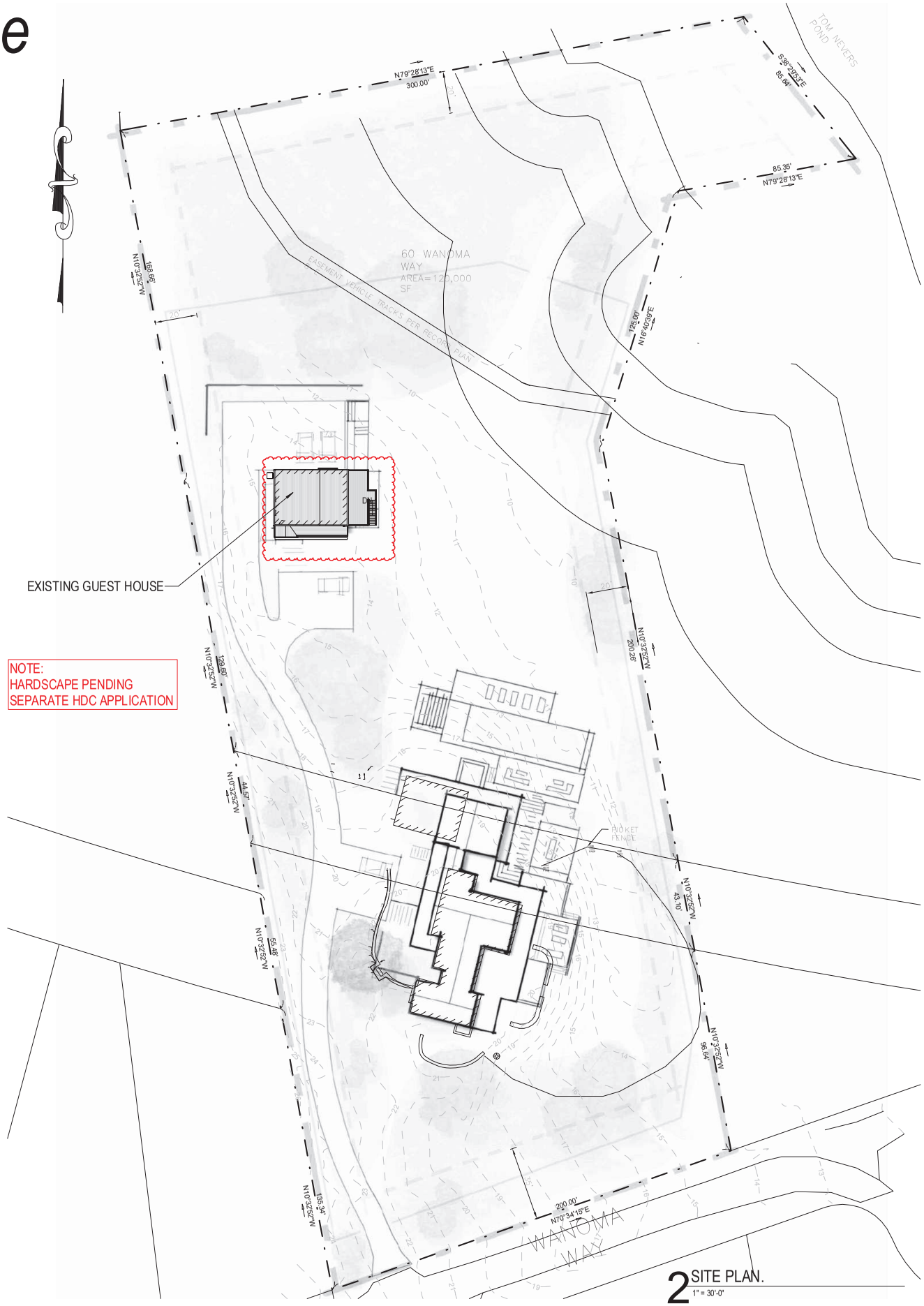


1 Locus Map
1/4" = 1'-0"

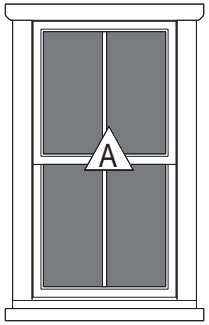
EXIST

NOTE:
HARDSC
SEPARAT

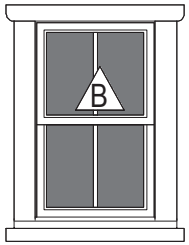
use



2 SITE PLAN.
1" = 30'-0"



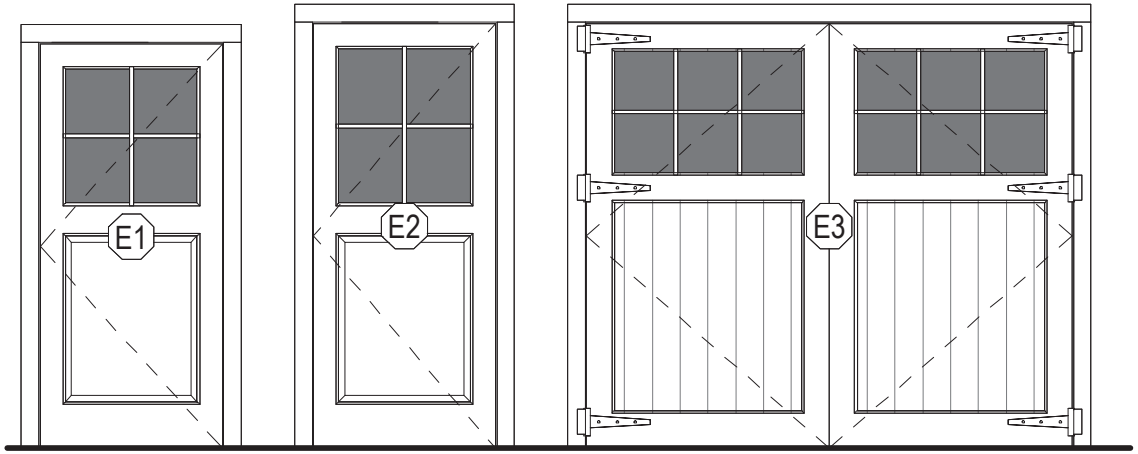
Double Hung
2/2 SDL



Double Hung
2/2 SDL

3 Window Legend

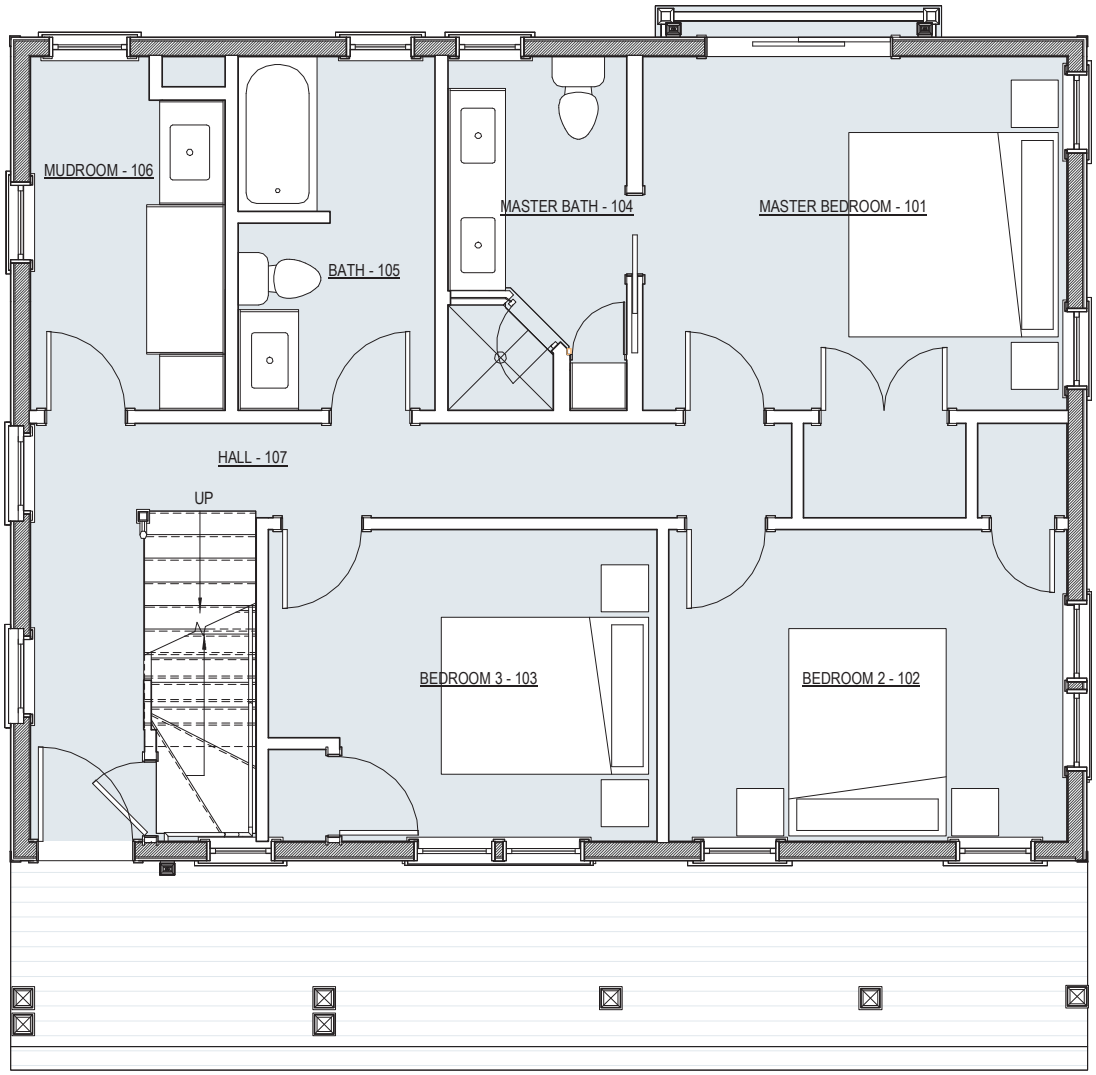
1/4" = 1'-0"



4 Light 1 Panel Door
SDL

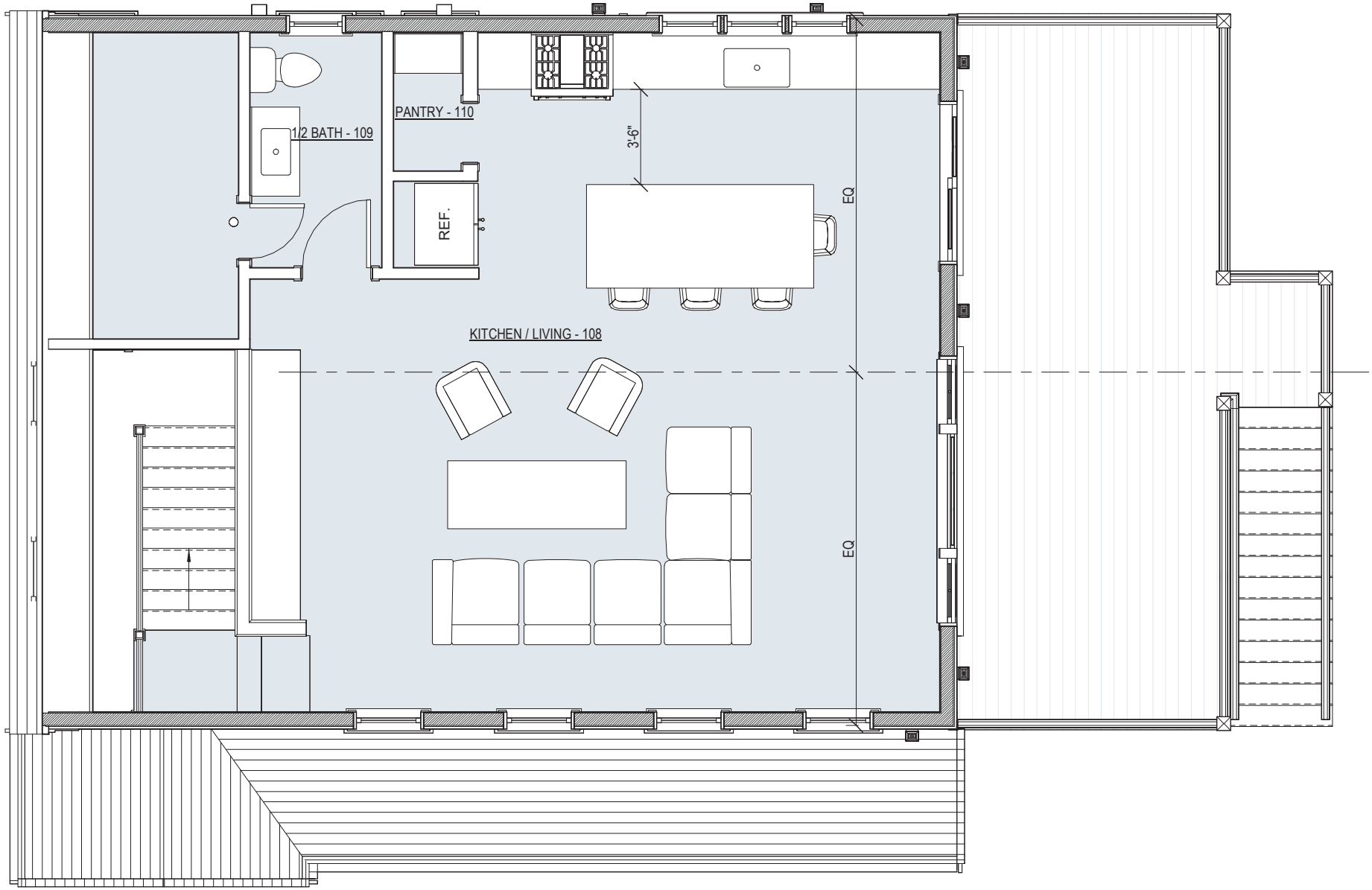
4 Exterior Door Legend

1/4" = 1'-0"



2 First Floor Plan - Proposed

1/4" = 1'-0"



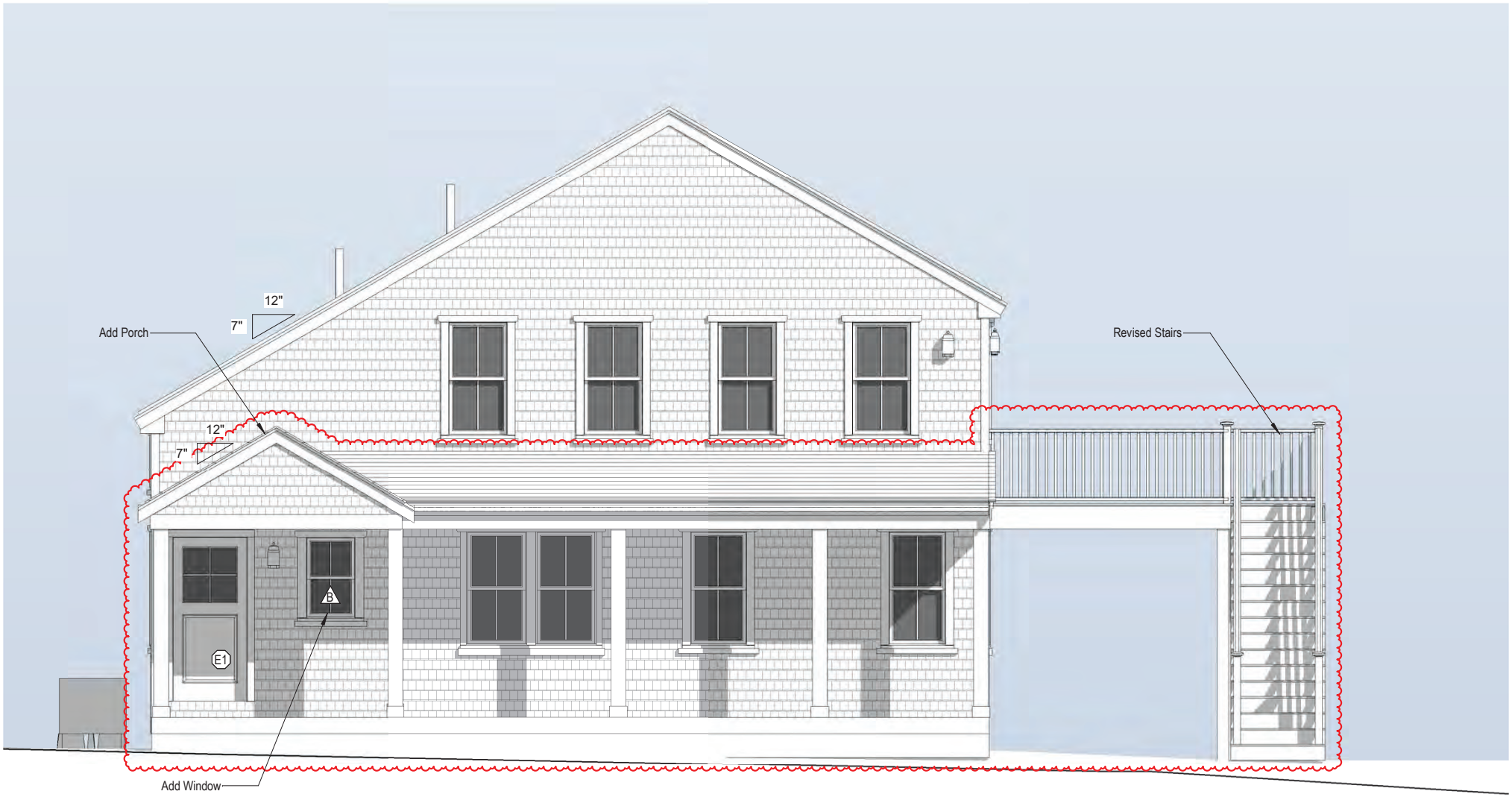
3 Second Floor Plan - Proposed

1/4" = 1'-0"



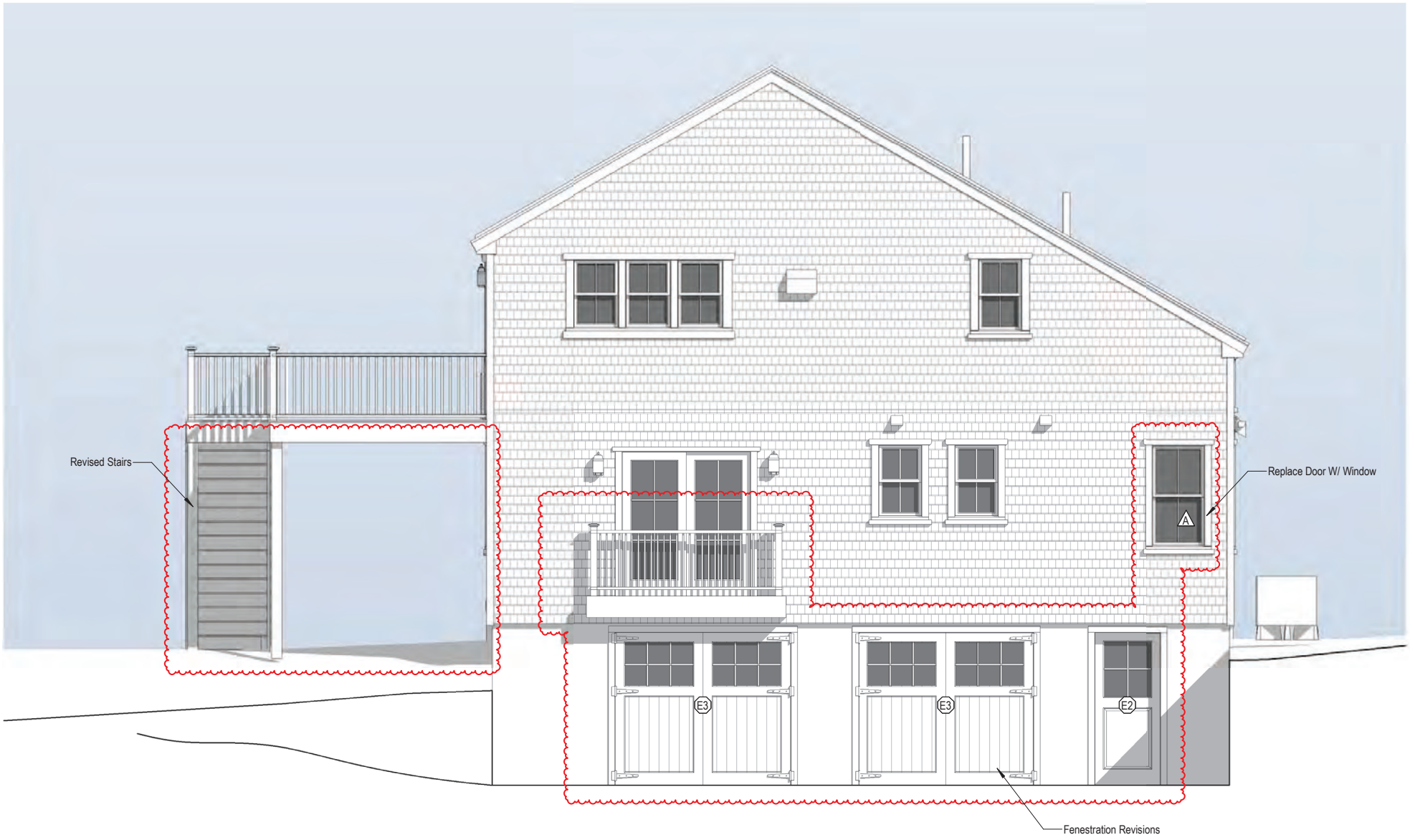
1 East Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"







Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. CW (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 322

Street & Number of Proposed Work: 44 Madaket Rd

Owner of record: Webster David E. Jr Trust

Mailing Address: 11 South Shore
Nantucket,

Contact Phone #: 5082283600 E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Luc Chip Webster/CWA

Mailing Address: _____

Contact Phone #: _____ E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 33' Sq. Footage 1st floor: /

Width: 18' Sq. footage 2nd floor: 553

Sq. footage 3rd floor: _____

Decks/Patio: Size: 44 ☐ 1st floor ☑ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 270 South 270 East 270 West 270

Height of ridge above final finish grade: North 27' South 27' East 27 West 27'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation add 2nd fl extension
2. South Elevation extend dormer/add 2nd fl extension
3. West Elevation alter fenestration
4. North Elevation n/a

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____ no change

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other to be kind

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash to be kept Doors _____

Deck _____ Foundation to be kept Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHIP WEBSTER

AS AGENT FOR CHIP WEBSTER

STREET ADDRESS 44 Madaket Road

MAP/PARCEL 41/322

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06/15/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

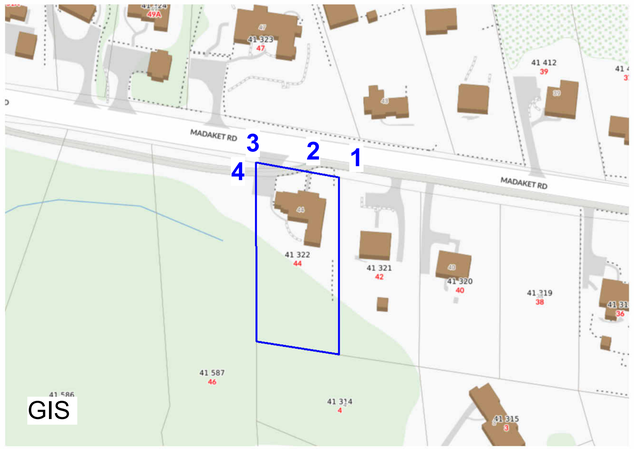
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 06/15/2024

WEBSTER

Main House

44 Madaket, Nantucket, MA



Zoning Information

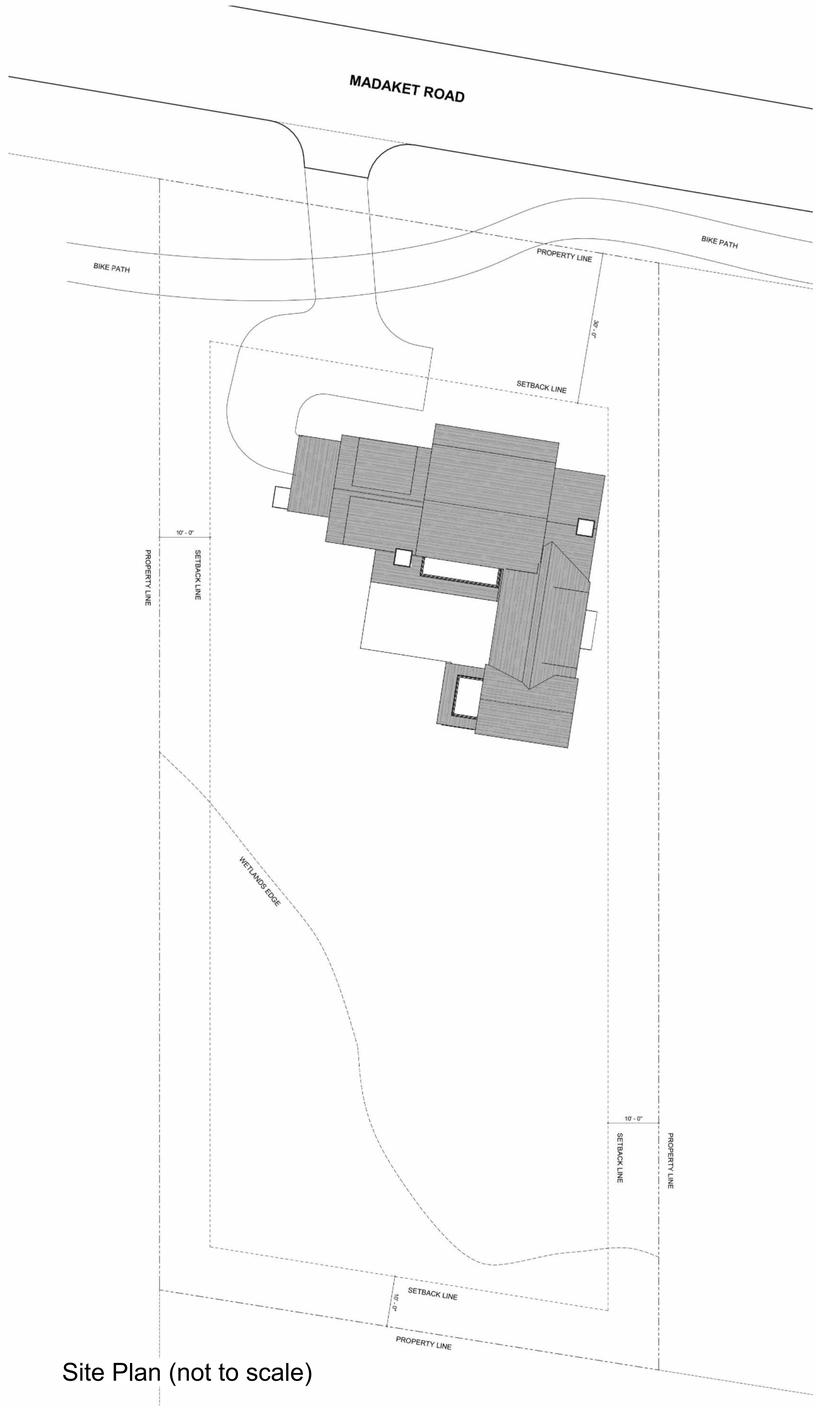
Map: 41
Parcel: 322
Zoning District: R 20
Minimum Lot Size: 20,000 SF
Front Yard Set Back: 30'
Rear Yard Set Back: 10'
Ground Cover Ratio: 12.5%
Lot Area:











Site Plan (not to scale)

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 1

6/13/2024 12:26:22 PM

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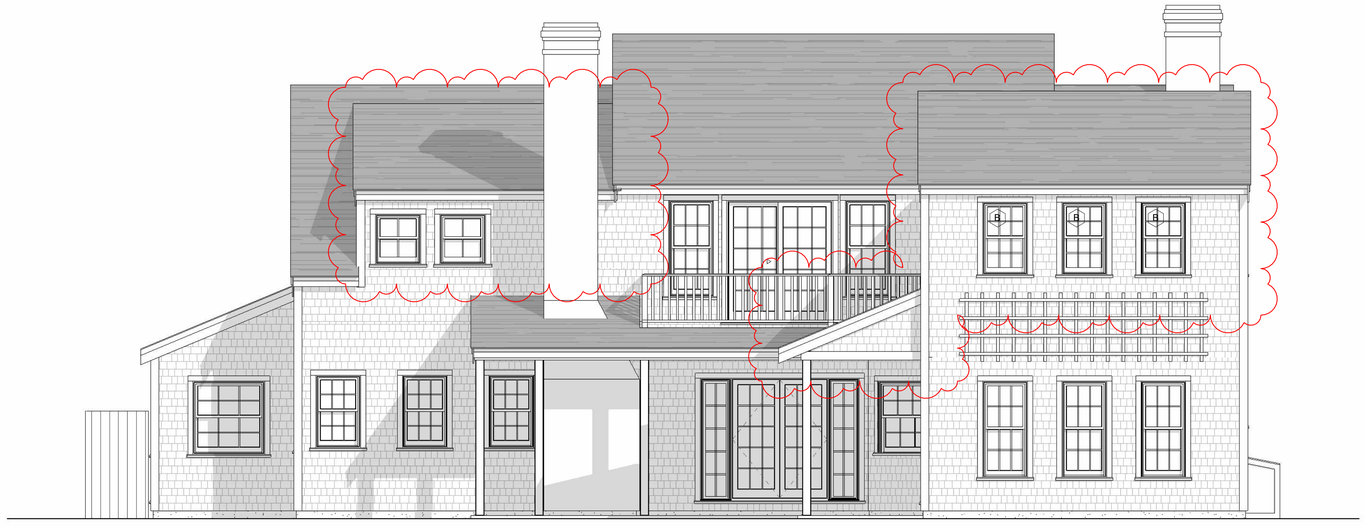
Existing



1 North
1/4" = 1'-0"



Existing



2 South
1/4" = 1'-0"

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ARCHITECTURE
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Webster
Main House
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1	2013.03.01	Edit in: View>Revisions

HDC 2

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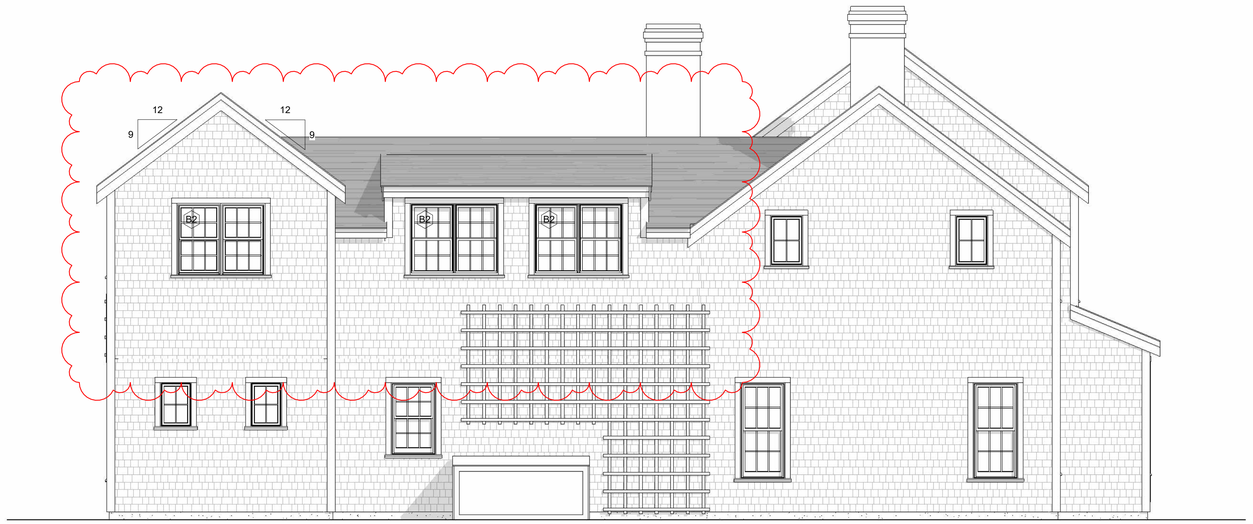
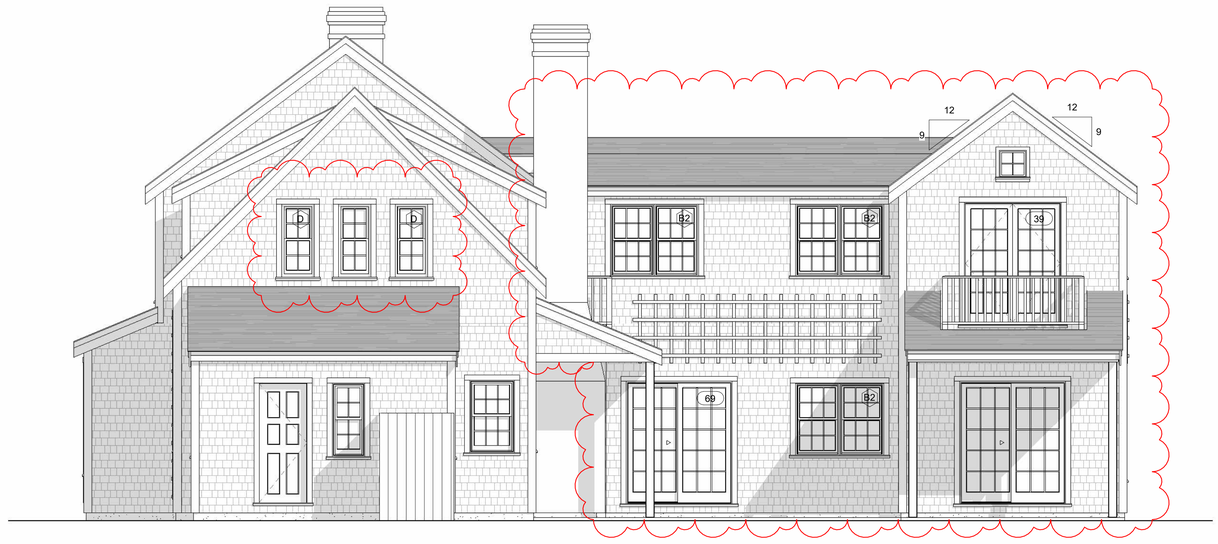
Existing



1 East
1/4" = 1'-0"



Existing



2 West
1/4" = 1'-0"

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ARCHITECTURE
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Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note
1	2013.03.01	Edit in: View>Revisions

HDC 3

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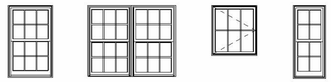
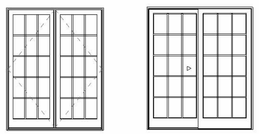
Window Schedule				
Type Mark	Manufacturer	Rough Width	Rough Height	Comments
B	Marvin Windows and Doors	2' - 7"	4' - 1"	
B2	Marvin Windows and Doors	5' - 0 1/4"	4' - 0 3/8"	
D	Marvin Windows and Doors	1' - 10 3/4"	4' - 1 1/2"	
F	Marvin Windows and Doors	2' - 7 1/2"	2' - 10"	
G		1' - 6 1/2"	1' - 6 1/2"	



B B2 F D

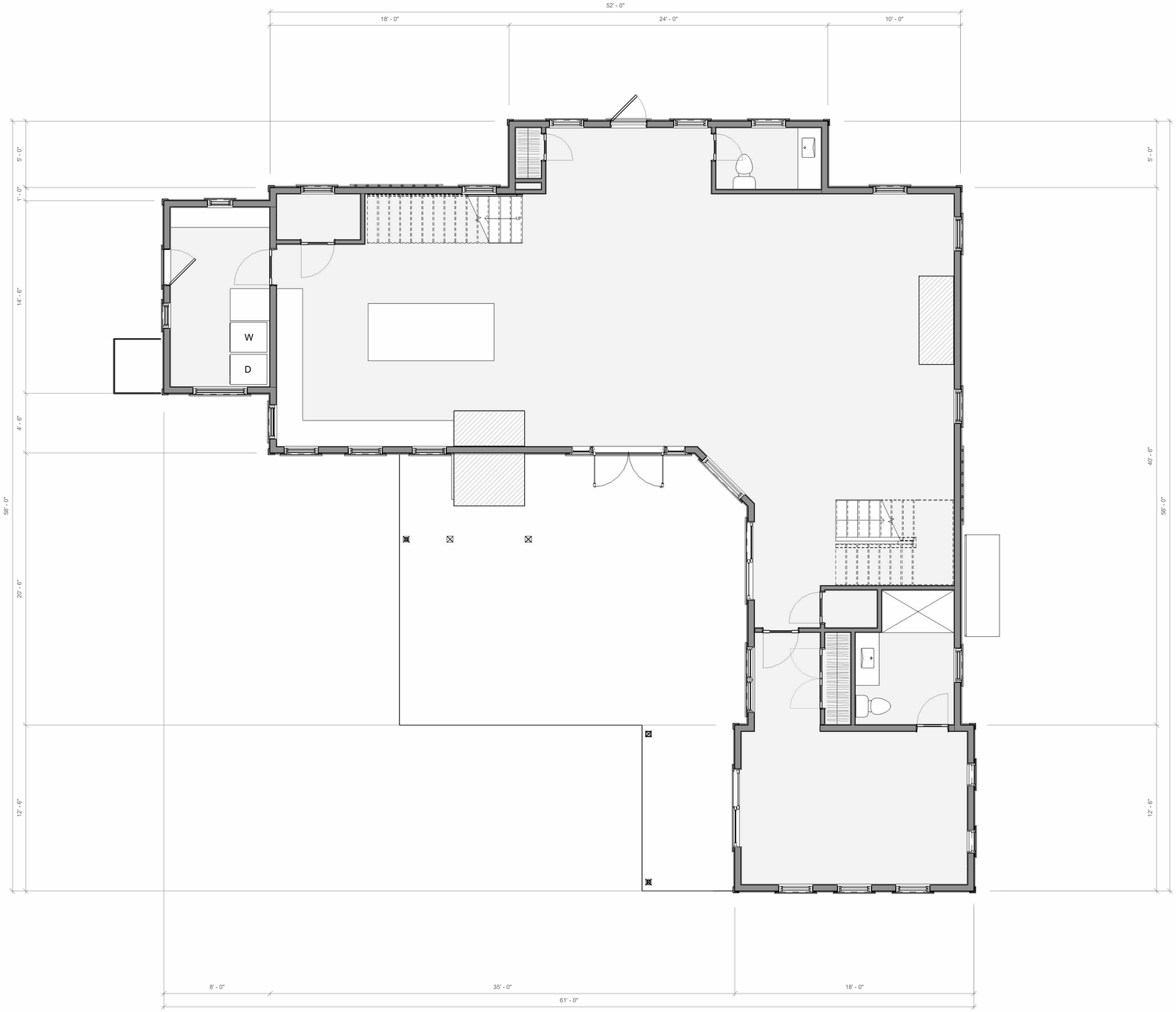
Window Legend
1/4" = 1'-0"

Door Schedule					
Level	Mark	Manufacturer	Rough Width	Rough Height	Comments
EX Floor 1	69	Match Existing	6' - 0"	6' - 10 1/2"	
EX Floor 2	39	Match Existing	5' - 6"	6' - 10 1/2"	



French Door 6068 Sliding Door 6068

Door Legend
1/4" = 1'-0"



1 Floor 1
1/4" = 1'-0"

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Webster
Main House
44 Madaket, Nantucket, MA

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#	Date	Note

HDC 4

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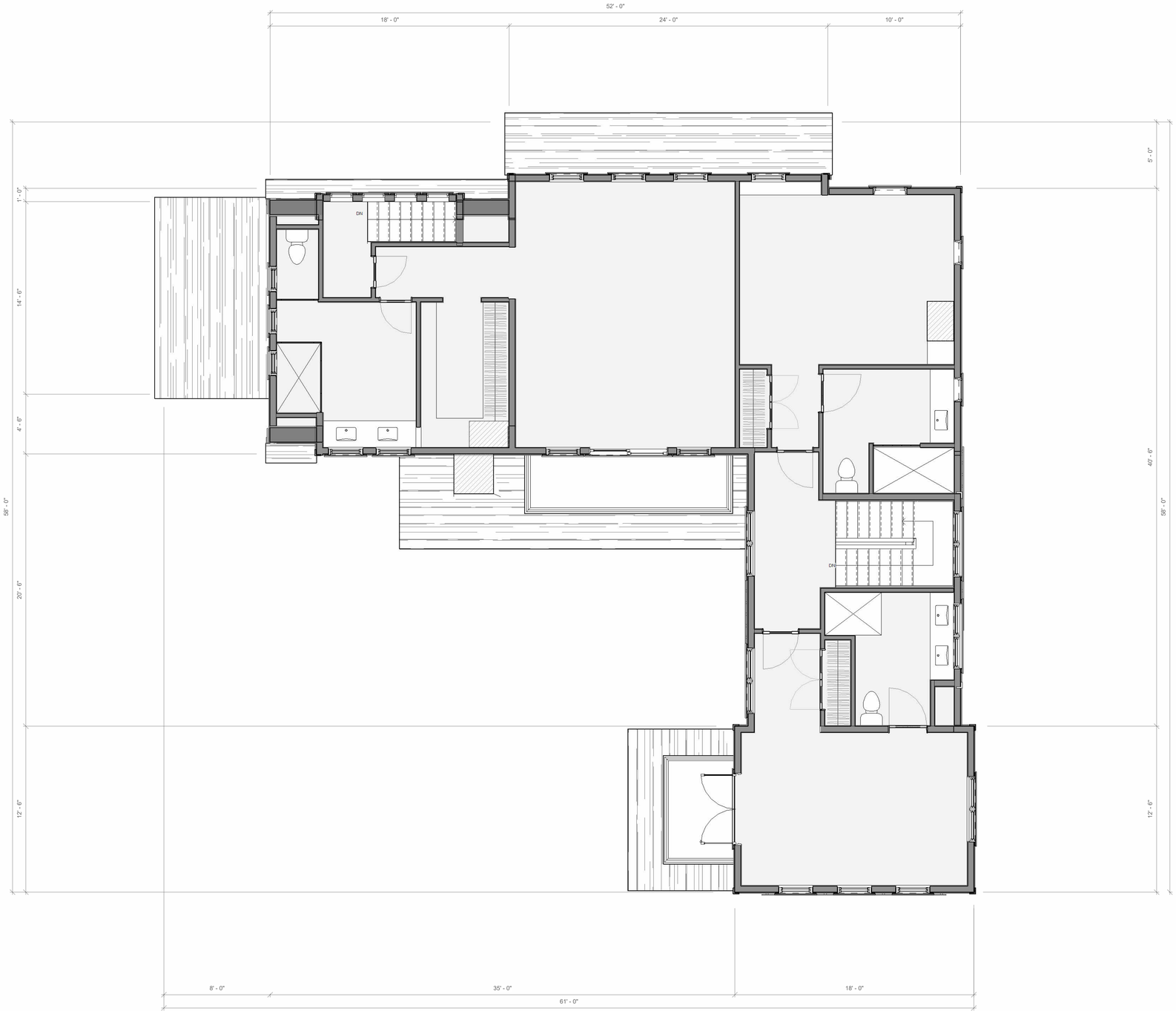

1 Floor 2
1/4" = 1'-0"

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 5

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26 Jefferson Ave
New Dwelling

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$249.70 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 135.2

Street & Number of Proposed Work: 26 Jefferson Avenue

Owner of record: Rug Cottage Nominee Trust: Peter + Bonnie McLaughlin Trustees

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 43'-6" Sq. Footage 1st floor: 1248.5 Decks/Patio: Size: 6' x 13' ☒ 1st floor ☐ 2nd floor
Width: 44'-6" Sq. footage 2nd floor: _____ Size: 3'-6" x 3'-6" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South 0 to -9" East 0 to -7½" West -4½" + -4½"

Height of ridge above final finish grade: North 16'-7" South 19'-1" East 19'-1" West 15'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5'-0" MAX ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 4 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) 6" Corner boards 5/4 x 6 Frieze 1x6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer KSD

Doors* (type and material): ☐ TDL ☑ SDL Front 12 Lite/Panel, Wood Rear _____ Side 15 Lite/Panel + 24 Lite/Panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/11/24 Signature of owner of record _____ Signed under penalties of perjury

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City, State, ZIP+4®
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Total Postage and Fees
$

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Postmark Here

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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

9589 0710 5270 2168 5829 37

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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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$

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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

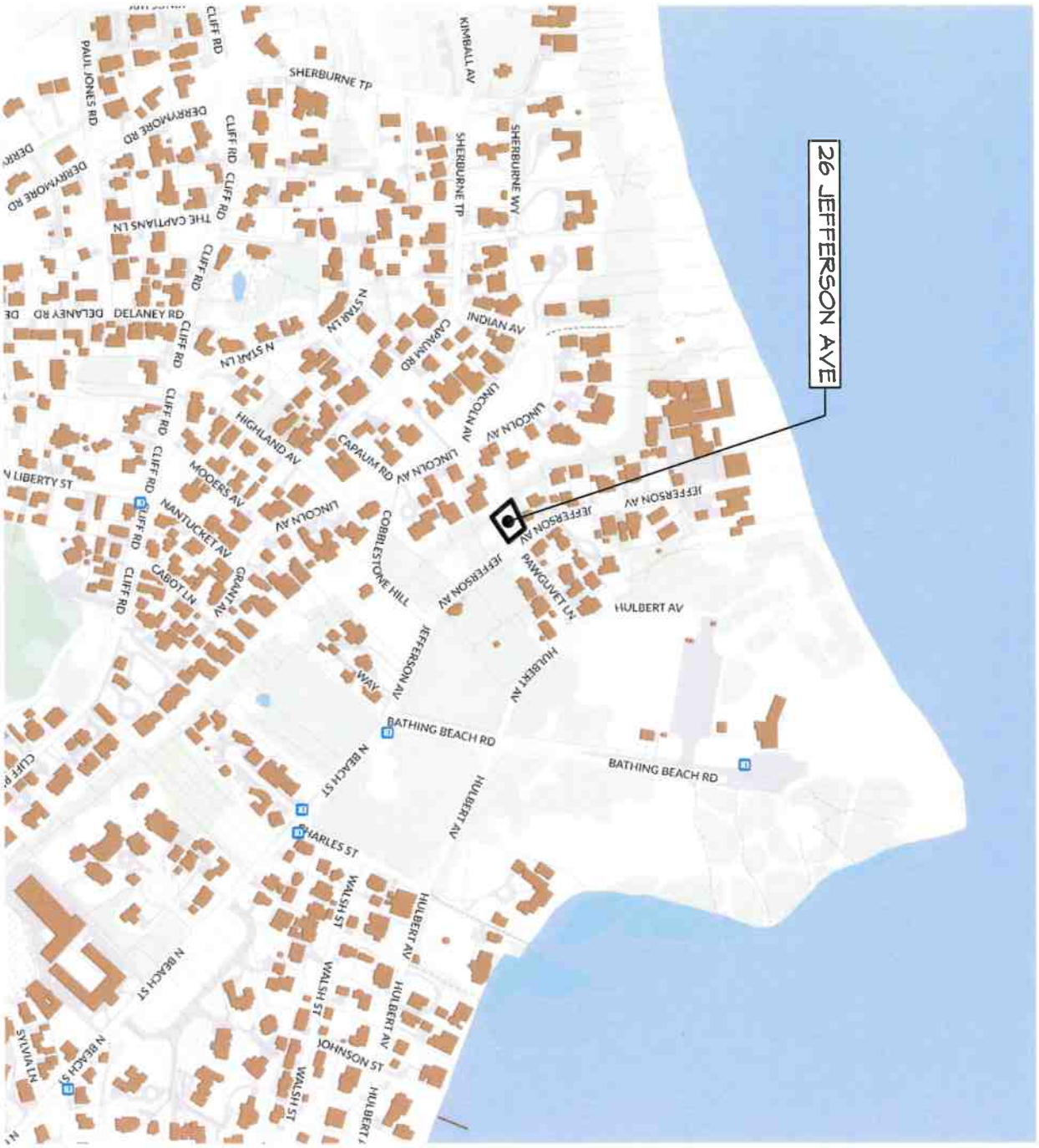
AMBRECHT FAMILY TRUSTS LLC
C/O REEVES D AMBRECHT
26 DEEP RUN
COHASSET, MA 02025

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

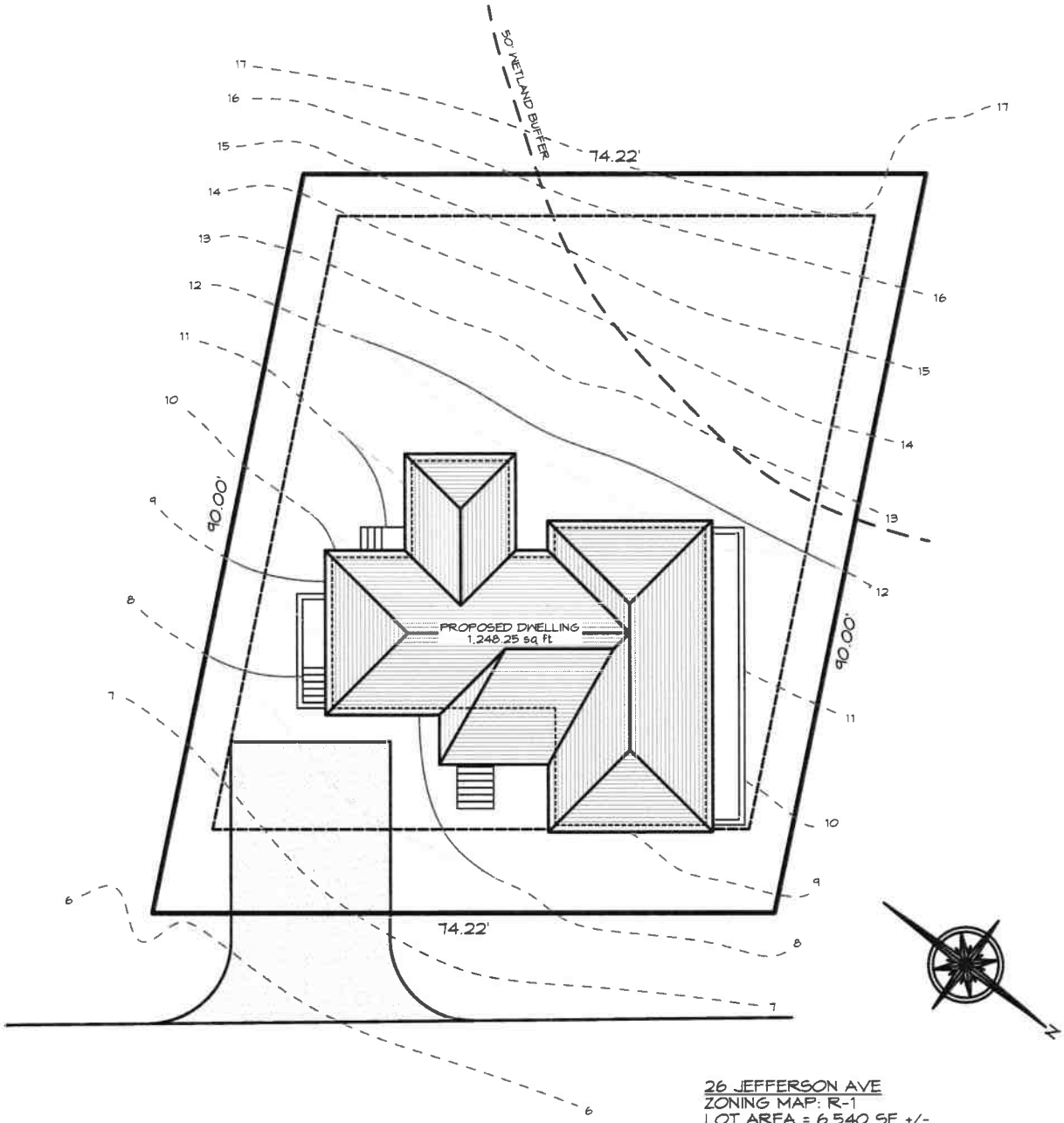
MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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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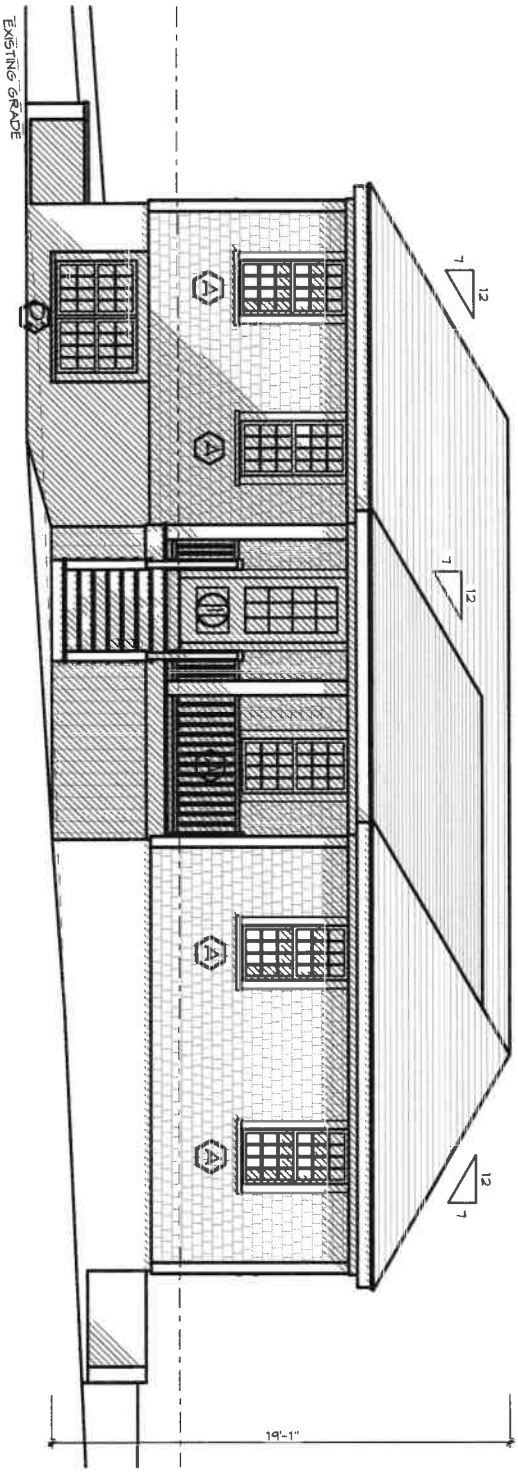
Site Plan

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
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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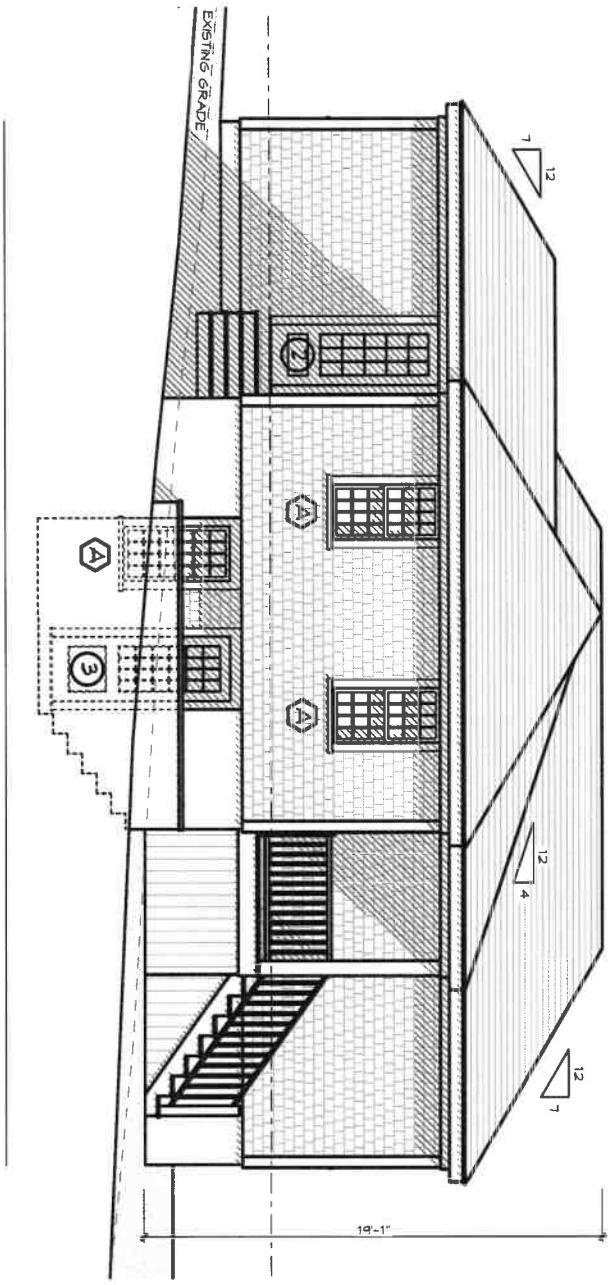
East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID#

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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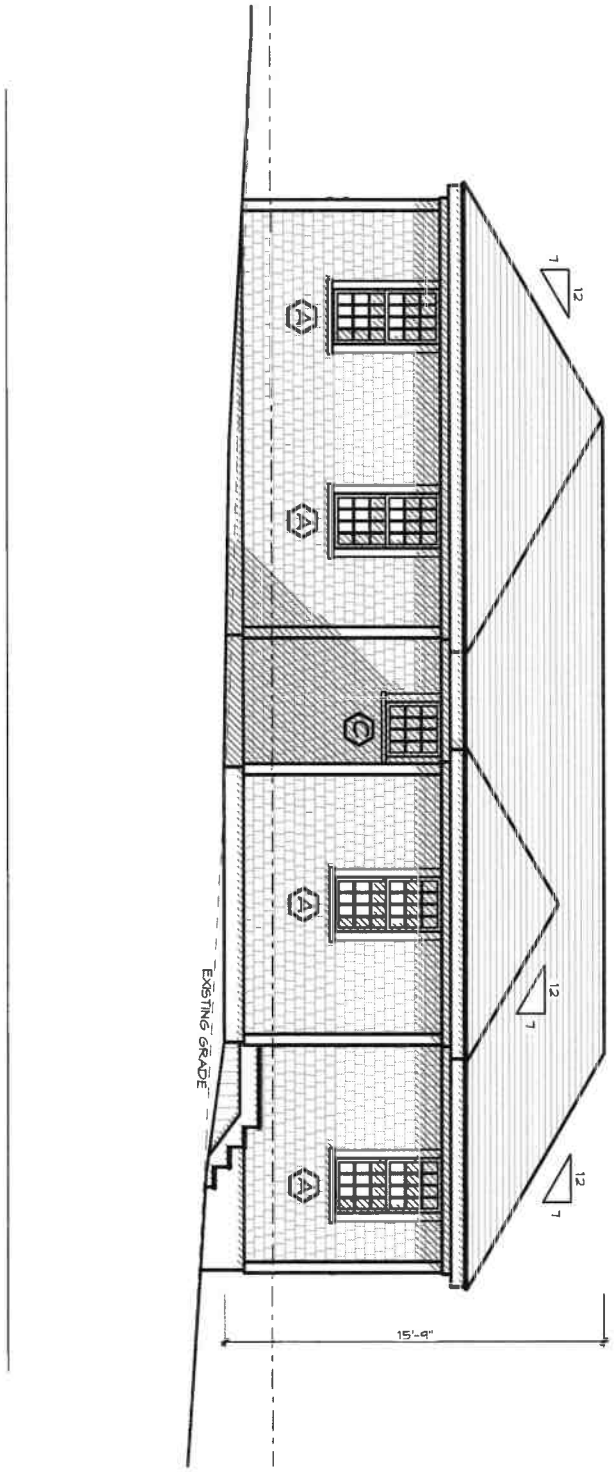
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.3

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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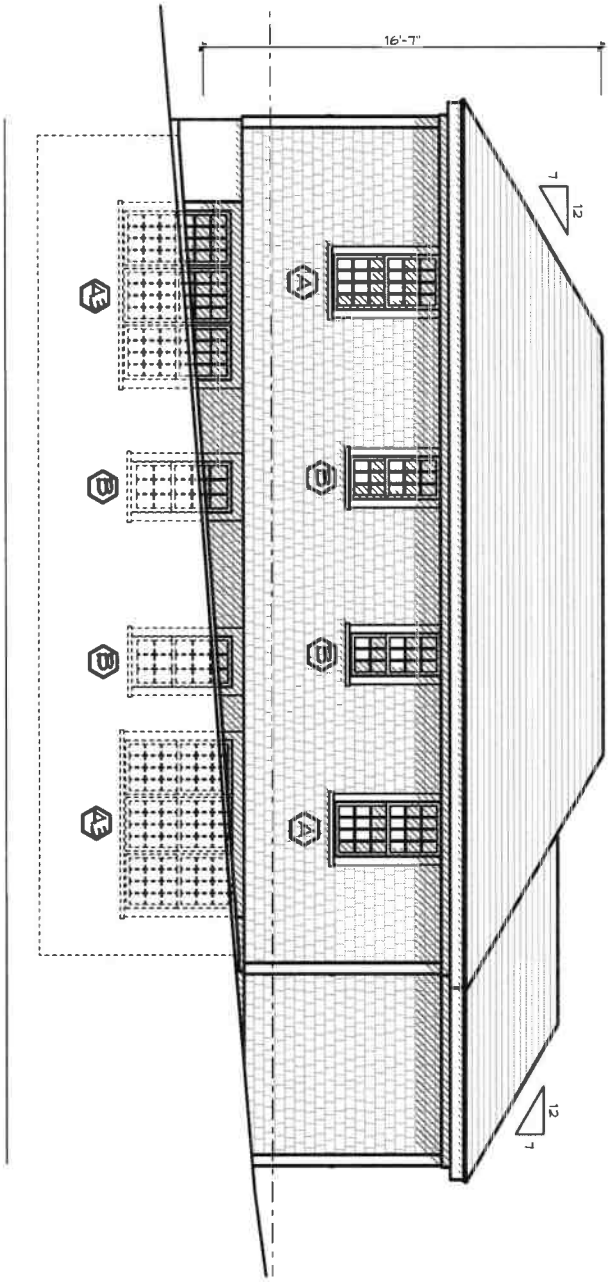
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4 ID#

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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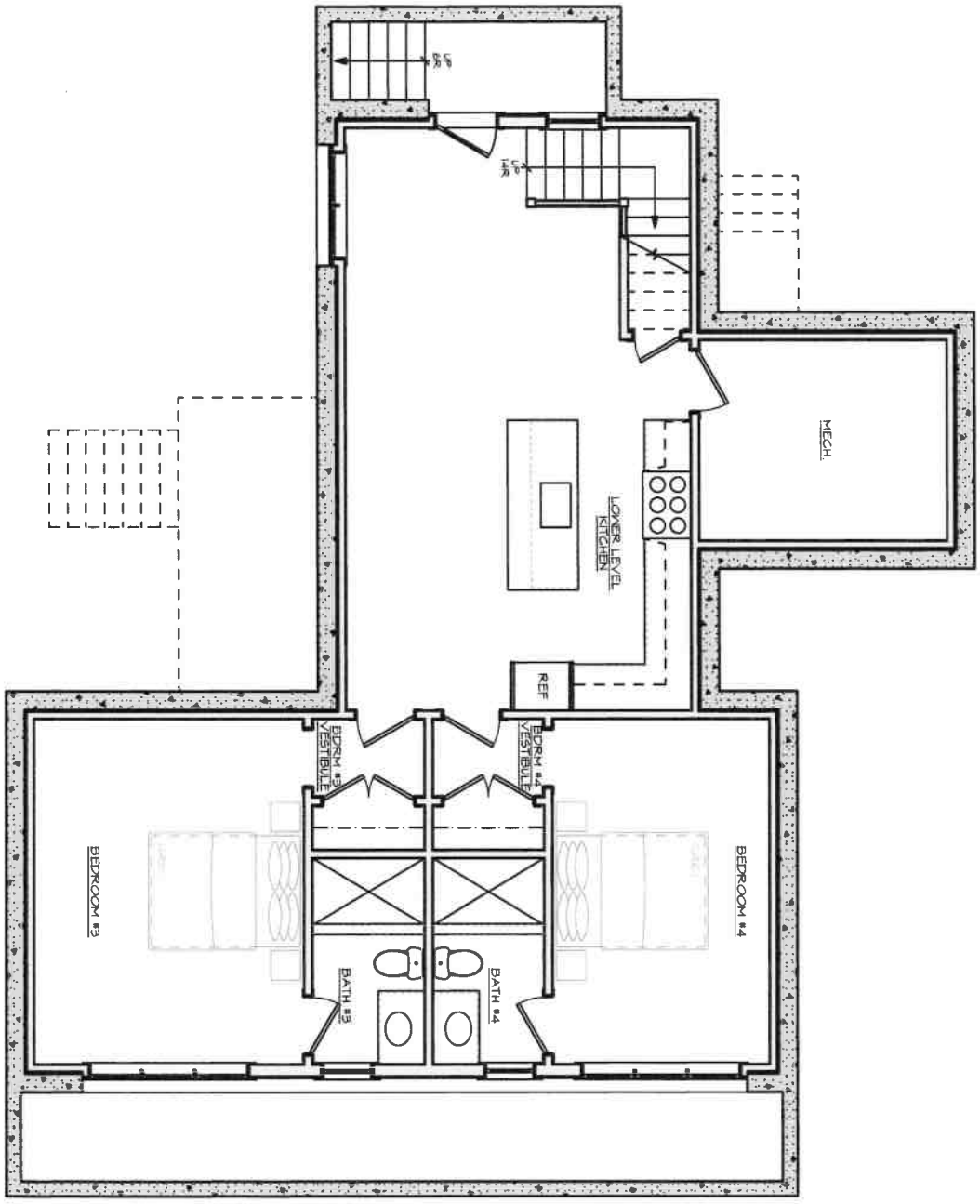
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.1

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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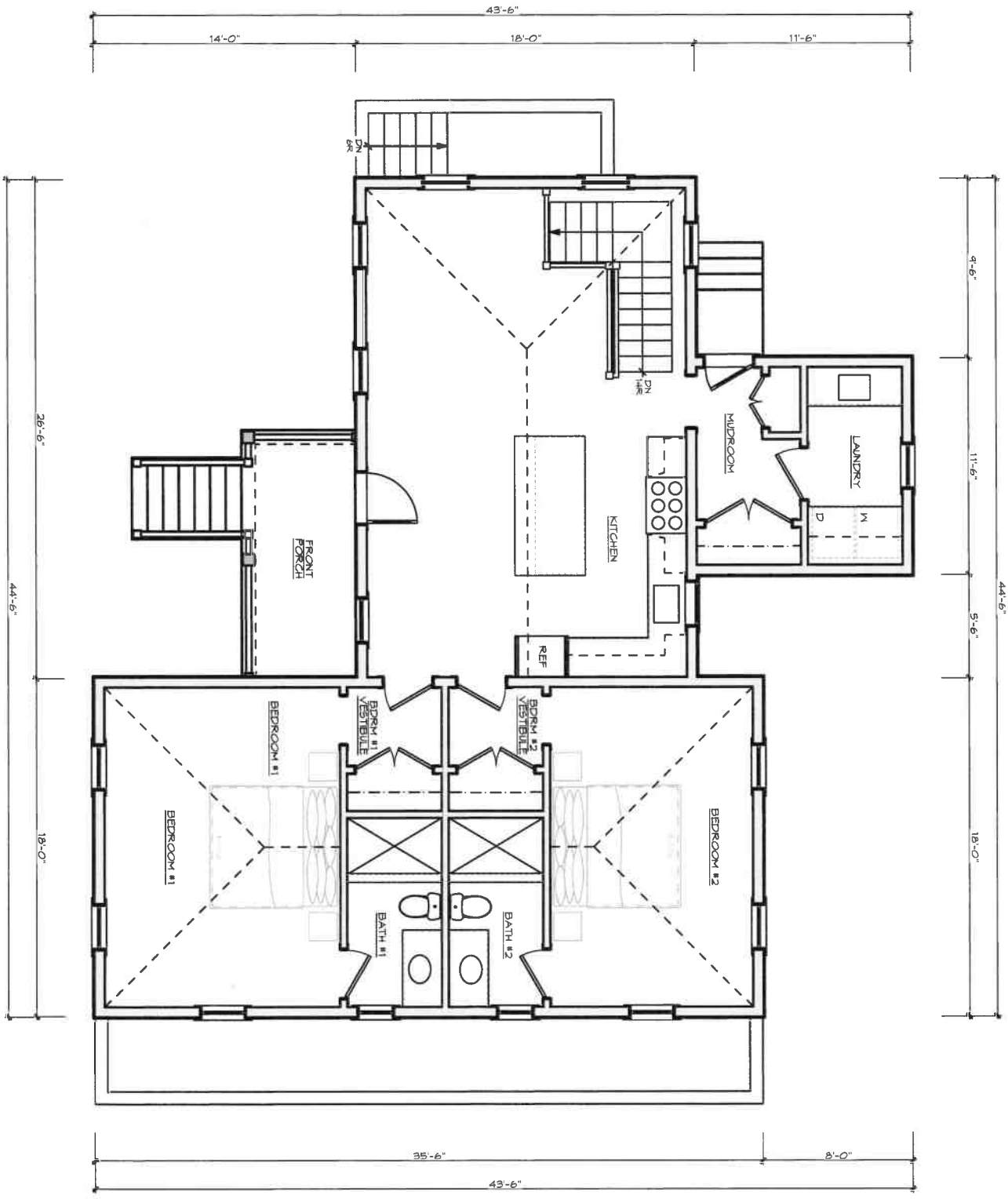
Lower Level Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.2

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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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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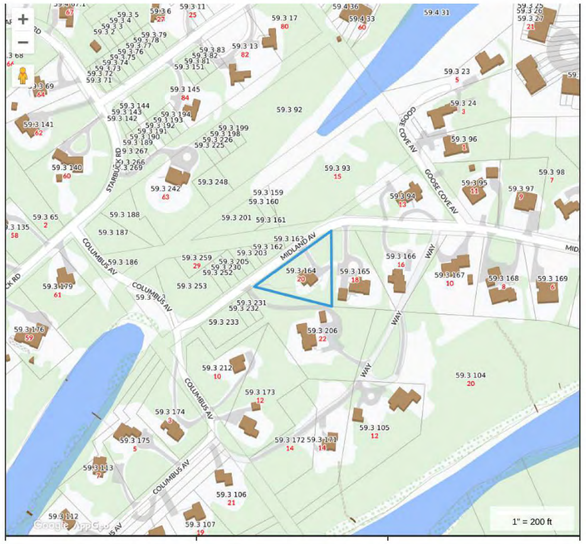

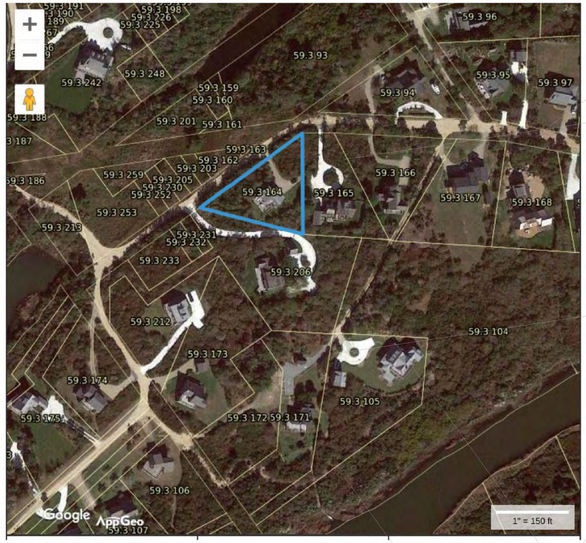









1 Site - HDC Proposed
1" = 15'-0"

HDC Submission

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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Tuorto Family

Project
Renovation

Location
20 Midland Avenue
Nantucket MA

59.3 / 164

Structure
Site

Project Status

#	Description	Date
6	HDC Submission	2024.06.17

Site

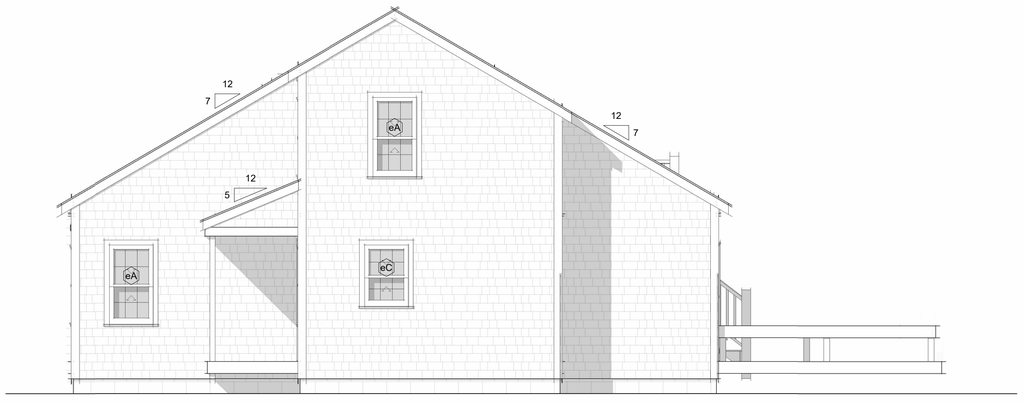
HDC1.0



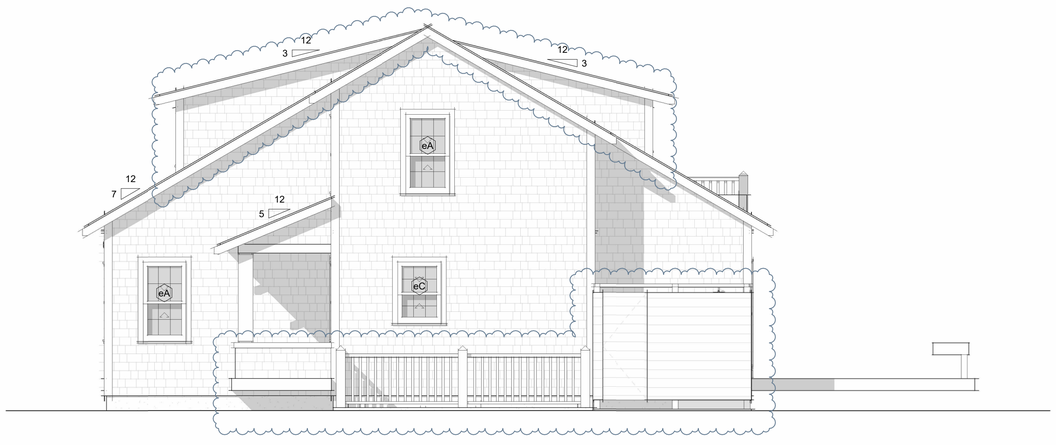
6 **North East - Existing**
1/4" = 1'-0"



1 **North East - HDC Proposed**
1/4" = 1'-0"



5 **North West - Existing**
1/4" = 1'-0"



2 **North West - HDC Proposed**
1/4" = 1'-0"

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59.3 / 164

Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Elevations

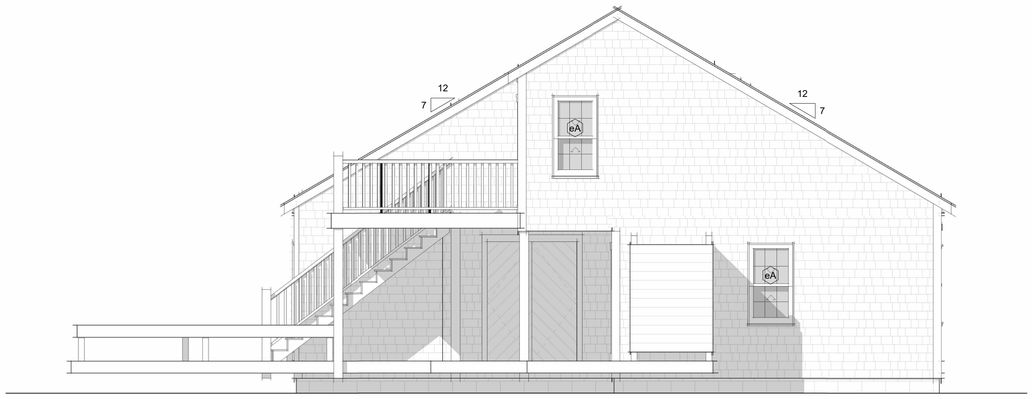
HDC1.1



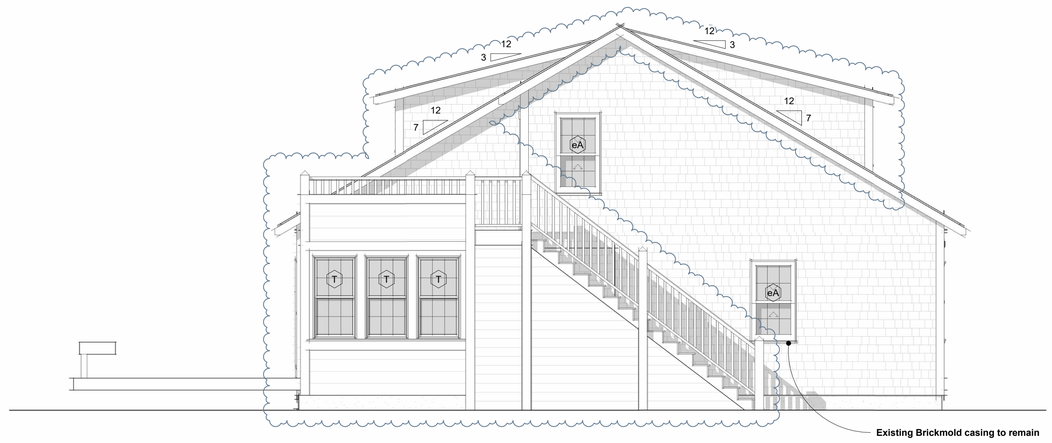
1 **South West - Existing**
1/4" = 1'-0"



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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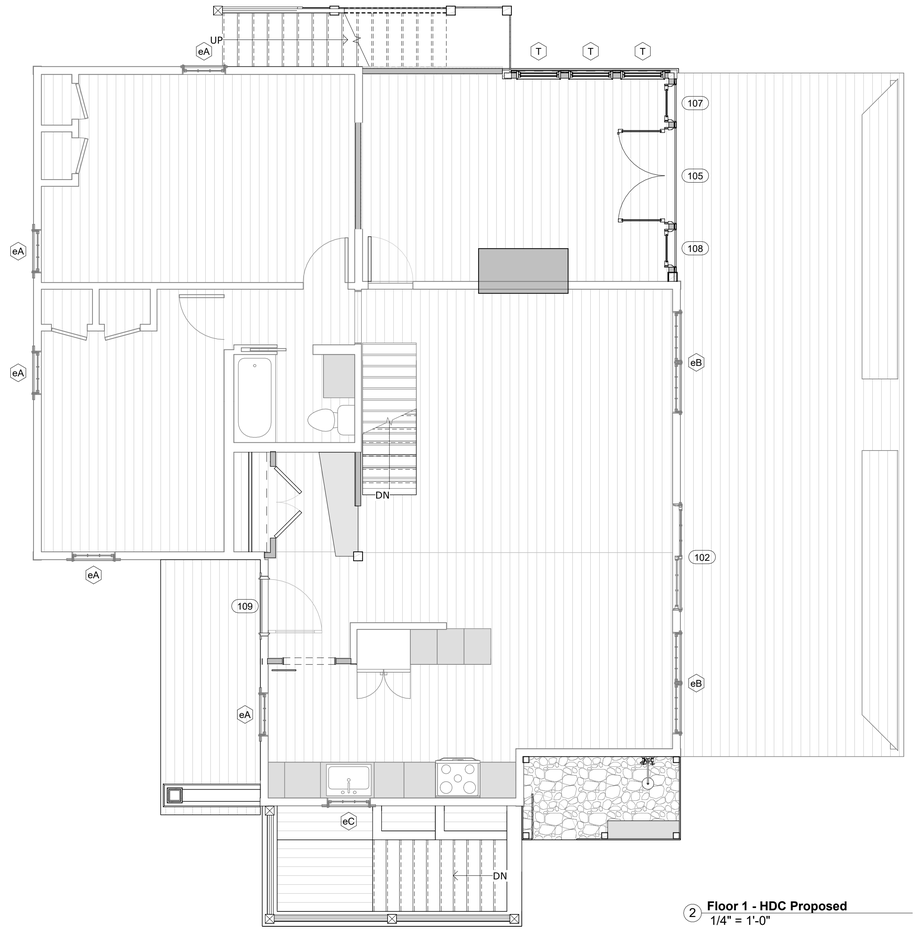
59.3 / 164

Structure
House

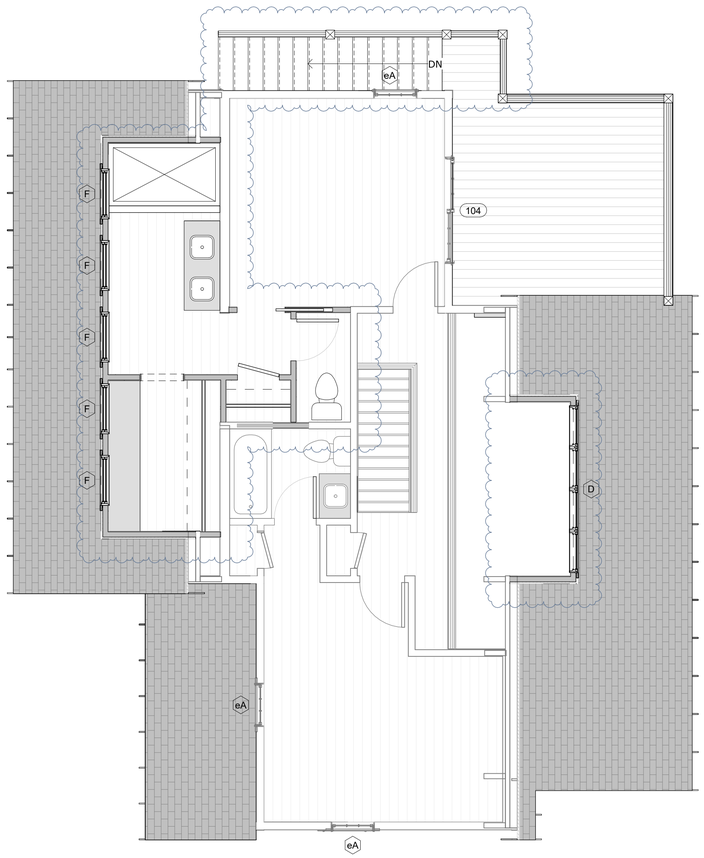
#	Description	Date
6	HDC Submission	2024.06.17

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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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

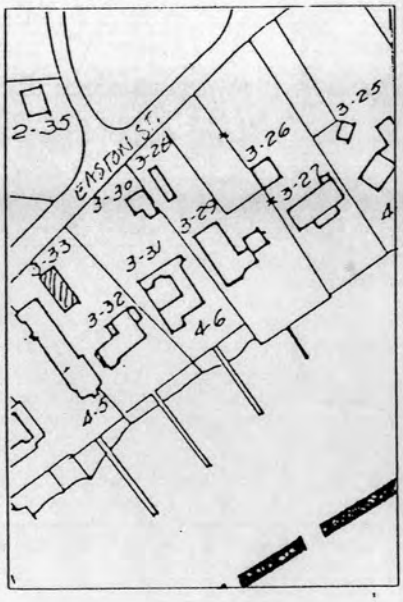
4. Present Owner: CROSS, LISA W

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



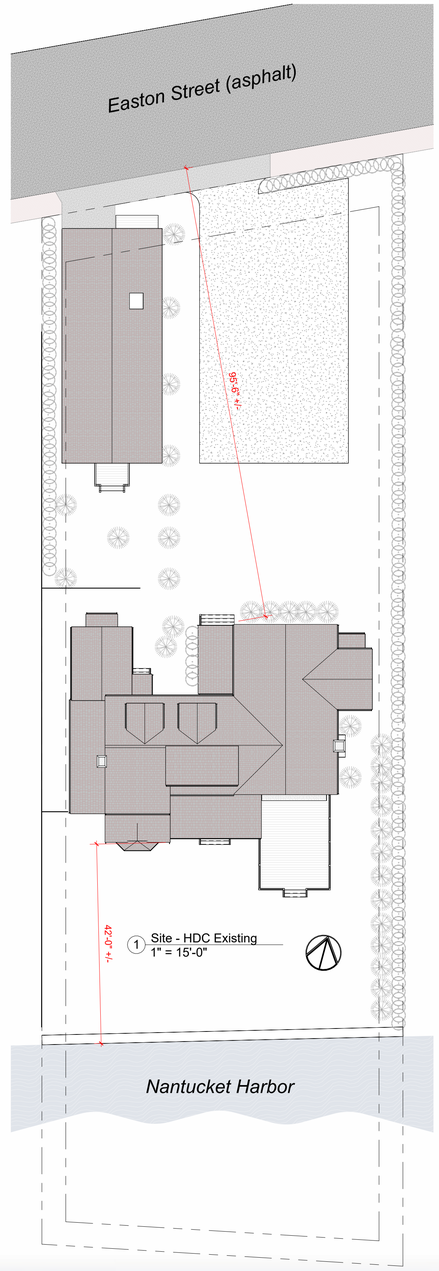
Locus



Aerial


Harbor View


Street View





HDC Submission

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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

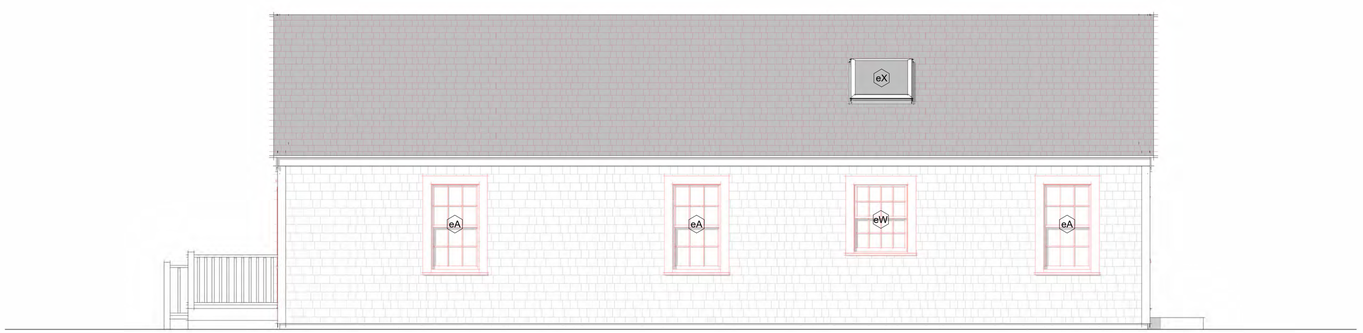
Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

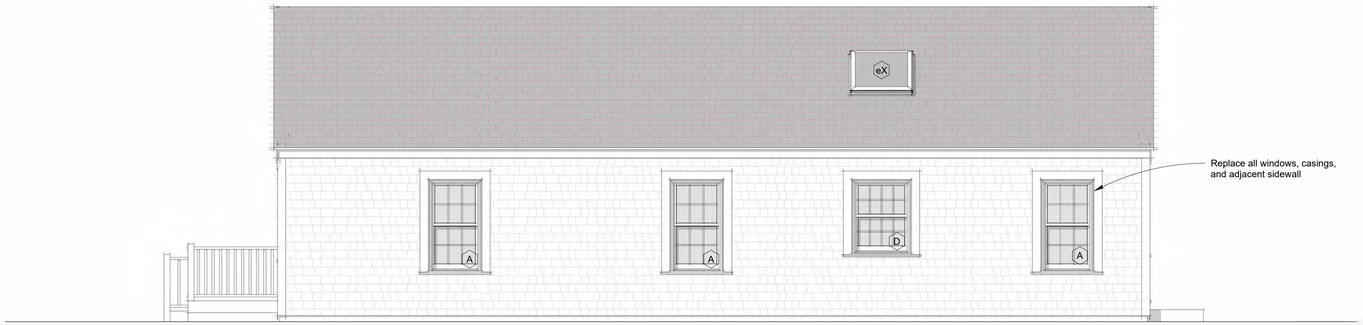
HDC1.0



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
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

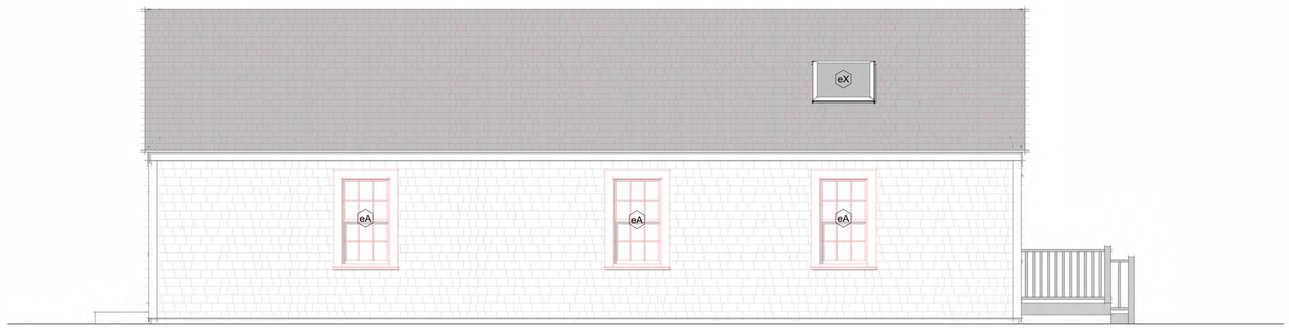
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations North & East

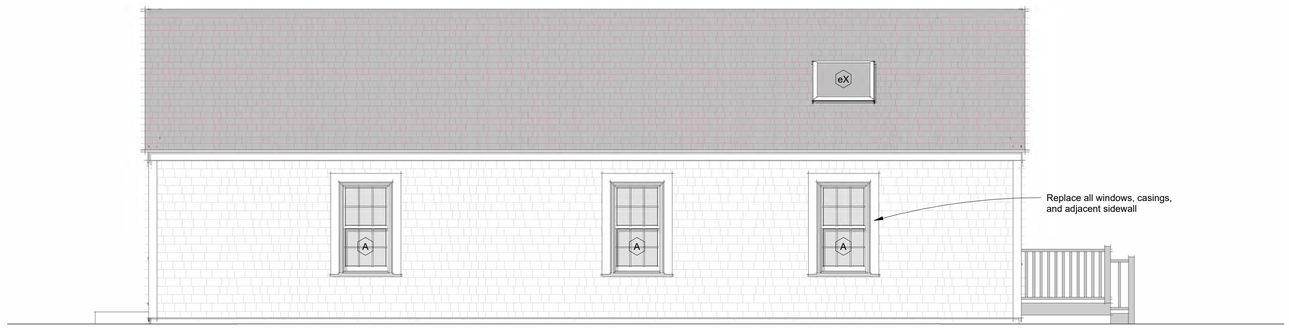
HDC1.1



2 West - Lot Line - Demo
1/4" = 1'-0"



1 South - Rear -Demo
1/4" = 1'-0"



3 West - Lot line - Proposed
1/4" = 1'-0"



4 South - Rear - Proposed
1/4" = 1'-0"


West Elevation


South Elevation

HDC Submission

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations South & West

HDC1.2

Window Schedule - Existing

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eA	Brosco	DH 6/6: 9 1/2" x 13"	2'-10 1/2"	5'-1"	Existing
Floor 1	eD	Brosco	DH 6/6: 8" x 10"	2'-6"	4'-1"	Existing
Floor 1	eD	Brosco	DH 6/6: 8" x 10"	2'-6"	4'-1"	Existing
Floor 1	eW	Brosco	DH 8/8: 8" x 10"	3'-2"	4'-1"	Existing
Floor 1	eX	Andersen Corporation	RW4144	3'-4"	3'-7"	Existing
Floor 1	eX	Andersen Corporation	RW4144	3'-4"	3'-7"	Existing
Floor 1	eY	Andersen	CTC3	5'-11 3/4"	3'-3 1/8"	Existing
Floor 2	eZ	Brosco	DH 6/6: 6" x 8"	2'-0"	3'-4 1/4"	Existing
Floor 2	eZ	Brosco	DH 6/6: 6" x 8"	2'-0"	3'-4 1/4"	Existing

Window Schedule - Proposed

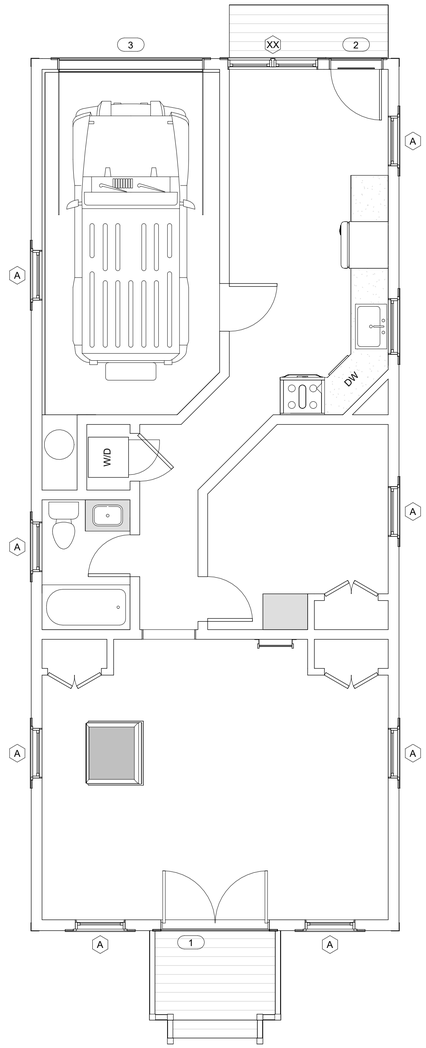
Level	Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Phase Created
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	D	Marvin Windows and Doors	UWDH3220		3'-2 3/8"	4'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	XX	Marvin Windows and Doors	UWDH2420	2	5'-1 1/4"	4'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	Y	Marvin Windows and Doors	UWDHTRRT7439		6'-3 3/4"	3'-2 13/16"	Wood-Marvin-Pine	Lead Remediation
Floor 2	Z	Marvin Windows and Doors	UWDH1614		1'-10 3/8"	3'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 2	Z	Marvin Windows and Doors	UWDH1614		1'-10 3/8"	3'-1 1/2"	Wood-Marvin-Pine	Lead Remediation

Door Schedule - Existing

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Exterior Unit Finish	Phase Created	Comments
e1	Andersen Corporation	400 Series	5'-11 3/4"	6'-8"	Exterior	Vinyl - Andersen - White	Existing	
e2	Simpson or Similar	21068 4 panel 4 lite	3'-0"	6'-9"	Exterior		Existing	Painted White
e3	Unknown	Garage	8'-2"	7'-1"	Exterior		Existing	Painted White

Door Schedule - Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Cladding Material	Phase Created	Comments
1	Marvin Windows and Doors	UWIFD6068	6'-1 5/8"	6'-10 1/2"	Exterior	Wood-Marvin-Pine	Lead Remediation	
2	Upstate Doors	21068 4 panel 4 lite	3'-0"	6'-9"	Exterior		Lead Remediation	Painted White
3	Upstate Doors	8070 Board	8'-2"	7'-1"	Exterior		Lead Remediation	Painted White



1 **Floor 1 - Door & Window Replacement**
1/4" = 1'-0"

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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.

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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

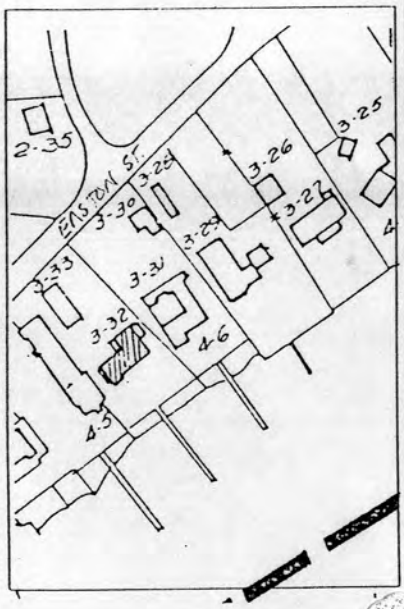
4. Present Owner: CROSS, LISA W.

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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Ducks Crossing LLC

32 Easton St
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HDC

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HDC1.2

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1971

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

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HDC

HDC1.3

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1968

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32 Easton St
Nantucket, MA

42.1.4 / 17

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HDC1.4

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42.1.4 / 17

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HDC

HDC1.5

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HDC1.6

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1954



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.7

No.	Description	Date
1	HDC Submission	2024.06.17

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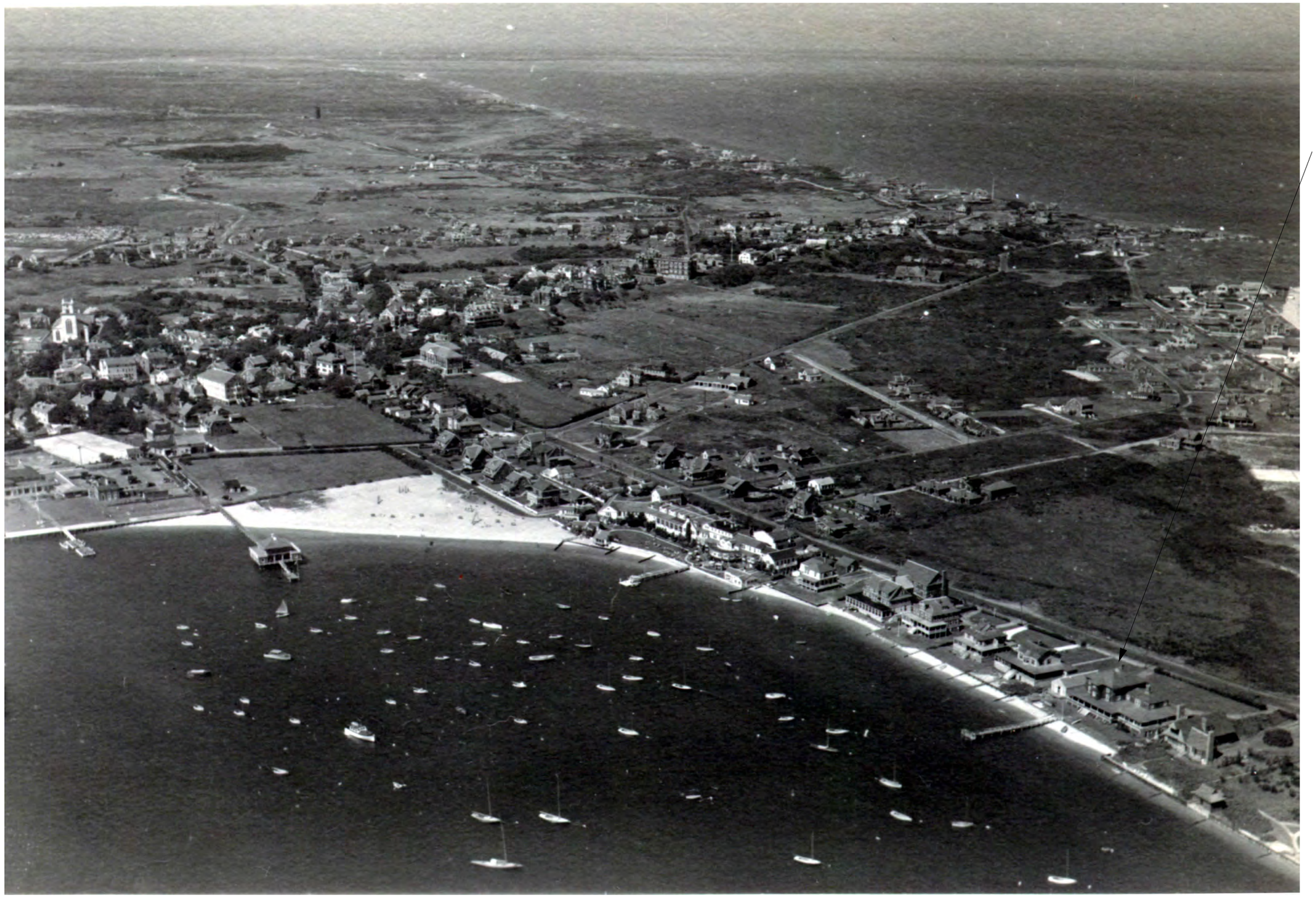

1940s
Original house
Demolished ~1948

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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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Nantucket, MA

42.1.4 / 17

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HDC

HDC1.10

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Nantucket, MA

42.1.4 / 17

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HDC

HDC1.11

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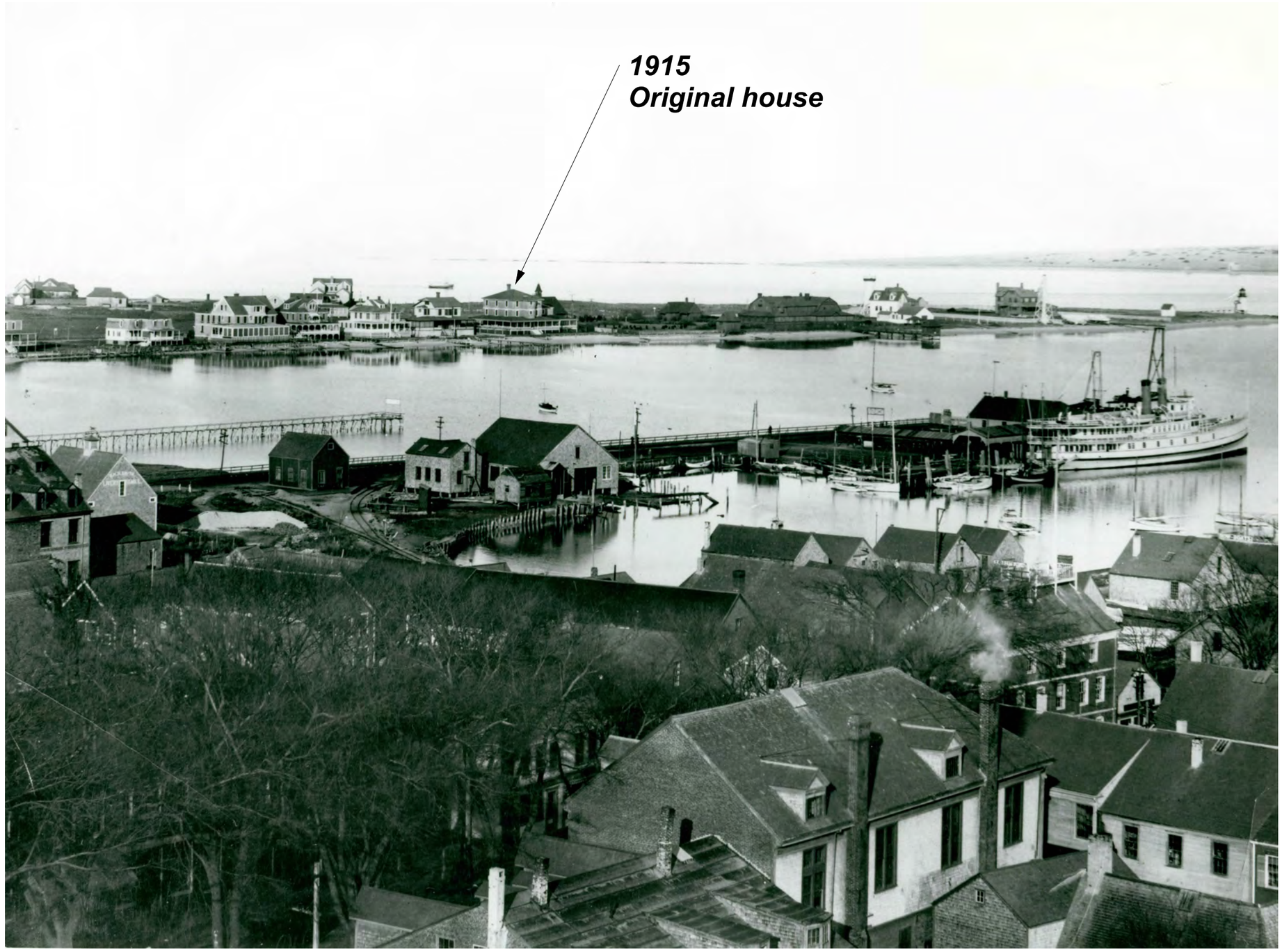

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

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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32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.14

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Window & Door Replacement

32 Easton Street

June 17th, 2024

Window Survey

NARRATIVE

Built in 1948, the main house and cottage located at 32 Easton Street sits on 14,800 square feet of land amongst other residential properties roughly 45 feet from the harbor, and well off the street. Since the time of build, there have been alterations and additions to the property, resulting in its current construction and condition. In 1983, a 78 square foot single story addition was added to the first floor of the home on the south side. This bay was added at dimensions of 6'x13' with Anderson perma shield windows installed along with the same trim and finished details as the existing structure. Marvin patio doors were installed on the first floor of the southern elevation and interior renovations were also completed. These alterations and addition were approved under the permit number 3107-83 and HDC COA 13031.

Shortly after in 1984, Interior alterations were completed resulting in a change of the exterior profile. The construction of a bedroom and bathroom on the third floor created a new shed dormer on the southern elevation as well as two new gable dormers on the northern elevation. Andersen Narroline windows were installed in this phase. This proposal for alterations to the attic was approved under the permit number 3769-84 and HDC COA 14061.

Then in 1985, the cottage on the property, which doubles as a garage, was completely remodeled and new Andersen skylights were installed. This construction was completed under the permit number 3929-85 and HDC COA 14,412.

A first floor addition to the house utilizing Andersen Narroline windows was constructed on the first floor in 1989. This proposal for this addition was approved under permit number 6556-89 and HDC COA 18,895.

Lastly, the most recent work on the structure was performed in 1993 under the permit number 10273-93 and HDC COA 23,896. The work centered around a new office space and primary bath.

June 17th, 2024

Window Survey



Brosco window with metal and wood jamb and triple track storm. Likely installed at time of construction.

June 17th, 2024

Window Survey



Brosco window with triple track storm
Plastic jamb/track circa 1948-1988
ex eB, eC, eE



Andersen Narroline window with triple track storm circa ~1988



Andersen casement circa ~1988



Entry Door, with storm doors open



Entry Door, with storm doors closed



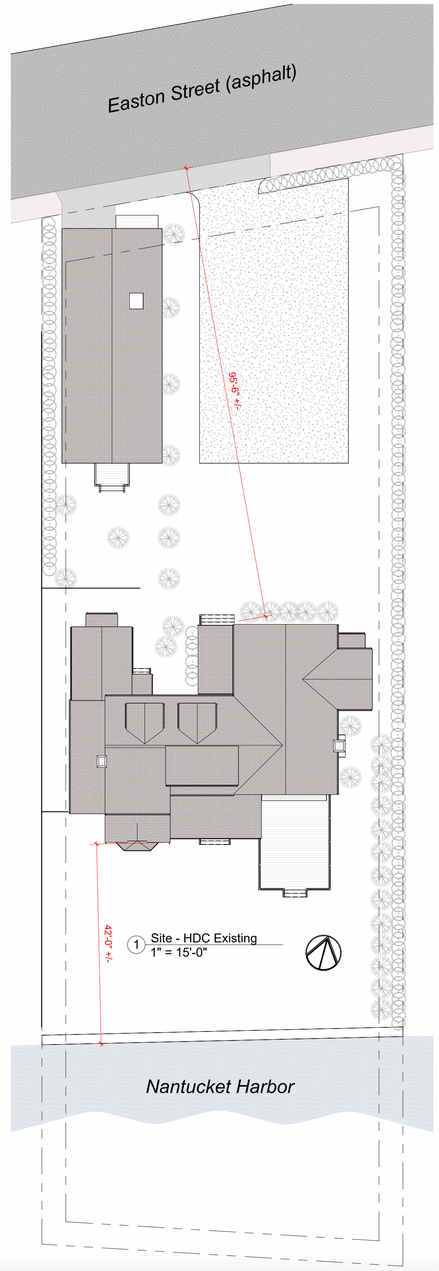
Locus



Aerial


Harbor View


Street View





HDC Submission

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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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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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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

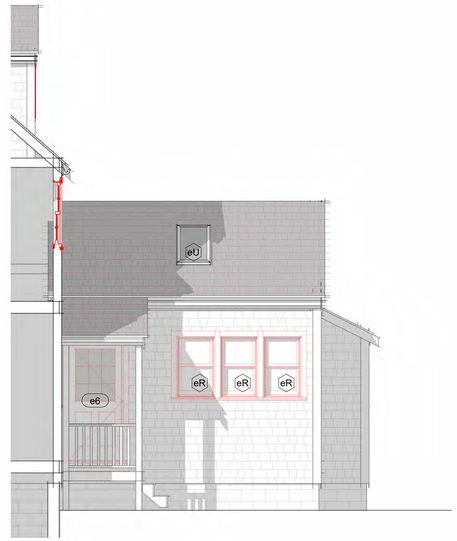
Elevations South

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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Nantucket MA

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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

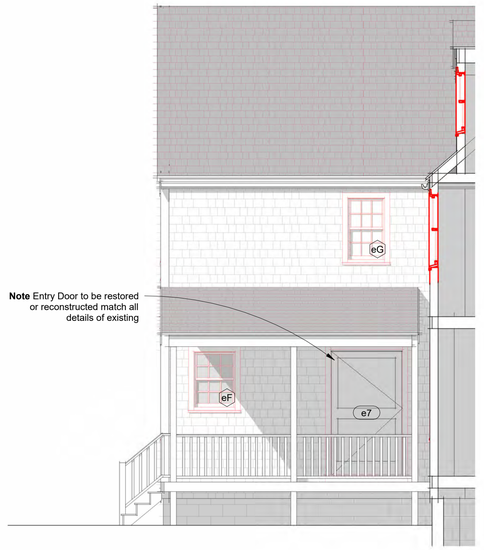
Elevations East

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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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

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

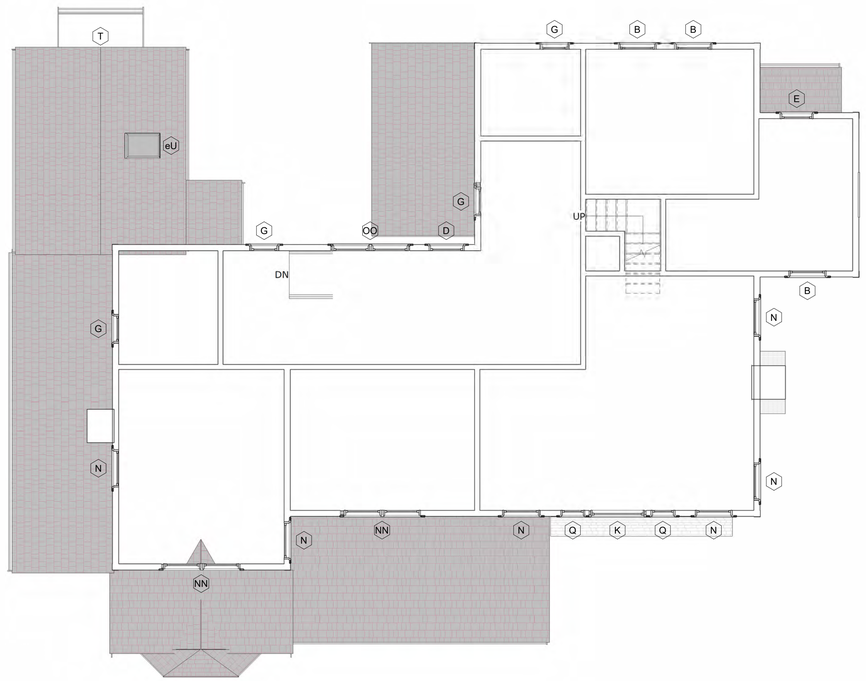
Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
House

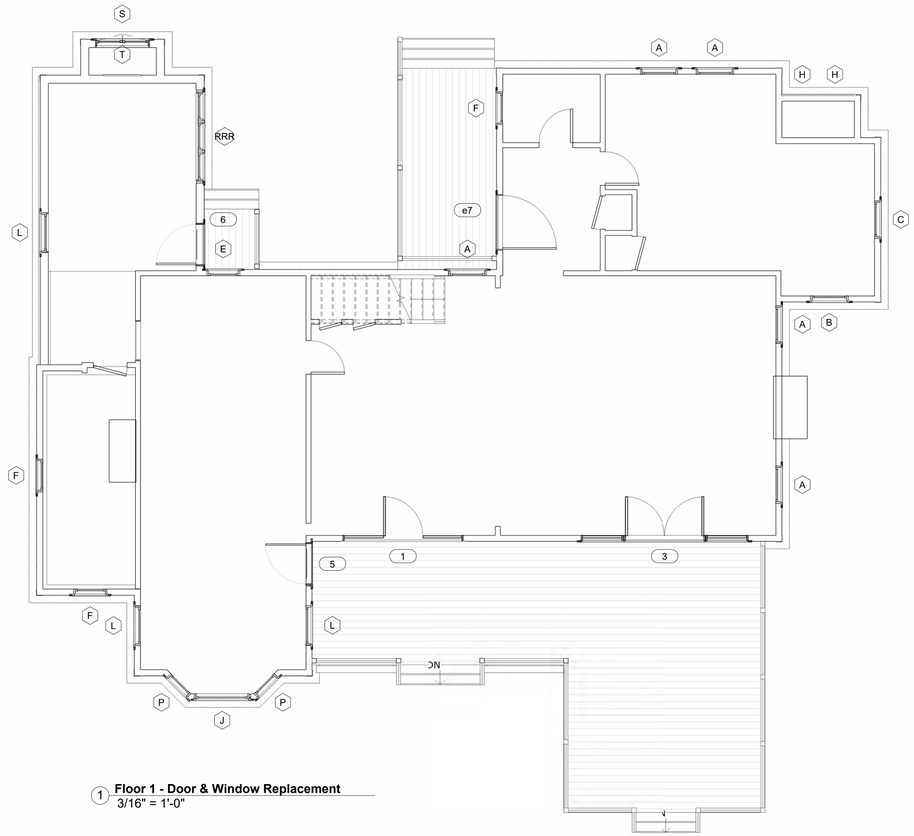
#	Description	Date
2	HDC Submission	2024.06.17

Doors & Windows Schedule

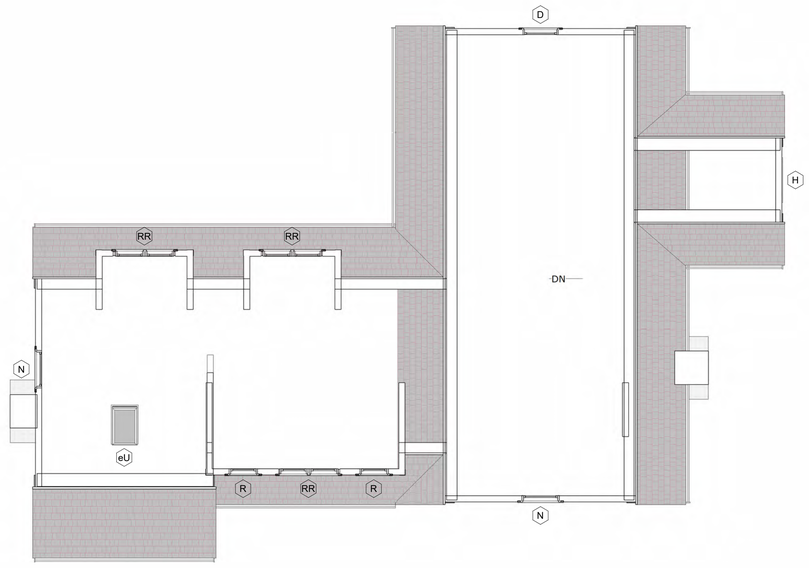
HDC1.5



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"

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Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Plans
HDC1.6

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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°: 49.3.2 PARCEL N°. 1.4

Street & Number of Proposed Work: 55 BURNELL STREET

Owner of record: NOTLIH LLC

Mailing Address: 31A OCEAN AVENUE
SIASCONSET, MA 02564

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District SR20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 800 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: NEW IN-GROUND POOL - 40'X20' WITH AUTO-COVER

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: Pool Equipment
Type: 4' H NTW BOARD
Length: 6' X 8'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type SHELL DRIVE Material 36' X 24'

Hardscape materials: Driveways BELGIAN APRON Walkways CUT GRANITE Patios CUT GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

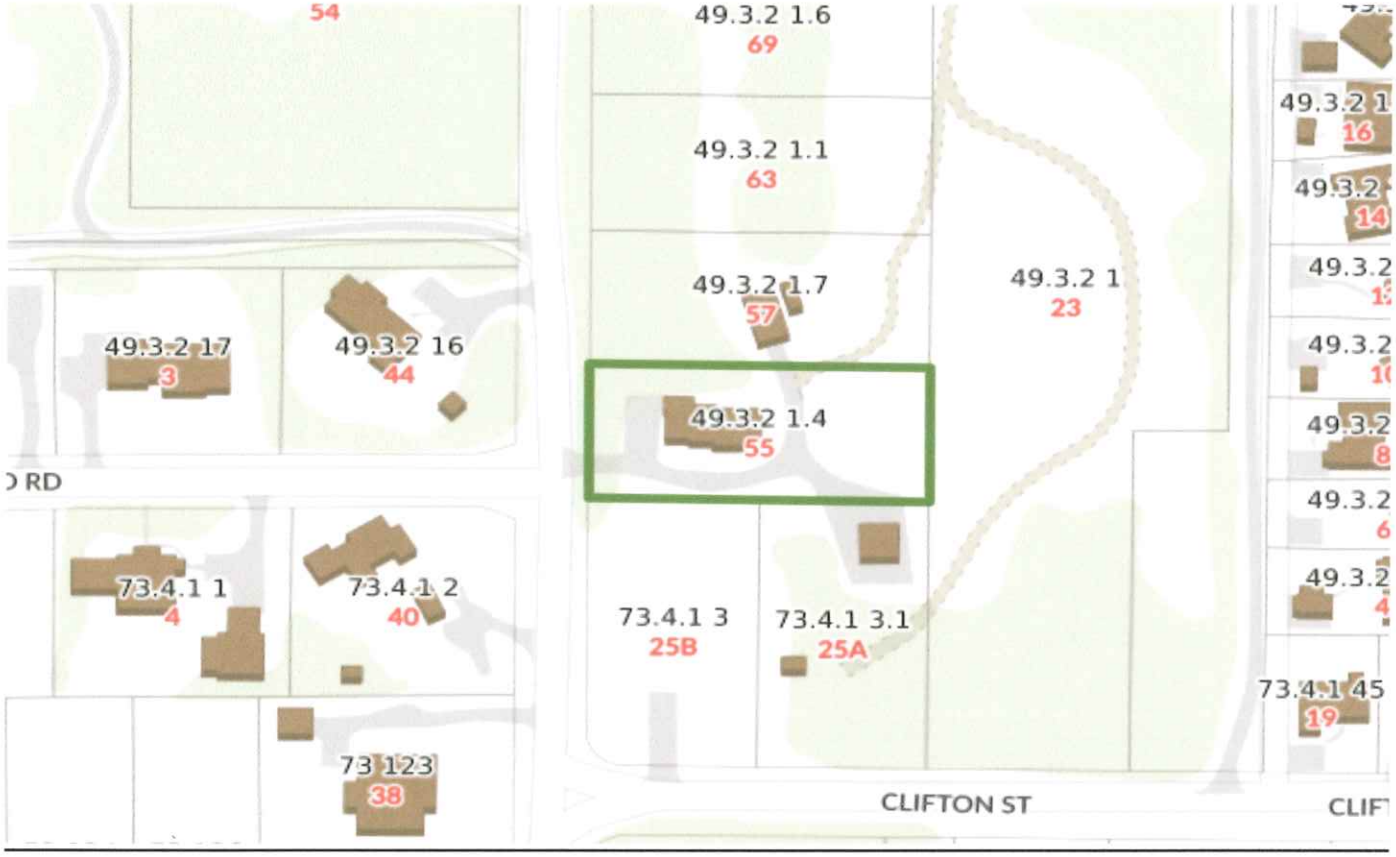
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

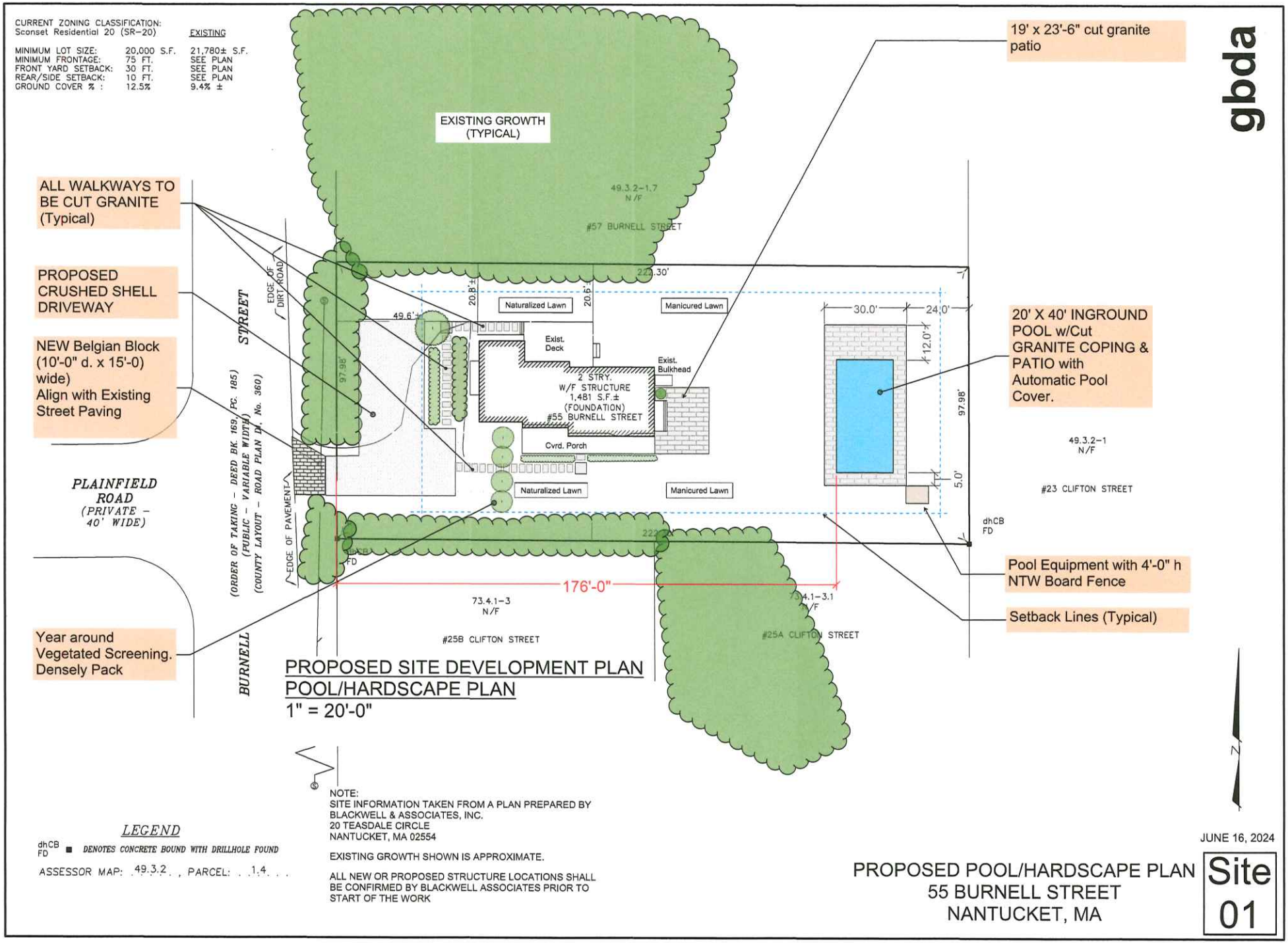
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/16/2024 Signature of owner of record _____ Signed under penalties of perjury

FROM BURNELL STREET






CURRENT ZONING CLASSIFICATION:
Sconset Residential 20 (SR-20)
EXISTING
MINIMUM LOT SIZE: 20,000 S.F. 21,780± S.F.
MINIMUM FRONTAGE: 75 FT. SEE PLAN
FRONT YARD SETBACK: 30 FT. SEE PLAN
REAR/SIDE SETBACK: 10 FT. SEE PLAN
GROUND COVER % : 12.5% 9.4% ±
EXISTING GROWTH (TYPICAL)
ALL WALKWAYS TO BE CUT GRANITE (Typical)
PROPOSED CRUSHED SHELL DRIVEWAY
NEW Belgian Block (10'-0" d. x 15'-0) wide)
Align with Existing Street Paving
PLAINFIELD ROAD
(PRIVATE - 40' WIDE)
(ORDER OF TAKING - DEED BK. 169, PG. 185)
(PUBLIC - VARIABLE WIDTH)
(COUNTY LAYOUT - ROAD PLAN DY. No. 360)
BURNELL STREET
EDGE OF DIRT ROAD
EDGE OF PAVEMENT
Year around Vegetated Screening. Densely Pack
49.3.2-1.7
N/F
#57 BURNELL STREET
222.30'
49.6'±
20.8'±
20.6'
Naturalized Lawn
Manicured Lawn
Exist. Deck
Exist. Bulkhead
2 STRY.
W/F STRUCTURE
1,481 S.F.±
(FOUNDATION)
#55 BURNELL STREET
Cvrd. Porch
97.98'
Naturalized Lawn
Manicured Lawn
222.30'
dhCB
FD
176'-0"
73.4.1-3
N/F
#25B CLIFTON STREET
73.4.1-3.1
N/F
#25A CLIFTON STREET
19' x 23'-6" cut granite patio
30.0'
24.0'
12.0'
20' X 40' INGROUND POOL w/Cut GRANITE COPING & PATIO with Automatic Pool Cover.
97.98'
5.0'
49.3.2-1
N/F
#23 CLIFTON STREET
dhCB
FD
Pool Equipment with 4'-0" h NTW Board Fence
Setback Lines (Typical)
PROPOSED SITE DEVELOPMENT PLAN
POOL/HARDSCAPE PLAN
1" = 20'-0"
N
NOTE:
SITE INFORMATION TAKEN FROM A PLAN PREPARED BY
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MA 02554
EXISTING GROWTH SHOWN IS APPROXIMATE.
ALL NEW OR PROPOSED STRUCTURE LOCATIONS SHALL BE CONFIRMED BY BLACKWELL ASSOCIATES PRIOR TO START OF THE WORK
LEGEND
dhCB FD ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
ASSESSOR MAP: 49.3.2 , PARCEL: 1.4
gbda
JUNE 16, 2024
PROPOSED POOL/HARDSCAPE PLAN
55 BURNELL STREET
NANTUCKET, MA
Site 01

VIEW FROM BURNELL STREET









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE
3 KITE HILL LANE, NANTUCKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: PPLANCHE@SWAPONZ.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

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☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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

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Sq. footage 3rd floor: _____

Difference between existing 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 _____

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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 _____

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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

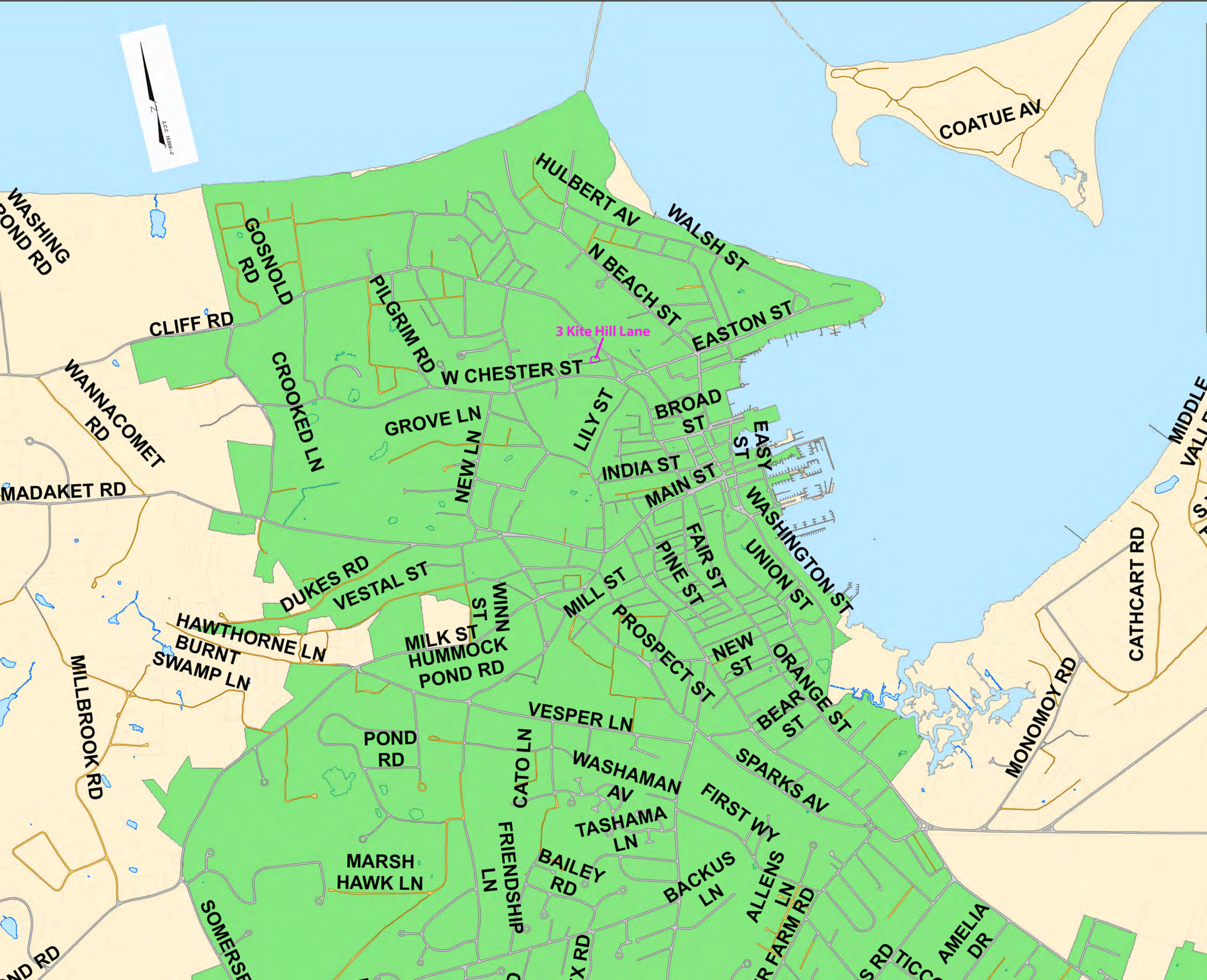
May 18, 2018

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: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE

3 KITE HILL LANE, NANTUKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: pplanche@swaponz.com SWAPONZ.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 340 FT2 ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder: *Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other PRESSURE TREATED 2X8 WOOD

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

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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

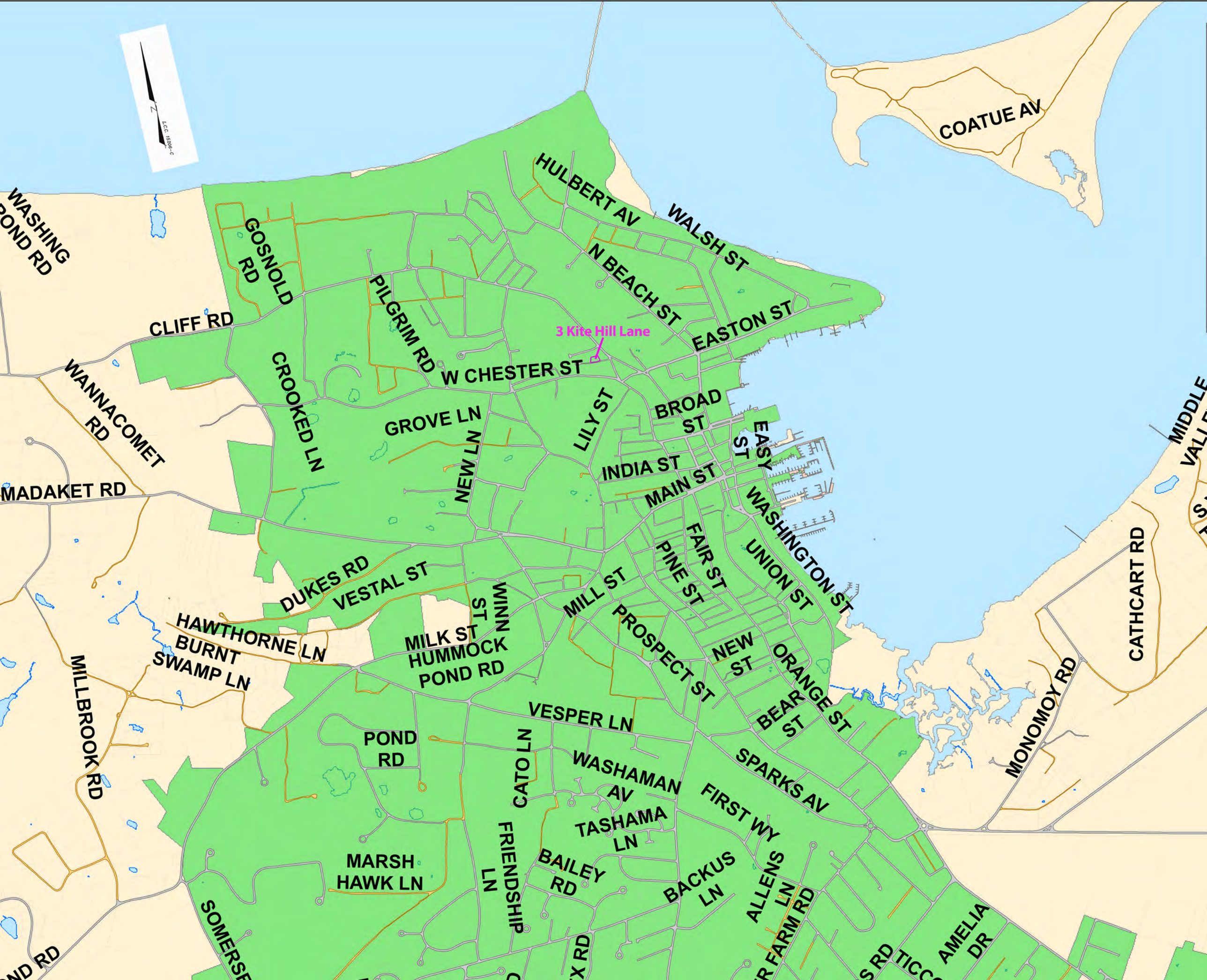
May 18, 2018

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
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INDIA ST
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MADAKET RD
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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 _____

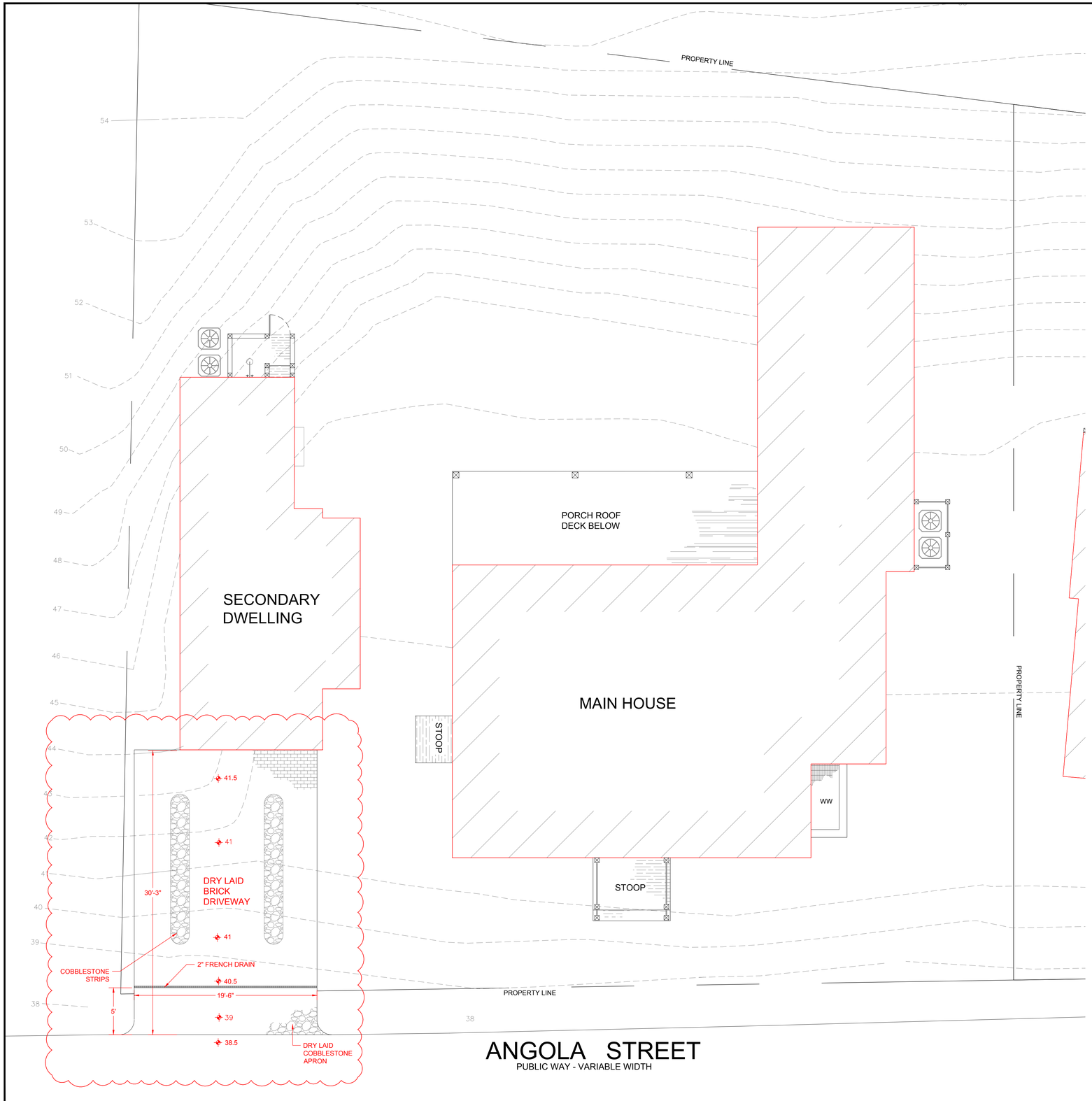
Trim _____ Sash _____ Doors _____

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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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

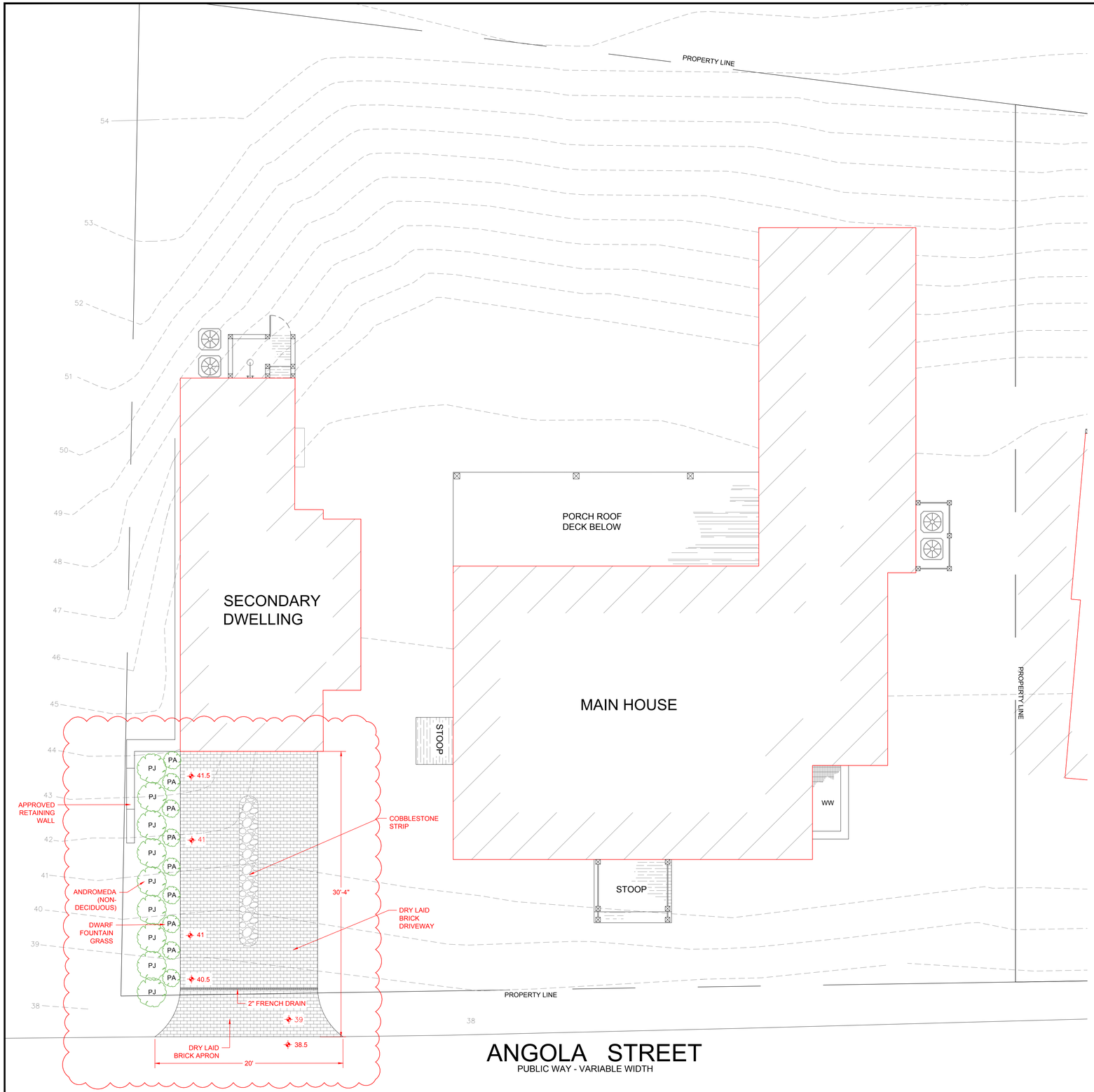
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

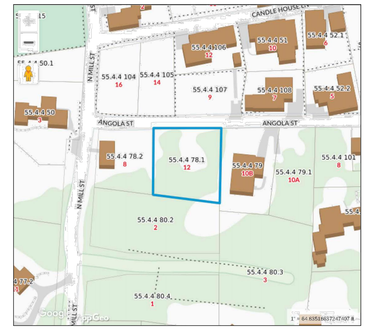
12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24

SHEET:

S.1





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



BRICK W/ COBBLE DRIVEWAY LAYOUT

NOTE:
RETAINAGE LEFT OF DRIVEWAY PREVIOUSLY APPROVED WITH GARAGE.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND 5' BRICK APRON

REVISIONS: 6/19/24
*MAKE APRON BRICK TO MATCH DRIVEWAY.
*NARROW DRIVEWAY TO ONE PARKING SPACE.
*SHOW APPROVED RETAINING ON LEFT SIDE OF DRIVEWAY.
*ADD PLANTING BETWEEN DRIVEWAY AND RETAINING/PROPERTY LINE.

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NOTE:
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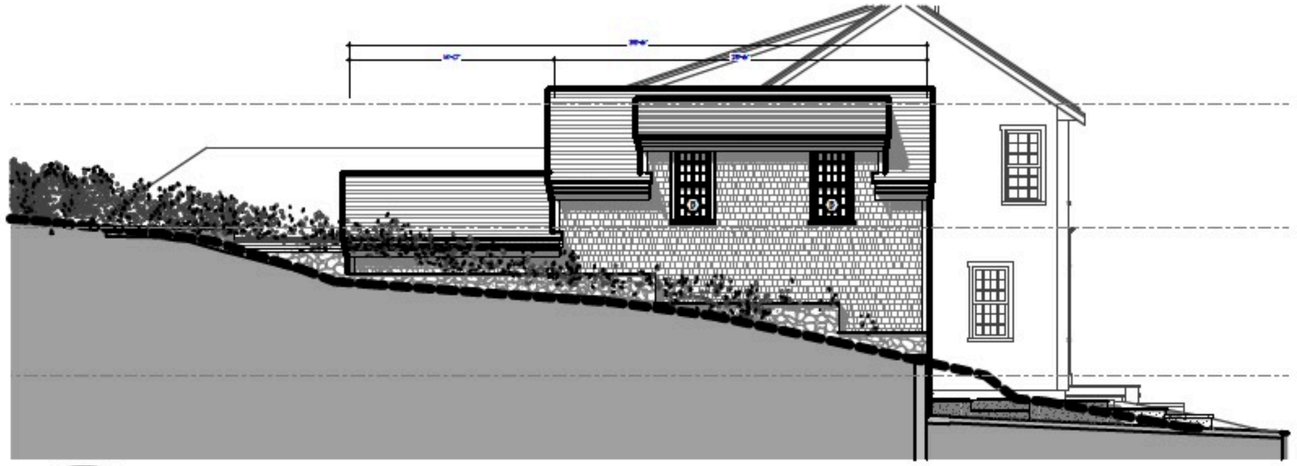
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24
REVISIONS: 6/19/24

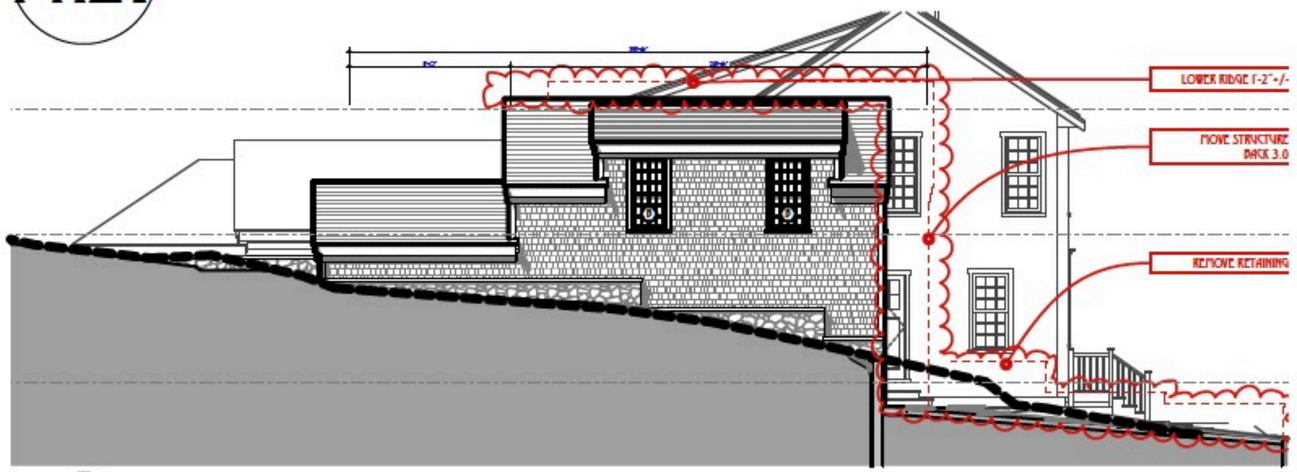
SHEET:
S.1



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

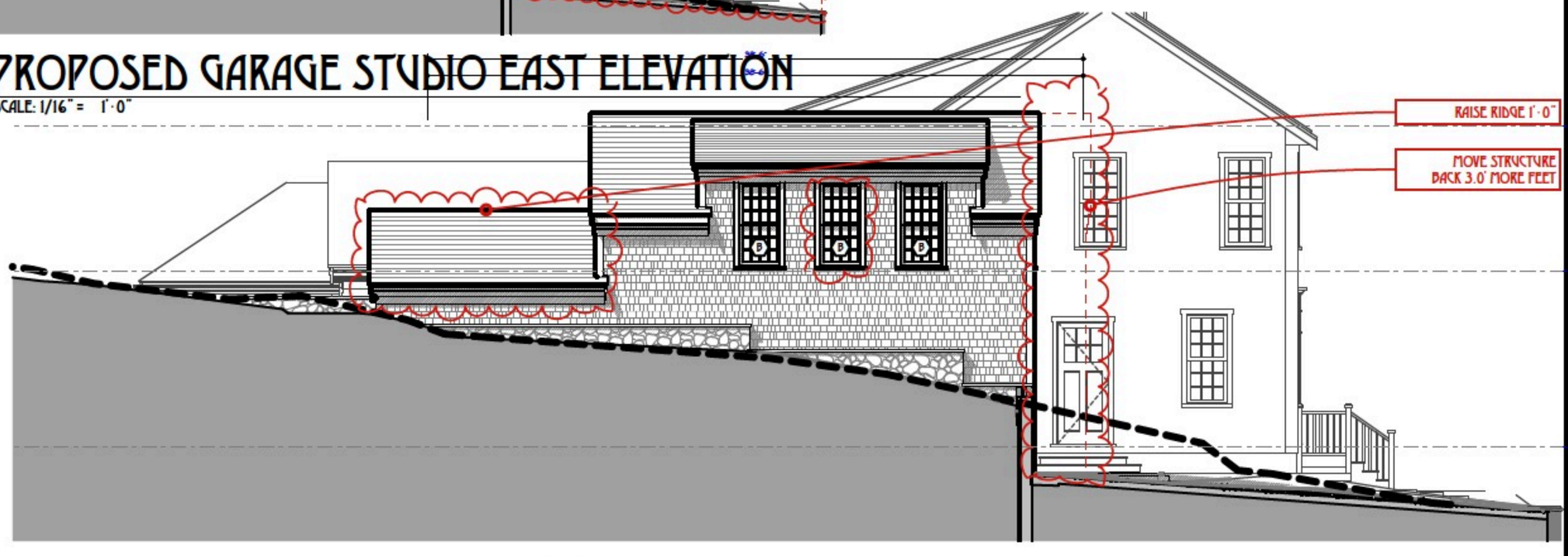
SCALE: 1/16" = 1'-0"



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

SCALE: 1/16" = 1'-0"



E

PROPOSED GARAGE STUDIO EAST ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS: 18 MAY 24

1. MOVE STRUCTURE BACK 3.0' MORE FEET
2. ADD BLACK WROUGHT IRON BARN DOOR STRAPS
3. RAISE RIDGE

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	//	

PROPOSED GARAGE STUDIO EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION: 04 APRIL 2023
HDC APPROVAL PLANS UPDATED CERTIFICATE NO:

METRI RESIDENCE

12 ANGOLA ST
NANTUCKET, MA 02554

HDC REVISIONS
5/18/24

PROJECT NO:2022-15

MAP NO.:55.4.4	MAP NO.: 78
ZONING : R-OH	ALLOWABLE % C.:40%

ALL ARCHITECTURAL DESIGNS CONTAINED AND THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO REPRODUCTION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC
GS-0.6

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.1.3 PARCEL N°. 106

Street & Number of Proposed Work: 21 Clarendon St (Main House)

Owner of record: Powers Landscaping Inc

Mailing Address: 160 Hummock Pond Rd

Nantucket, MA 02554

Contact Phone #: 508-326-9486 E-mail: cpowers@landscaping@gmail.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #510

Nantucket, MA 02554

Contact Phone #: 508-332-3605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (30) all black PV modules to main House rooftop.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/23/24 Signature of owner of record _____ Signed under penalties of perjury

DocuSign Envelope ID: F46375A6-86CB-4D97-AADA-AFF8B0D8AAD9

hdcsubmissions@nantucket-ma.gov

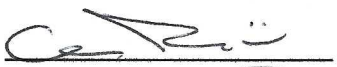
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 21 Clarendon St.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature 
Name Christopher Powers
Date 5/15/2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Chris Powers

STREET ADDRESS 21 Clarendon St

MAP/PARCEL 76.1.3 / 106

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/23/24

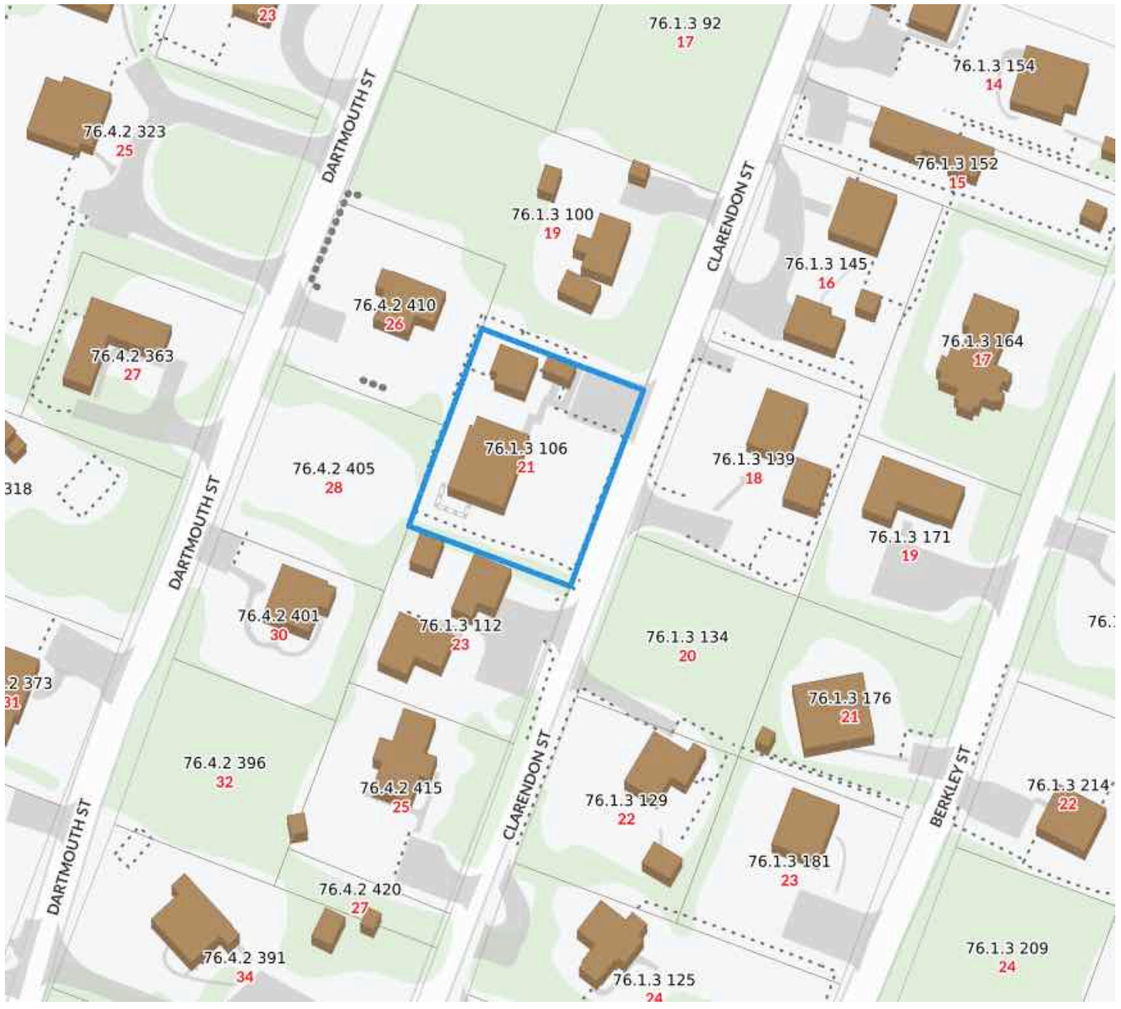
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

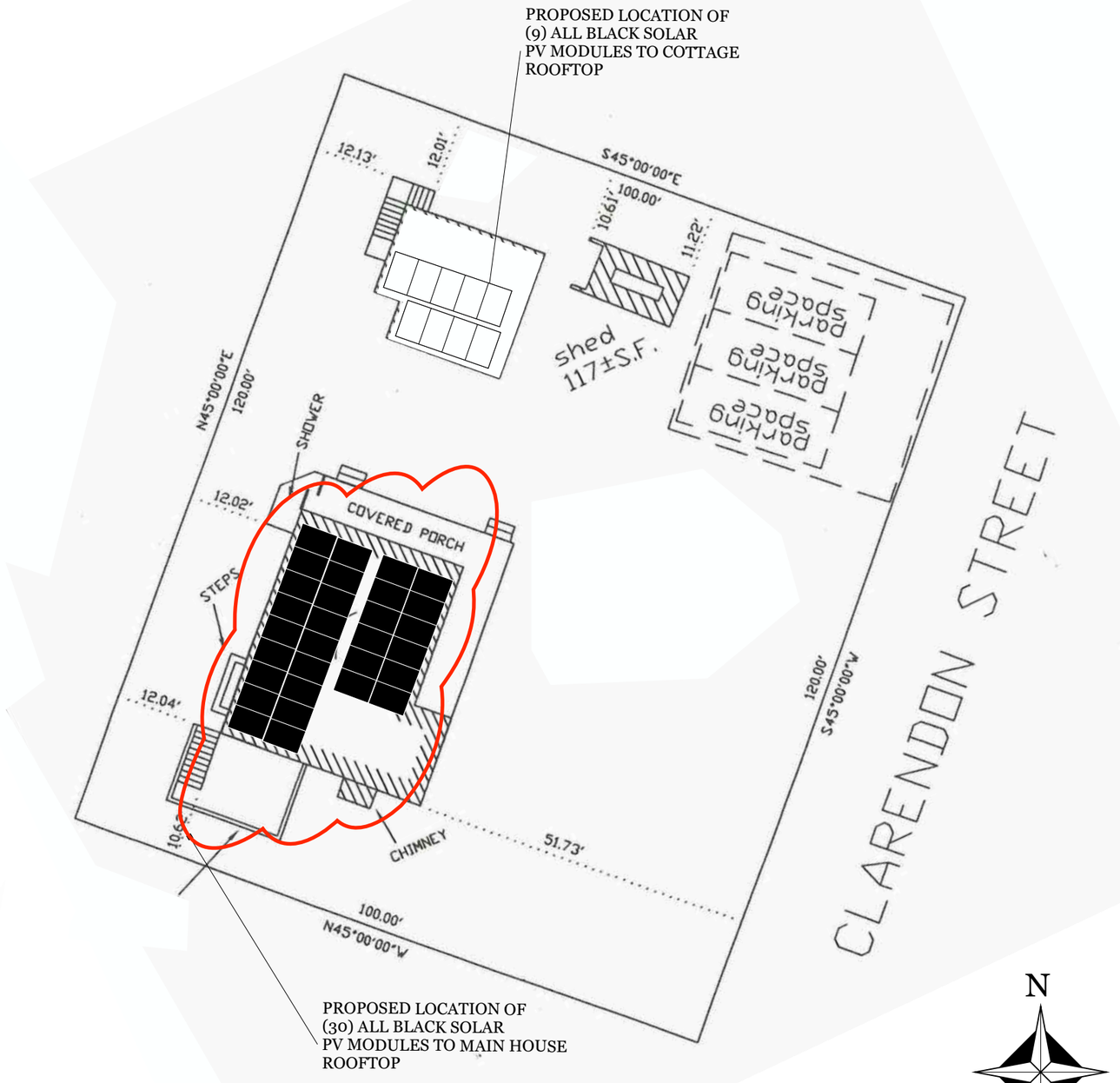
Signature 5/23/24

Signature Date



Locus Map
Scale: Not to scale

Zoning Class: LUG3
Front Setback: 35ft
Side/Rear Setback: 20ft/20 ft



Site Plan
Scale: 1" = 20”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

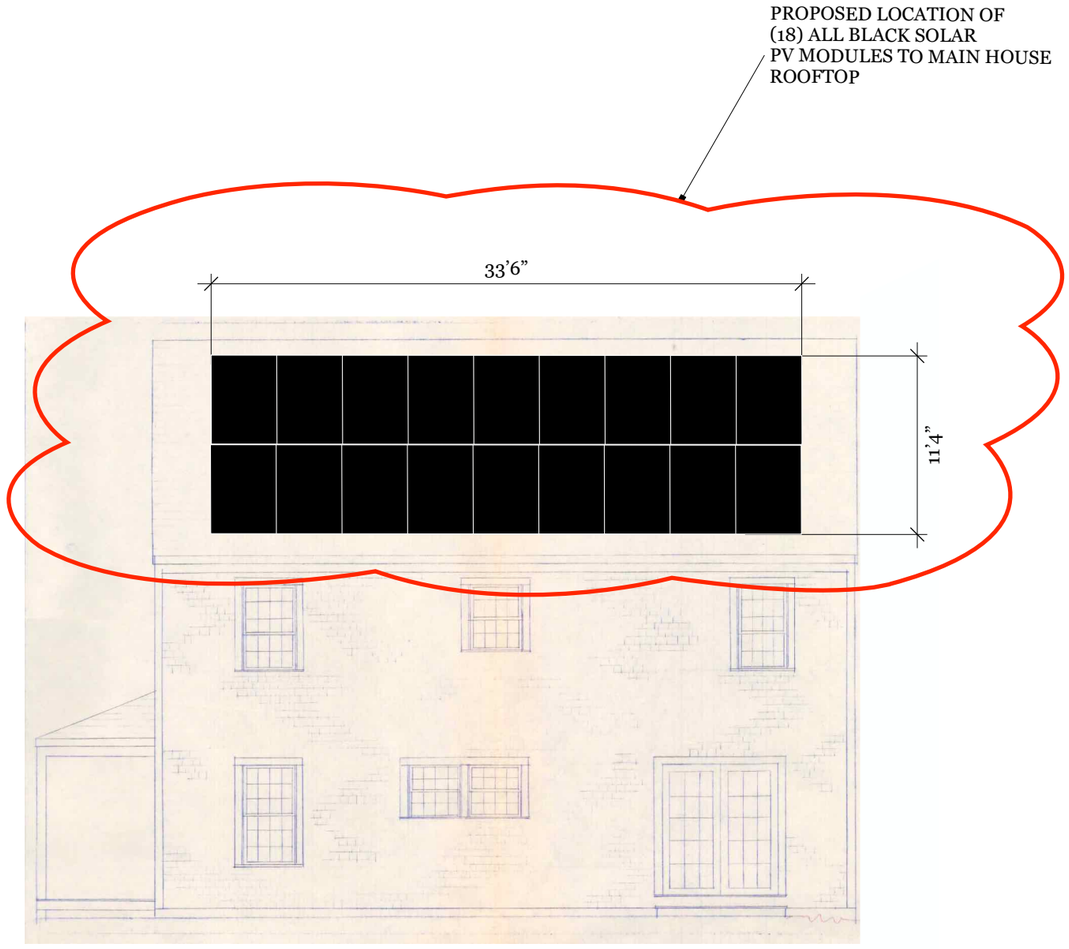
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

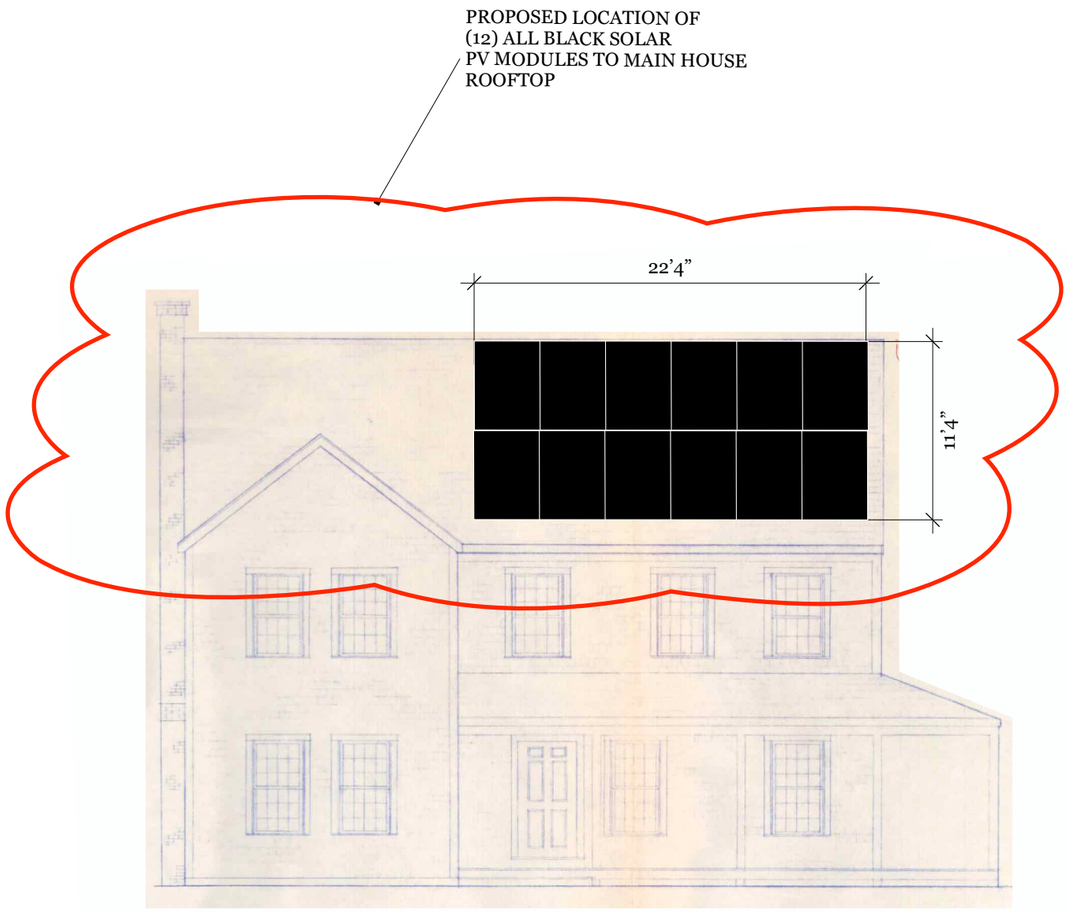
REVISIONS

	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’

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(508) 257-1786
www.ACKsmart.com

ELEVATIONS

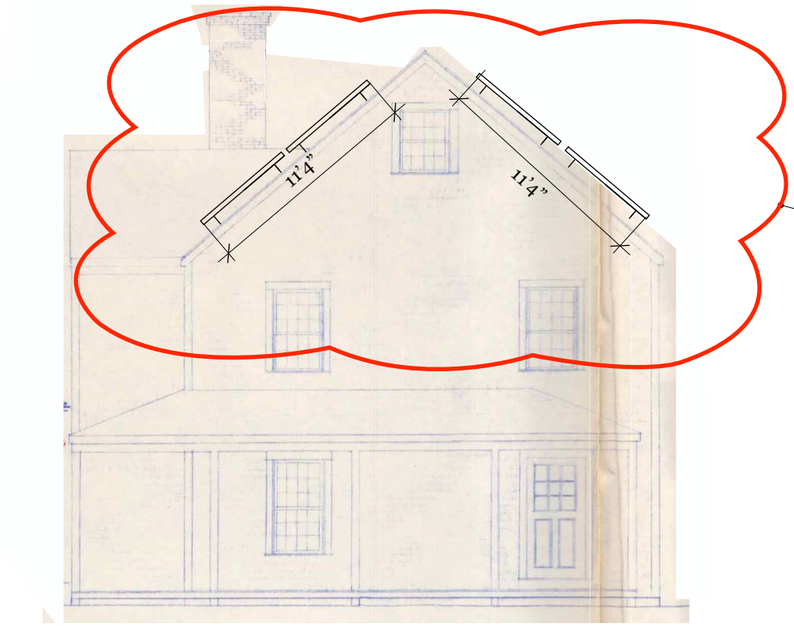
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

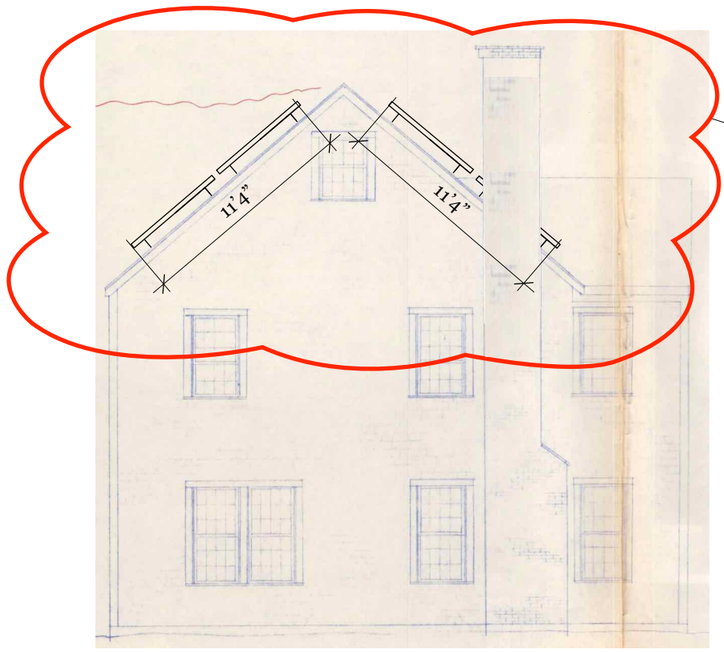
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

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'

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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

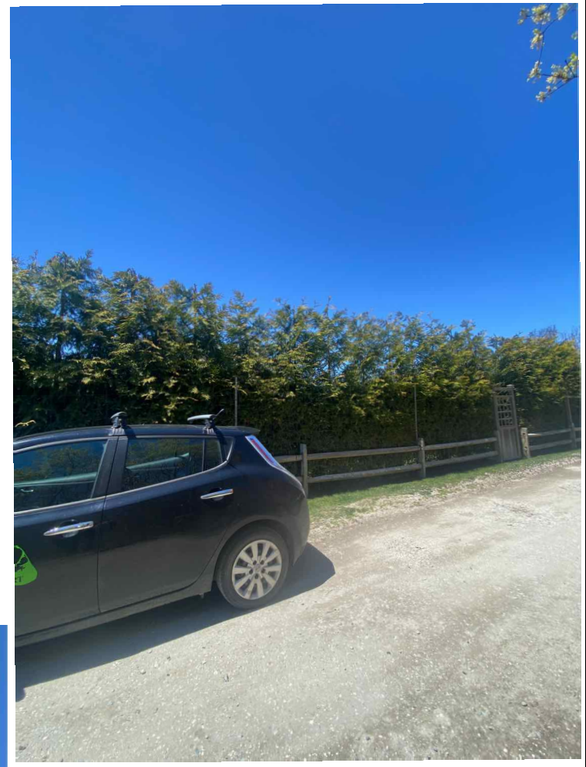


PHOTO B

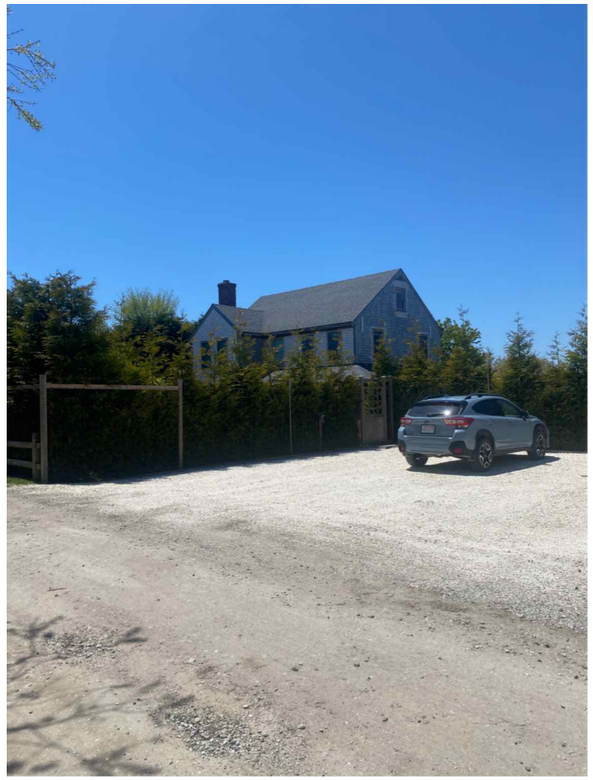


PHOTO C

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)

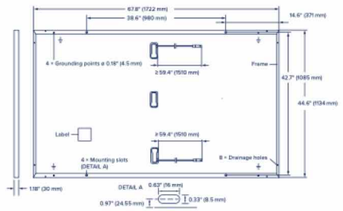
The ideal solution for:

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

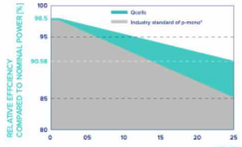


Electrical Characteristics

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

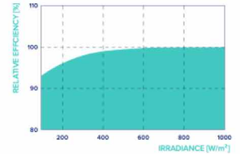


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

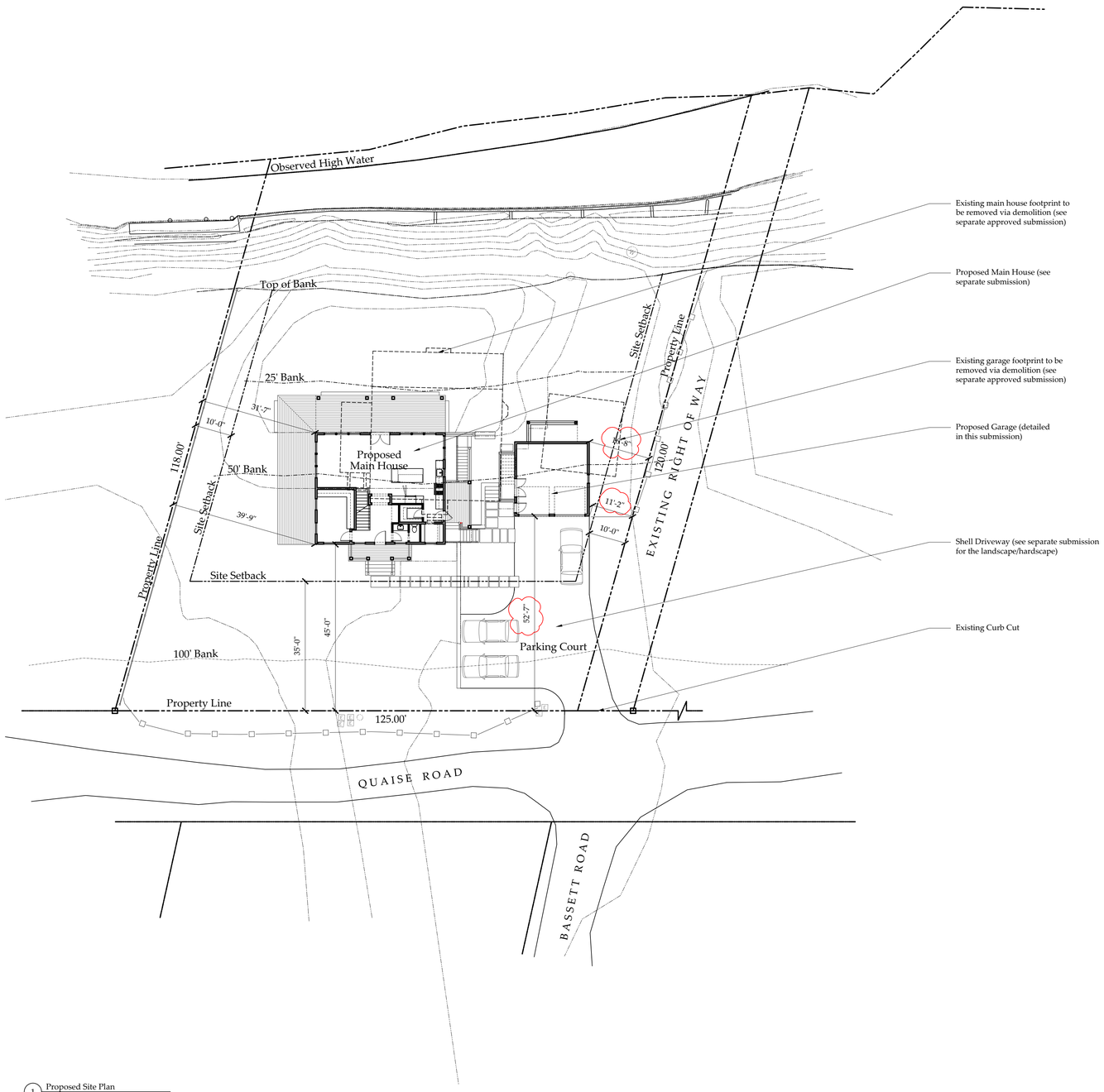
Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

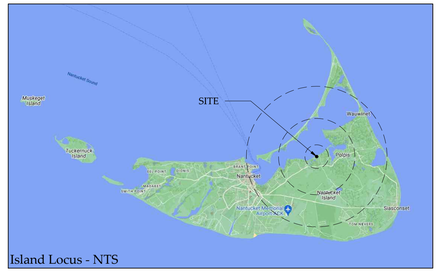
PROPOSED



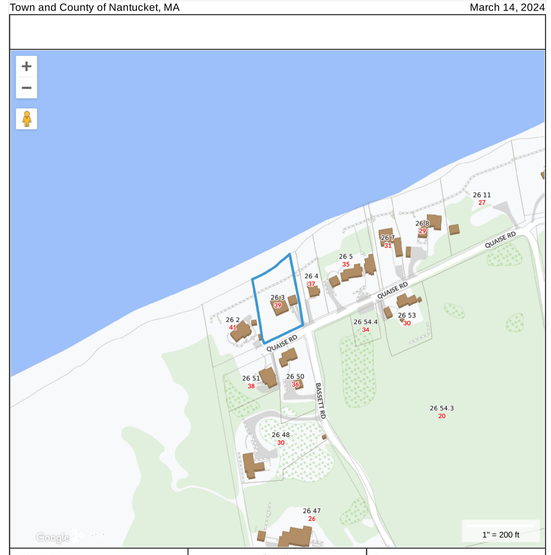
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Third Point Holdings, LLC.
39 Quaise Road
Nantucket, MA 02554

Garage
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

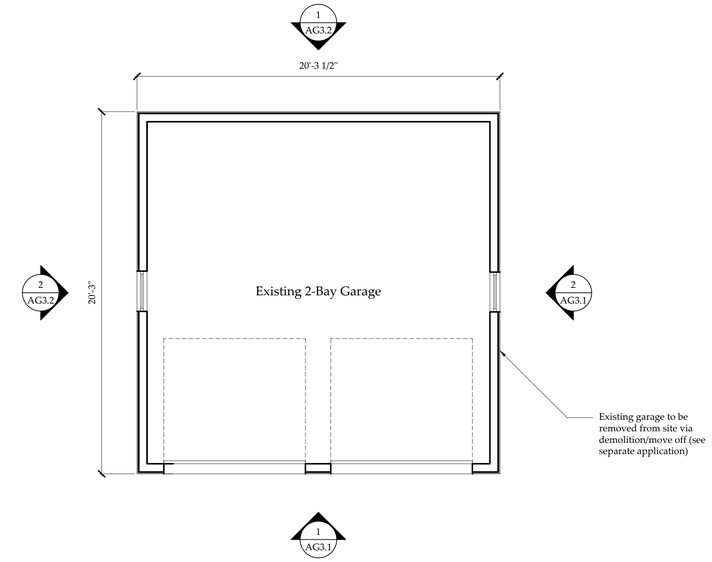
Project number: 23-62

AG1.1

EXISTING

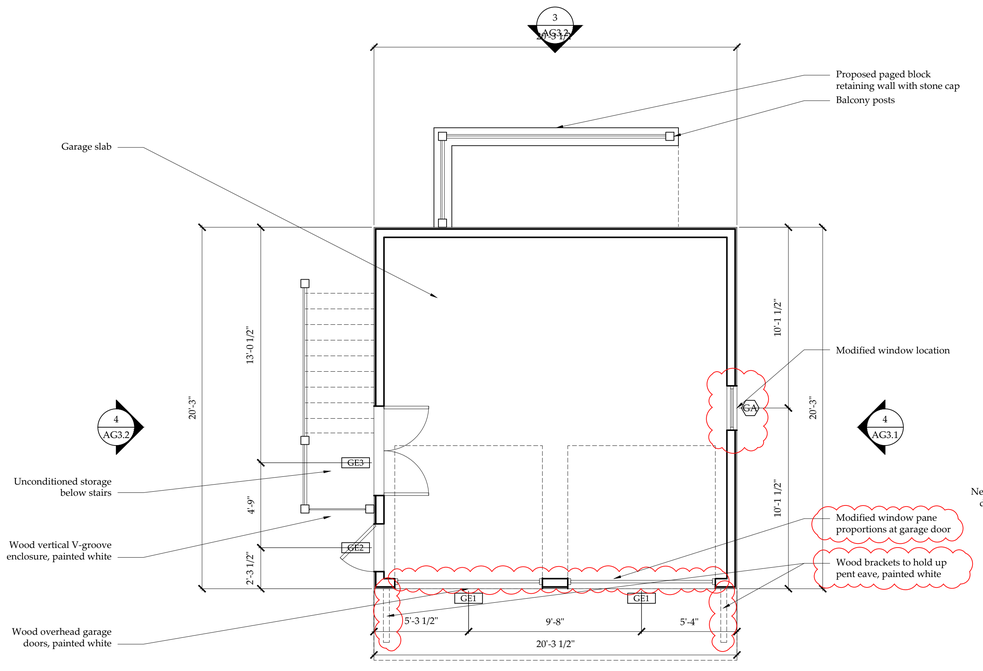
General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

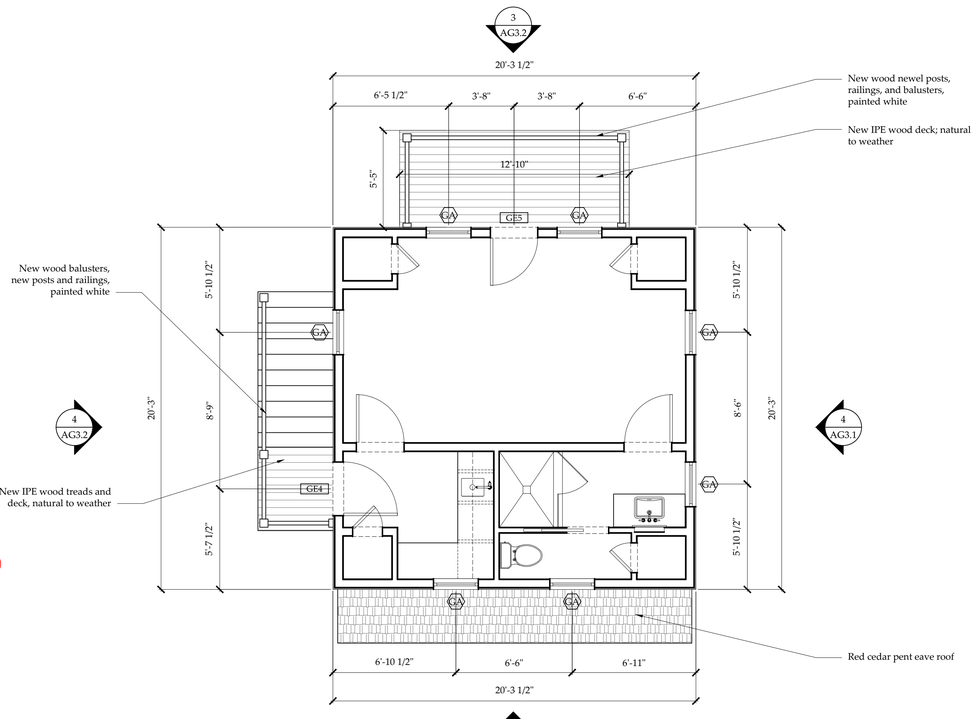


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"

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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architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Nantucket, MA 02554

Garage
Existing/Proposed
Floor Plans

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

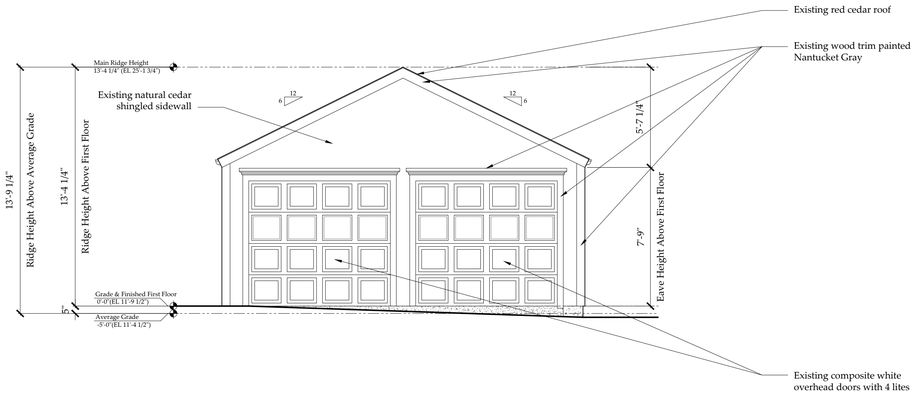
Project number: 23-62

AG2.1

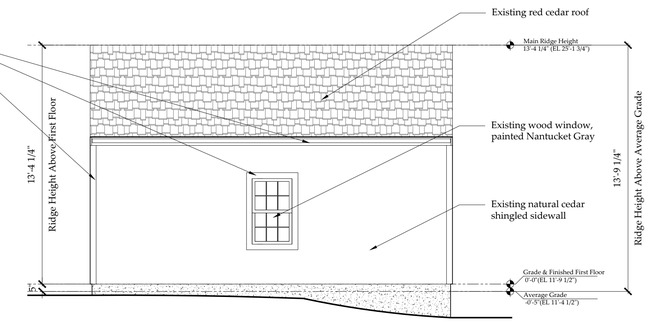
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

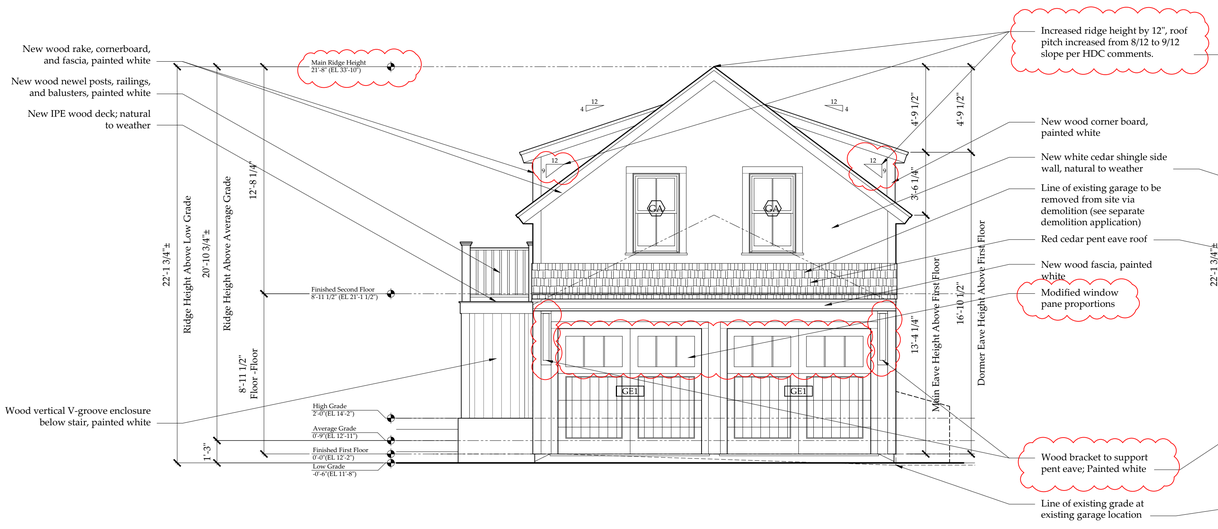


1 Existing Garage South Elevation
Scale: 1/4" = 1'-0"

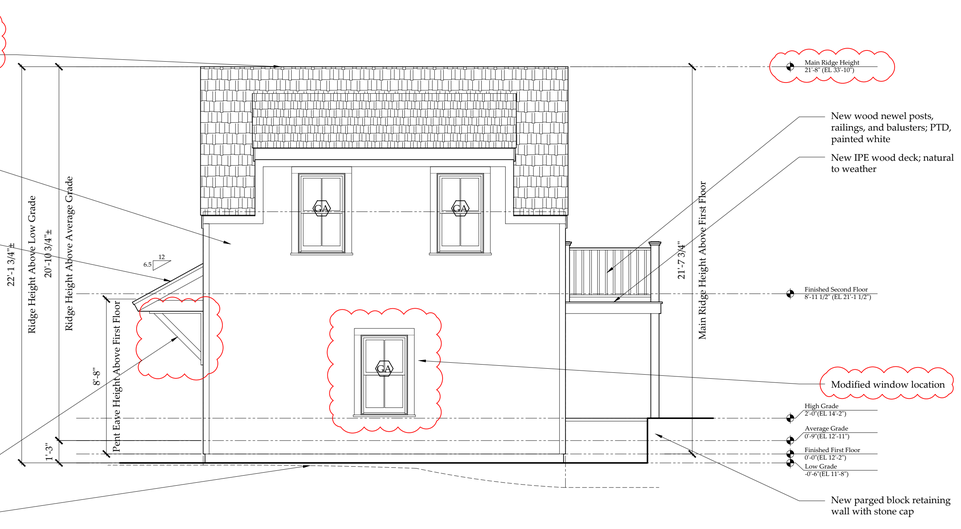


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

PROPOSED



3 Proposed Garage South Elevation
Scale: 1/4" = 1'-0"



4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

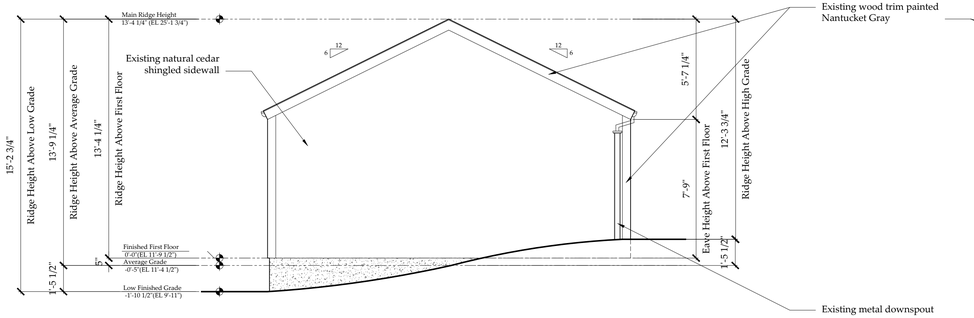
Project number: 23-62

AG3.1

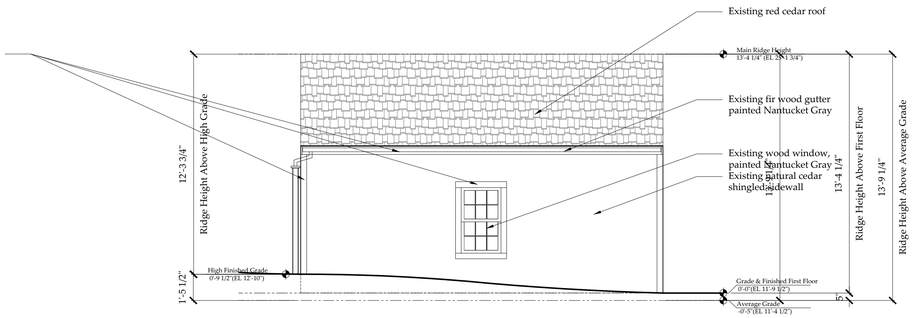
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

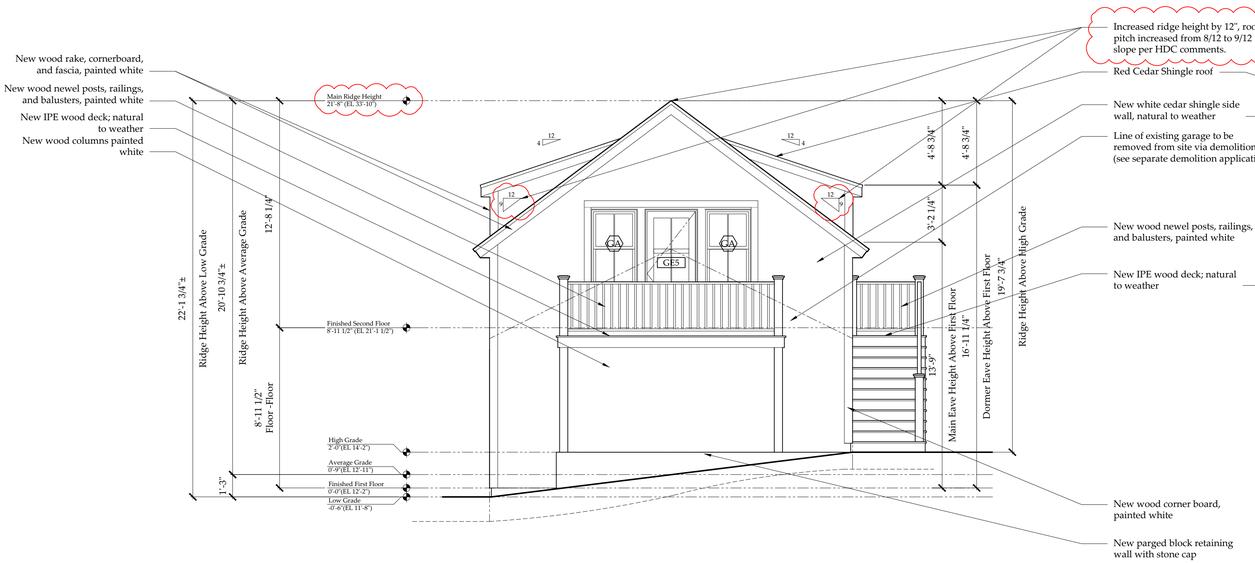


1 Existing Garage North Elevation
Scale: 1/4" = 1'-0"

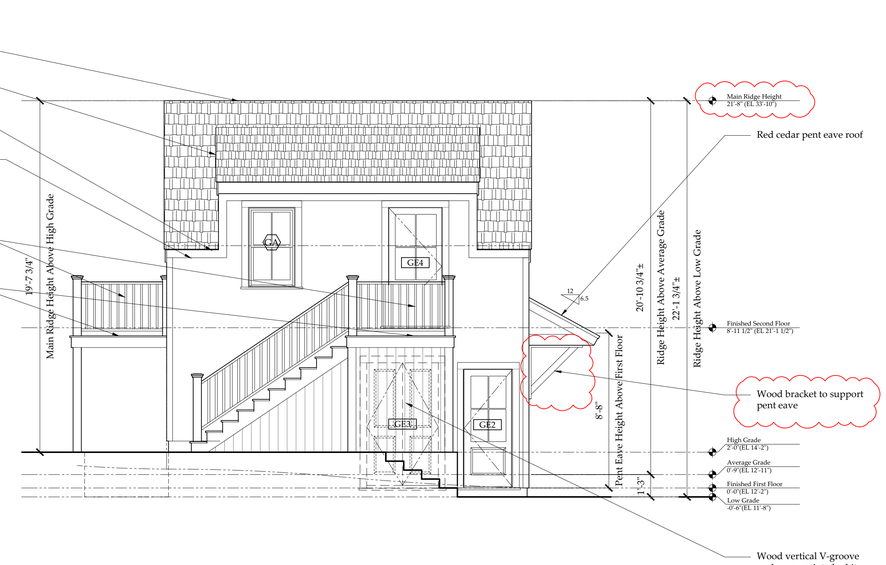


2 Existing Garage West Elevation
Scale: 1/4" = 1'-0"

PROPOSED



3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



4 Proposed Garage West Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
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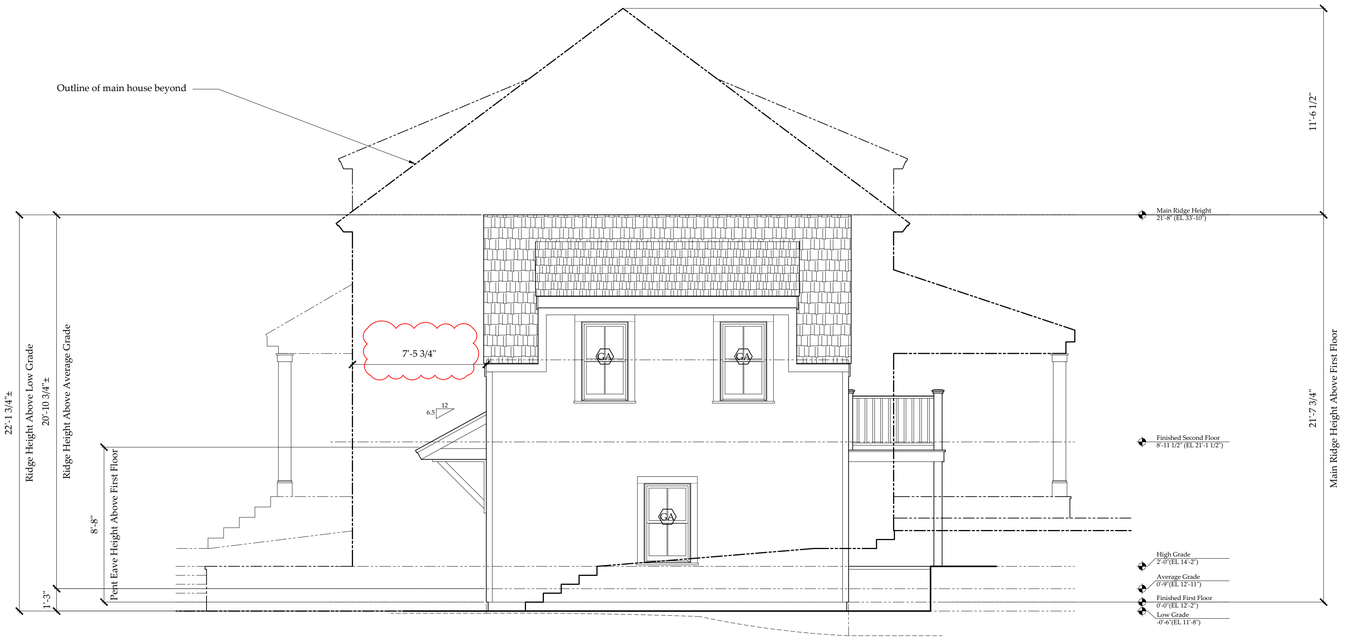
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

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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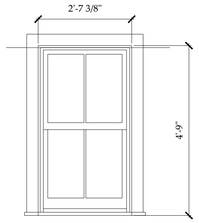
Garage
Proposed East Elevation with Main House

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

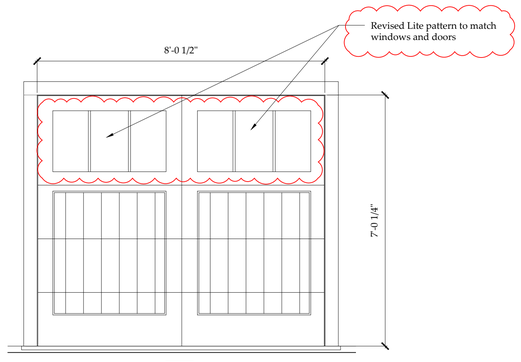


GA

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

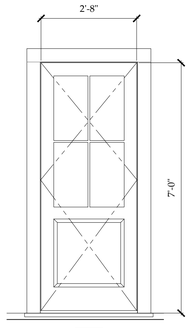
1 Proposed Window Types
Scale: 1/2" = 1'-0"



GE1

Unit Specifications

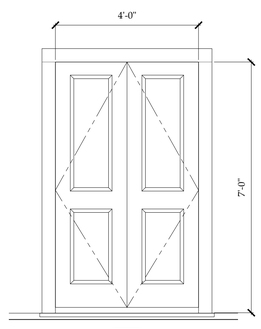
Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



GE2

Unit Specifications

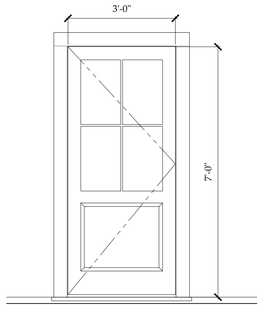
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	



GE3

Unit Specifications

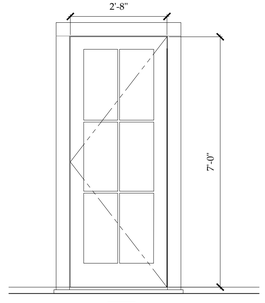
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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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Nantucket, MA 02554

Garage Proposed Window and Door Schedule

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG5.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a) Site Plan (b) North Elevation (c) South Elevation (d) East Elevation (e) West Elevation (f) Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/17/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD.

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SMITH & HUTTON

91 CHESTNUT RD, PAOLI, PA 19301

Contact Phone #: _____ E-mail: jennifer@smithnutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-3" Sq. Footage 1st floor: 411 SF Decks/Patio: Size: 12'-10 x 5'-6 ☐ 1st floor ☑ 2nd floor

Width: 20'-3 1/2" Sq. footage 2nd floor: 411 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0" South ~12" East 0" West 0"

Height of ridge above final finish grade: North 20'-1" South 21'-4" East 21'-4" West 18'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles NATURAL TO WEATHER ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 3"

Window Casing 4 1/2" Door Frame 4 1/2" Columns/Posts: Round _____ Square 8 1/2"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear ~~FAIR~~ 6 LITE, WD Side 4 LITE + WD. PANEL

Garage Door(s): Type OVERHEAD Material WOOD, PAINTED WHITE

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL TO WEATHER

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, NATURAL TO WEATHER Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

Commissioners: Ray Pohl (Chair), Stephen Welch (Vice-Chair), Abby Camp, Val Oliver
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Esmeralda Martinez, Nicky Sheriff, Adrian Rodriguez, Fiona Johnson, Sara Johnson, and William Saad

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

- Date of construction to be added to the COA (NHL Data =c.2013)

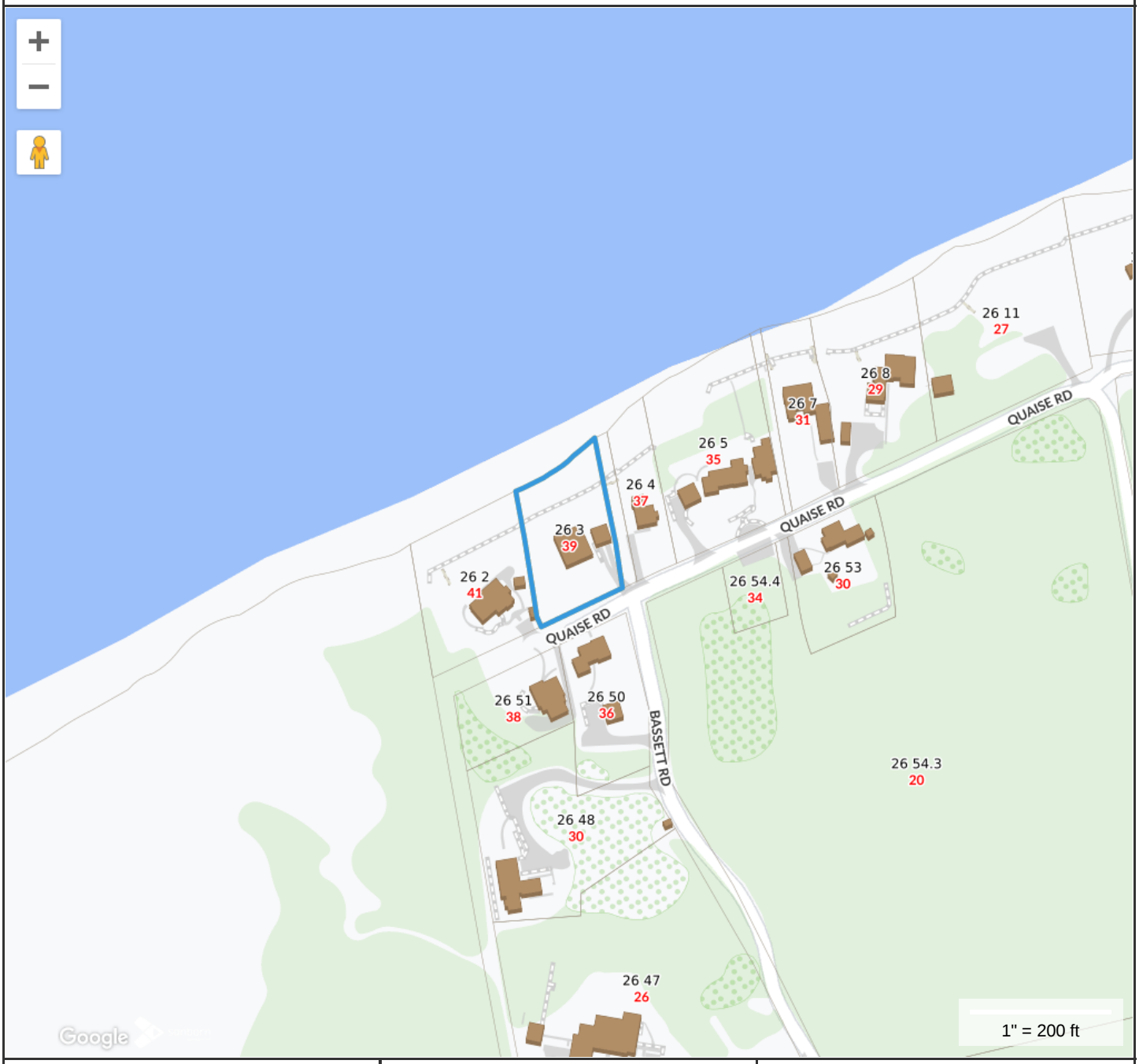
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
9. 256 Polpis LLC — 256 Polpis Rd — Rev's 10169 — 25/25 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
16. Krastev, Hristo — 17A Park Circle — Swap door and window — 69/233 — Self — VO
   - Add photo of the façade of the building for the file.
17. Brannigan, Marie Timothy — 1 Sasemin Way — Exterior stair Window egress — 80/406 — JN Design — RP
   - Date of construction added to the COA (NHL Data =c.2007)
10. James Kelly — 57 Fair St — Roof — 55.4.1/76 — James Lydon — RP
   - Date of construction added to the COA (HDC Survey NAN.3156 = c.1829)
11. Richard & Jocelyn Urban — 51 Cliff Rd — Roof — 30/62 — Richard Prunier — RP
   - Date of construction added to the COA (HDC Survey NAN.1460 = c.1840)
12. Feder Bros LLC — 72 Milk St — Roof, Stoop,Gutter — 56/7 — Brook Meerbergen — RP
   - Add photos of existing structure in file, even if revisions to previous approval.
13. Nantucket Golden Girl LLC — 16 Bluebird Ln — Relocate ODS — 68 / 589 — LINK — CP
   - Provide HOA authorization for the file.
14. Nantucket Golden Girl LLC — 16 Bluebird Ln — New fence/driveway change — 68/589 — LINK — CP
   - Provide HOA authorization for the file.
15. Garret Roberts — 1 South Mill St — Door changes — 55.4.1/61 — EMDA — SW
   - Screening to remain at the time of inspection and in perpetuity. Date of construction added to the COA or historic provided.
16. Delpupo, Balbino — 45 Essex Rd — Rooftop Solar — 67/64 — Self — SW
   - Panels on the southwest exposure/rear of house only.
17. Tom McCann — 35 Hummock Pond Rd — Pool — 56/6 — Self — SW
   - Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.
18. Manny Sylvia — 6 Nobska Way — Fence — 66/21 — Wilfred Ikolodo — SW
   - Subject to vine-type plant installed and maintained at alternating panels (suggestion of a manageable, vining plant: Climbing Hydrangea)
19. Paul Gray — 9 Coffin St — Change patio to deck — 73.4.1/15 — KMLD — SW
   - Proposed deck to be flush to grade; elevated deck requires elevations and review for approval.

VII. OLD BUSINESS 05/14/2024 – VIEW

1. Parents Cooperative of Nantucket — 15 Nobadeer Farm Rd — Solar Roof revisions — 69/85 — Ack Smart
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver (Recused: Paul, Welch)* ***Last heard April 02, 2024***

VIII. NEW BUSINESS 04/23/2024

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten –* ***Last heard May 14, 2024***
2. #3 Back St LLC — 3 Back St — Move on with addition — 55.1.4 /427 — Thornewill
3. #1 Back St LLC — 1 Back St — Move off — 55.1.4/427 — Thornewill
4. #1 Back St LLC — 1 Back St — New dwelling — 55.1.4/427 — Thornewill
5. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
6. 19 Monomoy Trust — 19 Monomoy Rd — Addition — 54/260 — Gryphon Arch
7. A Barrett — 17 Pine Tree — Revs — 68/31 — Topham
8. Laura & Brian Millham — 6 Boulevard Rd — Sports Court — 80/75.1 — Zoran Milorski
9. John Wise — 16 Williams St — Driveway gate — 55/372 — Normand
10. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
11. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
12. John Wise — 18 Williams St — New dwelling — 55/371 — Normand
13. John Wise — 16.5 Williams St — driveway — 55/372 — Normand
14. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
15. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
16. Dennis Keller — 3 Nosegay — Revision rooftop solar — 73.1.4/14 — AckSmart
17. Michele Kolb — 27 N Liberty — Garage — 41/453 — self
18. Third Point Holdings LLC — 39 Quaise Rd — New Dwelling — 26/3 — Smith Hutton
19. Third Point Holdings LLC — 39 Quaise Rd — Demo MH — 26/3 — Smith Hutton
20. Third Point Holdings LLC — 39 Quaise Rd — Demo Garage — 26/3 — Smith Hutton
21. Third Point Holdings LLC — 39 Quaise Rd — Garage — 26/3 — Smith Hutton



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

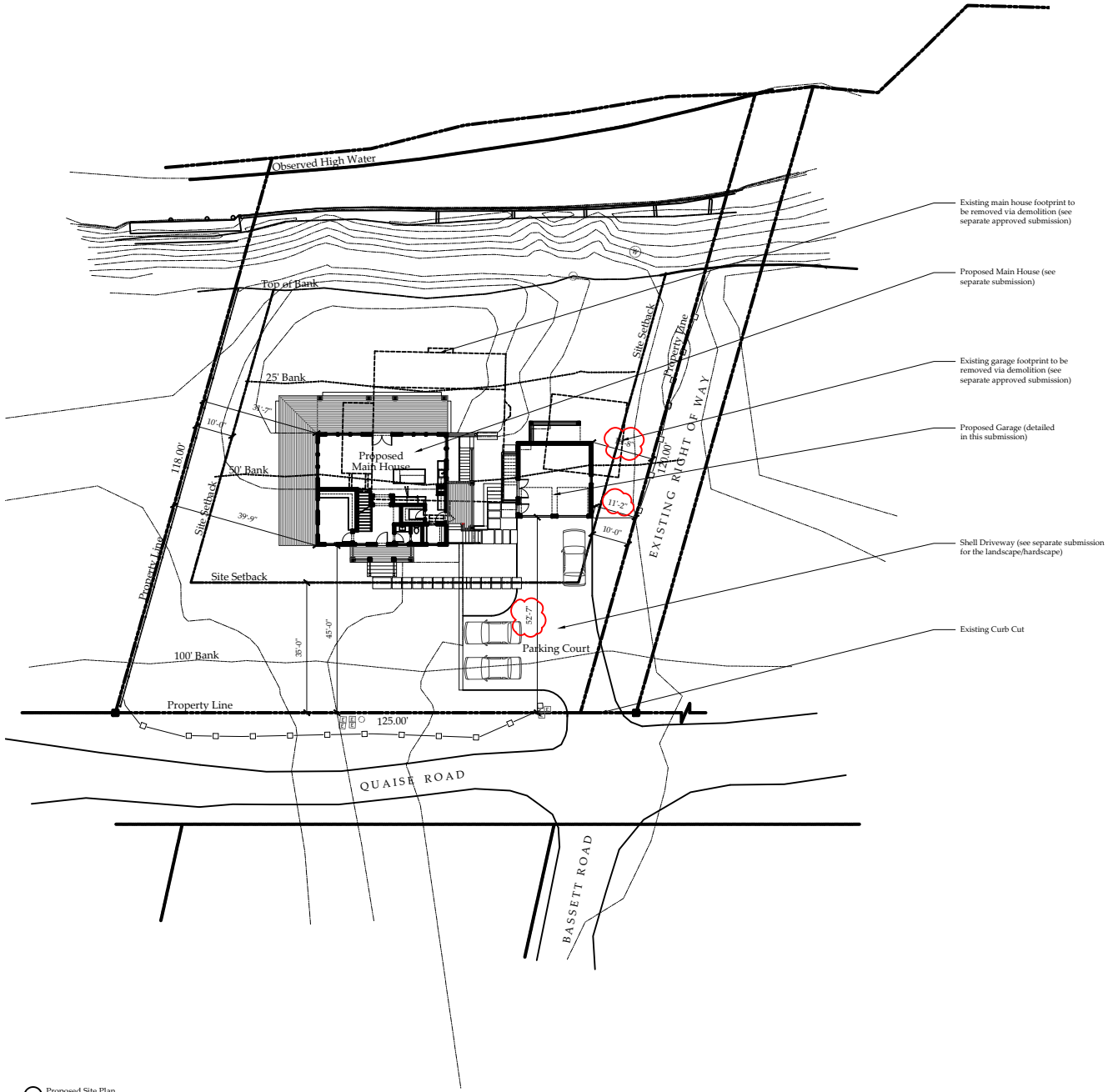
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PROPOSED



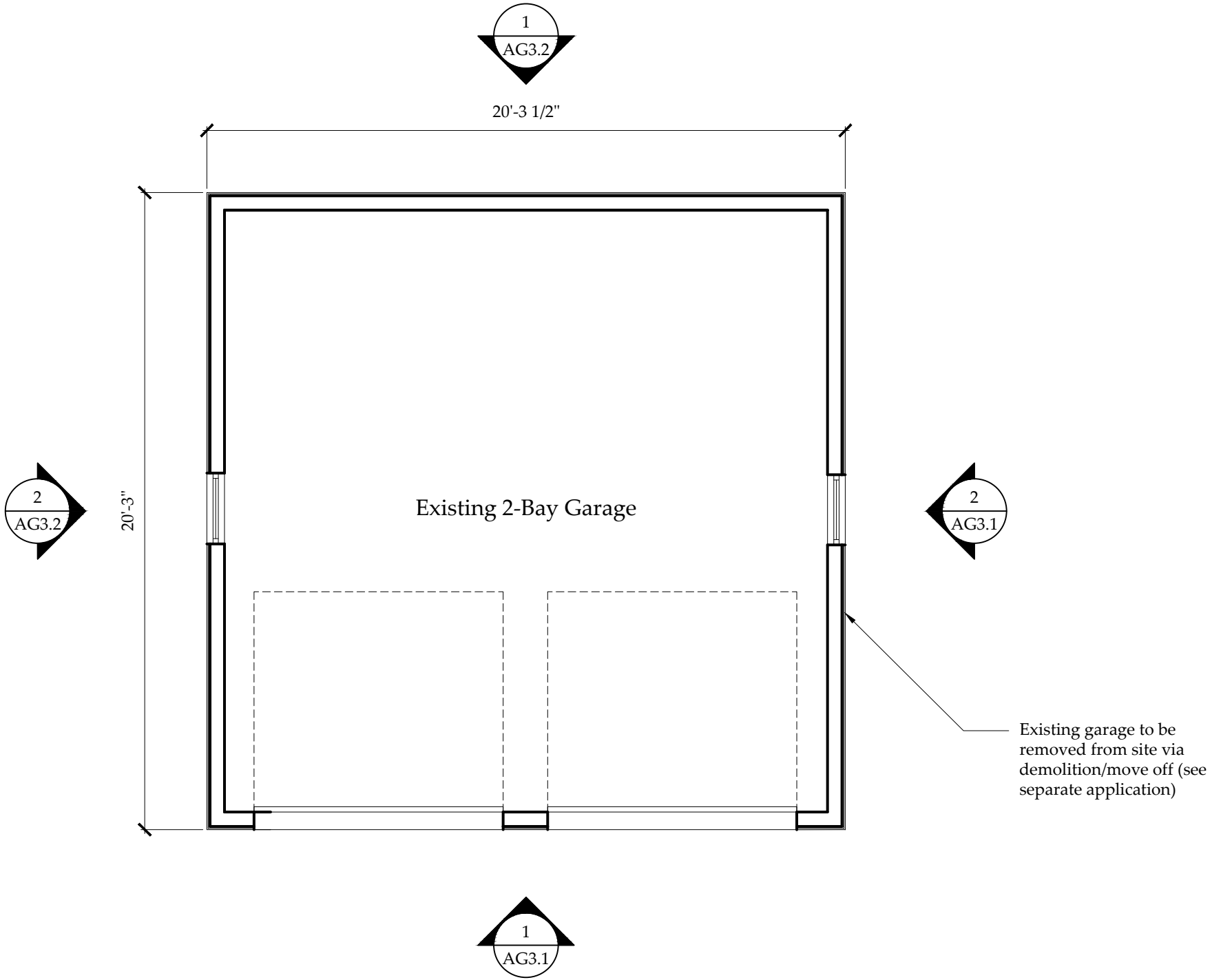
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

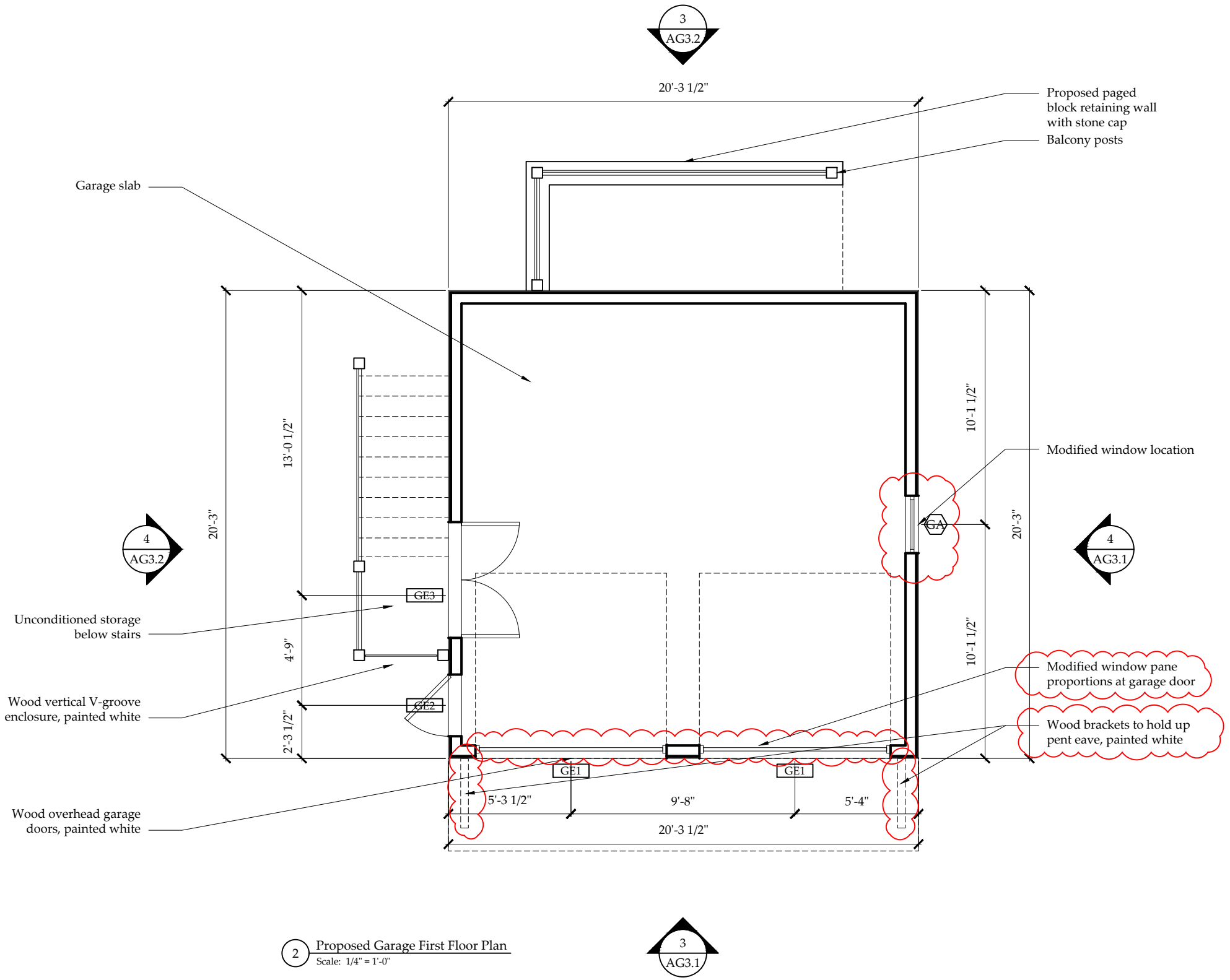
Project North True North

Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

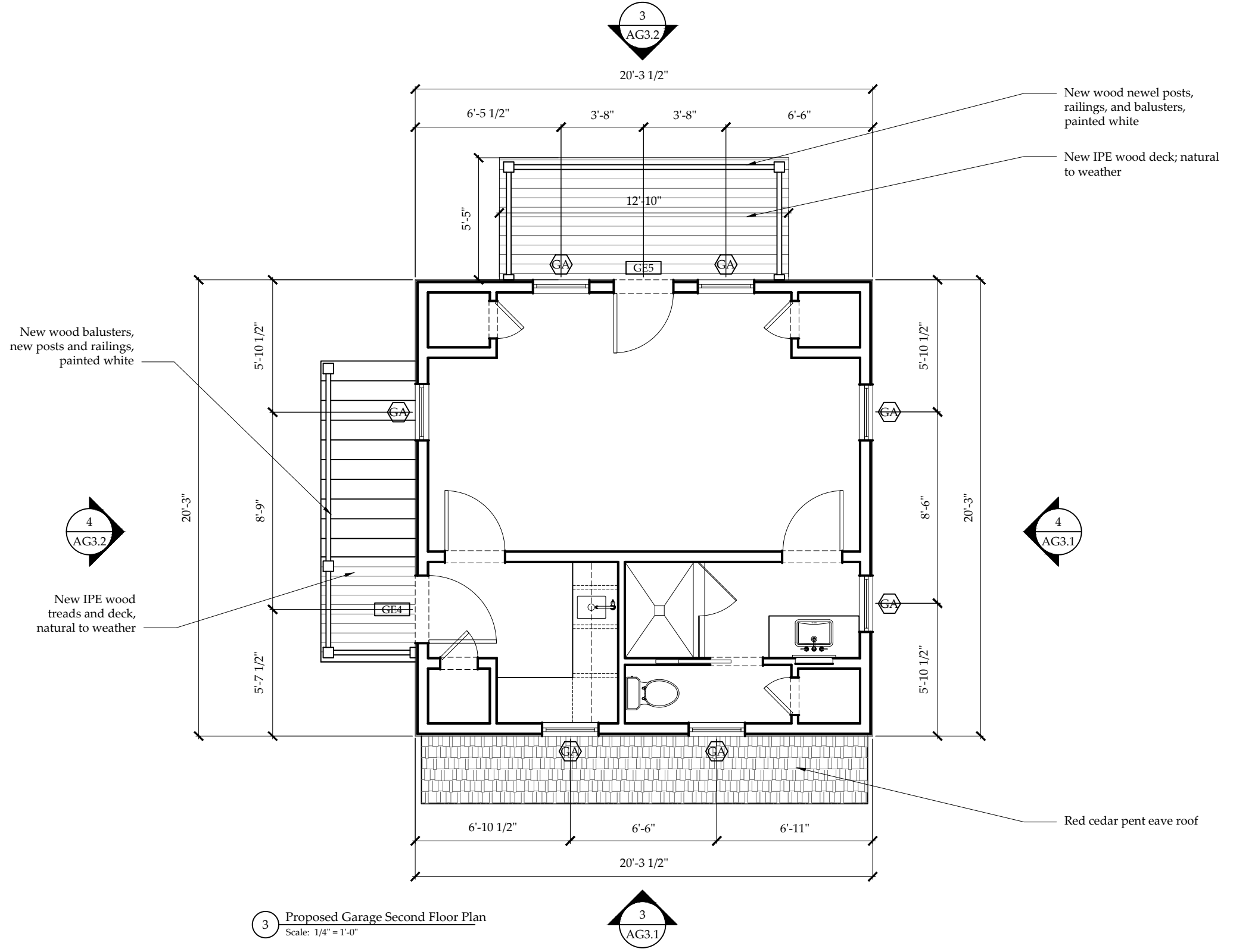


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"



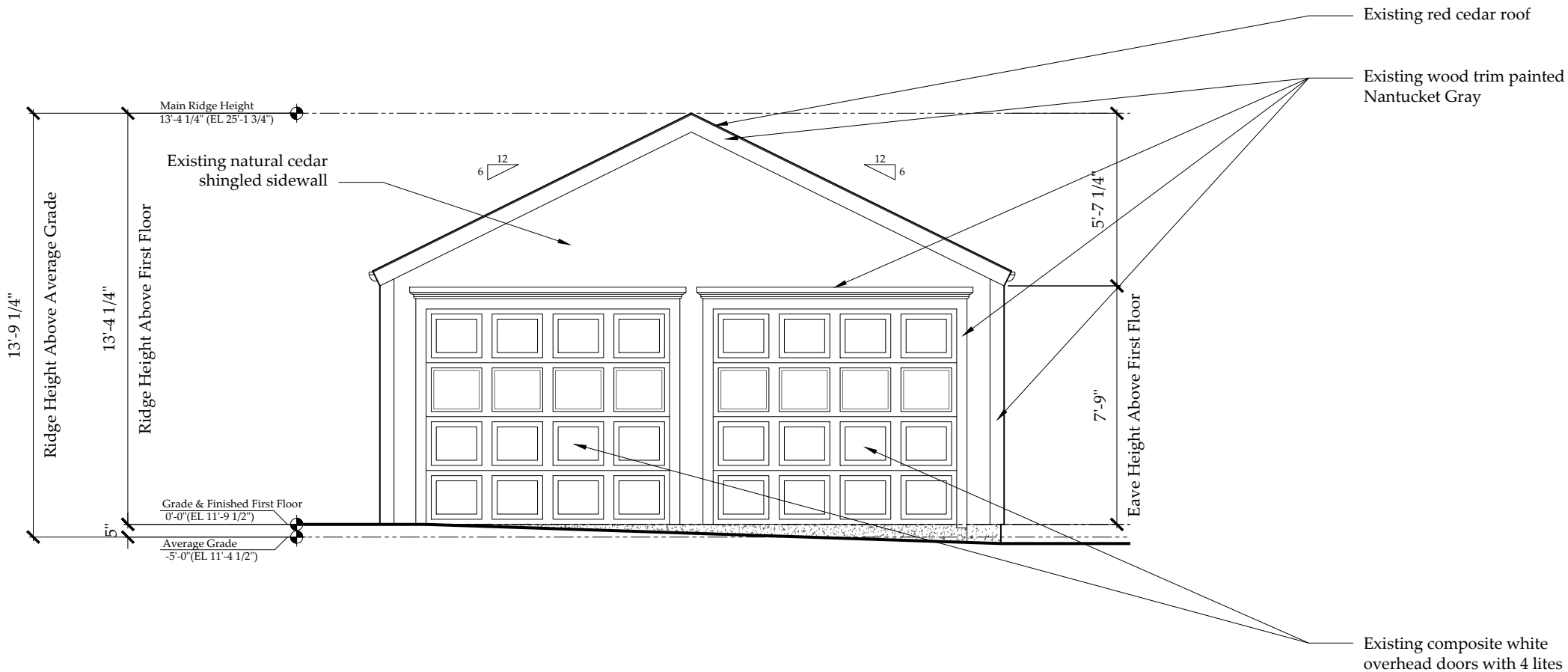
2 Proposed Garage First Floor Plan

Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan

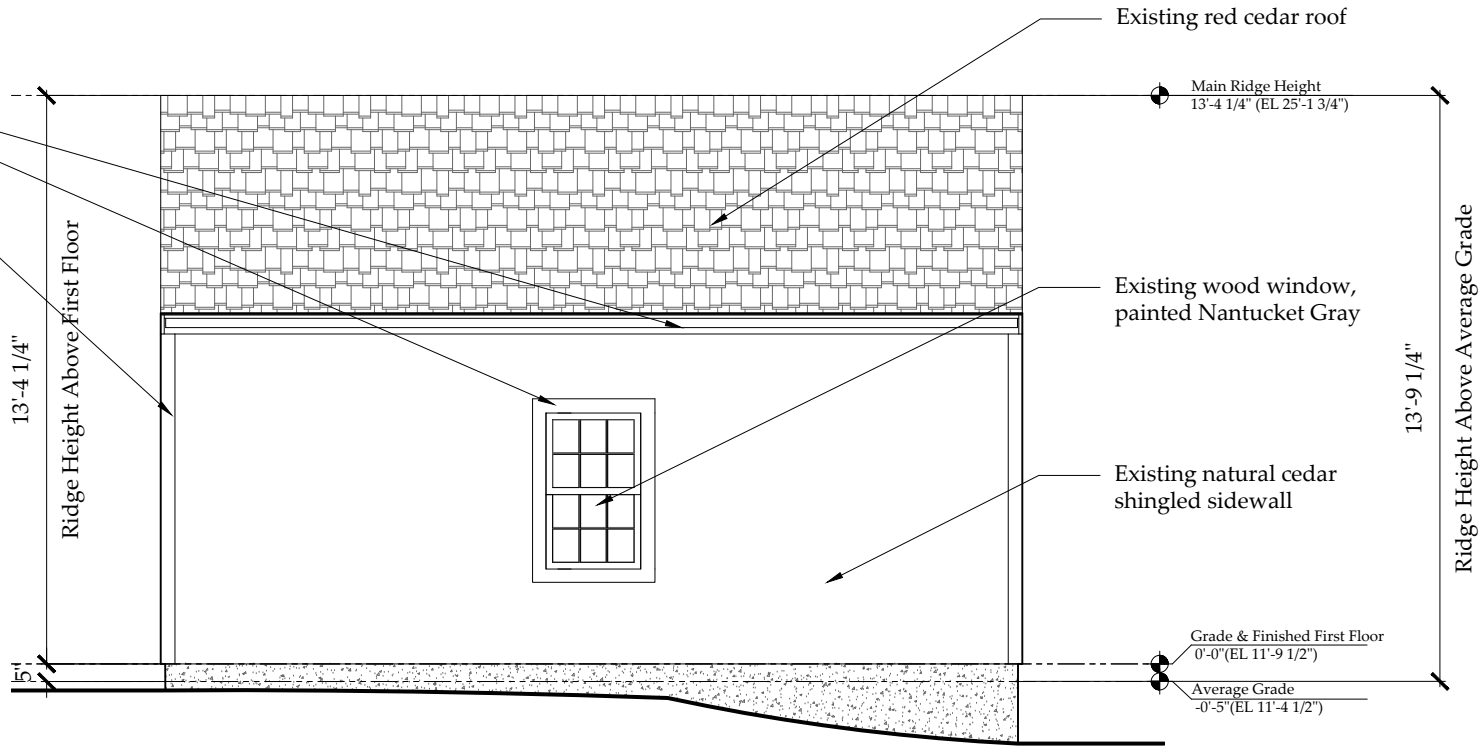
Scale: 1/4" = 1'-0"



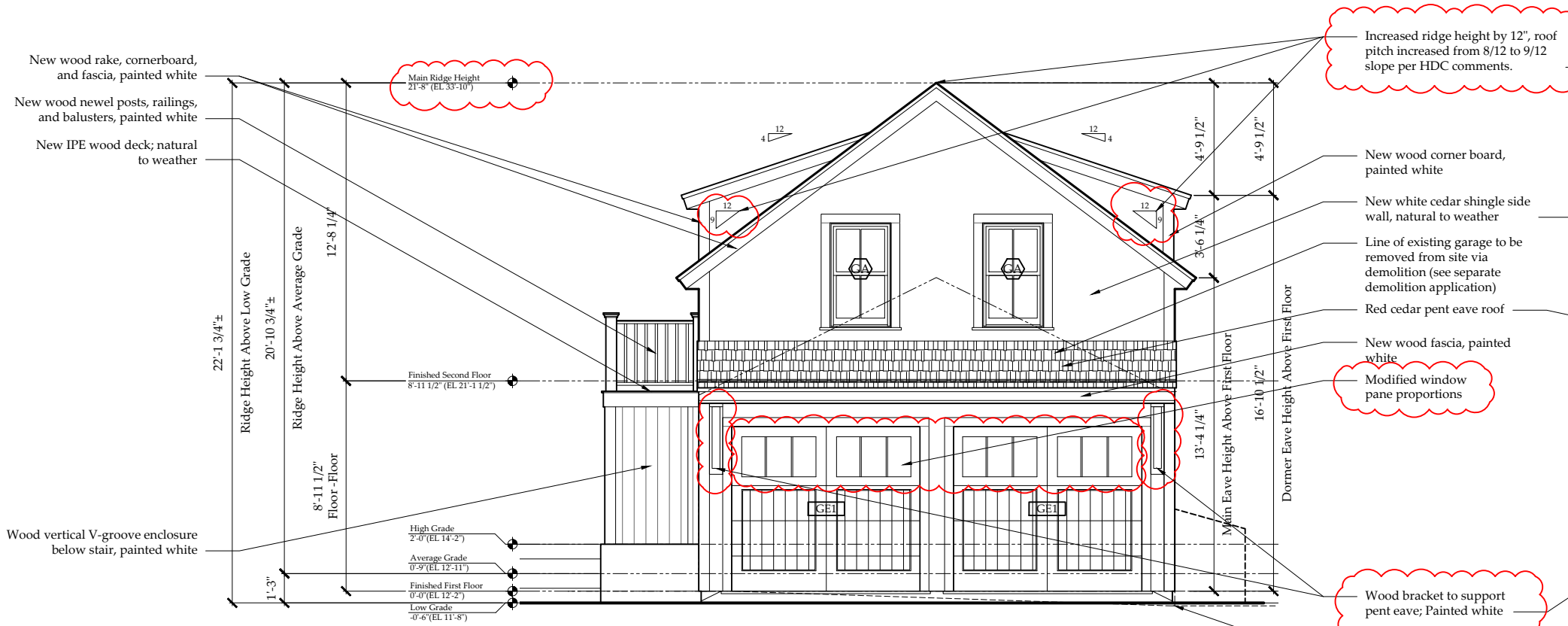
1 Existing Garage South Elevation

Scale: 1/4" = 1'-0"

- Existing red cedar roof
- Existing wood trim painted Nantucket Gray
- Existing composite white overhead doors with 4 lites

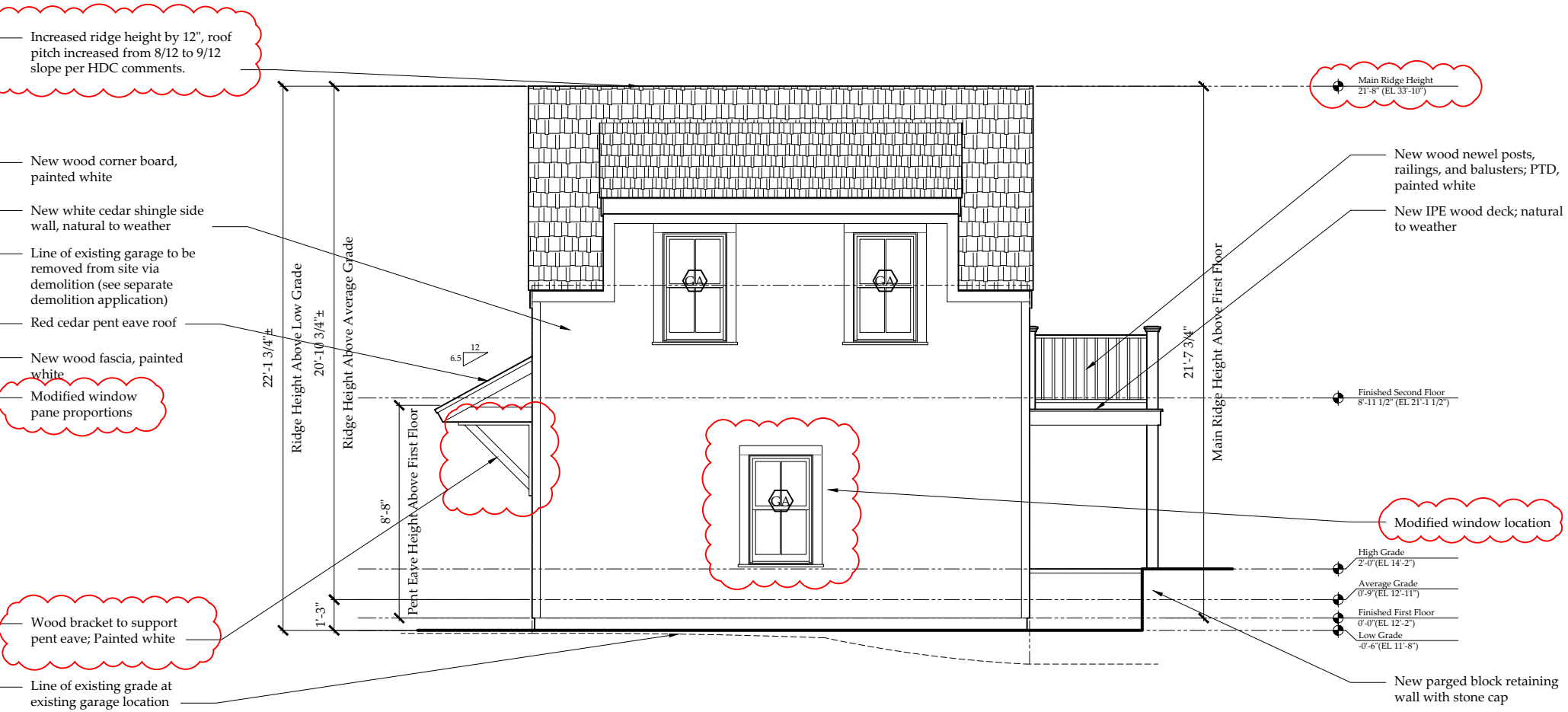


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

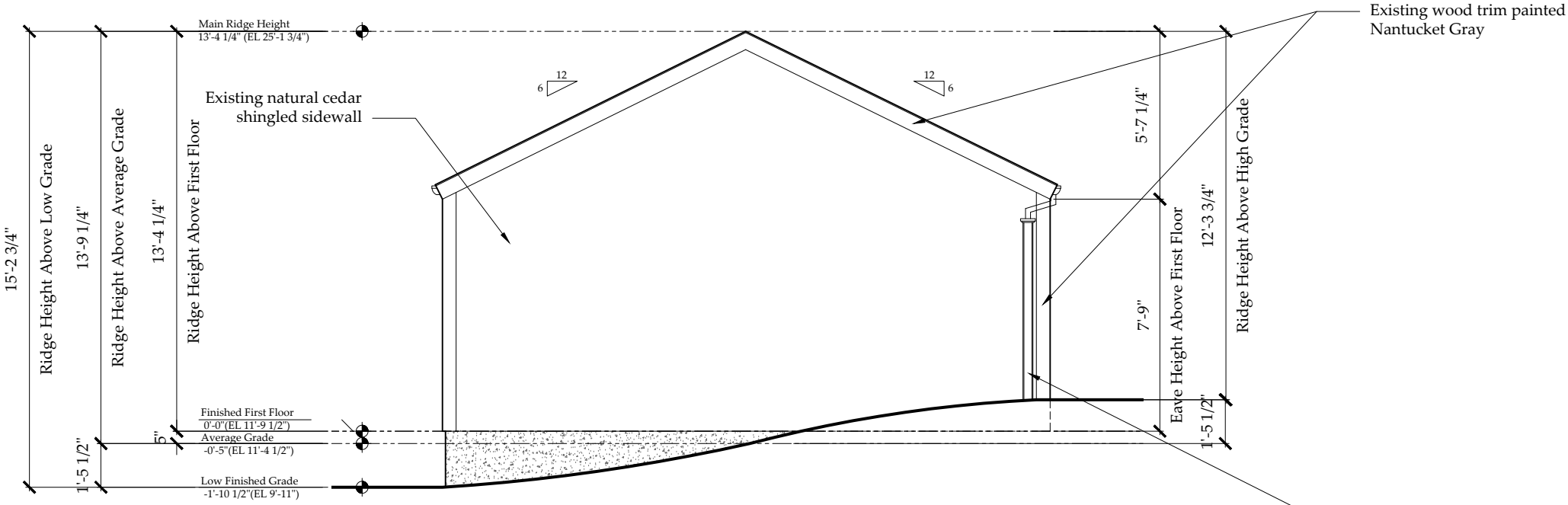


3 Proposed Garage South Elevation

Scale: 1/4" = 1'-0"

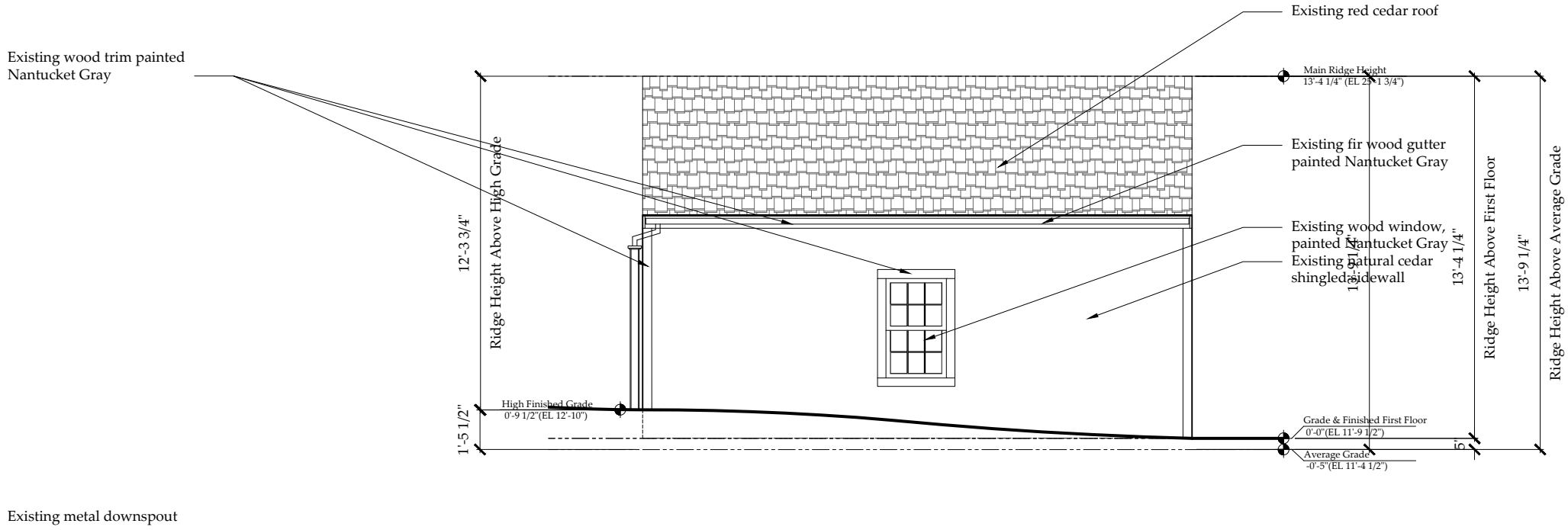


4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



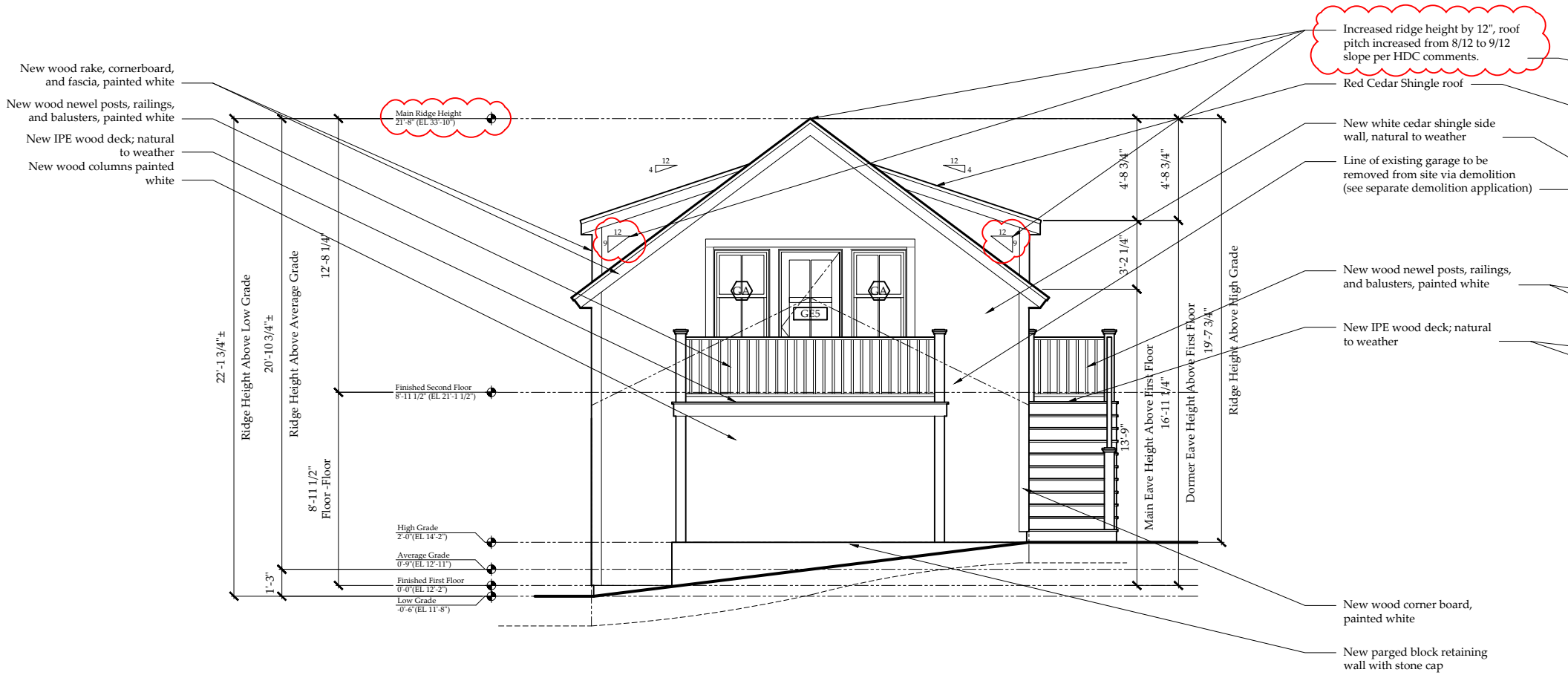
1 Existing Garage North Elevation

Scale: 1/4" = 1'-0"

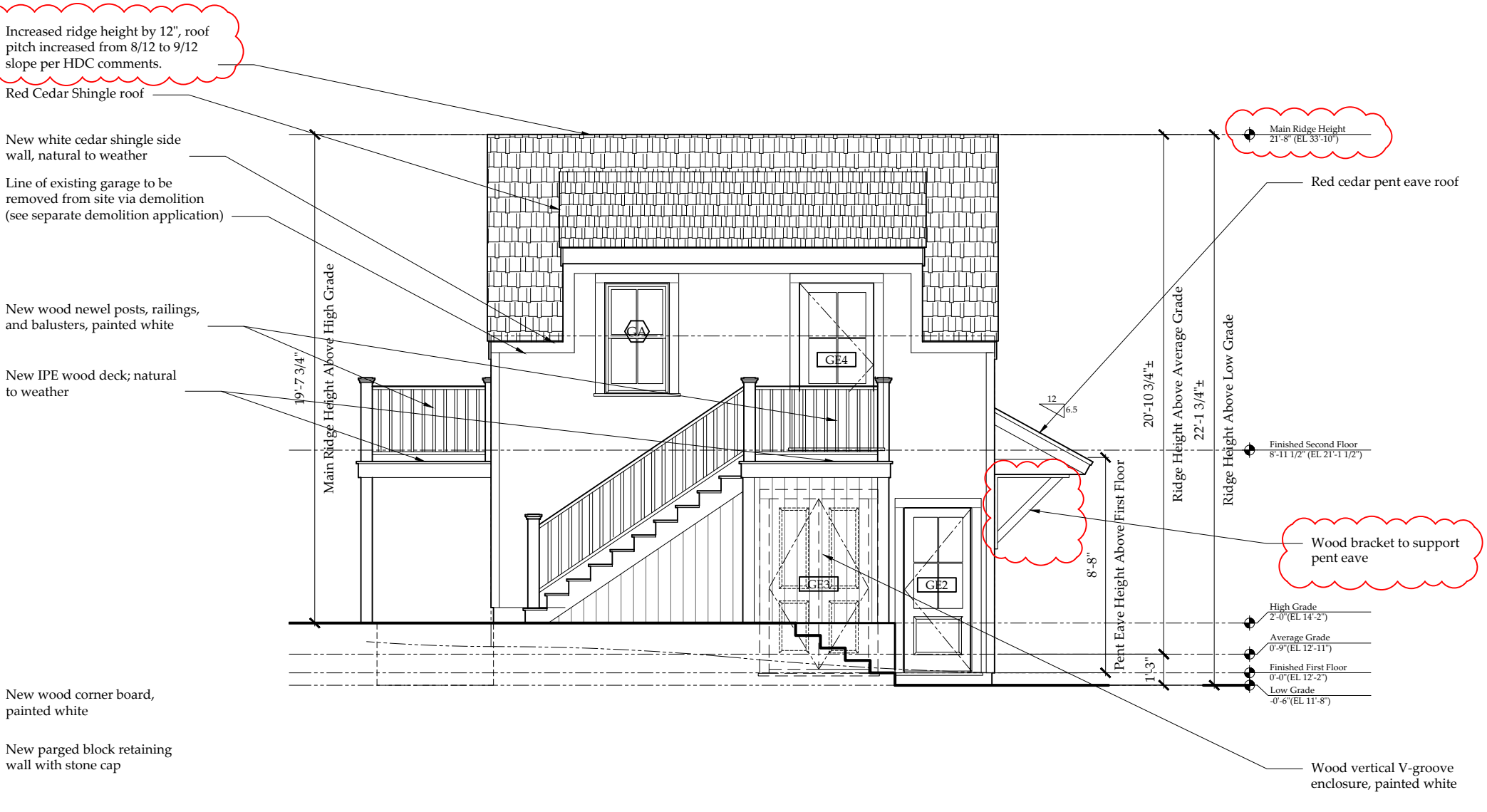


2 Existing Garage West Elevation

Scale: 1/4" = 1'-0"

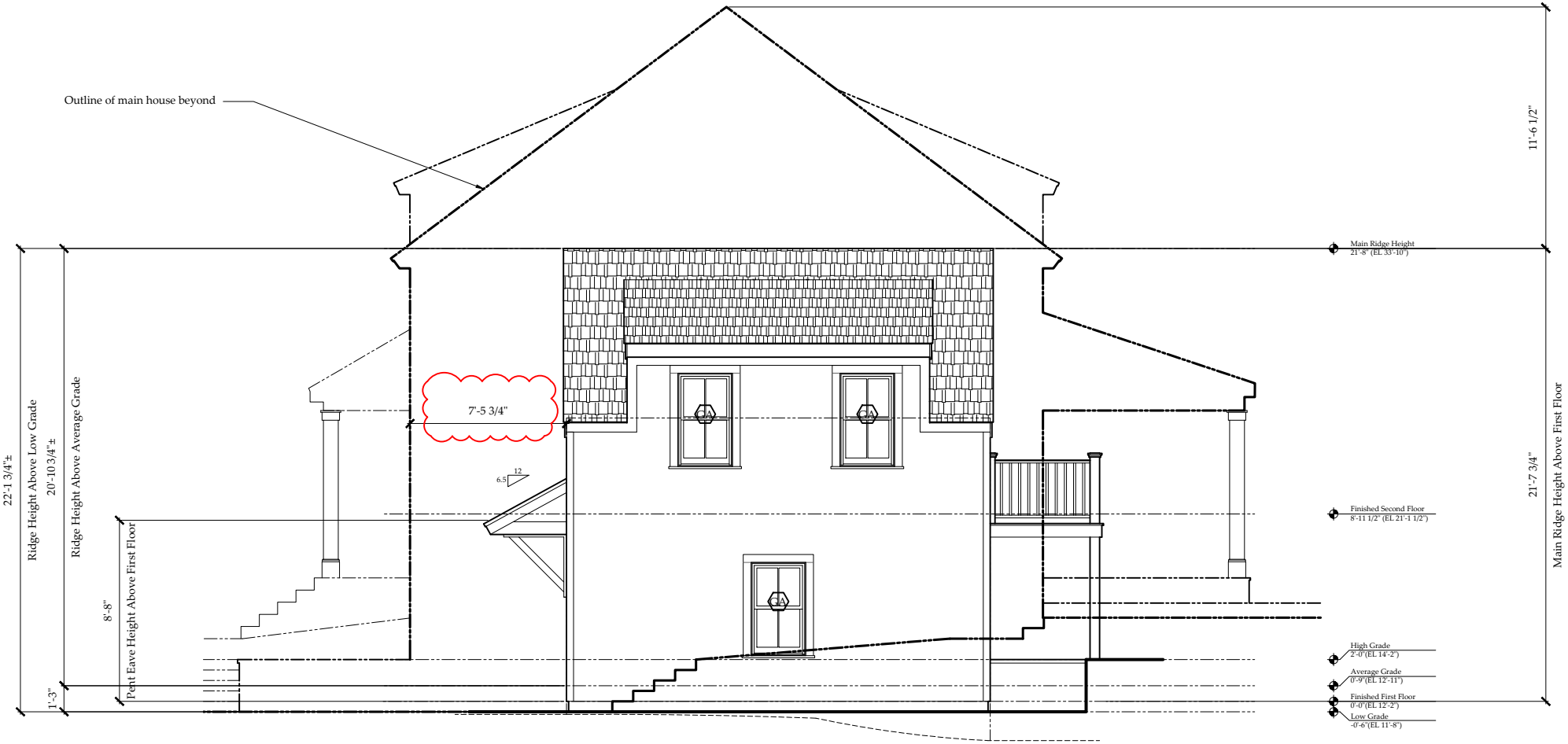


3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



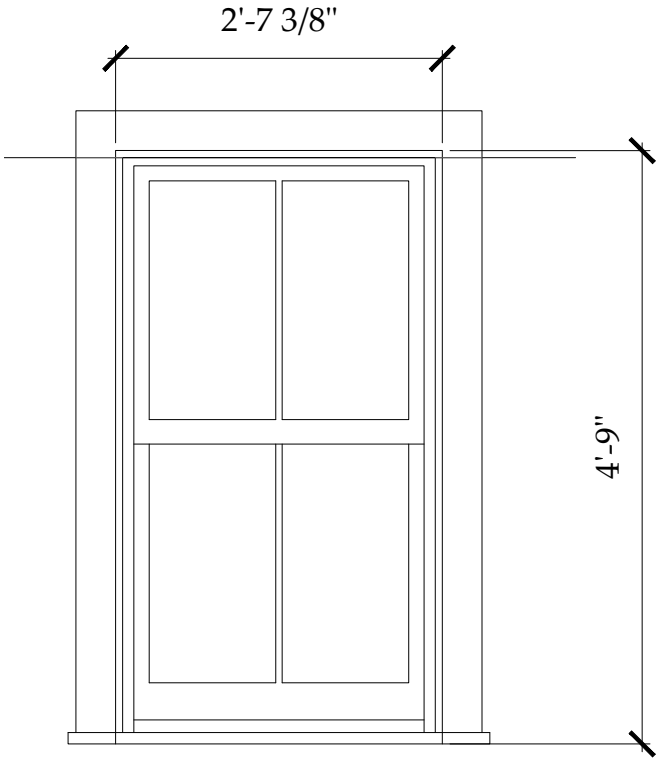
4 Proposed Garage West Elevation

Scale: 1/4" = 1'-0"



1 Proposed Garage East Elevation with Main House

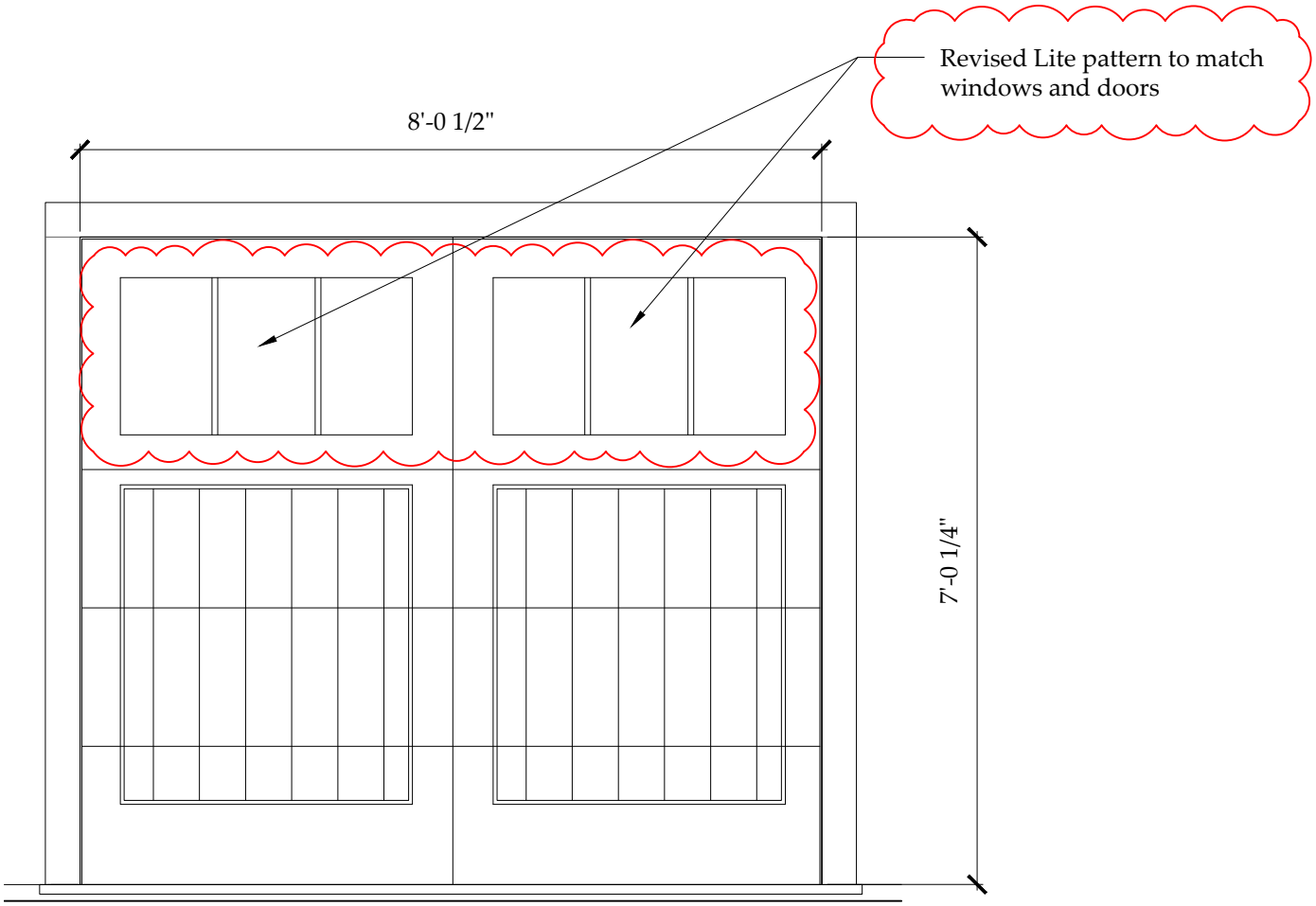
Scale: 1/4" = 1'-0"



GA

Unit Specifications

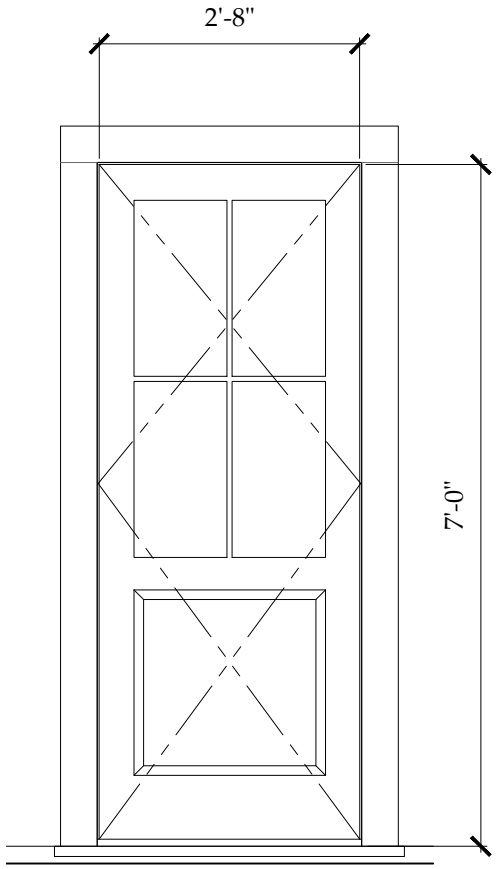
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer Bar
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



GE1

Unit Specifications

Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



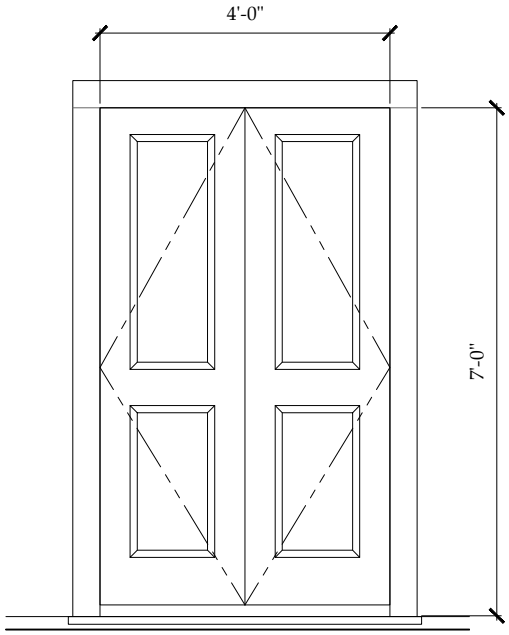
GE2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	

2 Proposed Door Types

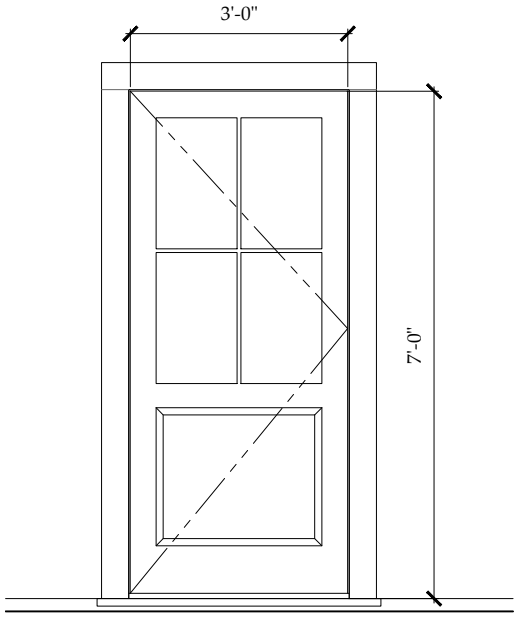
Scale: 1/2" = 1'-0"



GE3

Unit Specifications

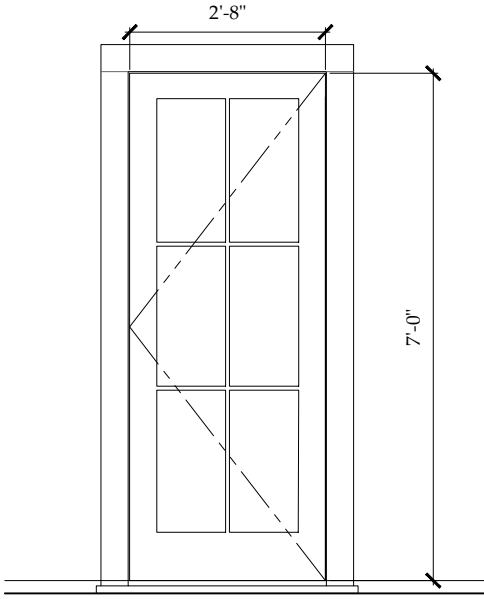
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



GE4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite Wood 1 Panel Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



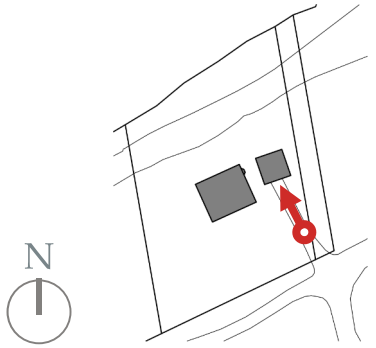
GE5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	Single 6-Lite French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



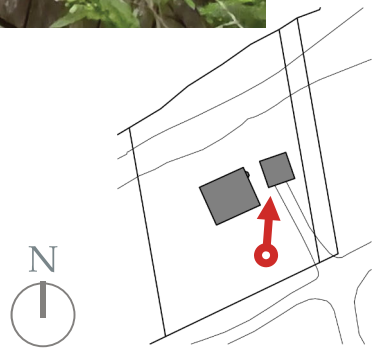
EXISTING South Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



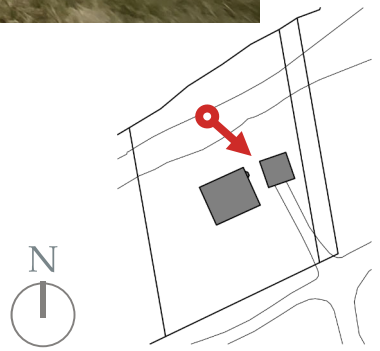
EXISTING Southwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



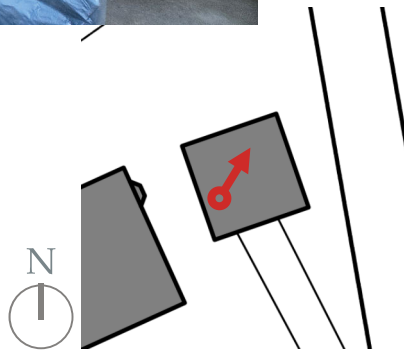
EXISTING Northwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



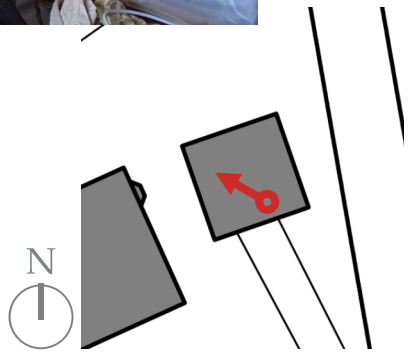
EXISTING North Wall - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



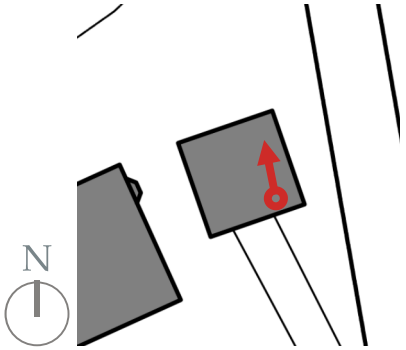
EXISTING West Wall and North West Corner - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



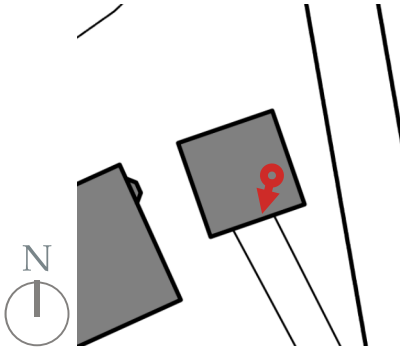
EXISTING East Wall - Garage Interior



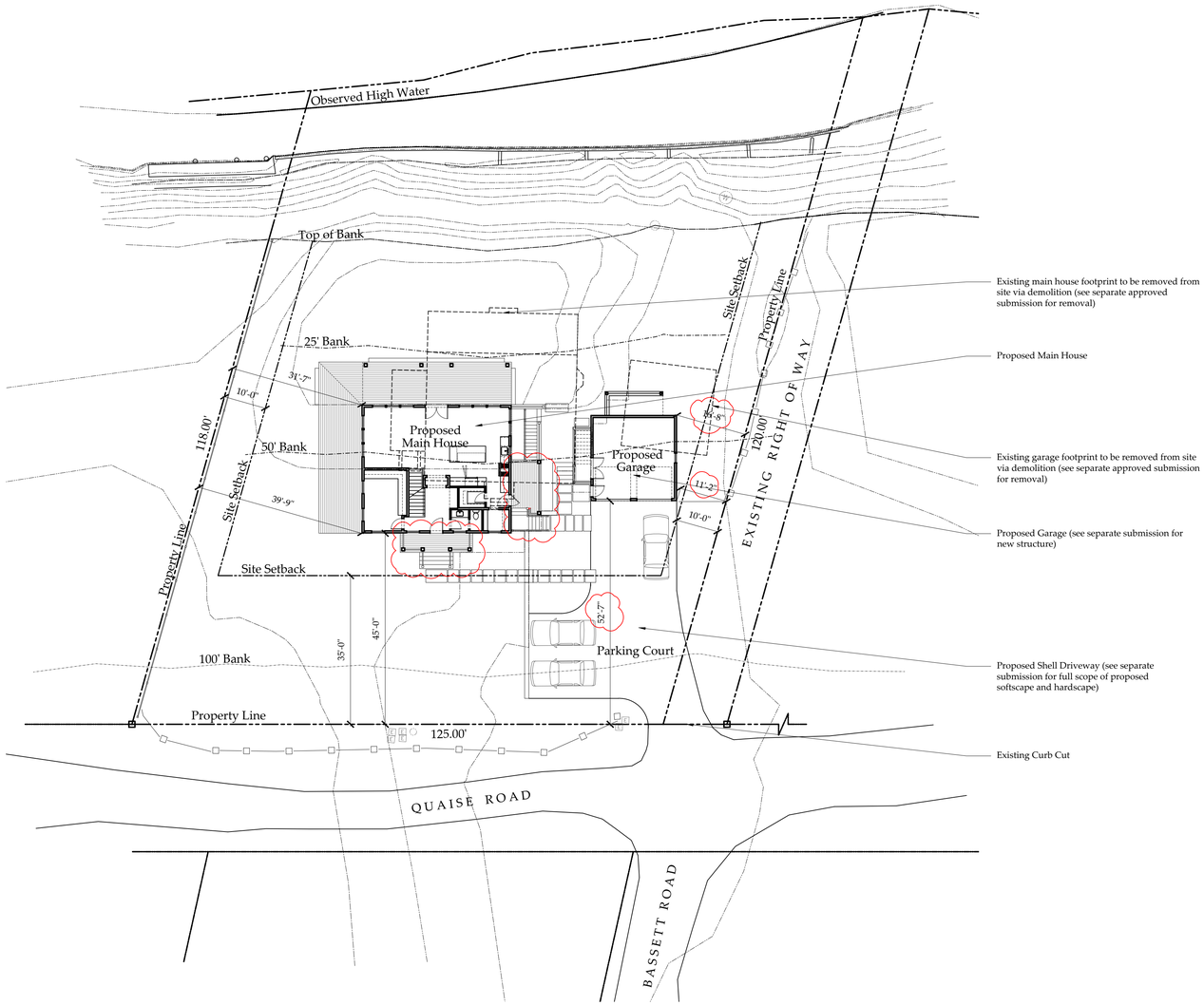
Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



EXISTING South Wall and Ceiling - Garage Interior

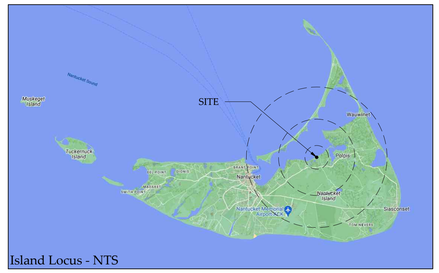


PROPOSED

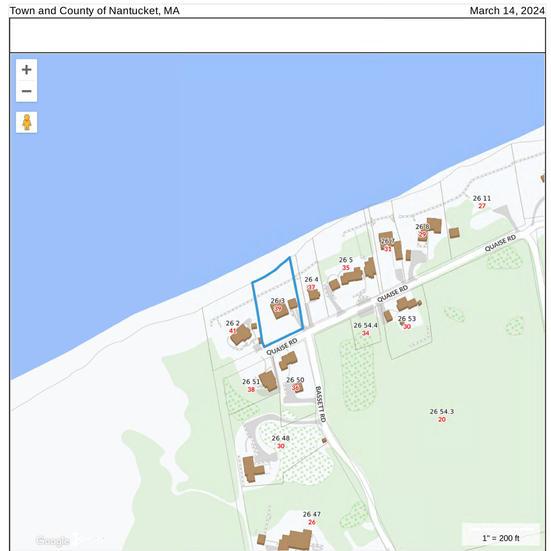


1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North



Locus Map



REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Drawing List

A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

Zoning Information

Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

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Main House
Proposed Site Plan
Locus
Zoning Information

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

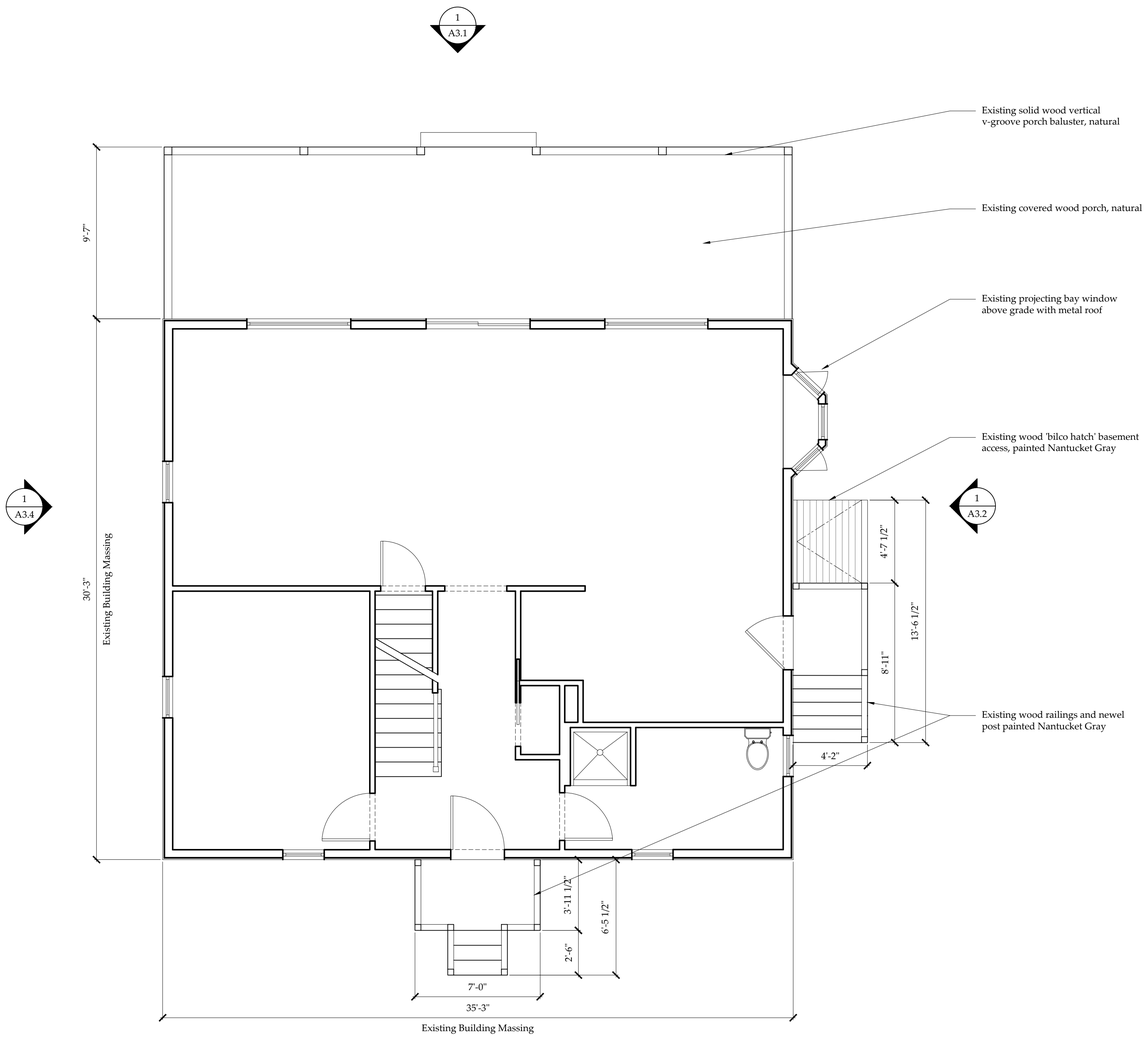
Project number: 23-62

A1.1

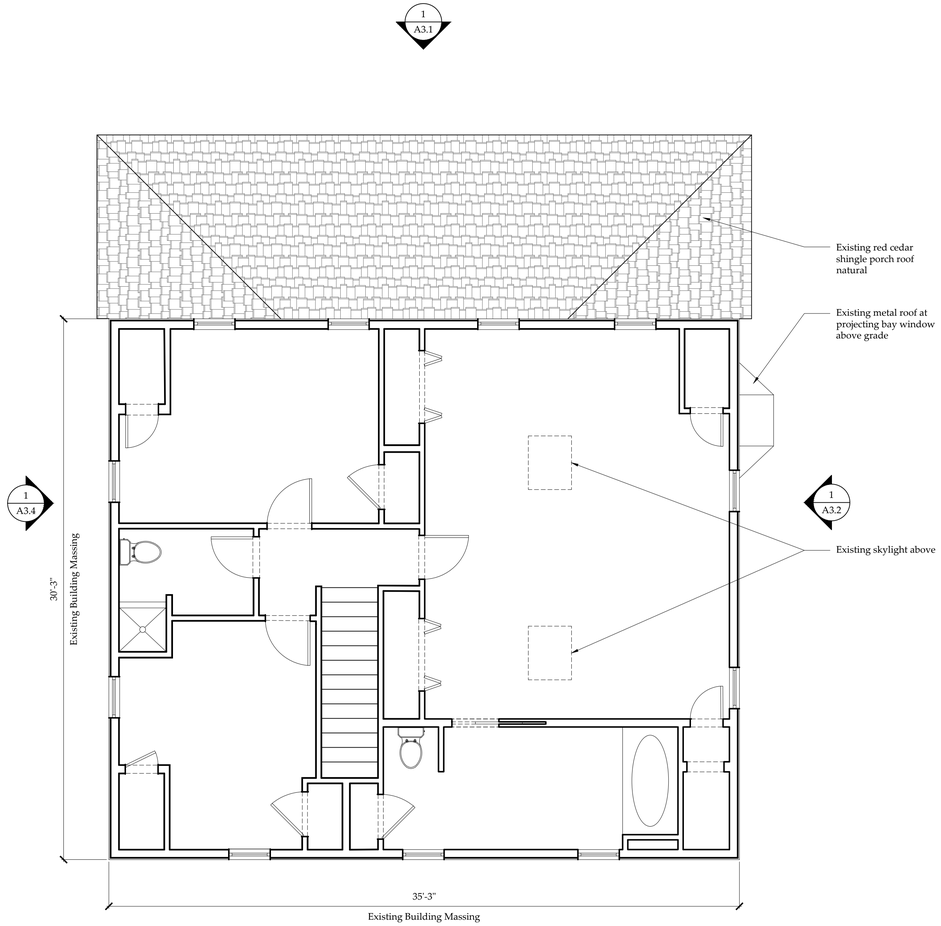
EXISTING

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Existing Floor Plans

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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

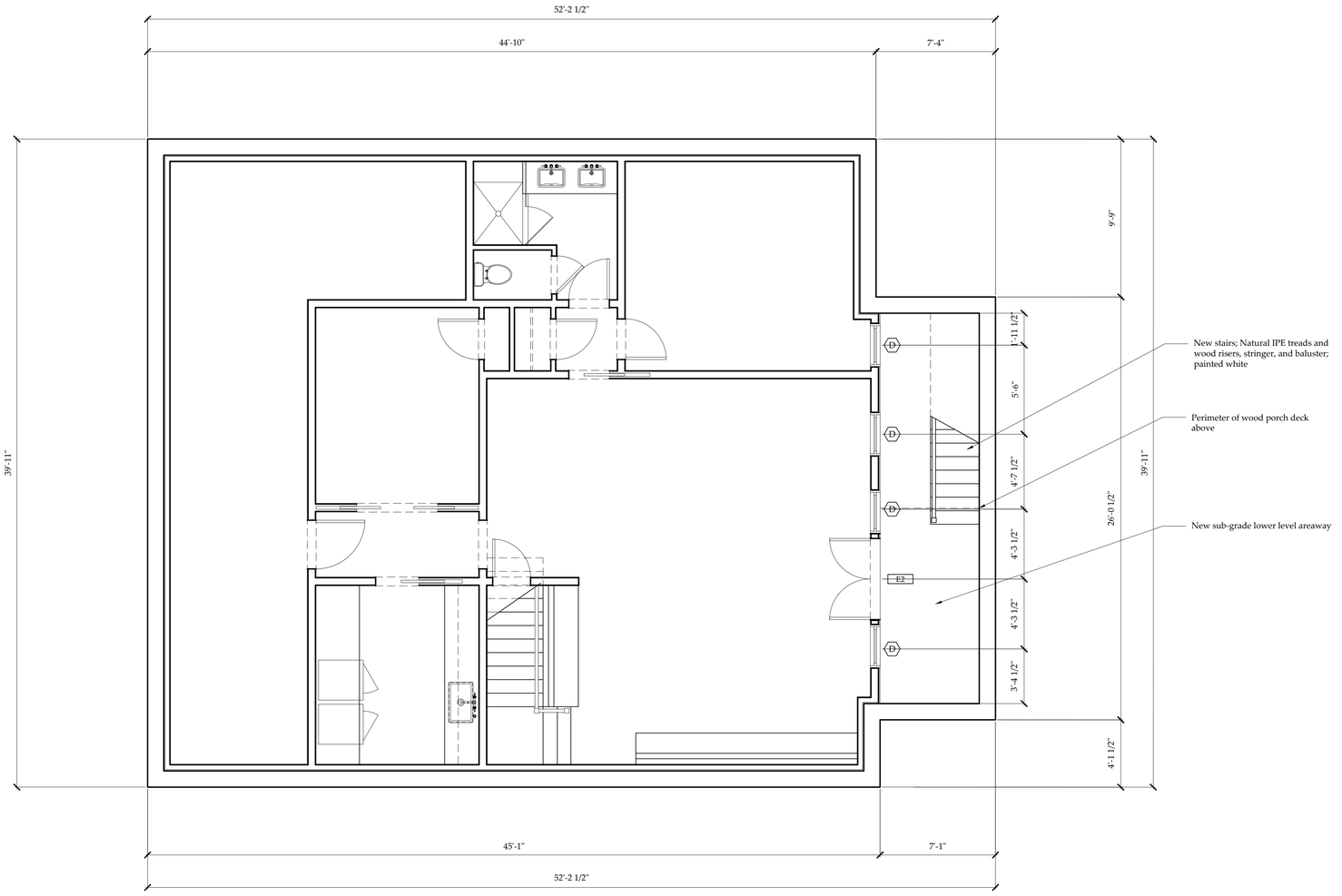
Project number: 23-62

EX2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Proposed Lower Level
Floor Plan

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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

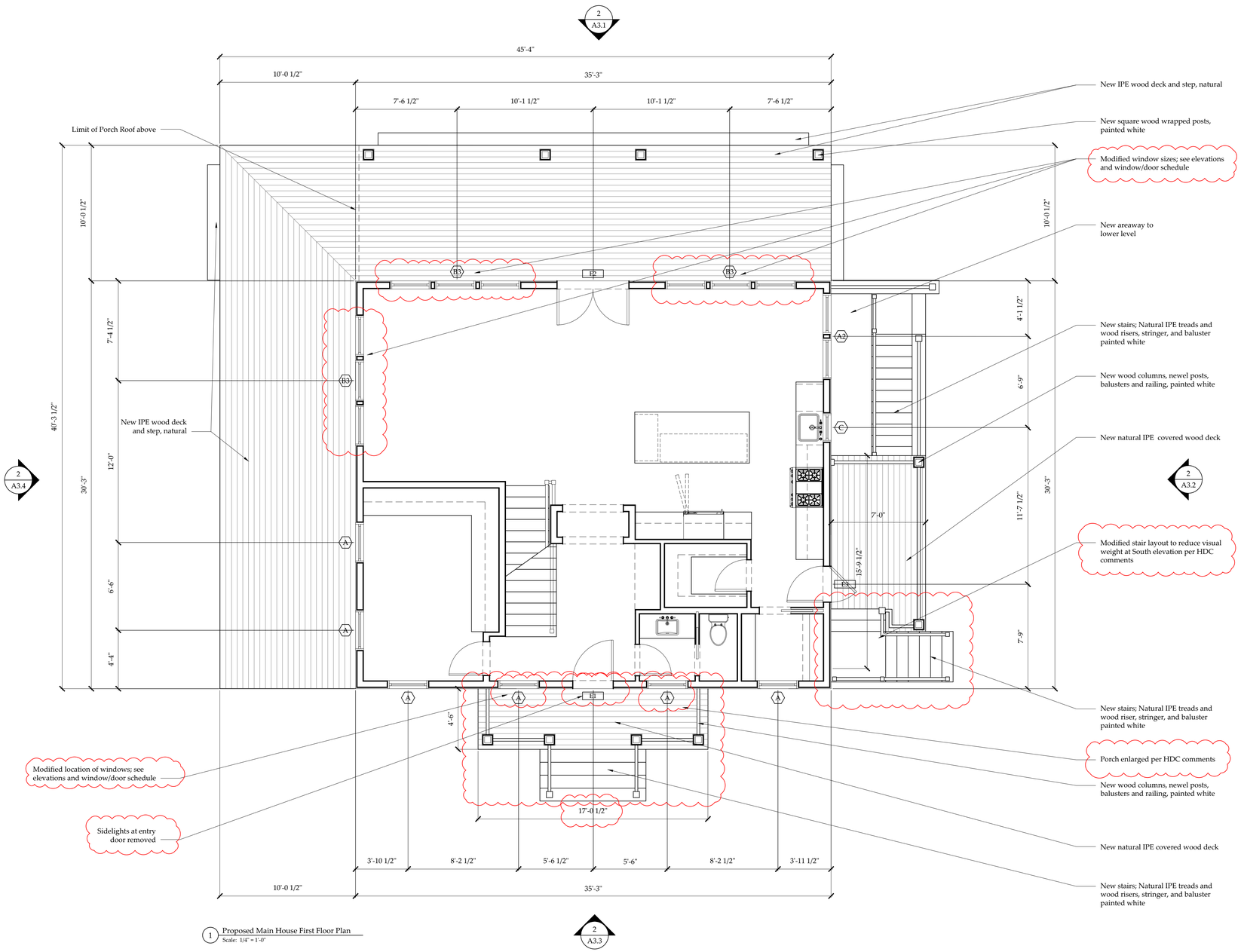
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mullied, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Proposed
First Floor Plan

MAIN HOUSE NEW CONSTRUCTION
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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

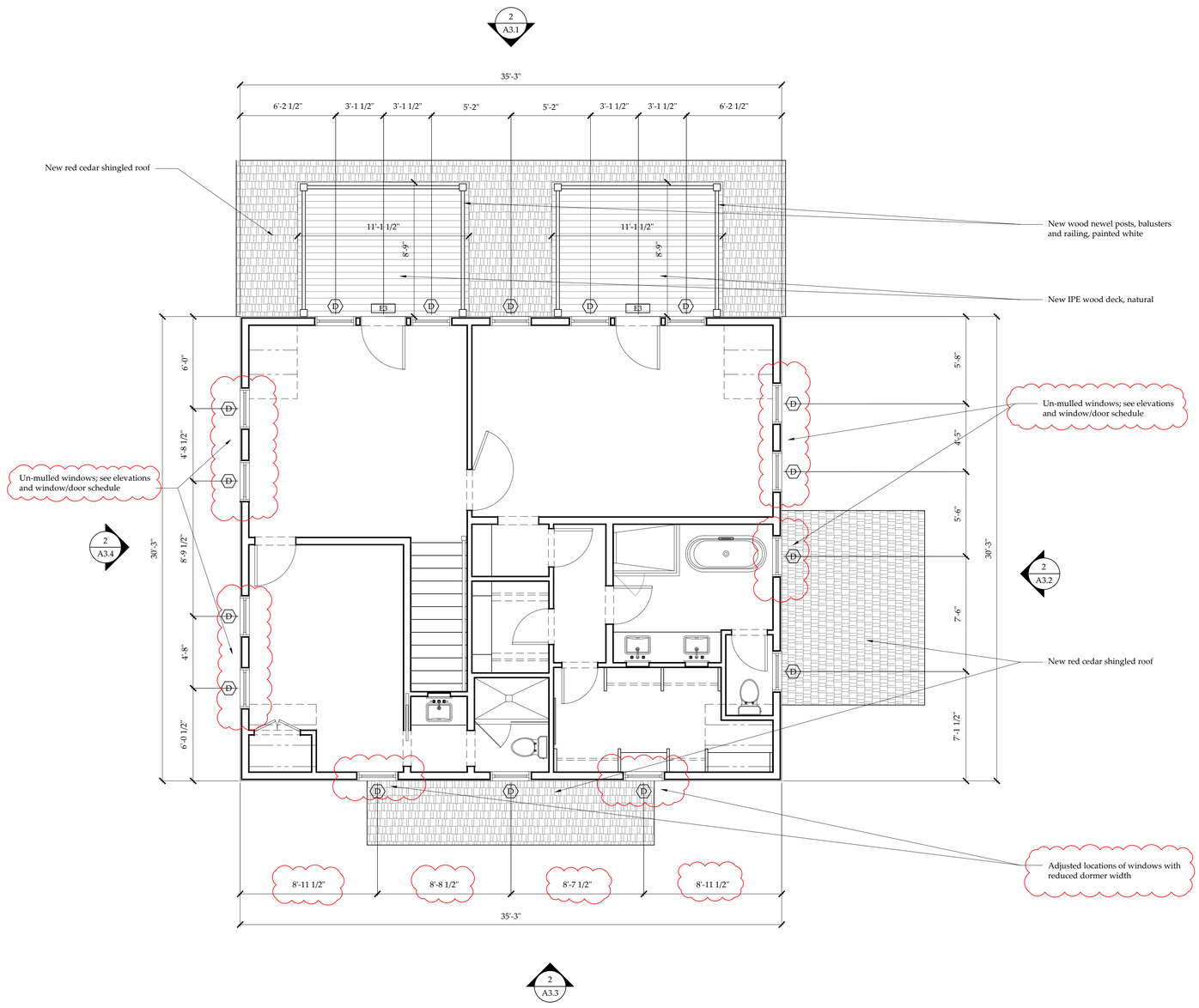
Project number: 23-62

A2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Proposed Main House
Second Floor Plan

MAIN HOUSE NEW CONSTRUCTION
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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

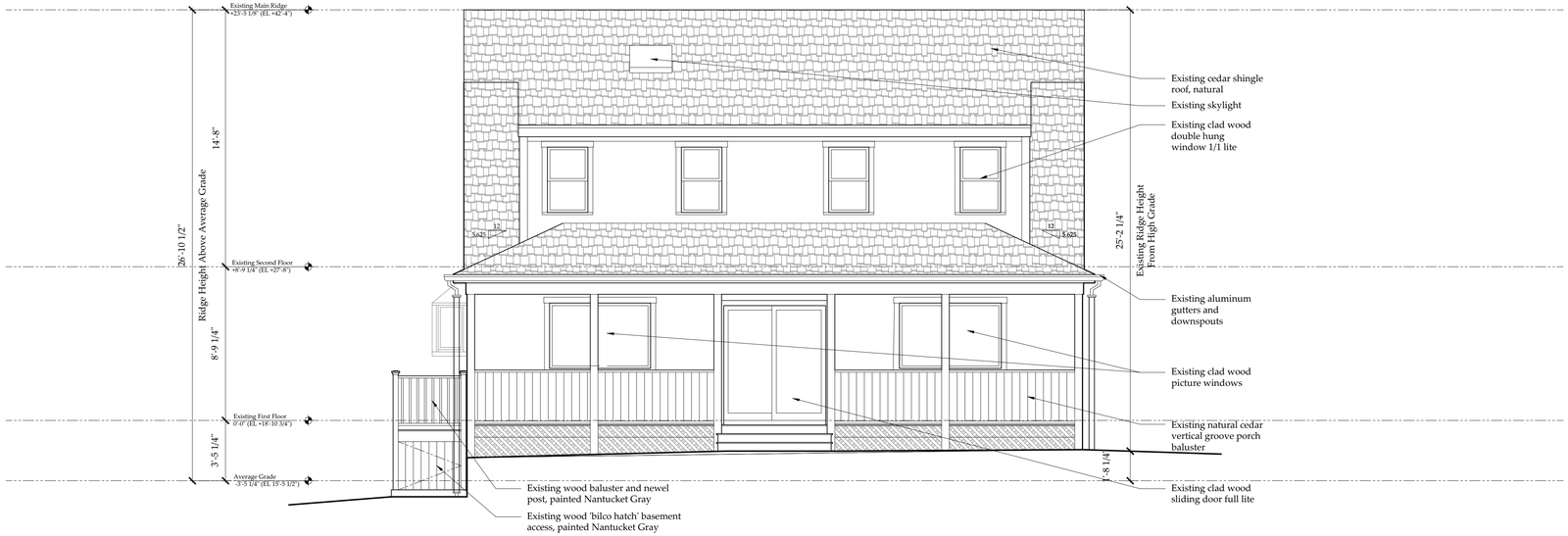
Project number: 23-62

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

MAIN HOUSE NEW CONSTRUCTION
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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

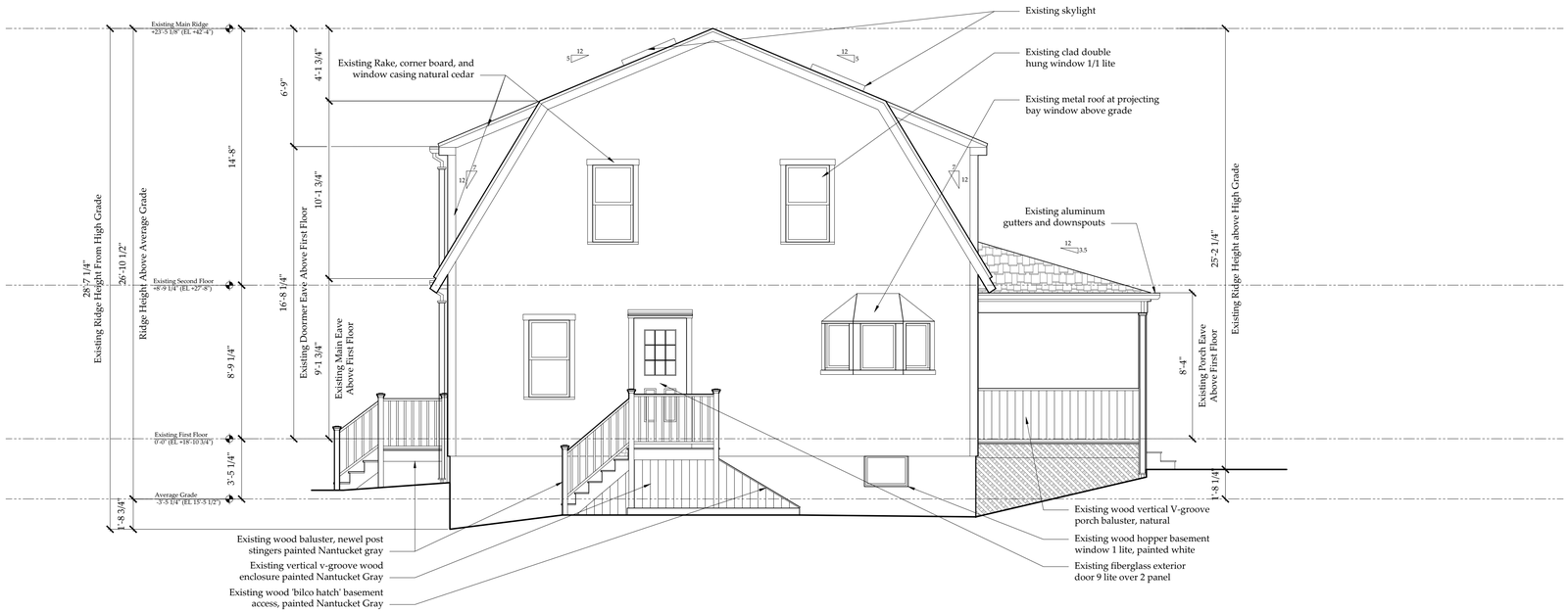
Project number: 23-62

A3.1

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)

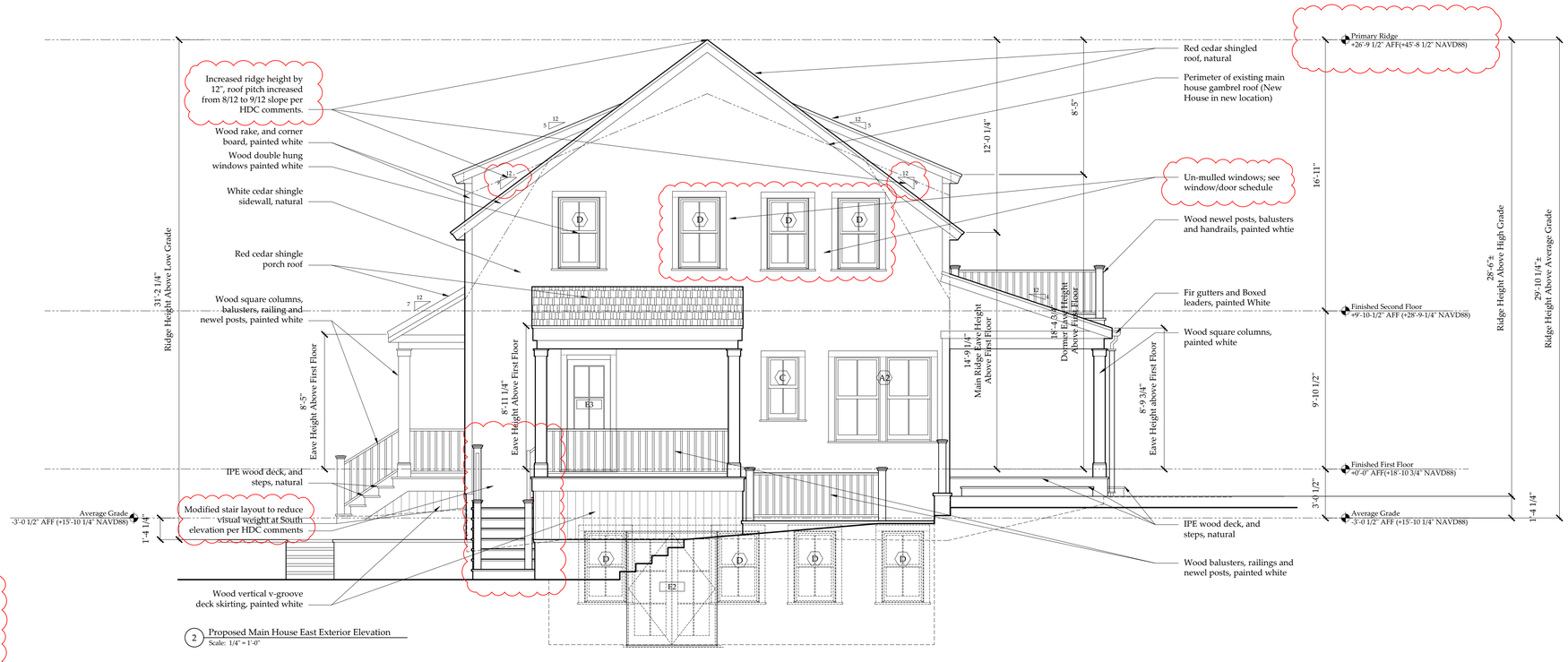


1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

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

MAIN HOUSE NEW CONSTRUCTION
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*Notify architect of any discrepancies

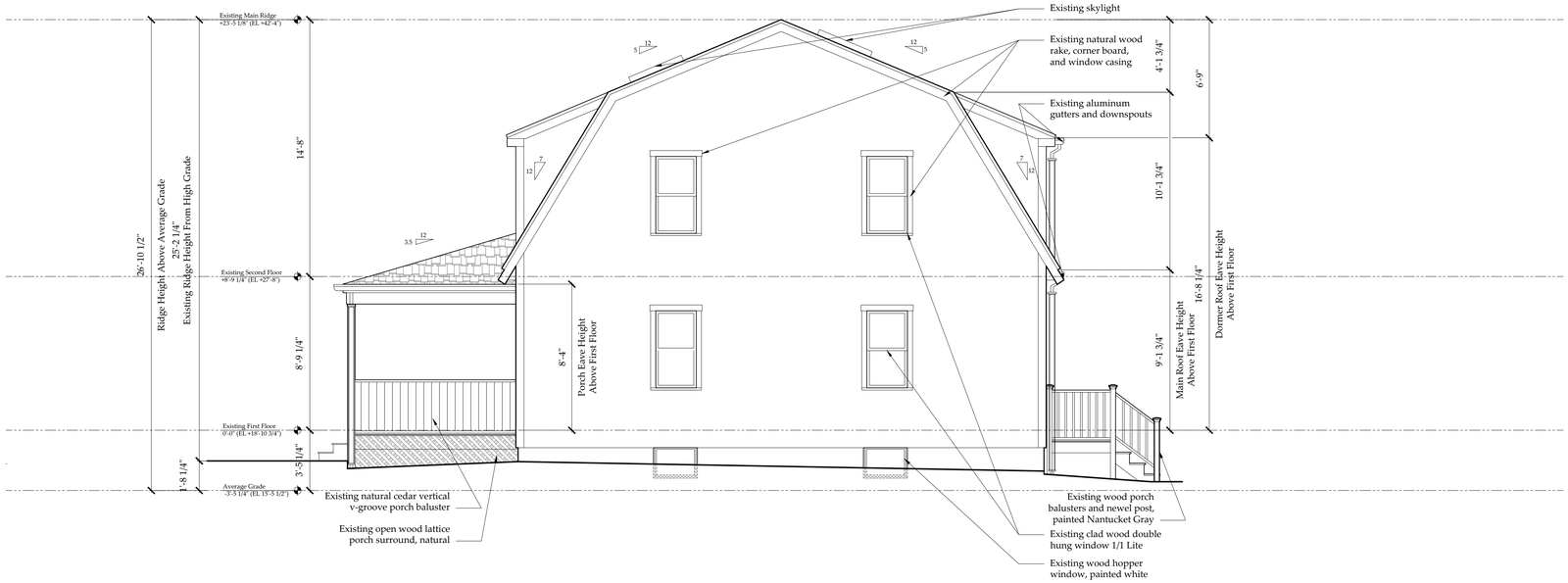
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

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
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*Issued for HDC Approval
*Not For Construction
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*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.4

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House South Exterior Elevation with Garage
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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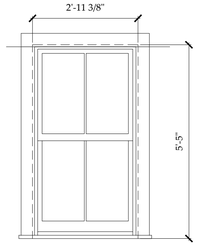
Main House
Proposed with Garage
South Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

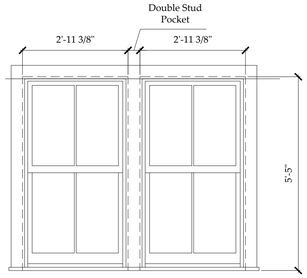
A3.5



A

Unit Specifications

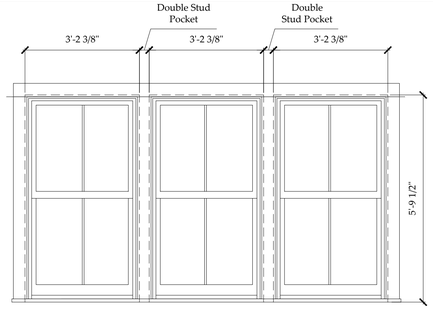
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

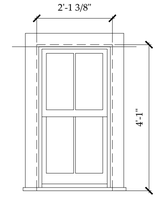
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

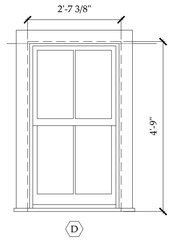
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
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 -	-

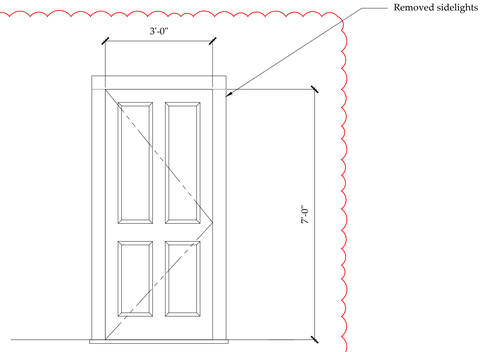


D

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

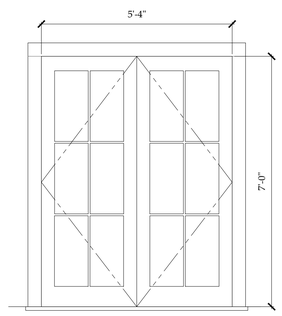
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

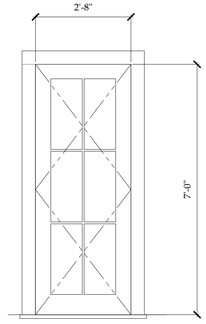
Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



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
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

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Third Point Holdings, LLC.
39 Quaise Road
Nantucket, MA 02554

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)

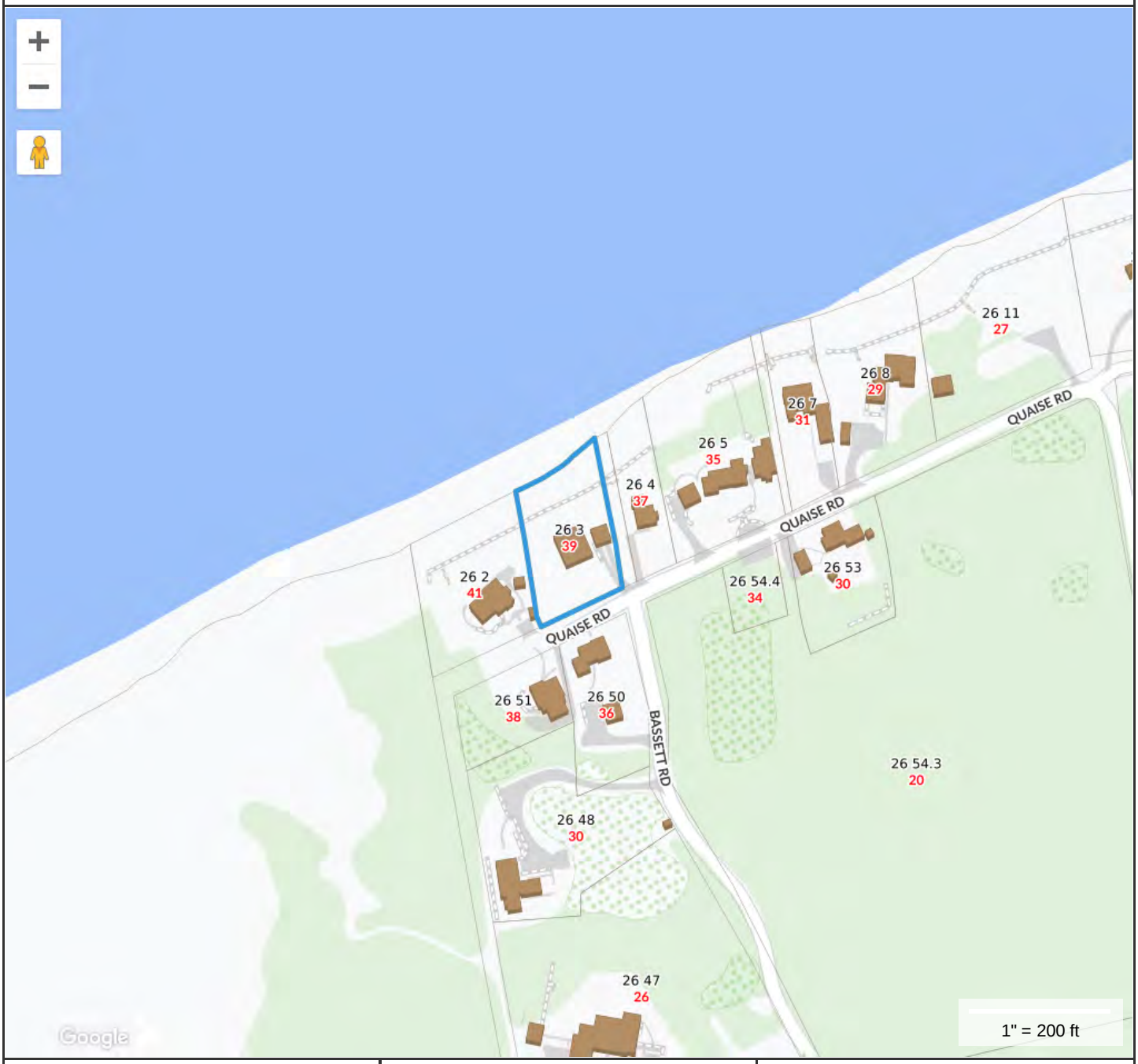
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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

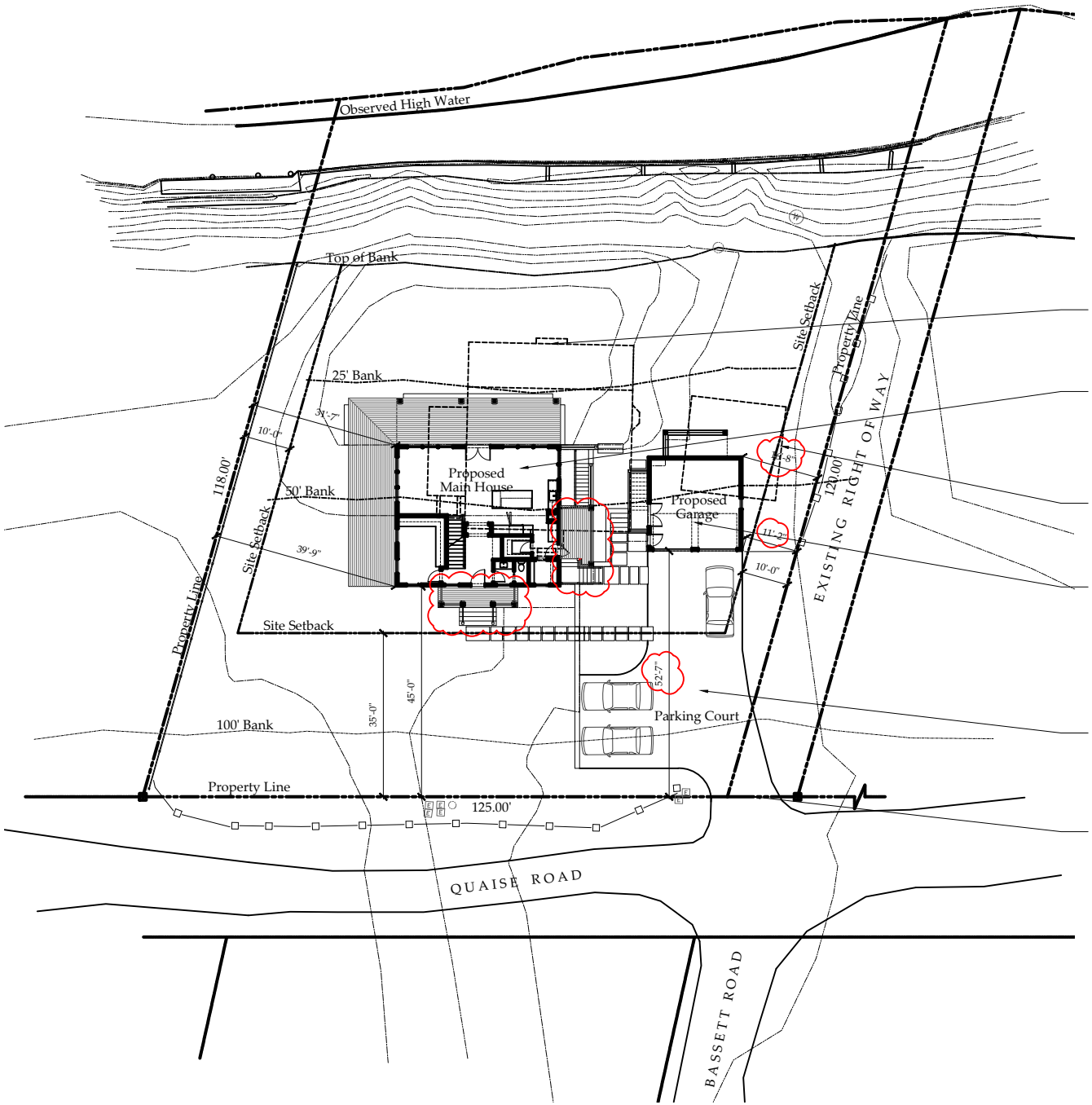
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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)

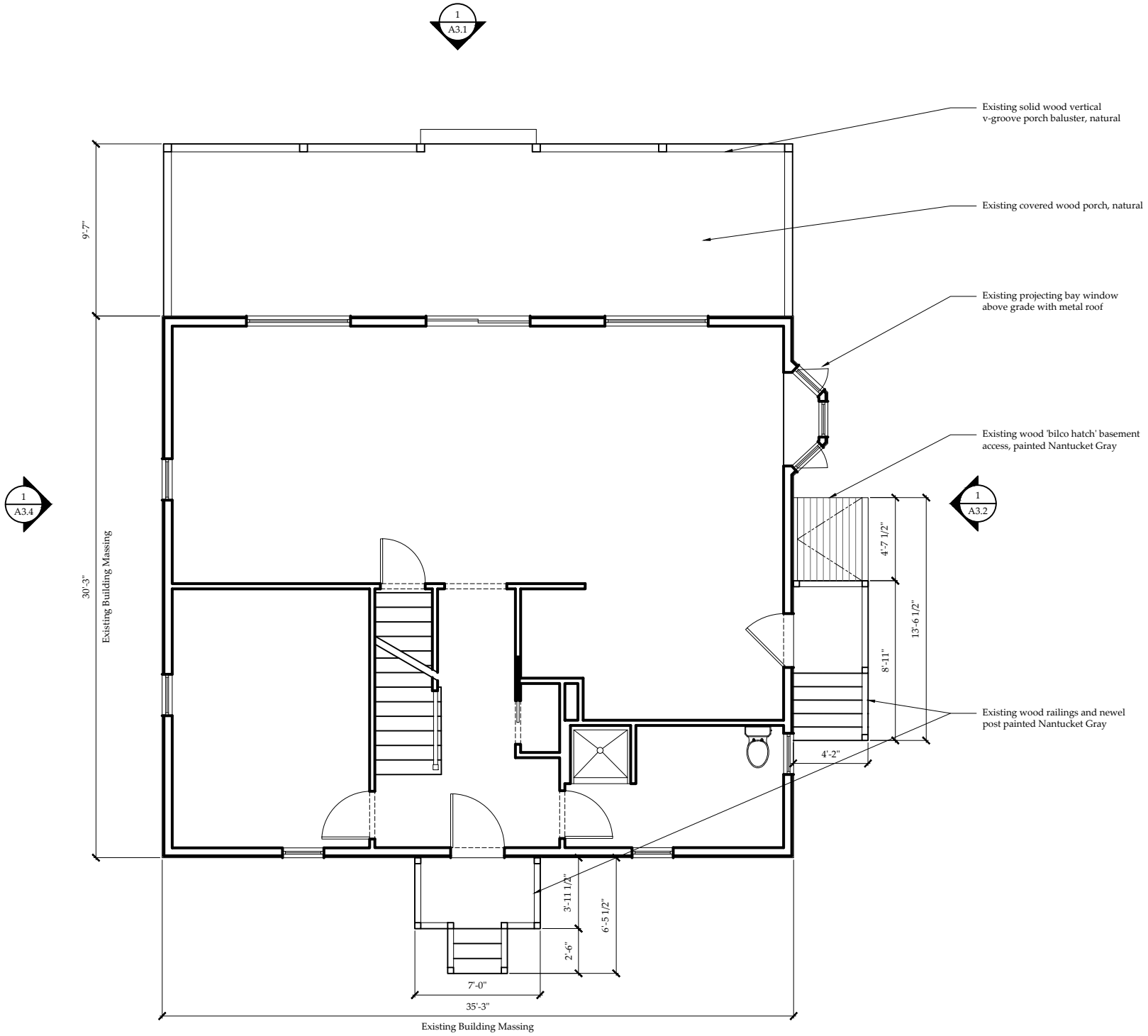
Existing Curb Cut

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

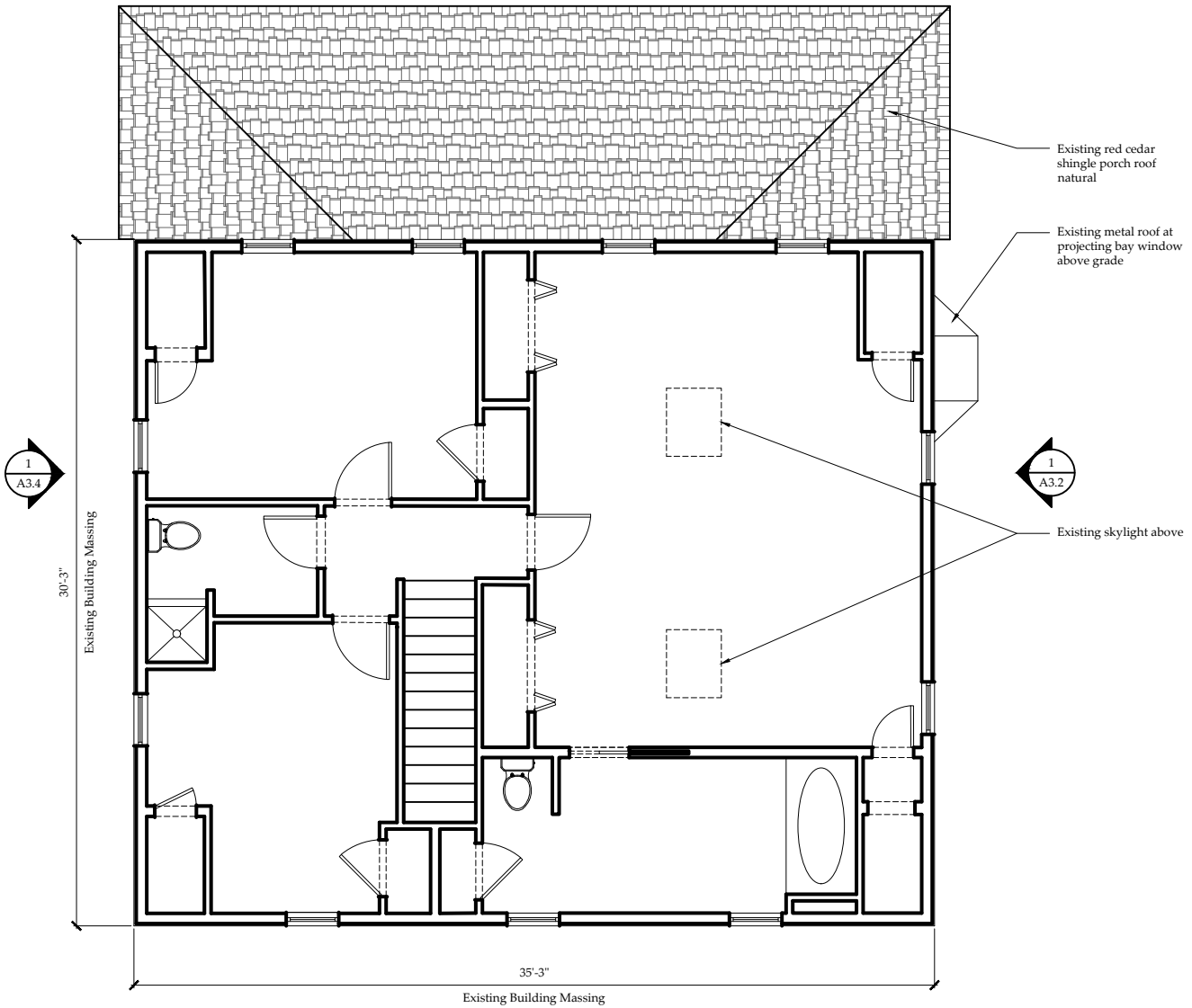
Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	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"

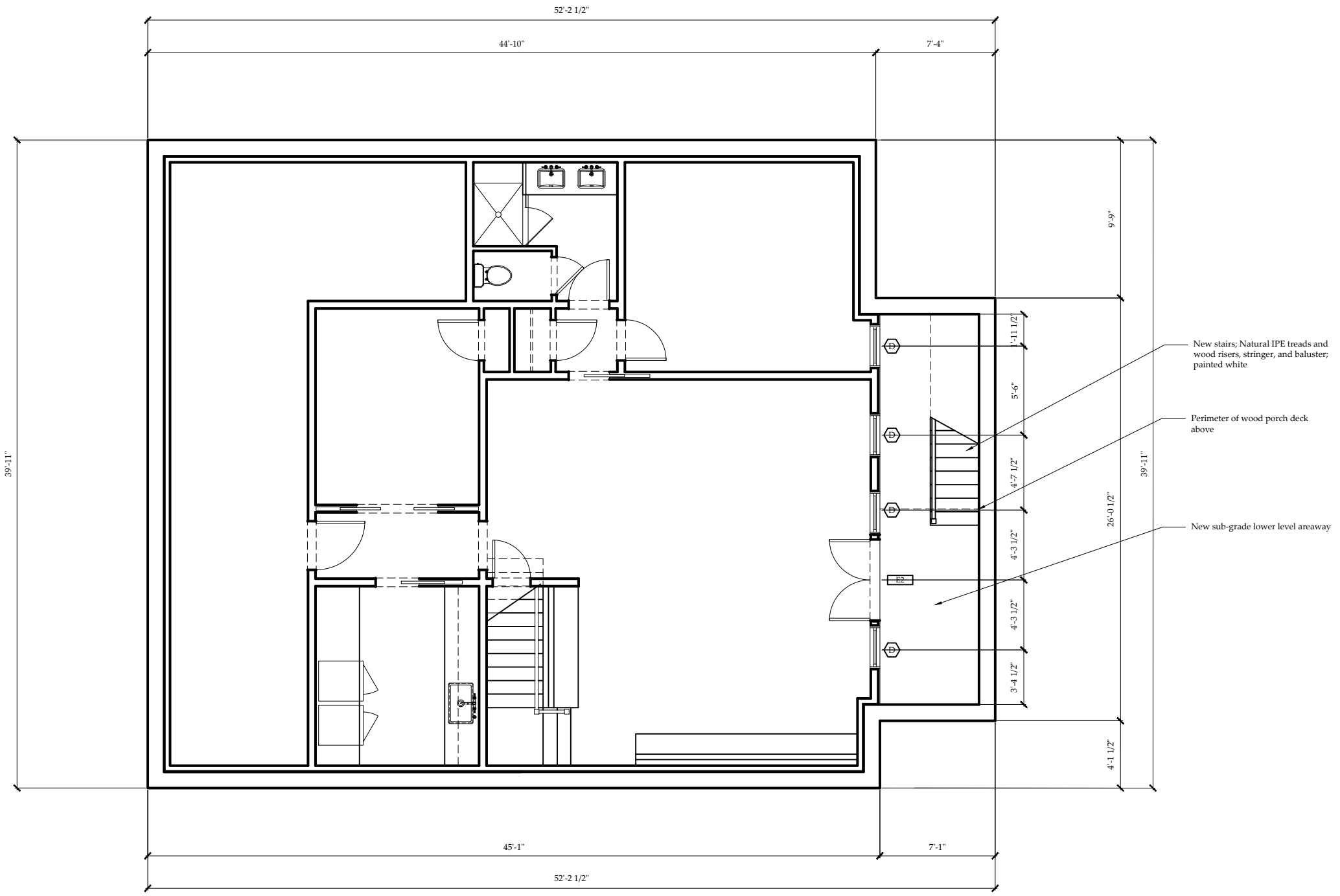
1
A3.3

1
A3.1

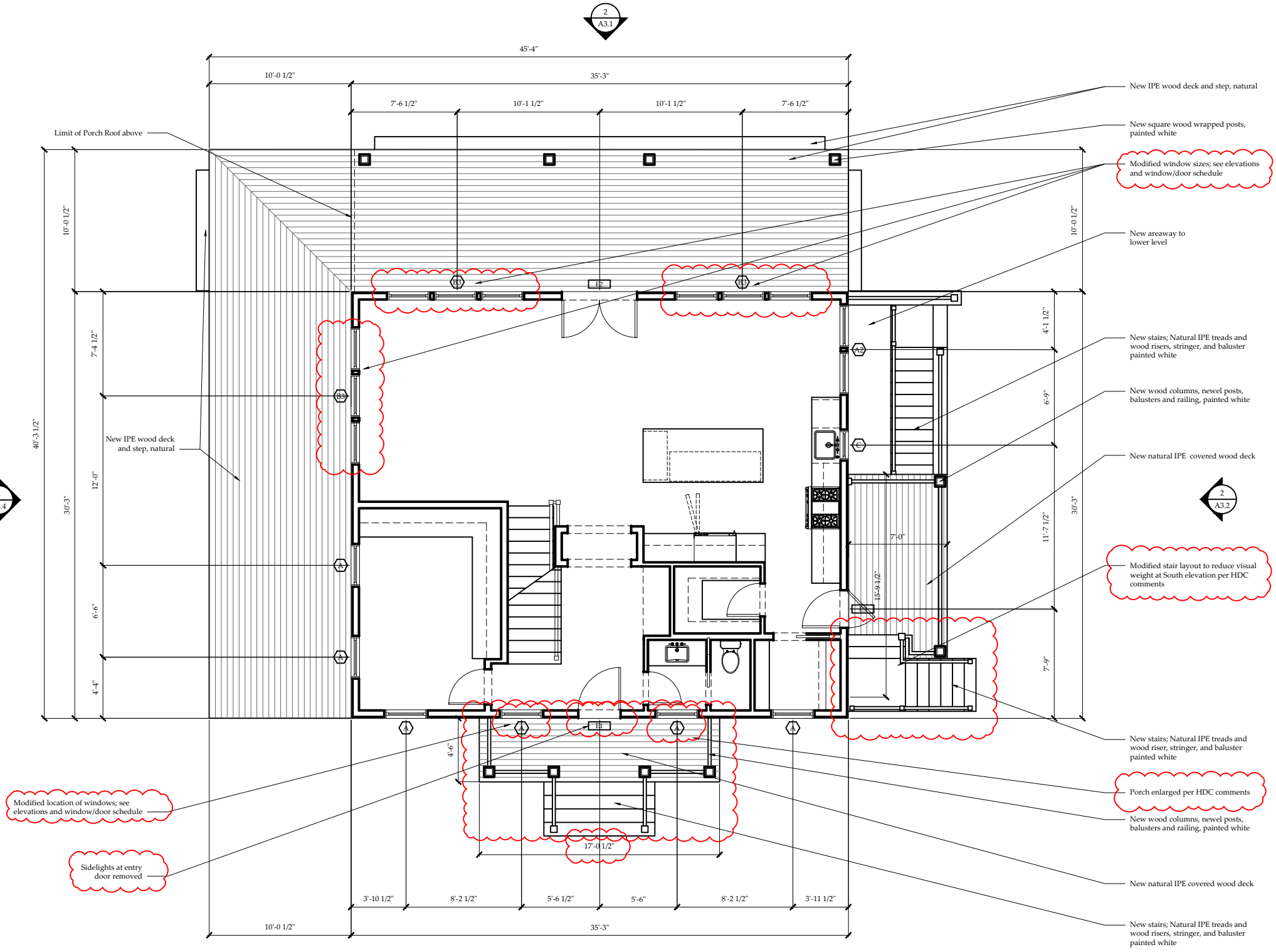


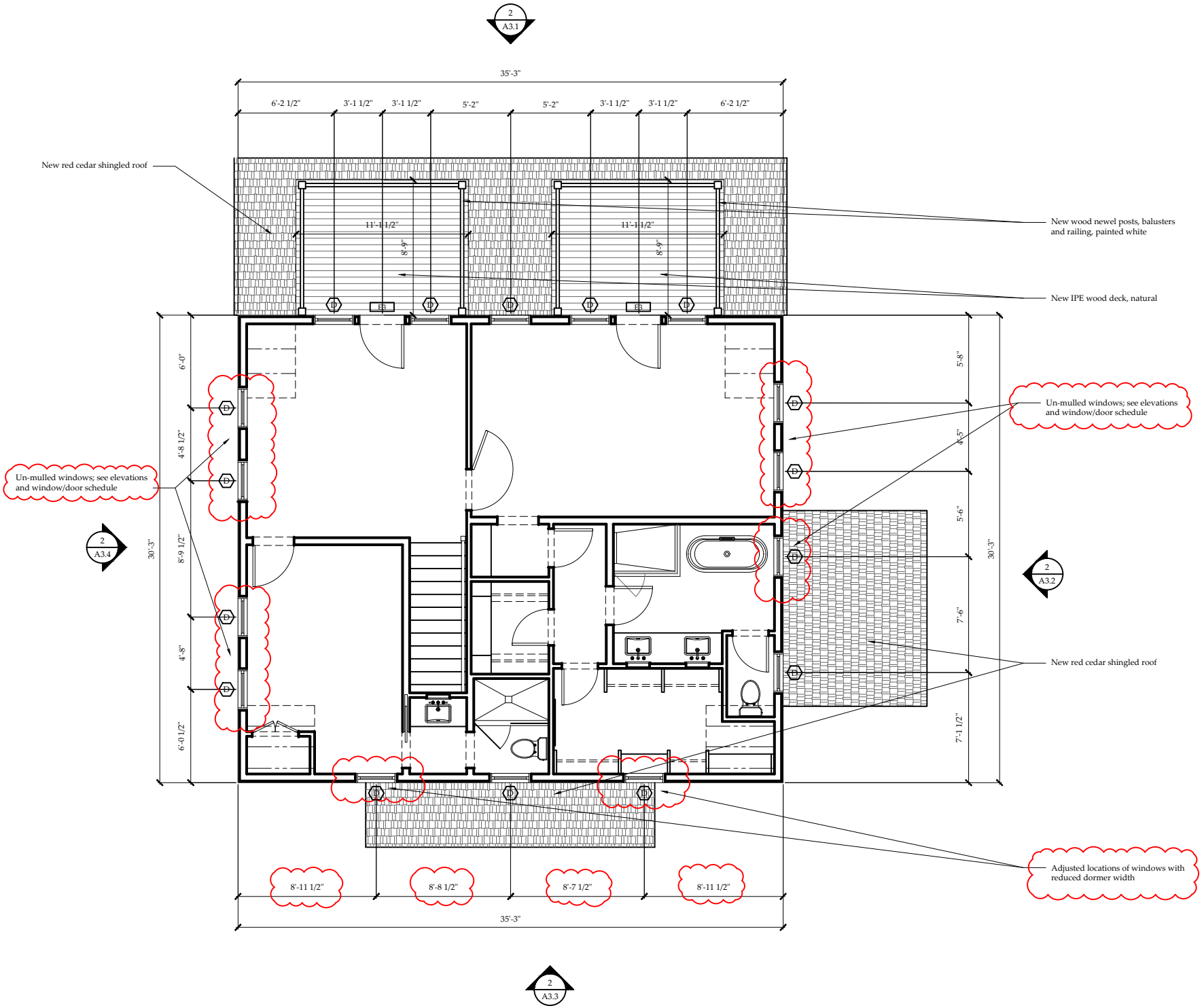
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.3

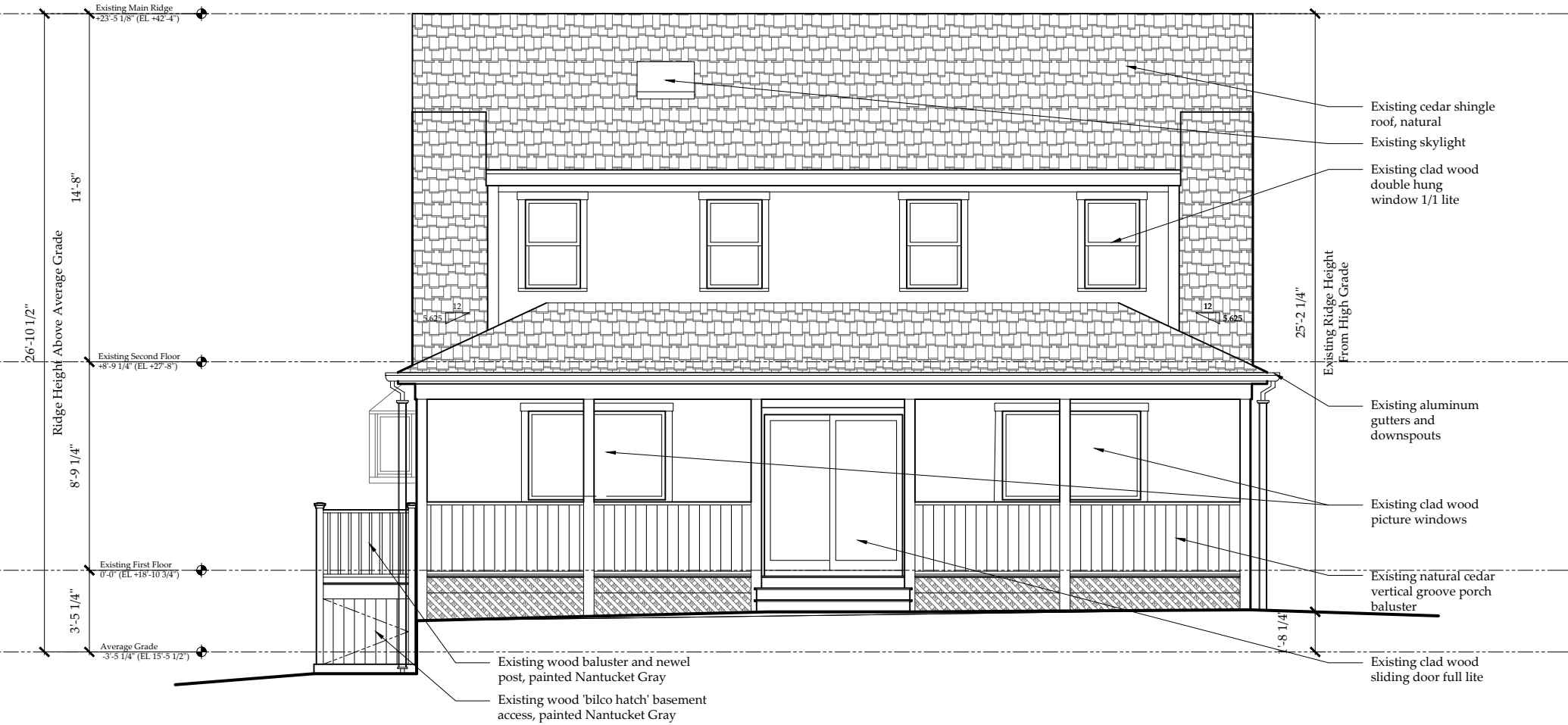


1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"


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"



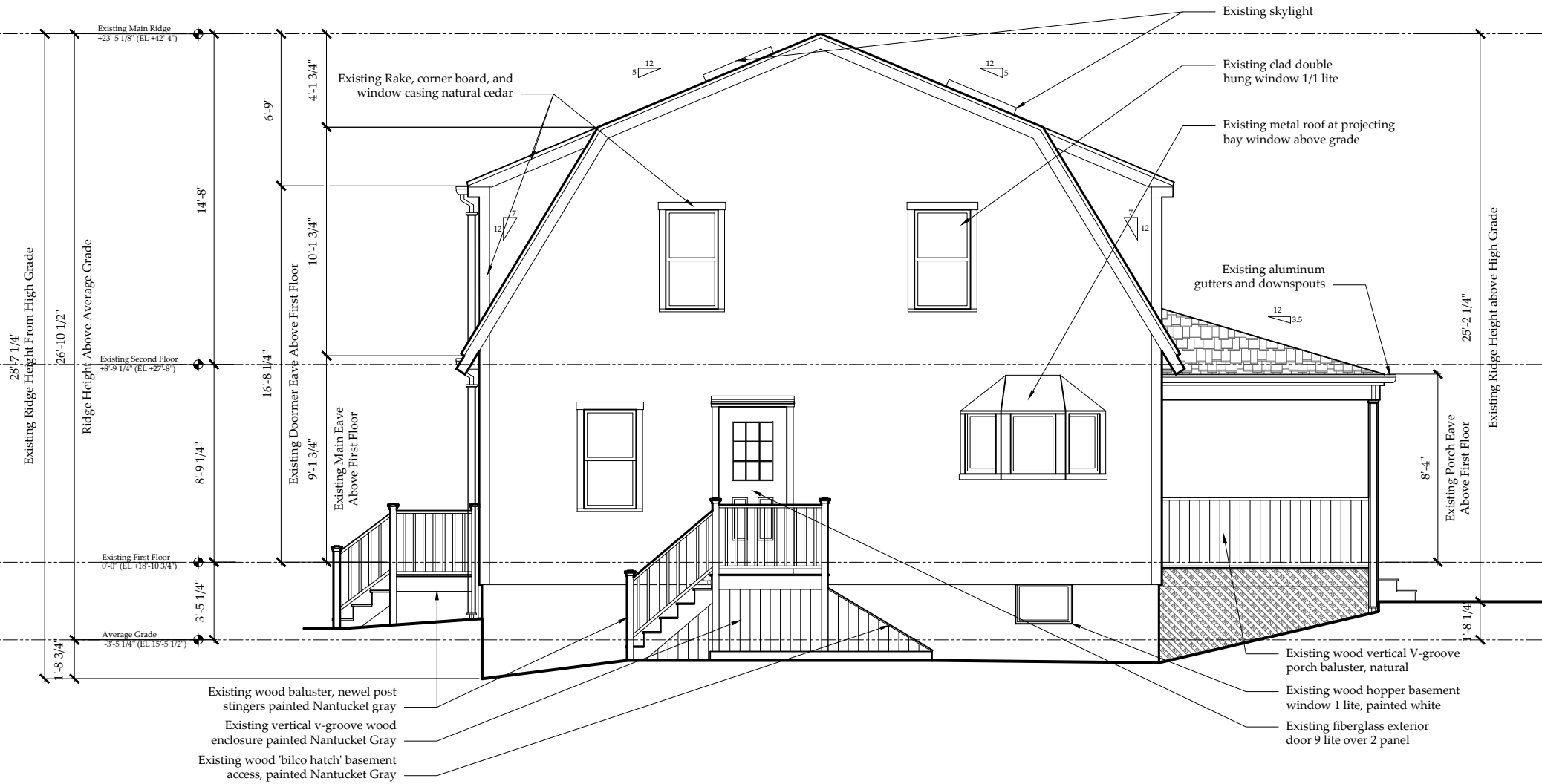
1 Existing Main House North Exterior Elevation

Scale: 1/4" = 1'-0"

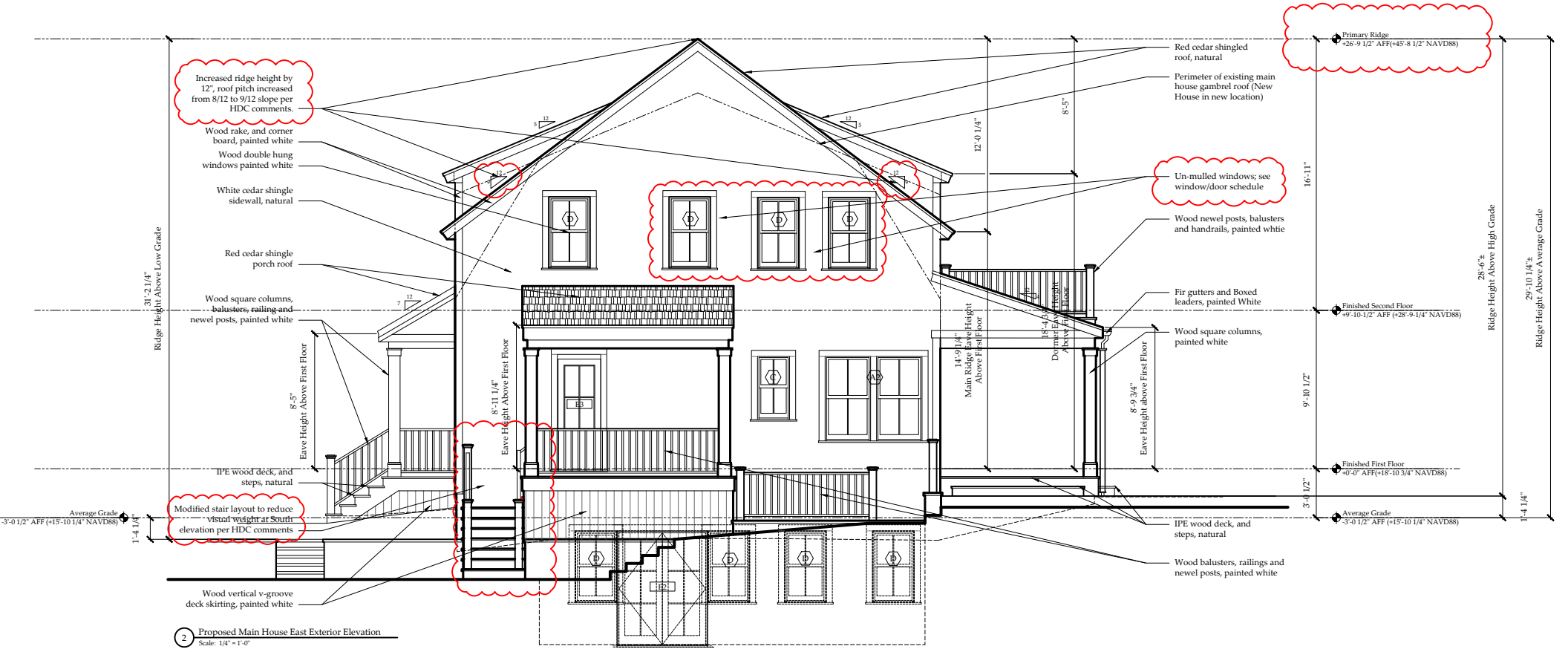


2 Proposed Main House North Exterior Elevation

Scale: 1/4" = 1'-0"



1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

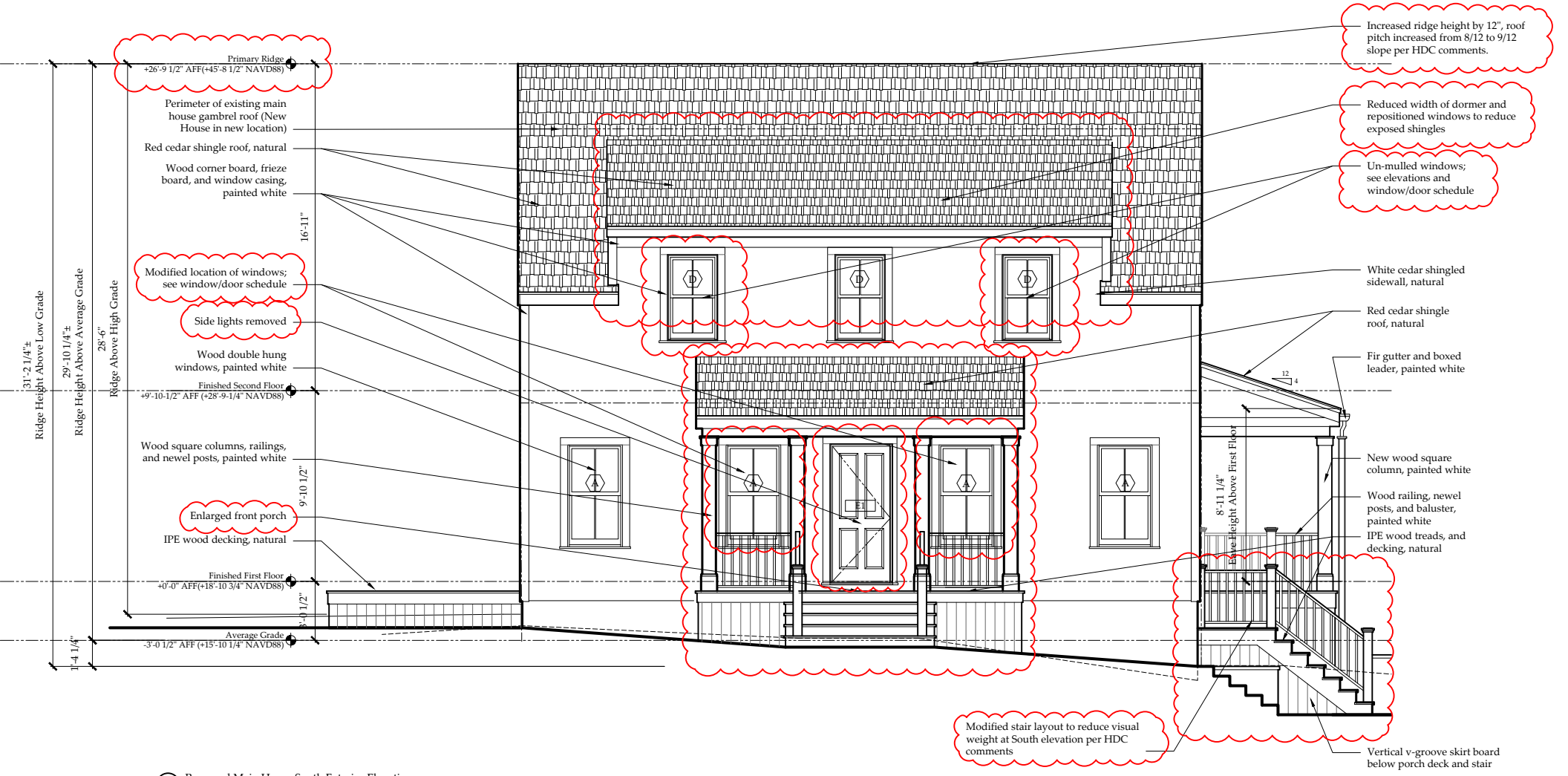


2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"



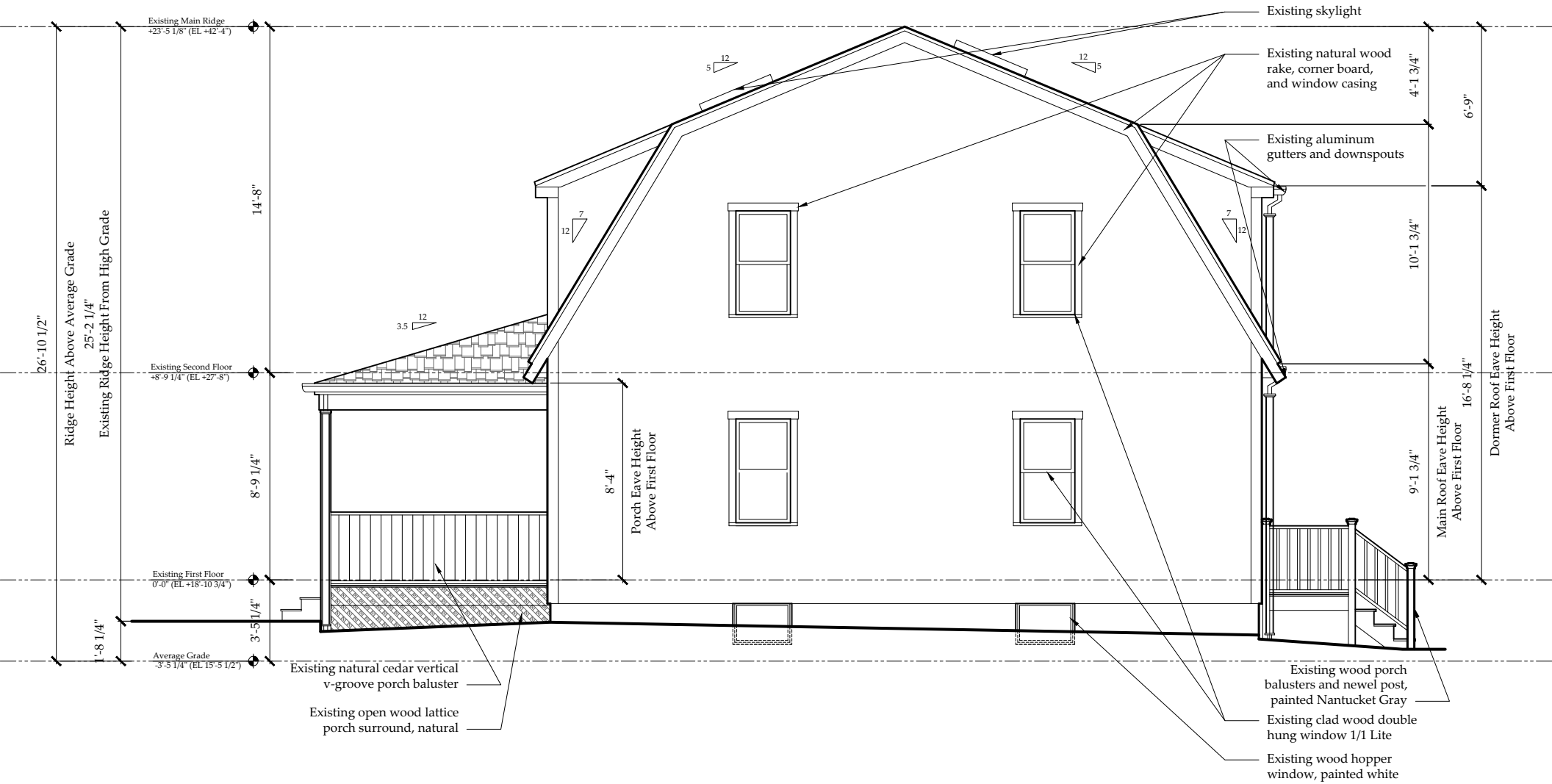
1 Existing Main House South Exterior Elevation

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"



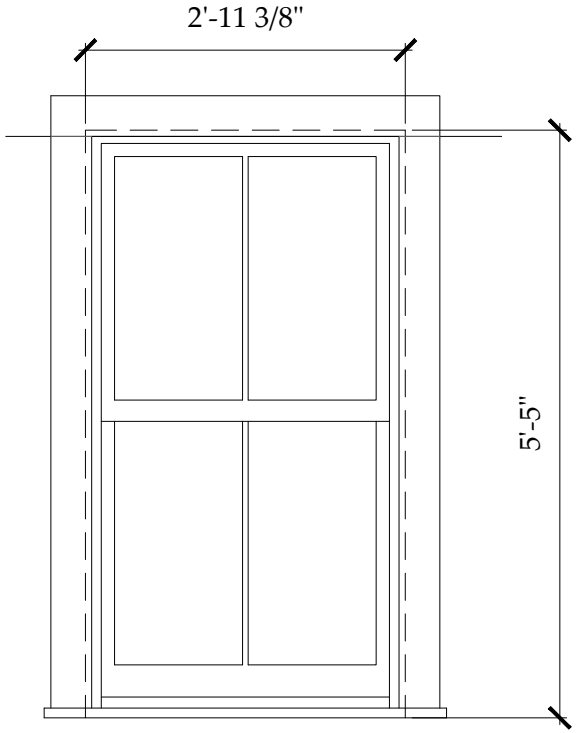
2 Proposed Main House West Exterior Elevation

Scale: 1/4" = 1'-0"



1 Proposed Main House South Exterior Elevation with Garage

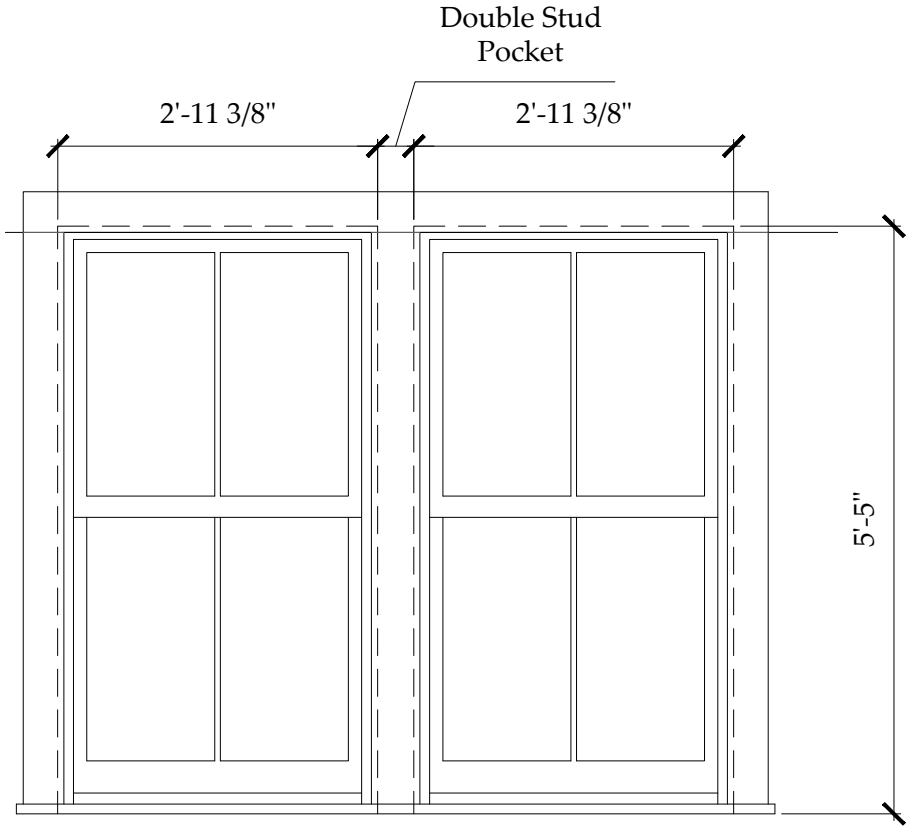
Scale: 1/4" = 1'-0"



A

Unit Specifications

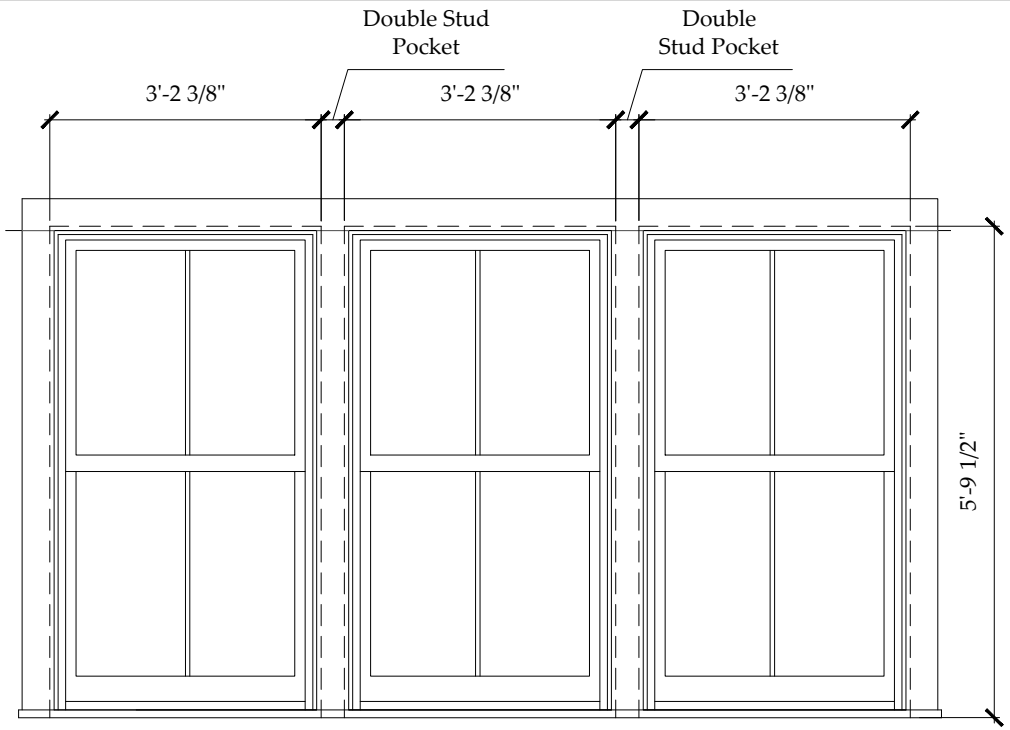
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

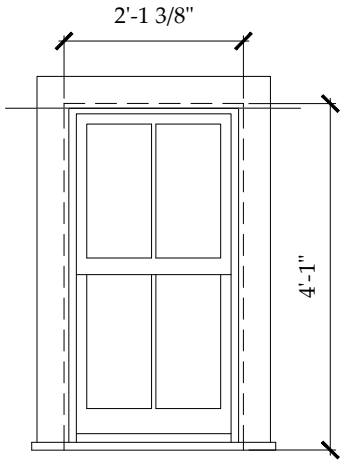
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

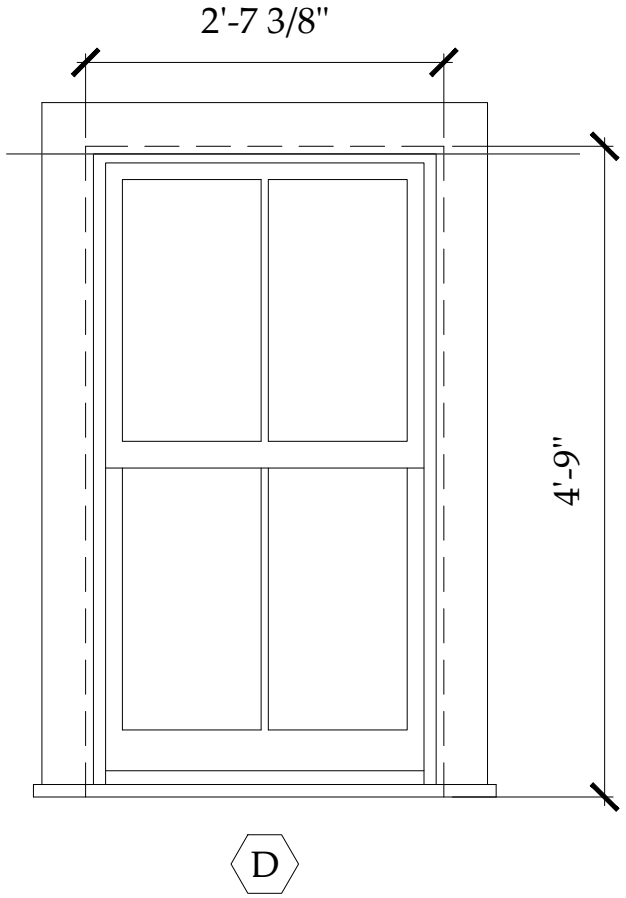
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

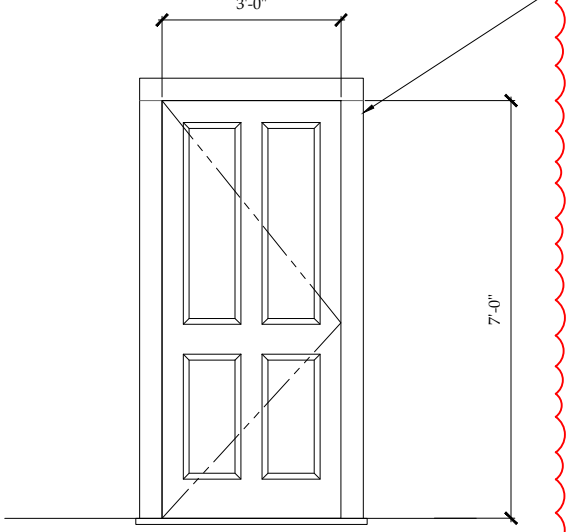
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated 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



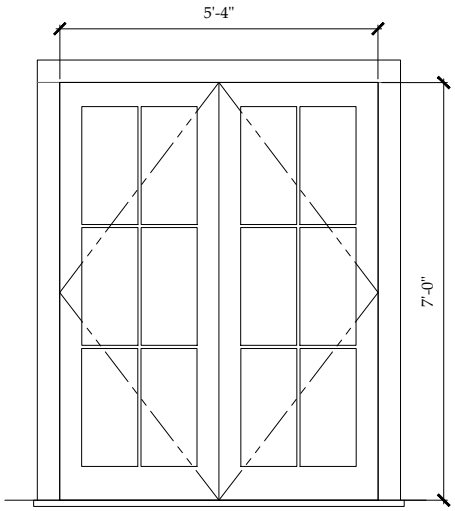
E1

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

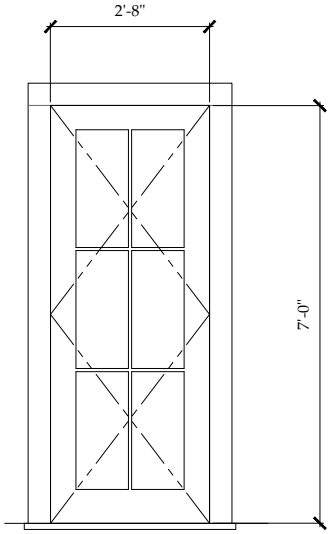
Scale: 1/2" = 1'-0"



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 -	



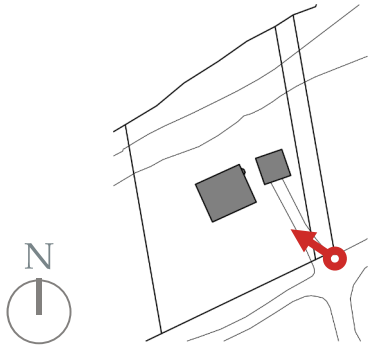
E3

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 -	



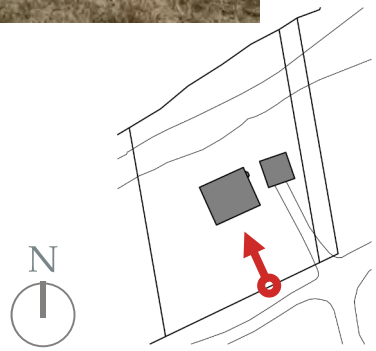
EXISTING Southeast Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House



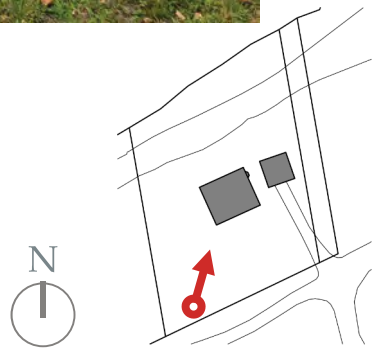
EXISTING South Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

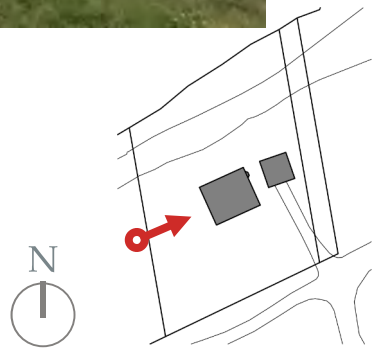


EXISTING Southwest Elevation



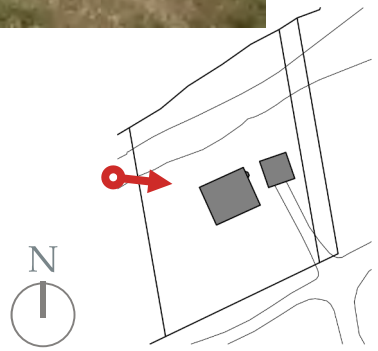


EXISTING West Elevation



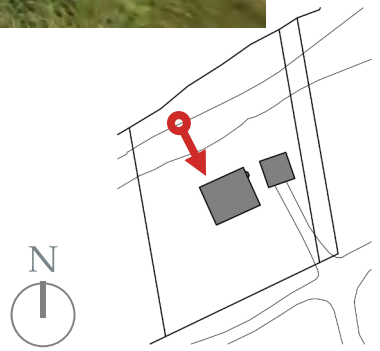


EXISTING Northwest Elevation



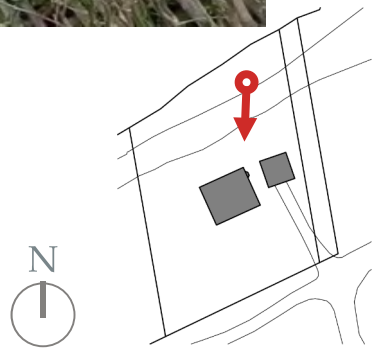


EXISTING North Elevation





EXISTING Northeast Elevation

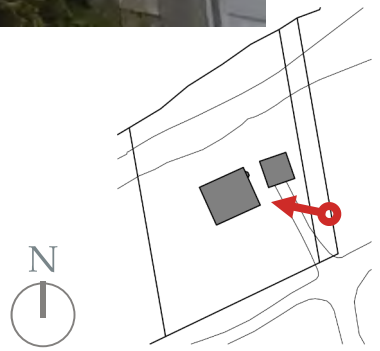


EXISTING Northeast Elevation

Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

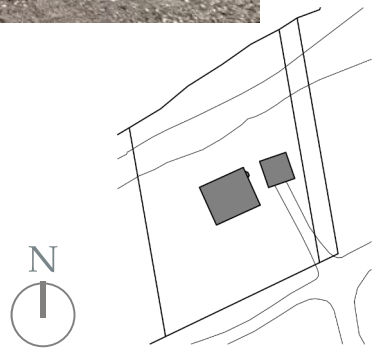


EXISTING Southeast Elevation



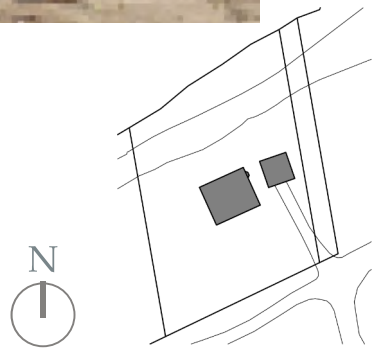


NEIGHBORING PROPERTY South Elevation





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

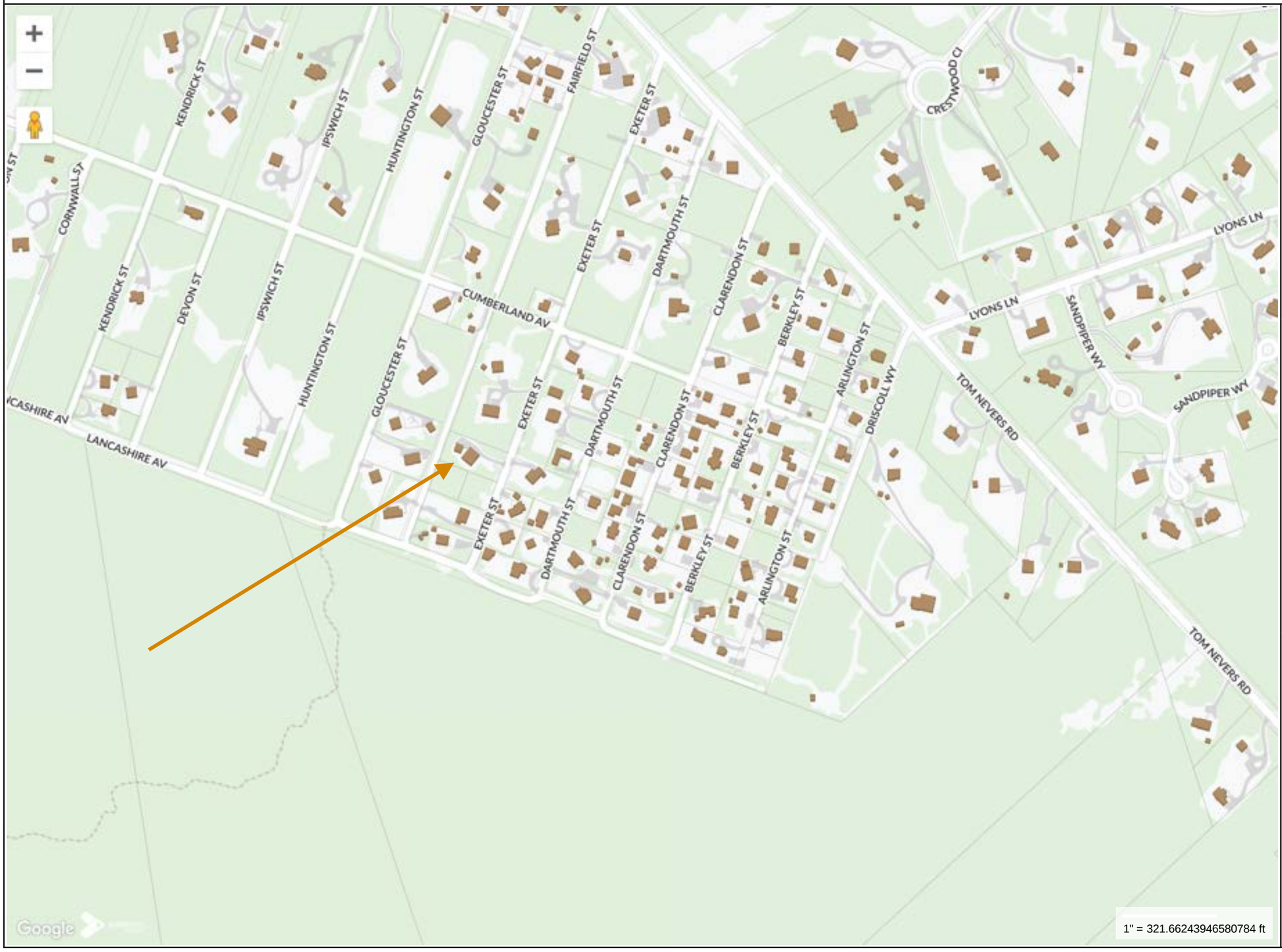
Deck CEDAR Foundation GRAY Fence _____ Shutters _____

* 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

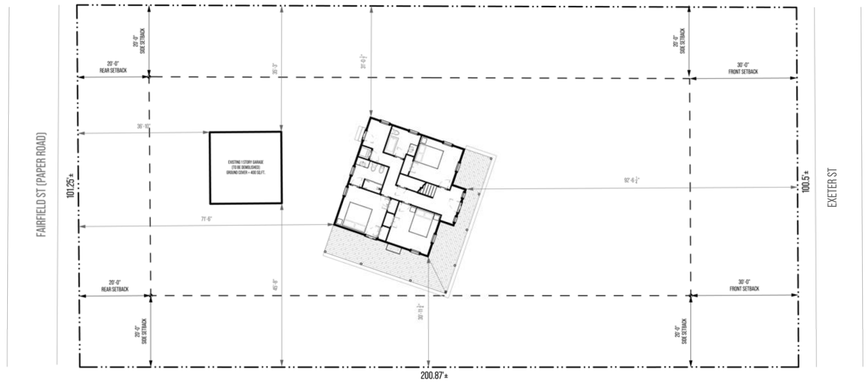


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

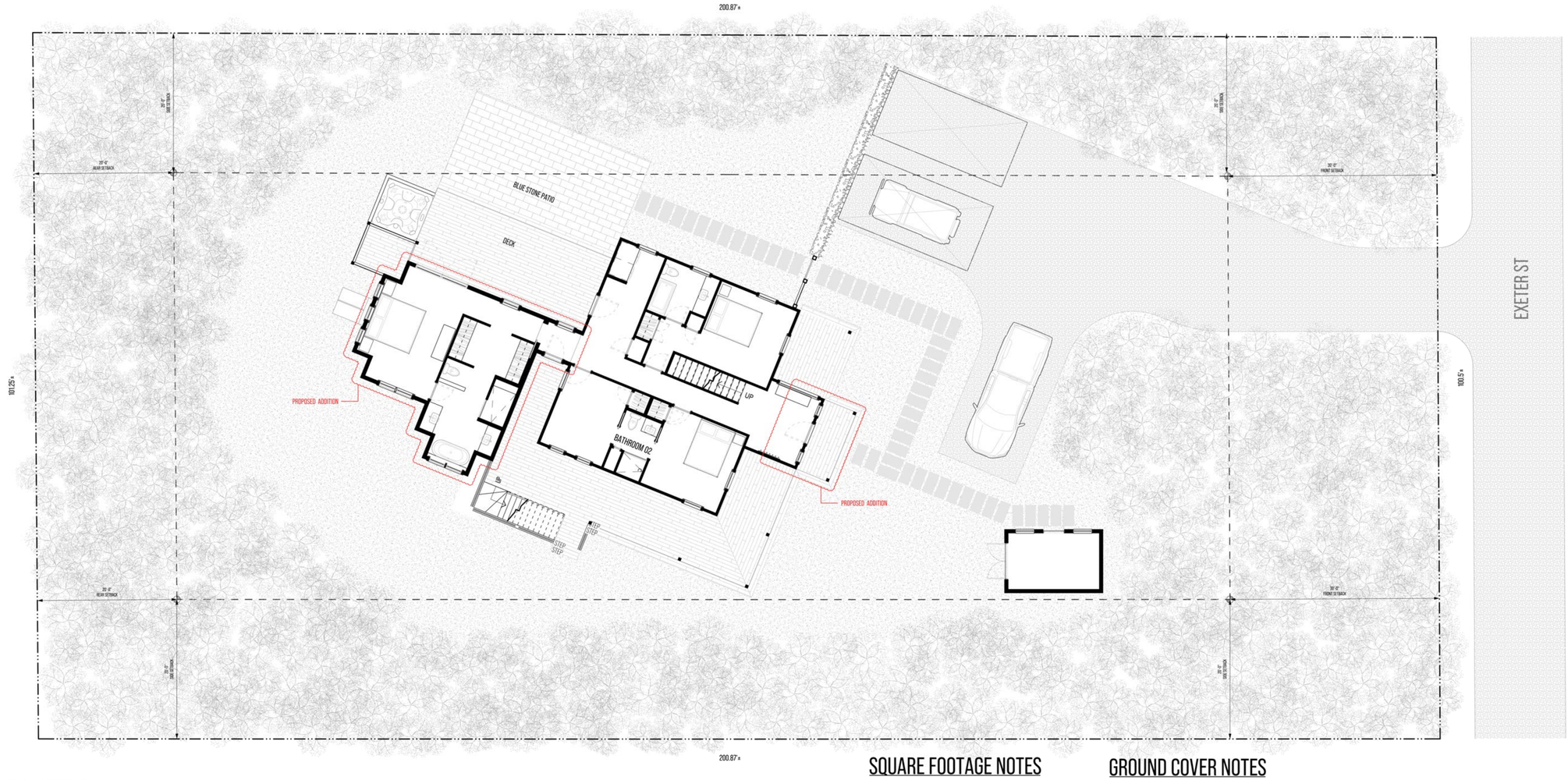
Geometry updated 02/08/2024
Data updated Jan. 2021

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

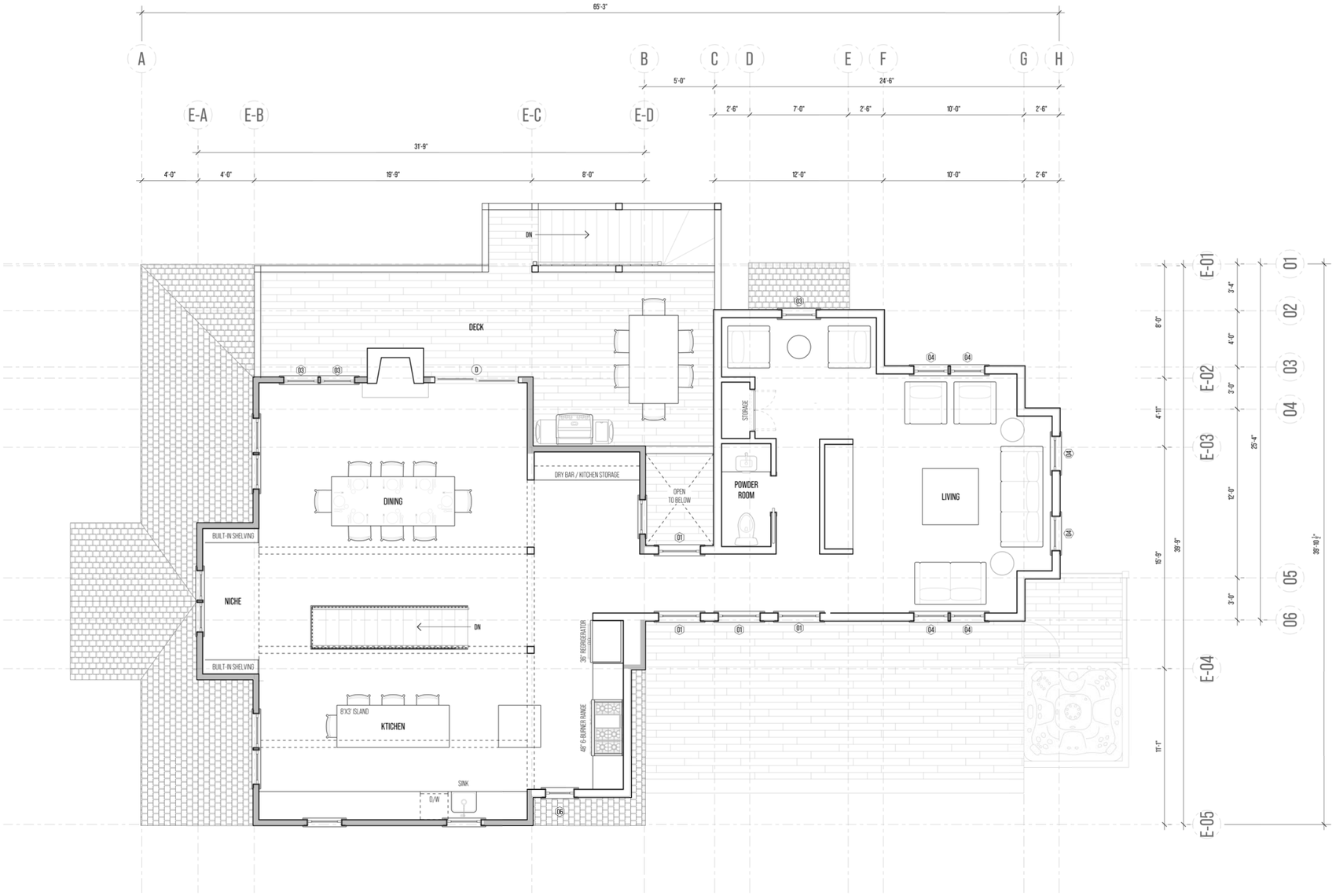
DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

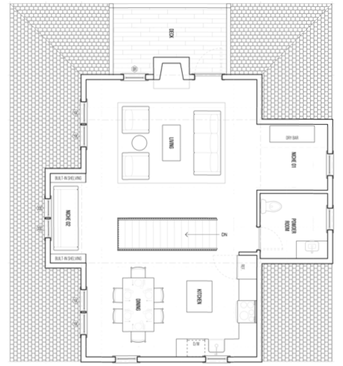
DRAWN BY



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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CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

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DATE	NAME
10/02/23	CONCEPT PLANS 01
10/27/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

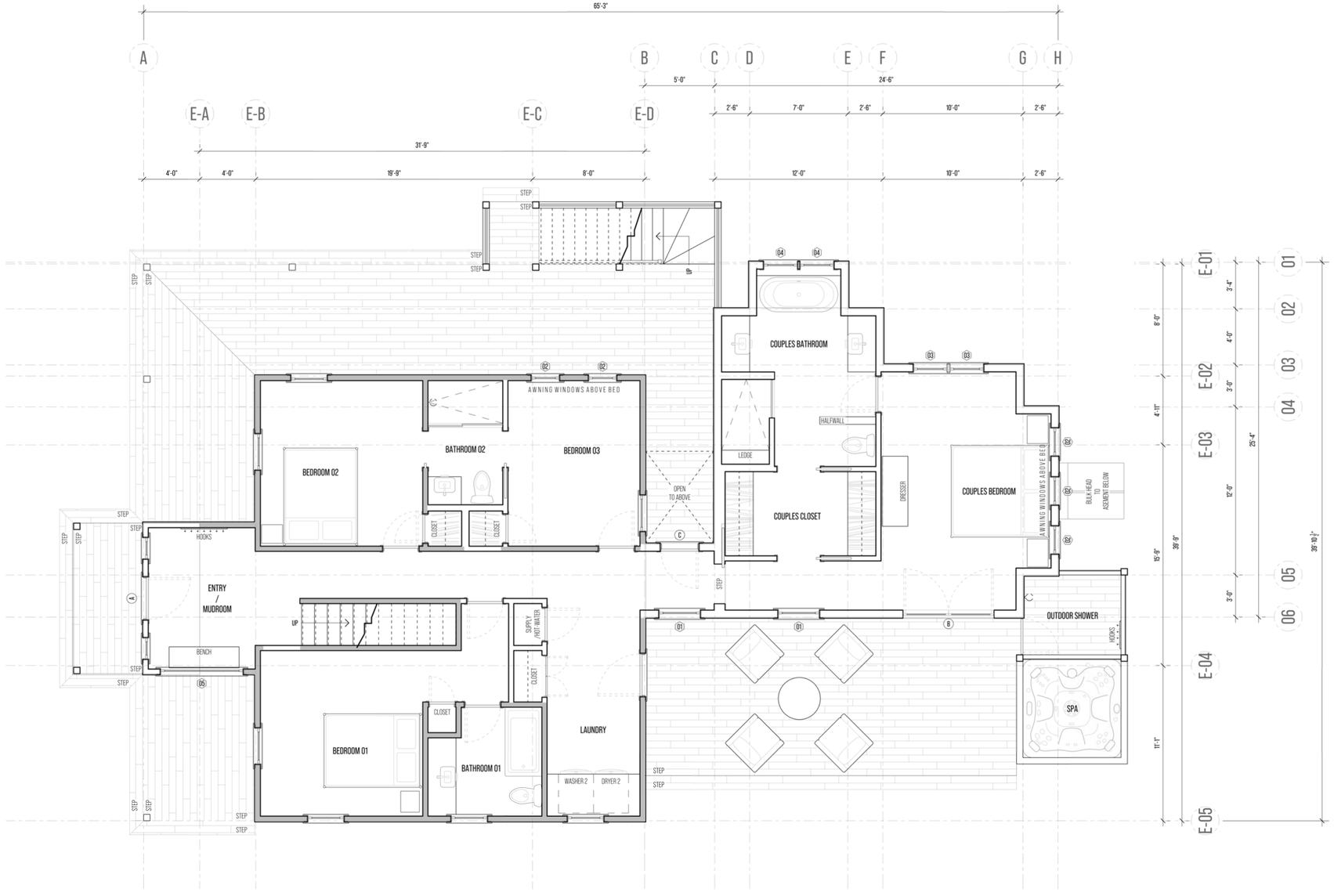
DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY



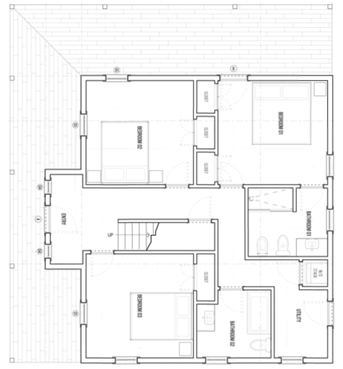
1 FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

EXISTING STRUCTURE

PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING FIRST FLOOR PLAN

SCALE : $\frac{1}{8}$" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2G310	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

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31 EXETER ST.
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DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:
TO BE DETERMINED

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/23	CONCEPT PLANS 02

REVISION HISTORY:

DATE	DESCRIPTION

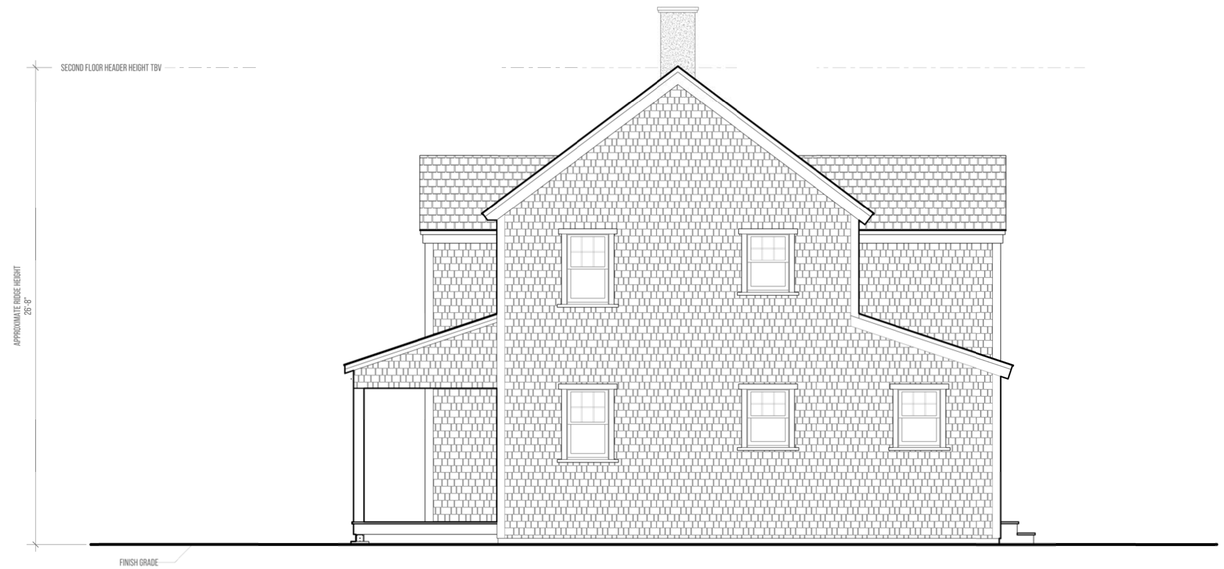
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 EXISTING EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
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MASSACHUSETTS
02554

DATE DRAWN:
SEPT. 26, 2023

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

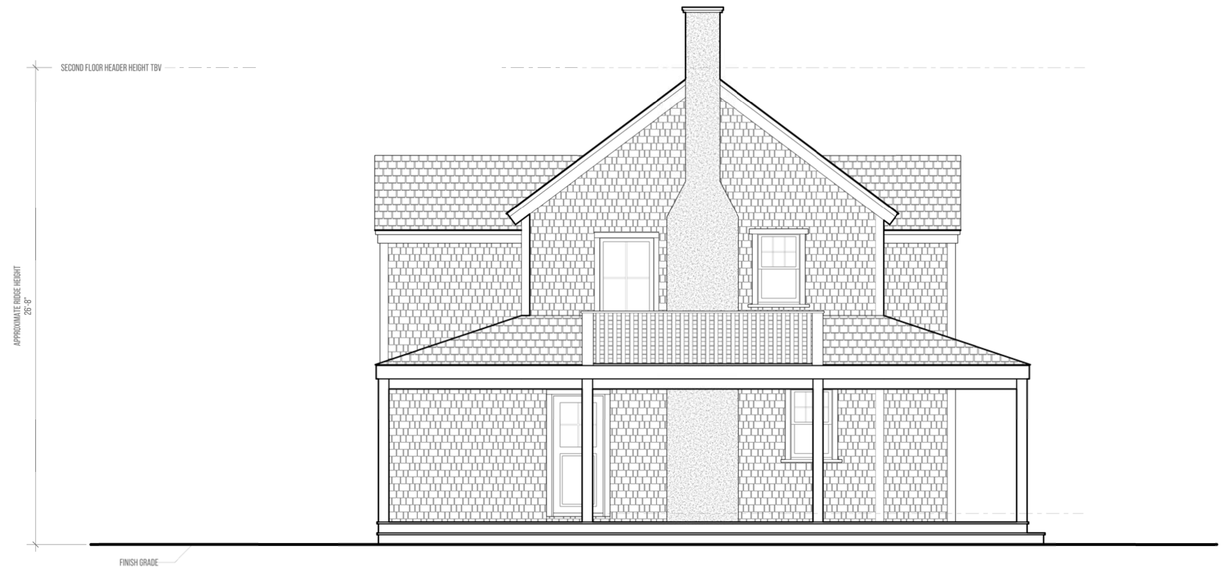
SHEET NUMBER

EA-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXISTING EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

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MASSACHUSETTS
02554

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SEPT. 26, 2023

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CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:
-

CONTRACTOR:
-

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

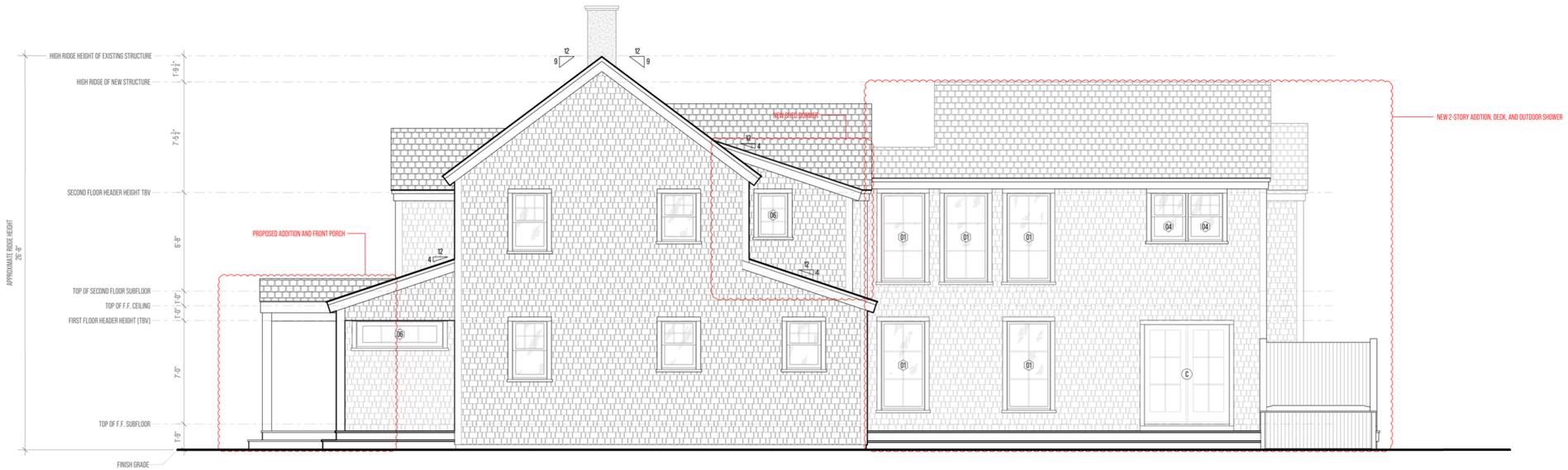
SHEET NUMBER

EA-3.00

DRAWN BY



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

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MASSACHUSETTS
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CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:
-

CONTRACTOR:
-

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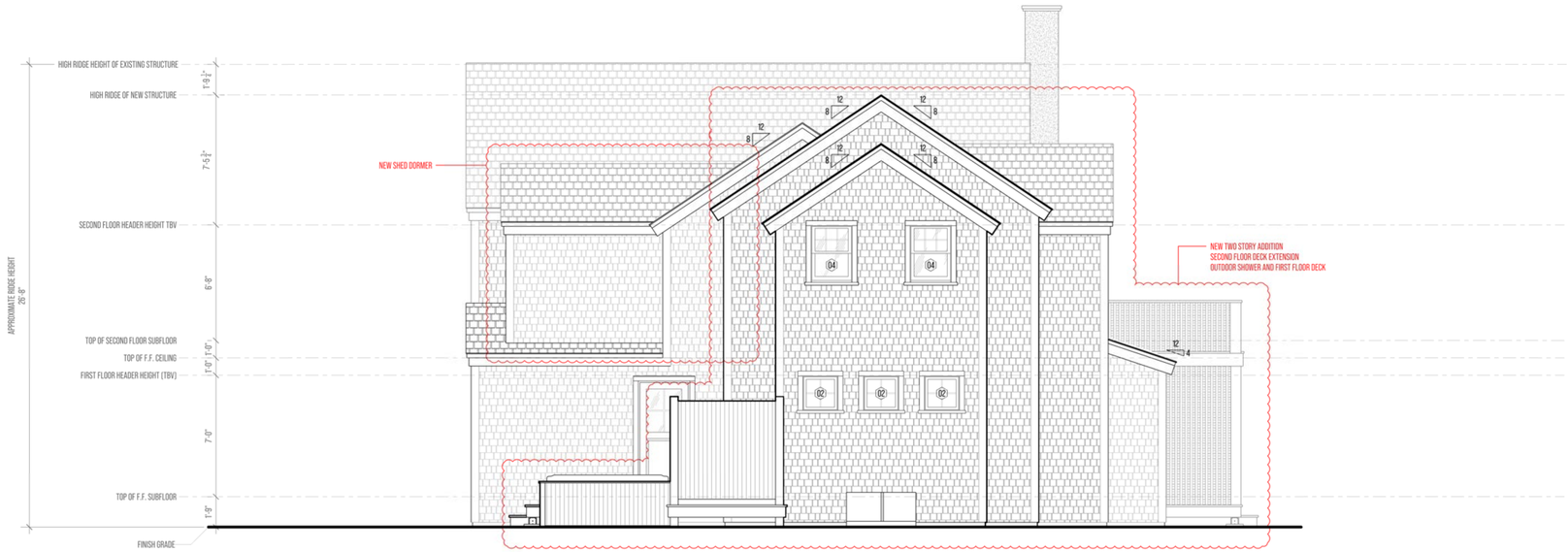
EXTERIOR ELEVATIONS

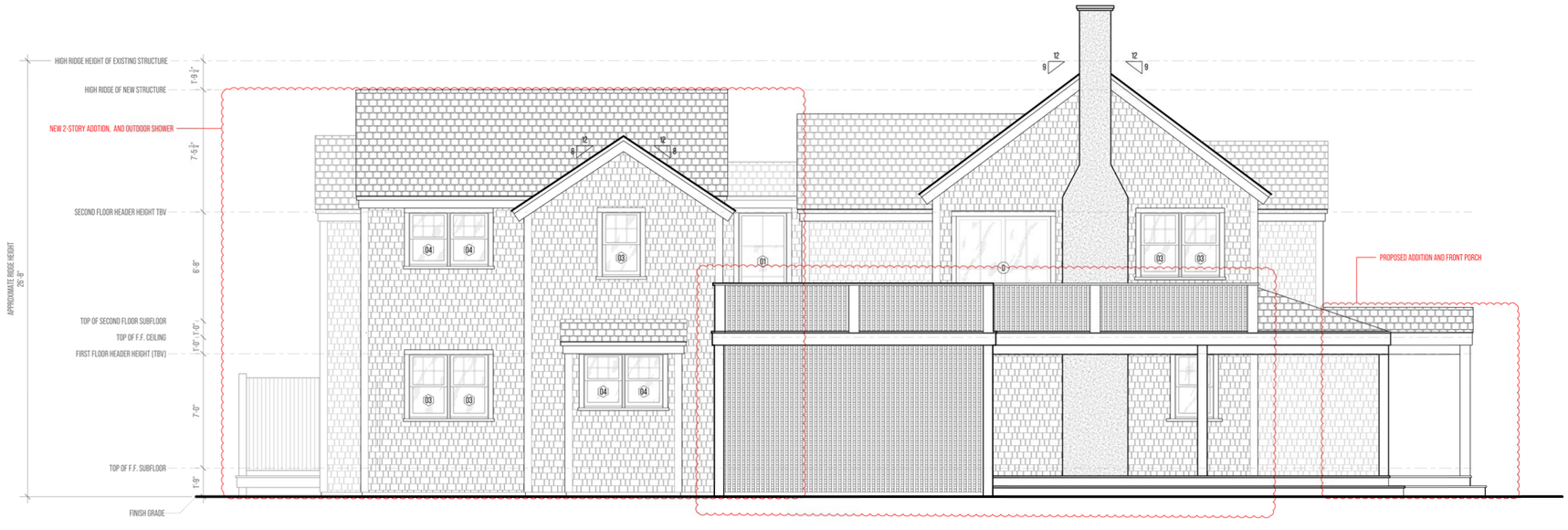
SHEET NUMBER

A-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'

0' 2' 6' 14'

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EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

























Meeting: 5/28/24
Youtube link: https://www.youtube.com/live/oQVDn4jnaa8

3:04:43

Ray: unclear as to what is new. Trying to judge the visibility. Nothing is standing out as being egregiously wrong.

