1. CONSENT

    Documents:

    3 WYERS WAY - REDUCE POOL SIZE.PDF
    3B WYERS WAY - POOL REVS.PDF

2. OLD BUSINESS 06/18/2024

    Documents:

    OB 2 STONE ALLEY 6 6 2024 SUBMITTED.PDF
    OB 2 STONE ALLEY HDC 060624.PDF

3. NEW BUSINESS 06/25/2024

    Documents:

    61 SPARKS BOYS AND GIRLS CLUB SOLAR.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 ST POOL EXTRA.PDF
    55 BURNELL POOL.PDF
    3 KITEHILL LANE ASBUILT NEW FENCE 061724.PDF
    3 KITEHILL LANE ASBUILT NEW DECK 061724.PDF

4. 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

5. NEW BUSINESS 07/09/2024

    Documents:

    6 TAUTEMO WAY NEW POOL CABANA.PDF
    6 TAUTEMO WAY POOL.PDF
    6 TAUTEMO WAY NEW DWELLING.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 RD 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
86A 88 OLD SOUTH RD HARDSCAPE.PDF
14 POND VIEW DR-FENCE- HDC APPLICATION.PDF

6. OLD BUSINESS 07/16/2024

Documents:

OB 12 SUNSET 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

7. NEW BUSINESS 07/23/2024

Documents:

25 HONEYSUCKLE ROOF SOLAR.PDF
14 MOORS END GARAGE DWELLING.PDF
10 SILVER ST NEW DWELLING.PDF
4 SOPHIES WAY - 21 PILGRIM RD HDC NEW DWELLING 7-2-24.PDF
4 SOPHIES WAY - 21 PILGRIM RD HDC GARAGE 7-2-24.PDF
3 ASTER CT SOLAR PACKAGE.PDF
1 S MILL ROOF.PDF
65 LOVERS LANE POOL.PDF
1 N SWIFT ROCK REV TO MH.PDF

23 SANKATY HEAD RD FOLLY.PDF
30A ORANGE ST GARAGE.PDF
2 DUKES RD POOL.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

8. OLD BUSINESS 07/30/2024

Documents:

OB 12.5 PEQUOT ST MAIN HOUSE.PDF
OB 12A PEQUOT ST NANTUCKET 7.22.24.PDF
12.5 PEQUOT STREET DEMO - MOVE 3 BEDROOM HOUSE.PDF
12.5 PEQUOT STREET DEMO - MOVE STUDIO.PDF
12.5 PEQUOT STREET DEMO - MOVE SHED.PDF
12.5 PEQUOT PROPOSED POOL.PDF
12.5 PEQUOT STREET GARAGE.PDF
OB 30 RUSSELLS GUEST HOUSE.PDF
OB 126R MAIN ST COTTAGE.PDF
OB 126R MAIN ST SHED.PDF
OB 92 WASHINGTON ST - NEW DWELLING HDC REVISED SUBMISSION.PDF
OB 1 JEFFERSON LANE MAIN HOUSE REVISIONS.PDF
OB 34 WARRENS LANDING RD.PDF
OB 18-26 SPARKS AVE BUILDING A.PDF
OB 18-26 SPARKS AVE BUILDING B.PDF
OB 18-26 SPARKS AVE - BUILDING - B.PDF
OB18-26 SPARKS AVE - BUILDING A.PDF
18-26 SPARKS ACKMID2301_DORMER OPTIONS COMBINED_7-25-2024.PDF
OB 88 POCOMO RD MH.PDF
OB 13 15 NANCY ANN LN.PDF
OB 7 FOLGER.PDF

3 Wyers Way
Revs Pool

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev 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.

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

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

REQUIRED WHERE APPLICABLE:

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

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 (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.

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 380

Street & Number of Proposed Work: 3 Wilders Way

Owner of record: Thank You Aline Nominee Trust

Mailing Address: 6 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 12638 + 2023-08-9059

☒ Pool (Zoning District RL) ☐ 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

Reduce pool size to 12'x24'

Is there an HDC survey form for 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 7/24/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: 17638 DATE ISSUED: 6/25/19

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 380

Street & Number of Proposed Work: 3 Wyers Way Lot A(1)

Owner of record: Ceylon Elves LLC

Mailing Address: 9 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 508-228-3455 E-mail: _____

FOR OFFICE USE ONLY 13980

Date application received: 6/6/19 Fee Paid: $ 200.00

Must be acted on by: 8/6/19

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Pool N

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District C1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 30'-15' ☑ 1st floor ☐ 2nd 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 • 17'-6" x 40' In ground Pool
2. South Elevation • Wire Fence in Privet • Cobblestone Driveway Apron
3. West Elevation • Bluestone Terrace
4. North Elevation • Type II picket fence + gates

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 4'
Type: Wire + Type II picket
Length: 92'+/- + 19'+/-

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 Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck Natural to Weather Foundation _____ Fence Natural to Weather Shutters _____

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

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

Date 6/6/19 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 9/19/23 ✓

HDC2023-08-9051

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 380

Street & Number of Proposed Work: 3 Wyers Way Lot A

Owner of record: Ceylon Elves LLC

Mailing Address: 9 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 9/20/23 Fee Paid: $ 150.00

Must be acted on by: 10/27/23

Extended to: _____

Approved: Y Disapproved: _____

Chairman: In Acting

Member: AFW

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions:

Pool not to be visible at time of inspection and in perpetuity.
No grade change 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 Renew COA 12638 Pool, Fence + hardscape

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.

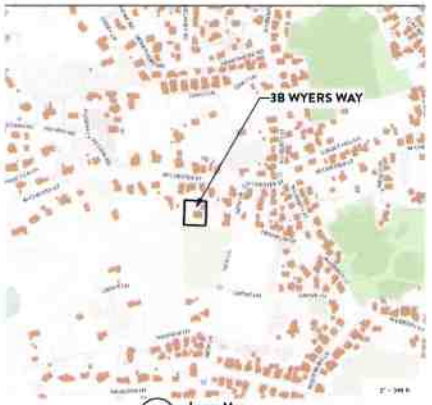
COLORS

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

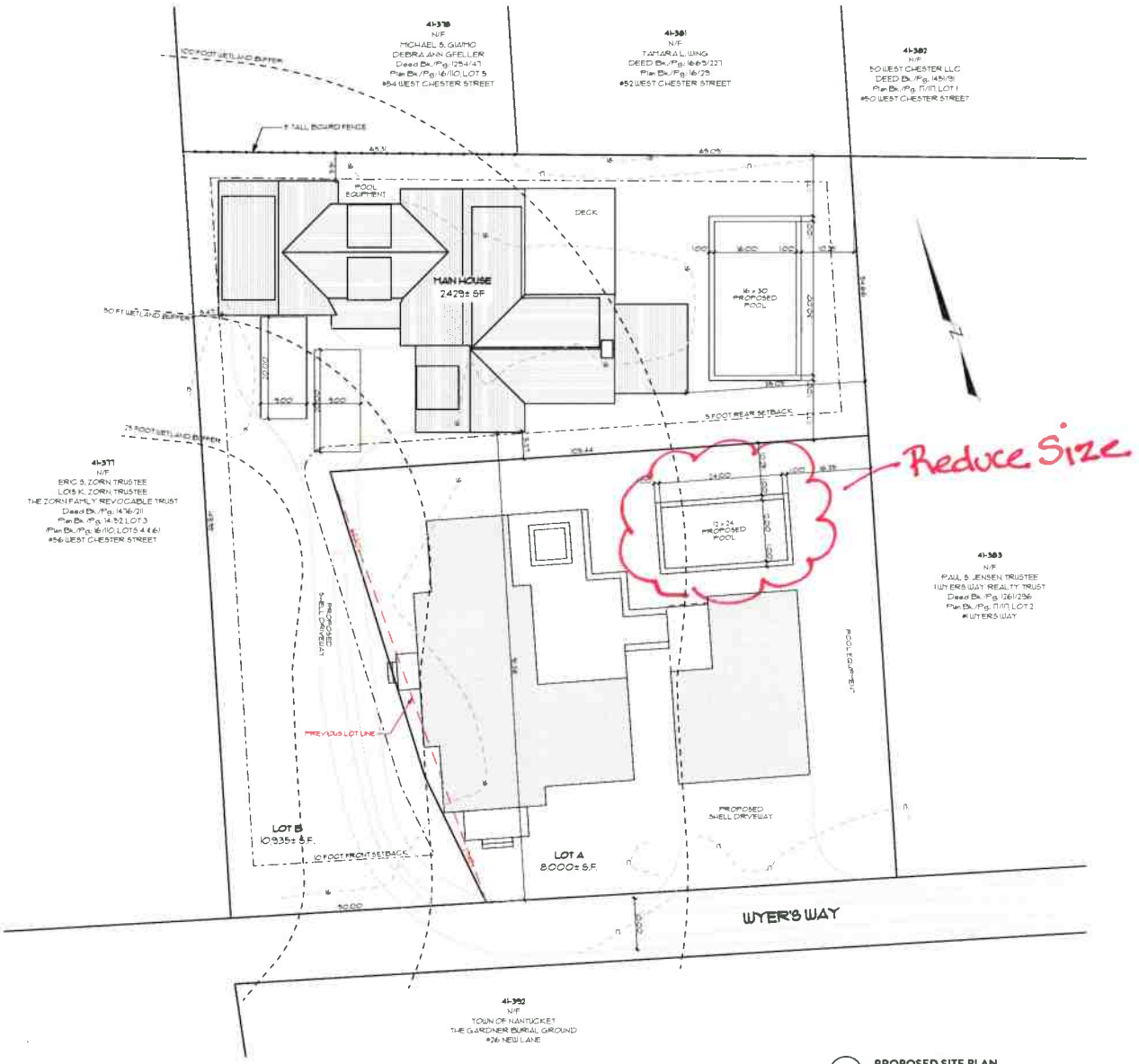
* Attach manufacturer's color samples if color is not from HDC approval list.

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 8/29/23 Signature of owner of record _____ Signed under penalties of perjury



2 Locus Map



1 PROPOSED SITE PLAN
Scale: 1" = 10'

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 9455 | P 617 462 4544

DATE REVISIONS

Site Plan

New Residence at
38 Wyers Way
Nantucket, MA 02554

MAP NO. 41 PARCEL NO. 380 ZONING INFO: R1 PROJECT NO. 03 REVISED: 7/23/24

All drawings and designs contained on this sheet are the property of Botticelli & Pohl, P.C. Any publication or use of these documents is prohibited without prior approval from Botticelli & Pohl, P.C.

ID#
L-1.1

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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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 Lisa Botticelli

AS AGENT FOR Thank You Aline Nominee Trust

STREET ADDRESS 3 Wyers Way

MAP/PARCEL 41 | 380

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

July 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

7/24/24
Date

Subject: Re: 3B Wyer's Way
Date: Wednesday, July 24, 2024 at 11:46:20 AM Eastern Daylight Time
From: Ray Pohl
To: Nickesha Sheriff, Marcus Silverstein, Tammy Conway
CC: Paul Murphy
Attachments: image001.png

Thank you all.

From: Nickesha Sheriff <nsheriff@nantucket-ma.gov>
Date: Wednesday, July 24, 2024 at 11:07 AM
To: Ray Pohl <ray@botticelliandpohl.com>, Marcus Silverstein <MSilverstein@nantucket-ma.gov>, Tammy Conway <tammy@botticelliandpohl.com>
Cc: Paul Murphy <pmurphy@nantucket-ma.gov>
Subject: RE: 3B Wyer's Way

All,

I spoke with the Chair (Stephen Welch) regarding this matter and his thoughts were that the changes are consentable under the de minimis rule. Please submit a revised COA (labeled to indicate the prior COA incorporated by reference, without having to submit new copies of the prior submission), for his signature to be stamped. Thank you!

Nicky Sheriff
Land Use Specialist
Town of Nantucket
2 Fairgrounds Rd, Nantucket MA 02554

From: Ray Pohl <ray@botticelliandpohl.com>
Sent: Wednesday, July 24, 2024 9:34 AM
To: Marcus Silverstein <MSilverstein@nantucket-ma.gov>; Tammy Conway <tammy@botticelliandpohl.com>

3B Wyers Way
Pool Revs

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.

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

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

REQUIRED WHERE APPLICABLE:

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

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

✓ 4. **Hardscaping Plans (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).

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.

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.***

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 380.1

Street & Number of Proposed Work: 3B Wyers Way

Owner of record: 3WW Nominee Trust

Mailing Address: 10 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 12639 e 2023-08-9058

☒ Pool (Zoning District RL) ☐ 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

Reduce Pool size to 16'x30'

Is there an HDC survey form for 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 7/24/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: 72659 DATE ISSUED: 6/25/19 ✓

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 380

Street & Number of Proposed Work: 3 Wyer's Way Lot B (2)

Owner of record: Ceylon Elves LLC

Mailing Address: 9 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY ✓ 13980

Date application received: 6/6/19 Fee Paid: $ 200.00

Must be acted on by: 8/16/19

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Valleau

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District R1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 21' x 18' ☑ 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

- 17' x 40' In ground pool w/ Blue stone Coping
- Type II picket fence + gates
- Wire fence in Privet
- Cobblestone Driveway Apron

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'
Type: Wire + Type II Picket
Length: 166' ± 13' ±

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 Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck Natural to Weather Foundation _____ Fence Natural to Weather Shutters _____

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

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Date 6/6/19 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 9/19/23 ✓

HDC2023-08-9058

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°: 41 PARCEL N°. 380

Street & Number of Proposed Work: 3 Wyers Way Lot B

Owner of record: Ceylon Elves LLC

Mailing Address: 9 Arrowhead Drive
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 8/29/23 Fee Paid: $ 75 (CK)

Must be acted on by: 10/27/23

Extended to: _____

Approved: 8 "Acting" Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Renew COA 72639 Pool, Fence + hardscape LOT B

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.

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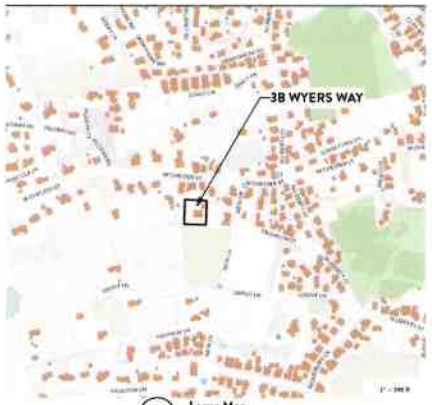
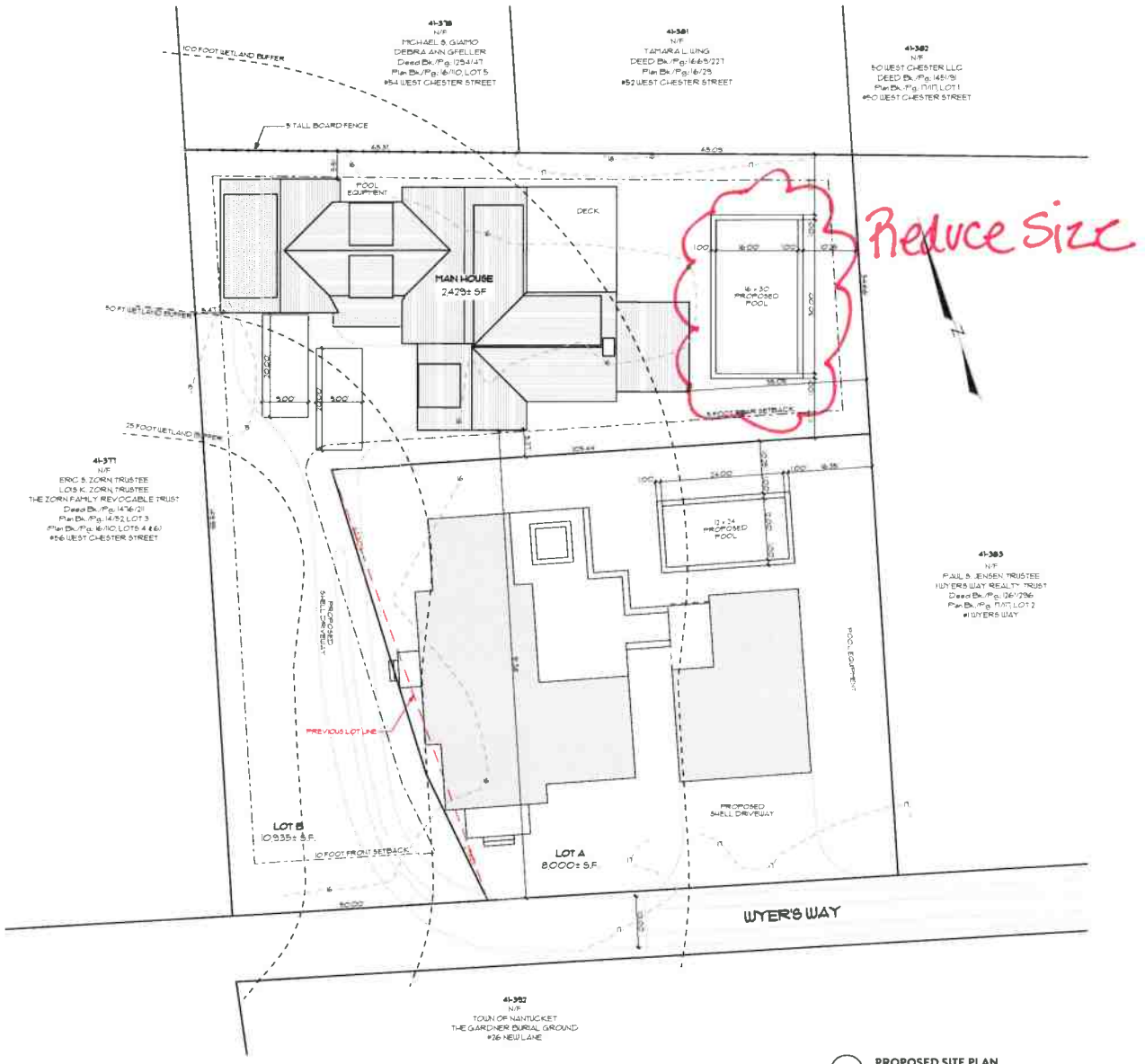
Date 8/29/23 Signature of owner of record _____ Signed under penalties of perjury



2 Locus Map



1 PROPOSED SITE PLAN
Scale: 1" = 10'

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 11 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 0455 | P 617 482 4543

DATE	REVISIONS

Site Plan

New Residence at
3B Wyers Way
Nantucket, MA 02554

MAP NO: 41 ZONING INFO: R1
PARCEL NO: 380 PROJECT NO: 03 REVISED: 7/23/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
The publication or use of these documents is prohibited without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 3WW Nominee Trust

STREET ADDRESS 3B Wyers Way

MAP/PARCEL 41/380.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

July 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

7/24/24

Date

Subject: Re: 3B Wyer's Way
Date: Wednesday, July 24, 2024 at 11:46:20 AM Eastern Daylight Time
From: Ray Pohl
To: Nickesha Sheriff, Marcus Silverstein, Tammy Conway
CC: Paul Murphy
Attachments: image001.png

Thank you all.

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Cc: Paul Murphy <pmurphy@nantucket-ma.gov>
Subject: RE: 3B Wyer's Way

All,

I spoke with the Chair (Stephen Welch) regarding this matter and his thoughts were that the changes are consentable under the de minimis rule. Please submit a revised COA (labeled to indicate the prior COA incorporated by reference, without having to submit new copies of the prior submission), for his signature to be stamped. Thank you!

Nicky Sheriff
Land Use Specialist
Town of Nantucket
2 Fairgrounds Rd, Nantucket MA 02554

From: Ray Pohl <ray@botticelliandpohl.com>
Sent: Wednesday, July 24, 2024 9:34 AM
To: Marcus Silverstein <MSilverstein@nantucket-ma.gov>; Tammy Conway <tammy@botticelliandpohl.com>

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)

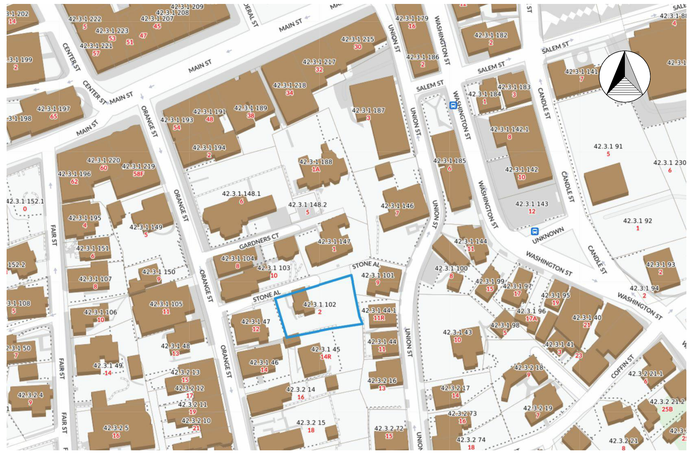
Carried 5-0

Ehinger Residence

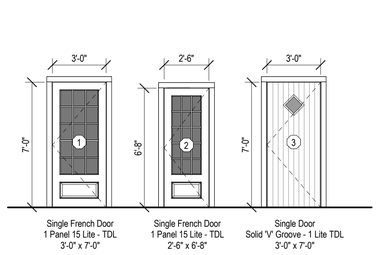
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

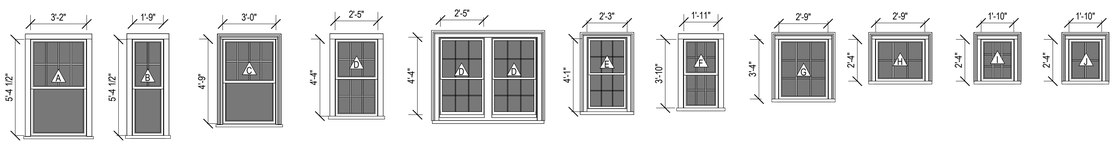


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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"

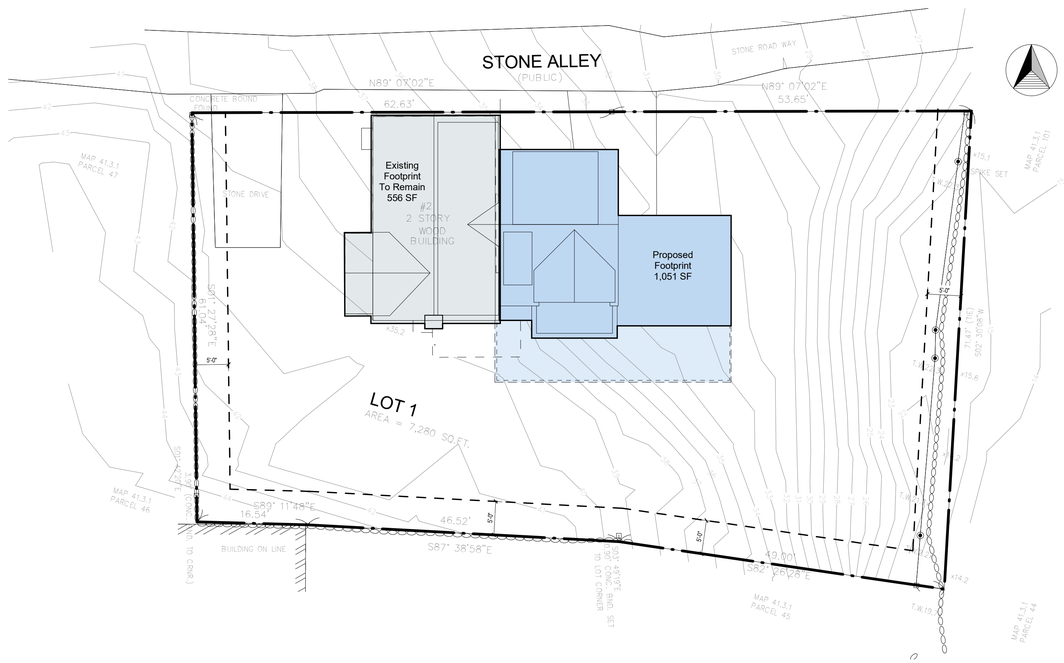


North Elevation

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.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective Views

Revisions

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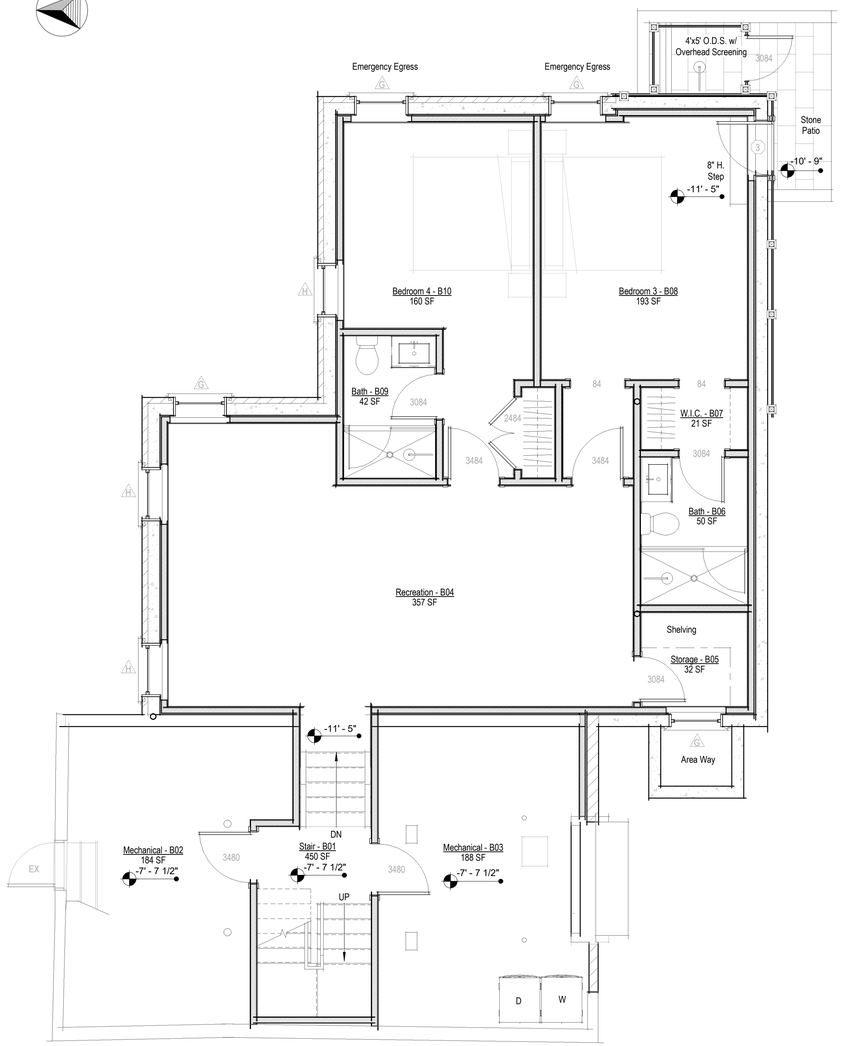
G.1.0

2110

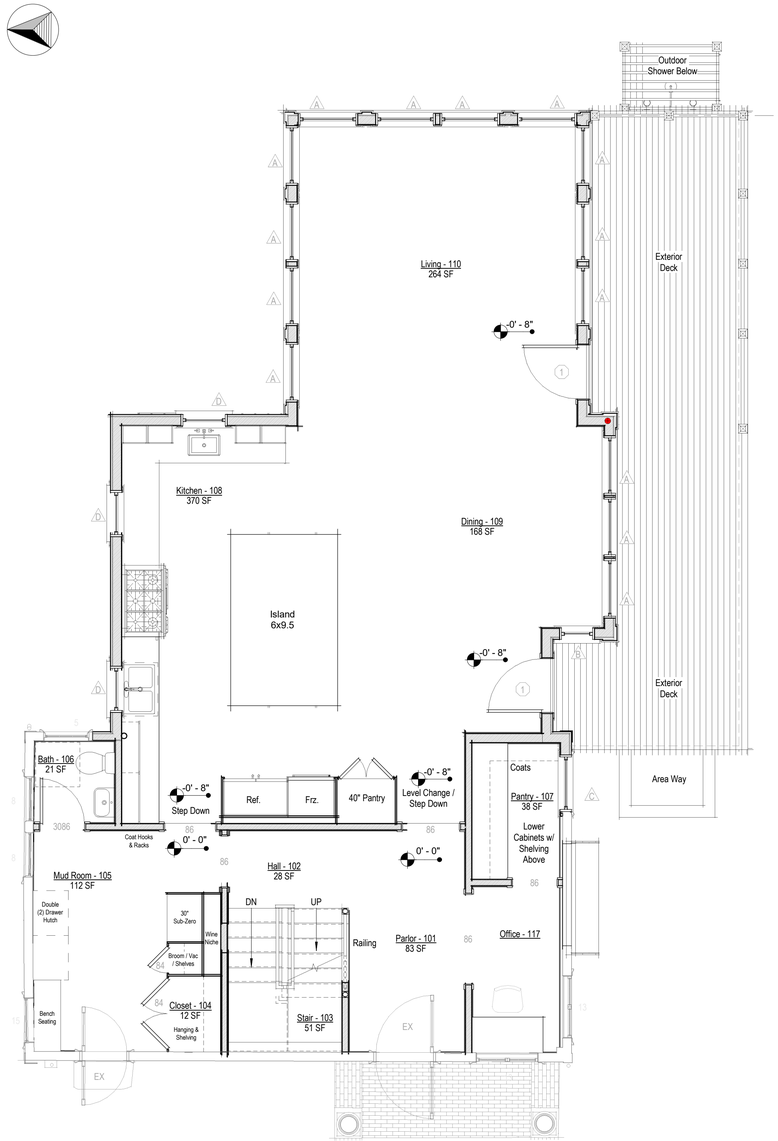
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

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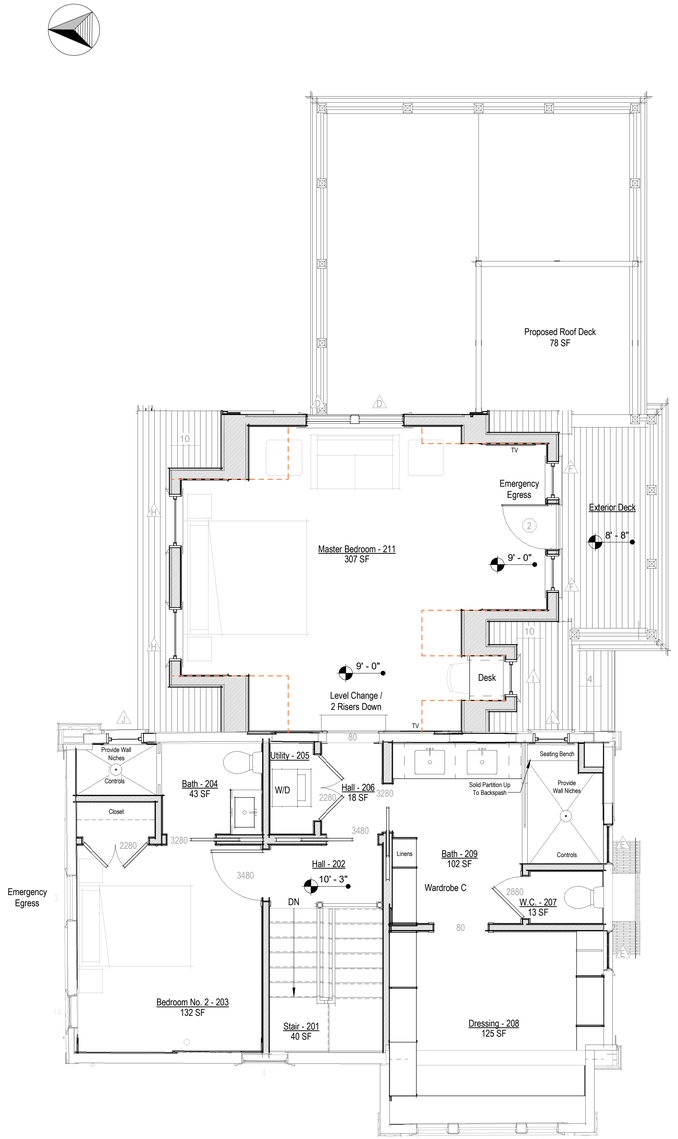
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

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Floor Plans

Site Information

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A.1.2

2110

06.05.24

HDC Submission



West Elevation - Previously Submitted

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

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Exterior Elevations

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A.2.1

2110

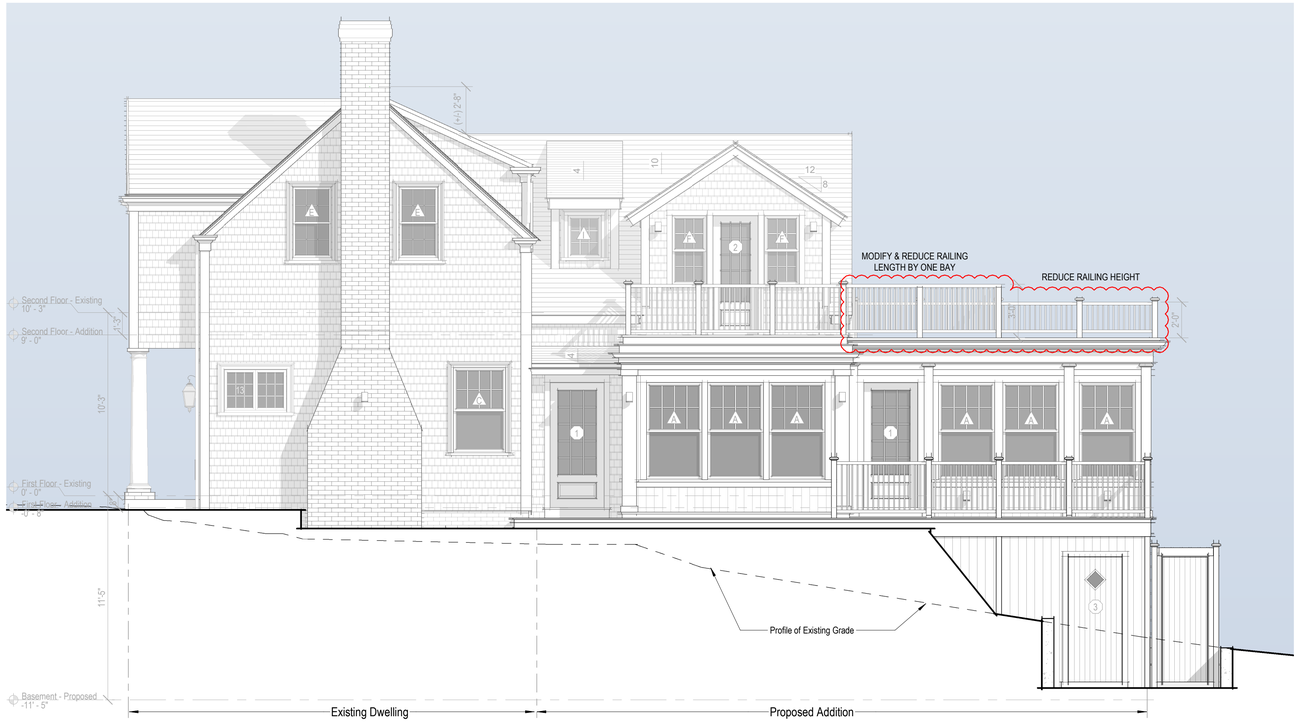
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



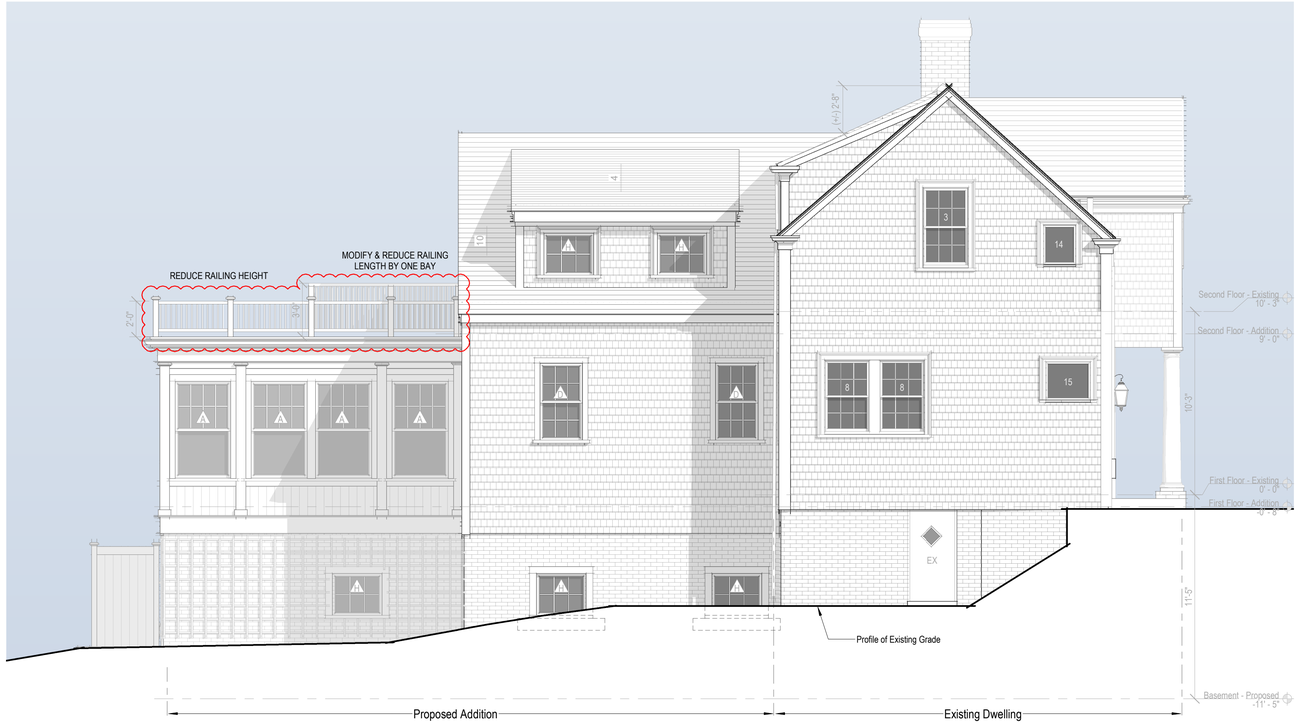
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

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Exterior Elevations

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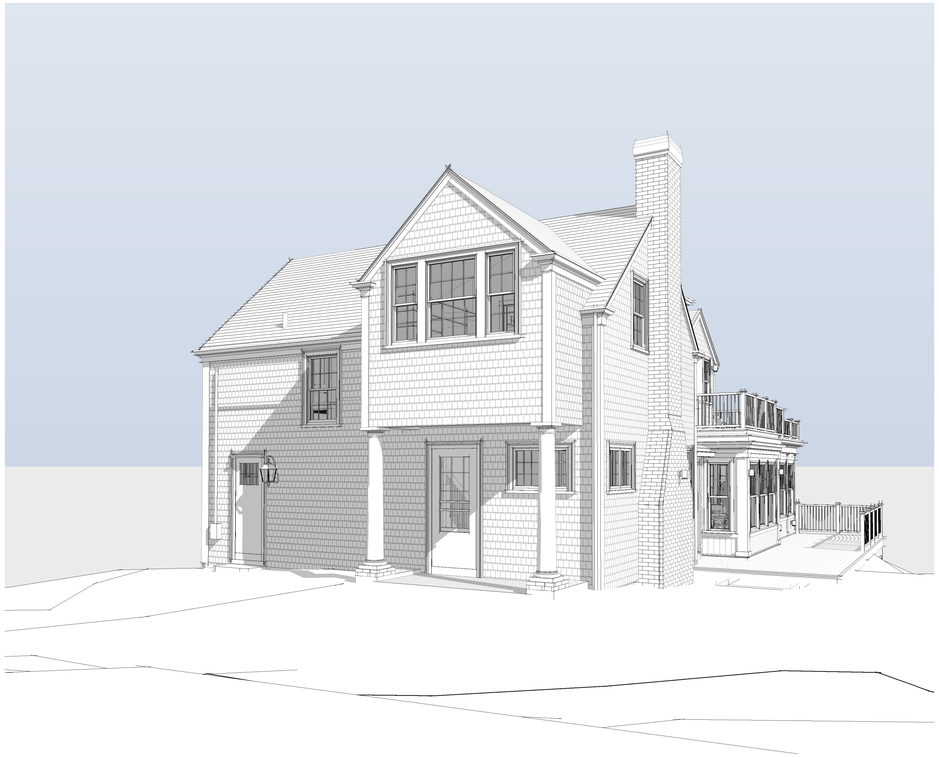
A.2.2

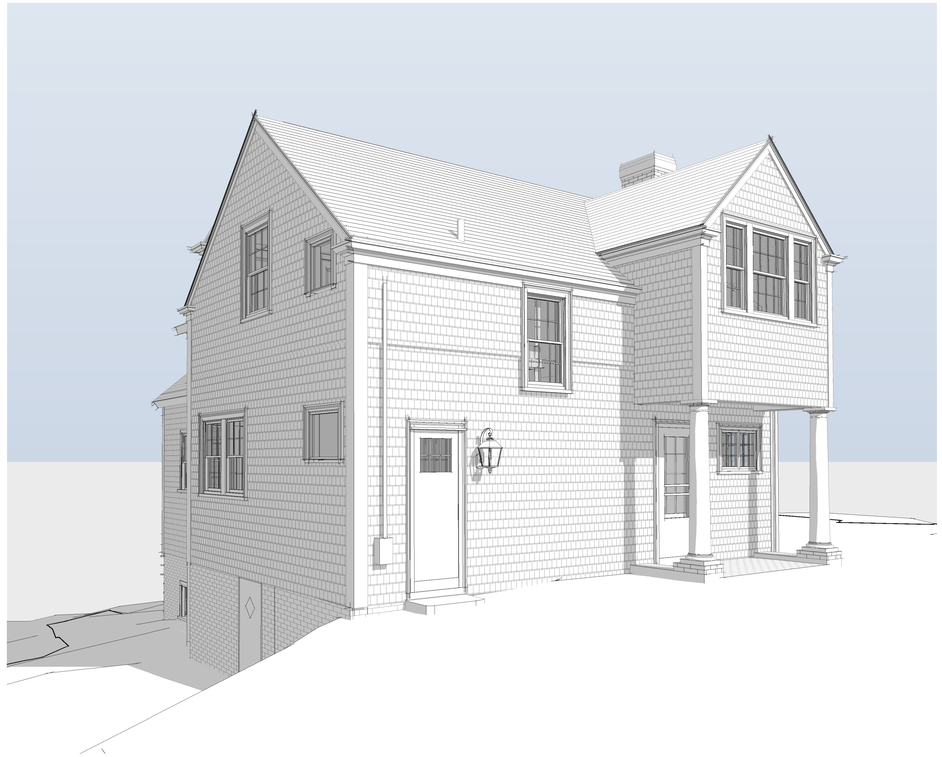
2110

06.05.24

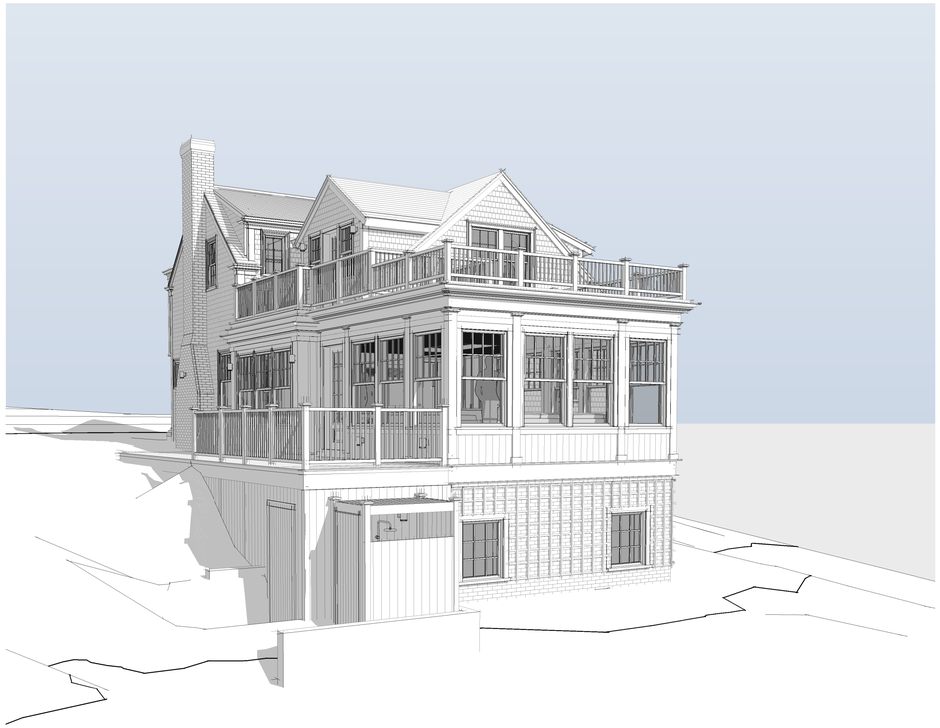
HDC Submission



Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Perspective Views

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A.5.1 Perspective Views

Revisions

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

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

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

emeritus

Current Site Photo



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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.

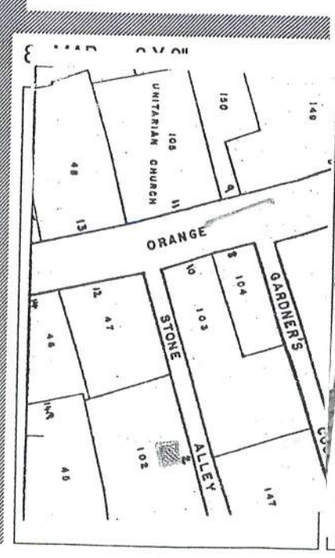
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

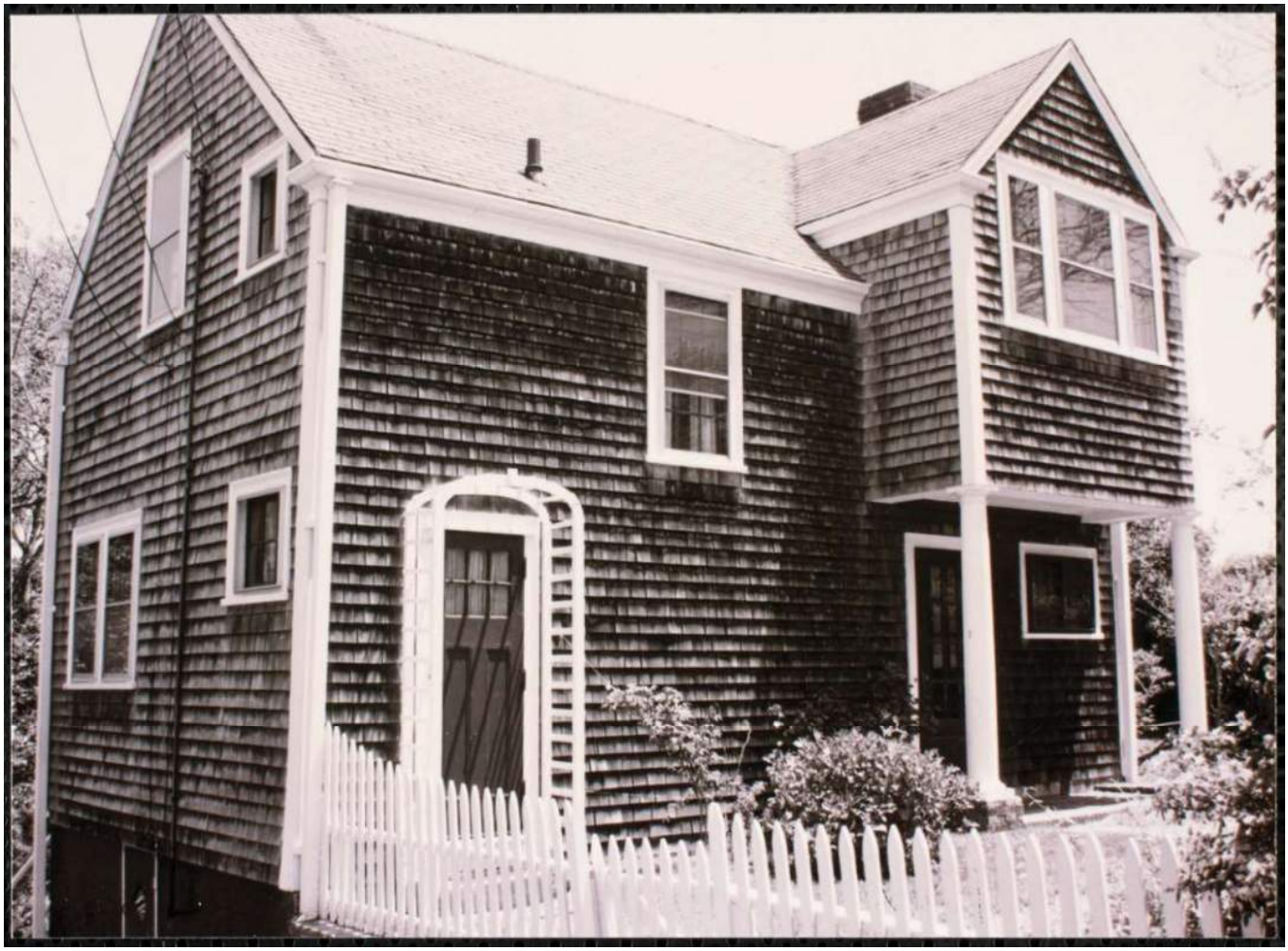
34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

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



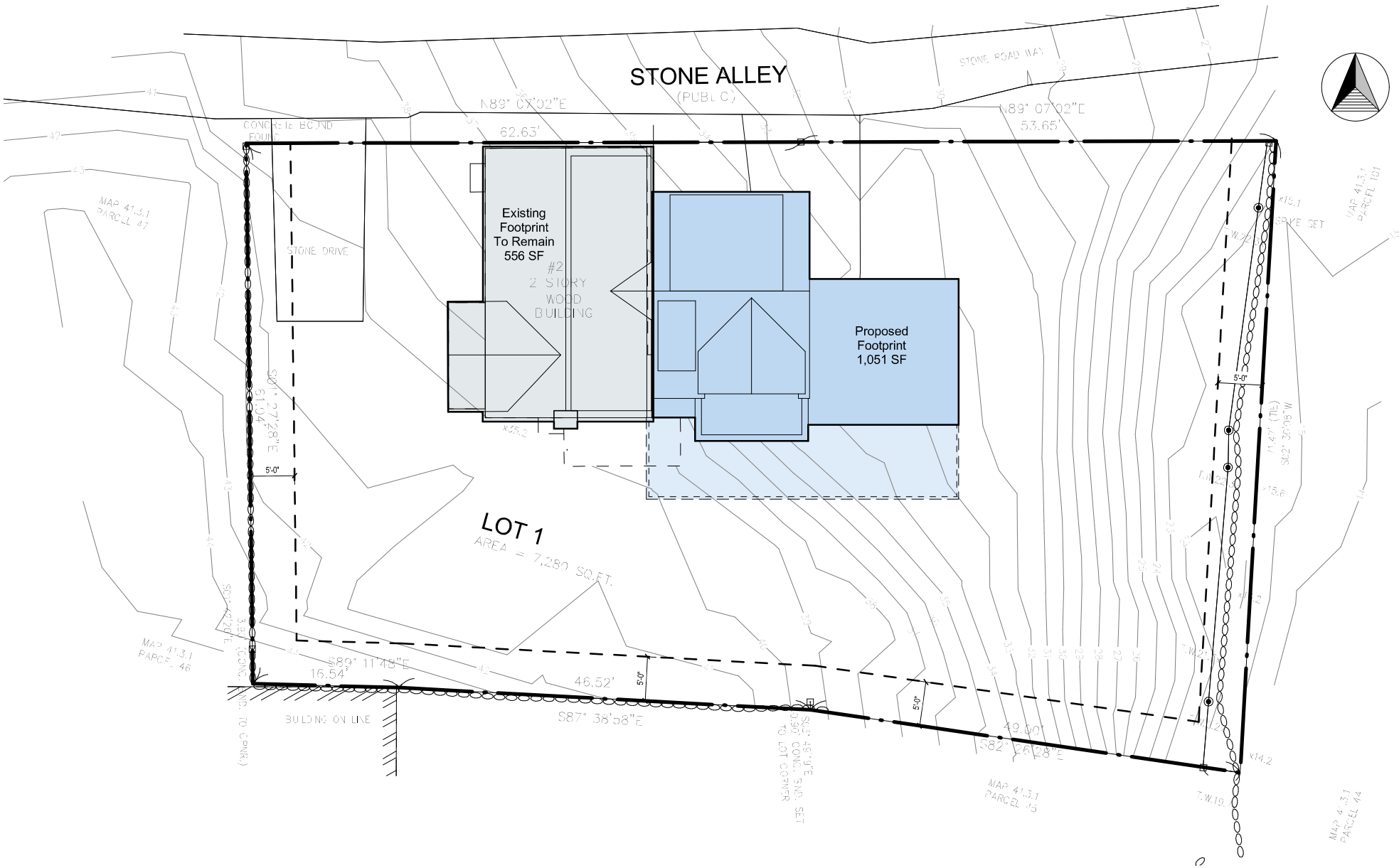
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



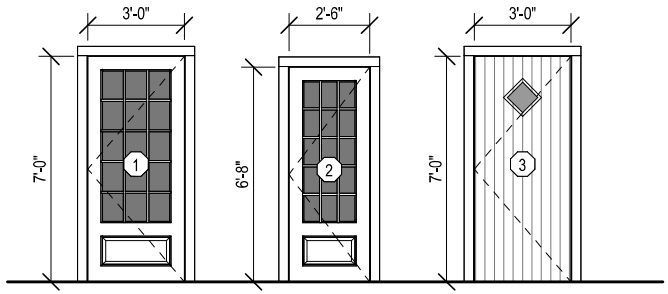
East Elevation



South Elevation



West Elevation



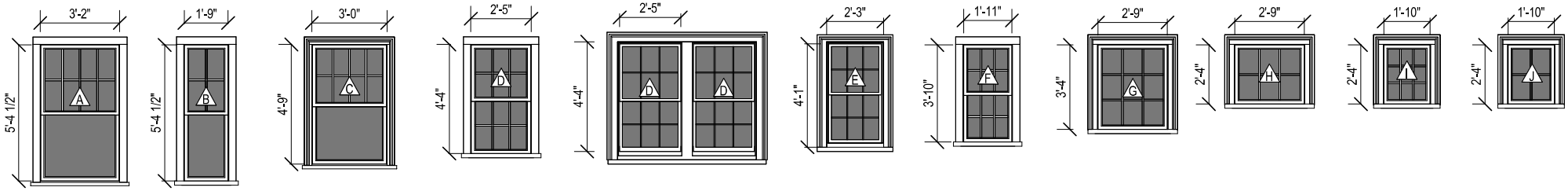
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

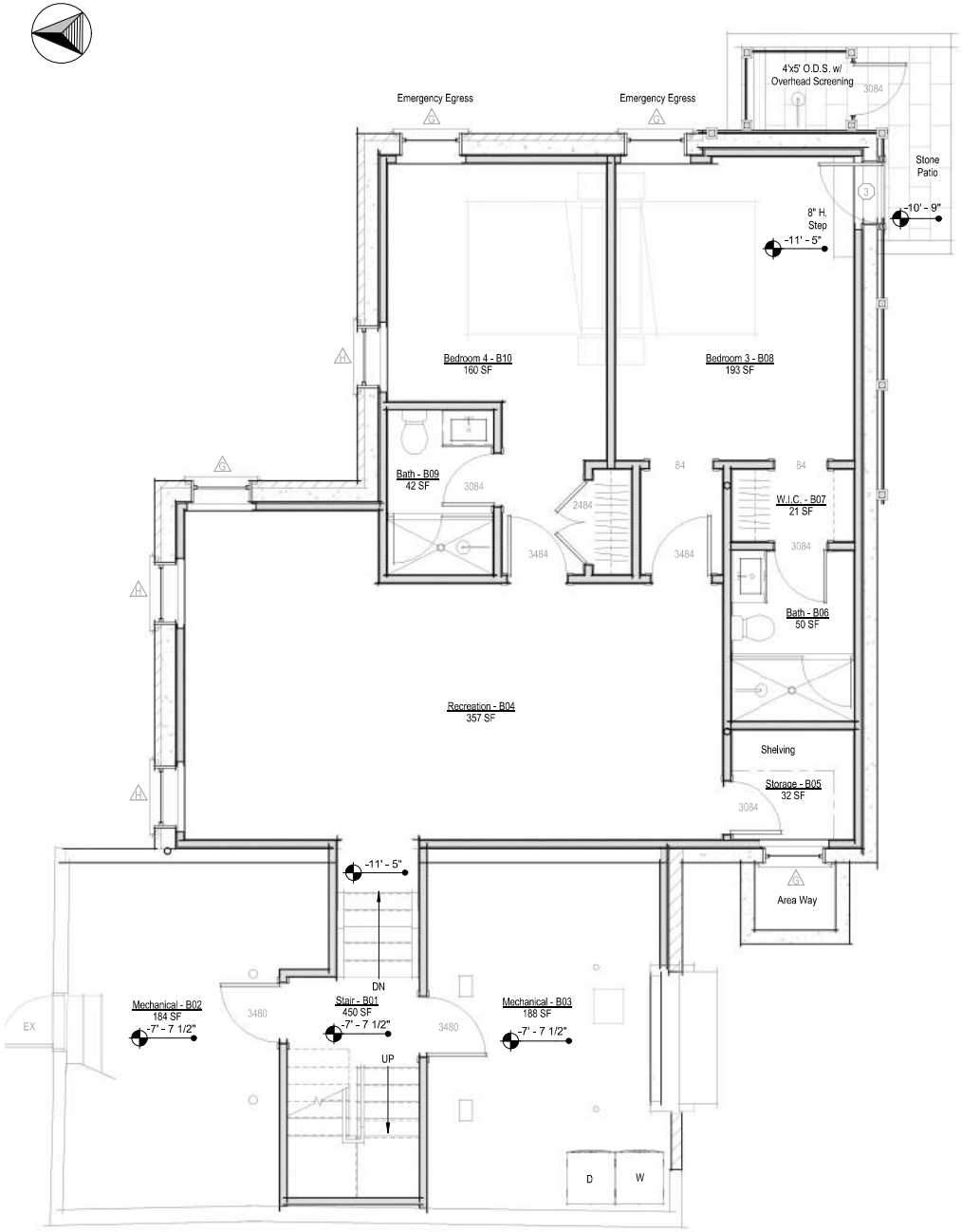
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

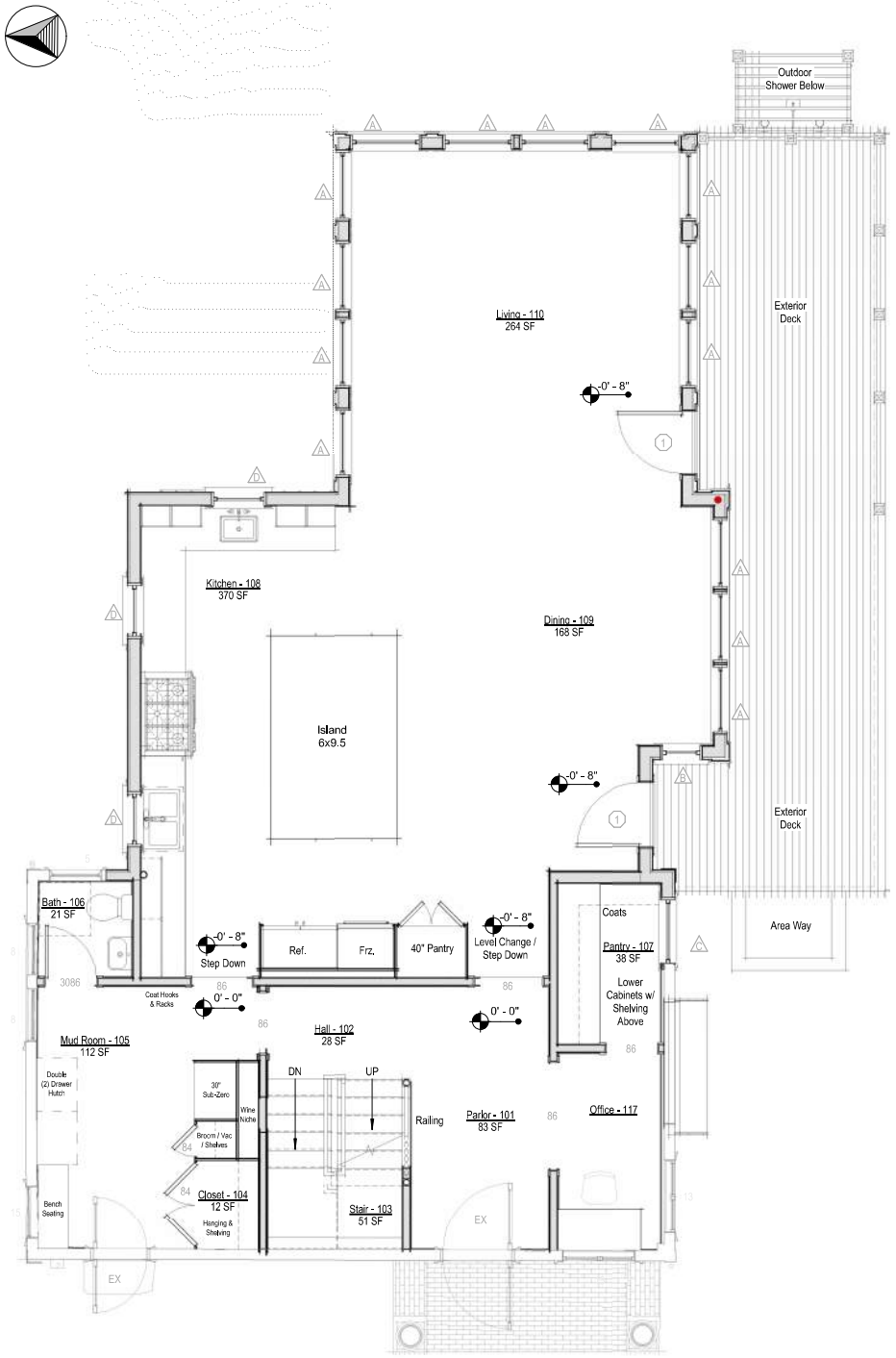
Window Legend

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)

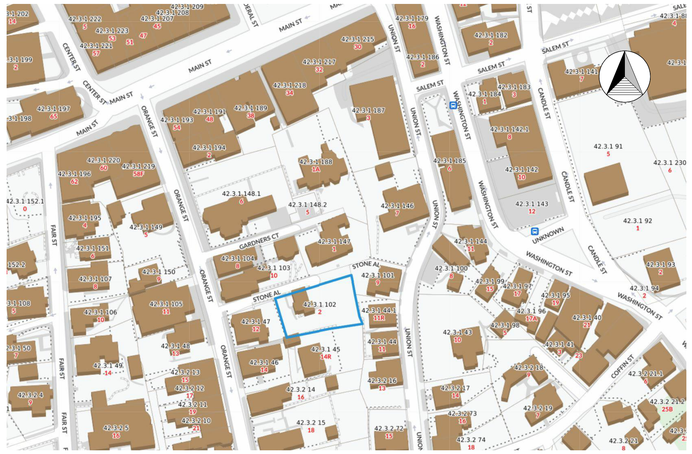
Carried 5-0

Ehinger Residence

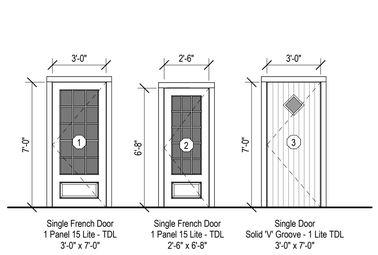
2 Stone Alley
Nantucket, MA 02554

06.05.24

HDC Submission



Locus Map

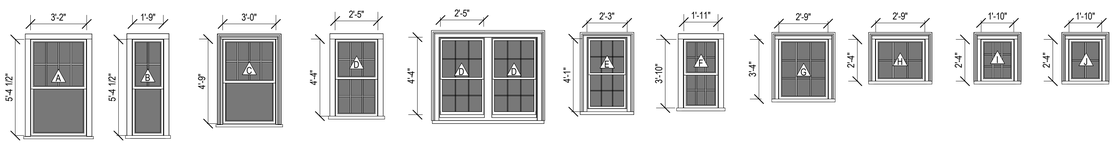


Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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"

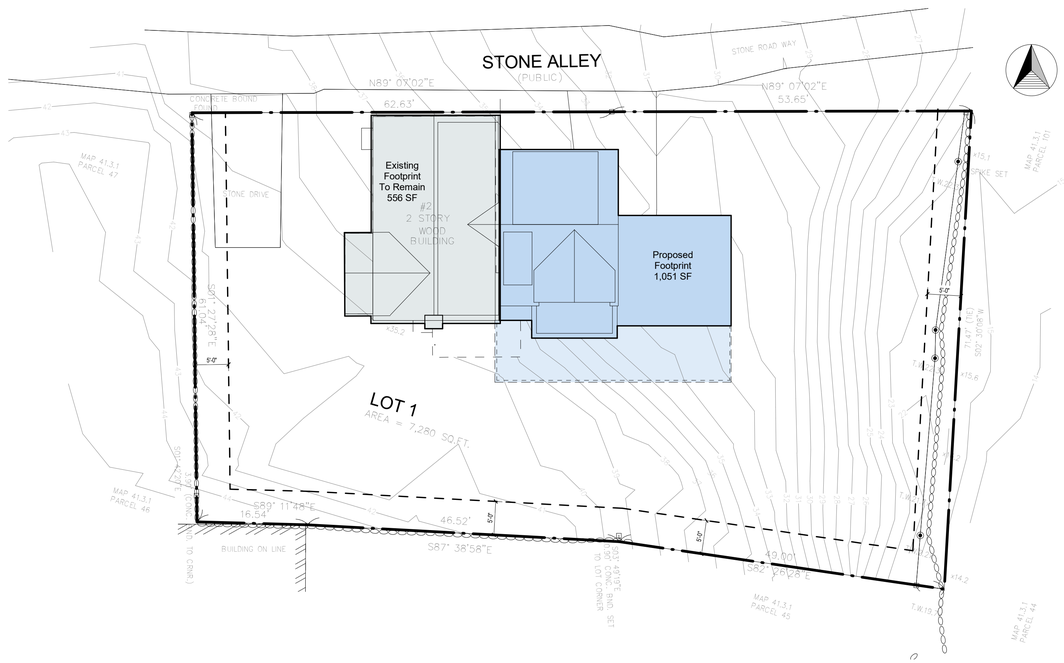


North Elevation

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.

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A.2.2 Exterior Elevations
A.5.1 Perspective Views

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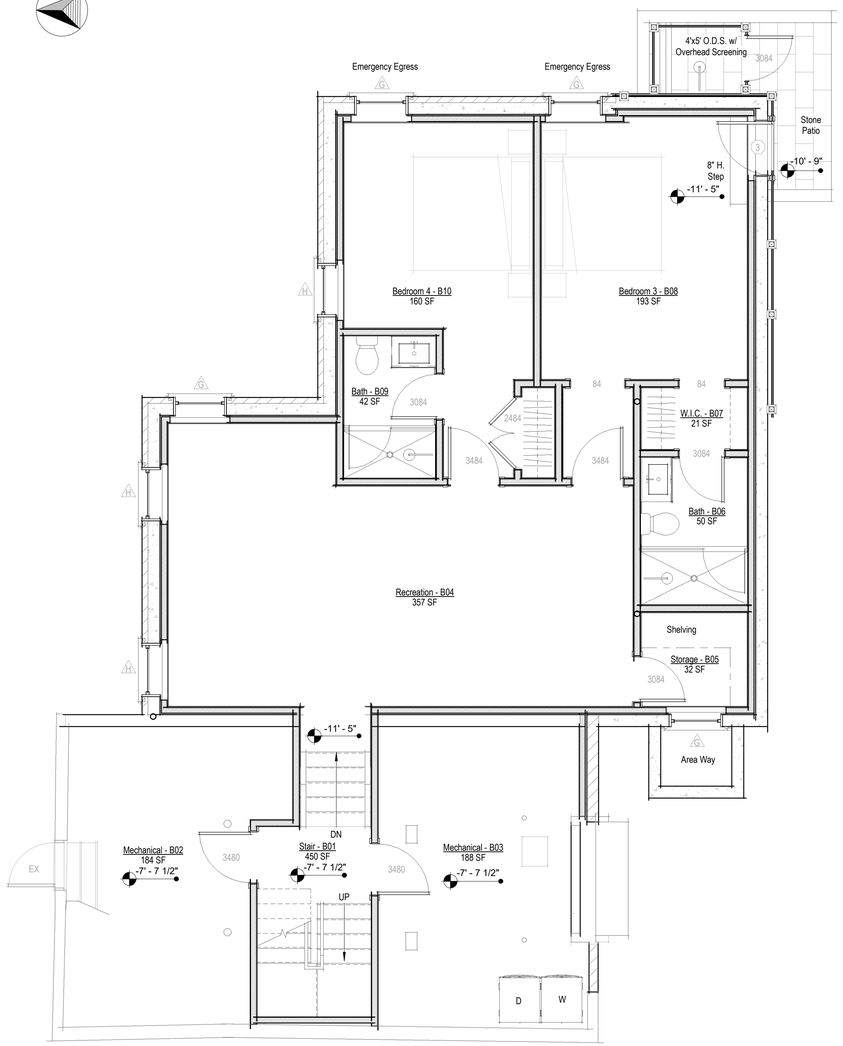
G.1.0

2110

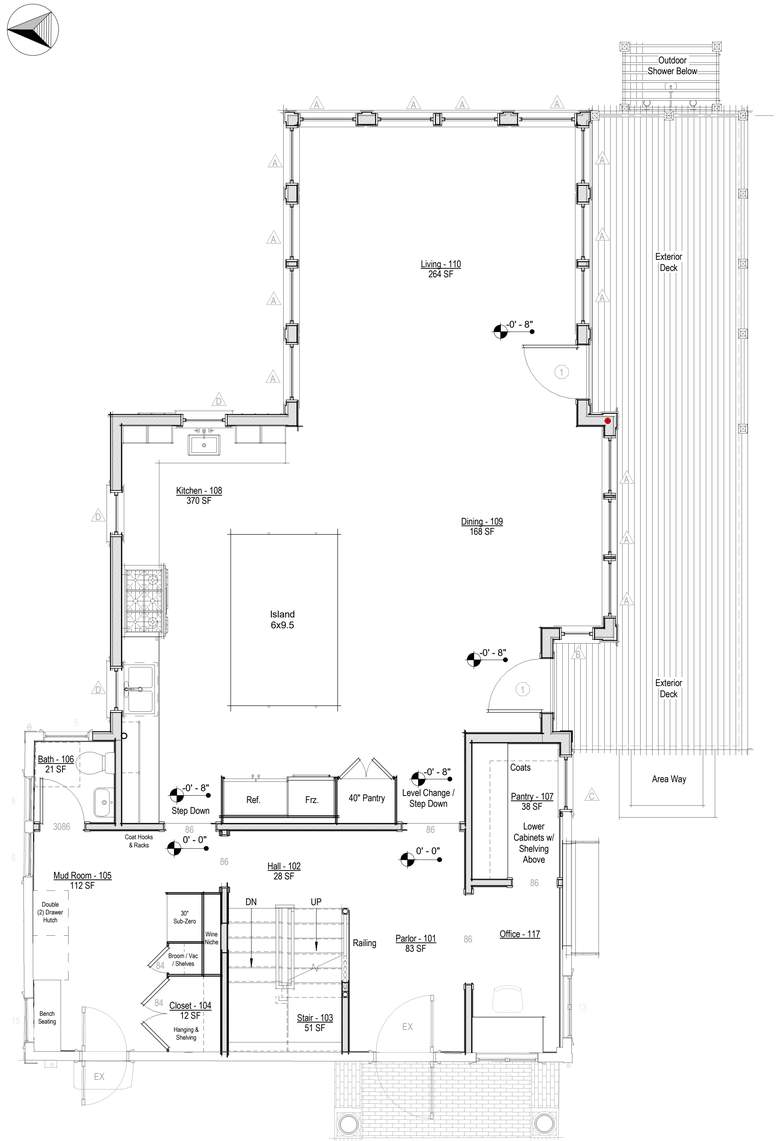
06.05.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

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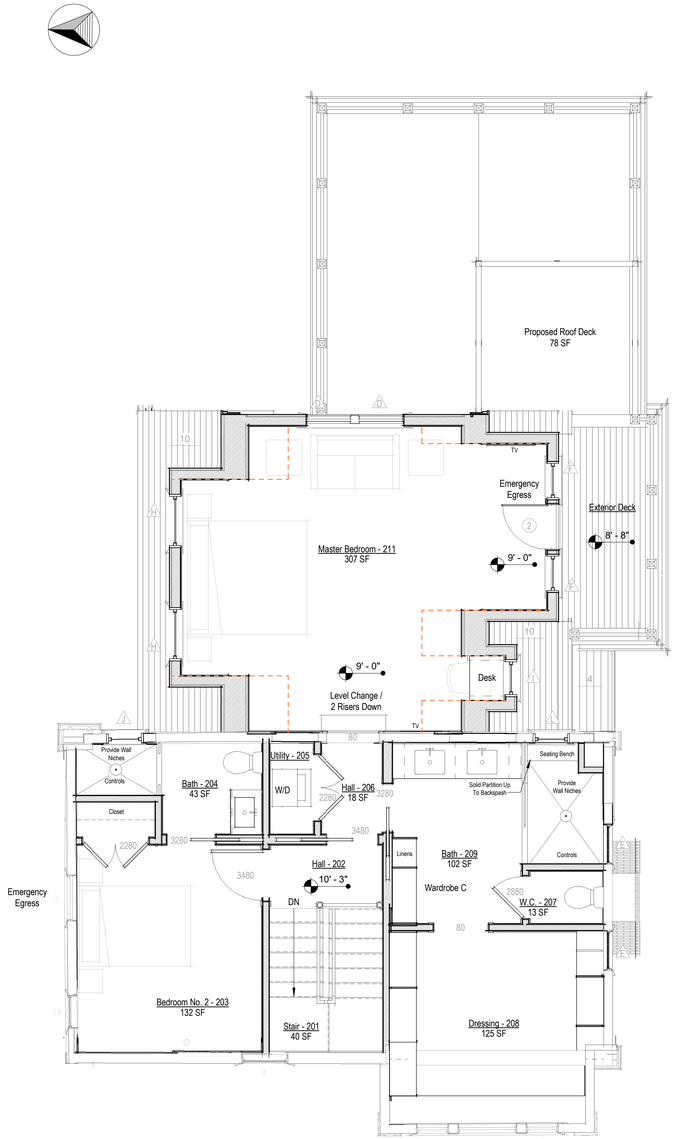
A.1.1

2110

06.05.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

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Floor Plans

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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"

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Exterior Elevations

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A.2.1

2110

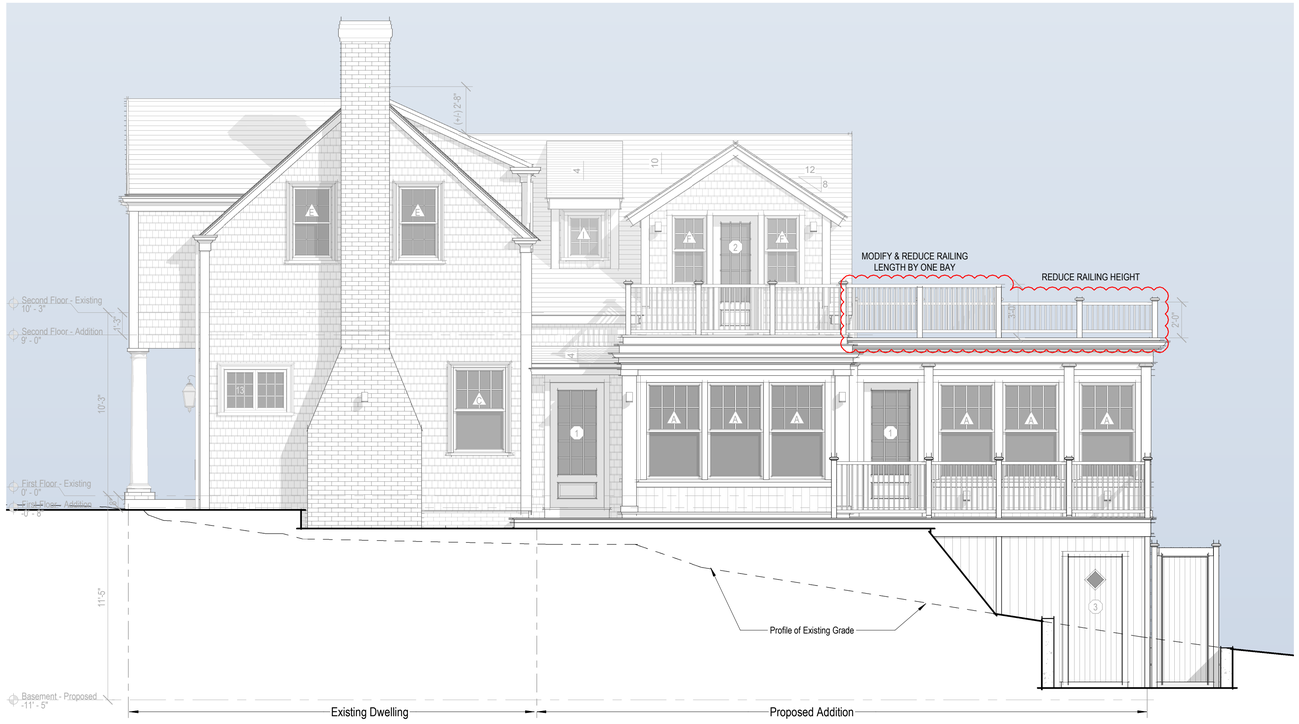
06.05.24

HDC Submission



South Elevation - Previously Submitted

1/8" = 1'-0"



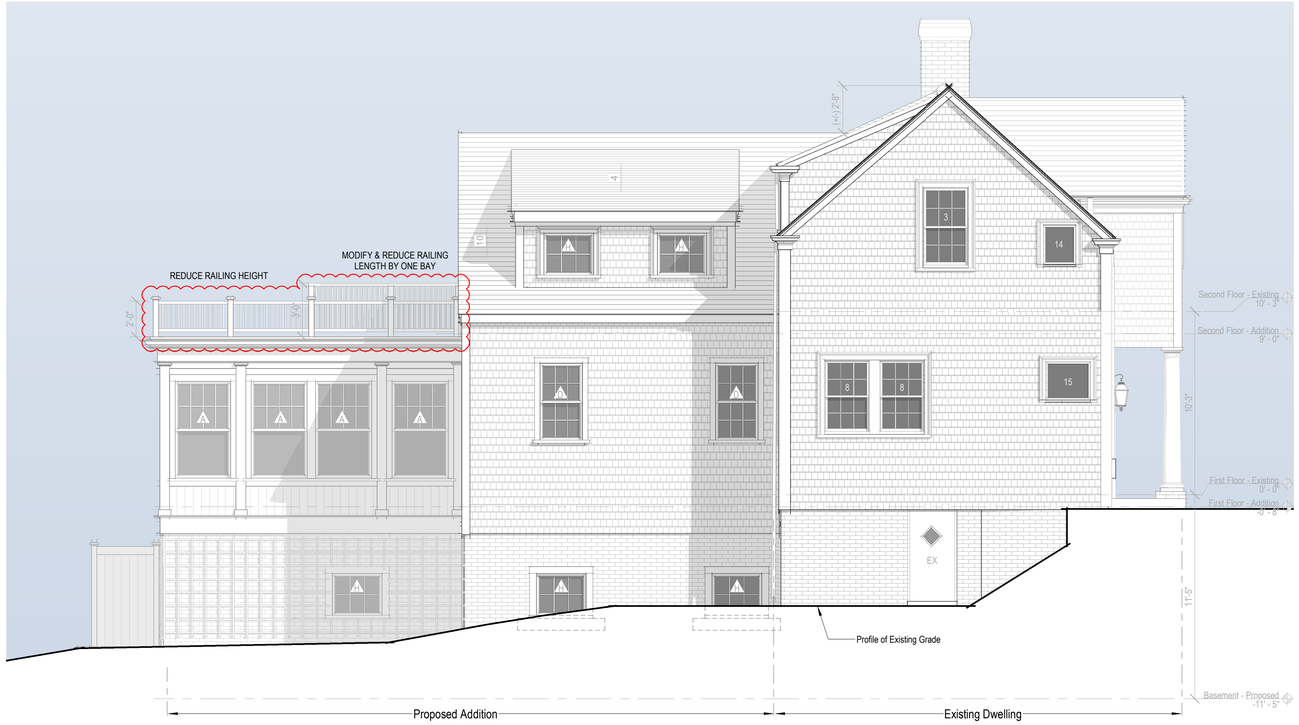
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

Site Information

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A.2.2

2110

06.05.24

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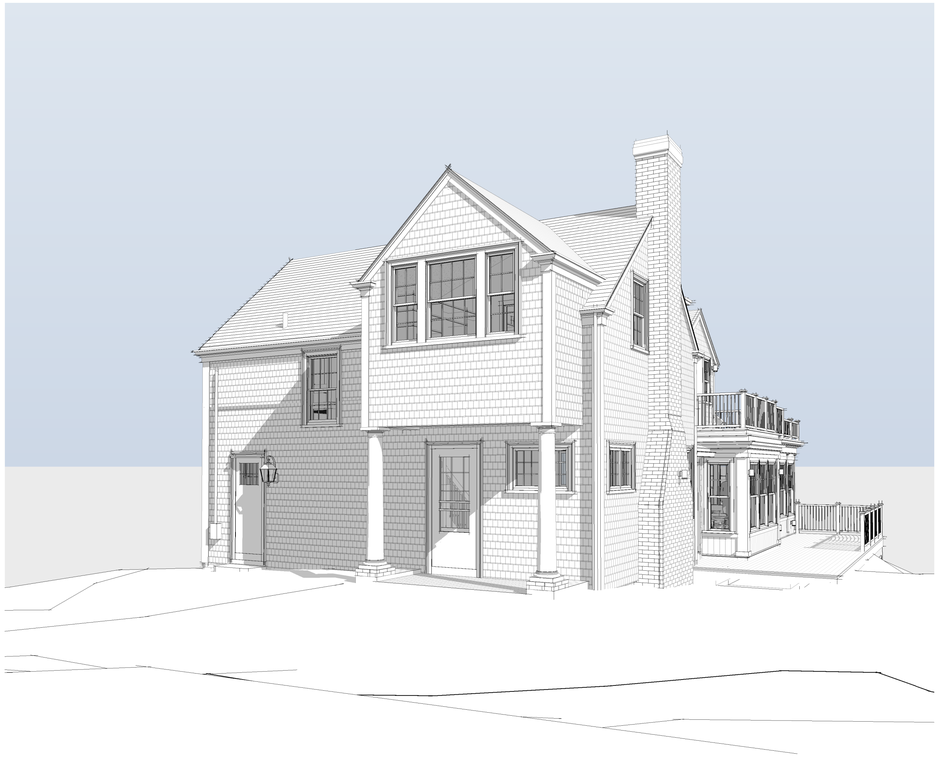
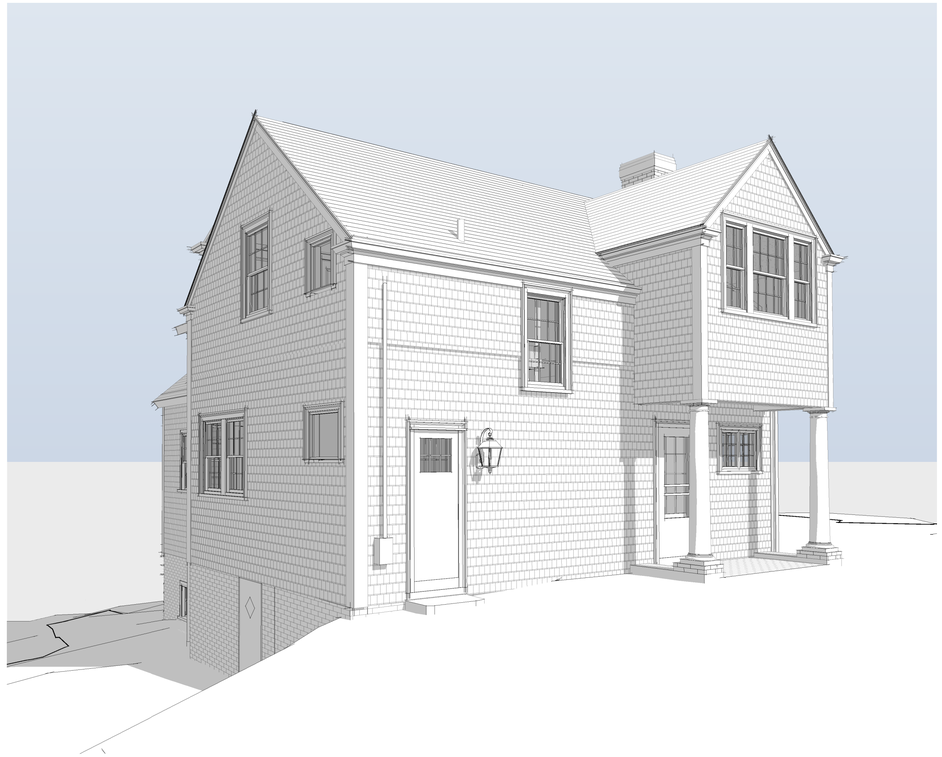
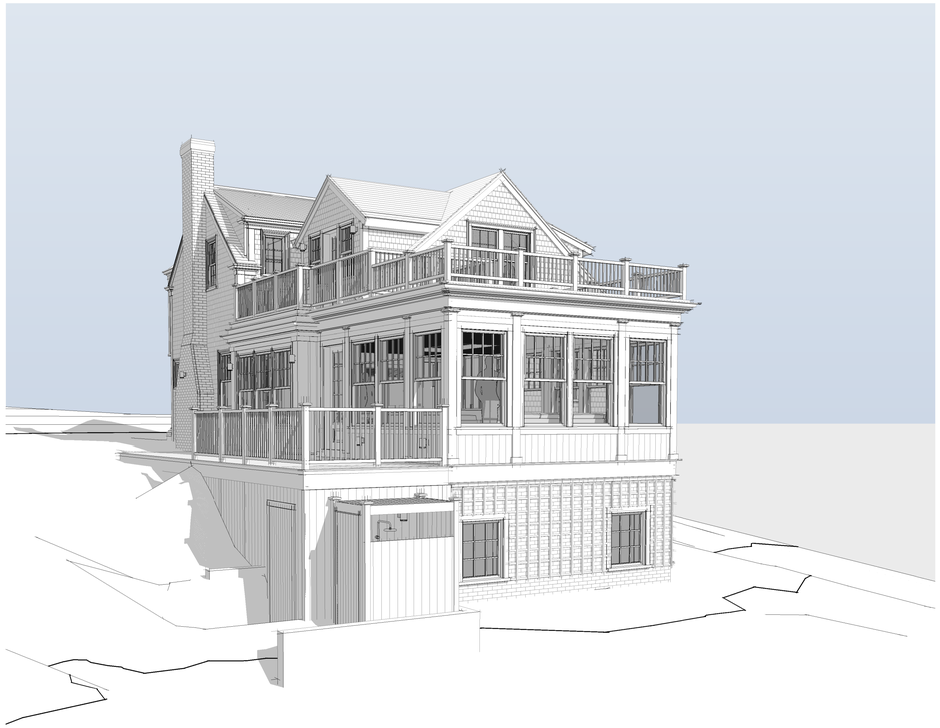


Perspective View from the Southwest



Perspective View from the Northwest



Perspective View from the Southeast



Perspective View from the Northeast

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

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Perspective Views

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

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Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

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Current Site Photo



Project no. : 2110

2 Stone Alley
Nantucket, MA 02554

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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.

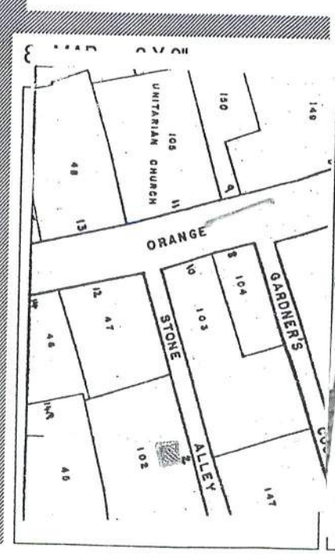
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

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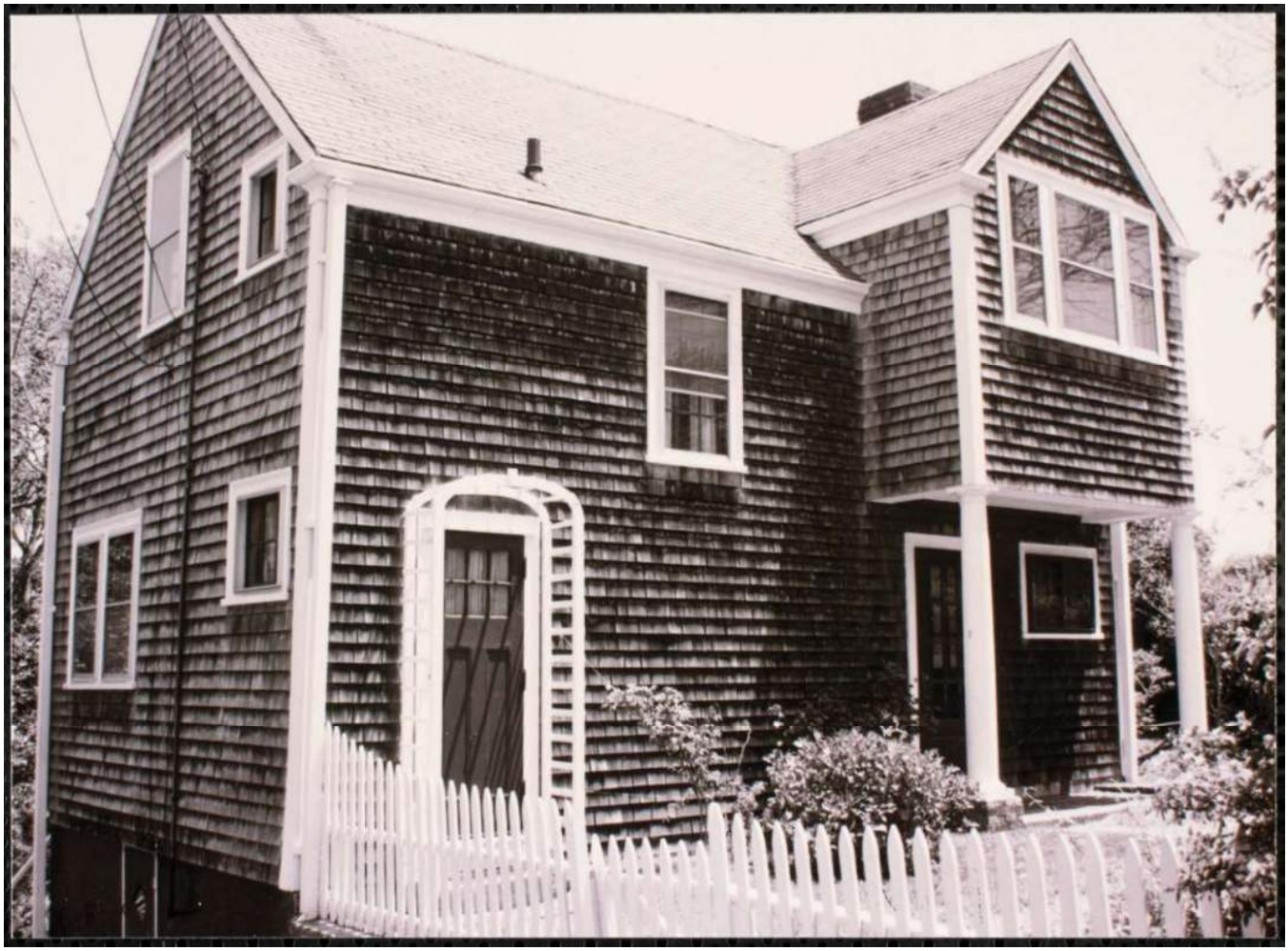
Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



2 Stone Alley
Nantucket, MA 02554

emeritus

Nantucket Historical Association
YEAR: 1992
SOURCE: Ranney Flint



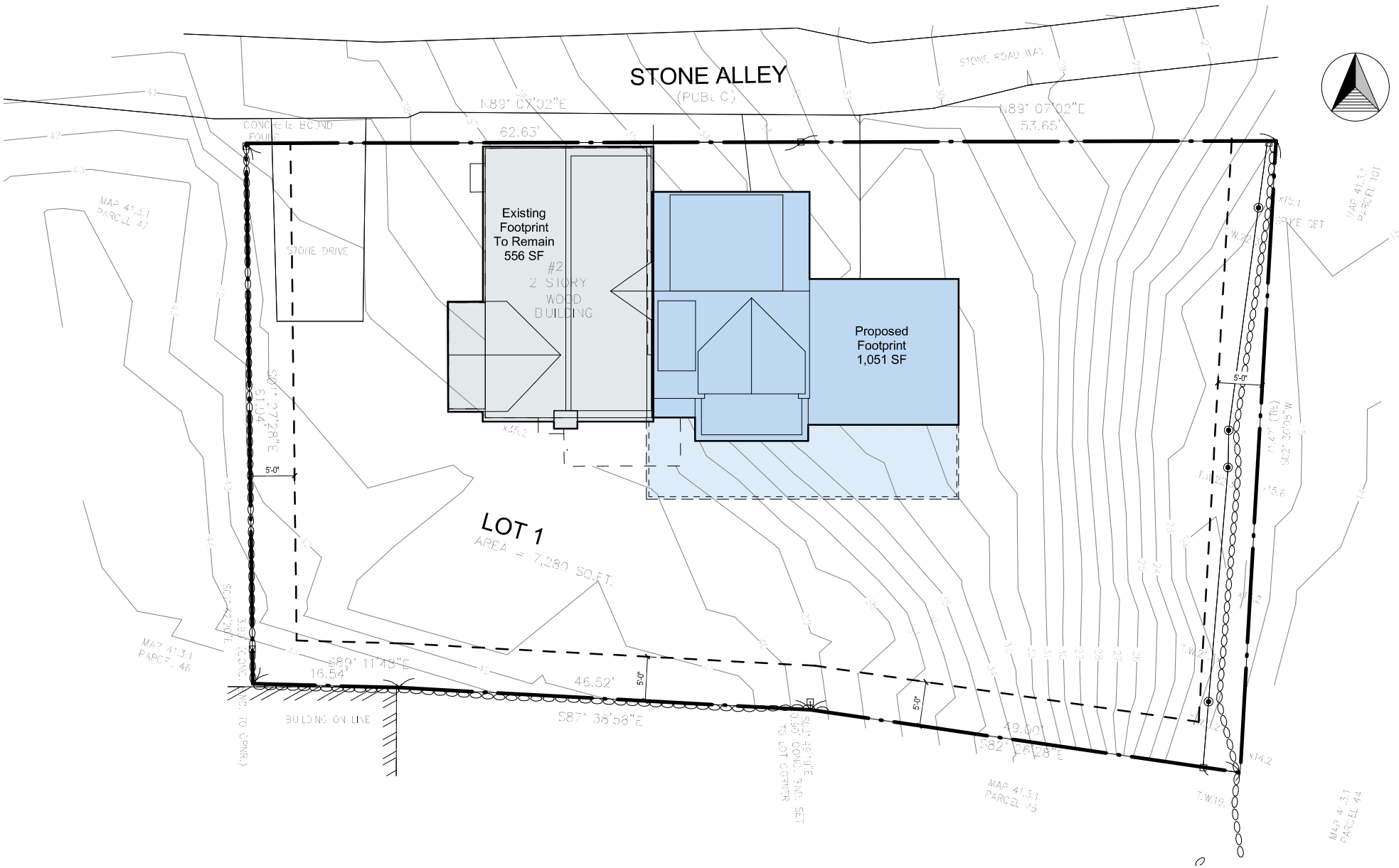
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

06.05.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



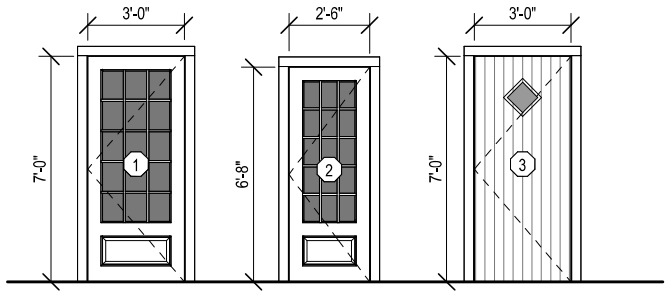
East Elevation



South Elevation



West Elevation



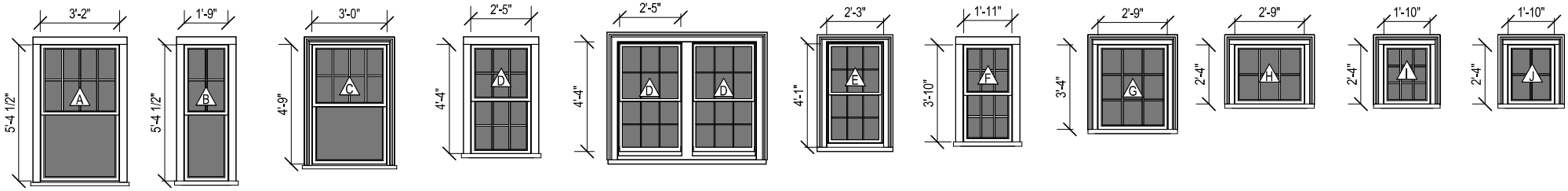
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

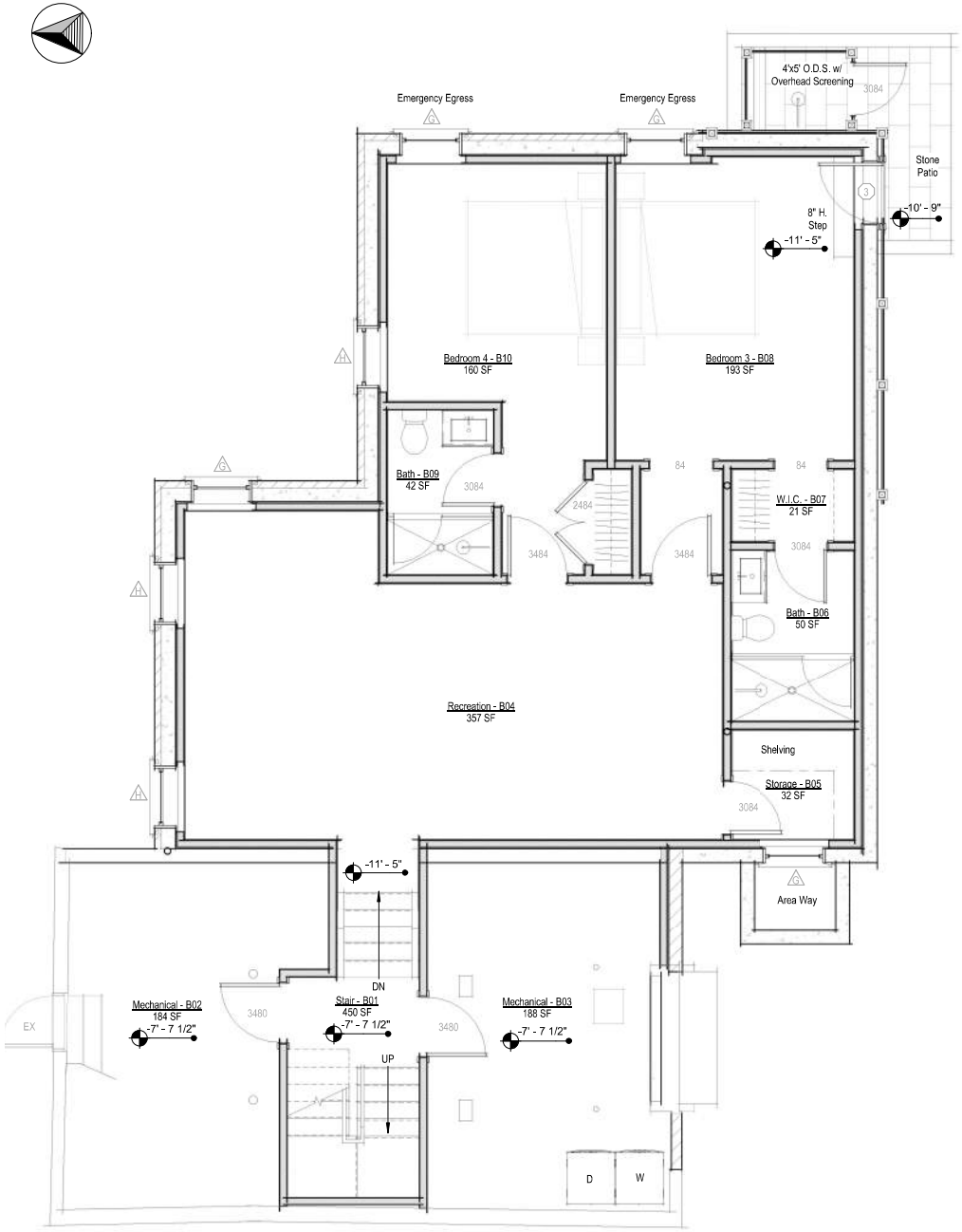
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

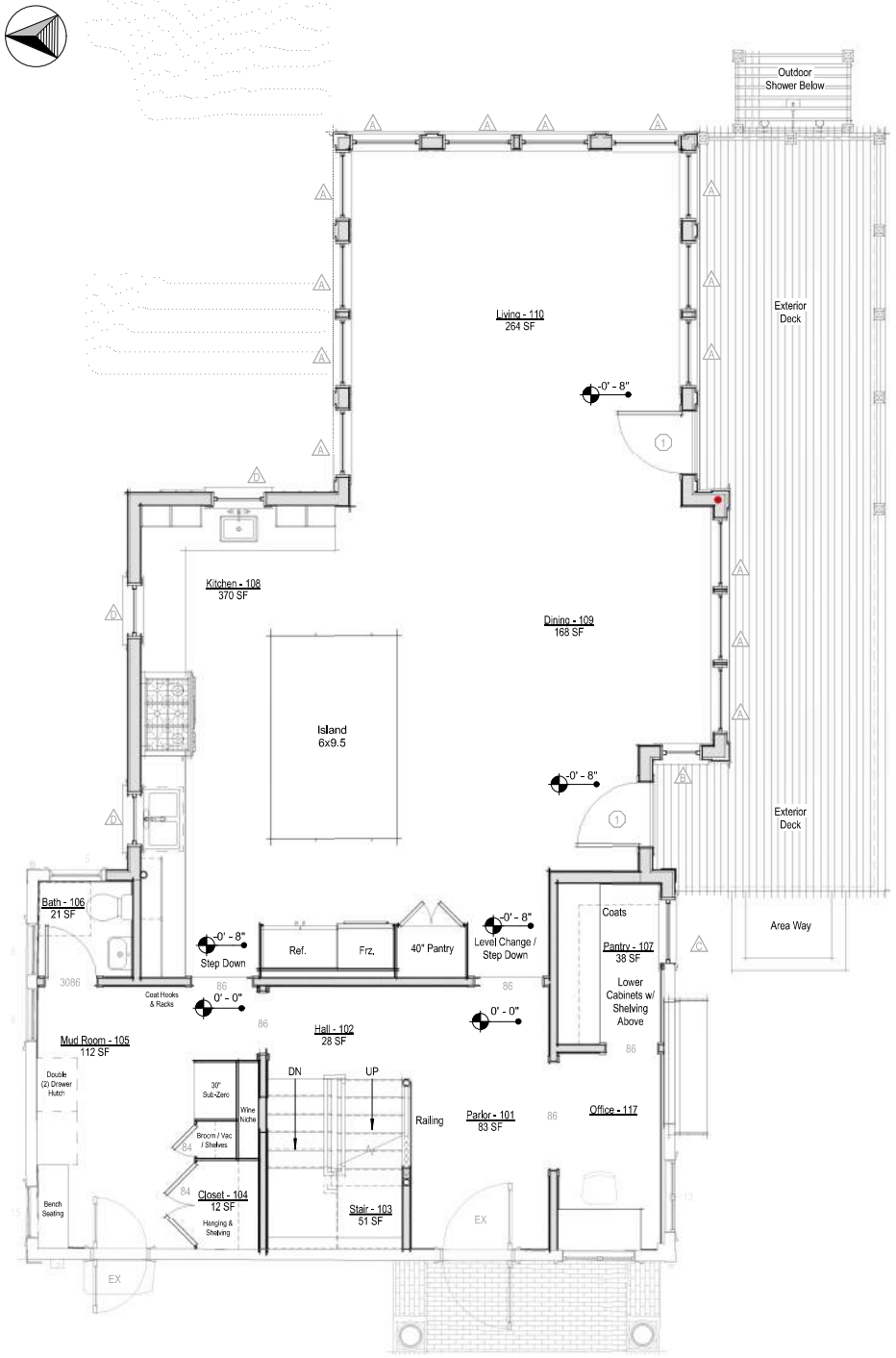
Window Legend

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

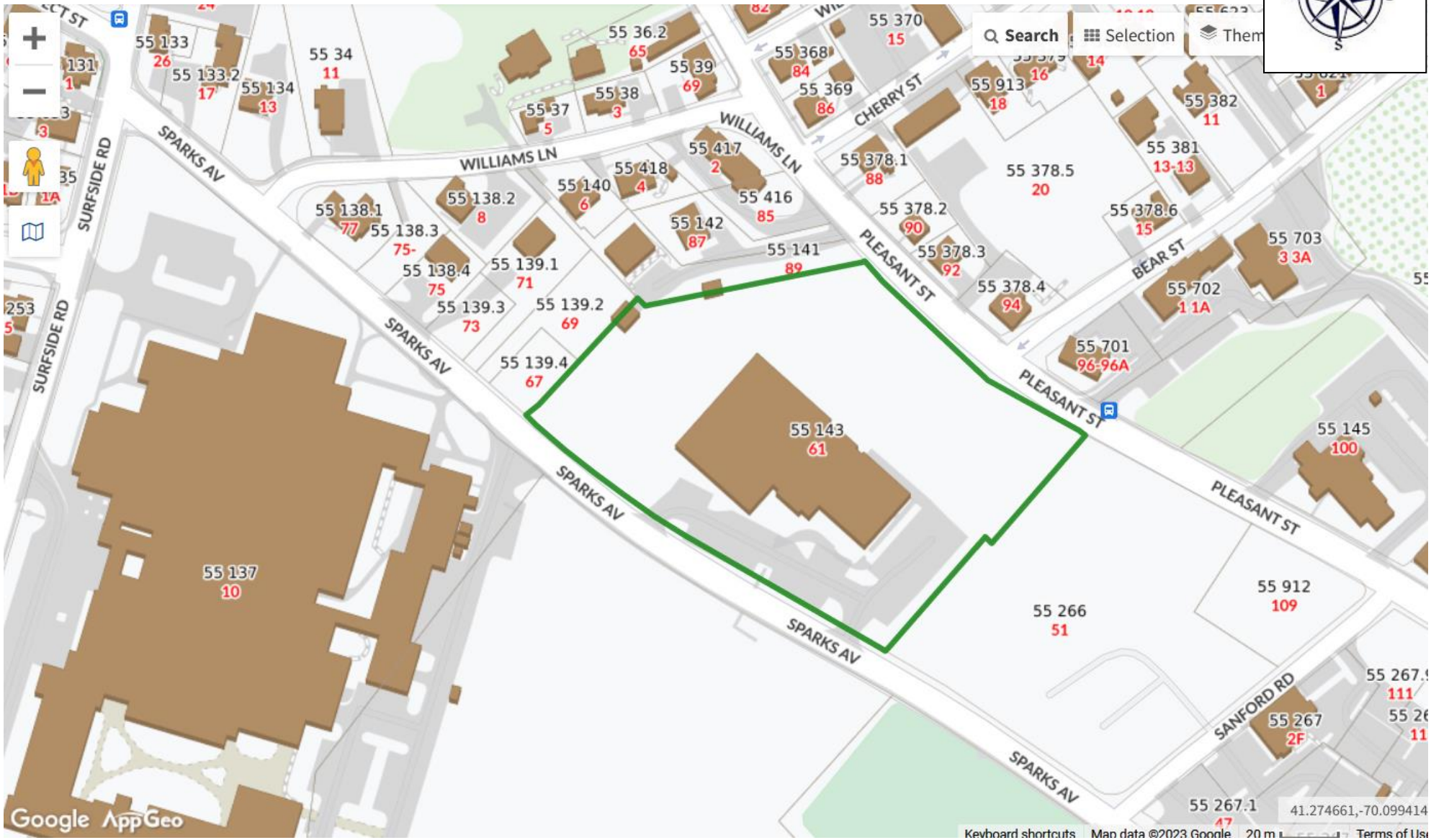
Use: 9580

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

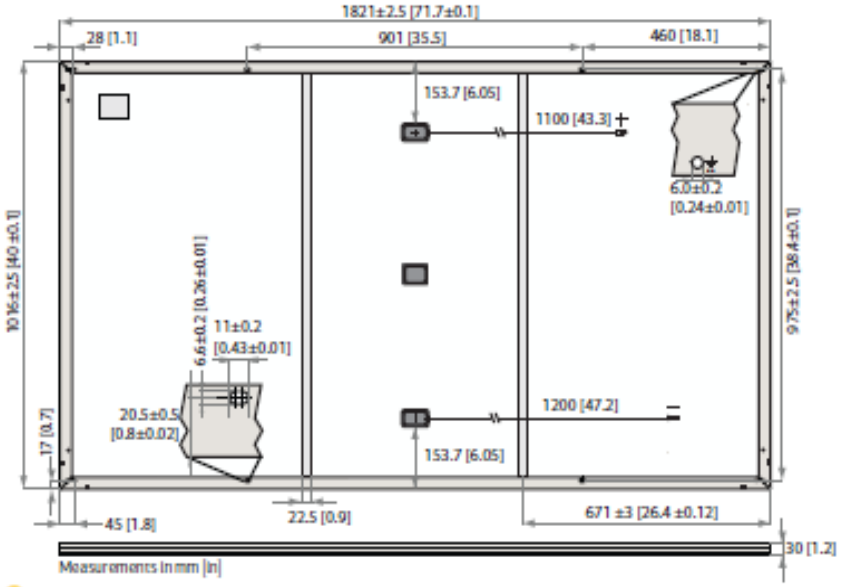
LEAD-FREE
ROHS COMPLIANT

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)

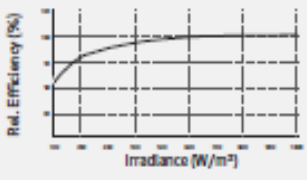
TEMPERATURE RATINGS*

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: _____ Demo DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 4.1

Street & Number of Proposed Work: 23 Sankaty Head Rd

Owner of record: 23 Sankaty Mead Trust

Mailing Address: 16030 Ventura Blvd, Ste 380
Encino, CA 91436

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: P.O. Box 822
Nantucket, MA 02554

Contact Phone #: 508-228-2722 E-mail: irina@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 20' +/- Sq. Footage 1st floor: 378 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 19' +/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1980's (see 1982 reg. plot plan)

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/17/2024 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Joseph Paul

AS AGENT FOR 23 Sankaty Head Road Trust

STREET ADDRESS 23 Sankaty Head Road

MAP/PARCEL Map 48 / Parcel 4.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 17, 2024

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

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

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



Signature

06/17/2024
Date







WEST – FACING SANKATY HEAD RD



SOUTH – FACING SANKATY LIGHTHOUSE



EAST – FACING OCEAN



NORTH – FACING HOUSE

bpc
ARCHITECTURE + INTERIOR DESIGN

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
23 SANKATY HEAD RD TRUST
23 SANKATY HEAD RD
NANTUCKET, MA

GARAGE DEMO

HDC

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

C1.1

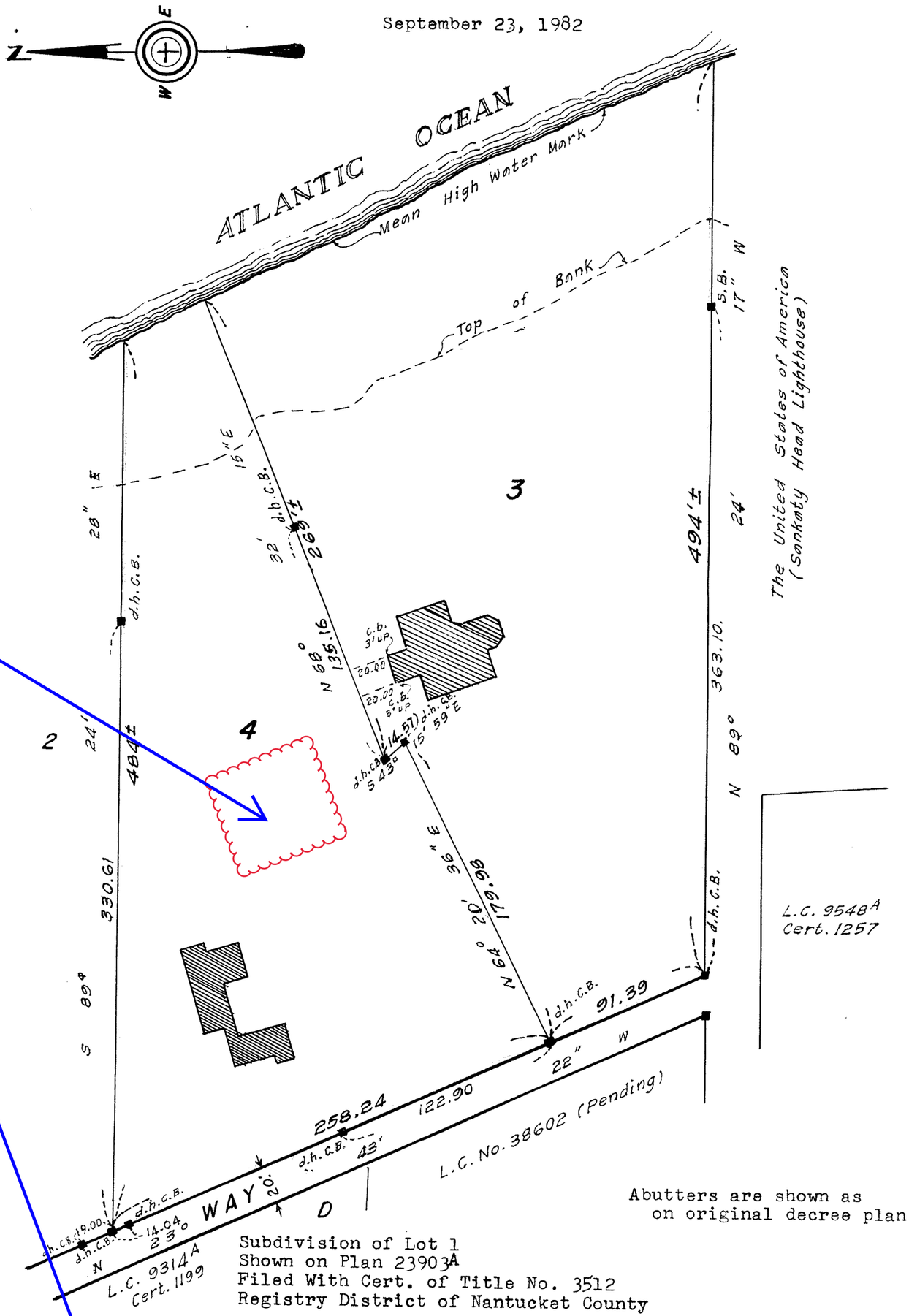
MAY 17, 2024

SUBDIVISION PLAN OF LAND IN NANTUCKET

23903B

John J. Shugrue, Surveyor

September 23, 1982



Abutters are shown as on original decree plan.