Steve: Board myself, regular board with Carrie. Keep it simple. Comment on elevations.

Ray: Examined pieces on back. Furthest away from exeter. There is a paper road behind called fairfield street. I dont think to back is visible from paper road

Carrie: Most concerned with exeter elevations. Trying to orient. Did not get to see before. Compass are difficult. Adding small roof and some second floor decking. Most of this is not going to be visible unless you open up a bunch of vegetation. I need to study it more.

Abby: If joe is looking at this would you like be on it. Joes in for abby.

Joe: My house is on the locus plan. I can tell you fairfield is as traveled as exeter. All of these streets the paper rd exist. All the ones that come off parallel are traveled. Rear looks most appropriate with steps. Pent roof, I feel a little bit of tension. Current roof that moves to the left has a hip roof now we have exposed. If the hip roof conceal all the decks that would be desirable. I agree with Carrie bulk of changes on side, but not visible from public way.

Val: (cant hear, not speaking into microphone) Ive got nothing. Im freezing.

Steve: I dont have anything to add. Do we feel comfortable with exhibit A?

Someone: I feel like a view would be helpful.

Steve: There are some madaket elements. Motion to be held for revisions. Provide bubbled in existing. And a view.

Transcript from Youtube

opposition um 31
3:04:46
exitor okay and who do we have Sean okay Sean welcome to the HTC when
3:04:52
you see your site plan uh you can get started awesome just confirming you all
3:04:58

can hear me here yes yep beautiful all right great yeah so we're talking about 31 exitor Street here uh exitor street
3:05:05
is a right-and turn off of Tom NE Road uh down one of The Valleys it's a dirt road the property is located on the
3:05:12
right hand side uh the scope of The Proposal here would be uh a small
3:05:18
addition on the front of the home 4 by10 which would bump out the mudro and then there would be an addition off the back
3:05:24
um that would be made possible by the square footage of the existing 20 X20
3:05:30
garage uh that we be proposing to demo uh if possible uh additionally there's
3:05:37
uh some additional work to the deck on the second floor uh slight expansion of the deck on the second floor in the
3:05:42
addition of a deck uh on the first floor off of the uh new proposed addition on
3:05:49
the northwest side of the home anything else Sean uh I don't believe so you I
3:05:57
understand you're representing your own application um in the future you decide to Branch out when you propose add uh
3:06:04
modifications to a structure please bubble them it's much easier for us all to understand uh not only the context
3:06:12
but specifically what's being proposed on this application I think it's seems
3:06:18
relatively benign and I'm going to suggest we proceed with this as though we're reviewing the entirety of uh the
3:06:25
structure and if we comment on something that's existing Sean can tell us whether it's existing or not is anyone okay with
3:06:32
that yeah yes but do we need to look at the demo first he mentioned a demo
3:06:38
there's no no it's just additions right alterations no there this would include
3:06:45
to create to generate the square footage for the new Edition this would include a demo of the existing 20x20 garage which
3:06:51
is located behind the uh main main house right okay so I anticipate that would be
3:06:57
anticipated that's a separate application uh that you know we can review these uh you obviously cannot
3:07:04
proceed until you get an approval for the demolition work so you would need to
3:07:10
submit a separate application and we can review that okay uh worth noting that I
3:07:16
uh under advisement from the staff at the HDC uh to include it in this application so the demo is included in
3:07:24
this somewhere yeah under advisement from somebody in the office there I asked that specific question I believe I
3:07:29
noted up toward the top of the application demo somewhere well okay hey hey everybody let's just keep some
3:07:36
decorum um Sean when I just want to get a clarification you saying you included
3:07:41
it you included it as a narrative element in the application or you provided drawings and other information
3:07:47
uh uh I checked the Demo Box I'm G I'm sorry Sean I'm going to
3:07:52
just short circuit that whole discussion um we're going to need a application
3:07:57
that is for a demo of the garage that shows images of the garage a site plan
3:08:03
Locus plan and that should be and the age of the structure and that should be sufficient to
3:08:09
proceed uh I can't say that it's I can't imagine it's going to be an issue uh
3:08:15

given the location and so on and so forth and unless it's a Sears and Robux garage or something but um that is a
3:08:22
separate application we'll need to proceed that way for now we're going to proceed with what's in front of
3:08:27
us everybody good yes Ray would you like to
3:08:32
begin yeah um I would like to underscore this idea that it's very difficult for
3:08:40
us as a board we have your existing conditions they're on one set of drawings and then when we go down to the
3:08:47
new proposed unless we have photographic
3:08:52
memories which at least I don't have um I I'm unclear as to what's new although
3:08:59
looking at the site plan it gave me a little bit of uh an idea what you're doing I'm just
3:09:07
trying to judge the visibility of any of this to be honest with you I mean nothing standing out at me as being
3:09:13
egregiously wrong but um aside
3:09:20
from aside from the very vertical element that I see on South
3:09:27
elevation that last little tiny
3:09:33
tail see it on oh yeah okay Mr chair can you come back to me I
3:09:40
want to see where these little elements are and check the visibility the one on the south and the one on the west one in
3:09:48
the South only projects like 30 Ines off the building okay so two matters to facilitate this one uh the board is
3:09:55
myself Abby well regular board and Carrie oh oh car's on this yeah okay and
3:10:02
um guys what I'd like to do to keep it simple is comment on the elevations if there's anything you find inappropriate
3:10:09
just comment on it and then we can get a clarification from Shawn whether it's existing or not I don't like to proceed
3:10:15
this way we're not going to proceed this way on a regular basis but it's what we have now I and we'll go from there and
3:10:22
see if there's revisions or not and I can facilitate from there who would like
3:10:27
to begin on this kind of half I can re oh excellent thank you so I've examined
3:10:35
the pieces on the quote unquote back the back being the point furthest
3:10:41
away from exiter now even given the fact and we all all too familiar out there with the
3:10:48
paper Road phenomenon there's a paper road behind all this called Fairfield
3:10:55
street but I don't think that those two little appendages the 30inch thing that's on the very back and the other
3:11:02
thing that's on the the South I don't think they're egregious enough to
3:11:07
warrant they're needing to be changed just because of they're visible from a
3:11:12
paper road but that's just me that's my only comment okay thank you
3:11:19
okay Carrie I'm I think most concerned with
3:11:26
the exitor elevation oops sorry um I I'm just I'm
3:11:34
still trying to orient myself I'm sorry I didn't get to see this before now um because I think
3:11:39

the uh the compasses on the plans are difficult con comparing to the
3:11:47
elevations I don't know why but get the main mass is closest to exitor that
3:11:53
exists and the addition is to the rear so in my mind the most important is
3:11:58
what's visible which would be from exitor and most of that exists
3:12:04
correct yes what you're looking at the the top um image there elevation is
3:12:10
almost what you see from the road which you can the driveway yes so you're
3:12:16
adding a little pent roof in the existing porch roof and some elements to
3:12:24
the left some more second floor decking [Music]
3:12:29
um there are six over ones that exist now is that correct yep that's correct
3:12:36
ministration yeah I feel like most of this is not going to be visible unless you open up a whole bunch of
3:12:43
[Music] um vegetation for the addition and then I might be a little bit more concerned
3:12:50
but [Music] um yeah I got to study it a little more
3:12:58
thanks okay thanks Abby um so I was going to ask if Joe is looking at this
3:13:03
would you like to be on this Joe you don't have to I I'll sit on
3:13:09
it okay Joe in for Abby my house happens to be on the
3:13:16
Locust plan H and I can tell you that Fairfield is
3:13:21
as traveled as exitor oh really oh yeah
3:13:26
okay differ all of these [Music] um I believe I mean uh all of these
3:13:33
streets the paper roads exist the parallel to Tom never Road and that
3:13:40
Lancashire but I believe all the ones that come off parallel are equally
3:13:48
traveled um I don't know if it's a major concern um
3:13:53
because the most impactful elevation is the side uh View and um the rear we'll
3:14:03
call it the Fairfield elevation which is I guess the let me
3:14:08
just look the South um that actually looks the most
3:14:14
um typical or appropriate with the series of stepped um Gables I think and
3:14:23
then to what um Carrie said regarding the front elevation uh that will be visible the
3:14:29
pent roof the way that it I don't know if it's pent roof that shallow gabled
3:14:36
roof I I feel like that thing of buting the Gable up above there's a little bit
3:14:42
of tension there um that feels a little peculiar to me
3:14:47
and then the current roof As you move to the left has this hip that wraps around
3:14:53
but now we have a second floor deck where the railing is fully exposed there
3:14:59

and um I can appreciate trying to capture more second floor deck but I
3:15:05
actually think that existing hip roof if that thing went around and somehow
3:15:11
concealed all of this deck that you're adding on the side that would be desirable um
3:15:19
um other than that I think I agree with Carrie that the bulk the bulk of the changes are on the side they'll be
3:15:27
visible from the neighbor's house but they're not going to be visible from the
3:15:32
public way okay think that those are my comments thank you Joe
3:15:39
V I have nothing more to say I think's a lot of this
3:15:49
old1 windows or
3:15:58
D1 guys can't see
3:16:04
it I've got nothing I'm freezing microphone
3:16:10
frustration freezing icicle a minute okay um
3:16:20
I really don't have anything to add I guess where I am is I'd like to get a sense of the board do we feel
3:16:26
comfortable with um moving this forward with an exhibit a
3:16:31
or would we prefer to have uh anything we asked for in particular within
3:16:38
revisions and the drawings bubble to show existing and proposed or to show
3:16:44
proposed versus existing I I feel like a view might be helpful just from what Joe
3:16:49
said because I wasn't really thinking that all the streets are yeah okay yeah
3:16:56
the only thing I'll add is there I mean there are some kind of matet Ash elements to this that are not typical
3:17:02
Tom never so uh Sean where we are with this is we're going to have a motion to
3:17:08
hold for revisions uh revisions obviously being consistent with what we have discussed here this evening and um
3:17:15
for you to along with those revisions provide bubble in anything that's proposed versus existing also do that
3:17:23
not only in the elevations but the floor plans and um we'll see you when you come
3:17:29
back which is you know not atypical in of itself motion inter inter viiew uh Sean
3:17:37
you don't need to do anything on a view we'll do that once we get a copy of the drawing staff will let us know and we'll
3:17:42
uh be able to go out there with our tablets okay I would say it's worth on
3:17:48
the existing and the the set of the set that you have right there new and existing is called out on the floor
3:17:54
plans there uh shaded versus not shaded yeah and on just on the proposed elevations go ahead and bubble in what's
3:18:01
what's changing from the prior existing is there a motion this is higher okay uh
3:18:07
all in FA motion you guys we have a motion is everybody good with the motion yeah okay I mean yay we're going to get
3:18:13
another bite at the Apple uh all in favor say I hi any opposed carries

3 Pleasant : 42.3.3 / 155

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 06.27.24
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 06.19.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 06.18.24

3 Pleasant Street / 3 Pleasant St Nom. Trust

42.3.3 / 155

Addition

Sitting Board: Oliver, Camp, Thornewill

Alternates: Patten & Paul

Holly: East dormer on façade is concern and not appropriate

Rowland: Front gable dormer is odd, stands out as unusual for this structure; No dormer or lower windows just below the eave line

Thornewill: Dormer on front is only problem; seems like it doesn't belong; a little concerned about french doors on the north but fence & vegetation mediates concern

Paul: The gable dormer feels like a foreign element; If the gable dormer went to a shed with the same window I'd be supportive of that

Patten: Would be in favor of no dormer but bring the window down below the eave

Oliver: The dormer is the main concern; Is there any merit in pushing the dormer back and making it a shed; what about using one of the six light windows in place of the transom dormer

Camp: Why can't it be like the massing on the left, a full two stories

Motion to Hold for minor revisions (Paul)
Carried 5-0 Oliver, Camp, Thornewill, Paul, Patten (aye)

3 Pleasant Street

Nantucket, MA

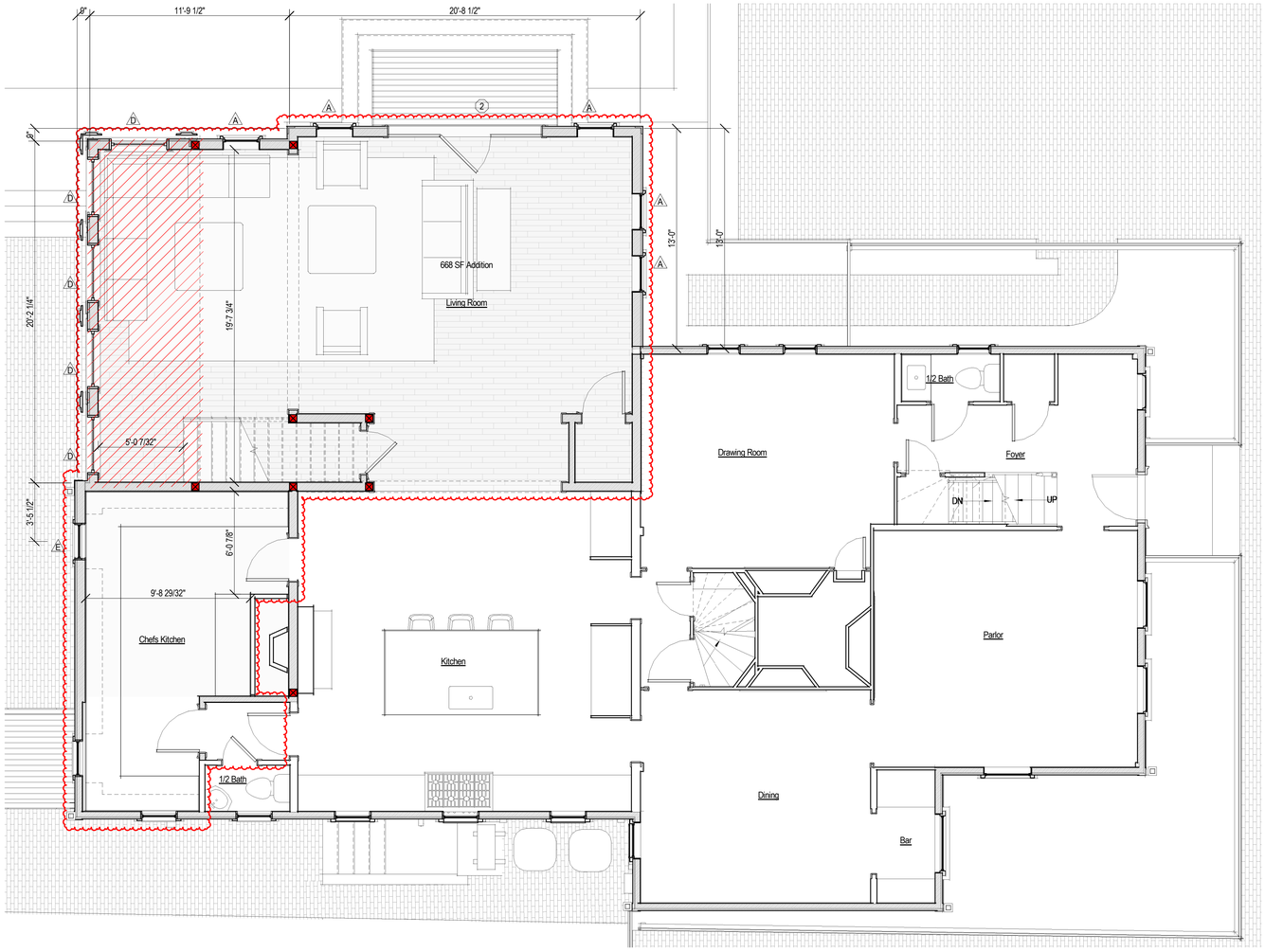
06.27.24

HDC Submission

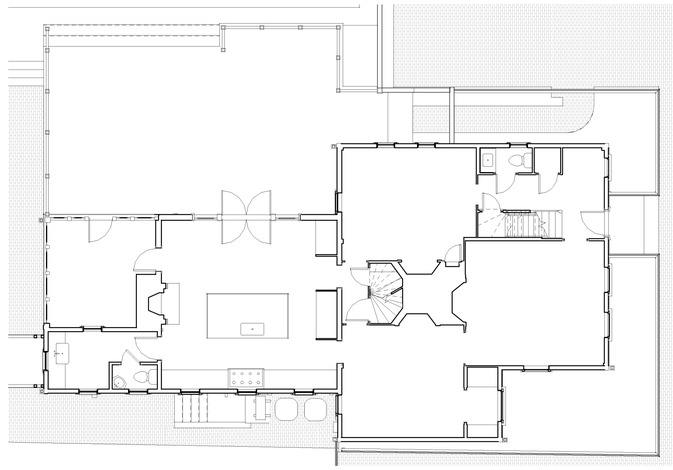


06.27.24

HDC Submission



1 Proposed First Floor Plan
1/4" = 1'-0"



2 Existing First Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

First Floor Plan

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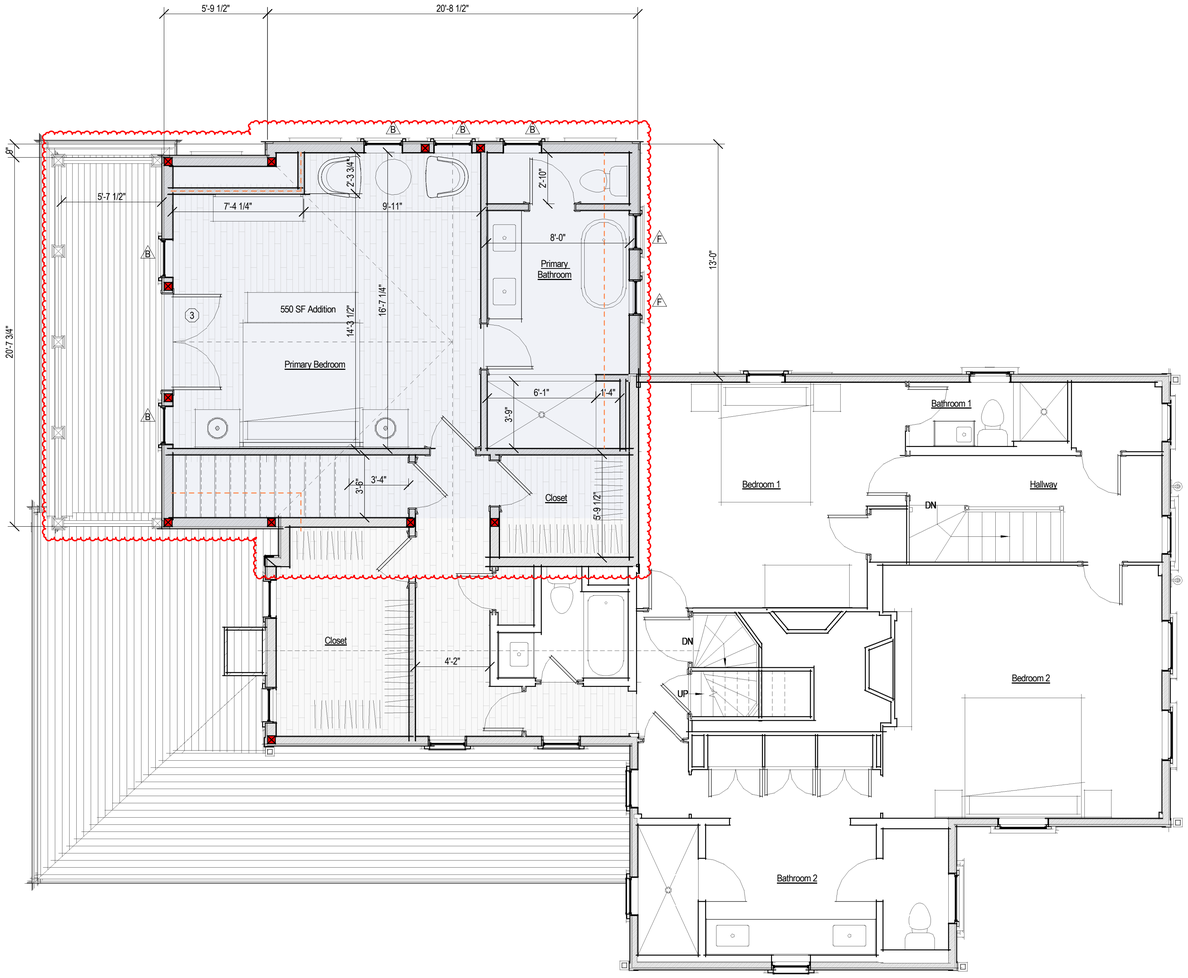
A.1.1

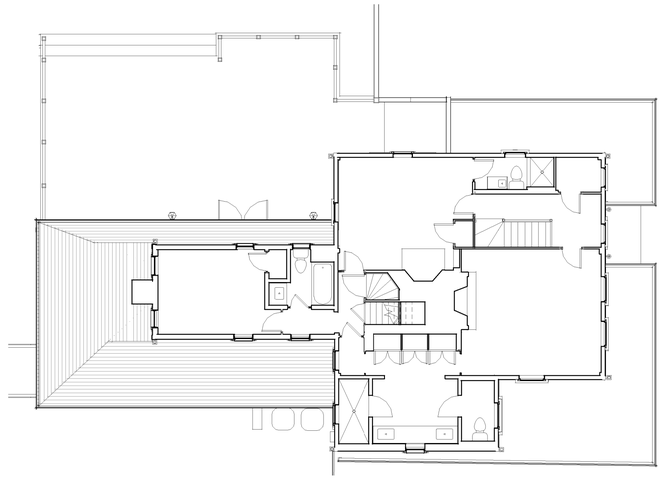
2404

06.27.24

HDC Submission



1 Proposed Second Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/8" = 1'-0"

2404

3 Pleasant Street

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Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
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Lot Size:	-------
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Proposed G.C.:	-------
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A.1.2	Second Floor Plan
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

3 Pleasant Street

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Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

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Revisions

Revision 1	Date 1

Exterior Elevations

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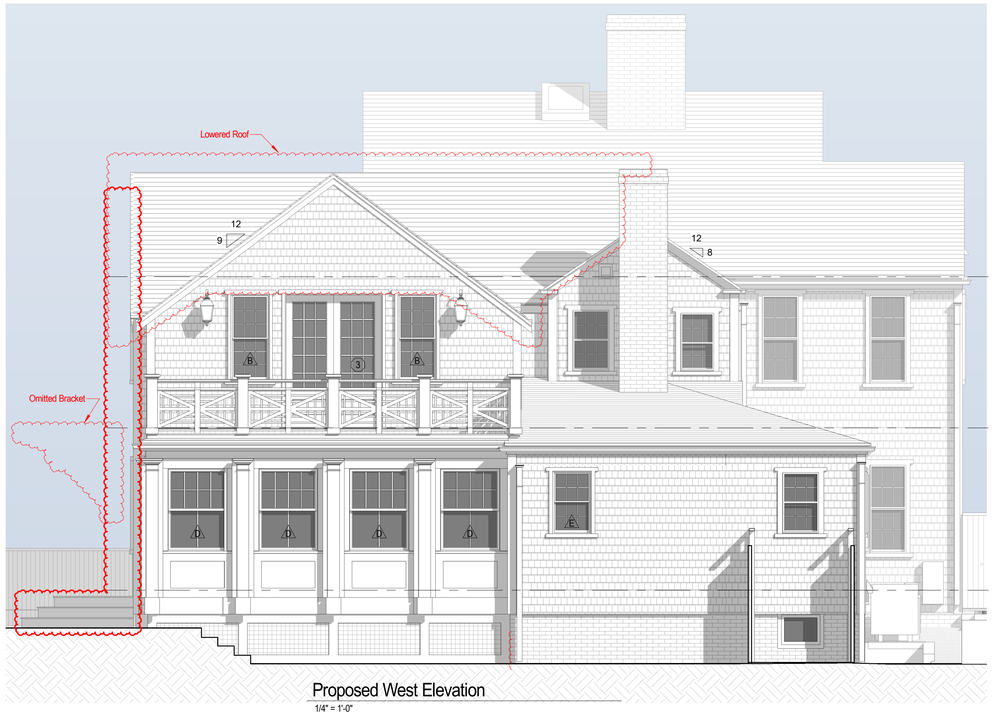
A.2.1

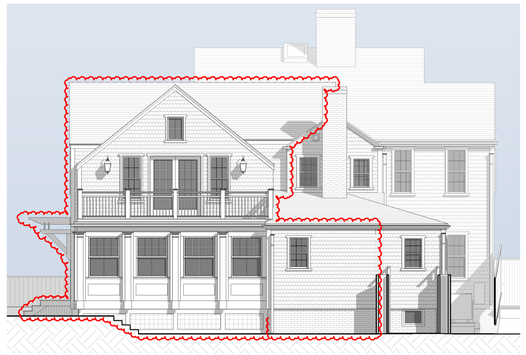
2404

06.27.24

HDC Submission



Proposed West Elevation
1/4" = 1'-0"

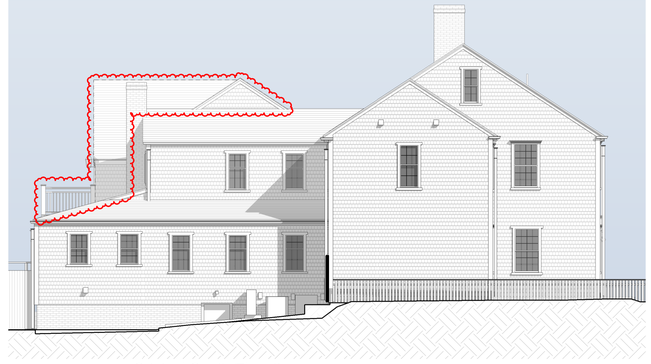


Original West Elevation
1/8" = 1'-0"



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

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
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Exterior Elevations

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A.2.2

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

emeritus

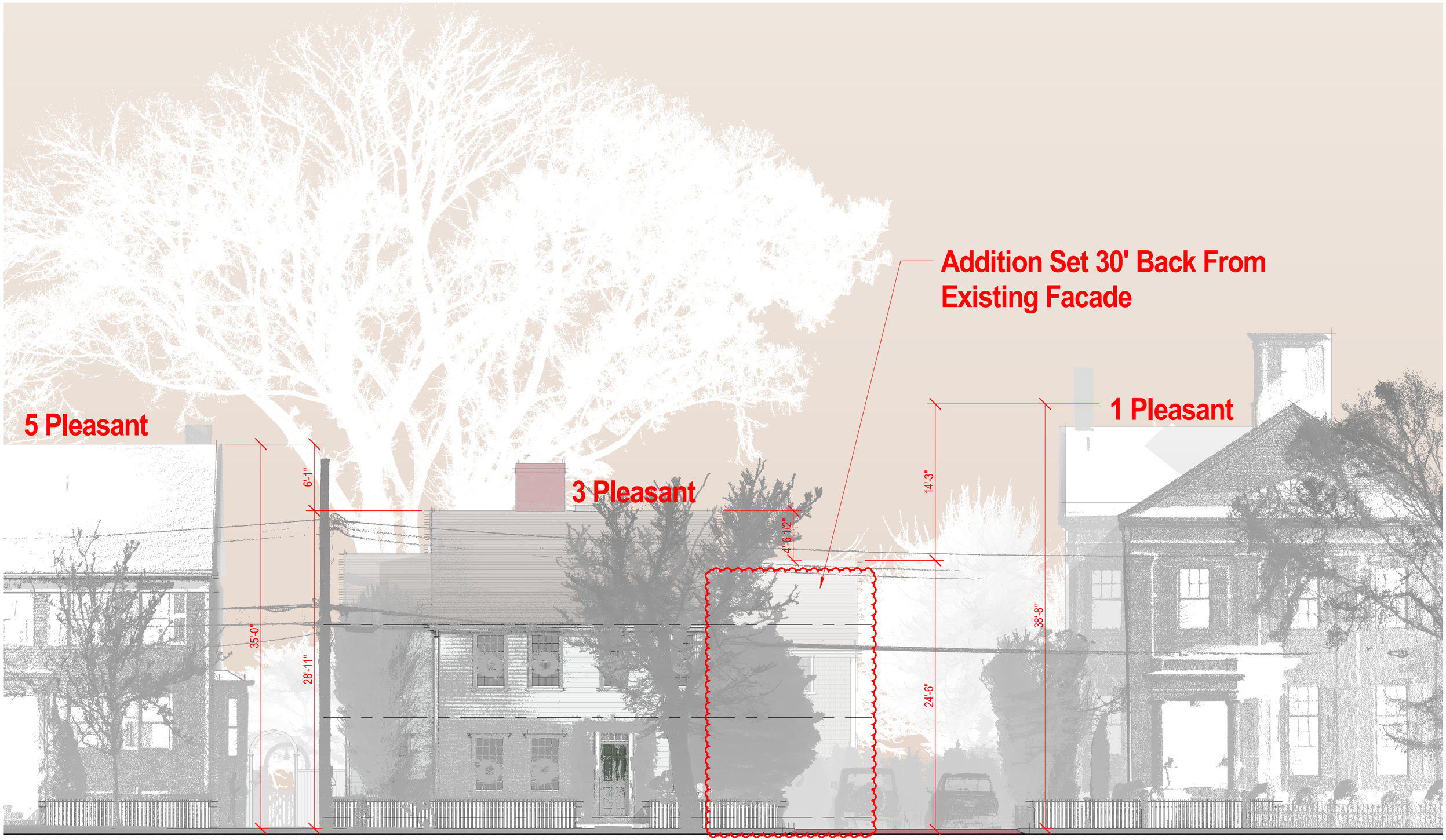
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



3 Pleasant Street
3 Pleasant Street
Nantucket, MA 02554

View From Summer Street

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

Facade Study

1/8" = 1'-0"

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 155

Street & Number of Proposed Work: 3 Pleasant St.

Owner of record: 3 Pleasant St Nom. Trust c/o Rhoda Weinman

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32'-6" Sq. Footage 1st floor: 700 Decks/Patio: Size: 36"x20'8" ☑ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 576 Size: 6'x20'8" ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 25'-2" +/- South 26' +/- East 28'-9" +/- West 24'-10" +/-

Additional Remarks

Historic Name:

Original Date: 1804

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

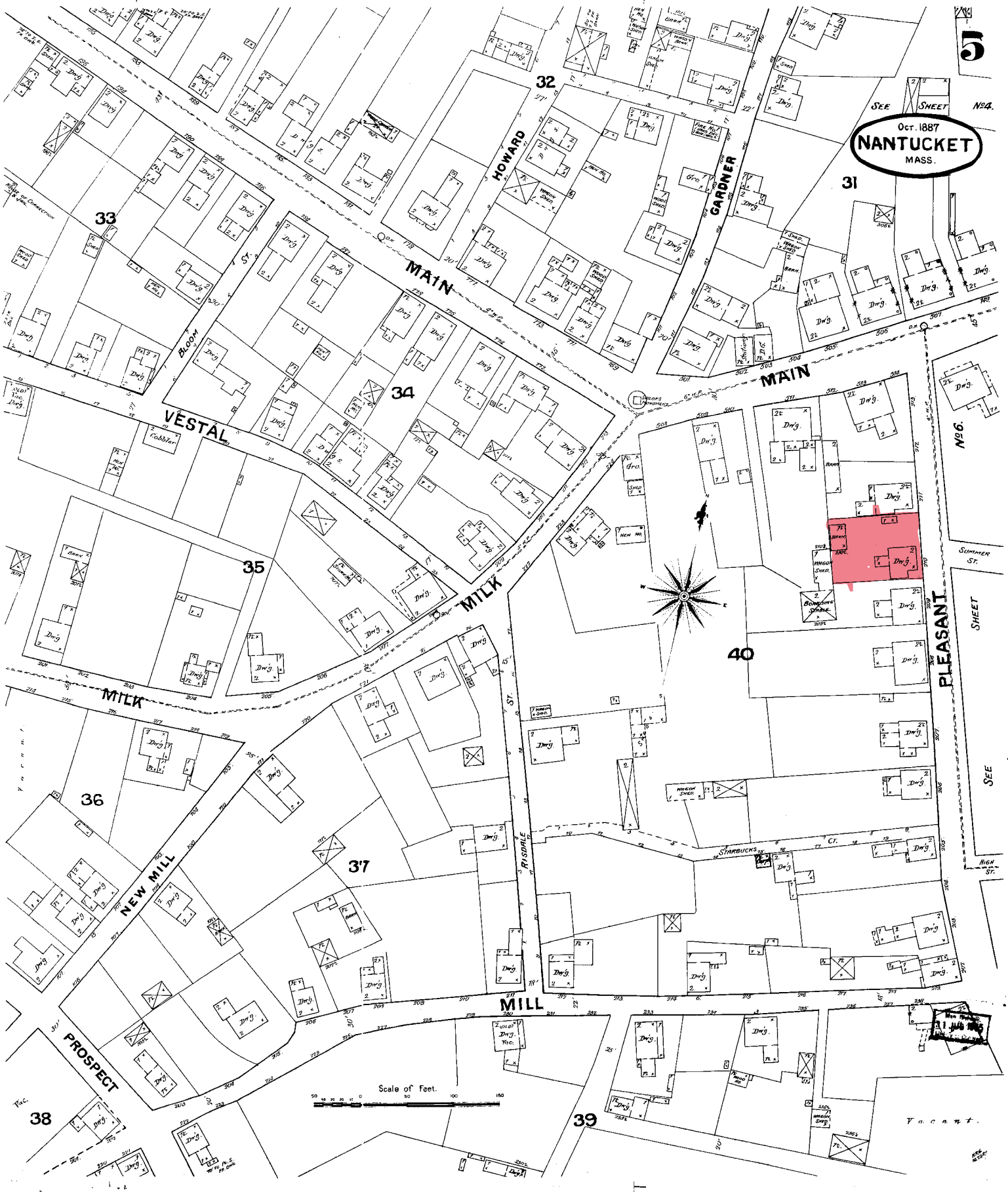
COLORS (To match Existing)

Sidewall Natural Clapboard (if applicable) Gray Roof Natural
Trim White Sash White Doors White + Green
Deck Natural + White Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury


5
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No. 4.
SEE SHEET No. 6.
MAIN
MAIN
VESTAL
MILK
MILK
MILL
PROSPECT
NEW MILL
PLEASANT
HOWARD
GARDNER
BLOOM ST.
RISDALE ST.
STARBUCKS CT.
SUMMER ST.
HIGH ST.
Scale of Feet.
Vacant.
31
32
33
34
35
36
37
38
39
40

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- O f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: ell on southside made into 2 stories around 1860. - NHA files

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: _____
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- O f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: NHA files, DuPrey "Old Houses"

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .15A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: O a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- O d. residential
- O e. commercial
- O f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- O k. fence
- O l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-21-14
MAP/PARCEL#: 4233-155

Recorded By: AEG Date: [illegible] Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 3 Pleasant St. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Darby, D. Weston Jr.

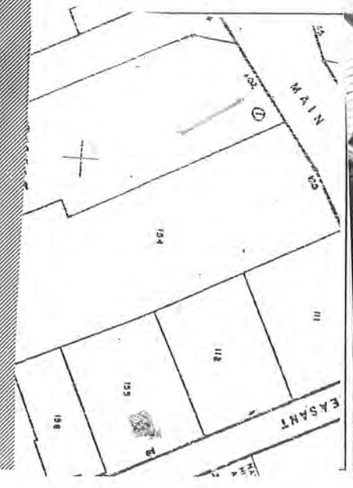
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon. - NHA files

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: O a. Yes O b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
O a. brick O b. rubblestone O c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 O e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: O a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: O a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk O e. balustrade
O b. dormers on street facade O f. skylight
O c. dormers on side elevations O g. roof hatch
O d. dormers on rear elevation O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL: O a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: O a. center O b. off-center O c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one O b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: O a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center O b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
O a. sidelights O f. fanlight
O b. transom O g. blind fan
O c. plank frame O h. Greek Revival
O d. flush frame O i. recessed
O e. Federal O j. other: _____

26. NUMBER OF BAYS: O a. three O c. five
O b. four O d. N/A
O e. other: _____

27. WINDOW FRAME TYPE: O a. flush O c. bull-nose
O b. plank frame O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
O a. 12/12 O d. 2/2
O b. 9/9 O e. casement
O c. 6/6 O f. other: _____

29. PORCH:
O a. front O b. side O c. wrap

30. DETAILS:
(check several if appropriate)
O a. corner boards (plain) O e. blinds
O b. corner boards (beaded) O f. watertable
O c. corner board (single) O g. pilasters
O d. entry stairs w. balustrade O h. trellis
O i. other: _____

31. CONDITION: O a. excellent O c. fair
O b. good O d. deteriorated

32. INTEGRITY: O a. original site O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
O a. individually significant O b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
O a. box O c. gable front O e. side-gabled
O b. additive O d. gable ell O f. other: _____









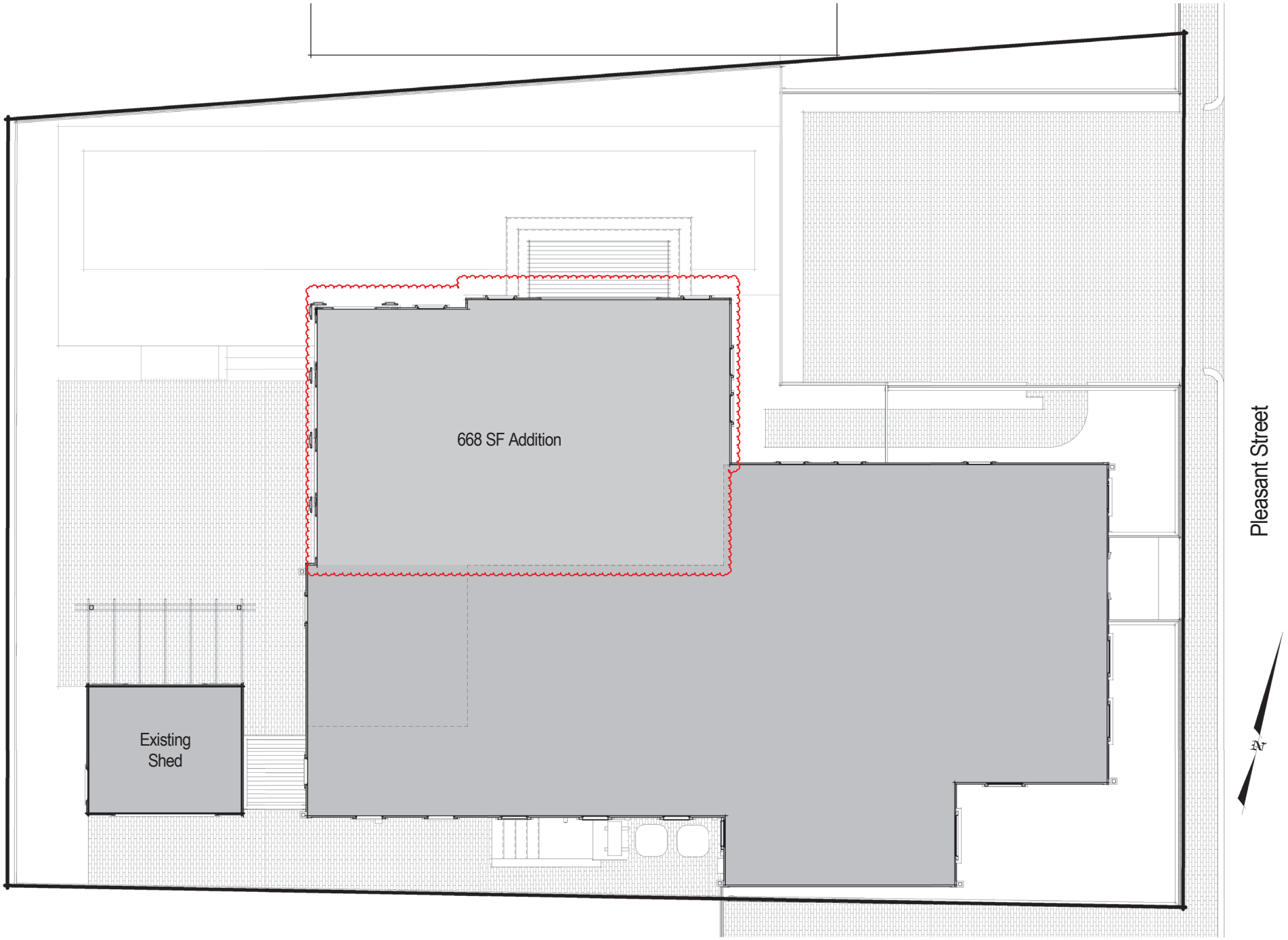






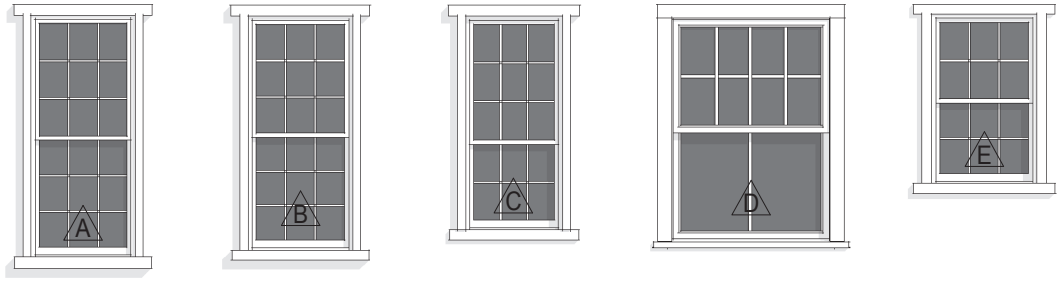
Locus Map

Not to Scale



Site Plan

3/16" = 1'-0"



Double Hung
9/9 TDL

Double Hung
9/9 TDL

Double Hung
9/6 TDL

Double Hung
8/2 TDL

Double Hung
6/6 TDL



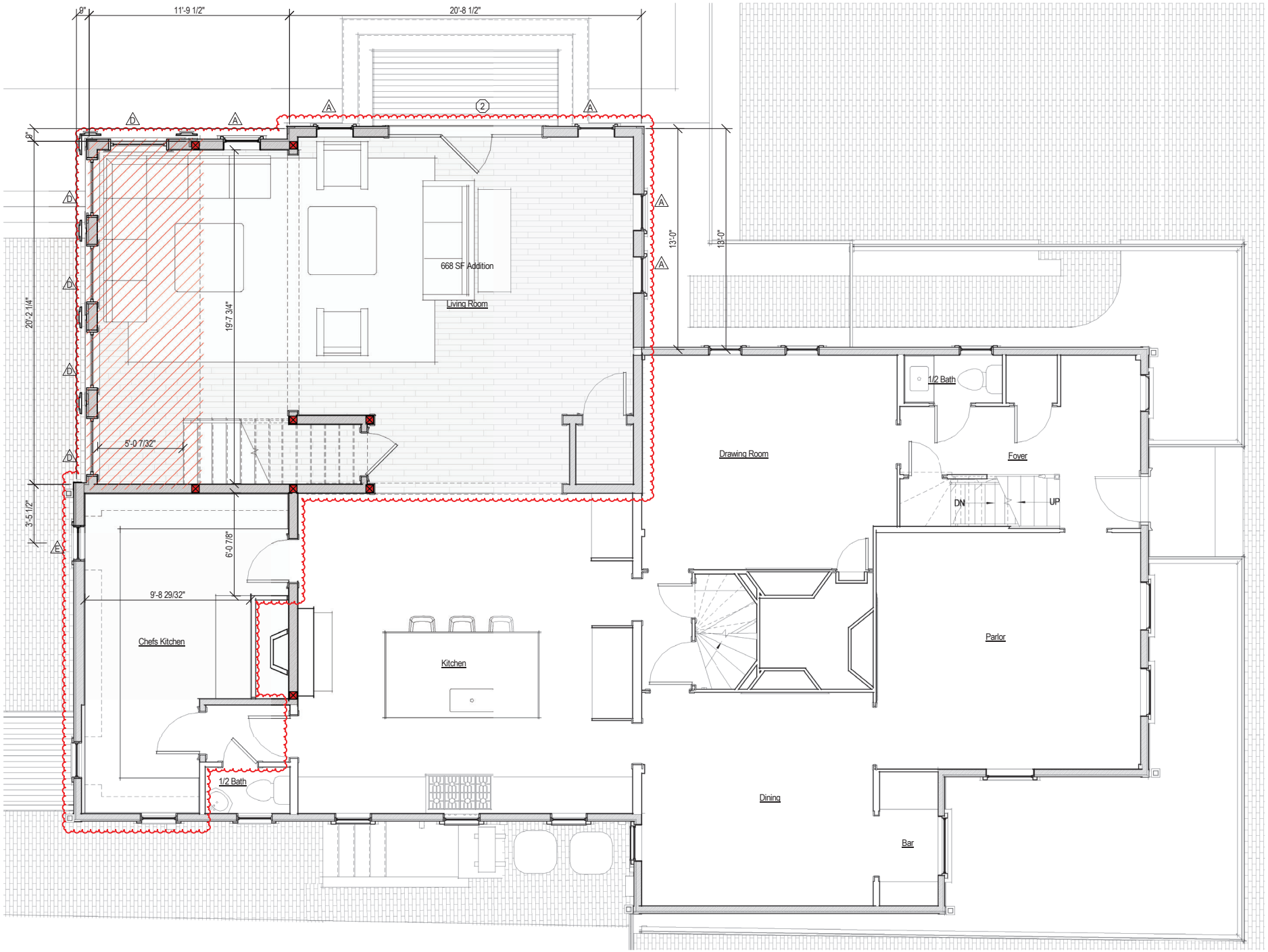
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

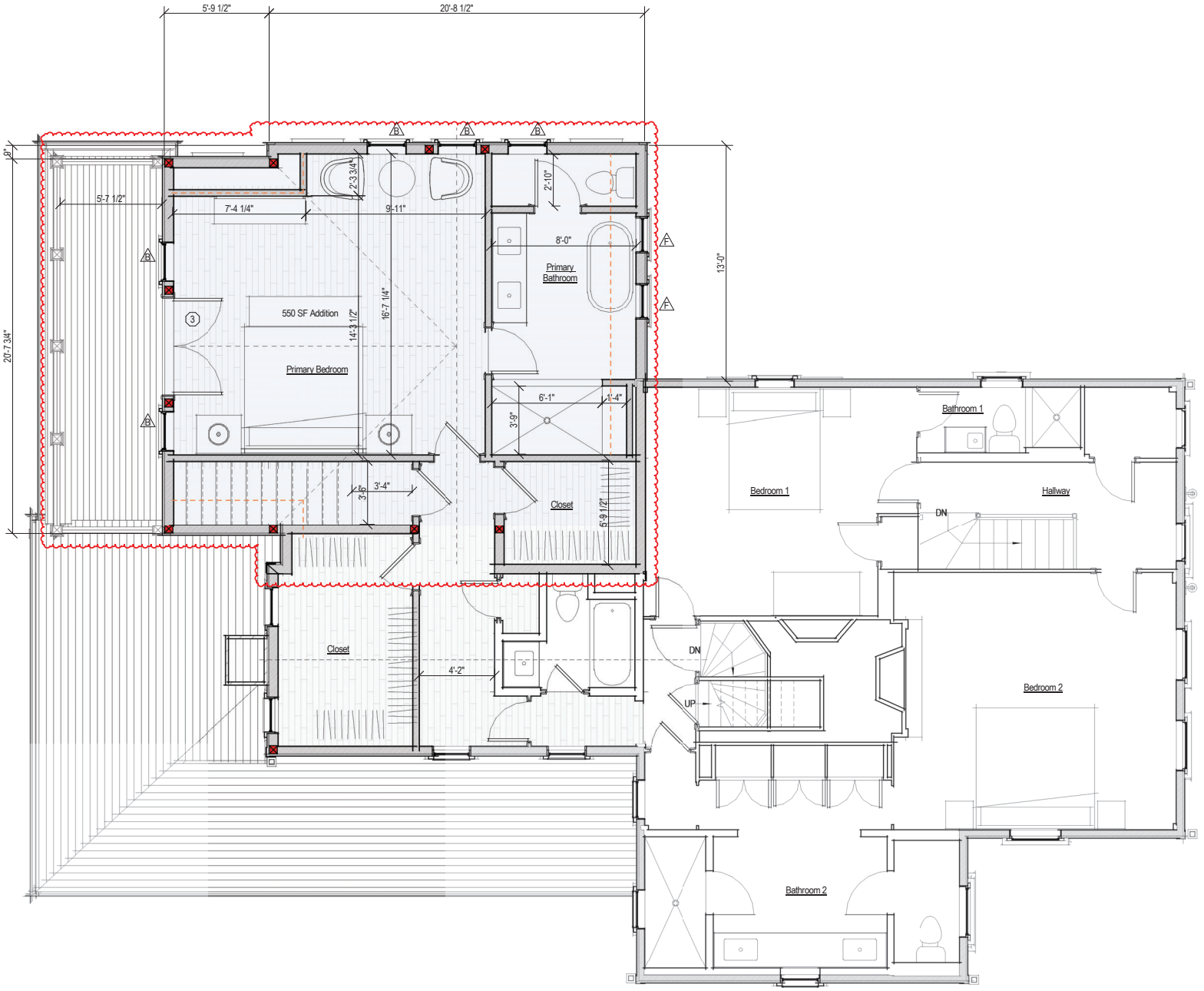
Window & Door Legend

Not to Scale



1 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



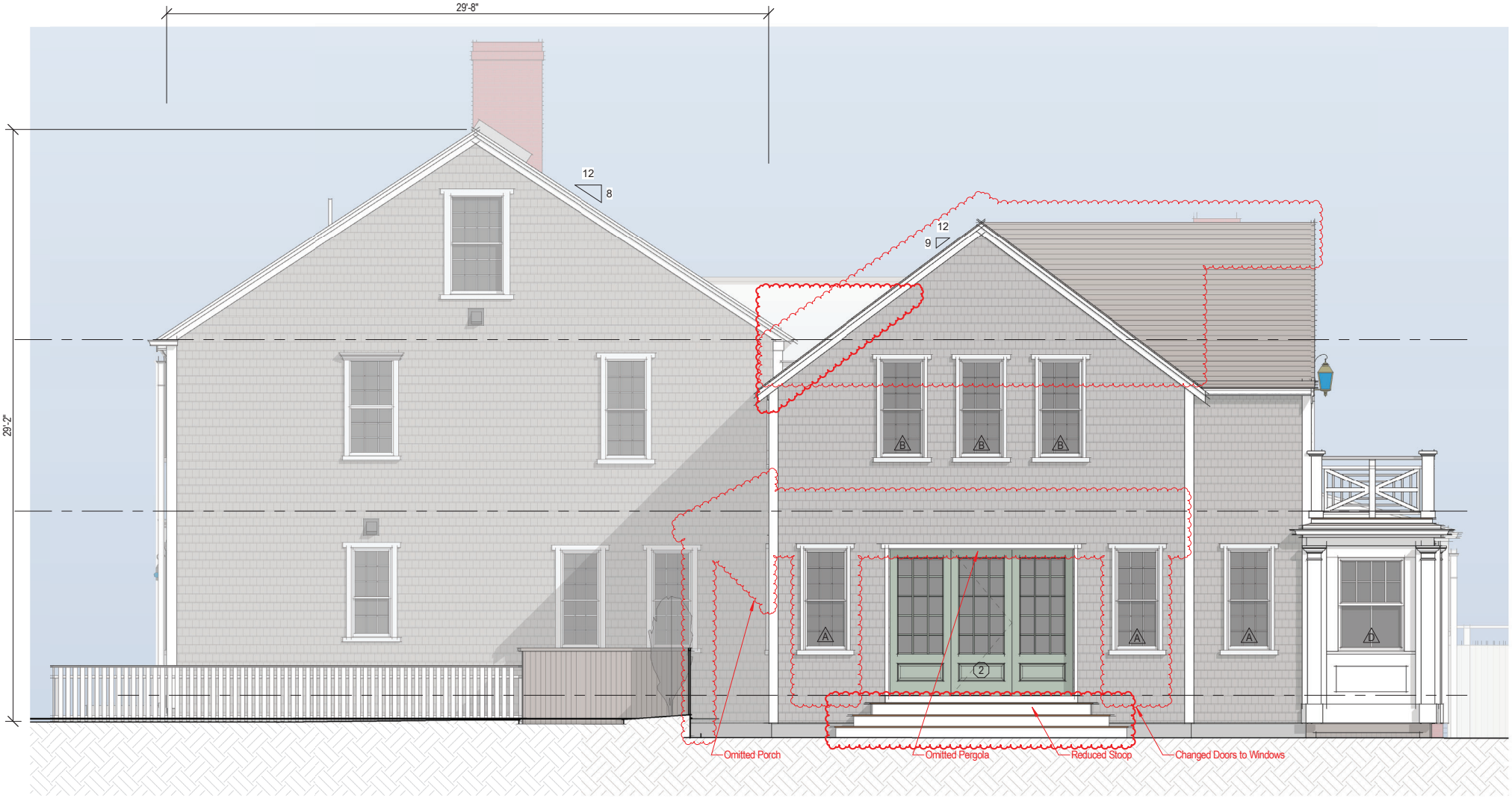
Proposed East Elevation

1/4" = 1'-0"



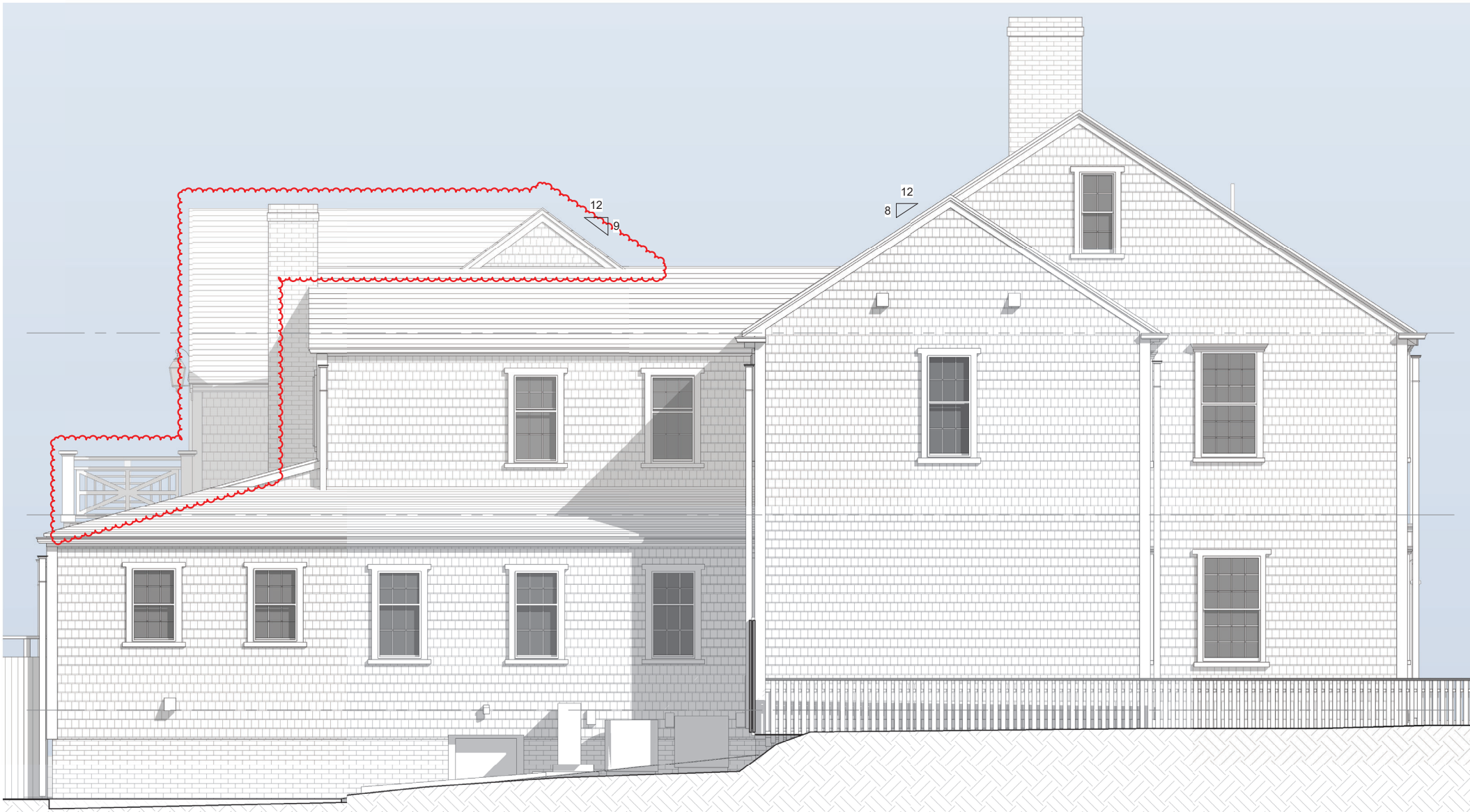
Proposed West Elevation

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	HDC case number: (ex HDC2020-xx-xxxx), if applicable
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 167

Street & Number of Proposed Work: 111B OLD SOUTH ROAD

Owner of record: 111 OSR LLC

Mailing Address: 26 Industrial Street
Warsaw NY, 14569

Contact Phone #: 508 228 1305 E-mail: Rob@upstatedoor.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☑ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Mixed-Use Structure - Residential / Business / Shop Space

Size of Structure or Addition: Length: 65'-0" Sq. Footage 1st floor: 3,315 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 51'-0" Sq. footage 2nd floor: 1,755 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North (+/-) 6" South (+/-) 6" East (+/-) 6" West (+/-) 6"

Height of ridge above final finish grade: North (+/-) 29'-5" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed (+/-) 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side _____
☑ Other 10" Wide Cedar Plank

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8" Soffit (Overhang) 10" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 7 1/4"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Shingles + Planks Clapboard (if applicable) _____ Roof Gray
Trim Gray Sash BLACK Doors Black
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/3/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 6/25/24

111 OSR LLC / 111B Old South Road

Emeritus LTD

68 / 167

New Mixed Use Structure

Sitting Board: Camp, MacLeod, Patten, Pohl

Chair: Welch Alternate: N/A

Camp: Described the building as handsome looking, attractive and appropriate.

MacLeod: Appreciates the gable forward design and uninterrupted roof line. Recommends lowering the second-floor windows so the sills meet just above the lower roof break. Recommends doing the same to the second floor plate height thus reducing the overall height of the structure. Suggests extending the depth of the front porch by 18" in width to make the roof meet the vertical wall at a higher breaking point.

Patten: Questioned the need for the Cupola but will defer to the panels unified opinion as a whole.

Pohl: Agrees with what has been said by the other reviewers and did not have any additional comments to share.

Welch: Requested an alternative roof design of the gable end front façade. The mass is too large, the roof plane is also too large. Prefer less tall second floor height. Increase the porch roof slope to reduce the amount of shingle between the roof breaking point at the window sills above. Suggest raising the header height of the porch roof which will also reduce the amount of shingle between the roof and windows above.

Motion to hold for revisions
(MacLeod)

Carried 5-0



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Existing Conditions

Date: 05.03.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

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Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554



West Elevation



South Elevation



East Elevation



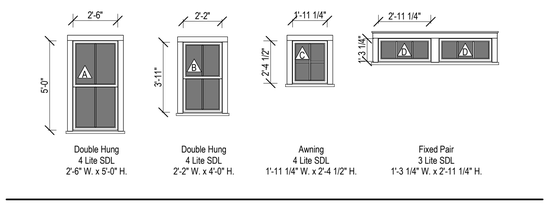
North Elevation

06.27.24

HDC Submission

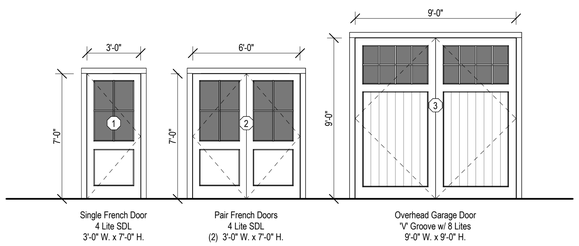


Locus Map



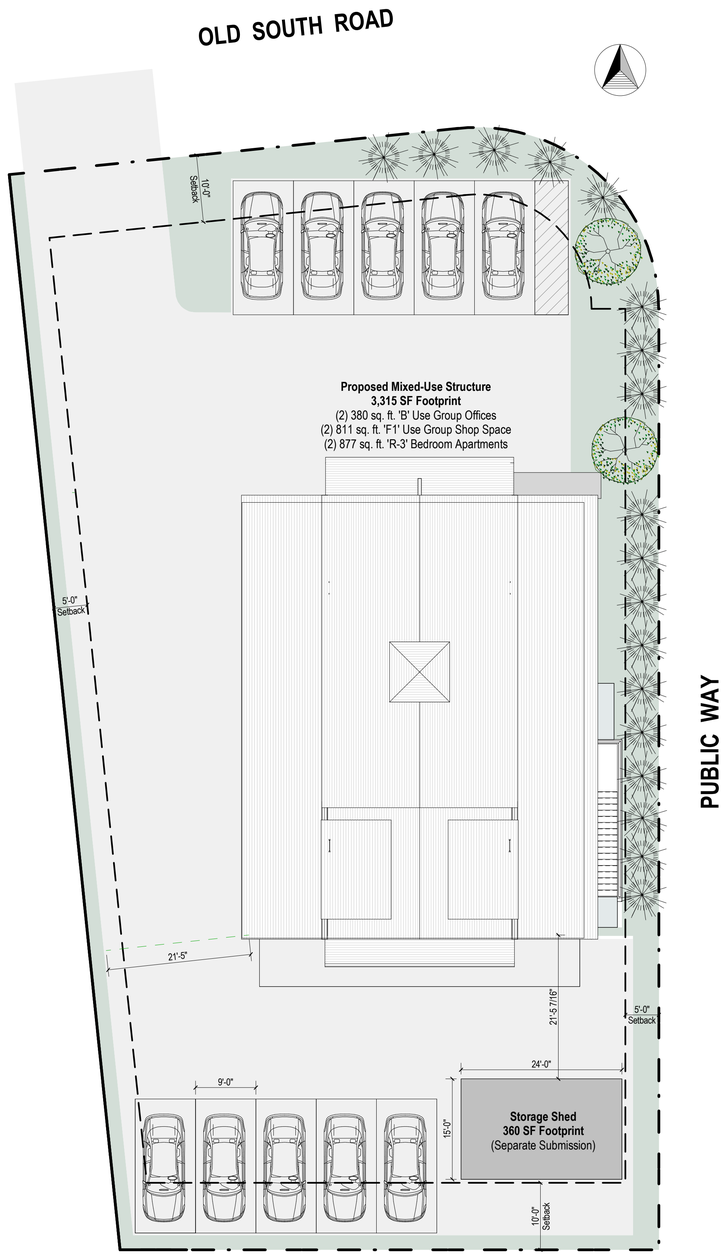
Window Legend

1/4" = 1'-0"



Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2332

Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

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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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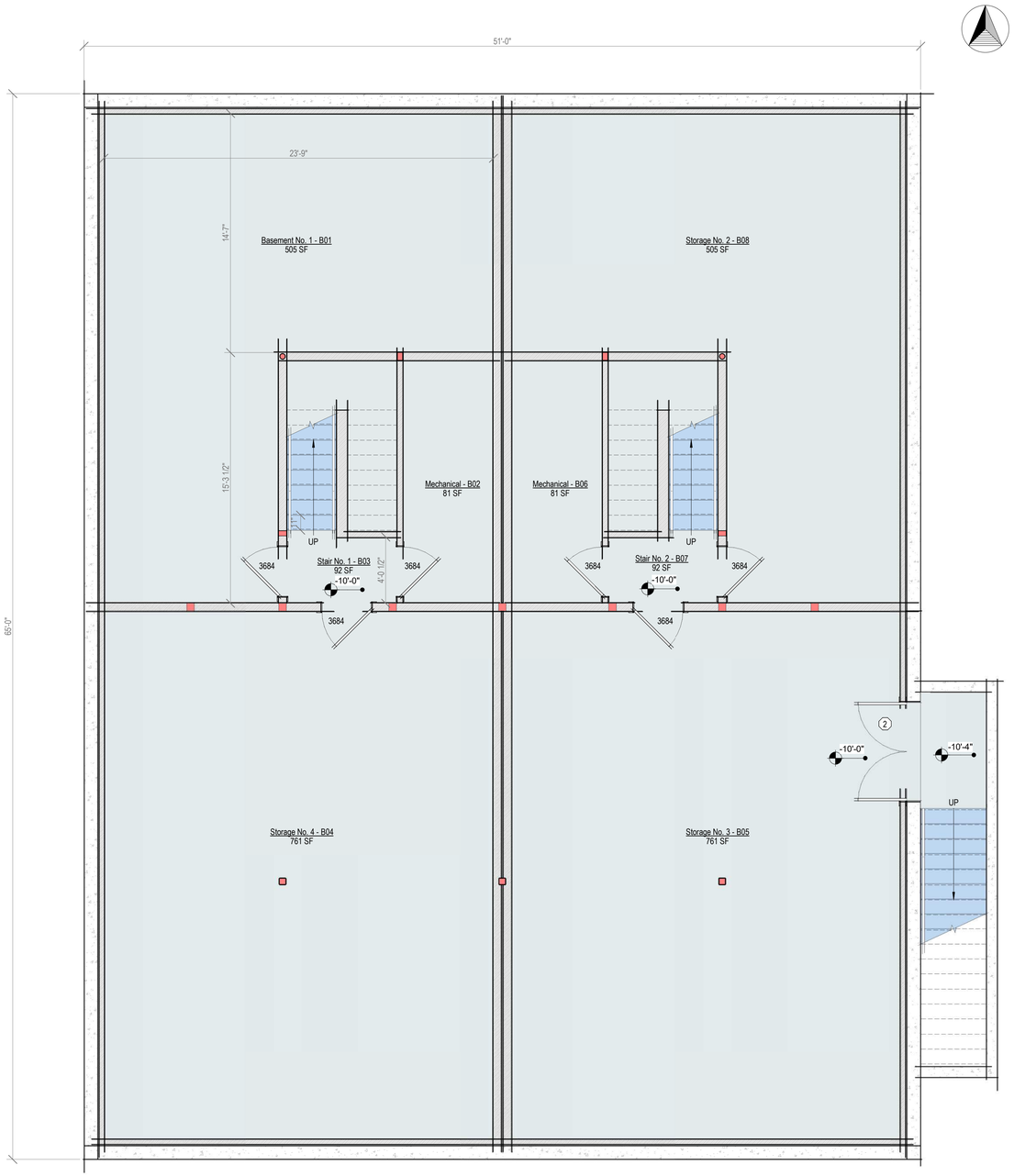
G.0.1

2332

06.27.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

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Basement Plan

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A.1.0

2332

06.27.24

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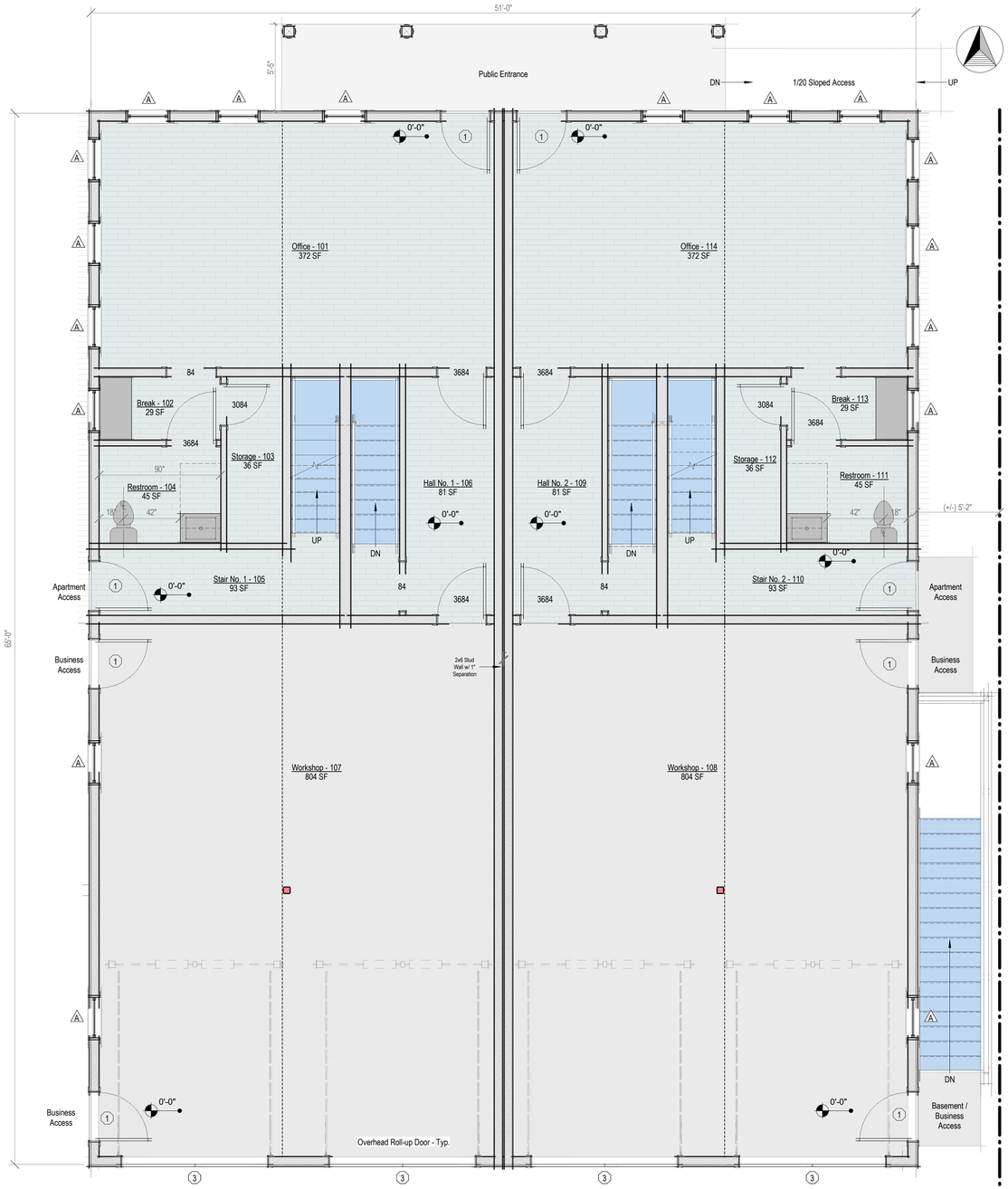

First Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Revisions

First Floor Plan

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A.1.1

2332

06.27.24

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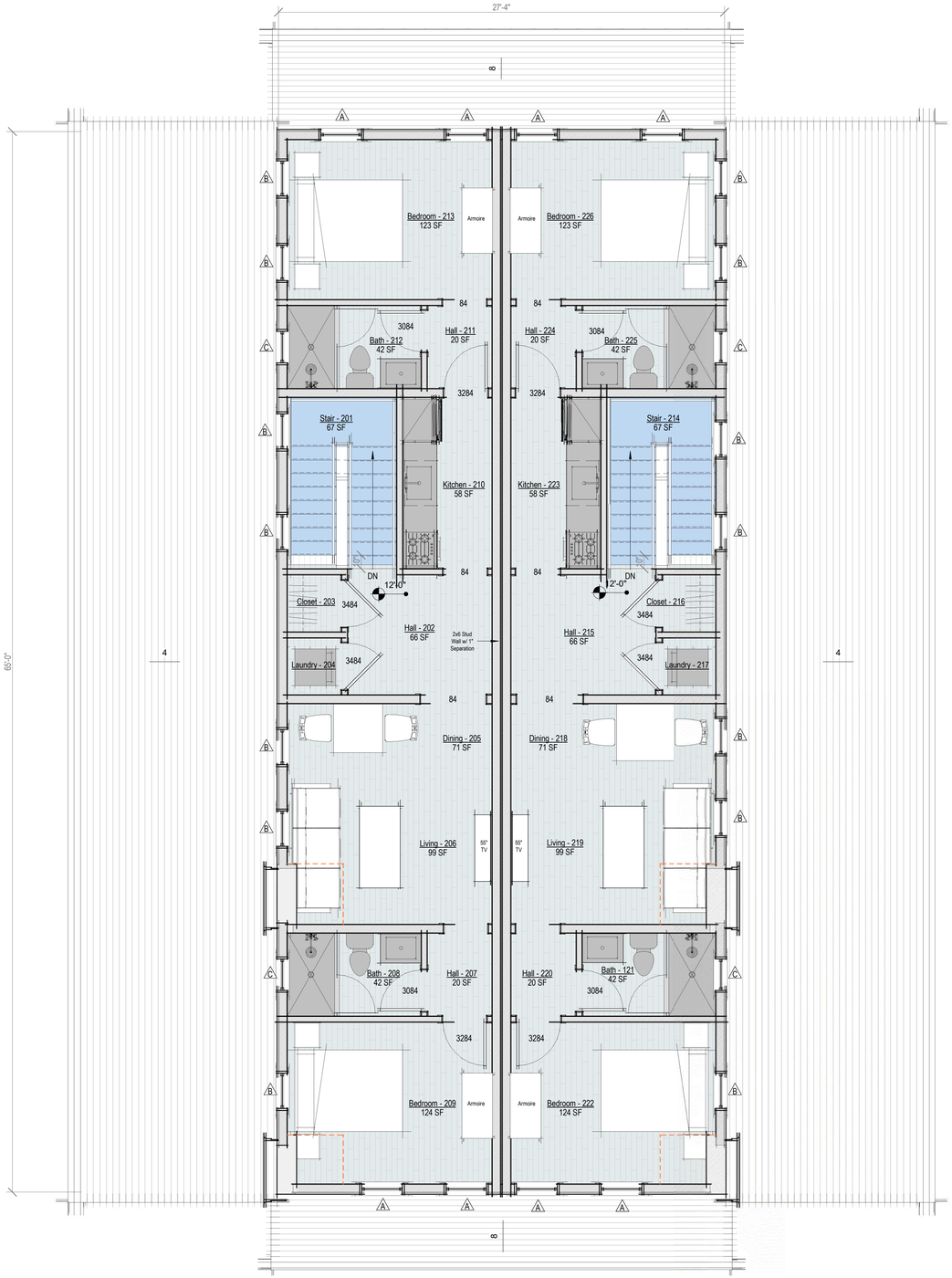

Second Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Nantucket, MA 02554

emeritus

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Revisions

Second Floor Plan

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A.1.2

2332

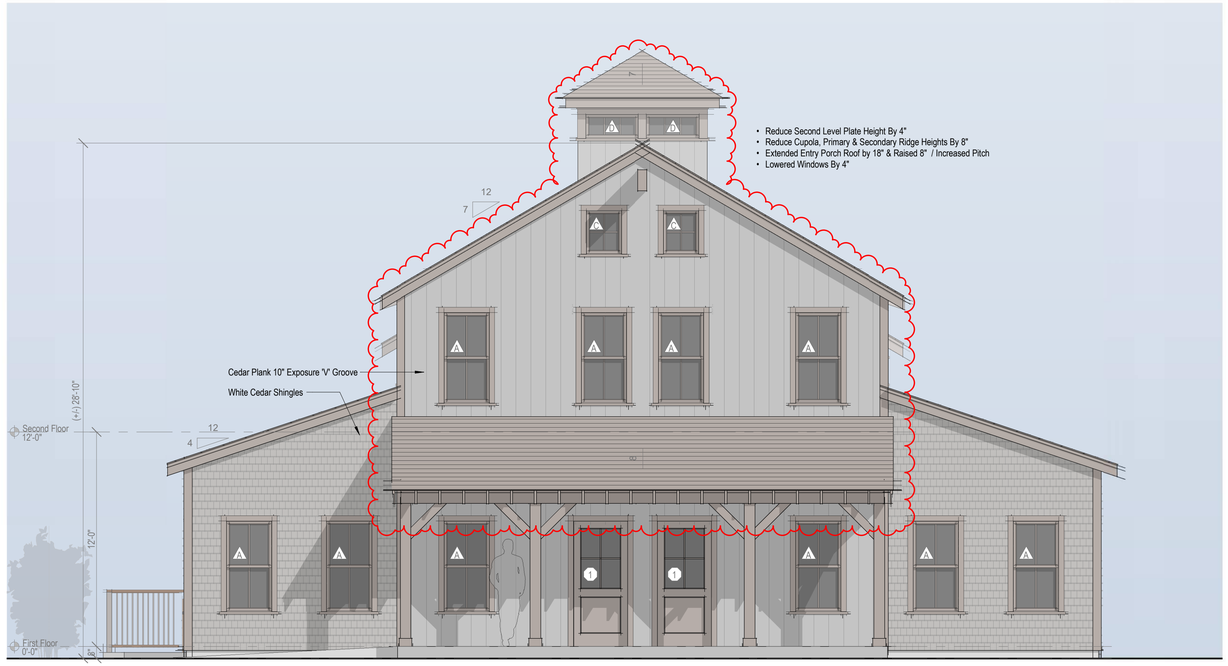
06.27.24

HDC Submission



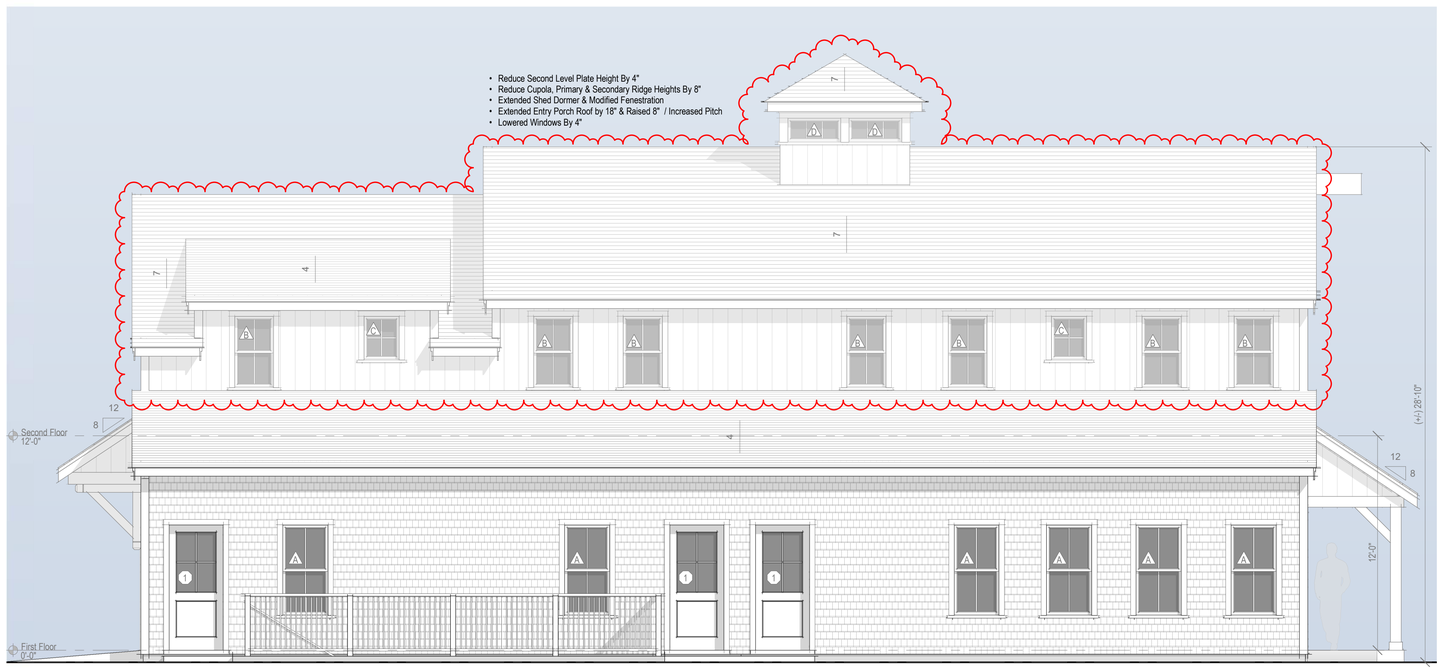
East Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"

2332

Mixed-Use Structure

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Sheet Index

SHEET INDEX

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Revisions

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.1

2332

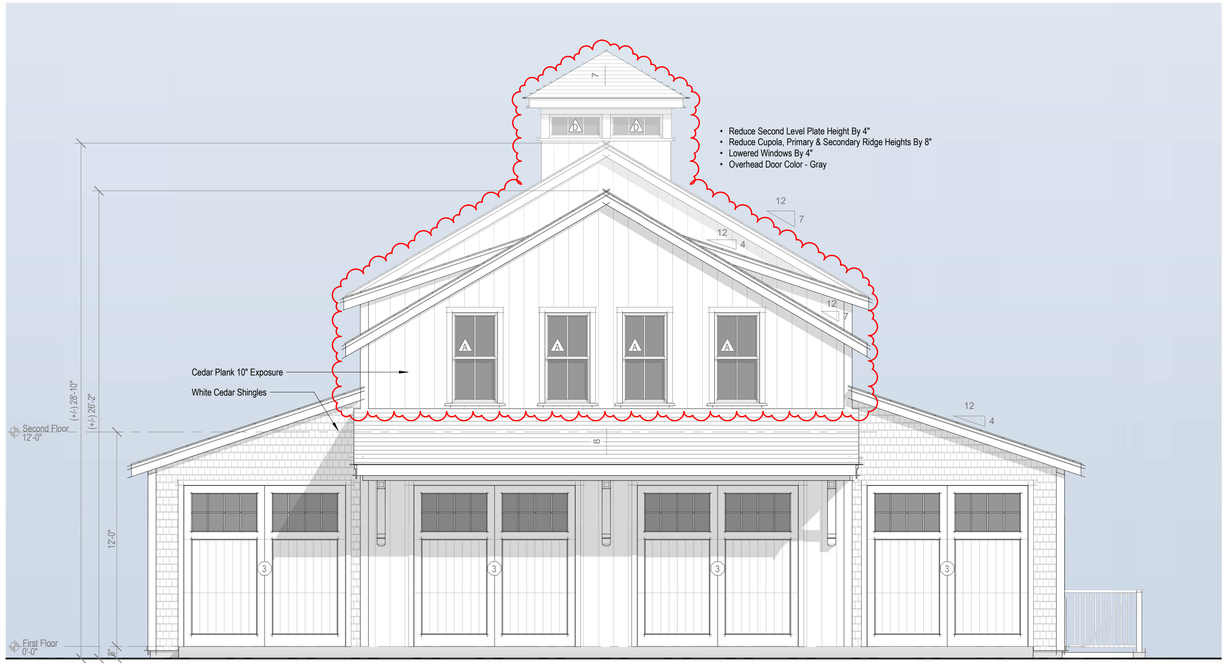
06.27.24

HDC Submission



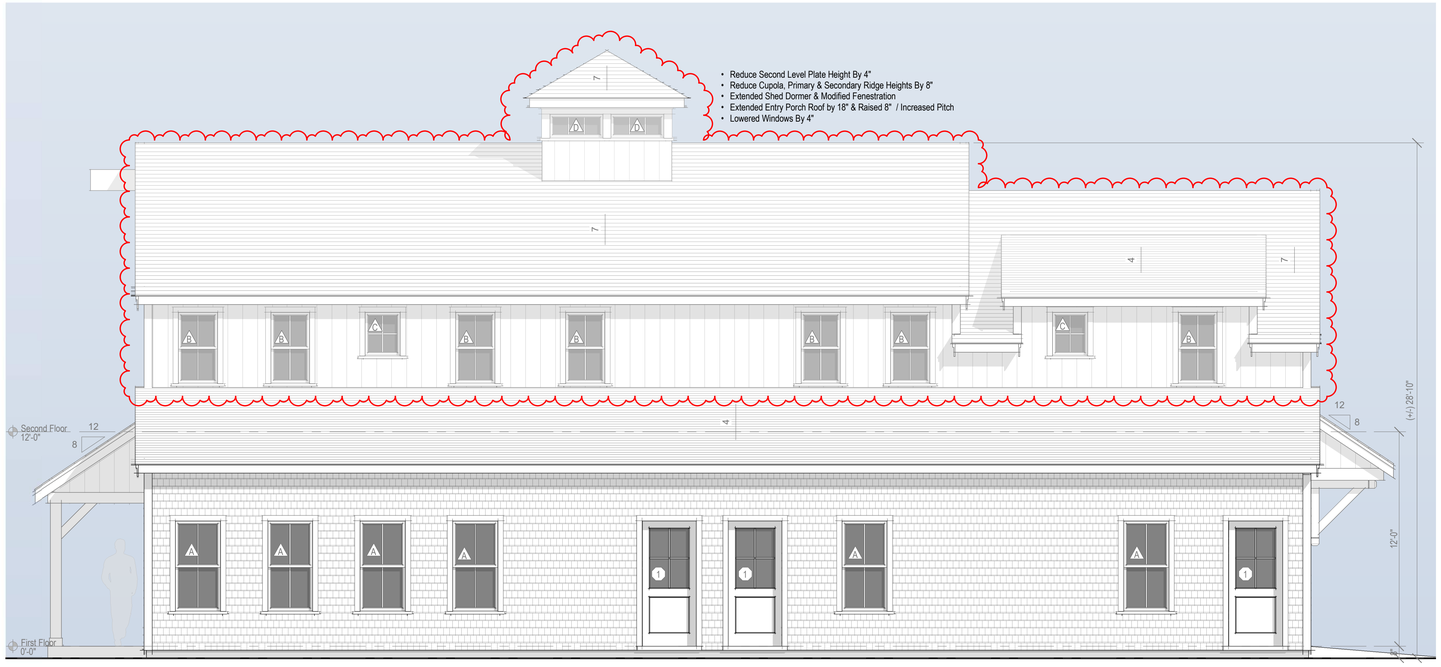
West Elevation - Previously Submitted

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
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT
Lot Size:	14,503 SF
Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

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Revisions

Exterior Elevations

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2332



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Perspective View Facing Southeast

Date: 06.27.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Perspective View Facing Northeast

Date: 06.27.24

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8 Williams Lane
Nantucket, MA 02554
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Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Aerial View

Date: 06.27.24

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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

North Elevation - Proposed Alternate

Scale: 1/4" = 1'-0"

Date: 06.27.24

emeritus

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508.325.4995
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Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Perspective View Facing Southeast - Alternate

Date: 06.27.24

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8 Williams Lane
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508.325.4995
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Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	68 / 167
Current Zoning:	CTEC
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	5 FT / 10 FT

Aerial View - Alternate

Date: 06.27.24

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8 Williams Lane
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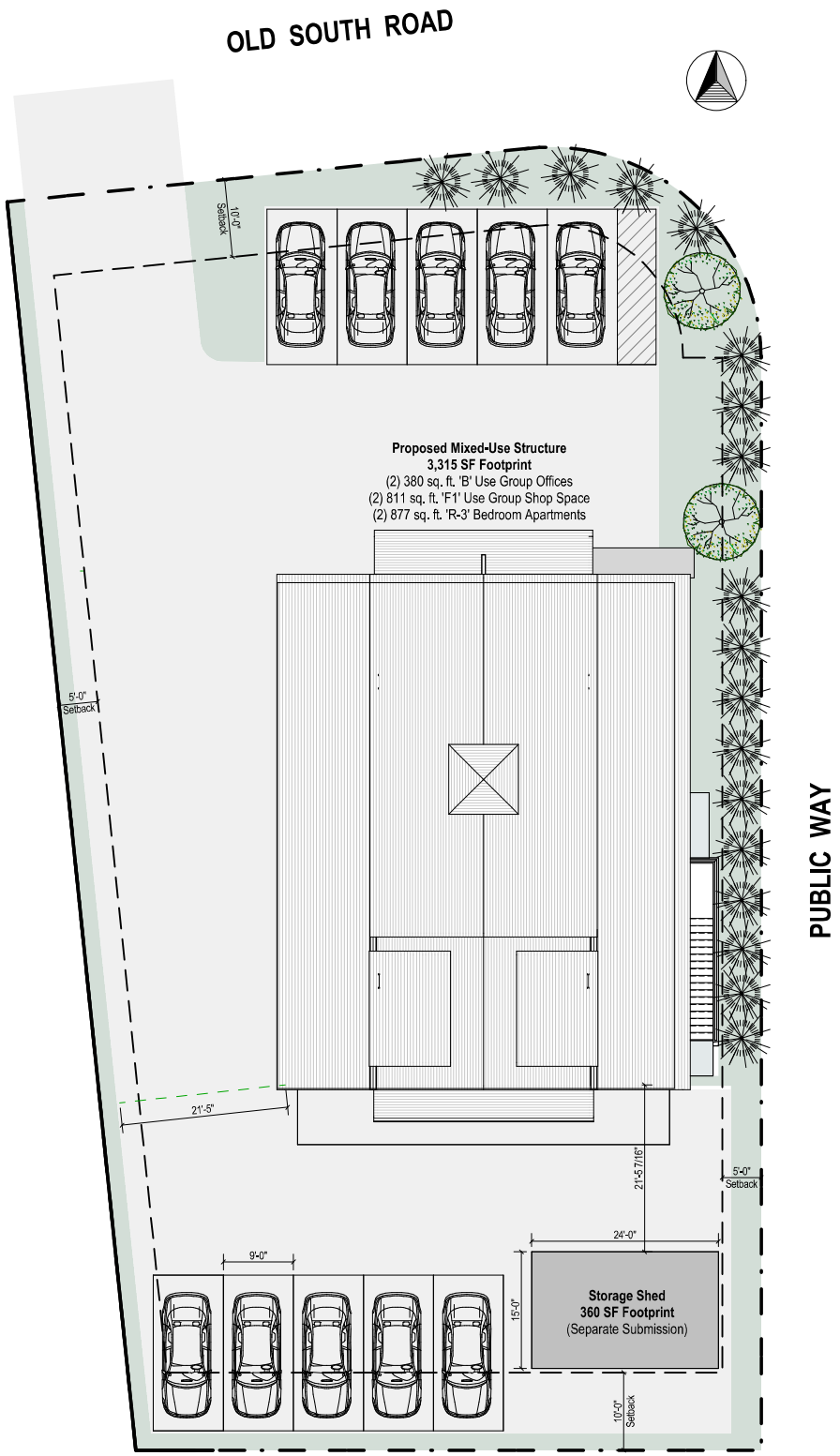
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

06.27.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



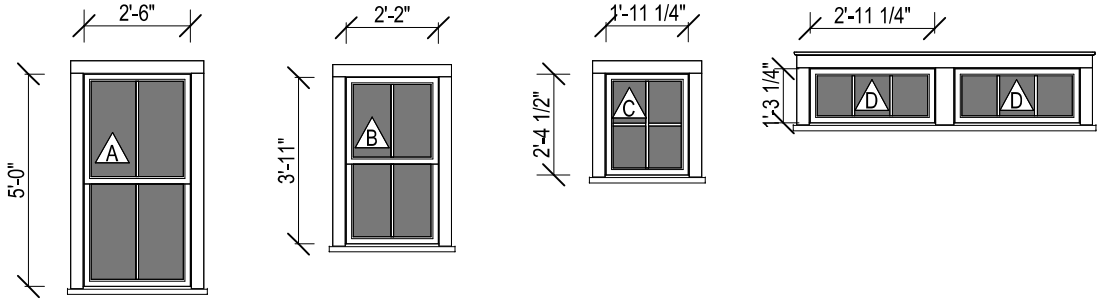
South Elevation



East Elevation



North Elevation



Double Hung
4 Lite SDL
2'-6" W. x 5'-0" H.

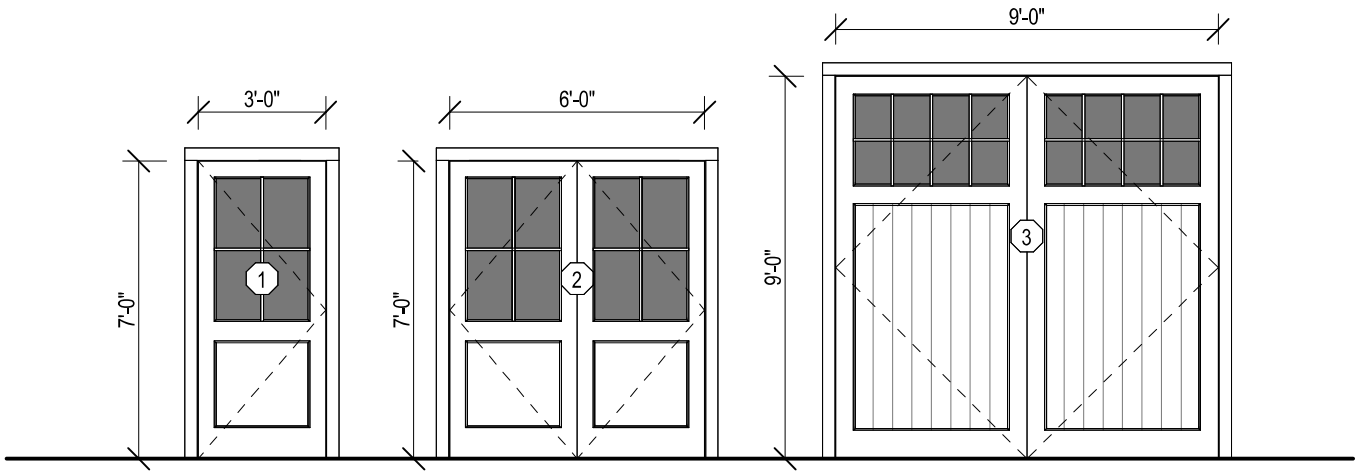
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

Awning
4 Lite SDL
1'-11 1/4" W. x 2'-4 1/2" H.

Fixed Pair
3 Lite SDL
1'-3 1/4" W. x 2'-11 1/4" H.

Window Legend

1/4" = 1'-0"



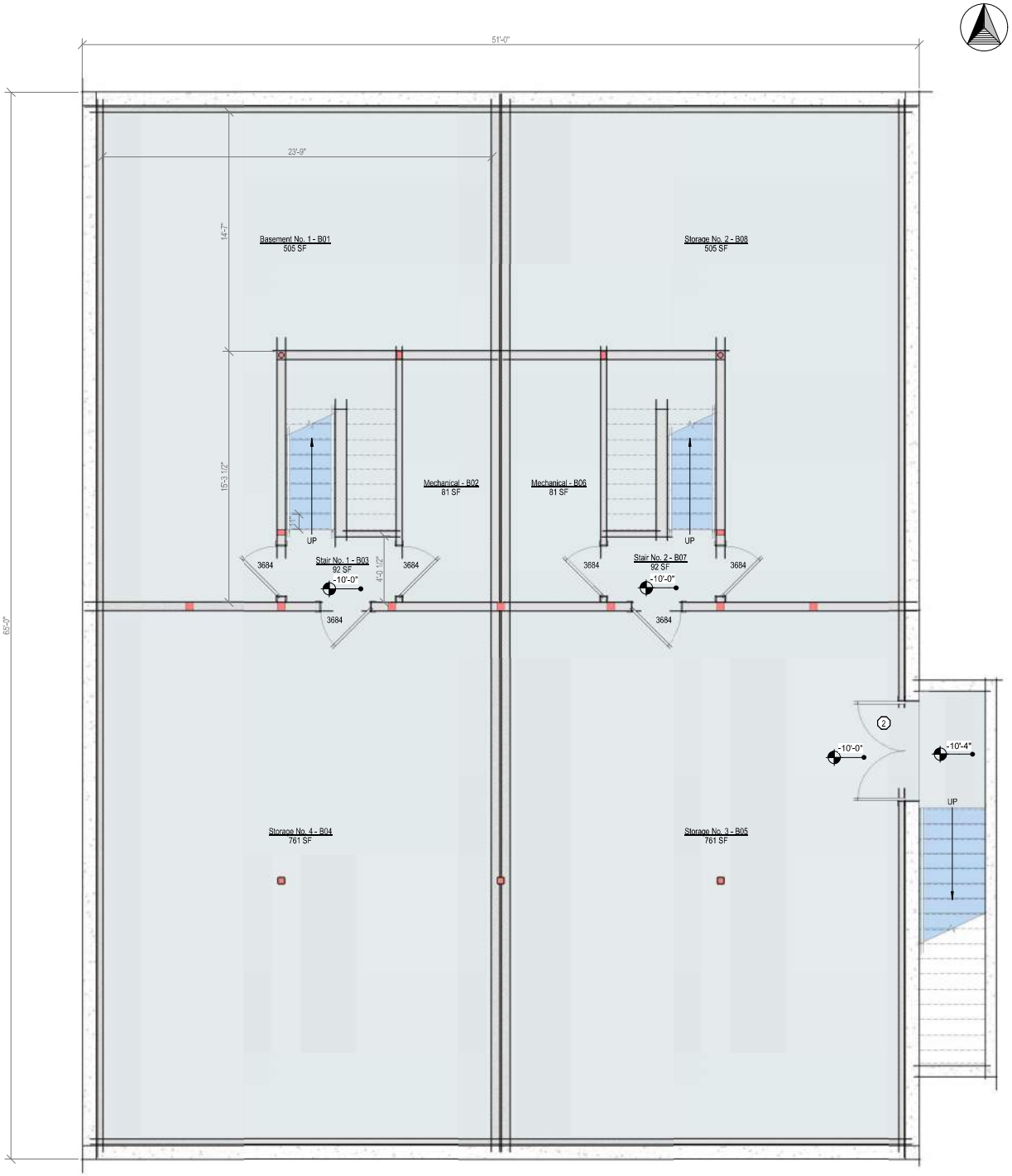
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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.

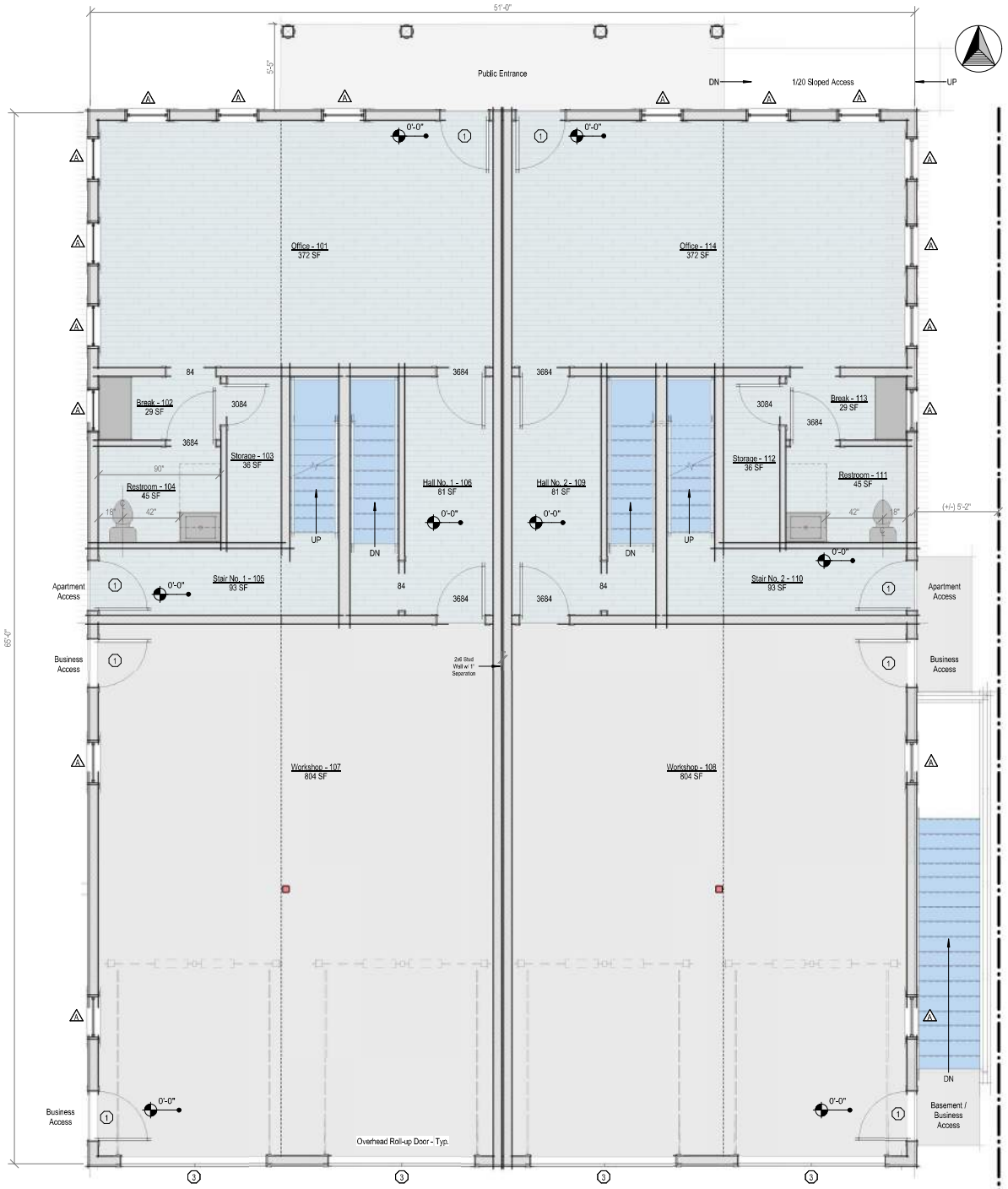
Exterior Door Legend

1/4" = 1'-0"



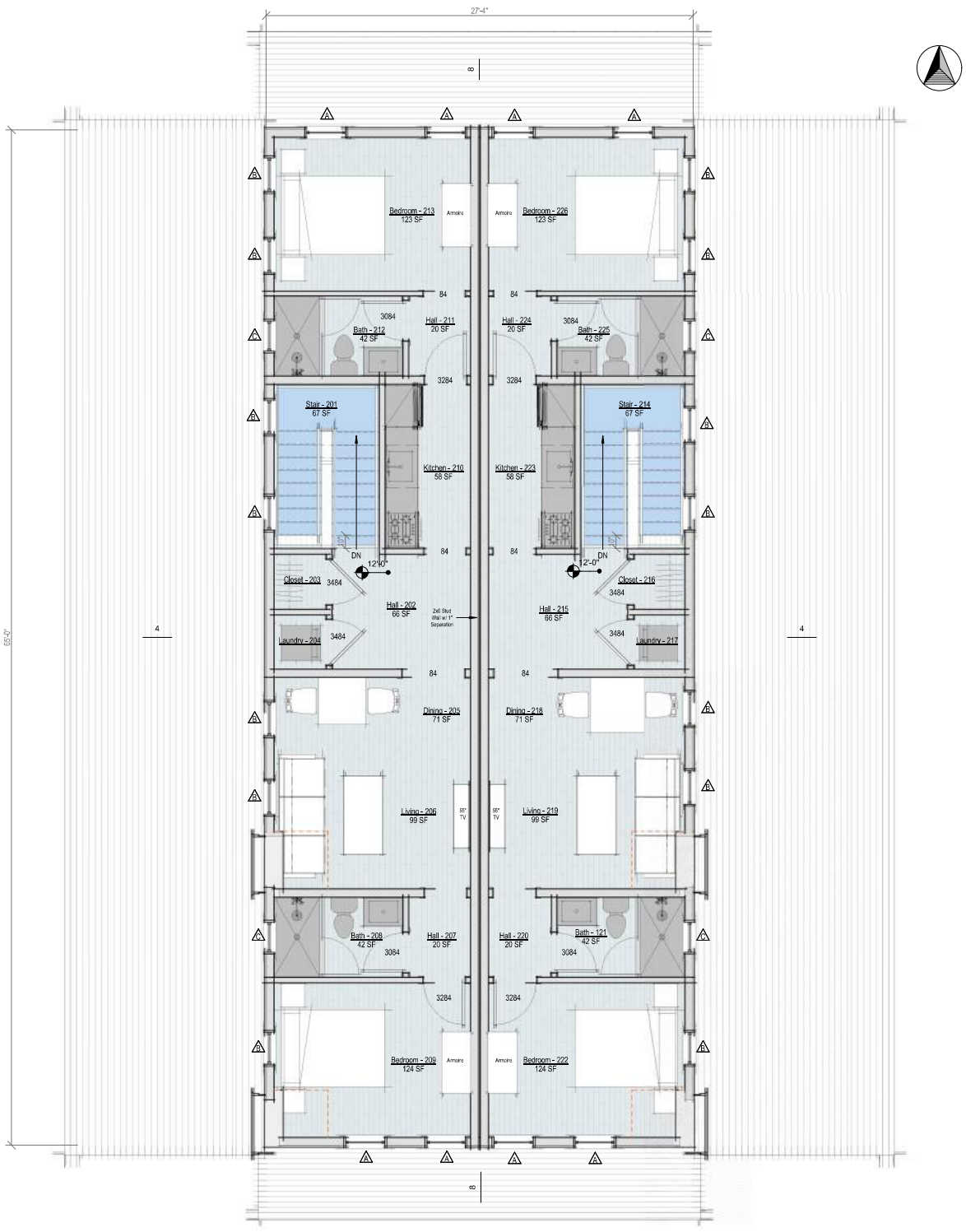
Basement Plan - Proposed

1/4" = 1'-0"



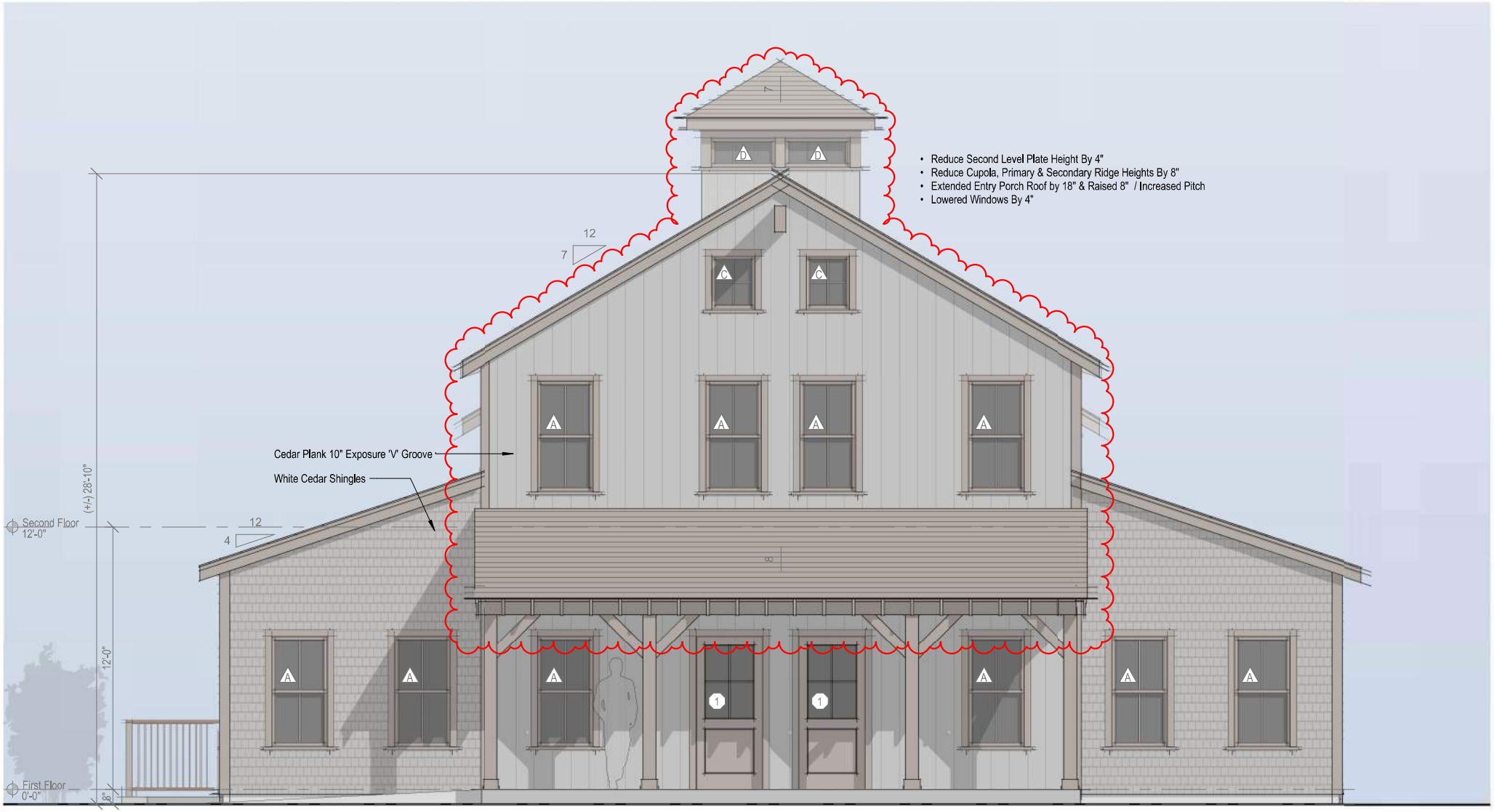
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



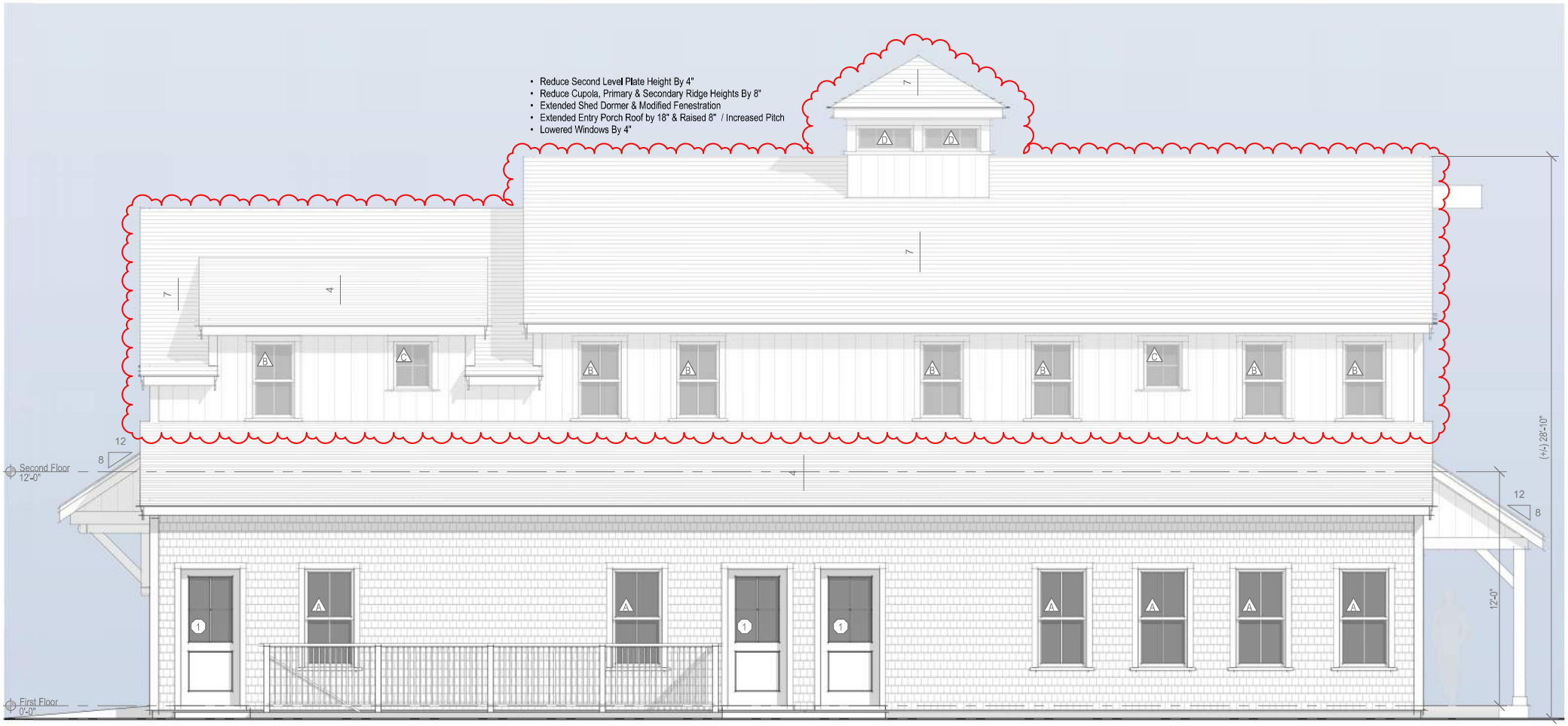
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



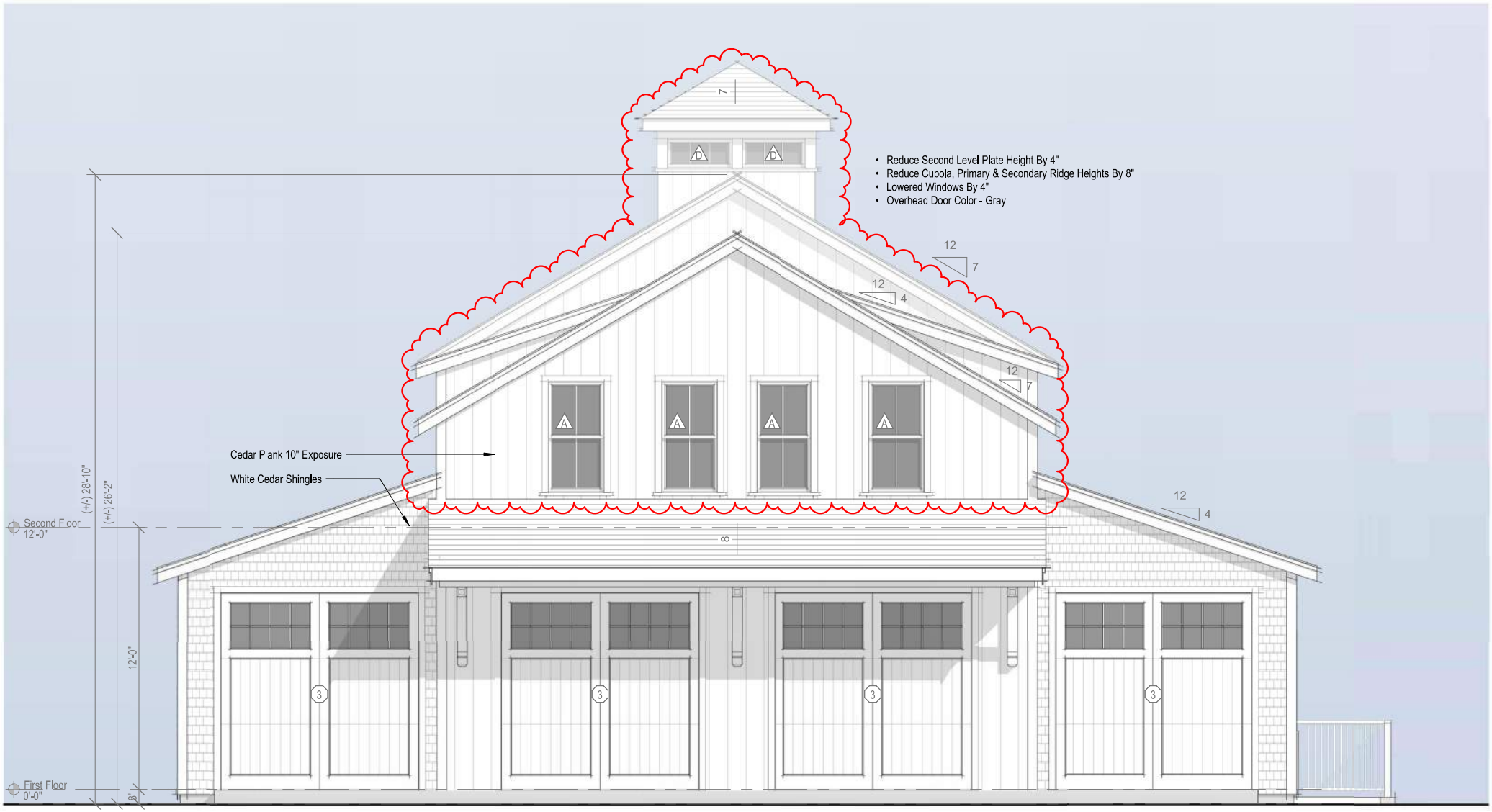
East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



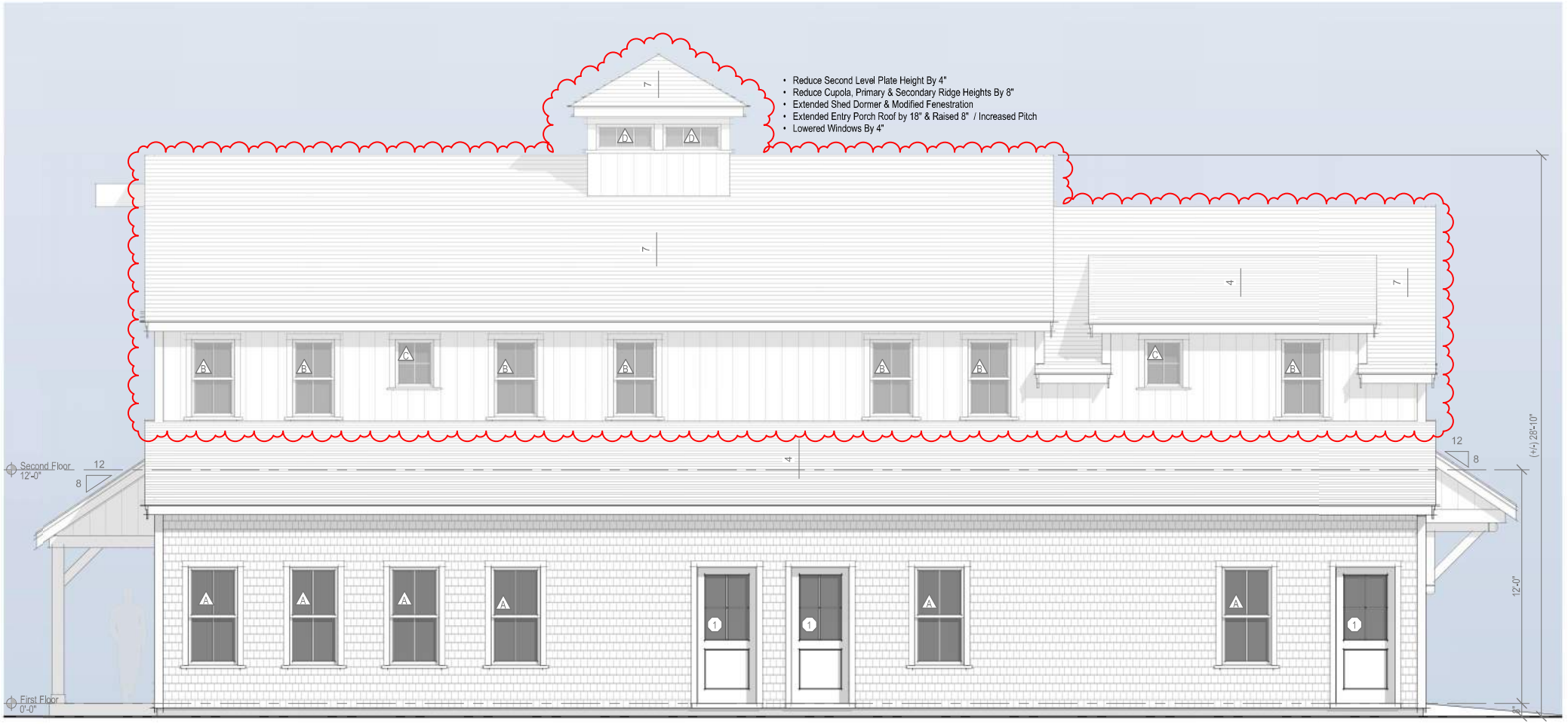
South Elevation - Proposed

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

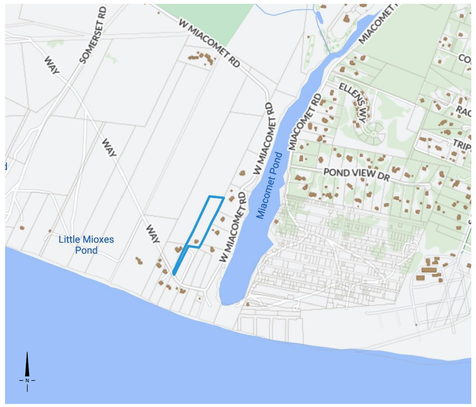
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





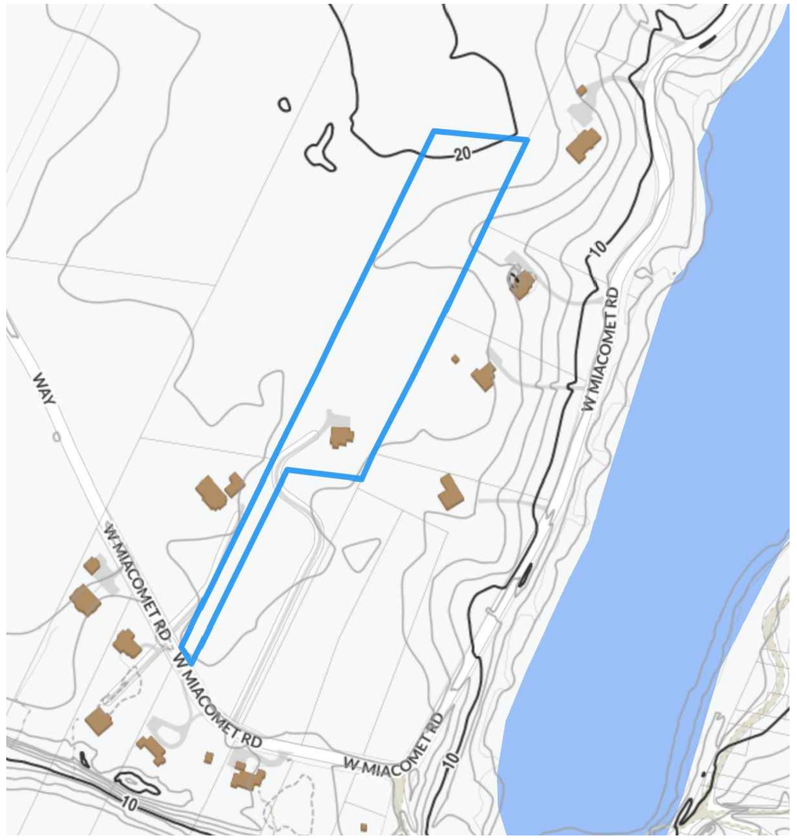



PHOTO 1


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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design@ahernllc.com

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

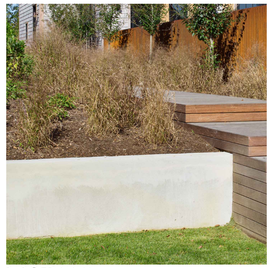
HARDSCAPE MATERIALS

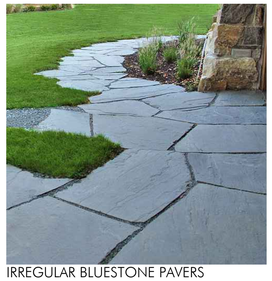

BLUESTONE POOL COPING


BLUESTONE RISERS



36" (H) WOODEN FENCE NTW


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

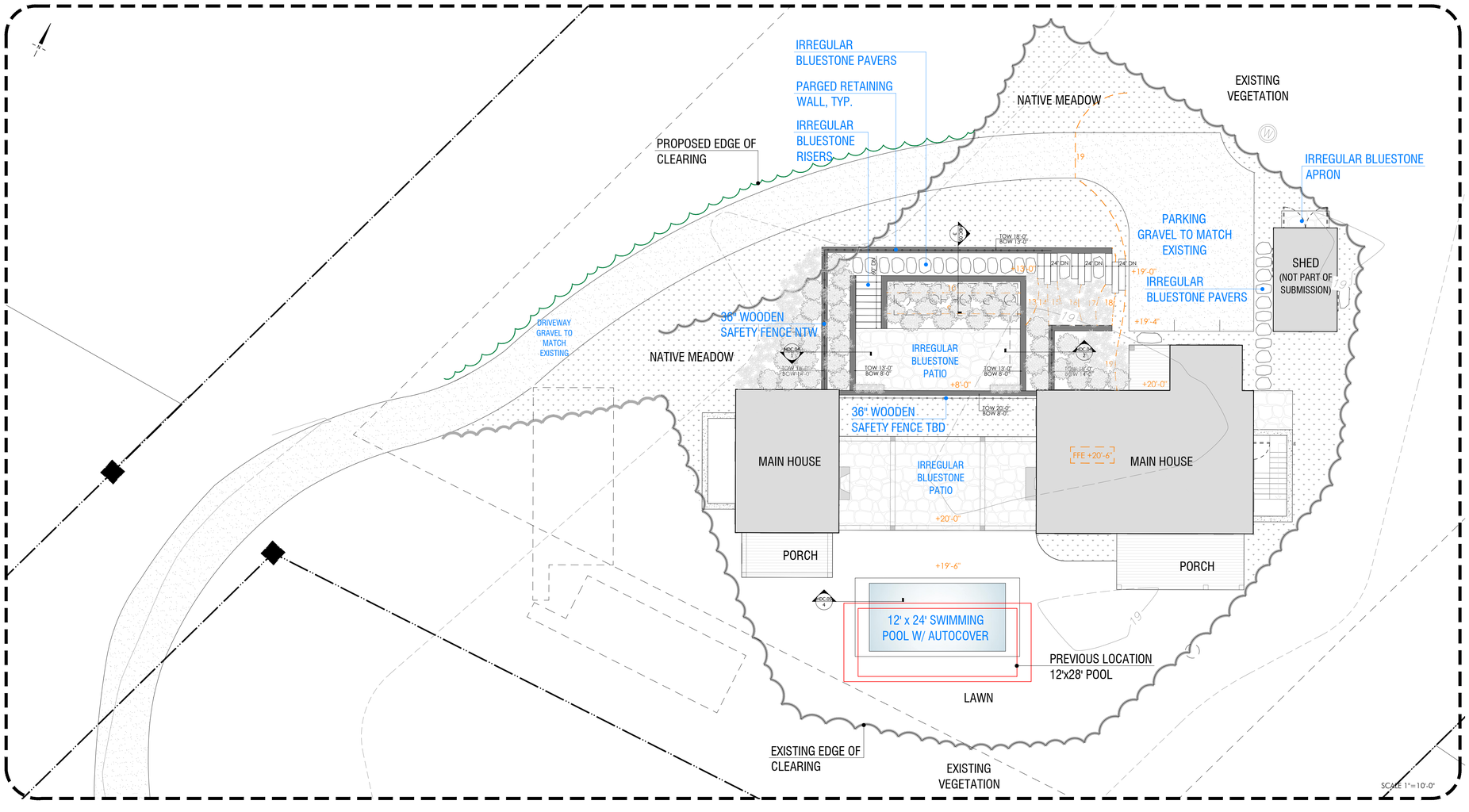

LOWBUSH BLUEBERRY


BAYBERRY

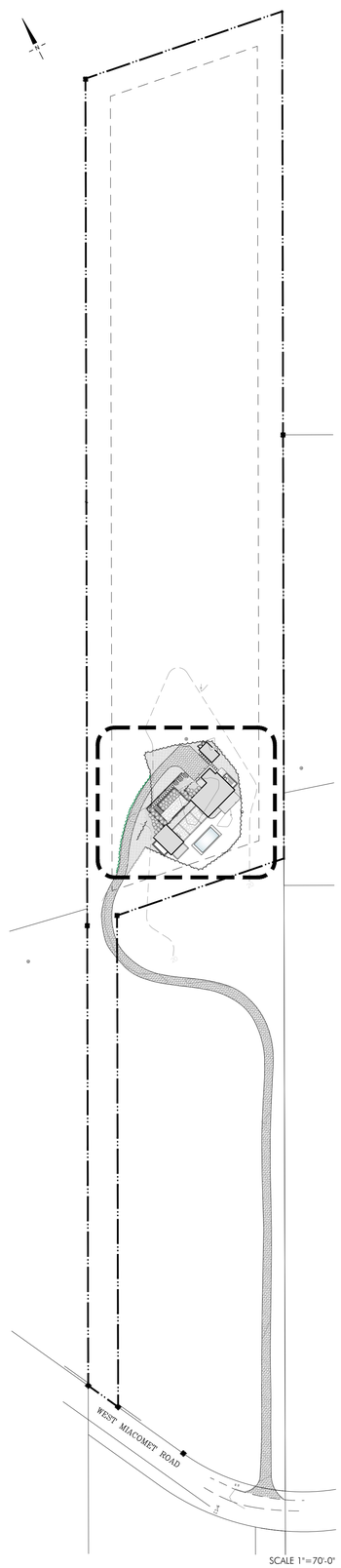

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



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PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
SITE PLAN

DRAWING INFO

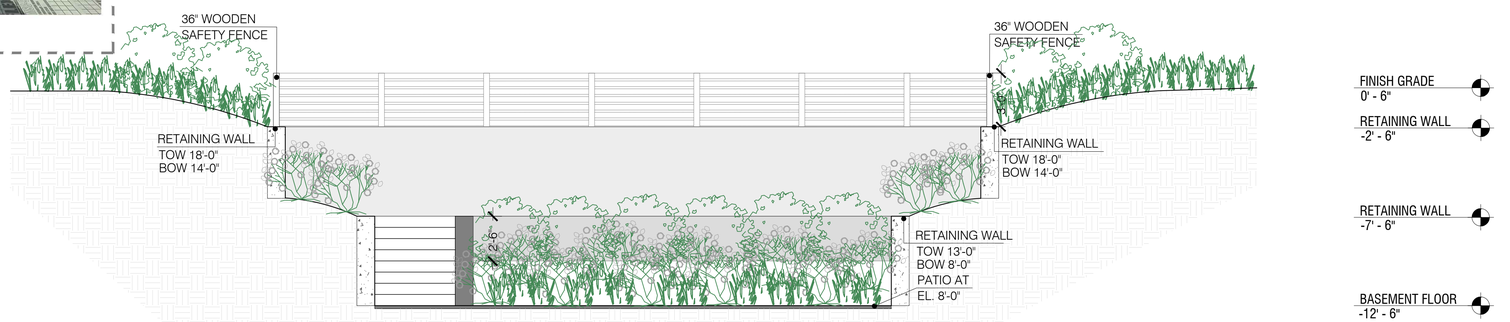
DATE	JUNE 27, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.03



1 CROSS SECTION A-A

Scale:1/4" = 1'-0"



2 CROSS SECTION B-B

Scale:1/4" = 1'-0"

ALL BASEMENT DOORS TO HAVE TURTLE GLASS

"TURTLE GLASS"

SOUTH FLORIDA HAS IMPLEMENTED A MANDATORY GLASS SPECIFICATION REQUIRING THE USE OF A GREY TINT FILM ON WINDOWS, REDUCING VISIBLE LIGHT TRANSMITTANCE TO 45% OR LESS (A 25% REDUCTION FROM TYPICAL WINDOWS) AS WELL AS REDUCING GLARE. THIS MEASURE AIMS TO FACILITATE THE NATURAL JOURNEY OF SEA TURTLE HATCHLINGS TO THE OCEAN BY RELYING ON THE LIGHT OF THE MOON. ARTIFICIAL LIGHTS OFTEN CONFUSE HATCHLINGS, LEADING THEM TO VENTURE INTO BUILT ENVIRONMENTS WHERE THEY ARE AT RISK OF PERISHING.



EXTERIOR



GLAZING ASSEMBLY DIAGRAMS



INTERIOR

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
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

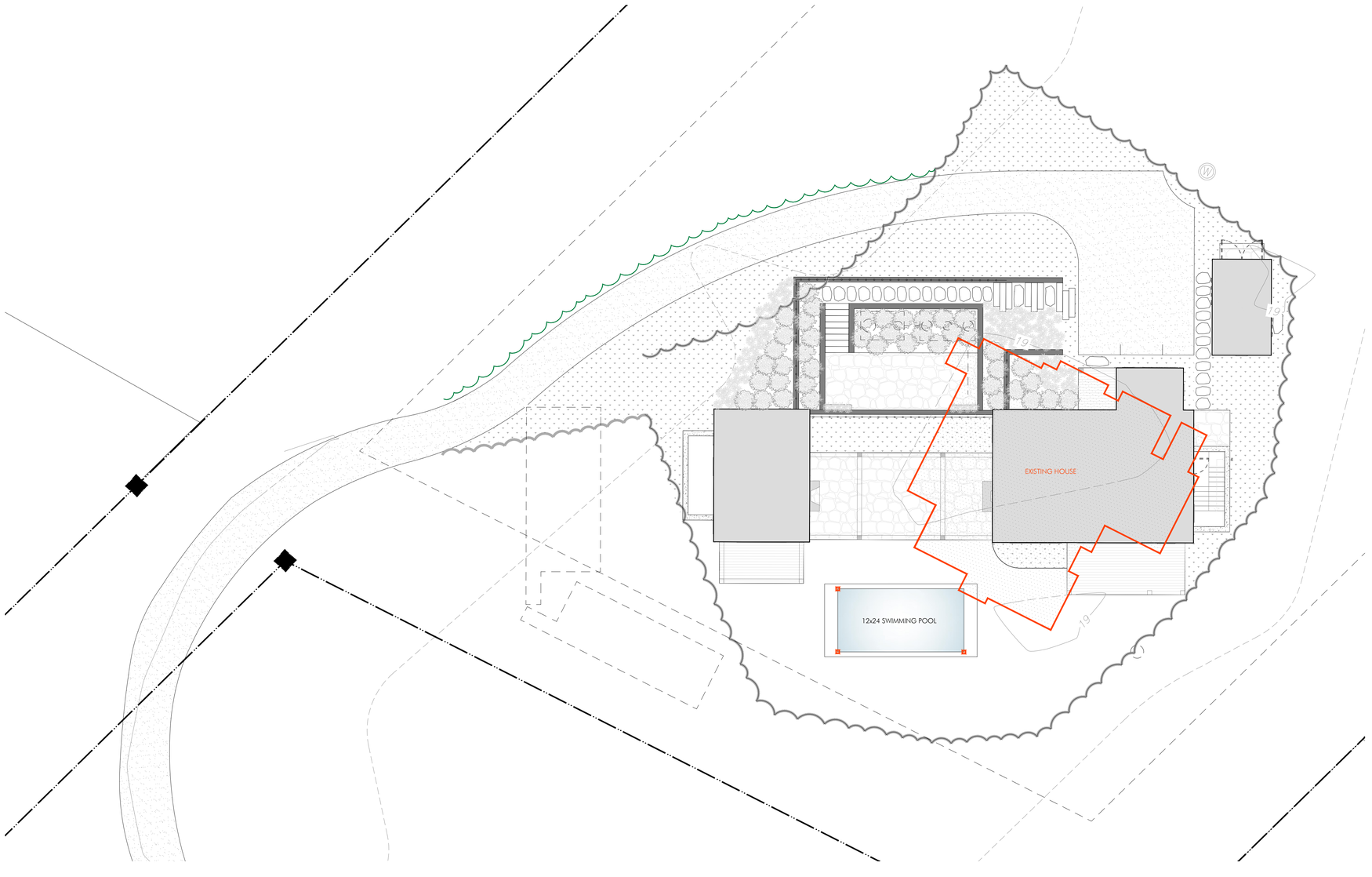
HDC.05











AHERN LLC
LANDSCAPE DESIGN STUDIO
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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
POOL STAKING

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	3/32"=1'-0"
DRAWN BY	VS

HDC.06

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS: All material Must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Completed Application Form:** Description of **All work proposed** must be indicated on application form.

_____ **2.** **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ **3.** **Application Fee:** See back of application for fee schedule or call the office. It is helpful to include your calculations for verification by staff.

_____ **4.** **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)

_____ **5.** **Site Plan (4 Copies):** must include the following: lot dimensions, zoning setbacks, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, standard scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***. The site plan is available through the Registry of Deeds or the municipal GIS website at. http://www.mapgeo.com/NantucketMA/.

_____ **6.** **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations (cardinal - N,S,E, W) and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ **7.** **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ **8.** **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the PLUS (Planning and Land Use) department.

REQUIRED WHERE APPLICABLE: All material must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ **2.** **Exterior Elevations and Floor Plans** (**4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***, collated and stapled. Reduced sets should maintain a minimum font size of 12.

_____ **3.** **As-Built Plans (1 copy):** of existing elevations

_____ **4.** **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material must be collated and stapled.

_____ **5.** **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ **6.** **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 70' Sq. Footage 1st floor: 1966sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 50' Sq. footage 2nd floor: 1858 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North no change South no change East no change West no change

Height of ridge above final finish grade: North 27'-0" South 27'-0" East 27'-0" West 27'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/_ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 6 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x10 Soffit (Overhang) _____ Corner boards 6" Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black/ nantucket grey
Deck natural Foundation natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Off-Shore Development

MAILING ADDRESS..... 25 Sesapana Rd Nantucket MA 02554

PROPERTY LOCATION..... 6 Tautemo Way Nantucket MA 02554

ASSESSORS MAP/PARCEL..... 83-19

SUBMITTED BY:..... Tj Watterson, On Behalf of the Applicant and Concept Design Plan, LLC

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 11, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HUMMOCK POND PARTNERS LLLP
C/O BARTLETT HENRY
5330 CHAMBREY CT
COLORADO SPRINGS, CO 80919

CLARKE PAUL A TRST ETAL
7 TAUTEMO WY
NANTUCKET, MA 02554

HUMMOCK POND ASSC LLC
20 FEDERAL ST
NANTUCKET, MA 02554

LENNON THOMAS G & CATHY E
P O BOX 2372
NANTUCKET, MA 02584

MACK GERALD R & NANCY MCGEE TRS
MACK REALTY TRUST
4 TAUTEMO WY
NANTUCKET, MA 02554

LEIGHTON ILANA H & DOUGLAS
253 HUMMOCK POND RD
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

37 Washington Street

Nantucket, Massachusetts 02554

Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: _____

Tax Map Number: _____ Parcel Number: _____

Owner of Record: _____

Description of Proposal: _____

_____

_____

_____

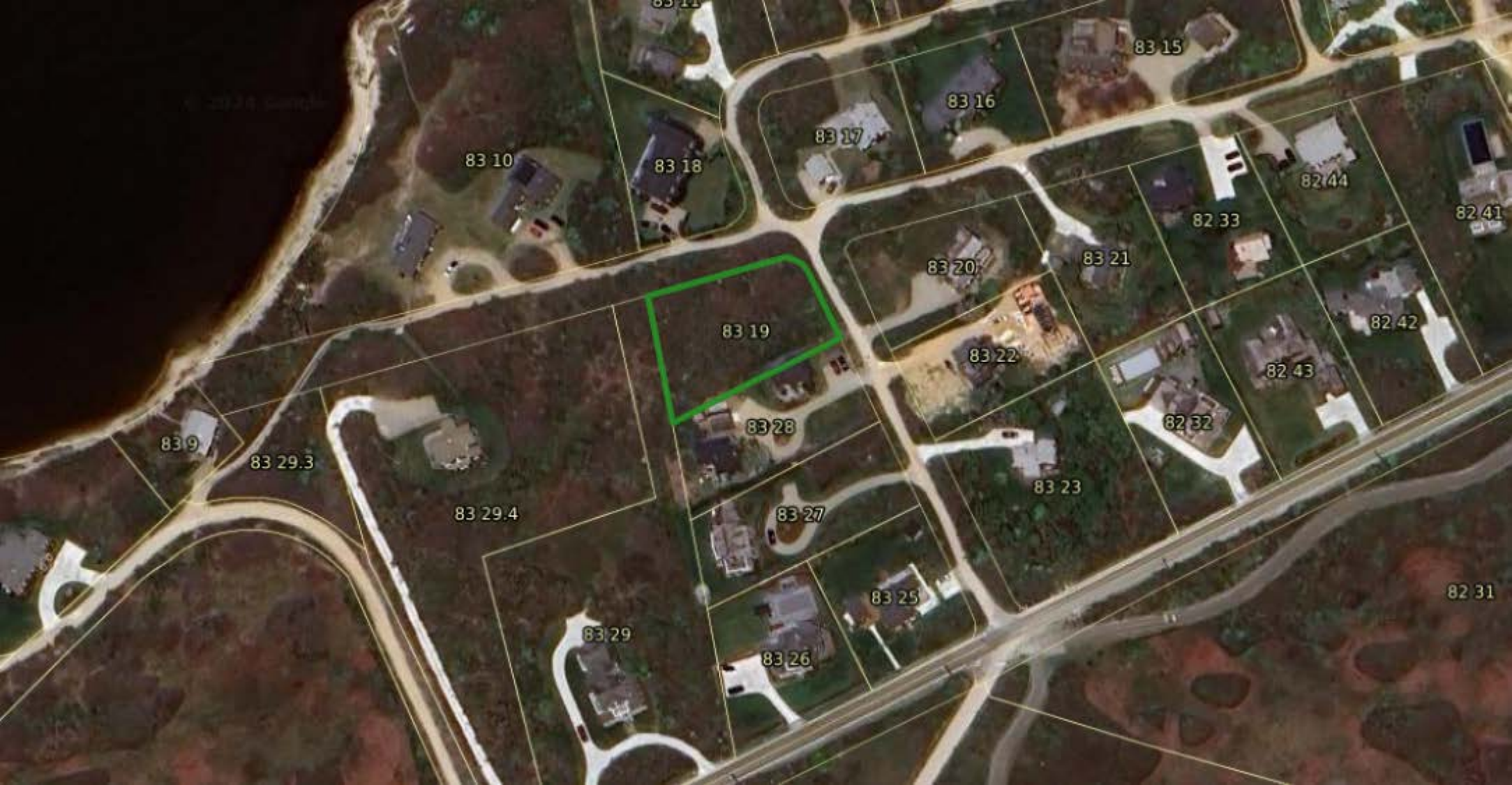
_____

Anticipated HDC Submission Date: _____

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.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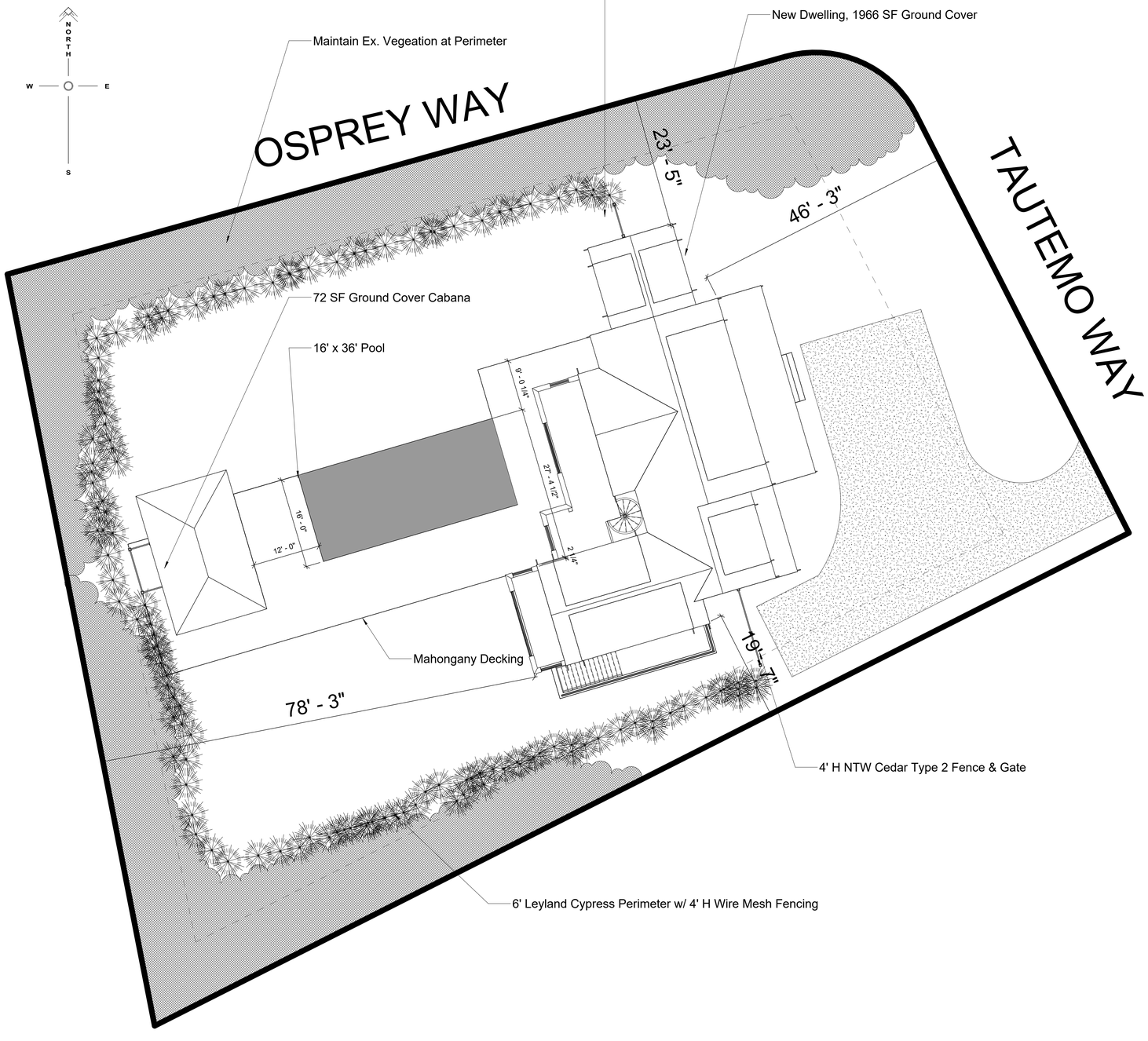
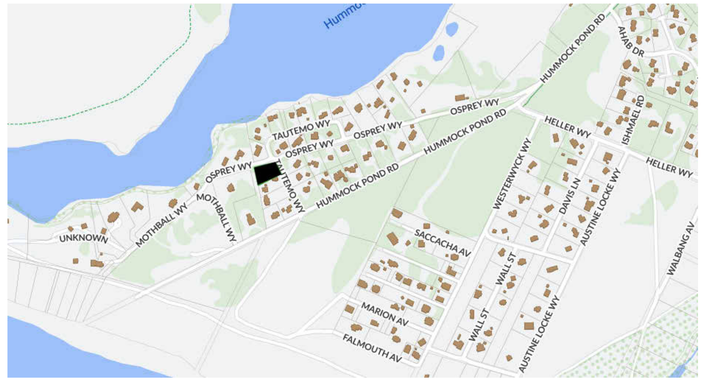
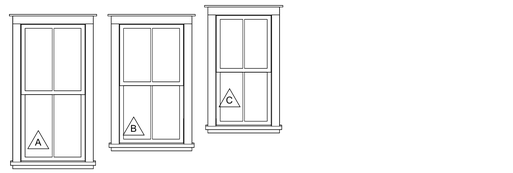


1 **Site Plan**
1" = 10'-0"

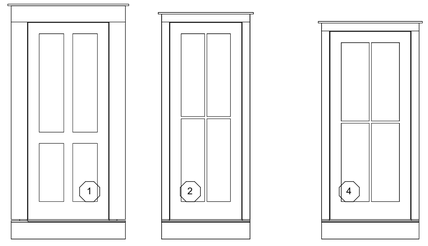




2 Over 2 Double Hung Window SDL Black

2 Over 2 Double Hung Window SDL Black

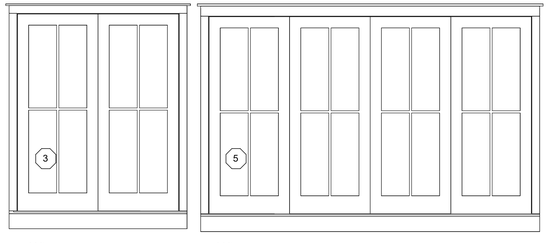
2 Over 2 Double Hung Window SDL Black



4 Panel Door Nantucket Grey

4 Lite Door SDL Black

4 Lite Door SDL Black



4 Lite Glider Door SDL Black

4 Lite Glider Door SDL Black

Window & Door Schedule
3/8" = 1'-0"

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20000 SF
Actual Lot Size	20518 SF
Allowable G.C.	10%, or 2051.8 SF
Existing G.C.	0 SF
Proposed G.C.	1952 SF
Total Proposed G.C.	1966 SF

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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

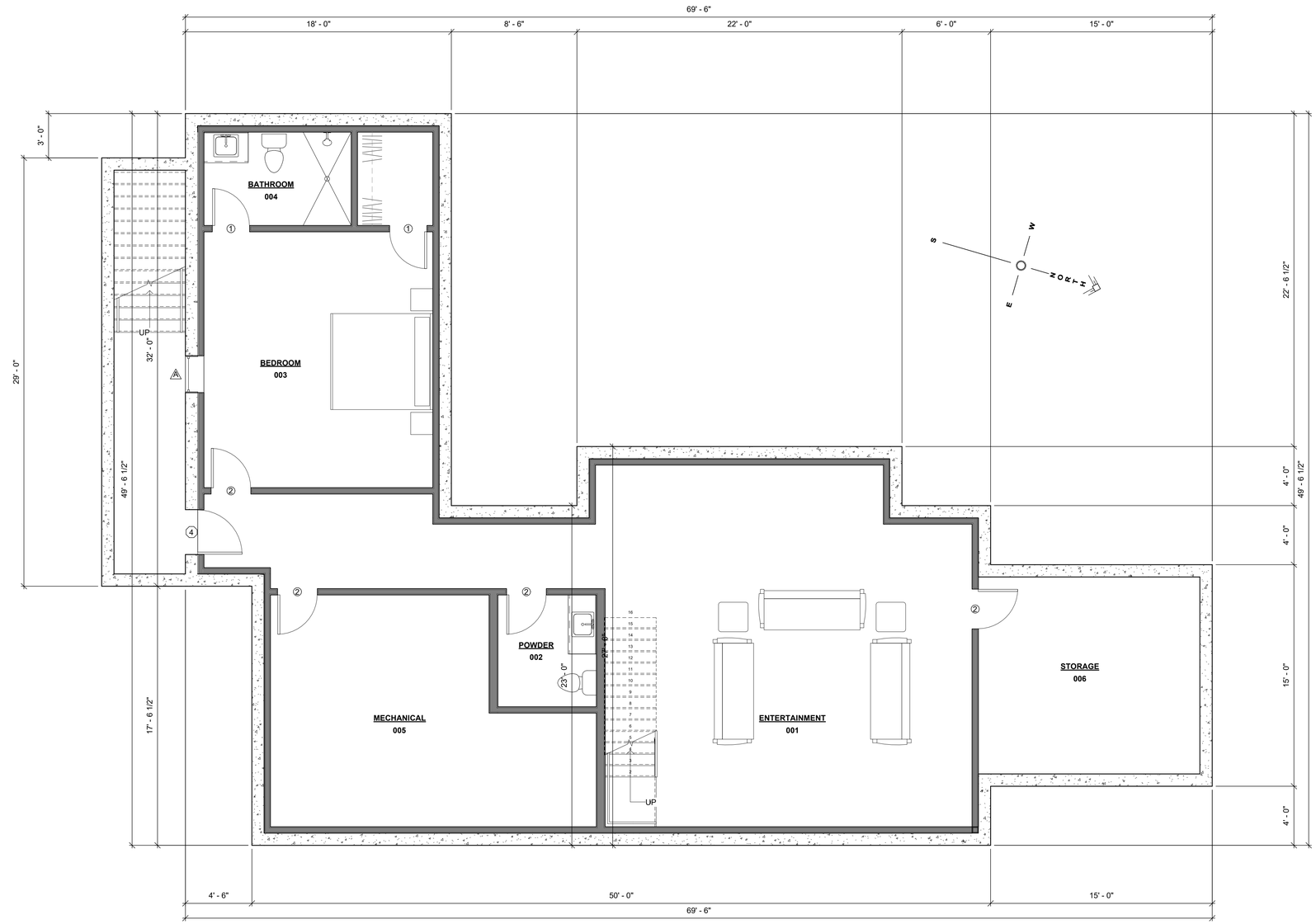
#2406

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

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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

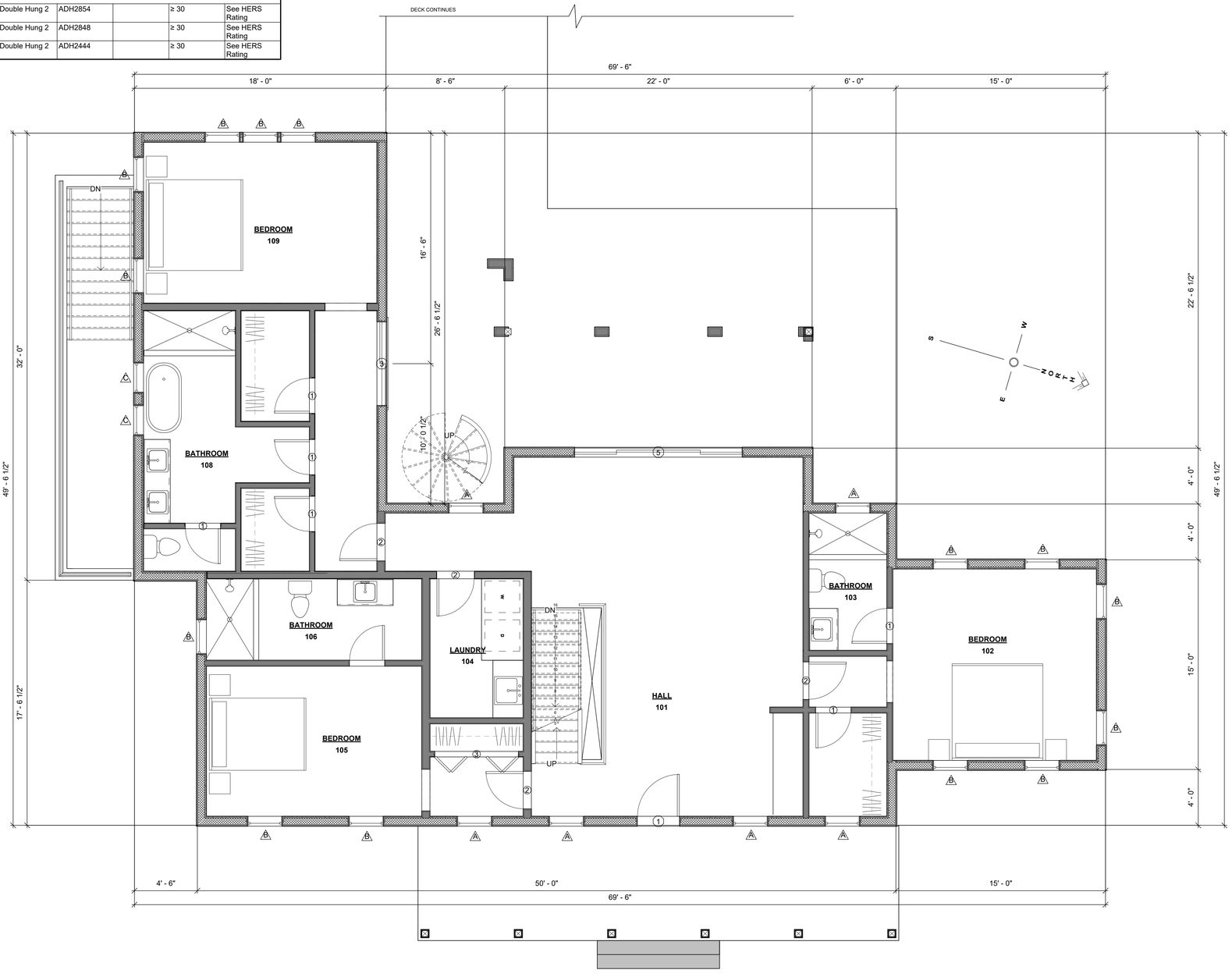
#2406

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
-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 **First Floor**
1/4" = 1'-0"

HDC Submission
06.15.24

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

SHEET INDEX

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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
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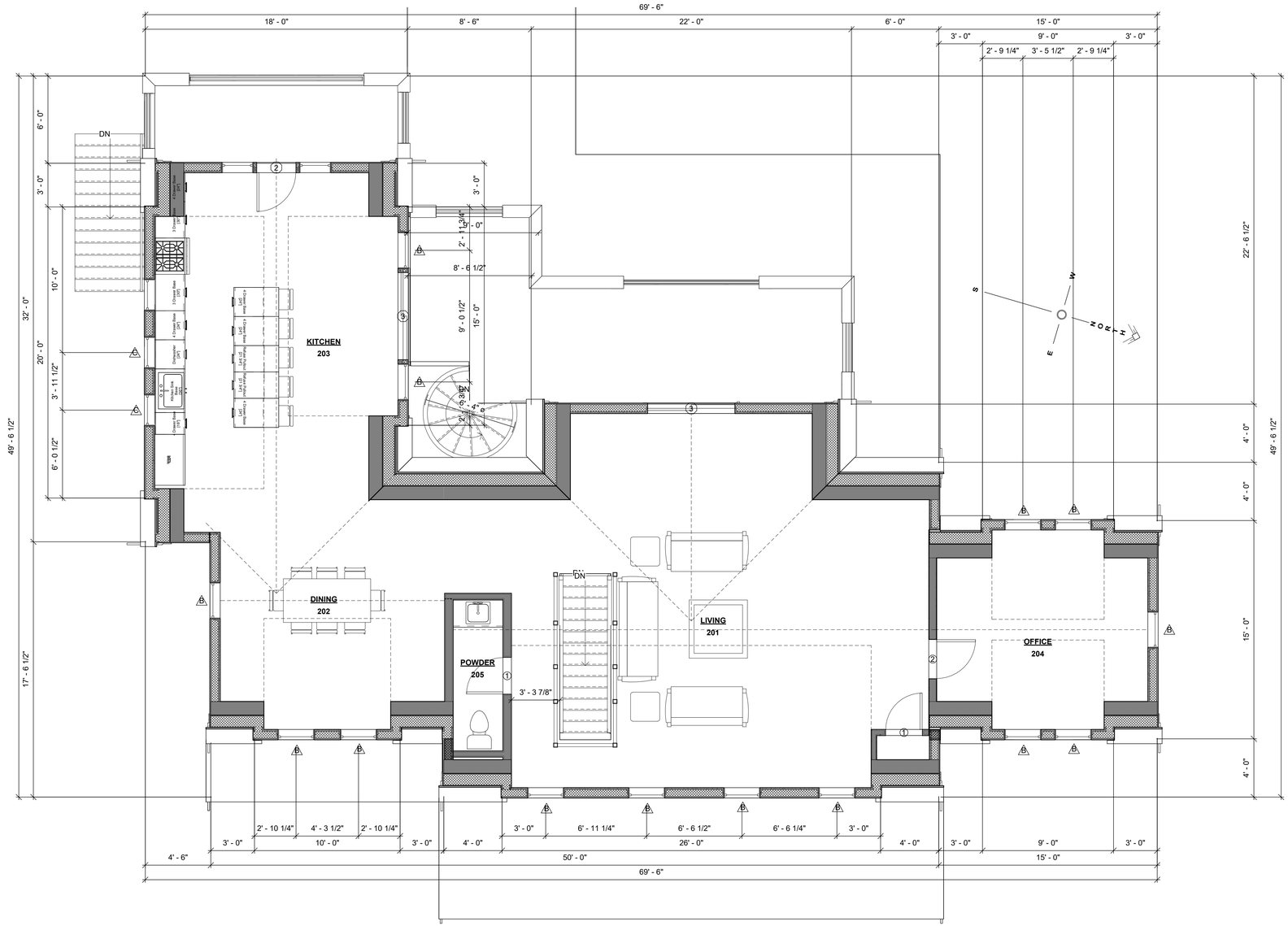

1 **Second Floor**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

SHEET INDEX

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Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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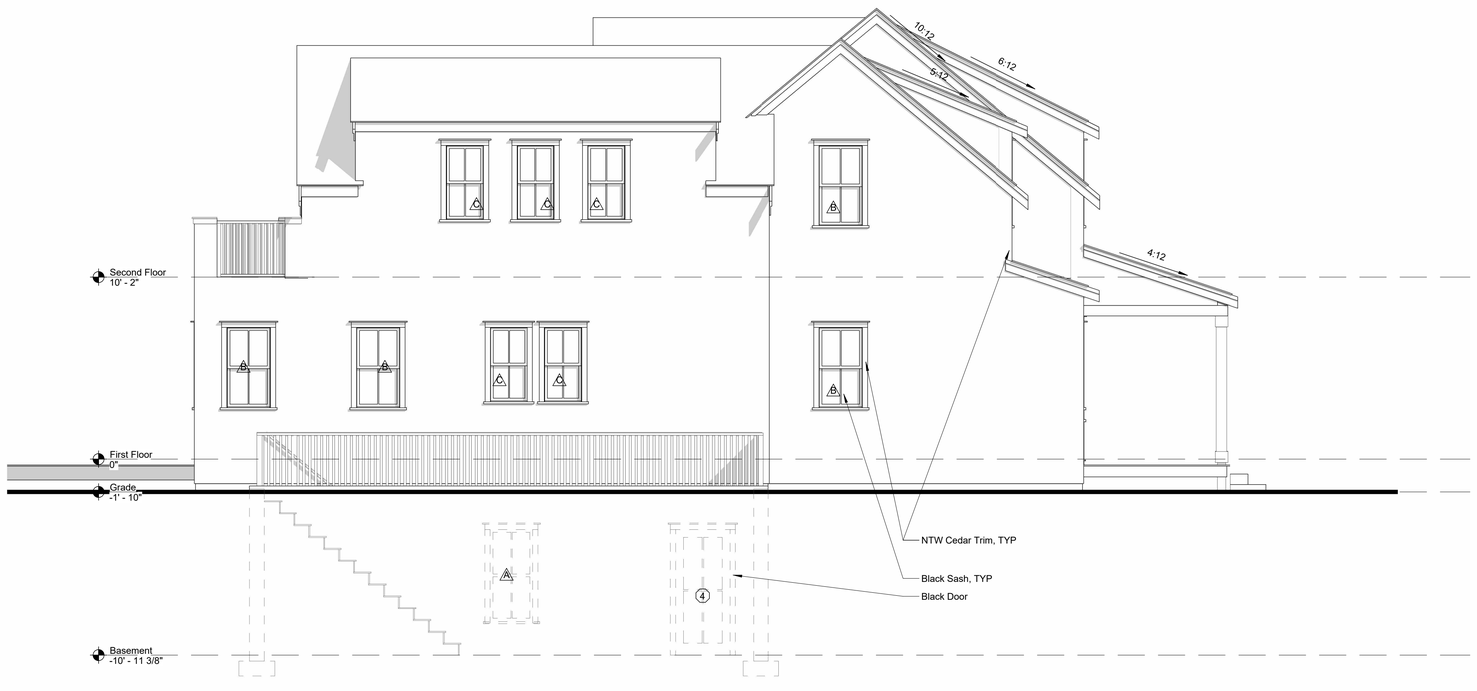
A1.2
FLOOR PLAN

#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

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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

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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.

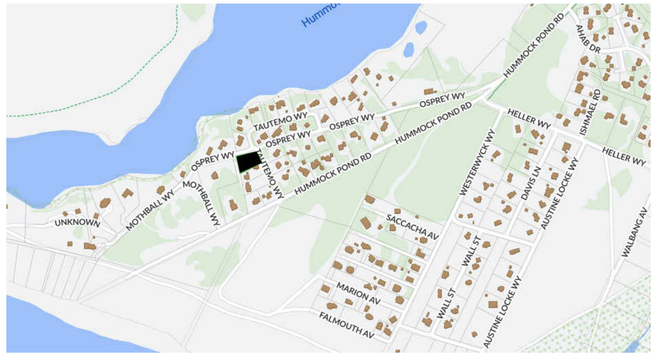
COLORS

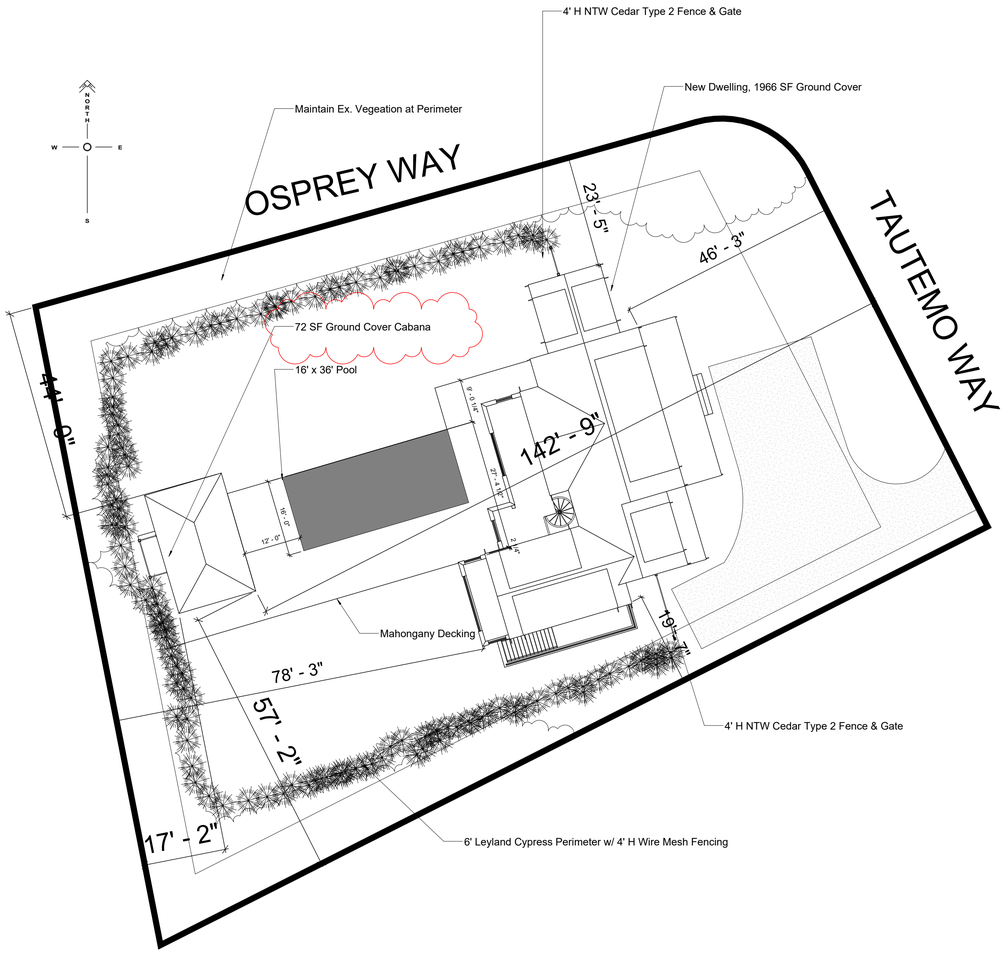
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

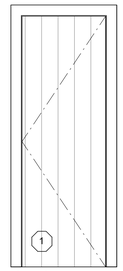
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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

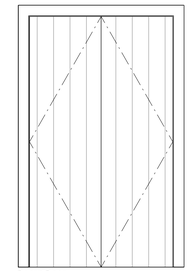




1 **Site Plan**
1" = 15'-0"



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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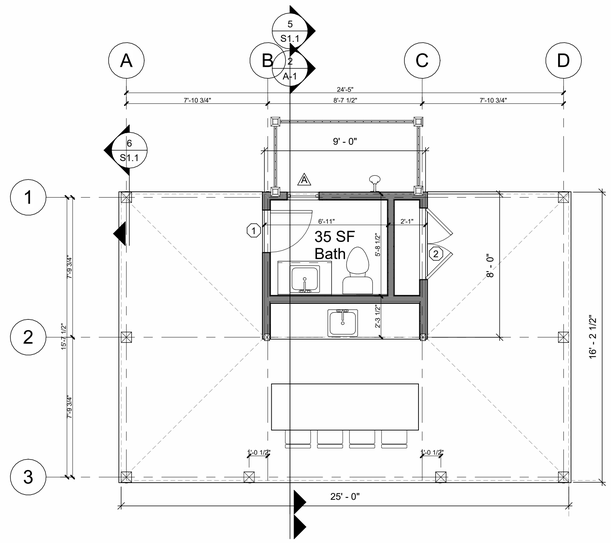
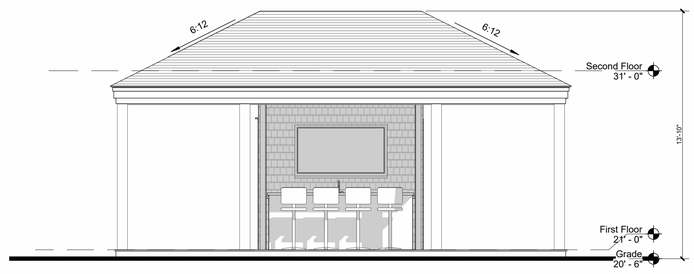
C1.1

COVER SHEET

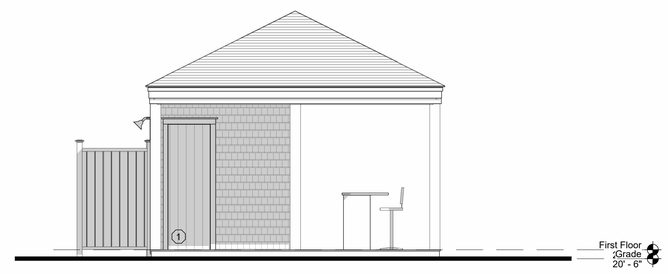
#2406



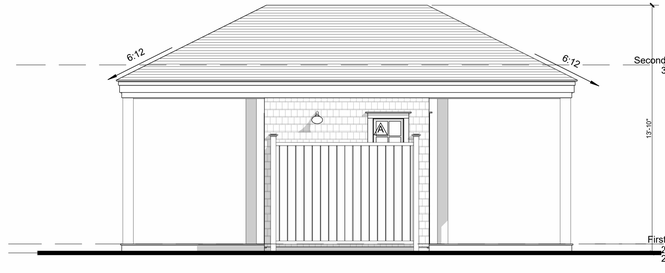
1 **First Floor**
1/4" = 1'-0"



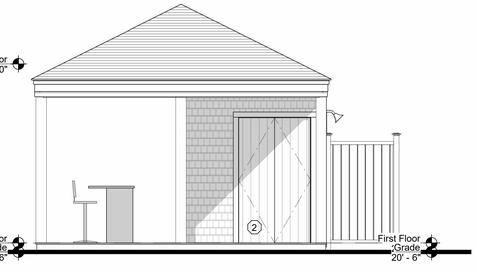
2 **East Elevation**
1/4" = 1'-0"



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

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_____ **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.

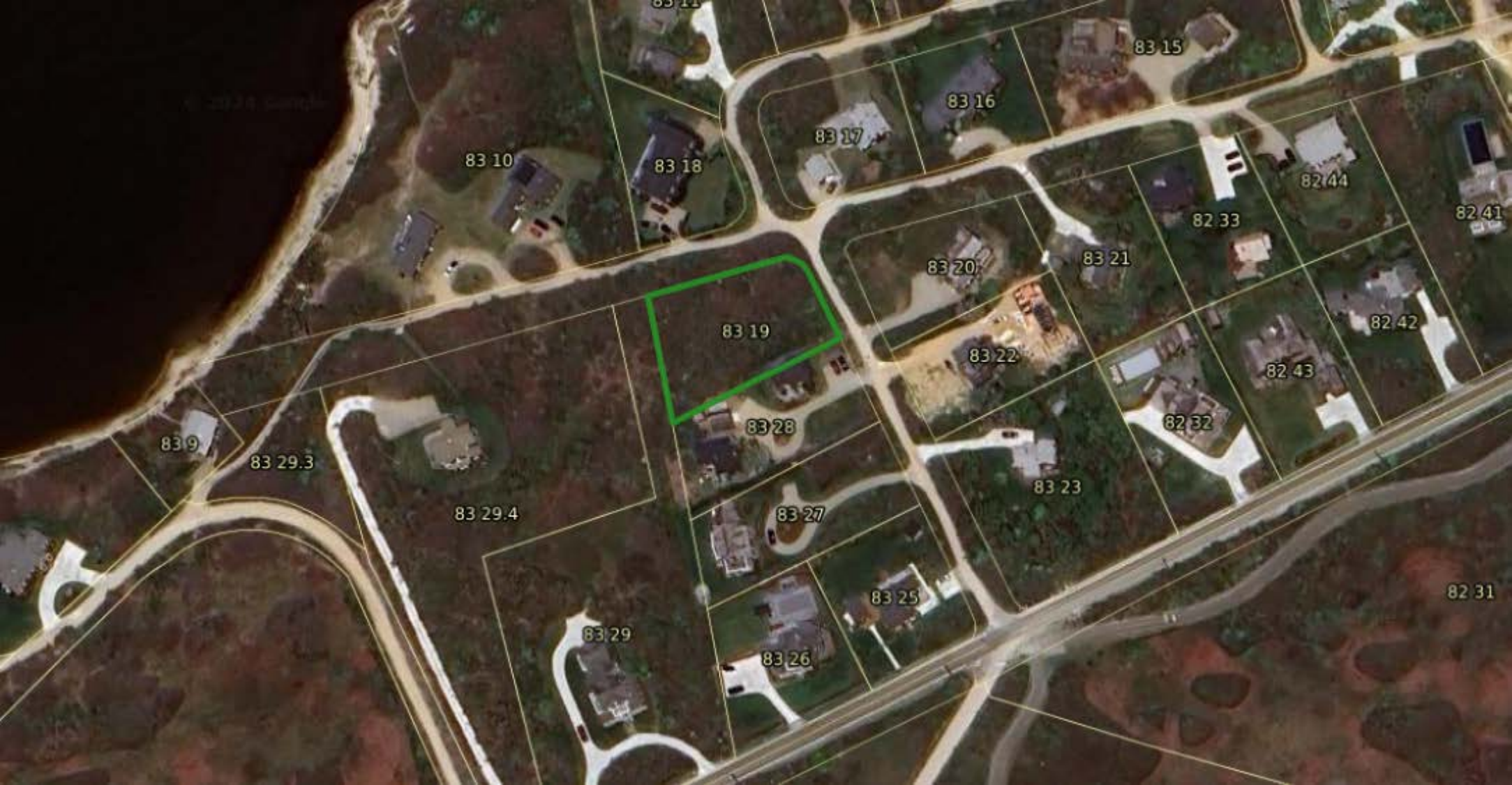
COLORS

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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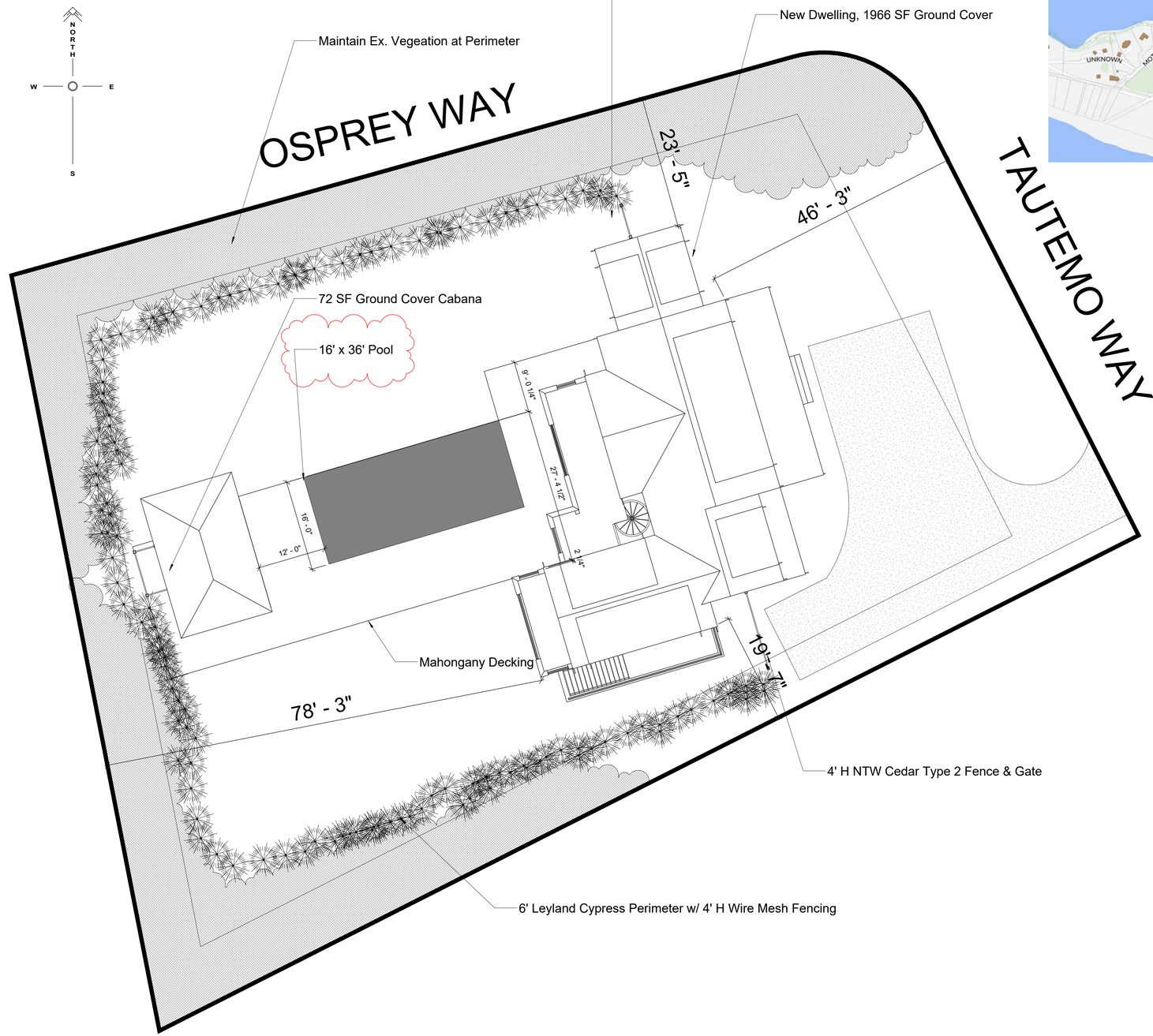
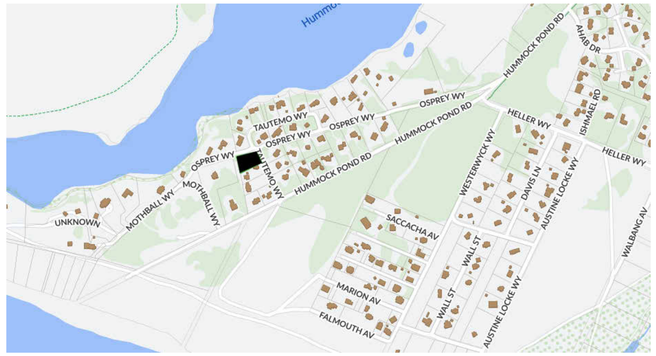




Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side Setback	10 FT
Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Coverage	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

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

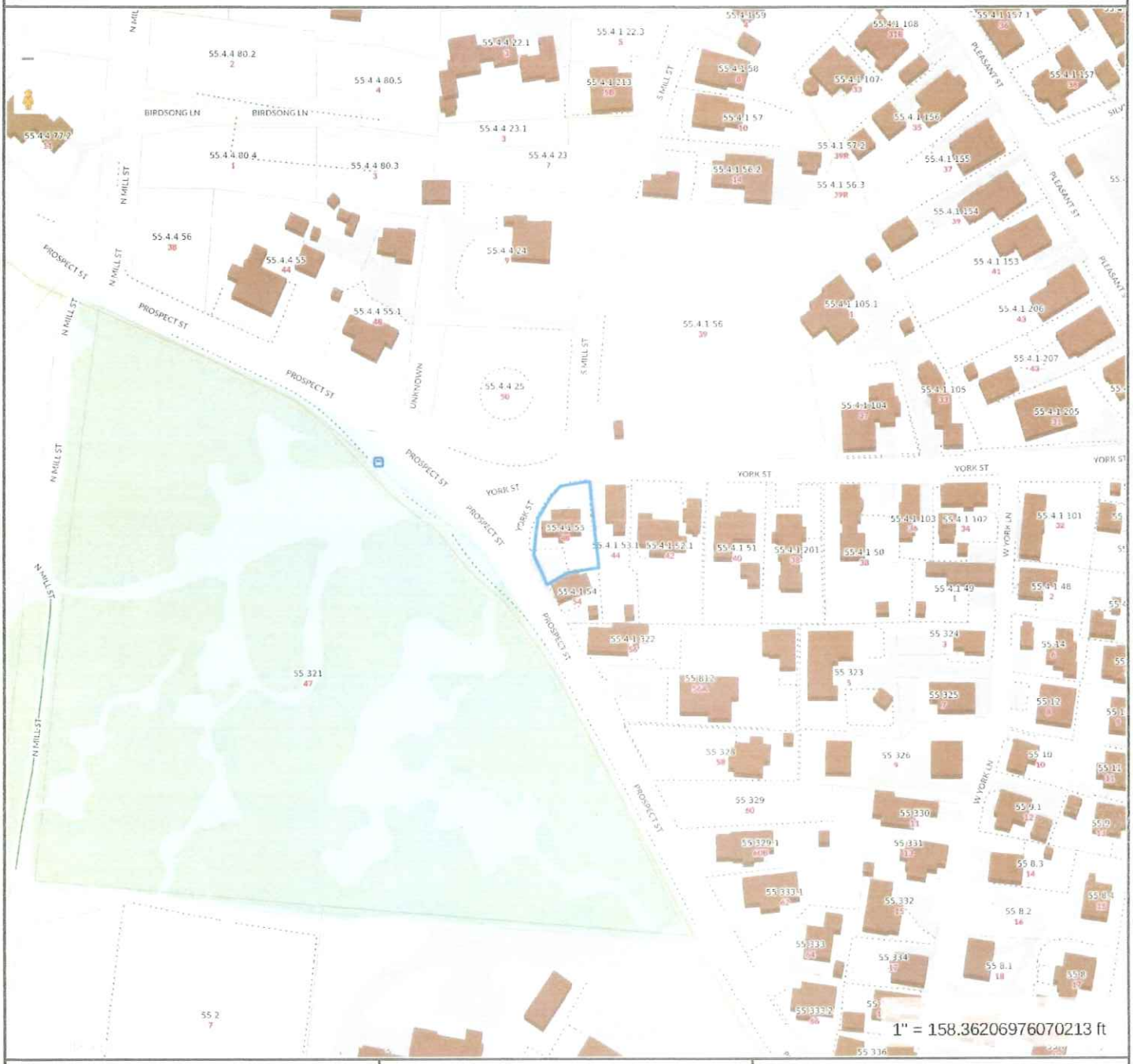
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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**

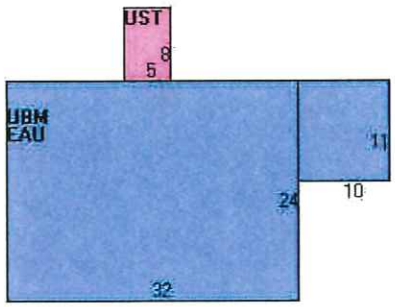
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC 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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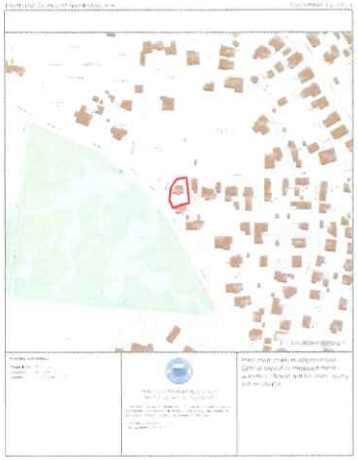
48 York Street / New Addition



1 Locus Map

Not to Scale

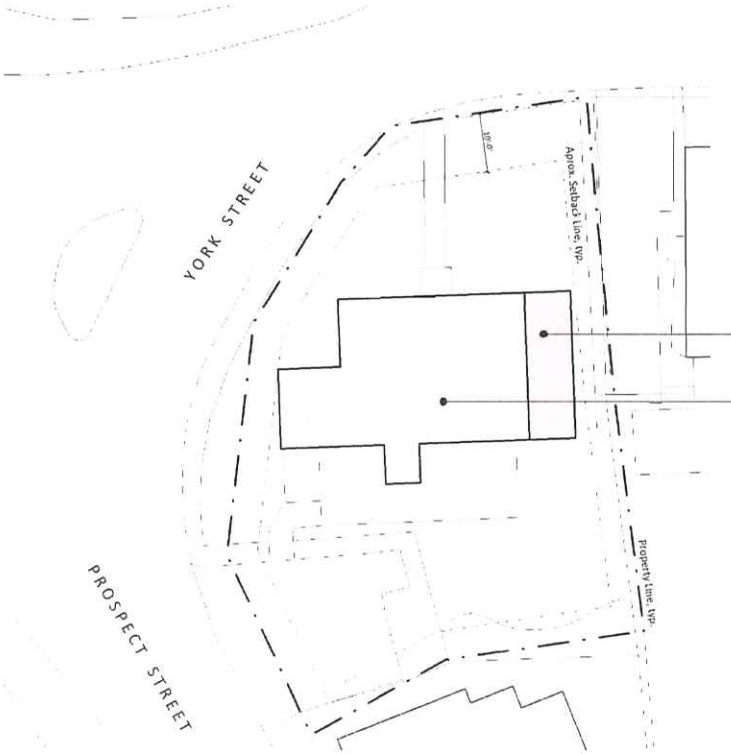


Google Map - Aerial View



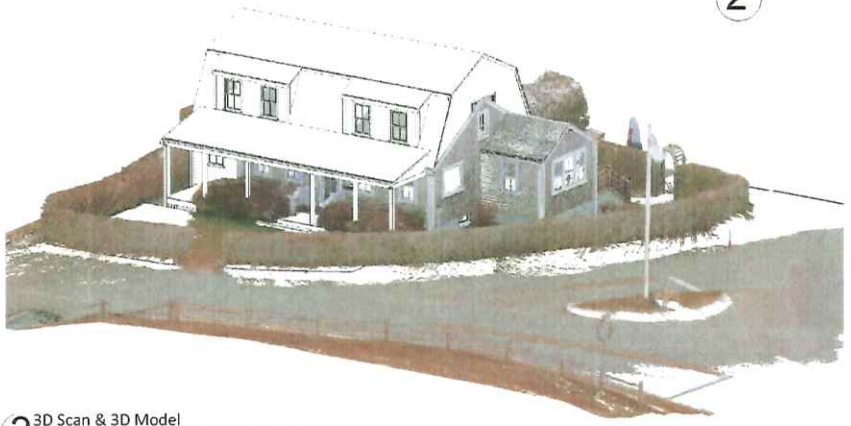
Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

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A-101	Floor Plans
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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

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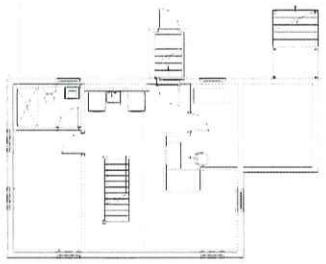
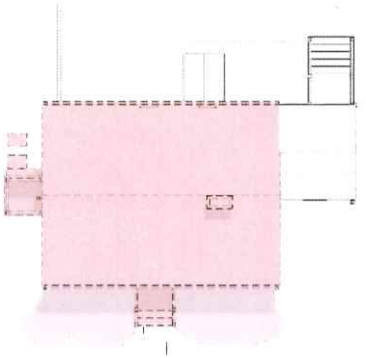
L-101

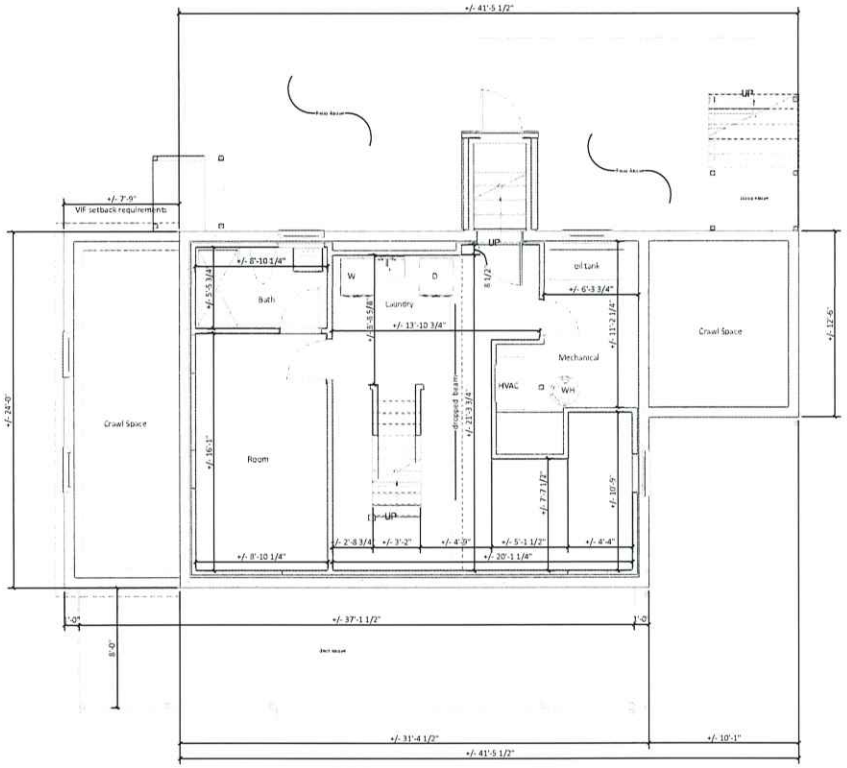
48 York Street / New Addition



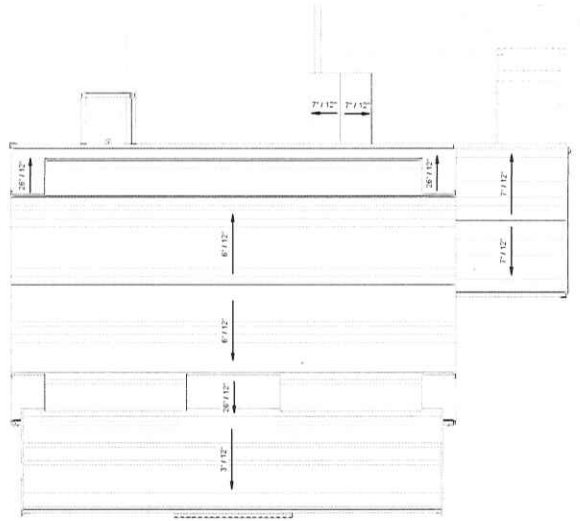
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



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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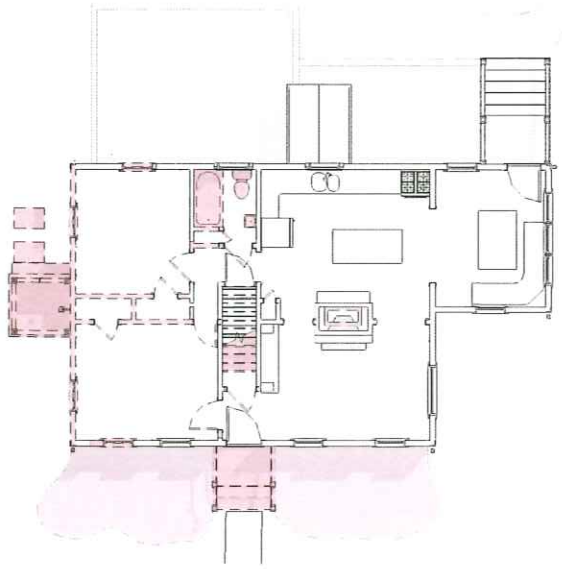
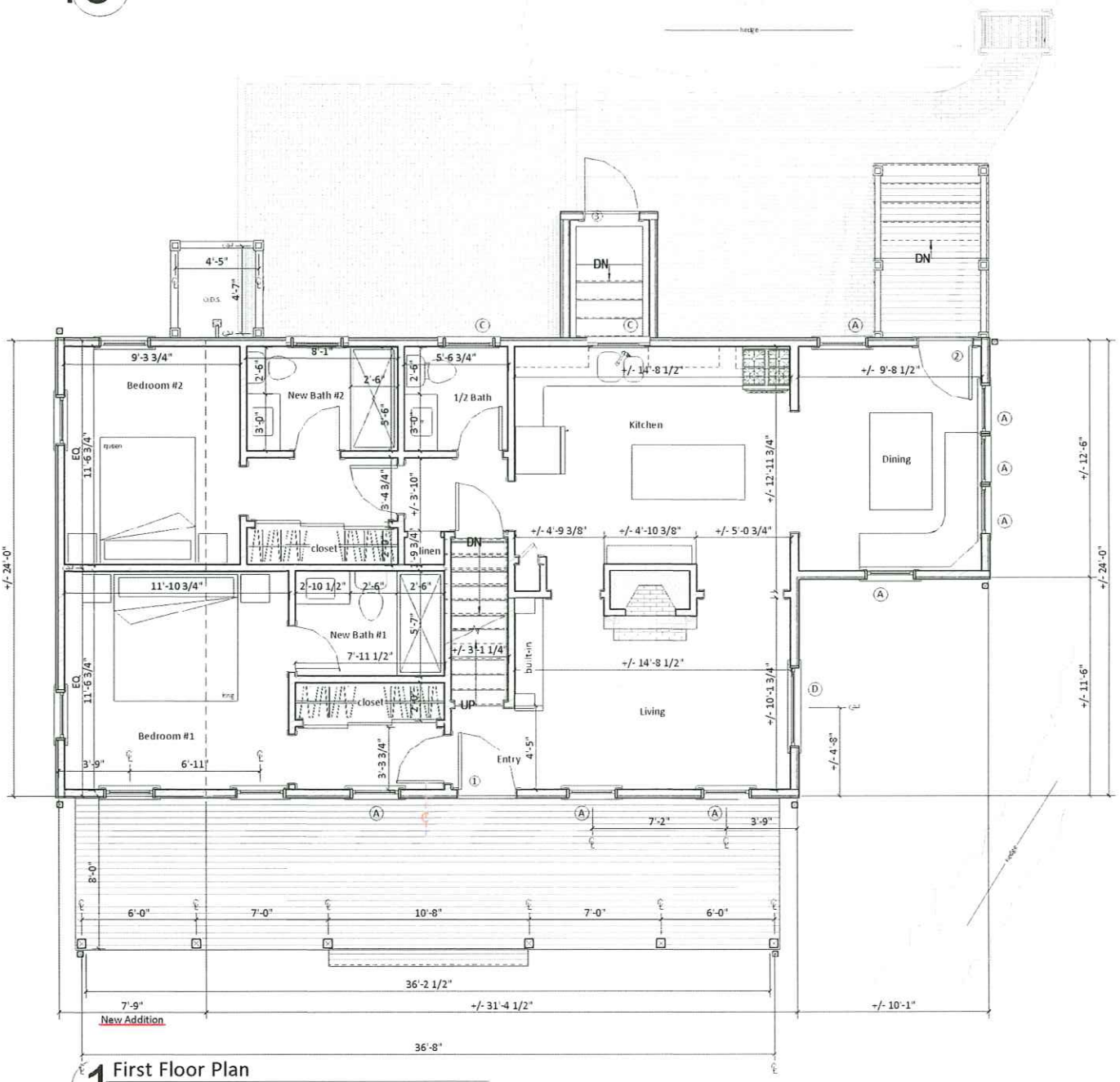
A-100



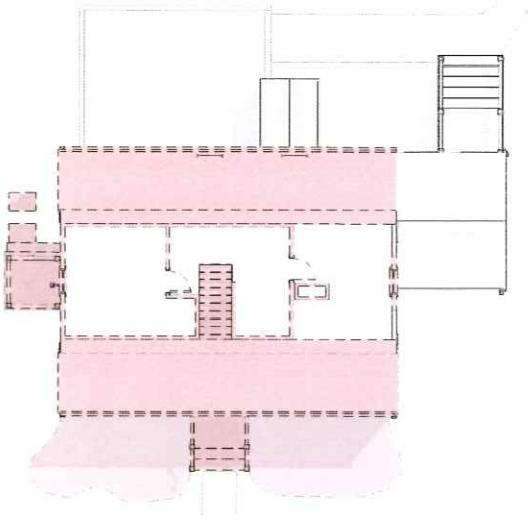
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



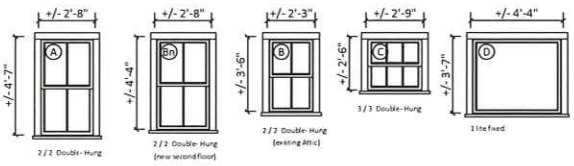
1 First Floor Plan

1/4" = 1'-0"



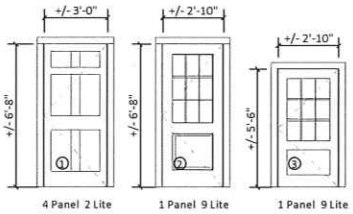
2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend

1/4" = 1'-0"



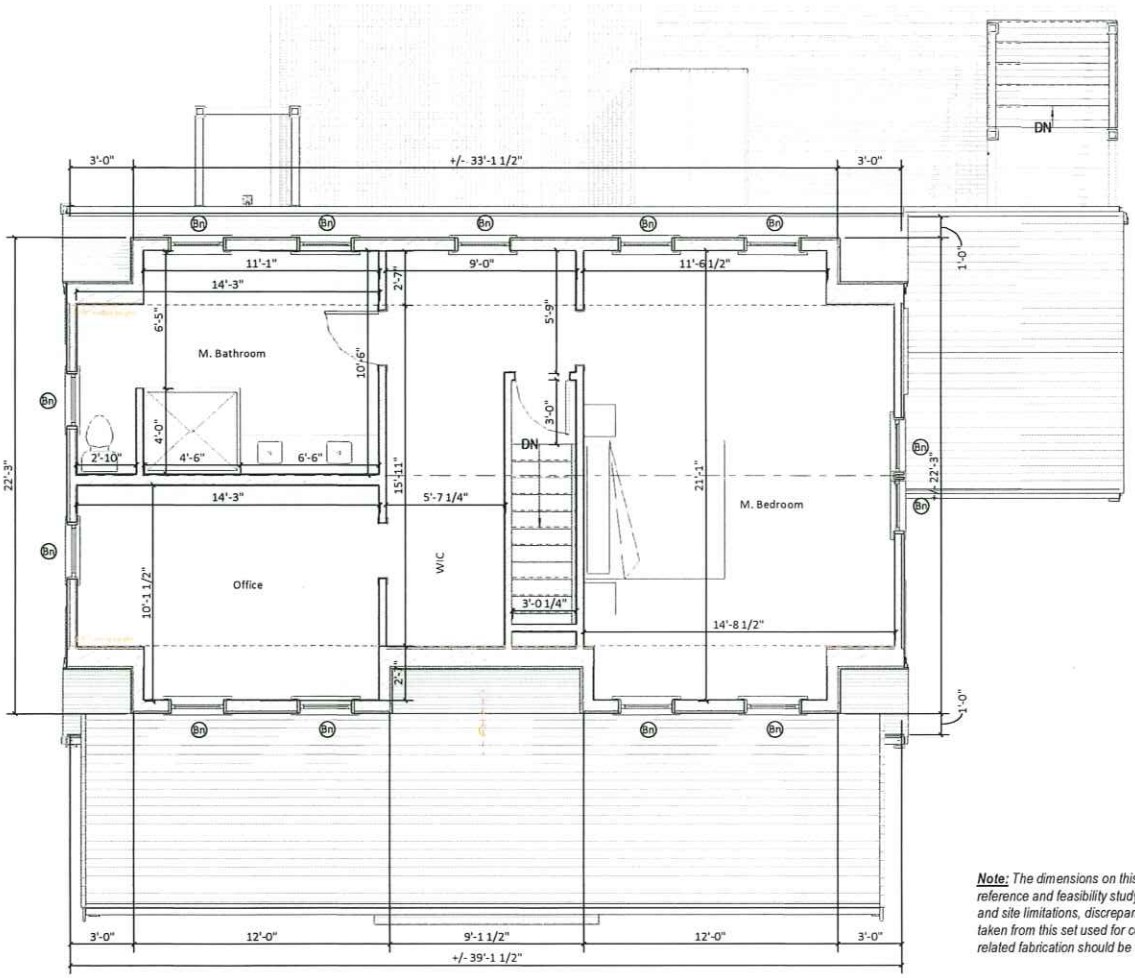
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

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

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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"



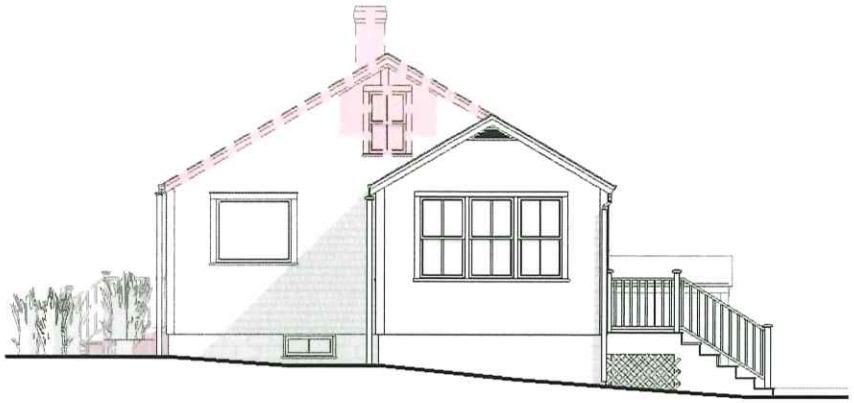
2 Proposed West Elevation

1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation

1/8" = 1'-0"

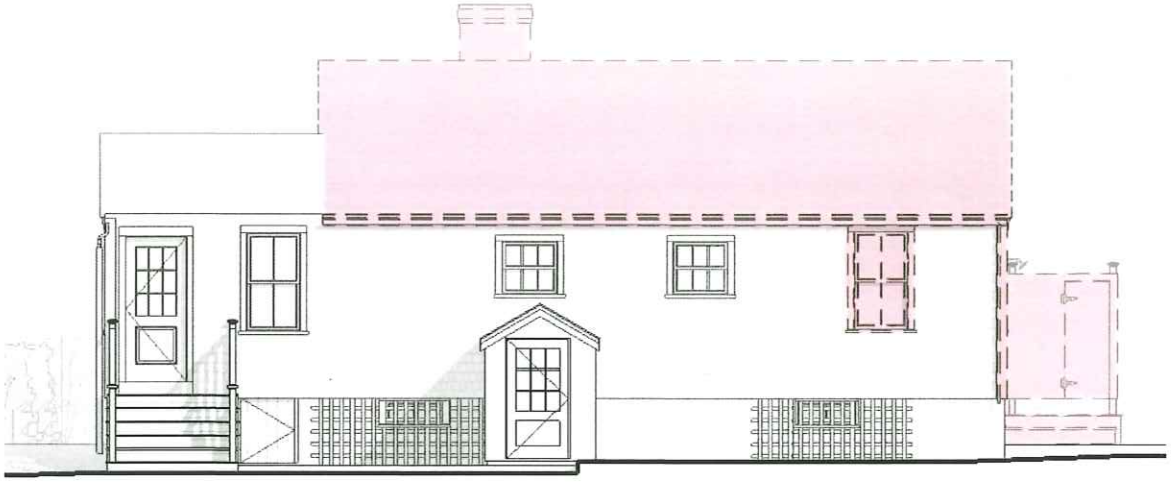


1 Proposed South Elevation

1/4" = 1'-0"



Existing South



1e Existing/Demo South Elevation

1/8" = 1'-0"

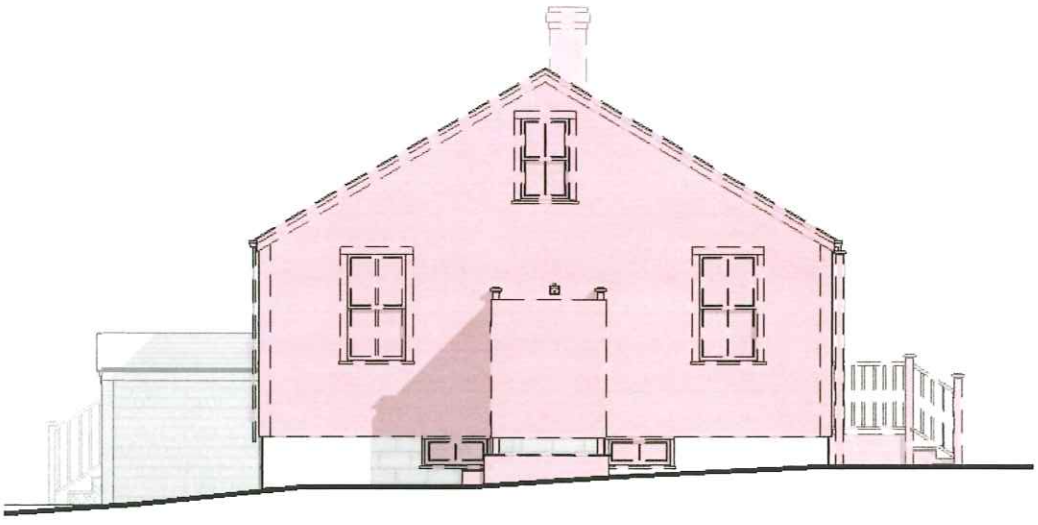


2 Proposed East Elevation

1/4" = 1'-0"



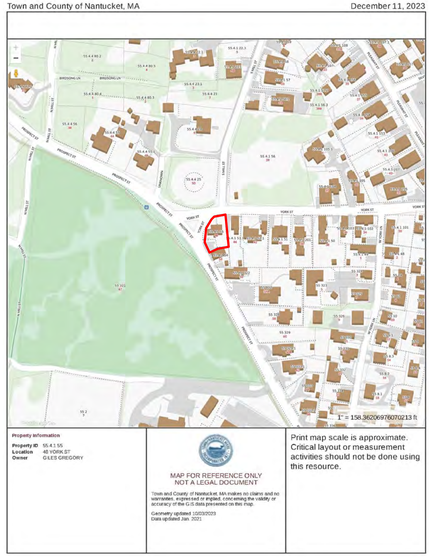
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition



1 Locus Map

Not to Scale

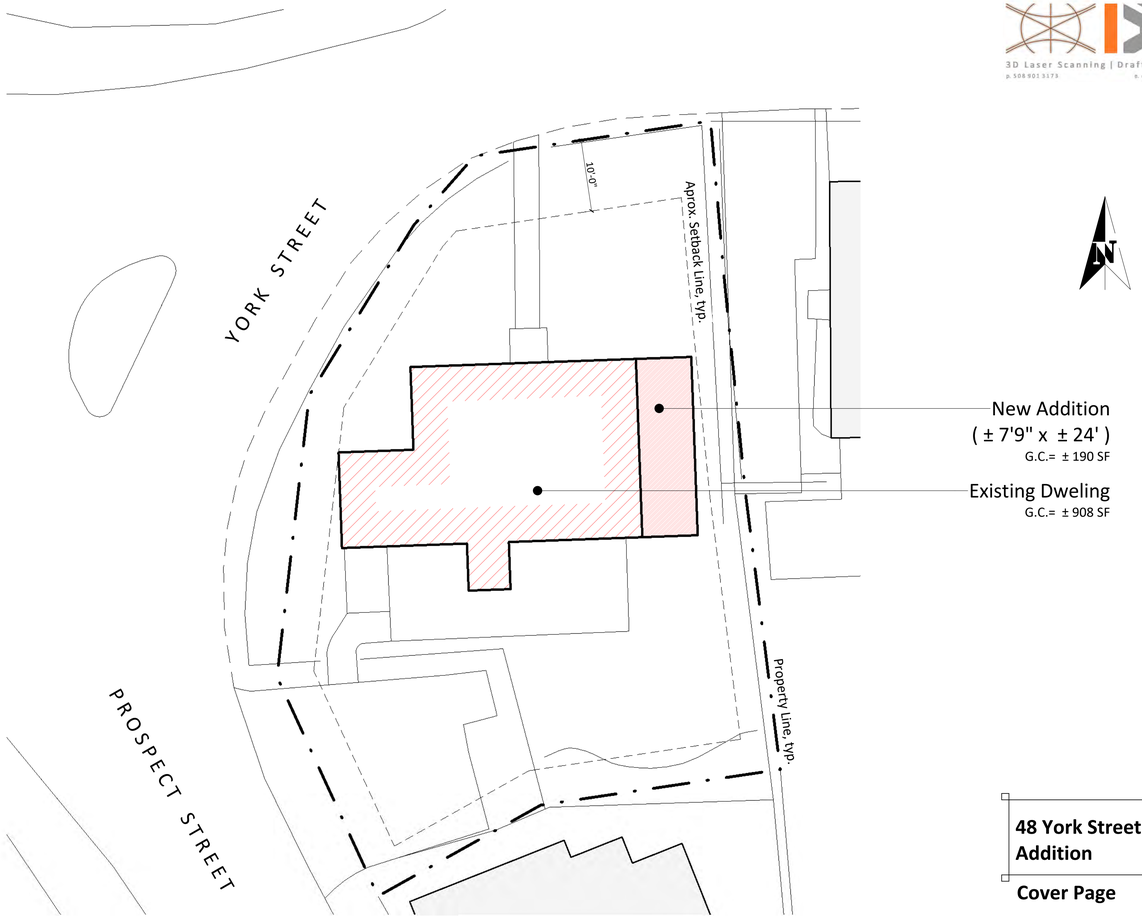


Google Map - Aerial View



Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

3D Laser Scanning | Drafting | Permitting

48 York Street / New Addition

Cover Page

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Revisions

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L-101

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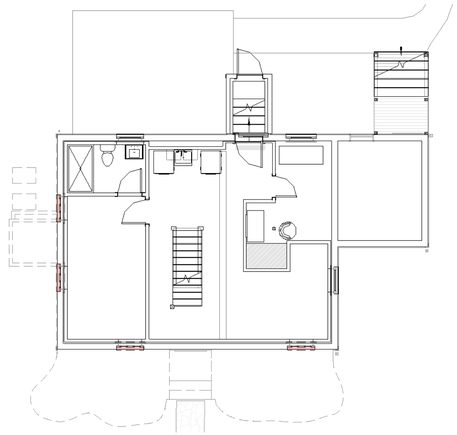
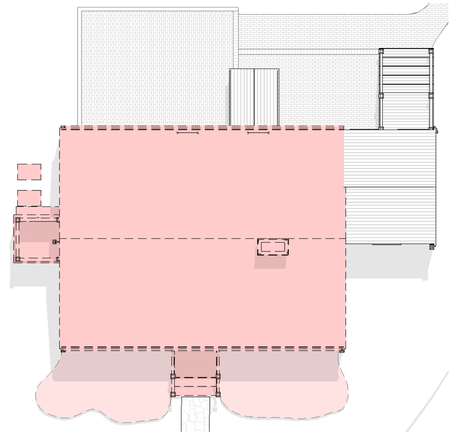
e. dtanantucket@gmail.com

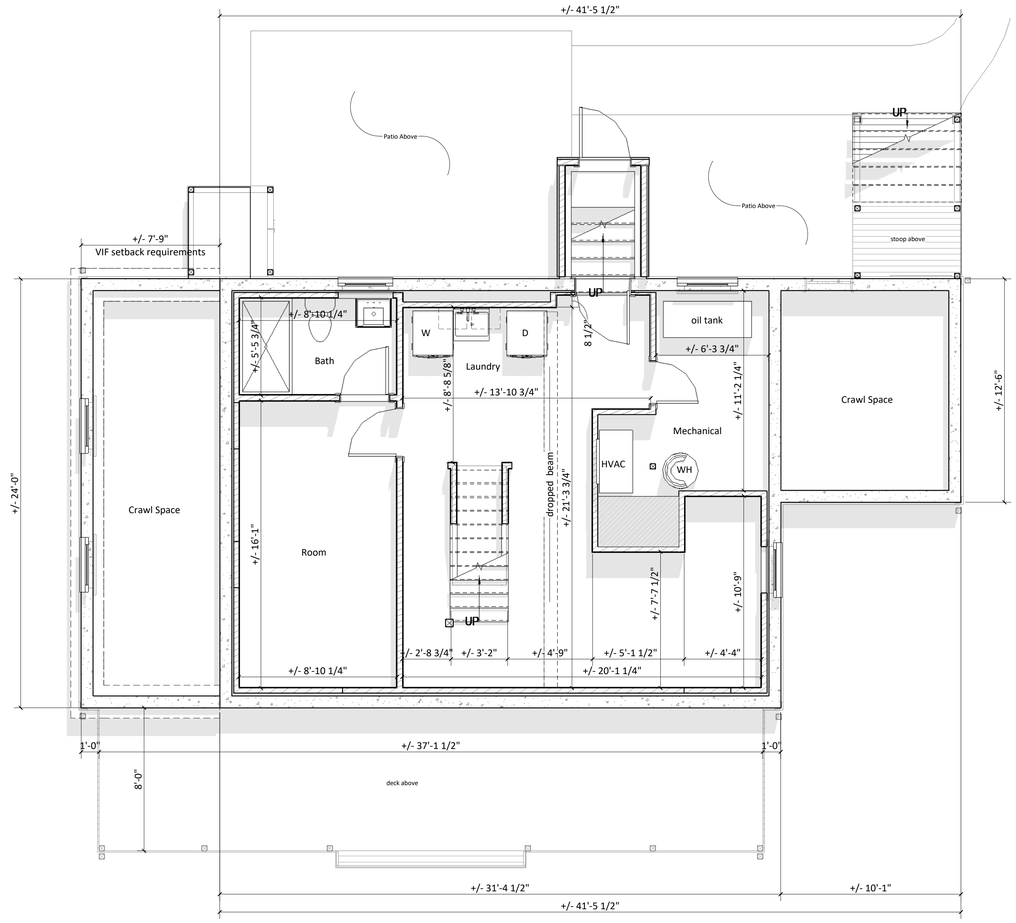
48 York Street / New Addition



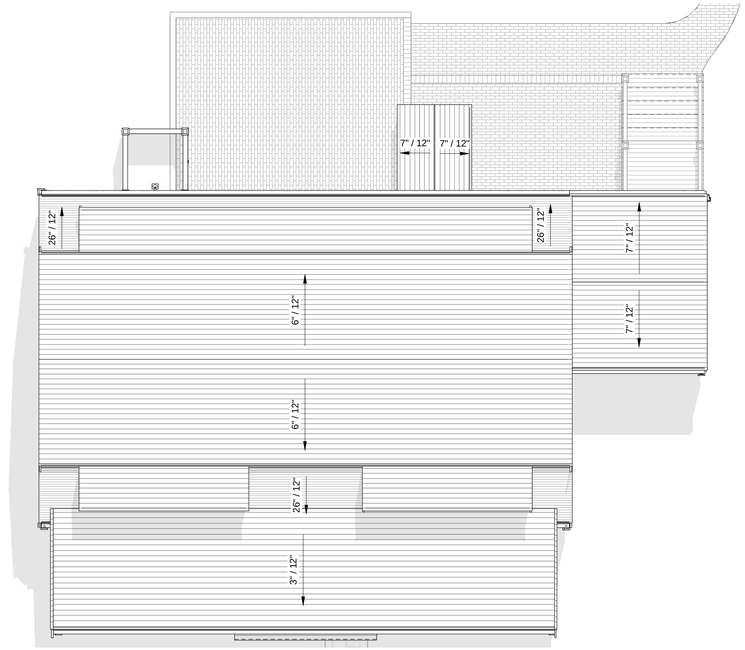
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



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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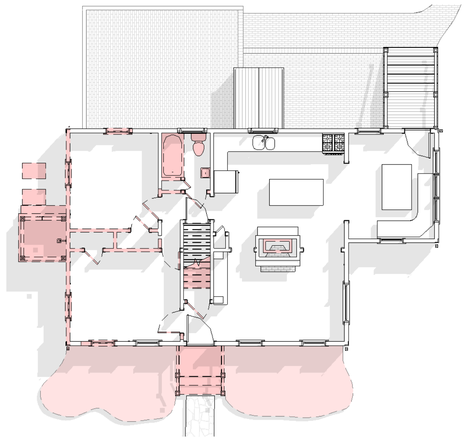
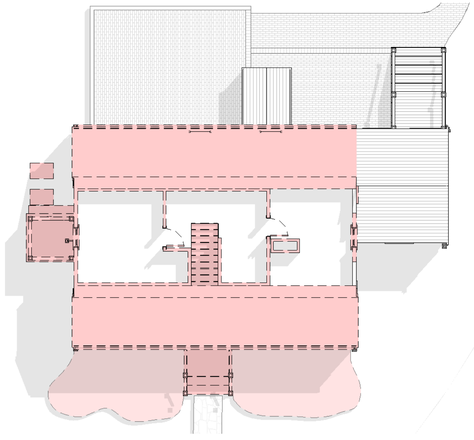
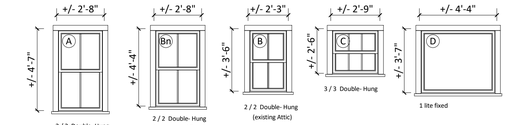
48 York Street / New Addition



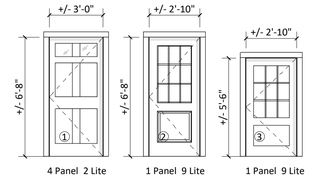
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
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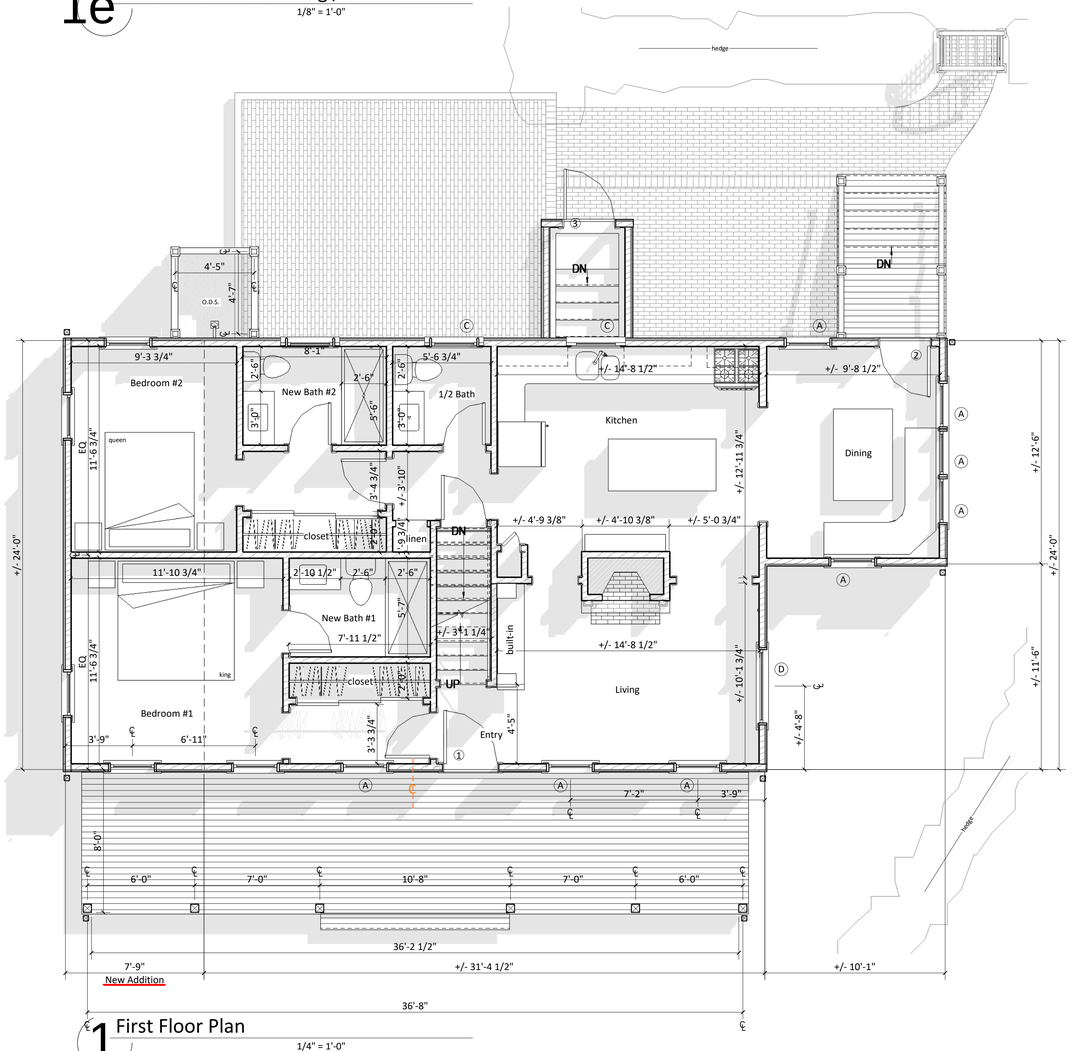
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

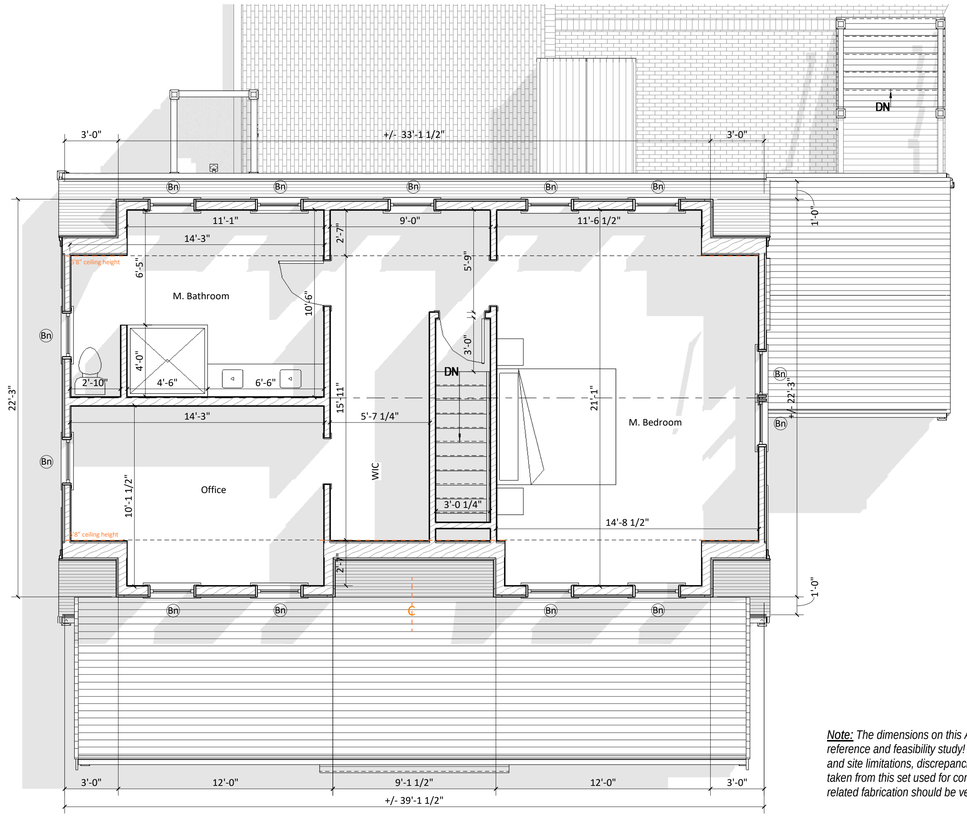
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

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A-101

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e. dtanantucket@gmail.com

48 York Street / New Addition



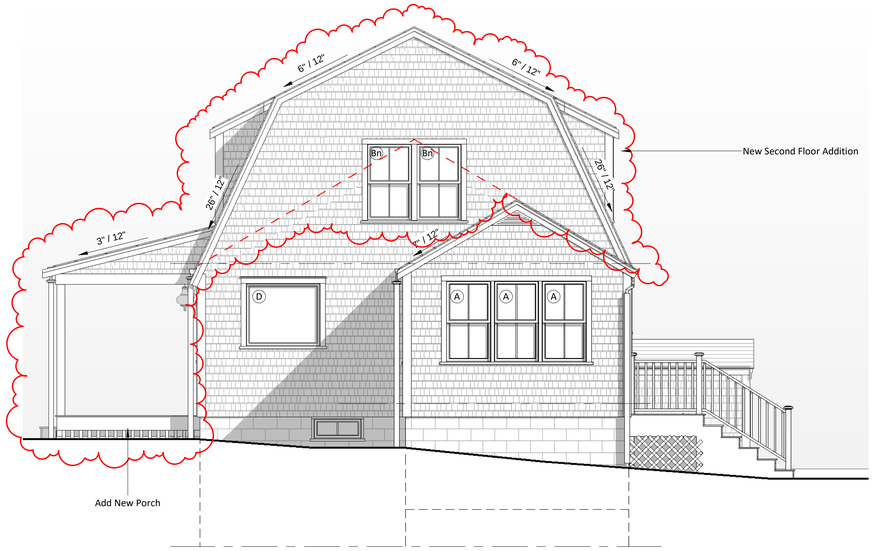
1 Proposed North Elevation
1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation
1/8" = 1'-0"

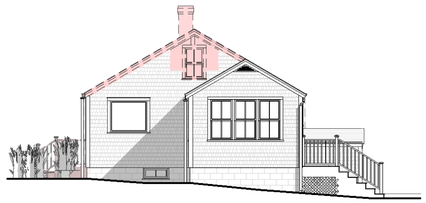


2 Proposed West Elevation
1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation
1/8" = 1'-0"

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e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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Revisions

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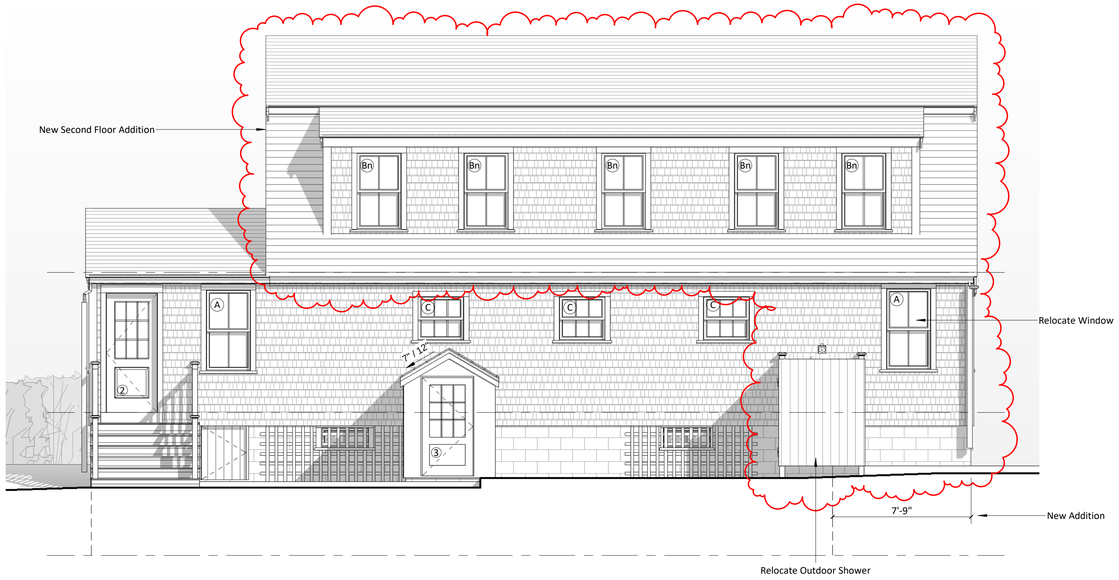
A-201

48 York Street / New Addition



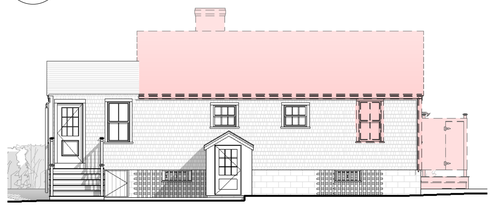
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



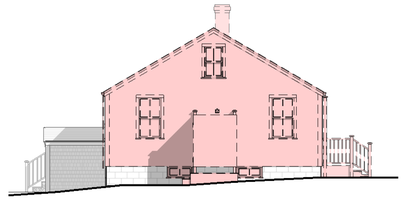
Existing South



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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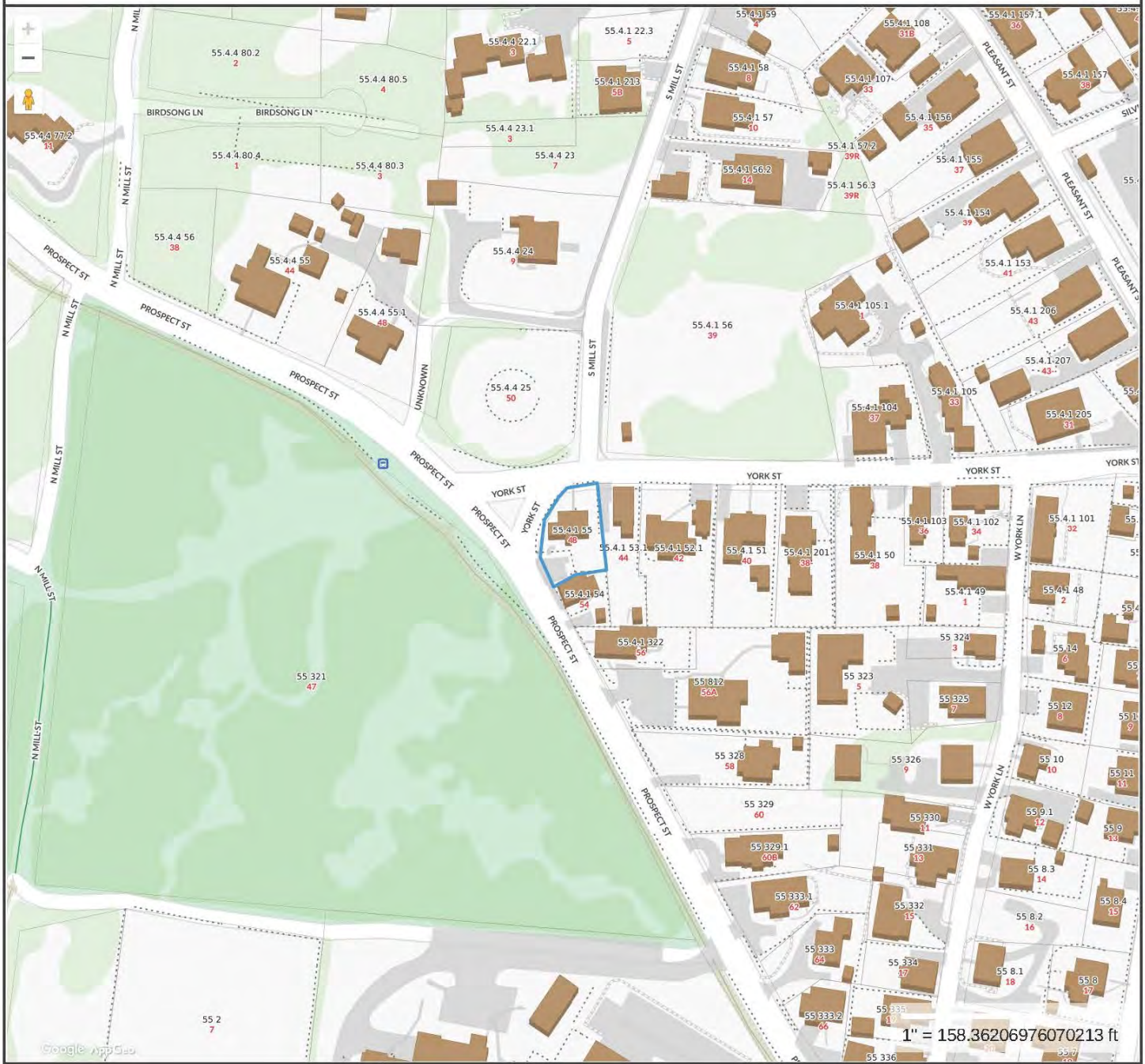
Revisions

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 Klay
IN-G. DOOR

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $200-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCN (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR AMY & TED ORENSTEIN

STREET ADDRESS 5 CROWS NEST WAY

MAP/PARCEL 12 | 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/17/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06/17/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROWS NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEIDMANN SCT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEIDMANN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District LUG) ☐ Roof ☐ Other FIRE PIT / SPA / AUTO COVER

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 720 Decks/Patio: Size: 16 x 40 ☑ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: 8 X 10 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1' +/- South 1' +/- East 1' +/- West 1' +/-

Height of ridge above final finish grade: North NA South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1978

Original Builder: UNKNOWN

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NA ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other AUTO-COVER

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural NA
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer / Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): /

Sidewall: ☐ White cedar shingles / ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other /
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia / Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing / Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung / ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front / Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NA Clapboard (if applicable) / Roof /
Trim NA Sash / Doors /
Deck MAHOGANY NEW Foundation / Fence / Shutters /

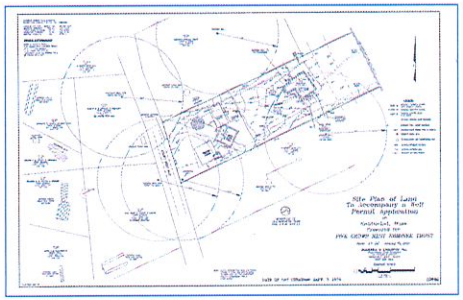
* Attach manufacturer's color samples if color is not from HDC approval list.

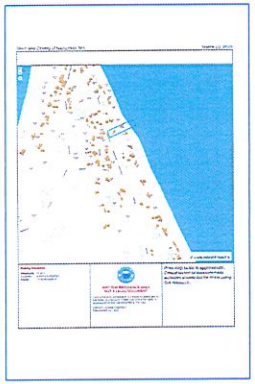
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

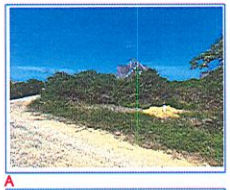
Date 6-17-2024 Signature of owner of record [signature] FOR A.T.O. Signed under penalties of perjury

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION







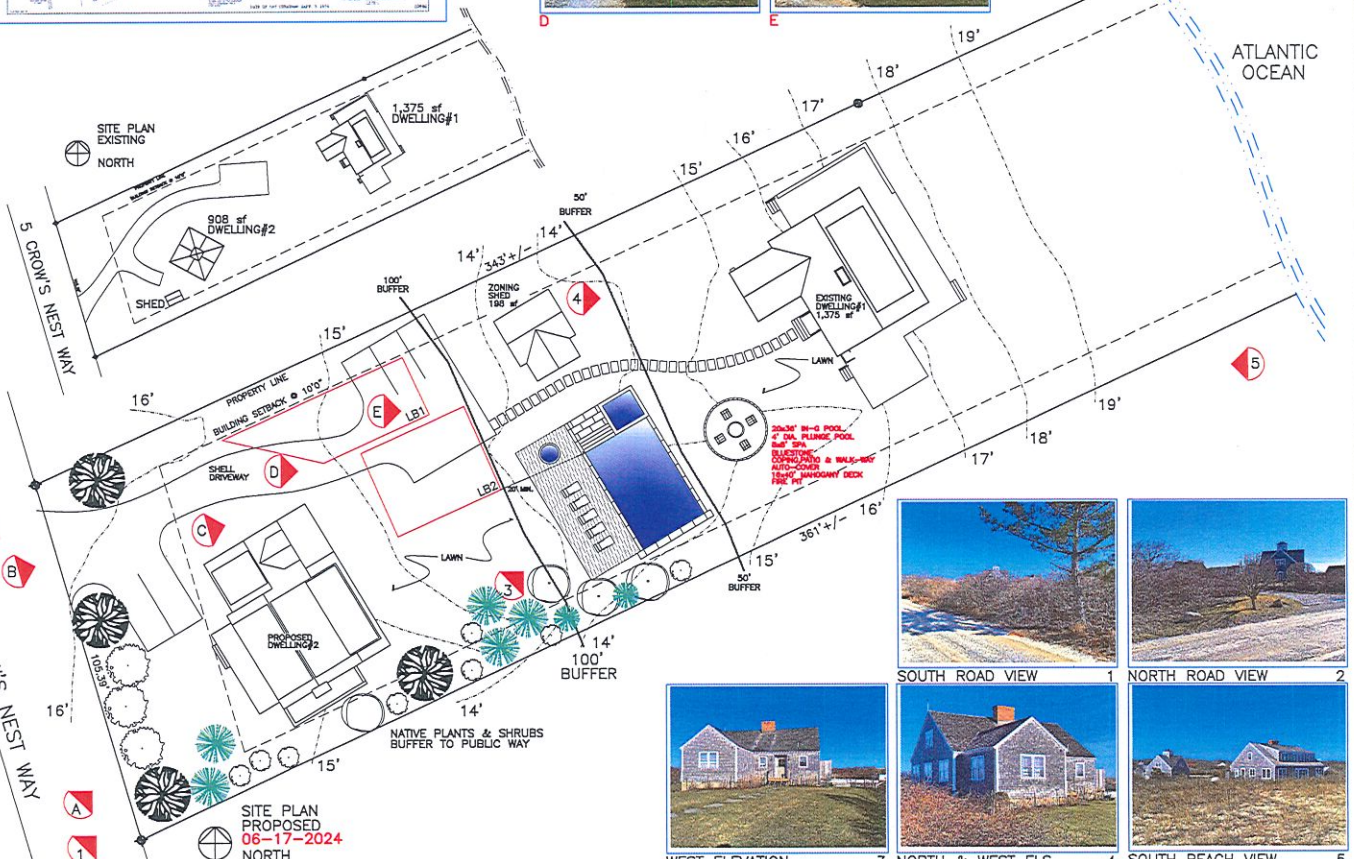

A


B


C


D


E



LOCUS MAP
5 CROW'S NEST WAY

YEAR BUILT	1978
MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C. PROPOSED G.C.	2,500 sf

SOUTH ROAD VIEW 1

NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4

SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
HARDSCAPE
INCLUDING
SWIMMING POOL & SPA

NOTES
HDC
CERT.

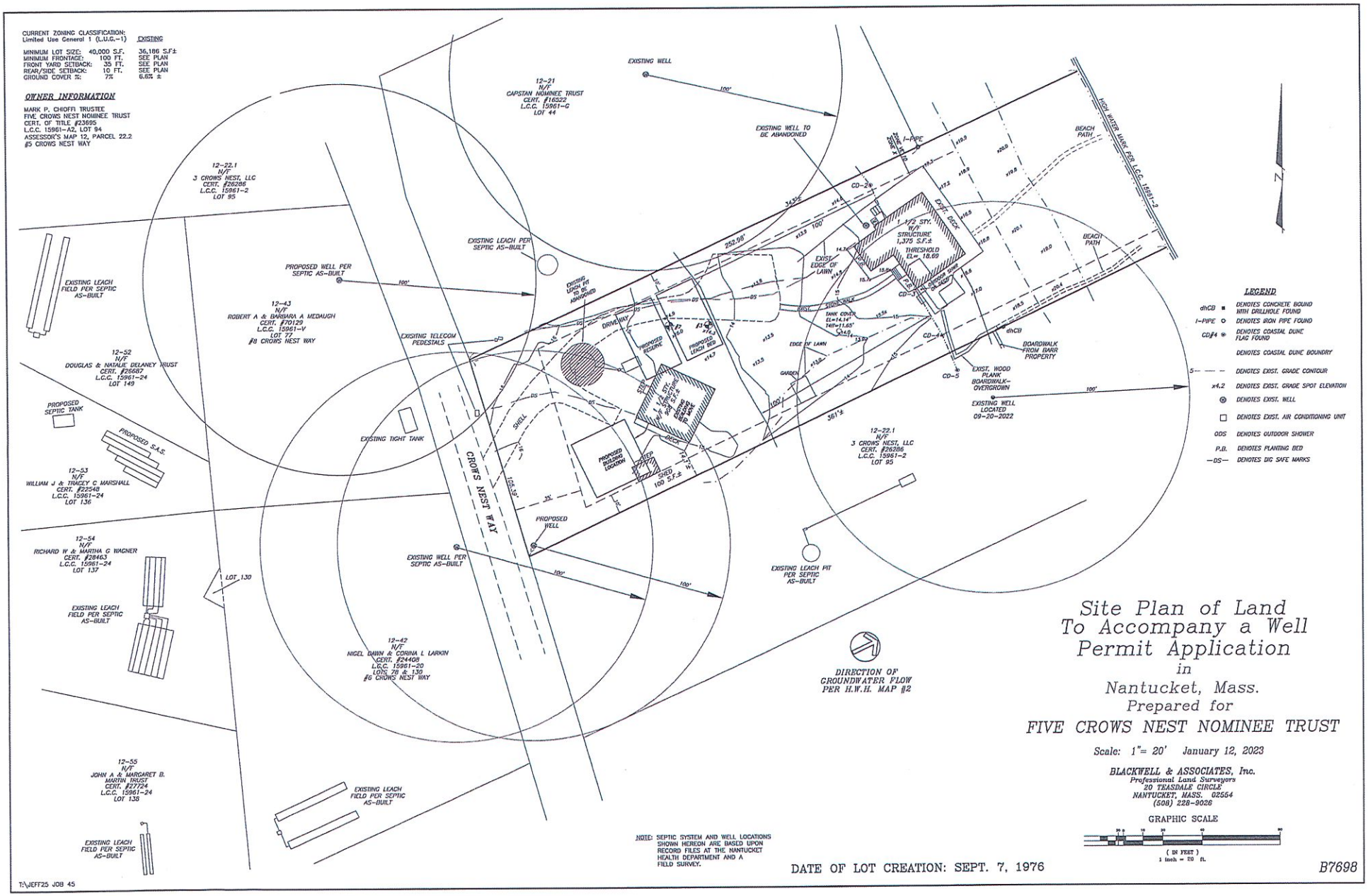
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
06-17-2024

SCALE
1/16"=1'0"

1



Site Plan of Land To Accompany a Well Permit Application

in

Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

B7698



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

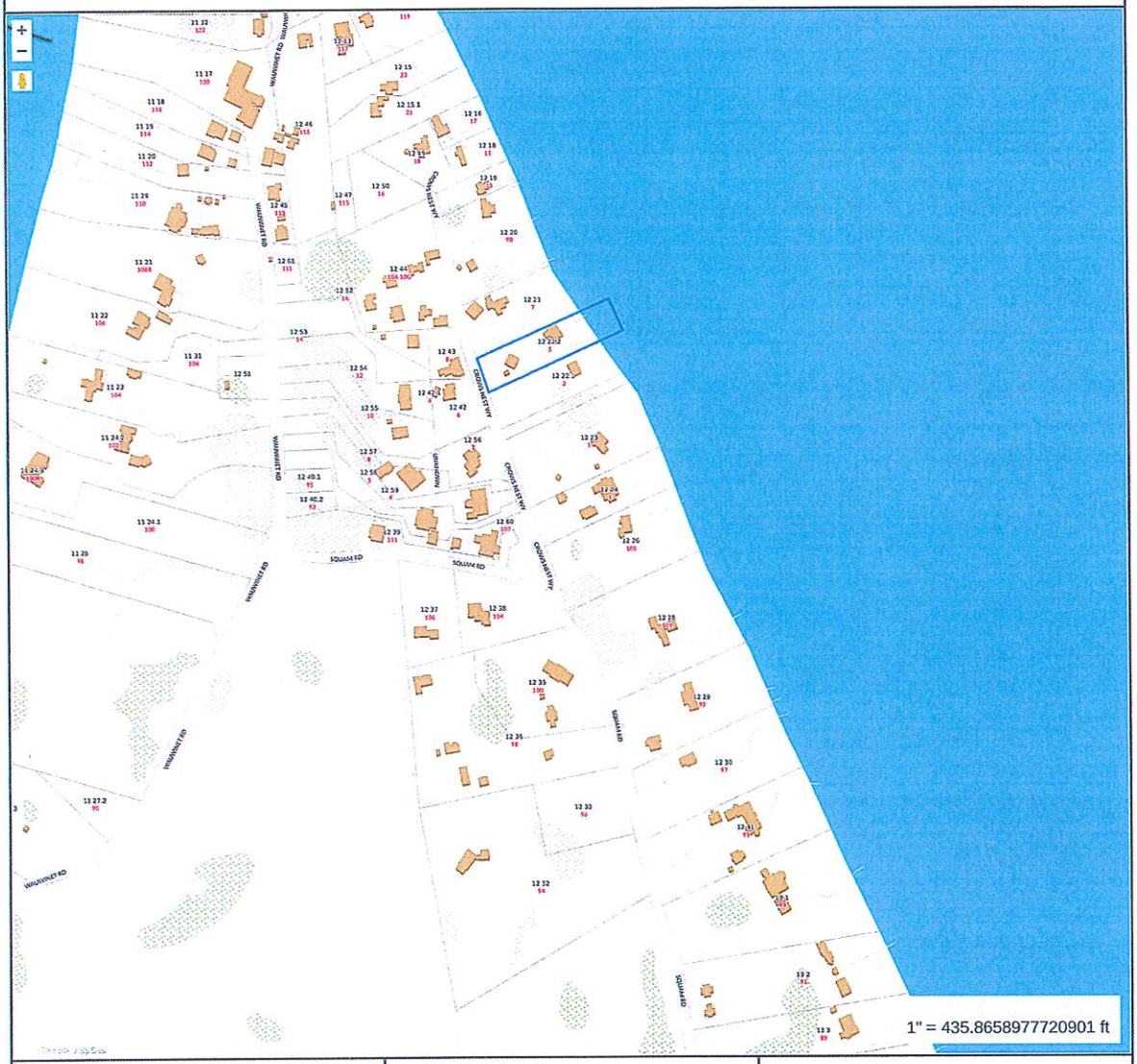
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

March 20, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
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

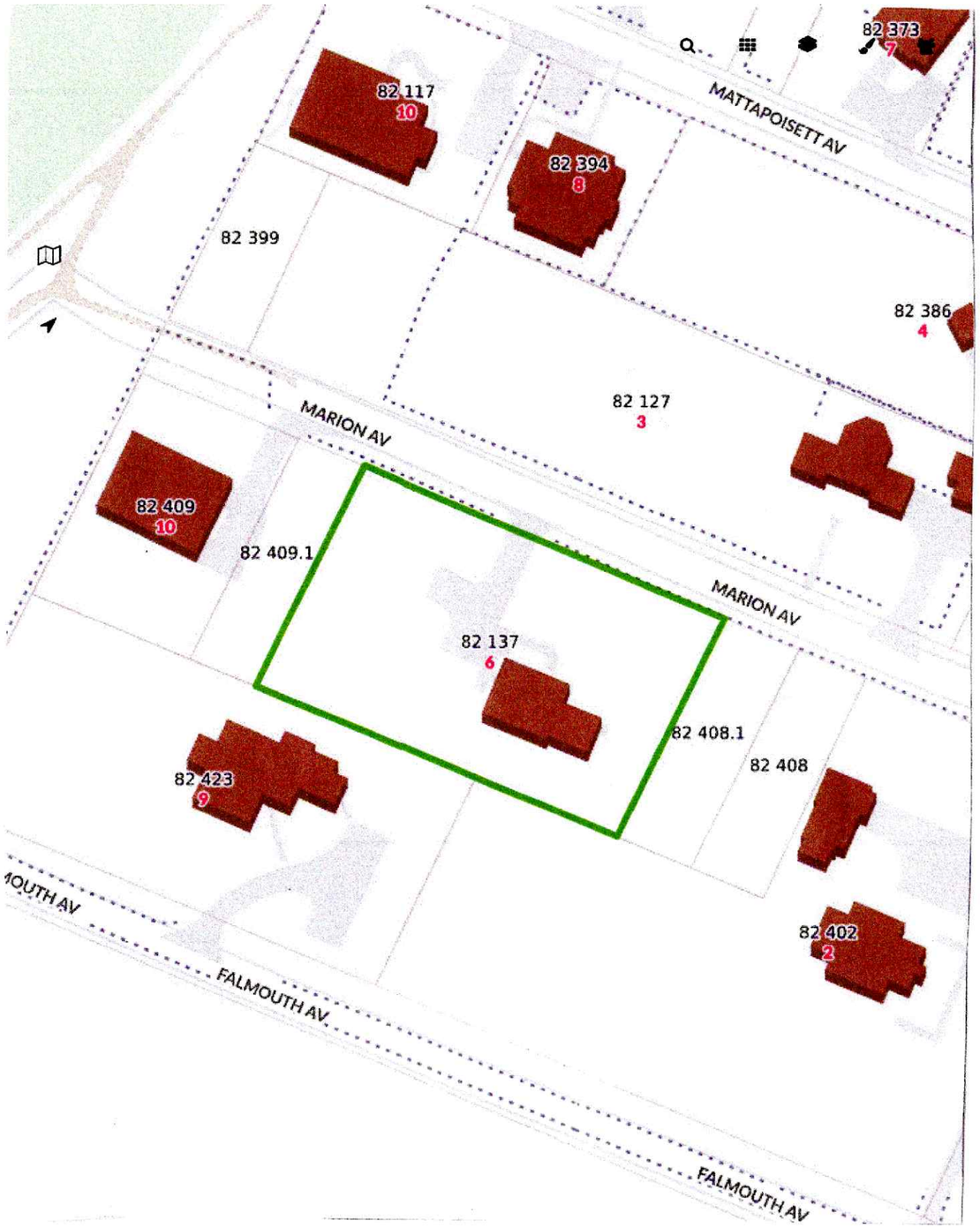
WEST
STREET VIEW

YARD VIEW
WEST



YARD VIEW
WEST


YARD View
WEST



PROPOSED POOL AND SPA

FOR:

THE BLANEY RESIDENCE

6 MARION LANE

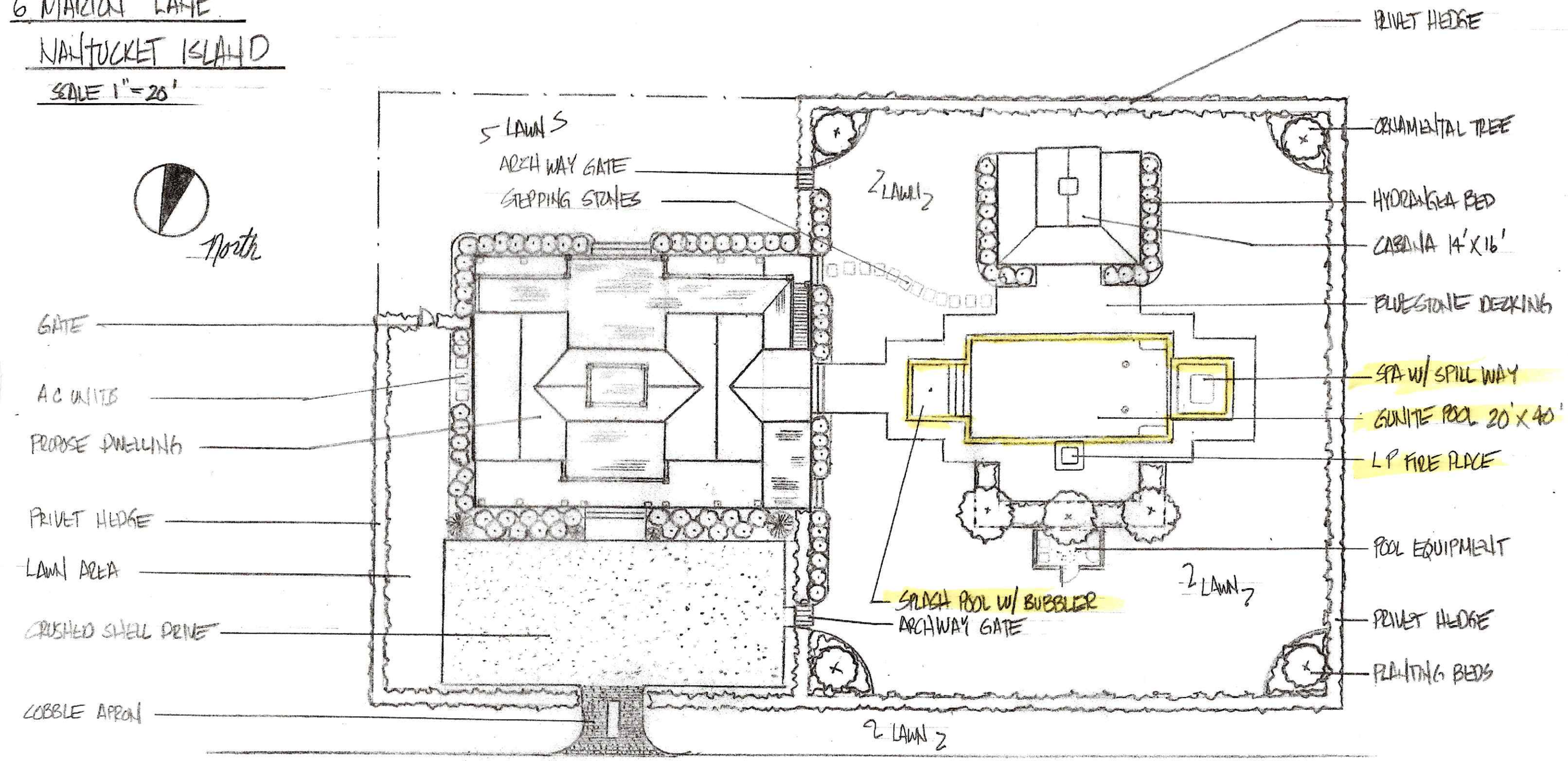
NANTUCKET ISLAND

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

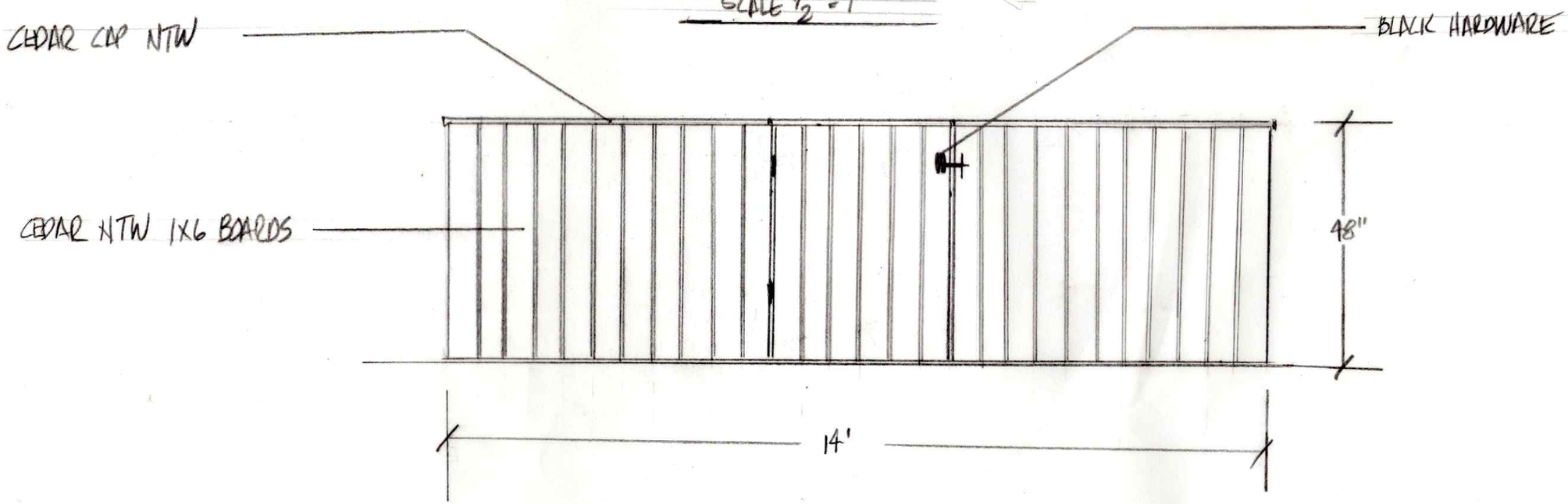
North



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.

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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

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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).
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7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.* 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

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Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Blaney

AS AGENT FOR Bernard Blaney

STREET ADDRESS 6 Marion Avenue

MAP/PARCEL 82 137

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/18/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 6/18/24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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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5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
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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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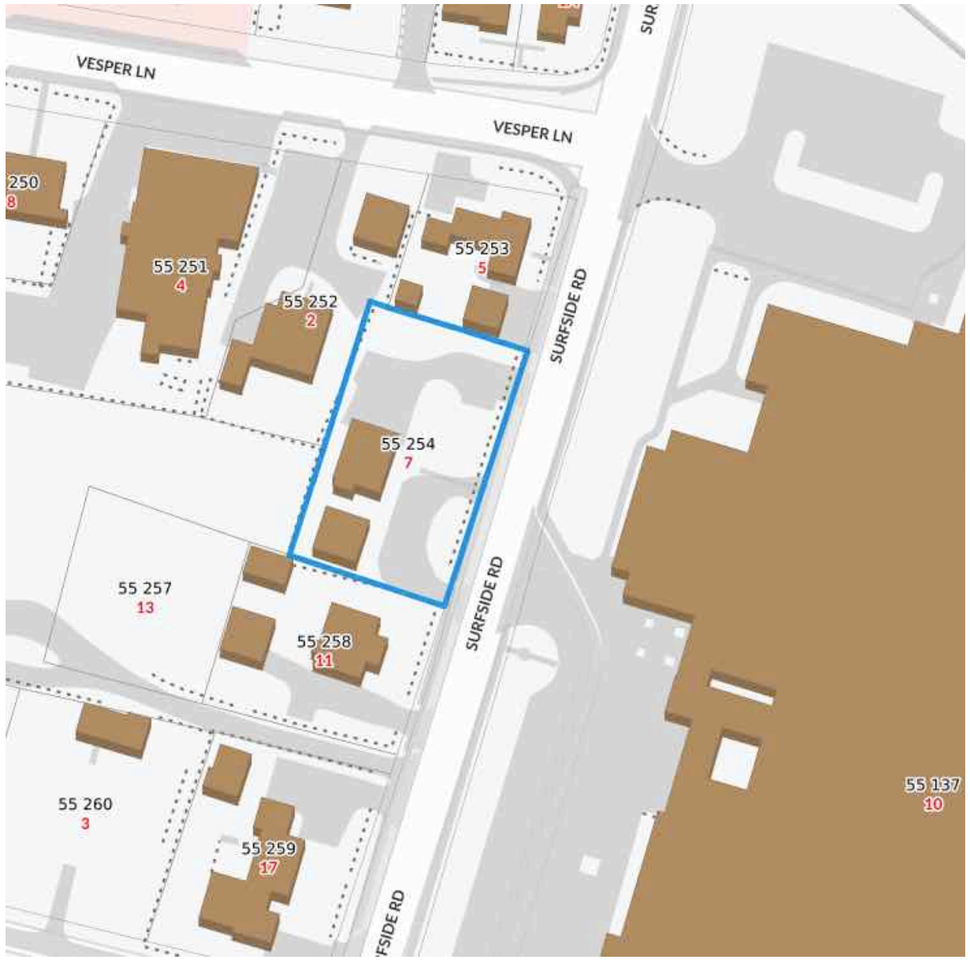
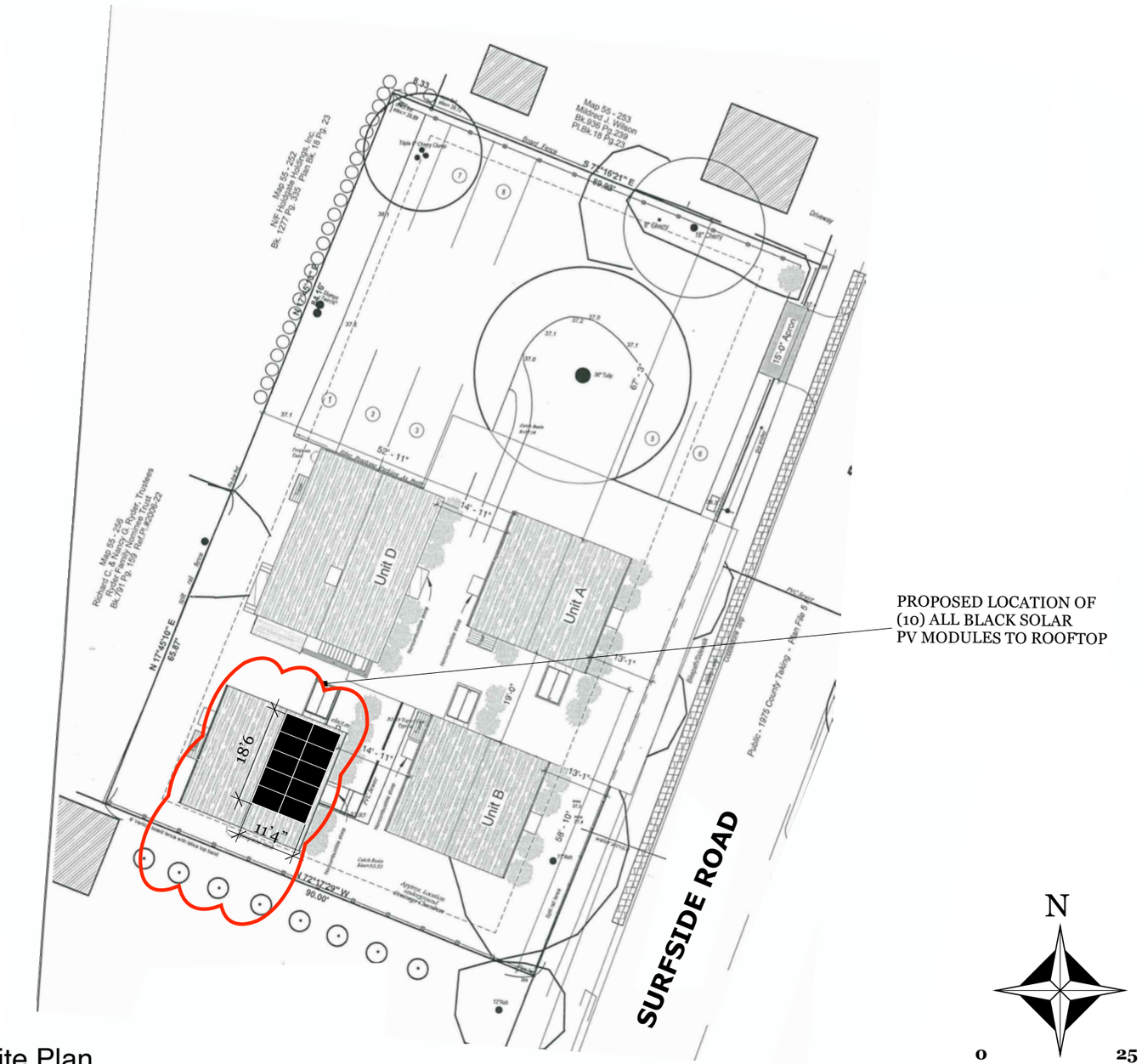
Signature 6/24/24
Date



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

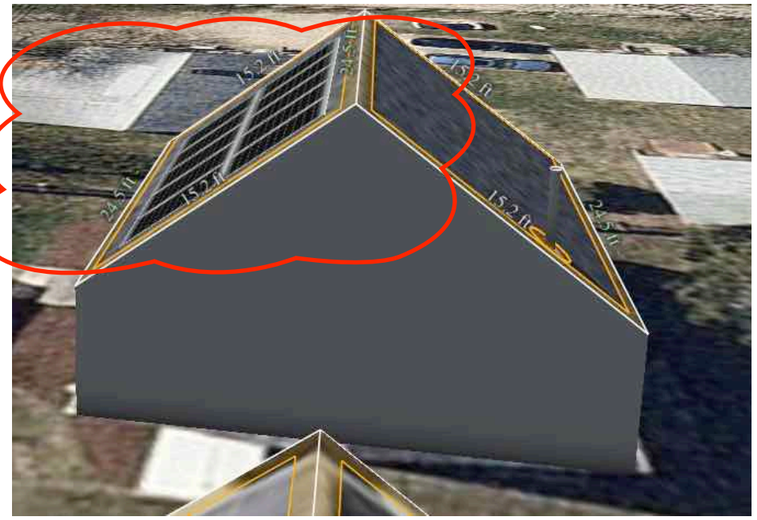
Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

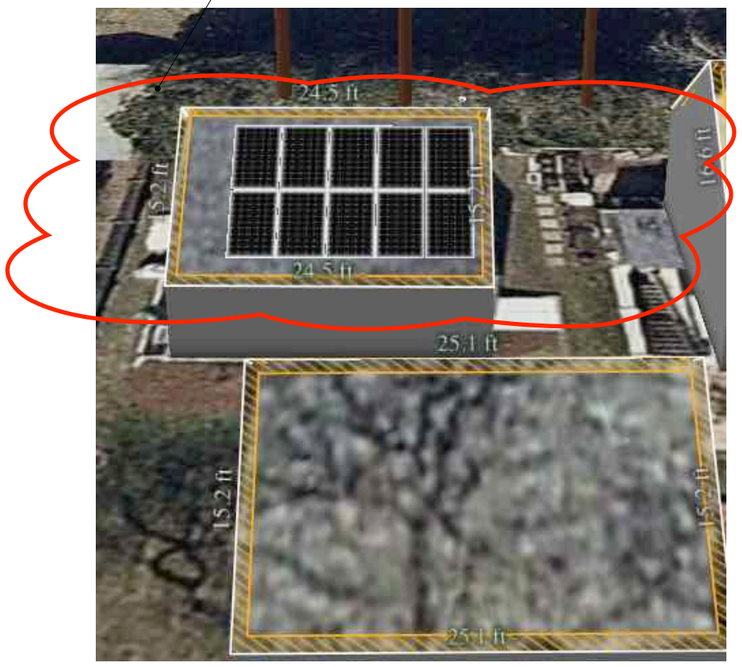
PV 01

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP



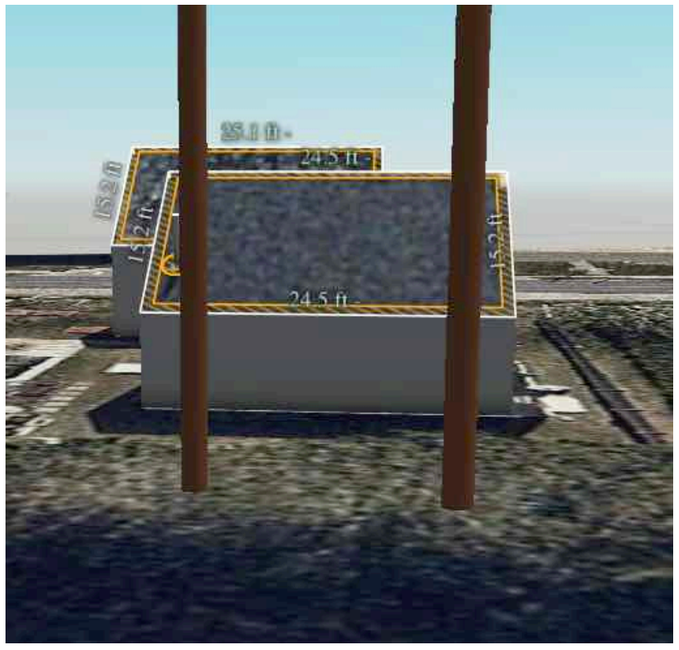
NORTH ELEVATION

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

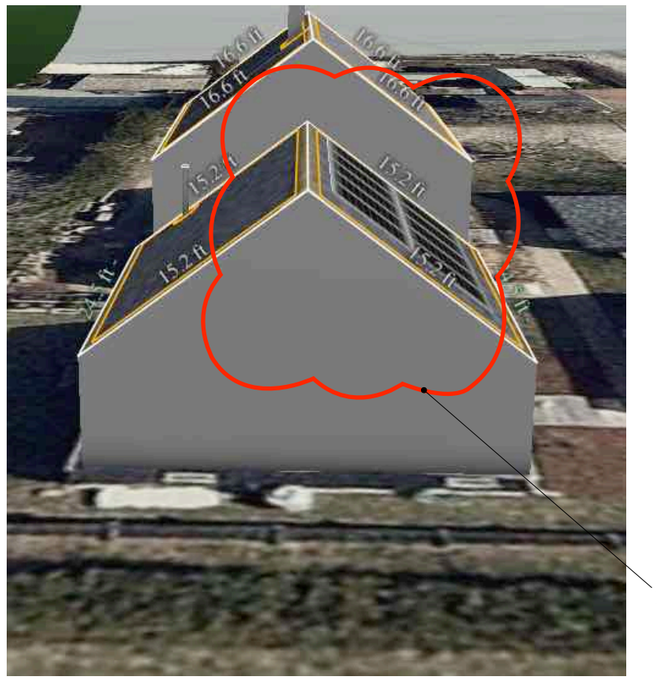


EAST ELEVATION

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
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2		
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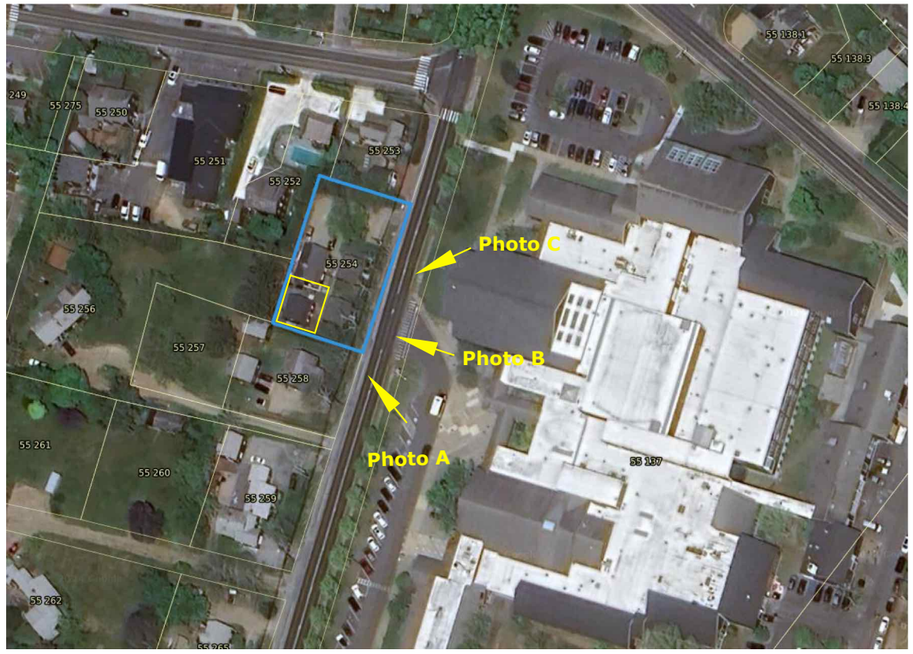
PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

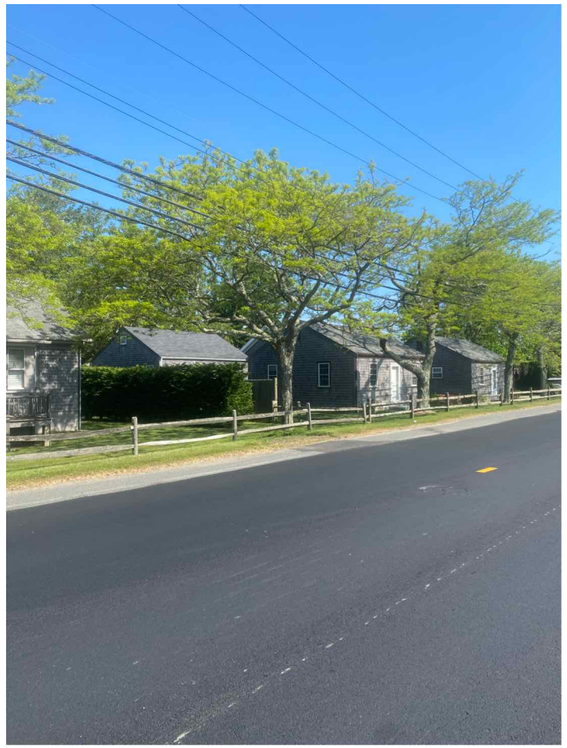


PHOTO A

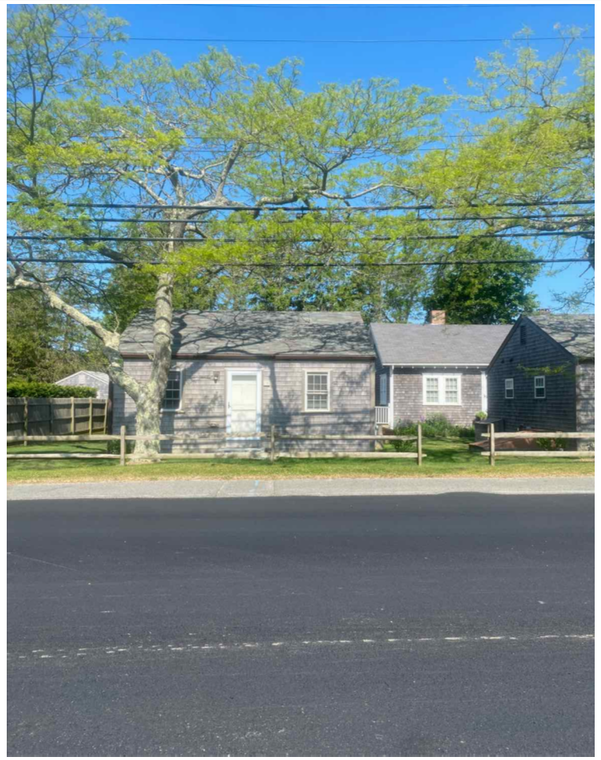


PHOTO B

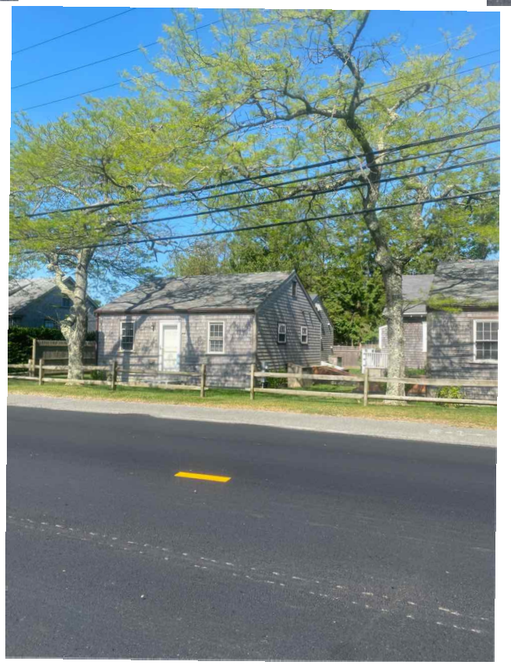


PHOTO C

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		
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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)

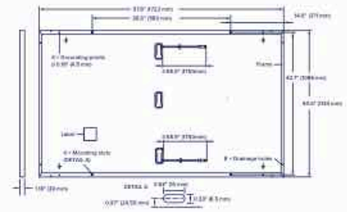
The ideal solution for:

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

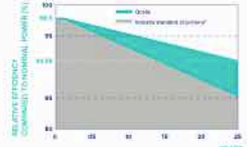


▪ Electrical Characteristics

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

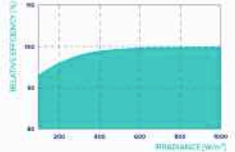


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

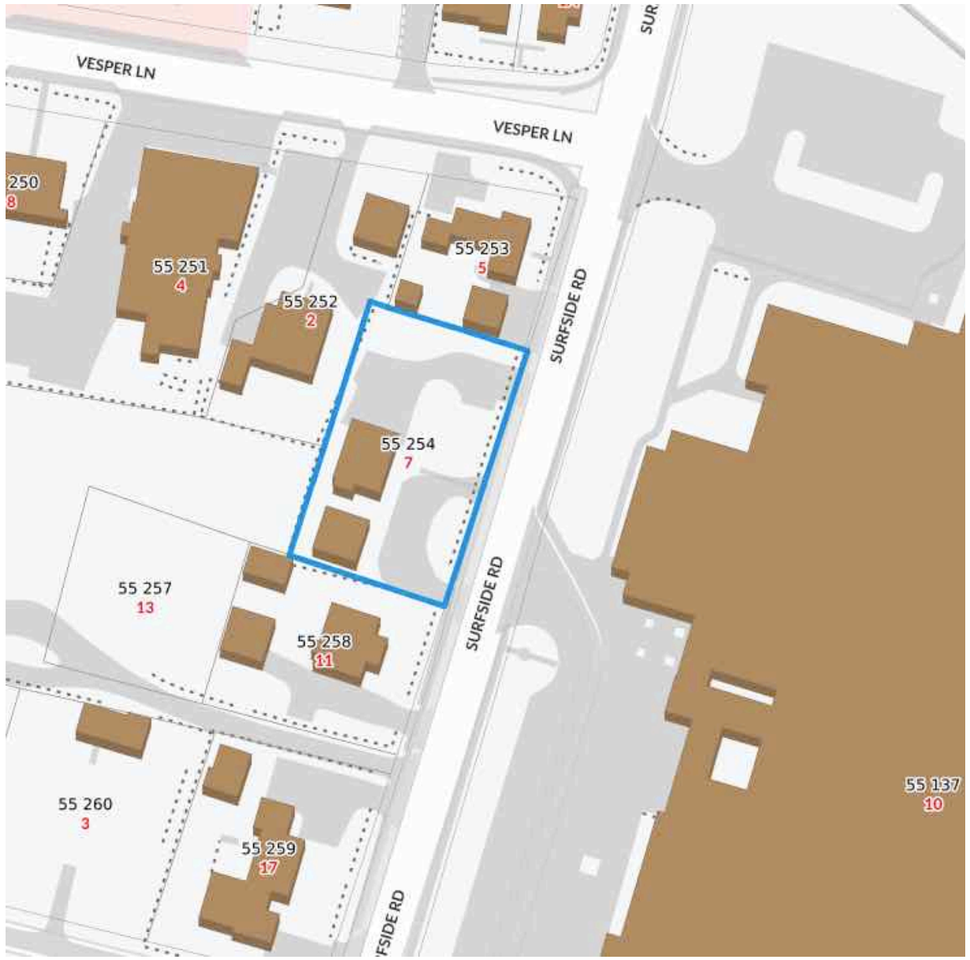
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

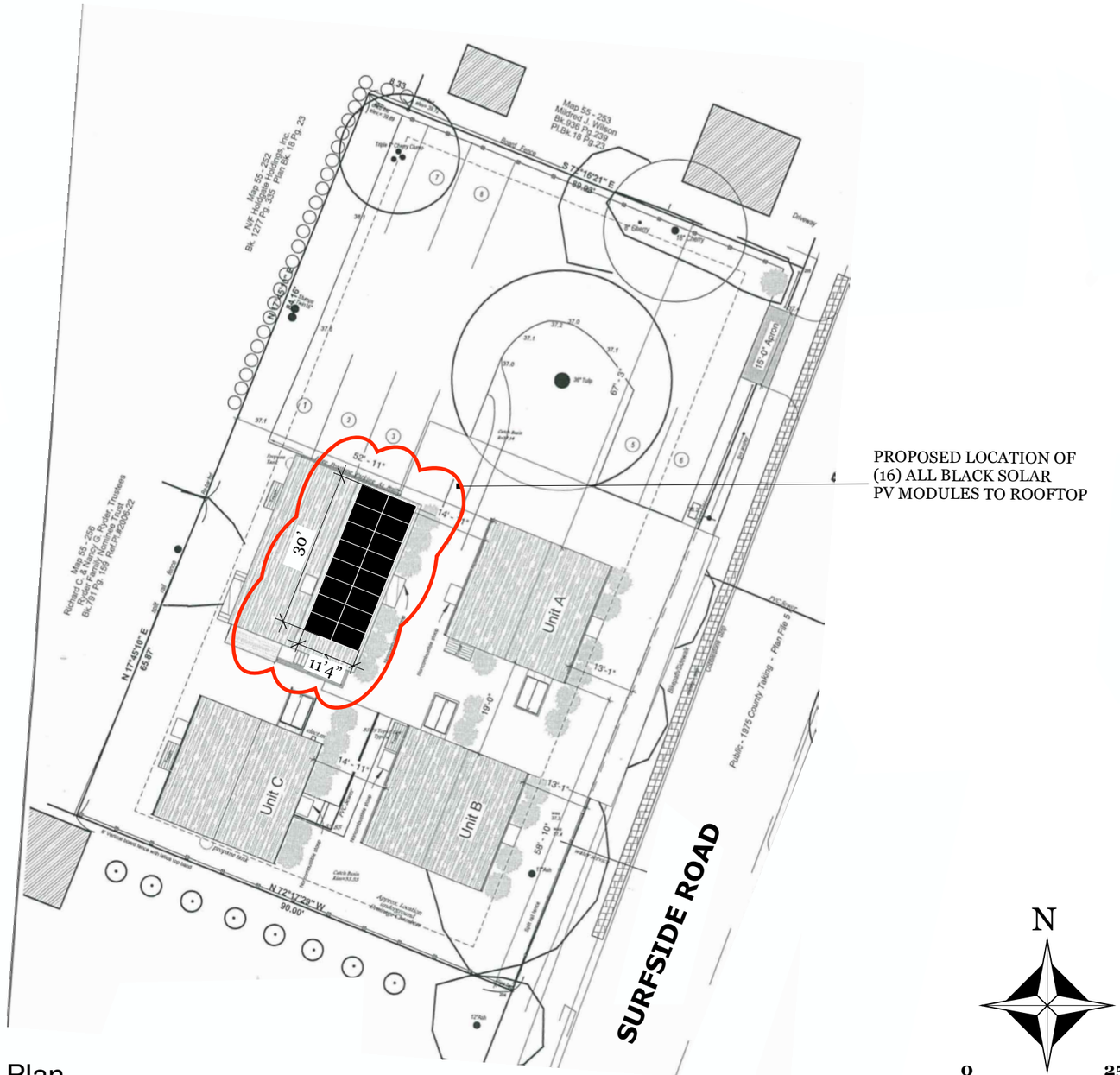
Signature Date



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

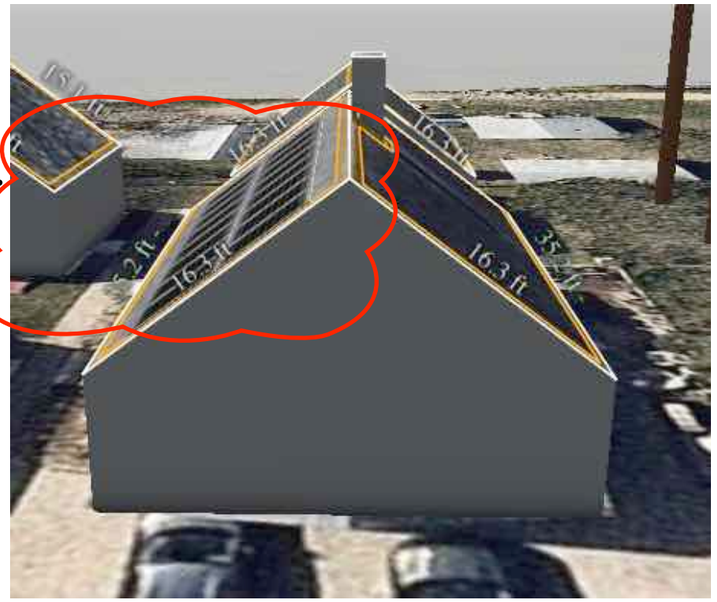
Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

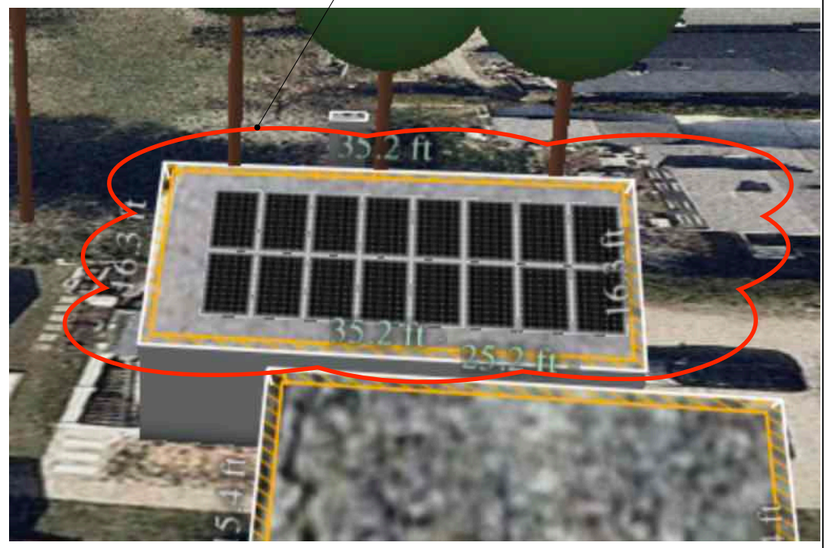
PV 01

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO ROOFTOP



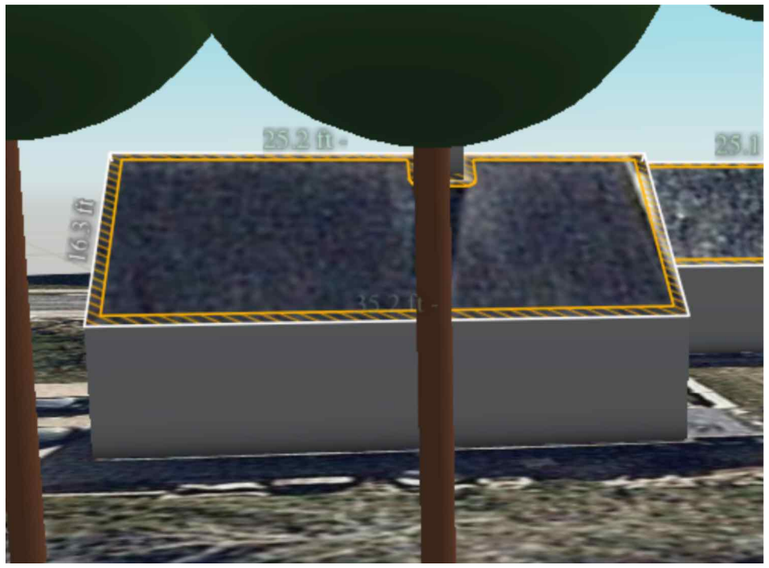
NORTH ELEVATION

PROPOSED LOCATION OF (16) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

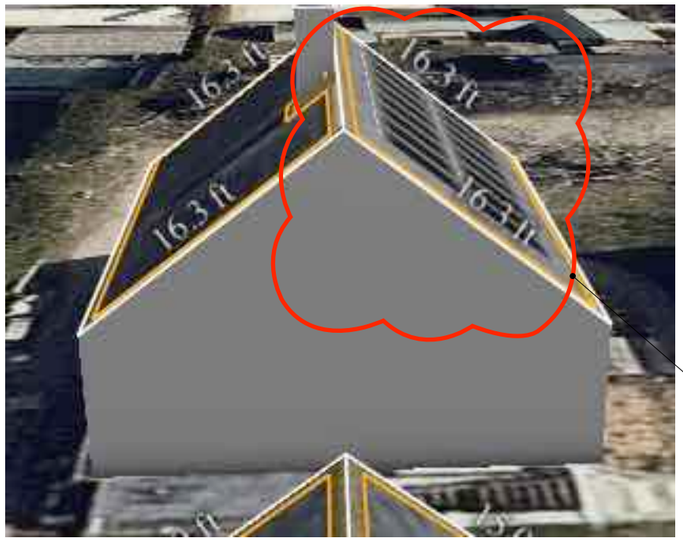


EAST ELEVATION

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

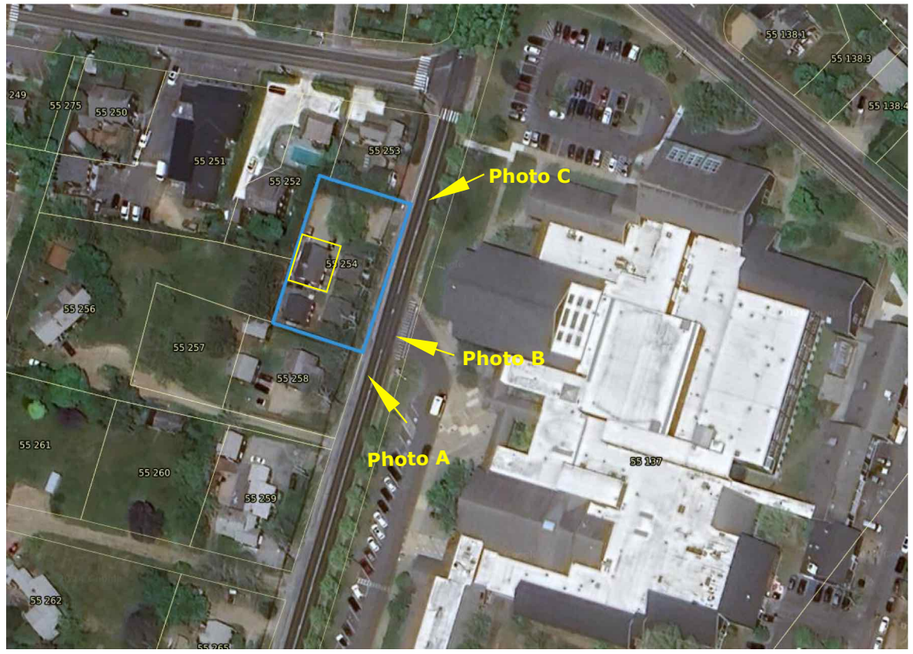
ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

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

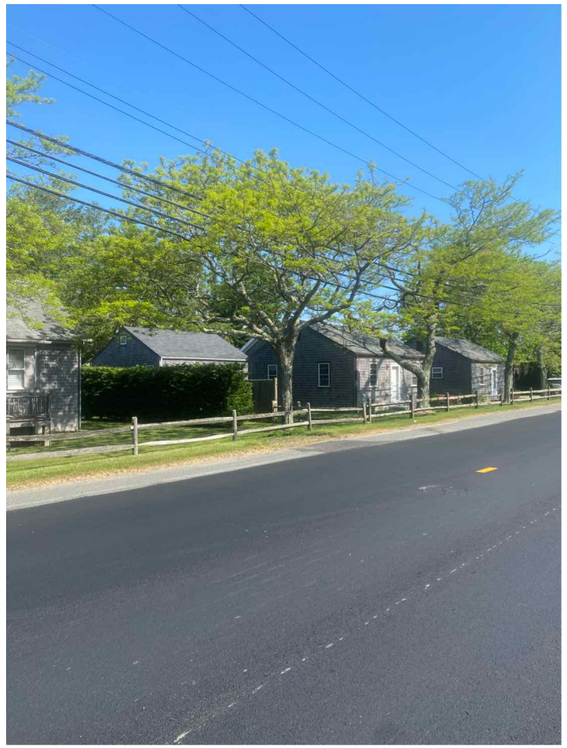


PHOTO A

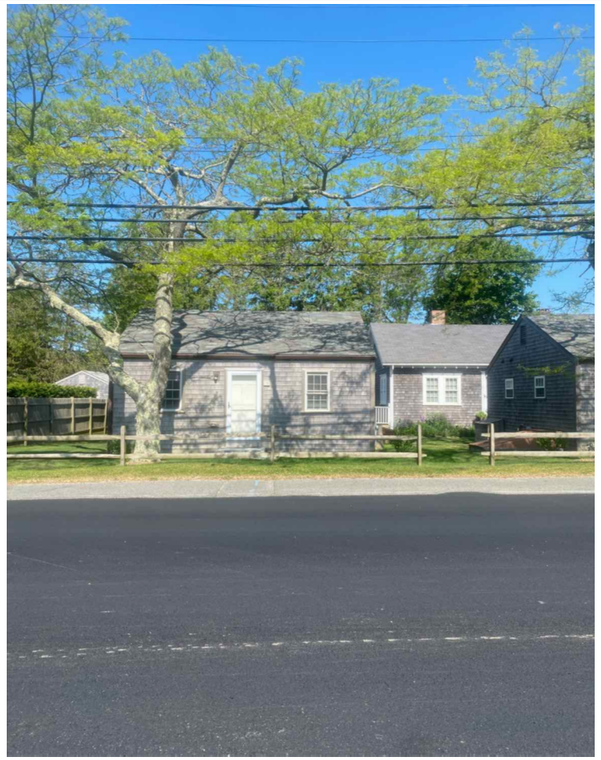


PHOTO B

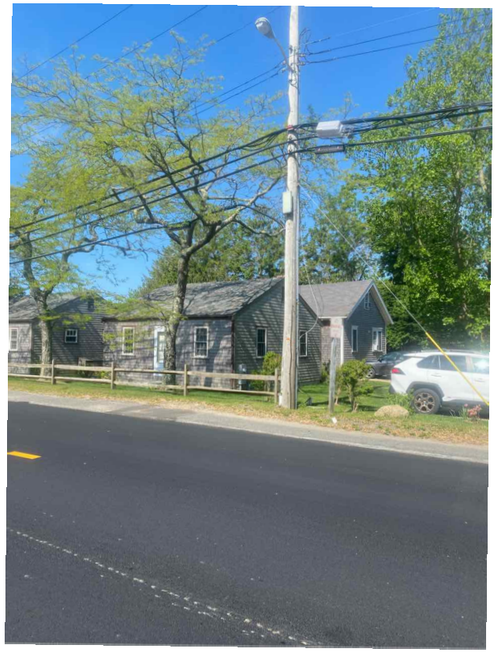


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

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Site Address:	7D Surfside Rd
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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)

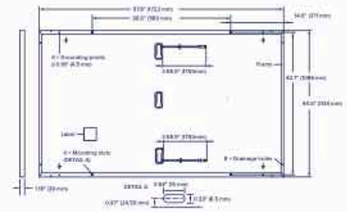
The ideal solution for:

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

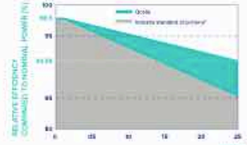


▪ Electrical Characteristics

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



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All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

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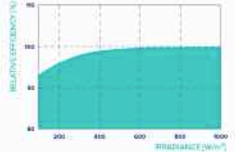
PERFORMANCE AT LOW IRRADIANCE



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

---

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.

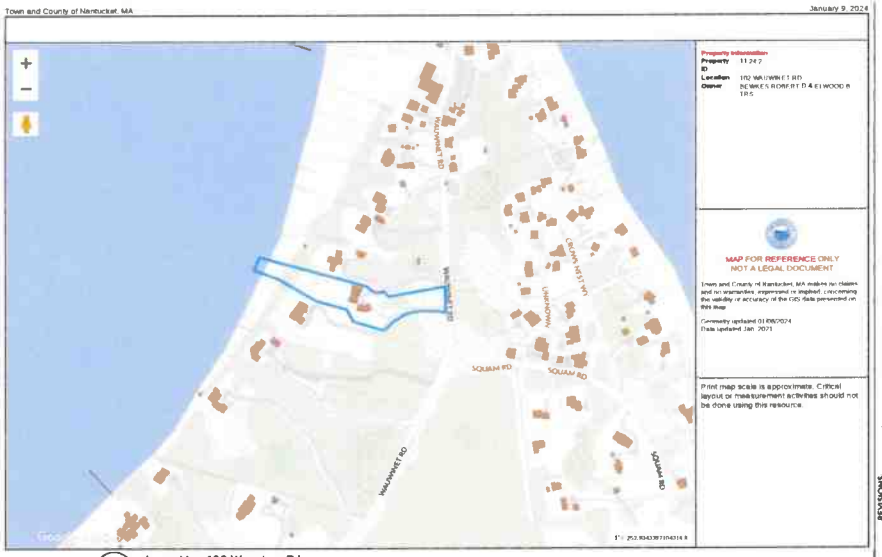
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

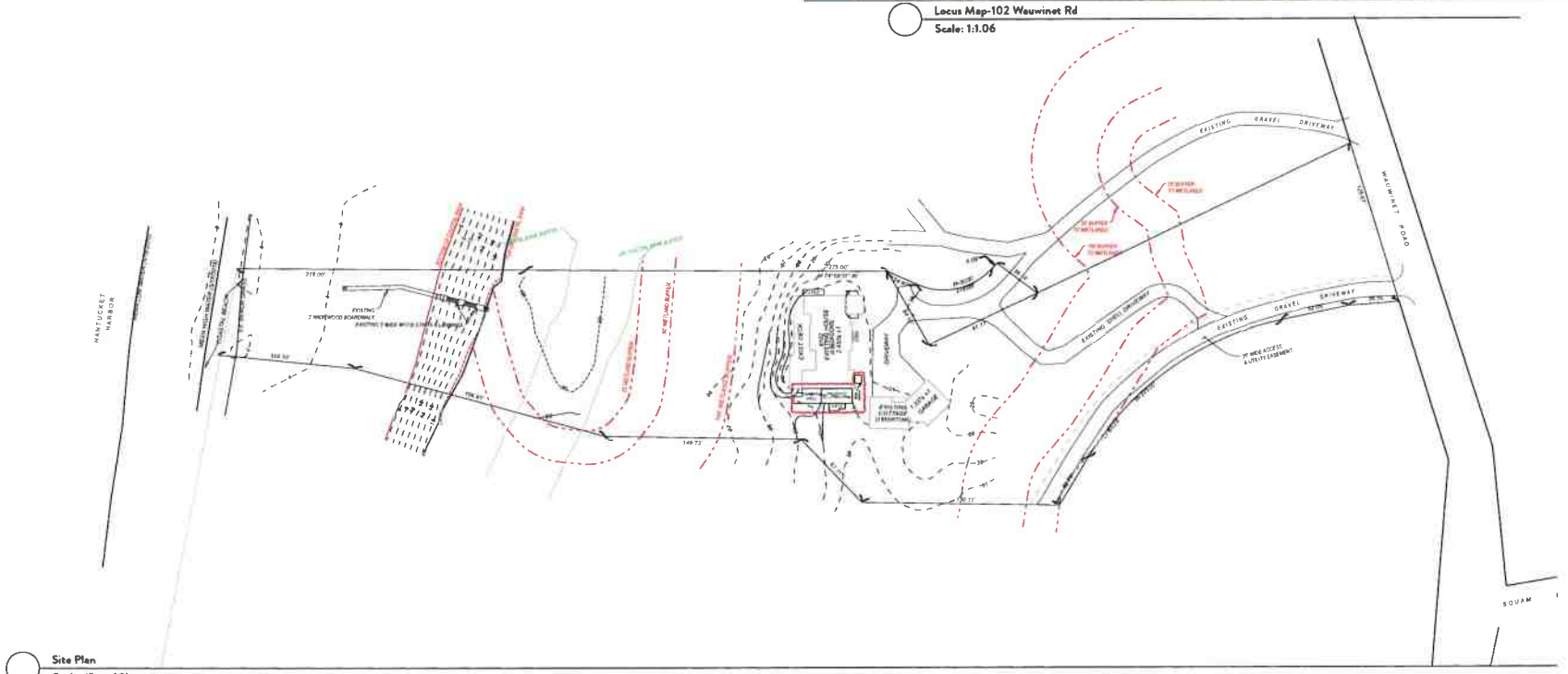
* Attach manufacturer's color samples if color is not from HDC approval list.

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:

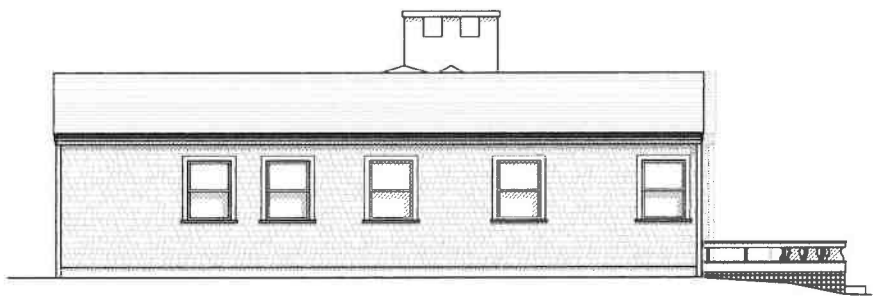
Site Plan

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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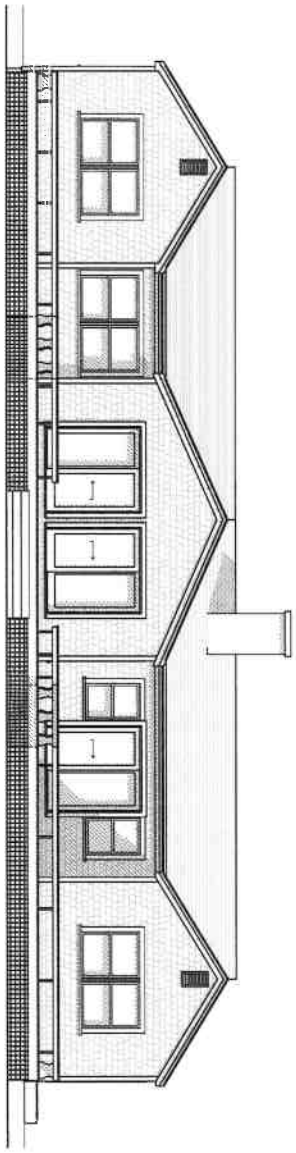
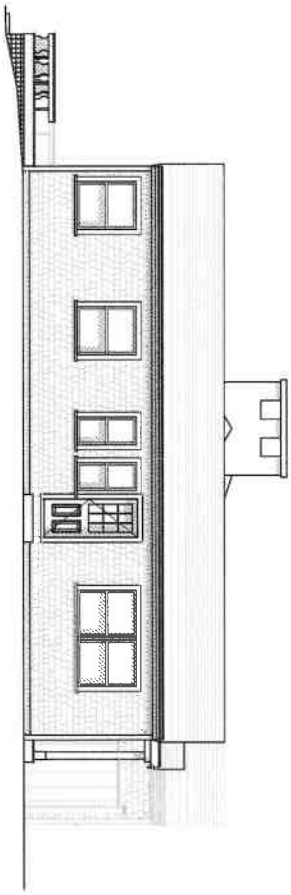
ID #
EX-2.1

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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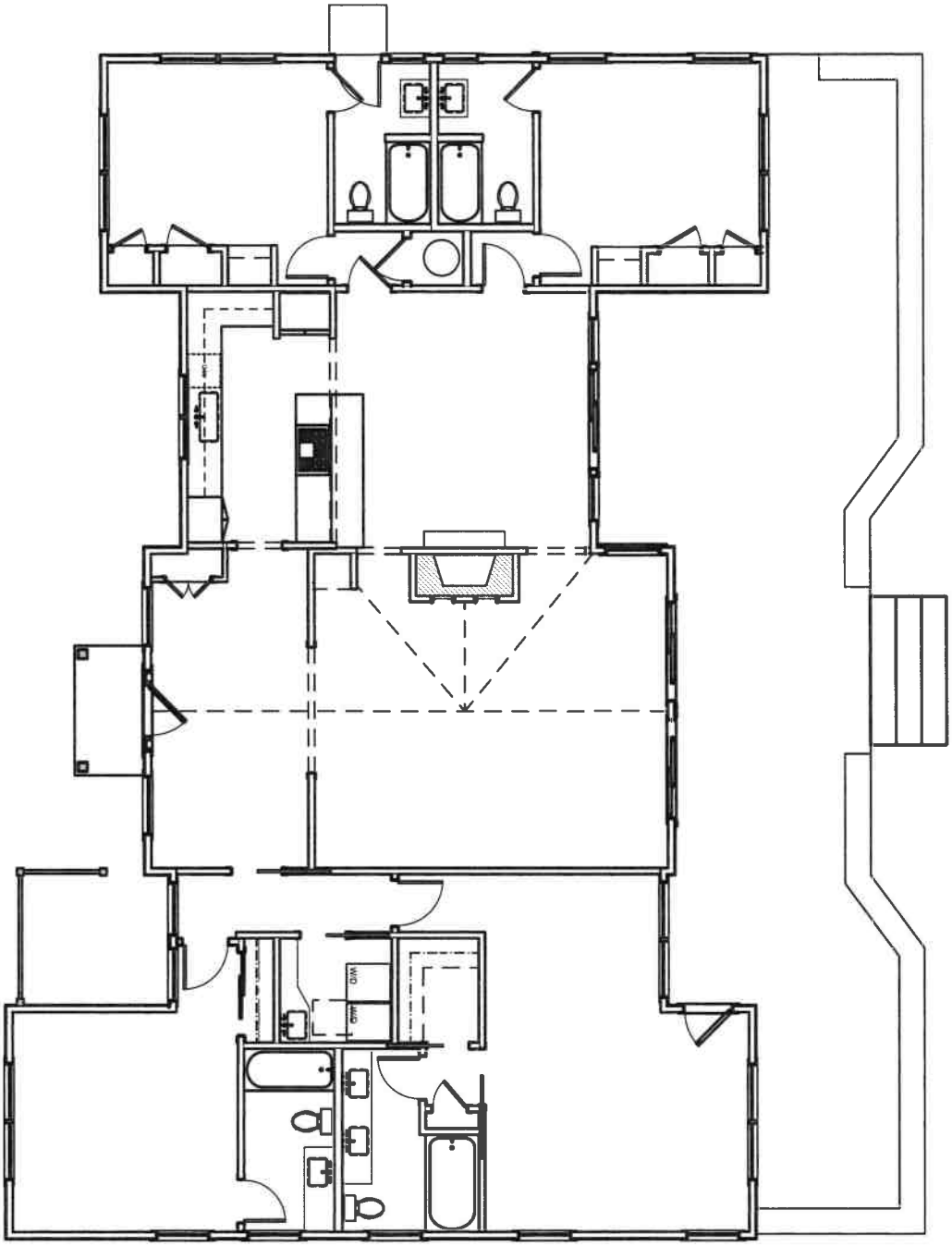
No publications or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

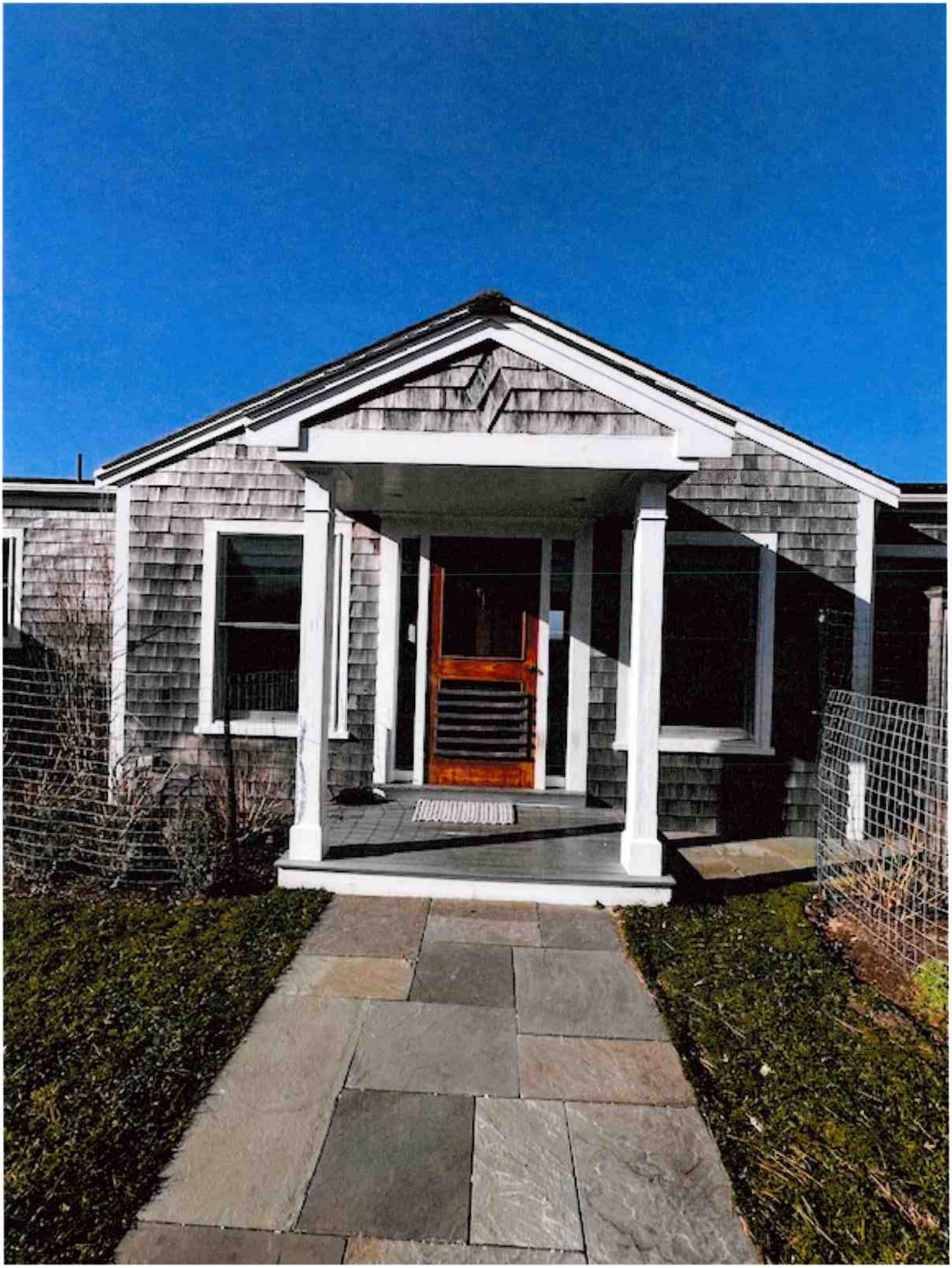
BOTTICELLI & POHL

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

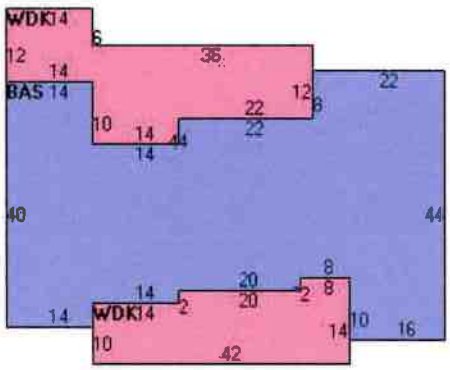
Building Attributes : Bldg 2 of 2	
Field	**Description**

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

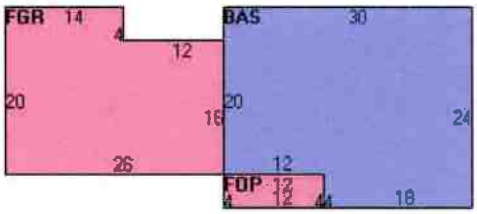
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	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

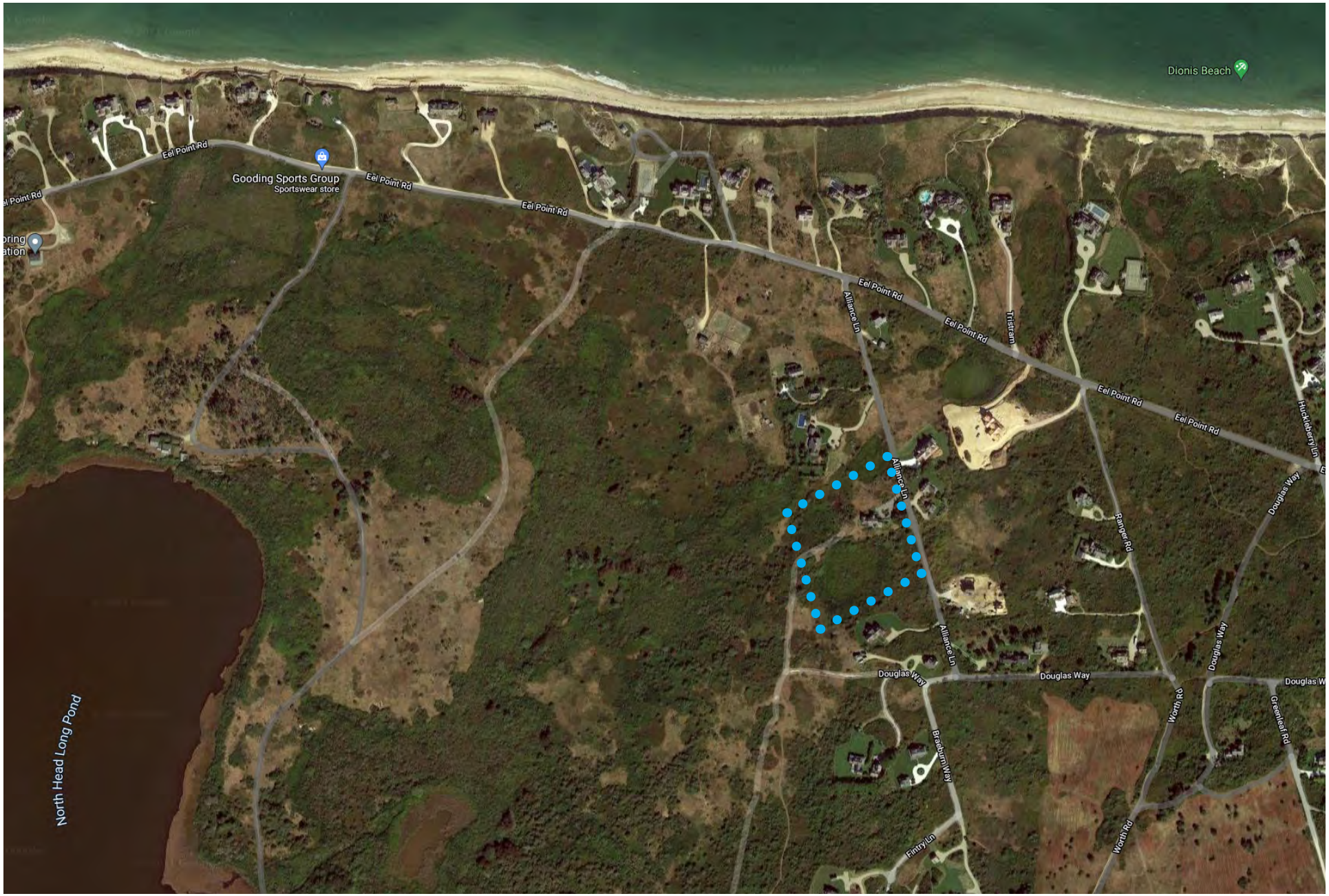
11A - 11 Alliance

HDC Context

May 5, 2023

prepared by:

studioPPARK
architecture + design



AERIAL CONTEXT- NTS

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

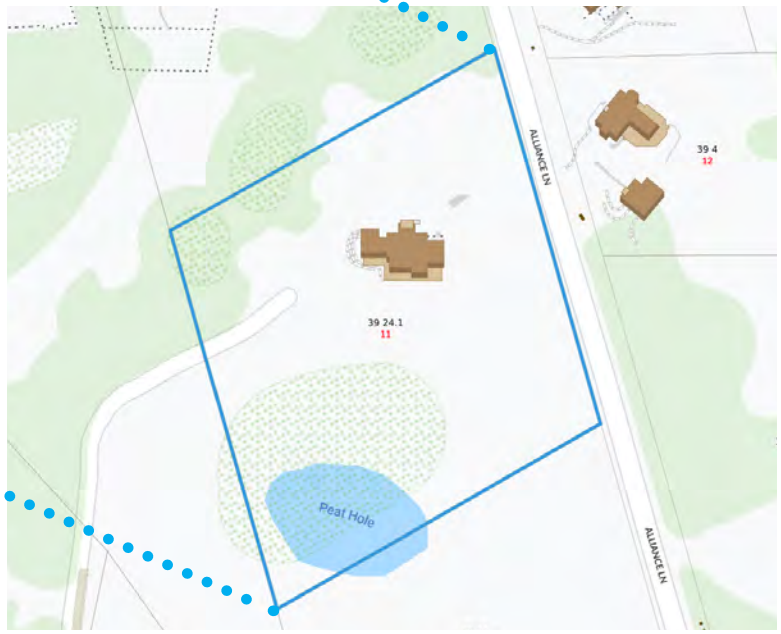
studioPPARK
architecture + design



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

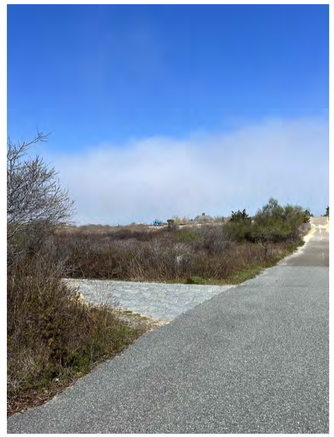
CONTEXT PHOTOS



VIEW SOUTH FROM ALLIANCE LANE



VIEW NORTH FROM 11 ALLIANCE

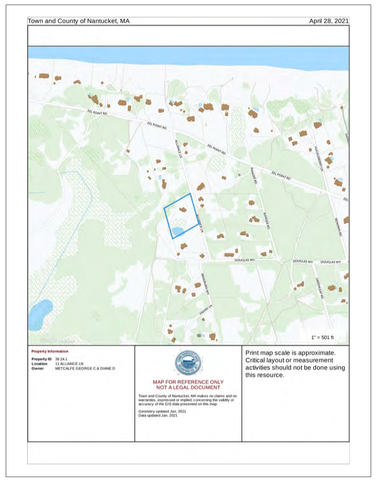


VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE/DOUGLAS

GIS LOCUS MAP



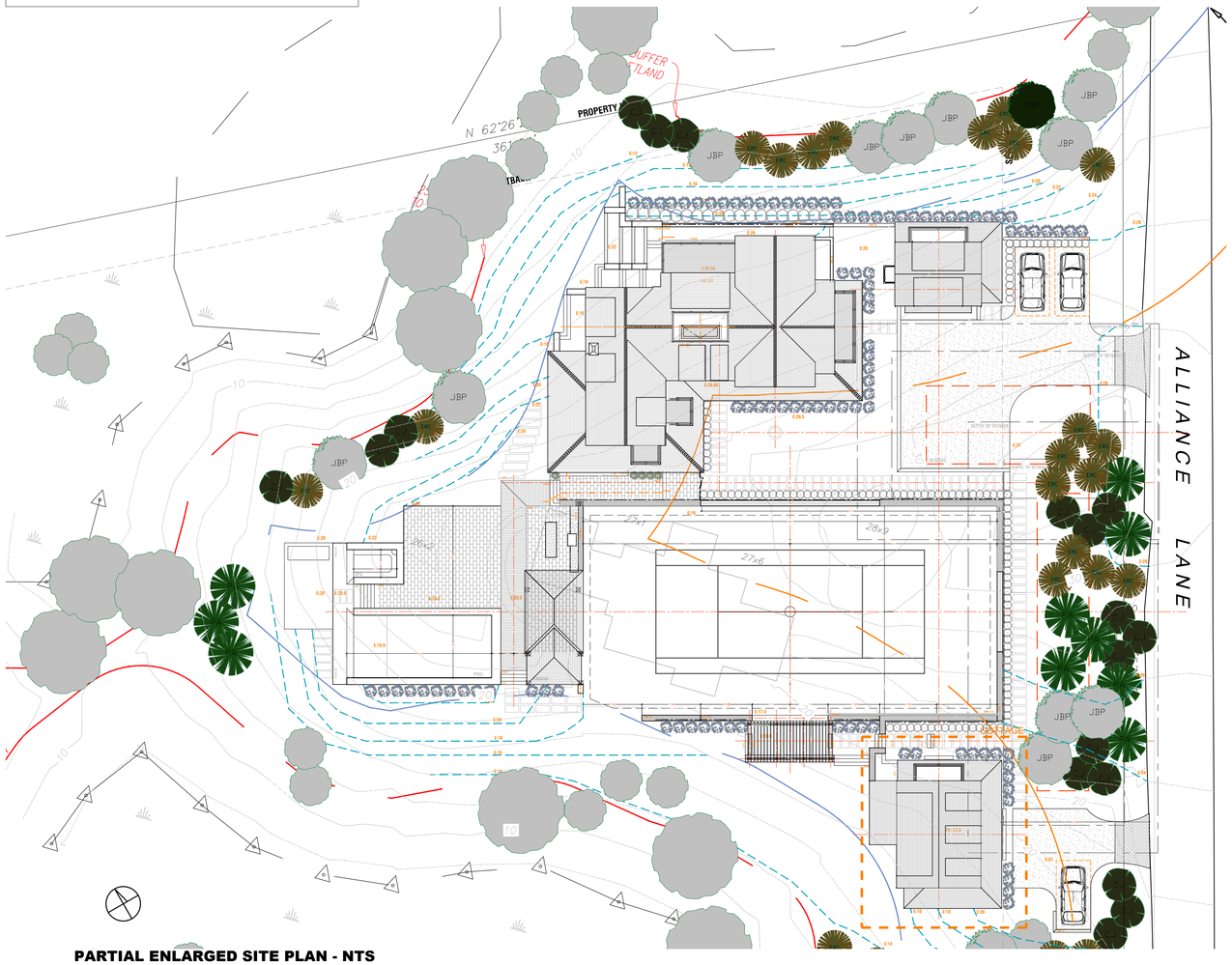
LIST OF DRAWINGS

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

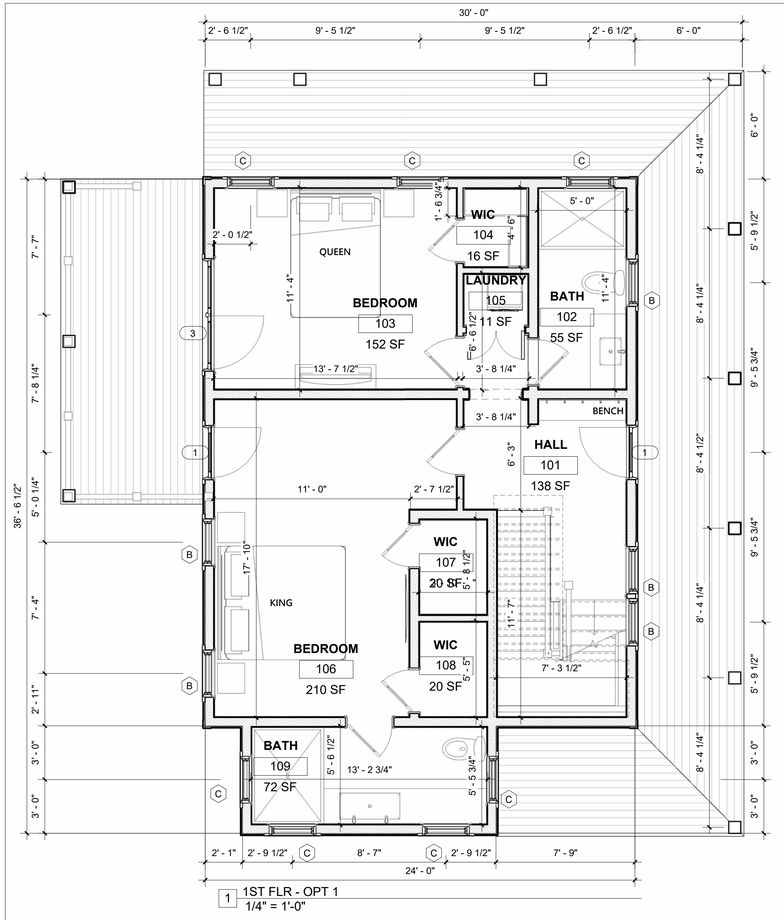
ISSUE

24_0531 - HDC REV TO PREV
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

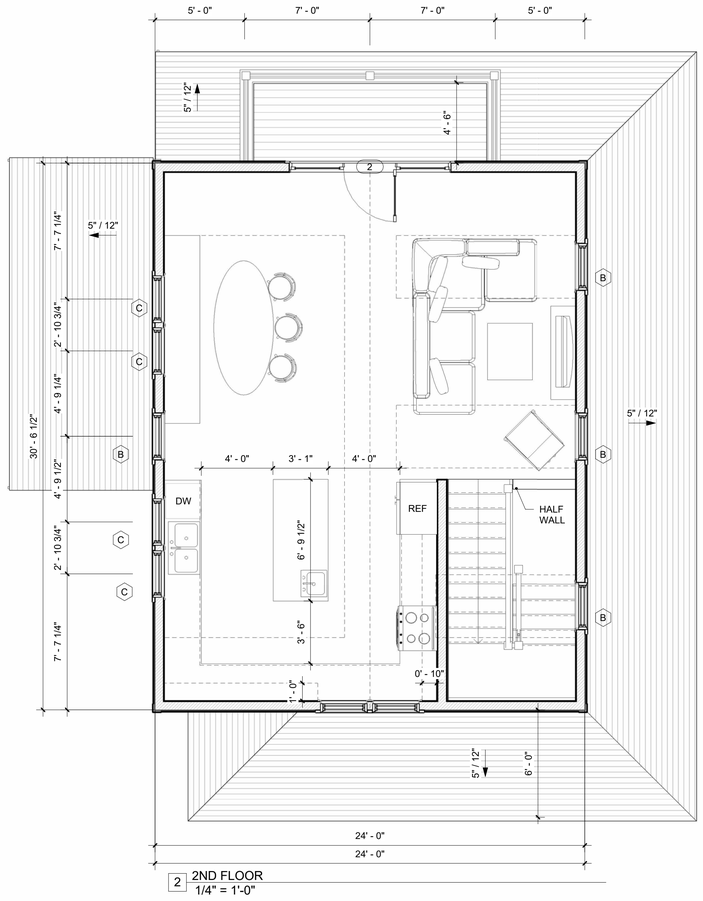
COVER SHEET

T001

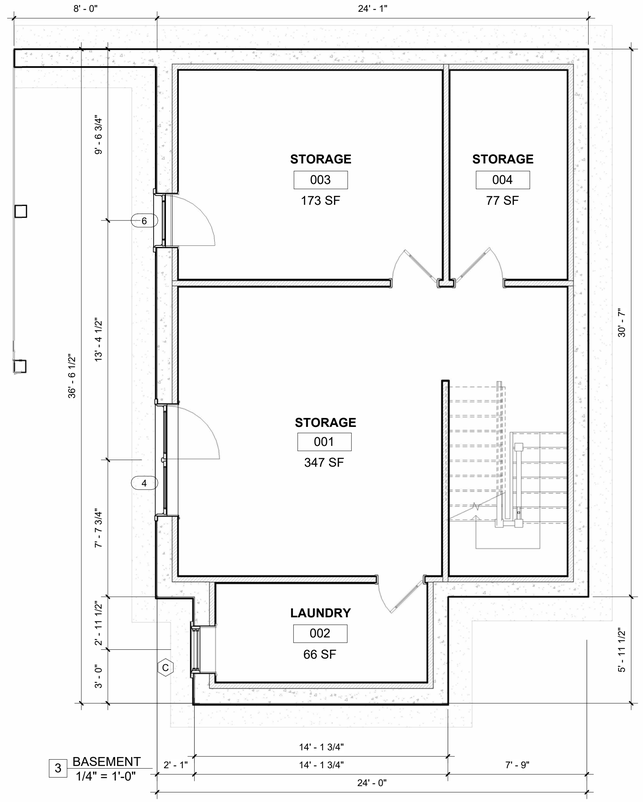
C:\USERS\STUDIOPPARK.ORG\PBOX\STUDIO PPARK\11A - 11 ALLIANCE\11A - DRAWINGS\11A - ACTIVE\SHEETS\11A_T001 - COTTAGE



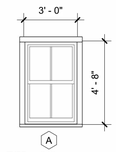
1 1ST FLR - OPT 1
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"



3 BASEMENT
1/4" = 1'-0"



A

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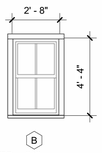
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



B

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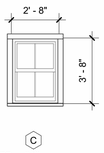
MFGR: ANDERSEN
A SERIES



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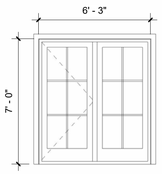
MODEL: ADH2838
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



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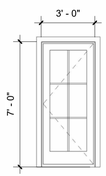
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



1

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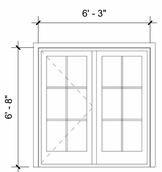
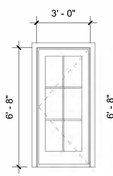
ACTION: SWING
MFGR: UPSTATE



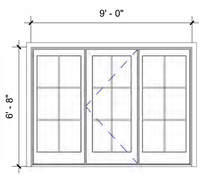
4

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

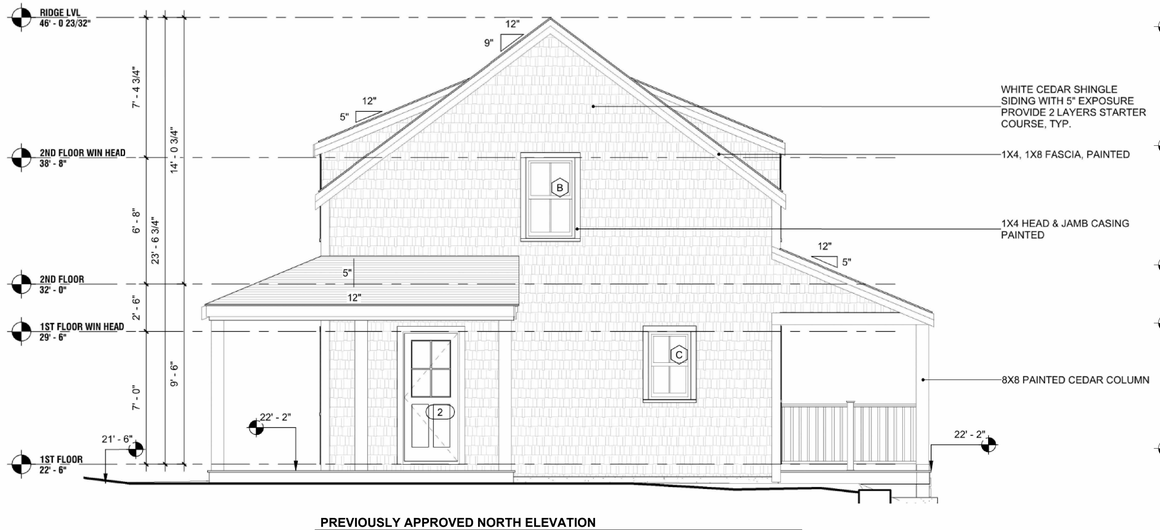
NO: 11A



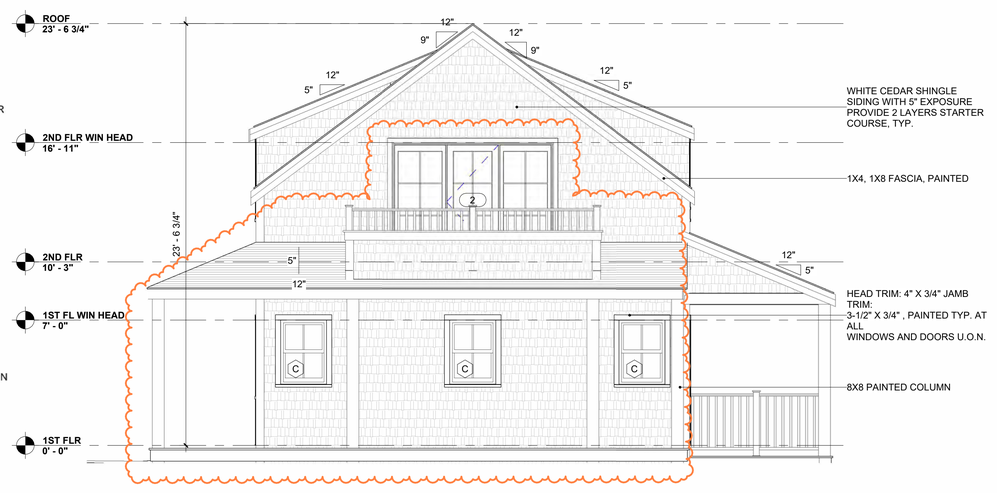
PREVIOUSLY APPROVED EAST ELEVATION



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

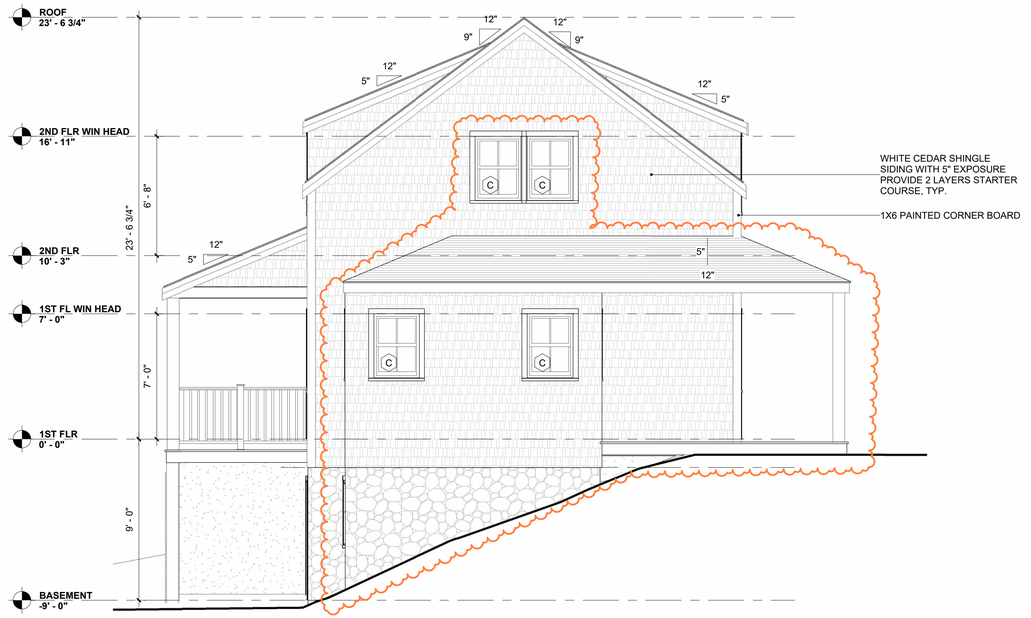
ELEVATIONS

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)

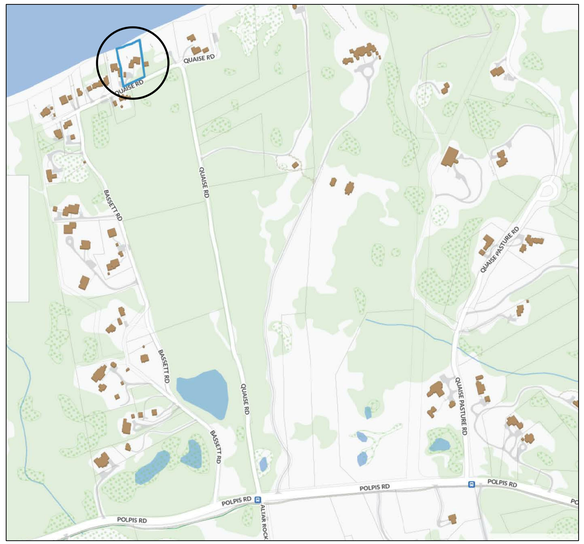
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

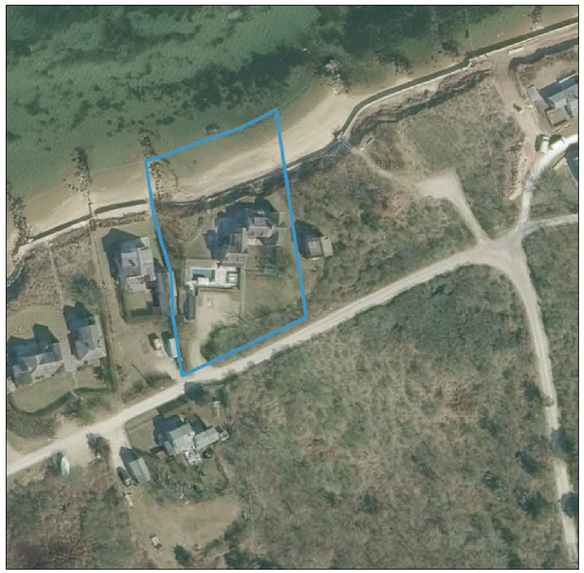
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



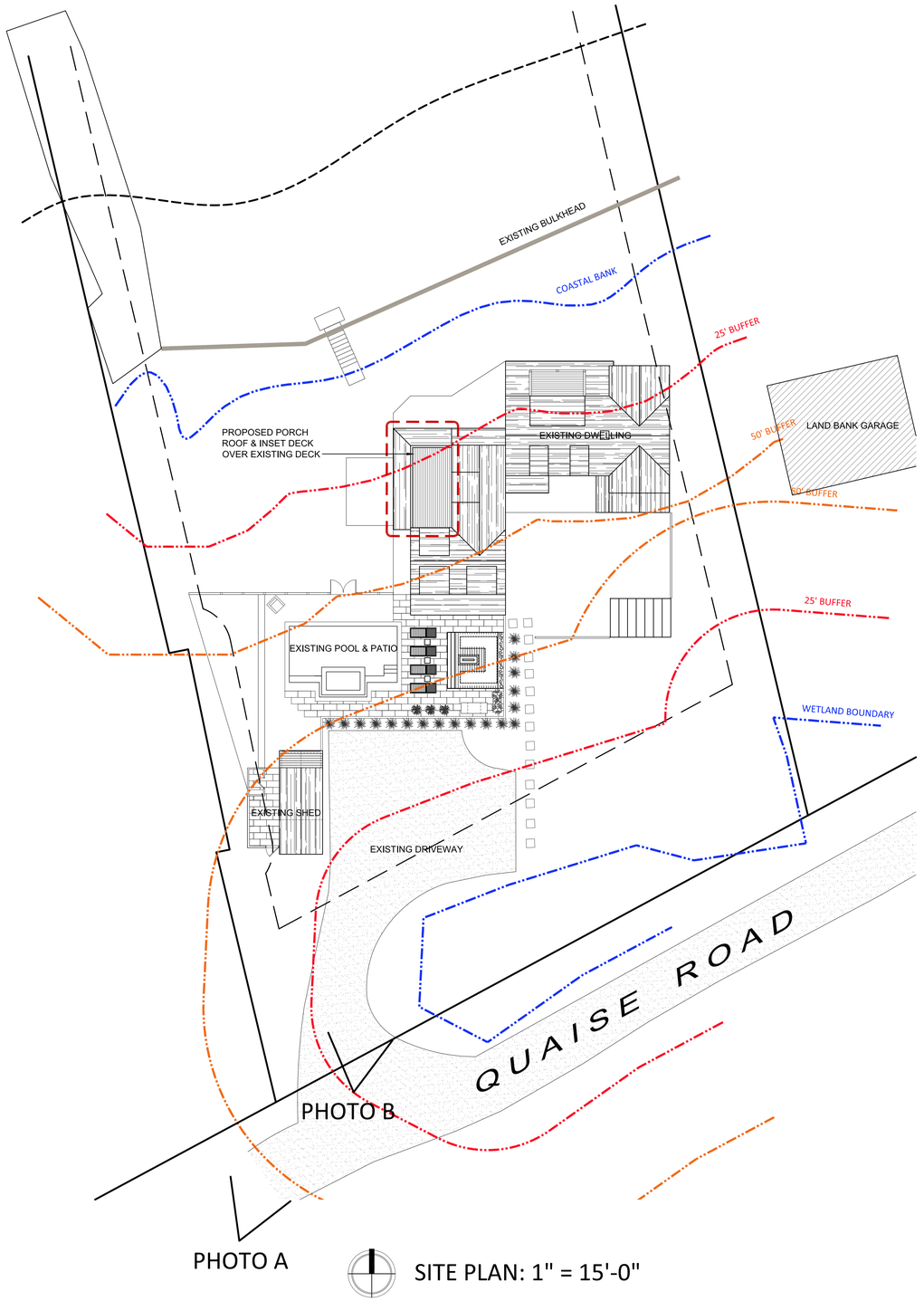
PHOTO A



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

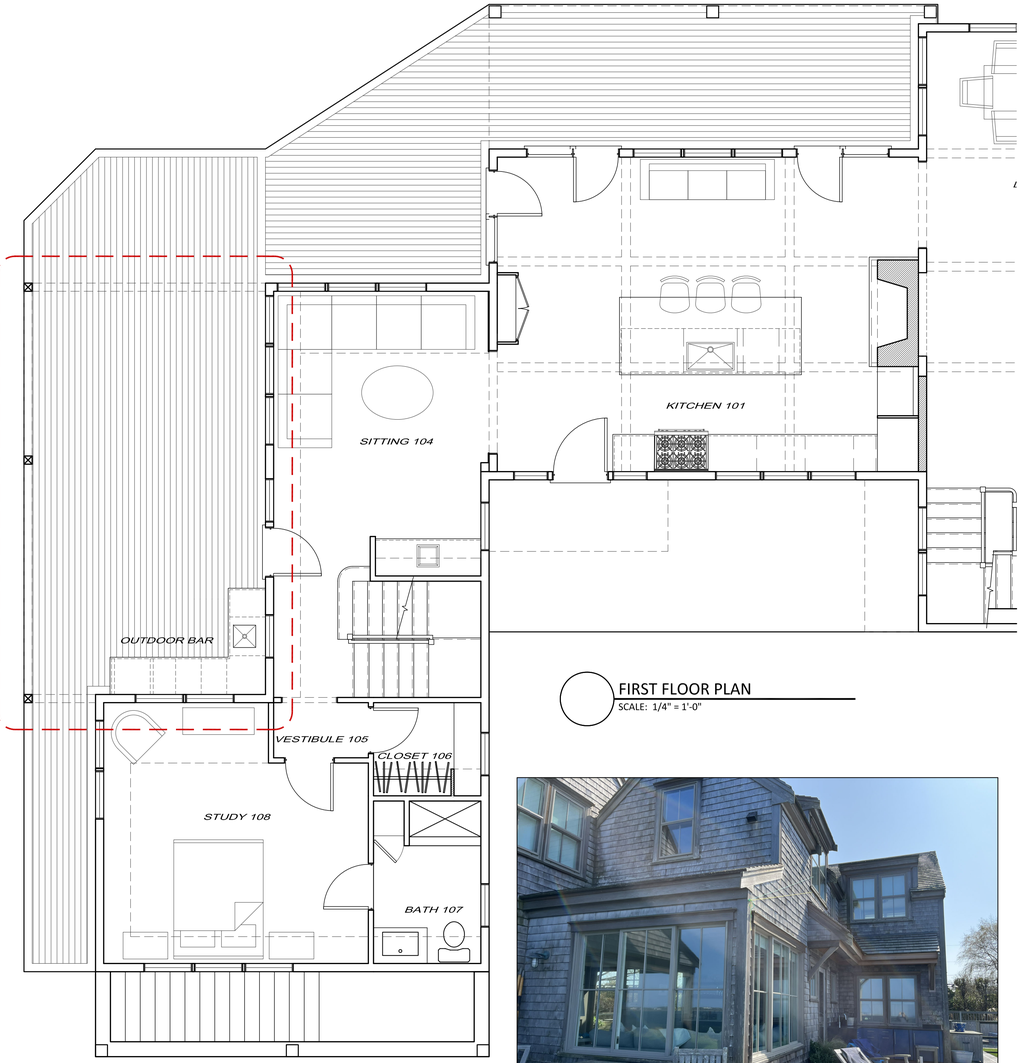
DECK & PORCH
HDC

JELLEME
29 QUAISE ROAD
NANTUCKET, MA 02554
MAP: 26 PARCEL: 8

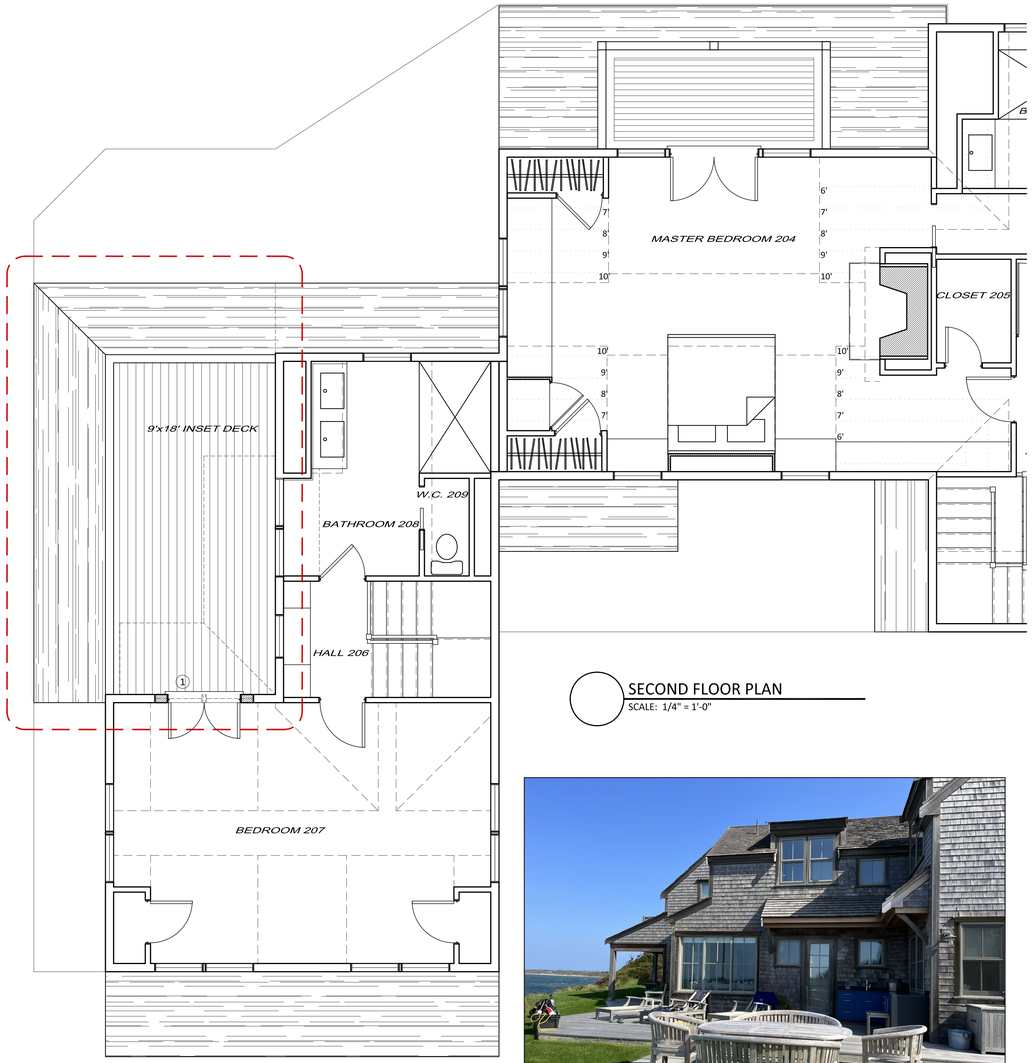
COVER SHEET

C1.1

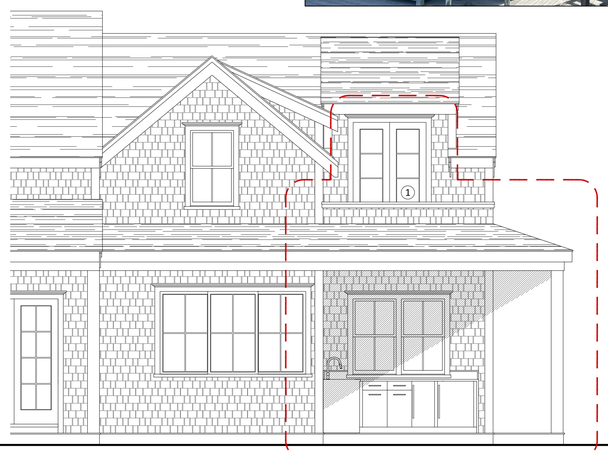
20 JUNE 2024



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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 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 _____

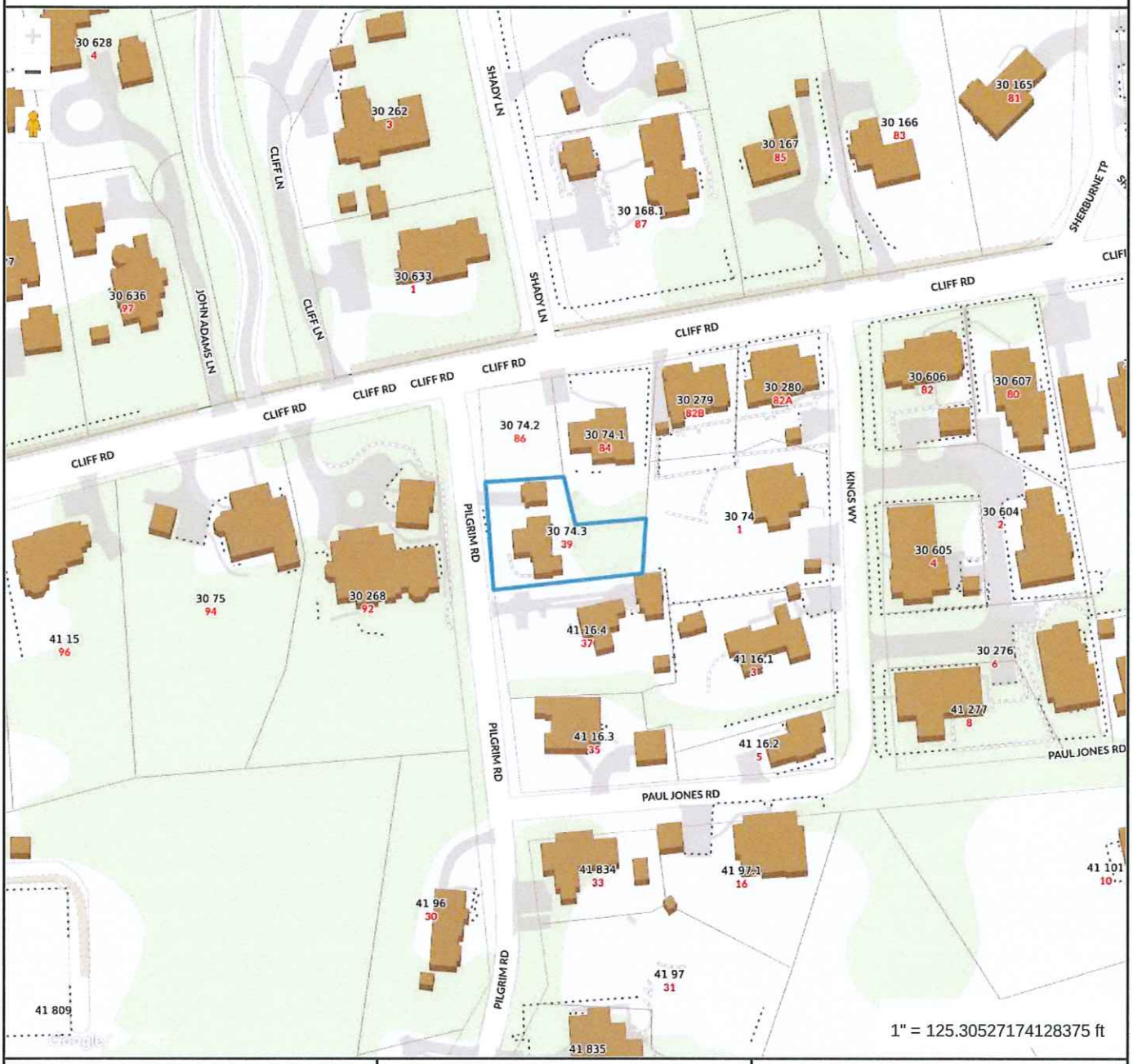
Trim _____ Sash _____ Doors _____

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

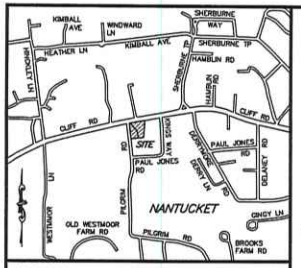
Property ID	1053
Location	39 PILGRIM RD
Owner	SEMJEN MARY

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

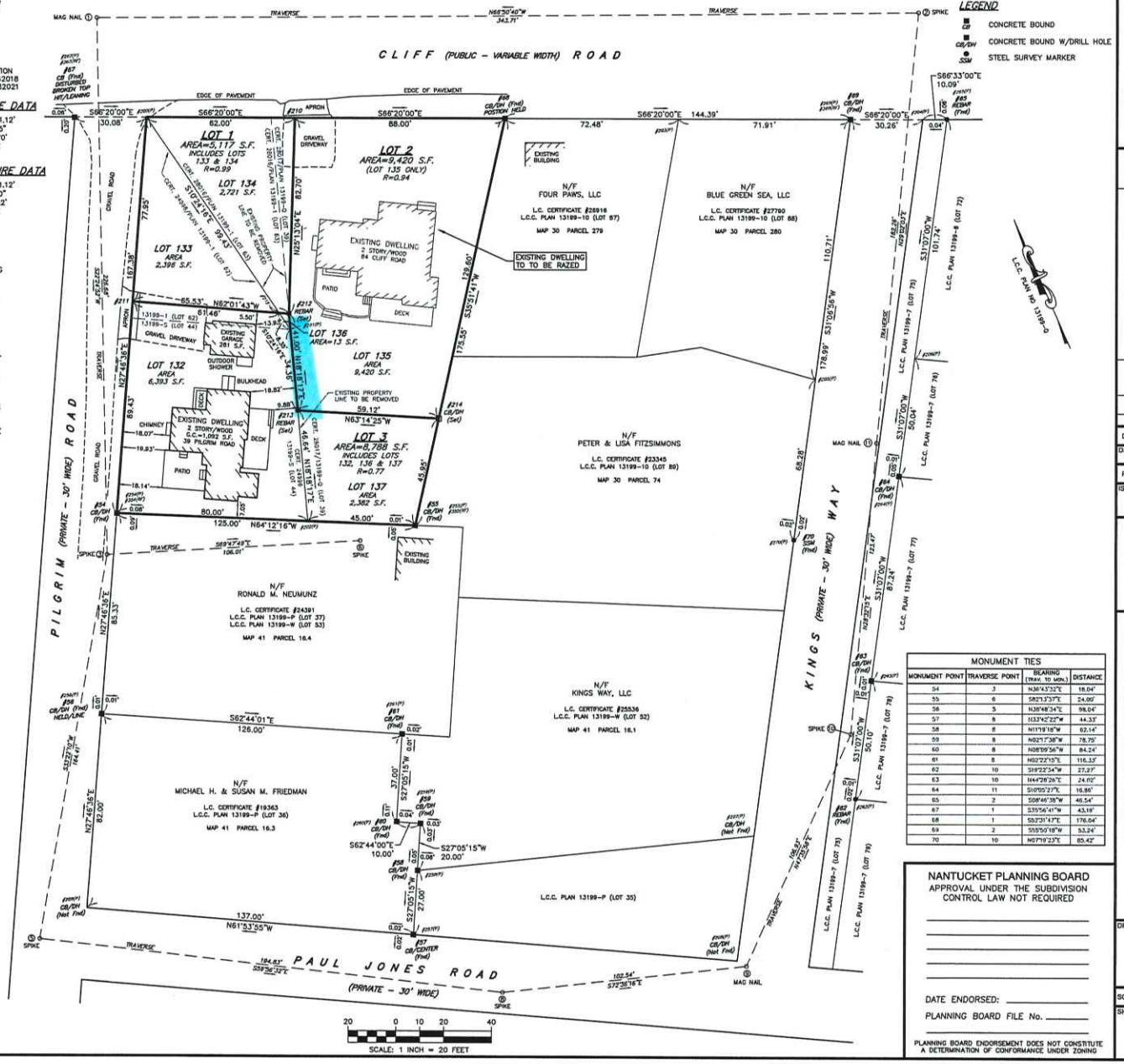
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

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

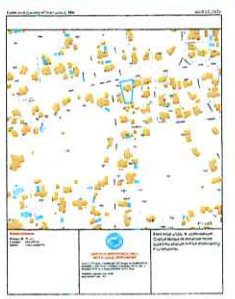
SCALE: 1" = 20'

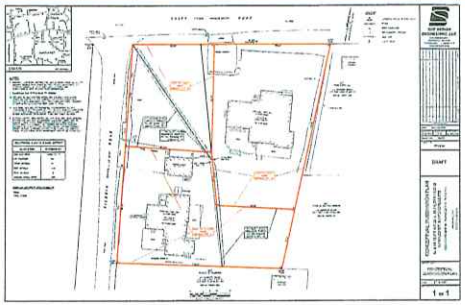
SHEET NO. 1 OF 1

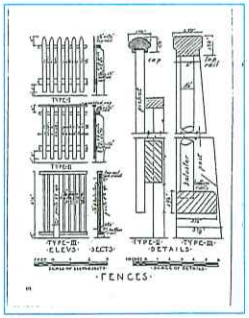
19207_84-86 Cliff Road_ANR Plan 2.dwg

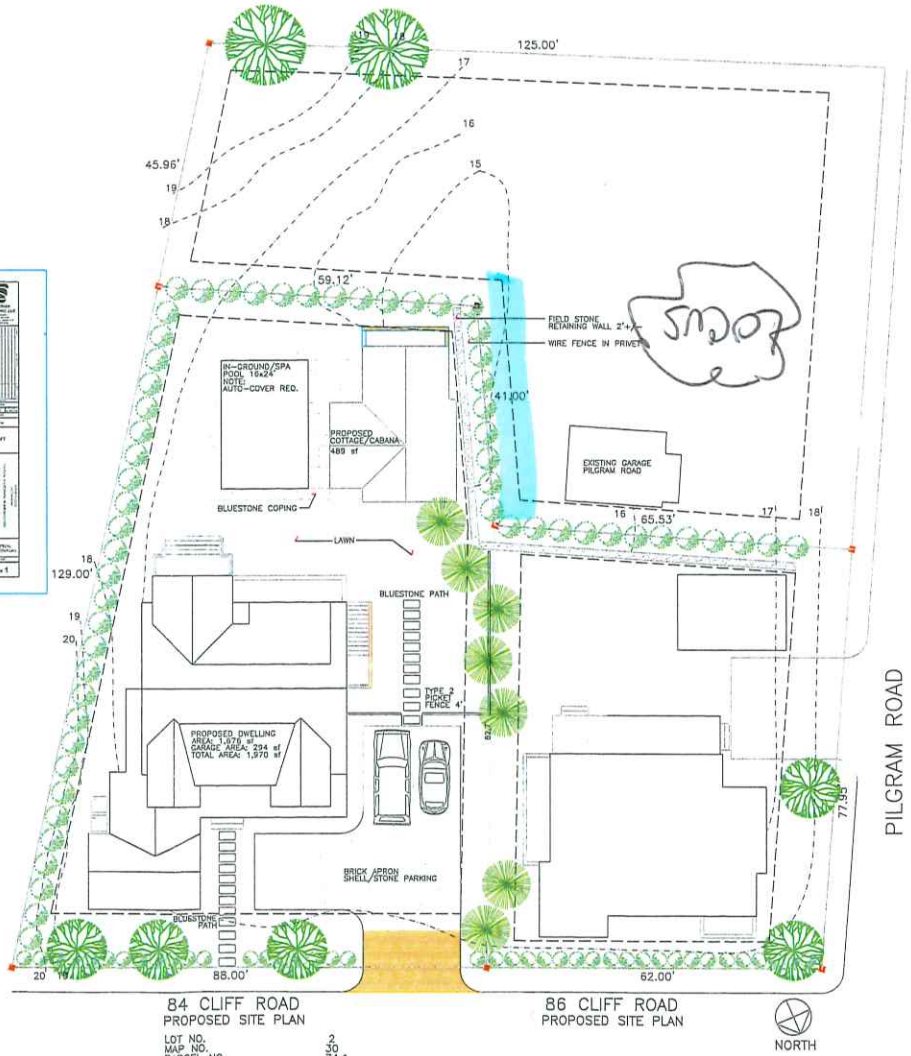
DRAWING INDEX

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 _____

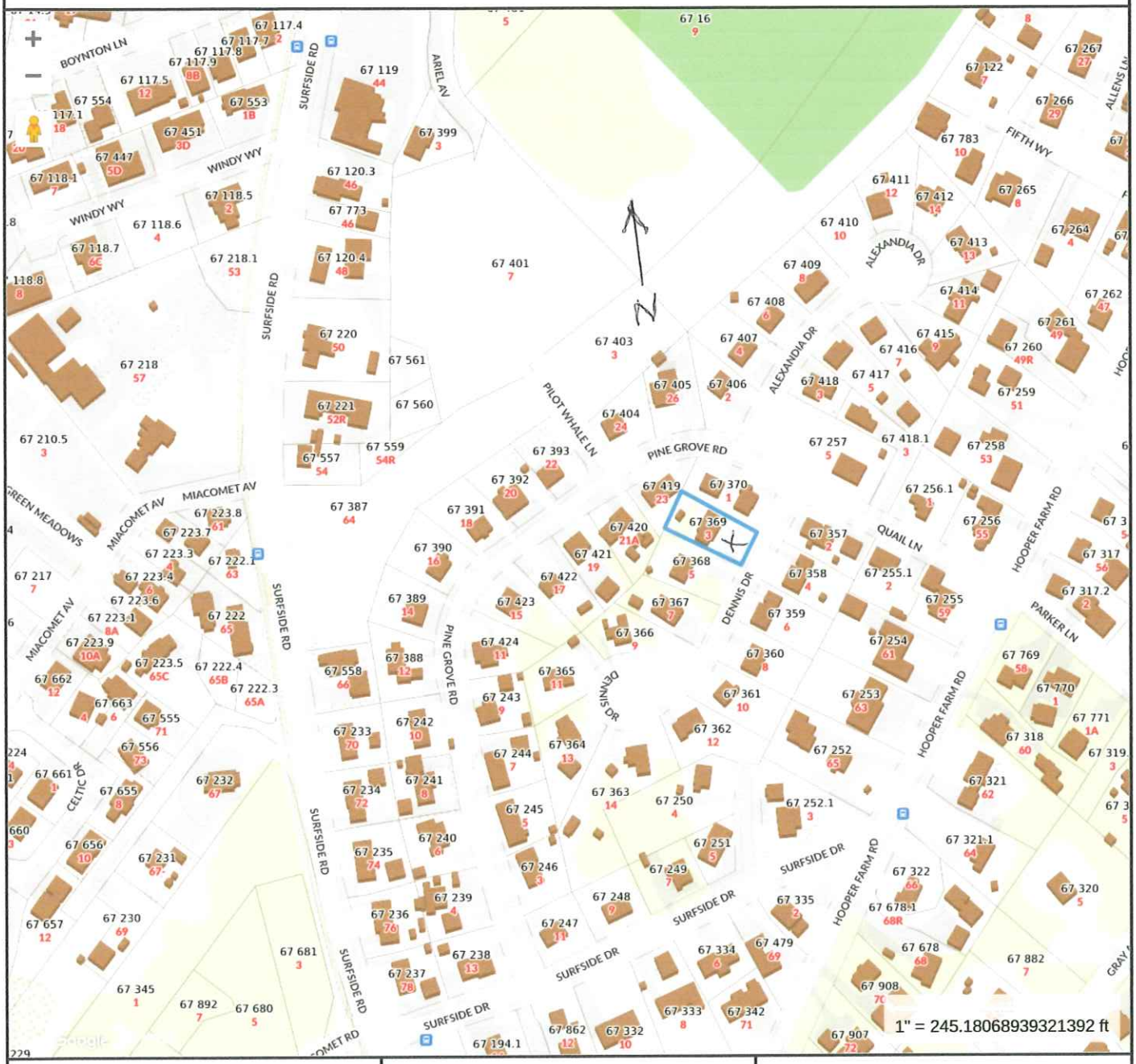
Trim _____ Sash _____ Doors _____

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

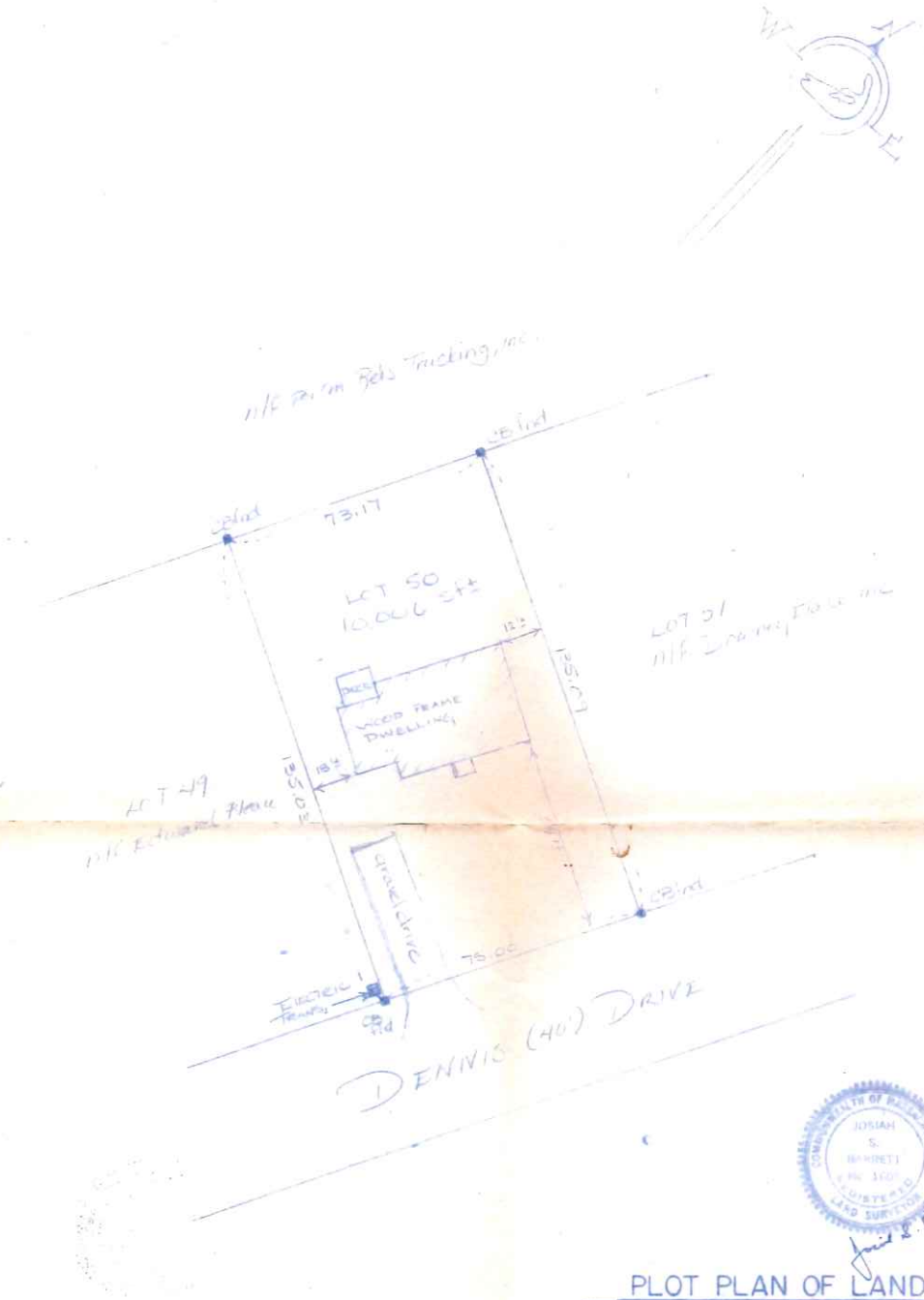
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

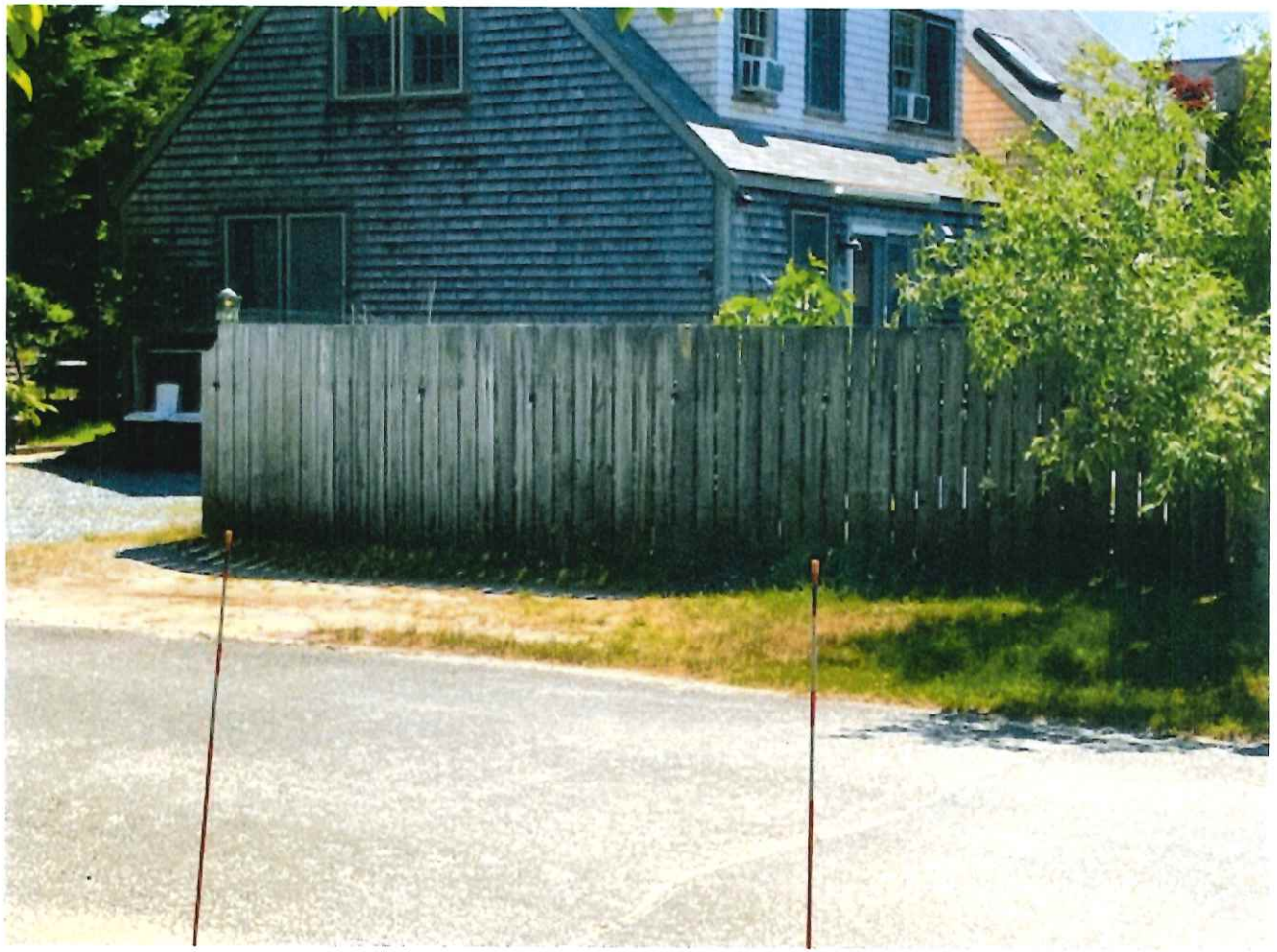
in Nantucket Island, Massachusetts
AS PREPARED FOR:
Janice Elizabeth Ellsworth
Scale: 1in = 30ft. Date: May 7, 1987
Plan ref.: LOT 50, LC 26439-N

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 _____

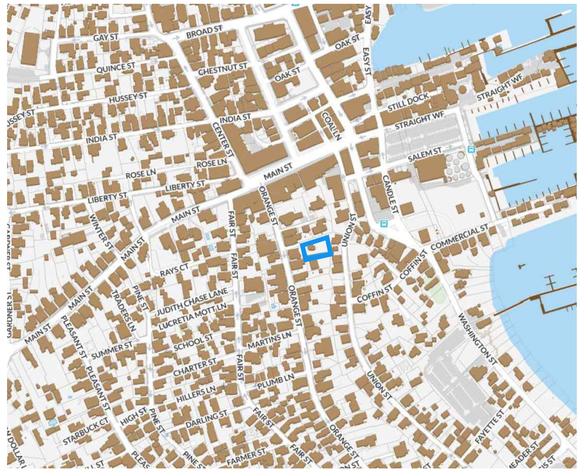
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

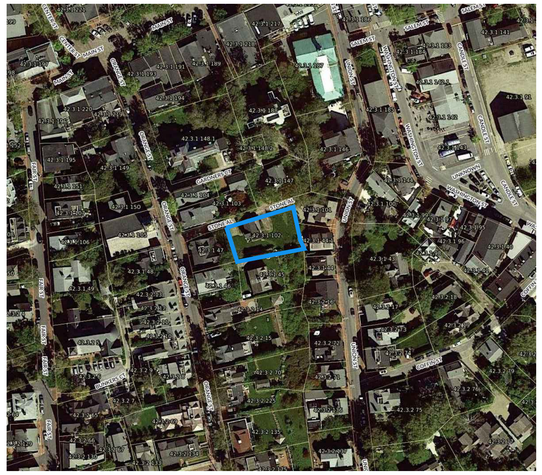
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



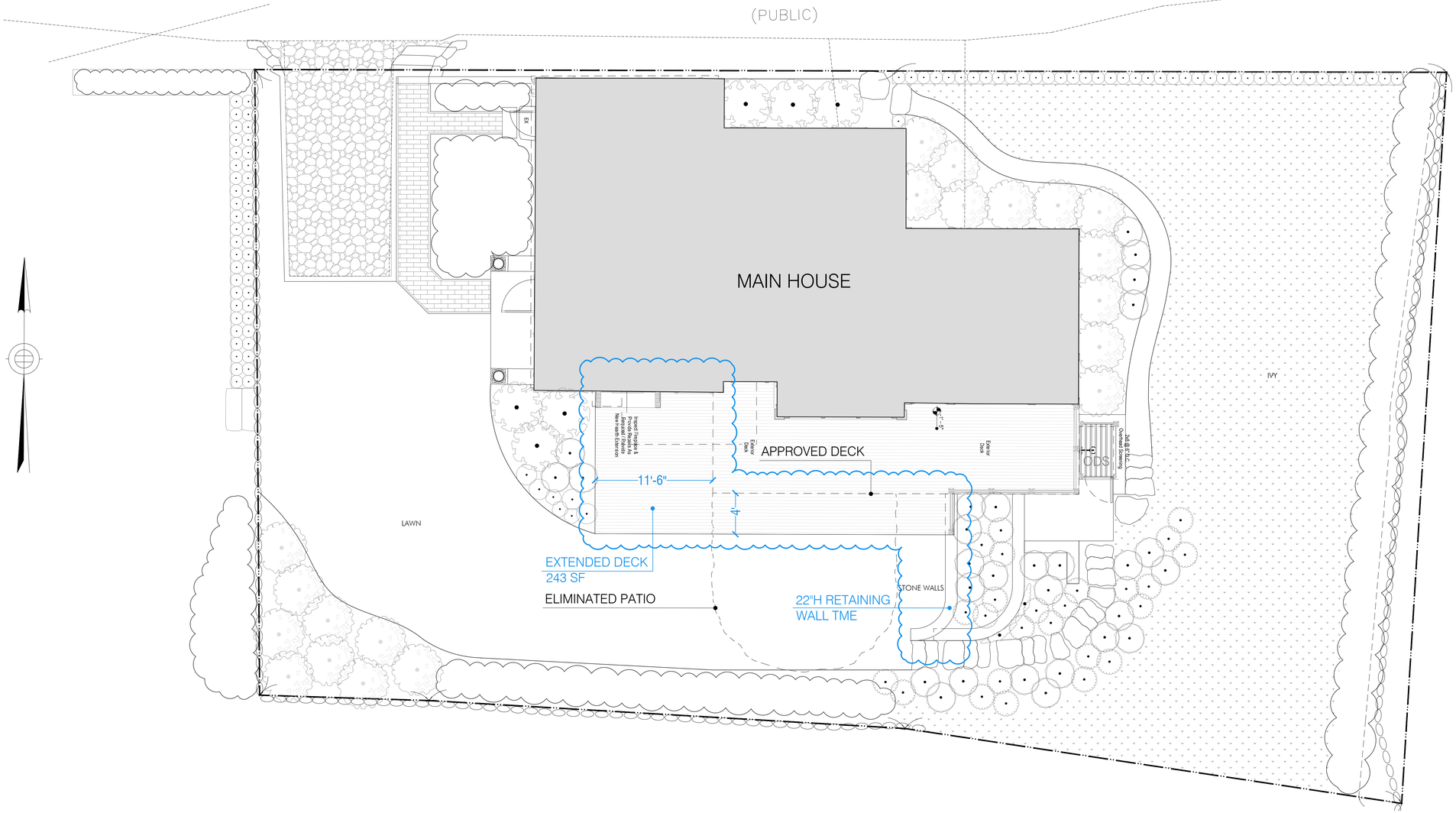
AERIAL MAP 42.3.1 PARCEL 102



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

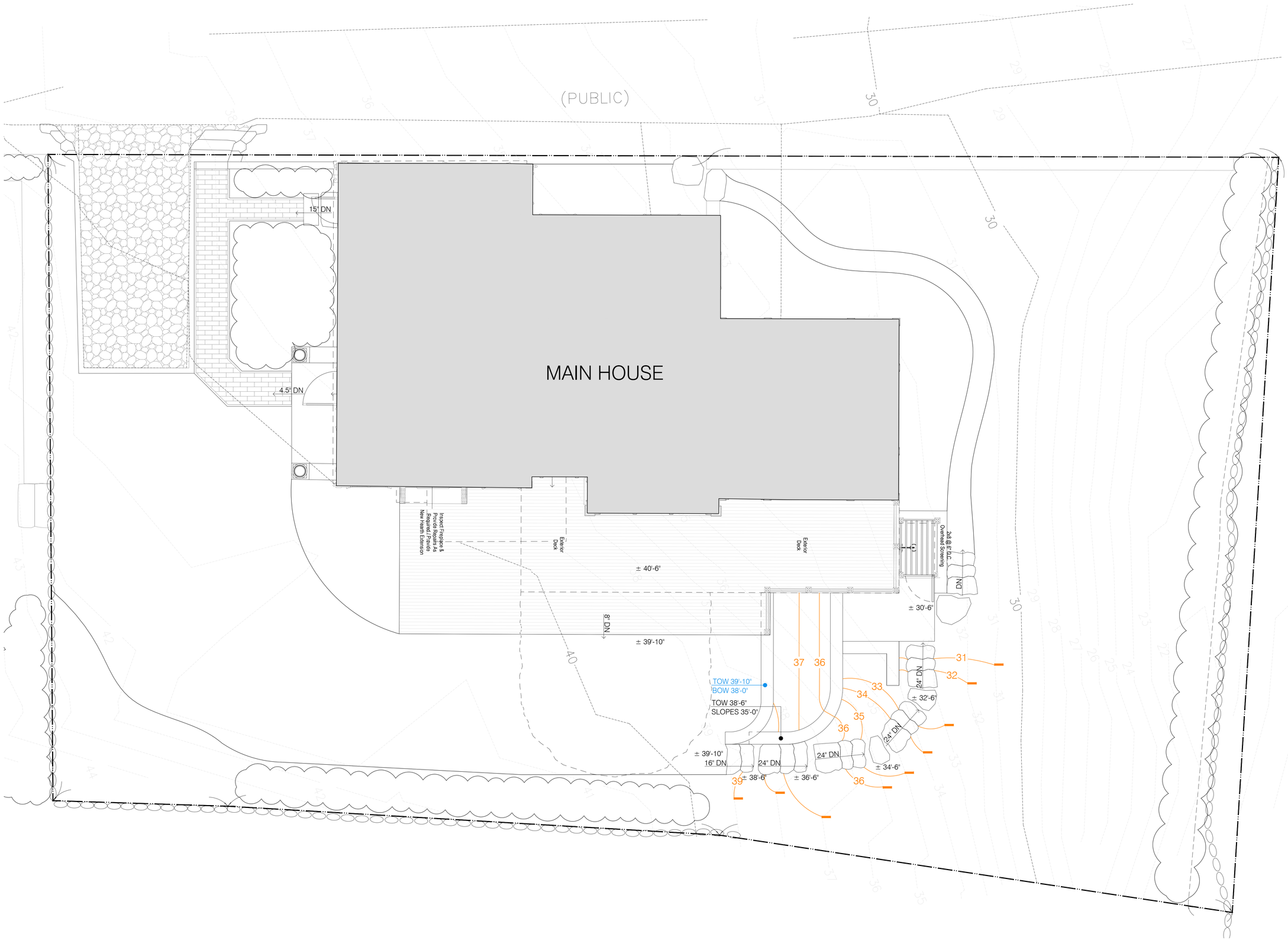
HDC SUBMISSION
REVISION TO CERTIFICATE

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

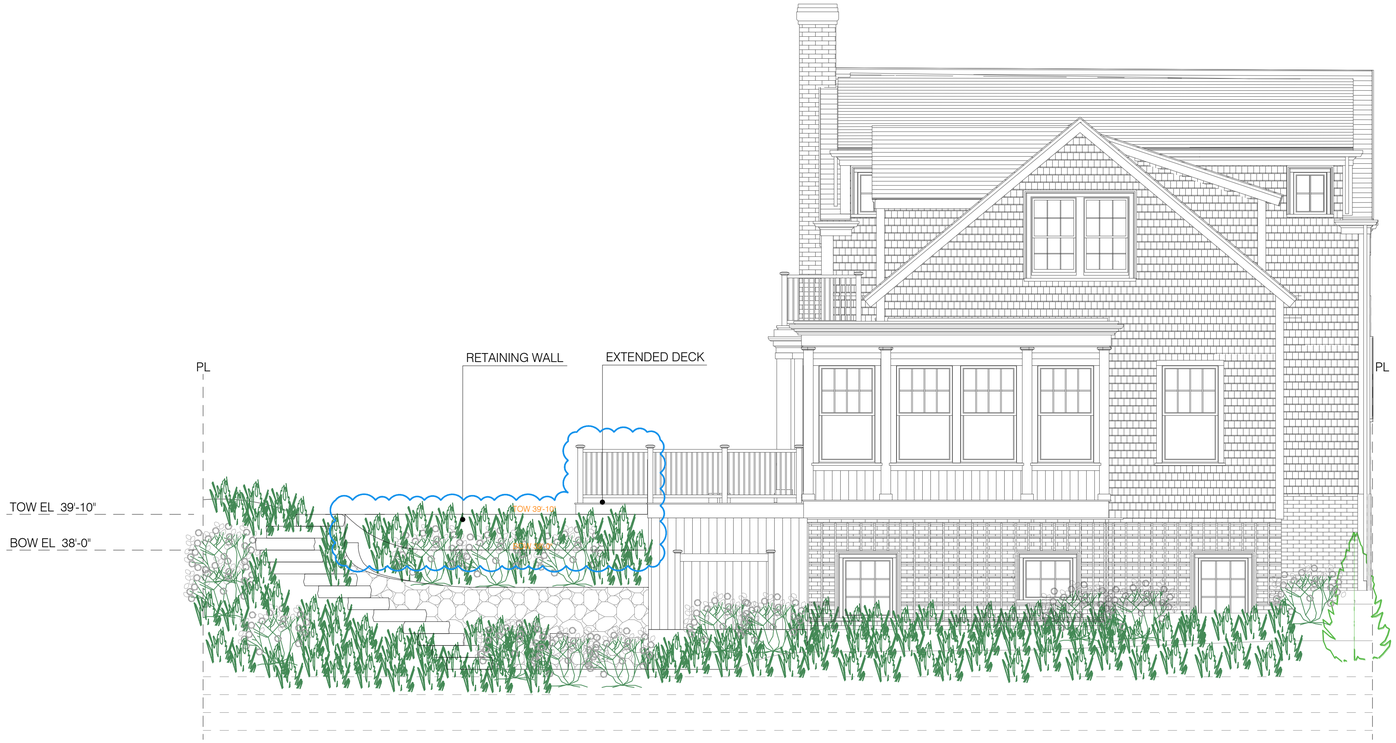
HDC SUBMISSION REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

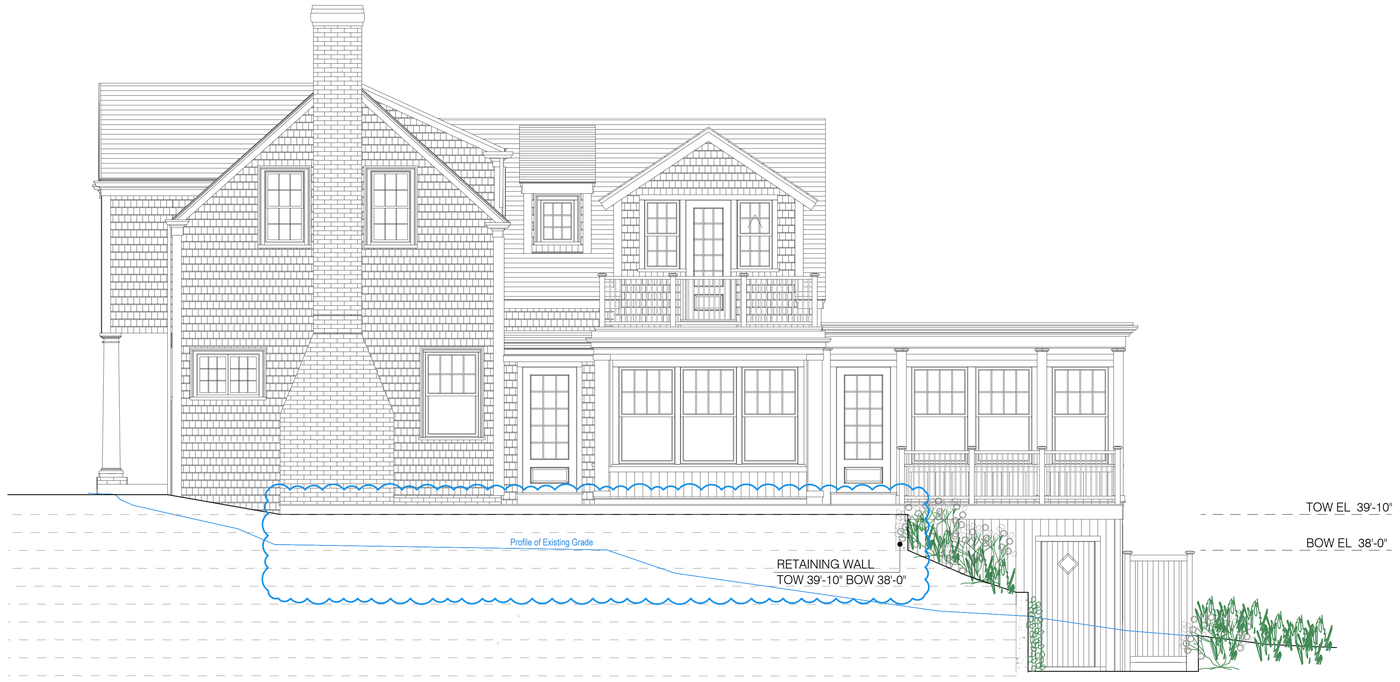
REVISIONS

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



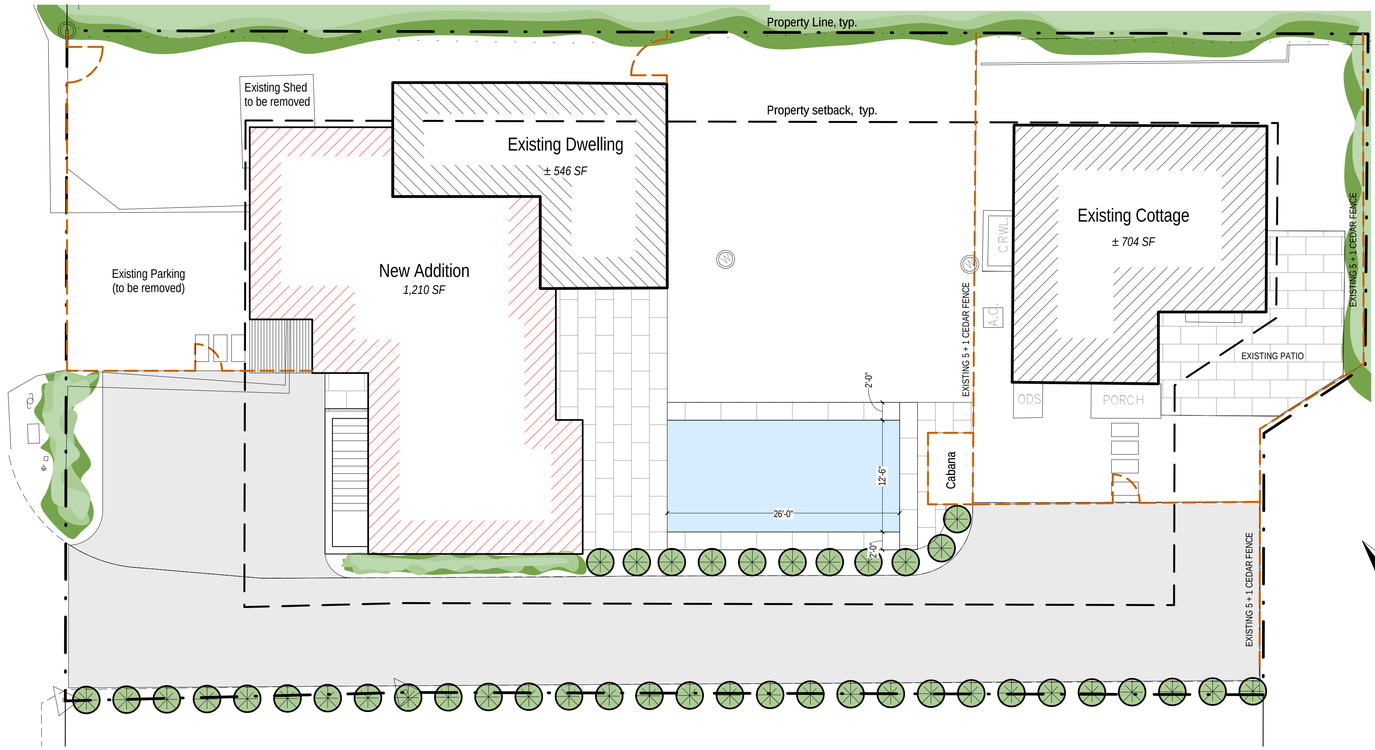
Google Map



3 Locus Map

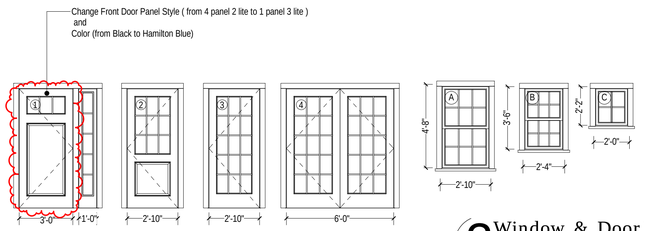
Not to Scale

LEWIS COURT



1 Site plan _ Addition

1/8" = 1'-0"



2 Window & Door Legend

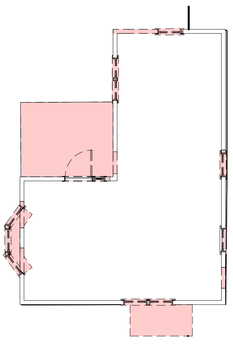
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024

Carpentry Inc.
Carpentry & Property Management

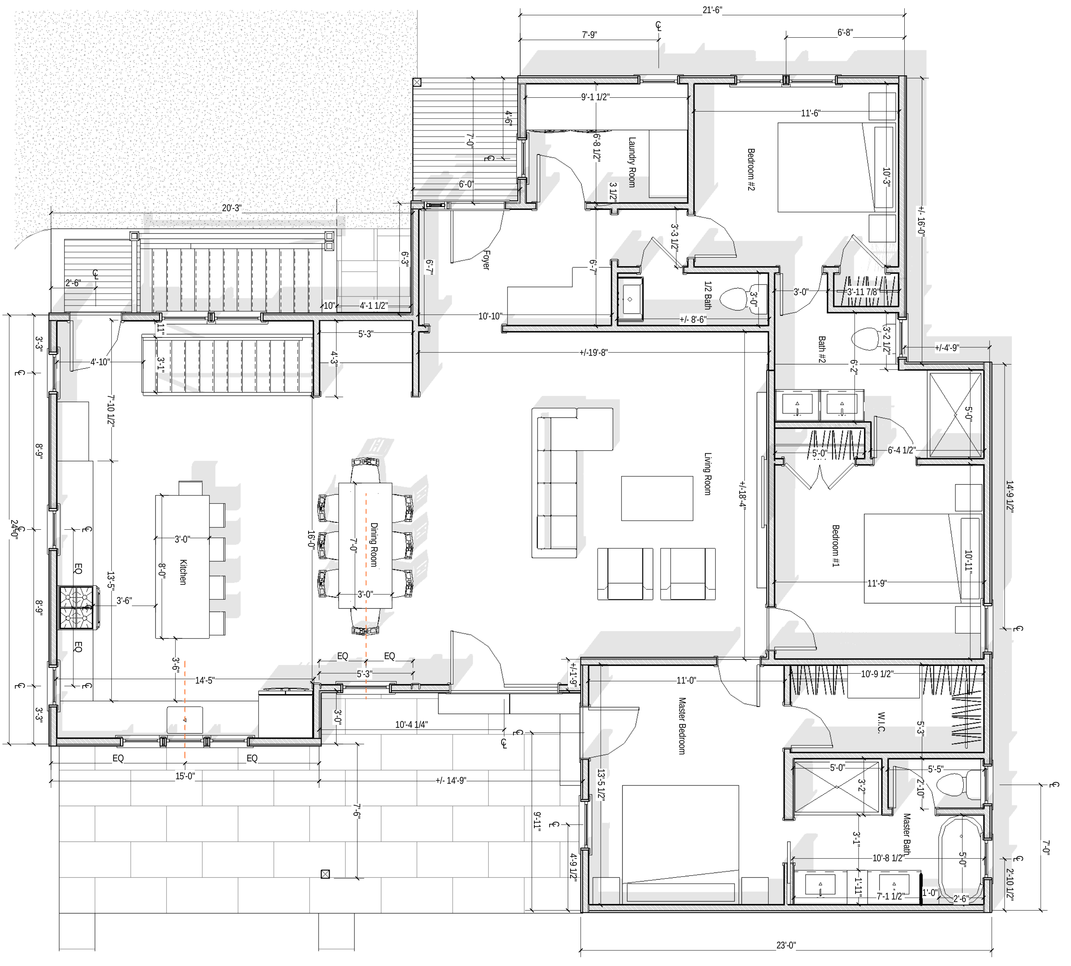
8 Lewis Ct, Nantucket, MA, 02554

Addition to Existing Dwelling



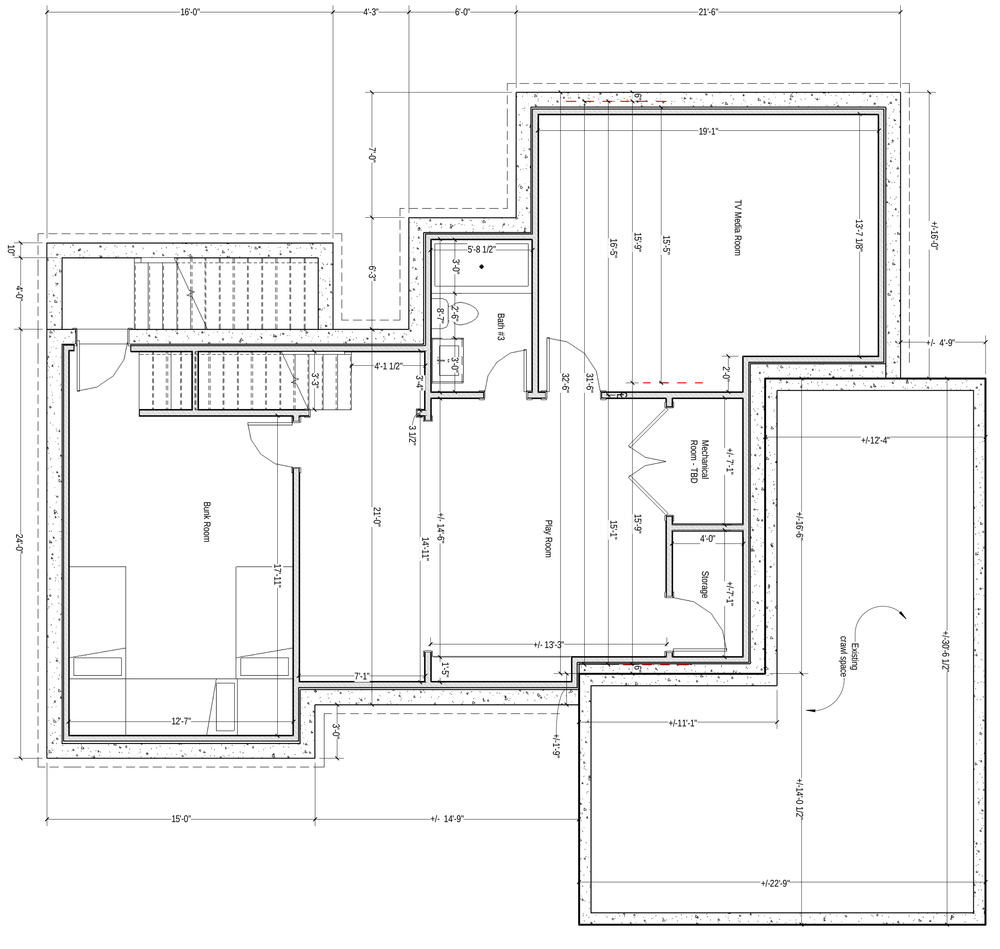
First Floor - Existing / Demo Plan

1/8" = 1'-0"



1 First Floor Plan

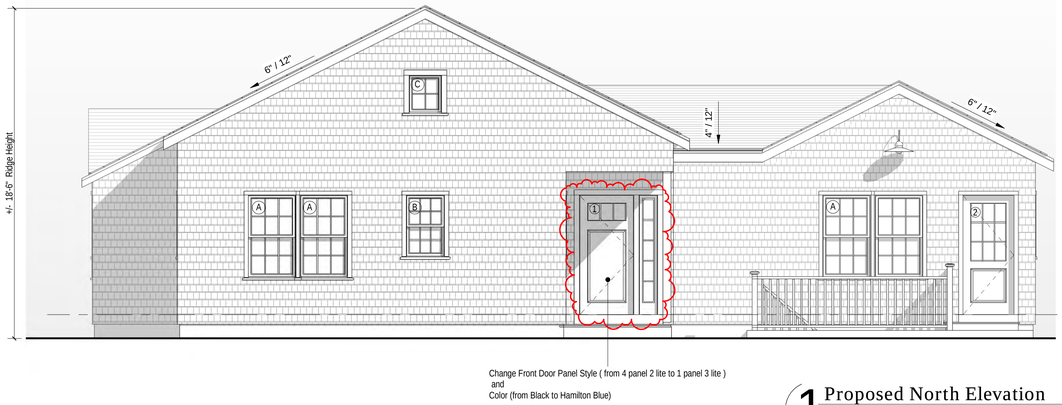
1/4" = 1'-0"



0 Basement Plan

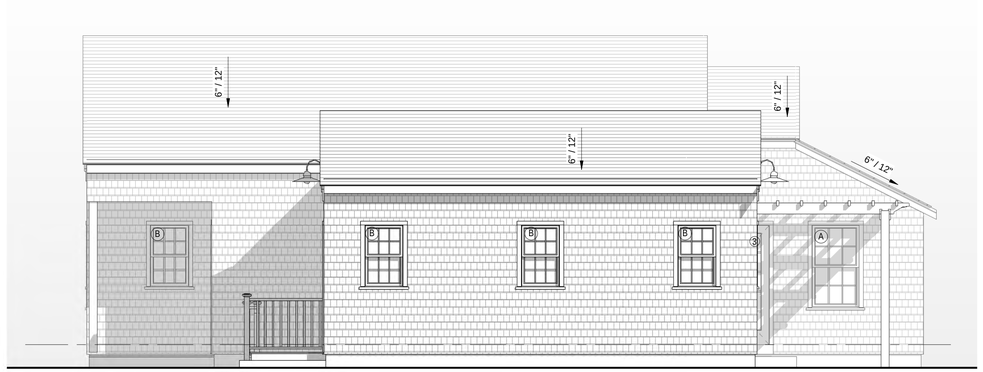
1/4" = 1'-0"

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"



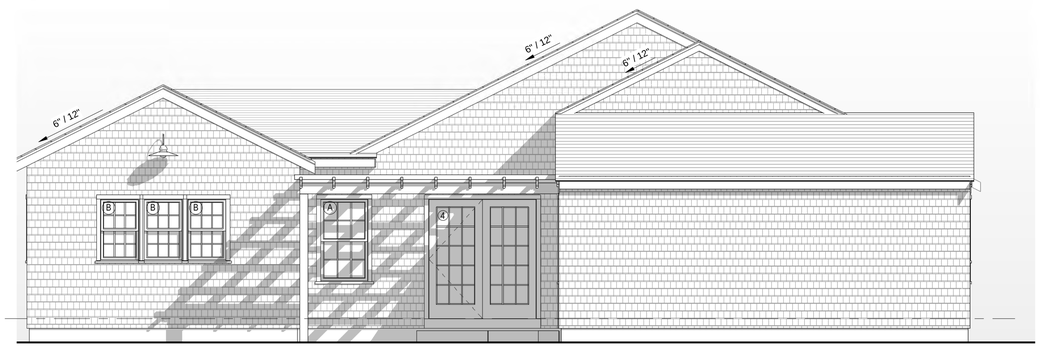
Front Door



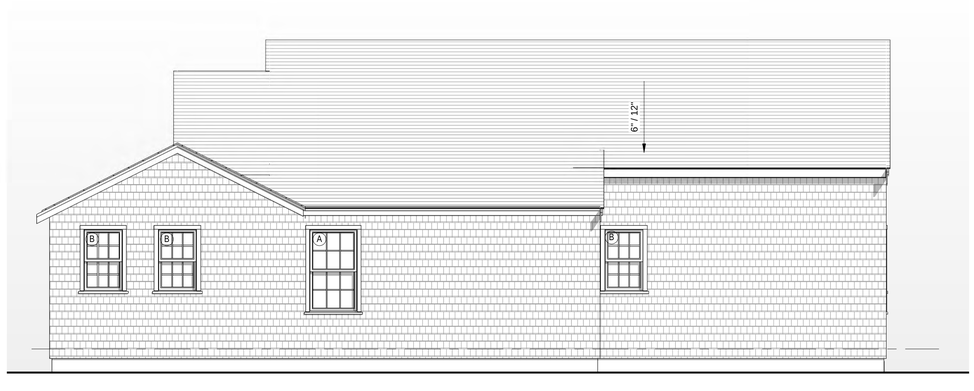
Previously Approved North Elevation
1/8" = 1'-0"



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





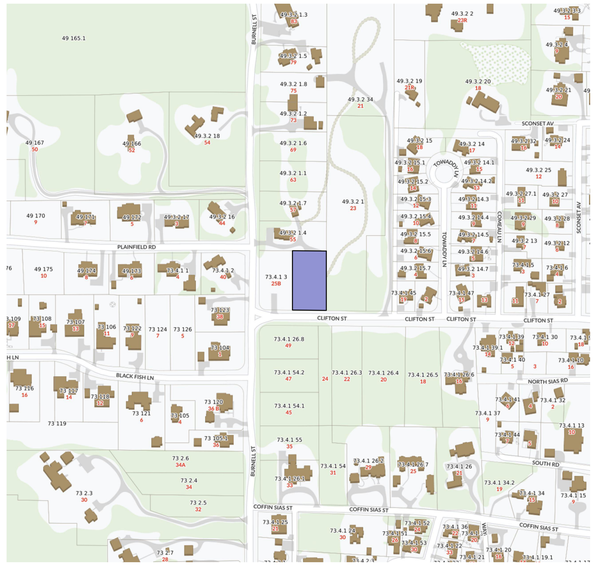




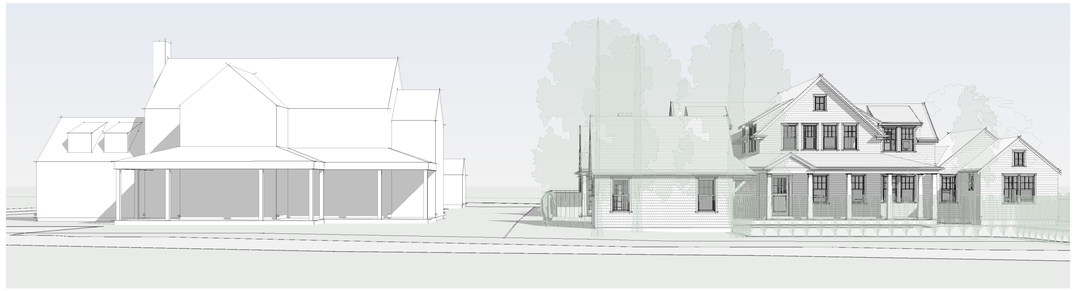
Holding Residence

25A Clifton Street
Nantucket, MA 02554

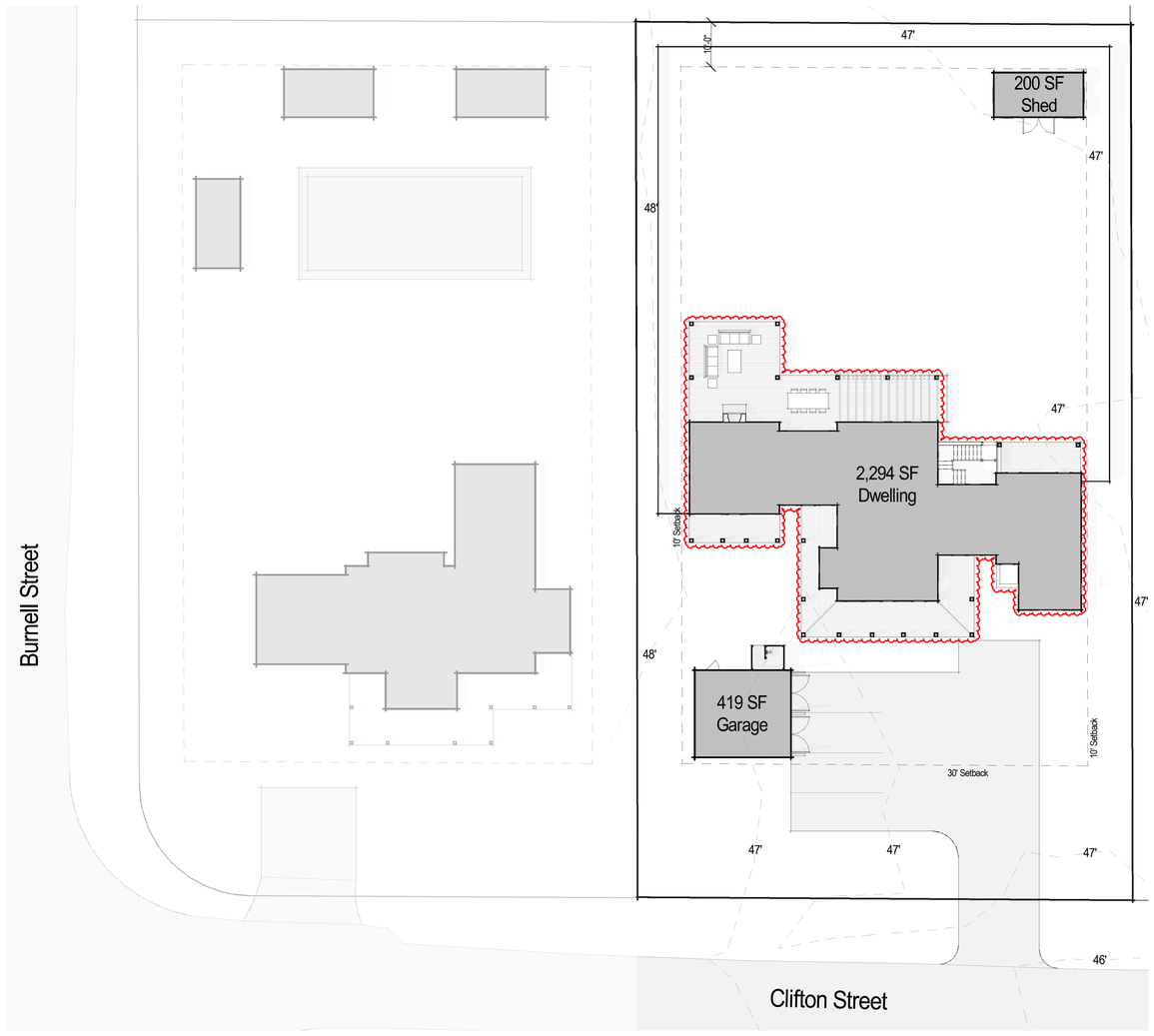
07.01.24



1 Locus Map
Not to Scale

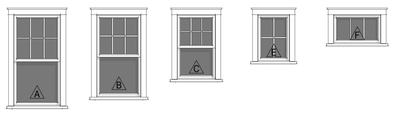


Street View

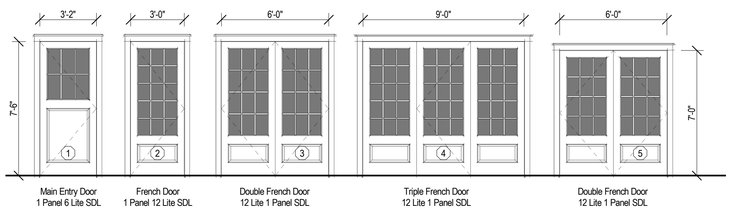


2 Site Plan
1/16" = 1'-0"

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

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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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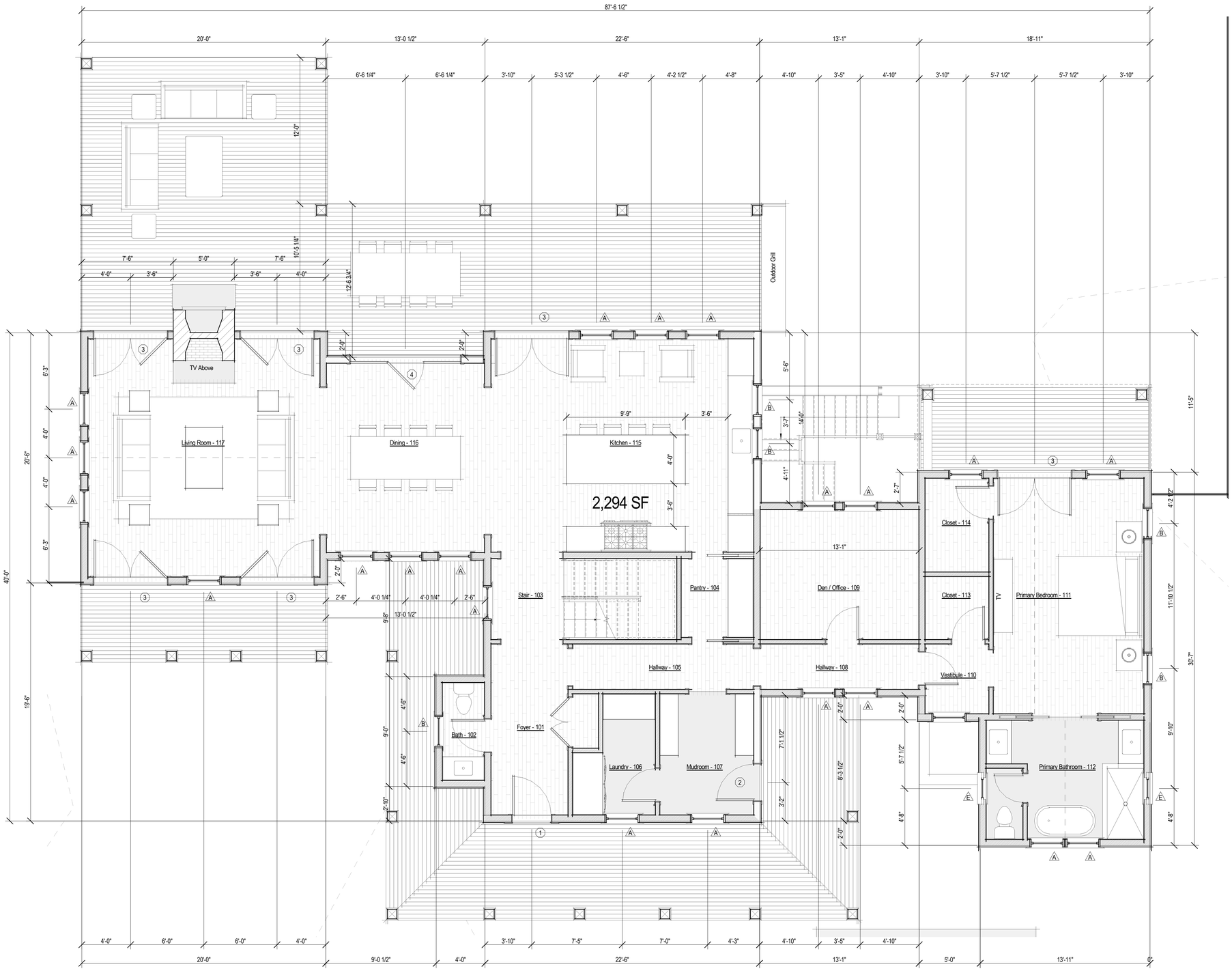
G.1.1
2402

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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A.2.3 Exterior Perspectives

Revisions

First Floor Plan

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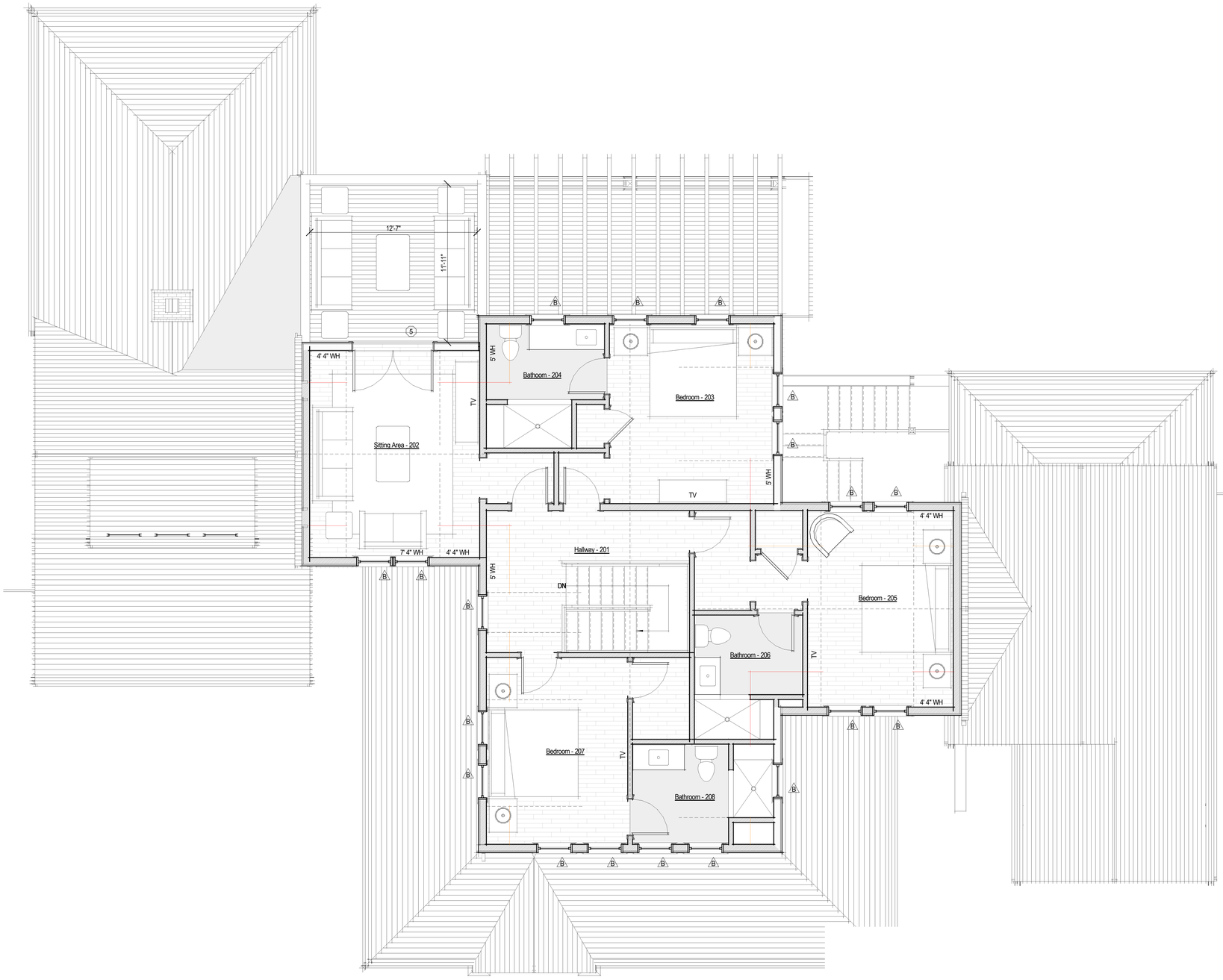
A.1.1
2402

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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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

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8 Williams Lane
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Sheet Index - Architectural & Structural

Revisions

Roof Plan

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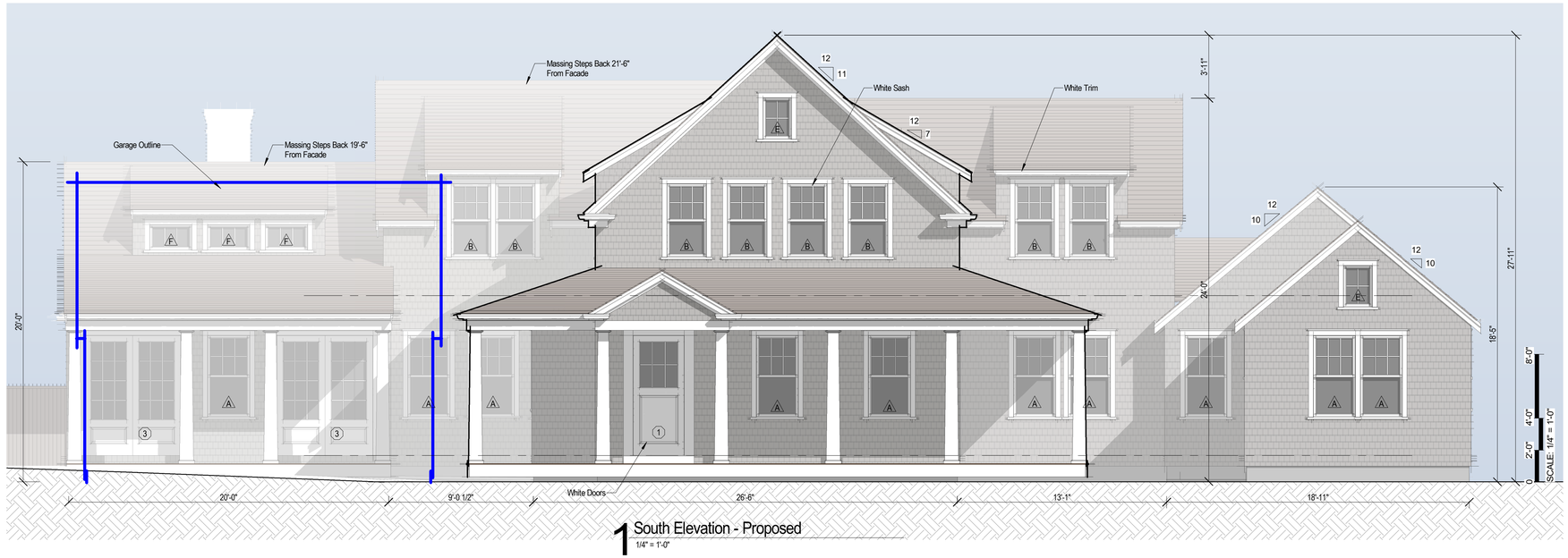
A.1.3

2402

07.01.24

HDC Submission



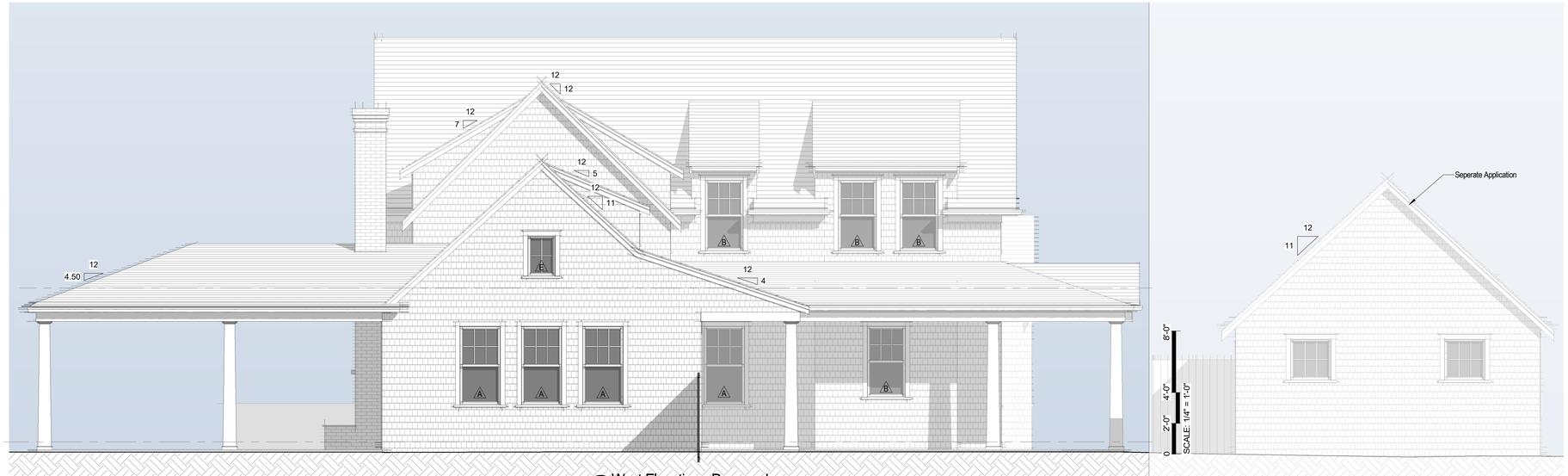
1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Dwelling & Garage
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
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emeritus
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Exterior Elevations

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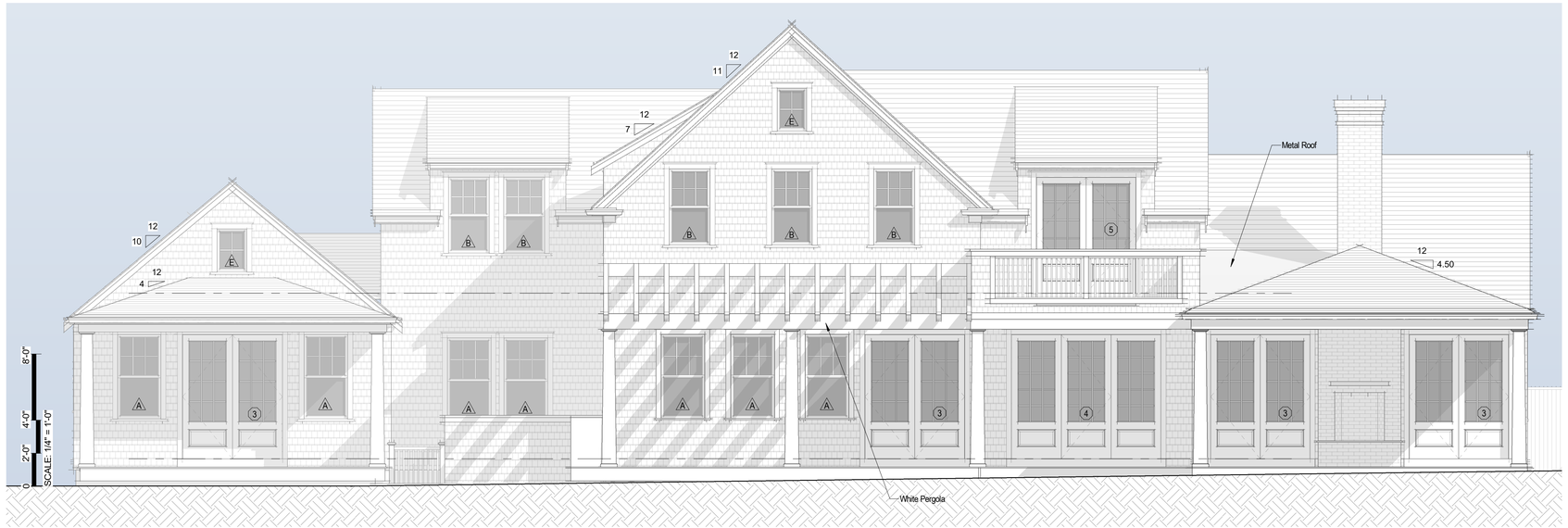
A.2.1

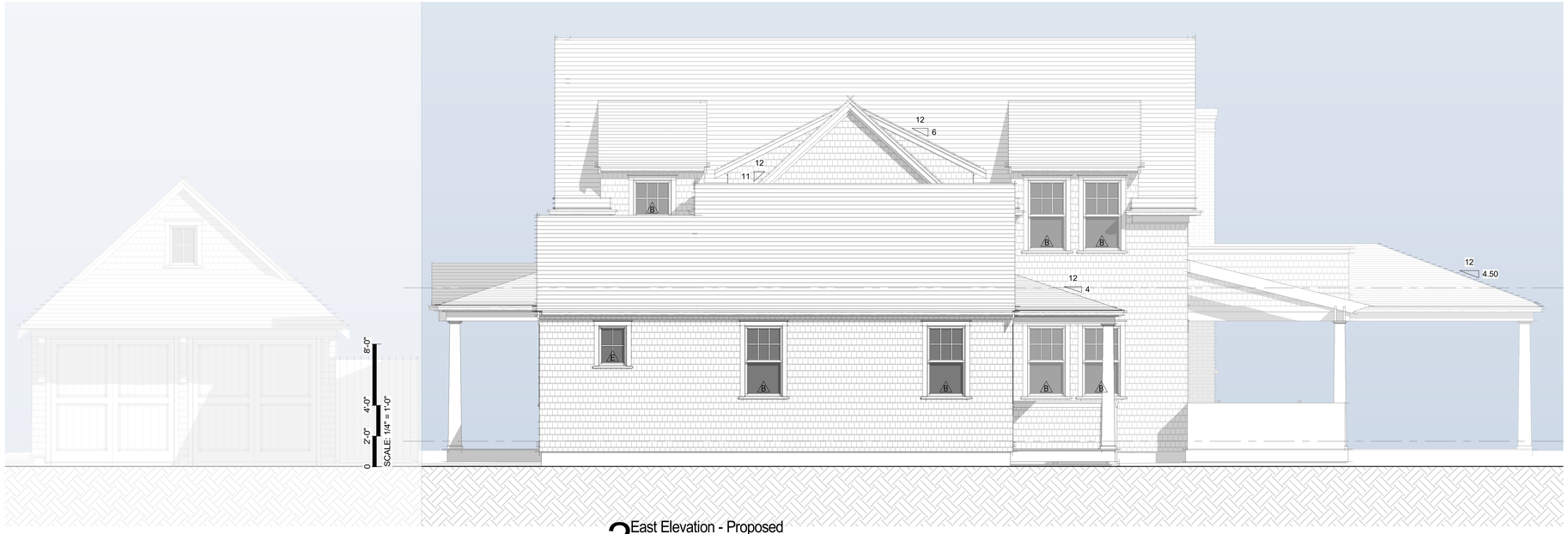
2402

07.01.24

HDC Submission



1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

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Revisions

Exterior Elevations

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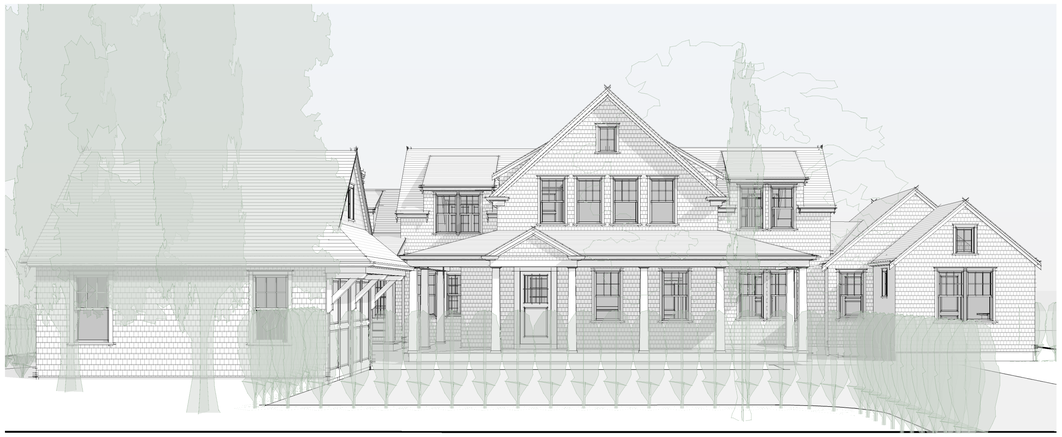
A.2.2

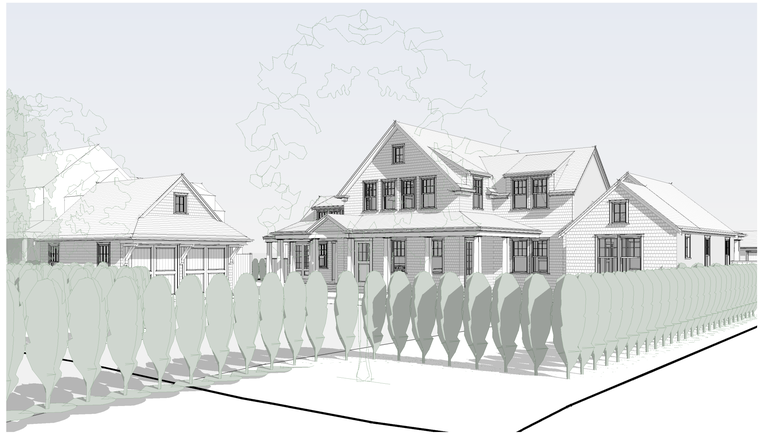
2402

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
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508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	73.4.1 / 3.1
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Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

Revisions

Exterior Perspectives

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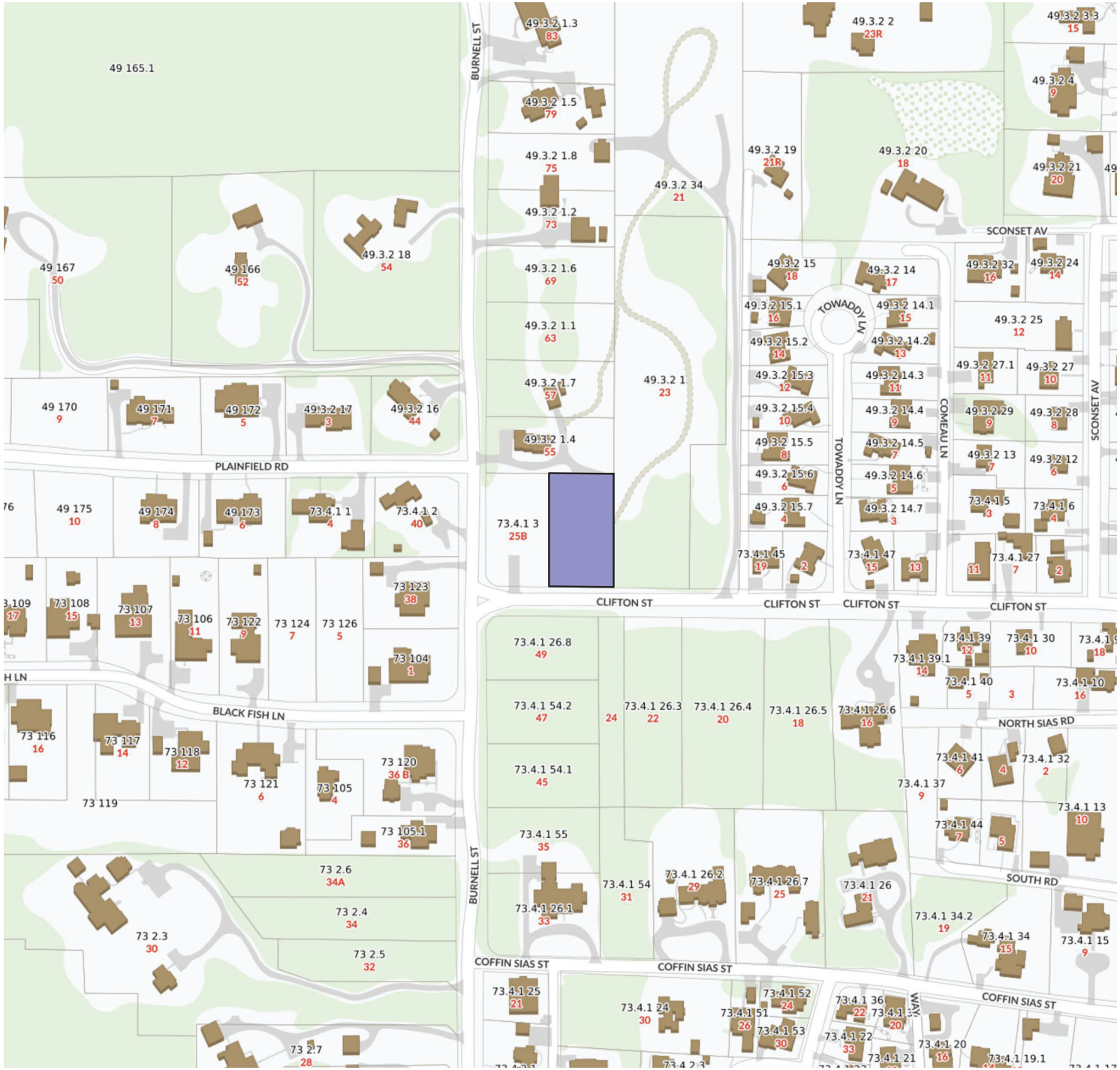
A.2.3

2402

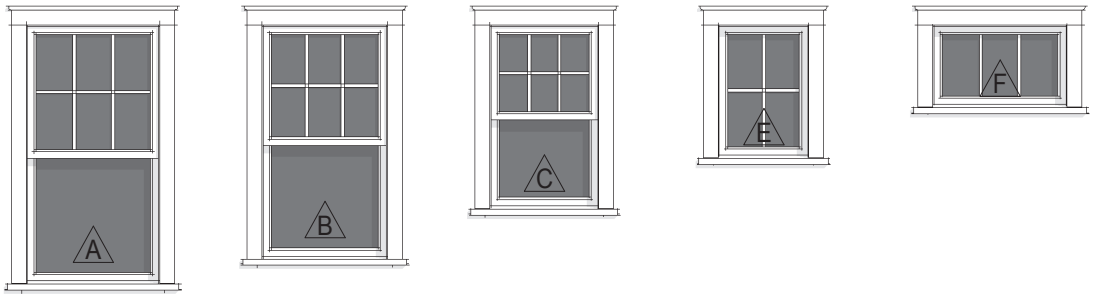


1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



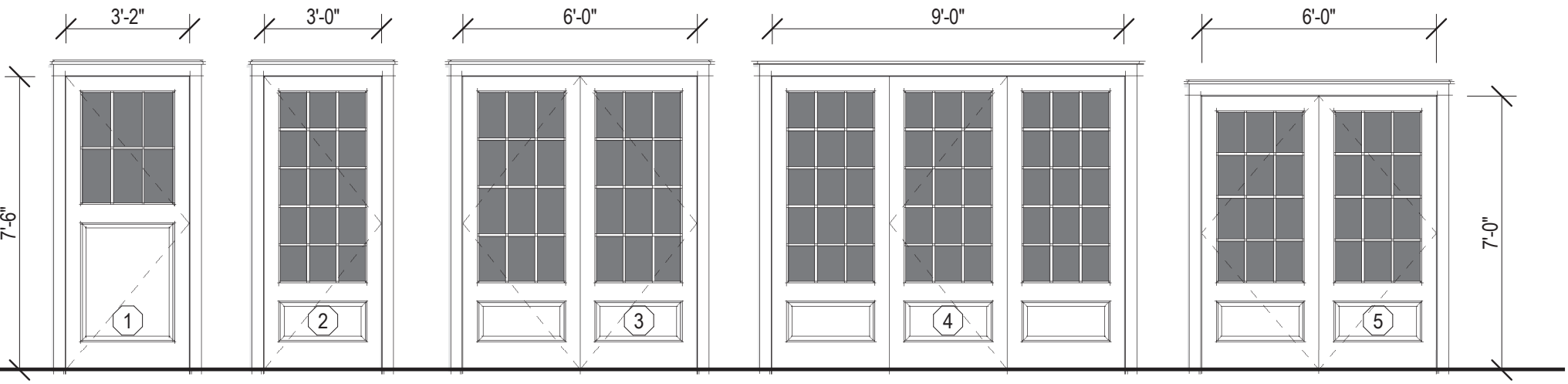
Double Hung
6/1 SDL

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

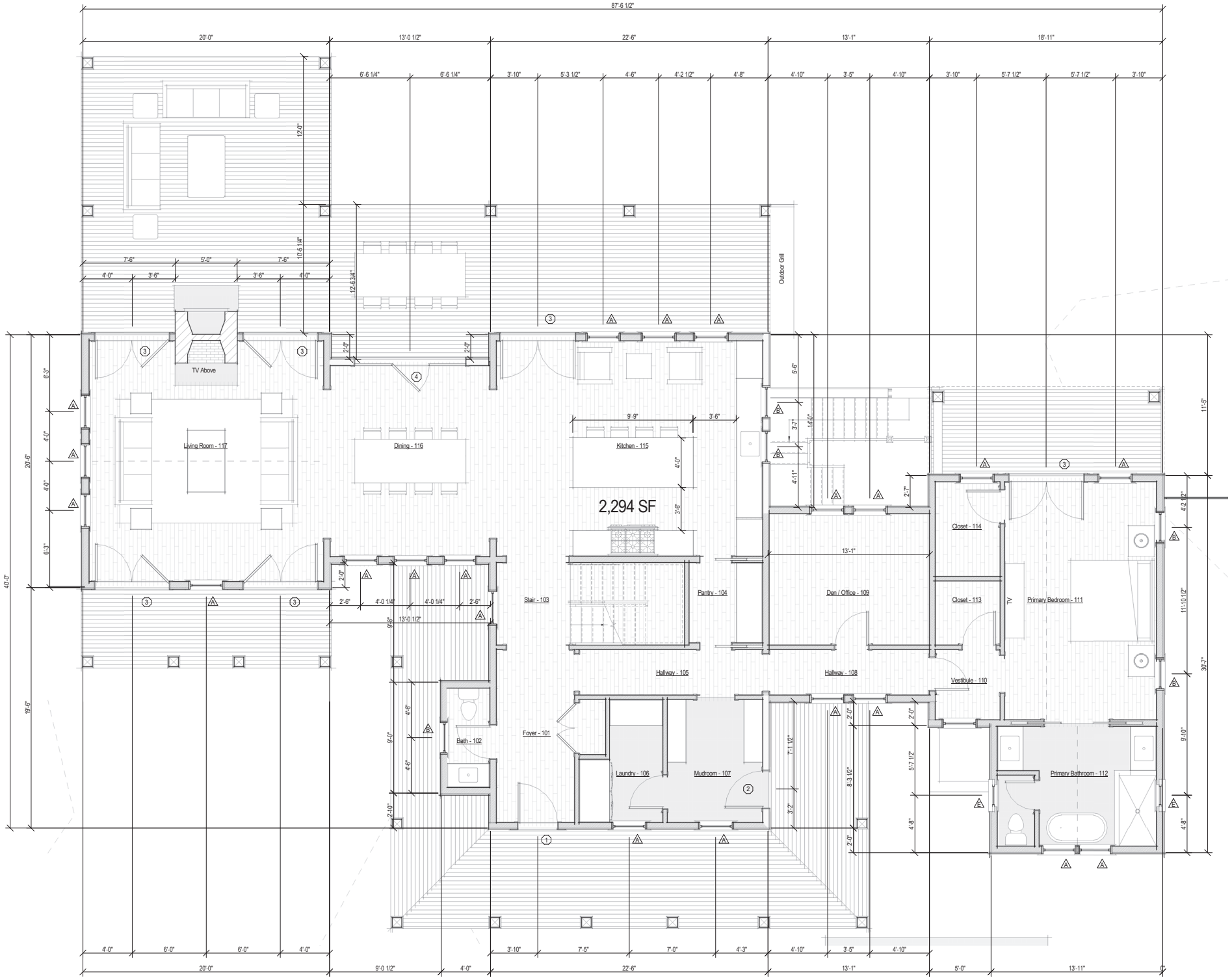
Double French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL

Double French Door
12 Lite 1 Panel SDL

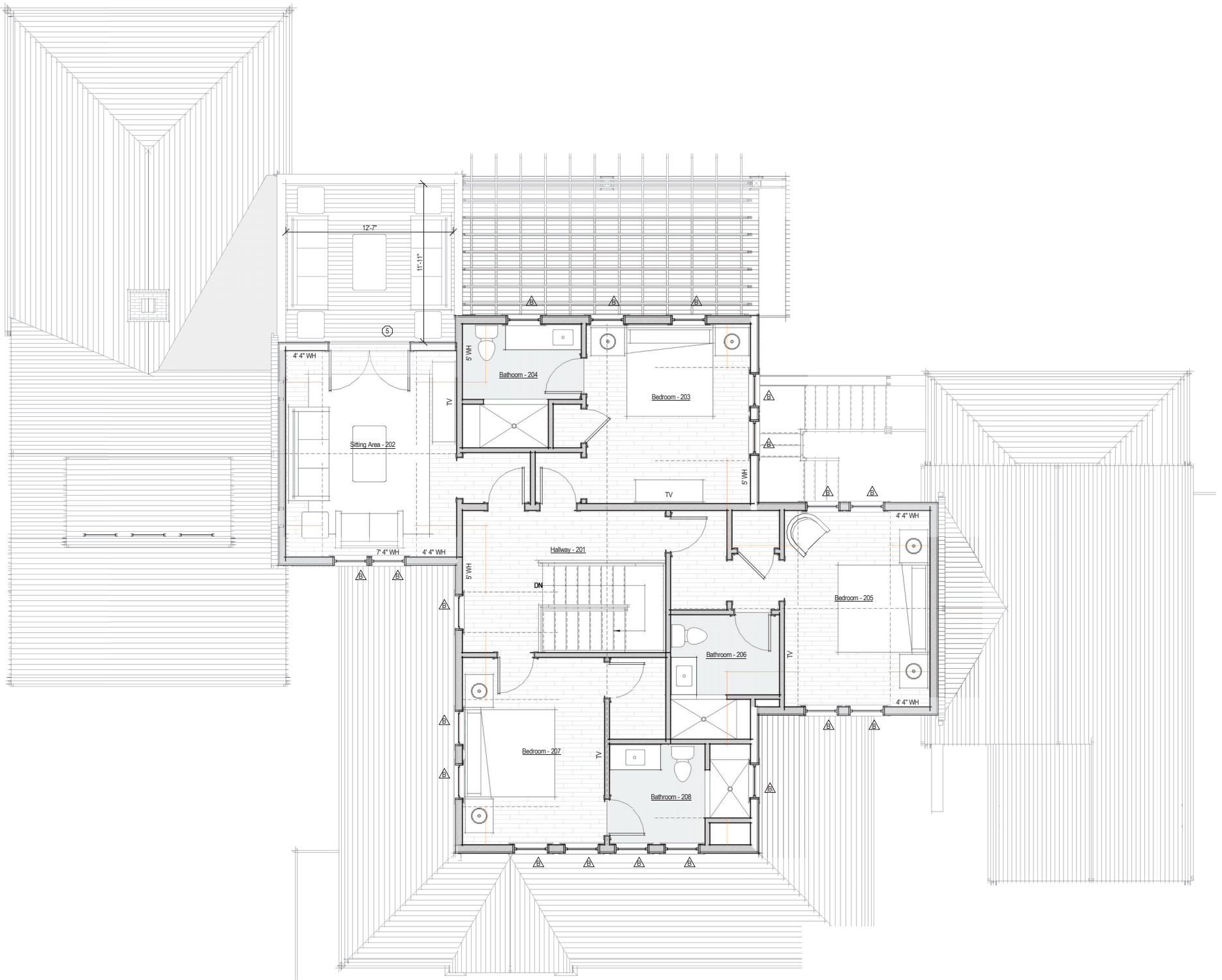
3 Exterior Window & Door Legend

1/4" = 1'-0"

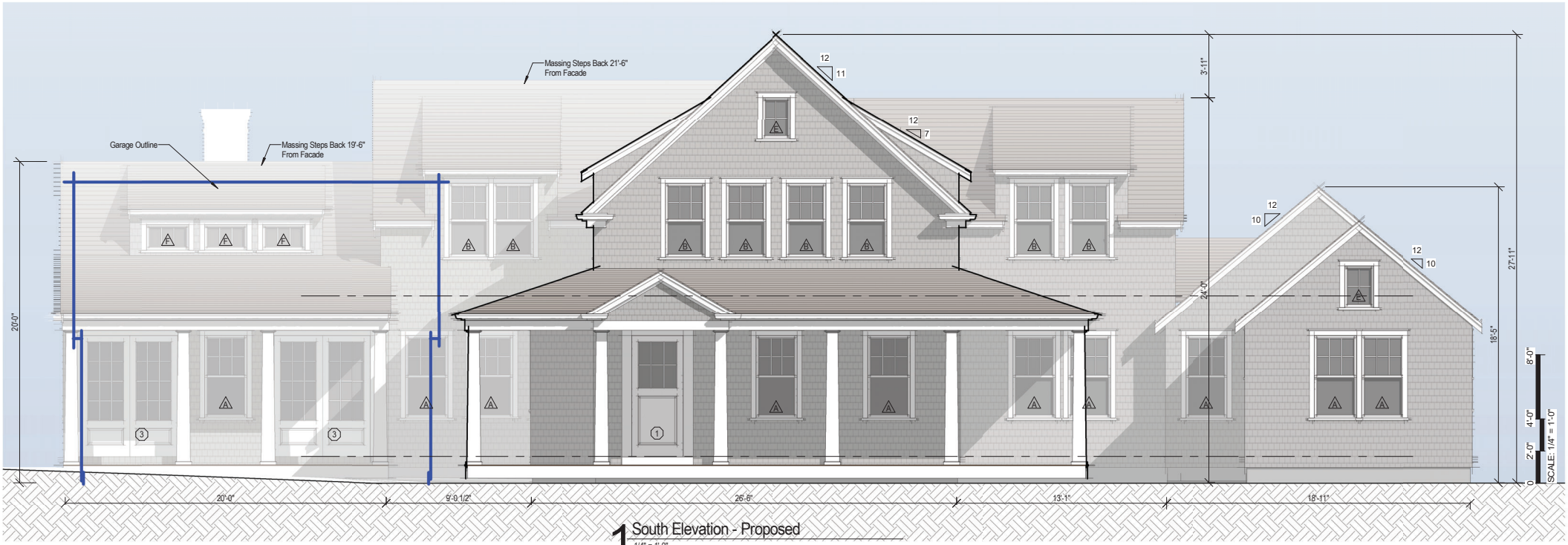


1 First Floor Plan - Proposed

1/4" = 1'-0"



1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed
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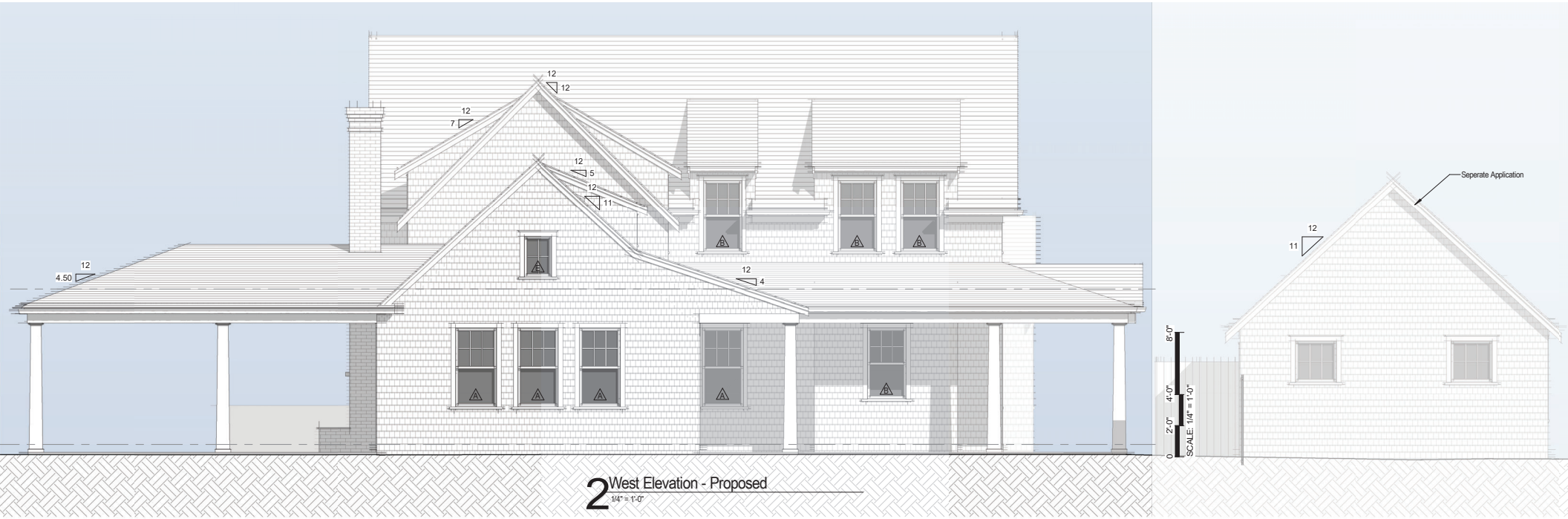
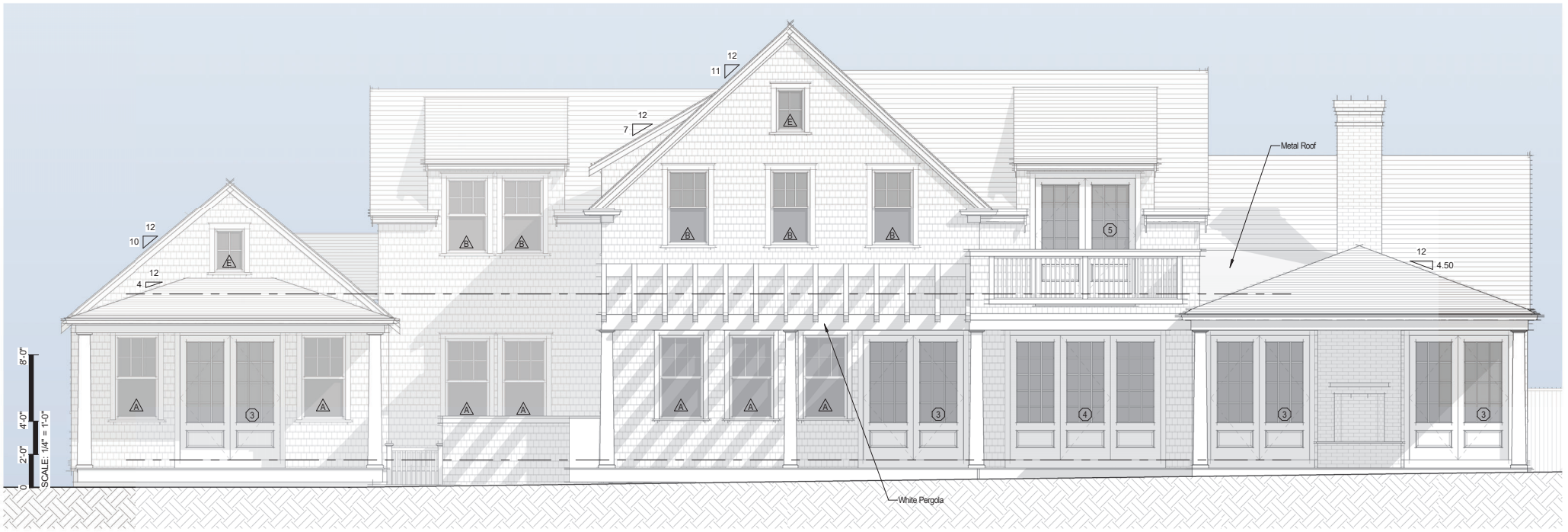


2 West Elevation - Proposed
1/4" = 1'-0"



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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- ☐ 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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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 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

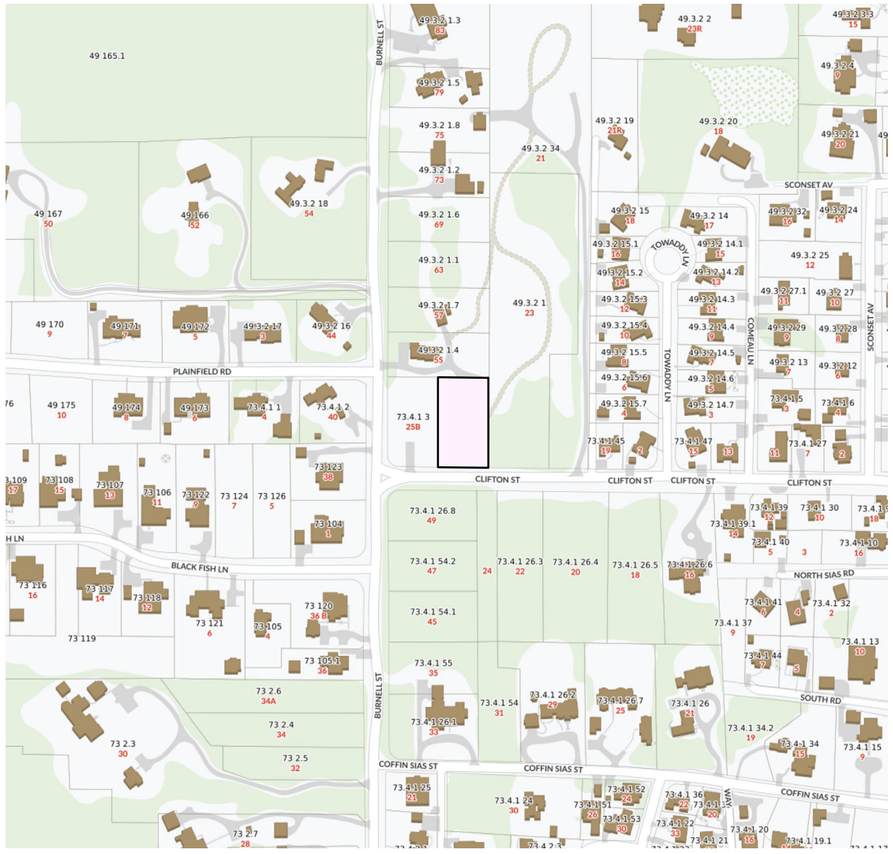
06.25.24
Date











Locus



Garage Door
Vertical Board

French Door
1 Panel 12 Lite SDL

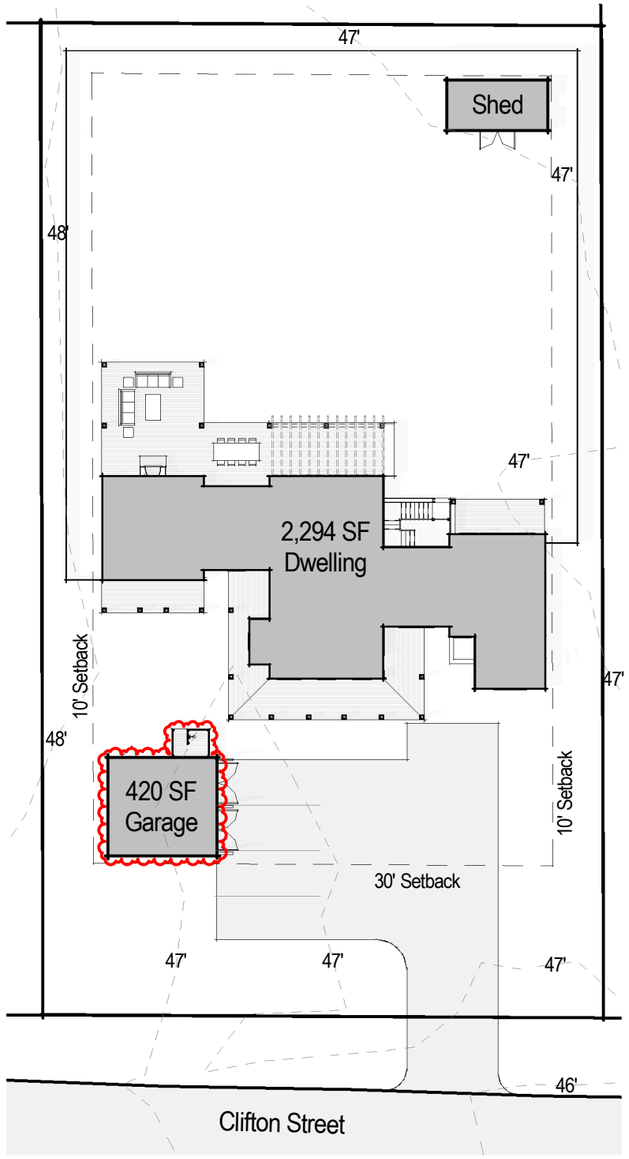
Double Hung
6/1 SDL

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

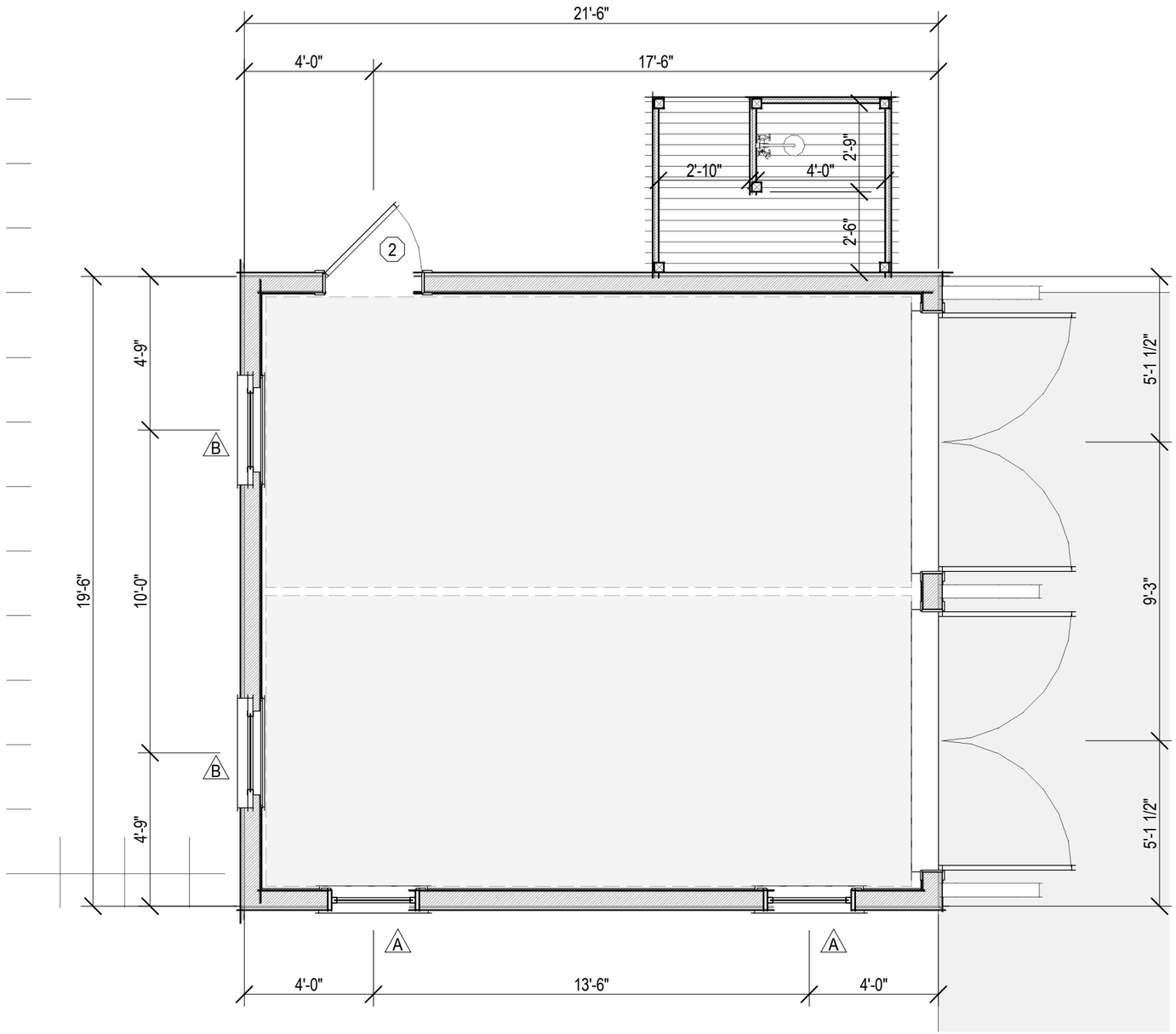
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

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

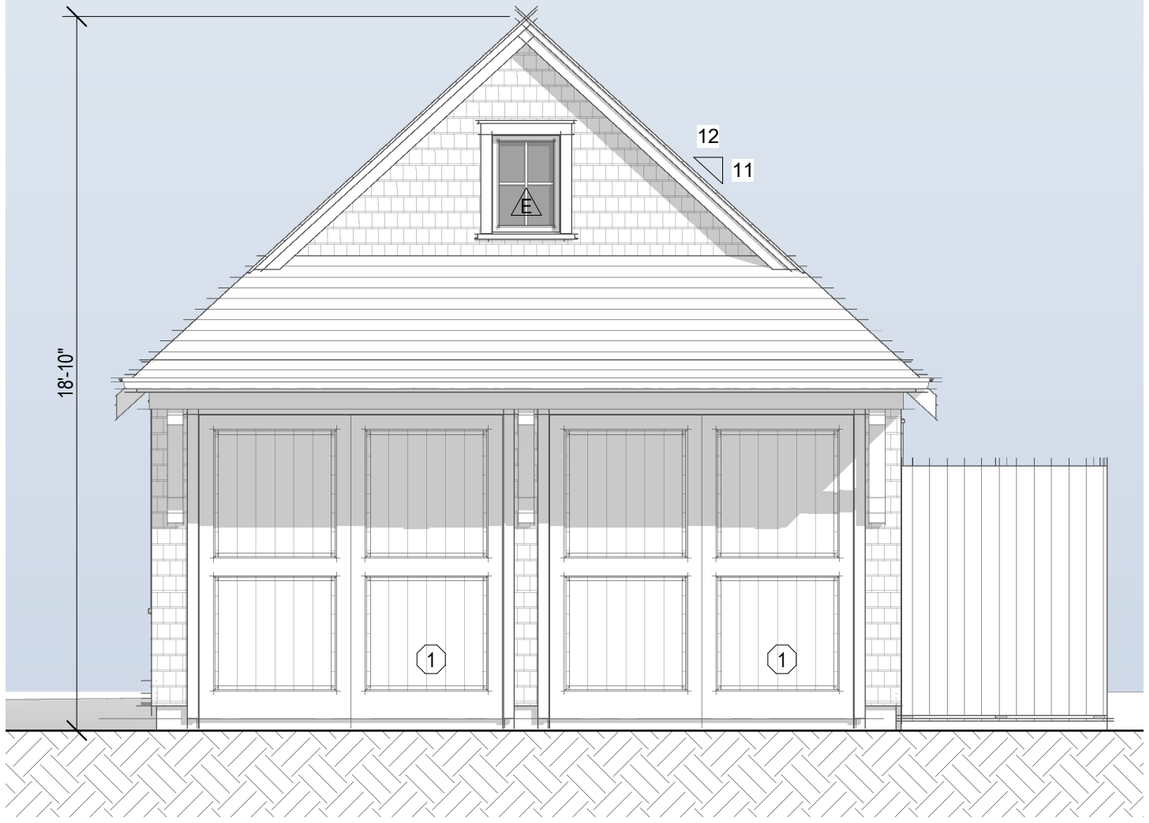
Zoning Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

Garage Floor Plan

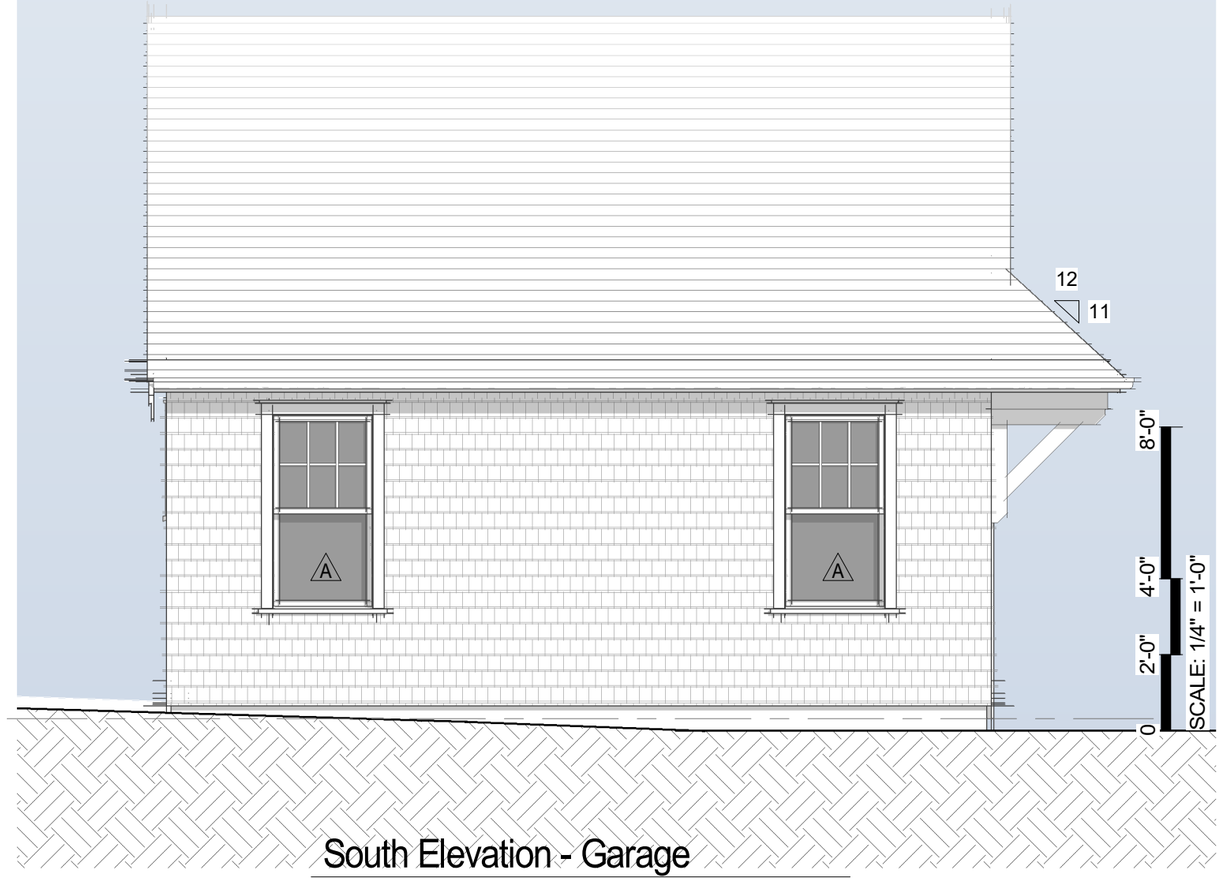
Scale: 1/4" = 1'-0"
Date: 07.01.24

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'

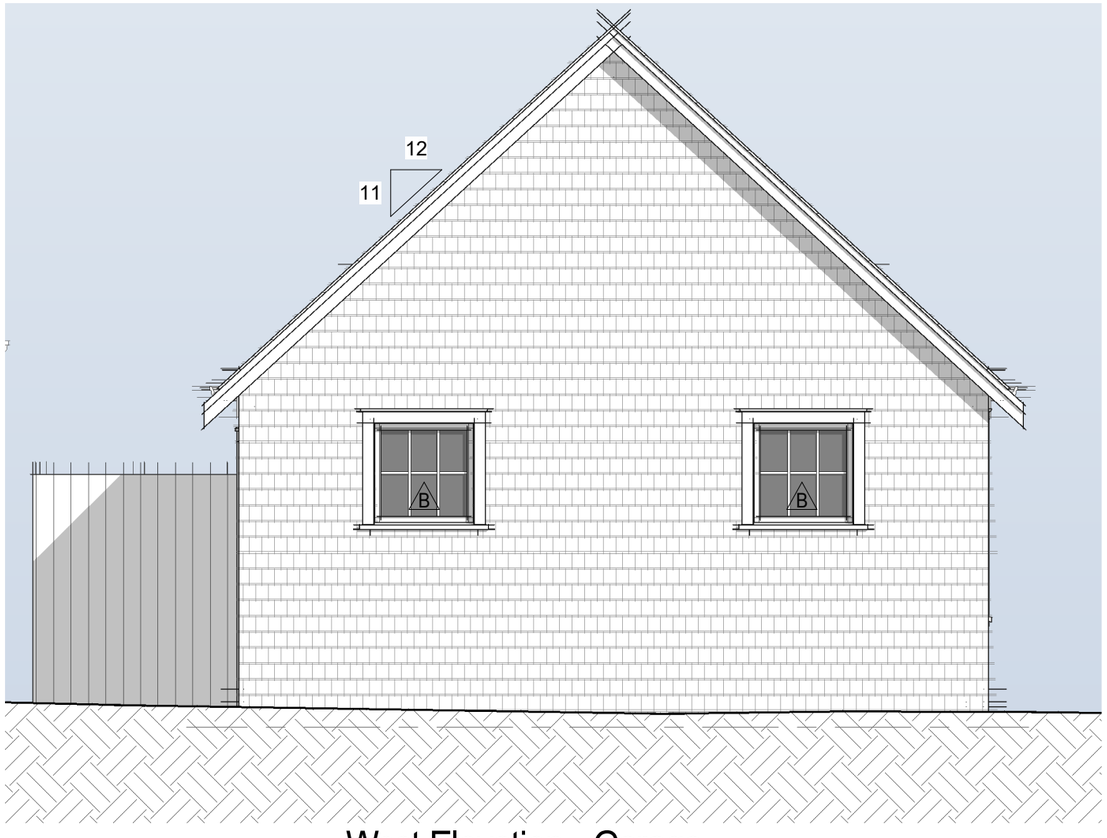
Garage Elevations

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

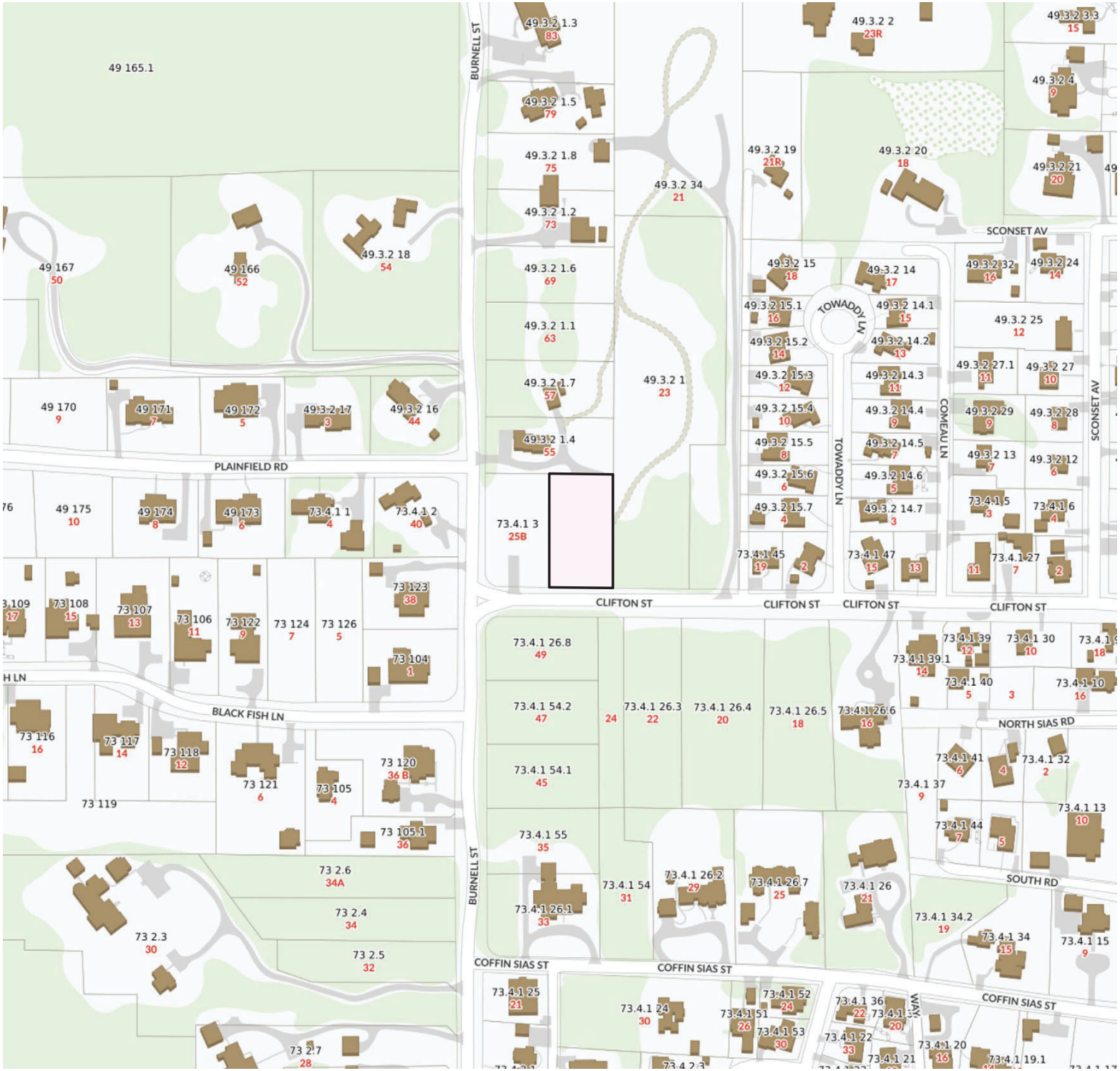
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

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 13
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73.4.1 34.2
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73.4.1 34
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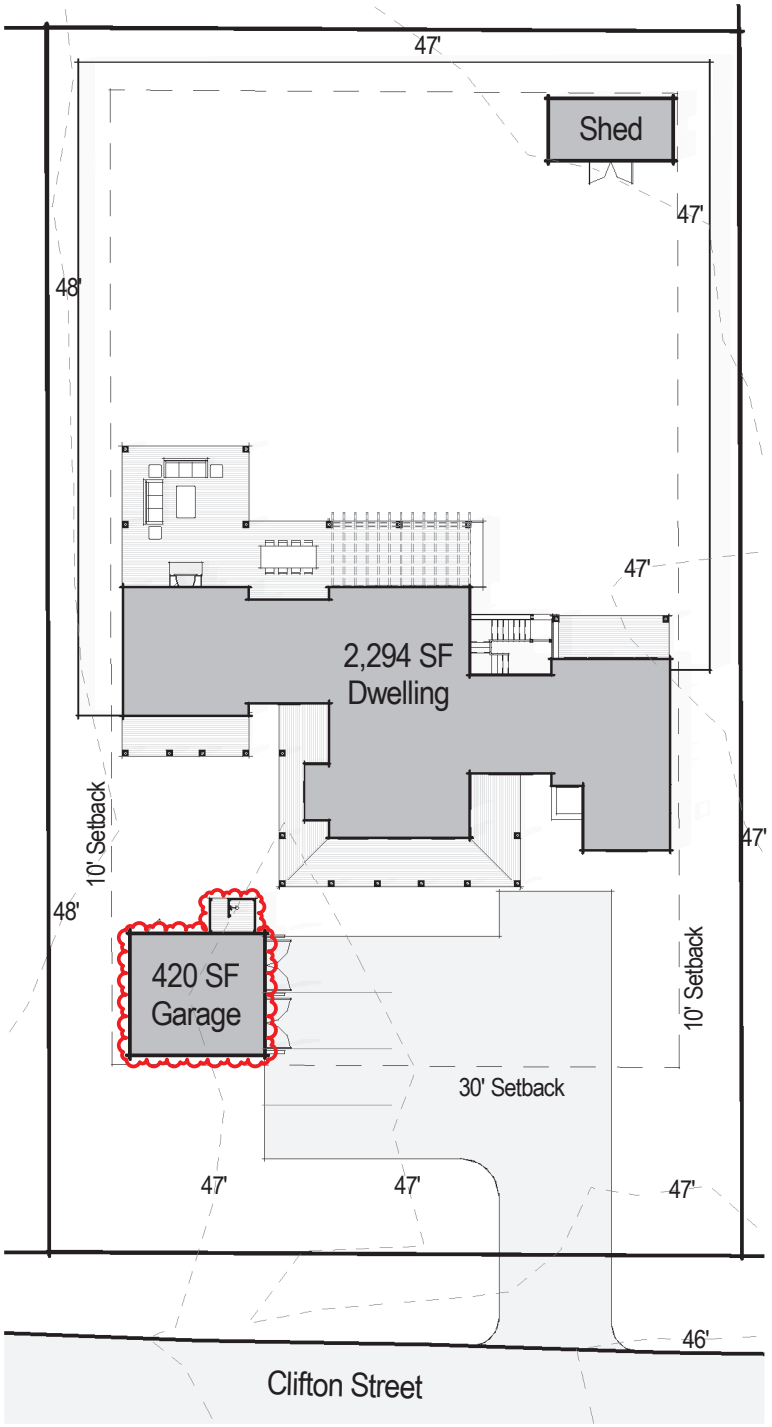
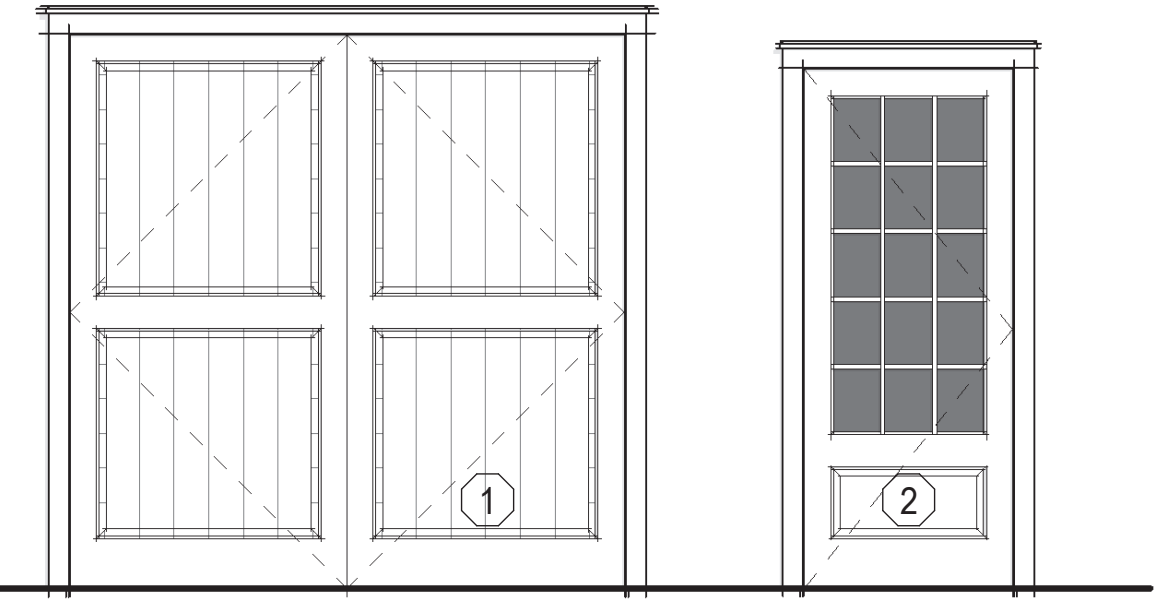
73.4.1 15
9

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

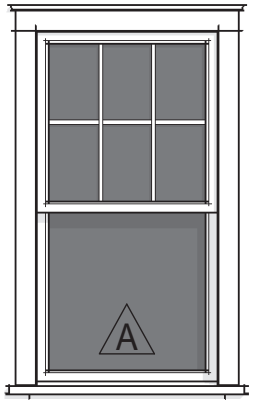
Site

1" = 30'-0"

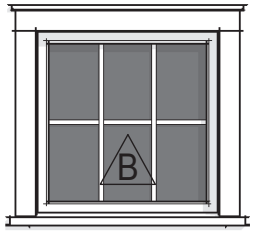


Garage Door
Vertical Board

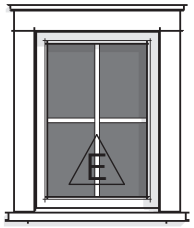
French Door
1 Panel 12 Lite SDL



Double Hung
6/1 SDL



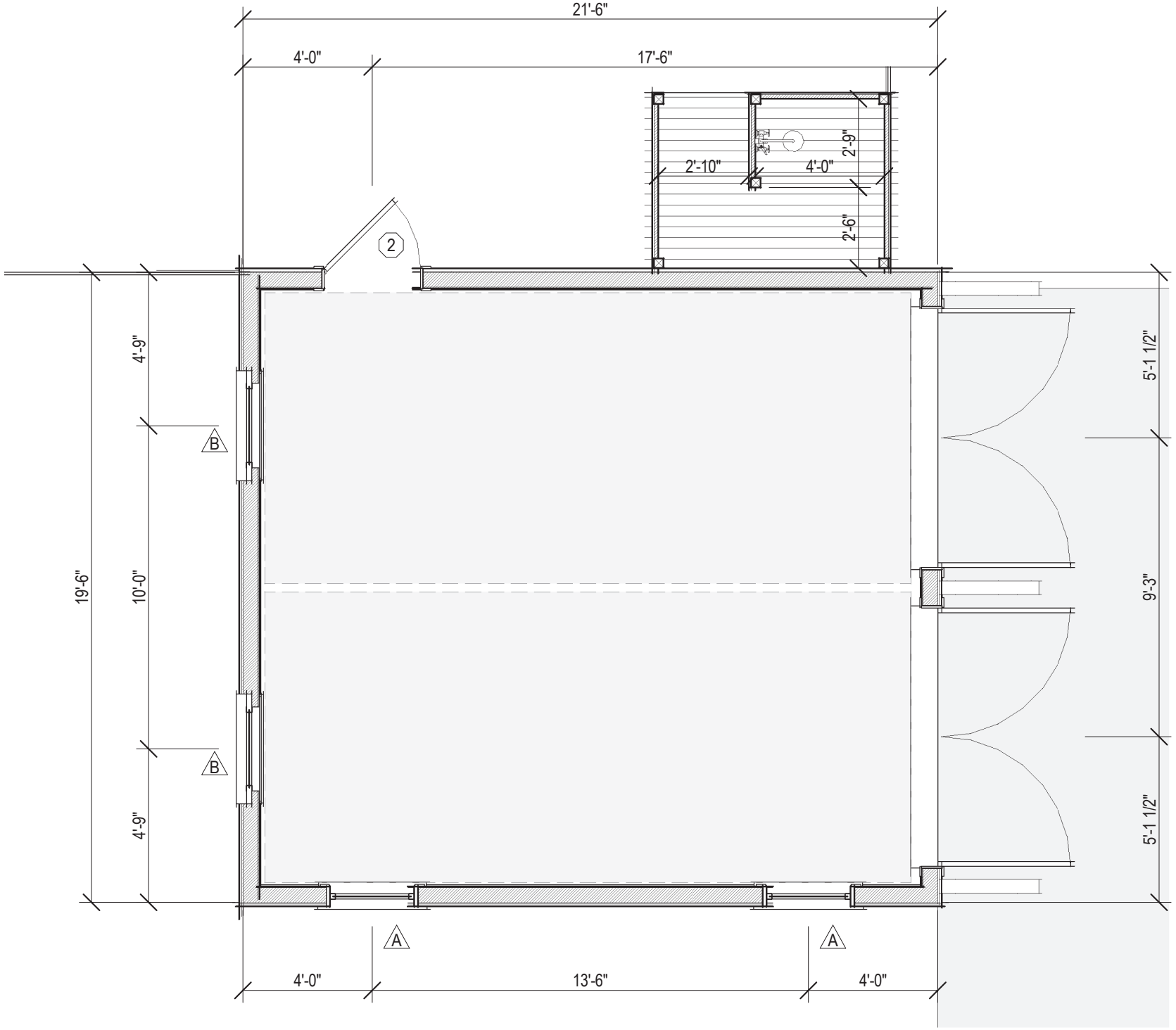
Fixed
6 Lite SDL



Fixed
4 Lite SDL

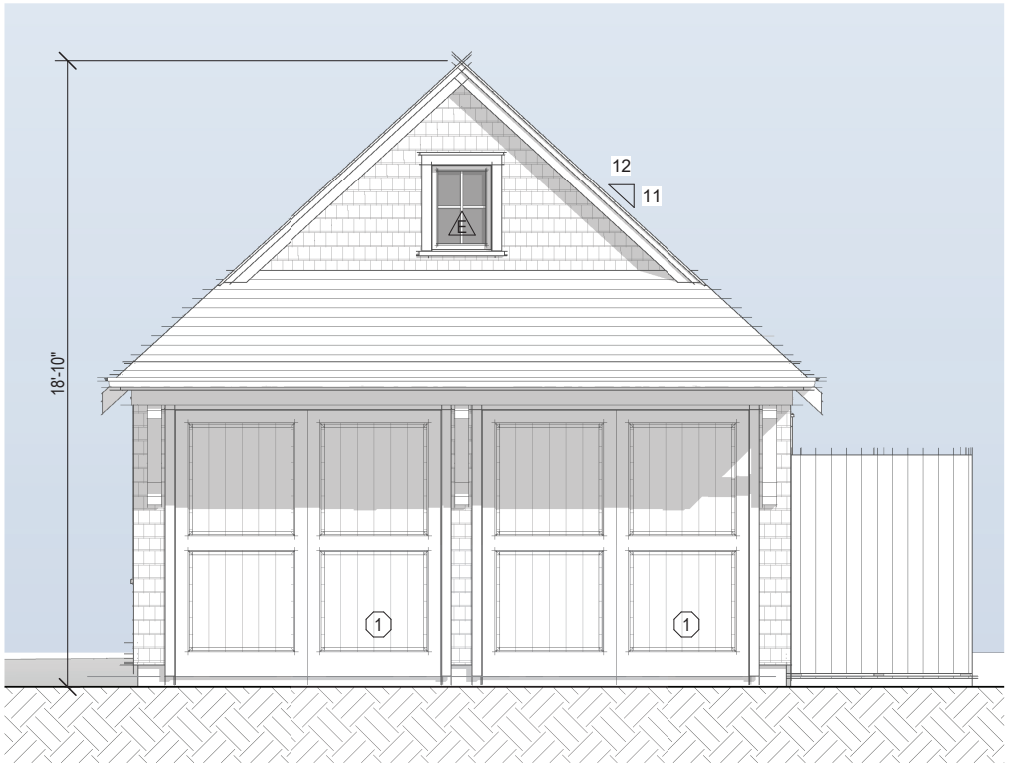
Window & Door Legend

1/4" = 1'-0"



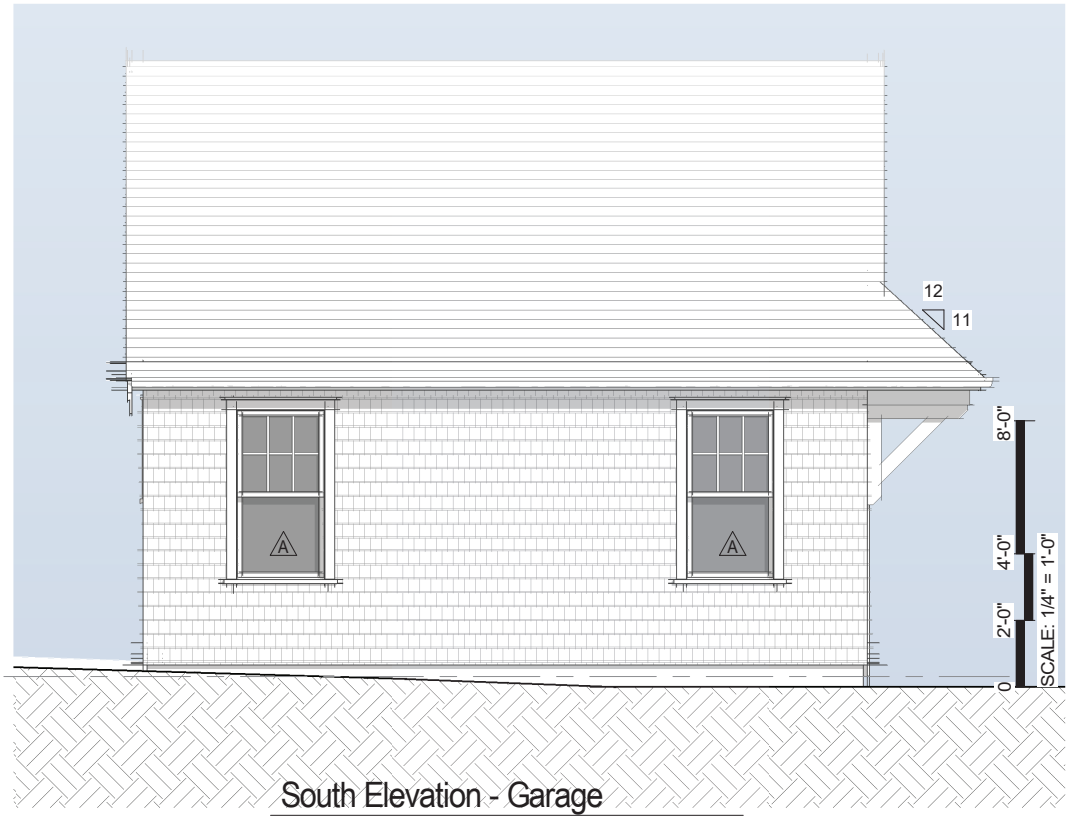
1 Garage Plan

1/4" = 1'-0"



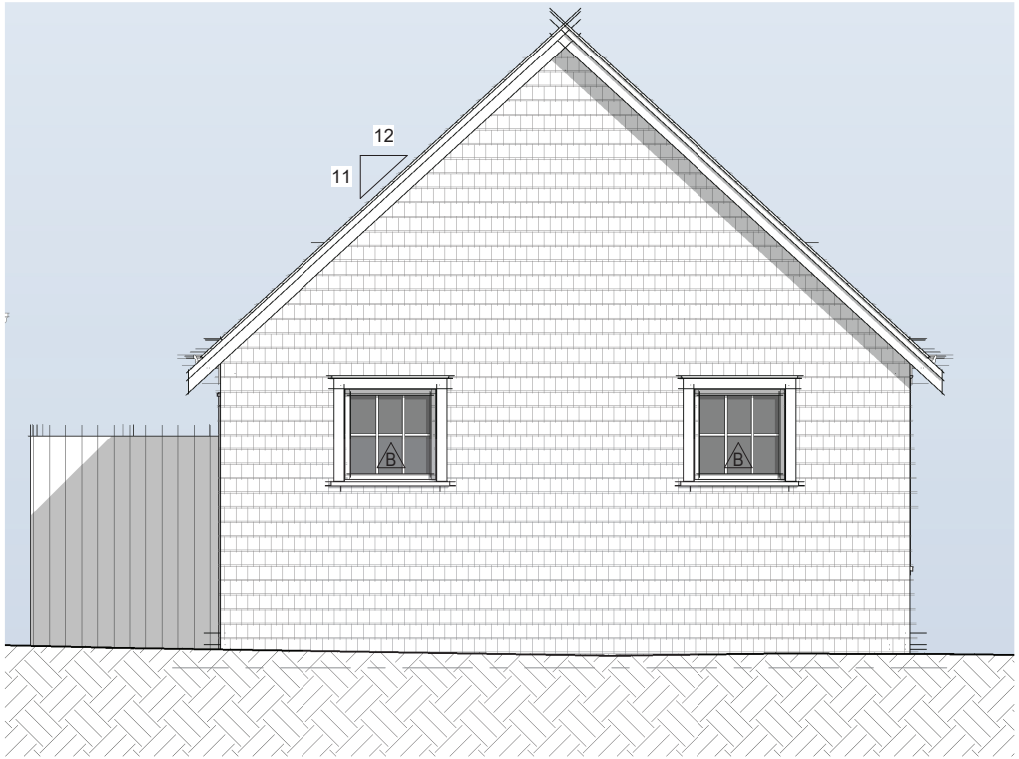
East Elevation - Garage

1/4" = 1'-0"



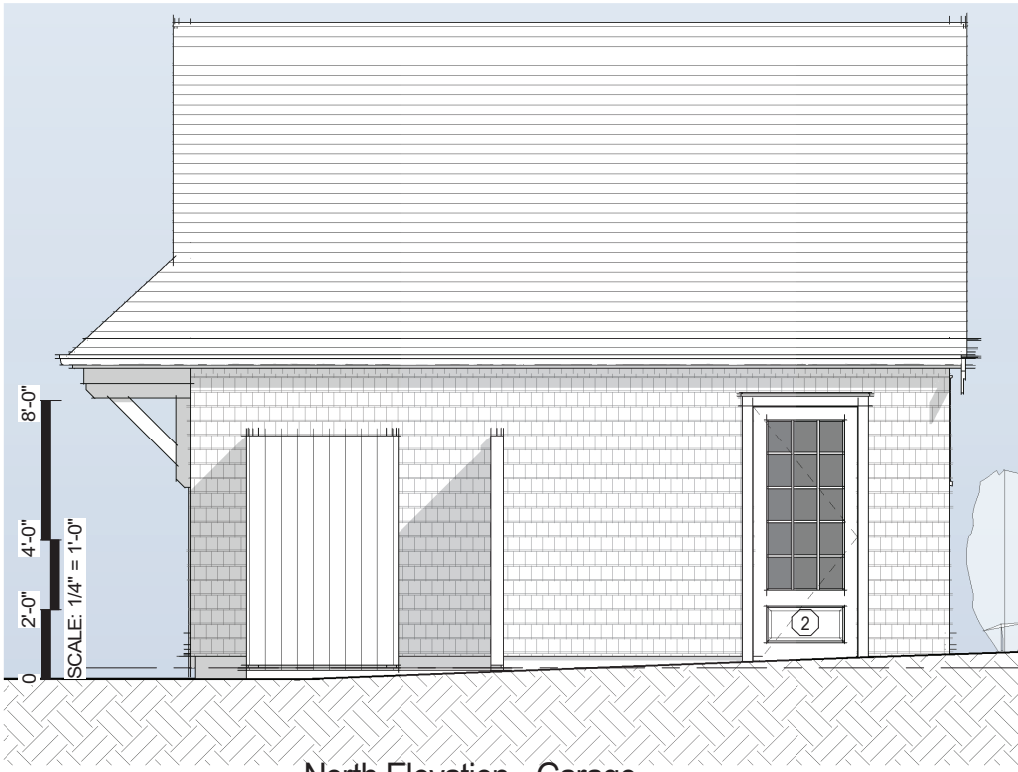
South Elevation - Garage

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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Postage
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$

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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- ☐ 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

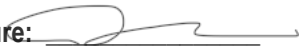
Authorization Letter

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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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3963 WOOD AVE
COCONUT GROVE, FL 33133

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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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Postmark Here

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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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City, State,

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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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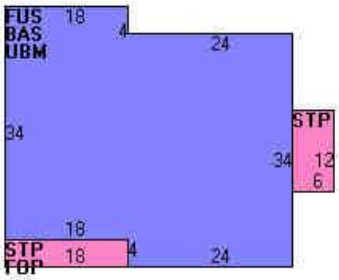


(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

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

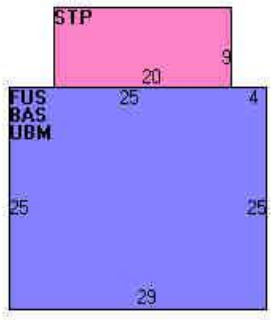
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 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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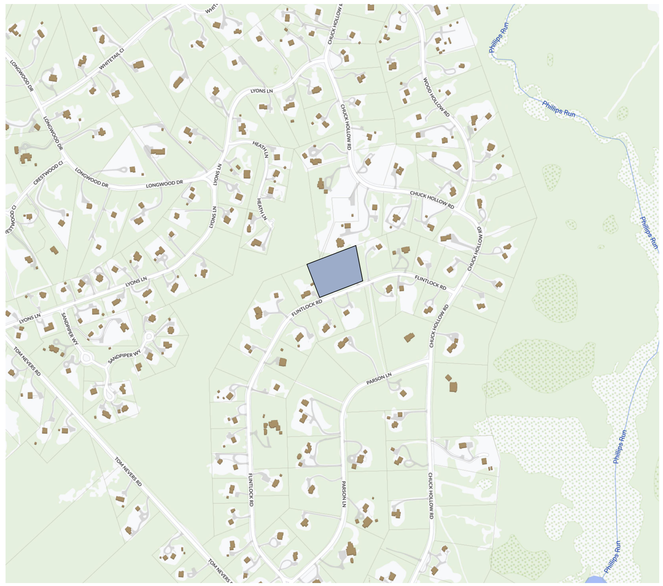
32 Flintlock Road

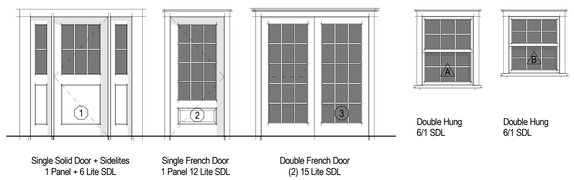
Nantucket, MA

07.01.24

HDC Submission



1 Locus Map
Not to Scale



Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

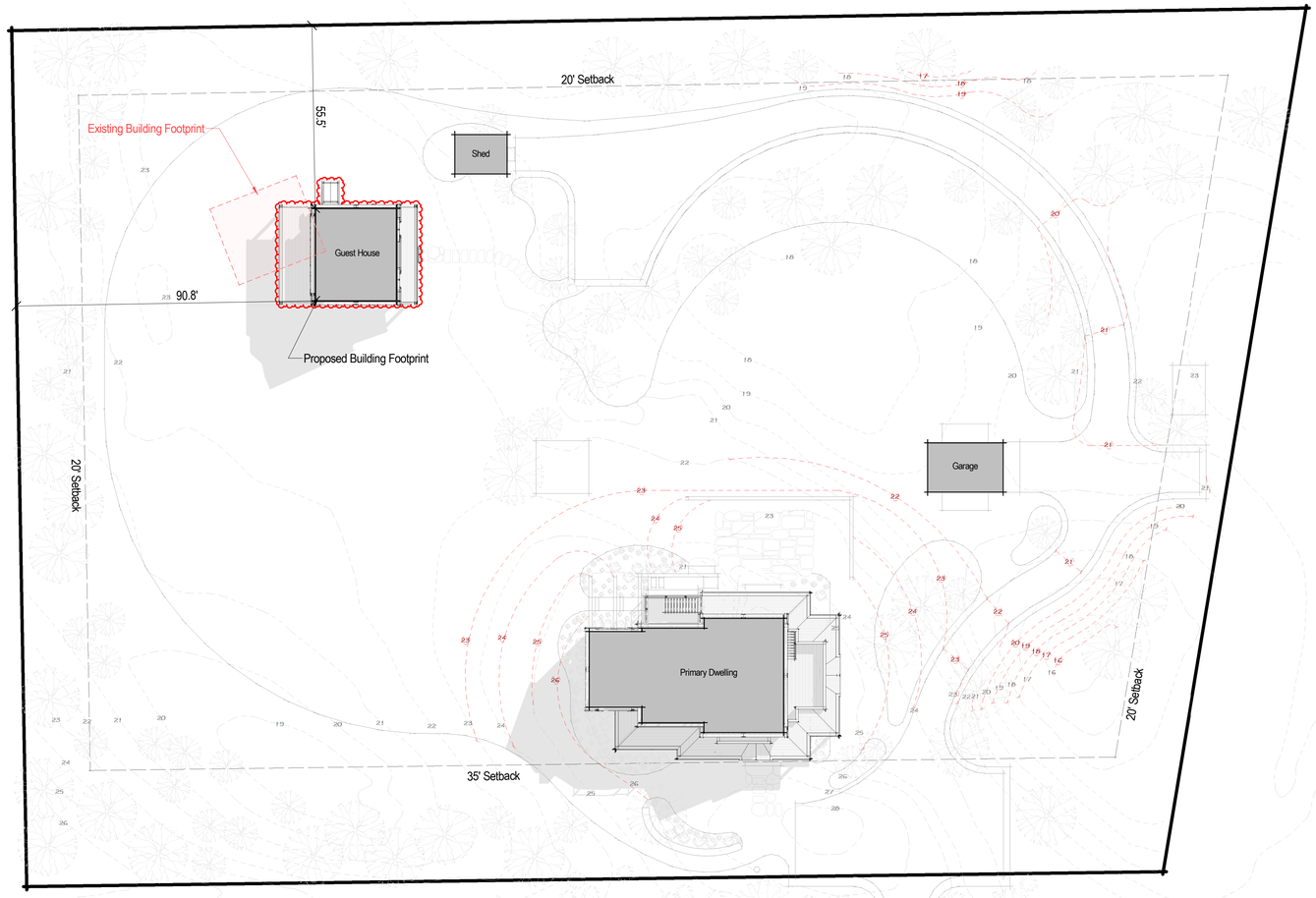
Single French Door
1 Panel 12 Lite SDL

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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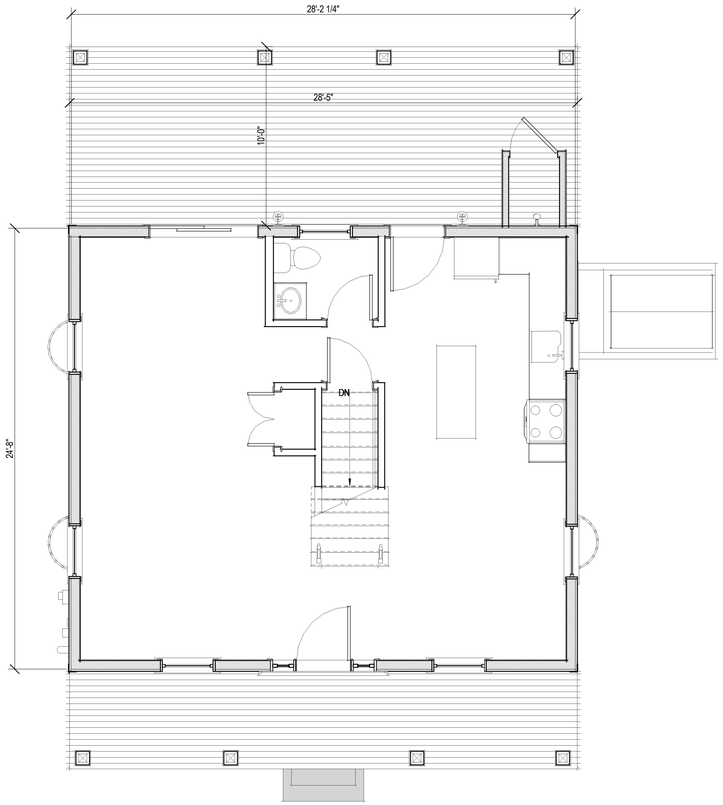
G.1.1

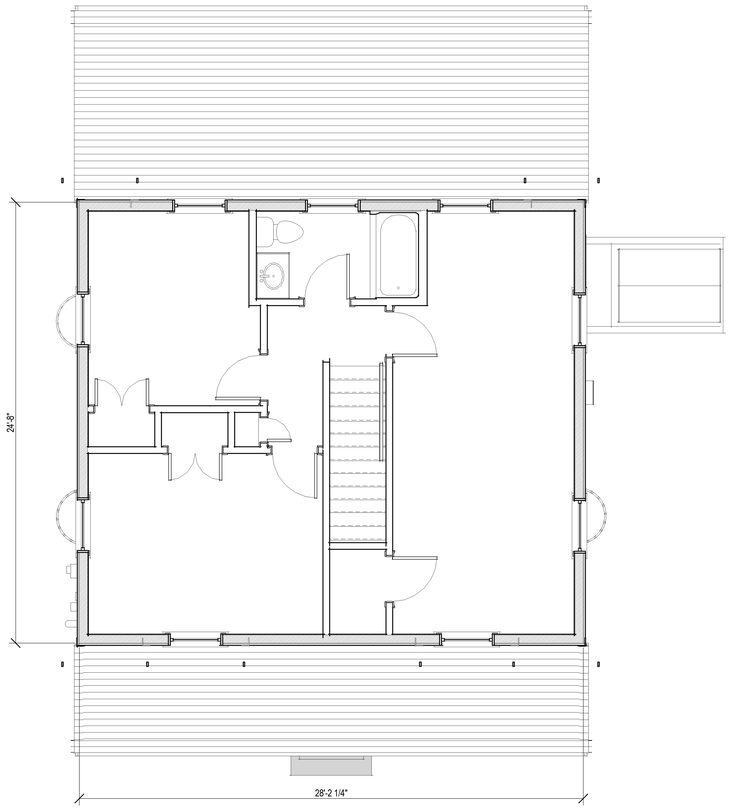
2401

07.01.24

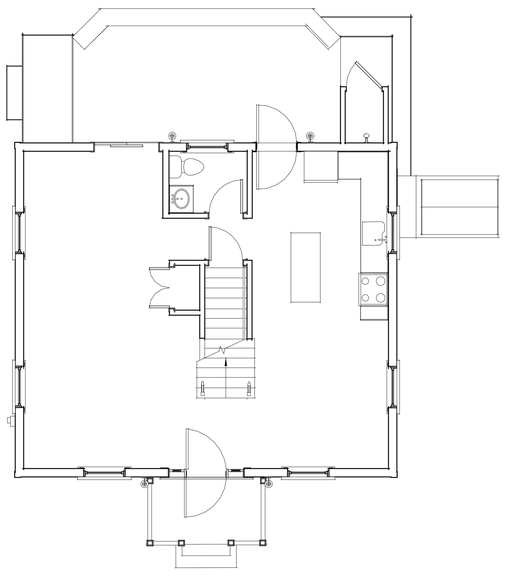
HDC Submission



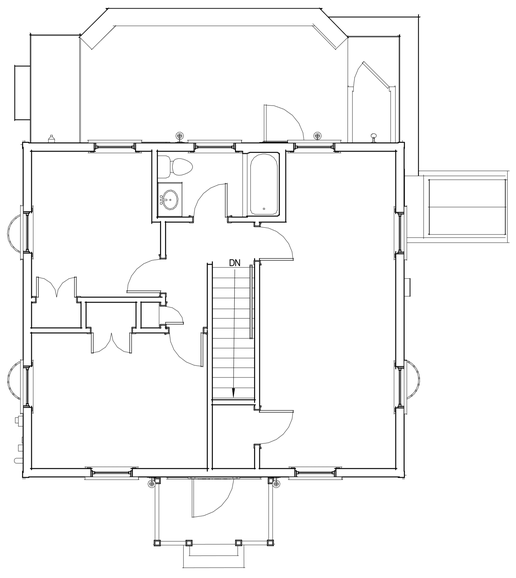
1 First Floor Plan - Proposed
1/4" = 1'-0"



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
508.325.4995
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Proposed G.C.:	-------
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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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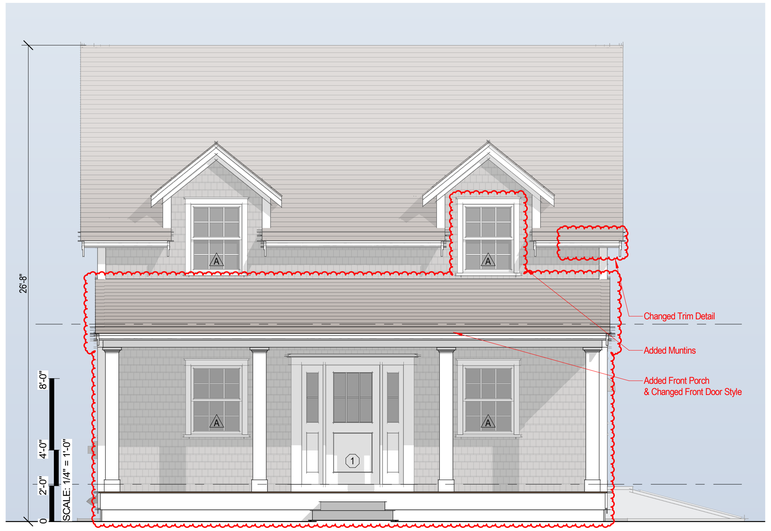
07.01.24

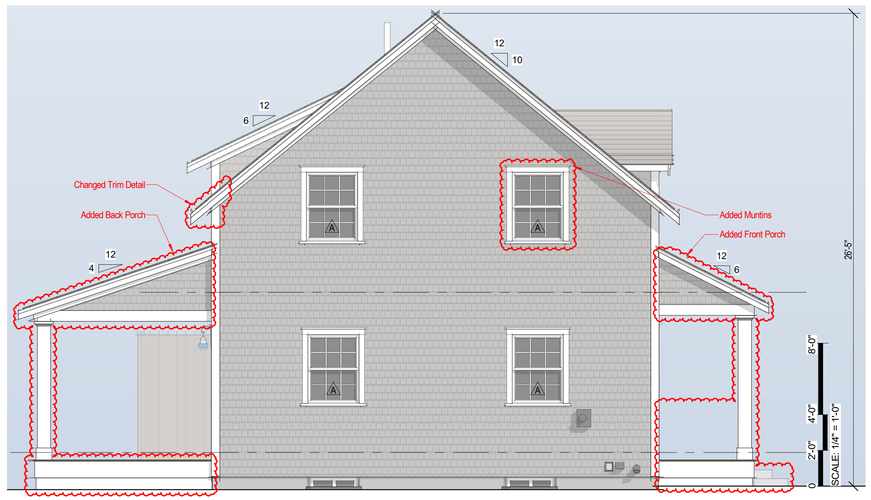
HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



South Elevation - Existing
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus

8 Williams Lane
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508.325.4995
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Revisions

Revision 1	Date 1

Exterior Elevations

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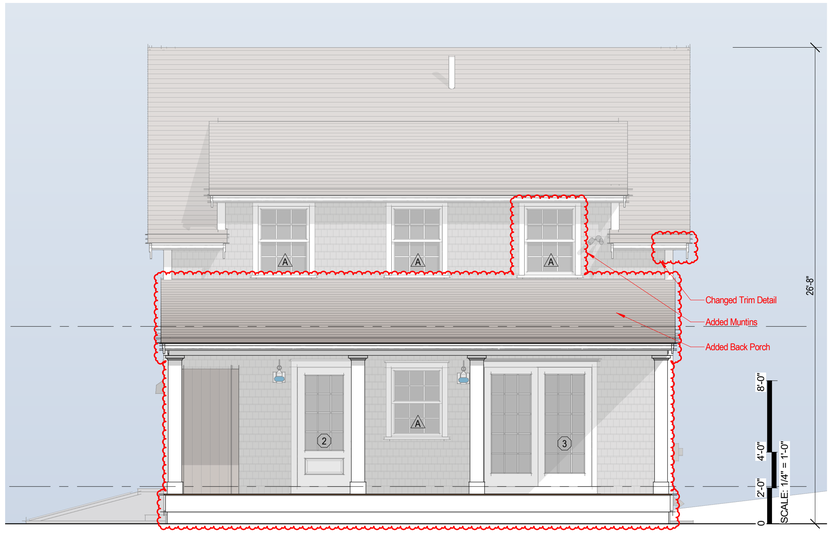
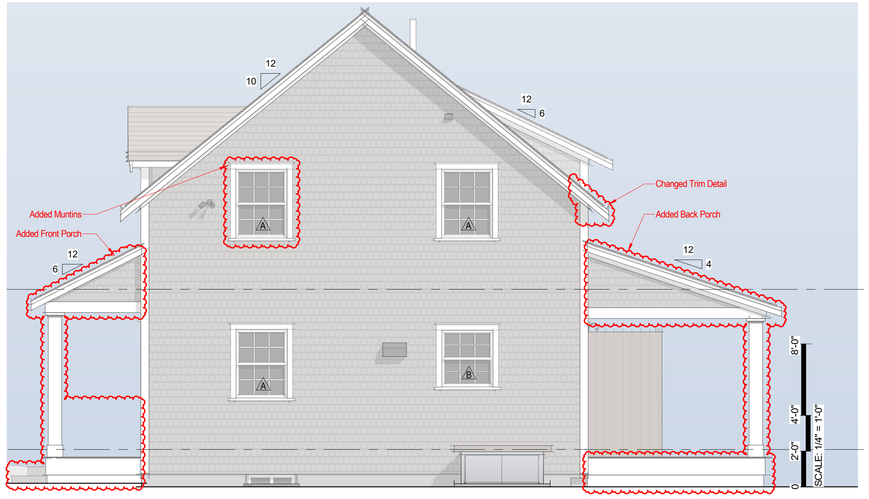


1 West Elevation - Proposed
1/4" = 1'-0"



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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Revision 1 Date 1

Exterior Elevations

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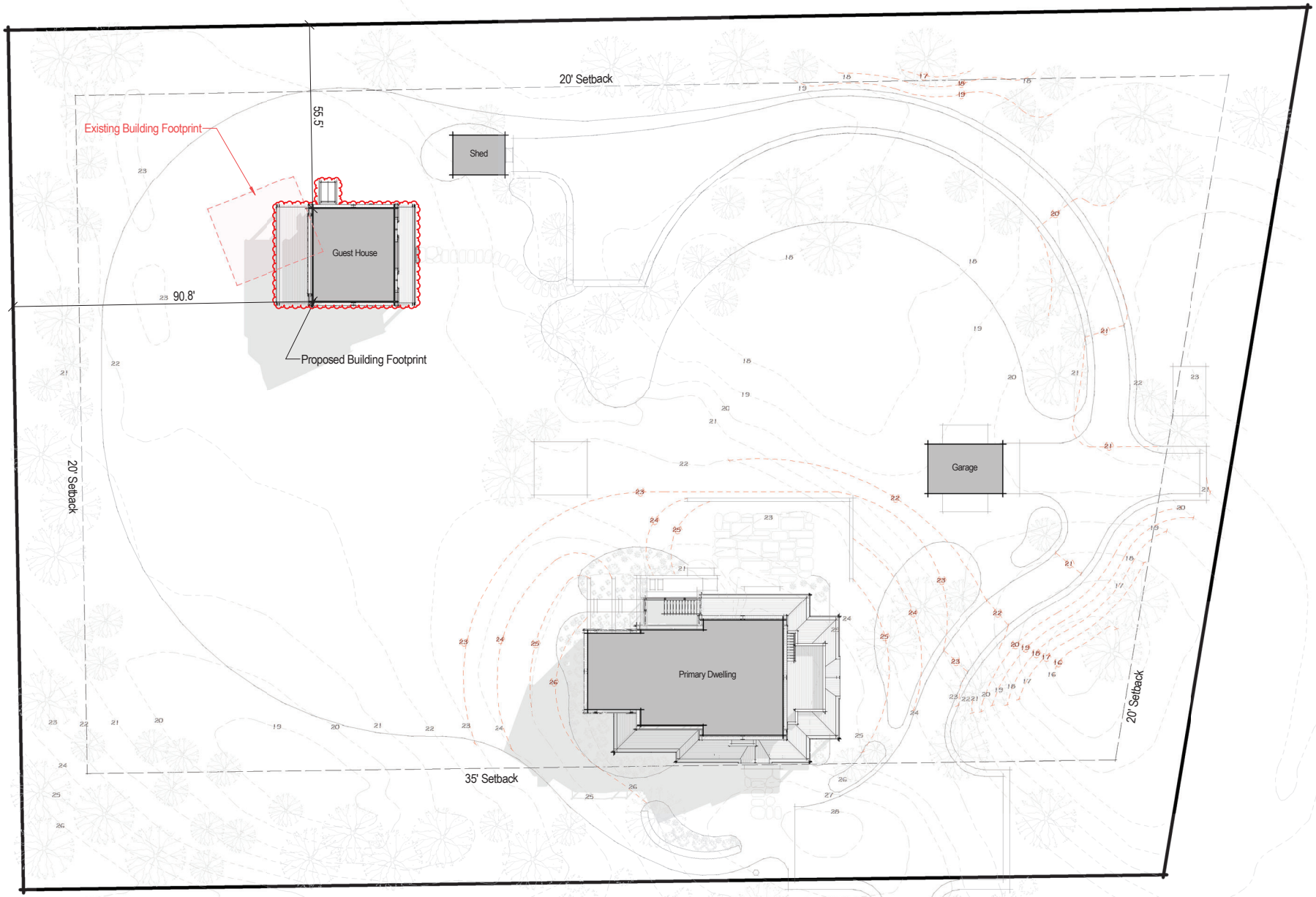
A.2.2

2401



1 Locus Map

Not to Scale



2 Proposed Site Plan

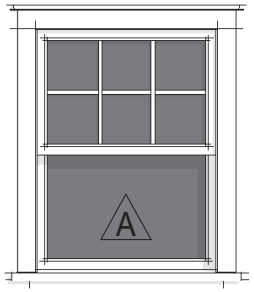
3/64" = 1'-0"



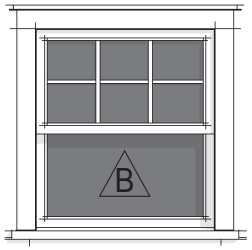
Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL



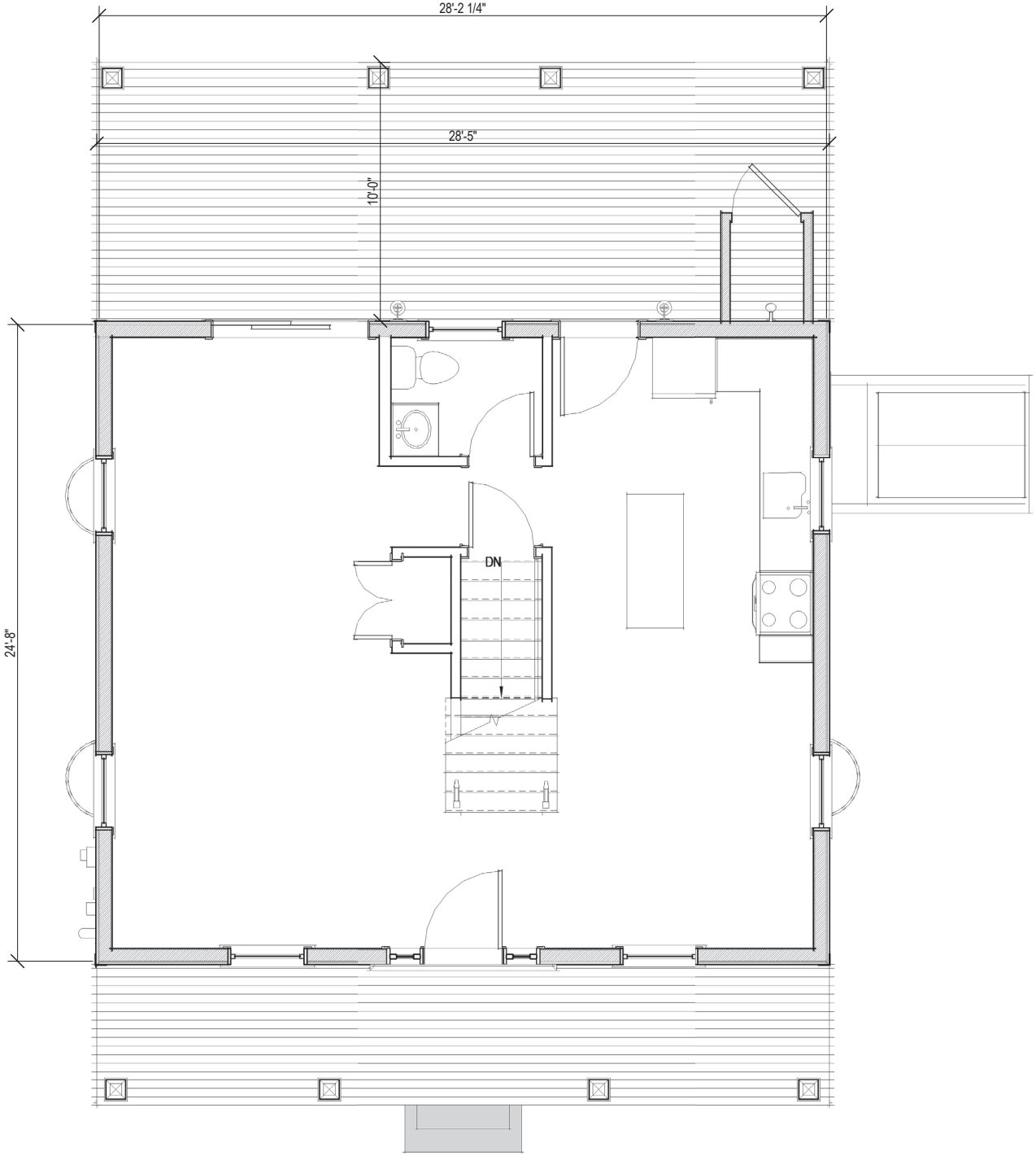
Double Hung
6/1 SDL



Double Hung
6/1 SDL

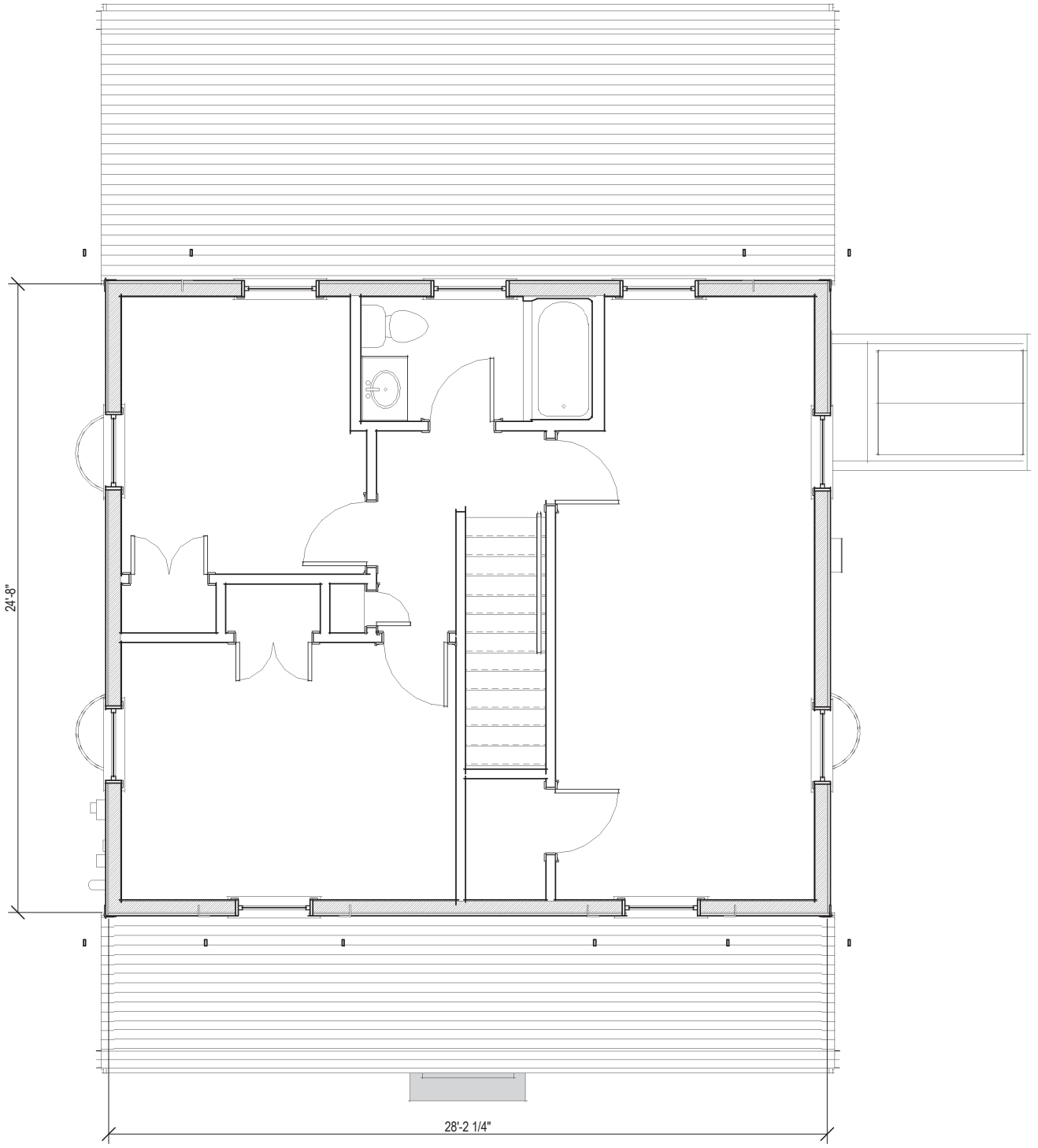
3 Exterior Window & Door Legend

1/4" = 1'-0"



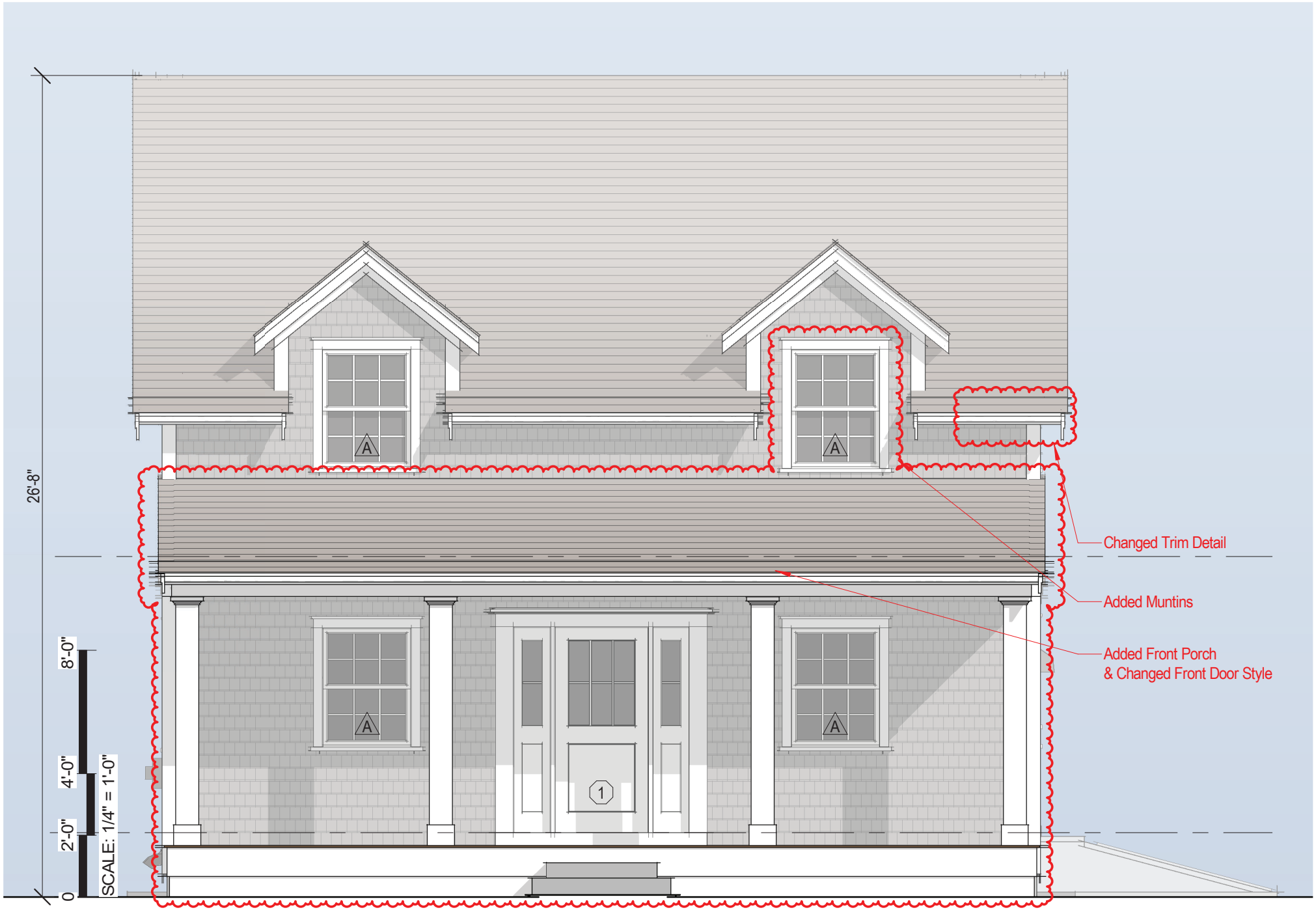
1 First Floor Plan - Proposed

1/4" = 1'-0"



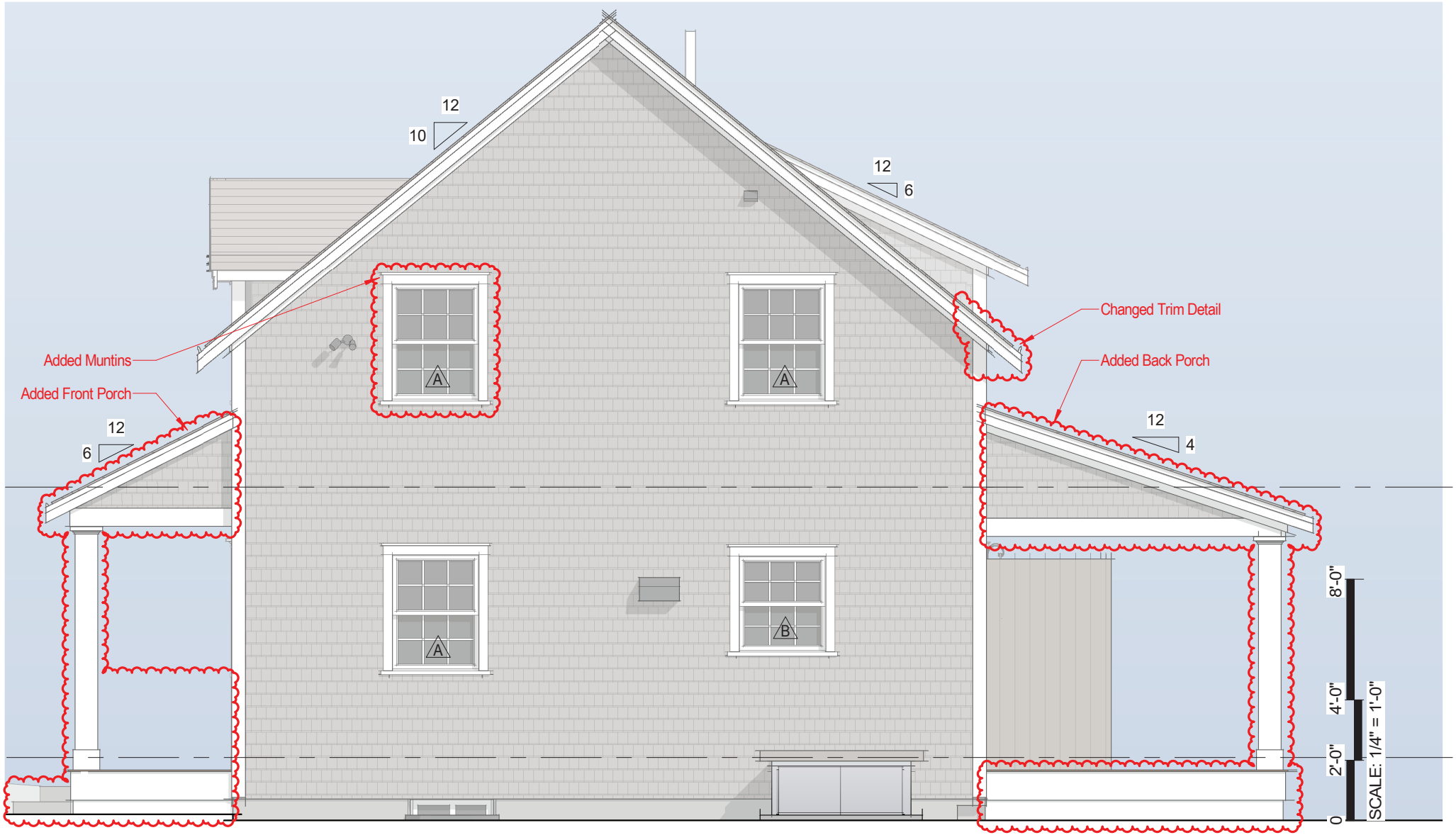
2 Second Floor Plan - Proposed

1/4" = 1'-0"



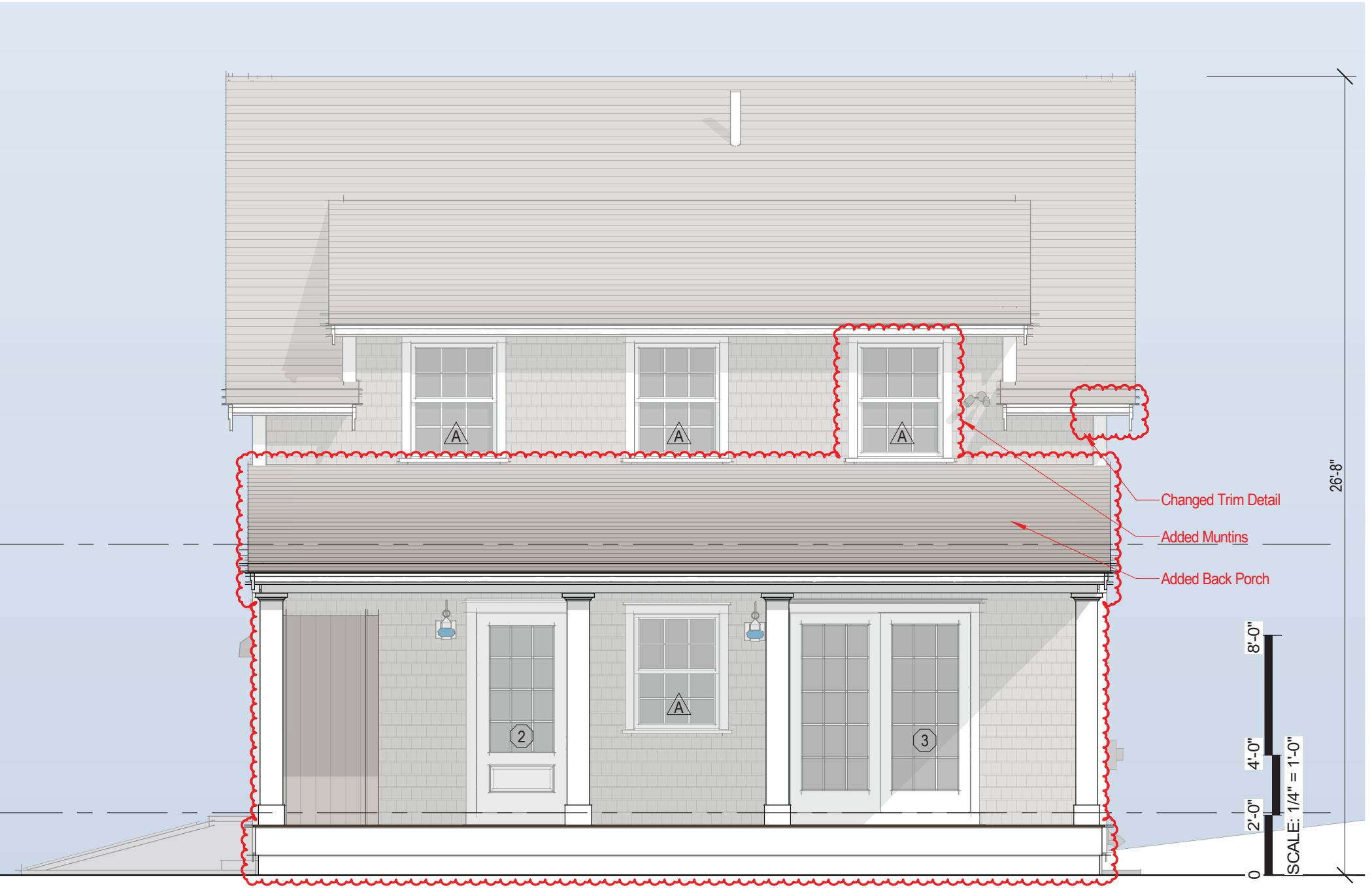
1 East Elevation - Proposed

1/4" = 1'-0"



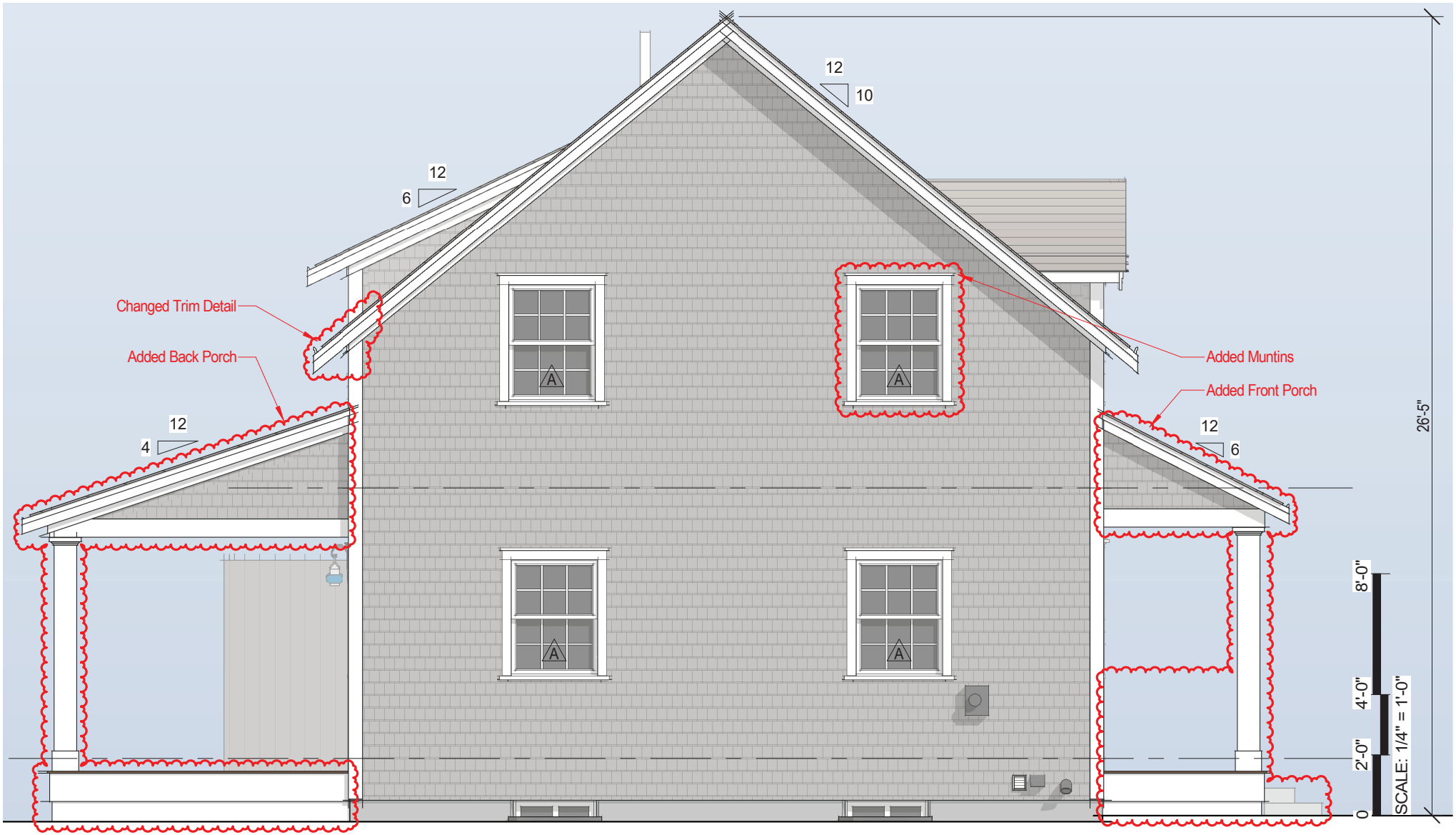
2 North Elevation - Proposed

1/4" = 1'-0"



1 West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd (Main House)

Owner of record: Jane & Philip Corwin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other new porch + fenestration revisions

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 368 SF Decks/Patio: Size: 16x35 ☑ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 368 SF Size: 12x19 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 28'-1" +/- South 28'-1" +/- East 28'-1" +/- West 24'-9" +/-

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder:

REVISIONS* (describe)
1. East Elevation new porch & fenestration revisions
2. South Elevation " & "
3. West Elevation Addition
4. North Elevation new porch & fenestration revisions

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 7 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

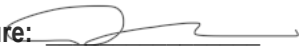
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Jane & Phillip Corwin

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 06.25.24
Date

32 FLINTLOCK RD

Location	32 FLINTLOCK RD	**Mblu**	75/ / 77/ /
Acct#	00007079	**Owner**	32 FLINTLOCK ROAD LLC
Assessment	$2,938,800	**PID**	7079
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,793,600	$1,145,200	$2,938,800

Owner of Record

Owner	32 FLINTLOCK ROAD LLC	**Sale Price**	$3,825,000
Co-Owner		**Certificate**	
Address	1222 GORDON RIVER TRAIL NAPLES, FL 34105	**Book & Page**	C19396/0
		Sale Date	12/18/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023
OWEN SANDRA L TR	$0		C28592/0	99	11/29/2021
OWEN SANDRA L	$0		C28591/0	99	11/29/2021
OWEN SANDRA L TR	$0		C26760/0	99	01/31/2018
OWEN SANDRA L	$0		C26760/0	99	01/17/2018

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 2,856
Replacement Cost: $1,257,987
Building Percent Good: 90
Replacement Cost Less Depreciation: $1,132,200

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

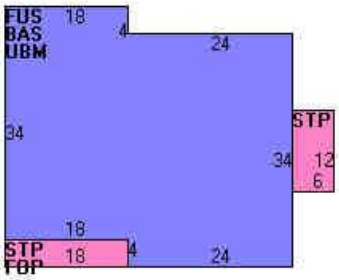
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\50.jpg)

Building Layout

STP[168]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,428	1,428
FOP	Porch, Open, Finished	72	0
STP	Stoop	312	0
UBM	Basement, Unfinished	1,428	0
		4,668	2,856

Building 2 : Section 1

Year Built: 1997
Living Area: 1,450

Replacement Cost: $721,412
Building Percent Good: 90
Replacement Cost Less Depreciation: $649,300

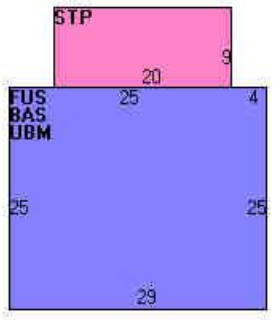
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\51.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	725	725
FUS	Upper Story, Finished	725	725
STP	Stoop	180	0
UBM	Basement, Unfinished	725	0
		2,355	1,450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.2
Frontage	0
Depth	0
Assessed Value	$1,145,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,793,600	$1,145,200	$2,938,800
2023	$1,378,200	$1,090,700	$2,468,900
2022	$1,026,200	$954,200	$1,980,400
2021	$1,026,200	$954,200	$1,980,400
2020	$1,080,400	$772,500	$1,852,900

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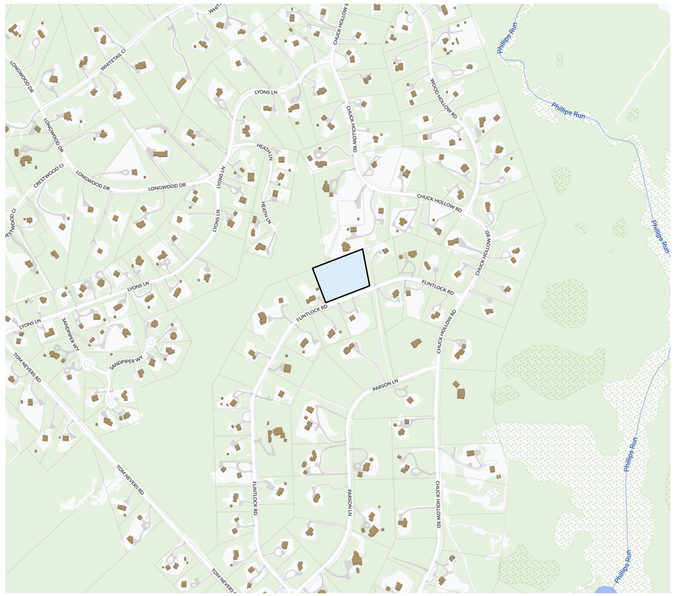
32 Flintlock Road

Nantucket, MA

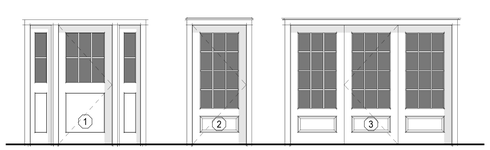
07.01.24

HDC Submission



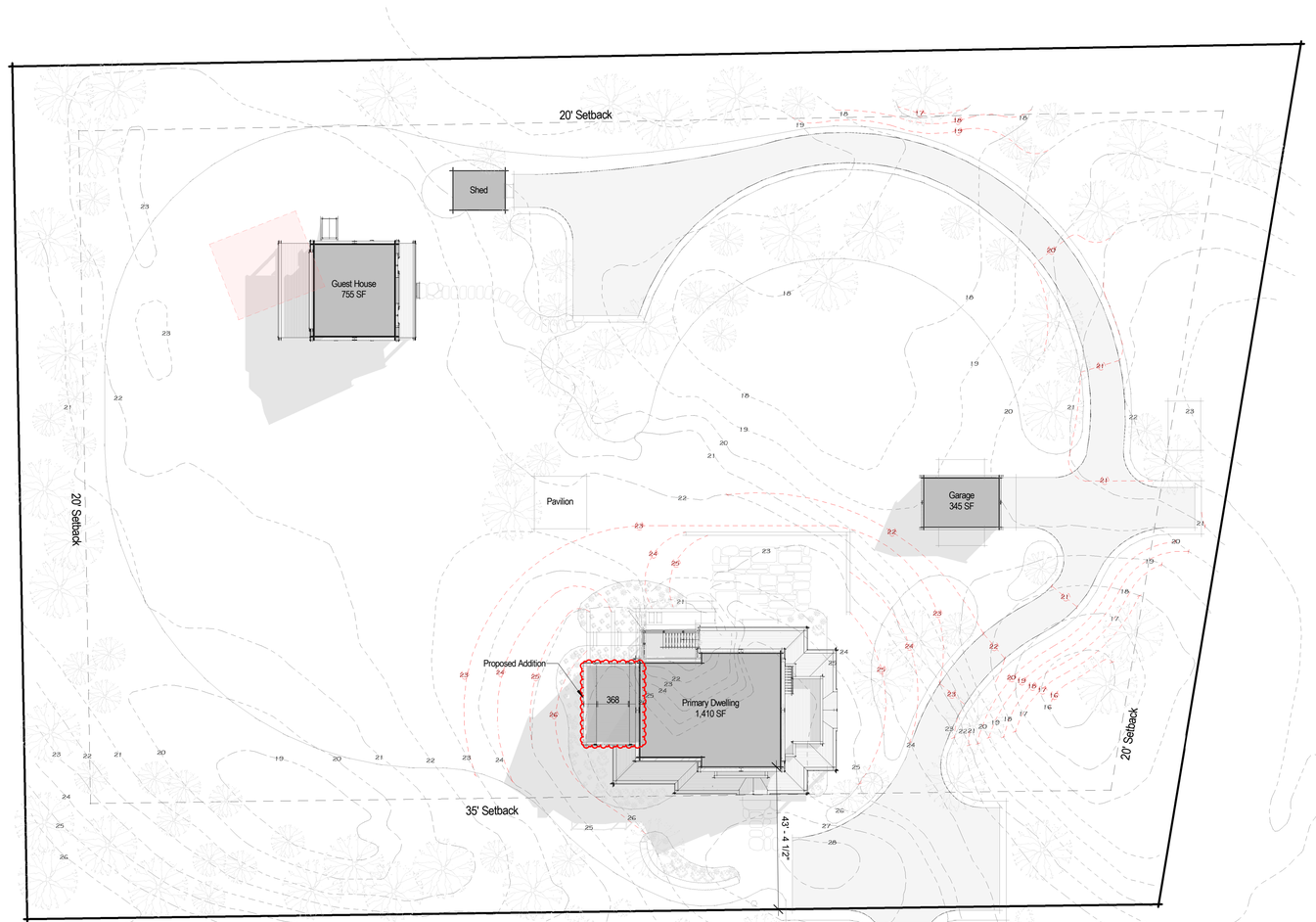
1 Locus Map
Not to Scale

Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 9 Lite SDL



Single Hinged Door + Sidelites 1 Panel + 4 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Triple French Door (3) 12 Lite 1 Panel SDL

2 Window & Door Legend
1/4" = 1'-0"



3 Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	95,938 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 2,878 SF +/-
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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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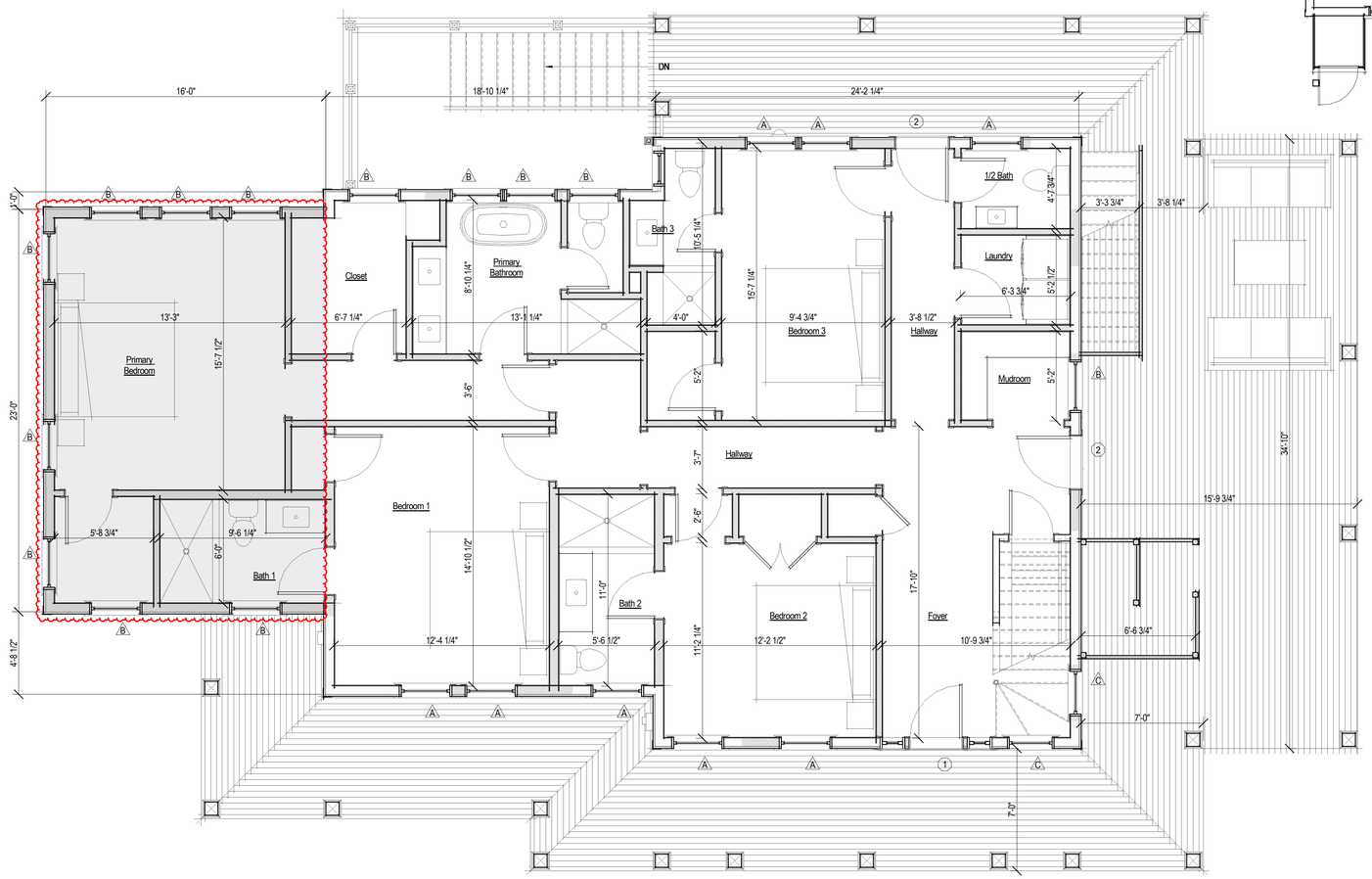
G.1.1

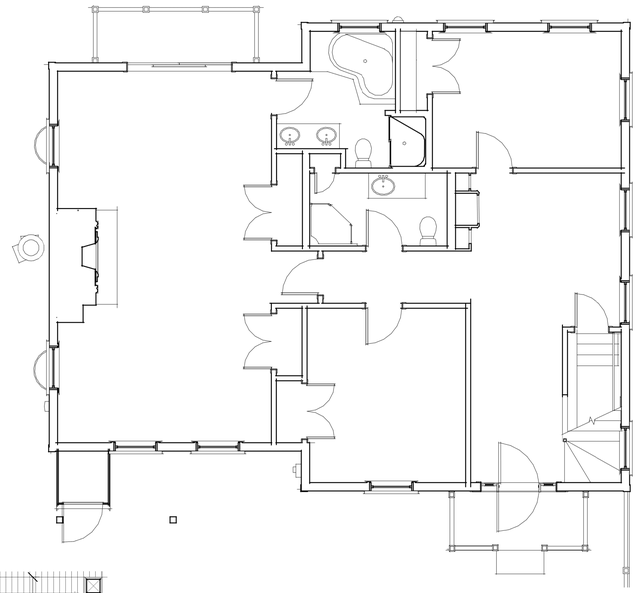
2401

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
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A.2.1	Exterior Elevations
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A.2.3	Exterior Perspectives

Revisions

Revision 1	Date 1

First Floor Plan

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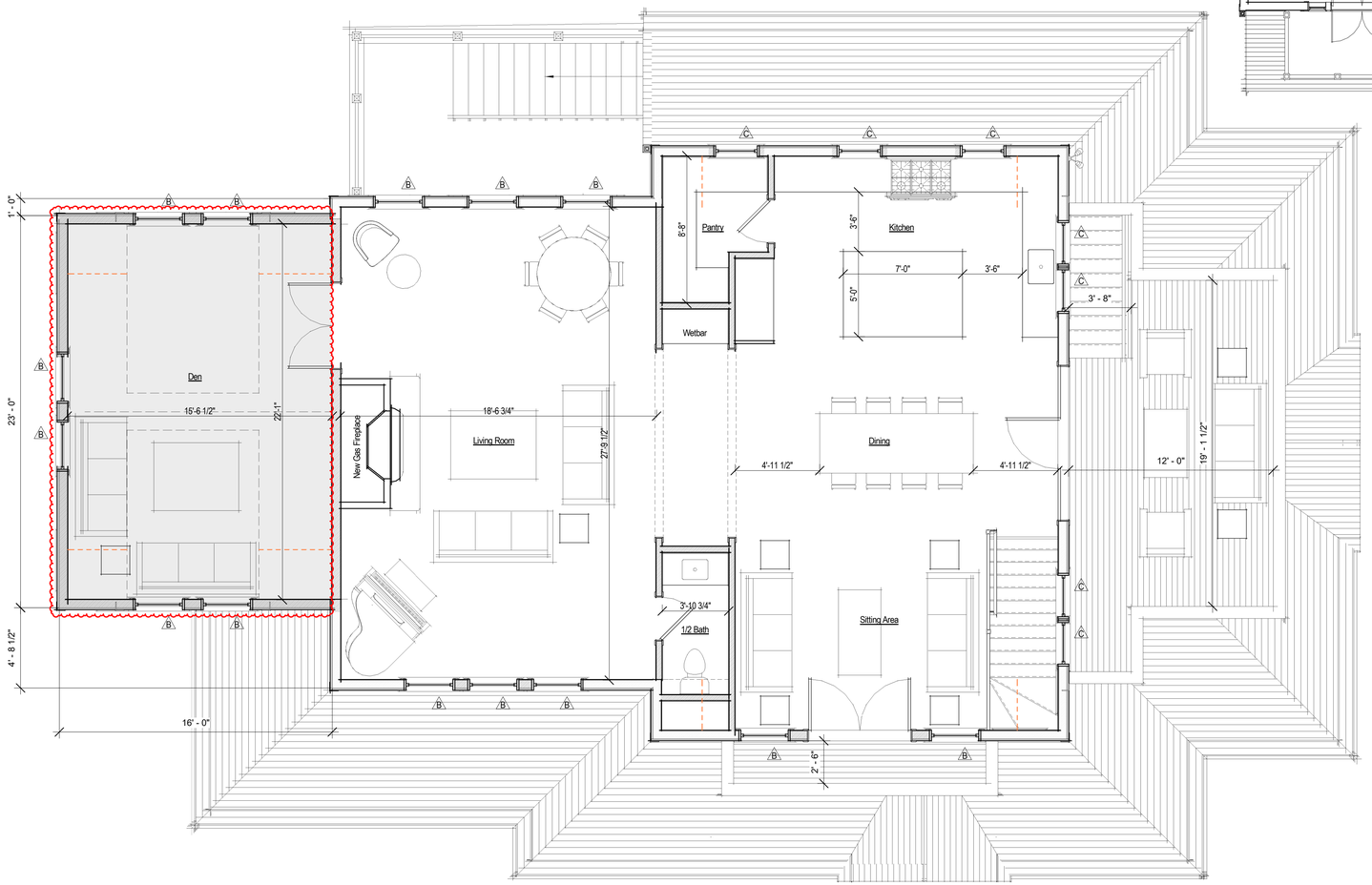
A.1.1

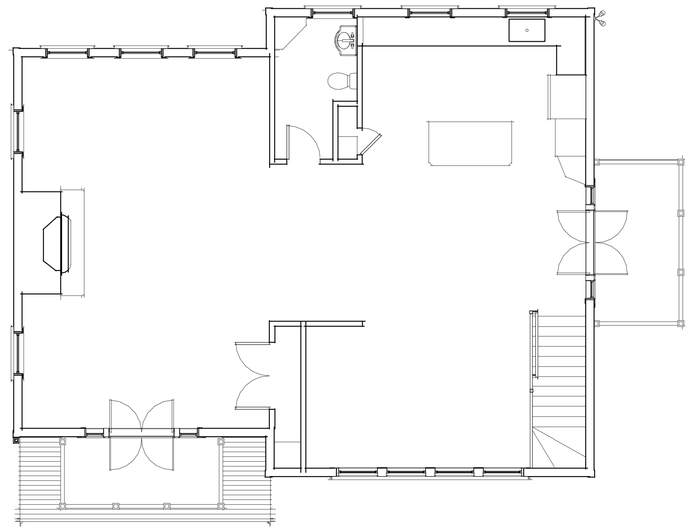
2401

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.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Revision 1	Date 1

Second Floor Plan

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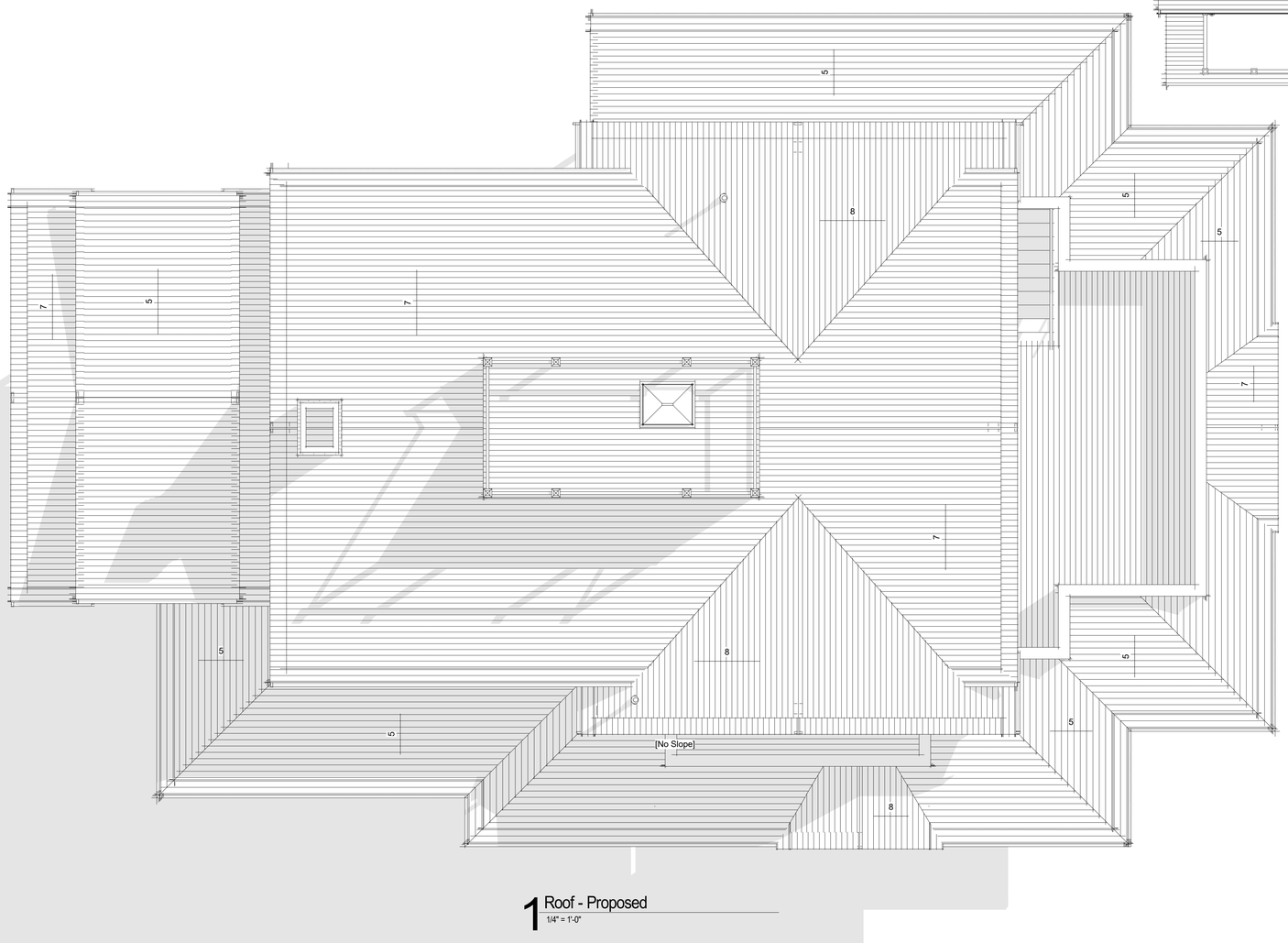
A.1.2

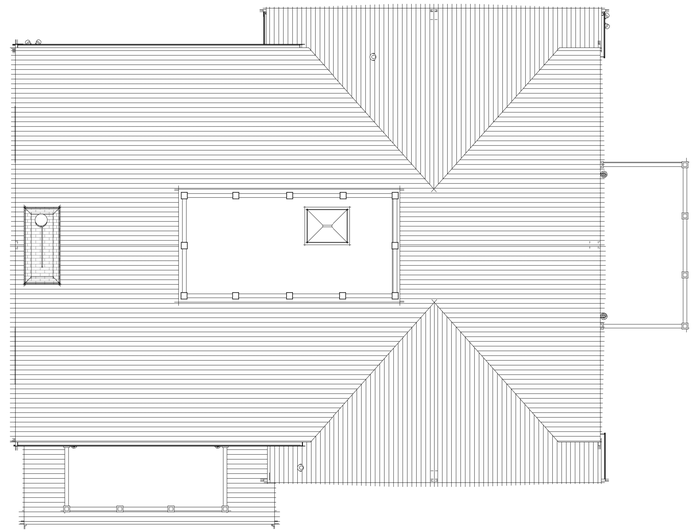
2401

07.01.24

HDC Submission



1 Roof - Proposed
1/4" = 1'-0"



2 Roof - Existing
3/16" = 1'-0"

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A.2.3 Exterior Perspectives

Revisions

Roof Plan

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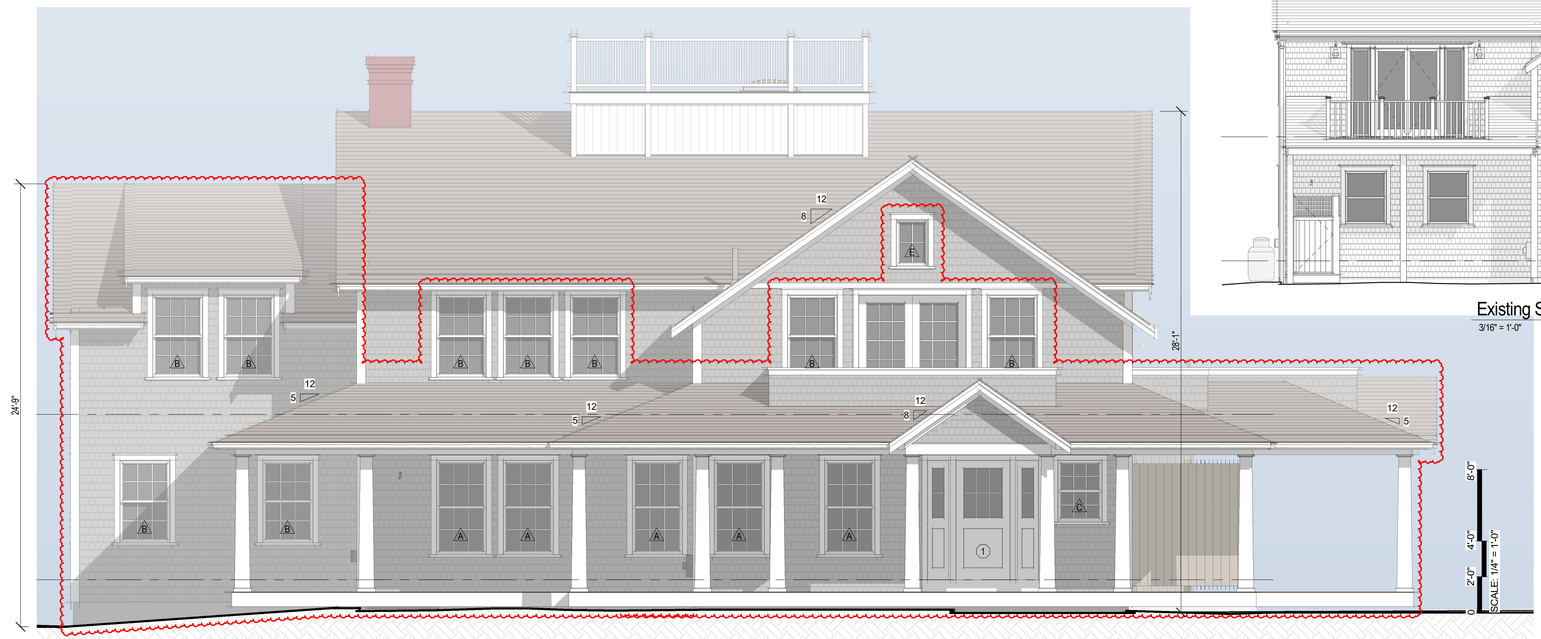
A.1.3

2401

07.01.24

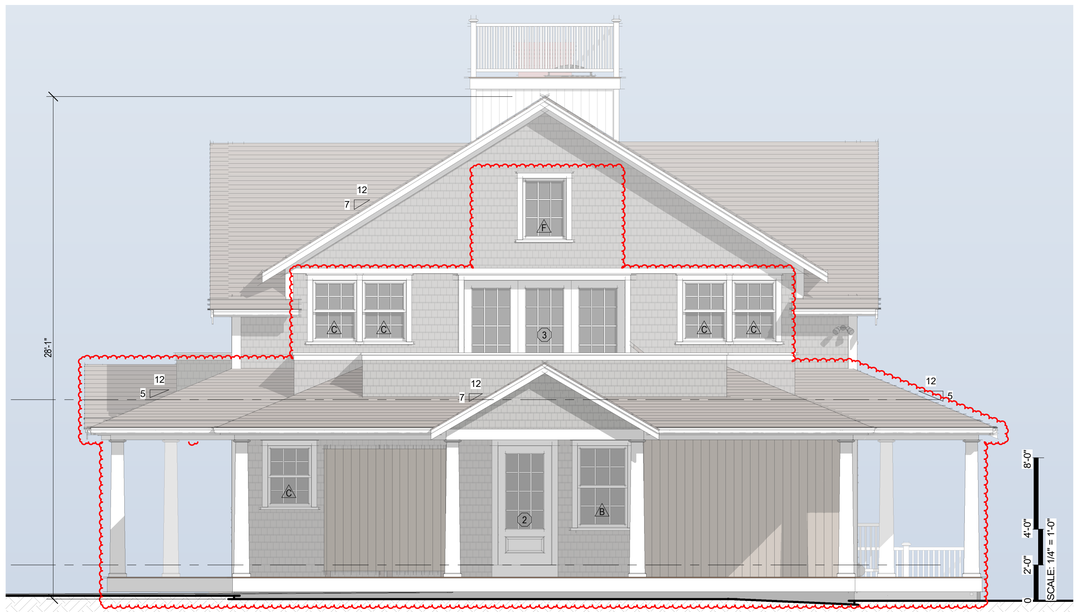
HDC Submission



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

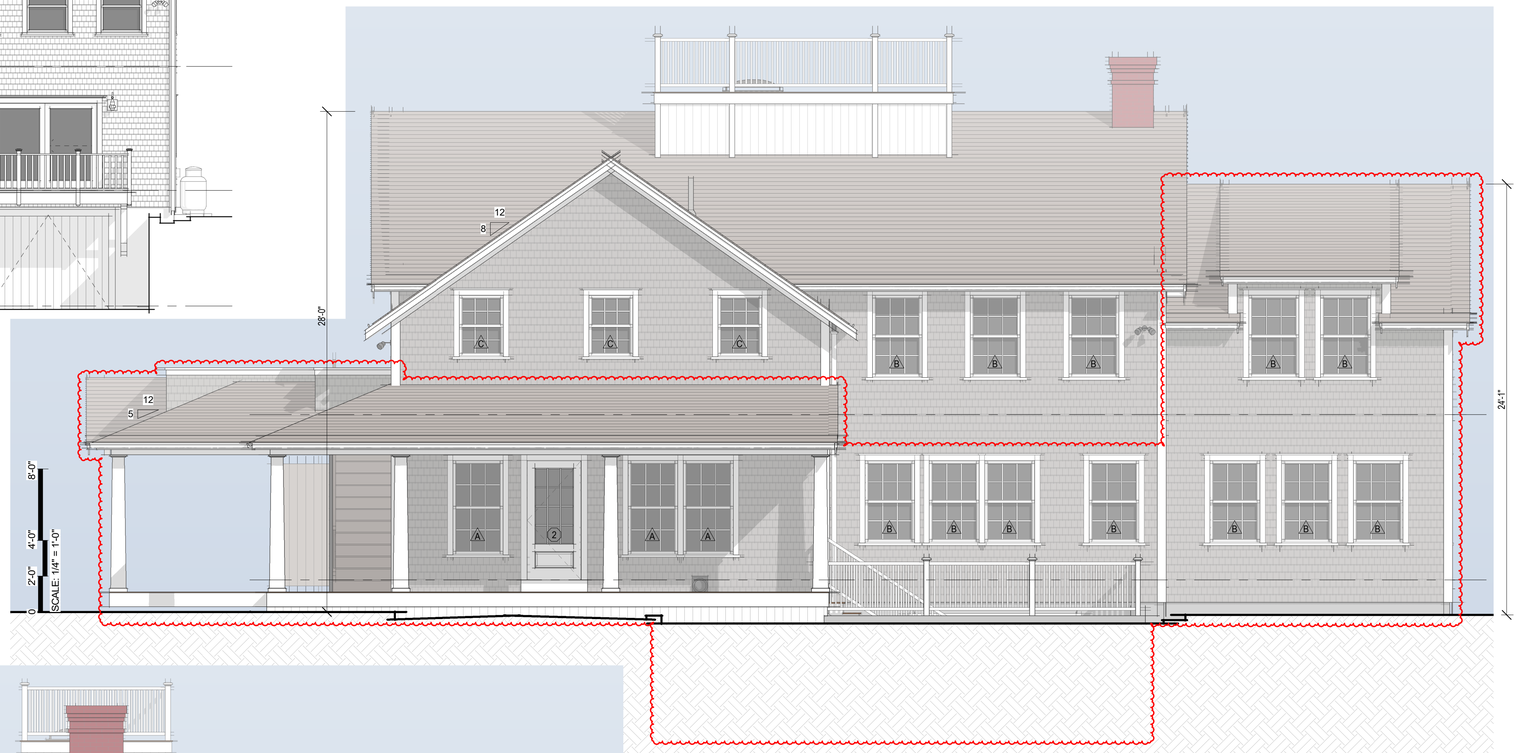
2401

07.01.24

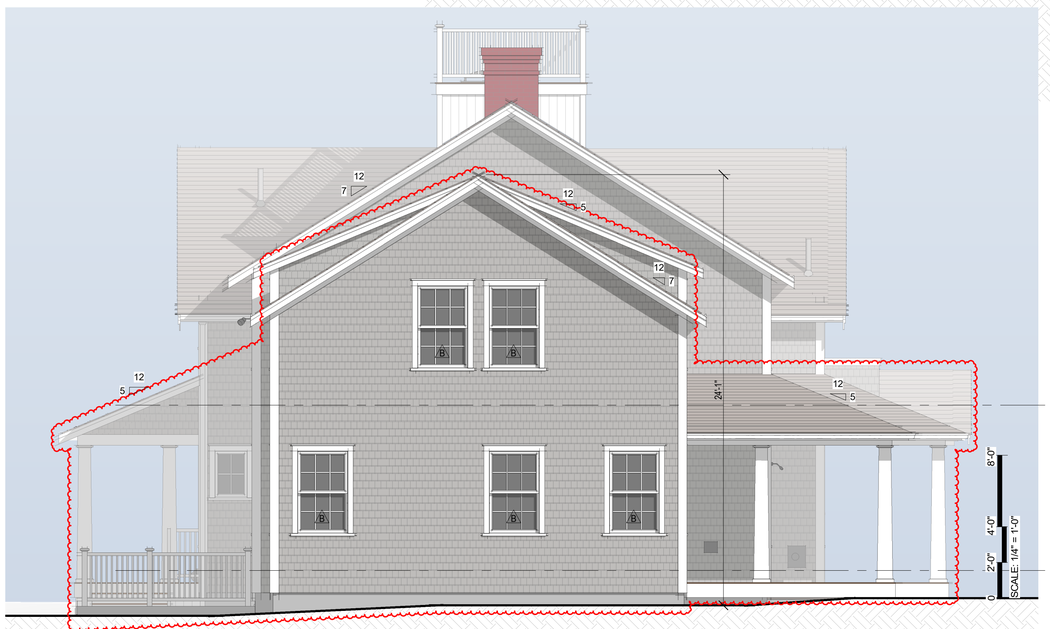
HDC Submission



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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Revisions

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Exterior Elevations

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A.2.2

2401

07.01.24

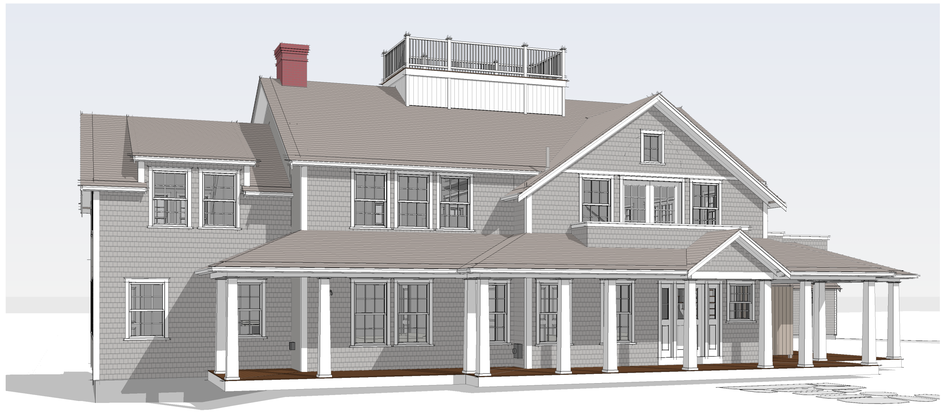
HDC Submission



1 Street Perspective (A) - Proposed



2 Street Perspective (A) - Existing



3 Street Perspective (B) - Proposed



4 Street Perspective (B) - Existing

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Revisions

Exterior Perspectives

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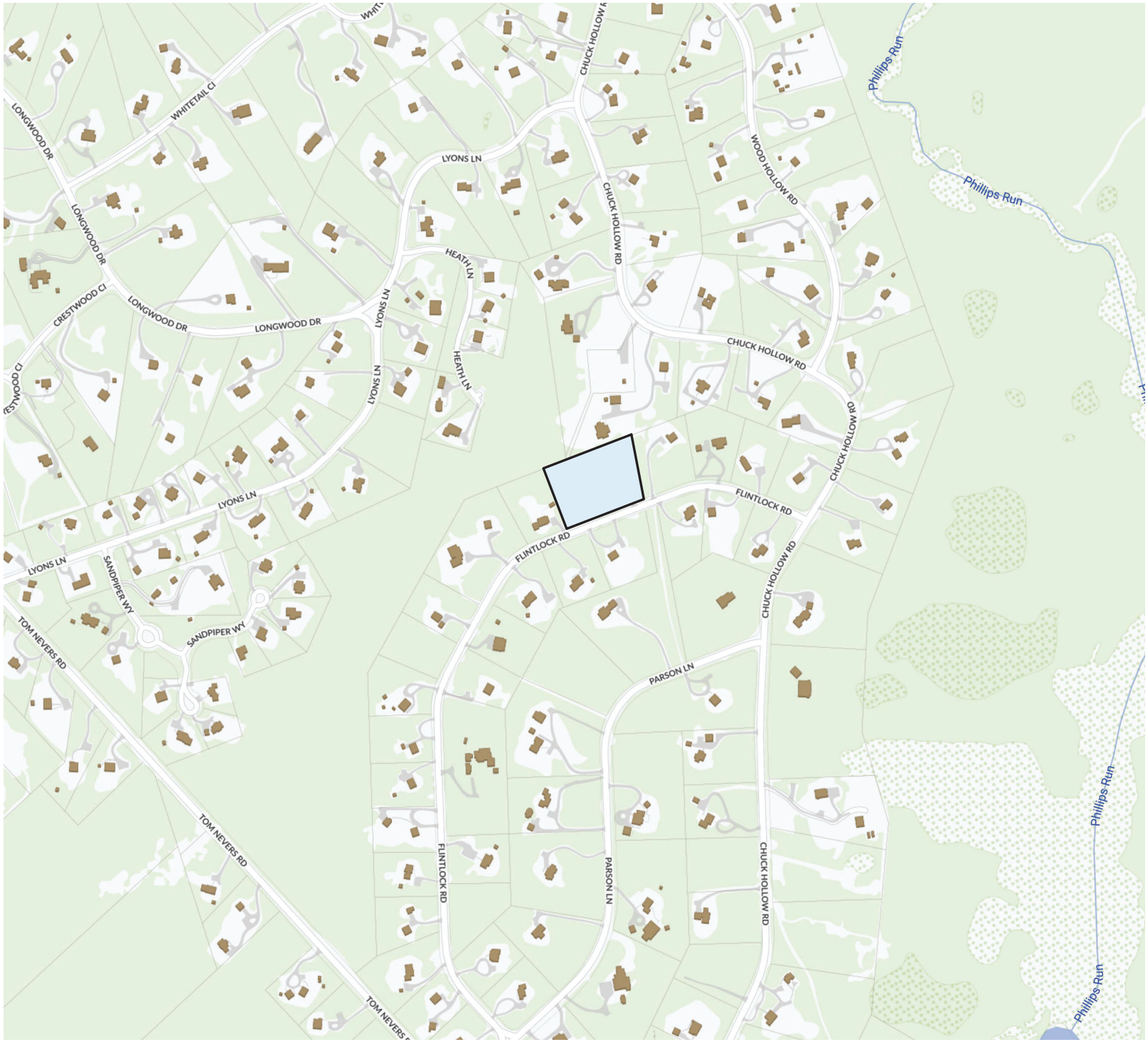
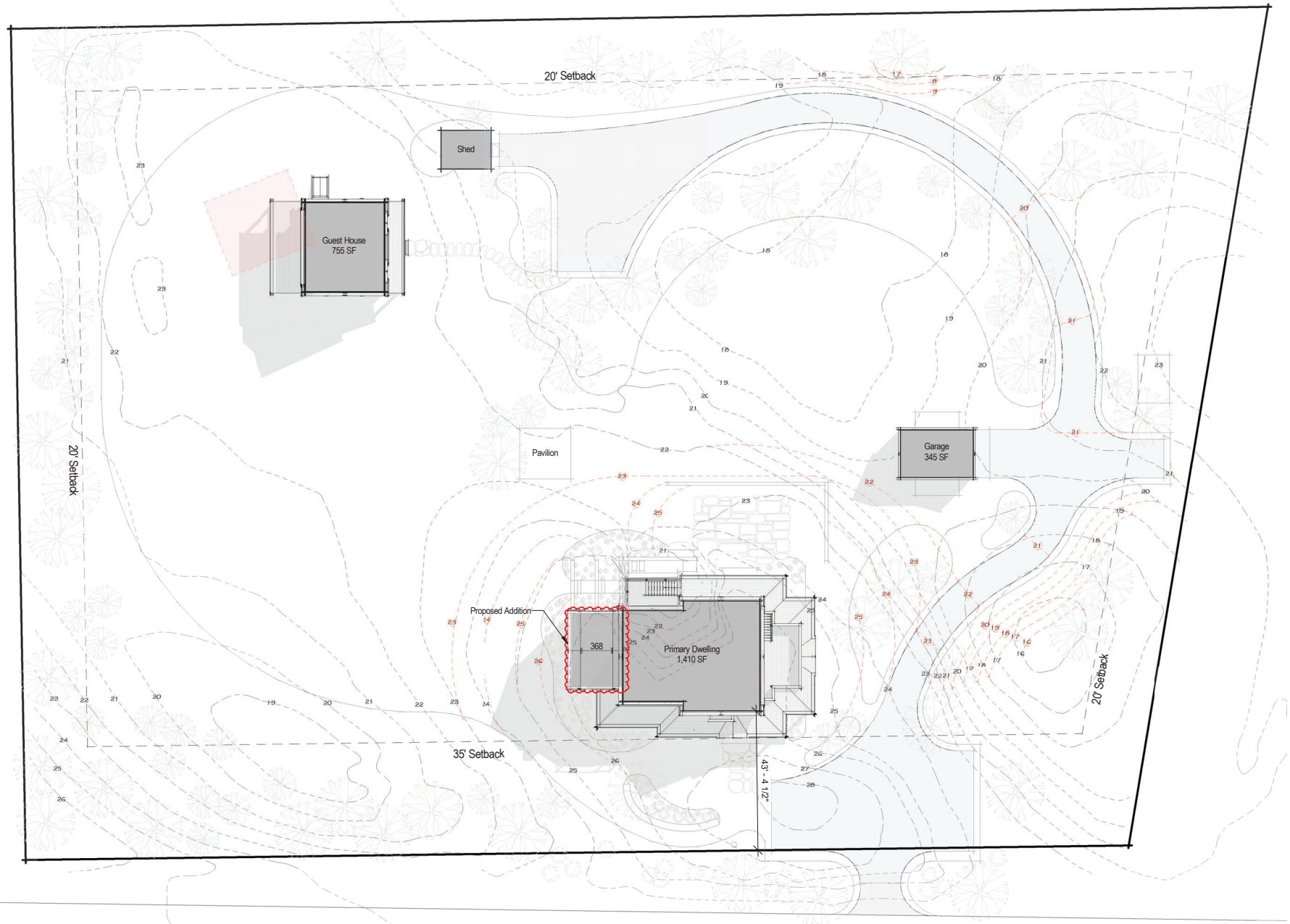
A.2.3

2401

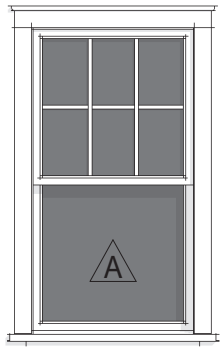


1 Locus Map

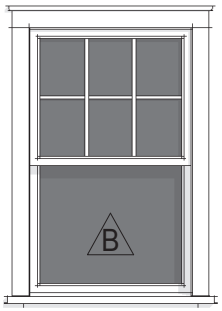
Not to Scale



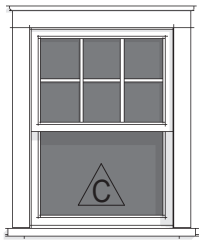
3 Site Plan
3/64" = 1'-0"



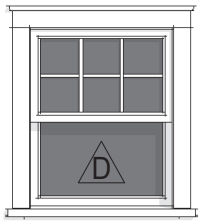
Double Hung
6/1 SDL



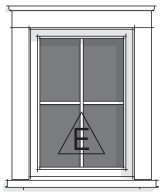
Double Hung
6/1 SDL



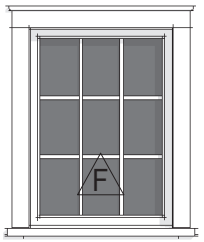
Double Hung
6/1 SDL



Double Hung
6/1 SDL



Fixed
4 Lite SDL



Fixed
9 Lite SDL



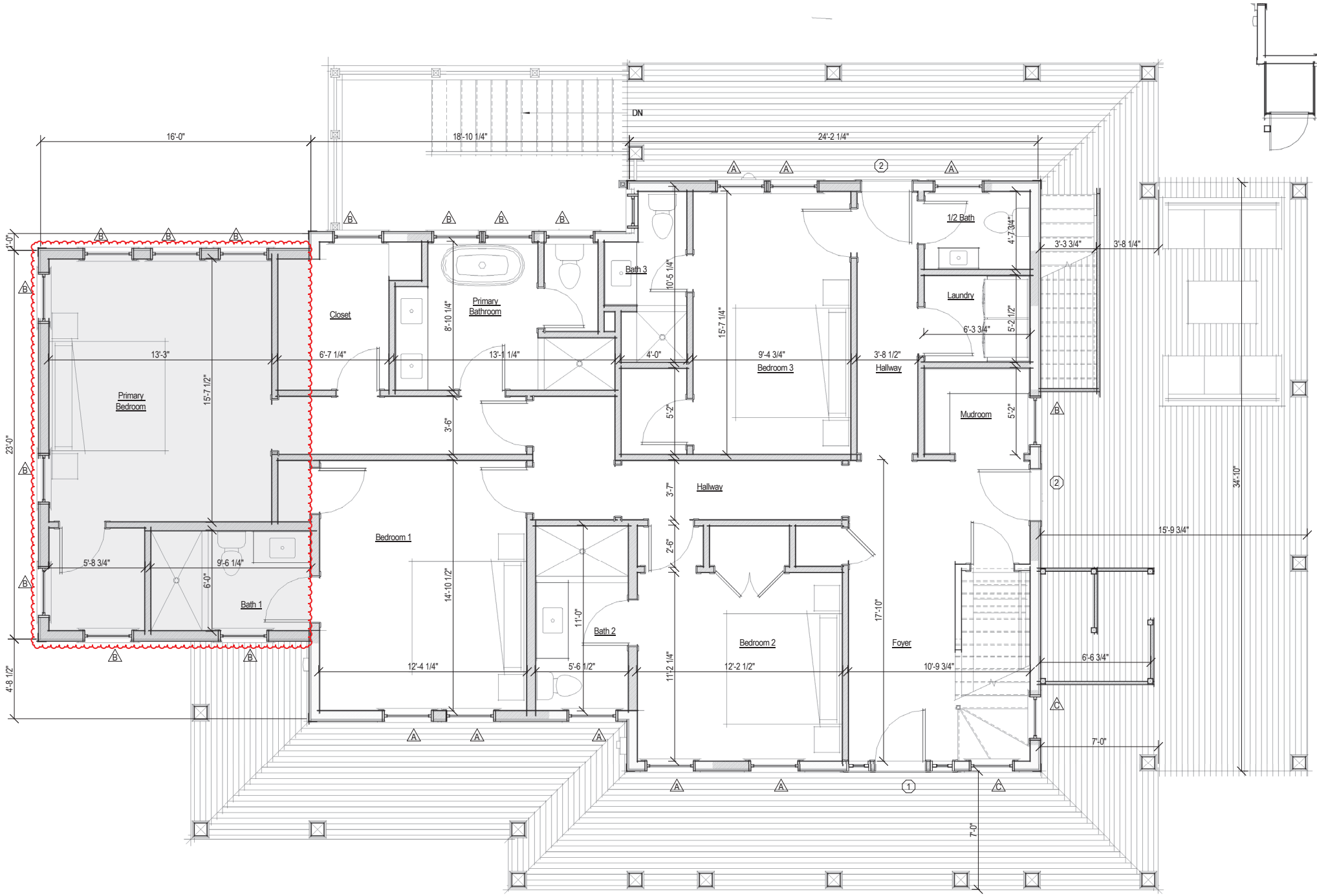
Single Hinged Door + Sidelites
1 Panel + 4 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
(3) 12 Lite 1 Panel SDL

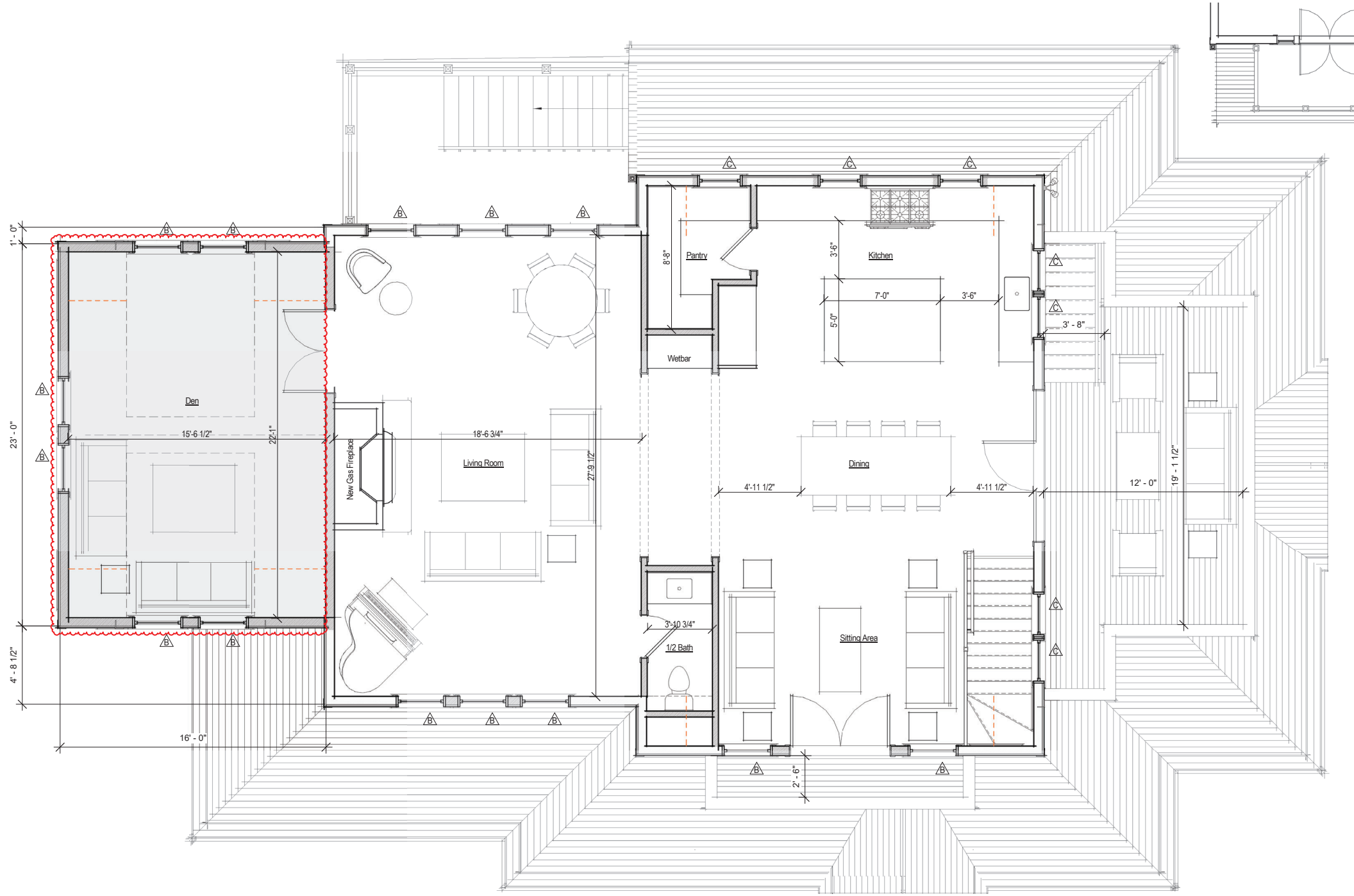
2 Window & Door Legend

1/4" = 1'-0"



1 First Floor - Proposed

1/4" = 1'-0"



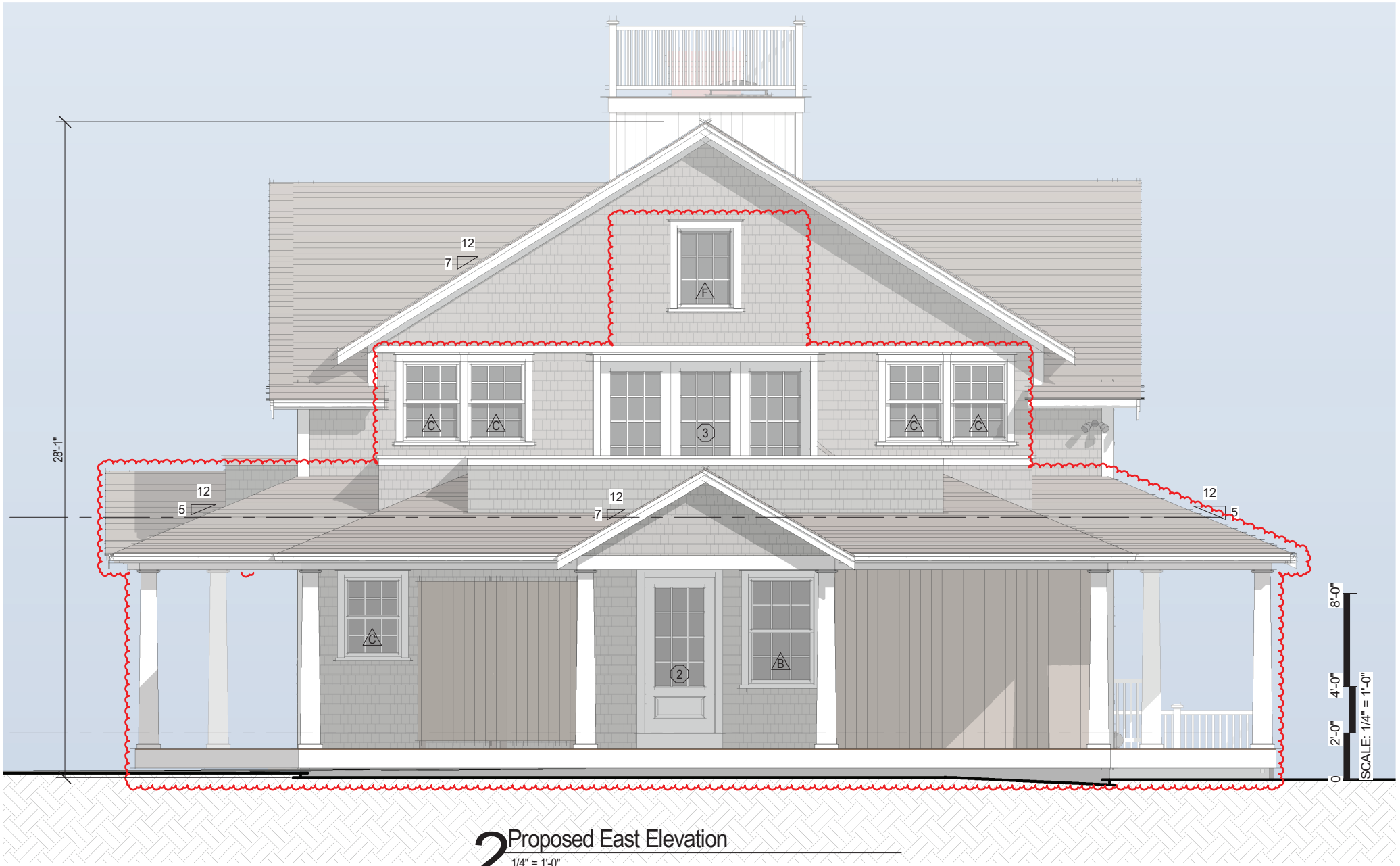
1 Second Floor - Proposed

1/4" = 1'-0"



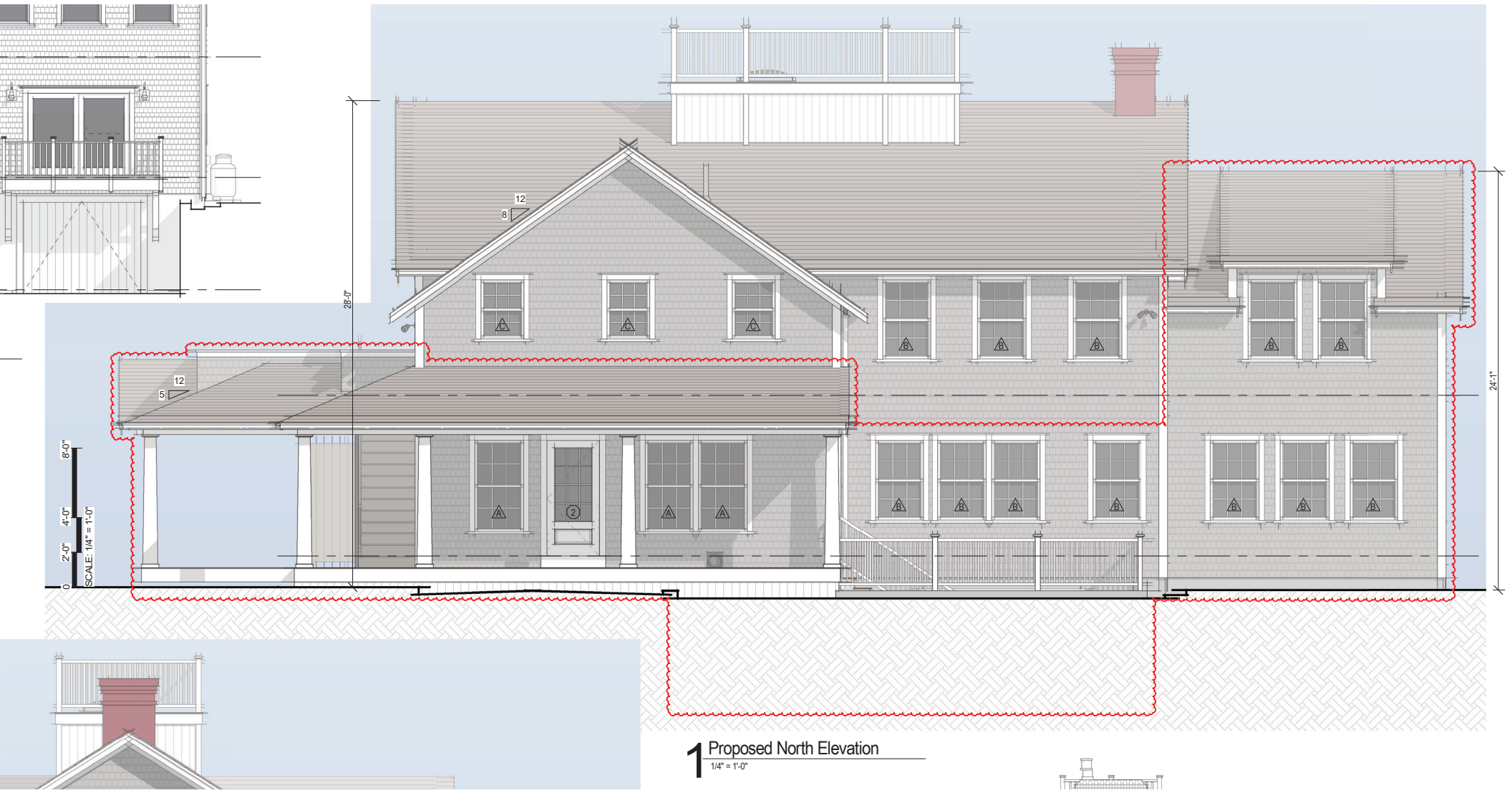
1 Proposed South Elevation
1/4" = 1'-0"

Existing
3/16" = 1'-0"

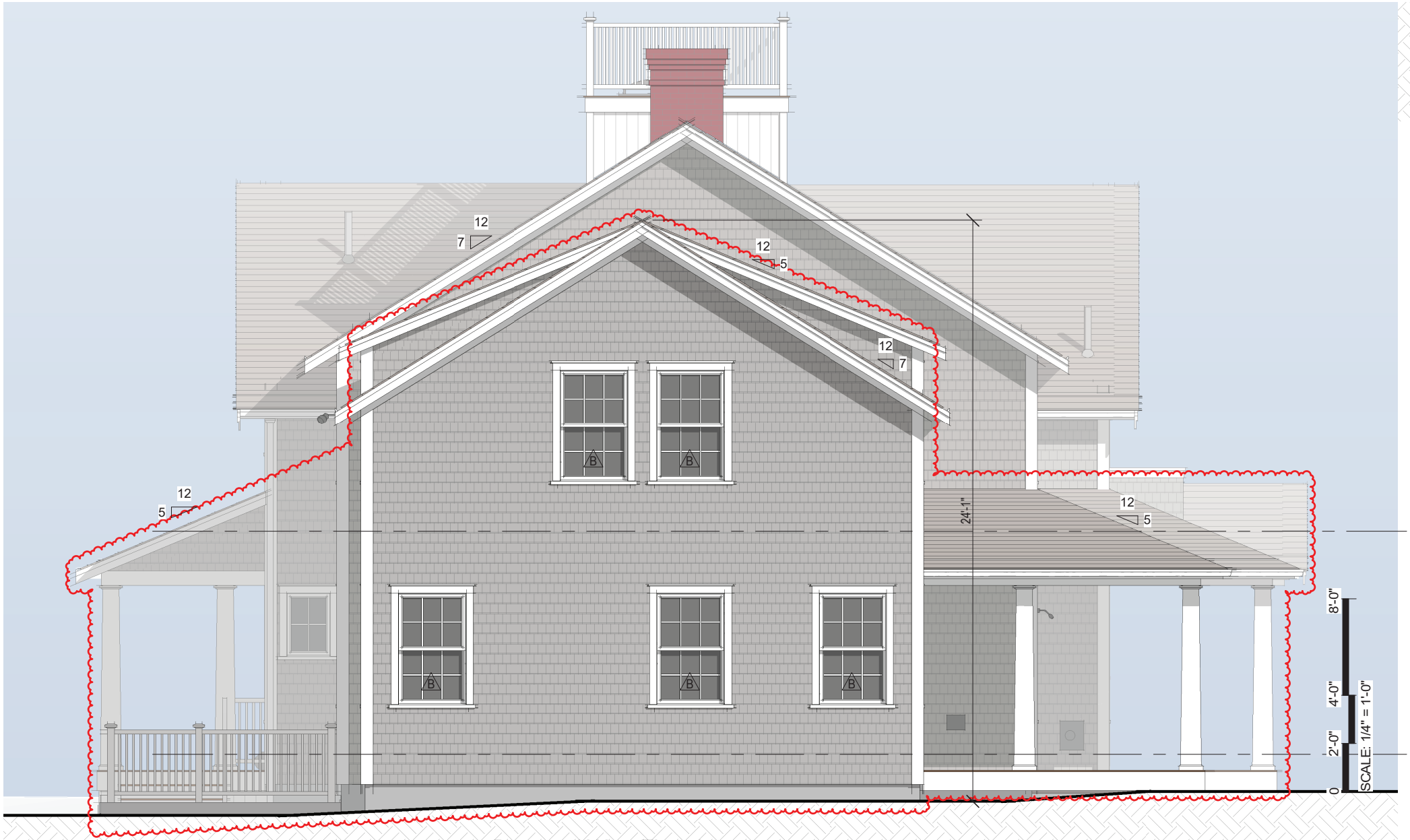


2 Proposed East Elevation

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

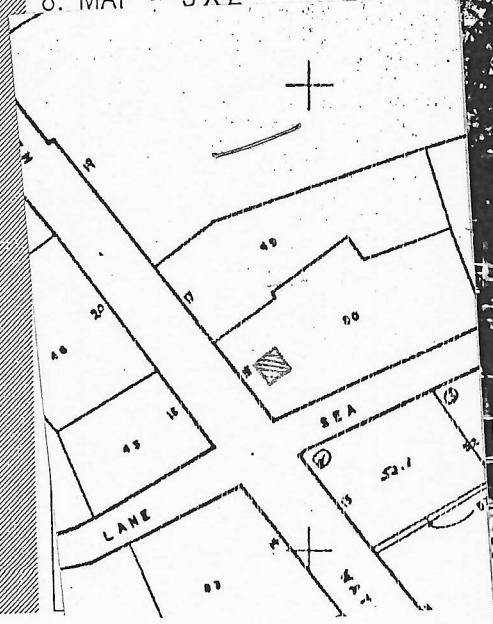
3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

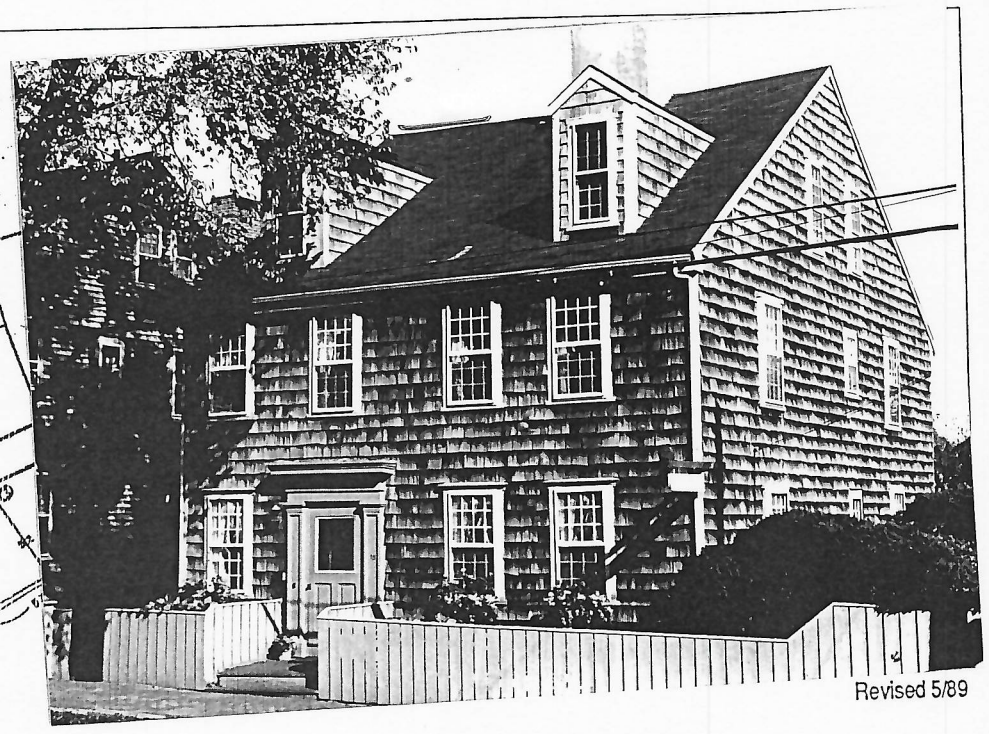
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805, probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2,550. 1820 - Brayton to Samuel 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): _____

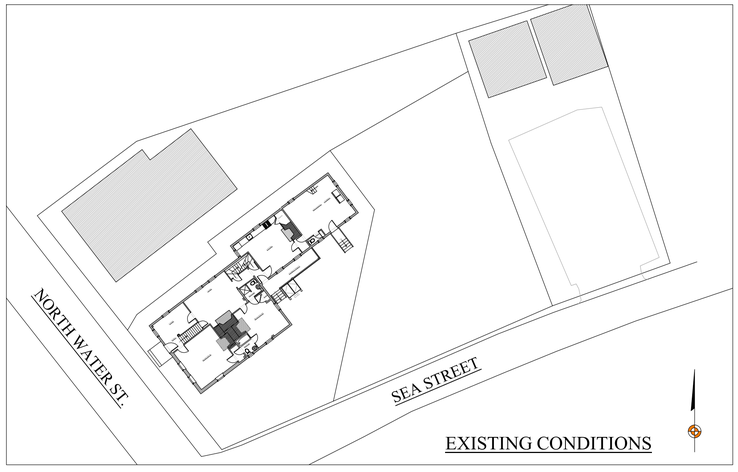
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: hedge

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

Design and drawing hereon are property of Benjamin Normand Residential Design, Inc. and may not be used without the express authorization. All applicable copyright laws can and will be enforced.

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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

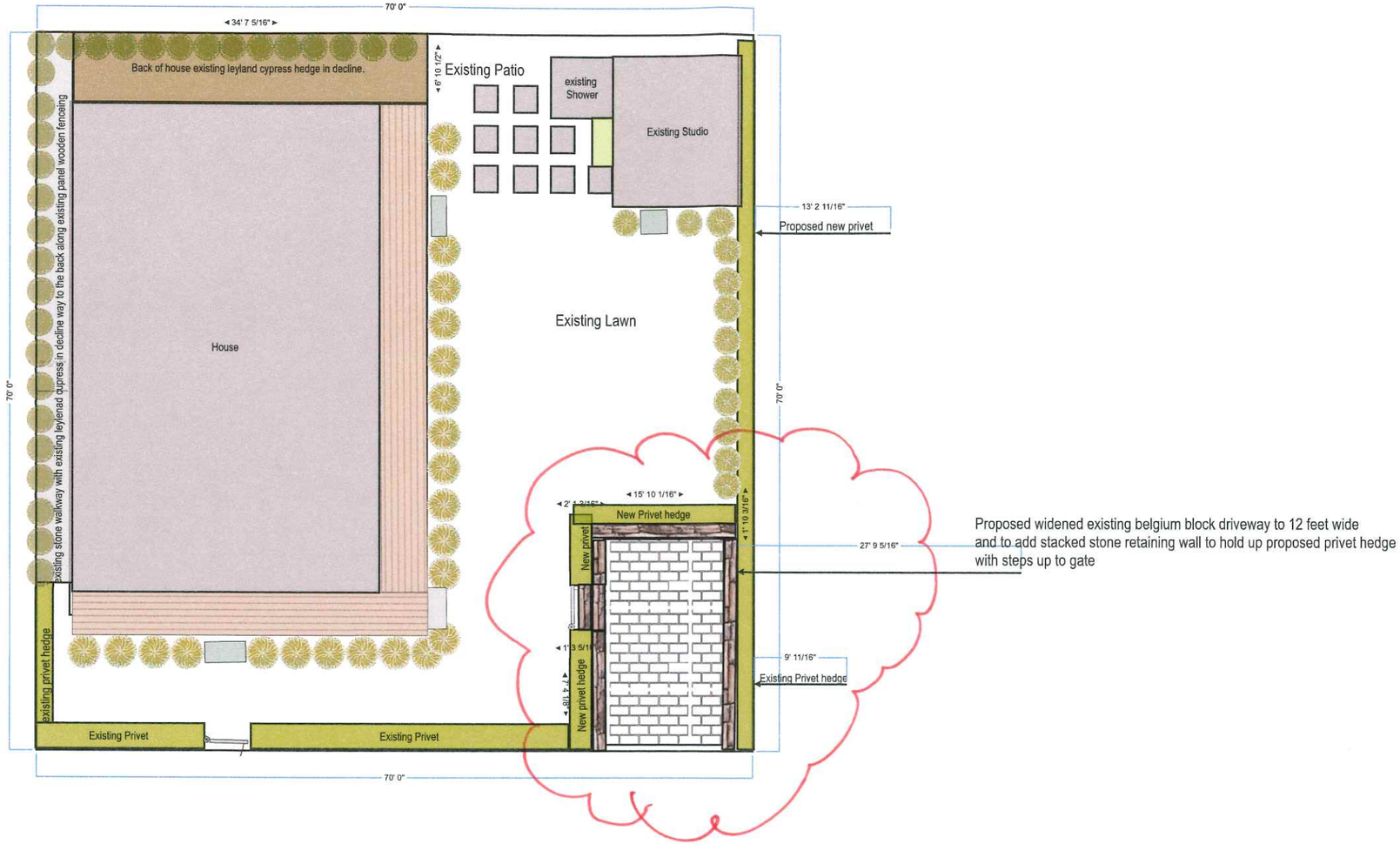


29 Jefferson Av.

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.**
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N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

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Street a
City, Sta

BONSEE JOHN J TR & MARGARET E B TR
BONSEE REVOCABLE TRUST
PO BOX 55
MIDDLEBURG, VA 22118-0055

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JUN 26 2024

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Pos
$

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City, State, ...

WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Postmark Here

JUN 26 2024

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

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Street and
City, State

GRAHAM KATHRYN C
11 PRISCILLA LN
NANTUCKET, MA 02554

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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Postage
$

Total Po
$

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Street ar
City, Sta

MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

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JUN 26 2024

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

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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





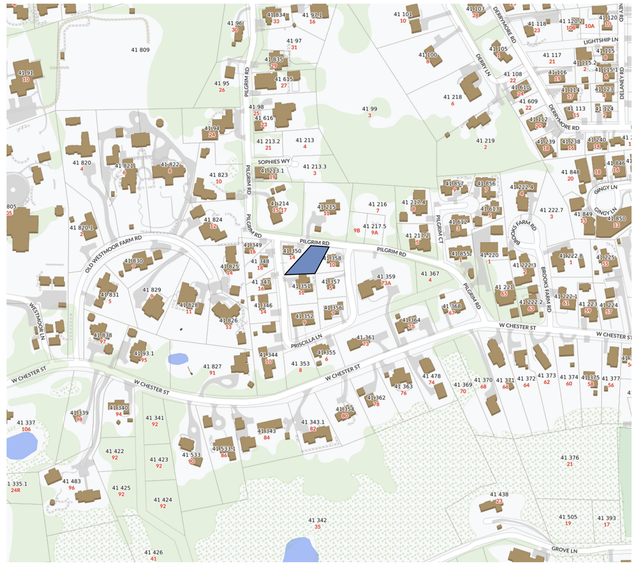




Holahan Residence

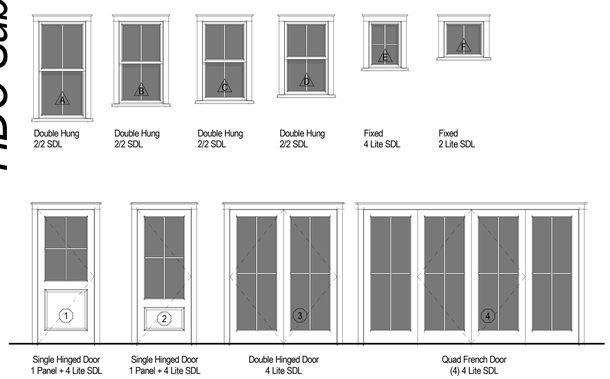
12 Pilgrim Road
Nantucket, MA 02554

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

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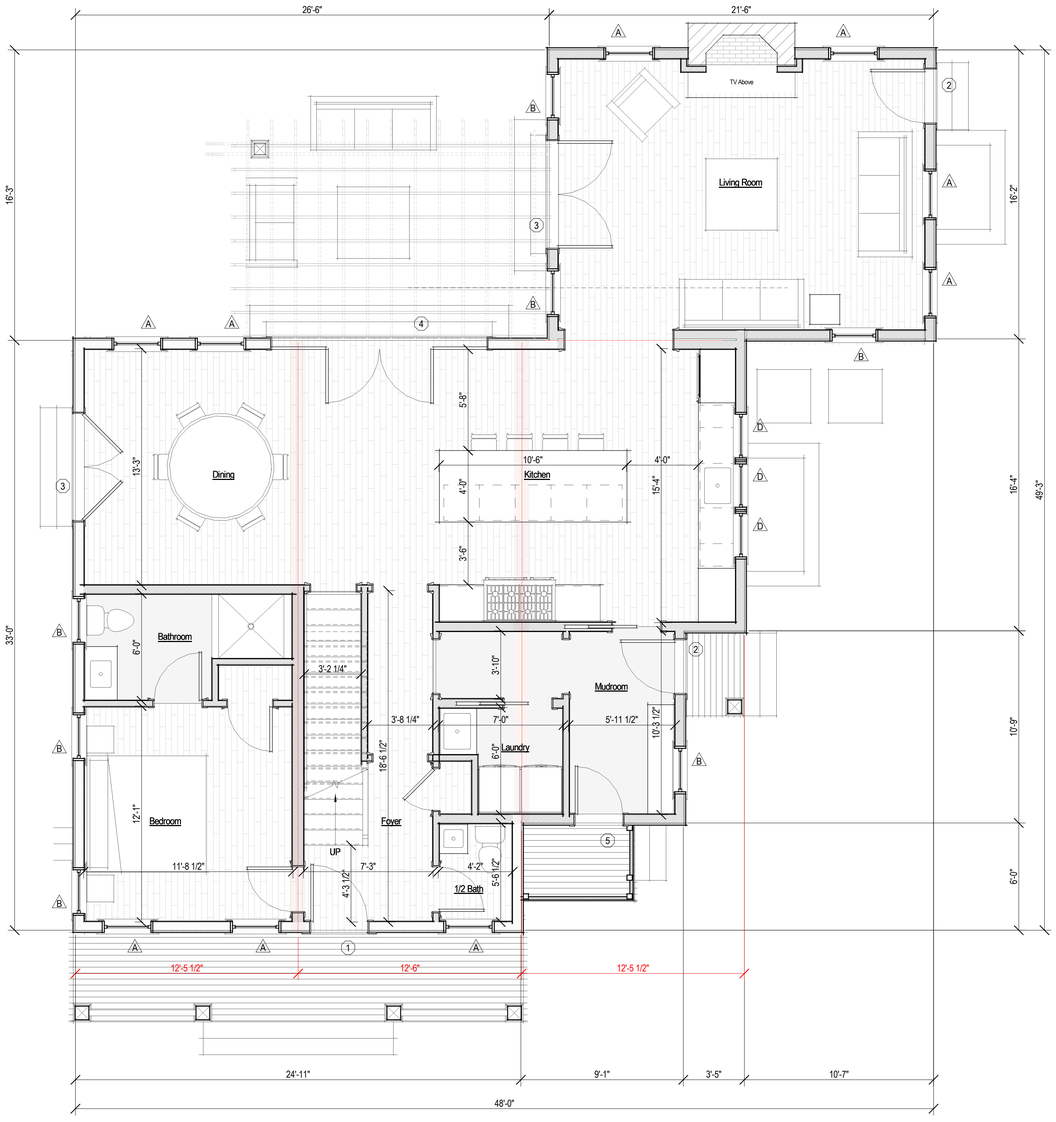
G.1.1

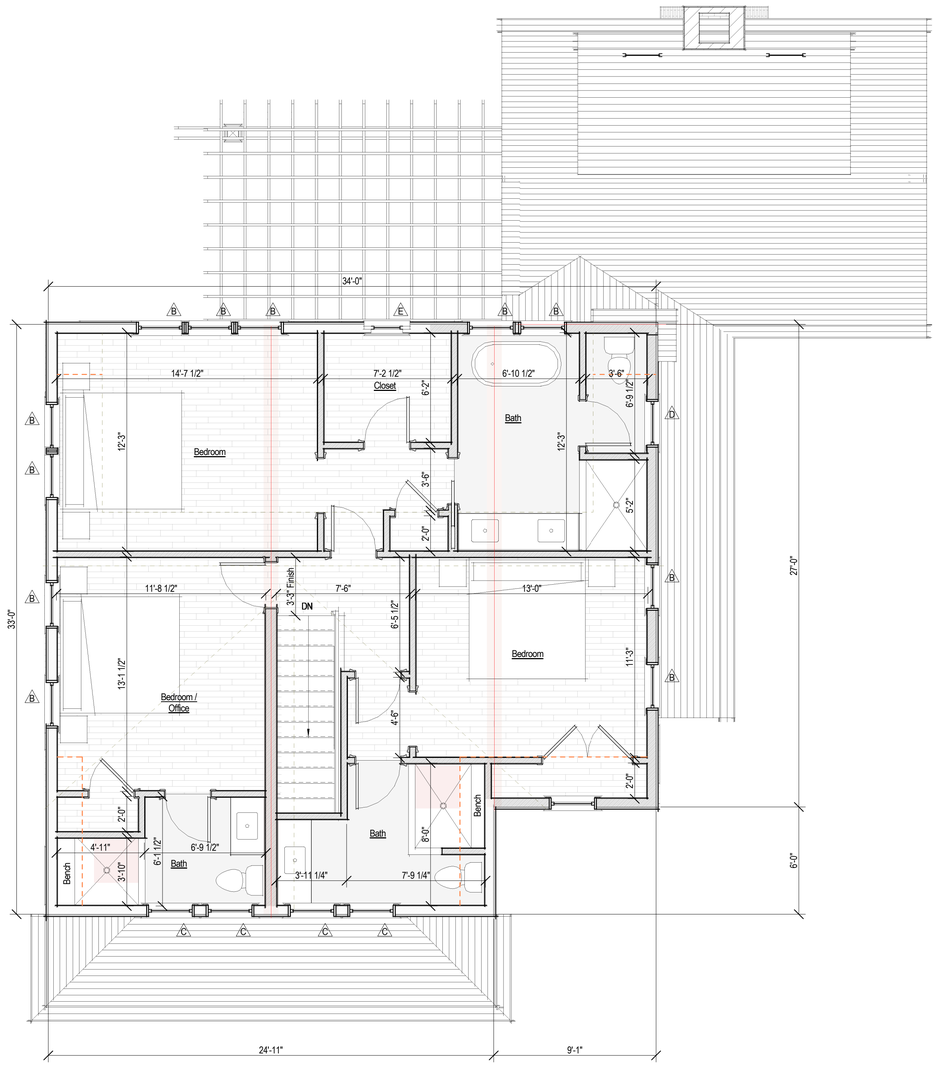
2412

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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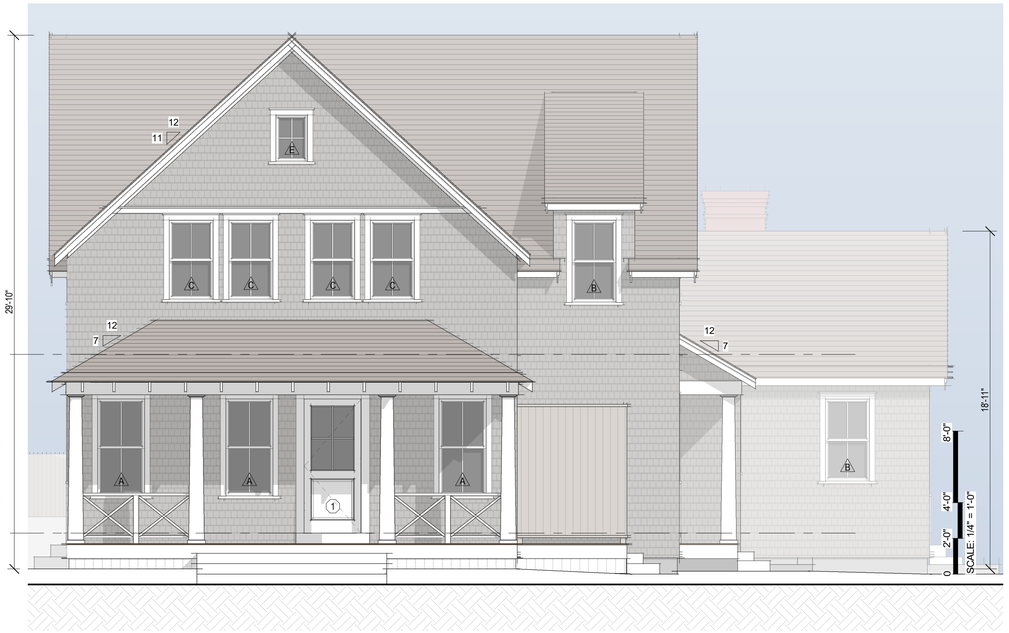
A.1.1
2412

07.01.24



1 North Elevation - Proposed
1/4" = 1'-0"

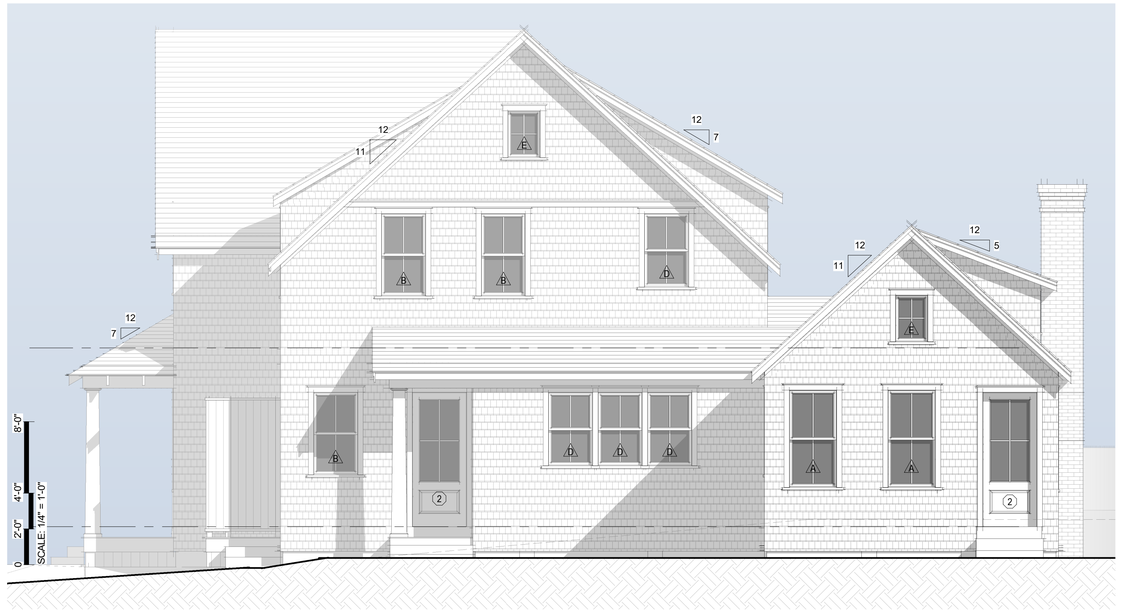


2 East Elevation - Proposed
1/4" = 1'-0"

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

SHEET INDEX
G.1.1 Cover Sheet
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A.2.2 Exterior Perspectives

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Exterior Elevations

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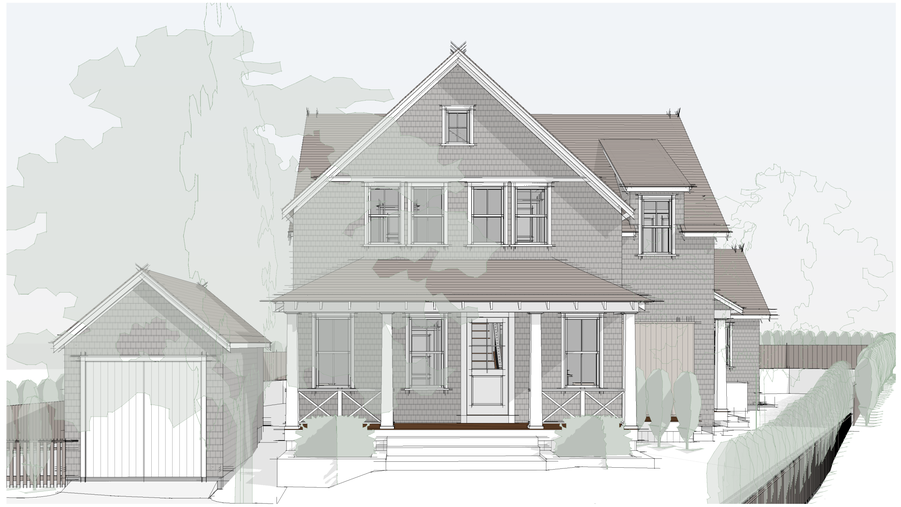
A.2.1

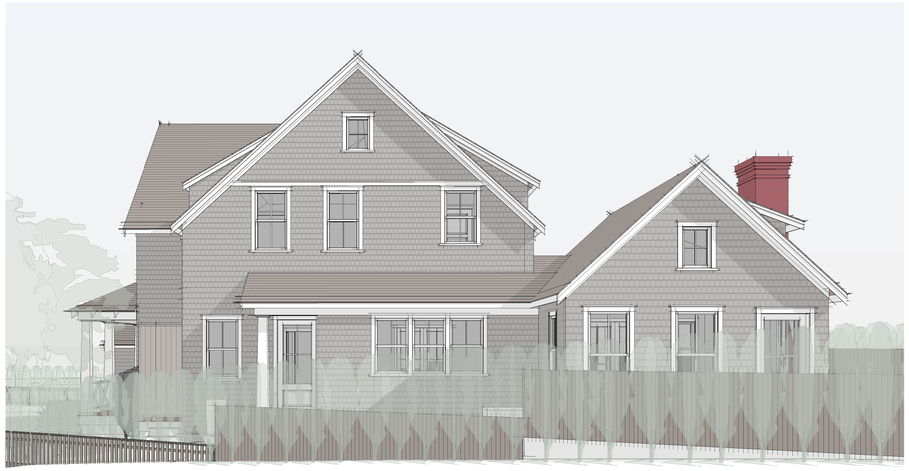
2412

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.:	------

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Exterior Perspectives

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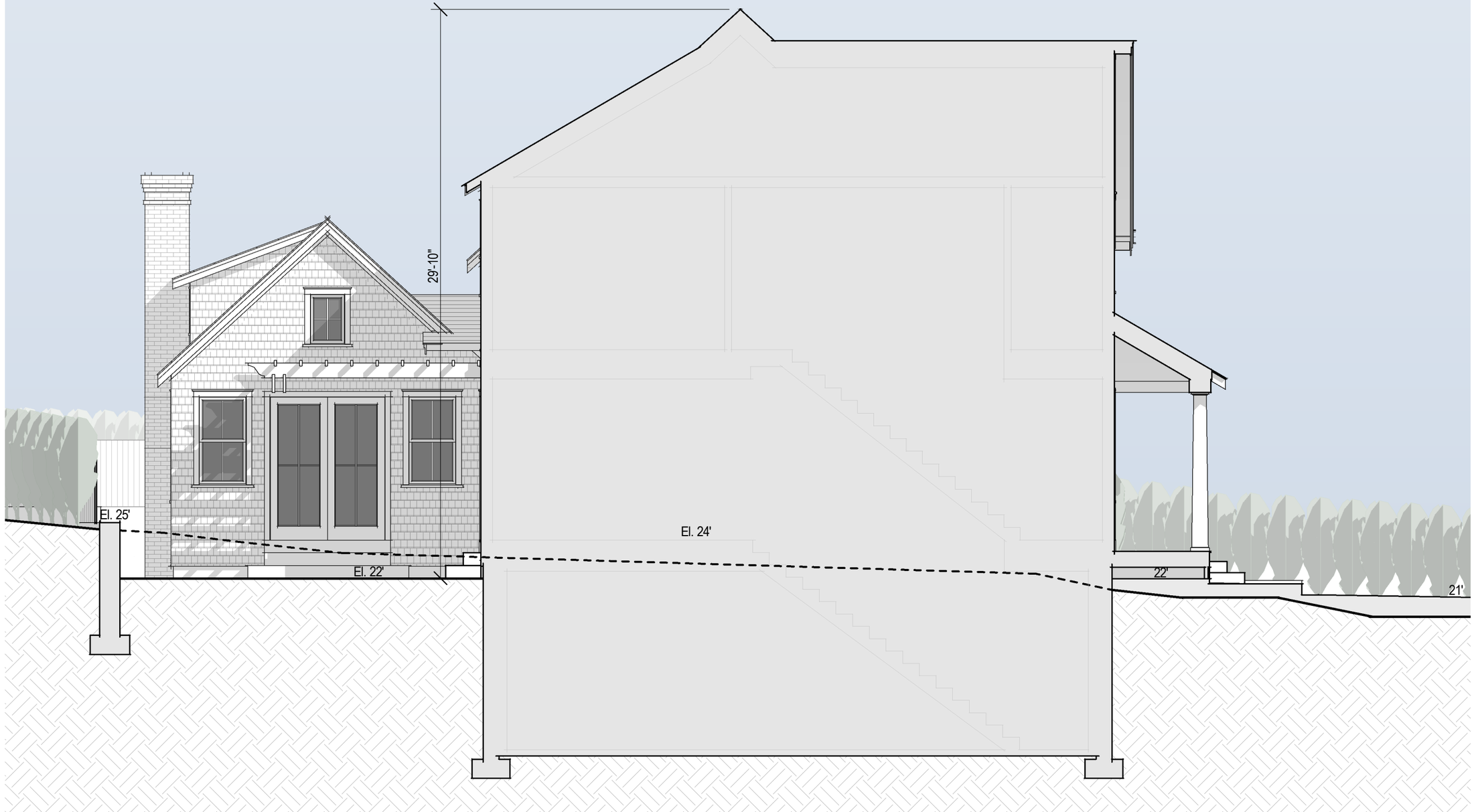
A.2.2

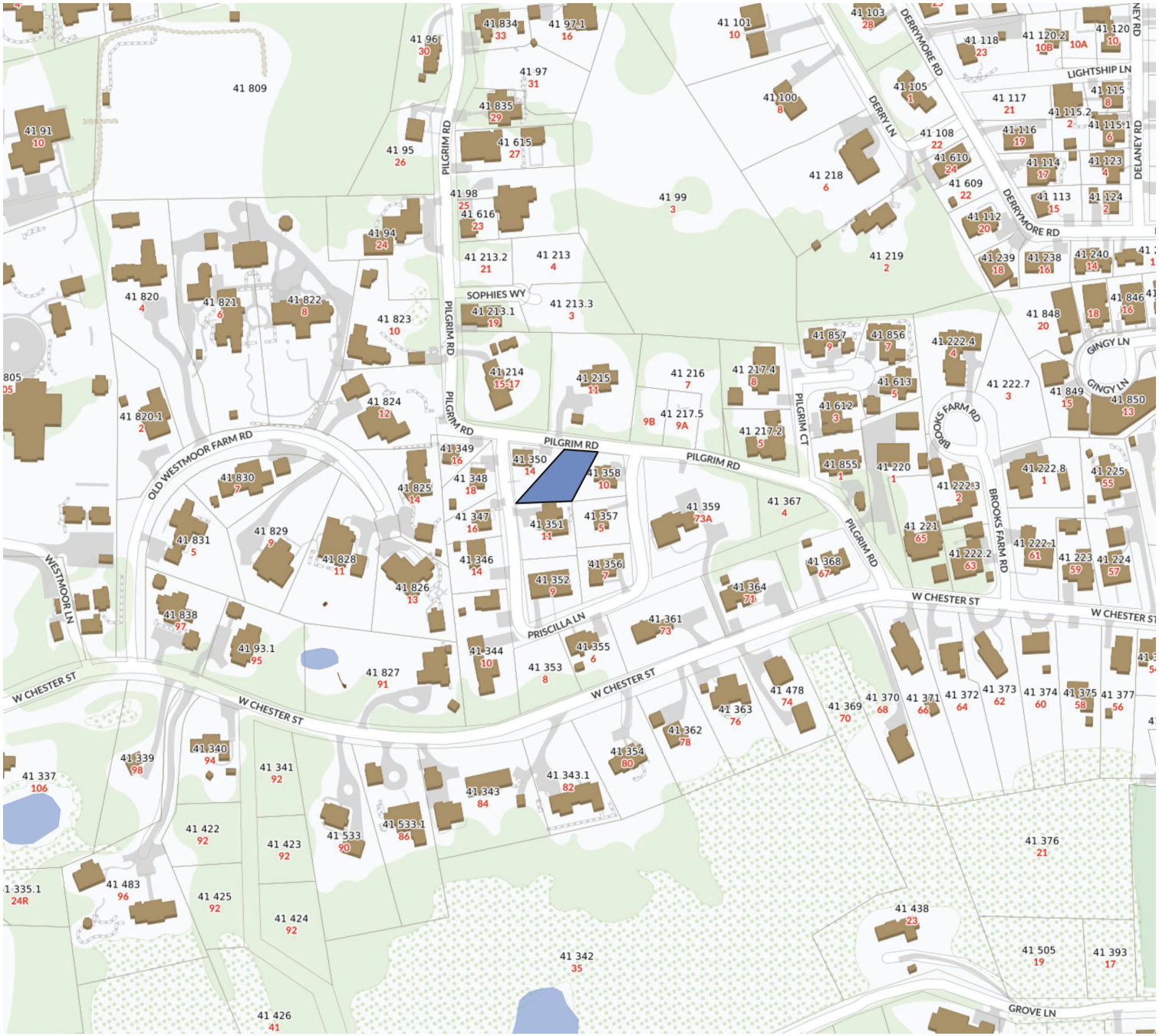
2412



Holahan Residence
12 Pilgrim Road
Nantucket, MA 02554

Site Section
3/16" = 1'-0"

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

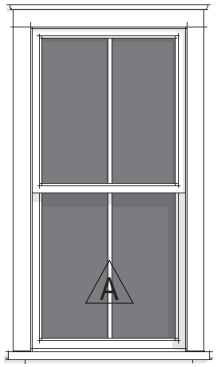


1 Locus Map

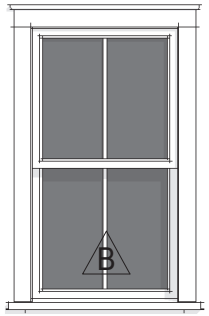
Not to Scale



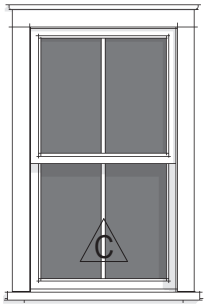
3 Site Plan
1/8" = 1'-0"



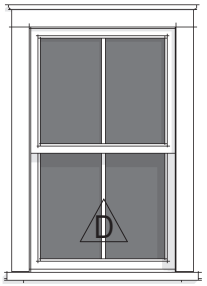
Double Hung
2/2 SDL



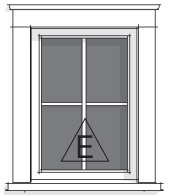
Double Hung
2/2 SDL



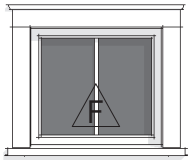
Double Hung
2/2 SDL



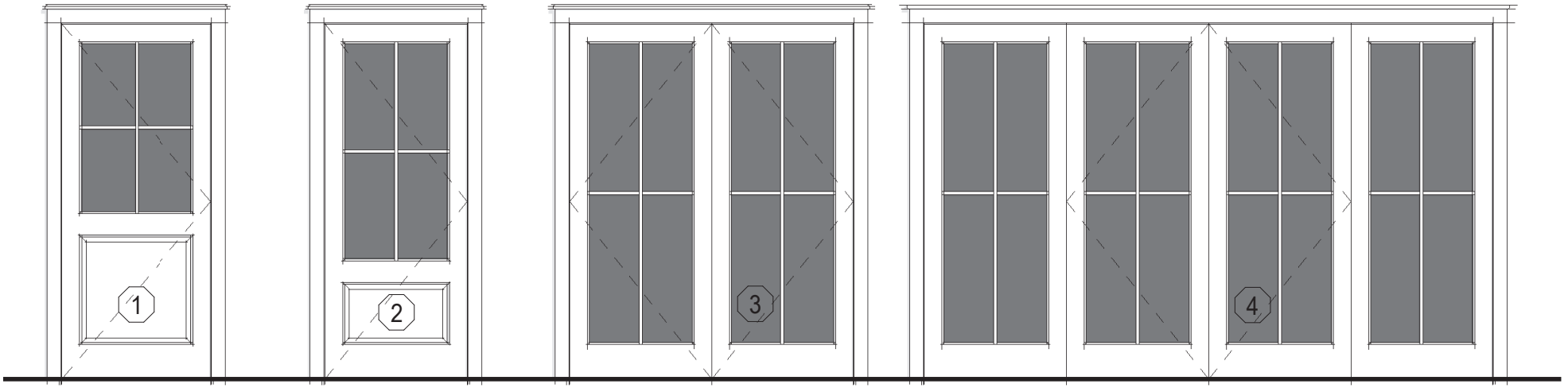
Double Hung
2/2 SDL



Fixed
4 Lite SDL



Fixed
2 Lite SDL



Single Hinged Door
1 Panel + 4 Lite SDL

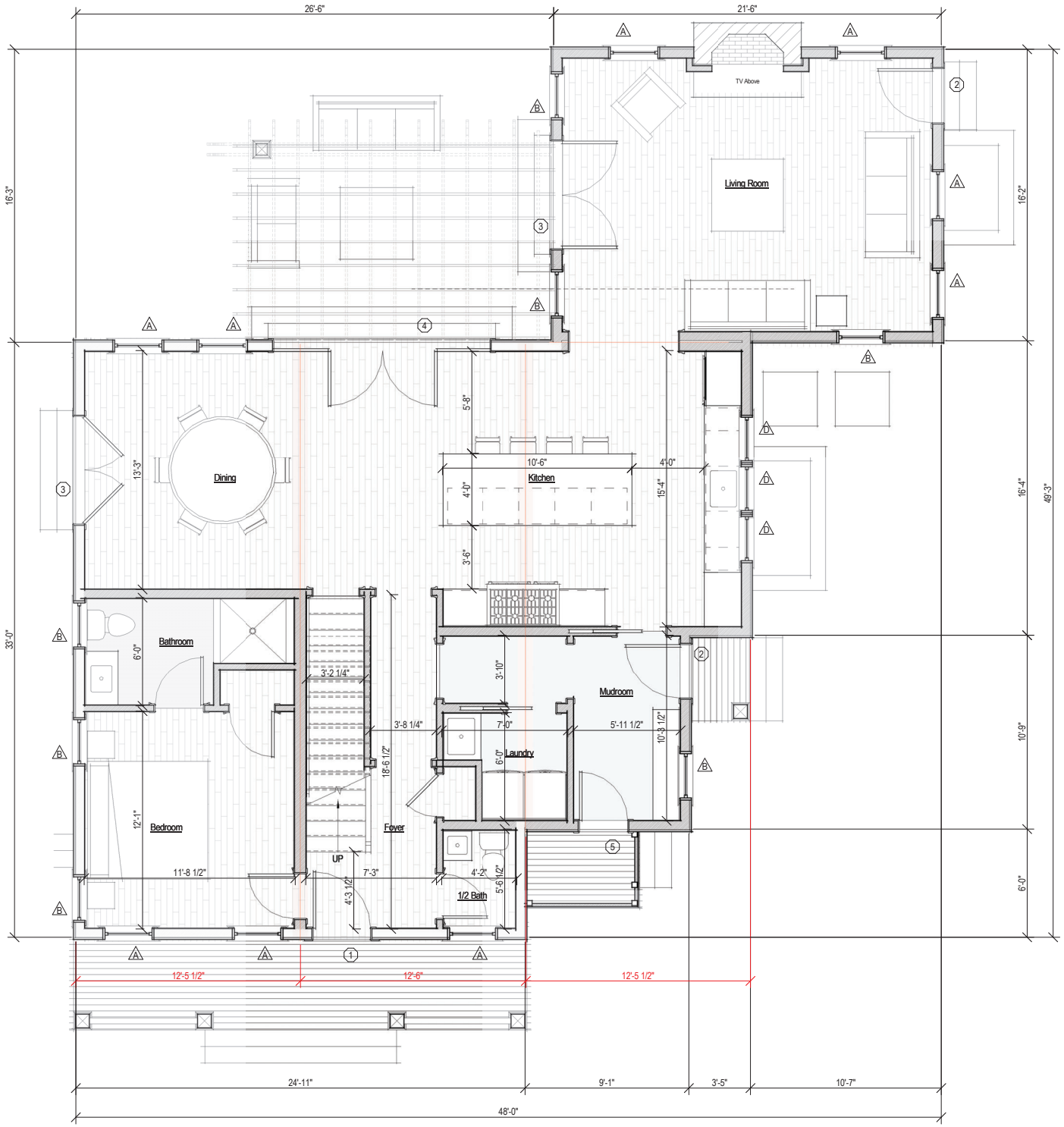
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

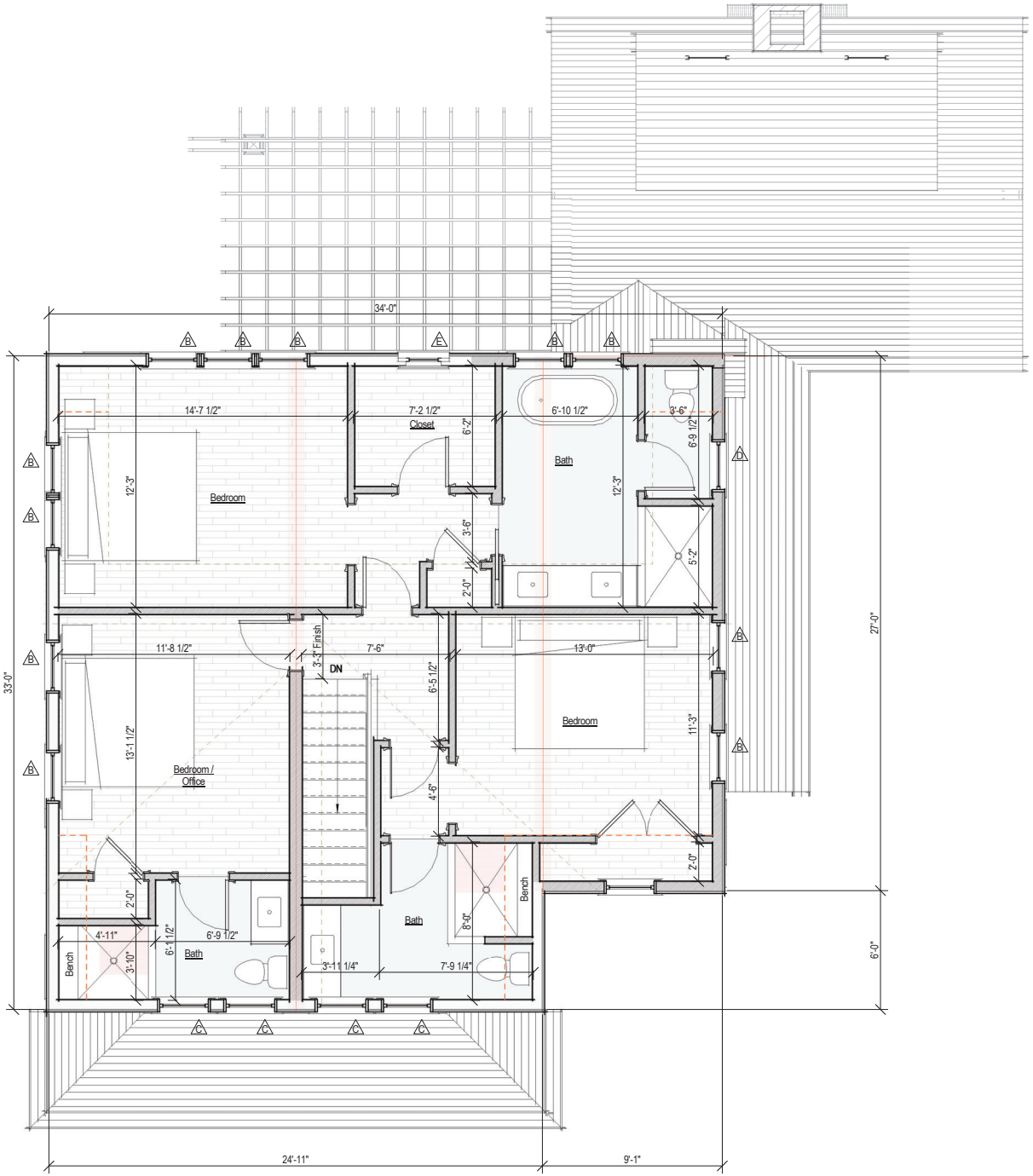
2 Exterior Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 38

Street & Number of Proposed Work: 15 MOREY LANE

Owner of record: MATTHEW MANERA

Mailing Address: 2006 WINWARD WAY
VERO BEACH, FL 32963

Contact Phone #: 772-713-1245 E-mail: MANERAJ@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10-7351

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD DOOR TO EAST ELEVATION
4 LT WITH KICK PANEL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 2 LT/panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

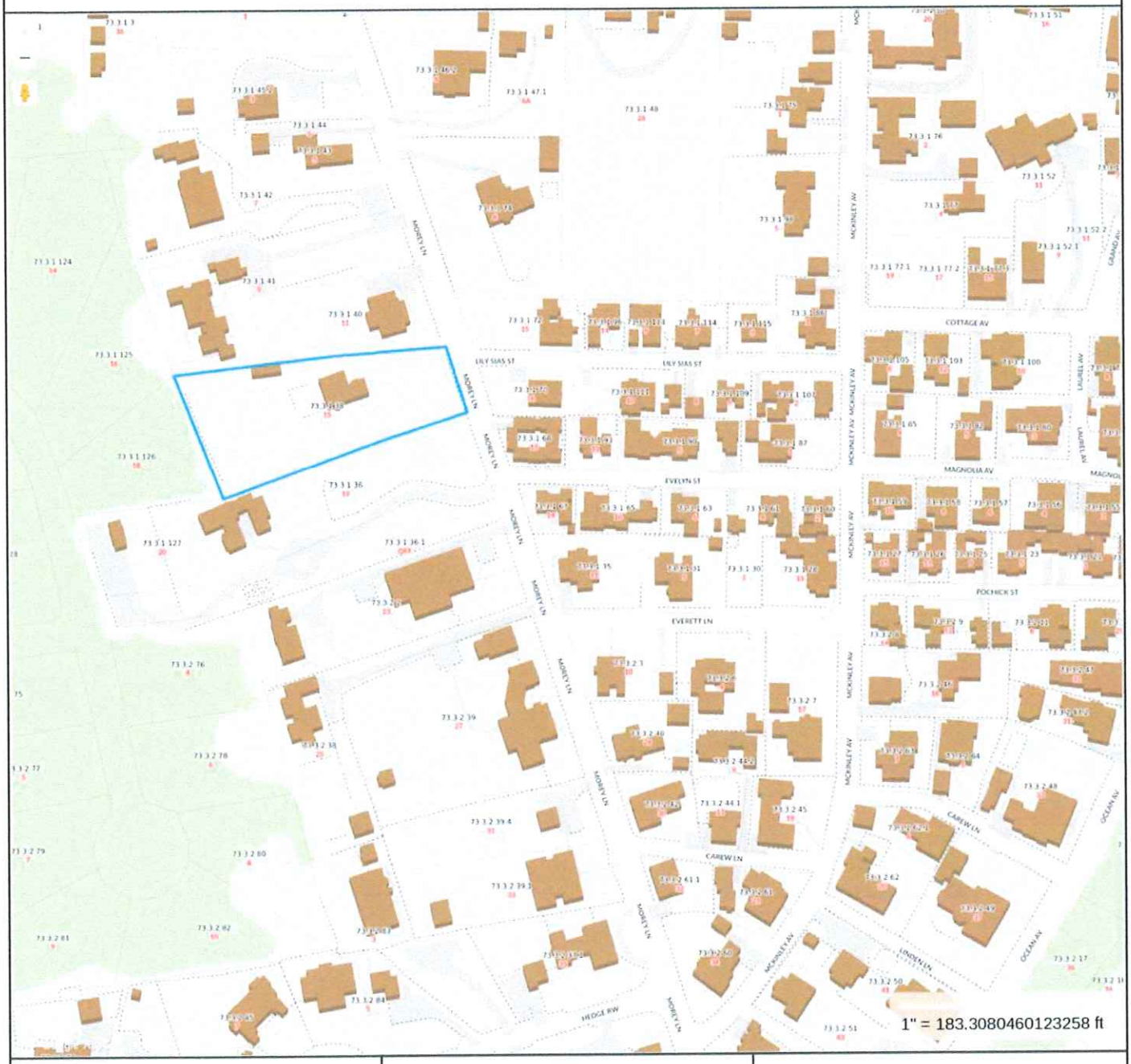
Trim WHITE TIME Sash ~~WHITE TIME~~ Doors WHITE TIME

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/27/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	73.3.1 38
Location	15 MOREY LN
Owner	MANERA MATTHEW E & CAROLINE W

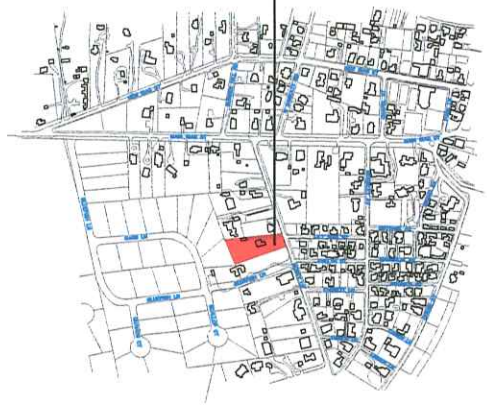
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

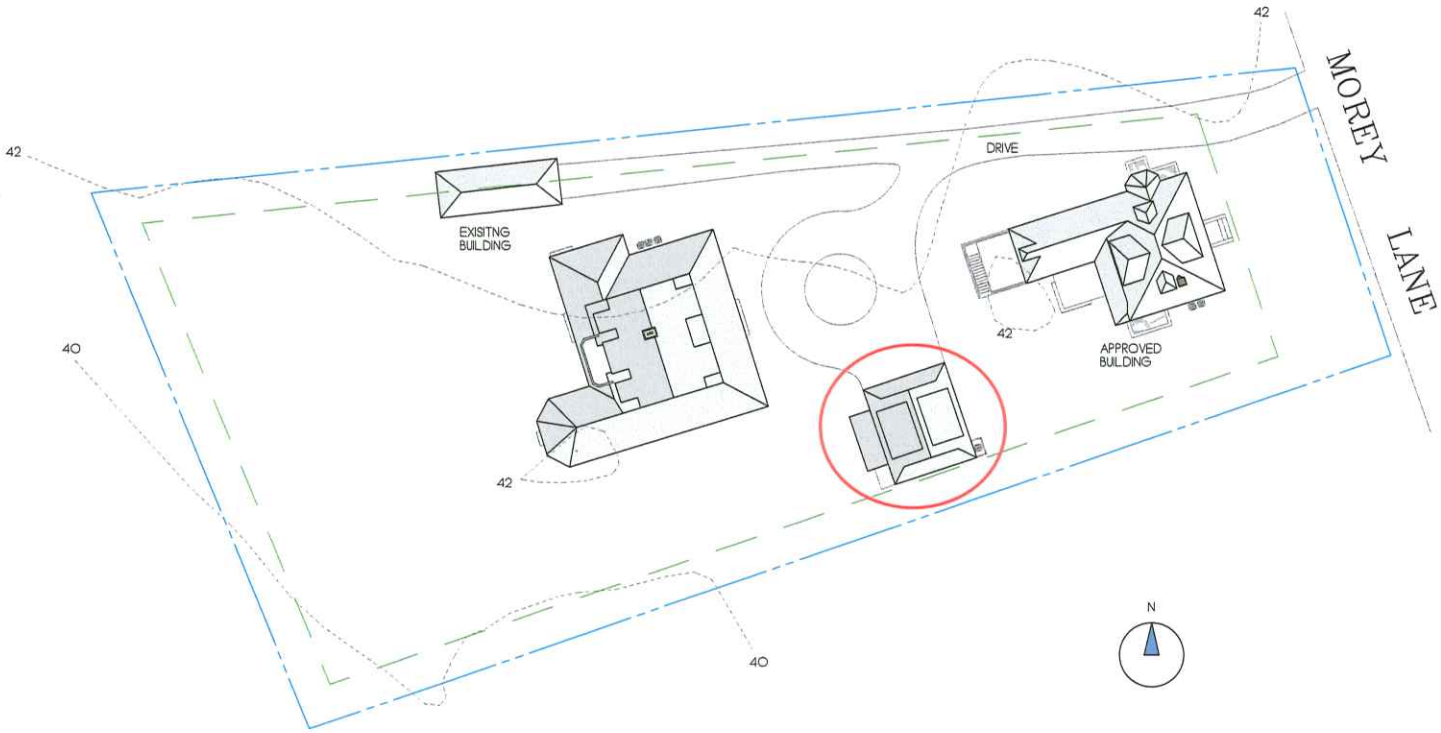
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: SR20	
MAP: 73.3.1	PARCEL: 38
MIN. AREA:	20,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	30 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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NOTE:
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NOTE:
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NOTE:
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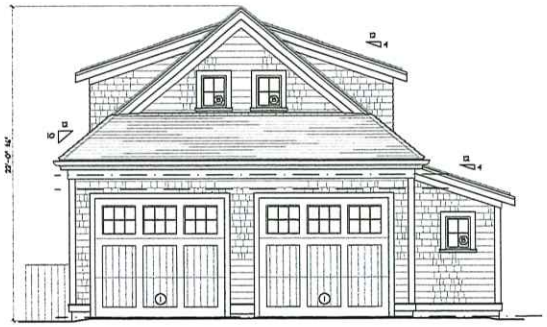
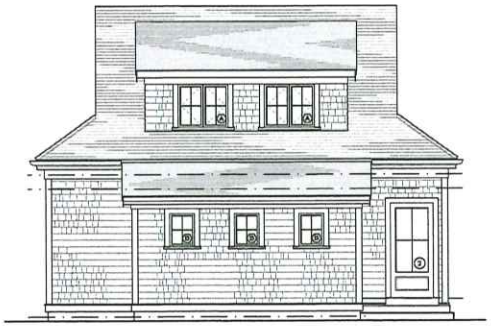
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan@ethannakamow.com

MAP: 73.3.1 PARCEL: 38
GARAGE H.D.C. SITE PLAN ONLY
ADDRESS: 16 MOREY LANE, NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/16" = 1'-0"

SHEET NO.
S 1



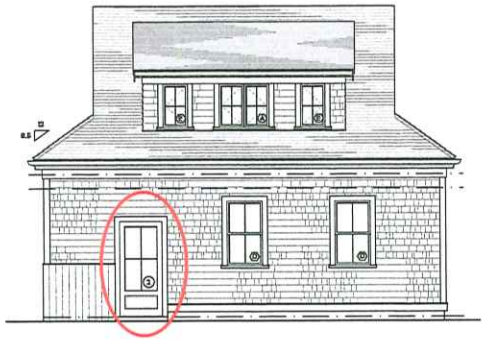
APPROVED NORTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



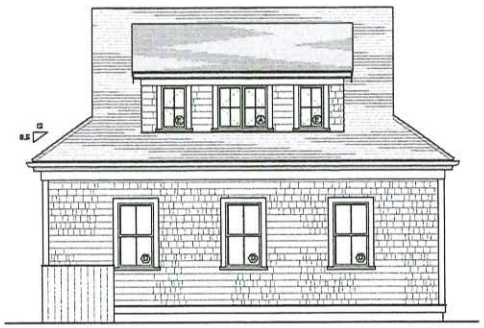
APPROVED WEST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISION
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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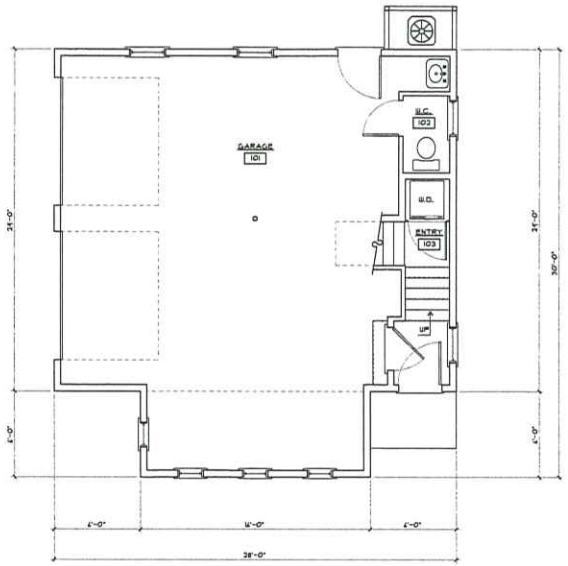
PHONE: 508-228-0458 email: ethan@mmarcadmin.net

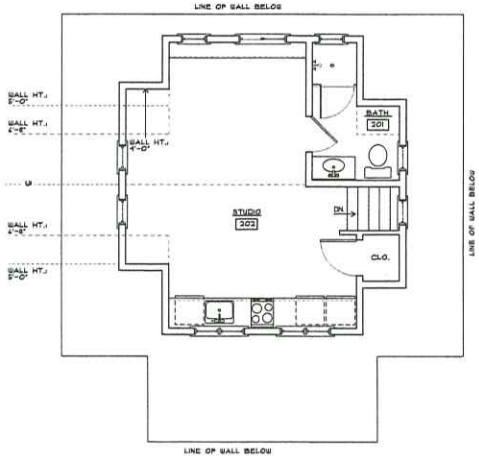
MAP 7532 PARCEL 28
GARAGE ELEVATIONS
ADDRESS: 15 MOREY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-6" X 3'-0"	3	4 LT. DBL. CASEMENT
B	ANDERSEN	1'-9" X 2'-6"	8	4 LT. CASEMENT
C	ANDERSEN	2'-3" X 4'-1"	2	2/2 D.H.
D	ANDERSEN	2'-6" X 4'-6"	3	2/2 D.H.
E	ANDERSEN	1'-9" X 3'-0"	2	4 LT. CASEMENT
I	CUSTOM	9'-0" X 8'-0"	1	16 LT. 3 PNL. OVERHEAD GD. DR.
2	ANDERSEN	3'-0" X 6'-8"	2	4 LT. 2PNL. EXTERIOR GD. DR.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
748 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
384± SF

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
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11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan@hdcnantucket

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

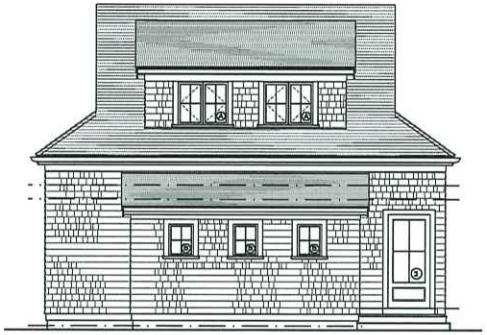
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Carolyn Manera 10-7351	**15 Morey Lane**	**Garage**		**EMDA**

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**

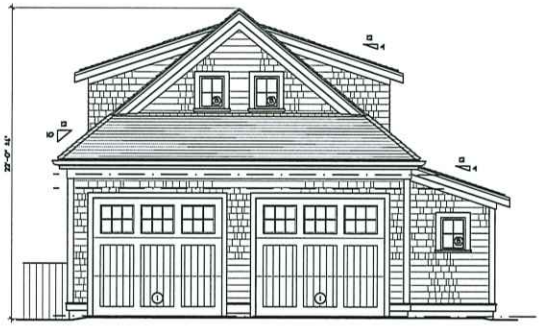
5



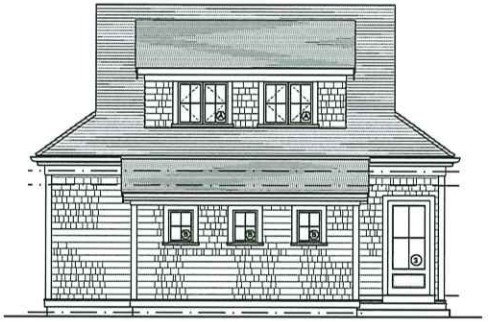
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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:
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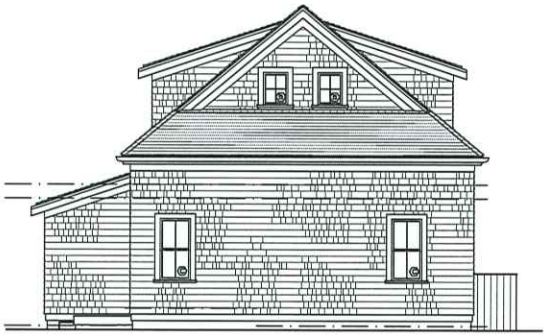
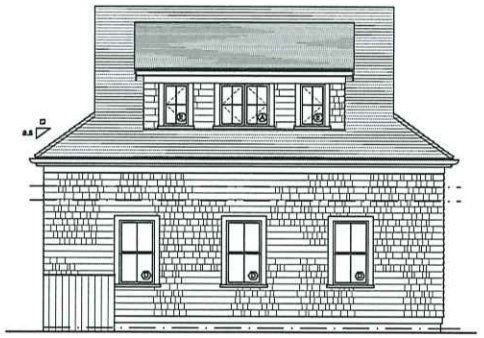
MAP: 7532 PARCEL: 38
GARAGE ELEVATIONS
ADDRESS: 15 MOSEY LANE HAMILTON, MA 01936
DATE: 11/06/2023
SCALE: 1/4" = 1'-0"

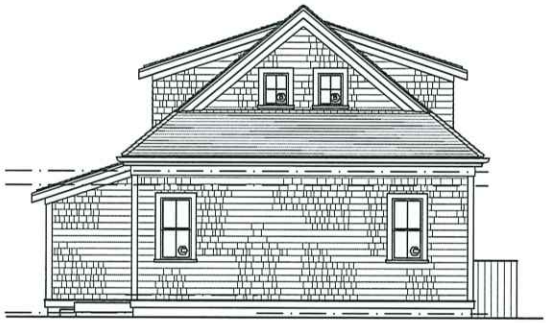
SHEET NO.
a 2



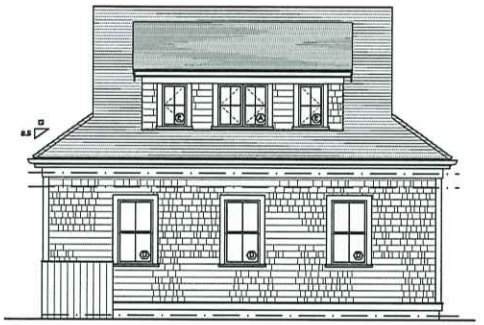
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISION
11/06/2023: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER \ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY \ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
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© Oliver McMahon Design & Associates Inc.