Subdivision of Lot 1
Shown on Plan 23903A
Filed With Cert. of Title No. 3512
Registry District of Nantucket County

Separate certificates of title may be issued for land shown hereon as Lots 3 & 4
By the Court.

October 15, 1982 Jeanne M. Maloney Deputy Recorder.

C.J.B.

Copy of part of plan filed in
LAND REGISTRATION OFFICE
OCT. 15, 1982
Scale of this plan 60 feet to an inch
Louis A. Moore, Engineer for Court

This plan filed with Certificate No. 10,446

Form LCE-S-3. 2500 9-81

23 SANKATY HEAD RD

Location	23 SANKATY HEAD RD	**Mblu**	48/ / 4/1 /
Acct#	00002691	**Owner**	MURPHY PATRICK M TR
Assessment	$5,872,174	**PID**	2691
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174

Owner of Record

Owner	MURPHY PATRICK M TR	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	80 PARK AVE, 5K NEW YORK, NY 10016	**Book & Page**	C27776/0
		Sale Date	08/06/2020
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MURPHY PATRICK M TR	$0		C27776/0	99	08/06/2020
MURPHY PATRICK M	$0		C27775/0	99	08/06/2020
MURPHY MAY M ETAL	$0		C27766/0	99	07/31/2020
MURPHY MARY M TRS ETAL	$0		C27765/0	99	07/30/2020
FREEMAN REALTY TRUST	$0		C0010/0446		02/01/1983

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,040
Replacement Cost:	$837,426
Building Percent Good:	86
Replacement Cost Less Depreciation:	$720,200

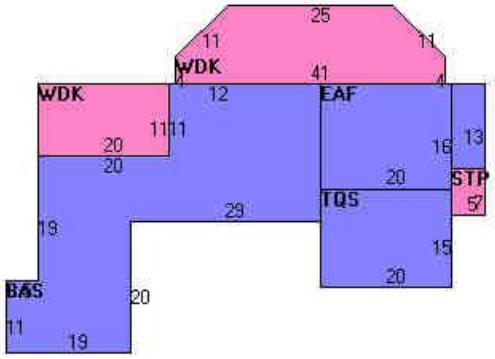
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0028\23%20sankat

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2691_317

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,703	1,703
TQS	Three Quarter Story	300	225
EAF	Attic, Expansion, Finished	320	112
STP	Stoop	35	0
WDK	Deck, Wood	648	0
		3,006	2,040

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$2,800	1

Land

Land Use

Use Code	1013
Description	SFR WTFRNT
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.51
Frontage	0
Depth	0
Assessed Value	$5,139,574

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR5	W/LOFT GOOD			380.00 S.F.	$9,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$732,600	$5,139,574	$5,872,174
2022	$479,200	$3,804,461	$4,283,661
2021	$435,700	$3,566,700	$4,002,400
2020	$435,700	$3,923,400	$4,359,100
2018	$450,200	$3,328,900	$3,779,100

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60 Wanoma Way GH RENO M/P 92 / 13

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 Wanoma Way (Guest House)

Owner of record: Suni and William Harford

Mailing Address: 48 Peaceable Hill Rd.
Ridgefield, CT 06877

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritas Ltd.

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration alterations, Add Porch, Color Change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 316 SF ☑ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 7 Porch

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural (no change) Clapboard (if applicable) _____ Roof Natural

Trim White (color change) Sash White (color change) Doors White (color change)

Deck Natural (tme) Foundation Natural Fence _____ Shutters _____

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

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

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Suni & William Harford

STREET ADDRESS 60 Wanoma Way

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 06.17.24

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

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

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

Alex Bagmets 06.17.24

Signature Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 60 Wanoma Way (street address of property) on the following statement:

I SUNI HARFORD (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

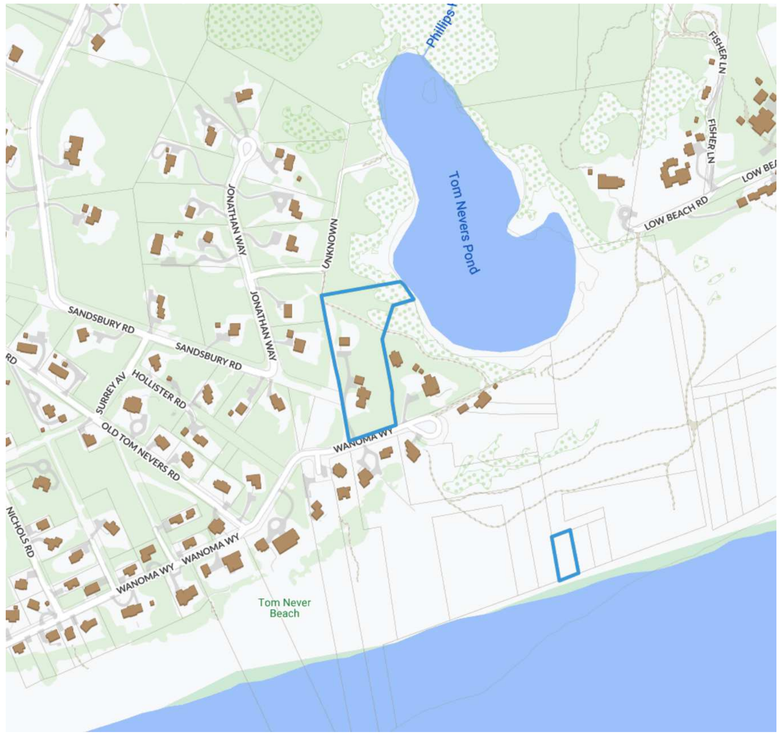
Client Signature 1/10/24 Date

60 Wanoma Way, Guest House

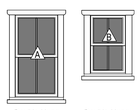
Cottage
60 Wanoma Way
Nantucket, MA

06.17.24

HDC SUBMISSION

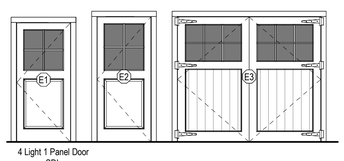


1 Locus Map
1/4" = 1'-0"



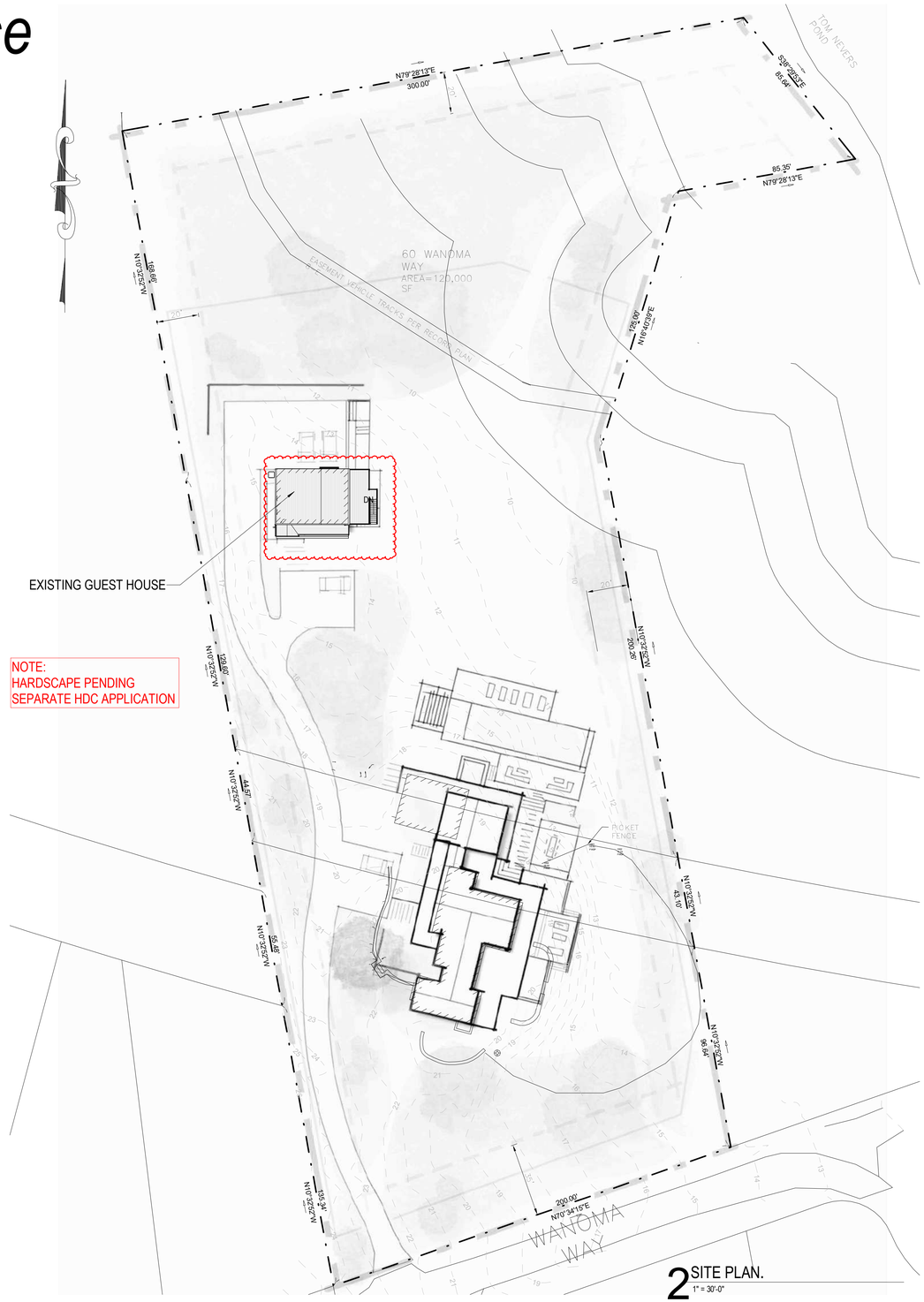
Double Hung 2/2 SDL
Double Hung 2/2 SDL

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



4 Light 1 Panel Door SDL

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



NOTE:
HARDSCAPE PENDING
SEPARATE HDC APPLICATION

2 SITE PLAN.
1" = 30'-0"

2322

60 Wanoma Way, Guest House
Cottage
60 Wanoma Way
Nantucket, MA

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

Cover Sheet

Site Information

Map & Parcel: ------
Current Zoning: ------
Minimum Frontage: ------
Front Setback: ------
Side/Rear Setback: ------

Lot Size: ------
Min. Lot Size: ------
Allowable G.C.: ------
Existing G.C.: ------
Proposed G.C.: ------
Total Proposed G.C.: ------

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

SHEET INDEX

G.100 Cover Sheet
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

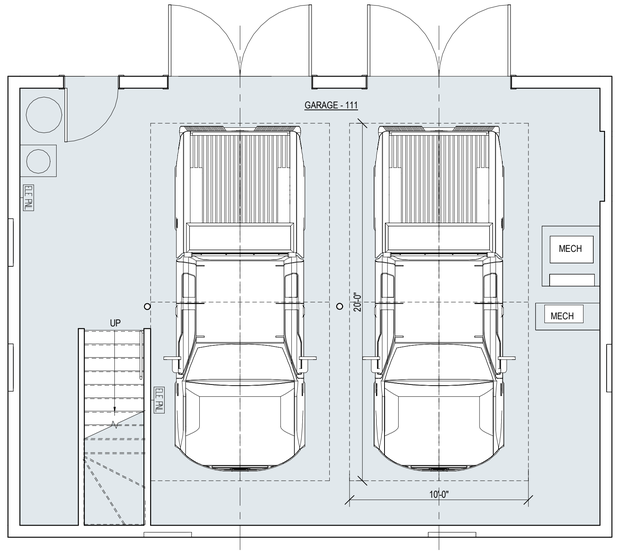
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

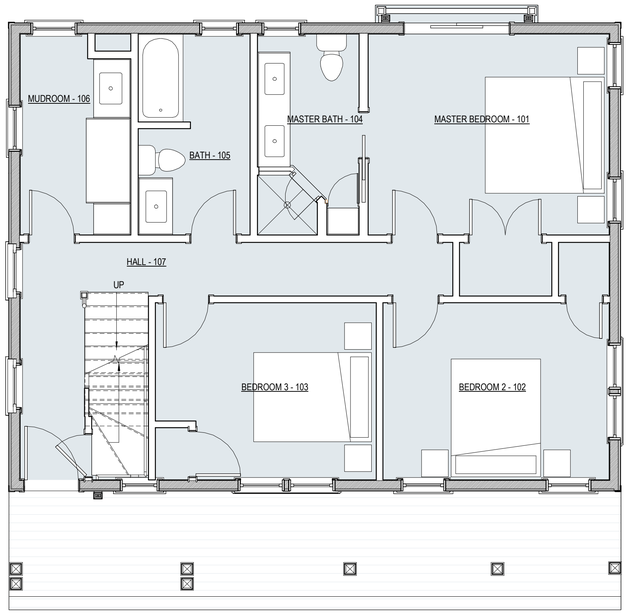
G.100
2322

06.17.24

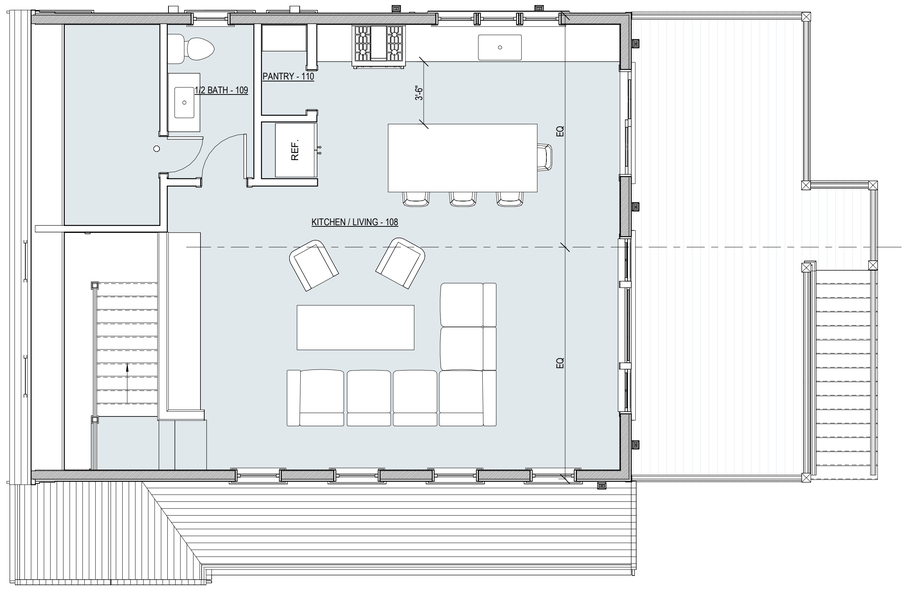
HDC SUBMISSION



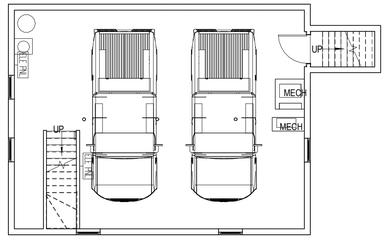
1 Basement Plan - Proposed
1/4" = 1'-0"



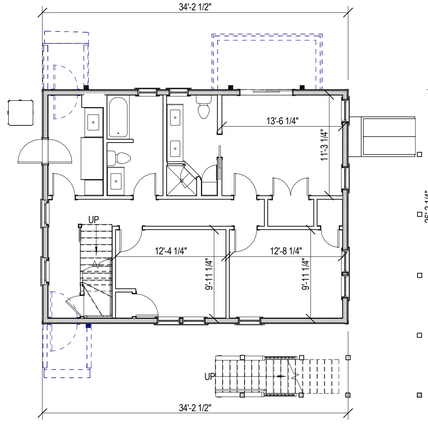
2 First Floor Plan - Proposed
1/4" = 1'-0"



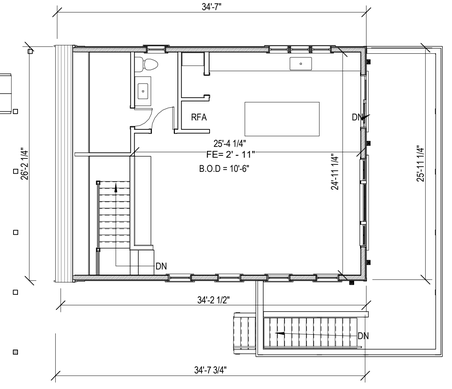
3 Second Floor Plan - Proposed
1/4" = 1'-0"



4 Basement Plan - Existing
1/8" = 1'-0"



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



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

2322

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.:	------

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

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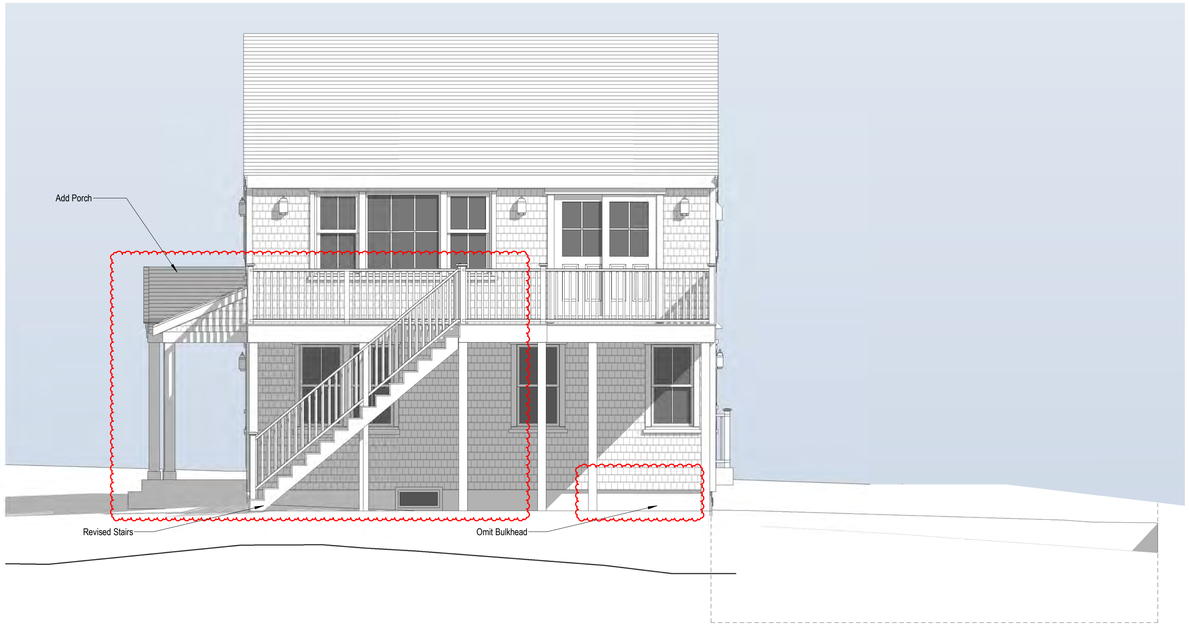
A.101
2322

06.17.24

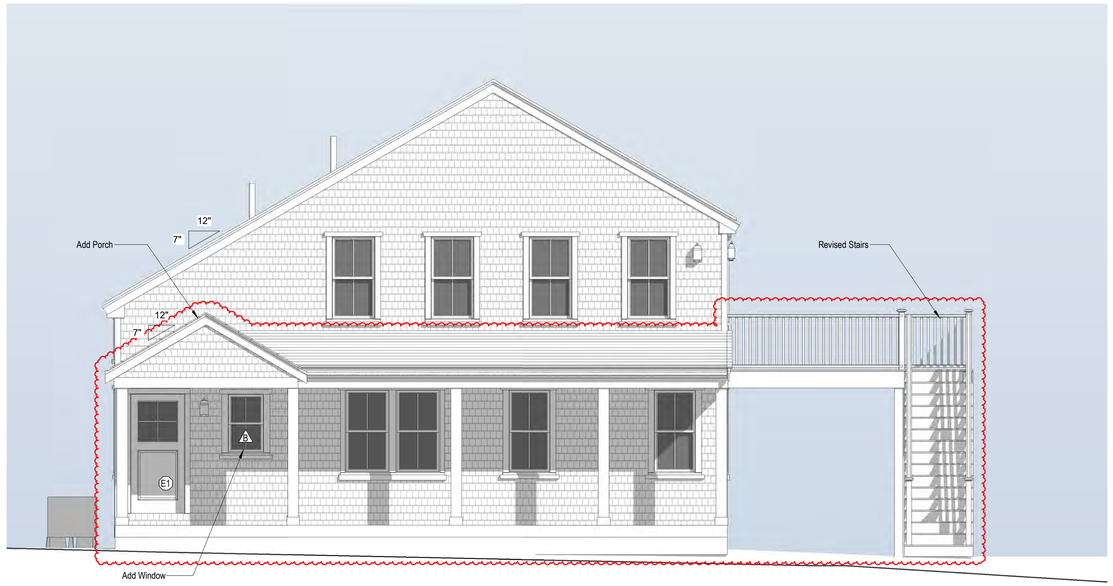
HDC SUBMISSION



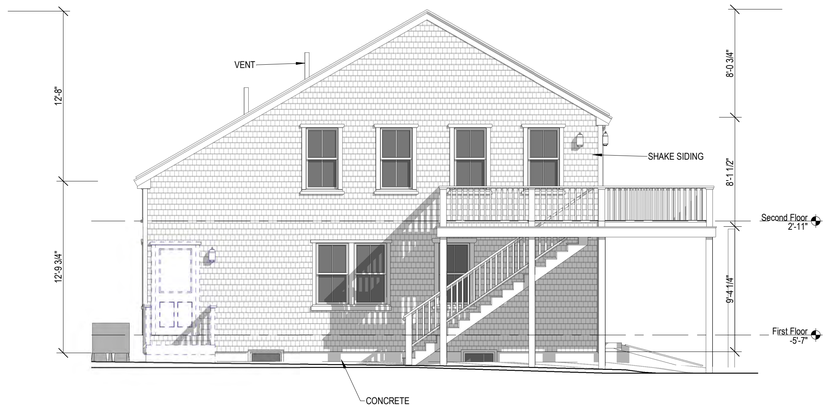
1 East Elevation - Proposed
1/4" = 1'-0"



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
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	------
Current Zoning:	------
Minimum Frontage:	------
Front Setback:	------
Side/Rear Setback:	------
Lot Size:	------
Min. Lot Size:	------
Allowable G.C.:	------
Existing G.C.:	------
Proposed G.C.:	------
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Revisions

Revision 1 Date 1

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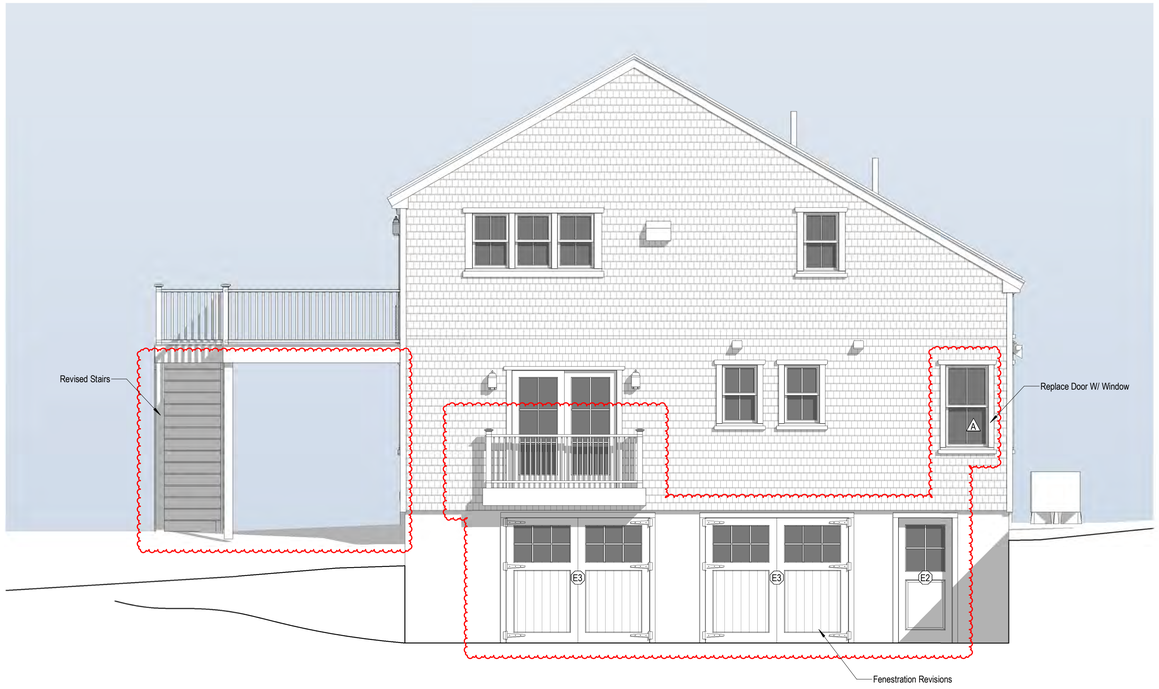
A.201
2322

06.17.24

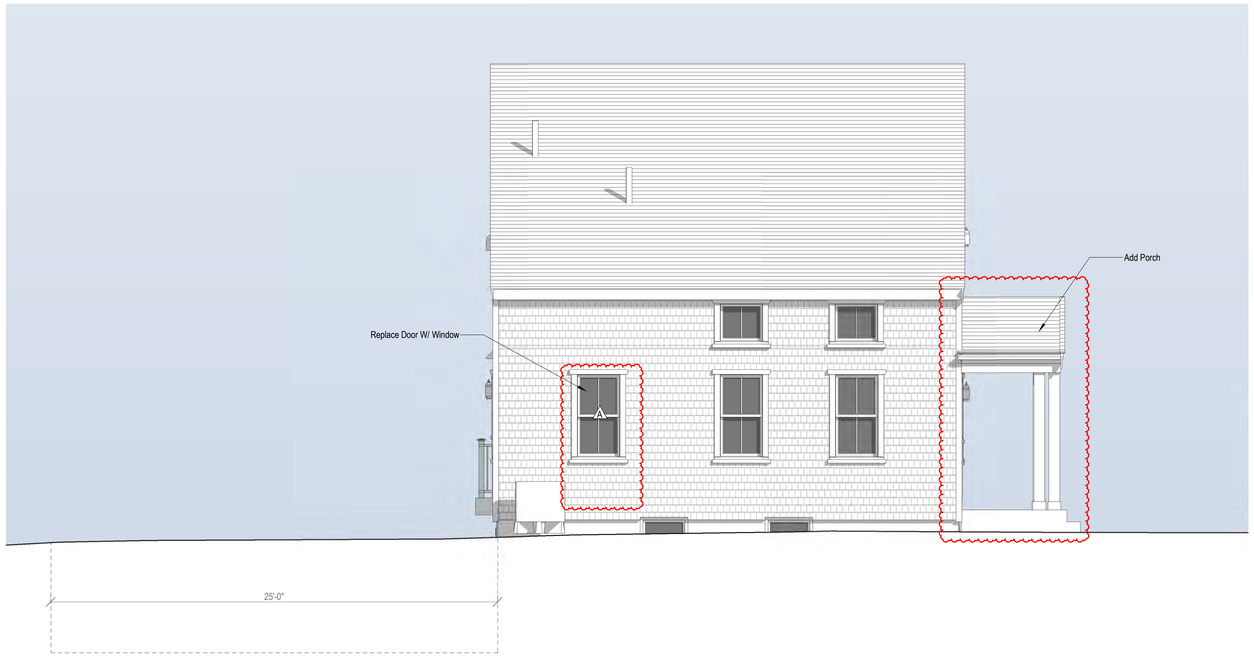
HDC SUBMISSION



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



3 North Exterior Elevation
3/16" = 1'-0"



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



4 West Exterior Elevation
3/16" = 1'-0"

2322

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EXTERIOR ELEVATIONS

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Map & Parcel:	------
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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

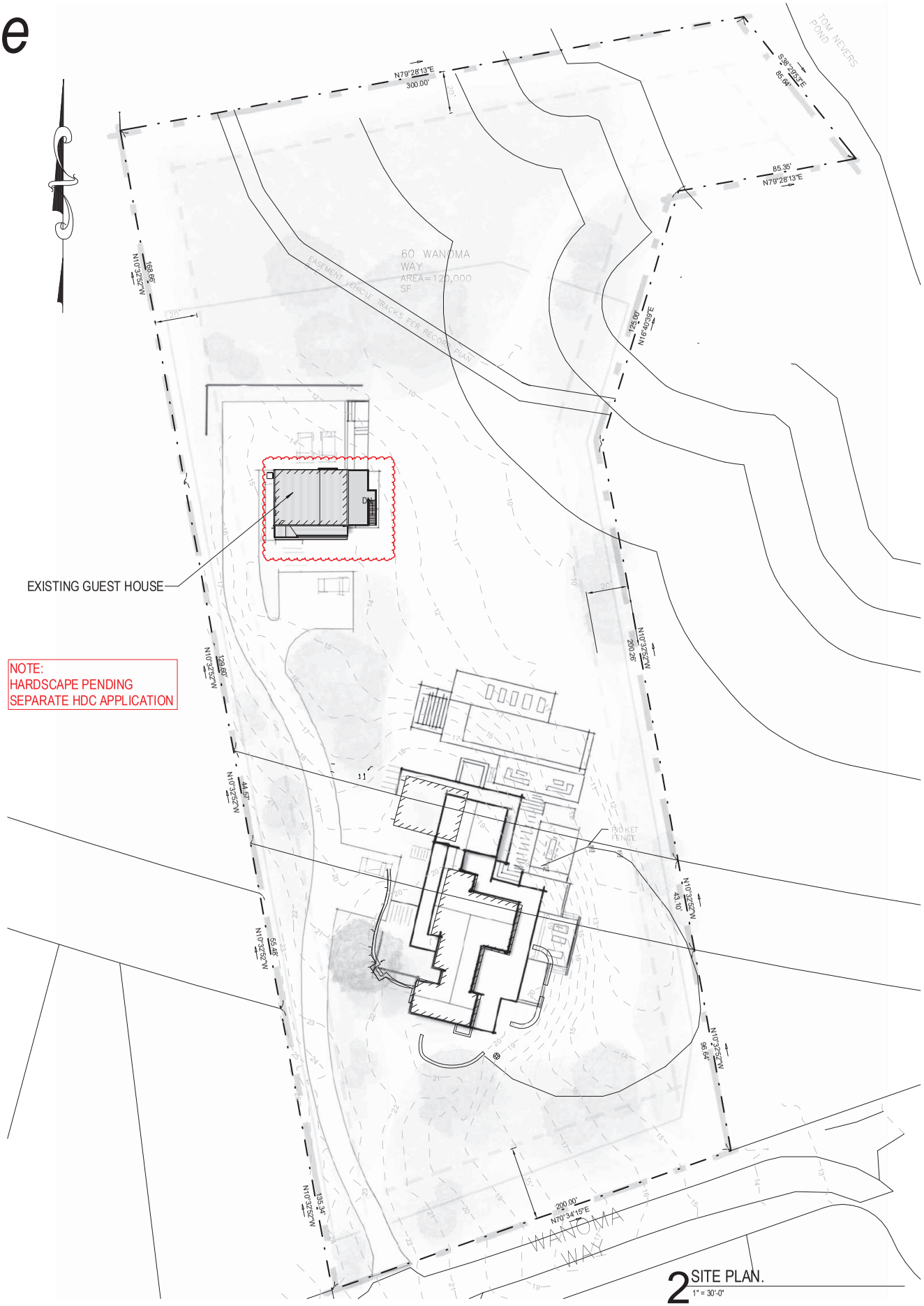


1 Locus Map
1/4" = 1'-0"

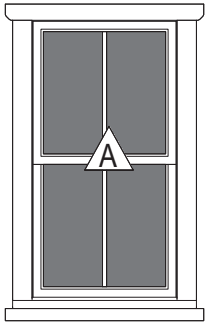
EXIST

NOTE:
HARDSC
SEPARAT

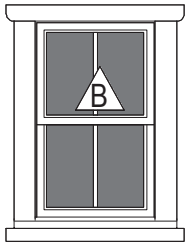
use



2 SITE PLAN.
1" = 30'-0"



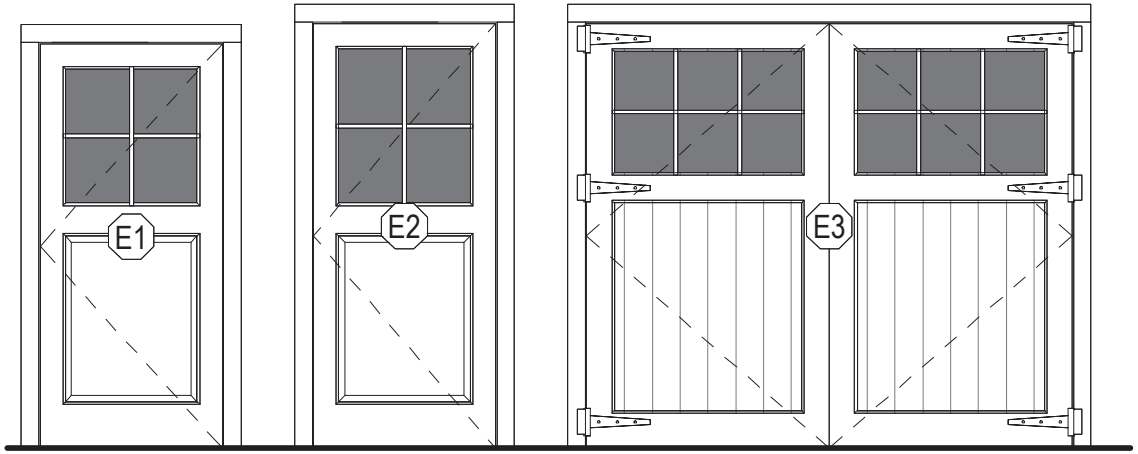
Double Hung
2/2 SDL



Double Hung
2/2 SDL

3 Window Legend

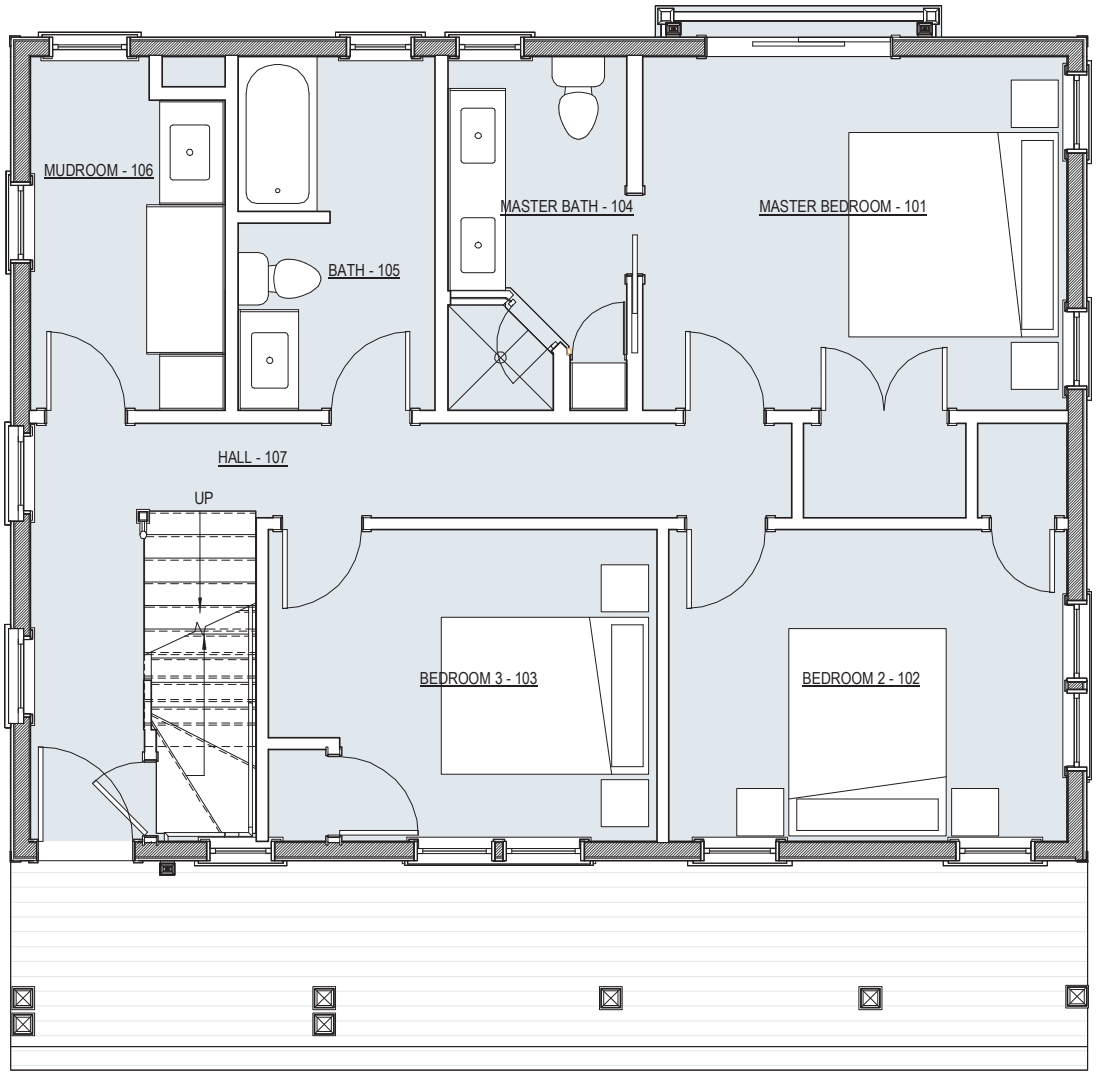
1/4" = 1'-0"



4 Light 1 Panel Door
SDL

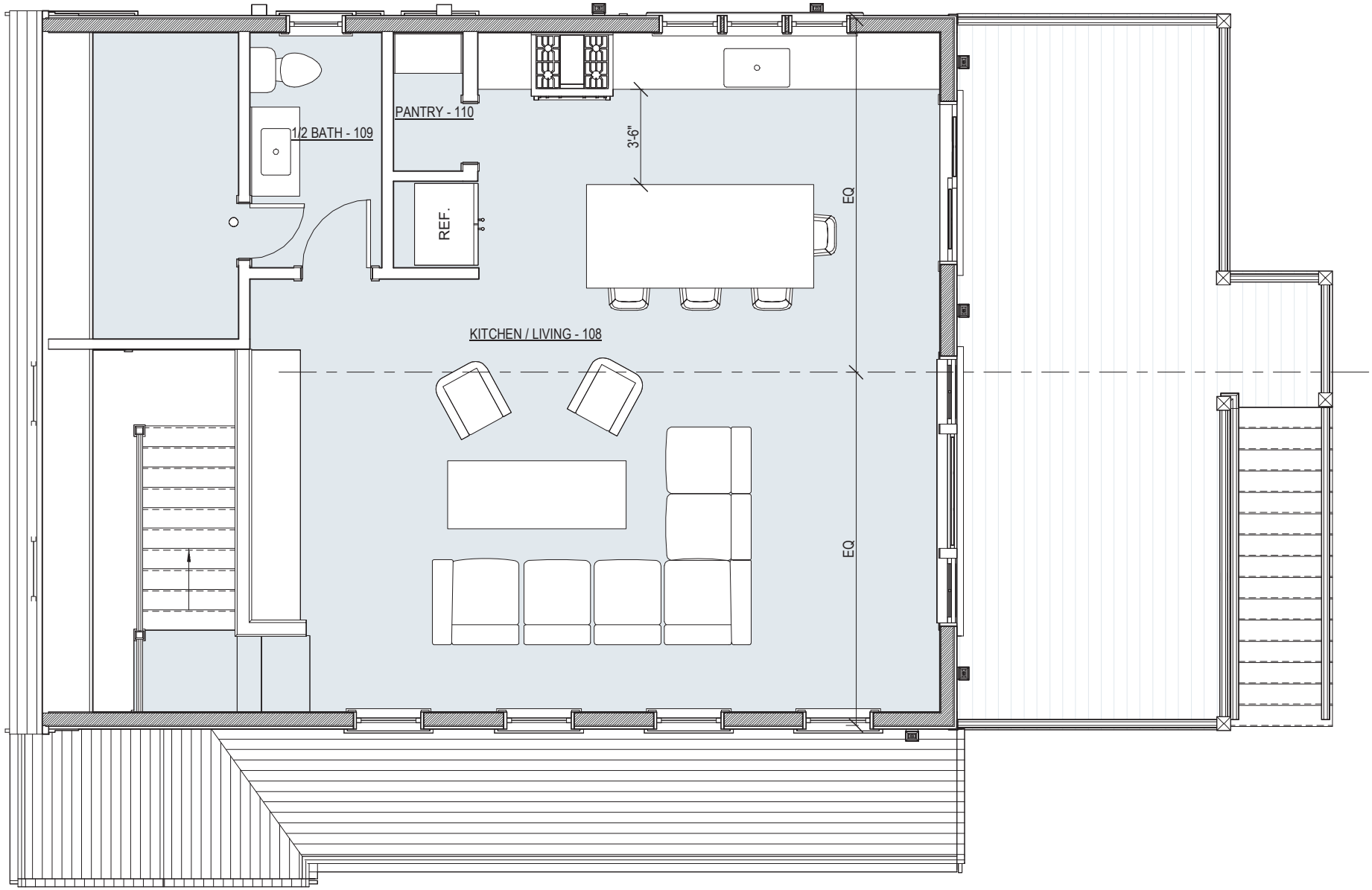
4 Exterior Door Legend

1/4" = 1'-0"



2 First Floor Plan - Proposed

1/4" = 1'-0"



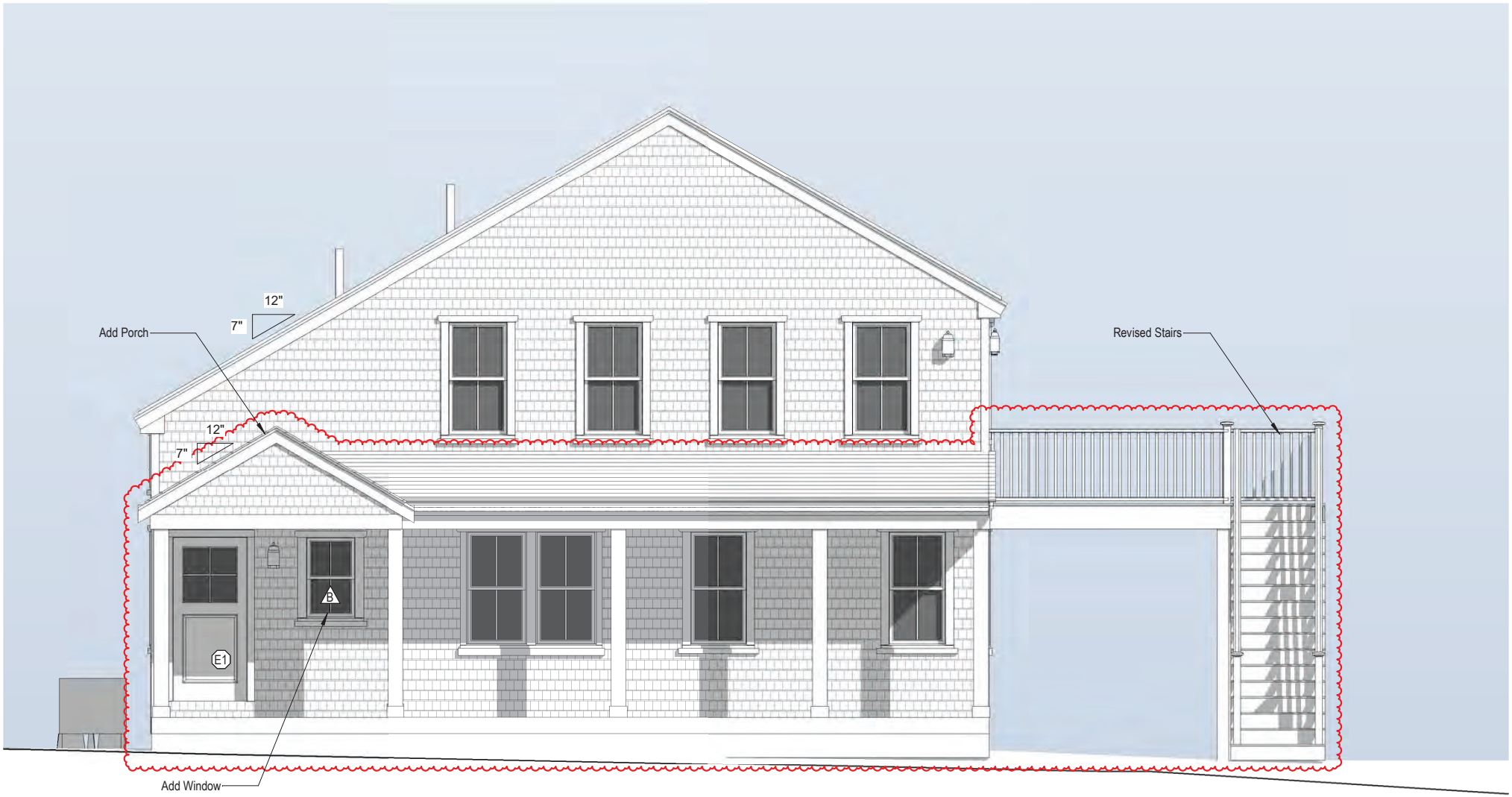
3 Second Floor Plan - Proposed

1/4" = 1'-0"



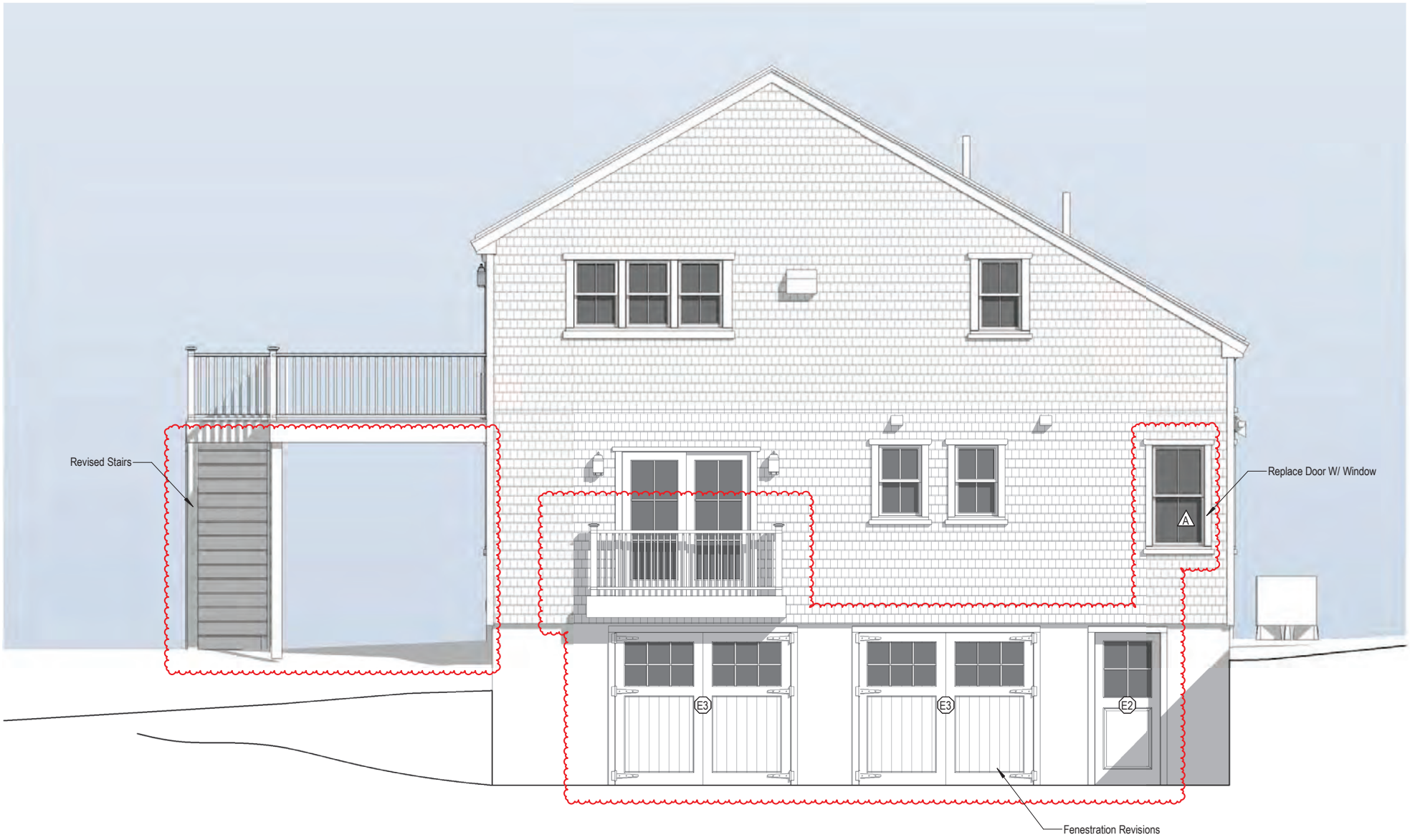
1 East Elevation - Proposed

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...

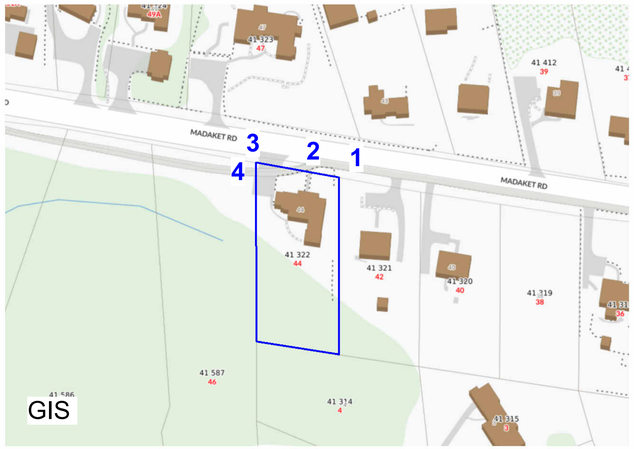
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 06/15/2024

WEBSTER

Main House

44 Madaket, Nantucket, MA



Zoning Information

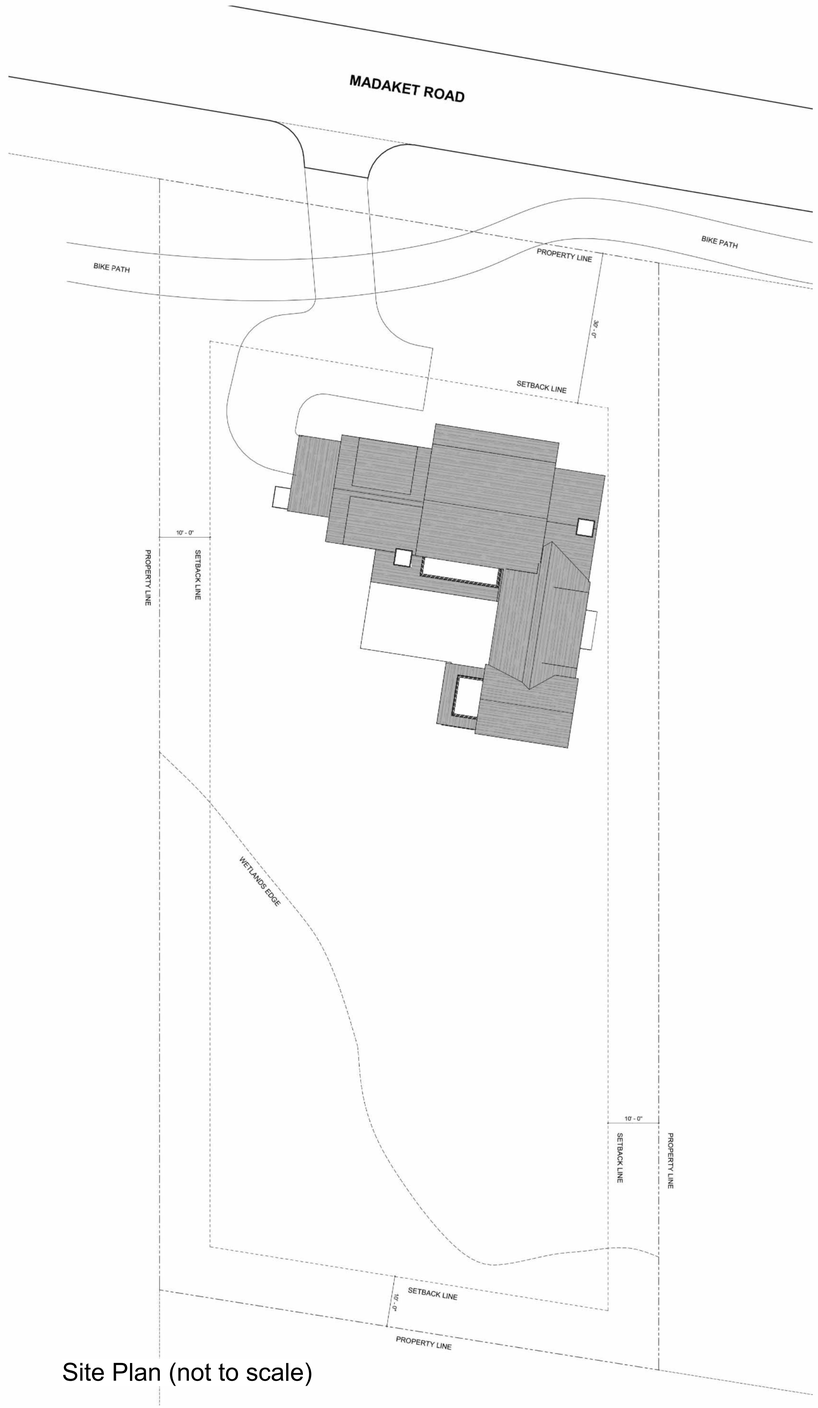
Map: 41
Parcel: 322
Zoning District: R 20
Minimum Lot Size: 20,000 SF
Front Yard Set Back: 30'
Rear Yard Set Back: 10'
Ground Cover Ratio: 12.5%
Lot Area:











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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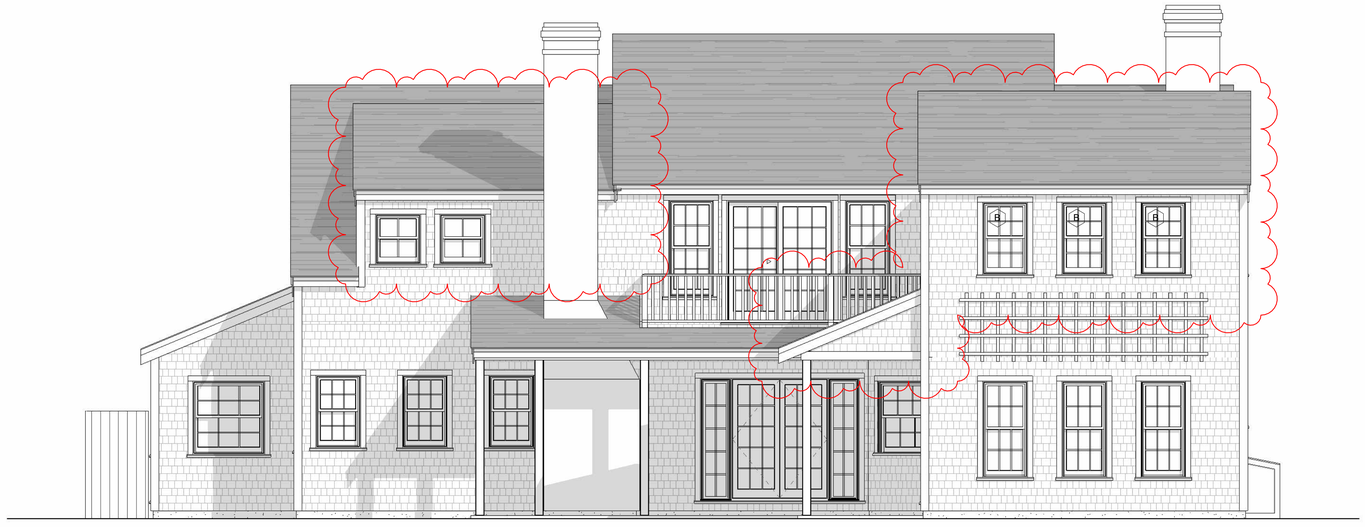
Existing



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



Existing



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

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note
1	2013.03.01	Edit in: View>Revisions

HDC 2

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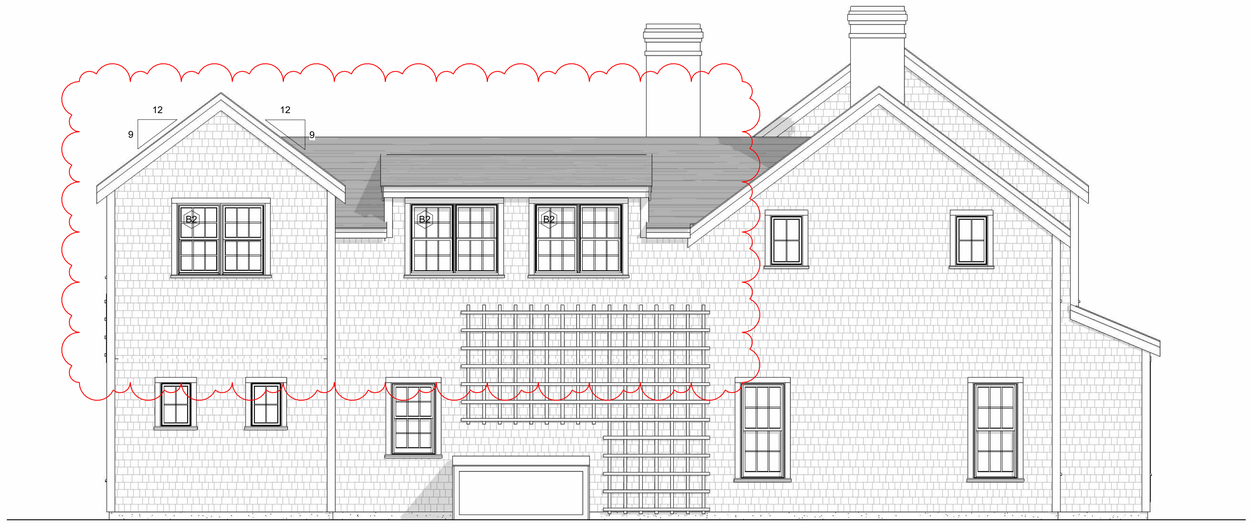
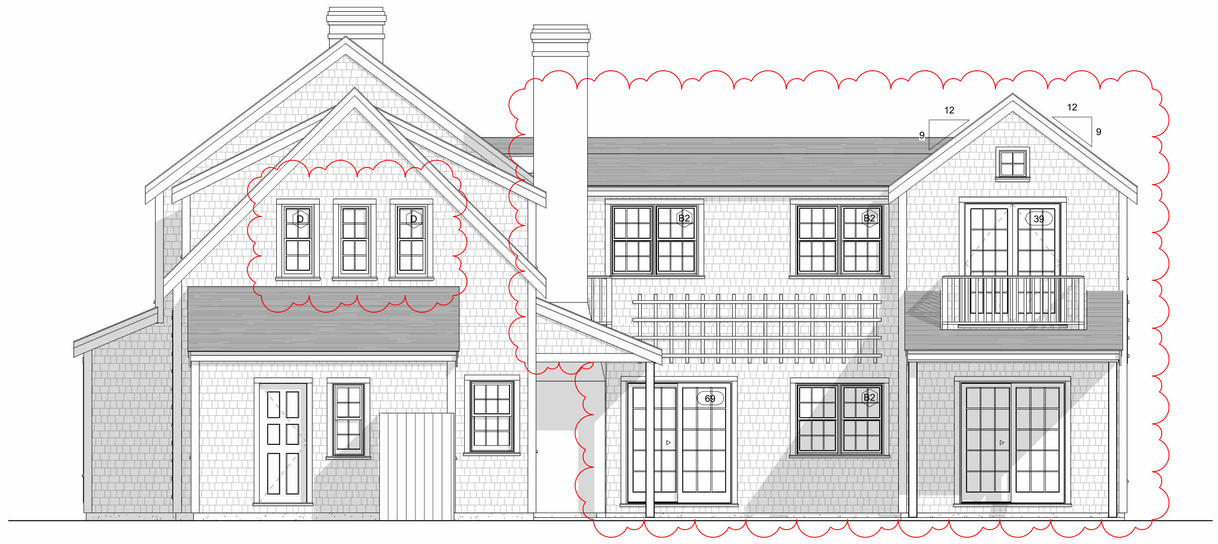
Existing



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



Existing



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

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note
1	2013.03.01	Edit in: View>Revisions

HDC 3

6/13/2024 12:26:27 PM

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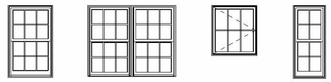
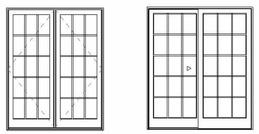
Window Schedule				
Type Mark	Manufacturer	Rough Width	Rough Height	Comments
B	Marvin Windows and Doors	2' - 7"	4' - 1"	
B2	Marvin Windows and Doors	5' - 0 1/4"	4' - 0 3/8"	
D	Marvin Windows and Doors	1' - 10 3/4"	4' - 1 1/2"	
F	Marvin Windows and Doors	2' - 7 1/2"	2' - 10"	
G		1' - 6 1/2"	1' - 6 1/2"	



B B2 F D

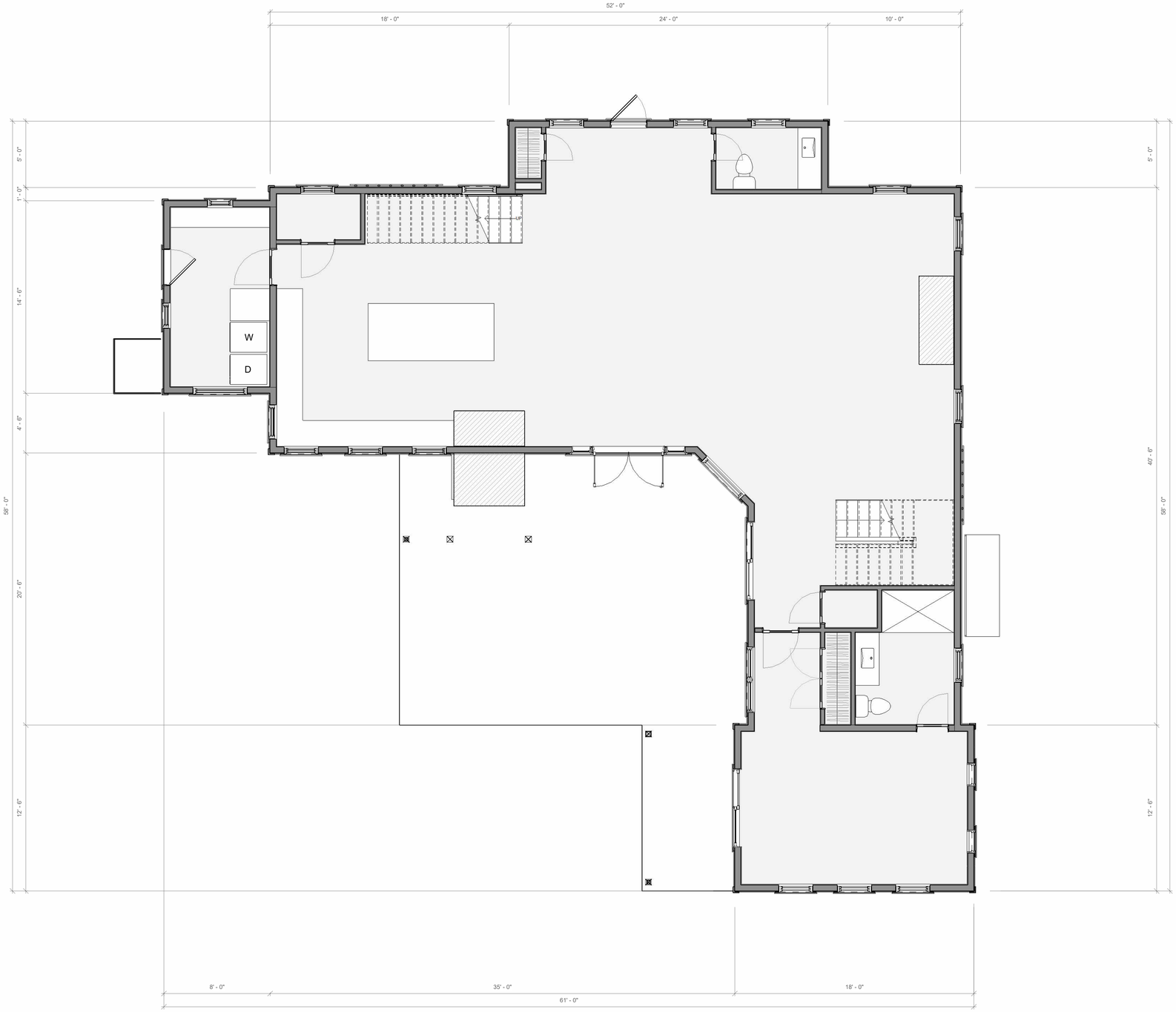
Window Legend
1/4" = 1'-0"

Door Schedule					
Level	Mark	Manufacturer	Rough Width	Rough Height	Comments
EX Floor 1	69	Match Existing	6' - 0"	6' - 10 1/2"	
EX Floor 2	39	Match Existing	5' - 6"	6' - 10 1/2"	



French Door 6068 Sliding Door 6068

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



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

CHIP WEBSTER ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 4

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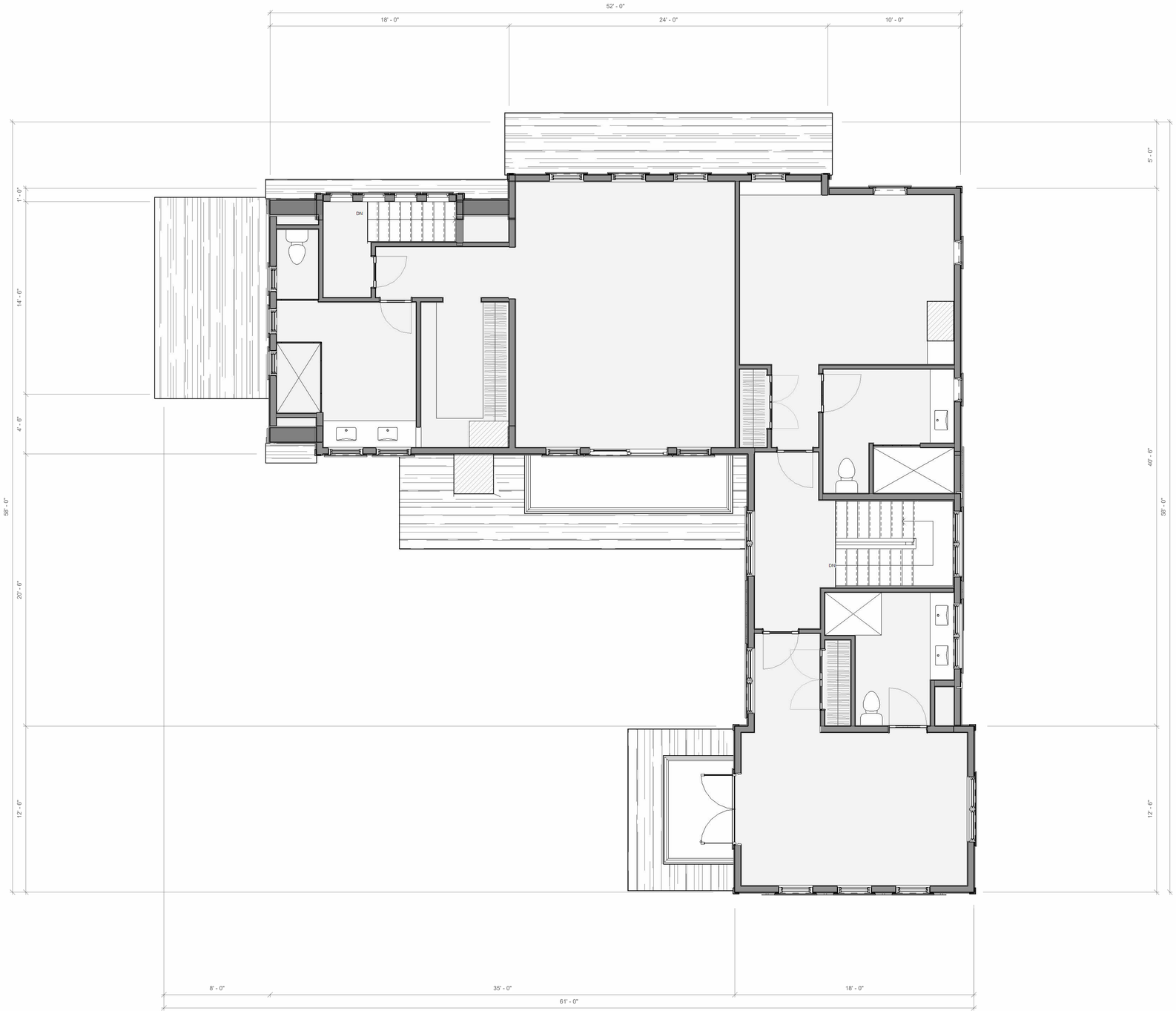

1 Floor 2
1/4" = 1'-0"

Webster
Main House
44 Madaket, Nantucket, MA

HDC - Not For Construction

#	Date	Note

HDC 5

6/13/2024 12:26:29 PM

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26 Jefferson Ave
New Dwelling

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$249.70 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 135.2

Street & Number of Proposed Work: 26 Jefferson Avenue

Owner of record: Rug Cottage Nominee Trust: Peter + Bonnie McLaughlin Trustees

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 43'-6" Sq. Footage 1st floor: 1248.5 Decks/Patio: Size: 6' x 13' ☒ 1st floor ☐ 2nd floor
Width: 44'-6" Sq. footage 2nd floor: _____ Size: 3'-6" x 3'-6" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South 0 to -9" East 0 to -7½" West -4½" + -4½"

Height of ridge above final finish grade: North 16'-7" South 19'-1" East 19'-1" West 15'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5'-0" MAX ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 4 /12 Dormer ____/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 12 Lite/Panel, Wood Rear _____ Side 15 Lite/Panel + 24 Lite/Panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 6/11/24 Signature of owner of record _____ Signed under penalties of perjury

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Cohasset, MA 02025

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PO Box 274
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Lafayette Hill, PA 19444

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Naples, FL 34103

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HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 26 Jefferson Avenue

Tax Map Number: 30 Parcel Number: 135.2

Owner of Record: Pug Cottage Nominee Trust

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: June 17, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Pug Cottage Nominee Trust

MAILING ADDRESS: PO Box 274 Lafayette Hill, PA 19444

PROPERTY LOCATION: 26 Jefferson Avenue

ASSESSORS MAP/PARCEL: 30/135.2

SUBMITTED BY: Botticelli + Pohl

SEE ATTACHED PAGES

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

June 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.07 10:50:14 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
30	129	1	DOLAN SHELLEY W		775 LINCOLN AVE	WINNETKA	IL	60093	1 PAWGUVET LN
30	134		AMBRECHT FAMILY TRUSTS LLC	C/O REEVES D AMBRECHT	26 DEEP RUN	COHASSET	MA	02025	28 JEFFERSON AV
30	135		MCCAUSLAND PETER TRST ETAL	SEVEN DOORS NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13 LINCOLN AV
30	135	1	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE HILL	PA	19444	13A LINCOLN AV
30	135	3	MCCAUSLAND PETER TRST ETAL	PUG COTTAGE NOM TRUST	PO BOX 274	LAFAYETTE	PA	19444	24 JEFFERSON AV
30	250		GLAVIN MARTIN G & KIMBERLY D		4051 GULF SHORE BLVD	NAPLES	FL	34103	6 PAWGUVET LN
Count:	**6**								

DOLAN SHELLEY W
775 LINCOLN AVE
WINNETKA, IL 60093

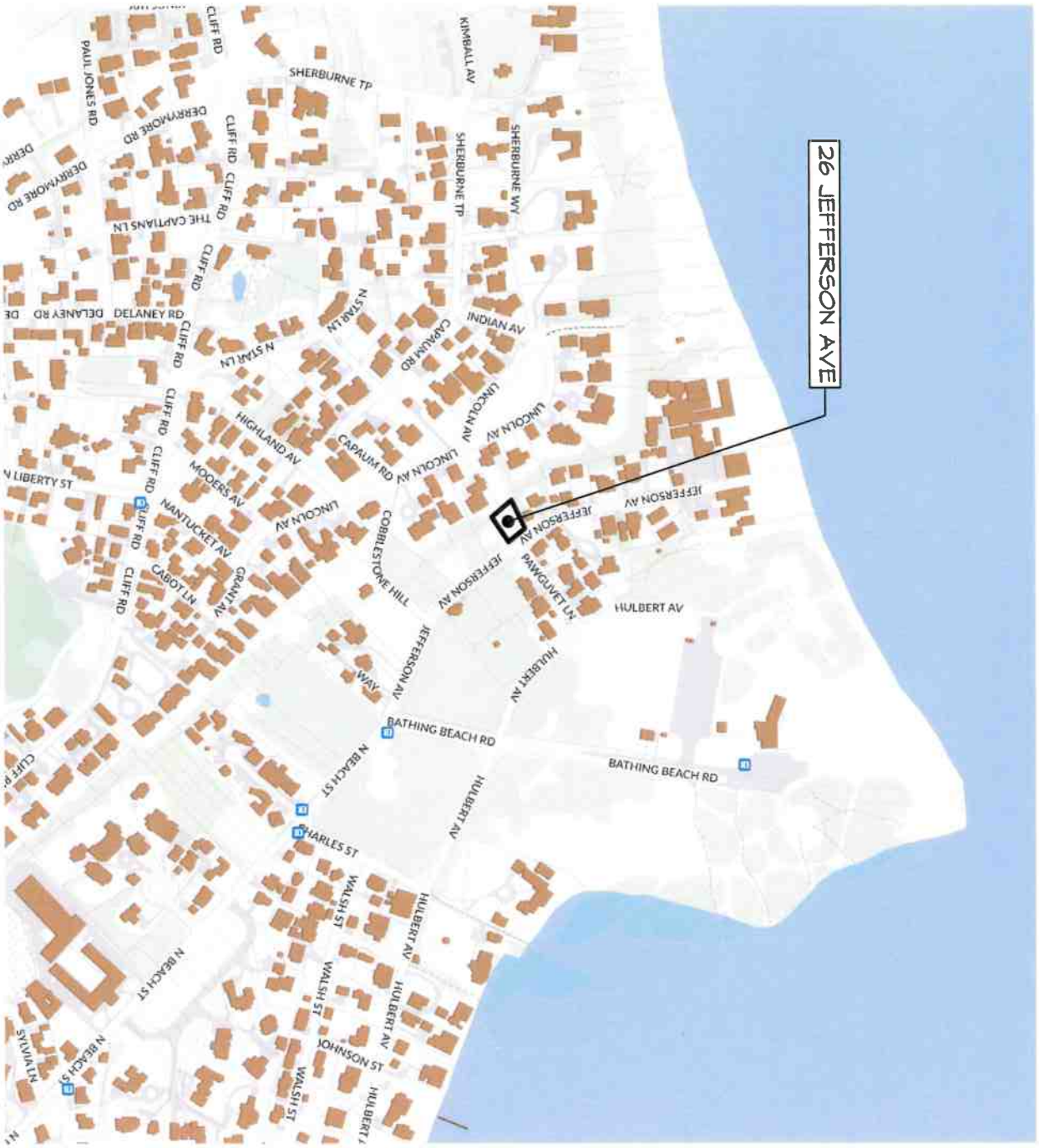
AMBRECHT FAMILY TRUSTS LLC
C/O REEVES D AMBRECHT
26 DEEP RUN
COHASSET, MA 02025

MCCAUSLAND PETER TRST ETAL
SEVEN DOORS NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
LAFAYETTE HILL, PA 19444

MCCAUSLAND PETER TRST ETAL
PUG COTTAGE NOM TRUST
PO BOX 274
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

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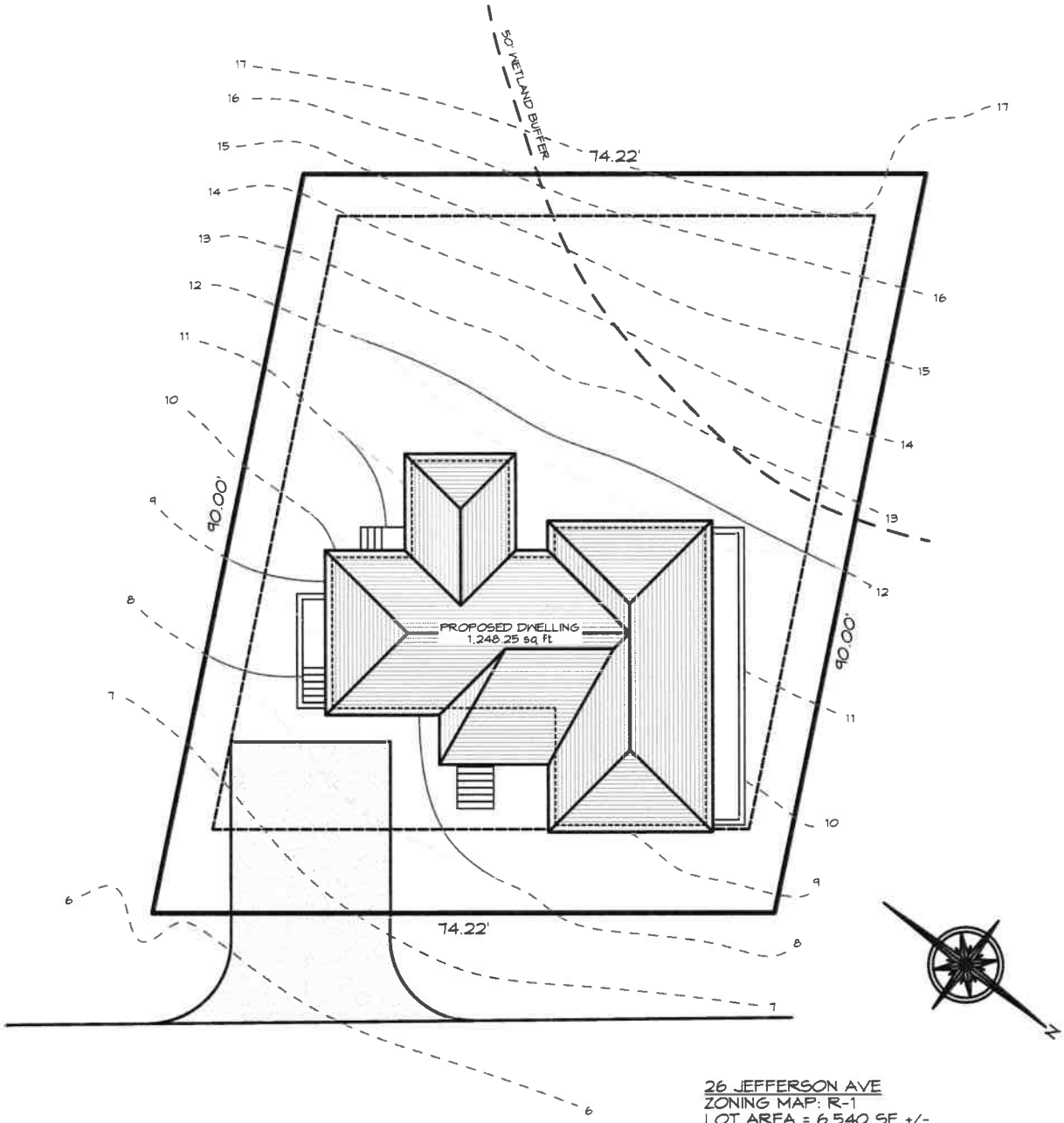
Locus Map

BOTTICELLI & POHL

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



26 JEFFERSON AVE
ZONING MAP: R-1
LOT AREA = 6,540 SF +/-
ALLOWABLE GROUND
COVERAGE = 1,962 SF

L-1.2

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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Site Plan

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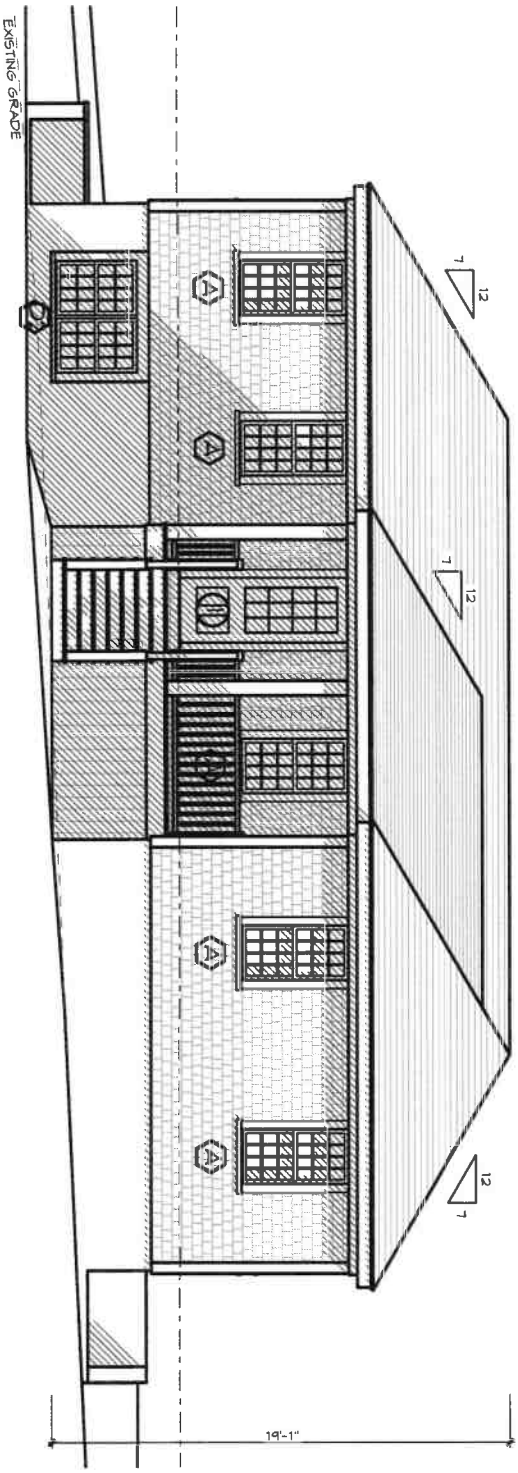

ID# A-2.1

Residence at
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Nantucket, MA 02554

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East Elevation

BOTTICELLI & POHL

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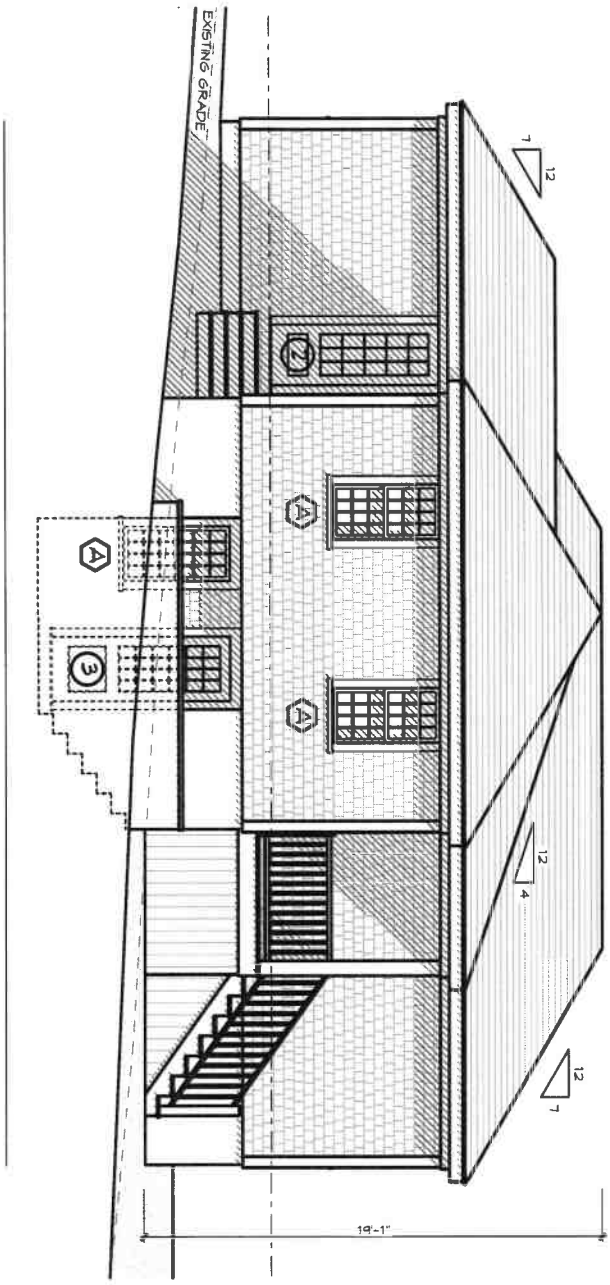

A-2.2

ID#

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

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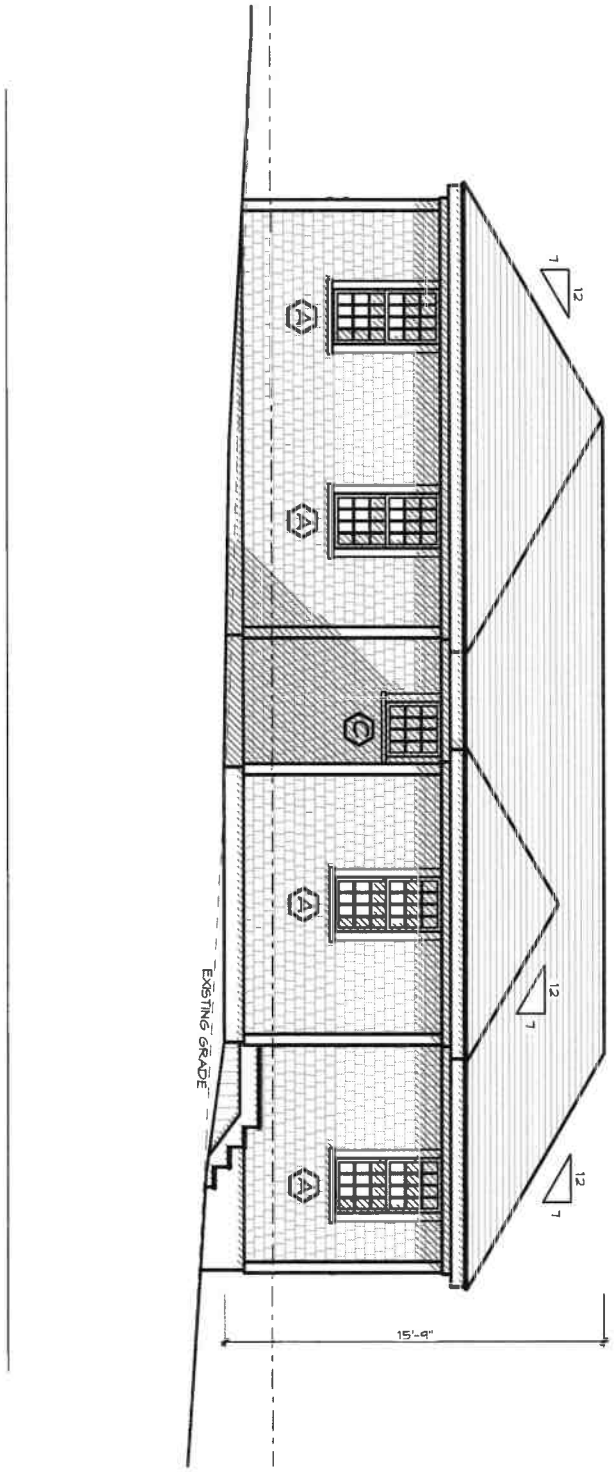

ID# A-2.3

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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West Elevation

BOTTICELLI & POHL

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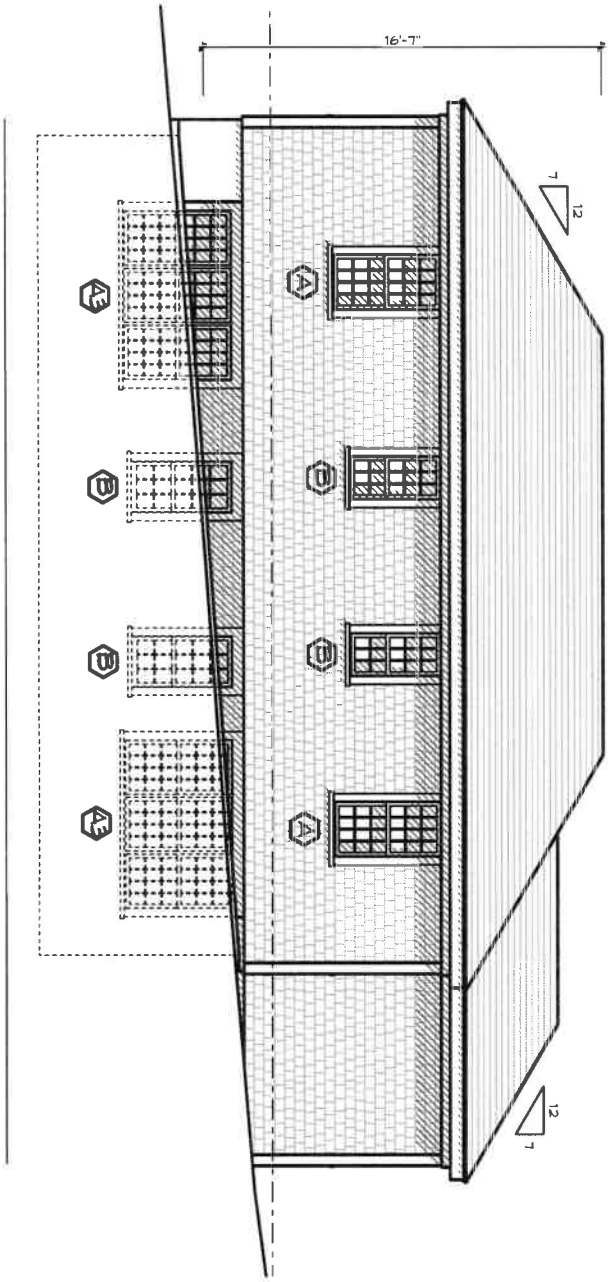
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4 ID#

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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North Elevation

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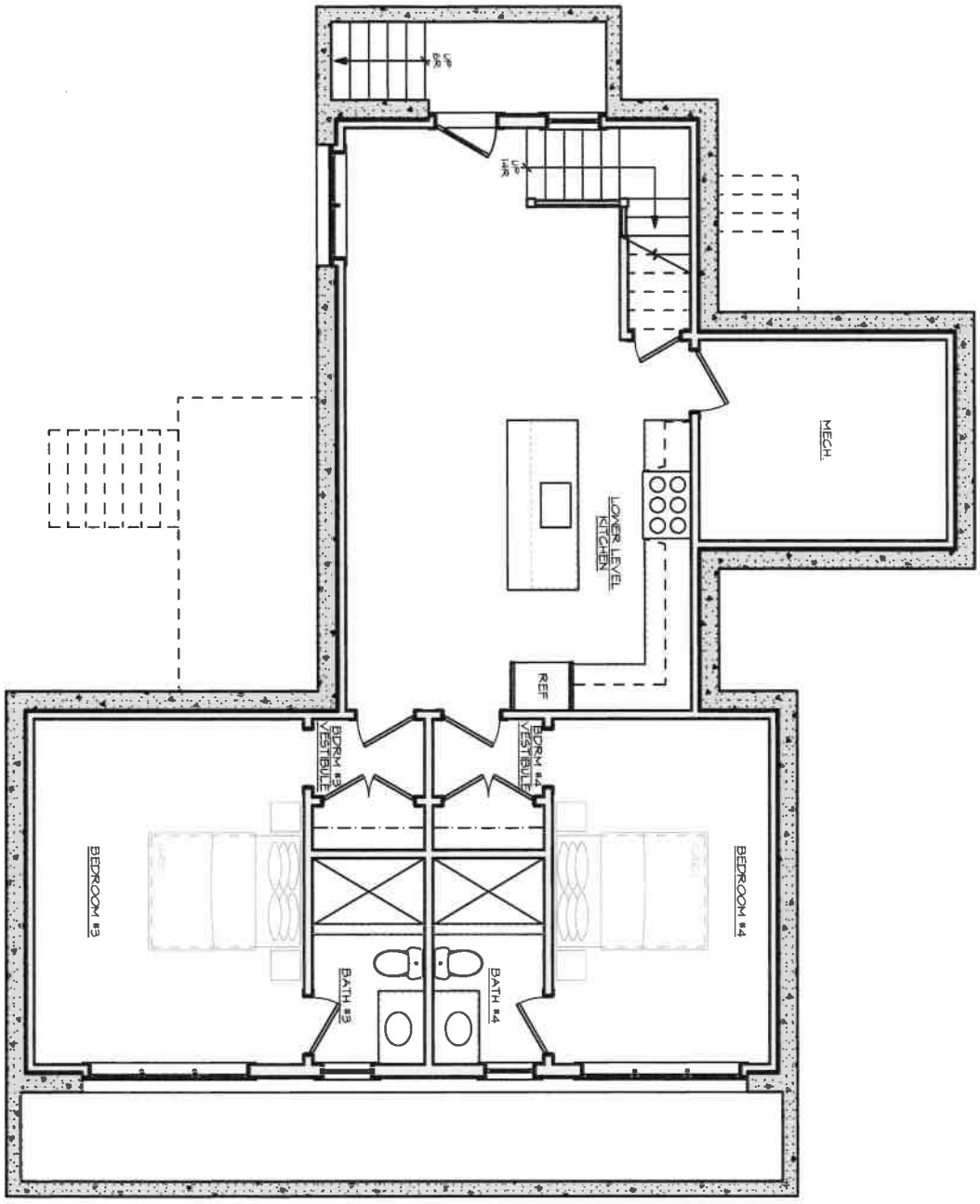
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.1

Residence at
40 Easton Street
Nantucket, MA 02554

MAP NO: 42.1.4 ZONING INFO: R1
PARCEL NO: 20 PROJECT NO: REVISED: 8/22/22

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Lower Level Plan

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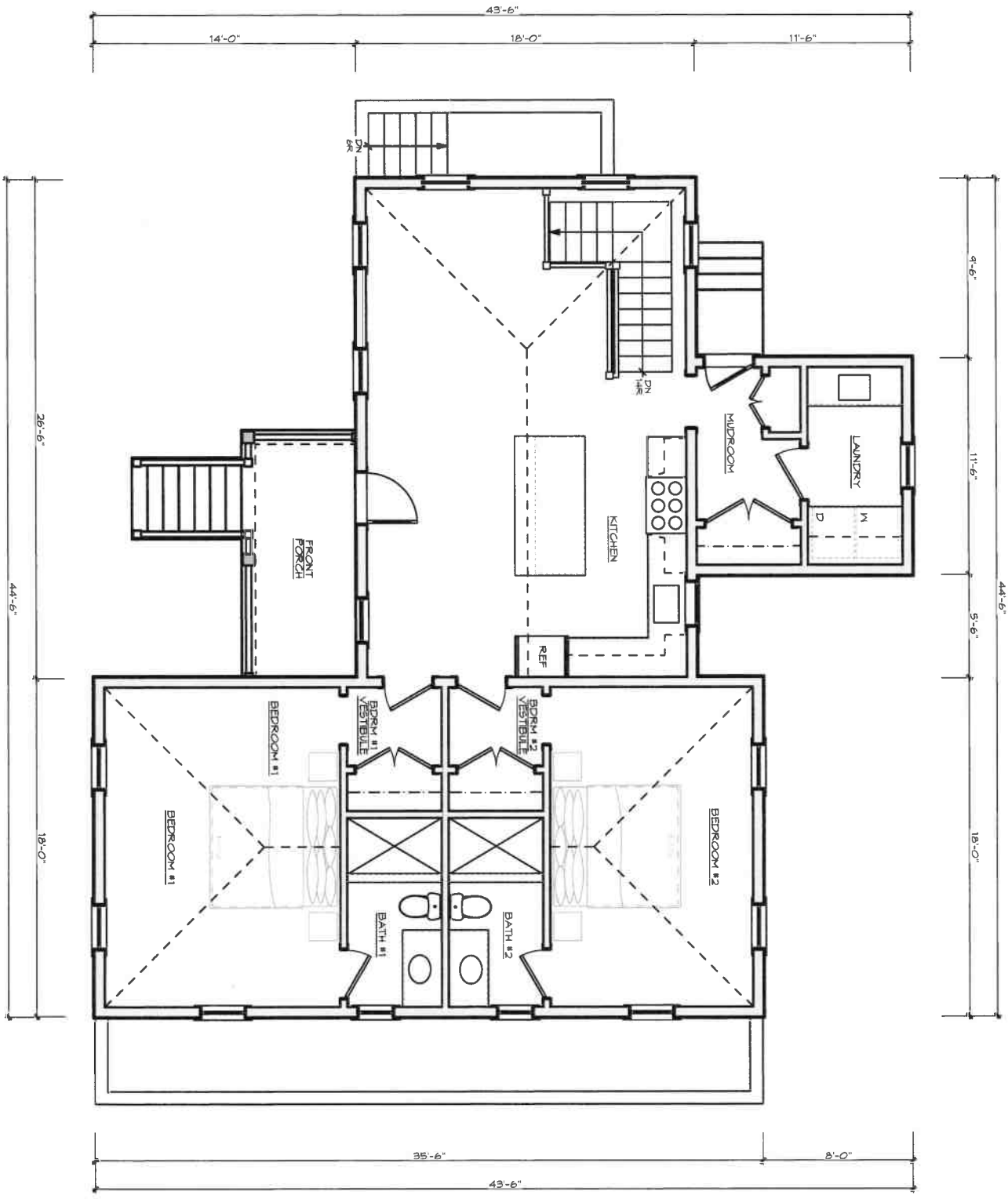

ID # A-1.2

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

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P 508 228 5455

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P 617 482 4543

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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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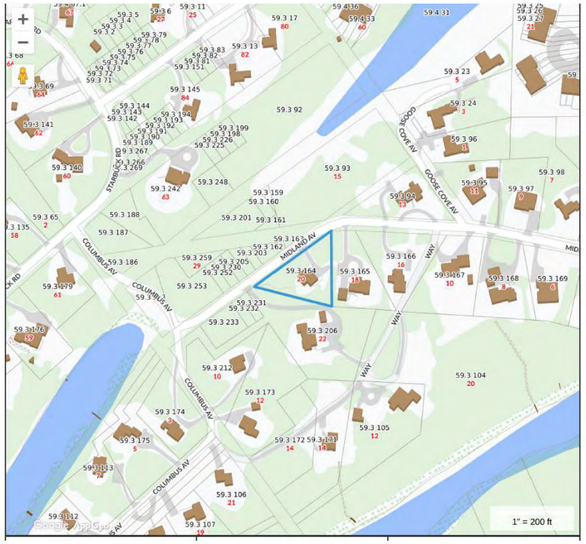

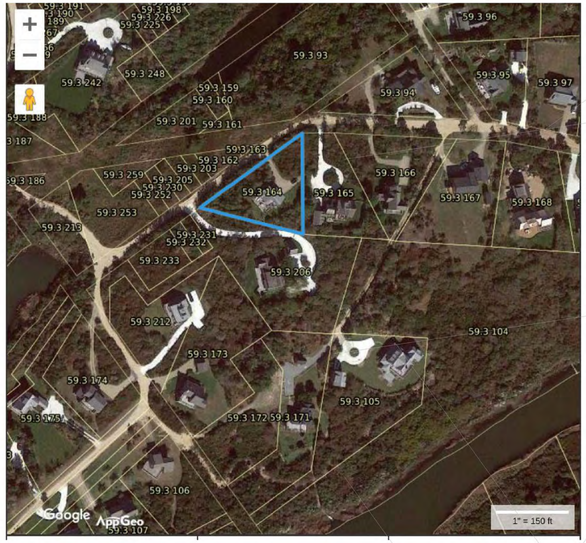









1 Site - HDC Proposed
1" = 15'-0"

HDC Submission

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The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Tuorto Family

Project
Renovation

Location
20 Midland Avenue
Nantucket MA

59.3 / 164

Structure
Site

Project Status

#	Description	Date
6	HDC Submission	2024.06.17

Site

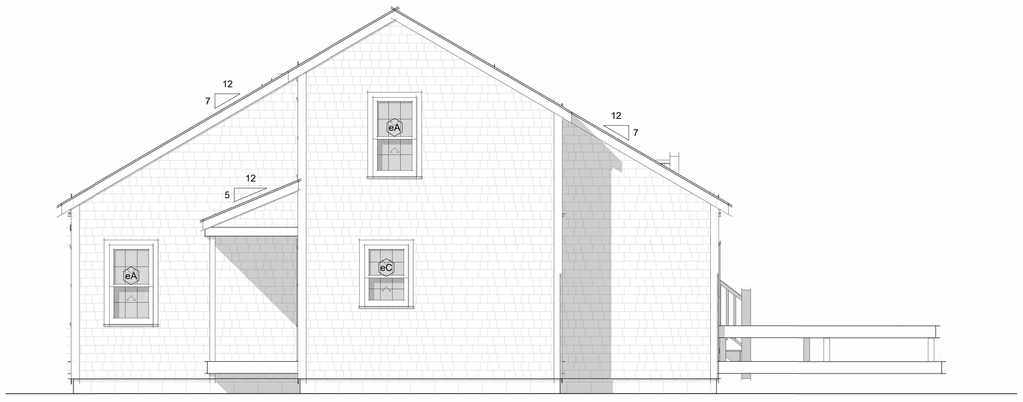
HDC1.0



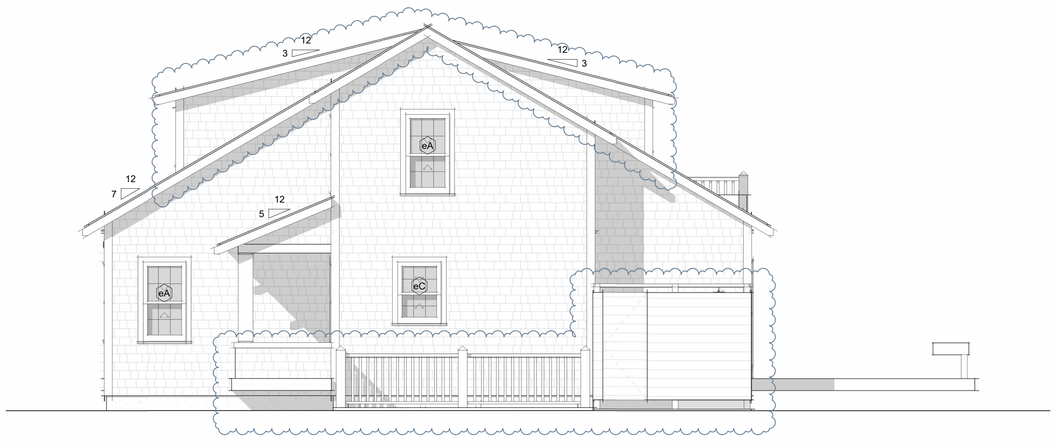
6 **North East - Existing**
1/4" = 1'-0"



1 **North East - HDC Proposed**
1/4" = 1'-0"



5 **North West - Existing**
1/4" = 1'-0"



2 **North West - HDC Proposed**
1/4" = 1'-0"

HDC Submission

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59.3 / 164

Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Elevations

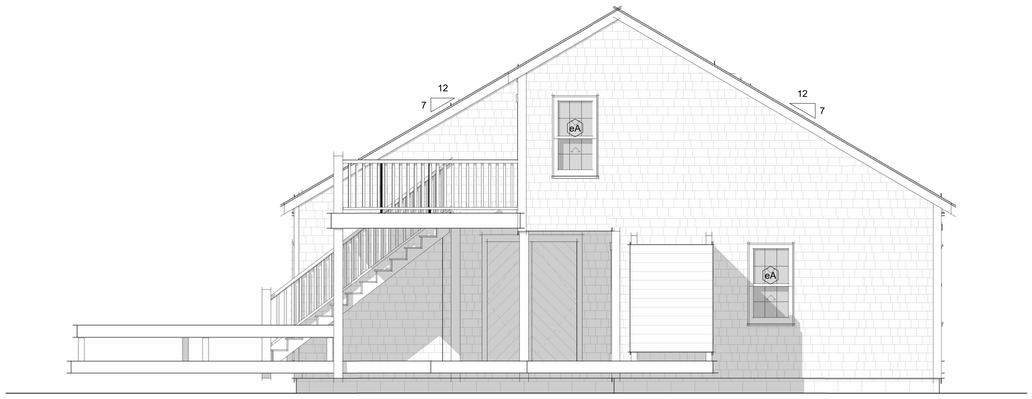
HDC1.1



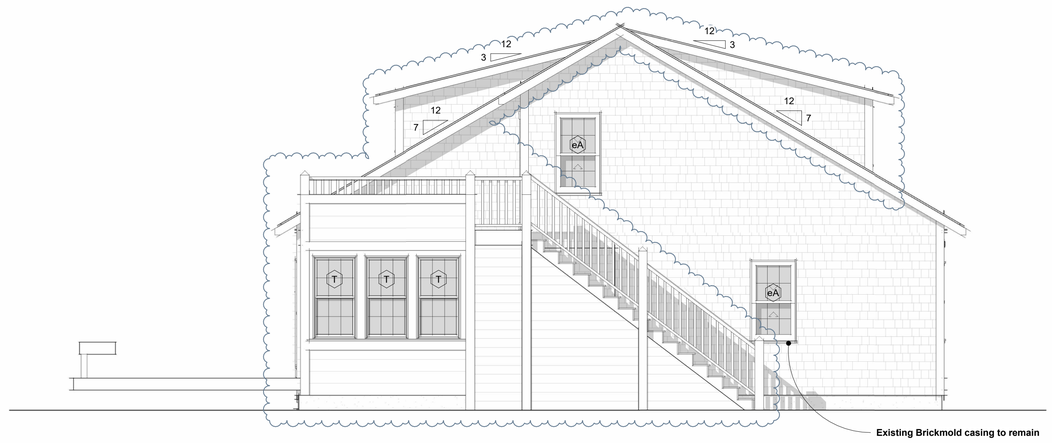
1 **South West - Existing**
1/4" = 1'-0"



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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Location
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Nantucket MA

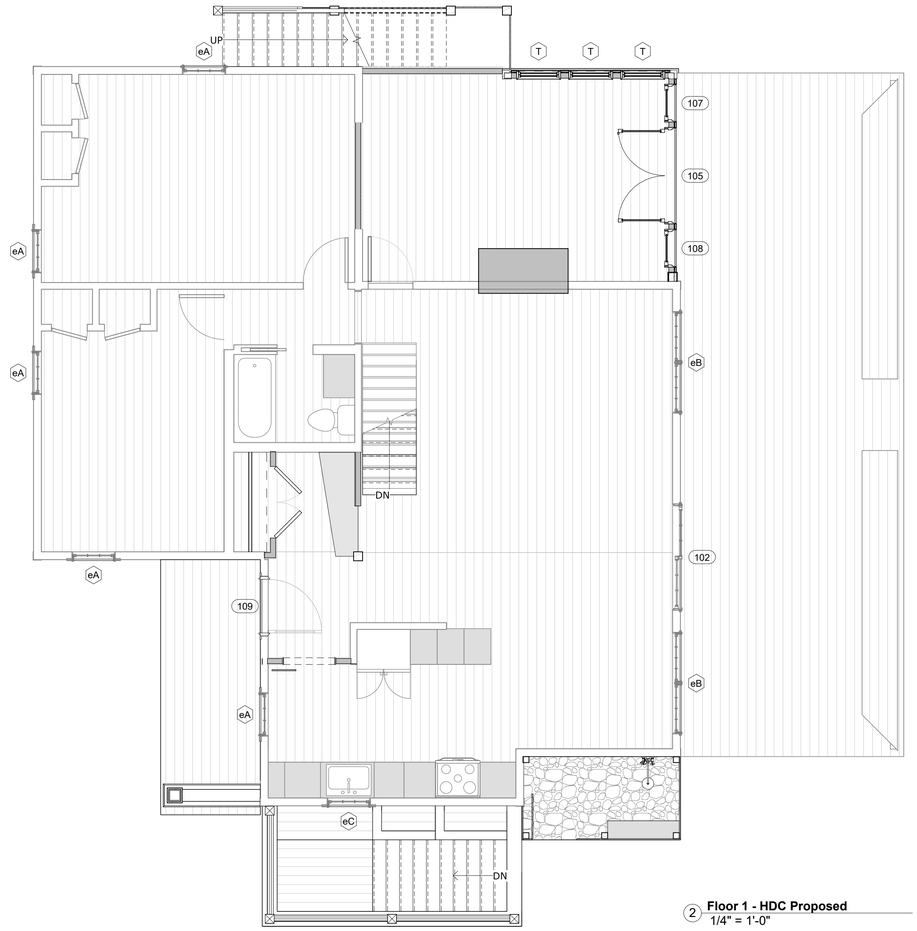
59.3 / 164

Structure
House

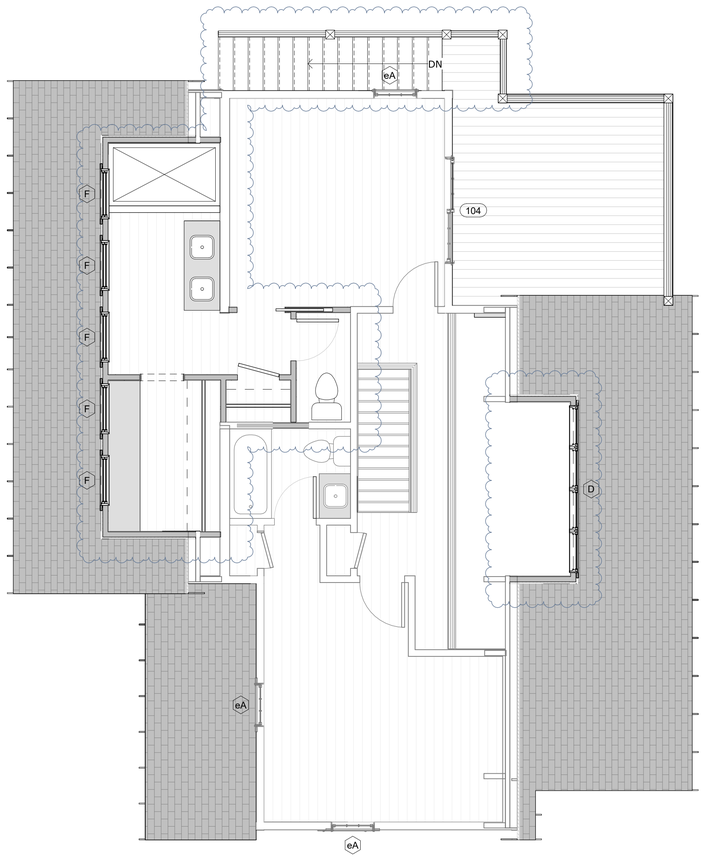
#	Description	Date
6	HDC Submission	2024.06.17

Elevations

HDC1.2



2 **Floor 1 - HDC Proposed**
1/4" = 1'-0"



1 **Floor 2 - HDC Proposed**
1/4" = 1'-0"

Door Schedule - HDC Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Phase Created	Function	Comments
105	Marvin Windows and Doors	UID 5468	5'-5 5/8"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
106	Marvin Windows and Doors	UID 3080	3'-2 7/16"	8'-2 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
107	Marvin Windows and Doors	UID 2068	2'-2 7/16"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
108	Marvin Windows and Doors	UID 2068	2'-2 7/16"	6'-10 1/2"	Aluminum-Marvin-Stonewhite	New Construction	Exterior	
109	Simpsons Door Company	77664	3'-4"	6'-10"		New Construction	Exterior	Painted - Folger Blue

Window Schedule - HDC Proposed

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Phase Created	Cladding Material	Comments
New TO Slab	J	Marvin Windows and Doors	ELDH3456	2'-10 1/2"	4'-8 1/4"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 1	T	Marvin Windows and Doors	ELDH3056	2'-6 1/2"	4'-8 1/4"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 2	D	Marvin Windows and Doors	ELAWN2527	9'-5"	2'-3 5/8"	New Construction	Ultrex-Marvin-Stonewhite	
Floor 2	F	Marvin Windows and Doors	ELDH3436	2'-10 1/2"	3'-0 1/4"	New Construction	Ultrex-Marvin-Stonewhite	

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Structure
House

#	Description	Date
6	HDC Submission	2024.06.17

Plans

HDC1.3

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.1.4 PARCEL N°. 17

Street & Number of Proposed Work: 32 Easton

Owner of record: Ducks Crossing llc

Mailing Address: 1651 Waverly st

Palo Alto CA 94301

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: 228 7820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: N/A

Original Date: 1960

Original Builder: unknown

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

REVISIONS* (describe)

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

Replace windows, Doors casings & sidewall as Required

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____

Trim White Sash White Doors White

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ Signature of owner of record _____

Signed by Agent under Power of Attorney

Signed under penalties of perjury

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.104
Historic Name:	
Common Name:	
Address:	32 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point;
Local No:	4214-017; BP3-33;
Year Constructed:	1960
Architectural Style(s):	No style;
Use(s):	Out Building; Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation; Transportation;
Area(s):	NAN.C, NAN.D
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Concrete Unspecified;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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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 2:52 PM

NAN.104

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP3-33
MAP/PARCEL#: 4214-017

104

Recorded by: CR Date: 07/19/89 Organization: AGS

CD
Absent
VIUS. MSW

IDENTIFICATION

1. Street Name & No.: 32 EASTON ST

2. Building Name: N/A

3. Ownership: Private

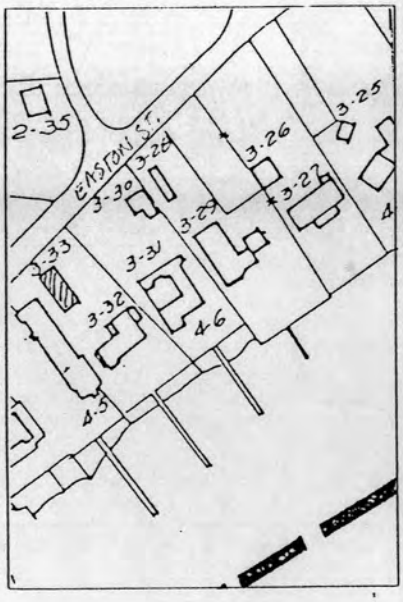
4. Present Owner: CROSS, LISA W

5. Ownership History:
Unknown

6. Use: Original: Garage/Guesthouse Present: Garage/Guesthouse
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"



9



Revised 5/89

NAN.104

Survey/Film Roll #: BP3-33

104

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:S/1-M
11. Approximate Frontage (ft.): 25
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Gabled
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: BP3-32
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Skylight,Cupola,
Trellis
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 2
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1960
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records



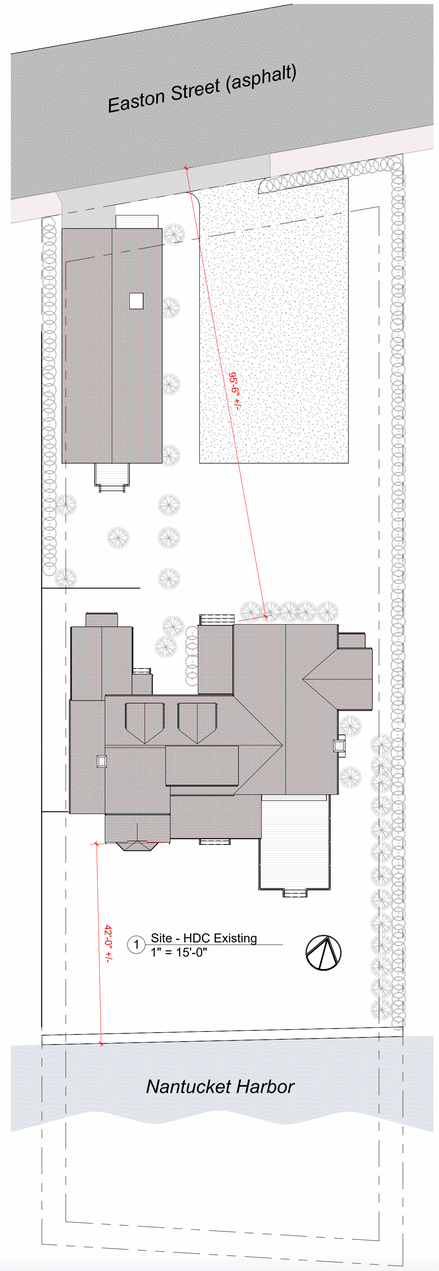
Locus



Aerial


Harbor View


Street View





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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Mitigation

Location
32 Easton St
Nantucket, MA

42.1.4 / 17

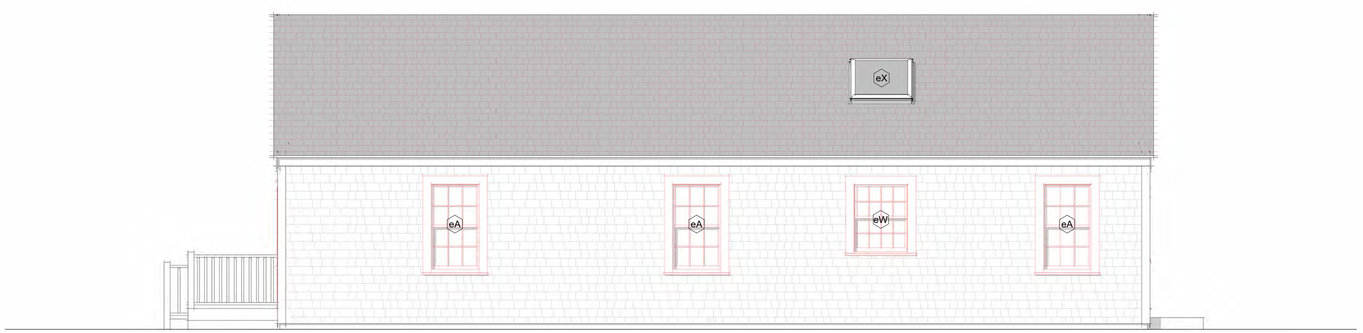
Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

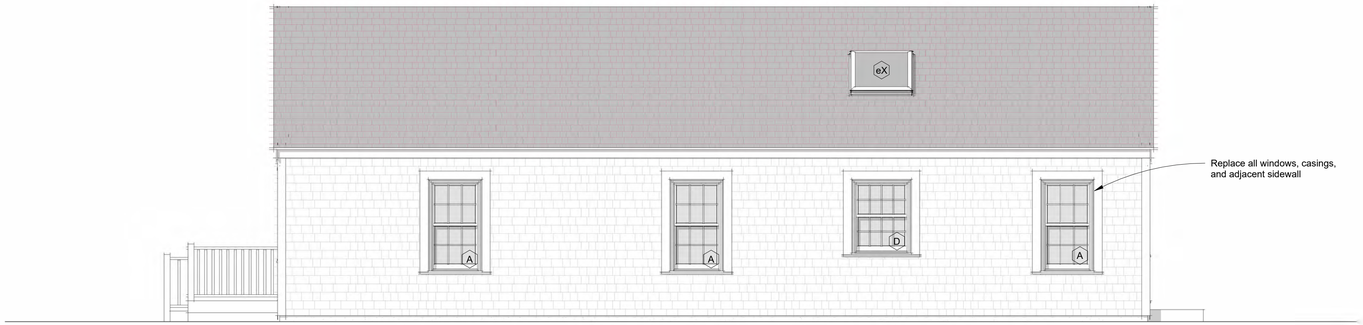
HDC1.0



5 **East - Driveway Side - Demo**
1/4" = 1'-0"



6 **North - Street Side - Demo**
1/4" = 1'-0"



2 **East - Driveway Side - Proposed**
1/4" = 1'-0"



1 **North - Street Side - Proposed**
1/4" = 1'-0"


East Elevation


North Elevation

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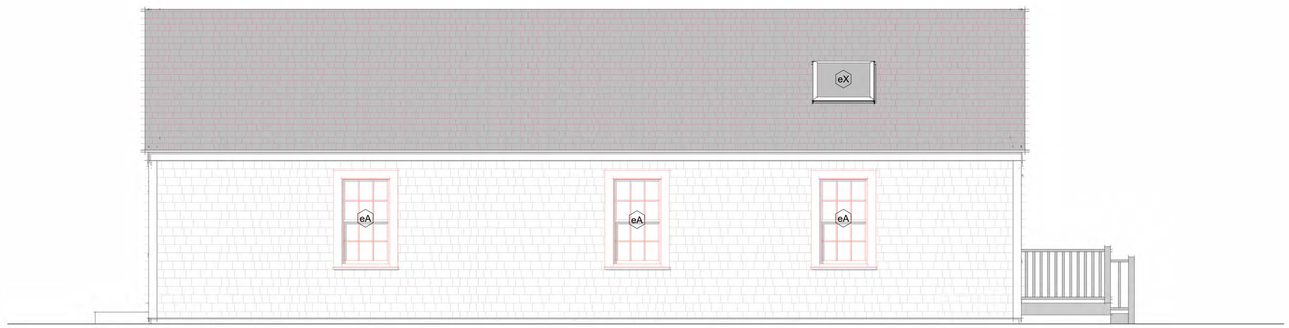
42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

Elevations North & East

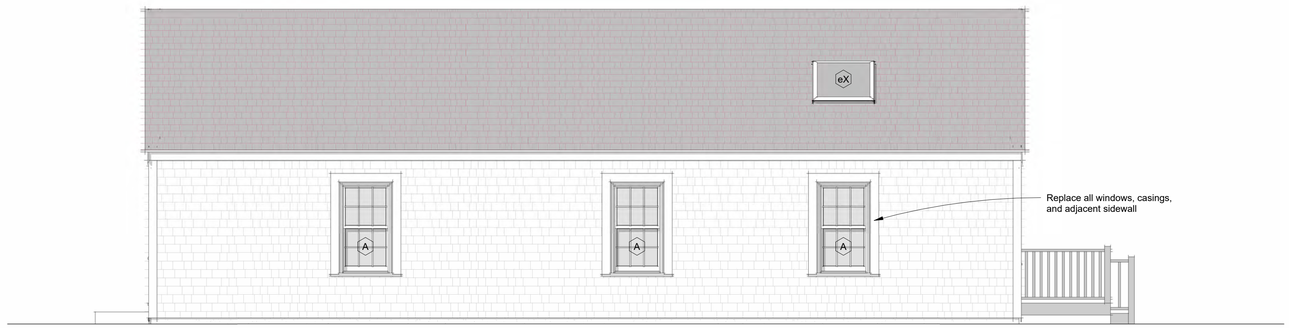
HDC1.1



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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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
Cottage

#	Description	Date
1	HDC Submission	2024.06.17

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

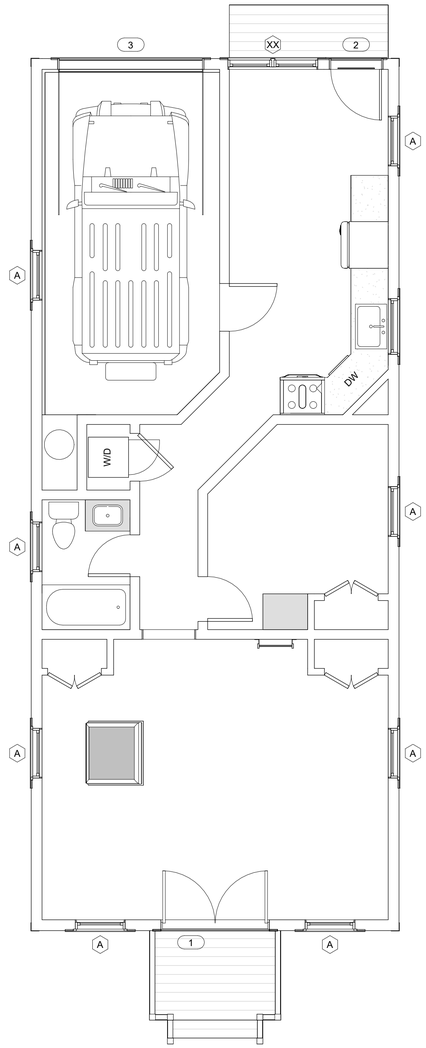
Level	Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Phase Created
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
Floor 1	A	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	Lead Remediation
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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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

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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

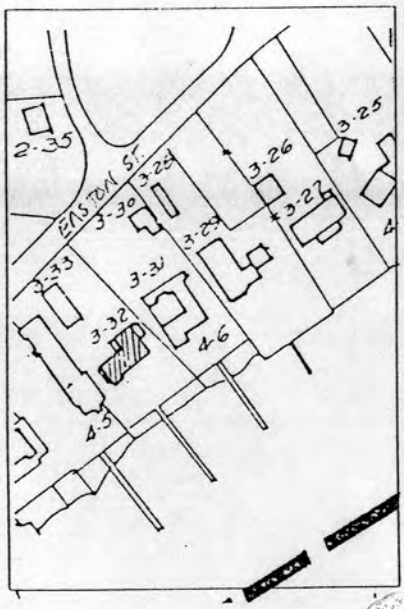
4. Present Owner: CROSS, LISA W.