MANERA RESIDENCE
DRAWN BY: ETHAN MACKINNON
P.O. BOX 2232
NANTUCKET, MA 02584
PHONE 508-228-0406 - email: ethan@79seaside.net

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...

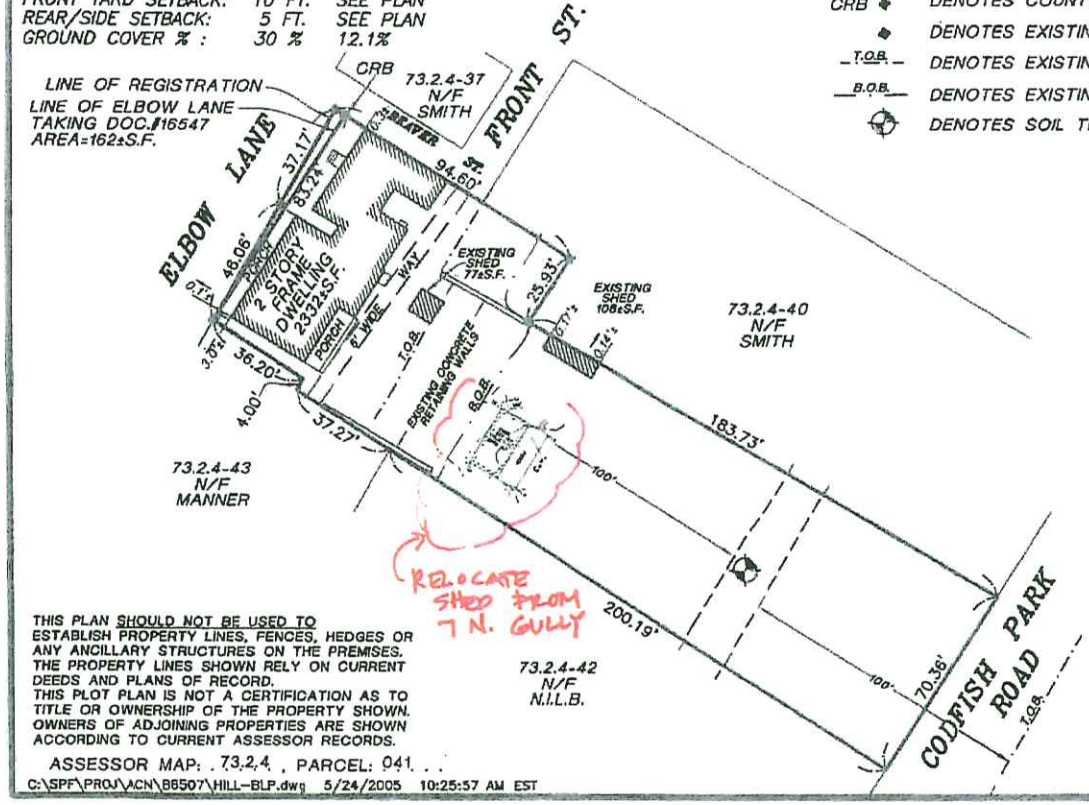
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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:

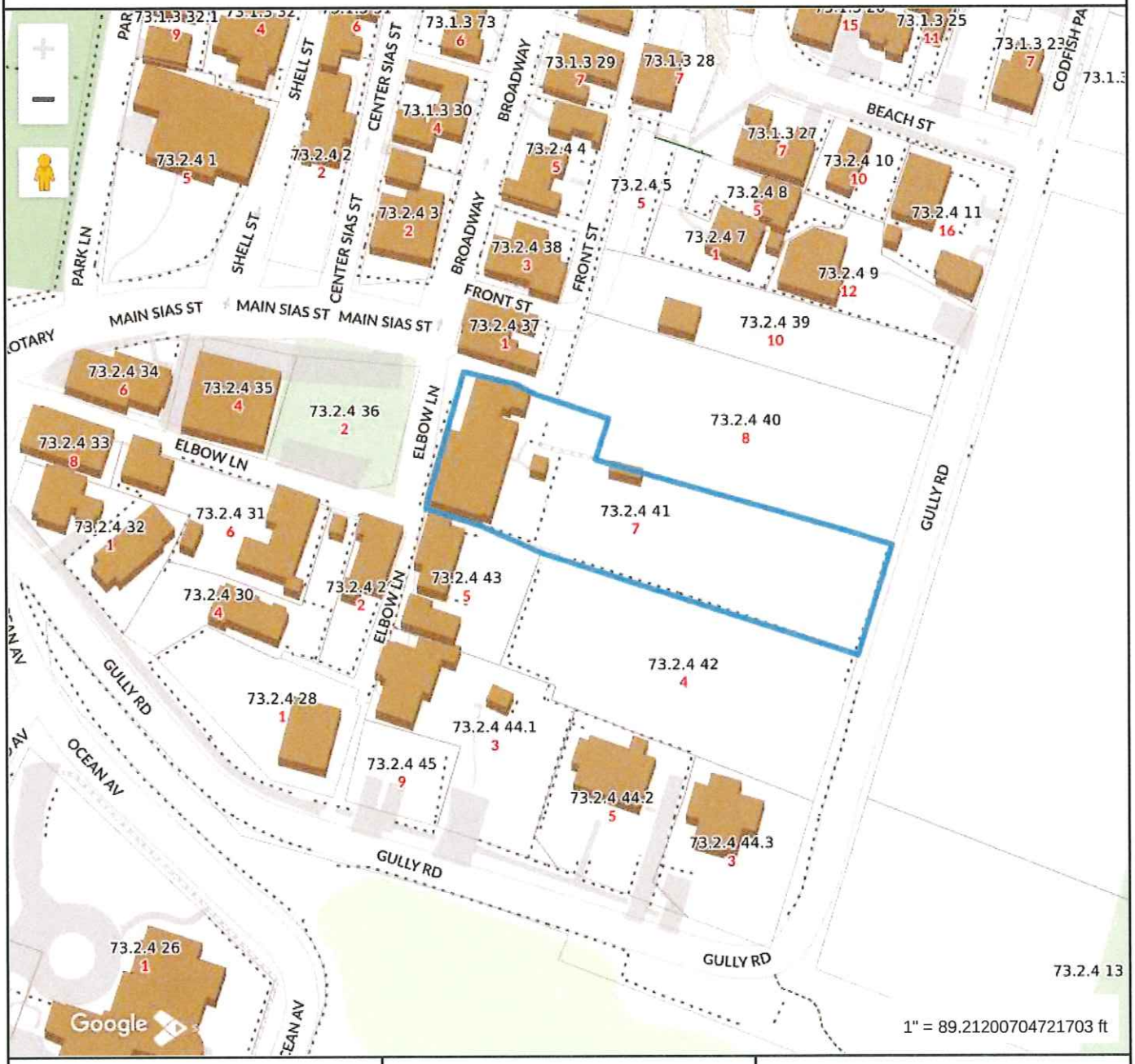
x **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

____ **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

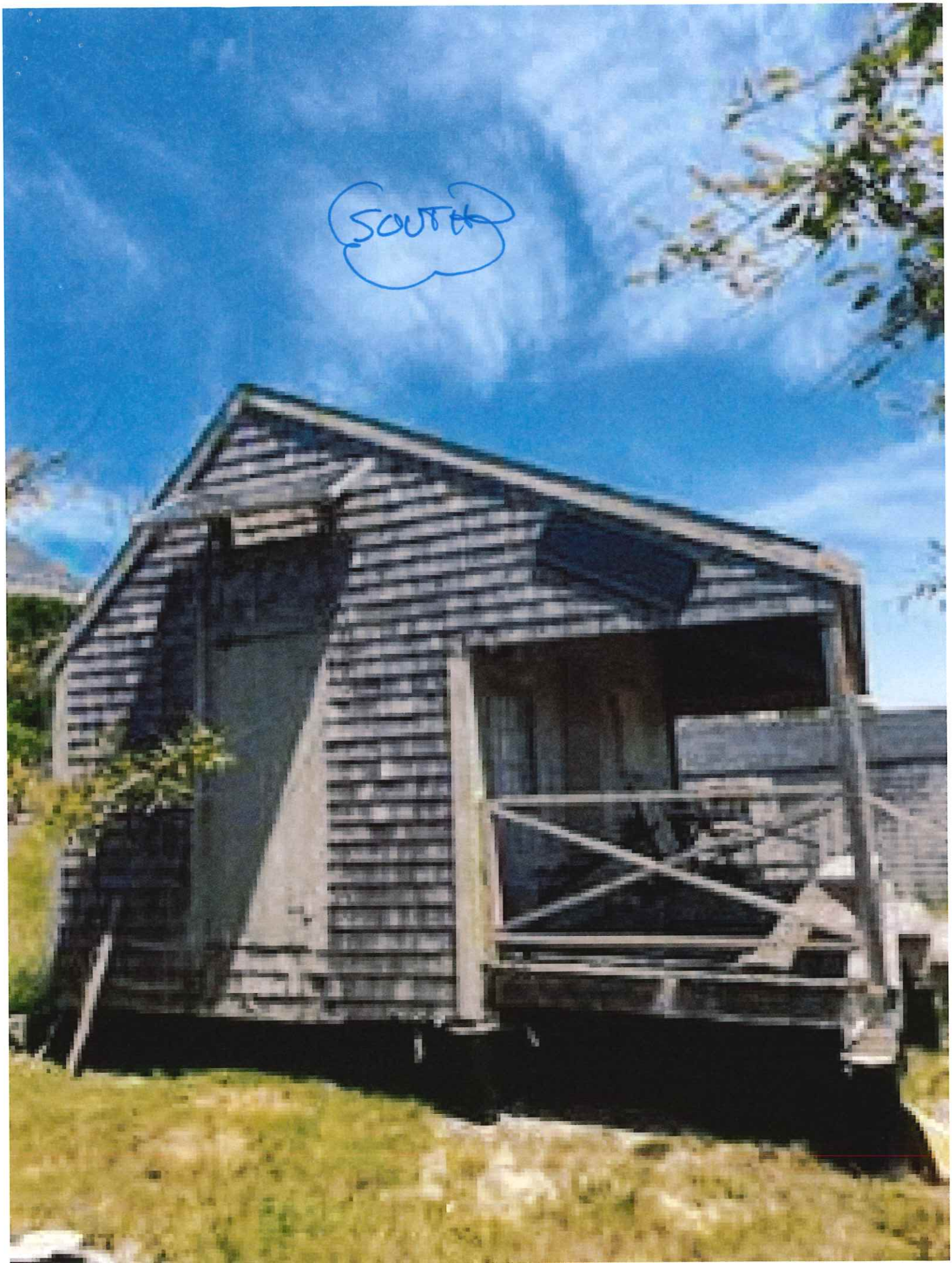
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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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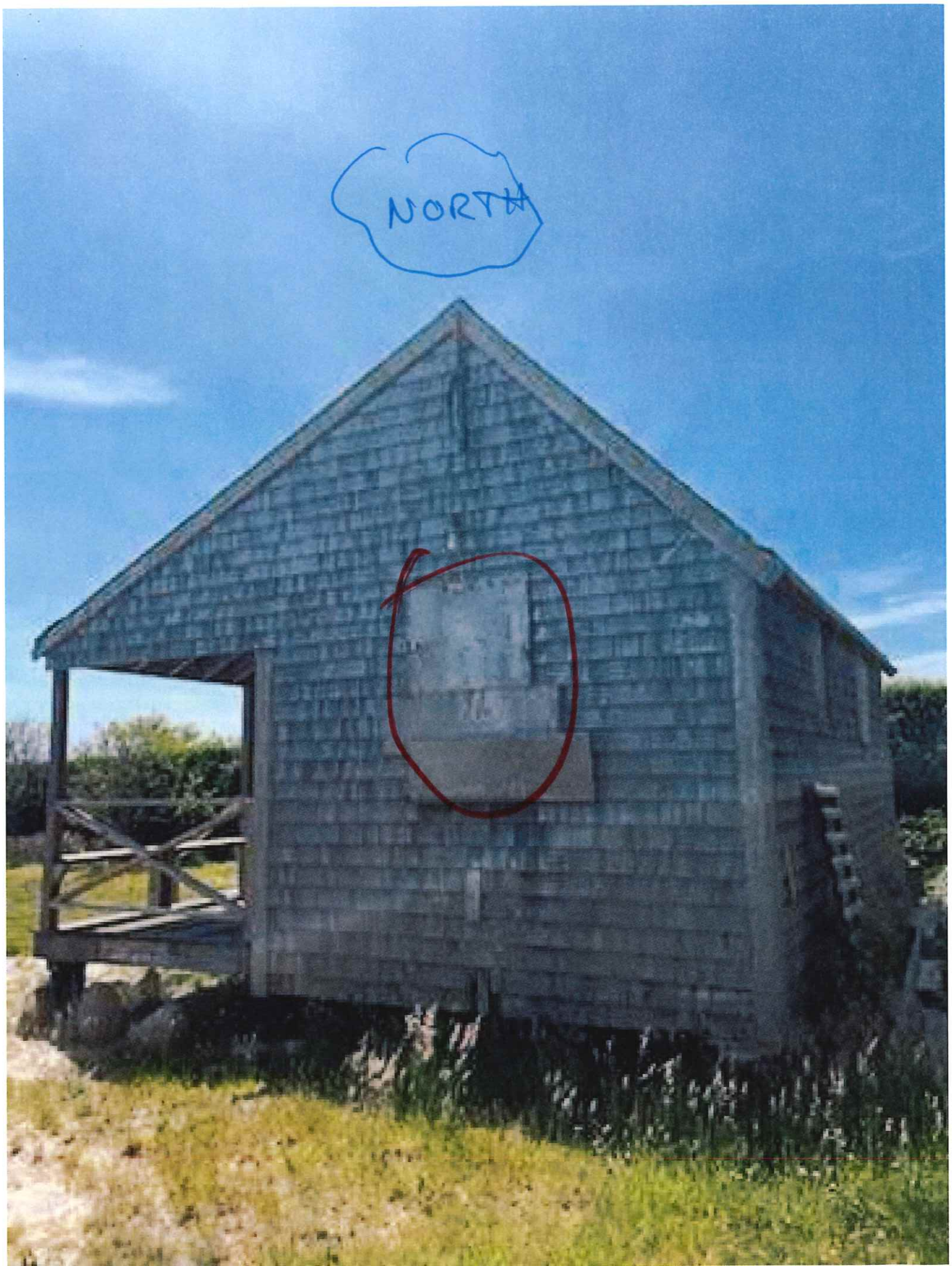
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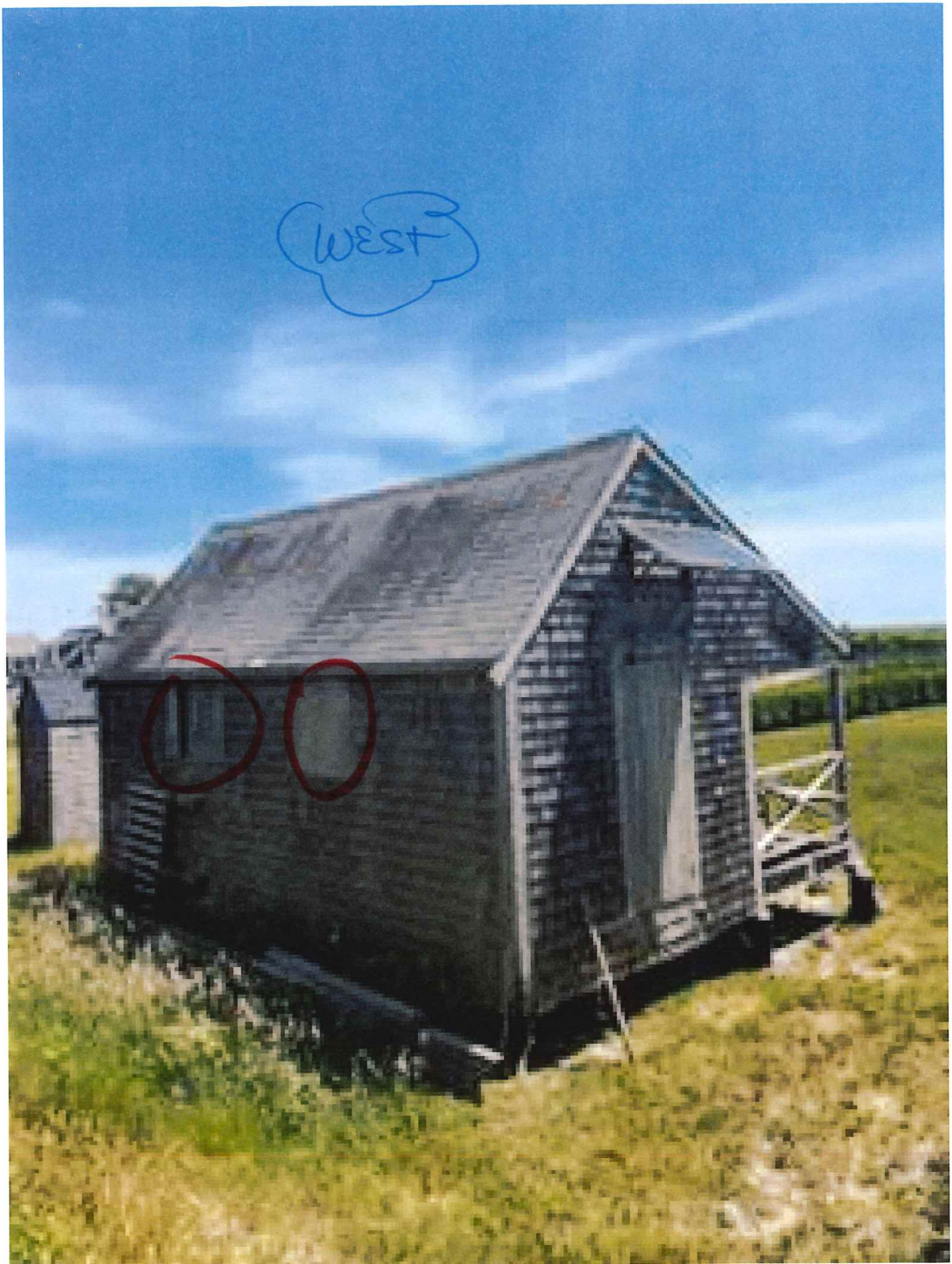

WEST

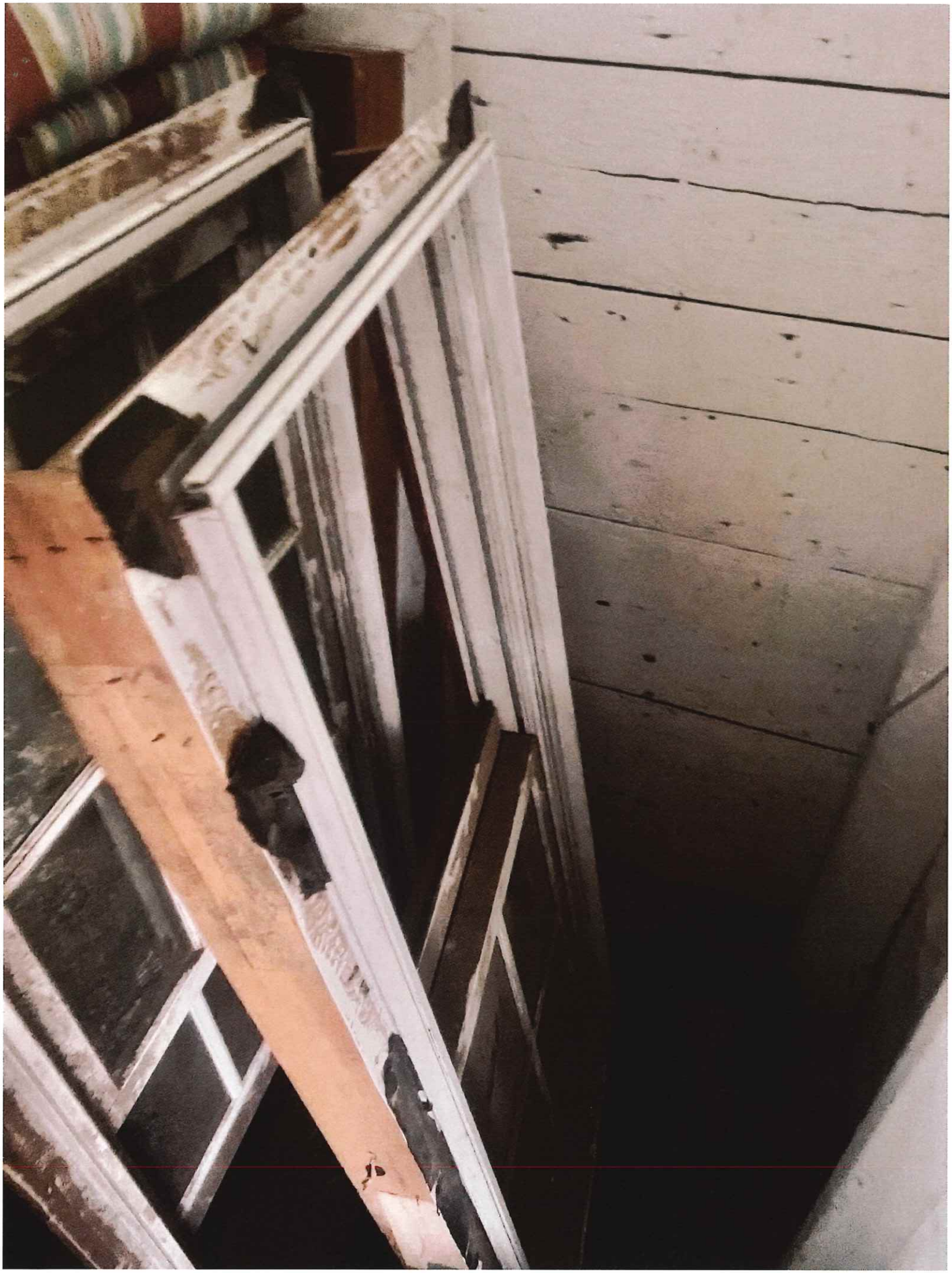
















2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 2

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38'9" Sq. Footage 1st floor: 1,082 Decks/Patio: Size: 11'x 27' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1,082 Size: 10'x11' ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 28'-0" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 7 Dormer _____/12 _____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite / 1 Panel Rear 4 Lite / 1 panel Side 4 Lite / 1 Panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Charcoal

Trim Natural Sash Black Doors Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/01/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Jessica Castineiras March 11, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

NiSHA

1 Evergreen Way
Duplex - Lot 2


North

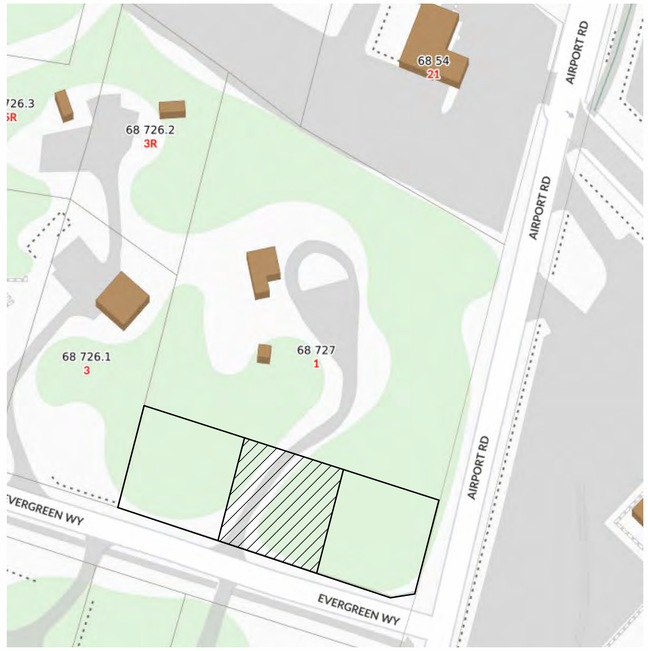

East


South

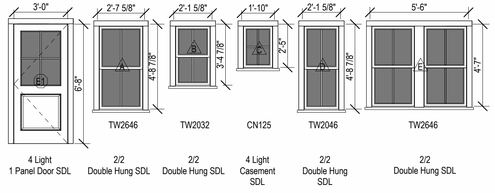

West

07.01.24

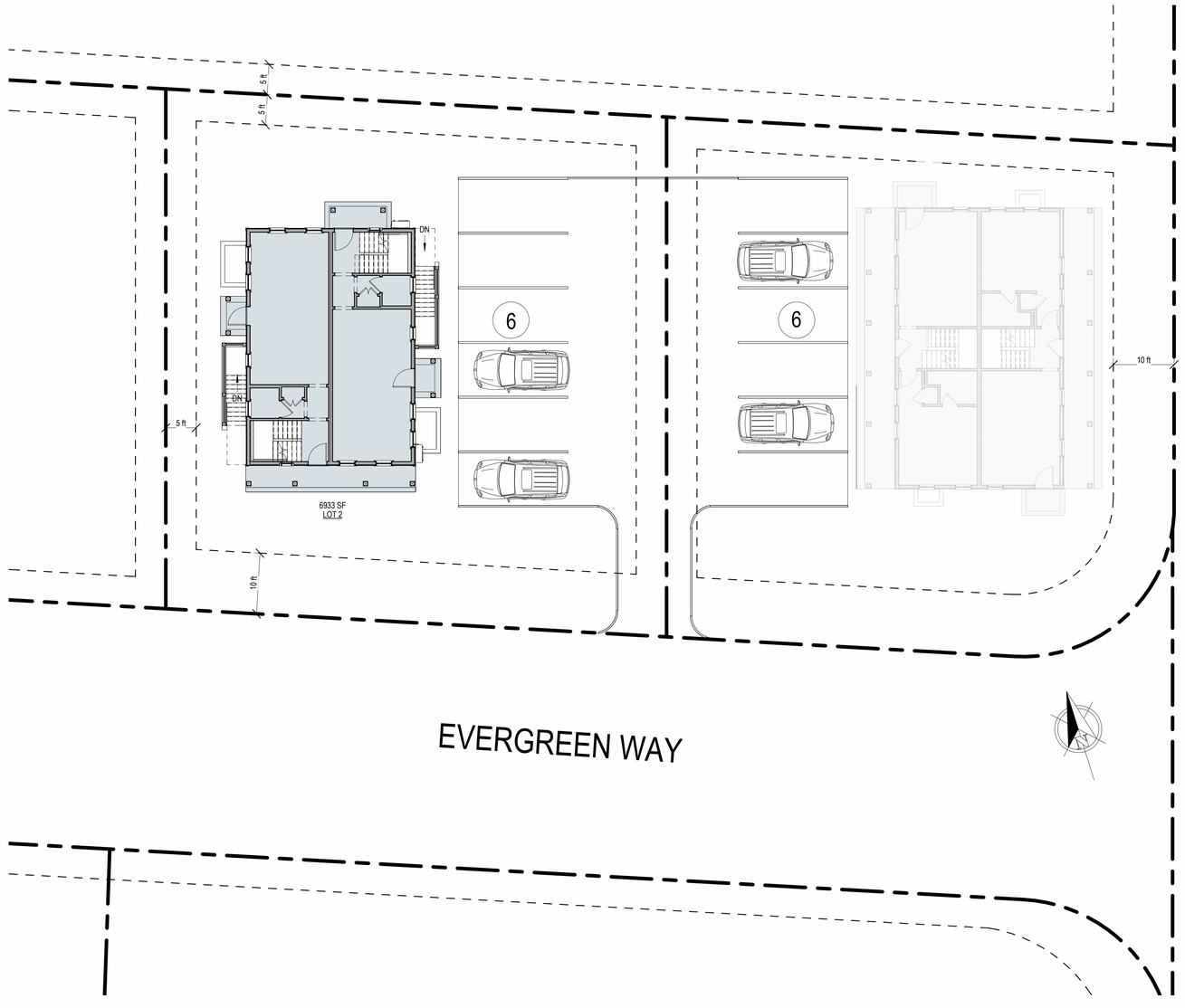
HDC Submisssion



Locus Map
12" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER PAGE
G.102 COVER PAGE Copy 1
A.1.1 FLOOR PLANS
A.1.2 EXTERIOR ELEVATIONS
A.1.3 Perspectives
P.1.1 NW Perspective
P.1.2 NE Perspective
P.1.3 SW Perspective
P.1.4 SE Perspective

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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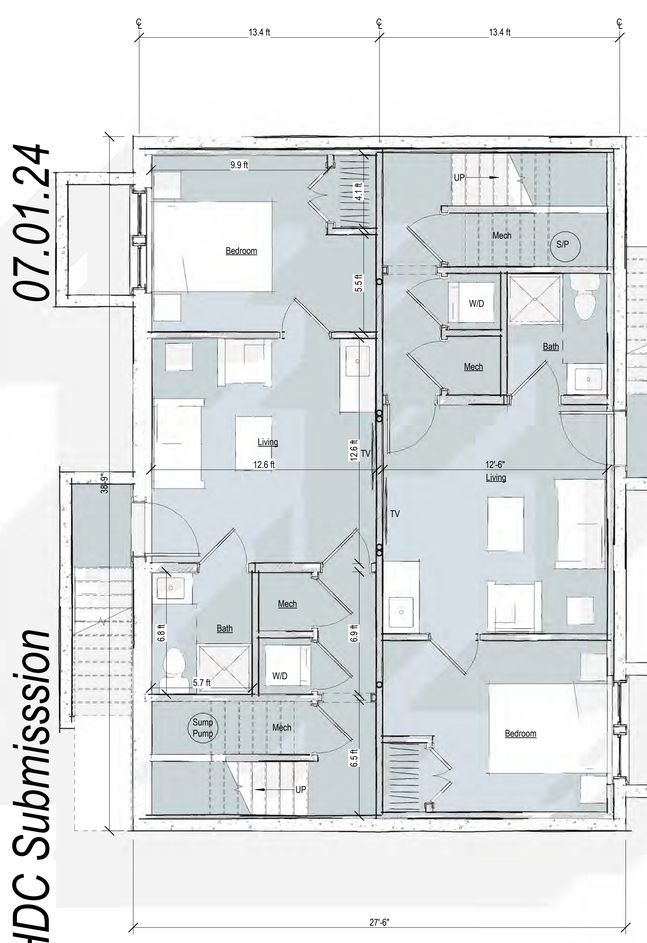
G.101

2306

07.01.24

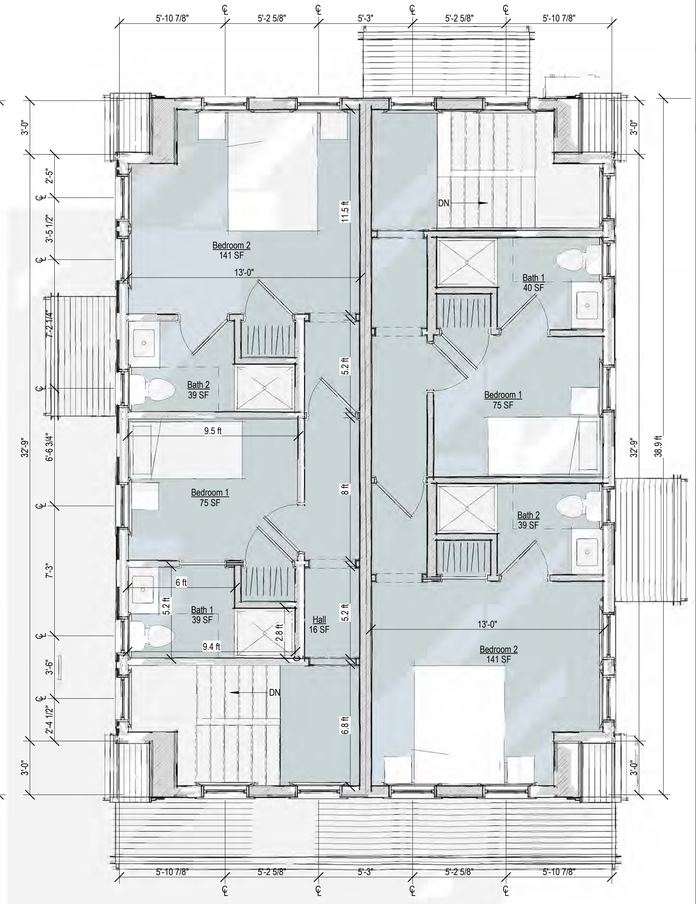
HDC Submisssion



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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A.1.1

2306

07.01.24

HDC Submisssion



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
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Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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A.1.2

2306

07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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www.emeritusdevelopment.com

Perspectives

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
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Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

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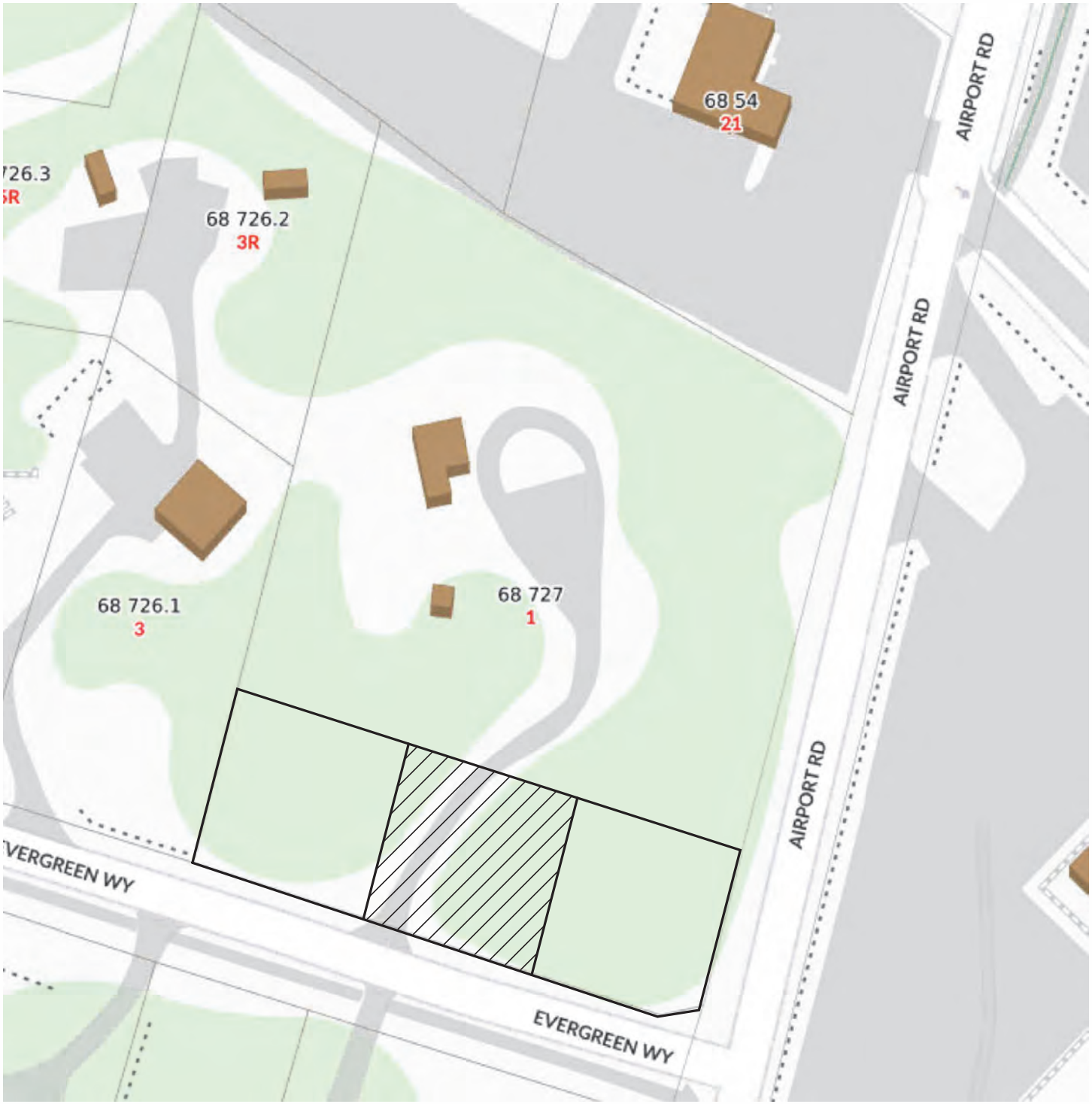
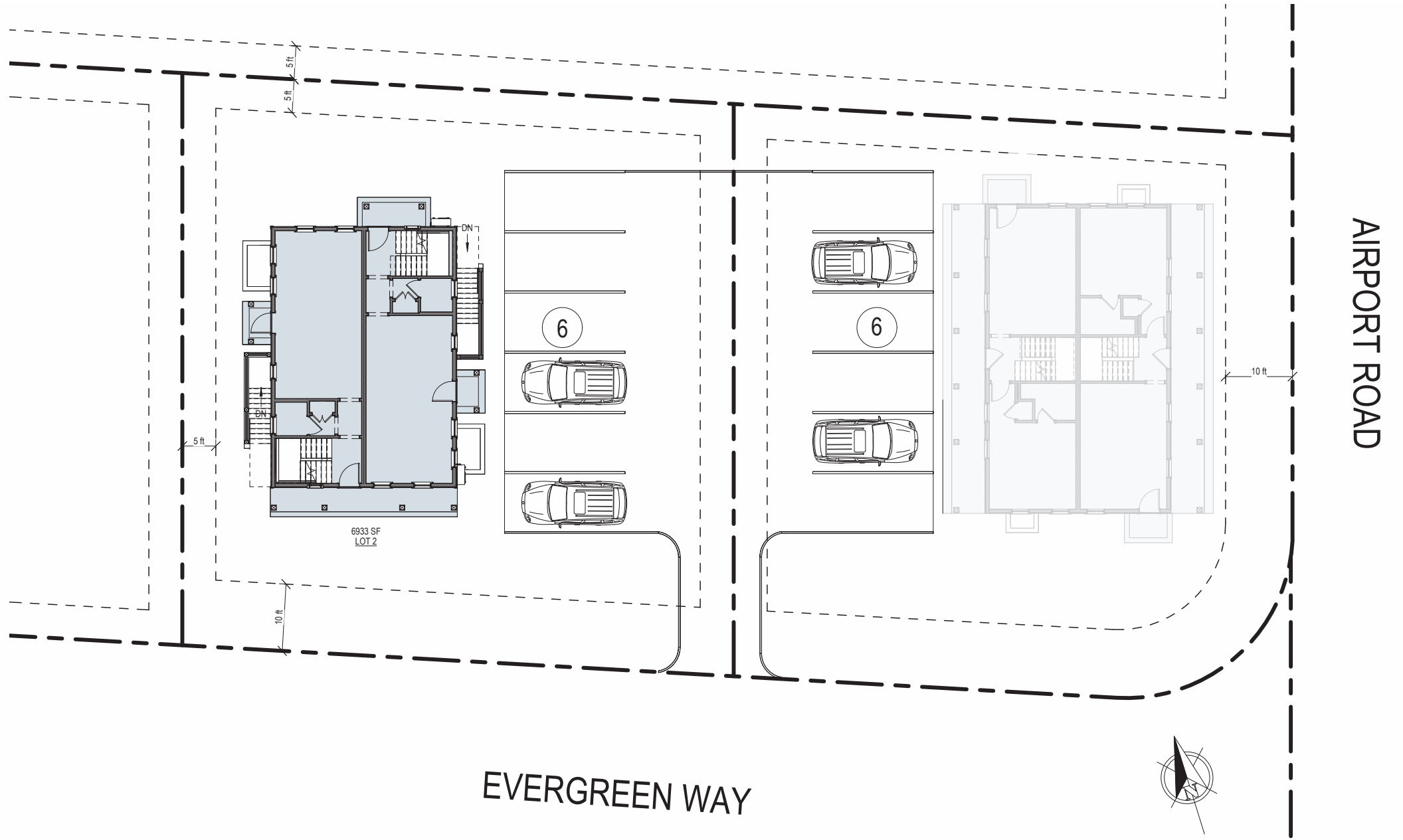
A.1.3

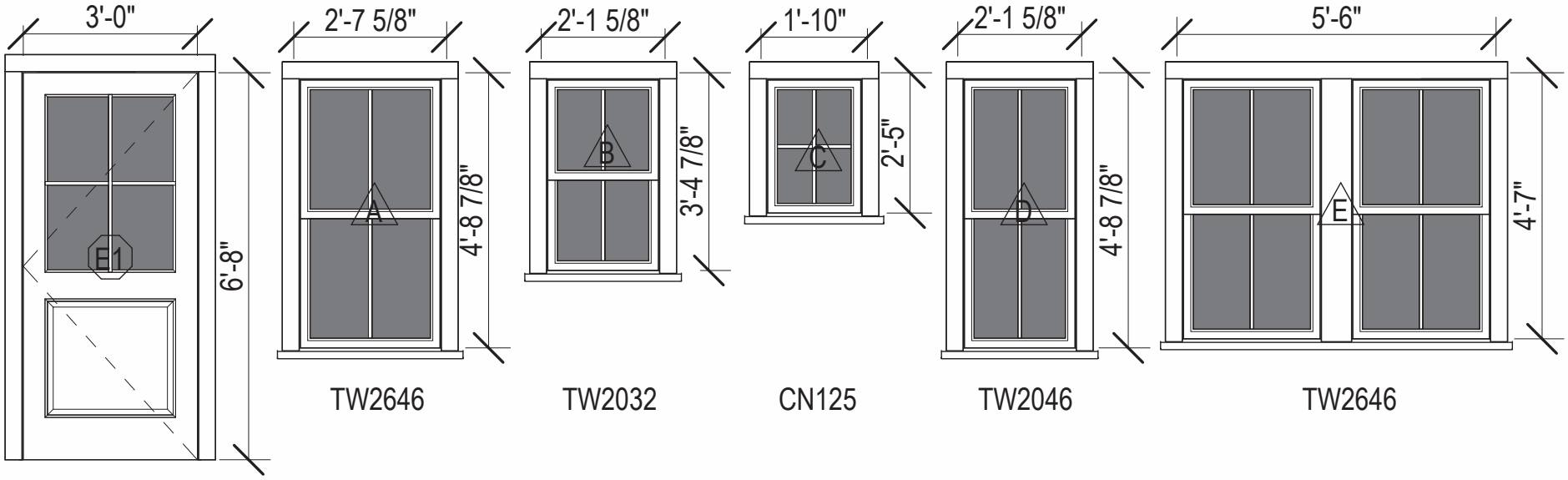
2306



Locus Map

12" = 1'-0"

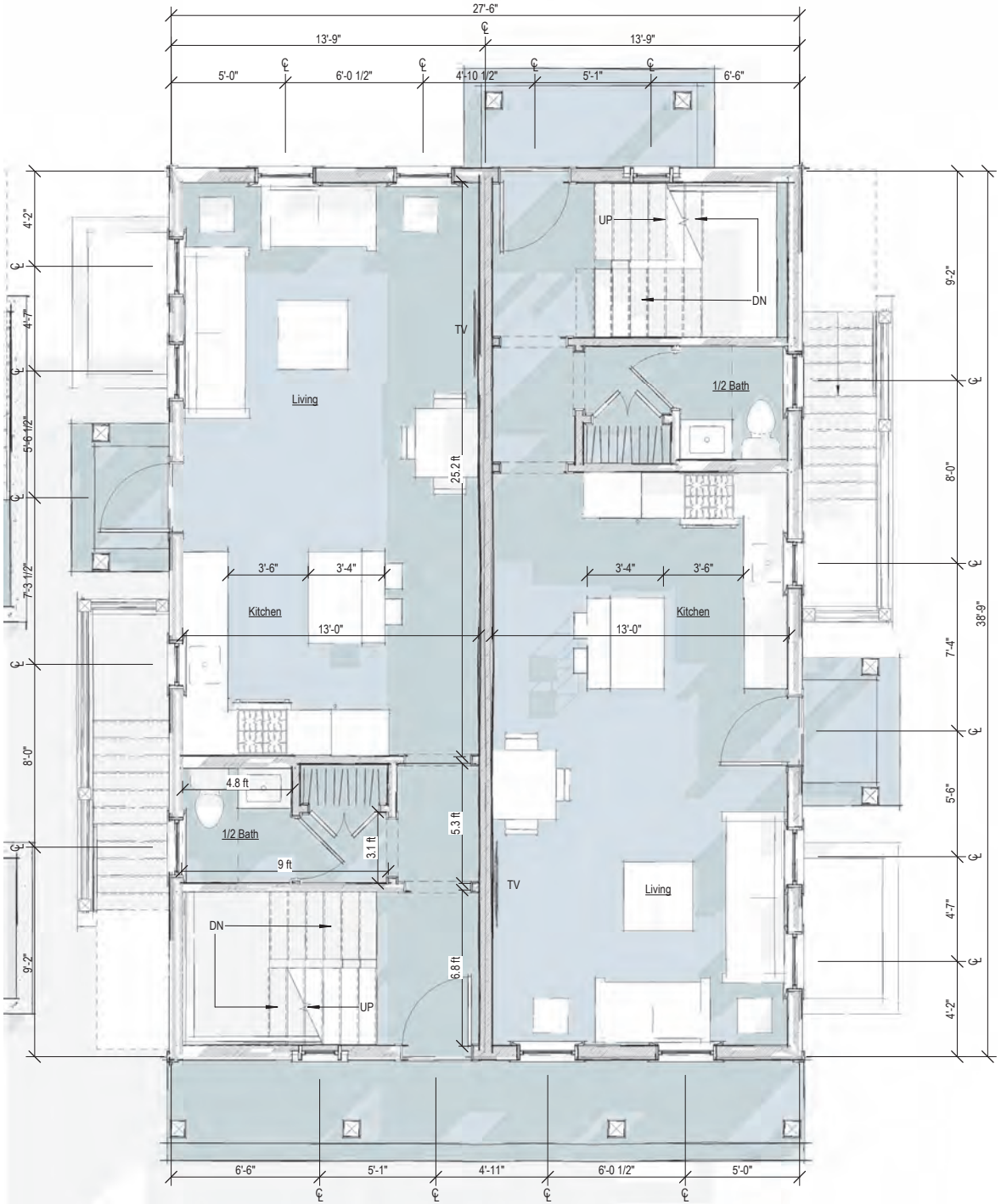

AIRPORT ROAD
EVERGREEN WAY
5 ft
5 ft
5 ft
10 ft
10 ft
DN
DN
6
6
6933 SF
LOT 2



TW2646	TW2032	CN125	TW2046	TW2646
4 Light 1 Panel Door SDL	2/2 Double Hung SDL	2/2 Double Hung SDL	4 Light Casement SDL	2/2 Double Hung SDL	2/2 Double Hung SDL

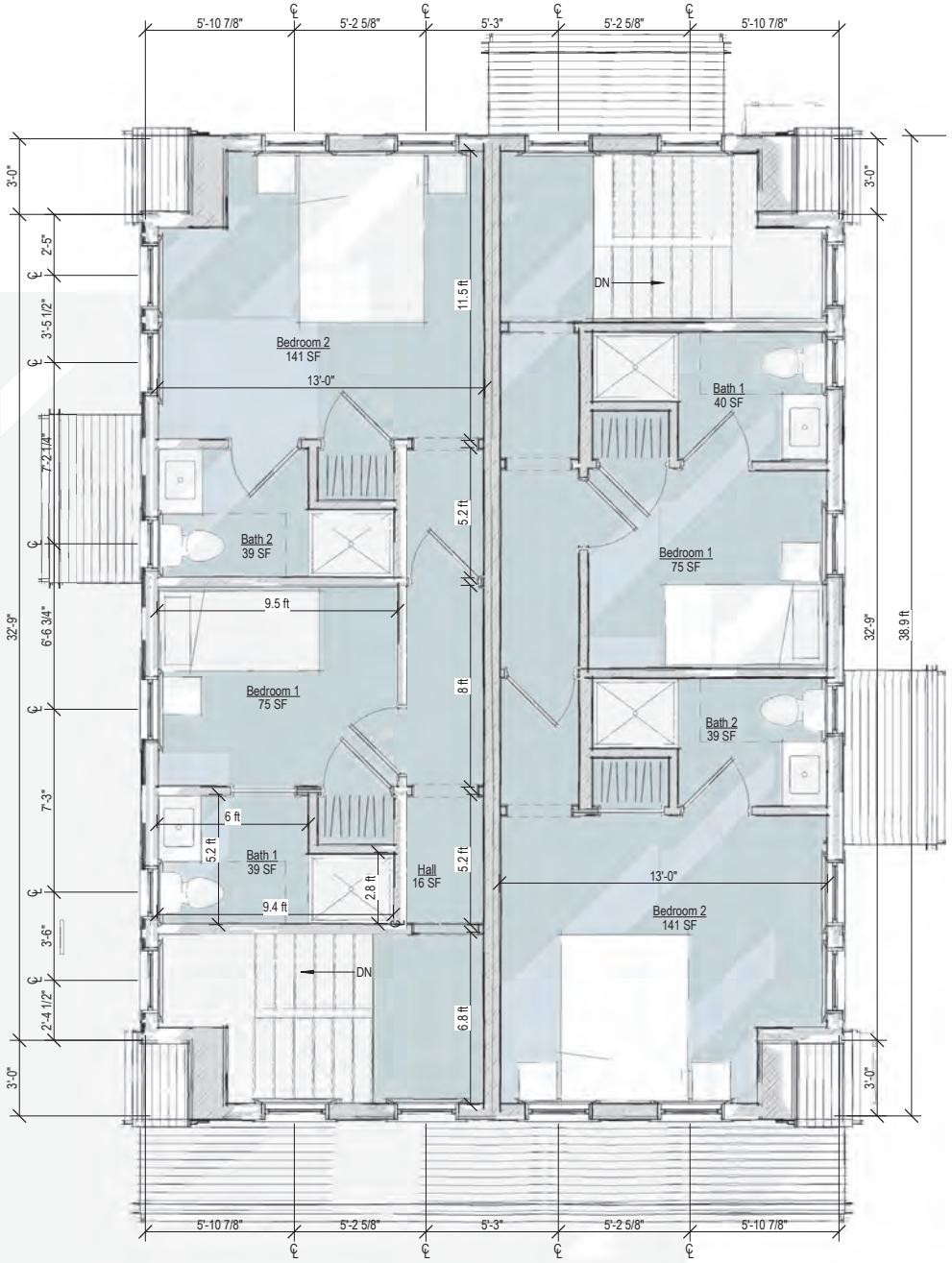
Exterior Door and Window Schedule

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



3 Second Floor Plan

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 78 Parcel Number: 727

Owner of Record: NANTUCKET SAFE HARBOR FOR ANIMALS INC

Description of Proposal: New Residential Duplex

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD

Count: 7

9589 0710 5270 0324 7583 94

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

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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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Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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SAMUELS ANNA G & RADCLIFFE L
61 OLD SOUTH RD # 606
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 63

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total P

$
Sent To

Street a

City, St

Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 49

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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 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
_____

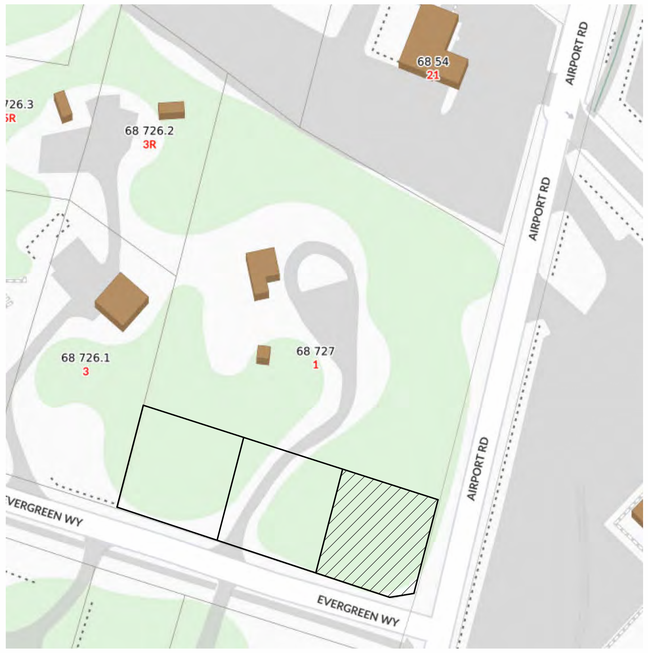
Signature Date

NiSHA

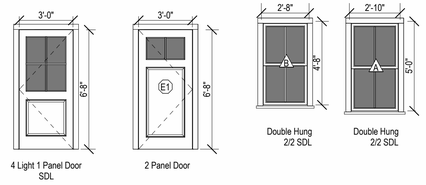
1 Evergreen Way
Duplex - Lot 3

07.01.24

HDC Submisssion



Locus Map
1/4" = 1'-0"



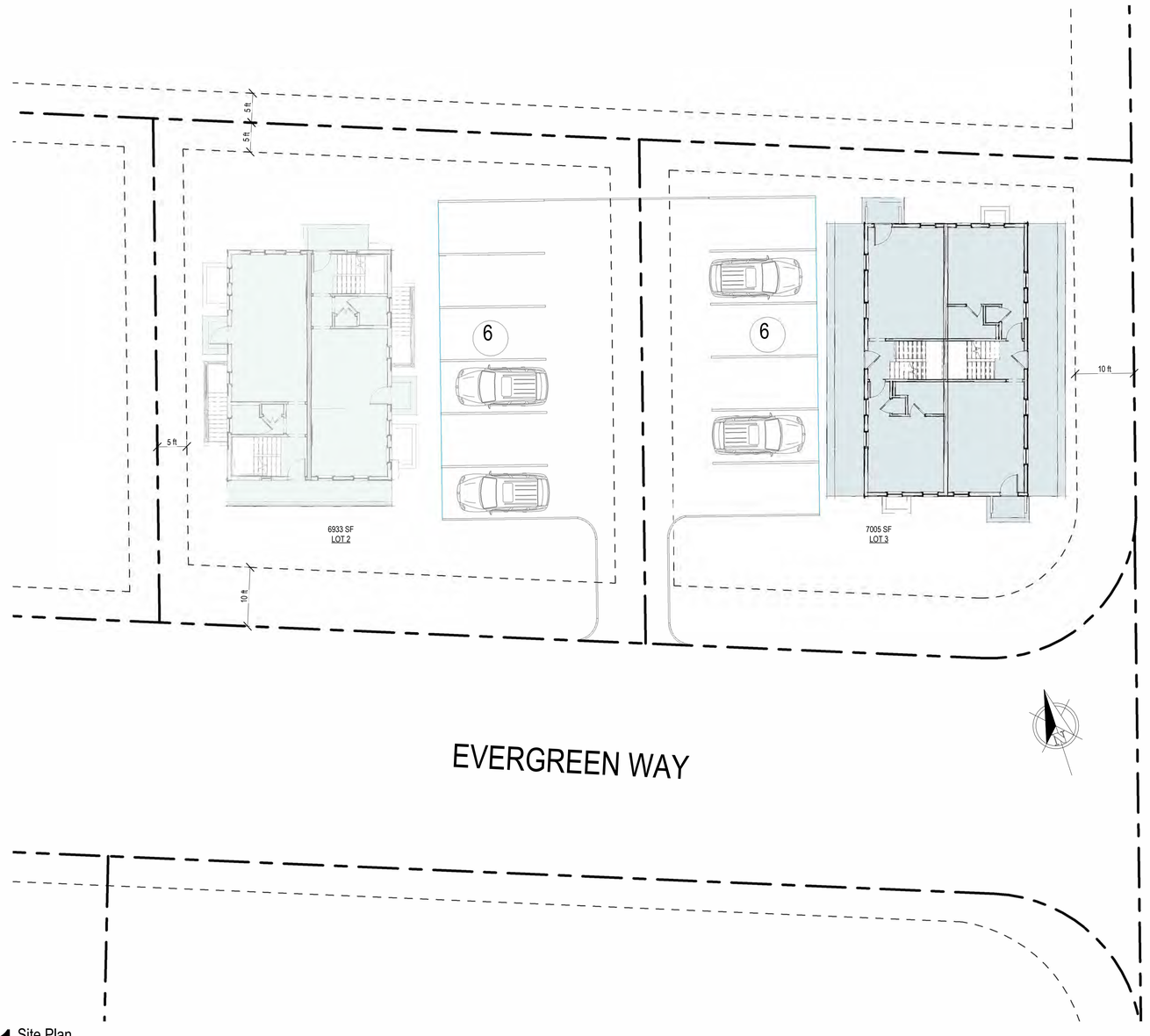
Exterior Door and Window Schedule
1/4" = 1'-0"


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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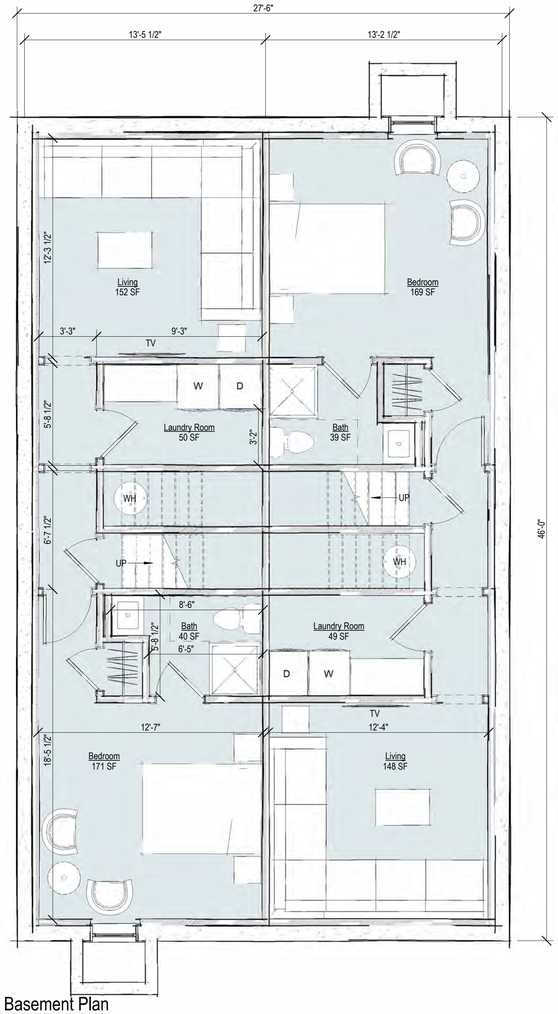
G.0.1

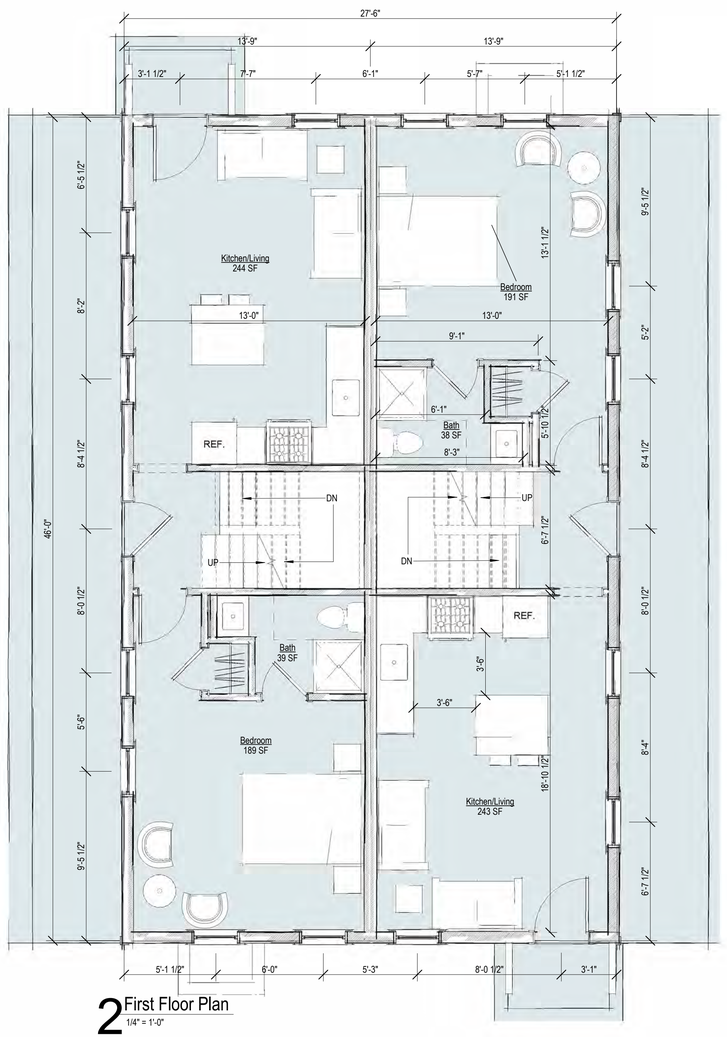
2306

07.01.24

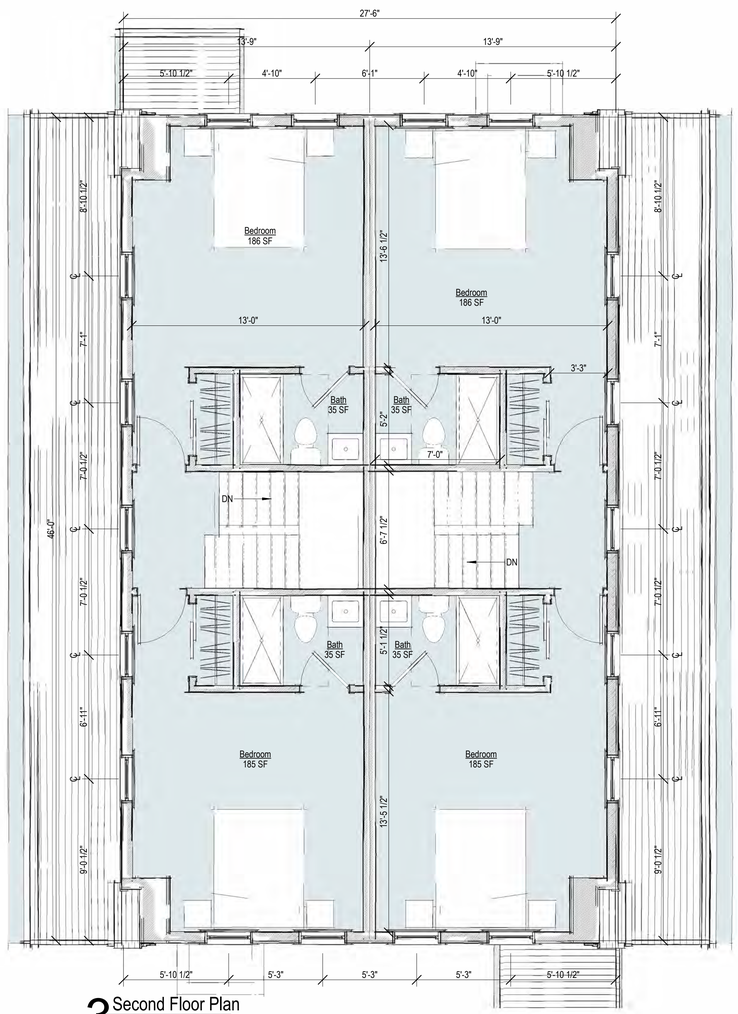
HDC Submisssion



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

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
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A.1.1

2306

07.01.24

HDC Submisssion



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

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Min. Lot Size:	7,500 SQF
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07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Perspectives

Site Information

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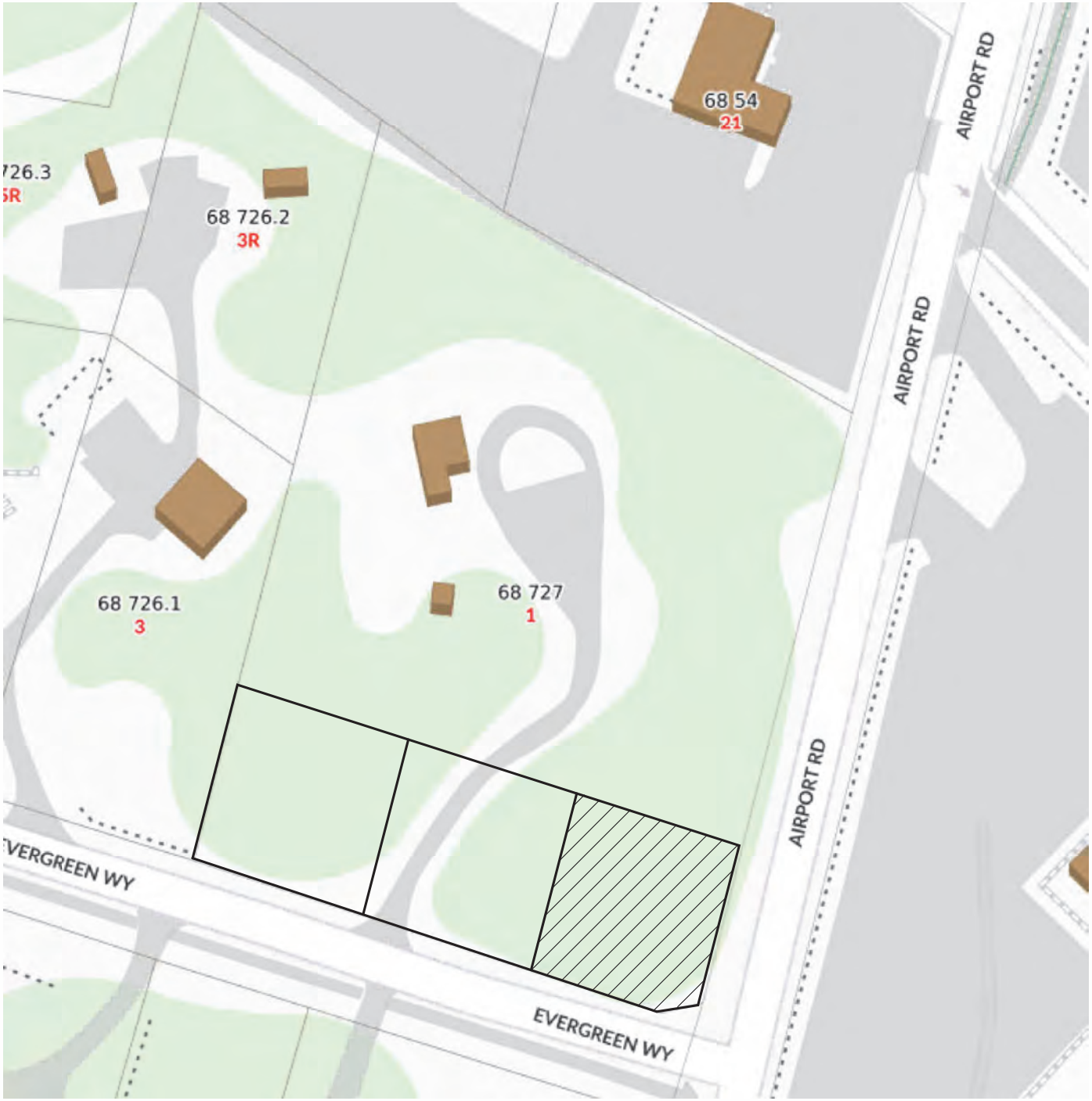
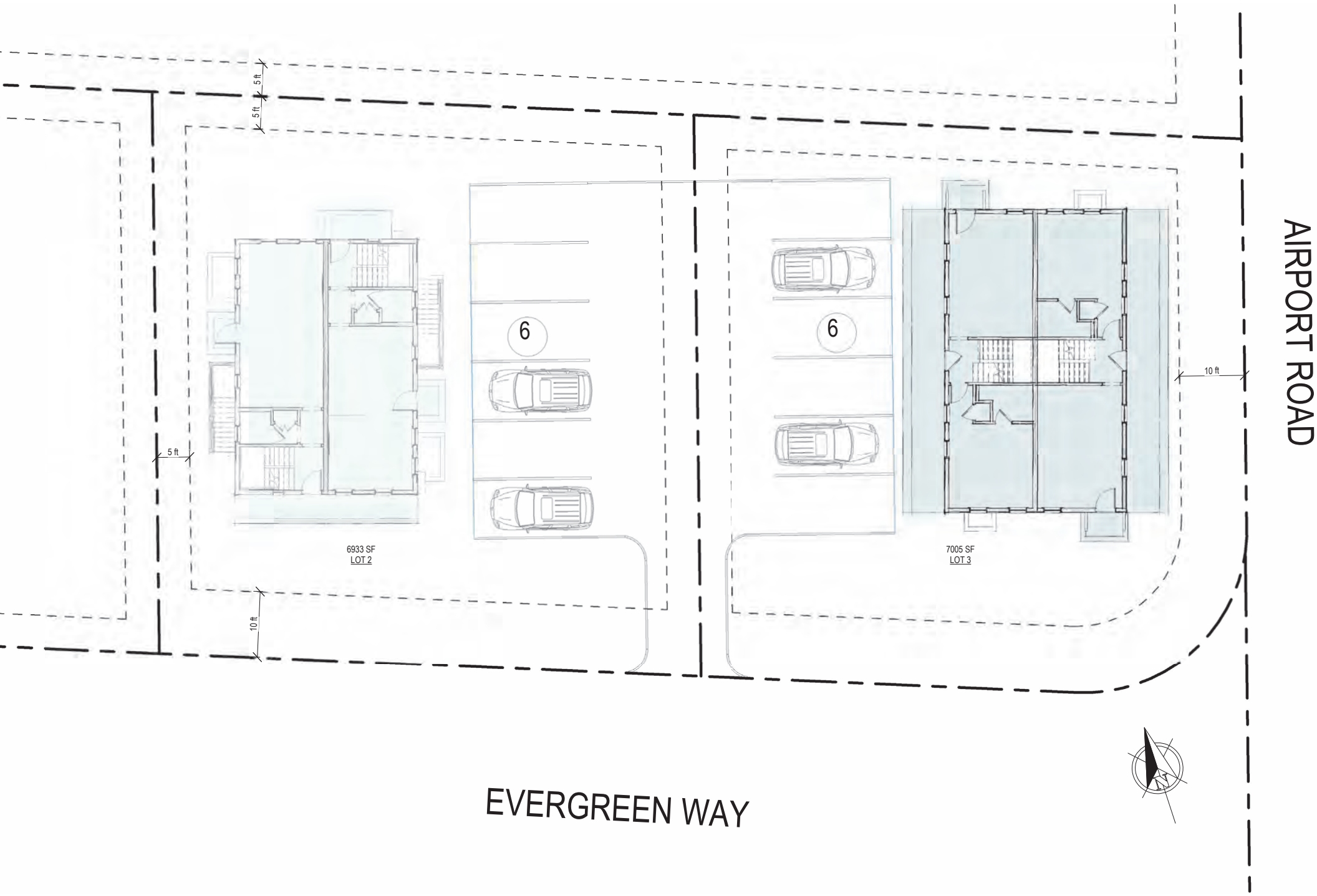
A.1.3

2306



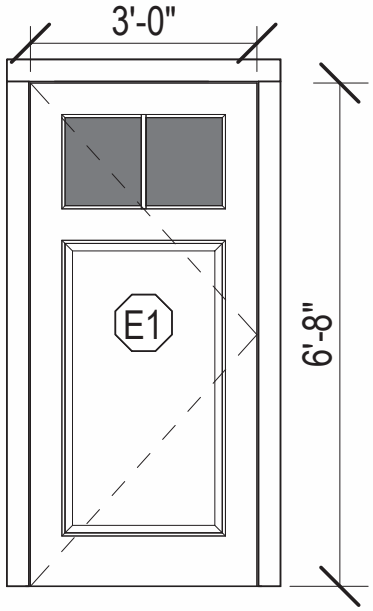
Locus Map

1/4" = 1'-0"

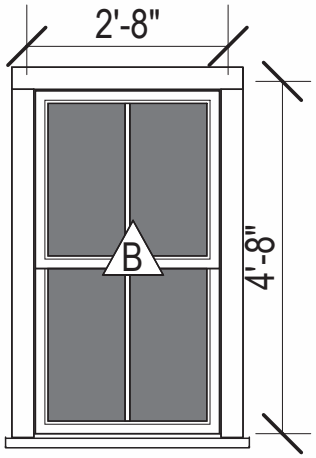

5 ft
5 ft
5 ft
10 ft
6
6
10 ft
6933 SF
LOT 2
7005 SF
LOT 3
AIRPORT ROAD
EVERGREEN WAY



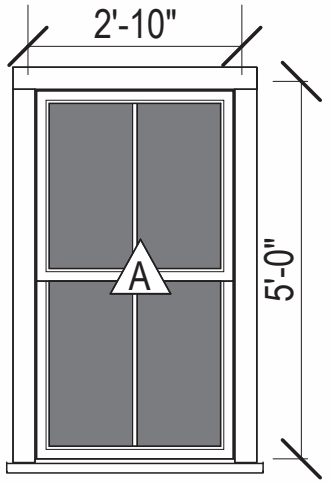
4 Light 1 Panel Door
SDL



2 Panel Door



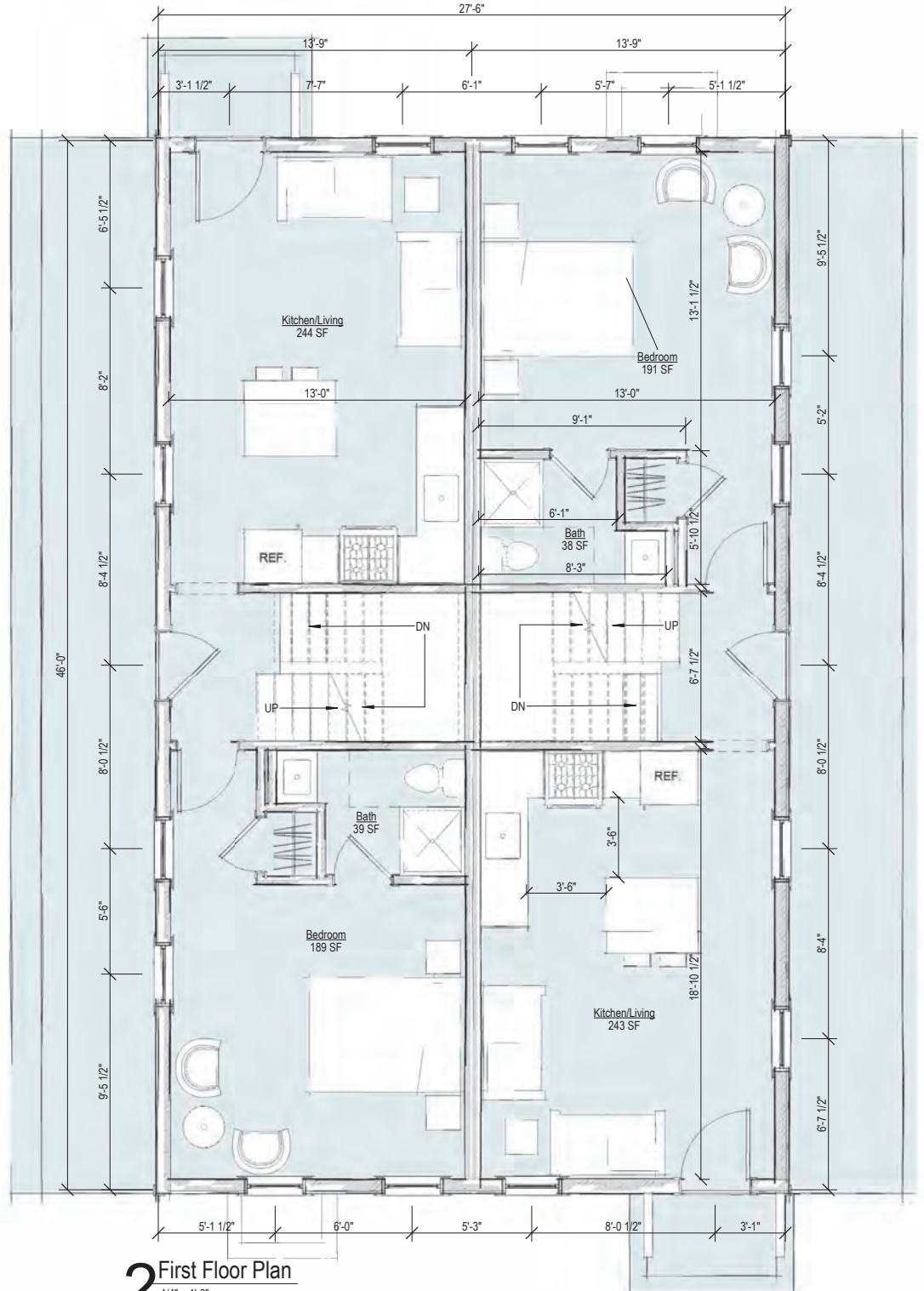
Double Hung
2/2 SDL



Double Hung
2/2 SDL

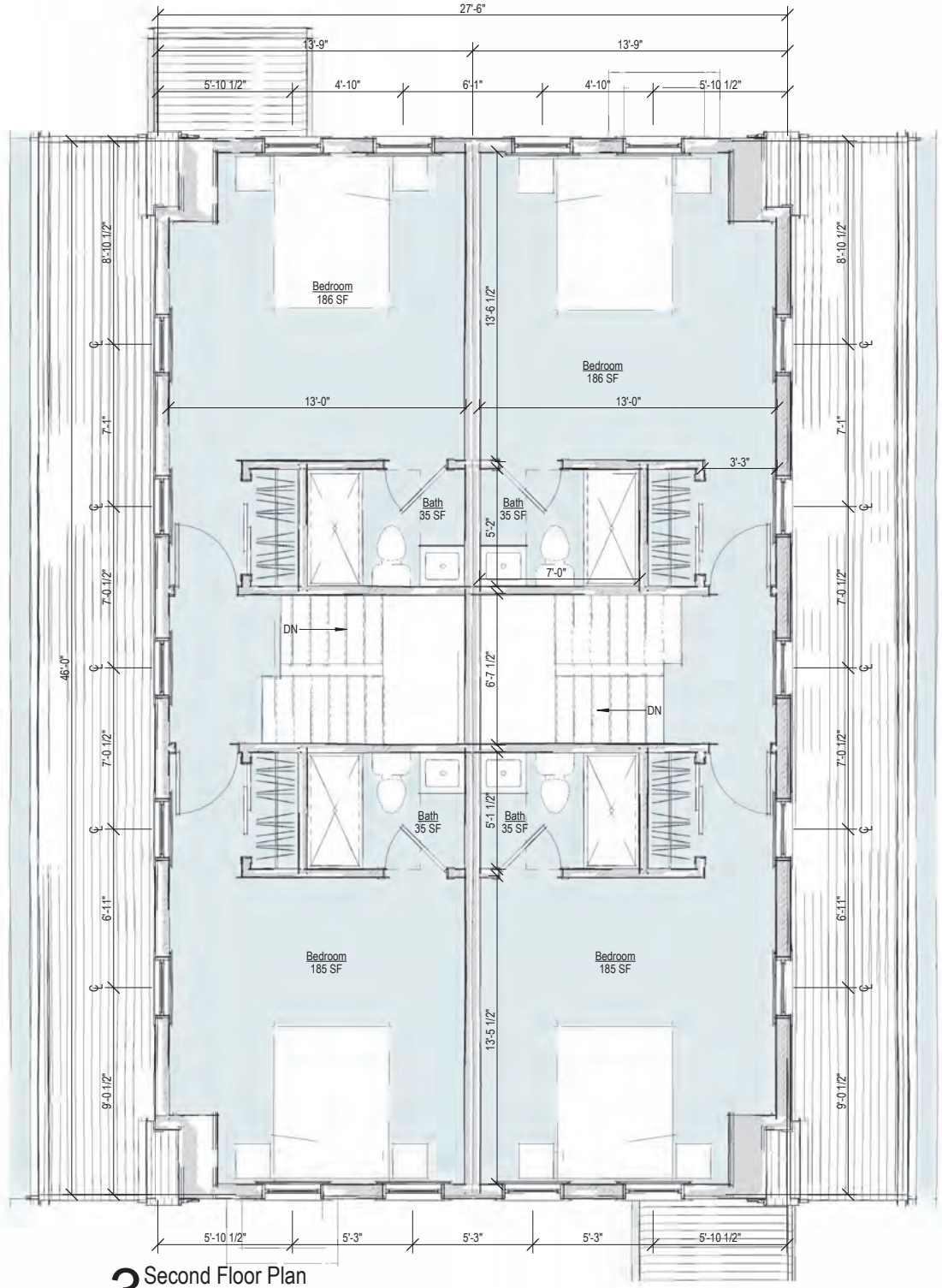
Exterior Door and Window Schedule

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 78 Parcel Number: 727

Owner of Record: NANTUCKET SAFE HARBOR FOR ANIMALS INC

Description of Proposal: New Residential Duplex

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD

Count: 7

9589 0710 5270 0324 7583 94

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- ☐ 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®

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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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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees
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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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 87

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Total Postage and Fees
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Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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 $

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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

9589 0710 5270 0324 7583 63

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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
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Total P

$
Sent To

Street a

City, St

Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 49

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Pc

$
Sent To

Street a

City, Sta

Postmark Here

NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. Water St.

Owner of record: FP 4 WATER

Mailing Address: 4 N. Water St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325-4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Addition & Partial Foundation Replacement

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 97 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North no change South no change East no change West No change

Additional Remarks

Historic Name: Obed Jay House

Original Date: 1846

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation Addition
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 4/12 Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5'1/2" Rake 6'1/2" Soffit (Overhang) 4" Corner boards 5'1/2 Frieze 3"
Window Casing 3'1/2" Door Frame 3'1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match Existing
Trim White / Match Existing Sash White Doors White / Match Existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR FP 4 N Water

STREET ADDRESS 4 N WATER

MAP/PARCEL 42.4.2 / 90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

07.01.24 — Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 4 North Water Street, Nantucket (street address of property) on the following statement:

I Alexander Leventhal, as manager of FP 4 NorthWater LLC (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

July 25, 2023

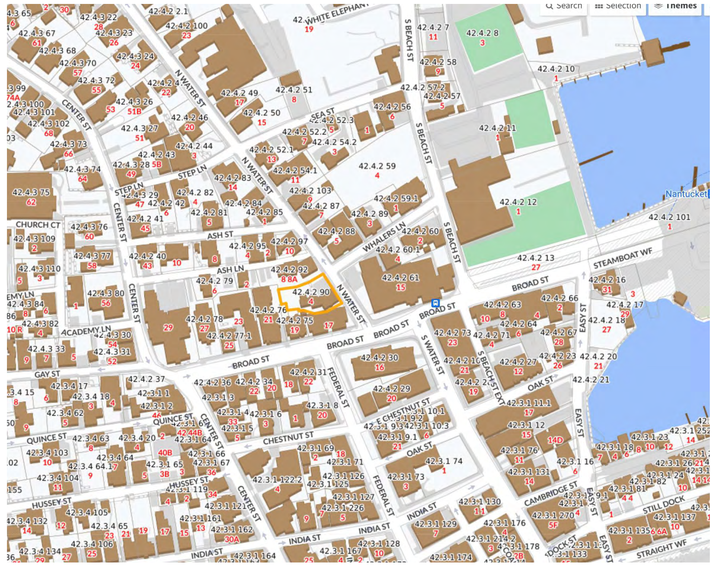
Client Signature Date

4 North Water Street

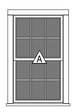
Nantucket, MA

07.01.24

HDC SUBMISSION

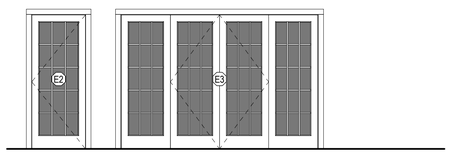


2 Locus Map
1/4" = 1'-0"

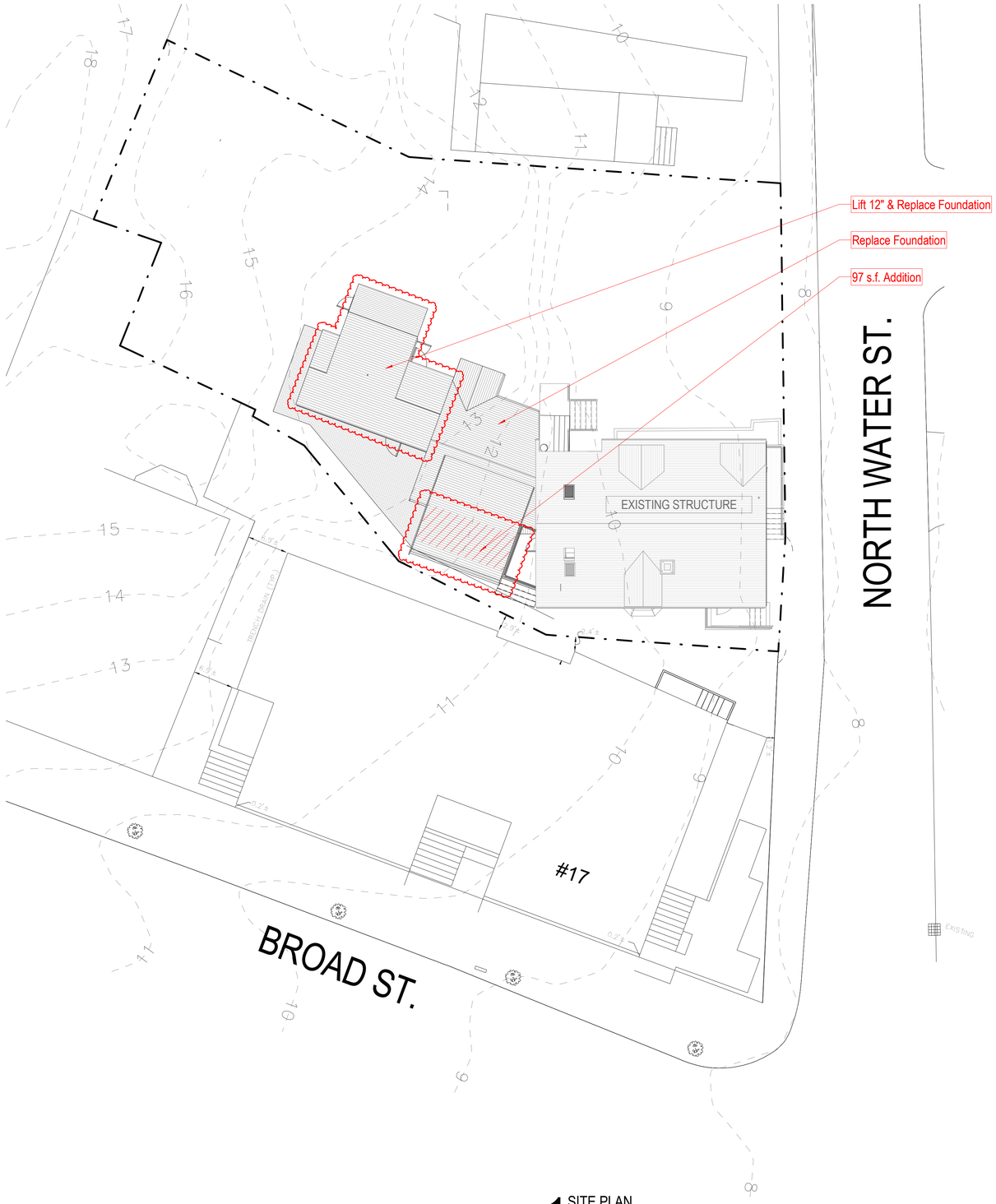


Double Hung
6/6 TDL

3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

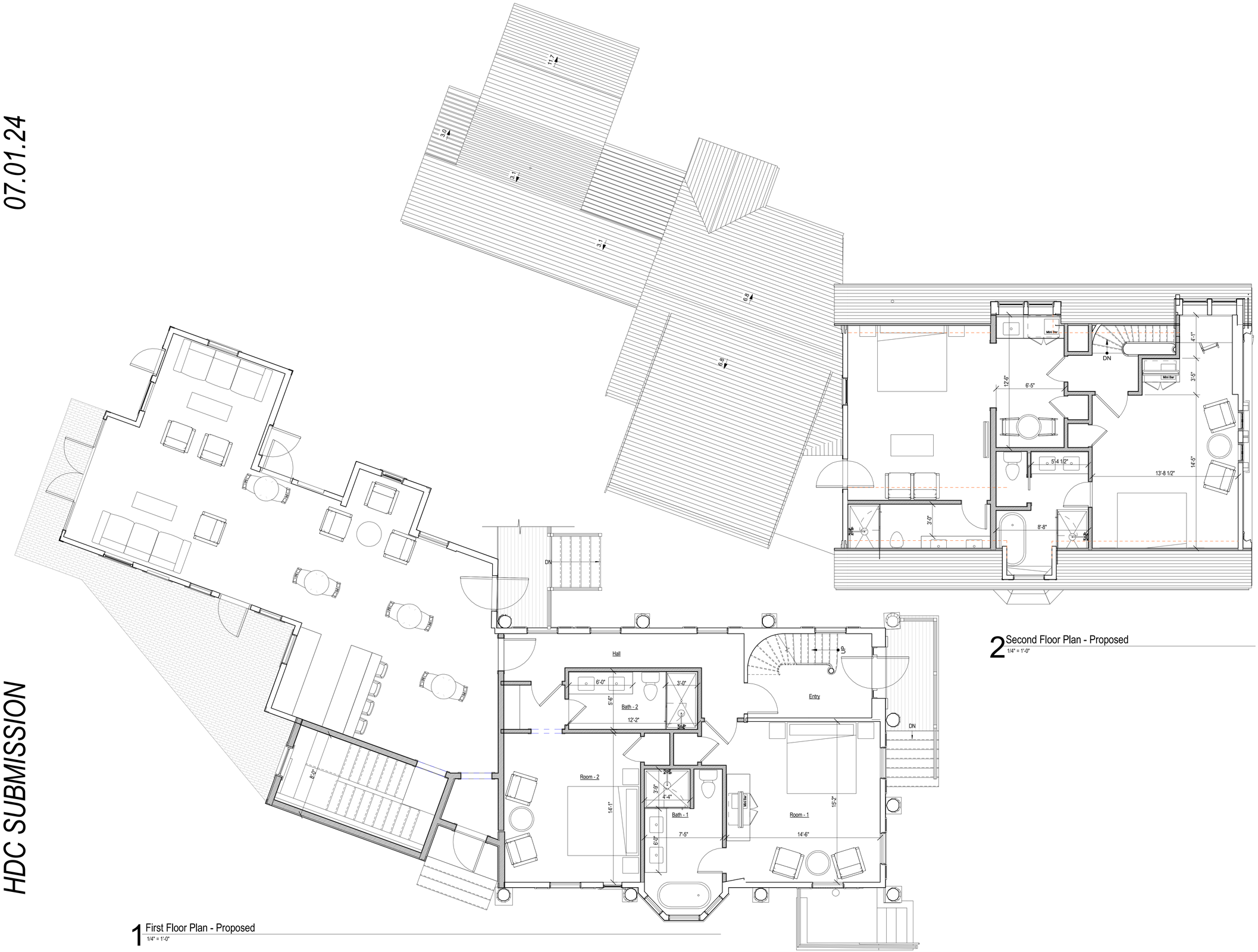
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ON AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

07.01.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
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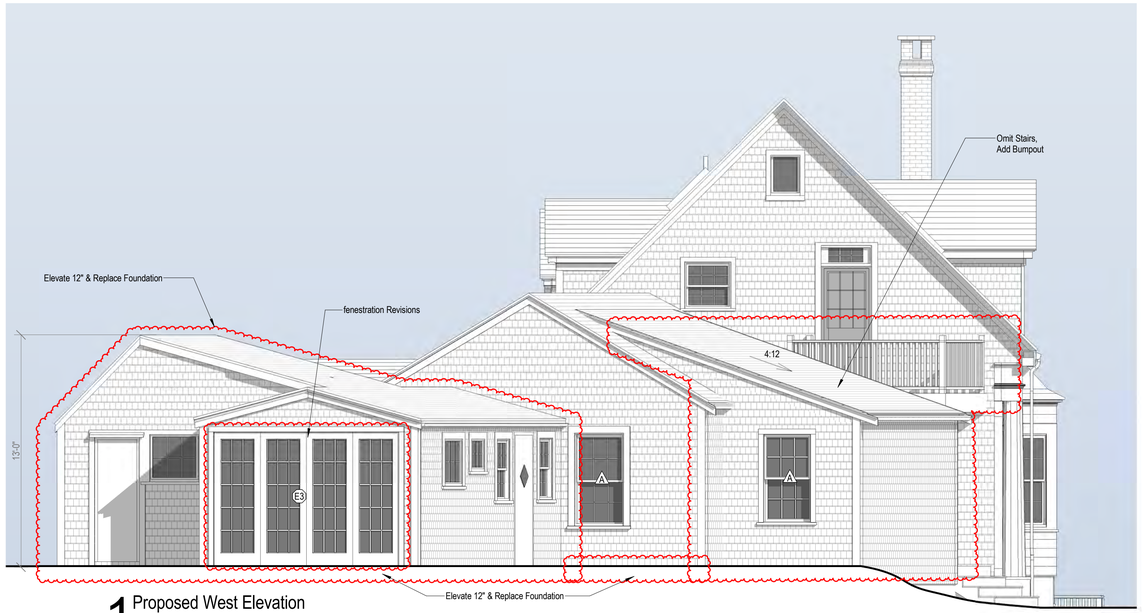
A.101
2313

07.01.24

HDC SUBMISSION



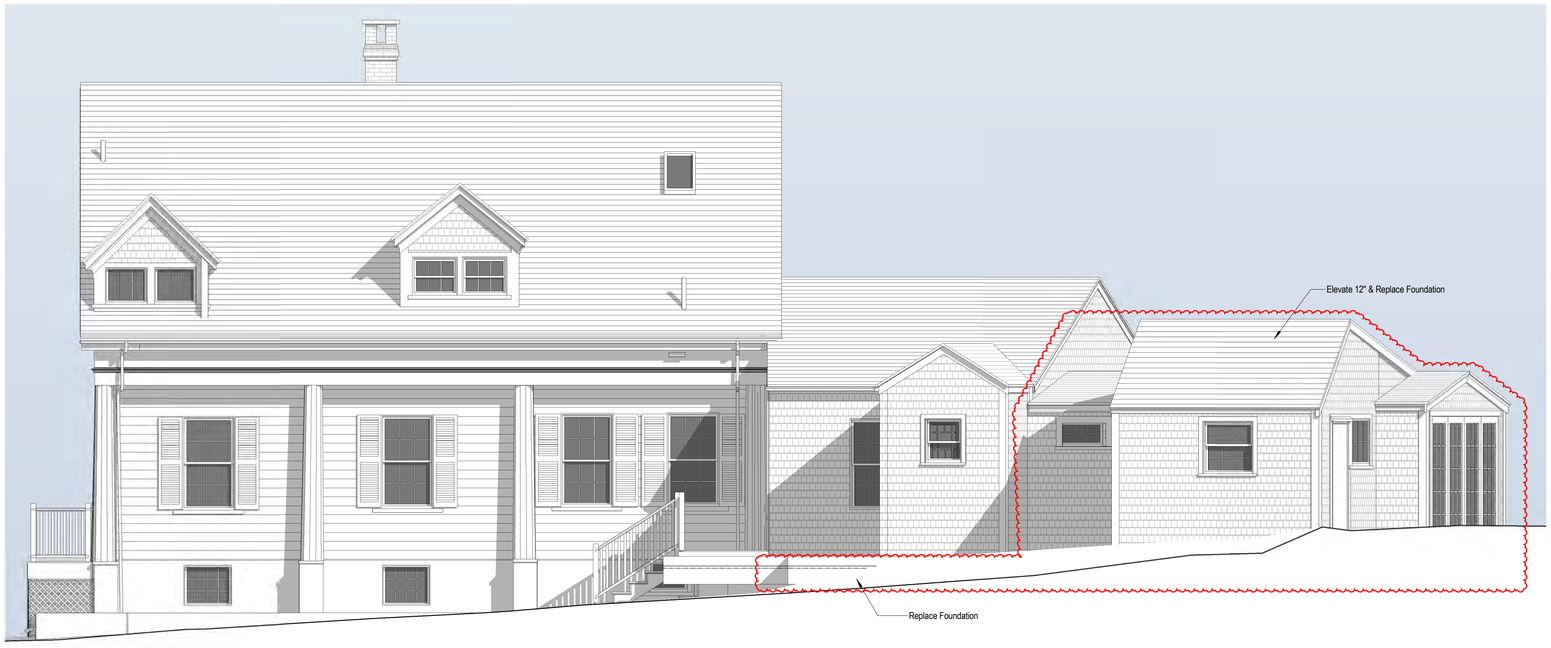
1 Proposed West Elevation
1/4" = 1'-0"



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
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

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Revisions

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A.202

2313

07.01.24

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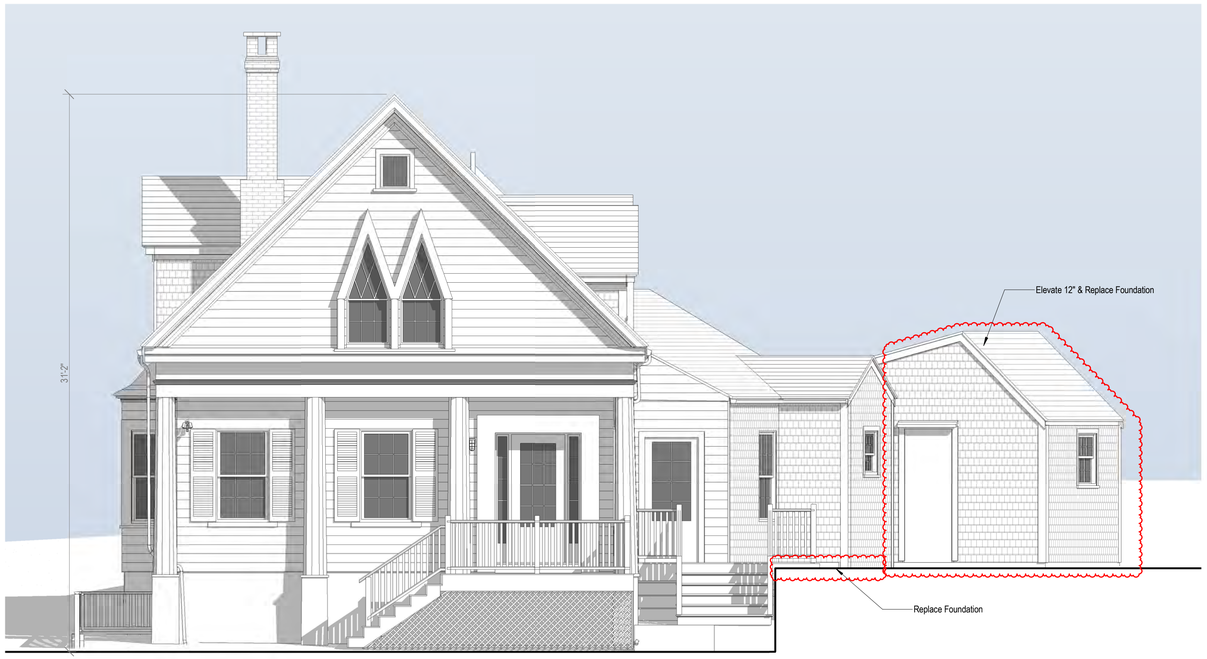


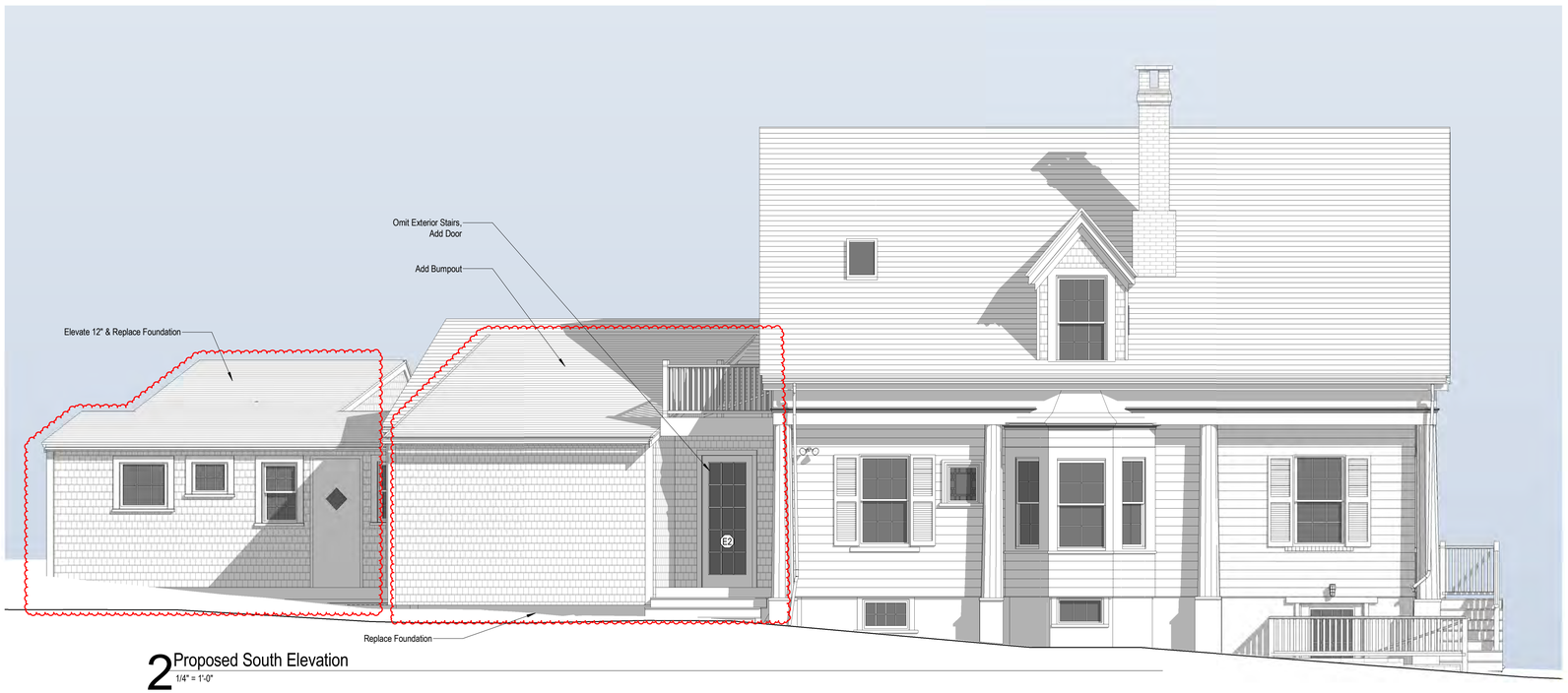
1 Proposed East Elevation
1/4" = 1'-0"



3 Existing East Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
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EXTERIOR ELEVATIONS

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Revisions

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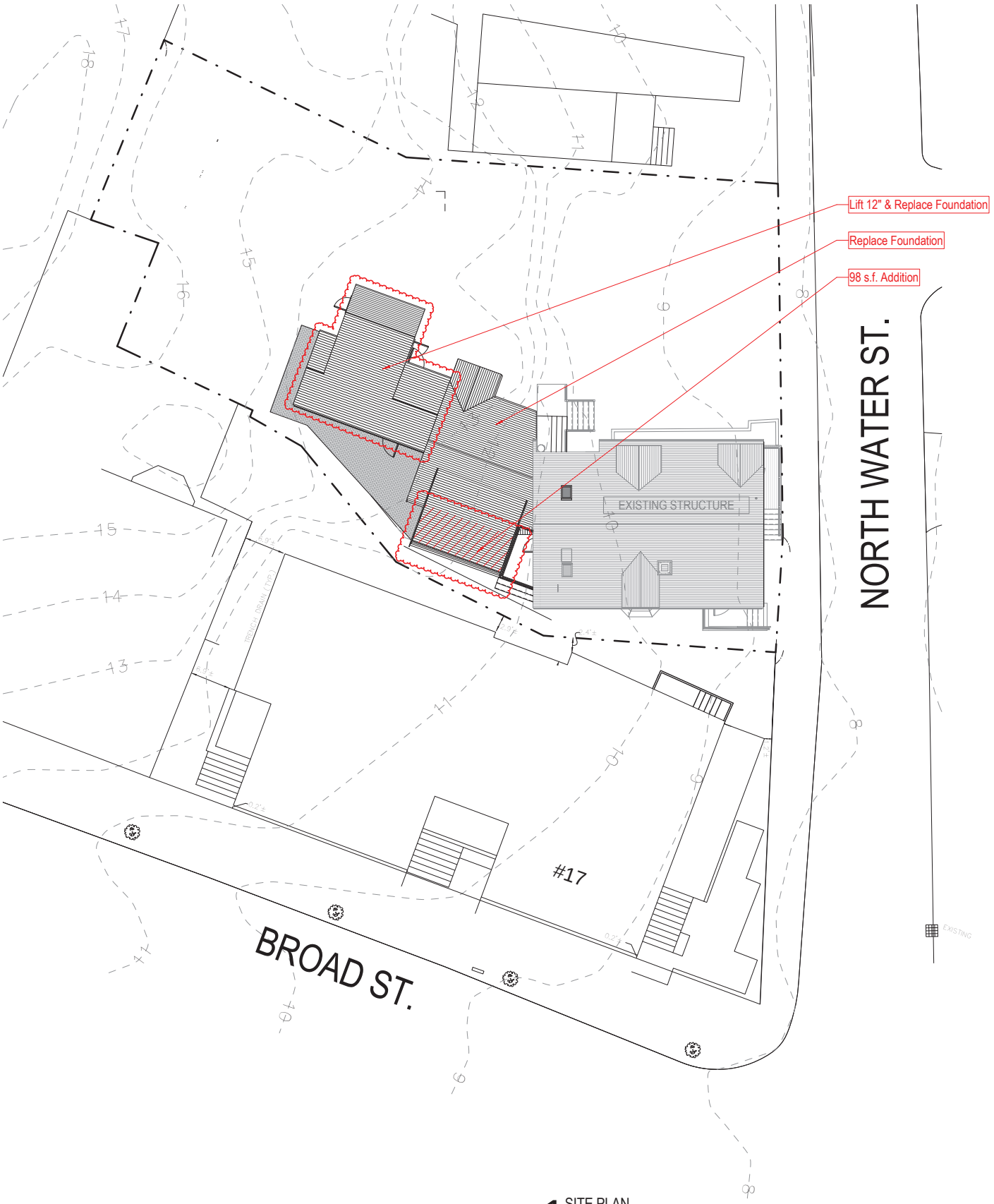
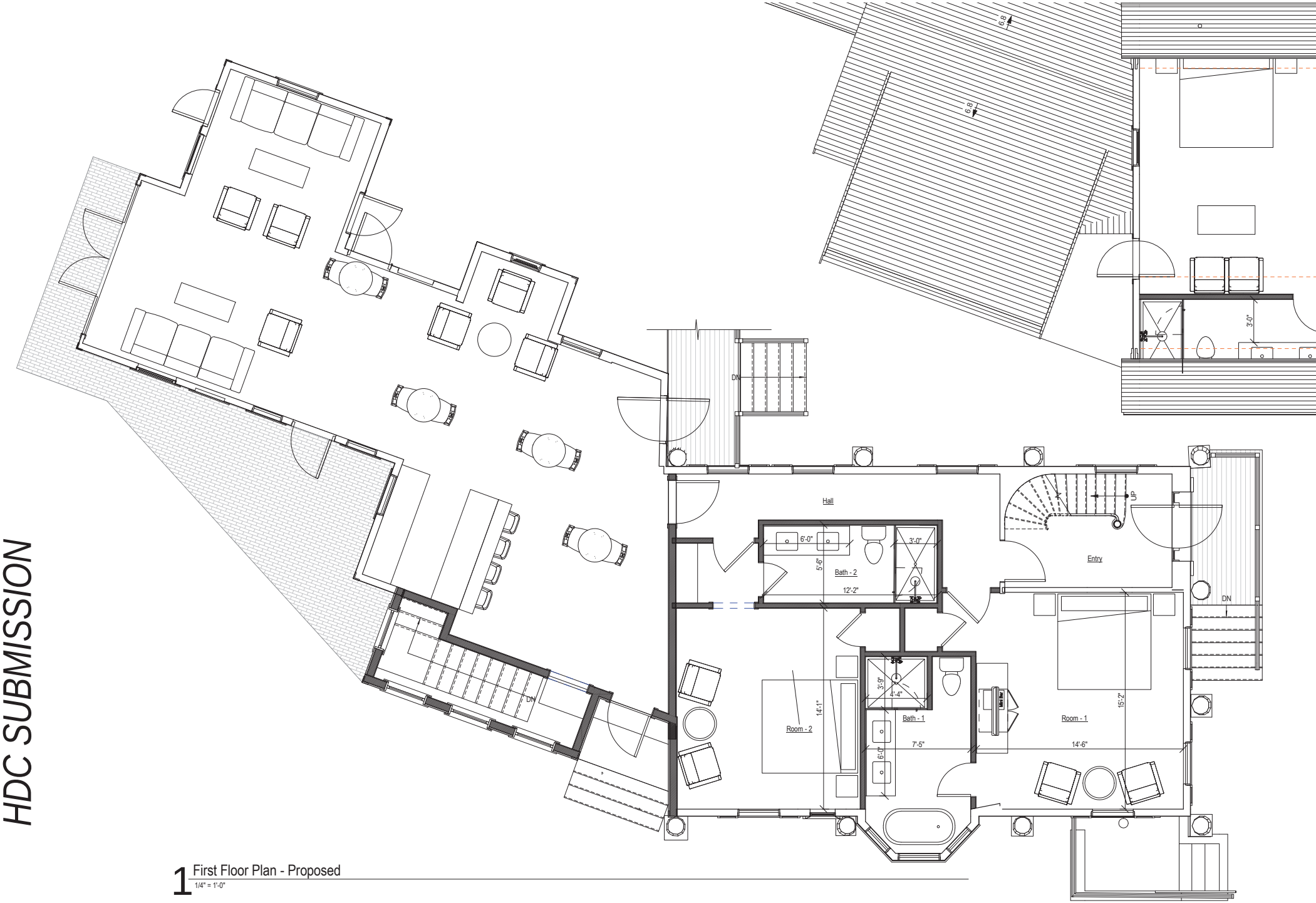
A.201

2313



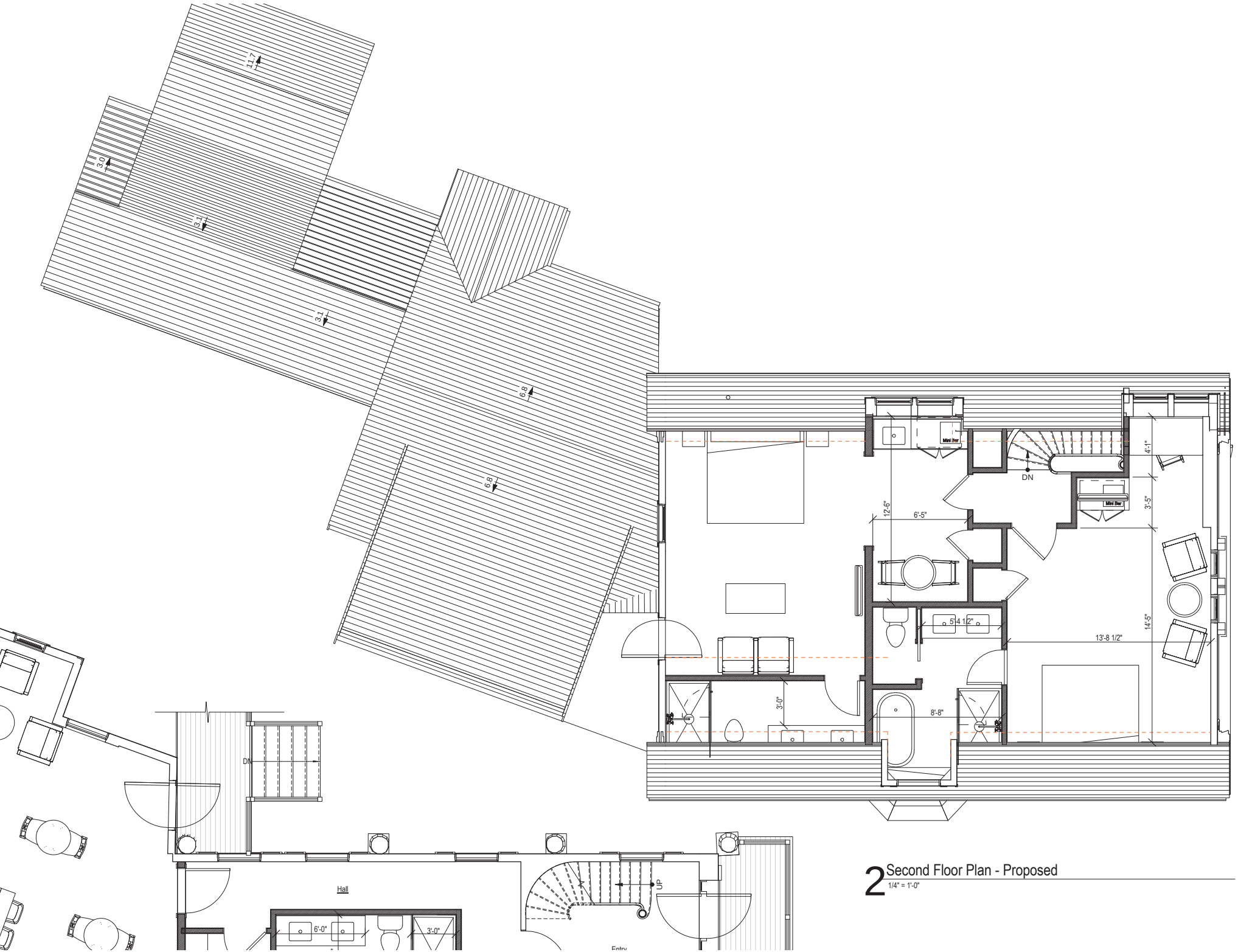
1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

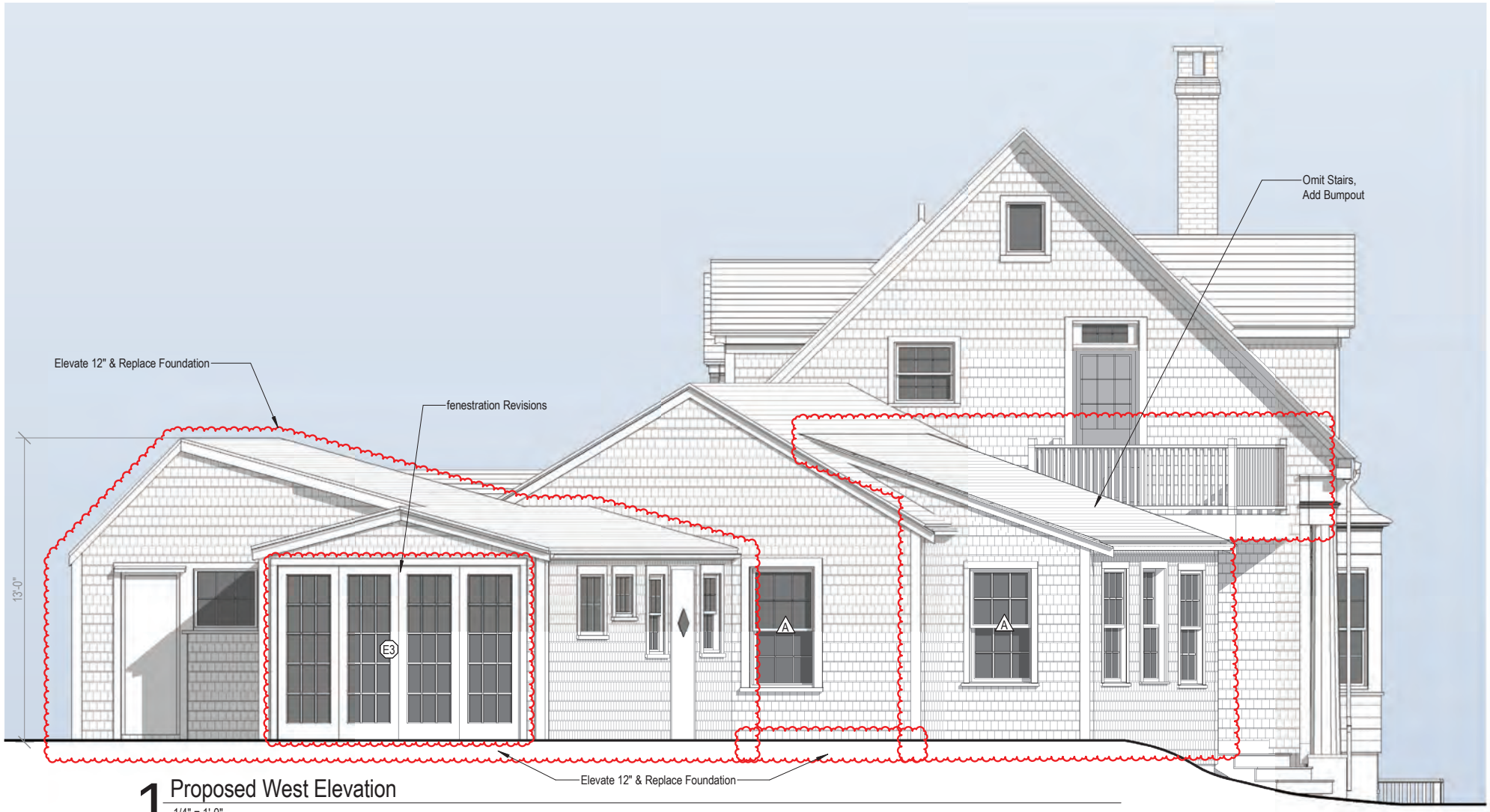


1 First Floor Plan - Proposed

1/4" = 1'-0"

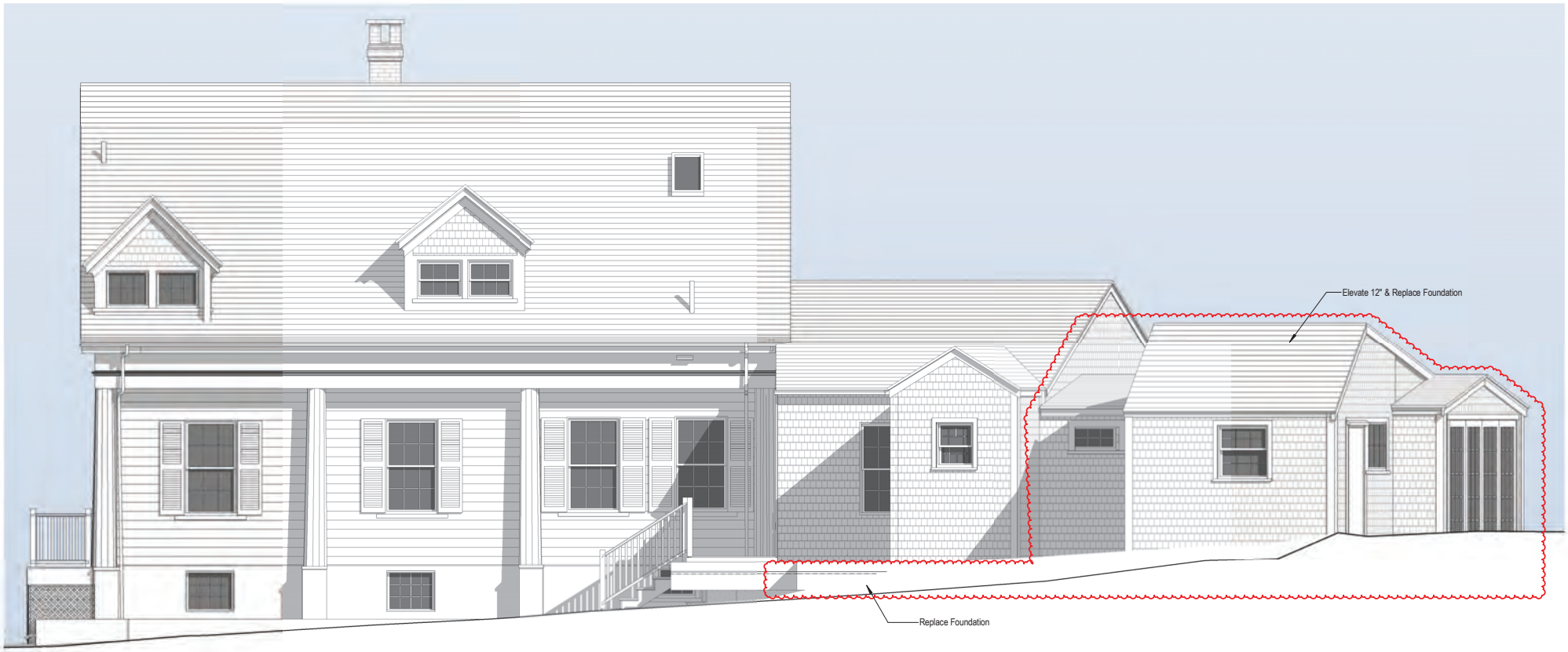


2 Second Floor Plan - Proposed
1/4" = 1'-0"



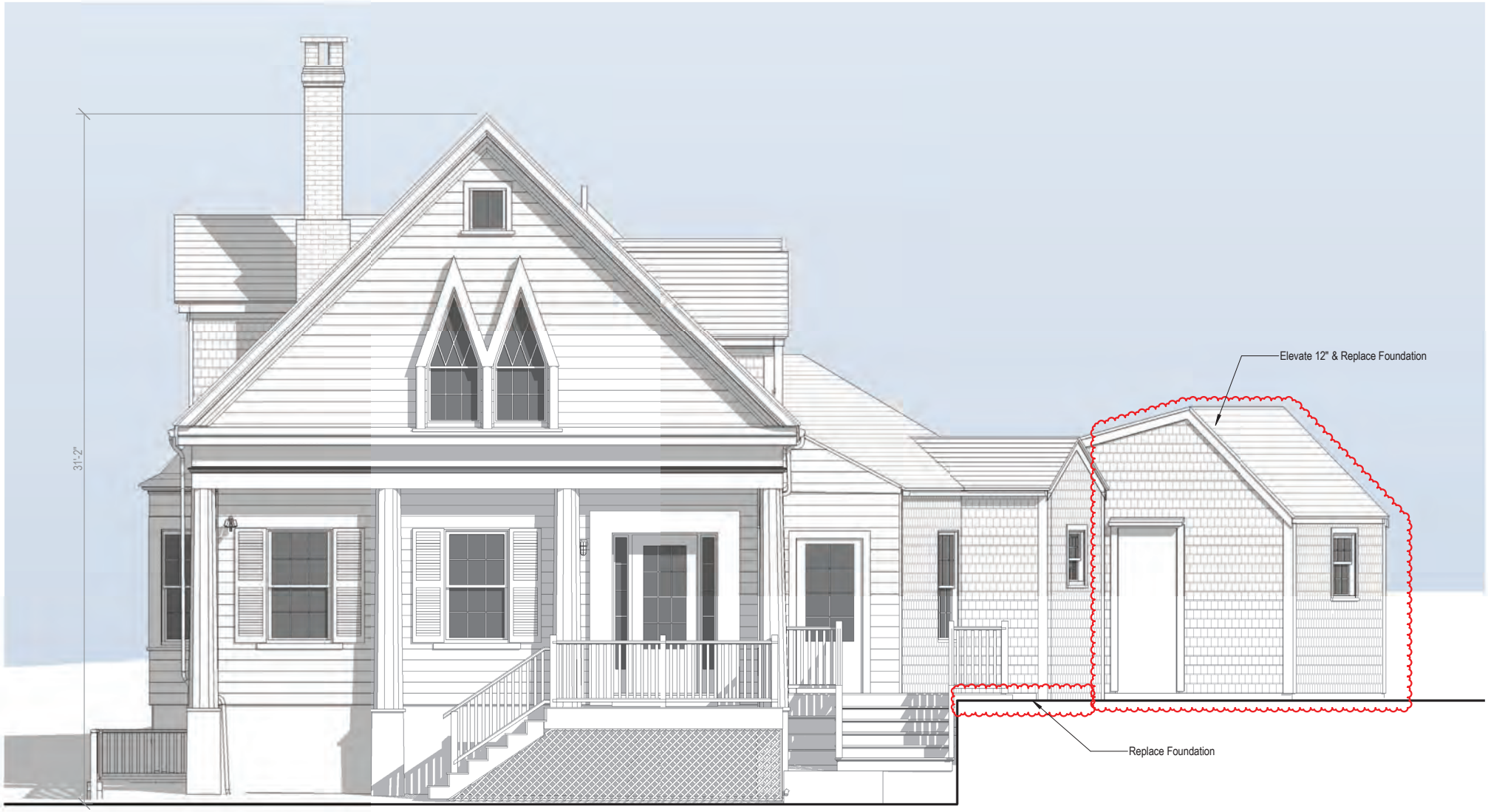
1 Proposed West Elevation

1/4" = 1'-0"



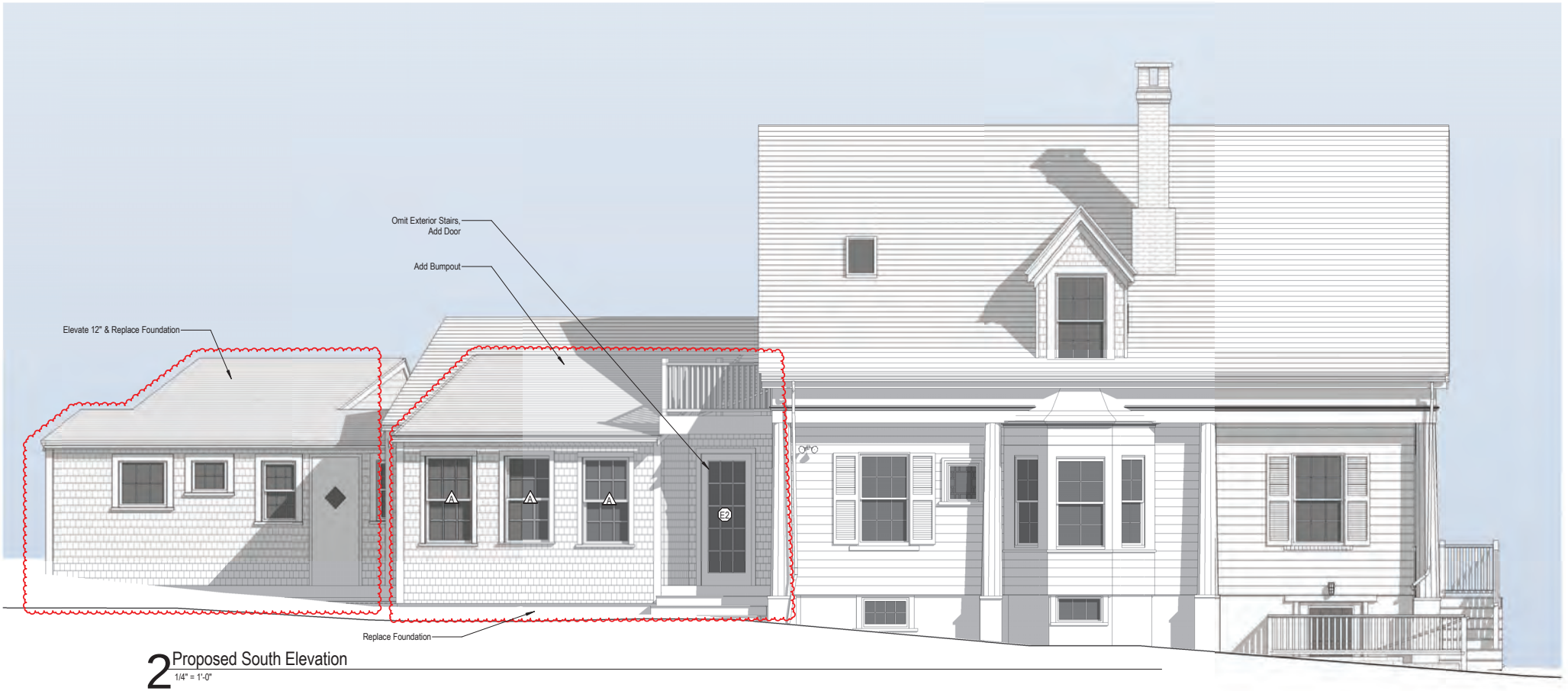
2 Proposed North Elevation

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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For delivery information, visit our website at *www.usps.com®*.

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 P
$

Sent To
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

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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

Postmark Here

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ 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

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- ☐ 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

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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 Postag
$

Sent To
NANTUCKET THEATRE PROJECT LLC

Street and A
5 N WATER ST

City, State, ZIP+4®
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


ONE
WAY

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival
- ✓ g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- O h. NHA plaque records: _____
- O i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- O a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- ✓ e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

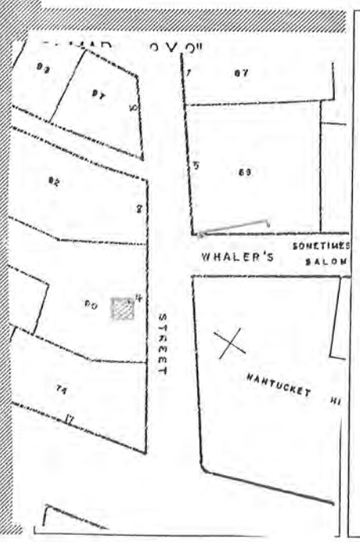
6. USE: Original: _____ Present: town offices

O a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

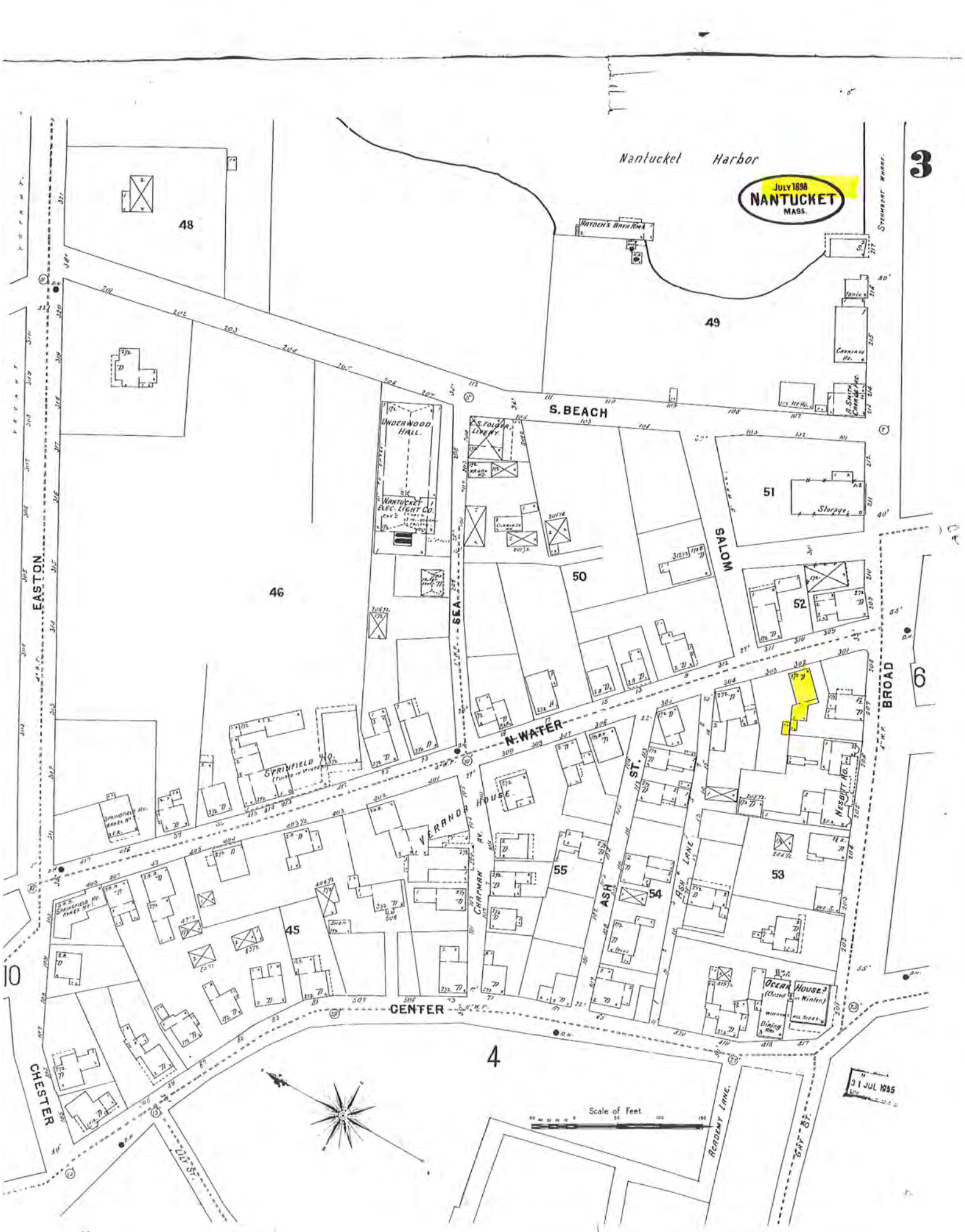
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

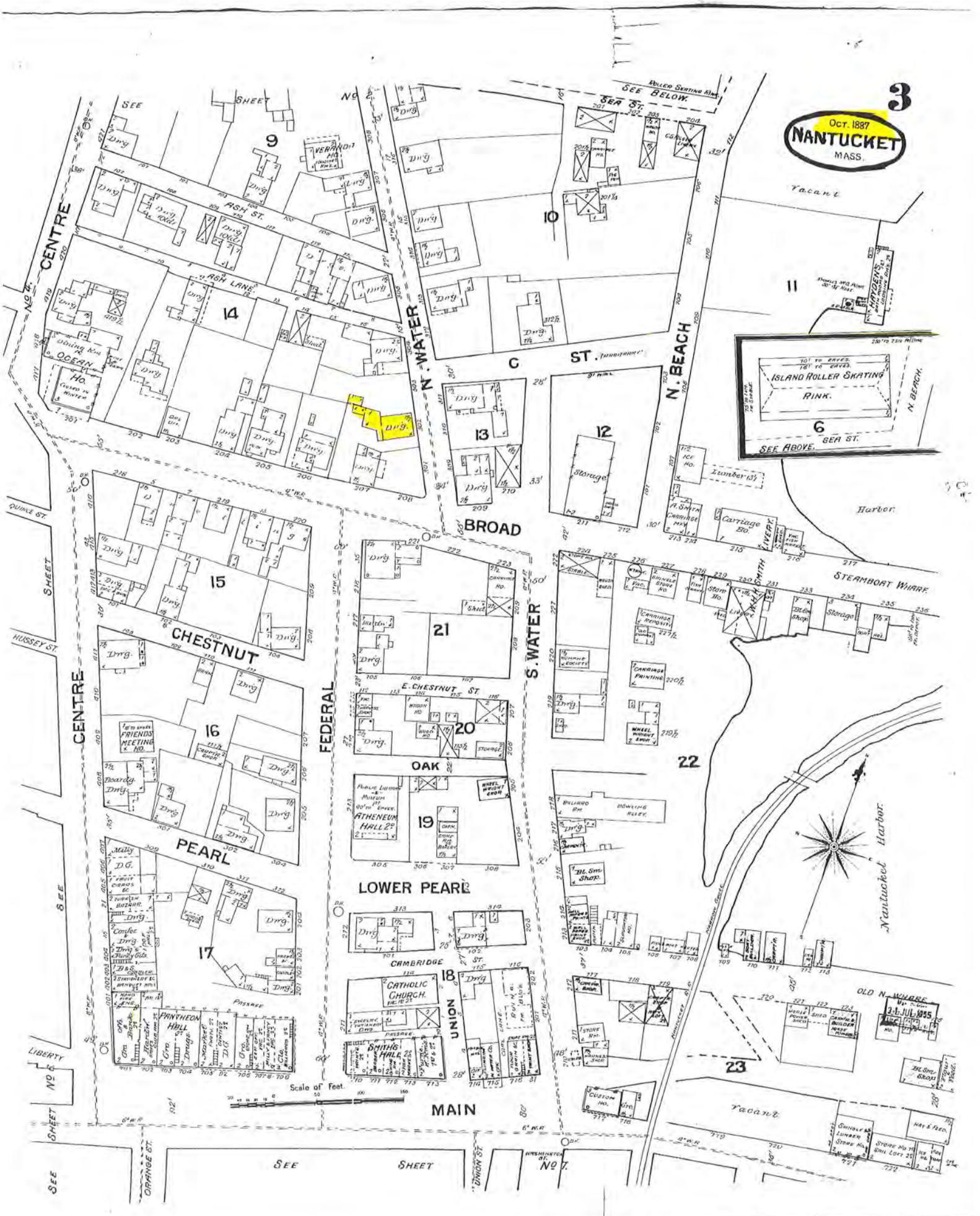
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Vacant
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
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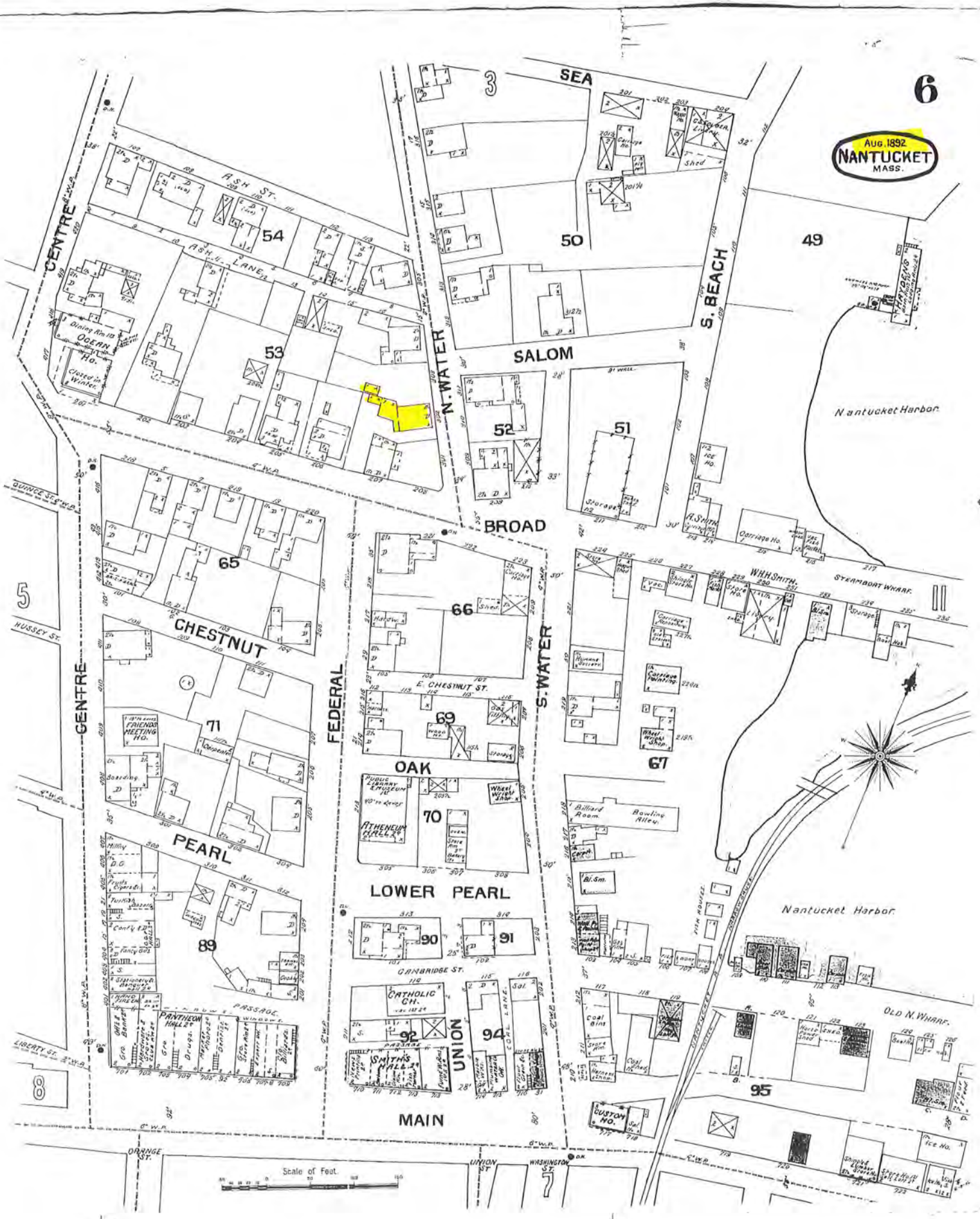
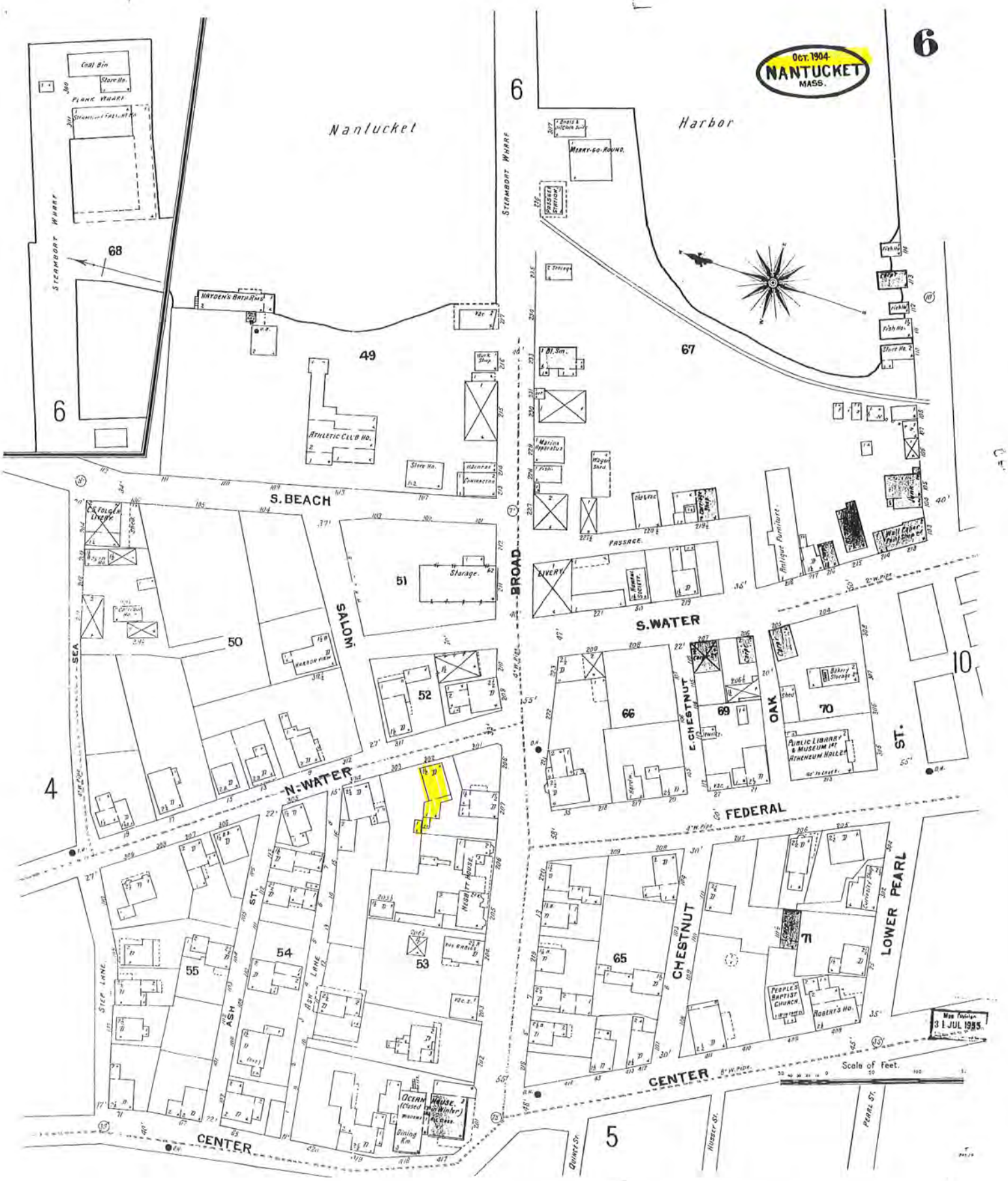
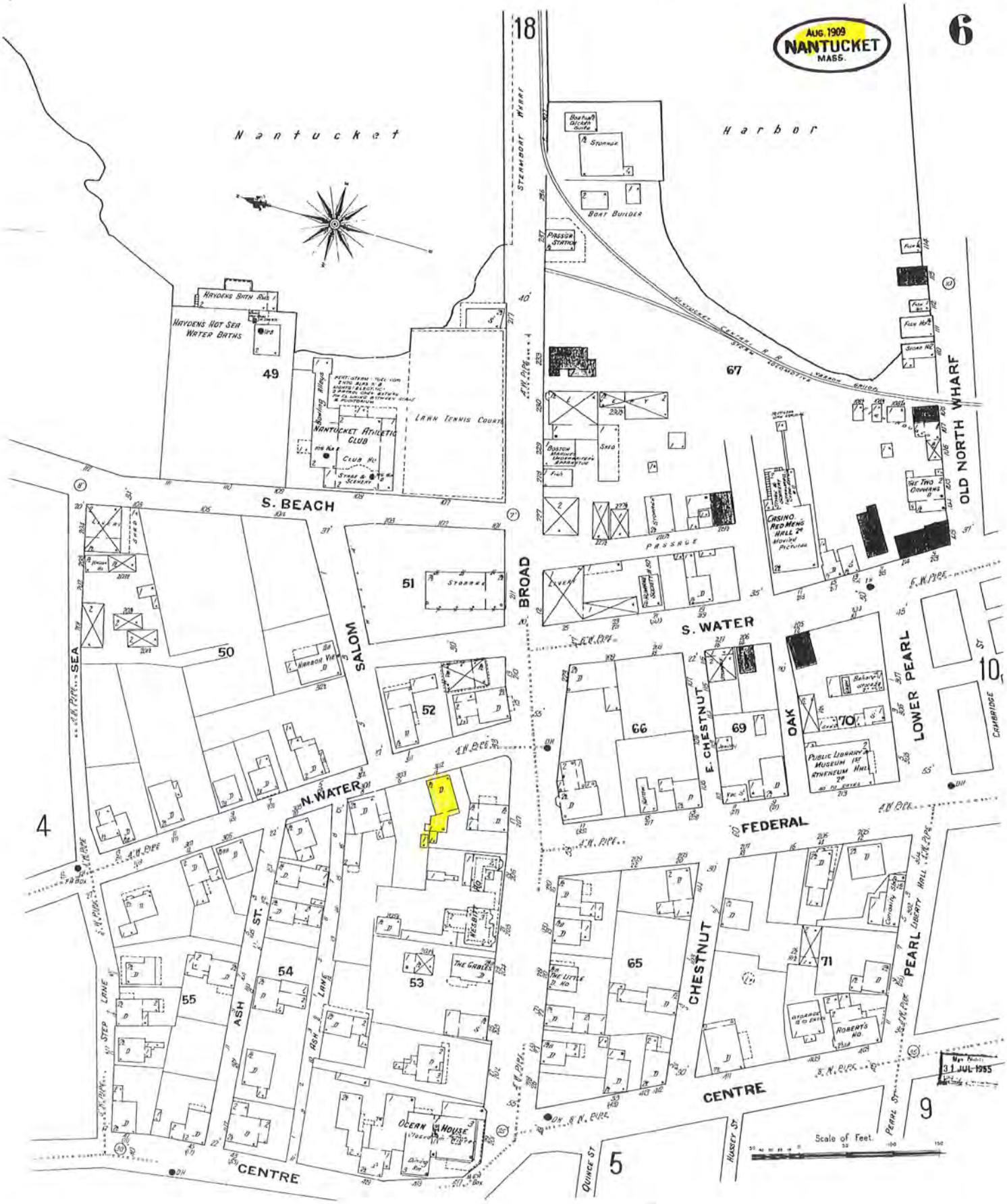
22
23
6

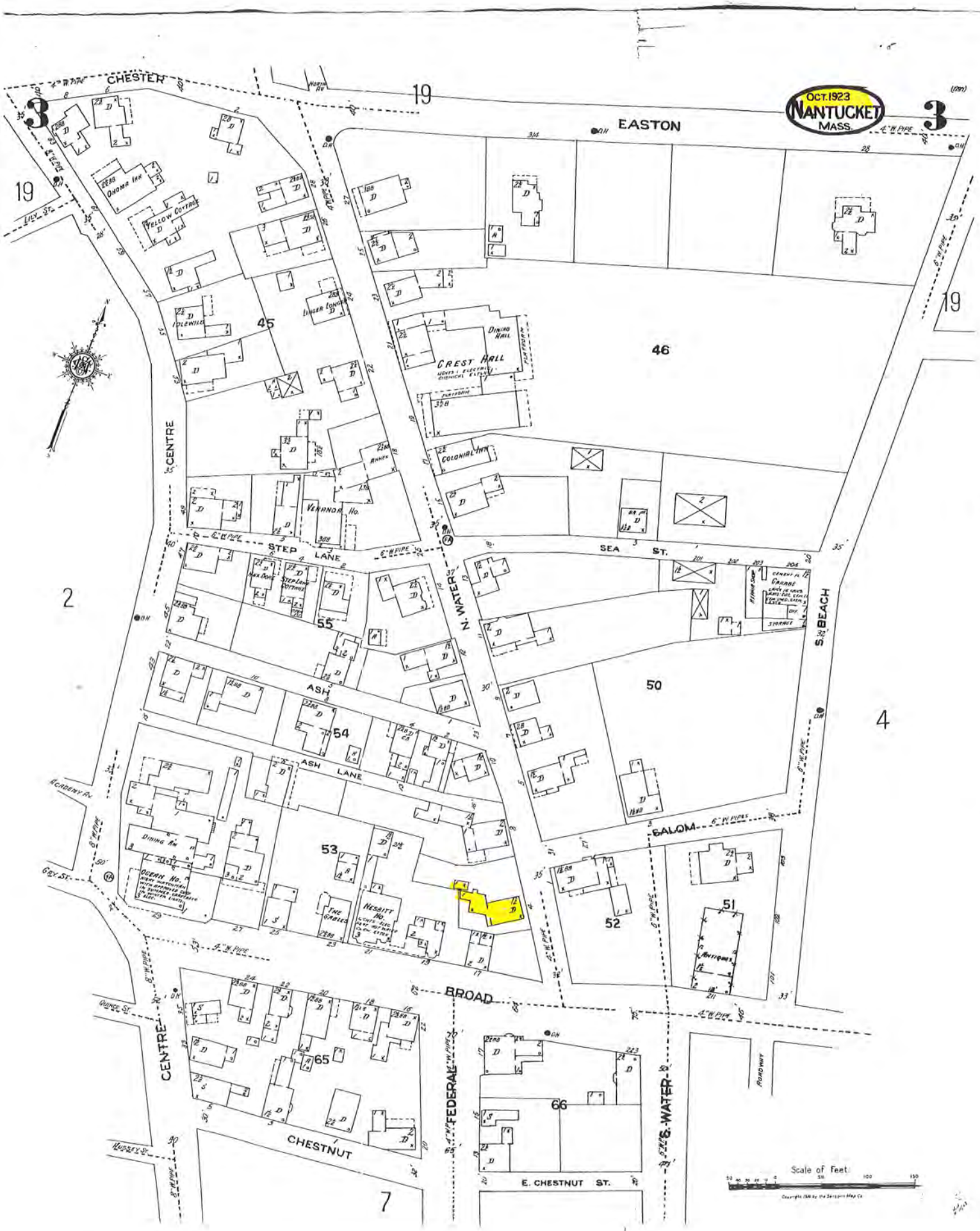

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
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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'

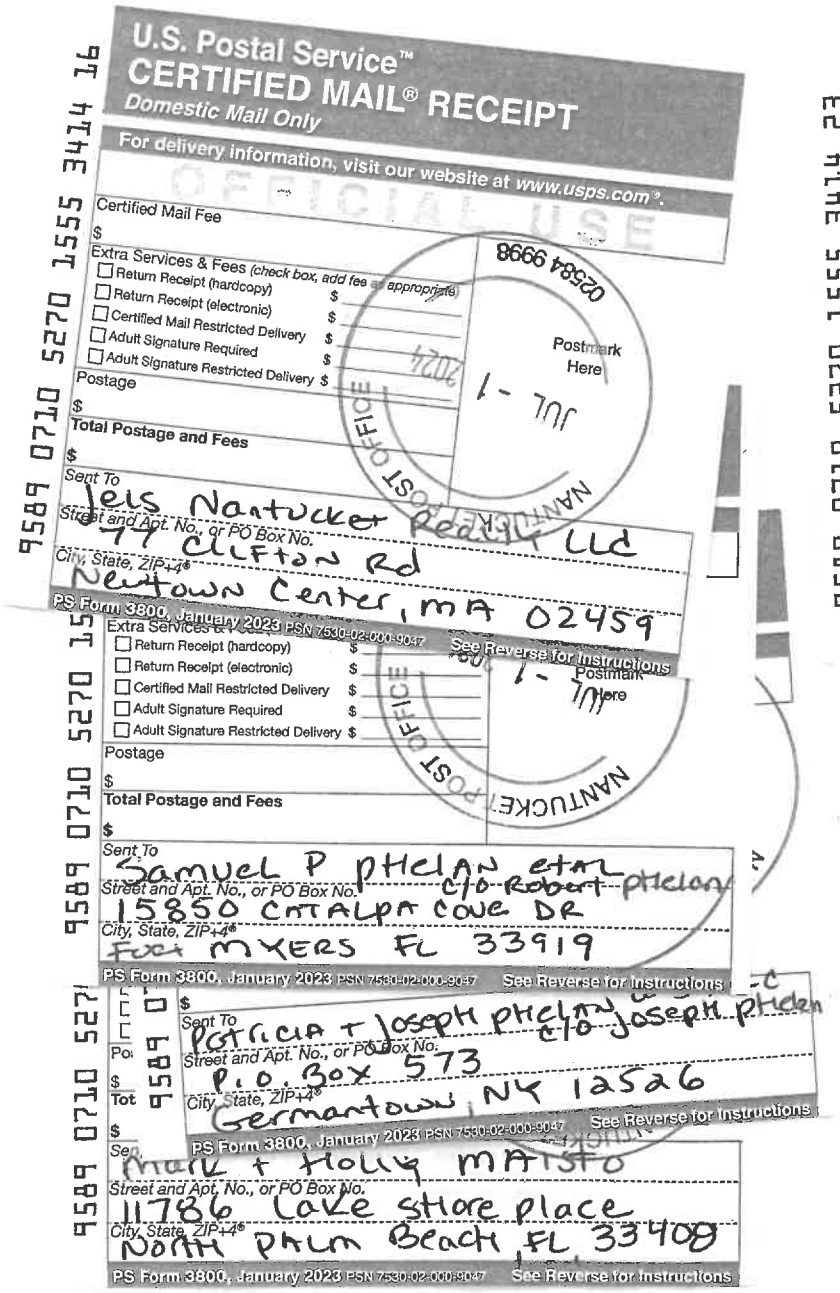
6.14.24
DATE

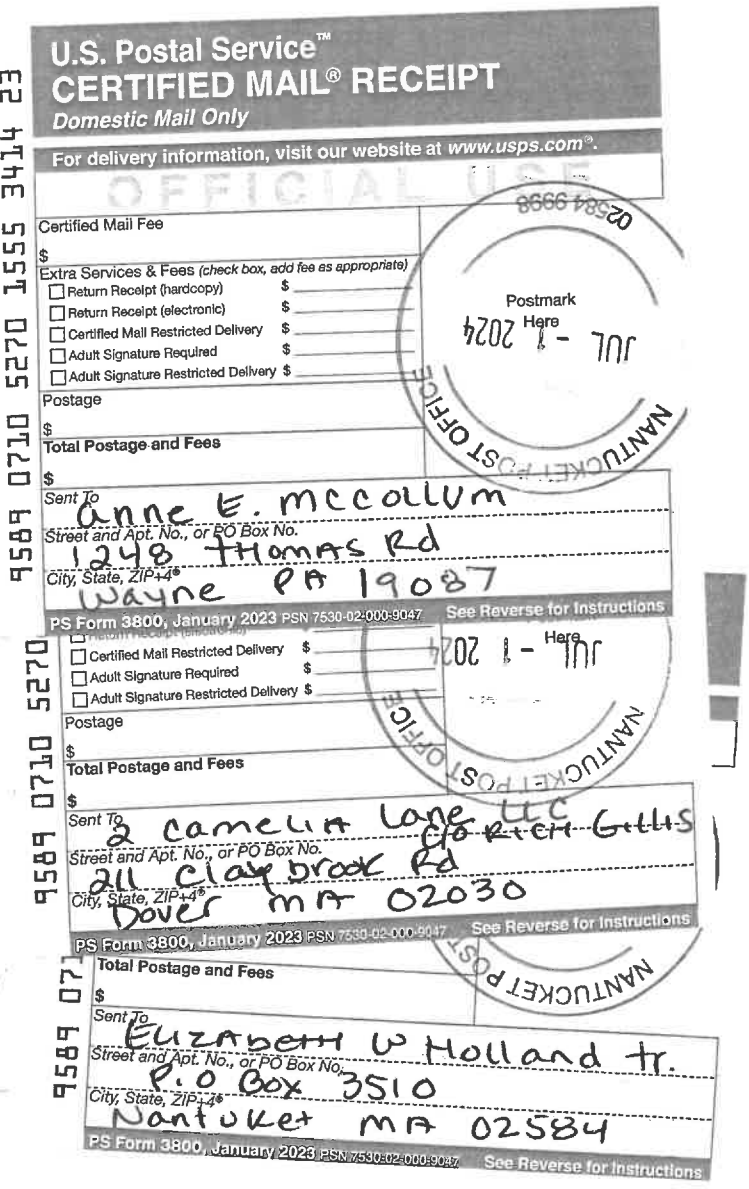
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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

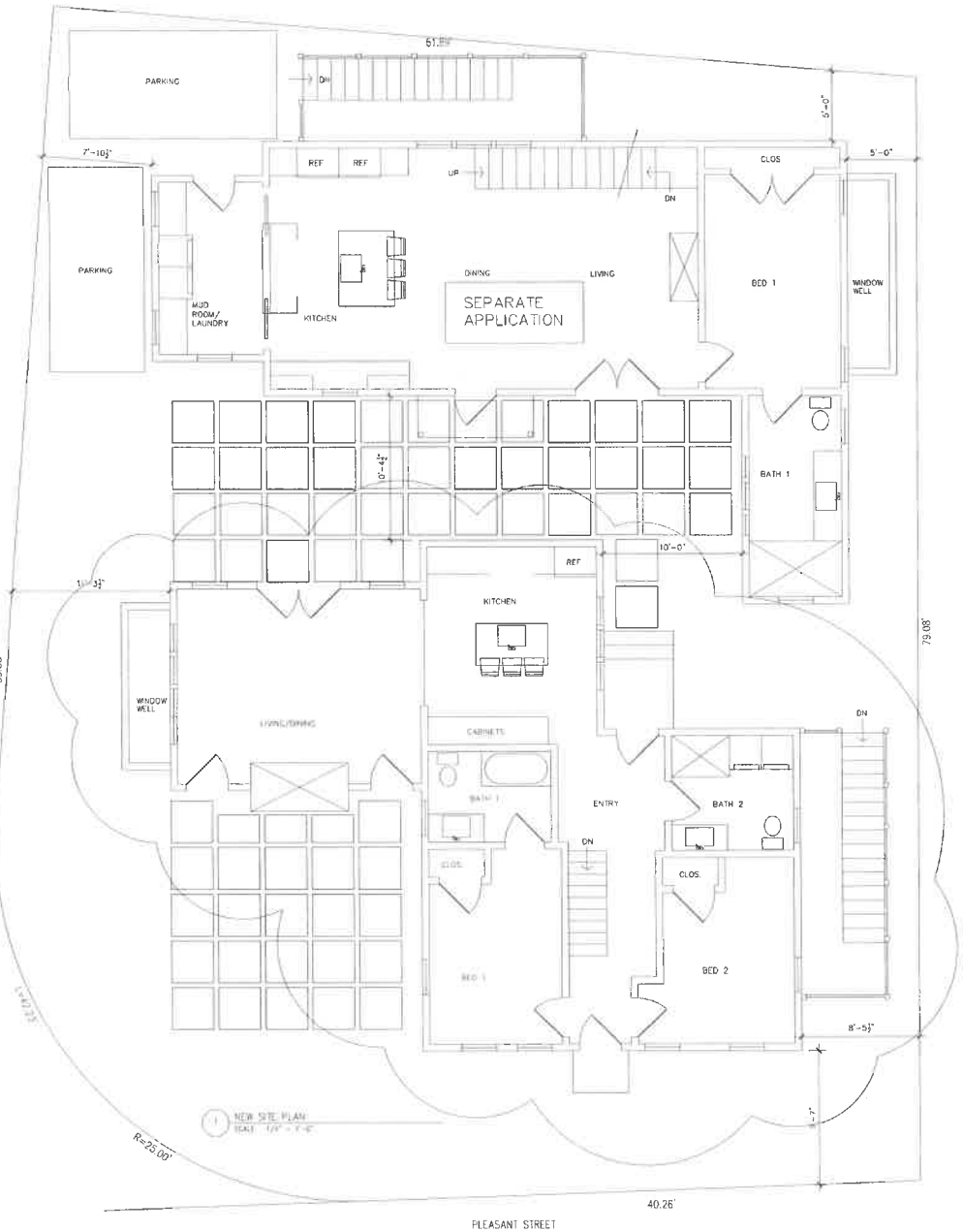
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White to match Sash White to match Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

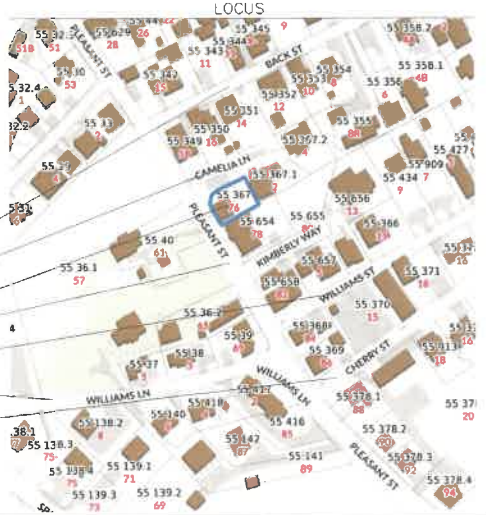
DOOR SCHEDULE

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:

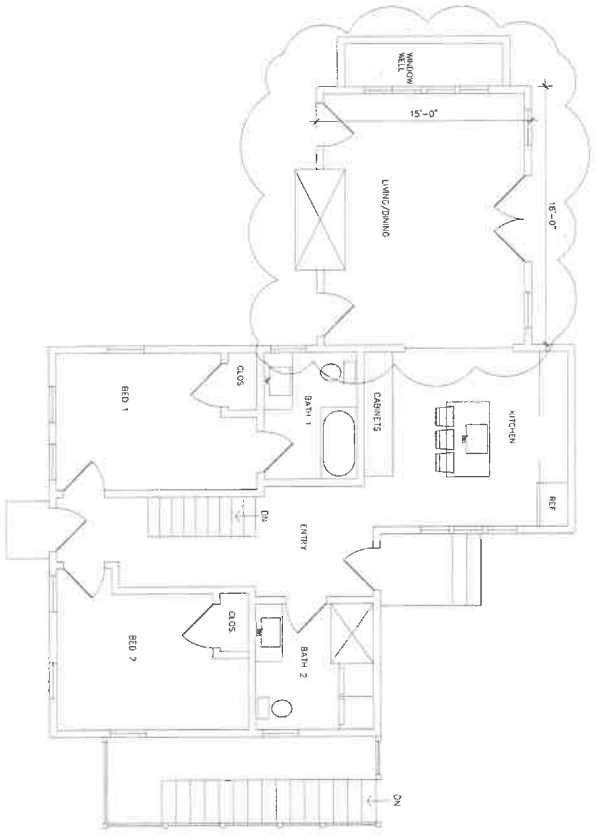
Drawn By: sp
Project No.: CORDTS-PEARCE
Scale: NONE

SITE

A1.1

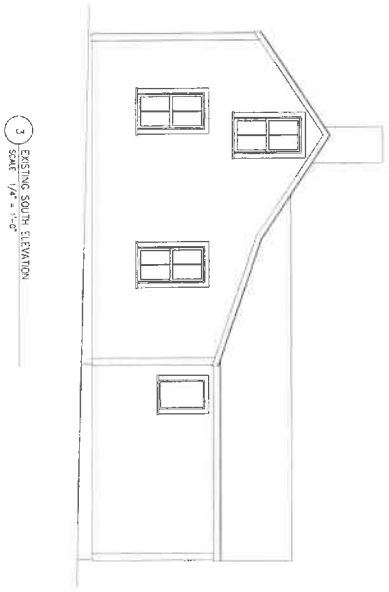


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

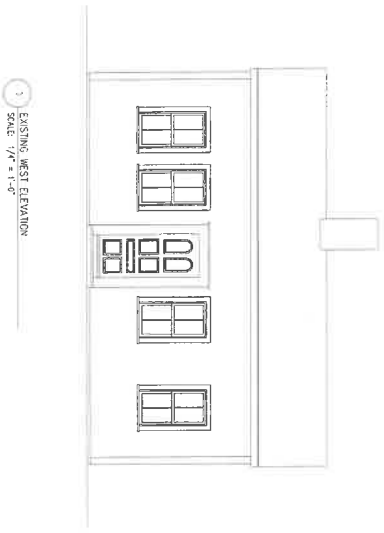


2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

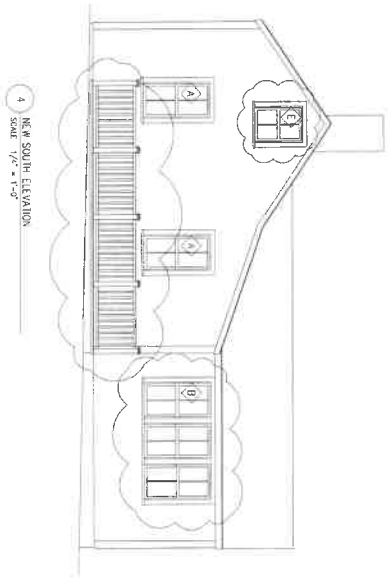
A2.1	FLOOR PLAN	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



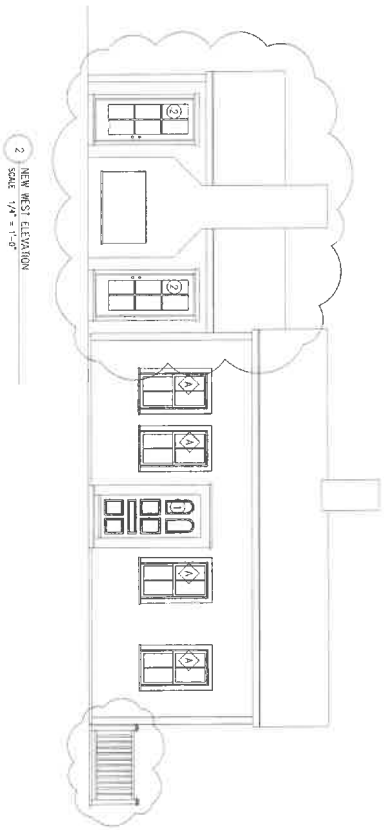
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

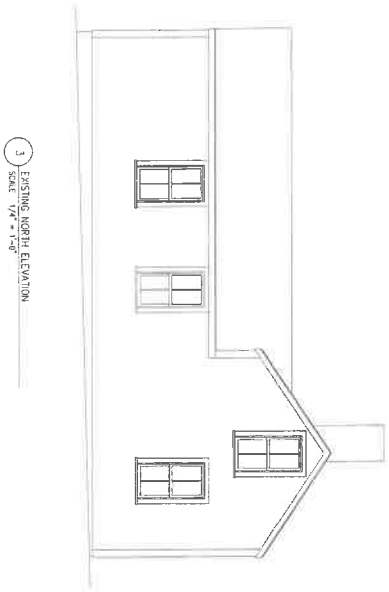


4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

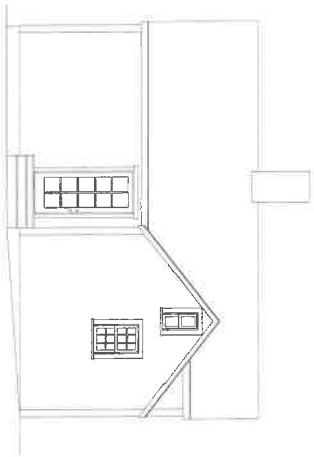


2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

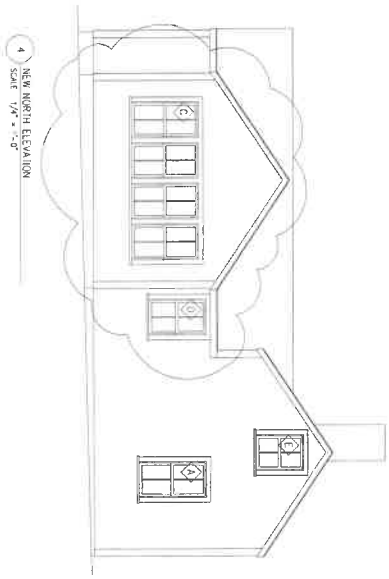
A3.1	ELEVATIONS	Drawn By: SJP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



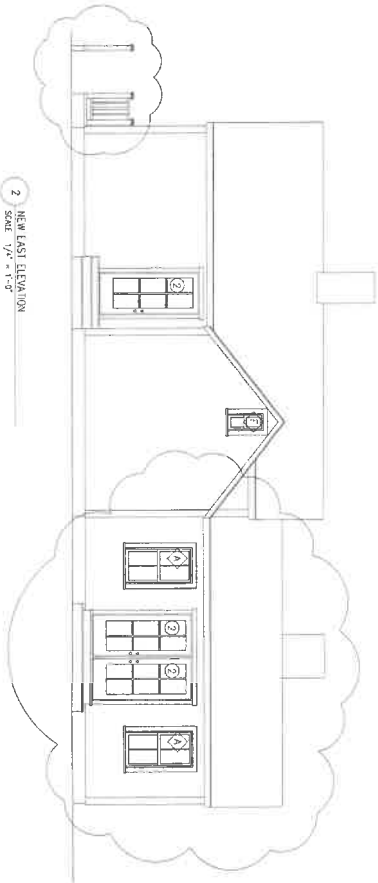
3 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



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

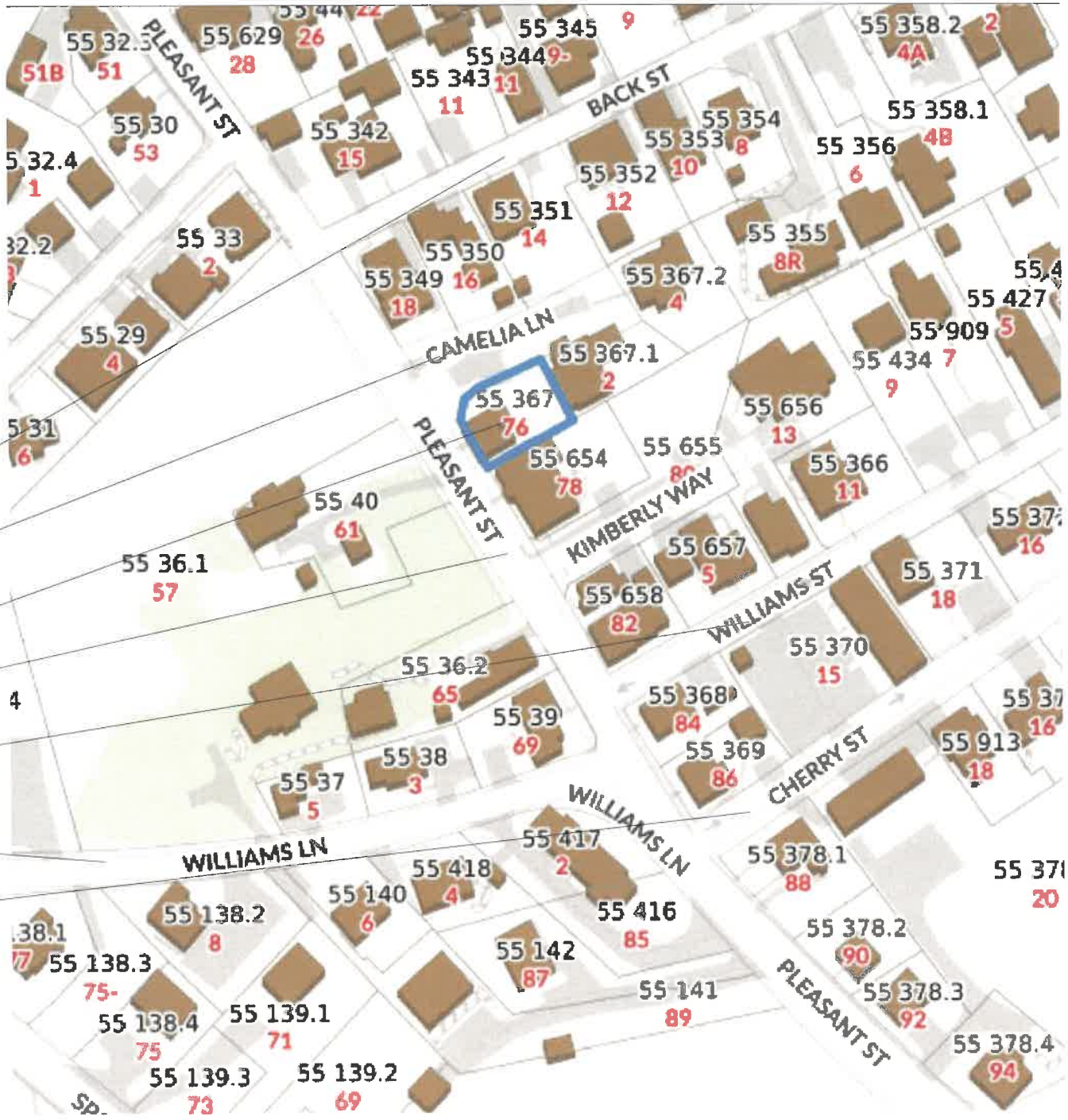
PLEASANT ST

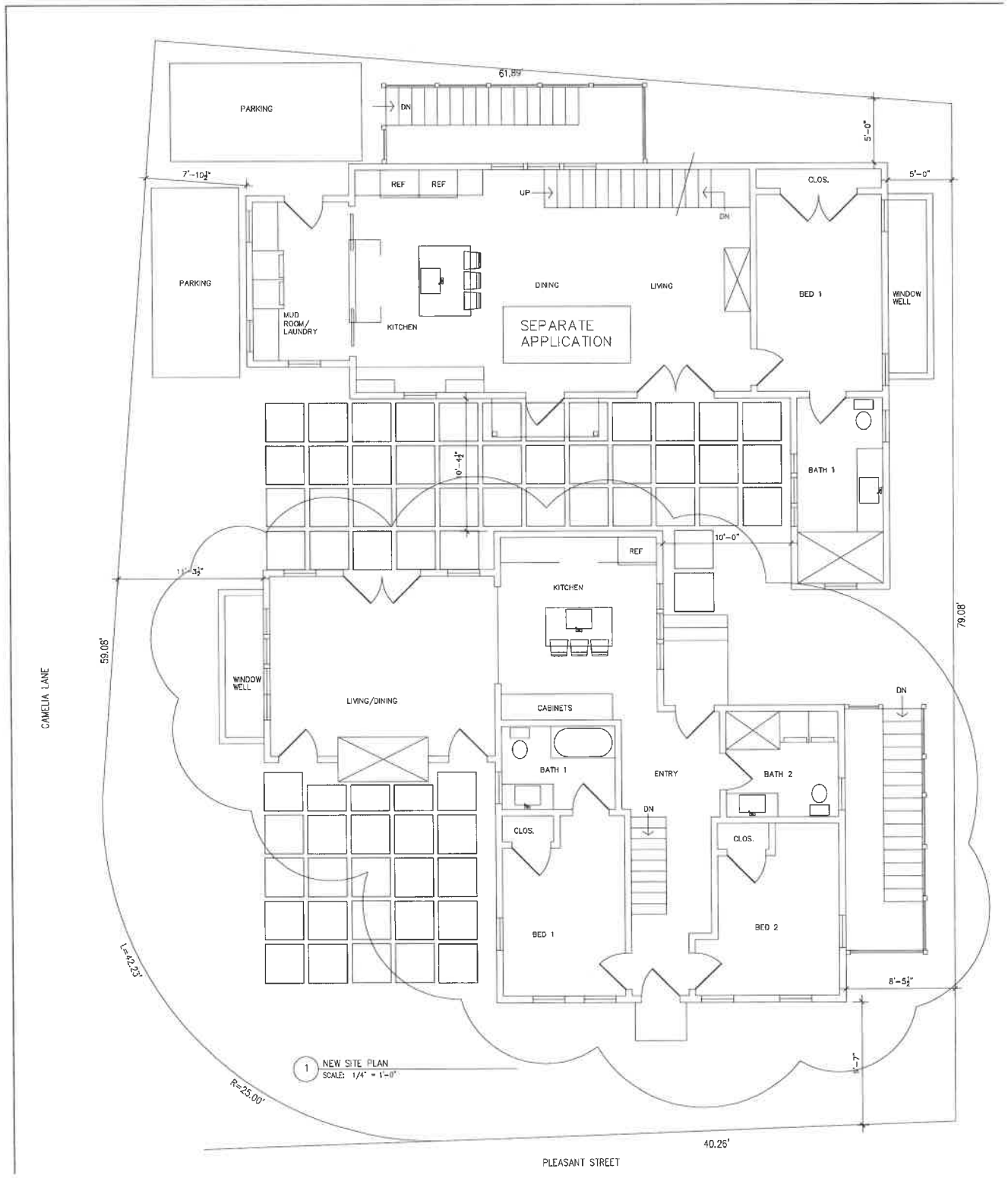
WILLIAMS ST

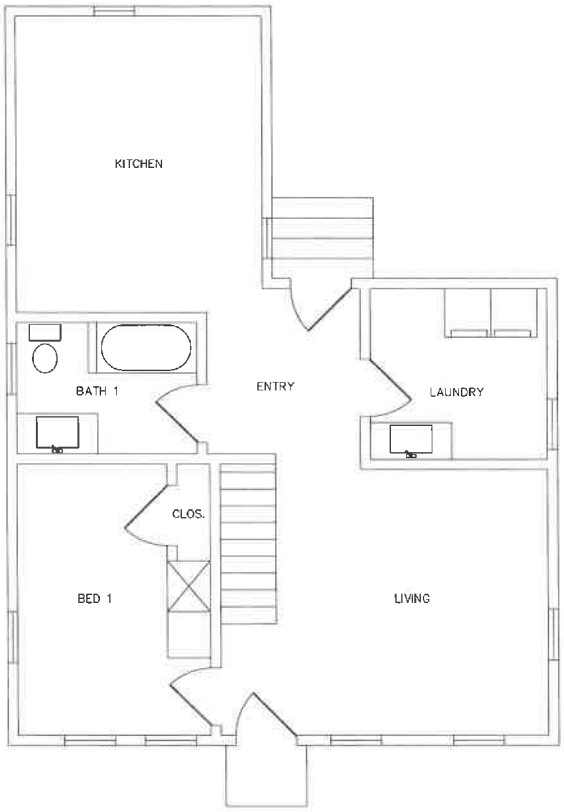
WILLIAMS LN

CHERRY ST

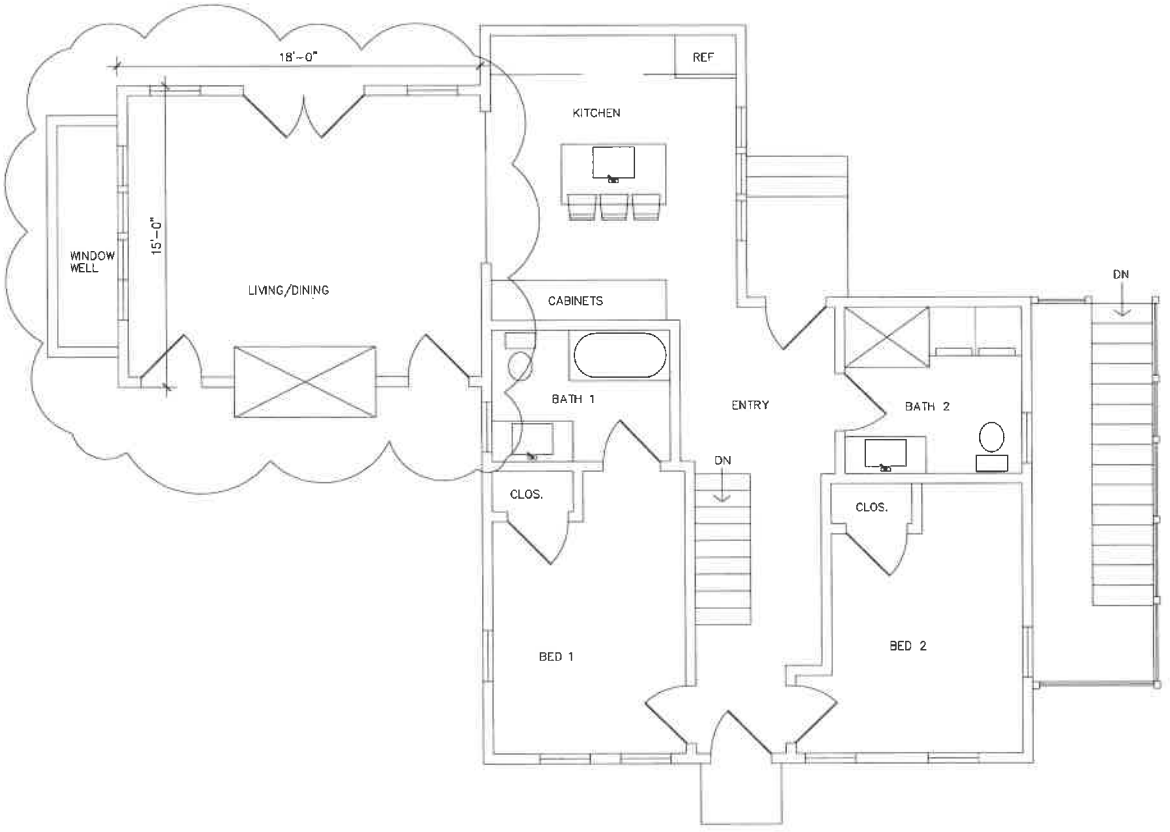
LOCUS




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
B	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	ANDERSON	---	2'-6" x 3'-4"
FE	1/1 FIXED	ANDERSON	---	1'-2" x 2'-6"



1 WEST STREET ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



4 NORTH ELEVATION

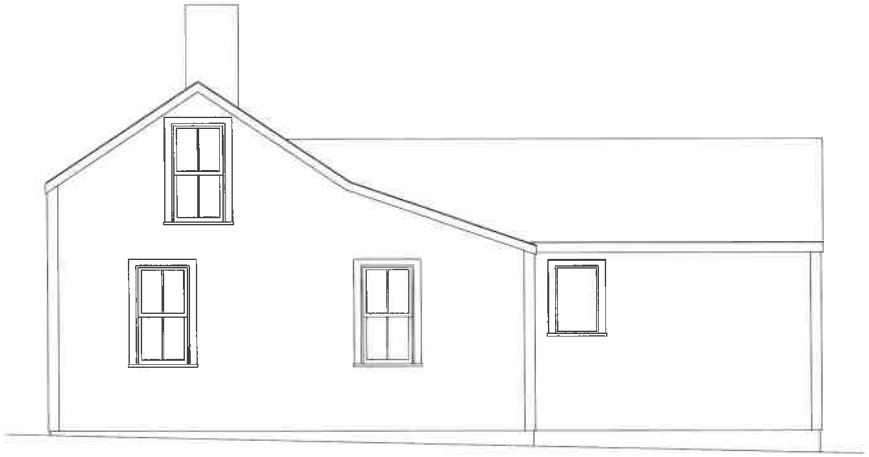
BACK ST



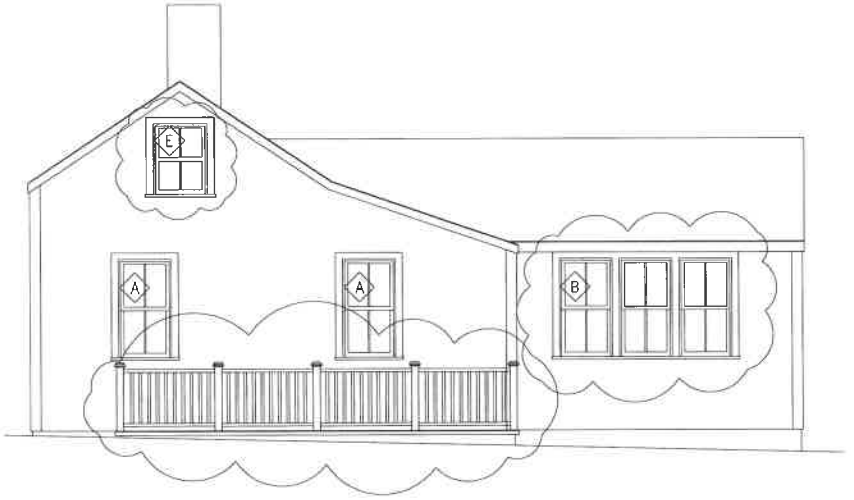
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



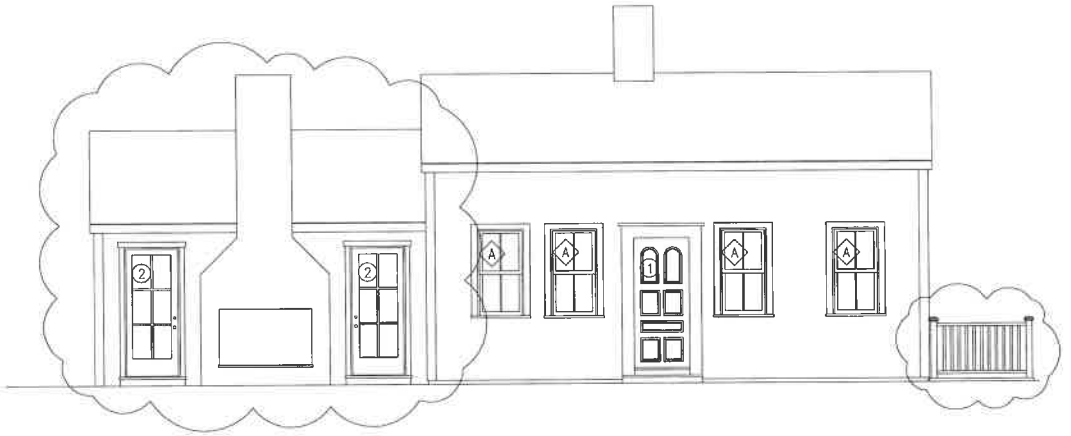
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #:
MAP/PARCEL#:

Recorded By: AJ Date: 1/20/22 Organization:

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

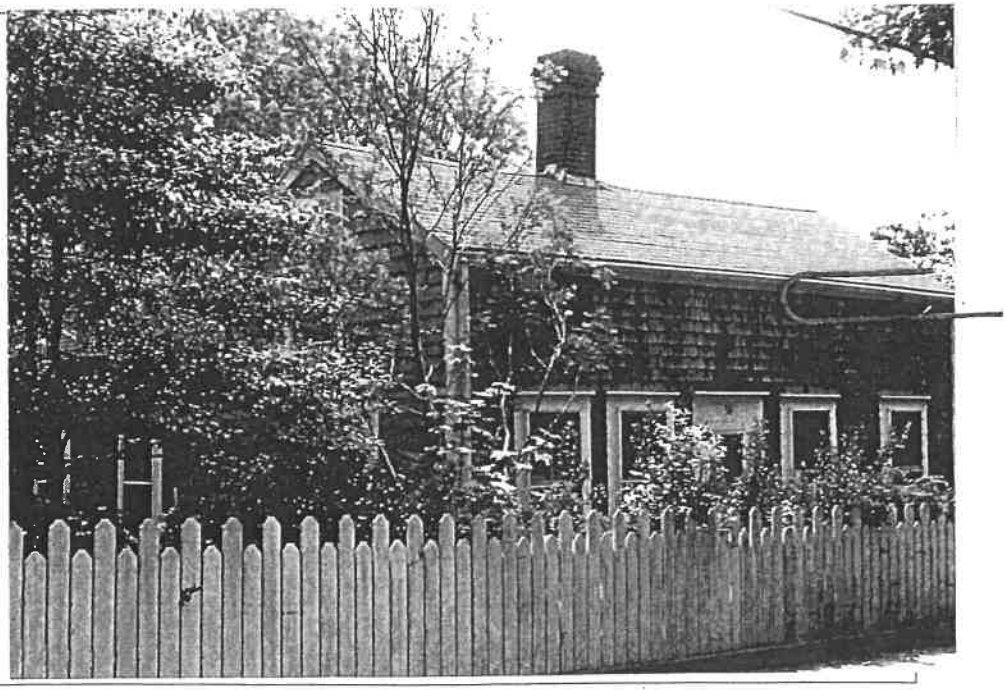
6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
Ø a. brick ○ b. rubblestone ○ c. concrete Ø d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES:
○ a. 1 Ø c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
Ø a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S):
○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION:
○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
Ø a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES:
○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1843 SOURCE: Bache Survey
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: 1848 Barber Survey

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Film Roll NA-VI
Photo Code 5,6,7,8
Map 55 Parcel 367

own

ddress ~~55~~ 76 Pleasant

istoric Name/Source

Historic owners/date & source

se: Present

Original

Year Round

ESCRIPTION

ate

ource

tyle typ. Nantucket

Type side gabled

rchitect/Builder

abric - Exterior Wall wood shingle

Foundation parged brick

Trim wood

Roof asphalt shingle

Chimney brick

utbuildings adjacent garage/barn, shed

ajor Alterations (with dates)

Additions 1 story rear gabled (W), lean-to (E)

No. bays 5

ondition

No. stories 1½

Fenestration

ved

Plan Configuration

Significant Interior (describe)

corded by

ganization

Contributing

e 6/20

Other Observations (over)

urrent owner plans to tear down shed + garage + subdivide lot into 3

arage/barn has foundation outside with a partial chimney still standing behind - perhaps a greenhouse or some such structure

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-8
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/20/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant - Shed 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Shed Present: Shed
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ⊘ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

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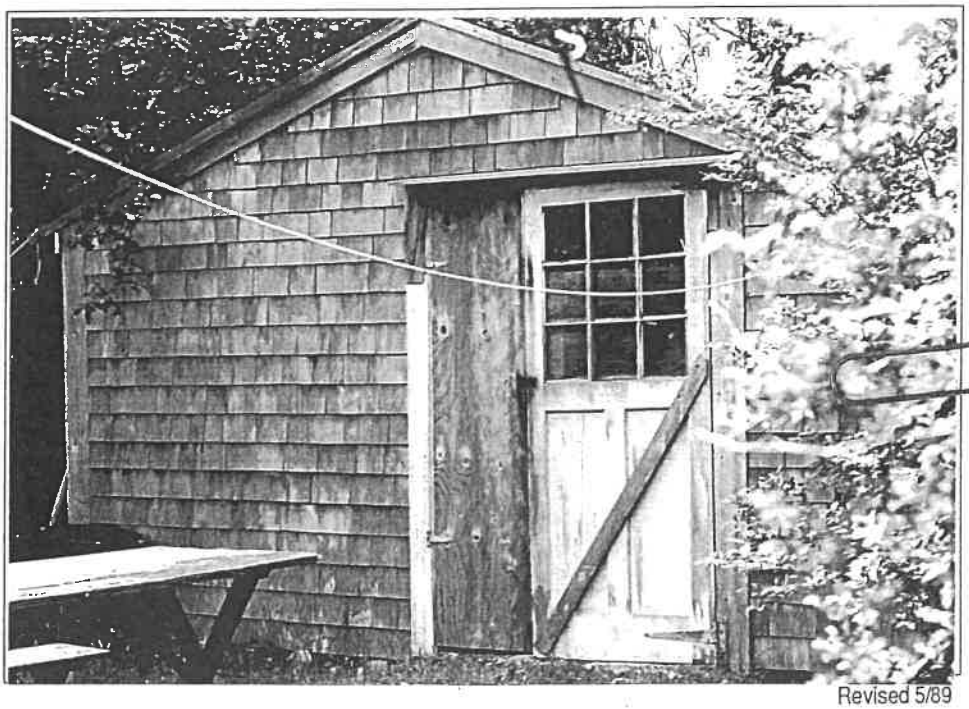
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: none

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ⊘ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ⊘ d. other: none

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ⊘ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ⊘ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

○ a. original site ⊘ b. moved if so, when?: 1988/89 - moved on lot

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ○ b. contributing ⊘ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ○ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	✓ d.	other: 50 feet

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

✓ a.	densely built-up	✓ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

Film Roll NA VI
Photo Code B
Map 55 Parcel 367

wn

dress 76 Pleasant shed

storic Name/Source — Historic Owners/date & source

e: Present

Original — Year Round

SCRIPTION

te

urce

yle — Type front gabled

chitect/Builder

oric - Exterior Wall wood shingle — Foundation —

Trim wood

Roof shingle?

Chimney —

buildings

or Alterations (with dates) — Additions

No. bays 1

dition — No. stories

Fenestration

ed — Plan Configuration

Significant Interior (describe)

rded by

nization — Contributing

6/20

Other Observations (over)

demolished 1988/89

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-6, VI-7
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/29/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 2. BUILDING NAME: garage/barn

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Present: garage/barn
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

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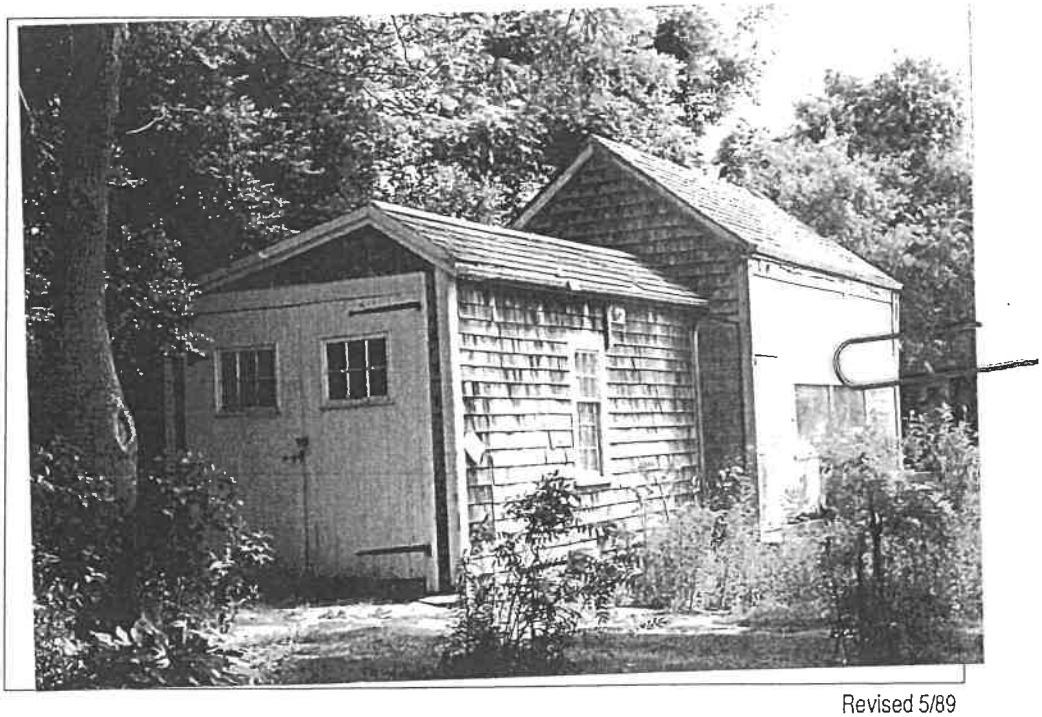


Revised 5/89

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

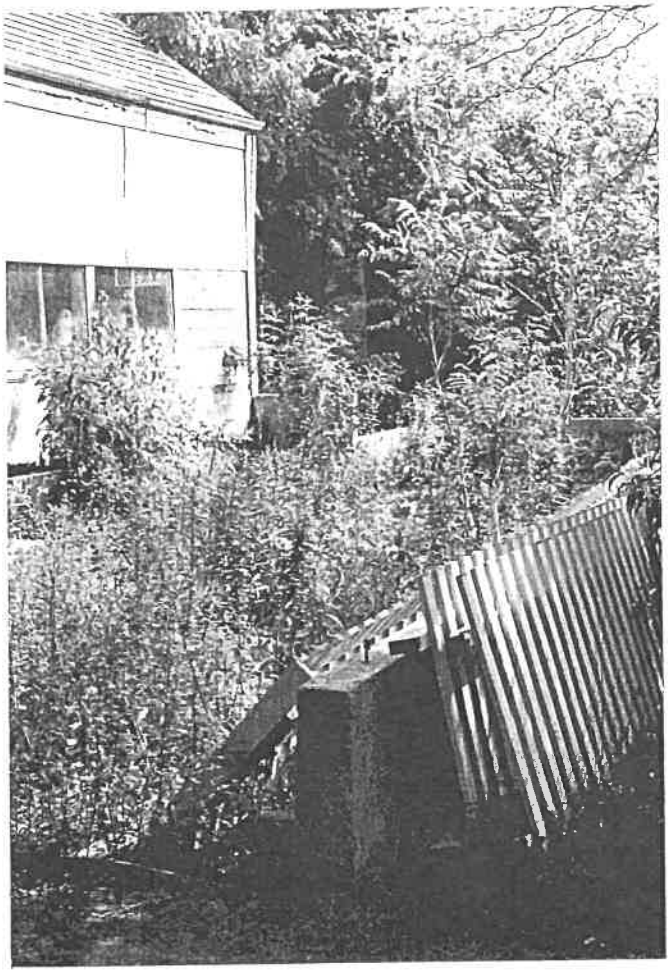
44. RELATED OUTBUILDINGS AND PROPERTY:

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'

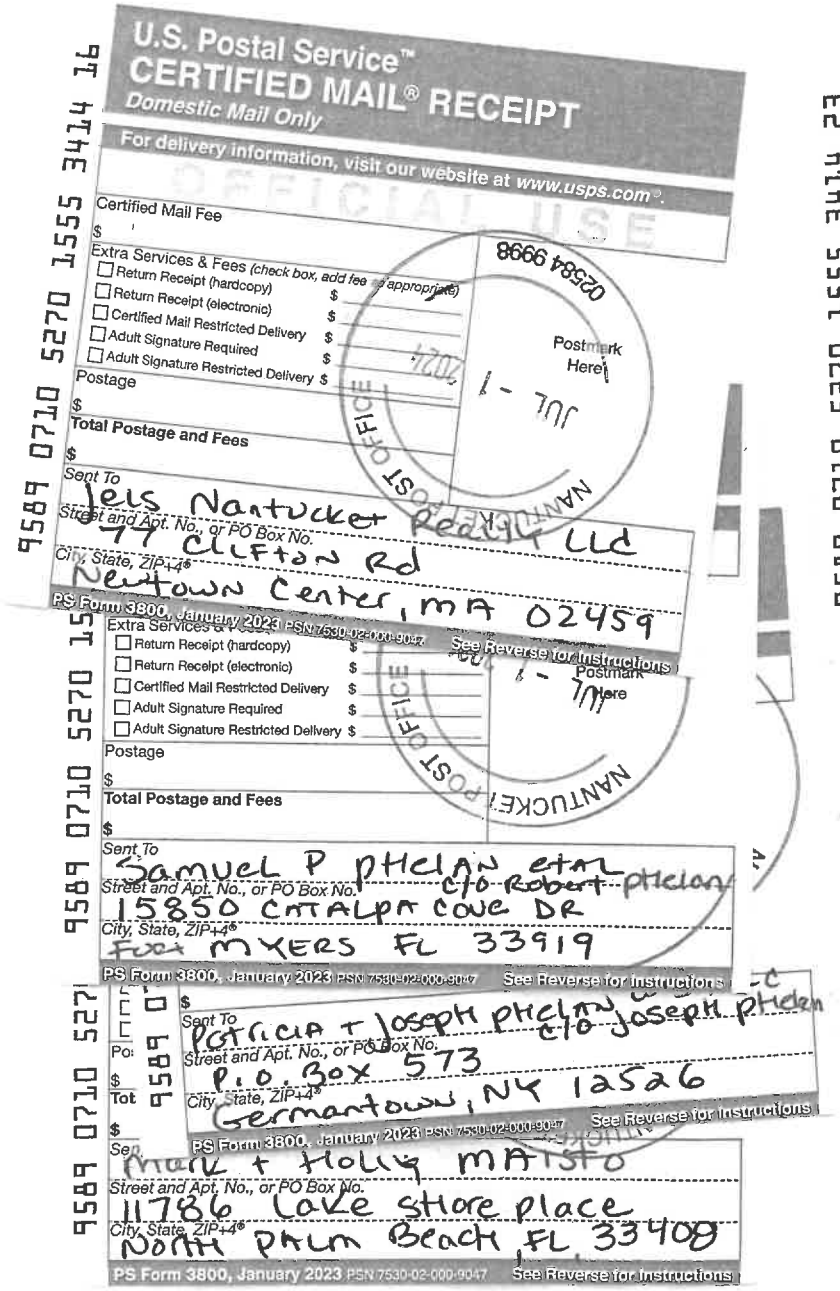
6.14.24
DATE

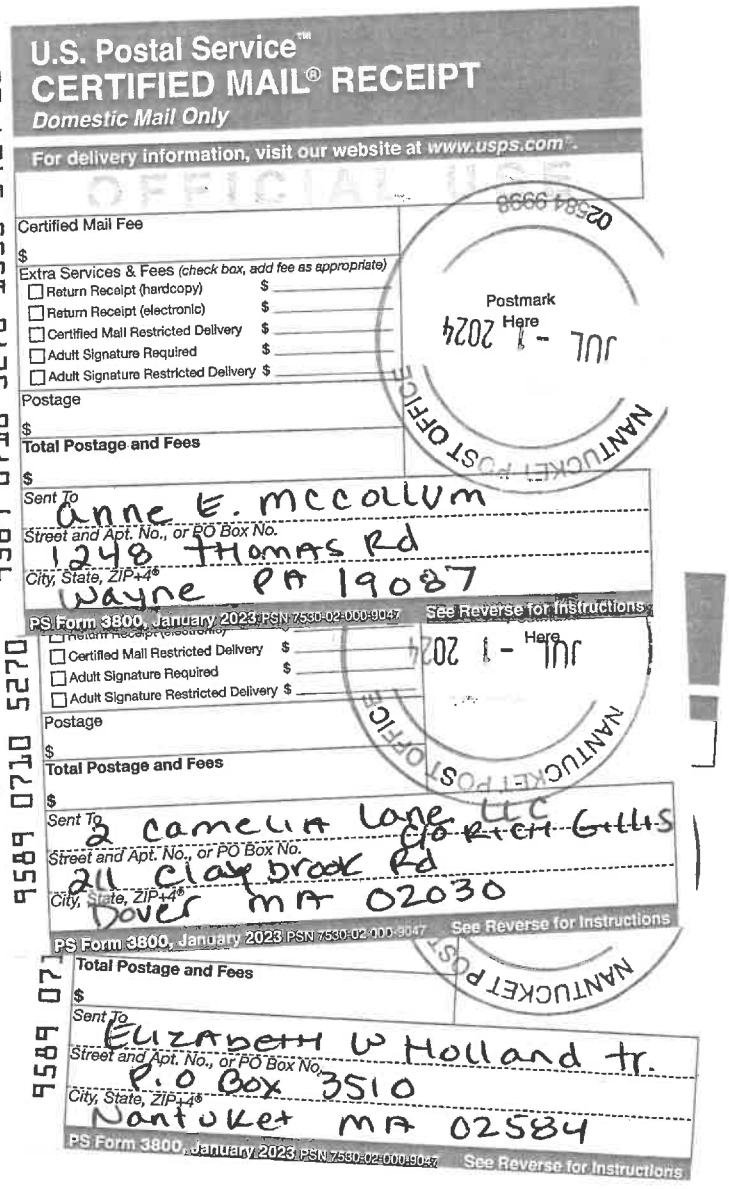
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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).

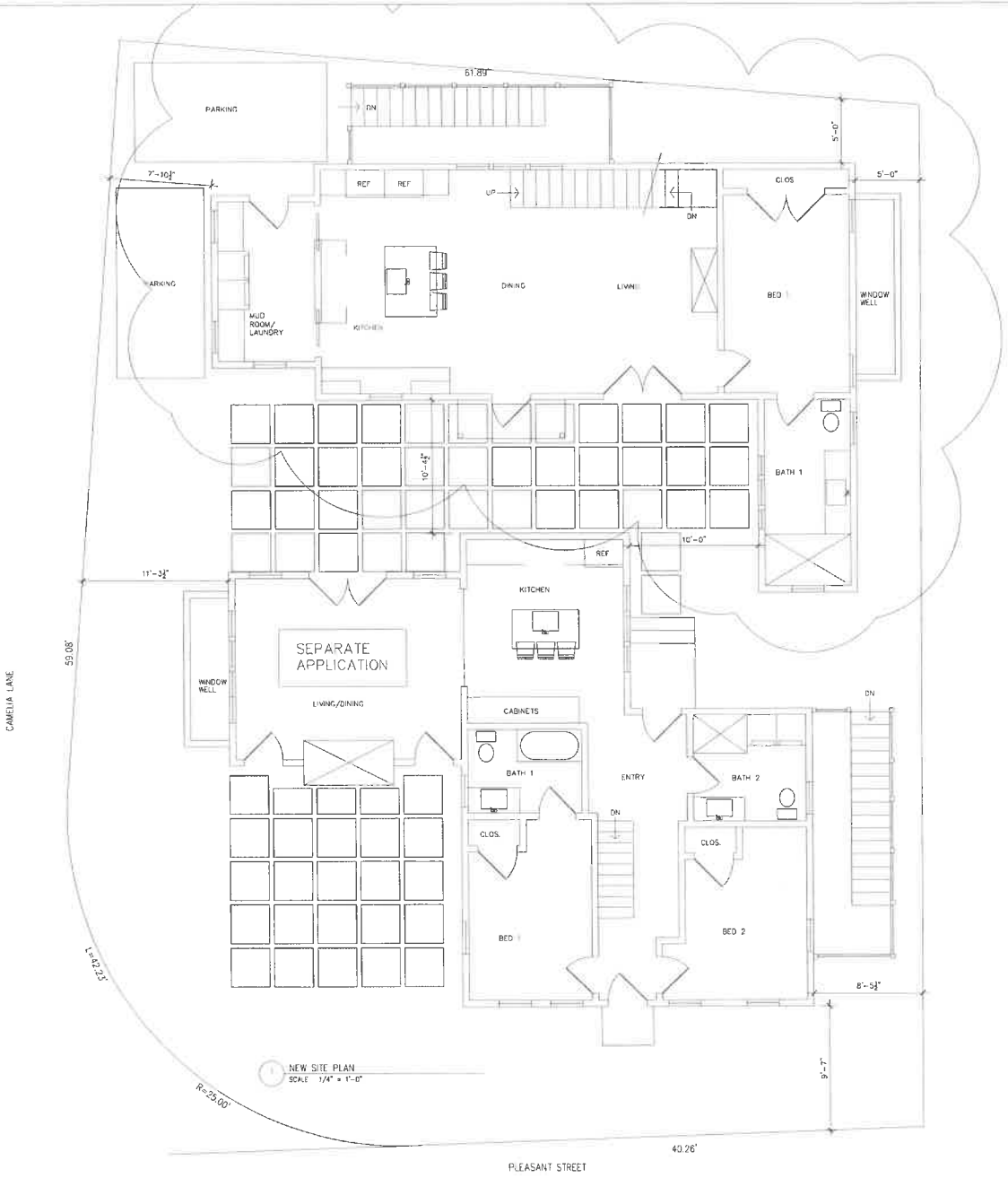
✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(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

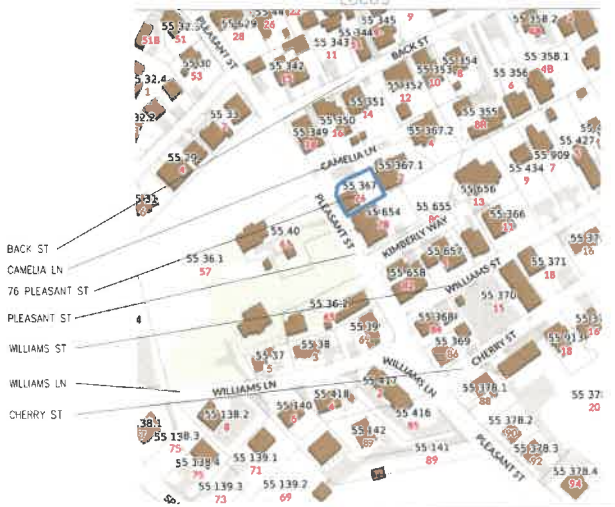
DOOR SCHEDULE

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



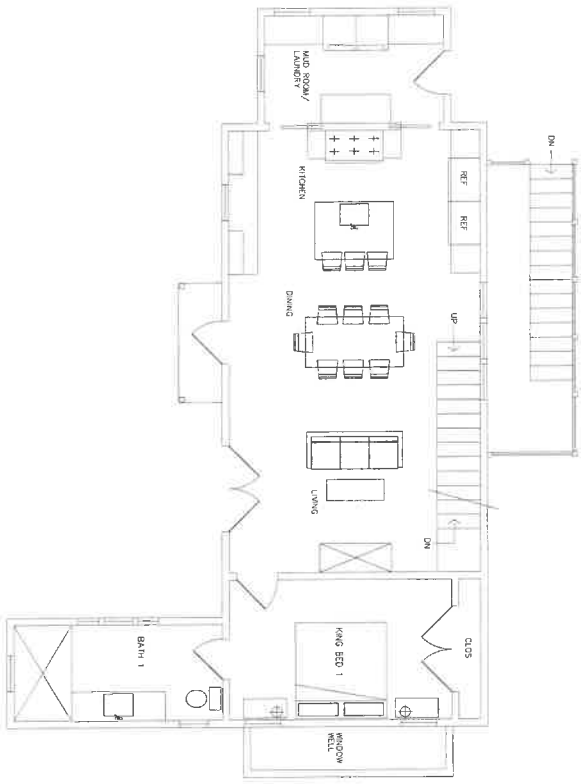
CORDTS-PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

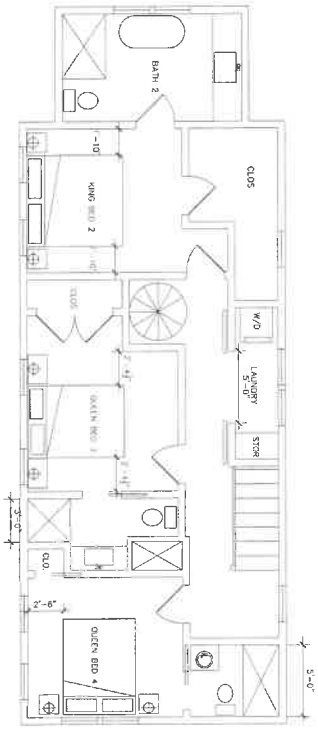
Drawn By: SR
Project No: CORDTS-PEARCE
Scale: 10"=1'-0"

SITE

A1.1

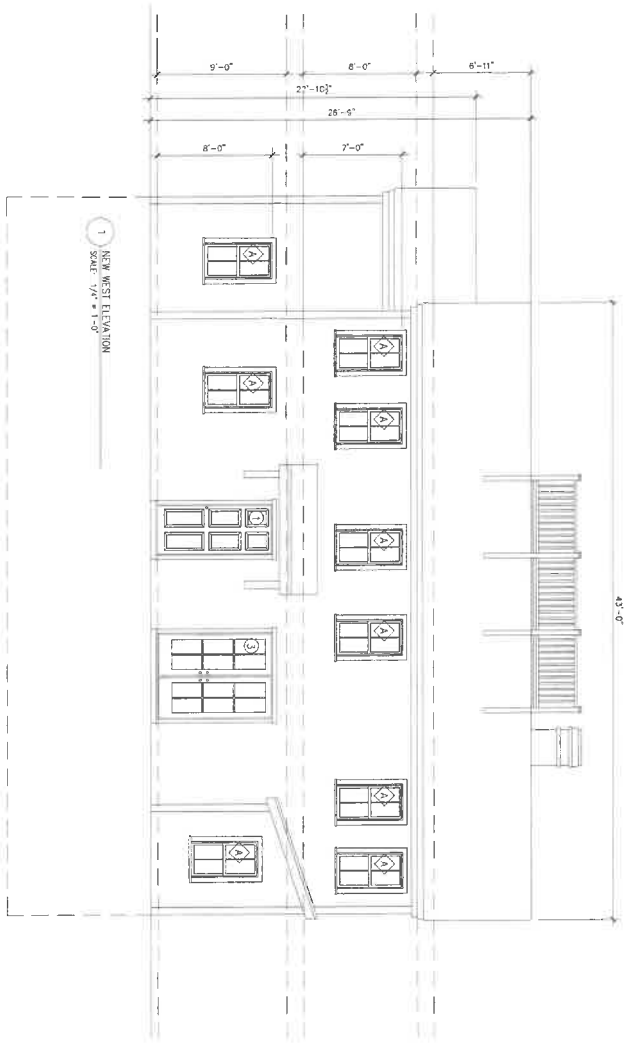


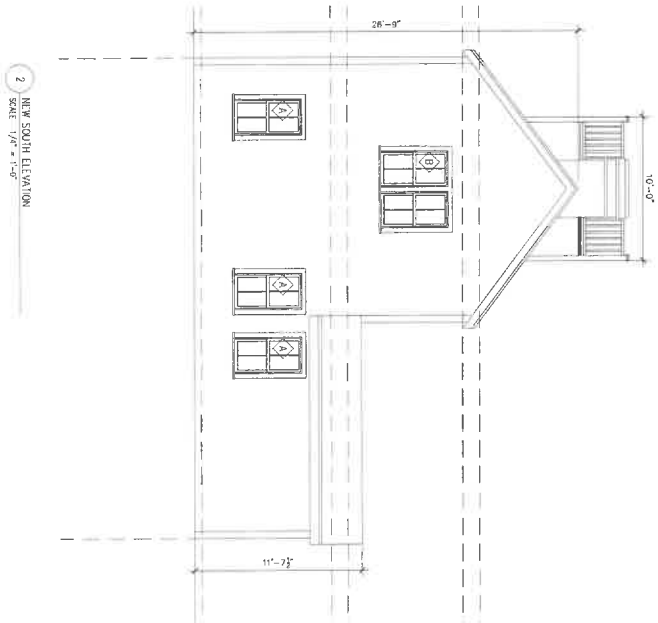
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



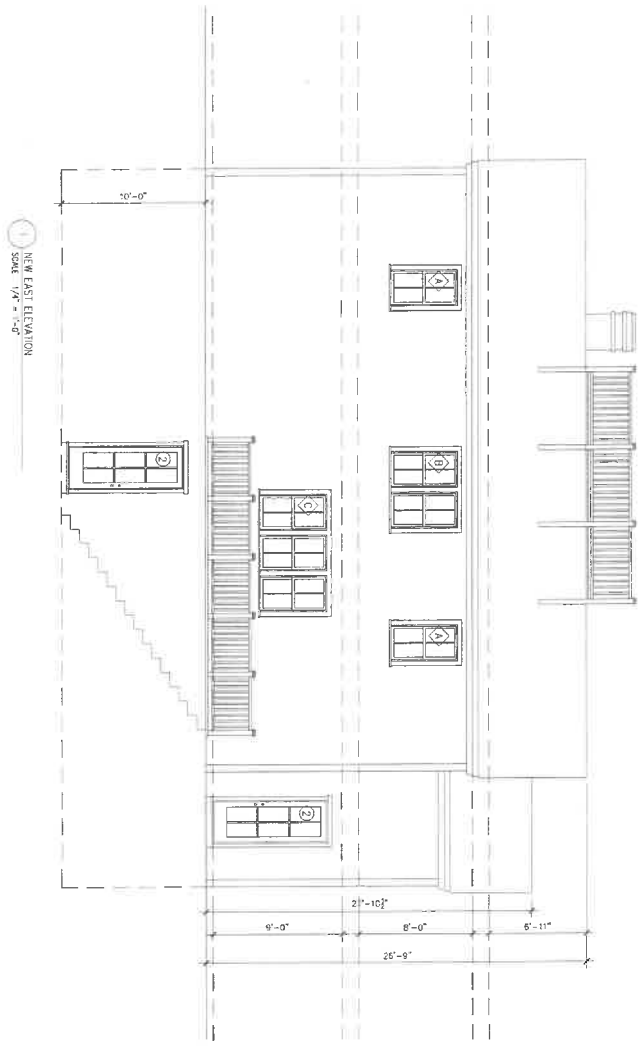
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

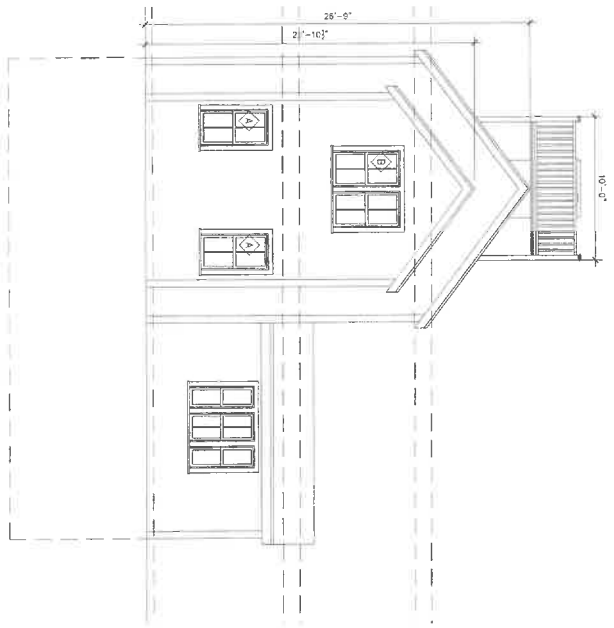




A3.1	ELEVATIONS	Drawn By: SP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



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

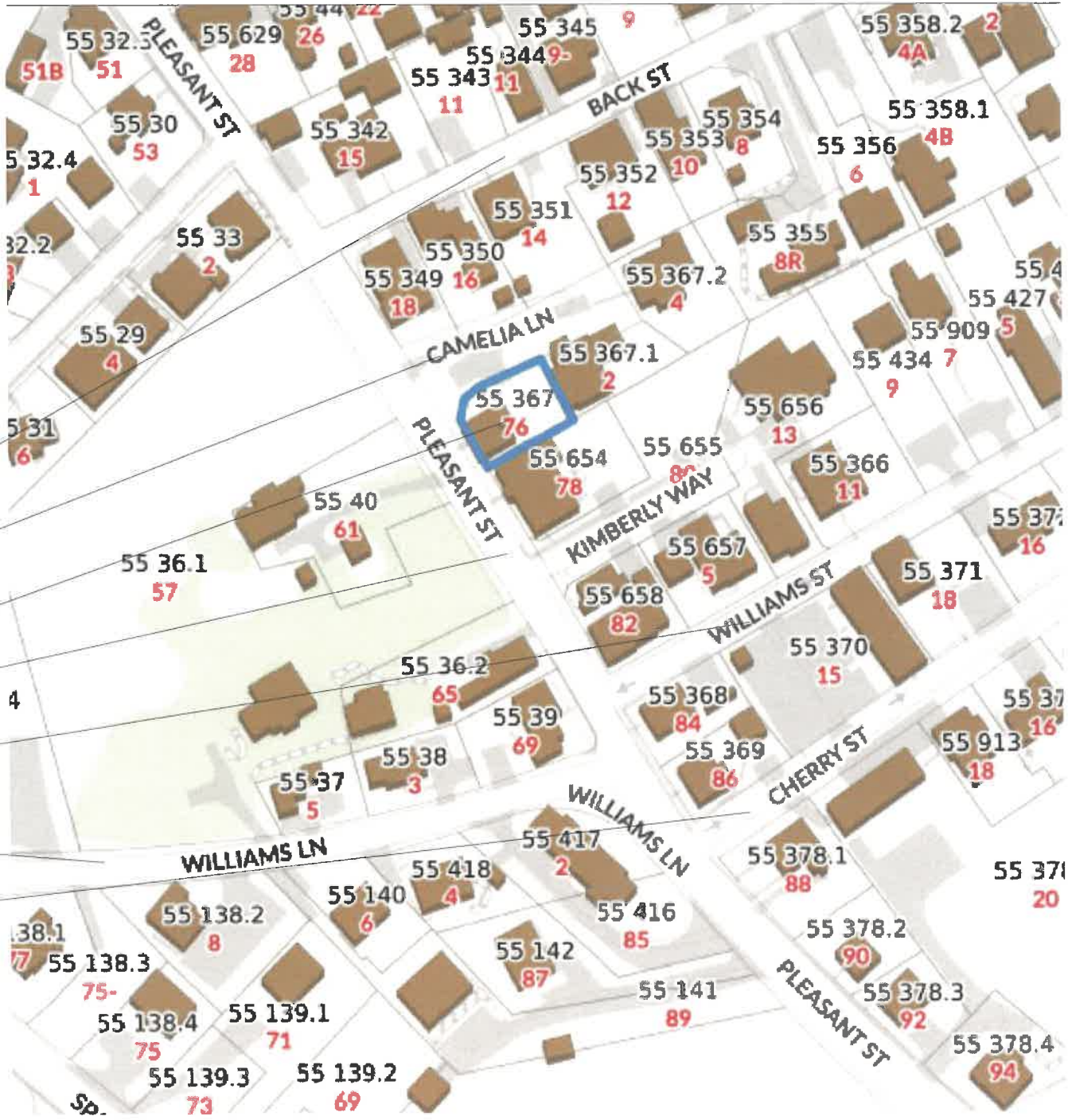
PLEASANT ST

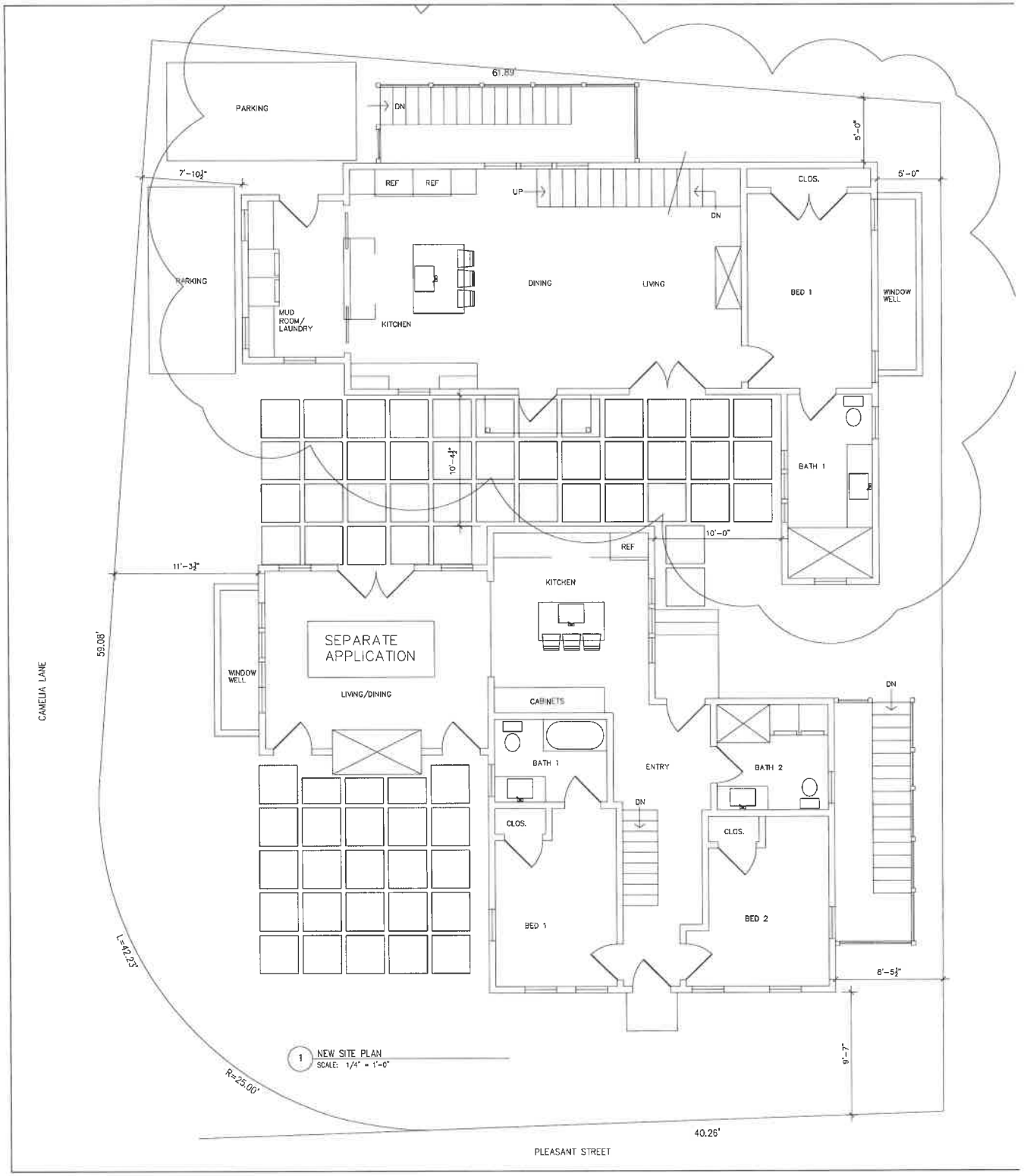
WILLIAMS ST

WILLIAMS LN

CHERRY ST

LOCUS



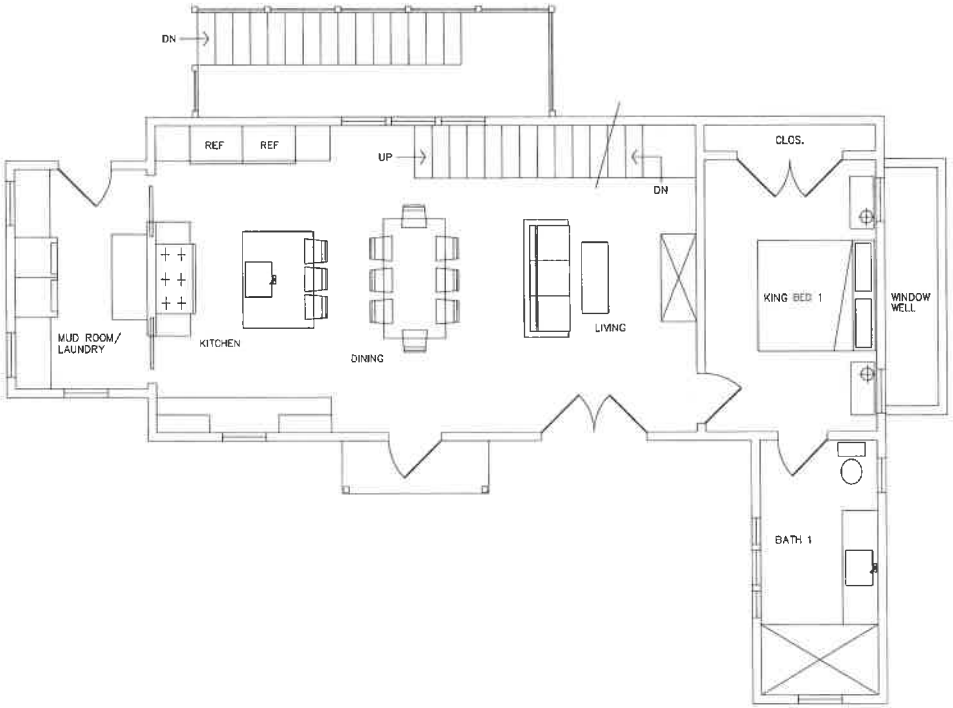

61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM/ LAUNDRY
KITCHEN
DINING
LIVING
BED 1
WINDOW WELL
10'-4½"
BATH 1
10'-0"
REF
11'-3½"
KITCHEN
59.08'
SEPARATE APPLICATION
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
CAMELIA LANE
L=42.23'
R=25.00'
9'-7"
40.26'
PLEASANT STREET
1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

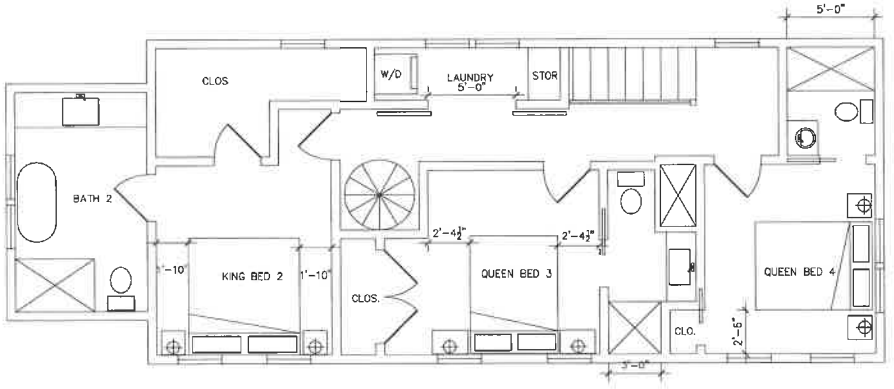
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"

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



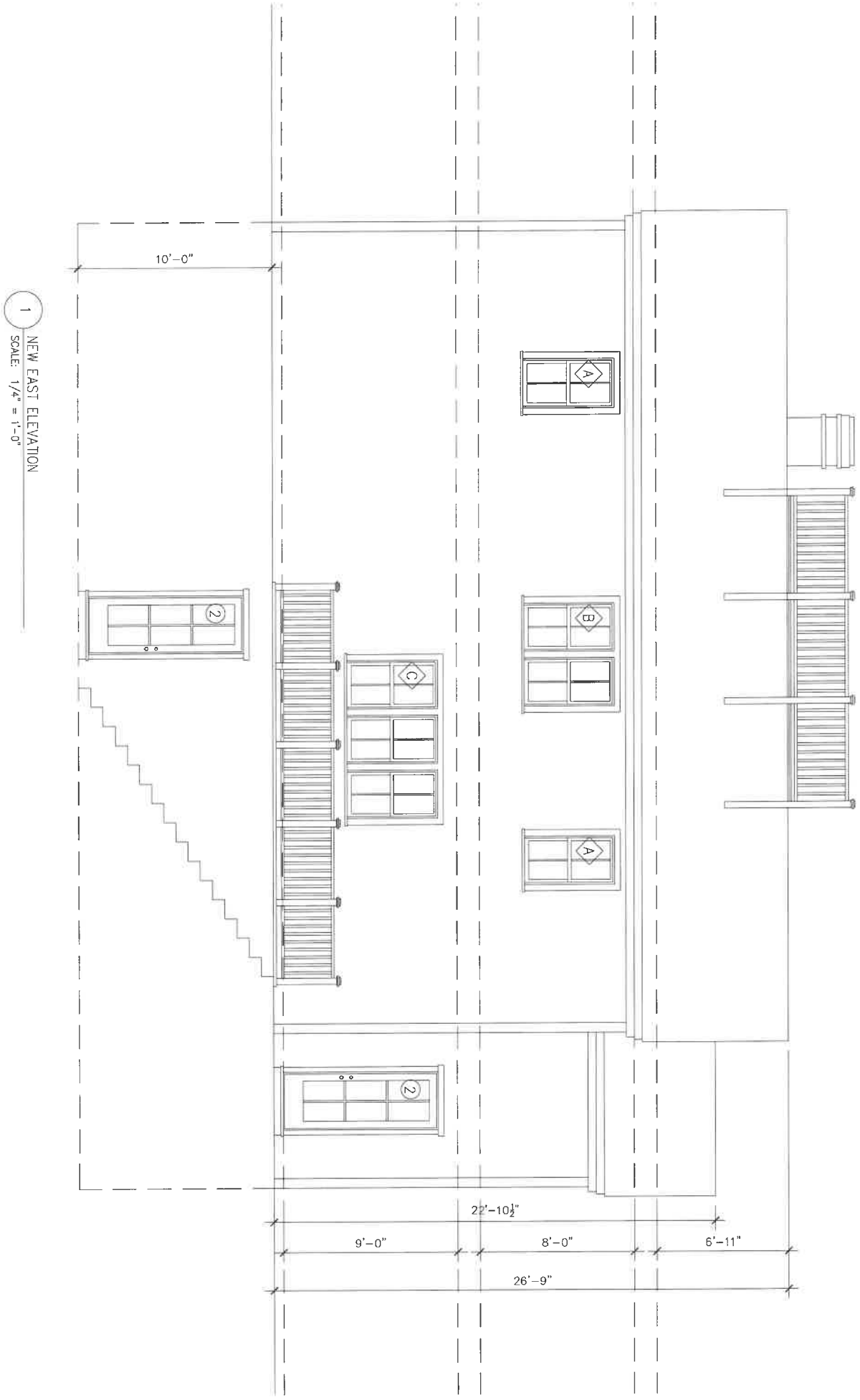
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



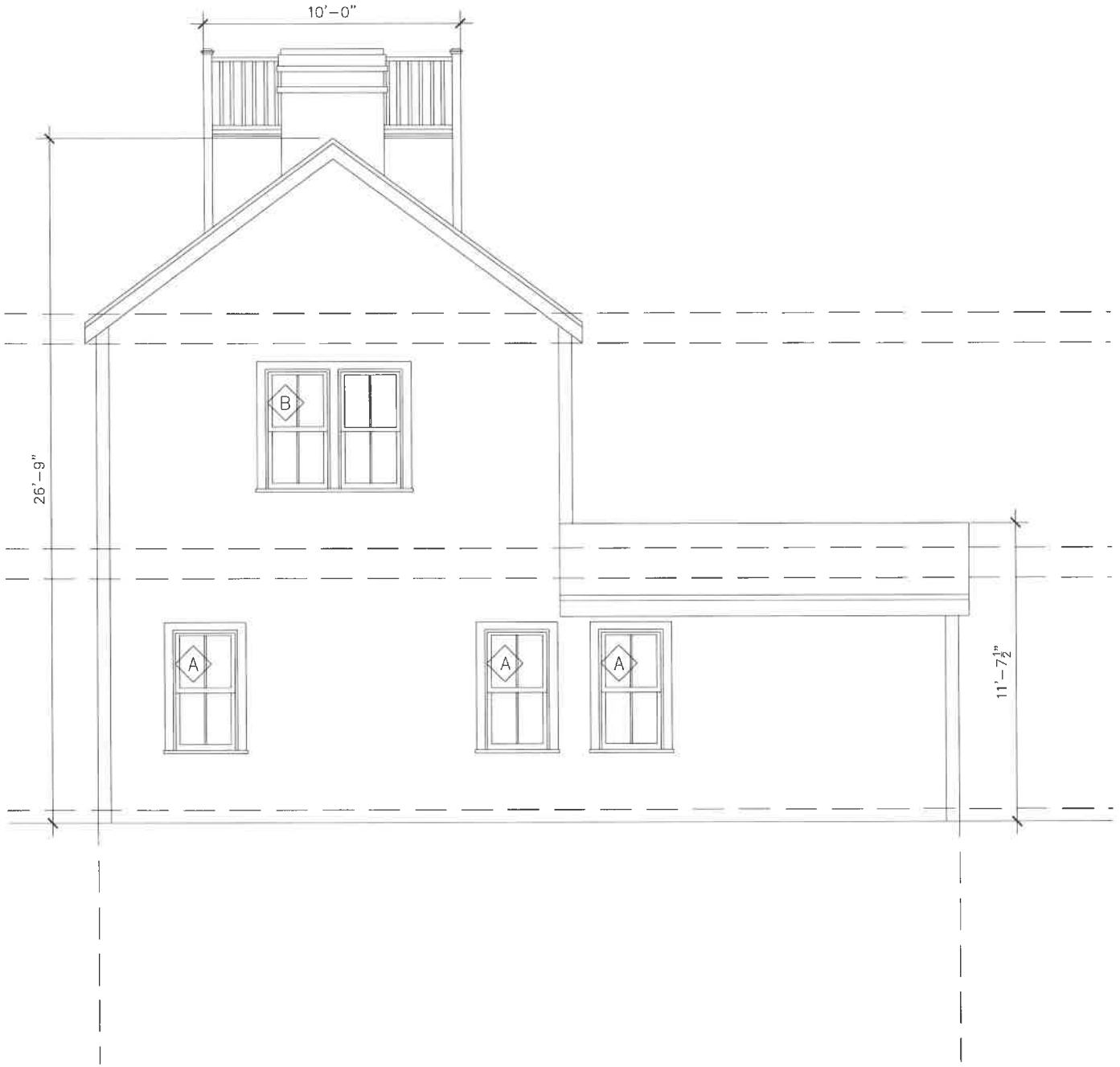
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 _____

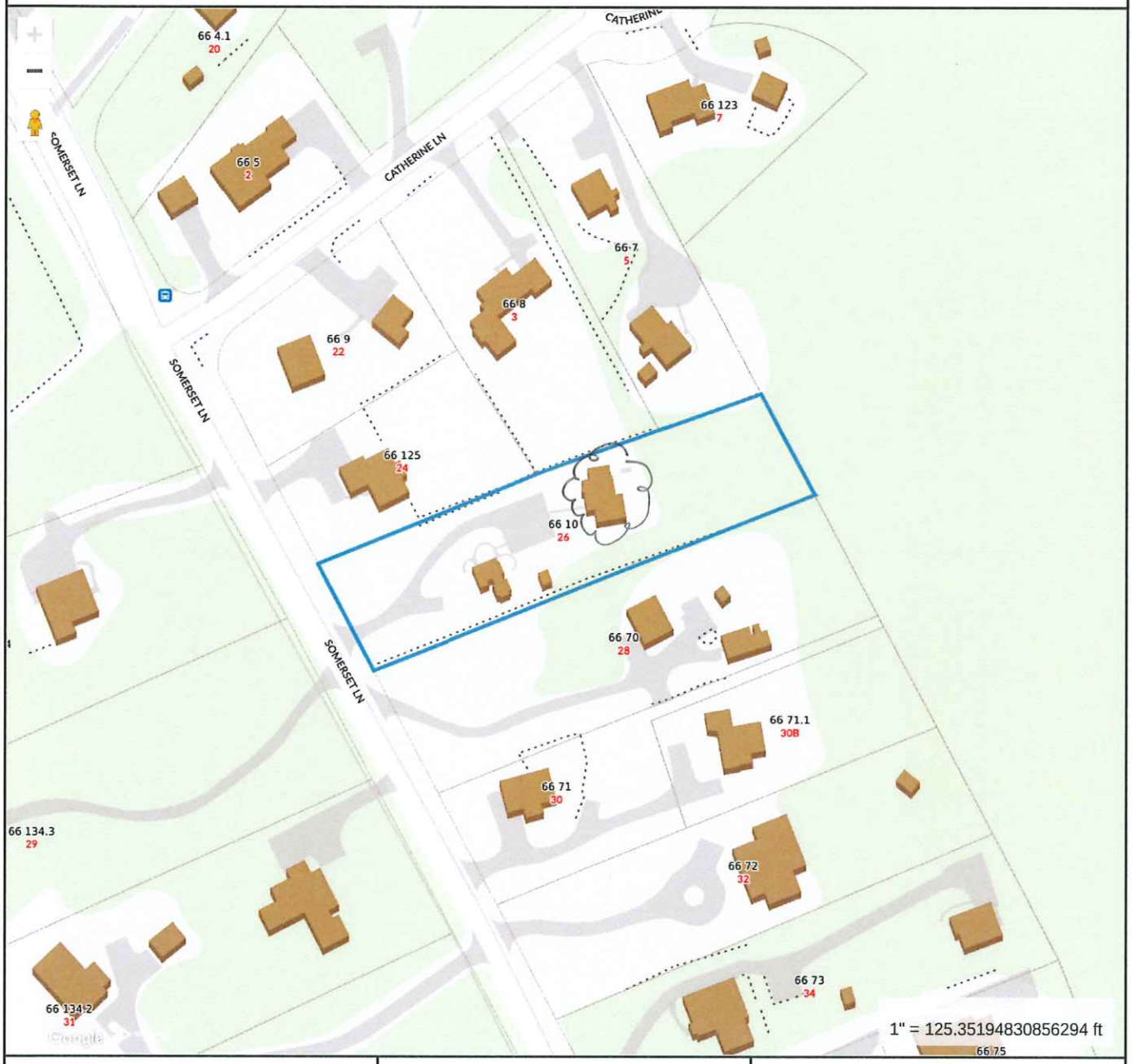
Trim _____ Sash _____ Doors _____

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

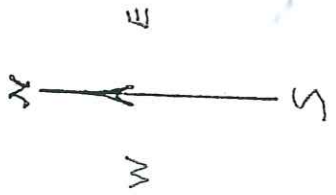
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



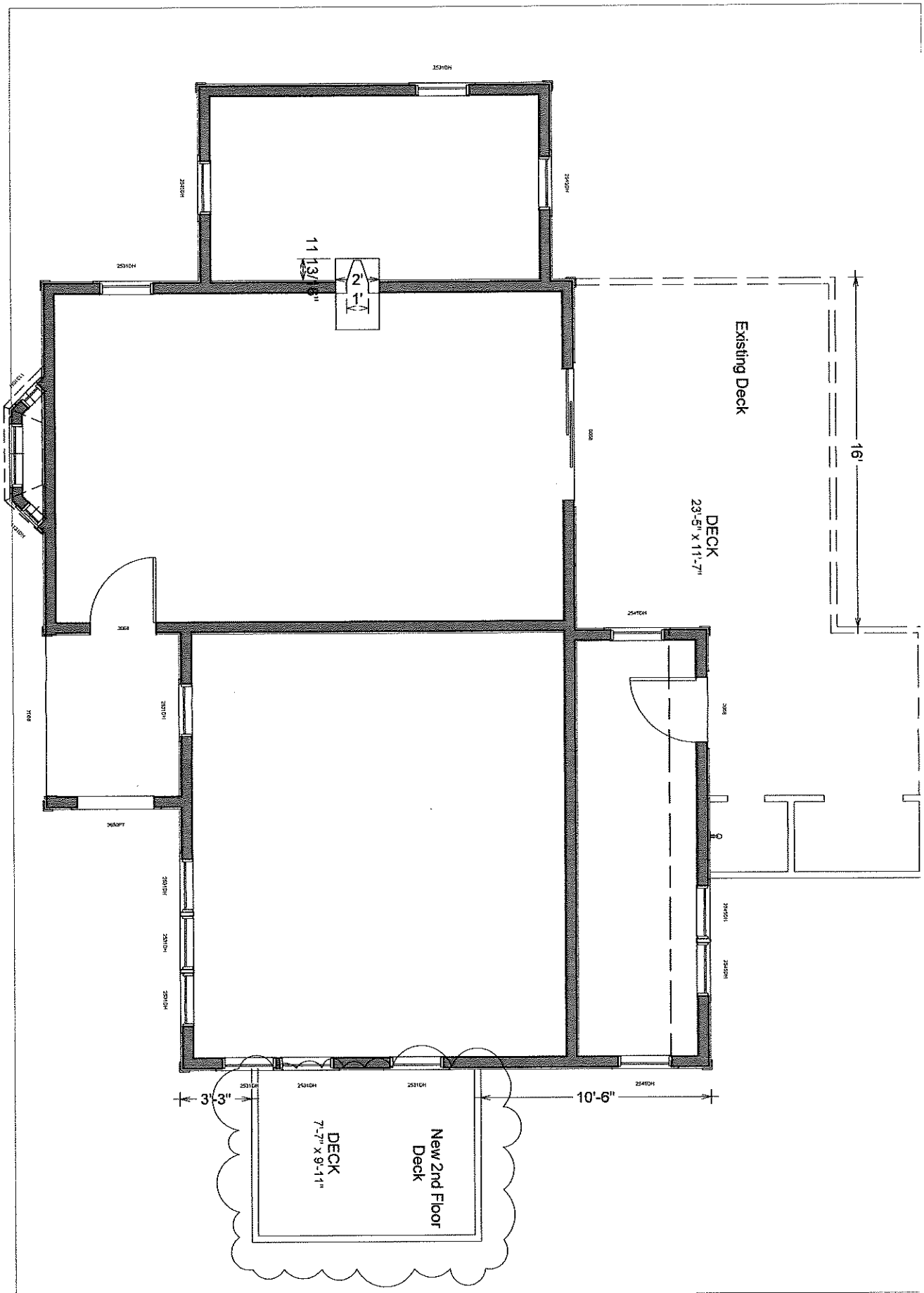
NORTH 26 SOMERSET LANE



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

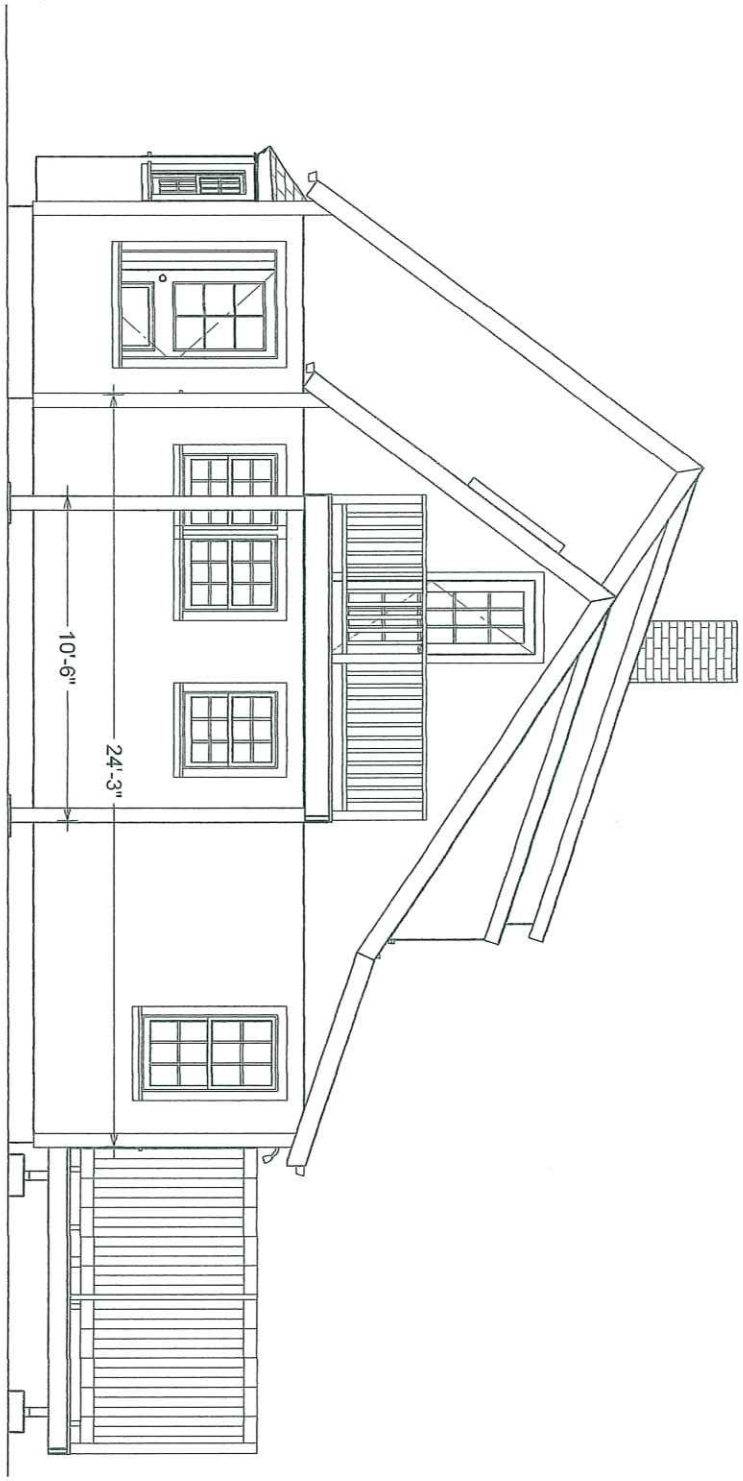
APPROVED
MAY 24 '11 55584
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

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

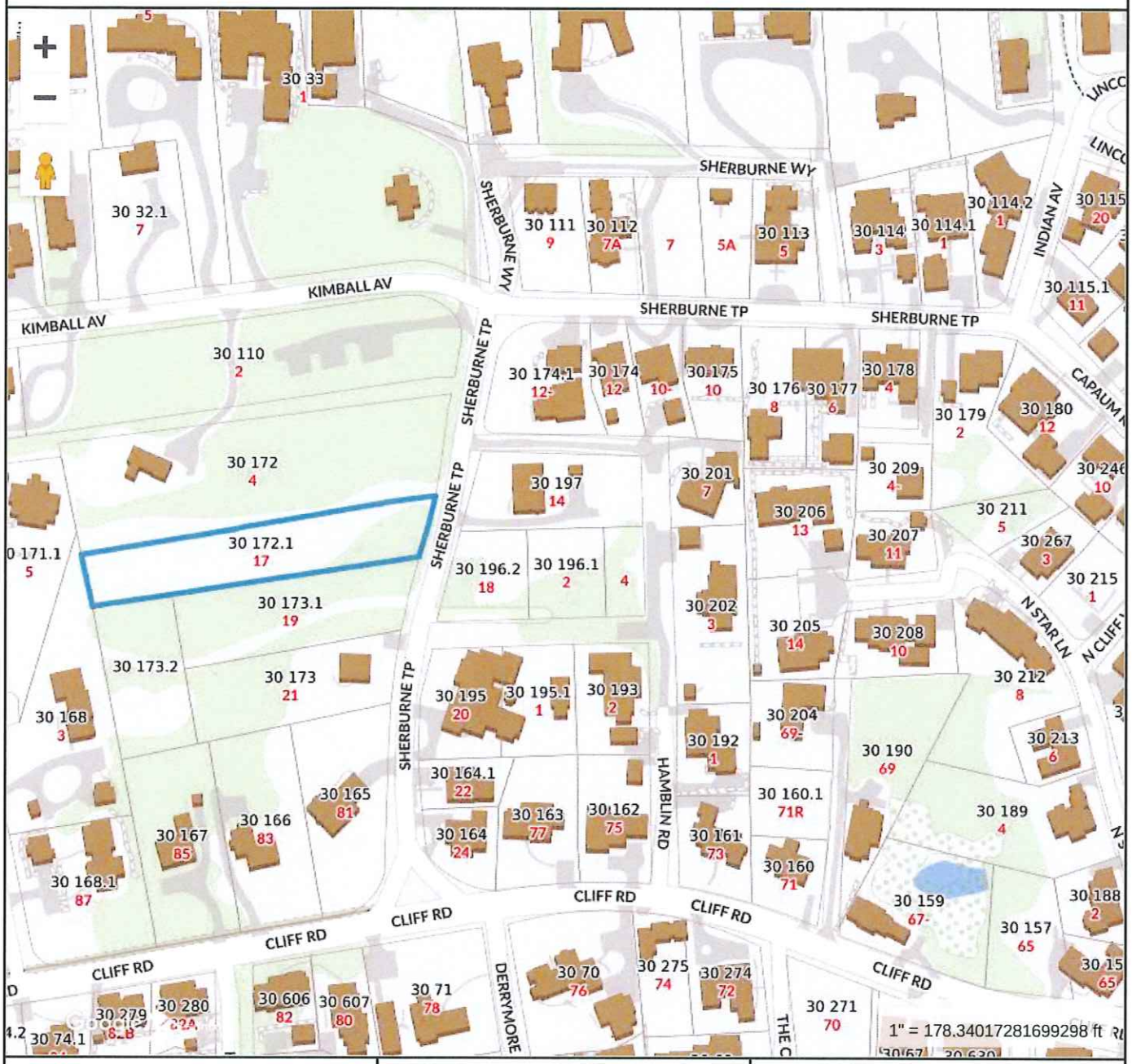
7/1/24

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

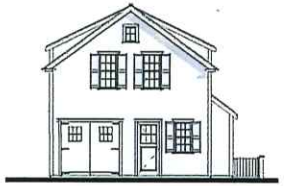
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

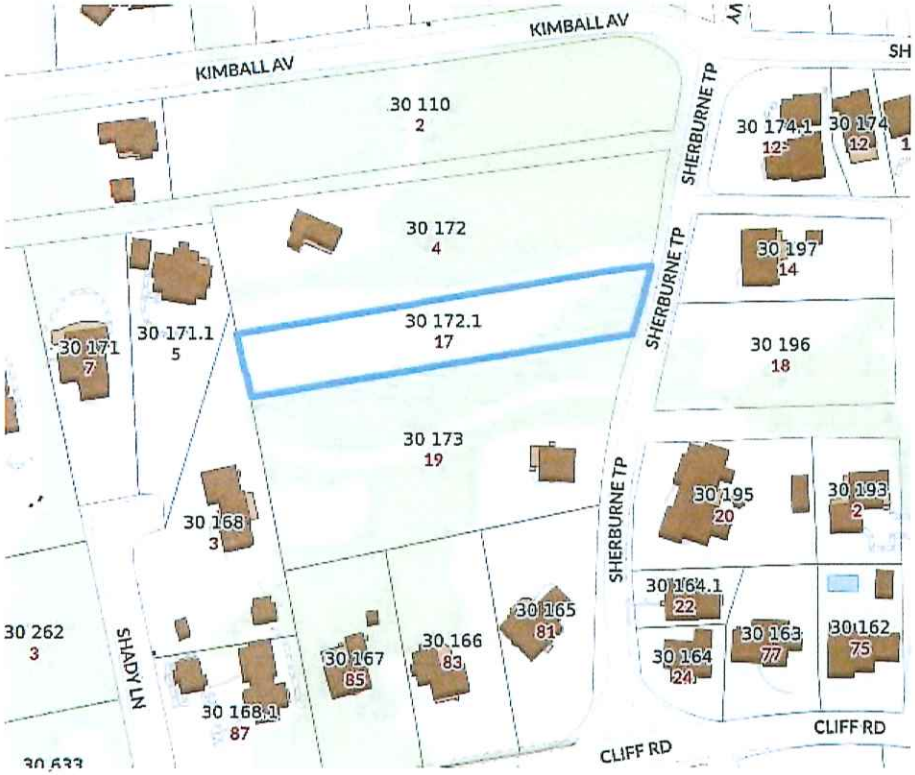
Date 12/01/20 Signature of owner of record _____ Signed under penalties of perjury

Guest House / Garage

17 Sherburne
Nantucket, MA 02554



East





1 Locus Map & Google Areal

Not to Scale

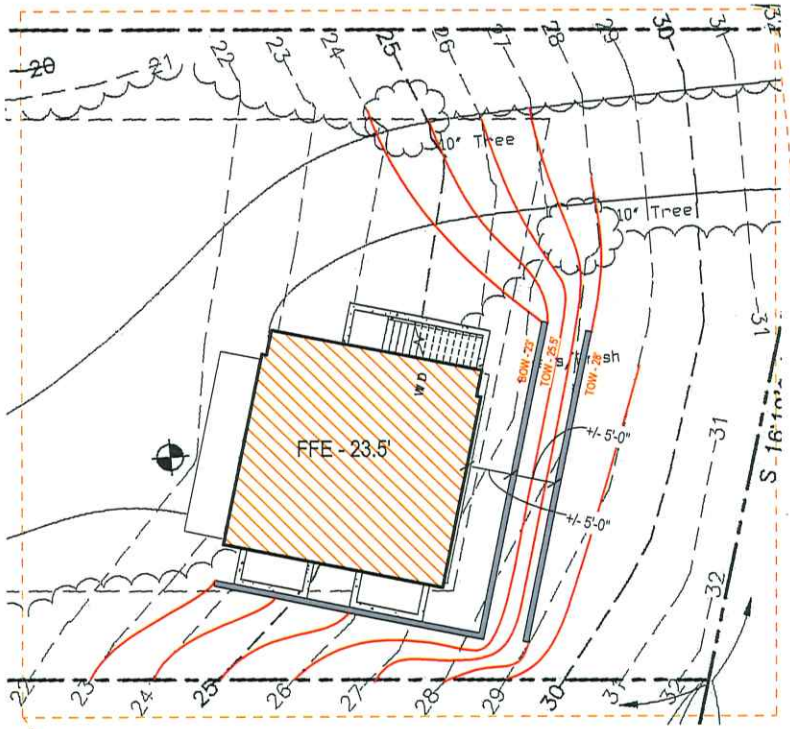
WINDOW & DOOR NOTES

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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HDC2020-12-2463
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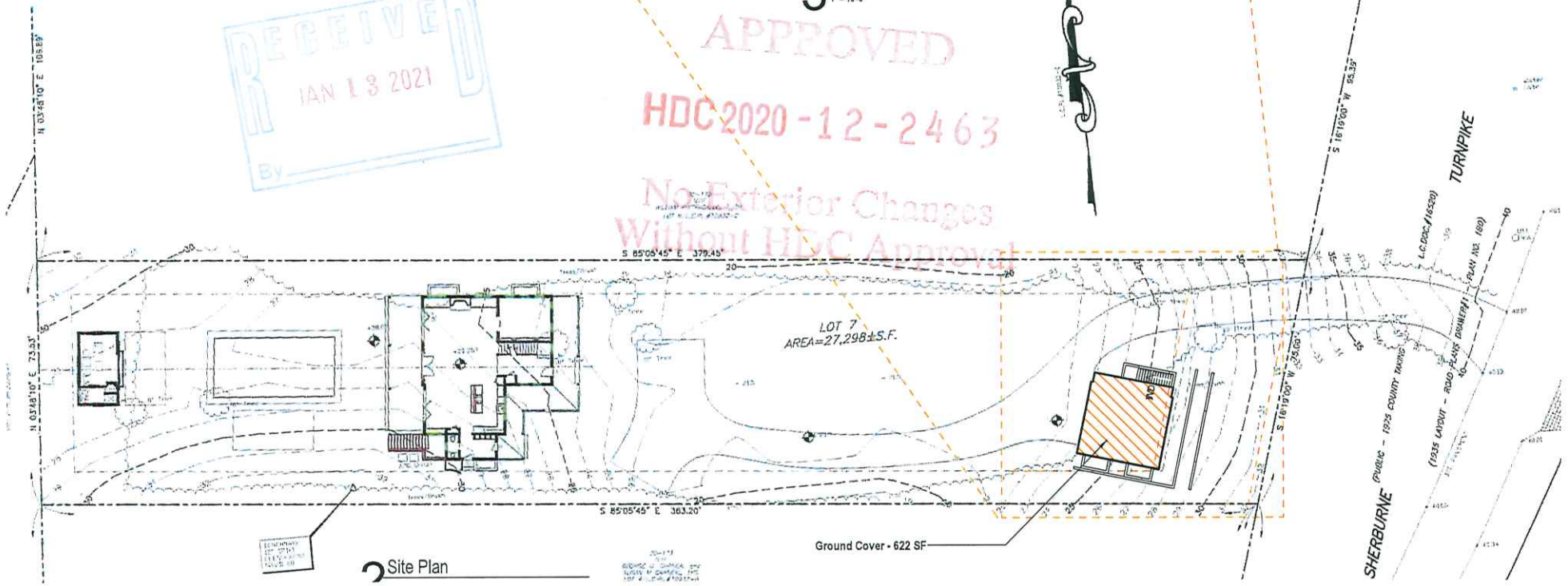
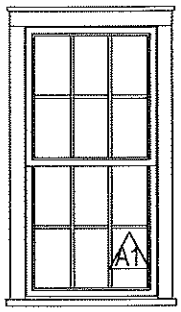
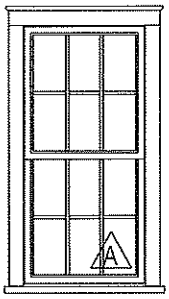


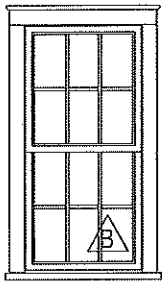
2 Site Plan



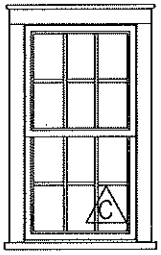
Double Hung
(basement)
6/6 SDL



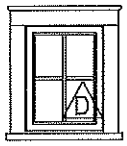
Double Hung
6/6 SDL



Double Hung
6/6 SDL



Double Hung
6/6 SDL

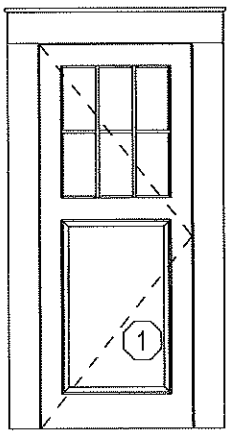


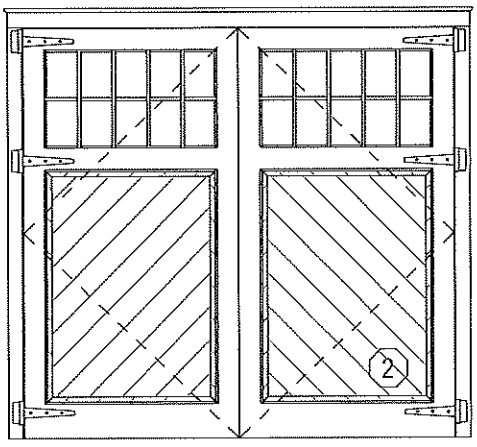
Fixed
4 Lite SDL

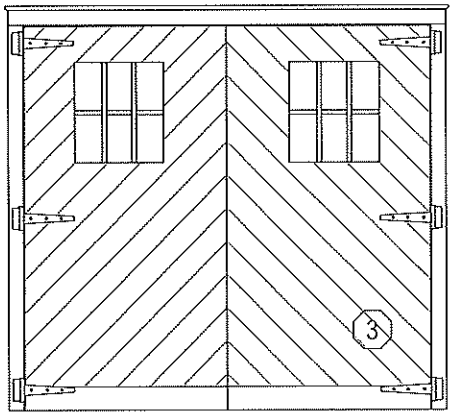
Window Legend

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



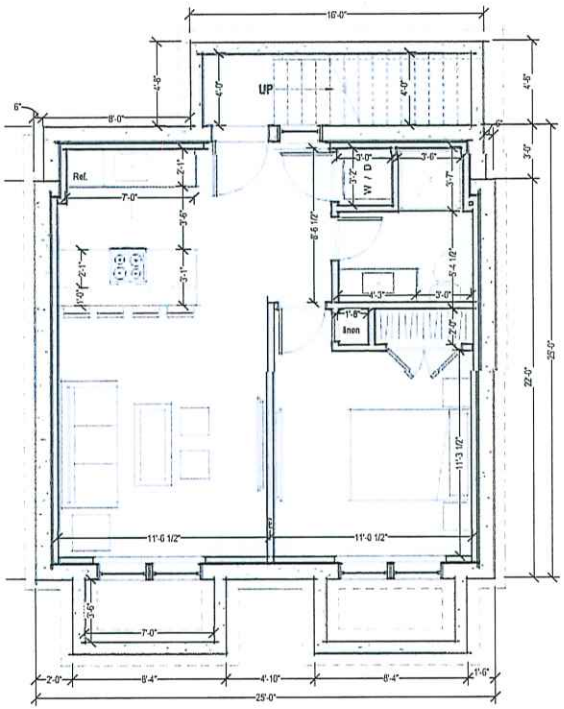




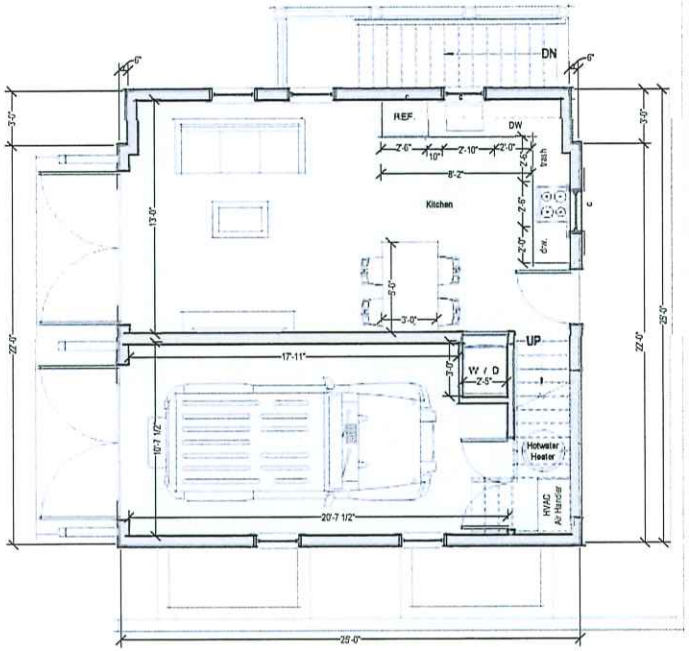
Door Legend

1/4" = 1'-0"

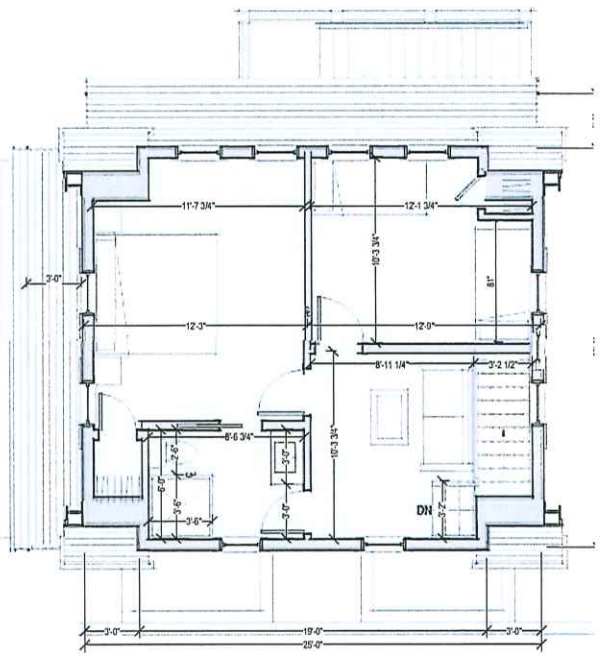
EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	2	3'-0"	7'-6"	TBD	≥ 30
2	2	8'-6"	8'-0"		≥ 30
3	1	8'-0"	7'-6"		≥ 30



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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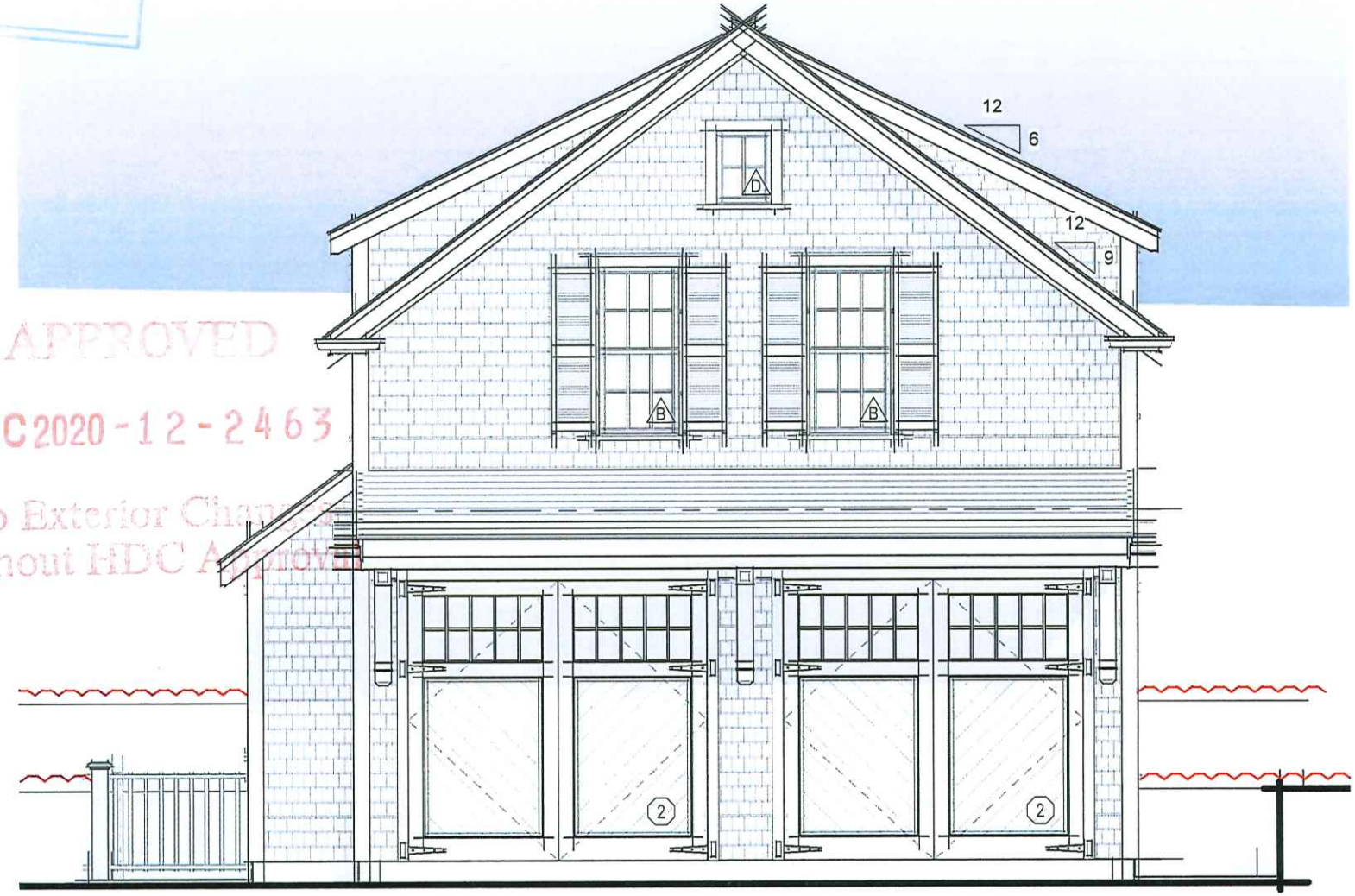

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HDC2020-12-2463
No Exterior Changes
Without HDC Approval

4 West Elevation
1/4" = 1'-0"

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3 South Elevation
1/4" = 1'-0"

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JAN 13 2021
By



2 North Elevation

1/4" = 1'-0"

APPROVED
HDC 2020-12-2463
No Exterior Changes

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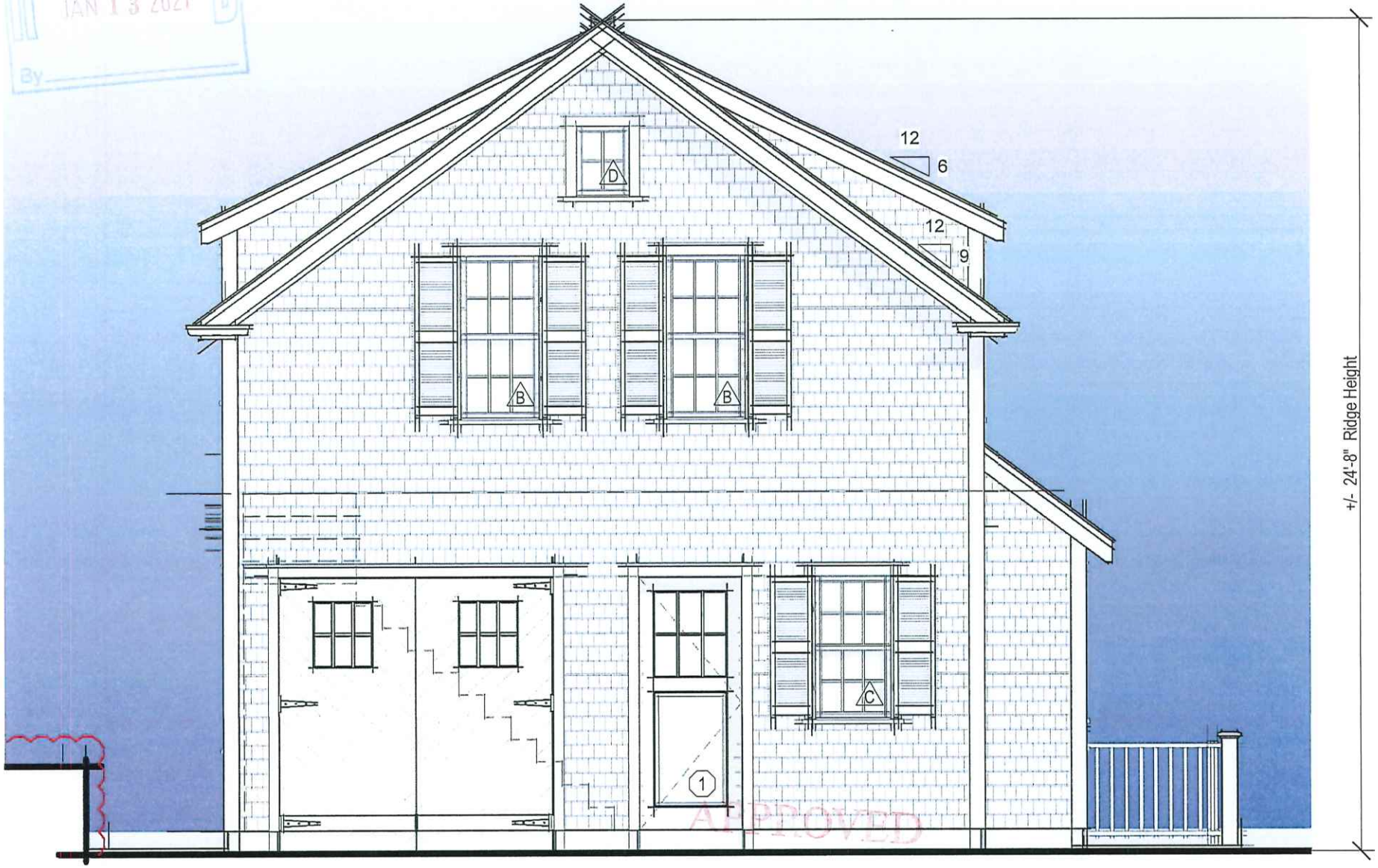

APPROVED
HDC 2020-12-2463
No Exterior Changes
Without HDC Approval

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.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 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.

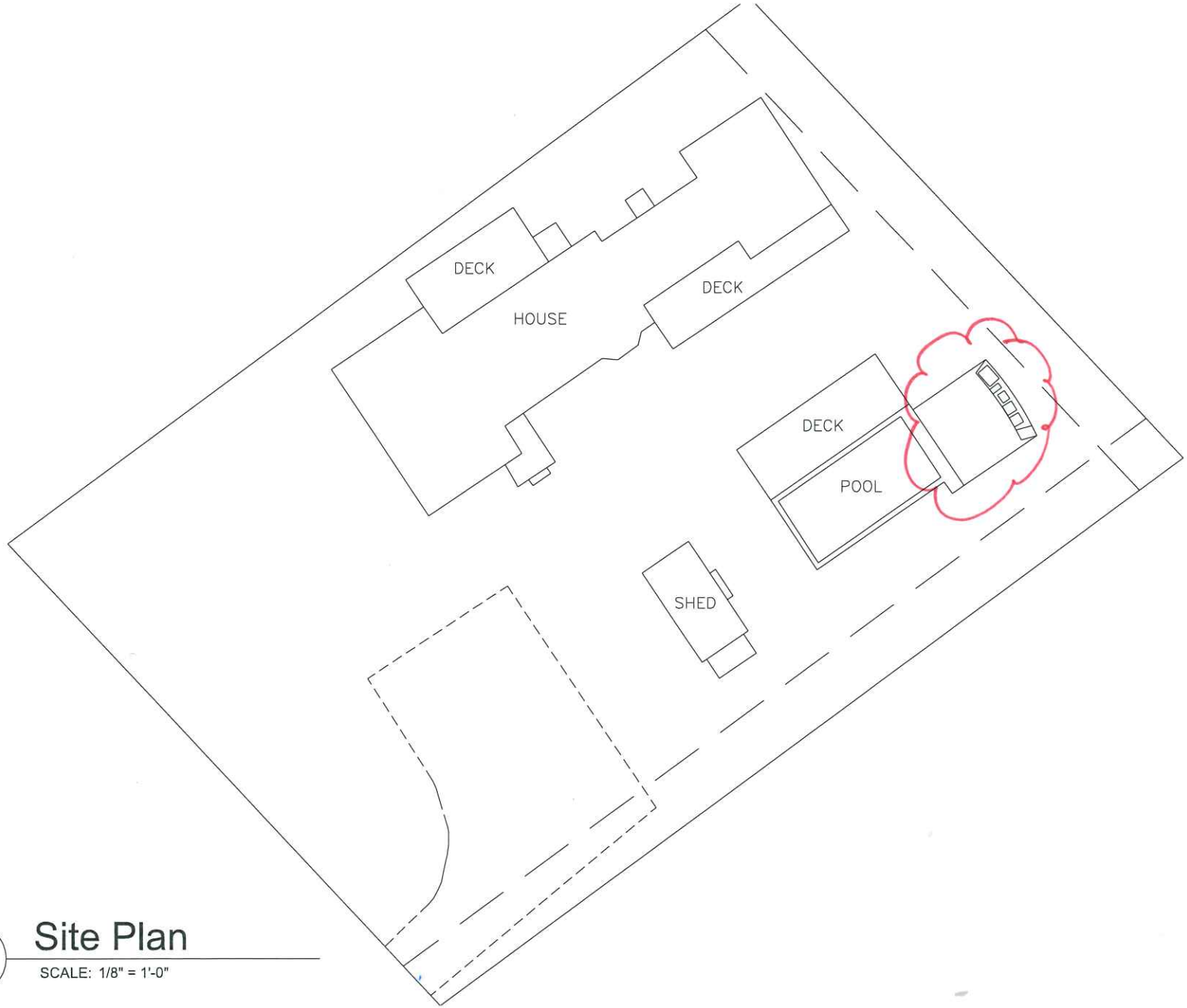
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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"

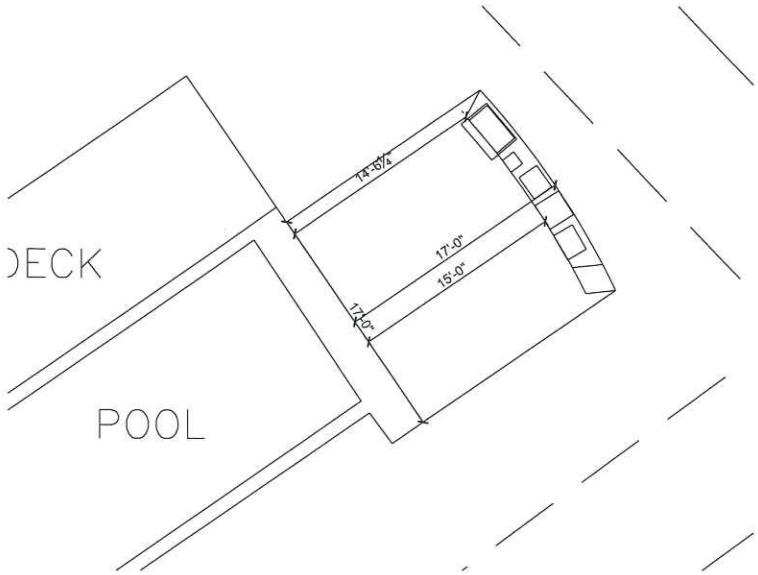
-Drawing-

-Revisions-

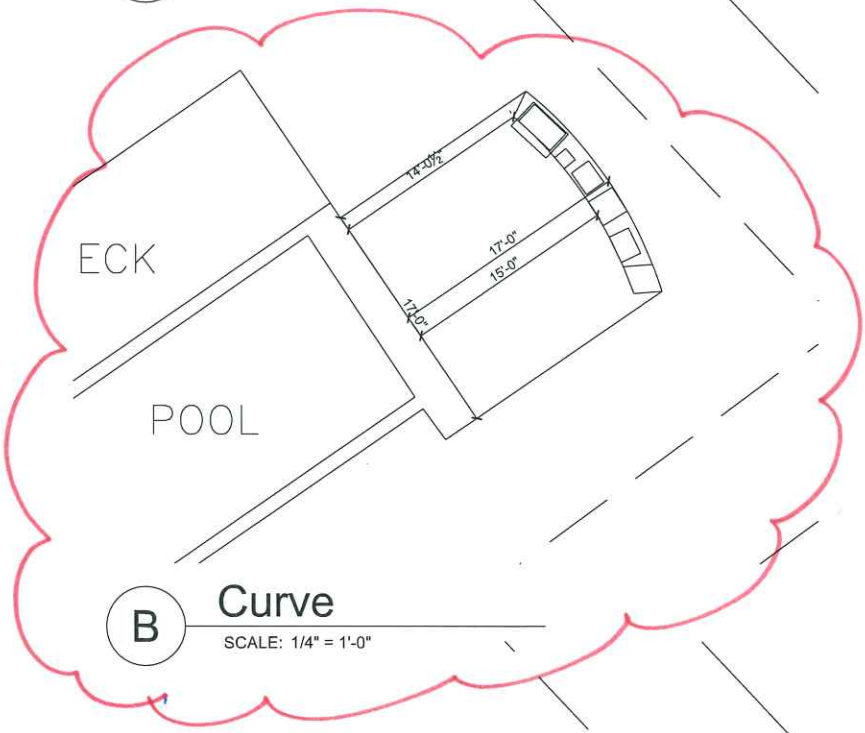
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

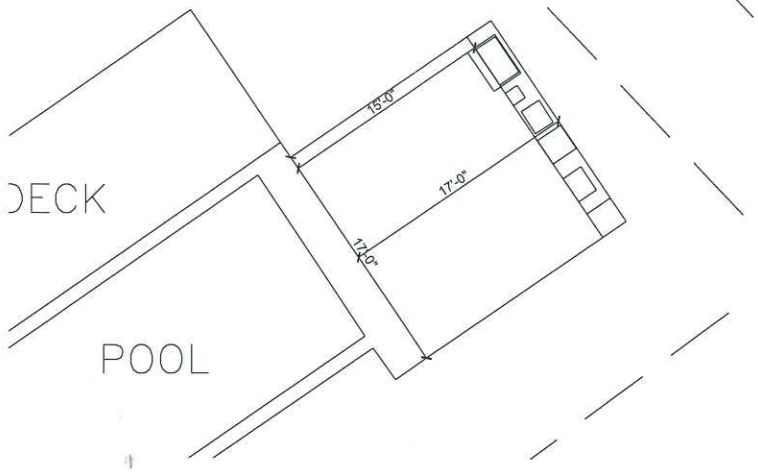
46 Hummock Pond Road



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.

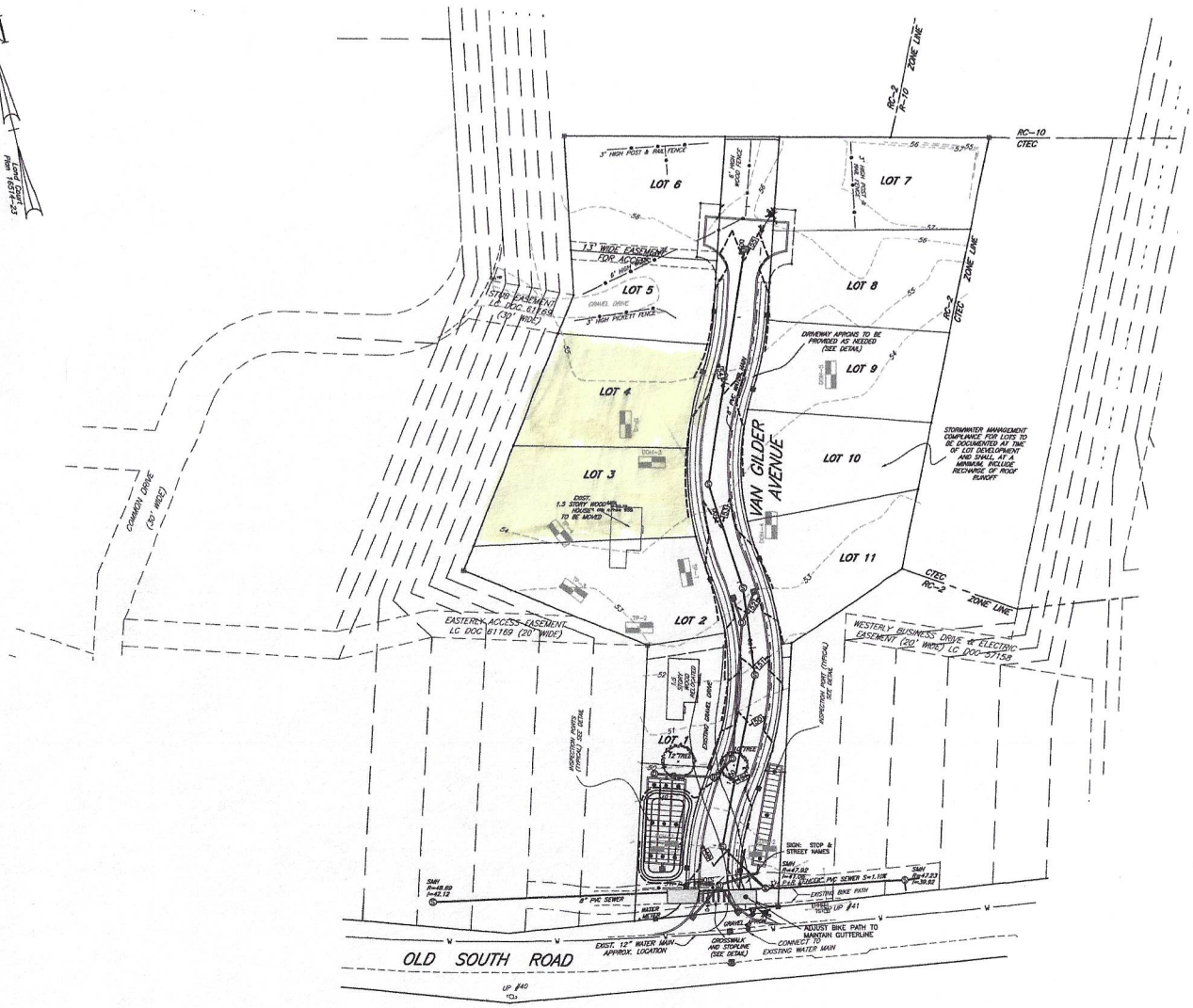
COLORS

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

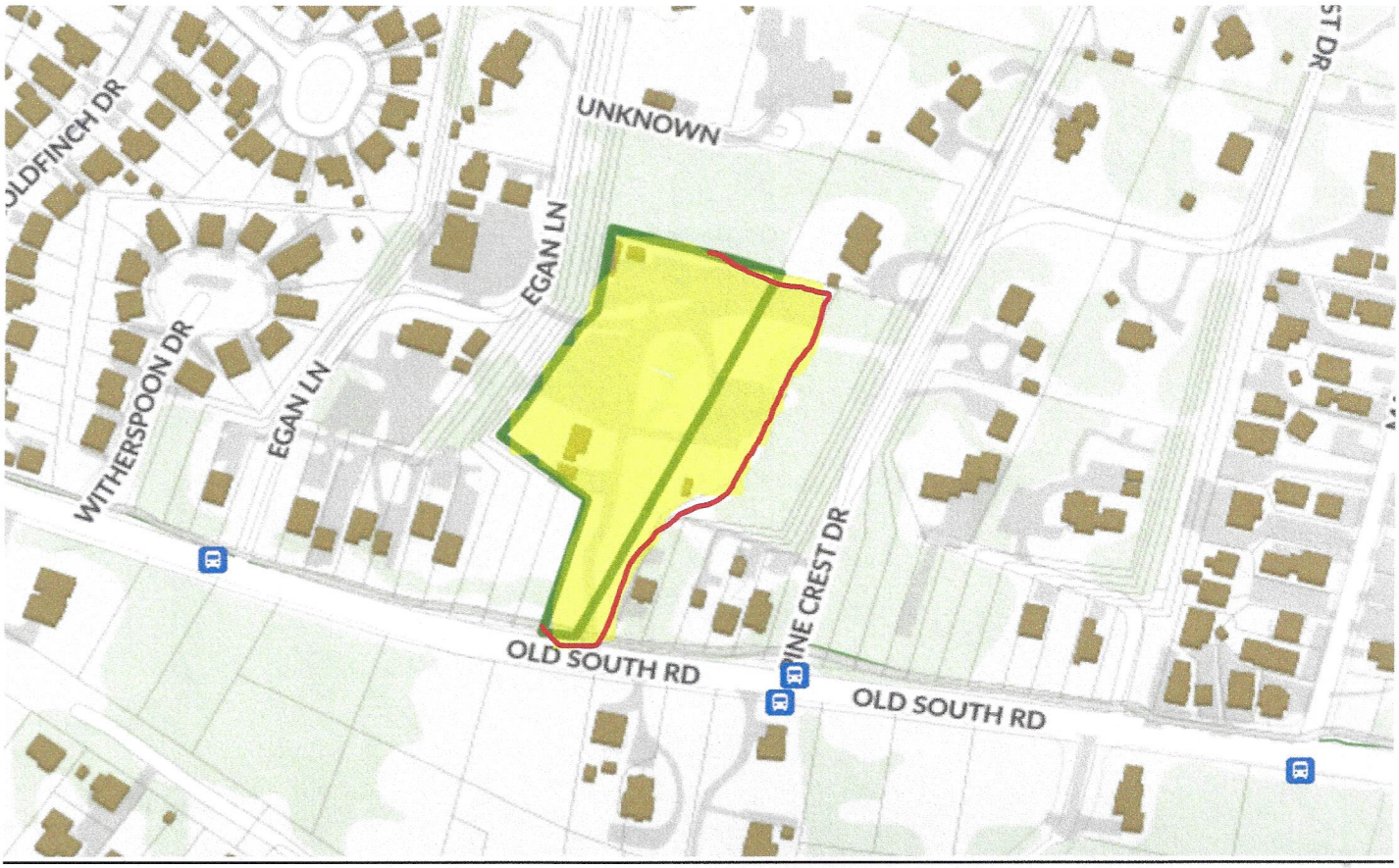
NANTUCKET PLANNING BOARD

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





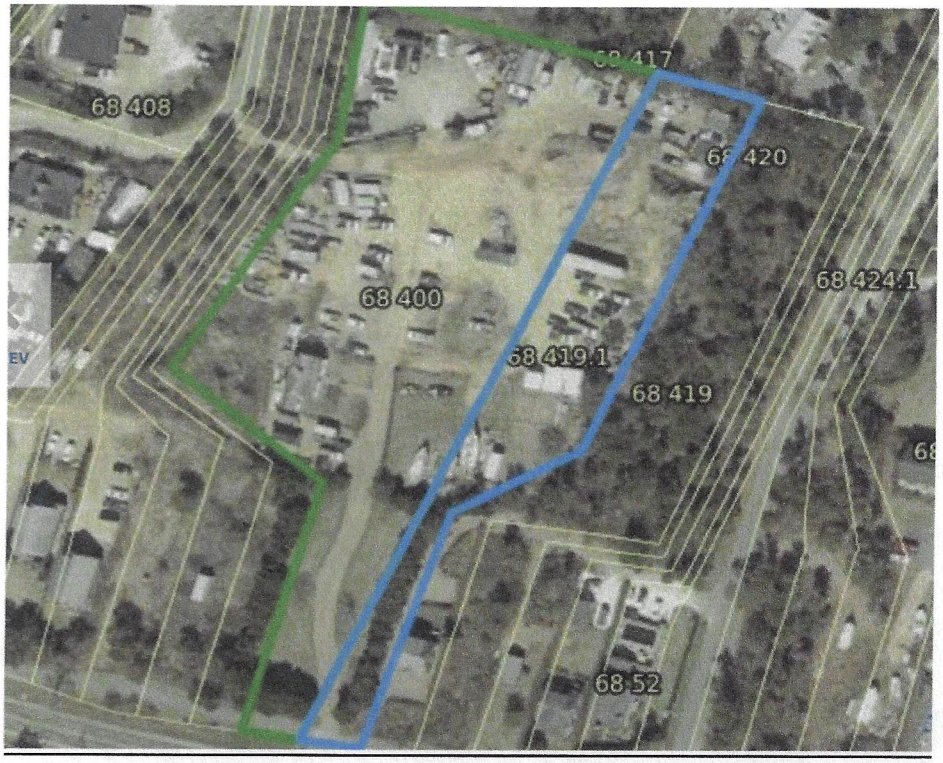
DECEMBER 10, 2021 - I & M

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





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Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

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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 :

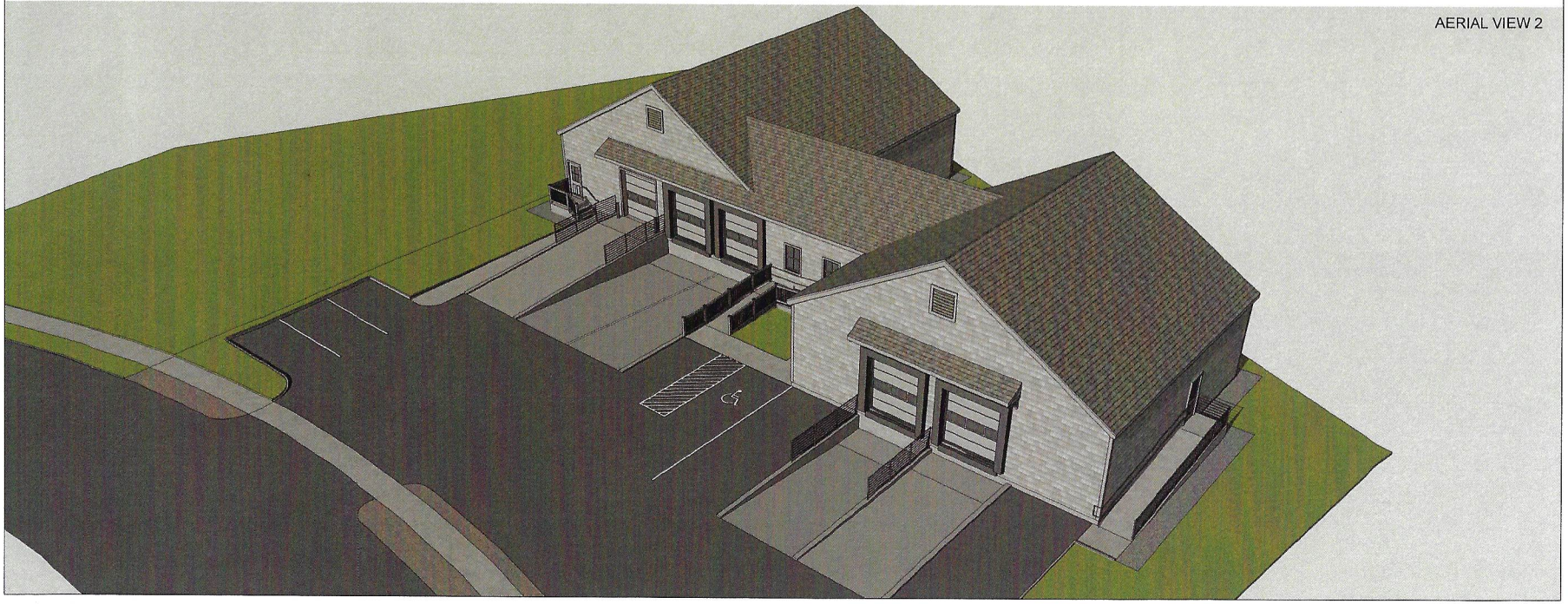
Sheet No. :

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

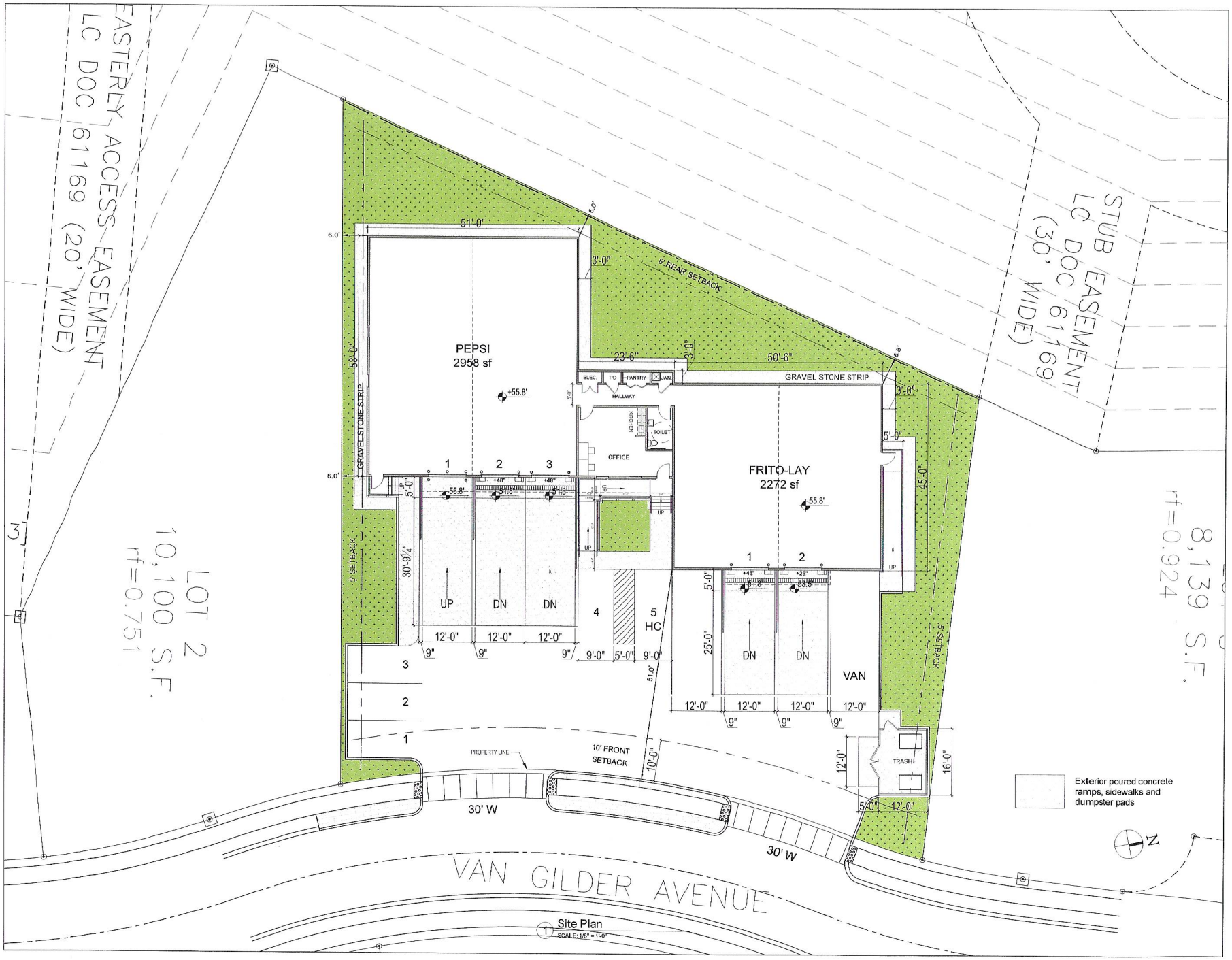
Drawing Title :

Aerial View Perspective

Seal :

Sheet No

A0.2



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hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

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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

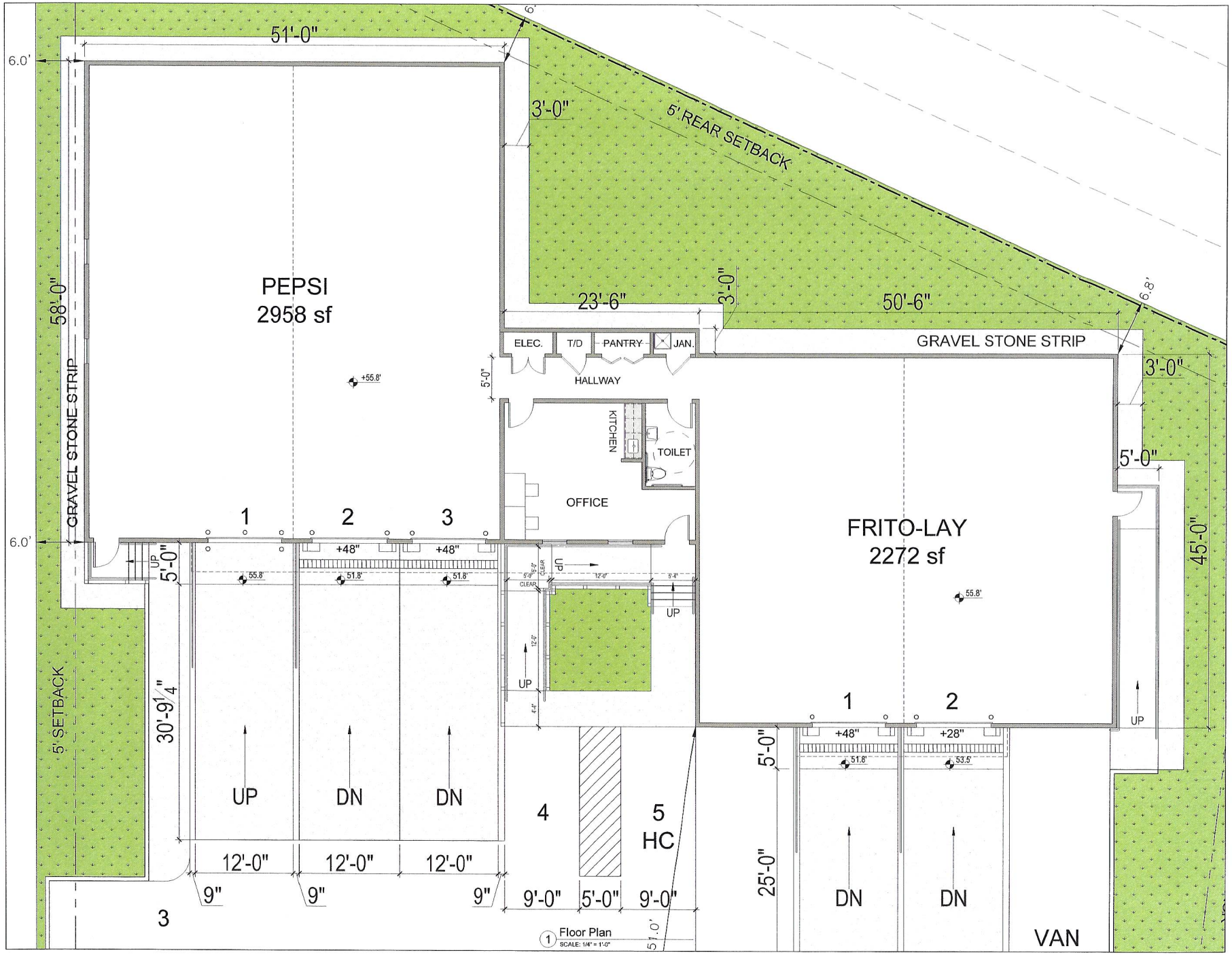
Drawing Title :

Site Plan

Seal :

Sheet No. :

A1.0



HDS ARCHITECTURE

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www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

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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

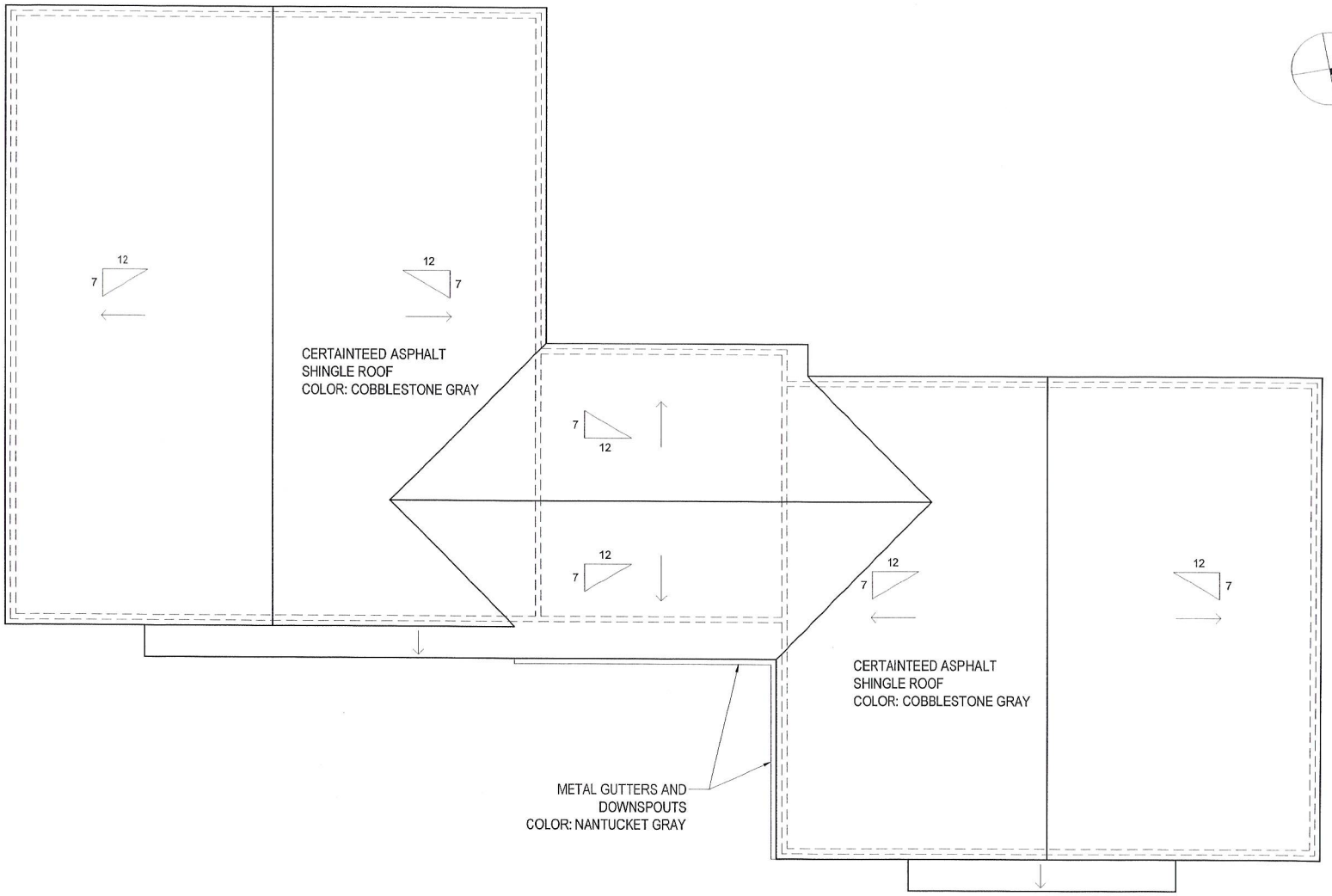
Drawing Title :

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 :

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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

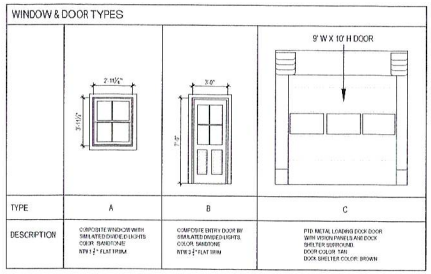
Drawing Title :

ROOF PLAN

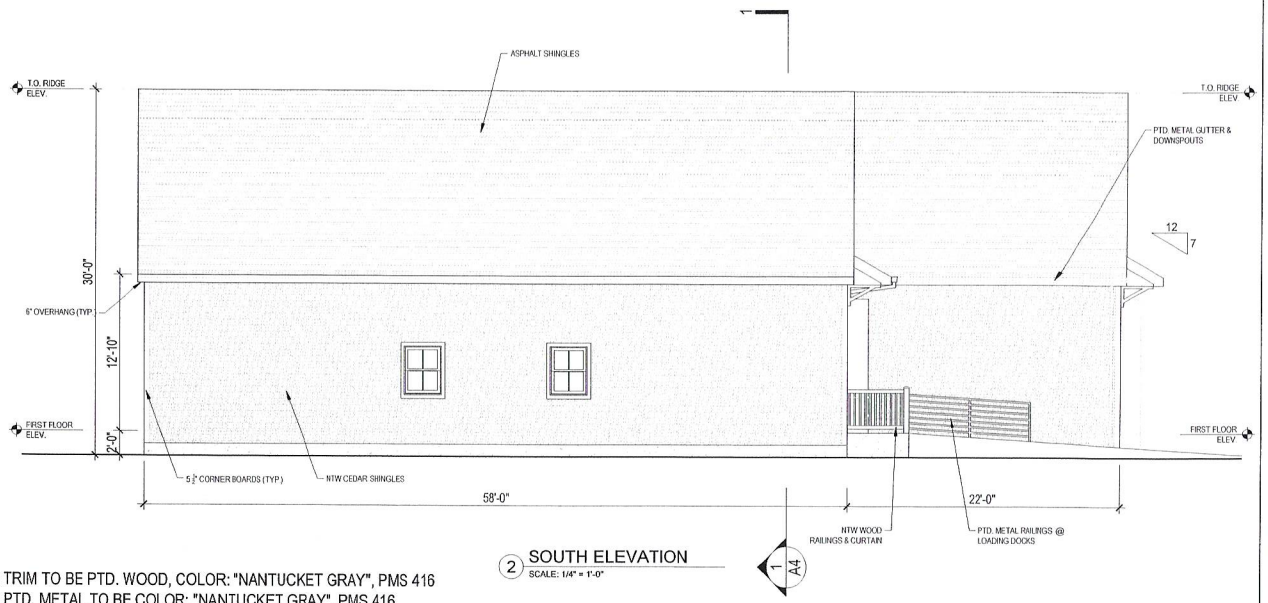
Seal :

Sheet No. :

A1.2



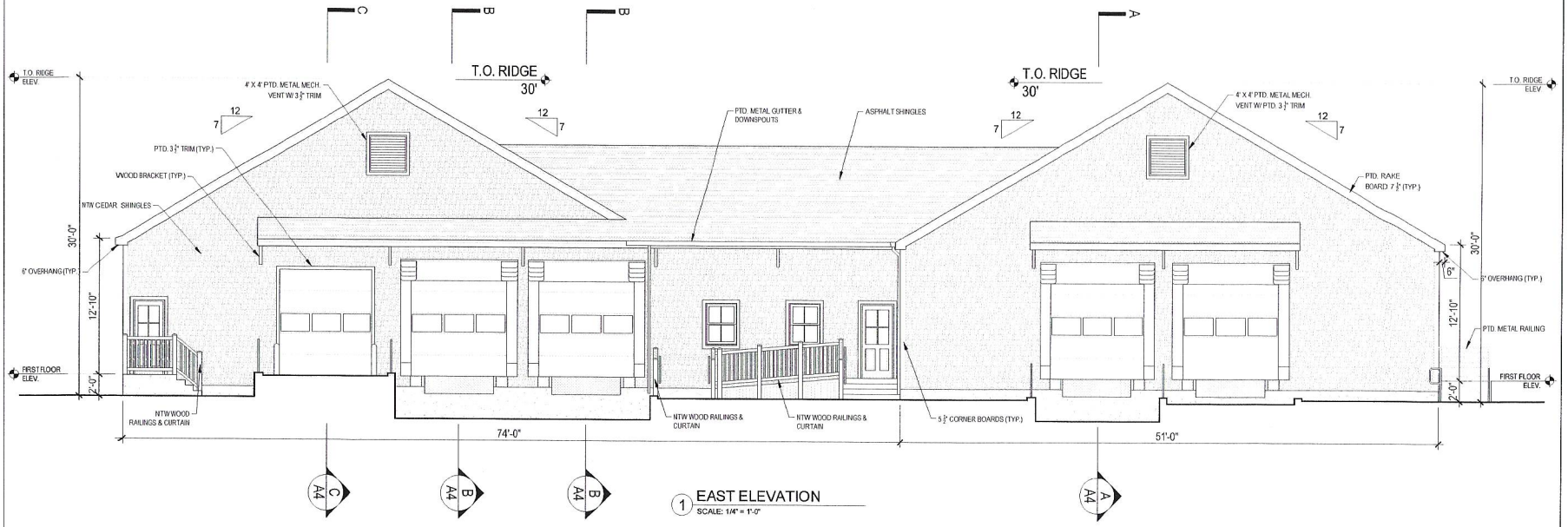
3 WINDOW & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



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 :

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3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSMITH@SMD.COM
C 251.709.6330 | P 251.476.7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

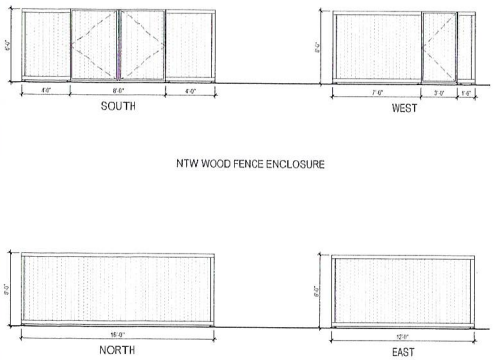
Drawing Title :

ELEVATIONS

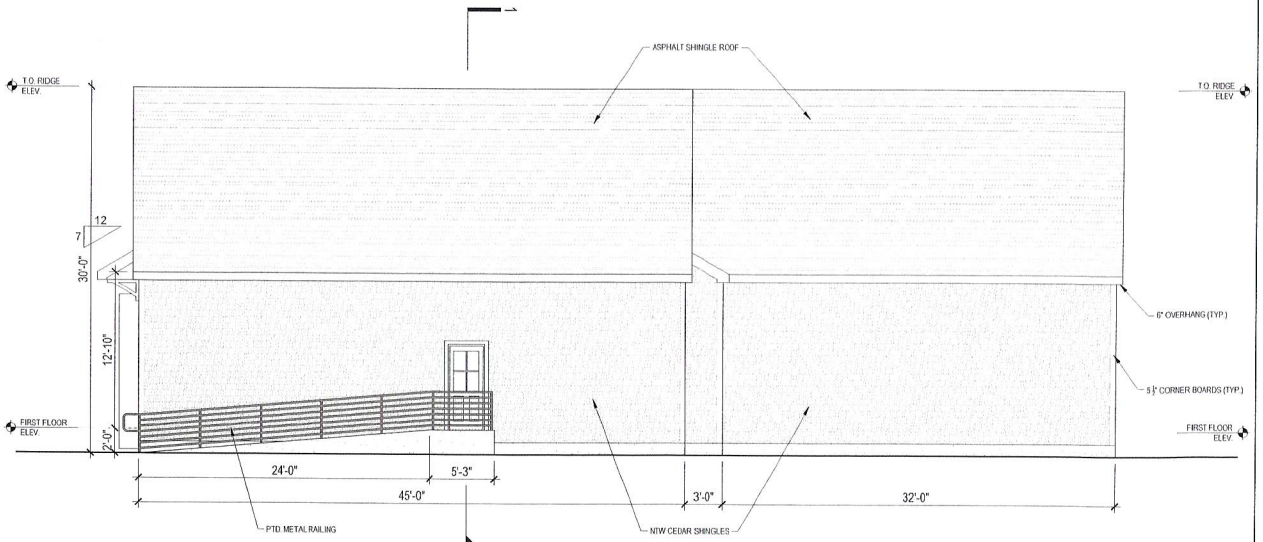
Seal :

Sheet No. :

A2.1



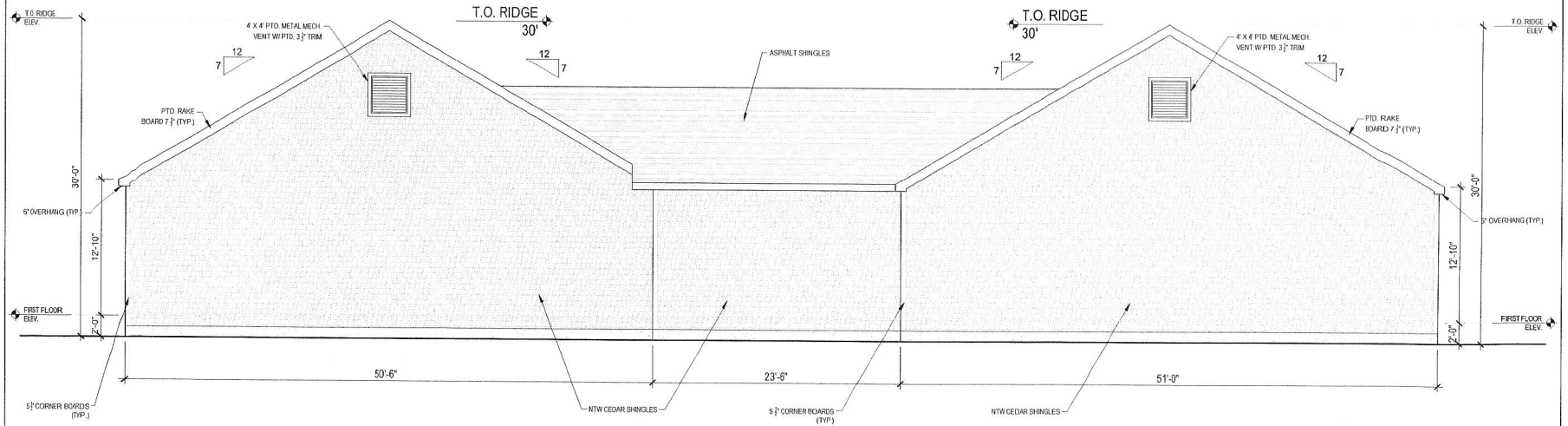
3 DUMPSTER FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXTERIOR TRIM TO BE PTD. WOOD, COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR PTD. METAL TO BE COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR STAIRS AND RAMPS TO BE CONCRETE W/ PTD. METAL HANDRAILS (NANTUCKET GRAY)
- EXCEPTION: MAIN ENTRANCE RAMP AND STAIR TO BE FACED WITH NTW WOOD RAILINGS AND CURTAIN



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St Cambridge, MA 02138
www.hdsarchitecture.com hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAAD@SAAD.COM
C 251 709 0330 | P 251 478 7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

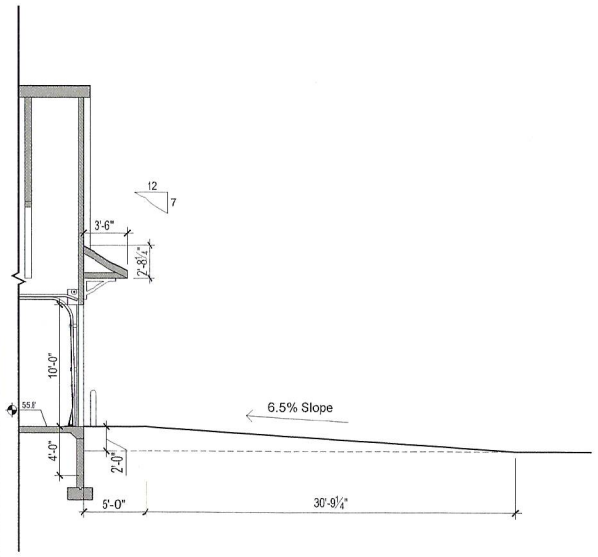
Drawing Title :

ELEVATIONS

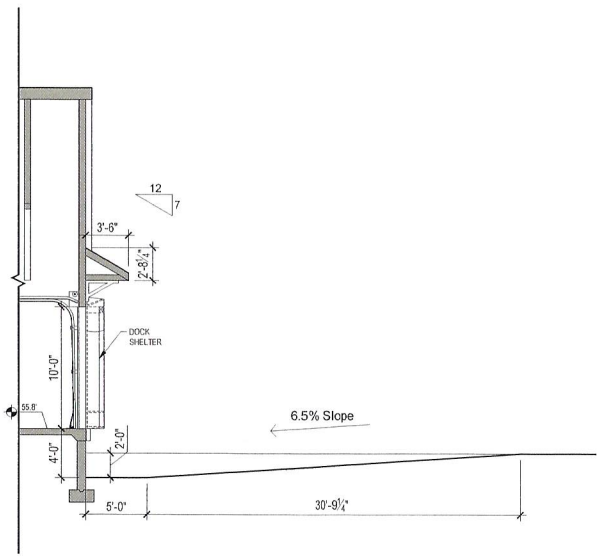
Seal :

Sheet No. :

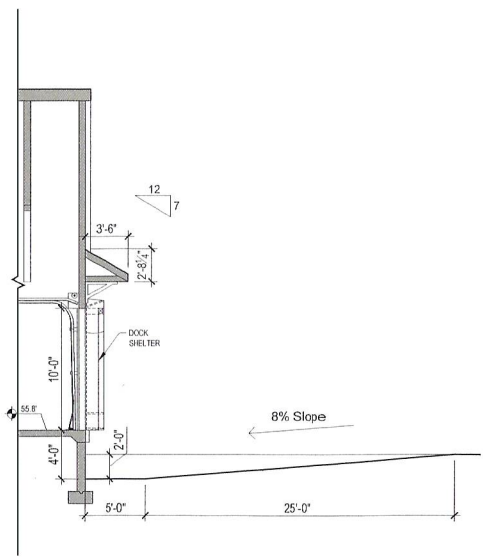
A2.2



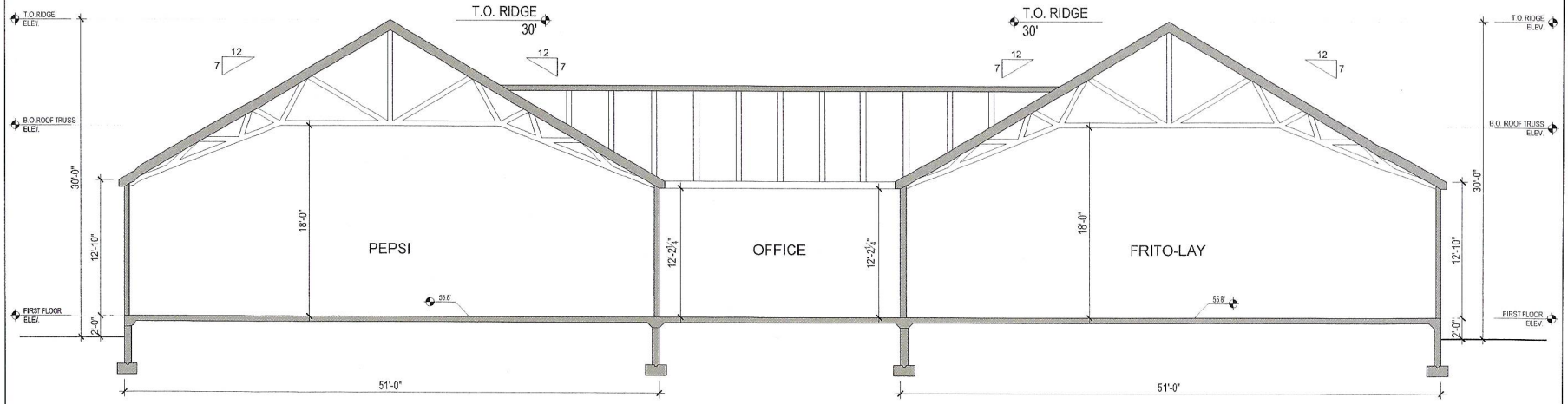
4 RAMP SECTION C-C
SCALE: 1/4" = 1'-0"



3 RAMP SECTION B-B
SCALE: 1/4" = 1'-0"



2 RAMP SECTION A-A
SCALE: 1/4" = 1'-0"



1 SECTION 1-1
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No.	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3004 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSARD@SAADY.COM
C 254.709.0339 | P 254.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

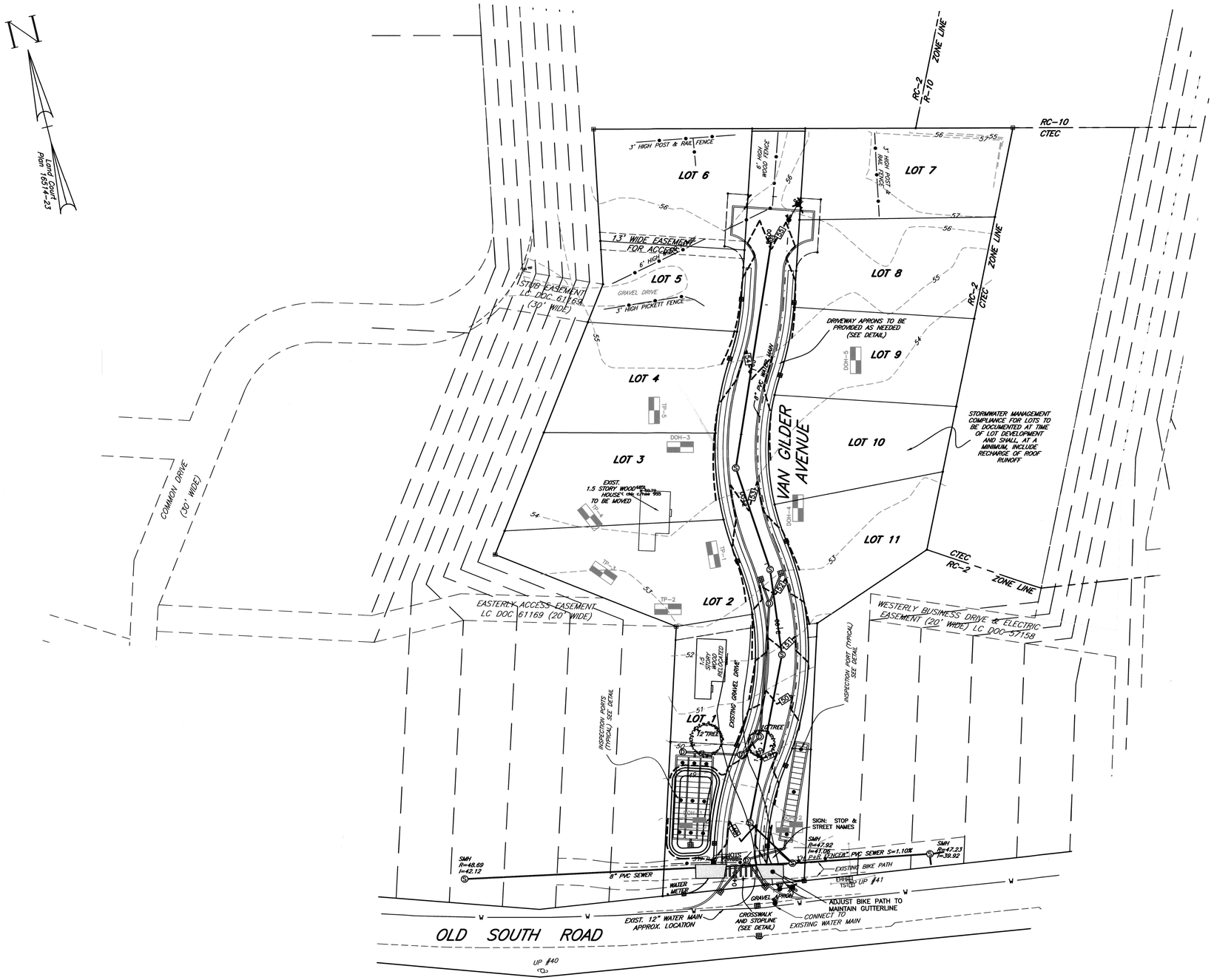
Drawing Title :

SECTIONS

Seal :

Sheet No. :

A3.1



LEGEND

- CONTOUR
- FENCE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- CTVST — CABLE TV STAND
- TST — TELEPHONE STAND
- INV — INVERT
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- S.F. — SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

PETER J. OGREN CIVIL No. 27145 REGISTERED PROFESSIONAL ENGINEER

Seal

PETER J. OGREN #33604 REGISTERED PROFESSIONAL ENGINEER

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed:	06-09-2022
Final Plan Filed:	02-13-2024
Hearing Date:	2/12/22
Plan Approved:	02-12-2024
Plan Signed:	02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwg\Van_Gilder_r4.dwg, 12/8/2023 12:02:38 PM, TFW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

RECEIVED JUN 24 2024 By

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81/8 PARCEL N°. 0081-008

Street & Number of Proposed Work: 14 Pond View Dr.

Owner of record: Sharon Fruit

Mailing Address: 14 Pond View Dr.
Nantucket, MA 02554

Contact Phone #: 404-626-4555 E-mail: sharon@quidnet.com

AGENT INFORMATION (if applicable)

Name: Edward Graham, Graham & Graham Construction

Mailing Address: P.O. Box 2672
Nantucket, MA 02584

Contact Phone #: 516-416-9123 E-mail: grahamconstruction.ack@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8-10'
Type: Deer Fence Wood posts, Wire Chain Link
Length: 230' x 327' x 234' x 362'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Green Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/2024 Signature of owner of record Sharon Fruit Signed under penalties of perjury



Property Information

Property ID	7771
Location	14 POND VIEW DR
Owner	FRUIT SHARON TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Edward

AS AGENT FOR Sharon

STREET ADDRESS 14 Pond View

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

07.01.24
Date

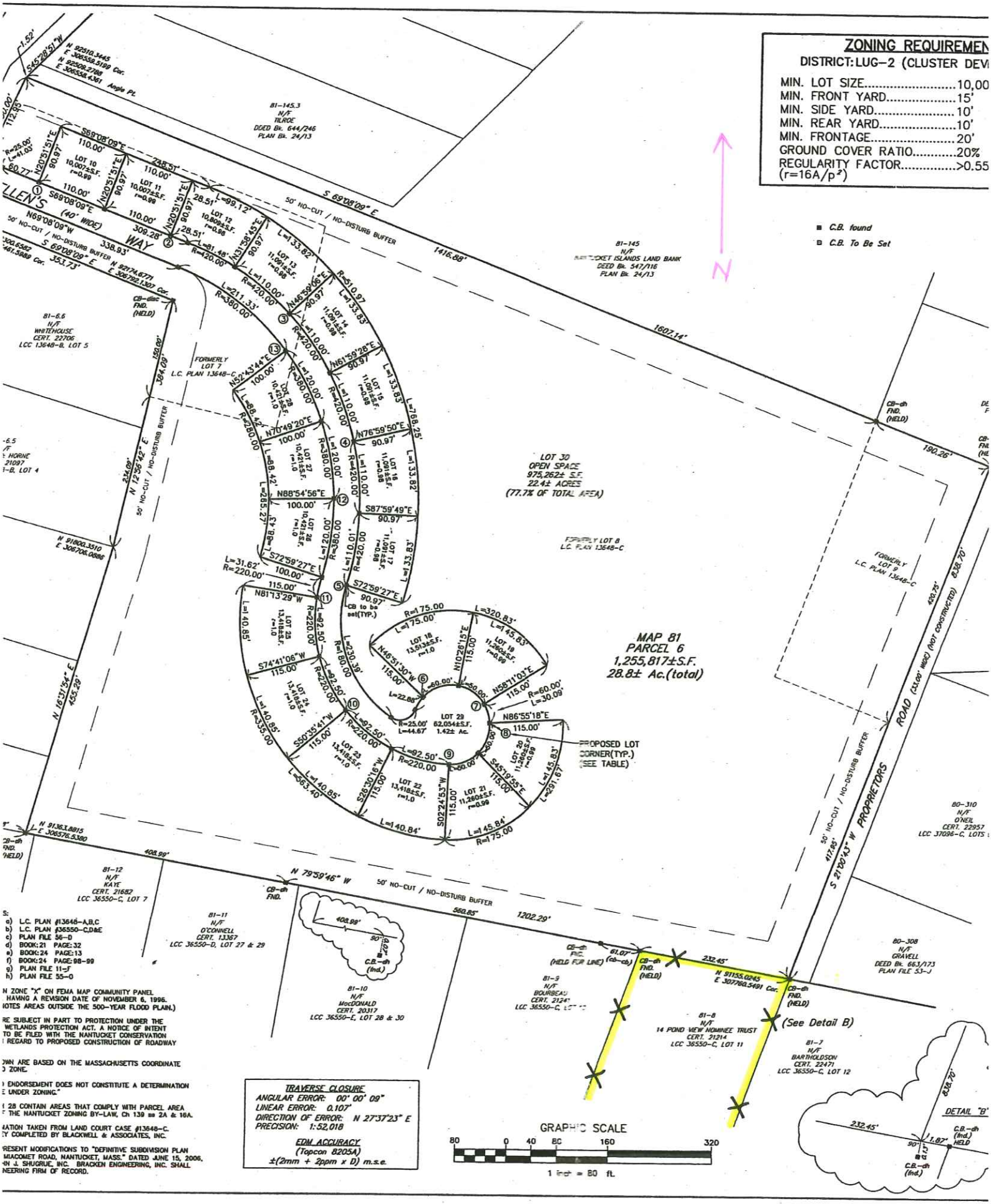
Proposed Deer Fence

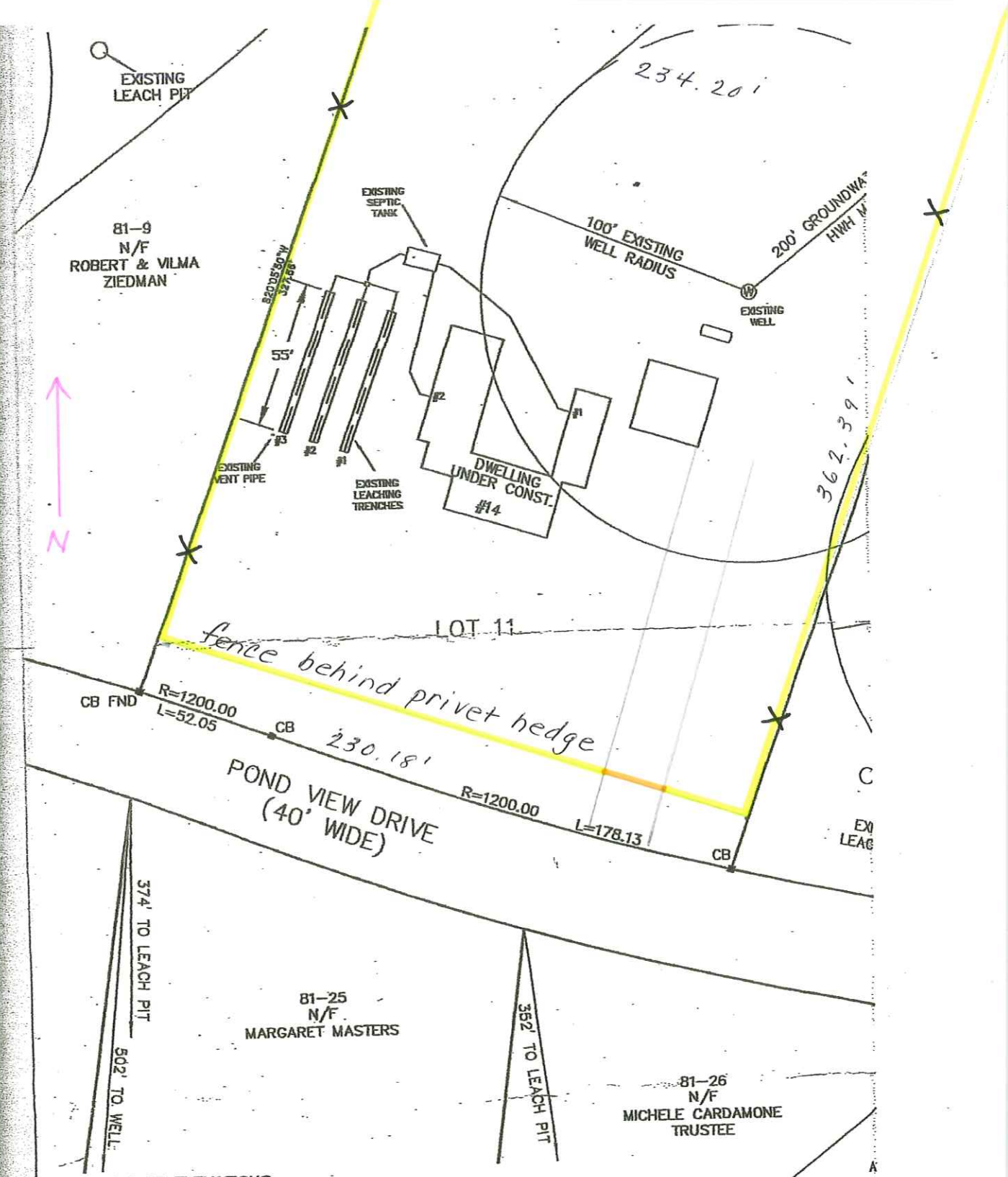
The following two pictures are similar but not actual.

1. Fence with wood posts
   Wire or chain link
   Green
   8-10' height
   S 230.18' length
   W 327.86'
   N 234.20'
   E 362.39'

   Fence is hidden by privet hedge

2. Gate made of wood
   White to match trim on house
   Standard driveway width about 12'


ZONING REQUIREMEN
DISTRICT: LUG-2 (CLUSTER DEV
MIN. LOT SIZE.....10,00
MIN. FRONT YARD.....15'
MIN. SIDE YARD.....10'
MIN. REAR YARD.....10'
MIN. FRONTAGE.....20'
GROUND COVER RATIO.....20%
REGULARITY FACTOR.....>0.55
(r=16A/p²)
C.B. found
C.B. To Be Set
N
MAP 81
PARCEL 6
1,255,817±S.F.
28.8± Ac.(total)
LOT 30
OPEN SPACE
975,262± S.F.
22.4± ACRES
(77.7% OF TOTAL AREA)
LOT 29
62,054±S.F.
1.42± Ac.
PROPOSED LOT CORNER(TYP.) (SEE TABLE)
(See Detail B)
DETAIL "B"
GRAPHIC SCALE
1 inch = 80 ft.
TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 09"
LINEAR ERROR: 0.107'
DIRECTION OF ERROR: N 27°37'23" E
PRECISION: 1:52,018
EDM ACCURACY
(Topcon 8205A)
±(2mm + 2ppm x D) m.s.e.
a) L.C. PLAN #13648-A,B,C
b) L.C. PLAN #36550-C,D&E
c) PLAN FILE 56-D
d) BOOK: 21 PAGE: 32
e) BOOK: 24 PAGE: 13
f) BOOK: 24 PAGE: 98-99
g) PLAN FILE 11-F
h) PLAN FILE 55-O
N ZONE "X" ON FEMA MAP COMMUNITY PANEL
HAVING A REVISION DATE OF NOVEMBER 6, 1996.
NOTES AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.)
RE SUBJECT IN PART TO PROTECTION UNDER THE
WETLANDS PROTECTION ACT. A NOTICE OF INTENT
TO BE FILED WITH THE NANTUCKET CONSERVATION
REGARD TO PROPOSED CONSTRUCTION OF ROADWAY
OWN ARE BASED ON THE MASSACHUSETTS COORDINATE
ZONE.
ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION
E UNDER ZONING."
28 CONTAIN AREAS THAT COMPLY WITH PARCEL AREA
THE NANTUCKET ZONING BY-LAW, Ch 139 ss 2A & 16A.
NATION TAKEN FROM LAND COURT CASE #13648-C.
Y COMPLETED BY BLACKWELL & ASSOCIATES, INC.
RESENT MODIFICATIONS TO "DEFINITIVE SUBDIVISION PLAN
MIACOMET ROAD, NANTUCKET, MASS." DATED JUNE 15, 2006,
N J. SHUGRUE, INC. BRACKEN ENGINEERING, INC. SHALL
NEERING FIRM OF RECORD.



SCHEDULE OF ELEVATIONS

	AS-BUILT	PROPOSED
INV. EXIT HOUSE	21.57'/21.52'	21.26'
INV. INTO TANK	20.67'/20.63'	20.22'
INV. EXIT TANK	20.38'	19.97'
INV. INTO D-BOX	19.81'	19.38'
INV. EXIT D-BOX	19.60'	19.21'
INV. BEG. TRENCH 1	19.48'	19.08'
INV. END TRENCH 1	19.12'	18.80'
INV. BEG. TRENCH 2	19.55'	
INV. END TRENCH 2	19.21'	
INV. BEG. TRENCH 3	19.51'	
INV. END TRENCH 3	19.26'	

GERALD G. BUZANOSKI SANITARY No. 31243 REGISTERED PROFESSIONAL ENGINEER

1/7/13

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

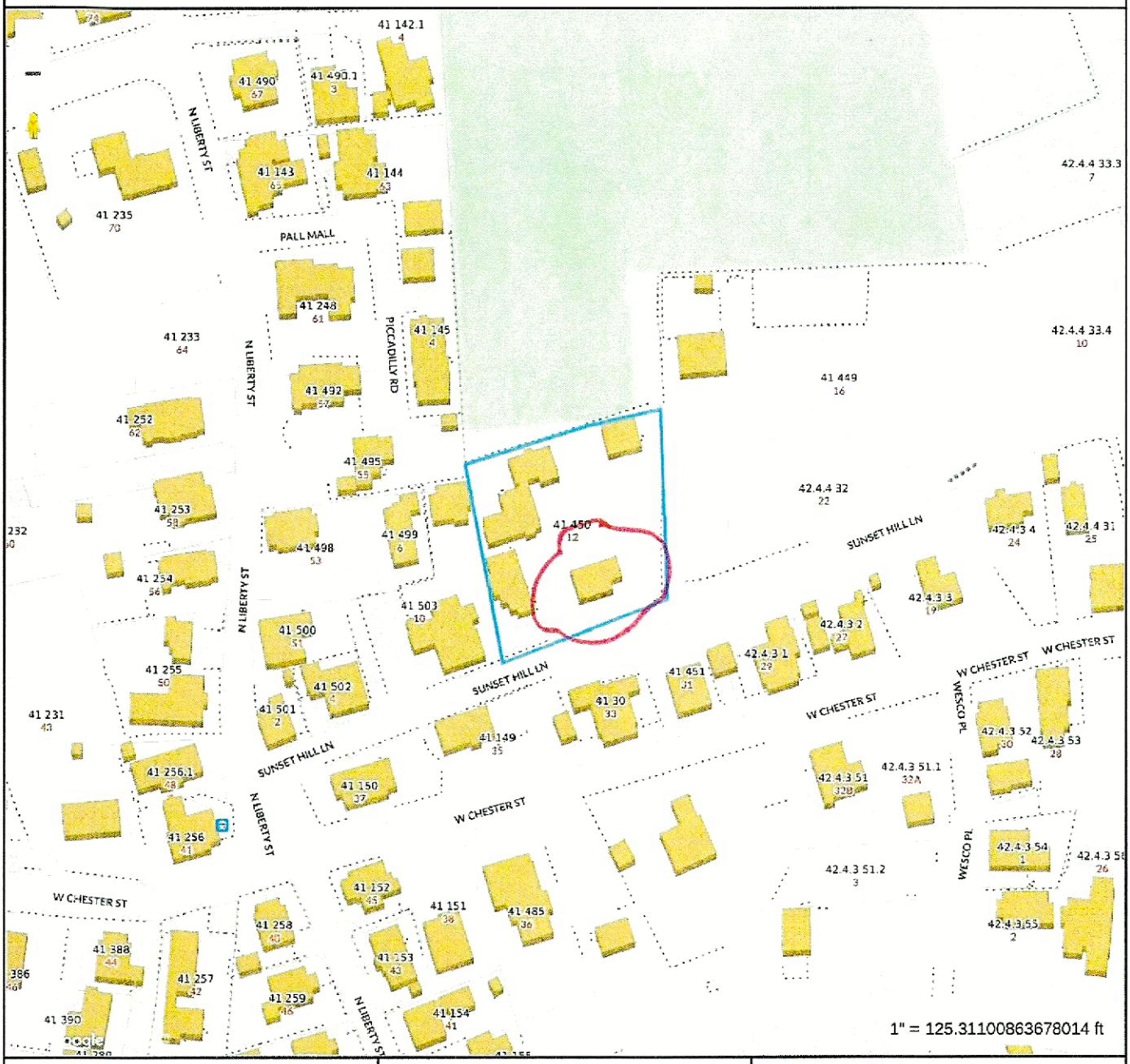
July 1st 2024

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

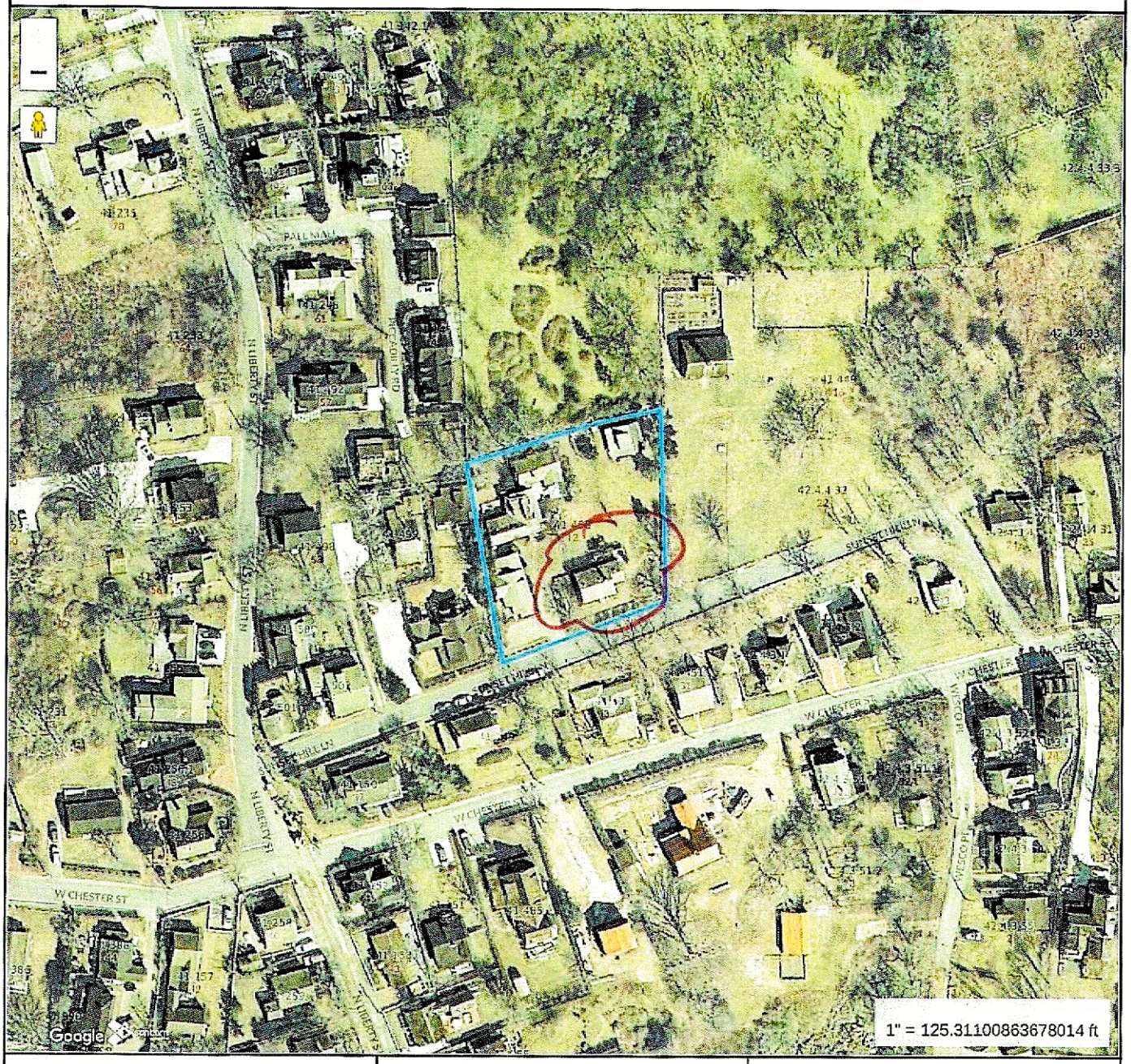
Property ID	2220
Location	12 SUNSET HILL LN
Owner	BARNES CURTIS L JR & JOAN TRST

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
Location	12 SUNSET HILL LN
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NOT A LEGAL DOCUMENT

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Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NAG NANTUCKET ARCHITECTURE GROUP

April 8 , 2024,
12 Sunset Hill Lane
Nantucket, MA 02554

Map: 41Parcel 450

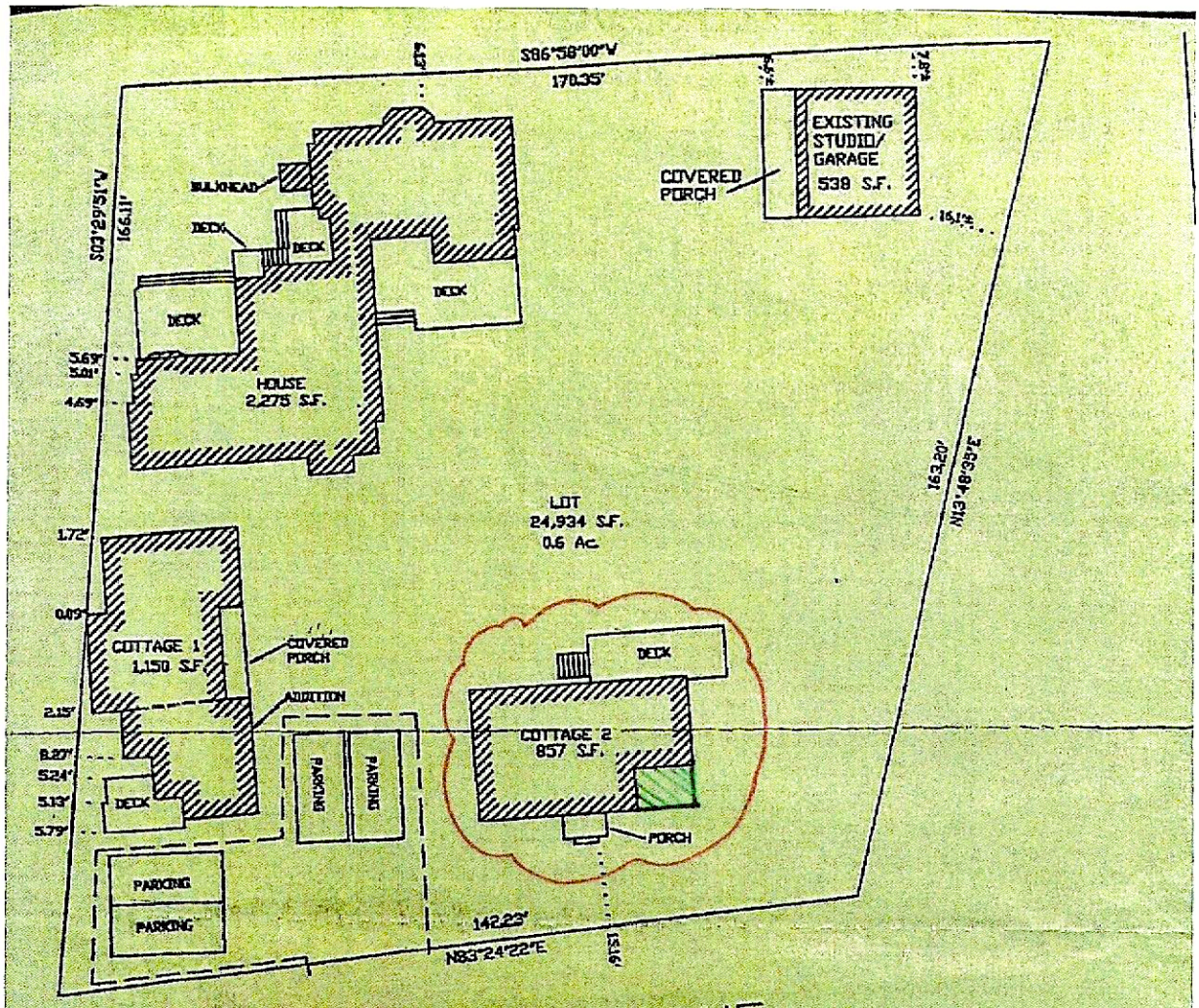
Authorization Letter:

Nantucket Historic District Commission

I represent Barnes Curtis L JR & Joan Trust the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

John C. Barnes Digitally signed by John C. Barnes
DN: C=US, E=jb3758@gmail.com, CN=John C. Barnes
Date: 2024.04.08 15:44:52-04'00'

Signature Date



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

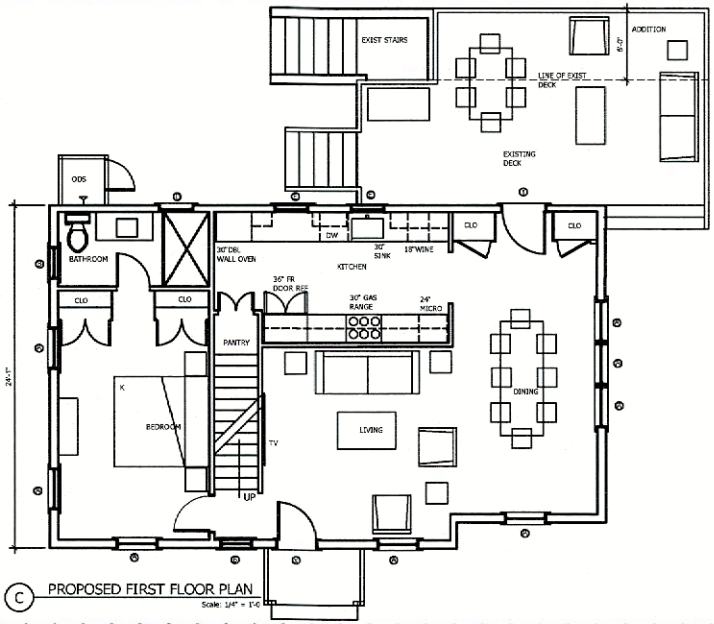
FOR: CURTIS & JOAN BARNES

THE STRUCTURES LOCATED AS SHOWN

COMMONWEALTH OF MASSACHUSETTS JOHN J. SHUGRUE No. 23529 REGISTERED PROFESSIONAL LAND SURVEYOR

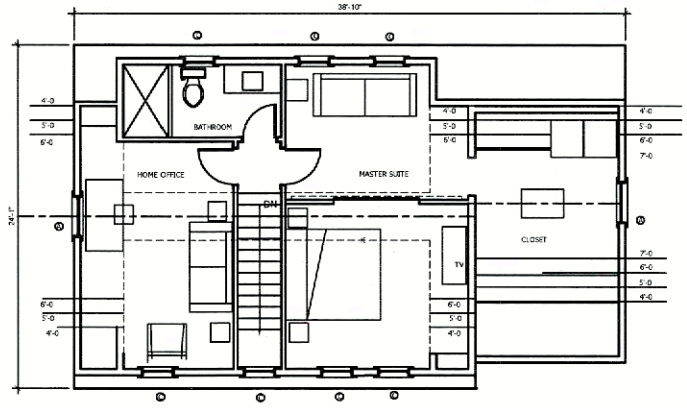
N J. SHUGRUE PLS
E: APRIL 28, 2004

ASSESSORS MAP 41 PARCEL NO. 450 5559-A



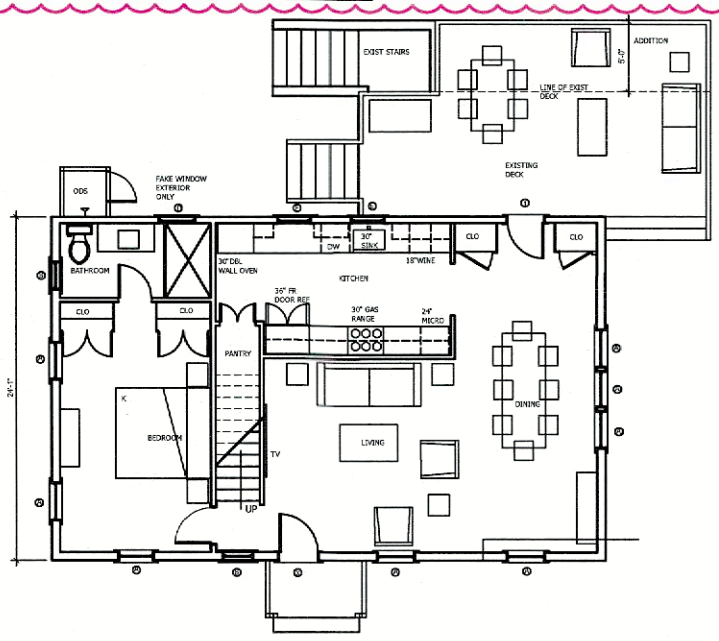
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



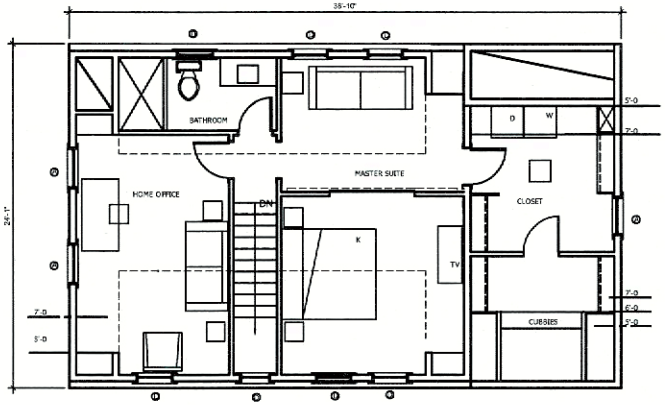
D PROPOSED SECOND FLOOR PLAN

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

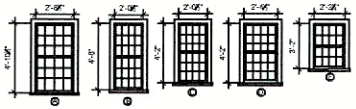
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0

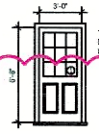
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2402.12
REVISIONS:	2403.08
REVISIONS:	
D/B:	

client number

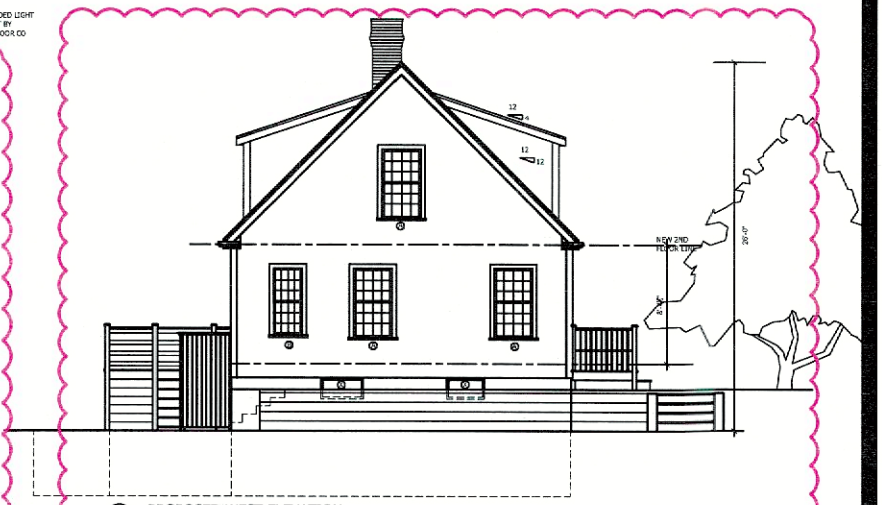
HDCA1

WINDOW AND DOOR SCHEDULE
WINDOWS TO BE TRUE DIVIDED LIGHT
WINDOW UNITS BY BOSTON SASH

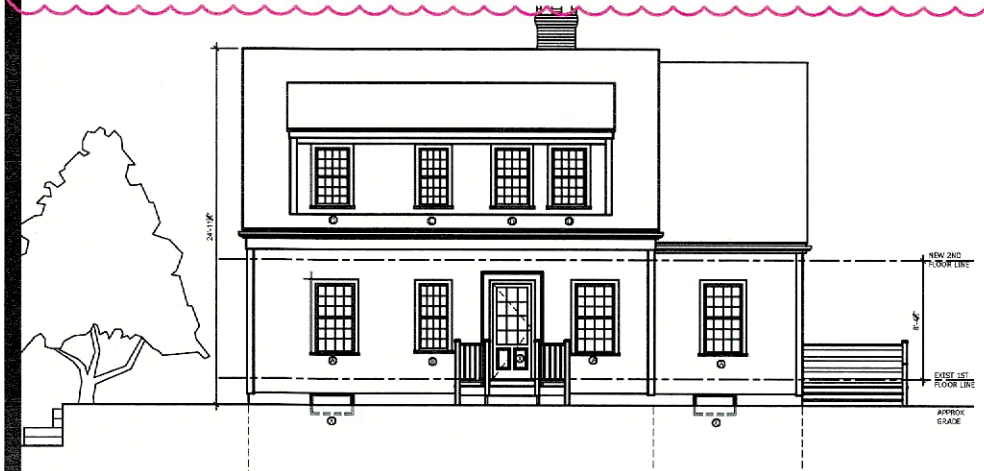




F PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



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

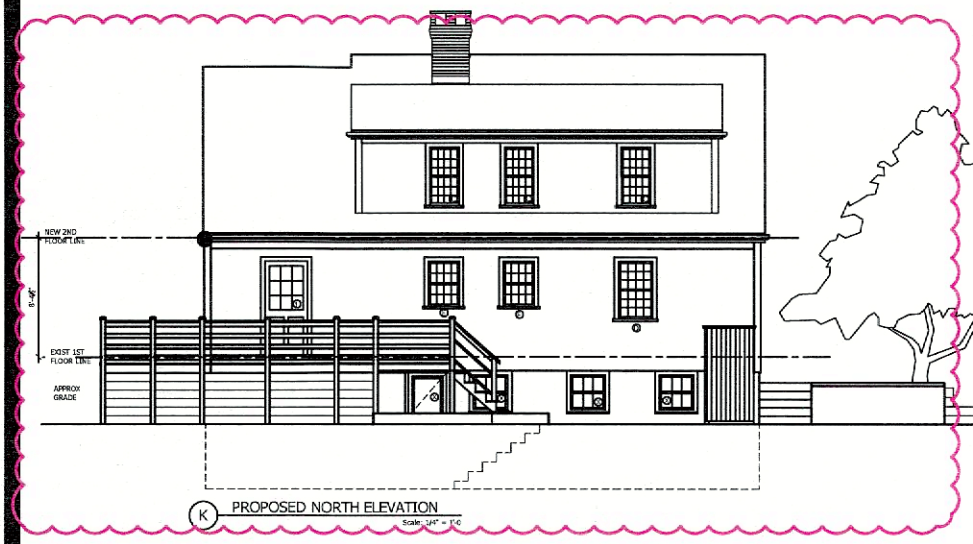
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

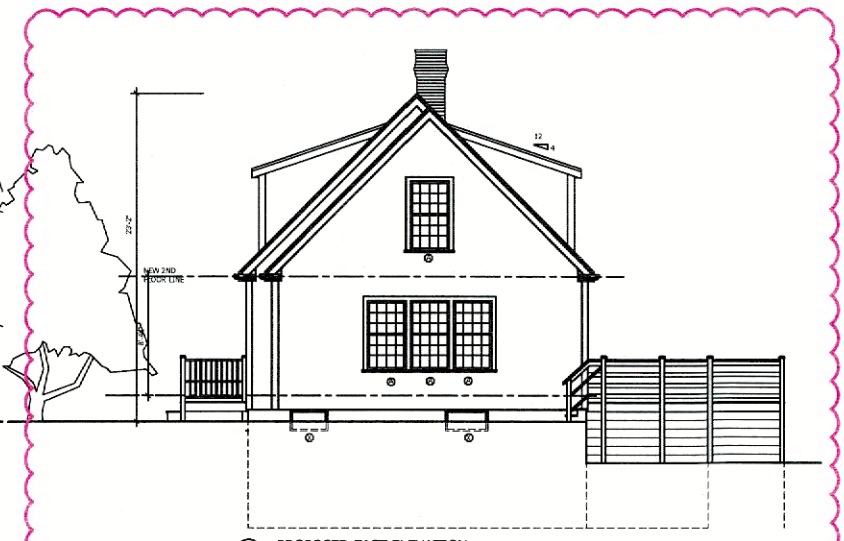
PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2403.08
REVISIONS:	
REVISIONS:	
D/B:	

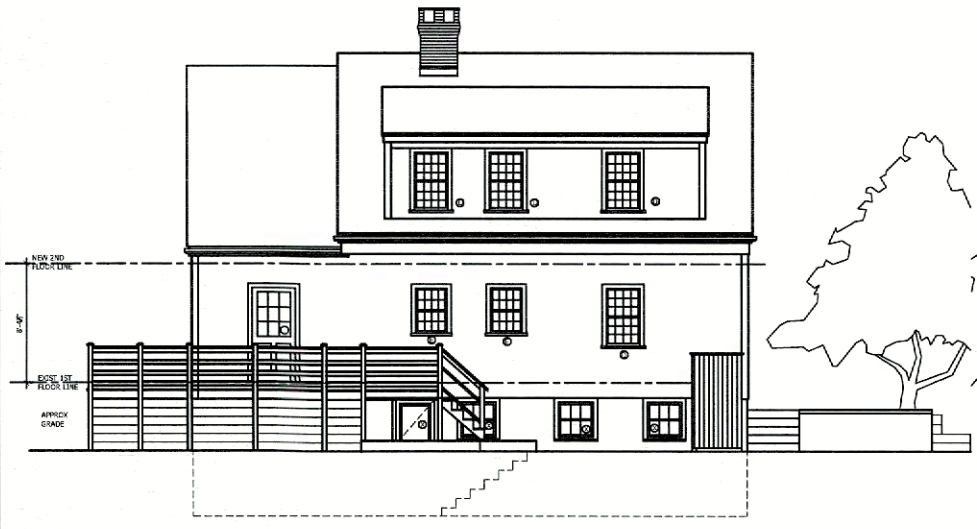
client number
HDCA2



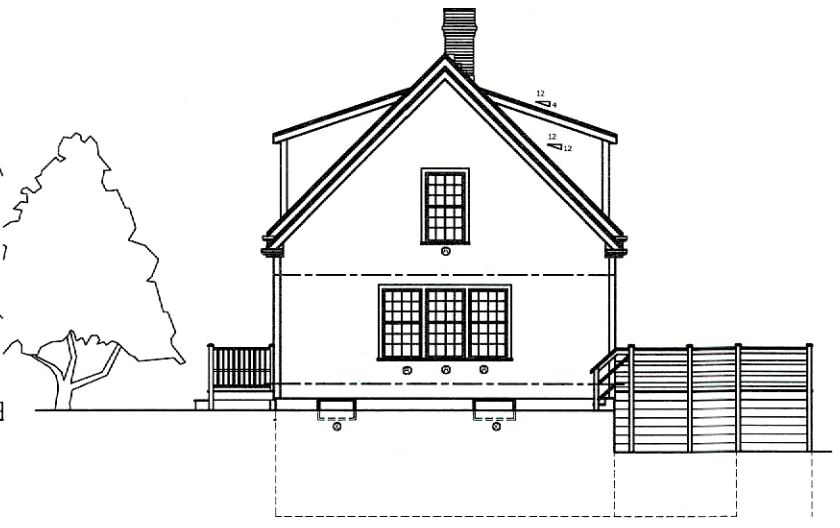
K PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



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

NANTUCKET ARCHITECTURE GROUP LTD.
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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

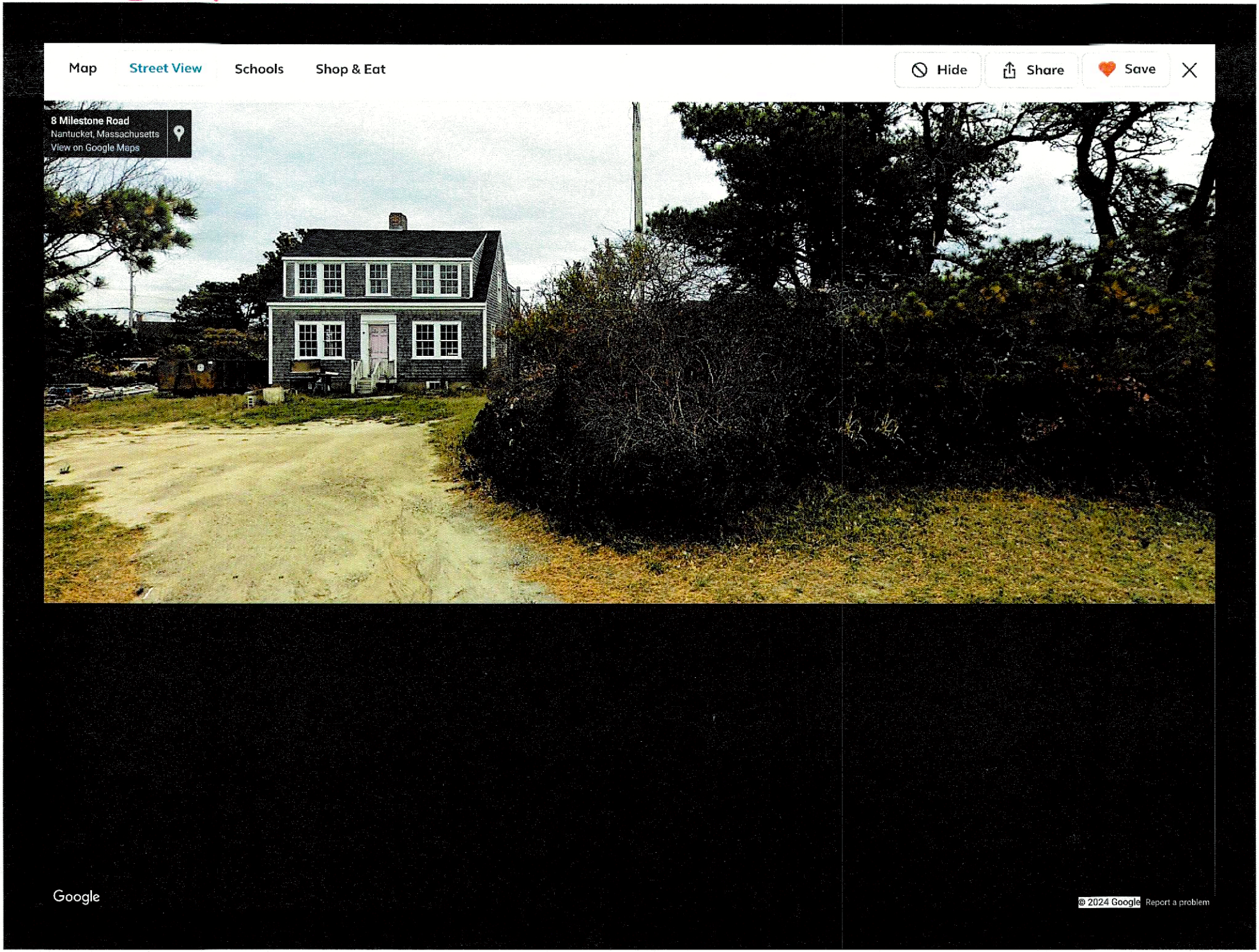
EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

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
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	

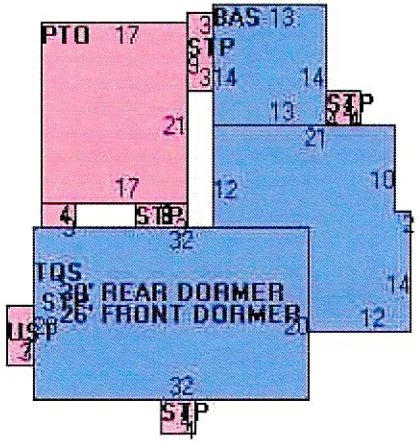
Building Photo



(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)

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

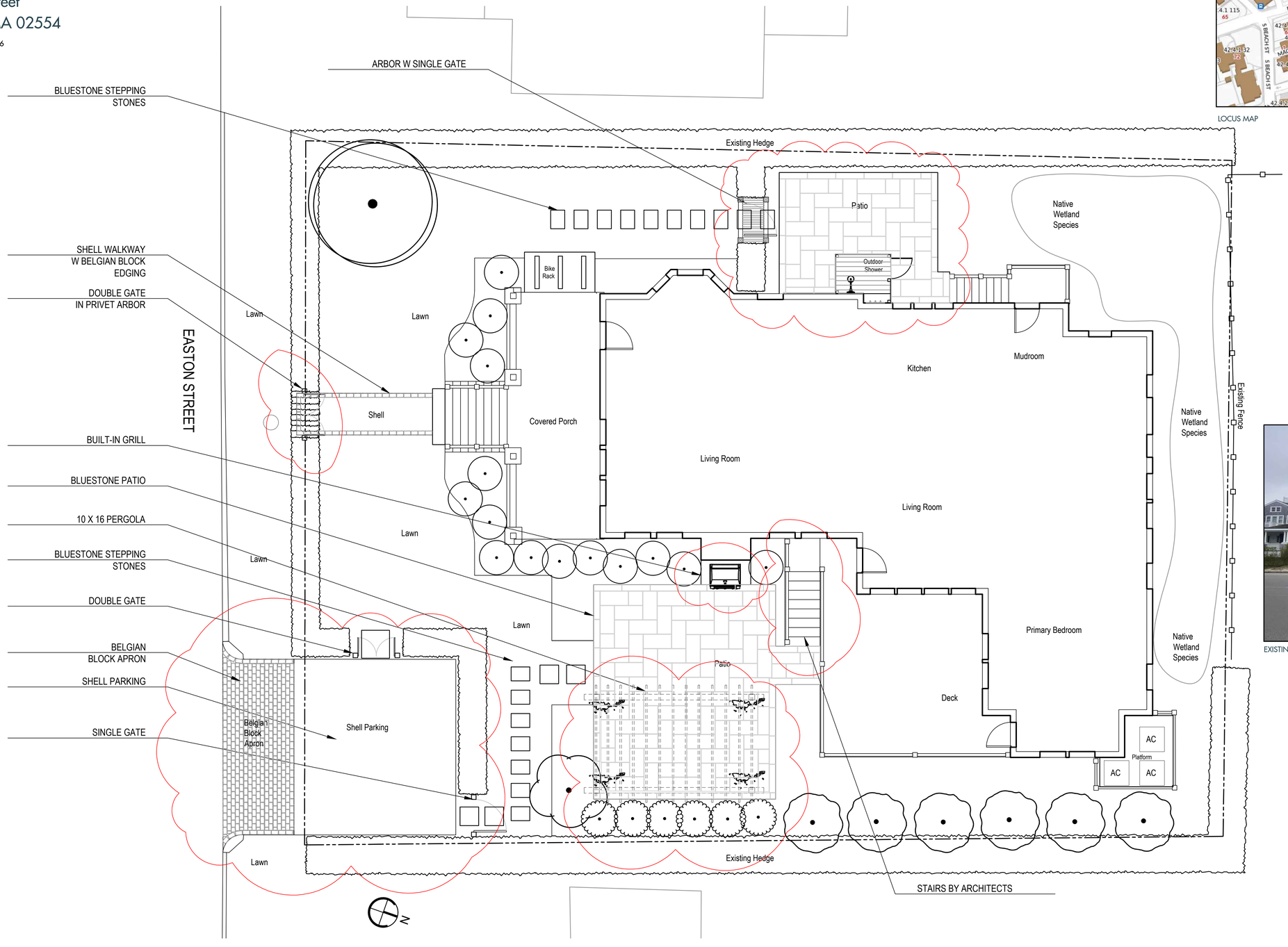
JULIE JORDIN
THE GARDEN DESIGN COMPANY

55 Easton Street
Nantucket, MA 02554

MAP/PARCEL: 42.4.1 / 86
ZONING: R1



LOCUS MAP

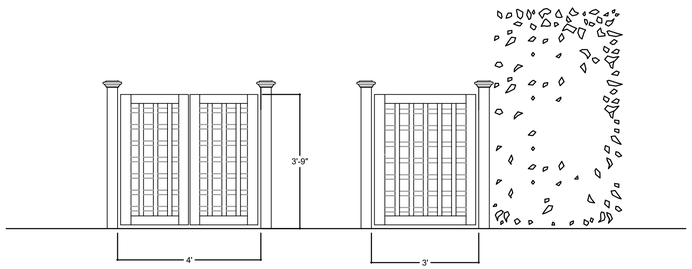


CONCEPT PLAN
SCALE: 3/16" = 1'
DATE: 7.9.2024

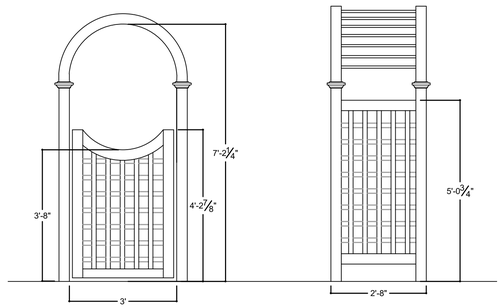


EXISTING HOUSE FROM EASTON STREET

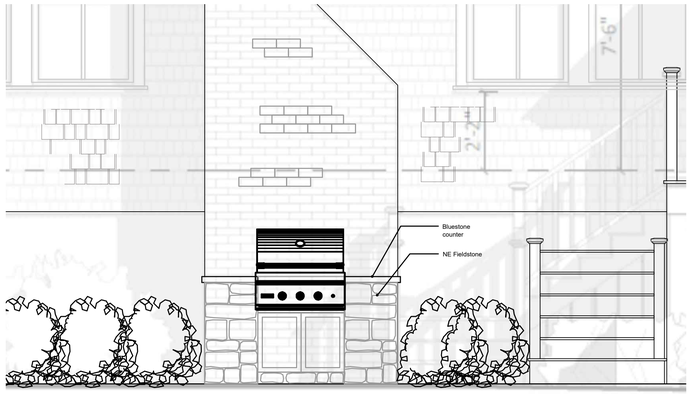
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



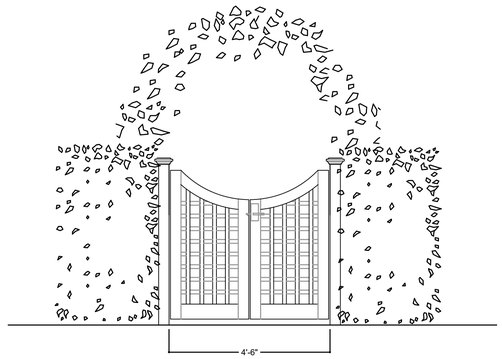
1 TRELLIS GATES AT PARKING - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



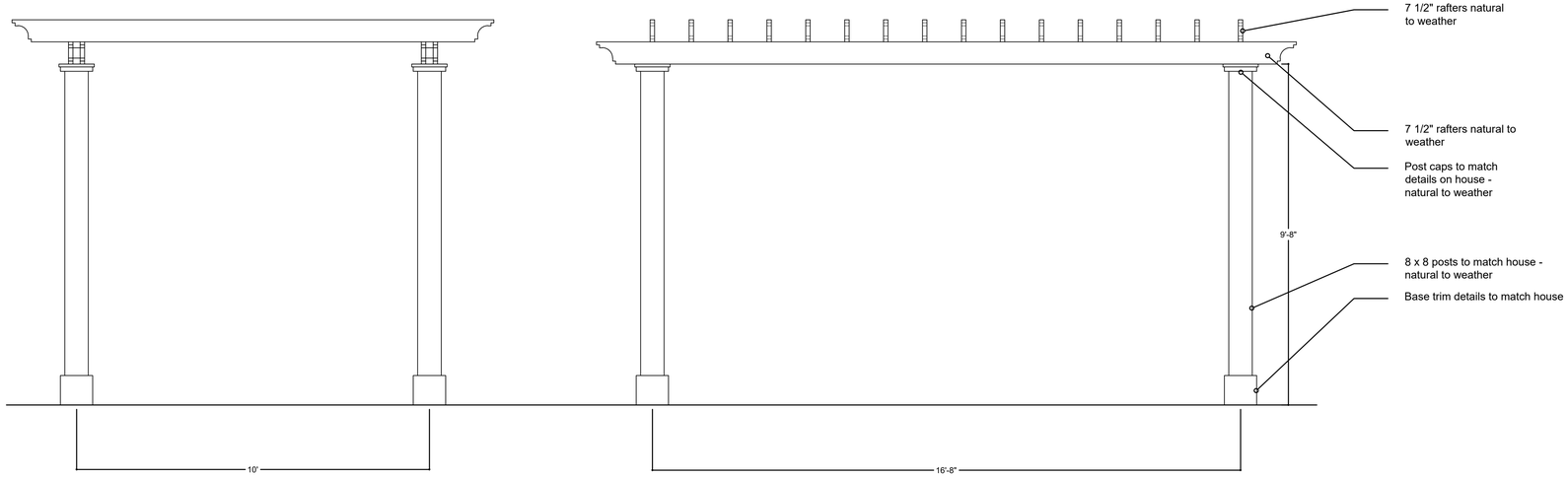
2 ARBOR W SINGLE GATE - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



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

This checklist MUST be included with your Old Business Submission.

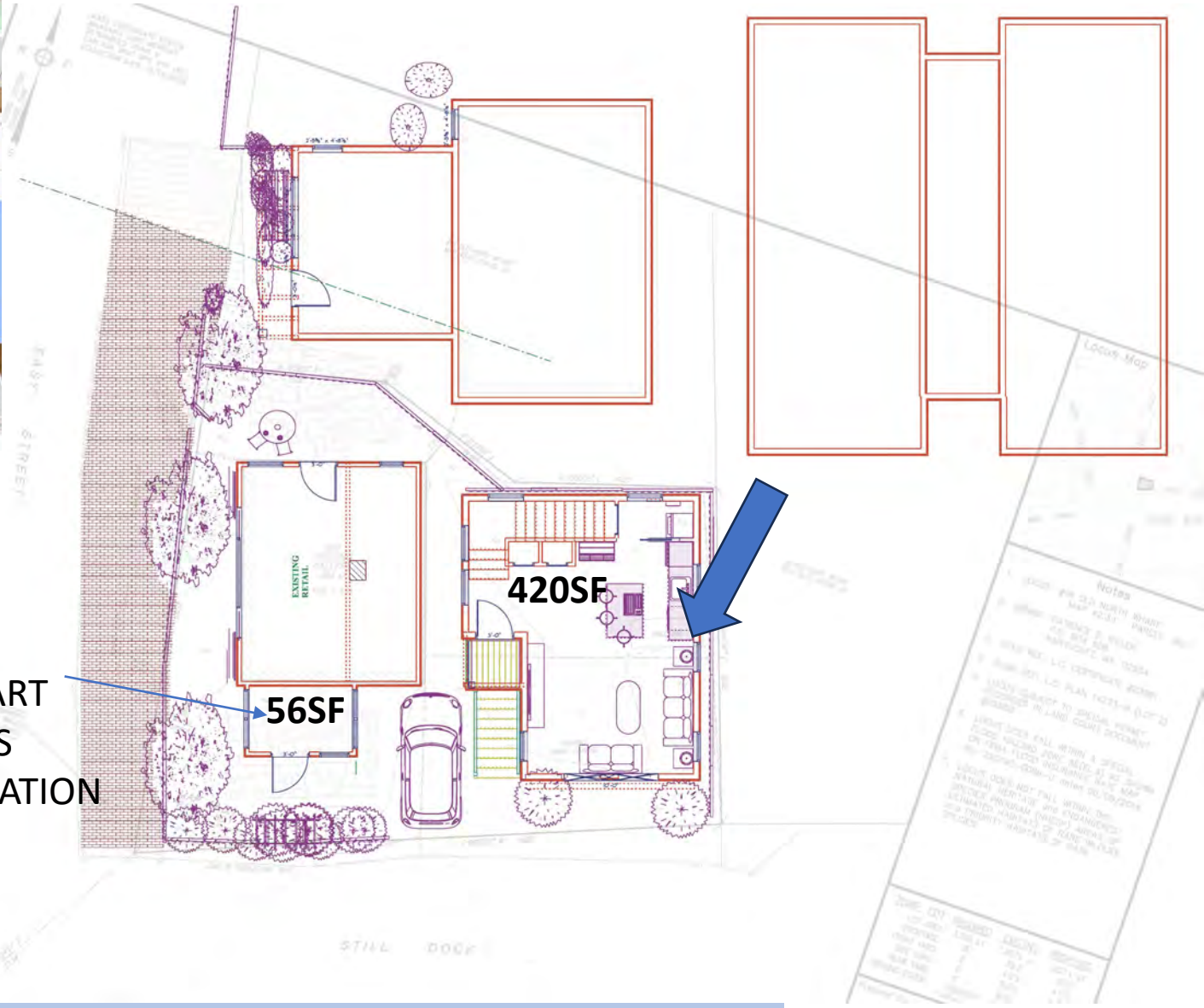
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 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





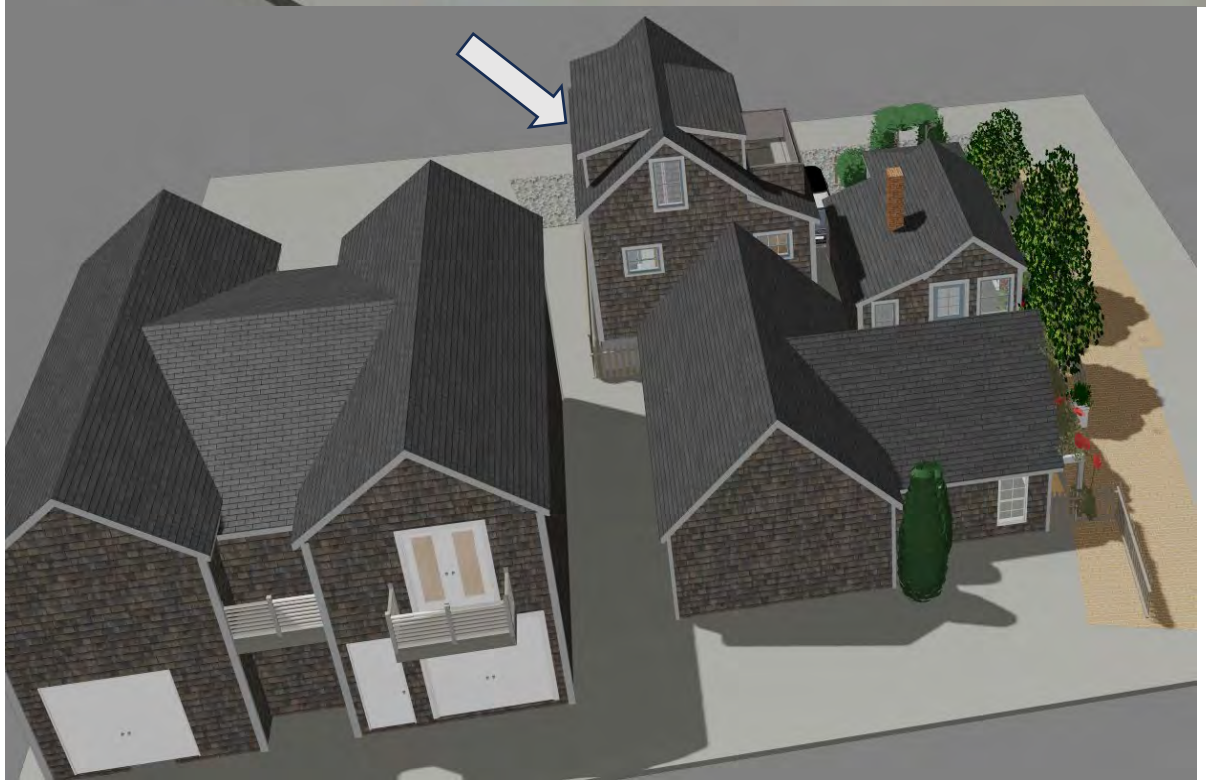
PREVIOUS PROPOSAL WAS TO ADD TO THE EXISTING SMALL RETAIL STRUCTURE

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.

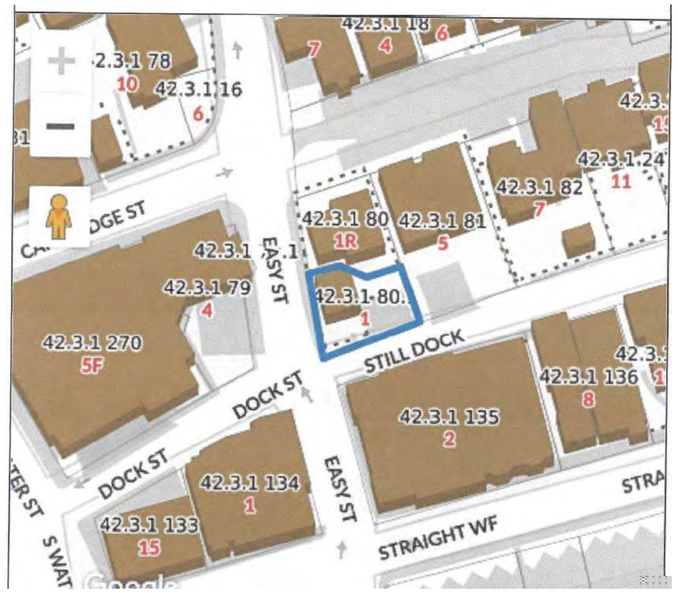
Stephen Welch-

I agree with the comments, and I think Carrie's got an interesting point and I think that that could be appropriate.

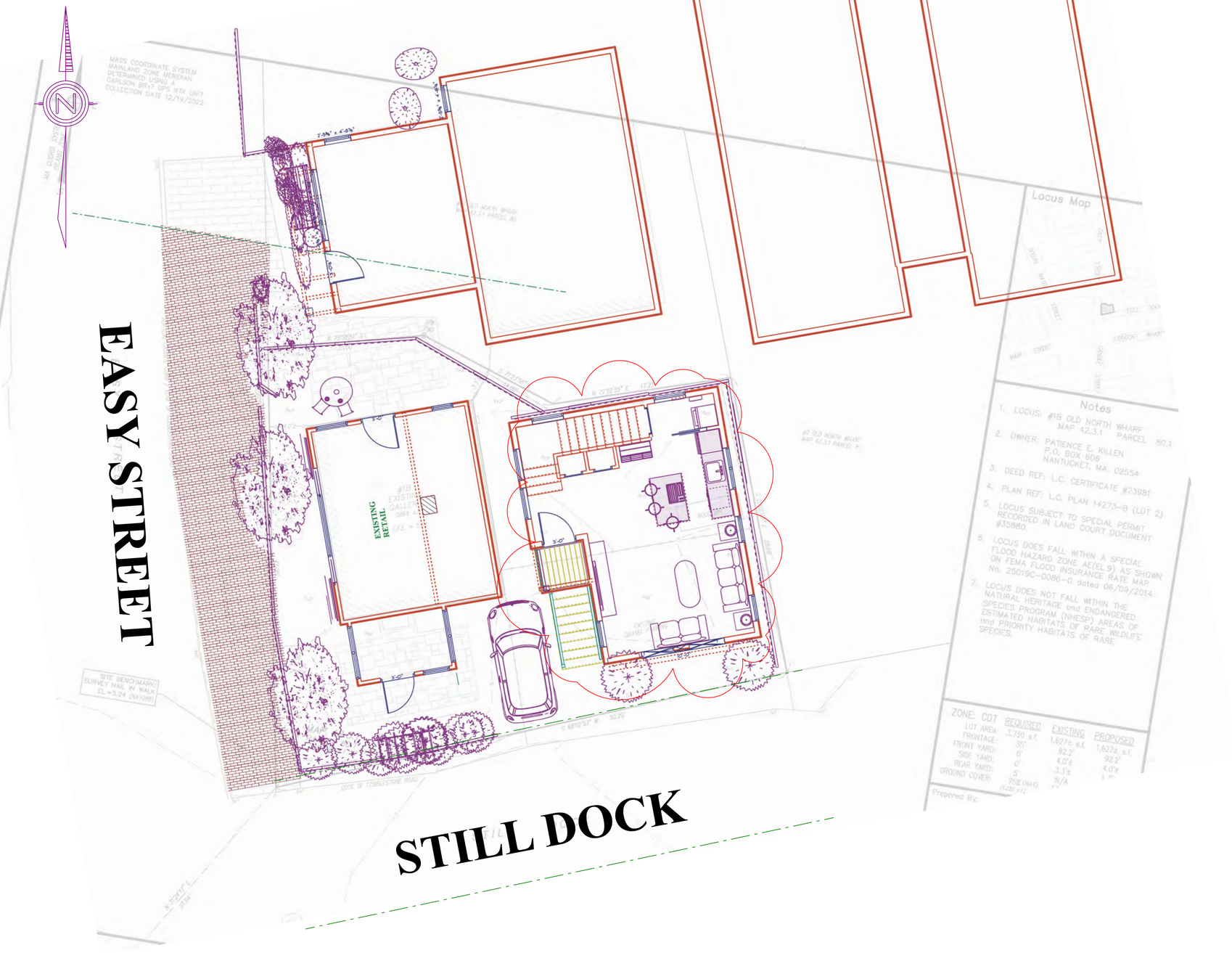
Ray-

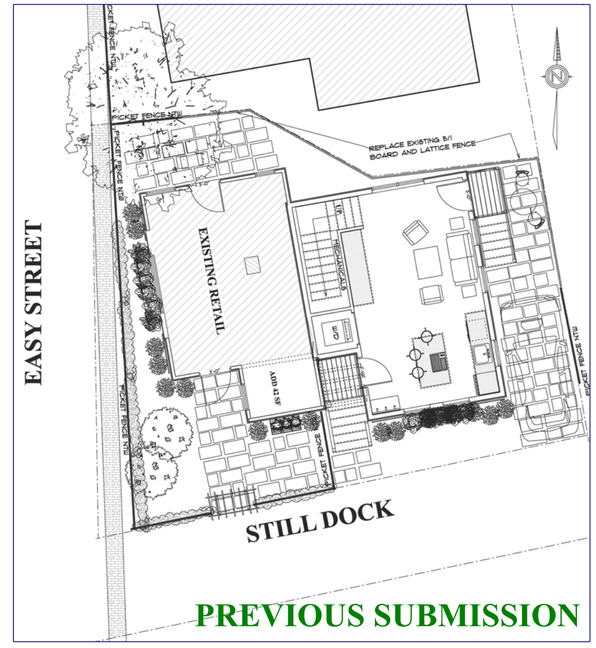
Motions to hold for revisions.

Motion carried unanimously.



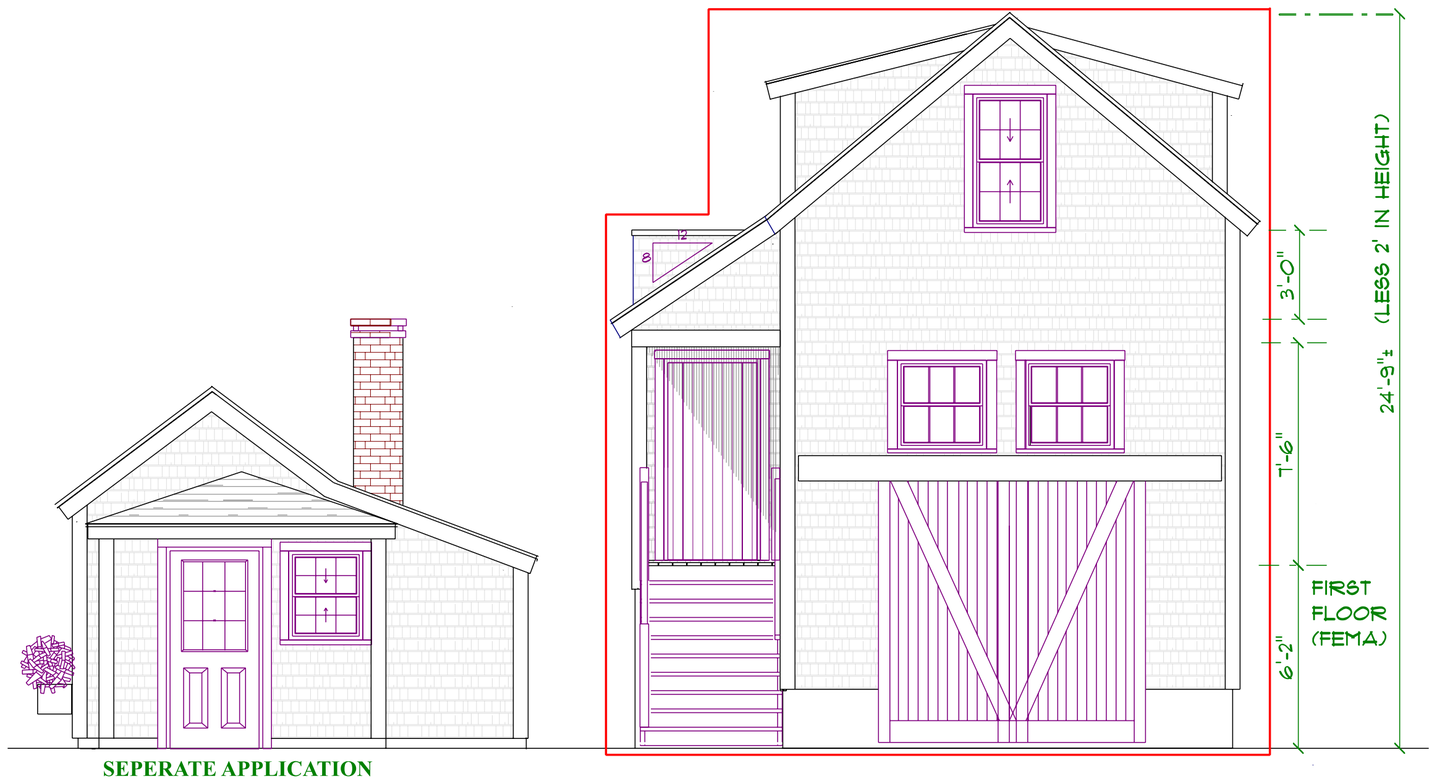
MAP 42.3.1 PARCEL 79





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

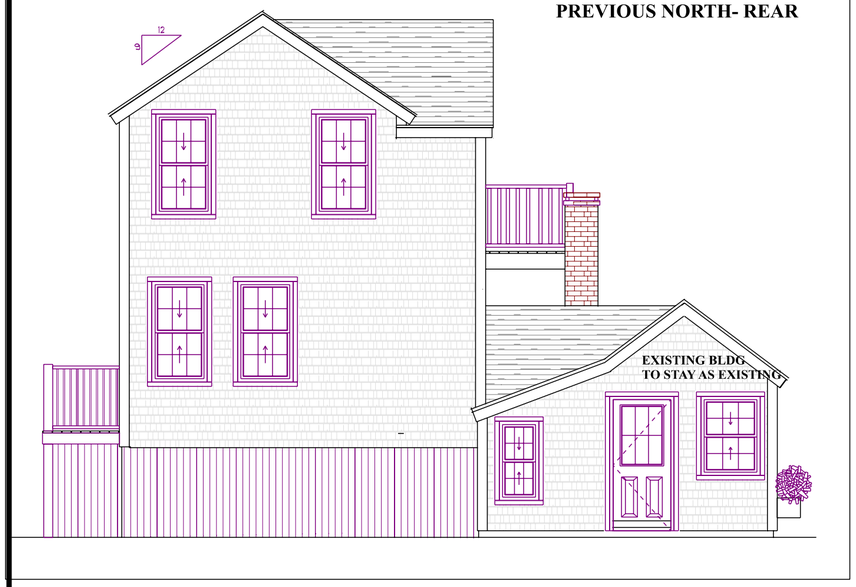


PREVIOUS WEST- FACING EASY STREET



SEPERATE APPLICATION

PREVIOUS NORTH- REAR





NORTH- REAR



EAST-RIGHT

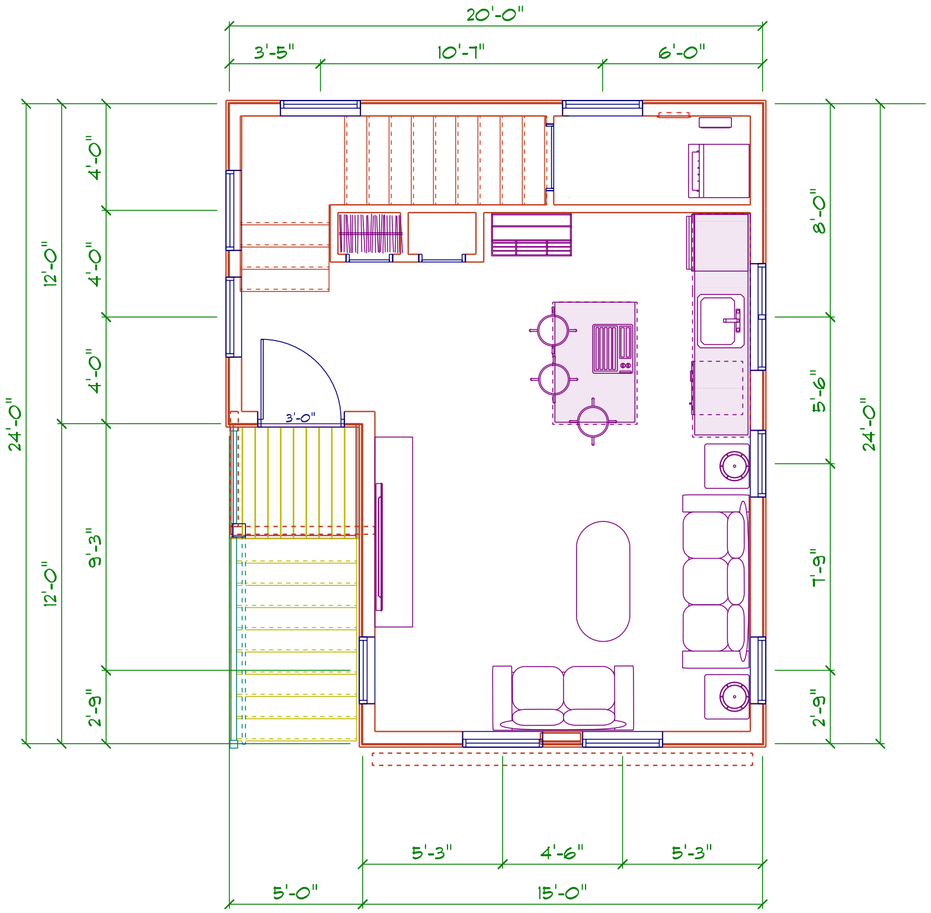
PREVIOUS EAST-RIGHT



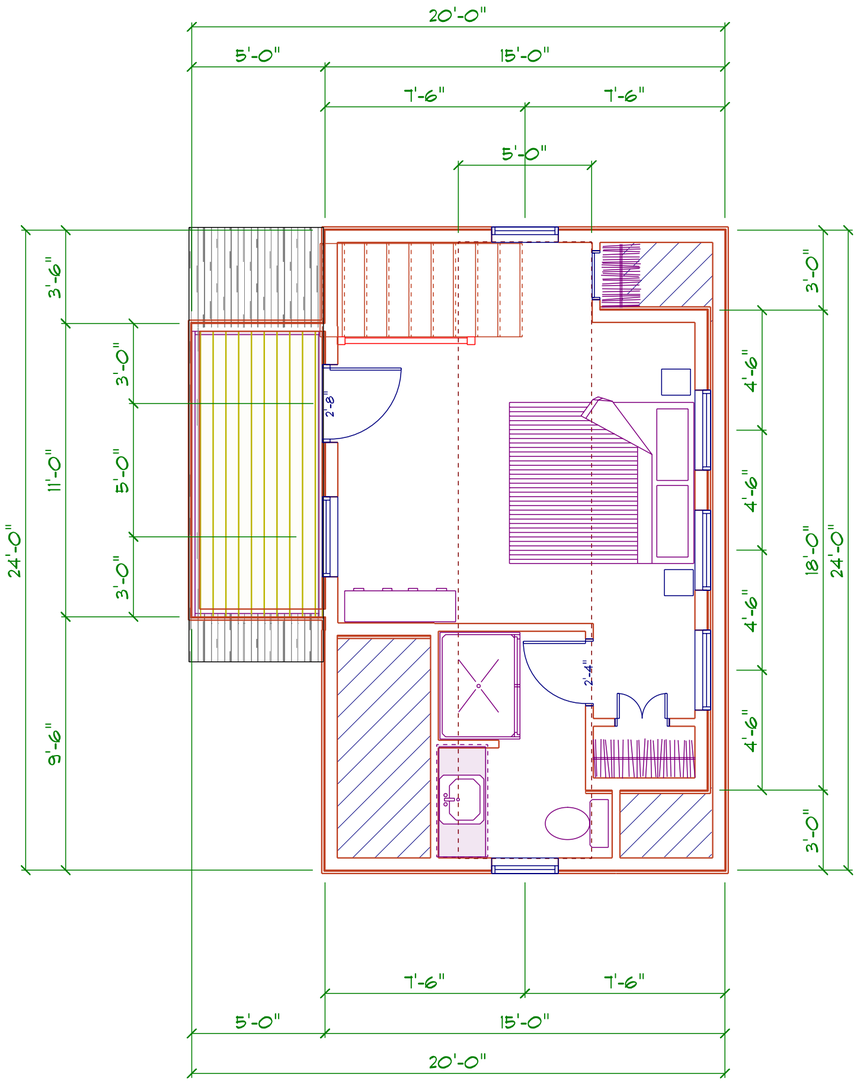
1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

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 _____

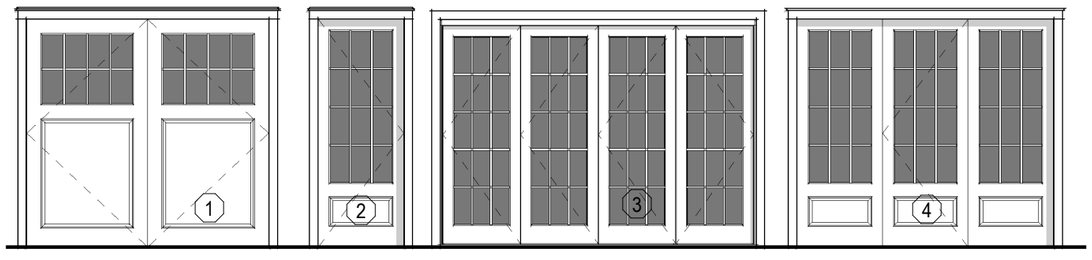
* Attach manufacturer's color samples if color is not from HDC approval list.

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

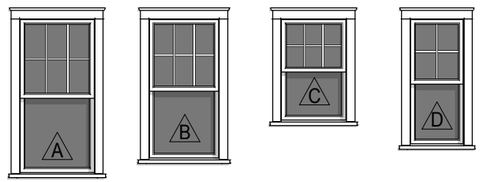


Garage Door
1 Panel + 8 Lite SDL

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

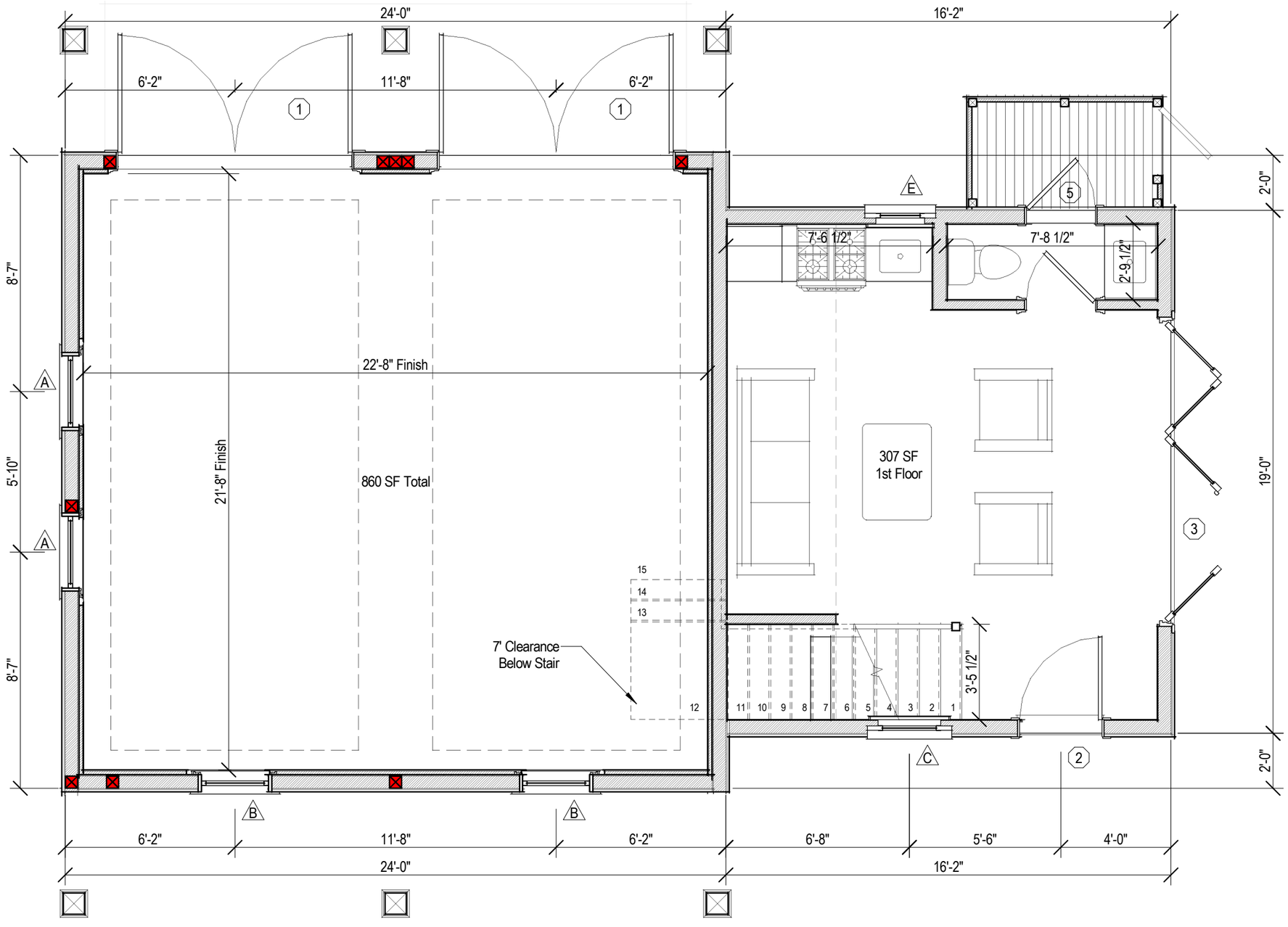
Zoning Information

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

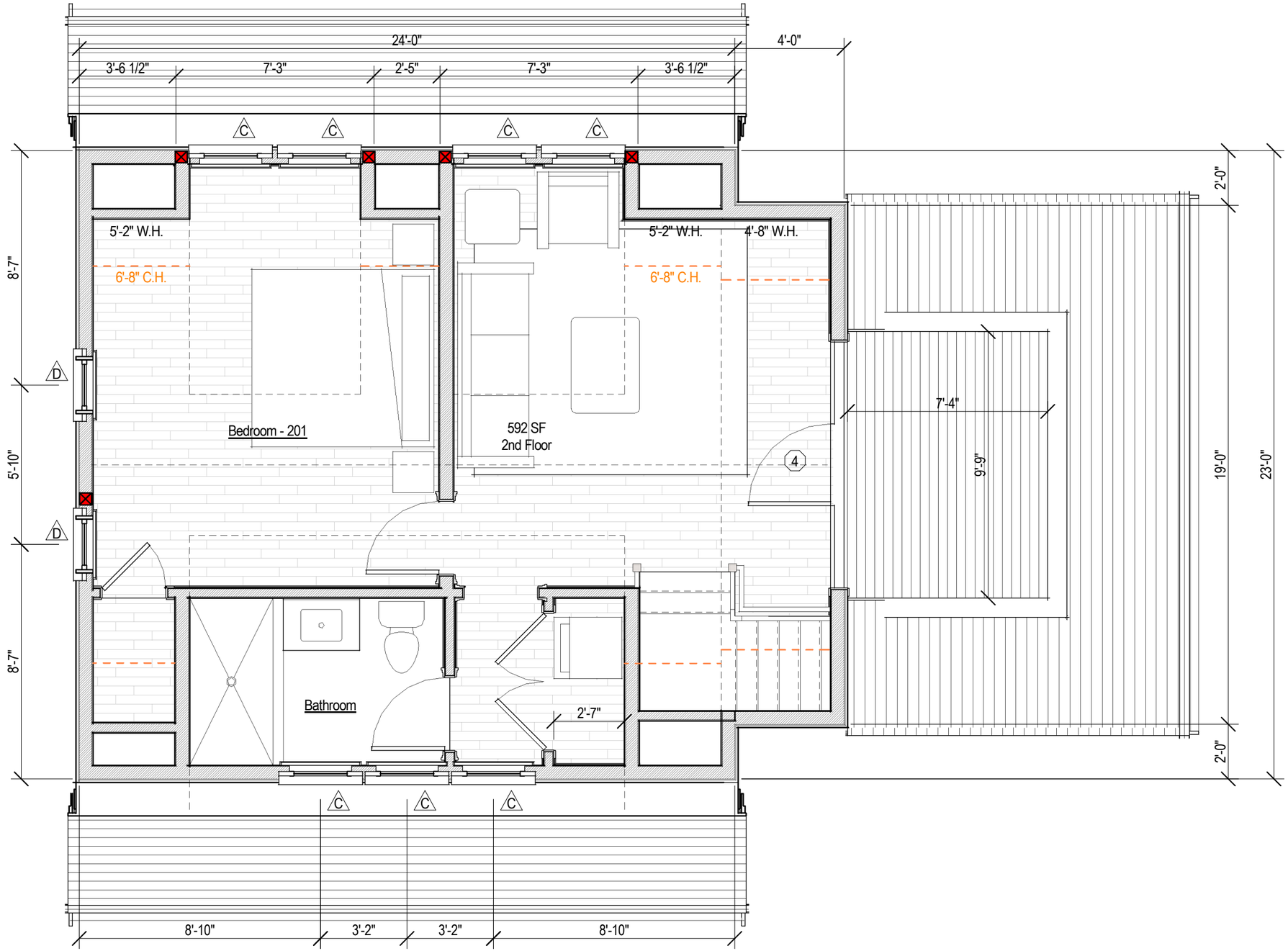
Zoning Information

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

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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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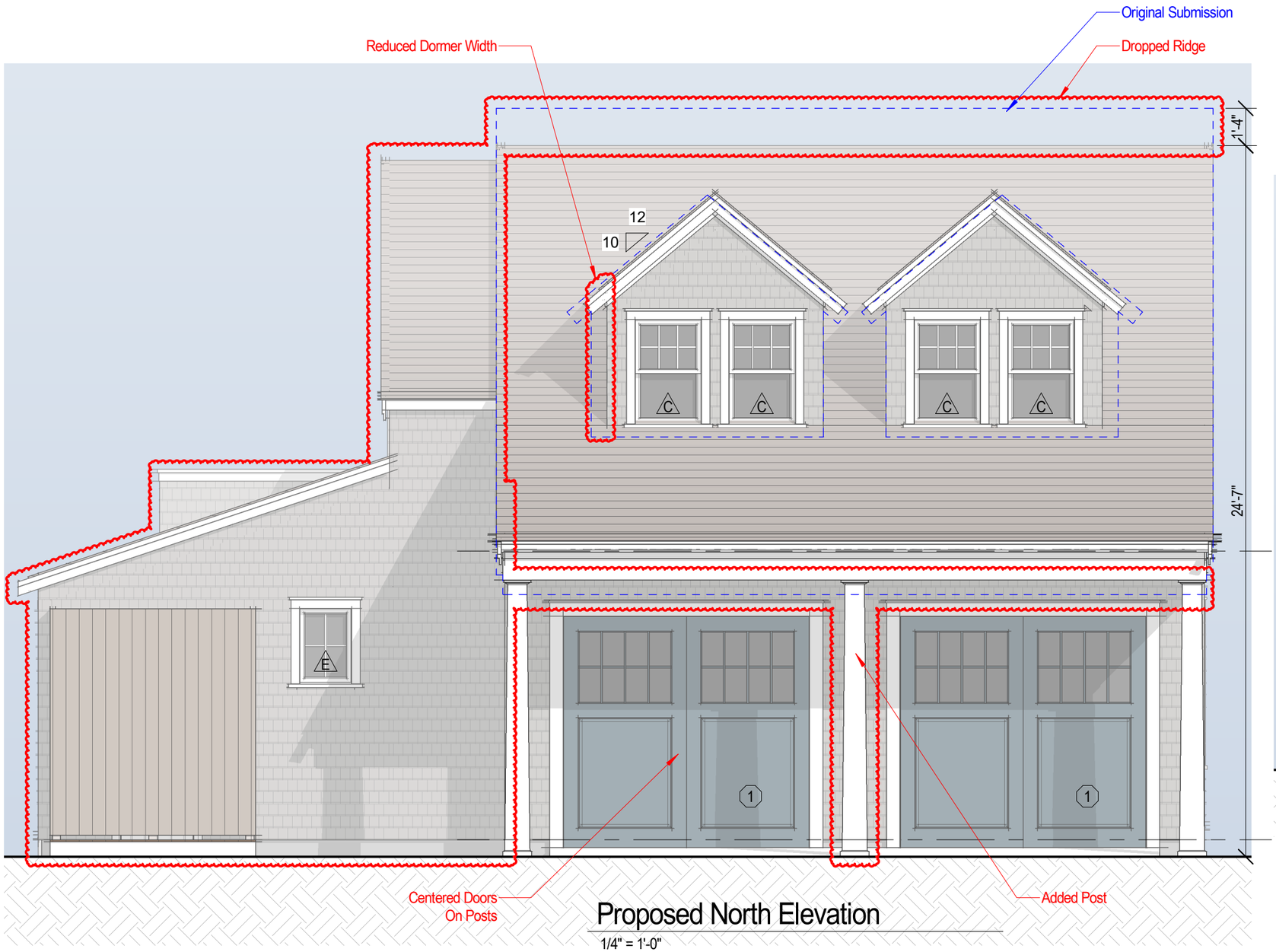
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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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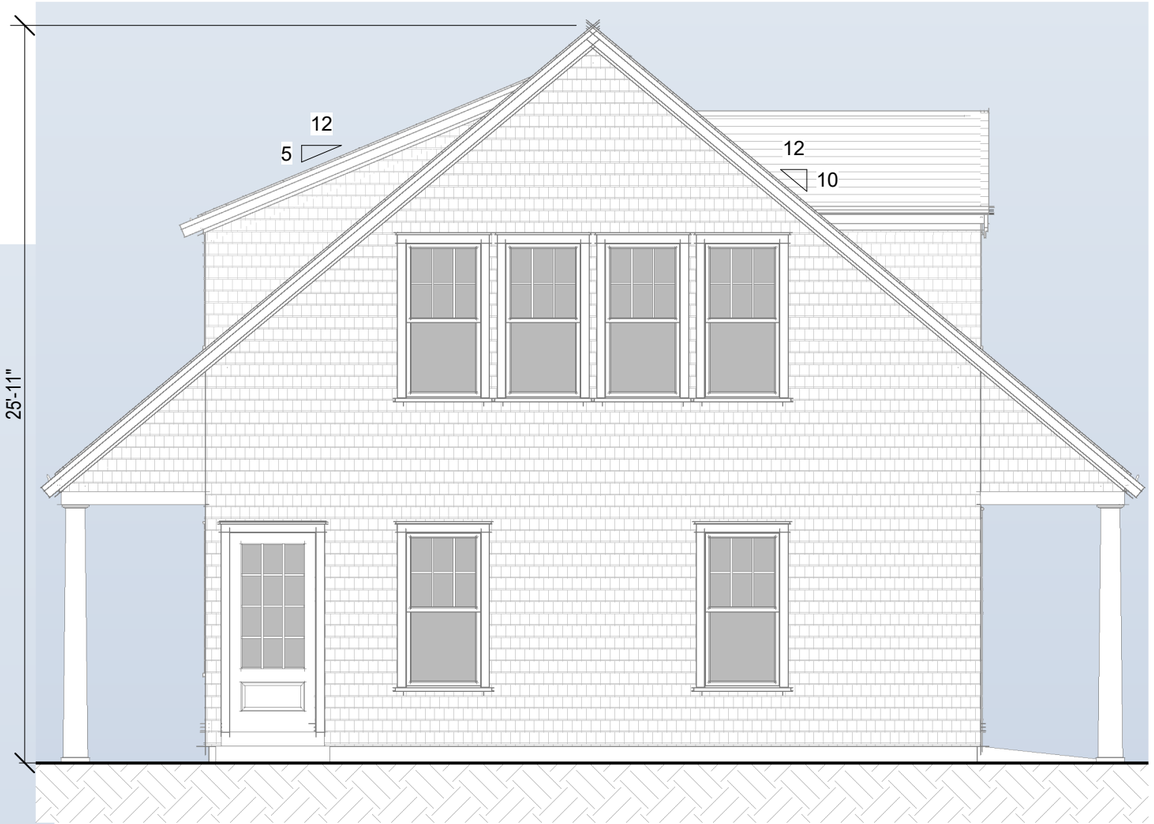
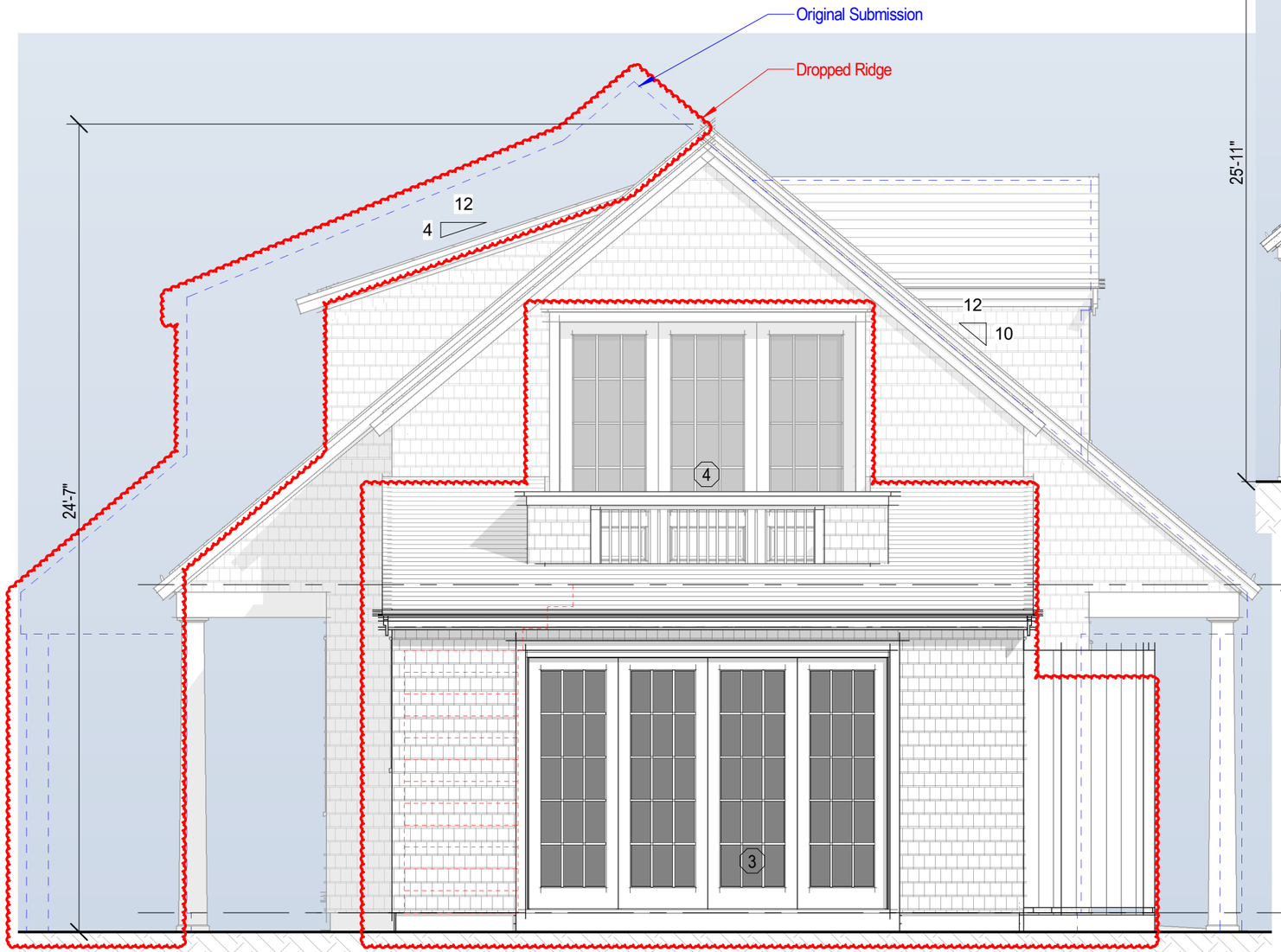
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

emeritus

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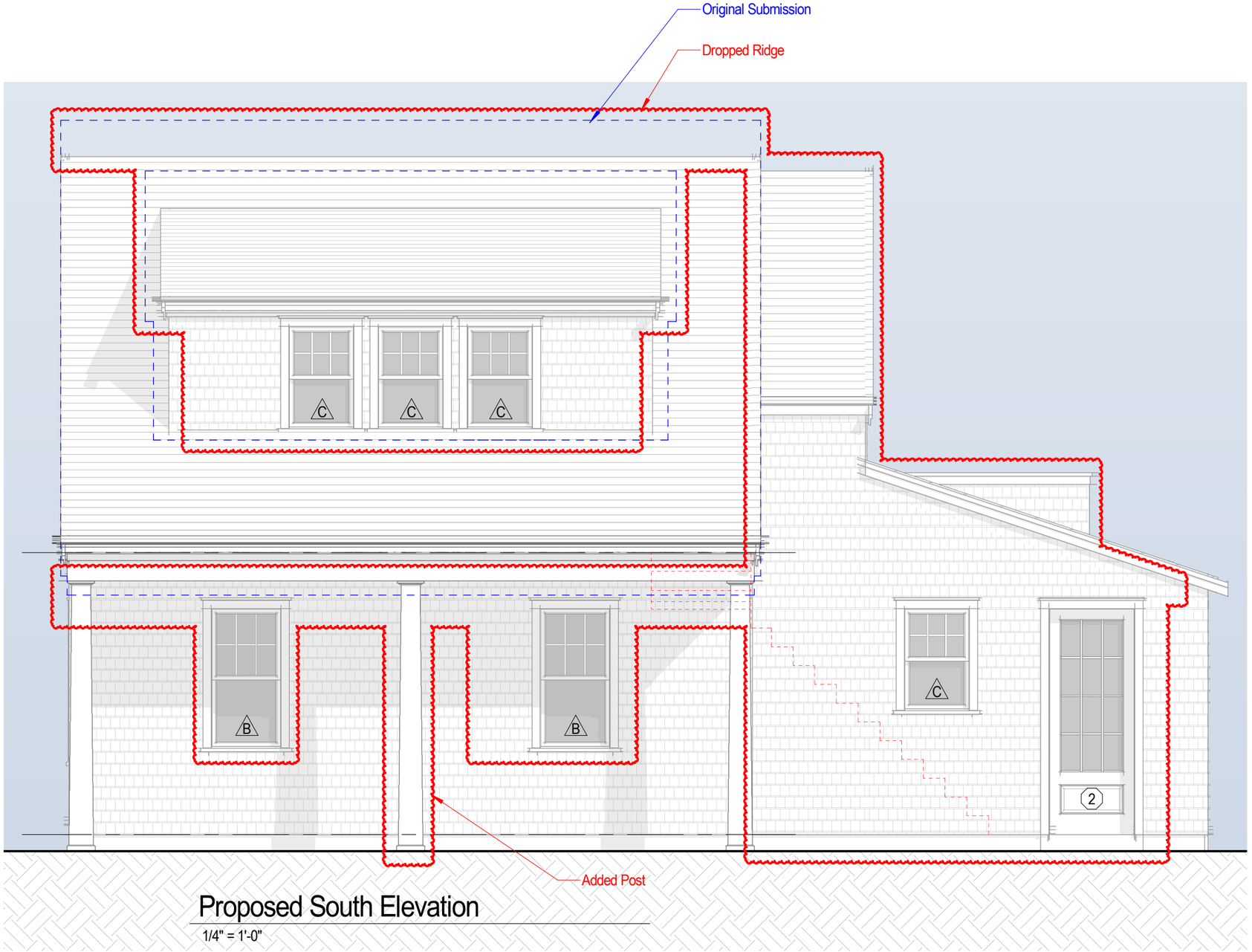
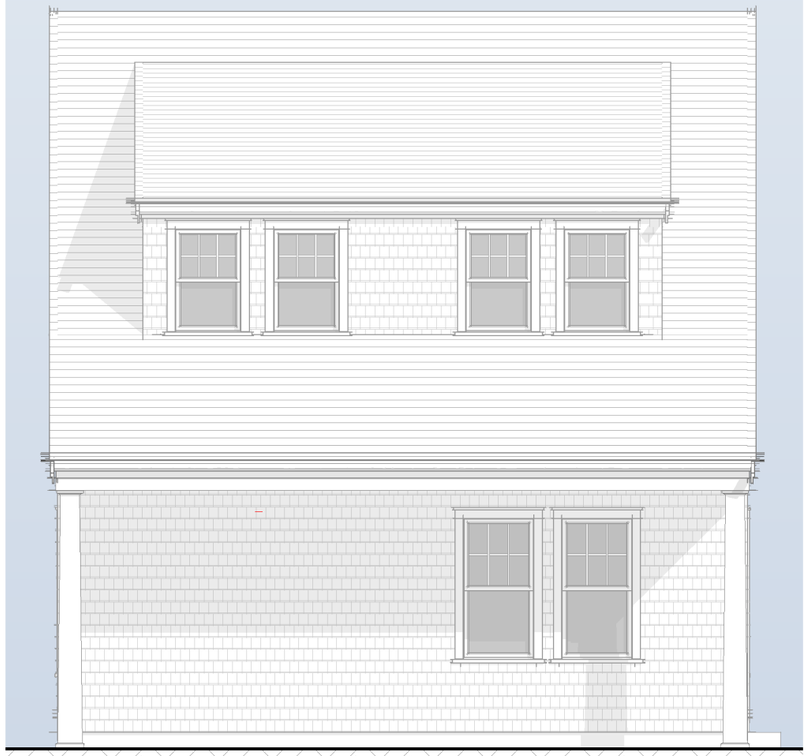
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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

emeritus

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Nantucket, MA 02554
508.325.4995
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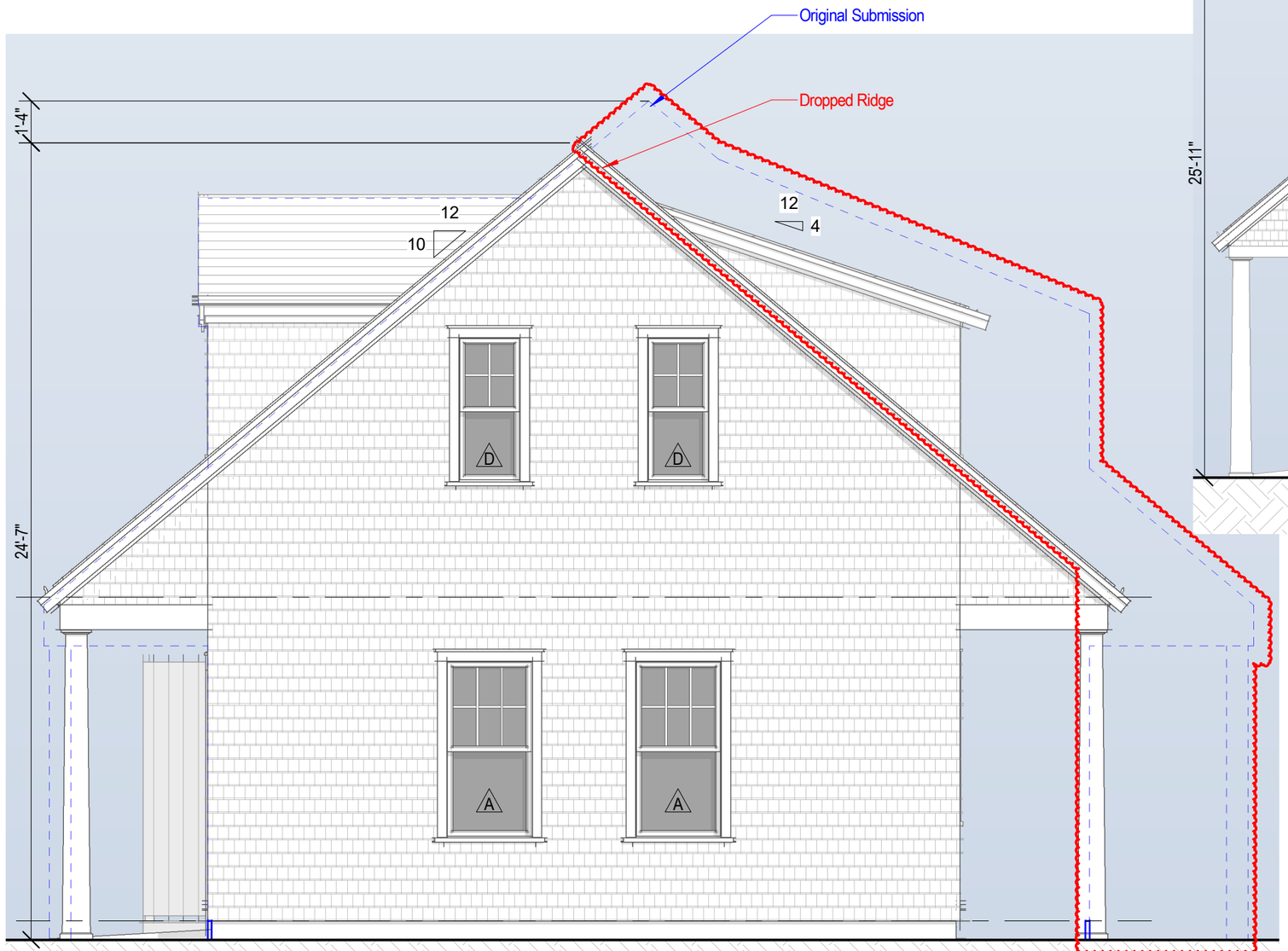

Proposed West Elevation

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

emeritus

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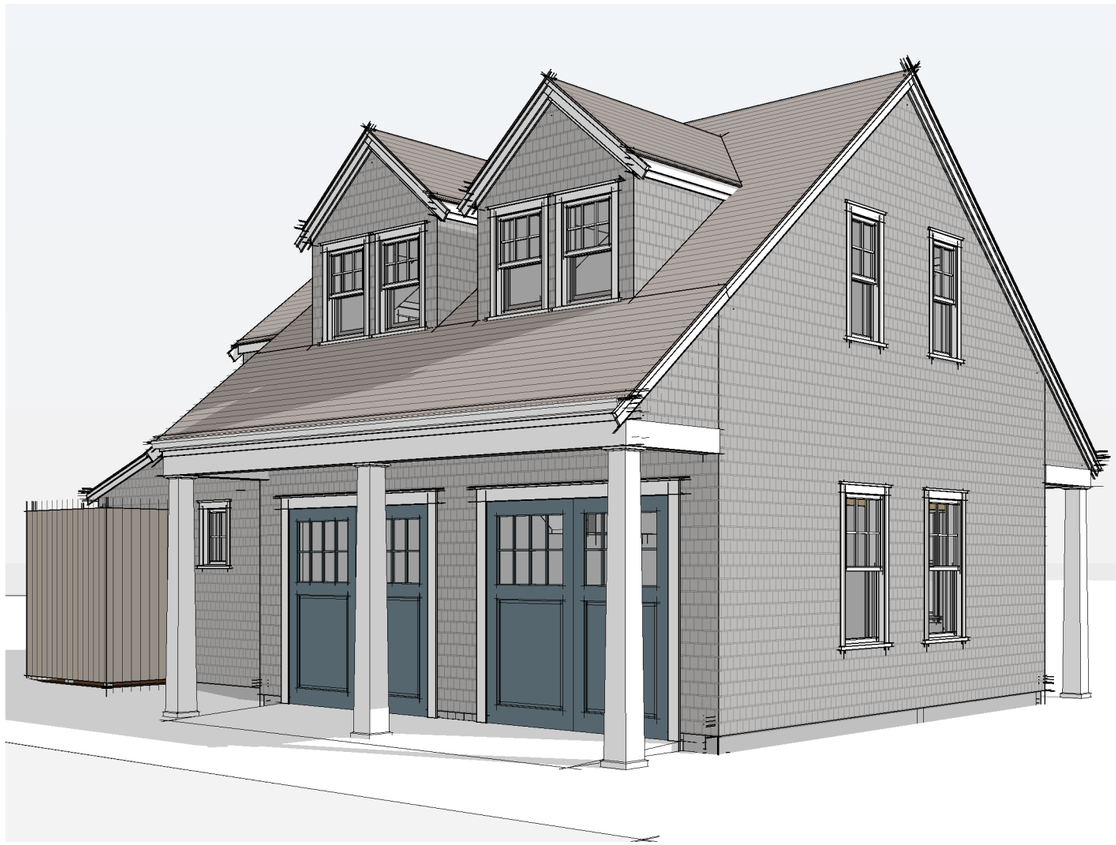
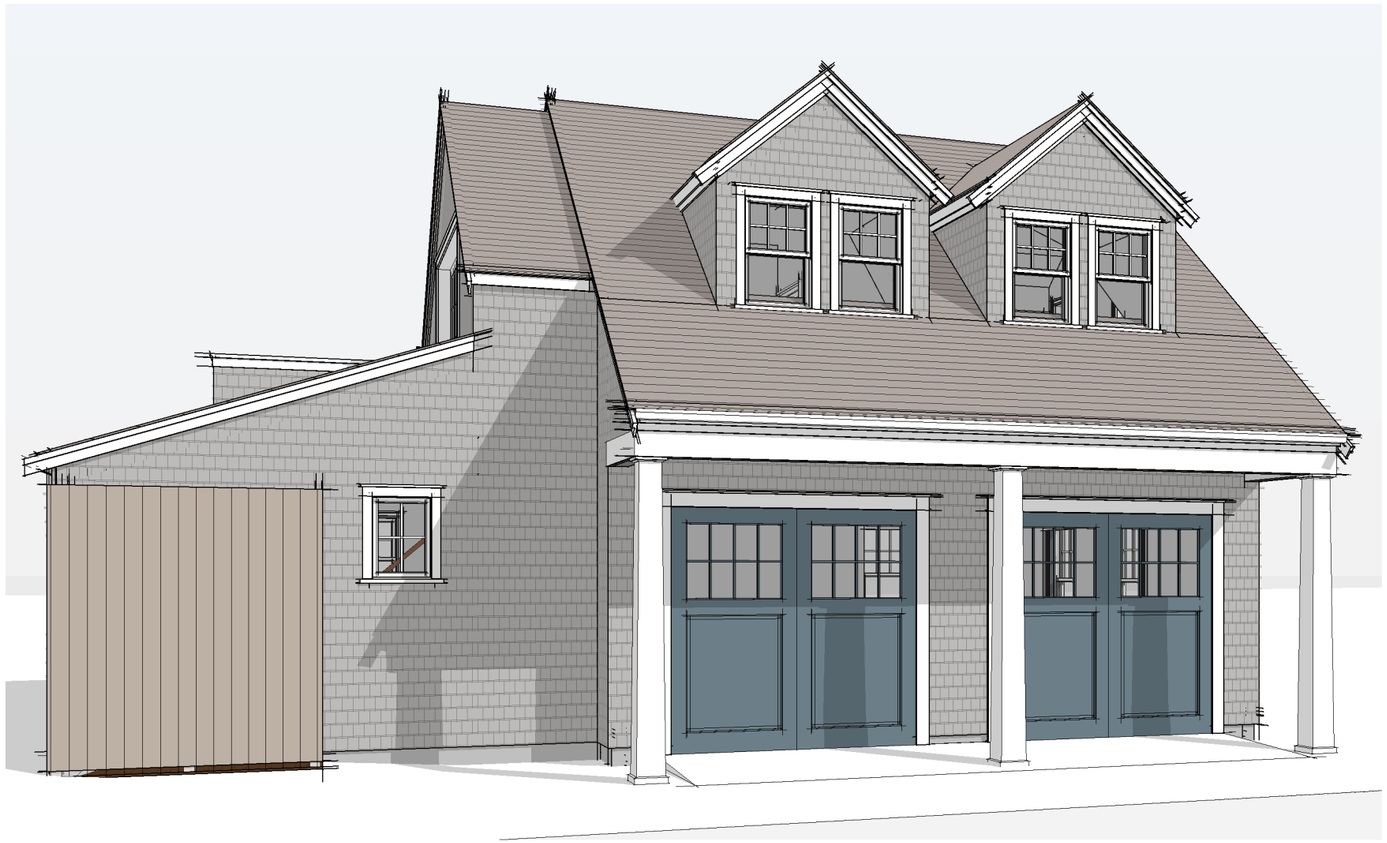
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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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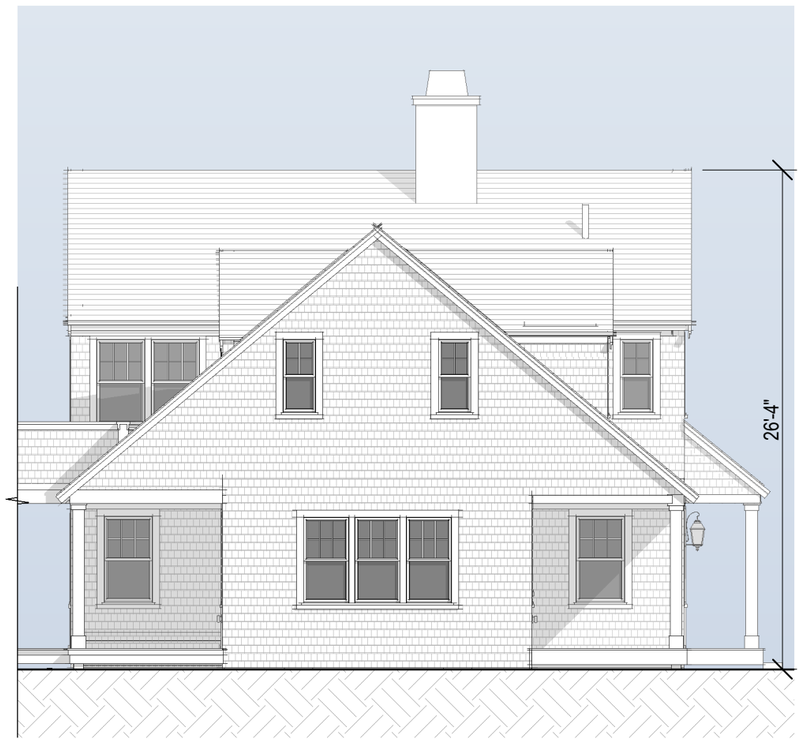
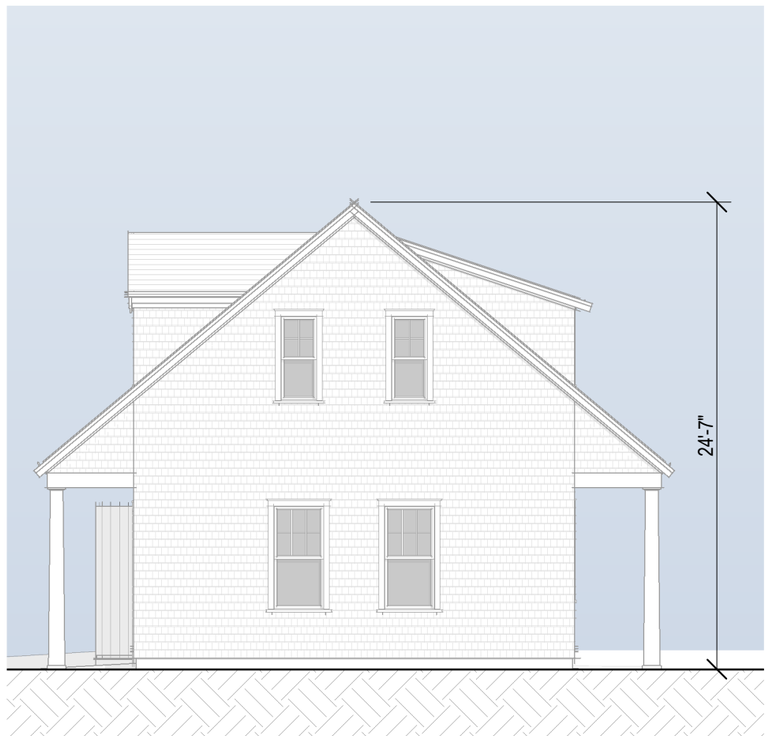
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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'

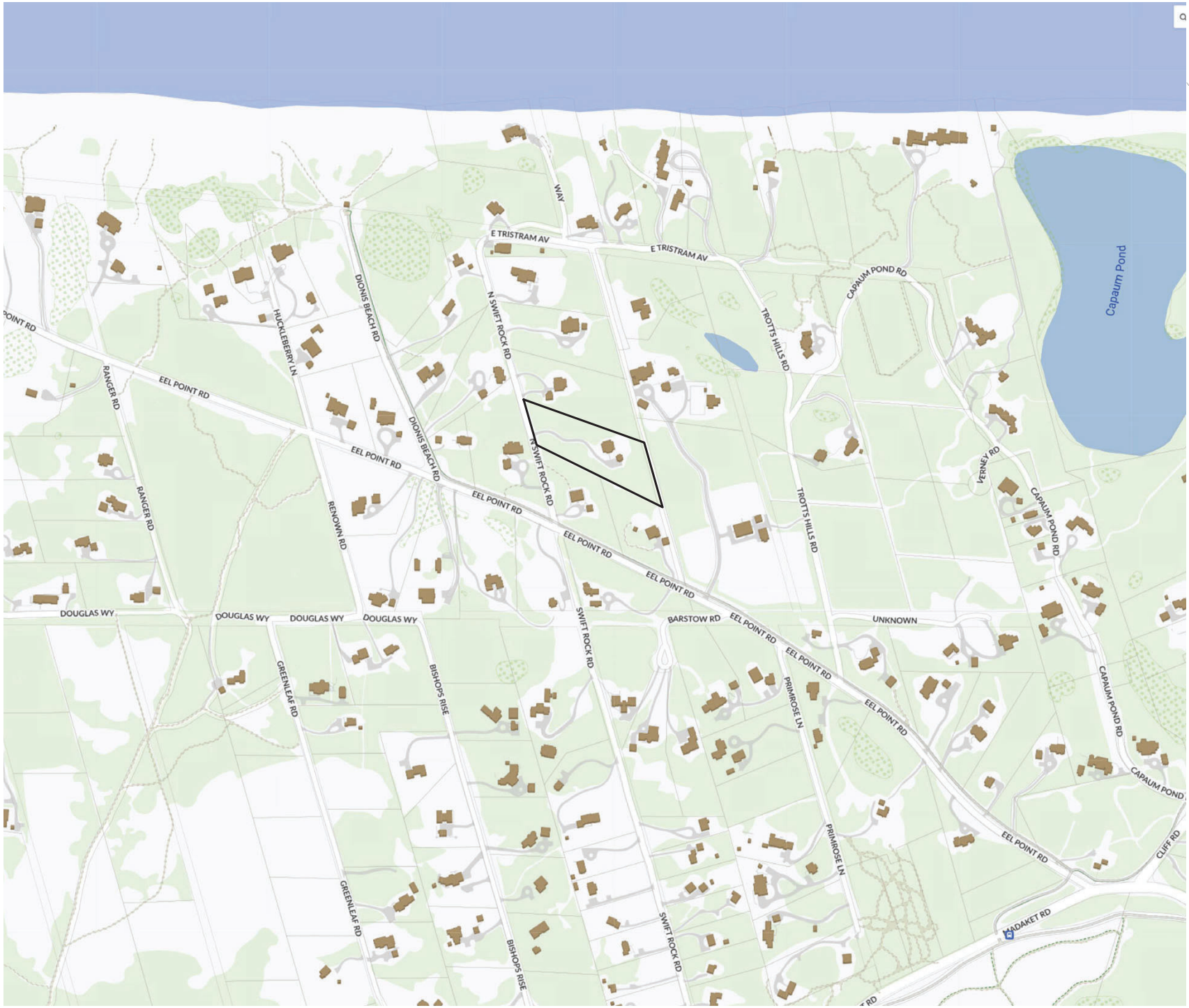
GH, MH & Garage Elevations

Scale: 1/8" = 1'-0"
Date: 07.11.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


1
ONE



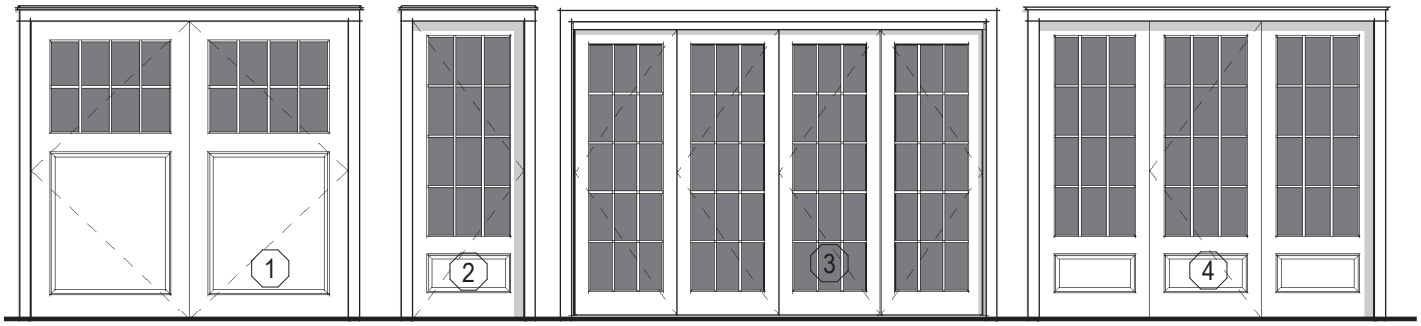

E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
VERNEY RD
CAPAUM POND RD
RENOWN RD
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
BARSTOW RD
UNKNOWN
SWIFT ROCK RD
PRIMROSE LN
GREENLEAF RD
BISHOPS RISE
CLIFF RD
MADAKET RD

Locus



Proposed Site Plan

1" = 60'-0"

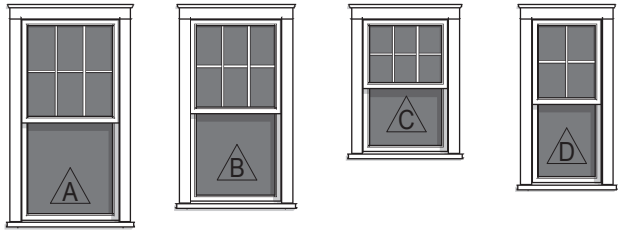


Garage Door
1 Panel + 8 Lite SDL

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

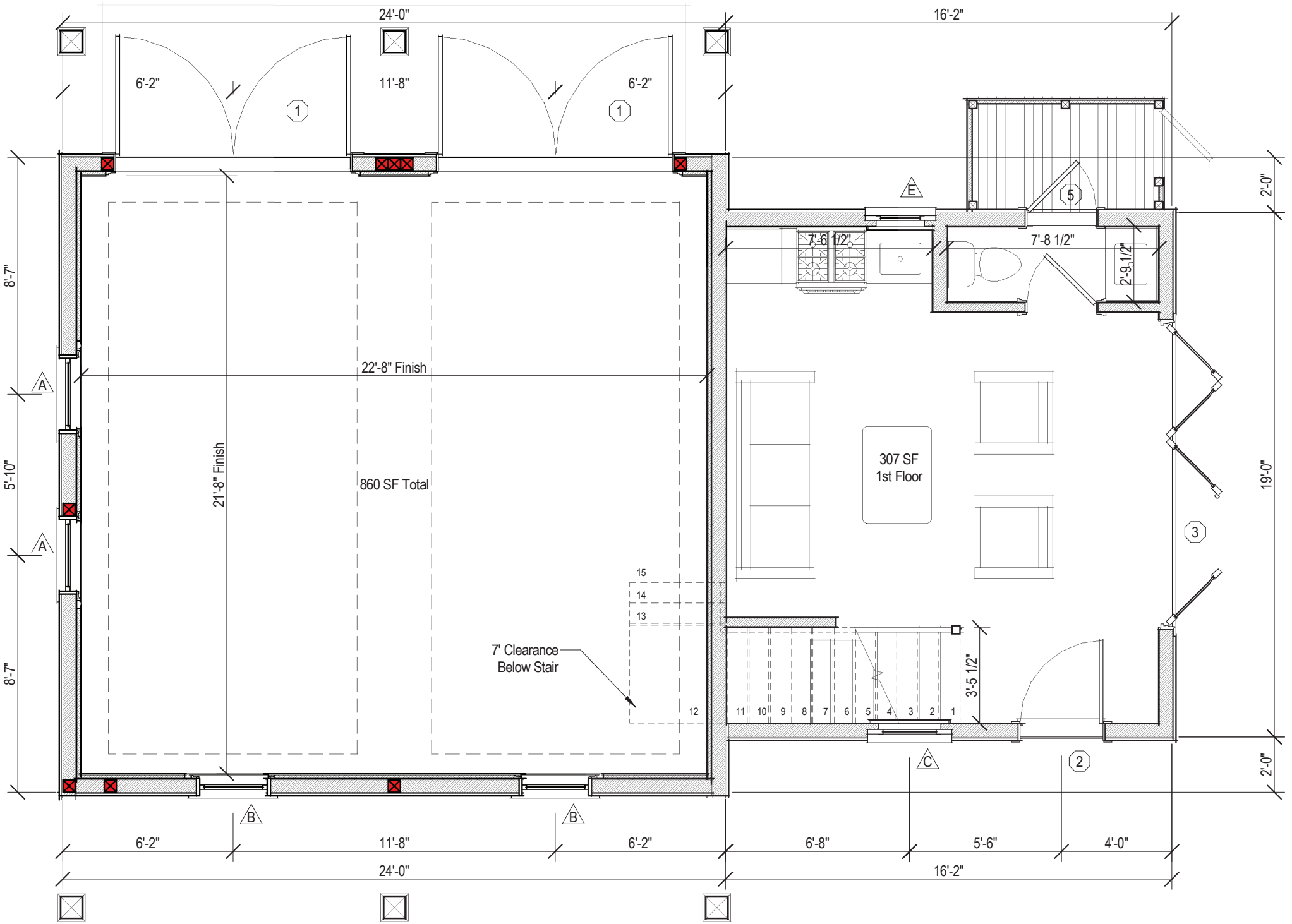
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
4/1 SDL

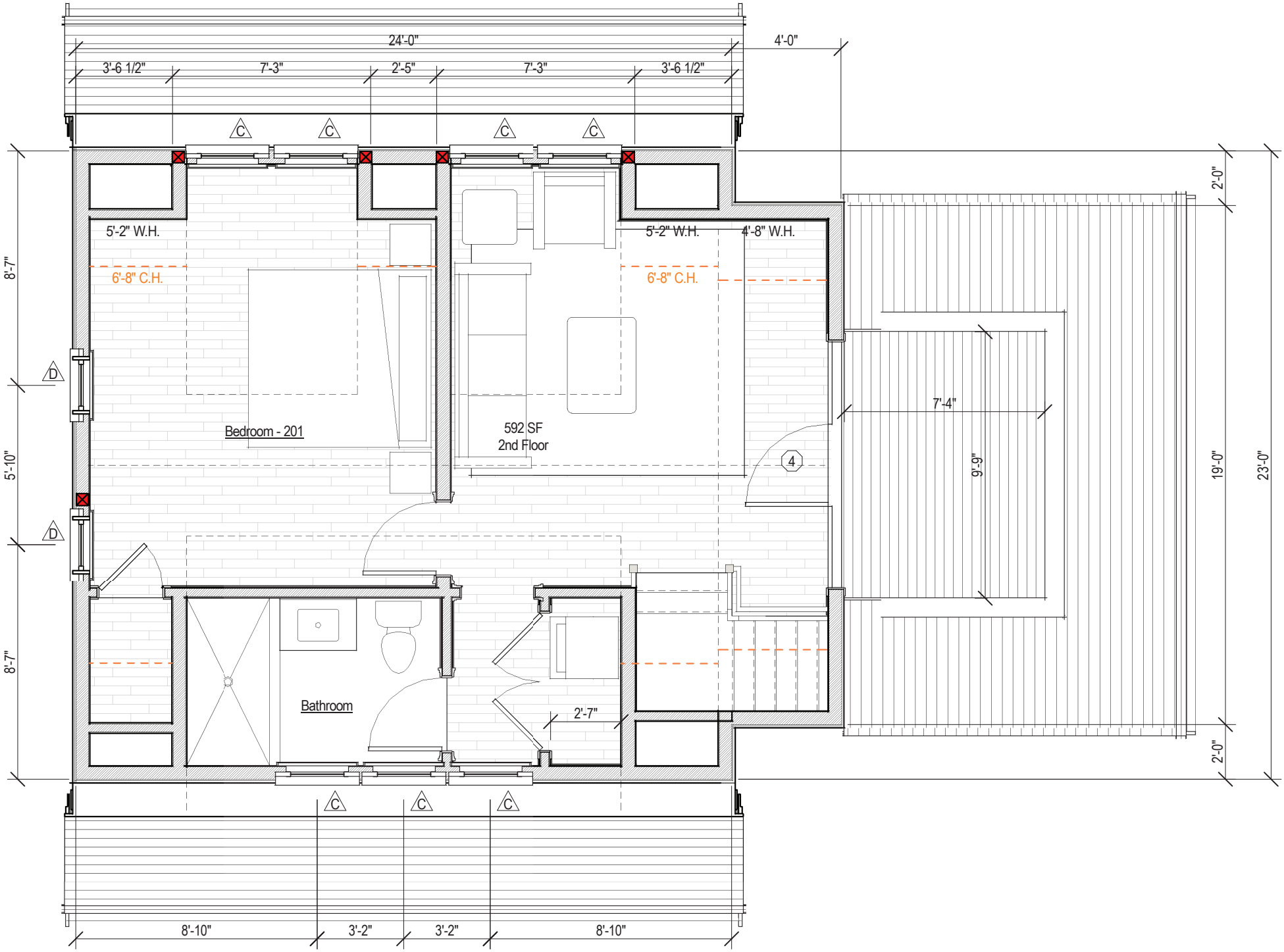
Window & Door Legend

3/16" = 1'-0"



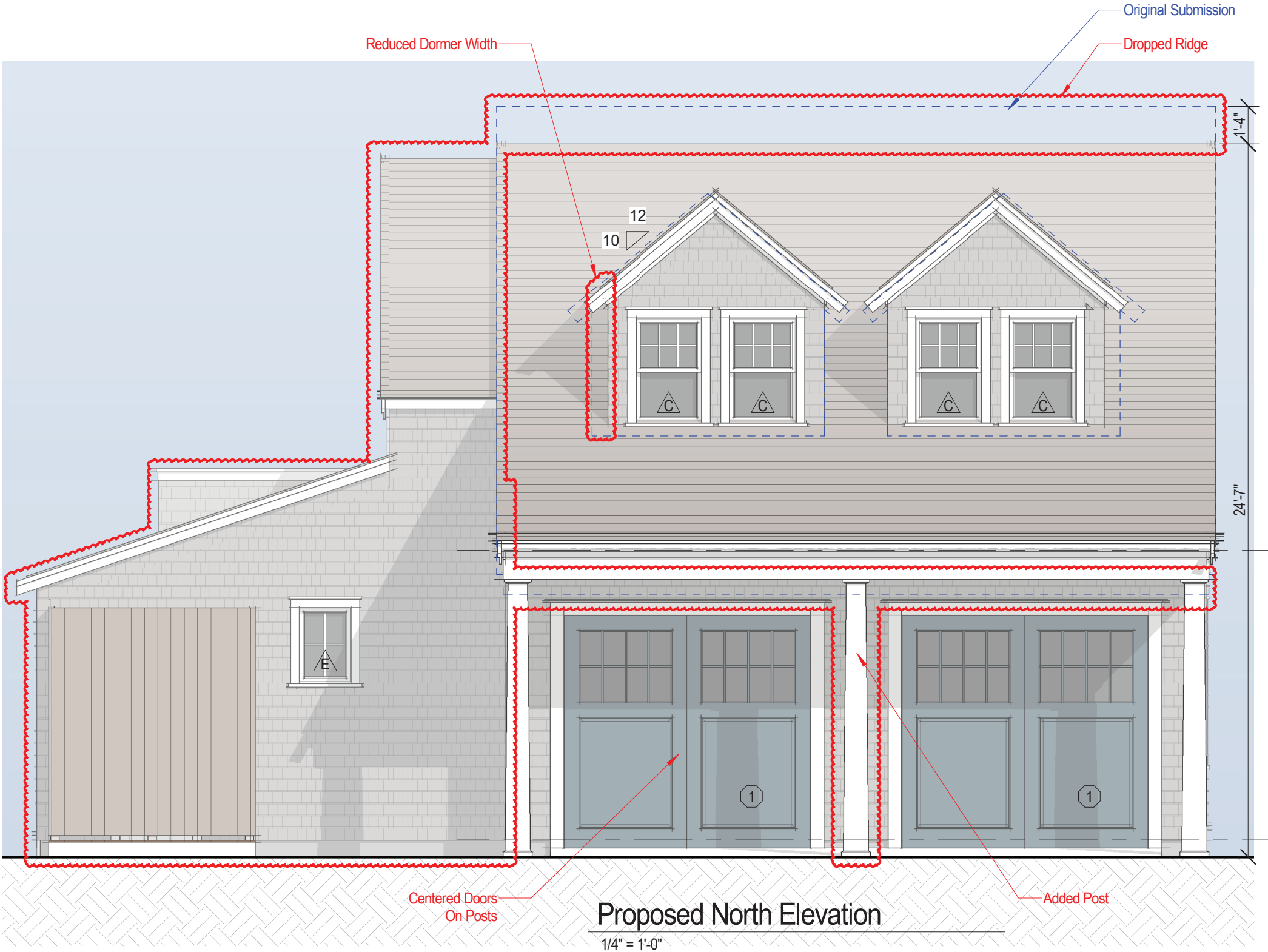
Proposed First Floor Plan

1/4" = 1'-0"



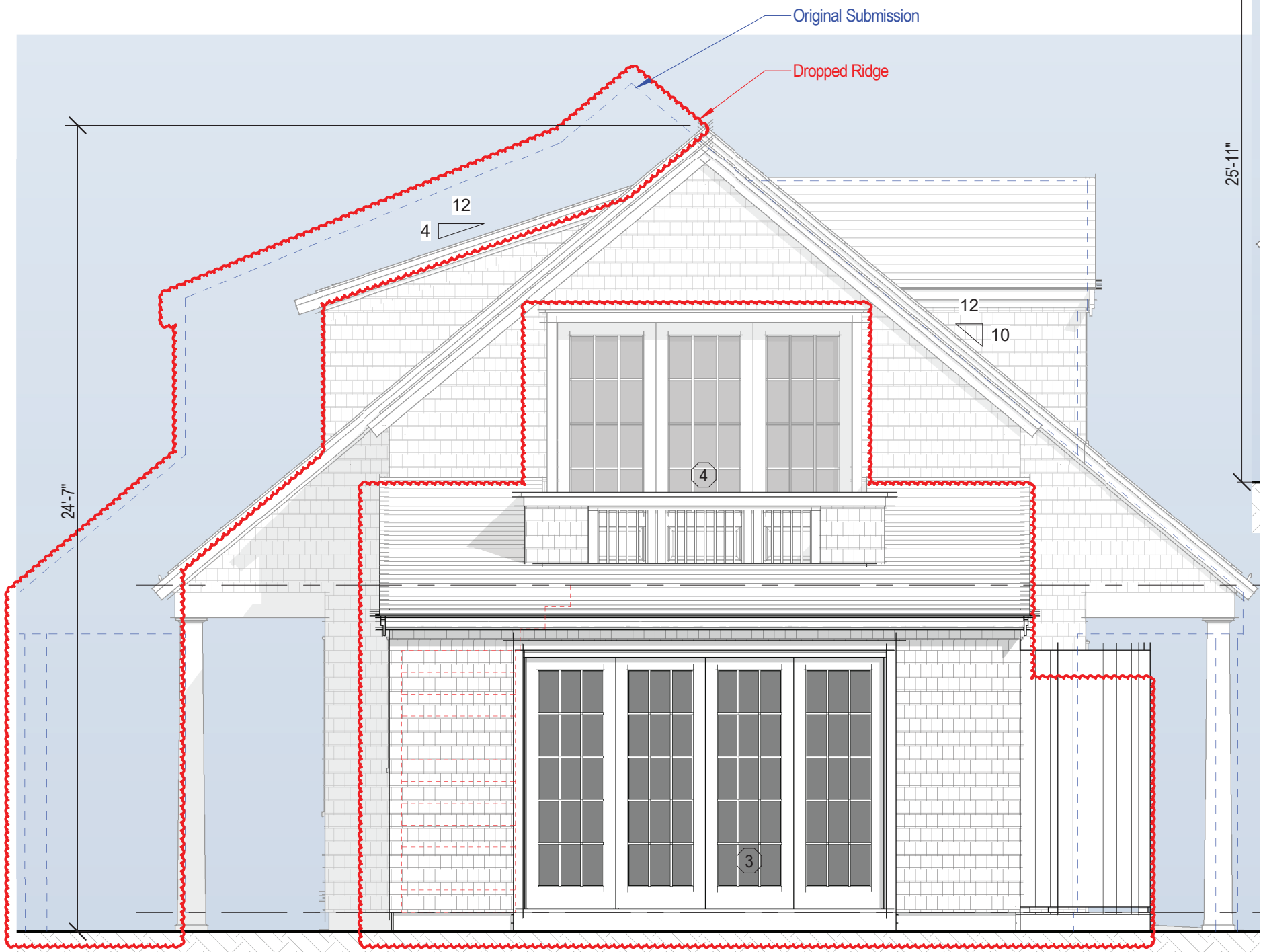
Proposed Second Floor Plan

1/4" = 1'-0"



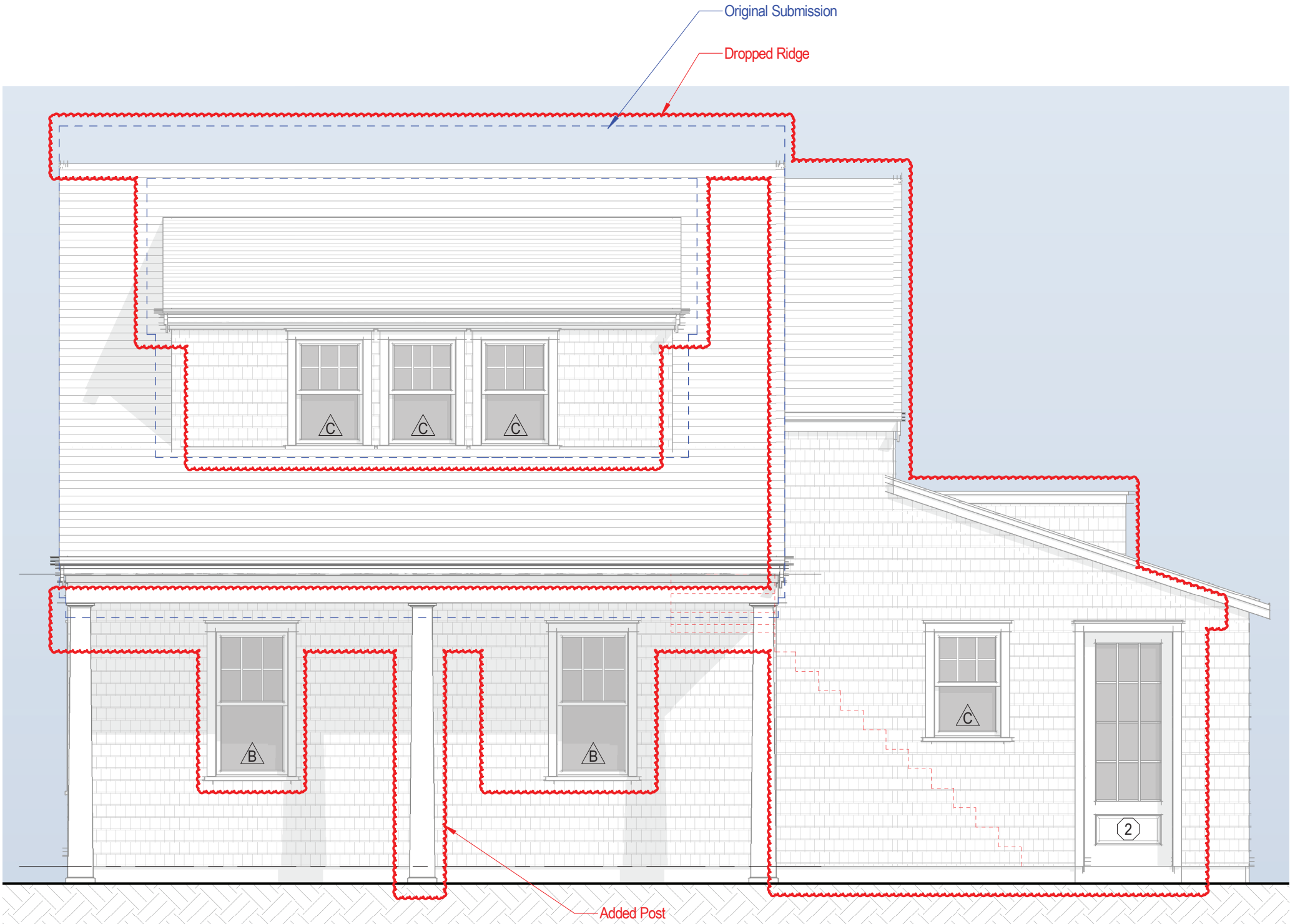
Proposed North Elevation

1/4" = 1'-0"



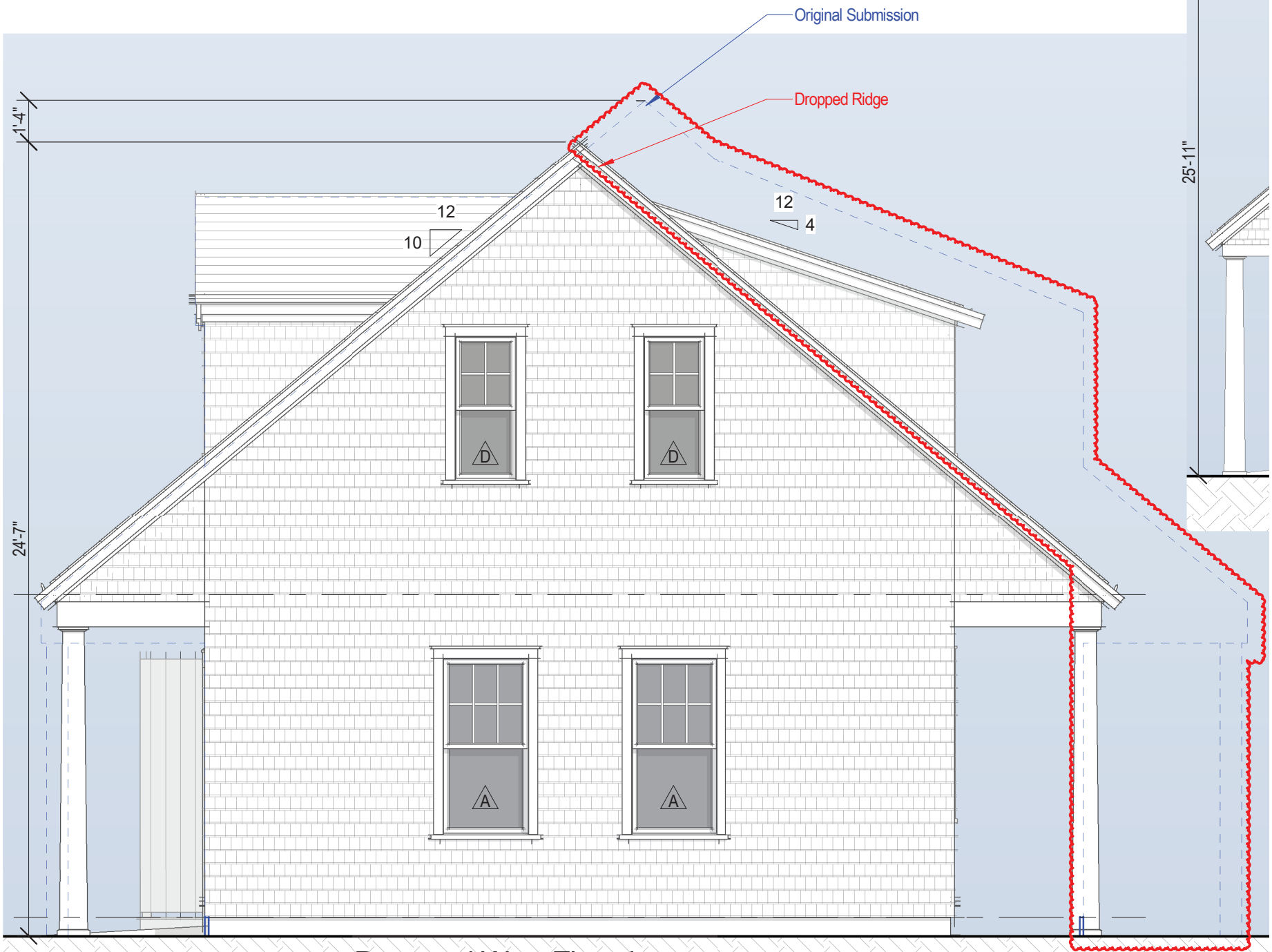
Proposed East Elevation

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

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…

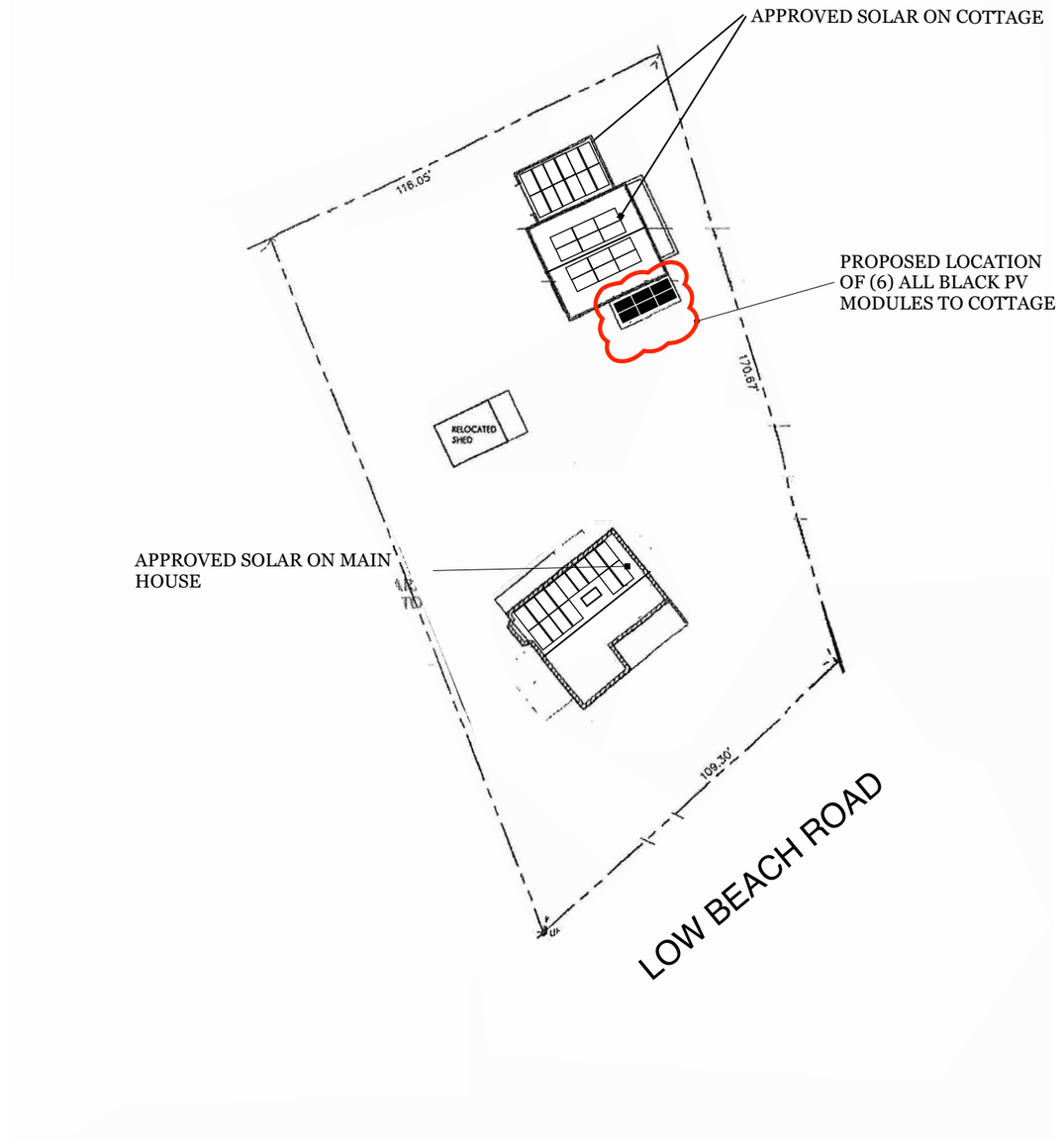
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

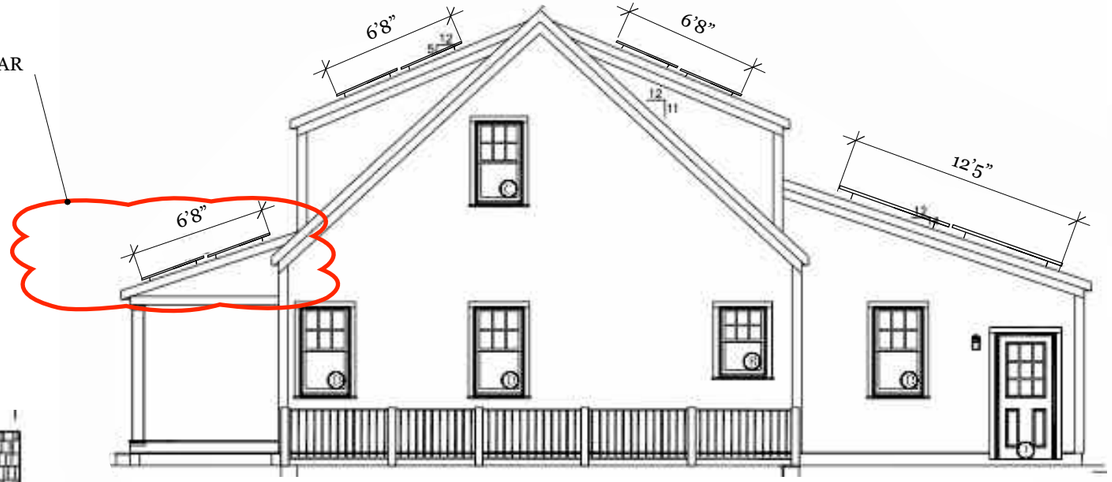
Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

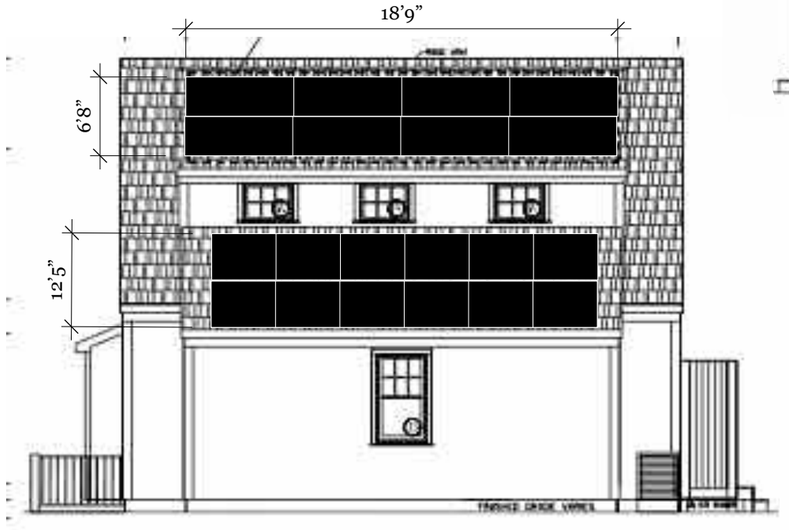
	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 01

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP

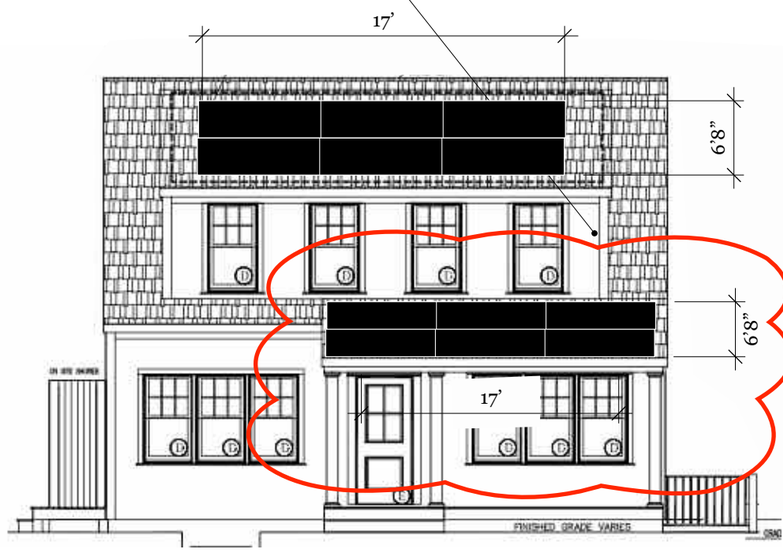


NORTHEAST ELEVATION

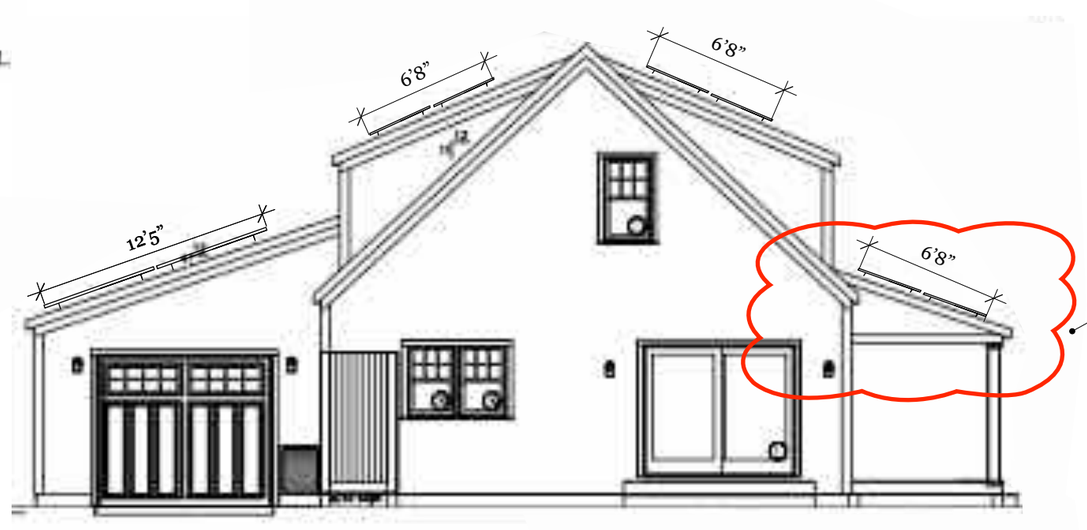


NORTHWEST ELEVATION

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

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	MM/DD/YY	REMARKS
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4		
5		

PV 02



This cottage is a secondary structure and has a black asphalt roof.

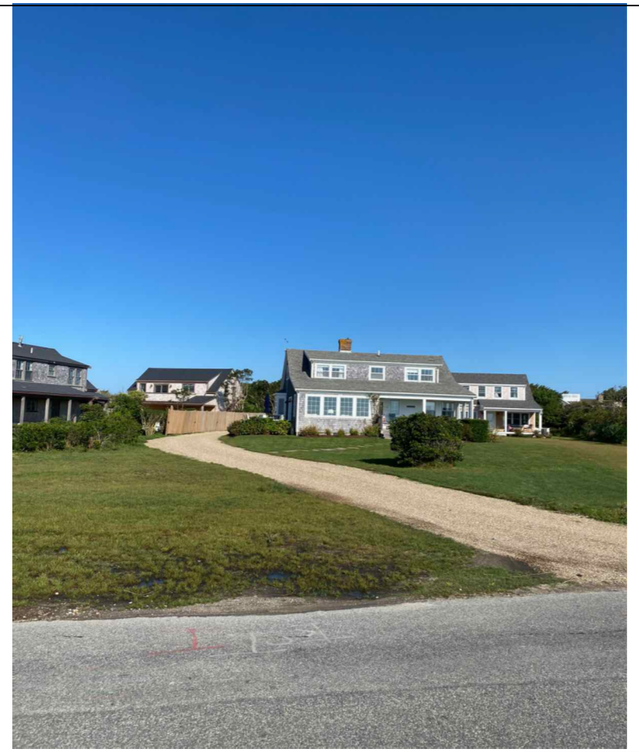

Photo A



Photo B



Photo C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

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	MM/DD/YY	REMARKS
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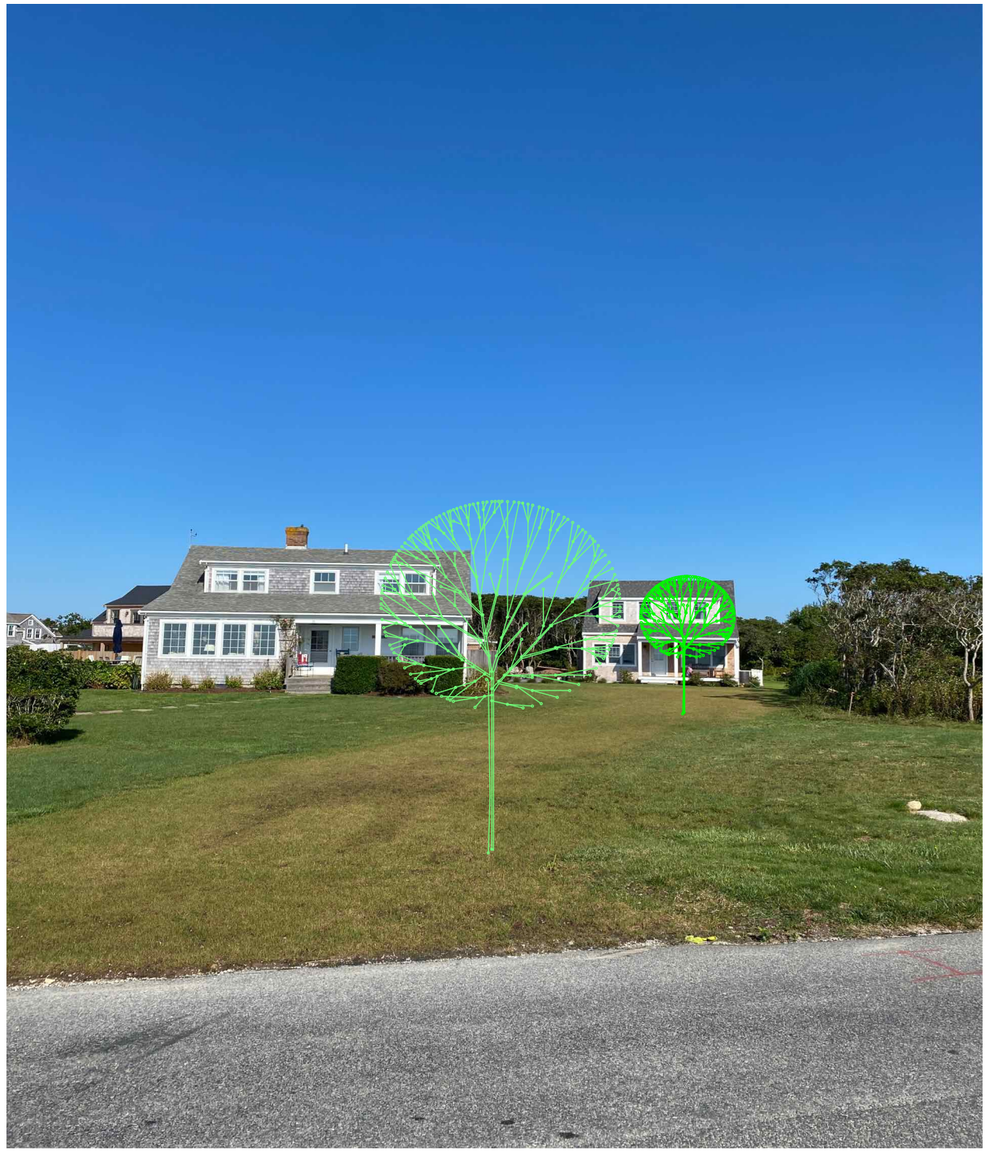
4		
5		

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

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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

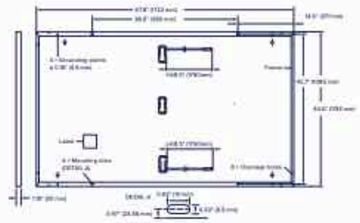
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

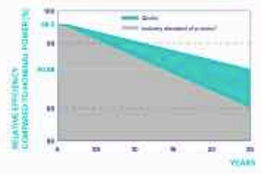


▪ Electrical Characteristics

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

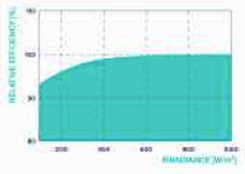


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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.

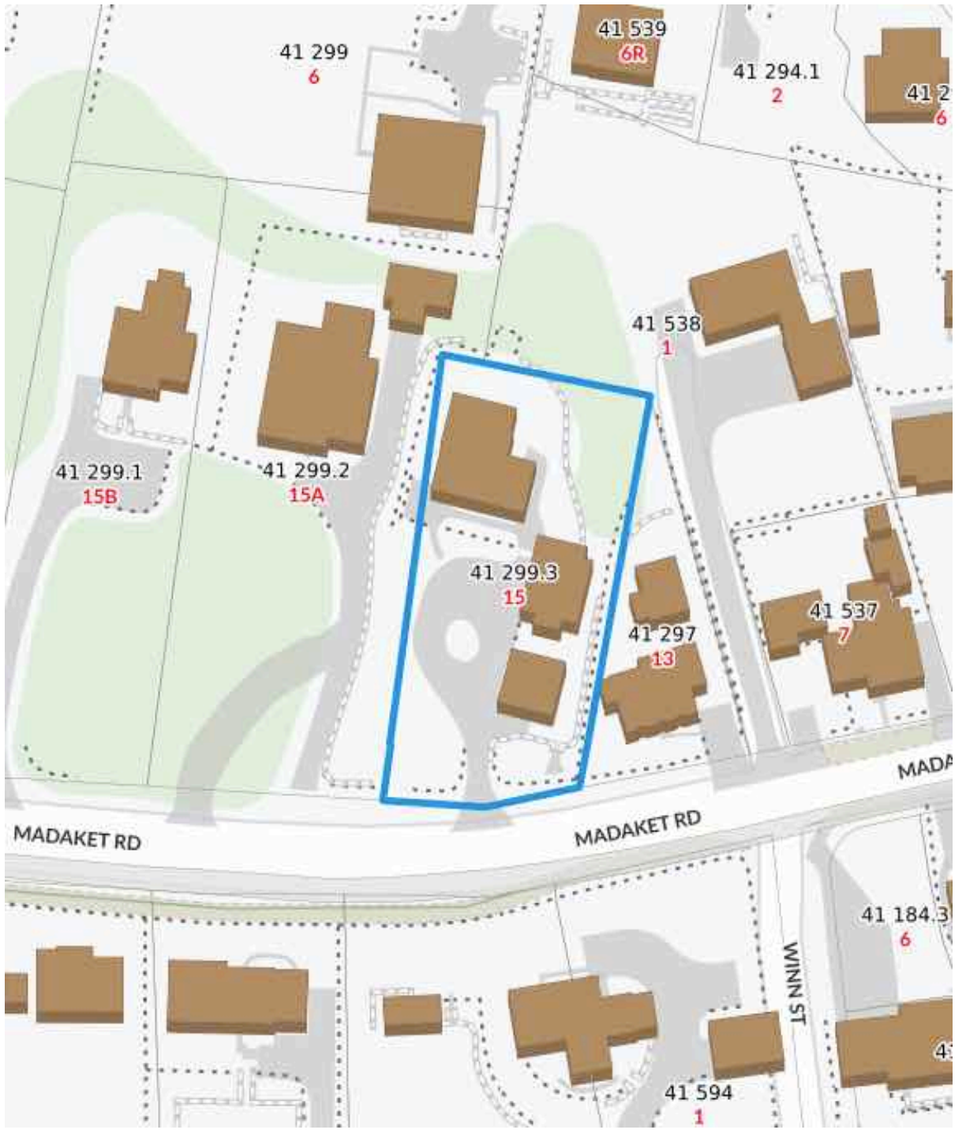
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature _____

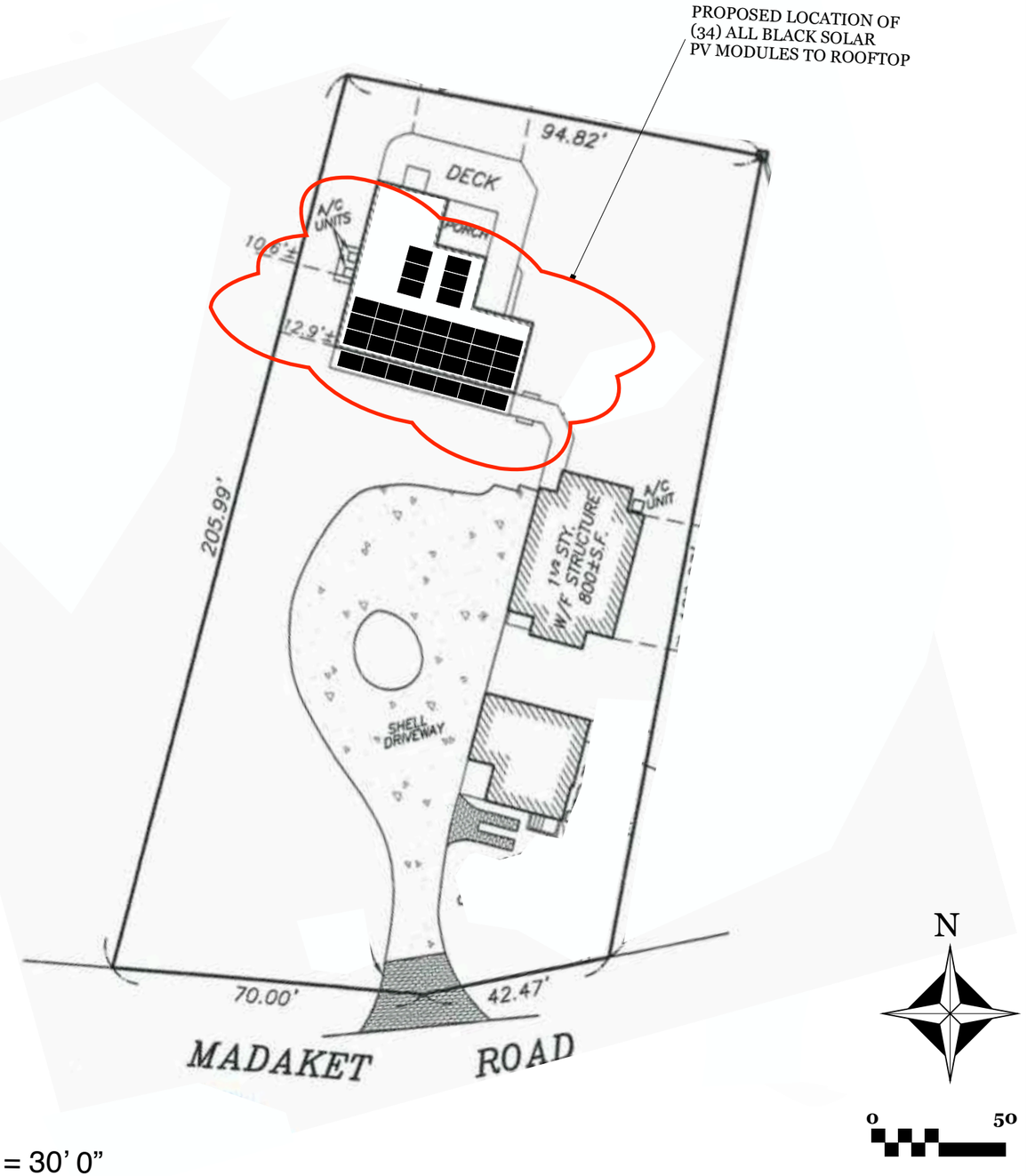
Name Daniel F Driscoll

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

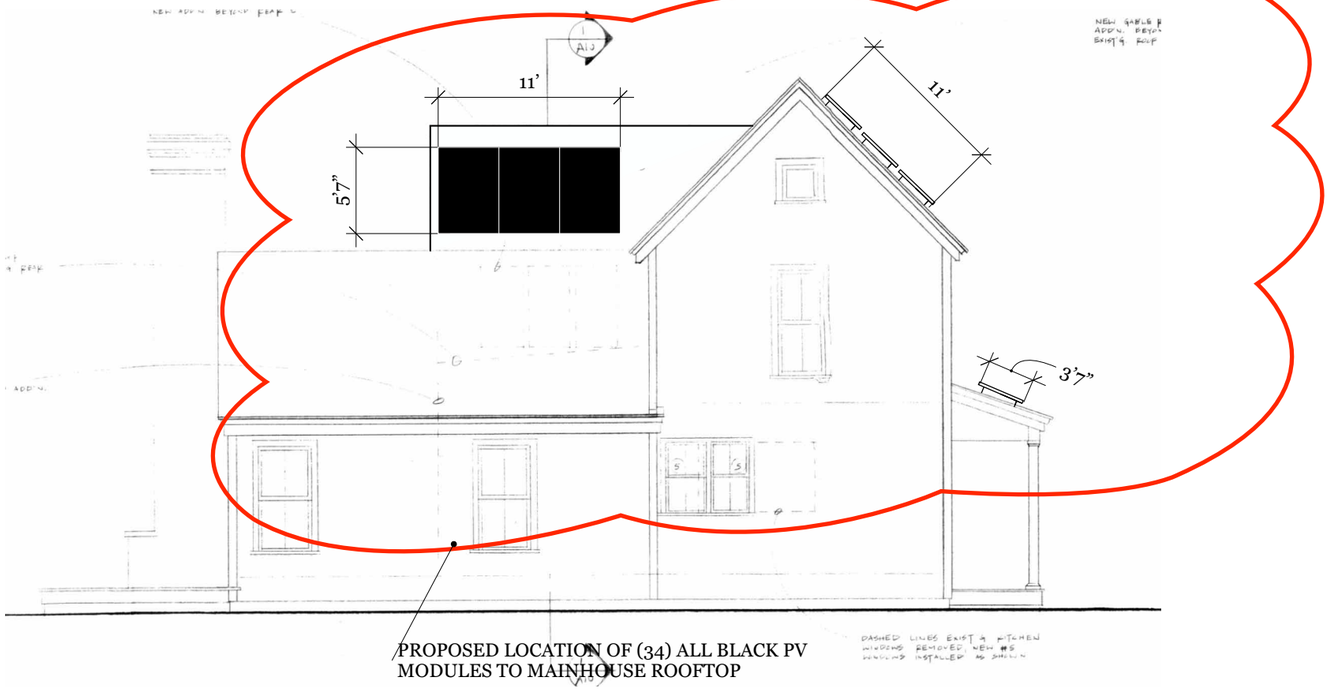
ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

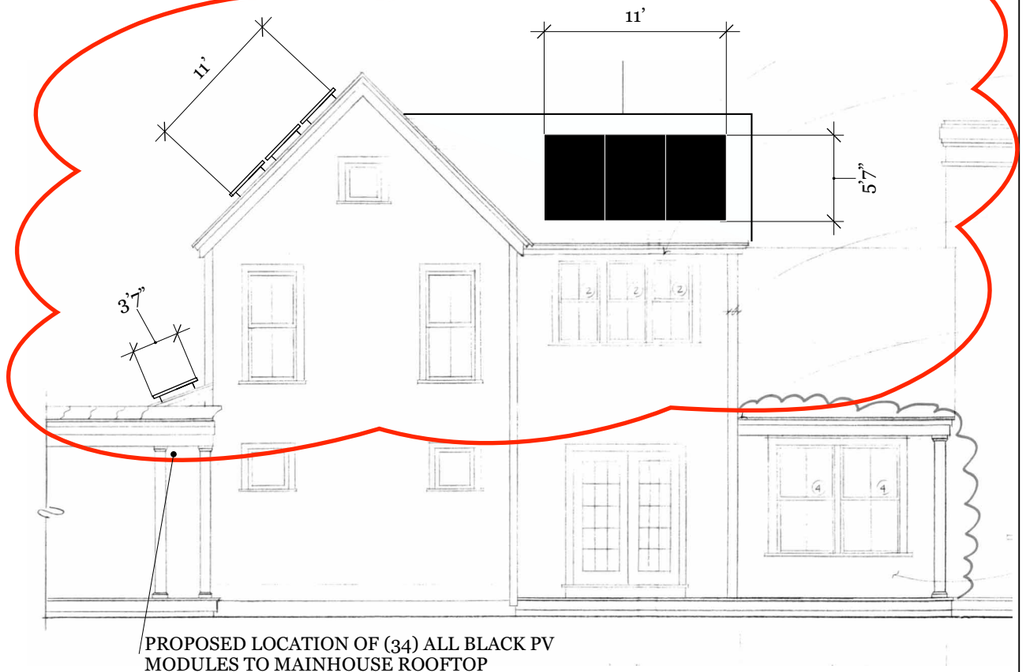
REVISIONS

	MM/DD/YY	REMARKS
1		Submitted for HDC & permitting review.
2		
3		
4		
5		

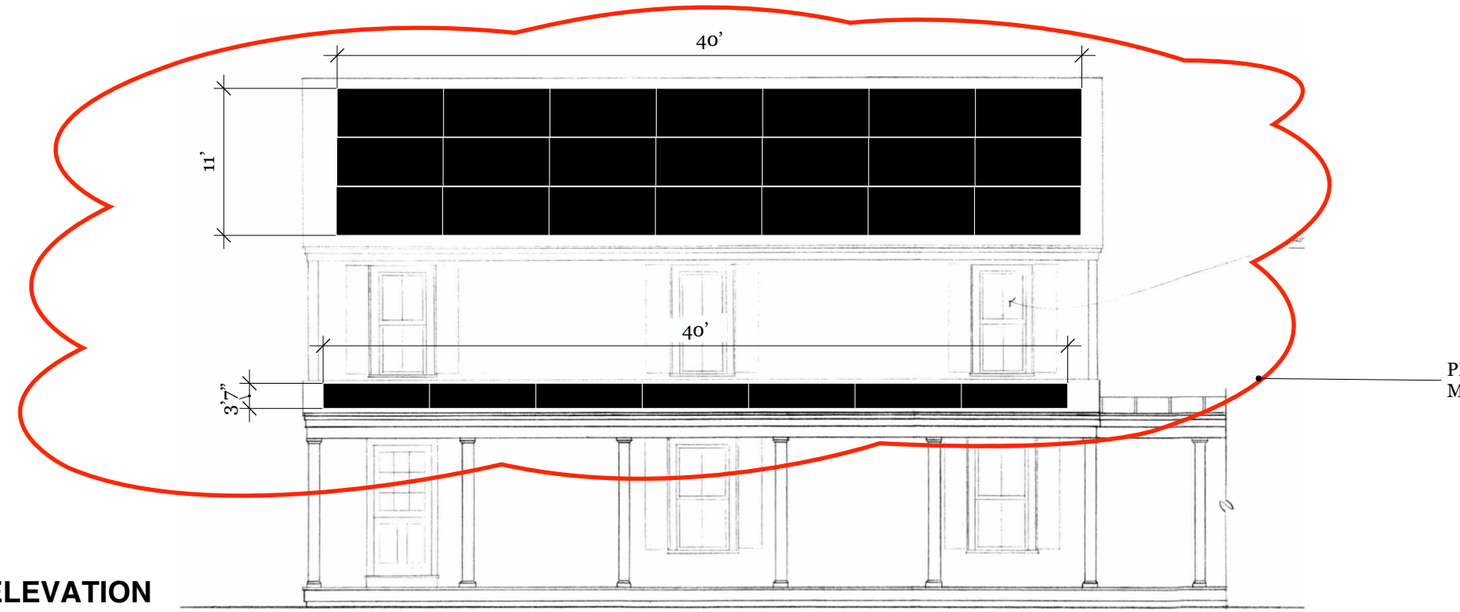
PV 01



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

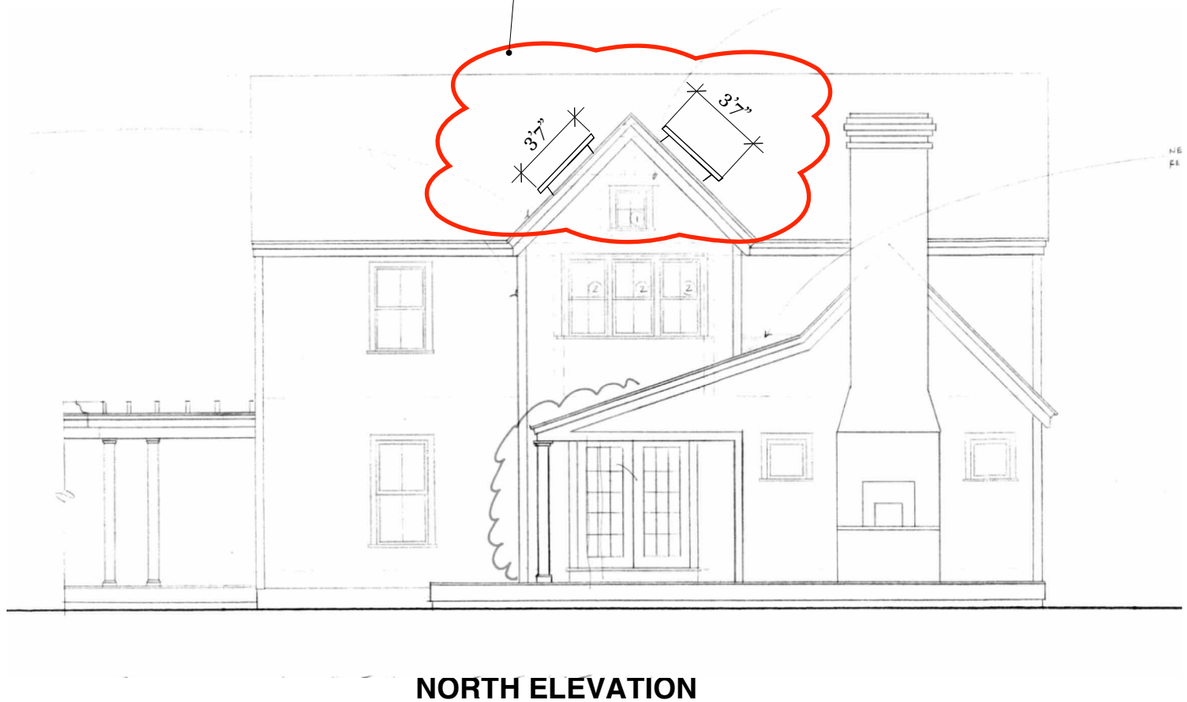
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

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

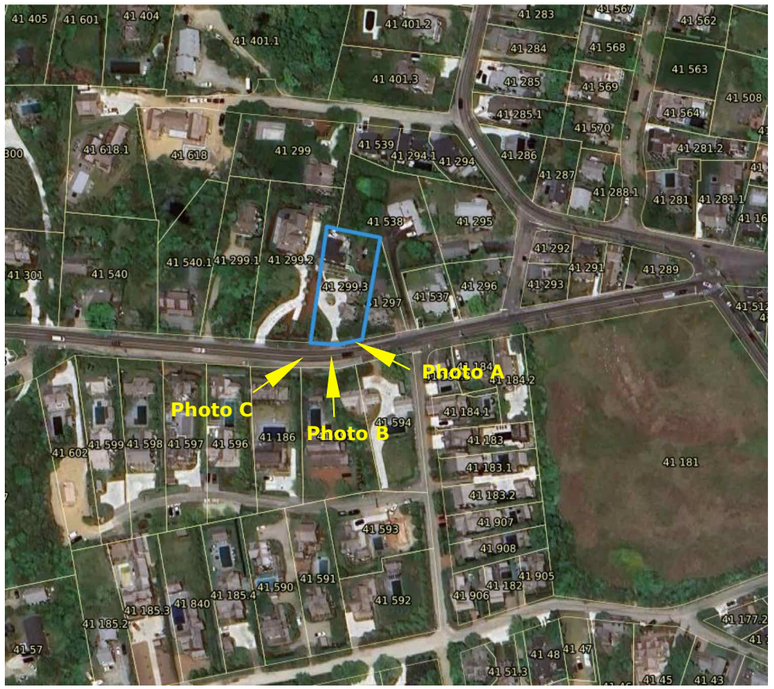
ACK SMART
(508) 257-1786
www.ACKsmart.com

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

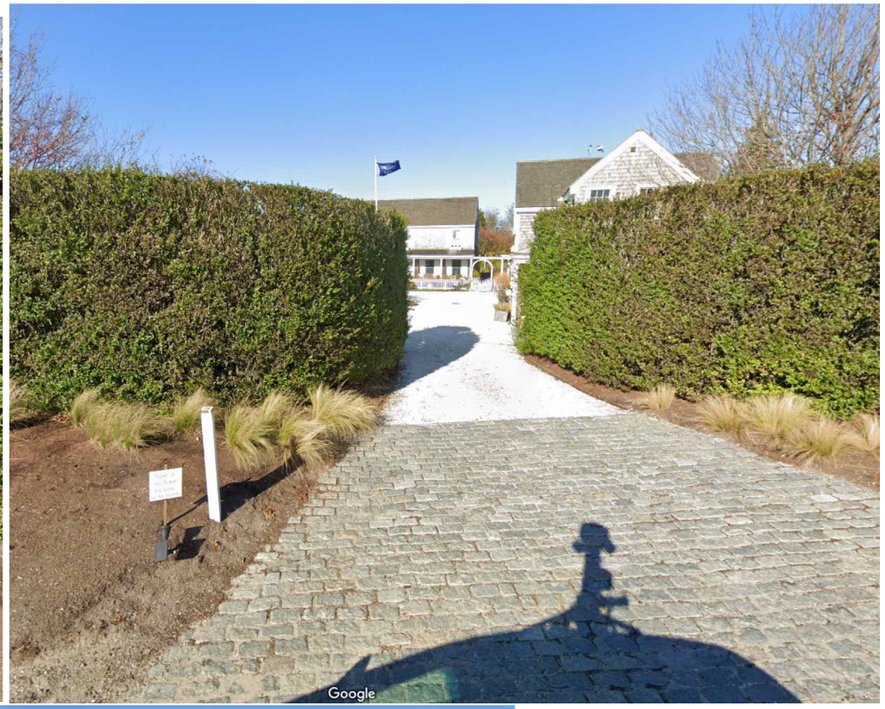


PHOTO B



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.

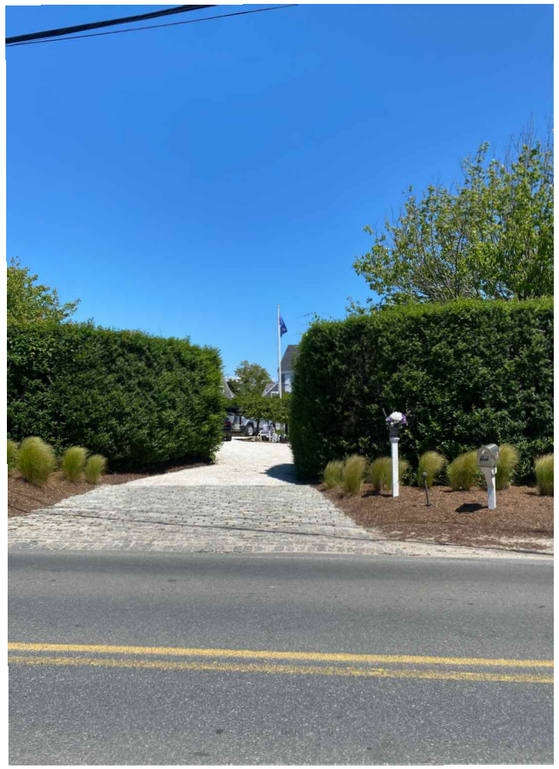


PHOTO A



PHOTO C

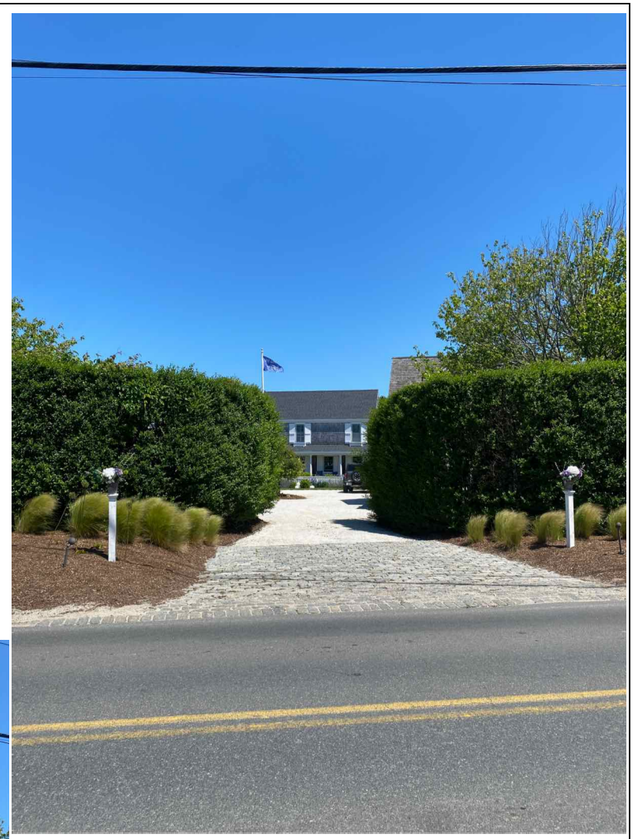


PHOTO B

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)

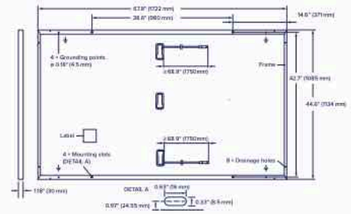
The ideal solution for:

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

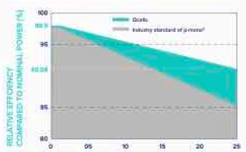


Electrical Characteristics

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

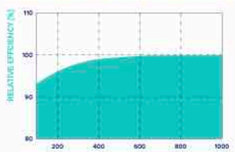


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

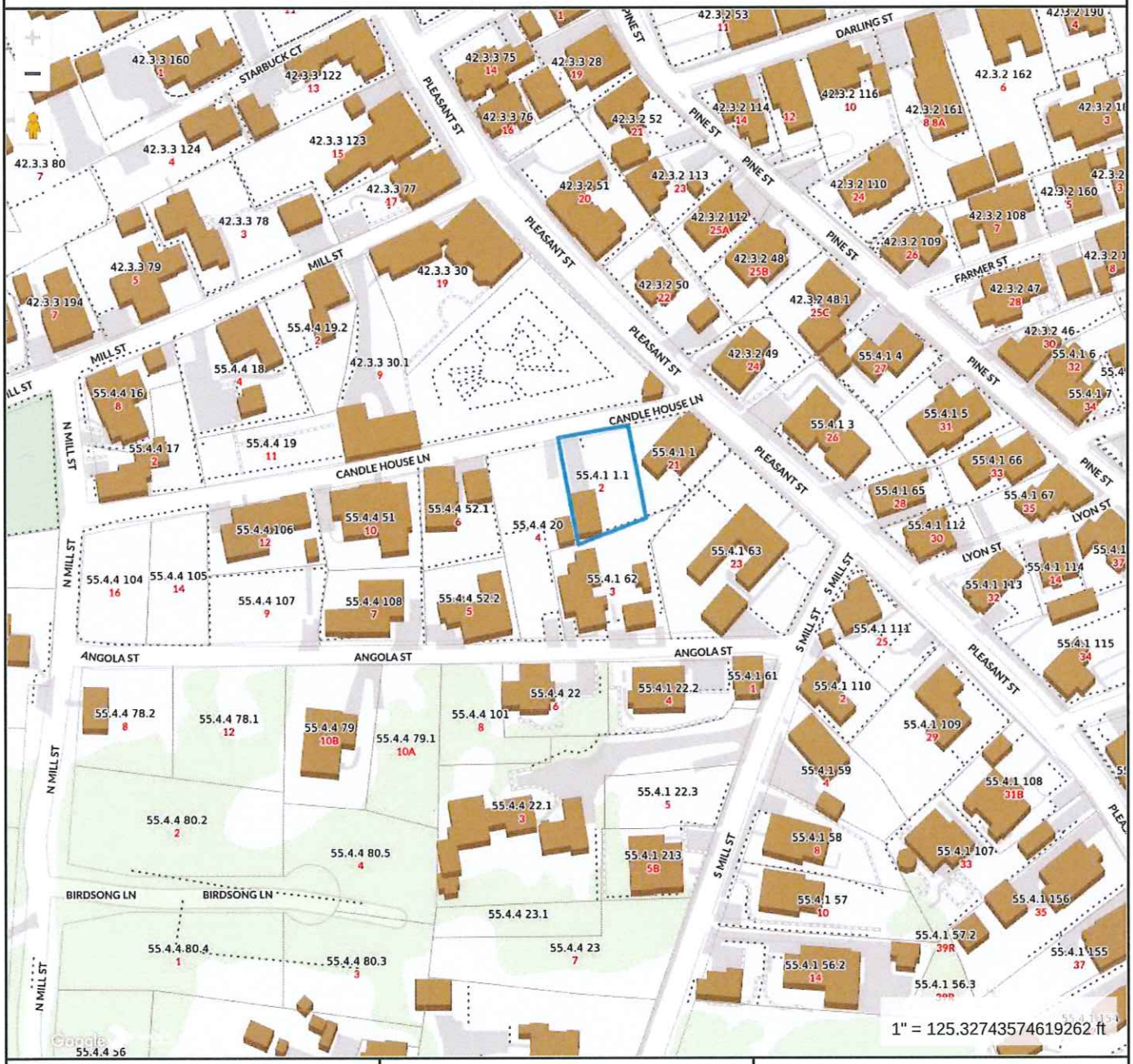
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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

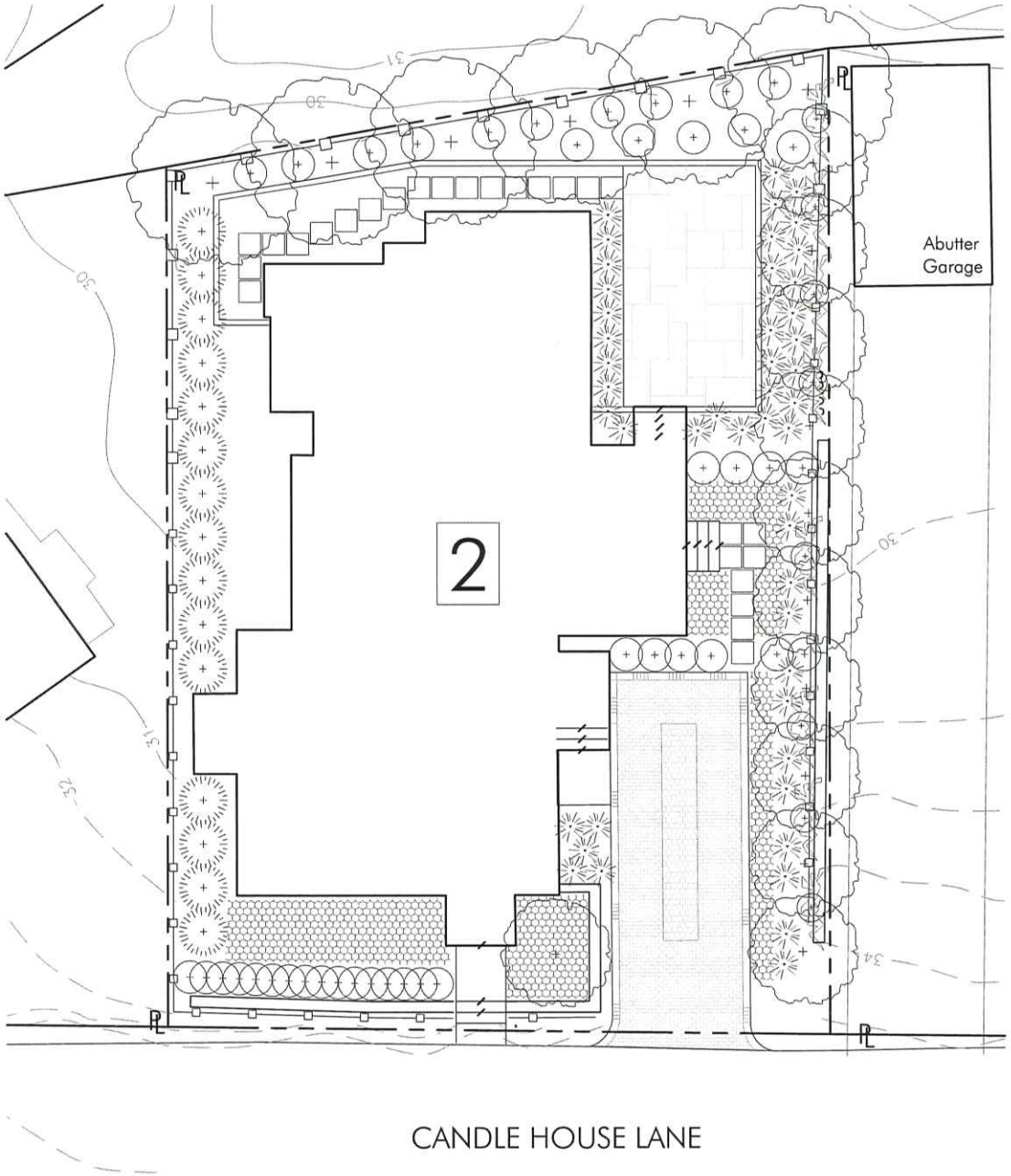
Property ID	191355
Location	2 CANDLE HOUSE LN
Owner	CANDLE HOUSE 2 LLC

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

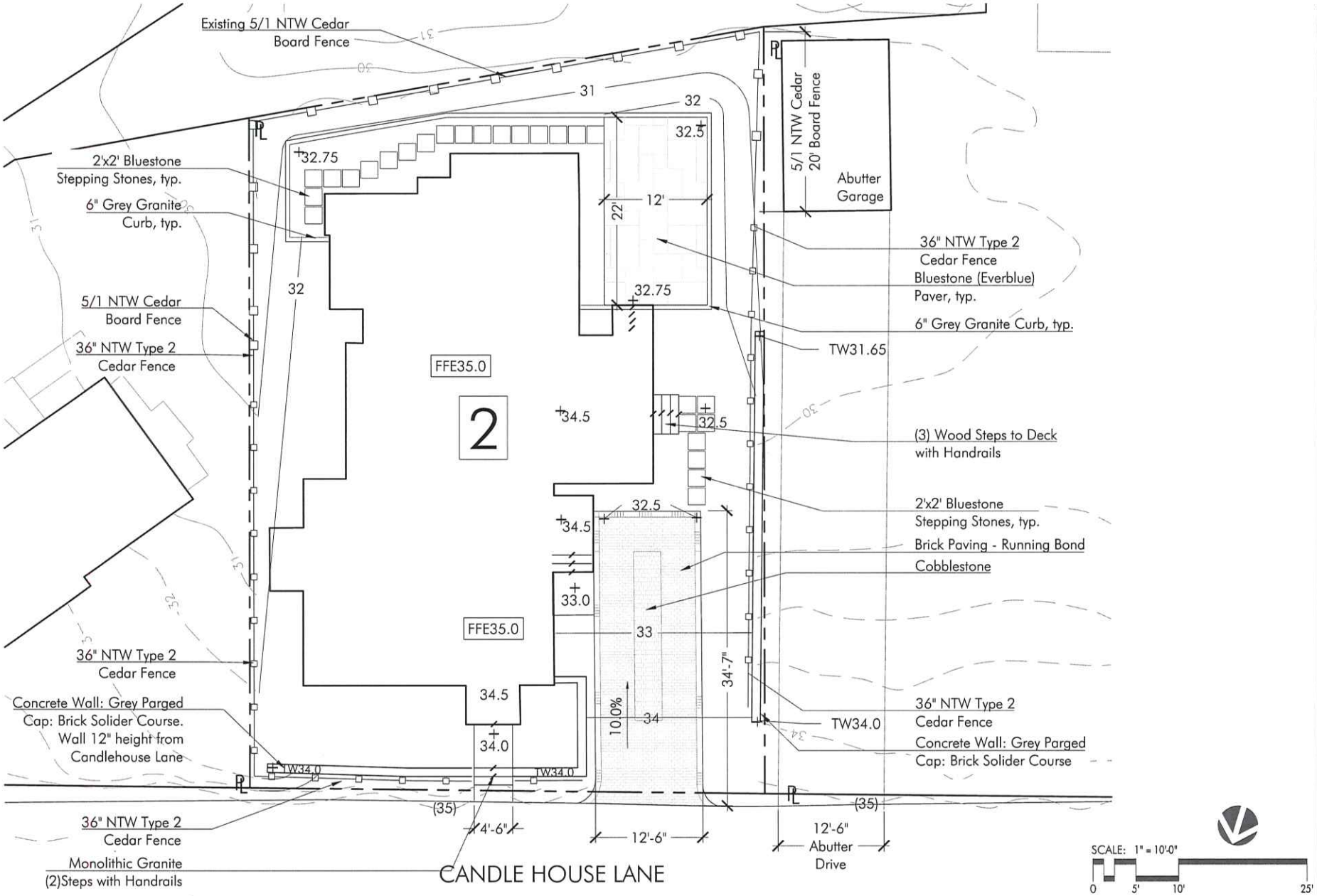
PROJECT:
2 CANDLEHOUSE LANE

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

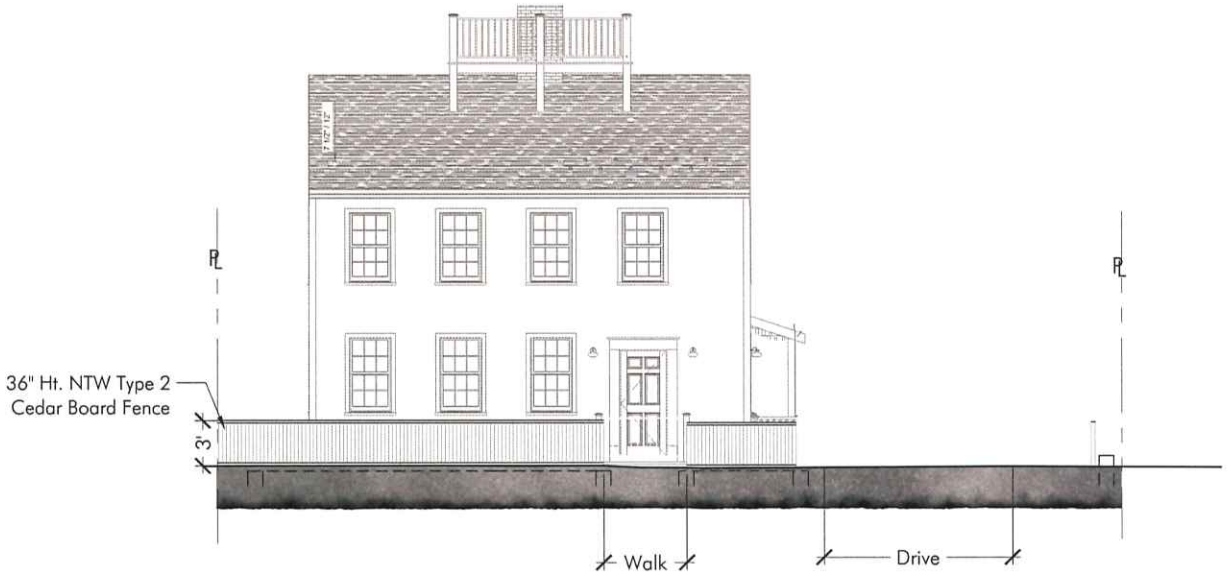
PROJECT:
2 CANDLEHOUSE LANE

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:

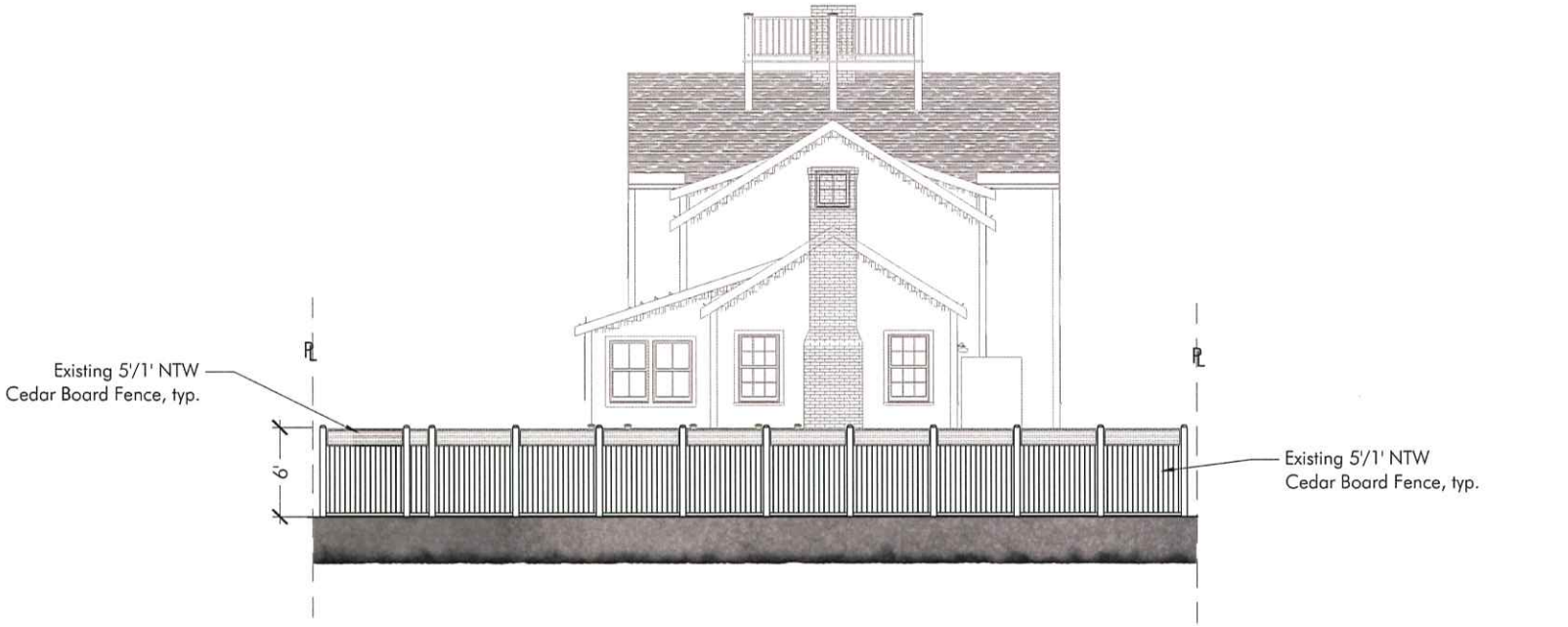
2 CANDLEHOUSE LANE

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:

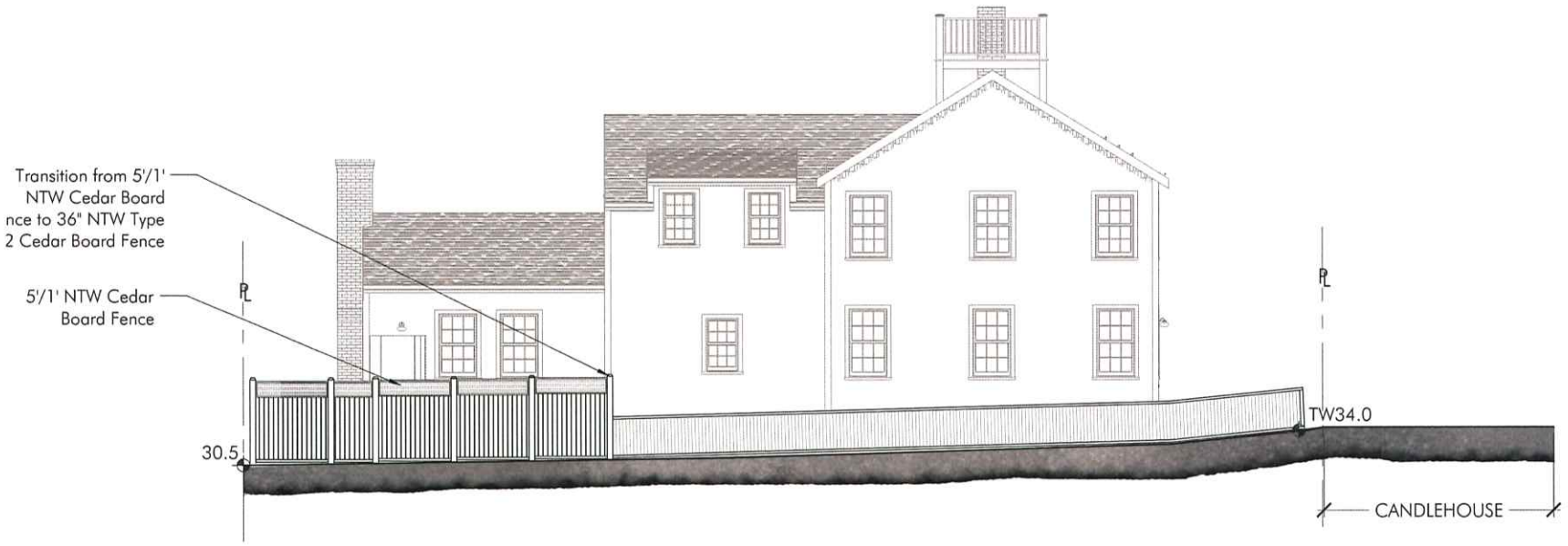
2 CANDLEHOUSE LANE

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

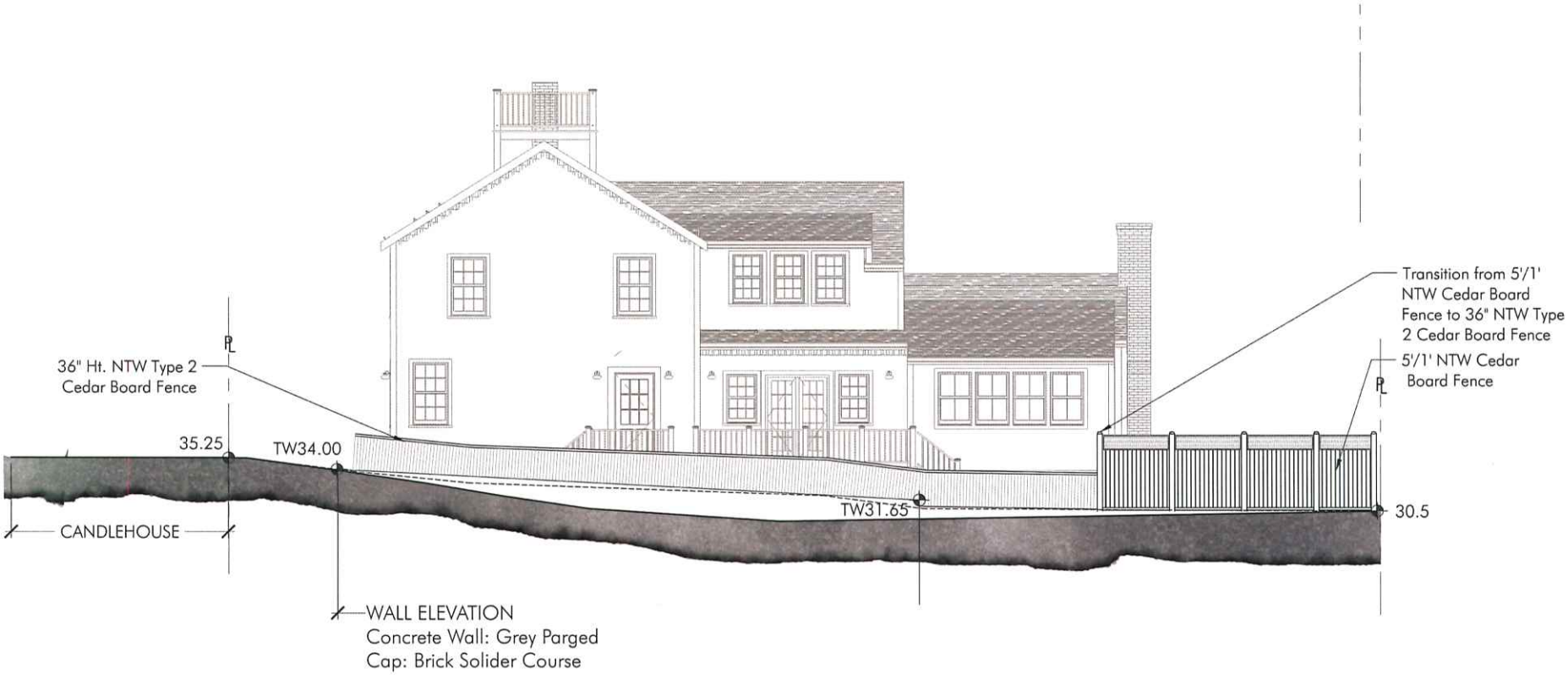
PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



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

DATE: 07/11/24

VERDANT
LANDSCAPE ARCHITECTURE
Verdant Landscape Architecture
617.735.1180

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 47 PARCEL N°. 28

Street & Number of Proposed Work: 22 Waydale

Owner of record: Gail & Robert Butler

Mailing Address: 22 waydale Rd

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd # 500

Nantucket, MA 02554

Contact Phone #: 508 332-3605 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 (14) 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/ 7/1/24 Signature of owner of record _____ Signed under penalties of pe

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 22 Waydale 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 Robert Butler

Name 

Date 6/17/24

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 Robert and Gail Butler

STREET ADDRESS 22 Waydale Rd

MAP/PARCEL 67 / 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

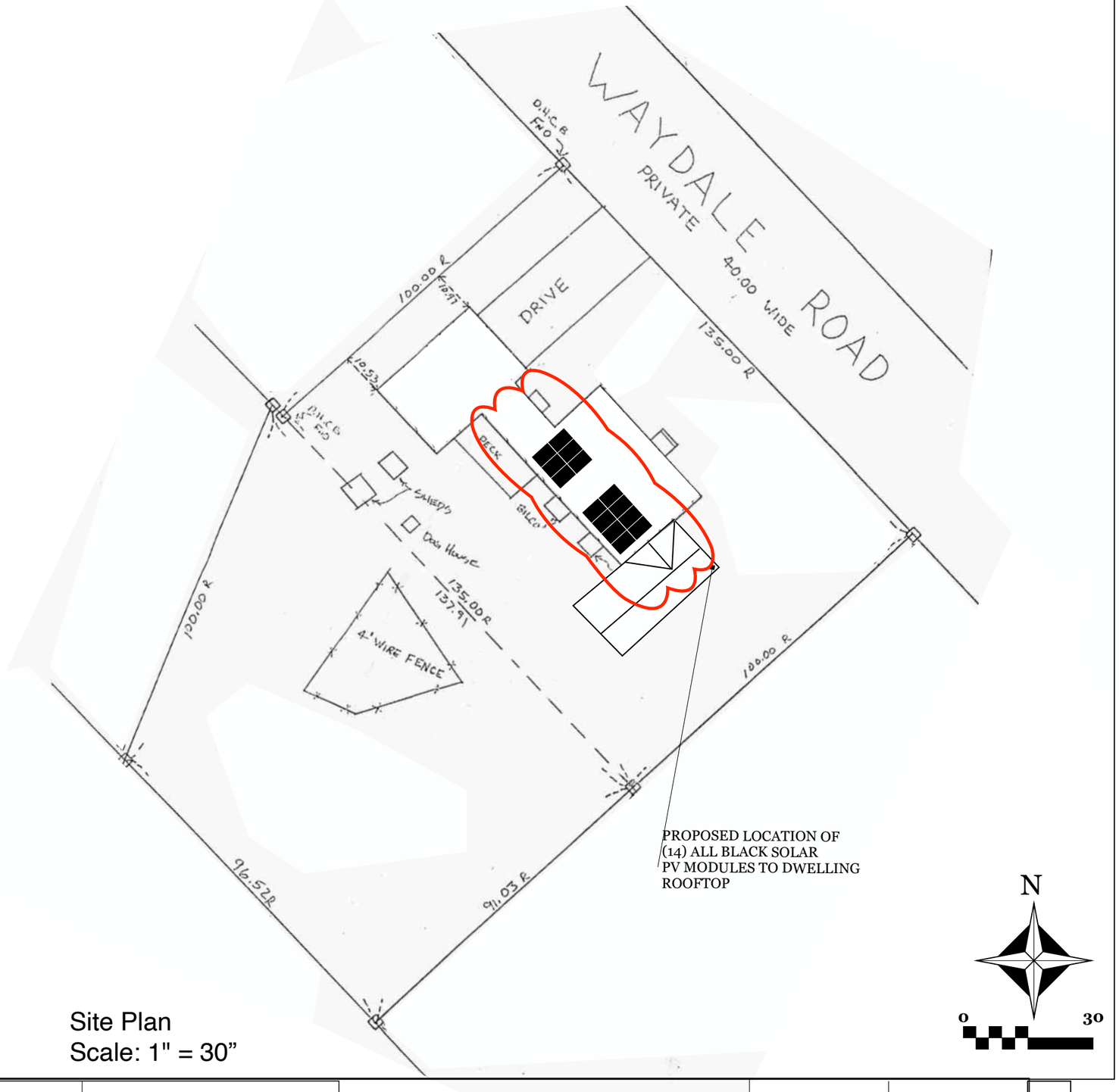
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 7/1/24
Signature Date



Locus Map
Scale: Not to scale

Zoning Class: R10
Front Setback: 20ft
Side/Rear Setback: 10ft/5 ft



Site Plan
Scale: 1" = 30”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

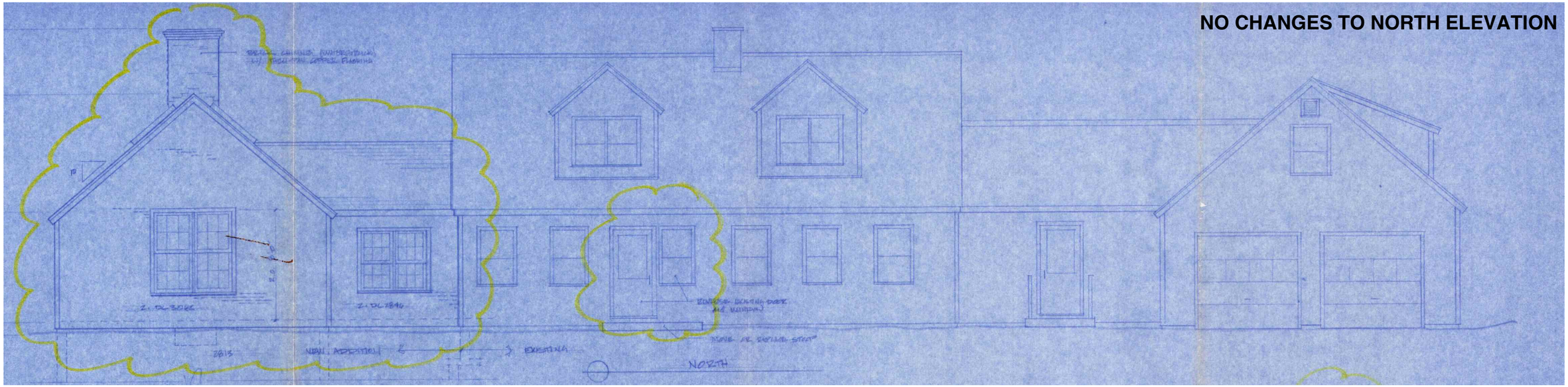
ROOFTOP SOLAR ARRAY - MAIN HOUSE
5.95kW DC, 7.60kW AC

Owner:	Robert and Gail Butler
Site Address:	22 Waydale Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 28

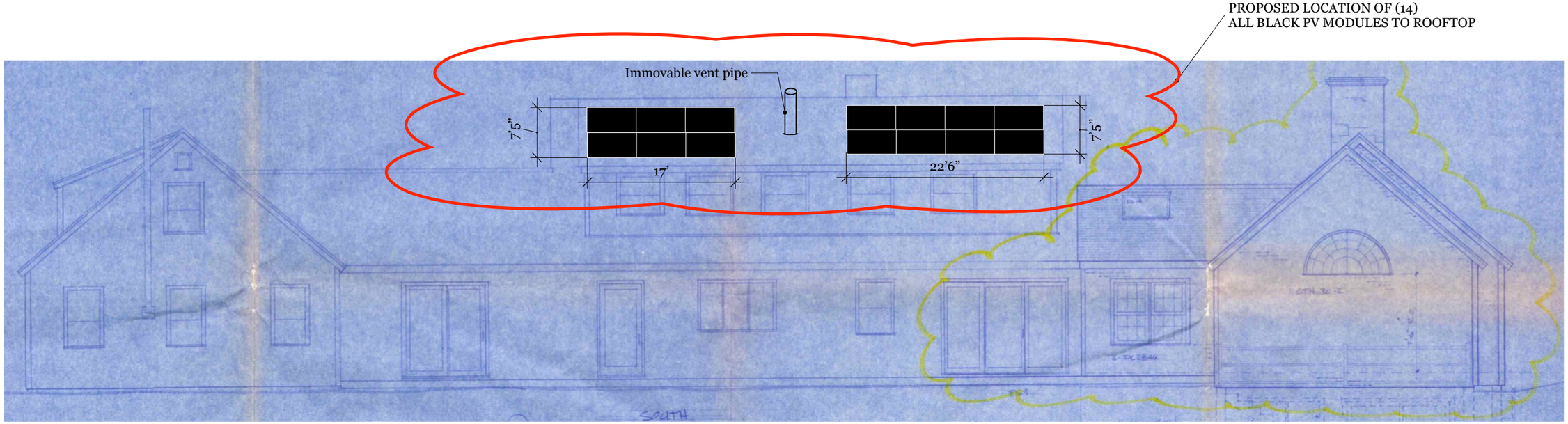
REVISIONS

	MM/DD/YY	REMARKS
1	6/26/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



NORTH ELEVATION



SOUTH ELEVATION

0 4' 8'

Scale: 1/8" = 1' 0"

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
5.95kW DC, 7.60kW AC

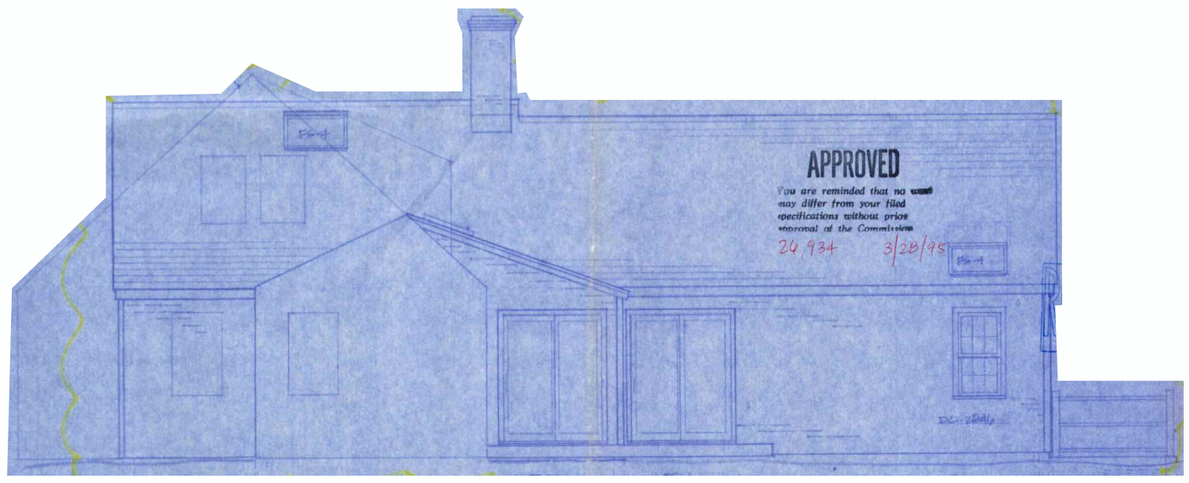
Owner:	Robert and Gail Butler
Site Address:	22 Waydale Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 28

REVISIONS

1	6/26/24	Submitted for HDC & permitting review.
2		
3		
4		

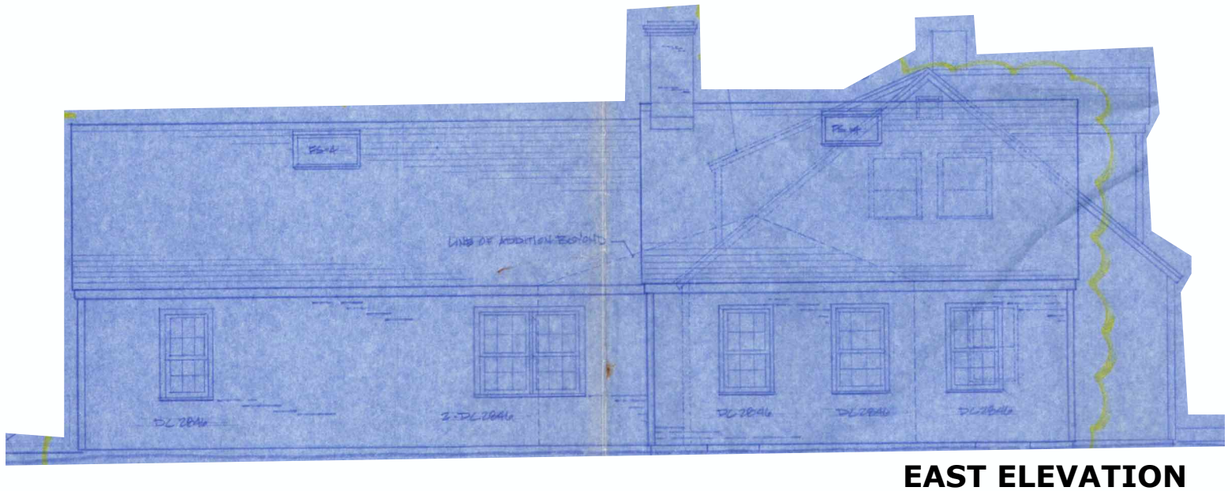
PV 02

NO CHANGES TO WEST ELEVATION



WEST ELEVATION

NO CHANGES TO EAST ELEVATION



EAST ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

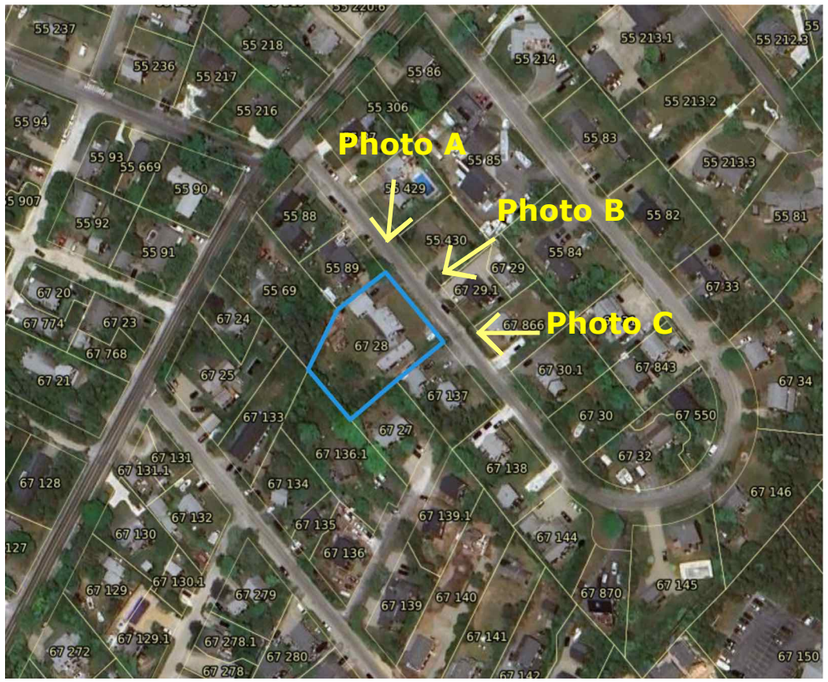
ROOFTOP SOLAR ARRAY - MAIN HOUSE
5.95kW DC, 7.60kW AC

Owner:	Robert and Gail Butler
Site Address:	22 Waydale Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 28

REVISIONS

1	6/26/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL NOT BE VISIBLE FROM PUBLIC WAY.

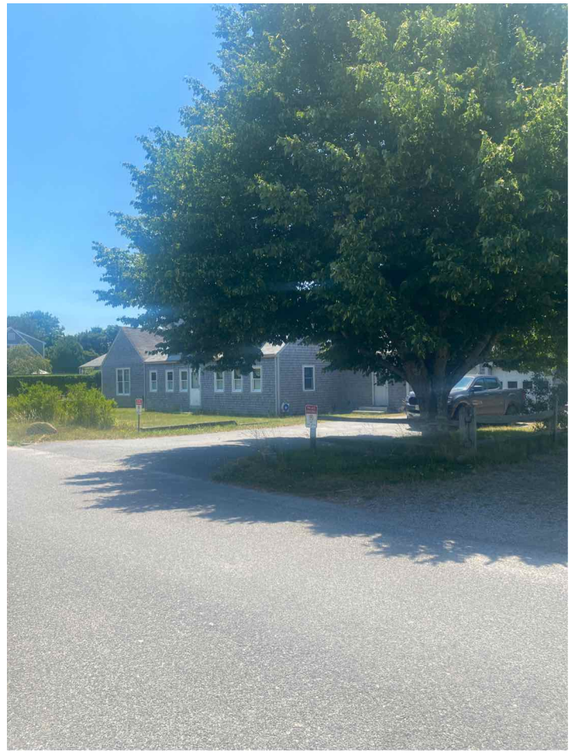


Photo A



Photo C

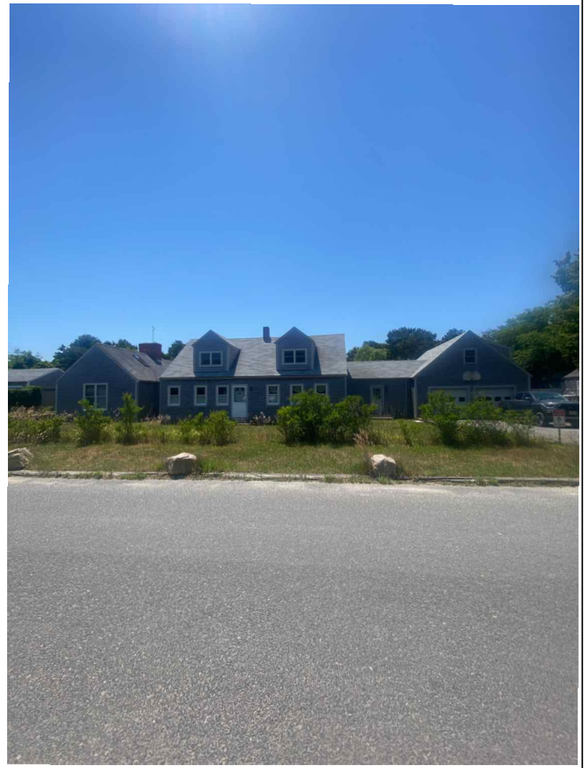


Photo B

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
5.95kW DC, 7.60kW AC

Owner:	Robert and Gail Butler
Site Address:	22 Waydale Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 28

REVISIONS

1	6/26/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

NORTH ELEVATION

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

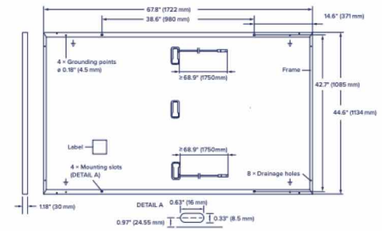
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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 (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

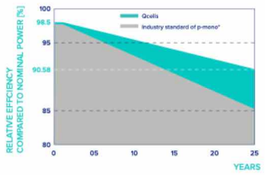


■ Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum — Power at MPP[1]	P_{MPP}	[W]	405	410	415	420	425	430
Minimum — Short Circuit Current[1]	I_{SC}	[A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum — Open Circuit Voltage[1]	V_{OC}	[V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum — Current at MPP	I_{MPP}	[A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum — Voltage at MPP	V_{MPP}	[V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum — Efficiency[1]	η	[%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum — Power at MPP	P_{MPP}	[W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum — Short Circuit Current	I_{SC}	[A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum — Open Circuit Voltage	V_{OC}	[V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum — Current at MPP	I_{MPP}	[A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum — Voltage at MPP	V_{MPP}	[V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

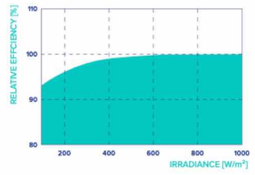


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109±5.4 (43±3 °C)

■ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification			Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI / UL 61730			C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty			−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	169 (8100 Pa) / 75 (3600 Pa)				

[3] See Installation Manual

■ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells)

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_20231212_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
5.95kW DC, 7.60kW AC

Owner:	Robert and Gail Butler
Site Address:	22 Waydale Rd
City, State, Zip:	Nantucket, MA 02554
Map: 67	Parcel: 28

REVISIONS		
1	6/26/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 83.9

Street & Number of Proposed Work: 52 MIACOMET AVE

Owner of record: MIKE & DARYA GAULT

Mailing Address: 52 MIACOMET AVE
NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~26~~ x ~~13~~ Sq. Footage 1st floor: _____ Decks/Patio: Size: 400± ☒ 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: BLUESTONE SURROUND PATIO

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 _____

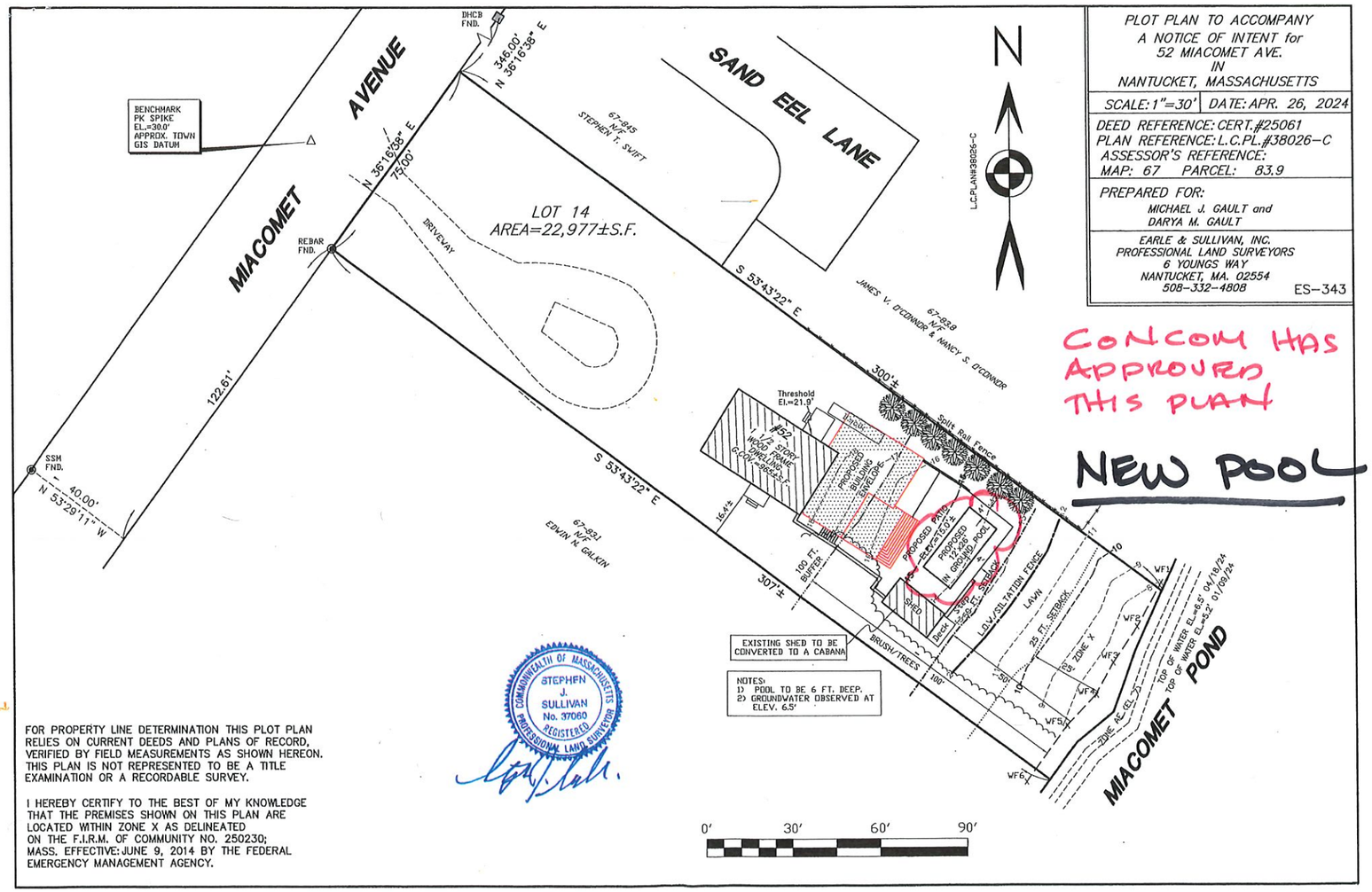
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 July 1 2024 Signature of owner of record Mike Gault Signed under penalties of perjury

NEW POOL - 52 MIACOMET AVE
67/83.9



PLOT PLAN TO ACCOMPANY
A NOTICE OF INTENT for
52 MIACOMET AVE.
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' | DATE: APR. 26, 2024

DEED REFERENCE: CERT.#25061
PLAN REFERENCE: L.C.PL.#38026-C
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 83.9

PREPARED FOR:
MICHAEL J. GAULT and
DARYA M. GAULT

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808
ES-343

CONCOM HAS APPROVED THIS PLAN

NEW POOL

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN
No. 37060
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN ZONE X AS DELINEATED ON THE F.I.R.M. OF COMMUNITY NO. 250230; MASS. EFFECTIVE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

A NEW POOL

Additions & Renovations to the

Gault Residence

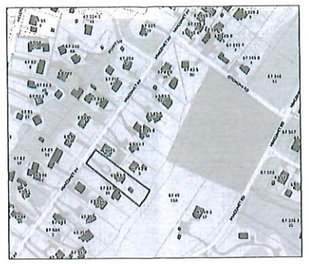
52 Miacomet Ave

Nantucket , Massachusetts

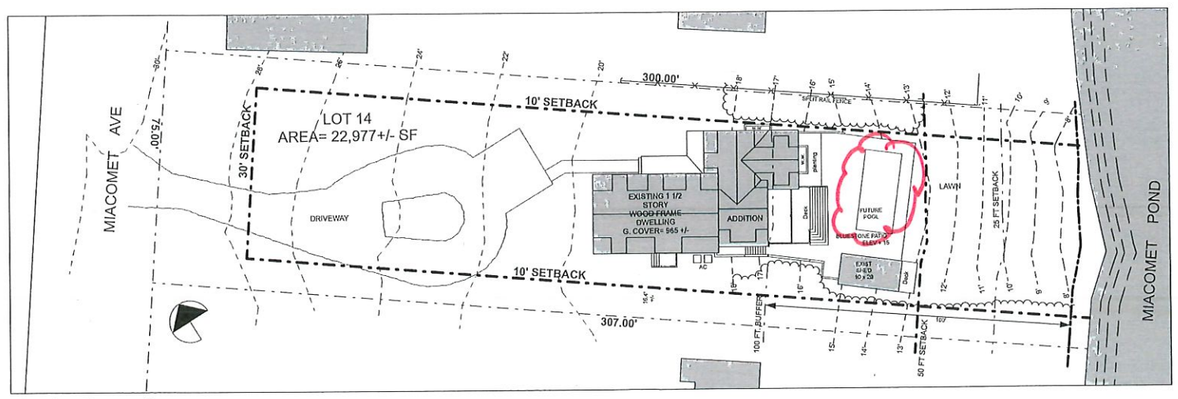
ZONING INFORMATION
MAP 67 PARCEL 83.9
ZONING DISTRICT- R20

		EXISTING
MINIMUM LOT SIZE:	20,000 SF	22,977
MINIMUM FRONTAGE:	75 FT	
FRONT YARD SETBACK:	30 FT	
REAR/SIDE SETBACK:	10 FT	
GROUND COVER RATIO:	12.5% or 2872 SF	

EXISTING HOUSE G.C. AREA- 965 SF
PROPOSED ADDITION 815 SF
SHED G.C. AREA - 200 SF
PROPOSED G.C. AREA = 1980 SF

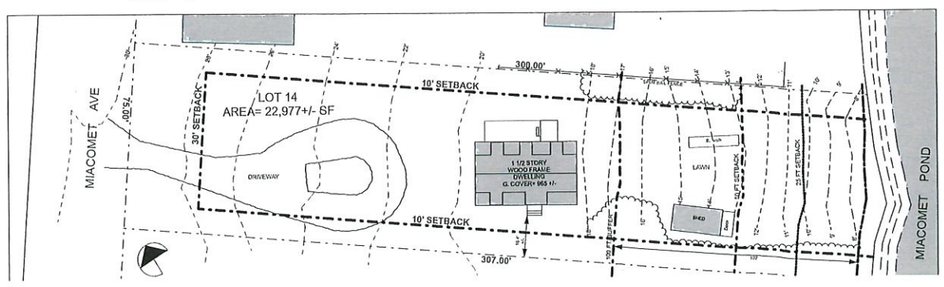


Locus



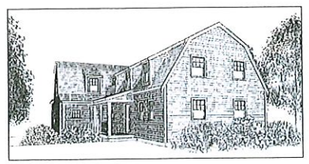
Site Plan- Proposed

SCALE: 1/16" = 1'-0"

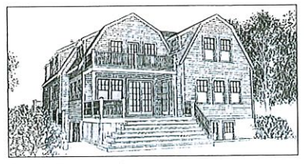


DRAWING INDEX

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



North Perspective



South Perspective

ISSUED
AS BUILT
HDC 1

Additions & Renovations to the

USE OF DRAWING

This drawing is the own property of the

Thornewill Design LLC

Project No.
Drawn by



North Perspective

POOL IS BEHIND THE HOUSE

From: **Carrie Thronewill** carriethornewill@gmail.com
Subject: Gault exterior
Date: April 5, 2024 at 9:05 AM
To: Carrie Thornewill office@thornewilldesign.com

CT



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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TAX MAP N°: 67 PARCEL N°. 83.9

Street & Number of Proposed Work: 52 MIACOMET AVE

Owner of record: MIKE + DANYA GAULT

Mailing Address: 52 MIACOMET AVE NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 196 Sq. Footage 1st floor: 195 ± Decks/Patio: Size: 5x10 ☒ 1st floor ☐ 2nd floor

EXISTING STRUCTURE Width: 10 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ NO South CHANGE East _____ West _____

Height of ridge above final finish grade: North NO CHANGE South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CONVERT SHED TO A CABANA. ADD FRENCH DOOR + 3 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 BROSCO

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall BARN BOARD FADED RED (EXISTS) Clapboard (if applicable) _____ Roof EXISTING DARK GREY

Trim NTW Sash WHITE Doors NTW

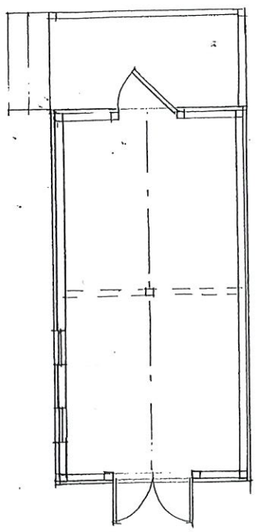
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

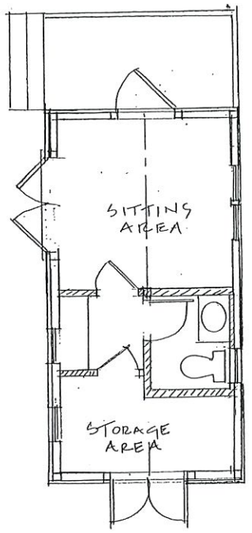
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date July 1 2024 Signature of owner of record Mike Gault Signed under penalties of perjury

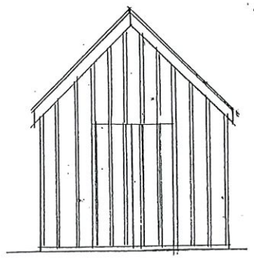

EXISTING SHED TO
BE CONVERTED



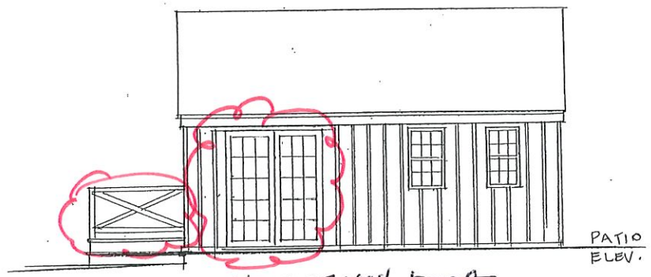
EXISTING
PLAN
1/4" = 1'-0"



PROPOSED
PLAN
1/4" = 1'-0"

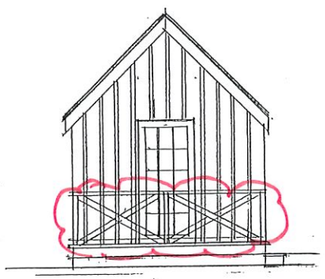


NORTH-WEST

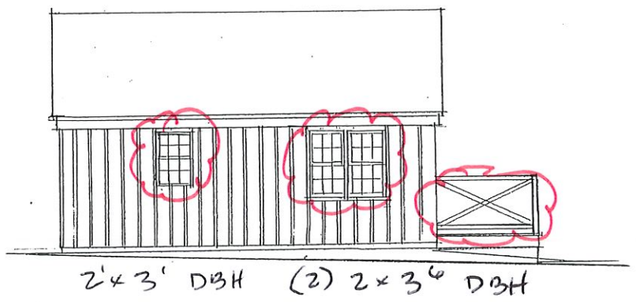


5' FRENCH DOOR
NORTH-EAST

ADD DOORS, WINDOWS + RAILINGS @ DECK



SOUTH-EAST



2'x3' DBH (2) 2x3" DBH

SOUTH-WEST

SHED TO "CABANA" CONVERSION
MIKE & DARYA GAULT
52 MIACOMET AVE
MAP 67 PARCEL 83.9

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. _____

Street & Number of Proposed Work: 25 Honeysuckle DRIVE

Owner of record: JOSEPH TIRONE

Mailing Address: 25 HONEYSUCKLE DRIVE
NANTUCKET, MA 02554

Contact Phone #: 6175384075 E-mail: jtirone89@yahoo.com

AGENT INFORMATION (if applicable)

Name: AVERIE MILLWARD / ISAKSEN SOLAR

Mailing Address: 18 POCASSET STREET 11A
FALL RIVER, MA 02721

Contact Phone #: 774 233 5089 E-mail: permitting@ISAKSENSOLAR.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. N/A
☐ Pool (Zoning District _____) ☐ Roof ■ Other INSTALLING 12 ROOF MOUNTED SOLAR PANELS

Size of Structure or Addition: Length: 23 Feet Sq. Footage 1st floor: N/A Decks/Patio: Size: NA ☐ 1st floor ☐ 2nd floor
Width: 9.9 Feet Sq. footage 2nd floor: N/A Size: NA ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: N/A

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

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 N/A ☐ Block ☐ Block Parged ☐ Brick (type) N/A ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other N/A

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) N/A

Fence: Height: _____
Type: N/A
Length: N/A

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size N/A Location N/A
Manufacturer N/A Rough Opening N/A Size N/A Location N/A

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A

Leaders (material and size): N/A

Sidewall: ☐ White cedar shingles N/A ☐ Clapboard (exposure: N/A inches) Front ☐ N/A Side ☐ _____
☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other N/A
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other N/A
C. Dimensions: Fascia N/A Rake N/A Soffit (Overhang) N/A Corner boards N/A Frieze N/A
Window Casing N/A Door Frame N/A Columns/Posts: Round N/A Square N/A

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer N/A

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear N/A Side N/A
Garage Door(s): Type N/A Material N/A

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A Clapboard (if applicable) N/A Roof N/A
Trim N/A Sash N/A Doors N/A
Deck N/A Foundation N/A Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/20/2024 Signature of owner of record _____ Signed under penalties of perjury

SCOPE OF WORK

TO INSTALL A ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM AT THE OWNER RESIDENCE LOCATED AT 25 HONEYSUCKLE DR UNIT A, LOT 91 NANTUCKET MA 02554.
THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ELECTRICAL SERVICE EQUIPMENT.
THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

EQUIPMENT SUMMARY
12 Q CELLS Q.TRON BLK M-G2+ 425 (425WATT) MODULES
1 SOLAREDGE HOME HUB SE6000H-USSNBBL14 INVERTER
12 SOLAREDGE HOME HUB POWER OPTIMIZER S440

GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS HAVE BEEN BASED ON FIELD INSPECTIONS AND OTHER INFORMATION AVAILABLE AT THE TIME. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, OBTAIN ALL PERMITS, LICENSES AND PAY ALL REQUIRED FEES AND COMPLETE INSTALLATION.
- CONTRACTOR SHALL OBTAIN BULDING PERMIT. NO WORK TO START UNLESS BUILDING PERMIT IS PROPERLY DISPLAYED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE OF FIRST QUALITY AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL PERTINENT AGENCIES.
- IT IS ESSENTIAL THAT ALL WORK PROCEED WITH THE MAXIMUM COOPERATION OF ALL PARTIES AND WITH MINIMUM INTERFERENCE TO THE OCCUPANTS WITHIN THE BUILDING. THE OWNER'S DIRECTIONS IN THIS REGARD SHALL BE FULLY COMPLIED WITH.
- THE CONTRACTOR SHALL PERFORM THE WORK IN STRICT CONFORMANCE WITH THE LOCAL LAWS, REGULATIONS AND THE NATIONAL ELECTRIC CODE.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATIONS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.
- CONTRACTORS SHALL OBTAIN FIRE CERTIF. UPON COMPLETION OF WORK.

ELECTRICAL NOTES

- ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURERS INSTRUCTION.
- MODULE SUPPORT RAIL SHALL BE BONDED TO THE MODULE

GOVERNING CODES
2023 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE
AHJ NAME : NANTUCKET COUNTY

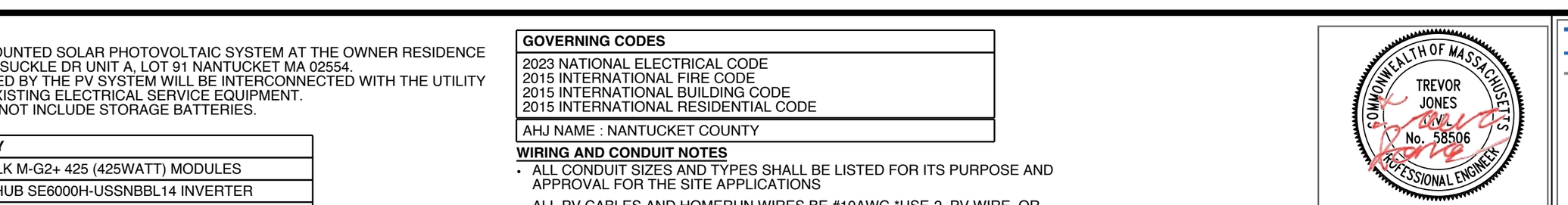
WIRING AND CONDUIT NOTES

- ALL CONDUIT SIZES AND TYPES SHALL BE LISTED FOR ITS PURPOSE AND APPROVAL FOR THE SITE APPLICATIONS
- ALL PV CABLES AND HOMERUN WIRES BE #10AWG *USE-2, PV WIRE, OR PROPRIETARY SOLAR CABLING SPECIFIED BY MFR, OR EQUIVALENT; ROUTED TO SOURCE CIRCUIT COMBINER BOXES AS REQUIRED
- ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE DERATED ACCORDING TO AS PER LATEST NEC CODE.
- EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES
- PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 1000V AS PER APPLICABLE NEC
- 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS
- ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION
- VOLTAGE DROP LIMITED TO 2%
- AC CONDUCTORS >4AWG COLOR CODED OR MARKED: PHASE A OR L1- BLACK, PHASE B OR L2- RED, PHASE C OR L3- BLUE, NEUTRAL- WHITE/GRAY

PROJECT SITE



VICINITY MAP SCALE: NTS



4/12/2024
STRUCTURAL ONLY

SYSTEM RATING
5.100 kWDC
6.000 kWAC

PHOTOVOLTAIC SYSTEM FIRE CLASSIFICATION LISTING IN ACCORDANCE WITH UL 1703 STANDARD.

SHEET INDEX	
PV1	COVER PAGE
PV2	SITE PLAN
PV3	ROOF PLAN
PV4	STRING LAYOUT & BOM
PV5-PV6	ATTACHMENT DETAILS
PV7	ELECTRICAL LINE & CALCS.
PV8	SPECIFICATIONS & NOTES
PV9-PV10	SIGNAGE
PV11-PV17	EQUIPMENT SPECIFICATIONS

PROJECT SITE



HOUSE PHOTO SCALE: NTS

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
COVER PAGE

SHEET SIZE
ANSI B
11" X 17"

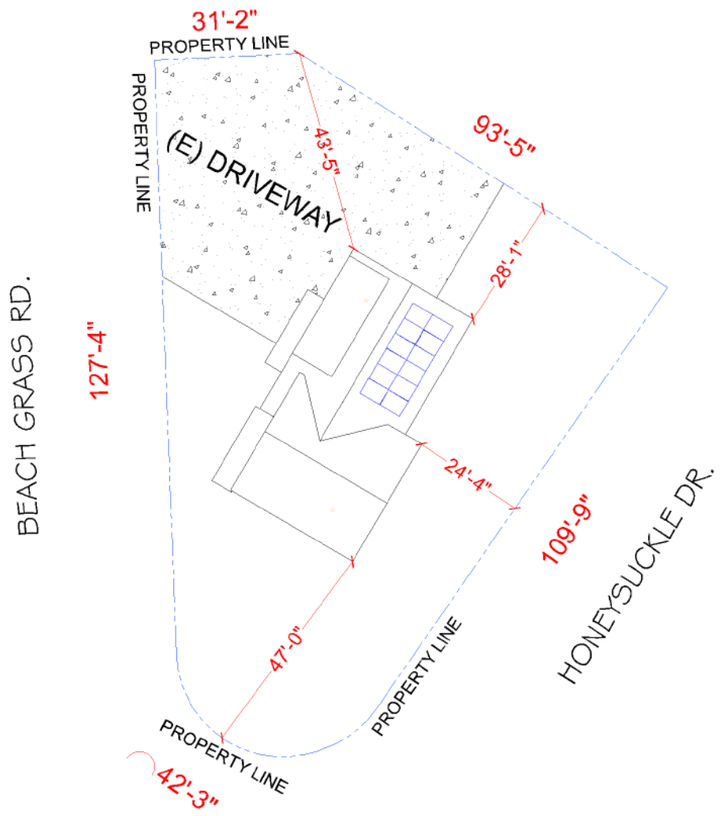
SHEET NUMBER
PV-1

SITE NOTES

- A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
- THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS AN UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.
- THE SOLAR PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
- PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION [NEC 110.26]

LEGEND

- JB — (N) JUNCTION BOX
- UM — (E) UTILITY METER
- MSP — (E) MAIN SERVICE PANEL
- AC — (N) FUSED AC DISCONNECT
- SD — (E) SERVICE DISCONNECT
- VENT, ATTIC FAN (ROOF OBSTRUCTION)
- ROOF ATTACHMENT
- CONDUIT
- S440 OPTIMIZER
- INV — SOLAREDGE HOME HUB SE6000H-USSNBBL14 INVERTER
- Q CELLS Q.TRON BLK M-G2+ 425 (425WATT) MODULES
- IRONRIDGE BLACK XR-100 RAIL
- 168 TRENCH



COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

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DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

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NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SITE PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-2

SCALE: 1/32"= 1'-0

METER NO#: 23556028

DESIGN SPECIFICATION	
RISK CATEGORY:	II
CONSTRUCTION:	SFD
ZONING:	RESIDENTIAL
SNOW LOAD (ASCE7-10):	25 PSF
EXPOSURE CATEGORY:	B
WIND SPEED (ASCE7-10):	146 MPH

MODULE TYPE, DIMENSIONS & WEIGHT	
NUMBER OF MODULES:	12 MODULES
MODULE TYPE:	Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
MODULE WEIGHT:	47.2 LBS
MODULE DIMENSIONS:	67.8" X 44.6" = 21.00 SF
UNIT WEIGHT OF AREA:	2.25 PSF

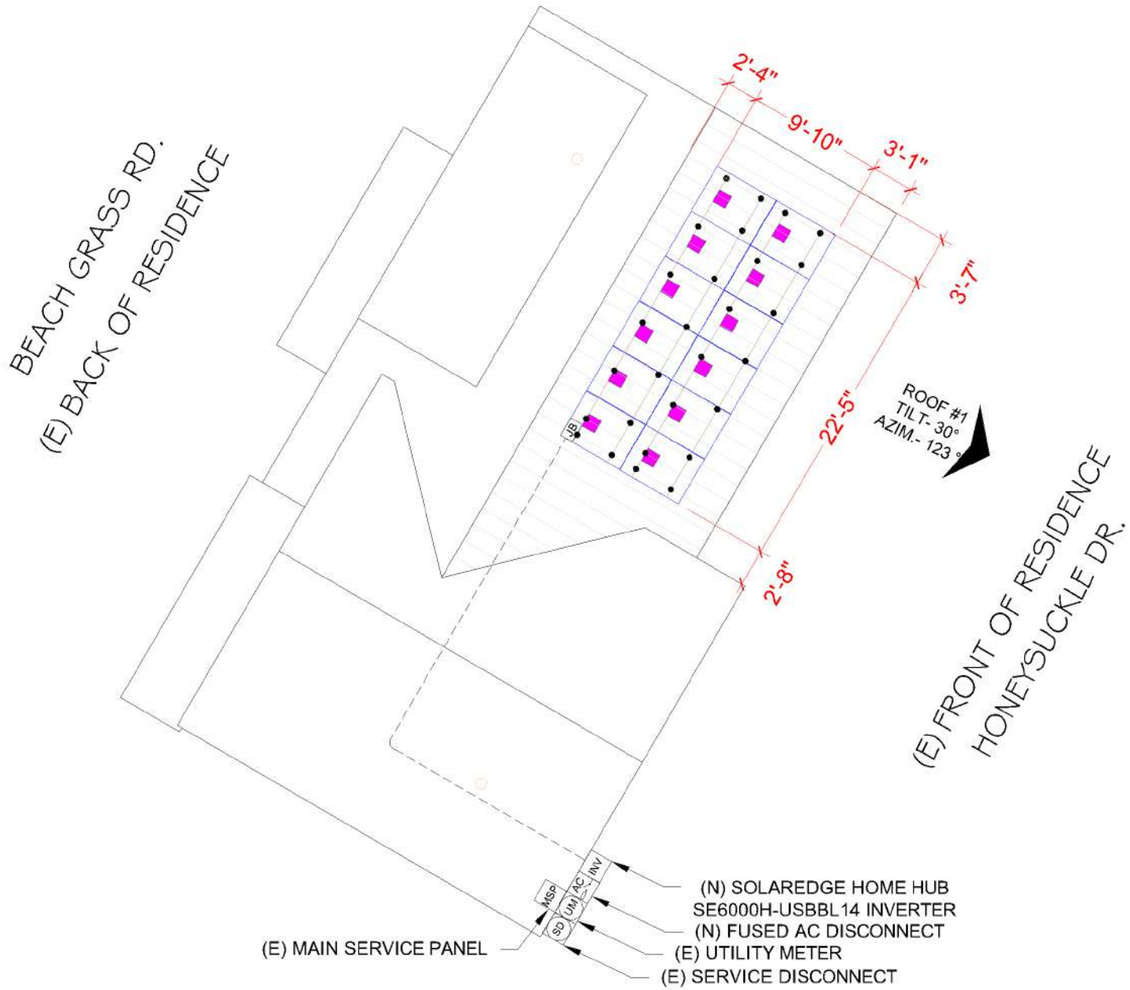
ROOF DESCRIPTION				
ROOF	ROOF TILT	RAFTER SIZE	RAFTER SPACING	ROOF MATERIAL
#1	30°	2" x 6"	16" o.c.	COMP SHINGLE

LEGEND

- JB — (N) JUNCTION BOX
- UM — (E) UTILITY METER
- MSP — (E) MAIN SERVICE PANEL
- AC — (N) FUSED AC DISCONNECT
- SD — (E) SERVICE DISCONNECT
- VENT, ATTIC FAN (ROOF OBSTRUCTION)
- ROOF ATTACHMENT
- CONDUIT
- S440 OPTIMIZER
- INV — SOLAREDGE HOME HUB SE6000H-USSNBBL14 INVERTER
- Q CELLS Q.TRON BLK M-G2+ 425 (425WATT) MODULES
- IRONRIDGE BLACK XR-100 RAIL 168
- TRENCH

ARRAY AREA & ROOF AREA CALC'S		
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)
#1	12	251.99
(TOTAL ARRAY AREA/TOTAL ROOF AREA) X 100%		
= (251.99/1931) X 100% = 13.05%		

DEAD LOAD CALCULATION			
EQUIPMENT'S DESCRIPTIONS	QTY	LBS/UNIT	TOTAL WEIGHT
MODULES	12	47.2	566.41
MID CLAMP	20	0.3	6
END CLAMP	8	0.31	2.48
IRONRIDGE BLACK XR-100 RAIL 168	8	9.55	76.40
SPLICE BAR	4	0.65	2.6
ASSY, FLASHING, ASSY, CAP, WASHER, EPDM BACKED, BOLT LAG 5/16 X 4.75"	28	0.88	24.64
ASSY, CAPFOOT	28	0.1	2.80
ASSY, FLASHING 9" X 12"	28	0.1	2.80
TOTAL WEIGHT OF THE SYSTEM (LBS)			684.14
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			251.99
WEIGHT PER SQ. FT. (LBS)			2.72
WEIGHT PER PENETRATION (LBS)			8.15



SCALE: 3/32"= 1'-0"

METER NO#: 23556028

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

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(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

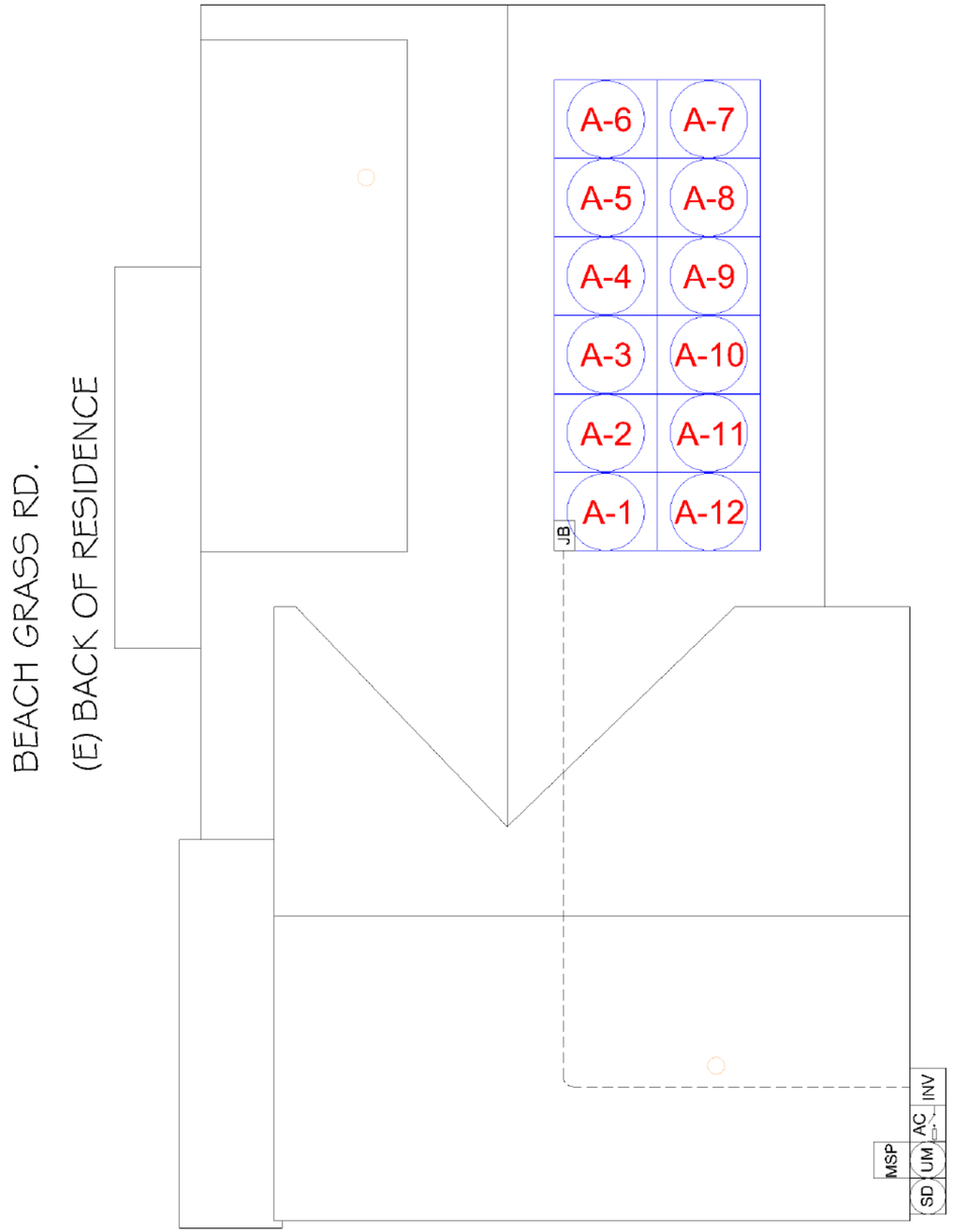
JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ROOF PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3



SCALE: 1/8"= 1'-0"

A - **MODULE STRINGING**

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO
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EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

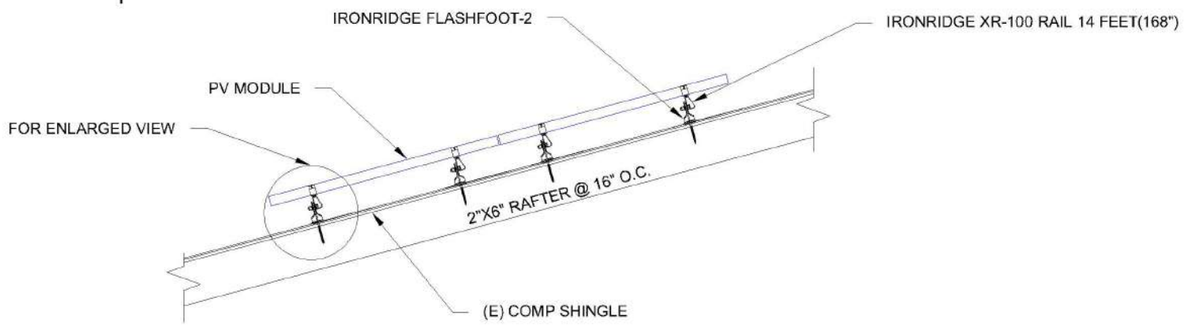
DATE: 4/10/2024

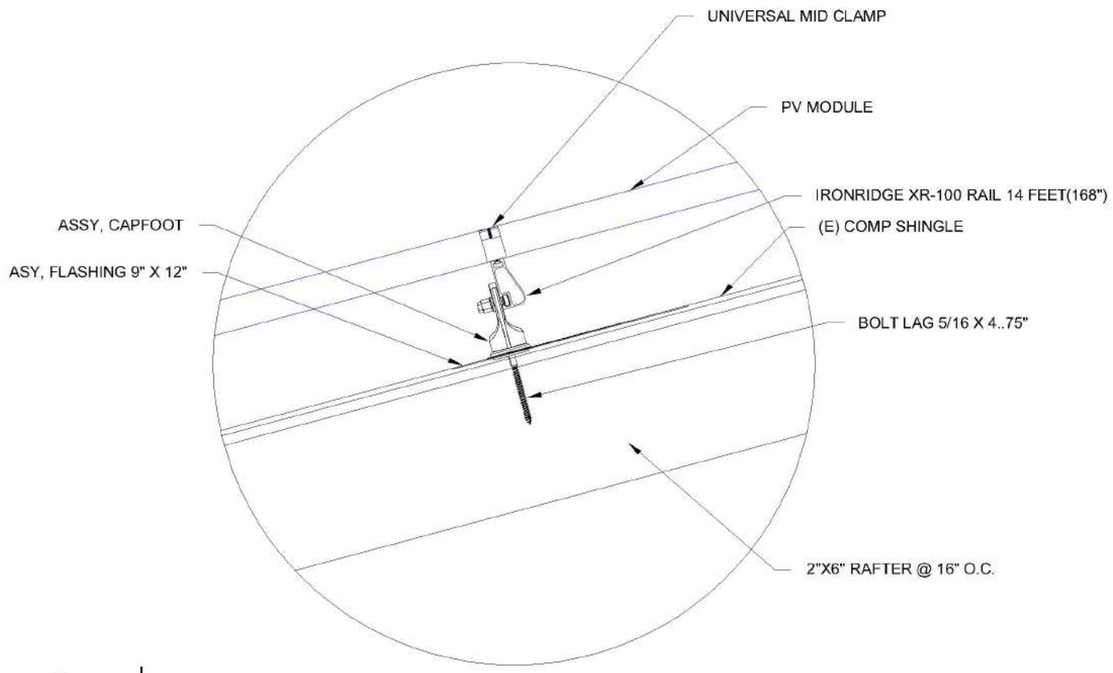
SHEET NAME
STRING LAYOUT & BOM

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-4

1 ATTACHMENT DETAILS





2 ENLARGED VIEW FOR ATTACHMENT DETAILS

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
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AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ATTACHMENT DETAILS

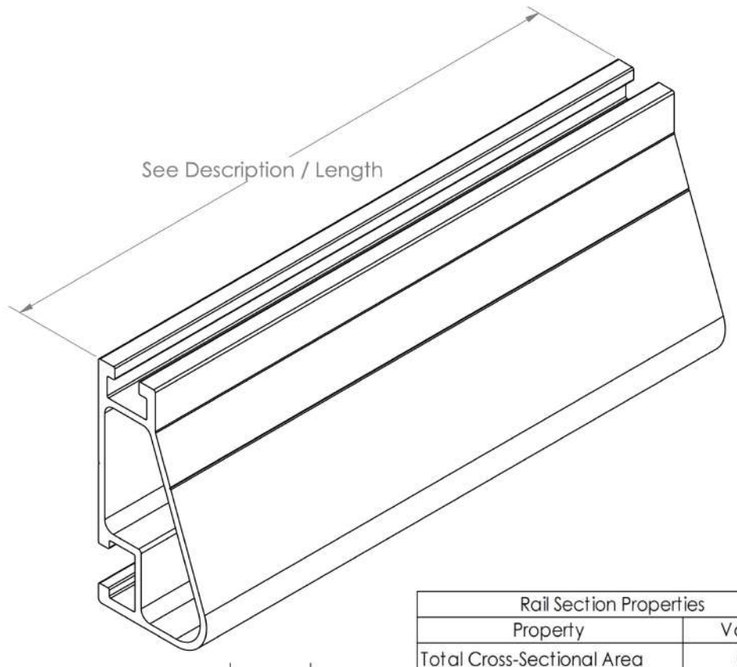
SHEET SIZE
ANSI B
11" X 17"

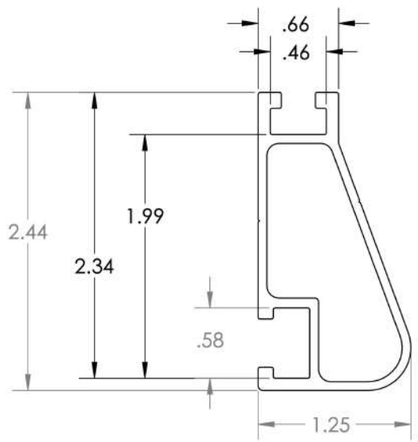
SHEET NUMBER
PV-5

Cut Sheet

IRONRIDGE

XR100 Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.582 in^2
Section Modulus (X-axis)	0.297 in^3
Moment of Inertia (X-axis)	0.390 in^4
Moment of Inertia (Y-axis)	0.085 in^4
Torsional Constant	0.214 in^3
Polar Moment of Inertia	0.126 in^4

APPROVED MATERIALS:
6005-T6, 6005A-T61, 6105-T5, 6N01-T6
(34,000 PSI YIELD STRENGTH MINIMUM)

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-100-132A	XR-100-132B	XR100, Rail 132" (11 Feet)	6000-Series Aluminum	7.50 lbs.
XR-100-168A	XR-100-168B	XR100, Rail 168" (14 Feet)		9.55 lbs.
XR-100-204A	XR-100-204B	XR100, Rail 204" (17 Feet)		11.60 lbs.

v1.1

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS
Q.TRON BLK M-G2+ 425
(425WATT)

(1) SOLAREDGE HOME HUB
SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

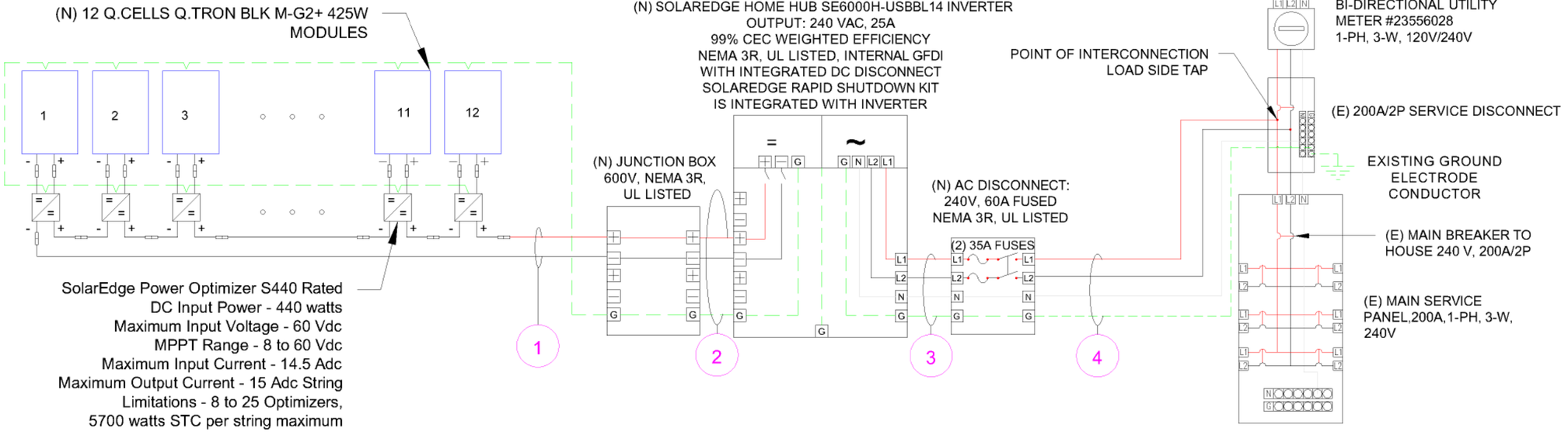
DATE: 4/10/2024

SHEET NAME
ATTACHMENT DETAILS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-6

ID	TYPICAL	INITIAL CONDUCTOR LOCATION	FINAL CONDUCTOR LOCATION	CONDUCTOR			CONDUIT	# OF PARALLEL CIRCUITS	CURRENT-CARRYING CONDUCTORS IN CIRCUIT	CONDUIT FILL PERCENT	OCPD	EGC		TEMP. CORR. FACTOR		CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT	BASE AMP.	DERATED AMP.	LENGTH	VOTAGE DROP
1	1	ARRAY	JUNCTION BOX	10 AWG	PV WIRE	COPPER	MIN 0.75" DIA EMT	1	2	16.70%	N/A	6 AWG	BARE COPPER	0.82	(49°C)	N/A	15.00A	18.75A	35A	N/A	61FT	0.98%
2	1	JUNCTION BOX	INVERTER	10 AWG	THWN 2	COPPER	MIN 0.75" DIA EMT	1	2	14.26%	N/A	8 AWG	THWN-2 COPPER	1	(27°C)	1	15.00A	18.75A	35A	35.00A	43FT	0.69%
3	1	INVERTER	FUSED AC DISCONNECT	8 AWG	THWN 2	COPPER	MIN 0.75" DIA EMT	1	3	29.27%	35A	8 AWG	THWN-2 COPPER	1	(27°C)	1	25.00A	31.25A	50A	50.00A	5FT	0.10%
4	1	FUSED AC DISCONNECT	SERVICE DISCONNECT	6 AWG	THWN 2	COPPER	MIN 0.75" DIA EMT	1	3	34.90%	N/A	8 AWG	THWN-2 COPPER	1	(27°C)	1	25.00A	31.25A	65A	65.00A	5FT	0.06%



ALL CONSTRUCTION NEEDS TO ABIDE BY THE ESB 750 & ESB 756. INSTALLATIONS CAN NOT INCLUDE ANY KIND OF TAPS, METER COLLARS OR ADAPTERS INSIDE NATIONAL GRID OWNED AND MAINTAINED EQUIPMENT, METER SOCKETS, METER CABINETS OR ANYWHERE THERE ARE UN-METERED CONDUCTORS. ANY NEW METERING AND DISCONNECT EQUIPMENT WILL NEED TO BE GROUPED, POTENTIALLY LOCATED OUTSIDE AND 24/7 LOCKABLE AND ACCESSIBLE, IN ACCORDANCE WITH ESB 7.1.1. ALL EQUIPMENT LOCATIONS WILL NEED TO BE APPROVED BY NATIONAL GRID METERING DEPARTMENT PRIOR TO INSTALLATION.

SYSTEM RATING
5.100 kWDC
6.000 kWAC

SERVICE INFO	
UTILITY PROVIDER:	NATIONAL GRID
AHJ NAME:	NANTUCKET COUNTY
MAIN SERVICE VOLTAGE:	240V
MAIN SERVICE PANEL:	200 A
MAIN BREAKER RATING:	200 A
SERVICE FEED SOURCE:	OVERHEAD

METER NO#: 23556028

SCALE: NTS

ISAKSEN SOLAR
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18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS
Q.TRON BLK M-G2+ 425
(425WATT)

(1) SOLAREDGE HOME HUB
SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ELECTRICAL
LINE & CALCS.

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-7

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL	Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
VMP	32.98 V
IMP	12.88 A
VOC	38.67 V
ISC	13.49 A
TEMP. COEFF. VOC	-0.24%/K
PTC RATING	400 W
MODULE DIMENSION	67.8"(L) x 44.6"(W)
PANEL WATTAGE	425 W

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL	SOLAREDGE HOME HUB SE6000H-USSNBBL14
NOMINAL AC POWER	6000 W
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	31.25 A

POWER OPTIMIZER (SOLAREDGE S440)	
MAXIMUM INPUT POWER	440 W
MAXIMUM INPUT VOLTAGE	60 VDC
MAXIMUM INPUT ISC	14.5 ADC
MAXIMUM OUTPUT CURRENT	15 ADC
WEIGHTED EFFICIENCY	98.6%

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	0
AMBIENT TEMP (HIGH TEMP 2%)	27°C
CONDUIT HEIGHT	7/8"
ROOF TOP TEMP	49°C
CONDUCTOR TEMPERATURE RATE	90°C
MODULE TEMPERATURE COEFFICIENT OF VOC	-0.24%/K

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
0.80	4-6
0.70	7-9
0.50	10-20

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SPECIFICATIONS & NOTES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-8

1

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
POINT OF INTERCONNECTION, MAIN SERVICE DISCONNECT, AC DISCONNECT, AC COMBINER, INVERTER
PER CODE: NEC 705.20(7) and NEC 690.13(B)

2

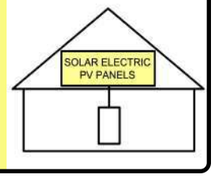
CAUTION : SOLAR ELECTRIC SYSTEM CONNECTED

LABEL LOCATION:
POINT OF INTERCONNECTION & INVERTER
PER CODE: NEC 690.15 & 705.20

3

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE 'OFF' POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION:
MAIN SERVICE DISCONNECT IF MSD IS OUTSIDE PLACE IT THERE / IF MSD IS INSIDE PLACE ON THE AC DISCONNECT
PER CODE: NEC 690.12(D)

4

PHOTOVOLTAIC AC DISCONNECT
RATED AC OUTPUT CURRENT 25 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL LOCATION:
INTERACTIVE SYSTEM POINT OF INTERCONNECTION
PER CODE: NFPA 70, NEC 690.54

5

RAPID SHUTDOWN FOR SOLAR PV SYSTEM

LABEL LOCATION:
AC DISCONNECT, MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 596-01003

6

WARNING: DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
POINT OF INTERCONNECTION
PER CODE: NEC 705.30(C) & NEC 690.59

7

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
POINT OF INTERCONNECTION, MAIN SERVICE DISCONNECT, AC DISCONNECT, AC COMBINER, INVERTER
PER CODE: NEC 706.20(7) & NEC 690.13(B)

8

DO NOT DISCONNECT UNDER LOAD

LABEL LOCATION:
AC DISCONNECT
PER CODE: NEC 690.15 (B) & NEC 690.33 (D)(2)

ADHESIVE FASTENED SIGNS

- THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
- WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNING AND MARKINGS SHOULD COMPLY WITH ANSI 2535.4 [NEC 110.21(B) FIELD MARKING].
- ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT [IFC 605.11.1.3]

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PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

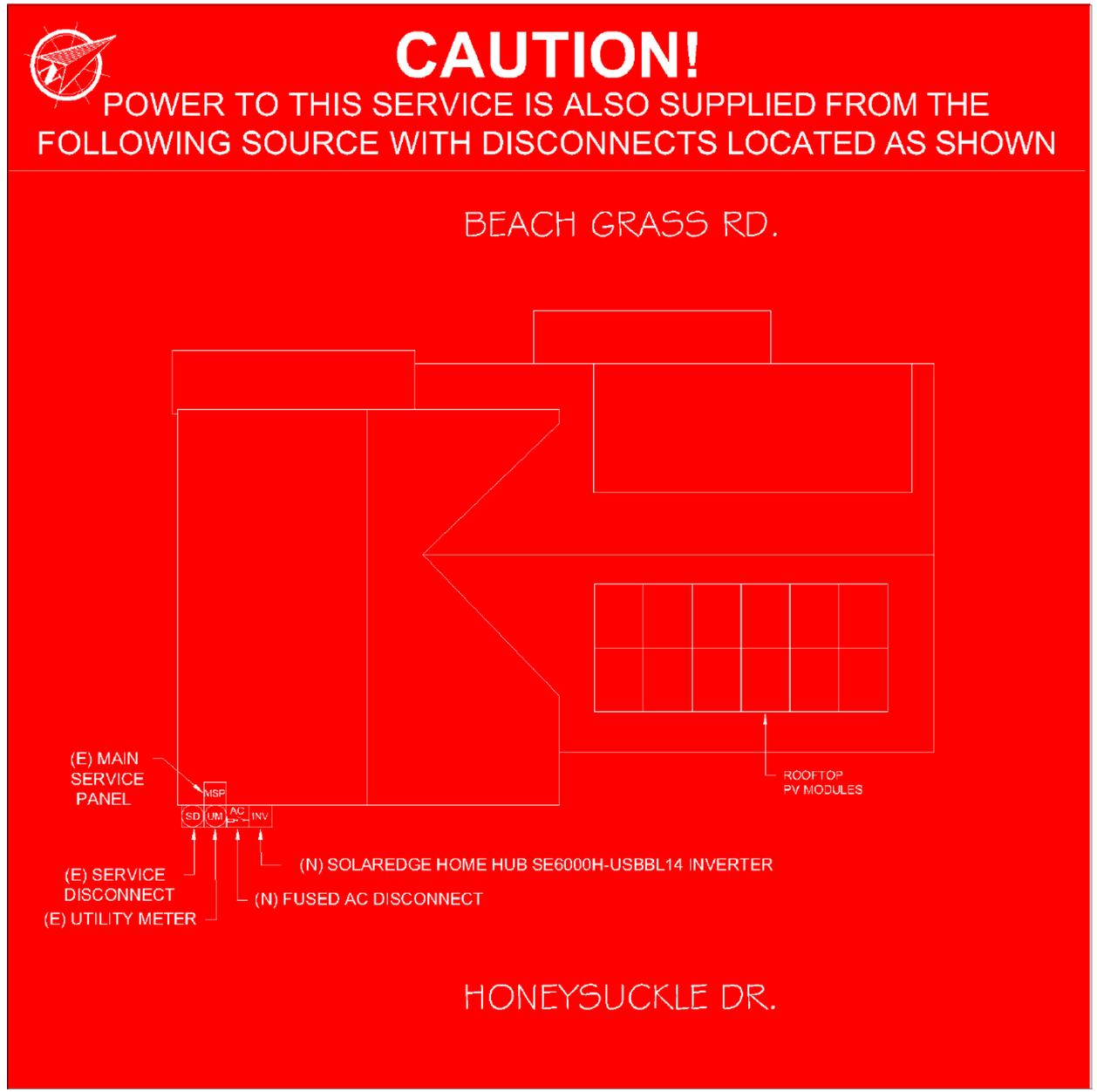
SHEET NAME
SIGNAGE

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-9

CAUTION!

POWER TO THIS SERVICE IS ALSO SUPPLIED FROM THE FOLLOWING SOURCE WITH DISCONNECTS LOCATED AS SHOWN



LABEL LOCATION:
EACH SERVICE EQUIPMENT LOCATION AND AT THE LOCATION(S) OF THE SYSTEM DISCONNECT(S)
FOR ALL ELECTRIC POWER PRODUCTION SOURCES CAPABLE OF BEING INTERCONNECTED
(PER CODE: NEC 705.10)

ISAKSEN SOLAR
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18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SIGNAGE

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-10

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)

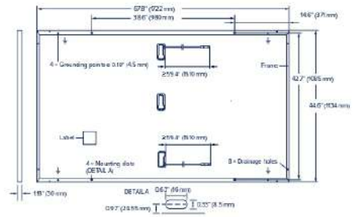
The ideal solution for:

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

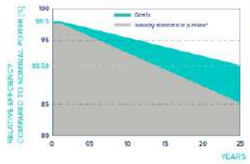


Electrical Characteristics

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
	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

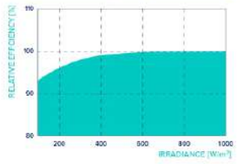


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

qcells

Specifications subject to technical changes © Qcells Q.TRON BLK M-G2+ series_410-430_2022-08_Rev01_NA

ISAKSEN SOLAR
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18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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RESIDENCE
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EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-11

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]



HOME BACKUP

Optimized battery storage with HD-Wave technology

- Record-breaking 99% weighted efficiency with 200% DC oversizing
- Small, lightweight, and easy to install
- Modular design, future ready with optional upgrades to:
  - DC-coupled storage for full or partial home backup
  - Built-in consumption monitoring
  - Direct connection to the SolarEdge Home EV Charger
- Multi-inverter, scalable storage solution, with enhanced battery power up to 10kW
- Integrated arc fault protection and rapid shutdown for NEC 2014 – 2023, per article 690.11 and 690.12
- Embedded revenue grade production data, ANSI C12.20 Class 0.5

solaredge.com

solaredge

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	Units
OUTPUT – AC ON GRID							
Rated AC Power	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	W
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208	W
AC Output Voltage (Nominal)	208 / 240						Vac
AC Output Voltage (Range)	183 – 264						Vac
AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5[2]						Hz
Maximum Continuous Output Current @ 240V	16	24	25	32	42	47.5	A
Maximum Continuous Output Current @ 208V	16	24	24	-	-	48	A
GFDI Threshold	1						A
Total Harmonic Distortion (THD)	< 3						%
Power Factor	1, adjustable -0.85 to 0.85						
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
Charge Battery from AC (if allowed)	Yes						
Typical Nighttime Power Consumption	< 2.5						W
OUTPUT – AC BACKUP[3]							
Rated AC Power in Backup Operation[4]	7600	5760	6000	7600 11400*	10000 11400*	11400	W
AC L-L Output Voltage Range in Backup	211 – 264						Vac
AC L-N Output Voltage Range in Backup	105 – 132						Vac
AC Frequency Range in Backup (min - nom - max)	55 – 60 – 65						Hz
Maximum Continuous Output Current in Backup Operation	32	24	25	32 47.5	42 47.5	47.5	A
GFDI	1						A
THD	< 5						%
OUTPUT – SOLAREDGE HOME EV CHARGER AC							
Rated AC Power	9600						W
AC Output Voltage Range	211 – 264						Vac
On-Grid AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5						Hz
Maximum Continuous Output Current @240V (grid, PV and battery)	40						Aac
INPUT – DC (PV AND BATTERY)							
Transformer-less, Ungrounded	Yes						
Max Input Voltage	480						Vdc
Nom DC Input Voltage	380						Vdc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600kΩ Sensitivity						
INPUT – DC (PV)							
Maximum DC Power @ 240V	7600	11520	12000	15200	20000	22800	W
Maximum DC Power @ 208V	6600	10000	10000	-	-	20000	W
Maximum Input Current[5] @ 240V	20	16	16.5	20 30	30	30	Adc
Maximum Input Current[5] @ 208V	9	13.5	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
2-pole Disconnection	Yes						

* Supported with PN SExxxxH-USMNxxxxxx

(1) These specifications apply to inverters with part numbers SExxxxH-USMNxxxx or SExxxxH-USSNxxxxxx and connection unit model number DCD-1PH-US-PxH-F-x.

(2) For other regional settings please contact SolarEdge support.

(3) Not designed for standalone applications and requires AC for commissioning. Backup functionality is only supported for 240V grid.

(4) Rated AC power in Backup Operation is valid for installations with multiple inverters. For a single backup inverter operation, rated AC power in Backup is 90% of the value stated.

(5) A higher current source may be used; the inverter will limit its input current to the values stated.

ISAKSEN SOLAR
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18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-12

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	Units
OUTPUT – DC (BATTERY)							
Supported Battery Types	SolarEdge Home Battery, LG RESU Prime						
Number of Batteries per Inverter	Up to 3 SolarEdge Home Battery, up to 2 LG RESU Prime						
Continuous Power[6]	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400		11400 @ 240V 10000 @ 208V	W
Peak Power[6]	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400		11400 @ 240V 10000 @ 208V	W
Max Input Current	20	26.5					Adc
2-pole Disconnection	Up to inverter rated backup power						
SMART ENERGY CAPABILITIES							
Consumption Metering	Built-in[7]						
Backup & Battery Storage	With Backup Interface (purchased separately) for service up to 200A; up to 3 inverters						
EV Charging	Direct connection to SolarEdge Home EV Charger						
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, Cellular[8,9], Wi-Fi[8], SolarEdge Home Network						
Revenue Grade Metering, ANSI C12.20	Built-in[7]						
Integrated AC, DC and Communication Connection Unit	Yes						
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi Access Point for local connection						
DC Voltage Rapid Shutdown (PV and Battery)	Yes, according to NEC 2014 – 2023 per article 690.11 and 690.12						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1741 PCS, UL1699B, UL1998, UL9540, CSA 22.2						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14H, CSA C22.3 No. 9						
Emissions	FCC part 15 class B						
INSTALLATION SPECIFICATIONS							
AC Output and EV AC Output Conduit Size / AWG Range	1" maximum / 14-4 AWG						
DC Input (PV and Battery) Conduit Size / AWG Range	1" maximum / 14-6 AWG						
Dimensions with Connection Unit (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		17.7 x 14.6 x 6.8 / 450 x 370 x 174**	21.06 x 14.6 x 7.3 / 535 x 370 x 185**	21.06 x 14.6 x 8.2 / 535 x 370 x 208***		in / mm
			21.06 x 14.6 x 8.2 / 535 x 370 x 208***				
Weight with Connection Unit	30.8 / 14		30.8 / 14**	41.7 / 18.9**	44.9 / 20.3***		lb / kg
			44.9 / 20.3***				
Noise	< 50						dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60[10]						°F / °C
Protection Rating	NEMA 4X						

** Supported with PN SEXXXXH-USSNBBXX4 or SEXXXXH-USMNBBXX4.
*** Supported with PN SEXXXXH-USSNBBXX5 or SEXXXXH-USMNBBXX5.
(6) Discharge power is limited up to the inverter rated AC power for on-grid and backup applications, as well as up to the installed batteries' rating.
(7) For consumption metering current transformers should be ordered separately: SECT-SPL-225A-T-20 or SEACT0750-400NA-20 units per box. Revenue grade metering is only for production metering.
(8) Information concerning the Data Plan's terms & conditions is available in the following link: SolarEdge Communication Plan Terms and Conditions.
(9) The part number SEXXXXH-USXNBBXXX only supports the Wi-Fi communication interface, and the part number SEXXXXH-USXNBBLXX only supports the cellular communication interface.
(10) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating Technical Note for North America.

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

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Q.TRON BLK M-G2+ 425
(425WATT)

(1) SOLAREDGE HOME HUB
SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

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PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-13

Power Optimizer

For North America

S440



POWER OPTIMIZER

PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Functionality subject to inverter model and firmware version

solaredge.com

solaredge

Power Optimizer

For North America

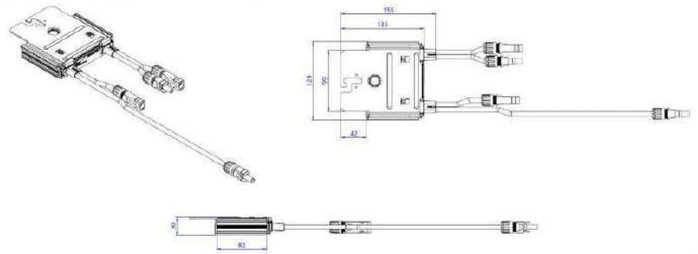
S440

	S440	Unit
INPUT		
Rated Input DC Power(1)	440	W
Absolute Maximum Input Voltage (Voc)	60	Vdc
MPPT Operating Range	8 - 60	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.6	%
Overvoltage Category	II	
OUTPUT DURING OPERATION		
Maximum Output Current	15	Adc
Maximum Output Voltage	60	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020	
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3	
Safety	IEC62109-1 (class II safety), UL1741	
Material	UL94 V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 2100-712:2013-05	
INSTALLATION SPECIFICATIONS		
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 155 x 30 / 5.07 x 6.10 x 1.18	mm / in
Weight (including cables)	655 / 1.5	gr / lb
Input Connector	MC4(2)	
Input Wire Length	0.1 / 0.32	m / ft
Output Connector	MC4	
Output Wire Length	(+) 2.3; (-) 0.10 / (+) 7.54; (-) 0.32	m / ft
Operating Temperature Range(3)	-40 to +85	°C
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 - 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
(2) For other connector types please contact SolarEdge
(3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter		Single Phase HD-Wave	Three Phase 208V Grid	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440	8	10	18	
Maximum String Length (Power Optimizers)		25		50(4)	
Maximum Nominal Power per String(5)		5700 (6000 with SE7600-US - SE11400-US)	6000(6)	12750(7)	W
Parallel Strings of Different Lengths or Orientations		Yes			

(4) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(5) If the inverters rated AC power < maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power
Refer to: https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf
(6) For the 208V grid: it is allowed to install up to 7,800W per string, two minimum string count are required and up to 7,200W without minimum string count. The maximum power difference between each string is 1,000W
(7) For the 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W
(8) It is not allowed to mix S-series and P-series Power Optimizers in new installations



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Intertek RoHS

ISAKSEN SOLAR
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PH# : (508) 717-3820

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AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

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EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-14

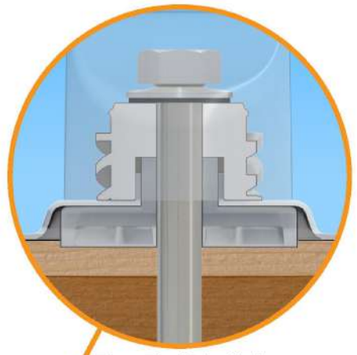
Tech Brief

IRONRIDGE

FlashFoot2®

The Strongest Attachment in Solar

IronRidge® FlashFoot2® raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

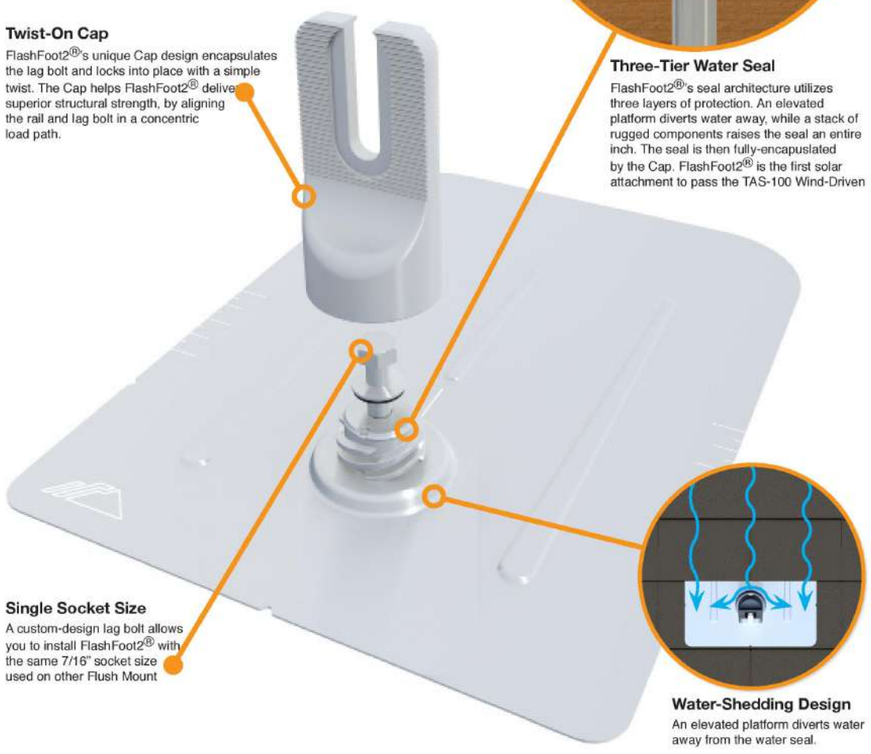


Three-Tier Water Seal

FlashFoot2®'s seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2® is the first solar attachment to pass the TAS-100 Wind-Driven

Twist-On Cap

FlashFoot2®'s unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2® deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.



Single Socket Size

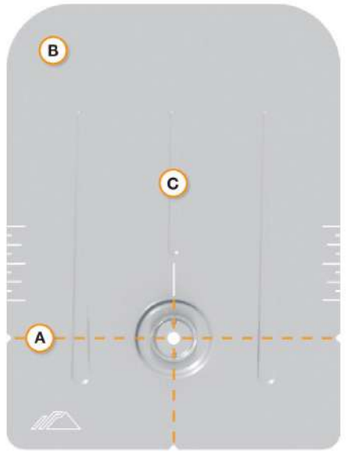
A custom-design lag bolt allows you to install FlashFoot2® with the same 7/16" socket size used on other Flush Mount

Water-Shedding Design

An elevated platform diverts water away from the water seal.

Tech Brief

Installation Features



A Alignment Markers

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

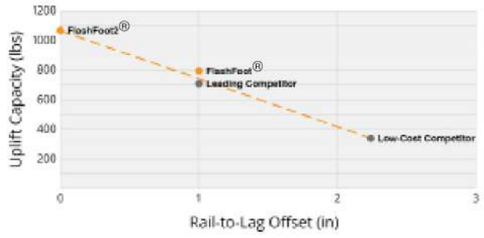
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2® is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.

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SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-15

Tech Brief

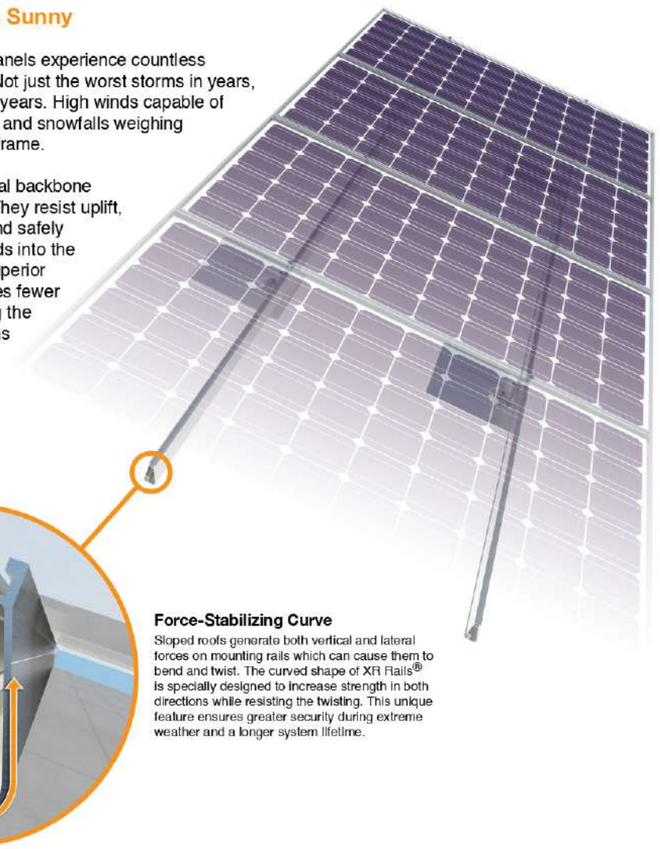
IRONRIDGE

XR Rail® Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails® are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails® is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails® are compatible with FlashFoot® and other pitched roof attachments.

IronRidge® offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails® are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



Tech Brief

XR Rail® Family

The XR Rail® Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail® to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is a residential and commercial mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

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ANSI B
11" X 17"

SHEET NUMBER
PV-16

EZ SOLAR
making solar simple.

JB-1.2
Specification Sheet
PV Junction Box for Composition/Asphalt Shingle Roofs

A. System Specifications and Ratings

- Maximum Voltage: 1,000 Volts
- Maximum Current: 80 Amps
- Allowable Wire: 14 AWG – 6 AWG
- Spacing: Please maintain a spacing of at least ½" between uninsulated live parts and fittings for conduit, armored cable, and uninsulated live parts of opposite polarity.
- Enclosure Rating: Type 3R
- Roof Slope Range: 2.5 – 12:12
- Max Side Wall Fitting Size: 1"
- Max Floor Pass-Through Fitting Size: 1"
- Ambient Operating Conditions: (-35°C) - (+75°C)
- Compliance:
  - JB-1.2: UL1741
  - Approved wire connectors: must conform to UL1741
- System Marking: **Interek Symbol and File #5019942**
- Periodic Re-inspections: If re-inspections yield loose components, loose fasteners, or any corrosion between components, components that are found to be affected are to be replaced immediately.

Table 1: Typical Wire Size, Torque Loads and Ratings

	1 Conductor	2 Conductor	Torque				
			Type	NM	Inch Lbs	Voltage	Current
ABB ZS6 terminal block	10-24 awg	16-24 awg	Sol/Str	0.5-0.7	6.2-8.85	600V	30 amp
ABB ZS10 terminal block	6-24 awg	12-20 awg	Sol/Str	1.0-1.6	8.85-14.16	600V	40 amp
ABB ZS16 terminal bock	4-24 awg	10-20 awg	Sol/Str	1.6-2.4	14.6-21.24	600V	60 amp
ABB M6/8 terminal block	8-22 awg		Sol/Str	.08-1	8.85	600V	50 amp
Ideal 452 Red WING-NUT Wire Connector	8-18 awg		Sol/Str			600V	
Ideal 451 Yellow WING-NUT Wire Connector	10-18 awg		Sol/Str			600V	
Ideal, In-Sure Push-In Connector Part #39	10-14 awg		Sol/Str			600V	
WAGO, 221-612	10-14 awg		Sol/Str			600V	
International Hydraulics 2S2/0	10-14 awg		Sol/Str	4	35		
	8 awg		Sol/Str	4.5	40		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Blackburn LL414	4-14 awg		Sol/Str				

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or		Wires per terminal (pole)							
		1		2		3		4 or More	
kcmil	(mm2)	mm	(inch)	mm	(inch)	mm	(inch)	mm	(inch)
14-10	(2.1-5.3)	Not specified		-		-		-	
8	(8.4)	38.1	(1-1/2)	-		-		-	
6	(13.3)	50.8	(2)	-		-		-	

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SHEET NUMBER
PV-17

18 Pocasset Street 11A, Fall River, MA 02721
T 508.717.3820 www.IsaksenSolar.com

Isaksen Solar – State:

Contract ID	0Q0VR000000E9TF
PROPERTY OWNER	Joseph Tirone
ADDRESS	25 Honeysuckle Drive, Nantucket, MA 02554
Total Project Cost	$18,919.35
Federal Tax Credit [1]	$5,675.81

DATE ISSUED 2/23/24

AGREEMENT AND INSTALLATION DETAILS

- Isaksen Solar will install a 5.1 KW DC solar power system on your property.
- The solar panels are covered by a 25-year manufacturer warranty.
- Isaksen Solar provides a 10-year workmanship warranty to the purchaser of this solar system.
- Isaksen Solar will complete the design, permitting, and engineering drawings for your system.
- Unless you purchase a battery, your system will not provide backup power when the electrical grid goes down.
- If you sell the property, you may transfer the manufacturer's warranty to the new owner.
- Your System activation may experience delays because of the process of obtaining the necessary building permits and utility approval for the interconnection of your System. Once your System is installed, it must still pass utility inspection before you can turn it on.

DC STC Photovoltaic System:		5.1 KW DC
Modules:	12	Q.TRON BLK M-G2+ 425W

HOME IMPROVEMENT AGREEMENT FOR PHOTOVOLTAIC SYSTEM

You may cancel this agreement at any time prior to physical work beginning on your property. Physical work beginning includes any of the following: Trenching, roof flashing, piping, electrical upgrades, roof replacements or any other physical work on the job site.

INTRODUCTION

This Home Improvement Agreement (this "Home Improvement Agreement") is between Isaksen Solar ("Contractor," "we," "us," and "our") and you, the Buyer and any Co-Buyer named above, for the sale and installation of the photovoltaic solar system (the "System"), described below and optional additional services, purchased goods or equipment, if any, as described below. The terms "Buyer," "you," and "your" refer to the Buyer and any Co-Buyer, individually and jointly.

The Terms & Conditions of Sale are attached and are incorporated by this reference and made a part of this Home Improvement Agreement. The Terms & Conditions of Sale require the parties to resolve their disputes by arbitration rather than by lawsuits in court; jury trials and class actions are not permitted.

KEY TERMS AND CONDITIONS

Federal Tax Credit

You may be eligible for a federal solar investment tax credit. You acknowledge that to realize the benefits of the solar investment tax credit, you must have federal income liability that is at least equal to the value of the credit. We are not financially responsible for you receiving any amount of tax credits related to the system and nothing in this home improvement agreement is intended to be used, or may be used, as tax advice. To determine your eligibility for any federal solar investment tax credit, you should make an independent assessment or consult with your independent tax advisors.

State Tax Credits & Incentives/Rebates

Depending on the state and utility district where you reside, you may be eligible for various state and local rebates and incentives. The rebate and incentive calculations Isaksen Solar provides are only estimates. These estimates are based on certain assumptions that may not be applicable based on the circumstances specific to the project. Actual rebates and incentives are variable as eligibility requirements, funding availability and rates may change.

You agree to pay the contract price, regardless of the actual amount of rebates and/or incentives you receive.

Commencement Of Construction Schedule and Schedule of Progress Payments

Isaksen Solar reserves the right to cancel the home improvement agreement prior to the commencement of work, based on the unavailability of equipment, unforeseen engineering problems, acts of public utility agencies not related to Isaksen Solar's performance (i.e. code modification), or other contingencies unforeseen beyond reasonable control, provided, however, that Isaksen Solar shall then be obligated to return any refundable deposits/down payments paid to Isaksen Solar to the date of said cancellation.

Property Conditions

You will be responsible for the structural integrity of the location where the system is installed, including structural or electrical modifications necessary to prepare your property for the system. Isaksen Solar is not liable for any future structural issues with the property.

You agree that Isaksen Solar is not responsible for any known or unknown property conditions. Isaksen Solar is not responsible and bears no liability for the malfunctioning of existing electrical equipment at the property, including but not limited to the main electrical service panel, any major electrical devices, or any other fuses or similar devices.

Cost Or Delay Due to Unforeseen Conditions

Isaksen Solar is not responsible for failures, delays or expenses related to unanticipated, unusual, or unforeseen conditions at the property arising out of a force majeure event.

"Force Majeure Event" means any event, condition, or circumstance beyond the control of and not caused by c Isaksen Solar's fault or negligence. This shall include, without limitation, failure or interruption of the production, delivery or acceptance of power due to: an act of god; war (declared or undeclared); sabotage; riot; insurrection; civil unrest or disturbance; military or guerilla action; terrorism; economic sanction or embargo; civil strike, work stoppage, slow-down, or lock-out; explosion; fire; earthquake; hail damage; abnormal weather condition or actions of the elements; hurricane; flood; lightning; wind; drought; the binding order of any governmental authority (provided that such order has been resisted in good faith by all reasonable legal means); the failure to act on the part of any governmental authority (provided that such action has been timely requested and diligently pursued); unavailability of power from the utility grid, equipment, supplies or products (but not to the extent that any such availability of any of the foregoing results from Isaksen Solar's failure to have exercised reasonable diligence); power or voltage surge caused by someone other than contractor including a grid supply voltage outside of the standard range specified by your utility; and failure of equipment not utilized by Isaksen Solar or under its control. If Isaksen Solar discovers unforeseen conditions requiring additional cost, then Isaksen Solar shall present such costs to you and get your approval before beginning or continuing performance. Failure to provide such approval may result in Isaksen Solar exercising its termination rights pursuant to this home improvement agreement.

Insurance

Buyer: the value of the project shall be added to the building value on your property owners' insurance policy. This will protect you in the case of an "act of god". It is extremely important you notify your property owners' insurance company within 30 days of purchasing your solar system.

Arbitration Of Disputes

Arbitration replaces the right to go to court, including the right to a jury trial and the right to participate in a class action or similar proceeding. In arbitration, a dispute is resolved by an arbitrator instead of a judge or jury. In this section, the words "you" and "your" mean any person signing this home improvement agreement as a buyer or co-buyer. unless the context requires otherwise, the words "we," "us" and "our" means Isaksen Solar. The laws of the state where your home is located shall govern the substance of your claims

under this home improvement agreement without giving effect to conflict of laws principles. you and we agree that any dispute, claim or disagreement between you and us (a "dispute") shall be resolved exclusively by arbitration except as specifically provided below. Disputes covered by this agreement include but are not limited to: claims arising out of or relating to this home improvement agreement; claims arising out of or relating to our relationship; claims that arose before this or any prior agreement (including, but not limited to, claims relating to advertising); consumer protection claims; and claims under any federal or state statute. The federal arbitration act, rather than any state arbitration law, applies to this arbitration agreement. The arbitration, including the selection of the arbitrator, will be administered by the American Arbitration Association ("AAA") under its consumer arbitration rules (the "rules") by a single neutral arbitrator. Either party may initiate the arbitration process by filing the necessary forms with the AAA. to learn more about arbitration before the AAA, you can review materials available at www.adr.org. the arbitration shall be held in the location that is most convenient to your home. If the AAA is unavailable to administer the dispute, then the arbitration, including the selection of the arbitrator, will be administered by jams, under its streamlined arbitration rules (the "rules") by a single neutral arbitrator agreed on by the parties within thirty (30) days of the commencement of the arbitration. If jams is not available either, then the parties shall select another recognized arbitration administrator which can offer a location for arbitration that is close to your home. The arbitrator shall have the authority to award any legal or equitable remedy or relief that a court could order or grant under this home improvement agreement. The arbitrator, however, is not authorized to change or alter the terms of this home improvement agreement or to make any award that would extend to any transaction other than yours. All statutes of limitation that are applicable to any dispute shall apply to any arbitration between you and us. the arbitrator will issue a decision or award in writing, briefly stating the essential findings of fact and conclusions of law. Only disputes involving you and us may be addressed in the arbitration. Disputes must be brought in the name of an individual person or entity and must proceed on an individual (non-class, non-representative) basis. The arbitrator will not award relief for or against anyone who is not a party to the dispute. If you and we arbitrate a dispute, none of you or us, nor any other person, may pursue the dispute in arbitration as a class action, class arbitration, private attorney general action or other representative action, nor may any such dispute be pursued on your or our behalf in any litigation in any court except as specifically provided below. Claims regarding any dispute and remedies sought as part of a class action, class arbitration, private attorney general or other representative action are subject to arbitration only on an individual (non- class, non-representative) basis, and the arbitrator may award relief only on an individual (non-class, non-representative) basis. This means that the arbitration may not address disputes involving other persons with disputes similar to the disputes between you and us. If any part of this paragraph or of this section is found to be unenforceable by an arbitrator or a court having jurisdiction over a dispute, then this entire section (except for this sentence and the following sentence) shall be automatically inapplicable to that dispute. Even if any part of this section is found to be unenforceable as described above, you and we each agree to waive the right to a trial by jury in connection with any dispute that might arise between or involving you and us and the right to participate in a class action or similar proceeding in connection with any such dispute. Because you and we have agreed to arbitrate all disputes except as specifically provided in the last paragraph of this section, you and we will not have the right to litigate that dispute in court, or to have a jury trial on that dispute, or engage in discovery except as provided for in the rules. Further, you will not have the right to participate as a representative or member of any class pertaining to any dispute. The arbitrator's decision will be final and binding on the parties and may be entered and enforced in any court having jurisdiction, except to the extent it is subject to review in accordance with applicable federal law governing arbitration awards. other rights that you or we would have in court may also not be available in arbitration. All disputes and determinations concerning the arbitrability of a claim (including disputes about the scope, applicability, enforceability, revocability, unconscionability, or validity of this agreement or this section) shall be decided by the arbitrator. Notwithstanding the foregoing, nothing herein contained shall bar you or us from: (i) obtaining injunctive relief from a court against threatened conduct that could cause irreparable harm, loss or damage, under the usual equity rules, including the applicable rules for obtaining restraining orders and preliminary injunctions; or (ii) obtaining a judgment from a court having jurisdiction confirming the award of the arbitrator; or (iii) obtaining resolution of a dispute in a small claims court if the dispute falls within the jurisdiction of the small claims court (provided, however, that no attempt is made to transfer resolution of such a dispute from a small claims court to a court of general jurisdiction). as used herein, the phrase "small claims court" means and is intended to be limited to those courts that have jurisdiction to hear civil lawsuits limited to disputes with a total amount in controversy of seven thousand dollars ($7,000) or less, or other amount as may be established under governing law.
You understand that you are voluntarily agreeing to arbitrate disputes arising under this agreement and authorize that you have reviewed this section and agree to its provisions. Isaksen Solar and the property owner hereby mutually agree in advance that in the event Isaksen Solar has a dispute concerning this contract, Isaksen Solar may submit such dispute to a private arbitration service which has been approved by the director of the executive office of consumer affairs and business regulations and the consumer shall be required to submit to such arbitration as provided in M.G.L.c. 142a.

Governing Law

Except to the extent inconsistent with or preempted by federal law (including the federal arbitration act), the law of the state where the system is located applies to this home improvement agreement, without regard to principles of conflict of law or choice of law. If any portion of this home improvement agreement is determined to be unenforceable or invalid, the remaining provisions shall be enforced in accordance with their terms or will be interpreted or re-written so as to make them enforceable.

Indemnity

To the fullest extent permitted by law, you shall indemnify, defend, protect, save and hold harmless Isaksen Solar, its employees, officers, directors, agents, successors and assigns from any and all third party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands and liens of any kind or nature

arising out of, connected with, relating to or resulting from your breach of this home improvement agreement or your negligence or willful misconduct, or the negligence or willful misconduct of any of your agents, employees, household members, family members, tenants, invitees, tenant's invitees, assignees, or independent contractors. The provisions of this paragraph shall survive termination or expiration of this home improvement agreement.

Waiver

Any delay or failure of a party to enforce any provisions of this home improvement agreement, including but not limited to any remedies listed in this home improvement agreement, or to require performance by the other party to any of the provisions of this home improvement agreement, shall not be construed to (a) be a waiver of such provisions or a party's right to enforce that provision; or (b) affect the validity of this home improvement agreement.

Notice Of Changes

You agree to notify us if your name or mailing address changes or any material changes to the condition of your home/building that would impact the system.

No Oral Agreements

This written home improvement agreement represents the final agreement between the parties concerning your purchase and our sale of the system on credit and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

Use Of the System

- Use the system and purchased goods carefully, keep them in good repair, free from animal infestation, and use reasonable efforts to avoid damage to the system and purchased goods
- Follow all safety warnings and installation and operation instructions included in the documentation we provide you for the system and purchased goods
- Keep trees, bushes and hedges trimmed so that the system receives as much sunlight as it did when installed
- Not modify your home or landscaping in a way that shades the system
- Be responsible for any conditions at your home that affect the installation and operation of the system. (e.g., not blocking access to the roof or removing a tree that is in the way)
- Be responsible for the structural integrity of the property where the system and purchased goods are installed, including the structural or electrical modifications necessary to prepare your property and roof. You agree that we are not responsible for any known or unknown structural integrity issues with your property.
- Not remove any markings or identification tags on the system or purchased goods.
- Permit us, after we give you reasonable notice, to inspect the system and purchased goods for proper operation as we reasonably determine necessary.
- Not do anything, permit or allow to exist any condition or circumstance that would cause the system and/or purchased goods not to operate as intended at the property.
- Notify us if you think the system and/or purchased goods are damaged or appears unsafe, or are stolen, and prior to changing your power supplier
- Obtain our written permission before making any changes to the system and/or purchased goods;
- Permit us access to data regarding your energy consumption from your electric provider or from electronic usage data storage sites and execute a third-party access agreement for this purpose where required
- Procure and maintain adequate insurance coverage for the system and purchased goods. You may obtain this insurance from anyone you want. We highly recommend contacting your existing property insurance company to notify them and maintain proper coverage.

Notices And Consent to Electronic Communications

All notices under this agreement shall be in writing and shall be by personal delivery, facsimile transmission, electronic mail, online customer portal, overnight courier, or certified, or registered mail, return receipt requested, and deemed received upon personal delivery, acknowledgment of receipt of electronic transmission, the promised delivery date after deposit with overnight courier, or five (5) days after deposit in the mail. You agree that we may provide you with notices in electronic format. each party shall deem a document faxed or sent via pdf as an original document. Notices required under this agreement will be sent to you at the most recent address you have given us in writing. Notice to any one of you will be notice to all (unless otherwise required by applicable law).

Manufacturer's Warranty

Certain system components are covered under the applicable equipment or manufacturer's warranty. Your solar panels come with a 25-year manufacturer's limited warranty. For specifics on the solar panel 25-year manufacturer warranty, please see their warranty agreement. The manufacturer's warranty may cover certain routine maintenance and monitoring of the system and includes certain limited warranties. Please see the specific manufacturer's warranty agreement for additional details. The system is not covered except as set forth in the warranty agreement or as specifically required by applicable law. We shall assume no expense, liability, or

responsibility for repairs made by or for you without written authorization from us and which are not covered by the manufacturer's warranty. You will comply with any requests to assist you in correcting defects or making any repairs that are covered by a manufacturer's warranty or by the warranty agreement.

Your inverter(s) are covered by a manufacturer-limited warranty. Please see the warranty for specifics. If your solar system is Single Phase, the manufacturer warranty is extended to 25 years. If the system is 3-Phase, then the manufacturer warranty will be extended to 20 years. A copy of the warranty extension will be provided to you in the Isaksen Solar App. Standard SolarEdge Warranty Link https://www.solaredge.com/sites/default/files/solaredge-warranty-may-2021.pdf

Solar System Online Monitoring

Isaksen Solar is not responsible for the internet connection between your solar system and the monitoring app. System Monitoring is guaranteed for the first 5 years. After the first 5 years, it is the property owner's responsibility to provide internet. If there is no internet on site, then Isaksen will not be able to monitor your system.

Limited Warranties

During the first 10 years under normal use and service conditions, the system will be free from defects in workmanship or defects in, or a breakdown of, materials or components.

Roof Warranty

If your roof is penetrated during a system installation, we will warrant roof damage caused by us. This roof warranty will begin on the date that system installation begins and will run ten (10) years following the completion of the system installation. This roof warranty is separate from any additional warranty you may receive.

Repair Promise

During the initial 10-year warranty term, Isaksen Solar will honor the system warranty and will cause the repair or replacement of any defective part, material or component or correction of any defective workmanship at no cost or expense to you (including all labor costs), when you submit a valid claim to us. If we damage your home/building, your belongings, or your property, we will repair the damage caused or pay you for the damage. Isaksen Solar may also, at no additional cost to you, upgrade or add to any part of the system to ensure that it performs properly. Cosmetic repairs that do not involve safety or performance shall be made at our discretion.

Isaksen Solar Warranty Length

Except as otherwise expressly provided herein, Isaksen Solar provides a 10-year workmanship warranty. The 10-year workmanship warranty only applies to the solar system. Any additional services purchased come with a 1-year workmanship warranty. Examples of additional services are battery storage, EV chargers, electrical upgrades…etc. The Isaksen Solar workmanship warranty is only valid to the original purchaser of the solar system. It is not transferable to any future property owners.

Please be advised that the warranty provided by Isaksen Solar for your solar system is exclusively valid under the condition that no modifications, adjustments, or repairs are conducted by any entities other than Isaksen Solar. If any alterations, repairs, or modifications are made by anyone other than Isaksen Solar, your warranty will immediately be null and void. This policy is strictly enforced to ensure the integrity and performance of your solar system are maintained according to our high standards of quality and safety.

Exclusions & Disclaimer

The warranties and guarantees provided in this warranty agreement do not apply to any lost power production or any repair, replacement, or correction required due to any of the following:

- Someone other than Isaksen Solar or its approved service providers installed, removed, reinstalled, or repaired the system
- Destruction or damage to the system or its ability to safely produce power not caused by Isaksen Solar or its approved service providers while servicing the system (e.g., if a tree falls on the system, we will not repay you for the power it did not produce)
- You're being unavailable to provide access or assistance to us in diagnosing or repairing the system. We can only repair the system if you give us access to your property.
- Any force majeure events
- Shading from foliage that is new growth or is not kept trimmed to its appearance on the date the system was installed
- Any system failure or lost production not caused by a system defect
- Theft of the system (e.g., if the system is stolen, we will not repay you for the power it did not produce)
- A power or voltage surge caused by someone other than provider, including a grid supply voltage outside of the standard range specified by the local utility or the system specifications or as a result of a local power outage or curtailment.
- A change in usage of the property or any buildings at or near such property that may affect insolation without provider's prior written approval.

The limited warranties described above are the only express warranties made by Isaksen Solar with respect to the system. Isaksen Solar hereby disclaims, and any beneficiary of this limited warranty hereby waives, any warranty with respect to any cost savings from using the system. Without limiting the foregoing, to the full extent permitted by state law, there are no other representations or warranties, express or implied, as to the merchantability, fitness for any purpose, condition, design, capacity, suitability or performance of the system or its installation. Some states do not allow such limitations, so the above limitations may not apply to you.

System Repair or Removal and Information and Data

Isaksen Solar agrees to remove and reinstall the system at fair market value. You agree that if (a) the system needs any repairs that are not the responsibility of Isaksen Solar, (b) the system needs to be removed and reinstalled to facilitate remodeling of your property, you will have Isaksen Solar, at your expense, perform such repairs, removal and reinstallation on a time and materials basis. If anyone other than Isaksen Solar removes or installs your system, the Isaksen Solar Workmanship Warranty will be voided.

As of this contract signing the average cost to remove and reinstall a solar system is around $350 per panel. However, as time goes on the fair market value for this work will likely increase with inflation.

System Relocation

You agree that if you want to relocate the system, Isaksen Solar will need to reevaluate the production of the system at the substitute premises. You agree to have the system relocated based on the fair market value determined by Isaksen Solar.

Snow and Ice

Isaksen Solar is not liable for any damages caused by Snow or Ice. All responsibility for snow or Ice falling off solar systems is exclusively the property owners. The customer is responsible for any damage related to Snow and Ice build-up in anyway relating to the solar system. If you want to purchase a snow guard retention system, please contact us by email at Support@Isaksensolar.com

Critter Damage

Isaksen Solar is not liable for any damages caused to your solar system by any animals. Any damage caused by animals are the property owner's responsibility. If you would like to purchase critter guard please contact us at our main line.

Homeowners Association

If your home is governed by a homeowner's association or similar community organization, you are responsible for getting any required approvals, permissions, or clearances from your homeowners association relevant to your solar system. Isaksen Solar shall have no obligation or responsibility to secure such approvals on behalf of the property owner.

Limitations On Liability

No Consequential Damages

You may only recover direct damages pursuant to this limited warranty. In no event shall Isaksen Solar be liable to you or your assigns for special, indirect, punitive, exemplary, incidental, or consequential damages of any nature. Examples of this would be water damage, plumbing issues, electrical issues, smoke damage…….etc. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

Limit Of Liability

Notwithstanding any other provision of this limited warranty to the contrary, Isaksen Solar's total liability arising out of or relating to this limited warranty for damages to your home/building, belongings and property shall in no event exceed five hundred thousand dollars ($500,000).

Early Termination

Notwithstanding any other provision of this warranty agreement, this warranty agreement shall automatically terminate if the system is completely destroyed, stolen, or damaged beyond repair as the direct result of an accident, natural disaster, act of god, or similar catastrophic event that is not caused, not materially aggravated, or not substantially worsened by the negligence or willful misconduct of you, your agents, contractors (other than provider), or your or their representatives (a "total loss" of the system).

Execution Deadline

This contract must be signed by all parties on or before 3/24/2024 12:00:00 AM. If any party fails to sign by this date, the contract shall be considered null and void.

Signatures

By signing below, you acknowledge that you have read all pages of this agreement. You also acknowledge receipt of a true and completely filled-in copy of all pages of this agreement at the time you sign it. You are entitled to a completely filled-in copy of this agreement.

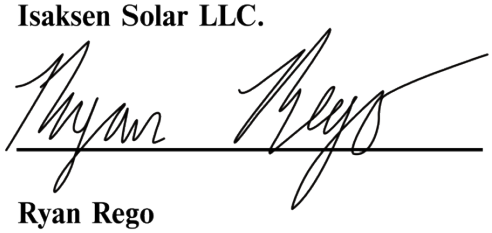
Buyers Name: Joseph Tirone

Buyer Signature: 

Date: 2/23/24

Home Improvement Agreement

Isaksen Solar LLC.



Ryan Rego
Authorized Signatory
Isaksen Solar LLC.

Date: 2/23/24

PV Letters

April 12, 2024

Subject: Proposed Solar Panel Installation
Joseph Tirone Residence 25 Honeysuckle Dr , Nantucket, MA
PV Letters Job #005-1532

To Whom it May Concern,

We have reviewed information, provided by our client, related to the proposed solar panel installation at the above-referenced address. The purpose of the review was to determine if the existing roof is structurally adequate for the proposed installation. Based on our review and analysis of the given information, and in accordance with governing building codes, it is our professional opinion that the existing structure is permitted to remain unaltered for the proposed solar installation.

Design Parameter Summary

Governing Building Code: Massachusetts Residential Code 2015
Risk Category: II
Wind Exposure: B
Design Wind Speed: 146 mph
Ground Snow Load: 25 psf

Roof Information

Roof Structure: 2x6 Rafters @ 16" O.C.
Roofing Material: Asphalt Shingles (1 layer)
Roof Slope: 30 degrees

Roof Connection Details

Lag Screws: 1 screw, 5/16" dia min., with min. 2.5" embedment into rafter only, at 48" O.C. max
Stagger attachments to avoid overloading any individual rafter.

Engineering Analysis

The proposed installation - including weight of panels, racking, mounts, and inverters where applicable - will be approximately 3 psf. In the areas where panels are installed, roof live loads will not be present. The member forces in the area of the solar panels are not increased by more than 5%, and so per provisions in the adopted building codes, the structure need not be altered for gravity loading.

The proposed installation will be 6" max. above the roof surface (flush mounted) and parallel to the roof surface. Therefore, any increase in wind loading on the building structure from the solar panel installation is expected to be negligible. Wind is the governing lateral load case. Because the increase in lateral loading is not increased by more than 10%, per provisions in the adopted building codes, the structure need not be altered for lateral loading.

Wind uplift on the panels has been calculated in accordance with the relevant provisions of ASCE 7-16. This loading has been used to verify the adequacy of the connection specified above. Connection locations should be in accordance with design drawings.

IronRidge XR100 rails will support the modules and will fasten to the roof structure with IronRidge FlashFoot2 along the rail.

Conclusion

The roof structure need not be altered for either gravity loading (including snow) or lateral loading (including wind). Therefore, the existing structure is permitted to remain unaltered. Connections to the roof must be made per the "Roof Connection Details" section above. Copies of all relevant calculations are enclosed.

Limitations and Disclaimers

The opinion expressed in this letter is made in reliance on the following assumptions: the existing structure is in good condition; the existing structure is free from defects in design or workmanship; and the existing structure was code-compliant at the time of its design and construction. These assumptions have not been independently verified, and we have relied on representations made by our client with respect to the foregoing. The undersigned has not inspected the structure for defects, although we have reviewed the information provided by our client, including pictures where applicable.

Electrical design is excluded from this analysis. Waterproofing is the sole responsibility of the installer and is also excluded from this analysis. Solar panels must be installed per manufacturer specifications. Structural design and analysis of the adequacy of solar panels, racks, mounts, and other components is performed by each component's respective manufacturer; the undersigned makes no statement of opinion regarding such components. This letter and the opinions expressed herein are rendered solely for the benefit of the permitting authority (city or county building department) and your office, and may not be utilized or relied on by any other party.

If you have any questions or concerns, please contact me at (208)-994-1680, or email me directly at Trevor@pvletters.com.

Sincerely,
Trevor A. Jones, P.E.



4/12/2024



PV Letters

Standard Loading Comparison

This calculation justifies the additional solar load by comparing existing to proposed gravity loads in the location of the solar panels.

	Without Solar	With Solar	
Dead Load			
Asphalt Shingles	3	3	psf
1/4" OSB	1	1	psf
Framing	2	2	psf
Insulation	--	--	psf
1/2" Gypsum Ceiling	--	--	psf
M,E, & Misc	--	--	psf
Solar Panel	0	3	psf
Total Dead Load	6	9	psf
Snow Load			
Ground Snow Load, P_g	25		psf
Exposure Factor, C_e	0.90		
Thermal Factor, C_t	1.1		
Importance Factor, I_s	1		
Flat Roof Snow Load	17		ASCE 7 Eqn. 7.3-1 or jurisdiction min.
Slope	30		degrees
Unobstructed Slippery Surface?	No	No	
Slope Factor, C_s	1.00	1.00	
Sloped Roof Snow Load	17.3	17.3	psf
Live Load			
Roof Live Load	20	0	psf
Load Combination			
D + Lr	26.0	9.0	psf
D + S	23.3	26.3	psf
Max. Load	26.0	26.3	psf
% of original		**101.25%**	

Result: **Because the total forces are not increased by more than 5%, per the relevant code provisions stated in the body of the letter, the existing roof structure is permitted to remain unaltered.**

PV Letters

Lag Screw Calculation (per ASCE 7-16)

This calculation justifies the connection of the solar panels to existing roof members, by showing the connection capacity is equal to or greater than the uplift force demands.

Connection Demand

Spacing perpendicular to rail, in	34
Roof Angle, degrees	30
Roof Layout	Gable
Wind Speed, mph	146
Exposure Coefficient, K_z	0.57
Topographic Factor, K_{zt}	1.00
Directionality Factor, K_d	0.85
Elevation Factor, K_e	1.00
Velocity Pressure q_z, psf	26.6

Zones:	1	2n, 2r, 2e	3r, 3e
Spacing parallel to rail, in	48	48	48
GC_p (max)	1.75	1.96	2.44
Exposed Panels? (γ_E = 1.5)	No	No	No
Effective Wind Area on each con., ft^2	11.3	11.3	11.3
Pressure Equalization Factor, γ_a	0.78	0.78	0.78
Uplift Force, psf	36.2	40.6	50.6
Max. Uplift Force / Connection (0.6 WL), lbs	245.3	275.1	342.6
Solar Dead Load (0.6 DL). Lbs	20.3	20.3	20.3
Max. Uplift Force (0.6 WL - 0.6 DL), lbs	**225.0**	**254.8**	**322.3**

Connection Capacity

Attachment FTG	IronRidge FlashFoot2
Attachment location	Framing
Fastener Type	Lag Screw
Fastener Diameter, in	0.3125
Embedment Length, in	2.5
Lumber Species & Grade	SPF #2 (Assumed)
Nominal Withdrawal Capacity W, lbs	512
# of Screws	1
Load Duration Factor C_d	1.6
Screw Adj. Withdrawal Cap. W', lbs	**819**
Attachment FTG Strength with Cd, lbs	**1171**

Max applied load, lbs	322
Max allowable load, lbs	819

Compare Adjusted Withdrawal Capacity to ASD Factored Demand

Zones:	1	2n, 2r, 2e	3r, 3e
	O.K.	O.K.	O.K.


25
B

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 AVERIE MILLWARD

AS AGENT FOR ISAKSEN SOLAR

STREET ADDRESS 25 Honeysuckle Drive, Nantucket MA 02554

MAP/PARCEL

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 5/21/2024

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 5/21/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. CW (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 77 PARCEL N°. 8.1

Street & Number of Proposed Work: 30 RUSSELLS WAY

Owner of record: MORE THAN ENOUGH LLC

Mailing Address: P.O. BOX 88
GARRISON NY 10524

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: CHIPWEBSTER ARCHITECTURE

Mailing Address: 11 55 HOLE ROAD
NANTUCKET MA 02554

Contact Phone #: 508 228-3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 728 Decks/Patio: Size: 8X30 ☐ 1st floor ☑ 2nd floor
Width: 30 Sq. footage 2nd floor: 728 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 29 South 29 East 29 West 29

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation DEMO
2. South Elevation DEMO
3. West Elevation DEMO
4. North Elevation DEMO

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/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 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 1/8 Rake 1/8 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1/4 Door Frame 1/4 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 ASPHALT
Trim NTW Sash NTN Doors BLK
Deck NTW Foundation BLOCK Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/2/24 Signature of owner of record Krysten Wallace on behalf of client Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I KRYSTEN WALLACE

AS AGENT FOR More Than Enough LLC

STREET ADDRESS 30 Russells Way

MAP/PARCEL 77/8.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/2/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Krysten Wallace 7/2/24

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: _____

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 508.325.7587.

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.

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

GREY LEVIATHAN LLC
15 FATHER JACOBBE RD #614
BOSTON, MA 02128

IULIANO JAMES P
929 LAGUNA ST UNIT D
SANTA BARBARA, CA 93101

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

7022 0410 0003 0987 8199

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$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$5.08
$	

Postmark Here

JUL - 2 2024

SANTA BARBARA CA 07/02/2024

Sent To JAMES P. IULIANO
Street and Apt. No., or PO Box No. 929 LAGUNA STREET UNIT D
City, State, ZIP+4® SANTA BARBARA CA 93101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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East Boston, MA 02128

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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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JUL - 2 2024

NANTUCKET MA 07/02/2024

Sent To GREY LEVIATHON LLC
Street and Apt. No., or PO Box No. 15 FATHER JACOBBE RD #614
City, State, ZIP+4® BOSTON, MA 02128

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)	
☐ 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
$	

Postmark Here

JUL - 2 2024

NANTUCKET MA 07/02/2024

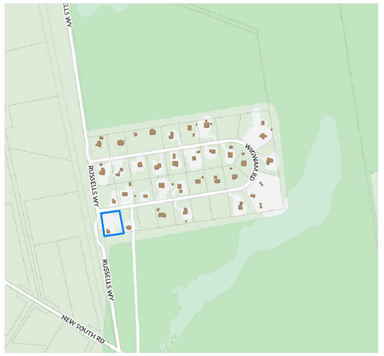
Sent To NANTUCKET CONSERVATION FOUNDATION
Street and Apt. No., or PO Box No. P.O. Box 13
City, State, ZIP+4® NANTUCKET MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DEMO PERMIT

Existing House

30 Russells, Nantucket, MA

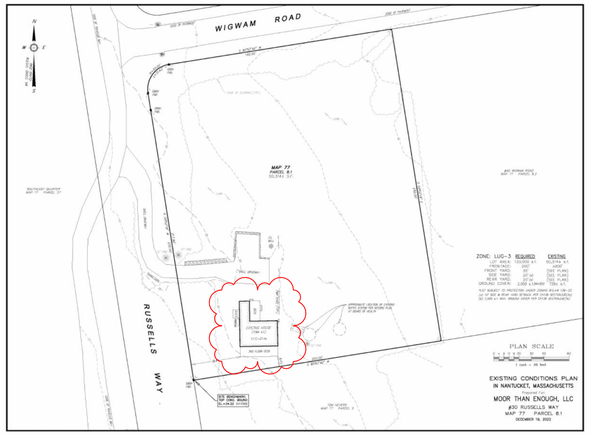


Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Lot Area: 50,314 SF

Property Card

Year Built: 1982
Stories 2
Total Bedrooms: 3
Total Bathrooms: 2.5



Building 1 : Section 1

Year Built:	1982
Living Area:	1,300
Replacement Cost:	$1,148,082
Building Percent Good:	90
Replacement Cost Less Depreciation:	$1,033,300

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duct
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



Building Layout



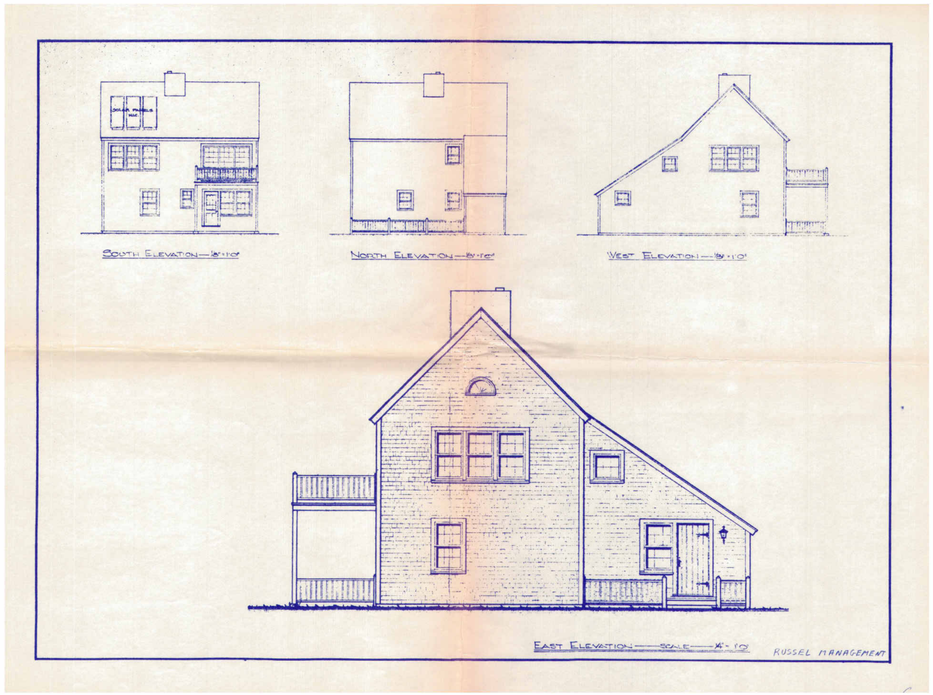
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	728	728
FUS	Upper Story, Finished	600	600
FHS	Half Story, Finished	64	32
STP	Stoop	48	0
WDK	Deck, Wood	200	0
		1,600	1,360

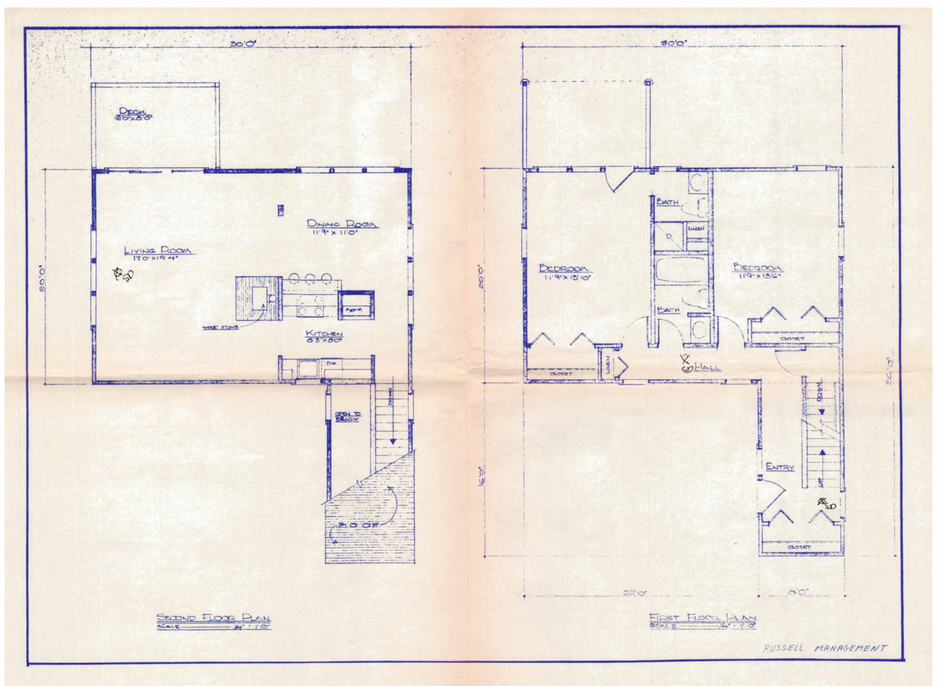












CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Demo Permit

More Than Enough LLC
30 Russells Way, Nantucket, MA
Existing House
HDC Demo Permit

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC

6/28/2024 9:53:46 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 216

Street & Number of Proposed Work: 14 MOORS END LN

Owner of record: JEFFREY AKSELZER

Mailing Address: 1910 RUSSELL ROAD

ALEXANDRIA VA 22301

Contact Phone #: 8134358586 E-mail: mike@designady.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 766 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21' Sq. footage 2nd floor: 630 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'-9" ±6" South 22'-9" ±6" East 22'-9" ±6" West 22'-9" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 9 Dormer _____/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) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze _____

Window Casing TME Door Frame TME 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 CUSTOM Rear _____ Side CUSTOM

Garage Door(s): Type CUSTOM Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME

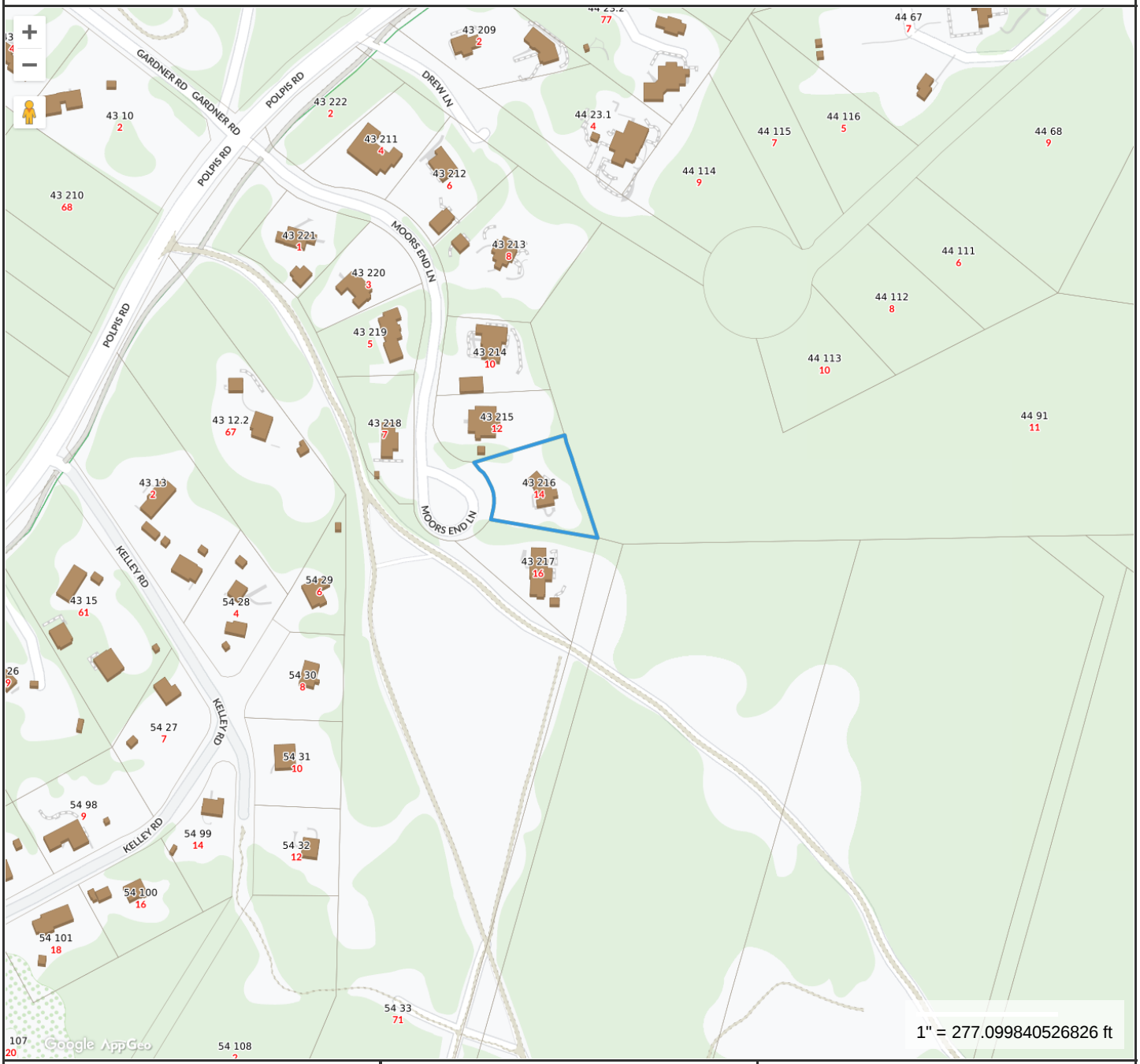
Trim WHITE TME Sash WHITE TME Doors WHITE TME

Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/5/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	43 216
Location	14 MOORS END LN
Owner	MOORE T CHANNING & CECILIA

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 07/29/2021
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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Jeffrey Akseizer.....

MAILING ADDRESS.....1910 Russell Rd. Alexandria, VA 22301.....

PROPERTY LOCATION.....14 Moors End Lane, Nantucket.....

ASSESSORS MAP/PARCEL.....43.....216.....