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
Nantucket, MA

42.1.4 / 17

HDC

No.	Description	Date
1	HDC Submission	2024.06.17

HDC1.2

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1971

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.3

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

No.	Description	Date
1	HDC Submission	2024.06.17

HDC1.4

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Nantucket, MA

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No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.5

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

No.	Description	Date
1	HDC Submission	2024.06.17

HDC1.6

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1954



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.7

No.	Description	Date
1	HDC Submission	2024.06.17

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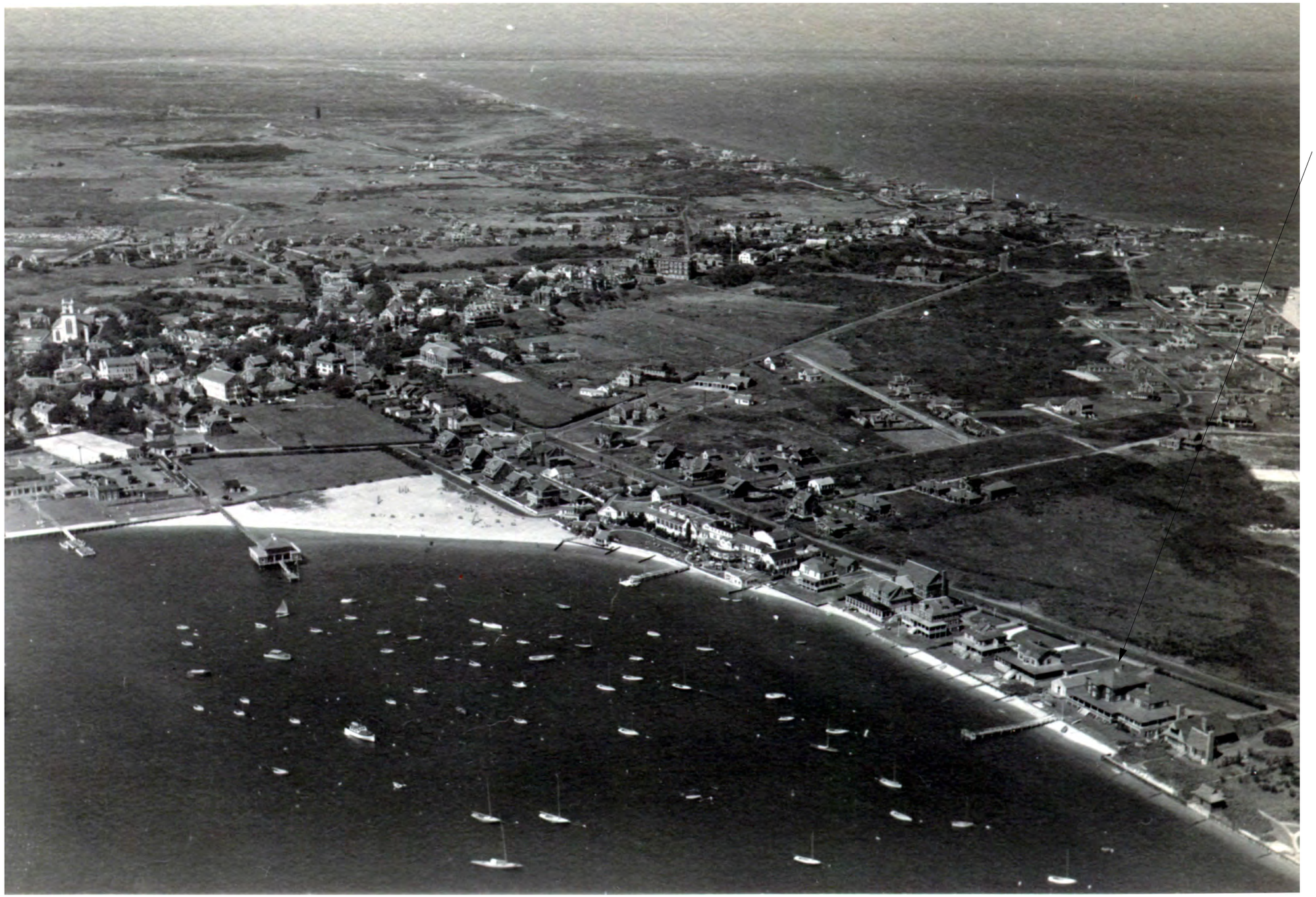

1940s
Original house
Demolished ~1948

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Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.8

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1940
Original house

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.9

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42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.10

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Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.11

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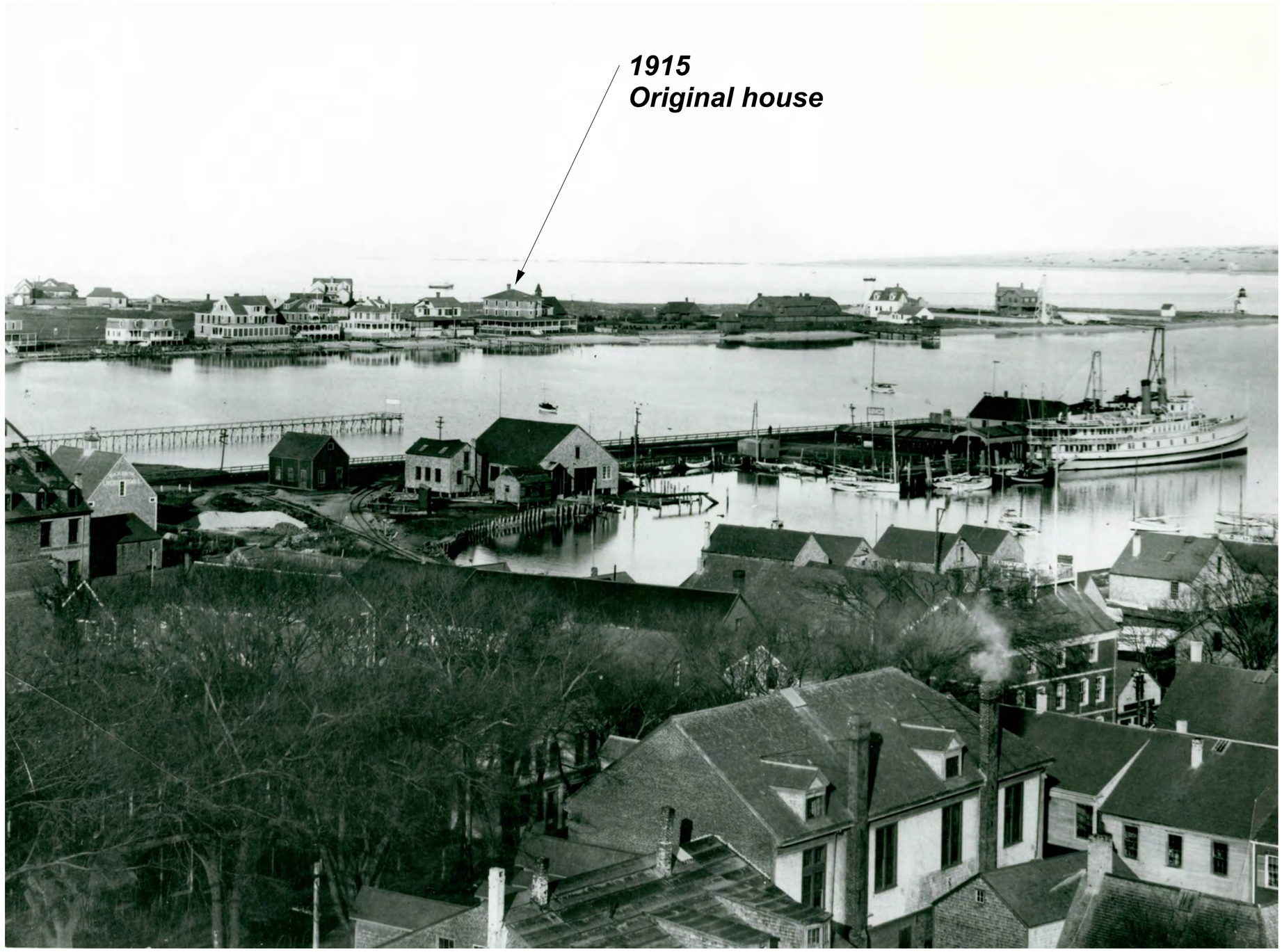

Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

HDC

HDC1.12

No.	Description	Date
1	HDC Submission	2024.06.17

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1900
Original house



Ducks Crossing LLC

32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.13

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32 Easton St
Nantucket, MA

42.1.4 / 17

No.	Description	Date
1	HDC Submission	2024.06.17

HDC

HDC1.14

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Window & Door Replacement

32 Easton Street

June 17th, 2024

Window Survey

NARRATIVE

Built in 1948, the main house and cottage located at 32 Easton Street sits on 14,800 square feet of land amongst other residential properties roughly 45 feet from the harbor, and well off the street. Since the time of build, there have been alterations and additions to the property, resulting in its current construction and condition. In 1983, a 78 square foot single story addition was added to the first floor of the home on the south side. This bay was added at dimensions of 6'x13' with Anderson perma shield windows installed along with the same trim and finished details as the existing structure. Marvin patio doors were installed on the first floor of the southern elevation and interior renovations were also completed. These alterations and addition were approved under the permit number 3107-83 and HDC COA 13031.

Shortly after in 1984, Interior alterations were completed resulting in a change of the exterior profile. The construction of a bedroom and bathroom on the third floor created a new shed dormer on the southern elevation as well as two new gable dormers on the northern elevation. Andersen Narroline windows were installed in this phase. This proposal for alterations to the attic was approved under the permit number 3769-84 and HDC COA 14061.

Then in 1985, the cottage on the property, which doubles as a garage, was completely remodeled and new Andersen skylights were installed. This construction was completed under the permit number 3929-85 and HDC COA 14,412.

A first floor addition to the house utilizing Andersen Narroline windows was constructed on the first floor in 1989. This proposal for this addition was approved under permit number 6556-89 and HDC COA 18,895.

Lastly, the most recent work on the structure was performed in 1993 under the permit number 10273-93 and HDC COA 23,896. The work centered around a new office space and primary bath.

June 17th, 2024

Window Survey



Brosco window with metal and wood jamb and triple track storm. Likely installed at time of construction.

June 17th, 2024

Window Survey



Brosco window with triple track storm
Plastic jamb/track circa 1948-1988
ex eB, eC, eE



Andersen Narroline window with triple track storm circa ~1988



Andersen casement circa ~1988



Entry Door, with storm doors open



Entry Door, with storm doors closed



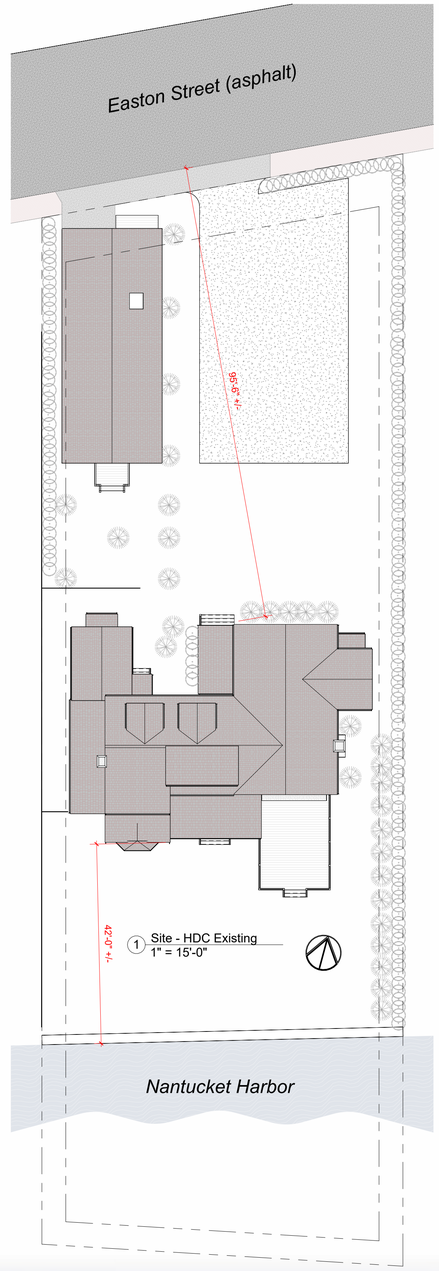
Locus



Aerial


Harbor View


Street View





HDC Submission

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PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Mitigation

Location
32 Easton St
Nantucket, MA

42.1.4 / 17

Structure
Site

HDC

#	Description	Date
1	HDC Submission	2024.06.17

Site

HDC1.0

HDC Submission





2 **North - Street Side - Demo**
1/4" = 1'-0"

Existing

Proposed



1 **North - Street Side - Proposed**
1/4" = 1'-0"

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Elevations North

HDC1.1





1 South - Harbor Side - Demo
1/4" = 1'-0"

Existing

Proposed



2 South - Harbor Side - Proposed
1/4" = 1'-0"

HDC Submission

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Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

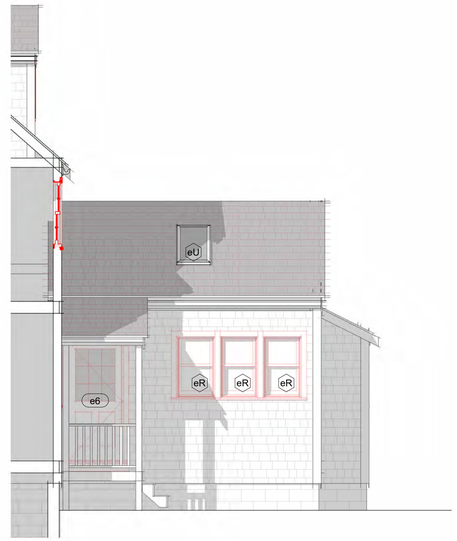
Elevations South

HDC1.2





3 East - Side - Demo
1/4" = 1'-0"



4 East - Cut - Demo
1/4" = 1'-0"

Existing

Proposed





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



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

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Owner
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Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

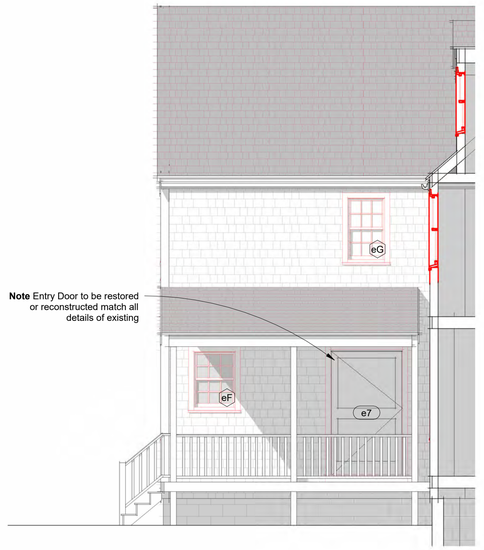
Elevations East

HDC1.3





2 West - Side - Demo
1/4" = 1'-0"



5 West - Cut - Demo
1/4" = 1'-0"

Existing

Proposed





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



3 West - Cut - Proposed
1/4" = 1'-0"

HDC Submission

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508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

Location
32 Easton Street
Nantucket MA

42.1.4 / 17

Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Elevations West

HDC1.4

Schedule - Windows Existing

Type Mark	Phase Created	Phase Demolished	Manufacturer	Model	Type	Rough Width	Rough Height	Comments
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eA	Existing	Lead Remediation	Brosco	9.5 x 13 6/6 DH	9.5" x 13"	2'-10 1/2"	5'-1"	Exposed spring balance with metal/ wood runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eB	Existing	Lead Remediation	Brosco	9 x 12 6/6 DH	9" x 12"	2'-9"	4'-9"	Concealed spring balance with plastic runners
eC	Existing	Lead Remediation	Brosco	9 x 11 6/6 DH	9" x 11"	2'-9"	4'-5"	Concealed spring balance with plastic runners
eD	Existing	Lead Remediation	Brosco	8 x 10 6/6 DH	8" x 10"	2'-6"	4'-1"	Exposed spring balance with metal/ wood runners
eD	Existing	Lead Remediation	Brosco	8 x 10 6/6 DH	8" x 10"	2'-6"	4'-1"	Exposed spring balance with metal/ wood runners
eE	Existing	Lead Remediation	Brosco	8 x 9 6/6 DH	8" x 9"	2'-6"	3'-9"	Concealed spring balance with plastic runners
eE	Existing	Lead Remediation	Brosco	8 x 9 6/6 DH	8" x 9"	2'-6"	3'-9"	Concealed spring balance with plastic runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eF	Existing	Lead Remediation	Brosco	8 x 8 6/6 DH	8" x 8"	2'-6"	3'-5"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eG	Existing	Lead Remediation	Brosco	7 x 9 6/6 DH	7" x 9"	2'-3"	3'-9"	Exposed spring balance with metal/ wood runners
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eH	Existing	Lead Remediation	Brosco	9 x 13 6 lite	9 x 13			Fixed
eJ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung Picture	51-5/16" x 56-7/8"	4'-3 13/16"	4'-9 3/8"	All Andersen units likely Narrowline Series (no longer exists in this format)
eK	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung Picture	51-5/16" x 52-7/8"	4'-3 13/16"	4'-5 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eL	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	35-5/8" x 56-7/8"	3'-0 1/8"	4'-9 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eN	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 52-7/8"	2'-10 1/8"	4'-5 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eO	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	33-5/8" x 48-7/8"	2'-10 1/8"	4'-1 3/8"	
eP	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 56-7/8"	2'-2 1/8"	4'-9 3/8"	
eP	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 56-7/8"	2'-2 1/8"	4'-9 3/8"	
eQ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	21-5/8" x 52-7/8"	1'-10 1/8"	4'-5 3/8"	
eQ	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	21-5/8" x 52-7/8"	1'-10 1/8"	4'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eR	Existing	Lead Remediation	Andersen Corporation	400-Series Tilt-Wash Double Hung	25-5/8" x 40-7/8"	2'-2 1/8"	3'-5 3/8"	
eS	Existing	Lead Remediation	Andersen Corporation	400-Series Casement	48" x 35-15/16"	4'-0 1/2"	3'-0 7/16"	
eT	Existing	Lead Remediation	Andersen Corporation	400-Series Awning	28-3/8" x 24-1/8"	2'-4 7/8"	2'-0 5/8"	
eU	Existing	None	VELUX	FS	C04	1'-9"	3'-1 7/8"	Labeled as Andersen on permit plans
eU	Existing	None	VELUX	FS	C04	1'-9"	3'-1 7/8"	Labeled as Andersen on permit plans

Schedule - Windows HDC Proposed

Type Mark	Phase Created	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Material	Comments
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
A	Lead Remediation	Marvin Windows and Doors	UWDH2826		2'-10 3/8"	5'-1 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
B	Lead Remediation	Marvin Windows and Doors	UWDH2824		2'-10 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
C	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
D	Lead Remediation	Marvin Windows and Doors	UWDH2624		2'-8 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
D	Lead Remediation	Marvin Windows and Doors	UWDH2624		2'-8 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
E	Lead Remediation	Marvin Windows and Doors	UWDH2418		2'-6 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
E	Lead Remediation	Marvin Windows and Doors	UWDH2418		2'-6 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
F	Lead Remediation	Marvin Windows and Doors	UWDH2416		2'-6 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
G	Lead Remediation	Marvin Windows and Doors	UWDH2018		2'-2 3/8"	3'-9 1/2"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN3228		2'-9"	2'-4 9/16"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN2828		2'-5"	2'-4 9/16"	Wood-Marvin-Pine	
H	Lead Remediation	Marvin Windows and Doors	UWAWN2828		2'-5"	2'-4 9/16"	Wood-Marvin-Pine	
J	Lead Remediation	Marvin Windows and Doors	UWAWN4848		4'-1"	4'-9 9/16"	Wood-Marvin-Pine	
K	Lead Remediation	Marvin Windows and Doors	UWAWN4848		4'-1"	4'-5 9/16"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
L	Lead Remediation	Marvin Windows and Doors	UWDH3024		3'-0 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
N	Lead Remediation	Marvin Windows and Doors	UWDH2822		2'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
NN	Lead Remediation	Marvin Windows and Doors	UWDH2822	2	5'-9 1/4"	4'-5 1/2"	Wood-Marvin-Pine	
NN	Lead Remediation	Marvin Windows and Doors	UWDH2822	2	5'-9 1/4"	4'-5 1/2"	Wood-Marvin-Pine	
OO	Lead Remediation	Marvin Windows and Doors	UWDH2824	2	5'-9 1/4"	4'-9 1/2"	Wood-Marvin-Pine	
P	Lead Remediation	Marvin Windows and Doors	UWDH2024		2'-2 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
P	Lead Remediation	Marvin Windows and Doors	UWDH2024		2'-2 3/8"	4'-9 1/2"	Wood-Marvin-Pine	
Q	Lead Remediation	Marvin Windows and Doors	UWDH1622		1'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
Q	Lead Remediation	Marvin Windows and Doors	UWDH1622		1'-10 3/8"	4'-5 1/2"	Wood-Marvin-Pine	
R	Lead Remediation	Marvin Windows and Doors	UWDH2016		2'-2 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
R	Lead Remediation	Marvin Windows and Doors	UWDH2016		2'-2 3/8"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RR	Lead Remediation	Marvin Windows and Doors	UWDH2016	2	4'-5 1/4"	3'-5 1/2"	Wood-Marvin-Pine	
RRR	Lead Remediation	Marvin Windows and Doors	UWDH2016	3	6'-8 1/8"	3'-5 1/2"	Wood-Marvin-Pine	
S	Lead Remediation	Marvin Windows and Doors	UWFCA4836		4'-1"	3'-0 9/16"	Wood-Marvin-Pine	
T	Lead Remediation	Marvin Windows and Doors	UWAWN2624		2'-3"	2'-0 9/16"	Wood-Marvin-Pine	

Note All new windows to have impact rated glazing and removable storm panels.
All awning and casement units to be fixed.

Schedule - Doors Existing

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
e1	Marvin Windows and Doors	UWIFD9068	9'-0 13/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Existing	Possibly equivalent Andersen Narrowline 3 panel patio hinged door
e2	Andersen Corporation	400 Series	3'-0 7/8"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e3	Andersen Corporation	400 Series	5'-11 3/4"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e4	Andersen Corporation	400 Series	3'-0 7/8"	6'-8"		Exterior	Existing	Andersen Narrowline model (no longer exists in this format)
e5	Simpson or Similar	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Existing	
e6	Simpson or Similar	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Existing	
e7	Custom	Entry Door	4'-2"	7'-1"		Exterior	Existing	

Schedule - Doors HDC Proposed

Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding Material	Function	Phase Created	Comments
1	Marvin Windows and Doors	UWIFD9068	9'-0 13/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
2	Marvin Windows and Doors	UWIFD3068	3'-2 7/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
3	Marvin Windows and Doors	UWIFD6068	6'-1 5/8"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
4	Marvin Windows and Doors	UWIFD3068	3'-2 7/16"	6'-10 1/2"	Wood-Marvin-Pine	Exterior	Lead Remediation	
5	Upstate Doors	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Lead Remediation	Wood, painted white
6	Upstate Doors	3068 9 Lite 2 Panel	3'-2"	6'-9"		Exterior	Lead Remediation	Wood, painted white

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event (Design Review) with the written permission of the designer. The contents of this document are not to be reproduced, or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and licensed event only. Copyright © 01/7/2024 1:08:42 AM

gryphon ARCHITECTS
The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA
www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Ducks Crossing LLC

Project
Lead Remediation

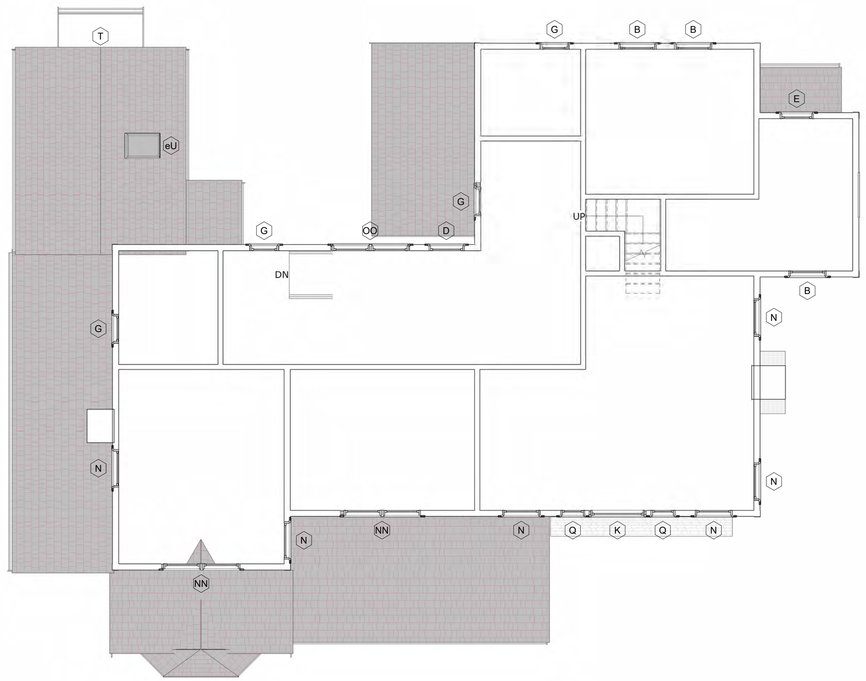
Location
32 Easton Street
Nantucket MA
42.1.4 / 17

Structure
House

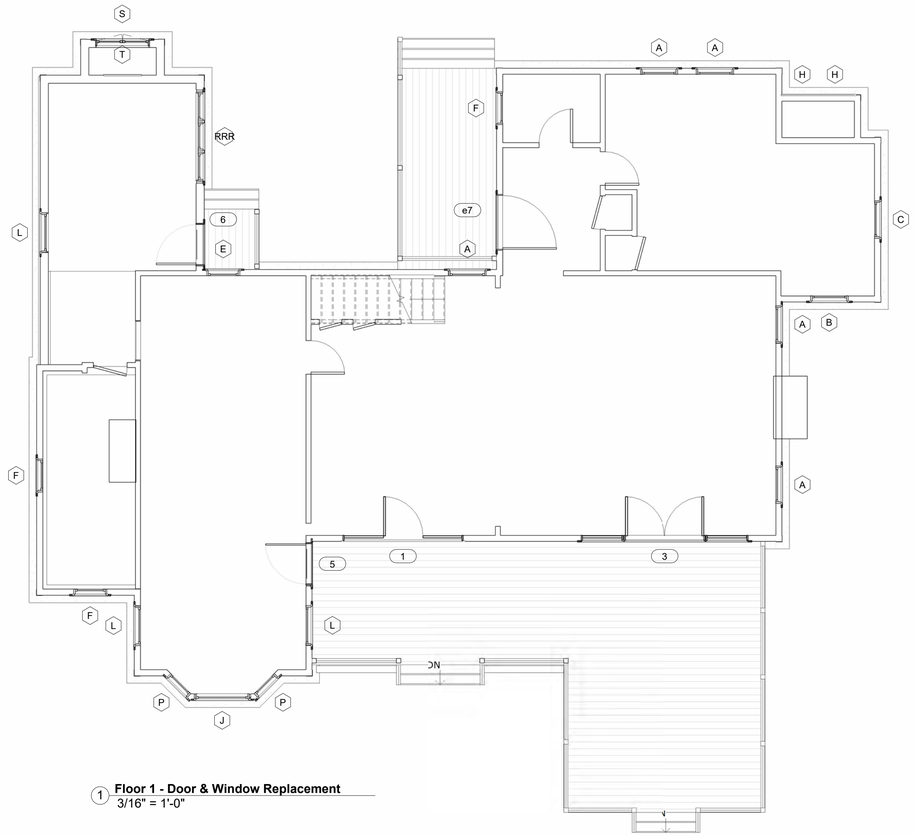
#	Description	Date
2	HDC Submission	2024.06.17

Doors & Windows Schedule

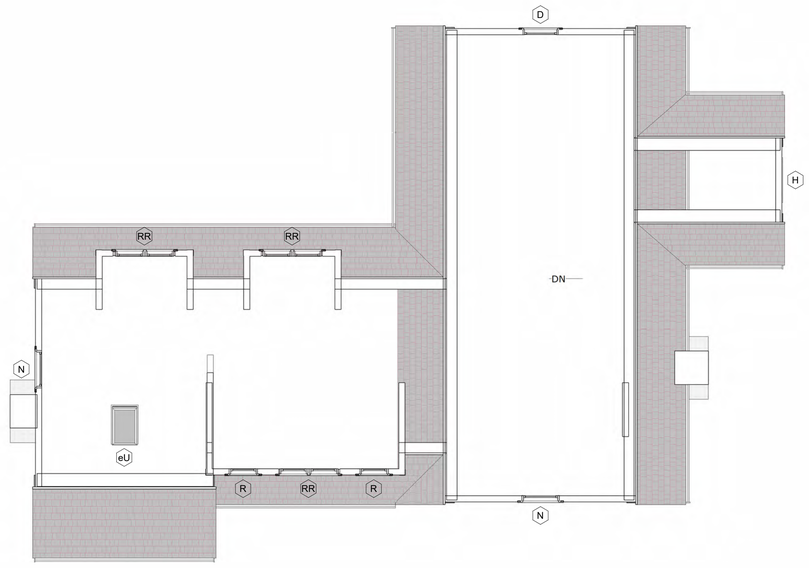
HDC1.5



2 **Floor 2 - Door & Window Replacement**
3/16" = 1'-0"



1 **Floor 1 - Door & Window Replacement**
3/16" = 1'-0"



3 **Floor 3 - Door & Window Replacement**
3/16" = 1'-0"

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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

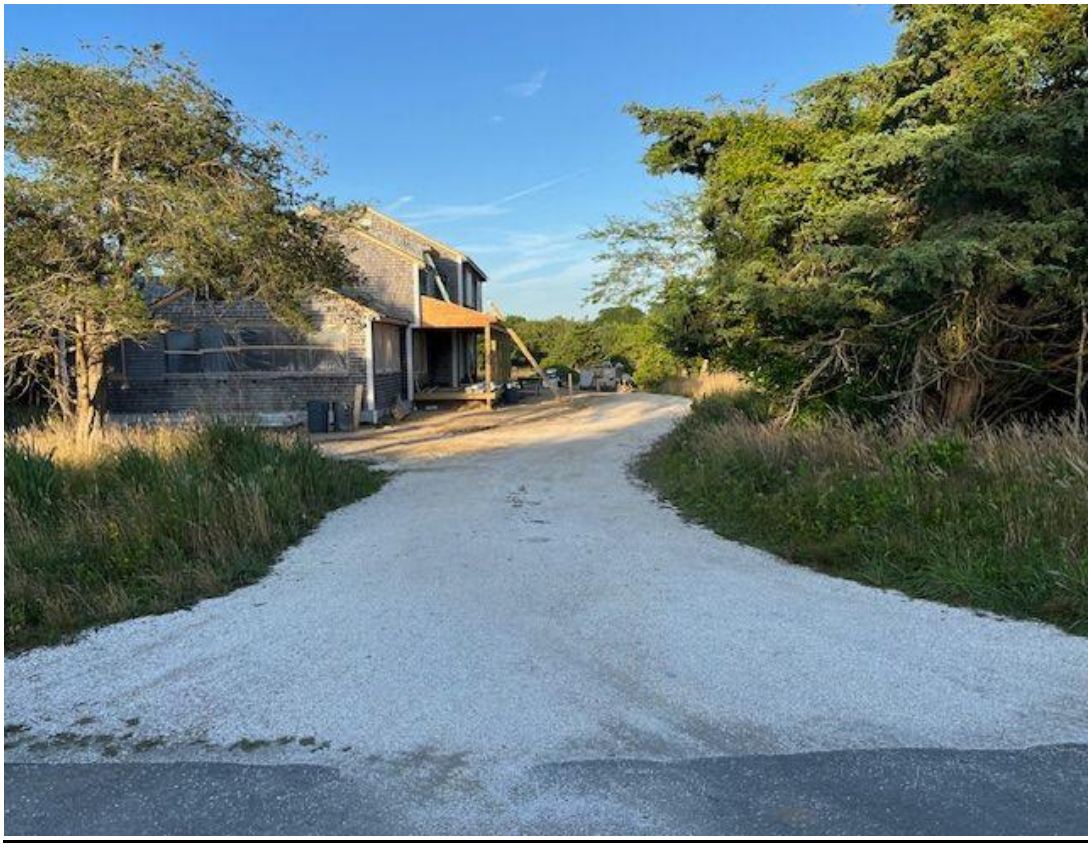
Structure
House

#	Description	Date
2	HDC Submission	2024.06.17

Plans

HDC1.6

55 BURNELL STREET – POOL





CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 _____

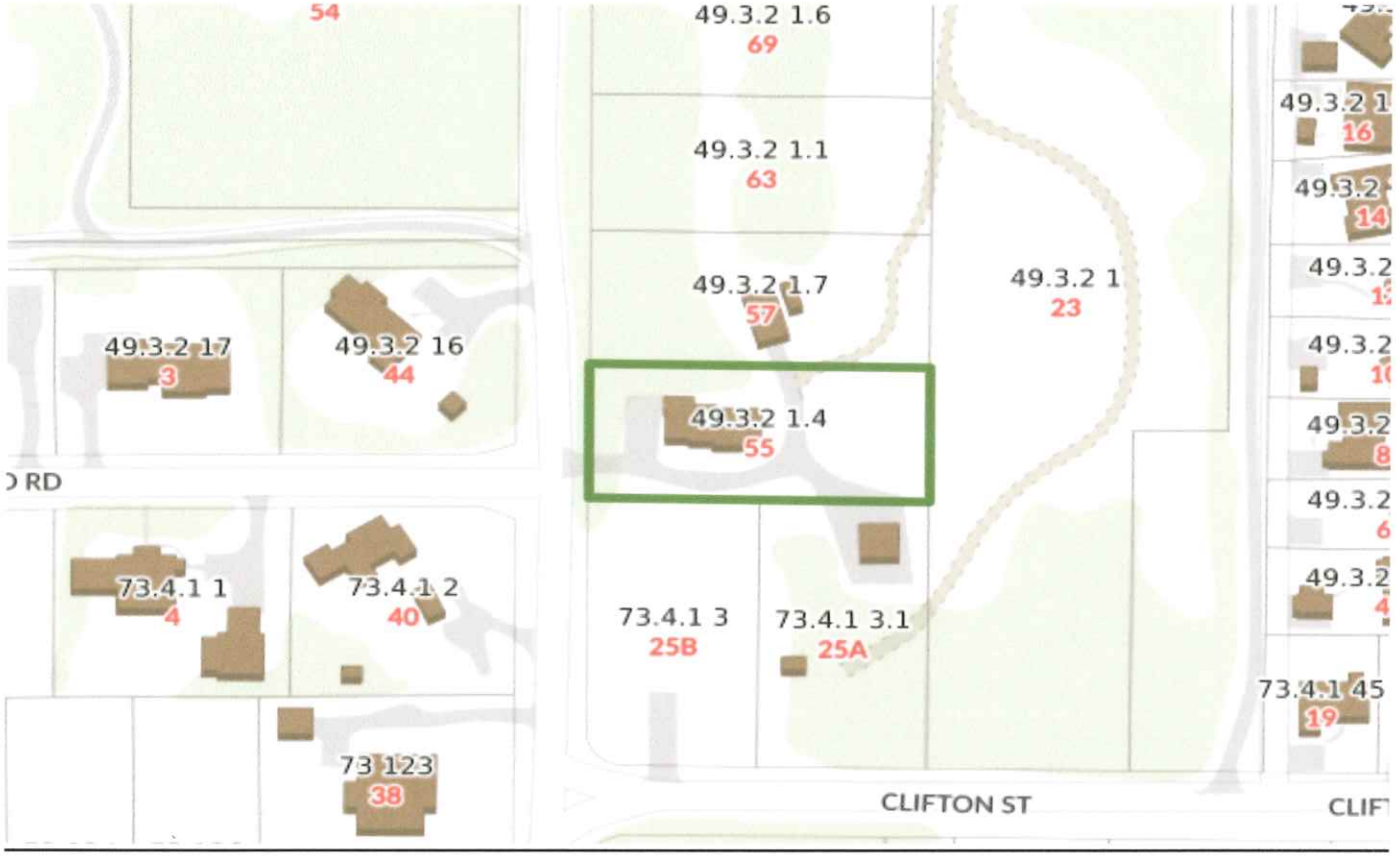
Deck _____ Foundation _____ Fence NTW Shutters _____

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

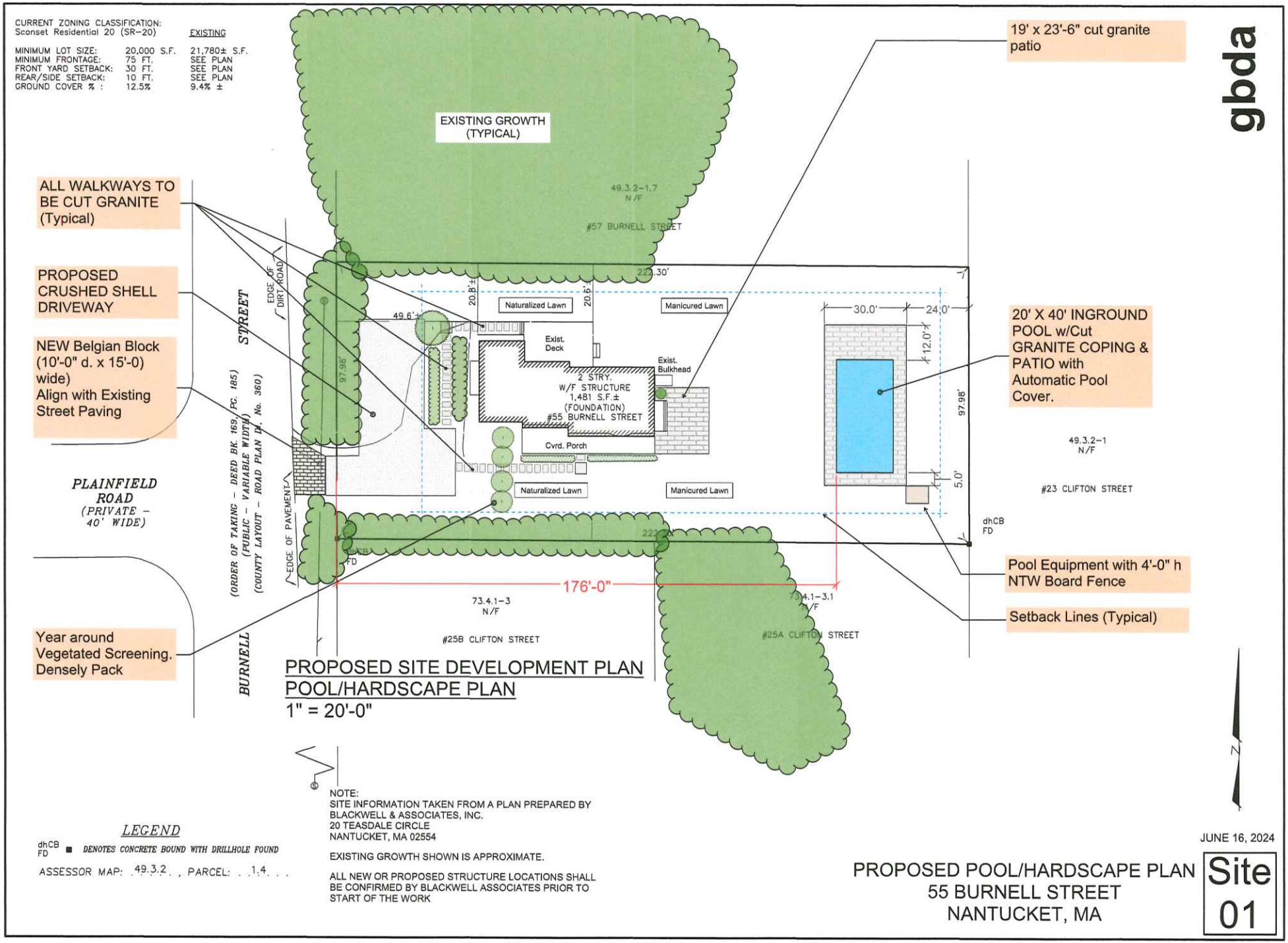
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE
3 KITE HILL LANE, NANTUCKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: PPLANCHE@SWAPONZ.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* 1. East Elevation (describe)

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6'
Type: STICKY FENCE
Length: 56'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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Includes cumulative updates through the April 2018 Annual Town Meeting

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- Town Overlay District
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  (Includes Great Point and Smith's Point)

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Town of Nantucket - GIS Mapsheet

May 18, 2018

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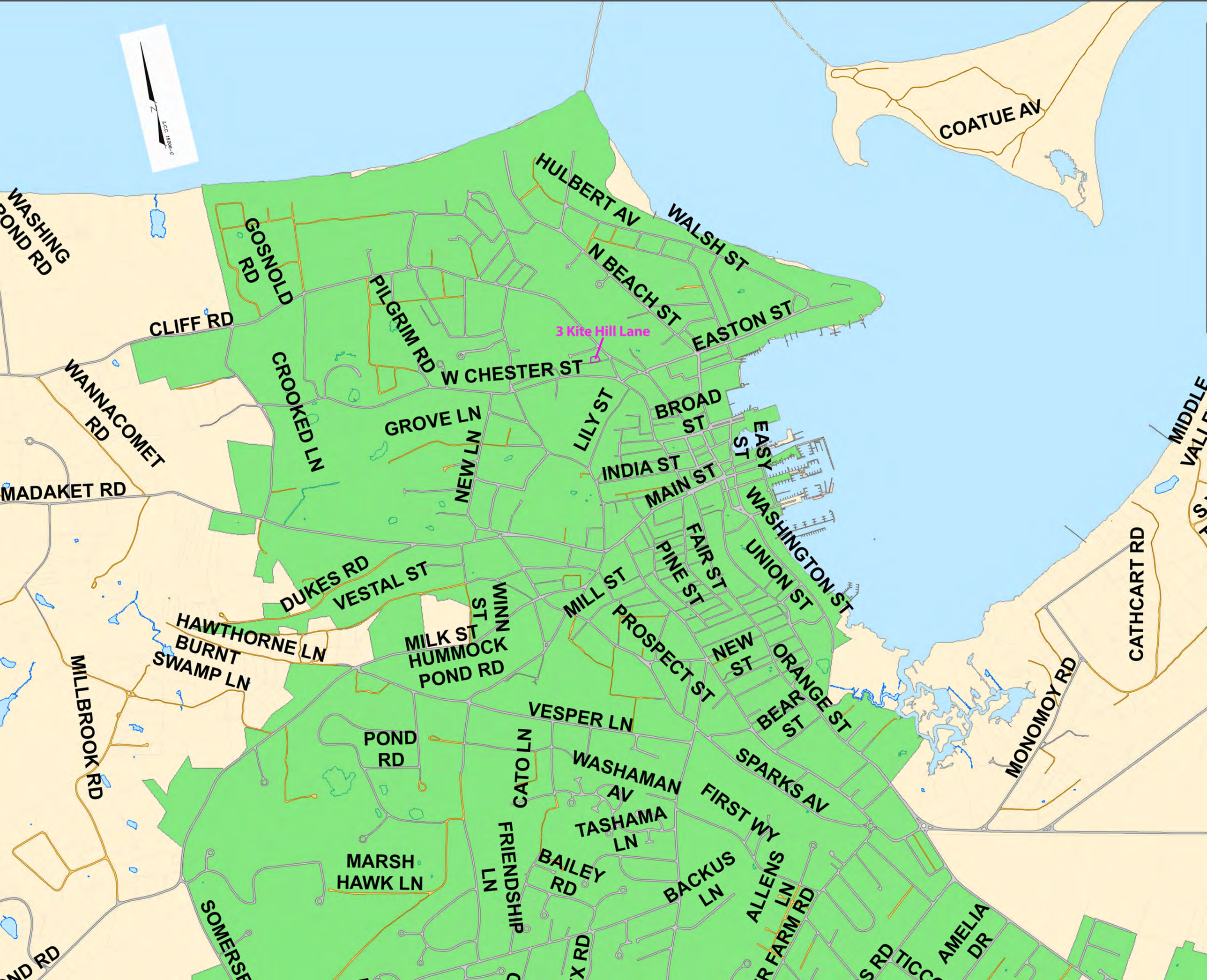
Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554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KITE HILL THREE REALTY TRUST - 3 Kite Hill Lane
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KIMBERLY ROSENBAUM
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Plan Bk./Pg.: 23/32
#16 CLIFF ROAD

dhCB FD 06-06-16
HELD FOR BEARING BASIS

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87.33'

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6"x6"
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53.34' MEAS.
53.22' REC

FENCE (56'Lx 6'H)

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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

November 1, 2022

KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR FENCE PERMIT (will be painted in white)



KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR FENCE PERMIT (will be painted in white)



KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

Neighbor Fence



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 64

Street & Number of Proposed Work: 3 KITE HILL LANE

Owner of record: KITE HILL THREE REALTY TRUST

Mailing Address: PATRICK PLANCHE

3 KITE HILL LANE, NANTUKET, MA 02554

Contact Phone #: 508/308-8861 E-mail: pplanche@swaponz.com SWAPONZ.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 340 FT2 ☒ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: 3. West Elevation

Original Date: 4. North Elevation

Original Builder: *Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other PRESSURE TREATED 2X8 WOOD

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

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

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

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

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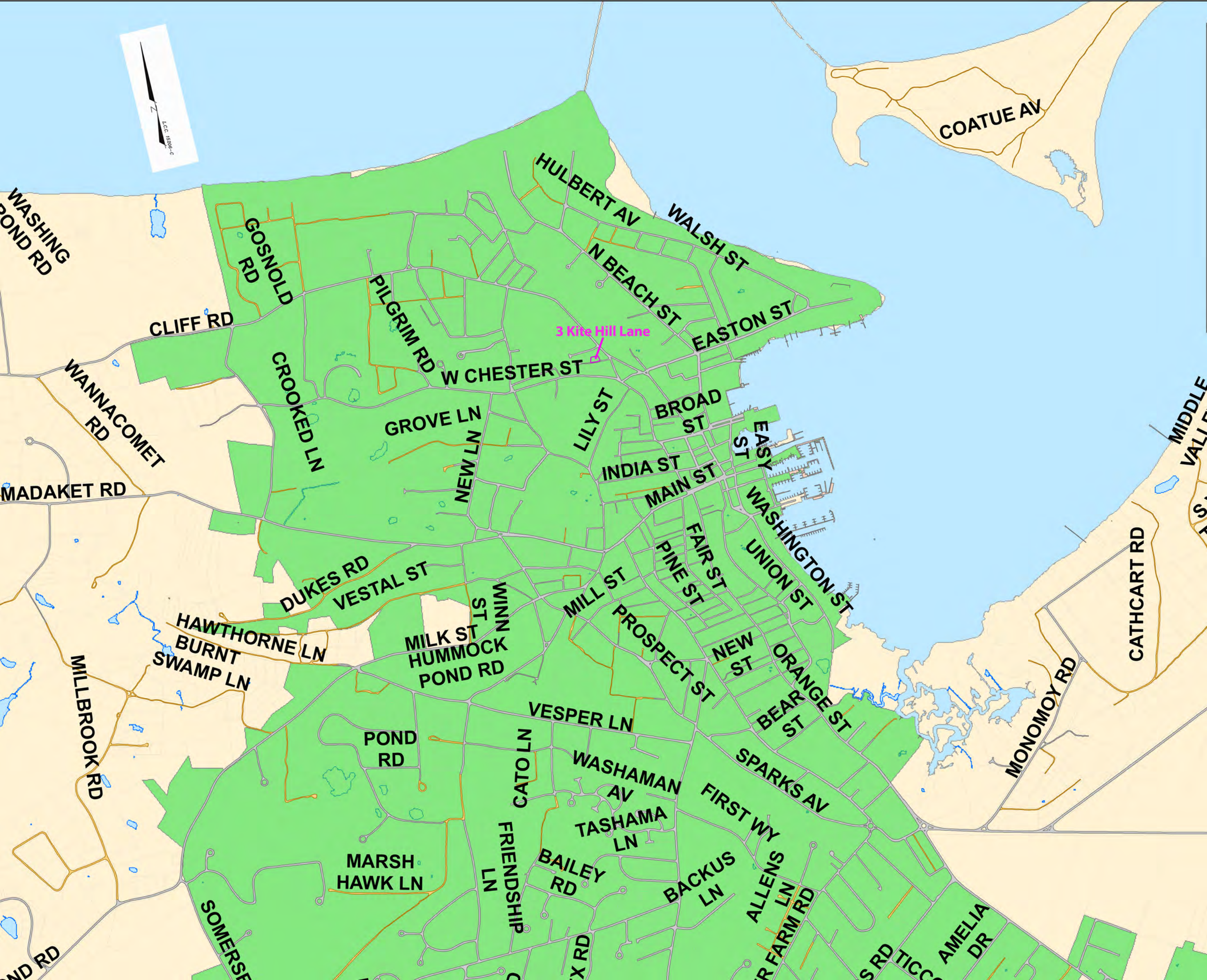
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EXIST. 6" SEWER
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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

November 1, 2022

KITE HILL THREE REALTY TRUST - 3 KITE HILL LANE, NANTUCKET, MA 02554

FOR DECK PERMIT



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/20/24
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled) Requested Revisions written on plans
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) ✓a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Katy Mitchell Date: 6/19/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.4 PARCEL N°. 78

Street & Number of Proposed Work: 12 Angola Street

Owner of record: George Metn

Mailing Address: _____

Agent

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KHLD - Katy Hitchell

Mailing Address: 16B Amelia Drive

Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: Coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

See Plans + Photos

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Brick & Cobble w/ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. Cobble Apron

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

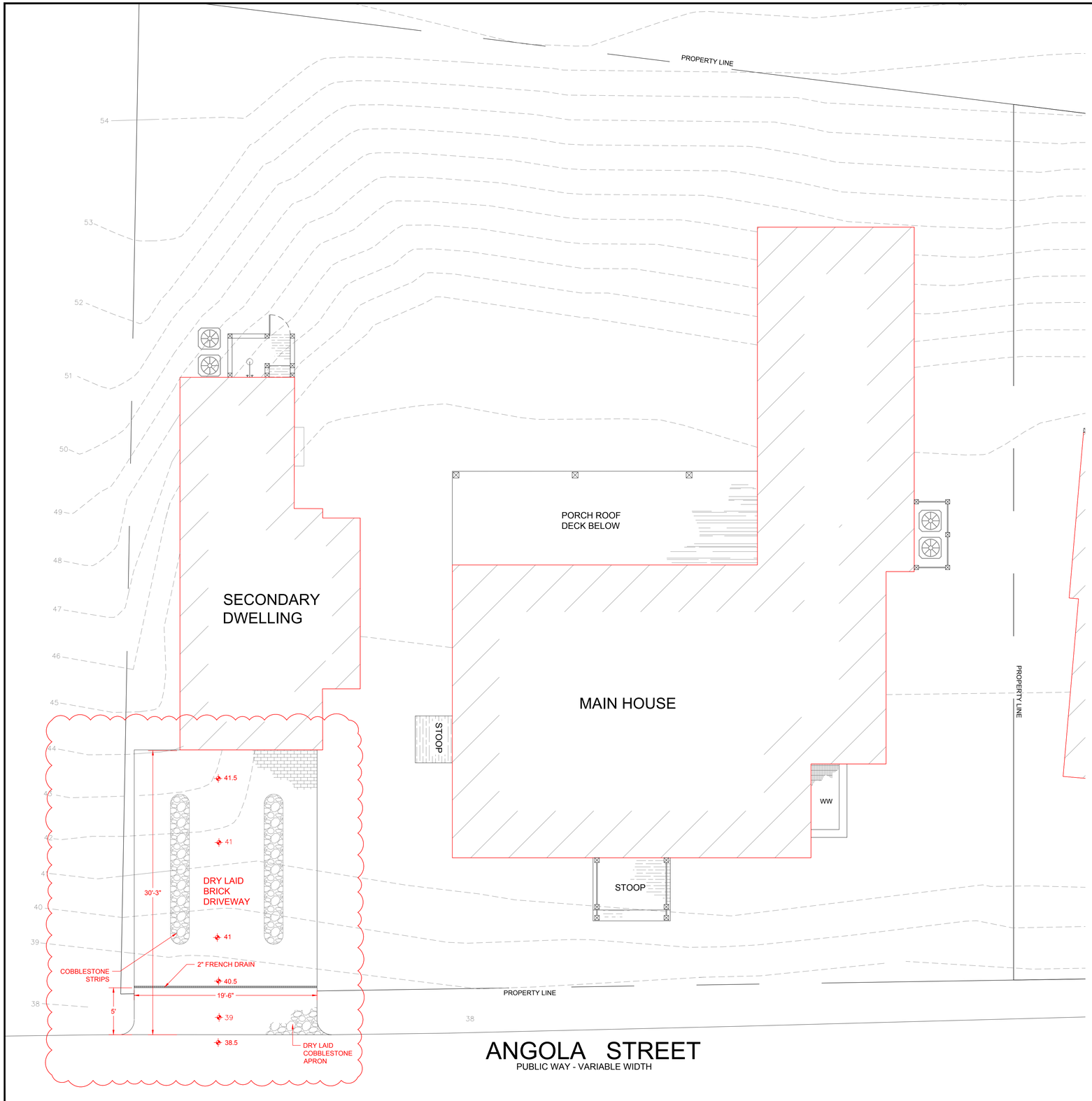
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/28/24 Signature of owner of record _____ Signed under penalties of perjury





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



COBBLE APRON



BRICK W/ COBBLE DRIVEWAY LAYOUT



NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIPS AND 5' COBBLESTONE APRON (148 SQFT +/- TOTAL COBBLESTONE, 490 SQFT +/- TOTAL BRICK).

NOTE:
PLEASE SEE ATTACHED PHOTOS OF DRIVEWAYS IN THE NEIGHBORHOOD.

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

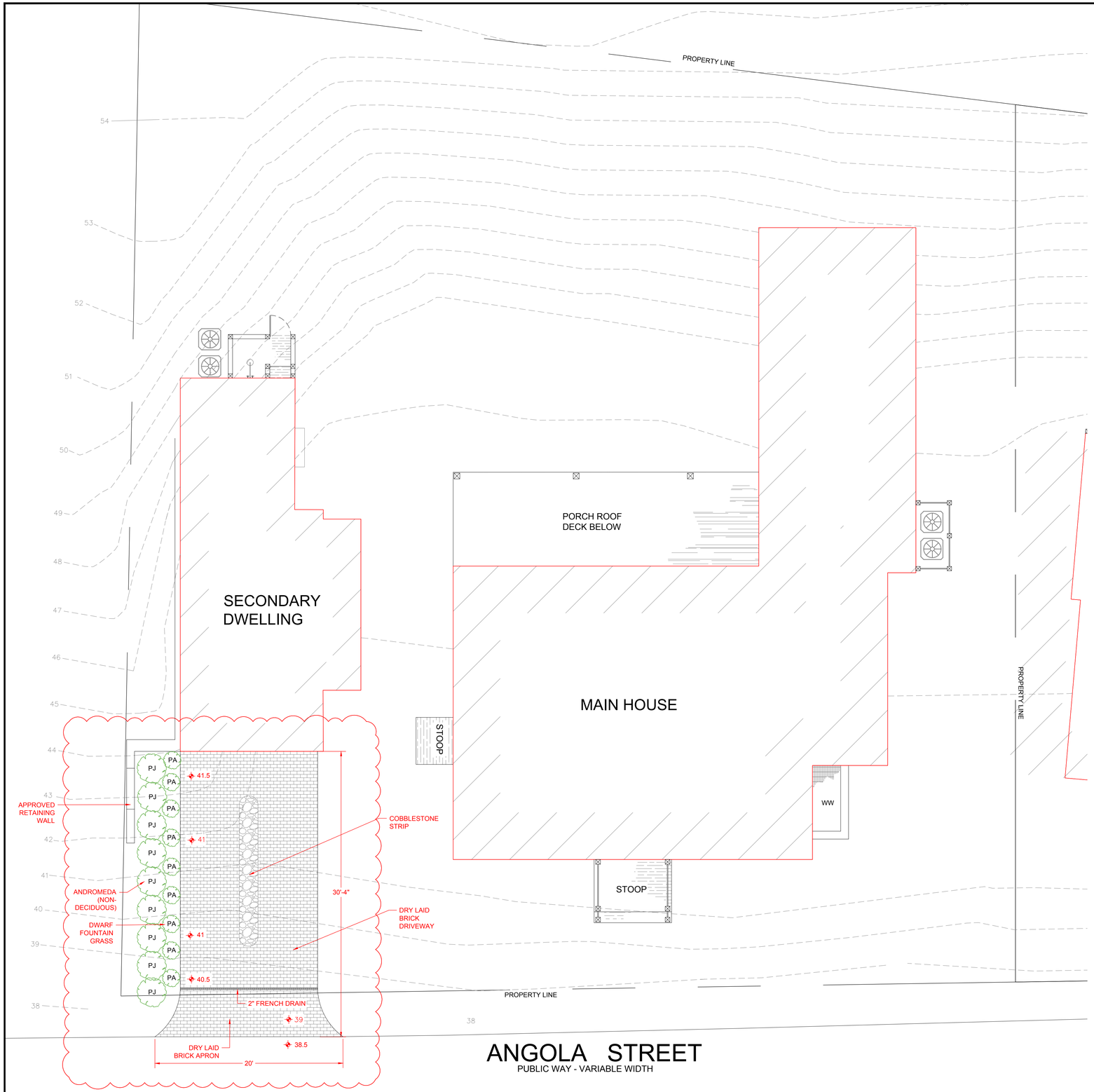
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

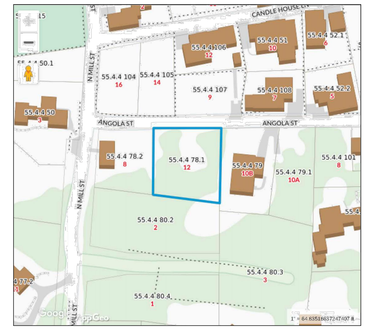
12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24

SHEET:

S.1





MAP: 55.4.4 PARCEL: 78
CURRENT ZONING: R-OH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50'
FRONT YARD SETBACK: NONE
SIDE & REAR SETBACKS: 5'
ALLOWABLE G.C.R.: 40%

NORTH MILL VIEW



ANGOLA STREET VIEW



BRICK W/ COBBLE DRIVEWAY LAYOUT

NOTE:
RETAINAGE LEFT OF DRIVEWAY PREVIOUSLY APPROVED WITH GARAGE.

NOTE:
PROPOSED DRIVEWAY TO BE BRICK WITH COBBLESTONE STRIP AND 5' BRICK APRON

REVISIONS: 6/19/24
*MAKE APRON BRICK TO MATCH DRIVEWAY.
*NARROW DRIVEWAY TO ONE PARKING SPACE.
*SHOW APPROVED RETAINING ON LEFT SIDE OF DRIVEWAY.
*ADD PLANTING BETWEEN DRIVEWAY AND RETAINING/PROPERTY LINE.

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KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
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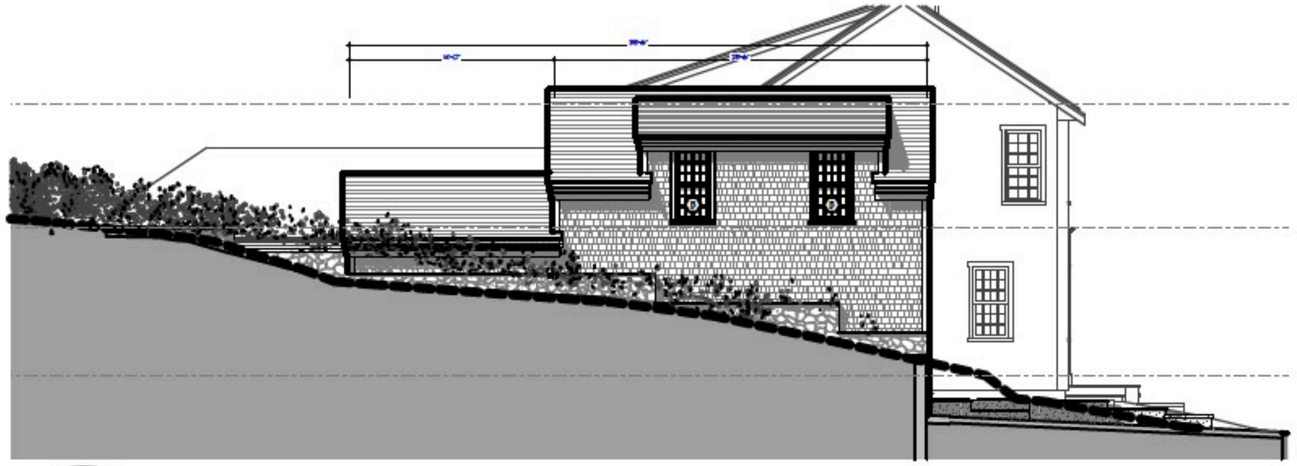
508.221.6672

12 Angola Street
PROPOSED DRIVEWAY

SCALE: 3/16" = 1'-0"
JOB: 12 Angola St.
DATE: 3/26/24
REVISIONS: 6/19/24

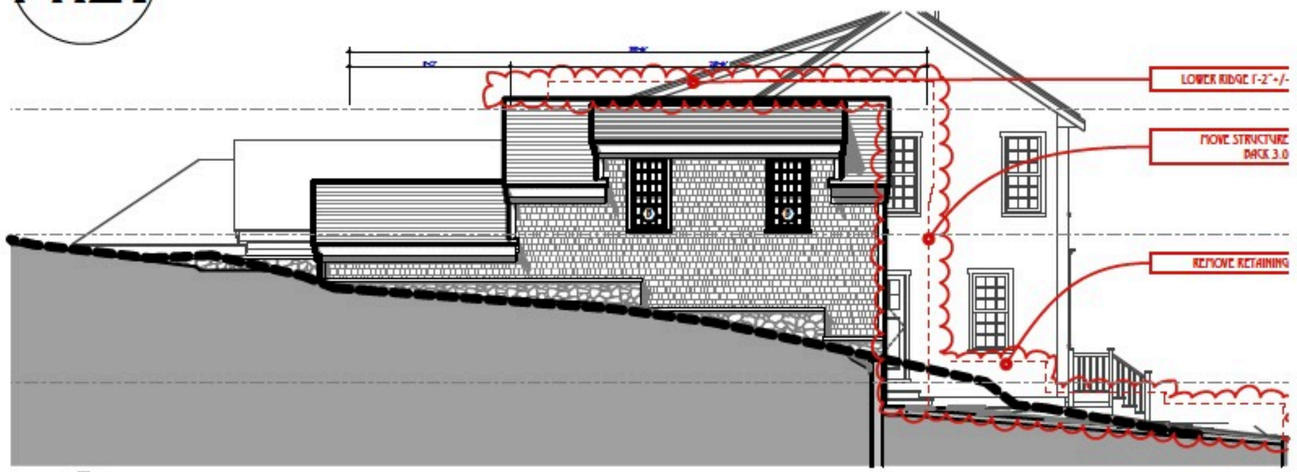
SHEET:
S.1



PREV

PROPOSED GARAGE STUDIO EAST ELEVATION

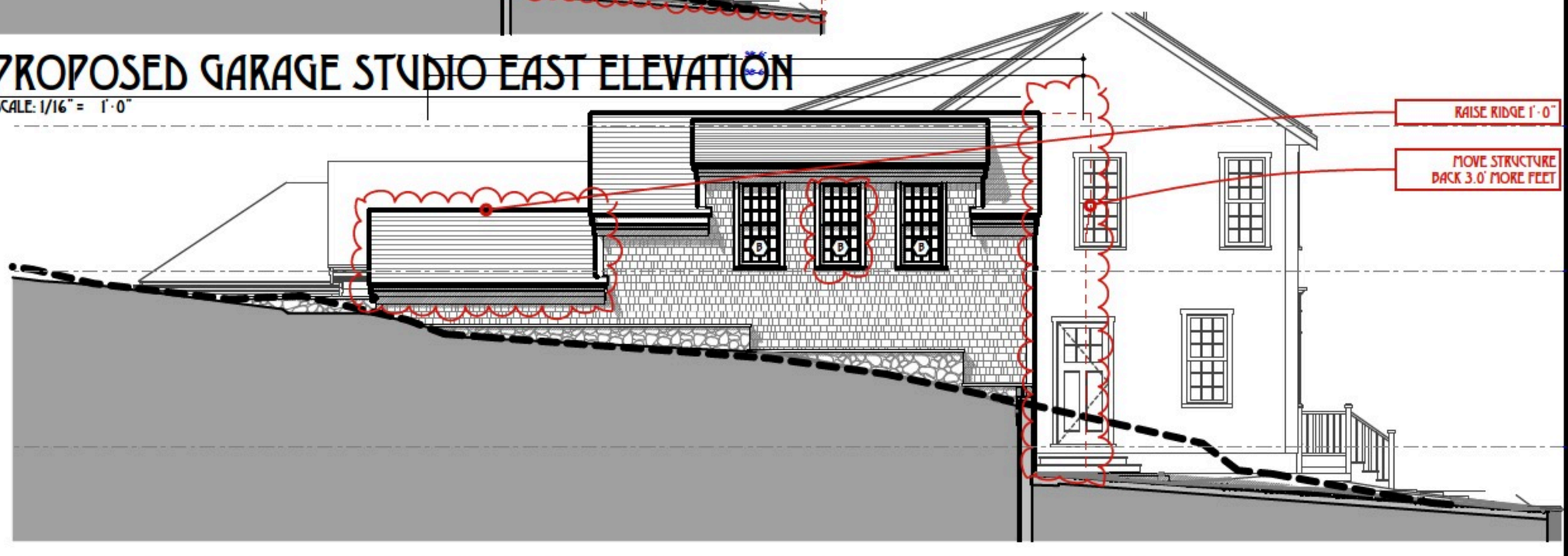
SCALE: 1/16" = 1'-0"



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

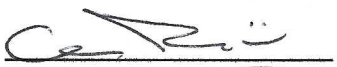
The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

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

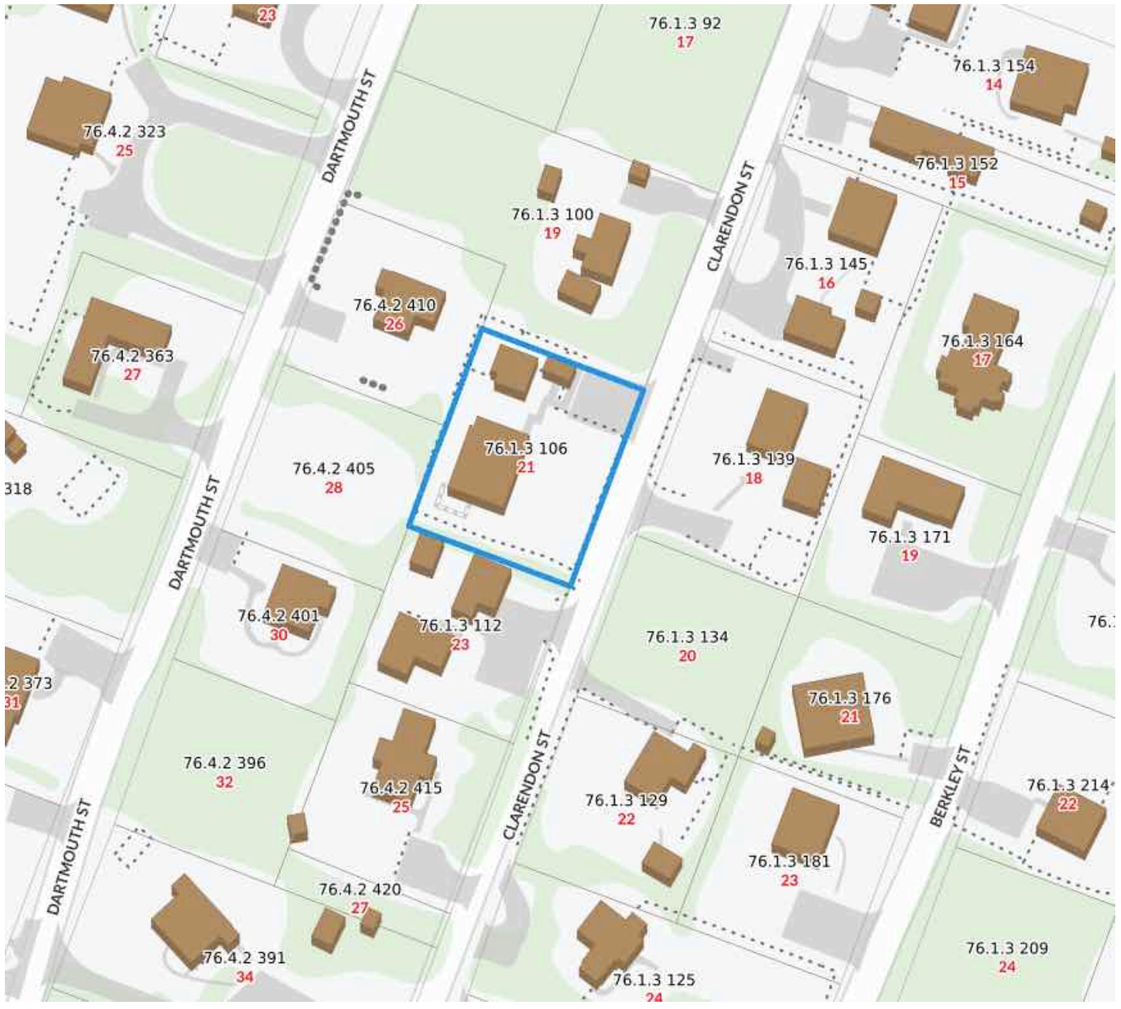
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

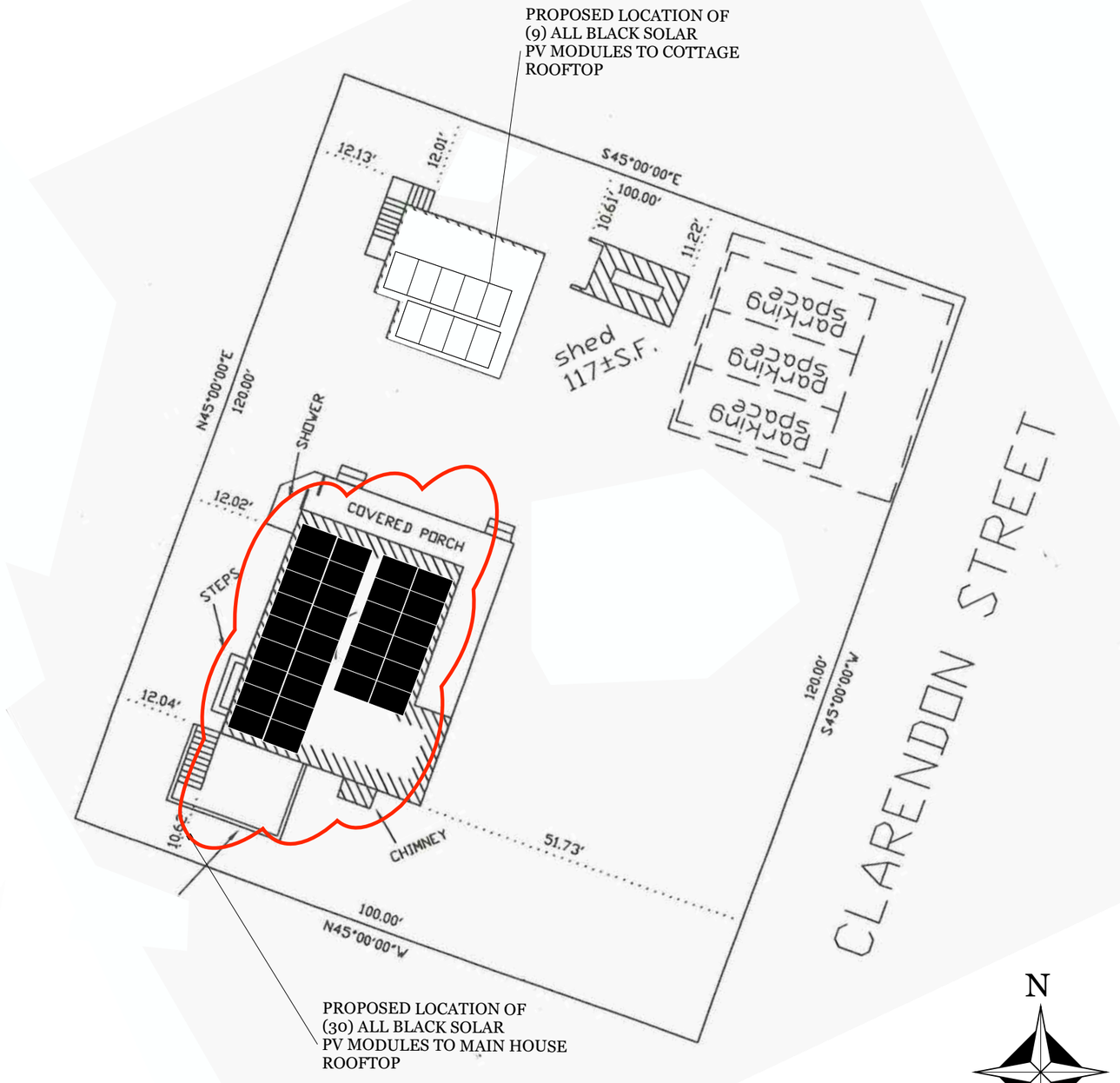
Signature 5/23/24

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

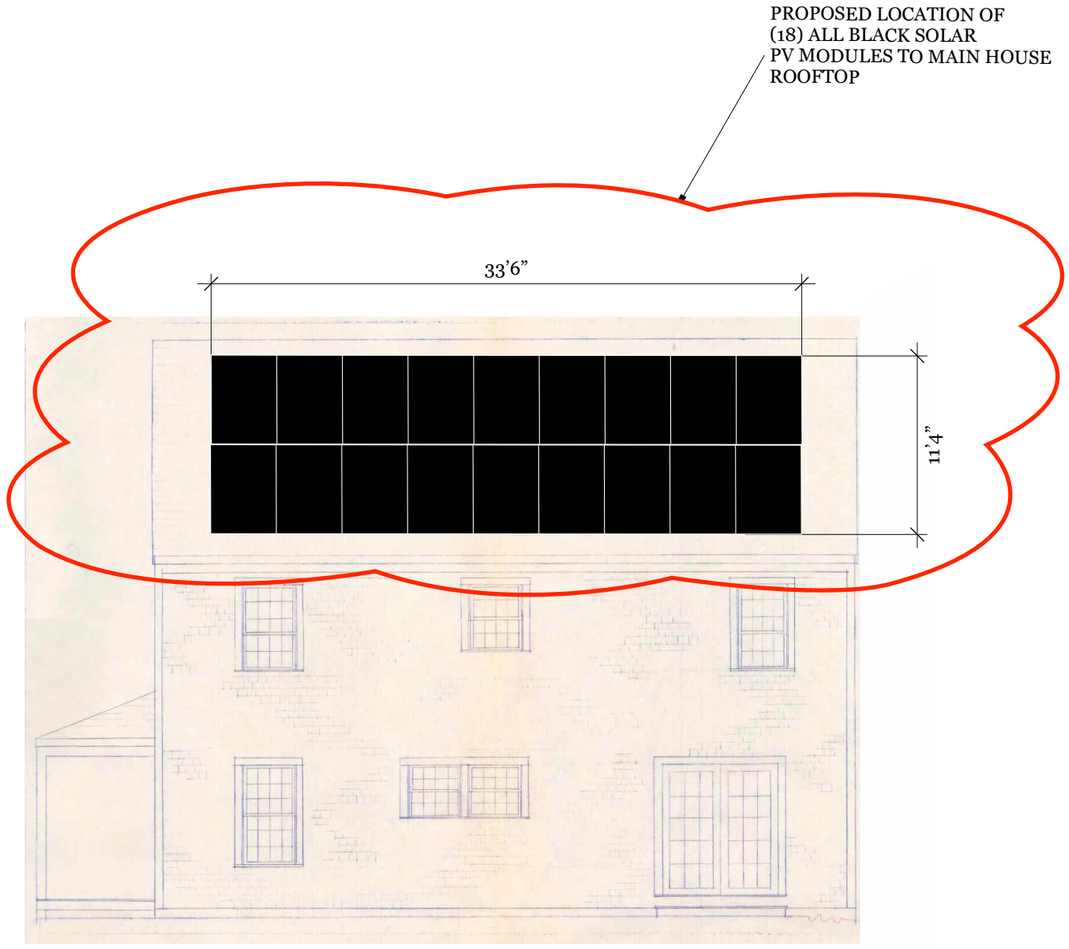
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

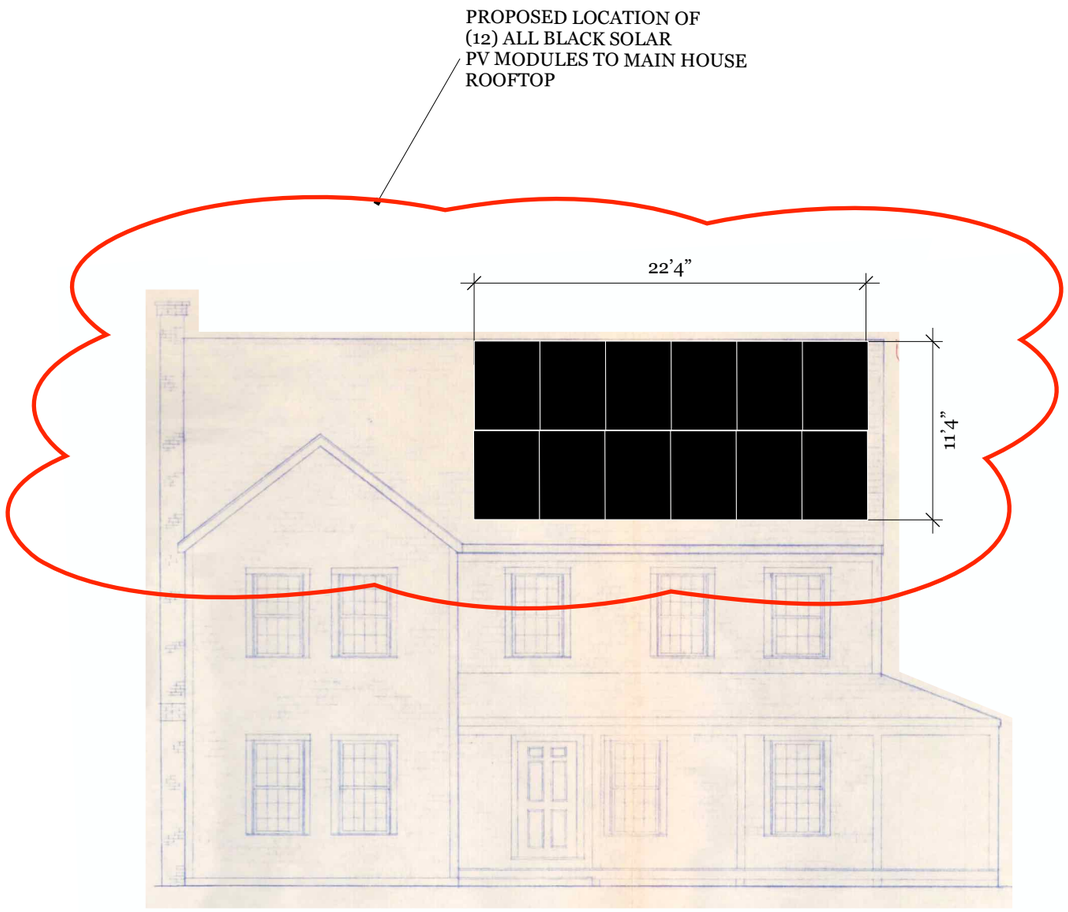
REVISIONS

	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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ELEVATIONS

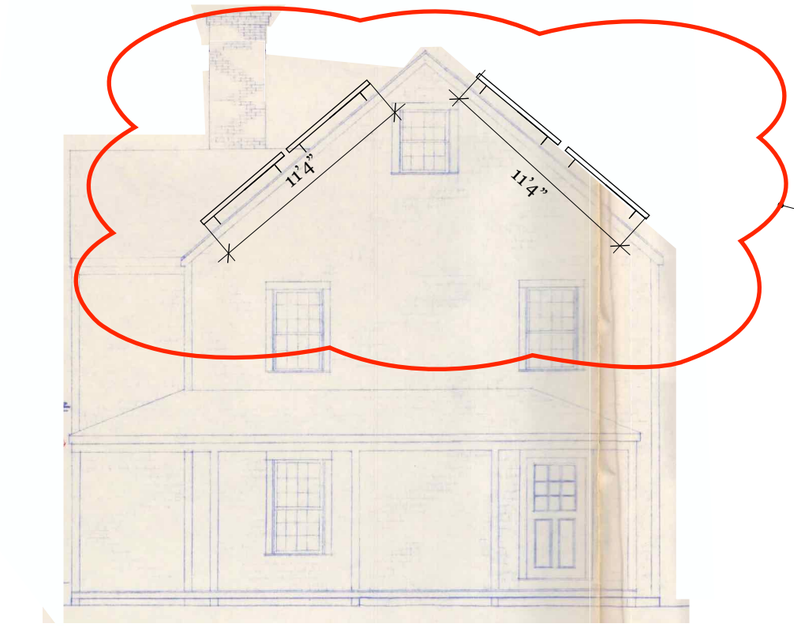
ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

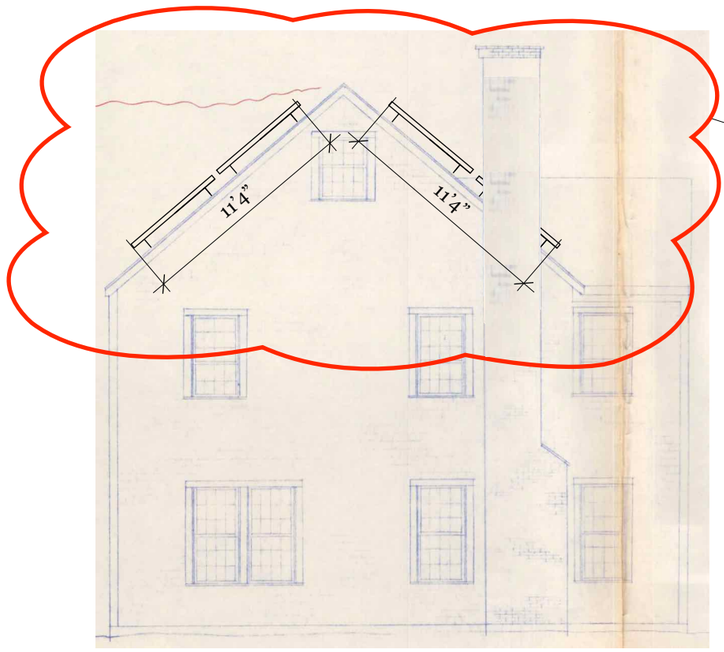
1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

NORTH ELEVATION



PROPOSED LOCATION OF (33) ALL BLACK PV MODULES
TO MAINHOUSE ROOFTOP

SOUTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

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ELEVATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03





PHOTO A

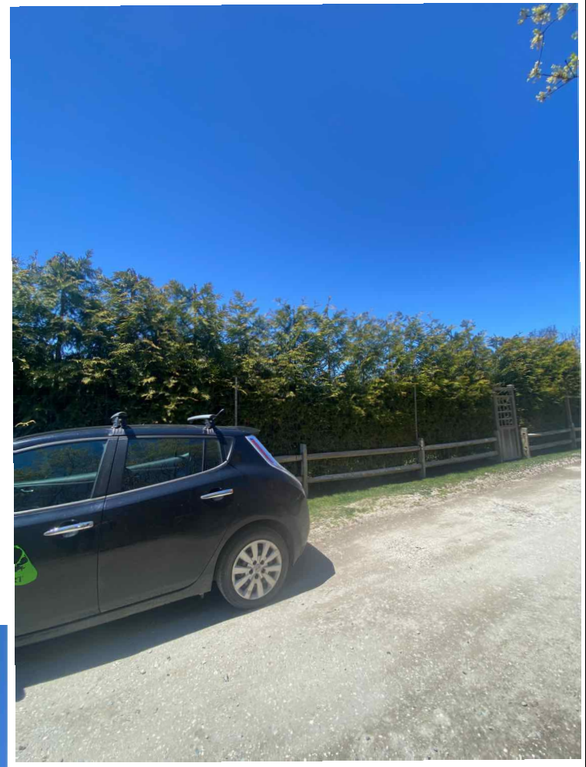

PHOTO B

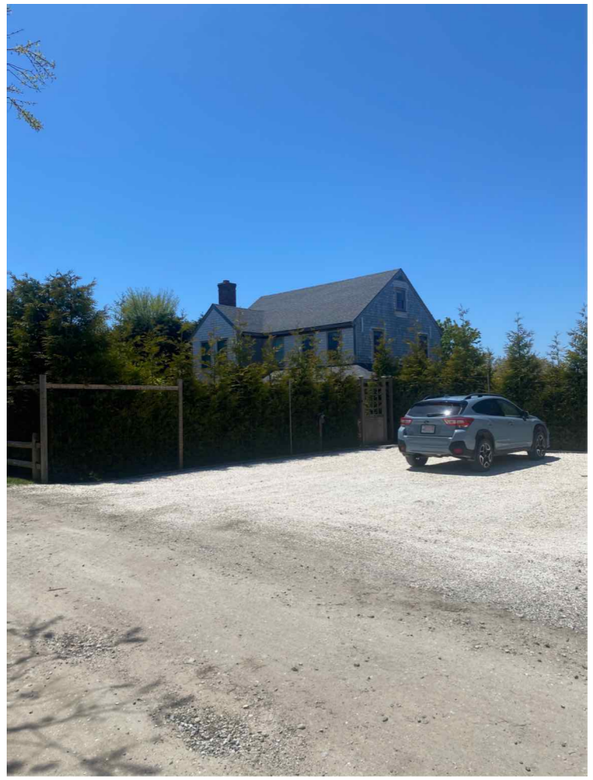

PHOTO C

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PHOTOS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

qcells

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

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

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

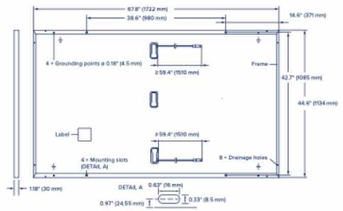
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	47.2 lbs (21.4 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 59.4 in (1510 mm), (−) ≥ 59.4 in (1510 mm)
Connector	Stäubli MC4; IP68

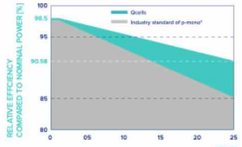


Electrical Characteristics

POWER CLASS				410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP}	[W]	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.39	13.42	13.46	13.49	13.53
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	38.58	38.61	38.64	38.67	38.70
Minimum	Current at MPP	I_{MPP}	[A]	12.68	12.75	12.82	12.88	12.95
Minimum	Voltage at MPP	V_{MPP}	[V]	32.32	32.55	32.77	32.98	33.20
Minimum	Efficiency[1]	η	[%]	≥ 21.4	≥ 21.6	≥ 21.9	≥ 22.2	≥ 22.4
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP}	[W]	310.0	313.8	317.6	321.4	325.2
Minimum	Short Circuit Current	I_{SC}	[A]	10.79	10.82	10.84	10.87	10.90
Minimum	Open Circuit Voltage	V_{OC}	[V]	36.61	36.63	36.66	36.69	36.71
Minimum	Current at MPP	I_{MPP}	[A]	9.97	10.03	10.09	10.15	10.21
Minimum	Voltage at MPP	V_{MPP}	[V]	31.09	31.29	31.48	31.66	31.85

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

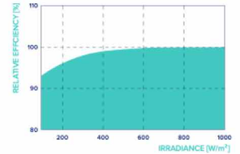


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	20	Fire Rating based on ANSI / UL 61730		C / TYPE 2
Max. Design Load, Push / Pull[3]		[lbs / ft²]	75 (3600 Pa) / 50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

Quality Controlled PV - TÜV Rheinland; IEC 61215:2016; IEC 61730:2016. This data sheet complies with DIN EN 50380.

C Certified US UL 61730 CE TÜVRheinland CERTIFIED www.tuv.com ID 111120277

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

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Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_410-430_2022-09_Rev05_NA

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PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY - MAIN HOUSE
14.025kW DC, 10.00kW AC

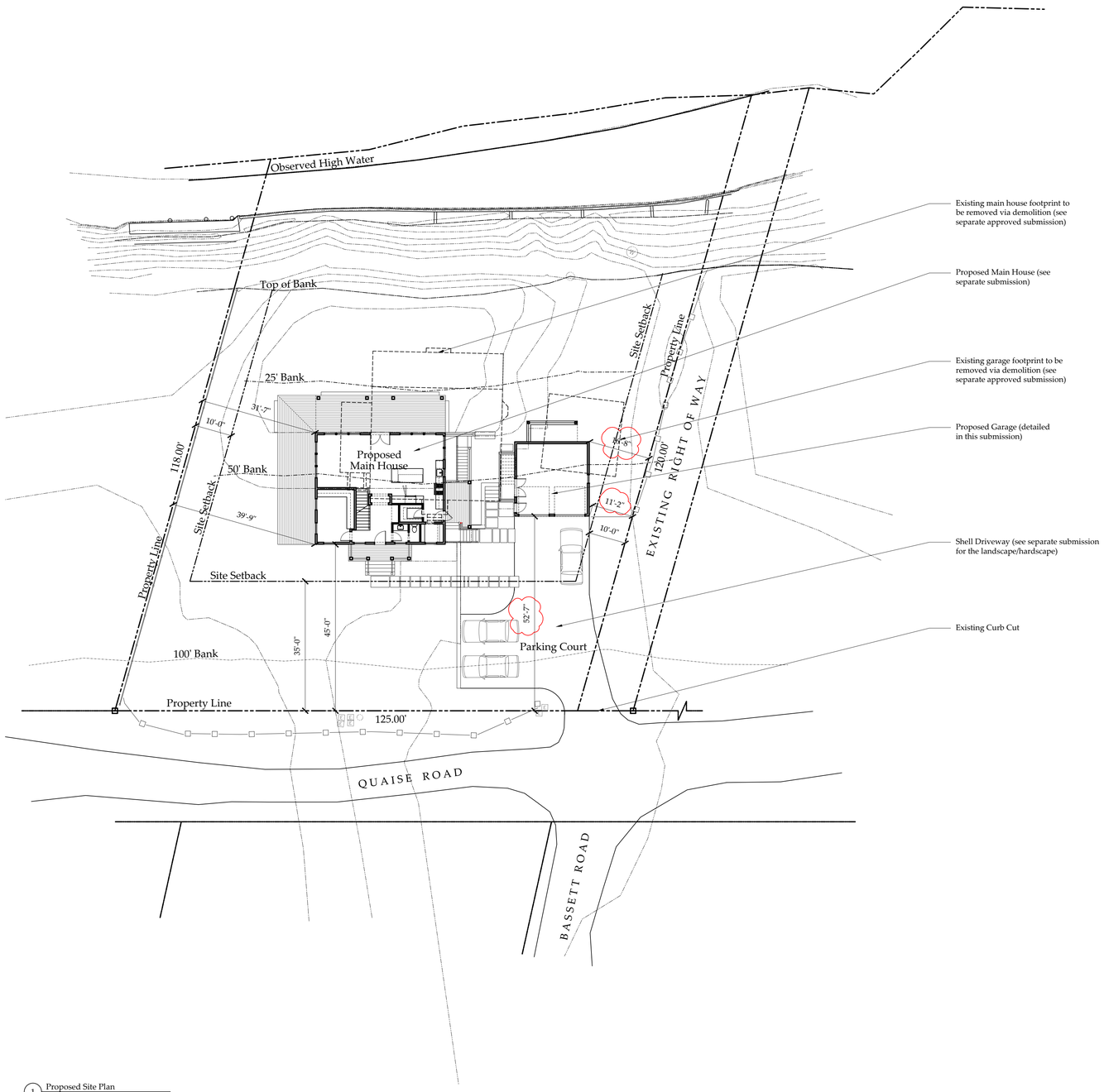
Owner:	Powers Landscaping Inc
Site Address:	21 Clarendon St
City, State, Zip:	Nantucket, MA 02554
Map: 76.1.3	Parcel: 106

REVISIONS

1	5/23/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

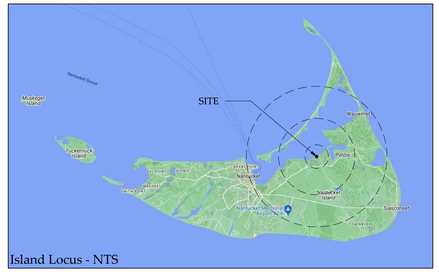
PROPOSED



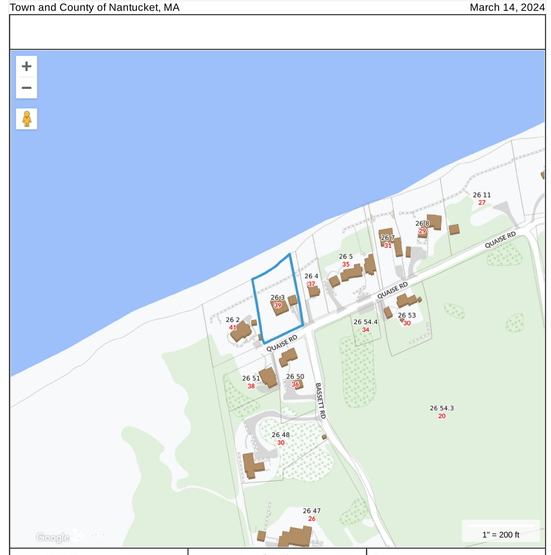
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

Project North True North



Locus Map



Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.

Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Existing/Proposed Floor Plans
AG3.1	Existing/Proposed Elevations
AG3.2	Existing/Proposed Elevations
AG3.3	Proposed East Elevation with Main House
AG5.1	Proposed Window and Door Schedule

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Garage
Proposed Site Plan
Locus
Zoning Information

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

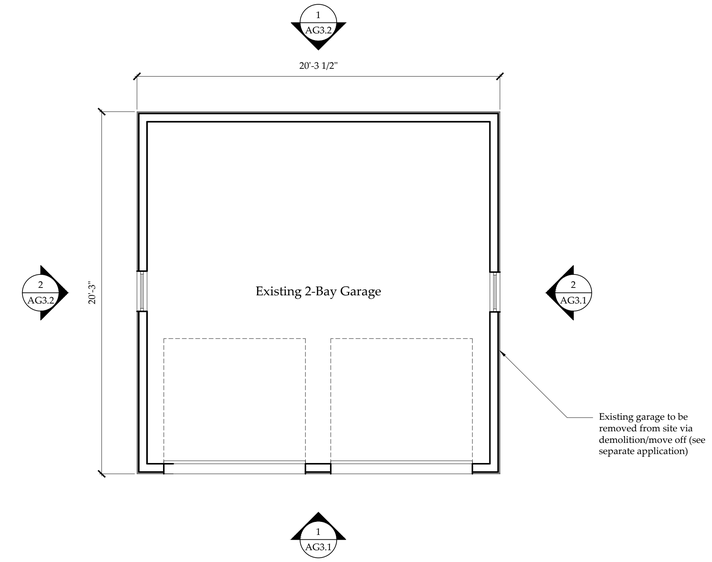
Project number: 23-62

AG1.1

EXISTING

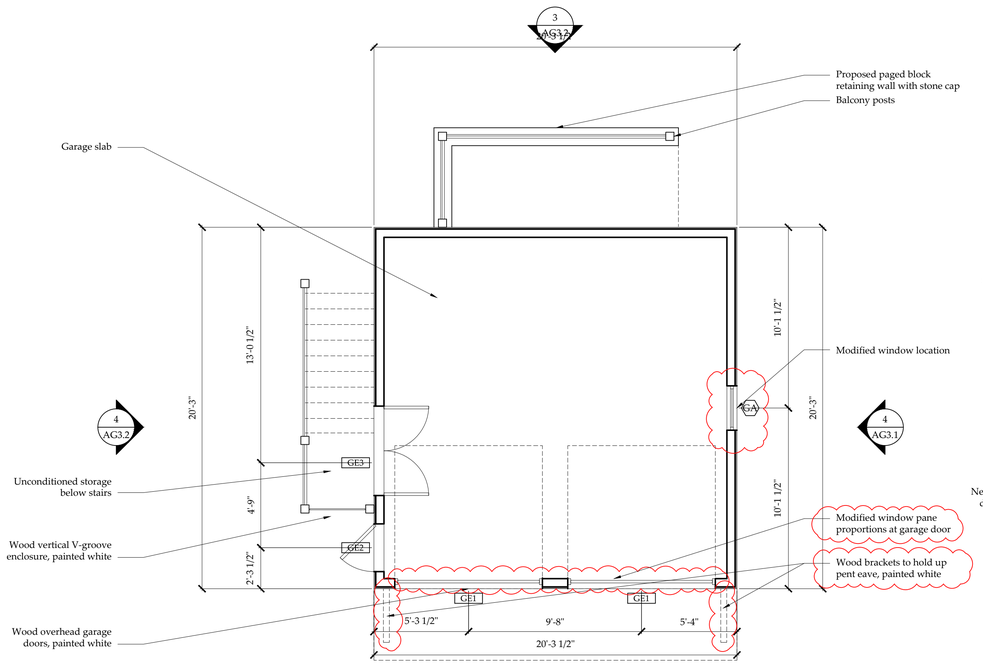
General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

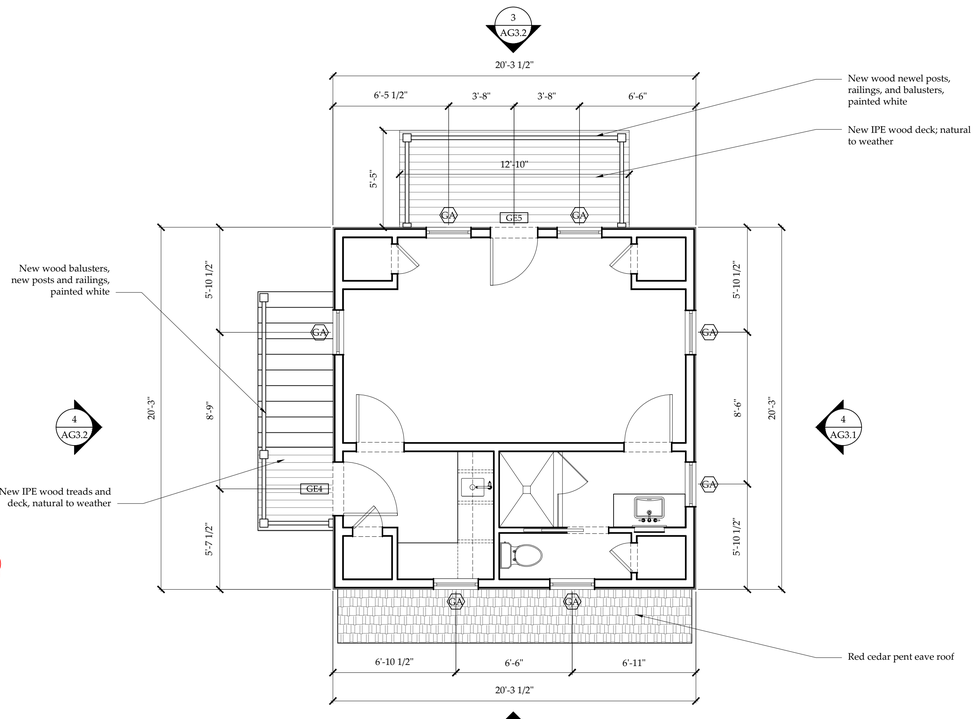


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed Garage First Floor Plan
Scale: 1/4" = 1'-0"



3 Proposed Garage Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

Project North

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Garage
Existing/Proposed
Floor Plans

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

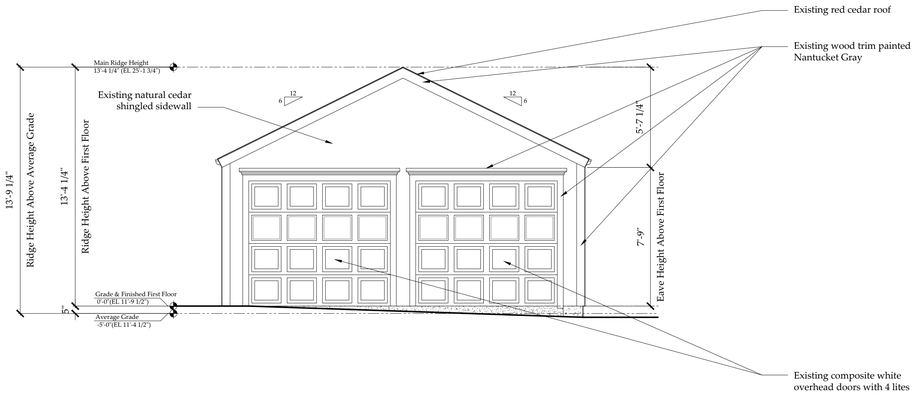
Project number: 23-62

AG2.1

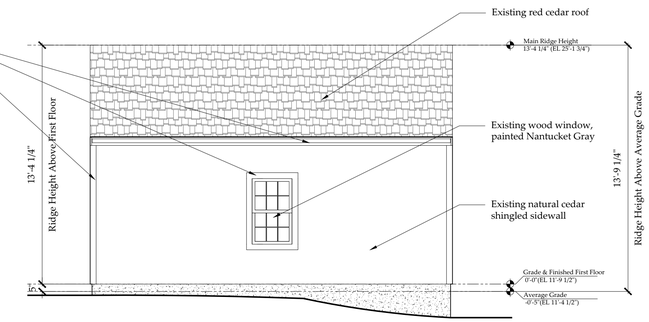
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

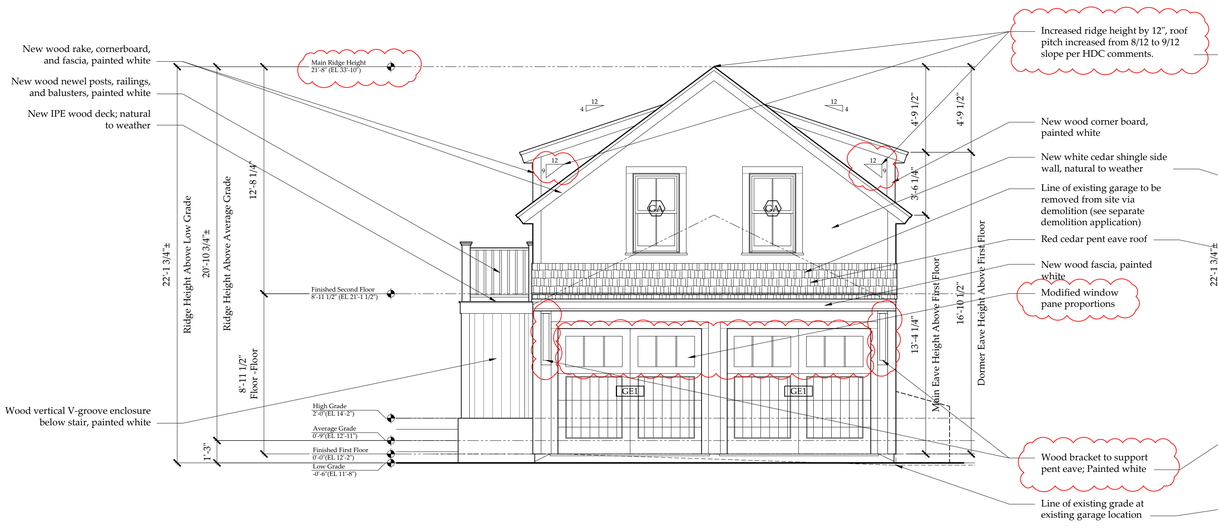


1 Existing Garage South Elevation
Scale: 1/4" = 1'-0"

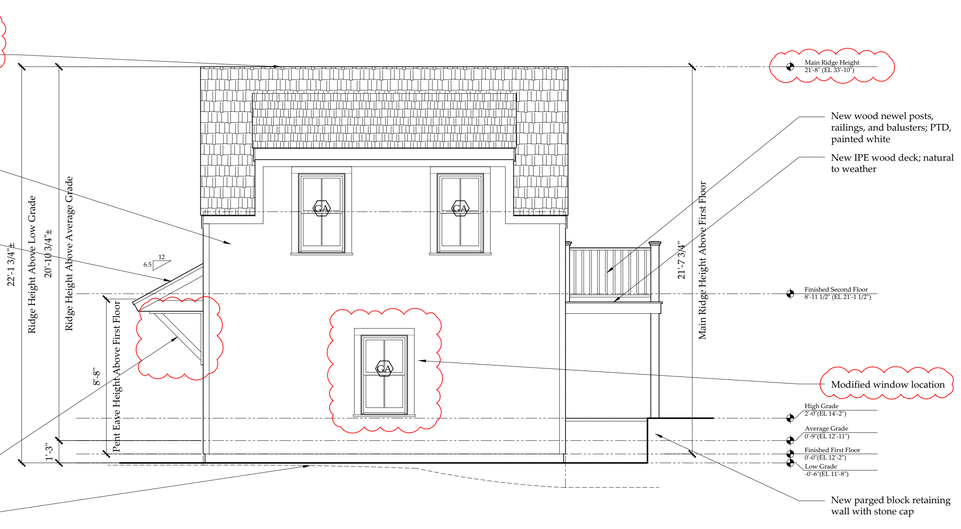


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

PROPOSED



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



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

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

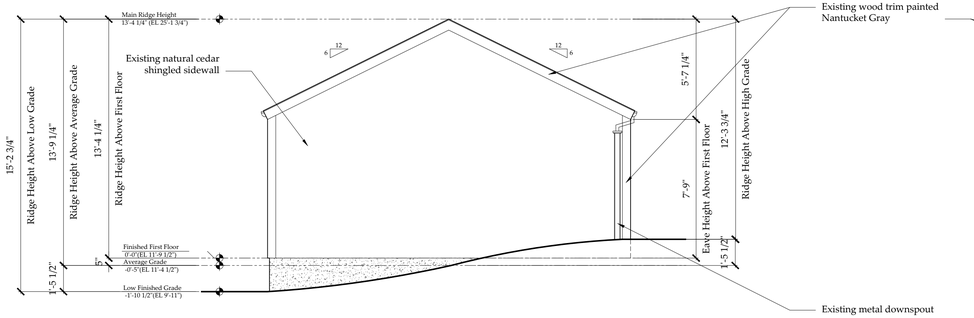
Project number: 23-62

AG3.1

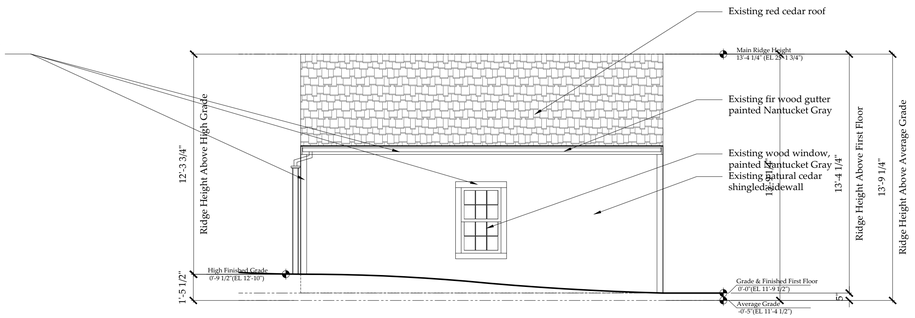
EXISTING

General HDC Notes:

- Existing garage to be removed from site via demolition
- Note structure has been evaluated and deemed unfit for relocation

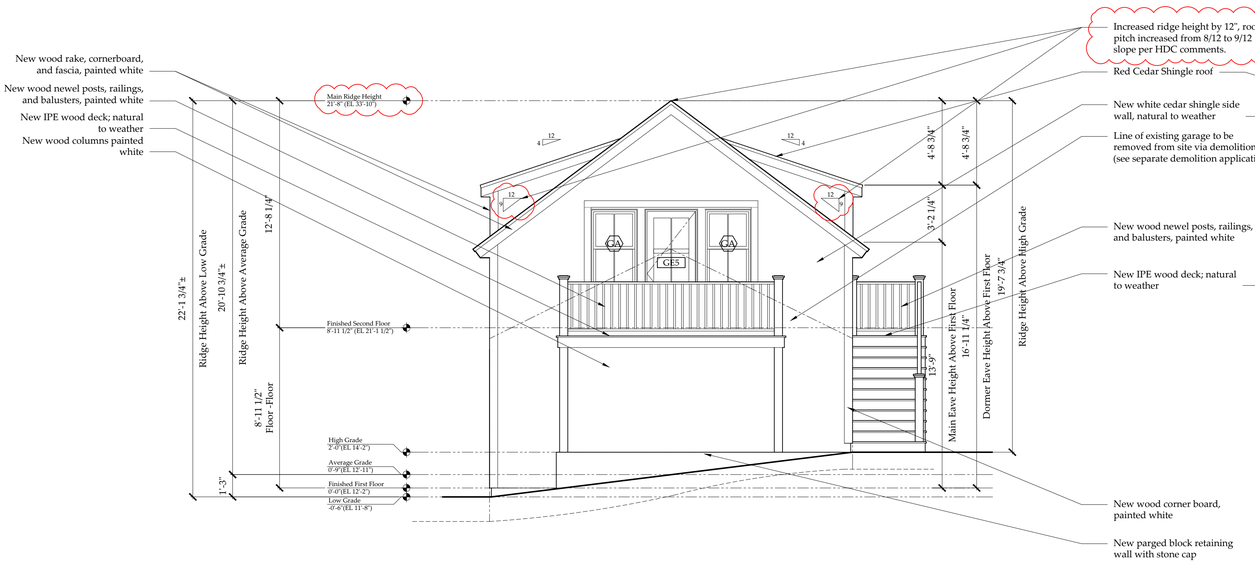


1 Existing Garage North Elevation
Scale: 1/4" = 1'-0"

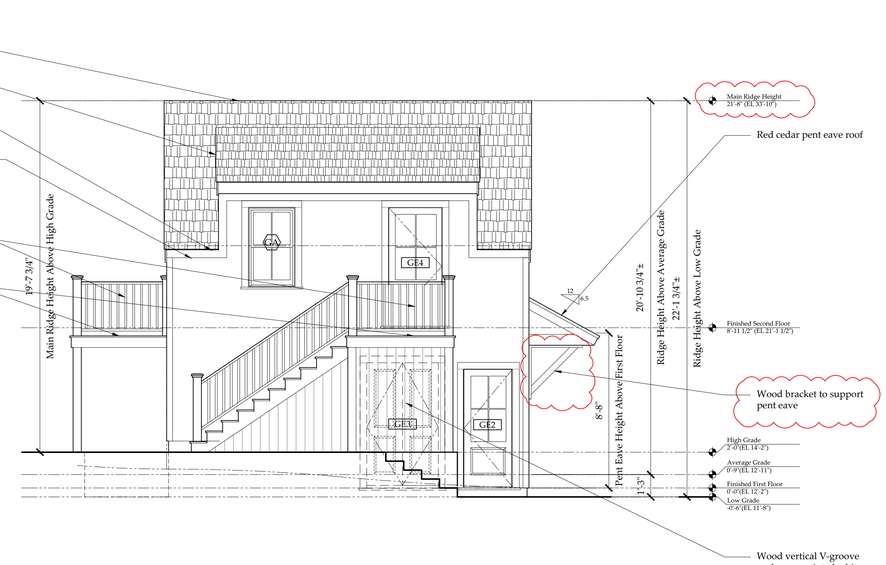


2 Existing Garage West Elevation
Scale: 1/4" = 1'-0"

PROPOSED



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



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

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Existing/Proposed Elevations

GARAGE NEW CONSTRUCTION
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*Not For Construction
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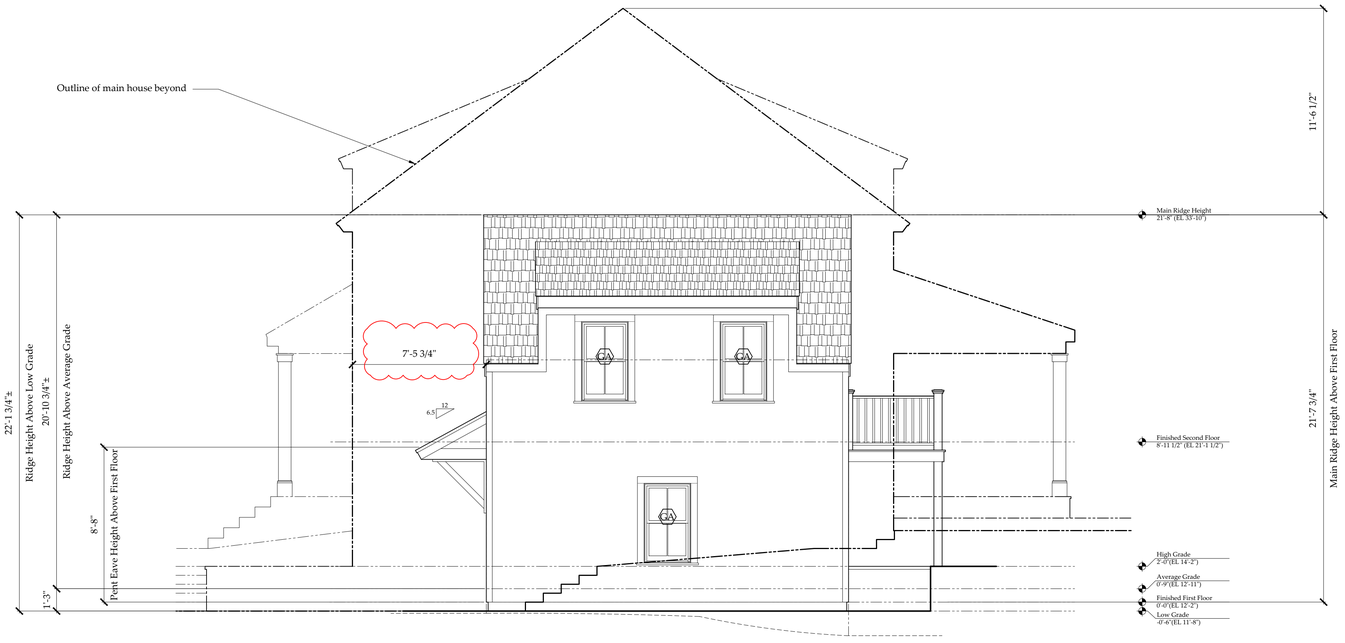
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

AG3.2

PROPOSED



1 Proposed Garage East Elevation with Main House
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments to match main house.
2. Modified pane proportions at garage doors per HDC comments.
3. Moved Garage North by 2'

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Garage
Proposed East Elevation with Main House

GARAGE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
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Issue Date:
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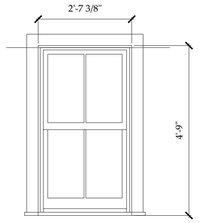
06/18/2024 HDC Old Business

Project number: 23-62

AG3.3

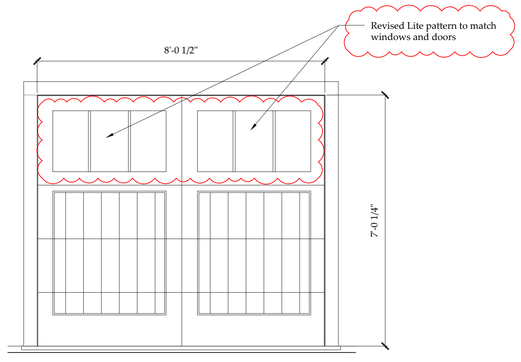


GA

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

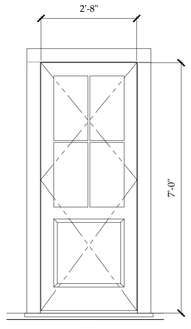
1 Proposed Window Types
Scale: 1/2" = 1'-0"



GE1

Unit Specifications

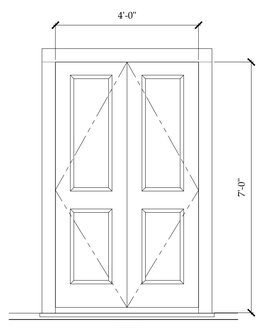
Manufacturer -	Designer Doors
Unit Type -	8 Lite over 1 Panel Overhead Garage Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-0"W x 7'-0"H Nominal
Glazing -	Single Glazed True Divide
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" TDL
Screen -	n/a
Notes -	Overhead Operating



GE2

Unit Specifications

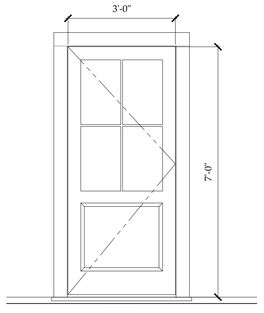
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Lite
Screen -	n/a
Notes -	



GE3

Unit Specifications

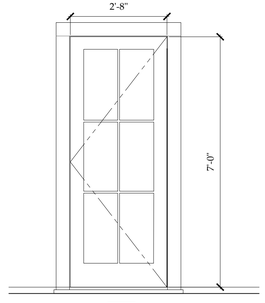
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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'

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 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)

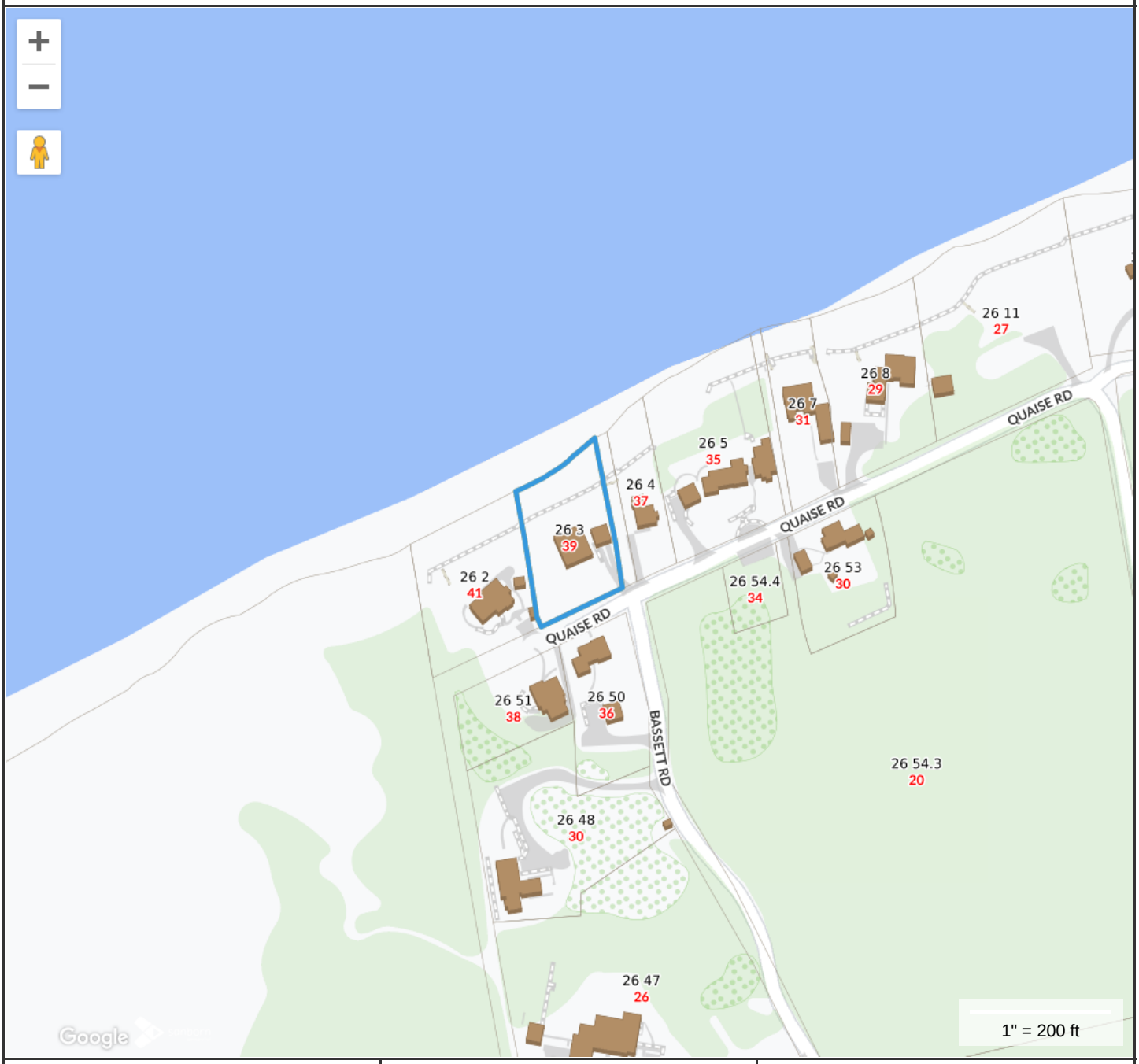
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing 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

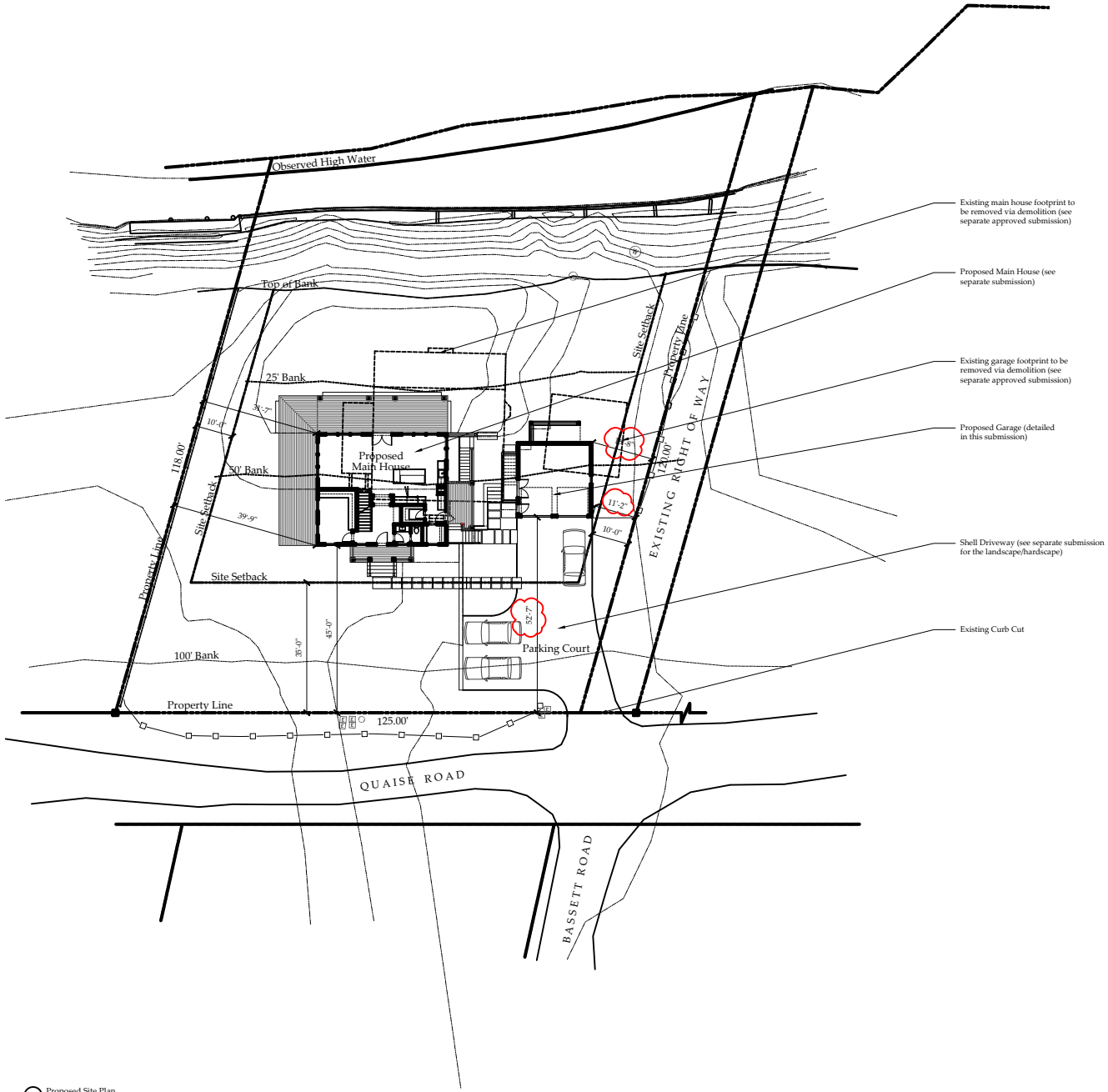
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



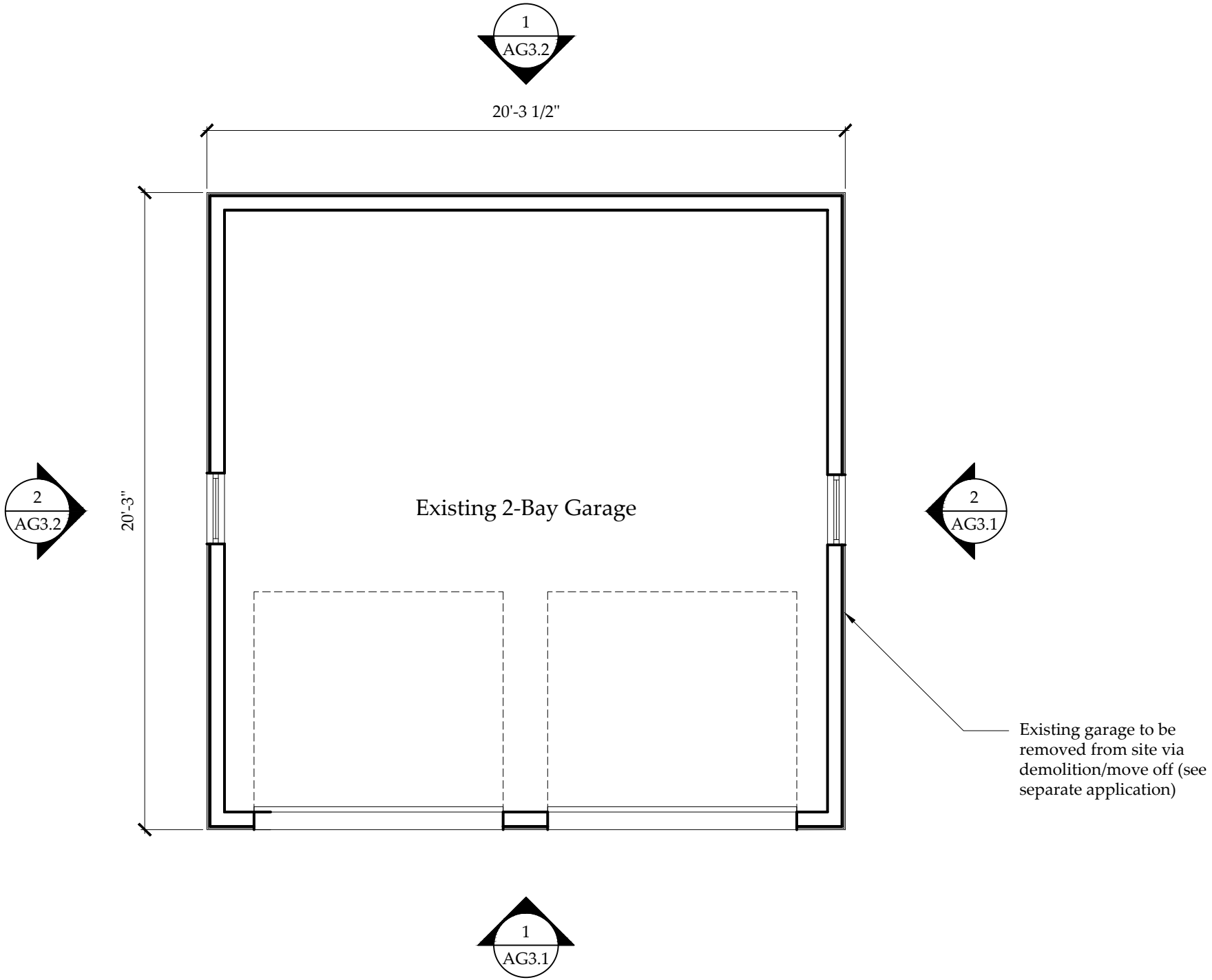
1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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'

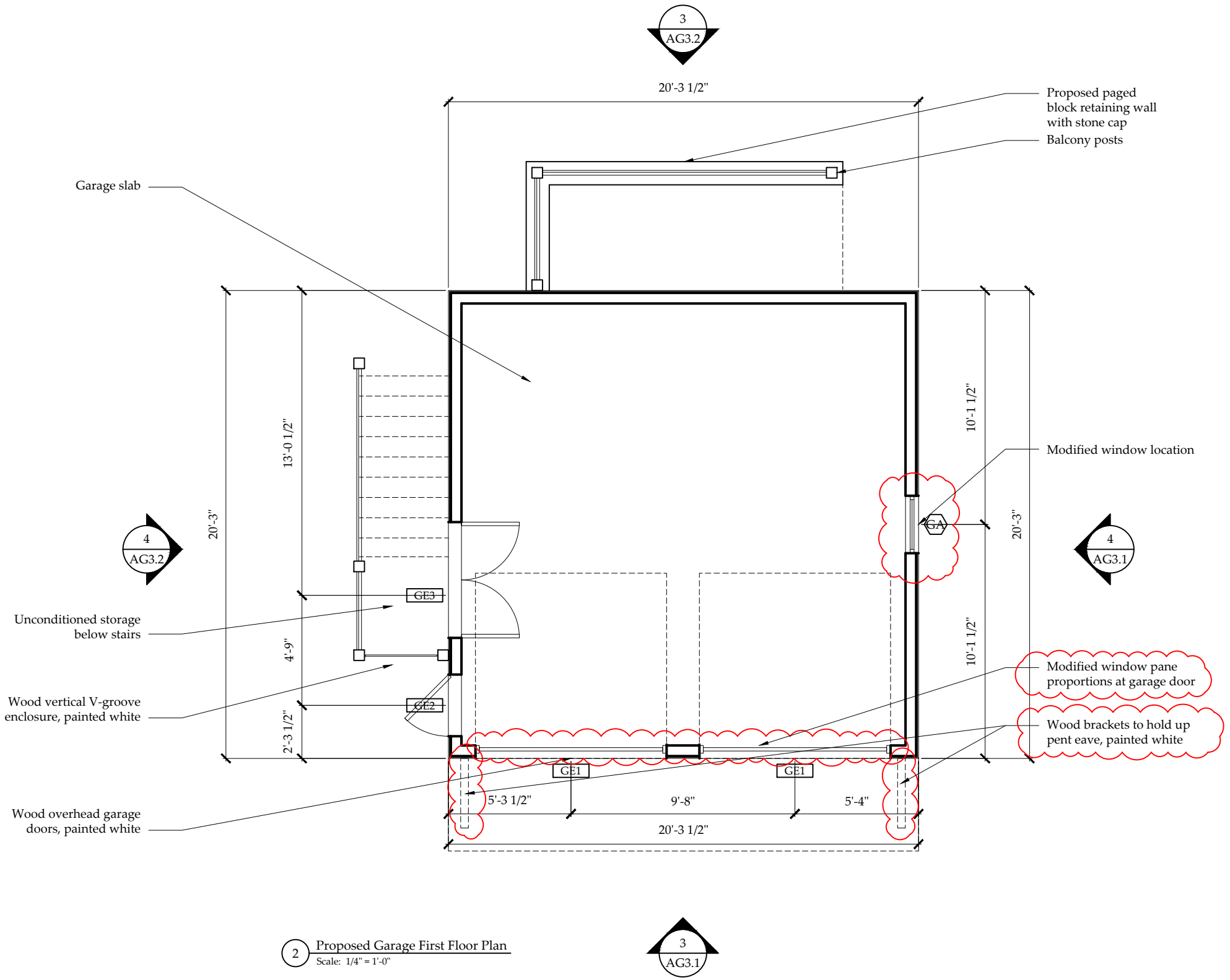
Project North True North

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

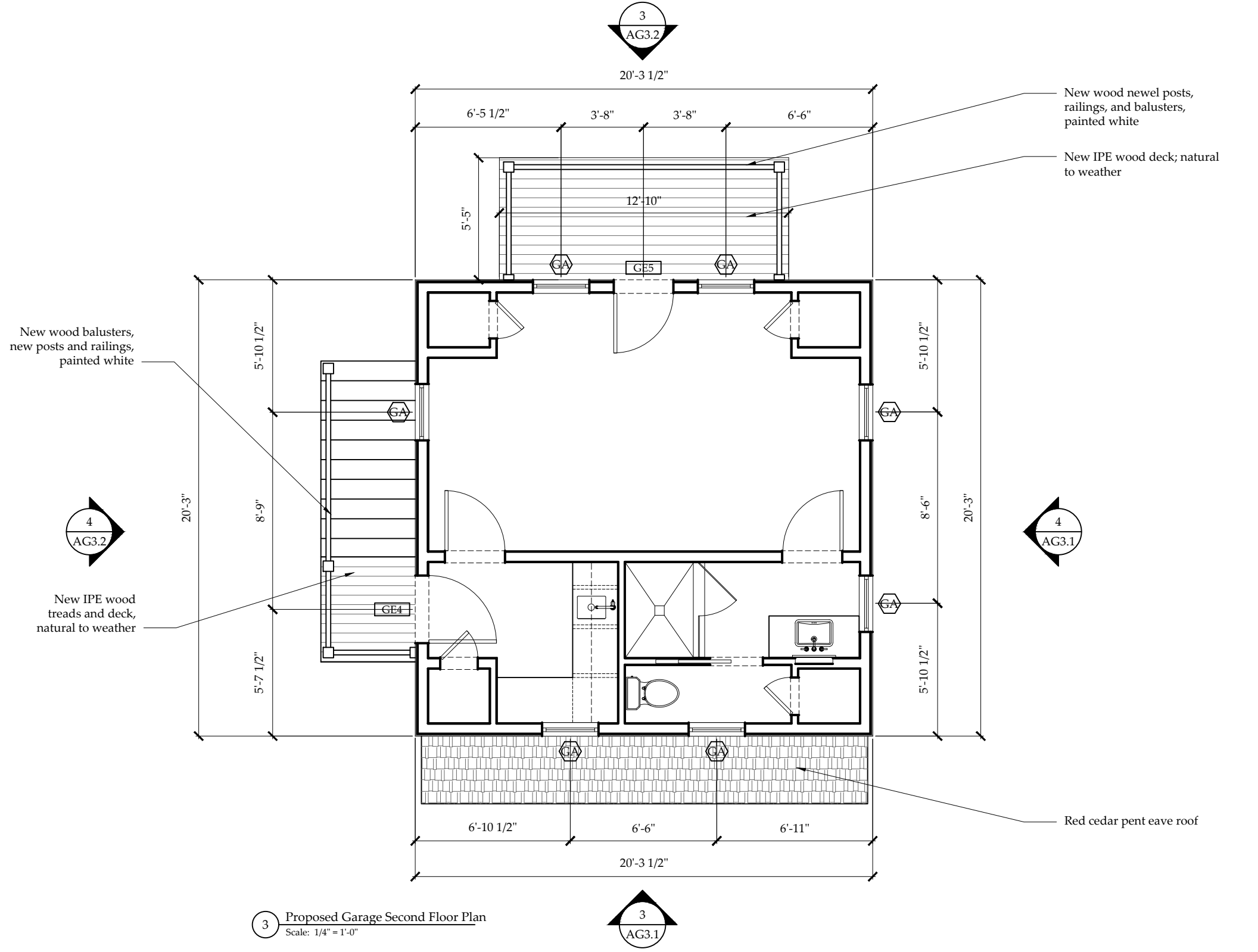


1 Existing Garage First Floor Plan
Scale: 1/4" = 1'-0"



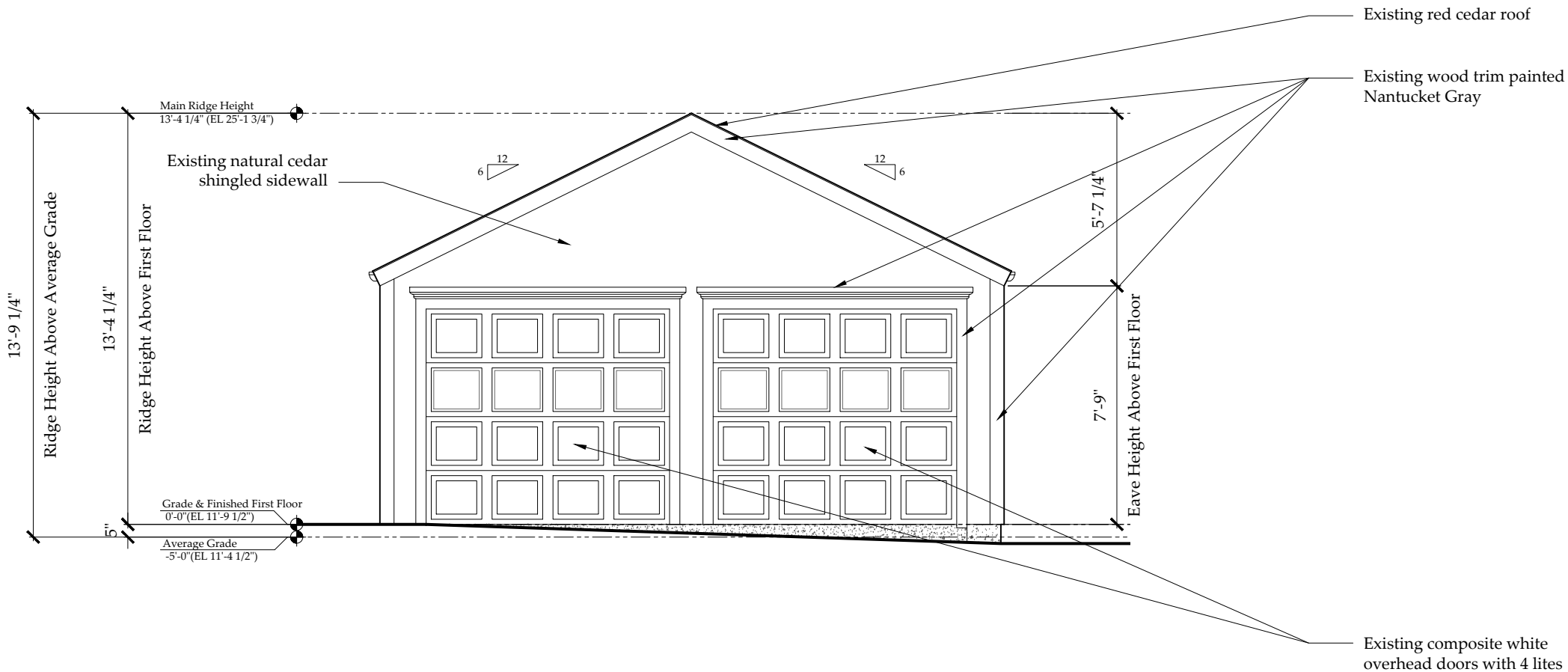
2 Proposed Garage First Floor Plan

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



3 Proposed Garage Second Floor Plan

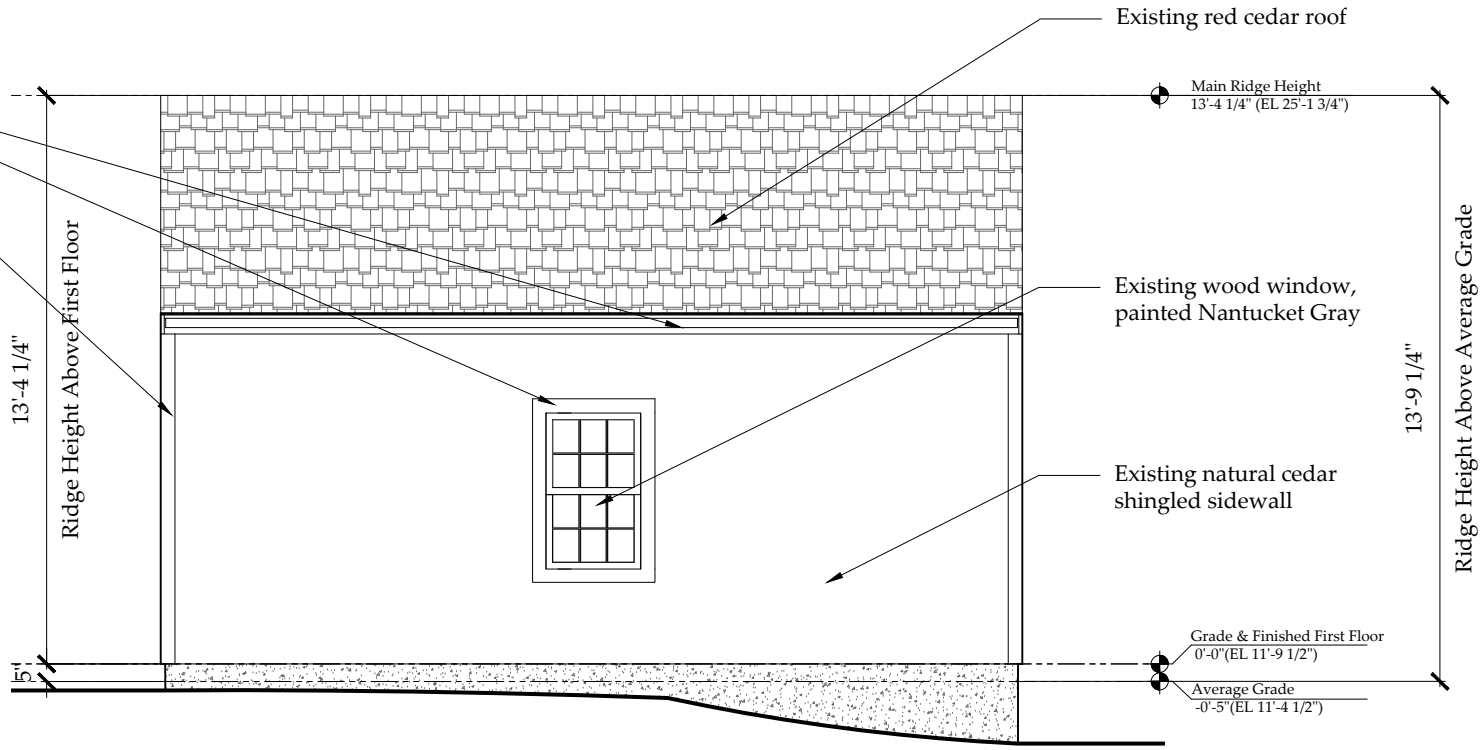
Scale: 1/4" = 1'-0"



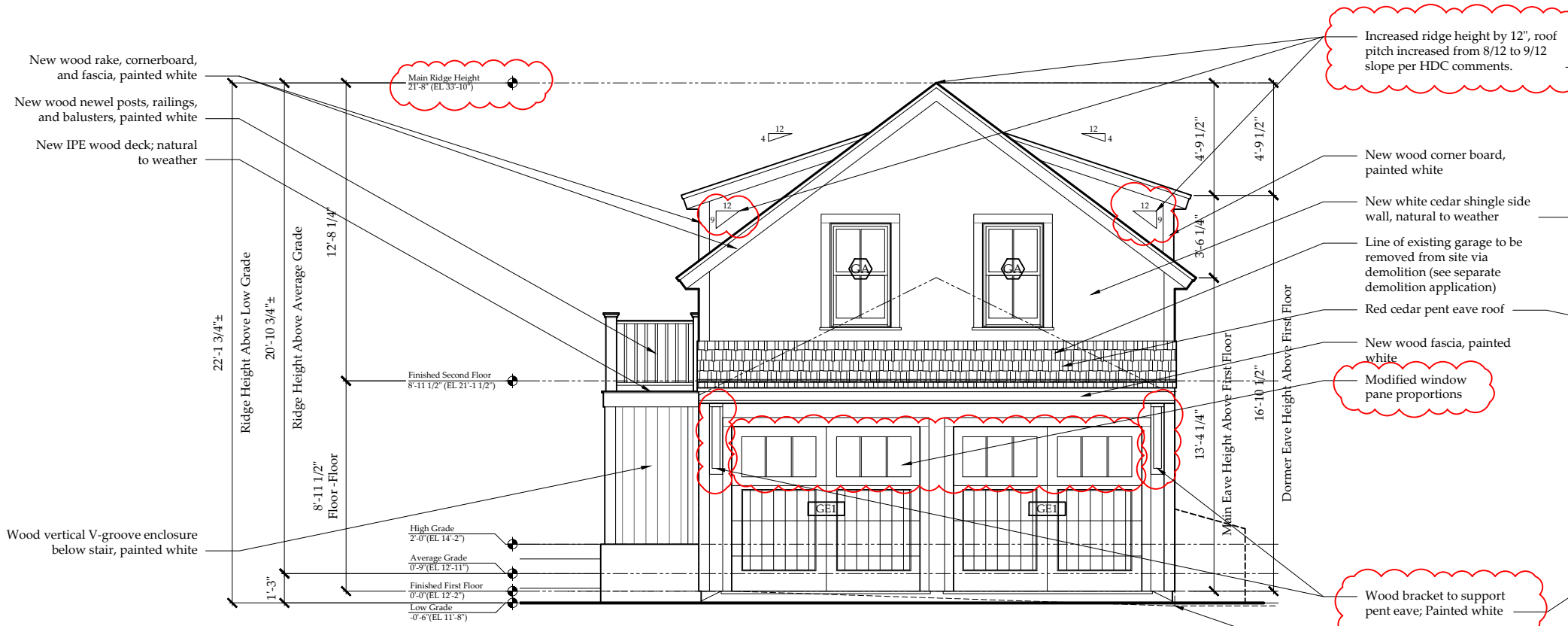
1 Existing Garage South Elevation

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

- Existing red cedar roof
- Existing wood trim painted Nantucket Gray
- Existing composite white overhead doors with 4 lites

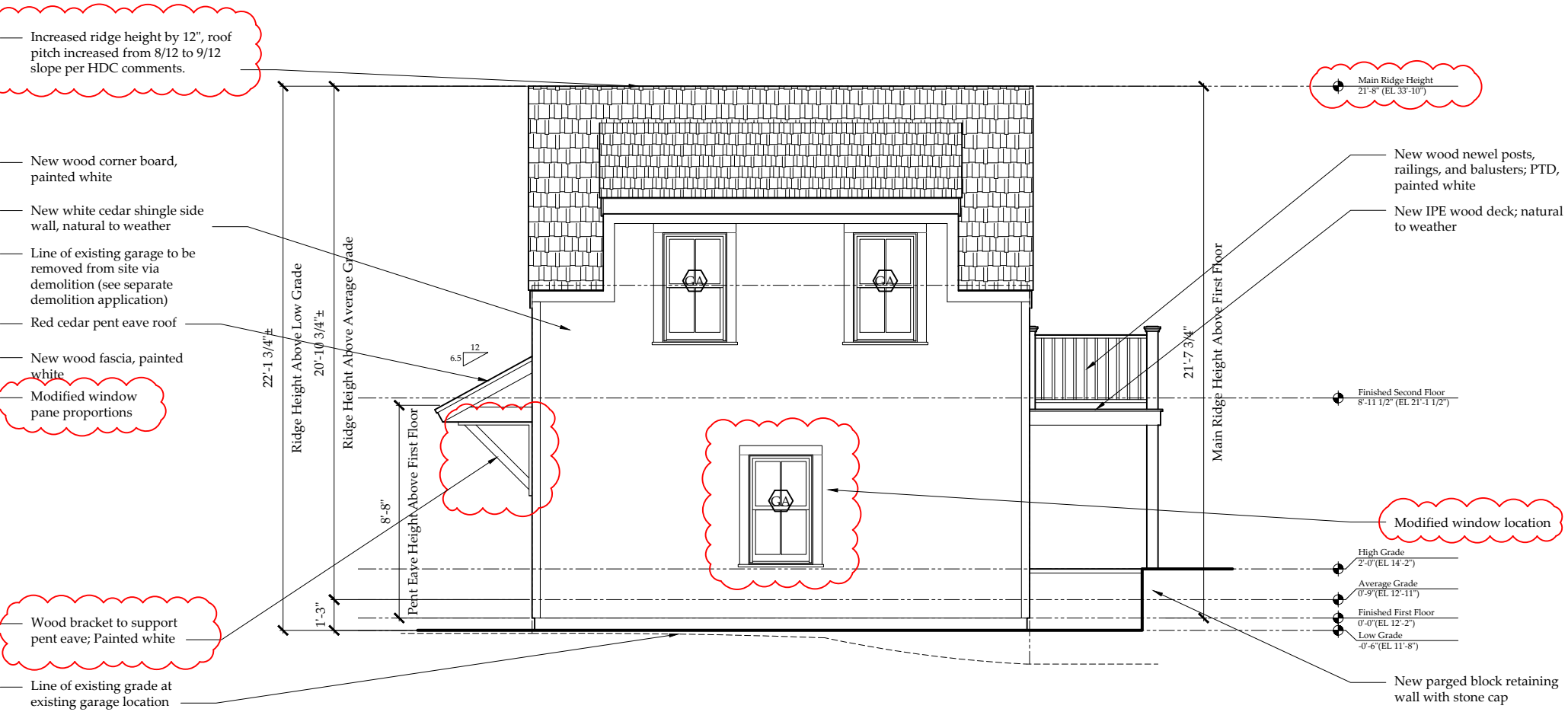


2 Existing Garage East Elevation
Scale: 1/4" = 1'-0"

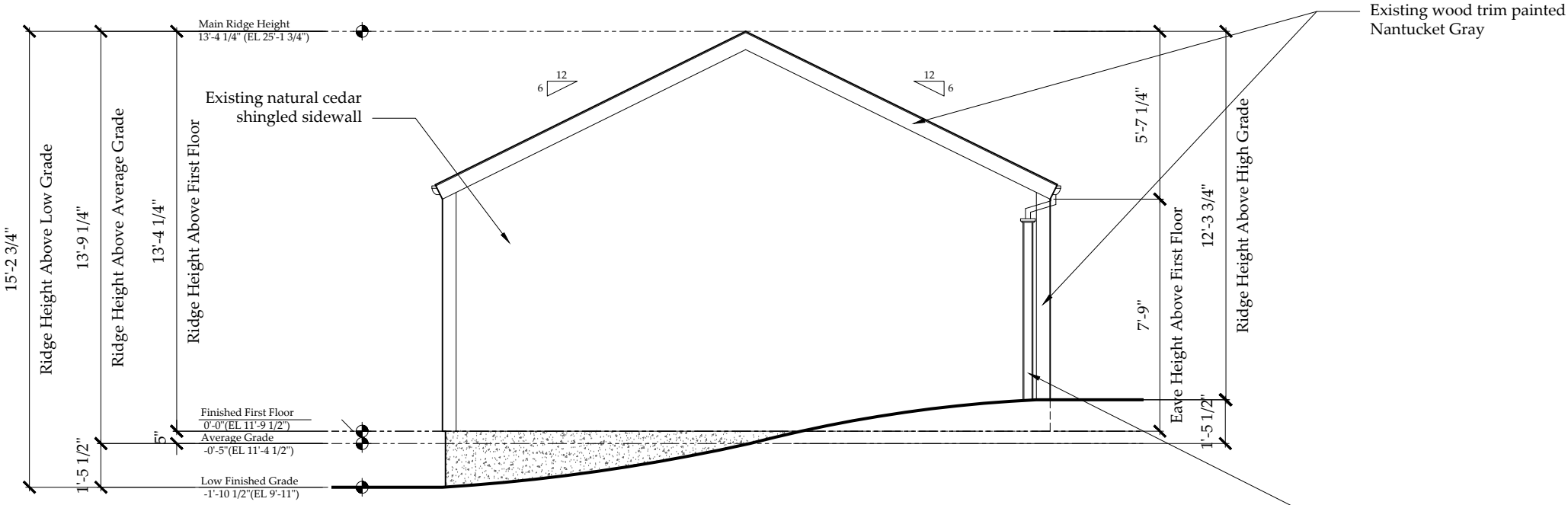


3 Proposed Garage South Elevation

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

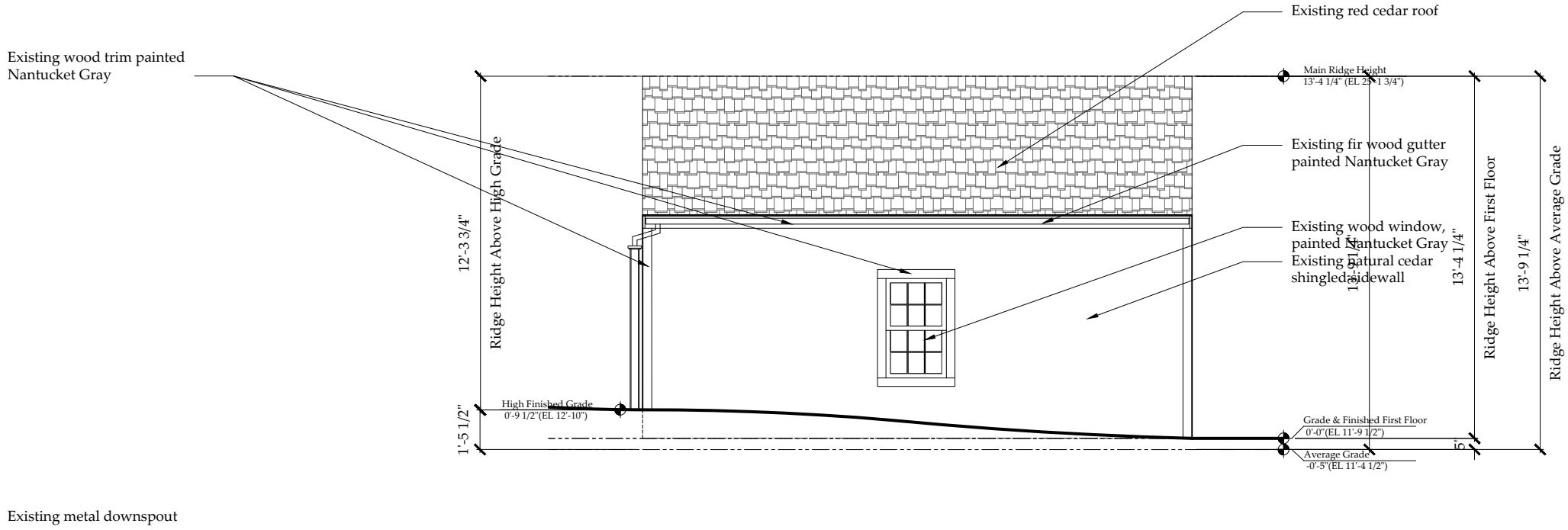


4 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



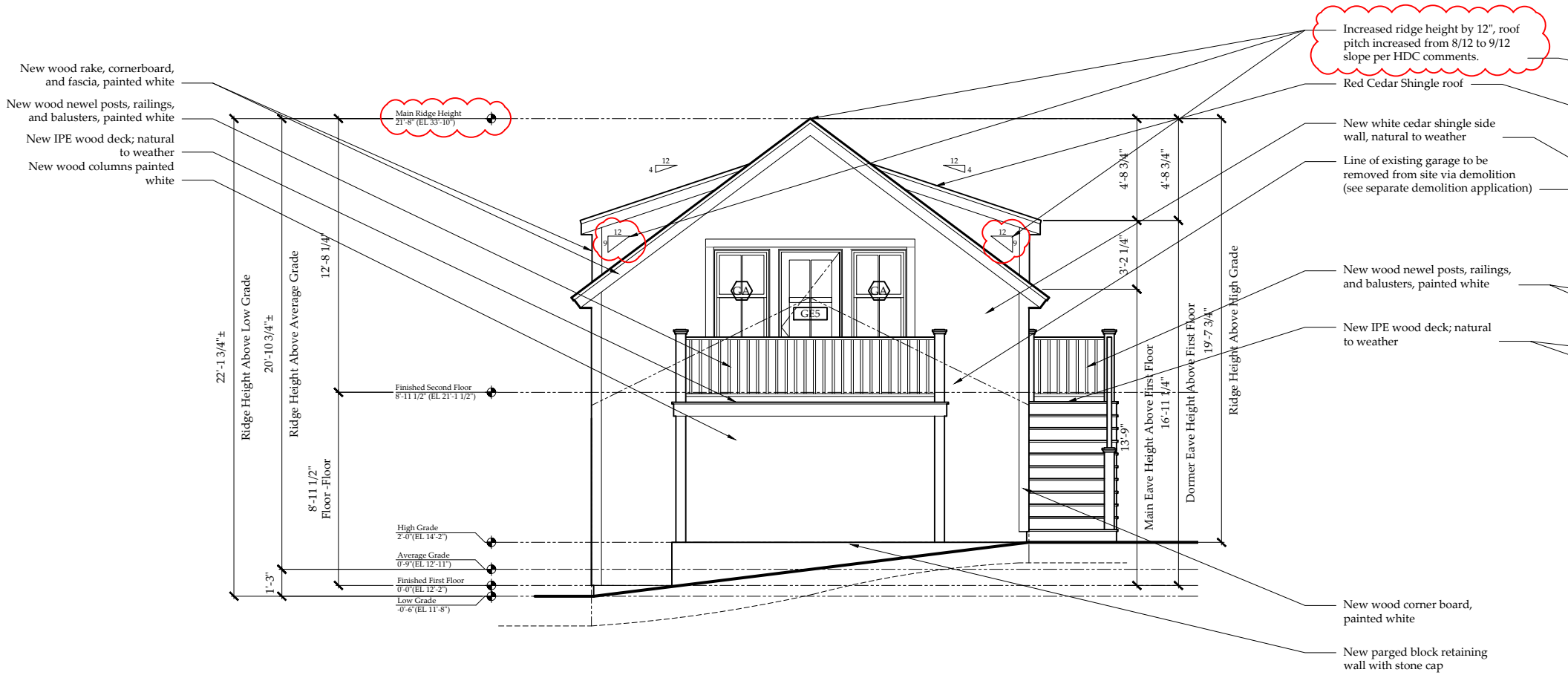
1 Existing Garage North Elevation

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

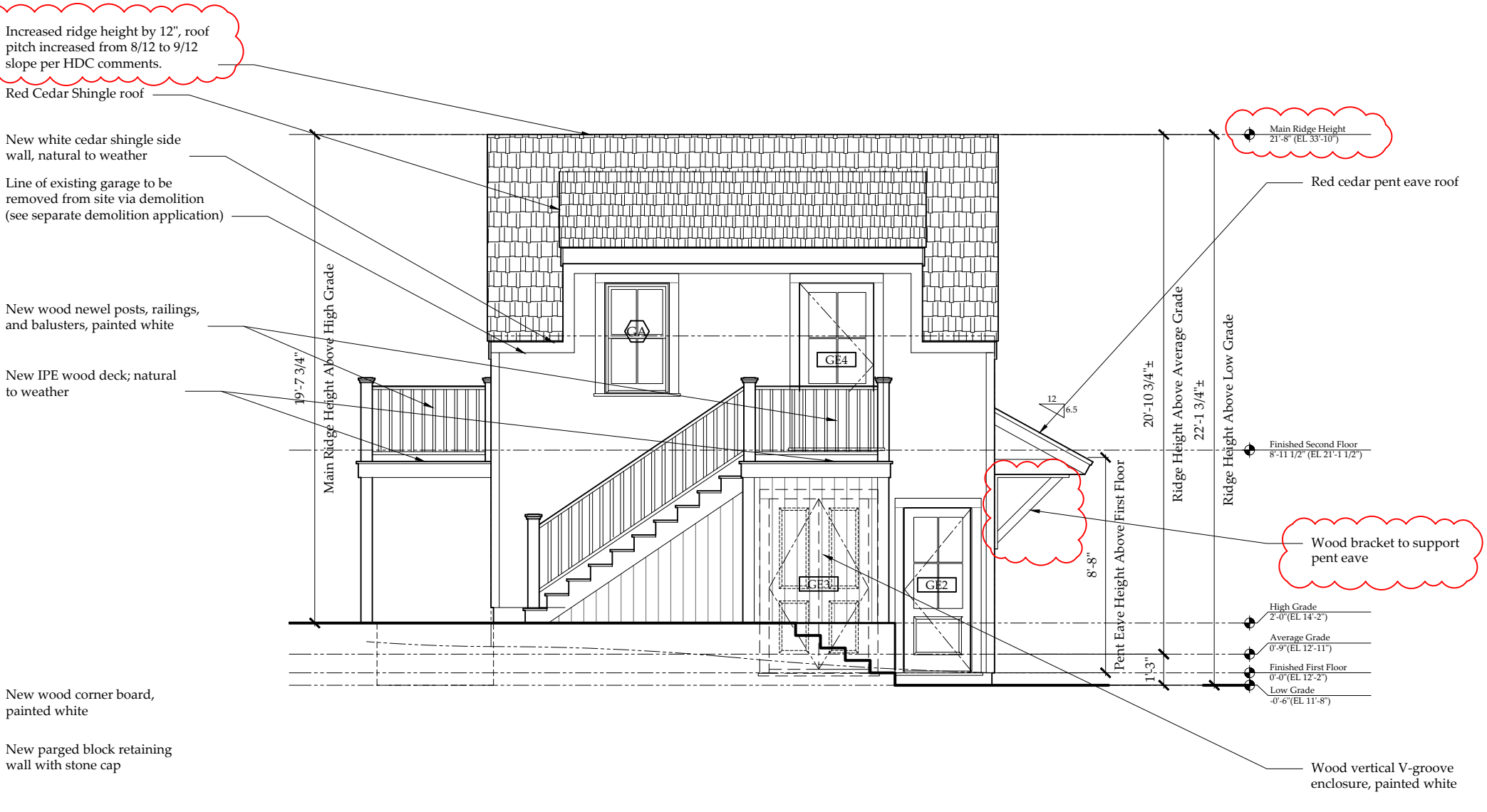


2 Existing Garage West Elevation

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

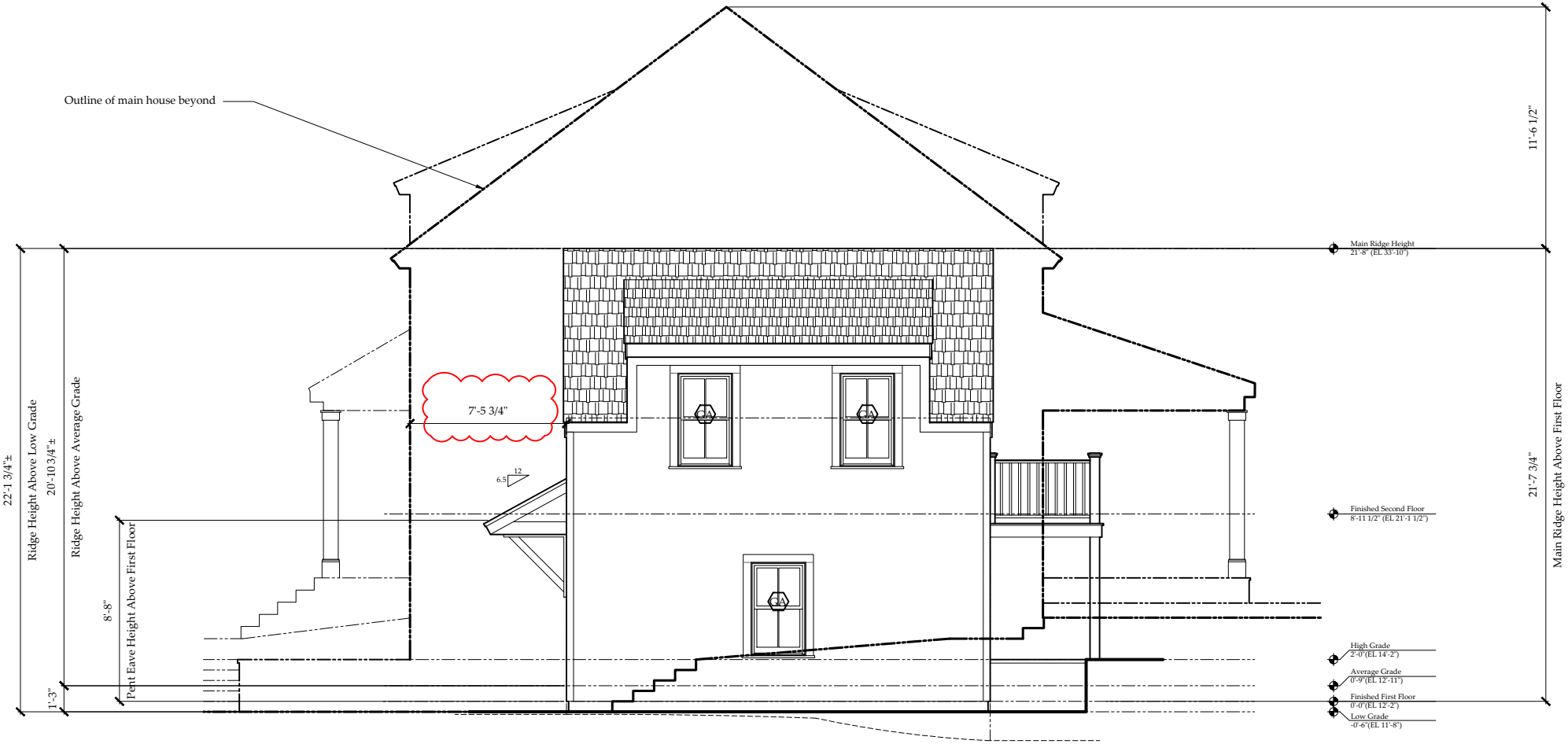


3 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"



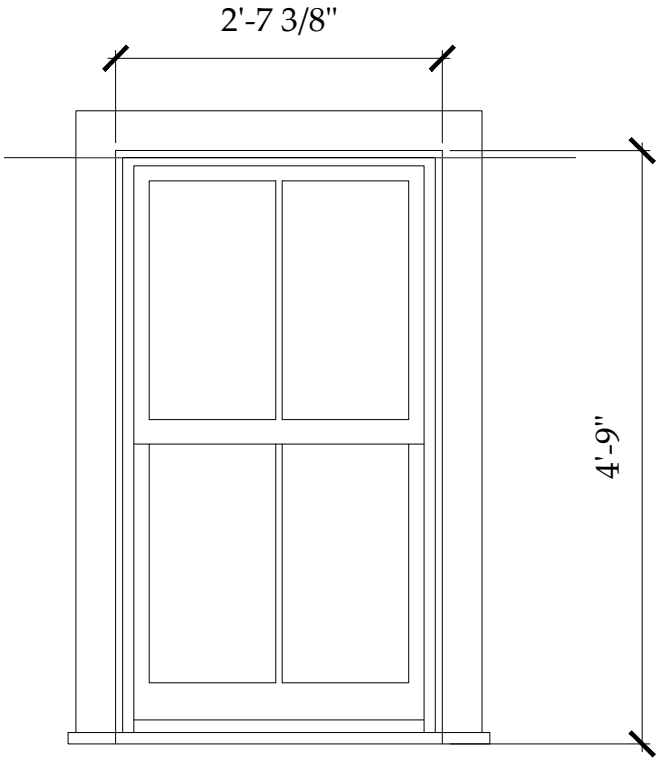
4 Proposed Garage West Elevation

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



1 Proposed Garage East Elevation with Main House

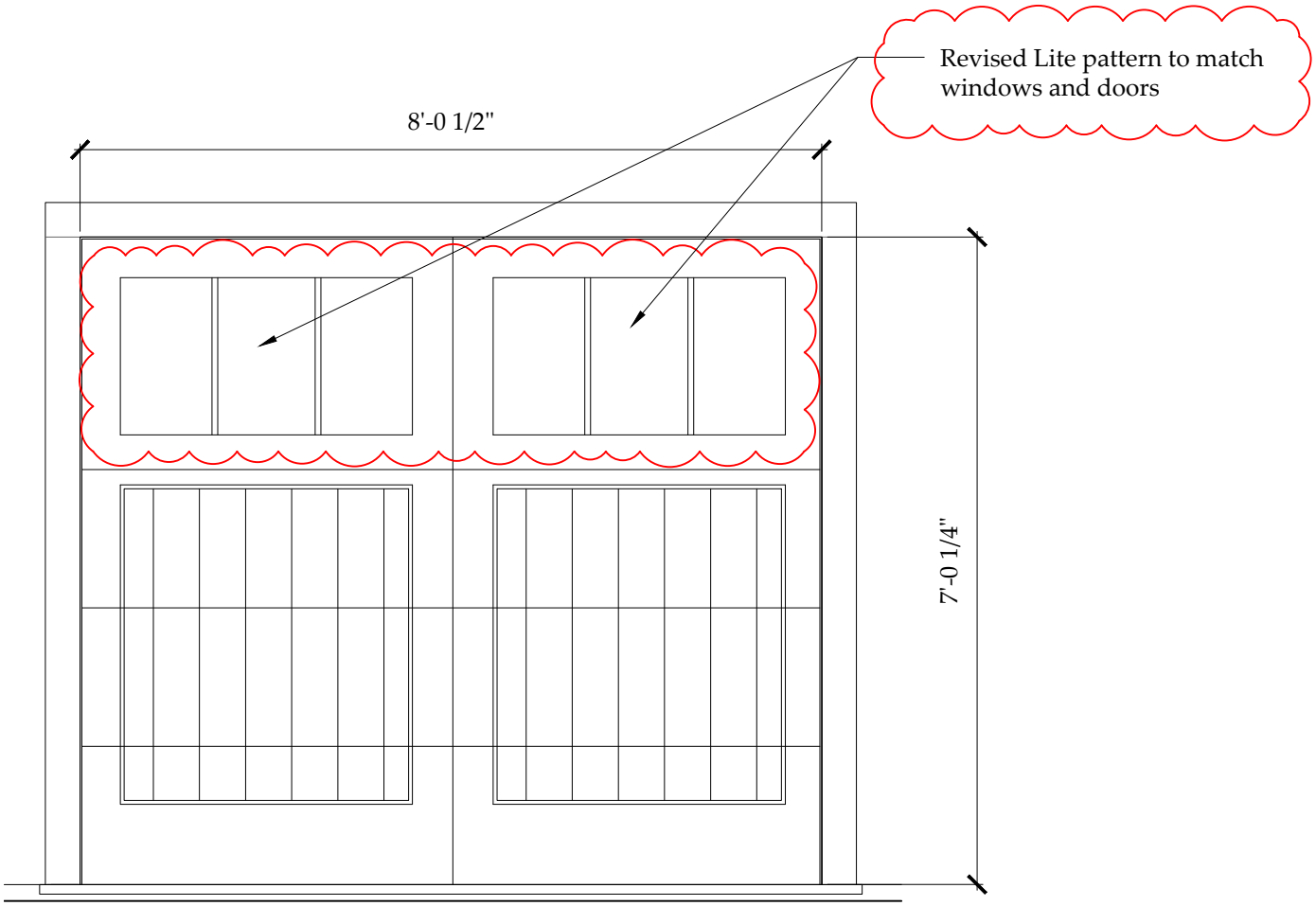
Scale: 1/4" = 1'-0"



GA

Unit Specifications

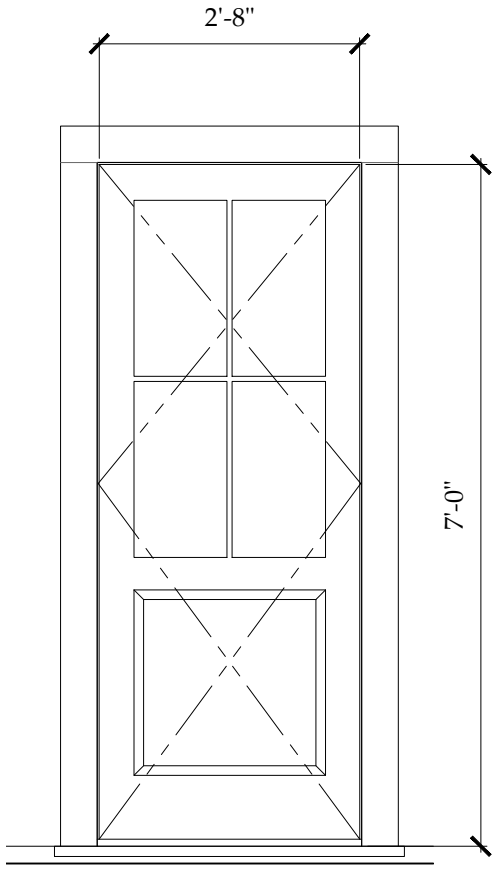
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung - 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated 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



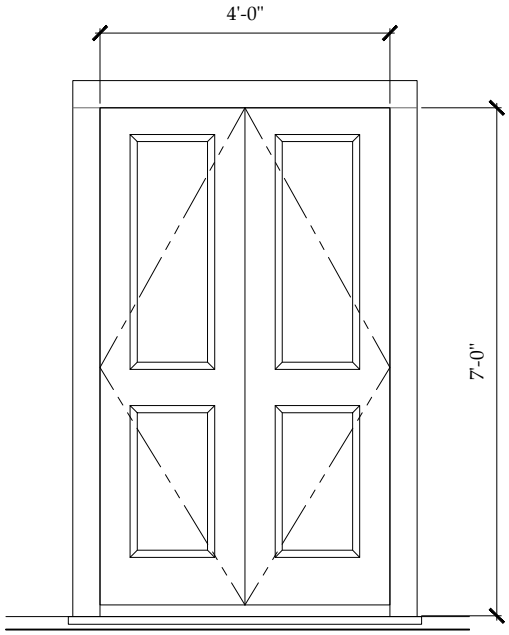
GE2

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

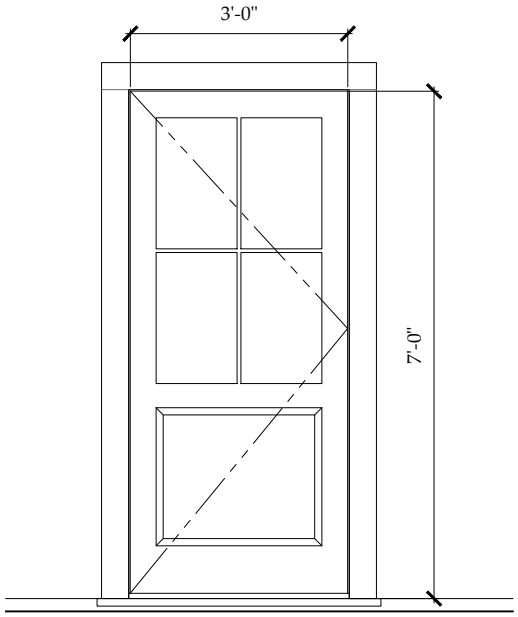
Scale: 1/2" = 1'-0"



GE3

Unit Specifications

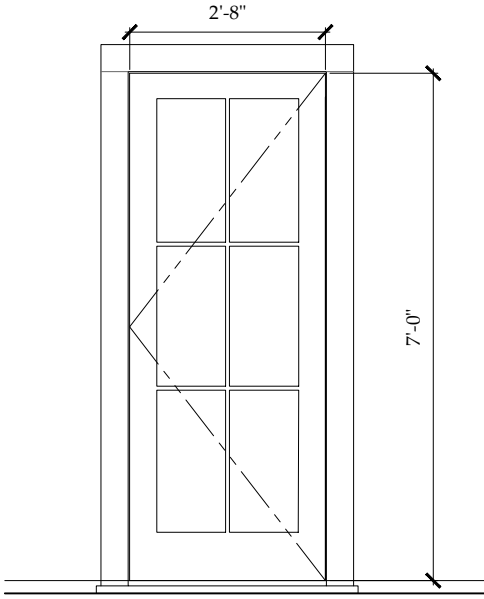
Manufacturer -	Nantucket Millworks
Unit Type -	Pair 2-Panel Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-0"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	n/a
Screen -	n/a
Notes -	



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 -	



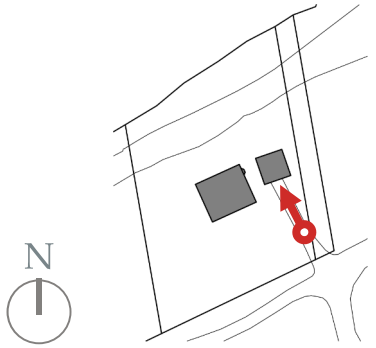
GE5

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 -	



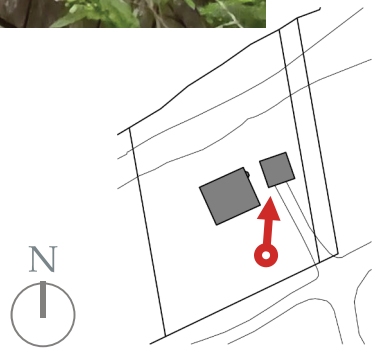
EXISTING South Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



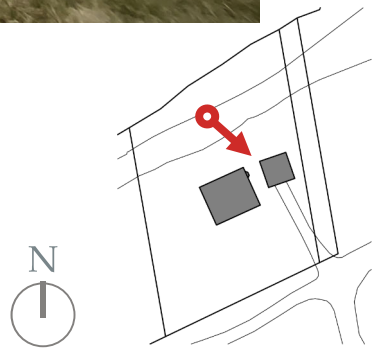
EXISTING Southwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



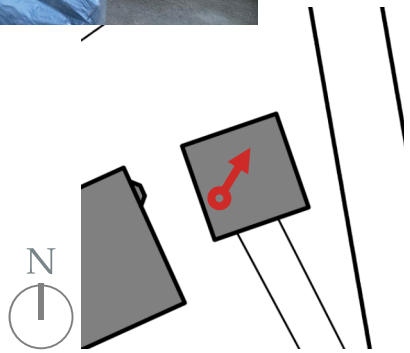
EXISTING Northwest Elevation - Garage



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



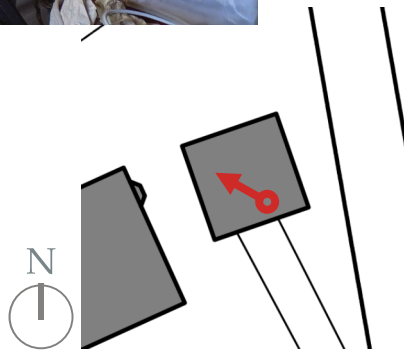
EXISTING North Wall - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



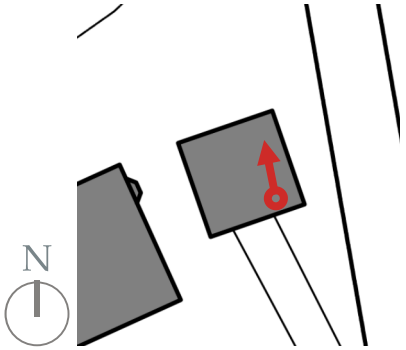
EXISTING West Wall and North West Corner - Garage Interior



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



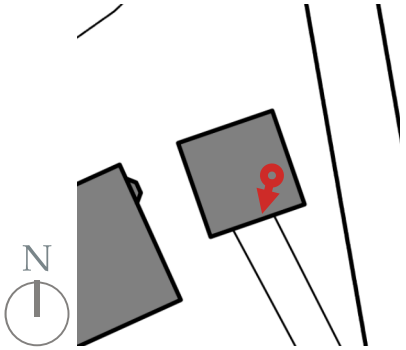
EXISTING East Wall - Garage Interior



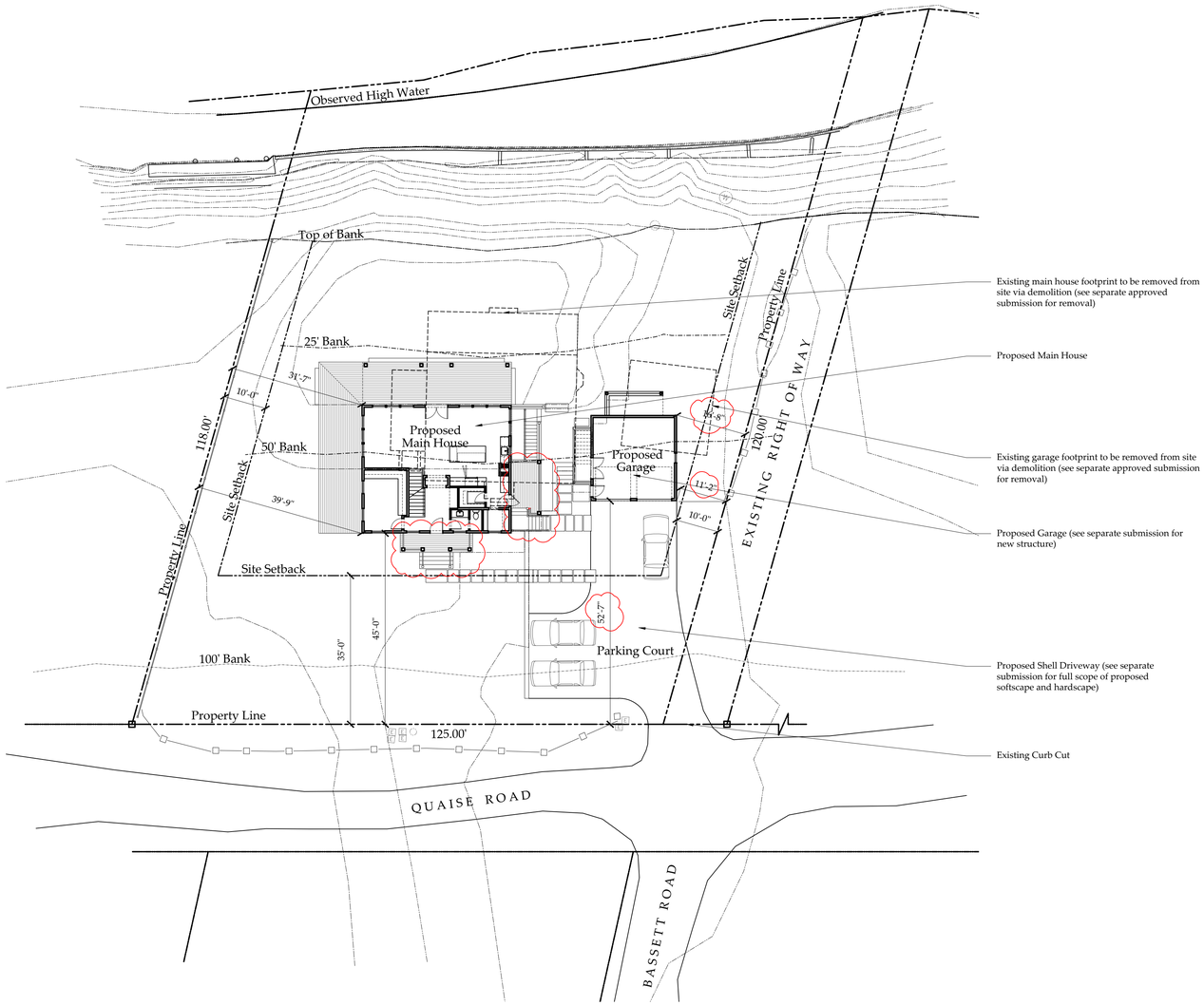
Quaise Residence
Existing Conditions Photographs
Application for New Construction of Garage



EXISTING South Wall and Ceiling - Garage Interior

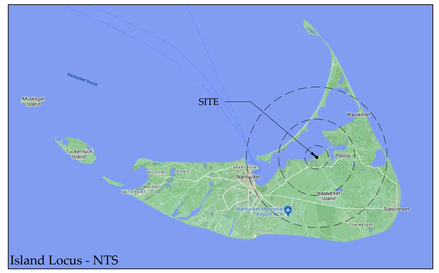


PROPOSED

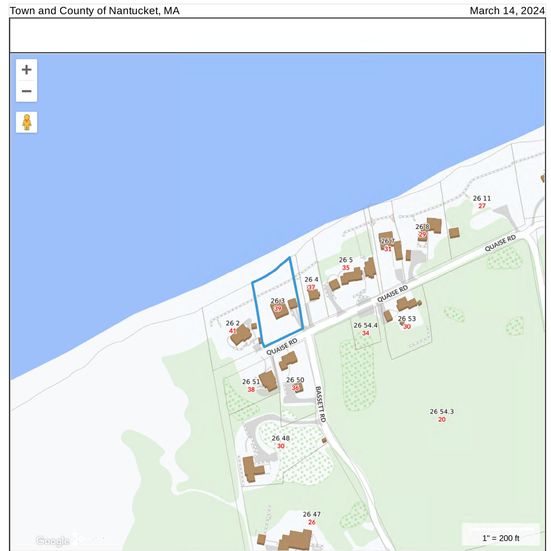


1 Proposed Site Plan
Scale: 1/16" = 1'-0"

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
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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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39 Quaise Road
Nantucket, MA 02554

Main House
Proposed Site Plan
Locus
Zoning Information

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

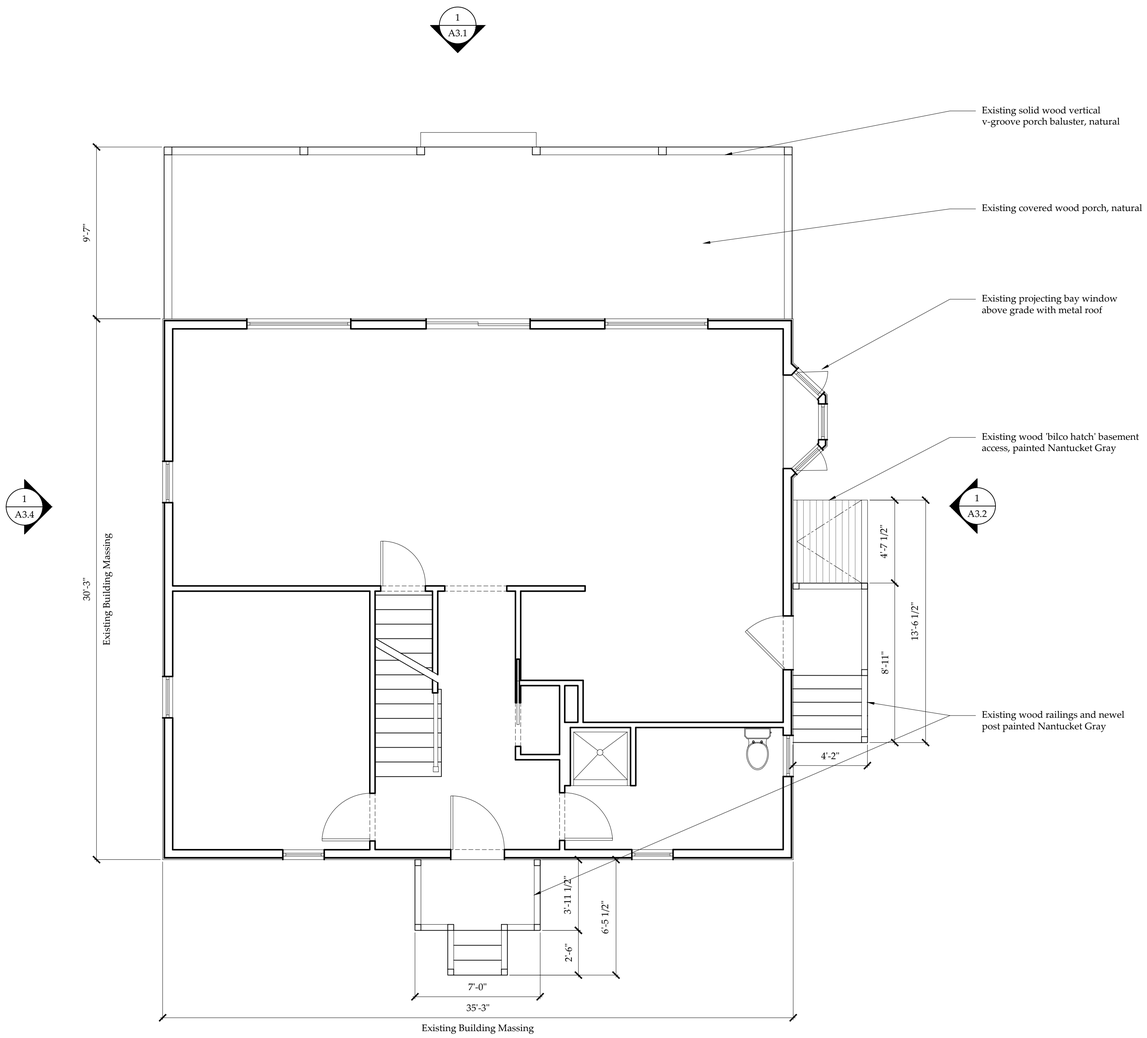
Project number: 23-62

A1.1

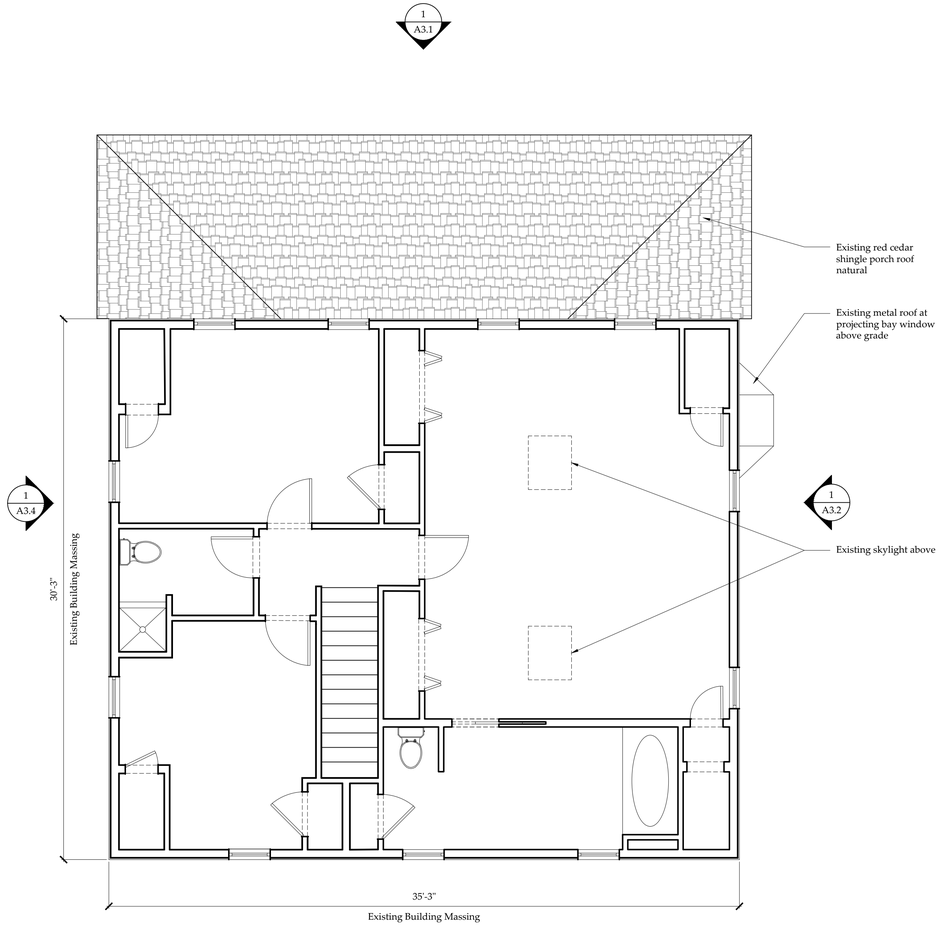
EXISTING

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



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



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Nantucket, MA 02554

Main House
Existing Floor Plans

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

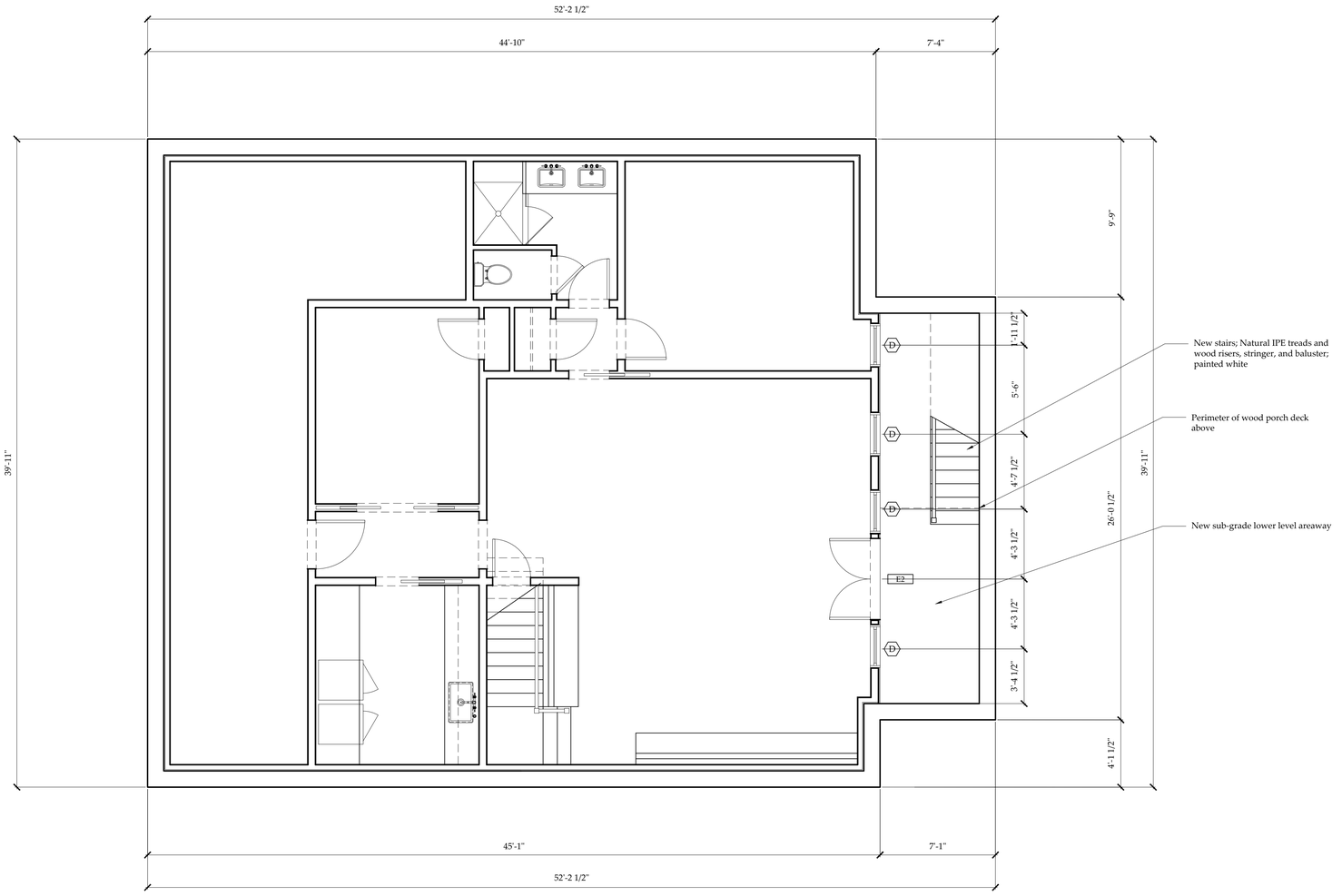
Project number: 23-62

EX2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Nantucket, MA 02554

Main House
Proposed Lower Level
Floor Plan

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

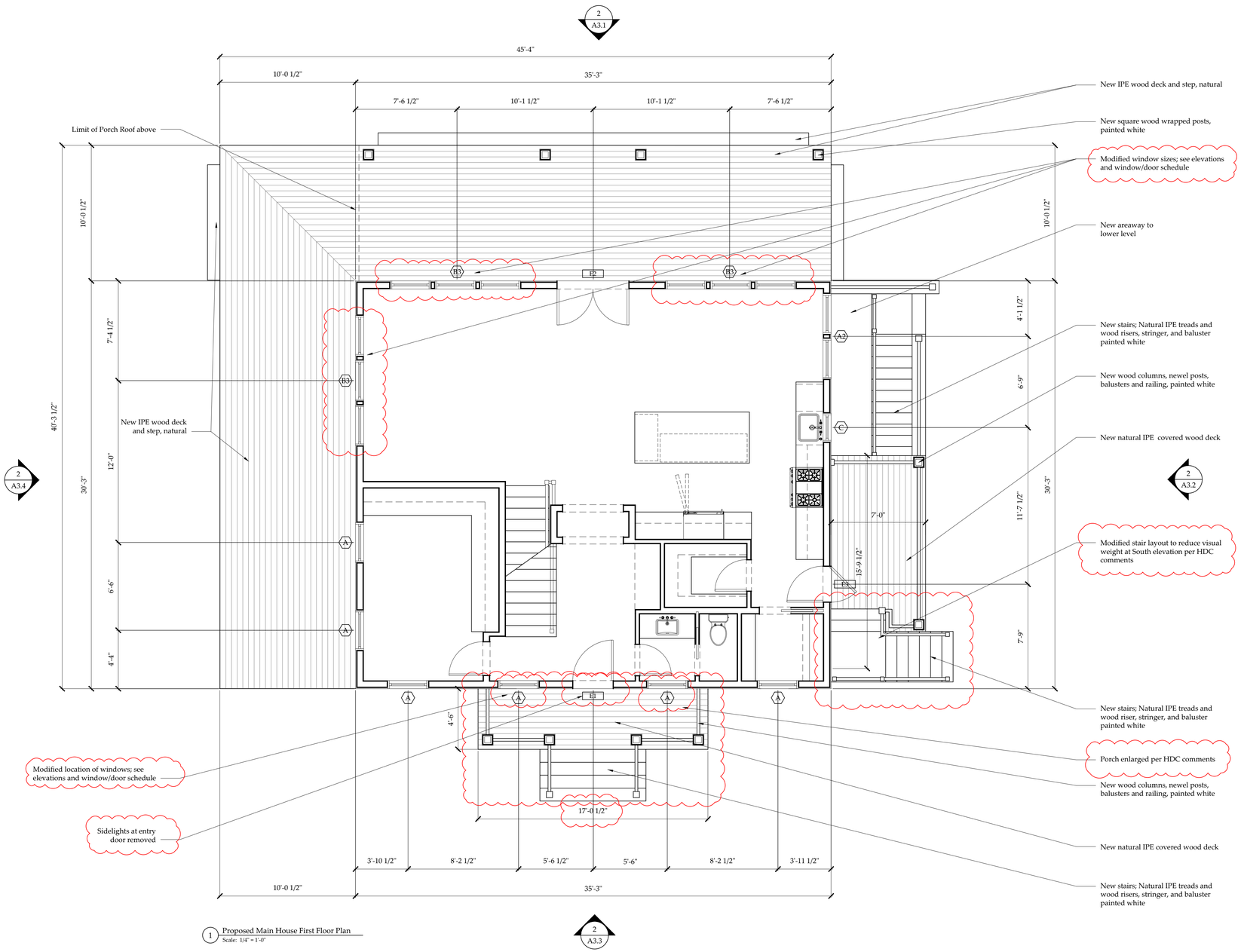
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mullied, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

Project North

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Main House
Proposed
First Floor Plan

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

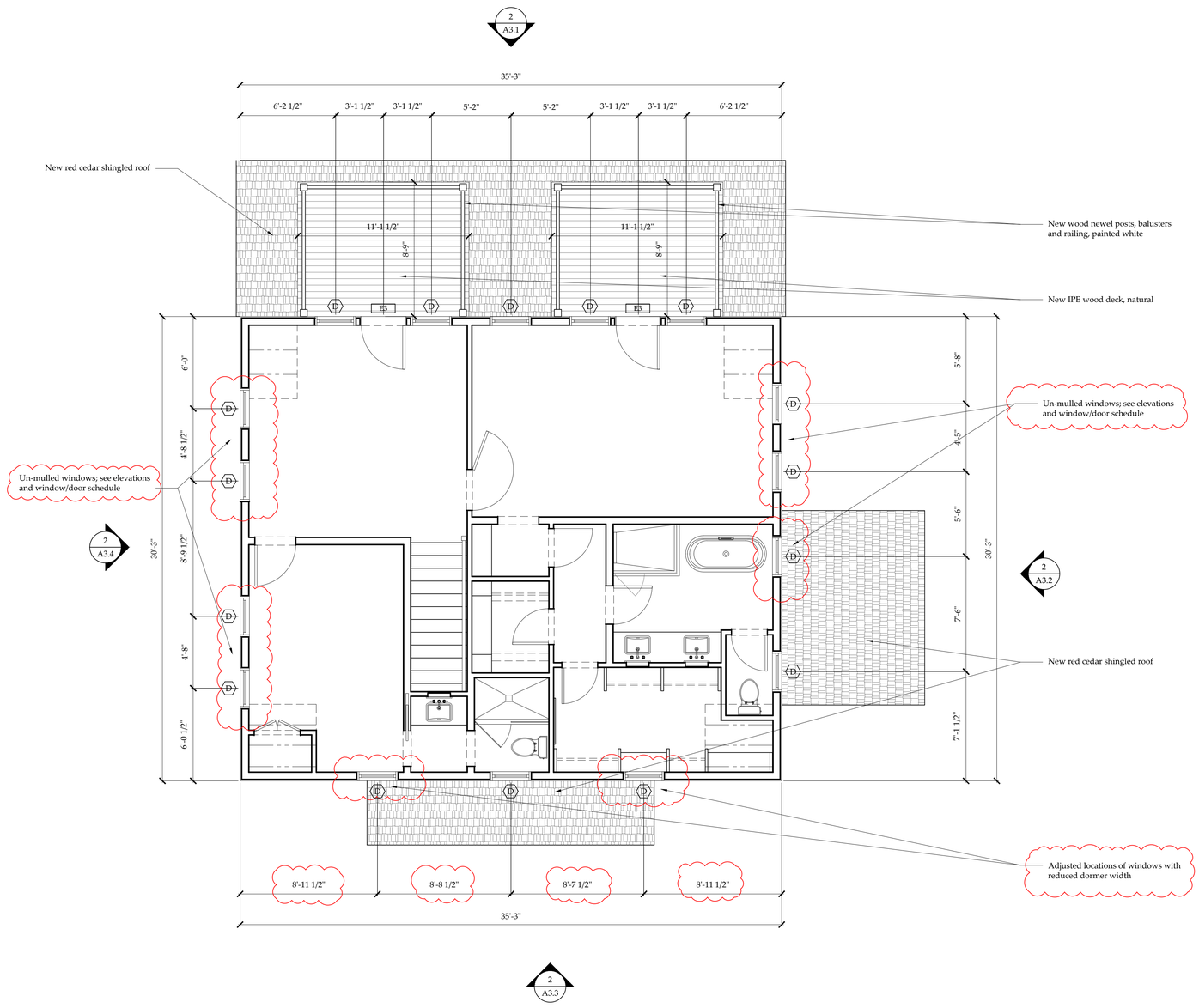
Project number: 23-62

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

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 Main House
Second Floor Plan

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
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*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

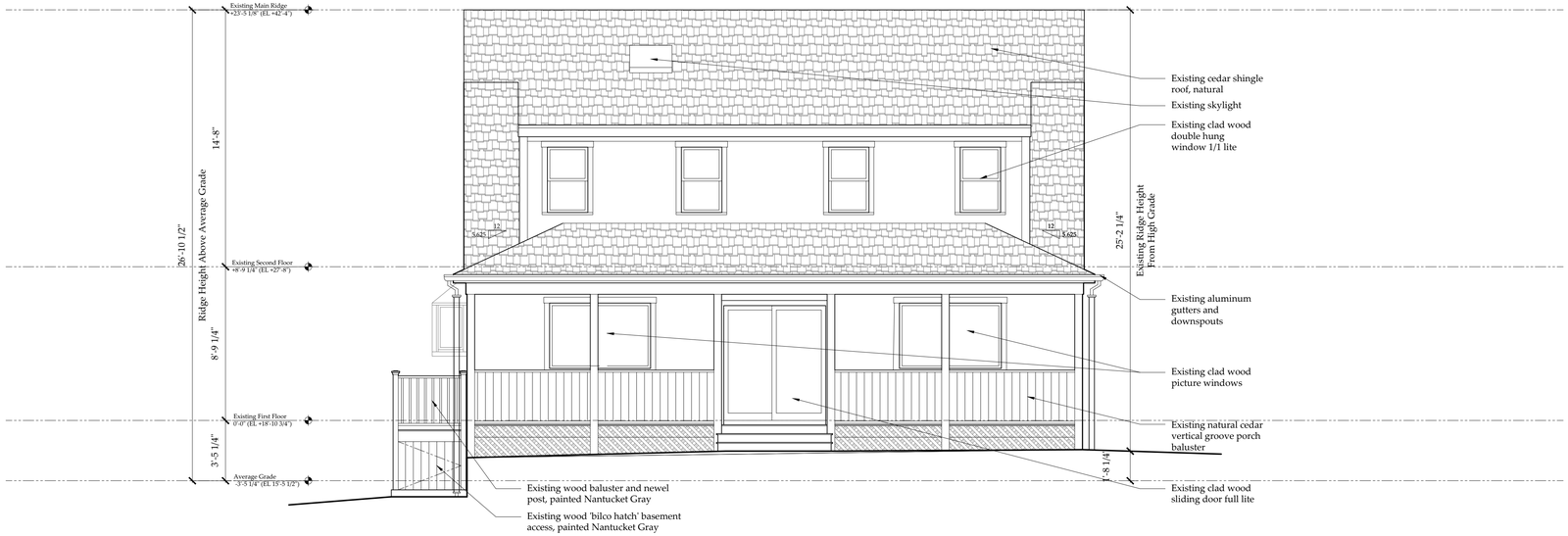
Project number: 23-62

A2.2

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
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
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Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

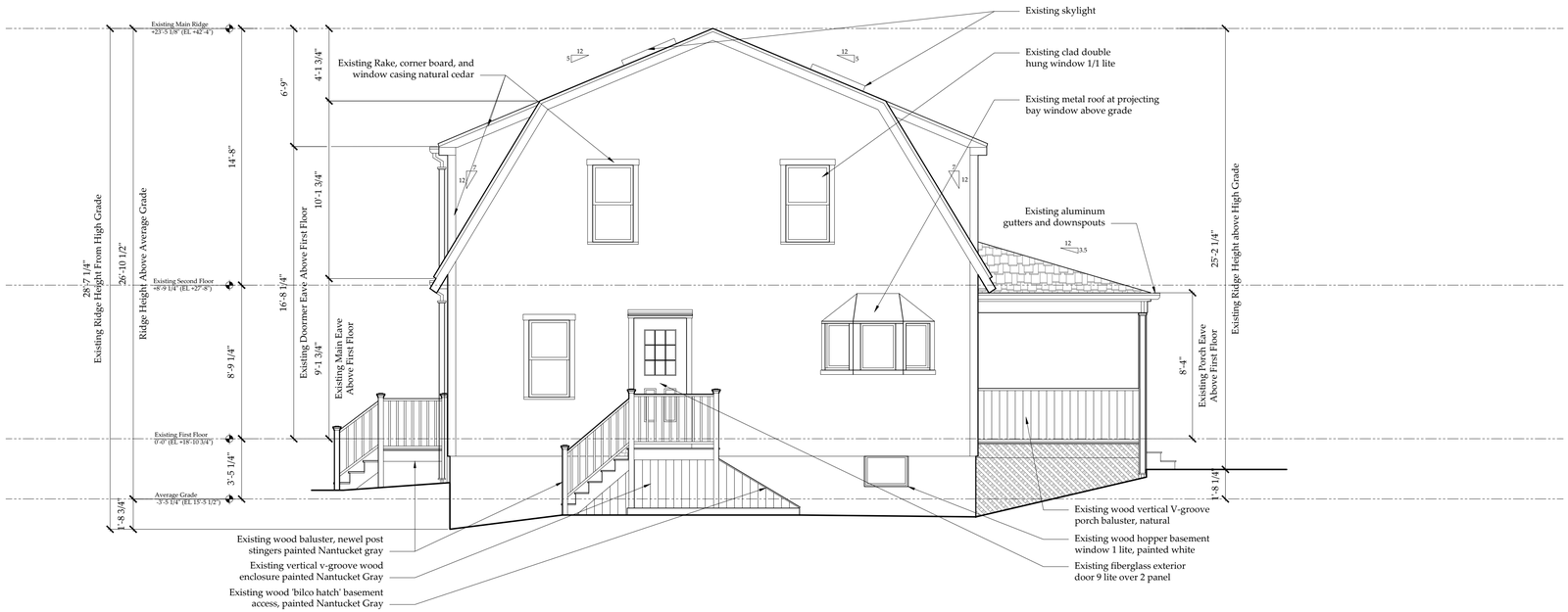
Project number: 23-62

A3.1

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)

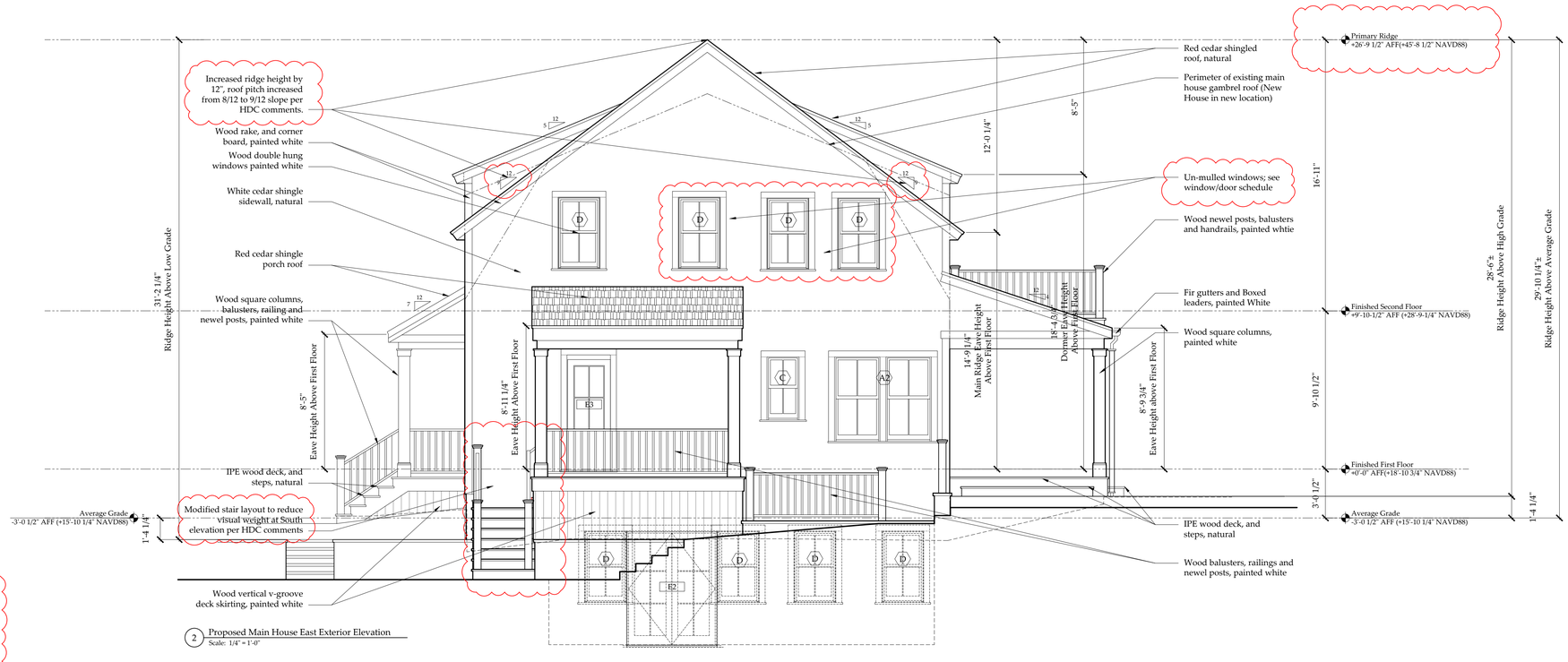


1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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Main House
Existing/Proposed
East Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.2

EXISTING

General HDC Notes:

- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House South Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House South Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
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
South Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
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*Notify architect of any discrepancies

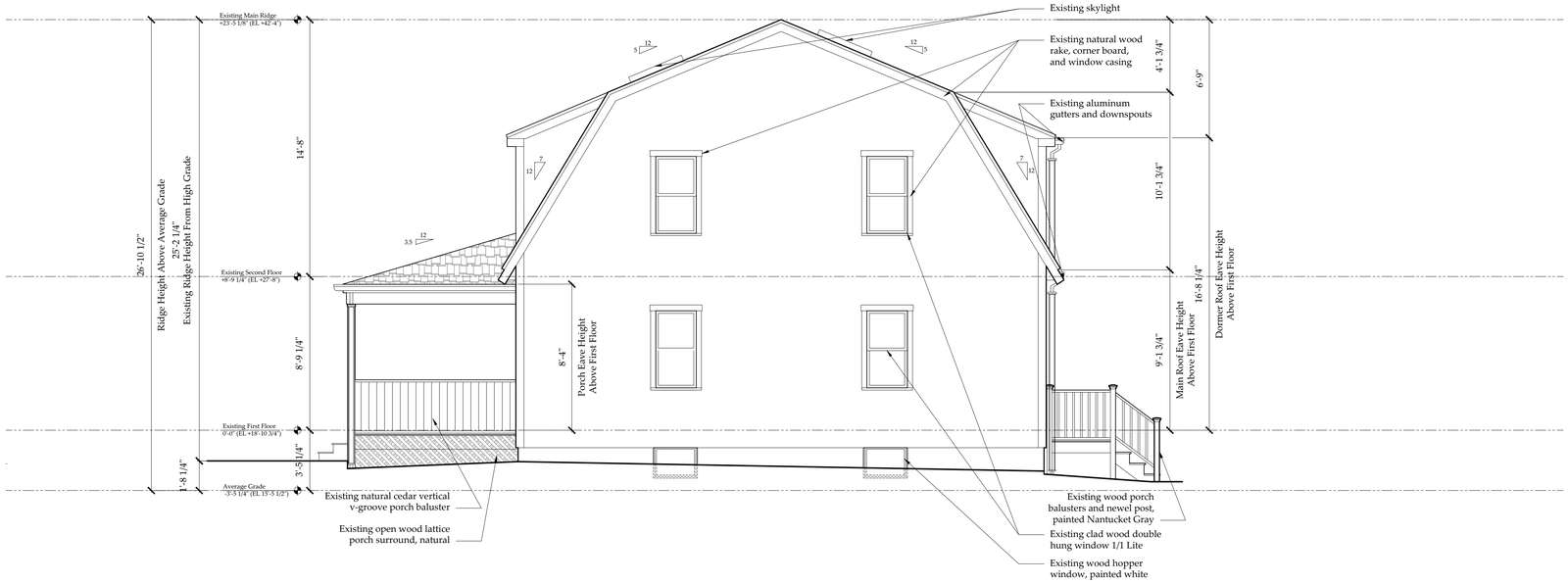
Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.3

EXISTING

General HDC Notes:
- Existing main house to be removed via demolition (see separate approved submission)



1 Existing Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:
- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



2 Proposed Main House West Exterior Elevation
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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Main House
Existing/Proposed
West Elevation

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A3.4

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule
- Ground coverage footprint of existing main house and garage to match existing in new location



1 Proposed Main House South Exterior Elevation with Garage
Scale: 1/4" = 1'-0"

REVISION 1
1. Roof pitch updated to 9/12 slope per HDC comments.
2. Windows on 2nd floor un-mulled, windows on 1st floor reduced unit sizes on North and West elevations per HDC comments.
3. Enlarged front porch per HDC comments.
4. Reduced width of South elevation dormer and adjusted window locations

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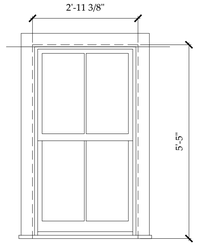
Main House
Proposed with Garage
South Elevation

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

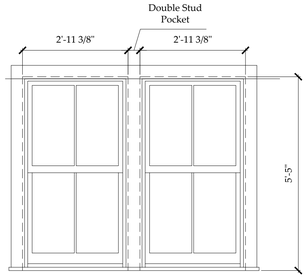
A3.5



A

Unit Specifications

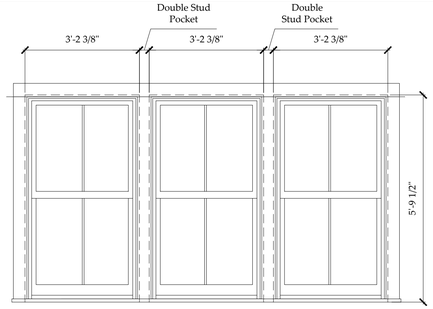
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

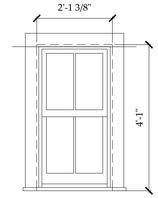
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

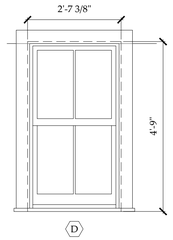
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
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 -	-

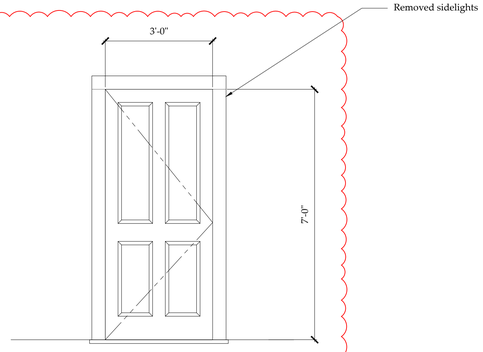


D

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

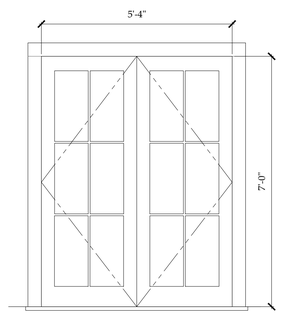
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

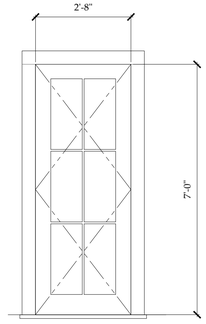
Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



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

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Proposed Window & Door Schedule

MAIN HOUSE NEW CONSTRUCTION
HDC SUBMISSION - REV. 1
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04/01/2024 HDC New Business
06/18/2024 HDC Old Business

Project number: 23-62

A5.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 4/3/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 39 Quaise Rd.
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a) Site Plan (b) North Elevation (c) South Elevation (d) East Elevation (e) West Elevation (f) Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/17/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 26-3 PARCEL N°. 39

Street & Number of Proposed Work: 39 QUAISE RD

Owner of record: THIRD POINT HOLDINGS, LLC

Mailing Address: P.O. BOX 835

TETON VILLAGE, WY 83025

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD.