SUBMITTED BY:.....Ethan McMorrow Designs.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.01 09:44:07 -04'00'

July 1, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

If you have any questions, please contact the HDC office at (508) 228-7231.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	215		FLAX MARGARET J TR	2020 FLAX FAMILY IRREV TRUST	5205 CHAMBERLINE AVE	CHEVY CHASE	MD	20815	12 MOORS END LN
43	217		TRATT NOAH P TR		2205 22ND AVE E	SEATTLE	WA	98112	16 MOORS END LN
43	218		BERGER FRANCIS E & ANNE K		7 MOORS END LN	NANTUCKET	MA	02554	7 MOORS END LN
44	91		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	11 N PASTURE LN EXT
54	33		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	71 POLPIS RD
Count:	**5**								

FLAX MARGARET J TR
2020 FLAX FAMILY IRREV TRUST
5205 CHAMBERLINE AVE
CHEVY CHASE, MD 20815

TRATT NOAH P TR
2205 22ND AVE E
SEATTLE, WA 98112

BERGER FRANCIS E & ANNE K
7 MOORS END LN
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

GARAGE LOCATION



1 GARAGE 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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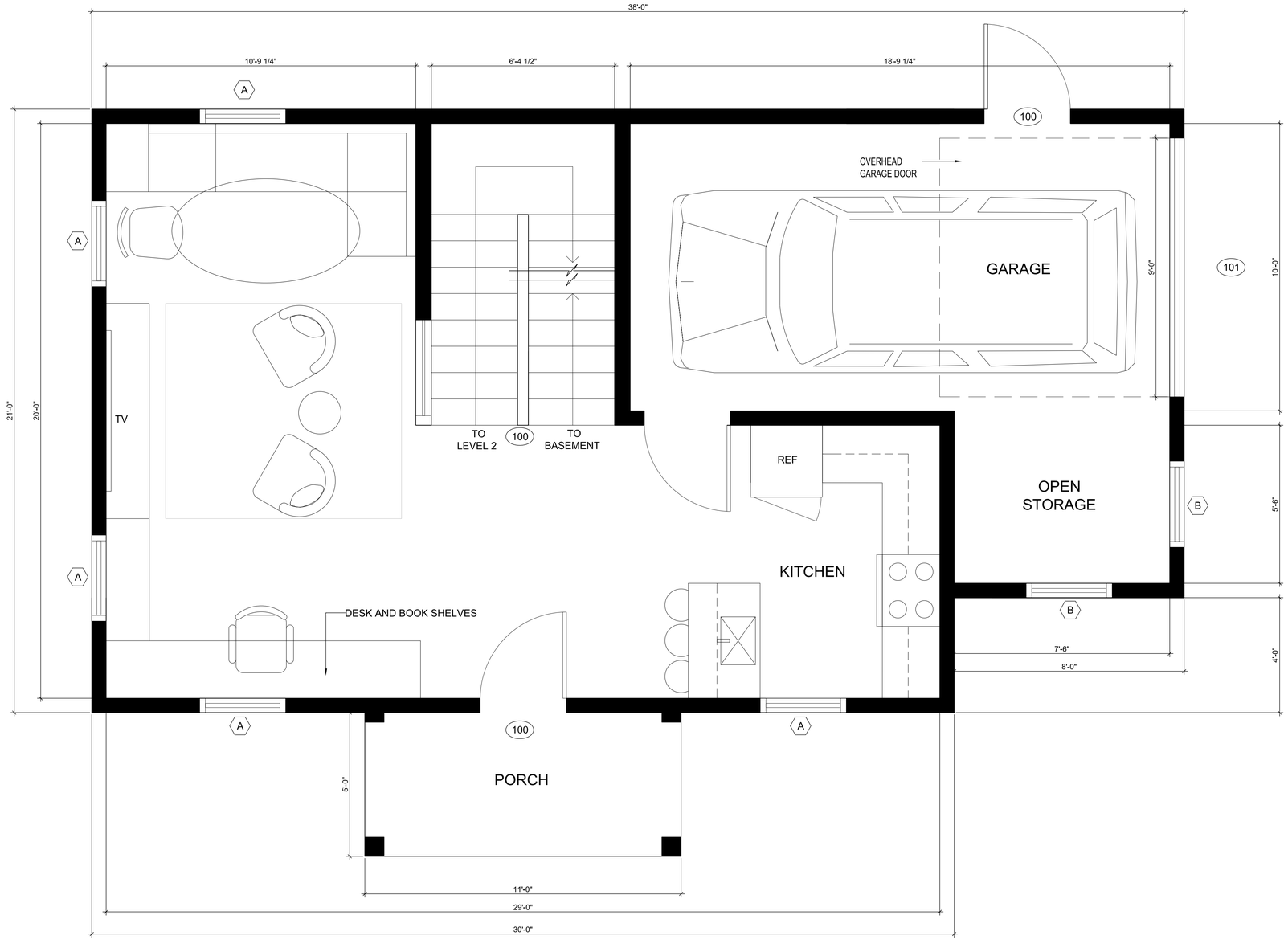
ISSUE DATE
06/27/2024

REVISION DATE

SHEET TITLE
PROPOSED
SITE PLAN

PRINT DATE 6/27/2024 4:42 PM

SHEET NUMBER
ID101



1 GARAGE 1ST FLOOR PLAN

SCALE: 1/2"=1'-0"

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06/27/2024

REVISION DATE

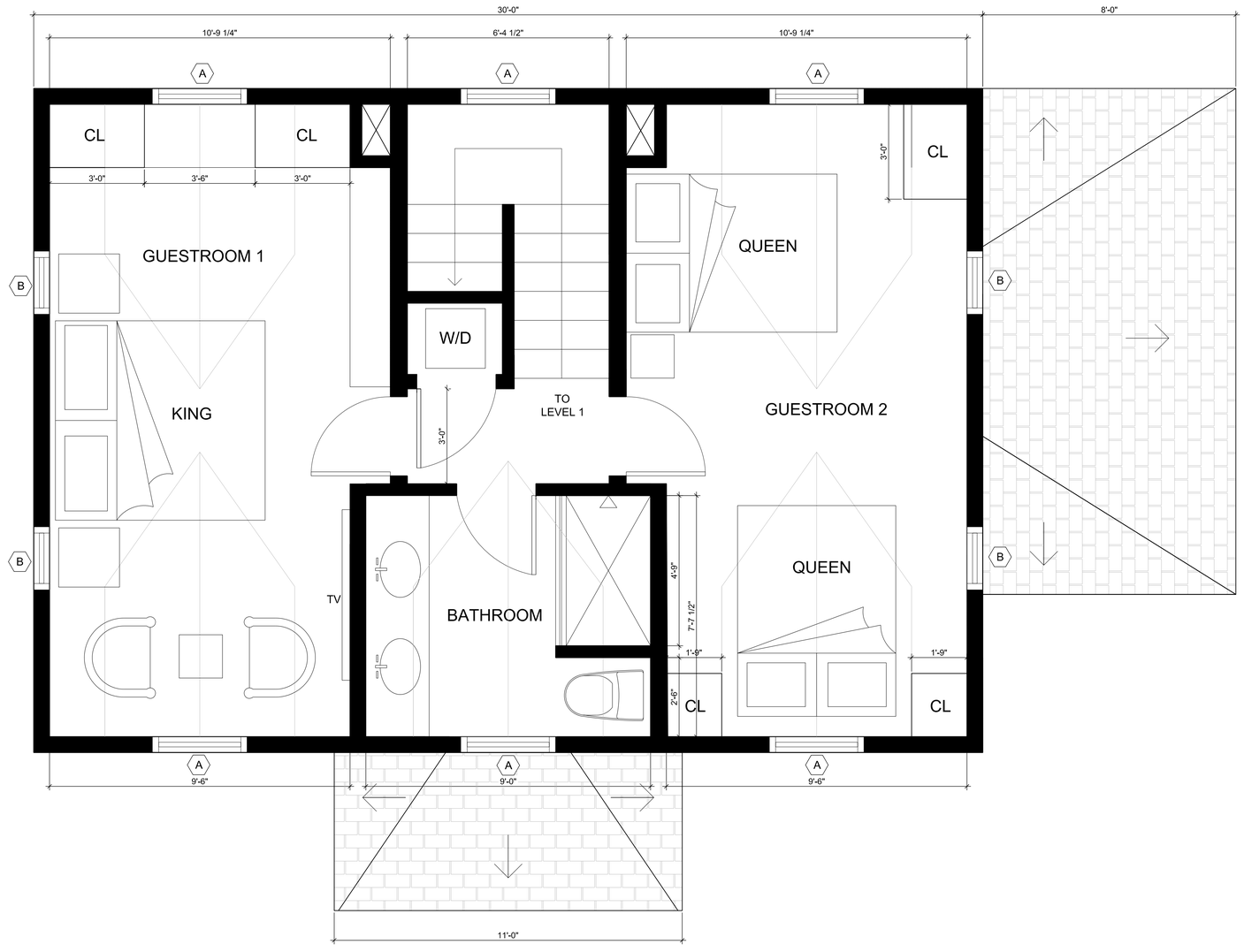
SHEET TITLE

GARAGE
1ST FLOOR
PLAN

PRINT DATE 6/27/2024 4:43 PM

SHEET NUMBER

ID103



1 GARAGE 2ND FLOOR PLAN

SCALE: 1/2"=1'-0"

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GARAGE 2NDFLOOR PLAN

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SHEET NUMBER

ID104



1 EXTERIOR NORTH ELEVATION

SCALE: 1/2"=1'-0"

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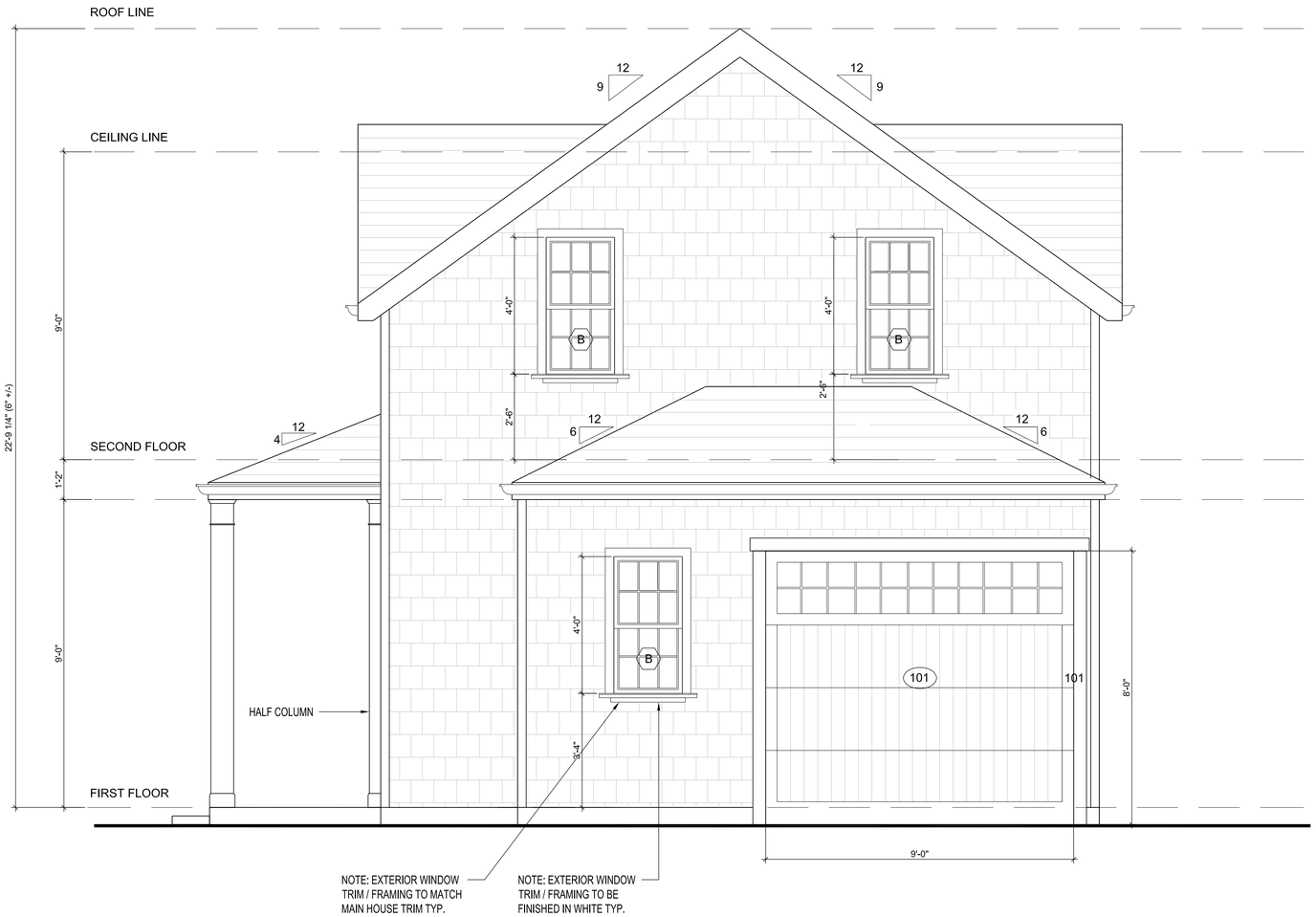
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:52 PM

SHEET NUMBER

ID105



1 EXTERIOR EAST ELEVATION

SCALE: 1/2"=1'-0"

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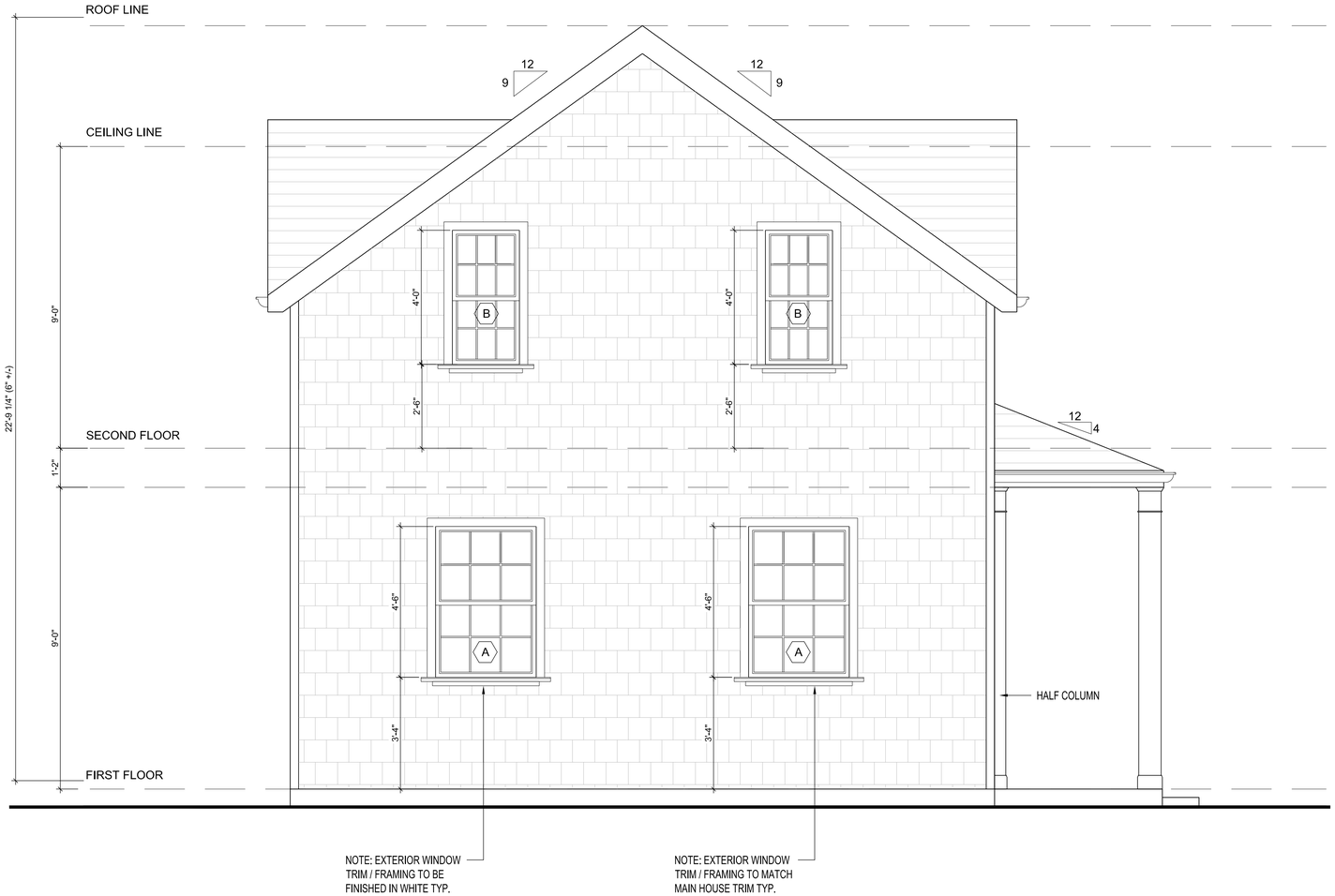
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:58 PM

SHEET NUMBER

ID106



1 EXTERIOR WEST ELEVATION

SCALE: 1/2"=1'-0"

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SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:54 PM

SHEET NUMBER

ID107



1 EXTERIOR SOUTH ELEVATION

SCALE: 1/2"=1'-0"

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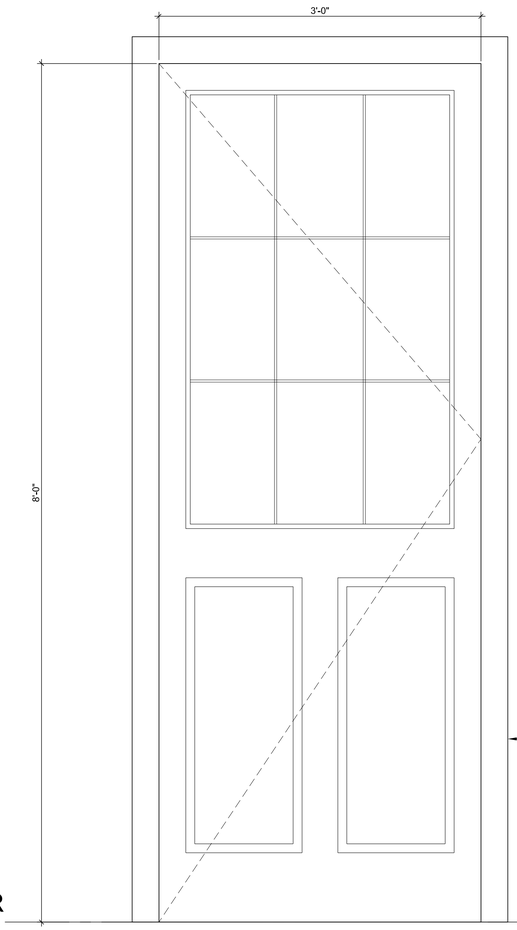
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:56 PM

SHEET NUMBER

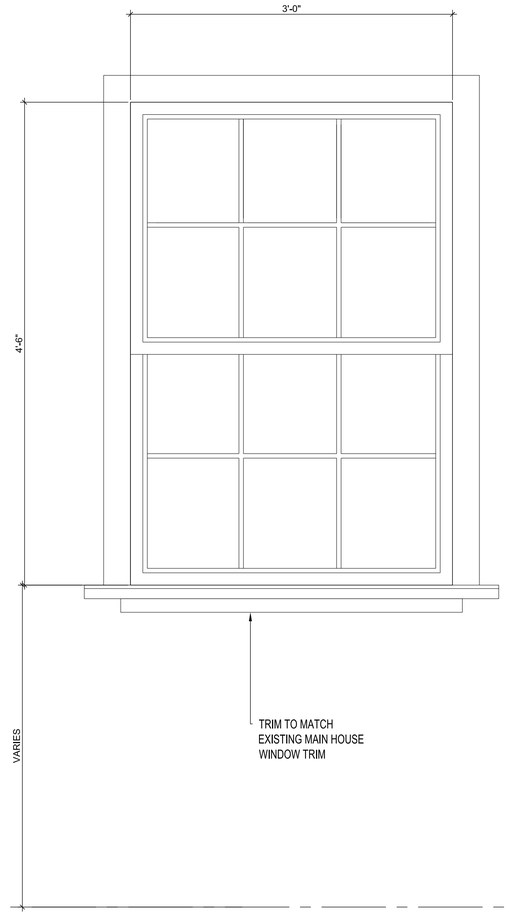
ID108

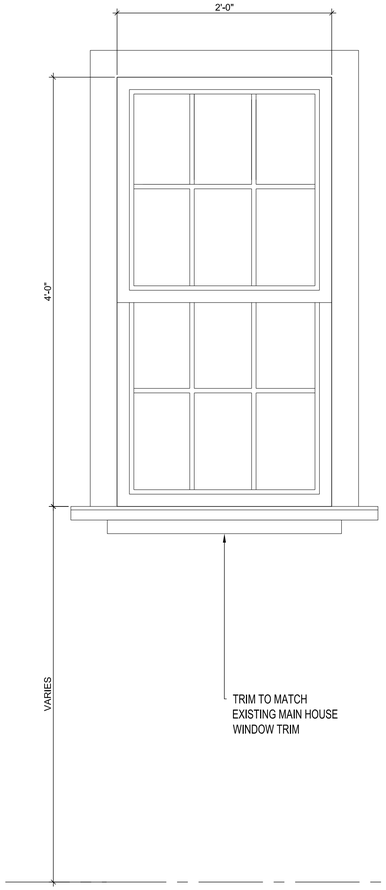


100

A

1 DOOR TYPES
SCALE: 1-1/2"=1'-0"



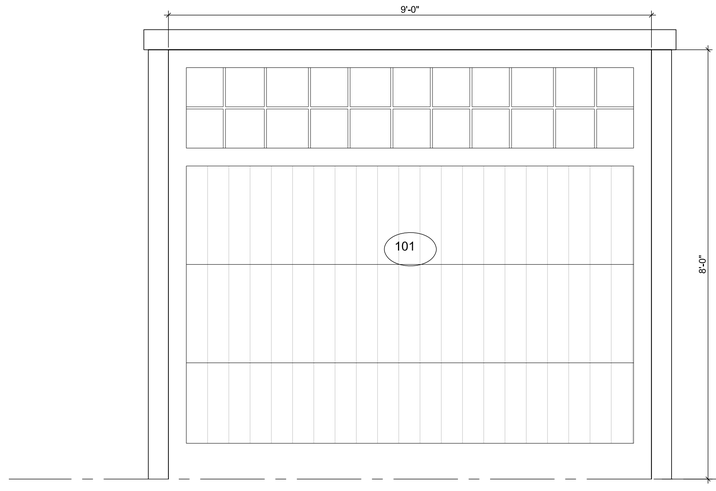


2 WINDOW TYPES
SCALE: 1-1/2"=1'-0"

WINDOW SCHEDULE						
NO.	WINDOW TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
A	DOUBLE HUNG	ANDERSEN 400	14	3'-0"	4'-6"	
B	DOUBLE HUNG	ANDERSEN 400	7	2'-0"	4'-0"	

DOOR SCHEDULE						
NO.	DOOR TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
100	SWING	CUSTOM - SEE DETAILS	1	3'-0"	8'-0"	
101	OVERHEAD	CUSTOM - SEE DETAILS	1	9'-0"	8'-0"	OVERHEAD GARAGE DOOR

B



101

2 GARAGE DOOR
SCALE: 3/4"=1'-0"

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OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE
06/27/2024

REVISION DATE

SHEET TITLE
GARAGE SCHEDULES

PRINT DATE 6/27/2024 4:59 PM

SHEET NUMBER
ID110

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 65.1

Street & Number of Proposed Work: 42 CHUCK HOLLOW

Owner of record: 42 CHUCK HOLLOW ROAD

Mailing Address: HOLLY HOCK LLC 29401

36 CHALMERS ST CHARLSTON SC

Contact Phone #: 508 221 3264 E-mail: mikehajjar@gmail.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. (AS NOTED HDC 2023)

☐ Pool (Zoning District _____) ☐ Roof ☐ Other POOL HOUSE

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 600 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 -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 25'-6" ±6" South 16'-6" ±6" East 22' ± West 22' ±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

– NEW DESIGN – REDUCTION OF Sq.ft.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-7' ± ☐ Block ☐ Block Parged ☐ Brick (type) STONE (FIELD) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): COPPER TO MATCH HOUSE

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other TO MATCH HOUSE

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer HOPE

Doors* (type and material): ☐ TDL ☒ SDL Front HOPE Rear HOPE 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 NATURAL

Trim NANTUCKET GRAY (TME) Sash BLACK Doors BLACK

Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date X 10/10/23 Signature of owner of record X _____ Signed under penalties of perjury

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, October 3, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

Call to Order at 4:02pm and announcements by Chair Pohl.

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist.
Attending Members: Pohl, Welch, Camp, Oliver, Patten, Paul, Thornewill
Remote Participants: Coombs
Absent Members: None
Late Arrivals: None
Early Departures: Pohl left the meeting at 6:16pm.
Adoption of Agenda
Motion: **Motion to Approve, as drafted. (Welch)**
Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver

I. COMMISSIONER DISCUSSION & VOTE

Operations Assessment - Scope of Services

Welch –

- Stated that this item was specifically to reaffirm the list of current needs of the HDC for independent needs, which was provided to the NAPC and previously approved by the HDC.
- Members of the NAPC team were present to answer questions.
- Discussion was open to all members, not just the Board.
- Interviews will be conducted with the NAPC and all Board Members October 3-4, 2023.

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: None
Representing: None
Motion: **Motion to reaffirm the HDC's previous approval for the scope of services for independent review. (Oliver)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

II. SIGNS

Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent
1. Nantucket Atheneum	1 & 3 India St	Master Sign plan	42.3.1/73	Ann Scott
2. The One 2744 LLC	47 Main St	Projecting sign	42.3.1/206	Emeritus
3. The One 2744 LLC	47 Main St	Door sign	42.3.1/206	Emeritus
4. Robert Sarkisian	35A Old South Rd.	New updated sign	68/6.6	SHN
5. Robert Sarkisian	35A Old south Rd.	New updated sign	68/6.6	SHN

Voting: Pohl, Welch, Camp, Coombs, Oliver
Alternates: None
Recused: None
Documentation: Site plan, photos, correspondence
Representing: None
Motion: **Motion to approve signs 1-5, per the Sign Committee's recommendation. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye) Certificate # HDC2023 – (as noted)

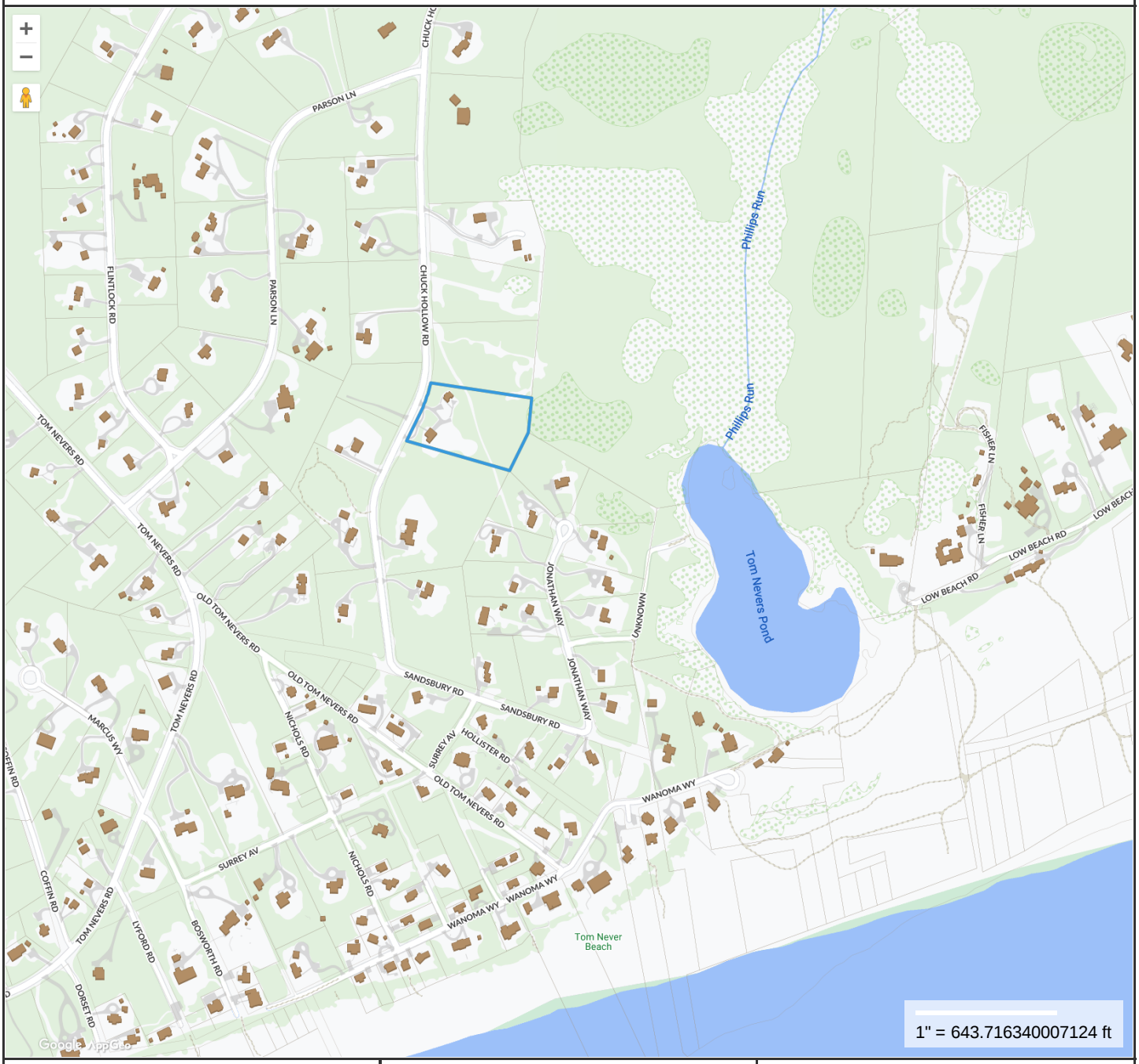
III. CONSENTS

	Property Owner Name	Street Address	Scope of Work	Map/Parcel	Agent	
1.	Dworetzky- Banse Family Tr	8 Shawkemo Rd	Pergola	43/90	Botticelli + Pohl	EM
2.	Nonantum 25 LLC	25 Nonantum Ave	Porch Addition	87/153	SMRD	EM
3.	Kathleen O'Keefe	8 Paul Jones Rd	Alterations	41/839	Topham Design	EM
4.	Nastras LLC	23 Youngs Wy	Shed	68/324	Structures Unltd	EM
5.	Maple Lane Sugar Shack	1 Maple Ln	Rev's to COA 10-7331	67/303.2	LINK	EM
6.	Patricia Harding	3 Sasemin Way	Shed Bulkhead	80/407	Patricia Harding	EM
7.	Ingrid Francas Trustee	39 Dukes Rd	Roof replacement	56/328	Wilson & Co.	EM
8.	21 Quidnet LLC	21 Quidnet Rd	Tennis Ct	21/30	Val Oliver	EM
9.	21 Quidnet LLC	21 Quidnet Rd	Pickleball Ct	21/30	Val Oliver	EM
10.	Erin Wilson	6 Swayzes Dr.	Garage Door Window Chng	66/163	EMDA	EM
11.	3 Pond Rd Nom Trust	3 Pond Rd	Dormer Addition	56/151	EMDA	EM
12.	Seven Pines LLC	78 Pocomo Rd	Window Rev's	15/39	Mark Avery	EM
13.	Marylin Correia	2 Marylin Ln	Addition	80/58	Val Oliver	RP
14.	Steven Jemison	4 Lavendar Ln	New Shed	33/24	JB Studio	CP
15.	Holly Hock LLC	42 Chuckhollow Rd	New pool house	75/65.1	EMDA	SW
16.	3 Wingspread LLC	3 Wingspread Ln	Garage Door Window Chng	27/17.6	EMDA	SW
17.	26 Pinecrest LLC	26 Pinecrest Dr.	Color Change	68/226	EMDA	SW
18.	Jeff Shapiro	12 W York Ln	Rooftop Solar Cottage	55/9.1	Cotuit Solar	SW
19.	Bruce Percelay	77 Millbrook Rd	Ground Solar array	40/130	Ack Smart	VO
20.	Valerie Sampier	11 Whitetail Cir	Shed Move On	71/30	Valerie Sampier	EM
21.	Melissa Perry	16 Bartlett Rd	New Dwelling	67/114	Melissa Perry	JP
22.	Ross realty trust	11 Ahab Dr	Window Alteration	65/67	Gregory Ross	JP
23.	Christopher Cuddy	60 Kendrick Rd	Window Replacement	76.4.3/57	Reid Yenor	JP
24.	Cook Kathryn Trust Etal	85 Low Beach Rd	Hardscape	75/31.3	Ahern, LLC	JP

Voting: Welch, Camp, Coombs, Paul
Alternates: Patten
Recused: Pohl, Oliver
Documentation: **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**
Representing: None
Public: None
Concerns: None
Motion: **Motion to approve, as submitted. (Coombs)**
Roll-Call Vote: Carried 4-1 //Welch, Coombs, Patten, Paul (Aye) // Camp (Nay) Certificate # HDC2023 – (as noted)

IV. CONSENTS WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	O'Spray LLC	25 Willard St	Alterations Rev 03-8055	29/33	Emeritus LTD	CT
	• that the previously approved EAST stays, as approved with a single door on the 2nd floor balcony. Plans must incorporate both existing elevations and previously approved.					
2.	256 Polpis LLC	256 Polpis Rd	Pool & Hardscape	25/25	Ahern, LLC	JP
	• pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
3.	Melissa Perry	16 Bartlett Rd	Demo House	67/114	Melissa Perry	JP
	• provide GIS info; photos of all elevations etc.					
4.	Debbie Wasil	51 Pleasant St	Hardscape Rev	55/32.3	Structures Unltd	VO
	• a mix of brick and shell by keeping the straight driveway section brick and using shell for the parking area. It is incumbent on the Owner to permit the sidewalk construction with the DPW, and any other town dept that are authorized to issue such permits.					
5.	3 Tetawkimmo Dr LLC	3 Tetawkimmo Dr.	Solar Roof array	53/30	Ack Smart	VO
	• Remove south 4 panels (not on dormer) and move to middle mass to the east as that roof is obscured by the front mass) or move all of the south panels to the middle mass) thru staff					
6.	Patrick & Rebecca McNamara	2 Hiawasse Ln	New Dwelling	56/ 469	EMDA	SW
	• Covered porch, as viewed on North and South elevations, decrease left to right depth by 1'6" to 9'6"					
7.	Jeff Shapiro	12 W York Ln	Rooftop Solar MH	55/9.1	Cotuit Solar	SW
	• No solar panels on the westerly-oriented section of the primary mass--i.e., viewing the South elevation, no solar panels on the upper left area of that elevation.					
8.	Jenn & Jason Mendelson	69 Monomoy Rd	New Shed	43/102	Studio PPark	SW
	• Trim to match house					



Property Information

Property ID	75 65.1
Location	42 CHUCK HOLLOW RD
Owner	NEVERS HOLLOW 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 09/14/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

42 CHUCK HOLLOW RD

Location	42 CHUCK HOLLOW RD	**Mblu**	75/ / 65/1 /
Acct#	00007067	**Owner**	NEVERS HOLLOW LLC
Assessment	$3,603,200	**PID**	7067
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,812,400	$1,790,800	$3,603,200

Owner of Record

Owner	NEVERS HOLLOW LLC	**Sale Price**	$3,170,000
Co-Owner		**Certificate**	
Address	17 OLD KINGS HWY S SUITE 240 DARIEN, CT 06820	**Book & Page**	C27921/0
		Sale Date	10/15/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NEVERS HOLLOW LLC	$3,170,000		C27921/0	00	10/15/2020
HAGAN JAMES J & MARIE LOUISE	$500,000		C0015/0010	1N	09/30/1991
GRISCOM RUFUS K & NANCY E	$490,000		C0013/0994	00	03/15/1989

Building Information

Building 1 : Section 1

Year Built:	1979
Living Area:	3,114
Replacement Cost:	$1,495,857
Building Percent Good:	98
Replacement Cost Less Depreciation:	$1,465,900

Building Attributes	
Field	**Description**

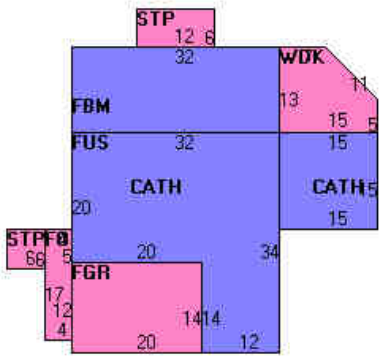
Style:	Colonial
Model	Residential
Grade:	Very Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\42%20CHUCKHOLLOW_26365.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7067_8148.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,449	1,449
FBM	Basement, Finished	1,224	857
FUS	Upper Story, Finished	808	808
FGR	Garage, Finished	280	0
FOP	Porch, Open, Finished	68	0
STP	Stoop	108	0
WDK	Deck, Wood	579	0
		4,516	3,114

Building 2 : Section 1

Year Built:	1982
Living Area:	700
Replacement Cost:	$366,350
Building Percent Good:	92

Replacement Cost
Less Depreciation: $337,000

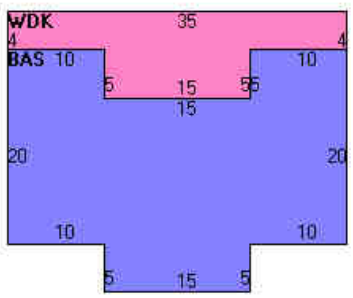
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Above Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0026\42%20chuckhollow2_26367.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7067_8149.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	700	700
STP	Stoop	24	0
WDK	Deck, Wood	320	0
		1,044	700

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$3,000	2
FPL3	2 STORY CHIM	1.00 UNITS	$4,100	1
FPO	EXTRA FPL OPEN	2.00 UNITS	$2,400	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)	3.01
Frontage	0
Depth	0
Assessed Value	$1,790,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,812,400	$1,790,800	$3,603,200
2022	$1,352,000	$1,570,600	$2,922,600
2021	$1,094,000	$1,312,400	$2,406,400
2020	$1,138,700	$1,062,500	$2,201,200
2018	$1,014,400	$1,053,600	$2,068,000

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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


BUILDING LOCATION


BUILDING LOCATION

MAIN HOUSE

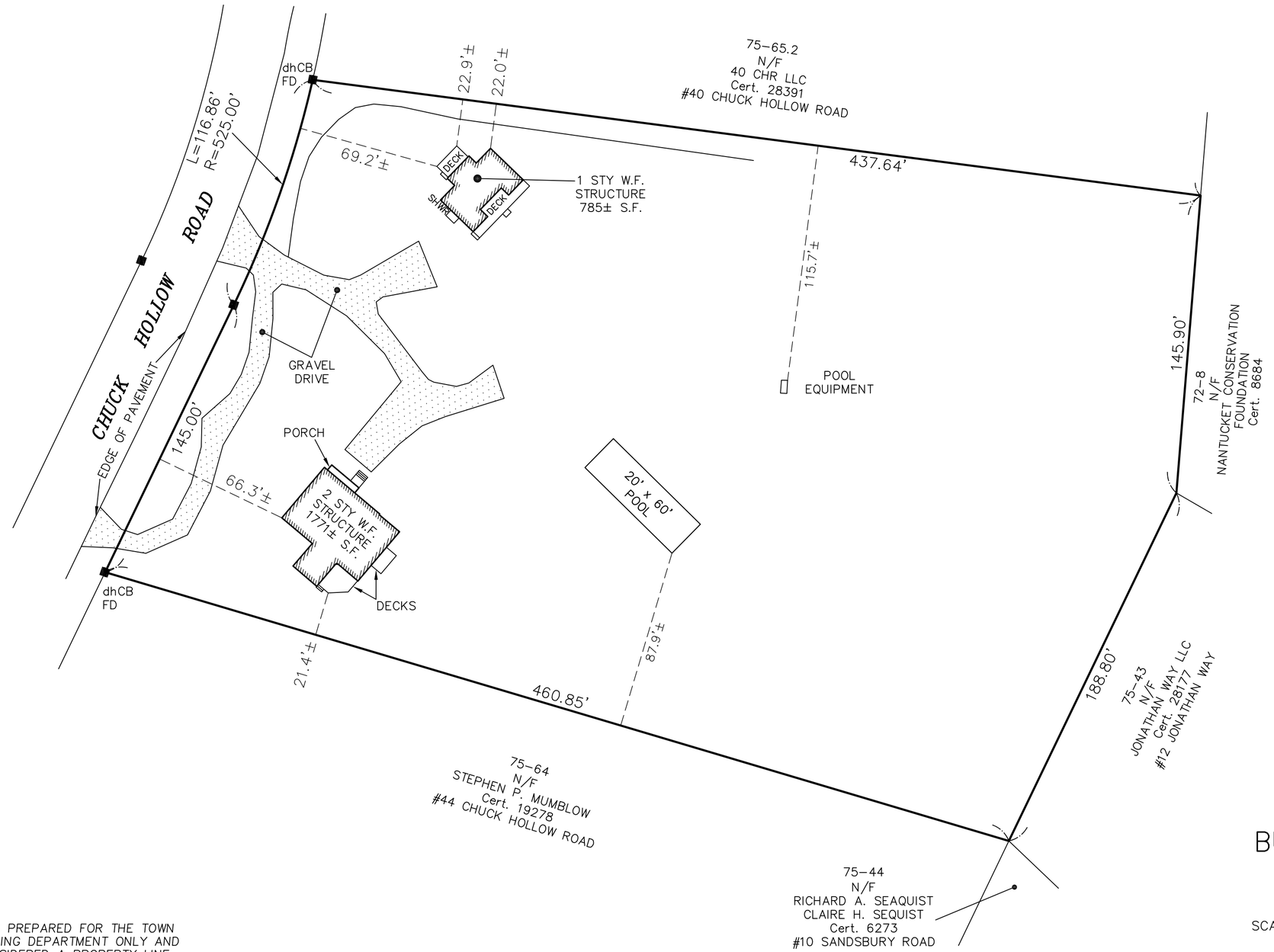


GUEST HOUSE



CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.–3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	134,701 S.F.±
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	1.9% ±



THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . . 75. . , PARCEL: . . 65.1 . .

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 40' DATE: SEPTEMBER 19, 2022

Owner: . . *NEVERS HOLLOW LLC* . . . .

Cert. of Title: #27921 . Plan: L.C.C. 5004–54, LOT 837

Locus: . . #42 CHUCK HOLLOW ROAD . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

B8832

T:\CHRIS 1 JOB 155

CHUCK HOLLOW ROAD

EXISTING BUILDING

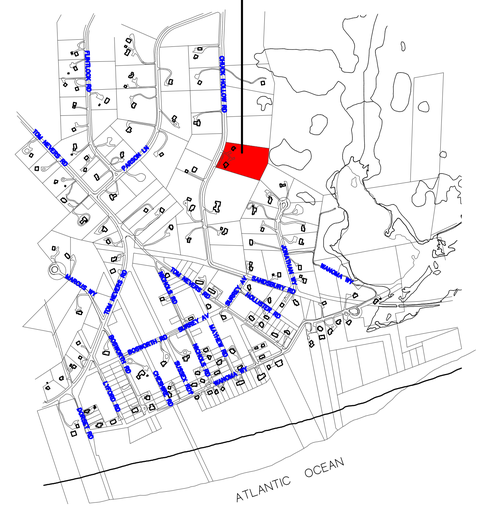
DRIVE

PROPOSED BUILDING

EXISTING BUILDING

N

ZONING CLASSIFICATION: L.U.G. 3	
MAP: 75	PARCEL: 65.1
MIN. AREA:	120,000 sqft.
MIN. FRONTAGE:	200 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	20 ft.
REAR S.B.:	20 ft.
GROUND COVER (%):	3%



REVISIONS:
9/17/2023: PROGRESS PRINT
9/21/2023: HDC PRINT
10/12/2023: PROGRESS PRINT
6/7/2024: PROGRESS PRINT
6/26/2024: HDC REVISION

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY BLACKWELL & ASSOCIATES, INC. DATED: SEPTEMBER 19, 2022
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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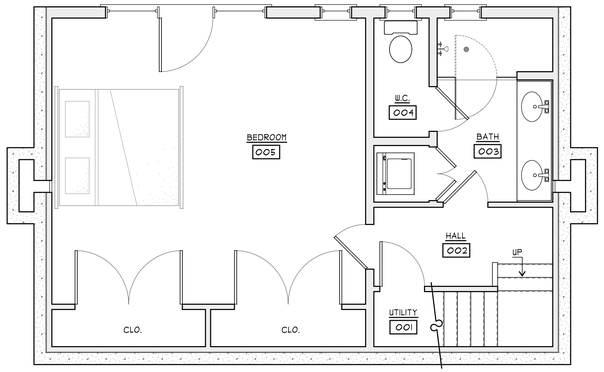
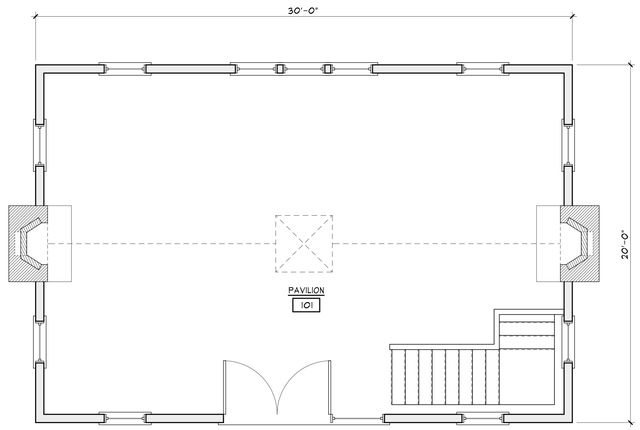
NEVERS HOLLOW LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 75 PARCEL: 65.1
H.D.C. SITE PLAN
ADDRESS: 42 CHUCK HOLLOW ROAD NANTUCKET, MA 02554
DATE: 6/26/2024
SCALE: 1" = 20'

SHEET NO. S 1

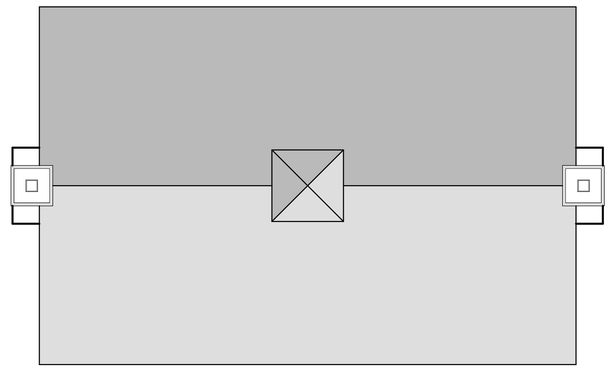


FLOOR PLAN
SCALE: 1/4"=1'-0" 600 S.F.



FLOOR PLAN
SCALE: 1/4"=1'-0" 600 S.F.

N



ROOF PLAN
SCALE: 1/4"=1'-0"

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10/12/2023: PROGRESS PRINT
6/7/2024: PROGRESS PRINT
6/26/2024: HDC REVISION

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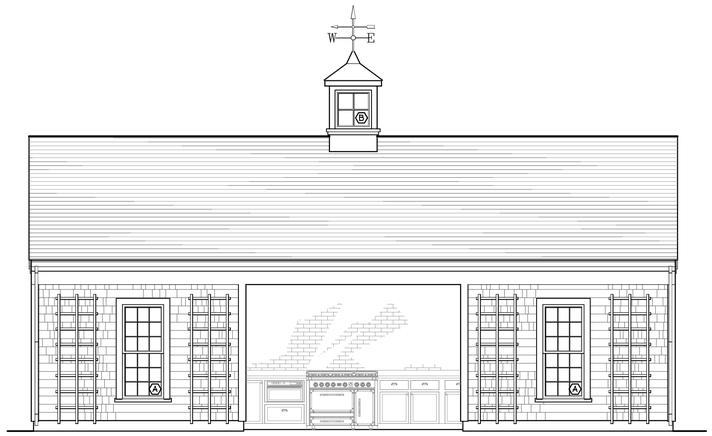
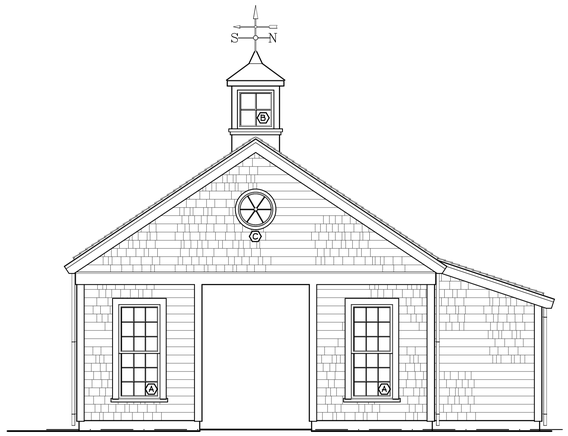
NEVERS HOLLOW LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 75 PARCEL: 651
POOL HOUSE
ADDRESS: 42 CHUCK HOLLOW ROAD NANTUCKET, MA. 02554
DATE: 6/26/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1



APPROVED SOUTH ELEVTION
SCALE 1/4"=1'-0"



APPROVED EAST ELEVTION
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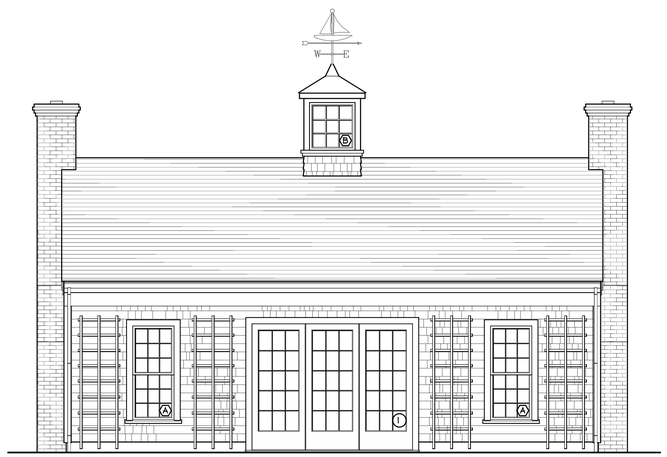
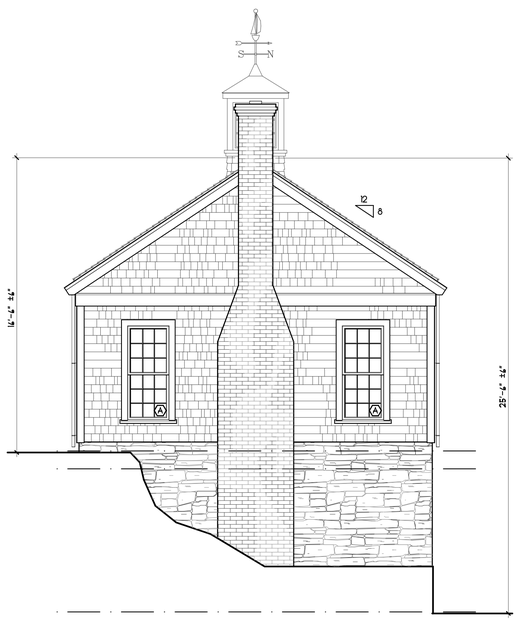


SOUTH ELEVTION
SCALE 1/4"=1'-0"



EAST ELEVTION
SCALE 1/4"=1'-0"

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	PINKYS	2'-4" X 5'-4"	11	9/9 D.H.
B	PINKYS	2'-0" X 2'-0"	4	9 LT. FIXED UNIT
C	PINKYS	1'-9" X 1'-4"	3	4 LT. CASEMENT
D				
1	PINKYS	3'-0" X 6'-8"	1	15 LT. DBL. FRENCH DR. W/ FIXED UNIT
2				
3	PINKYS	3'-0" X 6'-8"	1	15 LT. DBL. FRENCH DOOR A/ (2) FIXED UNITS

REVISIONS:
9/17/2023: PROGRESS PRINT
9/21/2023: HDC PRINT
10/12/2023: PROGRESS PRINT
6/7/2024: PROGRESS PRINT
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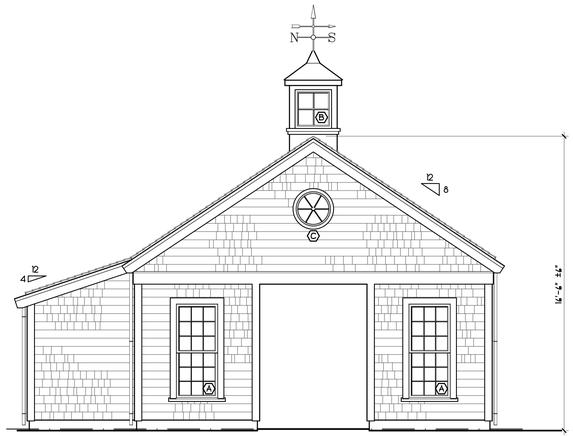
NEVERS HOLLOW LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 75 PARCEL: 651
ELEVATIONS
ADDRESS: 42 CHUCK HOLLOW ROAD NANTUCKET, MA 02554
DATE: 6/26/2024
SCALE: 1/4" = 1'-0"

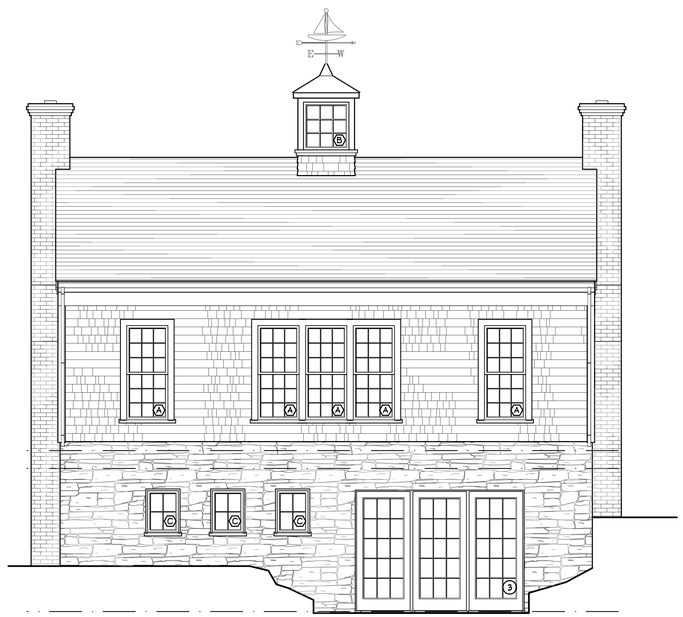
SHEET NO.
a 2



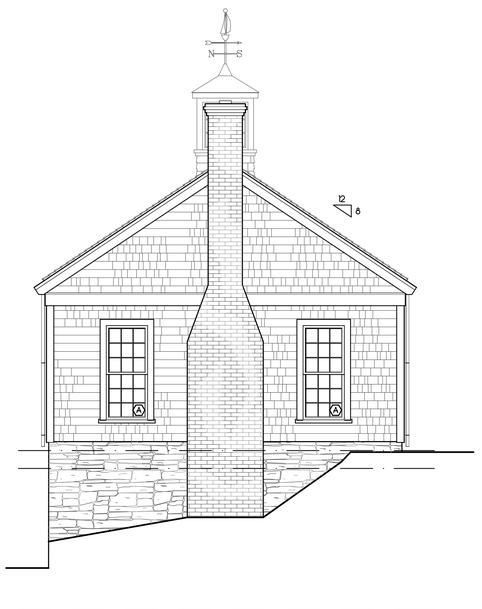
APPROVED NORTH ELEVTION
SCALE: 1/4"=1'-0"



APPROVED WEST ELEVTION
SCALE: 1/4"=1'-0"



NORTH ELEVTION
SCALE 1/4"=1'-0"



WEST ELEVTION
SCALE 1/4"=1'-0"

REVISIONS:
9/17/2023: PROGRESS PRINT
9/21/2023: HDC PRINT
10/12/2023: PROGRESS PRINT
6/7/2024: PROGRESS PRINT
6/26/2024: HDC REVISION

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

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© Ethan McMorrow Design & Associates Inc.

NEVERS HOLLOW LLC

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 75 PARCEL: 651

ELEVATIONS

ADDRESS: 42 CHICK HOLLOW ROAD NANTUCKET, MA 02554

DATE: 6/26/2024

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°: 75 PARCEL N°. 65.1

Street & Number of Proposed Work: 42 CHUCK HOLLOW ROAD

Owner of record: HOLLY HOCK LLC

Mailing Address: 36 CHALMERS ST

CHARLESTON SC 29401

Contact Phone #: 508 221 3264 E-mail: mikehajjar@gmail.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676@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 POOL HOUSE

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 102 ENCLOSED SPACE 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 -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 16'-6" ±6" South 16'-6" ±6" East 16'-6" ±6" West 16'-6" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): COPPER TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☒ Casement ☒ All Wood ☐ Other BOSTON SASH / OR GREEN MOUNTAIN

☒ True Divided Lights(muntins), single pane ☐ 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 NANTUCKET GREY (TME) Sash COTTAGE RED (TME) Doors COTTAGE RED (TME)

Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date X 9/22/23 Signature of owner of record X _____ 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°: 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: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 565 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 25' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 14' ± 6" South 15'-6" ± 6" East 15'-6" ± 6" West 15'-0" ± 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 8" ± ☐ Block ☐ Block Parged ☐ Brick (type) FIELD STONE (TME) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) COMMON TME ☐ Other _____

Roof Pitch: Main Mass 8 /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) TO MATCH HOUSE

Leaders (material and size): (COPPER) TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer GREEN MOUNTAIN TME

Doors* (type and material): ☒ TDL ☐ SDL Front CUSTOM Rear _____ Side BROSCO

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 NATURAL

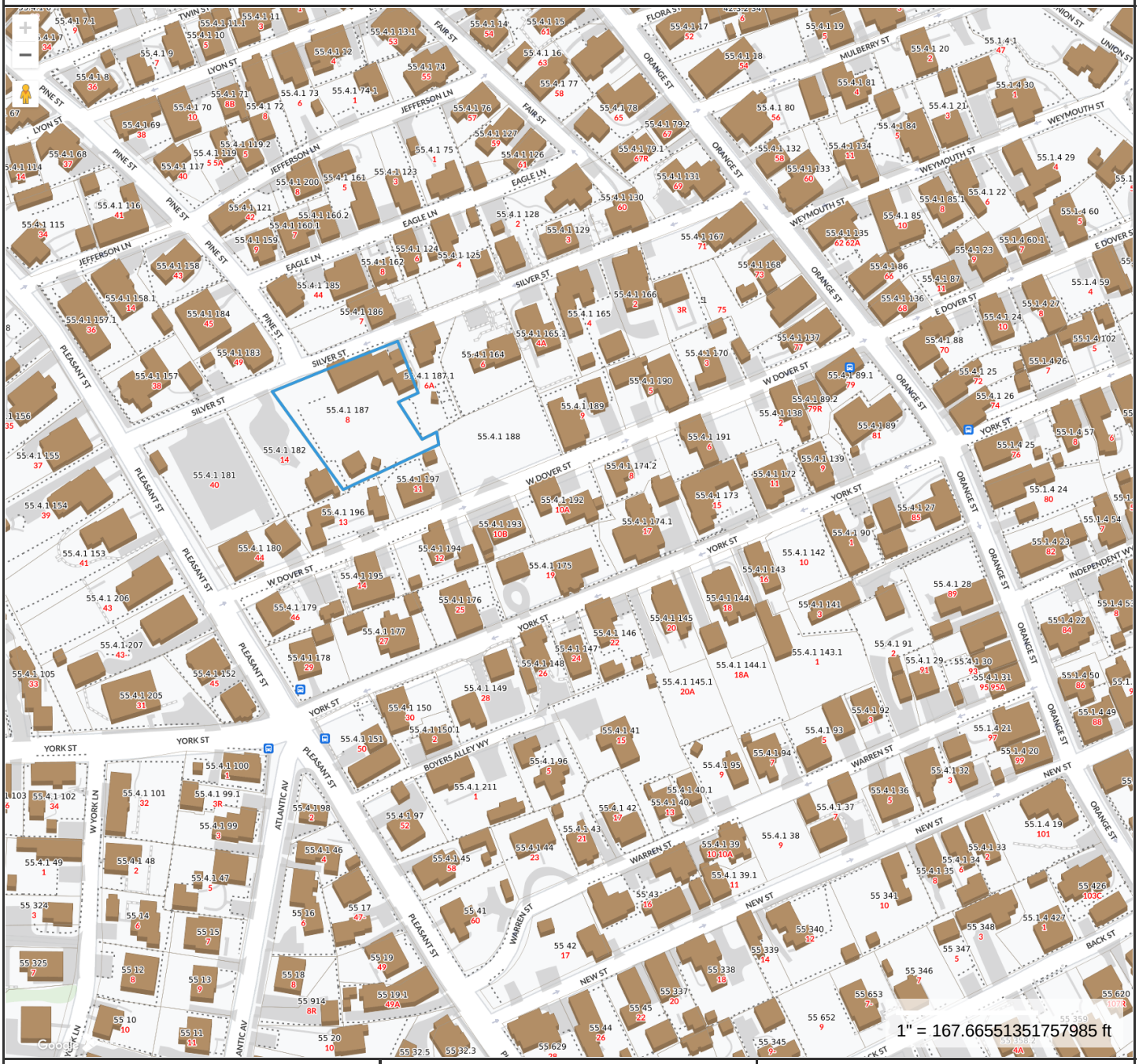
Trim PLATINUM GRAY TME Sash PLATINUM GRAY TME Doors BLACK / NATURAL FRONT

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

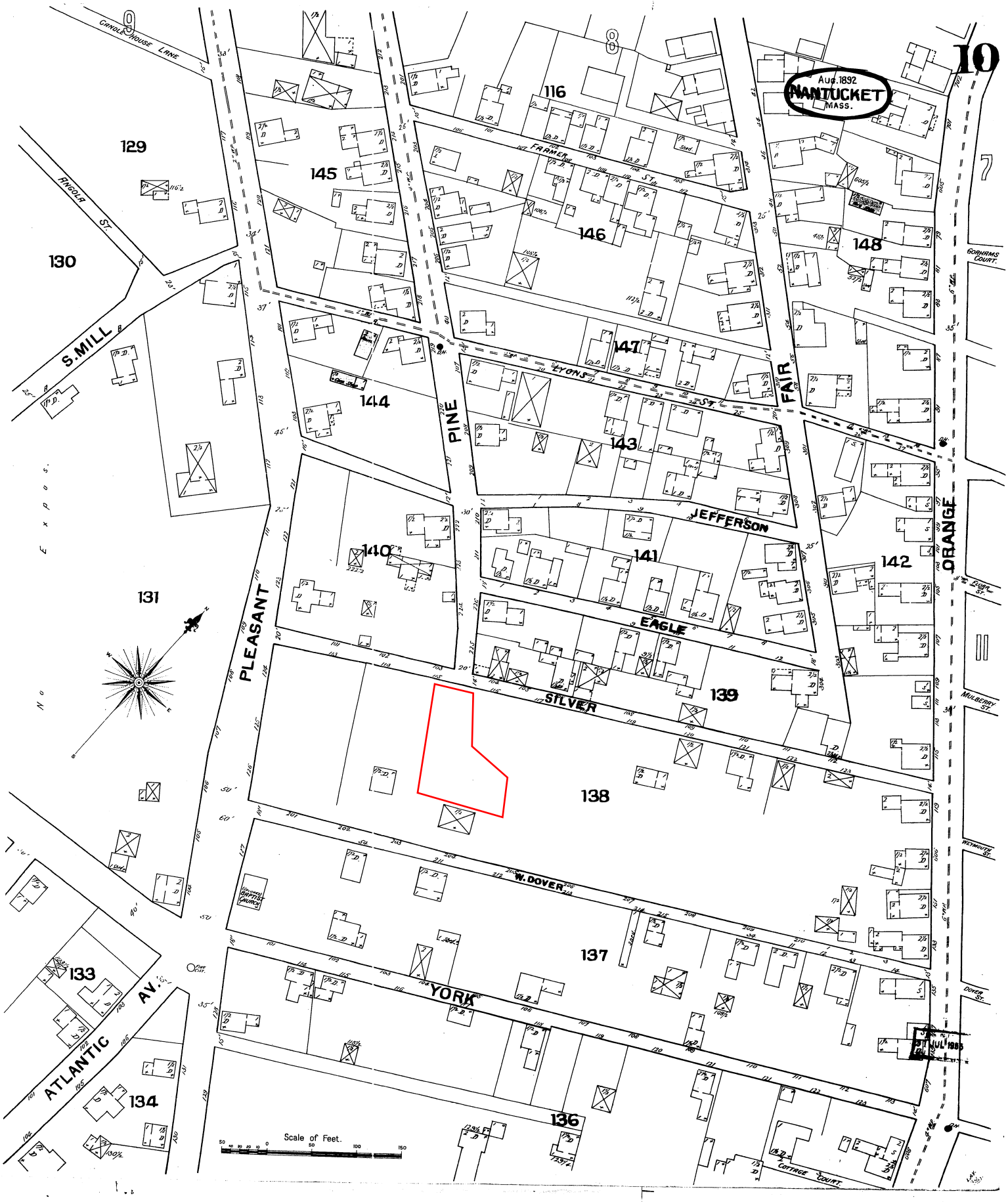
REQUIRED WITH ALL APPLICATIONS:

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


10
Aug. 1892
NANTUCKET
MASS.
CANDLE HOUSE LANE
ANGOLA ST.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
FARMER ST.
LYONS ST.
JEFFERSON
EAGLE
SILVER
W. DOVER
YORK
ATLANTIC AV.
GORHAMS COURT.
FLORA ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
COTTAGE COURT.
BAPTIST CHURCH
Scale of Feet.
129
130
131
133
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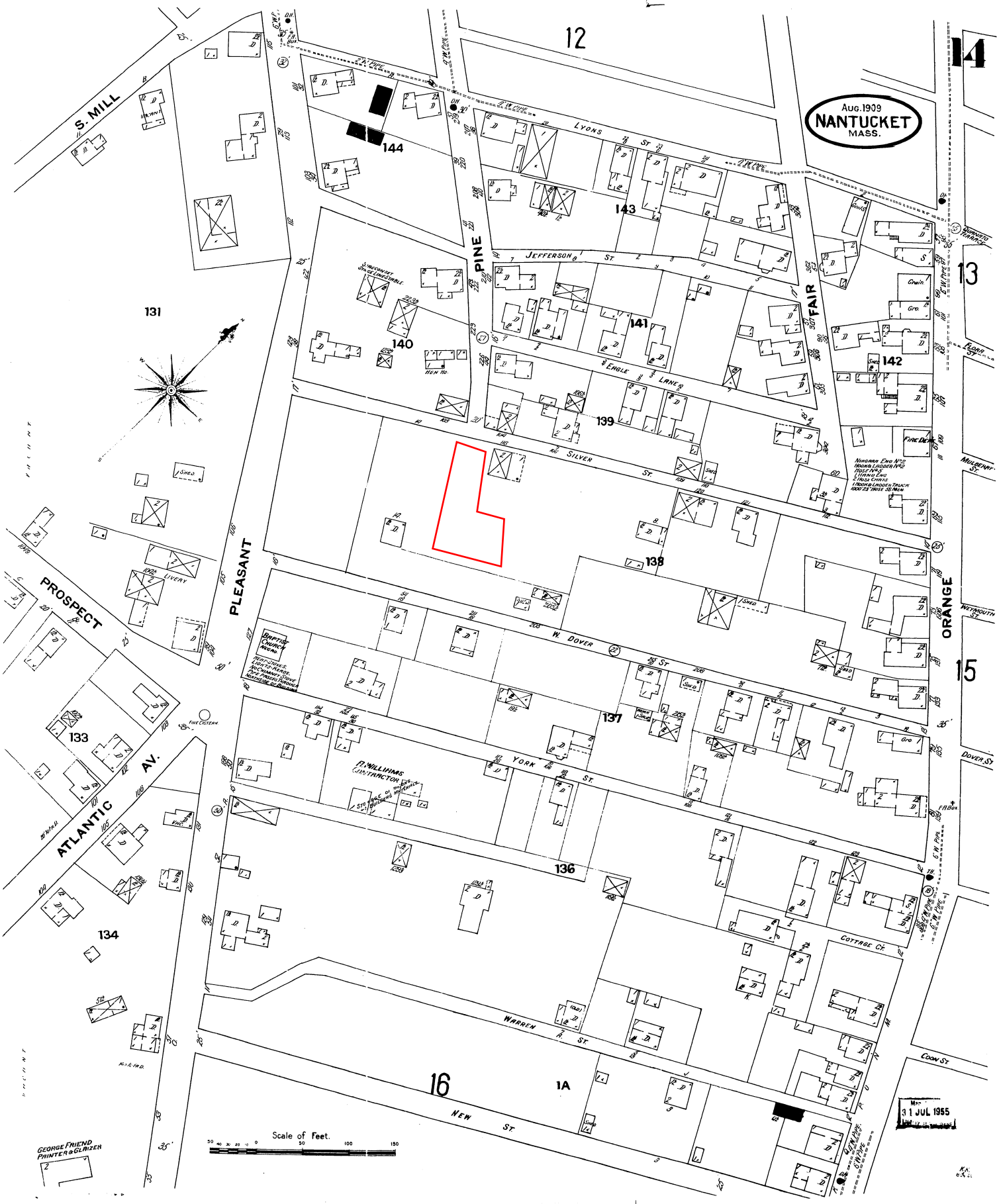
147
148
116


Aug. 1909
NANTUCKET
MASS.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
PROSPECT
ATLANTIC AV.
LYONS ST.
JEFFERSON ST.
EAGLE LANE
SILVER ST.
W. DOVER ST.
YORK ST.
WARREN ST.
NEW ST.
COTTAGE CT.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
COON ST.
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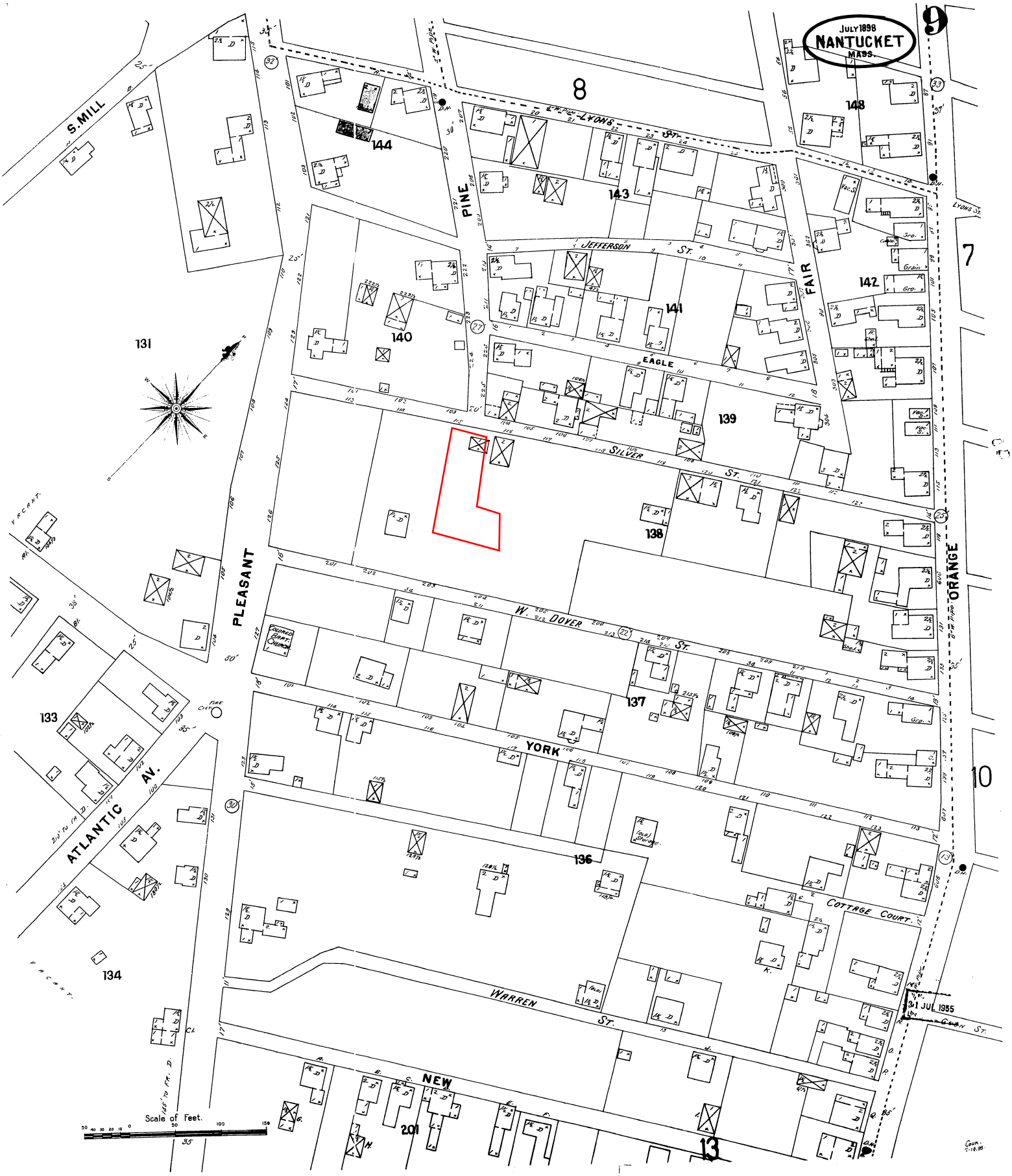
144
Scale of Feet.
GEORGE FRIEND
PRINTER & GLAZIER
31 JUL 1955


JULY 1898
NANTUCKET
MASS.
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S. MILL
PINE
FAIR
ORANGE
PLEASANT
ATLANTIC AV.
LYONS
JEFFERSON ST.
EAGLE
SILVER ST.
W. DOVER ST.
YORK
COTTAGE COURT
WARREN ST.
NEW
144
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134
133
131
201
Scale of Feet.
31 JUL 1955

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
5541	182		BEACH BUCKET LLC		13 W DOVER ST	NANTUCKET	MA	02554	14 SILVER ST
5541	183		PINEALLY OURS LLC		1 SWEET SKY ROAD	WEST LAKE HILLS	TX	78746	49 PINE ST
5541	186		ELLIS SARAH C TR	SILVER STREET NOM TRUST	BOX 368	SIASCONSET	MA	02564	7 SILVER ST
5541	187	1	HENDERSON BARBARA JO		53 FISHER PLACE	RED BANK	NJ	07701	6A SILVER ST
5541	188		NANTUCKET TOWN OF		16 BROAD ST	NANTUCKET	MA	02554	W DOVER ST
5541	196		BEACH BUCKET LLC		13 WEST DOVER ST	NANTUCKET	MA	02554	13 W DOVER ST
5541	197		MARKS SCOTT M & ANTHONY		P O BOX 853	NANTUCKET	MA	02554	11 W DOVER ST
Count:	**7**								

BEACH BUCKET LLC
13 W DOVER ST
NANTUCKET, MA 02554

PINEALLY OURS LLC
1 SWEET SKY ROAD
WEST LAKE HILLS, TX 78746

ELLIS SARAH C TR
SILVER STREET NOM TRUST
BOX 368
SIASCONSET, MA 02564

HENDERSON BARBARA JO
53 FISHER PLACE
RED BANK, NJ 07701

NANTUCKET TOWN OF
16 BROAD ST
NANTUCKET, MA 02554

BEACH BUCKET LLC
13 WEST DOVER ST
NANTUCKET, MA 02554

MARKS SCOTT M & ANTHONY
P O BOX 853
NANTUCKET, MA 02554

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....ACK MWG LLC.....

MAILING ADDRESS.....100 A Main Street, Tuckahoe, NY 10707.....

PROPERTY LOCATION.....8 Silver Street, Nantucket.....

ASSESSORS MAP/PARCEL.....55.4.1 187 (LOT B).....

SUBMITTED BY:.....Ethan McMorrow Designs.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 27, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.27 09:12:01 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

If you have any questions, please contact the HDC office at (508) 228-7231.


COTTAGE LOCATION


COTTAGE LOCATION



ZONING CLASSIFICATION: R.O.H.
MAP: 55.4.1 PARCEL: 187

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%

REVISIONS:
4/2/2024: PROGRESS PRINT
4/5/2024: HDC PRINT
5/25/2024: HDC REVISION
6/30/2024: HDC PRINT COTTAGE

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
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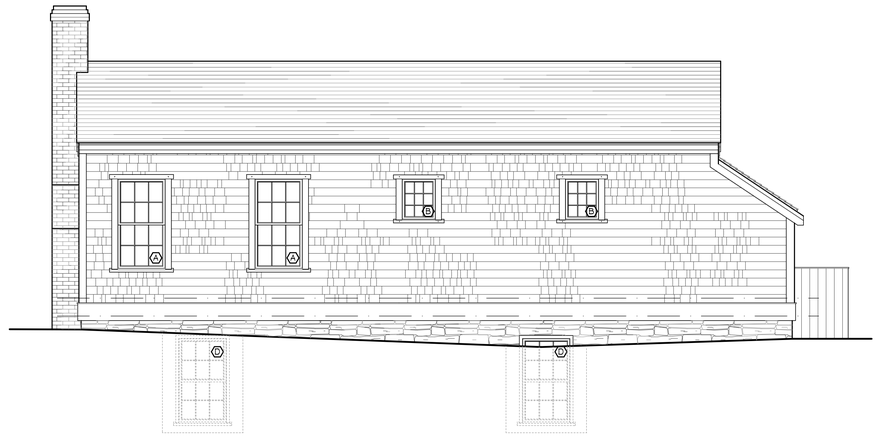
ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 6/30/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



WEST ELEVATION
SCALE: 1/4"=1'-0"



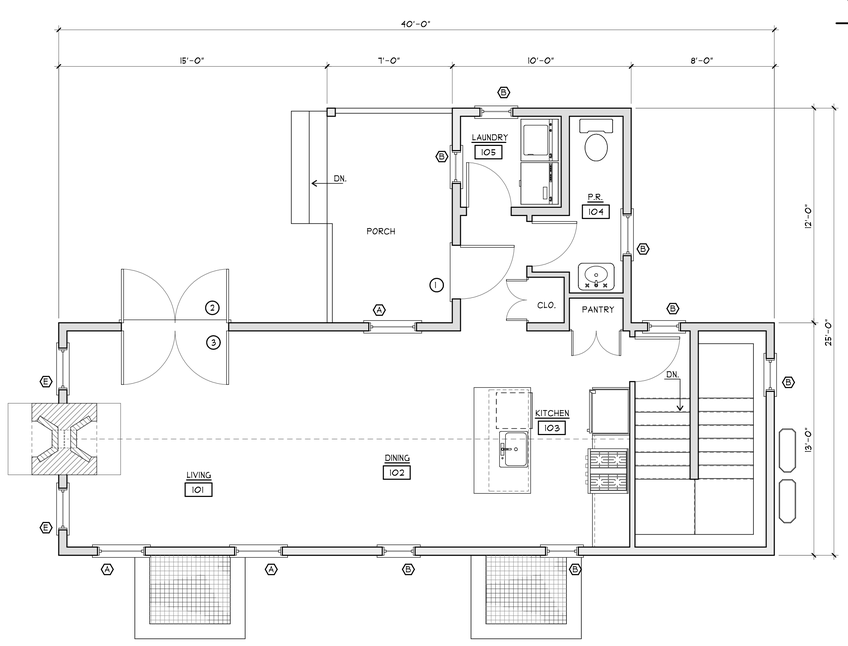
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
565 S.F.

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	2	6/6 D.H.
B	GREEN MOUNTAIN	2'-0" X 2'-4"	6	9 LT. CASEMENT
C	GREEN MOUNTAIN	2'-4" X 5'-0"	2	6/6 D.H.
D	ANDERSEN	2'-8" X 4'-8"	4	6/6 D.H. (EGRESS)
E				
F				
1	CUSTOM	3'-0" X 6'-8"	1	WOOD PLANK EXTERIOR DOOR
2	BROSCO	6'-0" X 6'-8"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3				

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:
6/26/2024: PROGRESS PRINT
6/27/2024: HDC PRINT
6/30/2024: HDC PRINT COTTAGE

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1082
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 167
FLOOR PLANS
ADDRESS: 10 SILVER STREET, NANTUCKET, MA 02554
DATE: 6/30/2024
SCALE: AS NOTED
SHEET NO. a 2



EAST ELEVATION
SCALE: 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°: 73.3.2 PARCEL N°. 29

Street & Number of Proposed Work: 3 Low Beach Road

Owner of record: Steward Reed

Mailing Address: 3 Low Beach Road, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Vasil Marinov

Mailing Address: P.O. Box 636, Nantucket, MA 02554

Contact Phone #: 508-685-5456 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:

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: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ 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

Cobblestone Gray Landmark

Sidewall _____ Clapboard (if applicable) _____ Roof Architectural shingles

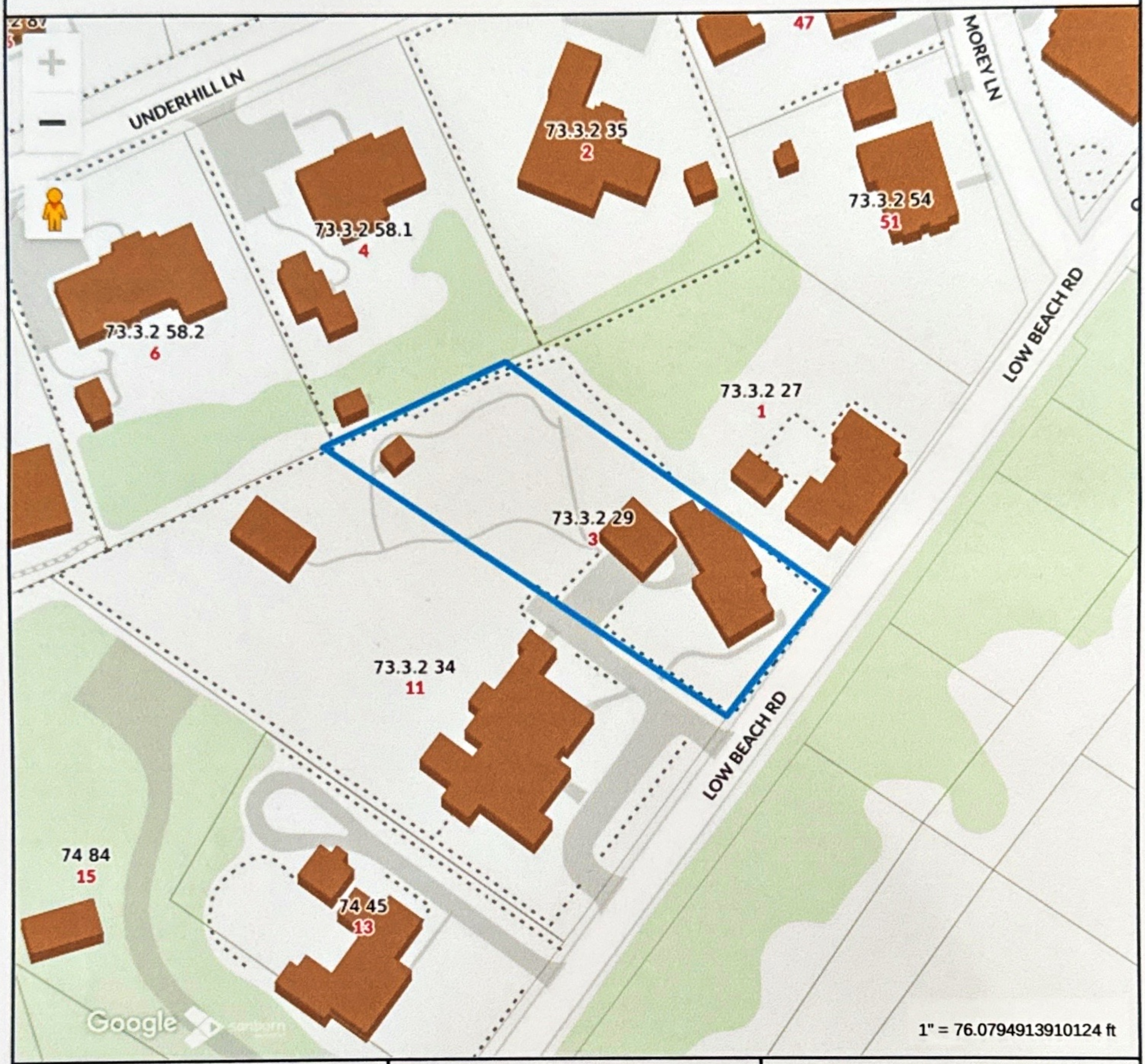
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date July 2, 2024 Signature of owner of record Steward Reed PD Signed under penalties of perjury



Property Information

Property ID	12126
Location	3 LOW BEACH RD
Owner	REED JOHN 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.

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES Style (Architectural or 3-tab), Manufacturer & Color		***APPROVABLE*** *Old Historic Districts (OHD & SOHD)*	***APPROVABLE*** *All other areas*
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021






CROSS RIP

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application.
All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.
Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 213 & 213.2

Street & Number of Proposed Work: 4 Sophies Way / 21 Pilgrim RD

Owner of record: 21 Pilgrim RD. Trust, Cohen Stern TR

Mailing Address: 2100 McKinney Ave Ste 1600
Dallas, TX 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15A North Beach St
Nantucket, MA 02554

Contact Phone #: 202 360 7177 E-mail: Sophie Metz @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: 49' 0" Sq. Footage 1st floor: 2,432 SF Decks/Patio: Size: 425 SF ☑ 1st floor ☐ 2nd floor
Width: 29' 4" Sq. footage 2nd floor: 1,830 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 to +1 South 0 to +1 East 0 to +1 West 0 to +1

Height of ridge above final finish grade: North 27' 11" South 22' 9" East 24' 7" West 29' 11"

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 - 12" ☐ 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 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Fire treated 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): Boxed downspout at porch posts, Round Copper elsewhere

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other Exposed rafter tails woven cottage corners
C. Dimensions: Fascia 7.25" Rake 7.25" Soffit (Overhang) 10" Corner boards N/A Frieze 5.5"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Le Page Mahogany painted

Doors* (type and material): ☐ TDL ☑ SDL Front Painted Mahogany Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar NTW Clapboard (if applicable) _____ Roof Red Cedar NTW
Trim White Sash White Doors White
Deck IPE NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/3/24 Signature of owner of record S. Metz Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
N/A	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
SAM (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.**

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..21 Pilgrim Road Trust, Cohen Steven L TR

MAILING ADDRESS..2100 Mckinney Ave Ste 1600, Dallas TX, 75201

PROPERTY LOCATION..21 Pilgrim Rd. and 4 Sophies Way

ASSESSORS MAP/PARCEL..41/213.2 and 41/213

SUBMITTED BY:..Sophie Metz Design 202-360-7177

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.

July 1, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 21 Pilgrim Rd and 4 Sophies Way

Tax Map Number: 41 Parcel Number: 213 and 213.2

Owner of Record: 21 Pilgrim Road Trust, Cohen Steven L TR

Description of Proposal:

Construct new dwelling, new cabana/guest house, and new garage.

Anticipated HDC Submission Date: 07-02-2024

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 508.228.7231.



WEST



SOUTH



EAST



NORTH

EXISITNG SITE NOTES
4 SOPHIES WAY , MAP 41 PARCEL 213

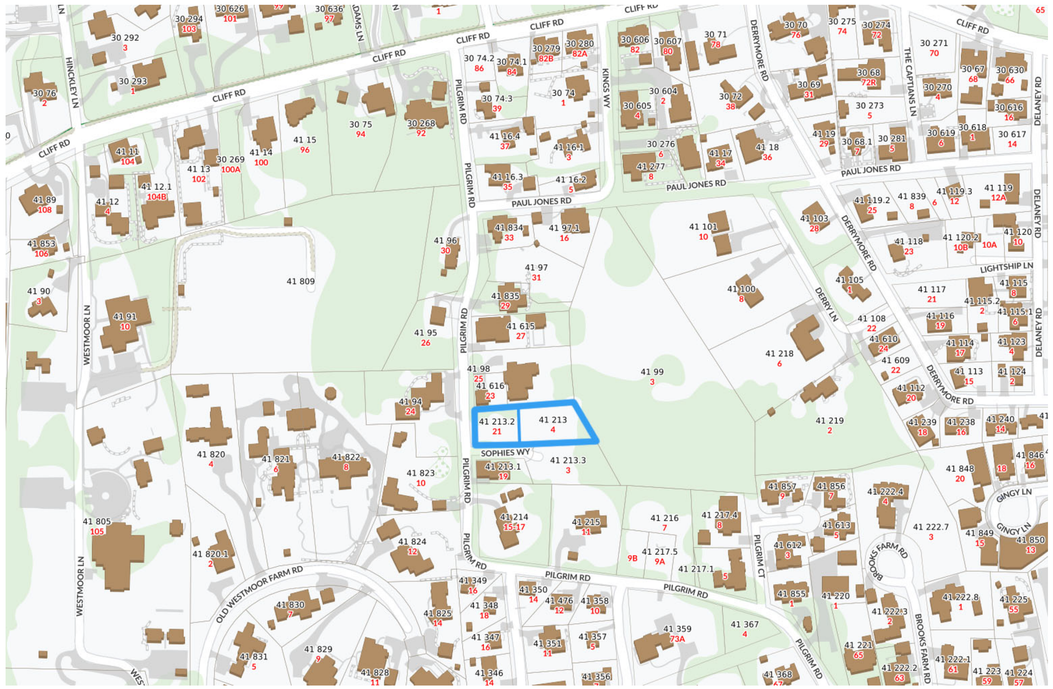
*PRESENTLY VACANT LAND

R-1 ZONING

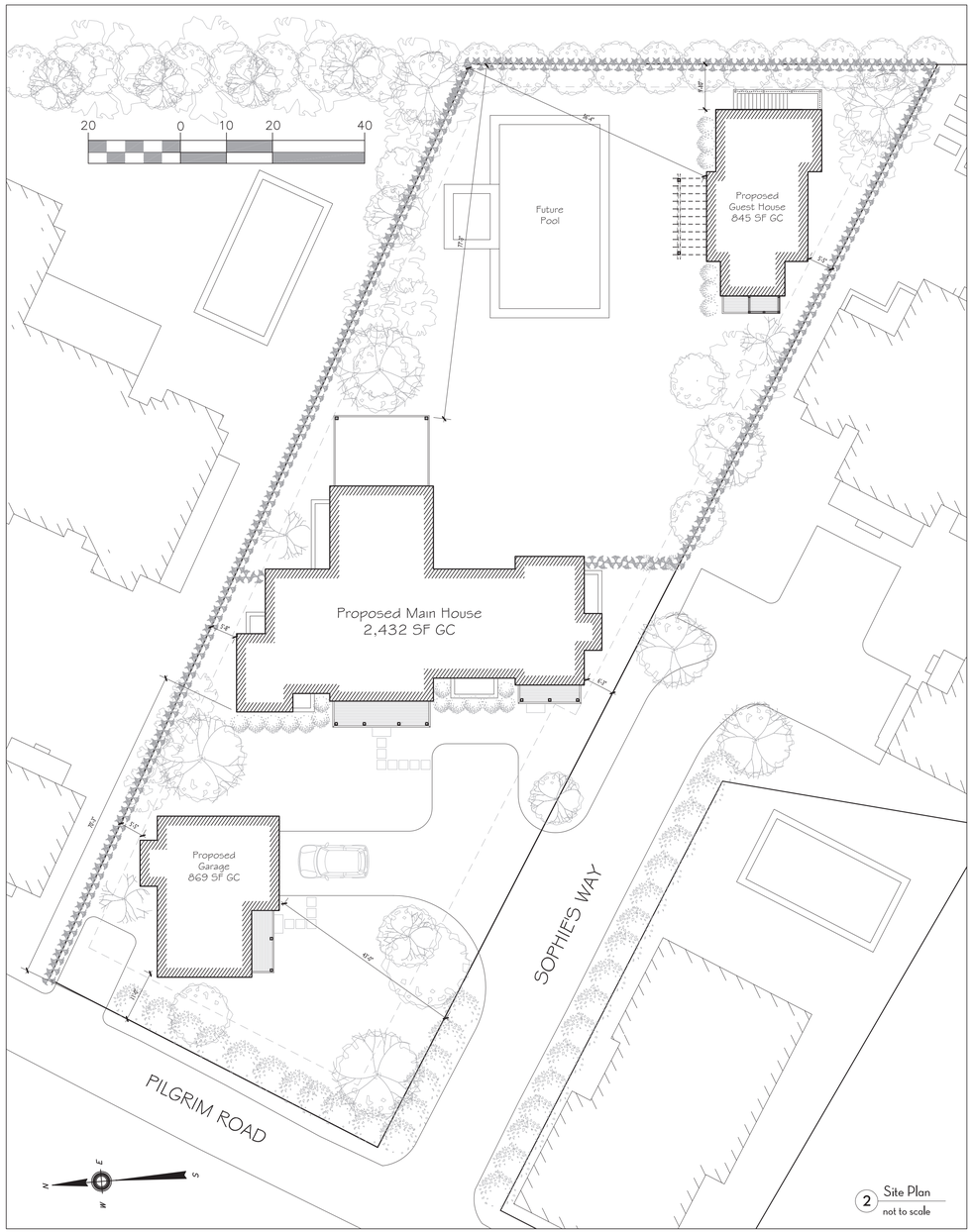
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	-15,850 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	4,755 S.F.
MAIN HOUSE GROUND COVER	2,432 S.F.
GUEST HOUSE GROUND COVER	845 S.F.
GROUND COVER REMAINING	1,478 S.F.

SHEET INDEX

G100: Site Plan, Locus, Notes
A300-A301: Exterior Elevations
G102: Window and Door Schedules
A100-102: Floor Plans



1 Locus Map
not to scale



2 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan, Locus, Notes

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
G100



1 Proposed Front Elevation (West)
1/4" = 1'0"



2 Proposed Left Elevation (North)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A300



1 Proposed Back Elevation (East)
1/4" = 1'0"



2 Proposed Right Elevation (South)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

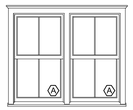
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A301

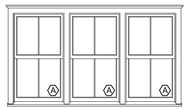
4 Sophie's Way MAIN HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.



"A" Double Mull
RO TBDw x 5'5-3/8"h
2/2 Double Hungs

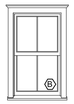
Totals:
(2) Non-tempered

"Individial "A" RO is 3'2-5/8"w



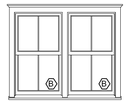
"A" Triple Mull
RO TBDw x 5'5-3/8"h
2/2 Double Hungs

Totals:
(1) Non-tempered



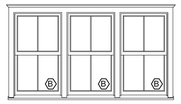
"B" Single Window
RO 3'0-5/8"w x 5'1-3/8"h
2/2 Double Hung

Totals:
(13) Non-Tempered
(3) Tempered



"B" Double Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

Totals:
(5) Non-Tempered



"B" Triple Window
RO TBDw x 5'1-3/8"h
2/2 Double Hung

Totals:
(2) Non-Tempered



"D" Single Window
RO 2'6-5/8"w x 4'1-3/8"h
2/2 Double Hung

Totals:
(5) Non-Tempered
(1) Tempered



"E" Single Window
RO 2'2"w x 2'4"h
2w2h Fixed

Totals:
(4) Non-Tempered



"E" Triple Mull Window
RO TBDw x 2'4"h
2w2h

Totals:
(1) Non-Tempered Fixed



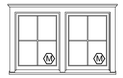
"F" Double Mull Transom
RO 8'4"w x 1'6"h
5w Fixed

Totals:
(2) Non-Tempered



"M" Single Window
RO 2'9"w x 3'8"h
2w2h

Totals:
(1) Tempered Fixed
(1) Non-Tempered Awnlng



"M" Double Mull Window
RO TBDw x 3'8"h
2w2h Fixed

Totals:
(1) Tempered
(1) Non-Tempered



"H" Single Window
RO 2'8"w x 1'6"h
3w Fixed

Totals:
(1) Non-Tempered

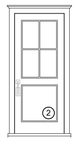
4 Sophie's Way MAIN HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.



"1" Front Door with Sidelights
Door Size: 3'2"w x 7'0"h **2-1/4" Thickness
Sidelights: 1'2"w x 7'0"h

Single Point Hardware
No screen/storm

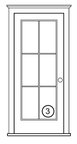
Totals:
(1) RH Inswing



"2"
Door Size: 2'10"w x 7'0"h **2-1/4" Thickness

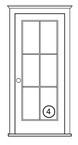
Single Point Hardware
No screen/storm

Totals:
(1) RH Inswing



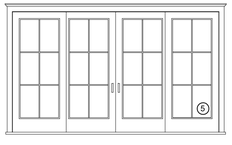
"3"
Door Size: 2'10"w x 7'0"h

Totals:
(2) LH Inswing



"4"
Door Size: 2'10"w x 7'0"h

Totals:
(2) RH Inswing



"5" Lift and Slide Door
Door Size: 12'0"w x 7'0"h

Totals:
(2) Center Panels Operate, with slding screens

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

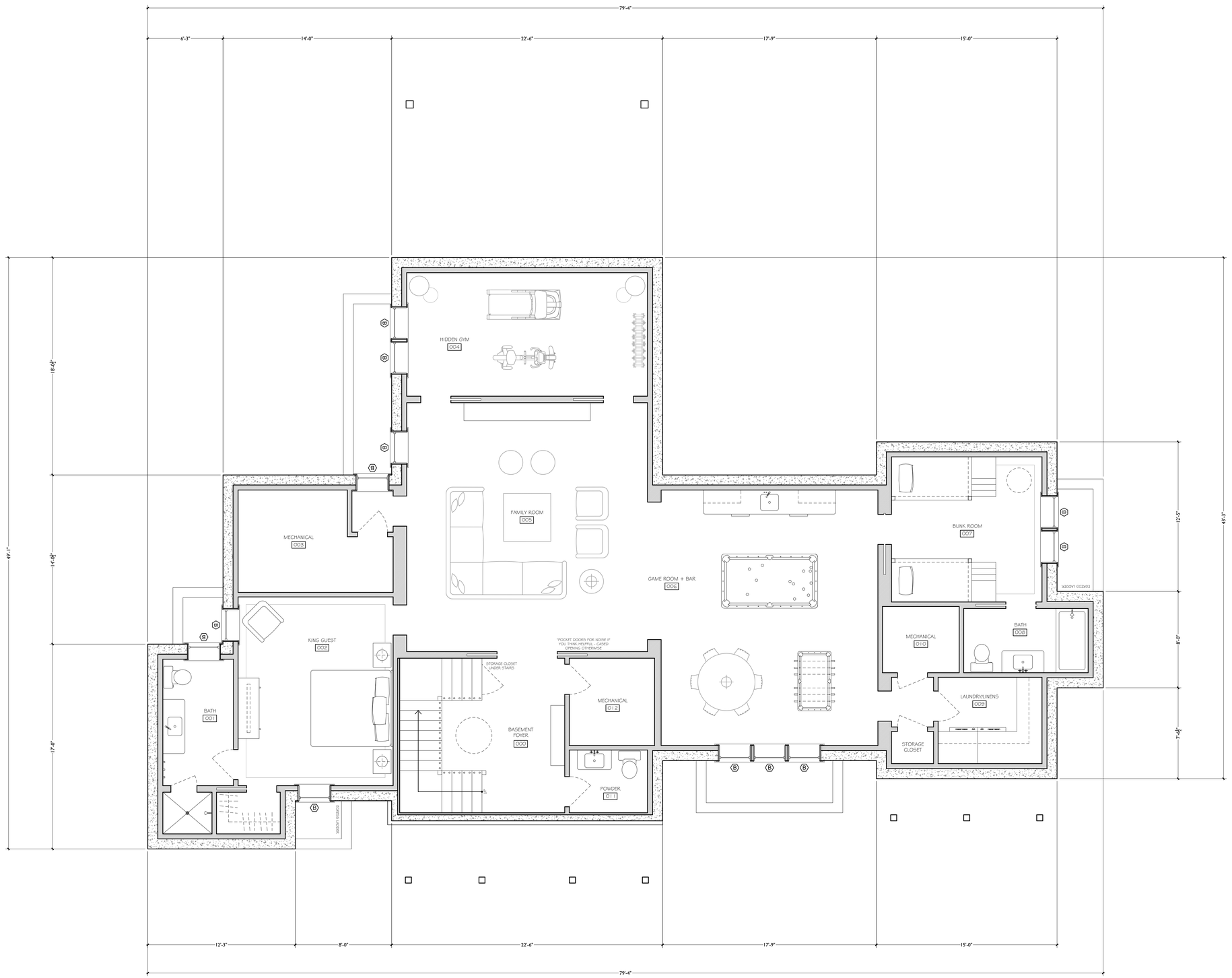
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Window and Door Schedule

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
G102



1 Basement Plan
1/4" = 1'-0"

SMD
SOPHIE METZ DESIGN

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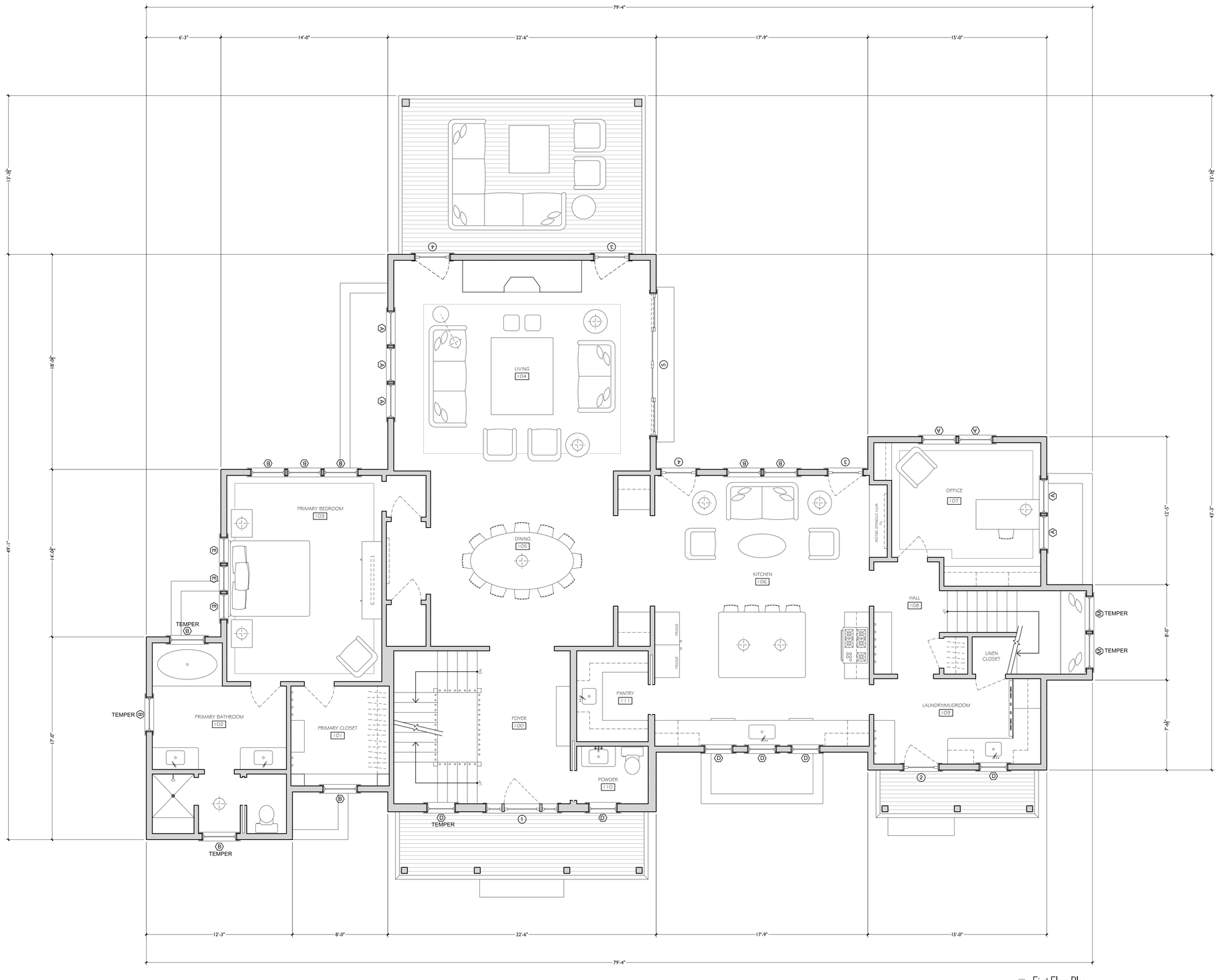
Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A100



1 First Floor Plan
1/4" = 1'-0"

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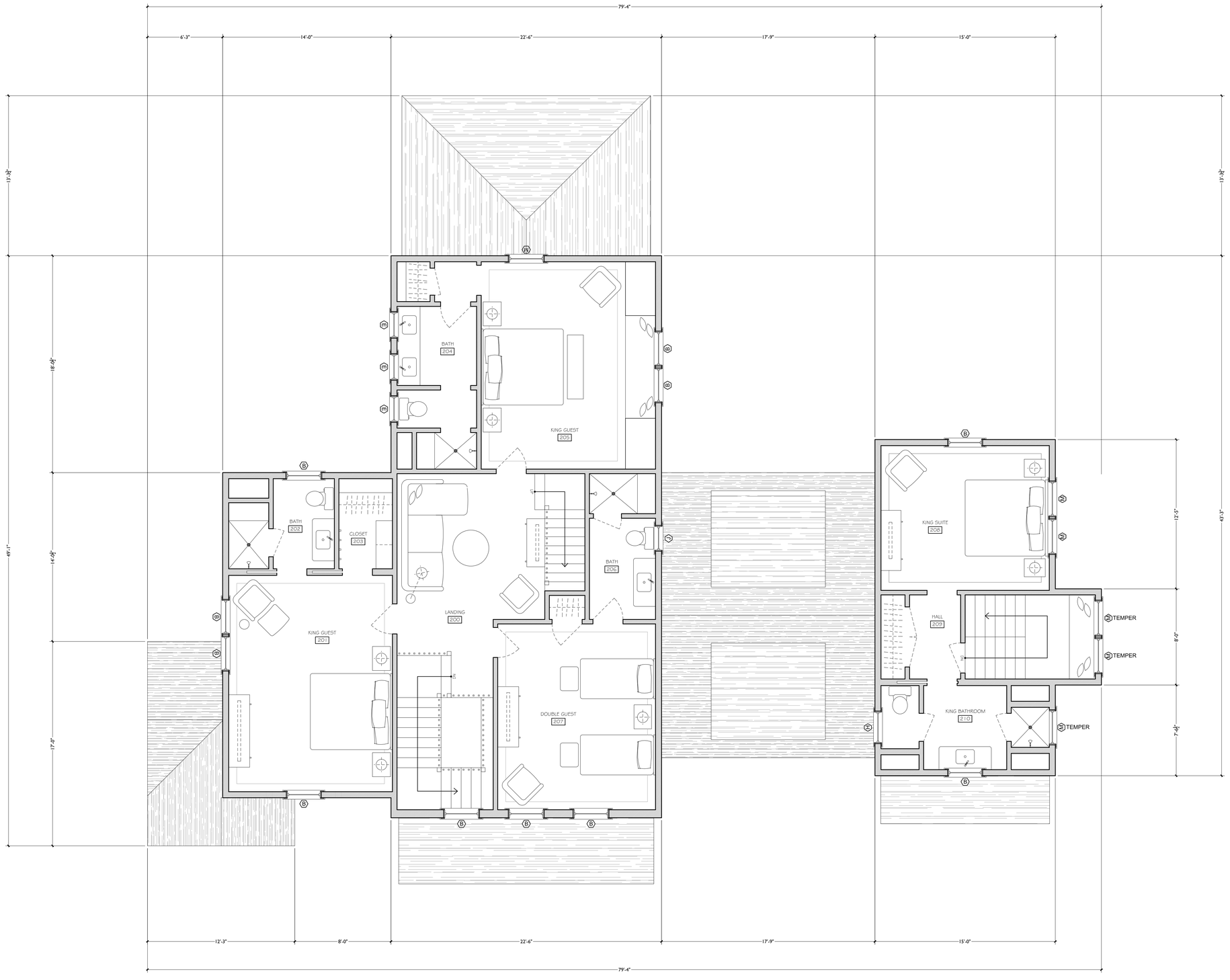
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A101



1 Second Floor Plan
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

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Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A102

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A. **Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 213 & 213.2

Street & Number of Proposed Work: 4 Sophies Way / 21 Pilgrim RD

Owner of record: 21 Pilgrim RD Trust Cohen Steven TR

Mailing Address: 2100 McKinney Ave Ste 1600
Dallas, TX 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15 A North Beach St
Nantucket, MA 02554

Contact Phone #: 207 360 7177 E-mail: SophieMutz@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 Guest House

Size of Structure or Addition: Length: 25'0" Sq. Footage 1st floor: 845 SF
Width: 40' 6" Sq. footage 2nd floor: 405 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 505F ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 to +1 South 0 to +1 East 0 to +1 West 0 to +1

Height of ridge above final finish grade: North 23'0" South 23'0" East 17' 5" West 17' 5"

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 - 12" ☐ 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 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Fire treated 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): Round 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 Exposed Rafter tails Woven cottage Corners

C. Dimensions: Fascia 7.25" Rake 7.25" Soffit (Overhang) 10" Corner boards N/A Frieze 5.5"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Le Page Mahogany - Painted

Doors* (type and material): ☐ TDL ☑ SDL Front Painted Mahogany Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar NTW
Clapboard (if applicable) _____
Roof Red Cedar NTW
Trim White
Sash White
Doors White
Deck IPE NTW
Foundation _____
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/3/24 Signature of owner of record S. Mutz Signed under penalties of perjury



NORTH



WEST



SOUTH



EAST

EXISITNG SITE NOTES
4 SOPHIES WAY , MAP 41 PARCEL 213

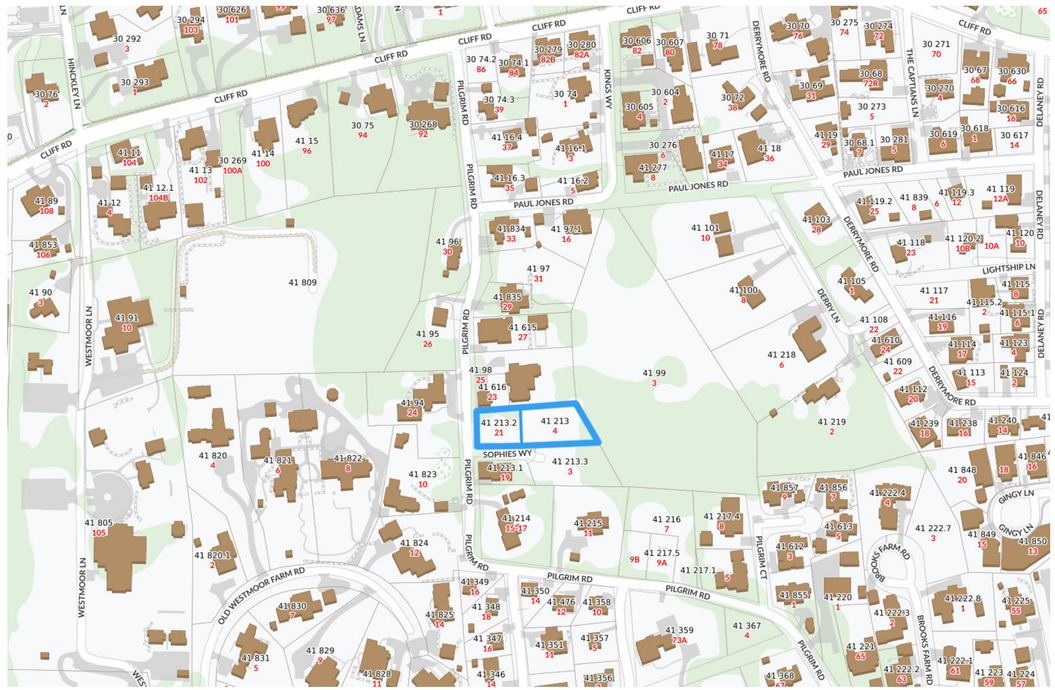
*PRESENTLY VACANT LAND

R-1 ZONING

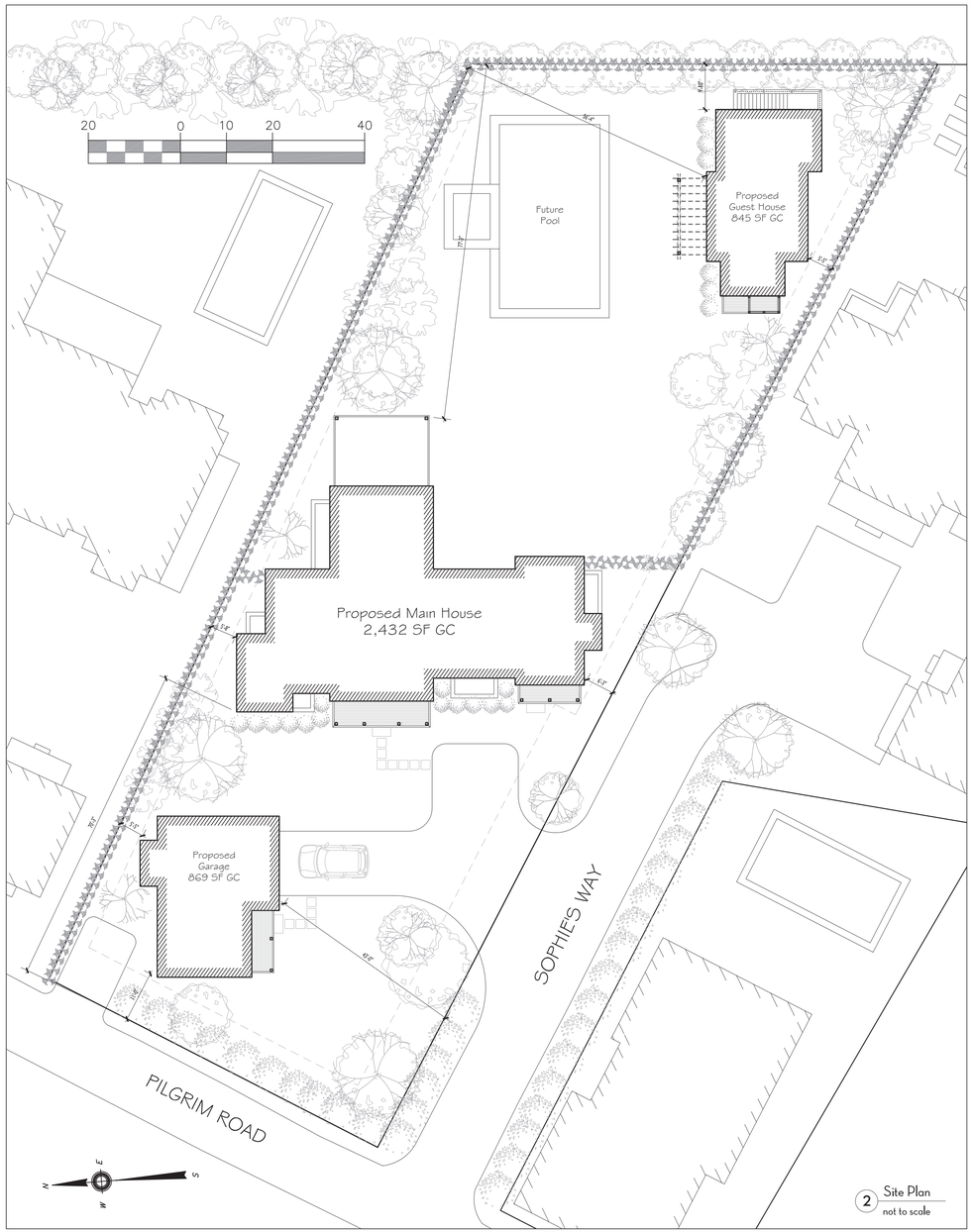
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	-15,850 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	4,755 S.F.
MAIN HOUSE GROUND COVER	2,432 S.F.
GUEST HOUSE GROUND COVER	845 S.F.
GROUND COVER REMAINING	1,478 S.F.

SHEET INDEX

G100:	Site Plan, Locus, Notes
A300:	Exterior Elevations
G102:	Window and Door Schedules
A100:	Floor Plans



1 Locus Map
not to scale



2 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan, Locus, Notes

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G100



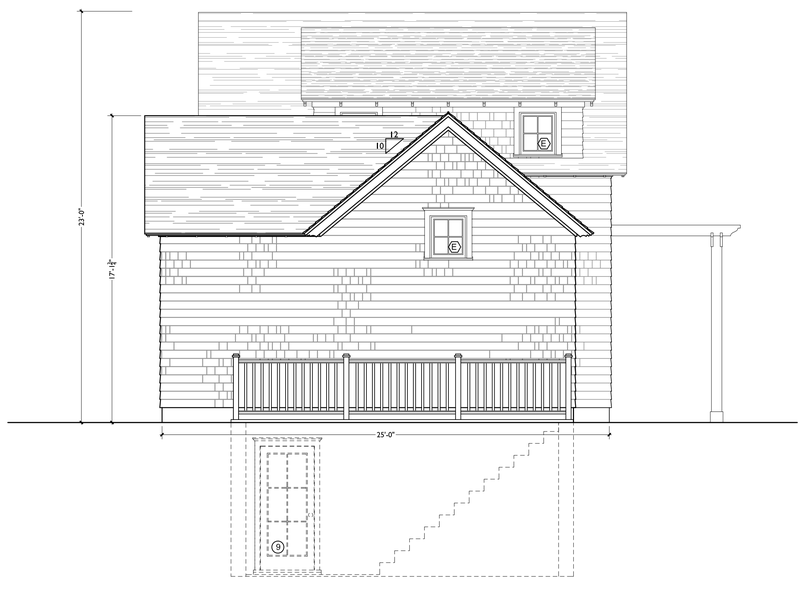
1 Proposed Front Elevation (North)
$\frac{1}{4}$" = 1'0"



2 Proposed Right Elevation (West)
$\frac{1}{4}$" = 1'0"



3 Proposed Back Elevation (South)
$\frac{1}{4}$" = 1'0"



4 Proposed Left Elevation (East)
$\frac{1}{4}$" = 1'0"

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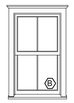
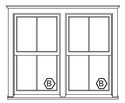
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

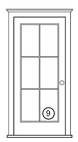
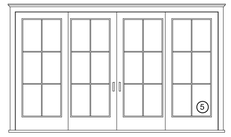
4 Sophie's Way/21 Pilgrim
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
A300

4 Sophie's Way GUEST HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

 "B" SIngle Window RO 3'0-5/8"w x 5'1-3/8"h 2/2 Double Hung Totals: (2) Non-Tempered (1) Tempered	 "B" Double Window RO TBDw x 5'1-3/8"h 2/2 Double Hung Totals: (1) Non-Tempered		
 "E" SIngle Window RO 2'2"w x 2'4"h 2w2h Totals: (2) Non-Tempered Fixed (5) Non-Tempered Awning (3) Tempered Fixed			

4 Sophie's Way GUEST HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.

 "9" Door Size: 3'0"w x 7'0"h Totals: (2) LH Inswing	 "5" Lift and Slide Door Door Size: 12'0"w x 7'0"h Totals: (2) Center Panels Operate, with sliding screens		

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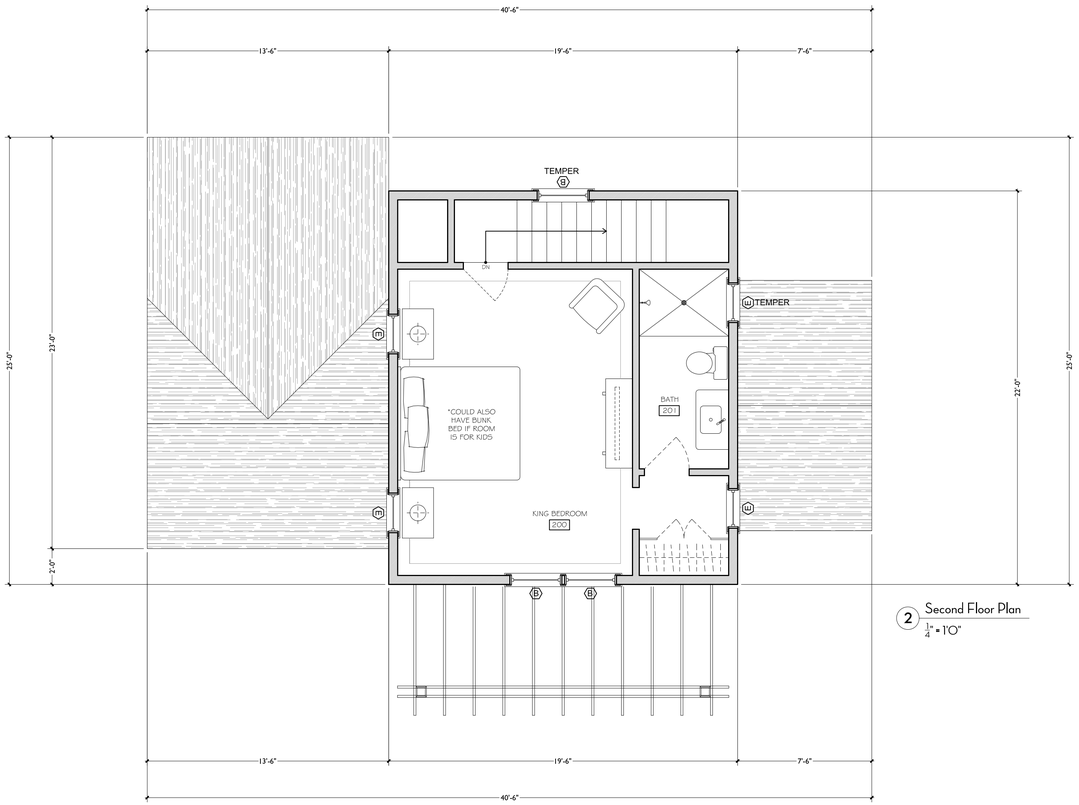
Title + Date:
Window and Door Schedule

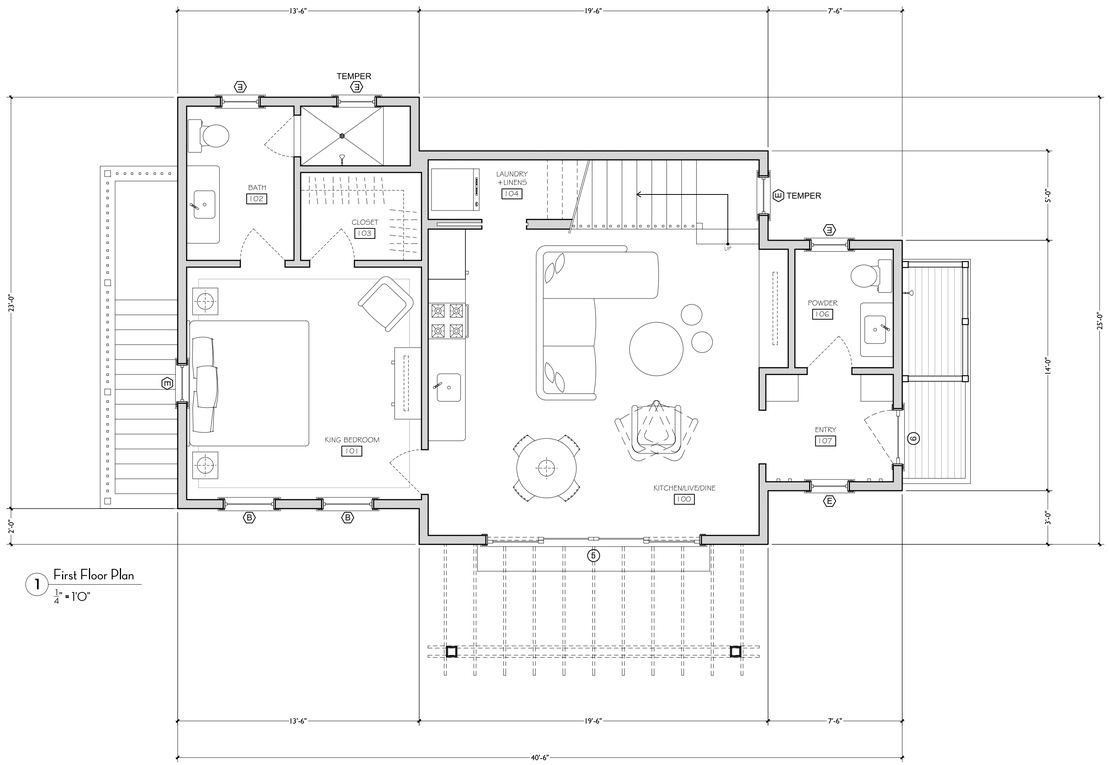
HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
G102



2 Second Floor Plan
1/4" = 1'0"



1 First Floor Plan
1/4" = 1'0"

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Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
GUEST HOUSE
Nantucket, MA 02554

Sheet: Guest House
A100

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 213 ; 213.2

Street & Number of Proposed Work: 4 Sophies way / 21 Pilgrim RD

Owner of record: 21 Pilgrim RD Trust Coren Steven TR

Mailing Address: 2100 McKinney Ave Ste 1600
Dallas, Tx 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: Sophie Mate Design

Mailing Address: 15 A North Beach St
Nantucket, MA 02554

Contact Phone #: 202 360 7177 E-mail: Sophie.mate@gmail.com

FOR OFFICE USE ONLY

Fee Paid: $ _____

Date application received: _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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' 0" Sq. Footage 1st floor: 869 SF Decks/Patio: Size: 68 SF ☑ 1st floor ☐ 2nd floor
Width: 40' 6" Sq. footage 2nd floor: 869 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 24' 3" South 24' 3" East 24' 3" West 24' 3"

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ 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 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Fire treated 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): Round 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 Exposed rafter tails woven cottage corners
C. Dimensions: Fascia 7.25" Rake 7.25" Soffit (Overhang) 10" Corner boards N/A Frieze 5.5"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round ____ Square 7.25"

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer le Page Mahogany - Painted

Doors* (type and material): ☐ TDL ☑ SDL Front Painted Mahogany Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar NTW Clapboard (if applicable) _____ Roof Red Cedar NTW
Trim White Sash White Doors White
Deck IPE NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/3/24 Signature of owner of record S. Mate Signed under penalties of perjury



SOUTH



EAST



NORTH



WEST

EXISITNG SITE NOTES
21 PILGRIM RD , MAP 41 PARCEL 213.2

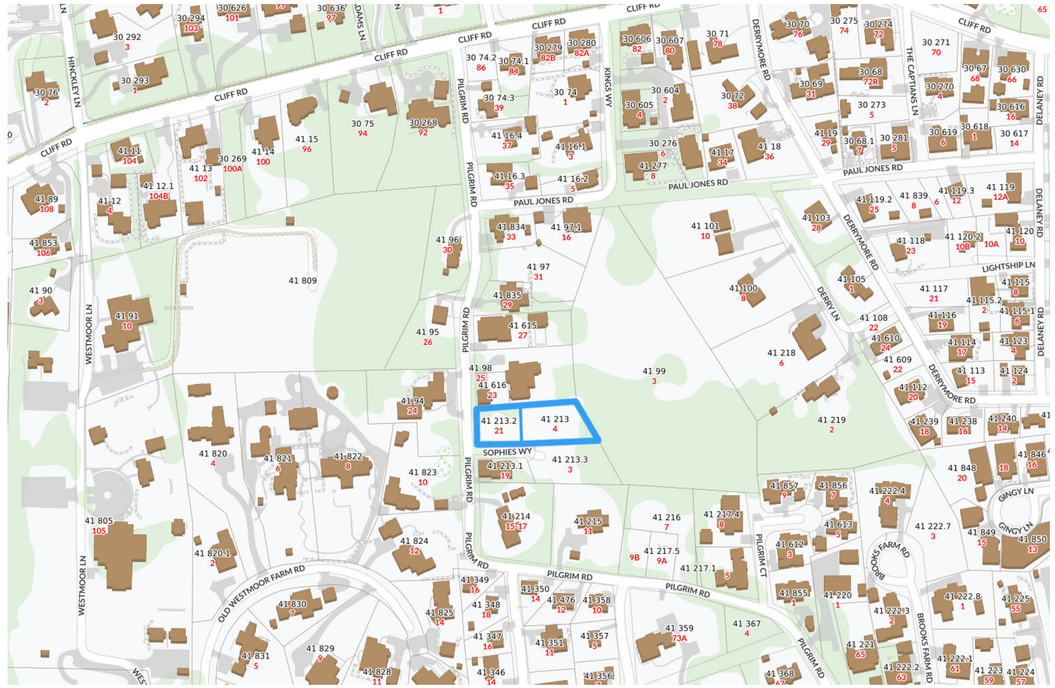
*PRESENTLY VACANT LAND

R-1 ZONING

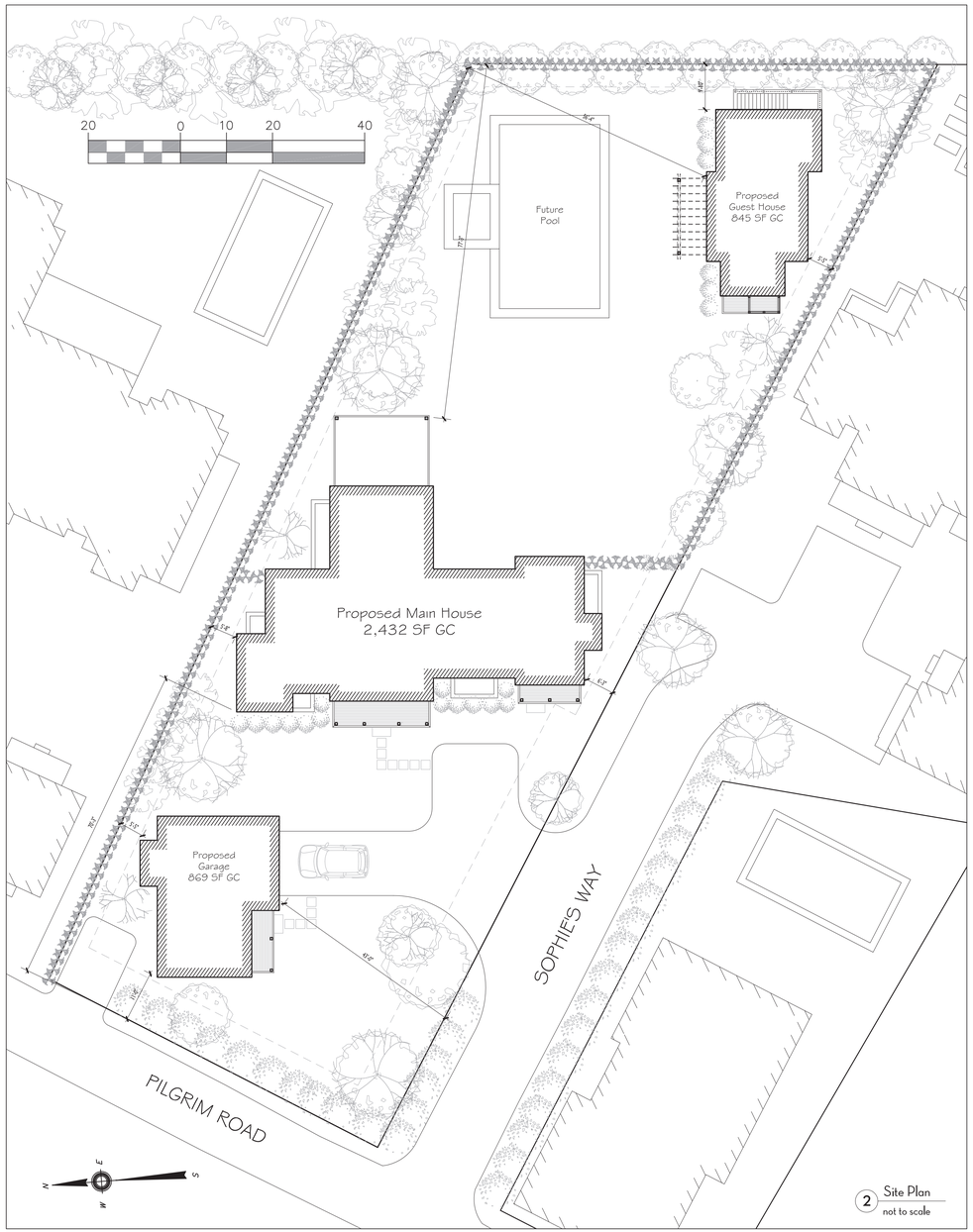
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	~5,350 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	1,605 S.F.
GARAGE/APARTMENT GROUND COVER	869 S.F.
GROUND COVER REMAINING	736 S.F.

SHEET INDEX

G100:	Site Plan, Locus, Notes
A300:	Exterior Elevations
G102:	Window and Door Schedules
A100:	Floor Plans



1 Locus Map
not to scale



2 Site Plan
not to scale

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Site Plan, Locus, Notes

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

Sheet: Garage
G100



1 Proposed Front Elevation (South)
1/4" = 1'0"



2 Proposed Right Elevation (East)
1/4" = 1'0"



3 Proposed Back Elevation (North)
1/4" = 1'0"



4 Proposed Right Elevation (West)
1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
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Structural Engineer:

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6 Golden Gate Drive
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Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

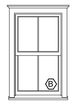
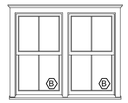
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

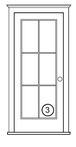
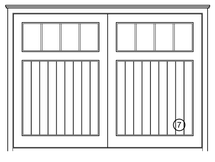
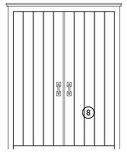
4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

Sheet: Garage
A300

21 Pilgrim Road GARAGE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with Argon, 3-1/2" Side and Center Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), Casings applied flush to frames of double-hungs, 1" Sill Horns, Polished Nickel Sash Locks, White Jamb Hardware, Coastal-Stainless Hardware where applicable.

		 "B" Single Window RO 3'0-5/8"w x 5'1-3/8"h 2/2 Double Hung Totals: (9) Non-Tempered (1) Tempered	 "B" Double Window RO TBDw x 5'1-3/8"h 2/2 Double Hung Totals: (2) Non-Tempered (1) Tempered
	 "D" Single Window RO 2'6-5/8"w x 4'1-3/8"h 2/2 Double Hung Totals: (1) Non-Tempered		

21 Pilgrim Road GARAGE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (finished min 1"), 1" Sill Horns. Temp hardware on all. Screens / Storms TBD.

 "2" Door Size: 3'0"w x 7'0"h Totals: (1) RH Inswing (1) LH Inswing	 "3" Door Size: 2'10"w x 7'0"h Totals: (1) Outswing	 "7" Door Size: 11'0"w x 7'9"h Totals: (1) Overhead Lift, Painted Mahogany	 "8" Door Size: 6'0"w x 7'9"h Totals: (1) Vertical Board Paired Shed Doors

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

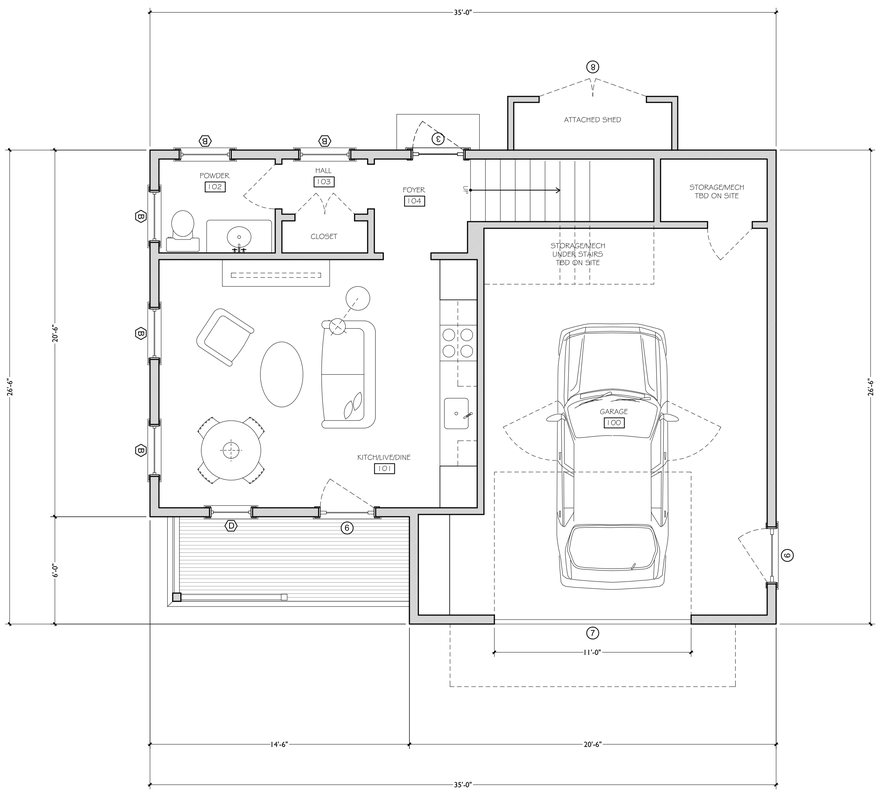
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Window and Door Schedule

HDC Submittal 7/2/2024

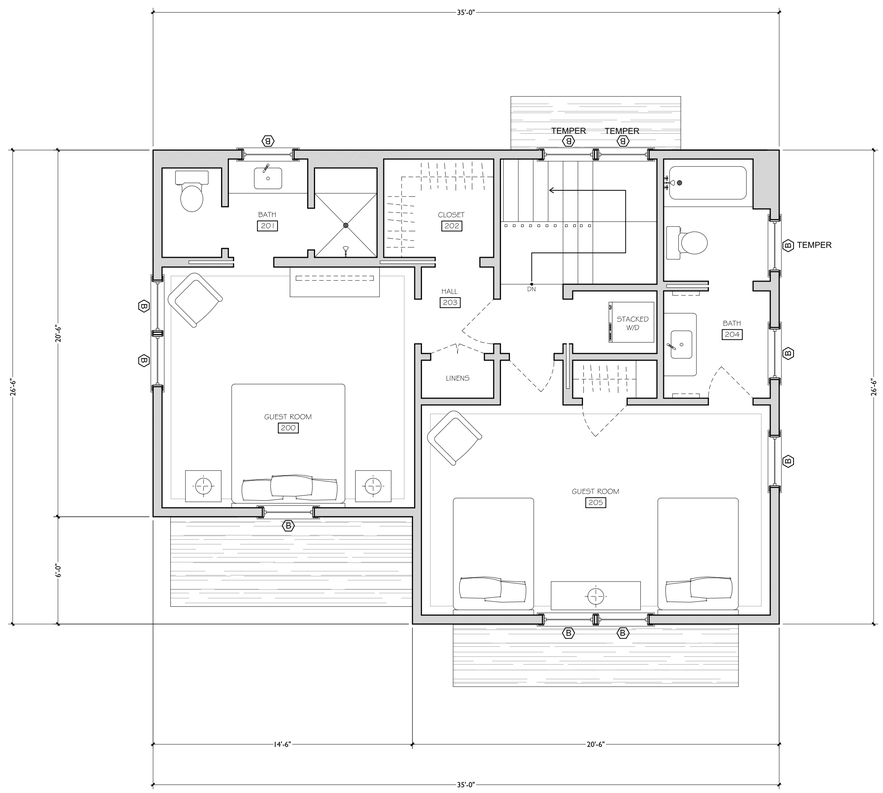
4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

Sheet: Garage
G102



1 Proposed 1st Floor Plan

1/4" = 1'0"



2 Proposed 2nd Floor Plan

1/4" = 1'0"

SMD
SOPHIE METZ DESIGN

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

Sheet: Garage
A100

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.
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.
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 (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°: 65 PARCEL N°. 59

Street & Number of Proposed Work: 5 Moby Way

Owner of record: Susan + John McDonough

Mailing Address: 533 Valley Road
New Canaan CT 06840

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. HDC2024-02-9993
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____
Width: 50' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 10 x 20 ☒ 1st floor ☐ 2nd floor
Size: 20 x 5 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 16 South 19 East 19 West 19

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

* See plans
SE Elevation: revise doors
SW Elevation: Replace pergola w covered porch, revise replace 2 panel door w/
NW Elevation: Extend mass, revise windows panel swinging
NE Elevation: replace door w/ 3 panel swinging door

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☒ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Wasco Rough Opening 4'-3" x 7'-10" Size _____ Location S Roof

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☒ Leaders (material) Aluminum

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☒ Clapboard (exposure: 6 inches) Front ☐ _____ Side X
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x3 + 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____ * see plans
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front French Rear French Side French

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

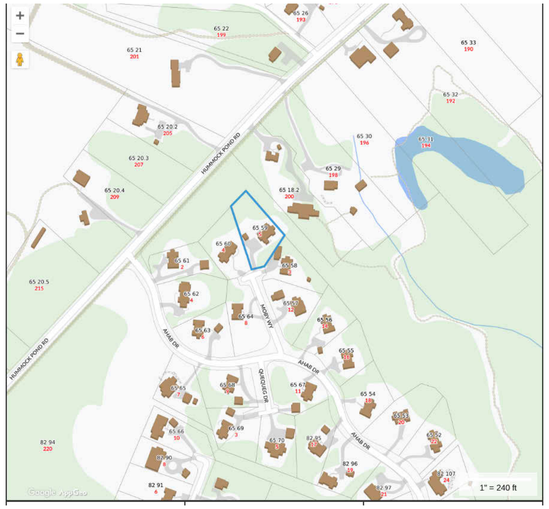
COLORS

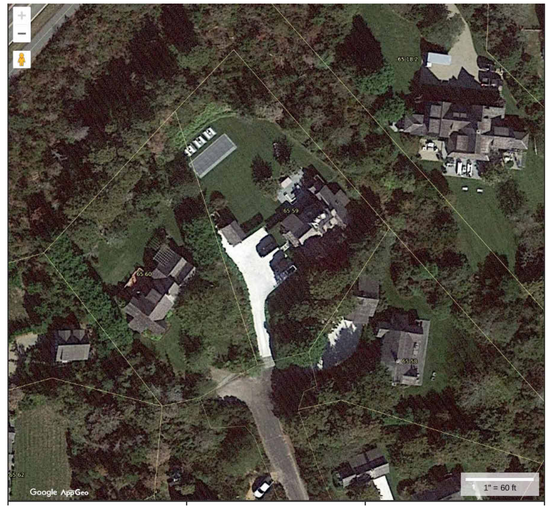
Sidewall NTW Clapboard (if applicable) NTW Roof NTW
Trim White Sash White Doors _____
Deck NTW Foundation NTW Fence N/A Shutters N/A

* 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 7.2.24 Signature of owner of record _____ Signed By CWA under Power of Attorney Signed under penalties of perjury











gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
McDonough Family

Project
Site Plan

Location
5 Moby Way
Nantucket MA

65 / 59

Structure
Cottage

#	Description	Date
4	HDC Submission	2024.02.26
7	HDC Submission	2024.06.17
9	HDC Submission	2024.07.15

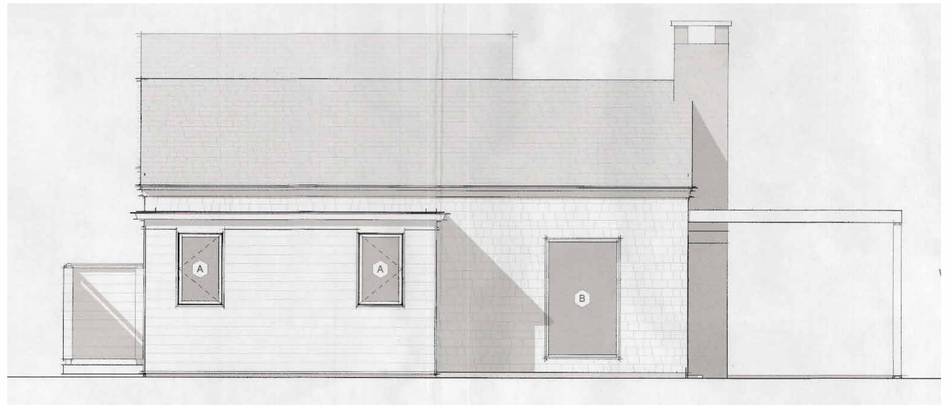
Site

HDC2.0

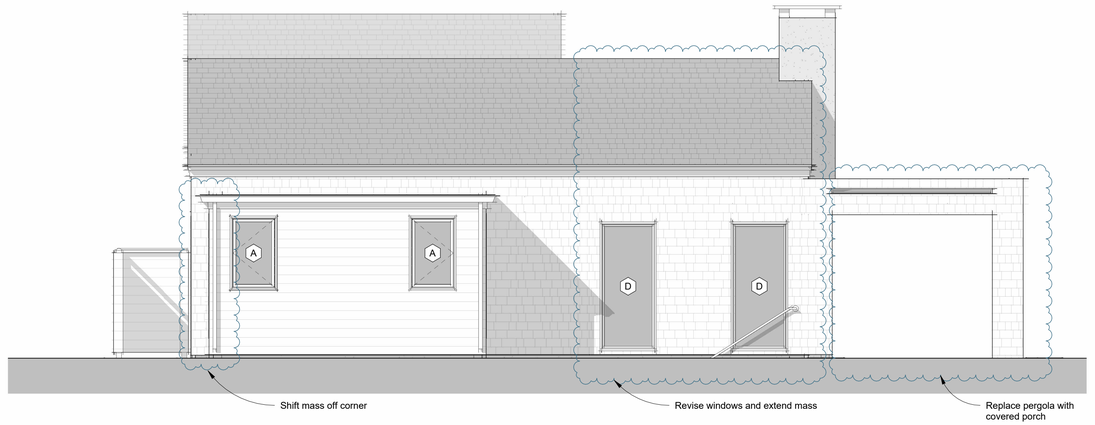
HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect this contents from distribution and dissemination except as required for the specific event of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 7/10/2024 2:47:23 PM

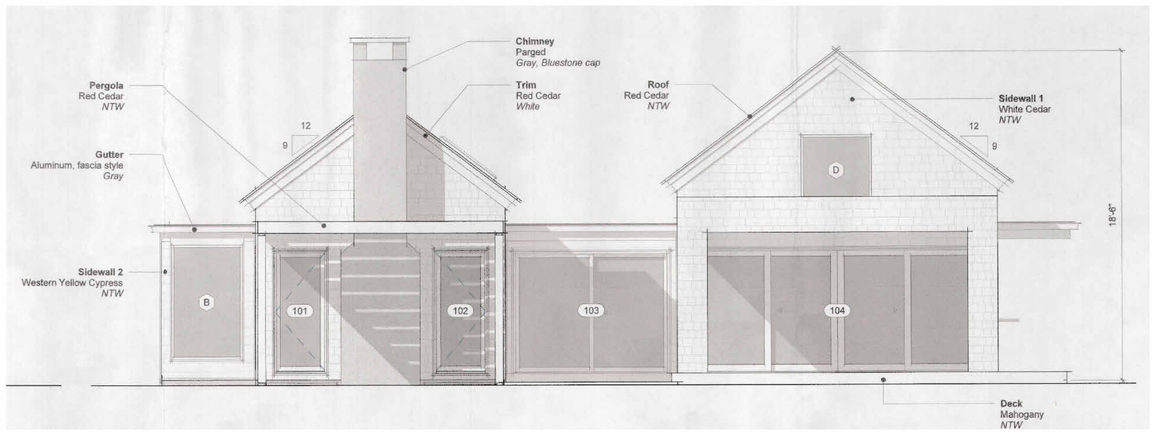
HDC Submission



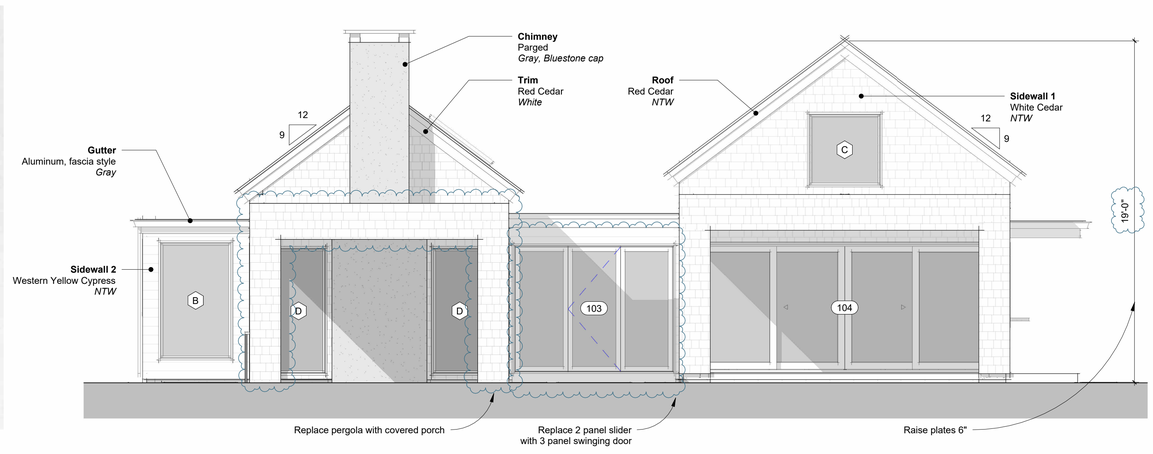
1 **HDC 1 - Previously Approved - NW**
1/4" = 1'-0"



2 **Northwest - Rear HDC**
1/4" = 1'-0"



3 **HDC 1 - Previously Approved - SW**
1/4" = 1'-0"



4 **Southwest - Pool HDC**
1/4" = 1'-0"

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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
McDonough Family

Project
Second Dwelling

Location
5 Moby Way
Nantucket MA

65 / 59

Structure
Cottage

General Contractor
Levesque Builders
Pat Levesque
66 South Shore Rd
Nantucket MA
508-221-0231

Survey
Nantucket Engineering & Survey
Art Gassbarro, PE
20 Mary Ann Drive
Nantucket MA
508-825-5053

Structural Engineer
Tighe and Bond
Marshall Puffer, PE
260 Cranberry Highway
Orleans, MA
508-255-6511

Design Development

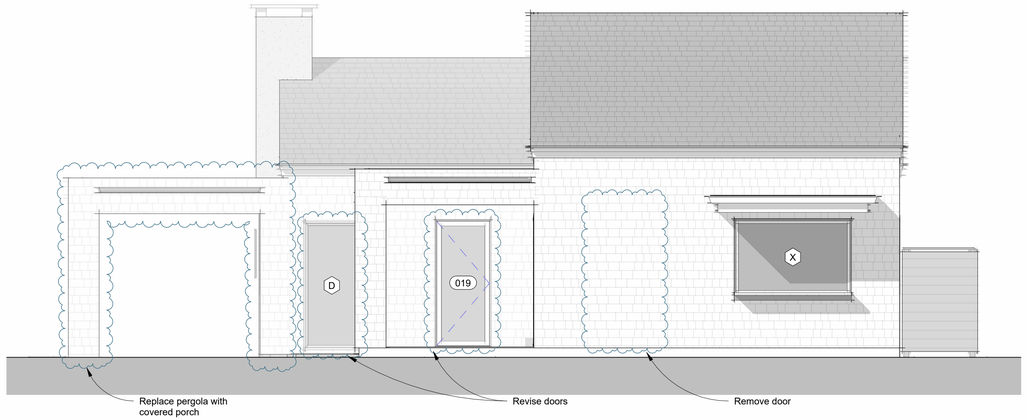
#	Description	Date
5	HDC Submission	2024.02.26
12	HDC Submission	2024.07.15

HDC Elevations 1

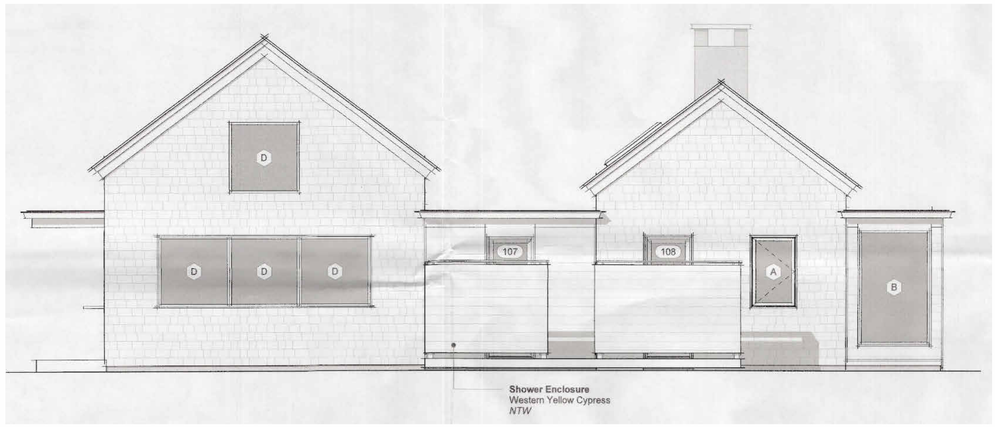
HDC 2.1



1 **HDC 1 - Previoulsy Approved - SE**
1/4" = 1'-0"



2 **Southeast - Yard HDC**
1/4" = 1'-0"



3 **HDC 1 - Previously Approved - NE**
1/4" = 1'-0"



4 **Northeast - Rear HDC**
1/4" = 1'-0"

HDC Submission

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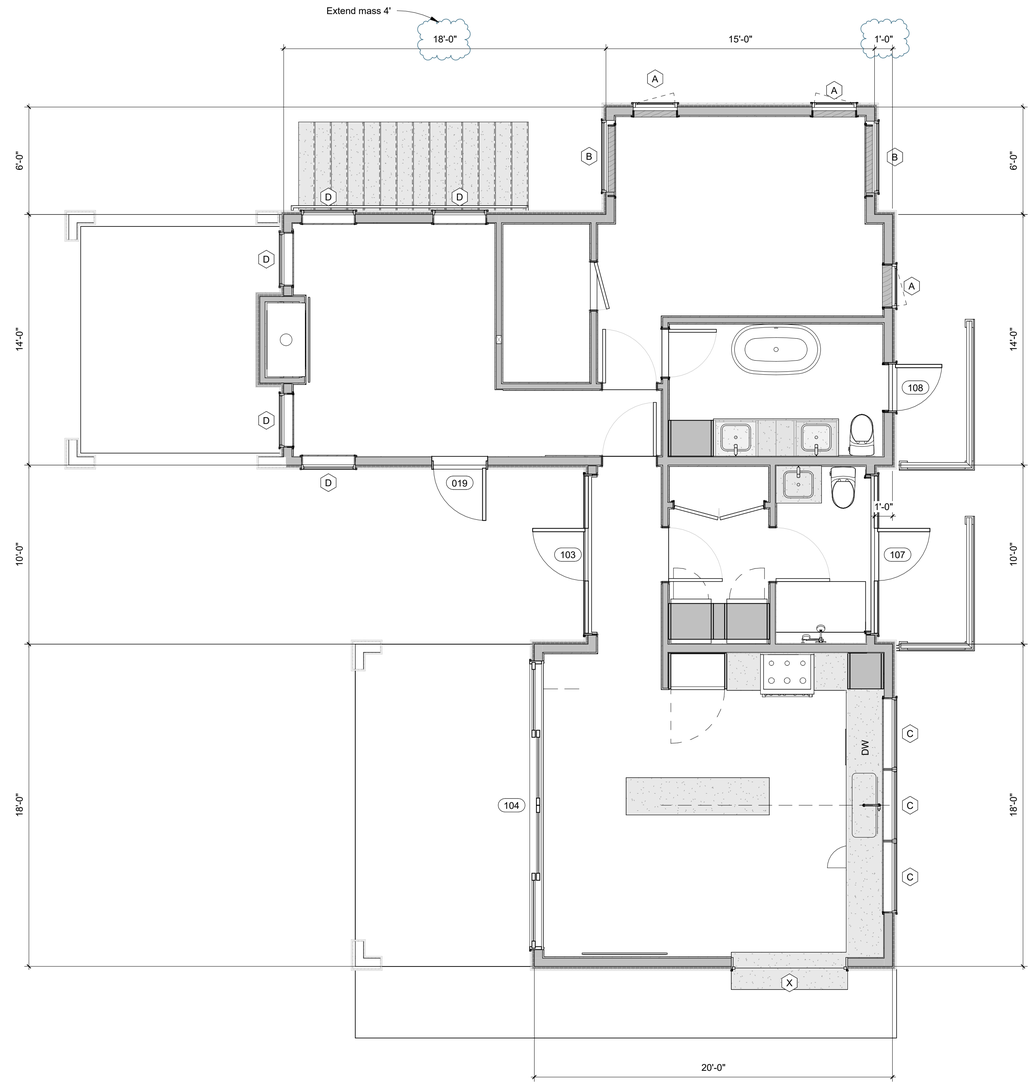
Orleans, MA
508-255-6511

Design Development

#	Description	Date
5	HDC Submission	2024.02.26
12	HDC Submission	2024.07.15

HDC Elevations 2

HDC 2.2



2 **Floor 1 HDC**
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Family	Type	Width	Height	Cladding Material	Comments
Floor 1	A	Marvin Windows and Doors	Window-Casement-Marvin-Essential	ESCA2640	2'-5 1/2"	3'-11 1/2"	Ultrex-Marvin-Stonewhite	
Floor 1	B	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze-Essential	ESDG4066	4'-0"	6'-6"	Ultrex-Marvin-Stonewhite	
Floor 1	C	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze-Essential	ESDG4040	4'-0"	4'-0"	Ultrex-Marvin-Stonewhite	
Floor 1	D	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze-Essential	ESDG3070	3'-0"	7'-0"	Ultrex-Marvin-Stonewhite	<varies>
Floor 1	X	Custom	Fixed	6640	6'-6"	4'-2"		Custom fold up - pass through window
Loft	C	Marvin Windows and Doors	Window-Fixed-Marvin-Direct_Glaze-Essential	ESDG4040	4'-0"	4'-0"	Ultrex-Marvin-Stonewhite	
BR Plate	W	Wasco Skylights	Skylight-Wasco-SkyMax	GSM5296 - 49.25" x 92.5"	4'-1 1/4"	5 55/128"		

Door Schedule

Level	Mark	Manufacturer	Model	Type	Width	Height	Function	Cladding Material	Comments
TO Slab	017	Marvin Windows and Doors	UID 3670	UID 3670	3'-7 7/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	019	Marvin Windows and Doors	UOD 3070	UOD 3070	3'-1 7/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	103	Marvin Windows and Doors	UOD 9070	UOD 9070	8'-11 13/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	Pending HDC Approval
Floor 1	104	Marvin Windows and Doors	UMSDSTK18070_OXX-XXO	UMSDSTK18070_OXX-XXO	16'-1 27/64"	7'-1 7/32"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	107	Marvin Windows and Doors	UOD 9070	UOD 9070	8'-11 13/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	
Floor 1	108	Marvin Windows and Doors	UOD 2870	UOD 2870	2'-9 7/16"	7'-2"	Exterior	Aluminum-Marvin-Stonewhite	

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 (e.g. bidding, permitting, construction) for which they were prepared. Any reuse, distribution or alteration made of these documents without the written permission of Gryphon Architects, Inc. shall be at the recipient's sole risk and without liability to the designer. Submission or distribution of the documents to meet official regulatory requirements or for other purposes in connection with the project is not to be construed as publication in derogation of the designer's reserved rights. Copyright © 2024.07.15 2:35:35 PM

HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
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Owner
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General Contractor
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Structural Engineer
Tighe and Bond
Marshall Puffer, PE
260 Cranberry Highway
Orleans, MA
508-255-6511

Design Development

#	Description	Date
5	HDC Submission	2024.02.26
12	HDC Submission	2024.07.15

HDC Floor Plans

HDC2.3

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°: 68 PARCEL N°. 310

Street & Number of Proposed Work: 10 AIRPORT RD.

Owner of record: AIRPORT GAS STATION INC

Mailing Address: 10 AIRPORT ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: olivalvl@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50"

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-02-9907
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C 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: 1987

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation (EXTEND CAR WASH WALL AT END OF PORCH)
2. South Elevation – NO CHANGE
3. West Elevation (FACING AIRPORT RD – REMOVE PORTION OF PORTION; ADD WALL FOR CAR WASH)
4. North Elevation – " " " "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. (AS APPROVED) **COLORS** TO MATCH EXISTING

Sidewall NTW Clapboard (if applicable) — Roof CHARCOAL SLATE (TO MATCH)
Trim NTW Sash WHITE Doors WHITE
Deck NTW Foundation CONCRETE (N/A) Fence — Shutters —

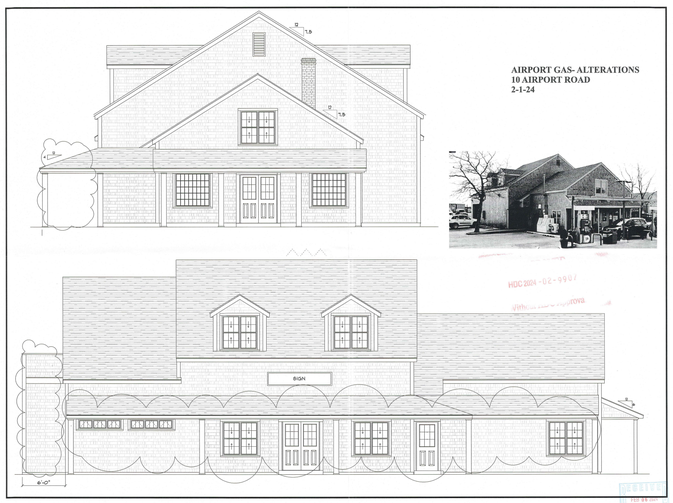
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions 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

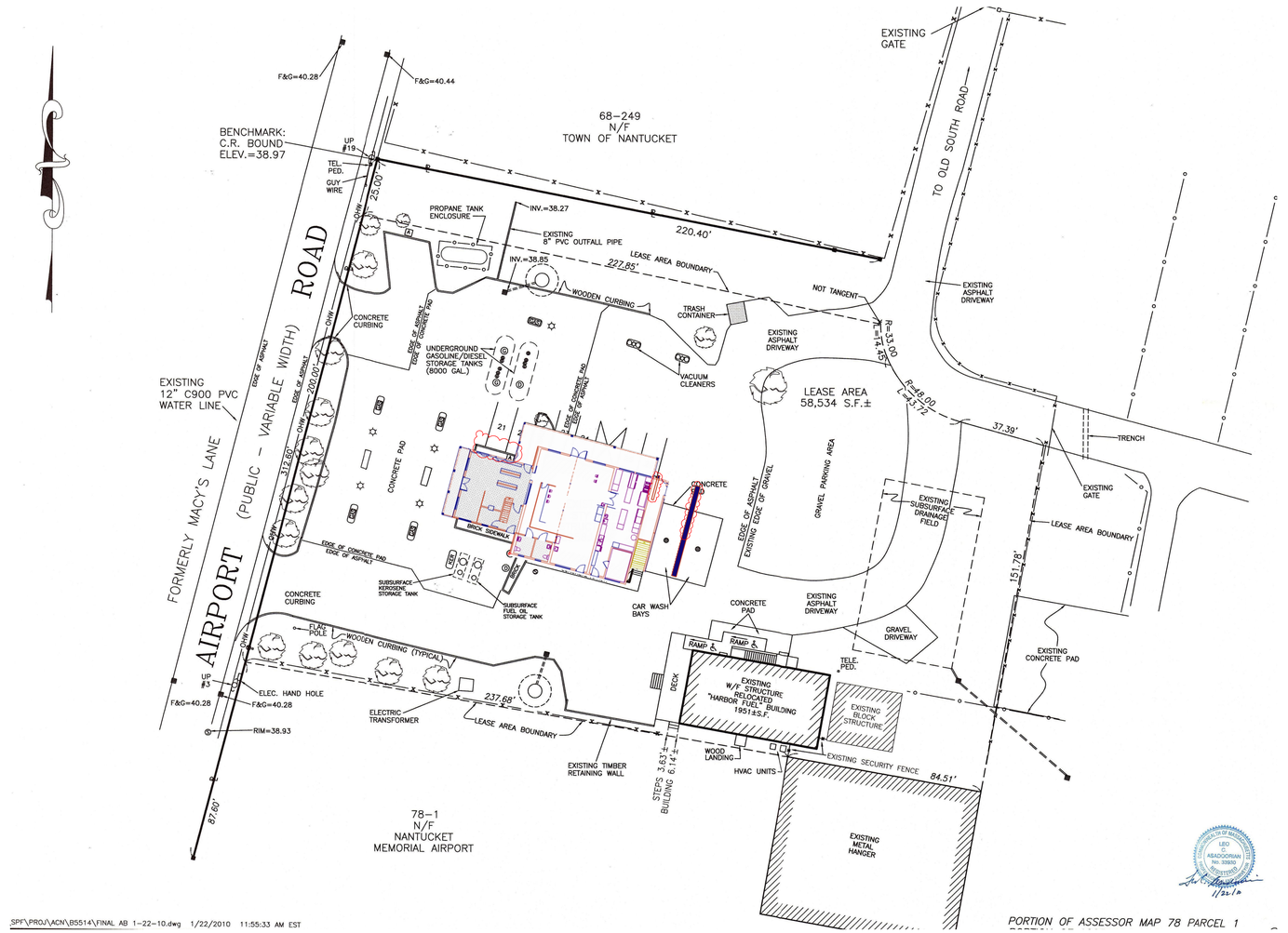
MAP 68 PARCEL 310







PREVIOUS COA 2024-02-9907

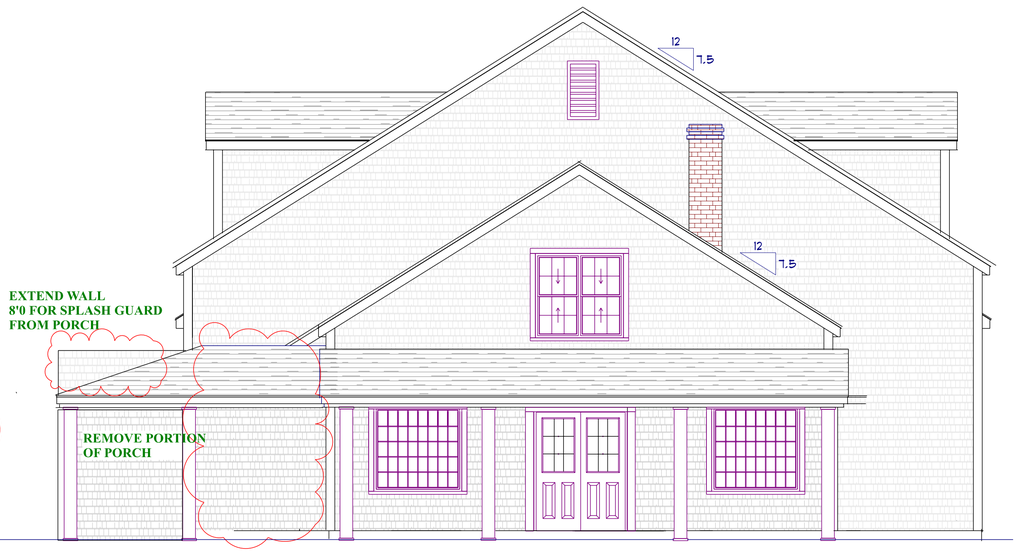




AIRPORT GAS- REV TO COA
2024-02-9907
10 AIRPORT ROAD
6-24-24



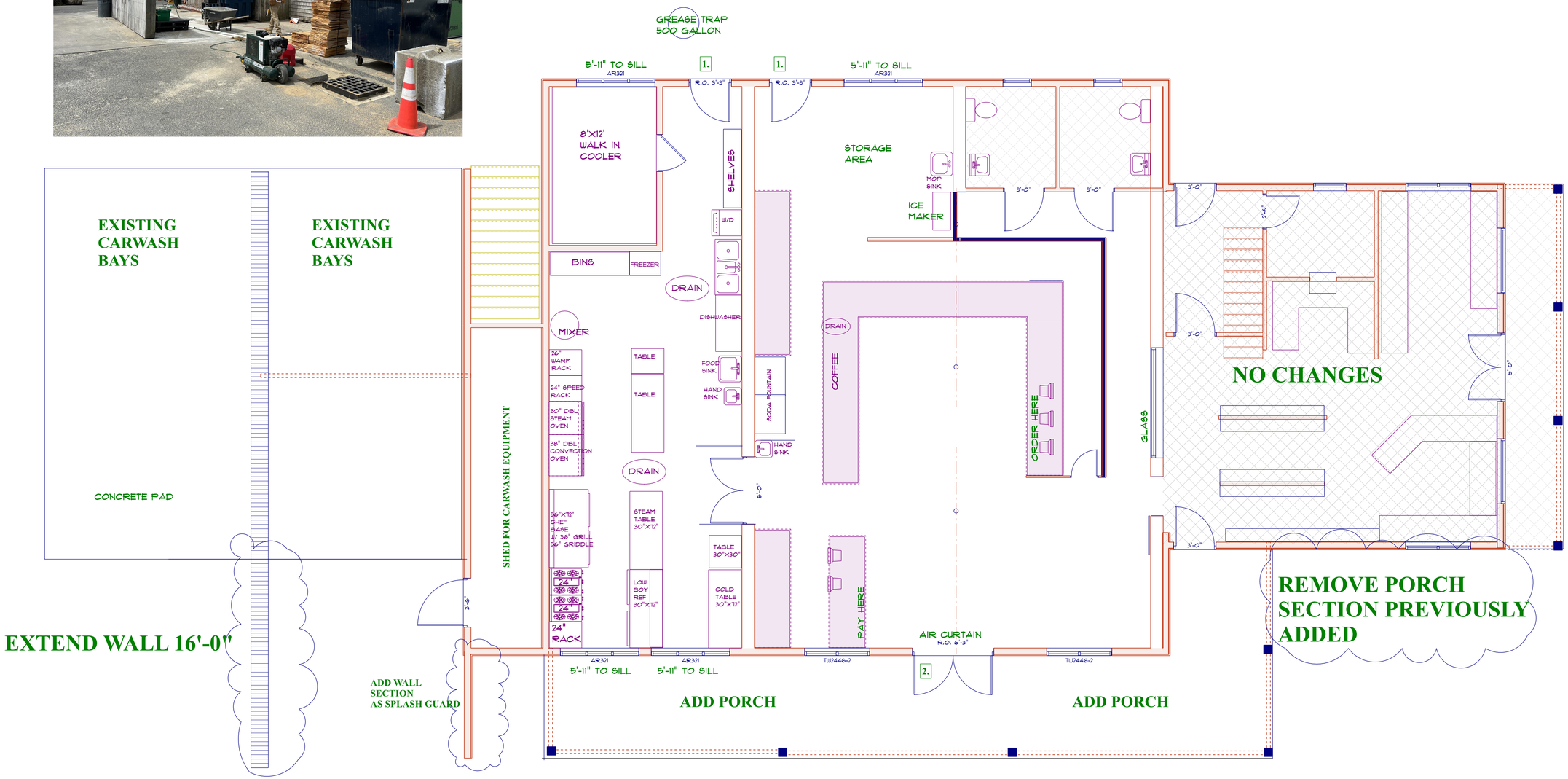






AIRPORT GAS- REV TO COA
2024-02-9907
10 AIRPORT ROAD
6-24-24





AIRPORT GAS- REV TO COA
2024-02-9907
10 AIRPORT ROAD
6-24-24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 111

Street & Number of Proposed Work: 19 BROADWAY

Owner of record: GEORGE & FAITH BREGO

Mailing Address: 4002 TRANSOM ST
HOUSTON TX 77005

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THERIAULT NAG.

Mailing Address: PO BOX 1814
NANTUCKET MA. 02554

Contact Phone #: 228-5031 X 2 E-mail: _____
STEVE@THERIAULTARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 WAIVER FROM MA ENERGY & INTERNATIONAL CODE

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: COLUMBIA COTTAGE/WILLOW HOUSE (describe)

Original Date: 1885

Original Builder: BENJAMIN BUNKER

REVISIONS*
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 7/9/2025 Signature of owner of record _____ Signed under penalties of perjury

8½x11

NAG NANTUCKET ARCHITECTURE GROUP

July 5, 2024

Mr. Stephen Welch
Chairman Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma 02554

Re: 19 Broadway Sconset

Dear Mr. Welch,

I represent Mr. and Mrs. George Breen the owner of 19 Broadway, Nantucket Ma. The owner would like to request a waiver from the Ma. State and International Energy code compliance. This request is due to the age and existing undersized framing members of the historic home. Installation of larger framing members would eliminate required headroom in several existing rooms and render them non-compliant for the height requirements of the code. Its at this time we ask for your consideration on waiving the requirements due to the reasons listed above and the historic nature of the residence. I have included the historical information for review along with the hdc application.

Thank you for considering our request.

Sincerely

Stephen Theroux
Nantucket Architecture Group LTD

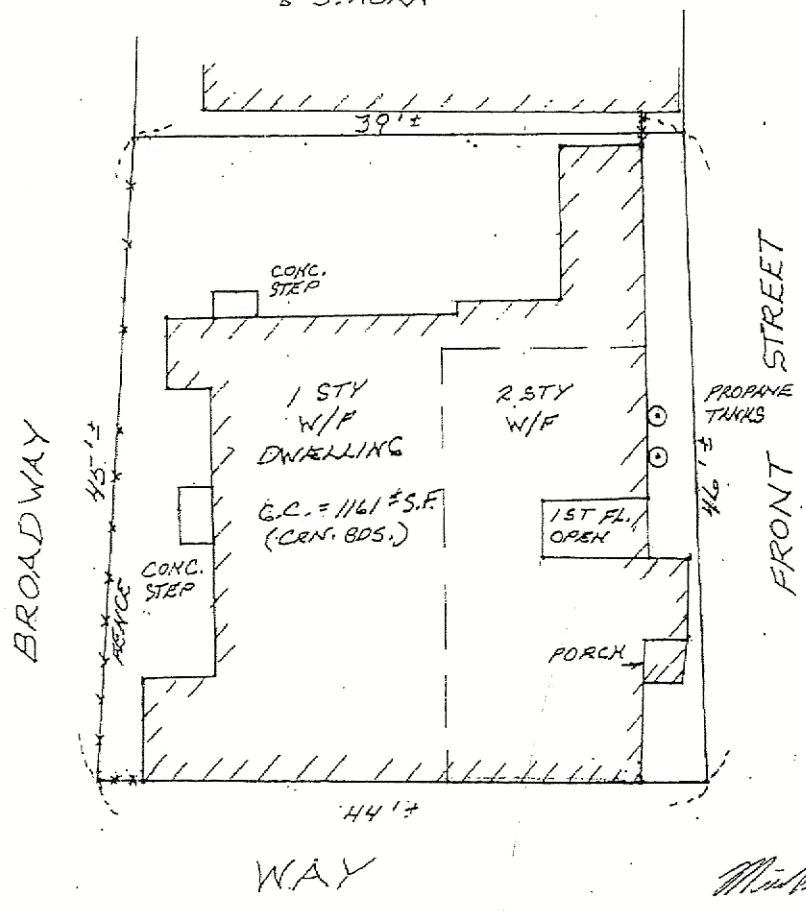
PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

ZONING CLASSIFICATION: SOH

		EXISTING:
MIN. AREA:	5000 S.F.	INDETERMINATE
MIN. FRONTAGE:	50. FT.	SEE PLAN (SUGGEST
FRONT YARD S.B.:	9. FT.	" RECORDABLE
REAR & SIDE S.B.:	5. FT.	" SURVEY)
GROUND COVER (%):	50. %	"

N

73.1.3 - 110
N/F
J.A. LIGHTMAN
& S. HORN



PLAN REFERENCE:
PROPRIETORS PL. BK. 1 PG. 76, 77

TO: RUTH F. & GEORGE E. BREEN, JR.
. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: X, DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0 117 G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR'S RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

MORTGAGE PLOT PLAN

OF LAND IN
NANTUCKET, MA.

SCALE: 1"=10' DATE: DEC. 9, 2019

Owner: 19 BROADWAY TRUST

Deed/Cert.: BK 1643 PG 116 Plan: SEE ABOVE

Tax Map: 73.1.3-111 Locus: 19 BROADWAY, S.I.A.

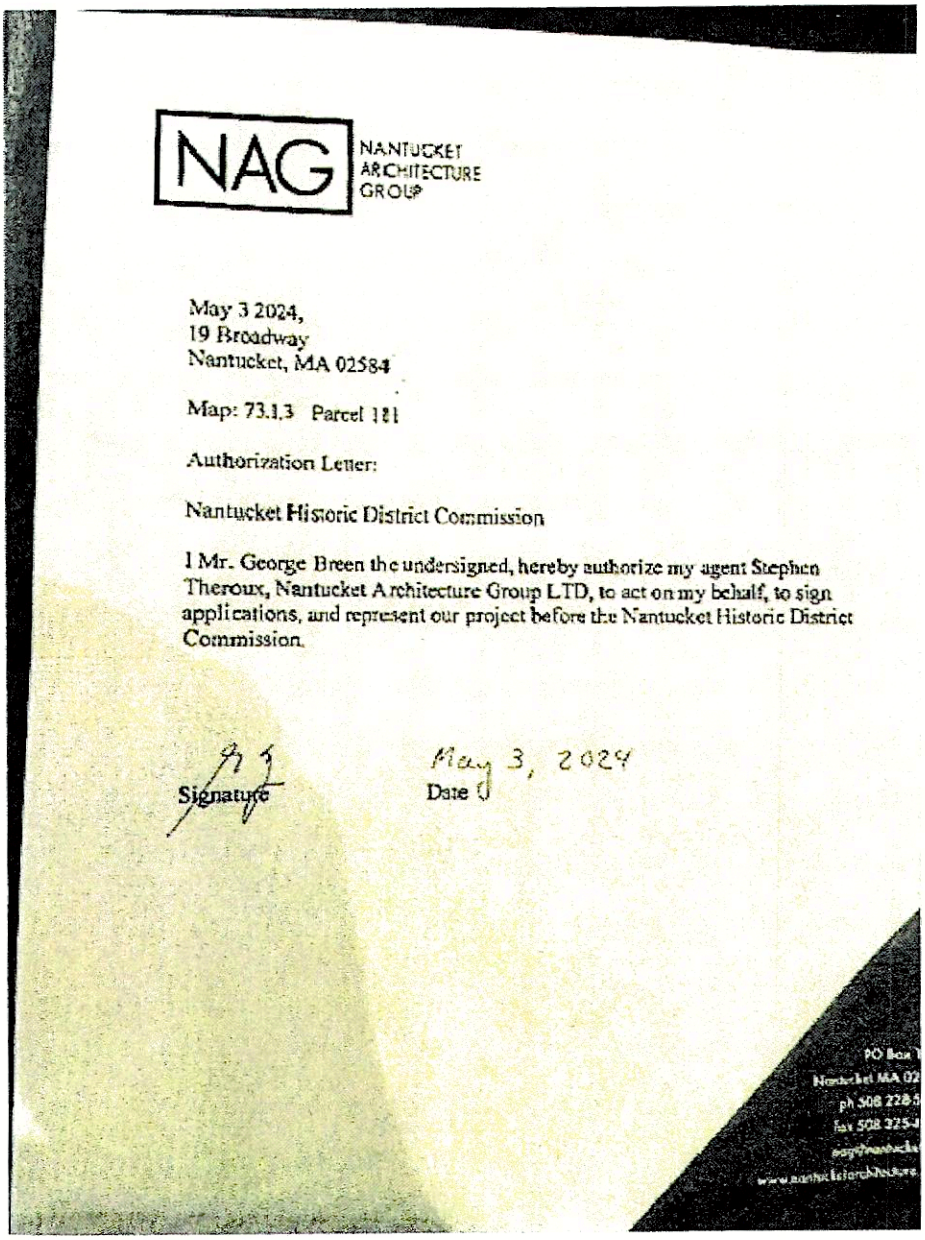
MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508-228-8910

C-7878

Stephen Theroux

From: George Breen <gbreenjr@yahoo.com>
Sent: Friday, May 3, 2024 11:16 AM
To: Stephen Theroux
Cc: George Breen
Subject: Signed authorization

Stephen,
Signed as requested.
George and Faith Breen



NAG NANTUCKET ARCHITECTURE GROUP

May 3 2024,
19 Broadway
Nantucket, MA 02584

Map: 73.1.3 Parcel 181

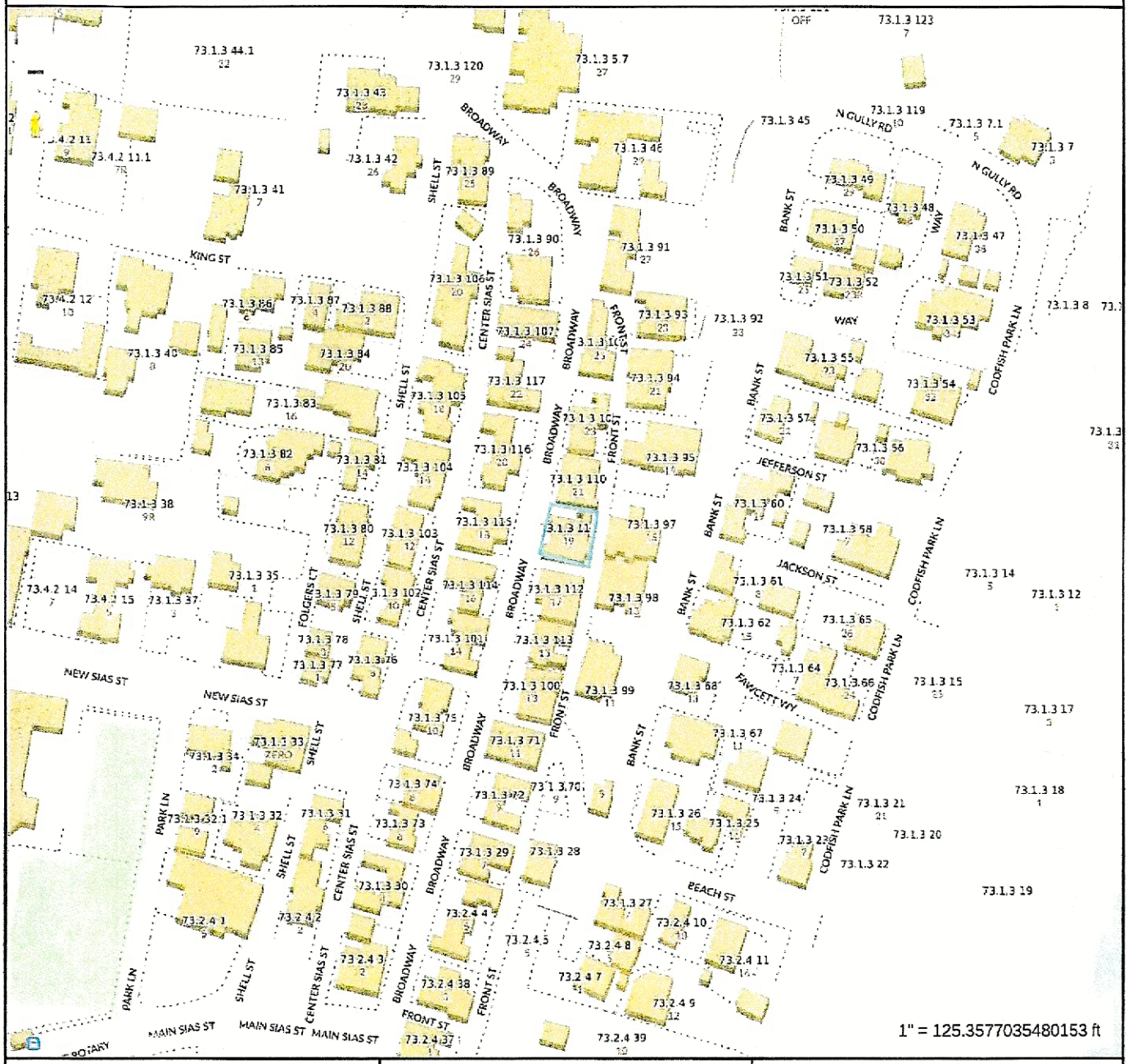
Authorization Letter:

Nantucket Historic District Commission

I Mr. George Breen the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

Signature

May 3, 2024
Date



Property Information

Property ID 11903
Location 19 BROADWAY
Owner BREEN FAITH F & GEORGE E JR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

~~BUILD~~ING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC6-37
MAP/PARCEL#: 7313-111

Recorded by: AH Date: 09/18/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 19 BROADWAY

2. Building Name: COLUMBIA COTTAGE/WILLOW HARP

3. Ownership: Private

4. Present Owner: GALLAGHER, HENRY M

5. Ownership History:
Originally Columbia Cottage, it was built by Benjamin Bunker. Later owners: 1835 William Coffin; Edward Kelley, Robert Coffin, Capt. William Cash, and Mrs. Cash in 1888. Fifty years ago Mrs Calendar was the owner. Since then-Hudson Holland, Mr. Dickson and then Henry Gallagher (HCF, Interview with Joan Porter)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential, Old Historic District
15. Related Outbuildings and Property: Fence
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Unknown
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable,Hip
24. Roofing Material: N/A
25. Roof Features: Dormers/Front Facade
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-painted
28. Chimney Position: Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Pilasters
33. Number of Bays: N/A
34. Window Frame Type: Flush Frame,Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6,3/3, 4/4

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:

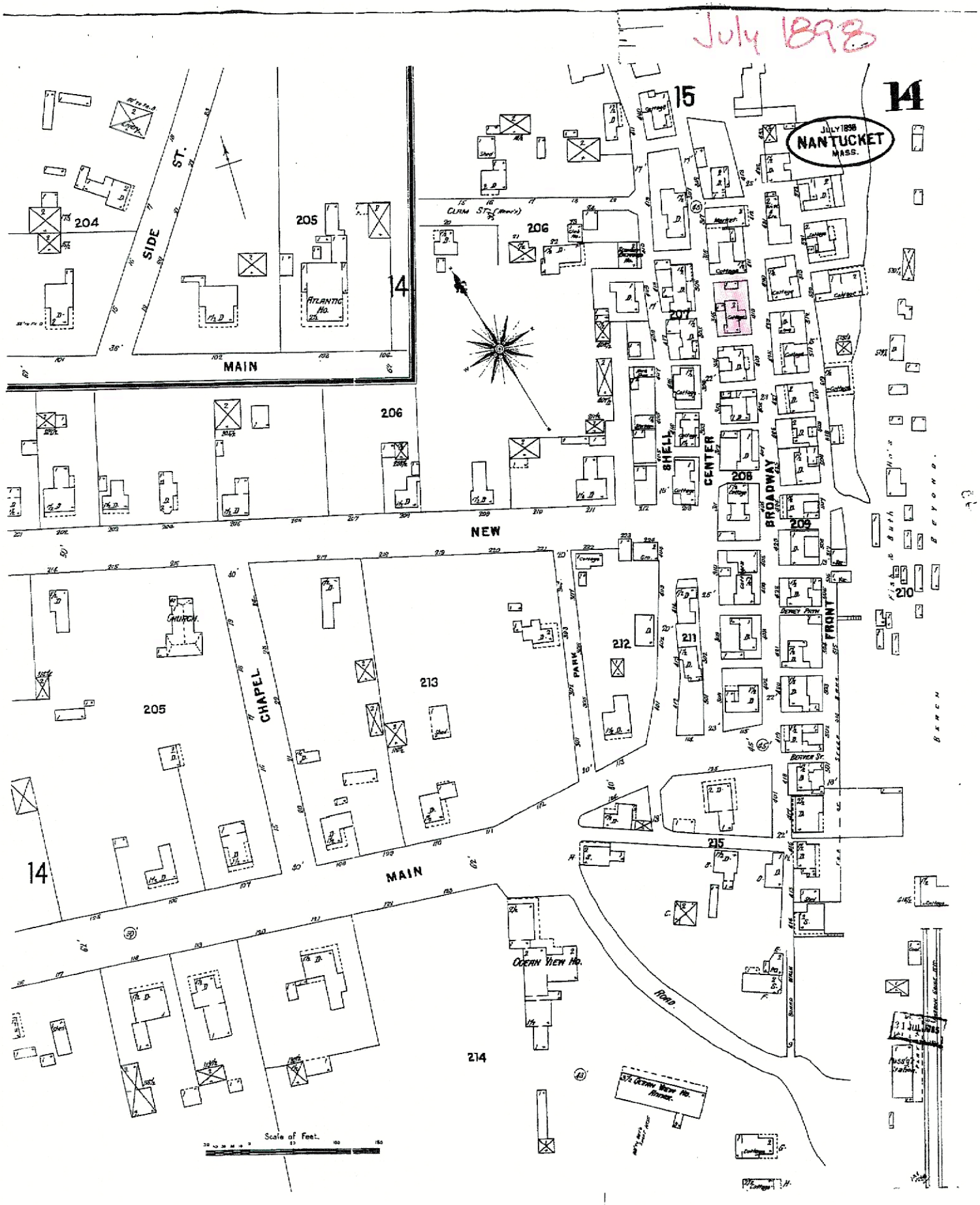
Both early wart additions were expanded. In the early 19th century, a kitchen with cellar below was added,doubling the length of the original Great Room to the North.(HCF)

SIGNIFICANCE

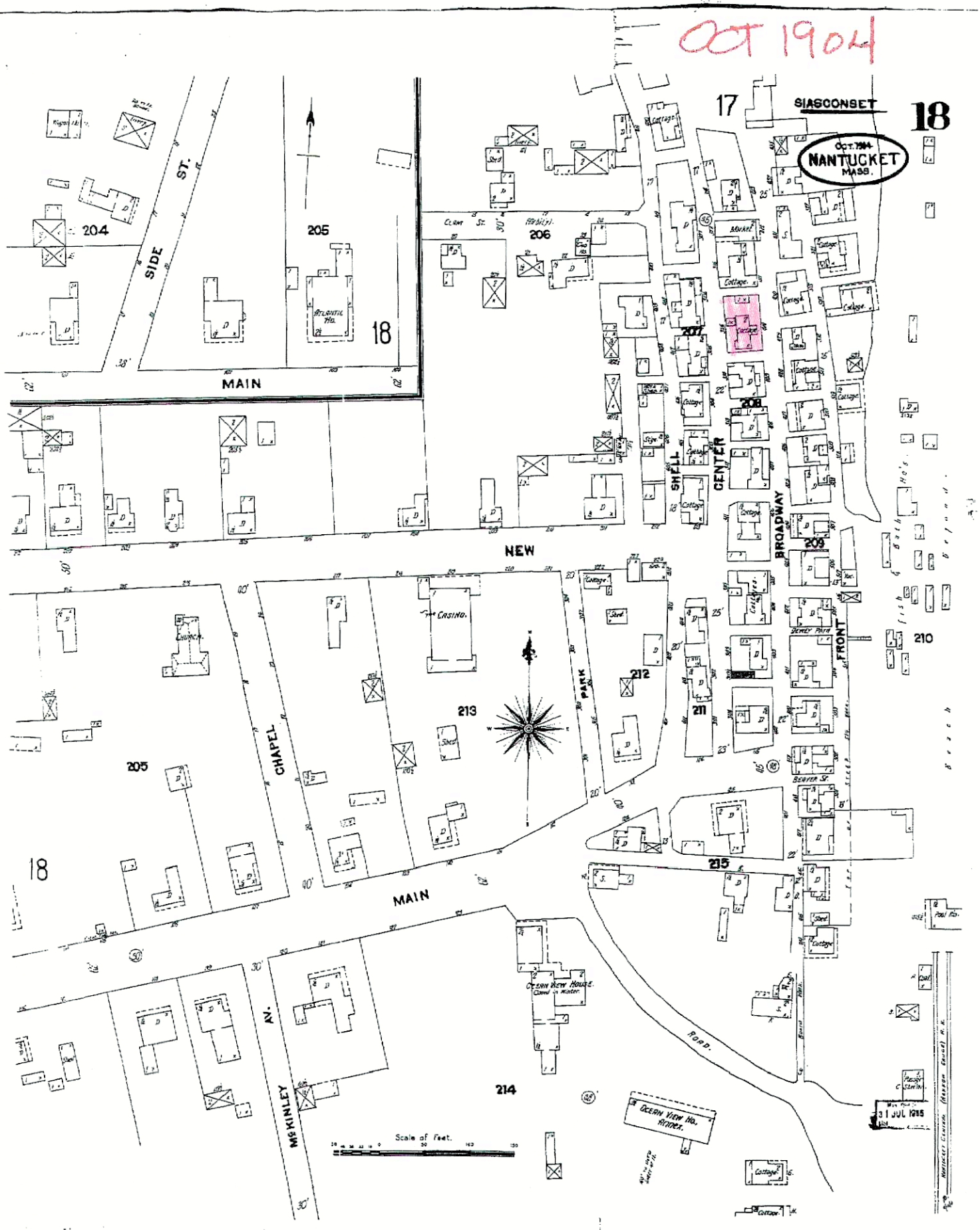
42. Role the Building Plays: National Register: Individually Significant
43. Date of Initial Construction: Circa 18TH CENTURY
Source: H.C.Foreman 'Early Nantucket and Its Whaling Houses'
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: H.C.Foreman 'Early Nantucket and Its Whaling Houses',
Page,
39,
Page,
174,
Interview with,
JOAN.PORTER

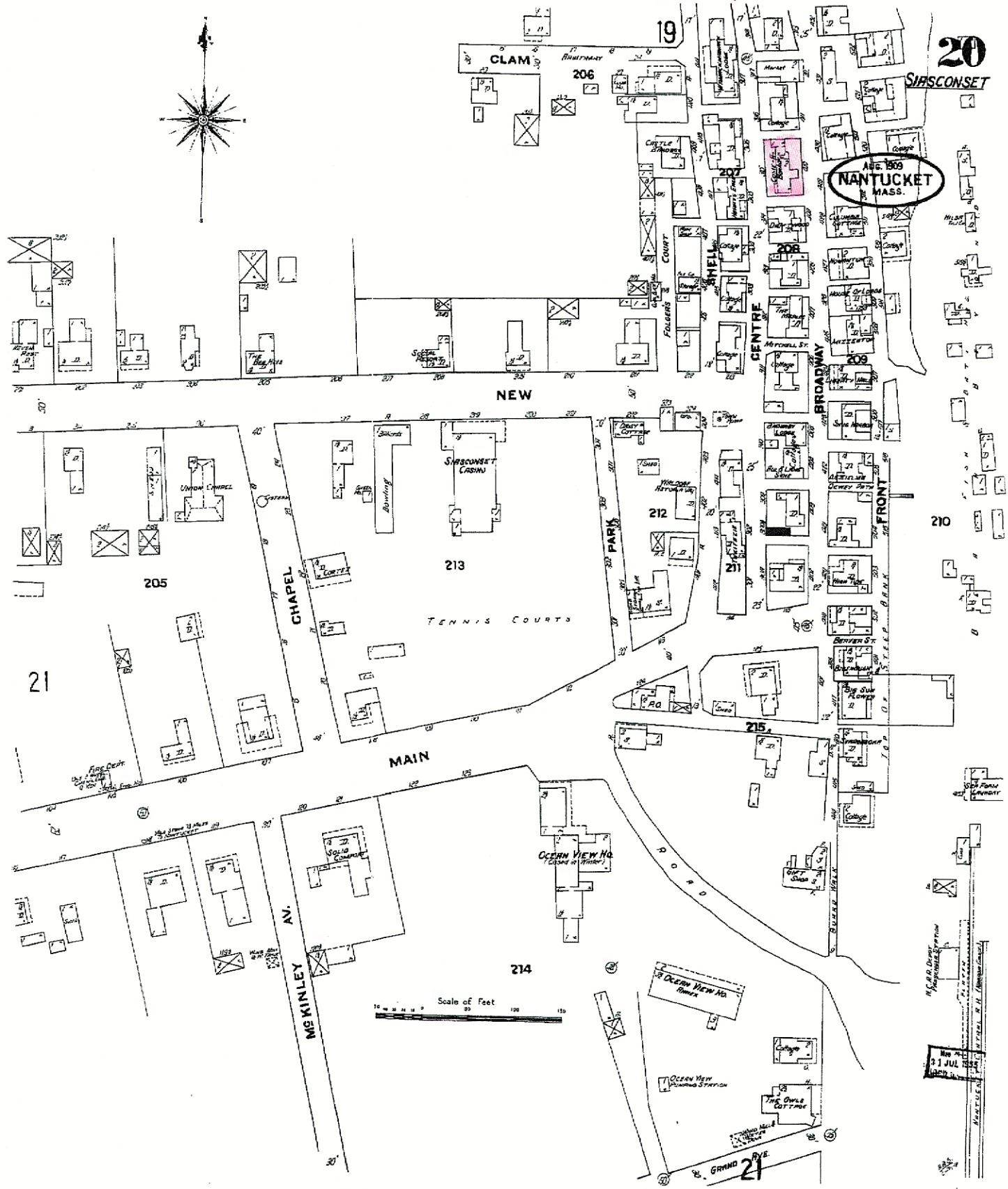
July 1898



14
JULY 1898
NANTUCKET
MASS.
15
SIDE ST.
MAIN
204
205
206
207
208
209
210
211
212
213
214
215
ATLANTIC HO.
CLAM ST.
NEW
CHAPEL
PARK
SHELL
CENTER
BROADWAY
FRONT
DEWEY PATH
BEAVER ST.
CHURCH
OCEAN VIEW HO.
ROAD
BEACH
BEYOND
Scale of Feet.


OCT 1904
17
SIASCONSET
18
OCT. 1904
NANTUCKET
MASS.
SIDE ST.
204
205
206
207
208
209
210
211
212
213
214
215
18
MAIN
NEW
SHELL
CENTER
BROADWAY
FRONT
PARK
CHAPEL
MAIN
McKINLEY AV.
ROAD.
CASINO.
CHURCH.
OCEAN VIEW HOUSE.
OCEAN VIEW HO. ANNEX.
ATLANTIC HO.
Scale of Feet.
31 JUL 1915

Aug 1909

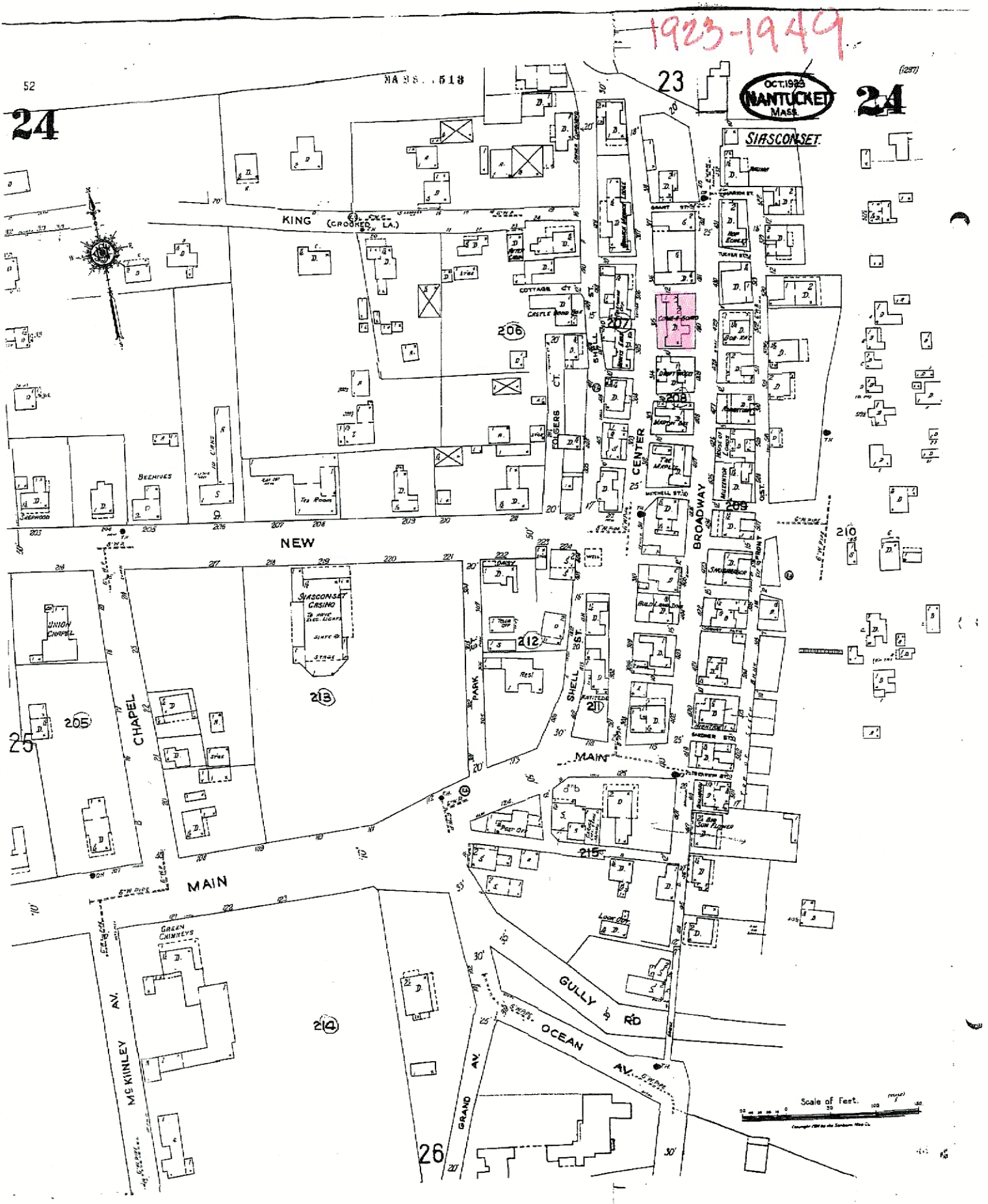


19
20
SIASCONSET
CLAM
206
207
208
209
210
211
212
213
214
215
205
21
NEW
MAIN
CHAPEL
PARK
CENTRE
BROADWAY
FRONT
SHELL
FOLGERS COURT
TENNIS COURTS
SIASCONSET CASINO
UNION CHAPEL
OCEAN VIEW HO.
McKINLEY AV.
ROAD
GRAND AVE.
Scale of Feet
AUG. 1909
NANTUCKET
MASS.

OCT 1923



24
23
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
CLAM
206
207
208
209
210
212
211
213
205
214
215
25
26
NEW
MAIN
CHAPEL
PARK ST.
SHELL ST.
CENTER
BROADWAY
FRONT
GULLY RD
OCEAN AV.
GRAND AV.
McKINLEY AV.
SIASCONSET CASINO
UNION CHAPEL
SOLID COMFORT
Scale of Feet.


1923-1949
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
KING
(CROOKED LA.)
NEW
MAIN
CHAPEL
BROADWAY
CENTER
SHELL ST.
PARK ST.
GULLY RD
OCEAN AV.
GRAND AV.
McKINLEY AV.
SIASCONSET CASINO
UNION CHAPEL
BEEHIVES
GREEN CHIMNEYS
COTTAGE CT.
CASTLE BOND BOX
THE MAPLE
MITCHELL ST.
SHOEMAKER
MUZENTOR
FRONT
OST.
Scale of Feet.
24
23
25
26
52
MASS. 518
(1297)

Forman

Early Nantucket AND ITS Whale Houses MILL HILL PRESS



Henry Chandlee Forman

Early Nantucket AND ITS Whale Houses



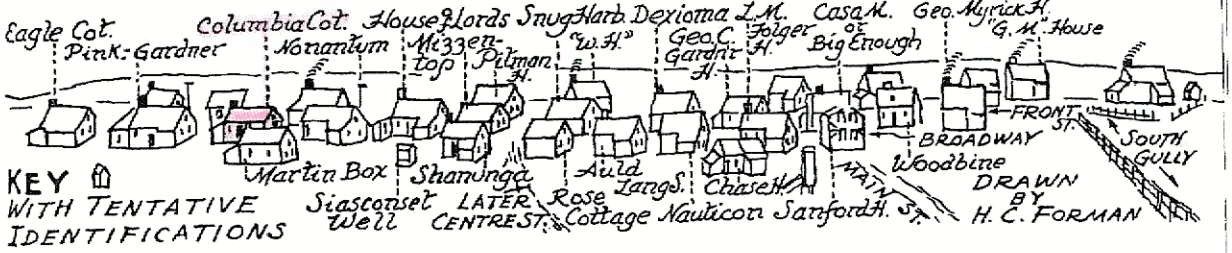


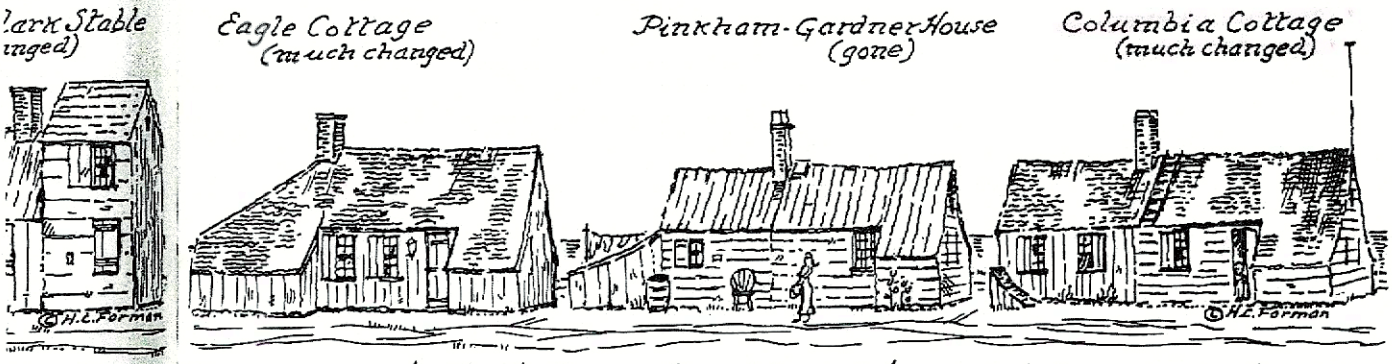
·Author's Reconstruction of AMERICA'S QUAINTEST STREET·

Which cottage did he visit? In those days the dwellings had no name signs, except perhaps those used as taverns, so that there was no occasion for him to identify the place. Next he brought out a fact of much interest and then lapsed into romanticism as follows:

"What rendered this house still more worthy of notice in my eyes, was, that it had been built on the ruins of one of the ancient huts, erected by the first settlers, for observing the appearance of the whales. Here lived a single family without a neighbor; I had never before seen a spot better calculated to cherish contemplative ideas; perfectly unconnected with the great world, and far removed from its perturbations. The ever raging ocean was all that presented itself to the view of this family; it irresistibly attracted my whole attention: my eyes were involuntarily







Author's Reconstruction of America's Quaintest Street

This poem then goes on to relate that three maidens clad in spotless white did "reel it strong" with three nice young men. Finally everybody went home, the harper himself going to "coofdom." In the last sentence the word "tew" or "tu" is Scotch and dialectical for work hard or fuss. The word "can" should perhaps be "ken," to understand.

3 – Handling the Sheep Business

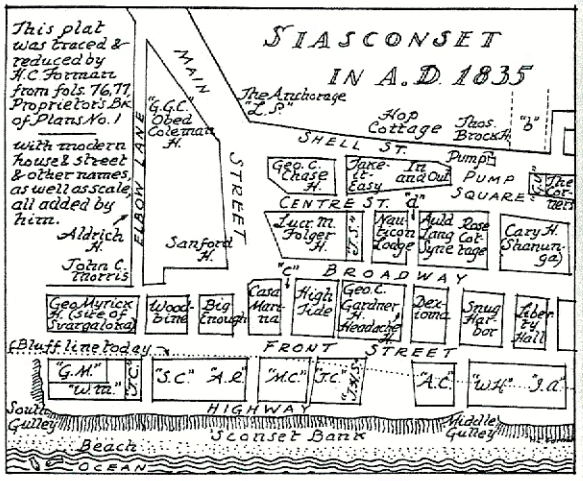
The Island records are full of items about sheep. In 1696, for example, a tax of 140 pounds of sheep's wool was levied upon the estate of Stephen Hussey. At another time it was voted at a Town Meeting that a committee be formed to keep the sheep out of the Town, and to demand that the "Lamb Marker," as he went about dutifully marking lambs, should turn the animals from the Middle Pasture into the Southeast Pasture, to abide there until time to wash them. On still another occasion the sheep were to be kept in the Winter pasture, where they were to be guarded against killing.

Among the archives of Nantucket is a book, written by hand and entitled "Earmarks of the Inhabitants of Sherborn on Nantucket." The marks were made on sheep. The first entry reads thus: "The earmark for John Swain ['s sheep] a half penny under the right ear."

One time twenty-six men were individually asked to stand at the gates of a stair at shearing time in order to take account of all the sheep which had been put in small pens, and to place the animals among the rightful owners. Upon finishing that job, the men were then to turn over the sheep to the clerks of the yard, who perforce had to enter the beasts in the sheeping record books. Another year it was forbidden to set up any tents or booths at shearing time inside the Middle Pasture fence.

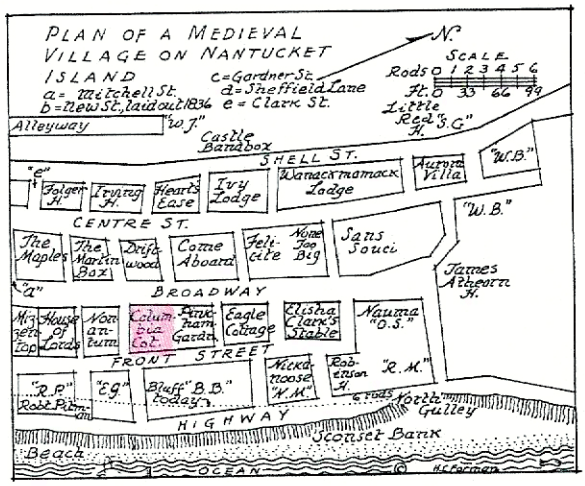
directed to the horizontal line of that watery surface, which is ever in motion, and ever threatening destruction to these shores. My ears were stunned with the roar of its waves rolling one over the other, as if impelled by a superior force to overwhelm the spot on which I stood."

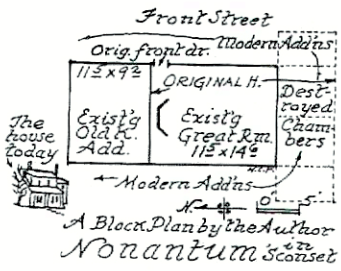
Crèvecoeur was probably wrong when he declared that the house he visited had been constructed on the ruins of one of the ancient huts. Because they had no foundation other than stone boulders, 'Sconset buildings were not erected on the ruins of others. What he meant perhaps was that the abode had been *extended* from the original fisherman's whale house.



6 – Eighteenth-Century 'Sconset

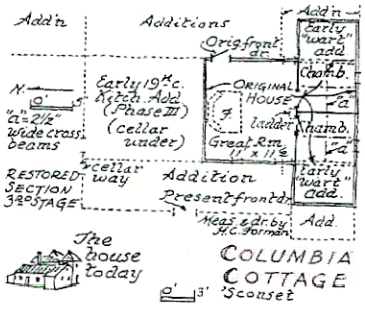
In 1758, some eighty-two years after the establishment of 'Sconset, the Town of Sherburne voted an impossible gridiron type of plan for the village. It ordered that "Siasconset Bank" be laid out into twenty-seven shares, beginning at the South Gulsh, or Gulley, to the southward of the "South Well" and extending northward along the bluff. Each lot was to be three rods, or forty-nine and a half feet, by





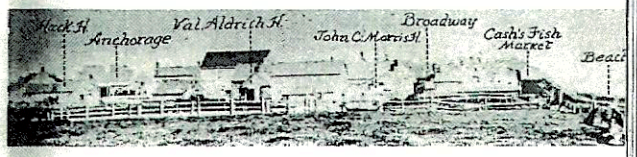
2 – A Doll Tea House

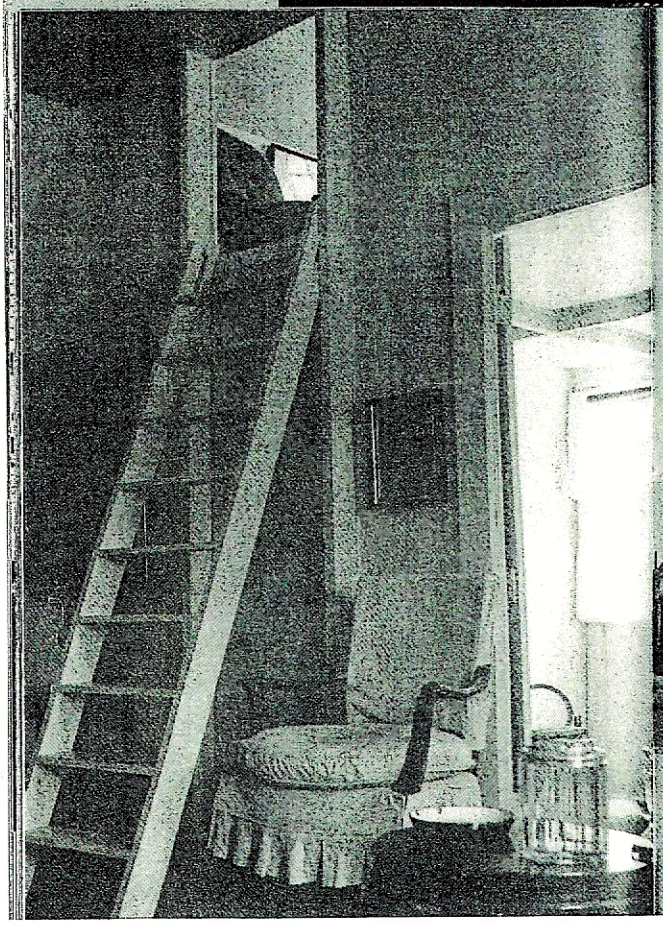
At *Columbia Cottage* (pp. 69, 174, 176), the next domicile to the north, the hanging loft or baulk was found to be boarded up at the same time that staterooms were built — the paneling at the end of the Great Room appearing to be one piece, as has been discussed in an earlier chapter. Now known as the *Willow Harp*, *Columbia* was built in the early eighteenth century, according to an old letter belonging to a recent owner of the property. Among the early possessors of the cottage was Benjamin Bunker, whose mother when a widow kept a "Tea-house" there, in spite of the diminutive size of the premises for such a purpose. Bunker's son, George, when a small boy, ran errands and did chores at *Columbia*.[2]





Above: Looking south on Broadway, 'Sconset, in the 1860s, showing cottages as identified by author. Note type of medieval vertical-board palisaded fence commonly used. BELOW: 'Sconset from the south — oldest known photograph of the village (1860s).





This home developed normally through rectangle to "T"-house, then in the early nineteenth century the Great Room roof, open to smoke and soot, had special treatment. It was plastered, it seems, all the way up the chimney gable to the ridge, as shown in the detail on page 87. The up-and-down roof sheathing or clinkers were also probably whitewashed, as they were at *Nauticon Lodge* — illustrated by "w" on page 86 — so that they would match the plaster gable and the plaster walls of the Great Room. Then later a plaster ceiling was built halfway up the roof rafters, thereby cutting the baulk door way down to half size. It all sounds very complicated, but the drawings should explain everything about this unusual house.

Old photographs (p. 175) show an outside entranceway to the cellar under the kitchen which had a low door and pent roof. Since the early nineteenth century this abode has suffered tremendous changes, including two square towers on the Ocean side.[3]

A little known view of Pump Square, 'Sconset, as it appeared about 1884. At left is *The Corners*, with its "flounder" wing.



Columbia Cottage has a new stepladder to the hanging-loft. *Photo, author.*

A WALK DOWN BROADWAY

A Self-Guided Walking Tour through 'Sconset's Historic Core

As you follow Broadway, you will note that many cottages have changed appearance with the addition of second floors, including Liberty Hall, House of Lords, and Mizzentop. All, however, began as simple cottages with a T-plan.

One of the best preserved cottages is Shanunga, or the Betsey Cary cottage, 10 Broadway. It is believed to date from the 1680s. The tall wing toward the north was added about 1780, adjacent to the oldest core and its early warts.

By 1835, Shanunga was held by Betsey Cary, who ran a tavern there. By 1873, the cottage was an early post office operated by Captain Baxter, Cary's son-in-law. Local histories suggest that the name Shanunga comes from a quarterboard that once hung here, taken from a shipwreck in 1852.

Across Mitchell's Lane is another fine early cottage known as The Maples. It was built by the early eighteenth century and occupied by Eliza Mitchell, for whom the small lane separating the houses may have been named. The south end is the oldest section. Later wings are evident to the north. The house's small scale and its crooked windows and wings are an essential part of its character and authenticity.

Farther along on the right is Willow Harp. It, too, was built in the late eighteenth century and was later owned by Benjamin Bunker, whose mother kept a teahouse. It has been added to in an unusual fashion, but the early structure is easily discernible.

Elisha Clark's Stable, a gray-trimmed building with a storefront-like window, found on the right near the shell path to Front Street, was later converted into Crosby's store at the turn of the nineteenth century, and a second floor was added.

The three cottages at the head of Broadway are believed to have been built elsewhere and moved to 'Sconset in the early nineteenth century. San Souci (meaning "without a care"), which fronts on Centre Street, may have been erected on Traders Lane in town and used as part of a twine factory. Local histories suggest it was moved to 'Sconset in 1814 and was the first cottage in the village to be raised to two stories. The kitchen to the north was a boathouse, and bricks for its chimney are said to be from the British ship *Queen* when she wrecked.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 71

Street & Number of Proposed Work: 10 BAYBERRY LN.

Owner of record: HULT THOMAS C & HOWARD MAIN

Mailing Address: 10 BAYBERRY LN.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NEWMAN INC DESIGN BUILD

Mailing Address: 1 PERRY LN.
NANTUCKET, MA 02554

Contact Phone #: 508-228-3671 E-mail: josiah@jndesignbuild.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2021-07-4152
☐ 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
NO CHANGE Sq. footage 3rd floor: _____

Difference between existing 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: 1994

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 ___X___/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural MATCH EXISTING
☐ 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 _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ 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.

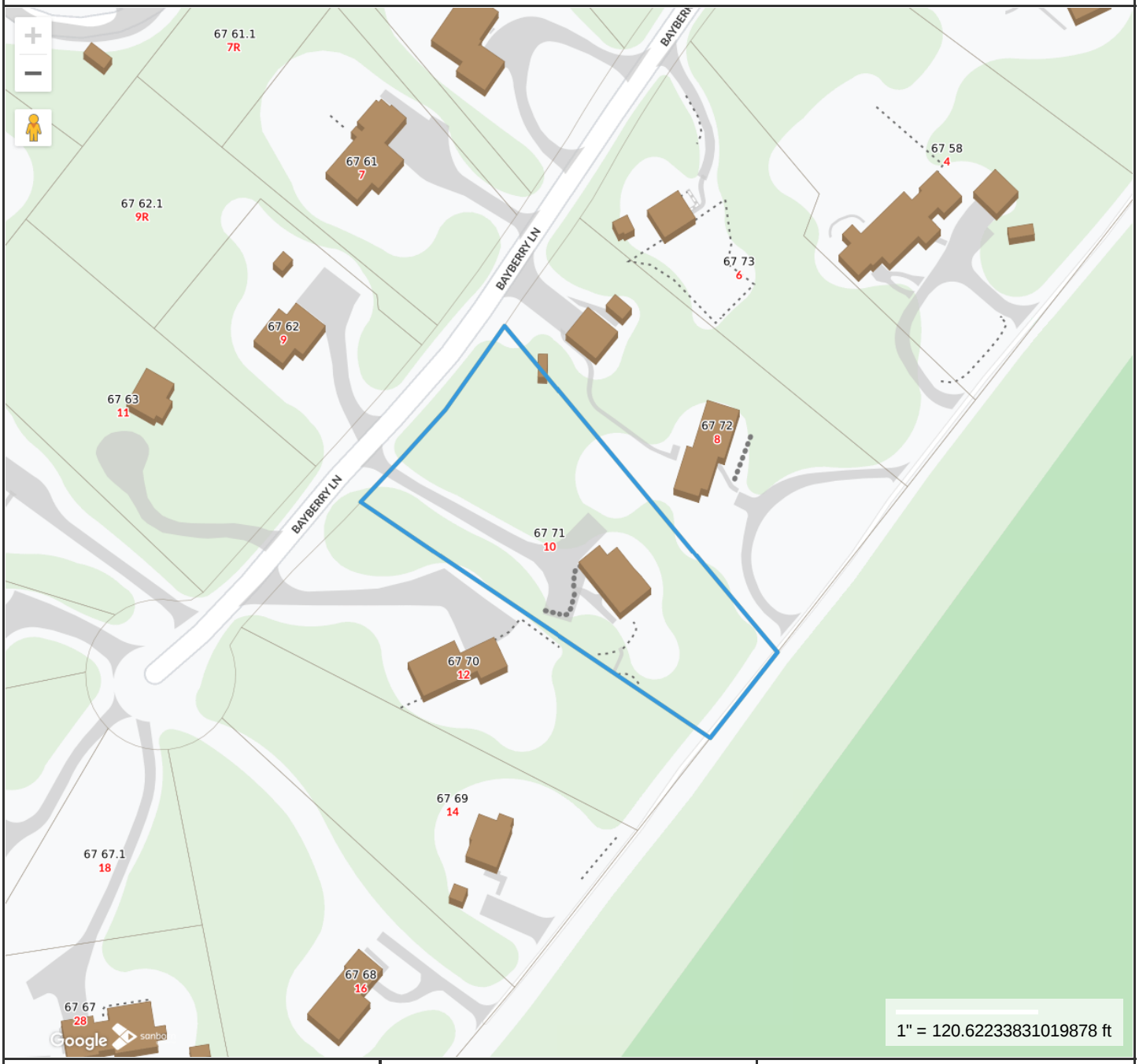
COLORS

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 7-9-2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

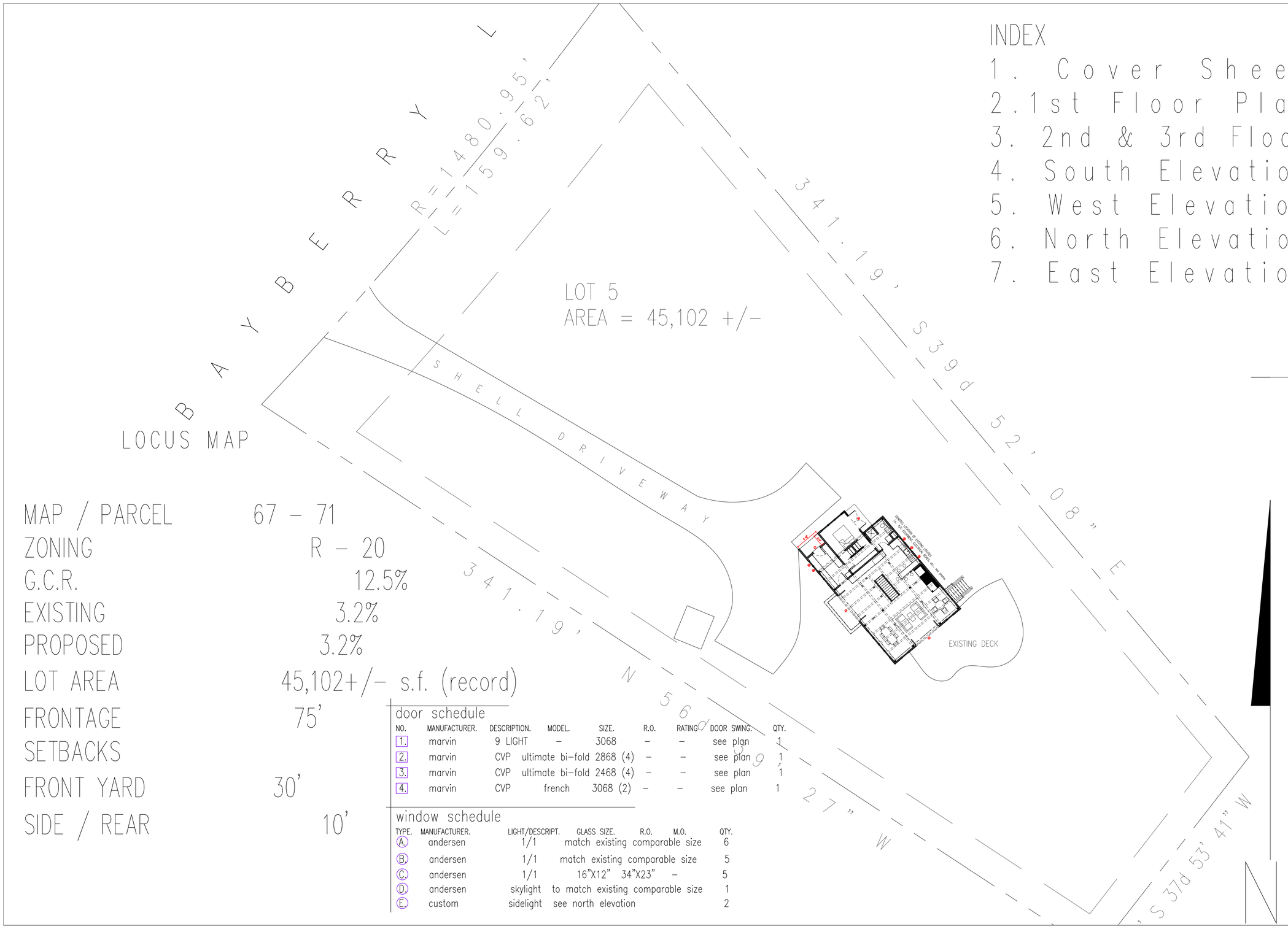
Property ID	5336
Location	10 BAYBERRY LN
Owner	HOLT THOMAS C & HOWARD MAIA TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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 MAP

INDEX

1. Cover Sheet
2. 1st Floor Plan
3. 2nd & 3rd Floor
4. South Elevation
5. West Elevation
6. North Elevation
7. East Elevation

MAP / PARCEL	67 - 71
ZONING	R - 20
G.C.R.	12.5%
EXISTING	3.2%
PROPOSED	3.2%
LOT AREA	45,102+/- s.f. (record)
FRONTAGE	75'
SETBACKS	
FRONT YARD	30'
SIDE / REAR	10'

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	-	3068	-	-	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	-	-	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	-	-	see plan	1
4.	marvin	CVP	french	3068 (2)	-	-	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12" 34"X23"	-		5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc DESIGN.BUILD

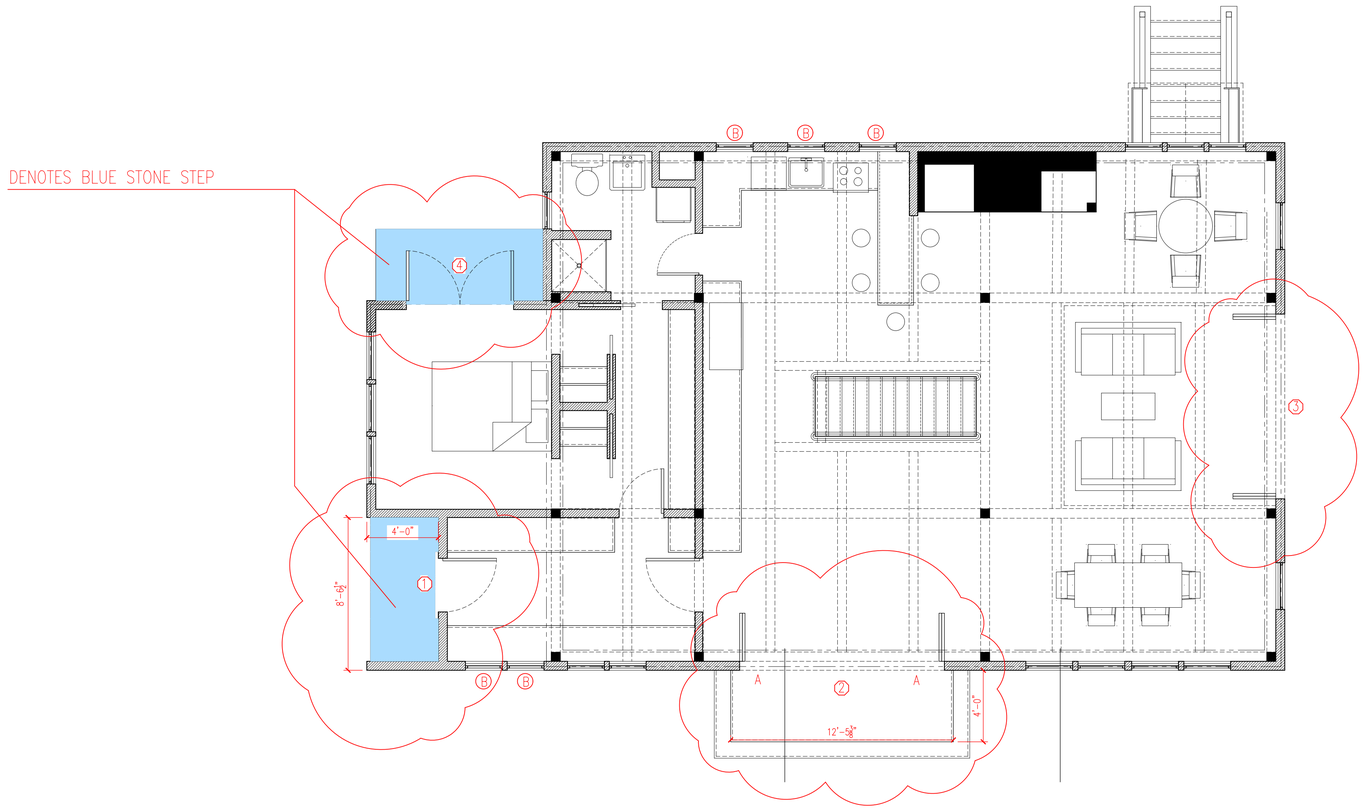
DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

site plan

scale:
1/8"=1'

7.9.24



door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12"	34"X23"	–	5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc
DESIGN.BUILD

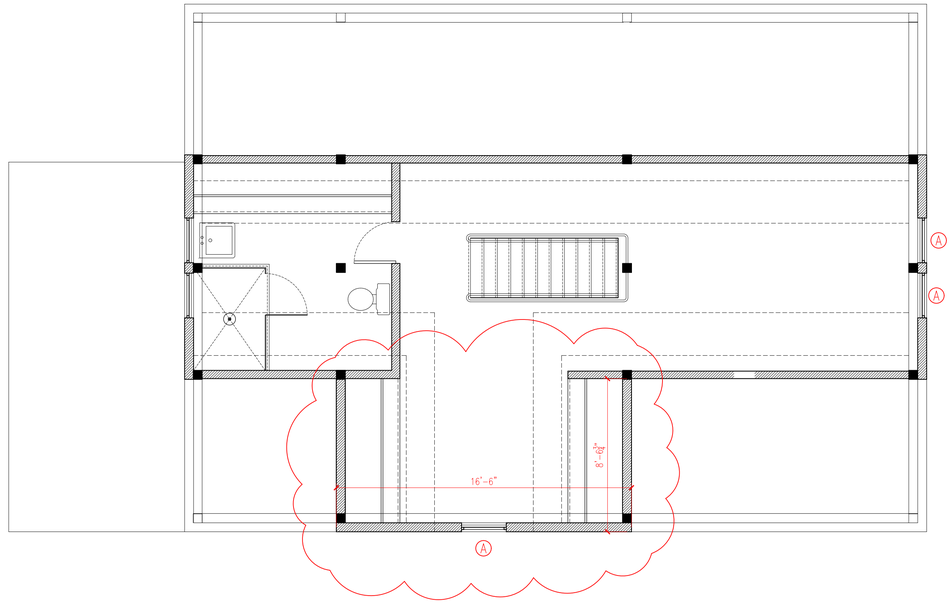
DESCRIPTION OF WORK:
renovation

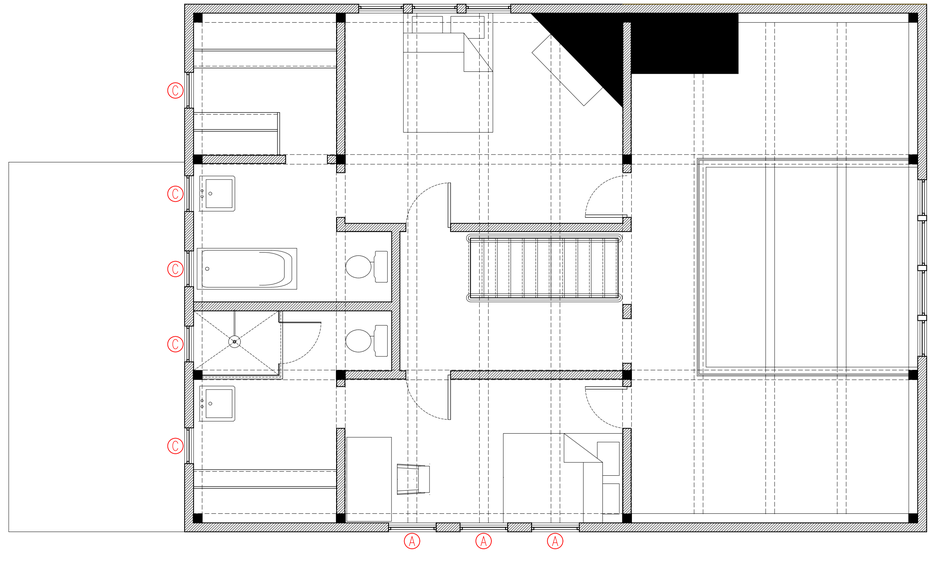
Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

1st floor plan

scale:
1/4"=1'

7.9.24





door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12"	34"X23"	–	5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc
DESIGN.BUILD

DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

2nd & 3rd floor plan

scale:
$\frac{1}{4}$"=1'

7.9.24



APPROVED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

DESCRIPTION OF C.O.A.

- Removal of approved second floor and attic dormer to revert back to existing shed dormer. Proposed existing shed dormer to extend south in conjunction with existing timber frame to stop 4' off south facing elevation.



PROPOSED SOUTH ELEVATION

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12"	34"X23"	–	5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc
DESIGN.BUILD

DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

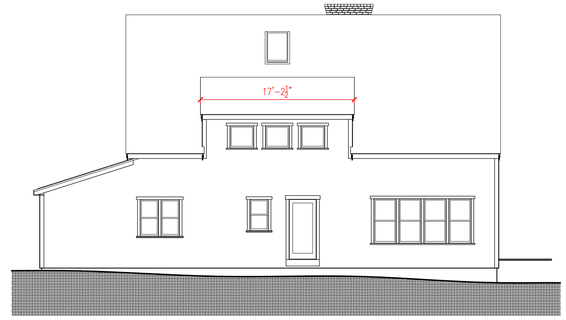
South Elevation

scale:
$\frac{1}{4}$"=1'

7.9.24



APPROVED WEST ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

DESCRIPTION OF C.O.A.

- Removal of approved second floor and attic dormer to revert back to existing shed dormer. Proposed existing shed dormer to extend south in conjunction with existing timber frame to stop 4' off south facing elevation.
- Proposal of two [A] windows to match existing

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12"	34"X23"	–	5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc DESIGN.BUILD

DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

West Elevation

scale: ¼"=1'

7.9.24

5



APPROVED NORTH ELEVATION



EXISTING NORTH ELEVATION

DESCRIPTION OF C.O.A.

- Removal of approved second floor and attic dormer to revert back to existing shed dormer. Proposed existing shed dormer to extend south in conjunction with existing timber frame to stop 4' off south facing elevation.
- Removal of approved [c] window as seen clouded in red.



PROPOSED NORTH ELEVATION

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12" 34"X23"	–		5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc DESIGN:BUILD

DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

North Elevation

scale:
$\frac{1}{4}$"=1'

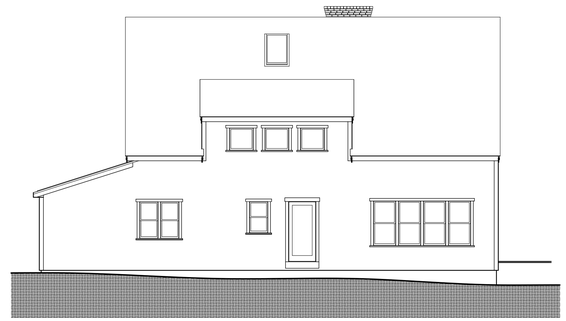
7.9.24



APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

DESCRIPTION OF C.O.A.

- Removal of approved second floor and attic dormer to revert back to existing shed dormer. Proposed existing shed dormer to extend south in conjunction with existing timber frame to stop 4' off south facing elevation.
- New proposed extension of shed dormer to add two [A] windows to match existing as drawn.

door schedule

NO.	MANUFACTURER.	DESCRIPTION.	MODEL.	SIZE.	R.O.	RATING	DOOR SWING.	QTY.
1.	marvin	9 LIGHT	–	3068	–	–	see plan	1
2.	marvin	CVP	ultimate bi-fold	2868 (4)	–	–	see plan	1
3.	marvin	CVP	ultimate bi-fold	2468 (4)	–	–	see plan	1
4.	marvin	CVP	french	3068 (2)	–	–	see plan	1

window schedule

TYPE.	MANUFACTURER.	LIGHT/DESCRIPT.	GLASS SIZE.	R.O.	M.O.	QTY.
A.	andersen	1/1	match existing comparable size			6
B.	andersen	1/1	match existing comparable size			5
C.	andersen	1/1	16"X12" 34"X23"	–		5
D.	andersen	skylight	to match existing comparable size			1
E.	custom	sidelight	see north elevation			2

newman inc
DESIGN.BUILD

DESCRIPTION OF WORK:
renovation

Howard & Holt
10 Bayberry Lane
Nantucket, MA 02554

East Elevation

scale:
$\frac{1}{4}$"=1'

7.9.24

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°: 48 PARCEL N°. 37

Street & Number of Proposed Work: 110 BAXTER RD

Owner of record: MOLLY RYAN (RYAN PATRICK TRUST)

Mailing Address: 28 MASCONOMO ST
MANCHESTER, MA 01944

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228-9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District SRPO ☐ Roof ☒ Other RENEW EXIRED CERT # 56298

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: 56298 DATE ISSUED: 3/29/11 POOL

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 37

Street & Number of Proposed Work: 110 BAXTER ROAD

Owner of record: PATRICK T. RYAN TRUST

Mailing Address: 6860 HALE STREET
BEVERLY FARMS, MA 01915

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL, ARCHITECTS

Mailing Address: P.O. BOX 196
SIASCONSET, MA 02564

Contact Phone #: 508 257 4264 E-mail: BENTLEYCHURCHILL @ AOL.COM

FOR OFFICE USE ONLY

Date application received: 1/14/11 Fee Paid: $100.00

Must be acted on by: 3/8

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

As stated on plans pool construction to comply with Fence Regulations for pool + planting plan for area reviewed by Board Restore all soft areas as pool is on site.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☒ Gate ☒ Paving ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Roof ☒ Other POOL

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: _____ Decks: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 24" ± South 8" ± East 8" ± West 8" ±

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'-0" (FRONT) 6'-0" (REAR)
Type: BLACK WIRE IN PENET CEDAR W/ BLACK WIRE
Length: 280' ± & 360' ±

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE PATIO Walls NATIVE RUBBLE

* Note: Complete door and window schedules are required.

COLORS

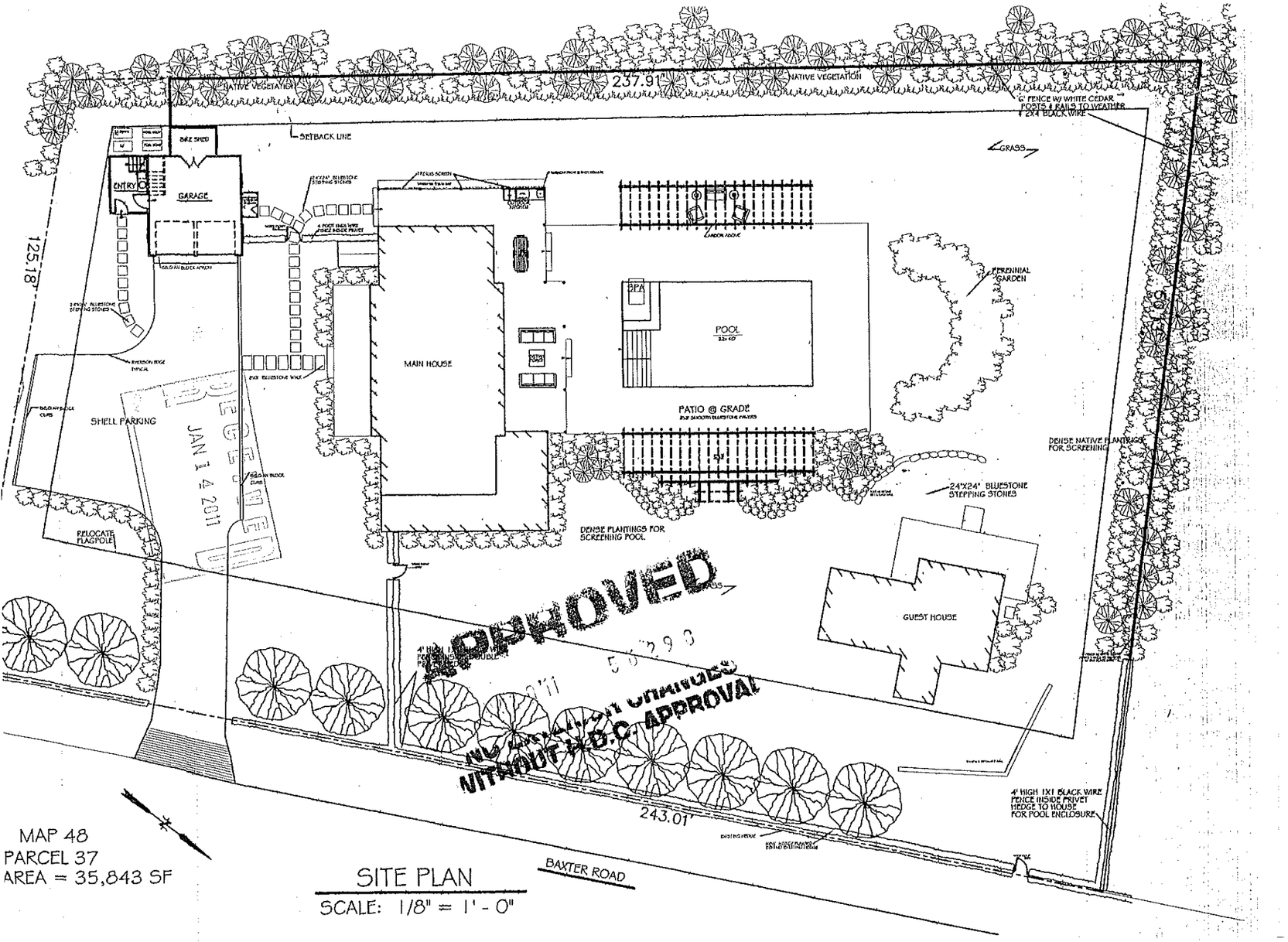
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NATURAL TO WEATHER Shutters _____
GATES: WHITE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

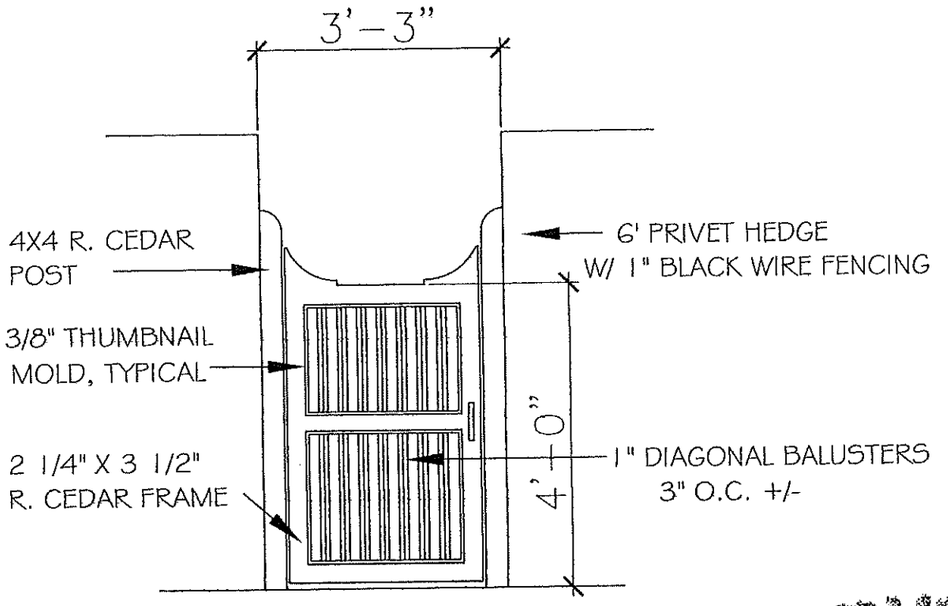
Date 8/16/10 Signature of owner of record _____ Signed under penalties of perjury


48 6
48 7
119
48 33
120
48 9
117
BAXTER RD
48 34
116
48 10
115
48 35
114
48 11
113
Sankaty Head
Lighthouse
48 36
112
48 12
109
48 37
110
48 14
107A
BAXTER RD
48 14.1
107
48 38.1
108
48 15
105
48 39
106
48 27
117
48 17
101
48 40
104
BAXTER RD
48 26
115
48 18



MAP 48
PARCEL 37
AREA = 35,843 SF

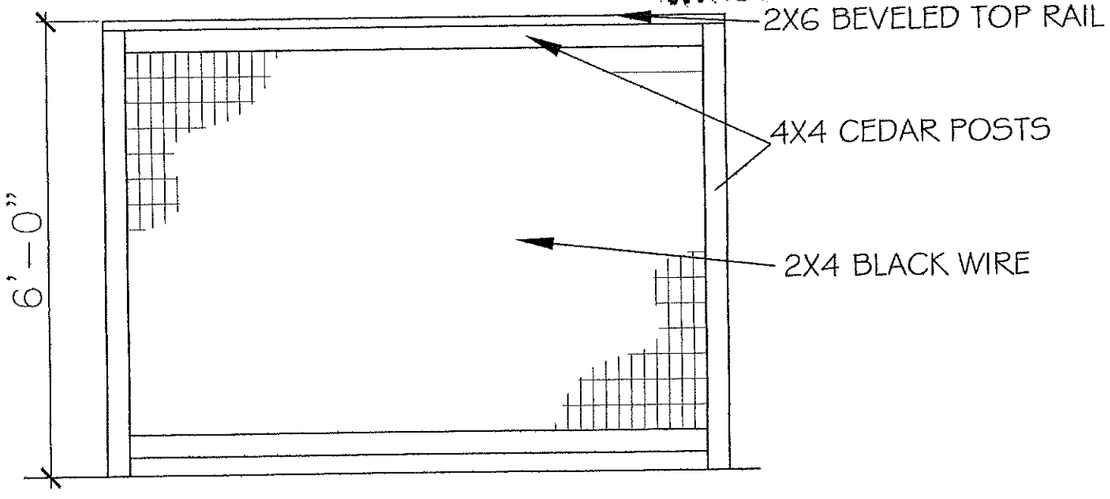
SITE PLAN
SCALE: 1/8" = 1' - 0"



GATE

SCALE: 1/2" = 1' - 0"

APPROVED
3 2 9 11 56298
NO EXTERIOR CHANGES WITHOUT H.D.C. APPROVAL



PERIMETER FENCE

SCALE: 1/2" = 1' - 0"

110 BAXTER RD









110 BAXTER COTTAGE





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 37

Street & Number of Proposed Work: 110 BAXTER RD

Owner of record: MOLLY RYAN (RYAN PATRICK TRUST)

Mailing Address: 28 MASCONOMO ST
MANCHESTER, MA 01944

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET MA 02554

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage STUDIO ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENEW EXPIRED CERT # 55589

Size of Structure or Addition: Length: 28 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 _____

* 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 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: 55589 DATE ISSUED: 10/12/10

GARAGE STUDIO

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference. The certificate is valid for three years from 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°. 37

Street & Number of Proposed Work: 110 BAXTER ROAD

Owner of record: PATRICK T. RYAN TRUST

Mailing Address: 686 HALE STREET

BEVERLY FARMS, MA 01915

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL, ARCHITECTS

Mailing Address: P.O. Box 196

SIASCONSET, MA 02564

Contact Phone #: 508 257 4264 E-mail: BENTLEYCHURCHILL @ AOL.COM

FOR OFFICE USE ONLY

Date application received: 9/20/10 Fee Paid: $ 100.00

Must be acted on by: 10/20/10

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____ ACTING

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Rev 8/20/10 plans

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Garage/~~Apartment~~ Studio ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 21'-0" Sq. Footage 1st floor: 516 SF Decks: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 25'-0" Sq. footage 2nd floor: 304 SF 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 20'-0" South 20'-0" East 20'-0" West 20'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) R. 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): 2" DIA. 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 1x8 Rake 1x6 Soffit (Overhang) 8" Corner boards _____ Frieze 1x8

Window Casing 1x4 Door Frame 1x4 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): Front 9 LT - WOOD Rear _____ Side _____

Garage Door(s): Type OVERHEAD Material WOOD - DESIGNER DOORS

Hardscape materials: Driveways SHELL Walkways BLUESTONE STEPS Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER

Trim WHITE Sash WHITE Doors WHITE

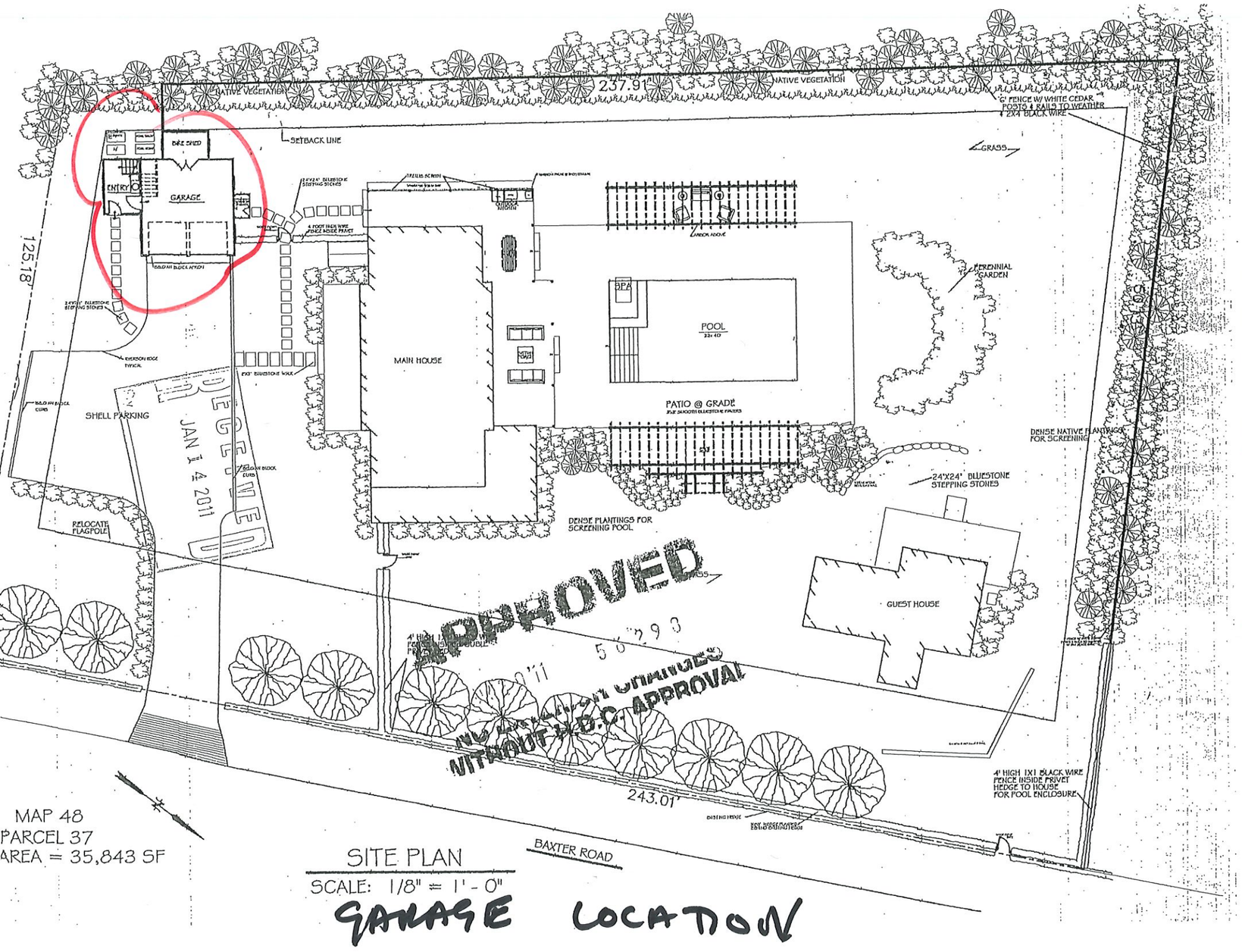
Deck _____ Foundation NATURAL Fence _____ Shutters _____

* 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 8/16/10 Signature of owner of record _____ Signed under penalties of perjury


48 6
48 7
119
48 33
120
48 9
117
BAXTER RD
48 34
116
48 10
115
48 35
114
48 11
113
Sankaty Head
Lighthouse
48 36
112
48 12
109
48 37
110
48 14
107A
48 14.1
107
48 38.1
108
48 15
105
48 39
106
48 27
117
48 17
101
48 40
104
BAXTER RD
48 26
115
48 18



MAP 48
PARCEL 37
AREA = 35,843 SF

SITE PLAN
SCALE: 1/8" = 1'-0"

GARAGE LOCATION



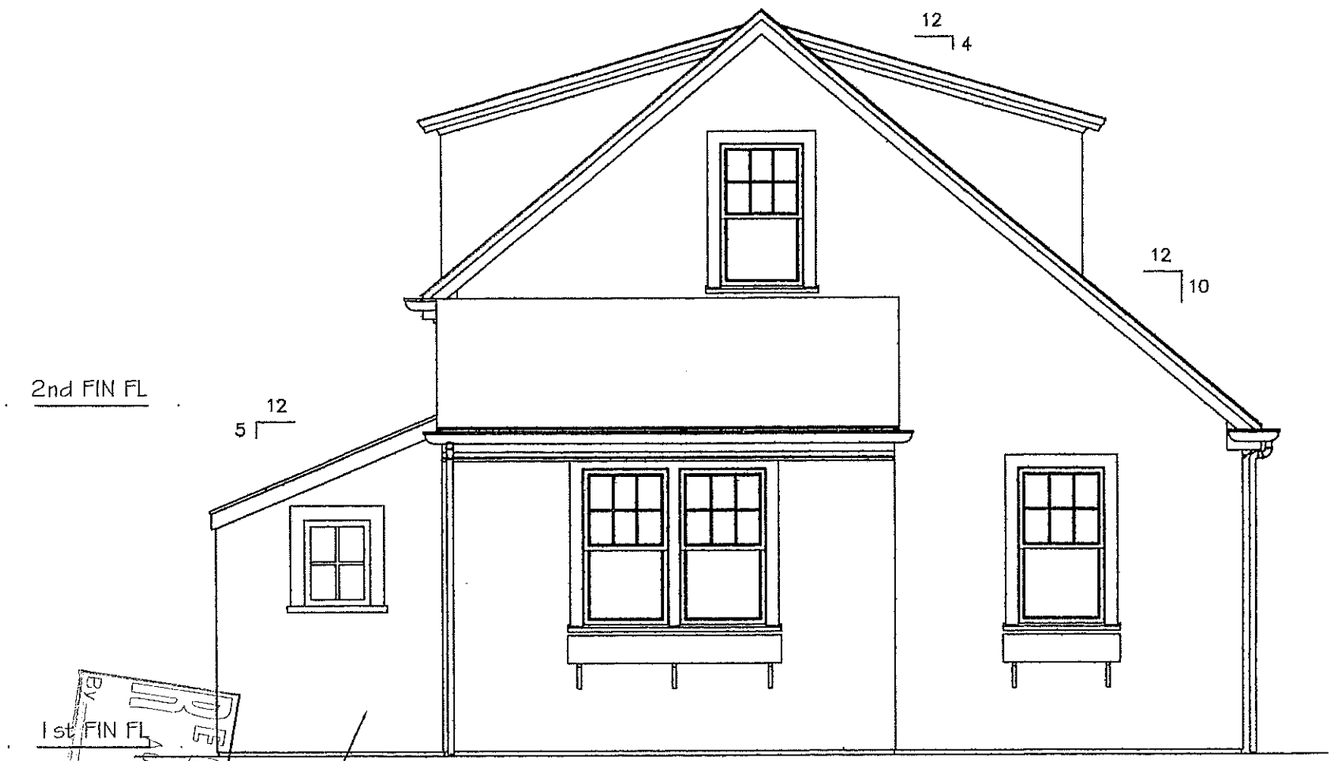
RECEIVED
OCT 12 2010
By

APPROVED
OCT 12 '10 55509

NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

EAST ELEVATION

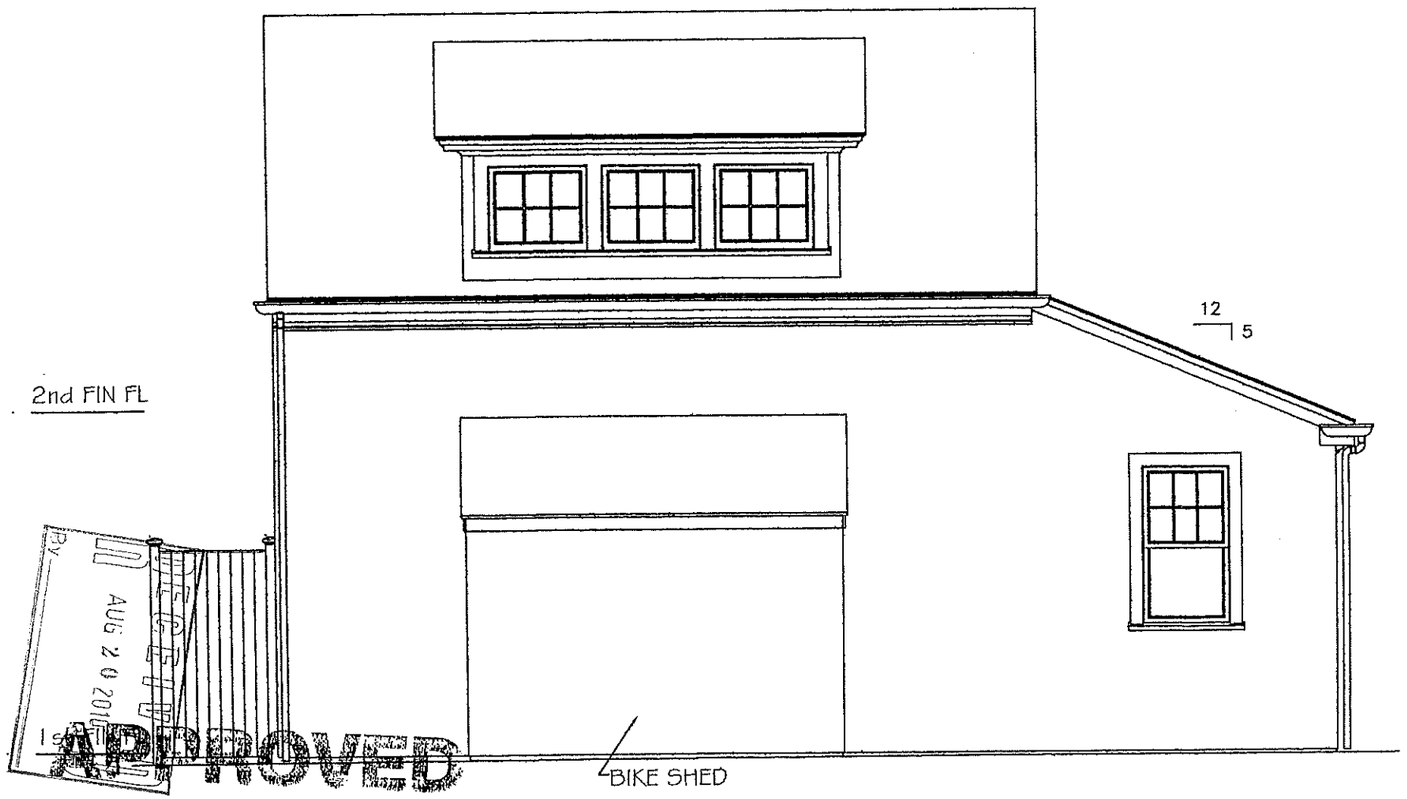
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

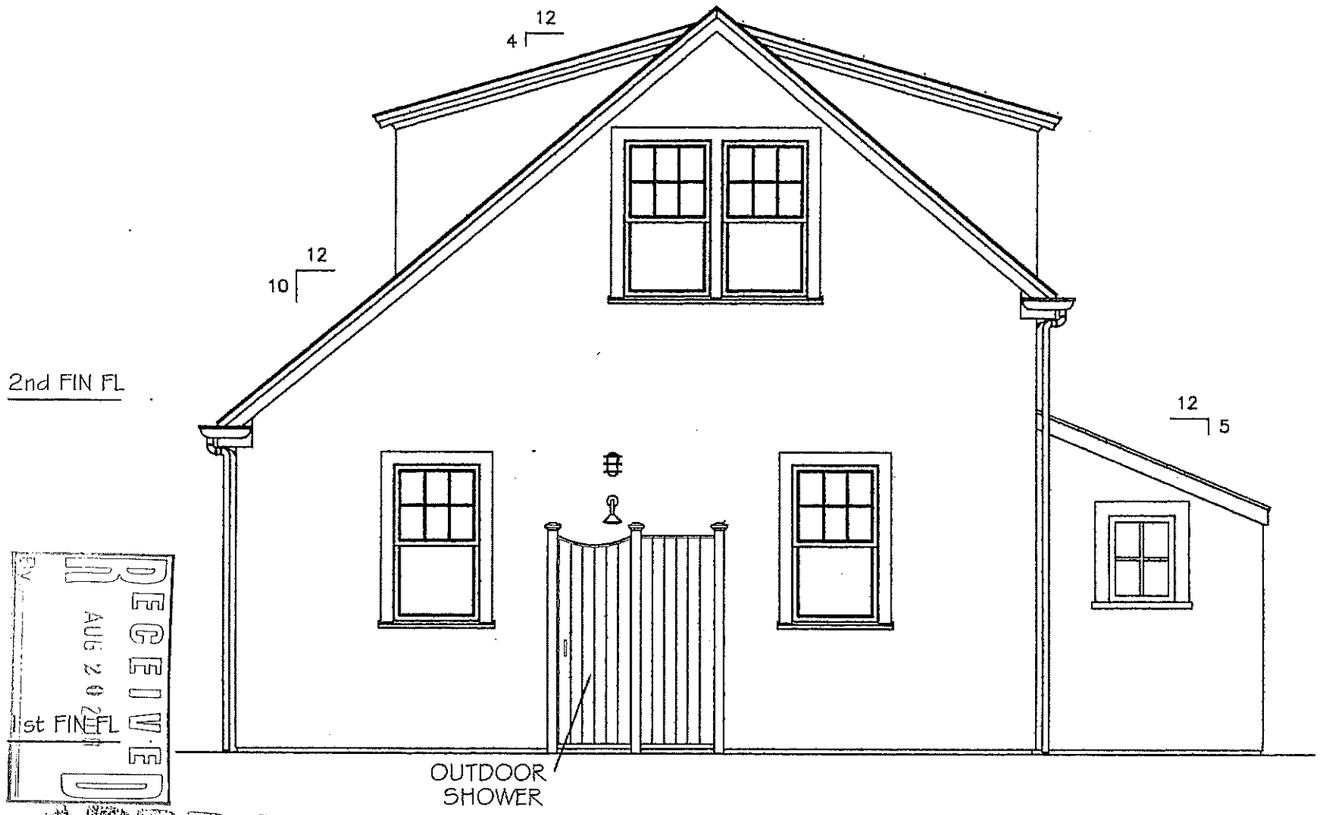
APPROVED
55509
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL



RECEIVED
AUG 20 2019
By
APPROVED
OCT 12 '19 55509
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

WEST ELEVATION

SCALE: 1/4"=1'-0"



RECEIVED
AUG 20 2019
BY:

NORTH ELEVATION

SCALE: 1/4"=1'-0"

APPROVED
OCT 12 '19 5558
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

APPROVED
OCT 12 '10 55509
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

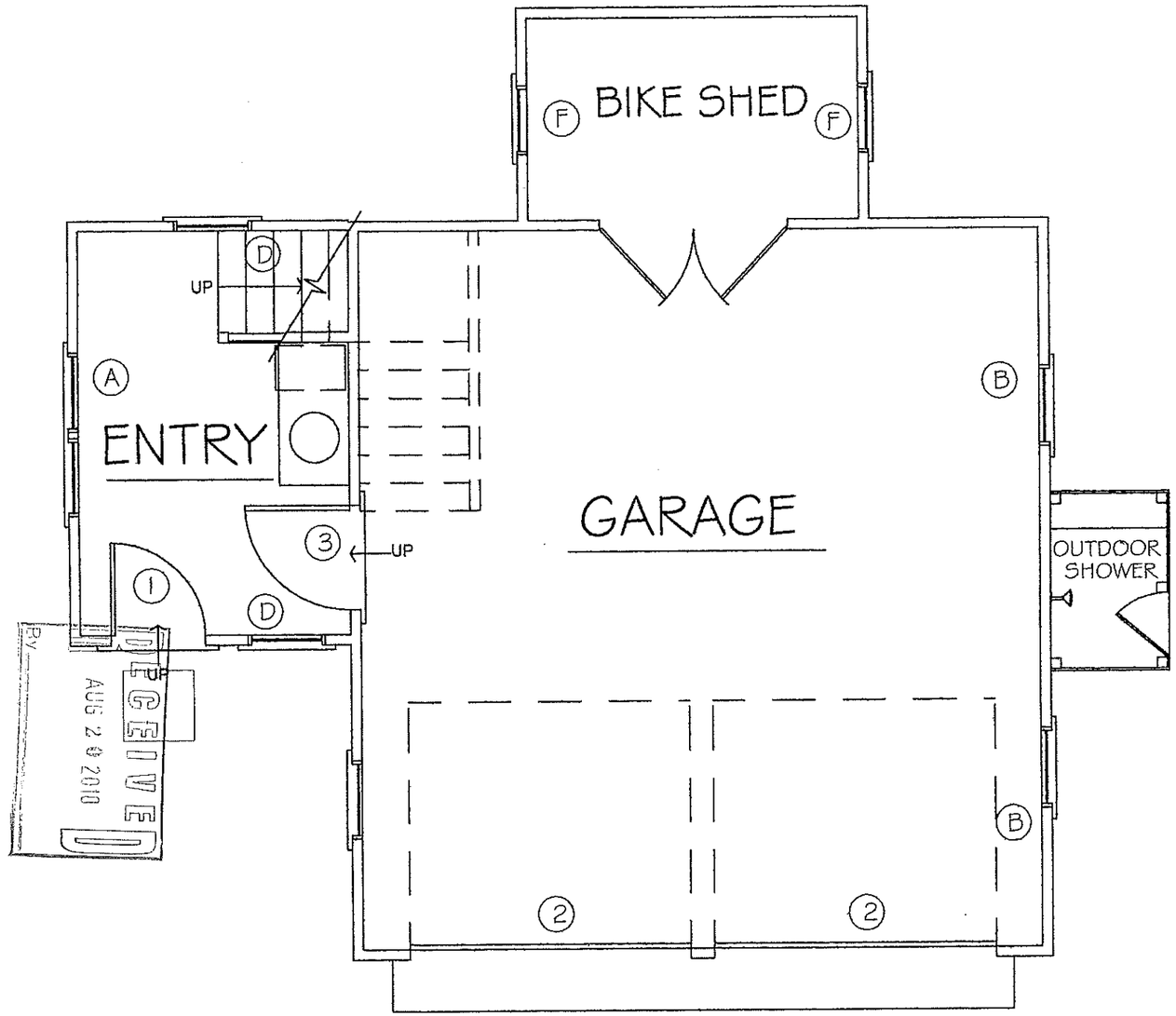
WINDOW SCHEDULE

KEY	SASH SIZE	TYPE	COMMENTS
A	2-2'-3 5/8" X 4'-1"	6/ 1 DOUBLE HUNG	IVES SASH LOCKS IN 6B FINISH
B	2'-3 5/8" X4'-1"	6/ 1 DOUBLE HUNG	IVES SASH LOCKS IN 6B FINISH
C	2'-3 5/8" X3'-9"	6/ 1 DOUBLE HUNG	IVES SASH LOCKS IN 6B FINISH
D	2'-0 5/8" X3'-5"	6/ 1 DOUBLE HUNG	IVES SASH LOCKS IN 6B FINISH
E	3-2'-6 5/8" X 2'-3 5/8"	6 LT. AWNING	PROVIDE F.G. INTERIOR SCREEN
F	1'-9" X 2'-3 5/8"	4 LT. FIXED	

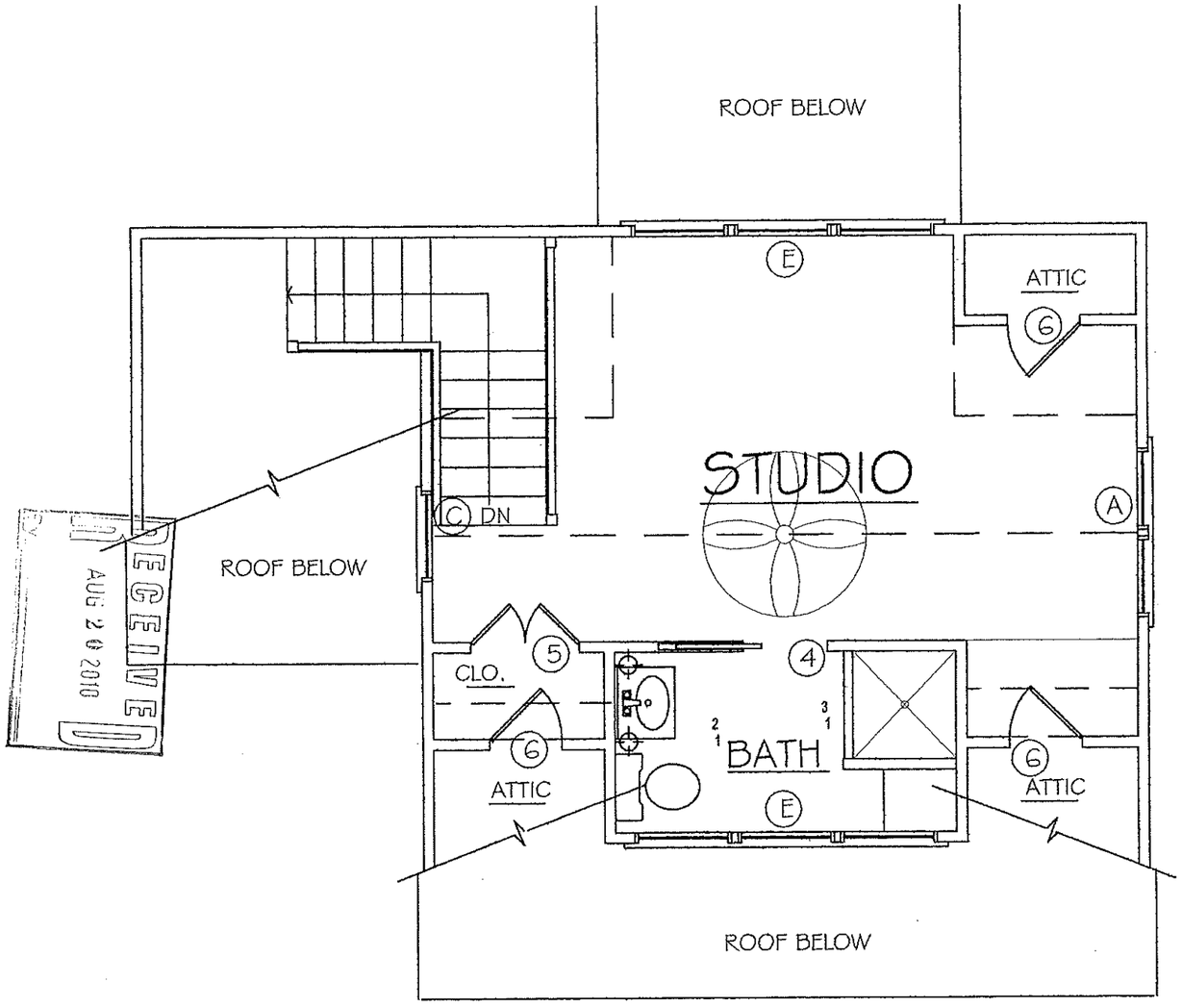
DOOR SCHEDULE

KEY	DOOR SIZE	TYPE	COMMENTS
1	2'-8" X 6'-8" X 1 3/4"	9 LIGHT 2 PANEL	2X8 DOUG. FIR SILL W/ 7/8 X4-1/2" CASINGS
2	8'-0" X 7'-6" X 2 1/4"	3-6 LIGHT 3 PANEL OVERHEAD DOORS	MANUFACTURED BY DESIGNER DOORS
3	3'-0" X 6'-8" X 1 3/4"		2X8 DOUG. FIR SILL & EXTERIOR HDWR.

RECEIVED
AUG 2 0 2010
BY



FIRST FLOOR PLAN

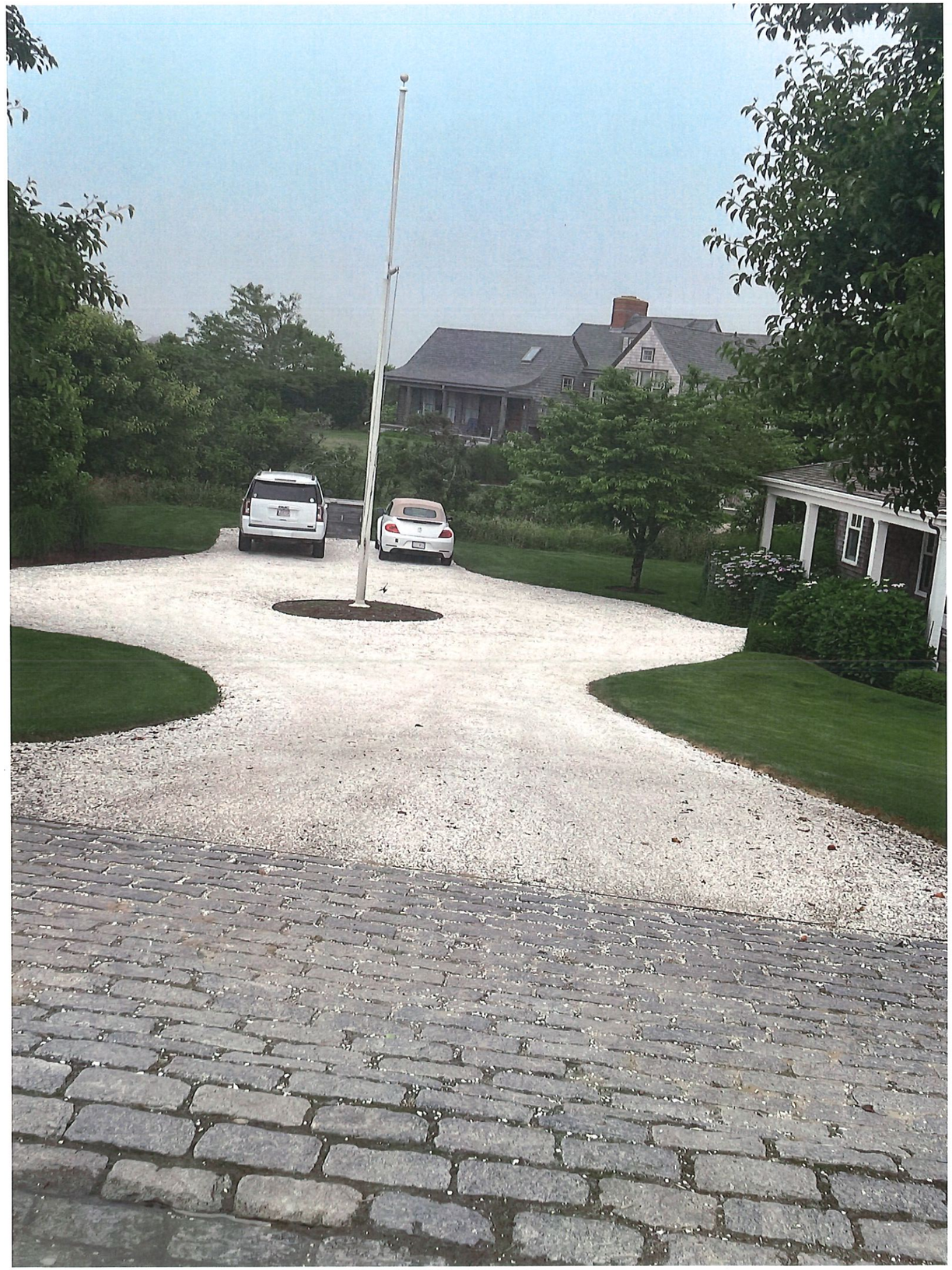


SECOND FLOOR PLAN

110 BAXTER RD









110 BAXTER COTTAGE





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
n/a	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1copy):** of existing elevations
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.
_____ (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°: 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 ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other DEMO OF GARAGE

Size of Structure or Addition: Length: 20'0" Sq. Footage 1st floor: 400 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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: 1994

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 _____

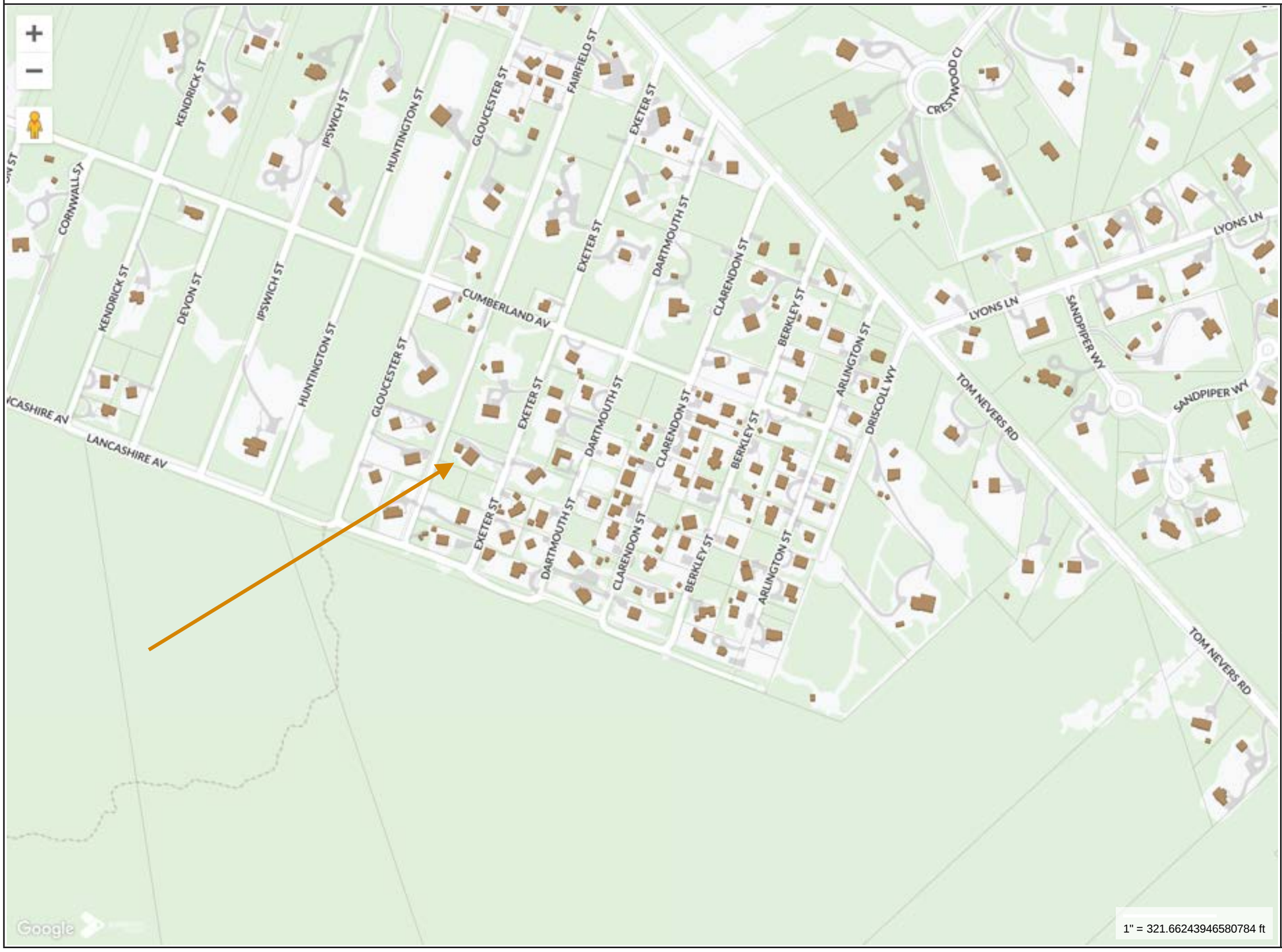
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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

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.

MASS COORDINATE SYSTEM
ISLAND ZONE MERIDIAN
DETERMINED USING A
TOPCON HYPER GPS RTK UNIT
COLLECTION DATE 02/10/2021

MA COORD. SYSTEM

FAIRFIELD STREET

N 20°11'03" E 100.00'

MAP 76.4.2
PARCEL 285
20,000 s.f.

36.9'±

STORAGE BIN

31.9'±

EXIST. GARAGE 396± s.f.

GRAVEL DRIVEWAY

PROPANE TANKS

#34 FAIRFIELD STREET
MAP 76.4.2 PARCEL 235

CONC STEPS

28.8'±

200.00'

#31 EXISTING HOUSE 921± s.f.

STEP

CHIMNEY

PORCH

STEP

TRASH BINS

#21 EXETER STREET
MAP 76.4.2 PARCEL 245

S 69°48'57" E

21.6'±

200.00'

S 69°48'57" E

#33 EXETER STREET
MAP 76.4.2 PARCEL 290

83.9'±

S 20°11'03" W 100.00'

EXETER STREET

EDGE OF TRAVELED WAY

30.00' S 69°48'57" E (TIE LINE)

CBDH FND.

100.00' N 20°11'03" E

30.00' S 69°48'57" E (TIE LINE)

CBDH FND.

CBDH FND.

NOTES:

1. OWNER: NANTUCKET AFTERMATH, LLC
2. DEED REF: CERT #25952
   (DOC #150660)
3. PLAN REF: LCC #5004-G
   (BLOCK 11, LOTS 22-26, 55-59)

ZONING: LUG-3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	20,000± s.f.*
FRONTAGE:	200'	100'*
FRONT YARD:	35'	83.9'±
SIDE YARD:	10'***	21.6'±
GROUND COVER:	1,500 s.f.**	1,317± s.f.

* see ZONING CHAPTER 139-33
(PRE-EXISTING NON-CONFORMING LOTS, ETC.)
** see ZONING SECTION 139-33(E)(1)(b)
*** see ZONING SECTION 139-33(E)(2)(a)

PLAN SCALE

0 6 12 18 24 30 45 60

1 inch = 30 feet

Date:	Drawn:	Checked:
FEBRUARY 11, 2021	RMM/ERC/BEI	DFB/AMG

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

PLOT PLAN OF LAND
IN NANTUCKET, MA

Prepared for:

VAUGHAN, DALE, HUNTER, BEAUDETTE & SWAIN P.C.

31 EXETER STREET
MAP 76.4.2 PARCEL 285

S:\Autocad Drawings\Nantucket\Exeter Street\31 Exeter Street\31 Exeter Street - PLOT PLAN.dwg









TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BRISTOW SHAWN W & ELIZABETH L .....

MAILING ADDRESS..... PO BOX 846, SCONSET, MA 02564 .....

PROPERTY LOCATION.... 31 EXETER ST .....

ASSESSORS MAP/PARCEL..... 7642/285 .....

SUBMITTED BY:..... SHAWN BRISTOW .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

April 5, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.05 14:21:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 31 EXETER ST.

Tax Map Number: 76.4.2. Parcel Number: 285

Owner of Record: SHAWN AND ELIZABETH BRISTOW

Description of Proposal: New Addition off back of existing home. New mudroom on front of existing home.

Anticipated HDC Submission Date: 4/8/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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Total Postage & Fees	$0.68
	$8.73

0055 07

Postmark Here
APR - 8 2024
04/08/2024

Sent To: PETER JANVRIN + WENDY CLINT
Street, Apt. No.; or PO Box No.: P.O. BOX 2824
City, State, ZIP+4: NANTUCKET MA 02584

PS Form 3800, June 2002 — See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.68
	$8.73

0055 07

Postmark Here
APR - 8 2024
04/08/2024

Sent To: NANTUCKET CONSERVATION FOUND 1
Street, Apt. No.; or PO Box No.: P.O. Box 13
City, State, ZIP+4: NANTUCKET MA 02554

PS Form 3800, June 2002 — See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.68
	$8.73

0055 07

Postmark Here
APR - 8 2024
04/08/2024

Sent To: CHARLES + JOANNE KYMLER
Street, Apt. No.; or PO Box No.: 61 OLD SANDY RD #469
City, State, ZIP+4: NANTUCKET, MA 02554

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0001 1627 7655

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Certified Fee	$3.65
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$0.68
	$8.73

0055 07

Postmark Here
APR - 8 2024
04/08/2024

Sent To: SOCRATE CHINELLA SANTOS
Street, Apt. No.; or PO Box No.: P.O. Box 3466
City, State, ZIP+4: NANTUCKET, MA 02584

PS Form 3800, June 2002 — See Reverse for Instructions

JANNELLE PETER & WENDY J CLINT
PO BOX 2824
NANTUCKET, MA 02584

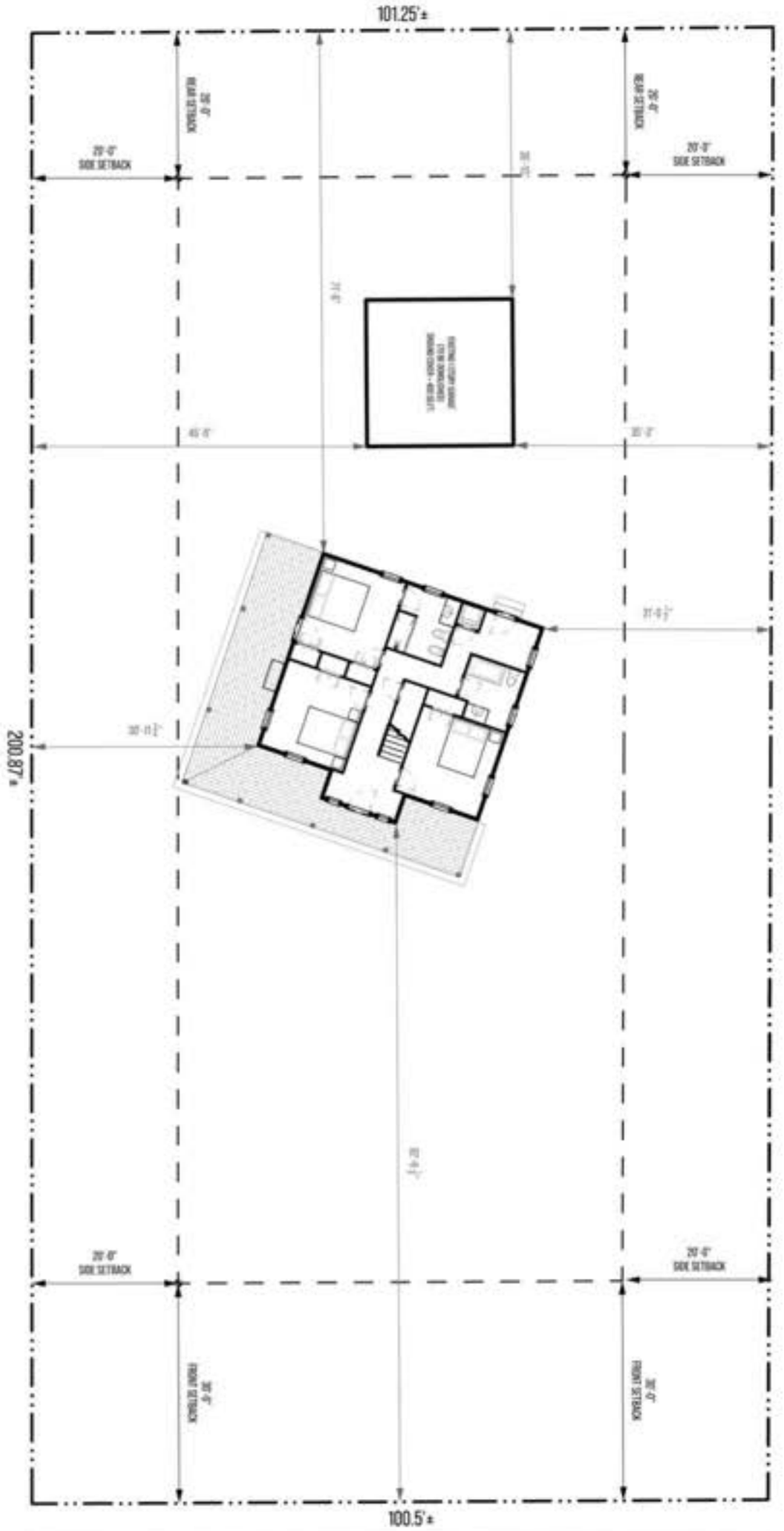
NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

KYMER CHARLES G & JOANNE
61 OLD SOUTH RD #469
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

CHINCHILLA SANTOS JORGE
PO BOX 3468
NANTUCKET, MA 02584

FAIRFIELD ST (PAPER ROAD)



EXETER ST

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 SHAWN AND ELIZABETH BRISTOW

AS AGENT FOR _____

STREET ADDRESS 31 EXETER ST

MAP/PARCEL 76.4.2 / 265

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.

Shawn L. Bristow 4/8/24

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°: 76 4.2 PARCEL N°. 97

Street & Number of Proposed Work: 35 Gloucester Str

Owner of record: Christoffer Oberg

Mailing Address: 30 Macy's Ln.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Waterscapes by Jesse Dutro

Mailing Address: P.O. Box 2578

Nantucket, MA 02554

Contact Phone #: 508 228 9310 E-mail: jesse@nantucketgoods.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ 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 048327

☑ Pool (Zoning District LVG3 ☐ Roof ☑ Other Relocate pool, increase pool size by 287 sq. ft./increase patio 78 sq. ft.

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor _____ Decks/Patio: Size: 750 sf. ~~☐ 1st floor ☐ 2nd floor~~

Width: 23' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 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

Is there an HDC survey form for 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 07/10/2024 Signature of owner of record [signature] Signed under penalties of perjury

Oberg / 35 Gloucester / Revision to Approved HDC (04-8327)/ Pool Location Change / Waterscapes 7 10 24



HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~
Tuesday, April 25, 2023
Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Pohl
Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, & Fiona Johnson, Administrative Specialist.
Attending Members: Pohl, Welch, Coombs, Oliver, Patten, Dutra, Thornewill
Remote Participants: Coombs
Absent Members: Camp
Late Arrivals: Dutra (4:05 pm) & Patten (4:11 pm)
Early Departures:
Adoption of Agenda.
Motion **Motion to Approve as drafted. (Coombs)**
Roll-Call Vote Carried 5-0 // Oliver, Coombs, Welch, Thornewill, and Pohl-aye

I. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	4 & 10 Broad St Pratt Tr. **03-8171**	10a Broad St	Wall sign	42.4.2/62	Scott Kopp
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	**Motion to approve with conditions with an added red or white border. (Oliver)**				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	**HDC2023-03-8171**
2.	12 Straight Wharf	12 Straight Wharf	Master Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	**Motion to Hold for Revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	**HDC2023-**
3.	12 Straight Wharf	12 Straight Wharf	Wall Sign	42.3.1/138	SHN
Voting	Pohl, Welch, Coombs, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Locus map, site plan, photos, correspondence.				
Representing	Billy Saad- Land Use Specialist				
Public	None				
Concerns	None				
Motion	**Motion to Hold for Revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Carried unanimously			Certificate #	**HDC2023-**

DRAFT

Documentation	Locus map, site plan, photos, correspondence.
Representing	Billy Saad- Land Use Specialist
Public	None
Concerns	None
Motion	**Motion to approve with conditions Plexiglass finish to be matte. (Oliver)**
Roll-call Vote	Carried 5-0 // Carried unanimously Certificate # **HDC2023-**

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Lindsey Torpey Cross **04-8240**	7 Green Lane	Shutter, color change	42.3.3/86	Nate Barber
2.	Charles Krueger **04-8251**	4 Weeweeder Ave	New shed	80/102	Structures Unltd
3.	NIR Retail LLC **04-8351**	15 S Water St.	Roof Replacement	42.3.1/12	T & T Roofing LLC
4.	Rebecca Moesinger **04-8322**	13 Bartlett Rd	Deck rebuilt	67/11	Rebecca Moesinger
5.	Gifford Whitney Trust **04-8330**	15 Masaquet Ave	Sport court	80/141	Jardins Intl.
6.	Housing Nantucket **04-8317**	73a Old South Rd	Roof replacement	68/248	Stegra Corp
7.	Elizabeth Sibley **04-8316**	15 Teasdale Rd.	Roof replacement	69/69	Stegra Corp
8.	Sam Miller ETAL **04-8345**	37 Surfside Rd	Roof replacement	55/437	Assoc. Roofing
9.	NHA **04-8350**	89a Bartlett Rd	Roof replacement	60/410	Jim Lydon
10.	Island Living LLC **04-8365**	2b Longwood Dr	MH shingle rail, color change	71/3.4	Jb Studio
11.	Island Living LLC **04-8366**	2b Longwood Dr	GH shingle rail, color change	71/3.4	Jb Studio
12.	Island Living LLC **04-8367**	2b Longwood Dr	Garage shingle rail, color chng	71/3.4	Jb Studio
13.	5 Wauwinet Nom Trust	5 Wauwinet Rd	Roof replacement	20/74	Val Oliver
14.	Denise Spencer	1 White St	Deck & patio apron	79/29	KLMD
15.	Thomas Schwenke	14 Hummock Pond Rd	New Shed	56/17	Structure Unlimited
16.	Thomas Garrette	1 Spindrift Circle	New shed	66/313	Thomas Garrette
17.	Winn-Lees	24 Somerset Ln	Front rail chng Rev 07-4267	66/125	Val Oliver
18.	Galen Gardner	1 Rainbow's End	Color chng & window Rev08-4371	80/86	Val Oliver
19.	Ed Lemberg	54 Skyline Drive	3rd dwelling	79/46	Ed Lemberg
20.	IAMADUMMY LLC	77 Eel Point Rd	Pent roof rev 08-4430	32/44	JB Studio
21.	1010 Wins LLC **04-8371**	10 Lincoln Ave	Reduce garage Rev to 10-7317	30/184	Emeritus LTD
22.	Doris Hanna **04-8307**	132R Main St.	Rooftop solar	42.3.3/44.1	Cotuit Solar
23.	Madaket Milk LLC **04-8276**	343 Madaket Rd	Change windows	60.24/63	Linda Williams
24.	17 Ranger Rd LLC **04-8302**	17 Ranger Rd	Addition to the main house	39/28	Sandcastle Const
25.	17 Ranger Rd LLC **04-8306**	17 Ranger Rd	New shed	39/28	Sandcastle Const

Voting	Pohl, Welch, Coombs, Dutra, Thornewill
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	None
Public	None
Concerns	None
Motion	**Motion to Approve Consents. (Welch)**
Roll-call Vote	Carried 5-0 // Dutra, Thornewill, Coombs, Welch and Pohl-aye Certificate # **HDC2023-(as-noted)**

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Rhett Dupont **04-8353**	18 Nobadeer Ave	Main house rooftop solar	80/22	Ack Smart
	• Not to be visible at the time of inspection or in perpetuity.				
2.	Rhett Dupont **04-8352**	18 Nobadeer Ave	cottage rooftop solar	80/22	Ack Smart
	• Not to be visible at the time of inspection or in perpetuity.				
3.	Eugene Shubin **04-8274**	8 Gray Ave	Main house rooftop solar	67/772	Cotuit Solar
	• Not to be visible at the time of inspection or in perpetuity.				
4.	Eugene Shubin **04-8272**	8 Gray Ave	Cottage rooftop solar	67/772	Cotuit Solar
	• Not to be visible at the time of inspection or in perpetuity.				
5.	17 Ranger Rd LLC **04-8304**	17 Ranger Rd	New pool	39/28	Sandcastle Const
	• Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
6.	Chris Oberg **04-8327**	35 Gloucester St.	Pool & hardscape	76.4.2/97	Waterscapes
	• Pool not to be visible at the time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.				
7.	Margaret Andrews **04-8328**	23 Sesapana Rd.	Pool & hardscape	68/91	Thornewill Design

CERTIFICATE NO: _____ DATE ISSUED _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass. 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°: 115

Street & Number of Proposed Work: 2 OLD TOM NEVERS ROAD

Owner of record: DOUGLAS SCHENKEL, DENISE SCHENKEL

Mailing Address: 53 PINE ST
WELLESLEY MA 02481

Contact Phone #: 917.842.8211 E-mail: DENISESCHENKELDESIGN@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: JAKOB LILLEY ARCHITECTS

Mailing Address: 103 CENTRAL ST.
WELLESLEY MA 02482

Contact Phone #: 781.431.6100 E-mail: JAKE@JLARCHITECTS.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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: 324 SF
Width: 15'-0" Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 15'-0" South 15' East 15' West 15'

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) N/A ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass ____/12 Dormer ____/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): N/A

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x4 Rake 1x5 Soffit (Overhang) 4" Corner boards N/A Frieze _____
Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round ____ Square ✓

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 'A' SERIES

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side STILE & RAIL - MAHOGANY
Garage Door(s): Type ROLL UP Material CEDAR CLAD

Hardscape materials: Driveways GRAVEL Walkways STONE PAVERS Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof CERTAINTEED 'PENNERWOOD'
Trim NATURAL CEDAR Sash DARK BRONZE Doors DARK BRONZE
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 6/21/24 Signature of owner of record Denise Schenkel 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 OCT 2020**

REQUIRED WITH ALL APPLICATIONS: 2 OLD TOM NEVERS ROAD - PROPOSED GARAGE

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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 (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 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.

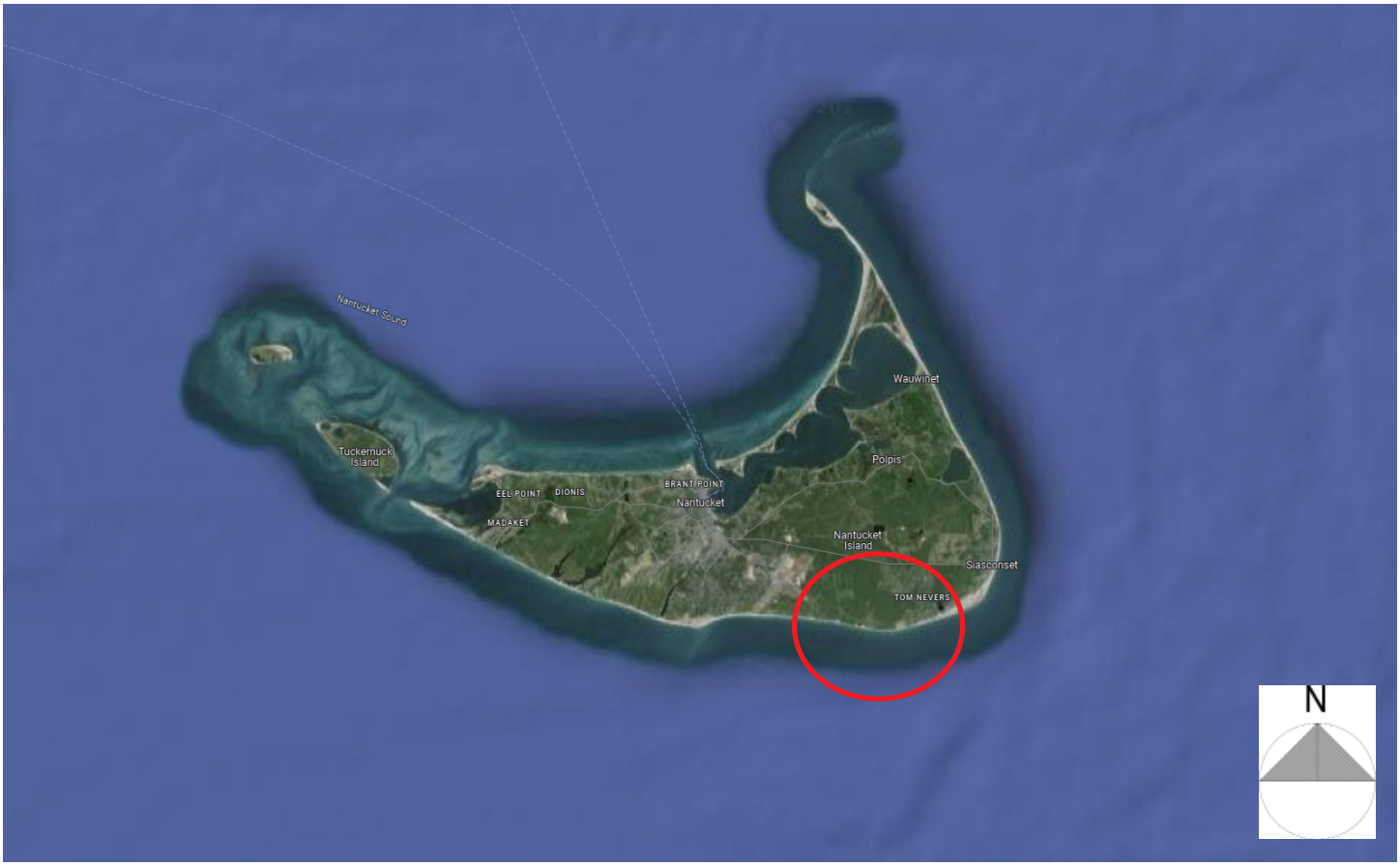
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

2 OLD TOM NEVERS RD.

HDC SUBMISSION
07.05.2024

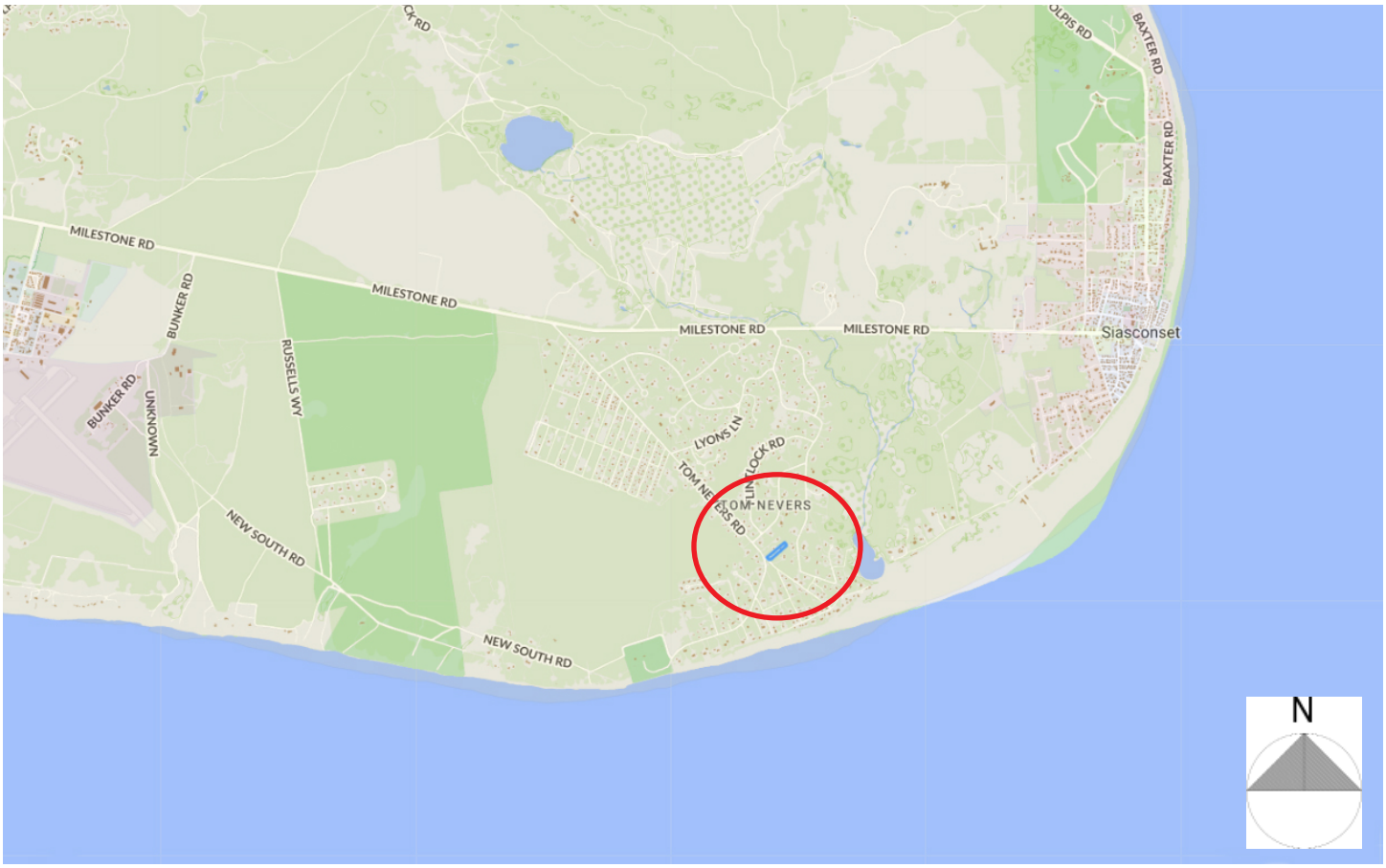
JL ARCHITECTS

LOCUS MAPS

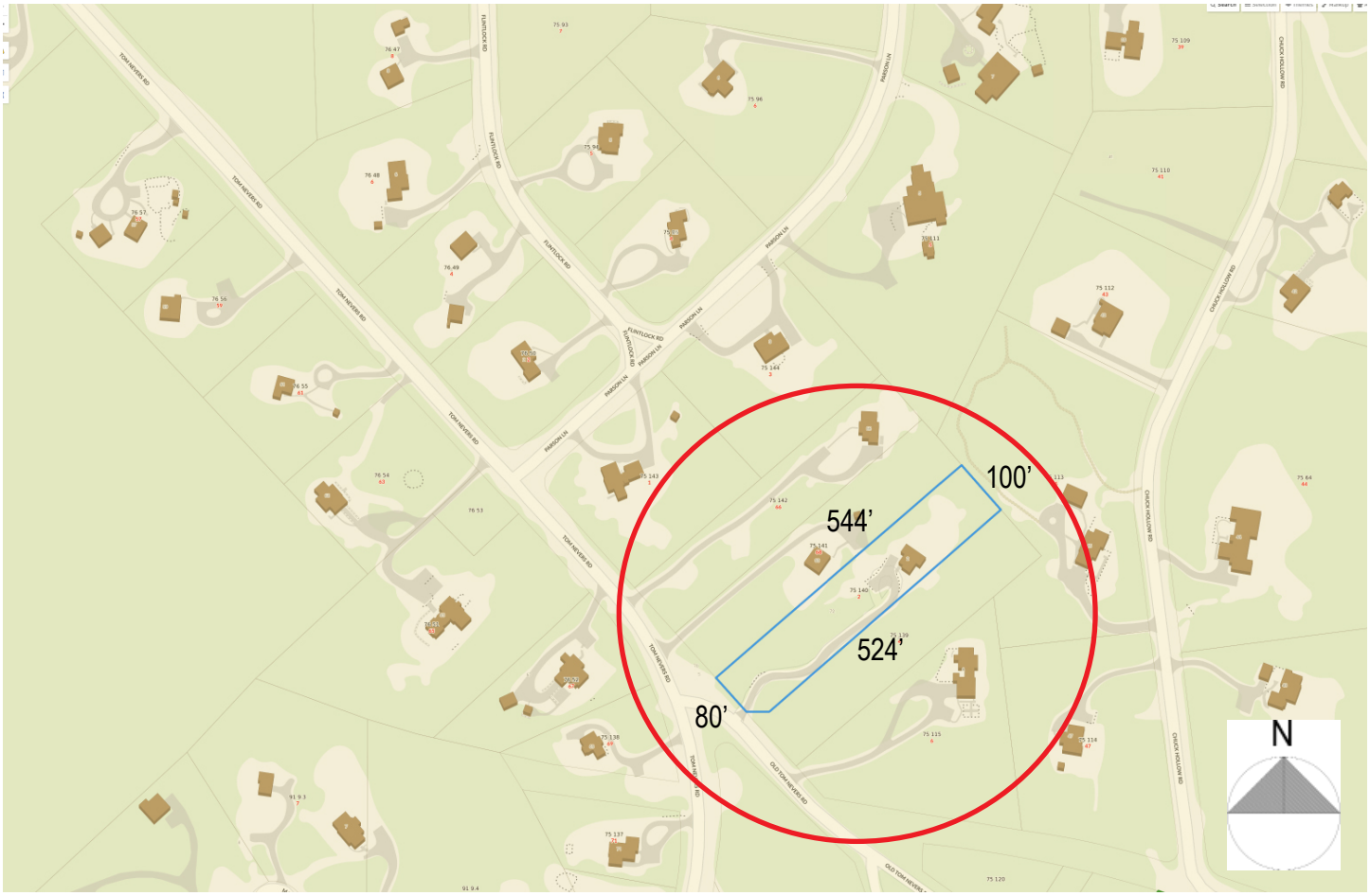


MAP # 1

MAP # 2



LOCUS MAPS



MAP # 3

PHOTO #1 (FROM THE STREET)



VIEW FROM STREET

UPPER FRONT GABLE ROOF EXPOSED

PHOTO TAKEN OCT. 16

PHOTO #2 (FROM DRIVEWAY ENTRY AT STREET)



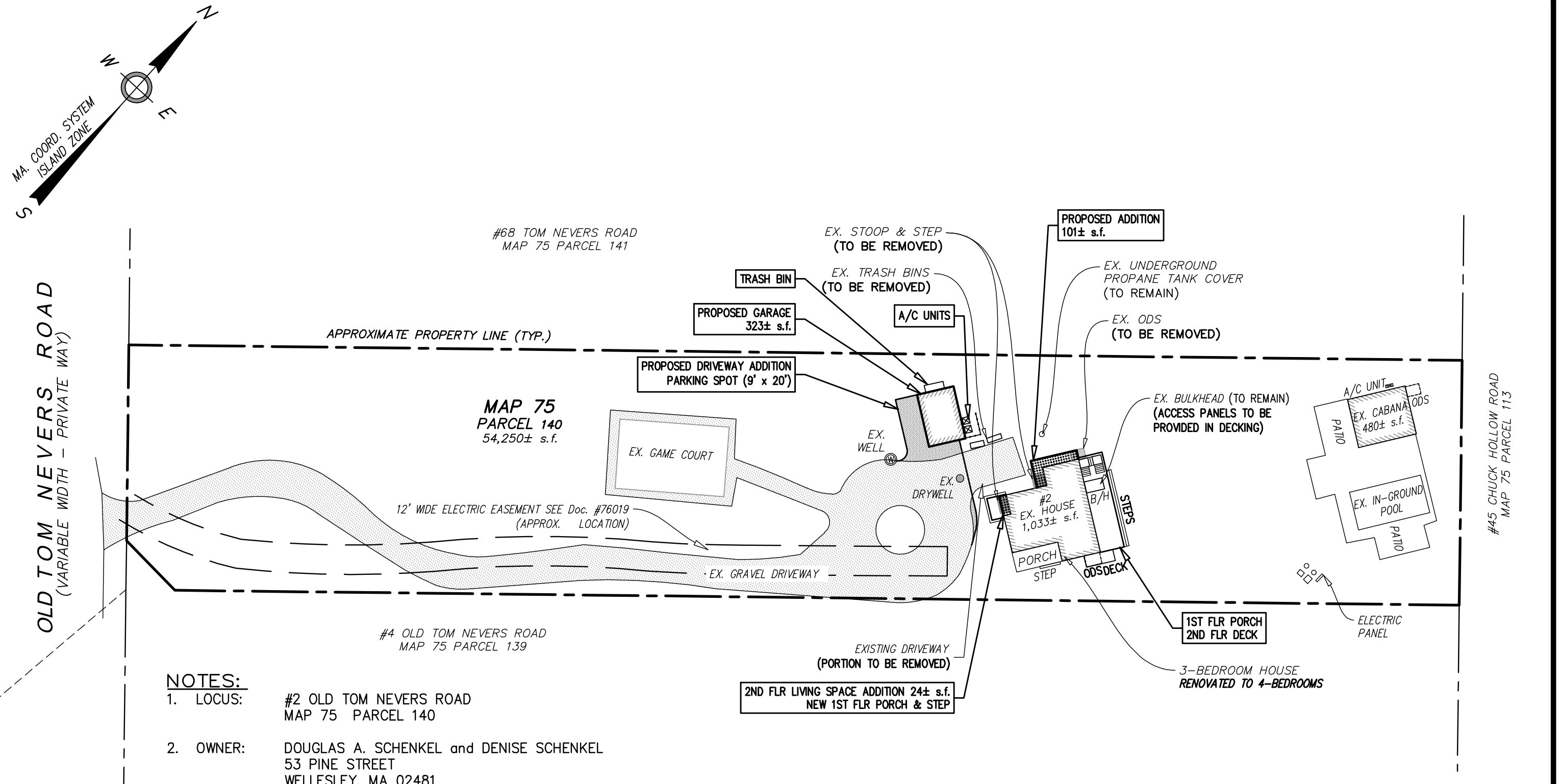
VIEW FROM DRIVEWAY ENTRANCE.

UPPER ENTRY FACADE EXPOSED

PHOTO TAKEN OCT. 16


PROPOSSED GARAGE
LOCATION


PROPOSED GARAGE
LOCATION



NOTES:

1. LOCUS: #2 OLD TOM NEVERS ROAD
   MAP 75 PARCEL 140
2. OWNER: DOUGLAS A. SCHENKEL and DENISE SCHENKEL
   53 PINE STREET
   WELLESLEY, MA 02481
3. DEED REF: Cert. #25209
4. PLAN REF: LC Plan #5004-19 (LOT 577)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

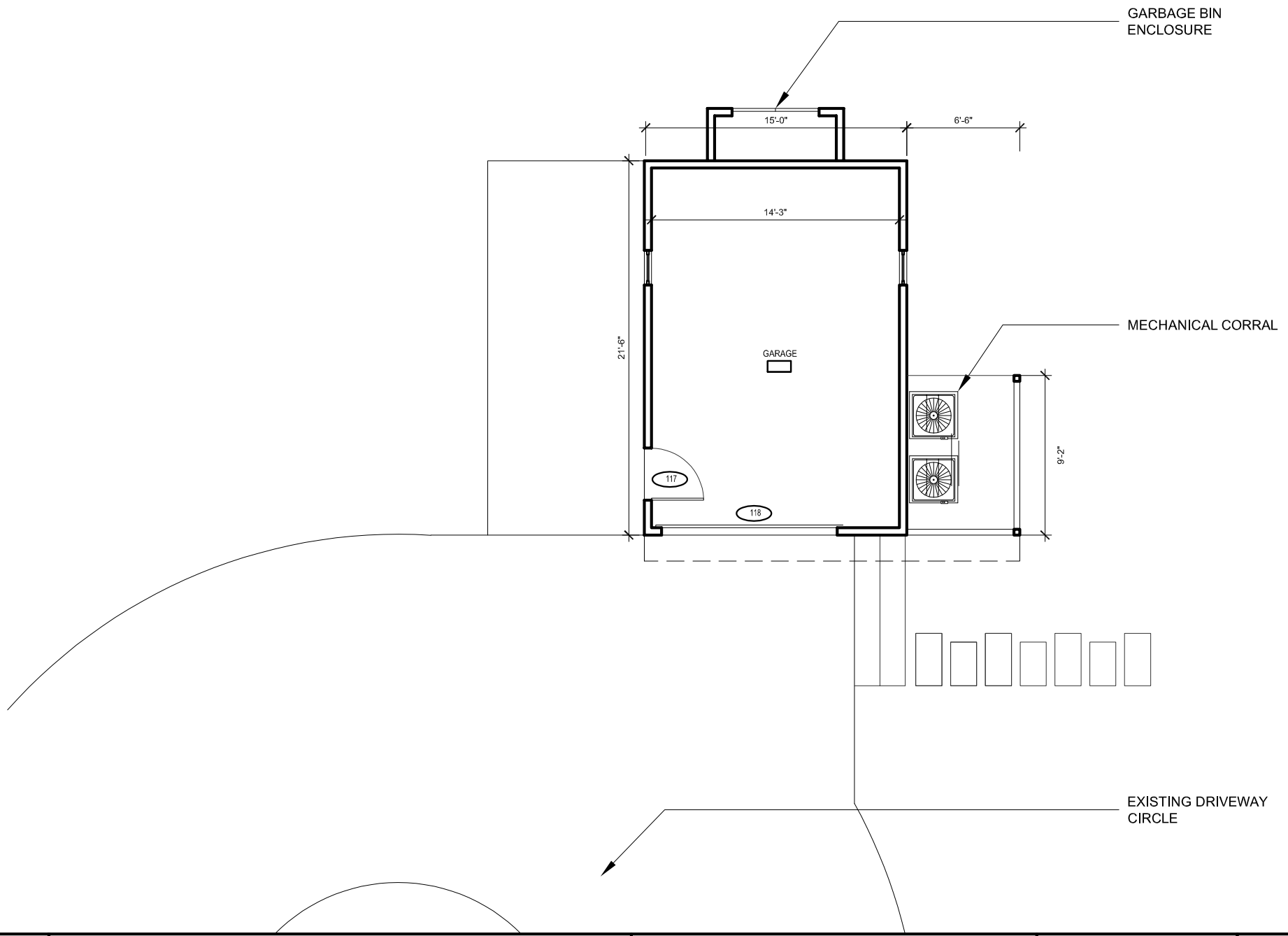
Date:	Drawn:	Checked:
JULY 3, 2024	ERC/BEI	DFB/AMG

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

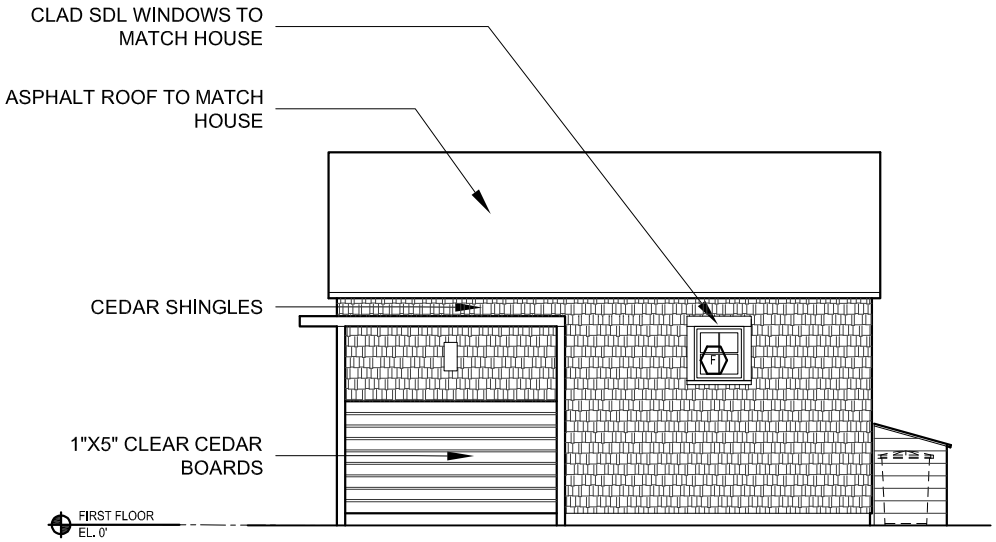
HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:
DOUGLAS A. SCHENKEL
DENISE SCHENKEL
#2 OLD TOM NEVERS ROAD
MAP 76 PARCEL 140

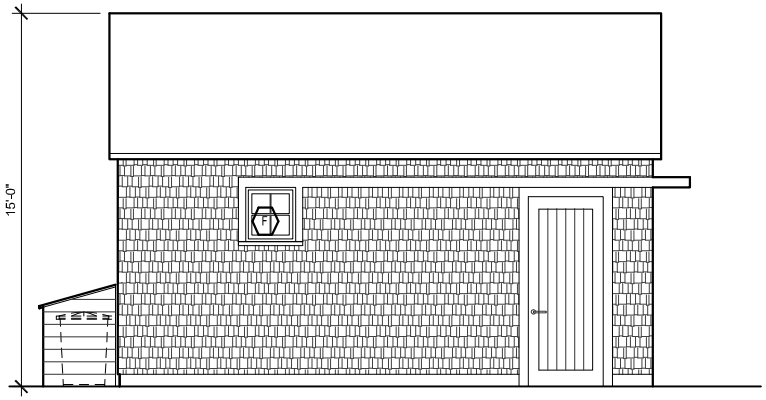
S:\Autocad Drawings\Nantucket\Old Tom Nevers Road\2 Old Tom Nevers Road\2 Old Tom Nevers Road – HDC Site 2024.dwg



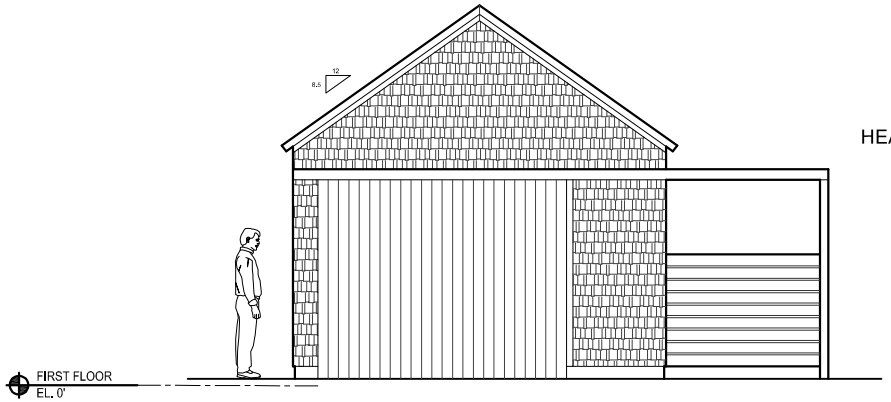
JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED BASEMENT PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. A1.0
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



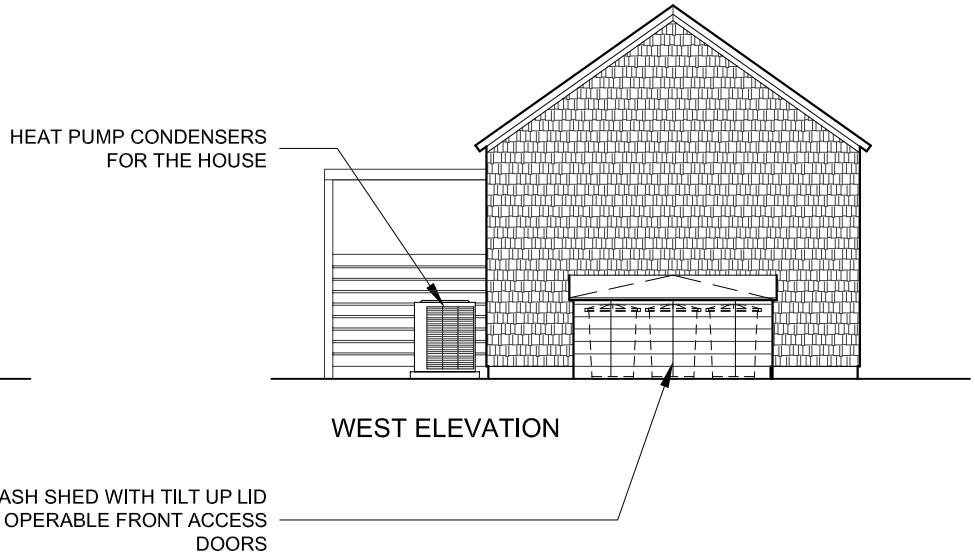
NORTH ELEVATION



SOUTH ELEVATION



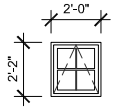
EAST ELEVATION



WEST ELEVATION

JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ELEVATIONS- DETACHED GARAGE	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1'-0"	DRAWING NO. A3.1
		LOCATION NANTUCKET, MA	DATE 07.05.24	

W I N D O W / D O O R T Y P E S



F

AWNING

W I N D O W N O T E S :

SEE FLOOR PLANS, ELEVATIONS AND WALL SECTIONS FOR WINDOW LOCATIONS.

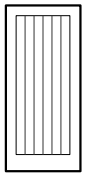
SEE ELEVATIONS FOR OPERABLE WINDOW LOCATIONS.

WINDOWS BASED ON ANDERSEN (A) SERIES DOUBLE HUNG AND AWNINGS.

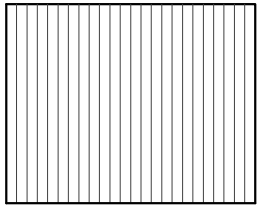
WINDOW TYPE: INSULATED CLAD FRAMES WITH SDL MUNTINS.

WINDOW GLAZING TO HAVE A MIN. U-VALUE = 0.30 SHGS = 0.29 – MEET LOCAL CODES

GLASS WITHIN 18" OF WALKING SURFACE TO BE TEMPERED



D7



D8

117	D7	3'-0" x 7'-0"	WOOD	PAINT	ANDERSEN SWING DOOR
118	D8	10'-0" x 8'-0"	WOOD	PAINT	CAMBEK GARAGE DOOR

JACOB LILLEY ARCHITECTS	SHEET TITLE: WINDOW SCHEDULE	PROJECT NAME: 2 OLD TOM NEVERS ROAD	SCALE: 1/8" = 1 ' - 0 "
		LOCATION: NANTUCKET, MA	DATE: 07.05.24
			DRAWING NO.: A4.1

EXTERIORS & INTERIORS

SASH COLOR

EXTERIOR COLORS



White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

For custom colors, contact your Andersen supplier.

INTERIOR WOOD SPECIES



Pine | Maple | Vertical Grain Douglas Fir | Oak | Mahogany* | Alder



Mixed Grain Douglas Fir | Hickory | Cherry | White Oak | Walnut

All wood interiors are unfinished unless a paint color is specified. Naturally occurring variations in grain, color and texture of wood make each door one of a kind.

INTERIOR PAINT COLORS



White | Birch Bark | Primed (for paint) | Anodized Silver

Also available in 11 exterior colors shown above and custom colors. Painted colors on pine, except anodized silver; anodized silver on maple only. Dark bronze and black also available on maple.

HARDWARE Sold Separately



YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

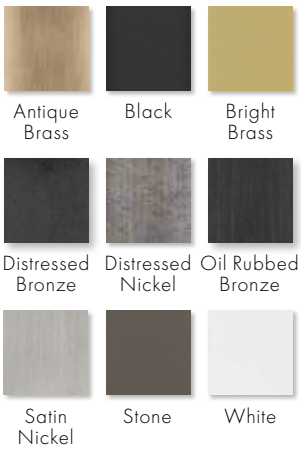
ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Stone
White

TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass

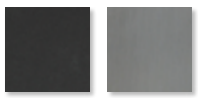
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze

Satin Nickel | Stone | White

FSB® HARDWARE FOR HINGED PATIO DOORS



1035 | 1075 | 1076 | 1102**



Black Anodized Aluminum | Satin Stainless Steel

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**FSB style 1102 is not available in black anodized aluminum.

Matching hinges available in most hardware finishes for inswing patio doors; excludes FSB hardware.

Mix and match interior and exterior style and finish options are available; excludes FSB hardware.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Albany and Tribeca hardware are zinc die-cast with powder-coated durable finish; Yuma, Encino, Newbury and Anvers are solid forged brass..

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

GARAGE - EAST ELEVATION

GARAGE - SOUTH ELEVATION

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°: 115

Street & Number of Proposed Work: 82 OLD TOM NEVERS ROAD

Owner of record: DOUGLAS A. SHENKEL, DENISE SCHENKEL

Mailing Address: 53 PINE ST.
WELLESLEY MA 02481

Contact Phone #: 917.842.8211 E-mail: DENISESCHENKELDESIGNS@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: JACOB LILLEY ARCHITECTS

Mailing Address: 103 CENTRAL STREET
WELLESLEY, MA 02482

Contact Phone #: 781.431.6100 E-mail: JAKE@JLARCHITECTS.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ■ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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: 108 SF
Width: _____ Sq. footage 2nd floor: 222 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 528 SF ☒ 1st floor ☐ 2nd floor
Size: 385 SF ☐ 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 29'-8" South 29'-5" East 29'-7" West 29'-8"

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 1'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other N/A

Roof Pitch: Main Mass 10.5 /12 Secondary Mass 5 /12 Dormer ____/12 Other _____

Roofing material: ☒ Asphalt ☐ S-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 1x6 Rake 1x6 Soffit (Overhang) N/A Corner boards 1x6 Frieze _____
Window Casing 1x5 Door Frame 1x5 Columns / Posts: Round ____ Square ✓

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 'A' SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front WOOD / GLASS Rear WOOD / GLASS Side _____

Garage Door(s): Type ☒ Material _____

Hardscape materials: Driveways GRAVEL Walkways STONE PAVERS Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof CERTAINTEED 'PEWTERWOOD'
Trim NATURAL CEDAR Sash DARK BRONZE Doors DARK BRONZE
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 6/21/24 Signature of owner of record Denise Schenkel 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 OCT 2020**

REQUIRED WITH ALL APPLICATIONS: 2 OLD TOM NEVERS ROAD - HOUSE ADDITION
PROJECT SCHEDULE FOR A FALL 2024 START

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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X 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.

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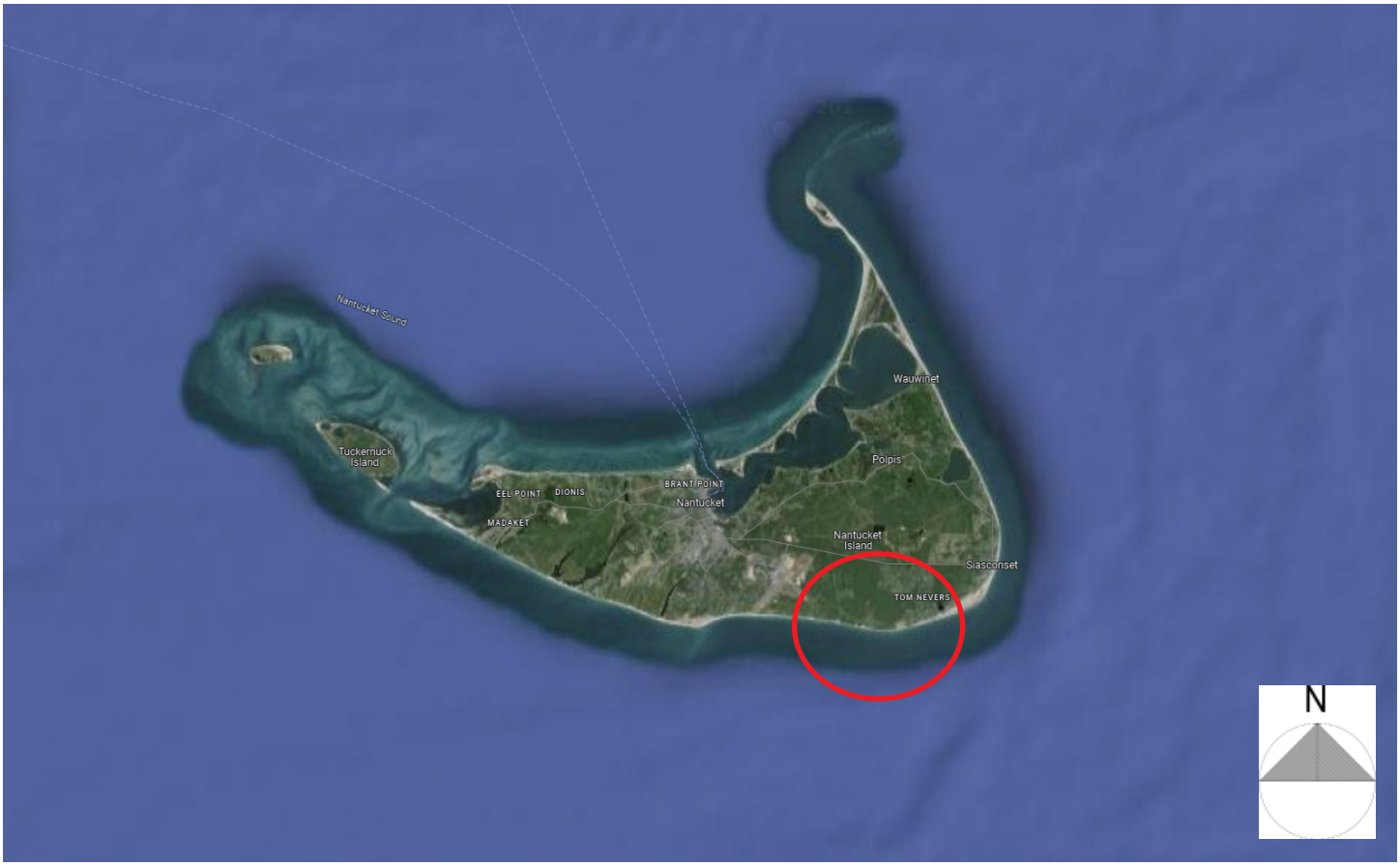
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

2 OLD TOM NEVERS RD.

HDC SUBMISSION
07.05.2024

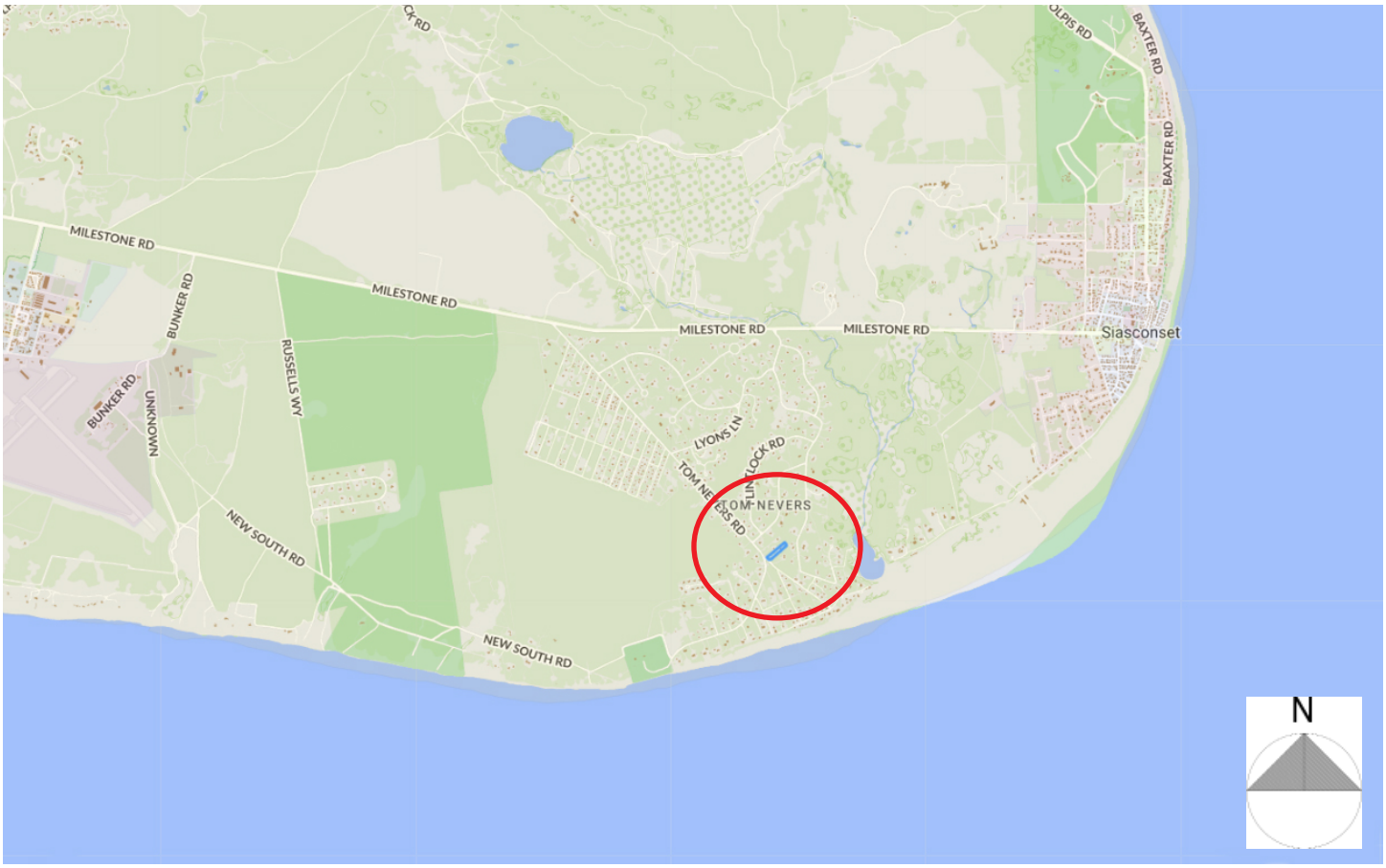
JL ARCHITECTS

LOCUS MAPS

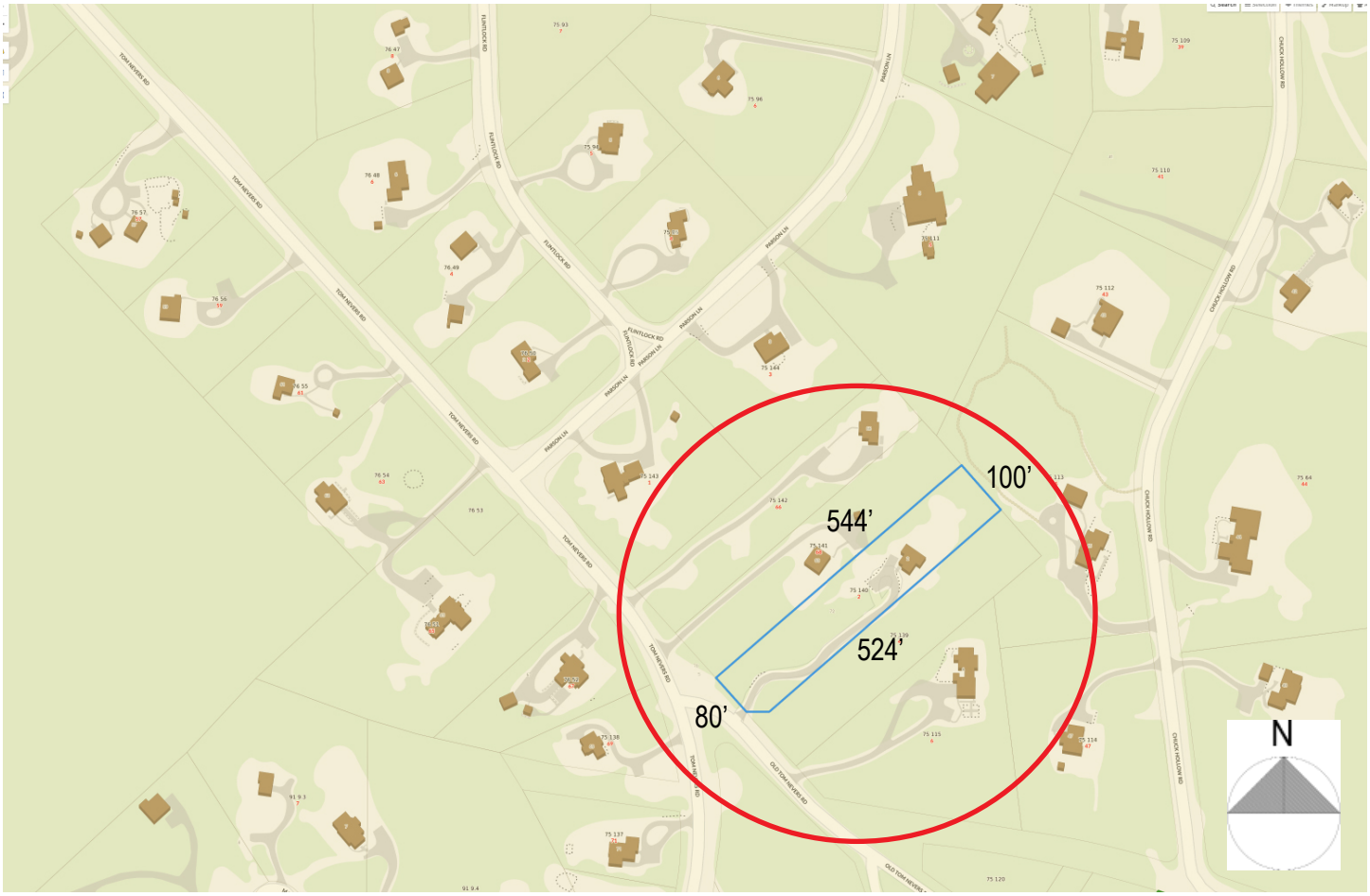


MAP # 1

MAP # 2



LOCUS MAPS



MAP # 3

PHOTO KEY MAP

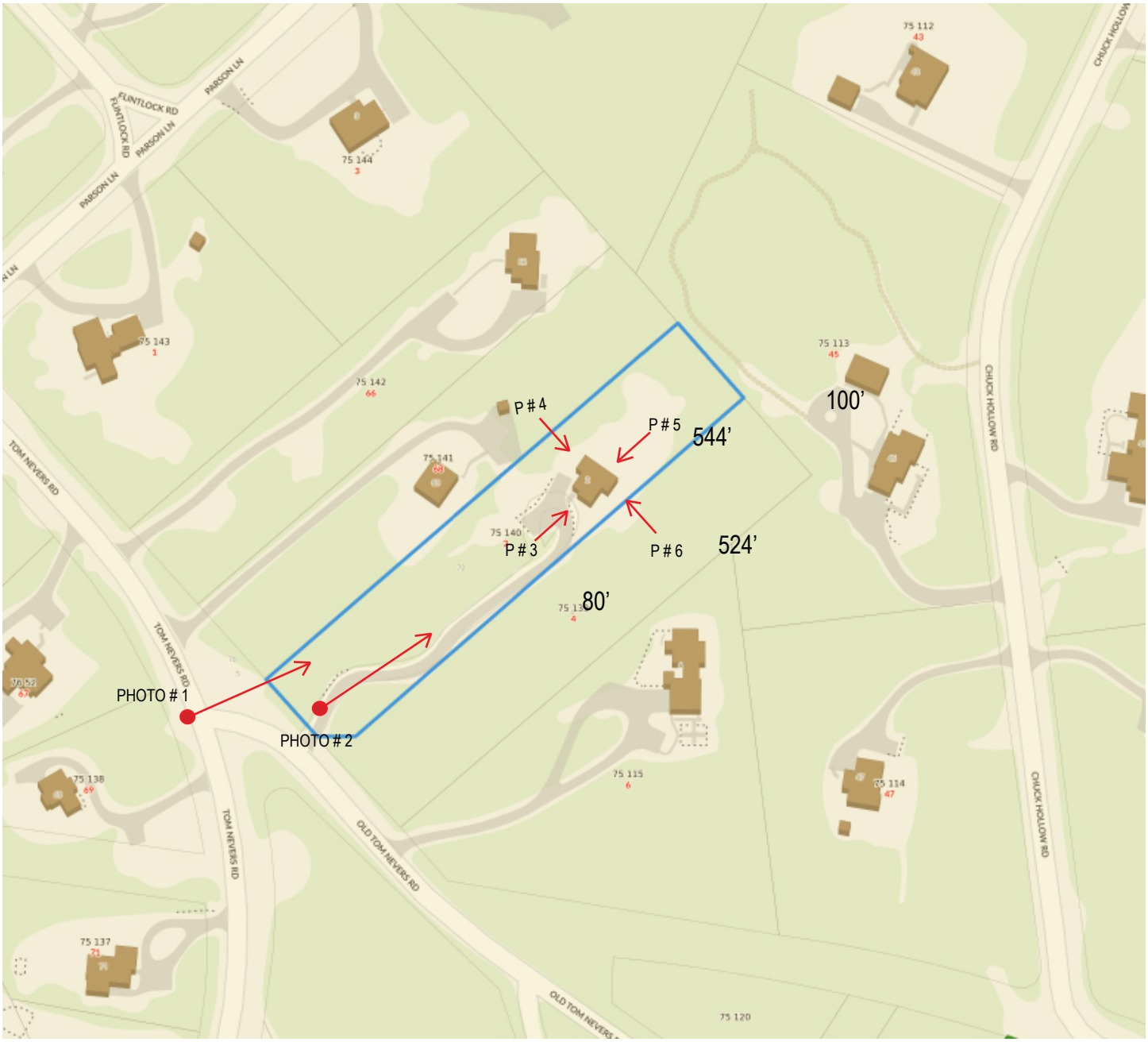


PHOTO #1 (FROM THE STREET)



VIEW FROM STREET

UPPER FRONT GABLE ROOF EXPOSED

PHOTO TAKEN OCT. 16

PHOTO #2 (FROM DRIVEWAY ENTRY AT STREET)



VIEW FROM DRIVEWAY ENTRANCE.

UPPER ENTRY FACADE EXPOSED

PHOTO TAKEN OCT. 16

PHOTO #3 (FRONT ELEVATION)



PHOTO #4 (SIDE ELEVATION)

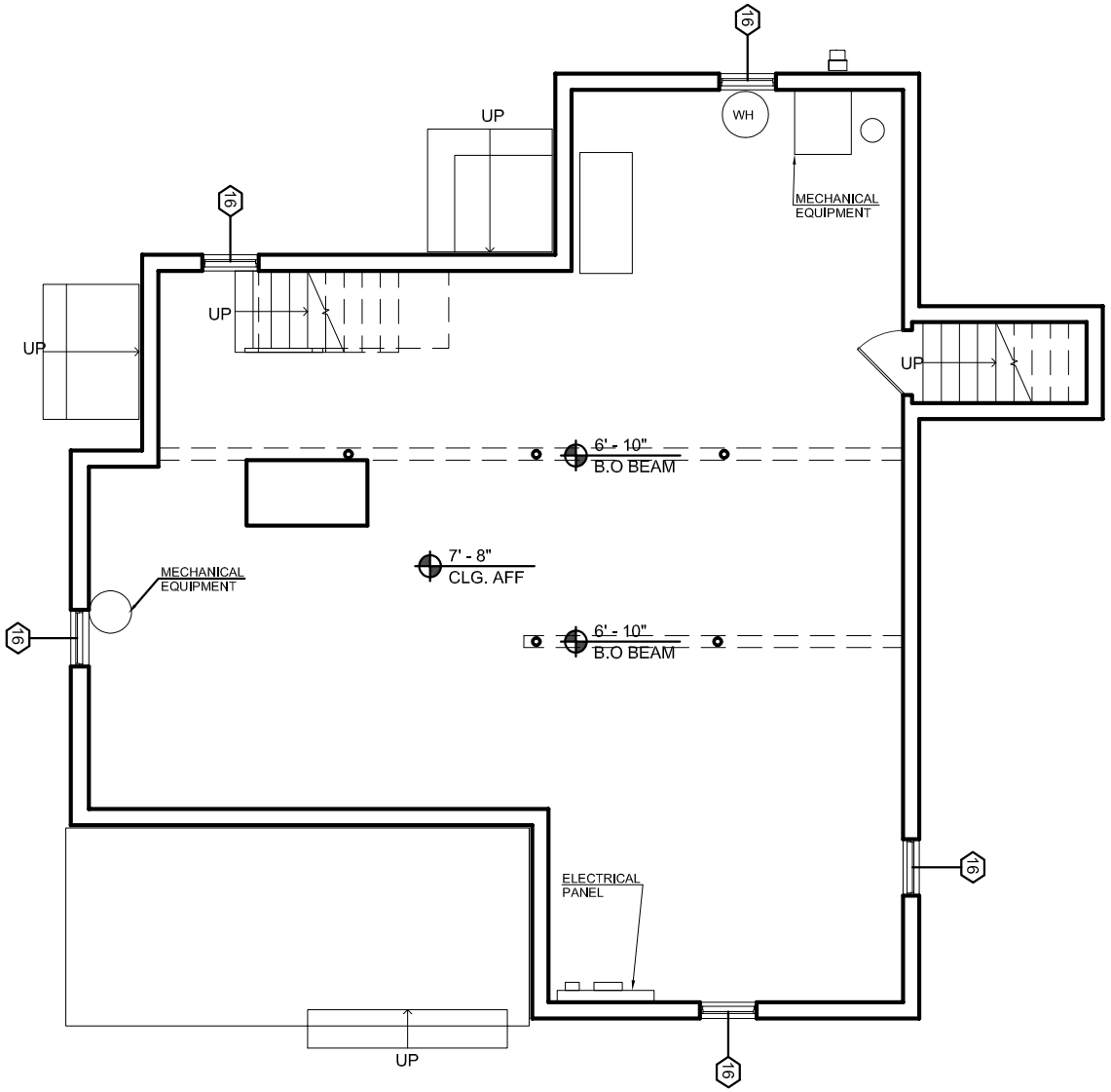


PHOTO #5 (REAR ELEVATION)

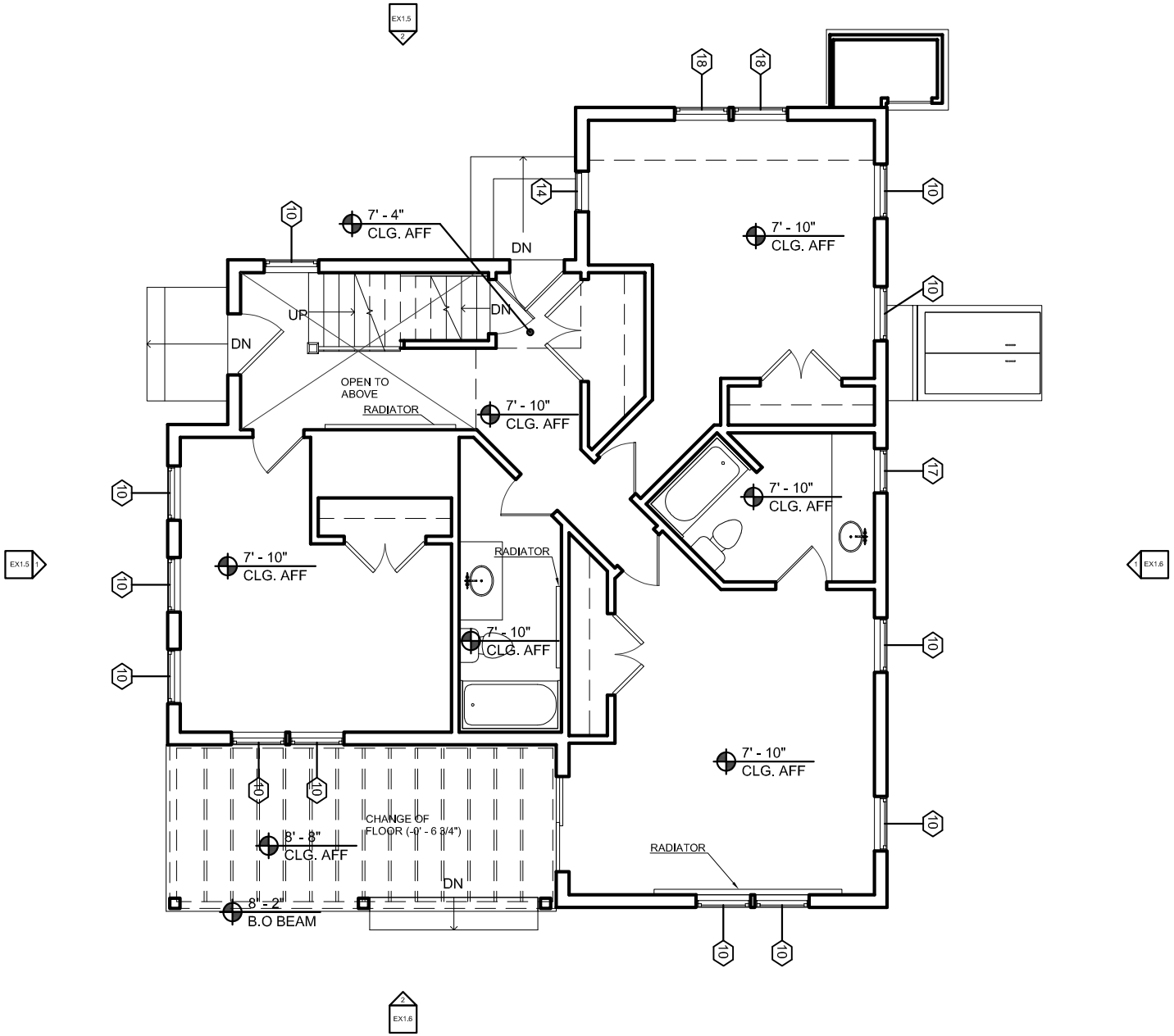


PHOTO #6 (SIDE ELEVATION)

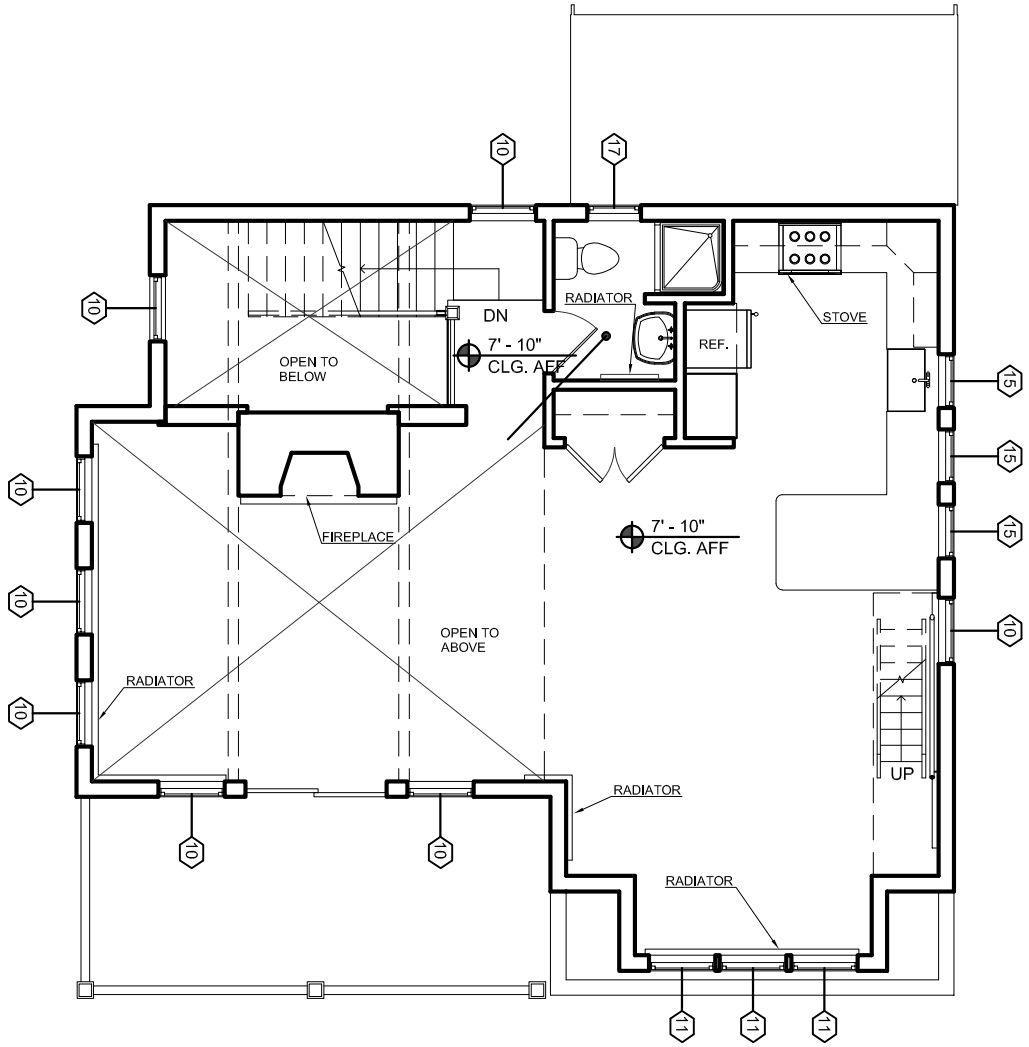




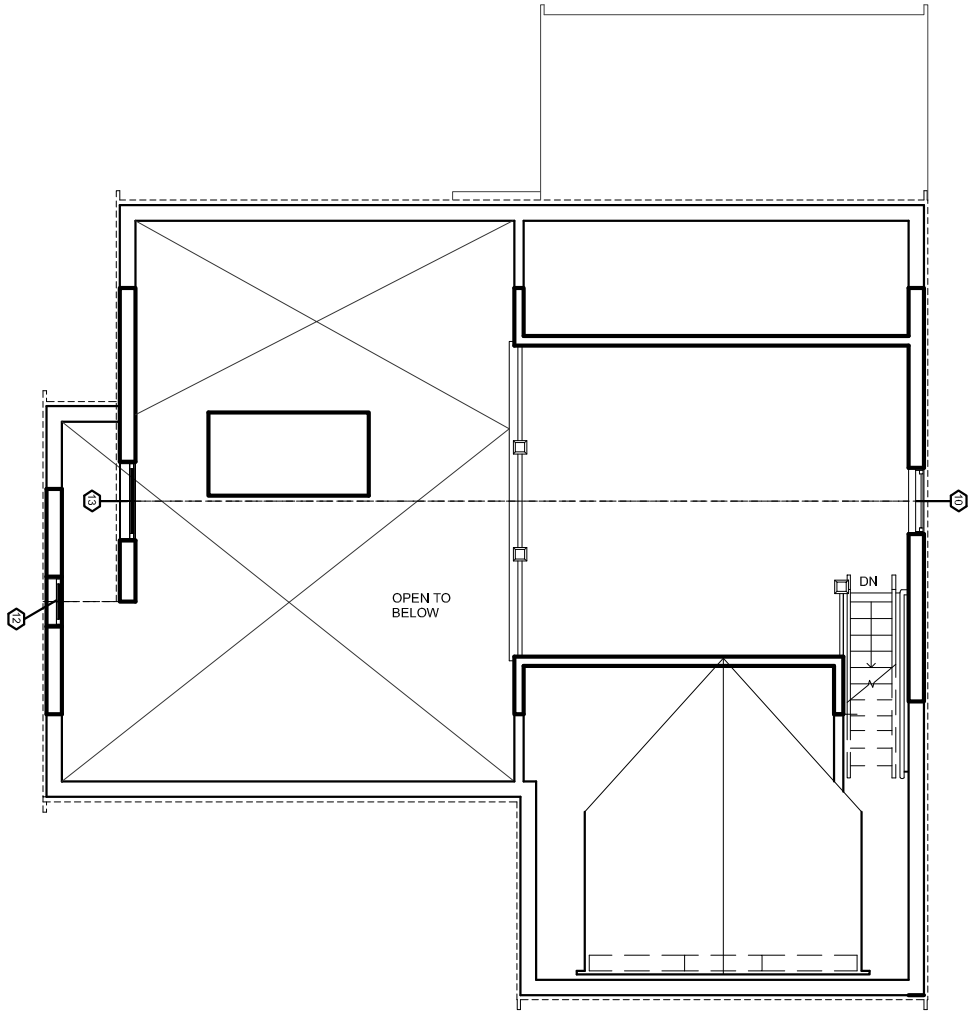
JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING BASEMENT PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. EX 1.0
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING FIRST FLOOR PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. EX 1.1
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING SECOND FLOOR PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. EX 1.2
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING ROOF PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. EX 1.3
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



1 EX. SOUTH FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. EX 3.1
		LOCATION NANTUCKET, MA	DATE 07.05.24	



2 EX. WEST FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1'-0"	DRAWING NO. EX 3.2
		LOCATION NANTUCKET, MA	DATE 07.05.24	



1 EX. NORTH FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE EXISTING ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD** LOCATION NANTUCKET, MA	SCALE $\frac{1}{8}$" = 1 ' - 0 " DATE 07.05.24	DRAWING NO. EX 3.3



1 EX. EAST FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY
ARCHITECTS

SHEET TITLE
EXISTING ELEVATIONS

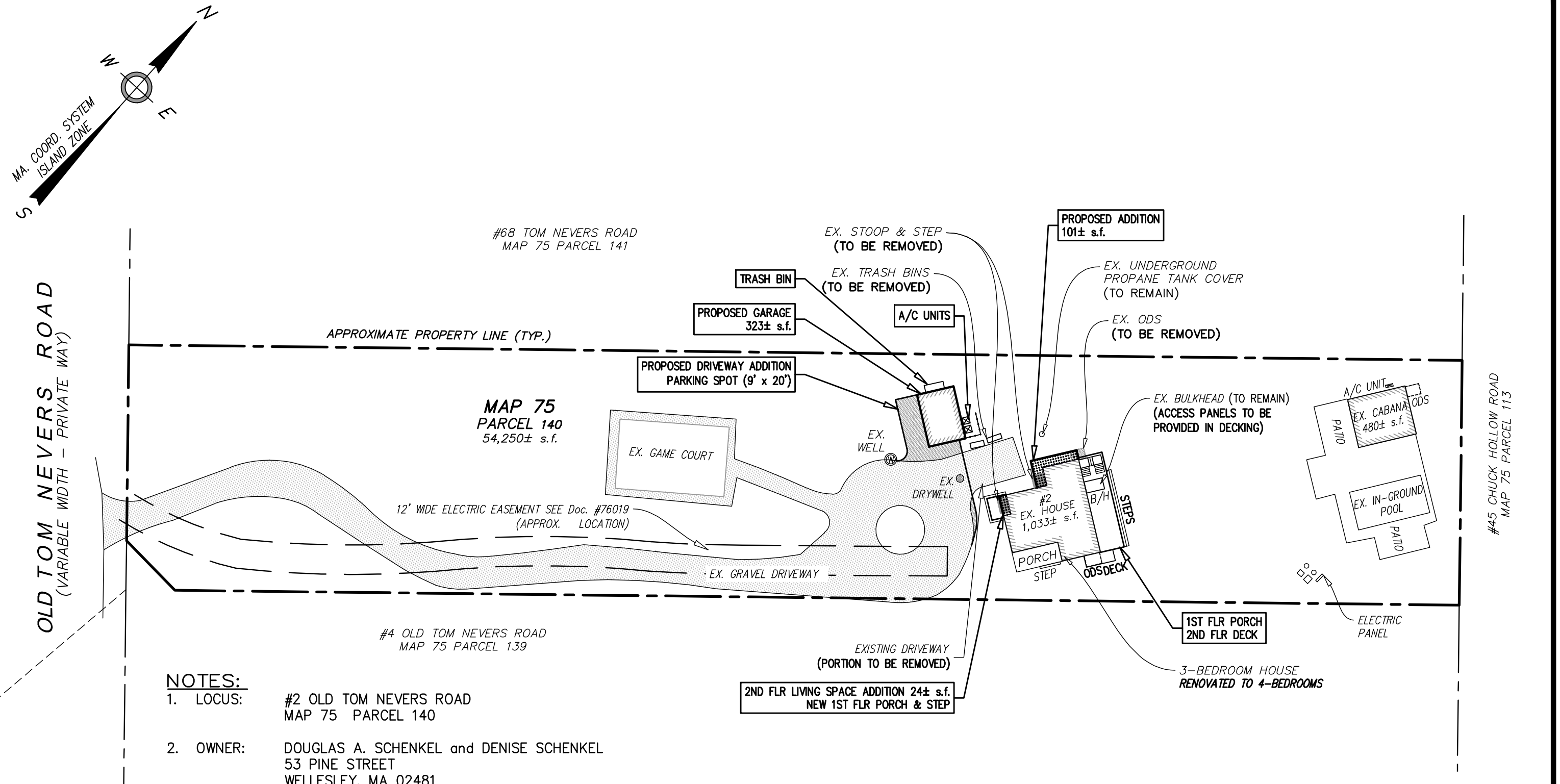
PROJECT NAME
2 OLD TOM NEVERS ROAD

LOCATION
NANTUCKET, MA

SCALE
$\frac{1}{8}$" = 1 ' - 0 "

DATE
07.05.24

DRAWING NO.
EX 3.4



NOTES:

1. LOCUS: #2 OLD TOM NEVERS ROAD
   MAP 75 PARCEL 140
2. OWNER: DOUGLAS A. SCHENKEL and DENISE SCHENKEL
   53 PINE STREET
   WELLESLEY, MA 02481
3. DEED REF: Cert. #25209
4. PLAN REF: LC Plan #5004-19 (LOT 577)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0176-G dated 06/09/2014.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

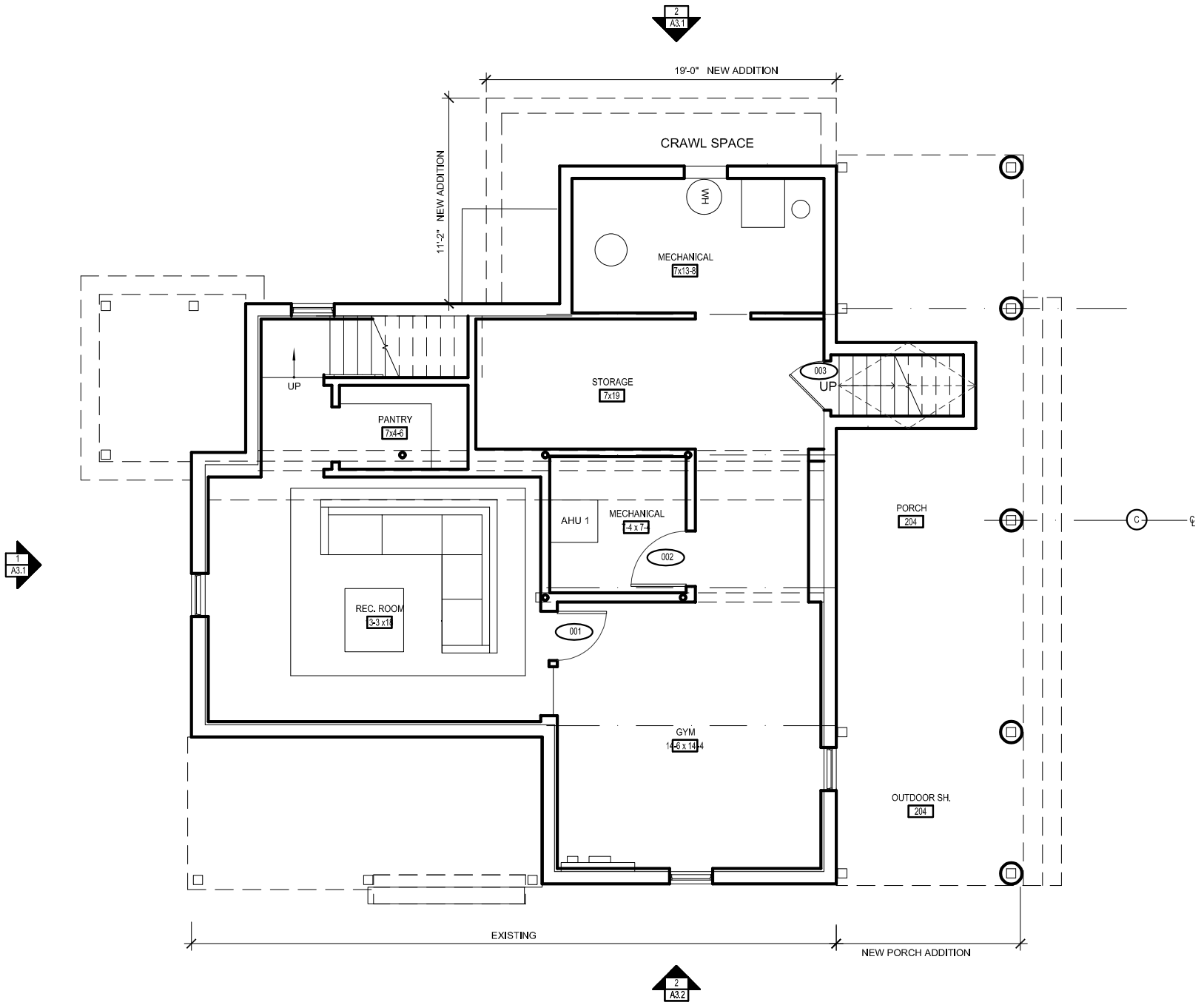
Date:	Drawn:	Checked:
JULY 3, 2024	ERC/BEI	DFB/AMG

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

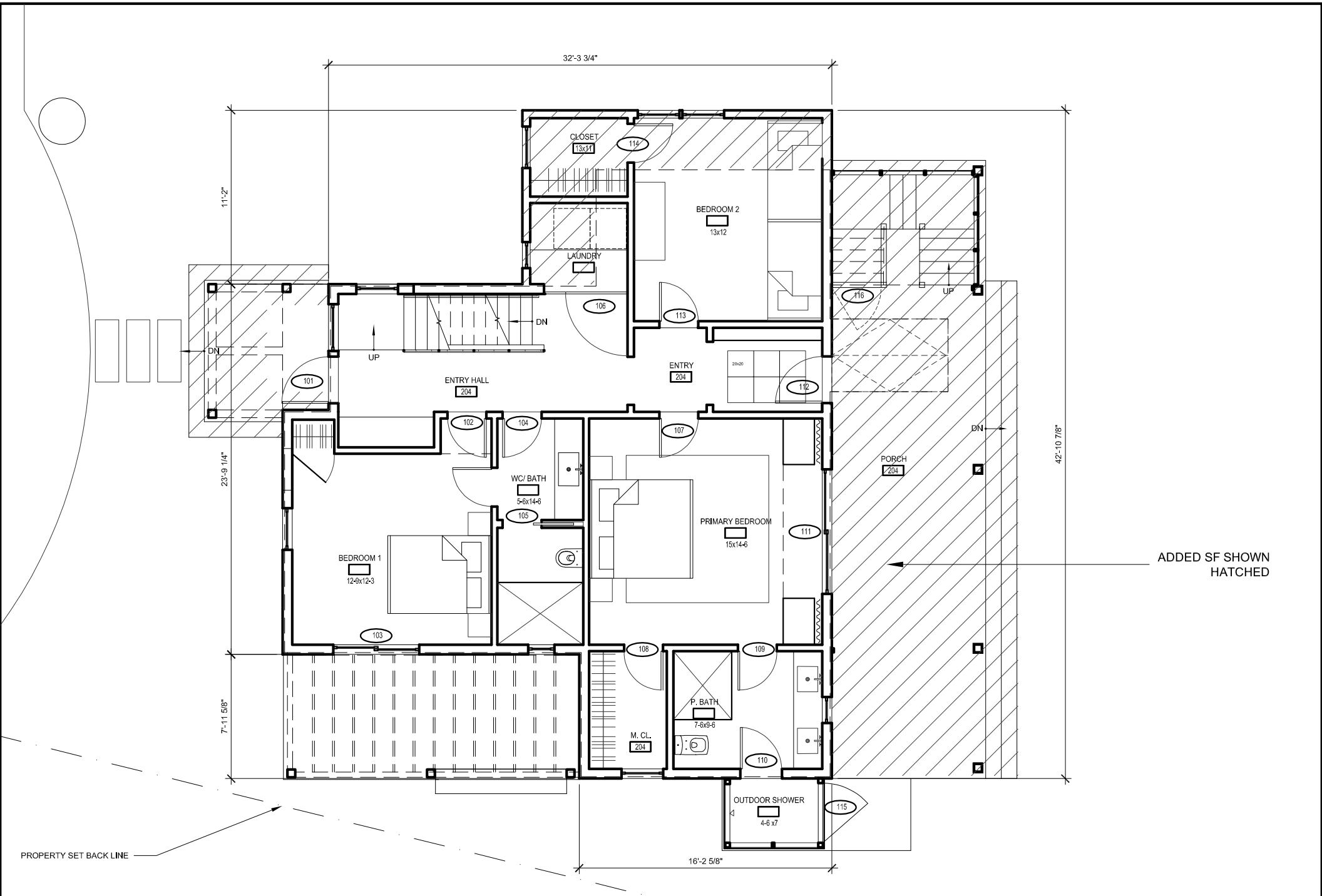
HDC SITE PLAN
IN NANTUCKET, MA

Prepared for:
DOUGLAS A. SCHENKEL
DENISE SCHENKEL
#2 OLD TOM NEVERS ROAD
MAP 76 PARCEL 140

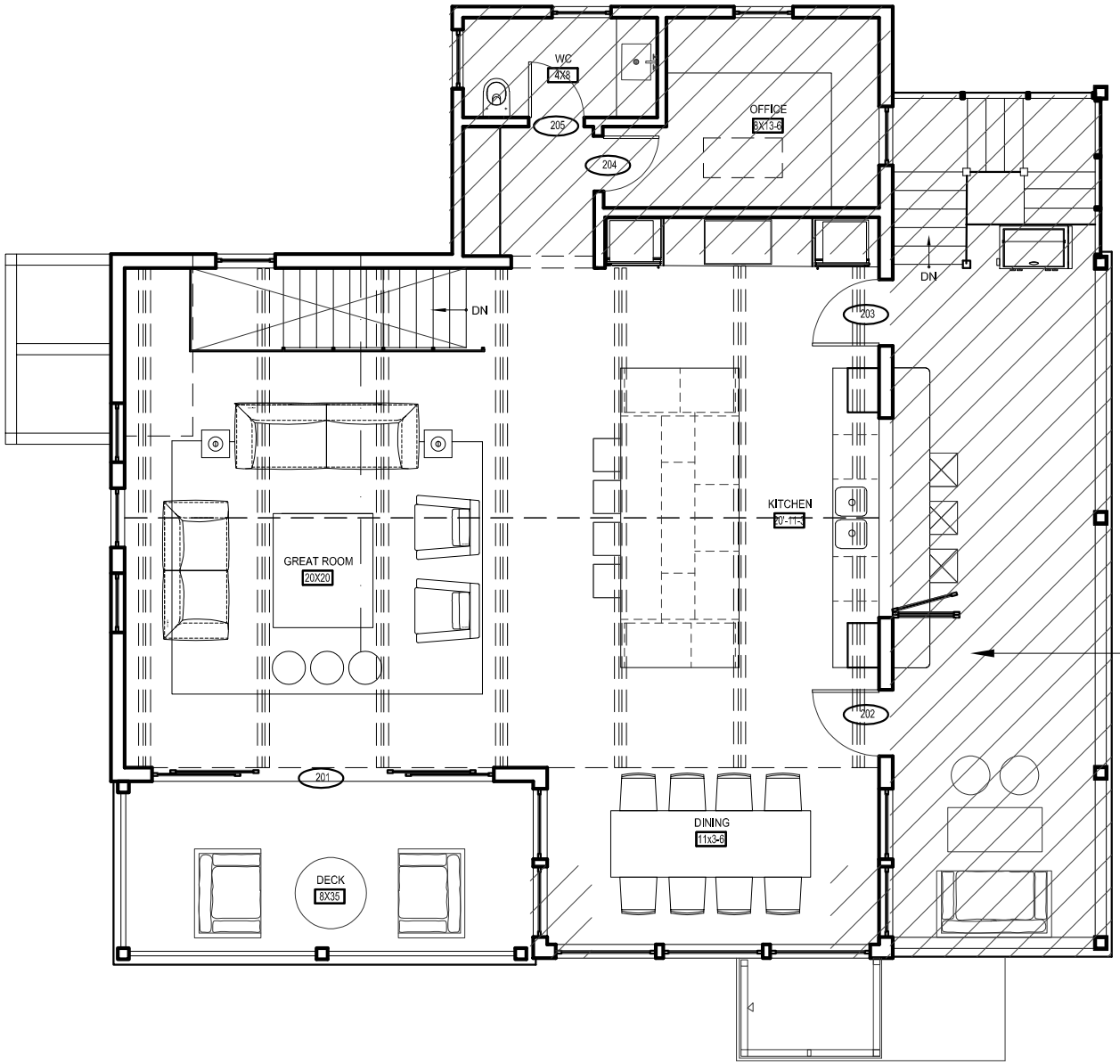
S:\Autocad Drawings\Nantucket\Old Tom Nevers Road\2 Old Tom Nevers Road\2 Old Tom Nevers Road – HDC Site 2024.dwg



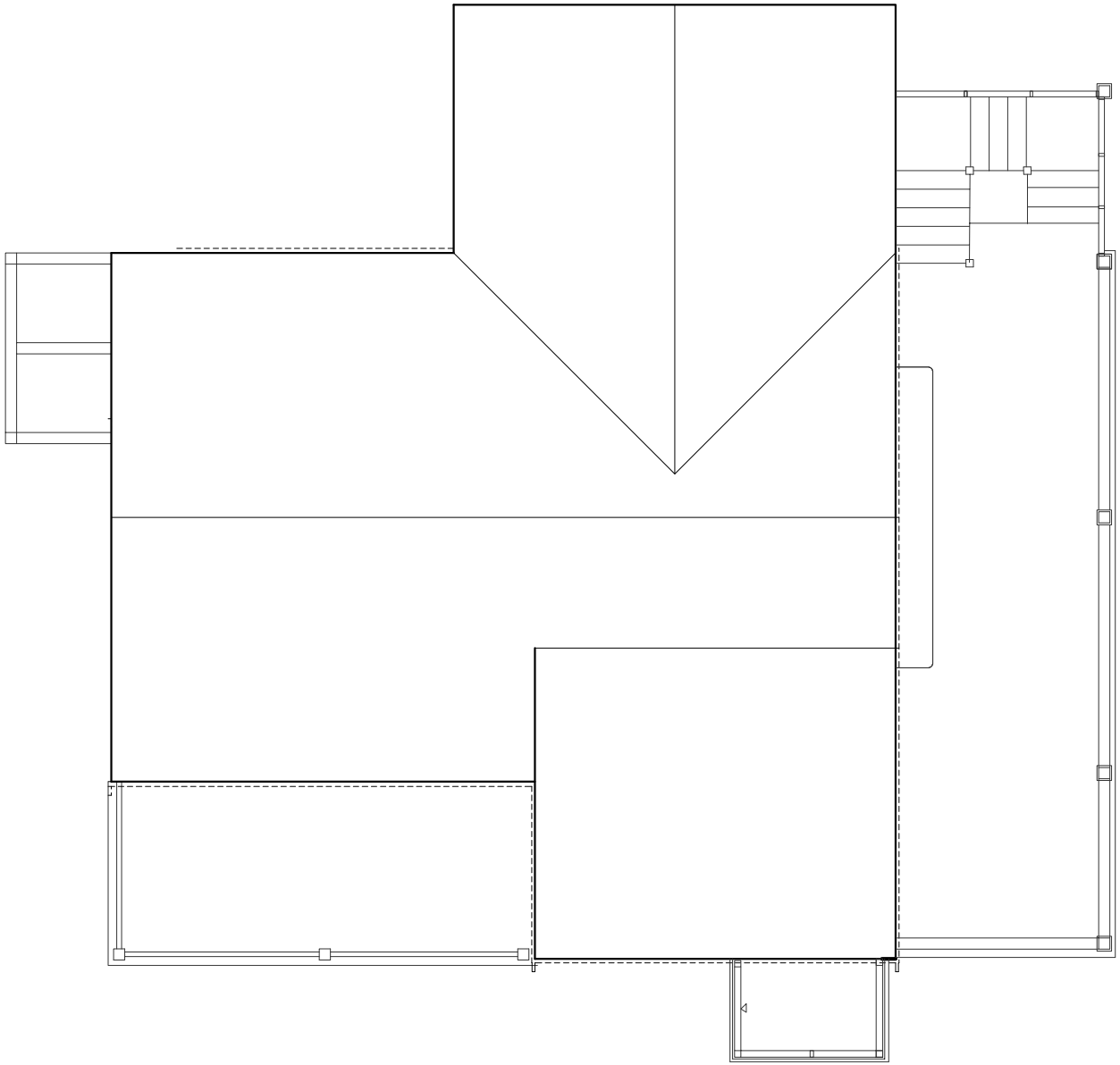
JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED BASEMENT PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE $\frac{1}{8}$" = 1 ' - 0 "	DRAWING NO. A1.0
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



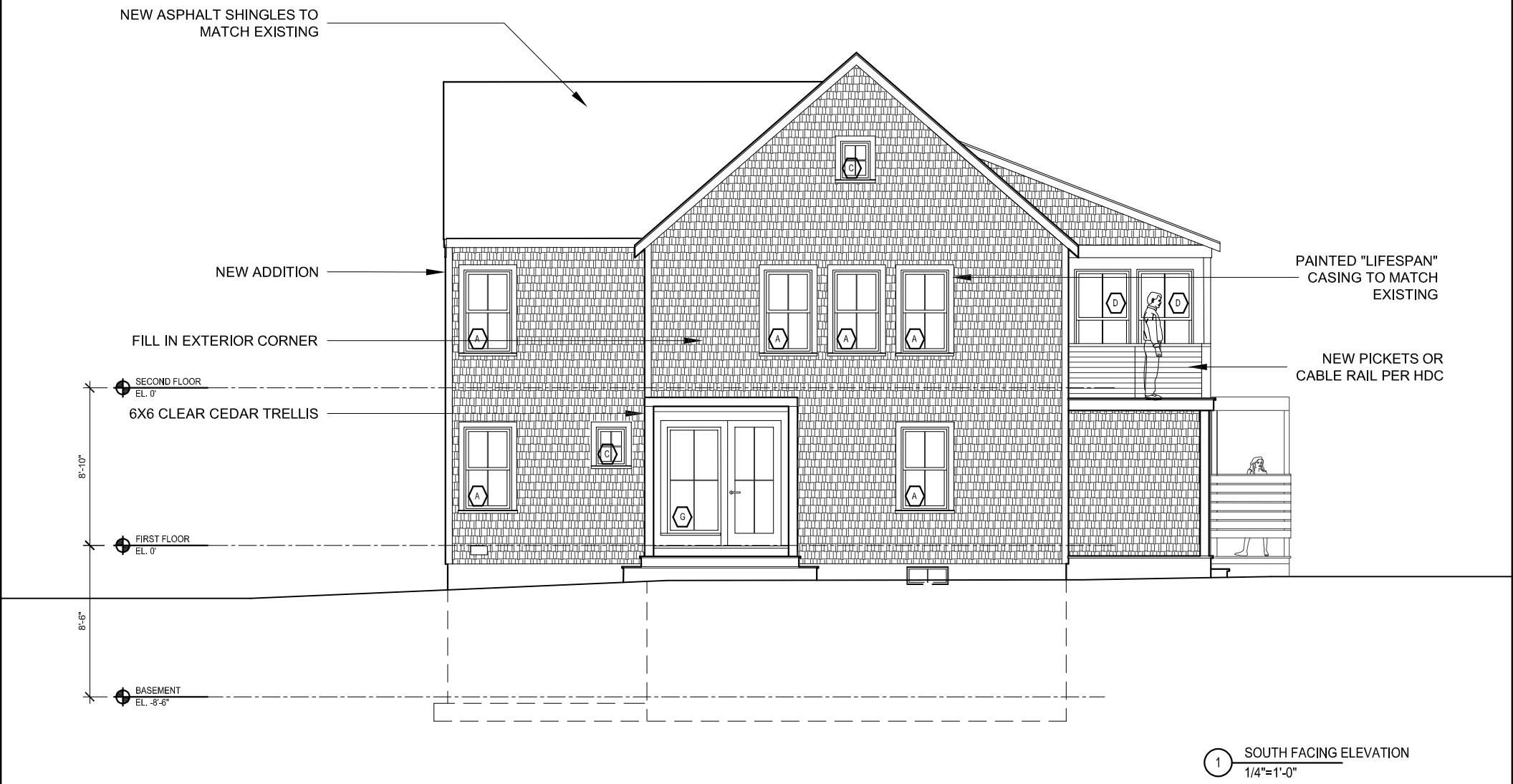
JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED FIRST FLOOR PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. A1.1
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED SECOND FLOOR PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1'-0"	DRAWING NO. A1.2
		LOCATION NANTUCKET, MA	DATE 07.05.24	N

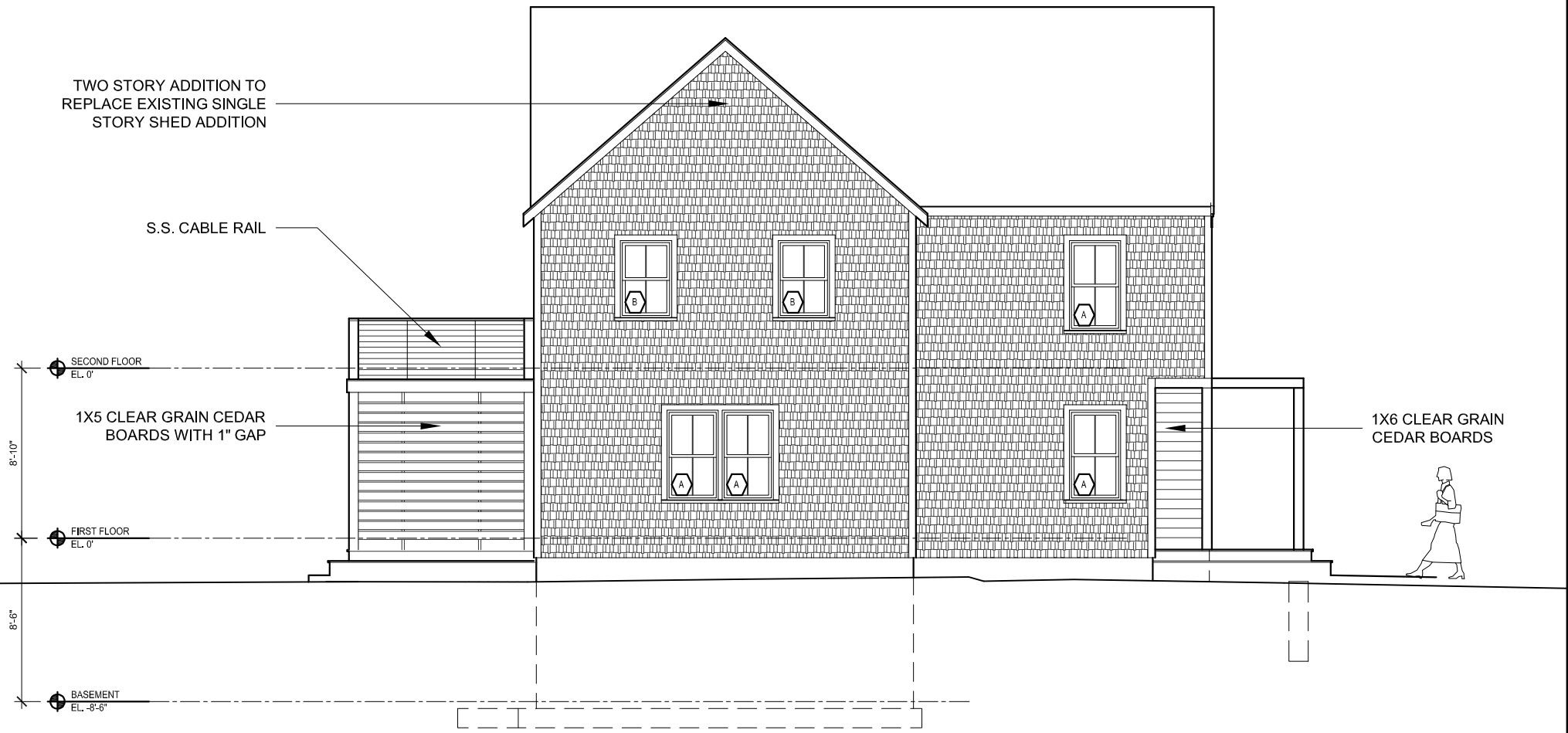


JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ROOF PLAN	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE $\frac{1}{8}$" = 1 ' - 0 "	DRAWING NO. A1.3
		LOCATION NANTUCKET, MA	DATE 07.05.24	N



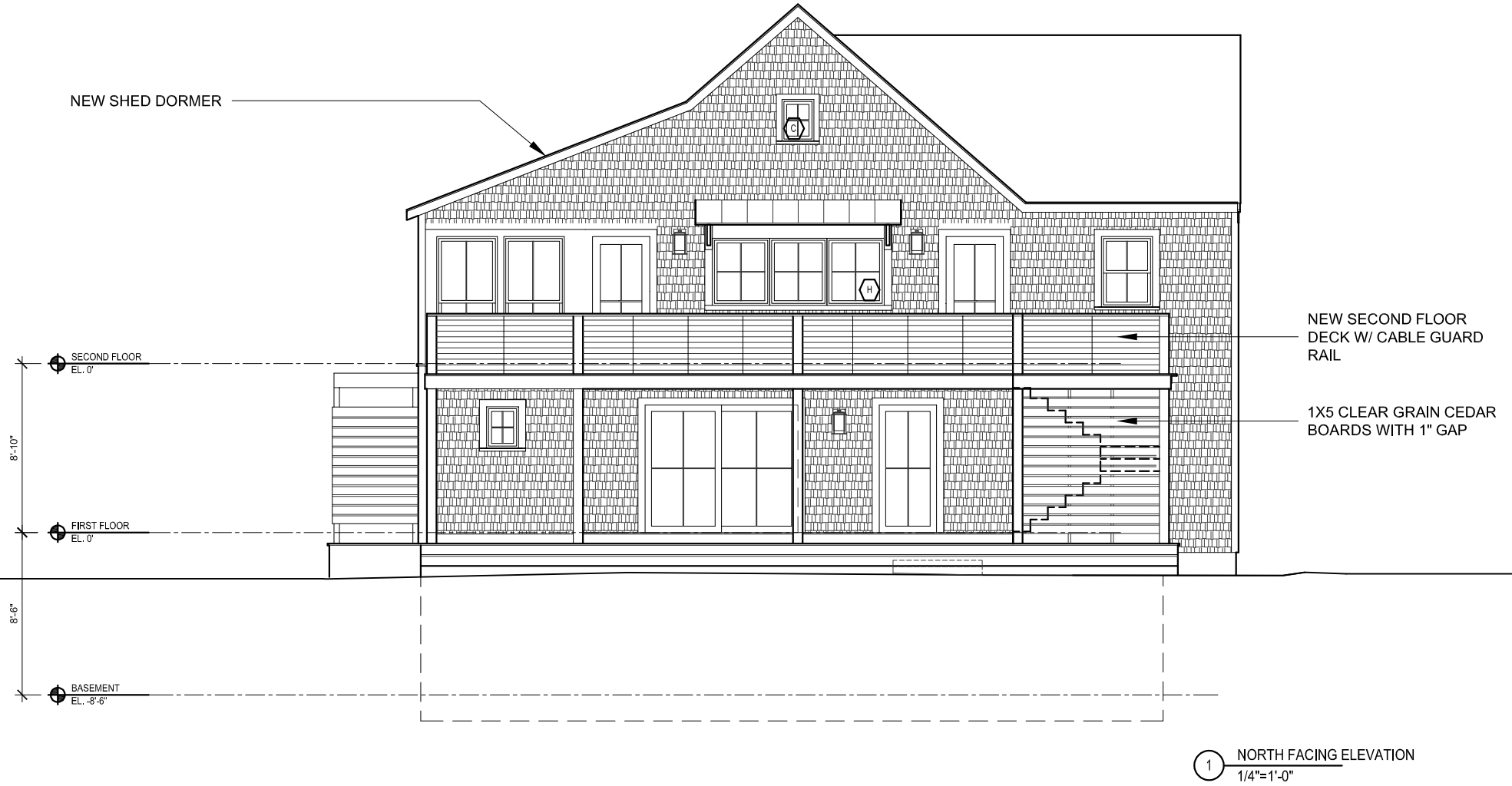
1 SOUTH FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE $\frac{1}{8}$" = 1 ' - 0 "	DRAWING NO. A3.1
		LOCATION NANTUCKET, MA	DATE 07.05.24	



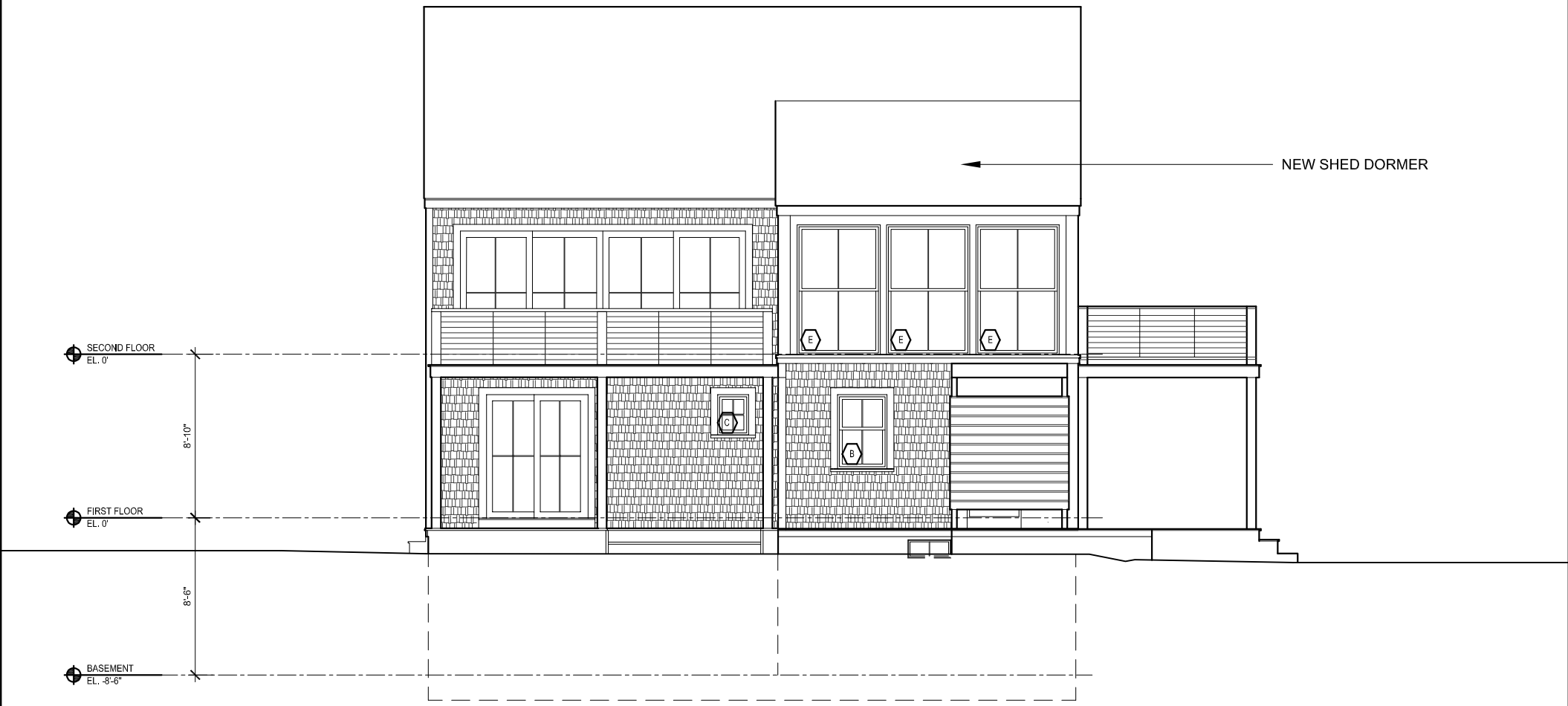
2 WEST FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE $\frac{1}{8}$" = 1 ' - 0 "	DRAWING NO. A3.2
		LOCATION NANTUCKET, MA	DATE 07.05.24	



1 NORTH FACING ELEVATION
1/4"=1'-0"

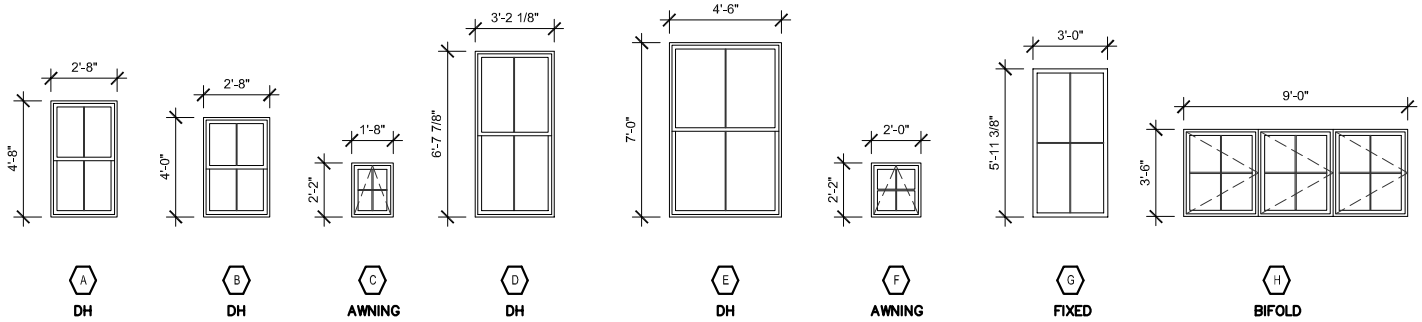
JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE $\frac{1}{8}$" = 1 ' - 0 "	DRAWING NO. A3.3
		LOCATION NANTUCKET, MA	DATE 07.05.24	



1 EAST FACING ELEVATION
1/4"=1'-0"

JACOB LILLEY ARCHITECTS	SHEET TITLE PROPOSED ELEVATIONS	PROJECT NAME **2 OLD TOM NEVERS ROAD**	SCALE 1/8" = 1 ' - 0 "	DRAWING NO. A3.4
		LOCATION NANTUCKET, MA	DATE 07.05.24	

W I N D O W T Y P E S



W I N D O W N O T E S :

SEE FLOOR PLANS, ELEVATIONS AND WALL SECTIONS FOR WINDOW LOCATIONS.

SEE ELEVATIONS FOR OPERABLE WINDOW LOCATIONS.

WINDOWS BASED ON ANDERSEN (A) SERIES DOUBLE HUNG AND AWNINGS.

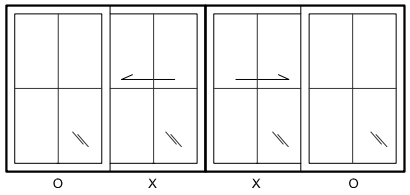
WINDOW TYPE: INSULATED CLAD FRAMES WITH SDL MUNTINS.

WINDOW GLAZING TO HAVE A MIN. U–VALUE = 0.30 SHGS = 0.29 – MEET LOCAL CODES

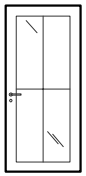
GLASS WITHIN 18" OF WALKING SURFACE TO BE TEMPERED

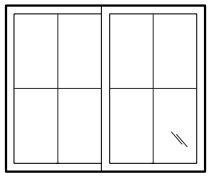
JACOB LILLEY ARCHITECTS	SHEET TITLE: WINDOW SCHEDULE	PROJECT NAME: **2 OLD TOM NEVERS ROAD**	SCALE: 1/8" = 1'-0"	DRAWING NO.: A4.1
		LOCATION: NANTUCKET, MA	DATE: 07.05.24	

D O O R T Y P E S

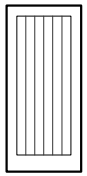


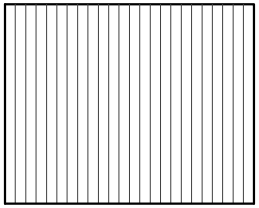
D4


D5



D6


D7


D8

101	D5	3'-0" x 7'-0"	WOOD/CLAD	PAINT	ANDERSEN SWING DOOR
103	D6	5'-6" x 7'-0"	WOOD/CLAD	PAINT	ANDERSEN GLIDING DOOR
110	D5	3'-0" x 7'-0"	WOOD/CLAD	PAINT	ANDERSEN SWING DOOR
111	D6	8'-0" x 7'-0"	WOOD/CLAD	PAINT	ANDERSEN GLIDING DOOR
112	D5	3'-0" x 7'-0"	WOOD/CLAD	PAINT	ANDERSEN SWING DOOR
117	D7	3'-0" x 7'-0"	WOOD	PAINT	ANDERSEN SWING DOOR
118	D8	10'-0" x 8'-0"	WOOD	PAINT	CAMBEK GARAGE DOOR

JACOB LILLEY
ARCHITECTS

SHEET TITLE
DOOR TYPES AND SCHEDULE

PROJECT NAME
2 OLD TOM NEVERS ROAD

LOCATION
NANTUCKET, MA

SCALE
$\frac{1}{8}$" = 1 ' - 0 "

DATE
07.05.24

DRAWING NO.
A4.2

EXTERIORS & INTERIORS

SASH COLOR

EXTERIOR COLORS



White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

For custom colors, contact your Andersen supplier.

INTERIOR WOOD SPECIES



Pine | Maple | Vertical Grain Douglas Fir | Oak | Mahogany* | Alder



Mixed Grain Douglas Fir | Hickory | Cherry | White Oak | Walnut

All wood interiors are unfinished unless a paint color is specified. Naturally occurring variations in grain, color and texture of wood make each door one of a kind.

INTERIOR PAINT COLORS



White | Birch Bark | Primed (for paint) | Anodized Silver

Also available in 11 exterior colors shown above and custom colors. Painted colors on pine, except anodized silver; anodized silver on maple only. Dark bronze and black also available on maple.

HARDWARE Sold Separately



YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

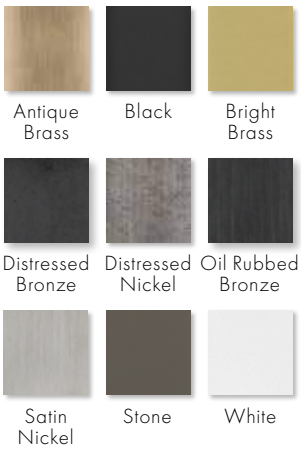
ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Stone
White

TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass

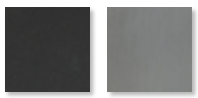
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze

Satin Nickel | Stone | White

FSB® HARDWARE FOR HINGED PATIO DOORS



1035 | 1075 | 1076 | 1102**



Black Anodized Aluminum | Satin Stainless Steel

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**FSB style 1102 is not available in black anodized aluminum.

Matching hinges available in most hardware finishes for inswing patio doors; excludes FSB hardware.

Mix and match interior and exterior style and finish options are available; excludes FSB hardware.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Albany and Tribeca hardware are zinc die-cast with powder-coated durable finish; Yuma, Encino, Newbury and Anvers are solid forged brass..

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.













CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 373

Street & Number of Proposed Work: 3 Aster CT

Owner of record: Dalibor and Liliana ~~Dal~~ Kovacevic

Mailing Address: PO Box 3781

Nantucket, MA 02554

Contact Phone #: 508-680-4799 E-mail: dali@dkelectrician.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 (30) all black PV modules to rooftop.

Size of Structure or ~~Addition~~ module: Length: 67.8" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 44.5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 7/10/24 Signature of owner of record [signature] Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee**: See back of application for fee schedule or call the office.

4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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

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ASSOCIATE COMMISSIONERS

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Dali and Liliana Kovacevic

STREET ADDRESS 3 Aster Ct

MAP/PARCEL 68 / 373

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/11/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 7/11/24

Signature Date

DocuSign Envelope ID: 36750D9B-1636-4D60-AE8B-D3D5563014E0

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

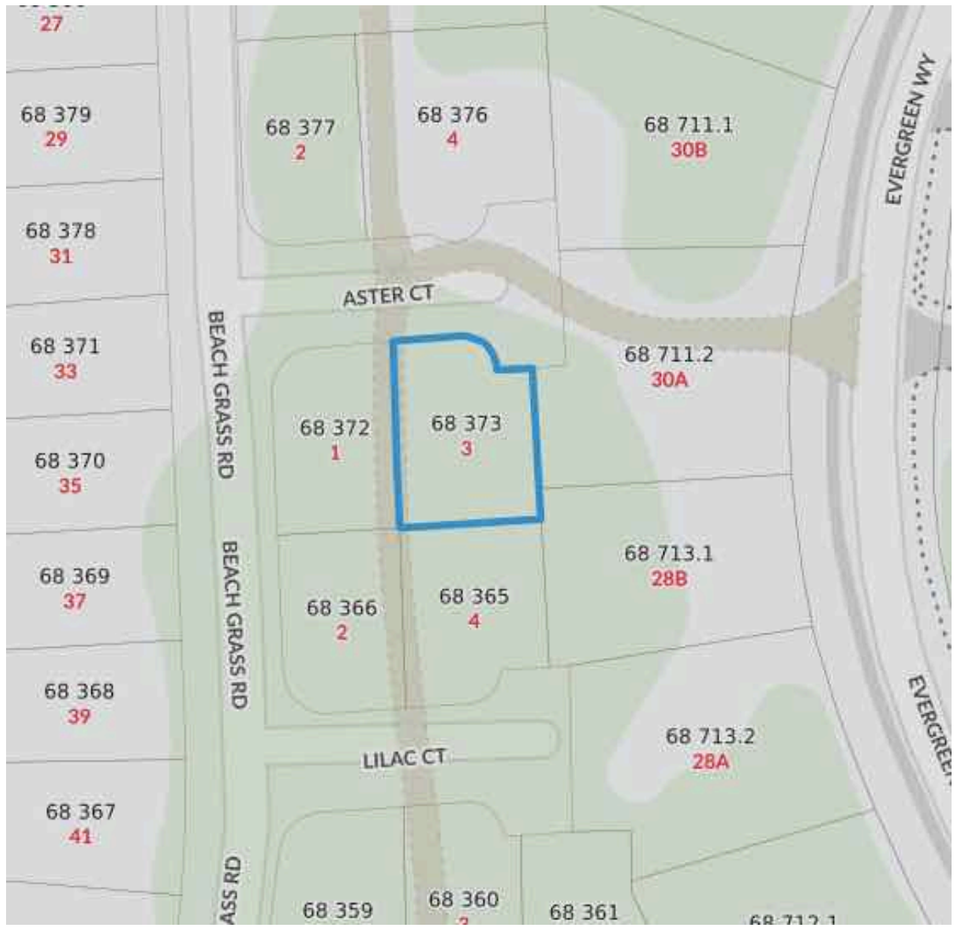
Dear Historic District Commission,

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,

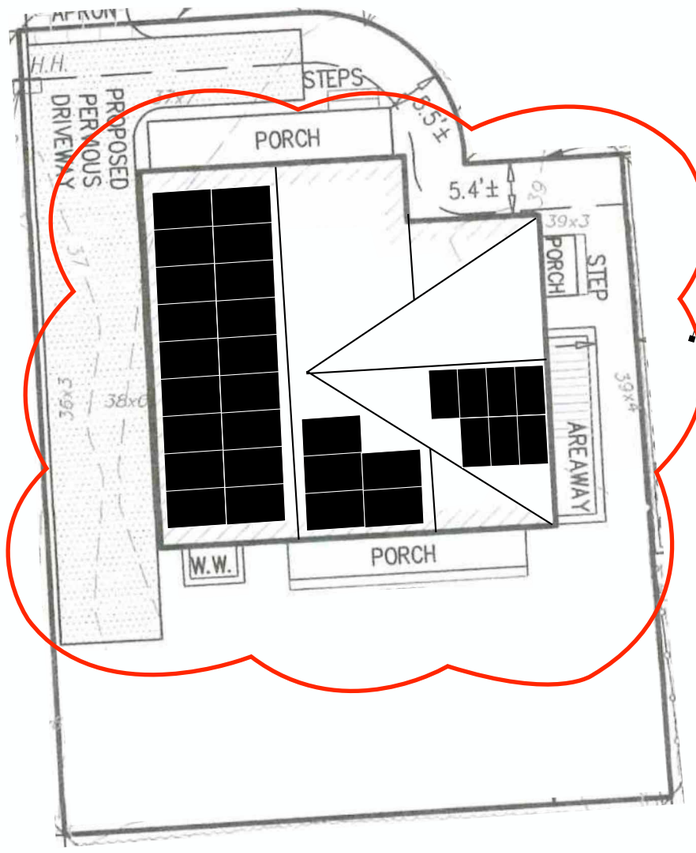
Signature DocuSigned by: [signature] 19DB44398E2C0427...
Name Dan Kovacevic
Date 6/20/2024



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10ft
Side/Rear Setback: 10ft/5 ft

Aster Ct



Site Plan
Scale: 1" = 15”

No panels to be installed on front of house.

N
0 15

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

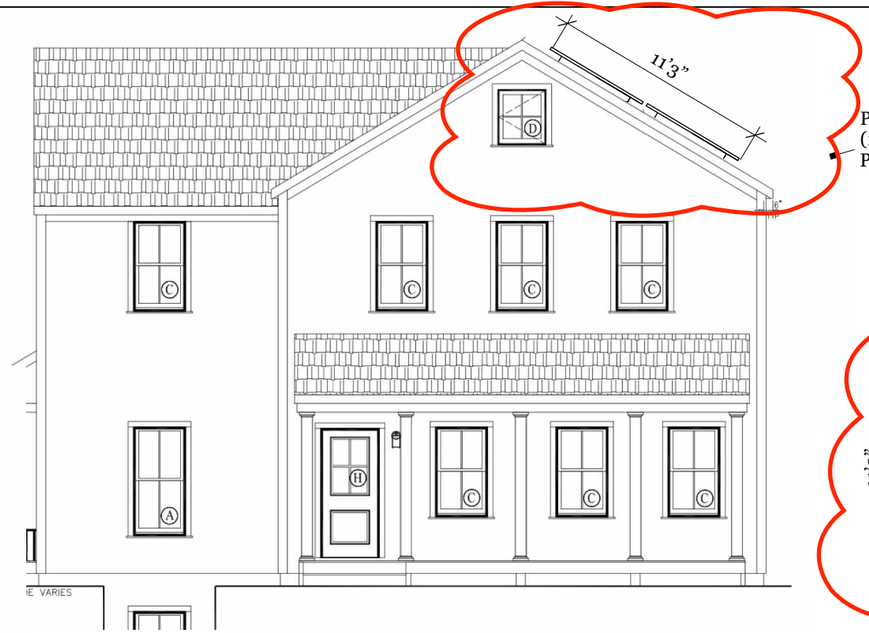
Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

	MM/DD/YY	REMARKS
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

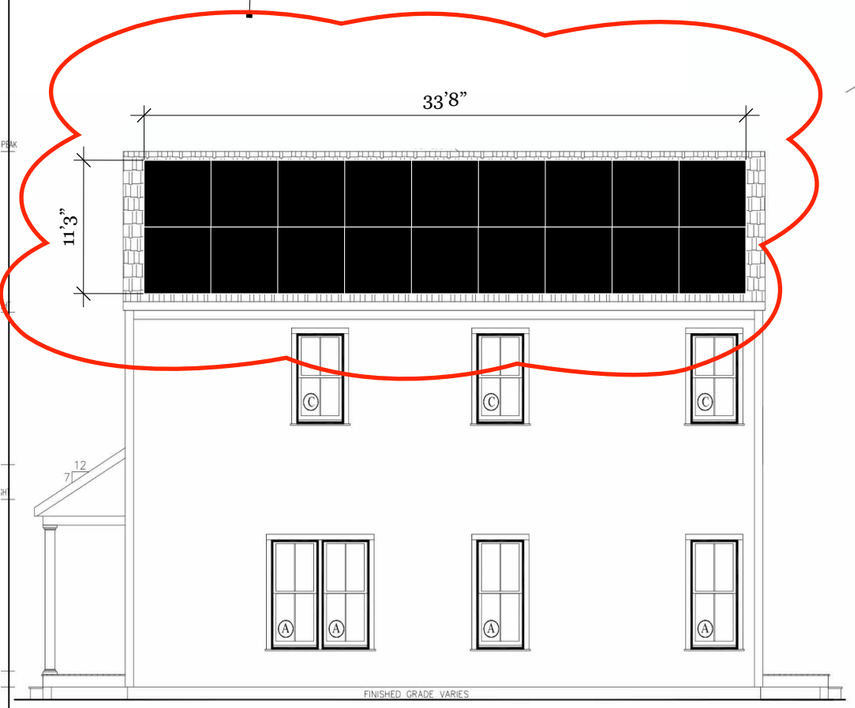
PV 01

NORTH ELEVATION



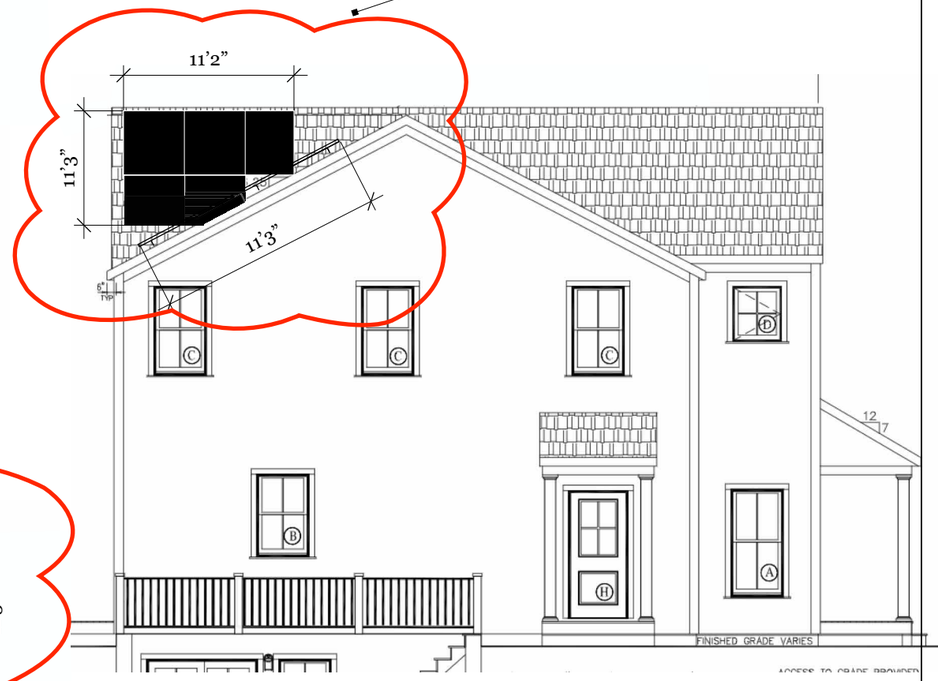
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

WEST ELEVATION



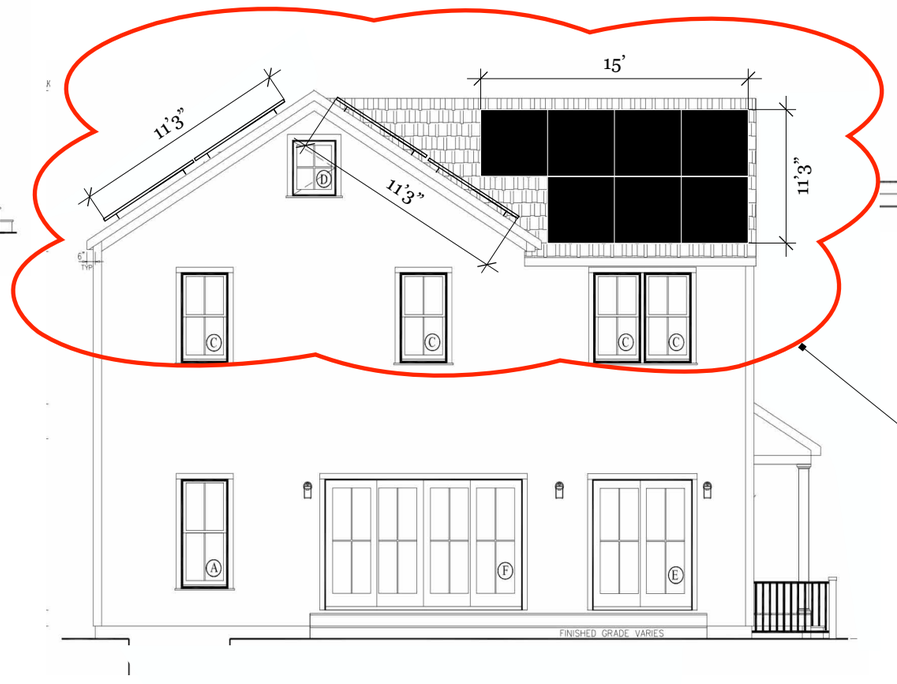
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

EAST ELEVATION



PROPOSED LOCATION OF
(12 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

SOUTH ELEVATION



PROPOSED LOCATION OF
(30) 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
12.75kW DC, 10.00kW AC

Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

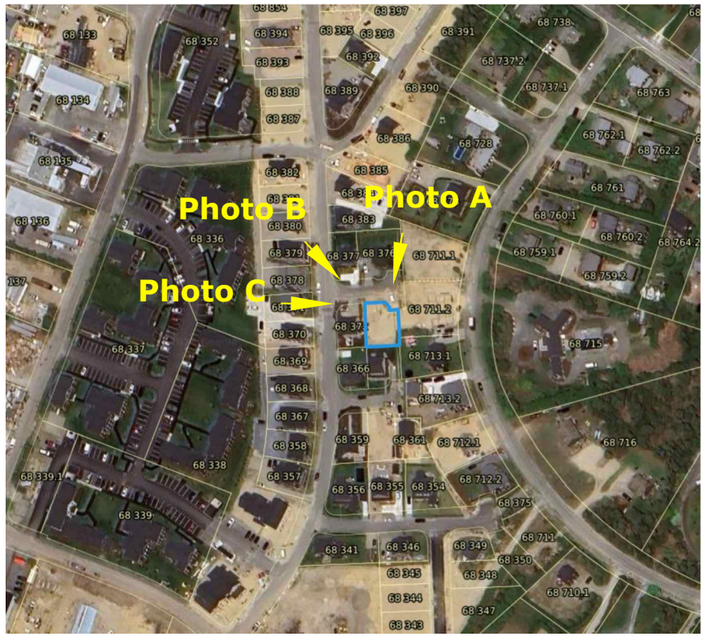




Photo A



Photo C



Photo B

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

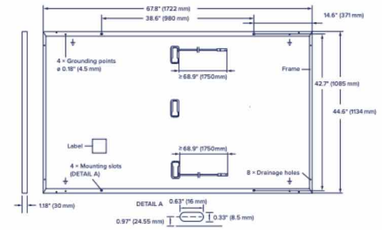
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

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 (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

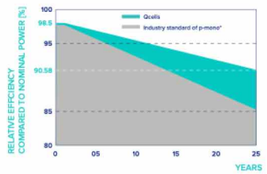


Electrical Characteristics

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

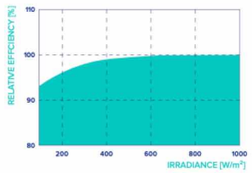


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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)			

[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).

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
12.75kW DC, 10.00kW AC

Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS		
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

32 Hulbert
Outdoor Shower

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 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).

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.

DHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



ID# L-1.1

Main House
32 Hulbert Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 PROJECT NO: 75 REVISED: 3/29/23

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

DATE	REVISIONS

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

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

DATE REVISIONS

Site Plan

Main House
32 Hulbert Ave
Nantucket, MA 02554

MAP NO. 29 ZONING INFO. R-1
PARCEL NO. 72 PROJECT NO. 75 REVISED 3/29/23

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ID #

L-1.2



PREVIOUSLY APPROVED
NORTH ELEVATION



NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

DATE REVISIONS

North Elevation

Main House
32 Hulbert Ave
Nantucket, MA 02554
MAP NO. 29 ZONING INFO. R-1
PARCEL NO. 72 PROJECT NO. 75 REVISED: 3/29/23

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ID#
A-2.1



PREVIOUSLY APPROVED
WEST ELEVATION



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

DATE REVISIONS

West Elevation

Main House
32 Hulbert Ave
Nantucket, MA 02554
MAP NO. 29 ZONING INFO. R-1
PARCEL NO. 72 PROJECT NO. 75 REVISED: 3/29/23

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ID#
A-2.2



PREVIOUSLY APPROVED
SOUTH ELEVATION



SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

DATE REVISIONS

South Elevation

Main House
32 Hulbert Ave
Nantucket, MA 02554
MAP NO. 29 ZONING INFO. R-1
PARCEL NO. 72 PROJECT NO. 75 REVISED: 3/29/23

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ID #
A-2.3



PREVIOUSLY APPROVED
EAST ELEVATION



EAST ELEVATION

BOTTICELLI & POHL

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31 STATE STREET, BOSTON, MA 02109 | P 617 467 4545
BOTTICELLIANDPOHL.COM

DATE REVISIONS

East Elevation

Main House
32 Hulbert Ave
Nantucket, MA 02554
MAP NO. 29 ZONING INFO: R-1
PARCEL NO. 72 PROJECT NO. 75 REVISED: 3/29/23

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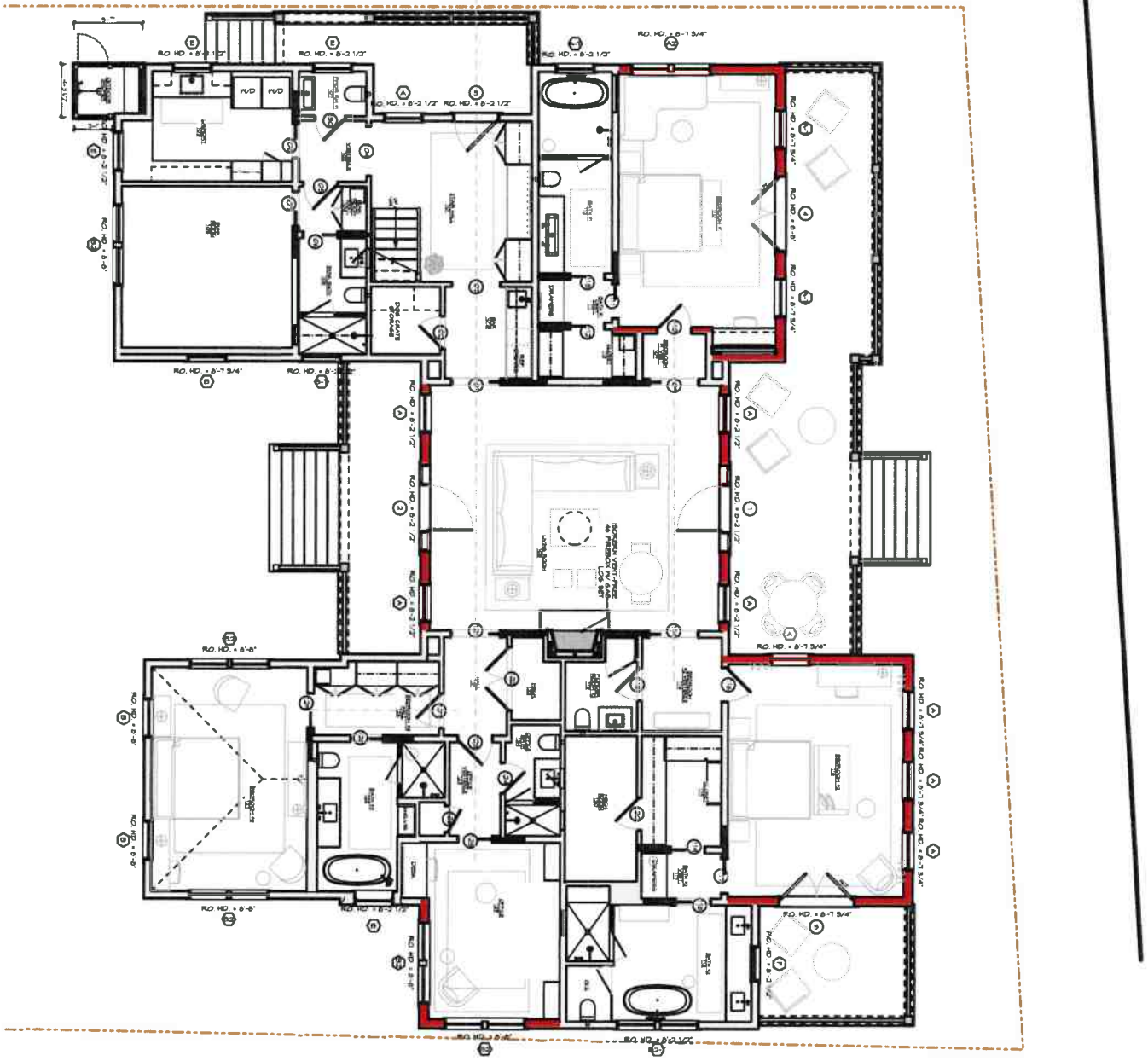
ID#
A-2.4



ID#
A-1.1

Main House
32 Hulbert Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 PROJECT NO: 75 REVISED: 3/29/23

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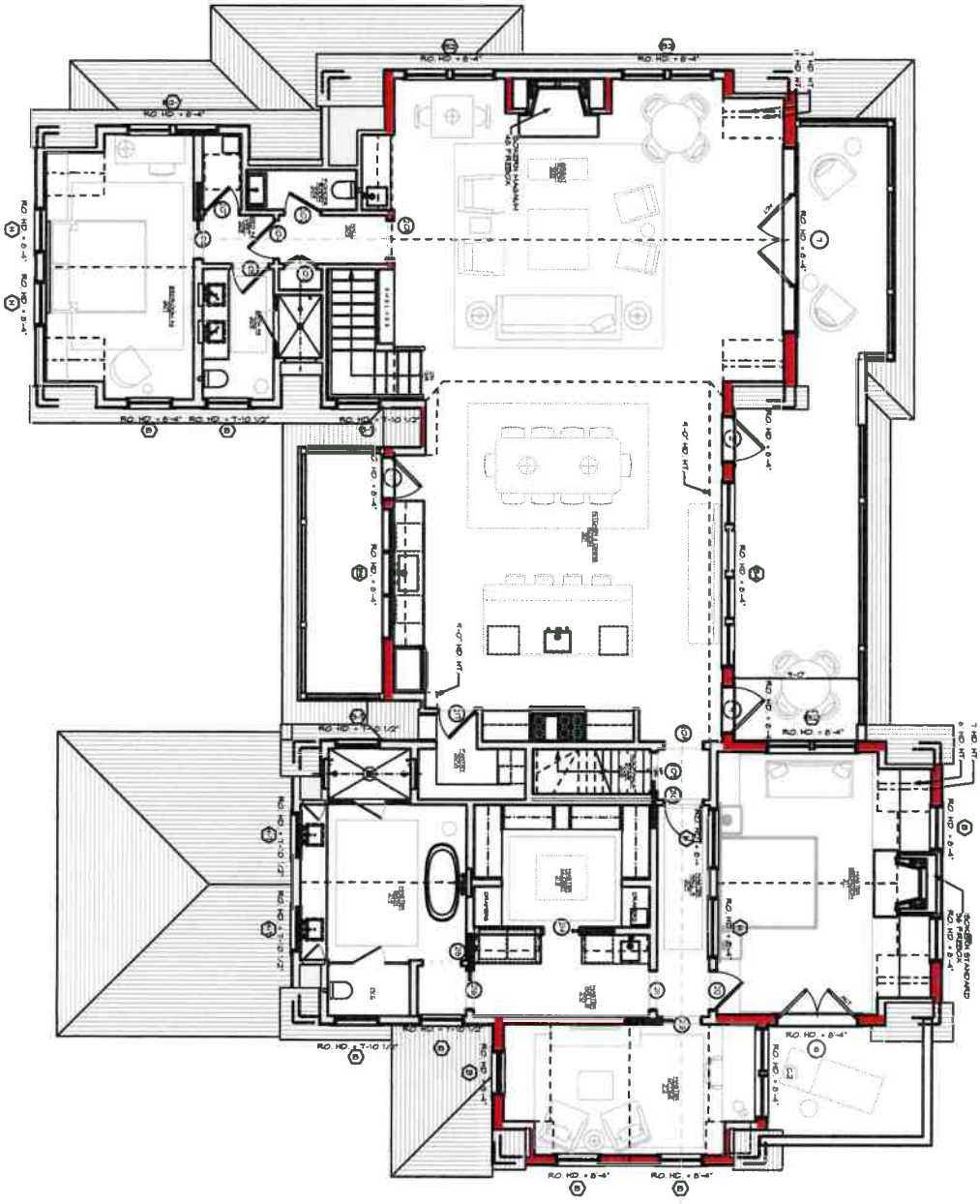
First Floor Plan

DATE	REVISIONS

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455 | 31 STATE STREET, BOSTON, MA 02109 P 617 482 4543 | BOTTICELLIANDPOHL.COM



ID # A-1.2

Main House
32 Hulbert Ave
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-1
PARCEL NO: 72 PROJECT NO: 75 REVISED: 3/29/23

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Second Floor Plan

DATE	REVISIONS

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








Jeep
M 17686

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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Vice-Chair

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Billy Saad
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wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 32 Hulbert Trust

STREET ADDRESS 32 Hulbert Avenue

MAP/PARCEL 29/72

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

Date 7/11/24

COHEN
+COHEN
LAW PC

ATTORNEYS

Jennifer Cohen
Steven L. Cohen

Historic District
Commission 2 Fairgrounds
Road Nantucket, MA 02554

November 22, 2021

To the Commissioners,

I, Steven Cohen, Trustee of 32 Hulbert Trust, owner of record of property located at 32 Hulbert Avenue, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Steven Cohen

Cohen + Cohen Law PC
34 Main St., 2nd Fl.
Mail: P.O. Box 786
Nantucket, MA 02554
Tel. (508) 228-0337
Fax (508) 228-0970
www.cohenlegal.net

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 33

Street & Number of Proposed Work: 150 SURFSIDE RD.

Owner of record: MIKE & MARIE CONNOLLY

Mailing Address: 150 SURFSIDE RD.
NANTUCKET, MA 02554

Contact Phone #: 508-228-8910 E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLMEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acluvalue@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50⁰⁰

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof + ☒ Other SIDEWALL (RESTORE)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: N/A Size: N/A ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

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 _____

EXISTING COTTAGE MOVED ON SITE PREVIOUSLY

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof TO MATCH HOUSE (GRAY)

Trim NTW Sash ESSEX GREEN Doors ESSEX GREEN

Deck NTW Foundation GRAY Fence — Shutters —

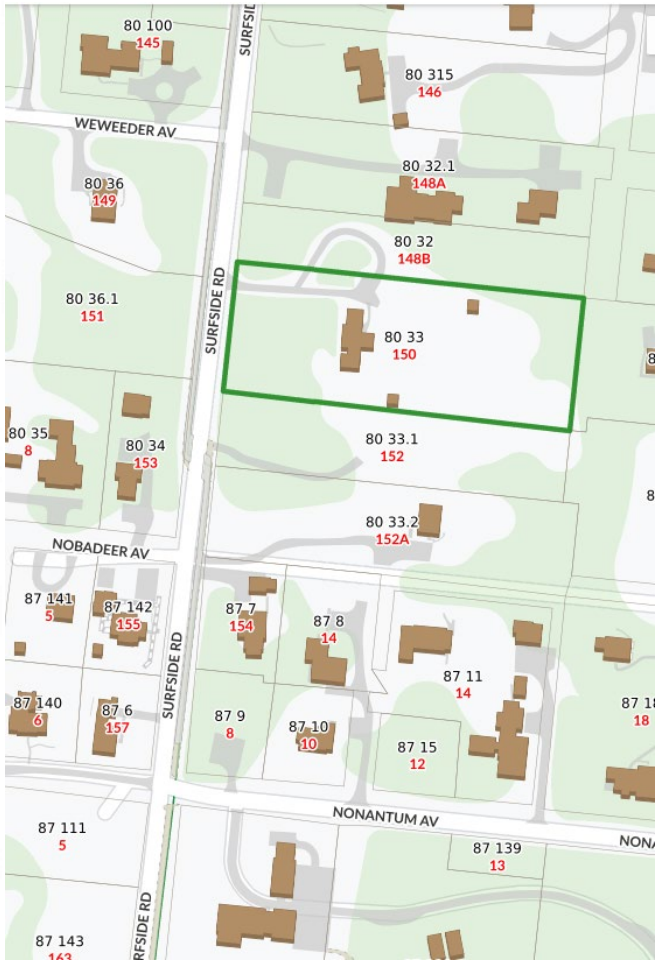
* Attach manufacturer's color samples if color is not from HDC approval list.

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 7/10/24 Signature of owner of record _____ Signed under penalties of perjury



Existing house on site



CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 12.5%

POCHICK AVENUE

LEGEND

- dhCB FND. DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
- I.P. FND. DENOTES IRON PIPE FOUND
- SPK SET DENOTES 12" GALVINIZED SP
- C.R.B. FND. DENOTES COUNTY ROAD BO DISK BOUND FOUND

N

N06°19'47"E 487.54'
N05°29'15"E 12.51'
N05°29'15"E 115.00'

80-32.1
N/F
NOR SURFSIDE LLC

440.00' S84°30'45"E

TIE-LINE

N/F
KILEY TERRY MANN

SURFSIDE ROAD
(COUNTY LAYOUT 12/20/1973 -VARIABLE WIDTH - PUBLIC)

N05°29'15"E 334.10'

EXISTING GRAVEL DRIVE & PARKING

9X20

9X20

RAMP

EXISTING SHED
G.C.=144 S.F.
(FOUNDATION)

EXISTING DWELLING
G.C.=1584 S.F.
(FOUNDATION)

LOT AREA=
147,004±S.F.

S05°29'15"W 334.10'

80-324
N/F
HARLACHER LIVING TRUST

PROPOSED SECOND DWELLING
G.C.=948 S.F.
(FOUNDATION)

DECK

EXISTING SHED
G.C.=144 S.F.
(FOUNDATION)

80'

80-31
N/F
JOHN VINCENT MANN

LOCUS: 150 SURFSIDE ROAD
ASSESSOR'S MAP 80 PARCEL 33

SECOND DWELLING
PLAN
OF LAND
IN
NANTUCKET, MA.

PREPARED FOR
CONNOLLY REALTY TRUST

SCALE: 1"=40' DATE: SEPT. 28, 2023

MICHAEL CONNOLLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910

S05°29'15"W 91.00'

440.00' N84°30'45"W

80-33.2
N/F
PETER S. & KATHLEEN M. BENSON

EXISTING LEACH TRENCHES

TIE-LINE S05°29'15"W 90.87'

TIE-LINE S84°30'45"E 40.12'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

C-3800

Connolly-

150 Surfside Rd

Reshingle roof and sidewall on moved house
7-10-24









- **Connolly-**
- 150 Surfside Rd

- Moved house –
- Reshingle roof and sidewall
- Roof color to match existing house





Color of existing main house on property
Cottage roof to match this house
Exact brand (isn’t known) charcoal gray or pewter grey or other

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 55.4.1 PARCEL N°. 61

Street & Number of Proposed Work: 1 SOUTH MILL STREET

Owner of record: GARRET ROBERTS

Mailing Address: 60 NEWTON AVE

NORTH KINGSTOWN RI 02852

Contact Phone #: 401 595 7271 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO Box 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67G 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. NONE NOTED

☐ Pool (Zoning District _____) ☐ Roof ☐ Other NEW ROOF

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 15'-6" ±6" South 15'-0" ±6" East 15'-6" ±6" West 15'-6" ±6"

Additional Remarks

Historic Name:

Original Date: 1920's ± (1922)

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation CHANGE ROOF FROM 12/1 & 12/4 TO 12/6
2. South Elevation
3. West Elevation ADD STORAGE DOOR } ADD GUTTERS
4. North Elevation (MAINTAIN EXISTING VEGITATION-SOUTH & WEST PROP. LINE)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO 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 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" 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 _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear CUSTOM WOOD 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 NATURAL

Trim _____ Sash _____ Doors NATURAL

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4.25.24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

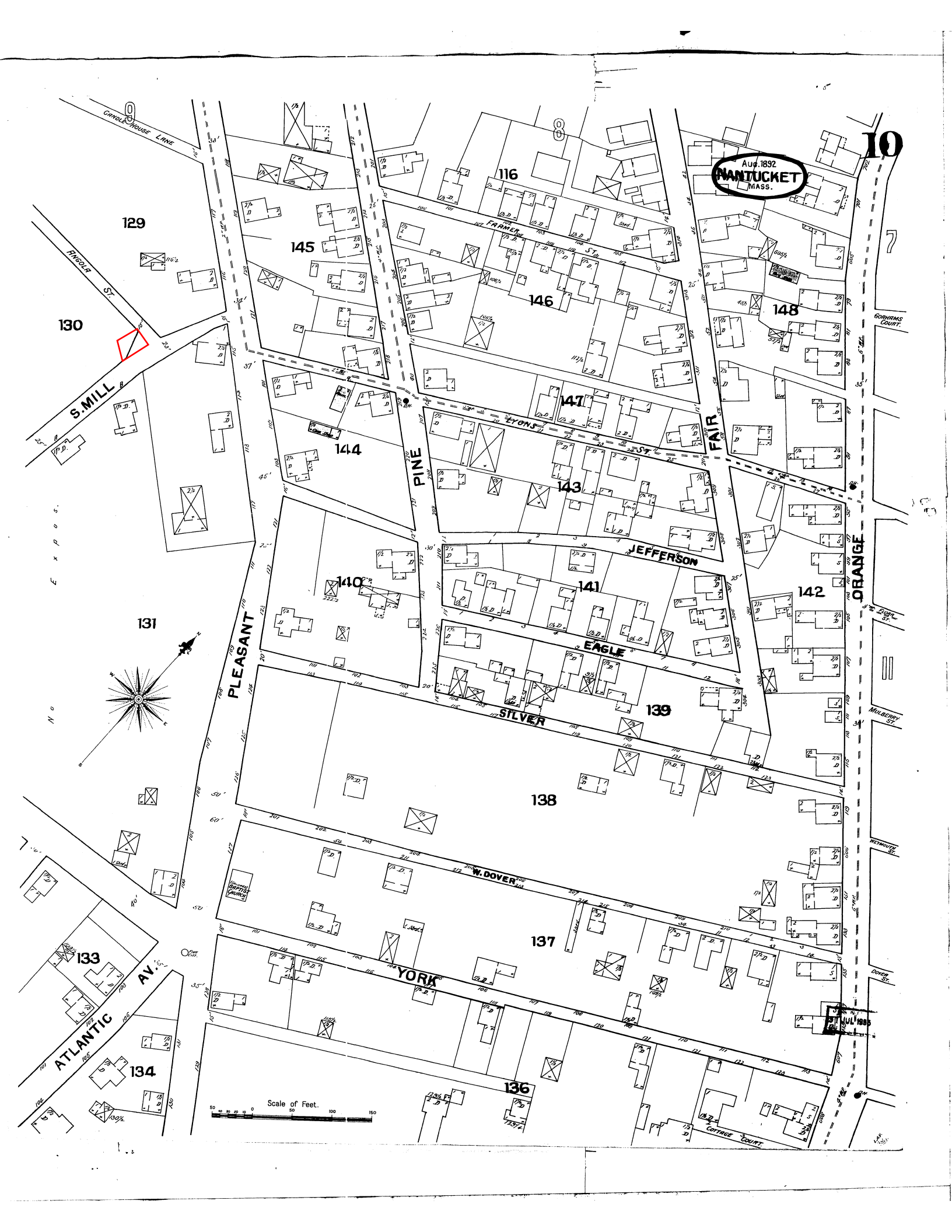
Property ID	10955
Location	1 S MILL ST
Owner	BARTLETT BERNARD A TR

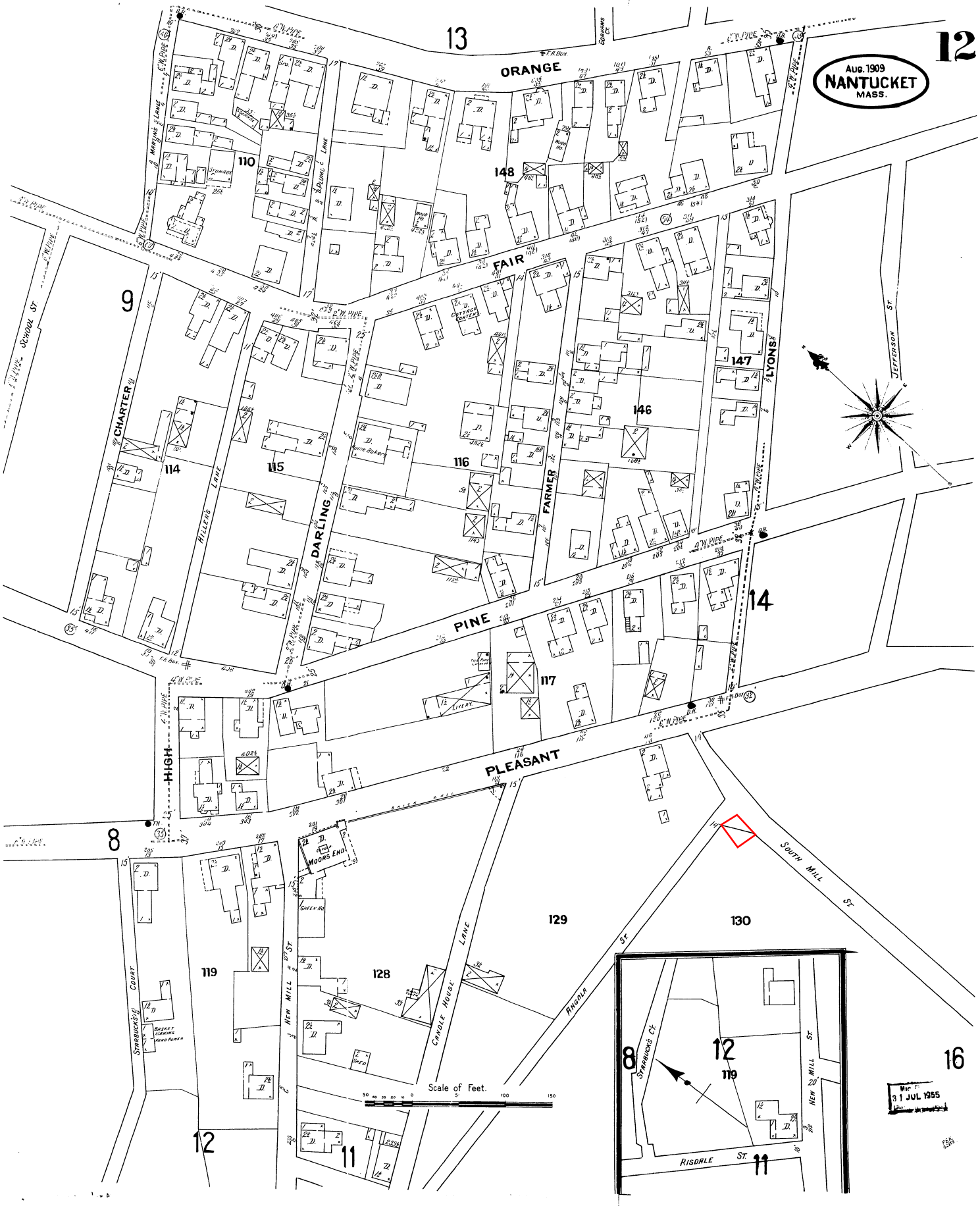
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


10
Aug. 1892
NANTUCKET
MASS.
GARDNERS HOUSE LANE
ANGOLA ST.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
FRANKLIN ST.
LYONS ST.
JEFFERSON
EAGLE
SILVER
W. DOVER
YORK
ATLANTIC AV.
GORHAMS COURT
COTTAGE COURT
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
EAGLE ST.
129
130
131
133
134
136
137
138
139
140
141
142
143
144
145
146
147
148
116
Scale of Feet.

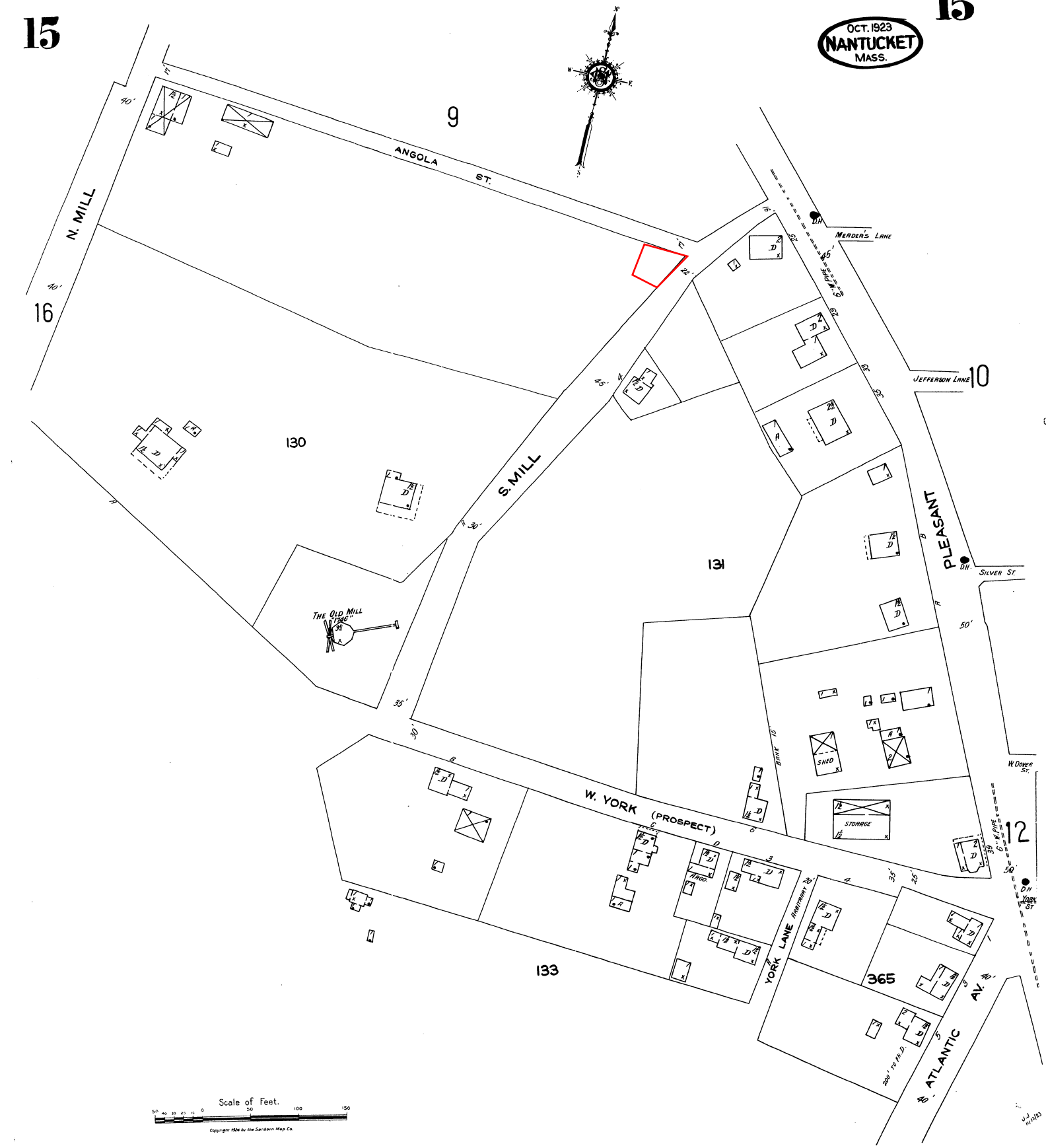


12
Aug. 1909
NANTUCKET
MASS.
13
ORANGE
FAIR
PINE
PLEASANT
HIGH
CHARTER
DARLING
FARMER
LYONS
SCHOOL ST
HILLER'S LANE
JEFFERSON ST
SOUTH MILL ST
ANGOLA ST
CANDLE HOUSE LANE
NEW MILL ST
STARBUCK'S COURT
MOORS END
LIVERY
Home Bakery
Scale of Feet.
8
9
11
12
14
16
110
114
115
116
117
119
128
129
130
146
147
148
Man. Pl.
31 JUL 1955

(1297)

15

OCT. 1923
NANTUCKET
MASS.



Copyright 1924 by the Sanborn Map Co.

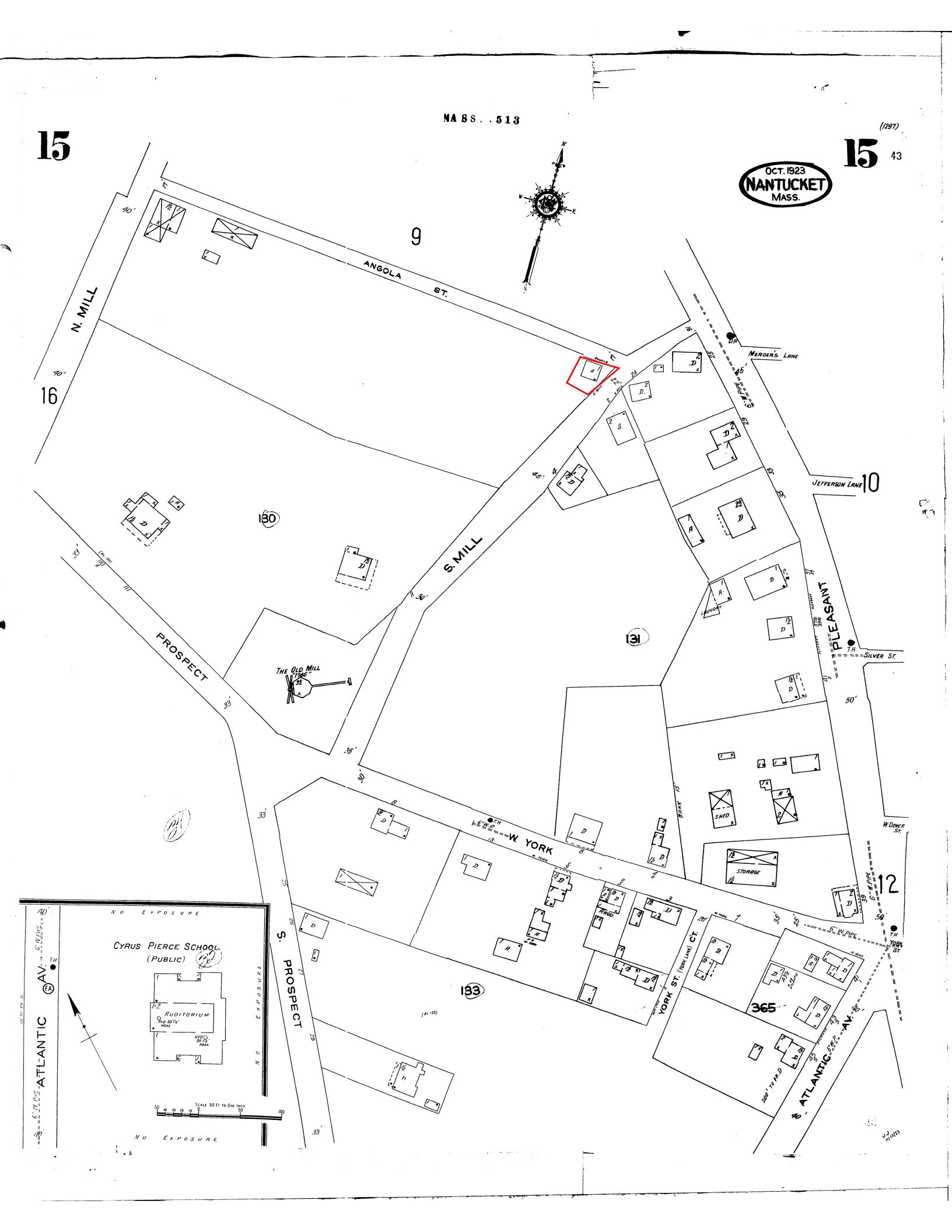
MASS. . 513

15

(1297)

15 43

OCT. 1923
NANTUCKET
MASS.



1 S MILL ST

Location	1 S MILL ST	**Mblu**	5541/ / 61/ /
Acct#	00010955	**Owner**	BARTLETT BERNARD A TR
Assessment	$594,500	**PID**	10955
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$32,300	$562,200	$594,500

Owner of Record

Owner	BARTLETT BERNARD A TR	**Sale Price**	$0
Co-Owner	BARTLETT BERNARD A REV TRUST	**Certificate**	
Address	3620 W EL PRADO BLVD TAMPA, FL 33629	**Book & Page**	1518/342
		Sale Date	01/14/2015
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARTLETT BERNARD A TR	$0		1518/342	99	01/14/2015
BARTLETT FRANKLIN	$0		0118/228		12/29/1958

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Outbuildings

Building Photo

Building Photo (https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout

Building Layout (https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10955_12615.jpg)

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1068
Description	IMP HOST
Zone	ROH
Neighborhood	750
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.03
Frontage	0
Depth	0
Assessed Value	$562,200

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			640.00 S.F.	$32,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$32,300	$562,200	$594,500
2023	$10,800	$492,600	$503,400
2022	$10,800	$321,300	$332,100
2021	$10,800	$357,000	$367,800
2020	$10,800	$357,000	$367,800

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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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Garret Roberts.....

MAILING ADDRESS.....60 Newtown Ave, Kingston RI 02852.....

PROPERTY LOCATION.....1 South Mill Street, Nantucket.....

ASSESSORS MAP/PARCEL.....55.4.1 61.....

SUBMITTED BY:.....Ethan McMorrow Designs.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 12, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.07.12 08:08:56 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

You have been identified either as an abutter to the above property or as an interested party and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. Written comments must be received by Thursday in order to ensure that they can be distributed to the Commissioners prior to the following Tuesday's meeting. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form.

If you have any questions, please contact the HDC office at (508) 228-7231.

SUGARY LEMON LLC
C/O LEMME JASON & KAREN
31 RAMSEY DR
SUMMIT, NJ 07901

GILES GREGORY
48 YORK ST
NANTUCKET, MA 02554

ANDRADE SUSANNE & JOEL
12 BEECHWOOD CIRCLE
BRIDGEWATER, MA 02324

HADDY ALAN
C/O ANNIE BURNS
2549 ESCEDA CT
NAPLES, FL 34109

MARTIN ROBERT B & ROBIN K
11329 TURTLE BEACH ROAD
N PALM BEACH, FL 33408

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
5541	22	2	SUGARY LEMON LLC	C/O LEMME JASON & KAREN	31 RAMSEY DR	SUMMIT	NJ	07901	4 ANGOLA ST
5541	55		GILES GREGORY		48 YORK ST	NANTUCKET	MA	02554	48 YORK ST
5541	59		ANDRADE SUSANNE & JOEL		12 BEECHWOOD CIRCLE	BRIDGEWATER	MA	02324	4 S MILL ST
5541	110		HADDY ALAN	C/O ANNIE BURNS	2549 ESCEDA CT	NAPLES	FL	34109	2 S MILL ST
5544	22	1	MARTIN ROBERT B & ROBIN K		11329 TURTLE BEACH ROAD	N PALM BEACH	FL	33408	3 S MILL ST
Count:	**5**								


PLEASE BE A
GOOD NEIGHBOR
CLEAN UP
AFTER YOUR DOG

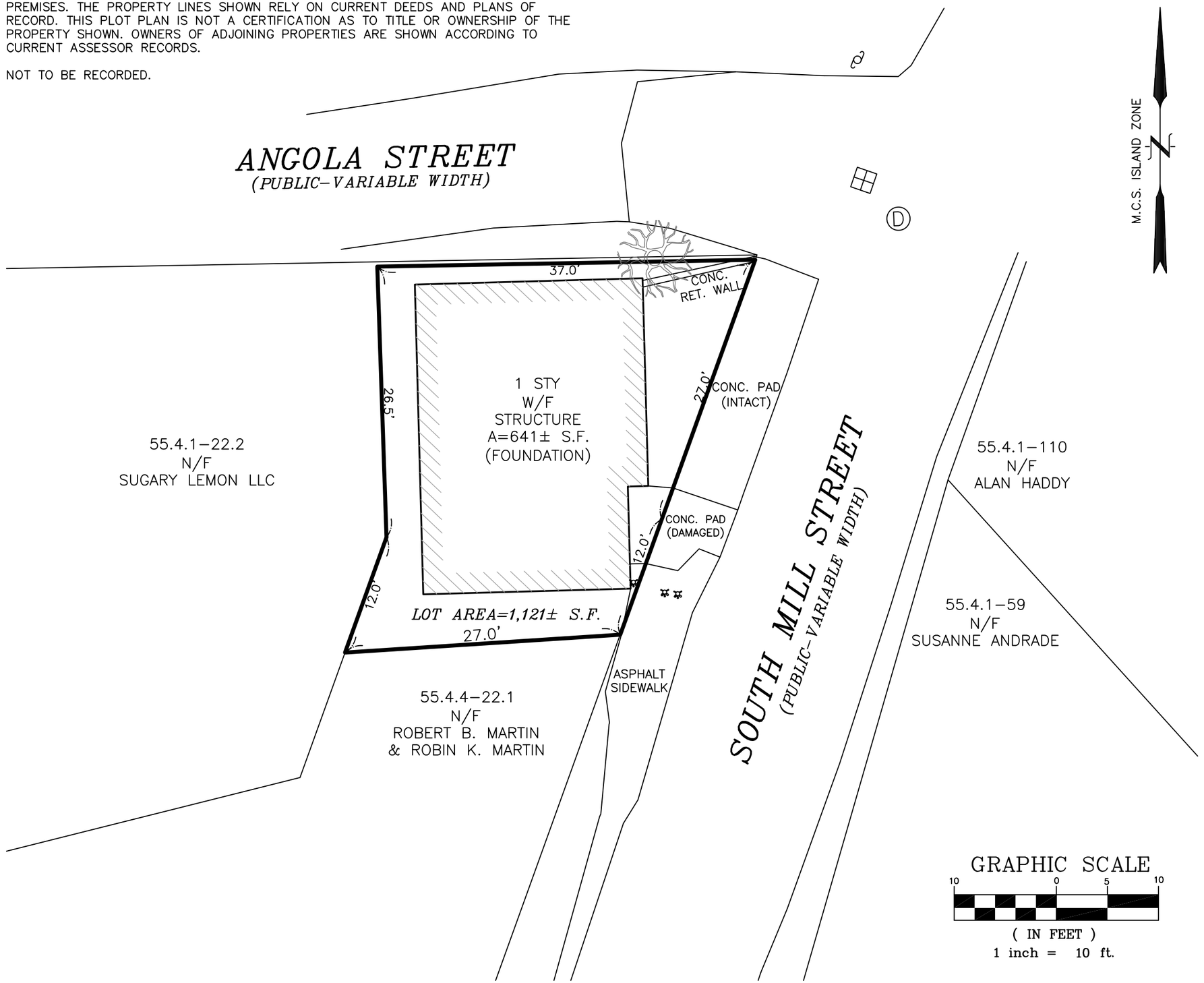
THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

NOT TO BE RECORDED.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

PLAN REFERENCES:
PLAN BOOK: 16, PAGE:103
PLAN BOOK: 23, PAGE:13
PLAN FILE #53-0

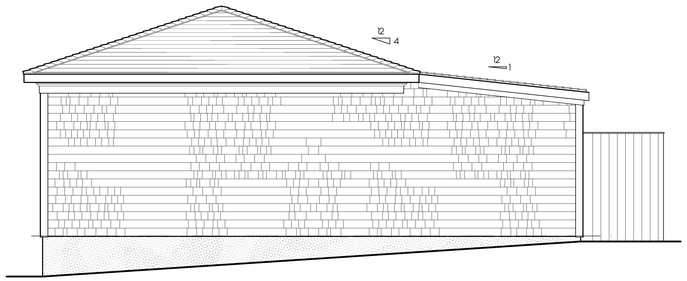


GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

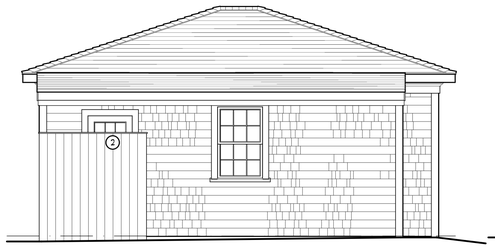
PLAN OF LAND IN NANTUCKET, MA
JULY 24, 2023
SCALE: 1"=10'

OWNER: BERNARD A. BARTLETT REVOCABLE TR.
ADDRESS: 1 SOUTH MILL STREET
ASSESSOR MAP 55.4.1 PARCEL 61
BK:1,518, PG: 342 NO PLAN REFERENCE

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



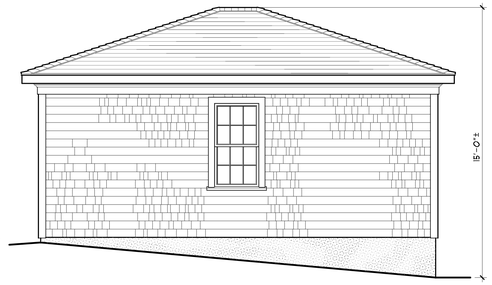
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



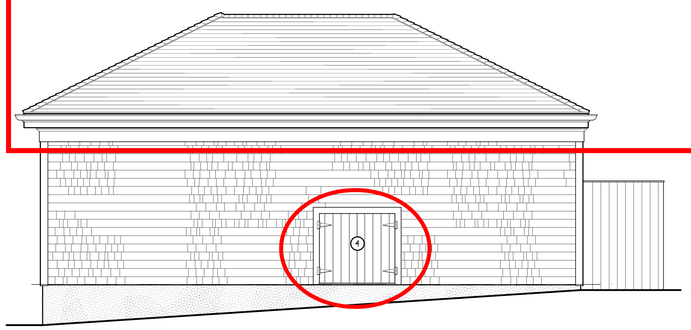
APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



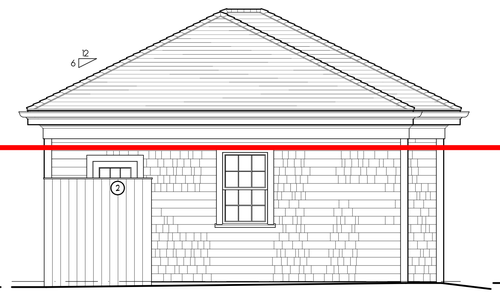
APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



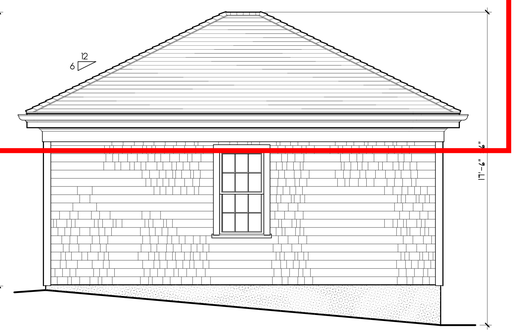
NORTH ELEVATION
SCALE: 1/4"=1'-0"



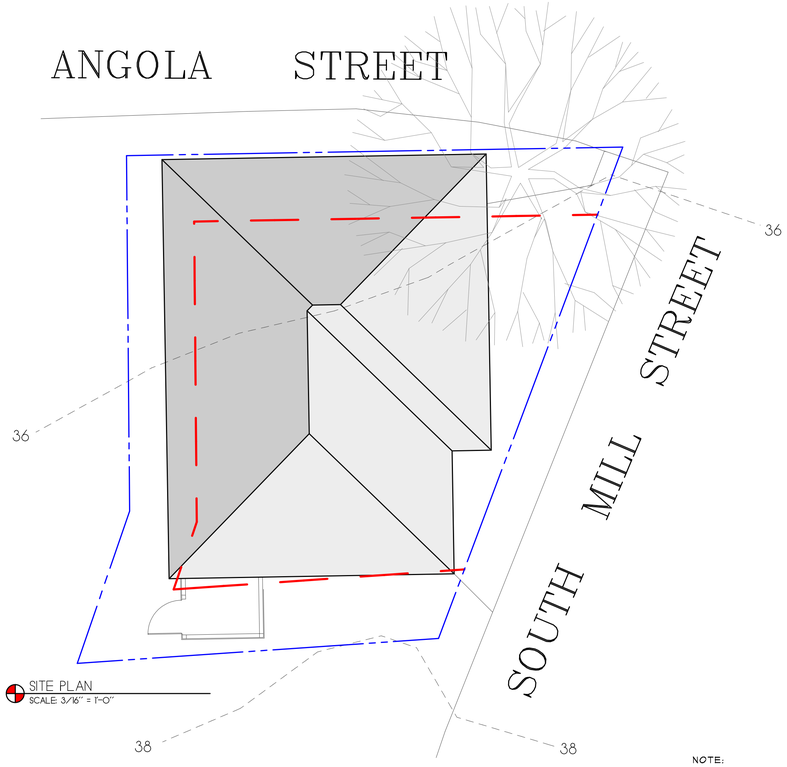
WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

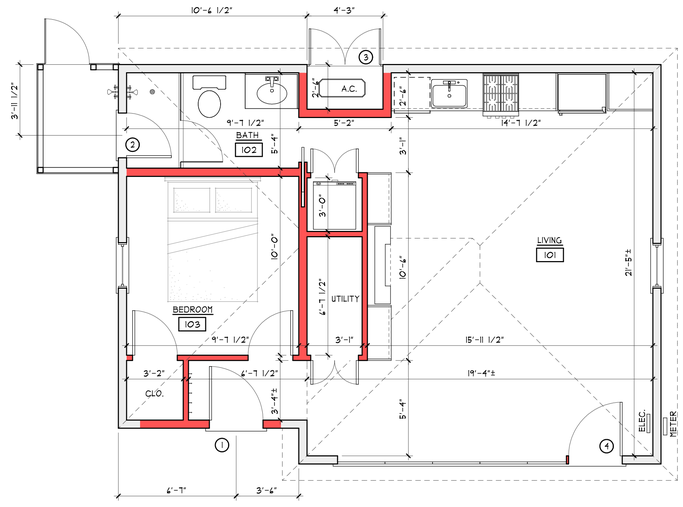


EAST ELEVATION
SCALE: 1/4"=1'-0"



N

SITE PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"
657 S.F.

N

KEY:
NEW WALLS:
EXISTING WALLS:

DOOR SCHEDULE				
SYM	MANUFACTURER	DOOR SIZE	QTY.	REMARKS
1	CUSTOM	3'-0" X 6'-8"	1	1 LT. 1 PNL. EXTERIOR DOOR
2	ANDERSEN	2'-6" X 6'-8"	1	15 LT. FRENCH DOOR
3	CUSTOM	T.M.E.	1	4 LT. 2 PNL. WOOD DOOR (T.M.E.)
4	CUSTOM	4'-0" X 4'-0"	1	DBL. WOOD PLANK DOOR

REVISIONS:
5/7/2024: AS-BUILT MEASURING
5/8/2024: AS-BUILT PLANS
5/8/2024: PROGRESS PRINT
5/9/2024: HDC PRINT
7/8/2024: PROGRESS PRINT
7/11/2024: HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
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© Ethan McMorrow Design & Associates Inc.

RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 61
FLOOR PLANS
ADDRESS: 1 SOUTH MILL STREET NANTUCKET, MA 02554
DATE: 7/11/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1

- 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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 61

Street & Number of Proposed Work: 1 SOUTH MILL STREET

Owner of record: GARRET ROBERTS

Mailing Address: 860 NEWTOWN AVE

NORTH KINGSTOWN RI 02852

Contact Phone #: 401 595 7271 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA EITHAN MCMORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other DOOR CHANGES

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference 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

Historic Name: (describe) 2. South Elevation DOOR CHANGE

Original Date: 1924-1949 3. West Elevation ADD DOOR + OUTDOOR SHOWER

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☒ SDL Front CUSTOM WOOD Rear _____ Side ANDERSEN

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 TME Sash WHITE TME Doors WHITE TME

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-25-24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 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).

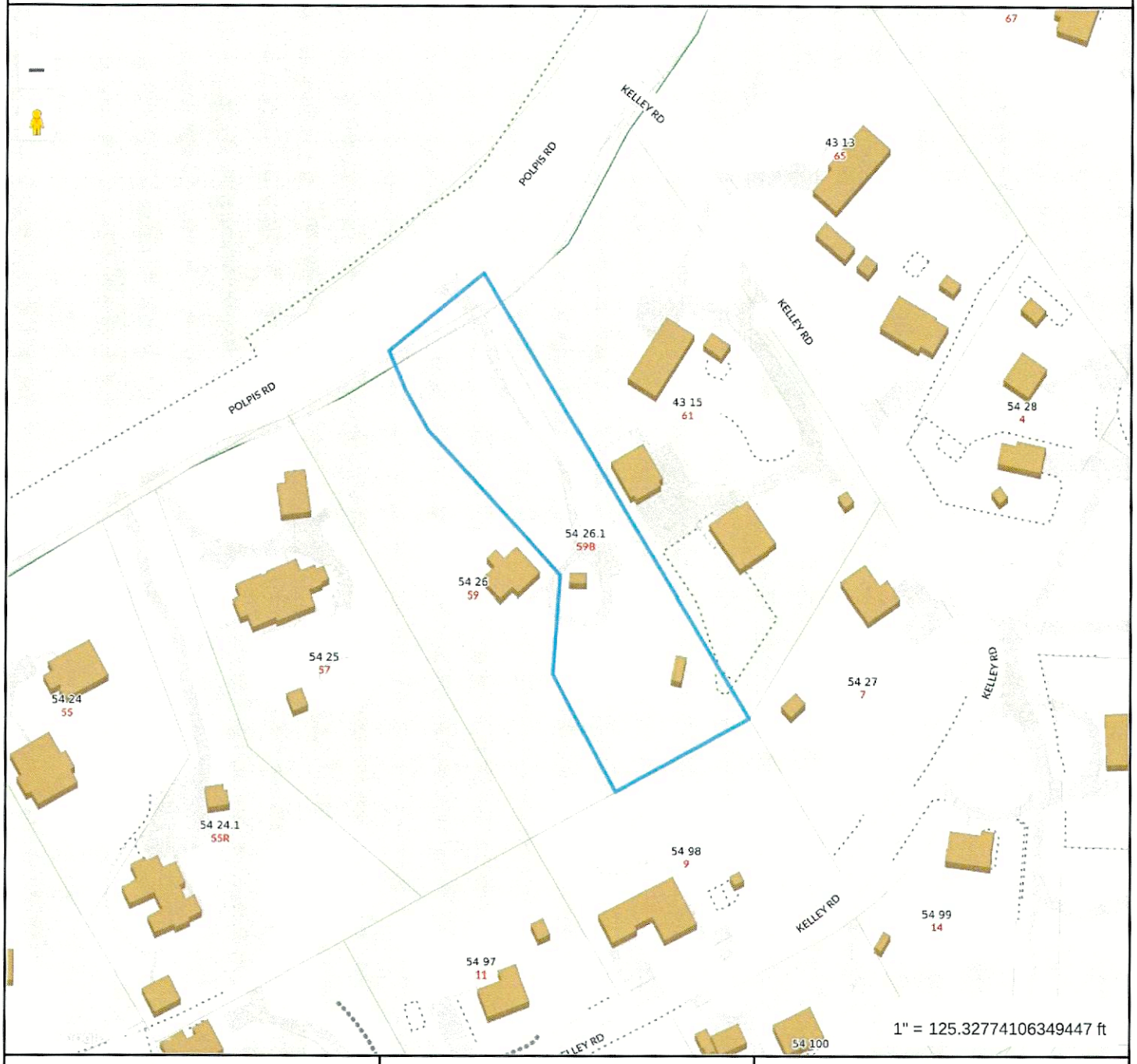
NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.**



Property Information

Property ID	191272
Location	59B POLPIS RD
Owner	CAGGIANO PAUL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 26.1

Street & Number of Proposed Work: 59 B POLPIS RD

Owner of record: MR DALE HAMSON

Mailing Address: 59 B POLPIS RD
NANTUCKET MA.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: STEPHEN THEVENIN NCARB

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228-5231 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

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☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☑ Other GAZEBO & RETAINING WALLS

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 192 SF Decks/Patio: Size: 365 SF ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +2'-3" South EXIST East +2'-3' West EXIST.
Height of ridge above final finish grade: North 11'-8' South 12'-8" East 11'-8 West 12'-4

Additional Remarks: @ 365 SF POOL GAZEBO W/ STONE RETAING WALL 28 LF. STONE TO MATCH EXIST HOT TUB STONE

Historic Name: _____

REVISIONS* (describe)

Original Date: 2021

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 1'-9 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 6 Corner boards 1X6 Frieze 1X6
Window Casing NA Door Frame NA Columns/Posts: Round _____ Square 8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other NA
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front NA Rear NA Side _____
Garage Door(s): Type NA Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof THE
Trim KANT GREY THE Sash NA Doors NA
Deck NA Foundation parged 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 7/11/24 Signature of owner of record Dale M. Ham 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 STEPHEN THEROUX N.A.G.

AS AGENT FOR MR DALE HALLSON

STREET ADDRESS 59 B POLPIS RD

MAP/PARCEL 54/26.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

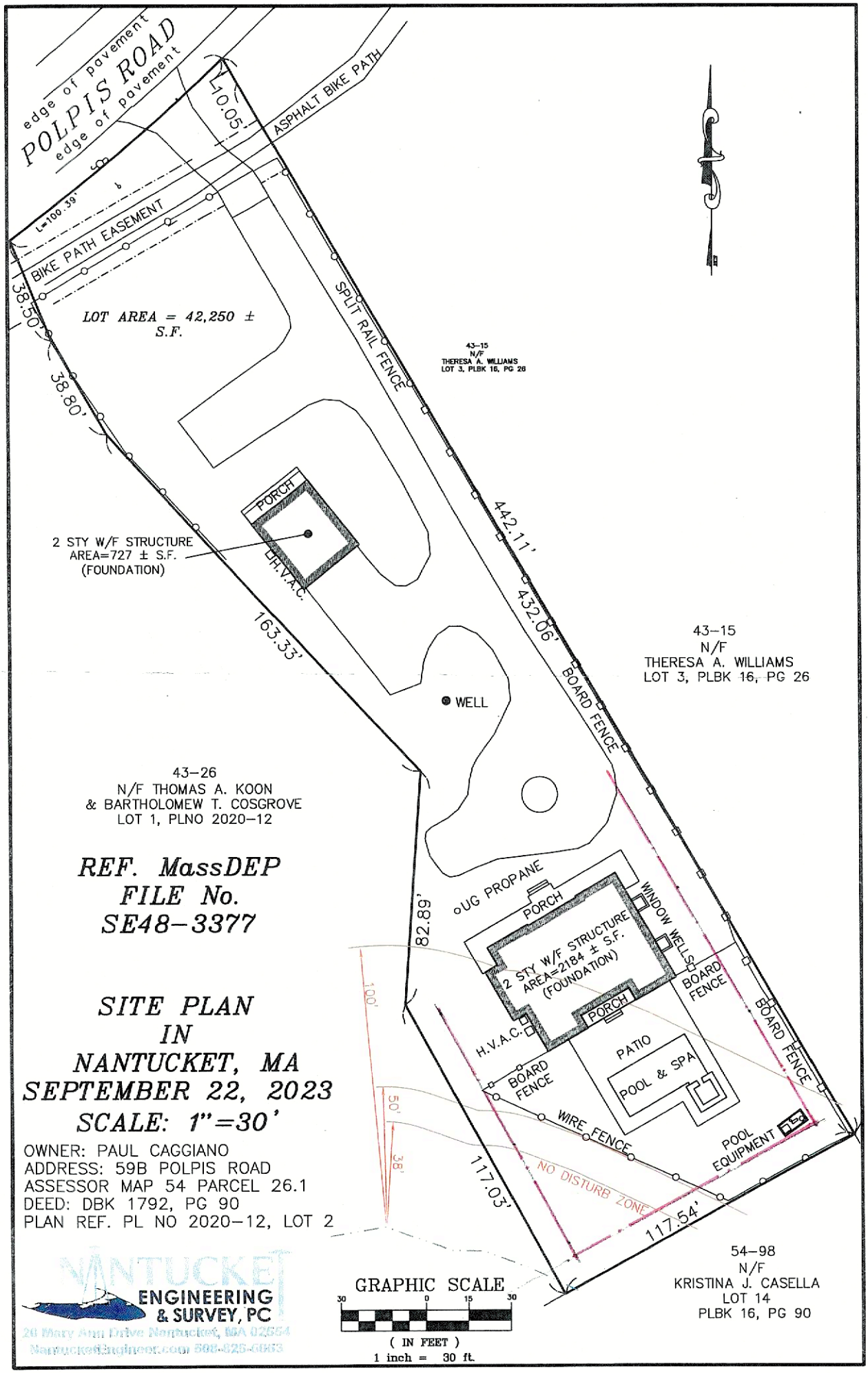
7/11/2024

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 7/11/2024 Date



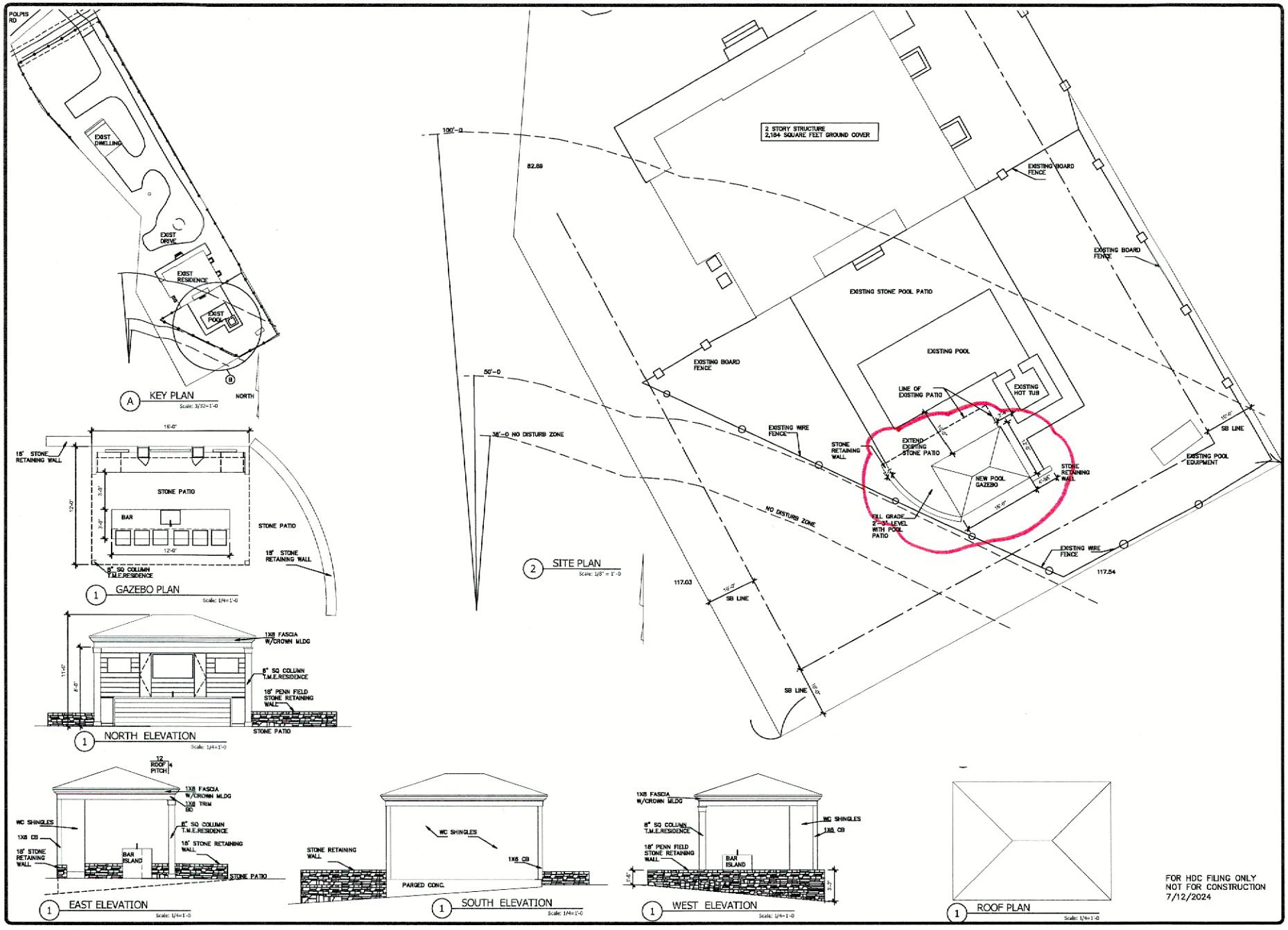
REF. MassDEP FILE No. SE48-3377

SITE PLAN IN NANTUCKET, MA SEPTEMBER 22, 2023 SCALE: 1"=30'

OWNER: PAUL CAGGIANO
ADDRESS: 59B POLPIS ROAD
ASSESSOR MAP 54 PARCEL 26.1
DEED: DBK 1792, PG 90
PLAN REF. PL NO 2020-12, LOT 2

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

NANTUCKET ENGINEERING & SURVEY, PC
28 Mary Ann Drive Nantucket, MA 02554
Nantucketengineer.com 508-825-6873



FOR HDC FILING ONLY
NOT FOR CONSTRUCTION
7/12/2024

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
MR DALE HAMSON
59B POLPIS ROAD
NANTUCKET MA 02554
MAP: 54 PARCEL: 26.1

PLANS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2405.28.1411

HDC A1

VIEW FROM POLPIS RD 1.




VIEW FROM POLPIS RD 2.

VIEW FROM POLPIS RD 3.



GRADE AT POOL PATIO




RETAINING WALL TO MATCH EXIST STONE
EXIST PATIO STONE. T.Y.P.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

RECEIVED JUL 12 2024 BY _____

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 214.1

Street & Number of Proposed Work: 65 LOVERS LN.

Owner of record: TIMOTHY REINEMO

Mailing Address: 85 BARTLETT Rd
NANTUCKET MA 02554

Contact Phone #: 508 221-4185 E-mail: CAPT_REINEMO@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: NA

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: 30 Sq. Footage 1st floor: _____ 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 0 South 0 East 0 West 0

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 7/10/24 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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I TIMOTHY REINEMO

AS AGENT FOR _____

STREET ADDRESS 65 LOVERS LANE

MAP/PARCEL 80 / 214.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

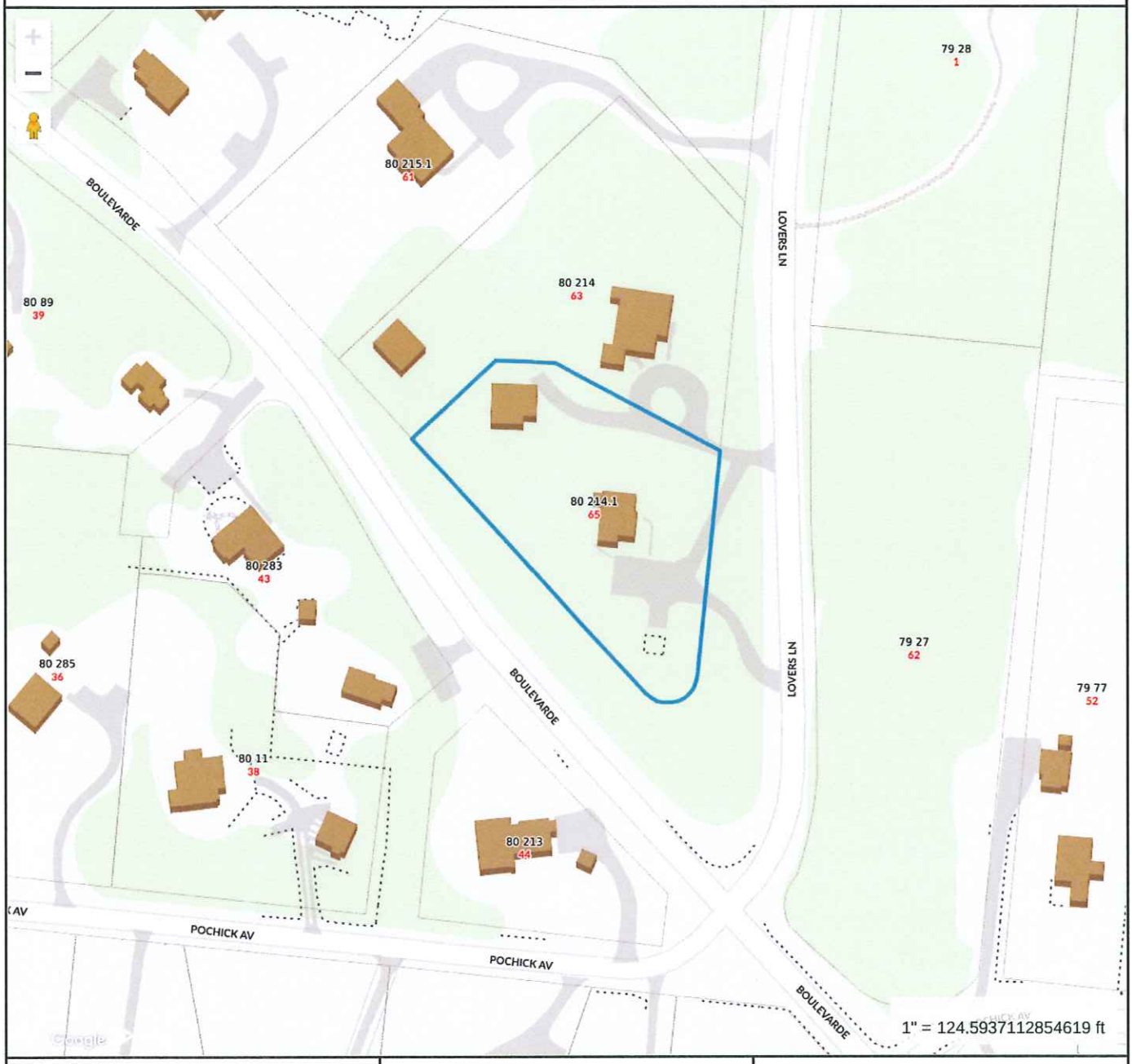
_____

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 _____ Date 7/10/24



Property Information

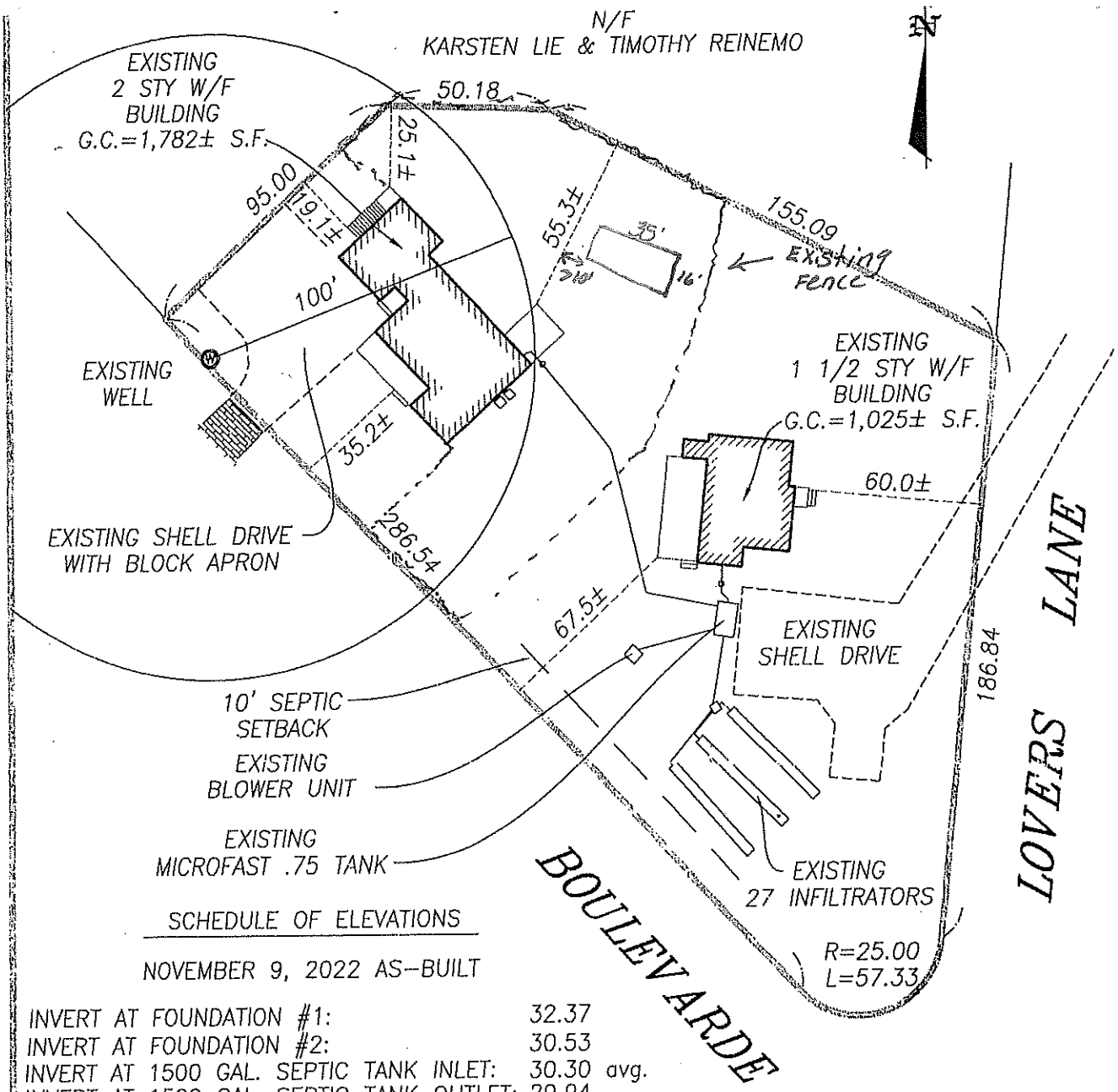
Property ID	190648
Location	65 LOVERS LN
Owner	REINEMO KARSTEN LIE & TIMOTHY R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SCHEDULE OF ELEVATIONS

NOVEMBER 9, 2022 AS-BUILT

INVERT AT FOUNDATION #1:	32.37	
INVERT AT FOUNDATION #2:	30.53	
INVERT AT 1500 GAL. SEPTIC TANK INLET:	30.30	avg.
INVERT AT 1500 GAL. SEPTIC TANK OUTLET:	29.94	
INVERT AT D-BOX INLET:	29.66	
INVERT AT D-BOX OUTLET:	29.36	avg.
INVERT AT START ROW OF INFILTRATORS:	28.90	avg.
INVERT AT END ROW OF INFILTRATORS:	28.69	avg.

I CERTIFY, AS OF : JULY 28, 2023 . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
EDWARD
KIP JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

SEPTIC AS-BUILT PLAN
BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 50' DATE: JULY 28, 2023

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . .80 . . , PARCEL: . 214.1 .

Owner: . . KARSTEN LIE & TIMOTHY REINEMO . . . .

Deed: . . . 1578-36 . . . Plan: PLAN 2017-89; LOT 3B
PLAN FILE 11-A; LOT 14

Locus: . . . . . 65 LOVERS LANE . . . . . .

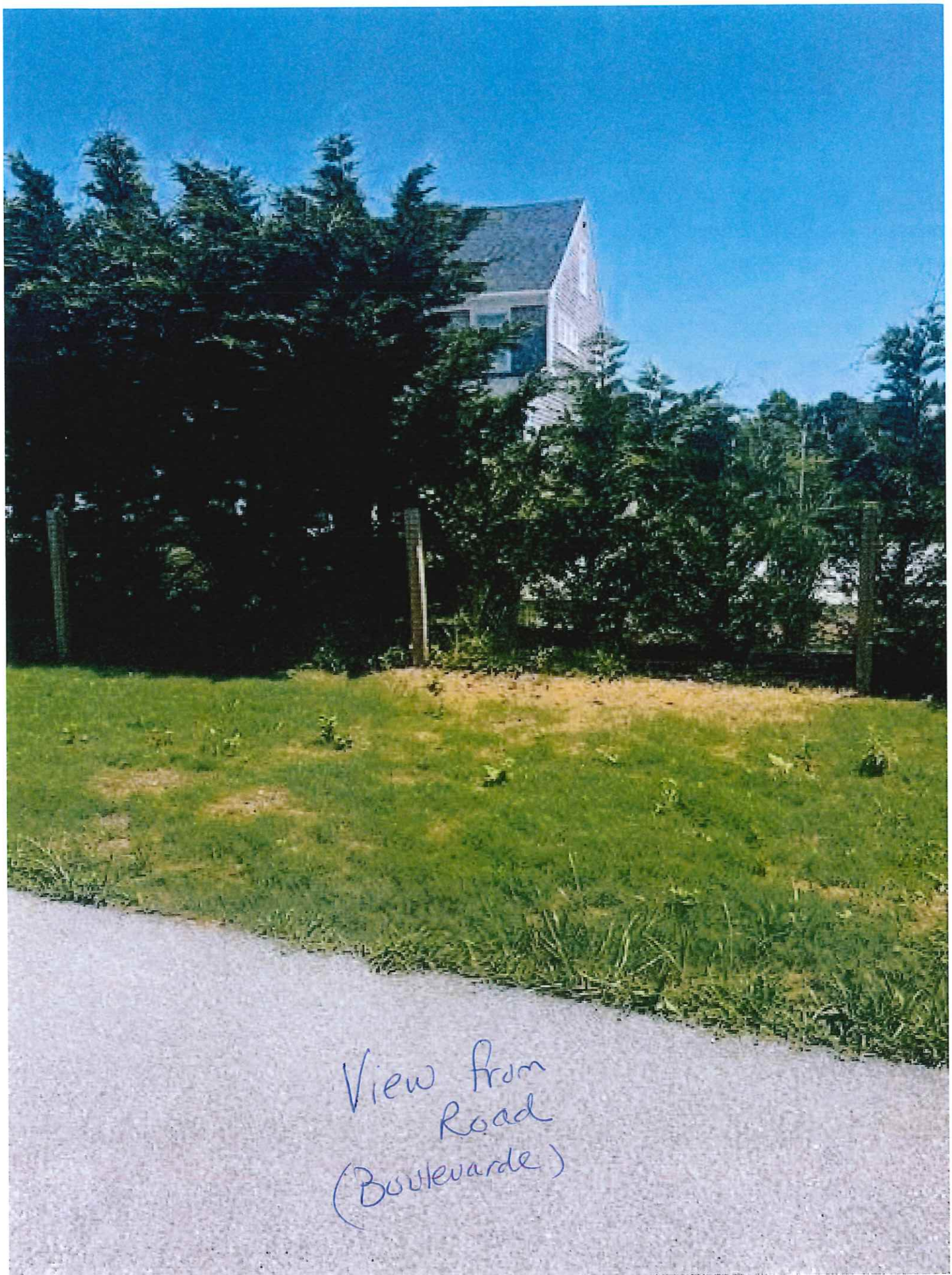
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

K-1016



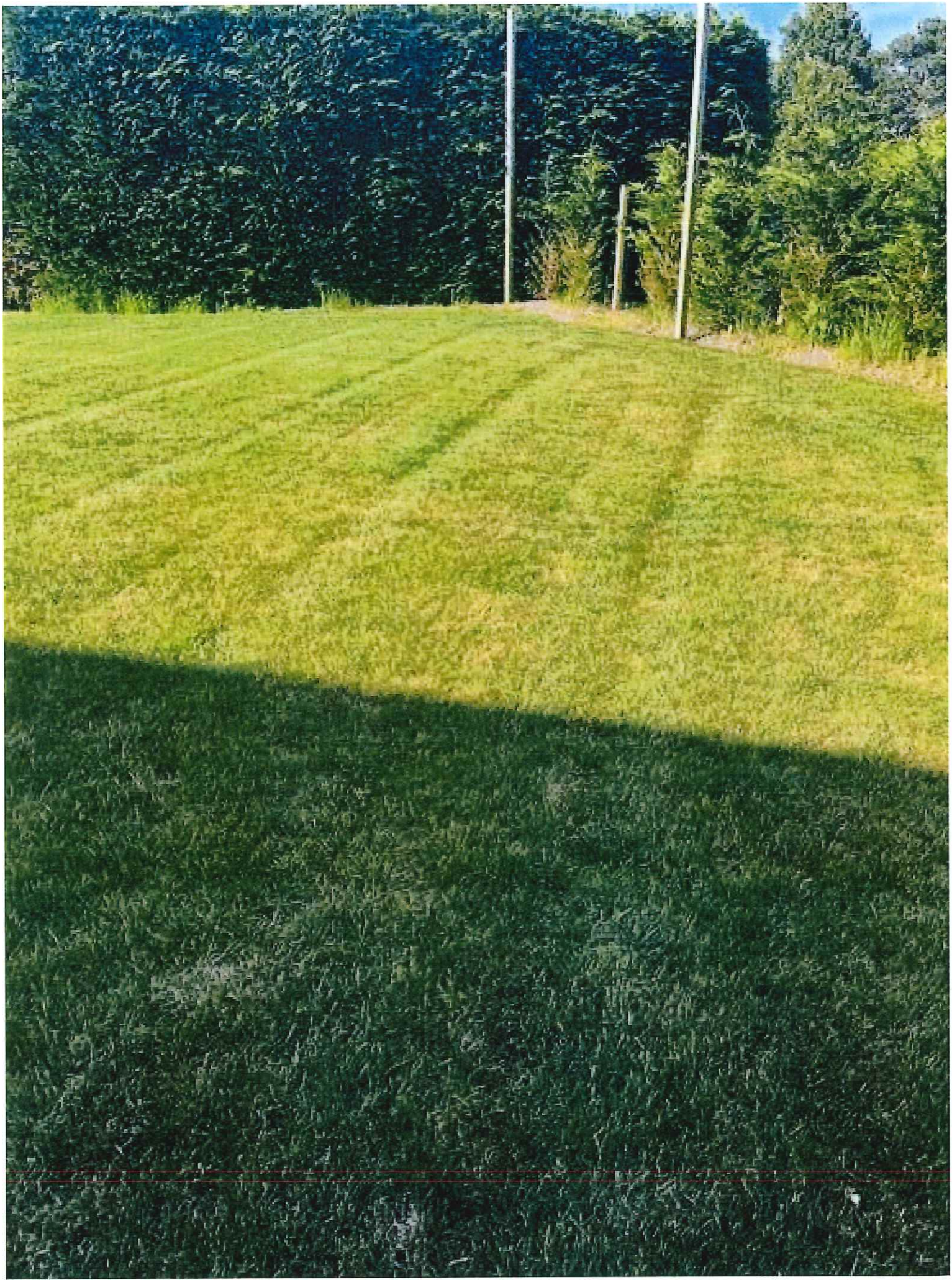





View from
Road
(Boulevarde)







Maple Lane - Lot 7 : 67 / 303

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.**
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
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).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 303.5

Street & Number of Proposed Work: Maple Lane Lot 7

Owner of record: Chris & Ashley Austin

Mailing Address: 3 Russet Lane
Winchester MA 01890

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
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. 2023-01-7787

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Change 5 and 1 Fence to 6' Board Fence

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Change 5 and 1 Fence to 6' Board Fence
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'
Type: Vertical Board
Length: 437' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the 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 7/12/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

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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 Chris & Ashley Austin

STREET ADDRESS Maple Lane Lot 7

MAP/PARCEL 67 / 303

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/15/24

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 07/09/24

8 Williams Lane.Nantucket.MA.02554
508.325.4995



e m e r i t u s

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

Address, Nantucket, MA 02554 | Nantucket Historic District Commission

Date, 2020

Authorization Letter

Nantucket Historic District Commission

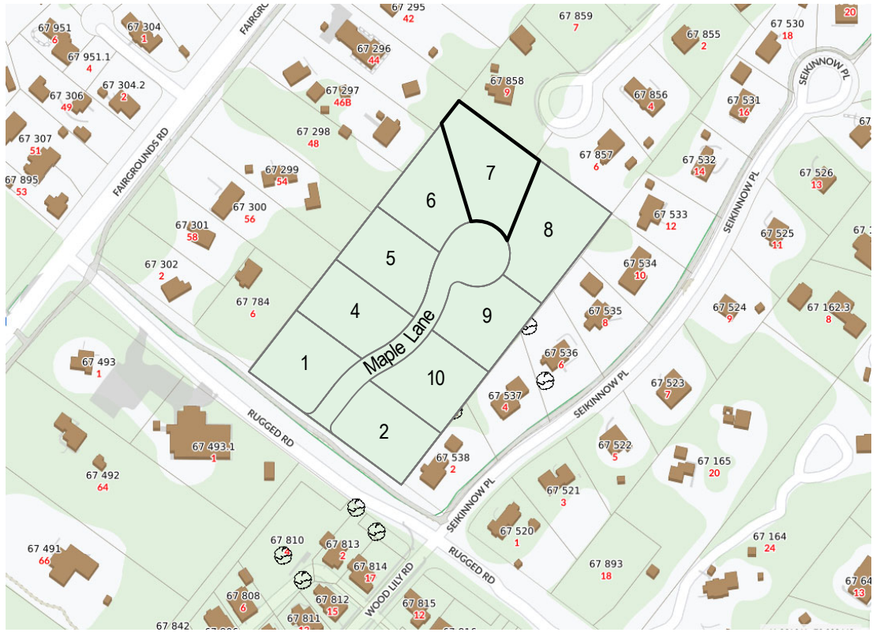
In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Christopher Austin, 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.

3/14/22

Signature Date



Locus Map

Not to Scale





Site Plan

3/64" = 1'-0"

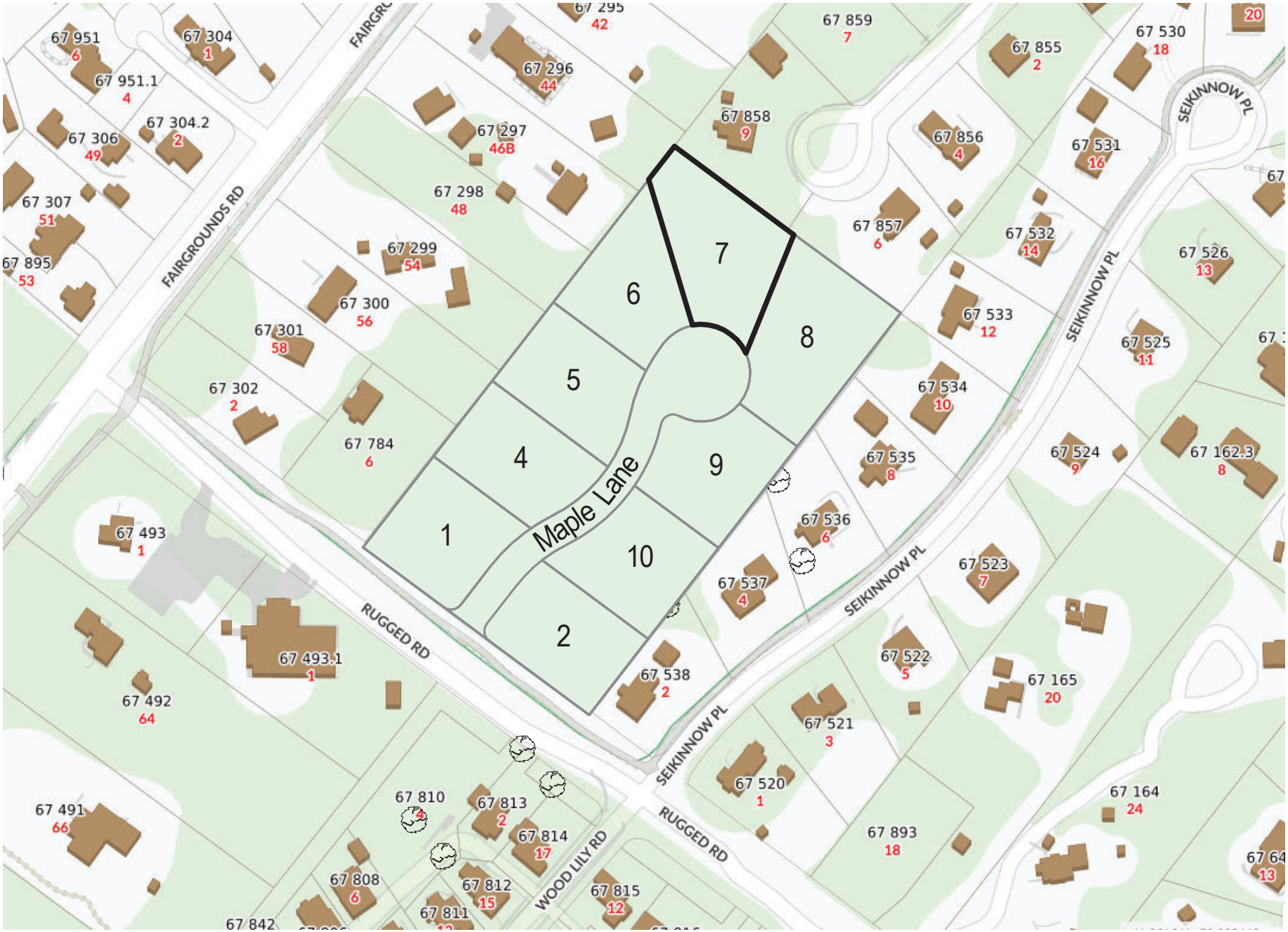
Austin Residence

Maple Ln Lot 7

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



Locus Map

Not to Scale


CEDAR PRODUCTS



Site Plan

3/64" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 1/24/23

HDC2023-01-7757

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 303

Street & Number of Proposed Work: Maple Lane Lot 7

Owner of record: Chris & Ashley Austin

Mailing Address: Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emerius

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeriusdevelopment.com

FOR OFFICE USE ONLY

Date application received: 1/11/23 Fee Paid: $ 200

Must be acted on by: 2/7/23

Extended to: _____

Approved: f Disapproved: _____

Chairman: f

Member: Roy Rod

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS-pool not to be visible at time of inspection and in perpetuity & pool to have no grade changes from existing or as noted on the application.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District _____) ☐ Roof ☐ Other 18' x 44' Pool and 5'± Fencing

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18' 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 _____ 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: 6'
Type: 5'± 1
Length: 437'+/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 & cobblestone Walkways Silver Travertine Walls _____

* 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.

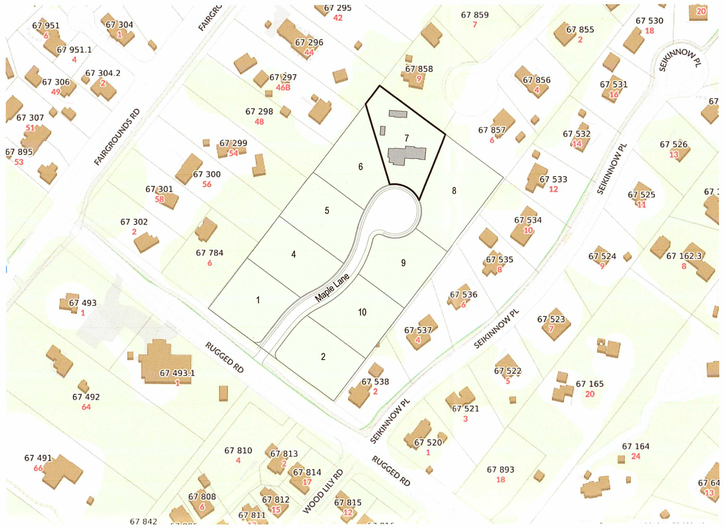
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/11/23 Signature of owner of record _____ Signed under penalties of perjury

Austin Residence

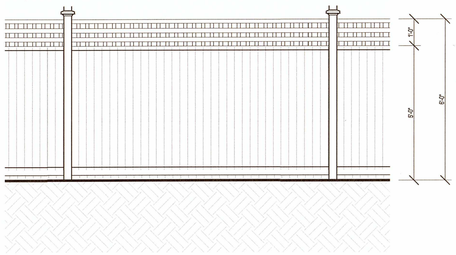
Maple Lane - Lot 7
Nantucket, MA 02554

01.11.23



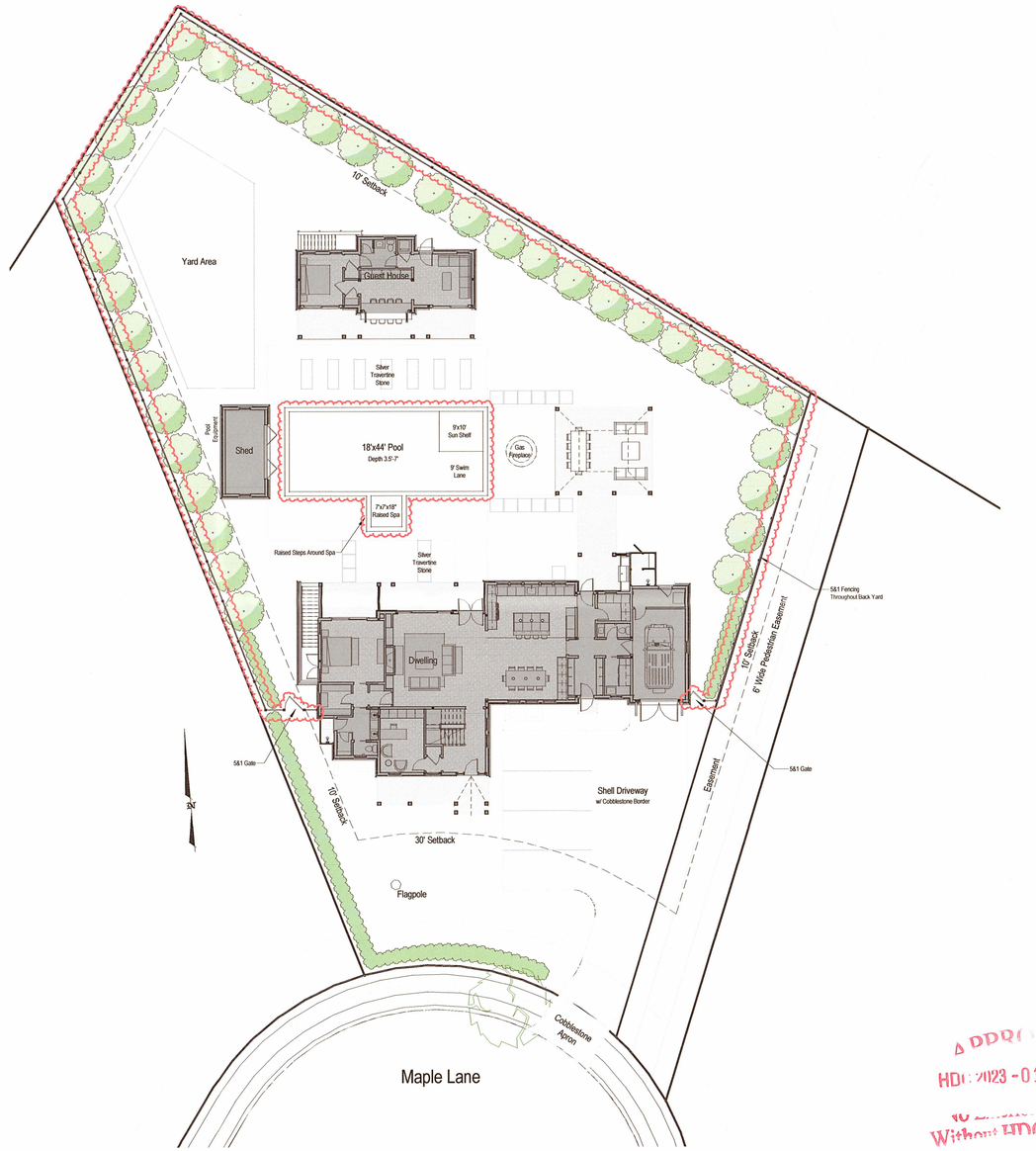
Locus Map

Not to Scale



5&1 Fencing

3/8" = 1'-0"



Site Plan

1/16" = 1'-0"

HDC Submission

APPROVED
HDC 2023-01-7787
Without HDC Approval

2212

Austin Residence

Maple Lane - Lot 7
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	67 / 303
Current Zoning:	R2
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	24,360 SF +/-
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 3,045 SF +/-
Proposed G.C.:	2,487 SF
Total Proposed G.C.:	3,039 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

RECEIVED
JAN 20 2023

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2212

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Rd. (mainhouse)

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: _____

_____

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. 2023-12-9580

☐ Pool (Zoning District _____) ☐ Roof ☑ Other window, door and railing revisions & lengthen one story gable by 15"

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change" South _____" East _____" West _____"

Height of ridge above final finish grade: North 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 window, door and railing revision & extend gable 15"
3. West Elevation
4. North Elevation Door revision

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No Change

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 No Change

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 _____ Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

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 1 North Swift Rock Road Trust

STREET ADDRESS 1 N Swift Rock Road

MAP/PARCEL 40 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.15.24

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 07.09.24

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 1 N Swift Rock Rd, Nantucket Ma on the following statement:

I 1 North Swift Rock Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

11/8/23

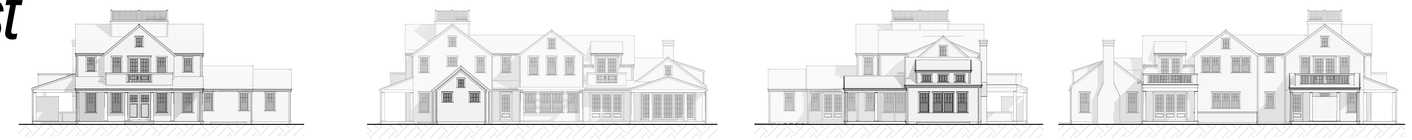
Property Owner Signature Date

1 N Swift Rock Rd Trust

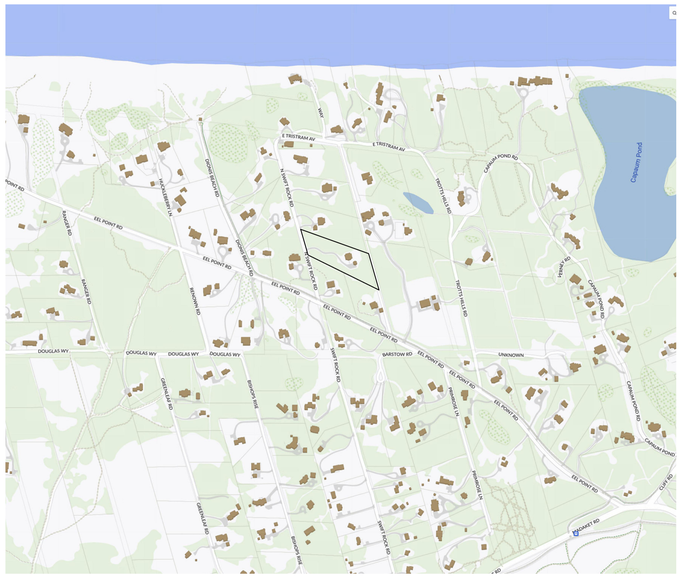
1 N Swift Rock Road
Nantucket, MA 02554

07.15.24

HDC Submission

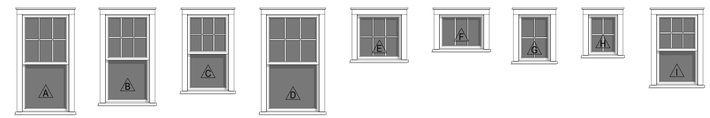


West | South | East | North

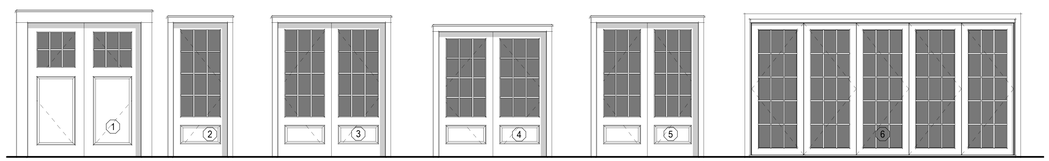


Locus Map

Not to Scale



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 6 Lite SDL | Fixed 3 Lite SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL | Double Hung 6/1 SDL



Double Hinged Door 1 Panel + 6 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Double French Door (2) 12 Lite 1 Panel SDL | Bi-Fold Door (5) 15 Lite SDL

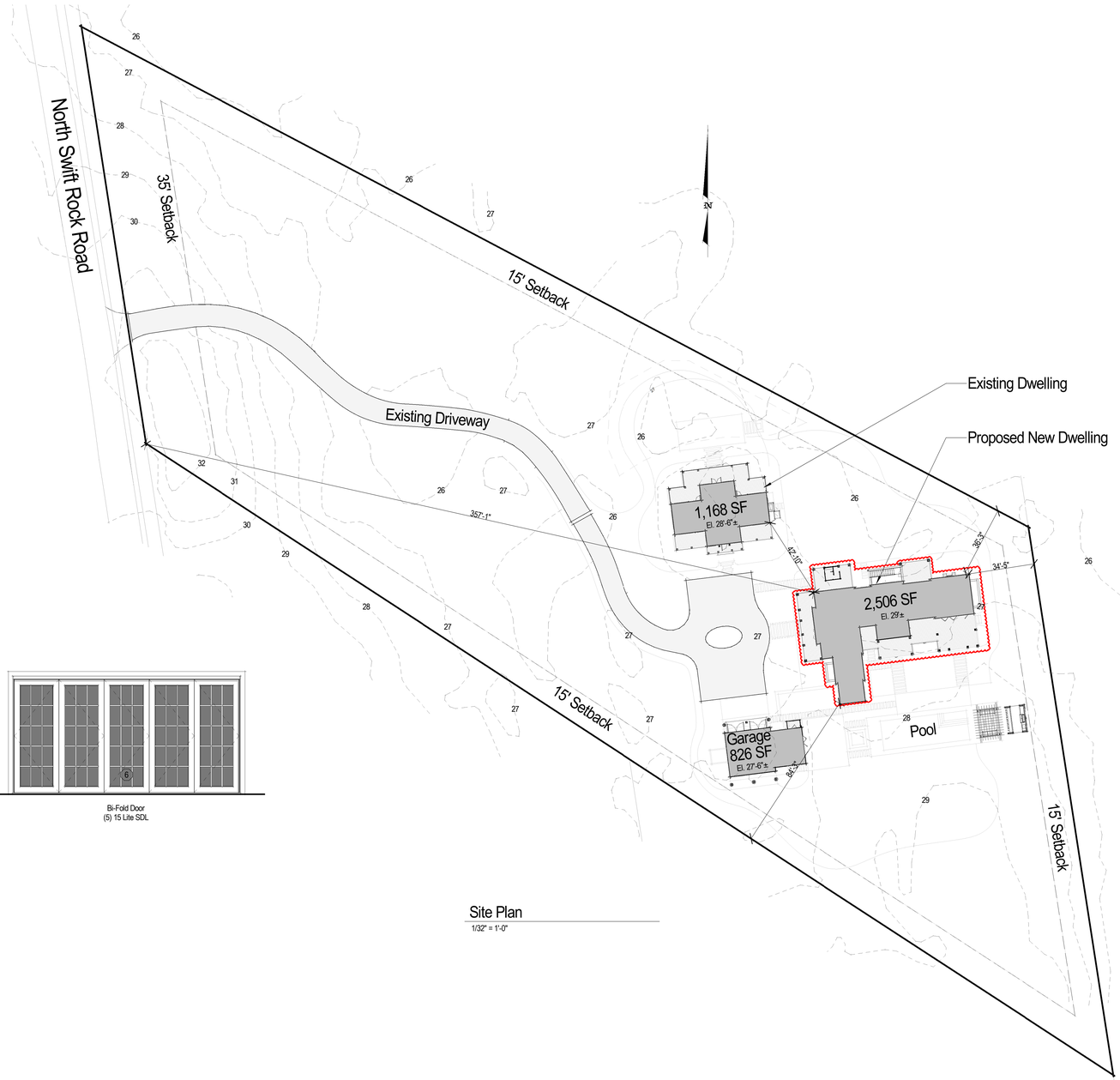
WINDOW SCHEDULE

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	21	2'-10"	5'-6"	Andersen			≥ 30
B	17	2'-8"	5'-0"	" "			≥ 30
C	12	2'-6"	4'-4"	<varies>			≥ 30
D	8	3'-2"	5'-6"	" "			≥ 30
E	3	2'-8"	2'-7"	" "			≥ 30
F	3	2'-8"	2'-0"	" "			≥ 30
G	6	2'-0"	2'-8"	" "			≥ 30
H	2	1'-10"	2'-4"	" "			≥ 30
I	2	2'-6"	4'-0"	" "			≥ 30

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	6'-4"	7'-6"	Andersen			≥ 30
2	4	3'-0"	7'-6"	" "			≥ 30
4	4	6'-0"	7'-0"	" "			≥ 30
5	1	5'-8"	7'-6"	" "			≥ 30
6	1	15'-0"	7'-9 9/32"	" "			≥ 30
7	2	9'-0"	7'-6"	" "			≥ 30

EXTERIOR DOOR & WINDOW NOTES
1) Contractor to Provide Architect with Exterior Door and Window Quotes for Review and Approval Prior to Purchase.
2) Contractor to Verify All Exterior Door and Window Colors in Accordance with Most Recent H.D.C. Certificate of Appropriateness.
3) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



Site Plan

1/32" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,493 SF
Total Proposed G.C.:	4,522 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
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
F.1.0	Structural Notes
F.1.1	Foundation Plan
F.1.2	Foundation Details
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Cover Sheet

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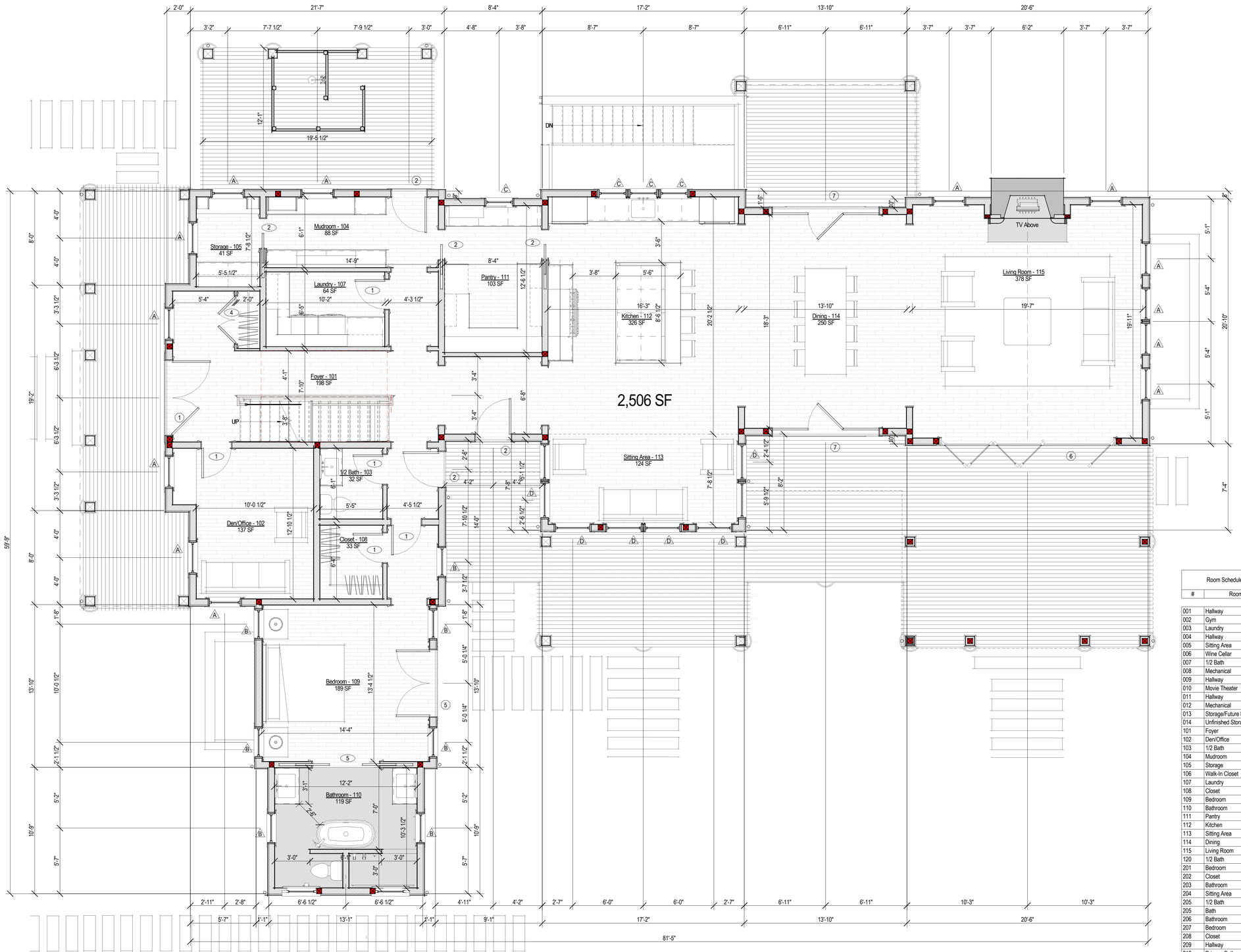
G.1.1

2330

07.15.24

HDC Submission



First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

2330

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Side/Rear Setback:	15'	
Lot Size:	114,177 SF	
Min. Lot Size:	80,000 SF	
Allowable G.C.:	4% or 4,567 SF	
Existing G.C.:	------	MH: 2,766 SF
Proposed G.C.:	2,493 SF	Garage: 624 SF
Total Proposed G.C.:	4,522 SF	Existing: 1,168 SF
		Shed: 200 SF
		Total: 4,568 SF

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First Floor Plan

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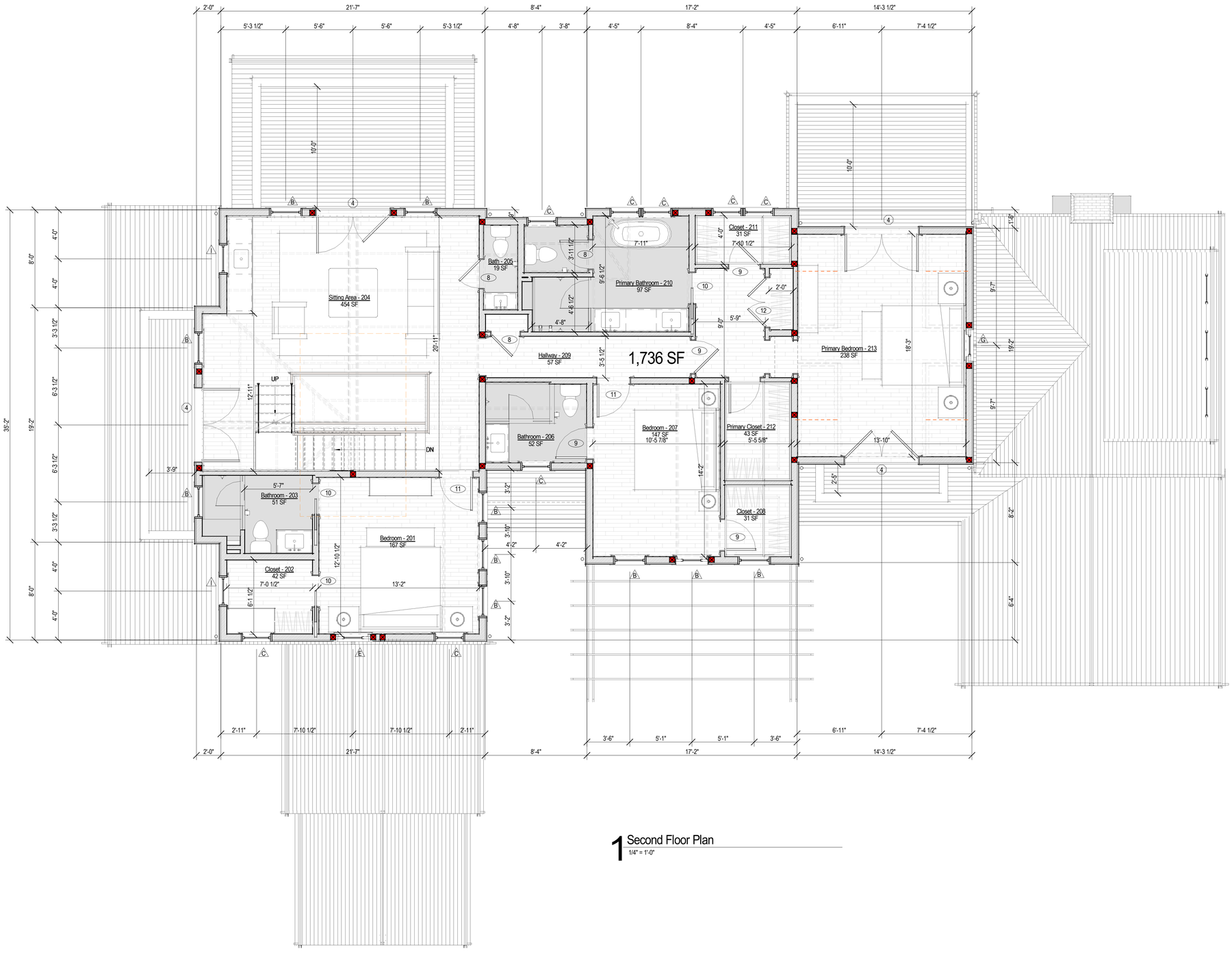
2330

07.15.24

HDC Submission



1 Second Floor Plan
1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
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108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom

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Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,493 SF
Total Proposed G.C.:	4,522 SF

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Second Floor Plan

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A.1.2

2330

07.15.24



1 West Elevation
1/4" = 1'-0"

HDC Submission



2 North Elevation
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

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emeritus
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Exterior Elevations

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A.2.1

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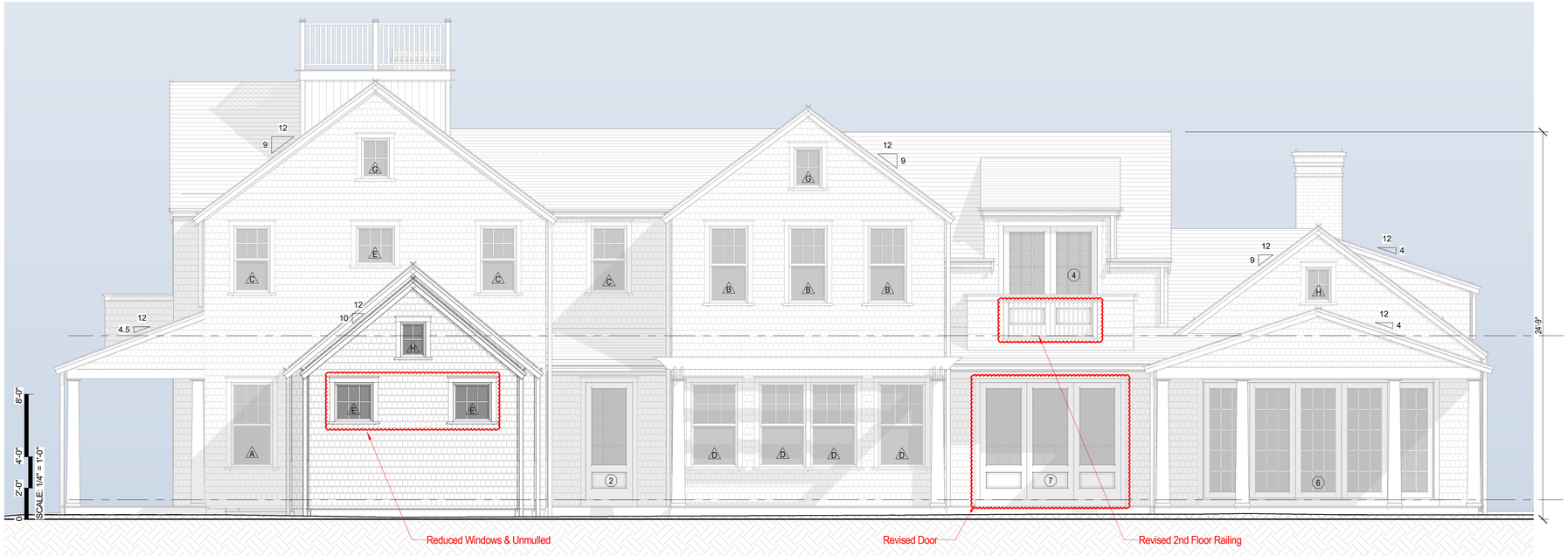
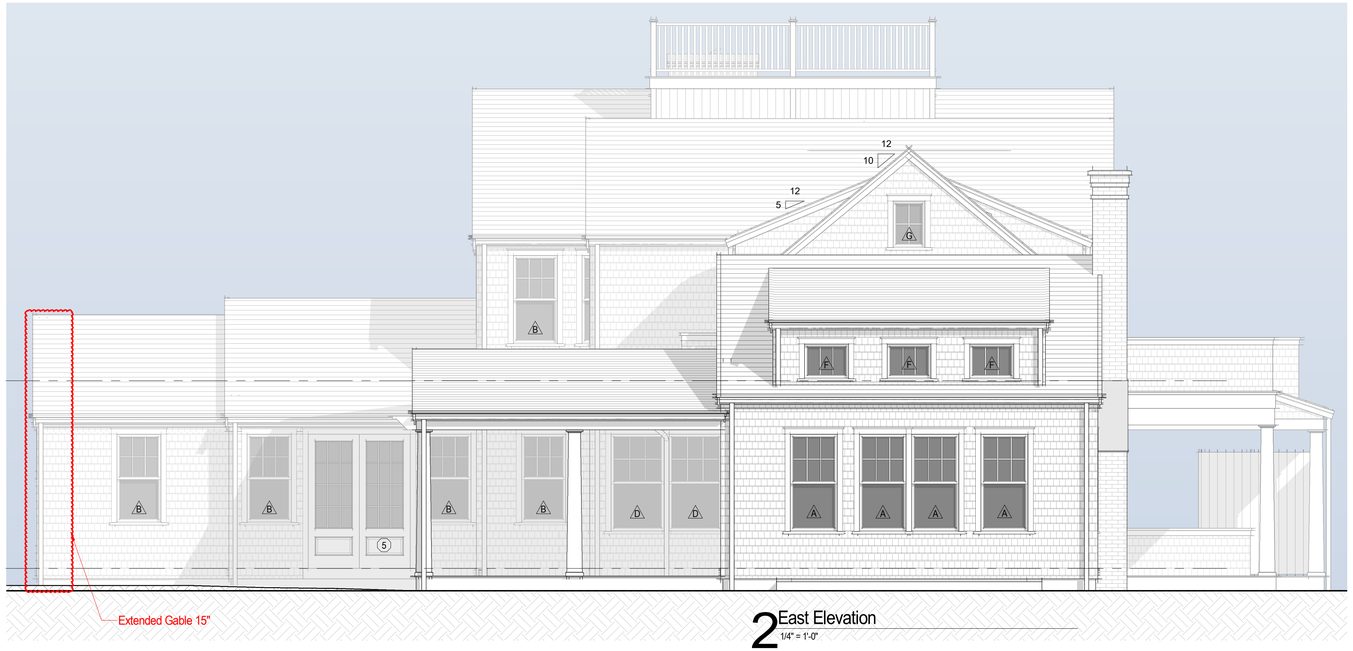


1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

2330

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Exterior Elevations

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A.2.2

2330

07.15.24

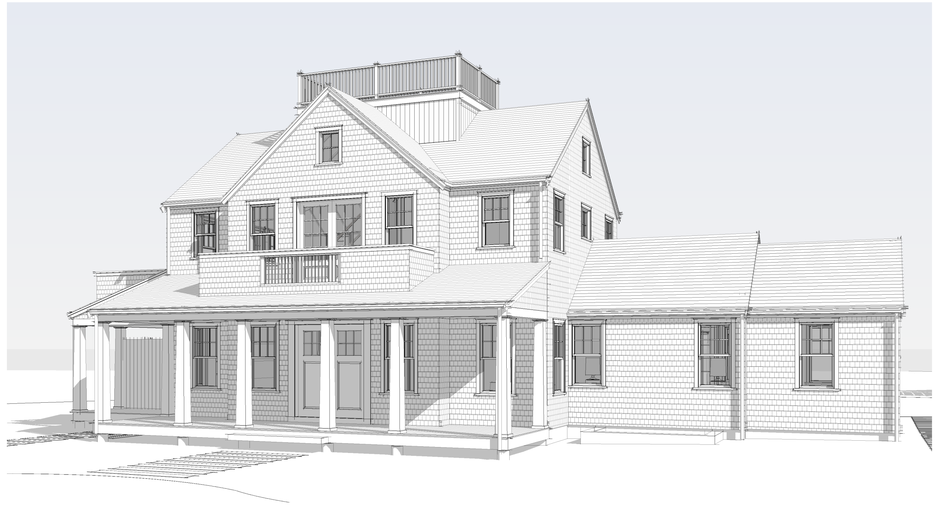
HDC Submission



Facade Perspective (A)



Facade Perspective (B)



Facade Perspective (C)

2330

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E.1.2 Second Floor Lighting Plan

Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.3

2330

07.15.24

HDC Submission



Eel Point Road Towards N Swift Rock



N Swift Rock @ Driveway Entrance



N Swift Rock Towards Existing Dwelling



N Swift Rock Towards Existing Dwelling

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	------
Proposed G.C.:	2,493 SF
Total Proposed G.C.:	4,522 SF

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A.1.2	Second Floor Plan
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A.2.2	Exterior Elevations
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F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.0	Shear Wall Diagram
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Roof Framing Plan
S.2.1	Framing Sections
S.2.2	Framing Sections
D.0.1	Interior Elevations - Hallway 001
D.0.2	Interior Elevations - Gym 002
D.0.3	Interior Elevations - Laundry 003
D.1.1	Interior Elevations - Foyer 101
D.1.2	Interior Elevations - Den/Office 102
D.1.3	Interior Elevations - 1/2 Bath 103 & Closet 108
D.1.4	Interior Elevations - Mudroom 104
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D.2.9	Interior Elevations - Hallway
D.3.1	Roofwalk Details
D.3.2	Typical Interior Trim Details
D.3.3	Exterior Trim Details
D.3.4	Exterior Trim Details
D.3.5	Exterior Trim Details
D.4.1	Staircase Elevations
D.4.2	Staircase Elevations
D.4.3	Porch Details
D.4.4	Basement Ceiling Height Diagram
D.4.5	1st Floor Ceiling Height Diagram
D.4.6	2nd Floor Ceiling Height Diagram
D.4.7	Fireplace Details
D.4.8	Vanity Details
D.4.9	Pergola Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan

Site Photos

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CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HPC 2023-12-9580

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°: 40 PARCEL N°. 2

Street & Number of Proposed Work: 1 N Swift Rock Road

Owner of record: 1 North Swift Rock Road Trust

Mailing Address: 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: 12/4/23 Fee Paid: $ 888

Must be acted on by: 1/9/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

2ND FLOOR DECKS CUT BACK TO 10'-0"; WITHOUT PREJUDICE TO COME BACK DURING FUTURE FAL WITH FULL PLANNING 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: 82'-5" Sq. Footage 1st floor: ~~2,647~~ 2478 SF Decks/Patio: Size: 22' x 59' ☑ 1st floor ☐ 2nd floor

Width: 65'-11" Sq. footage 2nd floor: 1,785 SF Size: 9' x 15' ☐ 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"~~ 29'-1" +/- South ~~40'-2"~~ 34'-8" +/- East 19'-5" +/- West ~~28'-1"~~ 29'-1" +/-

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) common ☐ Other _____

Roof Pitch: Main Mass 6/12 Secondary Mass 12/12 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 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) 12" 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 applic 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 submissior any revisions to this application will initiate a new sixty-day review period.

Date 12/4/23 Signature of owner of record _____ Signed under penalties of perjury

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

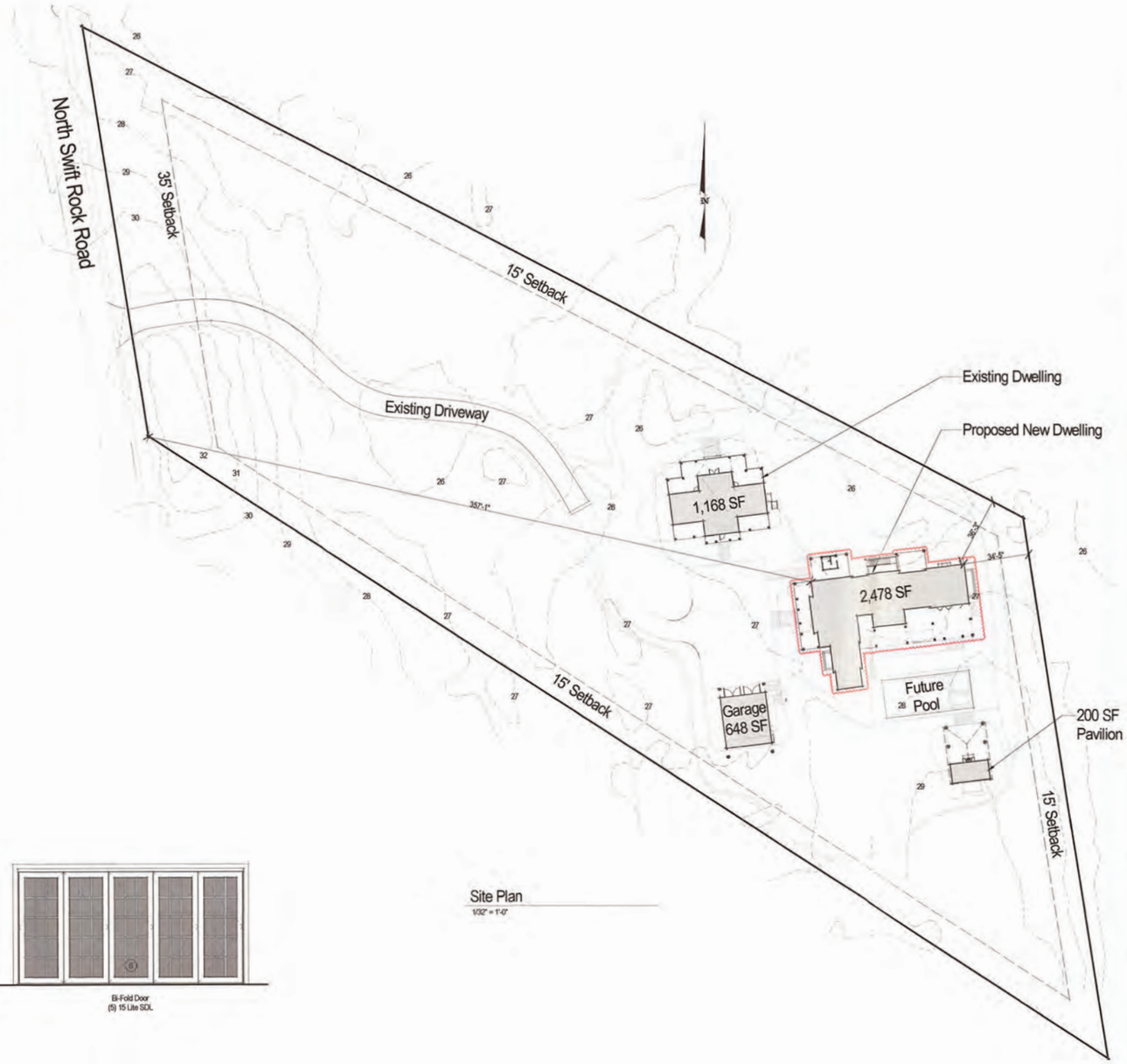


03.13.24

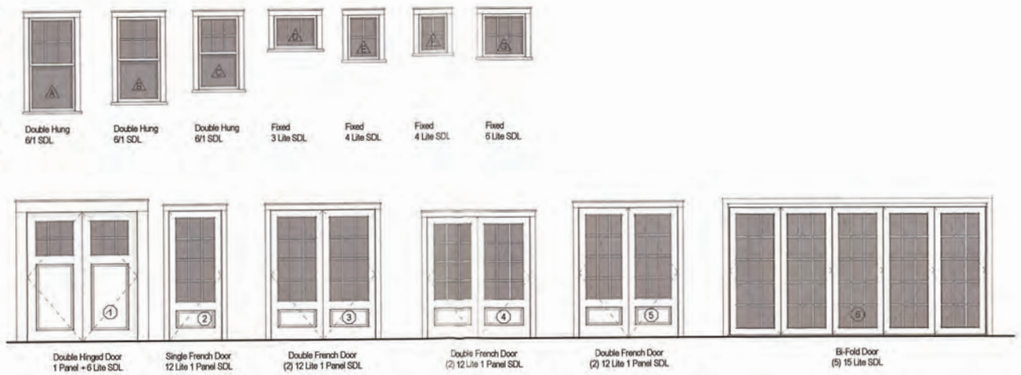
HDC ATS Submission



Locus Map
Not to Scale



Site Plan
1/32" = 1'-0"



Exterior Window & Door Legend
Not to Scale

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	----
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 SF

Sheet Index - Architectural & Structural

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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

APPROVED
HDC 2023-12-9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions
Revision 1 Date 1

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MAR 1 4 2024
By

Cover Sheet

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G.1.1
2330

03.13.24

HDC ATS Submission



1 West Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

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D.1.4	Interior Elevations - Living Room
D.1.5	Interior Elevations - Dining
D.1.6	Interior Elevations - Foyer
D.1.7	Interior Elevations - Primary Bedroom 109
D.1.8	Interior Elevations - Primary Bath 110
D.1.9	Interior Elevations - Den/Office
D.1.10	Interior Elevation - Pantry 111
D.1.11	Interior Elevations - Mudroom 104
D.1.12	Interior Elevations - Laundry 107
D.2.3	Interior Elevations - Primary Bath 117
D.2.4	Interior Elevations - Sitting Area 102
D.2.5	Interior Elevations - Bedroom 103
D.2.6	Interior Elevations - Bedroom 101

APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1 Date 1

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By

Exterior Elevations

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A.2.1

2330

03.13.24

HDC ATS Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2330

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

6 Wilkens Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'
Lot Size:	114,177 SF
Min. Lot Size:	80,000 SF
Allowable G.C.:	4% or 4,567 SF
Existing G.C.:	—
Proposed G.C.:	2,478 SF
Total Proposed G.C.:	4,494 SF

Sheet Index - Architectural & Structural

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APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

Revisions

Revision 1	Date 1

RECEIVED
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By

Exterior Elevations

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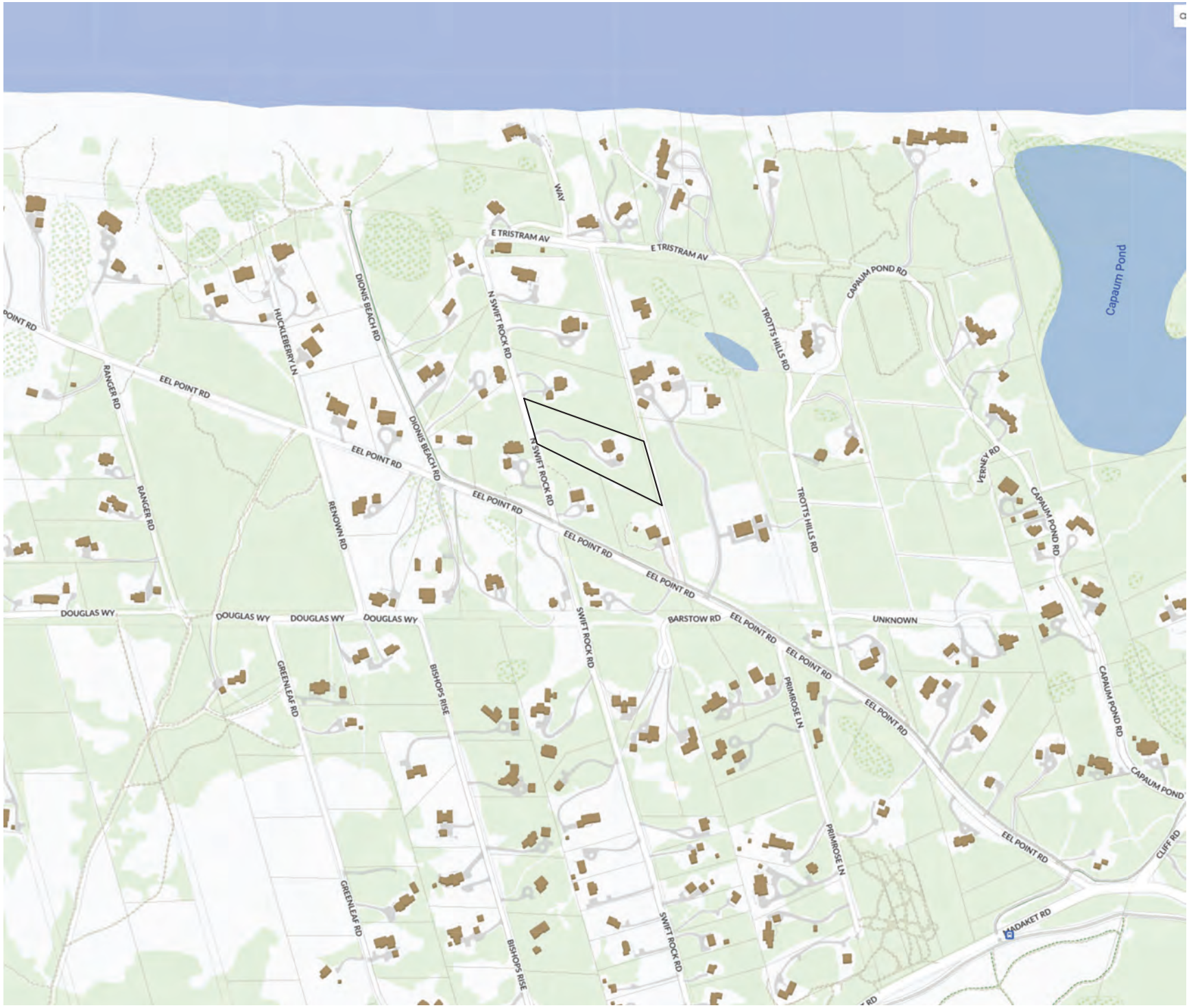
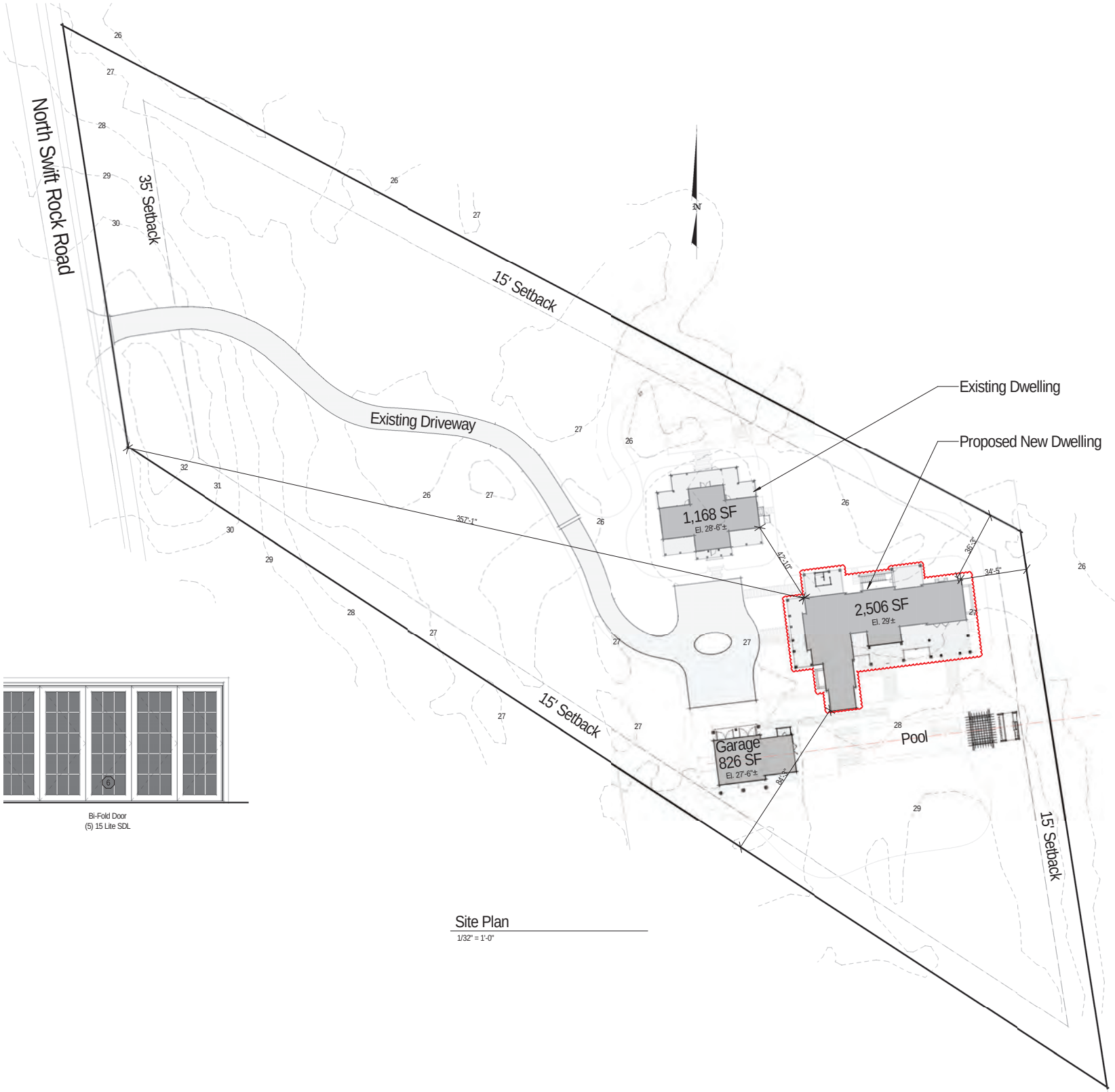
A.2.2

2330



Locus Map

Not to Scale



Bi-Fold Door
(5) 15 Lite SDL

Site Plan
1/32" = 1'-0"

Not to Scale



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
6 Lite SDL

Fixed
3 Lite SDL

Fixed
4 Lite SDL

Fixed
4 Lite SDL

Double Hung
6/1 SDL



Double Hinged Door
1 Panel + 6 Lite SDL

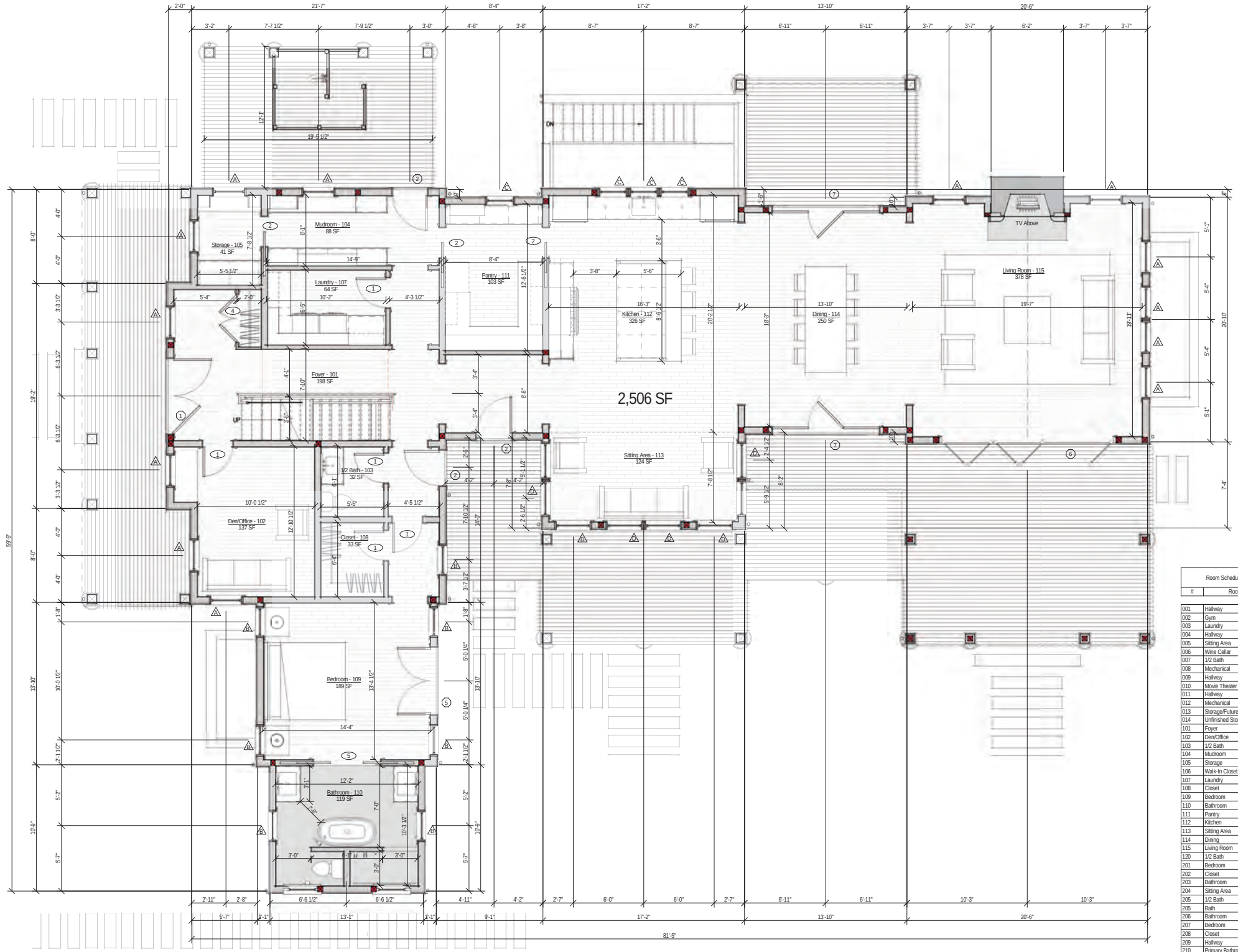
Single French Door
12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

Double French Door
(2) 12 Lite 1 Panel SDL

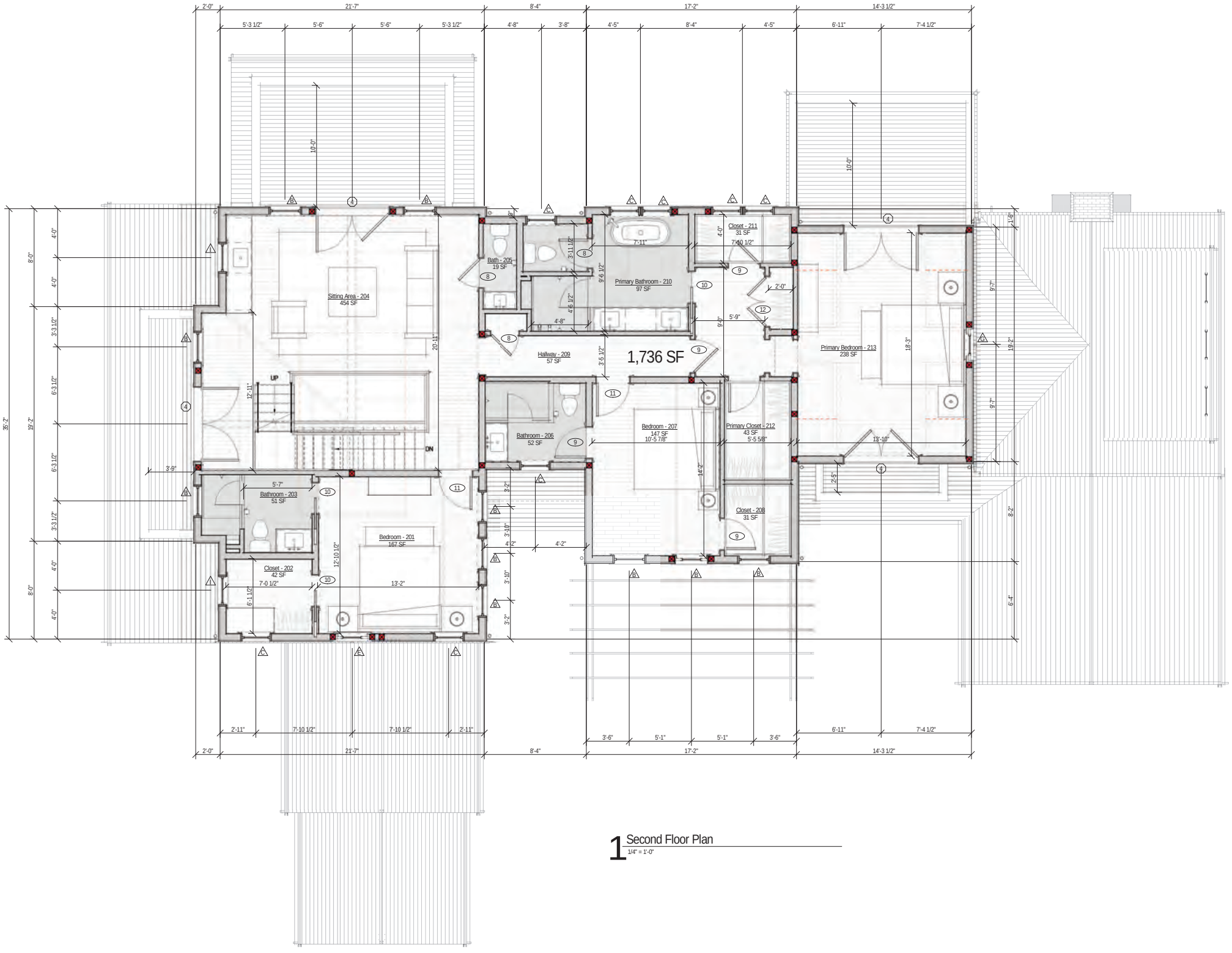
Bi-Fold Door
(5) 15 Lite SDL



First Floor Plan

1/4" = 1'-0"

Room Schedule	
#	Room
001	Hallway
002	Gym
003	Laundry
004	Hallway
005	Sitting Area
006	Wine Cellar
007	1/2 Bath
008	Mechanical
009	Hallway
010	Movie Theater
011	Hallway
012	Mechanical
013	Storage/Future Bedroom
014	Unfinished Storage
101	Foyer
102	Den/Office
103	1/2 Bath
104	Mudroom
105	Storage
106	Walk-In Closet
107	Laundry
108	Closet
109	Bedroom
110	Bathroom
111	Pantry
112	Kitchen
113	Sitting Area
114	Dining
115	Living Room
120	1/2 Bath
201	Bedroom
202	Closet
203	Bathroom
204	Sitting Area
205	1/2 Bath
205	Bath
206	Bathroom
207	Bedroom
208	Closet
209	Hallway
210	Primary Bathroom
211	Closet
212	Primary Closet
213	Primary Bedroom



1 Second Floor Plan
1/4" = 1'-0"



1 West Elevation

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"



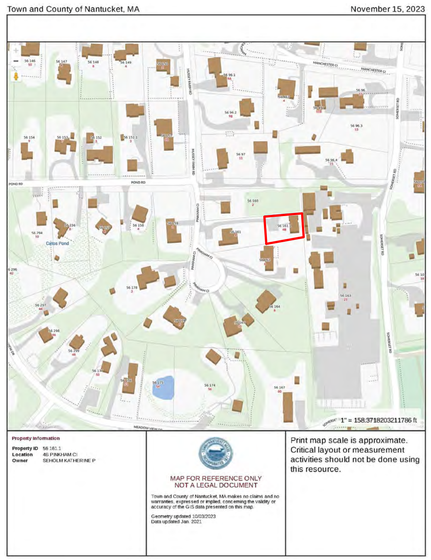
2 East Elevation

1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

4B Pinkham Circle / New Addition

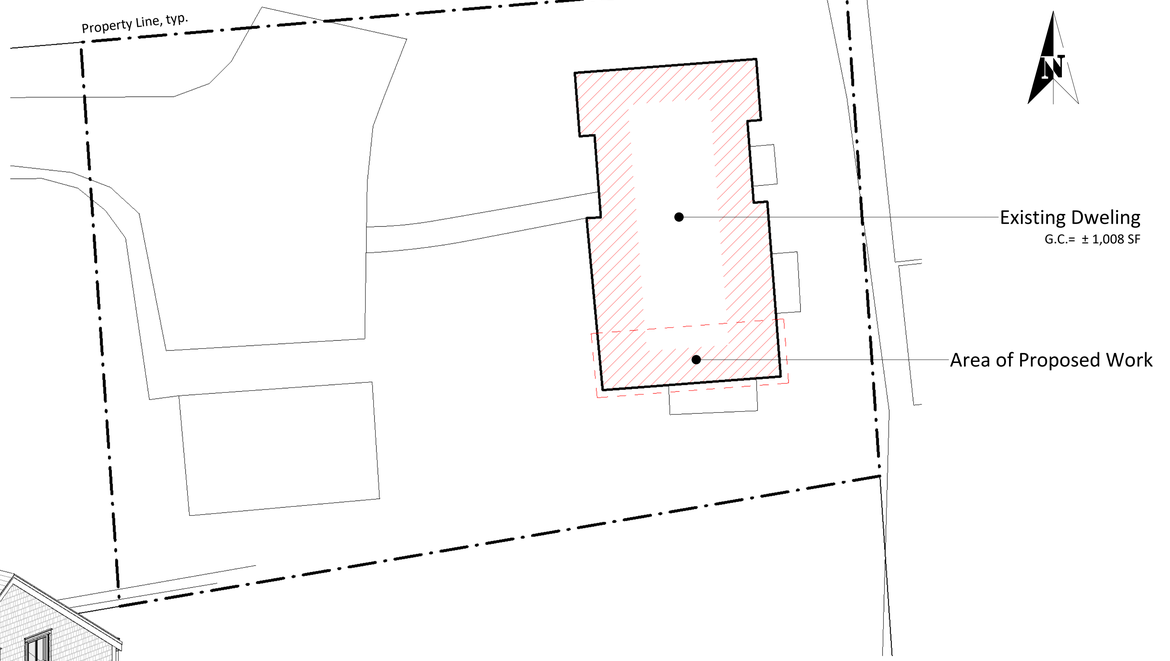


1 Locus Map

Not to Scale

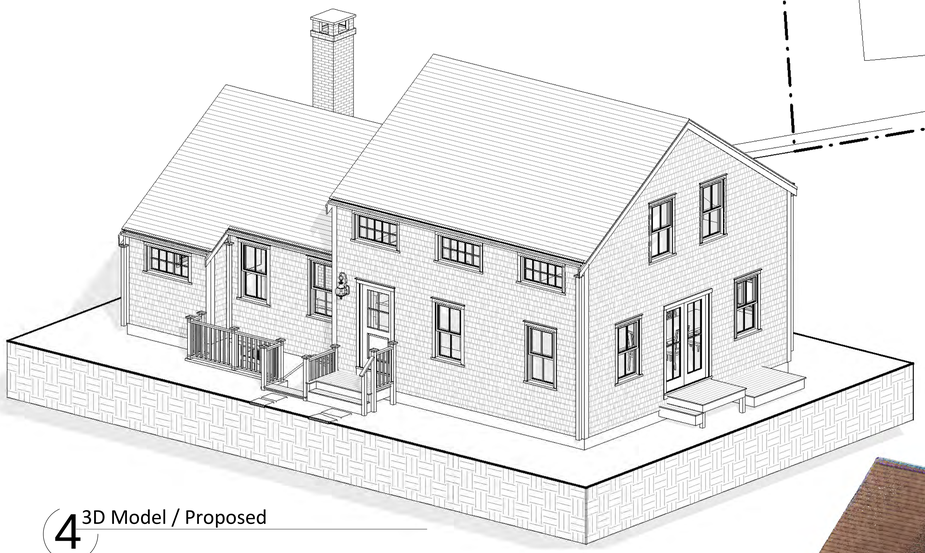


Google Map - Aerial View



2 Site plan

1" = 10'-0"



4 3D Model / Proposed

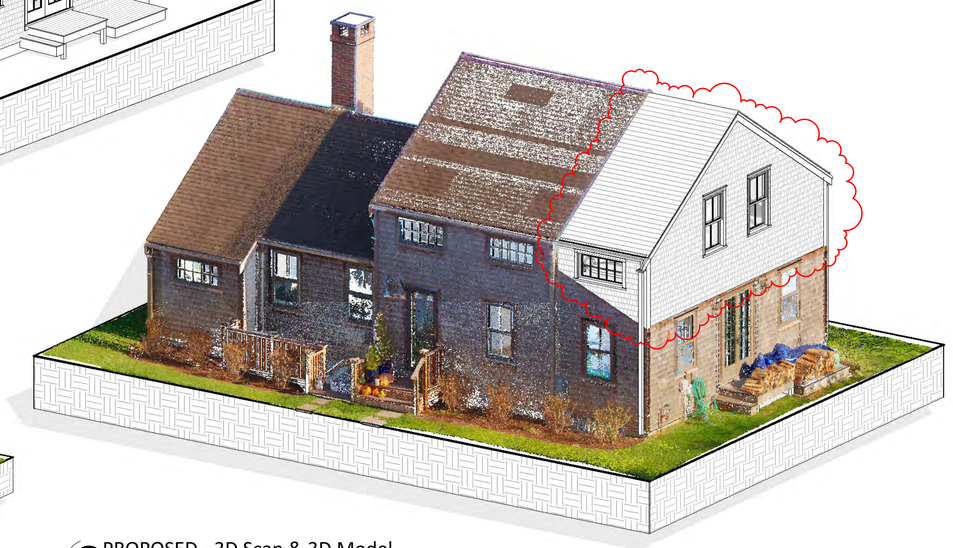


Street View





3e EXISTING - 3D Scan & 3D Model



3 PROPOSED - 3D Scan & 3D Model

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananytucket@gmail.com

4B Pinkham Circle / 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-20
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 - 56 / 161.1
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!*

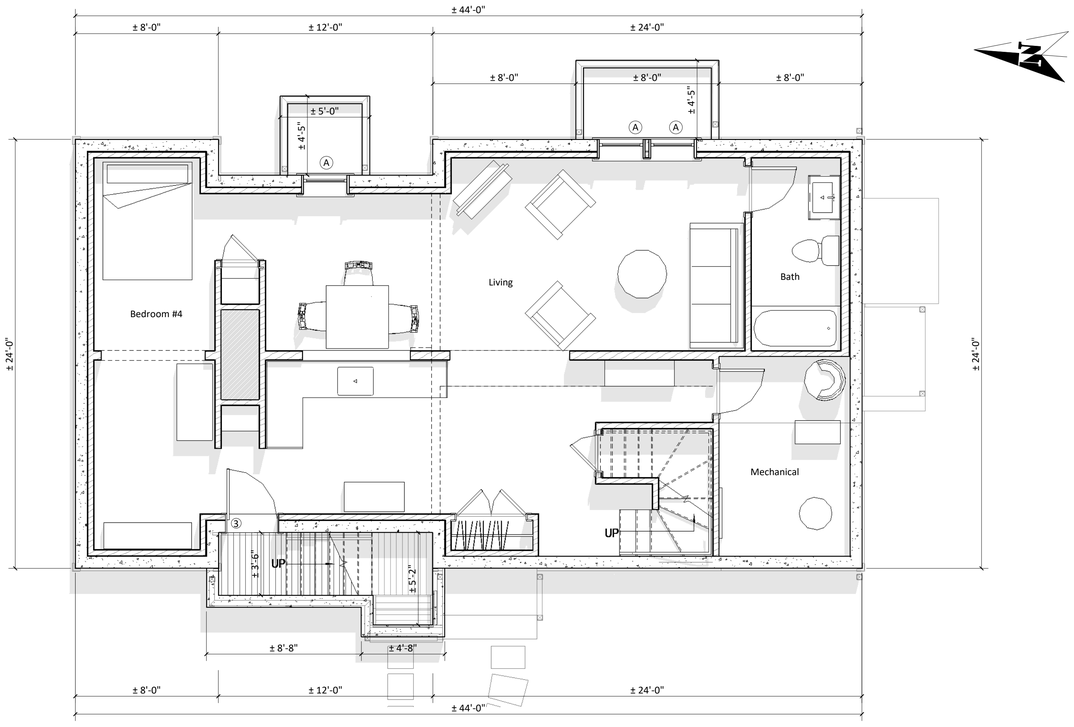
Revisions

HDC Submission Only 07.15.2024

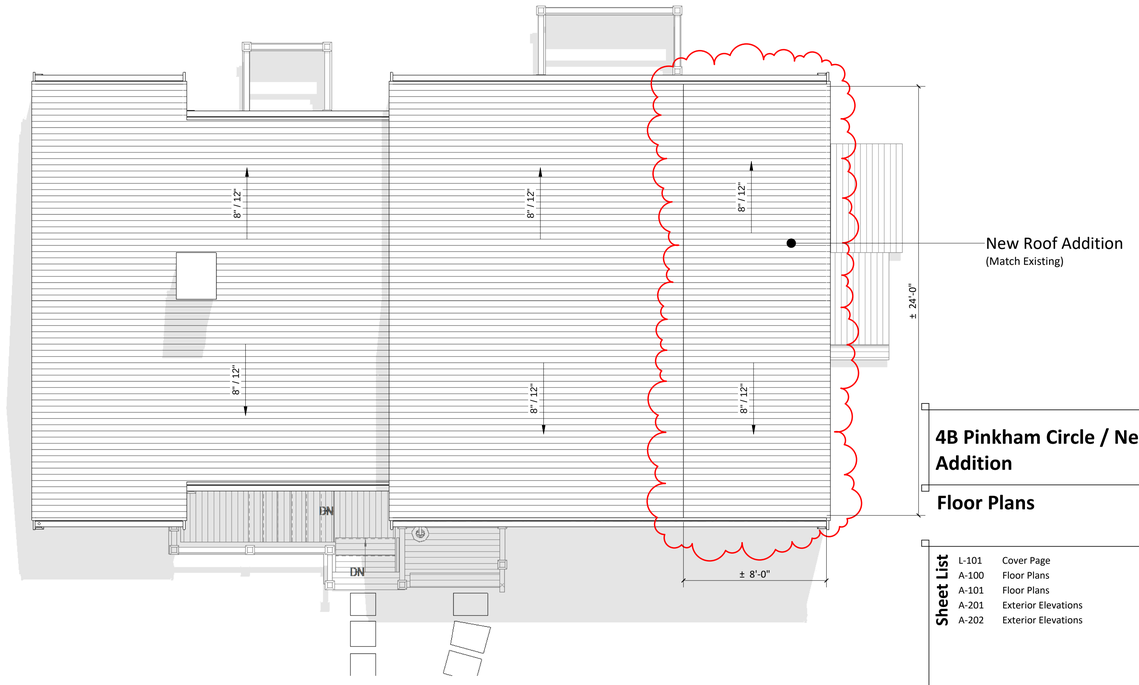
L-101

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtanantucket@gmail.com

4B Pinkham Circle / New Addition



1 Basement Floor Plan
NO CHANGE 1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"

4B Pinkham Circle / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R-20
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 - 56 / 161.1
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!*

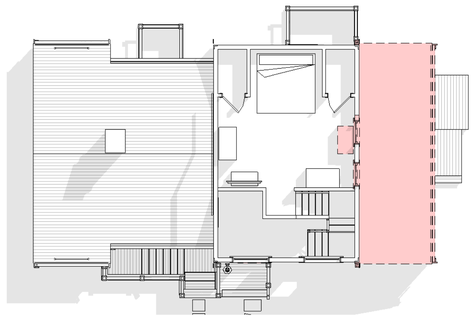
Revisions

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

HDC Submission Only 07.15.2024

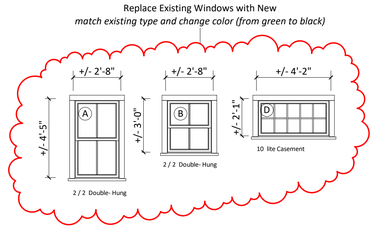
A-100

4B Pinkham Circle / New Addition



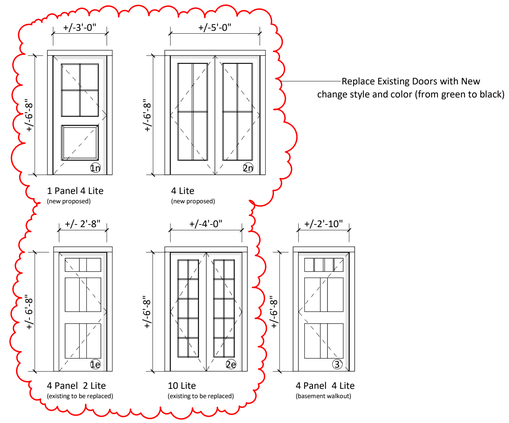
2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend

1/4" = 1'-0"



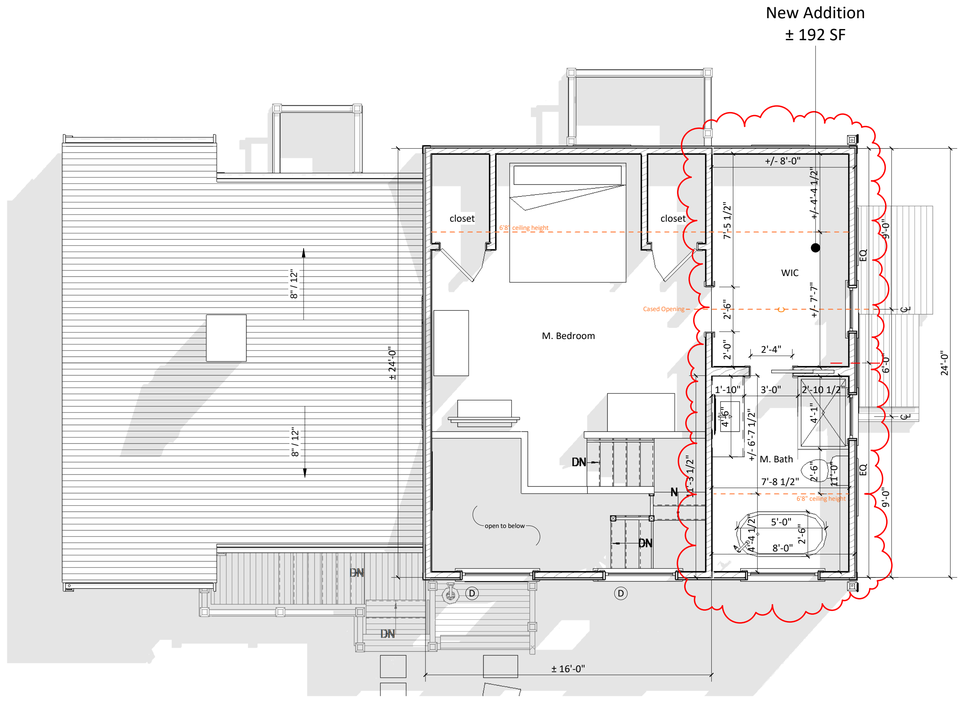
4 Door Legend

1/4" = 1'-0"

WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	16	2'-8"	4'-5"
B	1	2'-8"	3'-0"
D	5	4'-2"	2'-1"

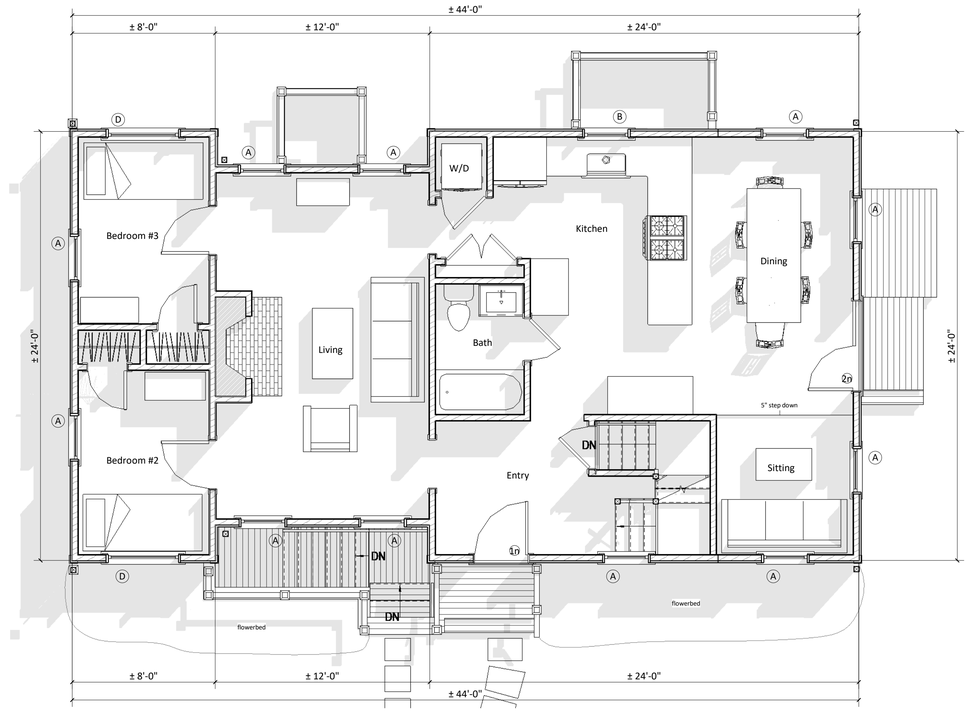
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1e	1	2'-8"	6'-8"
1n	1	3'-0"	6'-8"
2e	1	4'-0"	6'-8"
2n	1	5'-0"	6'-8"
3	1	2'-10"	6'-8"



2 Proposed Second Floor Plan

1/4" = 1'-0"



1 First Floor Plan

NO CHANGE

1/4" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtanantucket@gmail.com

4B Pinkham Circle / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R-20
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 - 56 / 161.1
Lot Area - .... sq.ft.
Allowable G.C. - ....± sq.ft.
Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

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Revisions

HDC Submission Only *07.15.2024*

A-101

4B Pinkham Circle / New Addition



1 Proposed West Elevation
1/4" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"



Existing West



1e Existing/Demo West Elevation
1/8" = 1'-0"



Existing South



2e Existing/Demo South Elevation
1/8" = 1'-0"

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4B Pinkham Circle / New Addition

Exterior Elevations

Sheet List

L-101	Cover Page
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Existing G.C. - ....± sq.ft.
Available G.C. - ....± sq.ft.

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Revisions

HDC Submission Only *07.15.2024*

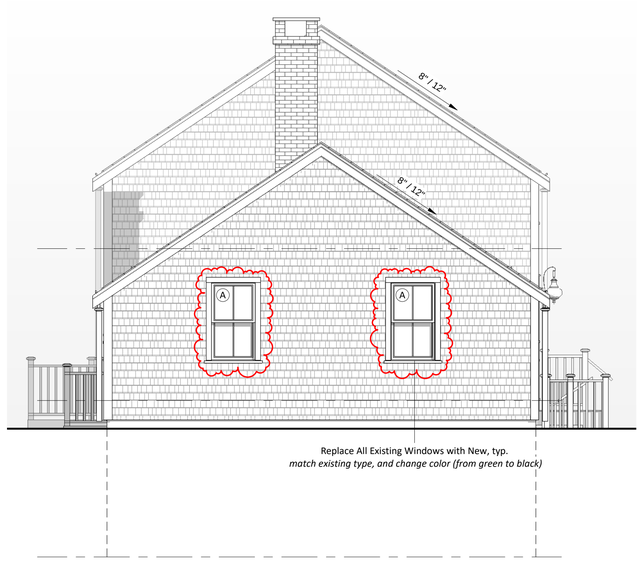
A-201

4B Pinkham Circle / New Addition



1 Proposed East Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"



Existing East

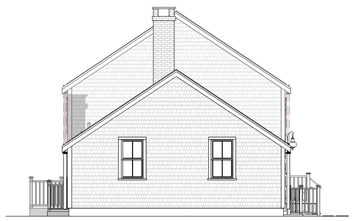


1e Existing/Demo East Elevation

1/8" = 1'-0"



Existing North



2e Existing/Demo North Elevation

1/8" = 1'-0"

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtanantucket@gmail.com

4B Pinkham Circle / New Addition

Exterior Elevations

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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Ground Cover Ratio - 12.5 %
Front Setback - 30 ft.
Side & Rear Setback - 10 ft. & 10 ft.

Map & Parcel - 56 / 161.1
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Allowable G.C. - ....± sq.ft.
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Revisions

HDC Submission Only *07.15.2024*

A-202

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.*

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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 be emailed to hdcsubmissions@nantucket-ma.gov.

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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.

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✓ 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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 161.1

Street & Number of Proposed Work: 4B Pinkham Circle

Owner of record: Katherine P. Seholm

Mailing Address: 4B Pinkham Circle
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dimov / DTA

Mailing Address: 25 Wapposset 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. _____ Windows &
☐ Pool (Zoning District ____) ☐ Roof ☑ Other Add New 2nd floor Addition; REPLACE EXISTING doors

Size of Structure or Addition: Length: ±24'0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: ±8'0" Sq. footage 2nd floor: ±192 SF 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 ±22'6" South ±22'6" East ±22'6" West ±22'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) N/A Corner boards 5/4x6 Frieze N/A
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 4 lite Rear _____ Side 4 lite double-swing
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS - ~~NO CHANGE FROM EXISTING~~

Sidewall NATURAL (M.F.) Clapboard (if applicable) N/A Roof BLACK (MATCH EXISTING)
Trim NATURAL (M.F.) Sash BLACK (FROM GREEN) Doors BLACK (FROM GREEN)
Deck NATURAL (M.F.) Foundation NATURAL (M.F.) 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 7/12/2021 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 Anton Dimov / DTA

AS AGENT FOR Katherine P. Scholm

STREET ADDRESS 4B Pinkham Circle

MAP/PARCEL 56/161.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

07/15/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

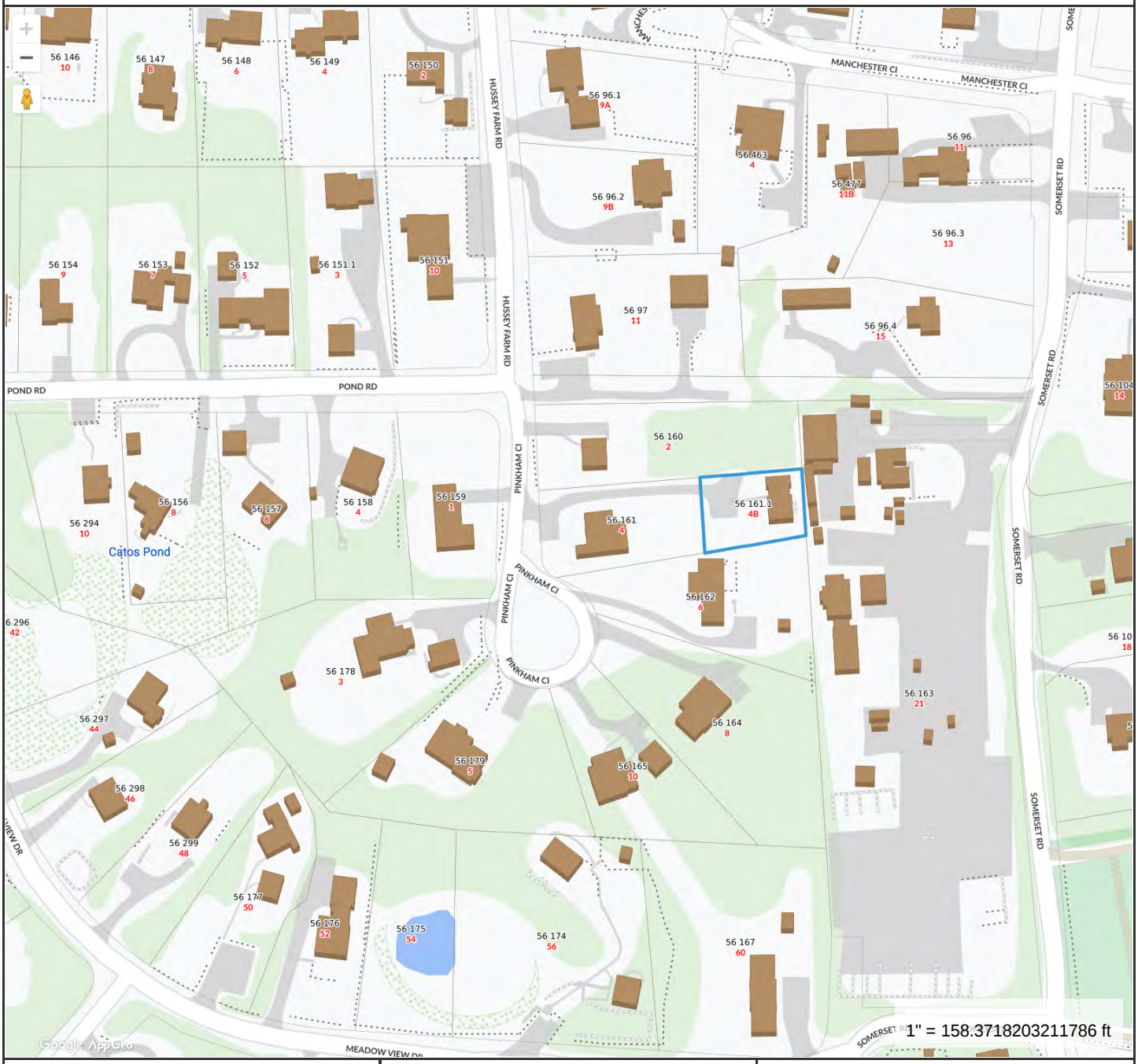
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

07/10/24

Date



Property Information

Property ID	56 161.1
Location	4B PINKHAM CI
Owner	SEHOLM KATHERINE P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

4B PINKHAM CI

Location	4B PINKHAM CI	**Mblu**	56/ / 161/1 /
Acct#	0056-1611	**Owner**	SEHOLM KATHERINE P
Assessment	$1,066,760	**PID**	190909
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$606,200	$460,560	$1,066,760

Owner of Record

Owner	SEHOLM KATHERINE P	**Sale Price**	$691,000
Co-Owner		**Certificate**	
Address	PO BOX 165 SIASCONSET, MA 02564	**Book & Page**	C026927/0
		Sale Date	06/18/2018
		Instrument	1O

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SEHOLM KATHERINE P	$691,000		C026927/0	1O	06/18/2018
BOUSQUET NICOLE	$900,000		C0024485/0	00	11/14/2012

Building Information

Building 1 : Section 1

Year Built:	2003
Living Area:	2,002
Replacement Cost:	$684,648
Building Percent Good:	88
Replacement Cost Less Depreciation:	$602,500

Building Attributes	
Field	**Description**
Style:	Colonial

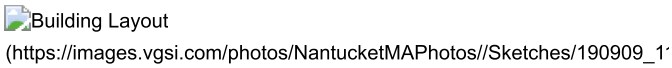
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\04\08\53.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/190909_1

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FBM	Basement, Finished	1,008	706
TQS	Three Quarter Story	384	288
STP	Stoop	60	0
		2,460	2,002

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$3,700	1

Land

Land Use

Use Code	1014
Description	AFFORDABLE
Zone	R20
Neighborhood	475

Land Line Valuation

Size (Acres)	0.18
Frontage	
Depth	
Assessed Value	$460,560

Alt Land Appr Category No

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$606,200	$460,560	$1,066,760
2022	$492,300	$323,200	$815,500
2021	$492,300	$343,400	$835,700
2020	$518,300	$294,900	$813,200

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EXISTING WEST



EXISTING SOUTH



EXISTING EAST




EXISTING NORTH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

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(initial to indicate read and understand)

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____ 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°: 69 PARCEL N°. 88

Street & Number of Proposed Work: 9 Nobadeer Farm Rd

Owner of record: Nantucket Partnership For Children, Inc

Mailing Address: 9 Nobadeer Farm Rd
Nantucket, MA 02554

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: info@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: 54' Sq. Footage 1st floor: 972 s.f. Decks/Patio: Size: 54 x 5 ☒ 1st floor ☐ 2nd floor
Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North Existing South Existing East Existing West Existing

Additional Remarks

Historic Name:

Original Date: 2002

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 ≈10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 Vertical boards

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 10 Rake 1 x 8 Soffit (Overhang) 12" Corner boards 1 x 6 Frieze _____
Window Casing 1 x 4 Door Frame 1 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 ~~Vertical~~ Natural to weather Clapboard (if applicable) _____ Roof Match existing.
Trim Natural to weather Sash Natural Doors White
Deck Natural 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 o any revisions to this application will initiate a new sixty-day review period.

Date 7/11/24 Signature of owner of record _____ Signed under penalties of perjury

STRONG WINGS ADVENTURE SCHOOL



VICINITY MAP



SITE AERIAL

PROJECT ADDRESS:
9 Nobadeer Farm Rd,
Nantucket, MA 02554,

M/P: 69/88

LOT SIZE:
2.0 AC

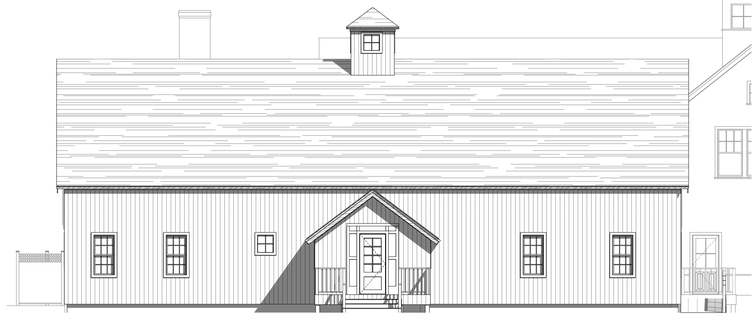
ZONE: R40

OWNER:
NANTUCKET PARTNERSHIP FOR CHILDREN, INC

ARCHITECT:
BPC ARCHITECTURE
JOE PAUL

STRUCTURAL ENGINEER:
TBD

CIVIL ENGINEER: BLACKWELL & ASSOCIATES, INC



bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024

00.00.00 REVISION NOTE

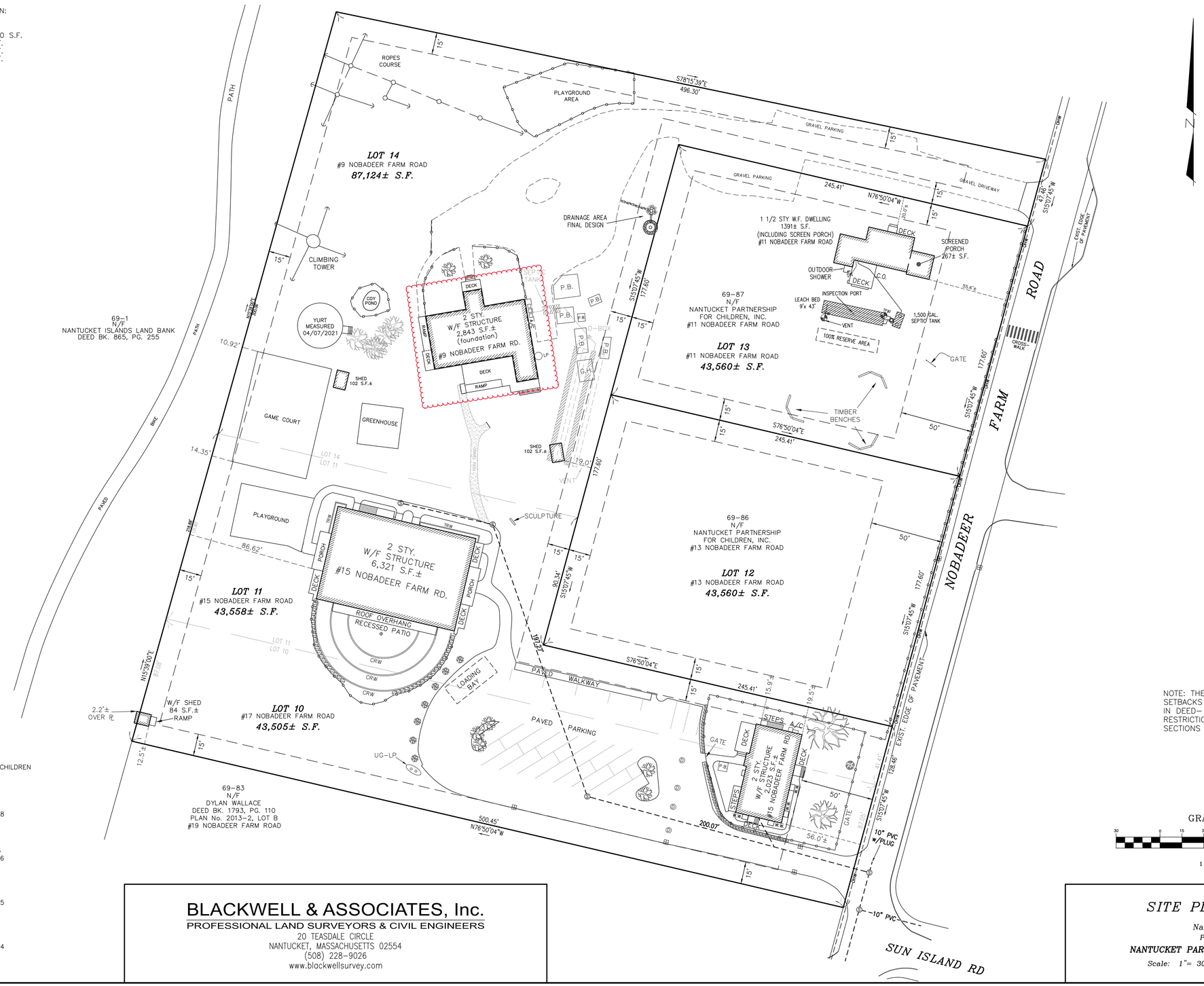
NANTUCKET PARTNERSHIP FOR CHILDREN, INC
9 Nobadeer Farm Rd,
Nantucket, MA 02554,

STRONG WINGS
COVER SHEET

SW0.0A

CURRENT ZONING CLASSIFICATION:
Residential 40 (R-40)

MINIMUM LOT SIZE:	40,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	30 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	10%



NOTE: THE 15' AND 50' SETBACKS ARE REFERENCED IN DEED- DECLARATION OF RESTRICTIONS 565-13. SEE SECTIONS 1.2 AND 1.3.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER INFORMATION

NANTUCKET PARTNERSHIP FOR CHILDREN
MERGER Doc. # 1199/342
MERGER Doc. # 1931/223

DEED BK. 582, PG. 131
PLAN FILE 52-K, LOT 14
ASSESSOR'S MAP 69, PARCEL 88
#9 NOBADEER FARM ROAD

DEED BK. 1177, PG. 253
PLAN FILE 52-K, LOTS 12 & 13
ASSESSOR'S MAP 69, PARCEL 86
#13 NOBADEER FARM ROAD

DEED BK. 590, PG. 180
PLAN FILE 53-M, LOT 11
ASSESSOR'S MAP 69, PARCEL 85
#15 NOBADEER FARM ROAD

DEED BK. 590, PG. 180
PLAN FILE 53-M, LOT 10
ASSESSOR'S MAP 69, PARCEL 84
#17 NOBADEER FARM ROAD

T:\PAJE 1 JOB 67

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

SITE PLAN OF LAND
in
Nantucket, MA
Prepared for
NANTUCKET PARTMERSHIP FOR CHILDREN
Scale: 1"= 30' September 26, 2023
B7007

V:\DRAWFILES\B7007\CARLSON-SP.dwg SITE PLAN 9/26/2023 17:10:29 1:1

bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024
04.19.2021 REV COLORS

NANTUCKET PARTNERSHIP FOR CHILDREN, INC
9 Nobadeer Farm Rd,
Nantucket, MA 02554,

SITE PLAN

SW1.0



NORTH



SOUTH



EAST



WEST

bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024

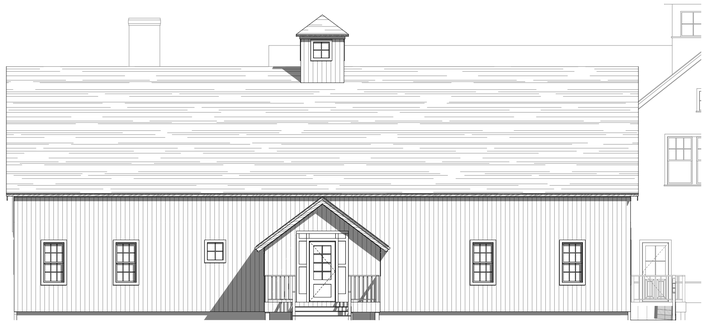
NANTUCKET PARTNERSHIP FOR CHILDREN, INC

9 Nobadeer Farm Rd,
Nantucket, MA 02554,

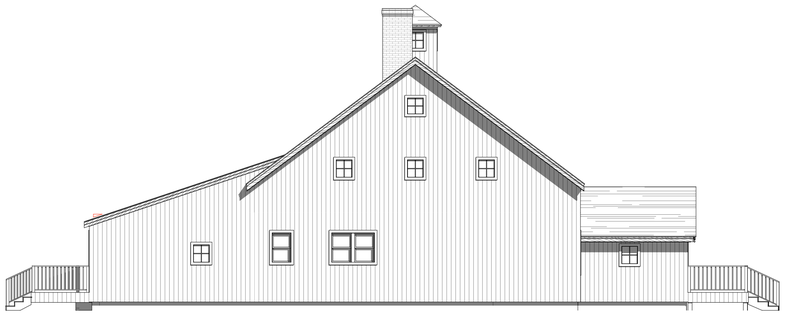
PHOTOS

SW2.1

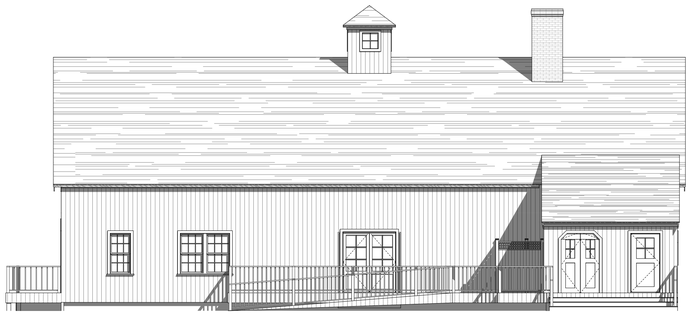
EXISTING



N NORTH ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"



E EAST ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"

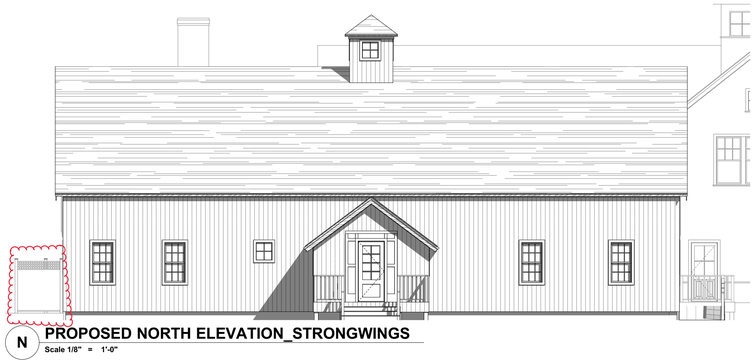


S SOUTH ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"

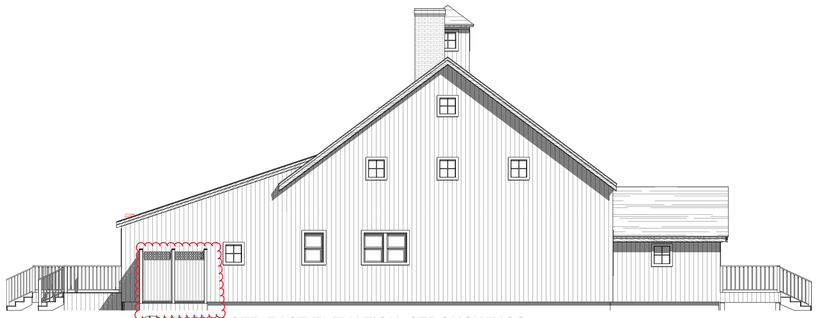


W WEST ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"

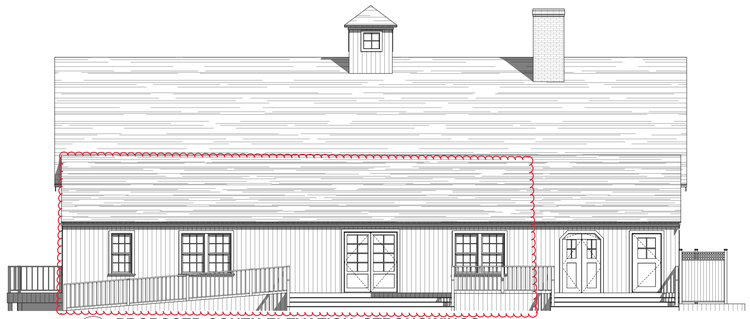
PROPOSED



N PROPOSED NORTH ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"



E PROPOSED EAST ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"



S PROPOSED SOUTH ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"



W PROPOSED WEST ELEVATION_STRONGWINGS
Scale 1/8" = 1'-0"

bpc

2024.07.15

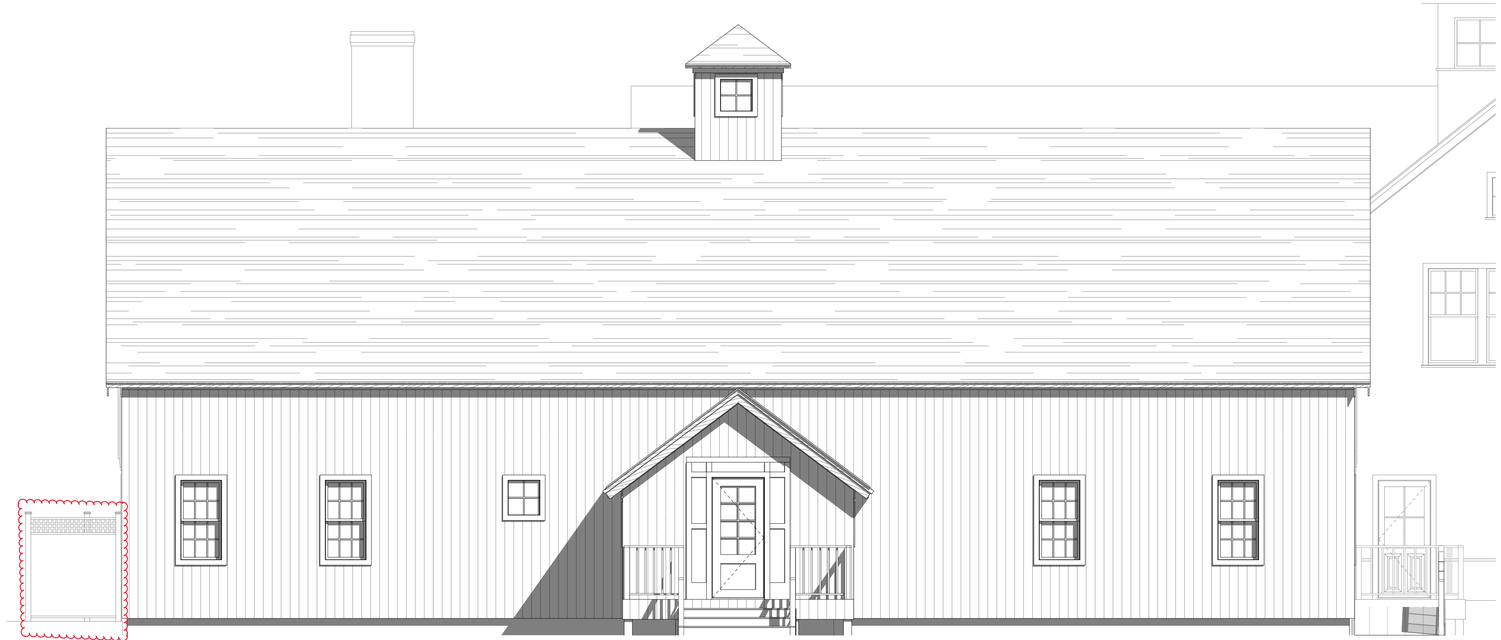
REVISIONS PLOTTED: 7/15/2024

NANTUCKET PARTNERSHIP FOR CHILDREN, INC

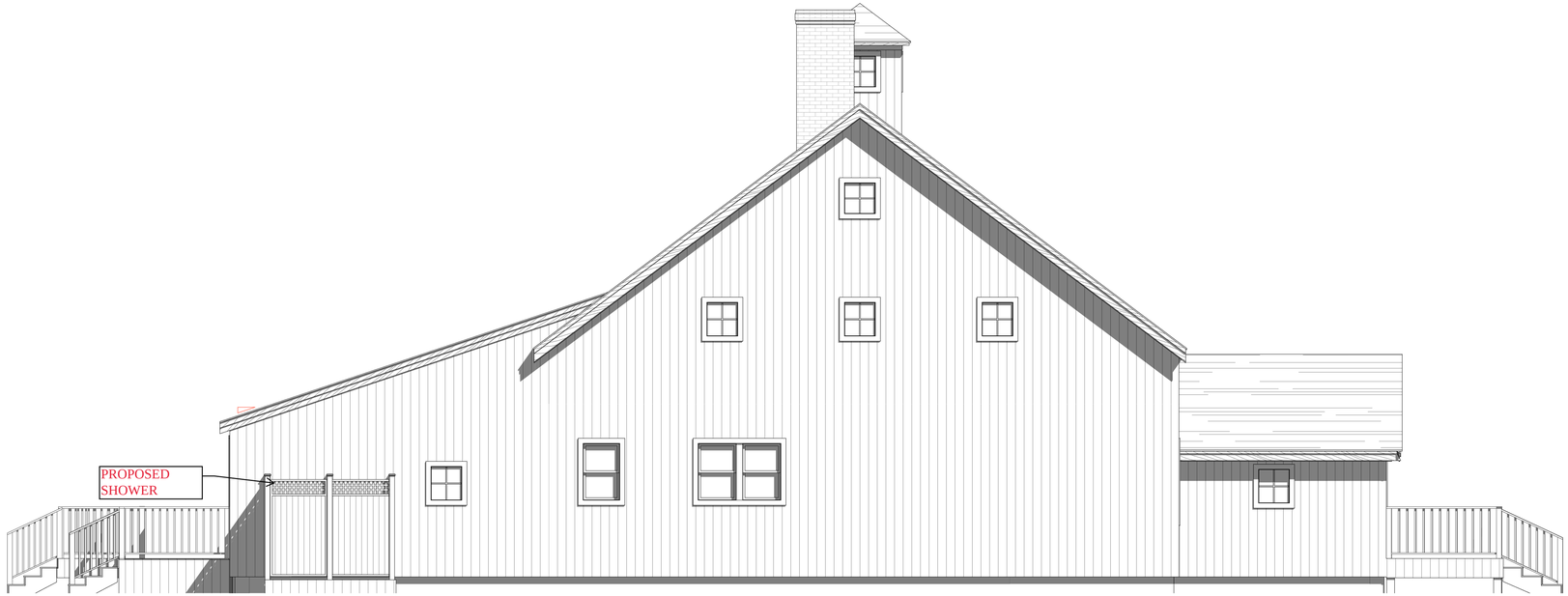
9 Nobadeer Farm Rd,
Nantucket, MA 02554,

ELEVATIONS
COMP

SW3.0



N **PROPOSED NORTH ELEVATION_STRONGWINGS**
Scale 1/4" = 1'-0"



E **PROPOSED EAST ELEVATION_STRONGWINGS**
Scale 1/4" = 1'-0"

bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024

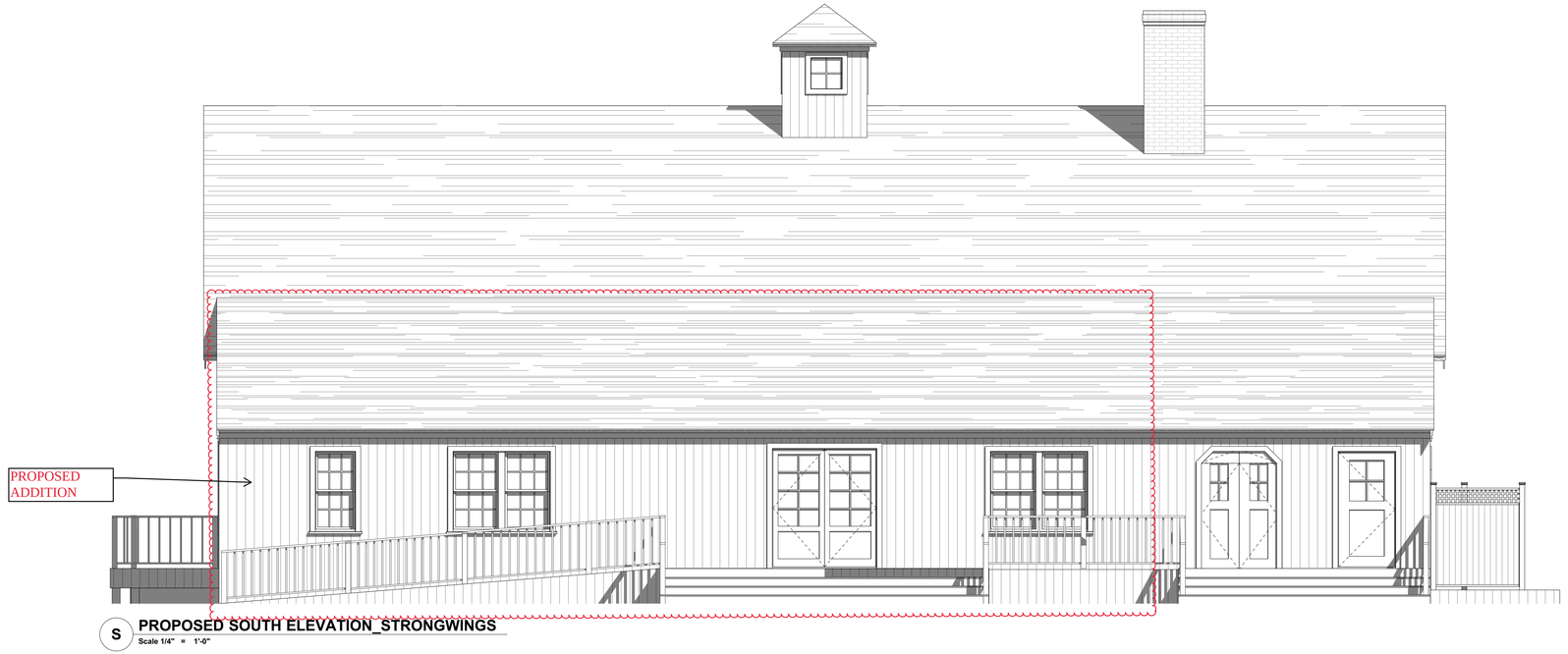
NANTUCKET PARTNERSHIP FOR CHILDREN, INC

9 Nobadeer Farm Rd,
Nantucket, MA 02554,

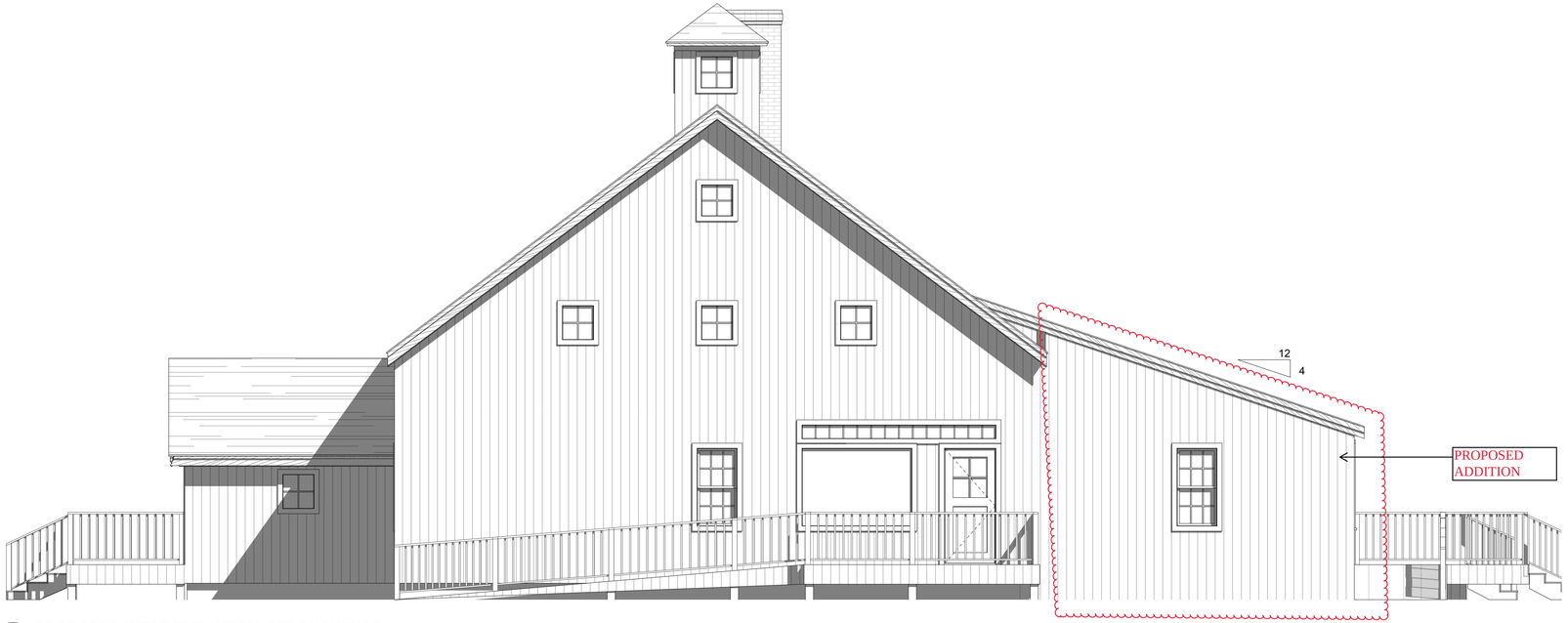
N-E PROPOSED ELEVATIONS

N

SW3.1



S **PROPOSED SOUTH ELEVATION_STRONGWINGS**
Scale 1/4" = 1'-0"



W **PROPOSED WEST ELEVATION_STRONGWINGS**
Scale 1/4" = 1'-0"

bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024

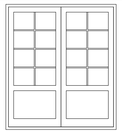
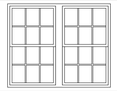
NANTUCKET PARTNERSHIP FOR CHILDREN, INC

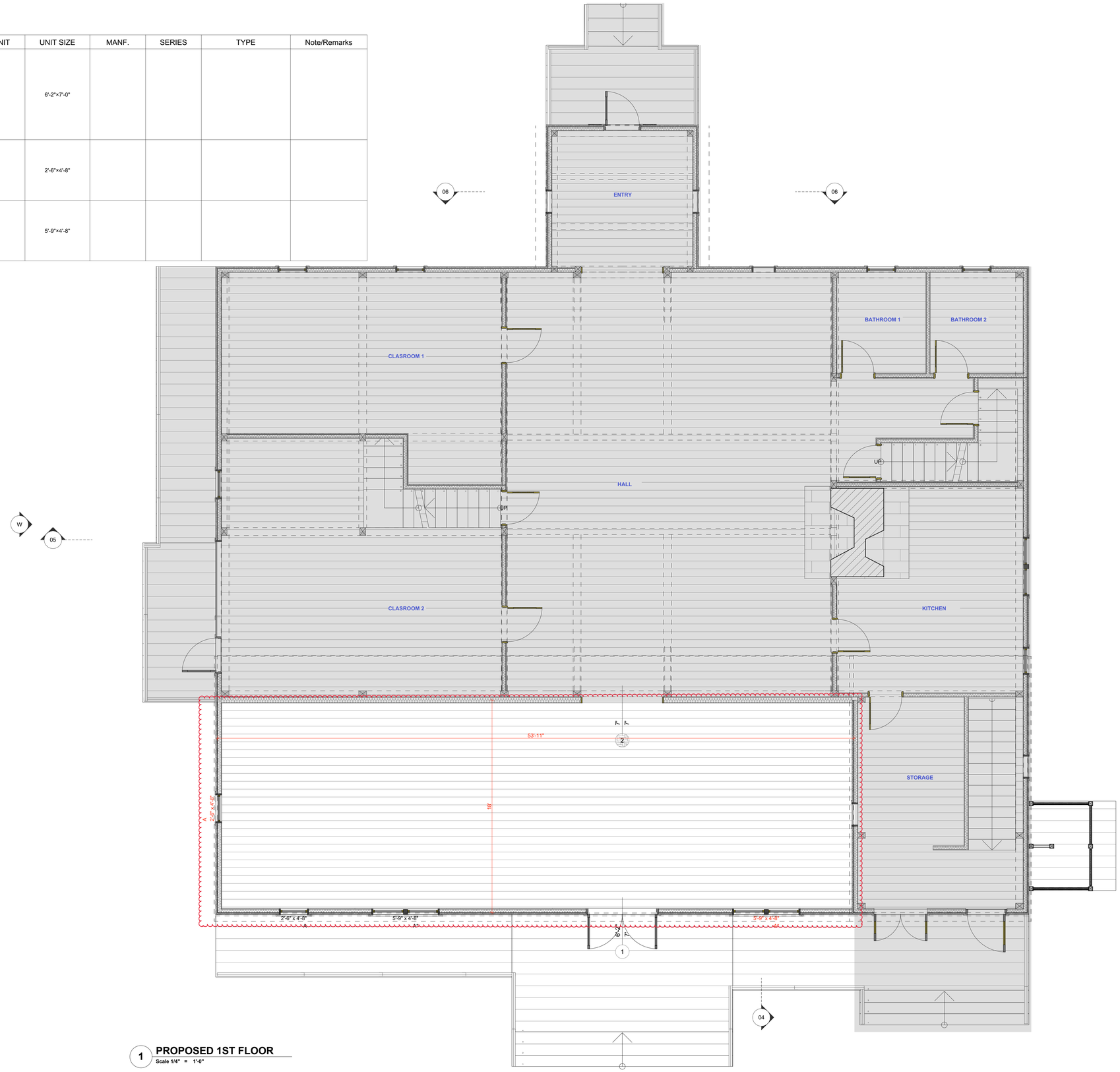
9 Nobadeer Farm Rd,
Nantucket, MA 02554,

S-W PROPOSED ELEVATIONS

N

SW3.2

NO.	3D Front View	TYPE	UNIT	UNIT SIZE	MANF.	SERIES	TYPE	Note/Remarks
1			W-	6'-2"×7'-0"				
A		-	-	2'-6"×4'-8"				
A*		-	-	5'-9"×4'-8"				



1 PROPOSED 1ST FLOOR
Scale 1/4" = 1'-0"

bpc

2024.07.15

REVISIONS PLOTTED: 7/15/2024

NANTUCKET PARTNERSHIP FOR CHILDREN, INC

9 Nobadeer Farm Rd,
Nantucket, MA 02554,

PROPOSED 1ST FLOOR ADDITION

N

SW4.00

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.**

CERTIFICATE NO: _____ Folly DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Head Trust

Mailing Address: 16030 Ventura Blvd, St 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: info@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 Folly

Size of Structure or Addition: Length: 19'-6" Sq. Footage 1st floor: 270 sq.ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 15' South 14'-9 3/4" East 14'-9 3/4" West 14'-9 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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 5 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☒ Other Painted Panels

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X10 Rake 1X8 Soffit (Overhang) _____ Corner boards 1X4 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

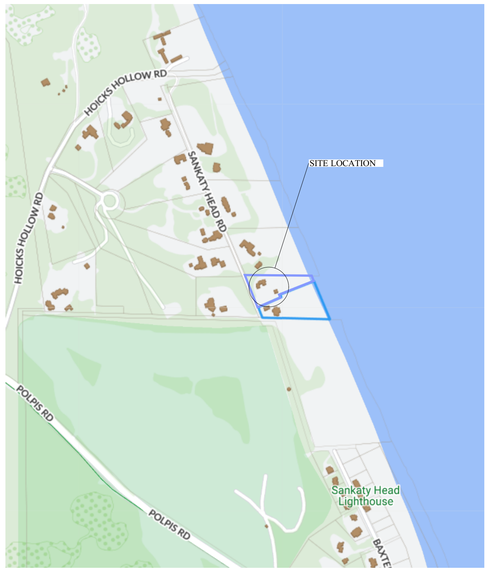
Sidewall — Clapboard (if applicable) — Roof Natural
Trim Gray Sash Gray Doors Gray
Deck — Foundation Natural Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 7/13/24 Signature of owner of record _____ Signed under penalties of perjury

23 SANKATY HEAD RD - FOLLY



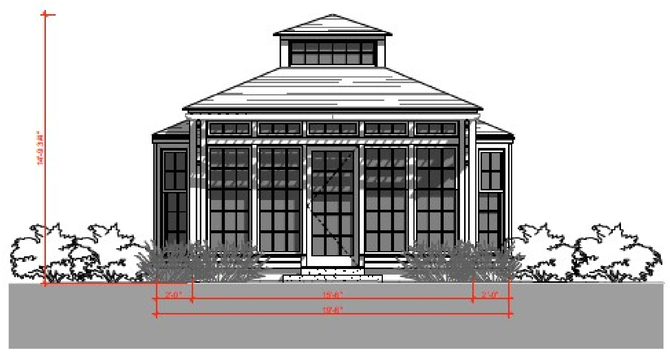
SITE LOCATION

PROJECT ADDRESS:	21-23 Sankaty Head Rd Nantucket,, Massachusetts, 02554
MAP: PARCEL:	48 4
LOT SIZE:	90604.8 SF
ZONE:	LUG3
OWNER:	21 SANKATY HEAD TRUST
ARCHITECT:	JOE PAUL
STRUCTURAL ENGINEER:	
SOILS ENGINEER:	
CIVIL ENGINEER:	
MECHANICAL ENGINEER:	

ID	SHEET
FL0.0A	FOLLY COVER SHEET
FL0.0C	PHOTOS
FL1.2	FOLLY SITE PLAN
FL3.0	FOLLY PROPOSED ELEVATIONS
FL4.00	FLOOR PLAN



VICINITY MAP



bpc

07-12-2024

REVISIONS PLOTTED: 7/12/2024

00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY COVER SHEET

FL0.0A



LEGEND:

- PROPERTY LINE
- CENTER LINE
- VIEW TO LIGHTHOUSE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING
- PLANTING BEDS
- MEADOW

NOTES:

1. EXISTING CONDITIONS ARE BASED ON A PLAN PROVIDED BY LINK LAND SURVEYORS
2. JDDA TAKES NO RESPONSIBILITY FOR THE ACURACY OF THE INFORMATION PROVIDED

INDEX:

1. DRIVEWAY
2. TREE GROVE
3. FOLLY
4. GUEST PARKING
5. GUEST GARDEN
6. MAIN HOUSE PARKING
7. ARRIVAL GARDEN
8. SCREENING
9. LOOKOUT
10. FRONT WALKWAY

SCALE: 1"=20'

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

23 Sankaty Head Trust
23 Sankaty Head Road
Nantucket, MA

STAMP

PROFESSIONALS

CIVIL ENGINEER & SURVEY COMPANY
Bracken Engineering
49 Herring Pond Road, Bourne, MA, 02532
(508) 833-0070

STRUCTURAL ENGINEER
Company
Address
Telephone

ARCHITECT
BPC Architecture + Interior Design
Nantucket, MA 02554
(508) 228-2722

INTERIOR DESIGNER
Mark Cunningham Inc
15 W 37th St, New York, NY, 10018
(212) 752-8484

REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: NH, EC CHECKED BY: JD

ISSUE DATE: YEAR-MONTH-DAY

PLOT DATE: 2024-7-12

PHASE NOT FOR CONSTRUCTION

SCHEMATIC DEVELOPMENT SET

TITLE

LANDSCAPE PLAN

SHEET NO.

L-1.00

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07-12-2024

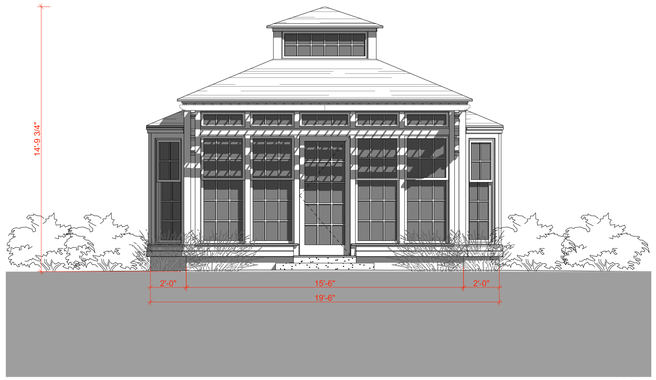
REVISIONS PLOTTED: 7/12/2024

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

PHOTOS

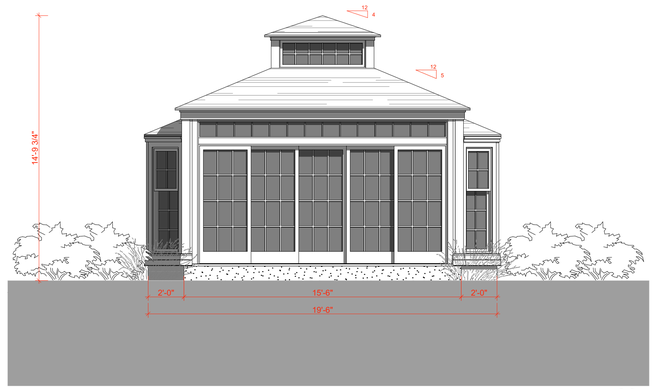
FL0.0C



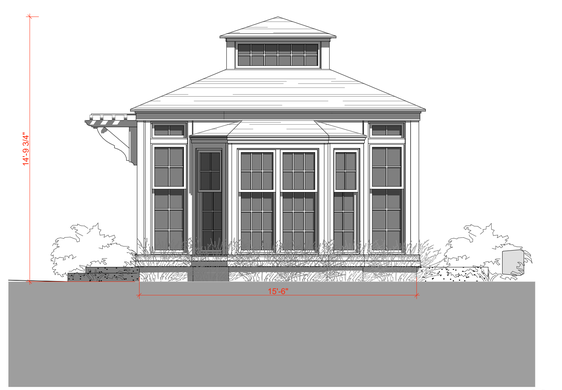
WEST ELEVATION (W)
SCALE: 1/4" = 1'-0"



NORTH ELEVATION (N)
SCALE: 1/4" = 1'-0"



EAST ELEVATION (E)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (S)
SCALE: 1/4" = 1'-0"

bpc

07-12-2024

REVISIONS PLOTTED: 7/12/2024

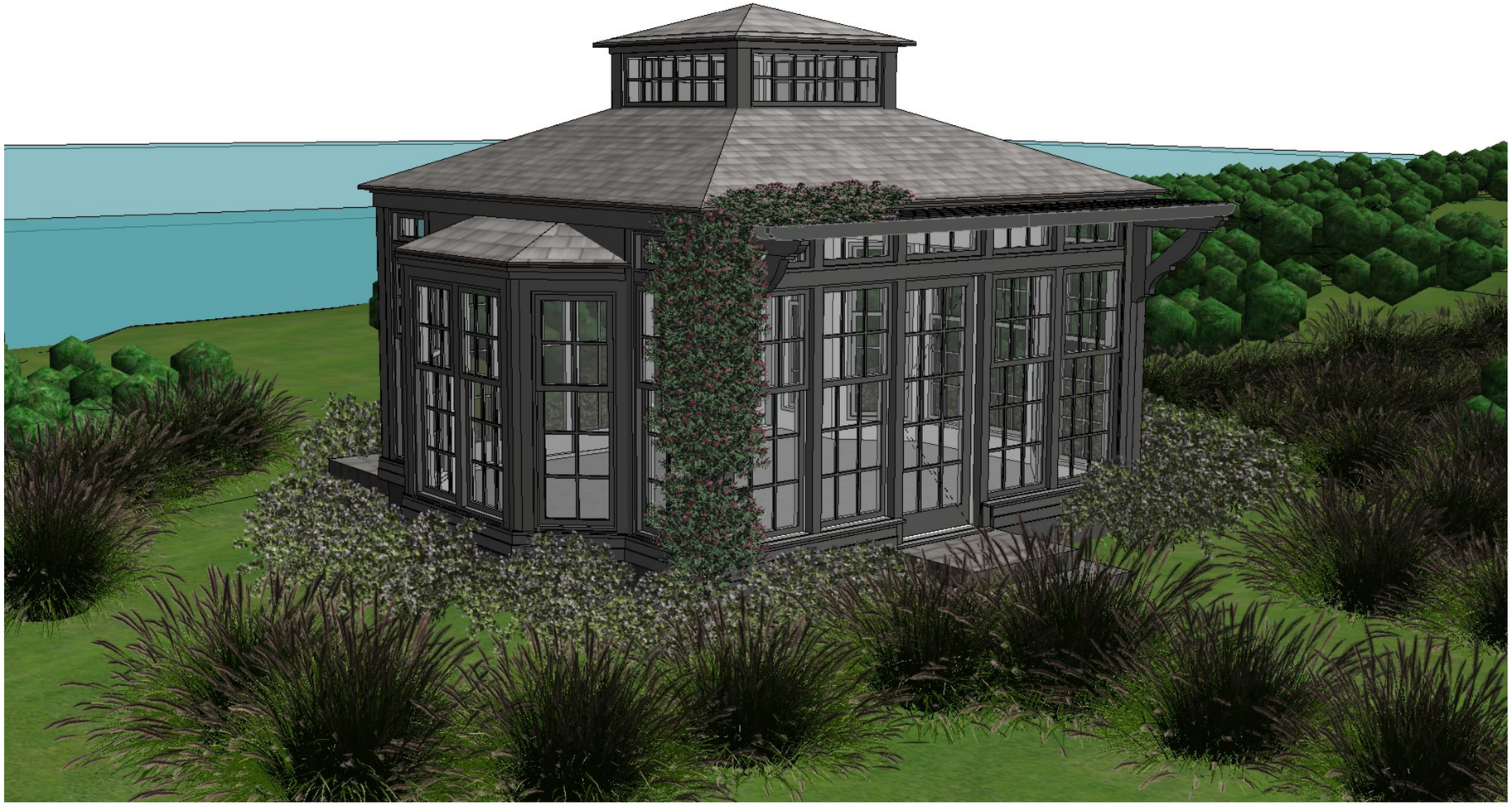
00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY
PROPOSED
ELEVATIONS

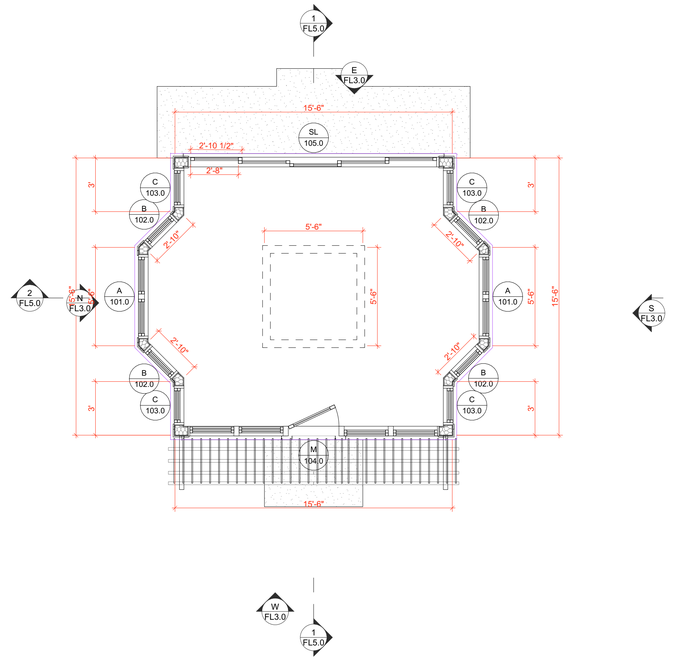
FL3.0



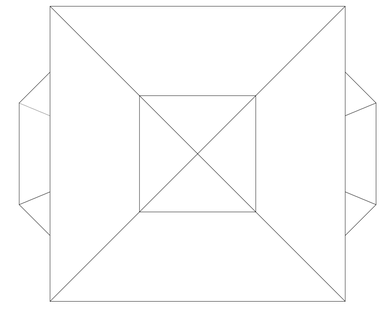
PROPOSED DOOR & WINDOW SCHEDULE

	Element ID	TYPE	SIZE	MANF.	LINE	UNIT	QTY.
	101.0	A	4'-8"×6'-0"	KSD			2
	102.0	B	2'-2"×6'-0"	KSD			4
	103.0	C	2'-2"×7'-6"	KSD			4
	104.0	M	14'-0"×8'-2"				1
	105.0	SL	14'-0"×8'-2"				1
	201.0	D	4'-9"×1'-6"	KSD			4

DOOR AND WINDOW SCHEDULE 0
SCALE: 1" = 1'-0"



GAZEBO FLOOR PLAN 1
SCALE: 1/4" = 1'-0"



GAZEBO ROOF PLAN 2
SCALE: 1/4" = 1'-0"

N

bpc

07-12-2024

REVISIONS PLOTTED: 7/14/2024

00.00.000 NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FLOOR PLAN

FL4.00

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**

21 Sankaty Head Road

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. jp (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. n/a **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. n/a **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ Garage DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

Street & Number of Proposed Work: 21 Sankaty Head Rd

Owner of record: 21 Sankaty Head Trust

Mailing Address: 16030 Ventura Blvd, Ste 380, Encino, CA 91436

Contact Phone #: 508-228-2722 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: info@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 evisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Fenestration changes

Size of ~~Structure or~~ Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ ~~1st floor~~ ☐ ~~2nd floor~~

~~Width:~~ _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

~~Sq. footage 3rd floor:~~ _____

Difference between existing 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: 1996

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Replace w like-kind ; add pergola
2. South Elevation Fenestration changes ; add pergola
3. West Elevation No changes
4. North Elevation Fenestration changes, Add garage doors

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 1x10 Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Overhead Material Wood clad

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural

Trim Dark Gray Sash Dark Gray Doors Dark Gray

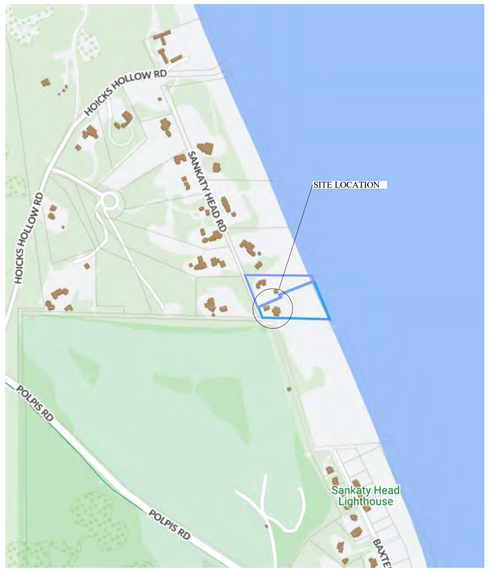
Deck Natural Foundation Natural Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 7/13/24 Signature of owner of record _____ Signed under penalties of perjury

21 SANKATY HEAD RD - GARAGE



SITE LOCATION



VICINITY MAP

PROJECT ADDRESS:	21-23 Sankaty Head Rd Nantucket,, Massachusetts, 02554
MAP: PARCEL:	48 4
LOT SIZE:	90604.8 SF
ZONE:	LUG3
OWNER:	21 SANKATY HEAD TRUST
ARCHITECT:	JOE PAUL
STRUCTURAL ENGINEER:	
SOILS ENGINEER:	
CIVIL ENGINEER:	
MECHANICAL ENGINEER:	





ID	SHEET
G0.0A	GARAGE COVER SHEET
G1.1	SITE PLAN
G3.0	COMP GARAGE ELEVATIONS
G3.1	GARAGE ELEVATIONS
G4.0	FIRST FLOOR PLAN

bpc

07-11-2024

REVISIONS PLOTTED: 7/11/2024

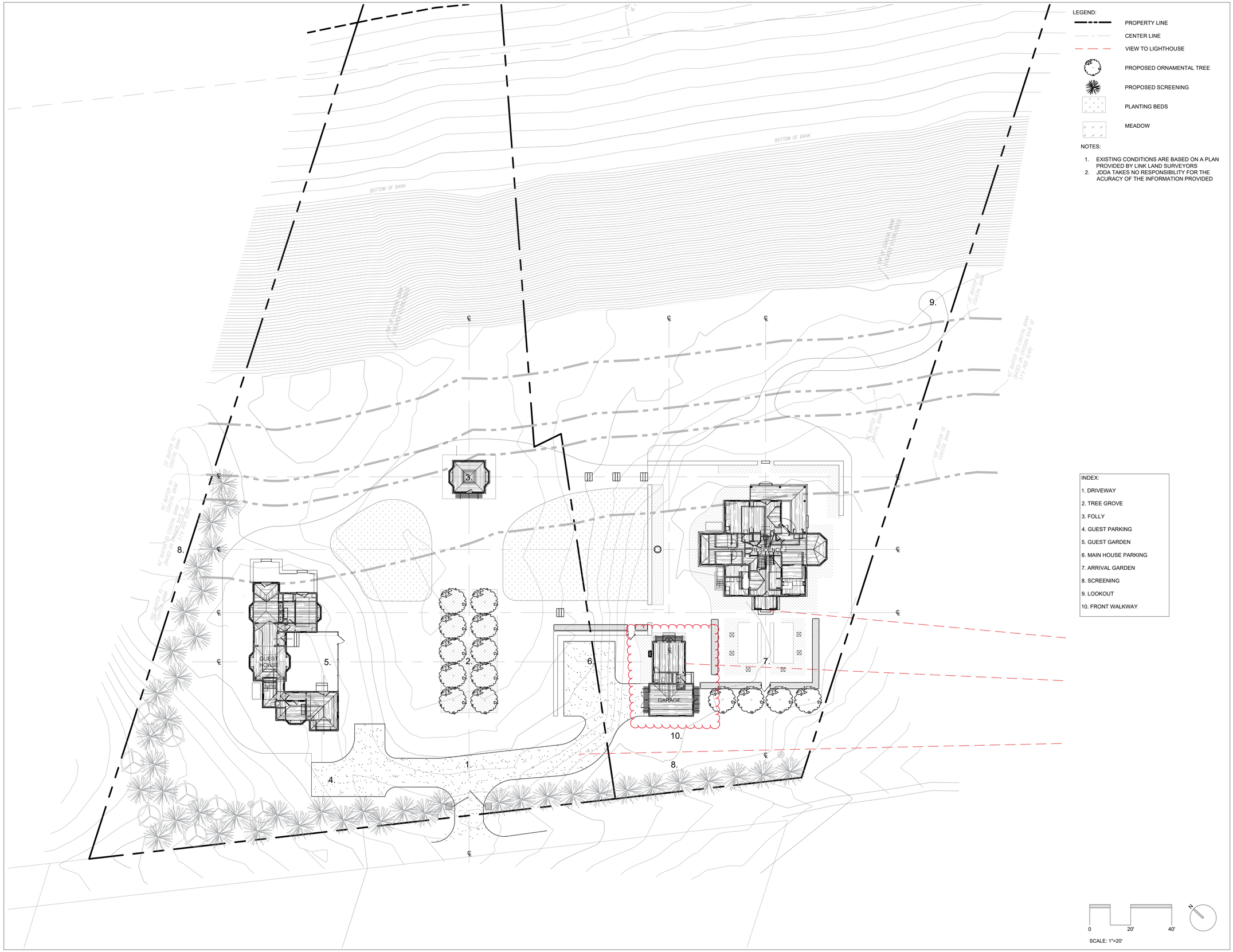
00.00.00 REVISION NOTE

21 Sankaty Head Trust Residence

21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

GARAGE
COVER SHEET

G0.0A



LEGEND:

- PROPERTY LINE
- CENTER LINE
- VIEW TO LIGHTHOUSE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SCREENING
- PLANTING BEDS
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NOTES:

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8. SCREENING
9. LOOKOUT
10. FRONT WALKWAY

0 20' 40'

SCALE: 1"=20'

N

JAMES DOYLE DESIGN ASSOCIATES
INTERSECTION OF NATURE AND ART

125 GREENWICH AVE
GREENWICH, CT 06830

203 869 2900 JDDA.COM

23 Sankaty Head Trust
23 Sankaty Head Road
Nantucket, MA

STAMP

PROFESSIONALS

CIVIL ENGINEER & SURVEY COMPANY
Bracken Engineering
49 Herring Pond Road, Bourne, MA, 02532
(508) 833-0070

STRUCTURAL ENGINEER
Company
Address
Telephone

ARCHITECT
BPC Architecture + Interior Design
Nantucket, MA 02554
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REVISIONS

NO.	DATE	SHEET & DESCRIPTION	APP.
1			
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DRAWN BY: NH, EC CHECKED BY: JD

ISSUE DATE: YEAR-MONTH-DAY

PLOT DATE: 2024-7-12

PHASE NOT FOR CONSTRUCTION

SCHEMATIC DEVELOPMENT SET

TITLE

LANDSCAPE PLAN

SHEET NO.

L-1.00

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SOUTH-EAST VIEW



SOUTH VIEW



NORTH VIEW

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07-11-2024

REVISIONS PLOTTED: 7/12/2024

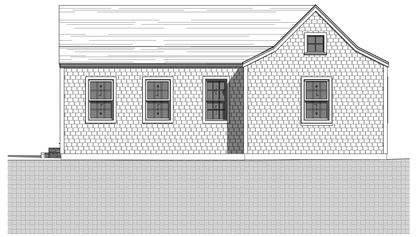
21 Sankaty Head Trust Residence

21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

PHOTOS

G0.0C

EXISTING



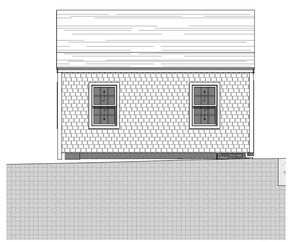
NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

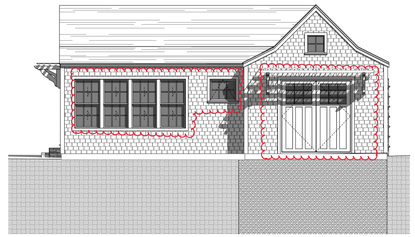


SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

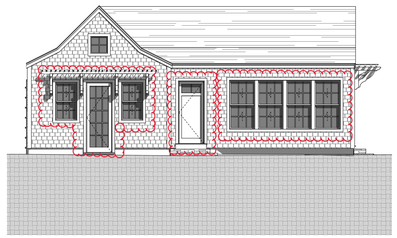
PROPOSED



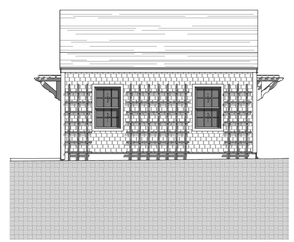
NORTH ELEVATION- PROPOSED
SCALE: 1/8" = 1'-0"



EAST ELEVATION- PROPOSED
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION-PROPOSED
SCALE: 1/8" = 1'-0"



WEST ELEVATION -PROPOSED
SCALE: 1/8" = 1'-0"

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07-12-2024

REVISIONS PLOTTED: 7/13/2024

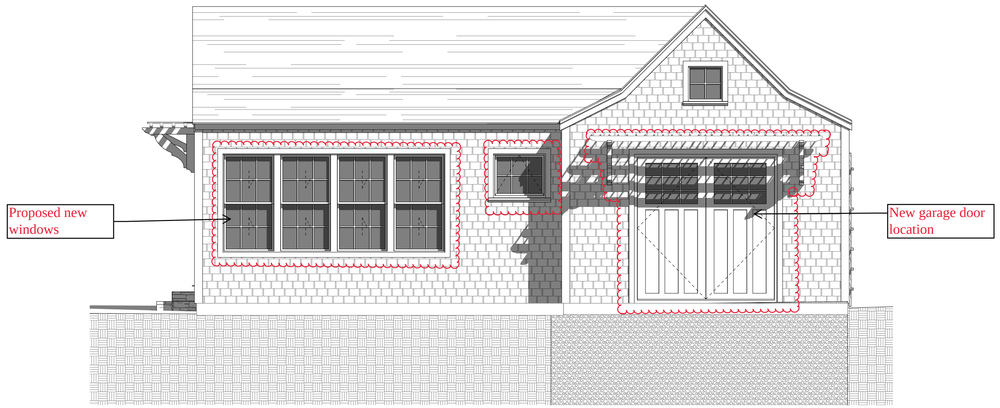
21 Sankaty Head Trust Residence

21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

COMP GARAGE ELEVATIONS

N

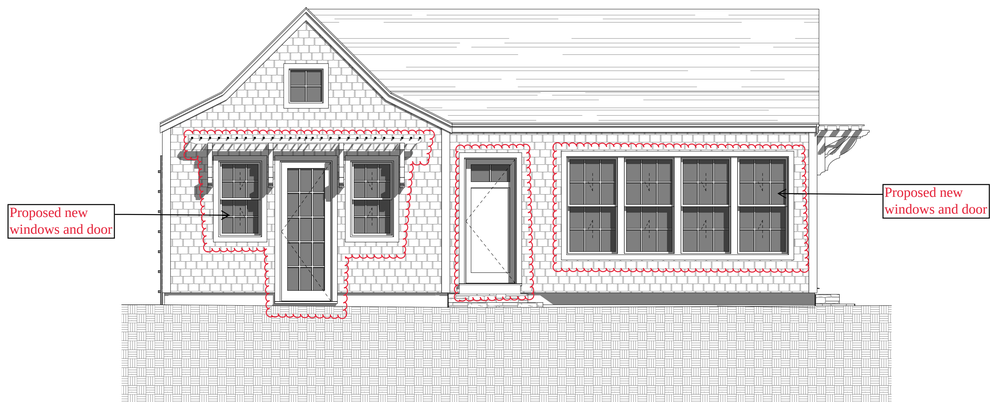
G3.0



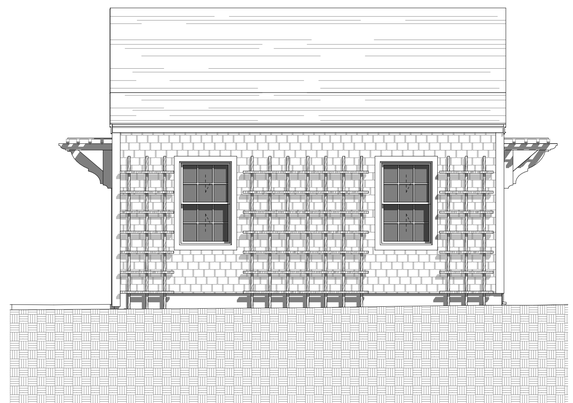
NORTH ELEVATION- PROPOSED
SCALE: 1/4" = 1'-0"
N



EAST ELEVATION- PROPOSED
SCALE: 1/4" = 1'-0"
E



SOUTH ELEVATION-PROPOSED
SCALE: 1/4" = 1'-0"
S



WEST ELEVATION -PROPOSED
SCALE: 1/4" = 1'-0"
W

bpc

07-12-2024

REVISIONS PLOTTED: 7/13/2024

21 Sankaty Head Trust Residence

21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

GARAGE ELEVATIONS

N

G3.1

ROOF PLAN
SCALE: 1/4" = 1'-0"
R

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1

bpc

07-12-2024

REVISIONS PLOTTED: 7/13/2024

21 Sankaty Head Trust Residence

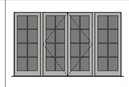
21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FIRST FLOOR PLAN

N

G4.0

GARAGE DOOR & WINDOW SCHEDULE

NUMBER	TYPE	ELEVATION	SIZE	MANF.	LINE	QTY.	NOTES
100	A		36"×57"	KSD		2	
100.1	B		30"×52"	KSD		2	
100.2	C		96"×100"			1	
100.3	D		36"×96"			1	
101	F(tempered)		150"×67"	KSD		2	MATCH DAYR ROOM WINDOWS
101.1	E		144"×86"			1	
101.2	G		36"×86"			1	
101.3	H		36"×30"	KSD		1	
200	I		24"×24"	KSD		3	

DOOR & WINDOW SCHEDULE - GARAGE PROPOSED 2

SCALE: 1' = 1'-0"

bpc

07-12-2024

REVISIONS PLOTTED: 7/13/2024

00.00.00 REVISION NOTE

21 Sankaty Head Trust Residence

21 Sankaty Head Road
Nantucket,, Massachusetts, 02554

DOOR & WINDOW SCHEDULE

G2.0

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°: 76 PARCEL N°. 31

Street & Number of Proposed Work: 3 Lyons Lane

Owner of record: Brandon & Carol Smith

Mailing Address: 3 Lyons Lane
Nantucket, MA. 02554

Contact Phone #: 401-641-2191 E-mail: csmithbristole gmail.com

AGENT INFORMATION (if applicable)

Name: Richard Prunier

Mailing Address: 49 Goldfinch Dr
Nantucket

Contact Phone #: 508-509-2936 E-mail: richard e northeast-home.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof Charcoal - GAF
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 7-15-24 Signature of owner of record Richard Prunier Signed under penalties of perjury

ROOF 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

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
	Application fee: $50.00
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 3 sets, including the entire context of the house-
✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
	Signed Affidavit: See reverse side

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Richard Prunier

AS AGENT FOR Brandon & Carol Smith

STREET ADDRESS 3 Lyons Lane

MAP/PARCEL 76 31

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7-15-24

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.

Richard Prunier 7-15-24

Signature Date



Property Information

Property ID	7161
Location	3 LYONS LN
Owner	SMITH CAROL A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
☑	☑	☑	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:

Not 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 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.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			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.
Not Applicable			5. **Topographic Map**: Must show existing and 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.
K M			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.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David + Avery Keller

Mailing Address: 425 Woodland Rd
Lake forest, IL 60045

Contact Phone #: 516 637 5525 E-mail: Averychelle r@gmail.com

AGENT INFORMATION (if applicable)

Name: Christopher Megna

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamline modular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 246.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25'8" Sq. Footage 1st floor: 786 Decks/Patio: Size: 4'x6' ☒ 1st floor ☐ 2nd floor
Width: 29'1" Sq. footage 2nd floor: 446 Size: 10'x22'6" ☐ 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 25'11" South 25'11" East 25'11" West 25'11"

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 9" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ✓ ☐ Other ✓

Roof Pitch: Main Mass 9 /12 Secondary Mass 5 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Cedar Match existing main

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 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze 8"
Window Casing 1x4 Door Frame 1x6 Garage Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Carriage Style T+G Material Painted Wood White

Hardscape materials: Driveways Shells Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

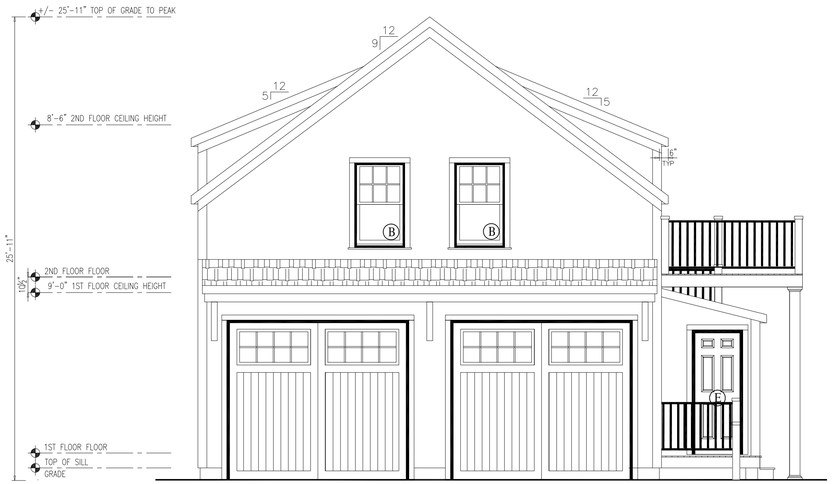
Sidewall NTH Clapboard (if applicable) — Roof Cedar
Trim White Sash White Doors White
Deck Mahogany / Rail White Foundation Gray Fence N/A Shutters N/A

* 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 7/15/24 Signature of owner of record Avery Keller Signed under penalties of perjury

NORTH
FRONT ELEVATION



EAST
LEFT ELEVATION



SOUTH
REAR ELEVATION



WEST
RIGHT ELEVATION



6 PLAINFIELD RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
KELLER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

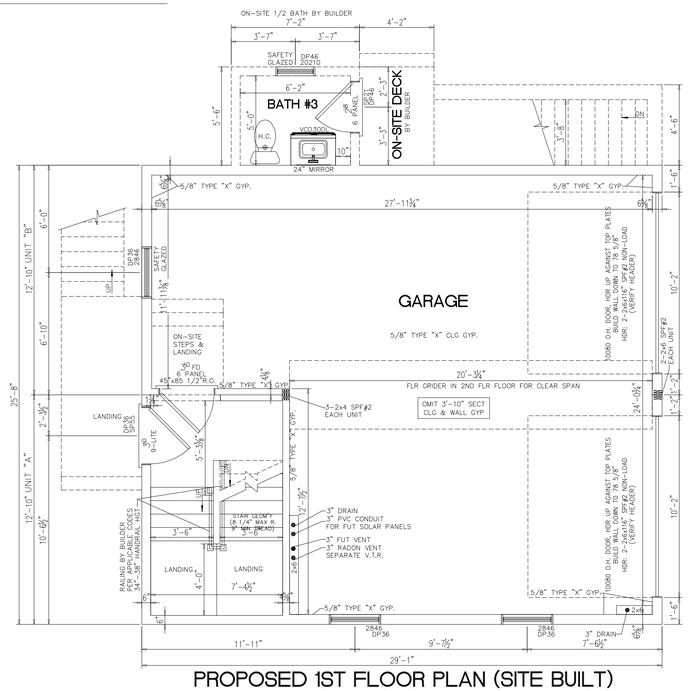
PROJECT:
45136
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 5/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45136 PD

SHEET:
ELEV-

FIRST FLOOR PLAN

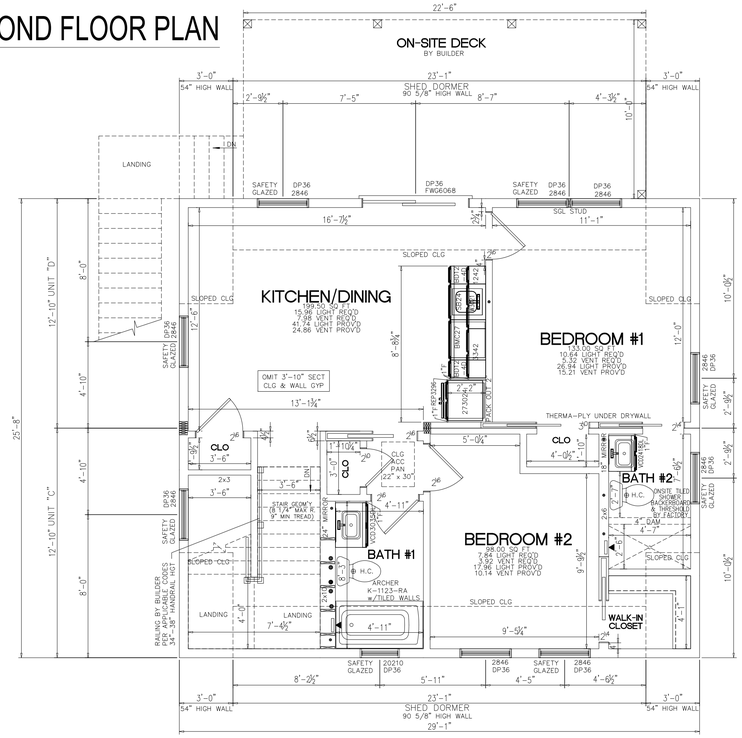


PROPOSED 1ST FLOOR PLAN (SITE BUILT)

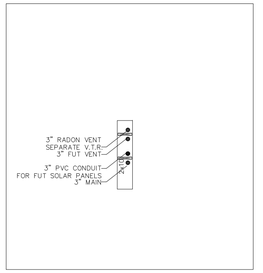
ALL FINISH MATERIALS SUPPLIED AND INSTALLED ON-SITE BY BUILDER

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 9'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

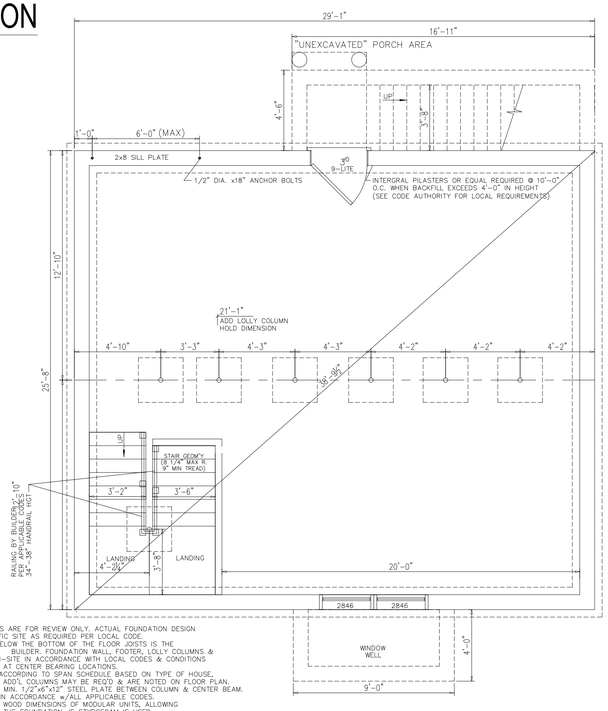
SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x8 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER BDRM #1/BDRM #3/BATH #2 TO BE: 2-1 1/2"x20"x29'-1" M.L. (PER MODULE)
7. CLG BEAM OVER KITCHEN/DINING RM TO BE: 2-1 1/2"x9 1/4"x15'-1" (MODULE "D" ONLY)



FOUNDATION



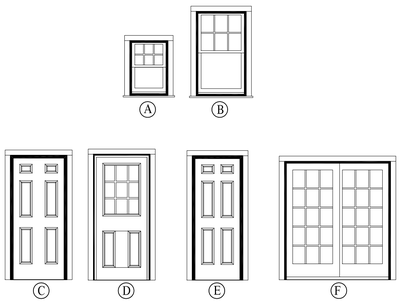
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF _____BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

SQUARE FOOTAGE:

FIRST FLOOR:	786	SQ. FT.
SECOND FLOOR:	746	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,532	SQ. FT.
OVERALL SIZE	25'-8"x29'-1"	
MODEL:	2-STORY	

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
20210	A	26 1/8" X 36 7/8"	ANDERSEN 400	DH WINDOW	.28	6.56	3.68	2.18
2846	B	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
DOORS								
36" FIRE RATED	C	38 1/2"x82"	PLASTPRO	EGRESS	.16	21.9	-	19.26
SP55	D	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP21	E	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" 6-PANEL DOOR	.16	20.0	-	17.33
FWG6068-2	F	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.29	39.34	23.78	14.72



6 PLAINFIELD RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
KELLER

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45136
2-STORY

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 5/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45136 PD

SHEET:
PLAN -



LOCUS MAP SCALE: NOT TO SCALE

PLAN NOTES

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JANUARY 5, 2024 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0113 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN IS FOR HDC PERMITTING PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR CONSTRUCTION PERMITS.

MA COORD. SYSTEM (ISLAND ZONE)

PLAINFIELD (40' WIDE) ROAD

BIT. CONC. ROAD

BIT. CO

DRIVEWAY APPROACH

COBBLE STONE APRON

18.0'

CABLE PEDESTAL

TELEPHONE PEDESTAL

SPLIT RAIL FENCE

R = 3020.00'

L = 50.19'

N89°14'43"E

99.81'

10" TREE

10" TREE

CB/DH (Fnd)

HEDGE

BENCHMARK
CONCRETE BOUND W/ D.H.
EL.=56.09 NAVD 88

LOT 4
AREA=20,761 S.F.
(0.48 ACRES)
MAP 49 PARCEL 173
6 PLAINFIELD ROAD

STEPS

PORCH

STEPS

BULKHEAD

ENCLOSED DECK

OUTDOOR SHOWER

EXISTING DWELLING
2 STORY/WOOD
F.FL.=58.65'
G.C.=1,810 S.F.

AC

2nd STORY BALCONY

PORCH

STEP

2nd STORY BALCONY

PORCH

STEP

WHITE CRUSHED SHELL DRIVEWAY

S00°12'26"E

138.36'

BRUSH

N00°12'26"W

138.78'

N/F
JAMES L. MALONE, III
& ALICE RENO MALONE

MAP 49 PARCEL 174
8 PLAINFIELD ROAD

N/F
ERIC J. & ANNE C. BAURMEISTER

MAP 73.4.1 PARCEL 1
4 PLAINFIELD ROAD

STEPS TO BASEMENT

SECOND STORY DECK

11.0'

HEDGE

PROPOSED GARAGE DWELLING
(FOOTPRINT 750 S.F.)

LANDING

STAIRS TO SECOND STORY

LANDING

BRUSH

4" TREE

4" TREE

11" TREE

CB/DH (Fnd)

150.00'

S89°14'38"W

HEDGE

HEDGE

10' WIDE LANDSCAPE BUFFER

N/F
LINDA GRAEF JONES

MAP 73 PARCEL 106
11 BLACK FISH LANE

N/F
LINDA GRAEF JONES

MAP 73 PARCEL 122
9 BLACK FISH LANE

N/F
7 BLACK FISH LANE, LLC

SCALE: 1" = 10'

0 5 10 20 40

ZONE: SR-20

CATEGORY	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5% (2,500 S.F.)

DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 6 PLAINFIELD
SCALE: 1"=10'	ISSUE DATE: 7/12/2024
REVISION:	
REVISION:	

HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hcscivil@gmail.com

PROJECT:

HDC SITE PLAN
6 PLAINFIELD ROAD
ASSESSOR'S ID 49-173
NANTUCKET, MASSACHUSETTS

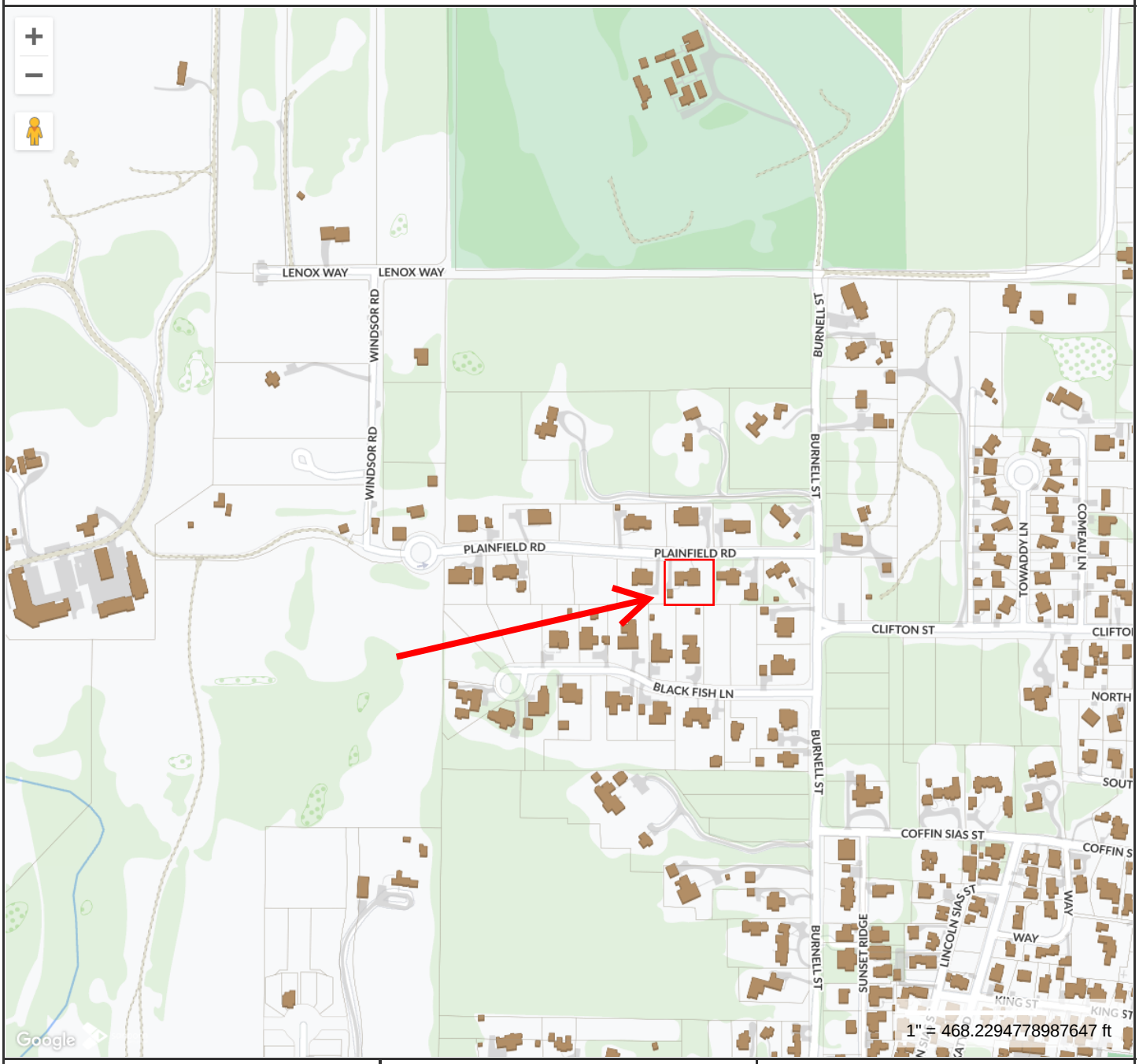
OWNER:

DAVID & AVERY KELLER
425 WOODLAND ROAD
LAKE FOREST, IL 60045

DRAWING TITLE: Site Layout Plan

SHEET #: 1 of 1

LOCUS- 6 PLAINFIELD ROAD



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.


4 Plainfield Road


5 Plainfield Road


7 PLAINFIELD ROAD


8 Plainfield Road


Existing Main Dwelling


EXISTING STREETVIEW


location of
new building

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER KELLER DAVID M & AVERY C

MAILING ADDRESS 425 WOODLAND RD, LAKE FOREST, IL 60045

PROPERTY LOCATION 6 Plainfield Road

ASSESSORS MAP/PARCEL 49/173

SUBMITTED BY: Kristopher Megna

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.

July 10, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.07.10 11:37:11 -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
49	172		QUEALLY FRANCIS X JR & ELIZABETH		33 OLD STAMFORD RD	NEW CANAAN	CT	06840	5 PLAINFIELD RD
49	174		MALONE JAMES L III & ALICE REN		834 COLRIDGE DRIVE	CHARLOTTESVILLE	VA	22903	8 PLAINFIELD RD
73	106		JONES LINDA GRAEF		66 BOULDER TRAIL	BRONXVILLE	NY	10708	11 BLACK FISH LN
~~73~~	~~122~~		~~JONES LINDA GRAEF~~		~~66 BOULDER TRAIL~~	~~BRONXEVILLE~~	~~NY~~	~~10708~~	9 BLACK FISH LN
73	124		7 BLACKFISH LANE LLC	C/O GABRIEL ROBERT P & MEGAN R	PO BOX 2407	BOCA RATON	FL	33921	7 BLACK FISH LN
7341	1		BAURMEISTER ANNE C & ERIC J		201 MANSFIELD AVE	DARIEN	CT	06820	4 PLAINFIELD RD

Count: 6

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: 6 Plainfield Road

Tax Map Number: 49 Parcel Number: 173

Owner of Record: KELLER DAVID M & AVERY C

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 7/15/2024

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.

9589 0710 5270 1263 0204 12

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Bronxville, NY 10708

Certified Mail Fee	$4.85
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	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here
JUL 15 2024
07/15/2024

Sent To: Jones Linda Graef
Street and Apt. No., or PO Box No.: 66 BOULDER TRAIL
City, State, ZIP+4®: BRONXVILLE, NY 10708

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0203 99

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
New Canaan, CT 06840

Certified Mail Fee	$4.85
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	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here
JUL 15 2024
07/15/2024

Sent To: Queally Francis X SR + Elizabeth
Street and Apt. No., or PO Box No.: 33 Old Stamford Rd
City, State, ZIP+4®: New Canaan, CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0204 29

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Boca Grande, FL 33921

Certified Mail Fee	$4.85
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	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here
07/15/2024

Sent To: 7 BLACKFISH LN. LLC
Street and Apt. No., or PO Box No.: PO BOX 2407
City, State, ZIP+4®: BOCA RATON, FL 33921

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0204 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Darien, CT 06820

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
Return Receipt (hardcopy)	$0.00
Return Receipt (electronic)	$0.00
Certified Mail Restricted Delivery	$0.00
Adult Signature Required	$0.00
Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here
07/15/2024

Sent To: BAUMEISTER ANNE C + ERIC J
Street and Apt. No., or PO Box No.: 201 MANSFIELD AVE
City, State, ZIP+4®: DARIEN CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0204 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Charlottesville, VA 22903

Certified Mail Fee	$4.85
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	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here
JUL 15 2024
07/15/2024

Sent To: MALONE JAMES L III + ALICE REN
Street and Apt. No., or PO Box No.: 834 COLRIDGE DR.
City, State, ZIP+4®: CHARLOTTESVILLE, VA 22903

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
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 Kristopher Megna

AS AGENT FOR David & Avery Keller

STREET ADDRESS 6 Plainfield Road

MAP/PARCEL 49/173

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/15/2024

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 7/15/2024 Date

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°: 67 PARCEL N°. 103

Street & Number of Proposed Work: 12 Nobska Way - Shed 1

Owner of record: Crib LLC

Mailing Address: 19 Arrowhead Dr.
Nantucket MA 02554

Contact Phone #: 228-1418 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
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: 12'-6" Sq. Footage 1st floor: 129 S.F. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-4" 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'-0" South 12'-0" East 12'-0" West 12'-0"

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 _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 3 1/2" Soffit (Overhang) 11" Corner boards n/a Frieze 3 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ 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~~ Natural
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/15/24 Signature of owner of record _____ Signed under penalties of perjury

e m e r i t u s

Nantucket, MA 02554 Nantucket Historic District Commission

A u t h o r i z a t i o n L e t t e r

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I CARL JELLEME, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

8/28/23

Client Signature Date

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:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

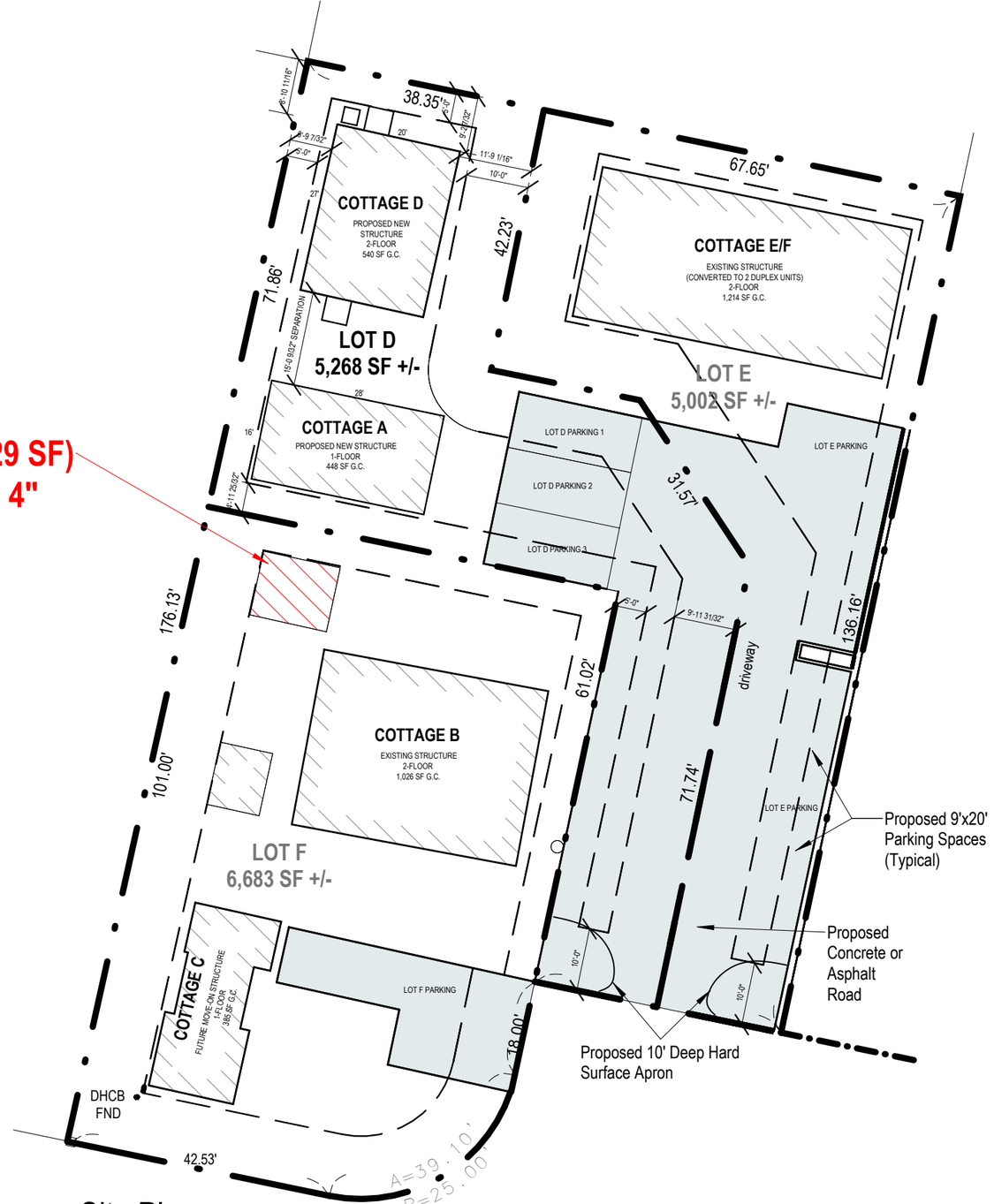
_____

Signature Date



Locus Map

SHED 1 (129 SF)
12' 6" X 10' 4"



Site Plan

3/64" = 1'-0"

G.1.0

Crib LLC - Zoning Shed
12 Nobska Way
Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 103
Current Zoning:	R-5
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	10 FT / 5 FT

Cover Sheet
Scale: As indicated
Date: 07.15.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


Proposed
Shed
Location






2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

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_____ 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°: 67 PARCEL N°. 103

Street & Number of Proposed Work: 12 Norska Way Shed 2

Owner of record: Crib LLC

Mailing Address: 19 Arrowhead Dr.
Nantucket MA

Contact Phone #: 228-1418 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
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: 10'-2" Sq. Footage 1st floor: 86 S.F. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 11'-0" South 11'-0" East 11'-0" West 11'-0"

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 _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 3 1/2" Soffit (Overhang) 11" Corner boards n/a Frieze 3 1/2"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Double Hinged Vertical 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 Natural
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/15/24 Signature of owner of record _____ Signed under penalties of perjury

e m e r i t u s

Nantucket, MA 02554

Nantucket Historic District Commission

A u t h o r i z a t i o n L e t t e r

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I CARL JELLEME, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

8/28/23

Client Signature Date

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…

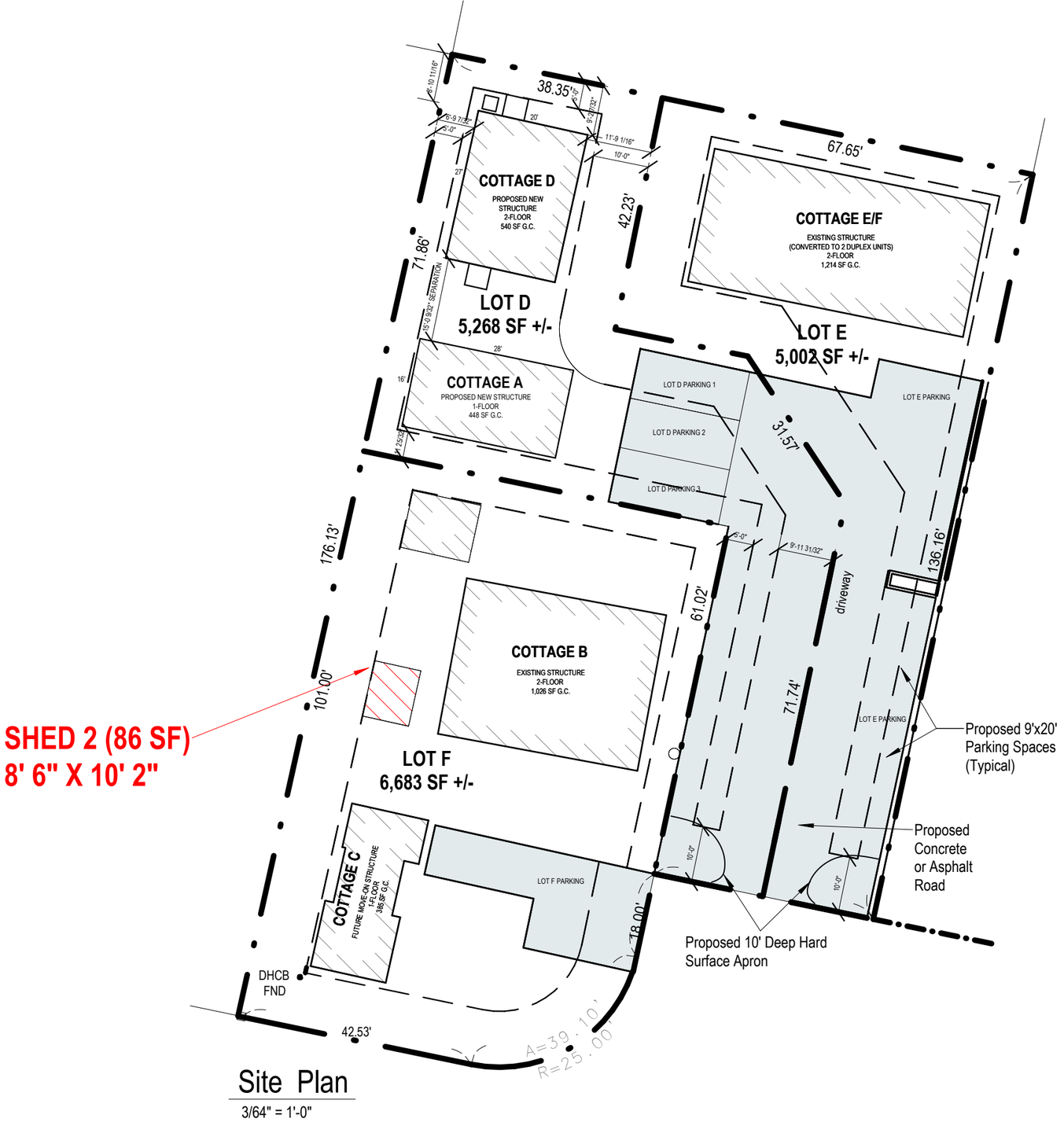
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____

Signature Date



Locus Map



Site Plan

3/64" = 1'-0"

G.1.1

Crib LLC - Zoning Shed

12 Nobska Way

Nantucket, MA 02554

Zoning Information

Map & Parcel:	67 / 103
Current Zoning:	R-5
Minimum Frontage:	50 FT
Front Setback:	10 FT
Side/Rear Setback:	10 FT / 5 FT

Cover Sheet

Scale: As indicated

Date: 07.15.24

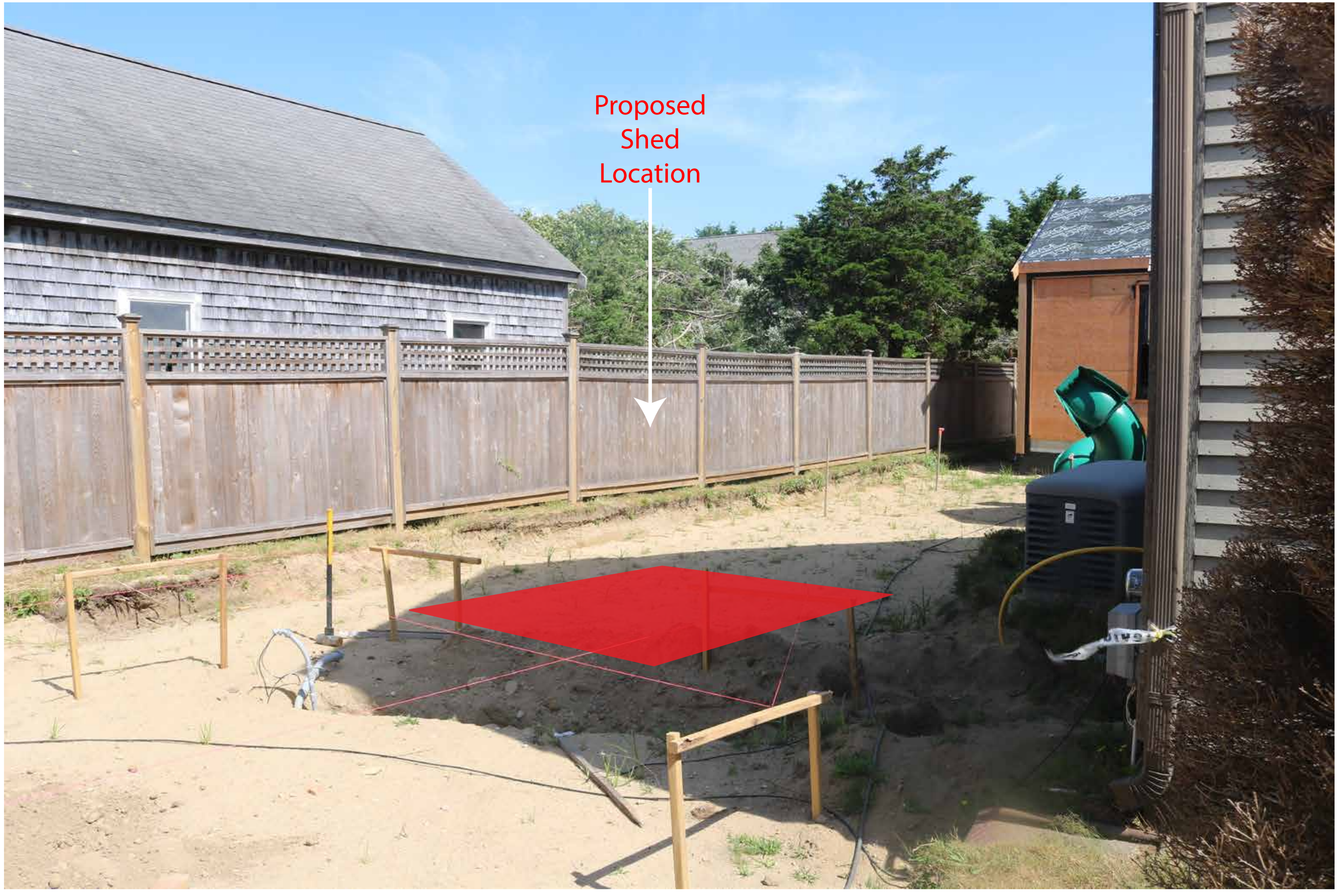
emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com








Proposed
Shed
Location

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.
JH	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange Street

Owner of record: Jeffrey Greenberg

Mailing Address: 30 Orange St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA

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. 2021-10-4940
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Lower main roof and dormers & reduce Windows.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 21'-2" +/- 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 Lower Main Roof & windows
2. South Elevation Lower main roof, dormers, & reuse windows
3. West Elevation Lower main roof & windows
4. North Elevation Lowe main roof, dormers & reuse windows

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 NO CHANGE

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/12/24 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

30 Orange Street, Nantucket, MA 02554 — Nantucket Historic District Commission

July 27, 2020

Name: KIM GREENBERG

Address: 30 Orange 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 property at 30 Orange Street per our collaboration.

Thank you for your understanding.

Date: July 29, 2021

Signature:

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd

AS AGENT FOR Jeffrey Greenberg

STREET ADDRESS 30A Orange St

MAP/PARCEL 42.3.2 / 200

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/15/24

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 07/12/24

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

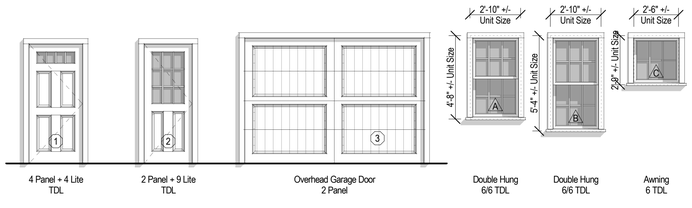
07.15.24



1 Locus Map
Not to Scale

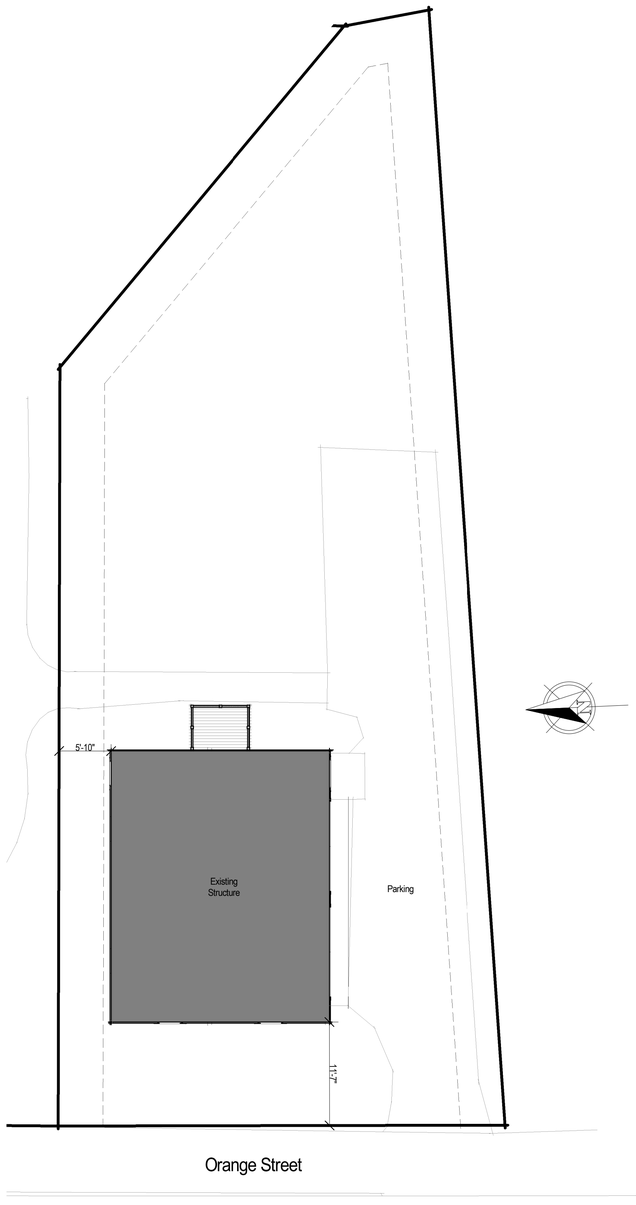
HDC Submission

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	4	2'-10" +/-	4'-8" +/-	TBD	TBD	Egress Window	≥ 30
B	2	2'-10" +/-	5'-4" +/-	"	"		≥ 30
C	7	2'-6" +/-	2'-9" +/-				≥ 30



2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Windows w/ DP Rating of 30 or Greater Required
2. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
3. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
4. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
5. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
6. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
7. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order



3 Site Plan
1/8" = 1'-0"

2120
Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

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.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

Revisions

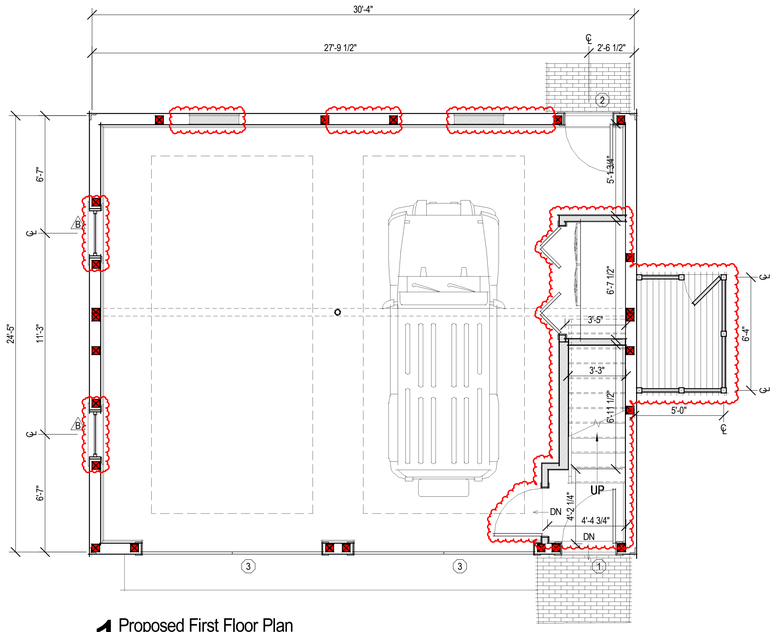
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

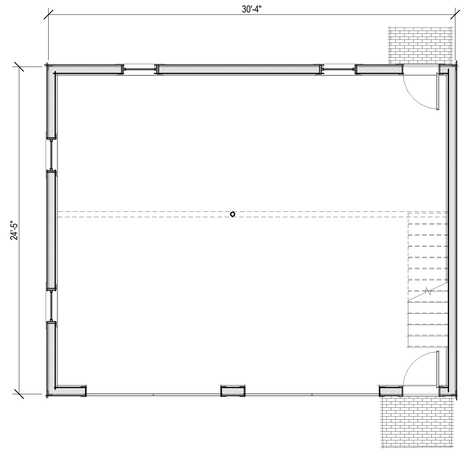
G.1.1
2120

07.15.24

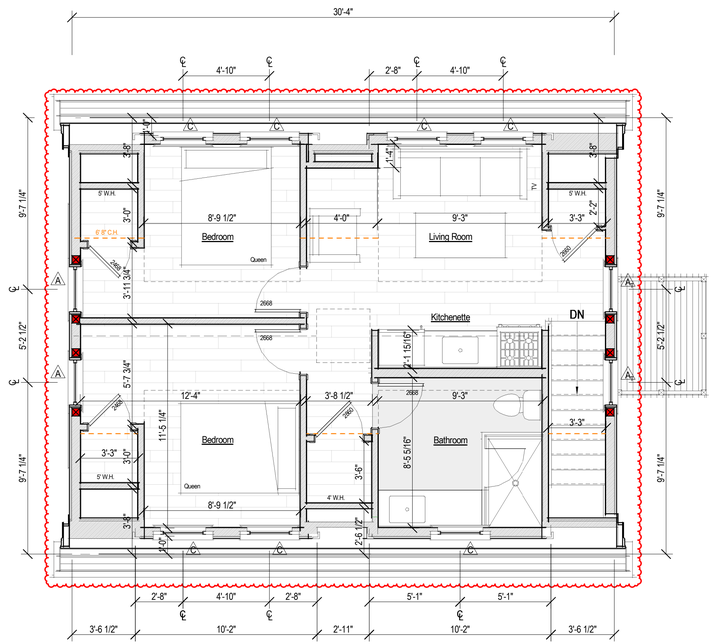
HDC Submission



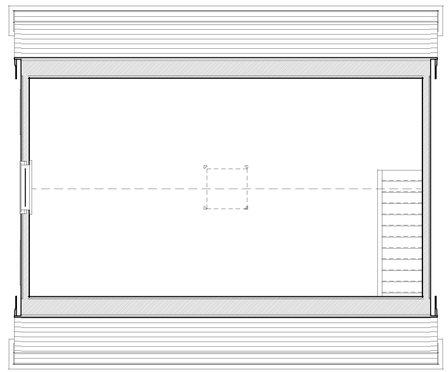
1 Proposed First Floor Plan
1/4" = 1'-0"



3 Existing First Floor Plan
3/16" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"



4 Existing Second Floor Plan
3/16" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First & Second Floor Plans

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

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.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

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.

A.1.1

2120

07.15.24

HDC Submission



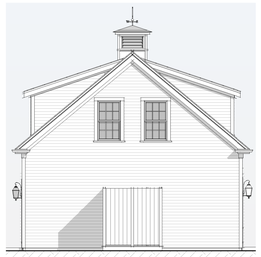
Previously Approved South Elevation
1/8" = 1'-0"



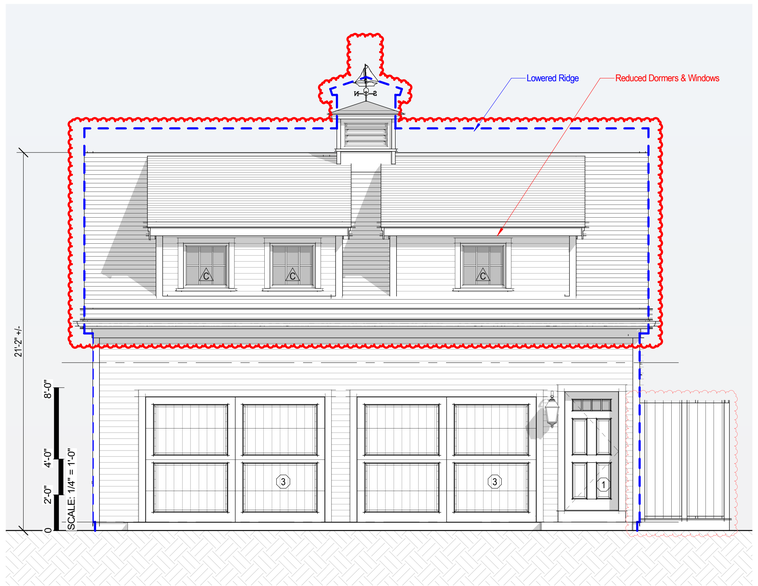
Previously Approved West Elevation
1/8" = 1'-0"



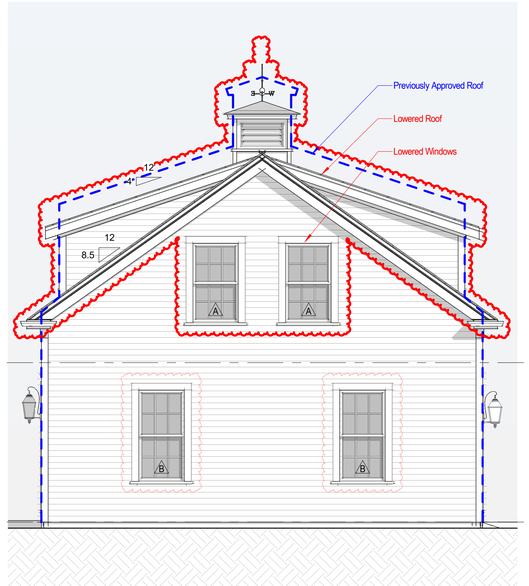
Previously Approved North Elevation
1/8" = 1'-0"



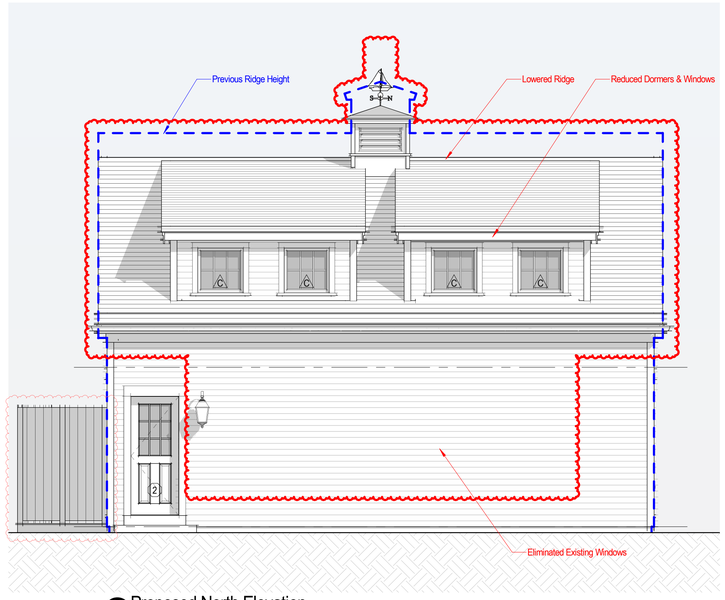
Previously Approved East Elevation
1/8" = 1'-0"



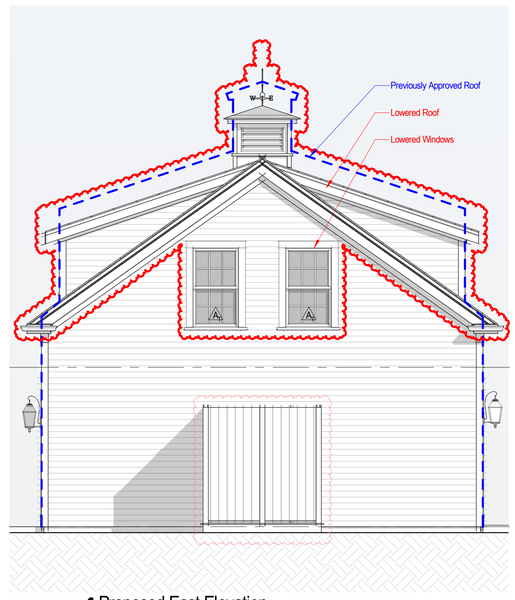
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



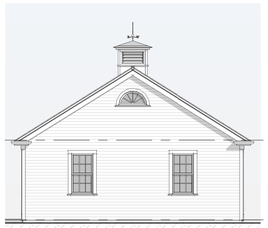
3 Proposed North Elevation
1/4" = 1'-0"



4 Proposed East Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing West Elevation
1/8" = 1'-0"



Existing North Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

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.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

Revisions

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

2120






W
E



CERTIFICATE NO: HDC2021-10-4940 DATE ISSUED: 4/26/22

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 200

Street & Number of Proposed Work: 30A Orange St.

Owner of record: Jeffrey Greenberg

Mailing Address: 30 Orange 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 4495 E-mail: _____

FOR OFFICE USE ONLY 00018

Date application received: 10/19/21 Fee Paid: $ 133.60

Must be acted on by: ~~2/19/22~~ ~~12/31/21~~ 6/30/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Ragnar Paul

Member: _____

Member: Caroline St Thomas

Member: Valerie Li

Member: _____

Notes - Comments - Restrictions - Conditions

REDUCE ROOF PITCH TO 10/12, KEEPING EAVE AS IS. REDUCE DORMER PITCHES

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revise Roof Add dormers, outdoor shower

Size of Structure or Addition: Length: 30'-4" Sq. Footage 1st floor: 741 +/-
Width: 24'-5" Sq. footage 2nd floor: 668 +/-
Sq. footage 3rd floor: _____

Decks/Patio: Size: N/A ☐ 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 22'-5" +/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder: GARAGE ≈ 1950s

REVISIONS (describe)

1. East Elevation Add outdoor shower, windows + revise roof
2. South Elevation Add dormer + revise roof
3. West Elevation Add windows + revise roof
4. North Elevation Add dormer + revise windows

*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 /12 _____ Secondary Mass _____ /12 4 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: Match Exist. 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) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type No Change Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. No Change

COLORS

Sidewall Natural Clapboard (if applicable) Windham Cream Roof Natural
Trim White Sash White Doors White
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/18/21 Signature of owner of record _____ Signed under penalties of perjury

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

05.17.22

HDC Approval Through Staff



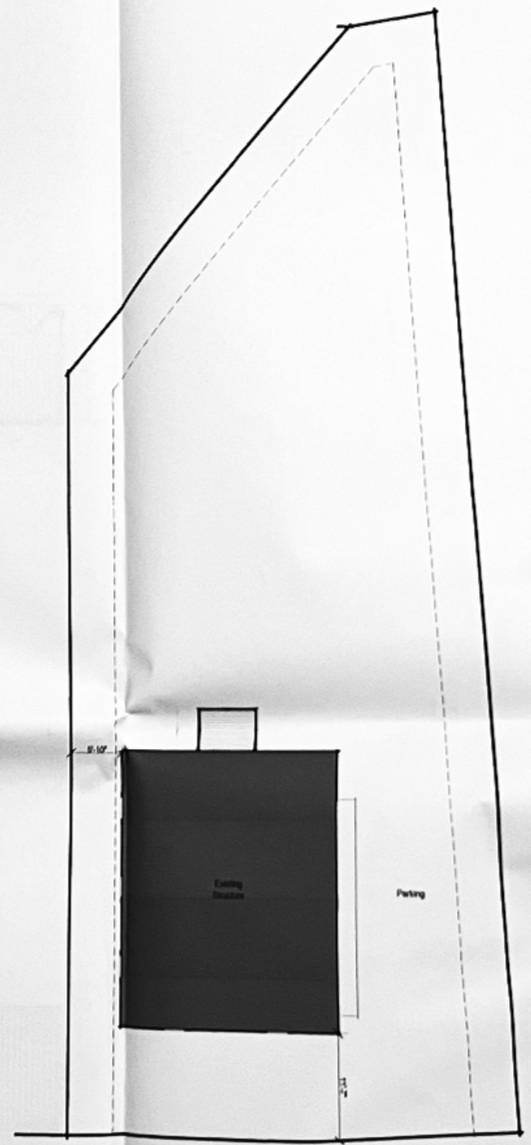
1 Locus Map
Not to Scale



2 Window & Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contractor To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
5. General Contractor to Verify All Egress Windows Have @ Least 20"/24" Clear Opening & Are in Accordance w/ Massachusetts Minimum Egress Requirements
6. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
7. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
8. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approved Prior To Order
9. The Unit Measurements Given In this Document Are For A Guide Only



3 Site Plan
1/8" = 1'-0"

2120
Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus

Cover Sheet

Site Information

Map & Parcel	42 3 2 / 200
Current Zoning	RCH
Minimum Frontage	50'
Front Setback	None
Side/Rear Setback	5'
Lot Size	----
Min. Lot Size	----
Allowable G.C.	----
Existing G.C.	----
Proposed G.C.	----
Total Proposed G.C.	----

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Third & Basement Floor Plans
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections

APPROVED
HDC2021-10-4940
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
MAY 19 2022

Revisions

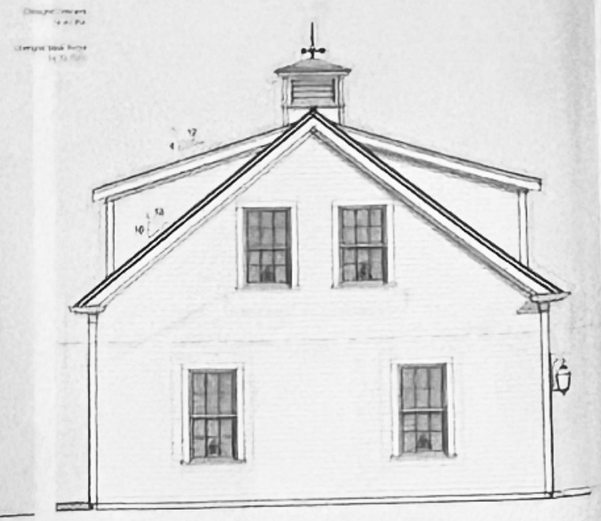
G.1.1
2120

05.17.22

HDC Approval Through Staff



1 Proposed South Elevation



2 Proposed West Elevation



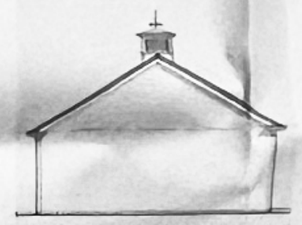
Existing South Elevation



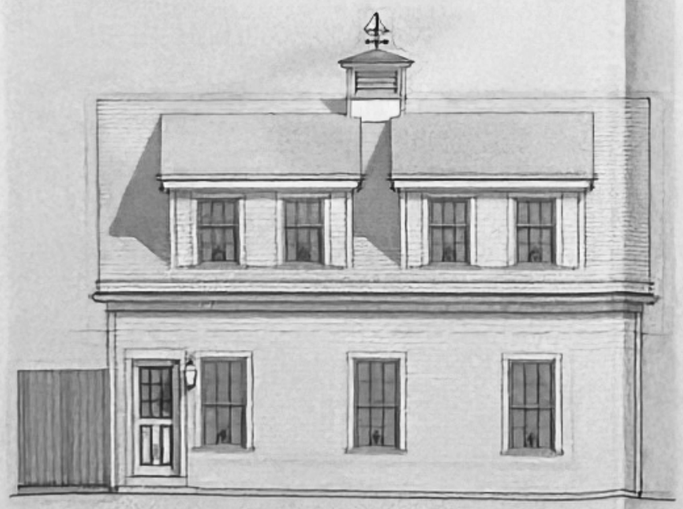
Existing West Elevation



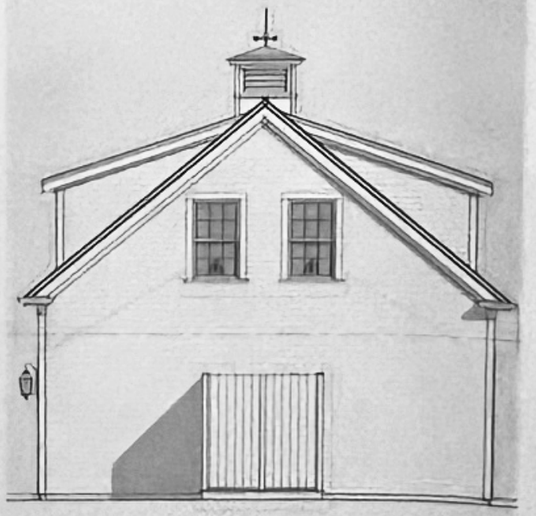
Existing North Elevation



Existing East Elevation



3 Proposed North Elevation



4 Proposed East Elevation

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

emeritus

Exterior Elevations

Site Information

Map & Parcel	42.3.2 / 230
Current Zoning	HDV
Minimum Frontage	60'
Front Setback	None
Side/Rear Setback	5'
Lot Size	—
Min. Lot Size	—
Allowable G.C.	—
Existing G.C.	—
Proposed G.C.	—
Total Proposed G.C.	—

Information for the site plan was taken from the Assessor GIS. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to any building construction.