PAOLI, PA 19301

Contact Phone #: 610.644.4400 E-mail: jennifer@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30'-3" Sq. Footage 1st floor: 1067 SF

Width: 35'-3" Sq. footage 2nd floor: 1067 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11' x 4'-6" ☑ 1st floor ☐ 2nd floor

Size: 15'-9 x 7' ☑ 1st floor ☐ 2nd floor

10' x 45' 1ST FLR.

(2) 11' x 8'-9 2ND FLR.

Difference between existing grade and proposed finish grade: North 0" South +6" East -6" West +5'

Height of ridge above final finish grade: North 27'-5" South 29'-2" East 30' West 27'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-1" + ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass ____/12 Dormer 5 /12 Other PORCH 4/12

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) 4" WD. BOXED LEADERS, PTD.

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 6" Rake 7 1/2" Soffit (Overhang) 6" Corner boards 5 1/2" Frieze 5"

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

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

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

Doors* (type and material): ☑ TDL ☐ SDL Front 4 PANEL WOOD W/ 3 LITE SIDEL. Rear PAIR 6 LITE, WD. Side 6 LITE, WD.

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL

Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED

Deck IPE, NATURAL Foundation _____ Fence _____ Shutters _____

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

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

Date 03/20/24 Signature of owner of record _____ Signed under penalties of perjury

UPDATED MEETING POSTING

MEETING POSTING

ORIGINAL POSTING TIME: 2024 MAY 23 AM 11:35
ORIGINAL POSTING NUMBER: T 480

RECEIVED
2024 MAY 28 PM 02:15
NANTUCKET TOWN CLERK
Posting Number:T 490

TOWN OF NANTUCKET

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

Committee/Board/s	Historic District Commission (HDC) – OLD/NEW Business
Day, Date, & Time	Tuesday, May 28, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Ray Pohl, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_b11odClWTn-JpPj8cPWc2g

To watch the live meeting, click here:
https://youtube.com/live/oQVDn4jnaa8

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

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

AGENDA

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

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

I. RATIFY COMMISSIONERS' DISCUSSION 5-21-24

- Consent, Consent with Conditions Policy discussion, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*
- Chair's Authorization of De-minimis Modifications, *this having been a matter not reasonably anticipated by the chair within 48 hours in advance of the meeting.*

II. ELECTION OF OFFICERS

III. SIGNS

1.	29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68	Blue Flag
	Recommend for approval as submitted				
2.	NIR Retail LLC	44 Main Street	Projecting Sign	42.3.1/189	Amy Molina
	Recommend for approval as submitted				
3.	Nantucket Cottage Hospital	57 Prospect Street	Wall Sign	55/3	Bill O'Brien
	Recommend for approval as submitted				
4.	Robert Young	28 Easy Street	Wall Sign (1 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
5.	Robert Young	28 Easy Street	Wall Sign (2 of 2)	42.4.2/67	Susan Shepherd
	Recommend for approval as submitted				
6.	29 Center Street LLC	29 Center Street	Temporary Sign	42.3.1/122.2	Benton Austin
	WITHDRAWN PER APPLICANT				
7.	29 Center Street LLC	16.5 Federal Street	Temporary Sign	42.3.1/70	Benton Austin
	WITHDRAWN PER APPLICANT				

IV. SIGNS – TO BE HEARD BY FULL BOARD

8.	Sconset Trust	122 Baxter Road	Free Standing Sign #1 (timeline)	48/5	Rob Benchley
9.	Sconset Trust	122 Baxter Road	Free Standing Sign #2 (geology)	48/5	Rob Benchley
10.	Sconset Trust	122 Baxter Road	Free Standing Sign #3 (history)	48/5	Rob Benchley
11.	Sconset Trust	122 Baxter Road	Free Standing Sign #4 (moving)	48/5	Rob Benchley
12.	Sconset Trust	122 Baxter Road	Free Standing Sign #5 (facts)	48/5	Rob Benchley

V. CONSENT

1.	Meade, Julia	8 Bayberry Ln Sia	Color Change MH	49 92.1	NAG	JP
2.	32B Hulbert NT	32B Hulbert Ave	Color change Garage	29/72.1	Thornewill	RP
3.	ReMain Nantucket	14 Amelia Dr	fence	67/442	Peter	JP
4.	111 Cliff Rd Trust	111 Cliff Rd	Shed	41/10	Emeritus LTD	JP
5.	Don Allen Ford	24 Polpis Rd	Addition	54/177	Val Oliver	JP
6.	Damashek, Jonathan	77 Vestal St	shed	56/473	SMRD	VO
7.	Charina Sisters LLC	112 Madaket Rd	Cottage addition	40/28	Botticelli & Pohl	VO
8.	Far East Nantucket LLC	47 Warren's Landing	Pool Ext COA	38/54	Glidden & Brescher	RP
9.	Far East Nantucket LLC	47 Warren's Landing	Studio Extension COA	38/54	Glidden & Brescher	RP
10.	Far East Nantucket LLC	47 Warren's Landing	Dwelling Ext COA	38/54	Glidden & Brescher	RP
11.	Thomas & Kelly Donovan	104 Surfside	New Garage	67/349	EMDA	RP
12.	Portillo, Carlos	36 Chuck Hollow	Alterations to existing Barn	75/66	Topham	SW
13.	Scimone Brandon & Haley	6 Sandpiper Way	Cabana/hardscape	76/89	Sandcastle Const.	SW
14.	Jim & Christine Smith	4 Equator Dr	Apron and wall	66/244	Garden Group	SW
15.	Stanton, Marianne	20 Somerset Rd	Convert barn to house	56/303	Val Oliver	SW

VI. CONSENT WITH CONDITIONS –

1.	Nantucket Yacht Club	1 S Beach St	Roof	42.4.2/12	J Lydon	HB
	• Date of construction added to the COA (HDC Survey =built after c.1898)					
2.	Lubin Richard K Trust	6 Hinckley	Hardscape	30/78	Jardins Int.	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
3.	Nick Ray	37 Somerset Rd	Shed	56/108	Val Oliver	JP
	• Not to be seen at the time of inspection & in perpetuity.					
4.	Durham LLC	76 Pocomo Rd	Pool hardscape	15/38	Champoux	JP
	• Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.					
5.	Dougherty/Weber	2 Lincoln St	Addition Over Garage	73.4.2/83	Thornewill	FP
	• Date of construction to be added to the COA. (NHL Data – c.2013)					
6.	Damashek, Jonathan	77 Vestal St	Garage addt'n	56/473	SMRD	VO

- Date of construction to be added to the COA (NHL Data =c.2013)

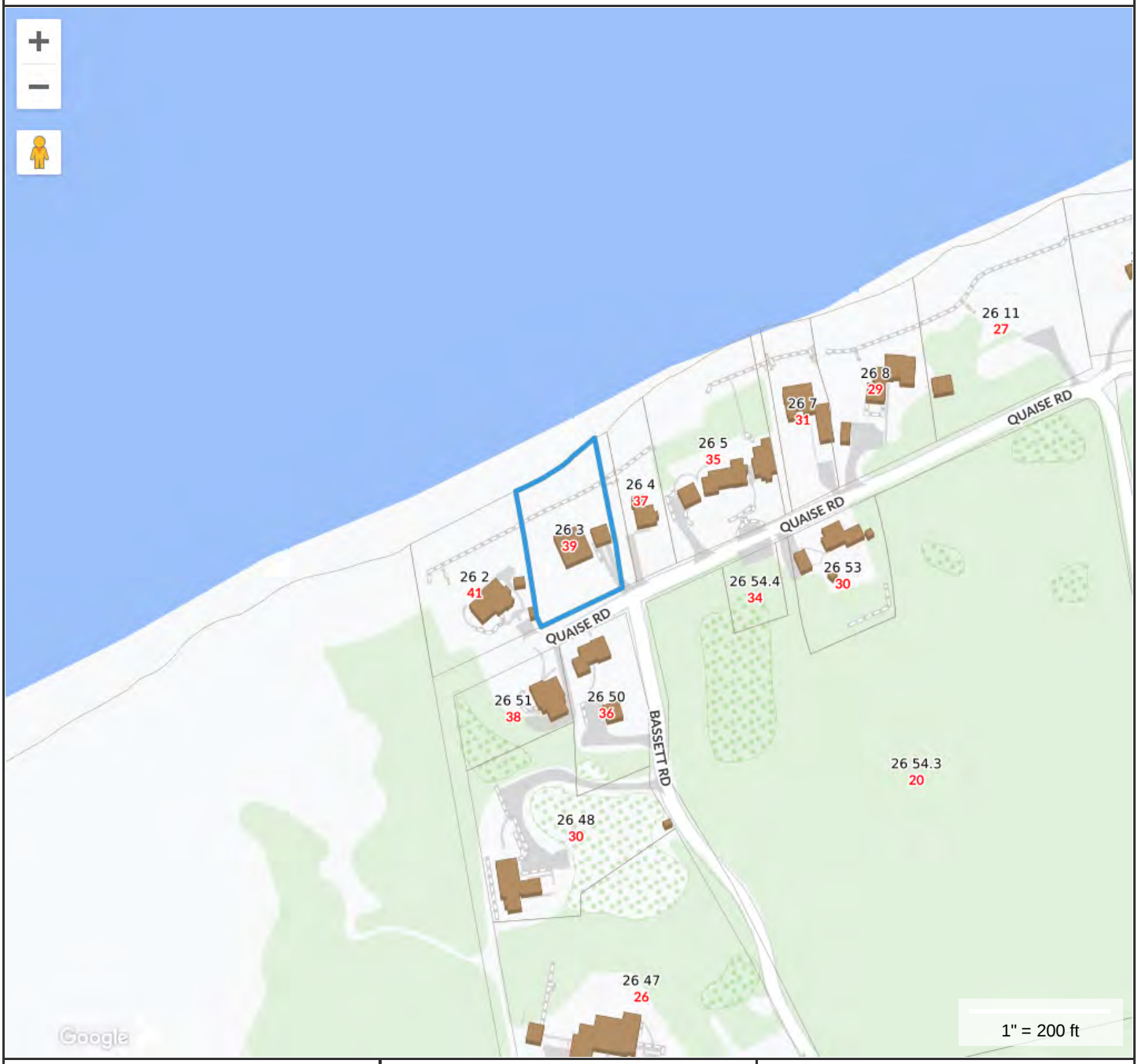
7. 102 Wauwinet Rd — 102 Wauwinet Rd — Rev 9999 add fens — 11/24.2 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
8. 32 Hulbert Trust — 32 Hulbert Ave — Rev's 9815 new footprint — 29/72 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
9. 256 Polpis LLC — 256 Polpis Rd — Rev's 10169 — 25/25 — Botticelli & Pohl — VO
   - Add photos of existing structure in file, even if revisions to previous approval.
16. Krastev, Hristo — 17A Park Circle — Swap door and window — 69/233 — Self — VO
   - Add photo of the façade of the building for the file.
17. Brannigan, Marie Timothy — 1 Sasemin Way — Exterior stair Window egress — 80/406 — JN Design — RP
   - Date of construction added to the COA (NHL Data =c.2007)
10. James Kelly — 57 Fair St — Roof — 55.4.1/76 — James Lydon — RP
   - Date of construction added to the COA (HDC Survey NAN.3156 = c.1829)
11. Richard & Jocelyn Urban — 51 Cliff Rd — Roof — 30/62 — Richard Prunier — RP
   - Date of construction added to the COA (HDC Survey NAN.1460 = c.1840)
12. Feder Bros LLC — 72 Milk St — Roof, Stoop,Gutter — 56/7 — Brook Meerbergen — RP
   - Add photos of existing structure in file, even if revisions to previous approval.
13. Nantucket Golden Girl LLC — 16 Bluebird Ln — Relocate ODS — 68 / 589 — LINK — CP
   - Provide HOA authorization for the file.
14. Nantucket Golden Girl LLC — 16 Bluebird Ln — New fence/driveway change — 68/589 — LINK — CP
   - Provide HOA authorization for the file.
15. Garret Roberts — 1 South Mill St — Door changes — 55.4.1/61 — EMDA — SW
   - Screening to remain at the time of inspection and in perpetuity. Date of construction added to the COA or historic provided.
16. Delpupo, Balbino — 45 Essex Rd — Rooftop Solar — 67/64 — Self — SW
   - Panels on the southwest exposure/rear of house only.
17. Tom McCann — 35 Hummock Pond Rd — Pool — 56/6 — Self — SW
   - Not to be seen at the time of inspection & in perpetuity. No grade change from existing or as noted on the application.
18. Manny Sylvia — 6 Nobska Way — Fence — 66/21 — Wilfred Ikolodo — SW
   - Subject to vine-type plant installed and maintained at alternating panels (suggestion of a manageable, vining plant: Climbing Hydrangea)
19. Paul Gray — 9 Coffin St — Change patio to deck — 73.4.1/15 — KMLD — SW
   - Proposed deck to be flush to grade; elevated deck requires elevations and review for approval.

VII. OLD BUSINESS 05/14/2024 – VIEW

1. Parents Cooperative of Nantucket — 15 Nobadeer Farm Rd — Solar Roof revisions — 69/85 — Ack Smart
   - *Commissioners: Pohl, Welch, Camp, Coombs, Oliver (Recused: Paul, Welch)* ***Last heard April 02, 2024***

VIII. NEW BUSINESS 04/23/2024

1. Timothy & Susan Grell — 21 Field Ave — Pool — 80/41 — LINK
   - *Commissioners: Pohl, Camp, Oliver, Coombs, Patten –* ***Last heard May 14, 2024***
2. #3 Back St LLC — 3 Back St — Move on with addition — 55.1.4 /427 — Thornewill
3. #1 Back St LLC — 1 Back St — Move off — 55.1.4/427 — Thornewill
4. #1 Back St LLC — 1 Back St — New dwelling — 55.1.4/427 — Thornewill
5. Quarter Mile Hill — 2 Quarter Mile Hill — New way surface — 42.3.3/4 — Gryphon Arch
6. 19 Monomoy Trust — 19 Monomoy Rd — Addition — 54/260 — Gryphon Arch
7. A Barrett — 17 Pine Tree — Revs — 68/31 — Topham
8. Laura & Brian Millham — 6 Boulevard Rd — Sports Court — 80/75.1 — Zoran Milorski
9. John Wise — 16 Williams St — Driveway gate — 55/372 — Normand
10. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
11. John Wise — 16 Williams St — New dwelling — 55/372 — Normand
12. John Wise — 18 Williams St — New dwelling — 55/371 — Normand
13. John Wise — 16.5 Williams St — driveway — 55/372 — Normand
14. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
15. John Wise — 16.5 Williams St — New dwelling — 55/372 — Normand
16. Dennis Keller — 3 Nosegay — Revision rooftop solar — 73.1.4/14 — AckSmart
17. Michele Kolb — 27 N Liberty — Garage — 41/453 — self
18. Third Point Holdings LLC — 39 Quaise Rd — New Dwelling — 26/3 — Smith Hutton
19. Third Point Holdings LLC — 39 Quaise Rd — Demo MH — 26/3 — Smith Hutton
20. Third Point Holdings LLC — 39 Quaise Rd — Demo Garage — 26/3 — Smith Hutton
21. Third Point Holdings LLC — 39 Quaise Rd — Garage — 26/3 — Smith Hutton



Property Information

Property ID	669
Location	39 QUAISE RD
Owner	THIRD POINT HOLDINGS LLC

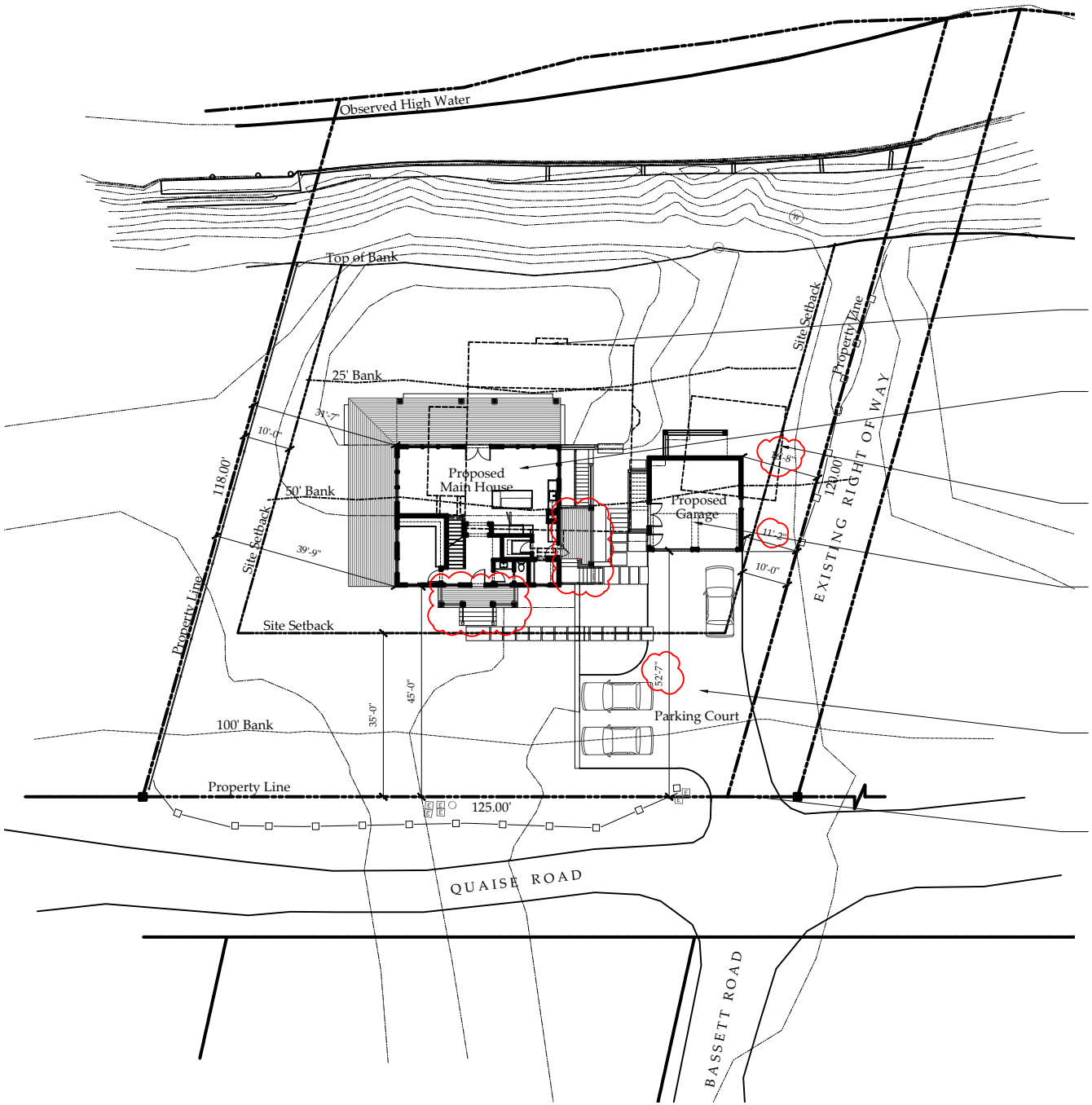
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

PROPOSED



Existing main house footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Main House

Existing garage footprint to be removed from site via demolition (see separate approved submission for removal)

Proposed Garage (see separate submission for new structure)

Proposed Shell Driveway (see separate submission for full scope of proposed softscape and hardscape)

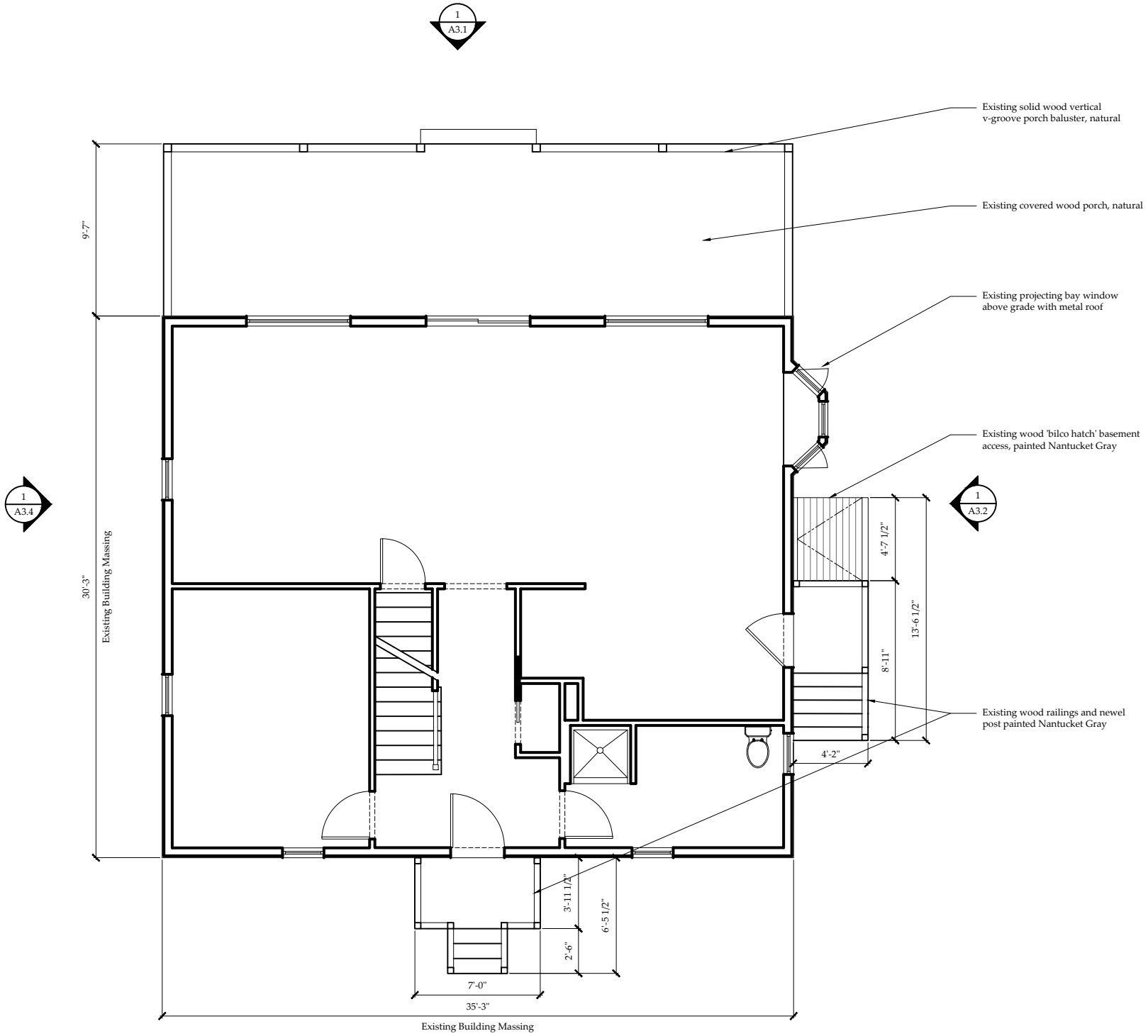
Existing Curb Cut

1 Proposed Site Plan
Scale: 1/16" = 1'-0"

Project North True North

Drawing List	
A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing Floor Plans
A2.0	Main House; Proposed Lower Level Floor Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.2	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A3.5	Main House; Proposed South Elevation with Garage
A5.1	Main House; Proposed Window and Door Schedule

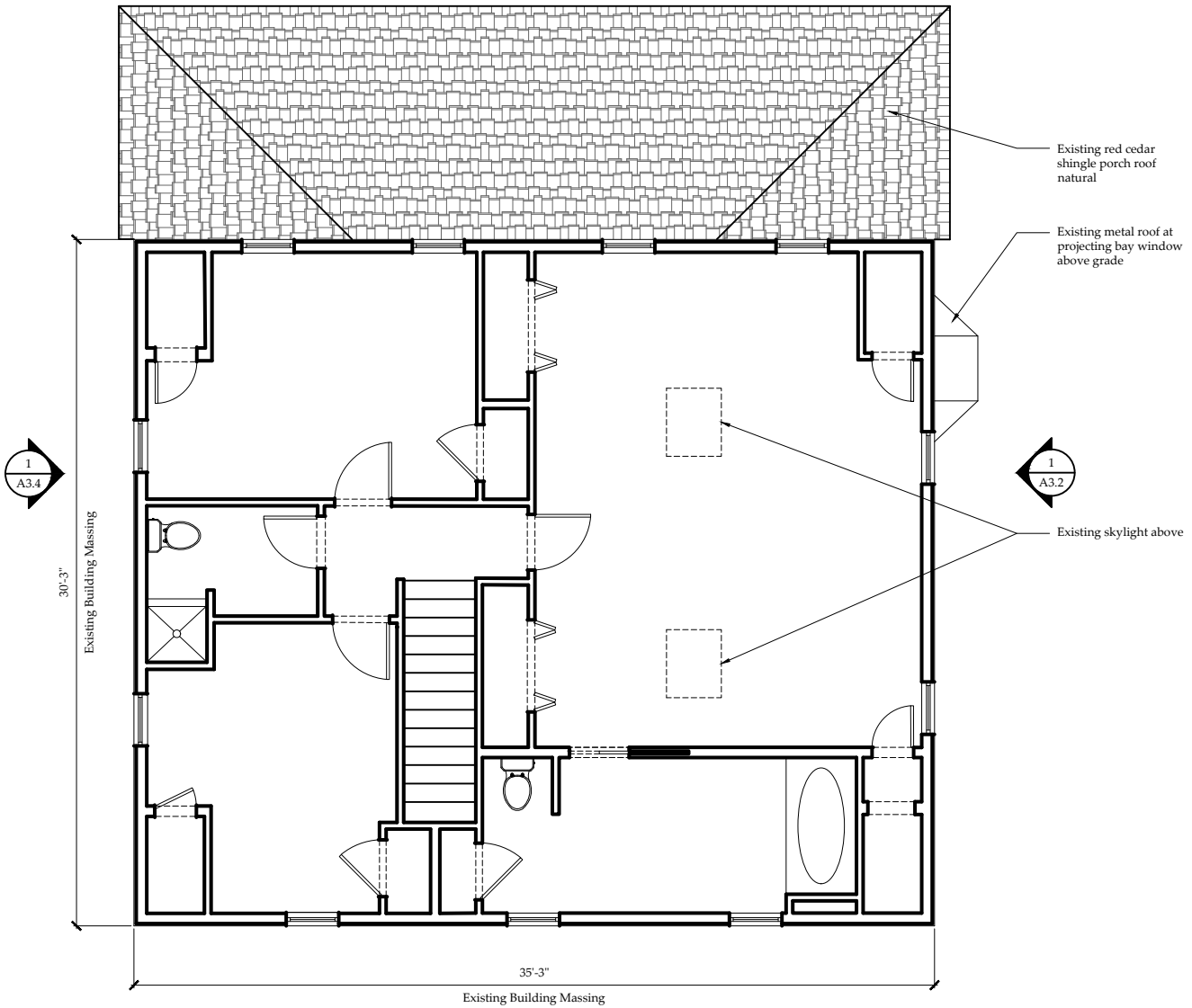
Zoning Information	
Assessor's Map and Parcel Number	39 26 - 3
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	17,008 S.F.
Front Setback	35 ft.
Side and Rear Setback	10 ft.
Allowable ground cover ratio	3%
Allowable ground cover	1,500 S.F.
Existing Main House ground cover	1,067 S.F.
Existing Garage ground cover	410 S.F.
Total current ground cover	1,477 S.F.
Proposed ground cover	1,477 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft.



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

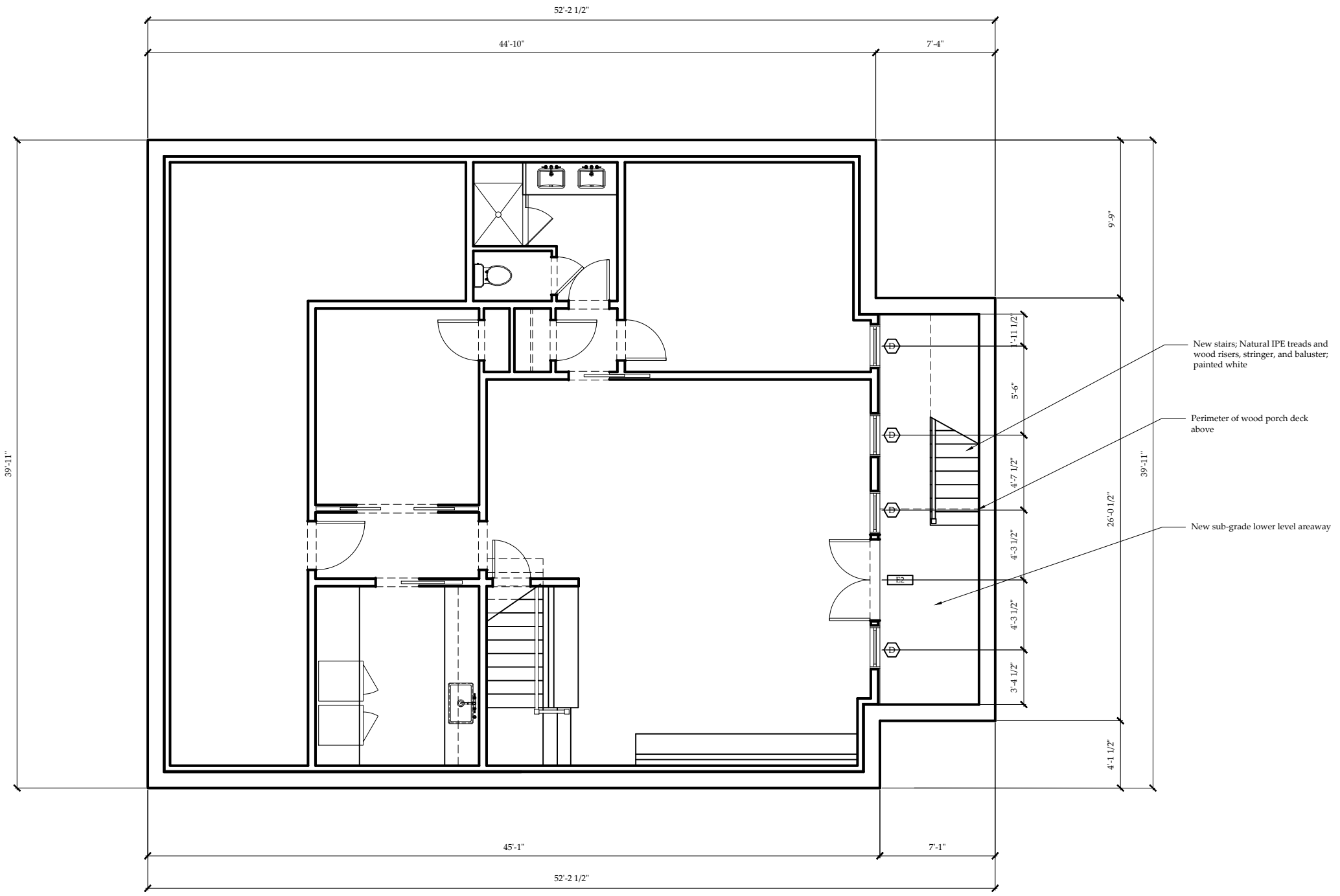
1
A3.3

1
A3.1

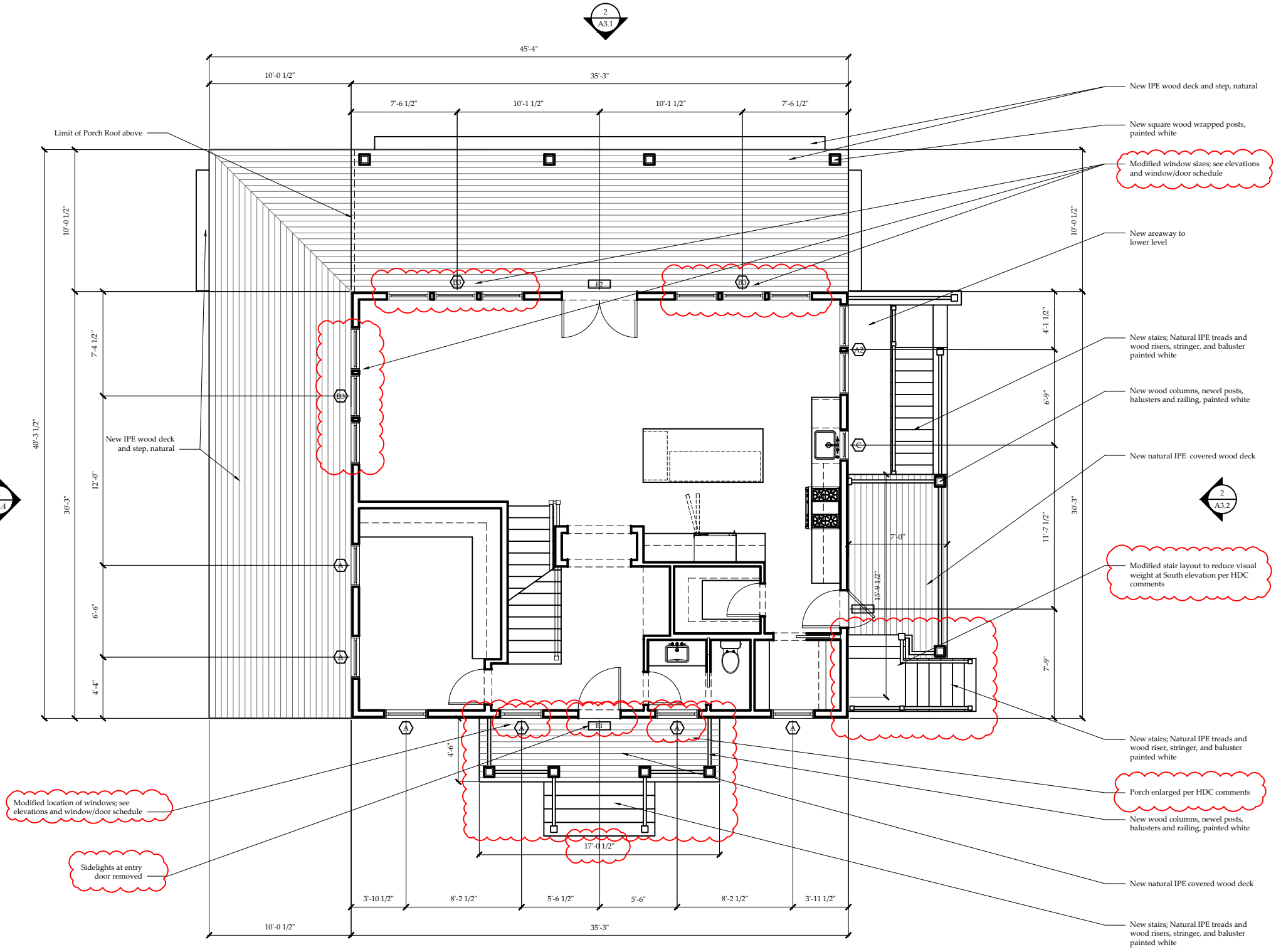


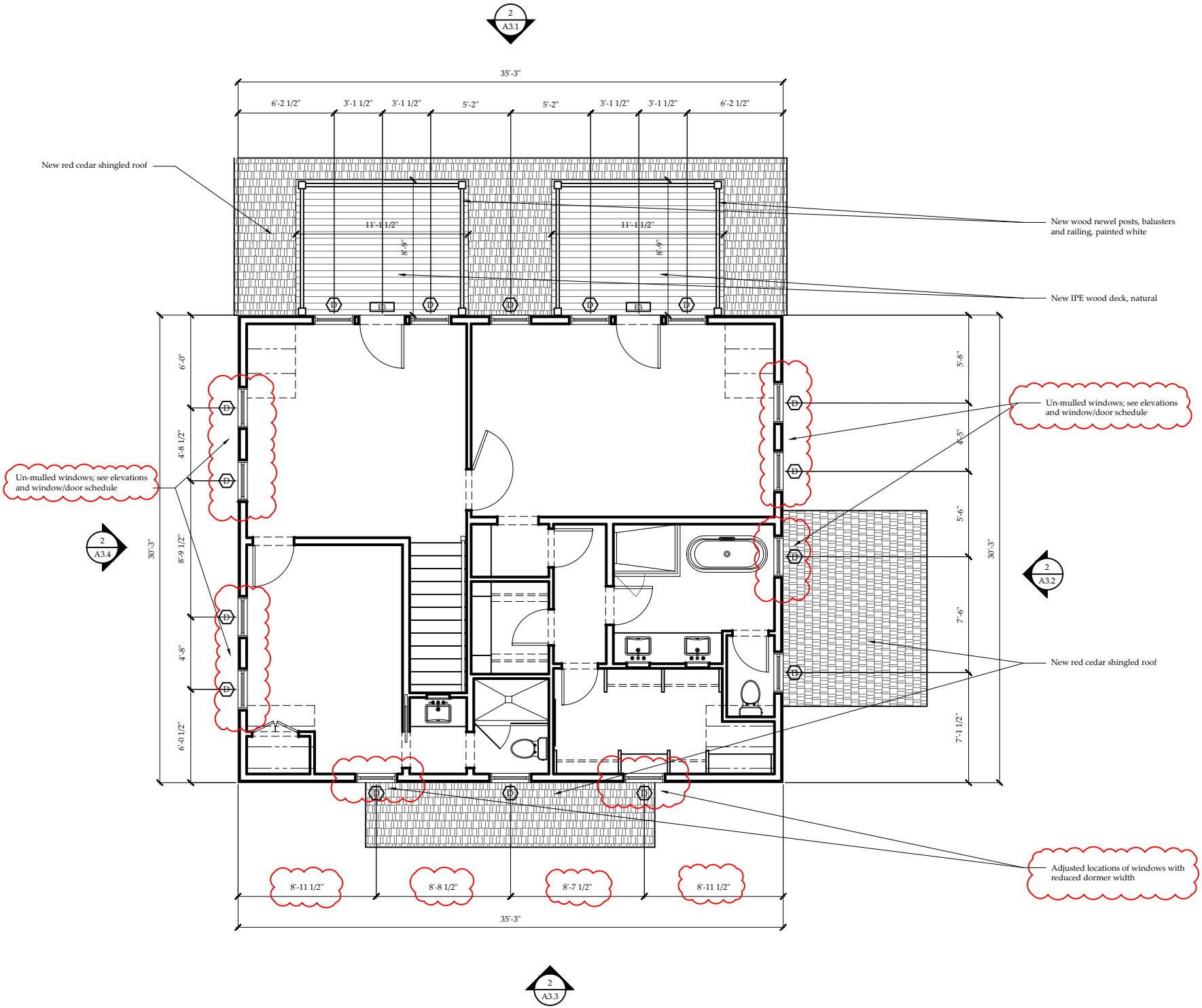
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.3

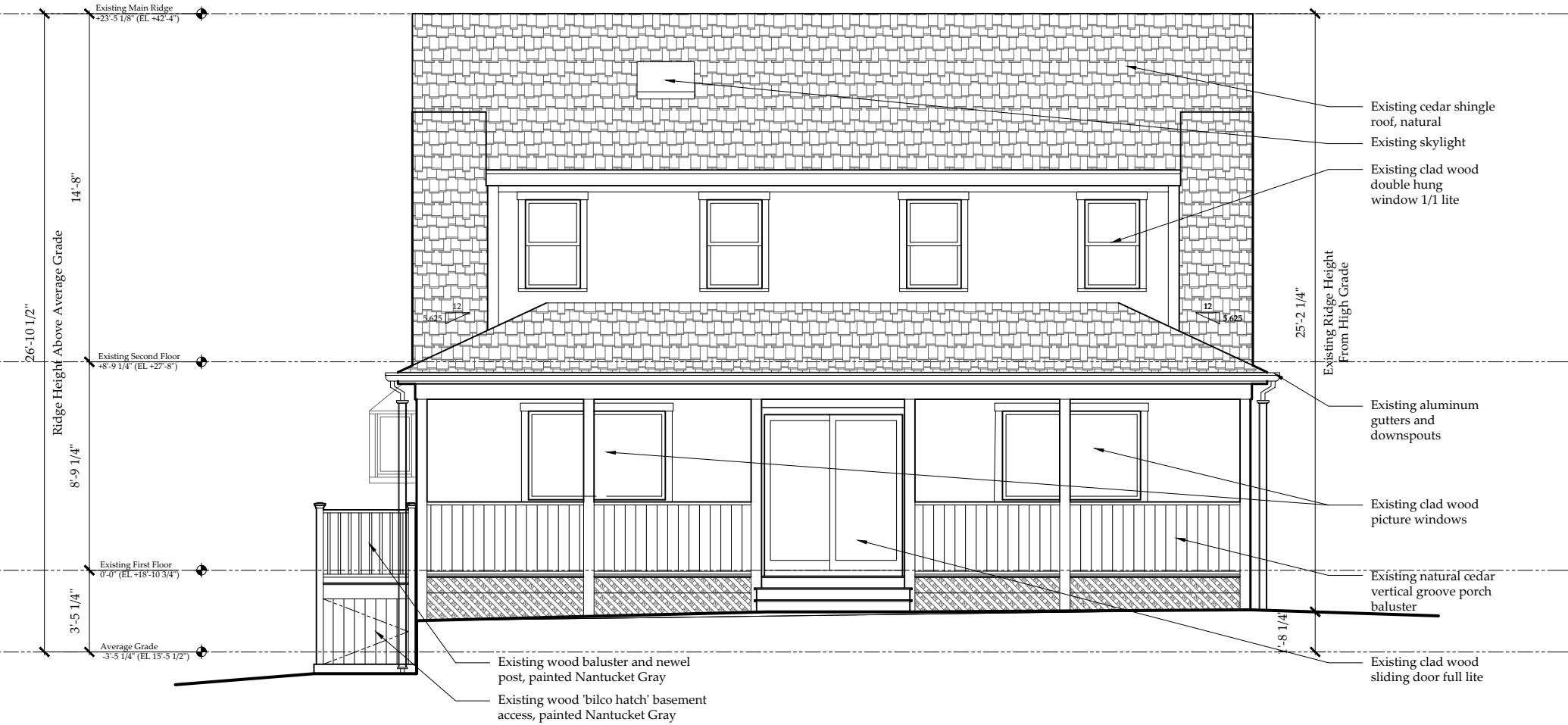


1 Proposed Main House Lower Level Floor Plan
Scale: 1/4" = 1'-0"


2
A3.1
45'-4"
10'-0 1/2"
35'-3"
7'-6 1/2"
10'-1 1/2"
10'-1 1/2"
7'-6 1/2"
Limit of Porch Roof above
New IPE wood deck and step, natural
New square wood wrapped posts, painted white
Modified window sizes; see elevations and window/door schedule
New areaway to lower level
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
Modified stair layout to reduce visual weight at South elevation per HDC comments
New stairs; Natural IPE treads and wood riser, stringer, and baluster painted white
Porch enlarged per HDC comments
New wood columns, newel posts, balusters and railing, painted white
New natural IPE covered wood deck
New stairs; Natural IPE treads and wood risers, stringer, and baluster painted white
Modified location of windows; see elevations and window/door schedule
Sidelights at entry door removed
40'-3 1/2"
10'-0 1/2"
30'-3"
7'-4 1/2"
12'-0"
6'-6"
4'-4"
4'-6"
4'-1 1/2"
6'-9"
11'-7 1/2"
7'-9"
15'-9 1/2"
7'-0"
17'-0 1/2"
3'-10 1/2"
8'-2 1/2"
5'-6 1/2"
5'-6"
8'-2 1/2"
3'-11 1/2"
10'-0 1/2"
35'-3"
2
A3.4
2
A3.2
2
A3.3
1
Proposed Main House First Floor Plan
Scale: 1/4" = 1'-0"



1 Proposed Main House Second Floor Plan
Scale: 1/4" = 1'-0"



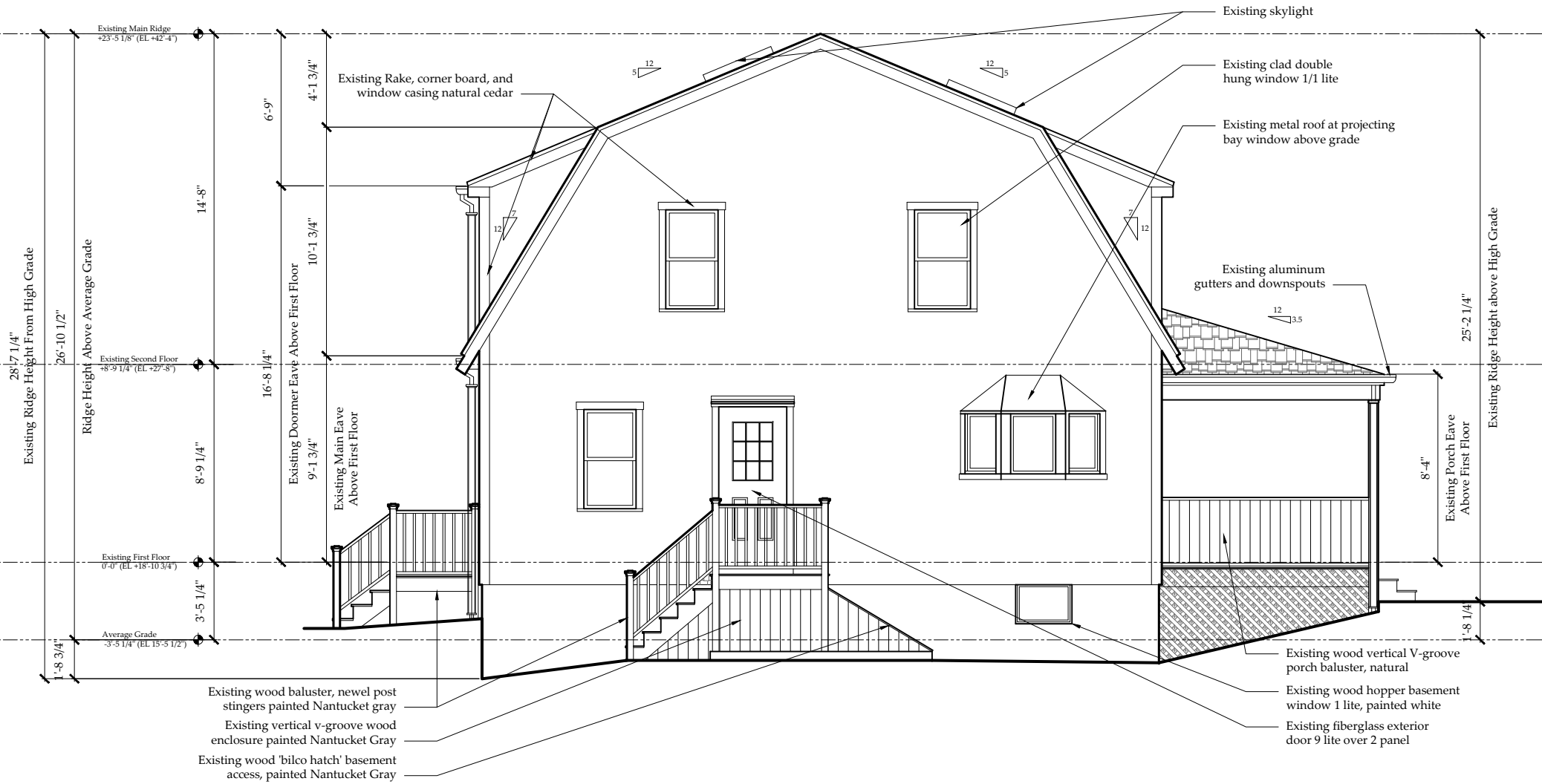
1 Existing Main House North Exterior Elevation

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

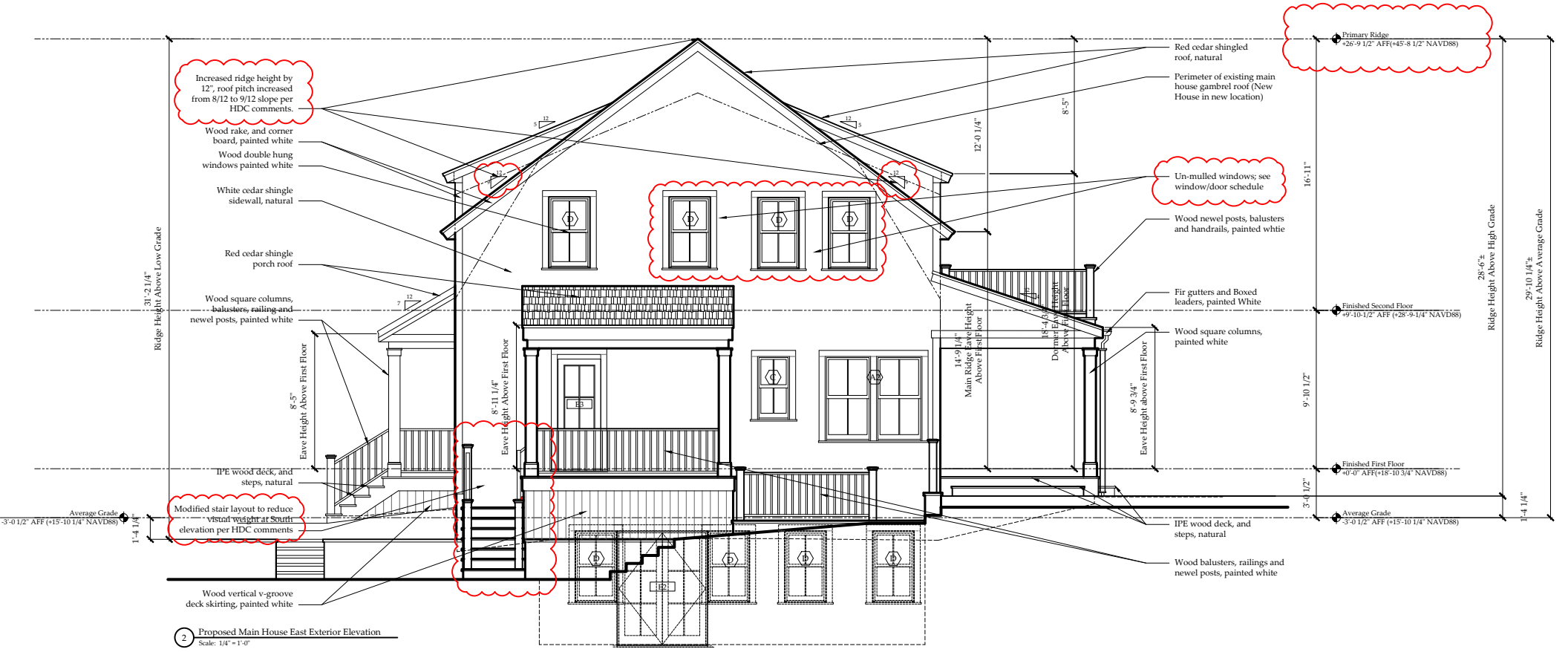


2 Proposed Main House North Exterior Elevation

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



1 Existing Main House East Exterior Elevation
Scale: 1/4" = 1'-0"

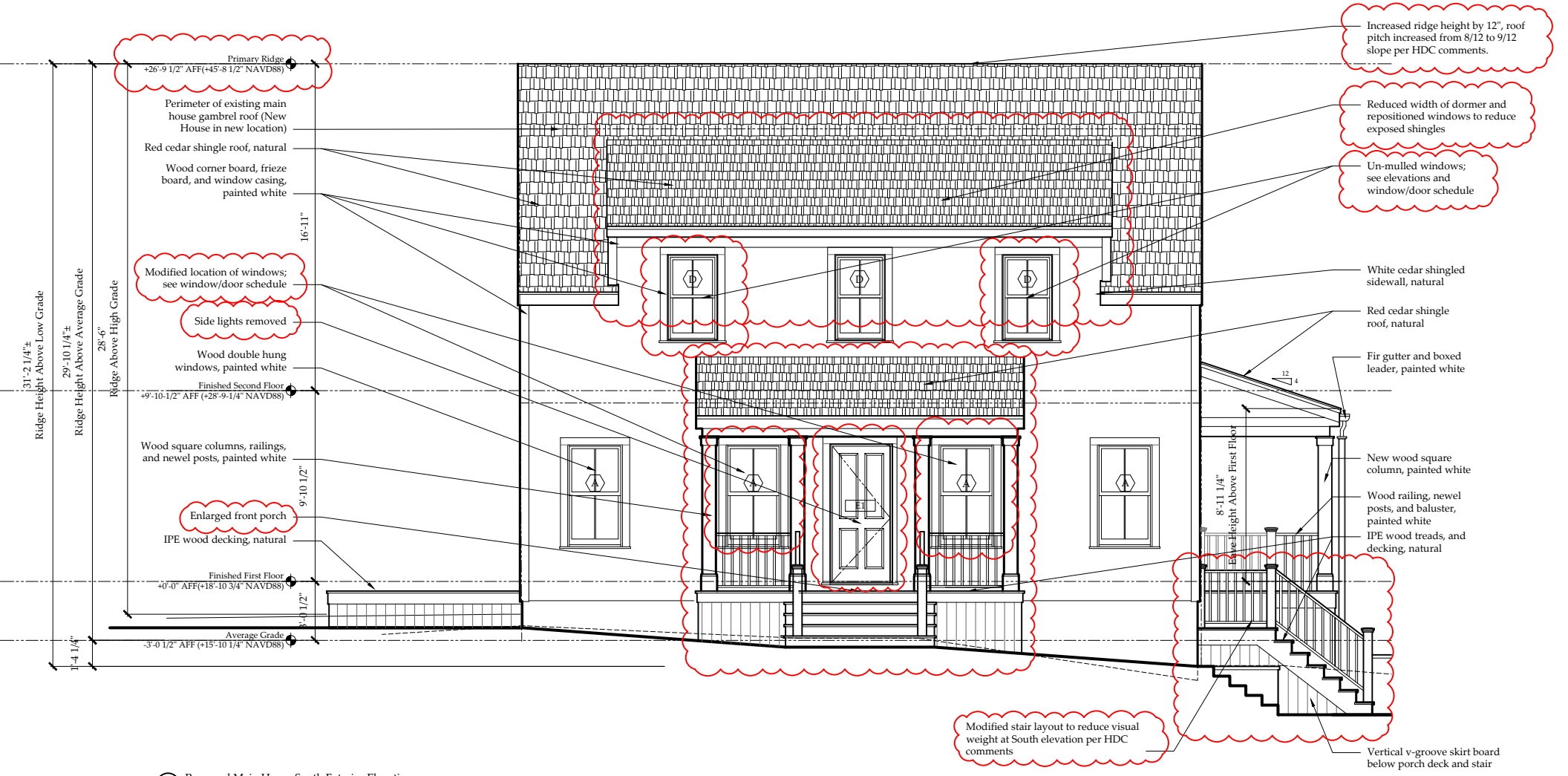


2 Proposed Main House East Exterior Elevation
Scale: 1/4" = 1'-0"



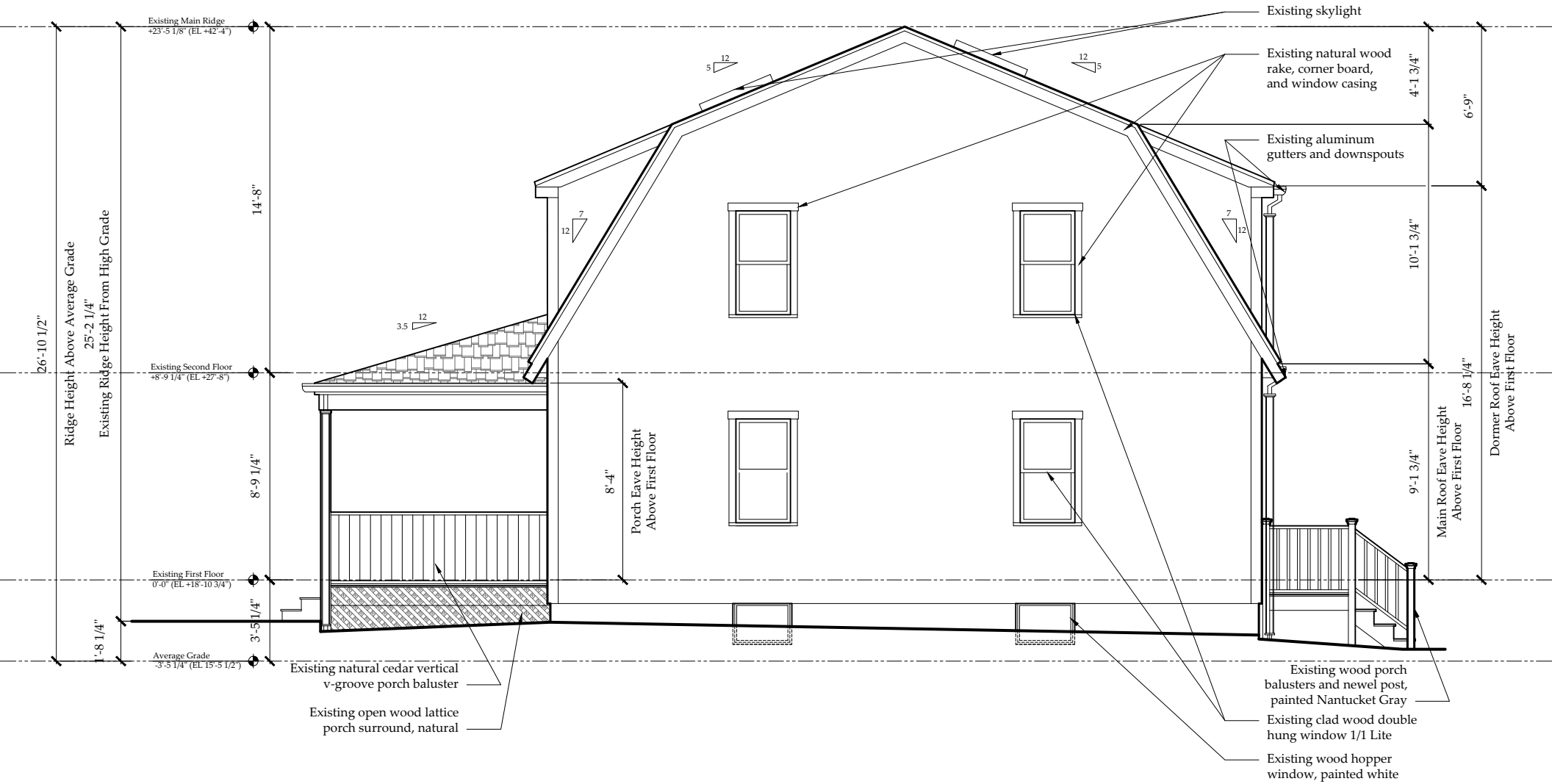
1 Existing Main House South Exterior Elevation

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



2 Proposed Main House South Exterior Elevation

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



1 Existing Main House West Exterior Elevation

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



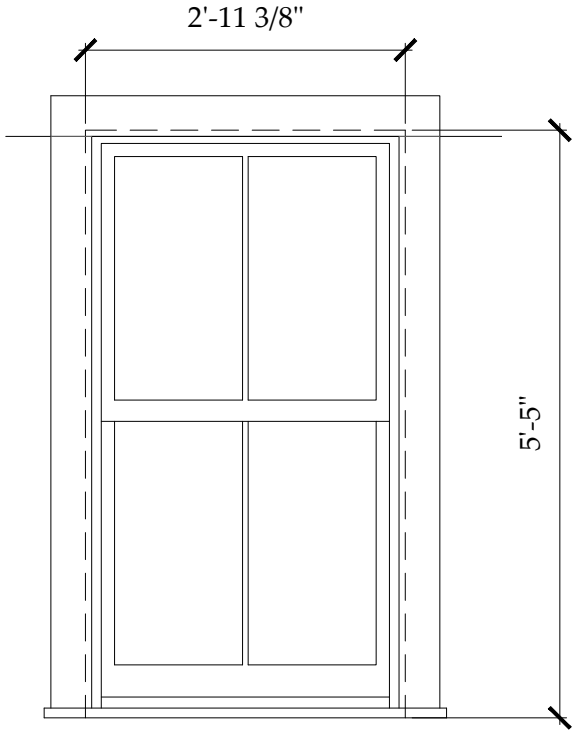
2 Proposed Main House West Exterior Elevation

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



1 Proposed Main House South Exterior Elevation with Garage

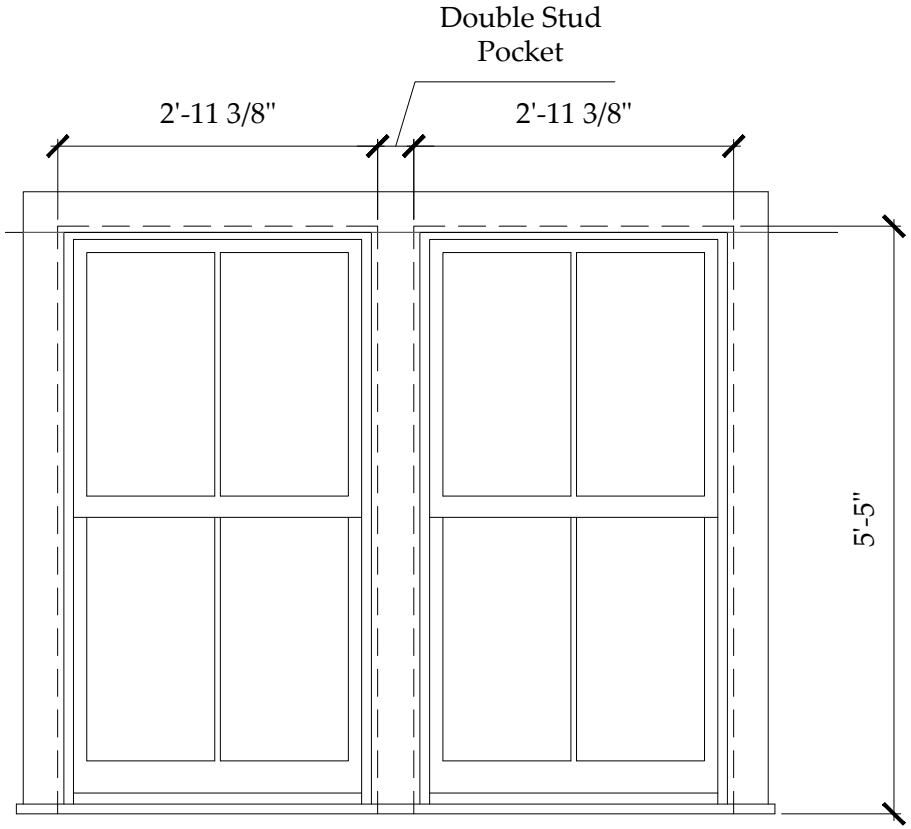
Scale: 1/4" = 1'-0"



A

Unit Specifications

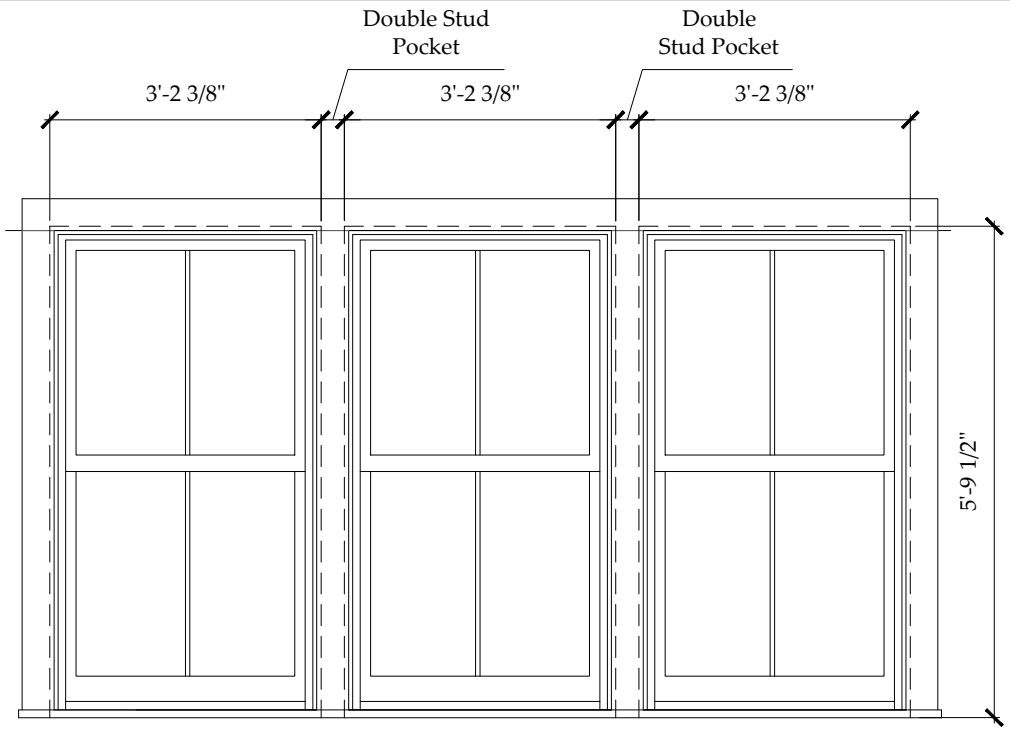
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH3028
RO Size -	3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

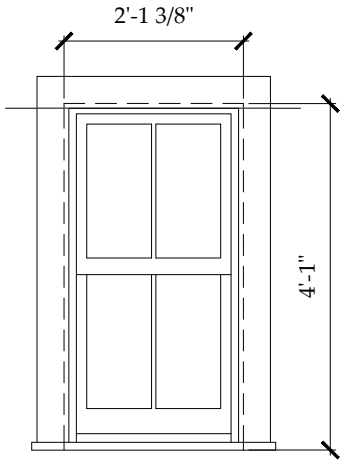
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	(2) UWDH3028
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B3

Unit Specifications

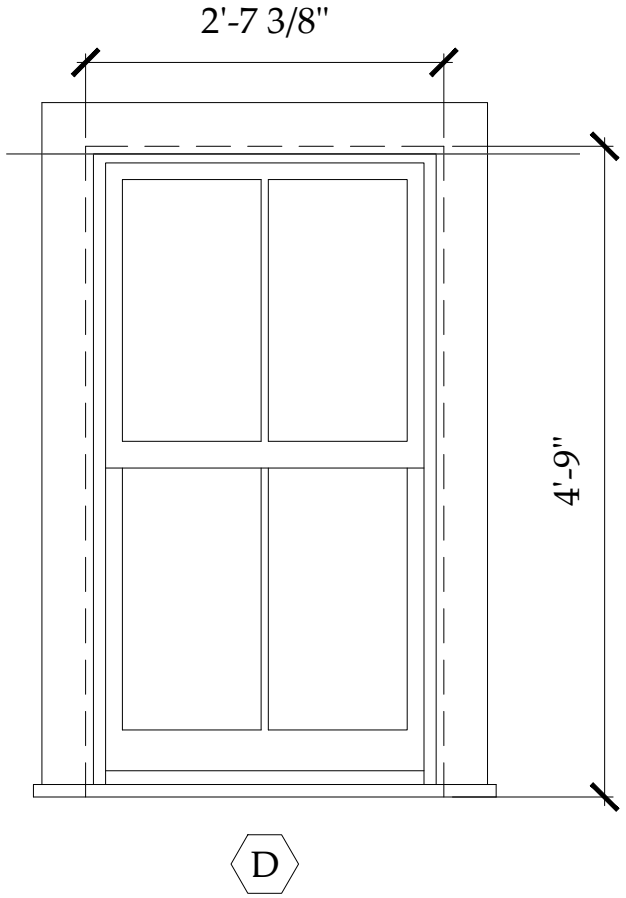
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 1/3 Sash 2/4 Lite Window
Unit Code -	(3) UWDH3230
RO Size -	(3) 3'-2 3/8"w x 5'-9 1/2"h
Unit Size -	(3) 3'-1 3/8"w x 5'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	-



C

Unit Specifications

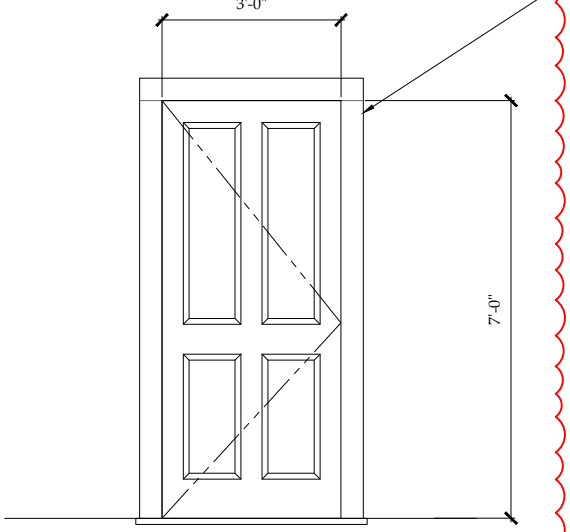
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2020
RO Size -	2'-2 3/8"w x 4'-1 1/2"h
Unit Size -	2'-1 3/8"w x 4'-1"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-



D

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 2/2 Lite Window
Unit Code -	UWDH2624
RO Size -	2'-8 3/8"w x 4'-9 1/2"h
Unit Size -	2'-7 3/8"w x 4'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



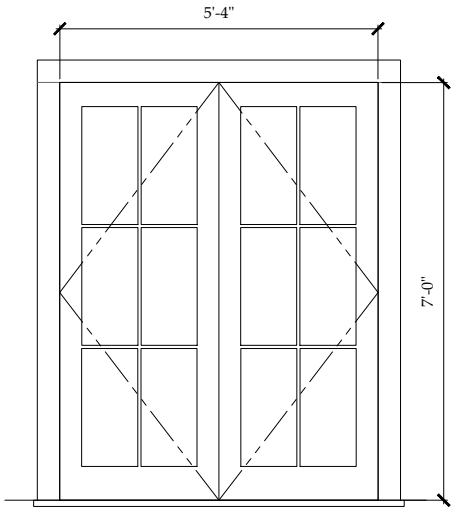
E1

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 7'-0"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	

2 Proposed Door Types

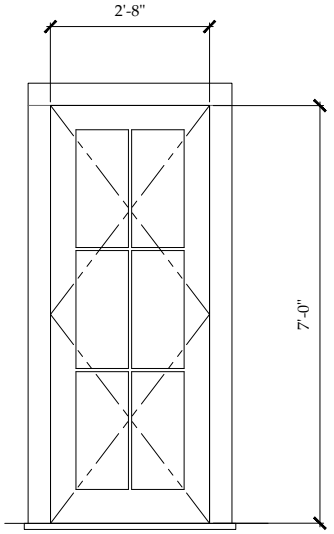
Scale: 1/2" = 1'-0"



E2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



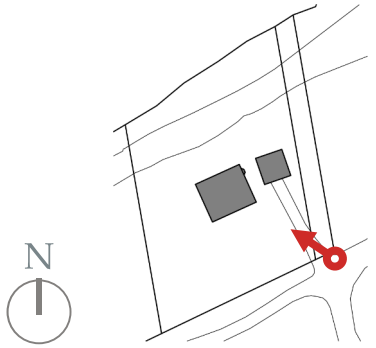
E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-0"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	



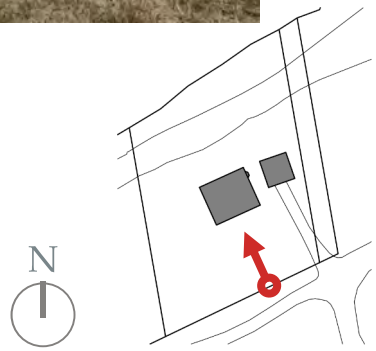
EXISTING Southeast Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House



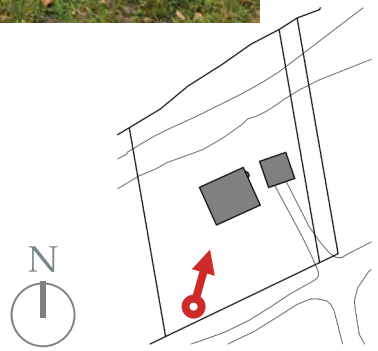
EXISTING South Elevation



Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

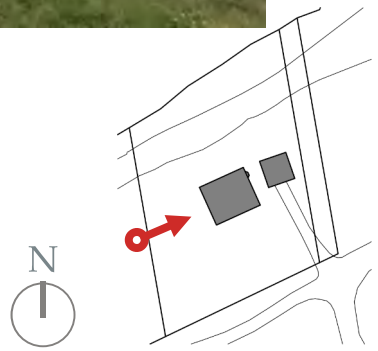


EXISTING Southwest Elevation



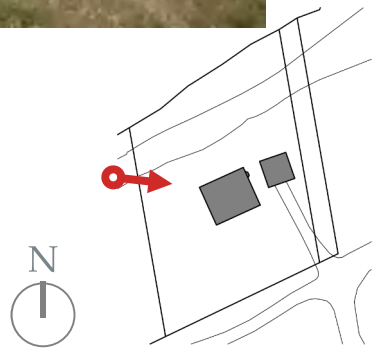


EXISTING West Elevation



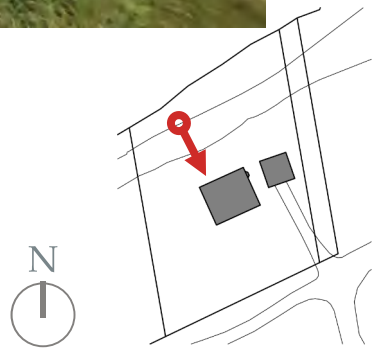


EXISTING Northwest Elevation



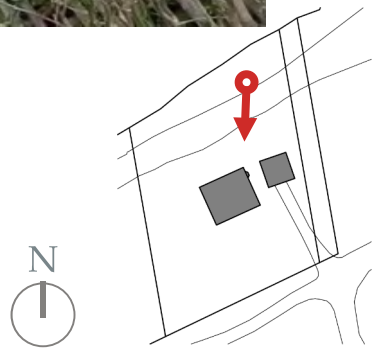


EXISTING North Elevation





EXISTING Northeast Elevation

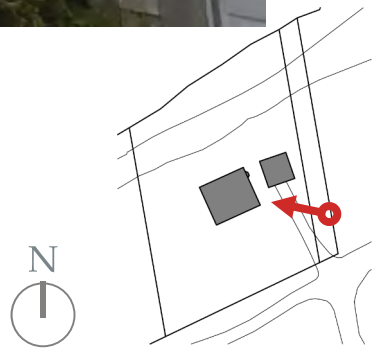


EXISTING Northeast Elevation

Quaise Residence
Existing Conditions Photographs
Application for New Construction of Main House

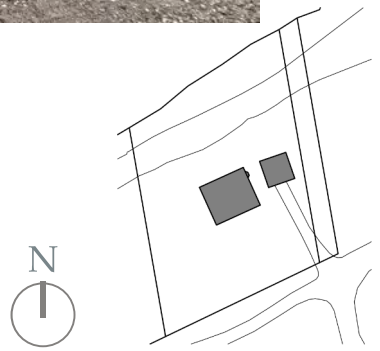


EXISTING Southeast Elevation



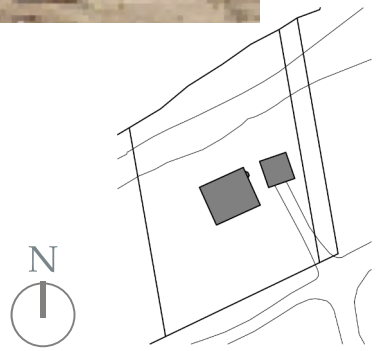


NEIGHBORING PROPERTY South Elevation





NEIGHBORING PROPERTY West Elevation



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/27/24
	HDC Case Number (ie HDC2020-05-0265): 2024-04-10289 Address : 31 EXETER ST.
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024-24-10289 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/27/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 76.4.2 PARCEL N°. 285

Street & Number of Proposed Work: 31 EXETER ST.

Owner of record: SHAWN + ELIZABETH BRISTOW

Mailing Address: P.O. Box 846

SCONSET, MA 02564

Contact Phone #: 603.498.9518 E-mail: captshawn@mac.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 29'6" Sq. Footage 1st floor: 541'6" 40'-mudroom

Width: 25'4" Sq. footage 2nd floor: 541'6"

Sq. footage 3rd floor: _____

Decks/Patio: Size: 11x26'6" ☒ 1st floor ☐ 2nd floor

Size: 8'x13' ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 24'10 3/4" South 24'10 3/4" East 24'10 3/4 West 24'10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 5" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 1x6 Frieze _____

Window Casing 1x3.5" Door Frame 1x5.5" Columns/Posts: Round _____ Square 7"

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

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSON 400

Doors* (type and material): ☒ TDL ☐ SDL Front 6-Lite / Painted Rear 18-Lite / Painted Side 18-lite / Painted

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR Clapboard (if applicable) N/A Roof GRAY

Trim CEDAR Sash WHITE Doors QUAKER GRAY

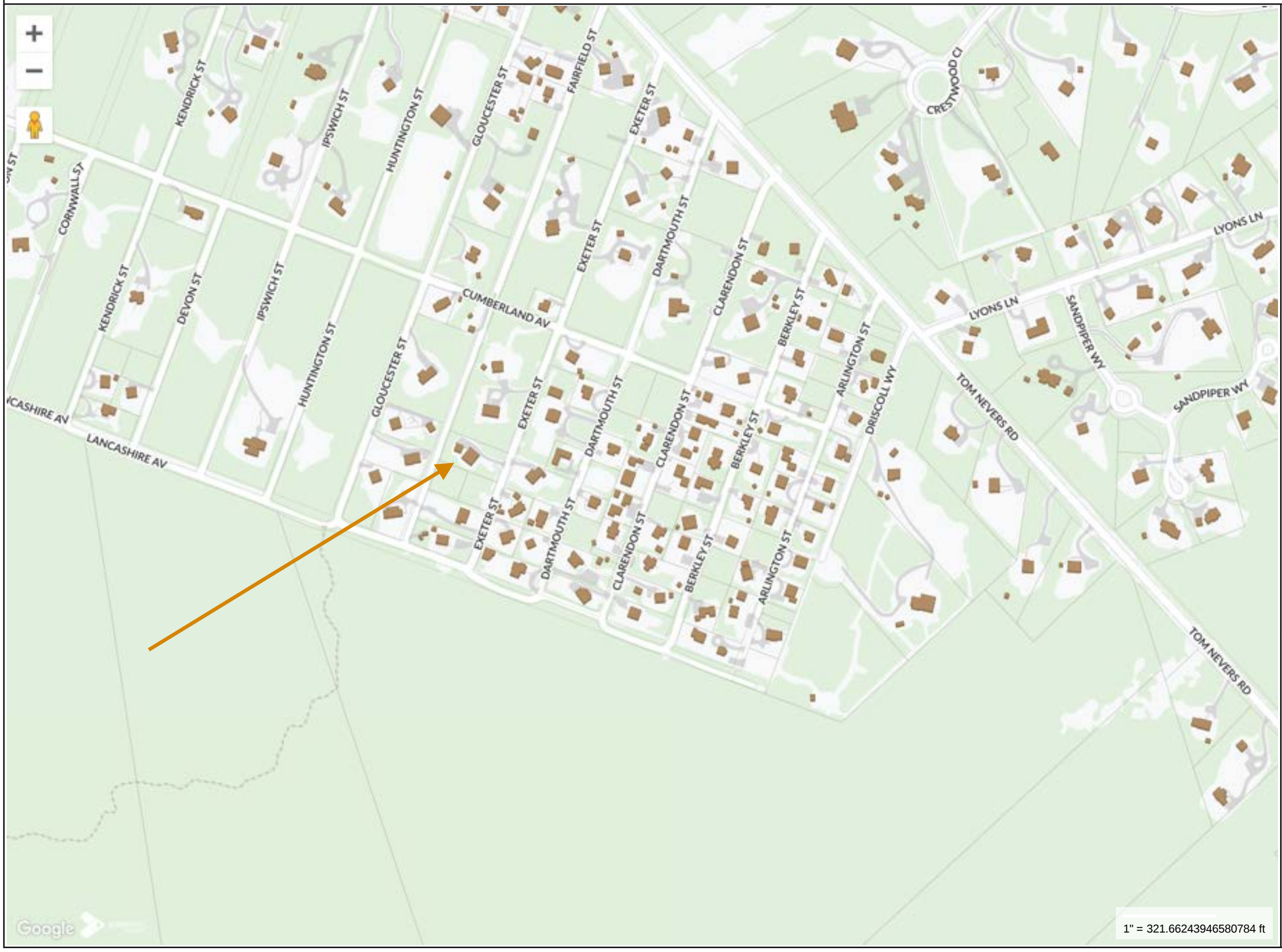
Deck CEDAR Foundation GRAY Fence _____ Shutters _____

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

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

Date 4/8/2024 Signature of owner of record _____ Signed under penalties of perjury

Locus Map - 31 Exeter

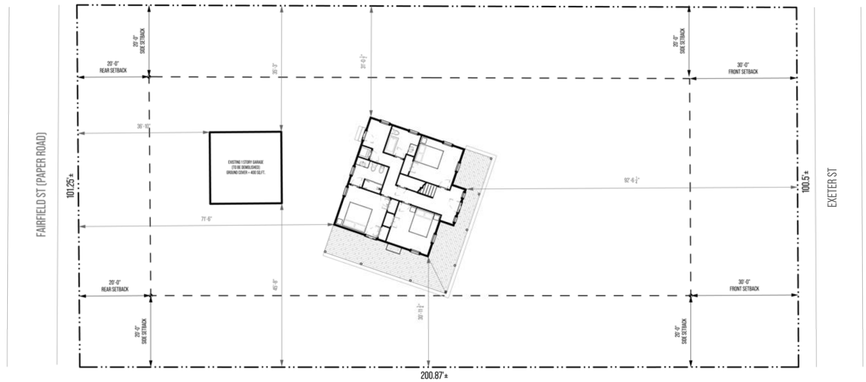


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

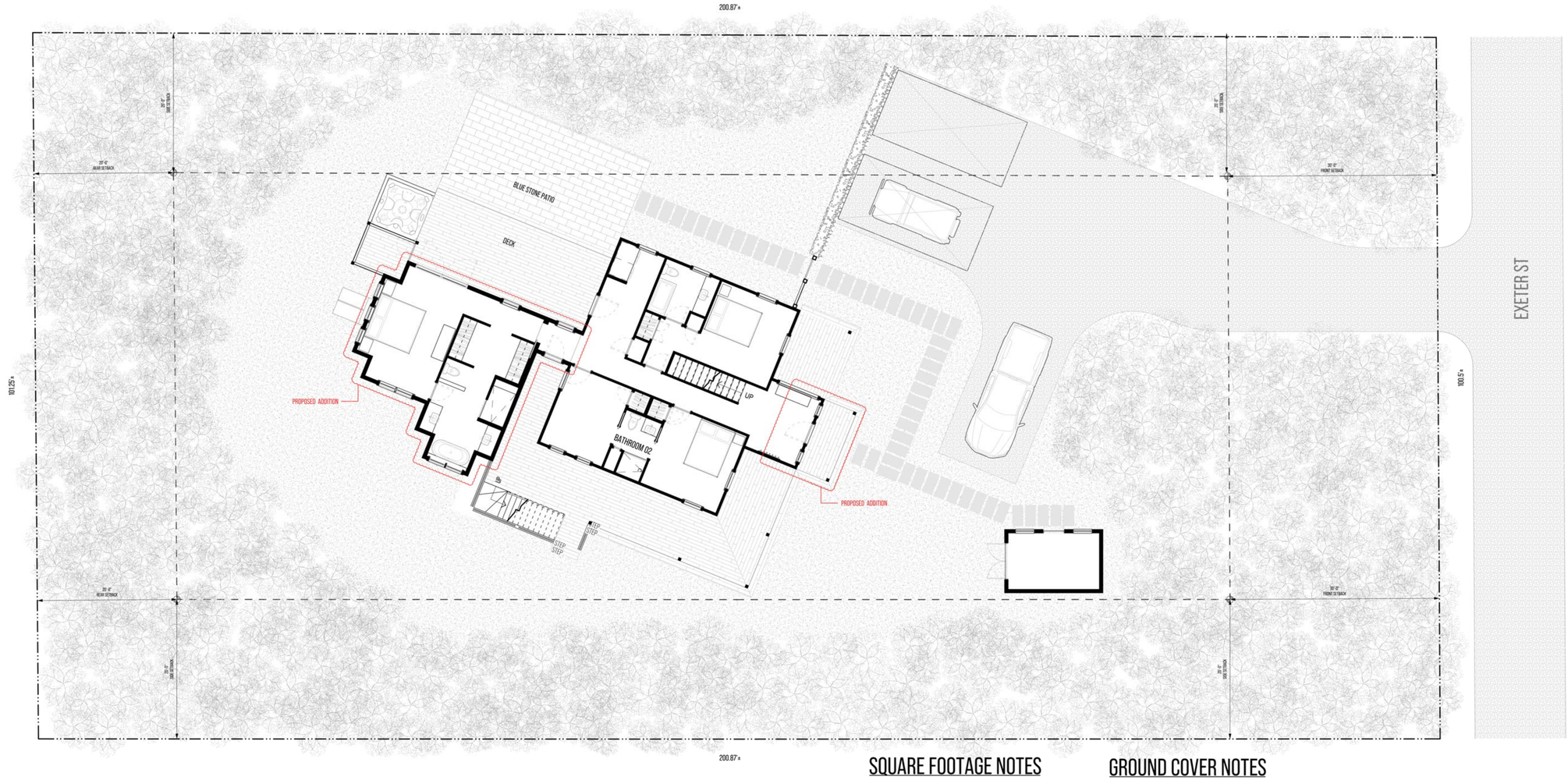
Geometry updated 02/08/2024
Data updated Jan. 2021

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



1 EXISTING SITE PLAN

SCALE : 1:20



2 PROPOSED SITE PLAN

SCALE : $\frac{1}{8}$" = 1'

SQUARE FOOTAGE NOTES

EXISTING SQUARE FOOTAGE = 1720 SQ.FT.
ADDITION SQUARE FOOTAGE = 1,163 SQ.F.T. ±
TOTAL SQUARE FOOTAGE = 2,883 SQ.FT. ±

GROUND COVER NOTES

ALLOWABLE GROUND COVER = 1,500 SQ.FT.
EXISTING GROUND COVER = 924 SQ.F.T ±
ADDITION GROUND COVER = 566 SQ.F.T ±
TOTAL GROUND COVER = 1,490 SQ.F.T. ±

0' 4' 12' 28'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

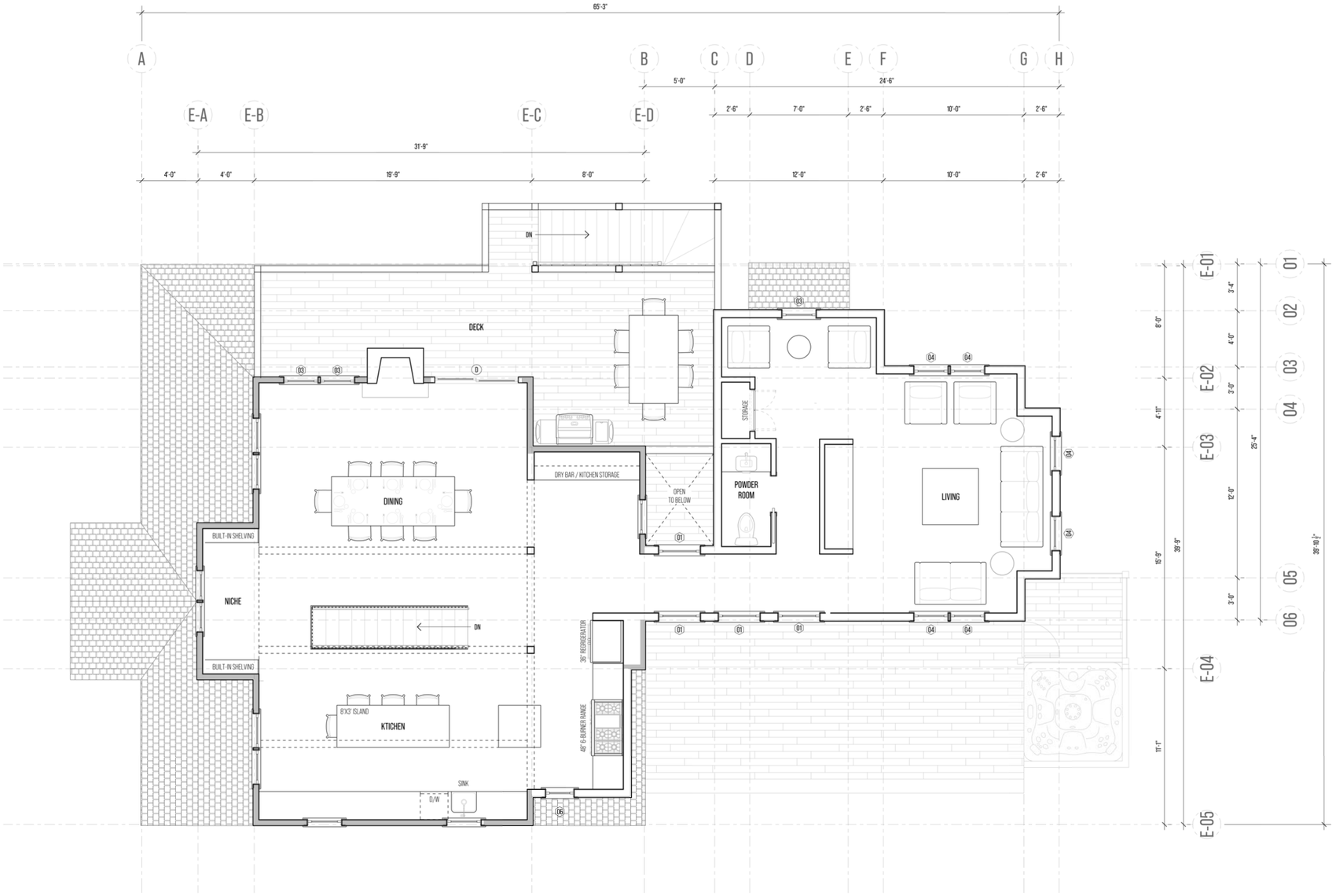
DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

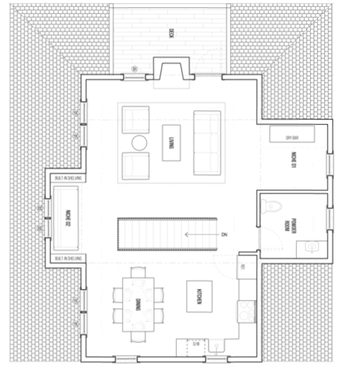
DRAWN BY



1 SECOND FLOOR PLAN
SCALE : 1/4" = 1'

EXISTING STRUCTURE
PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING SECOND FLOOR PLAN
SCALE : 1/8" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2631O	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/27/23	CONCEPT PLANS 02
01/11/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

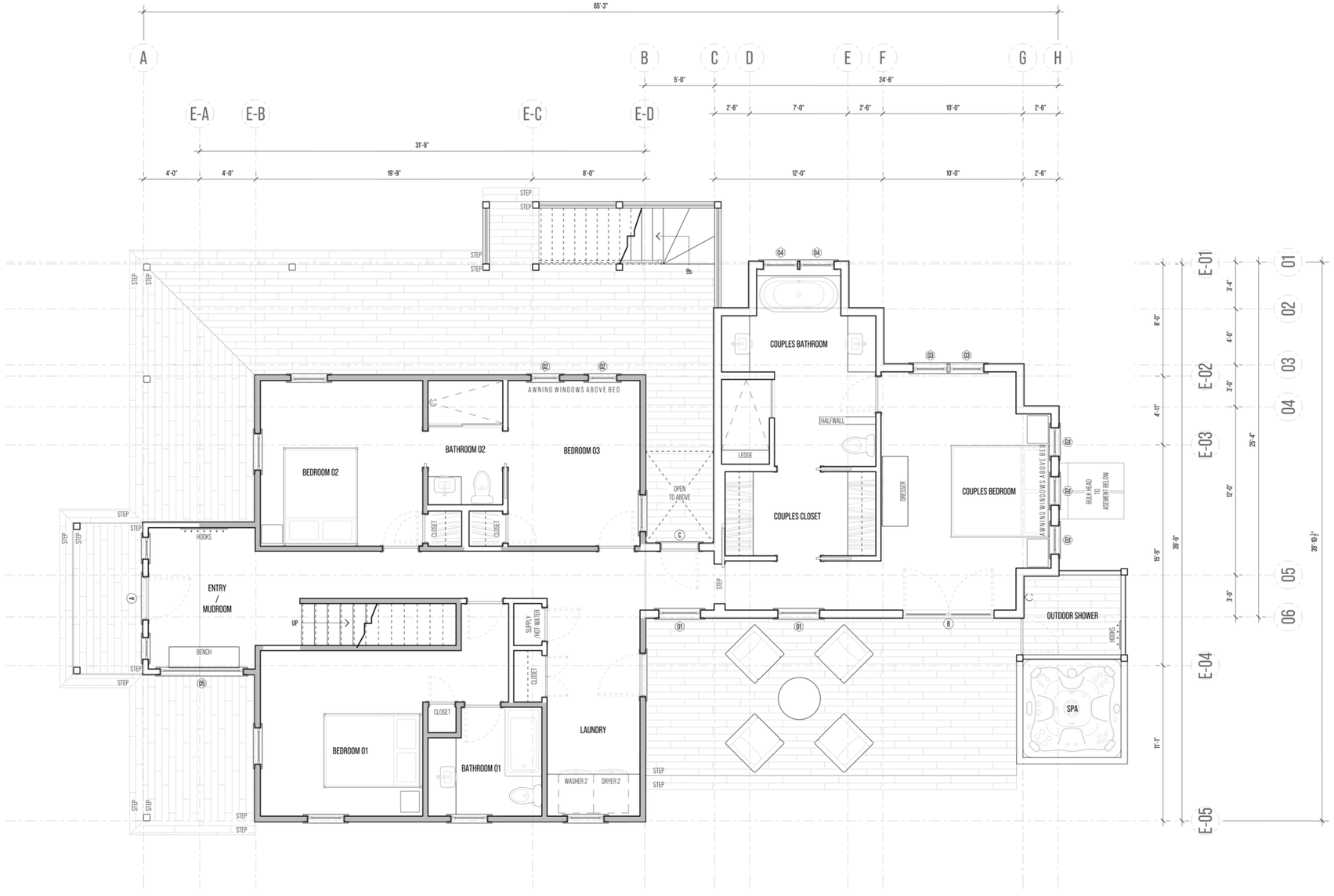
DRAWING TITLE

SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY



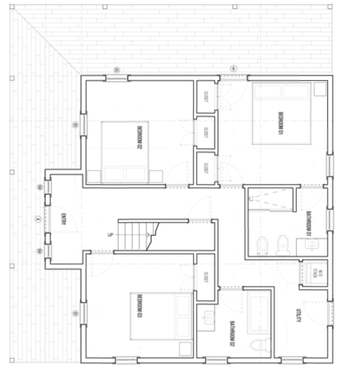
1 FIRST FLOOR PLAN

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

EXISTING STRUCTURE

PROPOSED STRUCTURE

0' 2' 6' 14'



2 EXISTING FIRST FLOOR PLAN

SCALE : $\frac{1}{8}$" = 1'

WINDOW SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
1	P3060	PICTURE	6	2' - 11 15/16" X 6' - 0 7/16"	
2	A21	AWNING	5	2' - 0 5/8" X 2' - 0 5/8"	
3	TW2G310	DOUBLE HUNG	5	2' - 8 1/8" X 4' - 0 7/8"	2 X MULLED 2 UNIT & 1 SINGLE UNIT
4	TW2632	DOUBLE HUNG	8	2' - 8 1/8" X 3' - 4 7/8"	3 X MULLED 2 UNIT & 2 SINGLE UNITS
5	FWT60110	TRANSOM	1	5' - 11 1/4" X 1' - 9 13/16"	
6	C13	CASEMENT	1	2' - 0 1/8" X 2' - 11 15/16"	

DOOR SCHEDULE

Tag	ID	TYPE	QTY.	UNIT DIMENSIONS	NOTES
A	FRONT DOOR	TBD	1	TBD	
B	FWH60611	FRENCH SWING	1	5' - 11 1/4" X 6' - 10 3/8"	
C	FWH31611	INSWING	1	3' - 0 1/8" X 6' - 10 3/8"	
D	GPSD610	GLIDING PATIO	1	5' - 11 3/4" X 6' - 10"	

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:
TO BE DETERMINED

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/23	CONCEPT PLANS 02

REVISION HISTORY:

DATE	DESCRIPTION

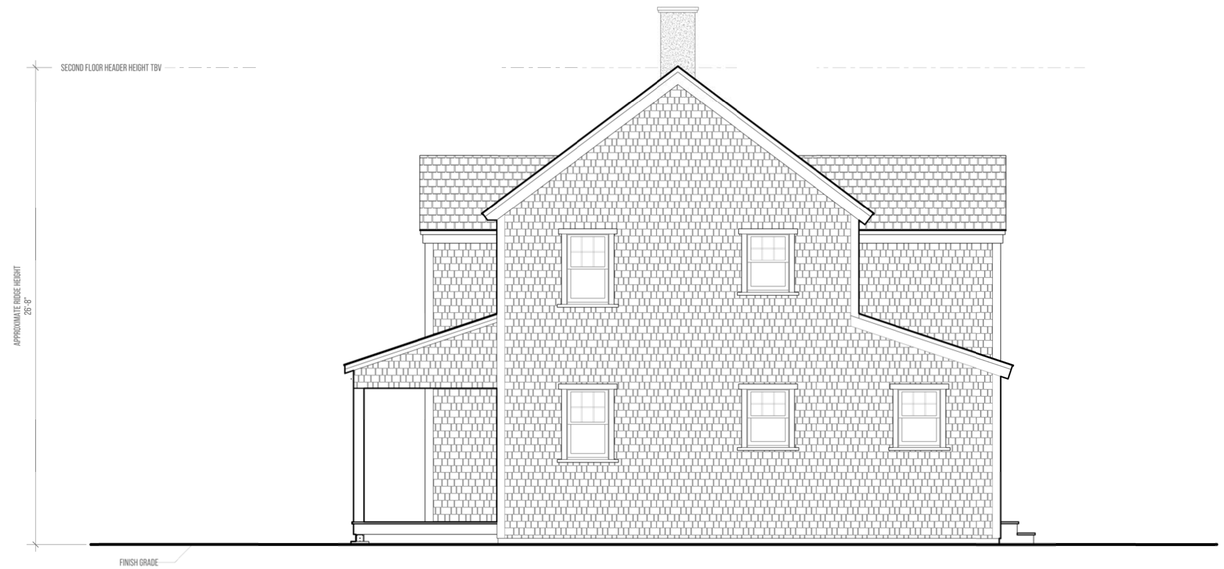
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A-1.10

DRAWN BY



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



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

1 EXISTING EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPT. 26, 2023

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

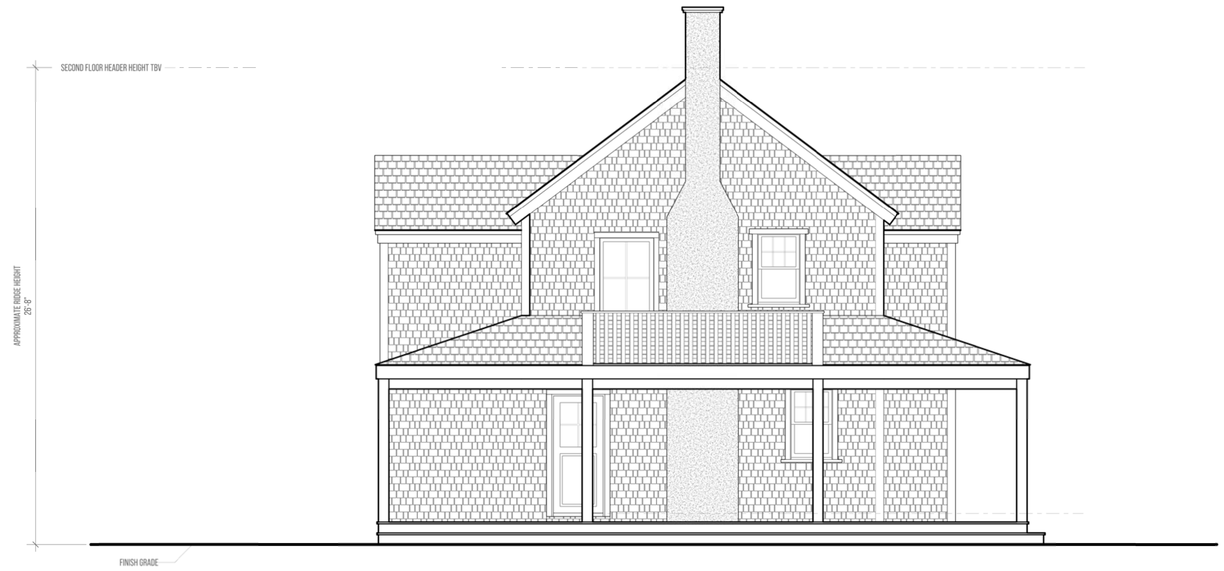
SHEET NUMBER

EA-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXISTING EXTERIOR ELEVATIONS

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

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPT. 26, 2023

PROJECT:
CONCEPT PLAN

CLIENT:
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DESIGNER:
-

CONTRACTOR:
-

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

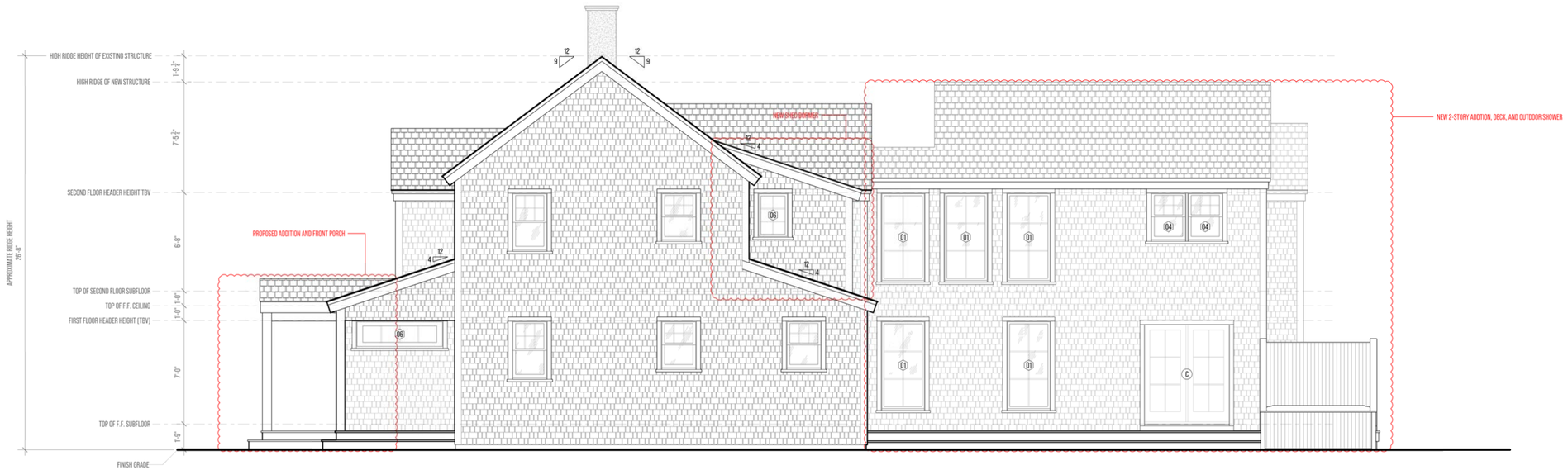
SHEET NUMBER

EA-3.00

DRAWN BY



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



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

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 2' 6' 14'

PROJECT INFORMATION

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

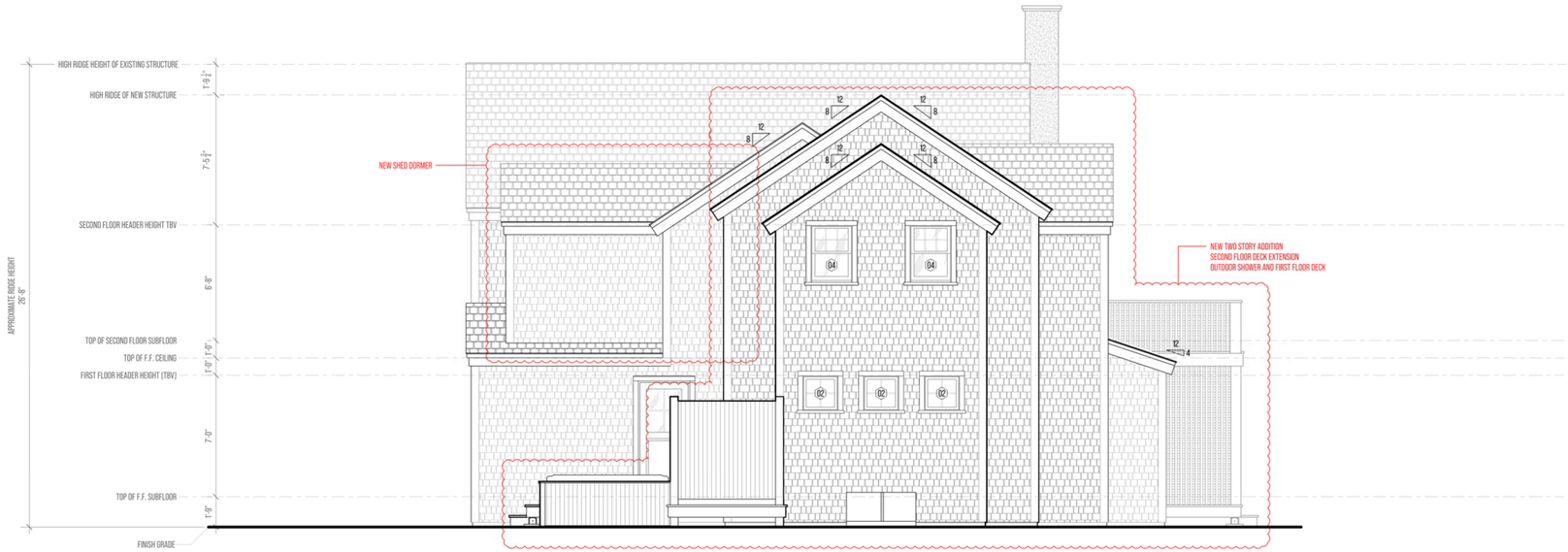
DRAWING TITLE

EXTERIOR ELEVATIONS

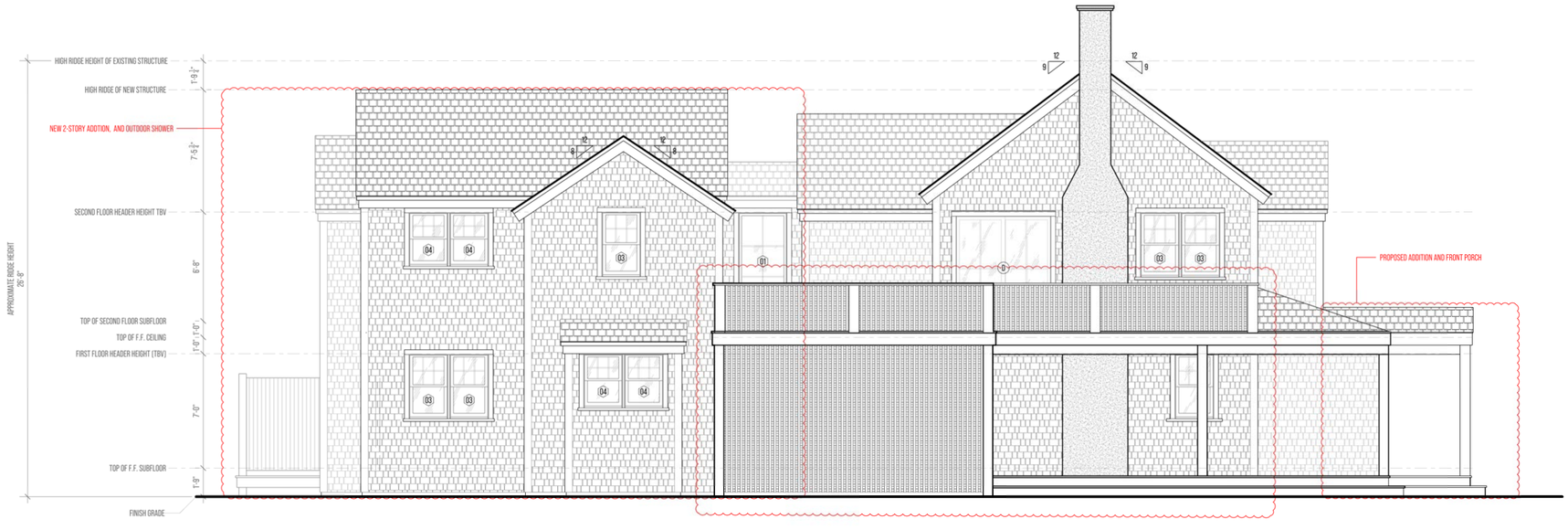
SHEET NUMBER

A-3.00

DRAWN BY



3 SOUTH ELEVATION
$\frac{1}{4}$" = 1'-0"



4 WEST ELEVATION
$\frac{1}{4}$" = 1'-0"

2 EXTERIOR ELEVATIONS

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

0' 2' 6' 14'

PROJECT INFORMATION

ADDRESS:
31 EXETER ST.
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
JUNE 06, 2024

PROJECT:
CONCEPT PLAN

CLIENT:
BRISTOW

DESIGNER:

CONTRACTOR:

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
10/02/23	CONCEPT PLANS 01
10/26/23	CONCEPT PLANS 02
01/11/23	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

























Meeting: 5/28/24
Youtube link: https://www.youtube.com/live/oQVDn4jnaa8

3:04:43

Ray: unclear as to what is new. Trying to judge the visibility. Nothing is standing out as being egregiously wrong.

Steve: Board myself, regular board with Carrie. Keep it simple. Comment on elevations.

Ray: Examined pieces on back. Furthest away from exeter. There is a paper road behind called fairfield street. I dont think to back is visible from paper road

Carrie: Most concerned with exeter elevations. Trying to orient. Did not get to see before. Compass are difficult. Adding small roof and some second floor decking. Most of this is not going to be visible unless you open up a bunch of vegetation. I need to study it more.

Abby: If joe is looking at this would you like be on it. Joes in for abby.

Joe: My house is on the locus plan. I can tell you fairfield is as traveled as exeter. All of these streets the paper rd exist. All the ones that come off parallel are traveled. Rear looks most appropriate with steps. Pent roof, I feel a little bit of tension. Current roof that moves to the left has a hip roof now we have exposed. If the hip roof conceal all the decks that would be desirable. I agree with Carrie bulk of changes on side, but not visible from public way.

Val: (cant hear, not speaking into microphone) Ive got nothing. Im freezing.

Steve: I dont have anything to add. Do we feel comfortable with exhibit A?

Someone: I feel like a view would be helpful.

Steve: There are some madaket elements. Motion to be held for revisions. Provide bubbled in existing. And a view.

Transcript from Youtube

opposition um 31
3:04:46
exitor okay and who do we have Sean okay Sean welcome to the HTC when
3:04:52
you see your site plan uh you can get started awesome just confirming you all
3:04:58

can hear me here yes yep beautiful all right great yeah so we're talking about 31 exitor Street here uh exitor street
3:05:05
is a right-and turn off of Tom NE Road uh down one of The Valleys it's a dirt road the property is located on the
3:05:12
right hand side uh the scope of The Proposal here would be uh a small
3:05:18
addition on the front of the home 4 by10 which would bump out the mudro and then there would be an addition off the back
3:05:24
um that would be made possible by the square footage of the existing 20 X20
3:05:30
garage uh that we be proposing to demo uh if possible uh additionally there's
3:05:37
uh some additional work to the deck on the second floor uh slight expansion of the deck on the second floor in the
3:05:42
addition of a deck uh on the first floor off of the uh new proposed addition on
3:05:49
the northwest side of the home anything else Sean uh I don't believe so you I
3:05:57
understand you're representing your own application um in the future you decide to Branch out when you propose add uh
3:06:04
modifications to a structure please bubble them it's much easier for us all to understand uh not only the context
3:06:12
but specifically what's being proposed on this application I think it's seems
3:06:18
relatively benign and I'm going to suggest we proceed with this as though we're reviewing the entirety of uh the
3:06:25
structure and if we comment on something that's existing Sean can tell us whether it's existing or not is anyone okay with
3:06:32
that yeah yes but do we need to look at the demo first he mentioned a demo
3:06:38
there's no no it's just additions right alterations no there this would include
3:06:45
to create to generate the square footage for the new Edition this would include a demo of the existing 20x20 garage which
3:06:51
is located behind the uh main main house right okay so I anticipate that would be
3:06:57
anticipated that's a separate application uh that you know we can review these uh you obviously cannot
3:07:04
proceed until you get an approval for the demolition work so you would need to
3:07:10
submit a separate application and we can review that okay uh worth noting that I
3:07:16
uh under advisement from the staff at the HDC uh to include it in this application so the demo is included in
3:07:24
this somewhere yeah under advisement from somebody in the office there I asked that specific question I believe I
3:07:29
noted up toward the top of the application demo somewhere well okay hey hey everybody let's just keep some
3:07:36
decorum um Sean when I just want to get a clarification you saying you included
3:07:41
it you included it as a narrative element in the application or you provided drawings and other information
3:07:47
uh uh I checked the Demo Box I'm G I'm sorry Sean I'm going to
3:07:52
just short circuit that whole discussion um we're going to need a application
3:07:57
that is for a demo of the garage that shows images of the garage a site plan
3:08:03
Locus plan and that should be and the age of the structure and that should be sufficient to
3:08:09
proceed uh I can't say that it's I can't imagine it's going to be an issue uh
3:08:15

given the location and so on and so forth and unless it's a Sears and Robux garage or something but um that is a
3:08:22
separate application we'll need to proceed that way for now we're going to proceed with what's in front of
3:08:27
us everybody good yes Ray would you like to
3:08:32
begin yeah um I would like to underscore this idea that it's very difficult for
3:08:40
us as a board we have your existing conditions they're on one set of drawings and then when we go down to the
3:08:47
new proposed unless we have photographic
3:08:52
memories which at least I don't have um I I'm unclear as to what's new although
3:08:59
looking at the site plan it gave me a little bit of uh an idea what you're doing I'm just
3:09:07
trying to judge the visibility of any of this to be honest with you I mean nothing standing out at me as being
3:09:13
egregiously wrong but um aside
3:09:20
from aside from the very vertical element that I see on South
3:09:27
elevation that last little tiny
3:09:33
tail see it on oh yeah okay Mr chair can you come back to me I
3:09:40
want to see where these little elements are and check the visibility the one on the south and the one on the west one in
3:09:48
the South only projects like 30 Ines off the building okay so two matters to facilitate this one uh the board is
3:09:55
myself Abby well regular board and Carrie oh oh car's on this yeah okay and
3:10:02
um guys what I'd like to do to keep it simple is comment on the elevations if there's anything you find inappropriate
3:10:09
just comment on it and then we can get a clarification from Shawn whether it's existing or not I don't like to proceed
3:10:15
this way we're not going to proceed this way on a regular basis but it's what we have now I and we'll go from there and
3:10:22
see if there's revisions or not and I can facilitate from there who would like
3:10:27
to begin on this kind of half I can re oh excellent thank you so I've examined
3:10:35
the pieces on the quote unquote back the back being the point furthest
3:10:41
away from exiter now even given the fact and we all all too familiar out there with the
3:10:48
paper Road phenomenon there's a paper road behind all this called Fairfield
3:10:55
street but I don't think that those two little appendages the 30inch thing that's on the very back and the other
3:11:02
thing that's on the the South I don't think they're egregious enough to
3:11:07
warrant they're needing to be changed just because of they're visible from a
3:11:12
paper road but that's just me that's my only comment okay thank you
3:11:19
okay Carrie I'm I think most concerned with
3:11:26
the exitor elevation oops sorry um I I'm just I'm
3:11:34
still trying to orient myself I'm sorry I didn't get to see this before now um because I think
3:11:39

the uh the compasses on the plans are difficult con comparing to the
3:11:47
elevations I don't know why but get the main mass is closest to exitor that
3:11:53
exists and the addition is to the rear so in my mind the most important is
3:11:58
what's visible which would be from exitor and most of that exists
3:12:04
correct yes what you're looking at the the top um image there elevation is
3:12:10
almost what you see from the road which you can the driveway yes so you're
3:12:16
adding a little pent roof in the existing porch roof and some elements to
3:12:24
the left some more second floor decking [Music]
3:12:29
um there are six over ones that exist now is that correct yep that's correct
3:12:36
ministration yeah I feel like most of this is not going to be visible unless you open up a whole bunch of
3:12:43
[Music] um vegetation for the addition and then I might be a little bit more concerned
3:12:50
but [Music] um yeah I got to study it a little more
3:12:58
thanks okay thanks Abby um so I was going to ask if Joe is looking at this
3:13:03
would you like to be on this Joe you don't have to I I'll sit on
3:13:09
it okay Joe in for Abby my house happens to be on the
3:13:16
Locust plan H and I can tell you that Fairfield is
3:13:21
as traveled as exitor oh really oh yeah
3:13:26
okay differ all of these [Music] um I believe I mean uh all of these
3:13:33
streets the paper roads exist the parallel to Tom never Road and that
3:13:40
Lancashire but I believe all the ones that come off parallel are equally
3:13:48
traveled um I don't know if it's a major concern um
3:13:53
because the most impactful elevation is the side uh View and um the rear we'll
3:14:03
call it the Fairfield elevation which is I guess the let me
3:14:08
just look the South um that actually looks the most
3:14:14
um typical or appropriate with the series of stepped um Gables I think and
3:14:23
then to what um Carrie said regarding the front elevation uh that will be visible the
3:14:29
pent roof the way that it I don't know if it's pent roof that shallow gabled
3:14:36
roof I I feel like that thing of buting the Gable up above there's a little bit
3:14:42
of tension there um that feels a little peculiar to me
3:14:47
and then the current roof As you move to the left has this hip that wraps around
3:14:53
but now we have a second floor deck where the railing is fully exposed there
3:14:59

and um I can appreciate trying to capture more second floor deck but I
3:15:05
actually think that existing hip roof if that thing went around and somehow
3:15:11
concealed all of this deck that you're adding on the side that would be desirable um
3:15:19
um other than that I think I agree with Carrie that the bulk the bulk of the changes are on the side they'll be
3:15:27
visible from the neighbor's house but they're not going to be visible from the
3:15:32
public way okay think that those are my comments thank you Joe
3:15:39
V I have nothing more to say I think's a lot of this
3:15:49
old1 windows or
3:15:58
D1 guys can't see
3:16:04
it I've got nothing I'm freezing microphone
3:16:10
frustration freezing icicle a minute okay um
3:16:20
I really don't have anything to add I guess where I am is I'd like to get a sense of the board do we feel
3:16:26
comfortable with um moving this forward with an exhibit a
3:16:31
or would we prefer to have uh anything we asked for in particular within
3:16:38
revisions and the drawings bubble to show existing and proposed or to show
3:16:44
proposed versus existing I I feel like a view might be helpful just from what Joe
3:16:49
said because I wasn't really thinking that all the streets are yeah okay yeah
3:16:56
the only thing I'll add is there I mean there are some kind of matet Ash elements to this that are not typical
3:17:02
Tom never so uh Sean where we are with this is we're going to have a motion to
3:17:08
hold for revisions uh revisions obviously being consistent with what we have discussed here this evening and um
3:17:15
for you to along with those revisions provide bubble in anything that's proposed versus existing also do that
3:17:23
not only in the elevations but the floor plans and um we'll see you when you come
3:17:29
back which is you know not atypical in of itself motion inter inter viiew uh Sean
3:17:37
you don't need to do anything on a view we'll do that once we get a copy of the drawing staff will let us know and we'll
3:17:42
uh be able to go out there with our tablets okay I would say it's worth on
3:17:48
the existing and the the set of the set that you have right there new and existing is called out on the floor
3:17:54
plans there uh shaded versus not shaded yeah and on just on the proposed elevations go ahead and bubble in what's
3:18:01
what's changing from the prior existing is there a motion this is higher okay uh
3:18:07
all in FA motion you guys we have a motion is everybody good with the motion yeah okay I mean yay we're going to get
3:18:13
another bite at the Apple uh all in favor say I hi any opposed carries

3 Pleasant : 42.3.3 / 155

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 06.27.24
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 06.19.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 06.18.24

3 Pleasant Street / 3 Pleasant St Nom. Trust

42.3.3 / 155

Addition

Sitting Board: Oliver, Camp, Thornewill

Alternates: Patten & Paul

Holly: East dormer on façade is concern and not appropriate

Rowland: Front gable dormer is odd, stands out as unusual for this structure; No dormer or lower windows just below the eave line

Thornewill: Dormer on front is only problem; seems like it doesn't belong; a little concerned about french doors on the north but fence & vegetation mediates concern

Paul: The gable dormer feels like a foreign element; If the gable dormer went to a shed with the same window I'd be supportive of that

Patten: Would be in favor of no dormer but bring the window down below the eave

Oliver: The dormer is the main concern; Is there any merit in pushing the dormer back and making it a shed; what about using one of the six light windows in place of the transom dormer

Camp: Why can't it be like the massing on the left, a full two stories

Motion to Hold for minor revisions (Paul)
Carried 5-0 Oliver, Camp, Thornewill, Paul, Patten (aye)

3 Pleasant Street

Nantucket, MA

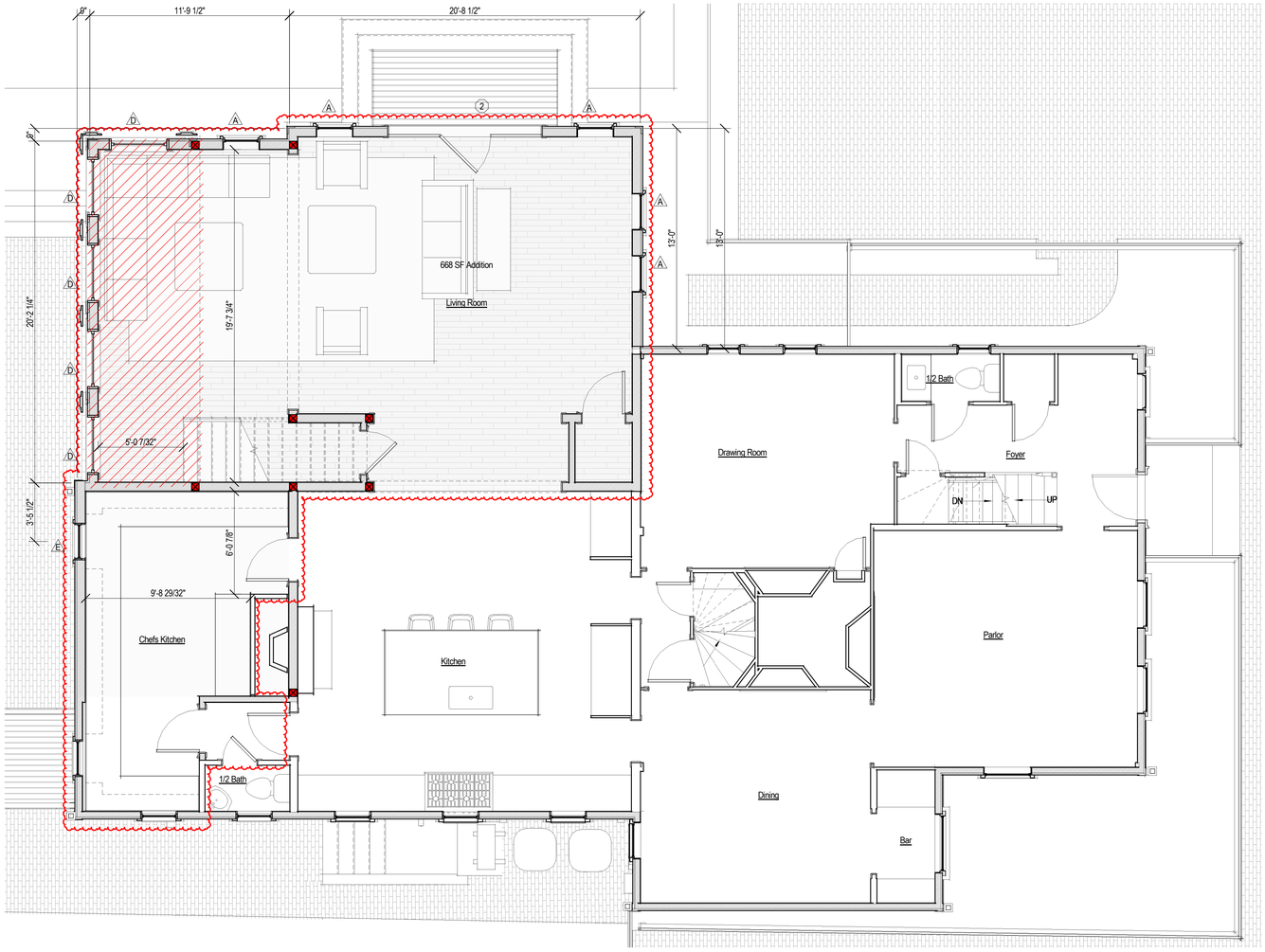
06.27.24

HDC Submission

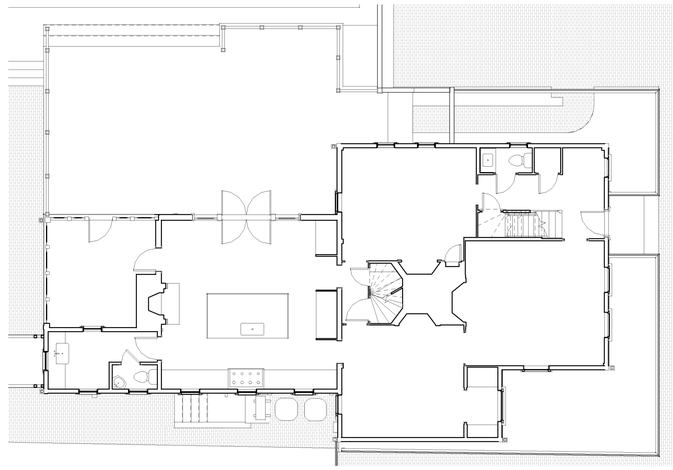


06.27.24

HDC Submission



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



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

2404

3 Pleasant Street

Nantucket, MA

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

Site Information

Map & Parcel:	-------
Current Zoning:	-------
Minimum Frontage:	-------
Front Setback:	-------
Side/Rear Setback:	-------
Lot Size:	-------
Min. Lot Size:	-------
Allowable G.C.:	-------
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

First Floor Plan

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

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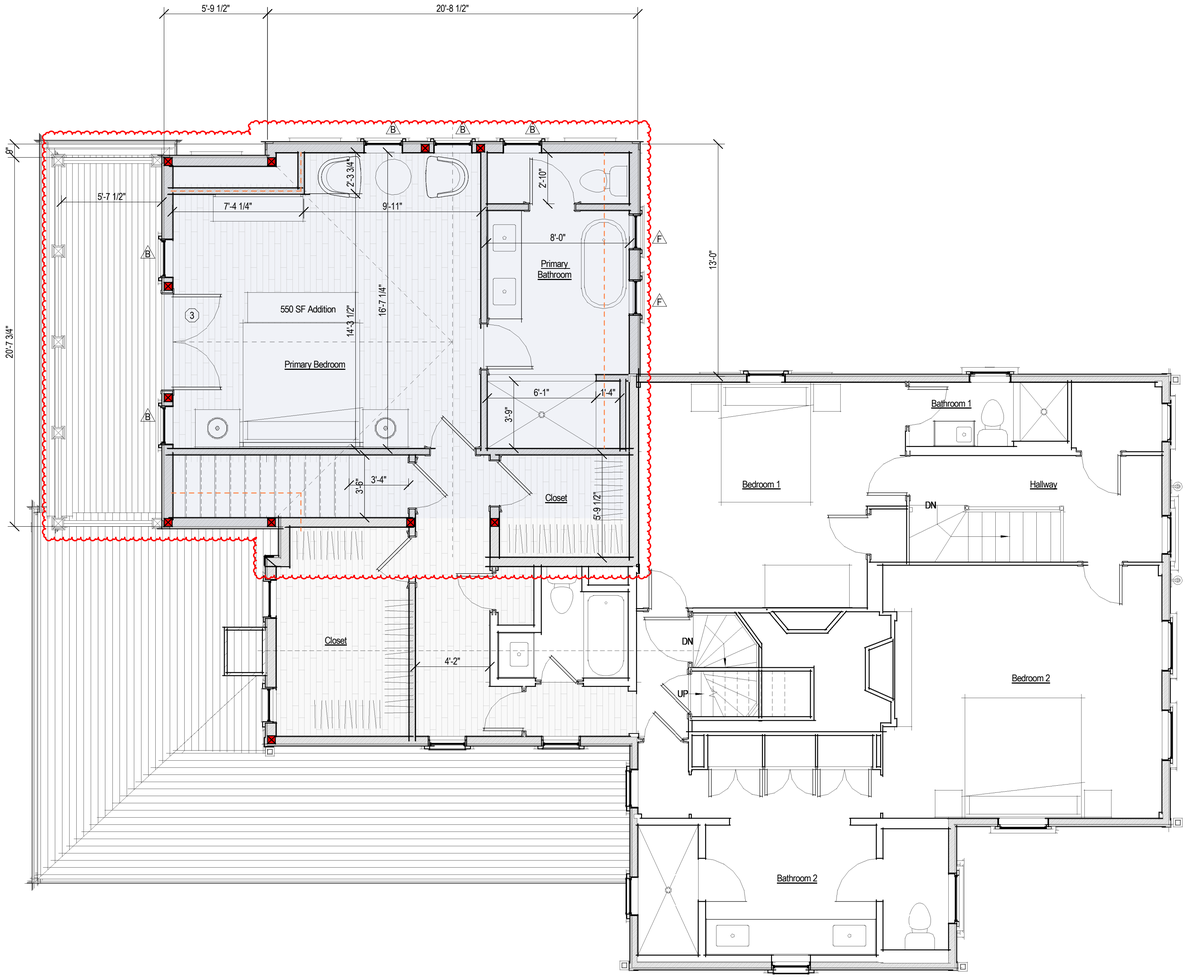
A.1.1

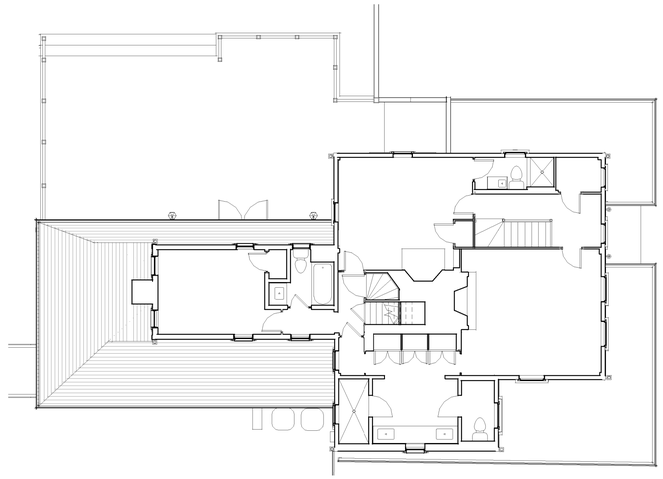
2404

06.27.24

HDC Submission



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



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

2404

3 Pleasant Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1	Cover Sheet
A.1.1	First Floor Plan
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

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

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.

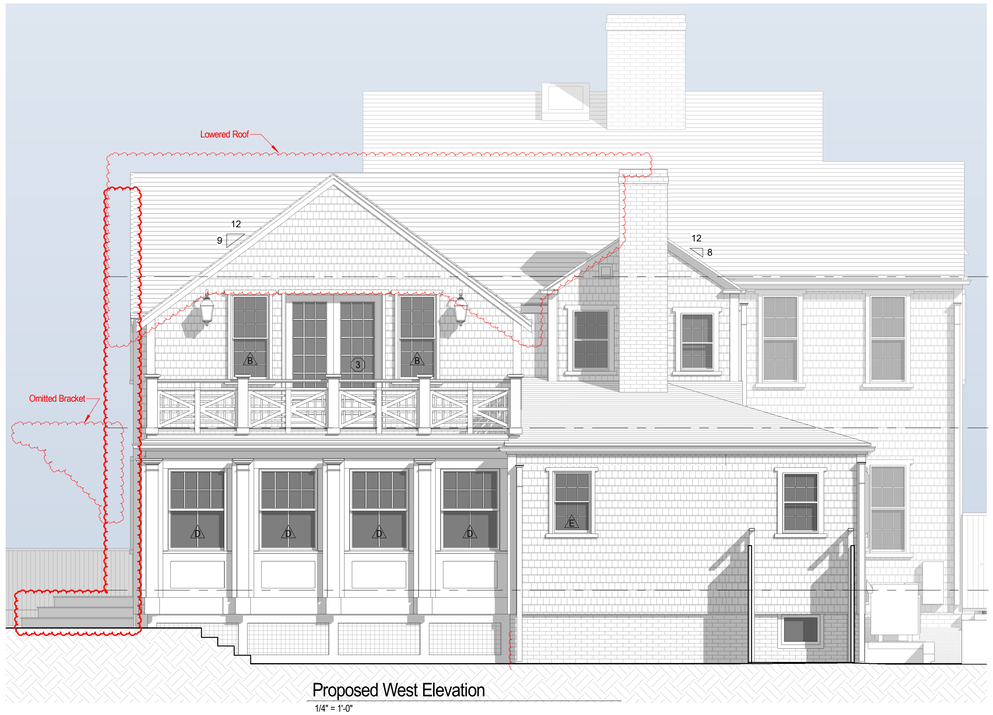
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

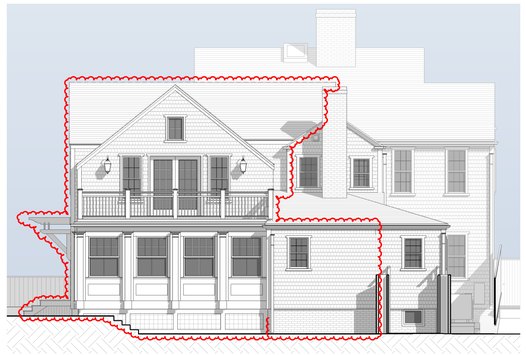
2404

06.27.24

HDC Submission



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

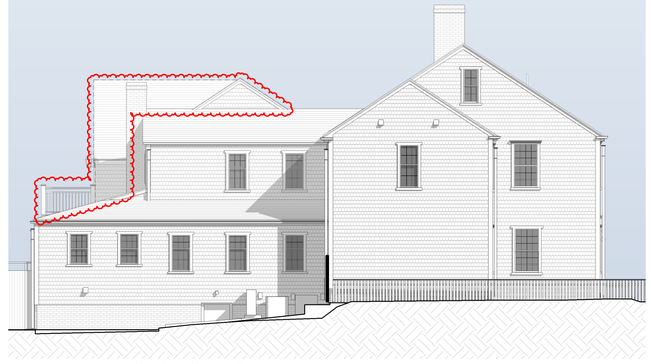


Original West Elevation
1/8" = 1'-0"



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

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



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



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

2404

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Site Information

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Minimum Frontage:	-------
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A.2.2

2404



3 Pleasant Street

3 Pleasant Street
Nantucket, MA 02554

emeritus

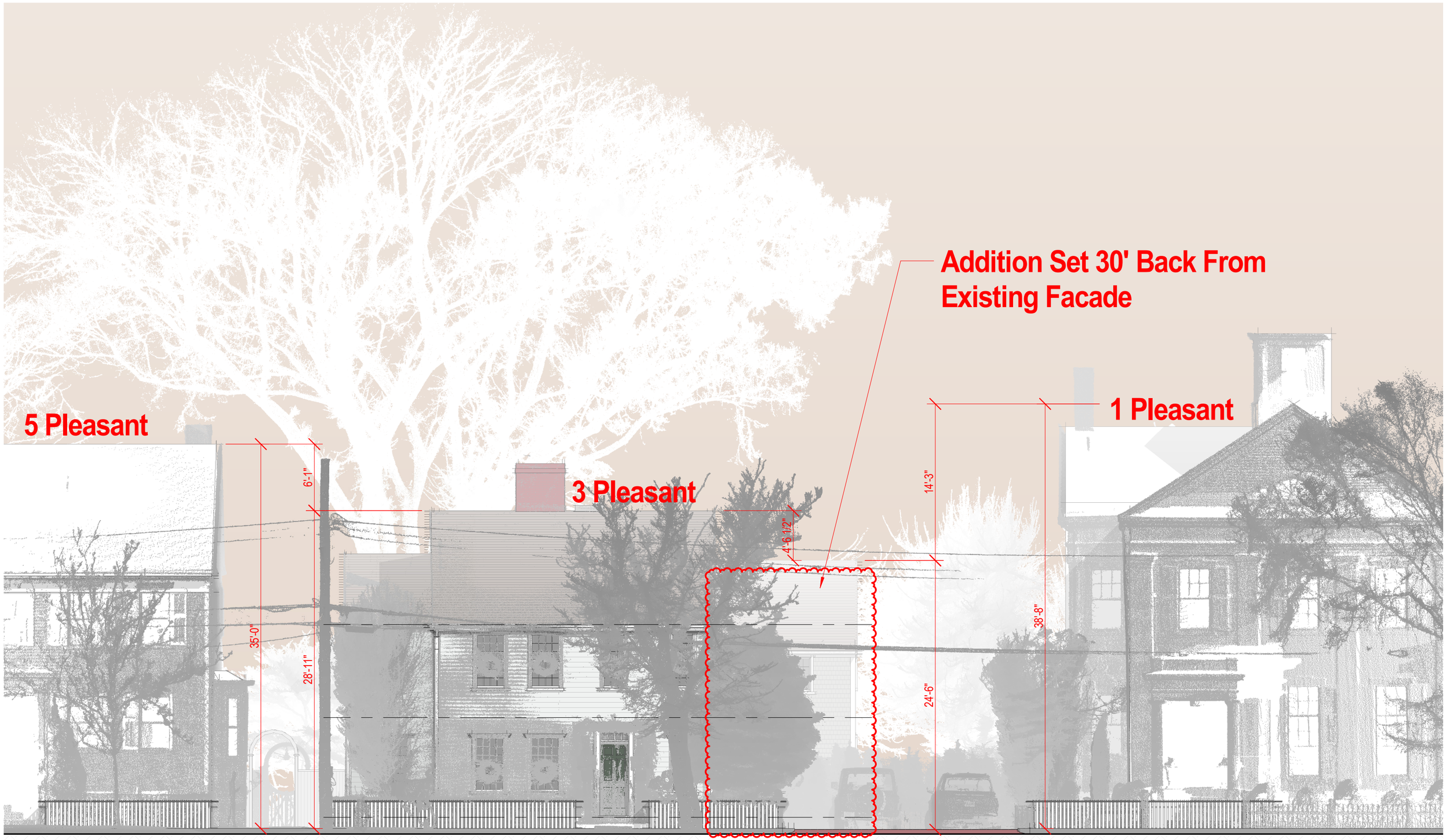
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



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.

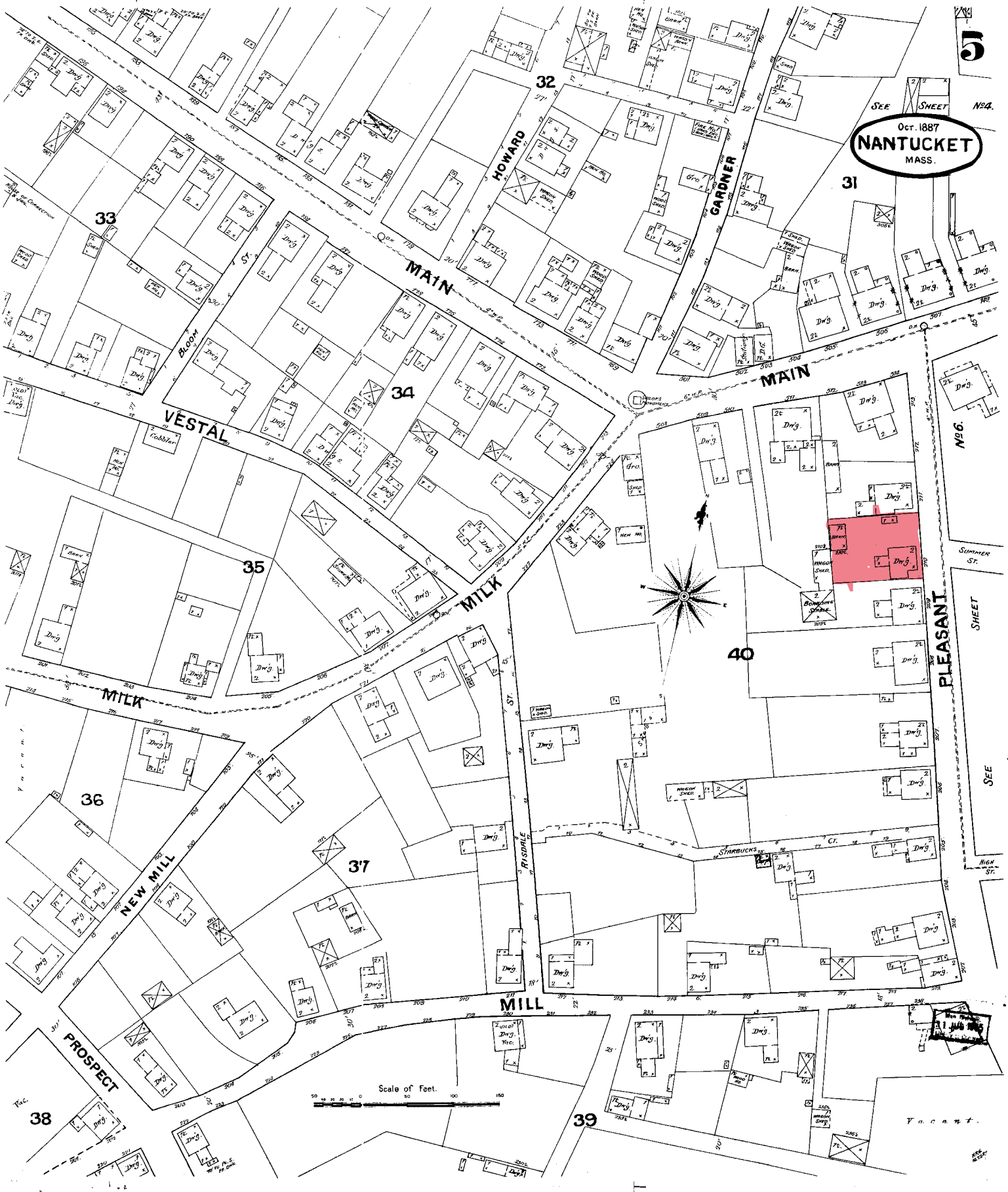
COLORS (To match Existing)

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.

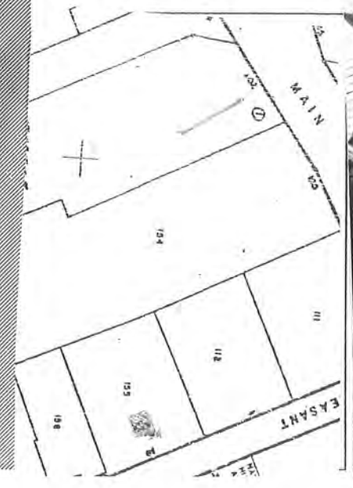
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built 1804 for Reuben Dow four years after he married Elizabeth Bunker. Rebecca Dow Folger (daughter): sold Josiah. 1902 - by will to Horace R. Coleman. Henry Coleman lived here as a boy. 1919 - Artemes W. Cahoon.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









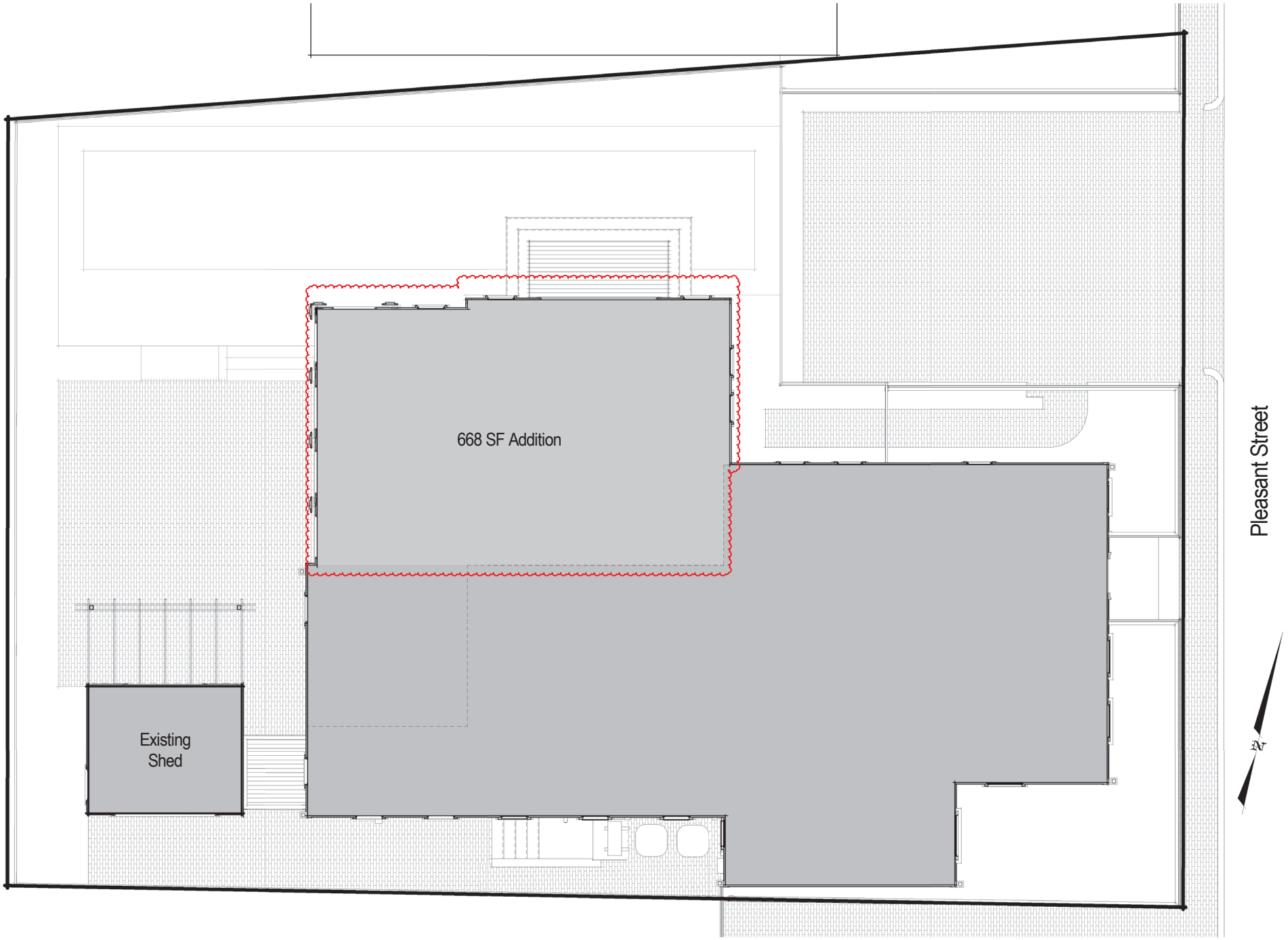






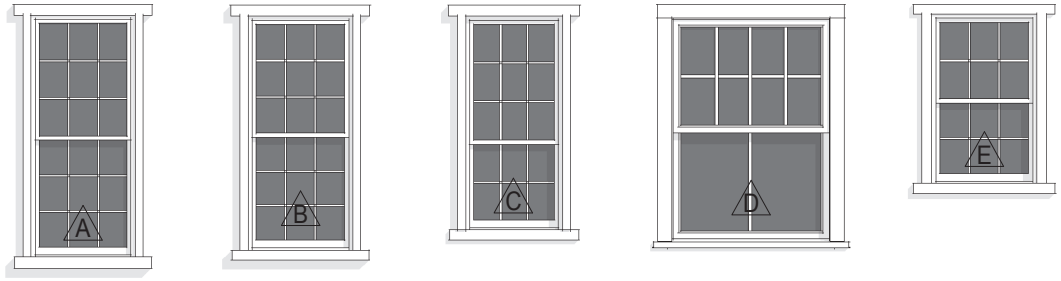
Locus Map

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



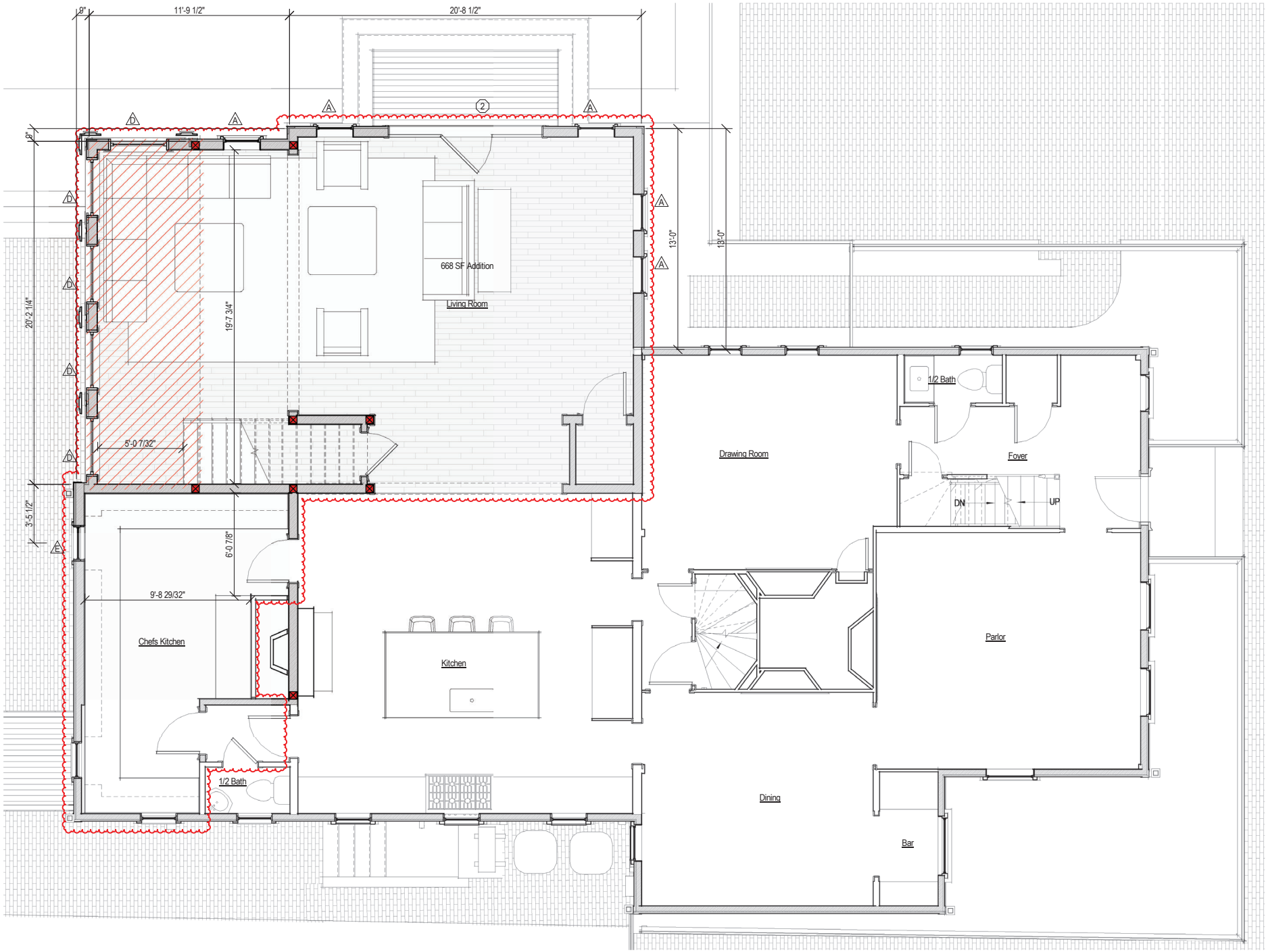
French Door
15 Lite 1 Panel TDL

Triple French Door
(3) 15 Lite TDL

Double French Door
(2) 15 Lite TDL

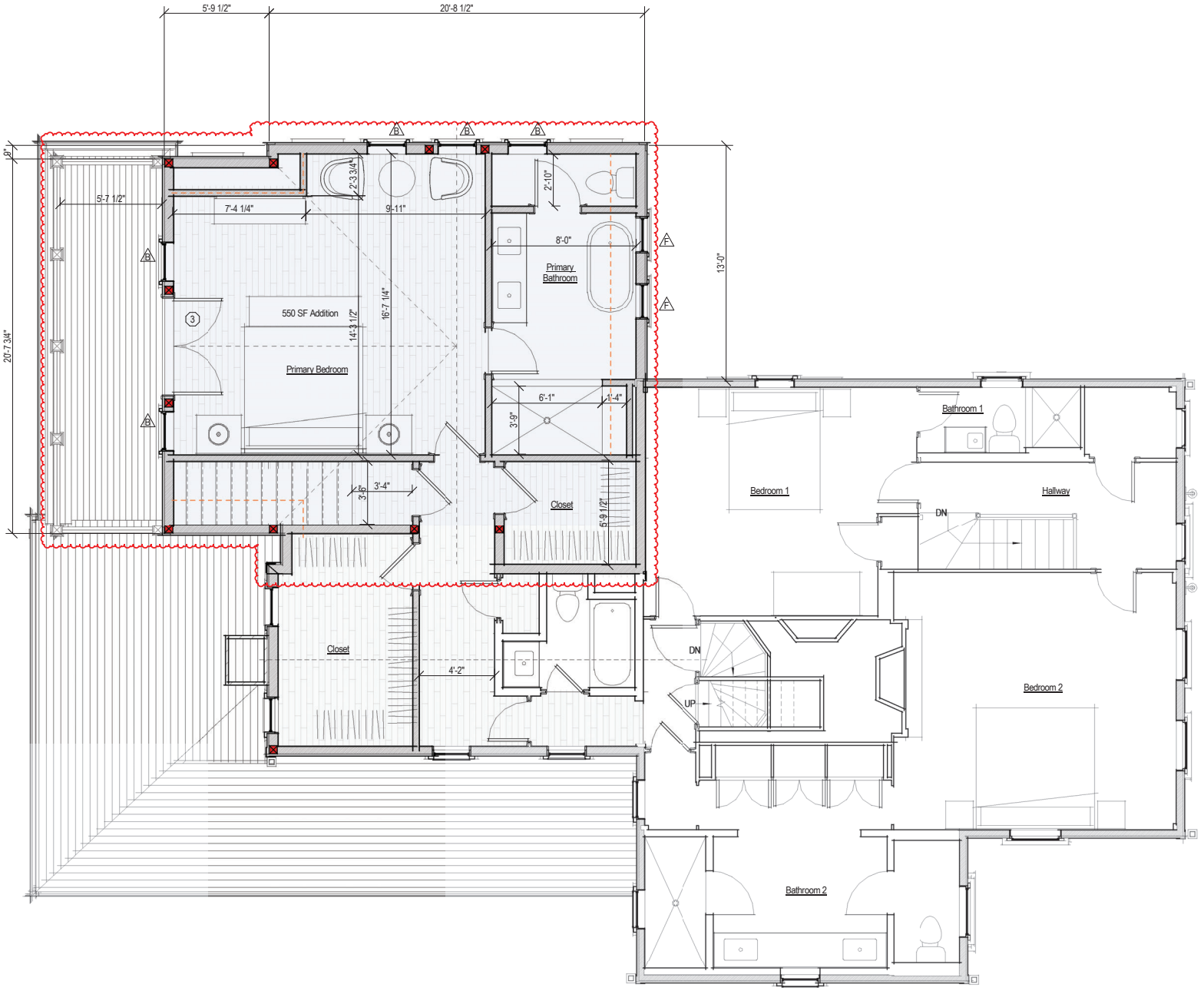
Window & Door Legend

Not to Scale



1 Proposed First Floor Plan

1/4" = 1'-0"



1 Proposed Second Floor Plan

1/4" = 1'-0"



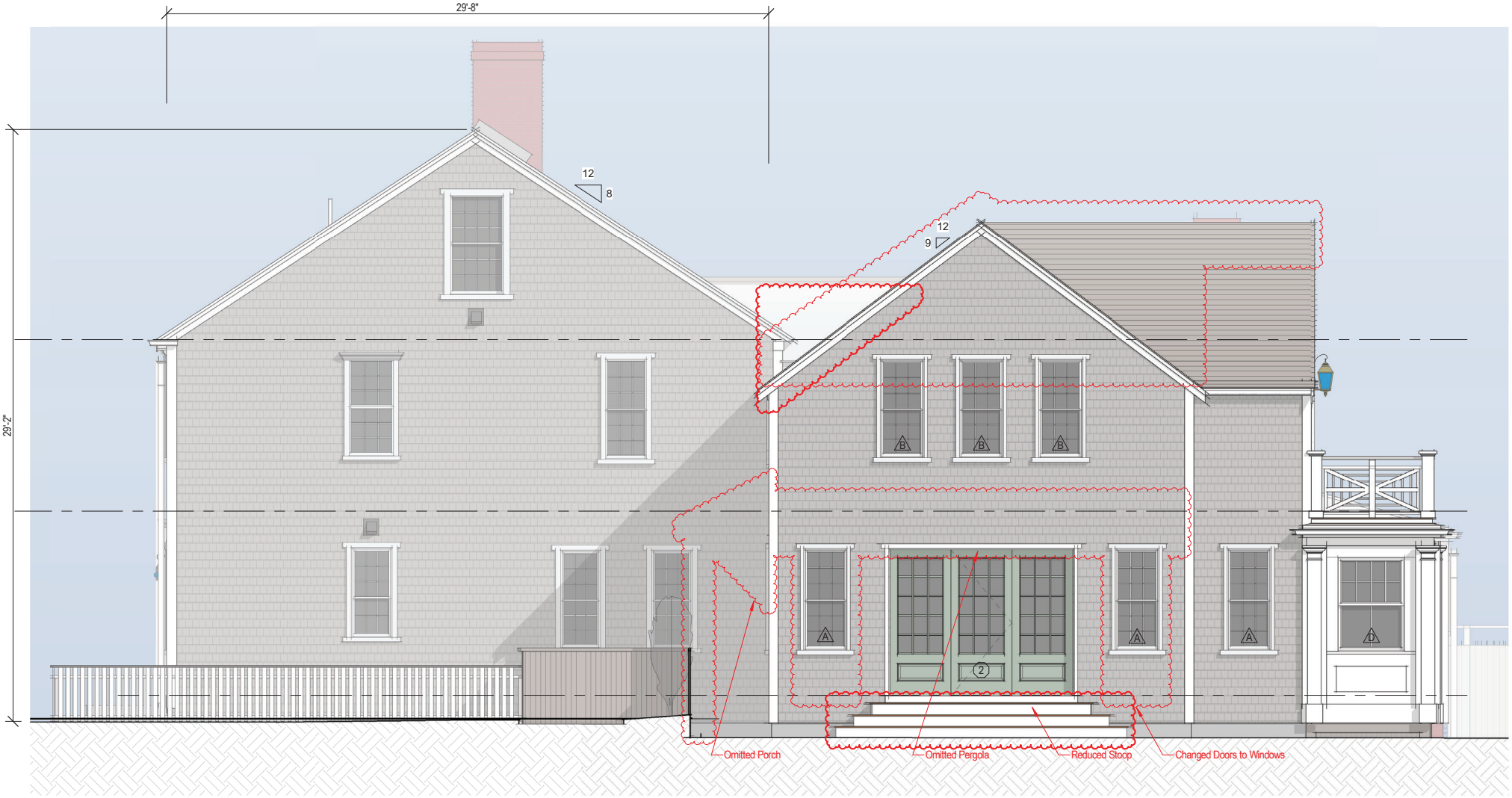
Proposed East Elevation

1/4" = 1'-0"



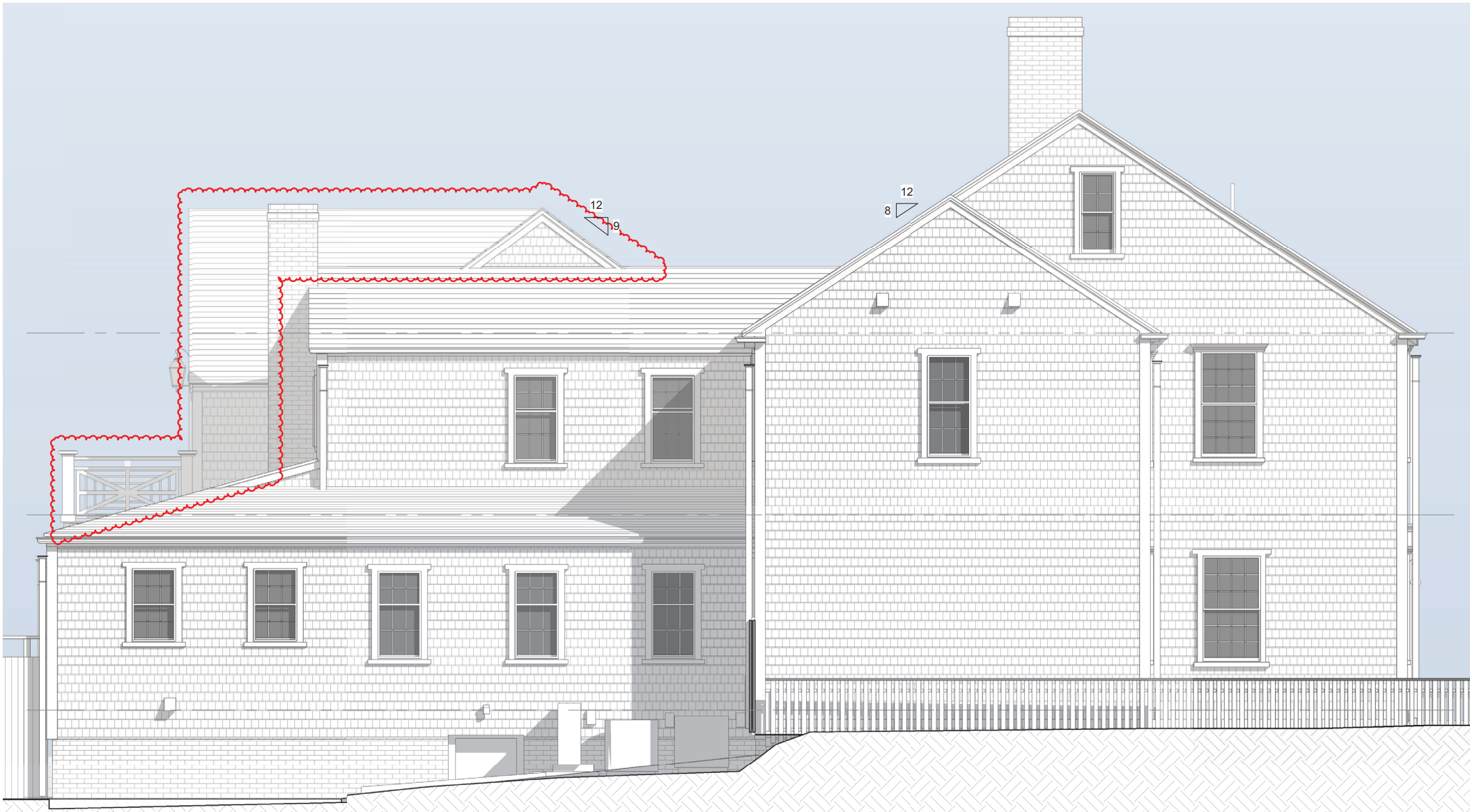
Proposed West Elevation

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.

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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

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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 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



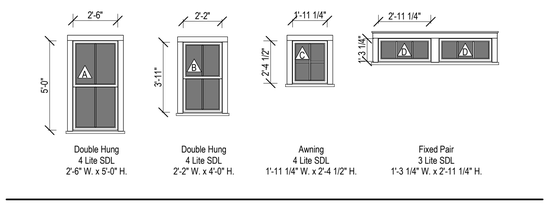
North Elevation

06.27.24

HDC Submission

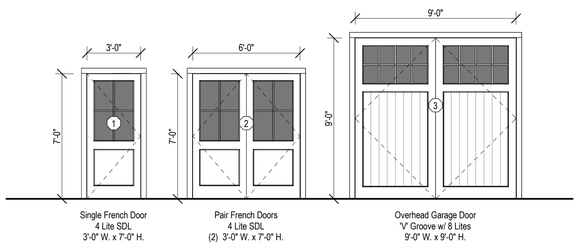


Locus Map



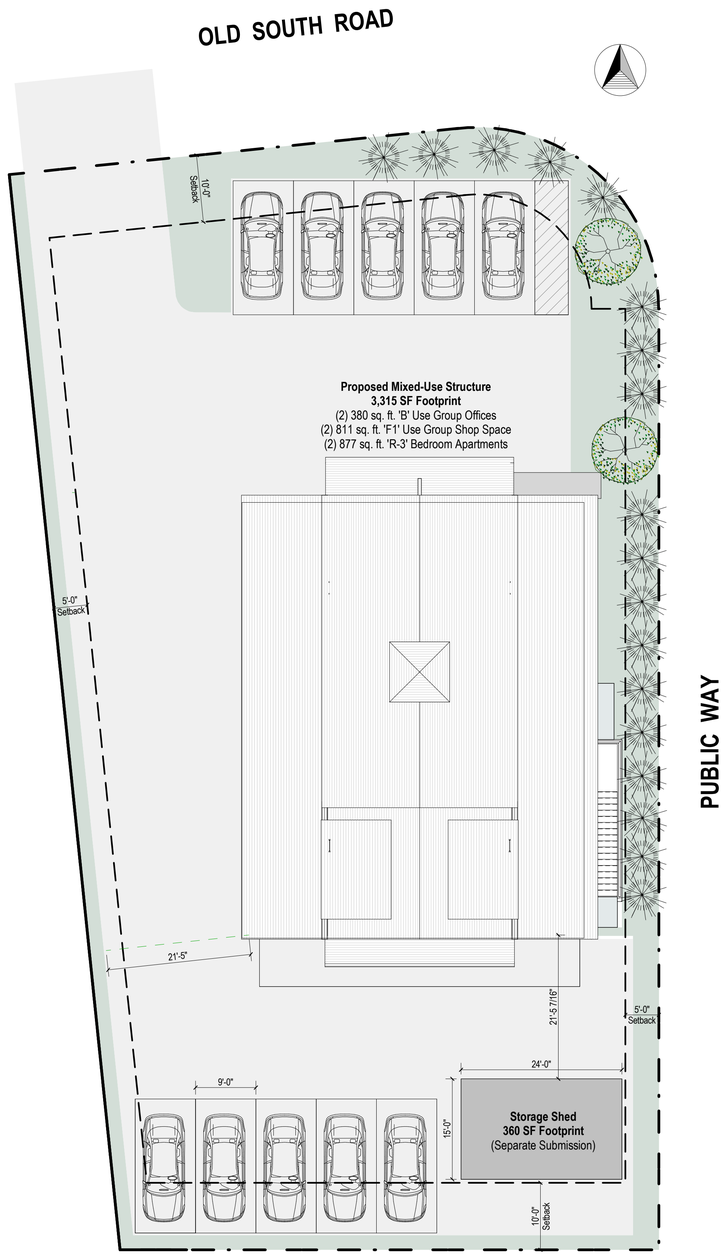
Window Legend

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

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Min. Lot Size:	10,000 SF
Allowable G.C.:	4,000 SF 40%
Existing G.C.:	0 SF
Proposed G.C.:	3,315 SF + 440 SF
Total Proposed G.C.:	3,755 SF

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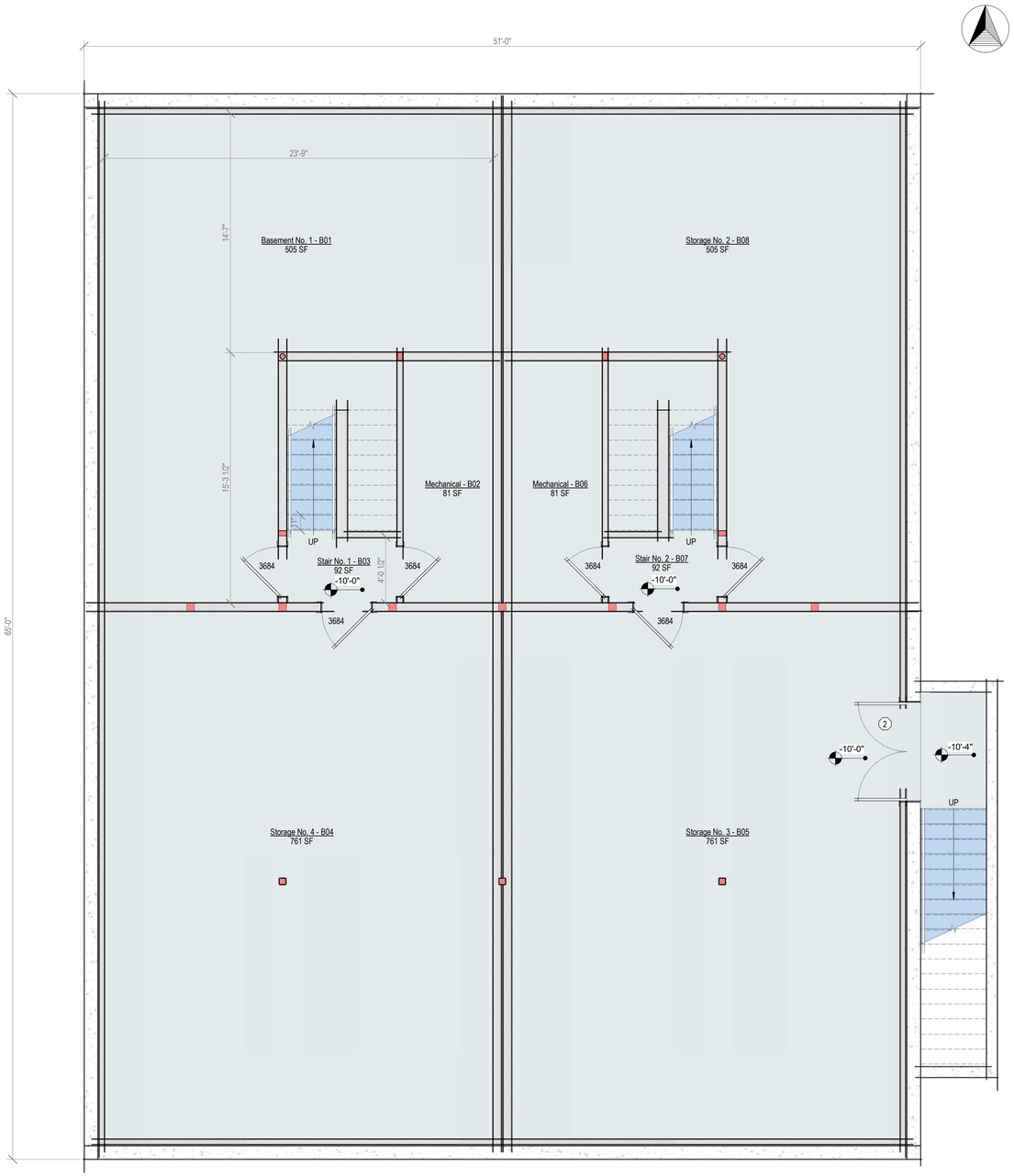
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.0.1

2332

06.27.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2332

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Revisions

Basement Plan

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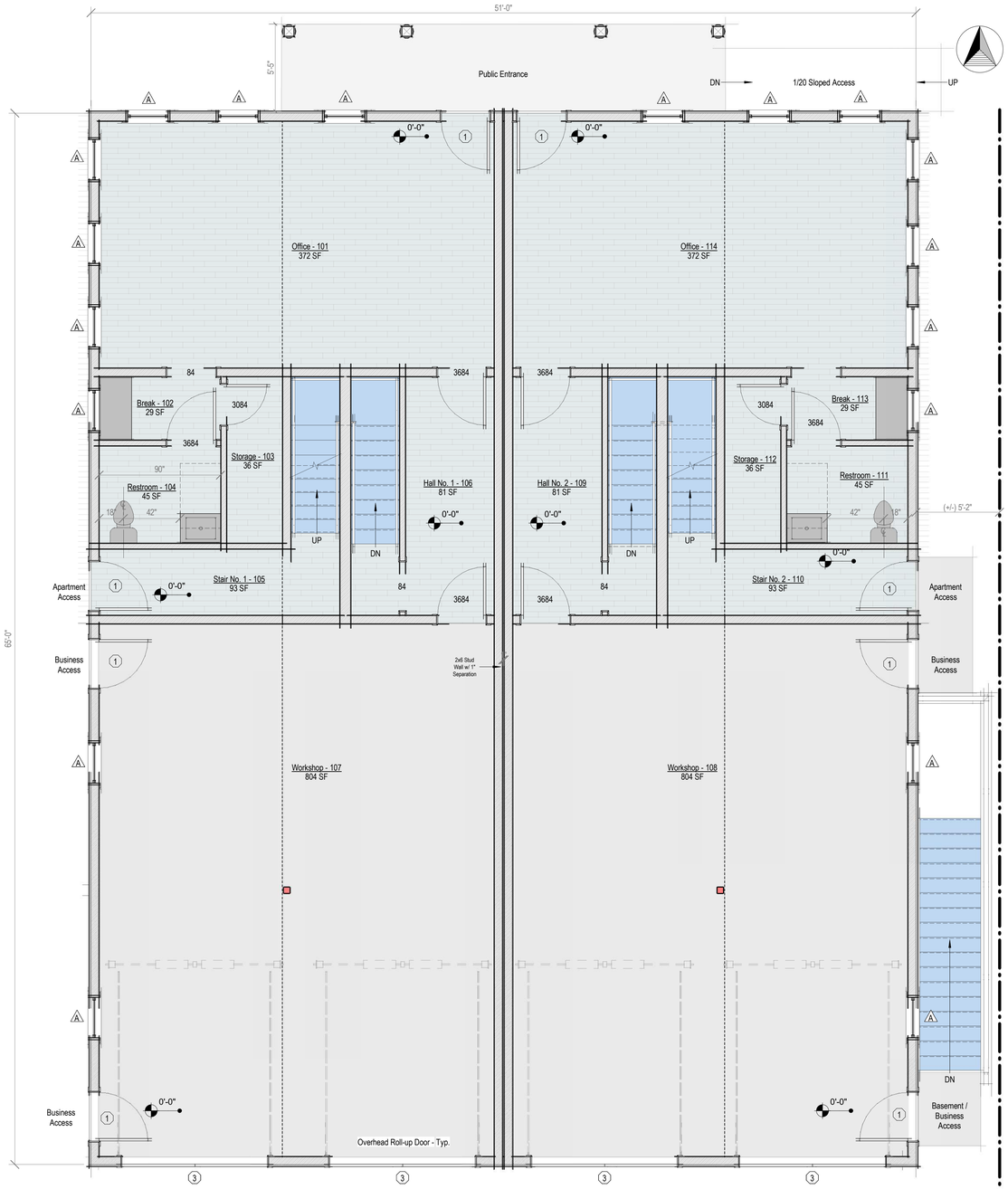
A.1.0

2332

06.27.24

HDC Submission



First Floor Plan - Proposed

1/4" = 1'-0"

2332

Mixed-Use Structure

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Revisions

First Floor Plan

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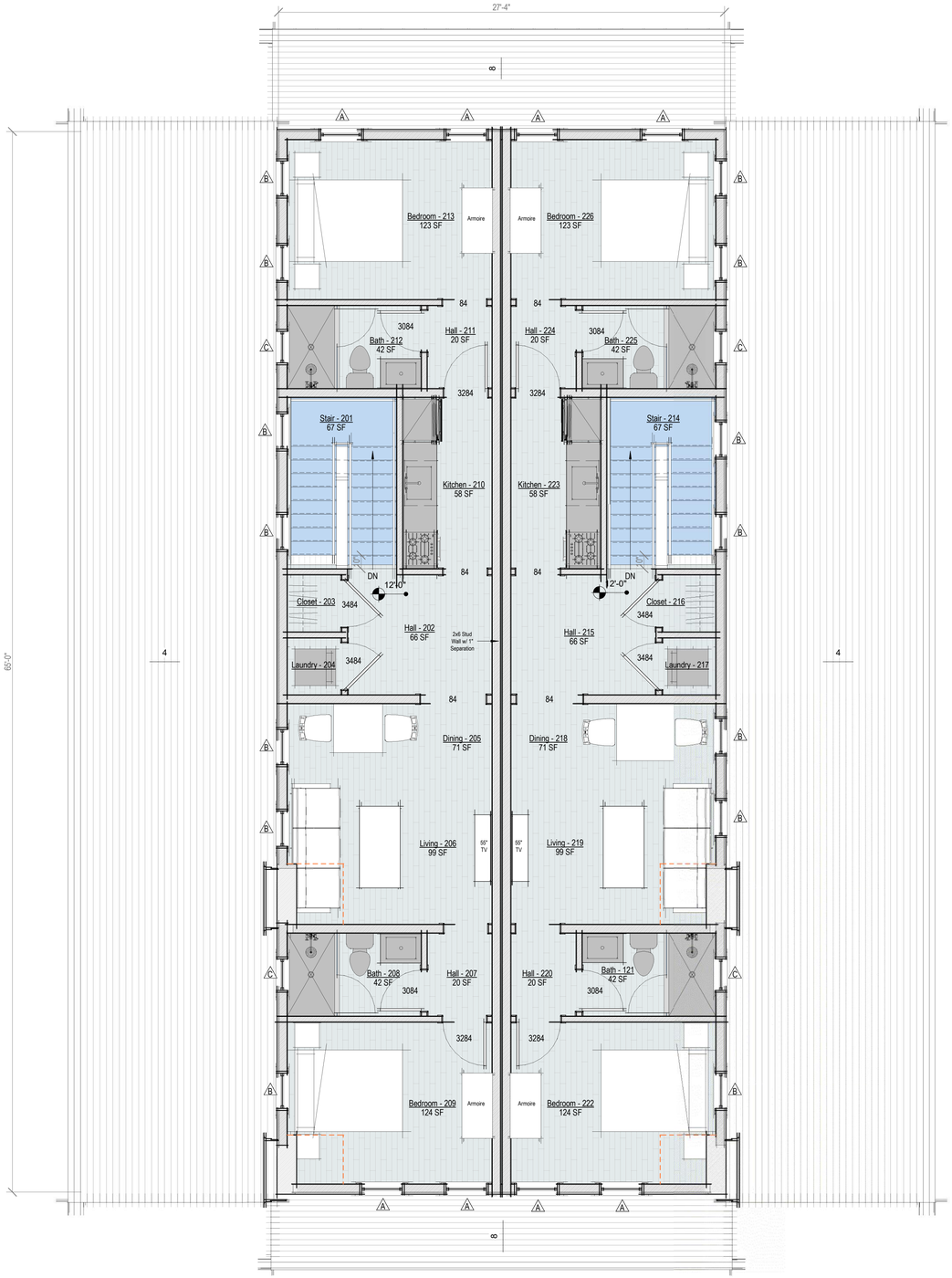
A.1.1

2332

06.27.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2332

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Revisions

Second Floor Plan

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A.1.2

2332

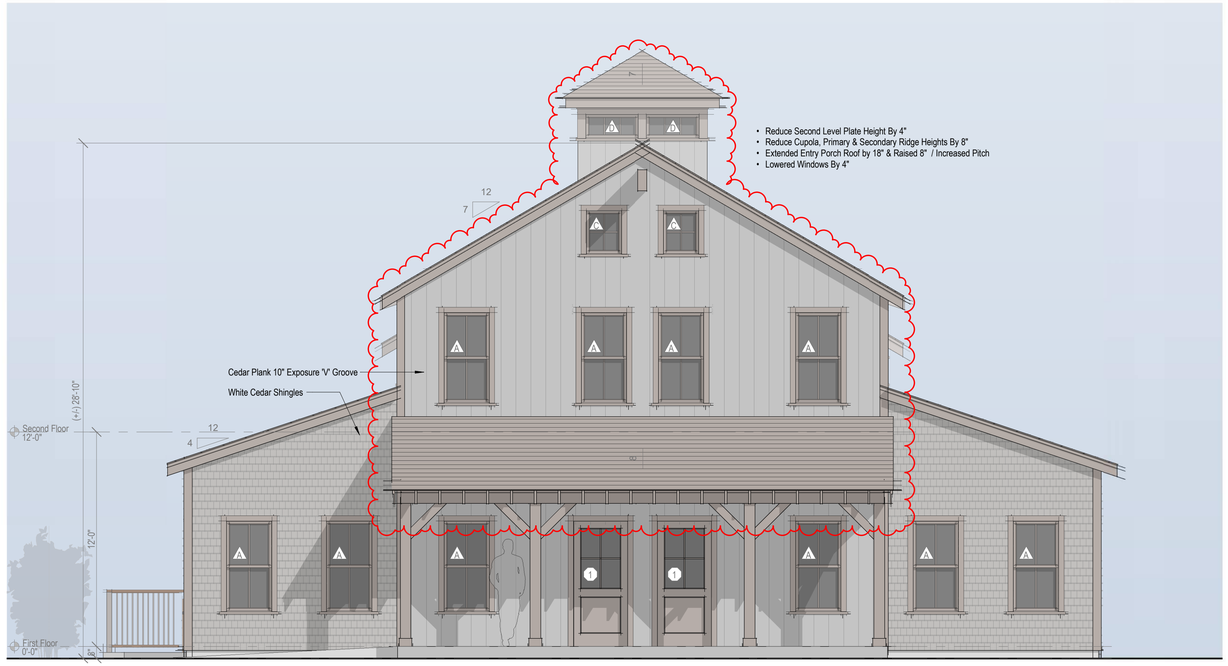
06.27.24

HDC Submission



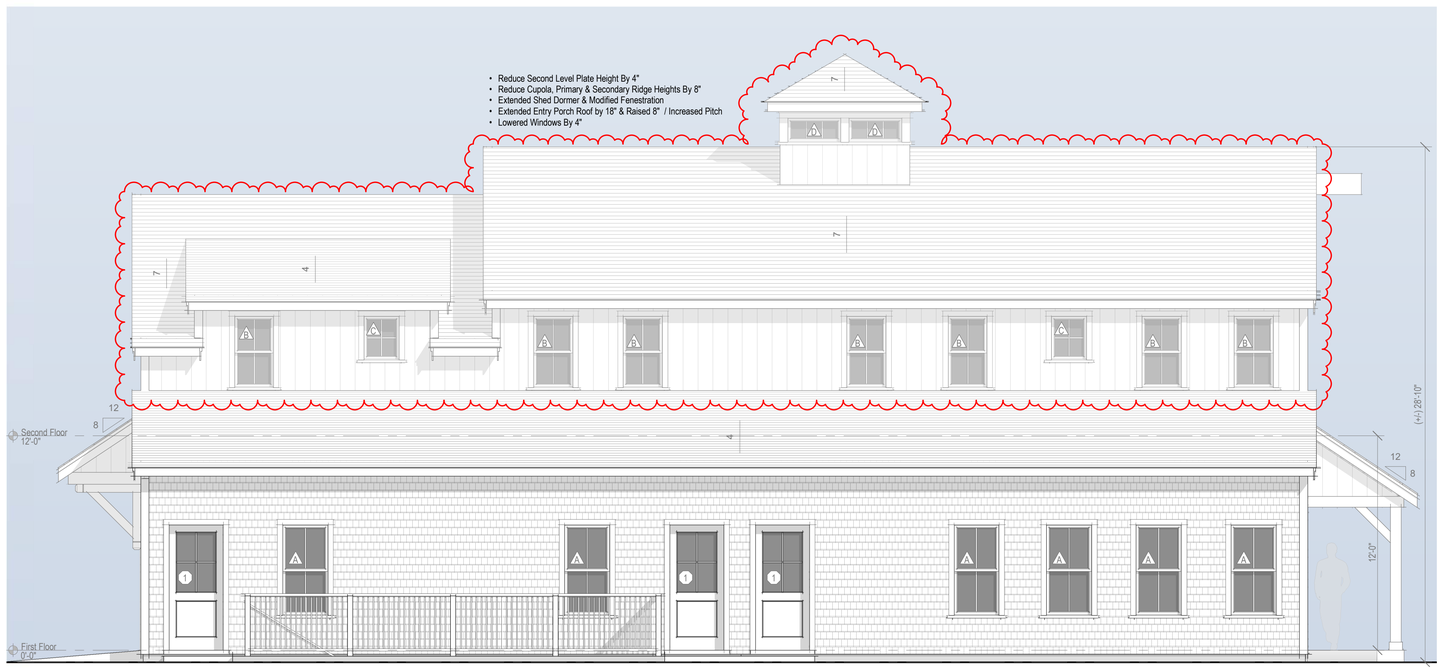
East Elevation - Previously Submitted

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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Revisions

Exterior Elevations

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A.2.1

2332

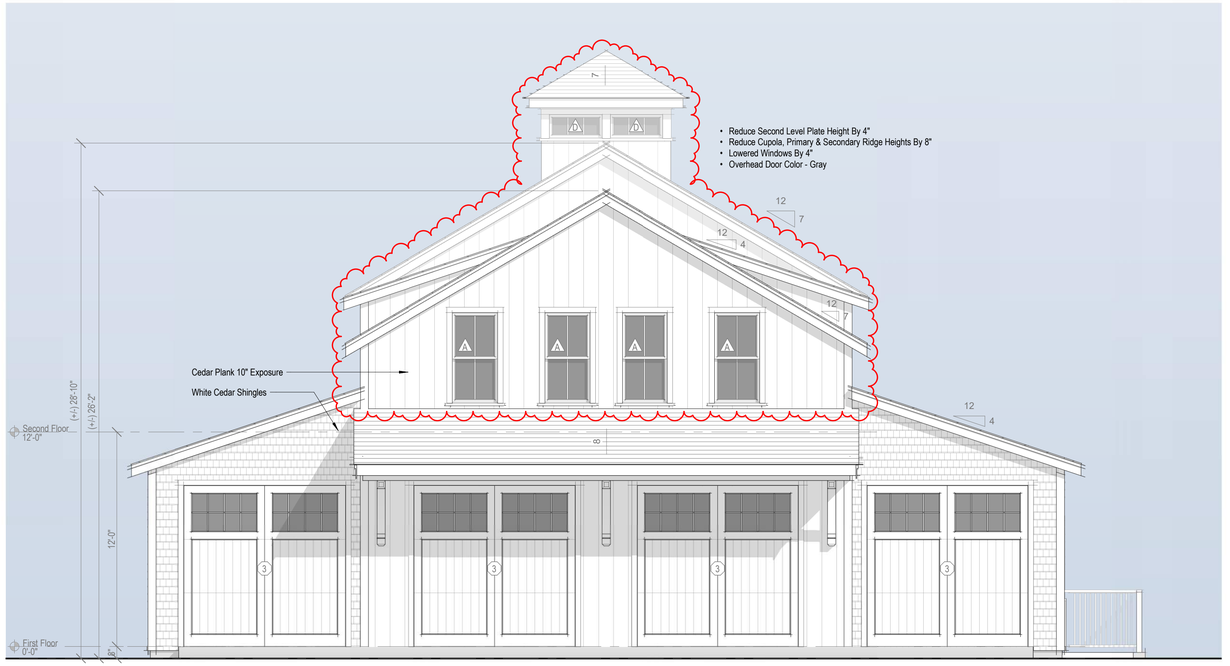
06.27.24

HDC Submission



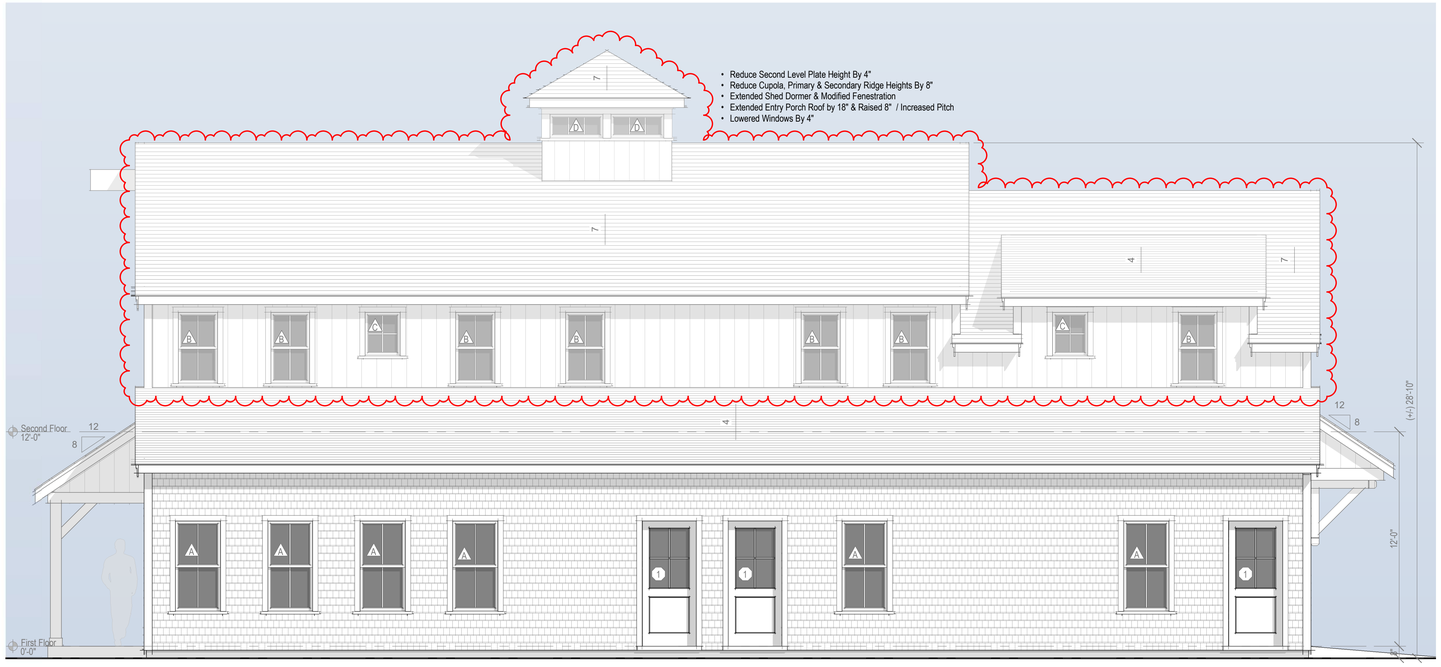
West Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"

2332

Mixed-Use Structure

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A.2.2

2332



Mixed-Use Structure
111B Old South Road
Nantucket, MA 02554

Zoning Information

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Perspective View Facing Southeast

Date: 06.27.24

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Perspective View Facing Northeast

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Aerial View

Date: 06.27.24

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Mixed-Use Structure

111B Old South Road
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North Elevation - Proposed Alternate

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

Date: 06.27.24

emeritus

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Mixed-Use Structure
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Perspective View Facing Southeast - Alternate

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Aerial View - Alternate

Date: 06.27.24

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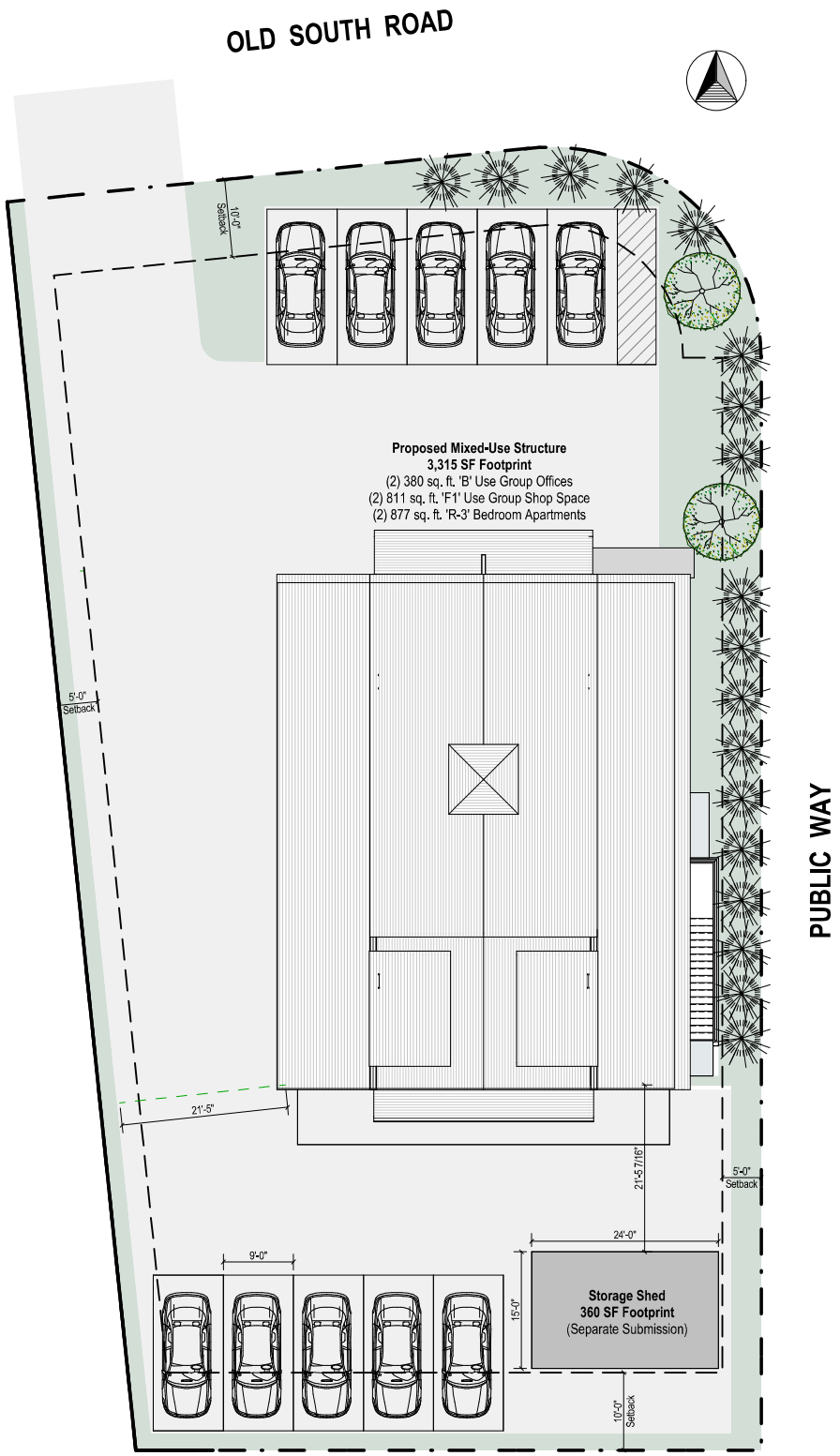
Mixed-Use Structure

111B Old South Road
Nantucket, MA 02554

06.27.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



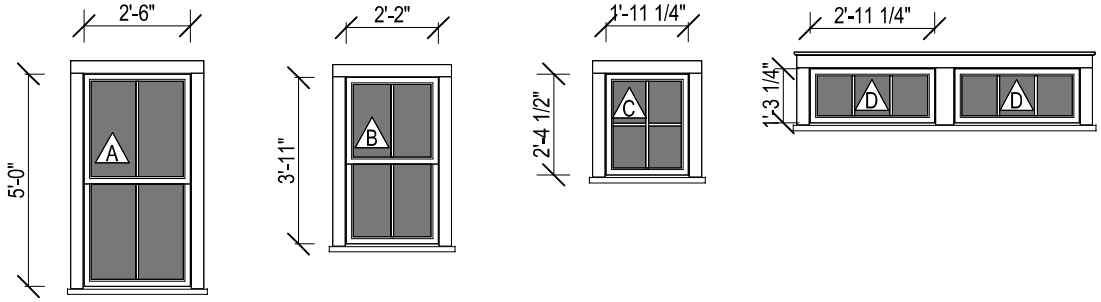
South Elevation



East Elevation



North Elevation



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

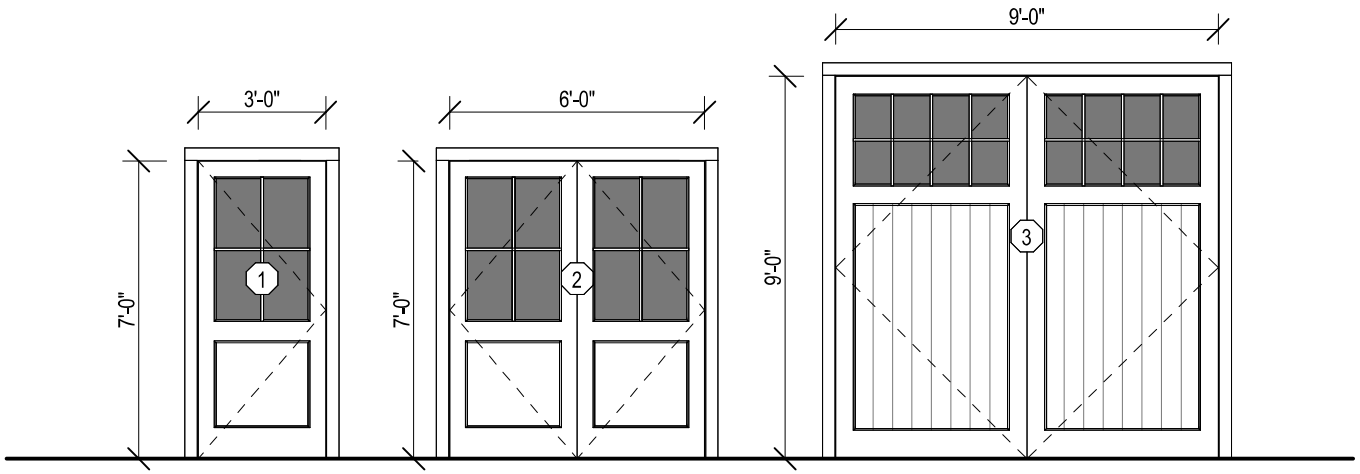
Double Hung
4 Lite SDL
2'-2" W. x 4'-0" H.

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"



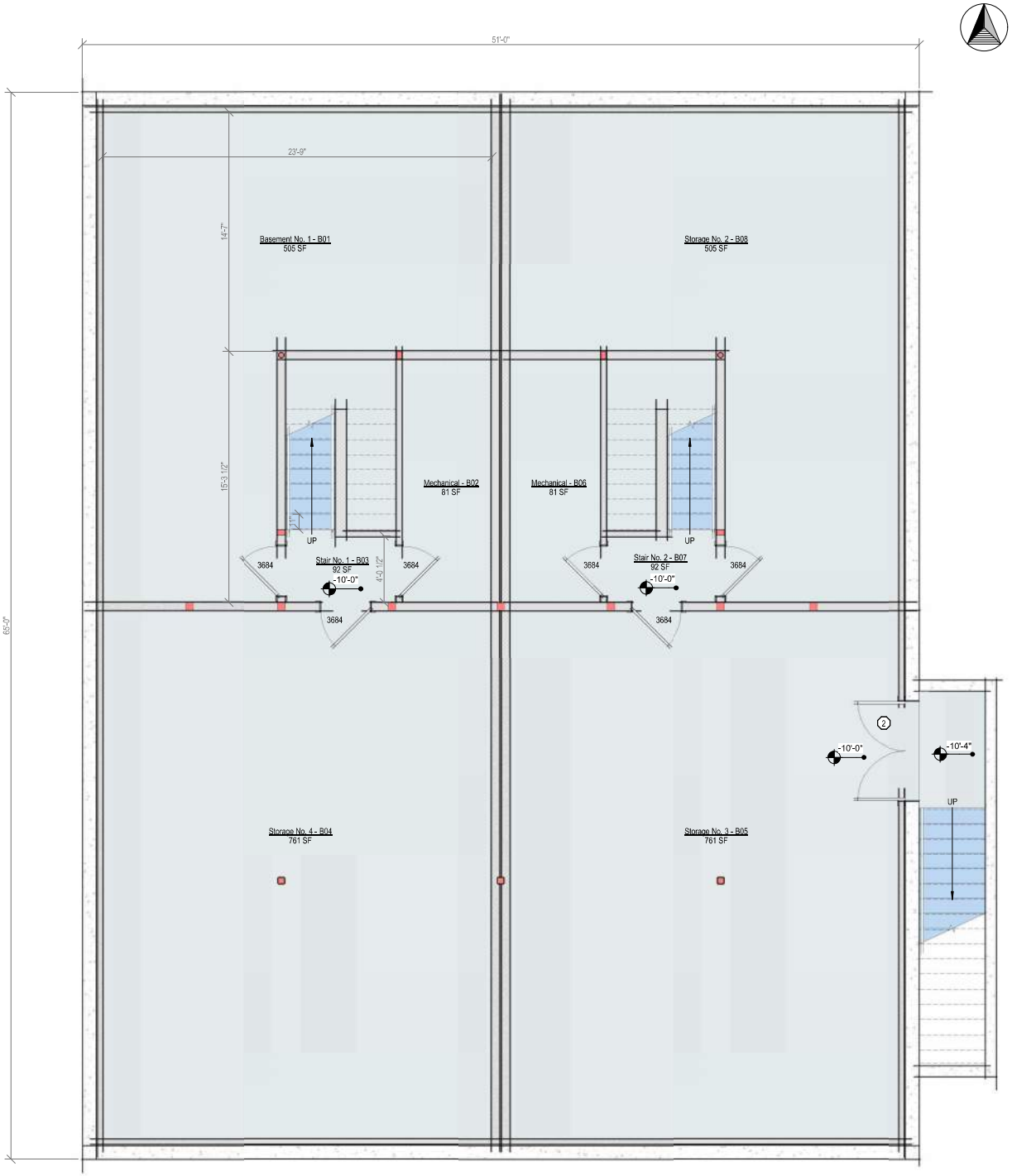
Single French Door
4 Lite SDL
3'-0" W. x 7'-0" H.

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

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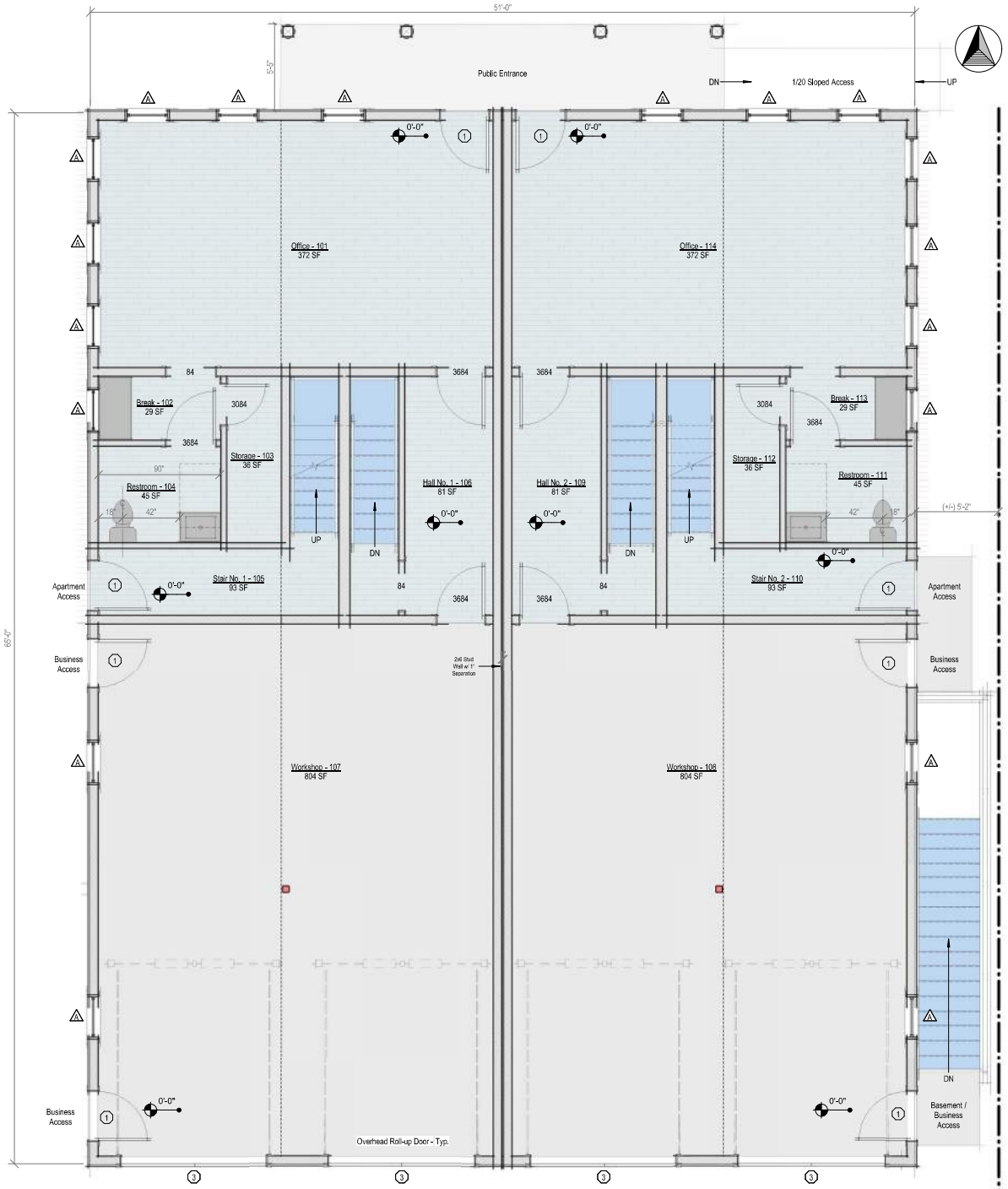
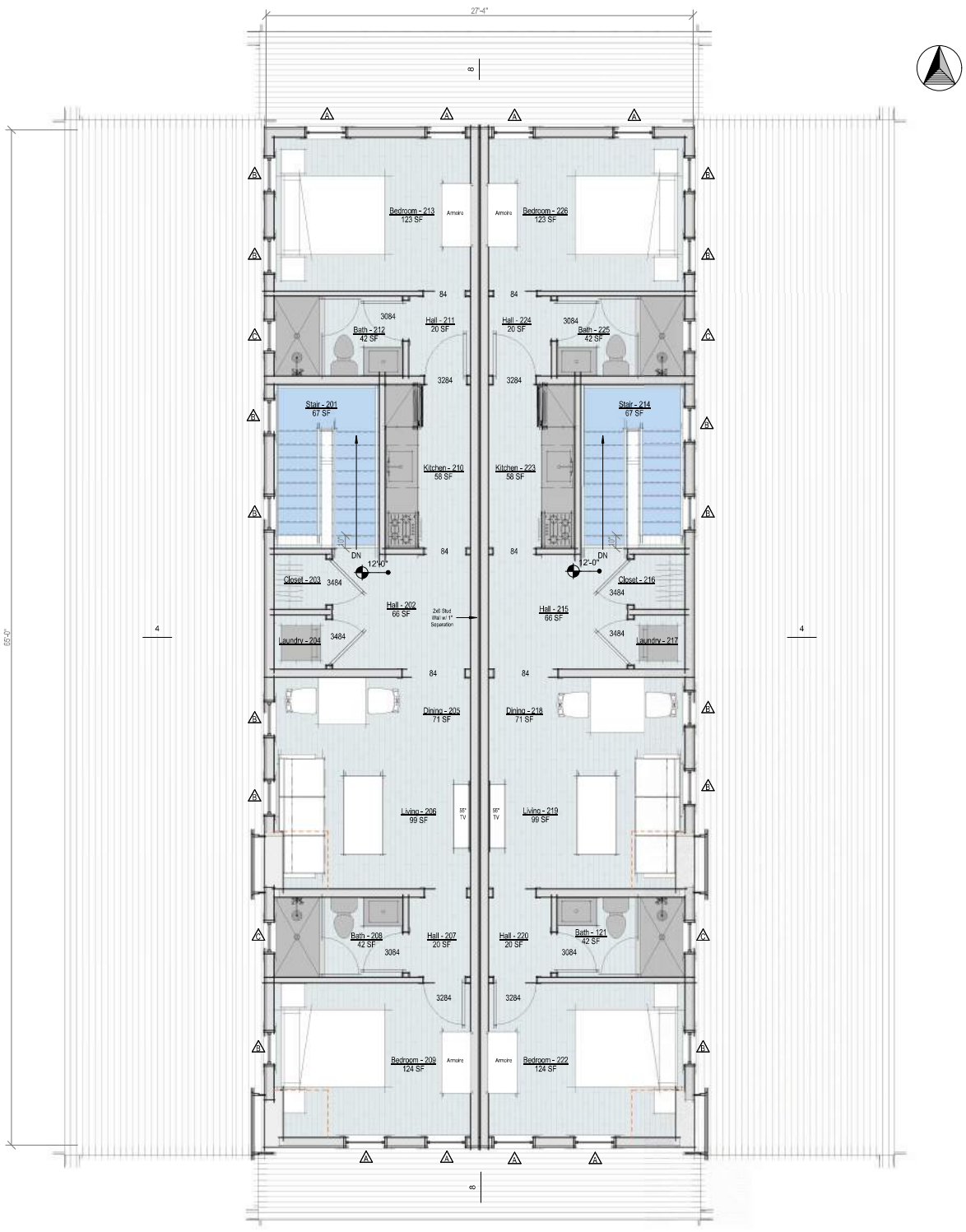


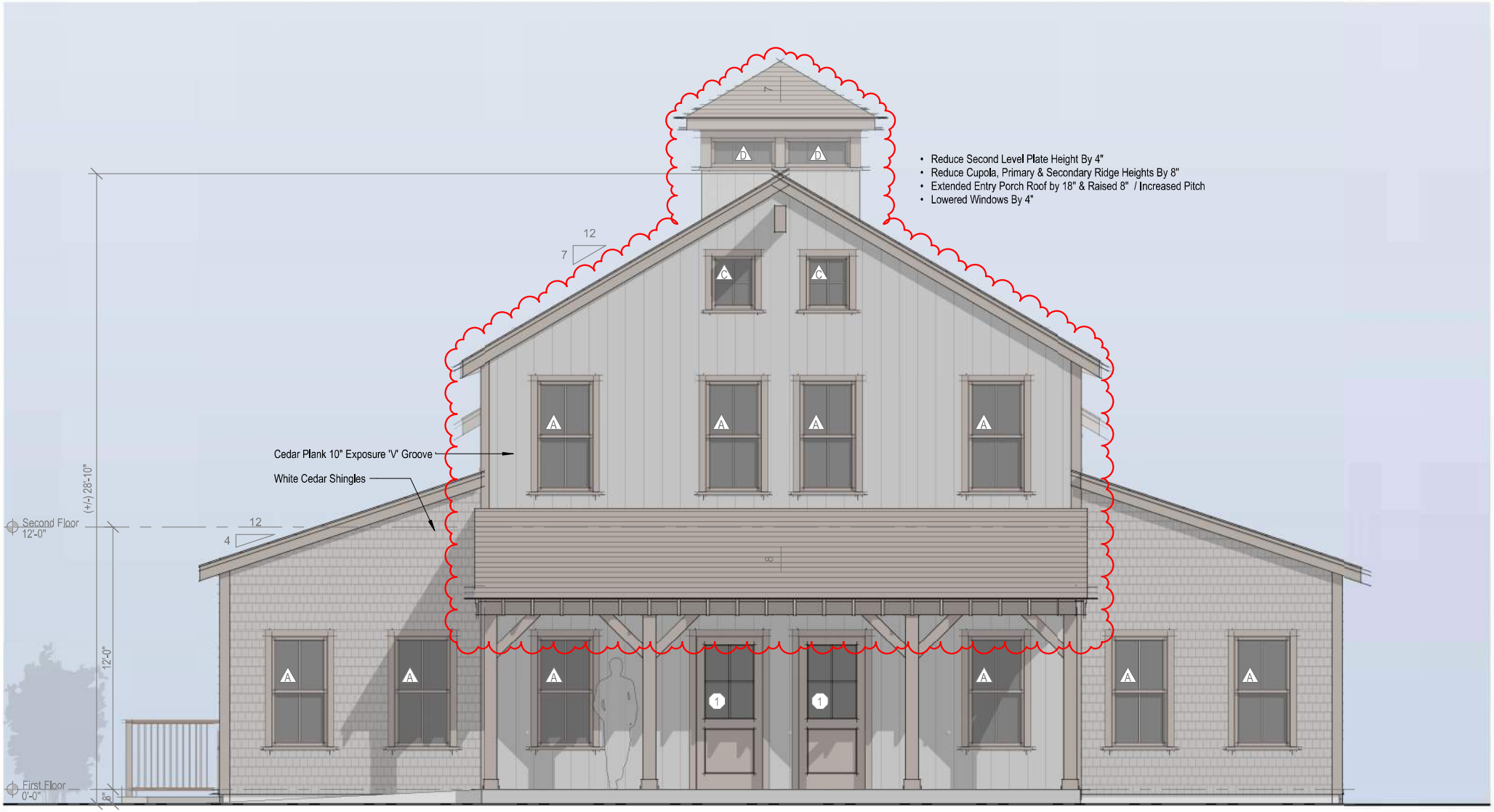
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



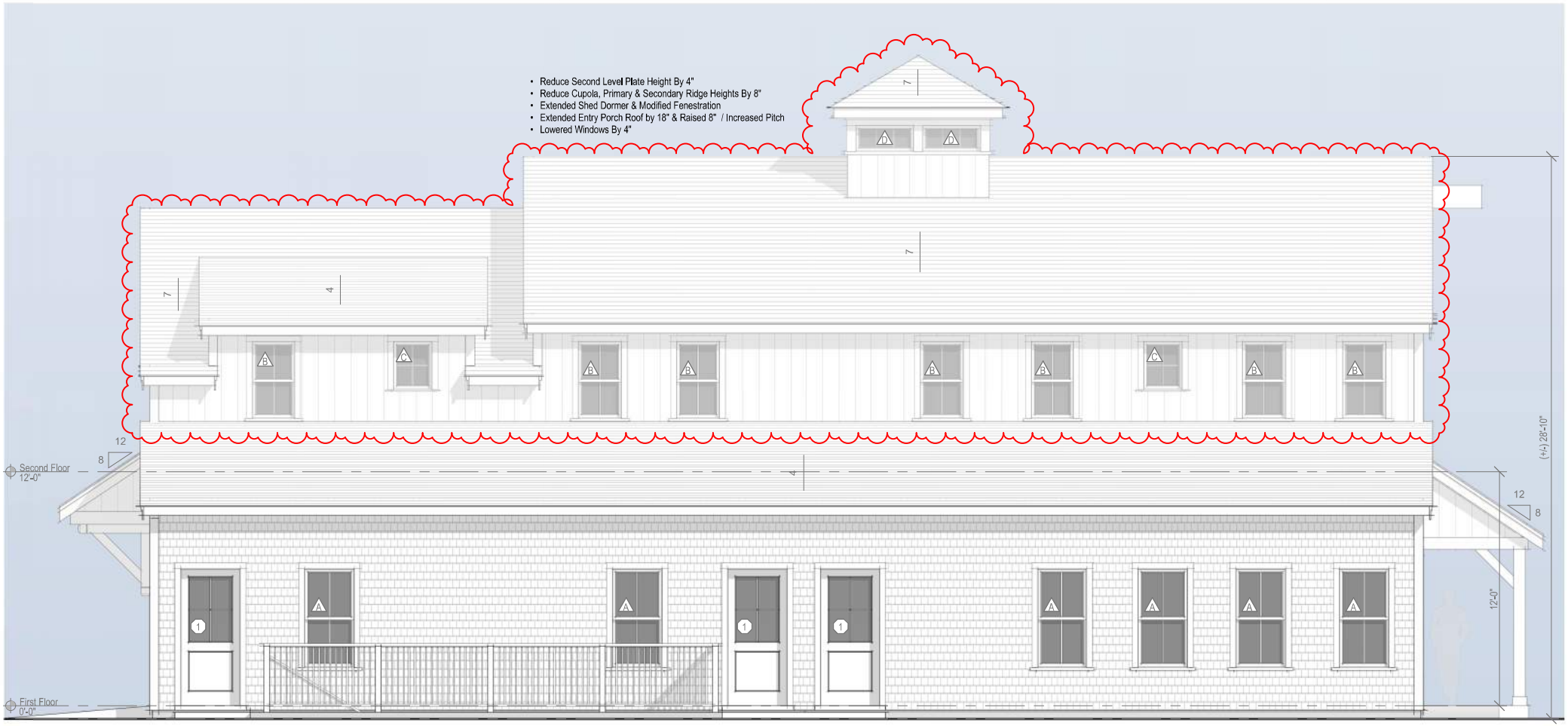
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



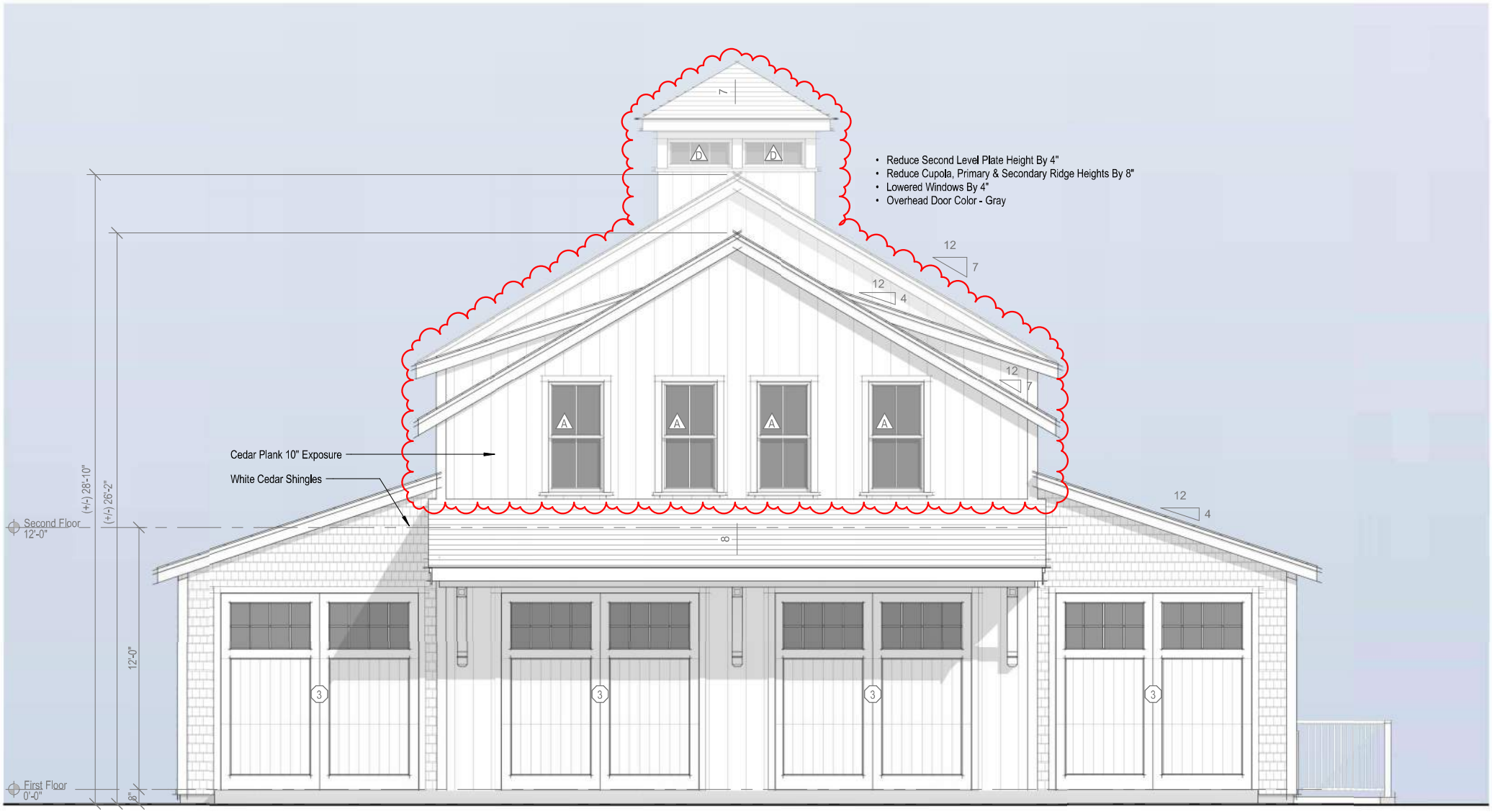
East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Submitted

1/8" = 1'-0"



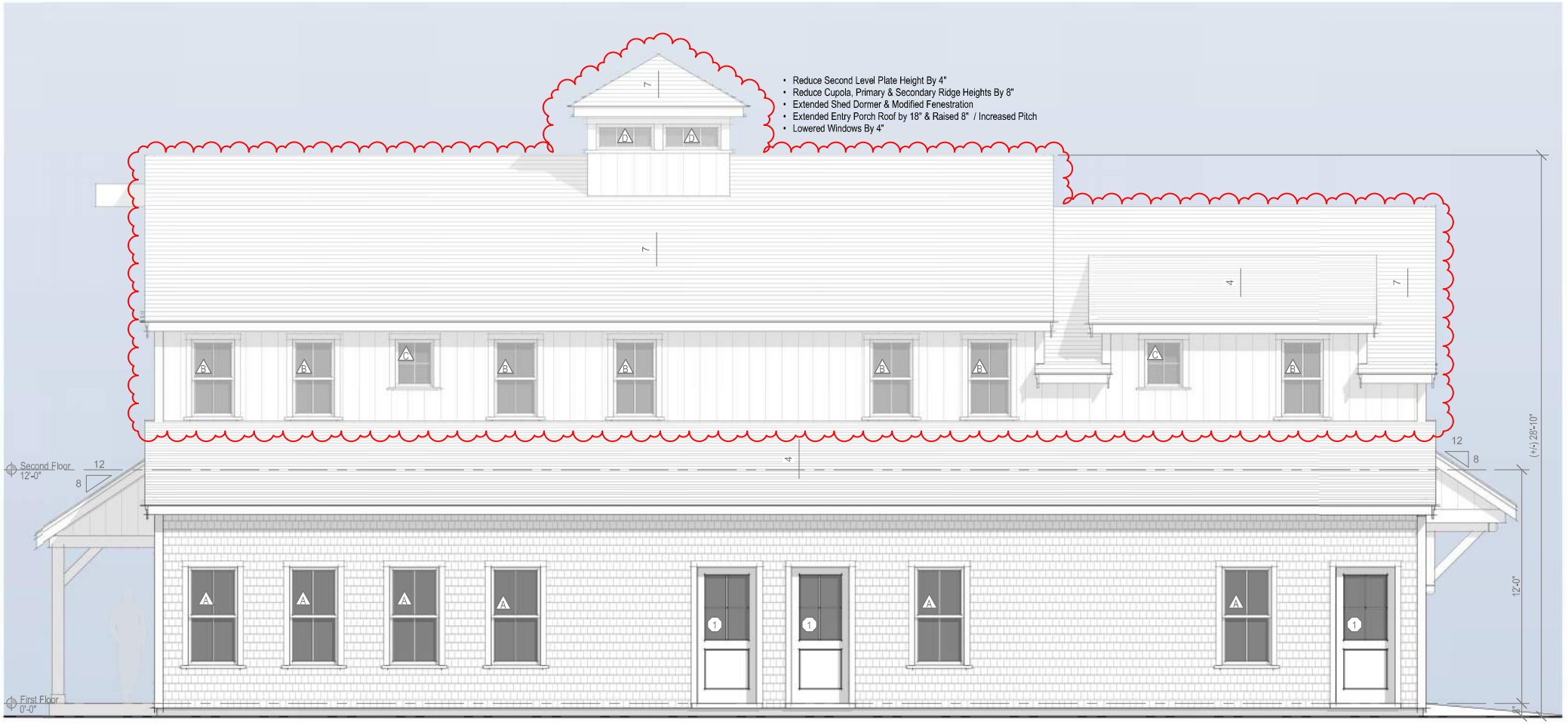
South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Submitted

1/8" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 06/27/2024
	HDC Case Number (ie HDC2020-05-0265): 51 W MIACOMET RD
√	Copy of Minutes (application item circled)
√	Reduced (8 ½ x 11) copy of application
√	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
√	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
√	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
√	One set reduced plans: 8 ½ x11
√	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
√	Submit documents to PLUS at 2 Fairgrounds Road
√	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Miroslava Ahern Date: 06/27/2024

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 51 W. Miacomet Road [81/52]
Cohen Steven, Trustee co Area 51 Trust

*Minutes from HDC Meeting 6/18/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 6/18/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 6/18/24 meeting.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 06/18/2024

Start: 1:05

51 West Miacomet Road (A51)

Board: Stephen Welch (Chair), VAL, ABBY, CONNIE & CARRIE

MIRKA: Has Steve Cohen to chime in if he's available. Reminder this is application for the pool – question about the location and visibility was the biggest concern – we staked out pool as suggested – seen on last page. Property doesn't have a frontage – main house was already approved. Last page stake out sheet clearly shows where pool is in relationship to existing building – during your site view you could see the 3' stakes and vegetation is 4'-6' and you cannot see the pool. Steven will clarify the question of the frontage. We are clustering the pool to the back of the other lots. Other pools already approved. Closer to 41 and 43 which are rear abutters. Very limited with the clearing. Driveway is existing, main house is approved and we are working with the space we have. Other concern re: The glass railing – has been eliminated. We have the big walkout on driveway side – cross section – height of walls has been adjusted with a safety railing. Glass was changed to Corten Steel railing – images on first page. Was held for revisions with more information. Height of walls and safety railing, pool adjustment all addressees the concerns. Confirmed there will be a buffer of 5' natural vegetation. Corten Steel blends in – very dark color – blends even more into the surrounding and natural landscape. Proposing natural buffers in various areas to tuck in the screening – buffer between screening and walk-out. Pool will be at existing grade. You really only see the first 4' up from the house. Backyard is not visible – drove it with planning members, zoning members and our team.

Steven Cohen, Esq.: Visibility – the road is elevation 8 – lot is elevation of 18/20. Has an average of 3'-5' of vegetation. People viewing from the road would be below vegetatin and would need to ne 11' tall to see over the vegetation. Building is unusual and has no relationship to the road – road goes all the way around structure in a 'V' shape. Balcony is looking towards the water – in this case it makes sense. All houses in that area are basically developed that way. The pool is in the location due to the rules of the Moorland Management District focuses on protecting the views of the scenery – centers the outdoor activity instead of focusing that activity into the Moorlands. The structure protects the Moorlands from the view of the pool activity.

Holly: No comment.

Tom Barada (39 W. Miacomet) – Cohen said they're trying to cluster the pools together. This pool is in the front of the house not in the back. He said the road goes in a 'V' shape, but the access to the road is in the front of the property where the pool is. The front of the house has a walkout basement, so is that building with "Nantucket in style"? Spoke with planning and they have concerns re: the railing and the two walls being over 8'. HDC said its not their purview, but Marcus said he is going to flag it and they'll come back to you. Retaining wall system is what's used in landscape for gardens – It's square wire. That's not a railing, that's industrial. I wasn't able to raise this with HDC because it got pushed through without comment. Fenestration concerns. No plans here to show any lights. 18'L x 8'H accordion door for garage that's going to be lit up like a Christmas tree. Safety wise for the railings concerns. Whole house is backwards. USGS at the end of the driveway shows it is 16' from the road. I can see bottom of

foundation of the house looking up. [Mirka: references photos of house from the road included in application].

VAL: Doesn't understand it. Has more concern with the walk-down than she does with the pool. Has a tendency to agree with Mr. Barada – that's going to be lit up… I don't understand it. I think the fencing is rather unusual as well. Questioned the cross-section from the driveway toward the front door – what will we see? [Mirka: you will see top safety railing on top of the wall, parallel with the house and along the driveway – which will be screened with natural planting. Staggered wall and everything is sunken so you will only see the ground level of the main house. All existing vegetation is around 4-6' and railing is only 3'. House is elevation 20'.] Thinks she needs to see a perspective of that view with accurate grade marks.

CARRIE: I think the railing against around that wall should possibly be a solid shingle to blend into house shingle and get a little height to mask some of the light coming out of that well. Seems our only purview today because the railing is up for application. The well we're all quite concerned about. The pool is a relatively small pool and flat on the ground – re: Steven Cohen's comments re: elevation – don't see that as being visible. Railing is our only purview. Thinks you will see the railing from the street. You'll see the post and then nothing – so that's atypical. NTW railing or shingled wall on the back side – the whole perimeter of the rail needs to be mitigated and something more solid as safety would be my vote. This is a very natural landscape and the light will be a problem – although not our purview – but the well is the purveyor of this in this incredibly natural setting.

ABBY: Share the concerns – not about the pool although can't find the elevation of pool to house – commented on the gang of nano-doors. If the driveway goes in front of those – questioned if that is less screening. Driveway goes across nano-doors to the basement. Commented then there won't be any vegetation. Important to see the elevations – completes the whole 'we know what it looks like'. Not sure the shingled fence is going to be more visible than a wire fence. Not sure about that. If we're holding for revisions would like to see elevation with the pool so I can see how the pool relates to the East side of the house.