SHEET INDEX

A.0.1	Cover Sheet
A.1.1	First & Second Floor Plans
A.2.1	Exterior Elevations
A.3.1	Framing Plans & Building Sections

APPROVED
HDC2021-10-4990
WITHOUT HDC APPROVAL

Revisions

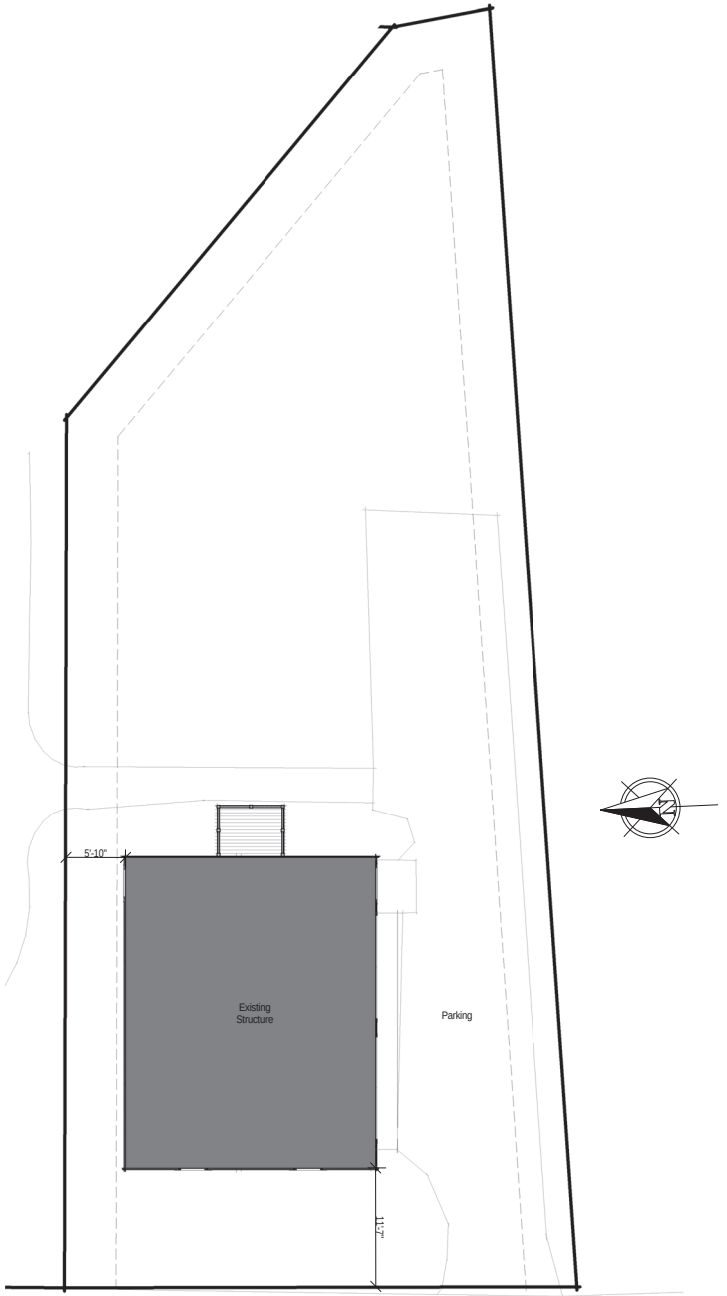
MAY 15

A.2.1
2120



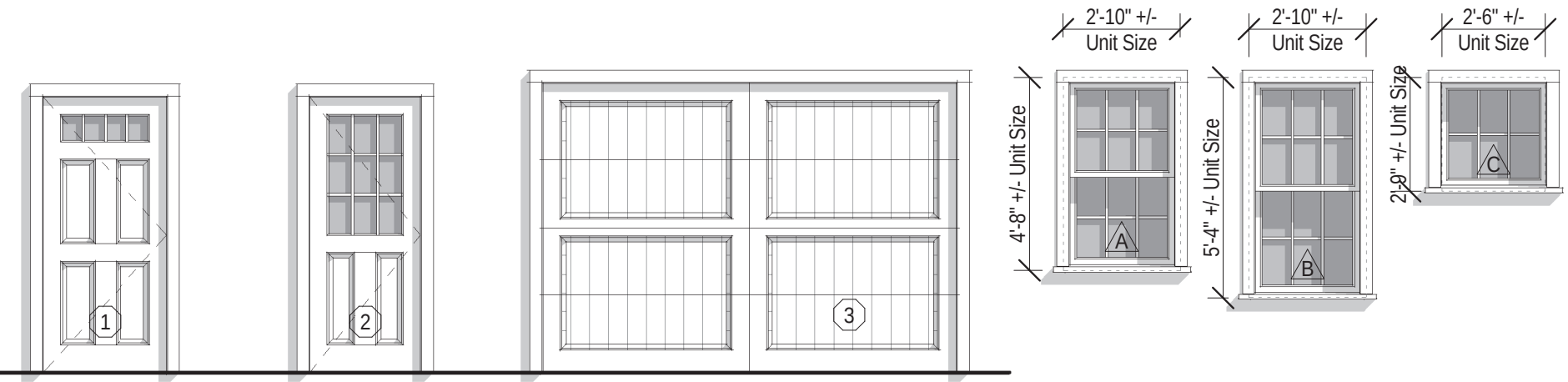
1 Locus Map

Not to Scale



3 Site Plan
1/8" = 1'-0"

WINDOW SCHEDULE							
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	4	2'-10" +/-	4'-8" +/-	TBD	TBD	Egress Window	≥ 30
B	2	2'-10" +/-	5'-4" +/-	" "	" "		≥ 30
C	7	2'-6" +/-	2'-9" +/-				≥ 30



4 Panel + 4 Lite
TDL

2 Panel + 9 Lite
TDL

Overhead Garage Door
2 Panel

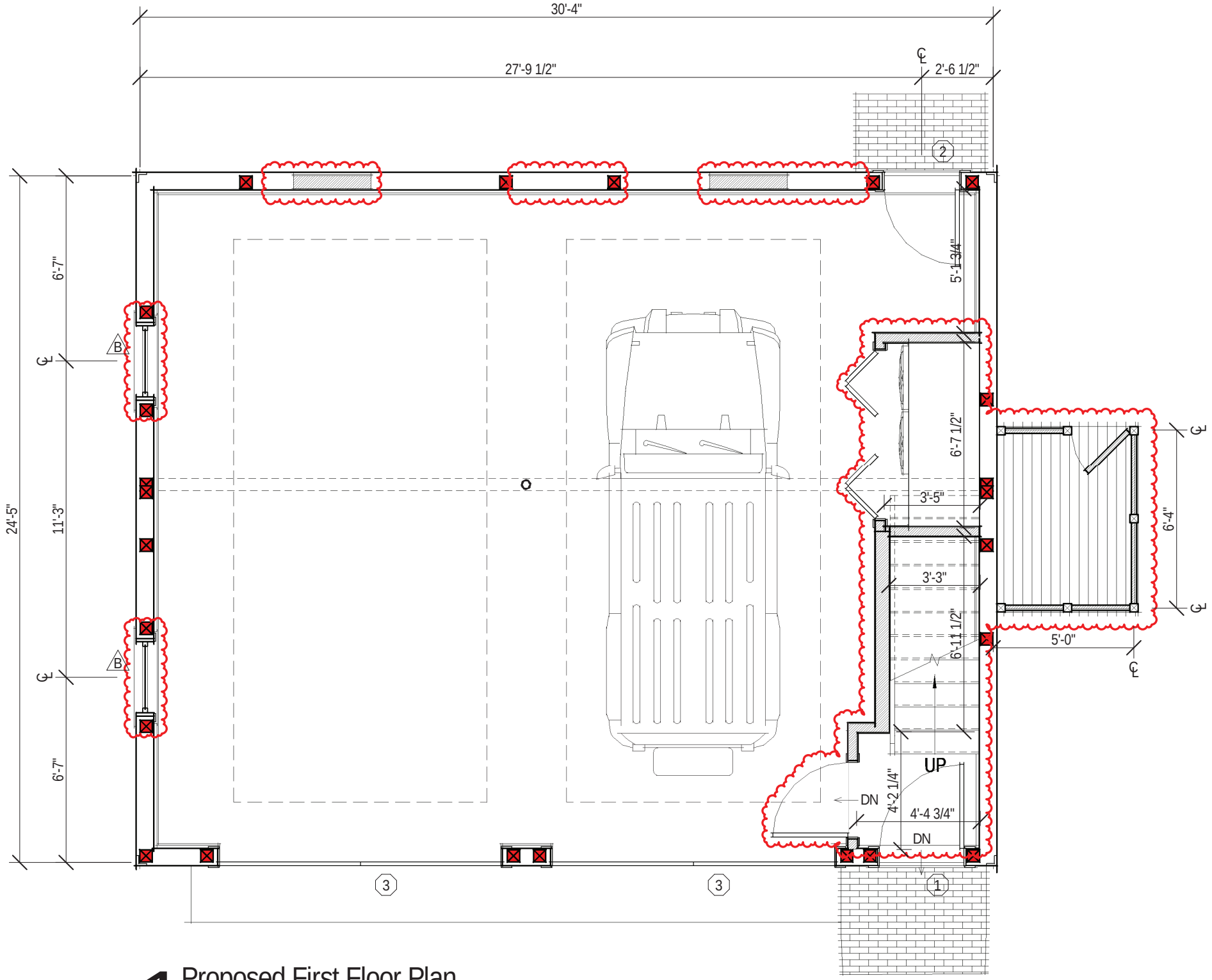
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Awning
6 TDL

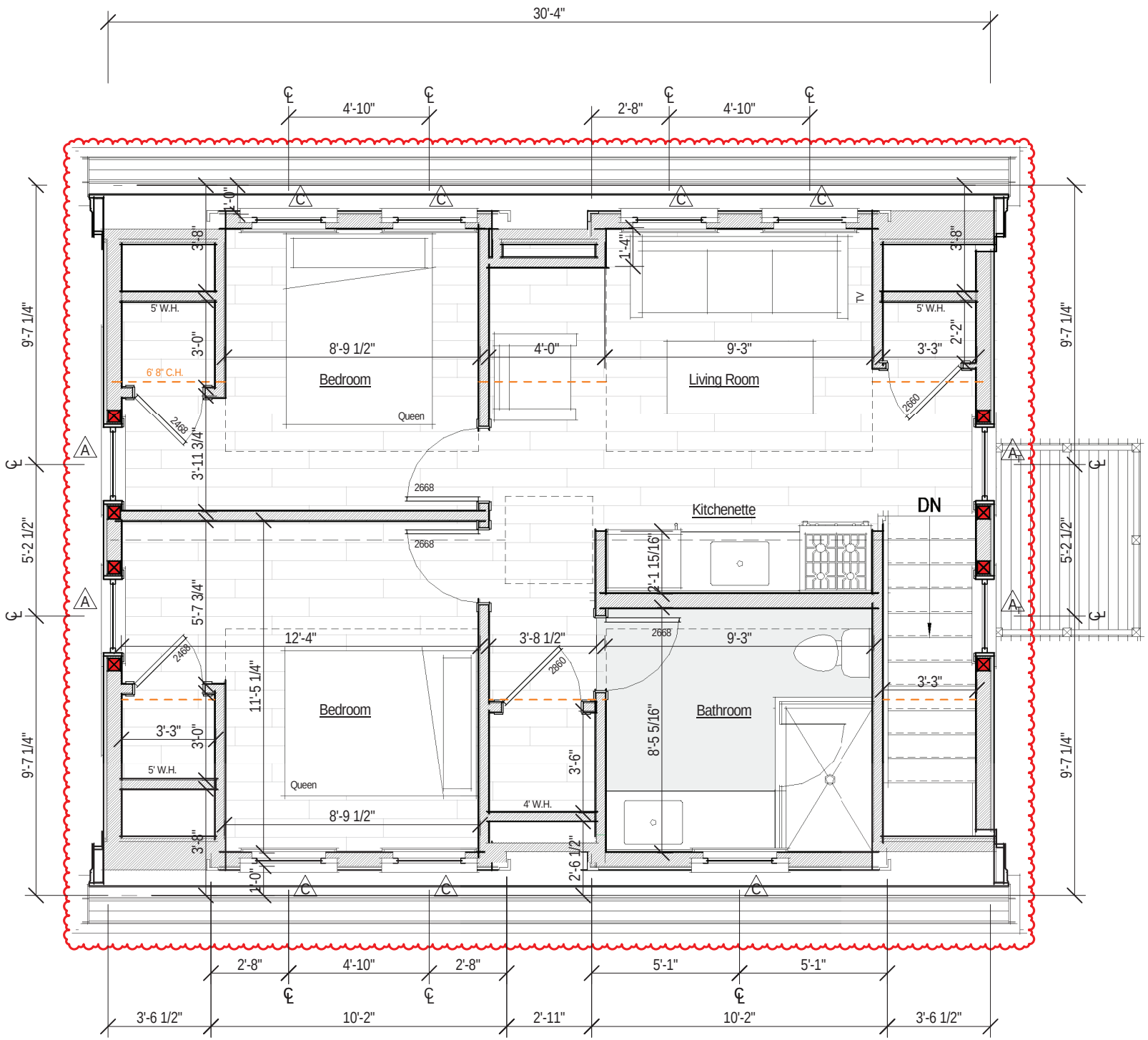
2 Window & Door Legend

1/4" = 1'-0"



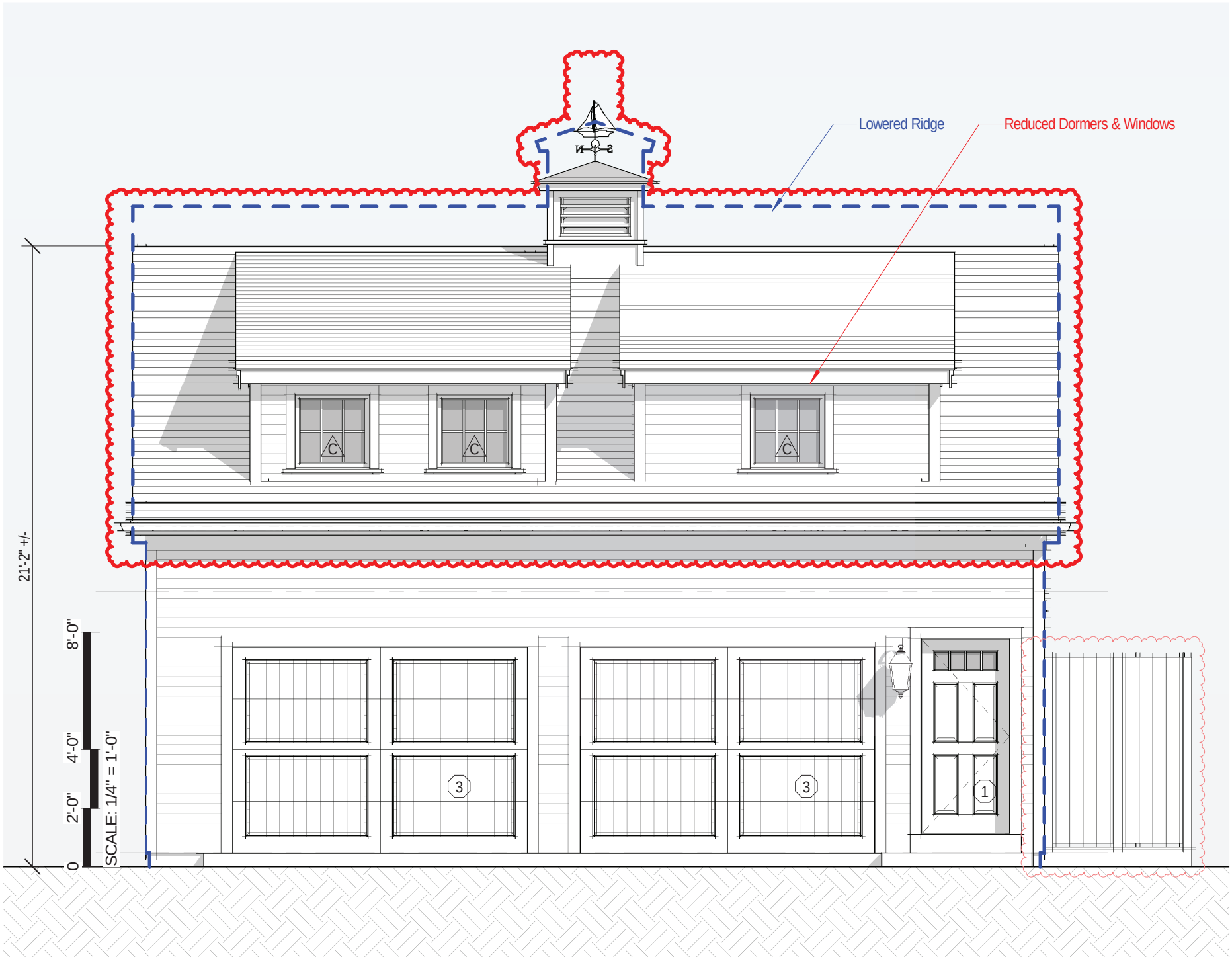
1 Proposed First Floor Plan

1/4" = 1'-0"



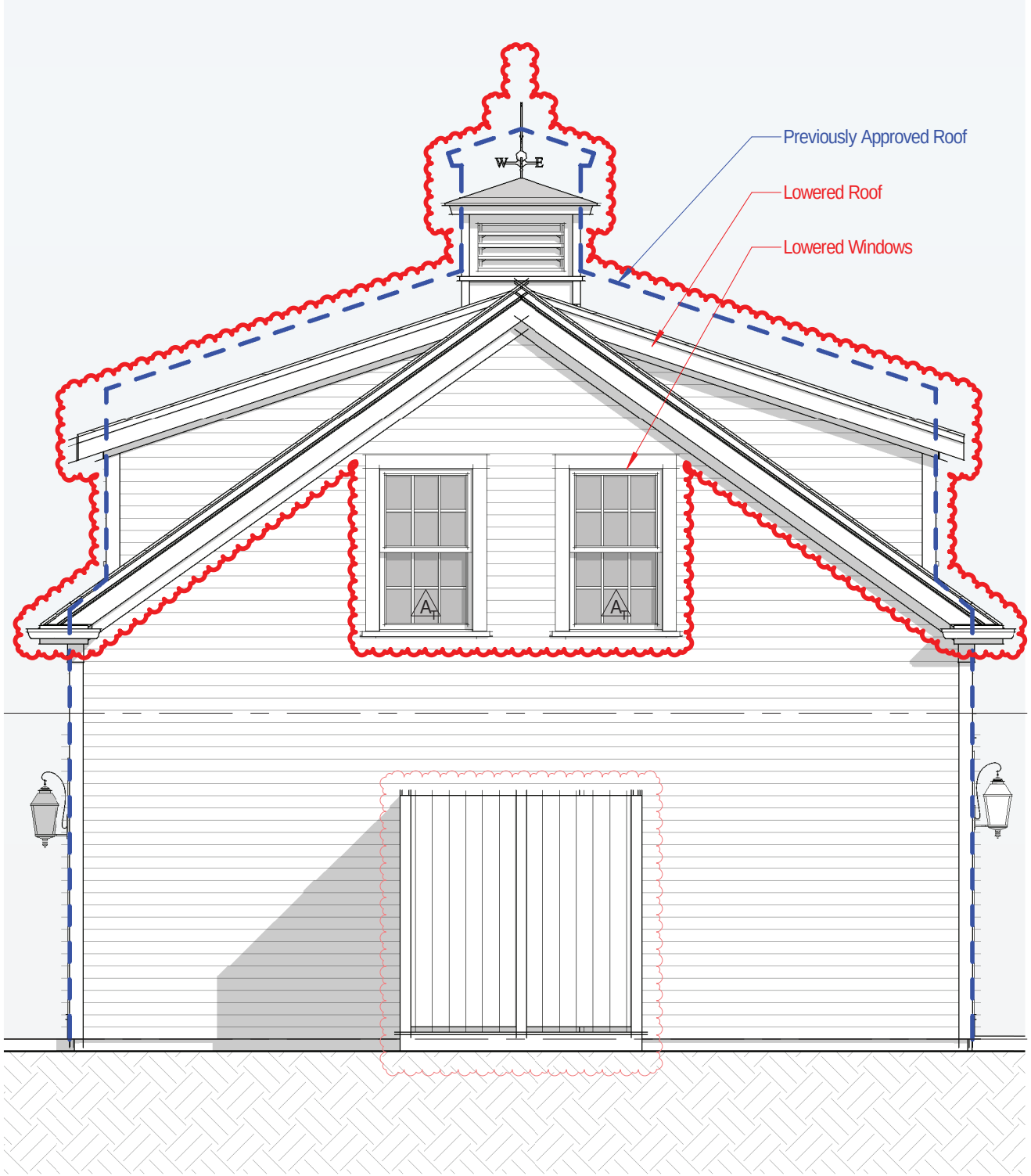
2 Proposed Second Floor Plan

1/4" = 1'-0"



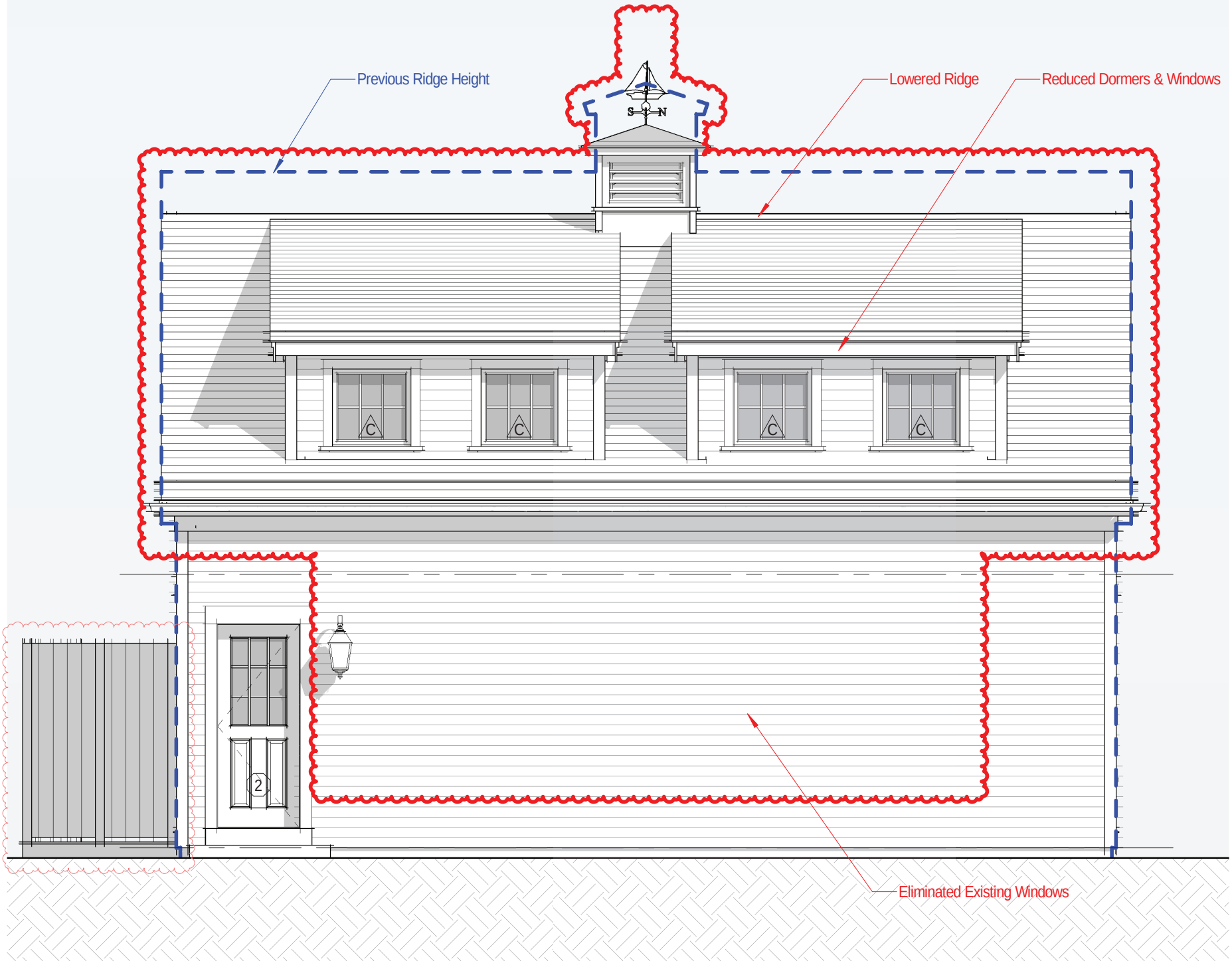
1 Proposed South Elevation

1/4" = 1'-0"



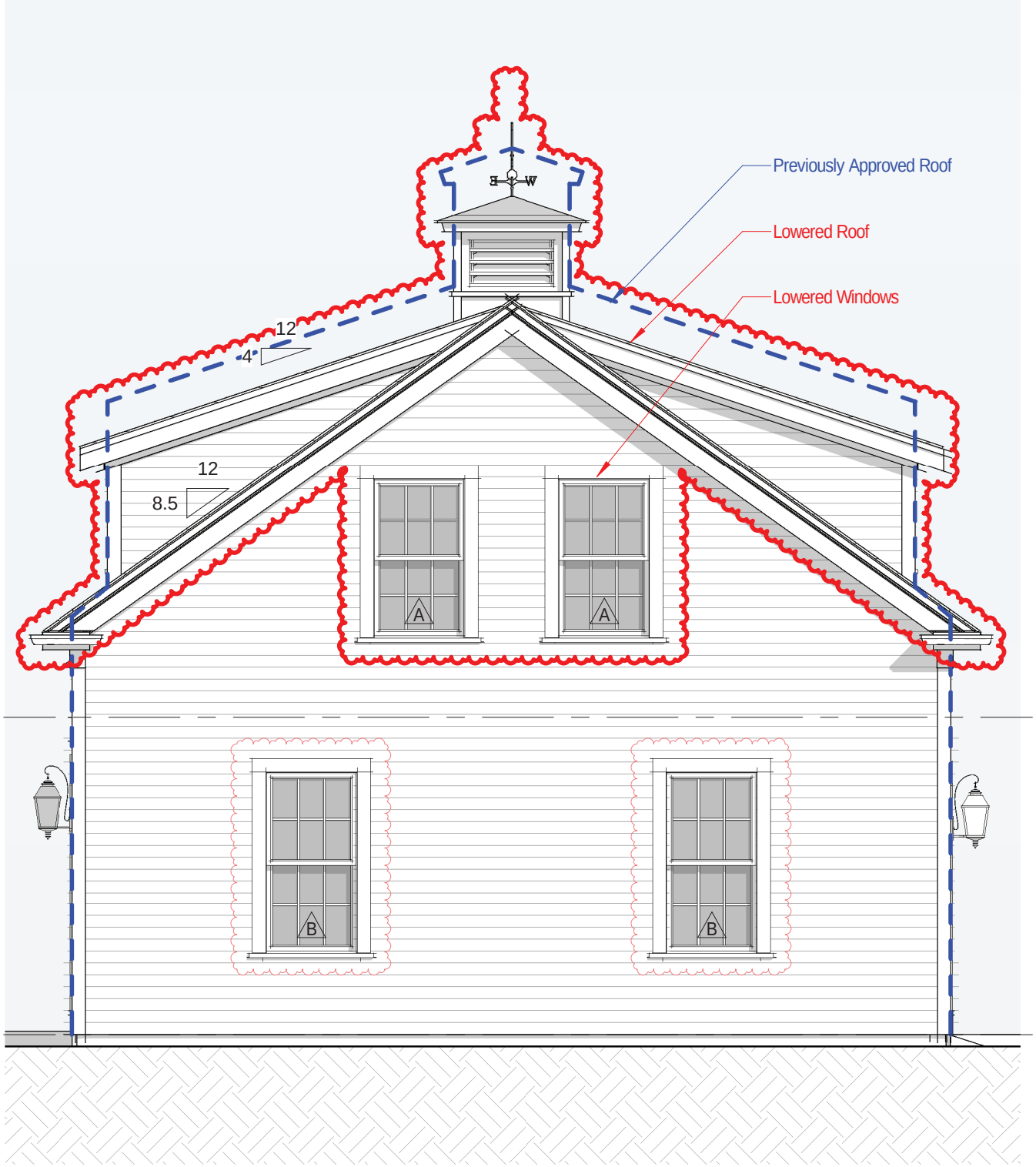
4 Proposed East Elevation

1/4" = 1'-0"



3 Proposed North Elevation

1/4" = 1'-0"



2 Proposed West 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
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 Miroslava Ahern

AS AGENT FOR Kovacevic Liliana & Dalibor

STREET ADDRESS 3 Aster Court

MAP/PARCEL 68/373

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/15/2024

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.

Miroslava Ahern 07/15/2024

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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.

MA 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°. 373

Street & Number of Proposed Work: 3 ASTER COURT

Owner of record: KOVACEVIC LILIANA & DALIBOR

Mailing Address: PO BOX 3781, NANTUCKET MA 02584

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~~ Spa (Zoning District R5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 6'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: 260 SF ☐ 1st floor ☐ 2nd floor

Width: 10'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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 Walkways GRAVEL/BLUESTONE Walls PT

* Note: Complete door and window schedules are required. PATIO: BLUESTONE APRON: BELGIUM BLOCK

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

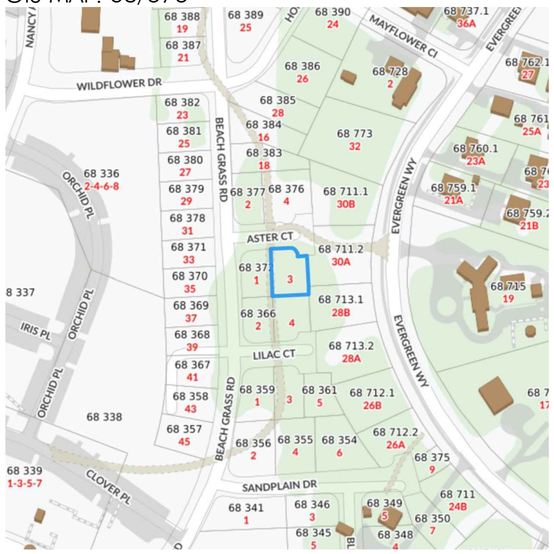
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 07/15/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 68/373



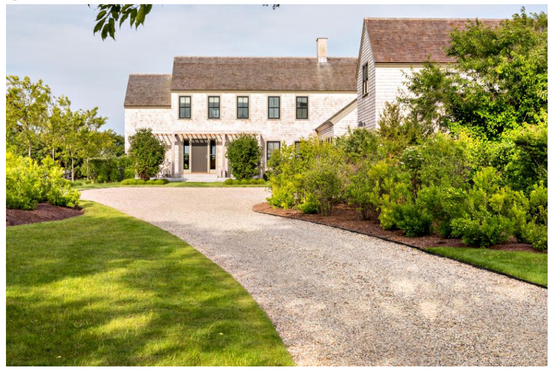
BLUESTONE PATIO

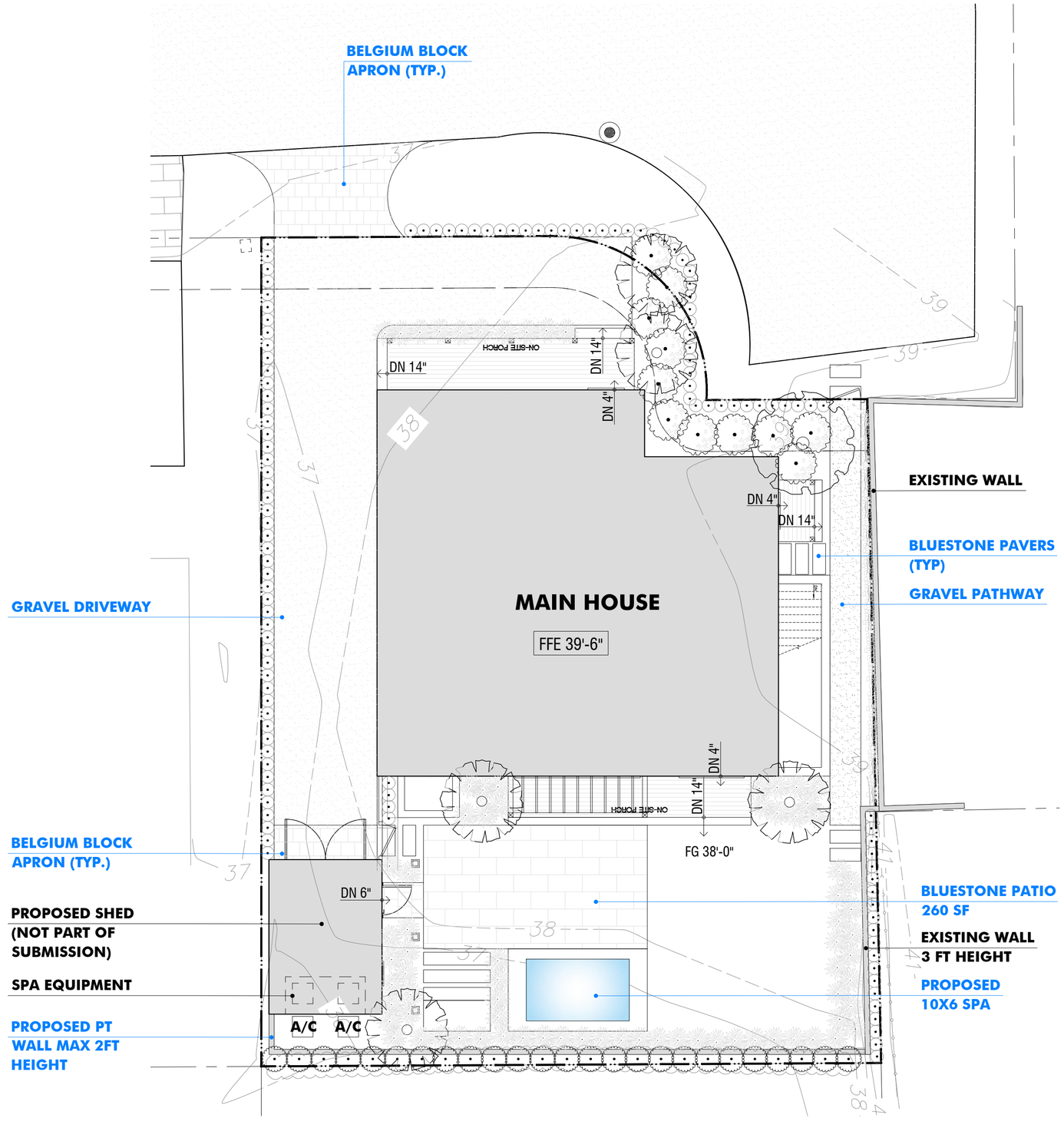


BELGIUM BLOCK APRON



GRAVEL DRIVEWAY





AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

3 ASTER
RESIDENCE

3 ASTER COURT,
NANTUCKET, MA 02554

OWNER

KOVACEVIC LILIANA & DALIBOR
PO BOX 3781,
NANTUCKET, MA 02584

PROPERTY INFO

ZONE: R5
MAP / PARCEL: 68/373
LOT SIZE: 4,477 SF
MIN. LOT SIZE: 5,000 SF

FRONTAGE: 50 LF
FRONT SETBACK: 10 LF
SIDE SETBACK: 5 LF

GROUND COVER: 40%
MAX G.C.:

N

HDC SUBMISSION
HARDSCAPE

DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/8"=1'-0"
DRAWN BY	VS

HDC.01

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 Miroslava Ahern

AS AGENT FOR Kovacevic Liliana & Dalibor

STREET ADDRESS 3 Aster Court

MAP/PARCEL 68/373

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/15/2024

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.

Miroslava Ahern 07/15/2024

Signature Date

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
N	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
N	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Miroslava Ahern Date: 07/15/2024

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°: 68 PARCEL N°. 373

Street & Number of Proposed Work: 3 ASTER COURT

Owner of record: KOVACEVIC LILIANA & DALIBOR

Mailing Address: PO BOX 3781, NANTUCKET MA 02584

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15'-0" Sq. Footage 1st floor: 165 sf 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 14'-0" South 14'-0" East 14'-0" West 14'-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 0'-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.) TO MATCH MAIN HOUSE

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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 MATCH MAIN HOUSE
C. Dimensions: Fascia 5" Rake 5" Soffit (Overhang) _____ Corner boards 5" Frieze _____
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front SOLID SINGLE PANEL Rear _____ Side GLASS PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

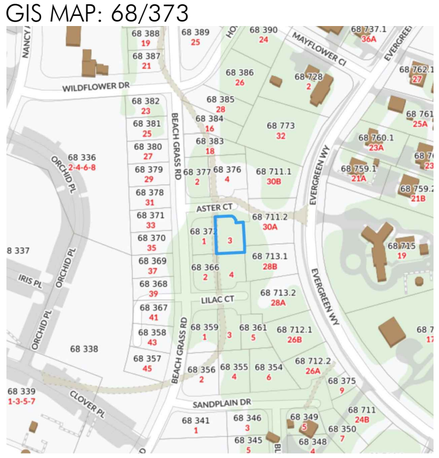
Sidewall _____ Clapboard (if applicable) _____ Roof TO MATCH MAIN HOUSE
Trim TO MATCH MAIN HOUSE Sash TO MATCH MAIN HOUSE Doors TO MATCH MAIN HOUSE
Deck _____ Foundation PARGED (GREY) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

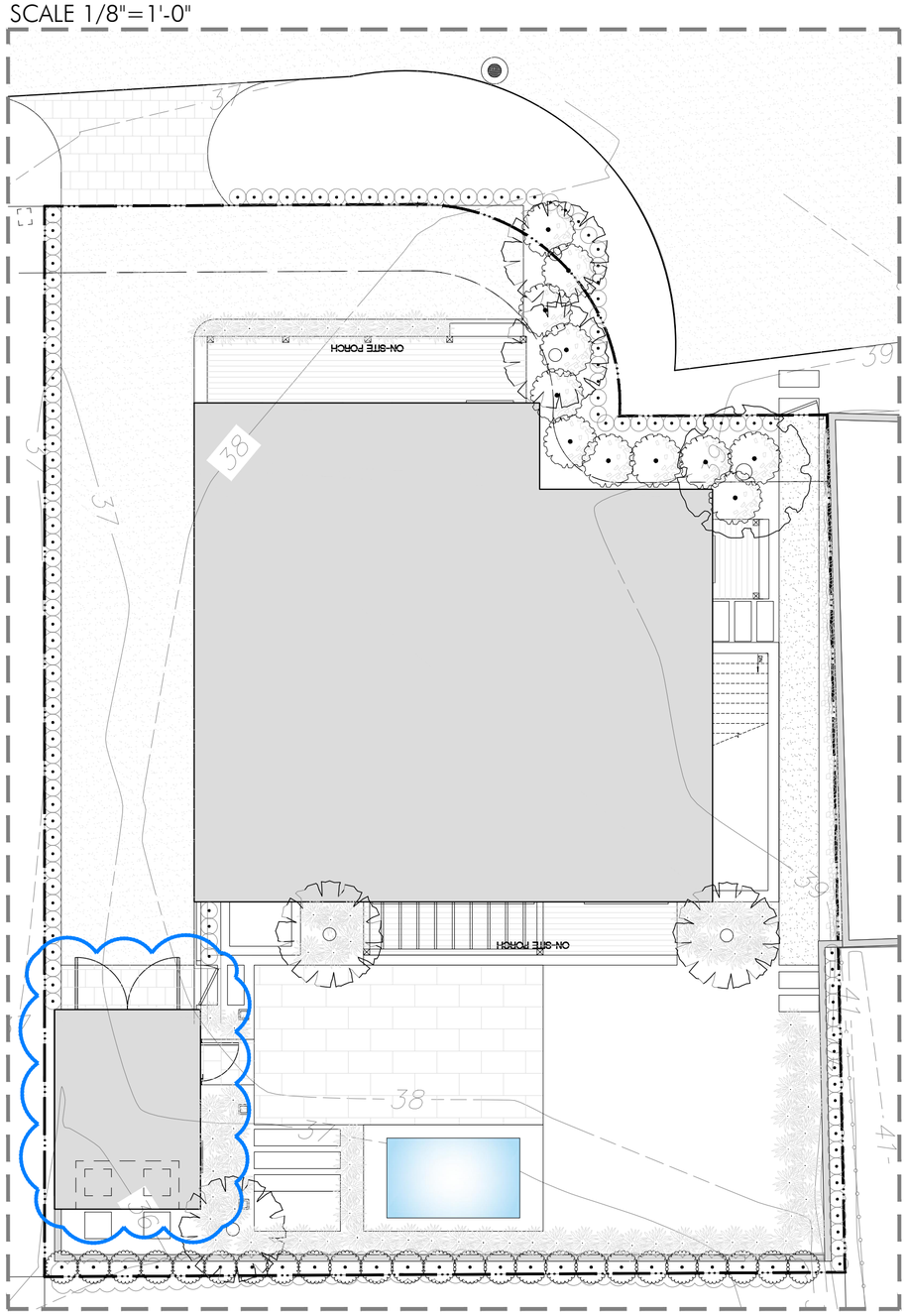
Date 07/15/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

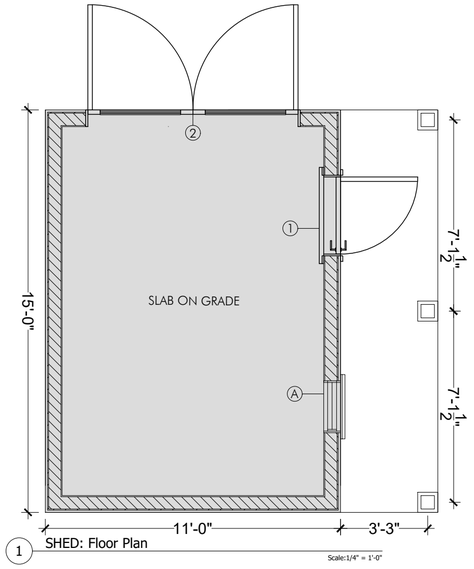
GIS MAP: 68/373





SCALE 1/8"=1'-0"



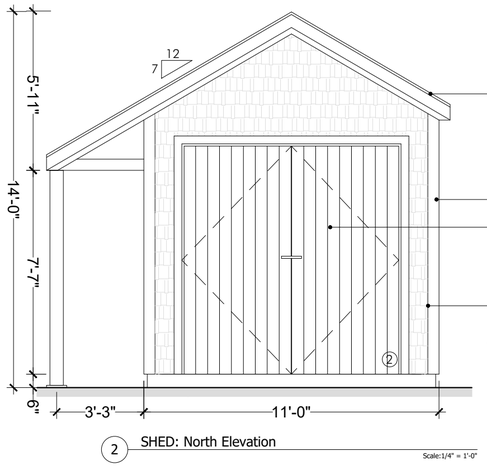


1 SHED: Floor Plan

Scale:1/4" = 1'-0"

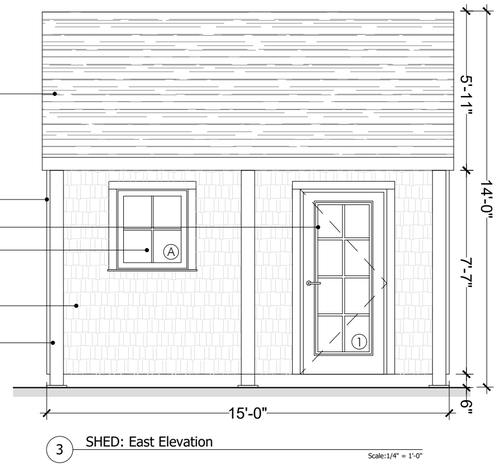
WINDOW & DOOR SCHEDULE			
WINDOWS			
TAG	W X H	MODEL NO	MANUFACTURER
(A)	32" x 36"	ACW2830	ANDERSEN
DOORS			
TAG	W X H	MODEL NO	MANUFACTURER
(1)	38 3/4"X 82 3/4"	CUSTOM	ANDERSEN
(2)	96" x 102"	CUSTOM	MILLKEN MILLWORK

NOTE: COLOR TO MATCH MAIN HOUSE



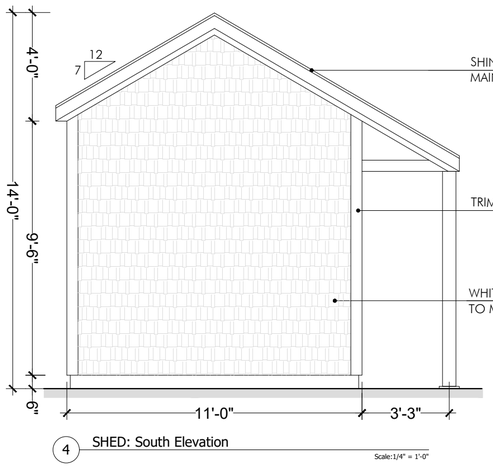
2 SHED: North Elevation

Scale:1/4" = 1'-0"



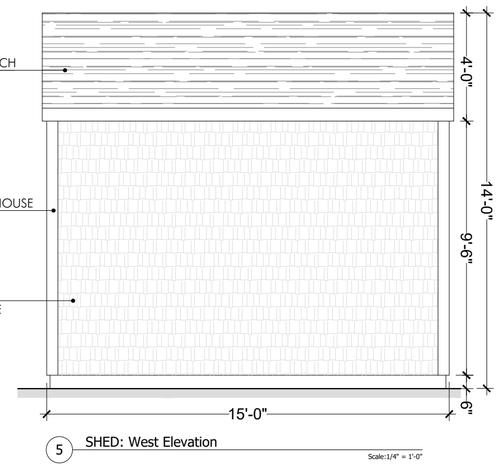
3 SHED: East Elevation

Scale:1/4" = 1'-0"



4 SHED: South Elevation

Scale:1/4" = 1'-0"



5 SHED: West Elevation

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

3 ASTER RESIDENCE

3 ASTER COURT,
NANTUCKET, MA 02554

OWNER

KOVACEVIC LILIANA & DALIBOR
PO BOX 3781,
NANTUCKET, MA 02584

PROPERTY INFO

N

ZONE: R5
MAP / PARCEL: 68/373
LOT SIZE: 4,477 SF
MIN. LOT SIZE: 5,000 SF

FRONTAGE: 50 LF
FRONT SETBACK: 10 LF
SIDE SETBACK: 5 LF

GROUND COVER: 40%
MAX G.C.:

HDC SUBMISSION
SHED

DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

HDC.01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR Cohen Steven L Tr/ Dukes Road Trust

STREET ADDRESS 2 Dukes Road

MAP/PARCEL 41/187

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

July 15, 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 — 7/15/24

Signature — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 Dukes Road

Owner of record: Cohen Steven L Tr/ Dukes Road 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 R20) ☐ Roof ☒ Other 8' x 10' SPA

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: _____ Decks/~~Patio:~~ Size: 1440 SF ☐ 1st floor ☐ 2nd floor

Pool w/ overflow edge & autocover

Width: 22' Sq. footage 2nd floor: _____ Patio: Size: 715 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 Crushed shell & Belgium Block apron Walkways Blue mist granite pavers, blue mist granite patio Walls Vermont Green Granite, Parged concrete

* Note: Complete door and window schedu

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck Natural Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/15/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 41/187



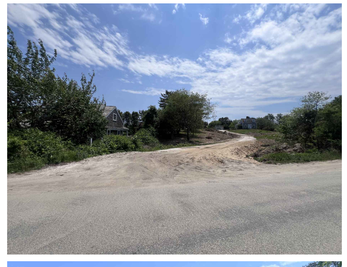
AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



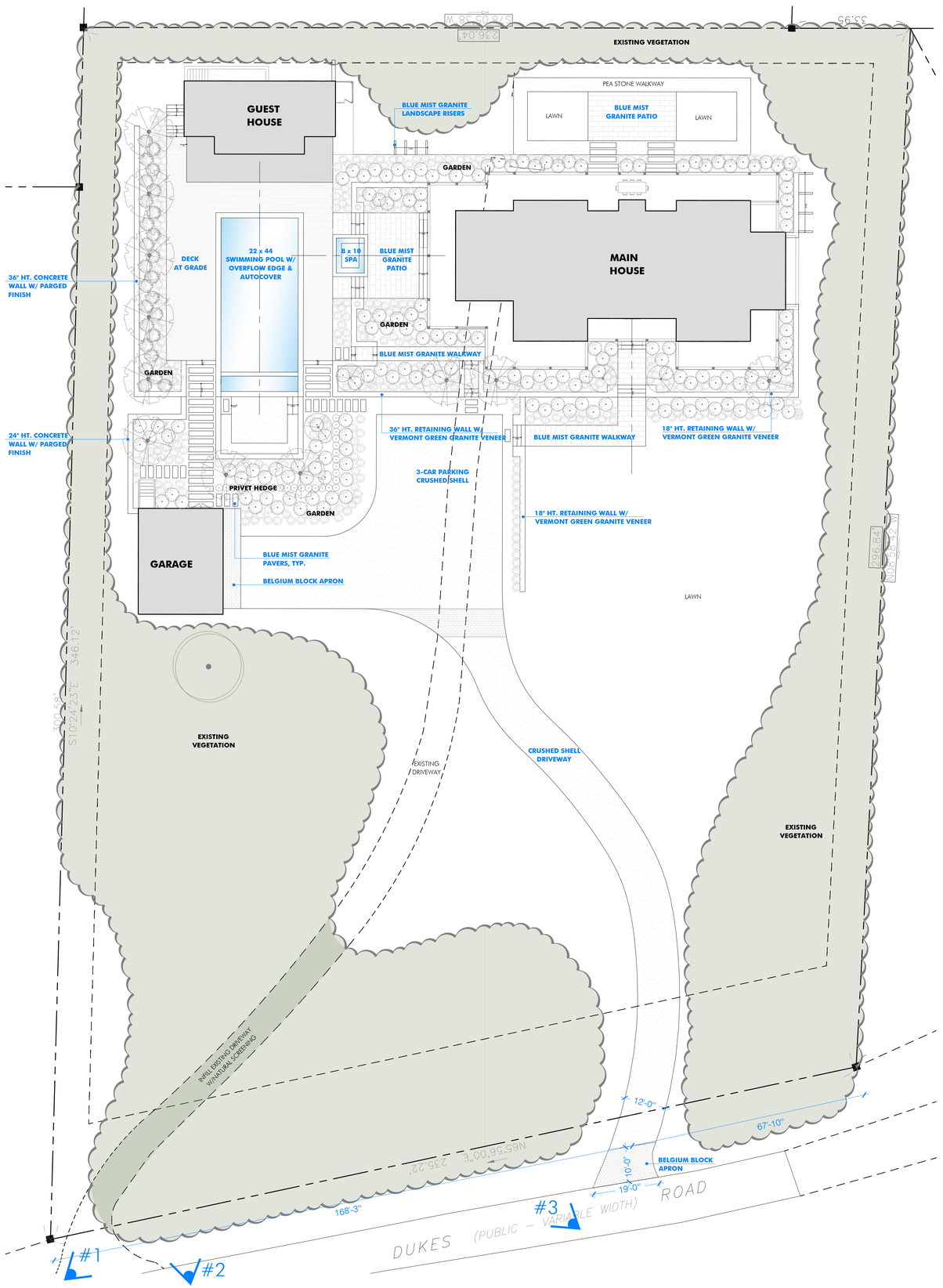
VIEW #1



VIEW #2



VIEW #3



DESIGN INTENT IMAGERY



BLUE MIST GRANITE PAVERS & PATIO



POOL W/ OVERFLOW EDGE



DECK AT GRADE



STONE WALL W/ VERMONT GREEN GRANITE VENEER



CONCRETE RETAINING WALL W/ PARGED FINISH

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ADAMS RESIDENCE

2 DUKES ROAD
NANTUCKET, MA 02554

OWNER

COHEN STEVEN L TR
DUKES ROAD TRUST
PO BOX 786, NANTUCKET, MA 02554

ARCHITECT

BOTTICELLI & POHL
11 OLD SOUTH ROAD
NANTUCKET, MA 02554

SURVEYOR

PROPERTY INFO

ZONE:	R-20
MAP / PARCEL:	41/187
LOT SIZE:	74,052 SF
MIN. LOT SIZE:	20,000 SF
FRONT SETBACK:	30'
SIDE SETBACK:	10'
MAX G.C.:	12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

HDC SUBMISSION

NOTES

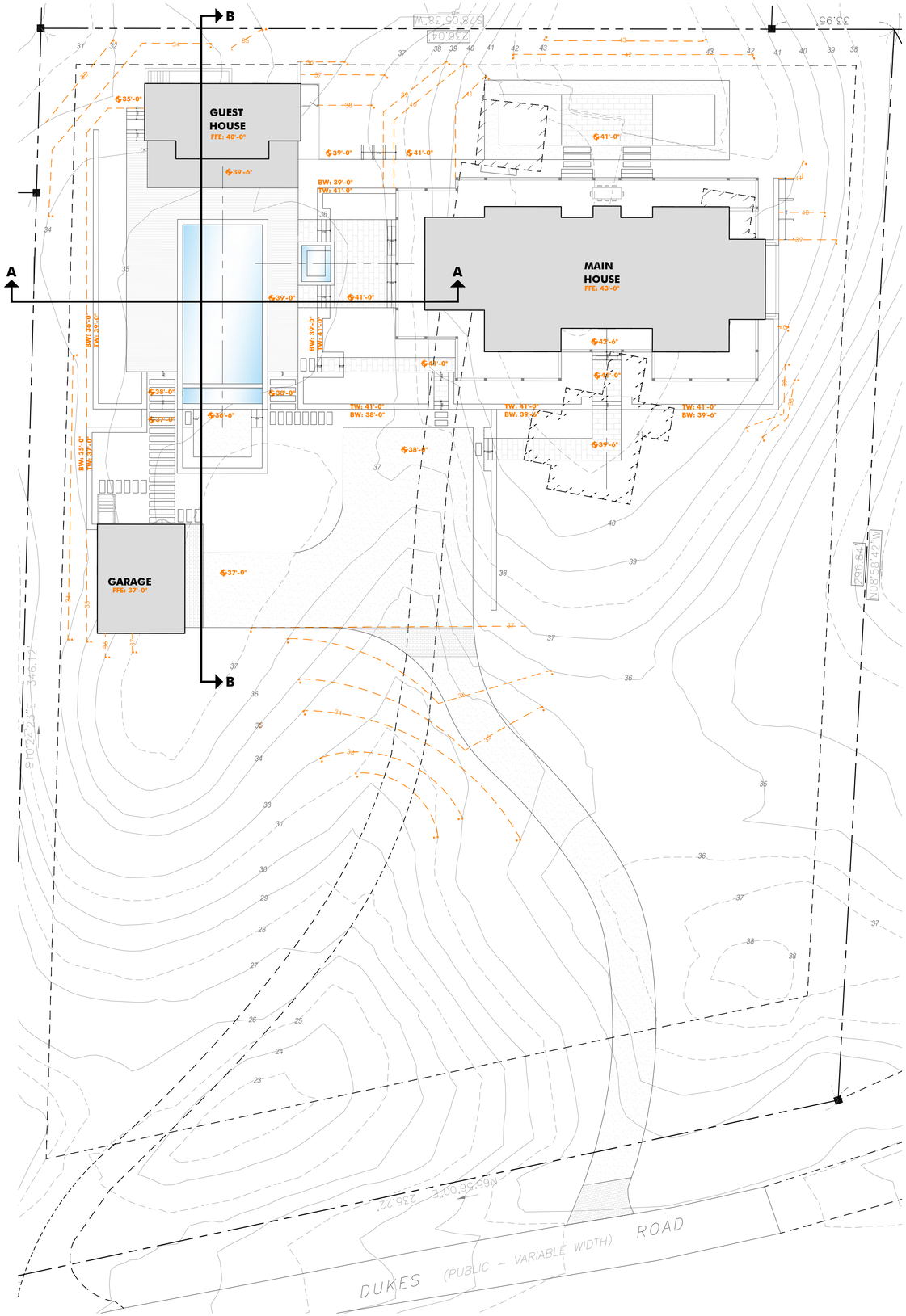
DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

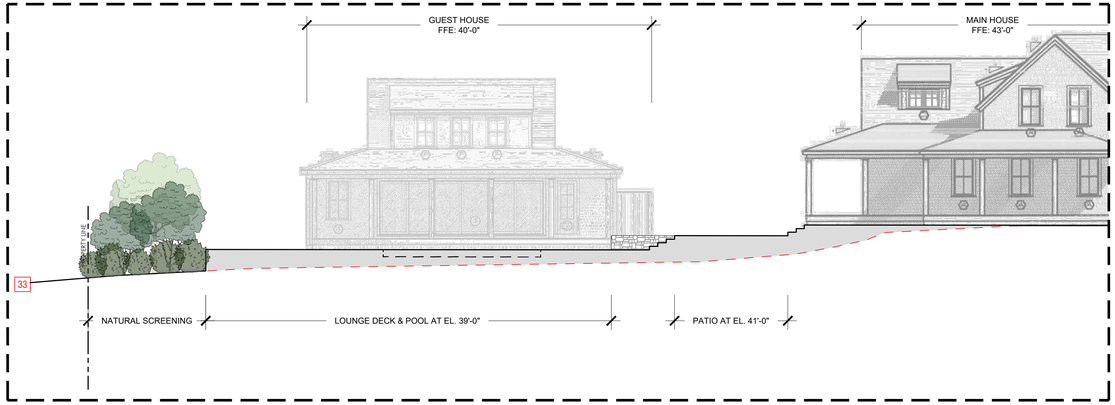


LEGEND

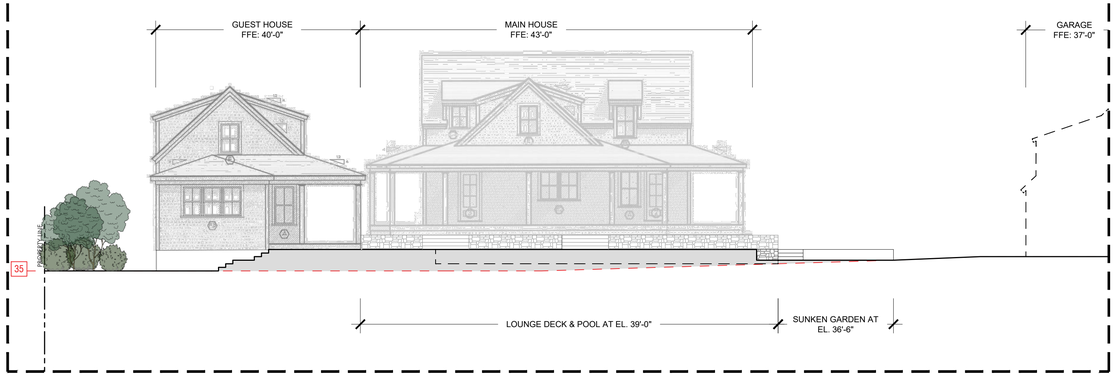
EXISTING GRADE

PROPOSED GRADE

CROSS SECTION A



CROSS SECTION B



NATURAL SCREENING


ARROWWOOD VIBURNUM


EASTERN RED CEDAR


AMERICAN HOLLY


SUMMER SNOWFLAKE VIBURNUM


BAYBERRY

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

ADAMS RESIDENCE

2 DUKES ROAD
NANTUCKET, MA 02554

OWNER

COHEN STEVEN L TR
DUKES ROAD TRUST
PO BOX 786, NANTUCKET, MA 02554

ARCHITECT

BOTTICELLI & POHL
11 OLD SOUTH ROAD
NANTUCKET, MA 02554

SURVEYOR

PROPERTY INFO

ZONE:	R-20
MAP / PARCEL:	41/187
LOT SIZE:	74,052 SF
MIN. LOT SIZE:	20,000 SF
FRONT SETBACK:	30'
SIDE SETBACK:	10'
MAX G.C.:	12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

GRADING PLAN

NOTES

DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-02

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 10

Street & Number of Proposed Work: 111 Cliff Rd

Owner of record: 111 Cliff Rd. Trust

Mailing Address: 111 Cliff 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: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2024-02-10029
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Change chimney material to stone (brick previously)

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 Stone; see specs attached

Roof Pitch: Main 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 No Change

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White; Front & Mudroom Hamilton
Deck Natural Foundation Natural Fence _____ Shutters Graphite Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/15/24 Signature of owner of record _____ Signed under penalties of perjury

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
x	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR 111 Cliff Rd trust

STREET ADDRESS 111 Cliff Rd

MAP/PARCEL 41 / 10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.15.24

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

07.15.24 — Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

Daniel F. Carbonneau, Trustee of the 111 Cliff Road Trust, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

, Trustee 3/31/2023

Client Signature Date

111 Cliff Road Trust

Daniel F. Carbonneau, Trustee

111 Cliff Rd Main Dwelling Chimney Stone Sample

New England granite chimney, ashlar pattern



111 Cliff Rd Trust

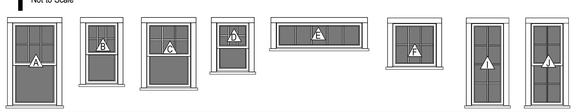
111 Cliff Rd.
Nantucket, MA 02554

07.15.24

HDC SUBMISSION

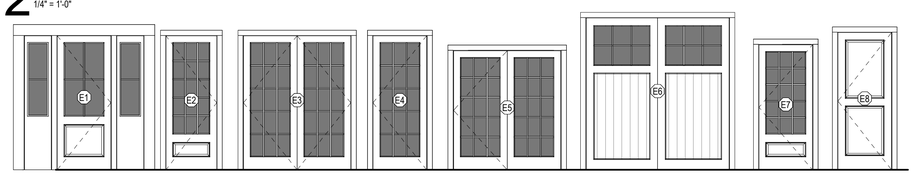


1 Locus Map
Not to Scale



WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	47	57 3/8"	33"				≥ 30
B	3	43"	25"				≥ 30
C	5	45 3/8"	33"				≥ 30
D	3	37 3/8"	26 3/4"				≥ 30
E	1	19"	61"				≥ 30
F	5	31"	32 5/8"				≥ 30
J	2	57"	25"				≥ 30

2 Window Legend
1/4" = 1'-0"



EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MODEL	DESCRIPTION	DP RATING
E1	1	3'-0"	7'-6"	7'-7 3/4"	6'-8 1/2"			≥ 30
E2	3	2'-10"	7'-6"	7'-7 3/4"	3'-1 1/2"			≥ 30
E3	2	6'-0"	7'-6"	7'-7 3/4"	6'-3 1/2"			≥ 30
E4	1	3'-0"	7'-6"	7'-7 3/4"	3'-3 1/2"			≥ 30
E5	1	6'-0"	6'-8"	6'-9 3/4"	6'-1 1/2"			≥ 30
E6	2	8'-0"	8'-6"	8'-6 3/4"	8'-1 1/2"	Custom	Overhead Garage Door	≥ 30
E7	1	3'-0"	7'-6"	7'-1 3/4"	3'-3 1/2"			≥ 30
E8	1	3'-0"	7'-8 1/4"	7'-10"	3'-3 1/2"			≥ 30
E9	1	8'-2"	7'-6"	7'-6 3/4"	8'-3 1/2"			

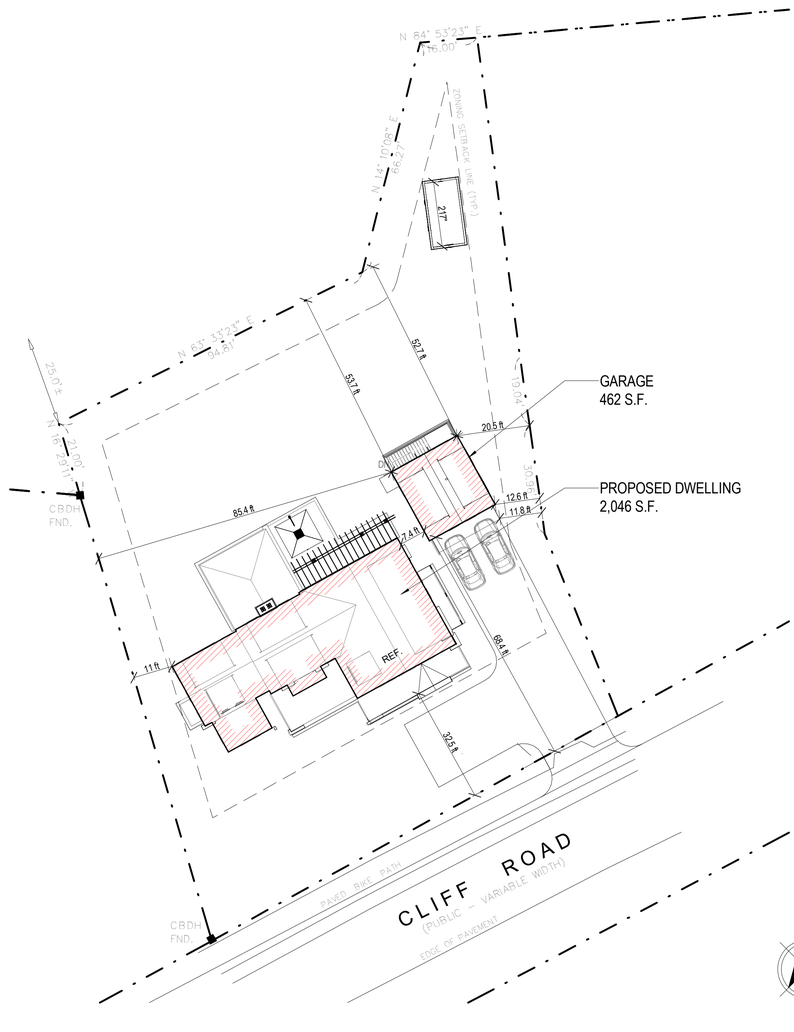
3 Exterior Door Legend
1/4" = 1'-0"


South

East

North

West



4 Site Plan
1" = 20'-0"

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

COVER SHEET

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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.102b	Unnamed
A.102c	Unnamed
A.102d	Unnamed
A.203	SHED PLAN & ELEVATIONS
D.201	Exterior Trim Details
D.202	Exterior Trim Details
D.203	Unnamed
E.104	BUILDING ELEVATIONS
G.1.7	Site Plan
G.105	COVER PAGE
SK-1	Basement Openings & Details
SK-2	Garage Porch Details
SK-3	Unnamed
SK.5	Porch Section
SK.6	F/P DETAILS
G.100	COVER SHEET
F.102	FOUNDATION DETAILS
A.100	BASEMENT PLAN
A.101	1ST FLOOR PLAN
A.101a	1ST FLOOR PLAN ID
A.102	2ND FLOOR PLAN
A.102a	2ND FLOOR PLAN ID
A.103	ROOF PLAN
A.202	EXTERIOR ELEVATIONS
A.300	BASEMENT REFLECTED CEILING PLAN
A.302	FIRST FLOOR REFLECTED CEILING PLAN
A.303	SECOND FLOOR REFLECTED CEILING PLAN
S.101	FIRST FLOOR FRAMING
S.102	2ND FLOOR FRAMING PLAN
S.103	ROOF FRAMING PLAN
S.201	BUILDING SECTIONS
G.102	GARAGE COVER PAGE
A.301	GARAGE FLOOR PLANS & ELEVATIONS
D.104.1	MASTER BATH 5
D.116	STUDIO ELEVATIONS
D.117	PORCH ELEVATIONS
E.100	BASEMENT ELECTRICAL PLAN
E.101	1ST FLOOR ELECTRICAL PLAN
E.102	2ND FLOOR ELECTRICAL PLAN

Revisions

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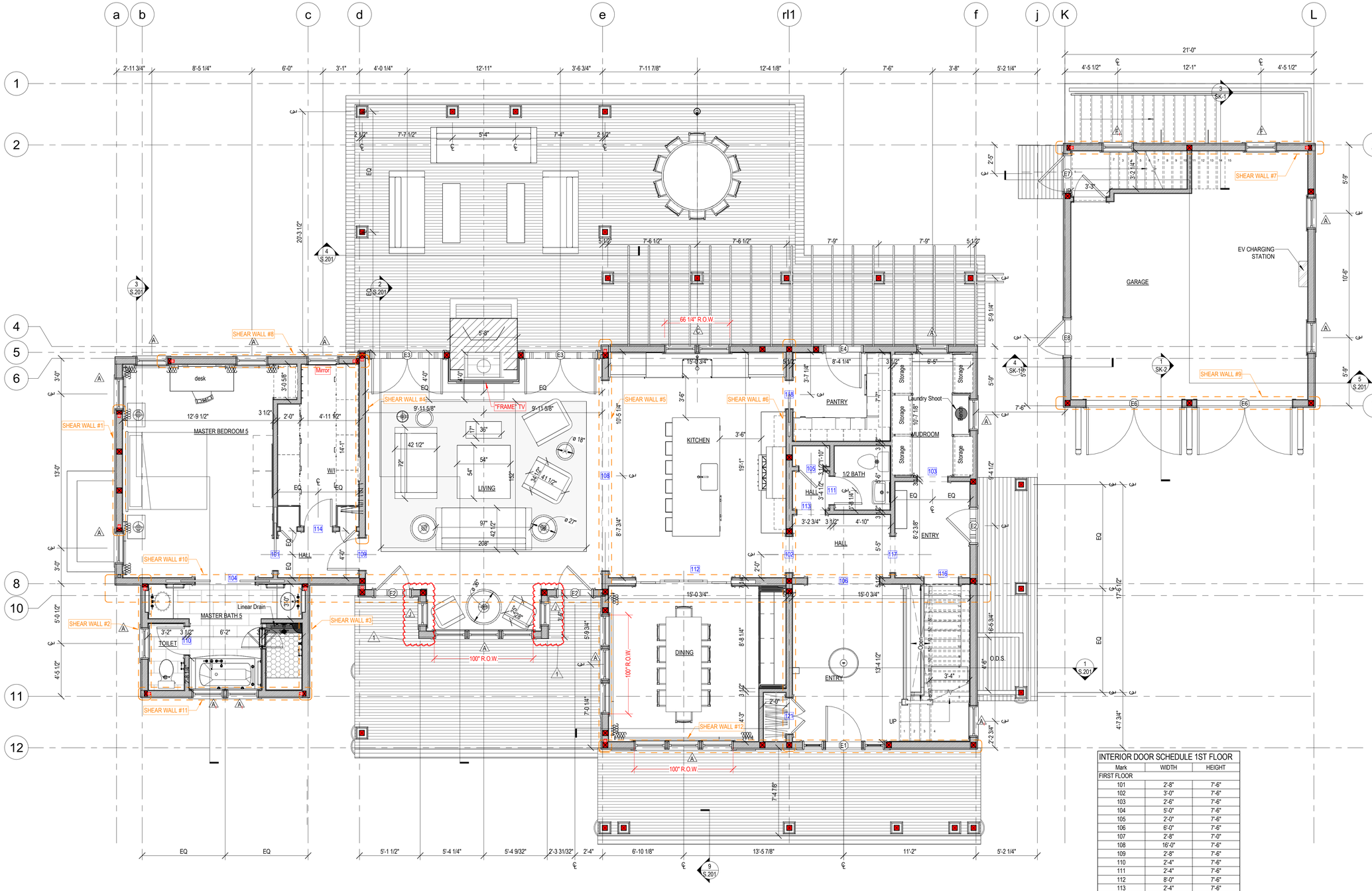
G.100

2235

07.15.24

HDC SUBMISSION



1 1ST FLOOR PLAN
1/4" = 1'-0"

INTERIOR DOOR SCHEDULE 1ST FLOOR		
Mark	WIDTH	HEIGHT
FIRST FLOOR		
101	2'-8"	7'-6"
102	3'-0"	7'-6"
103	2'-6"	7'-6"
104	5'-0"	7'-6"
105	2'-0"	7'-6"
106	6'-0"	7'-6"
107	2'-8"	7'-0"
108	16'-0"	7'-6"
109	2'-8"	7'-6"
110	2'-4"	7'-6"
111	2'-4"	7'-6"
112	8'-0"	7'-6"
113	2'-4"	7'-6"
114	2'-4"	7'-6"
115	1'-4"	7'-6"
116	2'-10"	7'-6"
117	3'-0"	7'-6"
118	2'-4"	7'-6"
119	1'-4"	7'-6"
121	3'-0"	7'-6"

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

1ST FLOOR PLAN

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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.102b Unnamed
A.102c Unnamed
A.102d Unnamed
A.203 SHED PLAN & ELEVATIONS
D.201 Exterior Trim Details
D.202 Exterior Trim Details
D.203 Unnamed
E.104 BUILDING ELEVATIONS
G.1.7 Site Plan
G.105 COVER PAGE
SK-1 Basement Openings & Details
SK-2 Garage Porch Details
SK-3 Unnamed
SK.5 Porch Section
SK.6 F/P DETAILS
G.100 COVER SHEET
F.102 FOUNDATION DETAILS
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.101a 1ST FLOOR PLAN ID
A.102 2ND FLOOR PLAN
A.102a 2ND FLOOR PLAN ID
A.103 ROOF PLAN
A.202 EXTERIOR ELEVATIONS
A.300 BASEMENT REFLECTED CEILING PLAN
A.302 FIRST FLOOR REFLECTED CEILING PLAN
A.303 SECOND FLOOR REFLECTED CEILING PLAN
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S.103 ROOF FRAMING PLAN
S.201 BUILDING SECTIONS
G.102 GARAGE COVER PAGE
A.301 GARAGE FLOOR PLANS & ELEVATIONS
D.104.1 MASTER BATH 5
D.116 STUDIO ELEVATIONS
D.117 PORCH ELEVATIONS
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR ELECTRICAL PLAN
E.102 2ND FLOOR ELECTRICAL PLAN

Revisions

Revision 1 04.10.24

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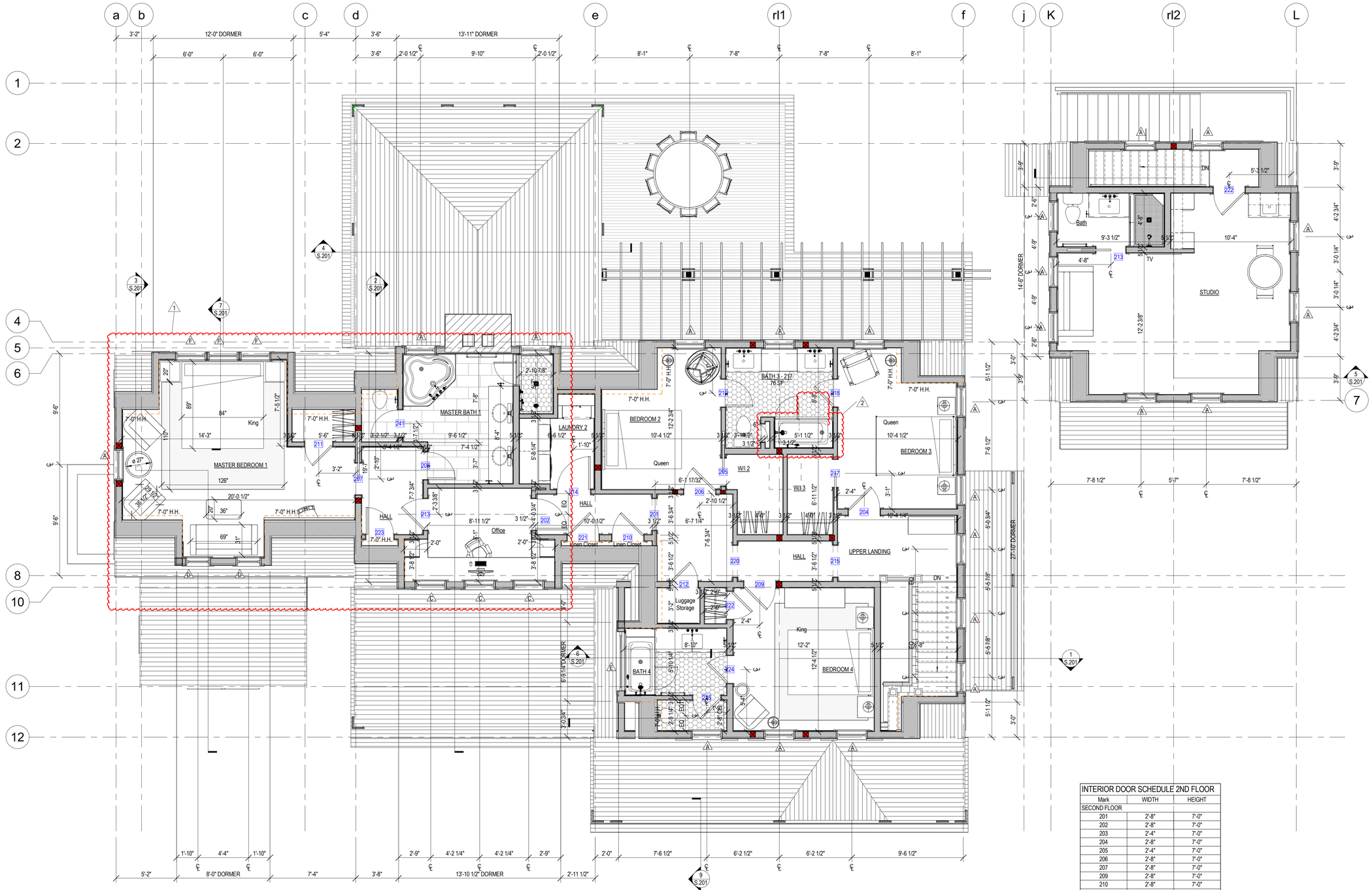
A.101

2235

07.15.24

HDC SUBMISSION



1 2ND FLOOR PLAN
1/4" = 1'-0"

NOTE:
CUT PLANE IS SET @ 6'-8" ABOVE SECOND FLOOR DECK

INTERIOR DOOR SCHEDULE 2ND FLOOR

Mark	WIDTH	HEIGHT
SECOND FLOOR		
201	2'-8"	7'-0"
202	2'-8"	7'-0"
203	2'-4"	7'-0"
204	2'-8"	7'-0"
205	2'-4"	7'-0"
206	2'-8"	7'-0"
207	2'-8"	7'-0"
209	2'-8"	7'-0"
210	2'-8"	7'-0"
211	2'-4"	7'-0"
212	2'-4"	7'-0"
213	2'-8"	7'-0"
214	2'-10"	7'-0"
215	2'-8"	7'-0"
217	2'-4"	7'-0"
218	2'-4"	7'-0"
219	2'-4"	7'-0"
220	2'-8"	7'-0"
221	2'-8"	7'-0"
222	2'-4"	7'-0"
223	2'-4"	7'-0"
224	2'-4"	7'-0"
225	2'-4"	7'-0"
237	1'-6"	7'-0"
241	2'-4"	7'-0"

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www.emeritusltd.com

2ND FLOOR PLAN

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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A.102b Unnamed
A.102c Unnamed
A.102d Unnamed
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D.202 Exterior Trim Details
D.203 Unnamed
E.104 BUILDING ELEVATIONS
G.1.7 Site Plan
G.105 COVER PAGE
SK-1 Basement Openings & Details
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SK-3 Unnamed
SK.5 Porch Section
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A.101 1ST FLOOR PLAN
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A.102a 2ND FLOOR PLAN ID
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D.117 PORCH ELEVATIONS
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR ELECTRICAL PLAN
E.102 2ND FLOOR ELECTRICAL PLAN

Revisions

Revision 1	04.10.24
Revision 2	05.07.24

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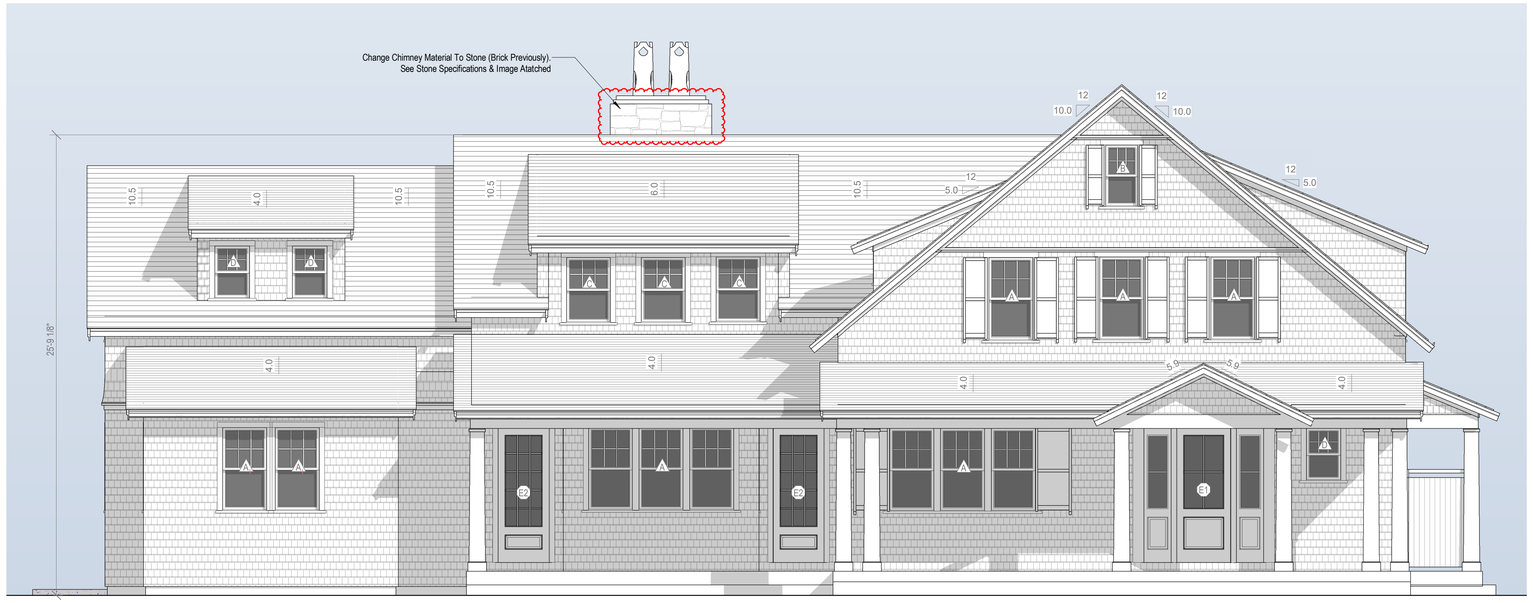
A.102
2235

07.15.24

HDC SUBMISSION



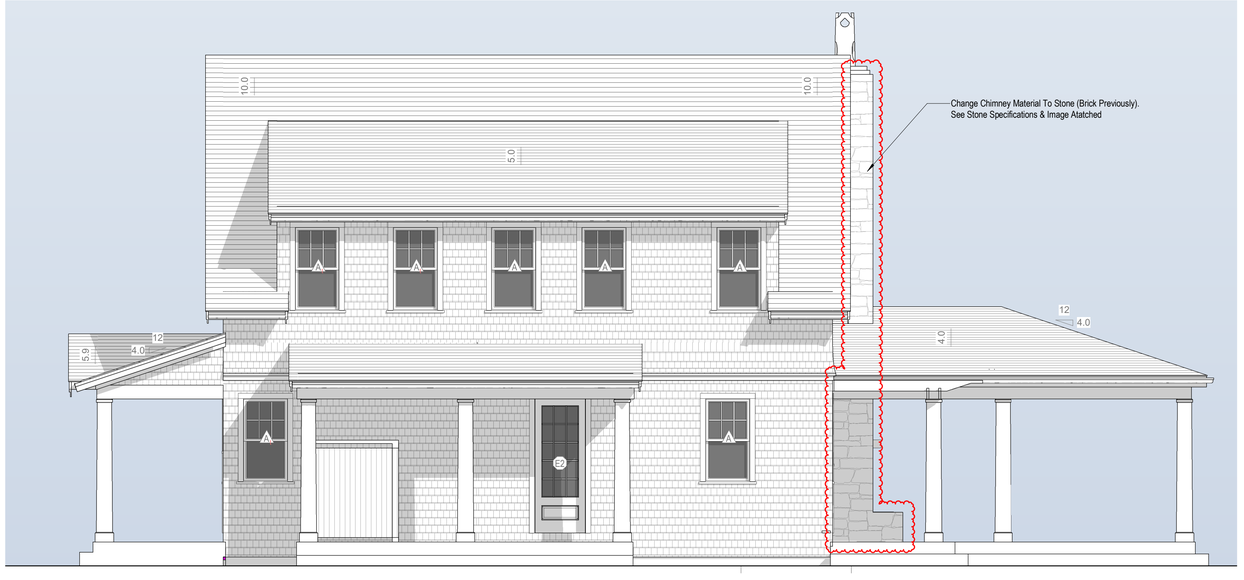
1 South Elevation - Proposed
1/4" = 1'-0"



HDC Approved South Elevation
1/8" = 1'-0"



HDC Approved East Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

Site Information

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D.203	Unnamed
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A.101	1ST FLOOR PLAN
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A.303	SECOND FLOOR REFLECTED CEILING PLAN
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E.102	2ND FLOOR ELECTRICAL PLAN

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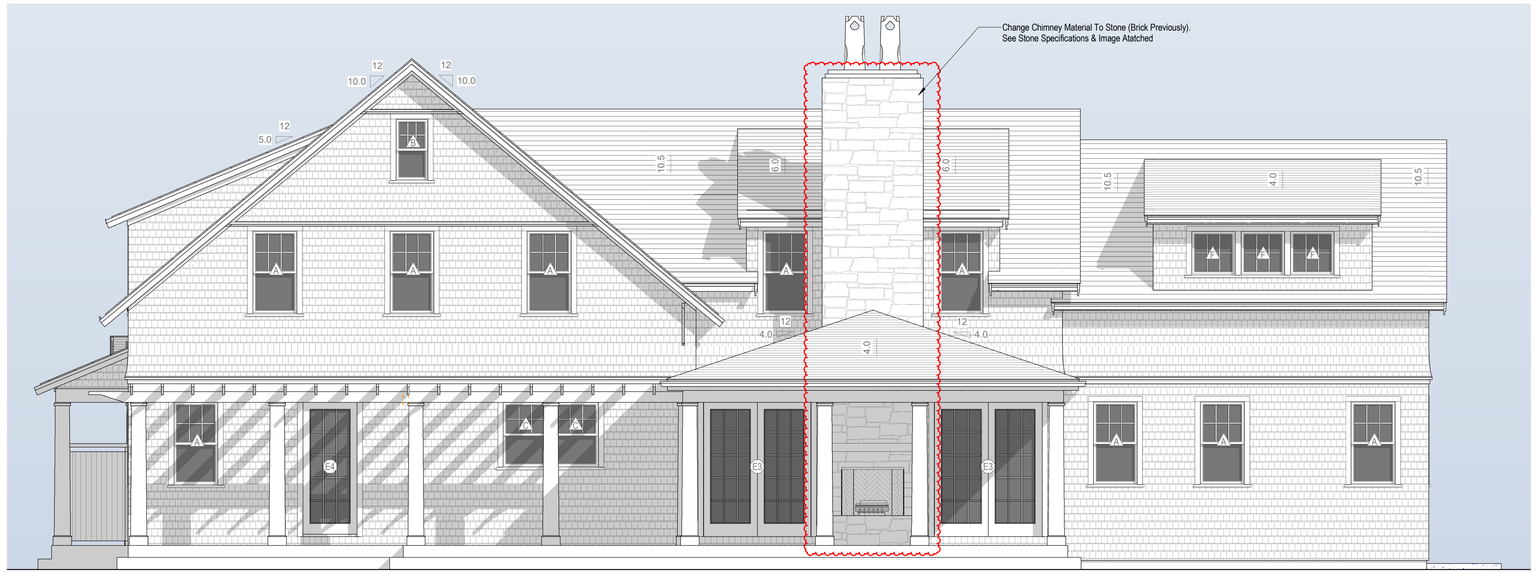
A.201

2235

07.15.24

HDC SUBMISSION



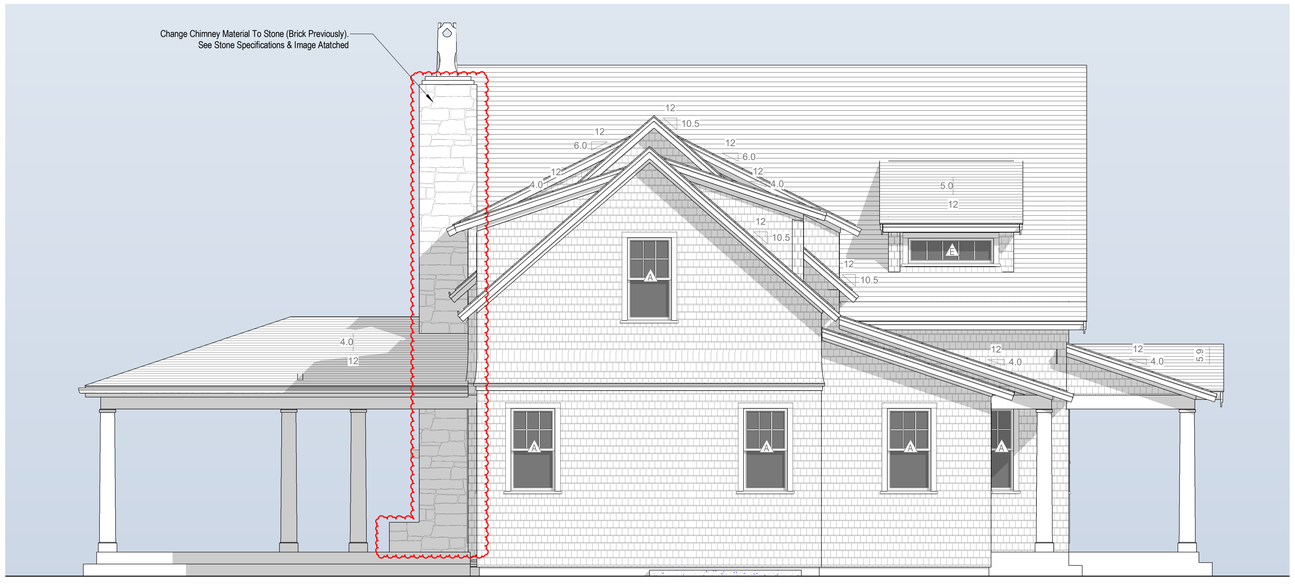
1 North Elevation - Proposed
1/4" = 1'-0"



HDC Approved North Elevation
1/8" = 1'-0"



HDC Approved West Elevation
1/8" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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Revisions

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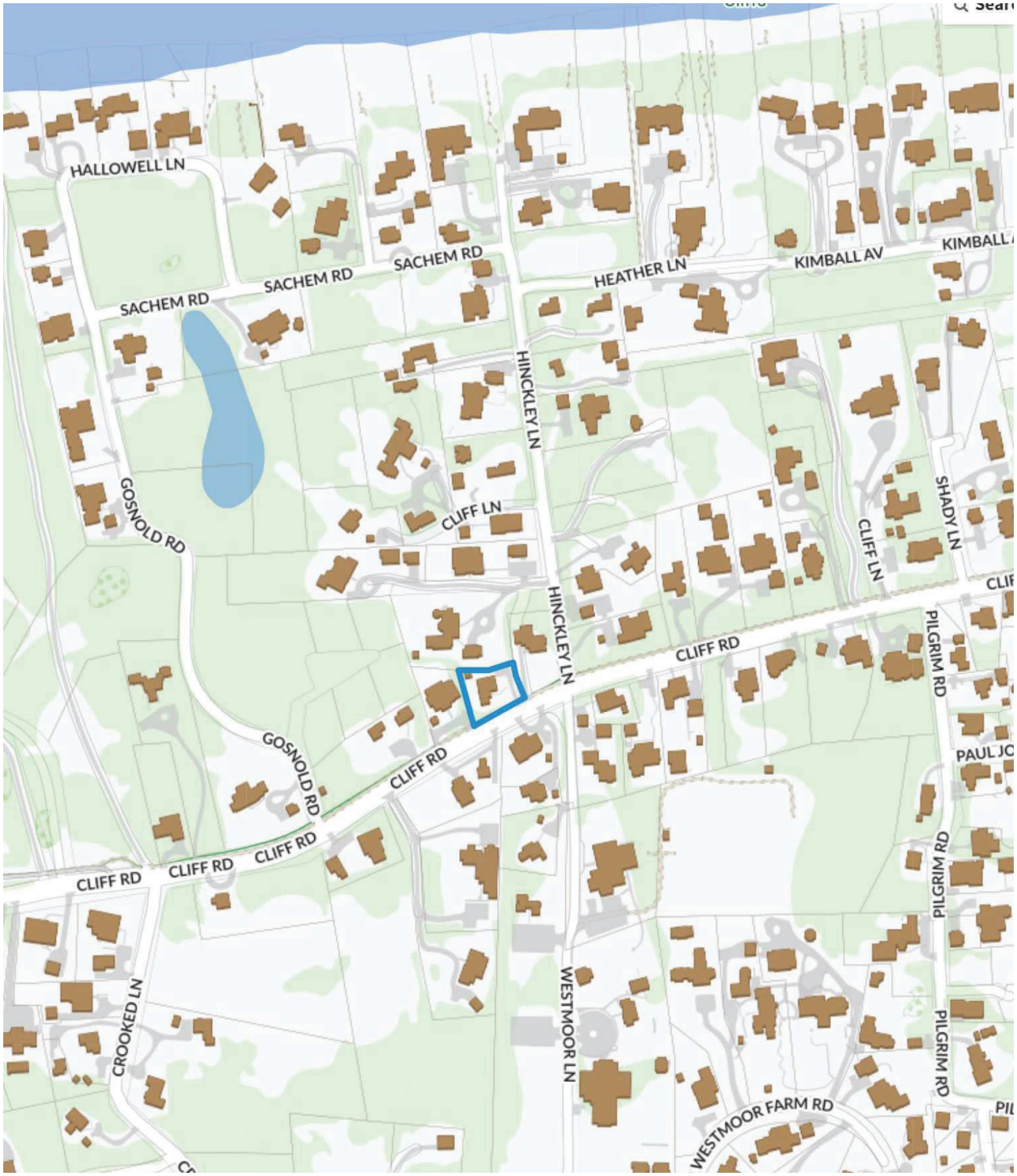
A.202

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554



1 Locus Map

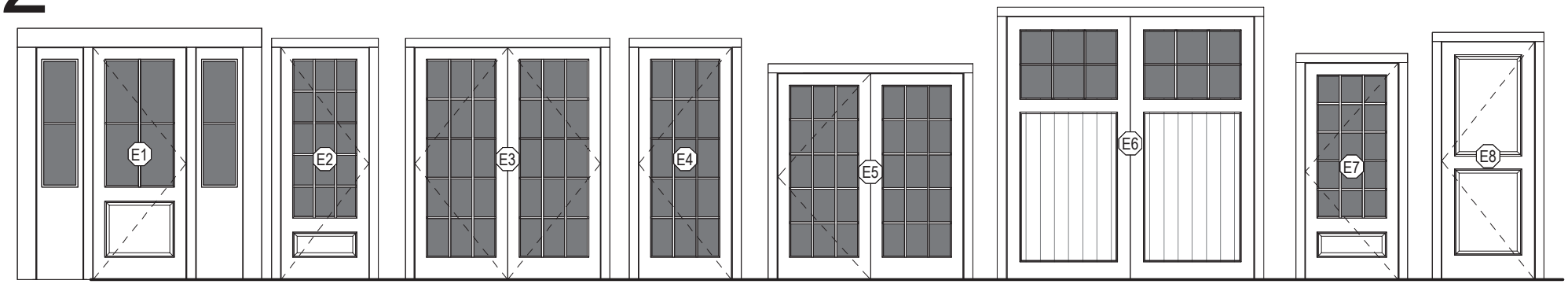
Not to Scale



WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	47	57 3/8"	33"				≥ 30
B	3	43"	25"				≥ 30
C	5	45 3/8"	33"				≥ 30
D	3	37 3/8"	26 3/4"				≥ 30
E	1	19"	61"				≥ 30
F	5	31"	32 5/8"				≥ 30
J	2	57"	25"				≥ 30

2 Window Legend

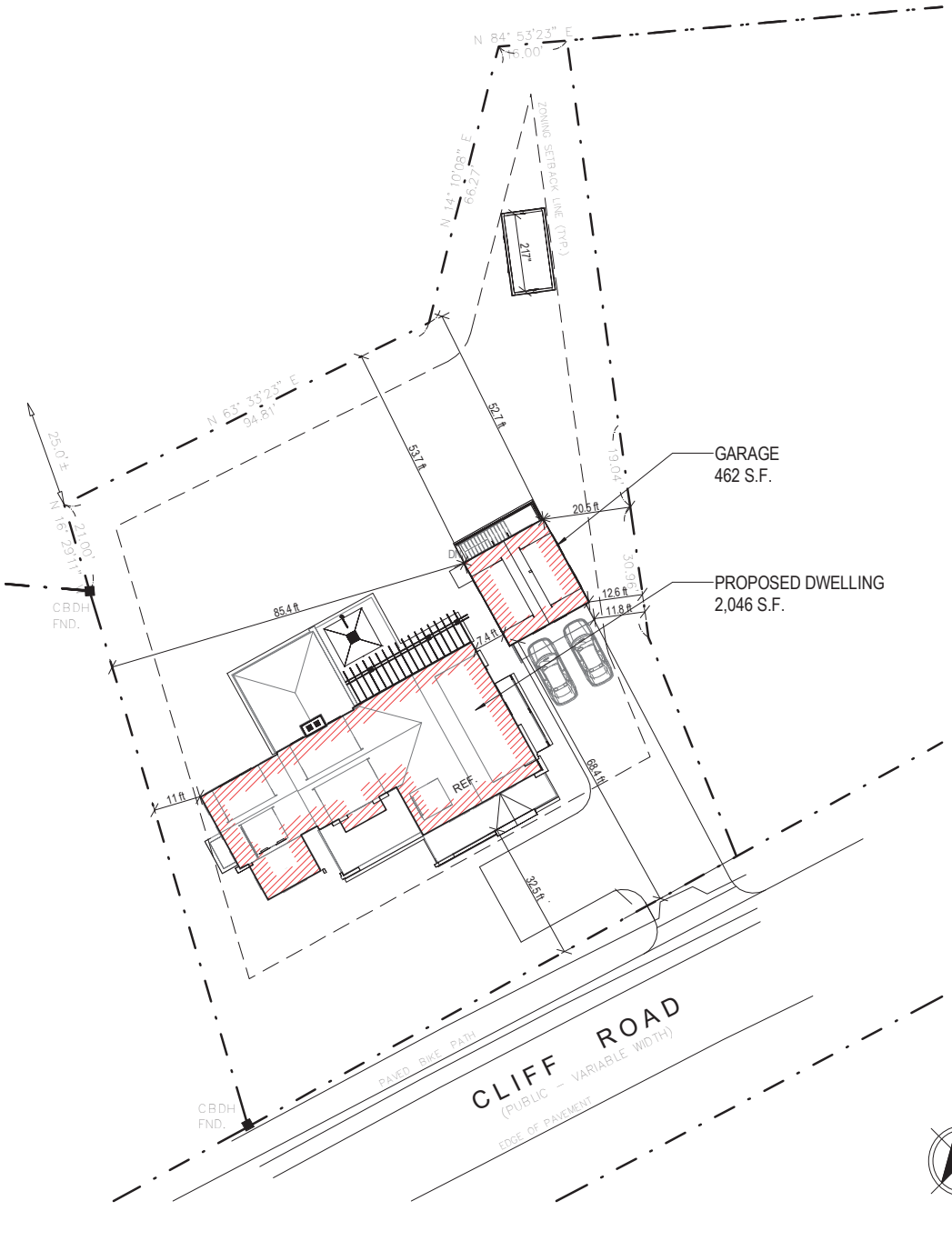
1/4" = 1'-0"



EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MODEL	DESCRIPTION	DP RATING
E1	1	3'-0"	7'-6"	7'-7 3/4"	6'-8 1/2"			≥ 30
E2	3	2'-10"	7'-6"	7'-7 3/4"	3'-1 1/2"			≥ 30
E3	2	6'-0"	7'-6"	7'-7 3/4"	6'-3 1/2"			≥ 30
E4	1	3'-0"	7'-6"	7'-7 3/4"	3'-3 1/2"			≥ 30
E5	1	6'-0"	6'-8"	6'-9 3/4"	6'-1 1/2"			≥ 30
E6	2	8'-0"	8'-6"	8'-6 3/4"	8'-1 1/2"	Custom	Overhead Garage Door	≥ 30
E7	1	3'-0"	7'-0"	7'-1 3/4"	3'-3 1/2"			≥ 30
E8	1	3'-0"	7'-8 1/4"	7'-10"	3'-3 1/2"			≥ 30
E9	1	8'-2"	7'-6"	7'-6 3/4"	8'-3 1/2"			

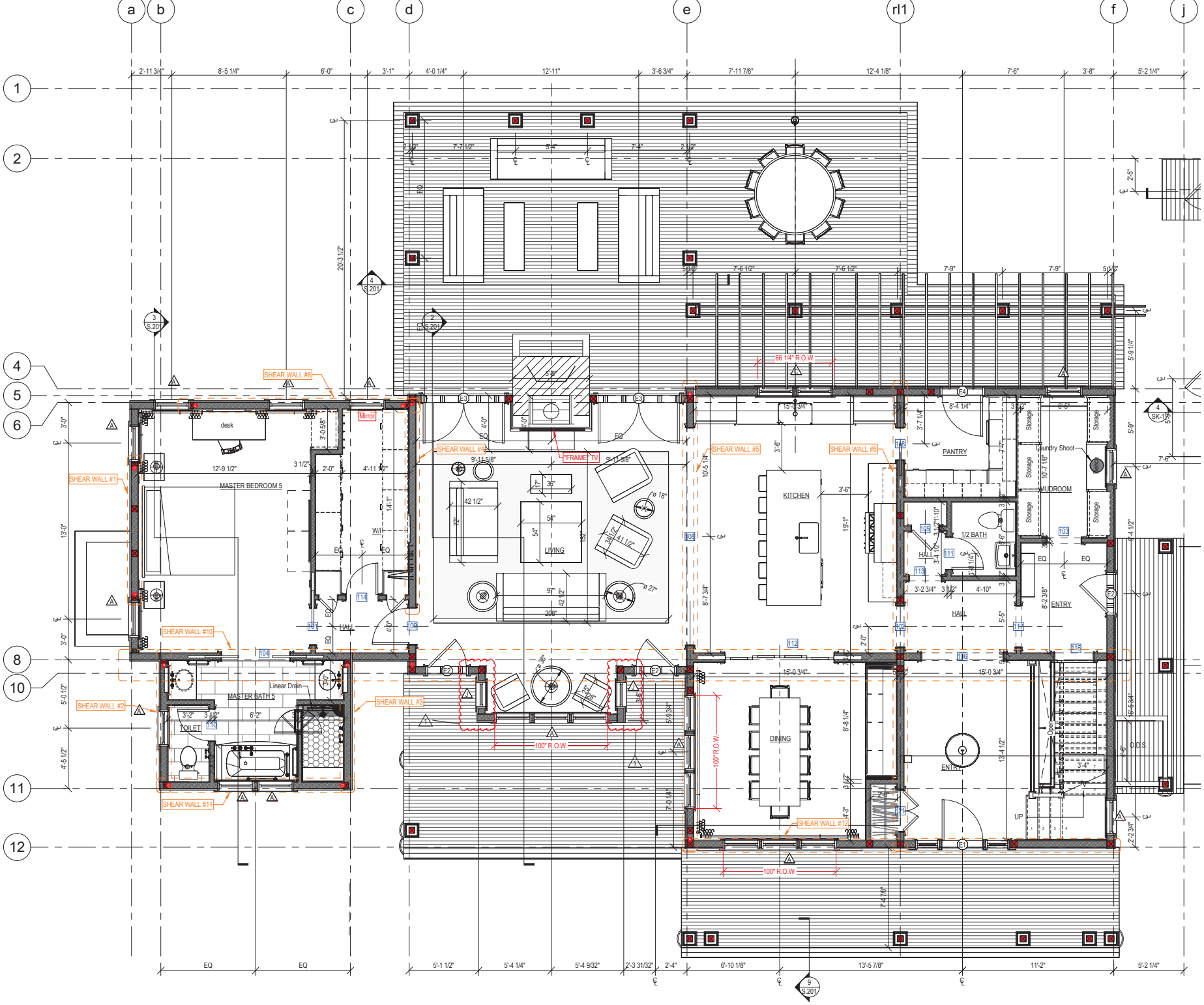
3 Exterior Door Legend

1/4" = 1'-0"

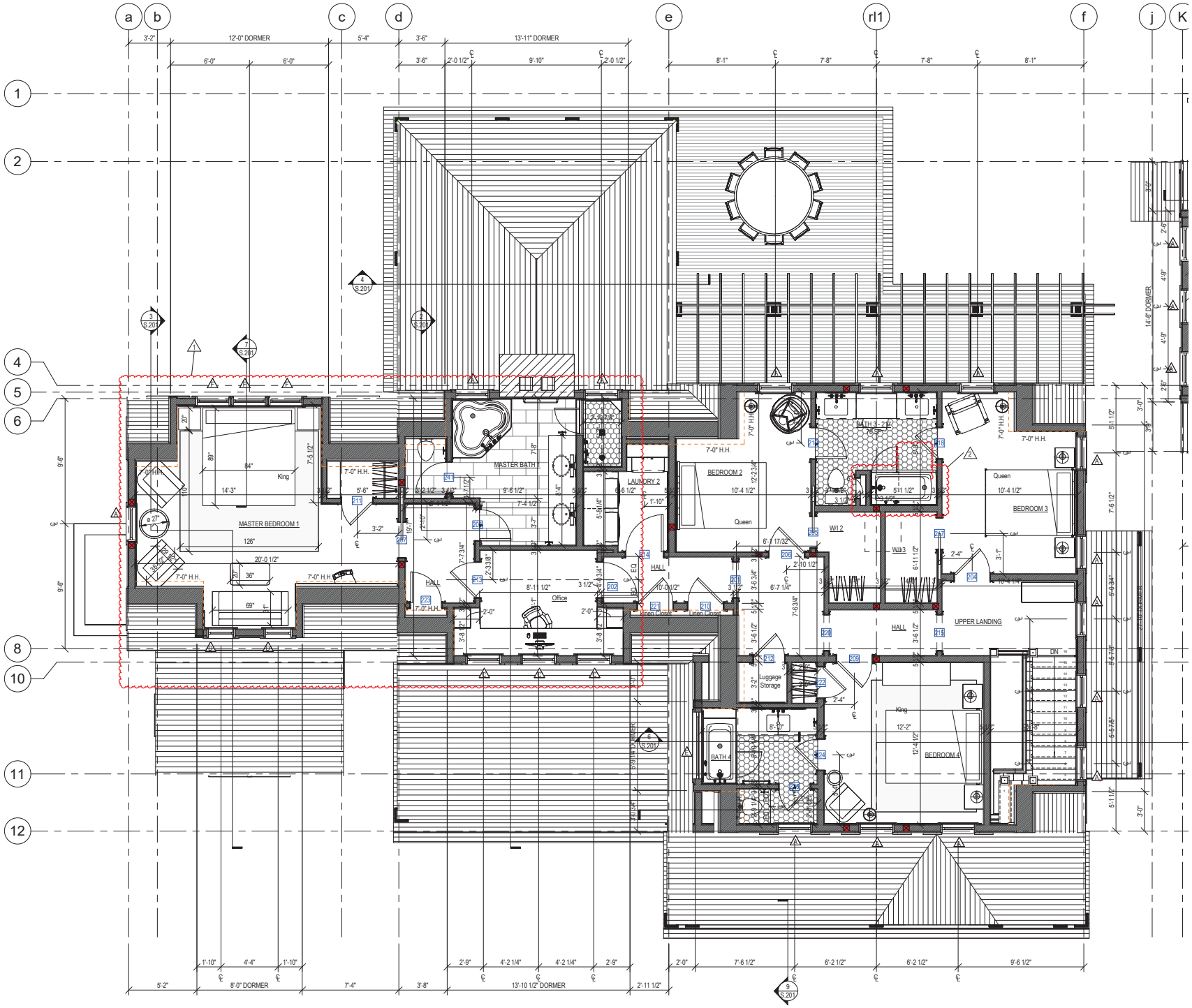




4 Site Plan
1" = 20'-0"



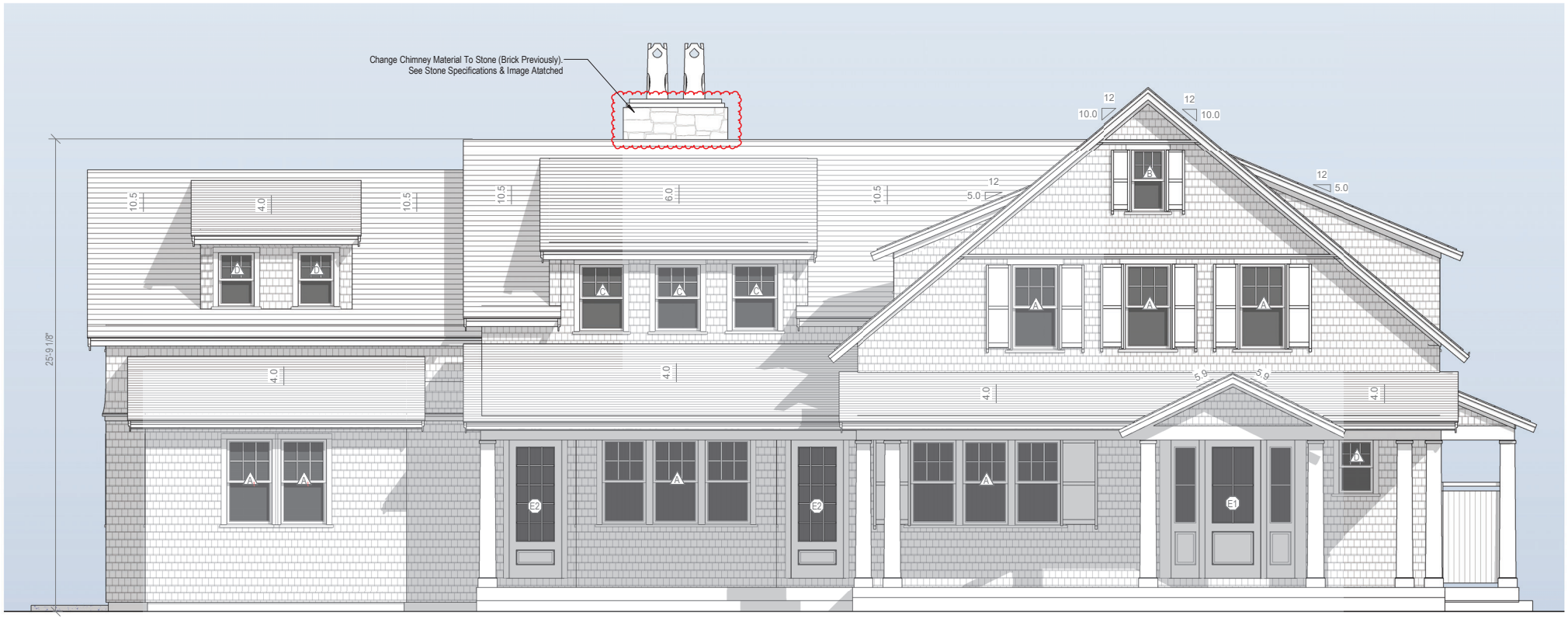
1 1ST FLOOR PLAN
1/4" = 1'-0"



1 2ND FLOOR PLAN

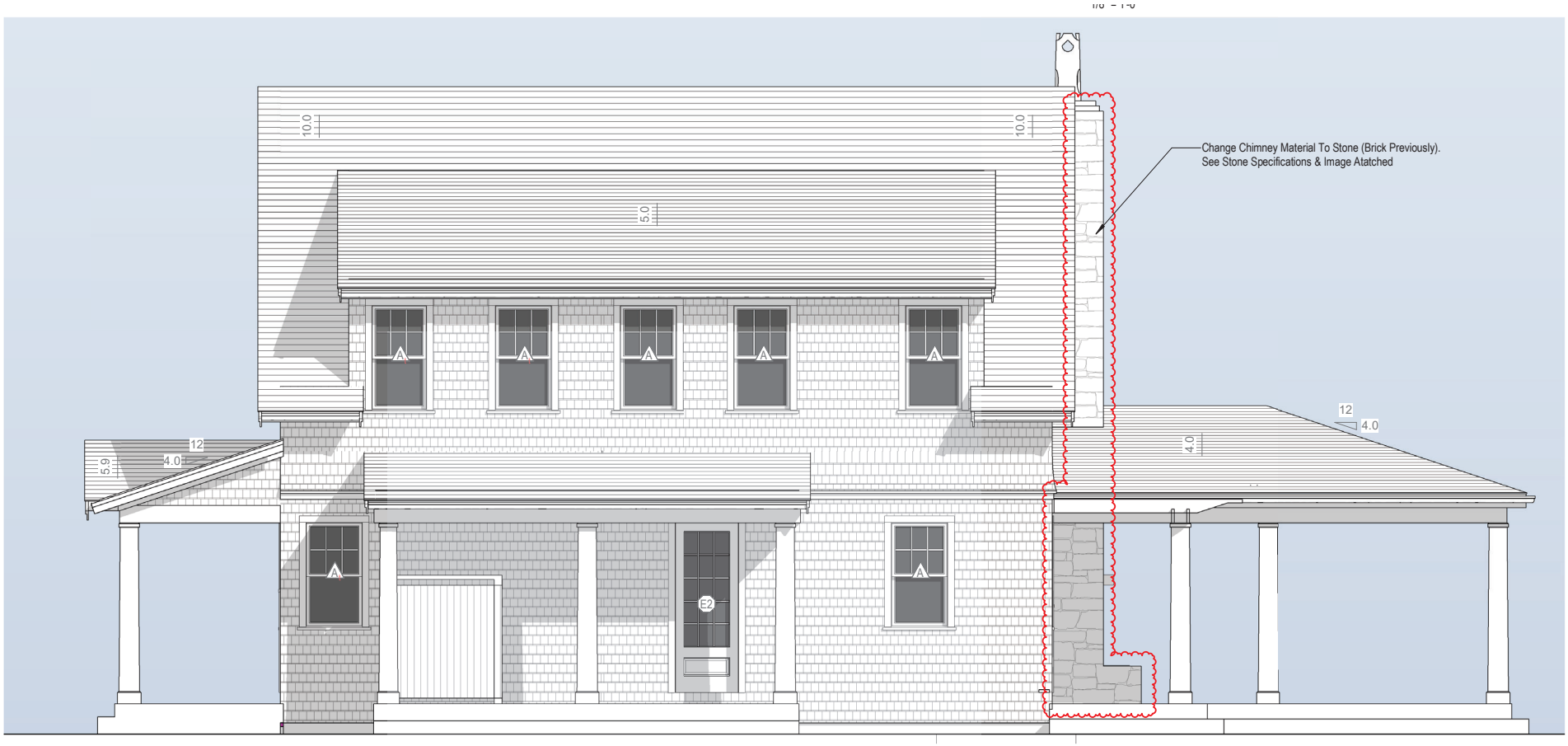
1/4" = 1'-0"

NOTE:
CUT PLANE IS SET @ 6'-8" ABOVE SECOND FLOOR DECK



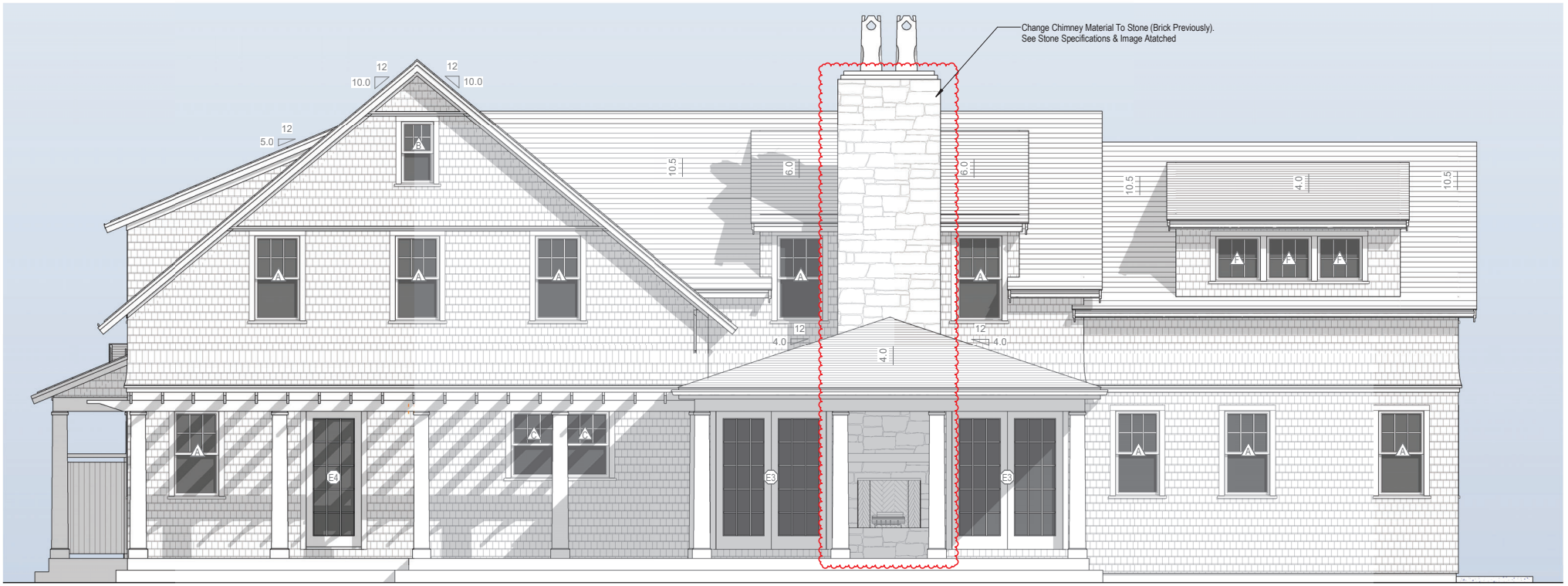
1 South Elevation - Proposed

1/4" = 1'-0"



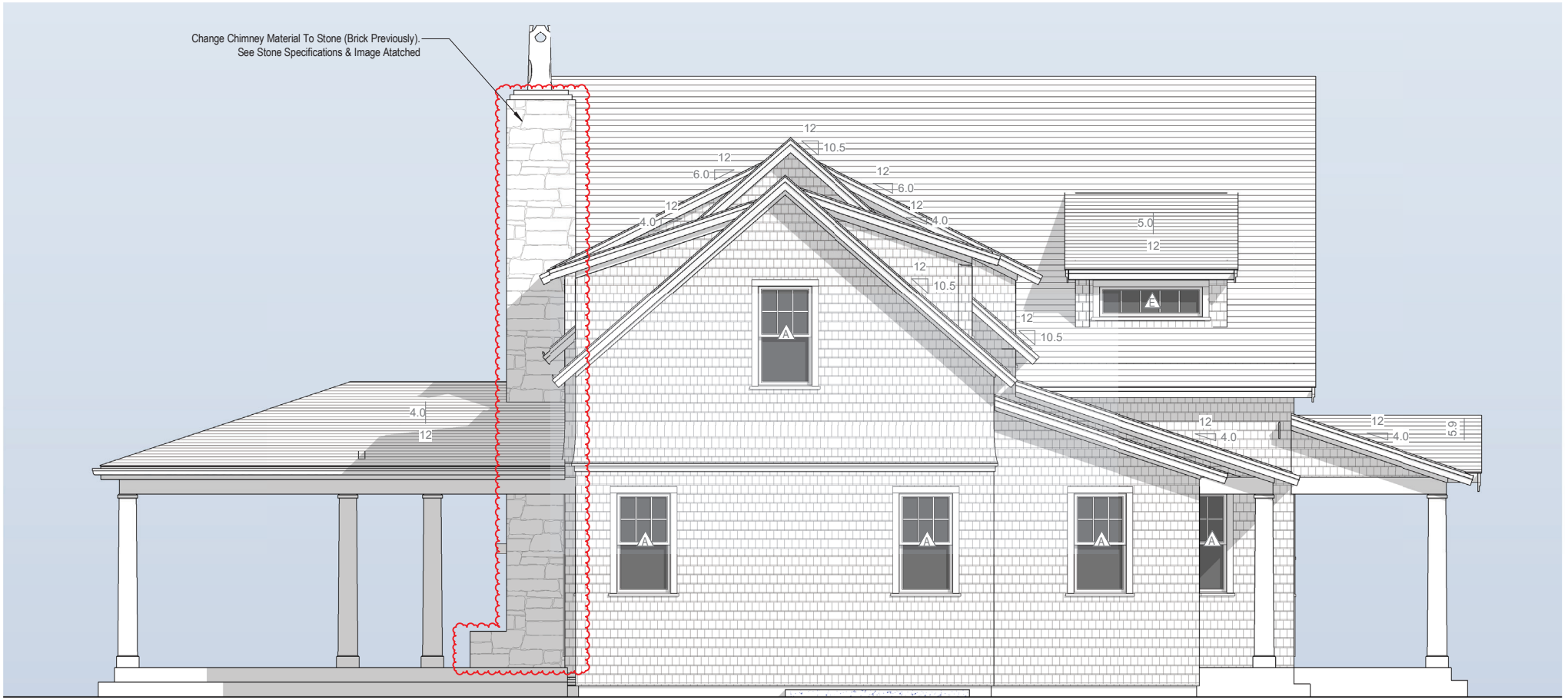
2 East Elevation - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC2024-02-10029

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 10

Street & Number of Proposed Work: 111 Cliff Rd.

Owner of record: 111 Cliff Rd. Trust

Mailing Address: 111 Cliff 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 #: 508 3254995 E-mail: _____

FOR OFFICE USE ONLY 001263

Date application received: 2/29/24 Fee Paid: $ 50

Must be acted on by: 4/26/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

Main House

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-05-8482

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration, add proposed outdoor shower, extend deck

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 32 SF ☑ 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 Fenestration revisions, add O/D shower
2. South Elevation no change
3. West Elevation no change
4. North Elevation Fenestration revisions

*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 Change)

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main 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 (No Change)

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White; Front & Mudroom Hamilton

Deck Natural Foundation Natural Fence _____ Shutters Graphite Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named 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.

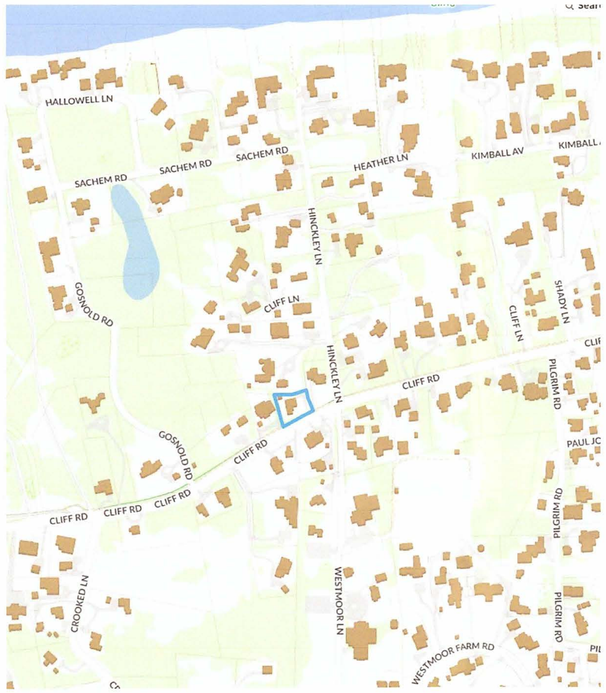
Date 2/24/24 Signature of owner of record _____ Signed under penalties of perjury

111 Cliff Rd Trust

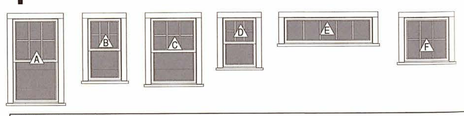
111 Cliff Rd.
Nantucket, MA 02554

02.26.24

HDC SUBMISSION

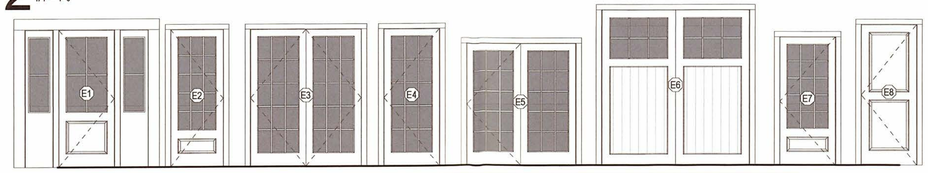


1 Locus Map
Not to Scale



WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	47	57 3/8"	33"				≥ 30
B	2	43"	25"				≥ 30
C	5	45 3/8"	33"				≥ 30
D	3	37 3/8"	26 3/4"				≥ 30
E	1	19"	61"				≥ 30
F	5	31"	32 5/8"				≥ 30
I	2	57"	25"	Andersen	A-Series	2 Lite Fixed- Simulated Divided Lite	≥ 30

2 Window Legend
1/4" = 1'-0"



EXTERIOR DOOR SCHEDULE								
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	Rough Height	Rough Width	MODEL	DESCRIPTION	DP RATING
E1	1	3'-0"	7'-6"	7'-7 3/4"	6'-8 1/2"			≥ 30
E2	3	2'-10"	7'-6"	7'-7 3/4"	3'-1 1/2"			≥ 30
E3	2	6'-0"	7'-6"	7'-7 3/4"	6'-3 1/2"			≥ 30
E4	1	3'-0"	7'-6"	7'-7 3/4"	3'-3 1/2"			≥ 30
E5	1	6'-0"	6'-8"	6'-9 3/4"	6'-1 1/2"			≥ 30
E6	2	8'-0"	8'-6"	8'-6 3/4"	8'-1 1/2"	Custom	Overhead Garage Door	≥ 30
E7	1	3'-0"	7'-0"	7'-1 3/4"	3'-3 1/2"			≥ 30
E8	1	3'-0"	7'-8 1/4"	7'-10"	3'-3 1/2"			≥ 30

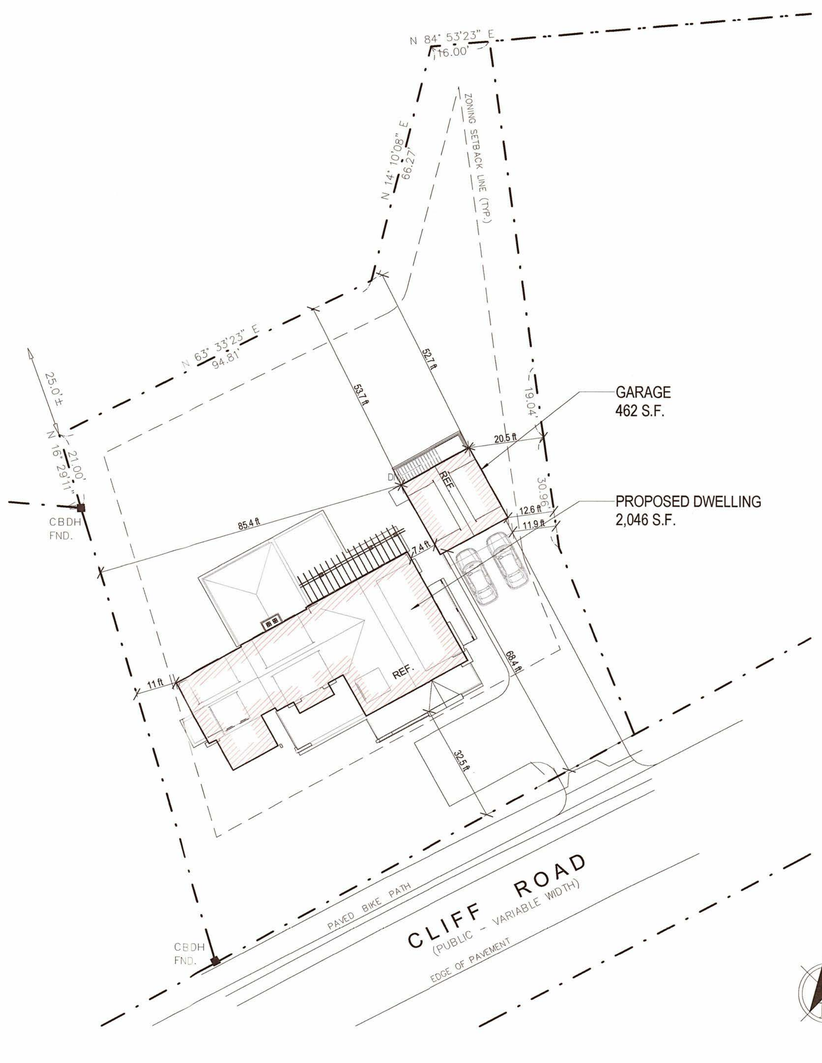
3 Exterior Door Legend
1/4" = 1'-0"


South


East


North


West



4 Site Plan
1" = 20'-0"

FEB 26 2024

DRB
HDC 2024-02-10029
Without HDC Approval

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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COVER SHEET

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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

D.201 Exterior Trim Details
D.202 Exterior Trim Details
D.203 Unnamed
E.104 BUILDING ELEVATIONS
SK-1 Basement Openings & Details
G.100 COVER SHEET
F.102 FOUNDATION DETAILS
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.101a 1ST FLOOR PLAN ID
A.102 2ND FLOOR PLAN
A.102a 2ND FLOOR PLAN ID
A.103 ROOF PLAN
A.202 EXTERIOR ELEVATIONS
A.300 BASEMENT REFLECTED CEILING PLAN
A.302 FIRST FLOOR REFLECTED CEILING PLAN
A.303 SECOND FLOOR REFLECTED CEILING PLAN
S.101 FIRST FLOOR FRAMING
S.102 2ND FLOOR FRAMING PLAN
S.103 ROOF FRAMING PLAN
S.201 BUILDING SECTIONS
G.102 GARAGE COVER PAGE
A.301 GARAGE FLOOR PLANS & ELEVATIONS
E.100 BASEMENT ELECTRICAL PLAN
E.101 1ST FLOOR ELECTRICAL PLAN
E.102 2ND FLOOR ELECTRICAL PLAN

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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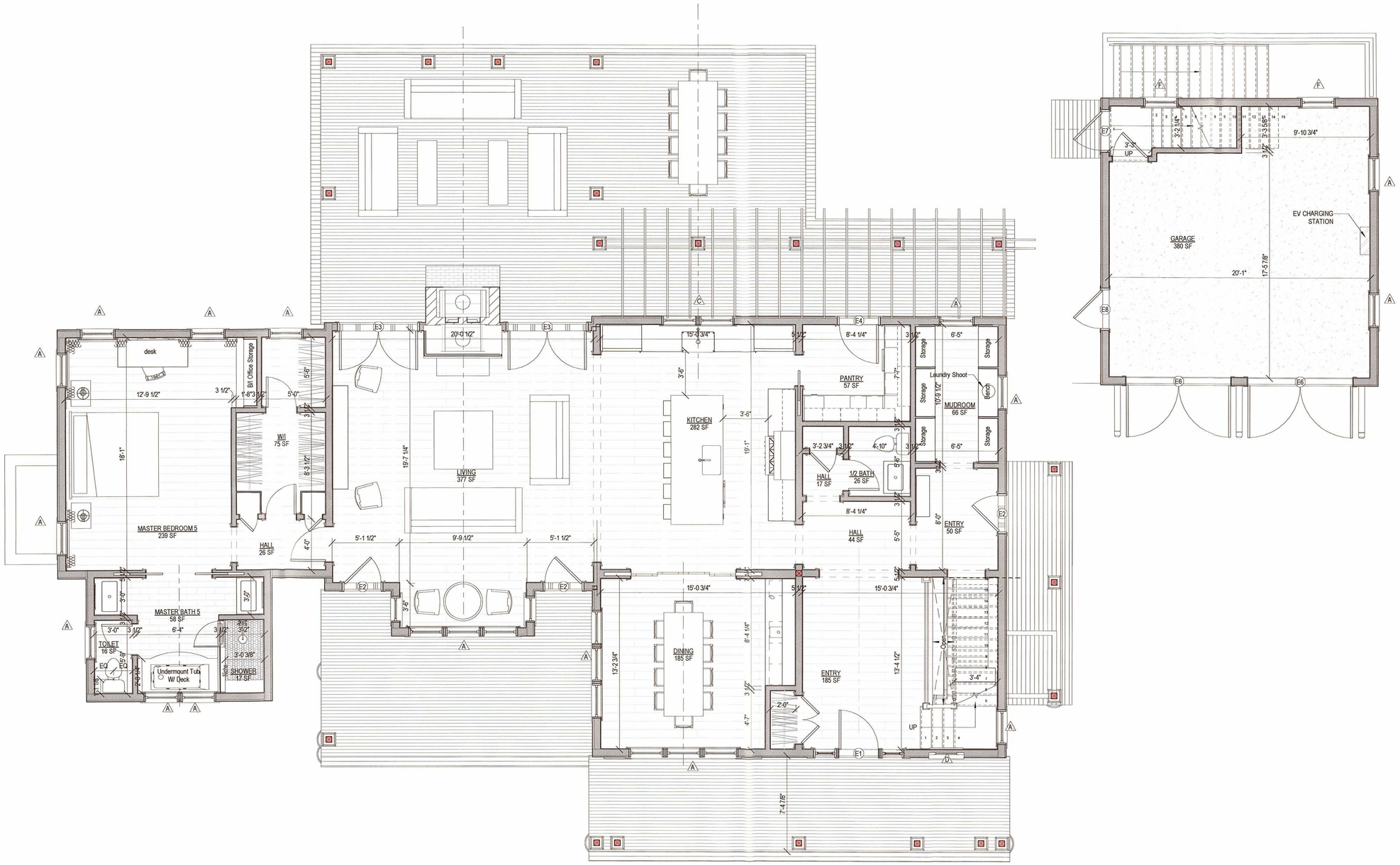
G.100

2235

02.26.24

HDC SUBMISSION



1 1ST FLOOR PLAN ID
1/4" = 1'-0"

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
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1ST FLOOR PLAN ID

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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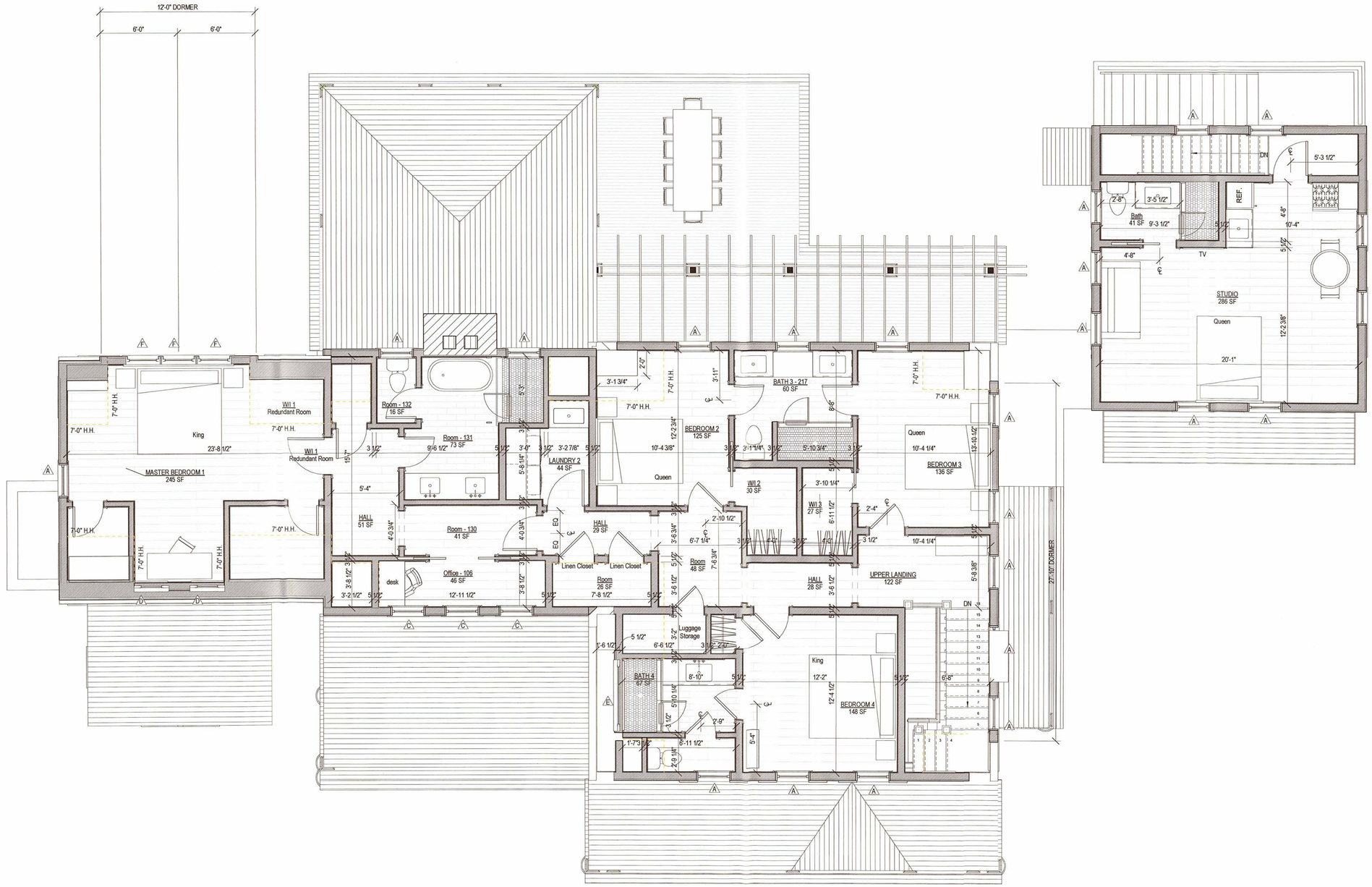
A.101a
2235

02.26.24

HDC SUBMISSION



1 2ND FLOOR PLAN ID
1/4" = 1'-0"

NOTE:
CUT PLANE IS SET @ 2" ABOVE SECOND FLOOR DECK.

2235

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111 Cliff Rd.
Nantucket, MA 02554

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2ND FLOOR PLAN ID

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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.102a
2235

02.26.24

HDC SUBMISSION

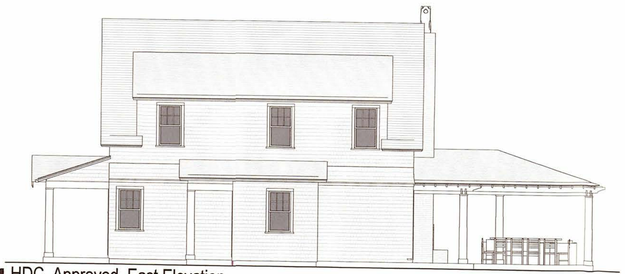


1 South Elevation - Proposed
1/4" = 1'-0"

Omit Bump-Out
Add O/D Shower



3 HDC Approved South Elevation
1/8" = 1'-0"



4 HDC Approved East Elevation
1/8" = 1'-0"



Extend Porch, Add O/D Shower

Omit Bomp-out,
Replace W/ Porch

Add Window

2 East Elevation - Proposed
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

Site Information

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Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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A.101a	1ST FLOOR PLAN ID
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E.102	2ND FLOOR ELECTRICAL PLAN

HDC 2024-02-10029

Without HDC Approval

Revisions

Revision 1 — Date 1

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RECEIVED
FEB 26 2024

A.201
2235

02.26.24

HDC SUBMISSION



1 North Elevation - Proposed
1/4" = 1'-0"



HDC Approved North Elevation
1/8" = 1'-0"



2 West Elevation, No Change
1/4" = 1'-0"

2235

111 Cliff Rd Trust

111 Cliff Rd.
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	41 / 10
Current Zoning:	R20
Minimum Frontage:	75 f.
Front Setback:	30 f.
Side/Rear Setback:	10 f.
Lot Size:	20,242 s.f.
Min. Lot Size:	20,000 s.f.
Allowable G.C.:	12.5% or 2,530 s.f.
Proposed G.C.:	N/A

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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RECEIVED
FEB 26 2024

HDC 2024-02-10029

Without HDC Approval

Revisions

Revision 1	Date 1

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A.202

2235

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 123

Street & Number of Proposed Work: 15 PLEASANT STREET

Owner of record: BERRY PLEASANT LLC

Mailing Address: 3800 NORTH LAMAR BLVD AUSTIN, TX 78756 STE 350

Contact Phone #: 512-968-7337 E-mail: ANG@ABARR.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0433 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW NTW 6' BOARD FENCE @ 250' REPLACEMENT @ 70' NEW ADDITIONS - MAHOGONY + 6'-TYPE II CAP picket 36"

Is there an HDC survey form for 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'
Type: VERT BOARD NTW TOME
Length: 318 - @ ALL REPLACEMENT @ 70 NEW + 6' @ 36" TYPE II CAP PICKET - TOME

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ 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 _____

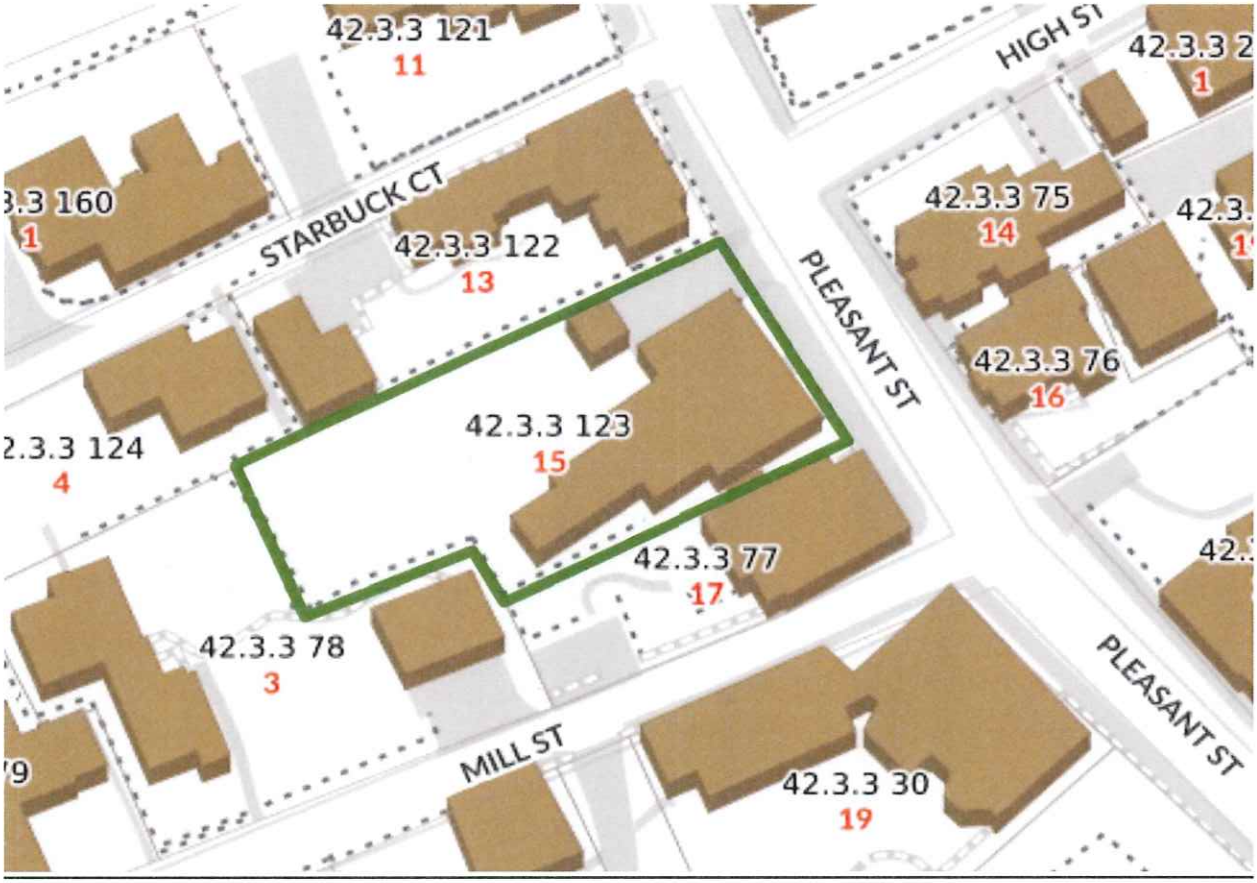
Deck _____ Foundation _____ Fence NTW + 6' SHUTTERS TOME TOME

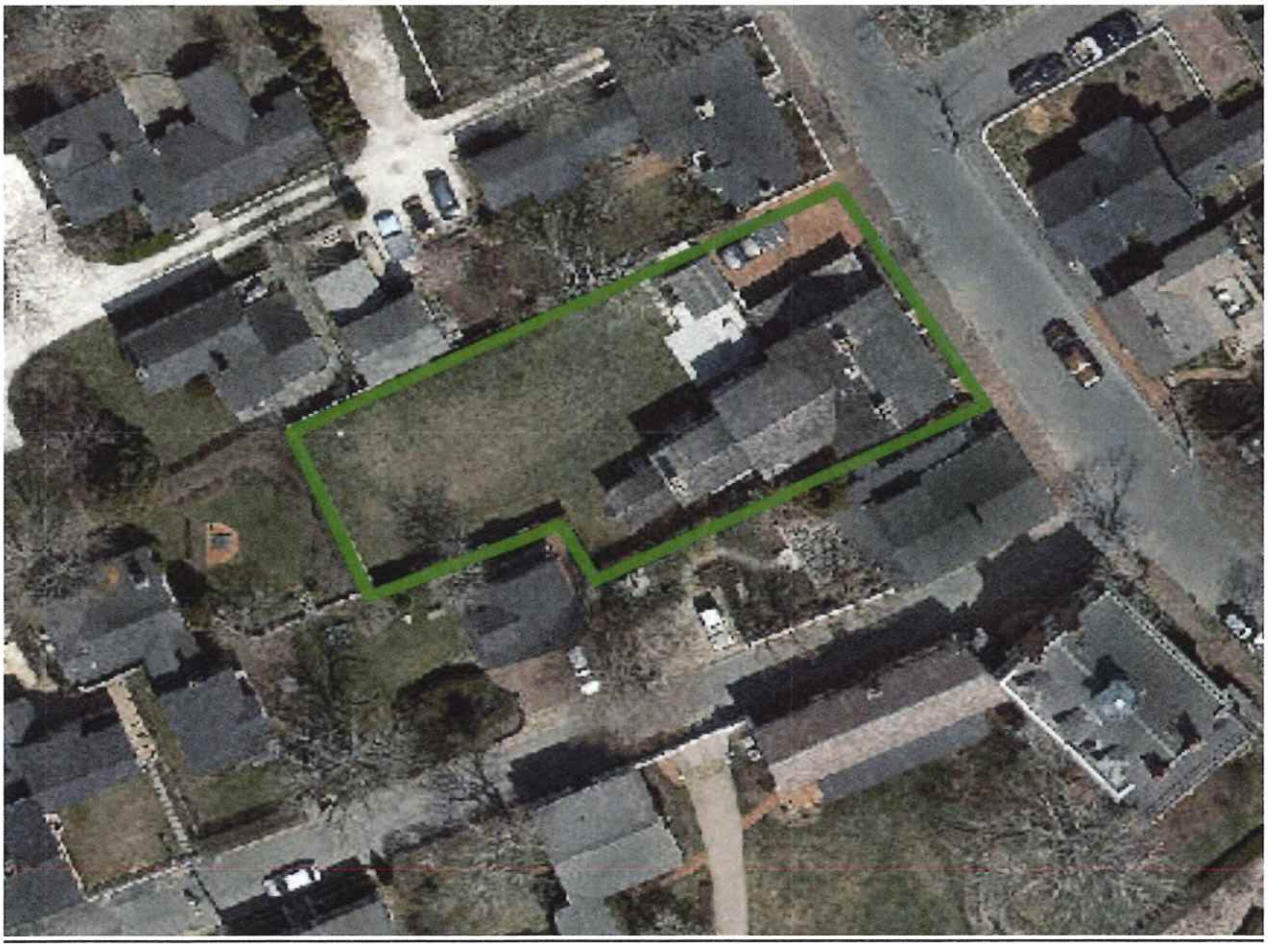
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/14/2024 Signature of owner of record _____ Signed under penalties of perjury

15 PLEASANT STREET

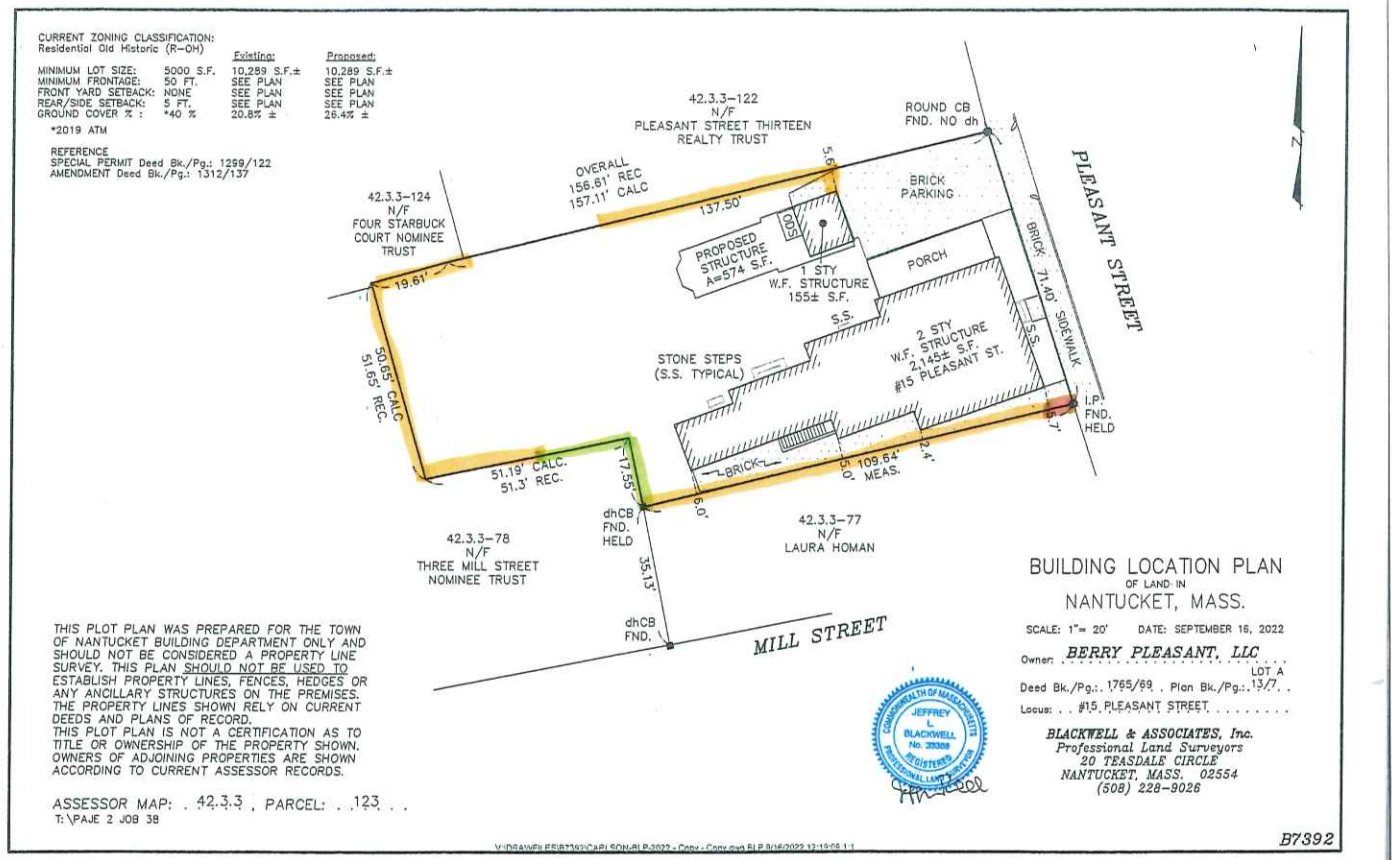




REPLACE EXISTING FENCE - 6' BOARD

ADD NEW FENCE SECTIONS - 6' BOARD

REPLACE SLOPED BOARD SECTION - W/WHITE TYPE II CAPPICKET - TYP



PATRICK AHEARN
ARCHITECT
160 Commonwealth Avenue, Suite L3, Boston, MA 02116, P: 617.266.1510, F: 617.266.3276
Nevin Square, 17 Winter Street, Edgartown, MA 02539, P: 508.939.9122, F: 508.939.9078
www.patrickahearn.com

The Berry Residence

15 Pleasant St
Nantucket, Massachusetts

General Notes:

GENERAL CONTRACTOR SHALL MAKE ALL SUBCONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY, ELECTRICAL AND PLUMBING CODES.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAY OUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY DIMENSIONAL RELATIONSHIPS BEFORE CONSTRUCTING ANY PART, AND SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES. IS IS CONTRACTORS.

ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY

REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE S AID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED SUPPLIERS AND SUBCONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID FOR WORK.

DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND OUR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN

Drawing Copyright:
PATRICK AHEARN ARCHITECT LLC, AND PATRICK AHEARN FAIA EXPRESSLY RESERVE THE COMMON LAW, COPY RIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF PATRICK AHEARN ARCHITECT LLC, AND PATRICK AHEARN FAIA, AND SHALL NOT BE REPRODUCED IN ANY MANNER NOR SHALL THEY BE ASSIGNED FOR USE TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PATRICK AHEARN ARCHITECT LLC, AND PATRICK AHEARN FAIA.

Drawing Title:
Proposed Site Plan

December 16, 2022

ISSUE DATES
☐ BIDDING -
☐ PERMIT -
☐ CONSTRUCTION

REVISIONS
☐ Date: Δ -
☐ Date:
☐ Date:
☐ Date:
☐ Date:

ARCHITECTURAL STAMP & JOB NORTH

P-SP

© PATRICK AHEARN FAIA ARCHITECT

15 PLEASANT STREET – NEW AND REPLACEMENT FENCE








Est. 200
L32-150
SAVANA

SECTION OF FENCE ON NORTH PROPERTY LINE TO BE REPLACED WITH 6' NTW BOARD FENCE



NO FENCE IN FRONT OF THE ABUTTING COTTAGE



WEST PROPERTY LINE NEW FENCE



REPLACE FENCE AND ADD MATCHING GATE

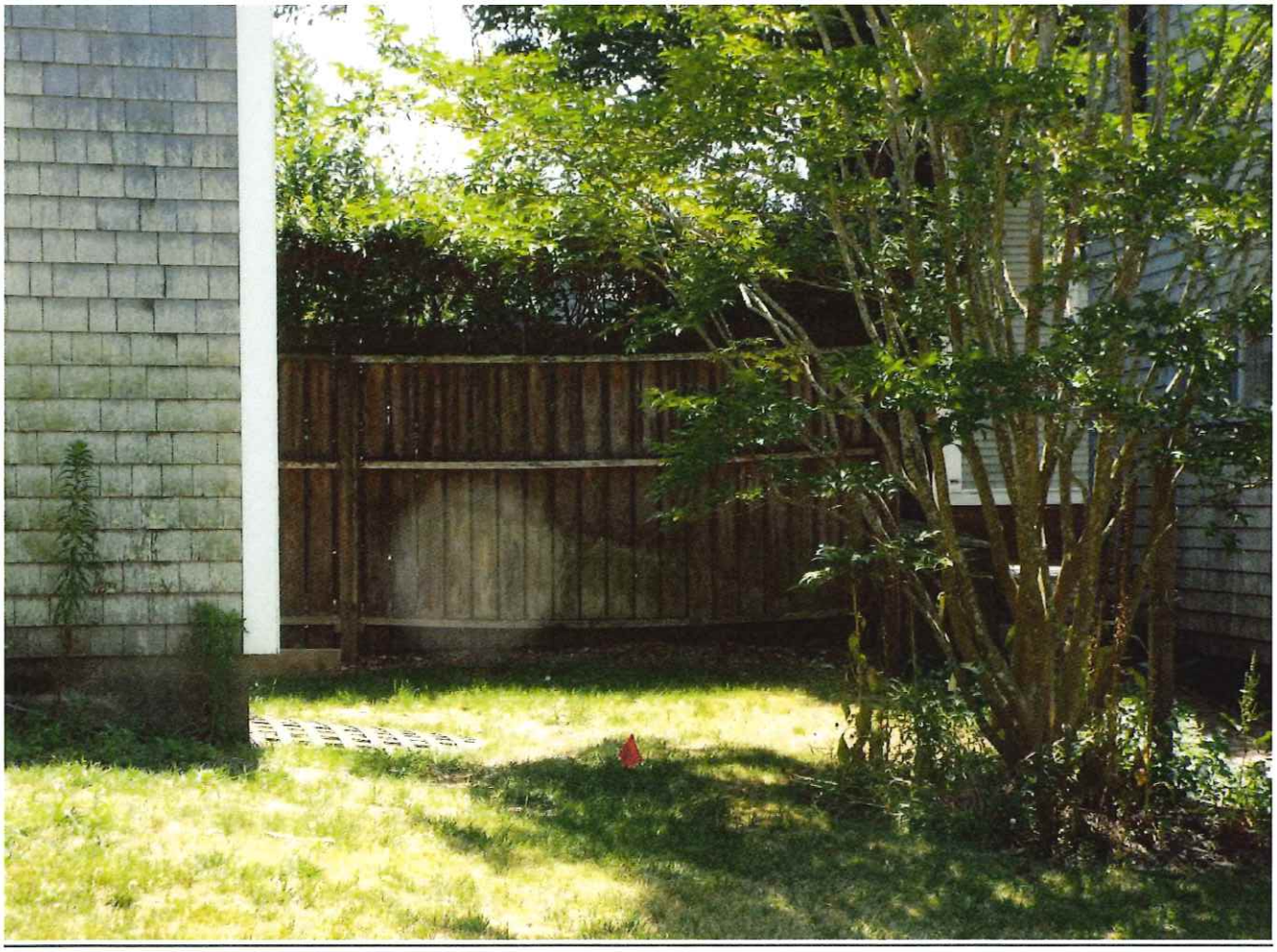


EXISTING FENCE ON SOUTH PROPERTY LINE TO BE REPLACED AND EXTENDED TO MEET OTHER SECTIONS AROUND THE ABUTTING COTTAGE

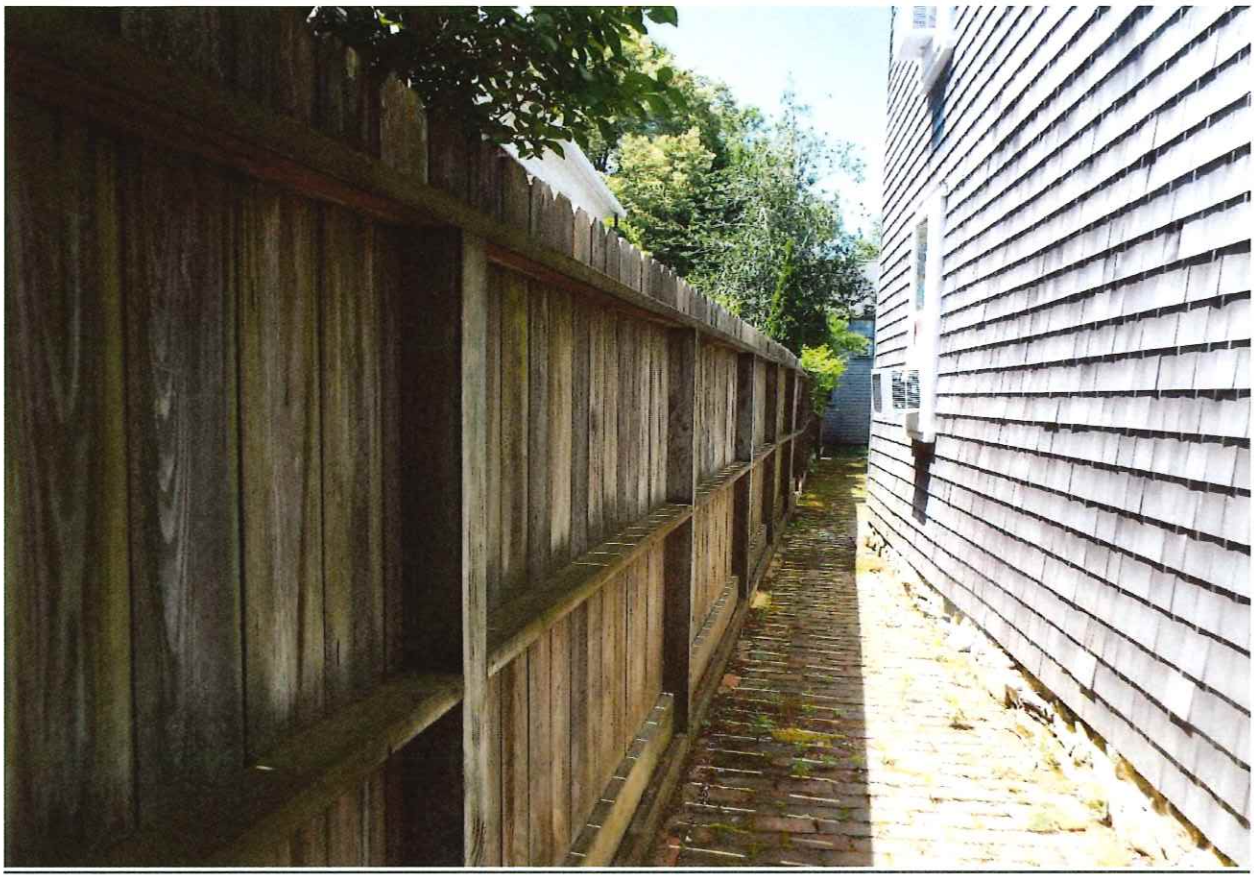






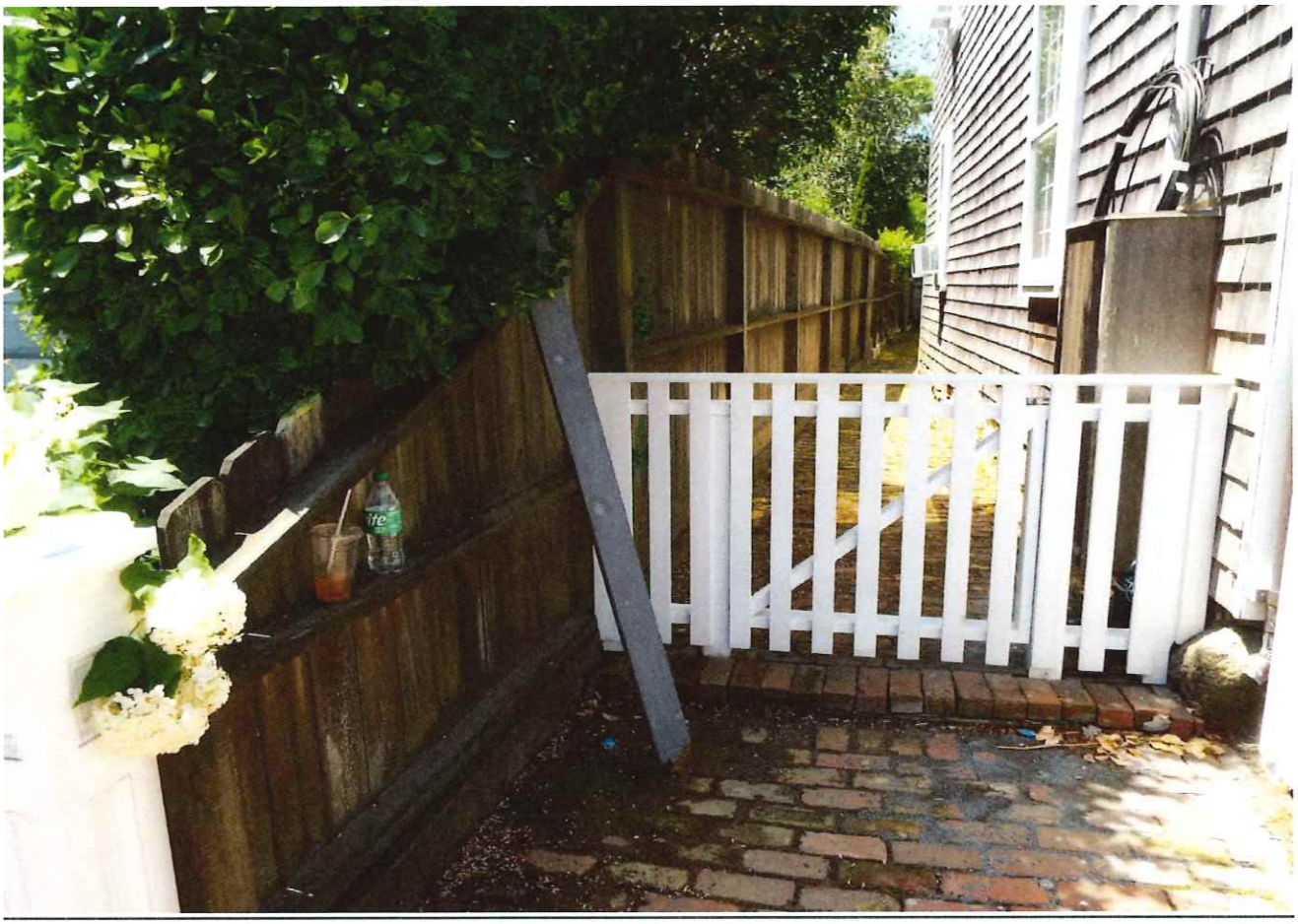


EXISTING FENCE ON SOUTH PROPERTY LINE TO BE REPLACED WITH 6' FENCE



SLOPING SECTION OF FENCE FROM GATE TO POST ON THE SIDEWALK TO BE REPLACED WITH WHITE TYPE II CAP PICKET FENCE TO MATCH EXISTING







CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 52.1

Street & Number of Proposed Work: 6 CANDLEHOUSE LN

Owner of record: ALLAN MCKELVIE

Mailing Address: 3901 FORDHAM ROAD NW
WASHINGTON, DC 20016

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. 2023-09-9747
☐ 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:

NEW CONSTRUCTION (describe)

REVISIONS*
1. East Elevation
2. South Elevation
3. West Elevation — REMOVE "PEOPLE" DOOR
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

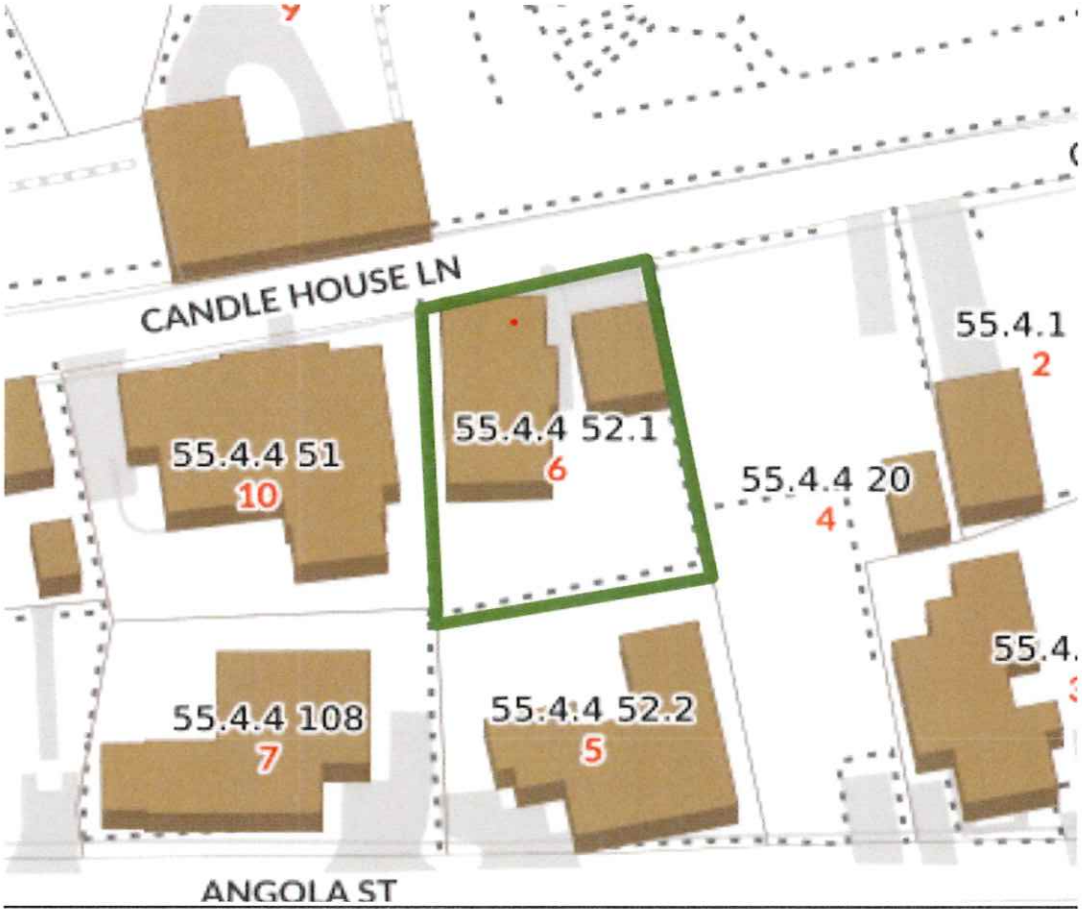
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

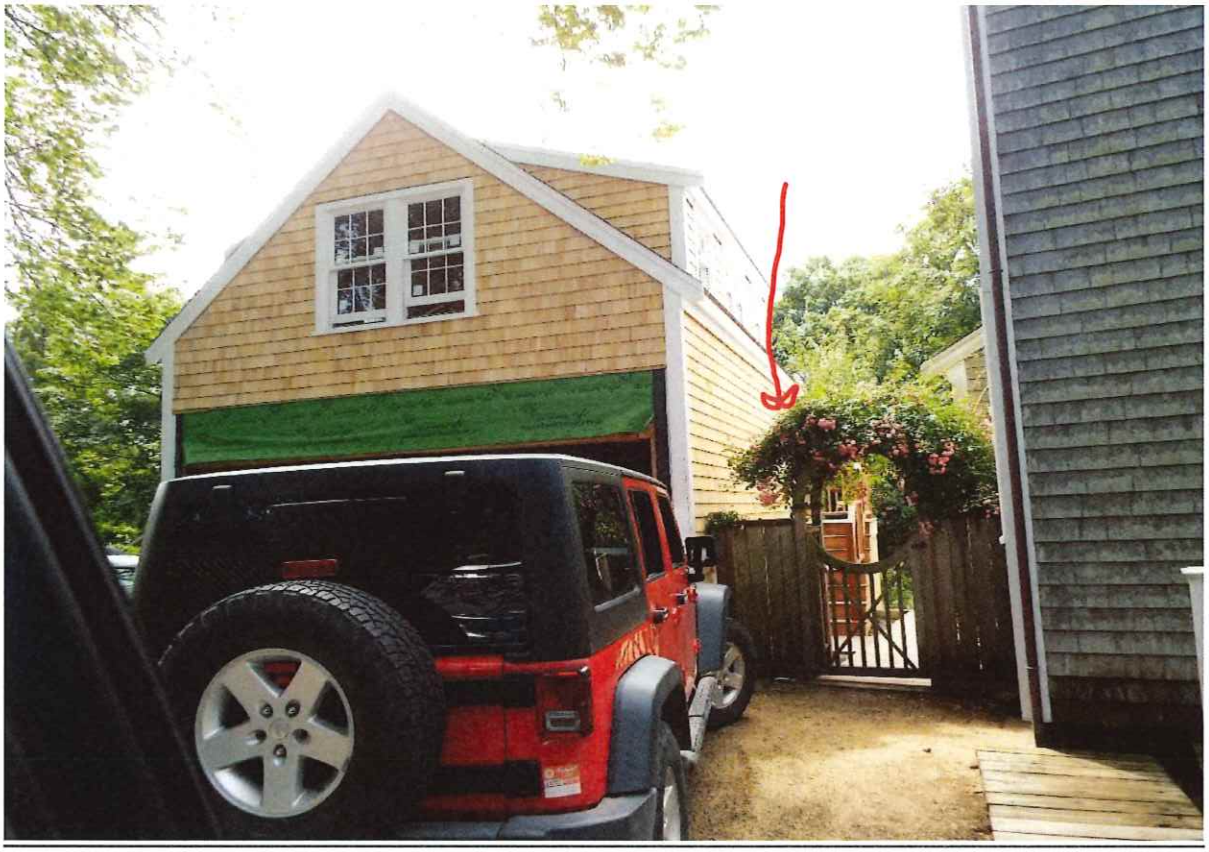
Date 7/19/2024 Signature of owner of record _____ Signed under penalties of perjury

6 CANDLE HOUSE LANE

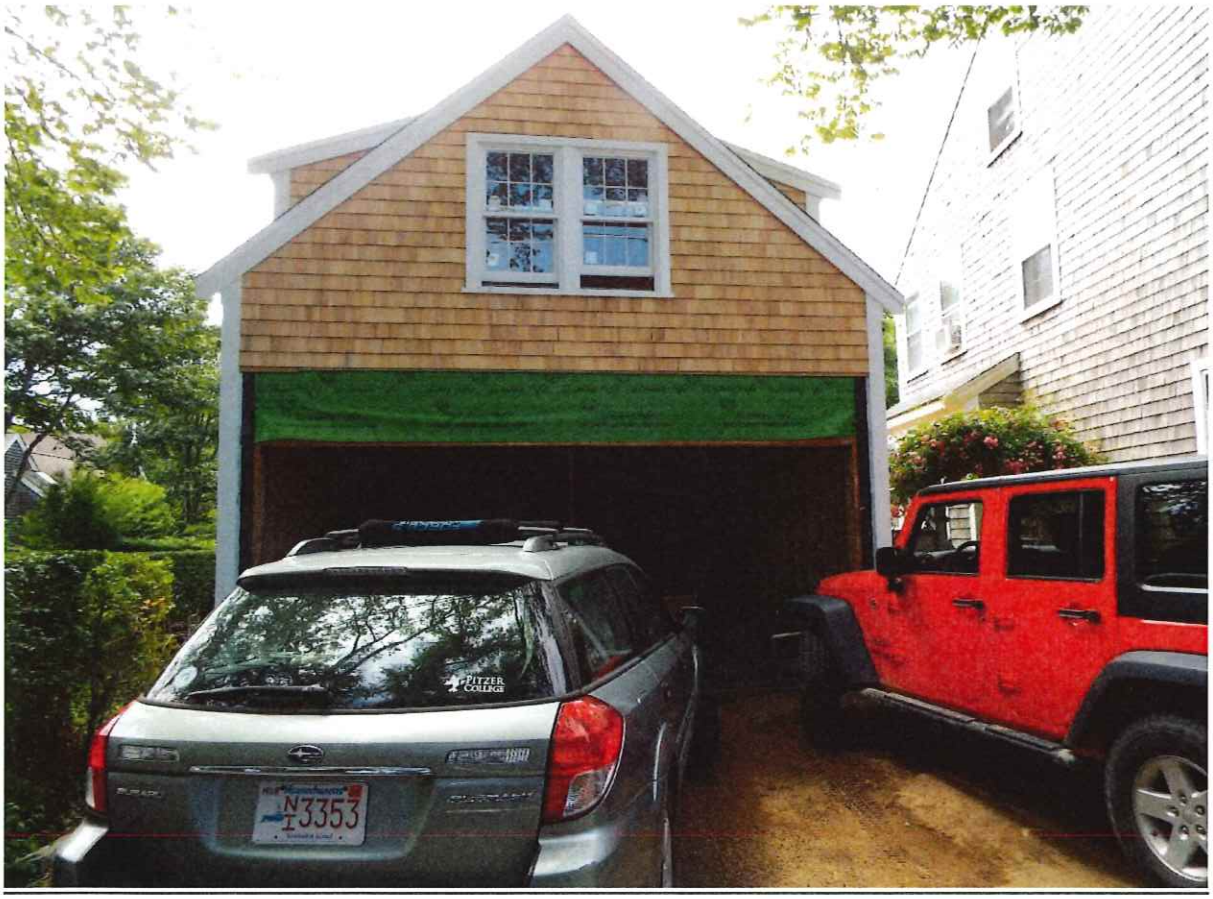




6 CANDLE HOUSE LANE – REVISION TO REMOVE "PEOPLE" DOOR ON WEST ELEVATION

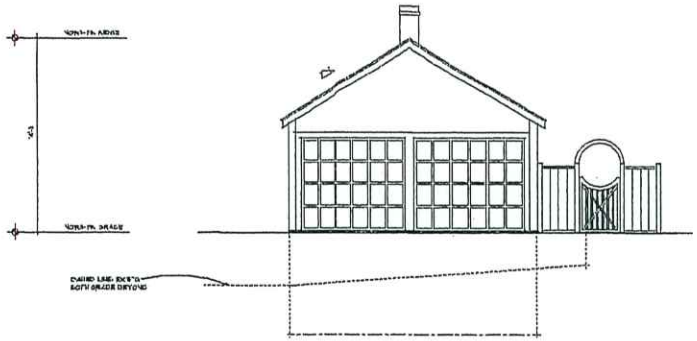


NORTH ELEVATION

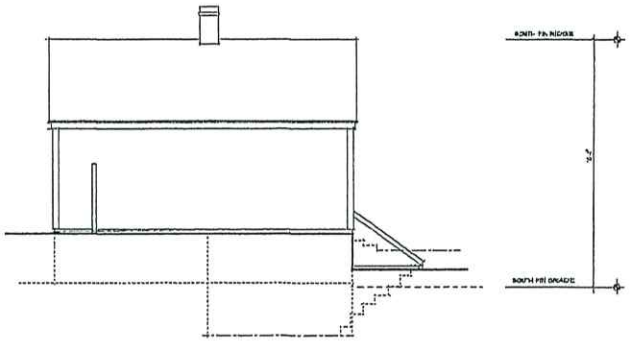


EAST ELEVATION





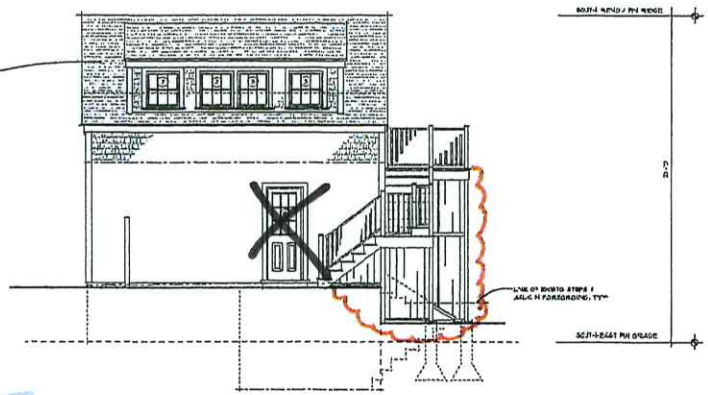
1 A-4 GARAGE EXISTG NORTH ELEVATION
1/4" = 1'-0"



2 A-4 GARAGE EXISTG WEST ELEVATION
1/4" = 1'-0"



3 A-4 GARAGE-STUDIO RENOV NORTH ELEVATION
1/4" = 1'-0"



4 A-4 GARAGE-STUDIO RENOV WEST ELEVATION
1/4" = 1'-0"

AUG 03 2017 # 63559
AUG 10 2017

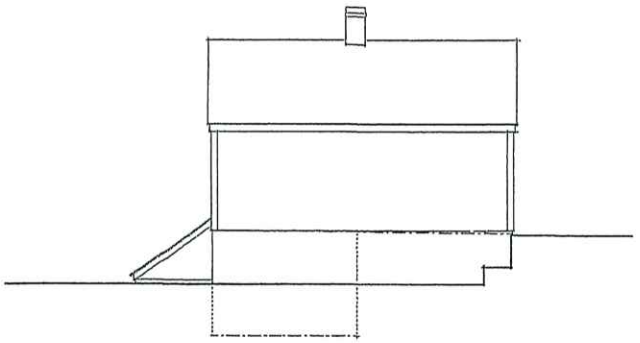
McMULLEN
& ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

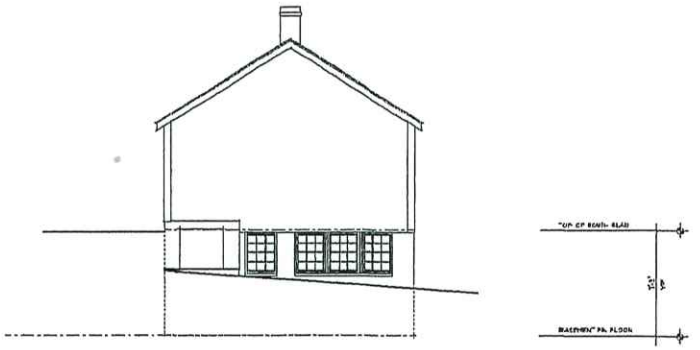
Issues & Revisions

RENOVATED
NORTH & WEST ELEVATIONS

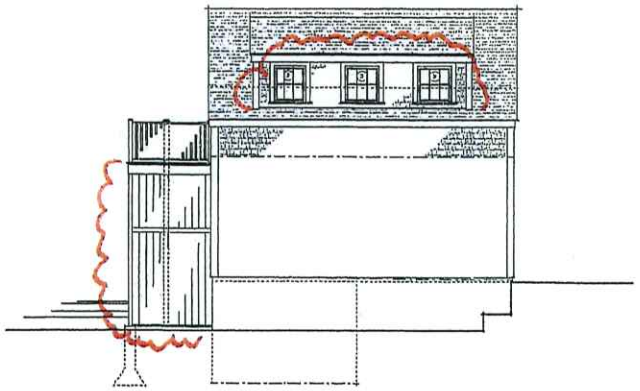
A-4



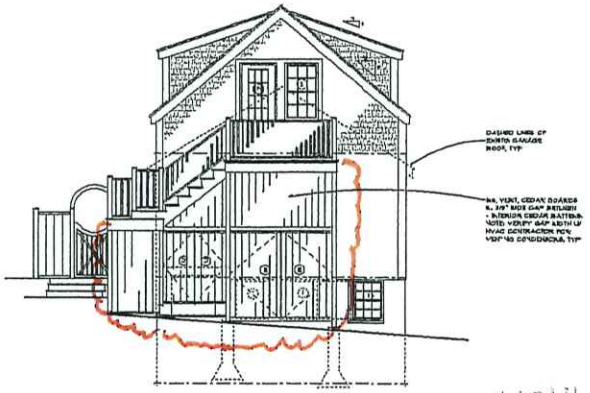
1 / A-5 GARAGE EXISTG EAST ELEVATION
1/4" = 1'-0"



2 / A-5 GARAGE EXISTG SOUTH ELEVATION
1/4" = 1'-0"



3 / A-5 GARAGE-STUDIO RENOV EAST ELEVATION
1/4" = 1'-0"



4 / A-5 GARAGE-STUDIO RENOV SOUTH ELEVATION
1/4" = 1'-0"

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~ NANTUCKET ~
508-228-5984

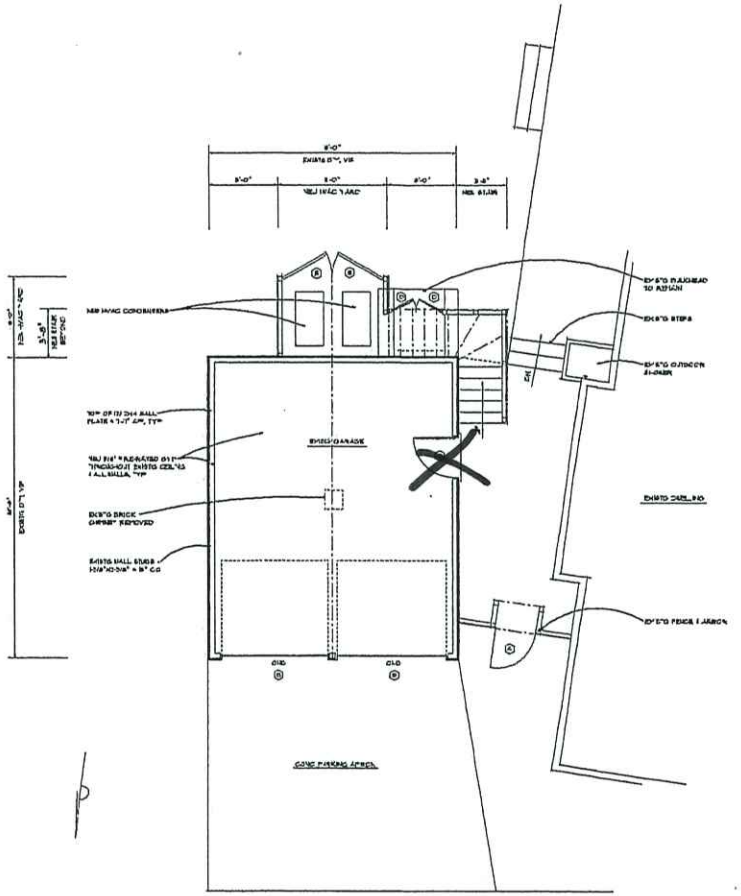
ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

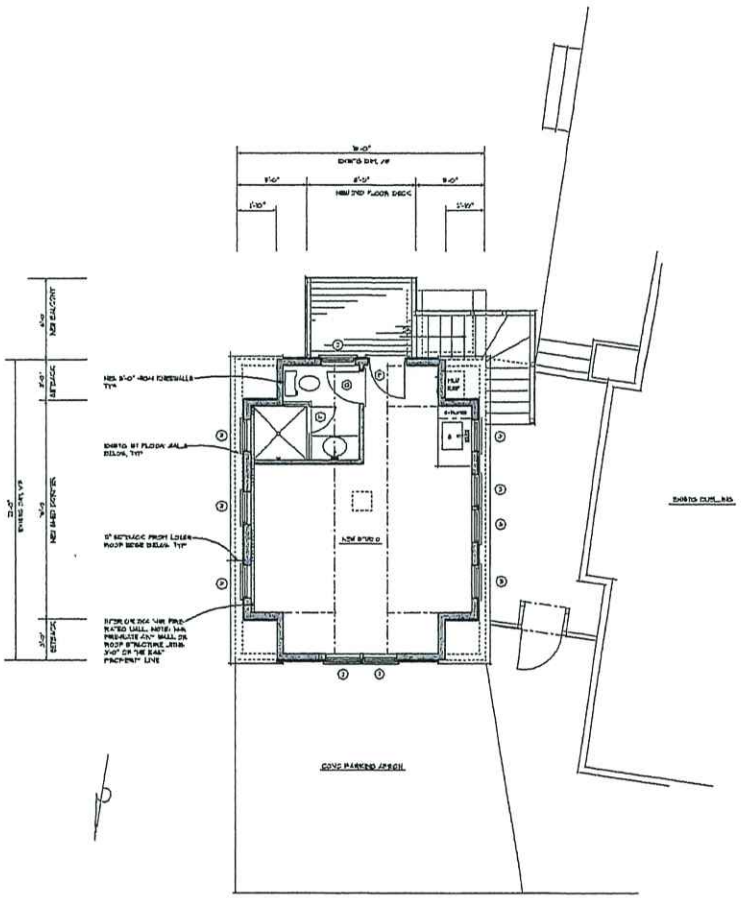
Issues & Revisions

RENOVATED EAST & SOUTH ELEVATIONS

A-5

AUG 10 2017
AUG 03 2017 # 63559
APPROVED





PARTITION LEGEND
EXISTING TO REMAIN
EXISTING REMOVED
NEW

1 A-3 GARAGE-STUDIO RENOVATED 1ST FLOOR PLAN
1/4" = 1' - 0"

2 A-3 GARAGE-STUDIO RENOVATED 2ND FLOOR PLAN
1/4" = 1' - 0"

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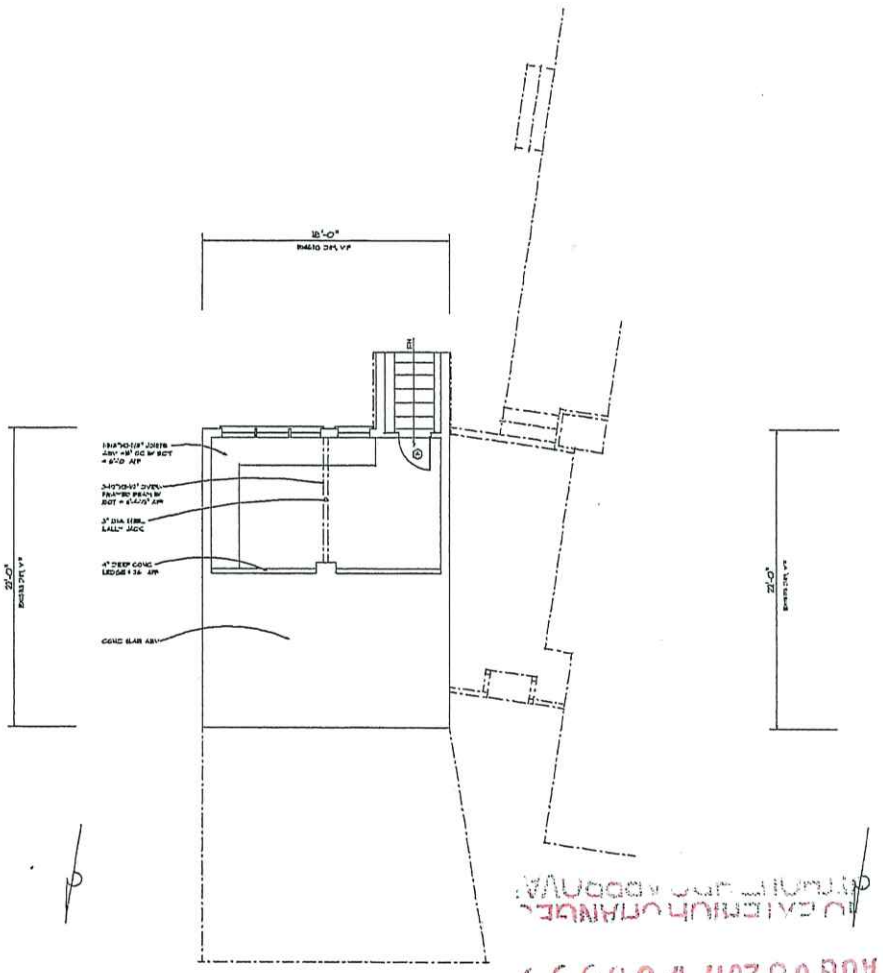
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

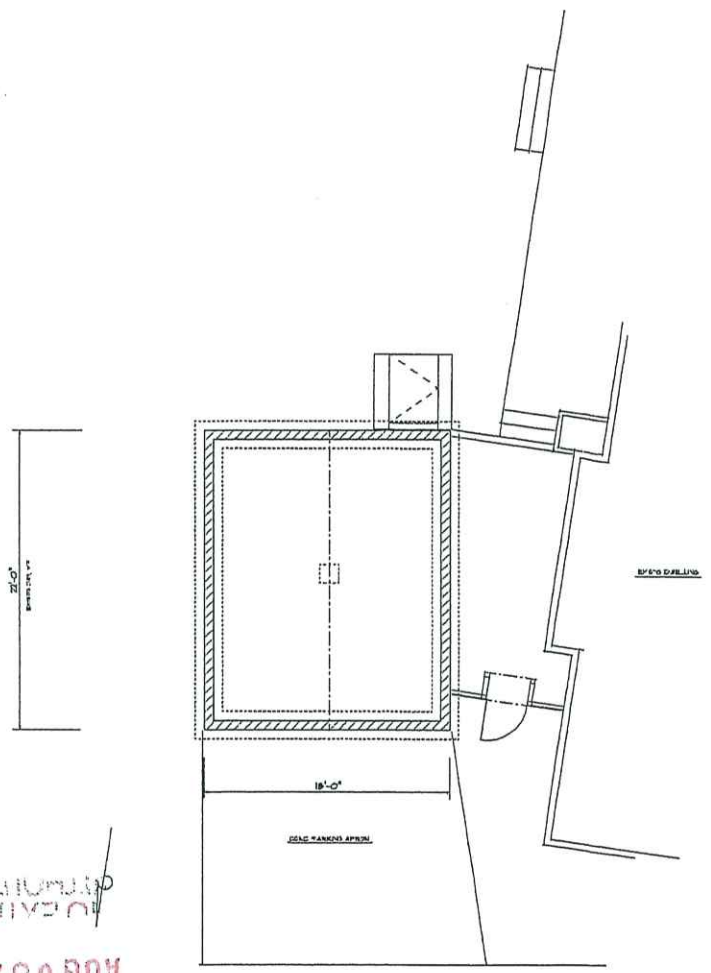
Issues & Revisions

RENOVATED FLOOR PLANS

A-3



1 / A-2 GARAGE-STUDIO RENOVATED BASEMENT PLAN
1/4" = 1'-0"



2 / A-2 GARAGE-STUDIO RENOVATED FOUNDATION PLAN
1/4" = 1'-0"

APPROVED
AUG 08 2017 # 6355 v

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

Issues & Revisions

#	DATE	DESCRIPTION

RENOVATED BASEMENT & FOUNDATION PLANS

A-2

CERTIFICATE NO: 2023-09-9147 (HB) DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 52.1

Street & Number of Proposed Work: 0 CANDLEHOUSE LANE

Owner of record: ALAN J MCKELVIE

Mailing Address: 3901 FORDHAM ROAD NW
WASHINGTON, DC 20016

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: C2RINA LINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other RE-ISSUE

Size of Structure or Addition: Length: 22', Sq. Footage 1st floor: 396 SF — Decks/Patio: Size: 8'x6' ☐ 1st floor ☒ 2nd floor
Width: 18 Sq. footage 2nd floor: 396 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 30' South 23' 10' East 23' 10' West 20'

Additional Remarks

Historic Name: SEE ORIGINAL APPLICATION
Original Date:
Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RE-ISSUE COA#68559 FROM AUGUST 8, 2017 — NO CHANGES PROPOSED FROM ORIGINAL APPROVAL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations

REBUILD SHARED STUDIO ON EXISTING FOUNDATION

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 3'to5' ☒ 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 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural TIME
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): TM E

Sidewall: ☑ White cedar 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 X6 Rake 1X8 Soffit (Overhang) 4"+ Corner boards 1X6 Frieze _____
Window Casing 5/4 X4 Door Frame 5/4 x4 Columns/Posts: Round ____ Square 4X4 6/6 + 2/2

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 _____ Rear _____ Side _____
Garage Door(s): Type WOOD TIME Material 1x6 V GROOVE WOOD

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

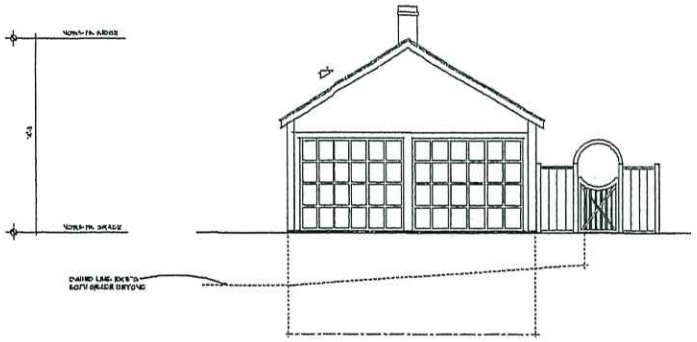
COLORS

Sidewall NTW — Clapboard (if applicable) _____ — Roof GRAY TIME 3 House
Trim GRAY TIME — Sash DOVE GRAY — Doors GRAY TIME 3 House
Deck NTW — Foundation GRAY — Fence _____ — Shutters _____

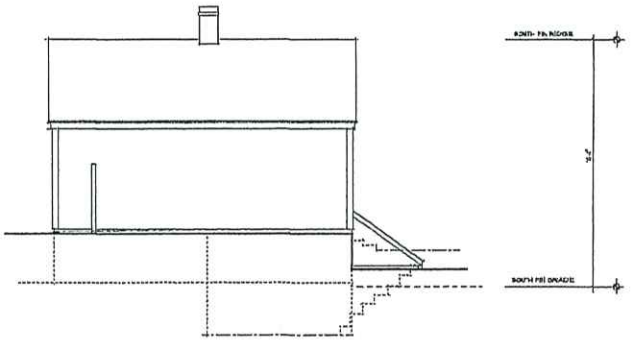
* Attach manufacturer's color samples if color is not from HDC approval list.

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 9/11/2023 Signature of owner of record _____ Signed under penalties of perjury



1 / A-4 GARAGE EXISTG NORTH ELEVATION
1/4" = 1'-0"

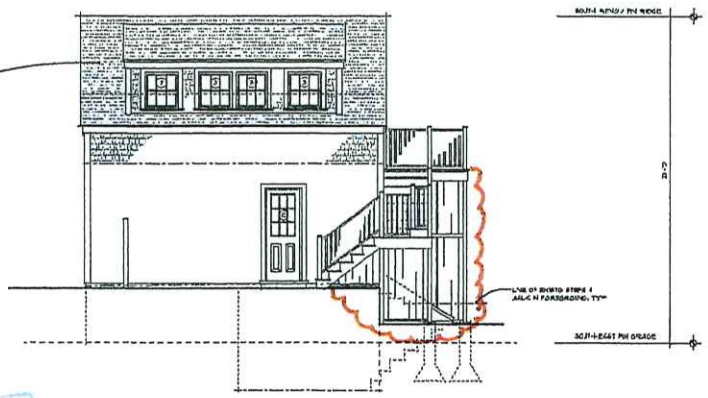


2 / A-4 GARAGE EXISTG WEST ELEVATION
1/4" = 1'-0"

AUG 08 2017 # 83559
APPROVED



3 / A-4 GARAGE-STUDIO RENOV NORTH ELEVATION
1/4" = 1'-0"



4 / A-4 GARAGE-STUDIO RENOV WEST ELEVATION
1/4" = 1'-0"

AUG 10 2017

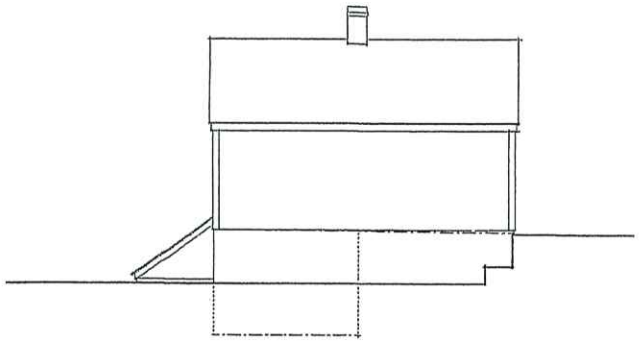
McMULLEN
& ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

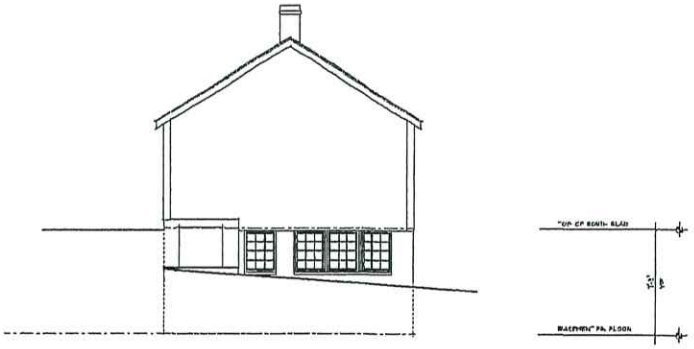
Issues & Revisions

RENOVATED
NORTH & WEST ELEVATIONS

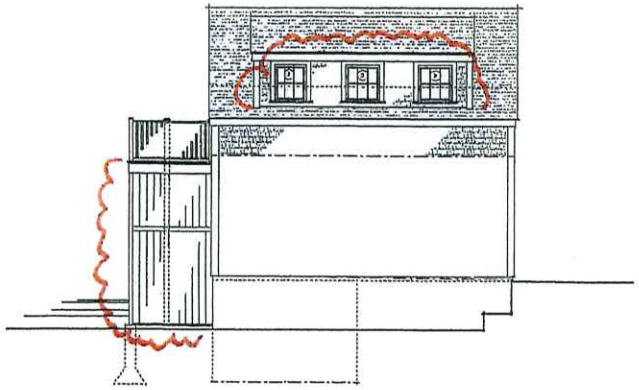
A-4



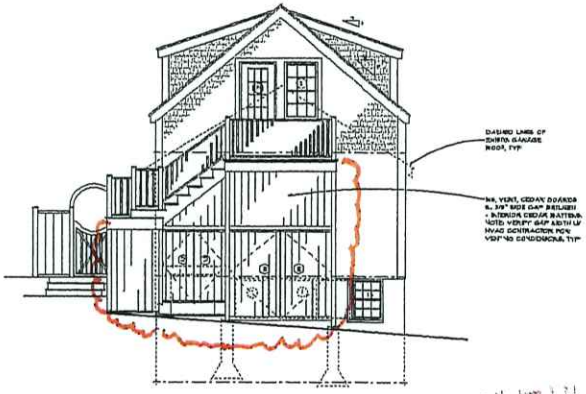
1 / A-5 GARAGE EXISTG EAST ELEVATION
1/4" = 1'-0"



2 / A-5 GARAGE EXISTG SOUTH ELEVATION
1/4" = 1'-0"



3 / A-5 GARAGE-STUDIO RENOV EAST ELEVATION
1/4" = 1'-0"



4 / A-5 GARAGE-STUDIO RENOV SOUTH ELEVATION
1/4" = 1'-0"

AUG 10 2017
AUG 09 2017 # 63559
APPROVED

McMULLEN
& ASSOCIATES
– NANTUCKET –
508-228-5984

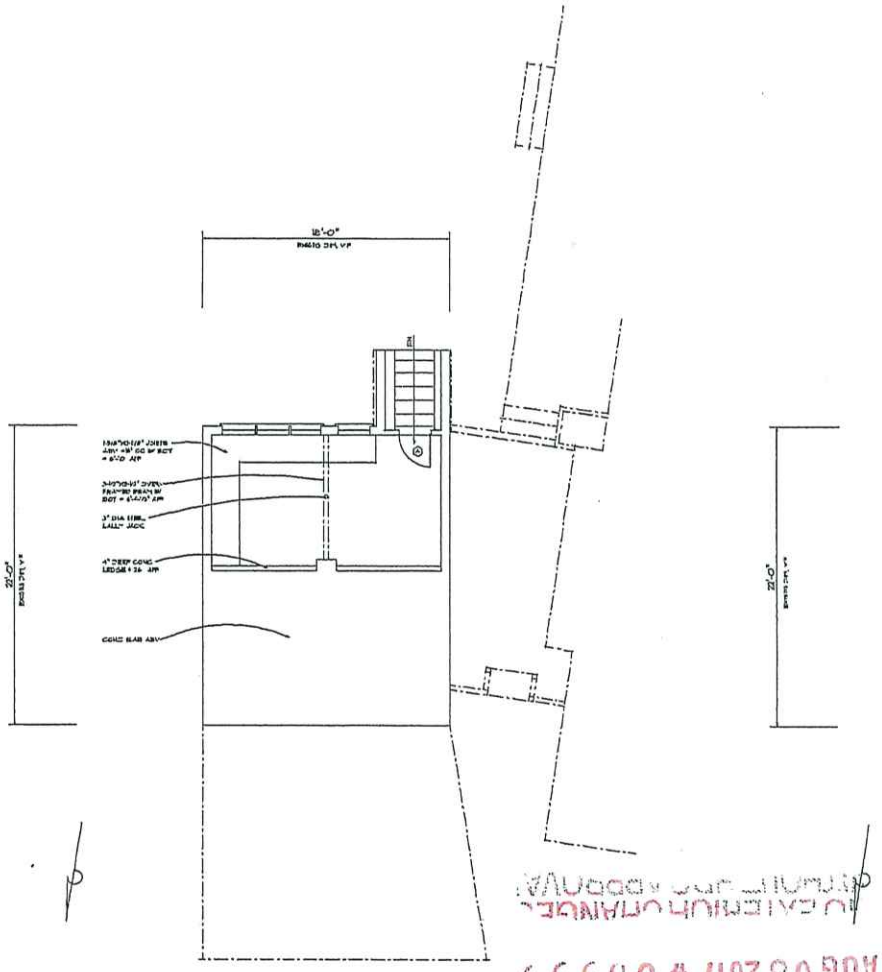
ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

Issues & Revisions

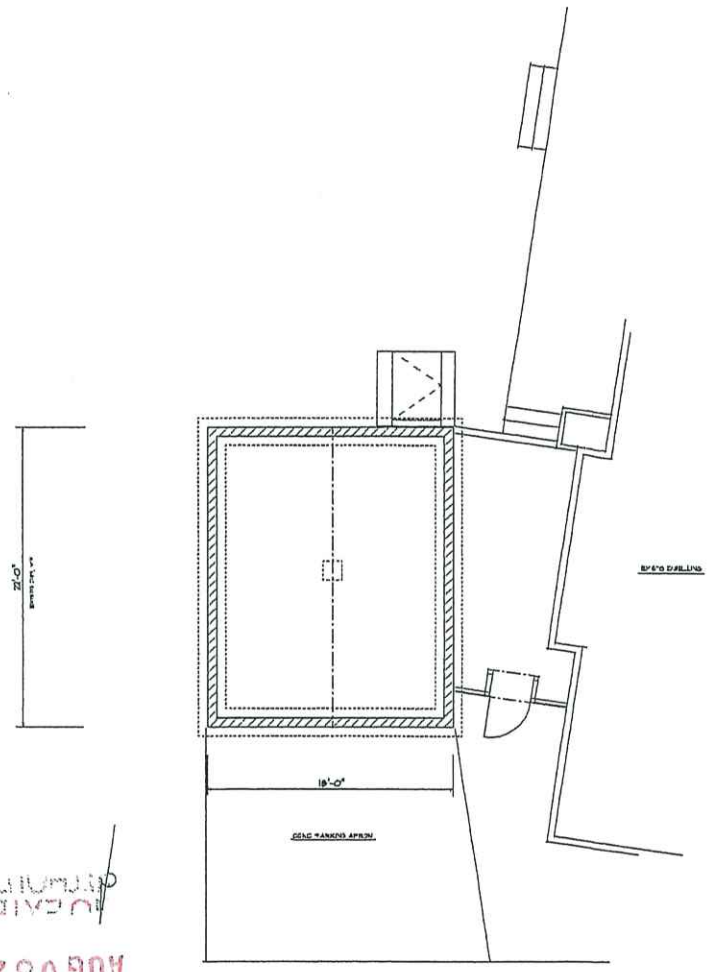
-	DATE	HDC SUBMISSION

RENOVATED
EAST & SOUTH ELEVATIONS

A-5



1 A-2 GARAGE-STUDIO RENOVATED BASEMENT PLAN
1/4" = 1'-0"



2 A-2 GARAGE-STUDIO RENOVATED FOUNDATION PLAN
1/4" = 1'-0"

APPROVED
AUG 08 2017 # 6355 v

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

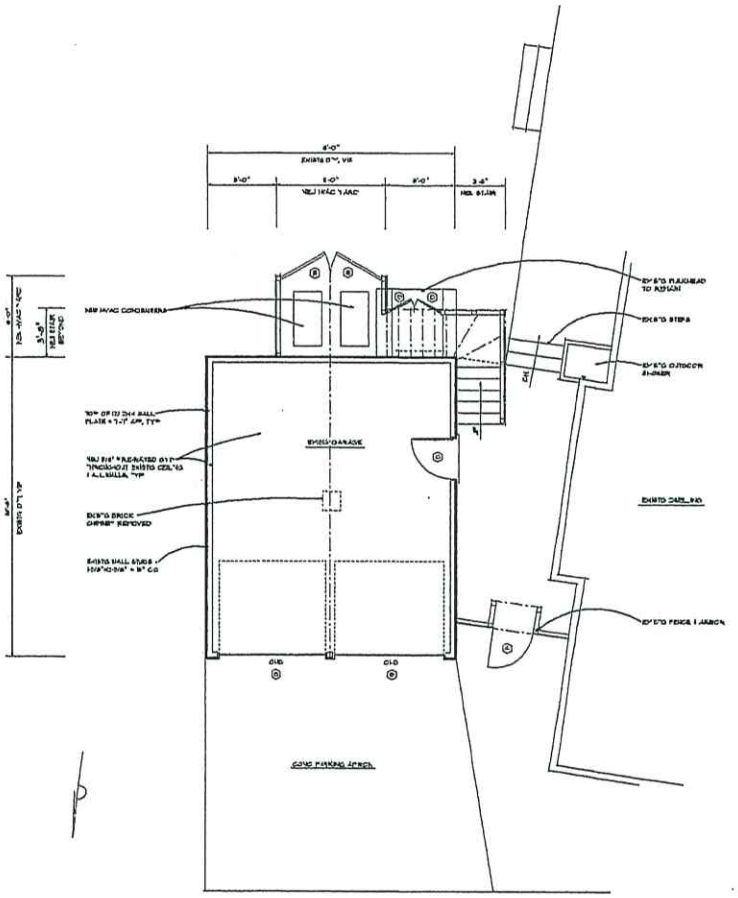
ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

Issues & Revisions

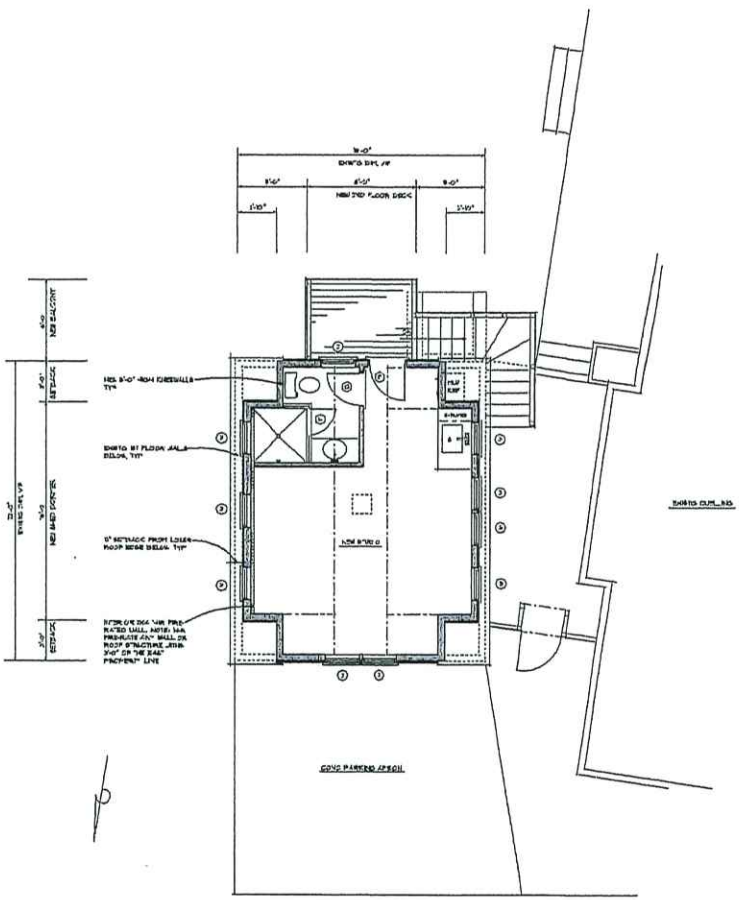
	3-31-17	HDC SUBMISSION

RENOVATED BASEMENT & FOUNDATION PLANS

A-2



1 / A-3 GARAGE-STUDIO RENOVATED 1ST FLOOR PLAN
1/4" = 1' - 0"



2 / A-3 GARAGE-STUDIO RENOVATED 2ND FLOOR PLAN
1/4" = 1' - 0"

PARTITION LEGEND
- EXISTING TO REMAIN
- EXISTING REMOVED
- NEW

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
THE MCKELVIE RESIDENCE
6 CANDLE HOUSE LANE
NANTUCKET

Issues & Revisions

RENOVATED FLOOR PLANS

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°: 42.4.2 PARCEL N°. 61

Street & Number of Proposed Work: 15 BROAD STREET

Owner of record: NANTUCKET HISTORICAL ASSOC.

Mailing Address: PO BOX 1016 NANTUCKET, MA 02554

Contact Phone # 508-228-1894 E-mail: ERUDD@NHA.ORG

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 SIDE WALL

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: 2008

Original Builder:

NEW CONNECTING SECTION

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation – REPLACE BOARD SIDING WITH SHINGLES ON REAR CONNECTOR

Is there an HDC survey form for 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 WHITE Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

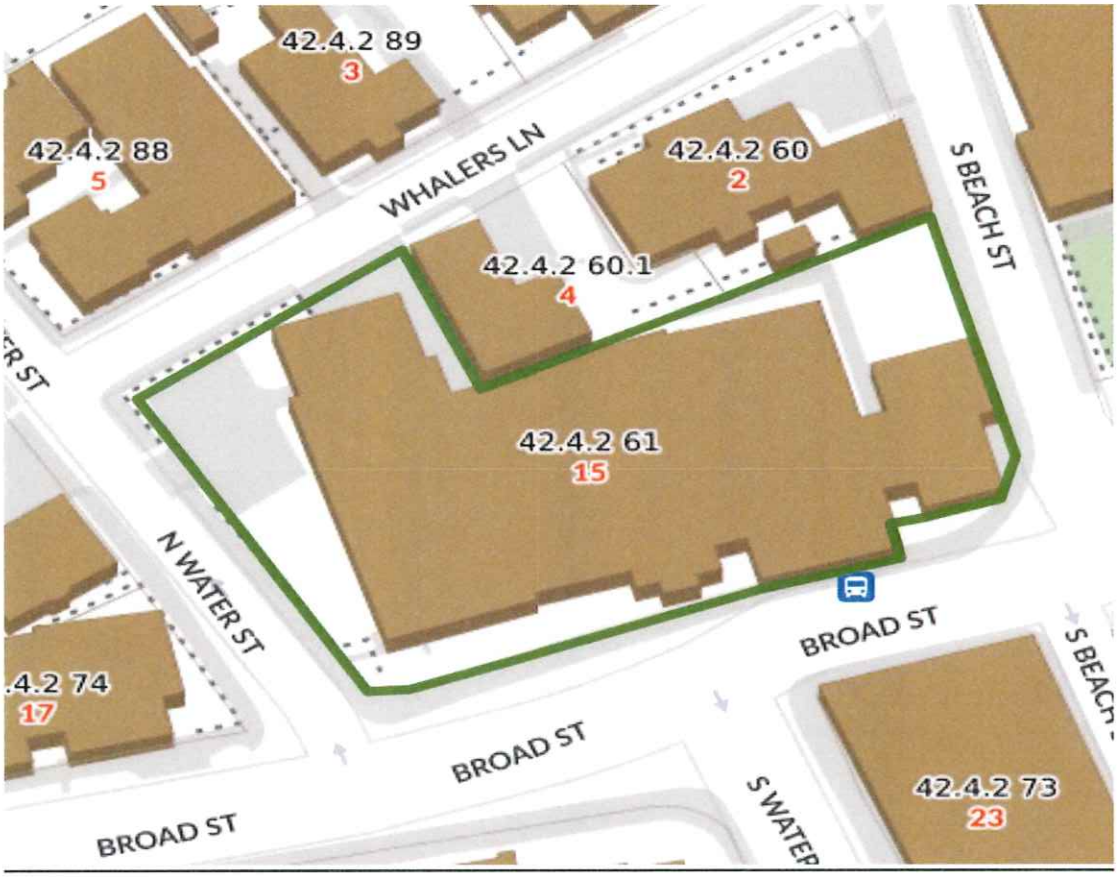
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

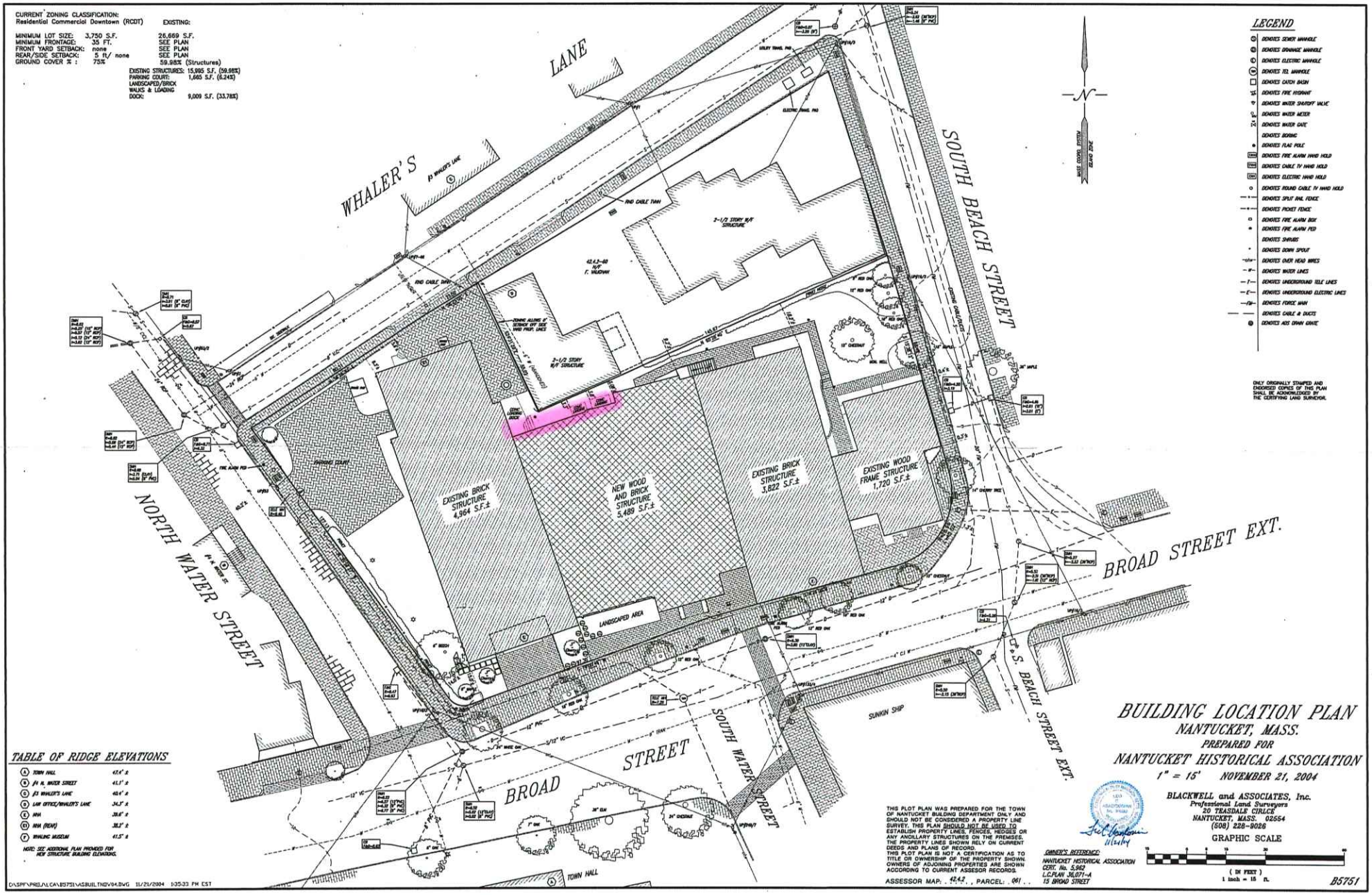
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/19/2024 Signature of owner of record _____ Signed under penalties of perjury

15 BROAD STREET



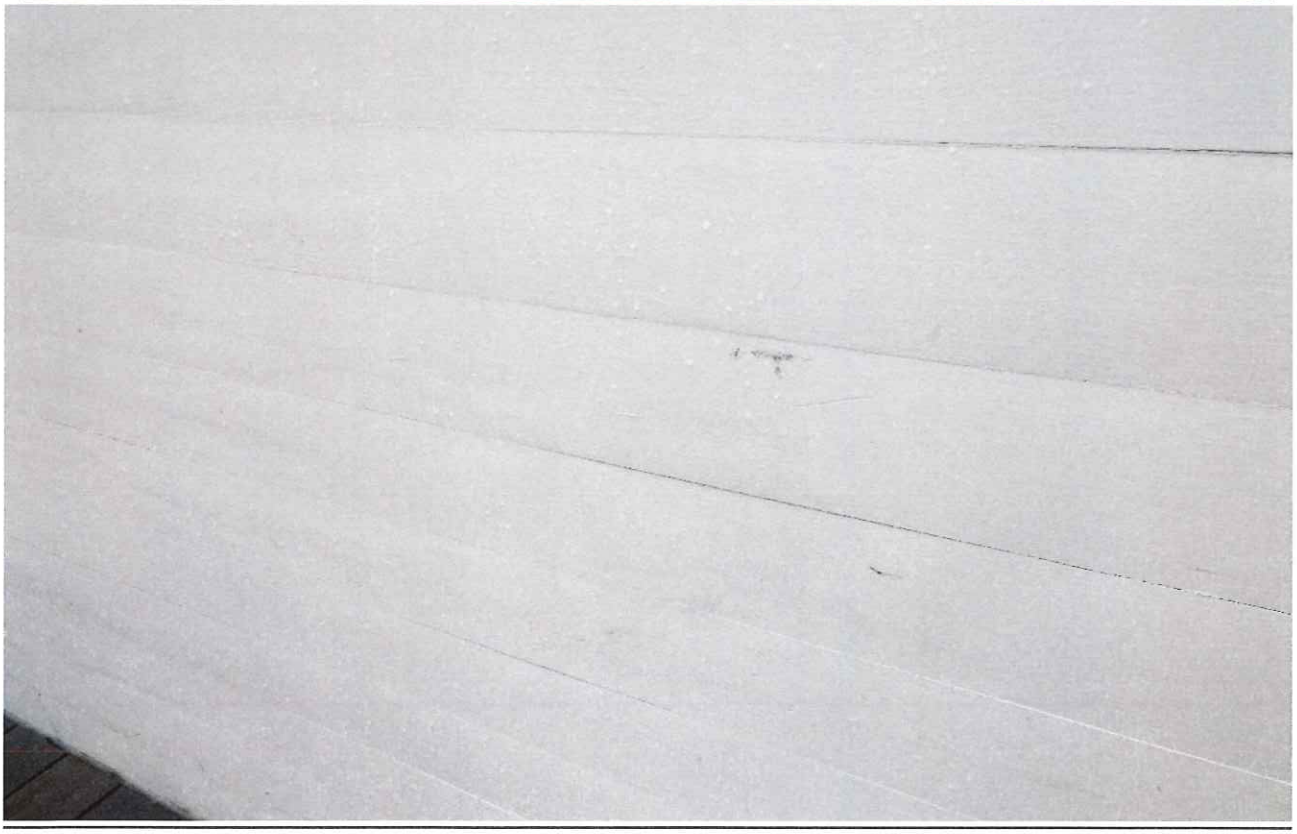



CURRENT ZONING CLASSIFICATION:
Residential Commercial Downtown (RCDT)
EXISTING:
MINIMUM LOT SIZE: 3,750 S.F. 26,669 S.F.
MINIMUM FRONTAGE: 35 FT. SEE PLAN
FRONT YARD SETBACK: none SEE PLAN
REAR/SIDE SETBACK: 5 ft/ none SEE PLAN
GROUND COVER % : 75% 59.98% (Structures)
EXISTING STRUCTURES: 15,995 S.F. (59.98%)
PARKING COURT: 1,665 S.F. (6.24%)
LANDSCAPED/BRICK WALKS & LOADING DOCK: 9,009 S.F. (33.78%)
WHALER'S LANE
SOUTH BEACH STREET
NORTH WATER STREET
BROAD STREET EXT.
BROAD STREET
SOUTH WATER STREET
S. BEACH STREET EXT.
TOWN HALL
SUNKIN SHIP
EXISTING BRICK STRUCTURE 4,964 S.F.±
NEW WOOD AND BRICK STRUCTURE 5,489 S.F.±
EXISTING BRICK STRUCTURE 3,822 S.F.±
EXISTING WOOD FRAME STRUCTURE 1,720 S.F.±
2-1/2 STORY W/F STRUCTURE
2-1/2 STORY W/F STRUCTURE
PARKING COURT
LANDSCAPED AREA
LEGEND
DENOTES SEWER MANHOLE
DENOTES DRAINAGE MANHOLE
DENOTES ELECTRIC MANHOLE
DENOTES TEL MANHOLE
DENOTES CATCH BASIN
DENOTES FIRE HYDRANT
DENOTES WATER SHUTOFF VALVE
DENOTES WATER METER
DENOTES WATER GATE
DENOTES BORING
DENOTES FLAG POLE
DENOTES FIRE ALARM HAND HOLD
DENOTES CABLE TV HAND HOLD
DENOTES ELECTRIC HAND HOLD
DENOTES ROUND CABLE TV HAND HOLD
DENOTES SPLIT RAIL FENCE
DENOTES PICKET FENCE
DENOTES FIRE ALARM BOX
DENOTES FIRE ALARM PED
DENOTES SHRUBS
DENOTES DOWN SPOUT
DENOTES OVER HEAD WIRES
DENOTES WATER LINES
DENOTES UNDERGROUND TELE LINES
DENOTES UNDERGROUND ELECTRIC LINES
DENOTES FORCE MAIN
DENOTES CABLE & DUCTS
DENOTES ASS DOWN GRATE
ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.
TABLE OF RIDGE ELEVATIONS
A TOWN HALL 47.4' ±
B #4 N. WATER STREET 41.1' ±
C #3 WHALER'S LANE 40.4' ±
D LAW OFFICE/WHALER'S LANE 34.3' ±
E MH 38.8' ±
F MH (REAR) 38.2' ±
G WHALING MUSEUM 41.5' ±
NOTE: SEE ADDITIONAL PLAN PROVIDED FOR NEW STRUCTURE BUILDING ELEVATIONS.
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
ASSESSOR MAP: 42.4.2, PARCEL: 061
OWNER'S REFERENCE:
NANTUCKET HISTORICAL ASSOCIATION
CERT. No. 5,962
L.C.PLAN 36,071-A
15 BROAD STREET
BUILDING LOCATION PLAN
NANTUCKET, MASS.
PREPARED FOR
NANTUCKET HISTORICAL ASSOCIATION
1" = 15' NOVEMBER 21, 2004
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TRASDALE CIRLCE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.
B5751
D:\SPF\PROJ\LCA\B5751\ASBUILTNOV04.DWG 11/21/2004 1:35:33 PM EST

15 BROAD STREET – REPLACE BOARD SIDING WITH SHINGLES ON 2006 CONNECTOR SECTION BETWEEN PETER FOLGER AND CANDLE FACTORY - NORTH ELEVATION/REAR

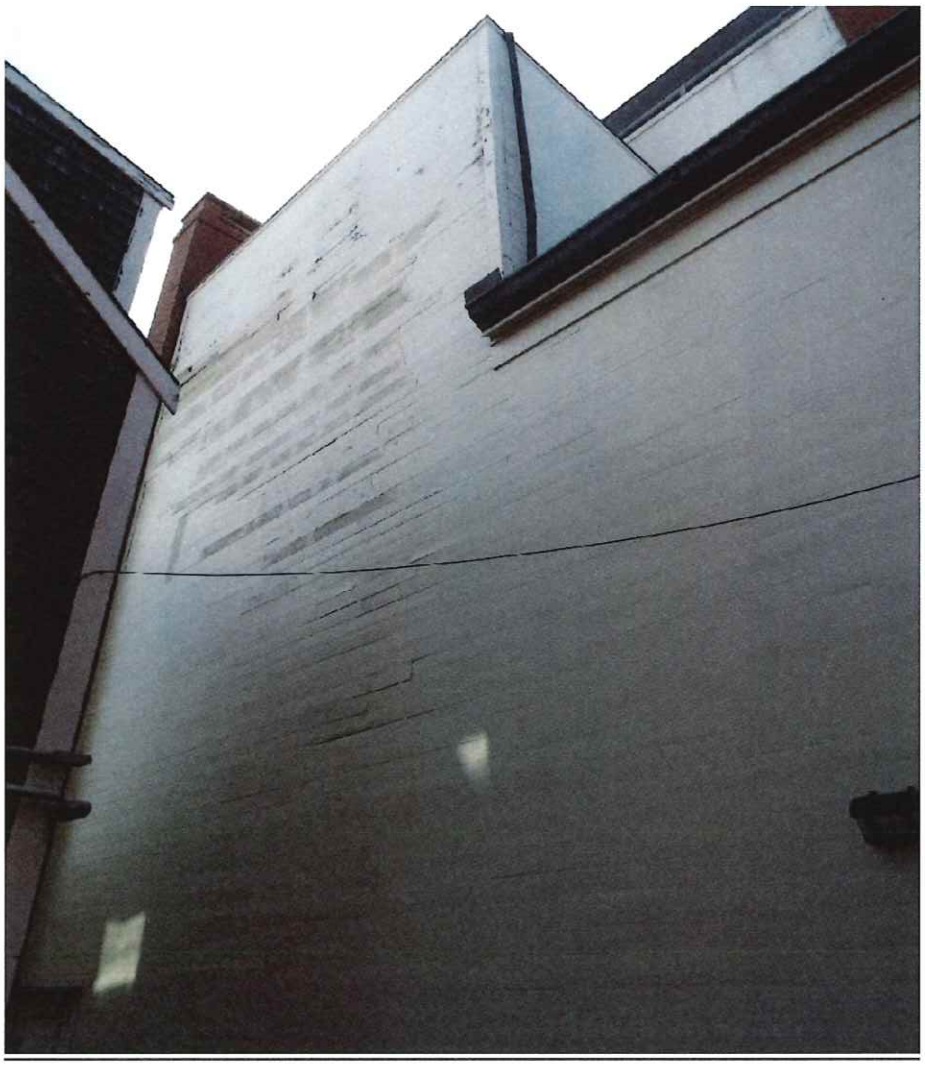
FAKE SHIPLAP THAT IS ALLOWING WATER TO INTRUDE INTO THE INTERIOR EXHIBIT SPACE

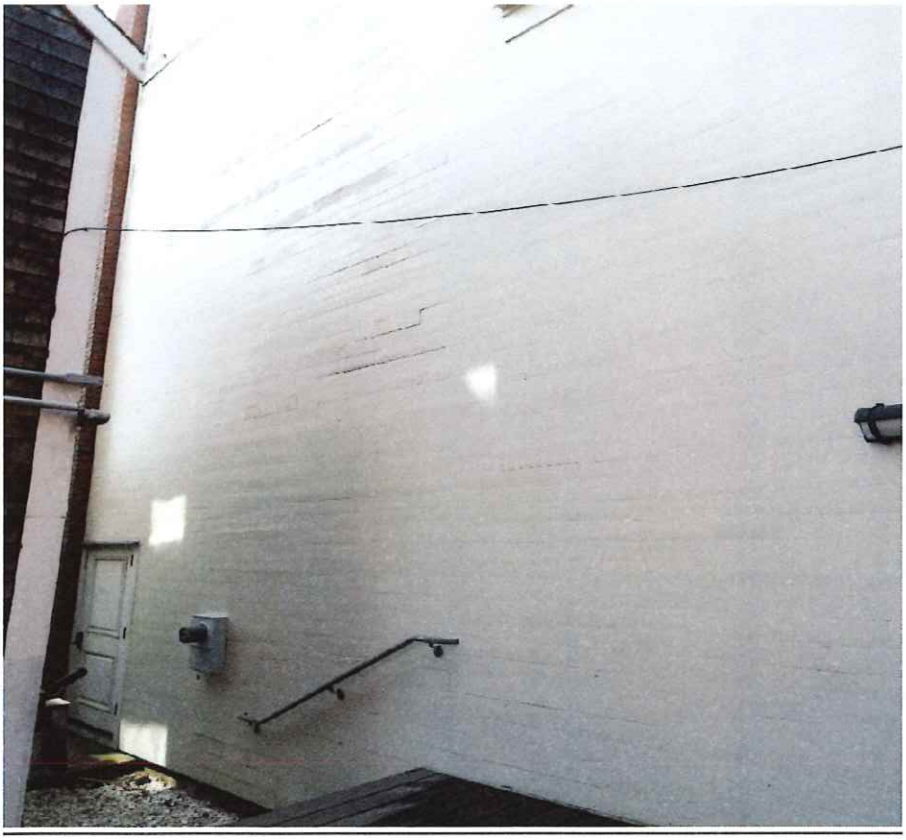


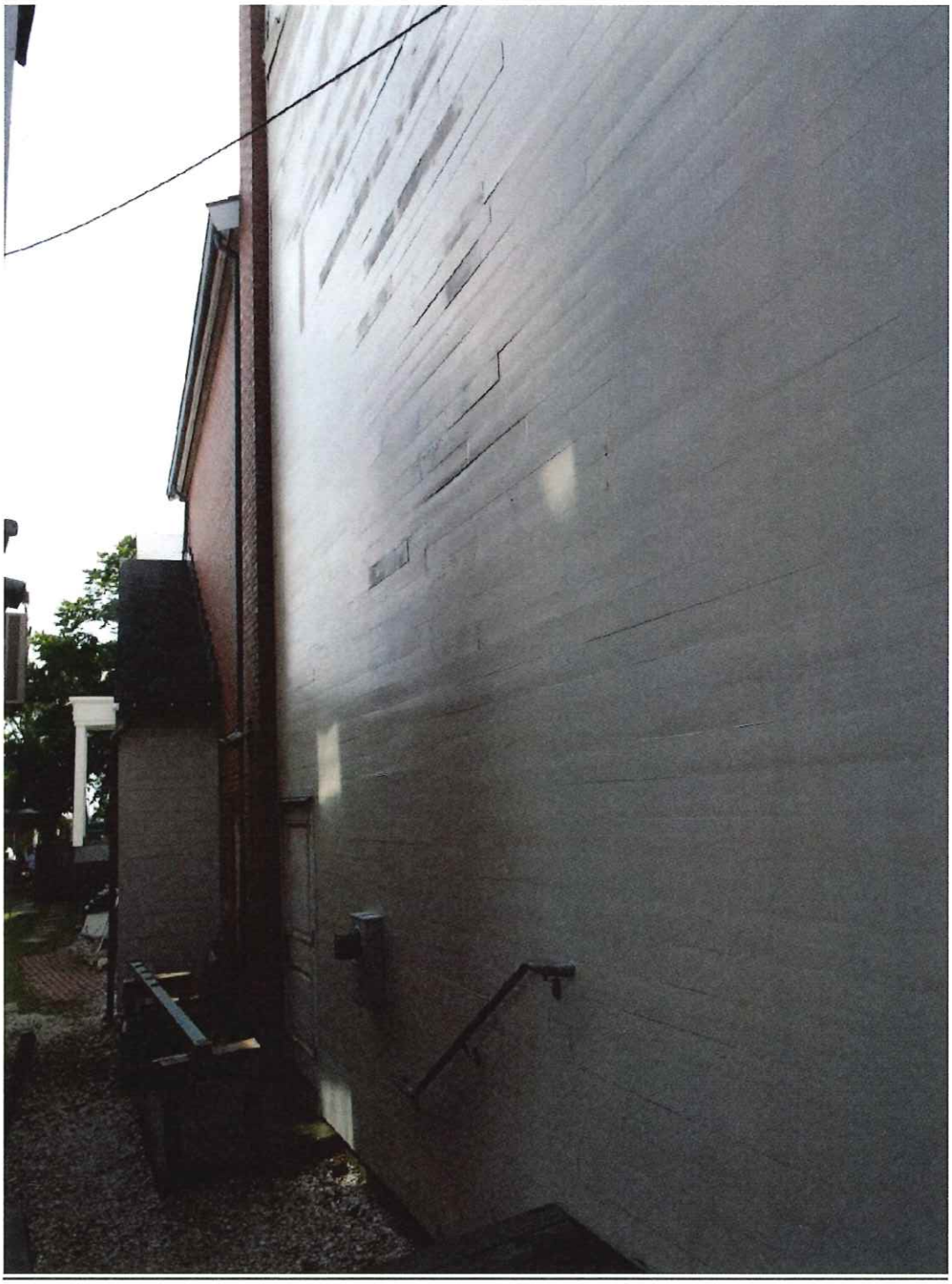




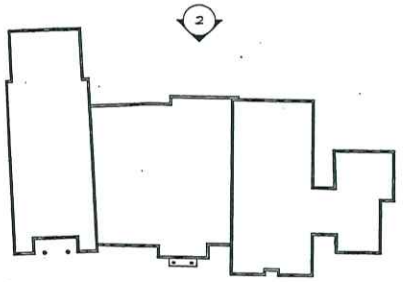




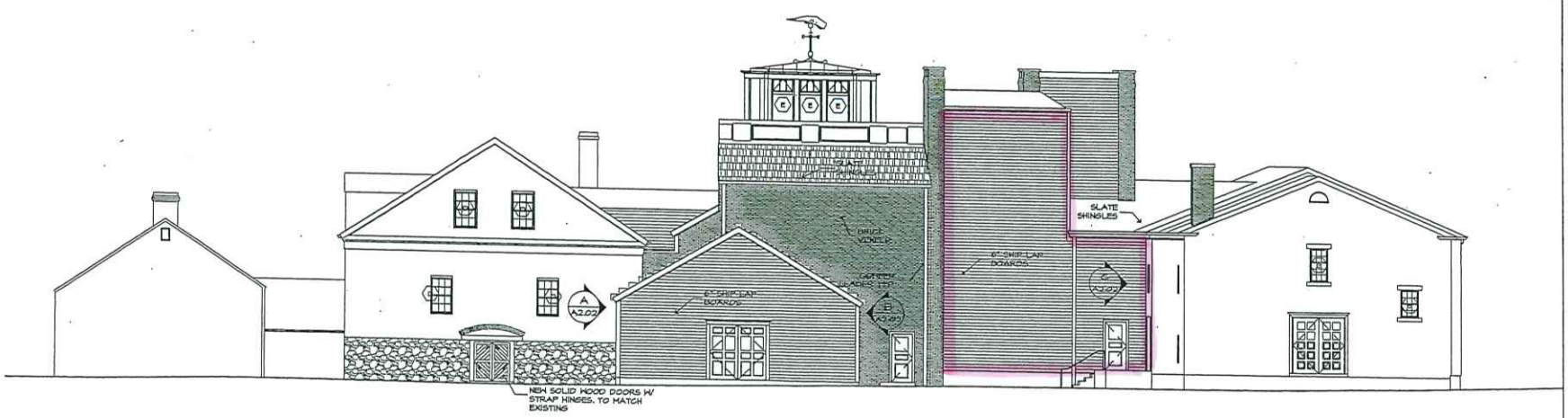








KEY PLAN
N.T.S.



2 BUILDING ELEVATION - NORTH
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.

0 4' 8' 16'

NOTICE:
Elevations and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

8 JUNE 2003	
AS SHOWN	
AW	
D BY: JJ	
2.02	

DRAWING:
BUILDING ELEVATION NORTH

NANTUCKET MUSEUM CENTER
NANTUCKET, MA.

PROJECT: 03-002
PHASE: CONSTRUCTION DOCUMENTS

ARCHITECT:
a•point•design, inc
architecture and planning
500 Hillside Street, Suite 2, Lakeview, Manchester
p617.734.5871 f: 617.734.1839
e-mail: info@apointdesign.com

CONSULTING ARCHITECT:
MARTIN SOKOLOFF ARCHITECT, INC.
168 RAWSON ROAD
BROOKLINE, MA. 02445
p: 617.734.5871 f: 617.734.1839
e-mail: MSA.INC@VERIZON.NET

CONSULTANT:

REVISION OF ROOF AND CHIMNEY	2003 JUN 18

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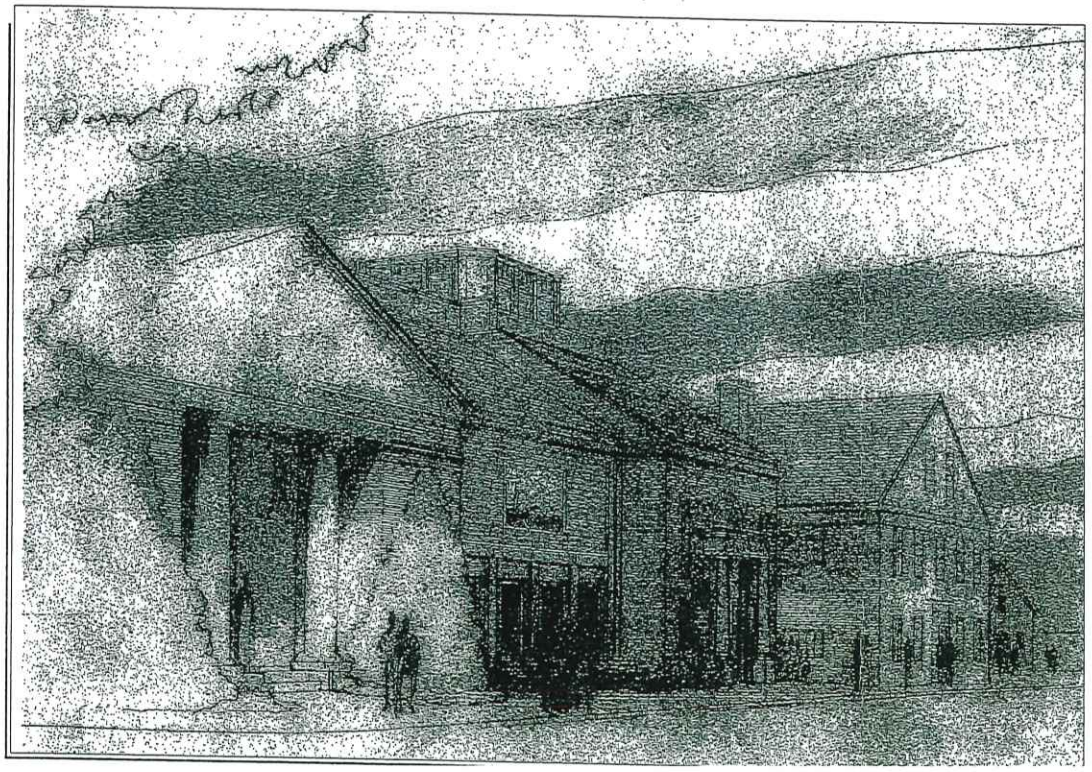
NANTUCKET MUSEUM CENTER
NANTUCKET, MA.

HISTORIC DISTRICT COMMISSION SUBMISSION
20 MAY 2003
REVISION : 18 JUNE 2003



DRAWING LIST

DWG. #	DWG. NAME
A0.01HDC	PROJECT COVER
SP 0.01	LOCUS MAP
SP 0.02	SITE PLAN - EXISTING CONDITIONS
SP 0.03	SITE PLAN - PROPOSED CONDTIONS
A1.01	FLOOR PLAN - FIRST FLOOR
A1.02	FLOOR PLAN - SECOND FLOOR
A1.03	FLOOR PLAN - ROOFWALK
A1.04	FLOOR PLAN - UPPER ROOF
A2.01	BUILDING ELEVATION - SOUTH BROAD STREET
A2.02	BUILDING ELEVATION - NORTH
A2.03	BUILDING ELEVATION - WEST, FOULGER BUILDING
A2.04	BUILDING ELEVATION - EAST, CANDLE HOUSE
A3.01	BUILDING SECTION - LINK NORTH SOUTH LOOKING EAST
A3.03	BUILDING SECTION - EAST WEST LOOKING NORTH
A3.11	WALL SECTION
A3.12	WALL SECTION
A7.01HDC	DOOR SCHEDULE

CONSULTANT INFORMATION

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BLACKWELL & ASSOCIATES
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BAHIG KALDAS - PLUMBING / FIRE PROTECTION ENGINEER
JAMES WINSOOR - ELECTRICAL ENGINEER
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CAMBRIDGE, MA. 02139
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BOSTON, MA. 02110
PHONE: (617) 406.4624
FAX: (617) 406.4501

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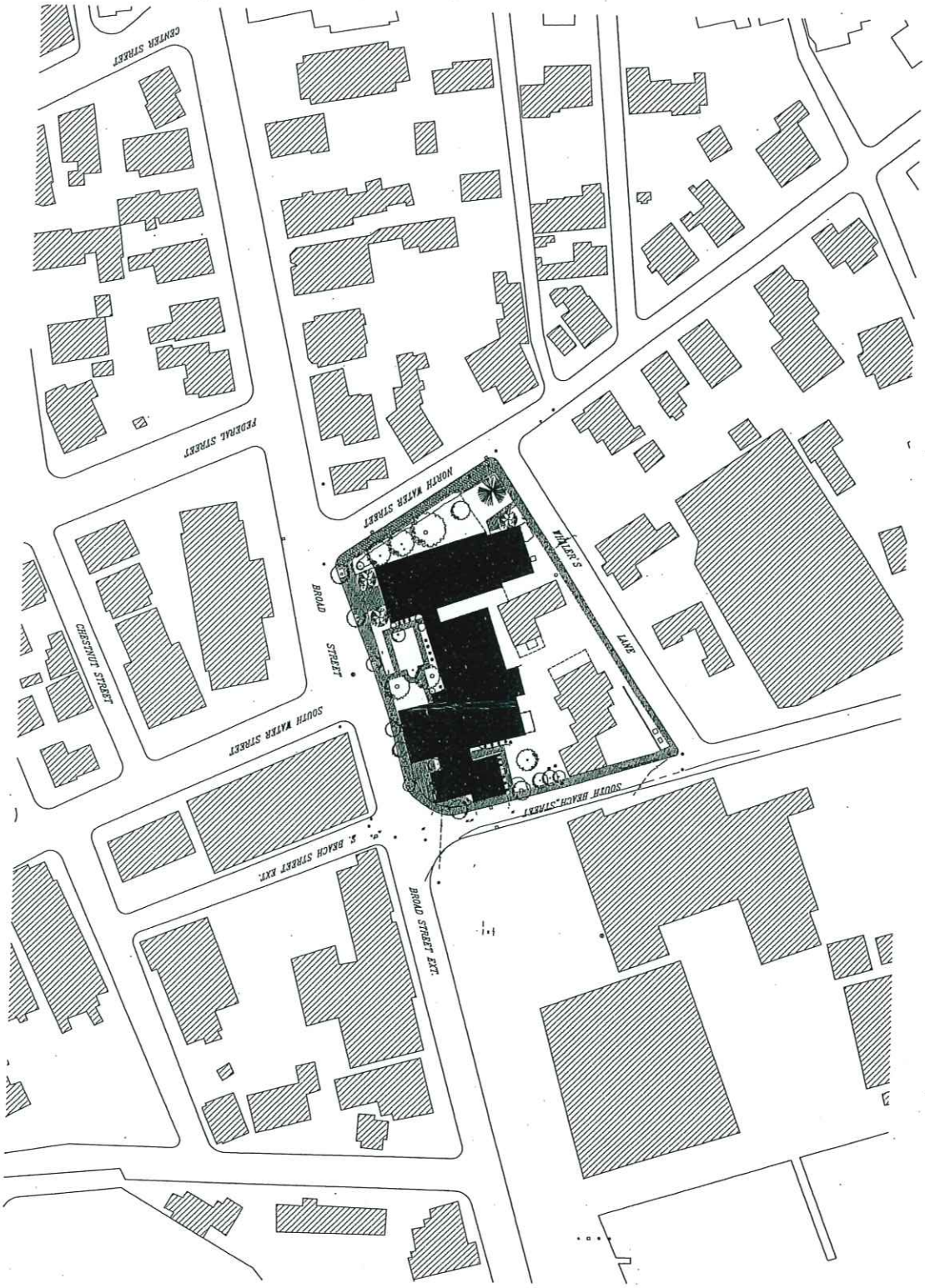
NANTUCKET MUSEUM CENTER
NANTUCKET, MA.

PROJECT: 03-002
PHASE: DESIGN DEVELOPEMENT

IE 2003
HOWN
/
JJ
HDC



1 LOCUS MAP
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.

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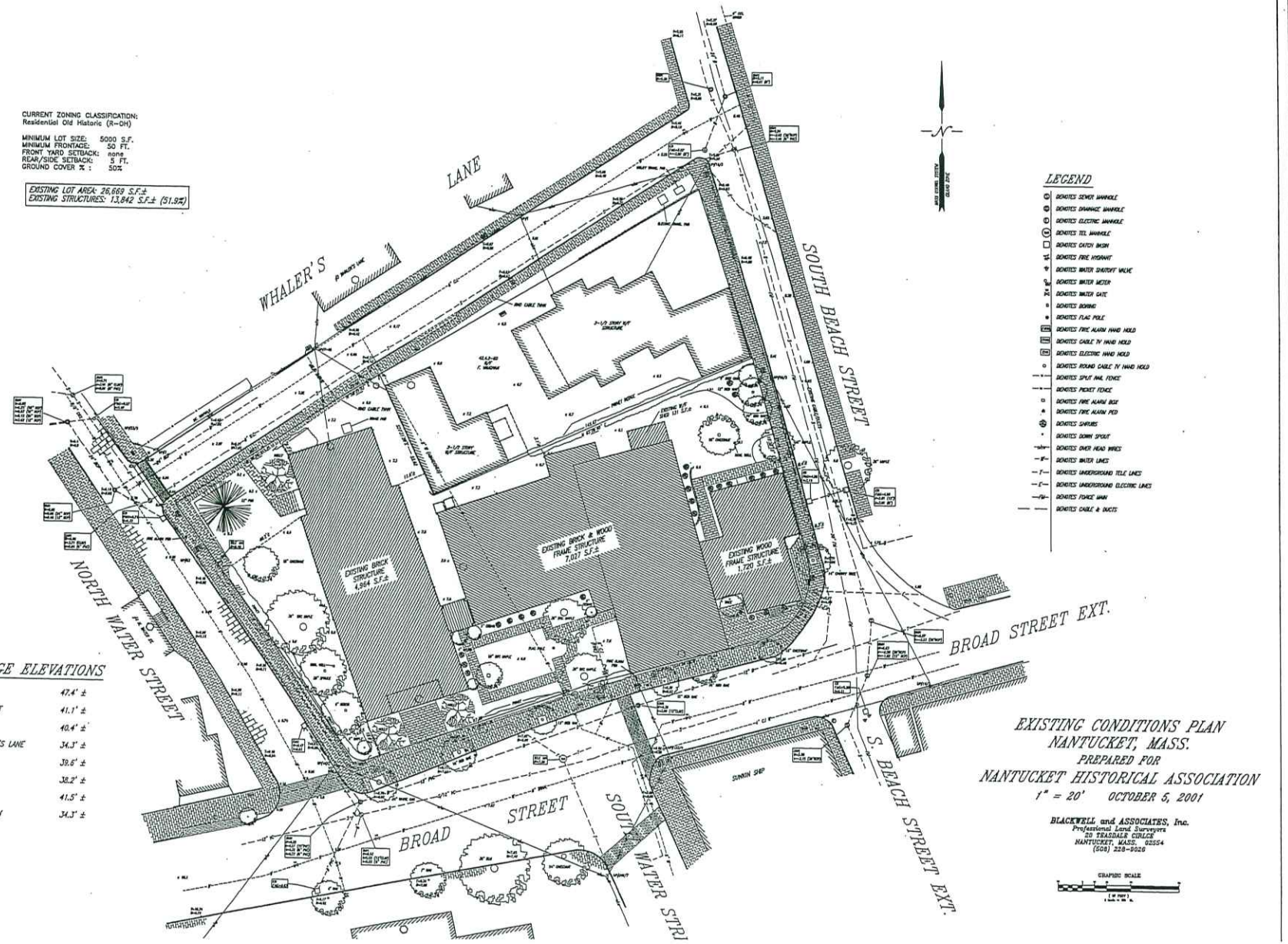
UNE 2003	DRAWING: LOCUS MAP	ARCHITECT: a•point•design, inc architecture and planning	CONSULTING ARCHITECT: MARTIN SOKOLOFF ARCHITECT, INC. 185 RAWSON ROAD BROOKLINE, MA. 02445 p: 617.734.5871 f: 617.734.1639 e-mail: MSA.INC@VERIZON.NET	CONSULTANT:	
SHOWN					
W					
BY: JJ	NANTUCKET MUSEUM CENTER NANTUCKET, MA.				
.01	PROJECT: 03-002 PHASE: CONSTRUCTION DOCUMENTS	e-mail: info@apointdesign.com			



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%

EXISTING LOT AREA: 26,669 S.F.±
EXISTING STRUCTURES: 13,842 S.F.± (51.9%)

LEGEND

- DENOTES SEWER MANHOLE
- DENOTES DRAINAGE MANHOLE
- DENOTES ELECTRIC MANHOLE
- DENOTES TEL MANHOLE
- DENOTES CATCH BASIN
- DENOTES FIRE HYDRANT
- DENOTES WATER SHUTOFF VALVE
- DENOTES WATER METER
- DENOTES WATER GATE
- DENOTES BOLLARD
- DENOTES FLAG POLE
- DENOTES FIRE ALARM HAND HOLD
- DENOTES CABLE TV HAND HOLD
- DENOTES ELECTRIC HAND HOLD
- DENOTES ROUND CABLE TV HAND HOLD
- DENOTES SPLIT RAIL FENCE
- DENOTES PICKET FENCE
- DENOTES FIRE ALARM BOX
- DENOTES FIRE ALARM PED
- DENOTES SHRUBS
- DENOTES DOWN SPOUT
- DENOTES OVER HEAD WIRES
- DENOTES WATER LINES
- DENOTES UNDERGROUND TELE LINES
- DENOTES UNDERGROUND ELECTRIC LINES
- DENOTES FENCE MAN
- DENOTES CABLE & DUCTS

TABLE OF RIDGE ELEVATIONS

TOWN HALL	47.4' ±
14 N. WATER STREET	41.1' ±
13 WHALER'S LANE	40.4' ±
LAW OFFICE/WHALER'S LANE	34.3' ±
NHA	39.6' ±
NHA (REAR)	38.2' ±
WHALING MUSEUM	41.5' ±
BACK RIDGE-MUSEUM	34.3' ±

EXISTING CONDITIONS PLAN
NANTUCKET, MASS.
PREPARED FOR
NANTUCKET HISTORICAL ASSOCIATION
1" = 20' OCTOBER 5, 2001

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TRASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

CE:

DRAWING: SITE PLAN EXISTING CONDITIONS
NANTUCKET MUSEUM CENTER
NANTUCKET, MA.
PROJ.FCT: 03-002

JUNE 2003
AS SHOWN
SPM
BY: JJ

ARCHITECT:
a•point•design, inc
architecture and planning

CONSULTING ARCHITECT:
MARTIN SOKOLOFF ARCHITECT, INC.
188 RAWSON ROAD
BROOKLINE, MA. 02445
p: 617.734.5871 f: 617.734.1839

CONSULTANT:

DRAWING:
BUILDING ELEVATION
SOUTH, BROAD STREET

NANTUCKET MUSEUM CENTER
NANTUCKET, MA.
PROJECT: 03-002
PHASE: CONSTRUCTION DOCUMENTS

ARCHITECT:
a•point•design, inc
architecture and planning

CONSULTING ARCHITECT:
MARTIN SOKOLOFF
ARCHITECT, INC.
188 RAWSON ROAD
BROOKLINE, MA. 02445
p: 617.734.5871 f: 617.734.1838

CONSULTANT:

REVISION OF ROOF, ENTRY, 2003 AS IS
SHOOK AND DEMERIT

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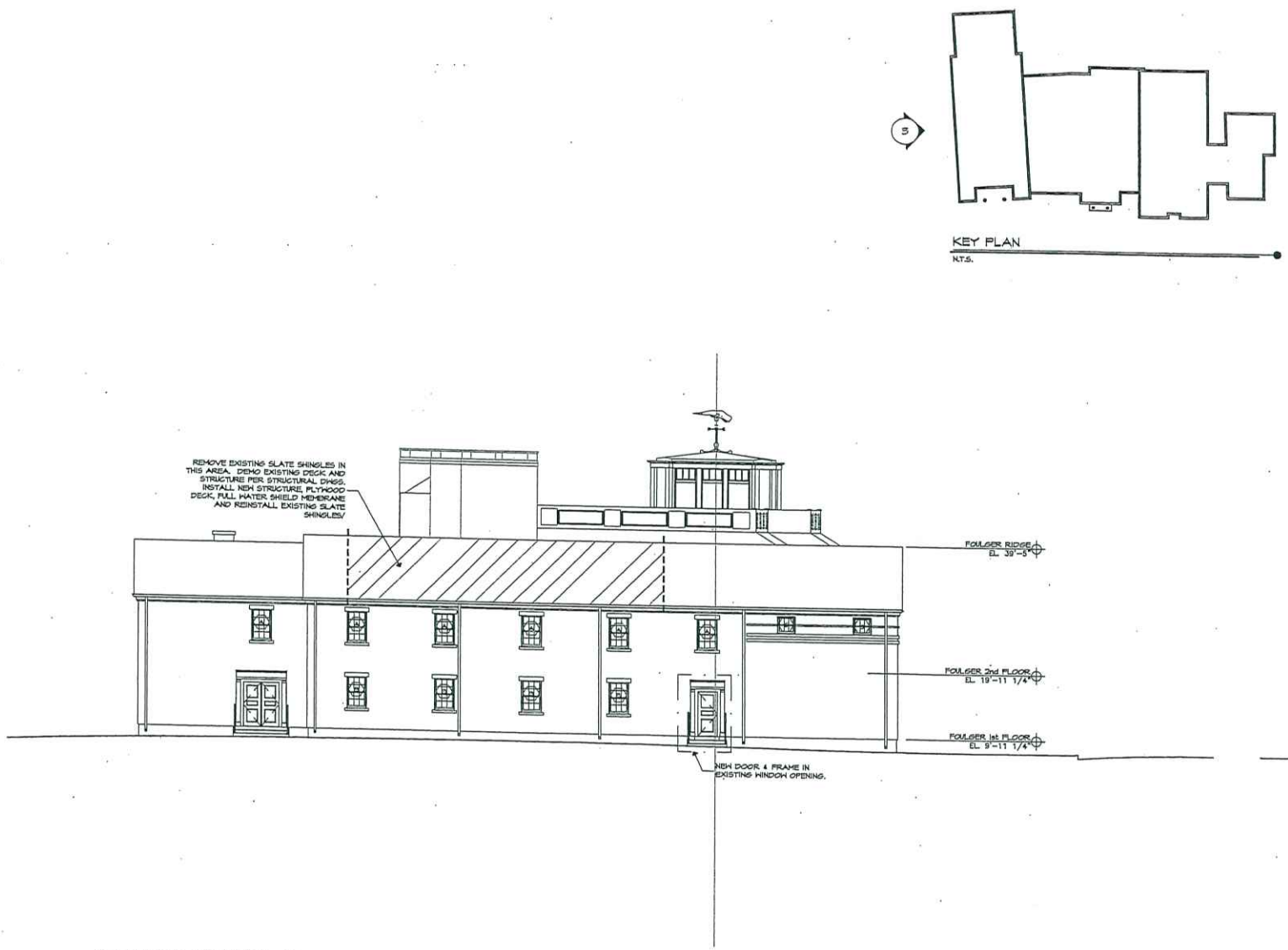

3 BUILDING ELEVATION - WEST, FOULGER
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.

ICE:
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JUNE 2003
AS SHOWN
AW
BY: JJ
.03

DRAWING:
BUILDING ELEVATION
WEST, FOULGER

NANTUCKET MUSEUM CENTER
NANTUCKET, MA.

PROJECT: 03-002
PHASE: CONSTRUCTION DOCUMENTS

ARCHITECT:
a•point•design, inc
architecture and planning
[illegible]
e-mail: info@apointdesign.com

CONSULTING ARCHITECT:
MARTIN SOKOLOFF
ARCHITECT, INC.
168 RAWSON ROAD
BROOKLINE, MA 02445
p: 617.734.5571 f: 617.734.1839
e-mail: MSA.INC@VERIZON.NET

CONSULTANT:

REVISION OF CHANGE | 2003 JUN 18

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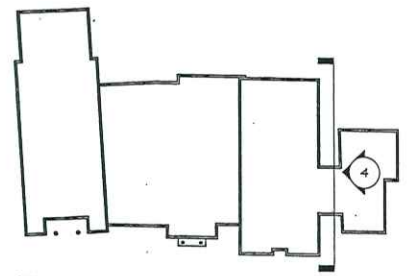
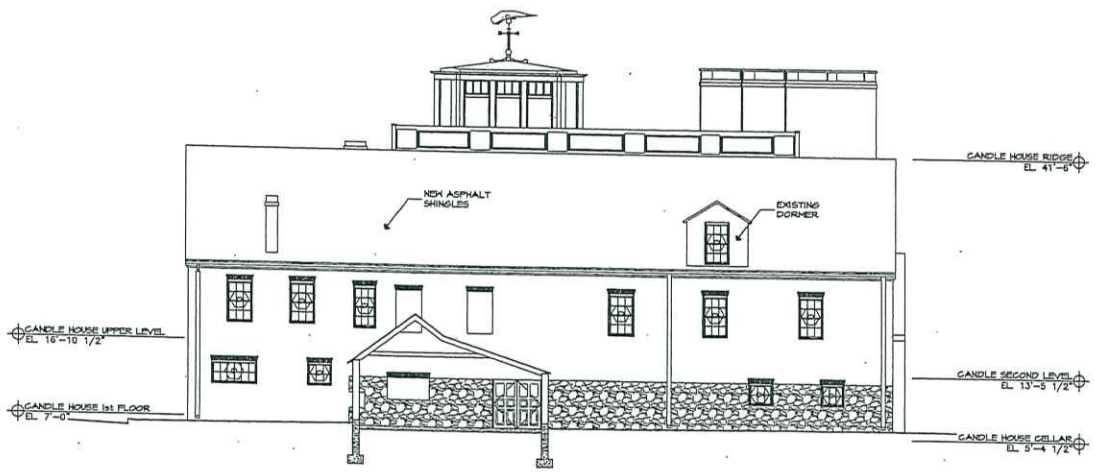


KEY PLAN
N.T.S.



4 BUILDING ELEVATION -EAST, CANDLE HOUSE
NANTUCKET MUSEUM CENTER - NANTUCKET, MA.

0 4' 8' 16'

...al other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

REVISION OF DRAWING	DATE
2003	

CONSULTANT:

CONSULTING ARCHITECT:
MARTIN SOKOLOFF ARCHITECT, INC.
188 RAWSON ROAD
BROOKLINE, MA. 02445
p: 617.734.5871 f: 617.734.1839

ARCHITECT:
a•point•design, inc
architecture and planning
[illegible]

DRAWING:
BUILDING ELEVATION
EAST, CANDLE HOUSE

NANTUCKET MUSEUM CENTER
NANTUCKET, MA.

PROJECT: 03-002

...E 2003
...OWN
JJ
...A

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 50

Street & Number of Proposed Work: 20 MAIN STREET

Owner of record: BOULEVARD PROPERTY GROUP LLC

Mailing Address: C/O FOGGEDIN - POBOX 611 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: 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: NEW 16'X32' POOL W/ SMALL COPING - 5/1 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: 6'
Type: 5/1 VERT BOARD 2x6'
Length: +4' NEW BOARD -

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location 4'X6'

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ 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/WHITE Shutters _____

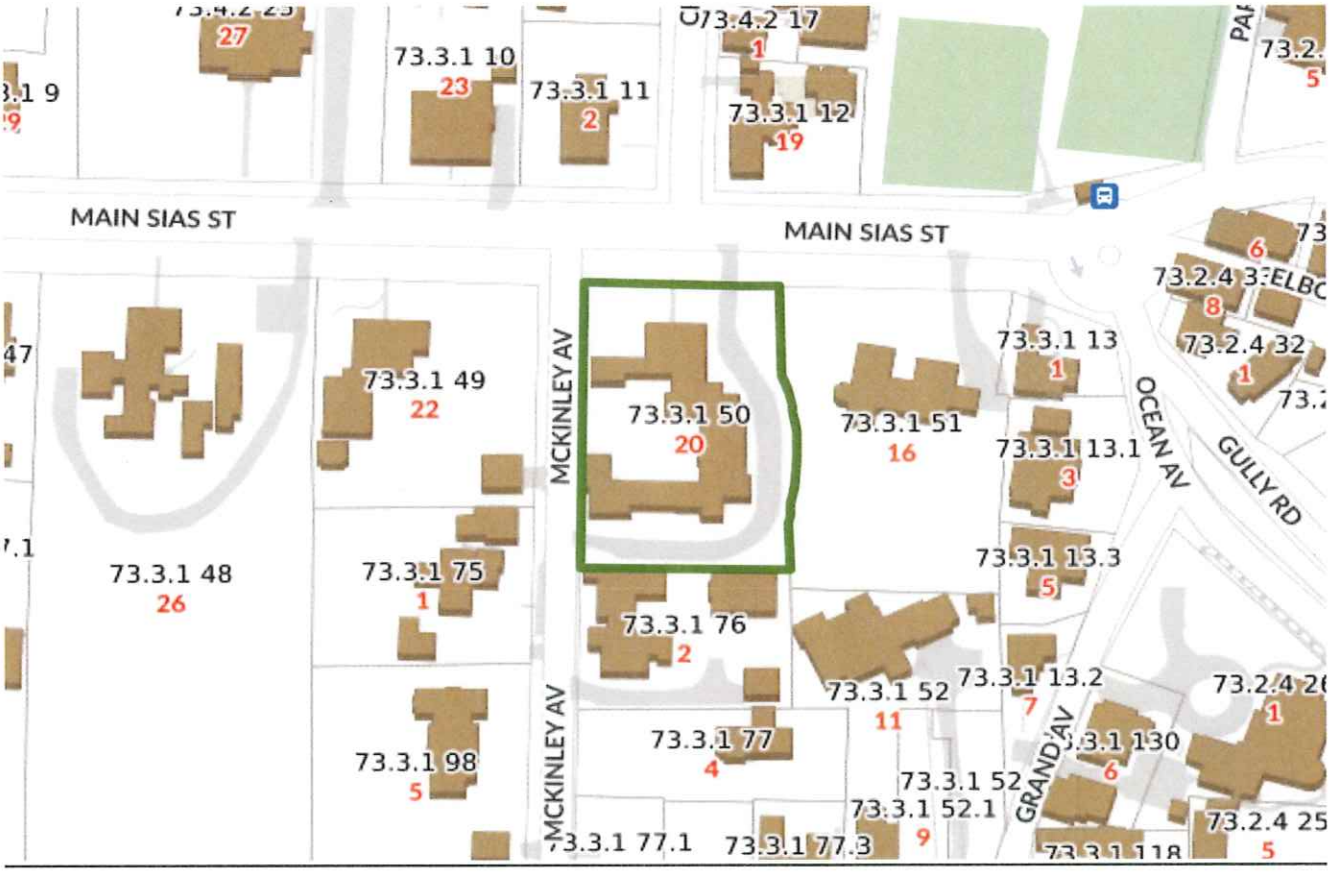
* Attach manufacturer's color samples if color is not from HDC approval list.

TIME

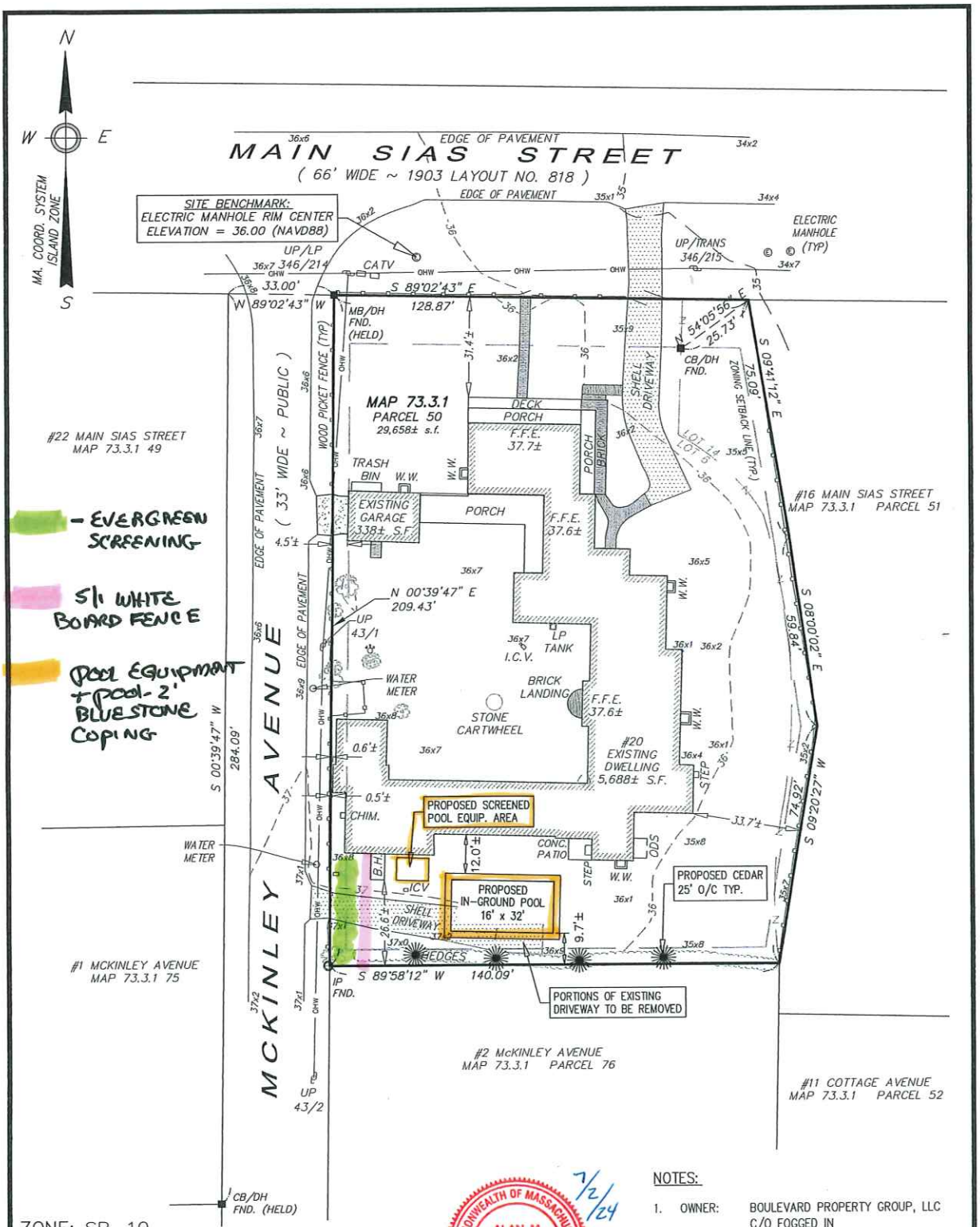
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/4/2024 Signature of owner of record _____ Signed under penalties of perjury

20 MAIN STREET SCONSET







ZONE: SR-10

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 s.f.	29,658± s.f.	29,658± s.f.
FRONTAGE:	75'	128.87'	128.87'
FRONT YARD:	15'	31.4'±	31.4'±
SIDE YARD:	5'	0.5'±	0.5'±
REAR YARD:	5'	26.6'±	9.7'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
7/2/24

NOTES:

1. OWNER: BOULEVARD PROPERTY GROUP, LLC
   C/O FOGGED IN
   P.O. BOX 611
   NANTUCKET, MA 02584
2. DEED REF: CERT #24269
3. PLAN REF: LC Plan #12533-C (LOT 6)
   LC Plan #12533-G (LOT 14)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 25019C-0114-G DATED 06/09/2014

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED POOL PLAN

IN NANTUCKET, MA

Prepared for:

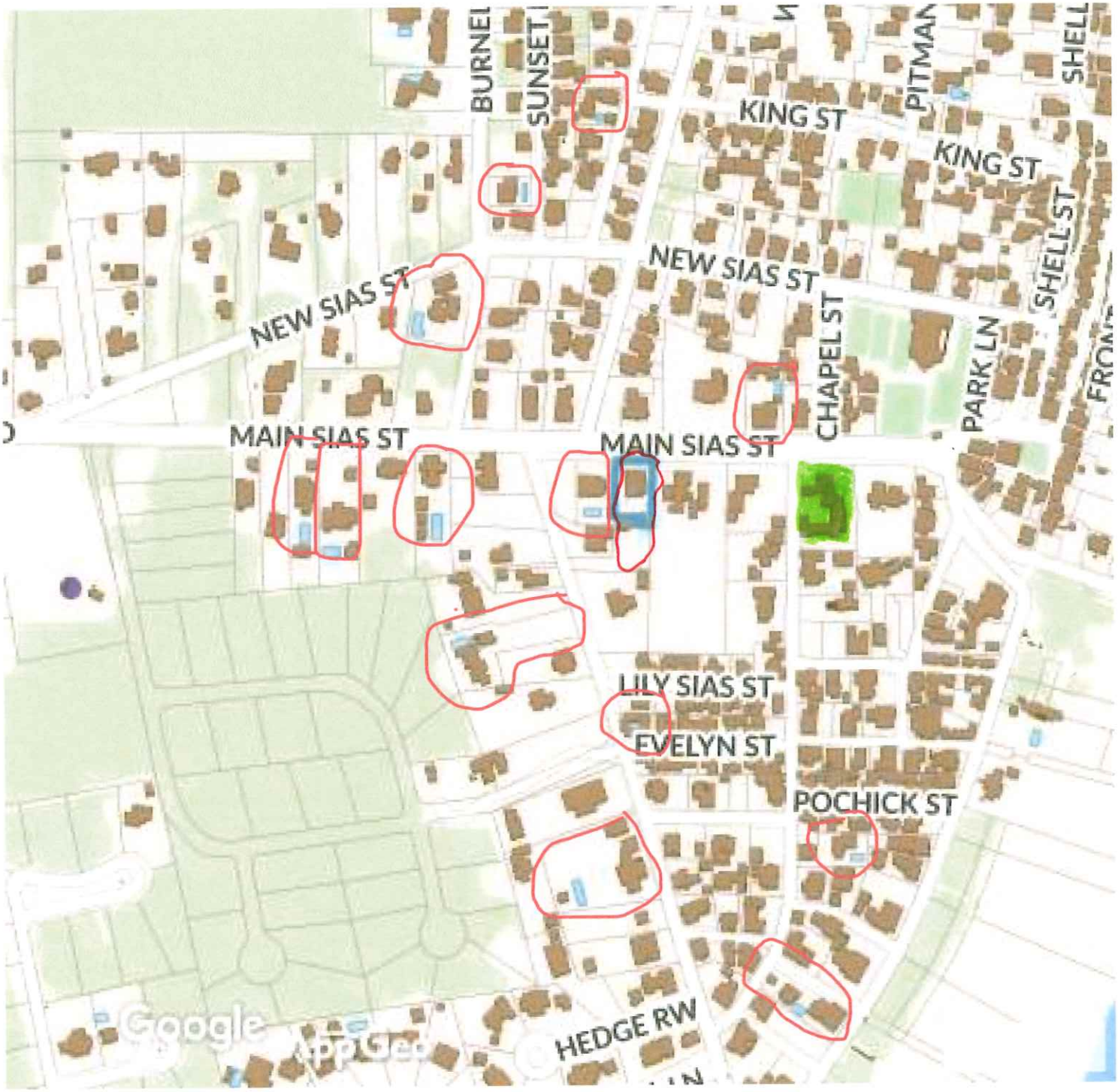
BOULEVARD PROPERTY GROUP, LLC

#20 MAIN SIAS STREET

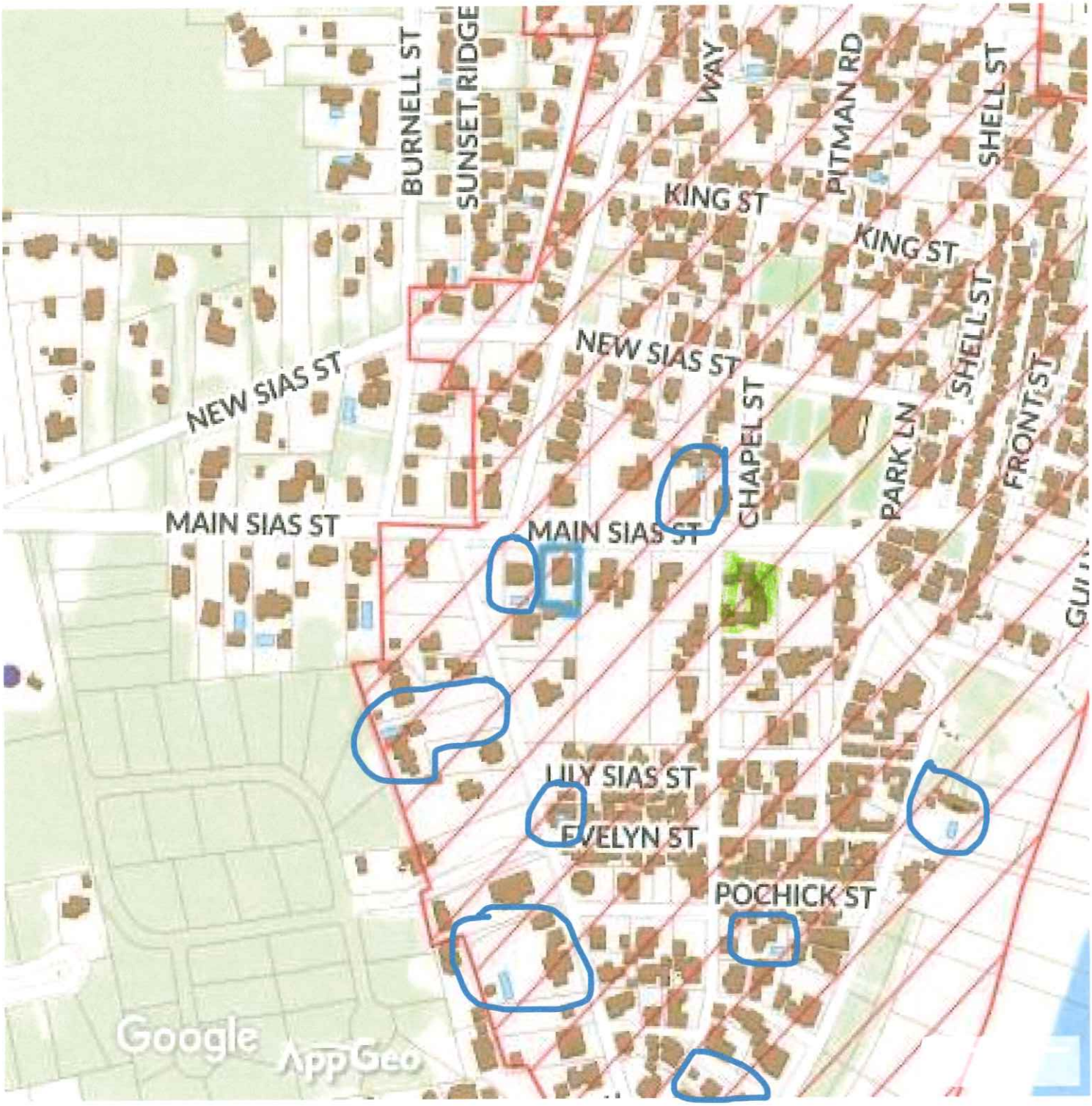
MAP 73.3.1 PARCEL 50

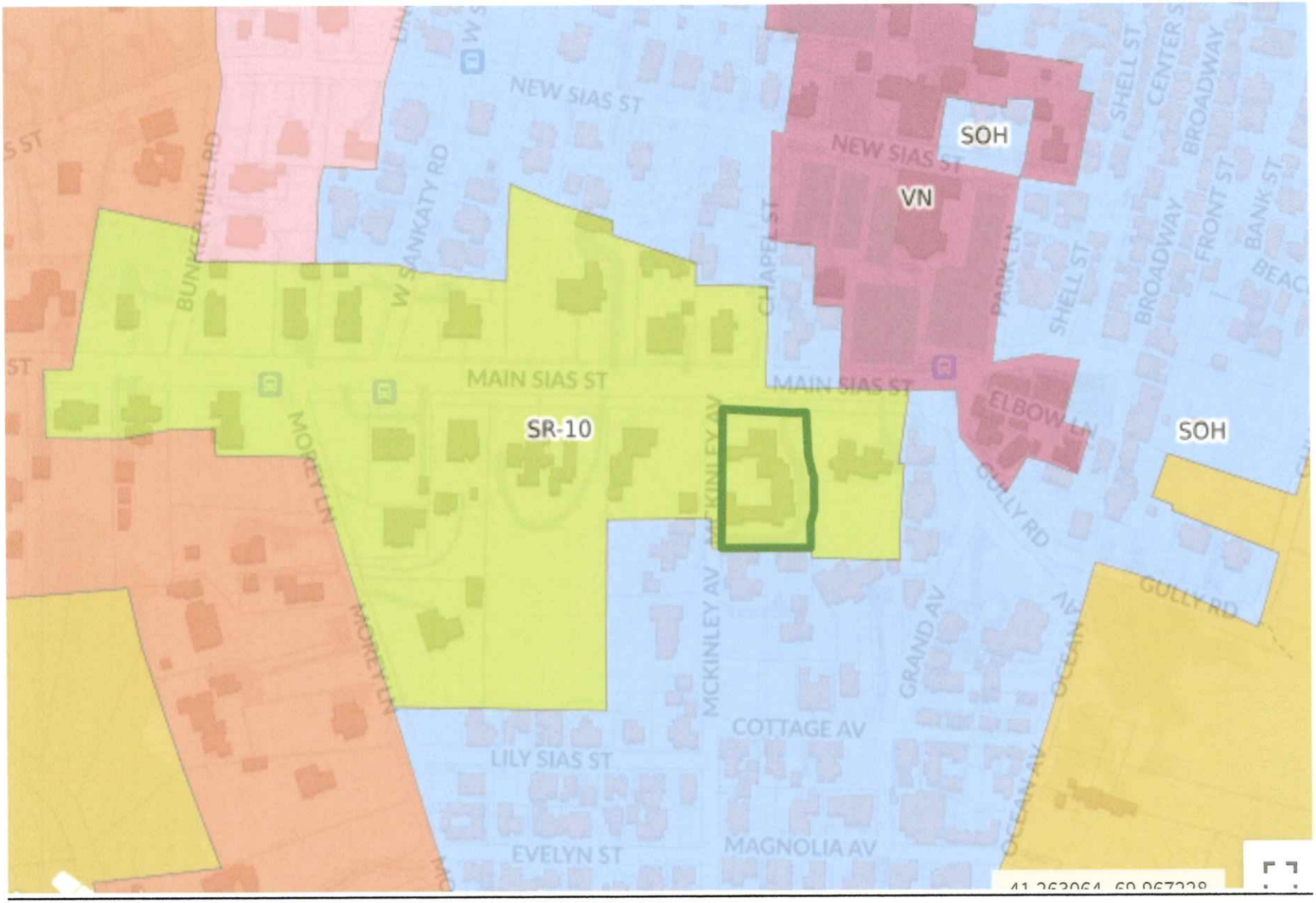
Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

S:\Autocad Drawings\Nantucket\Main Street - Sias\20 Main Street\20 Main Street elevation Pool Plan.dwg


KING ST
KING ST
NEW SIAS ST
NEW SIAS ST
MAIN SIAS ST
MAIN SIAS ST
CHAPEL ST
PARK LN
SHELL ST
LILY SIAS ST
EVELYN ST
POCHICK ST
HEDGE RW
Google

28 MAIN STREET – SIASCONSET – OLD HISTORIC DISTRICT




NEW SIAS ST
SOH
VN
MAIN SIAS ST
SR-10
SOH
MCKINLEY AV
GRAND AV
COTTAGE AV
LILY SIAS ST
EVELYN ST
MAGNOLIA AV
GULLY RD
SHELL ST
BROADWAY
FRONT ST
BANK ST
ELBOW LN



② COMMON BOXWOOD 4-R



① AMERICAN HOLLY 4-R



④ RHODODENDRON CUNNINGHAM'S WHITE



③ INKBERRY 'SHAMROCK' 4-R

atlantic LANDSCAPING, INC

MARK	DATE

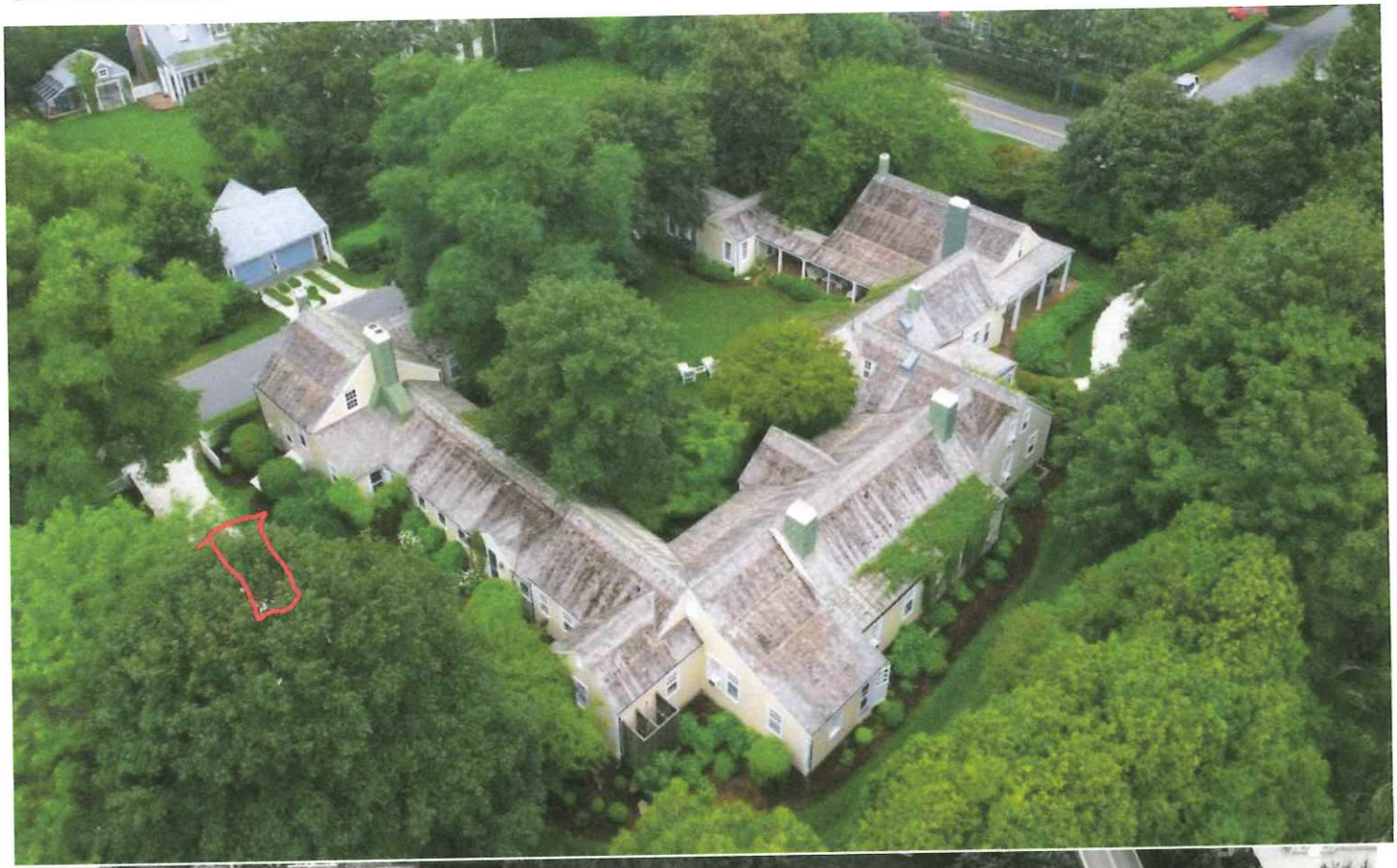
Evergreen Plant Photos

Pool at
28 Main St. Sconset
Nantucket, Ma. 02554

M: 73.3.1
P: 47
Zoning: SR-10
Front Setback: 15 Ft.
S&R Setback: 5 Ft.
Scale: As Noted
Plotted: 2/24/2021
Drawing No.:

HDC-F

20 MAIN STREET – NEW POOL/FENCING/SCREENING – 1827 DWELLING RENOVATED IN 2014





VIEW FROM MAIN STREET – NOT VISIBLE









VIEW OF POOL AREA BEHIND THE HOUSE FROM MCKINLEY AVENUE – 5/1 WHITE FENCE TO MATCH EXISTING COLOR WITH GATE TO ENCLOSE THE AREA WITH EVERGREEN PLANTINGS







LOOKING BACK TO MCKINLEY AVENUE – REPLACE PICKET FENCE WITH 5/1 FENCE SAME LOCATION WITH A GATE AND SCREENING ON THE ROAD SIDE





LOOKING REAR OF HOUSE TO MAIN STREET AND UNUSED DRIVEWAY





LOOKING BACK ALONG EAST ELEVATION TO REAR OF THE PROPERTY – POOL NOT VISIBLE FROM MAIN STREET



CLOSE UP OF VIEW FROM FRONT OF HOUSE ON MAIN STREET – NOT VISIBLE



POOL ON BACK SIDE OF CONNECTOR NOT VISIBLE FROM MAIN STREET OR THIS PORTION OF MCKINLEY AVENUE



REAR DOOR LEADING TO THE POOL AREA



EXISTING FENCE ON MCKINLEY AVENUE IN ADDITION TO THE 36" WHITE TYPE II CAP PICKET FENCE SURROUNDING THE PROPERTY



COURT YARD FROM MCKINLEY AVENUE – POOL WAS FIRST PROPOSED IN THIS HISTORIC AREA AND TO MITIGATE IMPACT IT WAS MOVED TO THE REAR OF THE HOUSE ON THE NO LONGER USED DRIVEWAY AREA OUTSIDE THE CONNECTOR





REAL ESTATE DESCRIPTION OF THE PROPERTY

Secure your enduring legacy within the chronicles of 'Sconset history with this unparalleled acquisition opportunity. Cement your place in time by stewarding an extraordinary property. Own the past and shape its future, preserving the heritage of this enclave. This is more than a purchase; it's embracing the fabric of 'Sconset. Become a custodian of stories, memories, and charm, forging ahead as a trusted guardian of tradition. Constructed in the 1800s as Captain Frederick Mitchell's summer home, "Green Chimneys" at 20 Main Street is an exceptional gem in historic 'Sconset. With 6 bedrooms & 9 bathrooms 9 fireplaces & 8 chimneys, exude timeless allure. Embrace transformation and nostalgia within these walls, where each corner holds captivating history. Capturing Two Centuries of Splendor: Summers in Sconset, 1800 to 2023 - Seize this rare opportunity to make your mark on history; your place in 'Sconset awaits. Enchanting Historic Elegance: A Simpler, Safer, and Elevated Lifestyle for generations to come in this coveted location in the Village of "Sconset on Main Street.

Affectionately referred to as "Green Chimneys," located in the village of Siasconset (affectionally known as Sconset), the estate at 20 Main Street listed at a cool $17.25 million is rich in history (and in owners).The massive six-bedroom, nine-bath home was first purchased and constructed in the 1800s by Frederick W. Mitchell, a banker and prominent businessman. His original cottage, farther away from the homes clustered near Shell Street, soon inspired other cottages to crop up along the road.Atop the home sits eight green chimneys (granting the estate its moniker) for the nine fireplaces inside."This is more than a purchase; it's embracing the fabric of Sconset," the listing states. "Become a custodian of stories, memories, and charm, forging ahead as a trusted guardian of tradition."Mitchell sold the cottage in 1855 to another wealthy individual – Eunice Hadwen, wife of William Hadwen. In an unusual move for the time, the home was solely hers, the Nantucket Preservation Trust said, with the deed stating that Eunice's ownership would be "'free from the interference or control of her husband.'"

20 Main Street 'Sconset

Featured Properties, **News**, **Preservation Update** / By **Nantucket Preservation Trust** / August 27, 2014

"Formerly called comfort but known as Green Chimneys, the cottage at 20 Main, like the other cottages along the street, was built as a seasonal home for a wealthy Nantucketer. Frederick W. Mitchell (1784-1867), a banker and prominent businessman, purchased land along Main Street, 'Sconset, as early as 1826, and built his cottage on a plot of land that at the time must have seemed a little remote from the tightly clustered settlement of fishermen's cottages along Shell, Center, Broadway, and inspired cottages along the road, since he owned land that extended to 28 Main Street. Mitchell and his wife, Anne, lived at 69 Main Street in town, in one of the earliest brick dwellings on island, today noted for its fine Federal fanlight. That house would become the prototype for other brick houses along Main Street, Nantucket, including those built by the Coffin and Starbuck families.



G

Gathering at 20 Main Street, circa 1870s

Frederick Mitchell sold his 'Sconset cottage in 1855 to another wealthy Main Street, Nantucket, resident – Eunice Hadwen, wide of William Hadwen. The Hadwens lived at 96 Main Street in town, in one of the Two Greeks, imposing temple-like houses noted for their grand, colonnaded porches. Eunice's deed for the property in 'Sconset is somewhat unusual, noting that her ownership was "free from the interference or control of her husband, the said William Hadwen." Eunice owner the property until her death in 1864, when it passed to her sister, Eliza Starbuck Barnet – an abolitionist and temperance and woman-suffrage advocate as well as a noted genealogist. Eliza and her husband, Nathaniel, owned one of the old fishing cottages in the heart of the village known as The Corners at 8 Centre Street, from 1832 until 1858. Eliza retained 20 Main until her death in 1889, and the cottage remained in the family until 1927.Eliza's son, Alanson, took a series of photographs of the cottage in 1904, developing his images he created in the darkroom he created in the 'Sconset cottage.

About 1930, Katherine Buckner hired Frederick P. Hill to add extensions to the dwelling; he incorporated the carriage shed and barn into the renovated house. The charming garden courtyard along McKinley Avenue appears to have been created at this time."

– From ***Main Street, 'Sconset: The Houses and Their Histories***



AERIALS

36, 42, 44 MAIN STREET



23, 28, 30 MAIN STREET

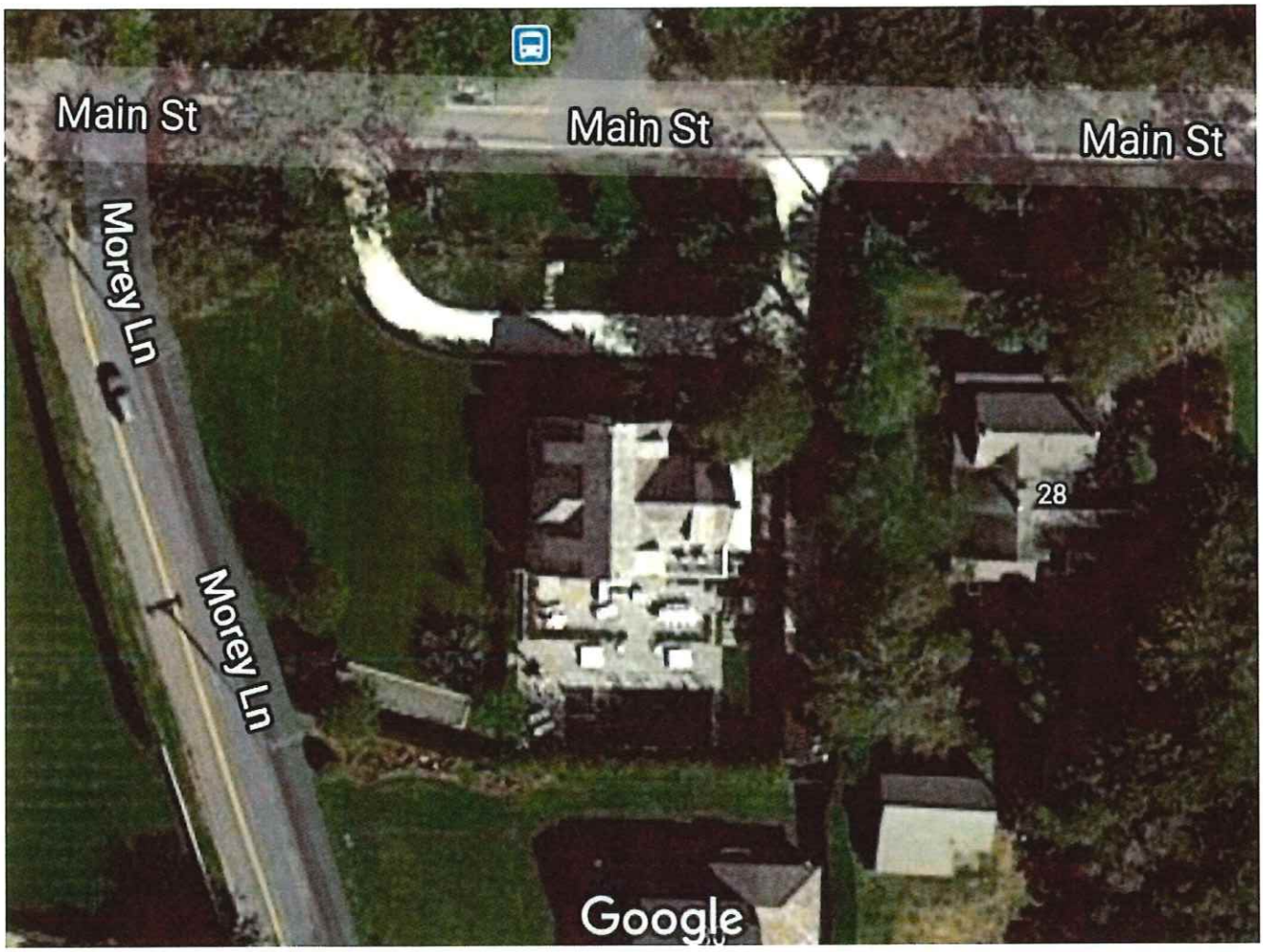


23 MAIN STREET





30/32 MAIN STREET (LEFT) CORNER LOT – 28 MAIN STREET (RIGHT)







36 MAIN STREET









42 AND 44 MAIN STREET



42 MAIN STREET



44 MAIN STREET







8 BUNKER HILL ROAD





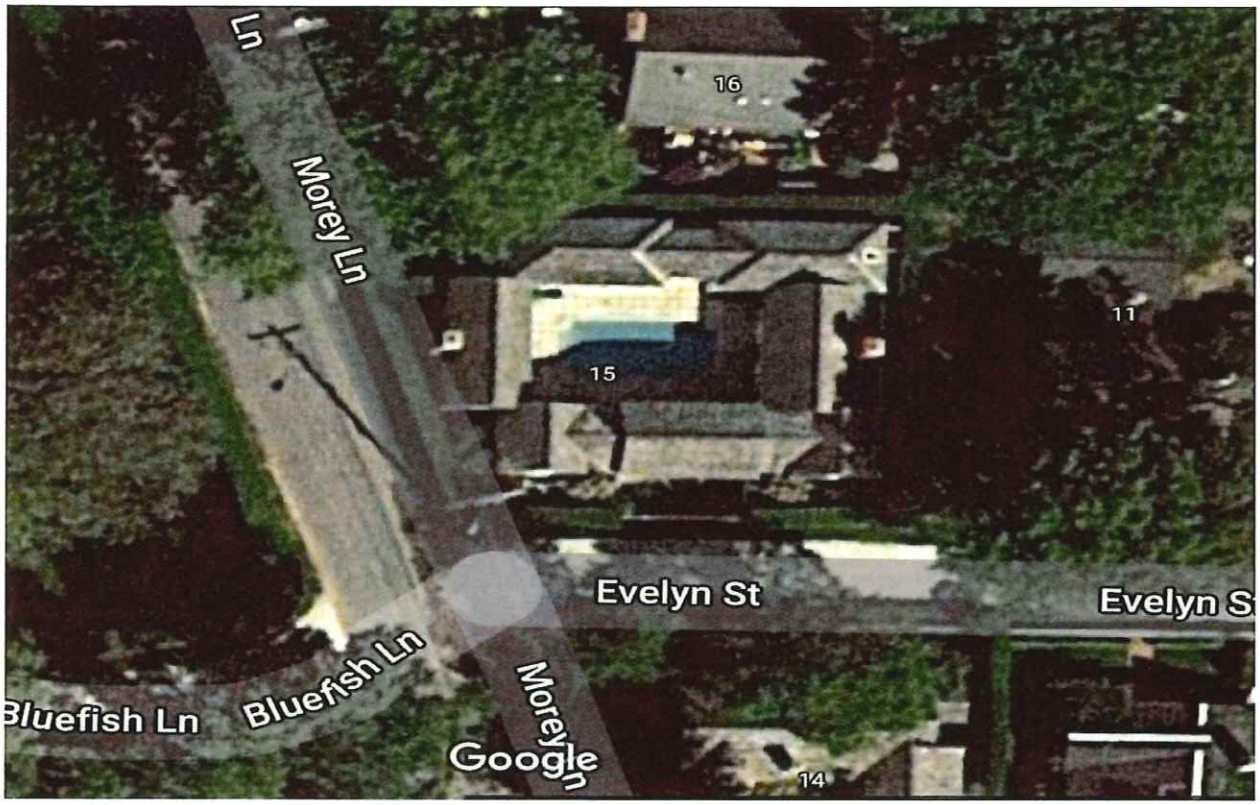


9 MOREY LANE





15 EVELYN STREET

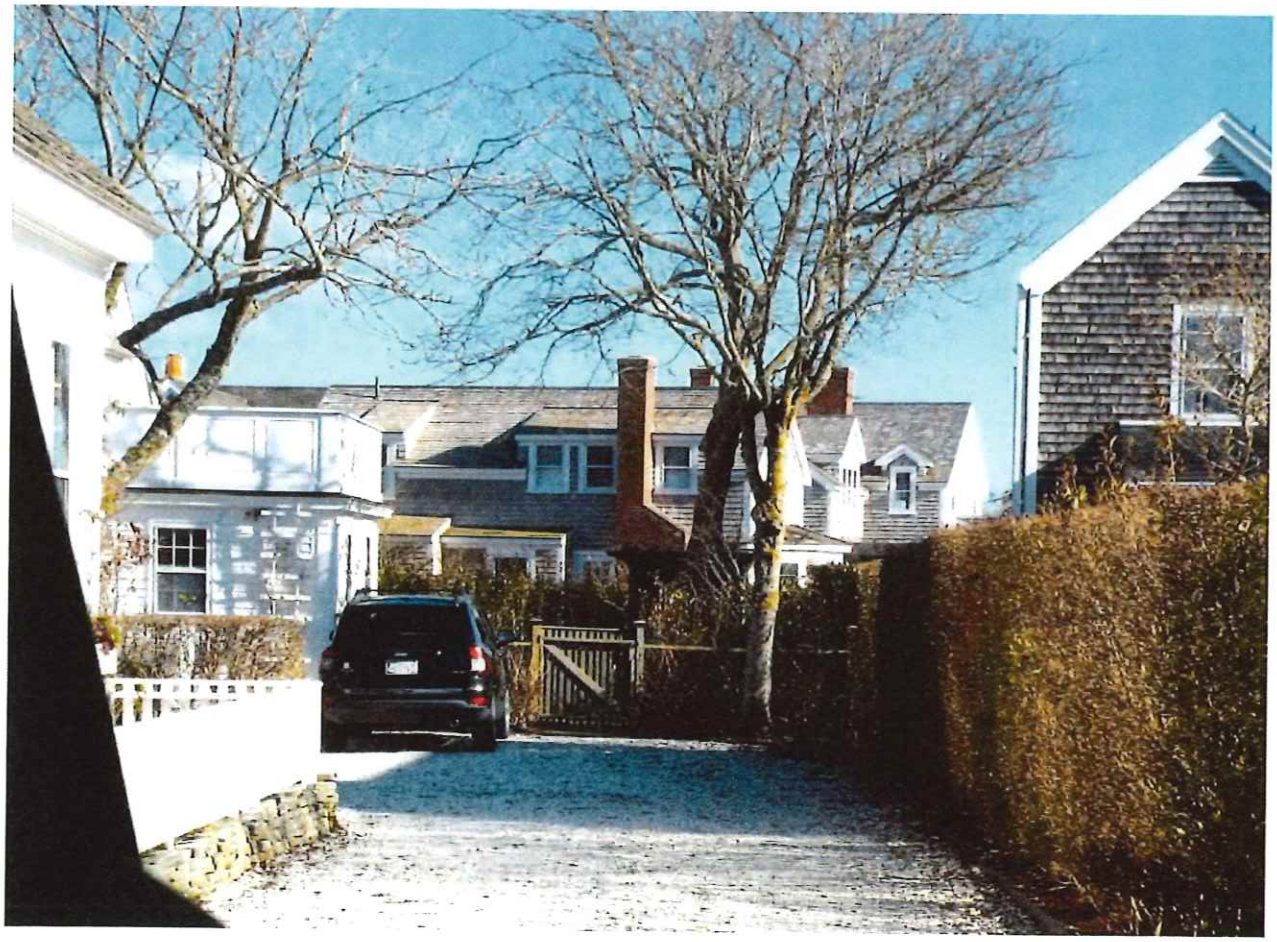


29 MOREY LANE



18 MCKINLEY AVENUE





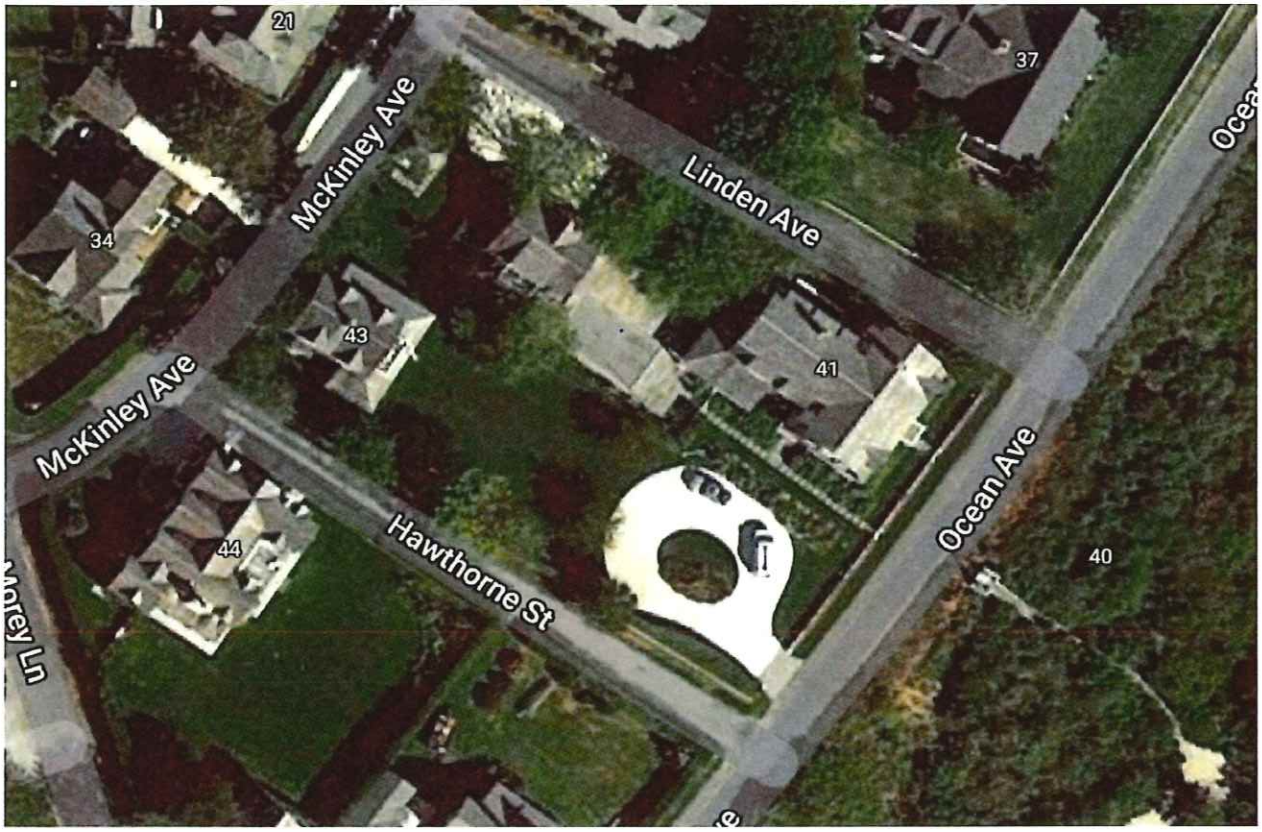
10 LINCOLN SREET



5 BURNELL STREET



41 OCEAN AVENUE





'Sconset Advisory Board
Meeting Memorandum

Date: 3/18/21 Time: 11:10

To: Historic District Commission
From: 'Sconset Advisory Board

SAB Members Present: David Wiley
Marianne Fetch
Pam Murphy

Applicant: Paley

Address: 23 Main St. Pool

Comments:

changes seem to address board concerns.
no objections

Signed:

David Wiley

56. Lakeview Villa II **61 Quidnet Road** **Move on site** **21/81.3**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates			
Representing	Lisa Botticelli		
Concerns			
Motion	Approve Ms. McCrae	2nd	Mr. McLaughlin
Vote	3-0	**Certificate #**	**43663**

57. Ray, Russell **9 Eel Point Road** **Window Revision** **40/75**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates	CORRECT COLLATED SETS		
Representing	Lisa Botticelli		
Concerns	Window pan element, casement windows		
Motion	Withdrawal of window pan by applicant	2nd	
	Approve with 2 casement windows on the north elevation the same size window style and size as the middle window Ms. McCrae		Mr. McLaughlin
Vote	3-0	**Certificate #**	**43664**

58. Pomeranz, John **132 Somerset Road** **New Dwelling** **66/150.1**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates			
Representing			
Concerns			
Motion	Hold till beginning of agenda on Tuesday 4/27/04 due to lack of quorum	2nd	
Vote		**Certificate #**	

59. Paley, William **23 Main Street – SOHD** **Pool** **73.3.1/10**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates			
Representing	Rebecca Anderson		
Concerns			
Motion	Approve Mr. McLaughlin	2nd	Ms. McCrae
Vote	3-0	**Certificate #**	**43665**

60. Paley, William **23 Main Street – SOHD** **Shed** **73.3.1/10**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates			
Representing	Rebecca Anderson		
Concerns			
Motion	Approve Ms. McCrae	2nd	Mr. McLaughlin
Vote	3-0	**Certificate #**	**43666**

61. Anchor Village **41 Old South Road** **Minor Revisions** **68/250**

Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. McCrae		
Alternates			
Representing			
Concerns			
Motion	Hold till beginning of agenda on Tuesday 4/27/04 due to lack of quorum	2nd	
Vote		**Certificate #**	

40. RL Fashions of MA — 16 Main Street — Color Changes — 42.3.1/179

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton**
Alternates	**Mr. MacEachern, Ms. McCrae**
Representing	**Ray Pohl, Jason at I & M**
Concerns	**Most window casings are different color**
Motion	**Ms. Hill hold for clarification and view** — **2nd Ms. Williams**
Vote	**5-0** — **Certificate #**

41. Connelly, John — 67 Hulbert Avenue — Stone Patio — 29/8

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton**
Alternates	**Mr. MacEachern, Ms. McCrae**
Representing	**Mirka Bartkova**
Concerns	
Motion	**Ms. Hill view** — **2nd Mr. Roggeveen**
Vote	**5-0** — **Certificate #**

42. Connelly, John — 67 Hulbert Avenue — Gates/Shower — 29/8

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton**
Alternates	**Mr. MacEachern, Ms. McCrae**
Representing	**Mirka Bartkova**
Concerns	
Motion	**Ms. Williams view** — **2nd Mr. Roggeveen**
Vote	**5-0** — **Certificate #**

43. King, Robert — 2 Church Court — Gate/Fence — 42.4.3/109

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. MacEachern, Ms. Williams, Ms. Norton**
Alternates	**Ms. McCrae, Mr. Roggeveen recuse**
Representing	**Mirka Bartkova, Dirk Roggeveen (abutter)**
Concerns	
Motion	**Ms. Hill view** — **2nd Ms. Norton**
Vote	**5-0** — **Certificate #**

44. King, Robert — 2 Church Court — Retaining Walls — 42.4.3/109

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton**
Alternates	**Mr. MacEachern, Ms. McCrae**
Representing	**Mirka Bartkova, Dirk Roggeveen (abutter)**
Concerns	**Why is retaining wall needed,**
Motion	**Ms. Hill view** — **2nd Ms. Norton**
Vote	**5-0** — **Certificate #**

45. Fuller, Bill — 12 Van Fleet Circle — Garage — 91/113

Sitting	**Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton**
Alternates	**Mr. MacEachern, Ms. McCrae**
Representing	**Davey Holcomb**
Concerns	**Separating garage/apartment and garage, roll up versus solid, solid door**
Motion	**Ms. Williams approve** — **2nd Ms. Hill**
Vote	**5-0** — **Certificate # #43486**

46. Paley, William — 23 Main Street – SOHD — Pool (Old Business) — 73.3.1/10

Sitting	Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton
Alternates	Mr. MacEachern, Ms. McCrae
Representing	Mickey Rowland
Concerns	SAB comments read, pool should have shed location agreement, fence should be embedded, more of pool should be hidden behind residence, pool would not be visible
Motion	Mr. McLaughlin approve — 2nd Mr. Roggeveen Ms. Williams hold for revisions — Ms. Norton
Vote	1-3 Ms. Norton, Ms. Hill, Ms. Williams — Certificate # 4-1 Mr. McLaughlin

7. Wright, Townsend **1 Farmview** **As Built Revisions** **66/177**

Sitting	Ms. Hill, Mr. Roggeveen, Ms. Williams, Ms. Norton		
Alternates	Mr. McLaughlin recuse		
Representing	Townsend Wright		
Concerns	Material of vent pipes, location of vent pipes, south elevation pitch approved??, past minutes need to be researched regarding what was approved,		
Motion	Hold for staff to research what was approved Ms. Williams	2nd	Ms. Hill
Vote	5-0	**Certificate #**	

8. Mulcahy, Matthew **25 Prospect Street** **Fence** **55.4.4/91**

Sitting	Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton		
Alternates	Mr. MacEachern		
Representing	Jivko Kalbazanob		
Concerns	Current fence approval ??		
Motion	View and hold for clarification on current fence approval Mr. McLaughlin	2nd	Ms. Hill
Vote	5-0	**Certificate #**	

9. Folbert, William **60/62 Walsh Street** **Major Revisions** **29/85.2**

Sitting	Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern		
Alternates			
Representing	Jamie Cabral		
Concerns			
Motion	Approve Ms. Hill	2nd	Mr. MacEachern
Vote	5-0	**Certificate #**	**43368**

10. Paley, Alison **23 Main Street – SOHD** **Pool/Fence** **73.3.1/10**

Sitting	Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton		
Alternates	Mr. MacEachern		
Representing	Milton Rowland		
Concerns	SAB comments read, fence going inside the hedge that is currently in place, pool location, visibility		
Motion	Hold for revisions Ms. Williams	2nd	Ms. Hill
Vote	5-0	**Certificate #**	

11. Monohan, Robert **45 Orange Street** **Hardscaping** **42.3.2/209**

Sitting	Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern		
Alternates			
Representing			
Concerns			
Motion	Approve Ms. Williams	2nd	Ms. Hill
Vote	4-0	**Certificate #**	**43369**

12. Nantucket Counseling Service **10 Clifford Street** **New Dwelling** **79/75**

Sitting	Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern		
Alternates	Ms. Norton recuse		
Representing	Curtis Barnes		
Concerns			
Motion	Approve with the shed addition through staff on the north elevation Ms. Hill	2nd	Mr. MacEachern
Vote	4-0	**Certificate #**	**43370**

13. Rochat, Alice **100 Low Beach Road – Sconset Addition Ext.** **75/27**

Sitting	Ms. Hill, Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Norton		
Alternates	Mr. MacEachern		
Representing	Luke Thornewill		
Concerns	SAB comments read		
Motion	Approve without the change in the front door on the north elevation Ms. Williams	2nd	Ms. Hill
Vote	4-1 Mr. McLaughlin	**Certificate #**	**43371**

14. Goldsmith, Graham — 29 Sconset Avenue - SOHD — Move on — 49/233

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing:
Concerns:
Motion: Hold and put with move off application Ms. Hill — 2nd Ms. McCrae
Vote: 5-0 — Certificate #

15. Moister, Virginia — 31 Hulbert Avenue — Demolition — 29/22

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Twig Perkins
Concerns:
Motion: Approve Mr. McLaughlin — 2nd Ms. McCrae
Vote: 5-0 — Certificate # 43326

16. Moister, Virginia — 31 Hulbert Avenue — New Dwelling — 29/22

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Twig Perkins
Concerns: Dormers on the south west and north east elevations with transom windows, single paned glass pictured windows, French door on the south west elevation, side windows in the front door, front door style,
Motion: Approve without the sidelights on the south west elevation Ms. McCrae — 2nd Mr. MacEachern
Vote: 4-1 Ms. Hill — Certificate # 43327

17. Manchester/Starr — 9A Hussey Farm Road — New Dwelling — 56/96.1

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Jay Starr
Concerns: Need accurate floor plan,
Motion: Approve with the elimination of the window of right side of north elevation and floor plans submitted through staff Ms. Hill — 2nd Mr. MacEachern
Vote: 5-0 — Certificate # 43328

18. Folbert, William — 60/62 Walsh Street — Major Revisions — 29/85.2

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Jamie Cabral
Concerns: Skirt detail on roof walk, third floor dormers, roof walk proportion
Motion: View and hold for revisions Mr. McLaughlin — 2nd Ms. Hill
Vote: 5-0 — Certificate #

19. Paley, Alison — 23 Main Street – SOHD — Pool/Fence — 73.3.1/10

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Rebecca Anderson
Concerns:
Motion: Hold for viewing without comments Mr. McLaughlin — 2nd Ms. McCrae
Vote: 5-0 — Certificate #

20. Davis, Norwood — 25 Sankaty Head Road – Sconset Ext — Door/Window Revisions — 48/3

Sitting: Ms. Hill, Mr. McLaughlin, Ms. Williams, Mr. MacEachern, Ms. McCrae
Alternates:
Representing: Rebecca Anderson
Concerns: SAB comments read, Arched doorway on the west elevation,
Motion: Approve Mr. MacEachern — 2nd Ms. Hill
Vote: 3-2 Mr. McLaughlin, Ms. McCrae — Certificate # 43329

8. Sheppard, Blaise	2 Brinda Lane	House	67-274	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans.			
Representing	**Val Oliver** – Reviewed changes made per previous concerns.			
Public	None			
Concerns (5:46)	No concerns.			
Motion	**Motion to Approve. (Glazer)**			
Vote	Carried unanimously	**Certificate #**	**66982**	

9. Peterson, Richard	30 Main Street ('Sconset)	Hardscape: pool	73.3.1-46	Atlantic Landscape
Voting	Pohl, McLaughlin, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, and historical documentation.			
Representing	**Lindsey Congelton**, Atlantic Landscaping – Reviewed changes made per previous concerns; it is outside the 'Sconset residential old historic (SROH) zoning district.			
Public	None			
Concerns (5:48)	**Coombs** – The pool is very close to the rear property line and looks crammed in; would like it moved closer to the house.			
	Camp – Got clarification on the landscaping around the pool. From Maury Lane, the picket fence will be visible; agrees about moving the pool away from the rear lot line.			
	McLaughlin – No comments.			
	Oliver – Agrees it should move closer to the house.			
	Pohl – If it moves north, it doesn't move away from a public way and doesn't change its visibility; doing that also creates a dead zone. Instructed board members to strike out on the plan that the spa is raised.			
	Discussion about reducing the pool size to 14X40 and/or reducing the patio and moving the pool closer to the house.			
Motion	Motion to Approve as submitted. (McLaughlin) not carried			
	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	**Certificate #**	**66983**	

10. Dupont, Wayne	12 Pine Street	Shingle to clapboard front	42.3.2-57	David Wiley
Voting	Coombs (acting), McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, and historical documentation.			
Representing	**Wayne Dupont** – Would accept painting the shingles grey.			
Public	None			
Concerns (6:06)	**Coombs** – Read into the record Dave Wiley's letter asking for clapboard. There is no historic precedent for clapboard.			
	Discussion about cobblestone grey or platinum grey.			
Motion	**Motion to Approve as platinum grey with a color chip submitted to staff. (McLaughlin)**			
Vote	Carried unanimously	**Certificate #**	**66984**	

11. 55 Fair Street LLC	55 Fair Street	Windows, stairs, chimneys	55.4.1-74	Kelly Ennis
Voting	Pohl, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and historical documentation.			
Representing	**Kelly Ennis** – Reviewed information requested and changes made per previous concerns.			
Public	None			
Concerns (6:12)	**McLaughlin** – No comments.			
	Coombs – She is against the removal of the historic chimneys in a pre-1847 house. The 1920s "D" windows should be repaired, not replaced; would like to see a historic window survey. Okay with replacing the modern "B" window on the north.			
	Camp – Happy with putting in the new windows. Agrees about the chimneys; those give the structure its historic flavor.			
	Glazer – We need to know exactly which windows are coming out.			
	Ennis – Explained the disposition of the windows: replaced, moved, remain, etc.			
	Pohl – In the 2nd-floor plan, the two chimneys are shown but they don't show on the 1st-floor plan.			
Motion	**Motion to Approve through staff with a more detailed window schedule elevation by elevation and keeping the three chimneys; stairs are approved. (Glazer)**			
Vote	Carried unanimously	**Certificate #**	**66985**	

Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Michael Lynch and Neil Murphy
Public: None
Concerns: Oliver would like to see the eyebrows on the first floor or just the front at minimum, to go back to what it used to be. Coombs states that the eyebrow has to be thin
Motion: **Motion to approve through staff with the first and second floor on the front with eyebrow detail. (Coombs)**
Vote: Unanimous Certificate #66970

3. Beach Nut LLC 1A Crows Nest Way Rev. 65818, remove winds 12/24 JGGA
Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Chuck Delacourt (JGGA)
Public: None
Concerns: None
Motion: **Motion to approve as submitted. (Oliver)**
Vote: Unanimous Certificate #66971

4. Netore Real Estate 59 West Chester Street Hardscape pool/fence 41/223 Waterscapes
Sitting: Camp Oliver, Pohl, Coombs, McLaughlin
Alternates: None
Recused: None
Documentation: File w/associated plans, photos and required documentation.
Representing: Jesse Dutra
Public: None
Concerns: None
Motion: **Motion to approve as submitted. (Coombs)**
Vote: Unanimous Certificate#66972

5. MacFarm Partners 22 Woodbury Lane Porch/Door 41/560 Jim O'Reilly
Sitting: Camp, Oliver, Pohl, Coombs, McLaughlin
Alternates: None
Recused: None
Documentation: File w/associated plans, photos and required documentation
Representing:
Public: None
Concerns: Pohl doesn't think this will be visable.
Motion: **Motion to approve as submitted. (McLaughlin)**
Vote: Unanimous Certificate#66973

V. VIEWS TO BE	HEARD, TIME	PERMITTING		
1. Peterson, Richard	30 Main Street	Hardscape-pool	73.3.1/46	Atlantic Landscape

Sitting: Pohl, Camp, Oliver, Coombs, McLaughlin
Alternates: None
Recused: None
Documentation: File with associated plans, photos and required documentation.
Representing: Lindsay Congleton (AL) states the applicant owns the lot next door and controls all the land surrounding the proposed project. Proposing to screen the pool with 4' cedar picket fence which would go all the way around the back.
Public: None
Concerns: Pohl read the 'Sconset Advisory Board report. Thinks the board is looking for reduction of pool size, formality, patio size, and change in type of stone being used.
Coombs thinks the pool looks quite long (48') – suggests doing 40' max. Thinks it looks like a hotel in the back.
Camp thinks there is too much hardscape in the back and that contextually it doesn't match the neighborhood.

Oliver suggests moving the pool to the far east corner. Oliver also suggests blocking the part of the driveway off.
Motion: **Motion to hold for revisions. (Coombs)**
Vote: Unanimous Certificate #

2. Evans, Bill 25 Westerwyck Way Hardscape-pool 82/120 D.Gardenier
Sitting: Pohl, Camp, Coombs, McLaughlin
Alternates: None
Recused: Oliver
Documentation: File with associated plans, photos and required documentation.
Representing: Shawn O'Callaghan (representing Applicant) states the location of the pool cannot be moved because there is a septic in the back.
Public: None
Concerns: Pohl confirms the pool is going towards Marion Avenue.
Coombs states the fencing is much too large, the fence is supposed to stay close to the pool. States that this project is very formal for where the house is.
Camp also feels the pool should be moved to a different location and that it is a pretty big property.
Motion: **Motion to hold for viewing. (Camp)**
Vote: Unanimous Certificate #

IV. OTHER BUSINESS	
Approve Minutes -	11/1, 11/3/2016 minutes – No Vote
Review Minutes	11/10/2016 – No Vote
Other Business -	* Clarification of approval at 2 Hativka, COA #66865 – piece of the fence was approved at 4', but there are two gas tanks in the back where the fence will be higher. Chair Pohl states that the way it should work is that applicant should reapply and it will go on consent for clarification.
Commission Comments	McLaughlin distributed Exhibit A for Board to review. Request for addition to next agenda.

Meeting adjourned 3:14PM

8. Southern RT	6 South Shore Road	Garage	67-337	Brook Meerbergen
Sitting	Williams, Hill-Holdgate, Coombs, Leonardo, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	**Brook Meerbergen** – Going with vertical board around the stairs instead of lattice. Bill Cassidy, owner			
Public	None			
Concerns	(5:50)**Hill-Holdgate** – Should look more barn like; this looks like a house with barn board. The off-center garage doors and big windows don't work. **Coombs** – North and south elevations, the eave should drop and the window going up. **Leonardo** – If the house goes to 6-over-6, the barn board on the garage won't look good. Agree about the eaves. **Glazer** – Agree about dropping the eaves. No additional concerns. **Williams** – Shouldn't be barn board; should look like a garage/apartment. Prefer the stairs face away from the street have the vertical board screen. Don't think the eave is too high, but the dormers are too low.			
Motion	**Motion to Hold for revisions and to track with the main dwelling. (Coombs)**			
Vote	Carried unanimously	**Certificate #**		

9. Southern RT	6 South Shore Road	Hardscaping: pool	67-337	Brook Meerbergen
Sitting	Williams, Hill-Holdgate, Coombs, Leonardo, Glazer			
Alternates	Camp			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Brook Meerbergen **Bill Cassidy**, owner – Contends the pool with siting as is will not be visible.			
Public	None			
Concerns	(5:50) **Hill-Holdgate** – Issues with the total composition; the pool would be visible from South Shore Road; it needs to be behind the house. **Coombs** – Agree with Ms Hill-Holdgate. **Leonardo** – Agree about the pool			
Motion	**Motion to Hold to track with the house. (Coombs)**			
Vote	Carried unanimously	**Certificate #**		

10. Saint Paul's Church	16 Fair Street – HSAB	Roof venting – rear	42.3.1-49	John Stover
Sitting	Williams, Hill-Holdgate, Coombs, Camp, Glazer			
Alternates	Leonardo			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	**John Stover** – Explained how duct work would be minimized.			
Public	None			
Concerns	(6:15) **HSAB** – No concerns. **Williams** – Explained project. The drawing elevations are missing the east elevation. No concerns.			
Motion	**Motion to Approve with Rustoleum flat grey. (Coombs)**			
Vote	Carried unanimously	**Certificate #**	**61850**	

VI. ITEMS FROM VIEW LIST

1. Barnes, Benjamin	44 Main Street – SAB	Hardscaping: pool	73-11.1	SMRD
Sitting	Williams, Coombs, Leonardo, Camp, Glazer			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Steve Roethke, S.M. Roethke Design			
Public	None			
Concerns	(6:20) **Williams** – This is not visible at all. No concerns.			
Motion	**Motion to Approve. (Coombs)**			
Vote	Carried 4-0/Leonardo abstain	**Certificate #**	**61851**	

'Sconset Advisory Board
Meeting Memorandum

Date: 8/22/07 Time: 6:10

To: Historic District Commission
From: 'Sconset Advisory Board

SAB Members Present: (Please Circle)
Marianne Felch, Chris Holland, David Bentley, ABBY MURPHY
Pam Murphy, Alix St. Clair, David Wiley

Applicant: Julia Hilton

Address: 16 Evelyn St.

Comments: Not visible - Go for it.

Signed:

24. Shea, John — 11 Clifton Street – SAB — Rebuild porch/re-shingle roof — 73.4.1-4 — Self

Sitting	McLaughlin, Roggeveen, Norton, Hill Holdgate, Wagley
Alternates	Coombs
Representing	Angus MacLeod & John Shea – house has been used a 2-family dwelling, turning it into single-family home; plan to remove exterior stairway and porch.
Concerns	SAB comments read. Roofwalk might be appropriate, but placement could be better, possible moved to left and made narrower. North elevation, eliminate one of skylights. Deck arch on North elevation should be 45. East elevation Brackets inappropriate for 'Sconset.
Motion	Norton Motion to Hold for revisions to roofwalk Scooted back draw right & make narrower
Vote	4-1

Certificate #

25. Hilton, Julia — 14 Evelyn Street – SAB — Hardscaping: pool — 73.3-168 — G. Thorsen

Sitting	McLaughlin, Roggeveen, Norton, Hill Holdgate, Coombs
Alternates	Wagley
Representing	
Concerns	SAB comments read
Motion	Norton Motion to Approve
Vote	5-0

Certificate # 50971

26. Rhodes, Thomas — 125 Main Street — Revisions: add doors — 42.3.3-48 — L. Thornewill

Sitting	McLaughlin, Roggeveen, Norton, Hill Holdgate, Wagley
Alternates	Coombs
Representing	Luke Thornewill
Concerns	HSAB comments read.
Motion	McLaughlin Motion to Approve
Vote	5-0

Certificate # 50972

27. Rhodes, Thomas — 127Main Street — Revisions: chimney/windows — 42.3.3-49 — L. Thornewill

Sitting	McLaughlin, Roggeveen, Norton, Hill Holdgate, Wagley
Alternates	Coombs
Representing	Luke Thornewill
Concerns	HSAB comments read.
Motion	Norton Motion to Hold for documentation on age of chimney
Vote	5-0

Certificate #

28. Taafe, James — 8 F Street – MAB — Move/Demo Shanty — 60.2.1-71 — L. Thornewill

Sitting	McLaughlin, Roggeveen, Hill Holdgate, Coombs, Wagley
Alternates	Norton Recused
Representing	J. Taafe &Luke Thornewill
Concerns	MAB comments read. Built in early 1980s.
Motion	Hill Holdgate Motion to Approve
Vote	4-1 Wagley

Certificate # 50973

29. Taafe, James — 8 F Street – MAB — Addition — 60.2.1-71 — L. Thornewill

Sitting	McLaughlin, Roggeveen, Hill Holdgate, Coombs, Wagley
Alternates	Norton recused
Representing	J. Taafe & Luke Thornewill
Concerns	MAB comments read. Wrapped deck inappropriate and walking across top of screen porch. 2/2 & curved doors in old Madaket inappropriate. East elevation ganged windows visible from water.
Motion	McLaughlin Motion to View
Vote	5-0

Certificate #

13. Keane, John	6 West Creek Road	Commercial	55/173
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	John Keane		
Concerns	Mr. Roggeveen wants to view again with proper ridge pole placement, too high		
Motion	Ms. Williams view	2nd	
Vote	5-0	**Certificate #**	

14. Keane, John	6 West Creek Road	Commercial	55/173.1
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	John Keane		
Concerns	Mr. Roggeveen wants to view again with proper ridge pole placement, too high		
Motion	Ms. Williams view	2nd	
Vote	5-0	**Certificate #**	

15. Jones, Tom	8 Bunker Hill Road – SOHD	Pool/Fence	73.4.2/37
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	None		
Concerns	Wire fence in sconset not appropriate		
Motion	Mr. McLaughlin approve	2nd	
Vote	4-1 Ms. Williams	**Certificate #**	**46914**

16. Jones, Tom	8 Bunker Hill Road – SOHD	Hot Tub	73.4.2/37
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	None		
Concerns			
Motion	Mr. McLaughlin approve	2nd	
Vote	4-1 Ms. Williams	**Certificate #**	**46915**

17. Jones, Tom	8 Bunker Hill Road – SOHD	Firepit	73.4.2/37
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	None		
Concerns			
Motion	Mr. McLaughlin approve	2nd	
Vote	3-2 Ms. Coombs Ms. Williams	**Certificate #**	**46916**

18. Towafmn, LLC	13 Williams Street	New Dwelling	55/656
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Mrs. Hill Holdgate, Ms. Coombs		
Alternates			
Representing	Val Oliver		
Concerns	Ms. Williams front overpowering and too massive, Mrs. Hill Holdgate agrees with Ms. Williams and not appropriate in area. Mr. McLaughlin believes it is appropriate. Ms. Coombs agrees with Ms. Williams and Mrs. Hill Holdgate		
Motion	Mrs. Hill Holdgate hold for revisions	2nd	
Vote	5-0	**Certificate #**	

19. Rorick	4 Ishmael Road	Garage	82/92
Sitting	Mr. McLaughlin, Mr. Roggeveen, Ms. Williams, Ms. Coombs		
Alternates			
Representing	Val Oliver, Nicholas and Sue Ann Rorick		
Concerns	Ms. Williams doors inappropriate, siting of garage- can go over another 5 ft so not so close to front of house. Ms. Coombs lights over doors no transoms, height of garage, windows separated like on south elevation. Mr. Roggeveen believes garage should not face street, door configuration,		
Motion	Ms. Williams hold for revisions	2nd	
Vote	5-0	**Certificate #**	

10. Bowman, Scott — 7 Folger Avenue — New Dwelling — 80/166

Sitting	Ms. Hill, Mr. MacEachern, Mr. Roggeveen, Mr. McLaughlin, Mr. St. Peter.
Alternates	None.
Representing	Scott Bowman
Concerns	One foot set back on sheds, west elevation French doors.
Motion	Mr. Roggeveen-Approve — 2nd Ms. Hill
Vote	3-2 Mr. St. Peter, Mr. McLaughlin opposes. — **Certificate # 40494**

11. Kelley, Neil — 7 Deacons Way — Revisions – 40,347 — 40/82

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None
Representing	
Concerns	None.
Motion	Ms. Williams- Approve — 2nd Ms. Hill
Vote	4-1 Mr. McLaughlin opposes — **Certificate # 40495**

12. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Beach Stair/Arbor/Gate — 73.3.2/20

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None.
Representing	Jen Riolo, Richard Johnson, Katherine Bennett. –Speaks of changes that have been made.
Concerns	SAB concerns include that no changes should be made.deck on upper landing.
Motion	Ms. Williams-Approve — 2nd Mr. MacEachern
Vote	3-2 Mr. St. Peter, Mr. McLaughlin oppose. — **Certificate # 40496**

13. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Fence/Gate — 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None.
Representing	Katherine Bennett, Richard Johnson.
Concerns	Four feet is high for picket fence,
Motion	Ms. Hill-Approve with fence to match existing — 2nd Ms. Williams
Vote	3-2 Mr. St. Peter, Mr. McLaughlin oppose — **Certificate # 40497**

14. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Swimming Pool — 73.3.2/21

Sitting	Ms. Williams, Mr. MacEachern, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None.
Representing	Katherine Bennett, Richard Johnson.
Concerns	Visible
Motion	Ms. Williams- Approve — 2nd Ms. Hill
Vote	4-1 Mr. St. Peter, opposes — **Certificate # 40498**

15. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Paving — 73.3.2/21

Sitting	Mr. MacEachern ,Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None.
Representing	Katherine Bennett, Richard Johnsen
Concerns	(SAB comments read, too formal for Sconset,-suggest changes, and state that blue stone step is not appropriate.) will be visible, should look at alternatives, a lot of blue stone. HDC may not have jurisdiction over stepping stones.
Motion	Mr. McLaughlin-Hold for revisions and viewing — 2nd Ms. Williams
Vote	4-1 Mr. MacEachern opposes.

16. Griswold, Jay — 14 Sachem Road — New Dwelling — 30/240

Sitting	Mr. Roggeveen, Mr. MacEachern, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.
Alternates	None.
Representing	Jen Riolo
Concerns	Transoms that are remaining are not appropriate on south elevation, Transoms lights are too big, and out of scale, transoms on west elevation, all French doors.
Motion	Ms. Hill-Approve without transoms — 2nd Mr. Roggeveen
Vote	4-1 Mr. St. Peter, opposes. — **Certificate # 40499**

17. Reid, Everett/Linda — 83 Polpis Road — Renovation — 44/235

Sitting	Ms. Williams, .Ms. Hill, Mr. McLaughlin. (Mr. St. Peter recused)

Sitting	Ms. Williams, Mr. McLaughlin Ms. Norton, Mr. St. Peter,		
Alternates	None.		
Representing	None.		
Concerns	Two on south elevations off set, north elevation Dwindow too low.		
Motion	Mr. McLaughlin-Hold for revisions	2nd	Ms. Norton
Vote	4-0		

16. Eel Point LLC — 210 Eel Point Road — Swimming Pool/Landscaping — 38/35

Sitting	Mr. Roggeveen, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	Mr. MacEachern		
Representing	None.		
Concerns			
Motion	Ms. Williams- Hold for clarification.	2nd	Mr. McLaughlin
Vote	5-0		

17. Eel Point LLC — 210 Eel Point Road — New Dwelling – Secondary — 38/35

Sitting	Mr. Roggeveen, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	Mr. MacEachern.		
Representing	None.		
Concerns	Four ganged french door on west elevation.		
Motion	Ms. Williams- Hold for representation -withdrawn	2nd	Mr. Roggeveen
	Ms. Williams- Approve		None.
	Ms. Williams-Hold for revisions.		Mr. Roggeveen
Vote	5-0		

18. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Beach Stair/Arbor/Gate — 73.3.2/20

Sitting	Mr. MacEachern , Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None.		
Representing	Jen Riolo,.		
Concerns	Should see example approval, should just be a like kind replacement, plans do not match photo; picket fence across street will draw attention.		
Motion	Ms. Hill-Hold for revisions.	2nd	Ms. Williams
Vote	5-0		

19. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Fence/Gate — 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jen Riolo		
Concerns	Ocean Ave gate post cap detail should be what was there before, suggest vegetation around pool, Sconset comments agree with about hedges, height of fence should remain 3 foot, gate on ocean Ave is too wide, need to see.		
Motion	Mr. McLaughlin-Hold for a viewing	2nd	
Ms. Hill	4-0 Mr. MacEachern abstained from vote.		

20. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Swimming Pool — 73.3.2/21

Sitting	Mr. MacEachern,Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None.		
Representing	Jen Riolo		
Concerns	None at this time		
Motion	Ms. Williams- Hold for a viewing.	2nd	Ms. Hill
Vote	5-0		

21. Sherlund, Rick/Janet — 40 Ocean Avenue – 'SOHD — Paving — 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jen Riolo		
Concerns	None at this time		
Motion	Ms. Williams-Hold for a view	2nd	Mr. MacEachern

Vote 5-0

64. Eel Point LLC 210 Eel Point Road Garage 38/35

Sitting	Mr. Roggeveen, Ms. Williams, Mr. St. Peter, Mr. McLaughlin, Ms. Hill.		
Alternates	Mr. MacEachern		
Representing	Mark Poor		
Concerns	North east elevation door should be shorter, garage door design for area..		
Motion	Mr. McLaughlin-Hold for a viewing and change to door on northeast elevation Ms. Hill-Approve	2nd	Ms. Williams
Vote	4-1 Mr. McLaughlin opposes	**Certificate #**	**40387**

65. Sherlund, Rick/Janet 40 Ocean Avenue – 'SOHD Beach Stair/Arbor/Gate 73.3.2/20

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jeff Spoelker and Katherine Bennett		
Concerns	Too make wider and higher will draw too much attention to it. Proposed Too high		
Motion	Ms. Williams-Send too SAB and view	2nd	Ms. Hill
Vote	5-0		

66. Sherlund, Rick/Janet 40 Ocean Avenue – 'SOHD Fence/Gate 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jeff Spoelker and Katherine Bennett		
Concerns			
Motion	Ms. Williams-Send too SAB and view	2nd	Ms. Hill
Vote	5-0		

67. Sherlund, Rick/Janet 40 Ocean Avenue – 'SOHD Swimming Pool 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jeff Spoelker and Katherine Bennett		
Concerns			
Motion	Ms. Williams-Send too SAB and view	2nd	Ms. Hill
Vote	5-0		

68. Sherlund, Rick/Janet 40 Ocean Avenue – 'SOHD Paving 73.3.2/21

Sitting	Mr. MacEachern, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	None		
Representing	Jeff Spoelker and Katherine Bennett		
Concerns			
Motion	Ms. Williams-Send too SAB and view	2nd	Ms. Hill
Vote	5-0		

69. Percelay, Bruce 81 Millbrook Road Revisions 40/26

Sitting	Mr. Roggeveen, Ms. Williams, Mr. St. Peter, Ms. Hill, Mr. McLaughlin.		
Alternates	Mr. MacEachern		
Representing	None		
Concerns	Unsure of being applied for.		
Motion	Ms. Hill- Hold for representation.	2nd	Ms. Williams
Vote	5-0		

22. Squicciarino, Joe — 23 Westerwyck Way — Move/demo existing — 82-381 — Holcomb Design

Sitting	Williams, Barham, Kuester
Alternates	None
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	David Holcomb Sharon & Joe Squicciarino
Public	Richard Savory, neighbor
Concerns	No comments at this time.
Motion	**Motion to Hold for new dwelling. (Williams)**
Vote	Carried Unanimously

Certificate #

23. McCready, Richard — 239 Hummock Pond Rd — Renovation/addition — 82/41 — Emeritus

Sitting	Williams, Barham, Kuester
Alternates	None
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Matt McEachern, Emeritus Development
Public	None
Concerns	(8:33) **Kuester** – South elevation, shed dormer with "C" window should be centered between the dormers; it looks like a mistake right now. **Williams** – Agree. **Barham** – Front porches should be cut back to five feet.
Motion	**Motion to Approve through staff with front shed dormer centered. (Williams)**
Vote	Carried 2-1//Opposed: Barham

Certificate # 57260

24. Third Point LLC — 63 Cliff Road — Add basement window — 30-155 — Emeritus

Sitting	Barham, Kuester
Alternates	None
Recused	Williams
Documentation	File with associated plans, photos and required documentation
Representing	Matt McEachern, Emeritus Development
Public	None
Concerns	None at this time
Motion	**Held due to lack of quorum.**
Vote	N/A

Certificate #

25. Kingham, Justine — 5 Burnell Street – SAB — Hardscaping: pool — 73.4.2-44 — Atlantic Lndsp

Sitting	Williams, Barham, Kuester
Alternates	None
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Leslie Congelton, Atlantic Landscaping Justine Kingham
Public	None
Concerns	(8:40) **Kuester** – Natural to weather fence would be better.
Motion	**Motion to Approve. (Williams)**
Vote	Carried Unanimously

Certificate # 57261

APPROVED
NOV 15 '11 057261
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

Williams arrived 5:09 p.m.

7. Williams, Fred	8 Tashama Lane	Minor modifications	55-477	B. Meerbergen

Sitting	McLaughlin, Williams, Barham, Kuester, Coombs
Alternates	Wagley
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Brook Meerbergen
Public	None
Concerns	(5:09) **Kuester** – Parking area is strange and arbor shouldn't be on the road. **Williams** – Don't think the fence around the parking is necessary. **Coombs** – Get rid of side of fence closest to hedge. Arbor shouldn't be on street. **McLaughlin** – No comment. **Barham** – Agree with eliminating west side of fence. Arbor shouldn't be on the street with steps under it. Arbor should enter into back yard.
Motion	**Motion to Approve through staff without west side of parking area fence and no arbor on street but an interior gate can be an arbor per Exhibit A. (Williams)**
Vote	Carried Unanimously **Certificate # 57191**

8. Finback LLC	Finback Lane	Rev. COA 56207: pool fence	66-448	B. Meerbergen

Sitting	McLaughlin, Williams, Barham, Kuester, Coombs
Alternates	None
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Brook Meerbergen Billy Cassidy – Chain link is specific to semi-public pools per state law.
Public	None
Concerns	(5:14) **Williams** – No concerns with third option that was in view pack. **Kuester & Coombs** – Agree. **McLaughlin** – Historically is should be all wood.
Motion	**Motion to Approve through staff with full construction details per Exhibit A due to diminished visibility and change in state code concerning semi-public pools. (Williams)**
Vote	Carried Unanimously **Certificate # 57192**

9. Kingham, Justine	5 Burnell Street – SAB	Hardscaping: pool	73.4.2-49	Atlantic Lanscp

Sitting	McLaughlin, Williams, Barham, Kuester, Coombs
Alternates	None
Recused	None
Documentation	File with associated plans, photos and required documentation
Representing	Leslie Congelton, Atlantic Landscaping – Could move gate to south side so pool won't be visible through it.
Public	None
Concerns	(5:23) **Williams** – No concerns. **Kuester** – Should be pulled in closer to the house. It is visible from Coffin Street. This Board is hugely inconsistent when we have busted chops on fence in privet in the past; for consistency sake, I feel the need to bring that up. Not in favor of a four-foot board fence along Winn Street. **Coombs** – Privet hedge along Winn Street side is very dense even with lack of leaves. Believe it will be hard to see through it. **McLaughlin** – There will be visibility of the wire mesh fence through privet. **Barham** – Have said no before to wire mesh fence between existing double privet. Need some kind of solid fencing across back of property; that would be consistent with previous requirements about pool fencing. Would like information about the grading. Want some combination of screen planting and board fence.
Motion	**Motion to Hold for revisions. (Kuester)**
Vote	Carried Unanimously **Certificate #**

PROPOSED
KINGHAM
EXP. 12/20

11. Finback LLC	Finback Lane	Rev. COA 56207: pool fence	66-448	B. Meerbergen
Sitting	McLaughlin, Williams, Barham, Kuester, Coombs			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation			
Representing	Brook Meerbergen – Application is in keeping with Massachusetts General Law regarding semi-private pools.			
Public	None			
Concerns	(7:26) **Kuester** – Would rather see it lattice. **McLaughlin** – Afraid we will start precedence. There is visibility from a public way. **Staff** – There are other approaches to screening a 6-foot chain link fence. **Coombs** – Can have the outside of the corridor be a board fence with the chain link inside the corridor. **Barham** – Agree with McLaughlin.			
Motion	**Motion to View with copy of state law. (Williams)**			
Vote	Carried Unanimously	**Certificate #**		

12. Kingham	5 Burnell Street – SAB	Hardscaping: pool	73.4.2-49	Atlantic Lanscp
Sitting	McLaughlin, Williams, Barham, Kuester, Coombs			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation			
Representing	Leslie Congelton, Atlantic Landscaping			
Public	None			
Concerns	(7:39) No comments at this time.			
Motion	**Motion to View. (Williams)**			
Vote	Carried Unanimously	**Certificate #**		

13. Arnold, Gale	110Wauwinet Rd - HSAB	Window change, porch	11-29	Rowland Assoc.
Sitting	McLaughlin, Williams, Barham, Kuester, Coombs			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation			
Representing	Ben Normand, Rowland and Associates			
Public	None			
Concerns	(7:42) HSAB comments read. **Coombs** – No concerns. **Williams** – Visibility is limited, but these are alien to the building; the corner board and heavy trim also do not go with this house and are out of scale. **Kuester** – Window type is out of context with an old building. **Barham** – Usually these folding windows go into a closet where the door is closed and nothing is visible. This is not happening here. Only change I could approve are the doors "E" & "G".			
Motion	**Motion to Approve through staff only the changes to the "E" & "G" doors. (Williams)**			
Vote	Carried Unanimously	**Certificate #**	**57157**	

14. Norris, Mark	53 Vestal Street	Hardscape: AS-BUILT aprons	41-185.3	Self
Sitting	McLaughlin, Williams, Barham, Kuester, Coombs			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation			
Representing	None			
Public	None			
Concerns	(7:51) No concerns			
Motion	**Motion to Approve. (Williams)**			
Vote	Carried Unanimously	**Certificate #**	**57158**	

PROPOSED