CONNIE: Original concern was that the pool is in front of the house – appears it won't be visible. That being said, next issue is the railing. I do like the idea of the shingles which might help with the increase in lighting – but guess that has to go to the Planning Board as well. In favor of seeing revisions.

STEPHEN WELCH: Clarified – this is a hardscape plan. Concerns principally – the rail system being a dark color is not going to be visible. Skating on thin ice re: architectural elements such as lighting that we don't typically rule on. Would like to have the driveway changed/reworked so the driveway entry is further to the north – and more of a straight shot into the parking area – within paper road or on the lot itself. Would eliminate the potential lighting effects flooding the Moorlands characteristics which is what we are looking to preserve. Thinks it would be a simple modification. [Mirka: fully restricted - restrictions to the property and cannot touch it – can only use existing clearing for the construction of the house only] Asked about supplemental planting w/Native plant materials – Native to the Moorlands. [Mirka: we can definitely add that] Give height and close in section of this small triangle here. 'This' visibility is my principal concern. [Mirka: Area can be fully screened and planted – just have to remain around septic square]. Couple options: Consider if shingle rail is more appropriate, if vegetation is more appropriate, and vegetation more appropriate to Moorlands materials, Not visible at time of inspection, elevation and grade plan. We do not have consensus is what that rail system would look like – where we do have

consensus is where we'd like to see a perspective that's accurate with the respect to the grade differential. Consensus with the railing don't want to see the railing, if we do we'll see effects of lighting directly – wire fence, well be seeing the lighting through it which is a problem – may/may not be in our purview. Still a concern that affects the final decision. Consensus on where the elevation of the poolside. Need to assess the visual elements before we can make a determination.

CARRIE: Motion to hold for revisions - Additional information: Elevation from the poolside, perspective accurately reflecting grade and to some extent the natural plant materials.

CARRIED UNANIMOUSLY.

END: 1:32

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 52

Street & Number of Proposed Work: 51 W Miacomet Road

Owner of record: Cohen Steven L TR, c/o Area 51 Trust

Mailing Address: PO Box 786, Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 235 SF & ☐ 1st floor ☐ 2nd floor
POOL: Width: 12' Sq. footage 2nd floor: _____ Size: 575 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Gravel to match existing Walkways Irregular bluestone pavers Walls Parged concrete
Apron: Irregular bluestone Boardwalk at grade, NTW Patio: Irregular bluestone

* Note: Complete door and window schedu

COLORS

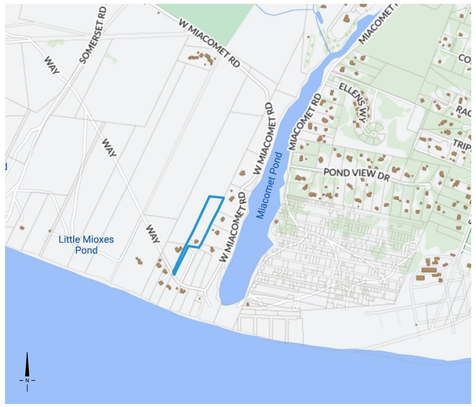
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/11/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 81/52



AERIAL MAP: 81/52





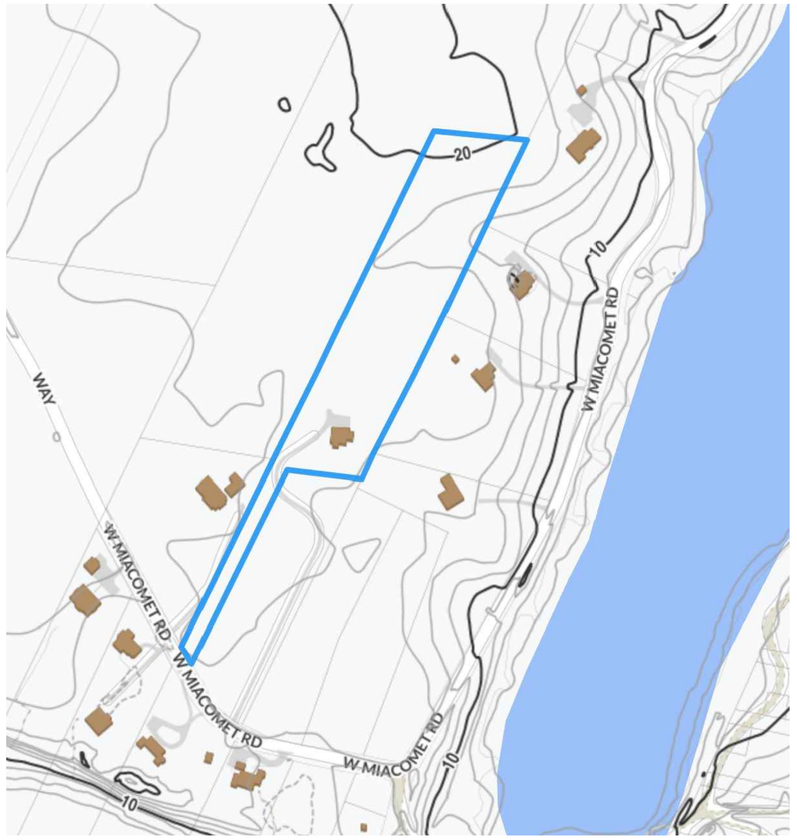



PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5



PHOTO 6


PHOTO 7


PHOTO 8


PHOTO 9


PHOTO 10

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

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION

EX. CONDITIONS & PUBLIC VIEW VISIBILITY

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	N/A
DRAWN BY	VS

HDC.01





VIEW FROM W MIACOMET RD AT DRIVEWAY ENTRANCE
DISTANCE TO STRUCTURE APPROX. 648 FEET

VIEW 1



VIEW FROM W MIACOMET RD AT MIACOMET POND

VIEW 2



VIEW FROM W MIACOMET RD FROM WEST APPROACH
DISTANCE TO STRUCTURE APPROX. 867 FEET

VIEW 3

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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

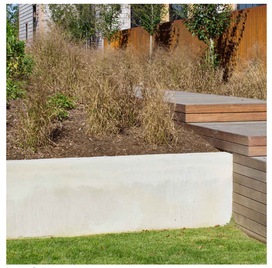
HARDSCAPE MATERIALS

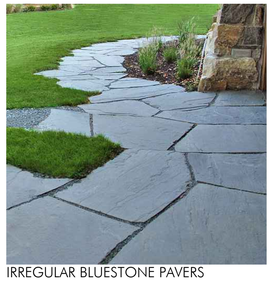

BLUESTONE POOL COPING


BLUESTONE RISERS



36" (H) WOODEN FENCE NTW


PARGED WALL


IRREGULAR BLUESTONE PAVERS

NATURAL PLANTING


BLUESTEM

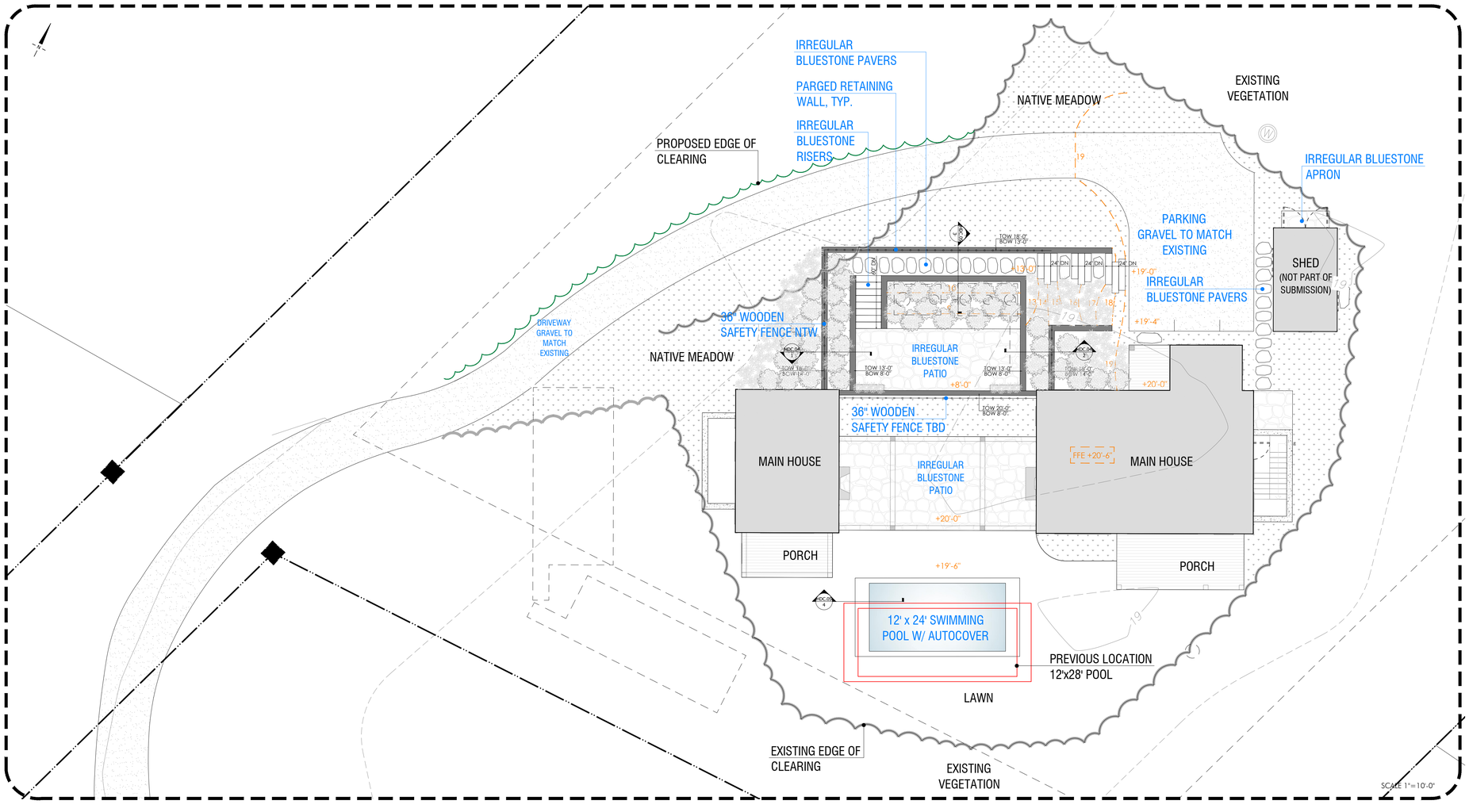

LOWBUSH BLUEBERRY


BAYBERRY

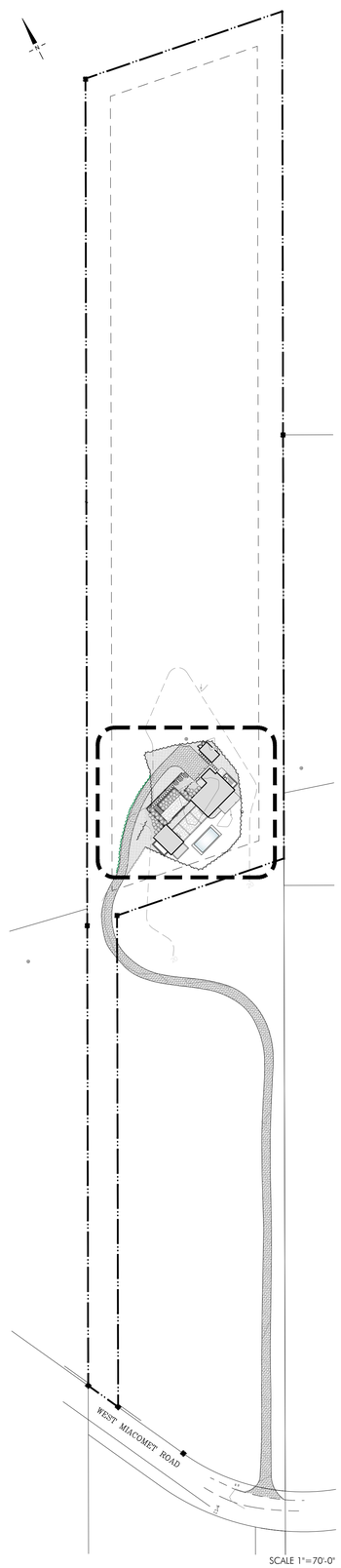

FESCUE


HIGHBUSH BLUEBERRY


BEACH PLUM



OVERALL SITE PLAN



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design@ahernllc.com

PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
SITE PLAN

DRAWING INFO

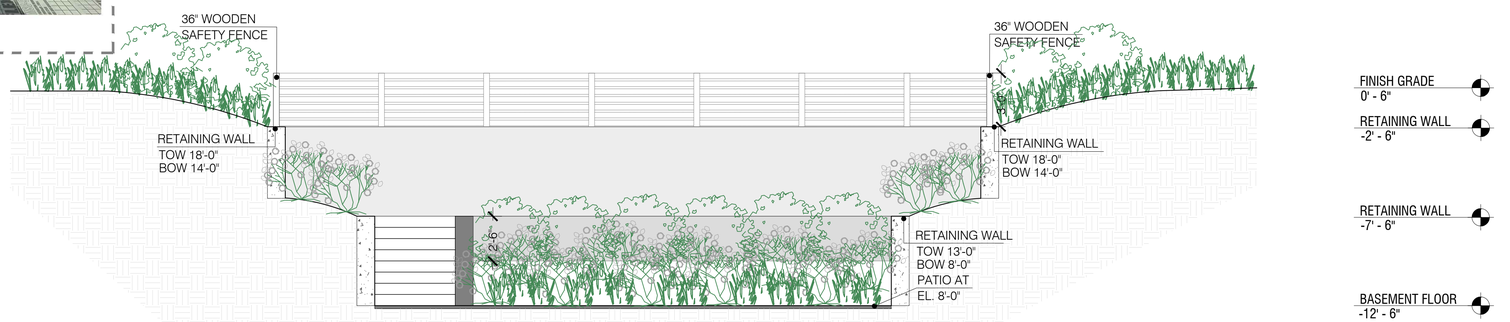
DATE	JUNE 27, 2024
SCALE	1"=10'-0"
DRAWN BY	VS

HDC.03



1 CROSS SECTION A-A

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



2 CROSS SECTION B-B

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

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
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PROJECT

A51

51 WEST MIACOMET RD,
NANTUCKET, MA
02554

HDC SUBMISSION
CROSS SECTION

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4"=1'-0"
DRAWN BY	VS

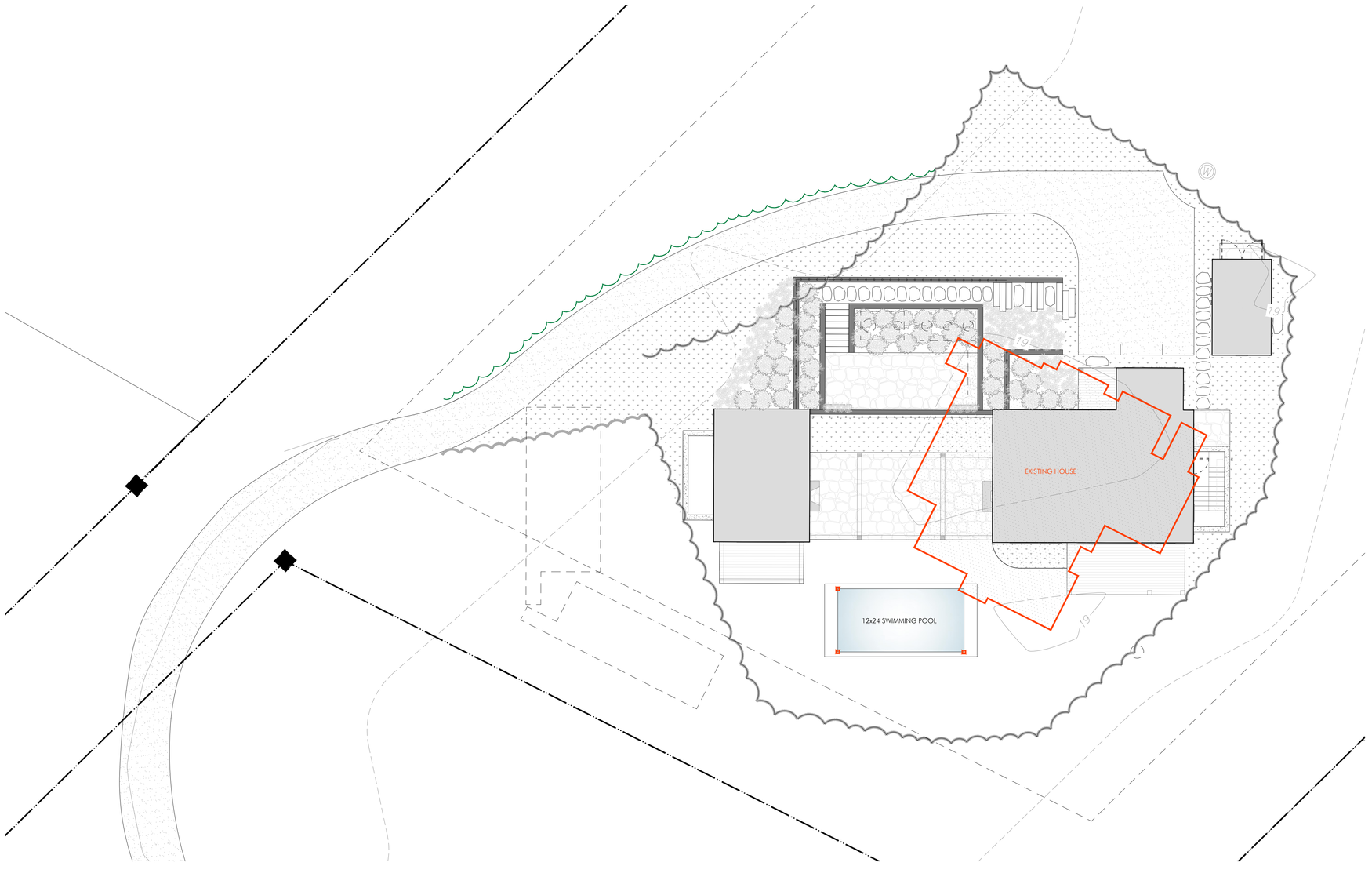
HDC.05











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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/.

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_____ **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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 400sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North no change South no change East no change West no change

Height of ridge above final finish grade: North 13'10" South 13'10" East 13'10" West 13'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

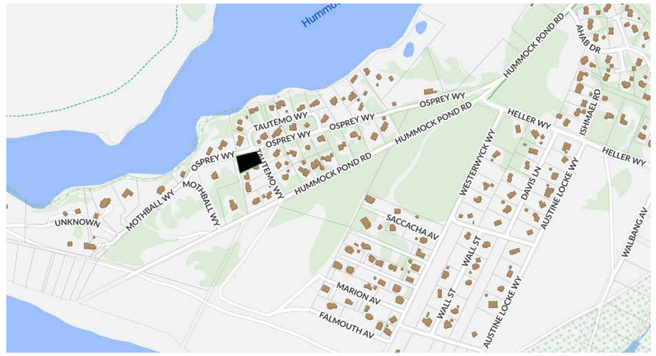
COLORS

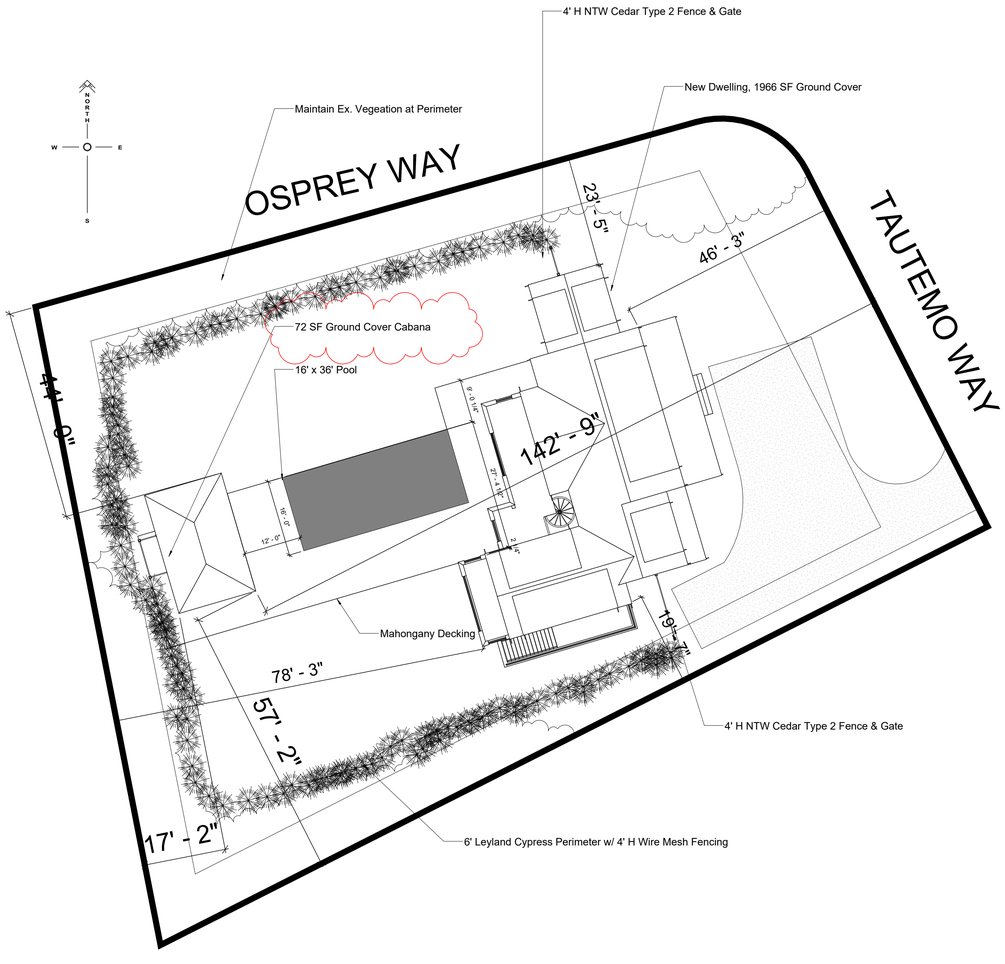
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

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

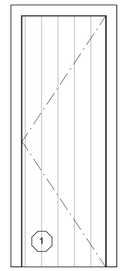
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

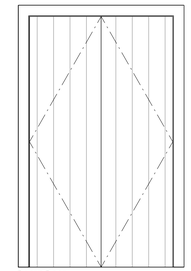




1 **Site Plan**
1" = 15'-0"



Board Door
Nantucket Grey



Board Door
Nantucket Grey



4 Lite
Awning
Window
SDL
Black

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Area	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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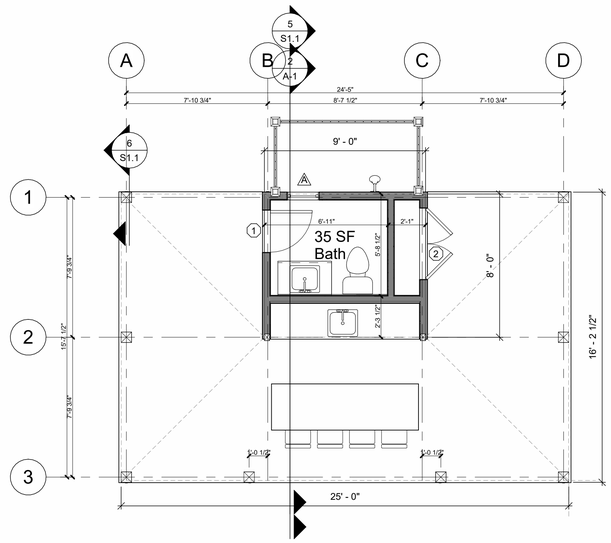
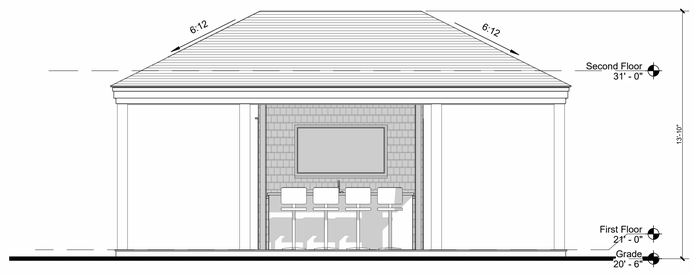
C1.1

COVER SHEET

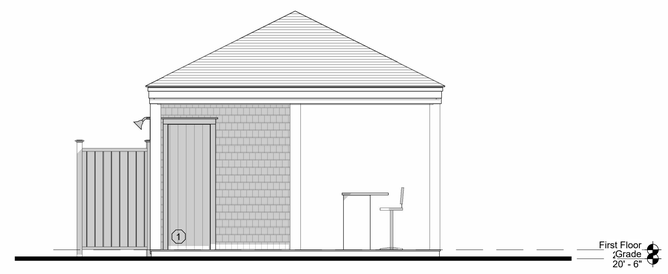
#2406



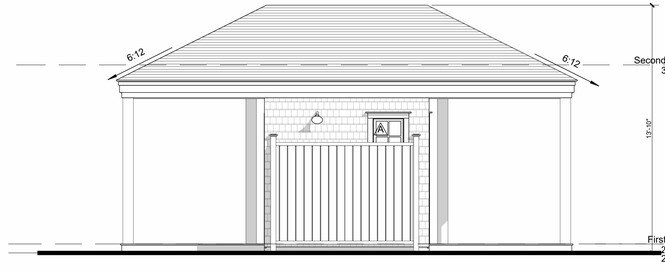
1 **First Floor**
1/4" = 1'-0"



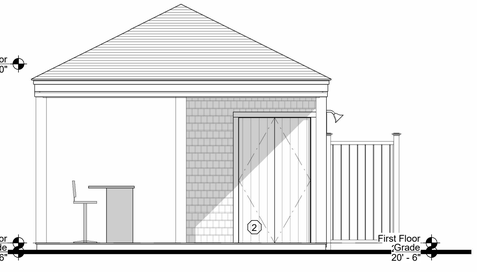
2 **East Elevation**
1/4" = 1'-0"



3 **South Elevation**
1/4" = 1'-0"



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



5 **North Elevation**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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A1.1
FLOOR PLAN

#2406

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS: All material Must be legible and maintain minimum font size of 12 or larger

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

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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.

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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.

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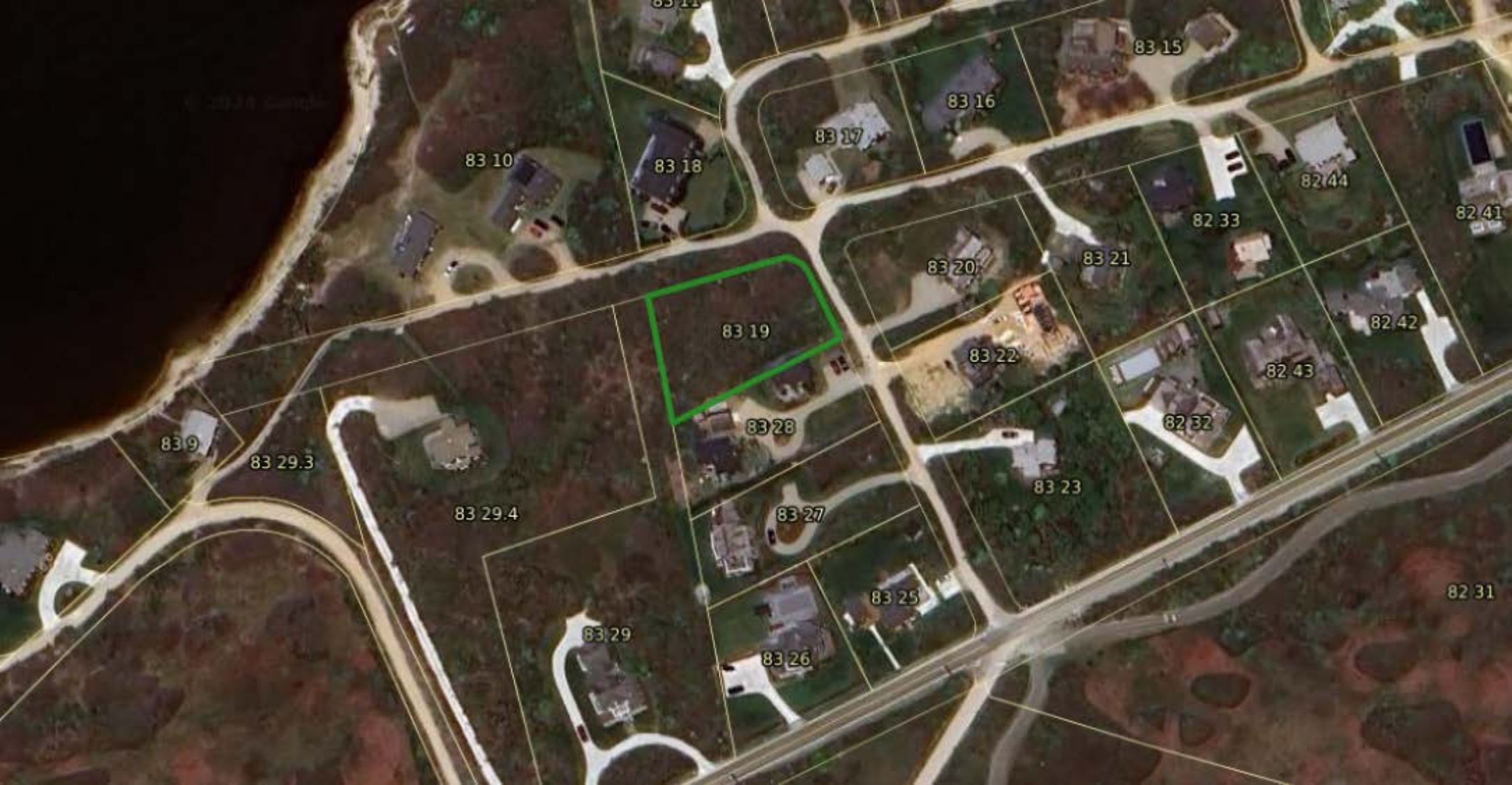
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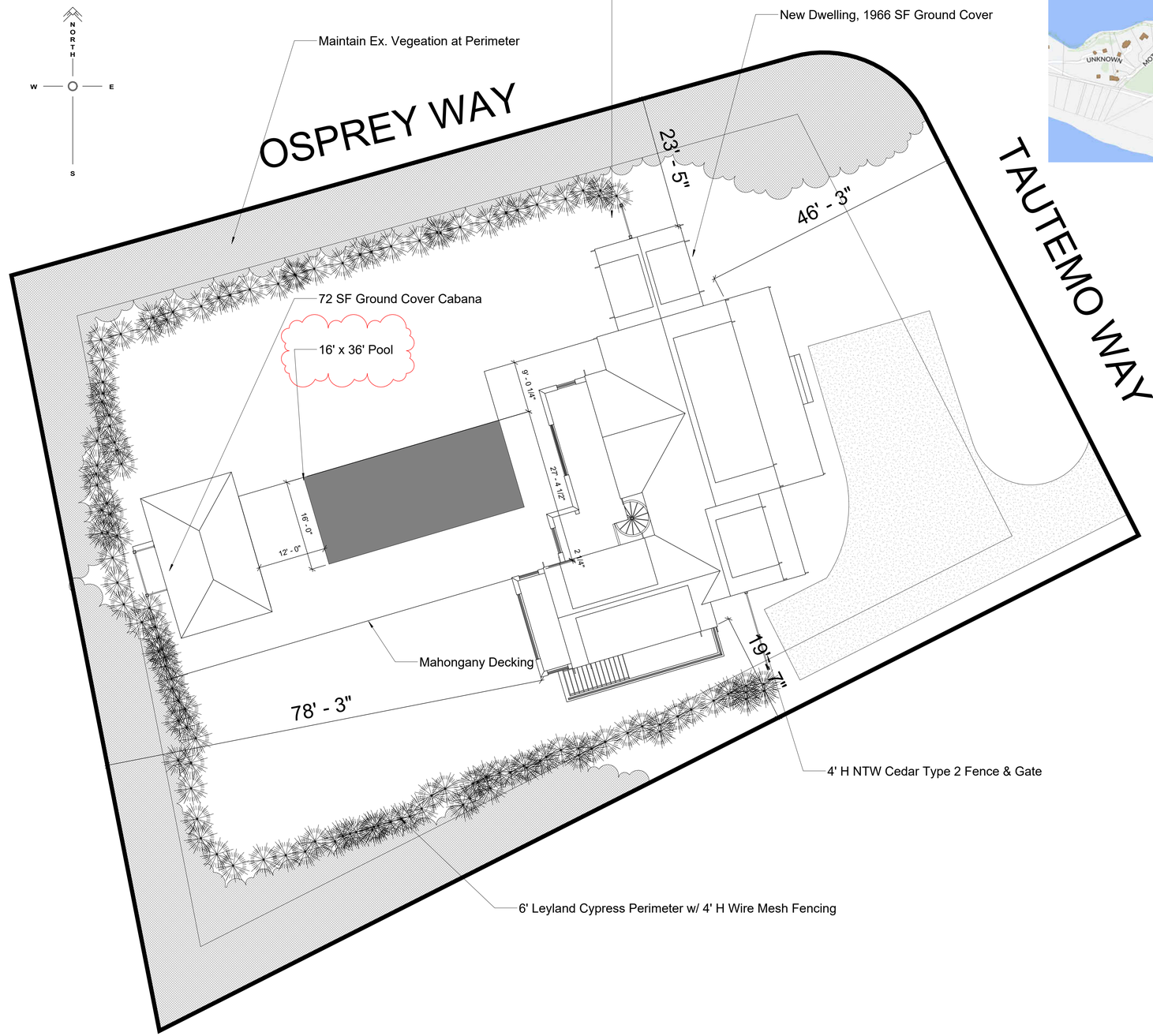

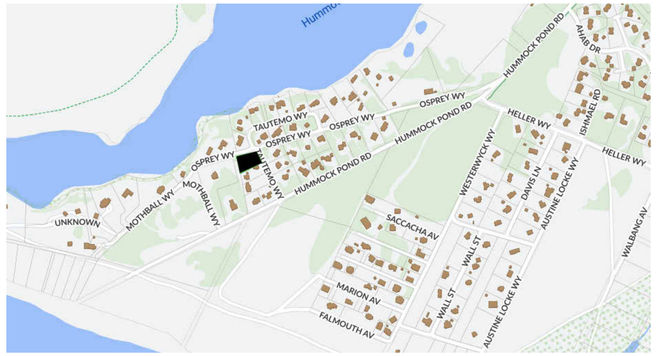

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side Setback	10 FT
Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Coverage	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

1 **Site Plan**
1" = 10'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
06.15.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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C1.1
COVER SHEET

#2406

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

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_____ **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: _____

_____

_____

_____

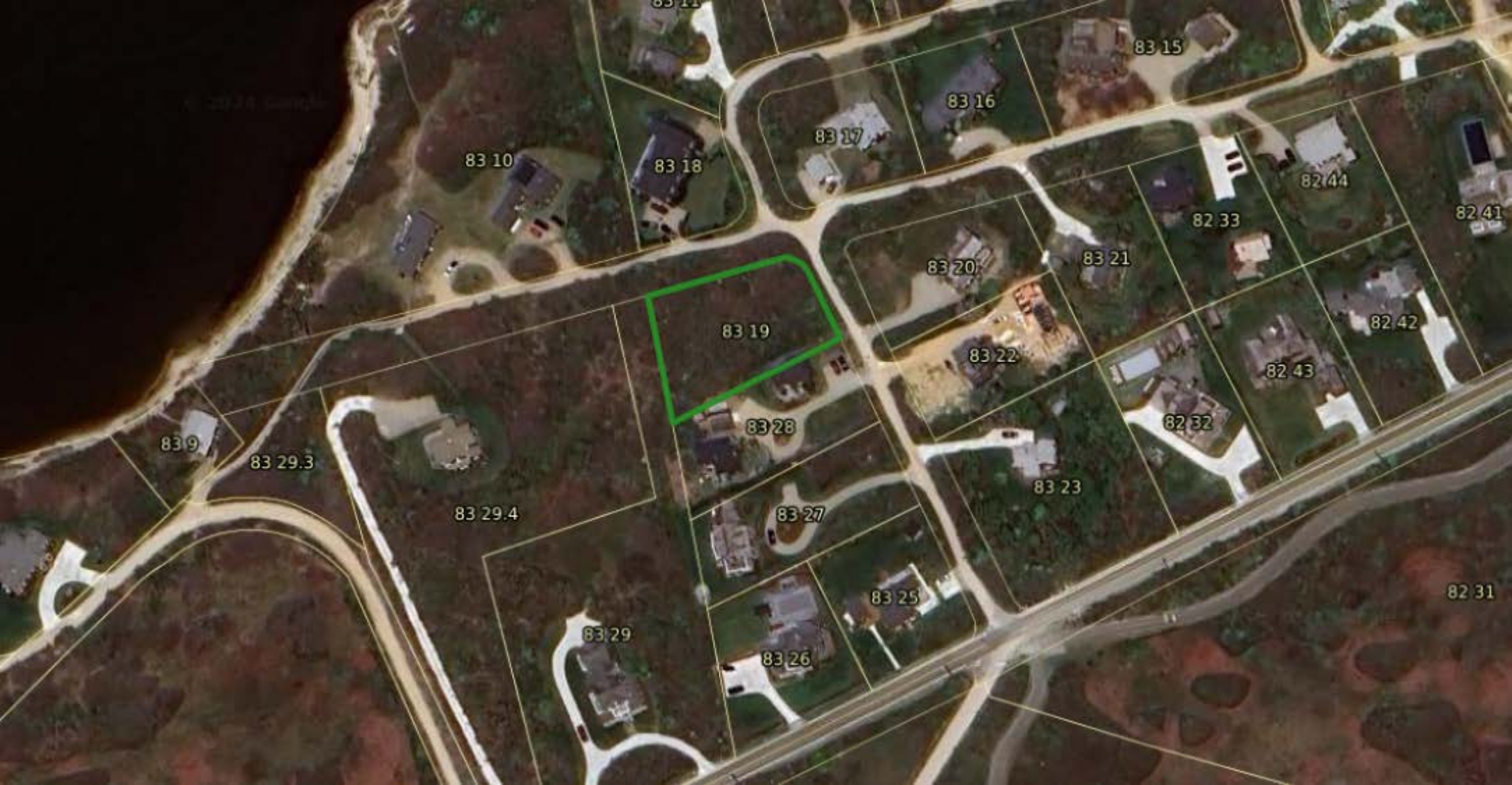
_____

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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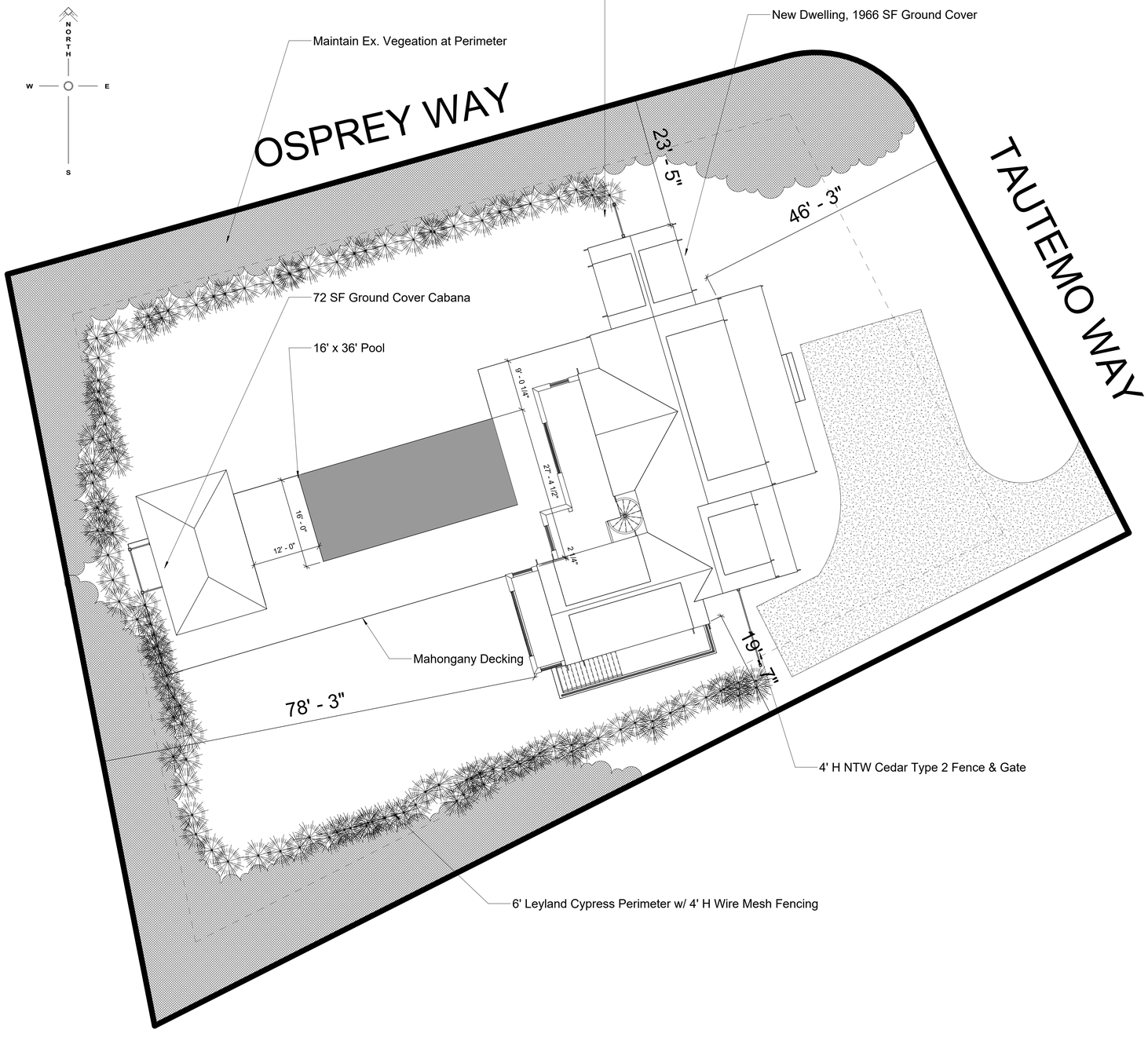
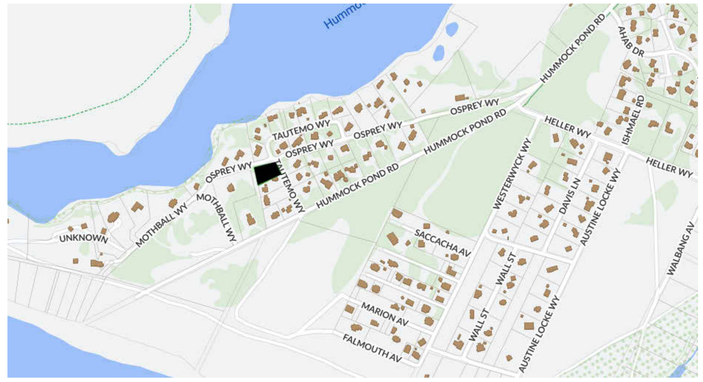
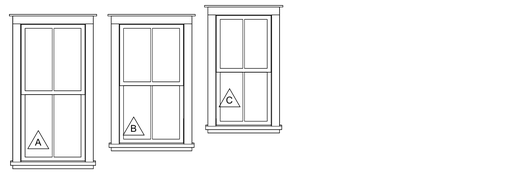


1 **Site Plan**
1" = 10'-0"

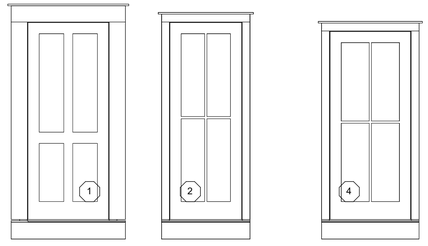




2 Over 2 Double Hung Window SDL Black

2 Over 2 Double Hung Window SDL Black

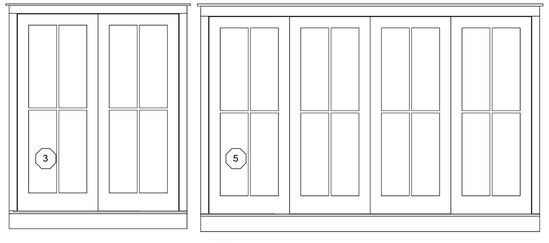
2 Over 2 Double Hung Window SDL Black



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

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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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C1.1
COVER SHEET

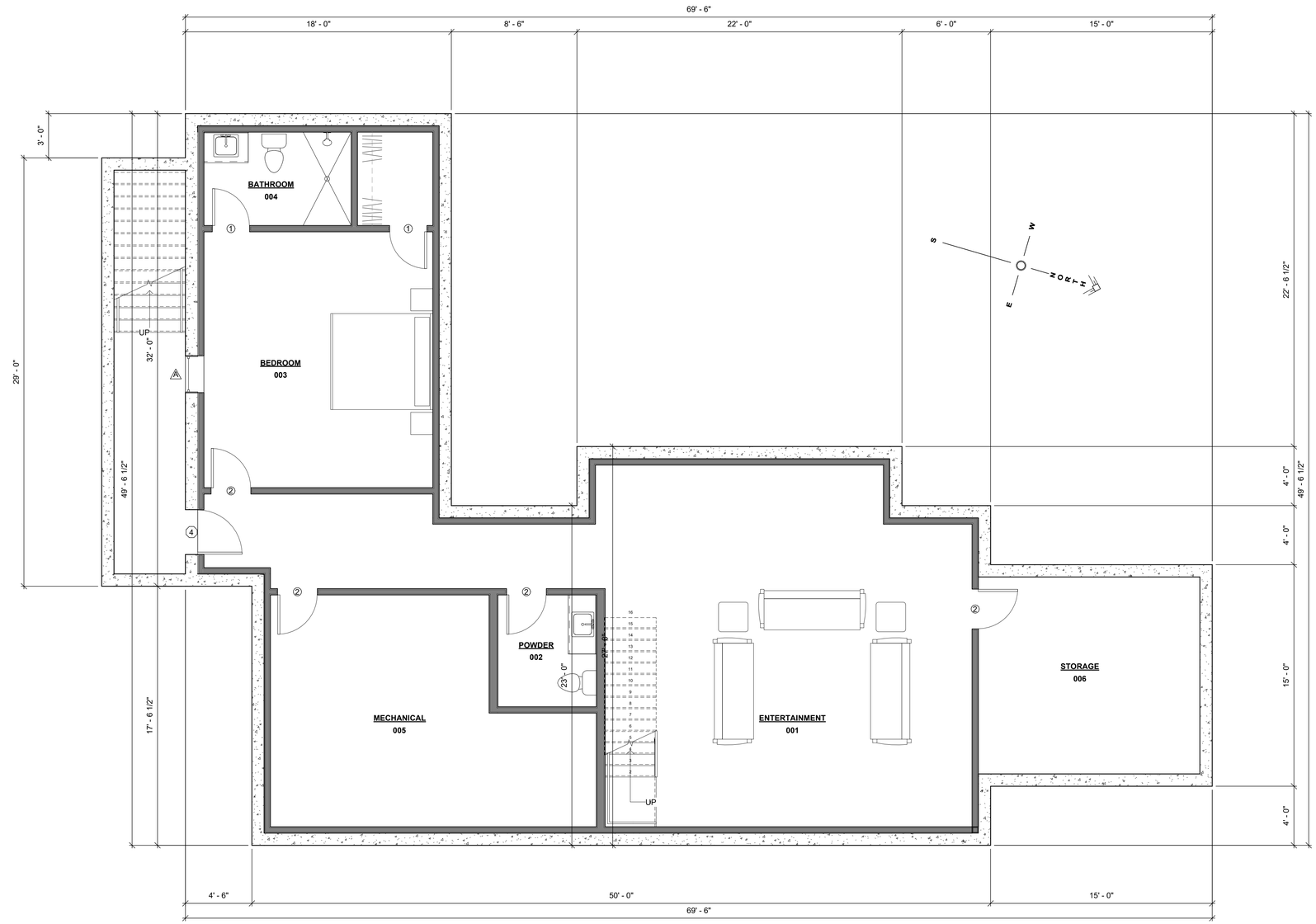
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	11	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	White					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider; 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	7	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854		≥ 30	See HERS Rating
B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



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

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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A1.0

BASEMENT PLAN

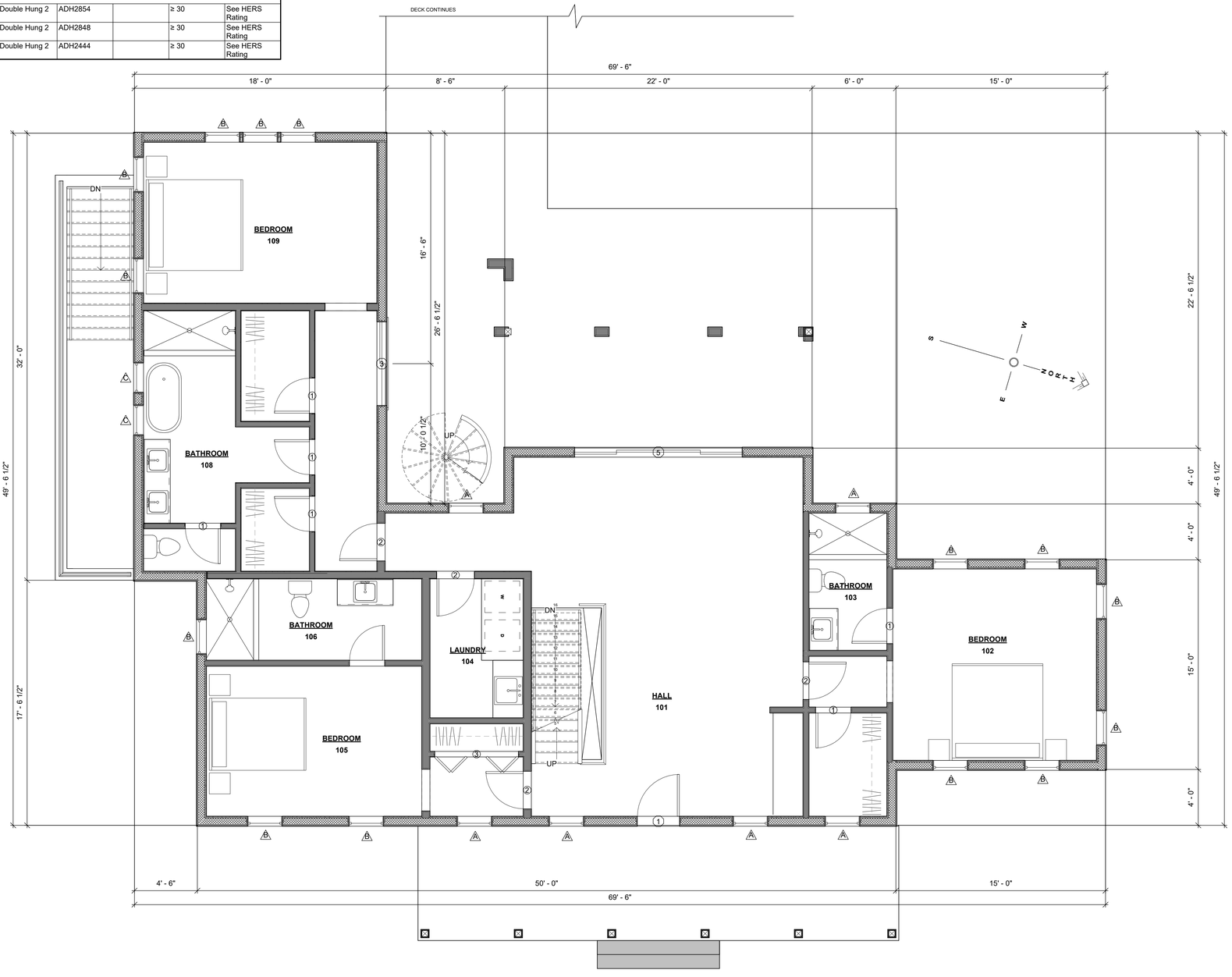
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	11	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	White					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	7	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854		≥ 30	See HERS Rating
B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

NOTES:
-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

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A1.1
FLOOR PLAN

#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	11	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	White					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	7	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854		≥ 30	See HERS Rating
B	28	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848		≥ 30	See HERS Rating
C	7	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444		≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
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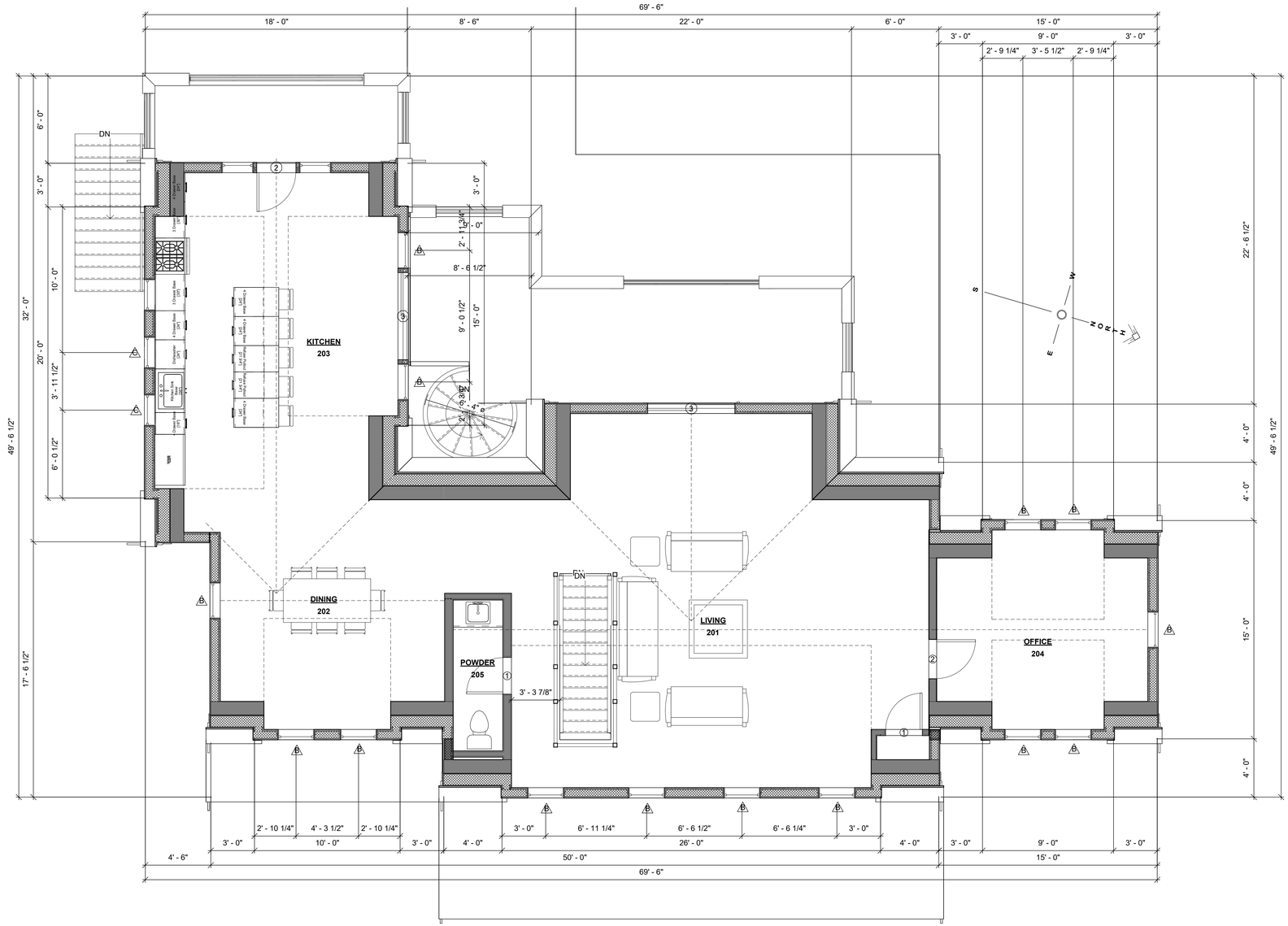
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



1 **Second Floor**
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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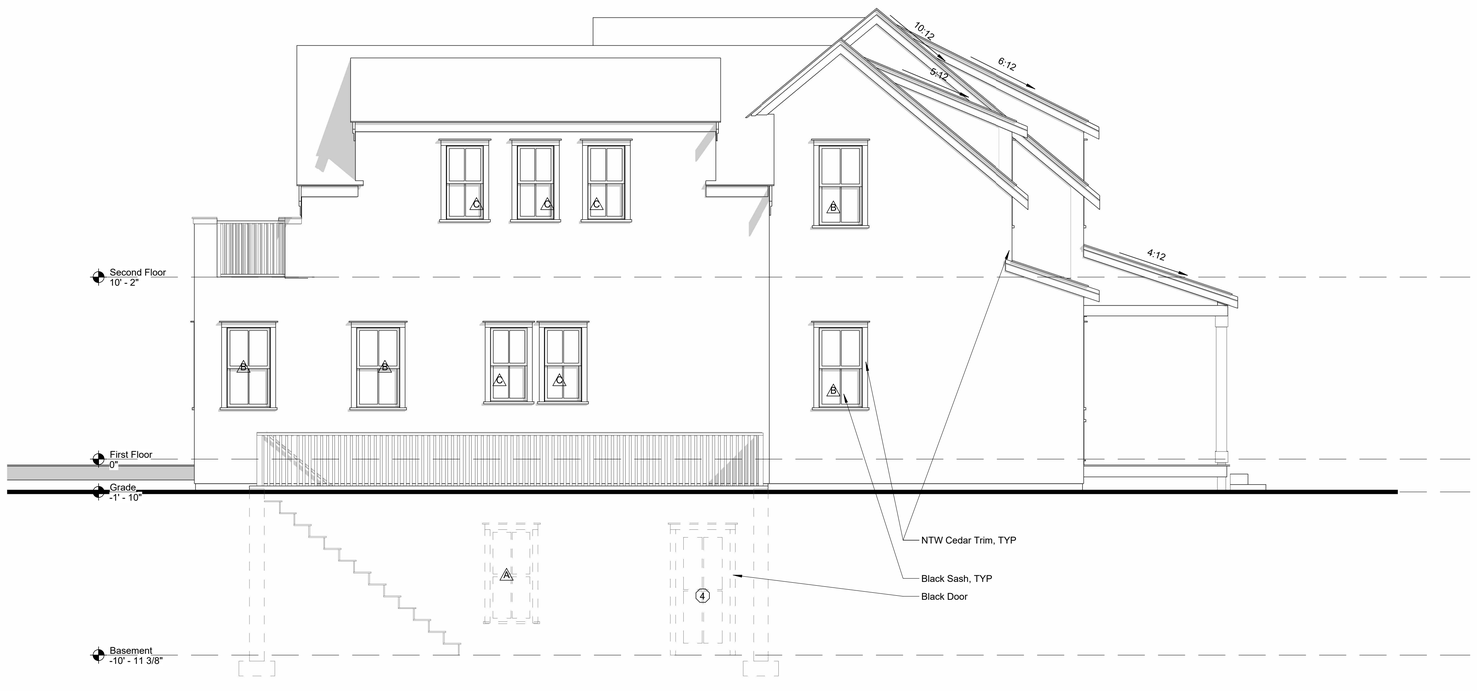
A1.2
FLOOR PLAN

#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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45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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A2.1

EXTERIOR ELEVATIONS

#2406



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



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

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

SHEET INDEX

C1.1	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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A2.2

EXTERIOR ELEVATIONS

#2406

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Giles Gregory

STREET ADDRESS 48 York St.

MAP/PARCEL 55.4.1 / 55

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/17/24

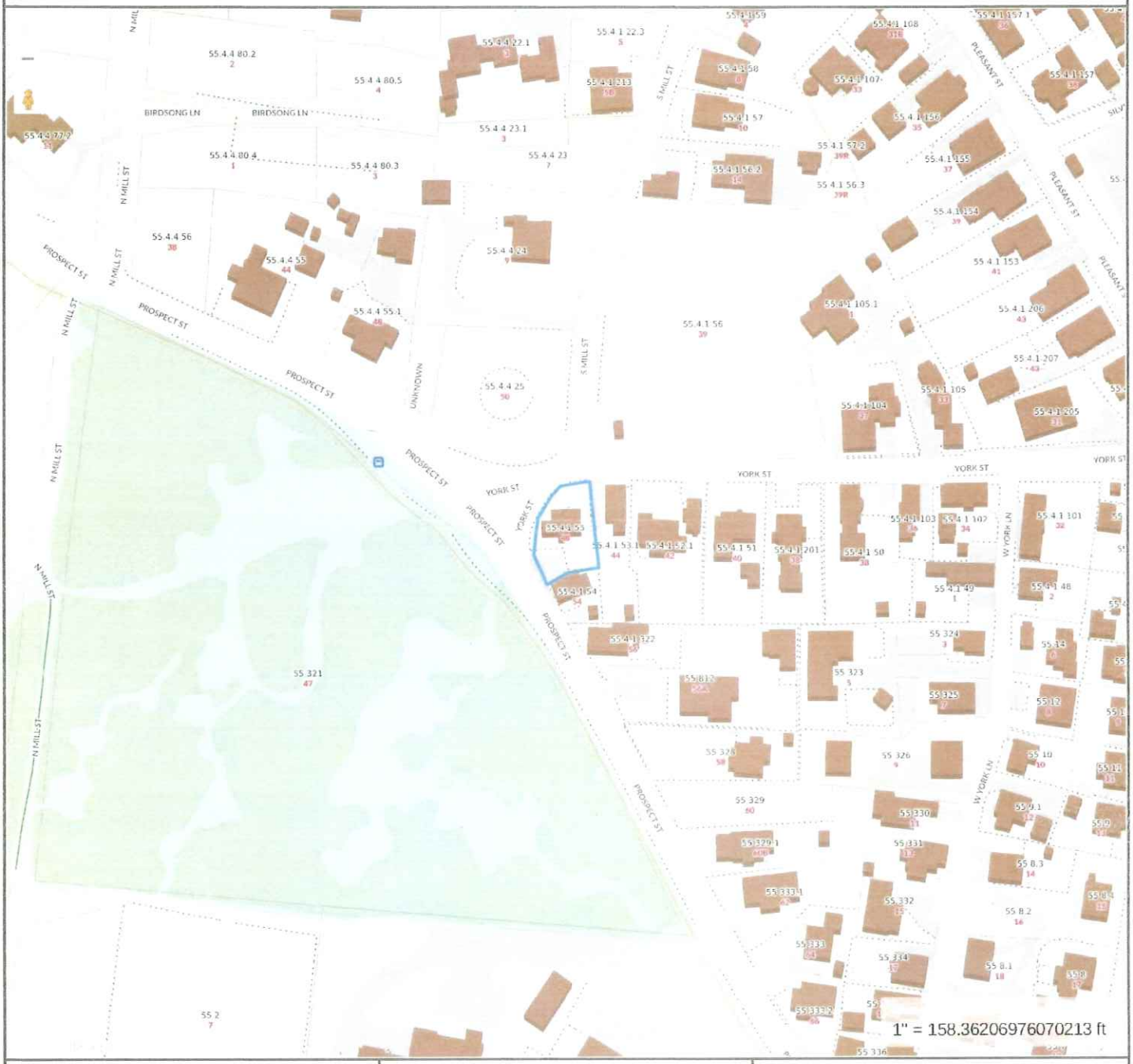
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria P Ewing 6/17/24

Signature Date



Property Information

Property ID	55.4.1 55
Location	48 YORK ST
Owner	GILES GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan 2021

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 55

Street & Number of Proposed Work: 48 YORK ST.

Owner of record: GILES GREGORY

Mailing Address: 48 YORK ST. NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001 NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 71'33"+/- Sq. Footage 1st floor: 1908SF+/- Deck/Patio: Size: 8'X37'+/- ☑ 1st floor ☐ 2nd floor

Width: 24'/22'+/- Sq. footage 2nd floor: 726SF+/- FRONT PORCH Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 23'4" South 23'4" East 23'4" West 23'4"

Additional Remarks

Historic Name:

Original Date: 1950 AS PER R-CARD.

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 6 /12 Secondary Mass 26" /12 Dormer 6 /12 Other PORCH 3"/12

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof BLACK

Trim WHITE Sash WHITE Doors WHITE

Deck NTW WASHINGTON Foundation GRAY Fence _____ Shutters _____

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

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

Date 6/17/24 Signature of owner of record _____ Signed under penalties of perjury

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
YOMPASHAM LN	5		55 535		1994			NC	
YOMPASHAM LN	7		55 534		1994			NC	
YOMPASHAM LN	8		55 540						VACANT
YORK ST	26		55.4.1 148		1774			C	
YORK ST	**29**		**55.4.1 178**		**1827**	**1922**		**C**	**African School/meeting house coverted into a**
YORK ST	7		55.1.4 26		1950		RANCH	C	
YORK ST	48		55.4.1 55		1950		RANCH	C	
YORK ST	44		55.4.1 53.1		1960			C	
YORK ST	42		55.4.1 52.1		1976			NC	
YORK ST	28		55.4.1 149		1990			NC	
YORK ST	24		55.4.1 147		1994		CR	NC	
YORK ST	38	38-	55.4.1 201		1998		1 1/2 STORY	NC	
YORK ST	5		55.1.4 102	/SHED	1796/ PRE 1950		1 1/2 STORY C	C/C	bf Benjamin and Silvanus Folger
YORK ST	11		55.4.1 172	/SHED	C. 1900/ 1980S		COT	C/NC	
YORK ST	20		55.4.1 145	/GARAGE	C. 1930S/ C.1930S		COT	C/C	
YORK ST	40		55.4.1 51		C. 1940S		RANCH	C	
YORK ST	33		55.4.1 105		C.1800		1 STORY	C	
YORK ST	4		55.1.4 85		C.1815		1 1/2 STORY	C	
YORK ST	2		55.1.4 101		C.1820		1 1/2 STORY	C	
YORK ST	8		55.1.4 57	/SHED	C.1820S/ 1990S		1 1/2 STORY	C/NC	
YORK ST	19		55.4.1 175	/BARN	C.1880/ PRE 1950		ASTLE VIC	C/C	
YORK ST	16		55.4.1 143		C.1920S		CR	C	
YORK ST	9		55.4.1 139		C.1930		COT	C/NC	
YORK ST	37		55.4.1 104		C.1930S	C.1990S	COT	C	
YORK ST	25		55.4.1 176		C.1940		COT	C	
YORK ST	17		55.4.1 174.1	/GARAGE	C1930S/ C.1940S		COT	C/C	
YORK ST	18		55.4.1 144		EALRY 1900S		CR	C	
YORK ST	22		55.4.1 146		EARLY 1800S		11/2 STORY	C	
YORK ST	1		55.1.4 86	/SHED	EARLY 1800S/ 1950		1 1/2 STORY	C/C	
YORK ST	27		55.4.1 177	conservation	EARLY 1900S			C	HN: Florence Higgenbotham Hs.; CN: Seneca Boston Hs., cottage (1923), garage
YORK ST	30		55.4.1 150		LATE 1800S		COT/VIC	C	
YORK ST	32		55.4.1 101		LATE 1800S		S-HALL	C	
YORK ST	6		55.1.4 56		MID 1800S		1 1/2 STORY	C	
YORK ST	34		55.4.1 102	/GUEST HOUSE	MID 1800S/ EARLY 1900S		1 1/2 STORY CR	C/C	

48 YORK ST

Location	48 YORK ST	**Mblu**	5541/ / 55/ /
Acct#	00010947	**Owner**	GILES GREGORY
Assessment	$1,467,000	**PID**	10947
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$456,400	$1,010,600	$1,467,000

Owner of Record

Owner	GILES GREGORY	**Sale Price**	$695,000
Co-Owner		**Certificate**	
Address	48 YORK ST NANTUCKET, MA 02554	**Book & Page**	0975/339
		Sale Date	09/07/2005
		Instrument	5N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GILES GREGORY	$695,000		0975/339	5N	09/07/2005
HUFFMAN MARY J TRUSTEE	$0		0422/193	99	08/06/1993
HUFFMAN MARY J	$0		0112/176		11/24/1948

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	1,070
Replacement Cost:	$522,461
Building Percent Good:	86
Replacement Cost Less Depreciation:	$449,300

Building Attributes	
Field	**Description**

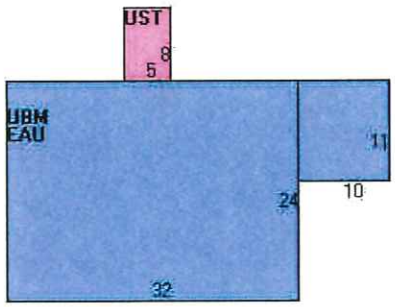
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\24\12.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10947_12(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	878	878
EAU	Attic, Expansion, Unfinished	768	192
UBM	Basement, Unfinished	768	0
UST	Utility, Storage, Unfinished	40	0
		2,454	1,070

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,100	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R1
Neighborhood	650
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.13
Frontage	0
Depth	0
Assessed Value	$1,010,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$456,400	$1,010,600	$1,467,000
2023	$349,200	$885,500	$1,234,700
2022	$292,300	$674,100	$966,400
2021	$285,200	$642,000	$927,200
2020	$285,200	$642,000	$927,200

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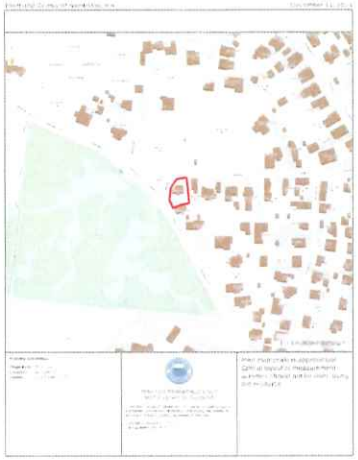
48 York Street / New Addition



1 Locus Map

Not to Scale

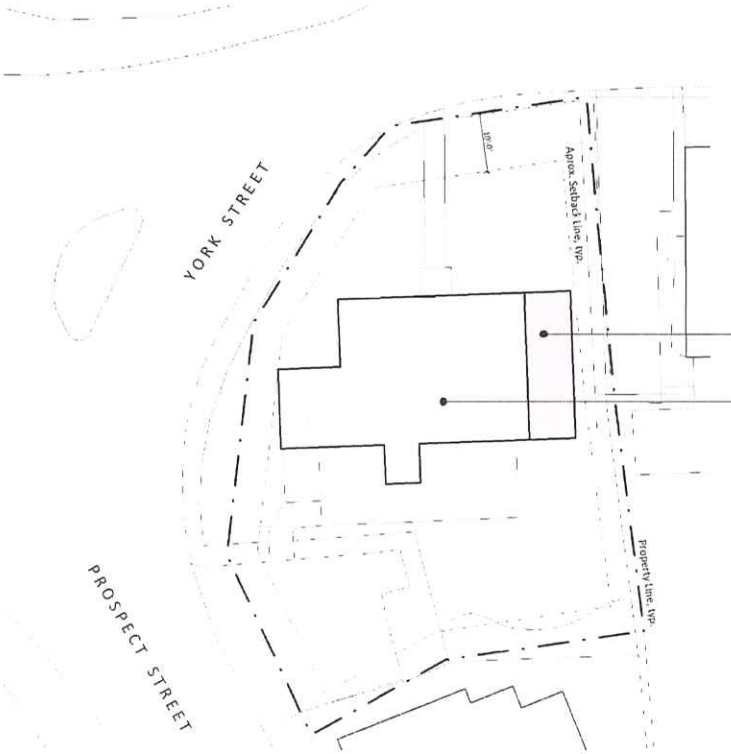


Google Map - Aerial View



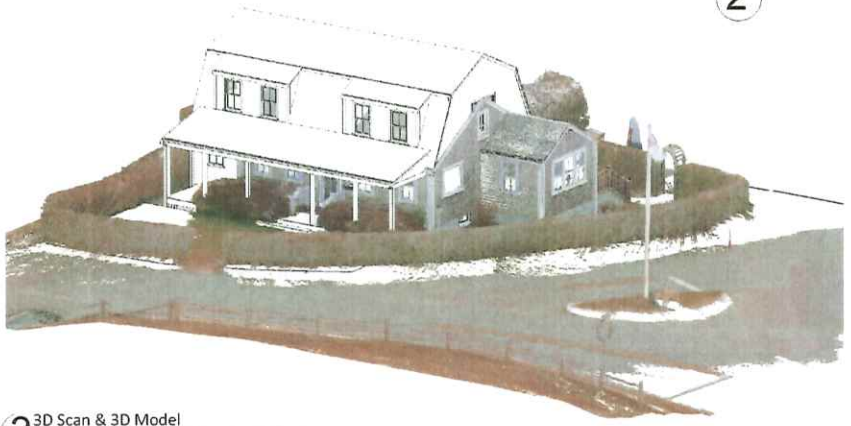
Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft
Ground Cover Ratio - 30 %
Front Setback - 10 ft
Side & Rear Setback - 5 ft & 5 ft

Map 6 Parcel - 55 4 1 / 55
Lot Area - ± 5,783 sq ft
Allowable G.C. - ± 1,735 sq ft
Existing G.C. - ± 998 sq ft
Available G.C. - ± 827 sq ft

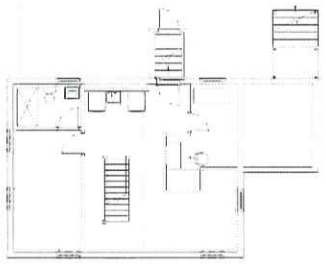
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ Verification from Registered Land Surveyor is required prior to any construction work!

Revisions

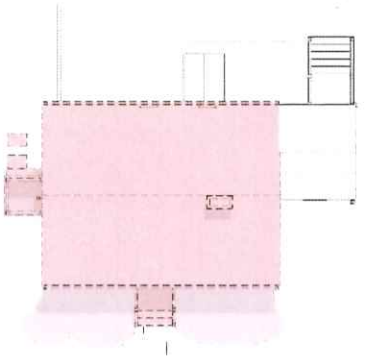
HDC Submission Only 06.17.2024

L-101

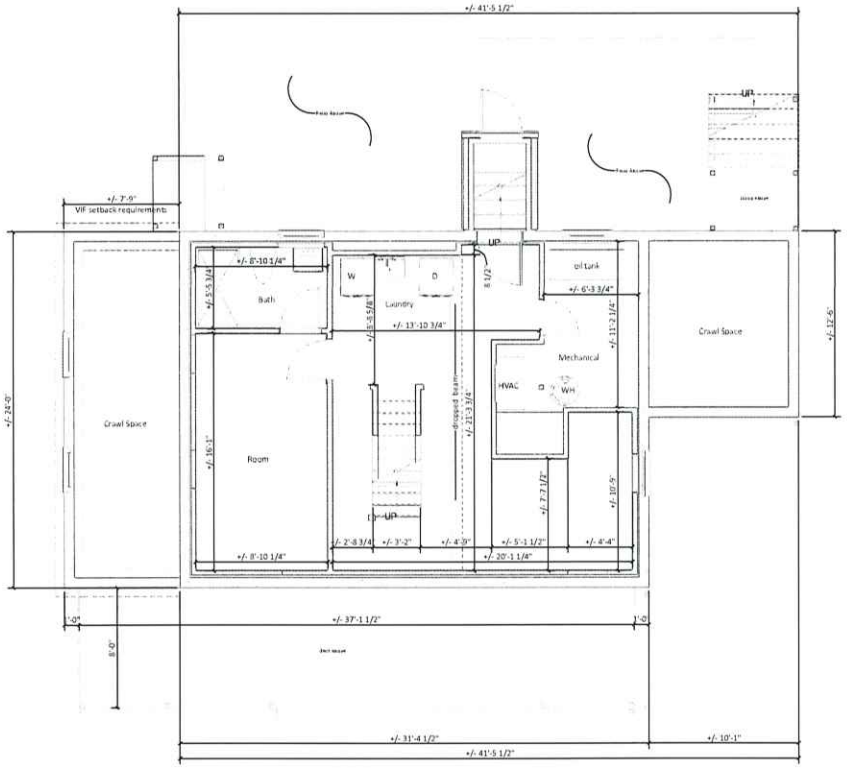
48 York Street / New Addition



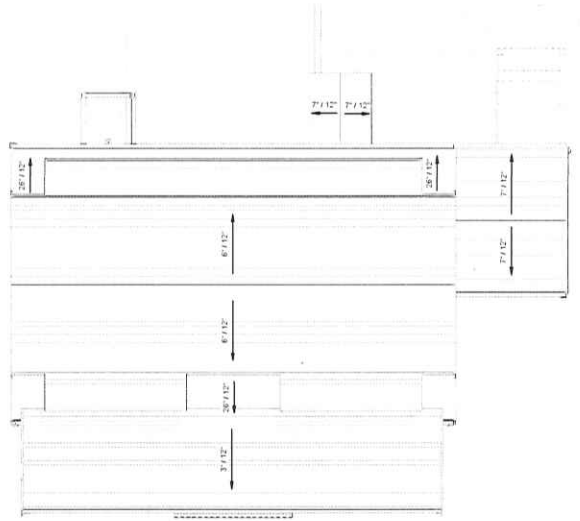
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
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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.

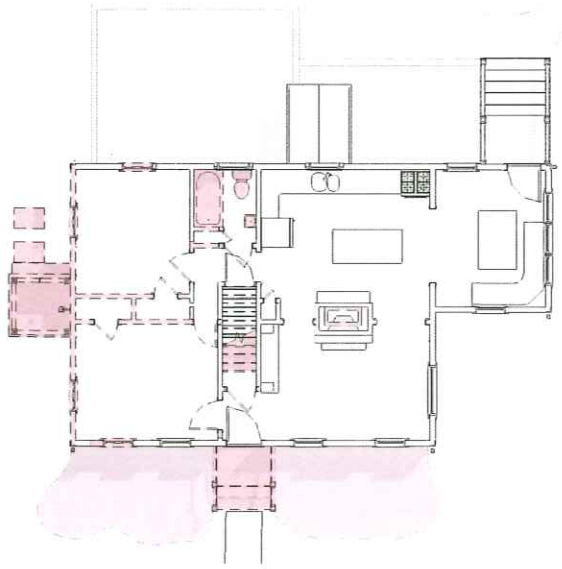
Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide, and an exact location/ Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

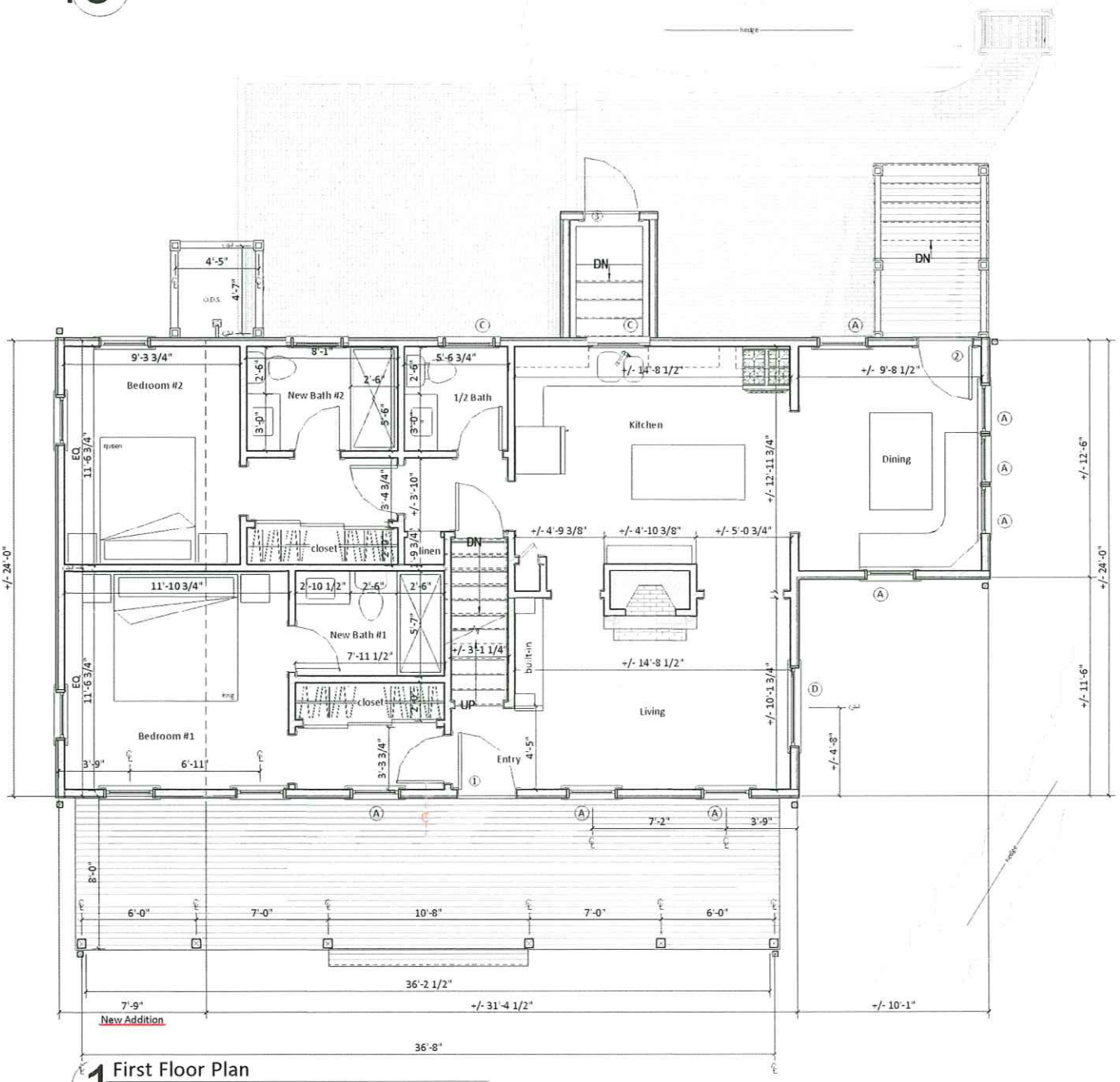
HDC Submission Only 06.17.2024

A-100



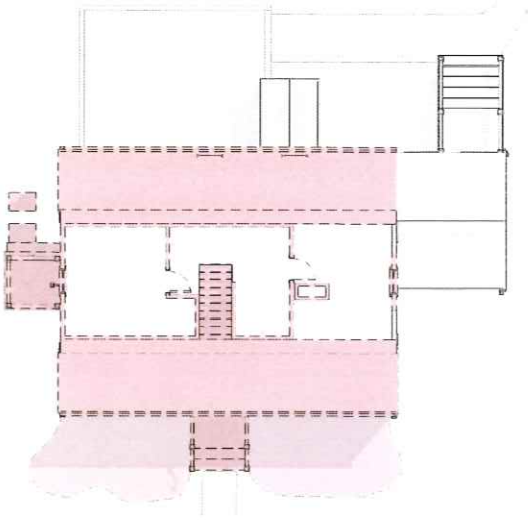
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



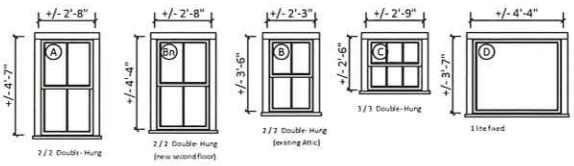
1 First Floor Plan

1/4" = 1'-0"



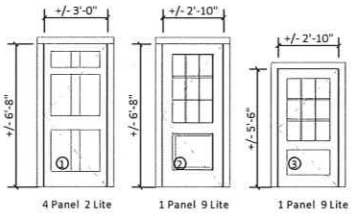
2e Second Floor Plan - Existing / Demo

1/8" = 1'-0"



3 Window Legend

1/4" = 1'-0"



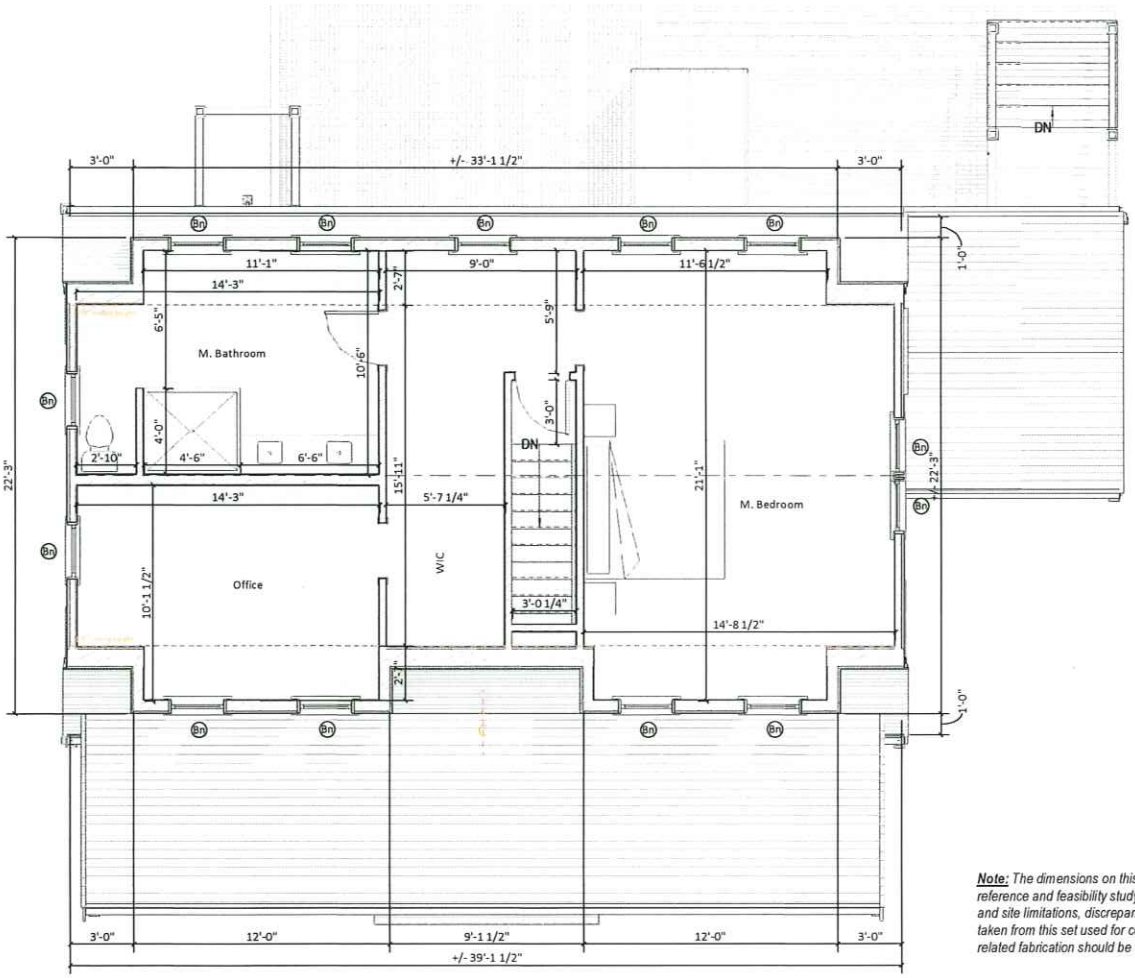
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend

1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



2 Second Floor Plan

1/4" = 1'-0"

48 York Street / New Addition

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Revisions

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HDC Submission Only *06.17.2024*

A-101



1 Proposed North Elevation

1/4" = 1'-0"



Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



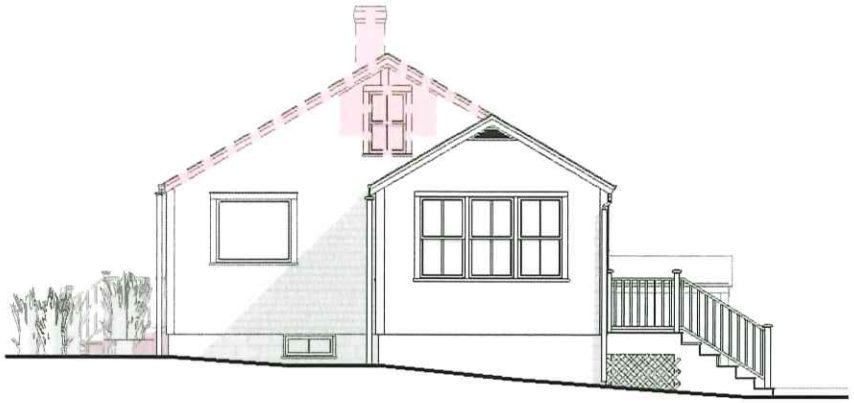
2 Proposed West Elevation

1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation

1/8" = 1'-0"

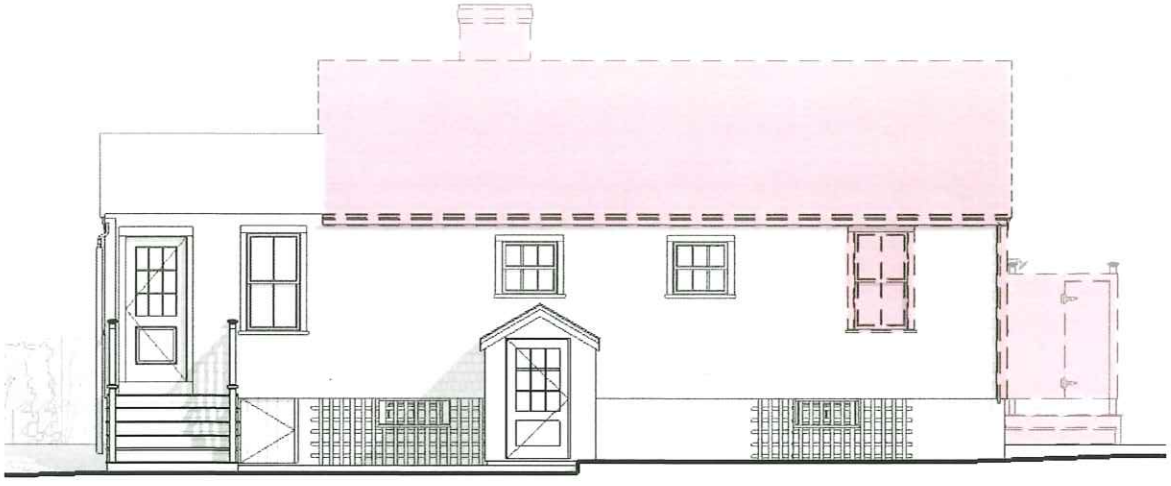


1 Proposed South Elevation

1/4" = 1'-0"



Existing South



1e Existing/Demo South Elevation

1/8" = 1'-0"

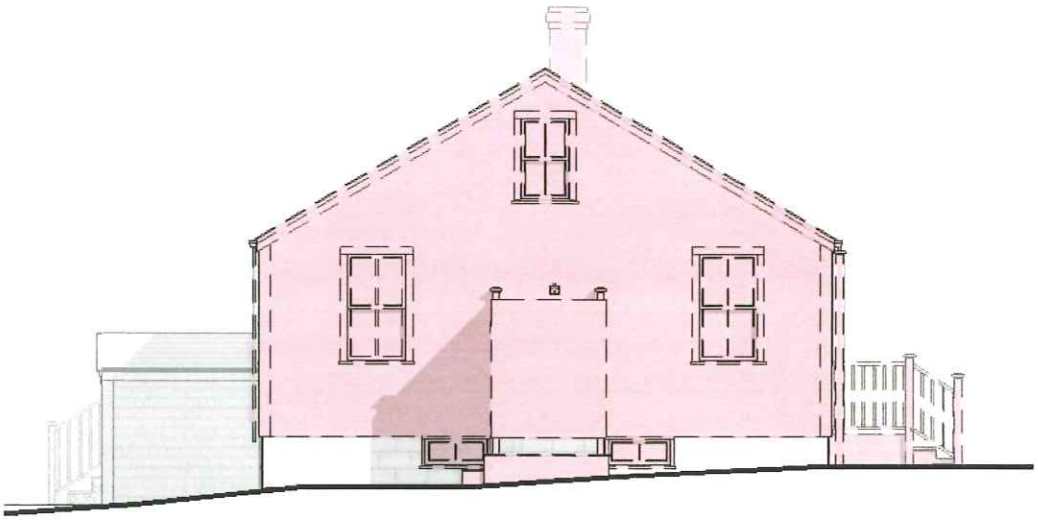


2 Proposed East Elevation

1/4" = 1'-0"



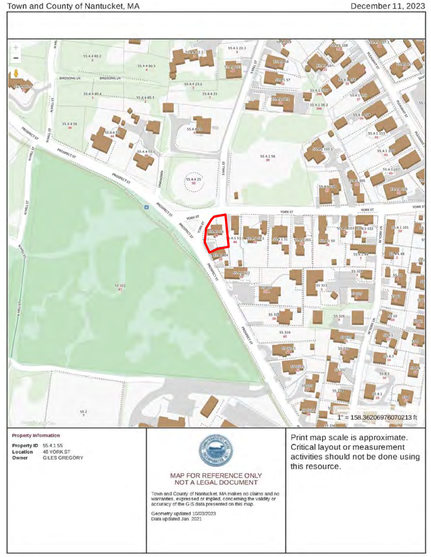
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition



1 Locus Map

Not to Scale

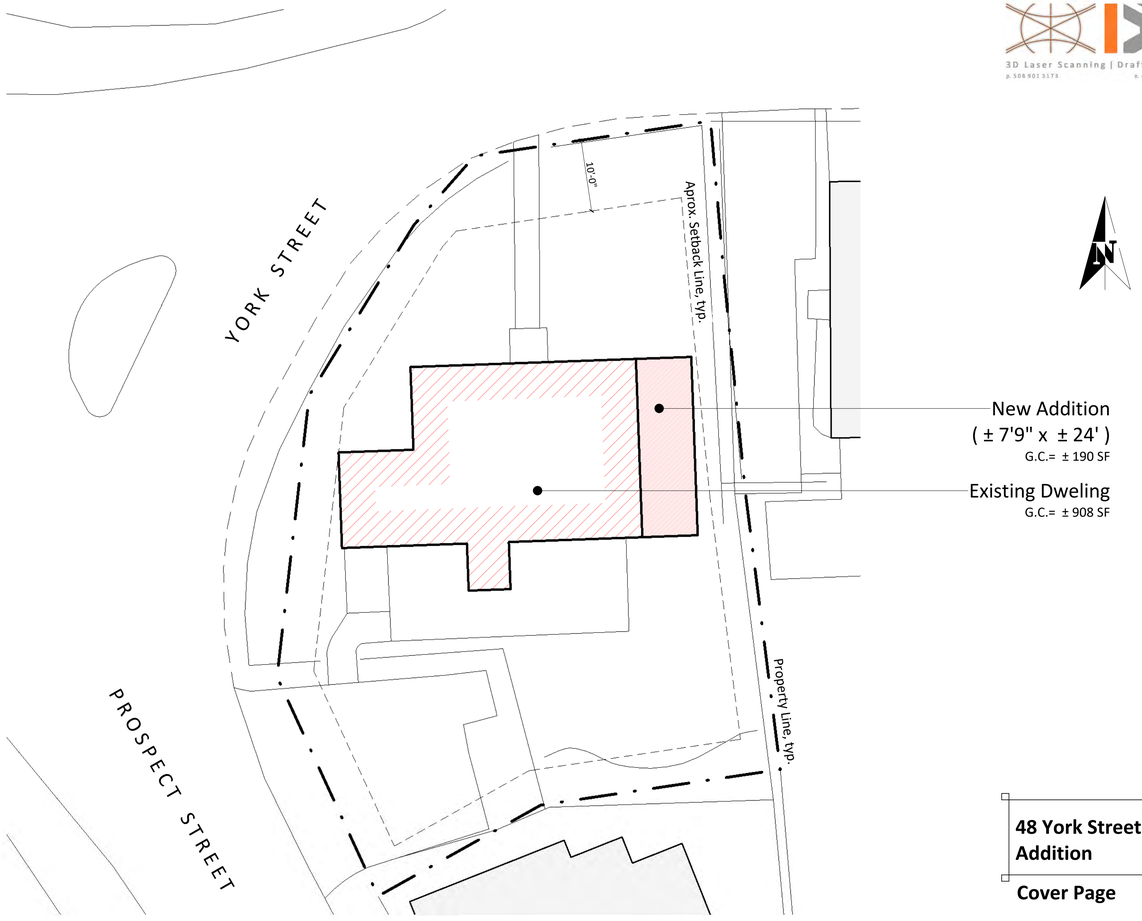


Google Map - Aerial View



Street Views





2 Site plan

1" = 10'-0"



3 3D Scan & 3D Model

3D Laser Scanning | Drafting | Permitting

p. 508 901 3173 e. dtanantucket@gmail.com

48 York Street / New Addition

Cover Page

Sheet List

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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 & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission Only *06.17.2024*

L-101

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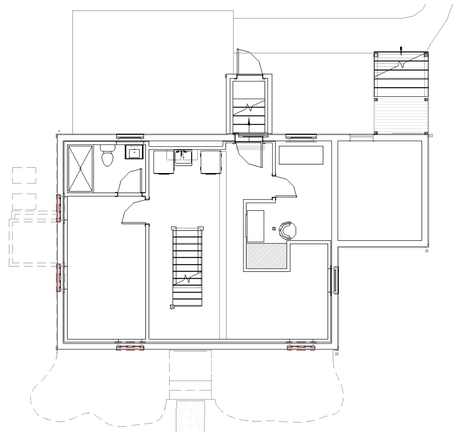
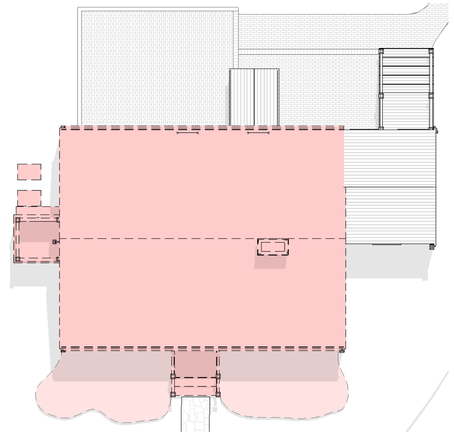
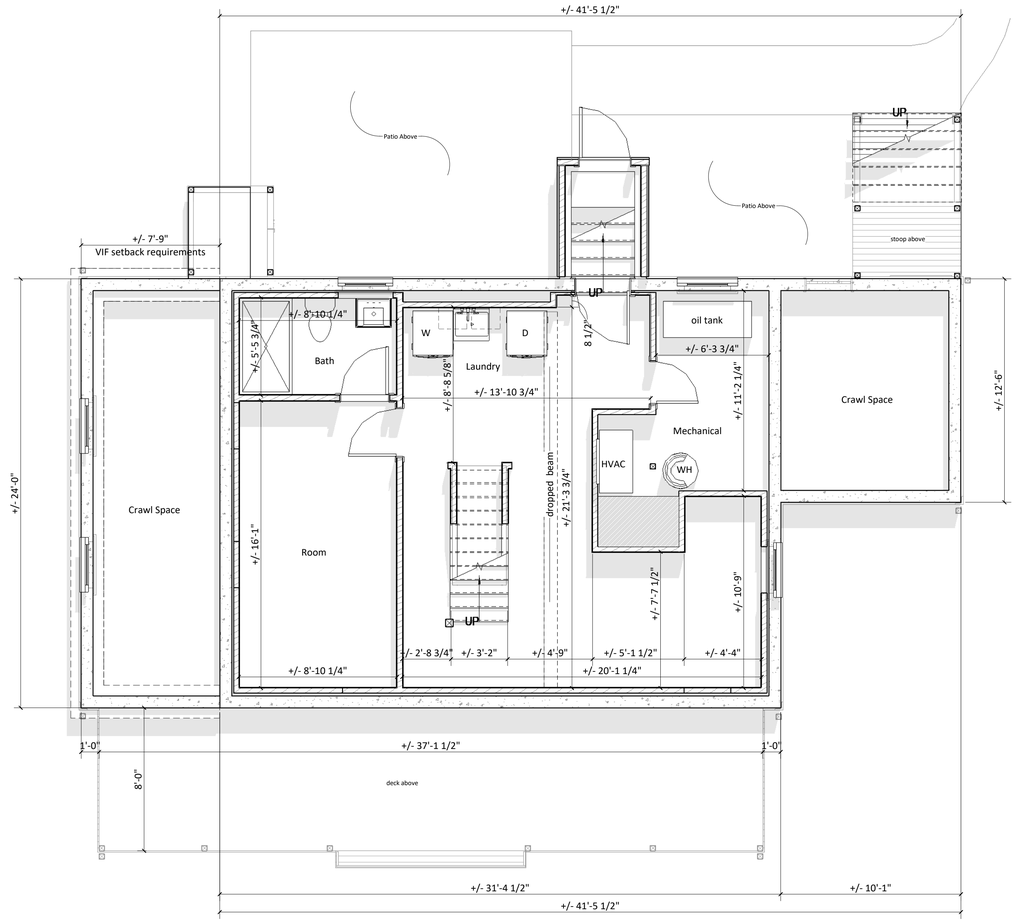
48 York Street / New Addition



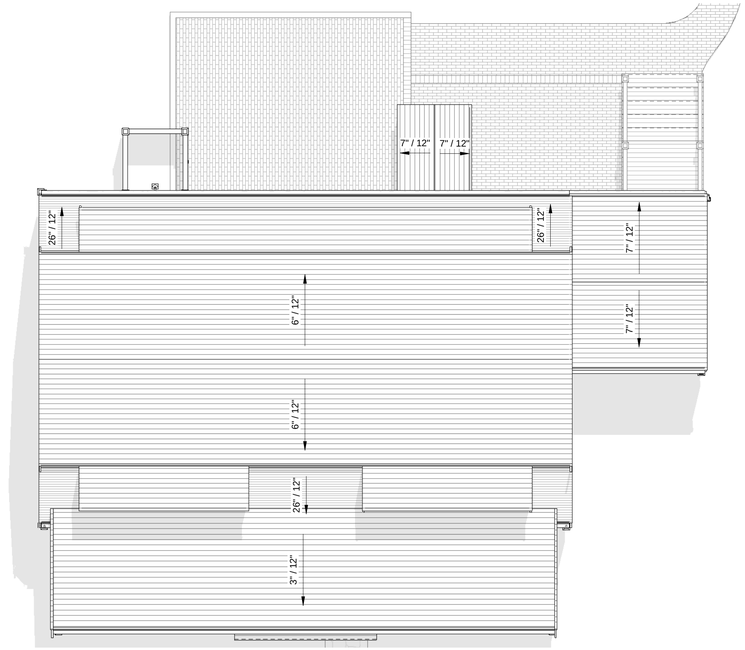
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

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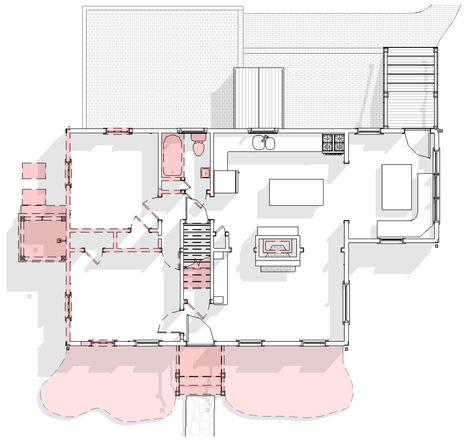
Revisions

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!*

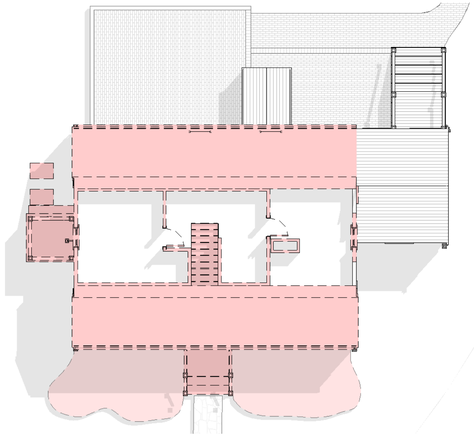
HDC Submission Only 06.17.2024

A-100

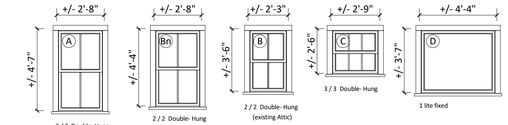
48 York Street / New Addition



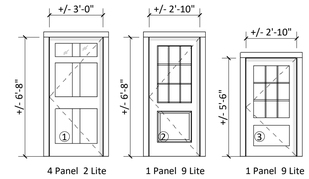
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



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



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

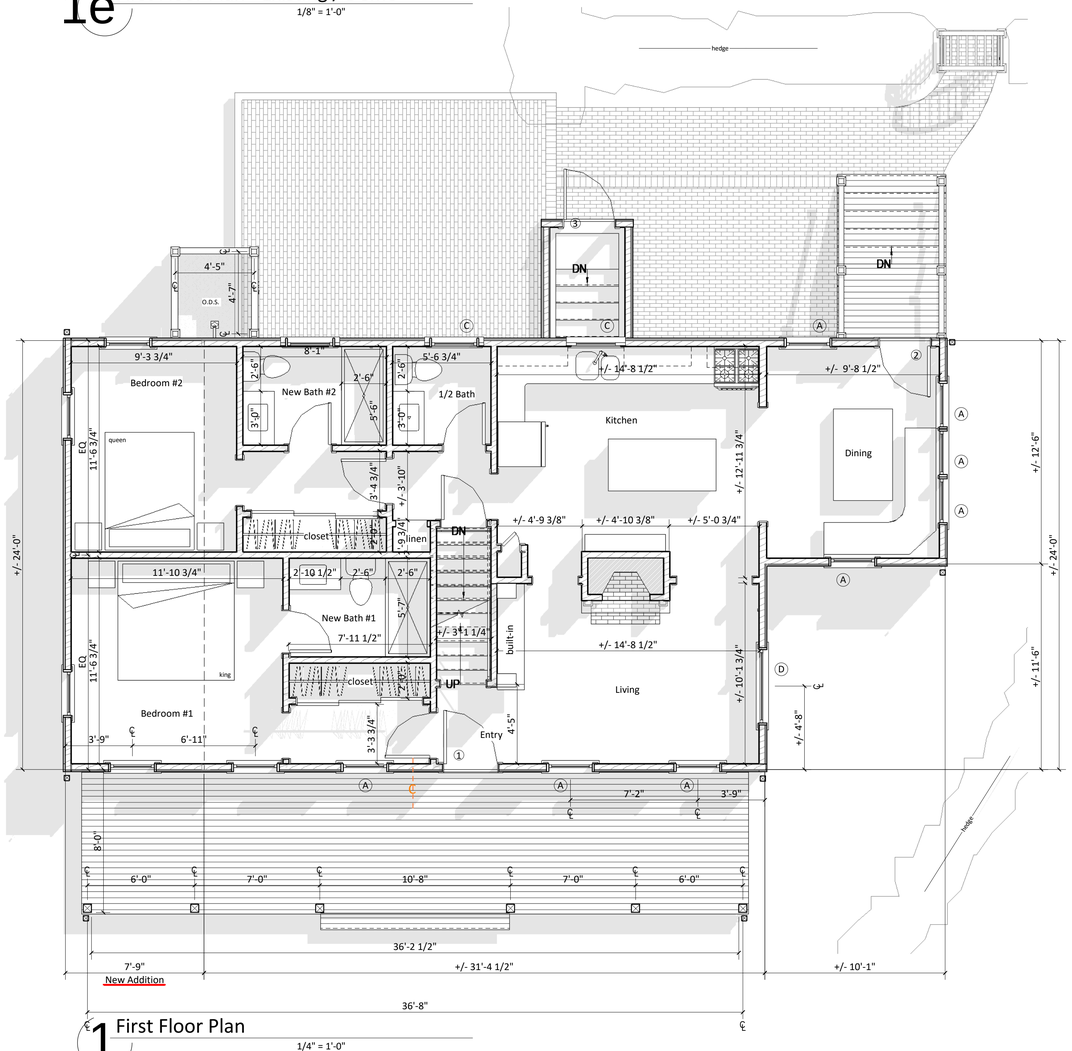


WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	13	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

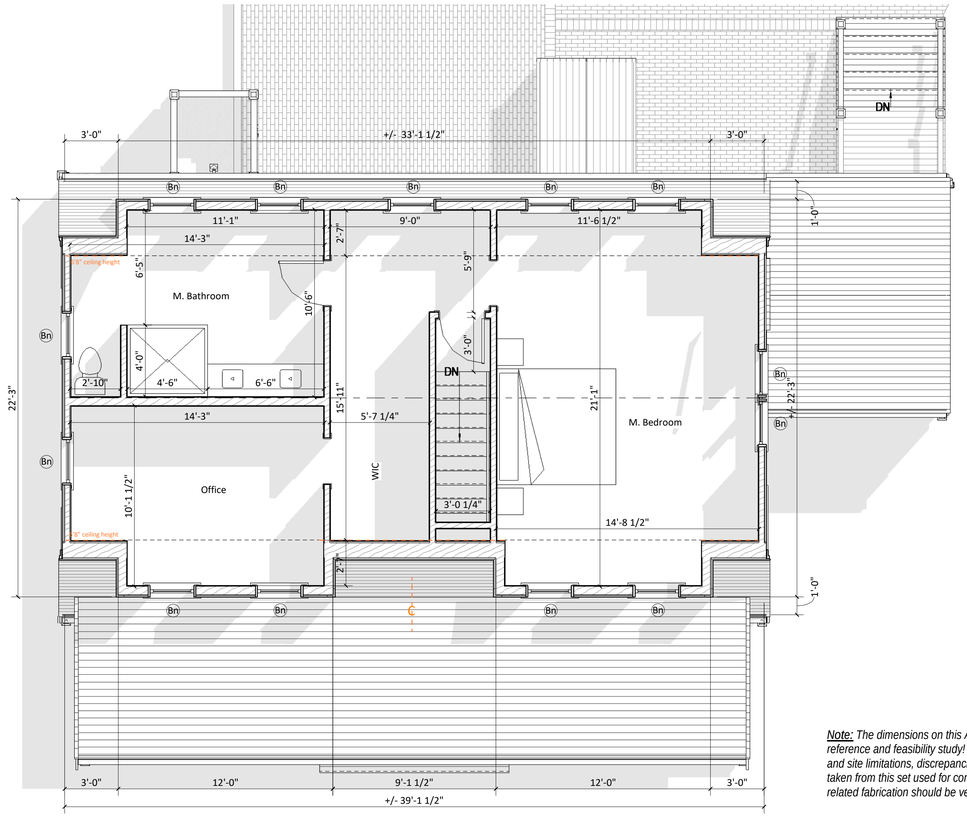
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

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

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



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



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

48 York Street / New Addition

Floor Plans

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HDC Submission Only *06.17.2024*

A-101

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e. dtanantucket@gmail.com

48 York Street / New Addition



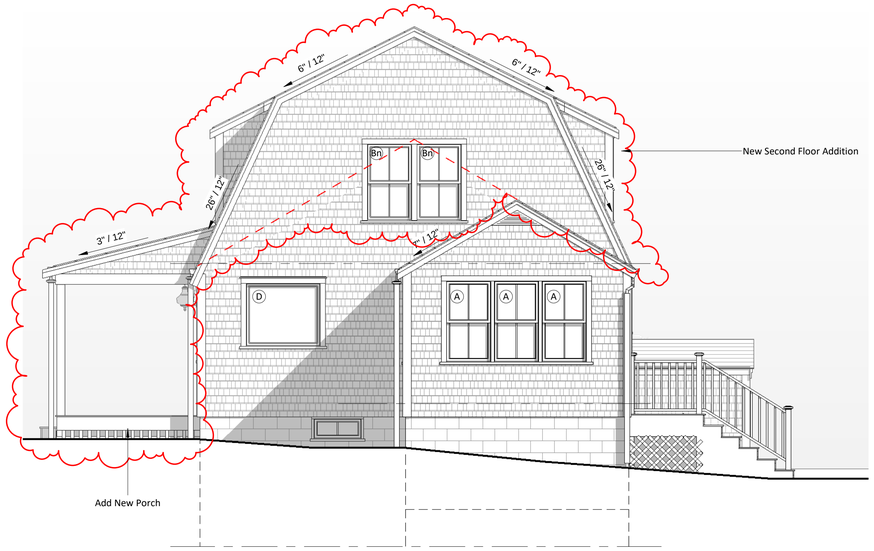
1 Proposed North Elevation
1/4" = 1'-0"



Existing North



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

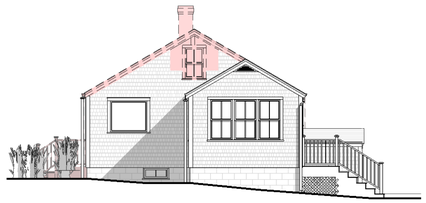


2 Proposed West Elevation
1/4" = 1'-0"





Existing West



2e Existing/Demo West Elevation
1/8" = 1'-0"

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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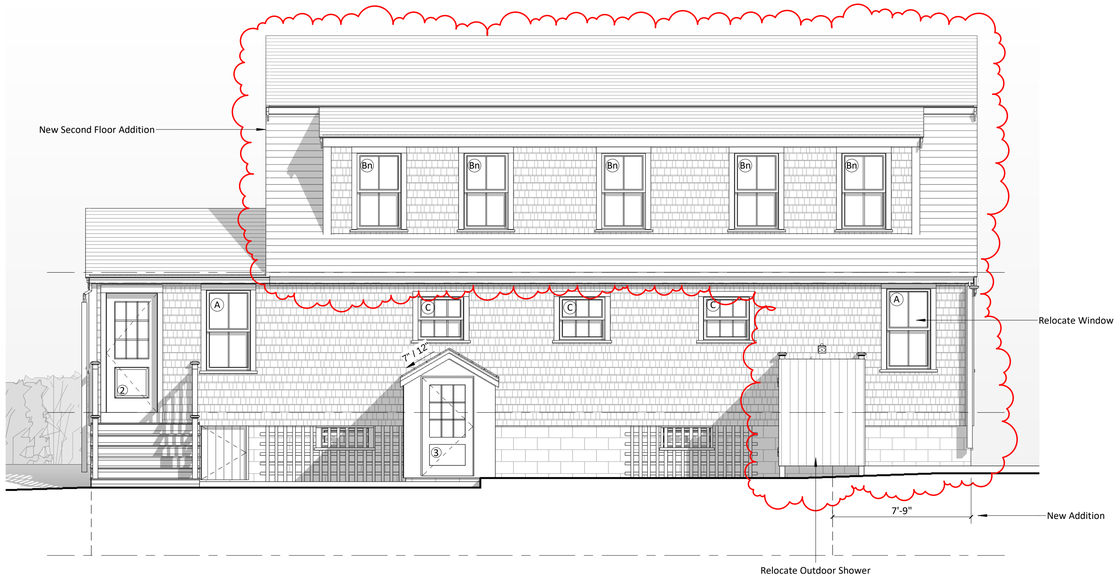
Revisions

HDC Submission Only 06.17.2024

A-201

48 York Street / New Addition



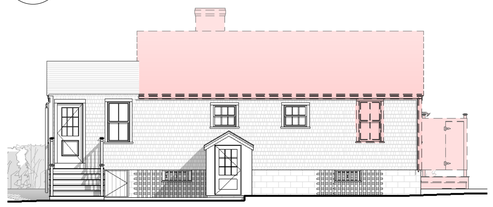
1 Proposed South Elevation
1/4" = 1'-0"



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



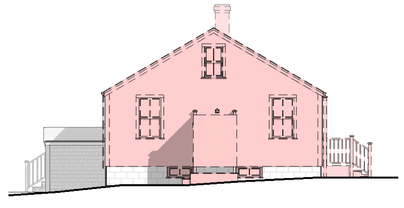
Existing South



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



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

3D Laser Scanning | Drafting | Permitting
p. 508.901.3179
e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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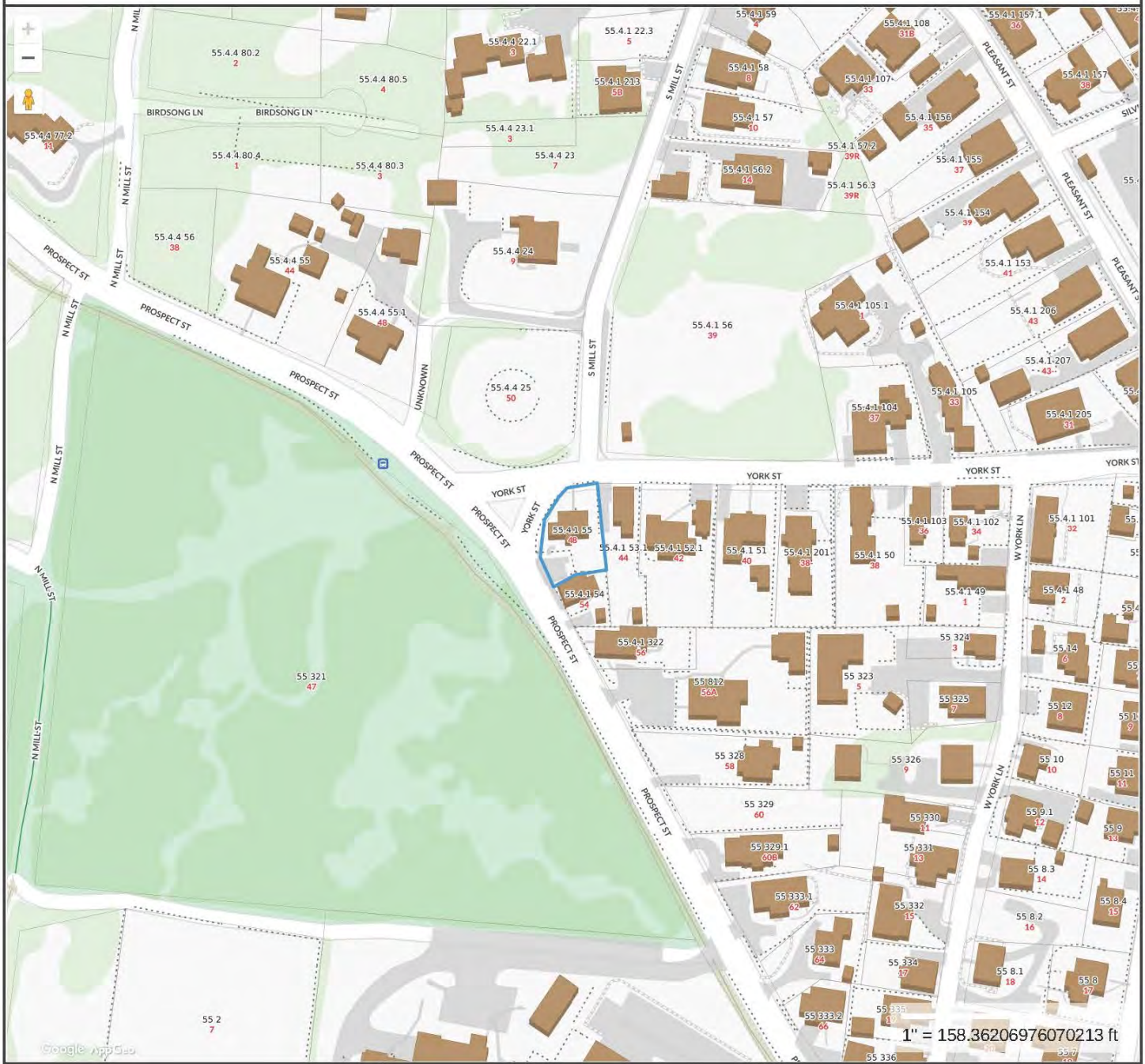
Revisions

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 Way
IN-G. DOOR

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

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

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

X 3. **Application Fee**: See back of application for fee schedule or call the office. $200-

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR AMY & TED ORENSTEIN

STREET ADDRESS 5 CROWS NEST WAY

MAP/PARCEL 12 | 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06/17/2024

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

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

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

Signature

06/17/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROWS NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEIDMANN SCT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEIDMANN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 720 Decks/Patio: Size: 16 x 40 ☑ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: _____ Size: 8 X 10 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 1' +/- South 1' +/- East 1' +/- West 1' +/-

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

Additional Remarks

Historic Name: NA

Original Date: 1978

Original Builder: UNKNOWN

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other AUTO-COVER

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): /

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

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

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

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

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls NA

* Note: Complete door and window schedules are required.

COLORS

Sidewall NA Clapboard (if applicable) / Roof /
Trim NA Sash / Doors /
Deck MAHOGANY NEW Foundation / Fence / Shutters /

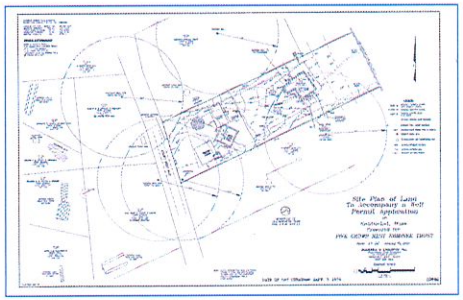
* Attach manufacturer's color samples if color is not from HDC approval list.

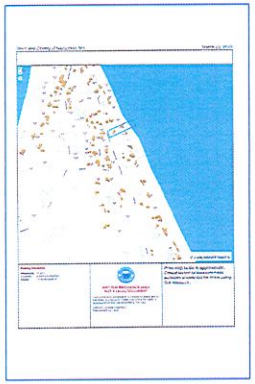
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

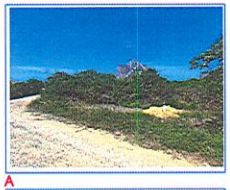
Date 6-17-2024 Signature of owner of record [signature] FOR A.T.O. Signed under penalties of perjury

DRAWING INDEX
1 SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION







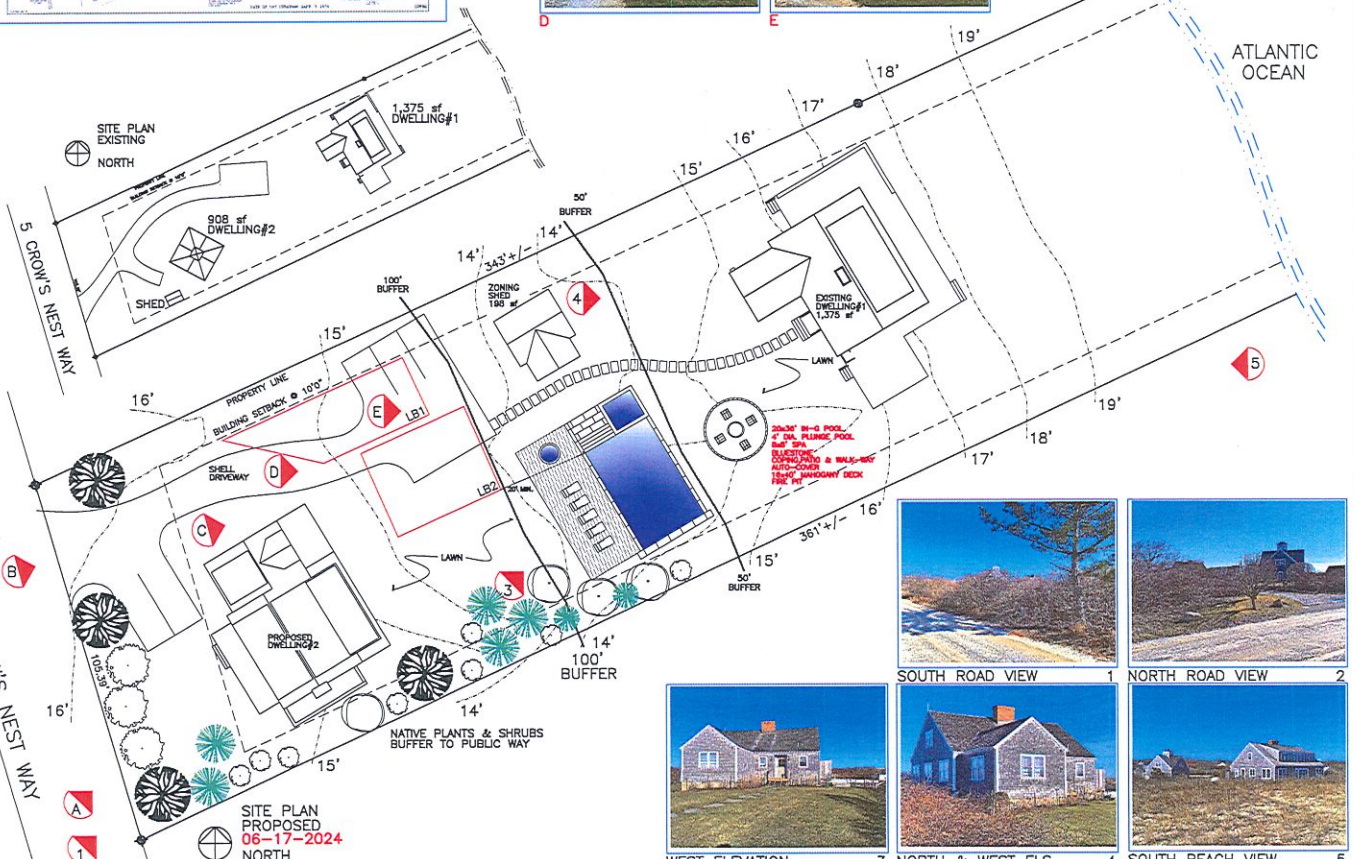

A


B


C


D


E



LOCUS MAP
5 CROW'S NEST WAY

YEAR BUILT	1978
MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C. PROPOSED G.C.	2,500 sf

SOUTH ROAD VIEW 1

NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4

SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
HARDSCAPE
INCLUDING
SWIMMING POOL & SPA

NOTES
HDC
CERT.

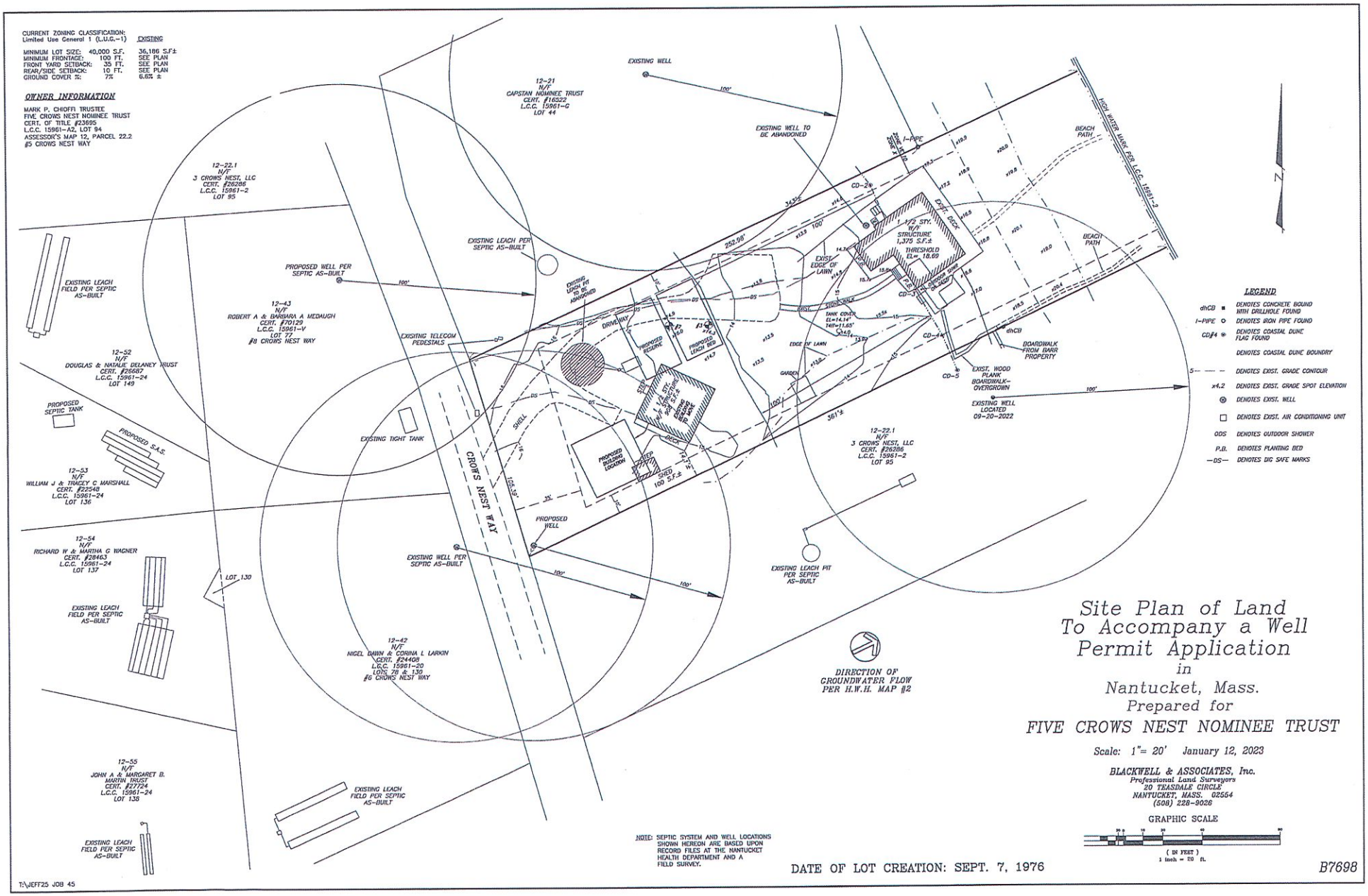
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
06-17-2024

SCALE
1/16"=1'0"

1



Site Plan of Land To Accompany a Well Permit Application

in

Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

B7698



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

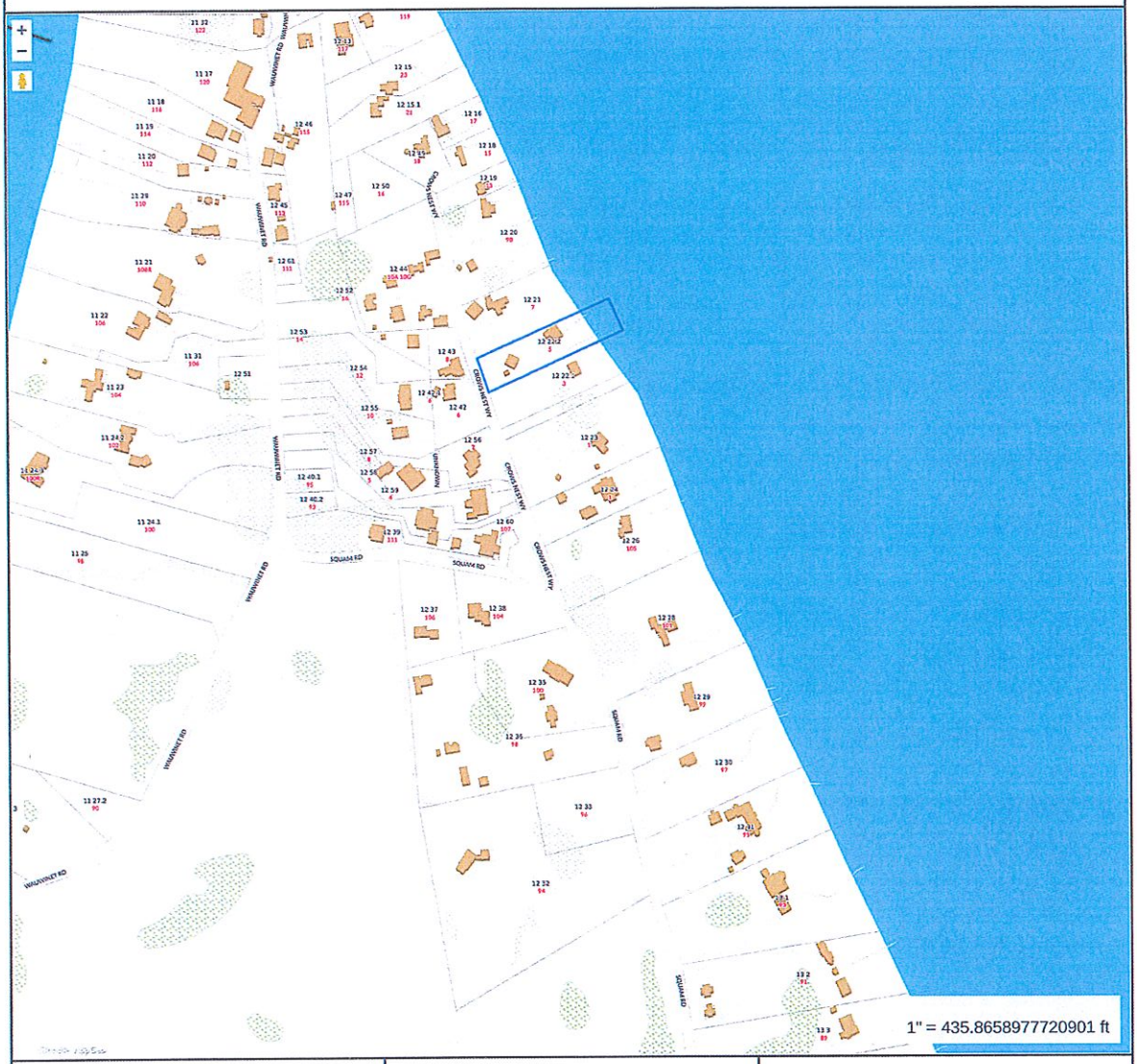
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

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

Town and County of Nantucket, MA

March 20, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 11/14/2022
Data updated Jan. 2021

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


5 CROWS NEST
STREET | SOUTH

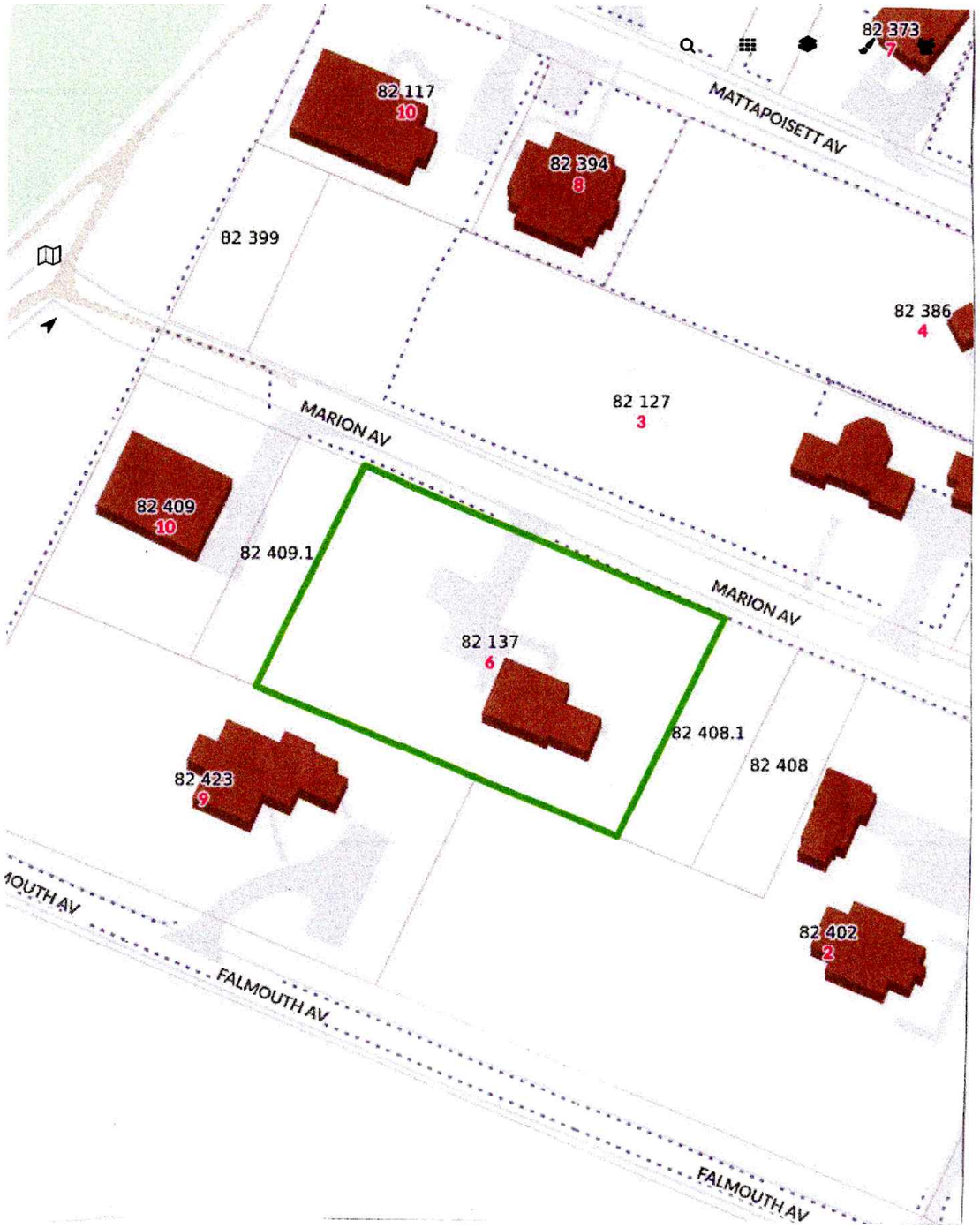
WEST
STREET VIEW

YARD VIEW
WEST



YARD VIEW
WEST


YARD View
WEST



PROPOSED POOL AND SPA

FOR:

THE BLANEY RESIDENCE

6 MARION LANE

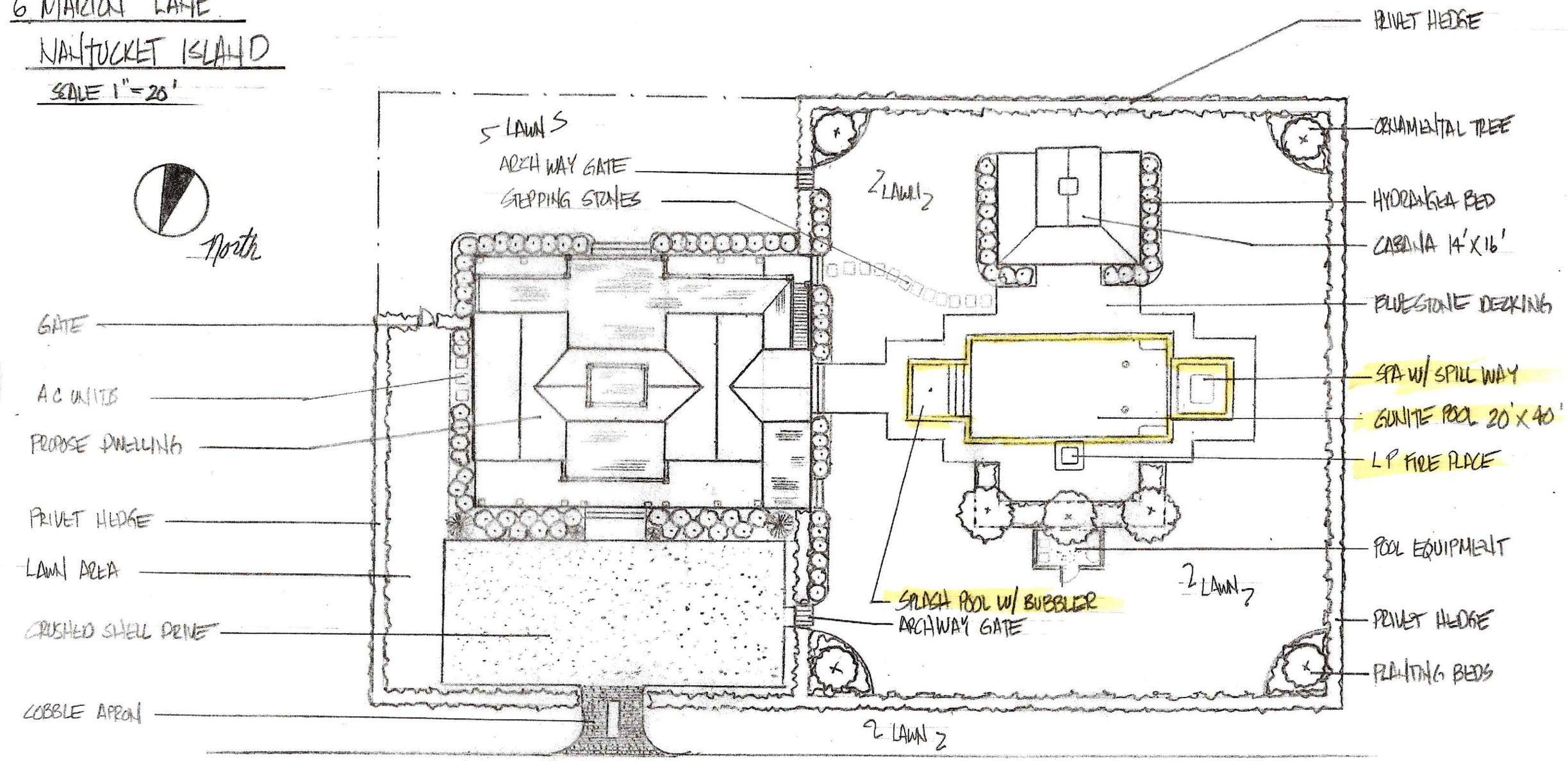
NANTUCKET ISLAND

82-137

PREPARED BY: MARK LOMBARDI 508-325 1695

PROPOSED SITE PLAN
BLANEY RESIDENCE
6 MARION LANE
NANTUCKET ISLAND

SCALE 1"=20'



PROPOSED SITE PLAN RENDERING

BLANEY RESIDENCE

6 MARION LANE - NANTUCKET

SCALE 1" = 20'

MARK LOMBARDI 508.325.1695

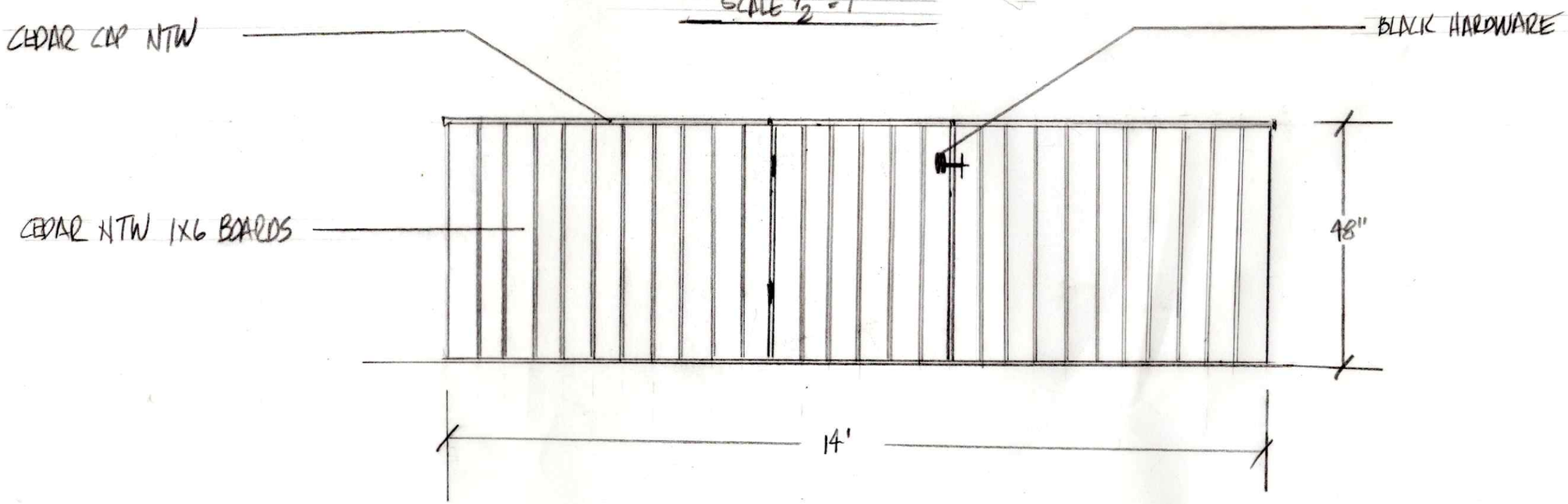
North



PROPOSED POOL EQUIPMENT ENCLOSURE

BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'



PREPARED BY MARK LOMBARDI 509.325.1695

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MauryPeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Patio Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Signed under penalties of perjury

Date 6/18/24 Signature of owner of record _____

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Blaney

AS AGENT FOR Bernard Blaney

STREET ADDRESS 6 Marion Avenue

MAP/PARCEL 82 137

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/18/24

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

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

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

Signature 6/18/24

Signature Date

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

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

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

PROPERTY DESCRIPTION

TAX MAP N°: 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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

DocuSign Envelope ID: 3024EE77-F13D-4278-BBE8-8F22494167E8

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 7C Surfside Rd., 7D Surfside Rd., 7 Benjamin Dr.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Anne Kusaga 889A99FEAEA8411...
Name
Date 5/13/2024

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

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

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR NHA Properties Inc

STREET ADDRESS 7C Surfside Rd

MAP/PARCEL 55 /254

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

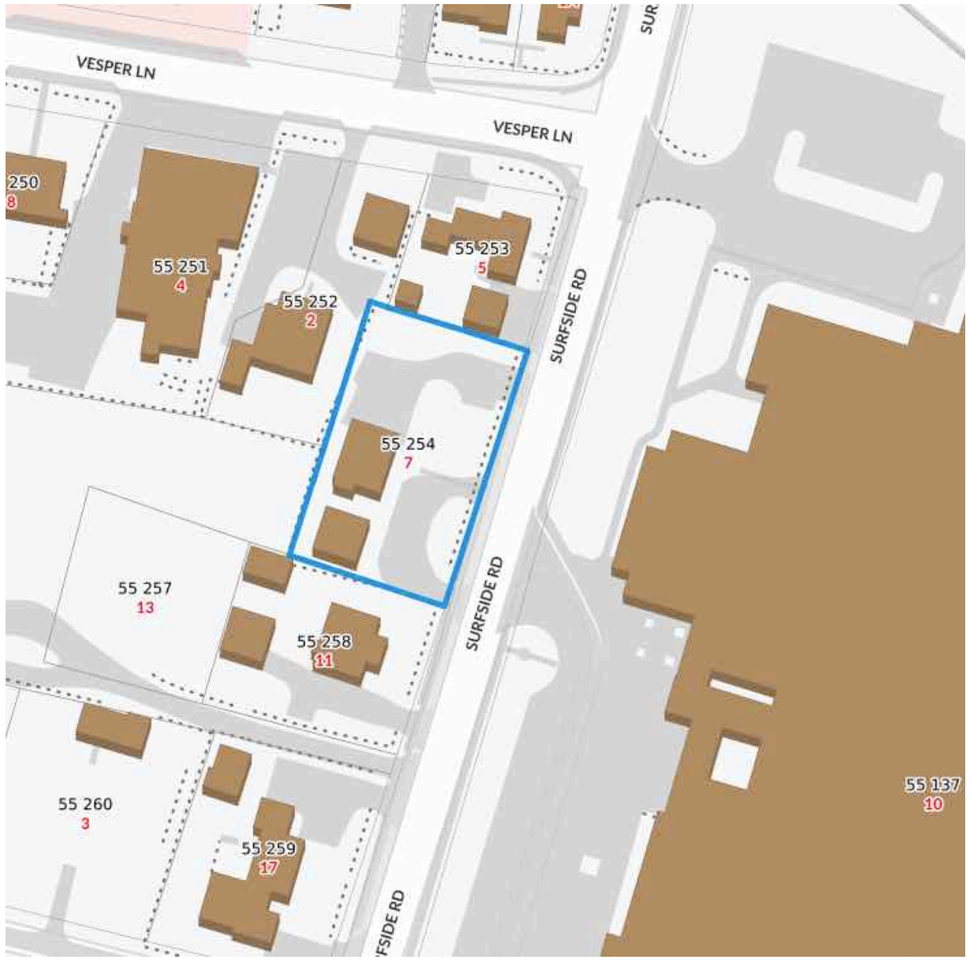
6/24/24

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

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

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

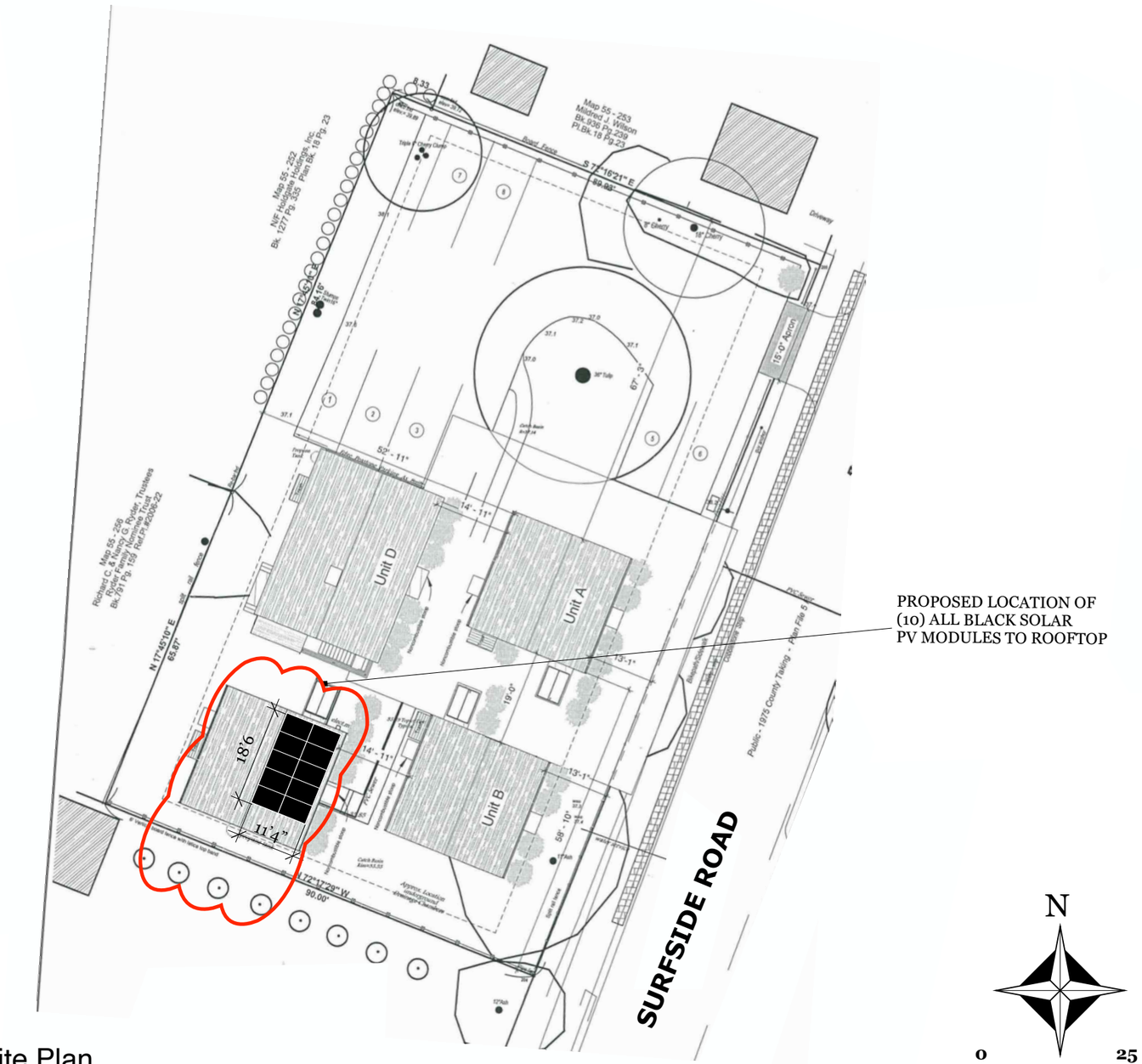
Signature 6/24/24
Date



Unit A and Unit B are not show on the MapGeo Locus map as of 6/21/24. Both Units will screen Unit C where the solar array is being proposed.

Locus Map
Scale: Not to scale

Zoning Class: CN
Front Setback: 10ft
Side/Rear Setback: 5 ft/10 ft



Site Plan
Scale: 1" = 25”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

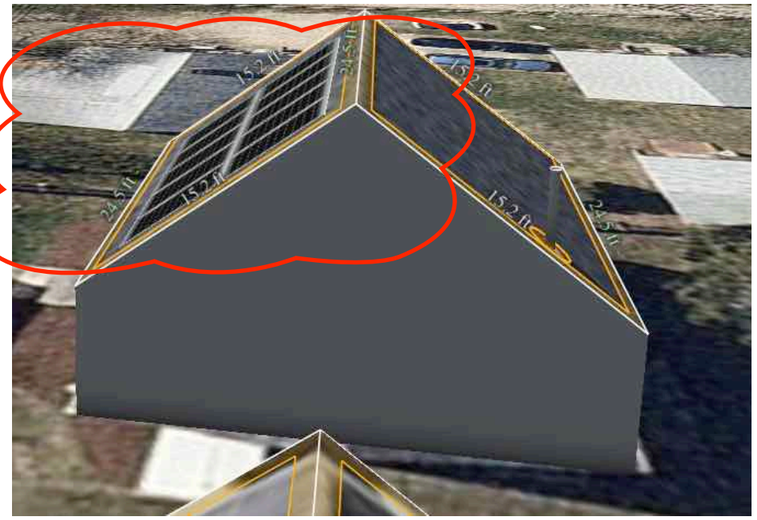
Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

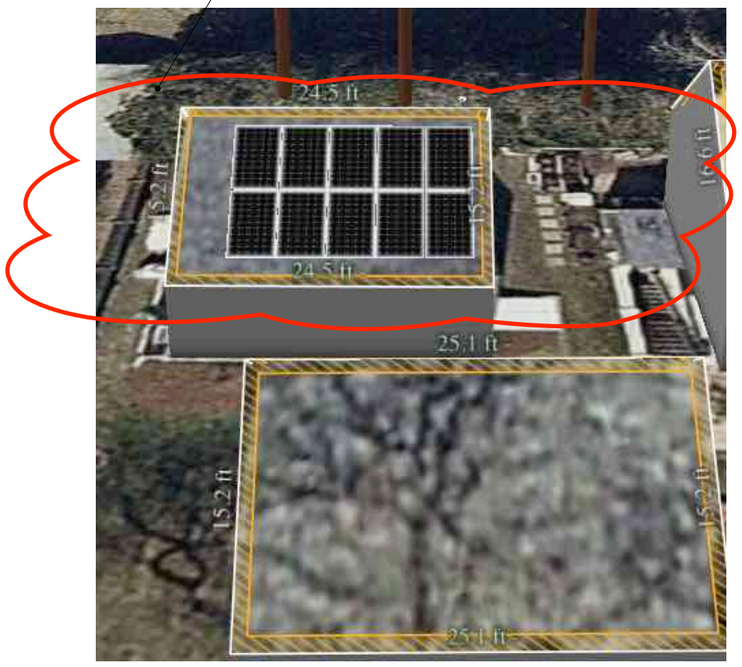
PV 01

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP



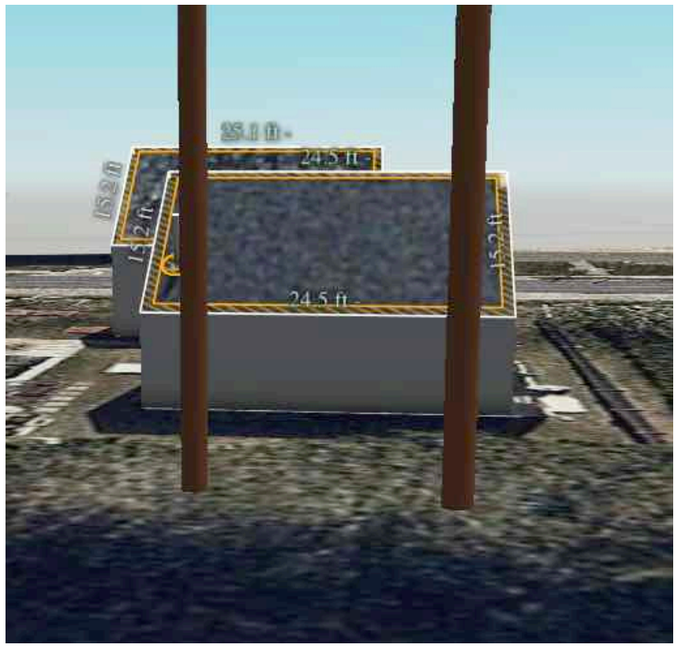
NORTH ELEVATION

PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

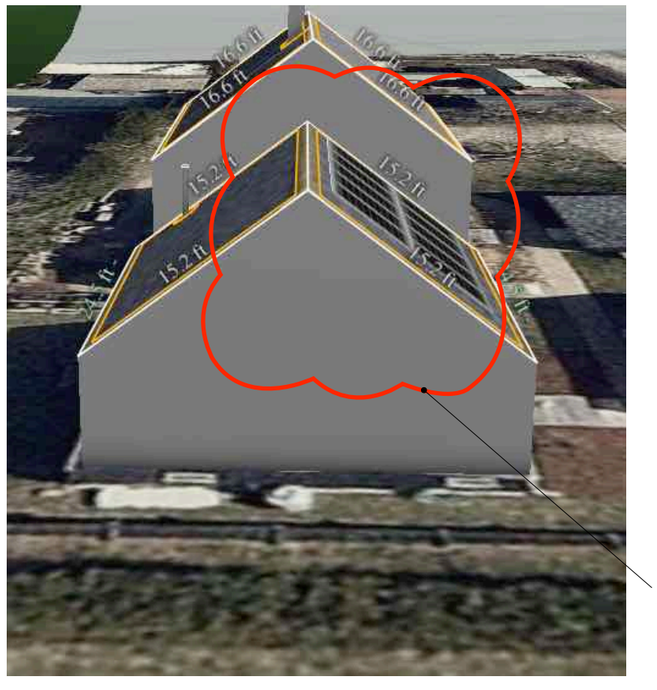


EAST ELEVATION

NO CHANGE TO WEST ELEVATION



WEST ELEVATION



PROPOSED LOCATION OF (10) ALL BLACK PV MODULES TO ROOFTOP

SOUTH ELEVATION

NOT TO SCALE

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

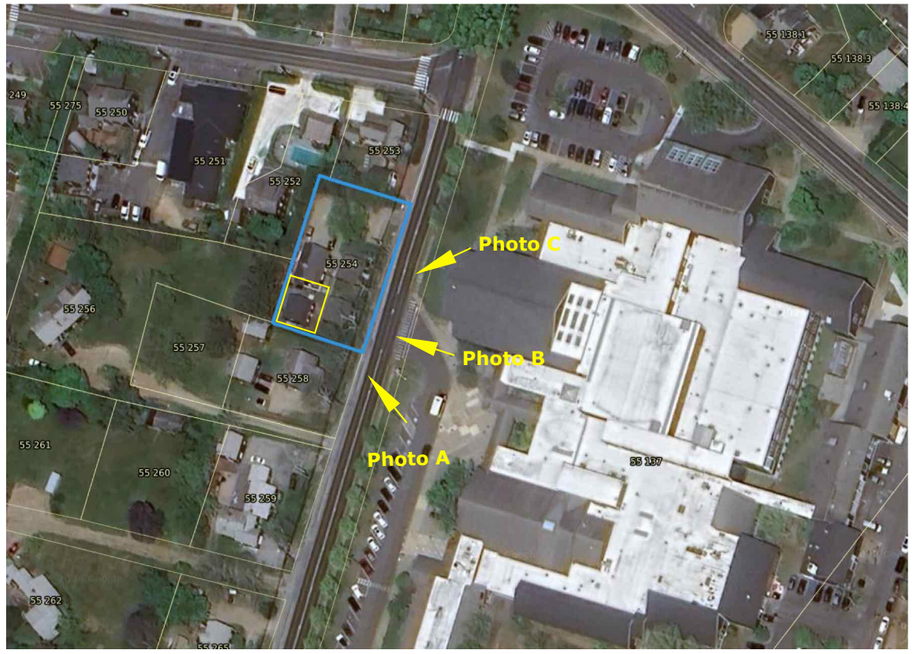
ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



PANELS WILL HAVE LIMITED VISIBLITY FROM PUBLIC WAY

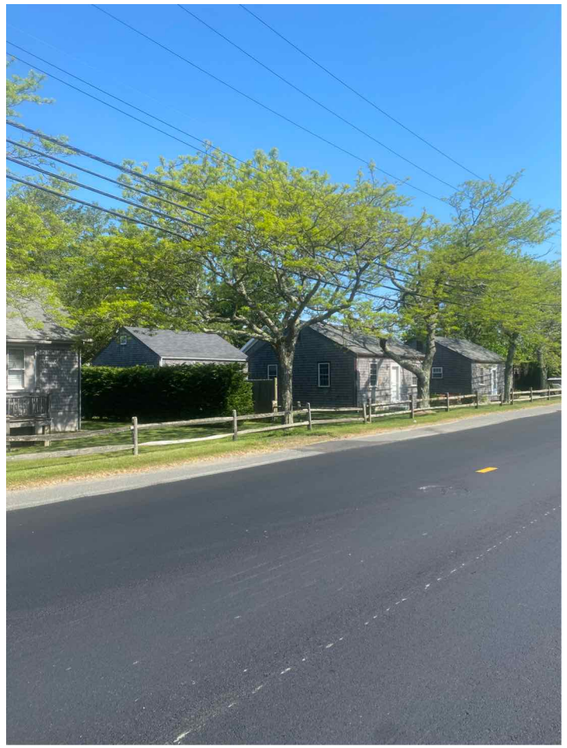


PHOTO A

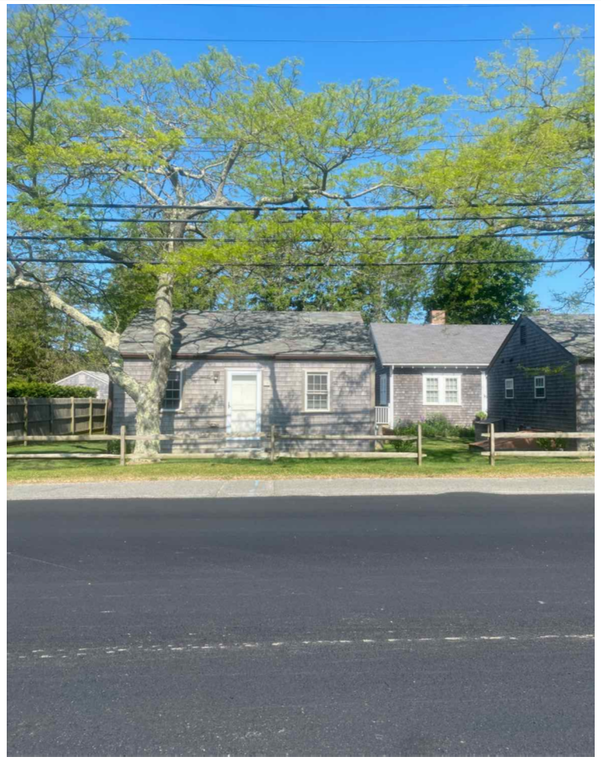


PHOTO B

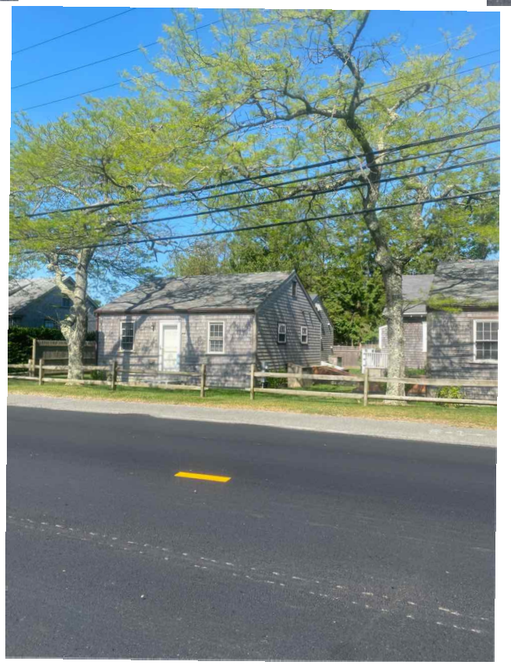


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

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

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

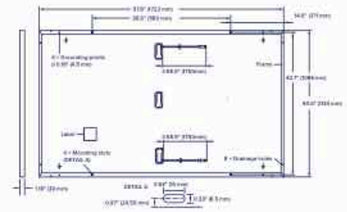
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

▪ Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥68.9 in (1750 mm), (−) ≥68.9 in (1750 mm)
Connector	Stäubli MC4, IP68

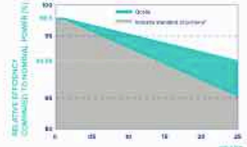


▪ Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W/−0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	405	410	415	420	425	430
Minimum	Short Circuit Current[3]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[3]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[3]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

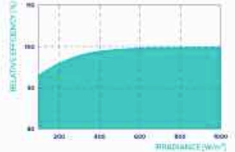


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[4]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[4]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[4] See Installation Manual

▪ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2022-12_Rev02_en

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ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
4.25kW DC, 5.0kW AC

Owner:	NHA Properties Inc
Site Address:	7C Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 254

Street & Number of Proposed Work: 71 Surfside Rd

Owner of record: NHA Properties Inc

Mailing Address: 75 old South Rd

Nantucket, MA 02554

Contact Phone #: 508-228-4482 E-mail: anne@housingnantucket.org

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-9605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (16) all black PV Solar modules to rooftop.

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

DocuSign Envelope ID: 3024EE77-F13D-4278-BBE8-8F22494167E8

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Historic District Commission,

I am the owner of the property located at: 7C Surfside Rd., 7D Surfside Rd., 7 Benjamin Dr.

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: Anne Kuszpa 889A99FEAEA641...
Name Anne Kuszpa
Date 5/13/2024

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

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

REQUIRED WITH ALL APPLICATIONS:

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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

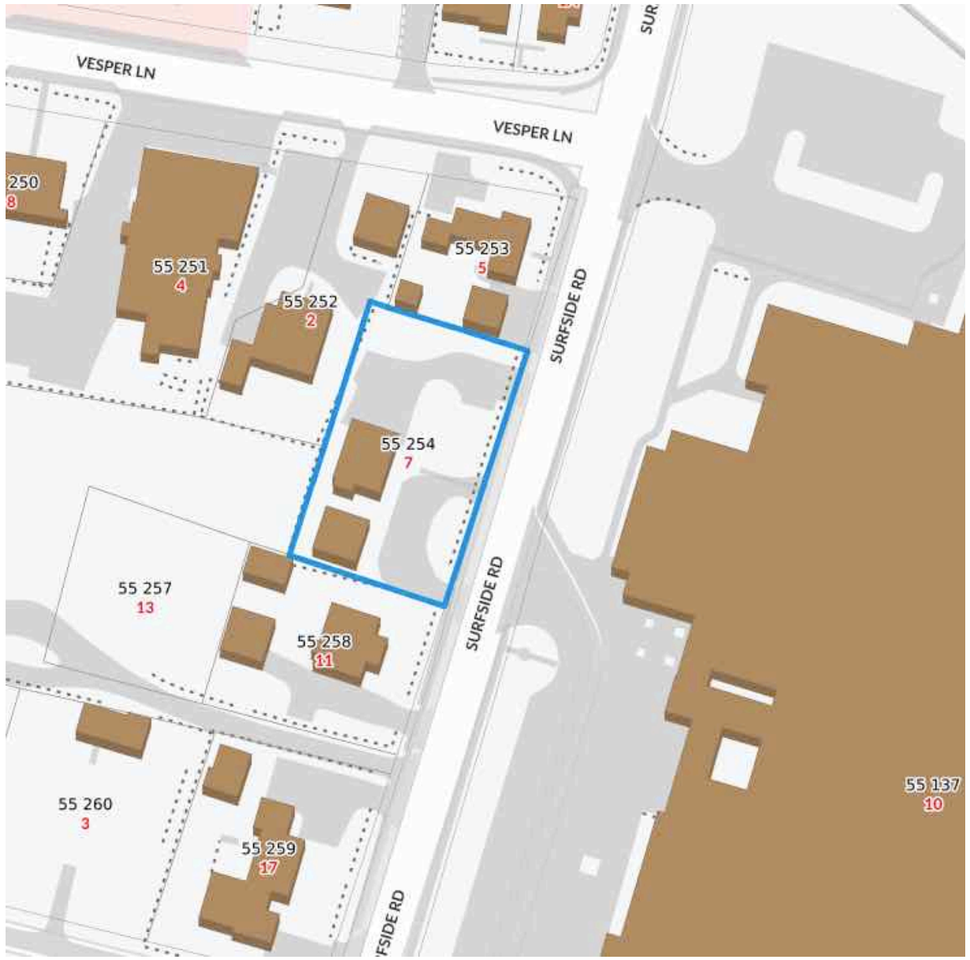
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

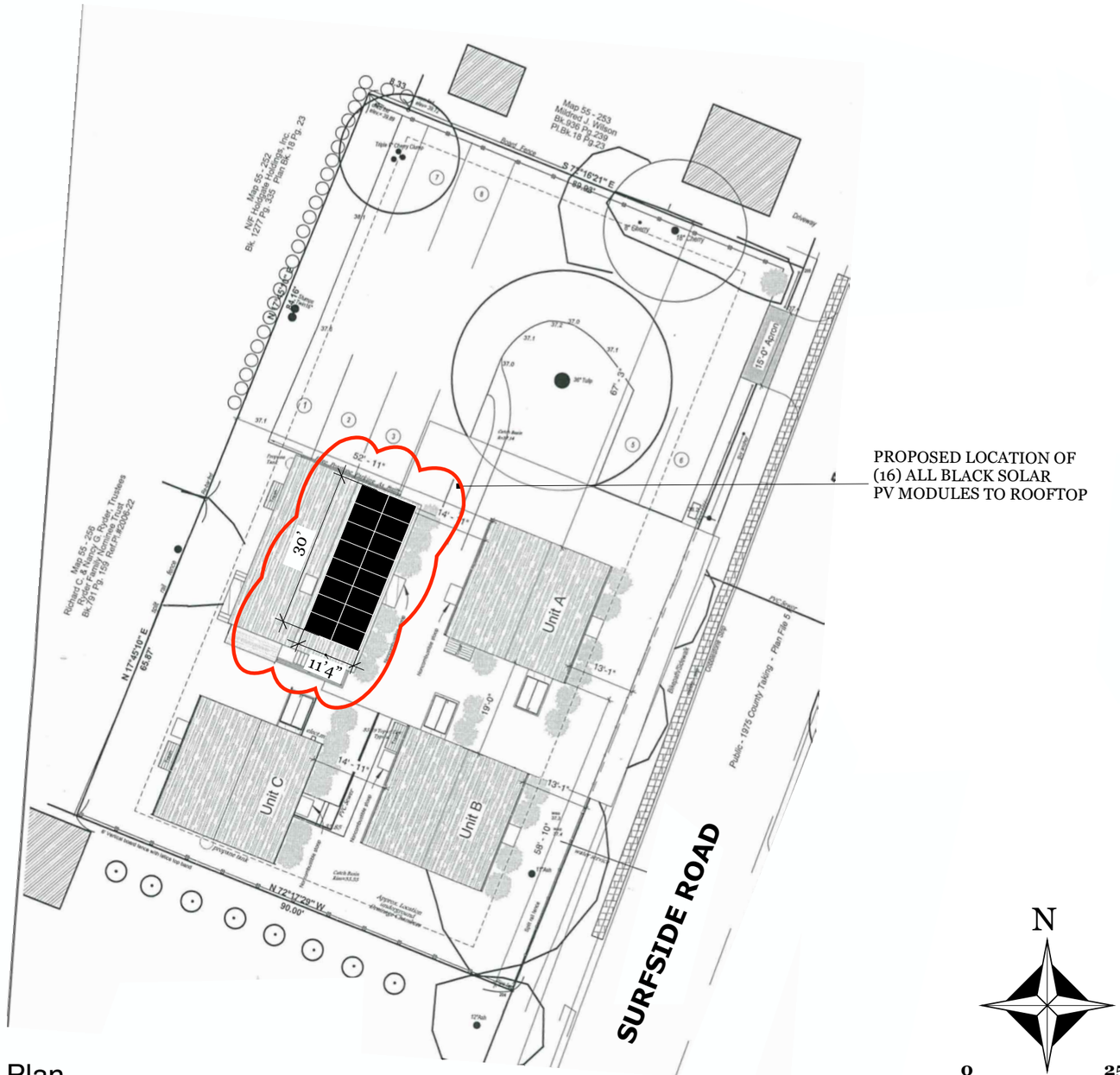
Signature Date



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

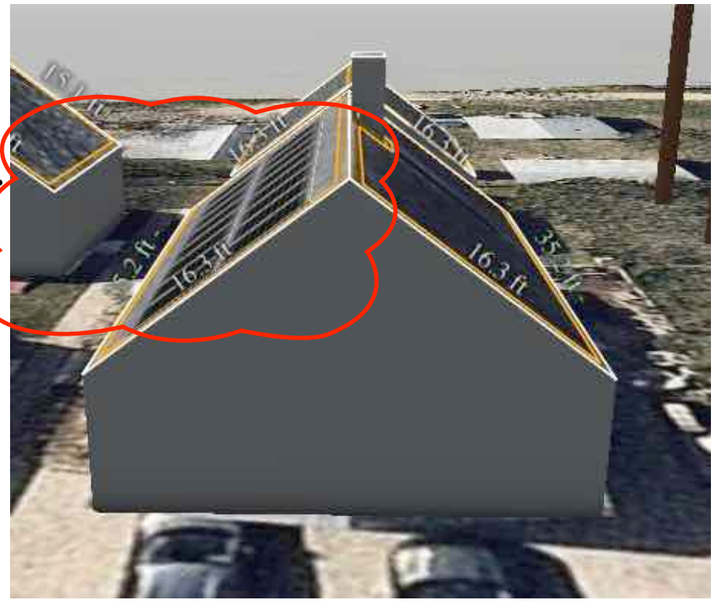
Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

	MM/DD/YY	REMARKS
1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

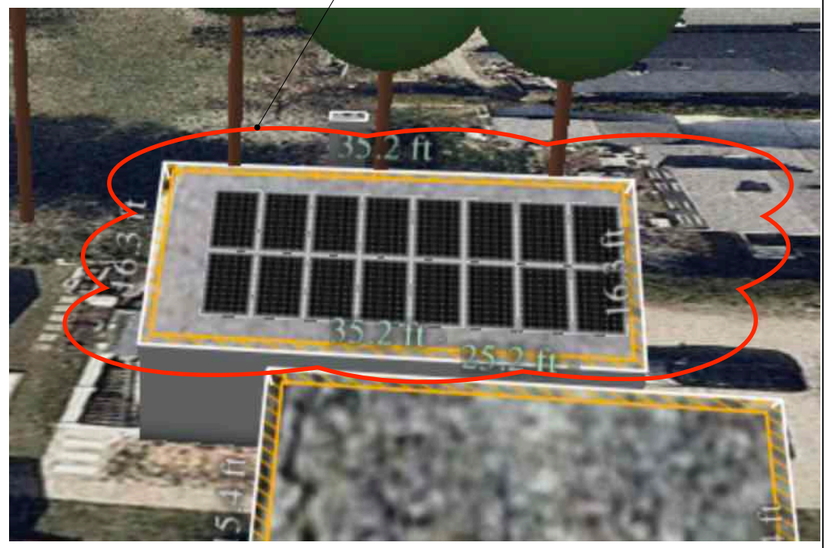
PV 01

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



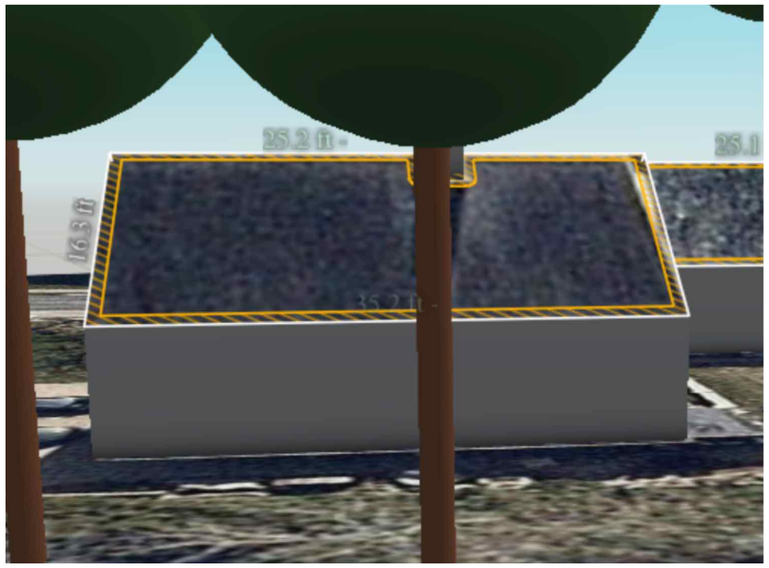
NORTH ELEVATION

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

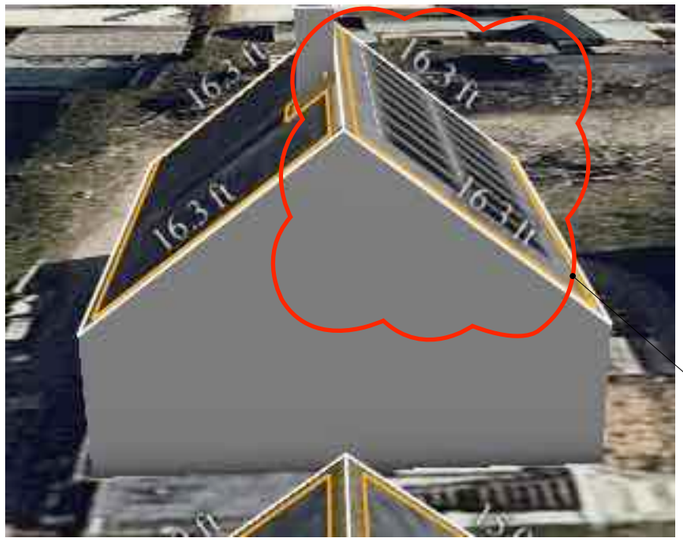


EAST ELEVATION

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

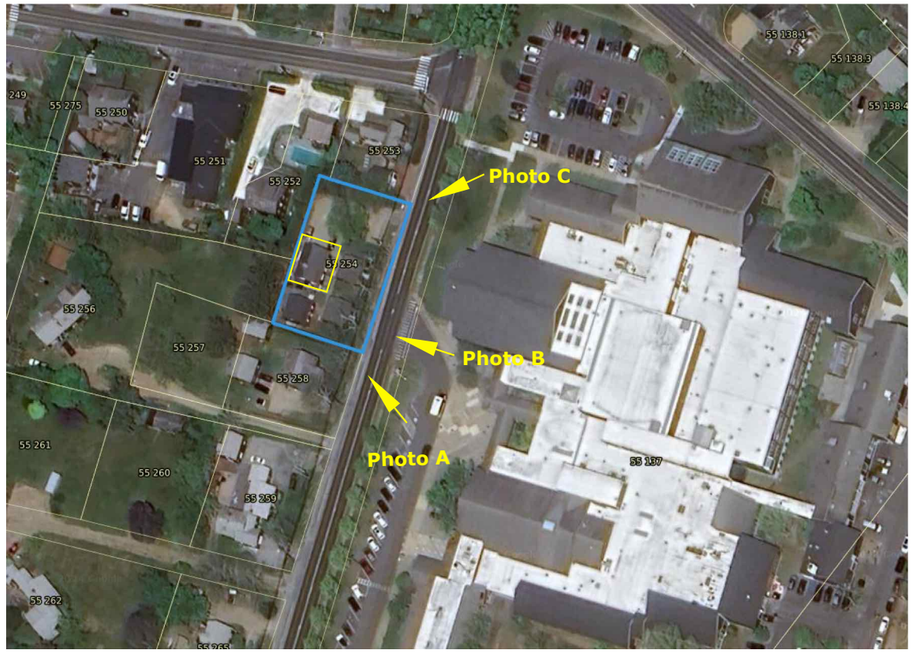
ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

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

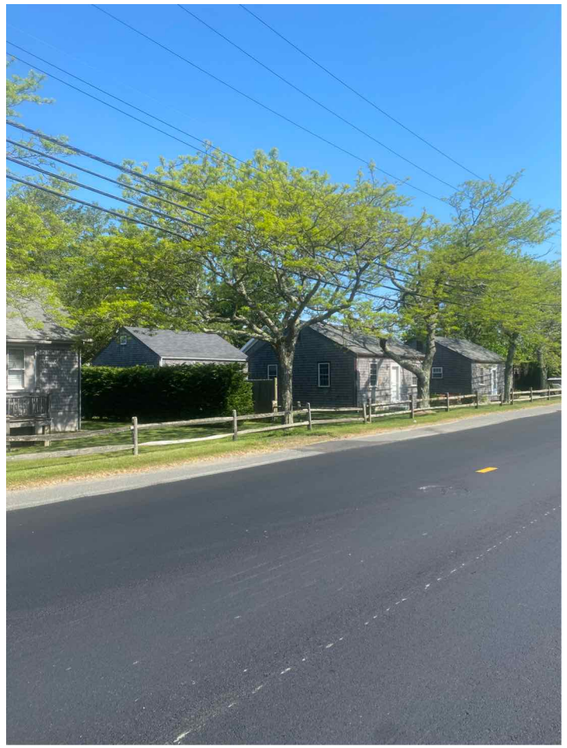


PHOTO A

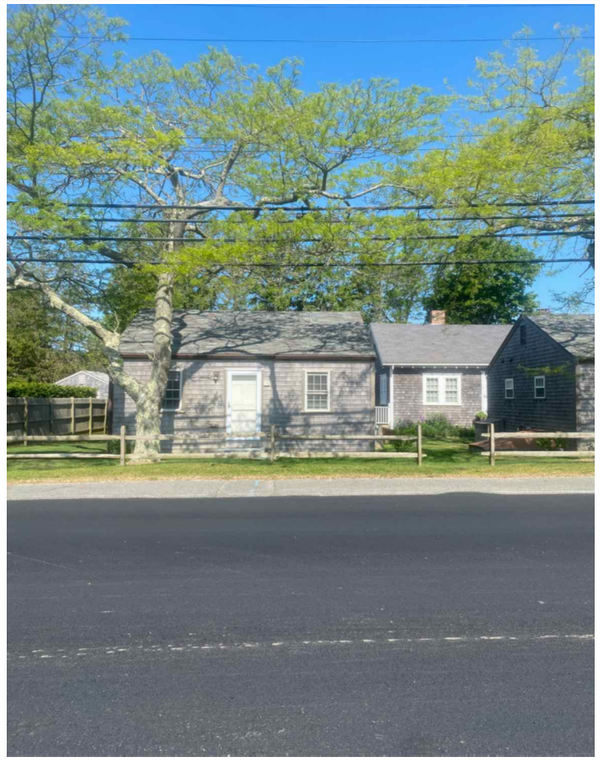


PHOTO B

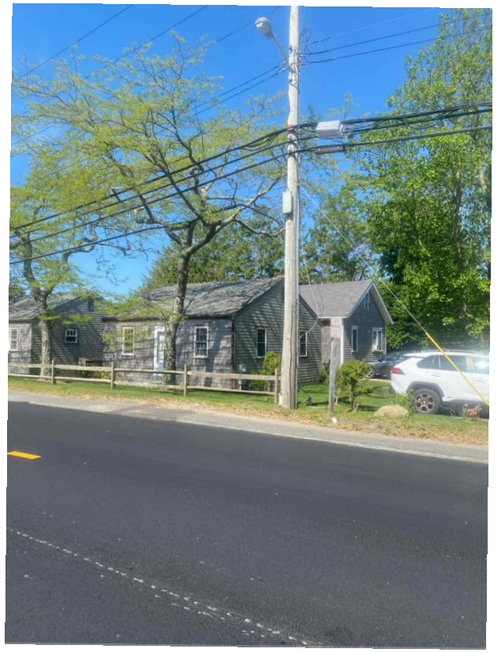


PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

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

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

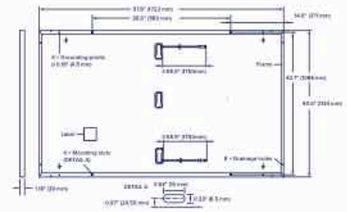
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

▪ Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥68.9 in (1750 mm), (−) ≥68.9 in (1750 mm)
Connector	Stäubli MC4, IP68

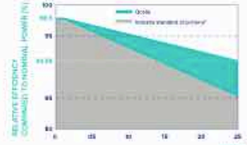


▪ Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W/−0 W)								
Minimum	Power at MPP[3]	P_{MPP} [W]	405	410	415	420	425	430
Minimum	Short Circuit Current[3]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[3]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[3]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

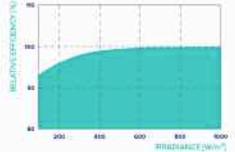


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

▪ Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730	C / TYPE 2
Max. Design Load, Push/Pull[4]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[4]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)		

[4] See Installation Manual

▪ Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2022-12_Rev02_en

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ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
6.8kW DC, 6.0kW AC

Owner:	NHA Properties Inc
Site Address:	7D Surfside Rd
City, State, Zip:	Nantucket, MA 02554
Map: 55	Parcel: 254

REVISIONS

1	6/20/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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.

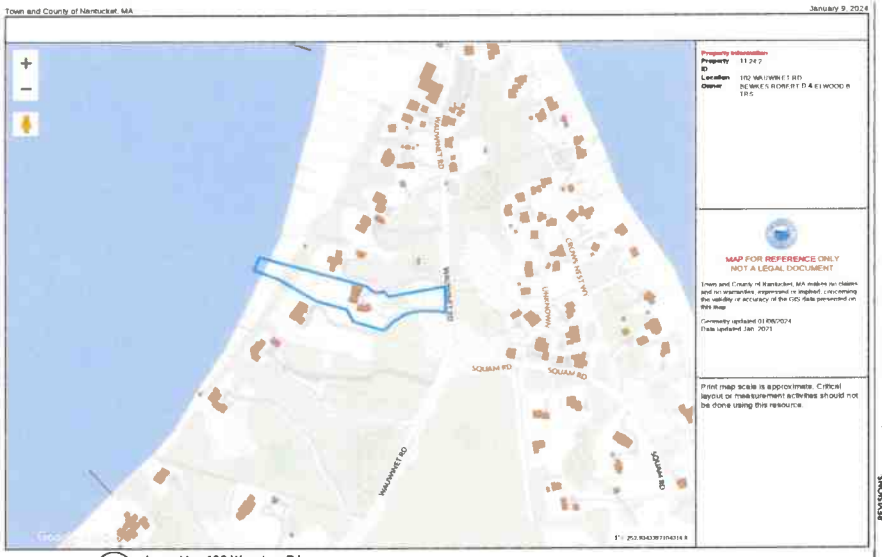
COLORS

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

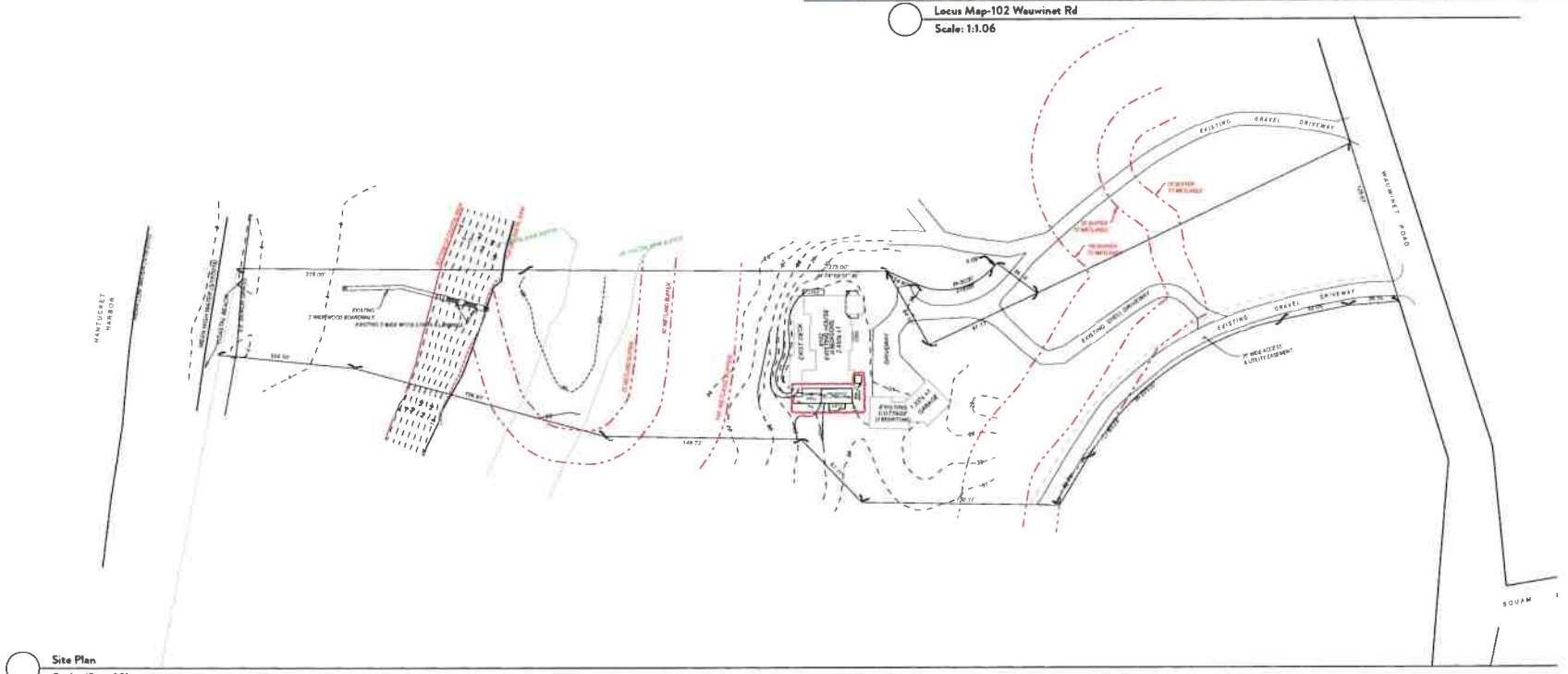
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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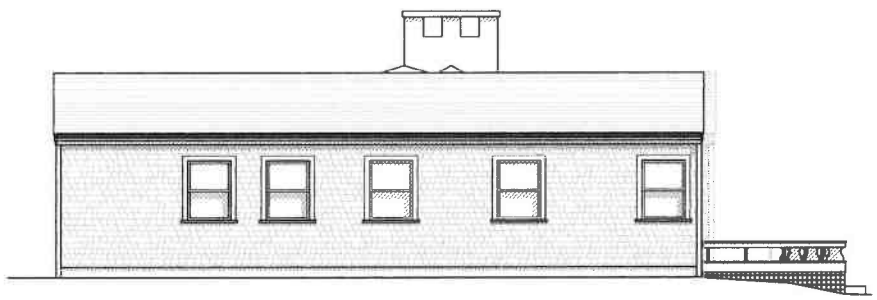
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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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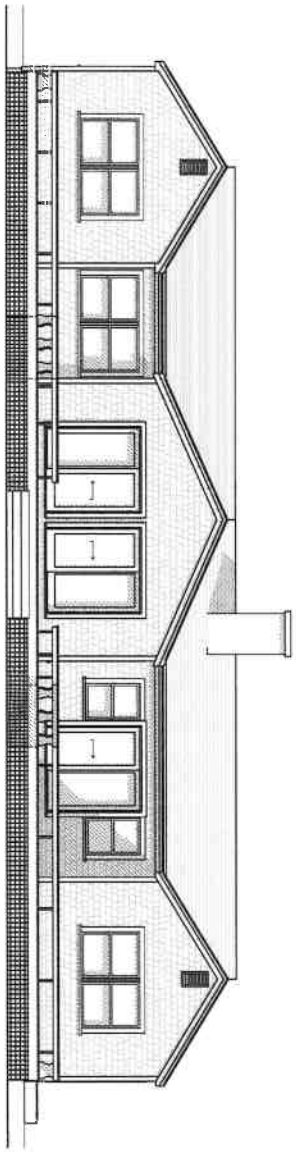
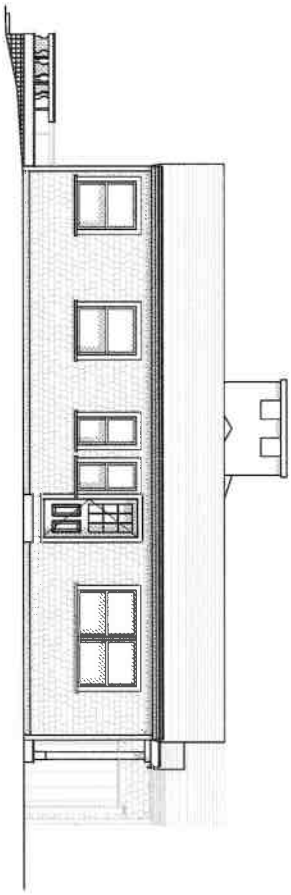
ID #
EX-2.1

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

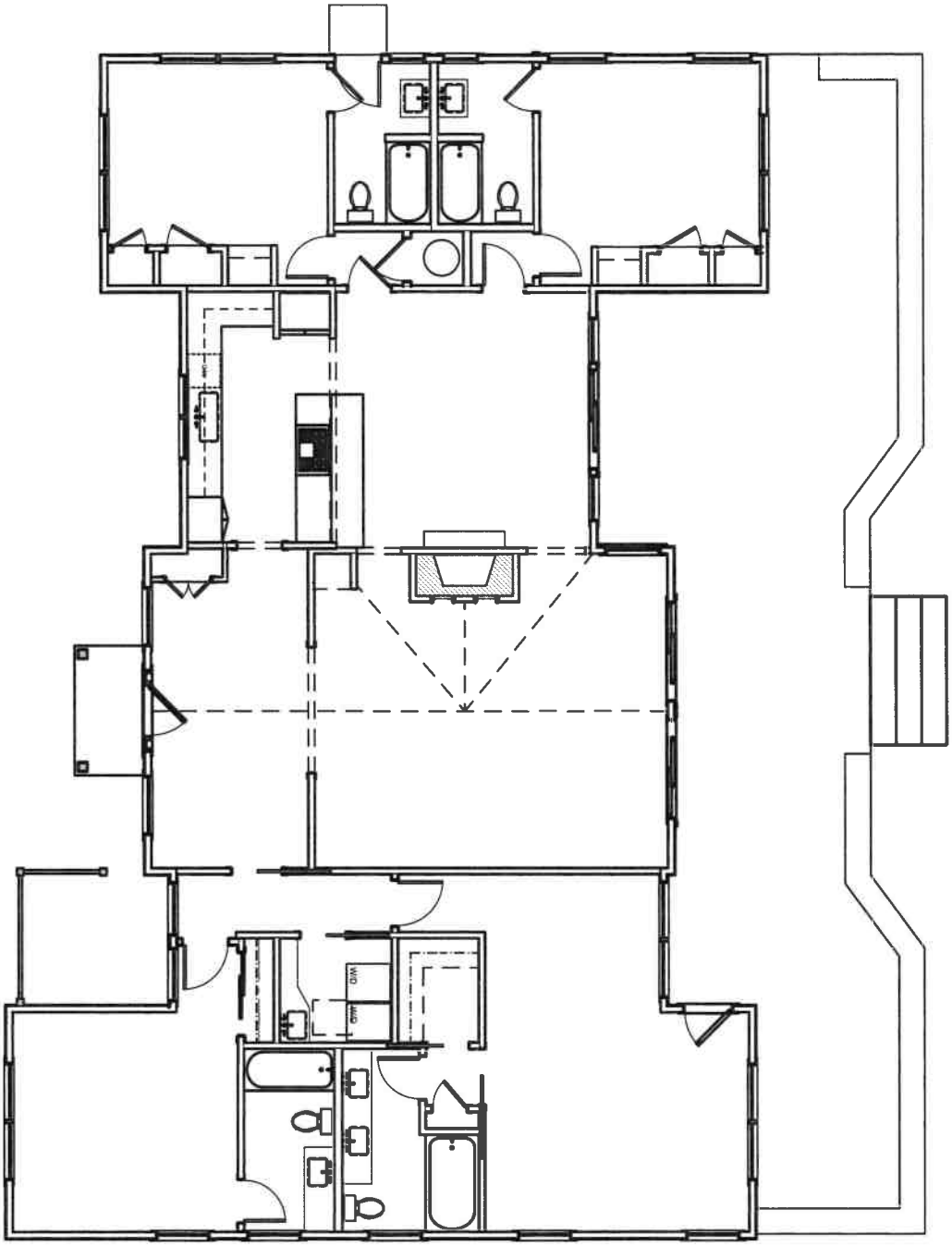
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publications or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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

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.

Existing First Floor Plan

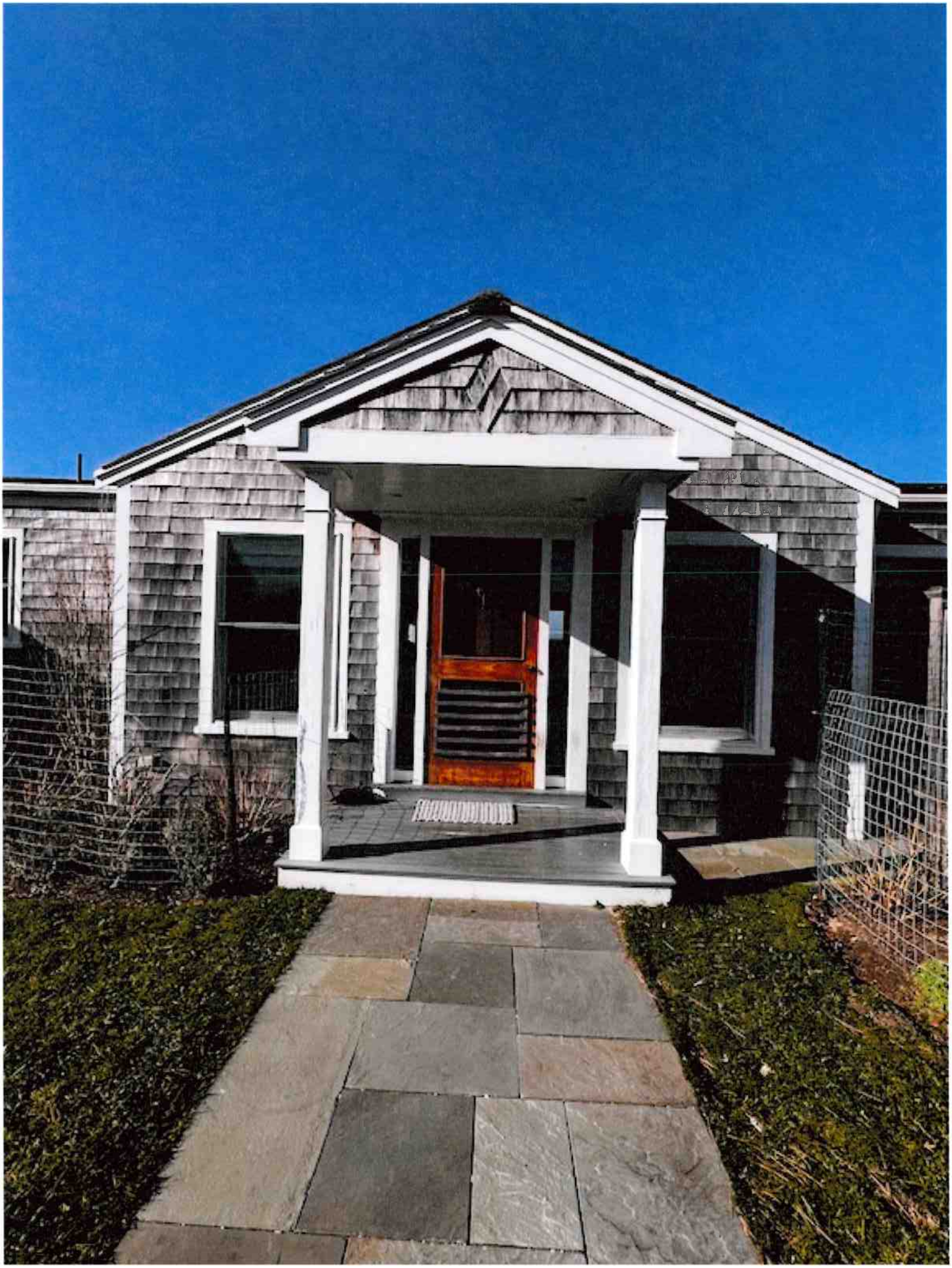
BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM










KOHLER

102 WAUWINET RD

Location	102 WAUWINET RD	**Mblu**	11/ / 24/2 /
Acct#	00000041	**Owner**	BEWKES ROBERT D & ELWOOD B TRS
Assessment	$8,445,300	**PID**	41
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,275,800	$7,169,500	$8,445,300

Owner of Record

Owner	BEWKES ROBERT D & ELWOOD B TRS	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	102 WAUWINET RD NANTUCKET, MA 02554	**Book & Page**	C27446/0
		Sale Date	09/05/2019
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BEWKES ROBERT D & ELWOOD B TRS	$0		C27446/0	99	09/05/2019
BEWKES ROBERT D & ELWOOD B TRST	$0		C25019/0	99	11/20/2013
BEWKES E GARRETT JR QPRT ETAL	$0		C18193/0	99	12/30/1997
BEWKES FAMILY LIMITED PTRSHIP	$0		C08196/0	99	12/30/1997
BEWKES E GARRETT JR & MARJORIE	$0		C08196/0	99	12/30/1997

Building Information

Building 1 : Section 1

Year Built:	1965
Living Area:	2,444
Replacement Cost:	$1,080,039
Building Percent Good:	88

Replacement Cost
Less Depreciation: $950,400

Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building 2 : Section 1

Year Built: 1987
Living Area: 672
Replacement Cost: $353,524
Building Percent Good: 90
Replacement Cost
Less Depreciation: $318,200

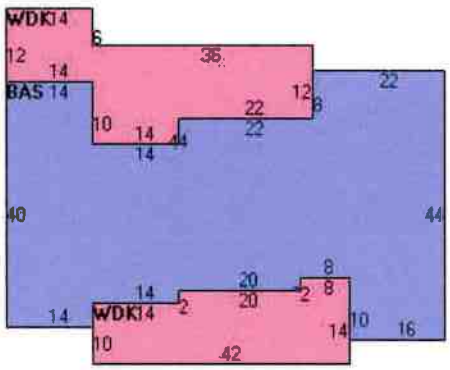
Building Attributes : Bldg 2 of 2	
Field	**Description**

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\62\34.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/41_45.jp

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,444	2,444
WDK	Deck, Wood	1,148	0
		3,592	2,444

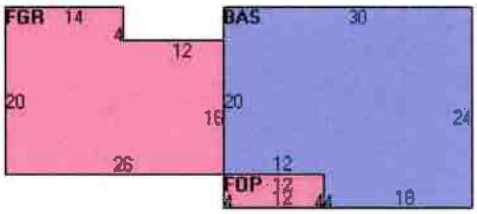
Style:	Guest Quarters
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\64\48.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/41_1507

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	672	672
FGR	Garage, Finished	472	0
FOP	Porch, Open, Finished	48	0
		1,192	672

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,200	1

Land

Land Use

Use Code 1093

Land Line Valuation

Size (Acres) 2.39

Description	MULTI WF	**Frontage**	0
Zone	LUG1	**Depth**	0
Neighborhood	750	**Assessed Value**	$7,169,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,275,800	$7,169,500	$8,445,300
2023	$1,000,600	$6,314,400	$7,315,000
2022	$814,500	$4,205,900	$5,020,400
2021	$803,500	$4,673,200	$5,476,700
2020	$803,500	$4,645,200	$5,448,700

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Subject: Re: HDC Authorization
Date: Wednesday, February 21, 2024 at 11:59:31 AM Eastern Standard Time
From: Robert Bewkes
To: stacey bewkes
CC: Tammy Conway

To Whom it may concern

Botticelli and Pohl have my authorization to sign any applications on my behalf as owner and Trustee of 102 Wauwinet Road Trust. Any questions can be directed to me at bbewkes@gmail.com or by phone at 203-554-9196.

Thank You,

Robert Bewkes
Trustee

On Feb 21, 2024, at 10:01 AM, stacey bewkes <shbewkes@me.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Tammy Conway <tammy@botticelliandpohl.com>
Date: February 21, 2024 at 9:34:32 AM EST
To: shbewkes@me.com
Subject: HDC Authorization

Hi Stacey,
We are getting ready to submit to the HDC on Monday and need Bob to authorize Botticelli & Pohl to sign applications on his behalf as trustee of 102 Wauwinet Road Trust, owner of property located at 102 Wauwinet Road in Nantucket. His reply to this email is acceptable. Sorry I don't have Bob's email.
Best,

Tammy Conway

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 102 Wauwinet Road Trust

STREET ADDRESS 102 Wauwinet Road

MAP/PARCEL 11|24.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 24, 2024

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

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

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

Signature

6/24/24
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 132

Street & Number of Proposed Work: 14 HUSSEY STREET

Owner of record: 14 HUSSEY ST. LLC

Mailing Address: PO BOX 715

NANTUCKET, MA, 02554

Contact Phone #: 508-257-0384 E-mail: JOE@OLSONTWOMBLY.COM

AGENT INFORMATION (if applicable)

Name: OLSON TWOMBLY

Mailing Address: PO BOX 715

NANTUCKET, MA, 02554

Contact Phone #: 508-257-0384 E-mail: JOE@OLSONTWOMBLY.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1795-97

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front SW 0032 NEEDLEPOINT NAVY Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors WHITE

Deck NATURAL Foundation EXISTING Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-12-24 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application -Application Fee- $50.00.
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
Y	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

Y	Signed Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met

Signature: _____ Date: 6/24/24

14 Hussey Street



Property Information

Property ID	10242
Location	14 HUSSEY ST
Owner	14 HUSSEY ST LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



APPROVED NORTH ELEVATION (CERT. #2023-5-8419)
SCALE: 1/4"=1'-0"

OLSON // TWOMBLY
interior design

project
14 HUSSEY ST,
NANTUCKET,MA

notes

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ARCHITECT, INTERIOR DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPREATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED PLEASE CONTACT THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS. CONTRACTORS UNDERTAKING WORK WITHOUT FIRST SECURING AND MAINTAINING NECESSARY APPROVALS, PERMITS AND LICENSES ETC, DO SO AT THEIR OWN RISK ENTIRELY AND ASSUME FULL RESPONSIBILITY FOR THEIR ACTIONS AND ANY CONSEQUENTIAL DAMAGES TO OTHER PARTIES SUCH AS PROPERTY OWNER, DESIGNER OR ARCHITECT.

3. ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER OR INTERIOR DESIGNER.

4. CONTRACTOR TO PROVIDE SUBMITTALS AND SAMPLES TO INTERIOR DESIGNER FOR:
-SHOP DRAWINGS FOR ALL MILLWORK
-TILE SAMPLES
-WOOD SAMPLES
-PAINT SAMPLES
-PLUMBING SPECS SUBMITTAL
-LIGHTING SPECS SUBMITTAL
-GLASS SHOWER DOORS

revisions

date	no.	revision

title
NORTH ELEVATION

scale
SCALE

date
JUNE 24, 2024

SK-1


14



Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

11A - Cottage

Rev to Prev

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

X Covid Waiver

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

separate application 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

n/a 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

11A-GARAGE

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A. REV TO PREV

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 24.1

Street & Number of Proposed Work: 11 ALLIANCE LANE

Owner of record: FAMILY TIES ACK LLC

Mailing Address: 6908 ARMAT DRIVE
BETHESDA MD 20817

Contact Phone #: — E-mail: —

AGENT INFORMATION (if applicable)

Name: JAMES KRAPP (STUDIO PPARK)

Mailing Address: 1 BRIDGE ST STE 18
IRVINGTON NY 10533

Contact Phone #: 646.481.7081 E-mail: james@studioppark.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-04-8521
☐ Pool (Zoning District _____) ☐ Roof ☐ Other GARAGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

NEW Decks/Patio: Size: 6'x23'-10" ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation – REMOVE EXISTING FIRST FLOOR MASS, REPLACE W/ COVERED PORCH
2. South Elevation – NO CHANGE TO SIZE/FOOTPRINT/LOCATION FROM PREVIOUS APPROVED
3. West Elevation – N/A
4. North Elevation – N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof RED CEDAR NATURAL
Trim QUAKER GREY Sash QUAKER GREY Doors QUAKER GRAY & NATURAL
Deck IPE NATURAL Foundation GREY Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/21/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I James Krapp (studio PPARK)

AS AGENT FOR Family Ties ACK LLC

STREET ADDRESS 11 Alliance Lane NANTUCKET MA 02554

MAP/PARCEL 39/24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/21/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

6/21/24

Signature Date

studioPPARK
architecture + design

1 Bridge Street Ste 18
Irvington NY 10533
studio@studioppark.com
o: 646.481.7081

11A_RESIDENCE
October 13, 2021

Historic District Commission (HDC)
2 Fairgrounds Rd.
Nantucket, MA 02554
508.325.7587

Re:
Agent Authorization
11 Alliance Lane
Nantucket MA, 02554

To whom it may concern:

Please be advised that James Krapp and associated representatives of studioPPARK are hereby authorized to act on my behalf as it relates to our submission/s to the Historic District Commission of Nantucket, MA.

Should you have any questions or concerns related to our submission please feel free to contact our representative.

Sincerely,

Family Ties ACK LLC

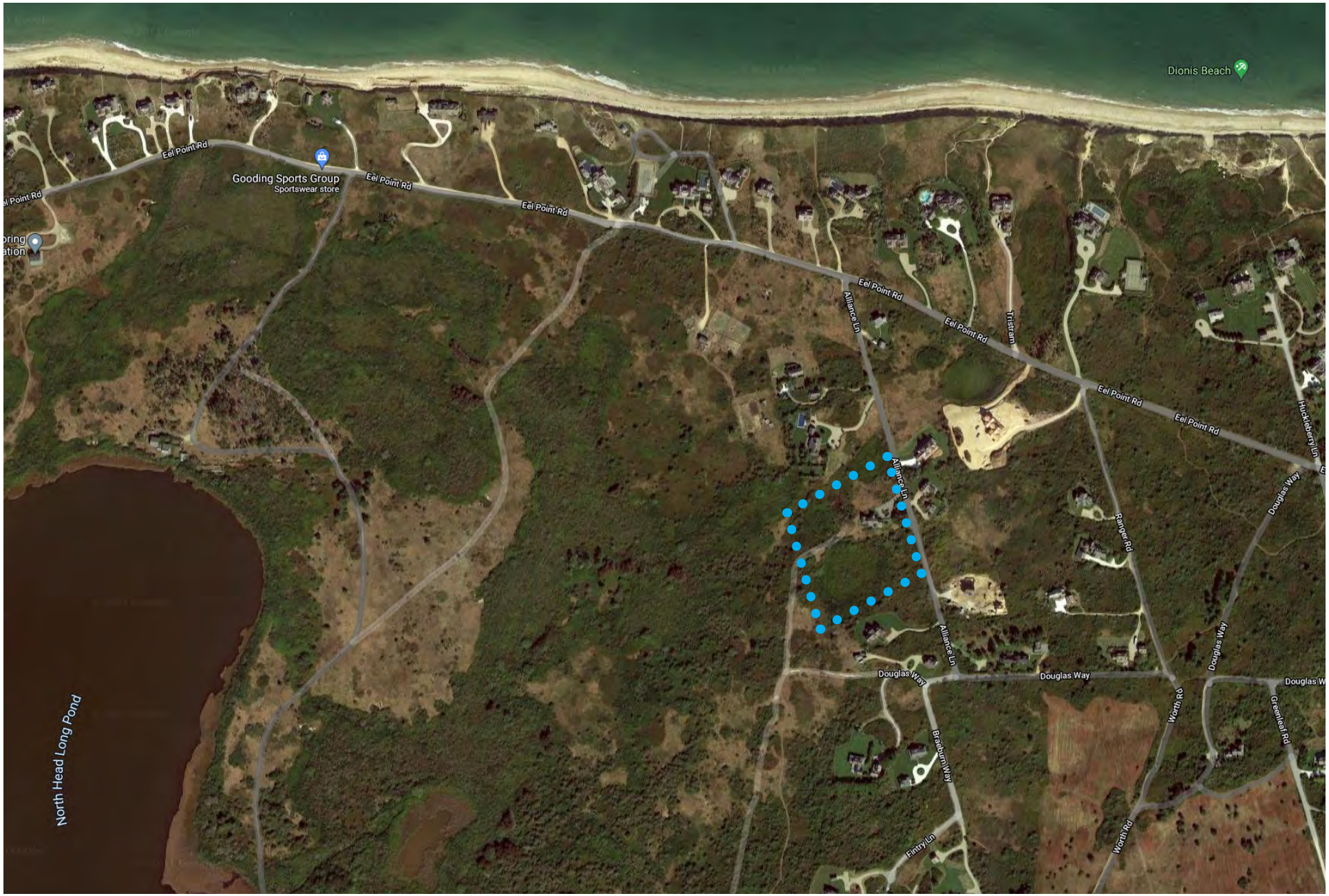
11A - 11 Alliance

HDC Context

May 5, 2023

prepared by:

studioPPARK
architecture + design



AERIAL CONTEXT- NTS

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

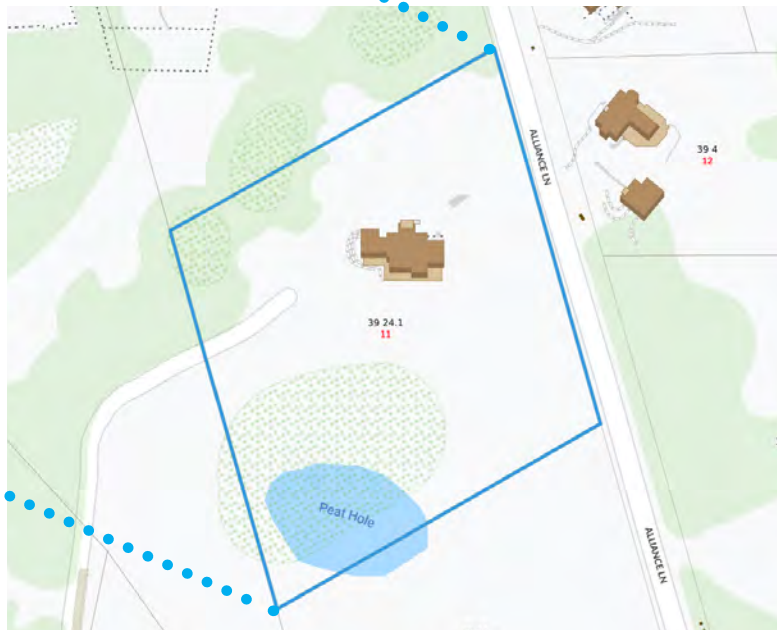
studioPPARK
architecture + design



AERIAL ZOOM - NTS



TAX CONTEXT MAP



TAX MAP ZOOM

ZONING INFORMATION

Lot Information	MAP 39 PACEL 24.1
Lot Area	131,023 SF
Minimum Lot Size	LUG- 2
Front yard setback	80,000 SF
Side yard setback	35’
Rear yard setback	15’
Frontage	15’
Max Building Height	75’
Max Site Coverage	30’ TYP, 32’ @ Single ridge
	4% Max (5240 SF available)
Waste	Septic (10 bed)
Water	Well

NORTH

11A - HDC CONTEXT

11 ALLIANCE - NANTUCKET

studioPPARK
architecture + design

EXISTING CONDITIONS PHOTOS

VIEW FROM EEL POINT ALLLIANCE INTERSECTION



VIEW FROM EEL POINT



EXISTING CONDITIONS PHOTOS

VIEW WEST FROM 11 ALLIANCE SITE



VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE LANE/DOUGLAS WAY



EXISTING CONDITIONS PHOTOS

VIEW SOUTH FROM ALLIANCE/EEL POINT (PRE DEMO)



VIEW NORTH FROM 11 ALLIANCE



VIEW SOUTH FROM ALLIANCE LANE



HDC REVISION TO PREVIOUS CERTIFICATE # 2023-04-8520

ISSUED: MAY 31, 2024

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architecture + design

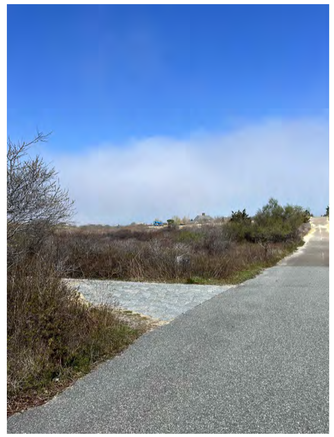
CONTEXT PHOTOS



VIEW SOUTH FROM ALLIANCE LANE



VIEW NORTH FROM 11 ALLIANCE

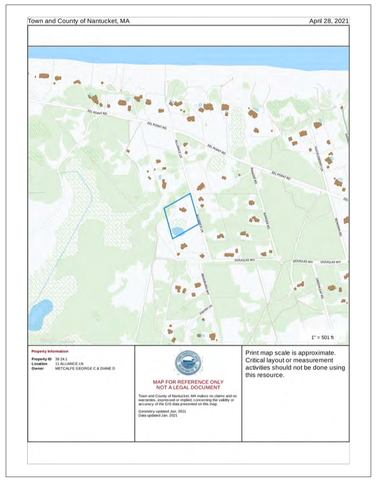


VIEW NORTH FROM ALLIANCE LANE



VIEW NORTH FROM ALLIANCE/DOUGLAS

GIS LOCUS MAP



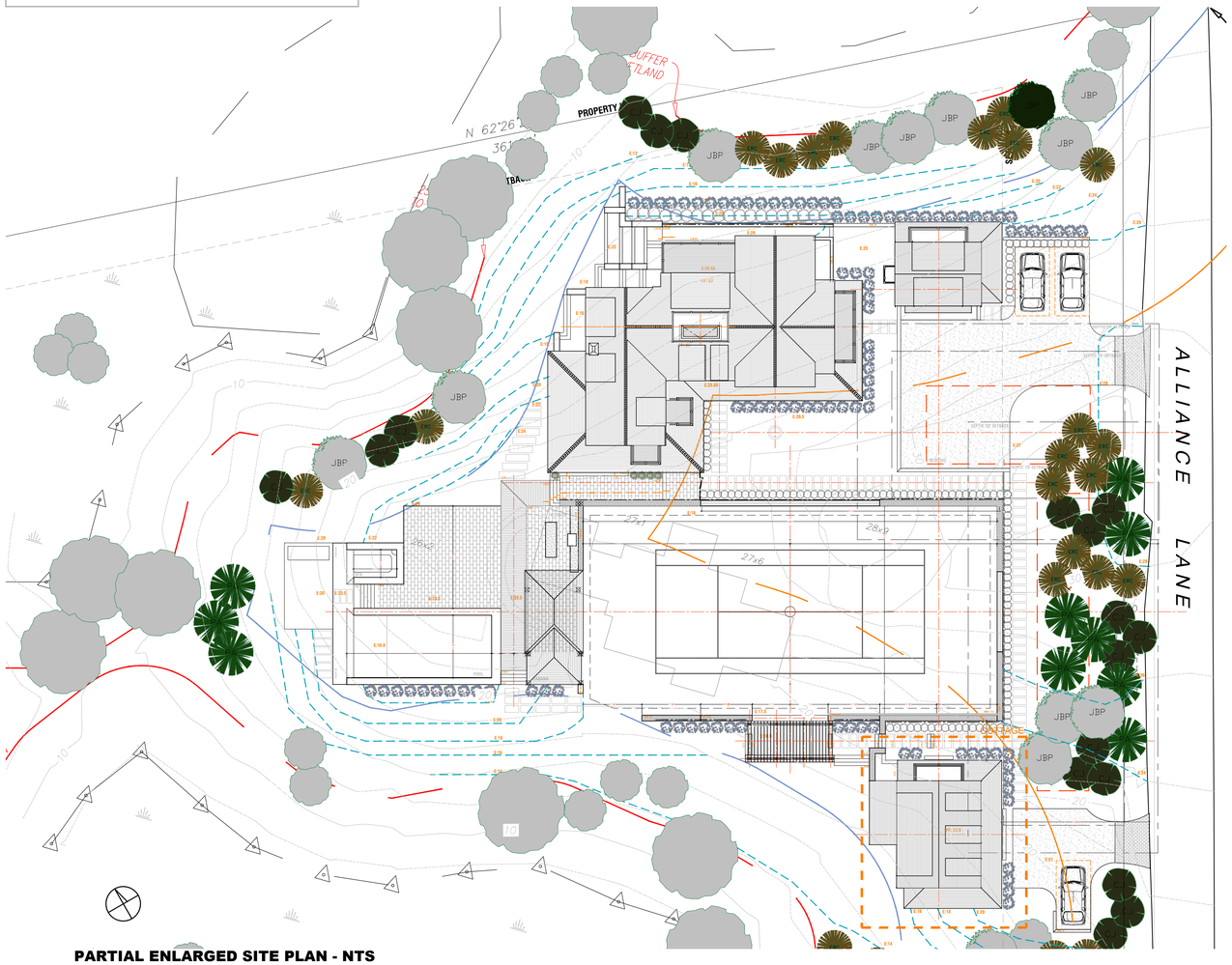
LIST OF DRAWINGS

T001	COVER SHEET
A100	FLOOR PLANS/ ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS

ZONING/LOT INFORMATION

Map & Parcel	39 24.1
Current Zoning	LUG-2
Minimum Frontage	150'
Front Setback	15'
Side/Rear Setback	35'
Min. Lot Size	80,000 SF
Actual Lot Size	131,023 SF
Allowable G.C.	4% (5,240 SF)
Max Building Height	30' TYP, 32' @ Single Ridge
Waste	Septic
Water	Well

SITE PLAN - NTS



PARTIAL ENLARGED SITE PLAN - NTS
(LANDSCAPE, POOL, RETAINING, CABANA, PERGOLA AND GAME COURT APPROVED UNDER SEPARATE APPLICATION)

11A
COTTAGE

11 ALLIANCE LANE
NANTUCKET, MA 02554

OWNER

FAMILY TIES ACK LLC

11 ALLIANCE LANE
NANTUCKET, MA 02554

DESIGNER

JAMES KRAPP

STUDIO PPARK
STUDIO@STUDIOPPARK.COM
646 481 7081

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

SEAL

PROJECT DATA

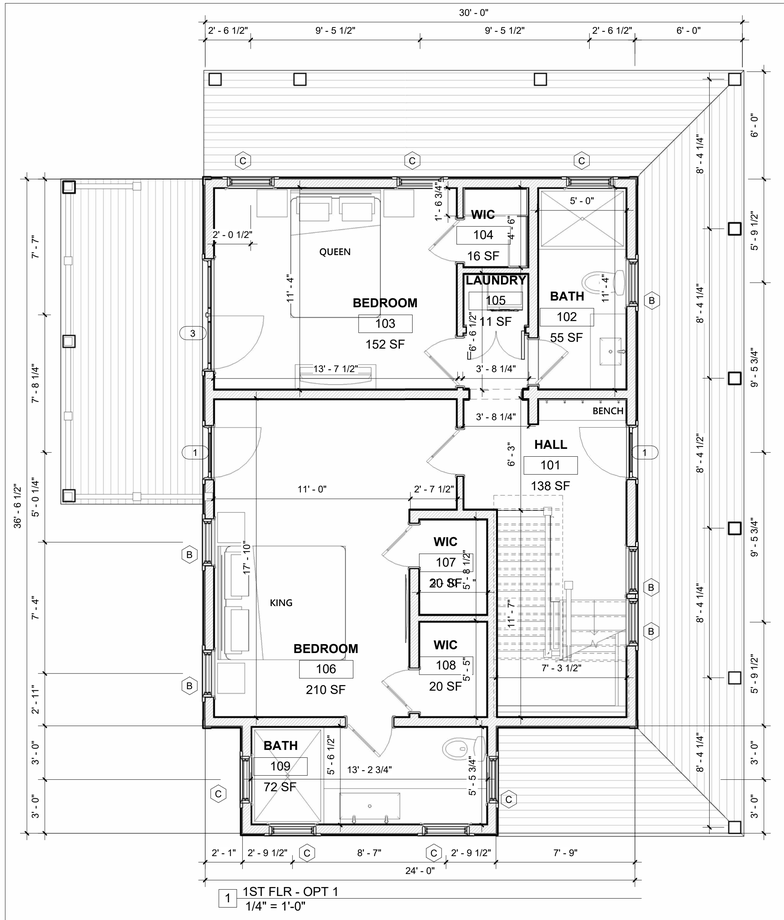
ISSUE

24_0531 - HDC REV TO PREV
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

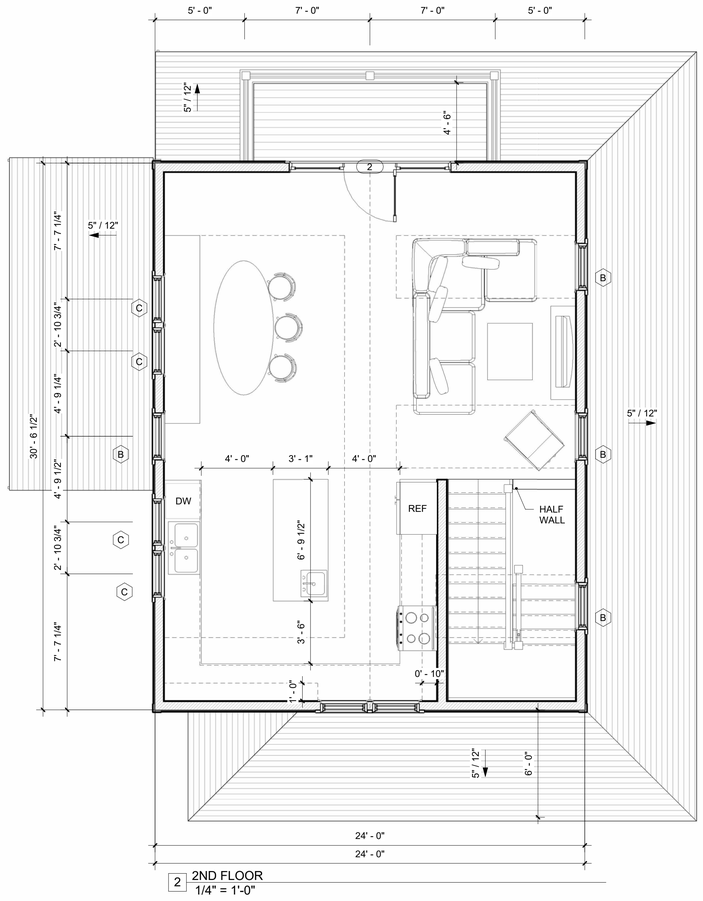
COVER SHEET

T001

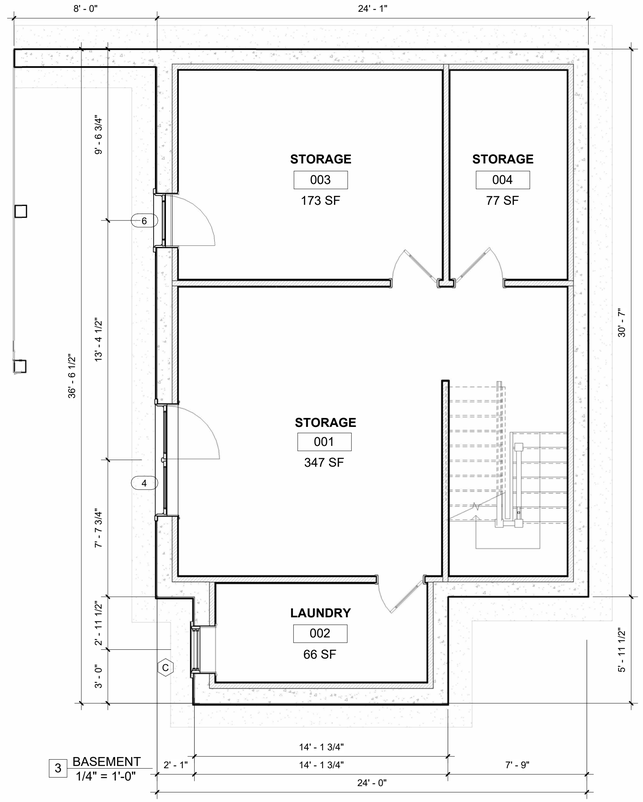
C:\USERS\STUDIOPPARK.ORG\PBOX\STUDIO PPARK\11A - 11 ALLIANCE\11A - DRAWINGS\11A - ACTIVE\SHEETS\11A_T001 - COTTAGE



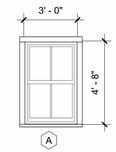
1 1ST FLR - OPT 1
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

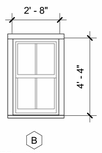


3 BASEMENT
1/4" = 1'-0"



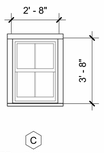
A

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH3048
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



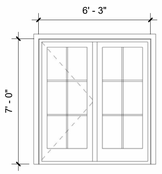
B

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH2844
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



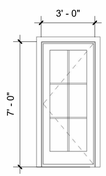
C

TYPE: 2 / 2
FINISH: QUAKER GREY
MODEL: ADH2838
ACTION: DOUBLE HUNG
MFGR: ANDERSEN
A SERIES



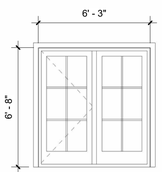
3

TYPE: DOUBLE INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



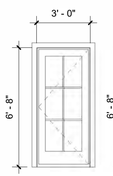
1

TYPE: ENTRY
FINISH: FIBREX WHITE
MODEL: CUSTOM
ACTION: SWING
MFGR: UPSTATE



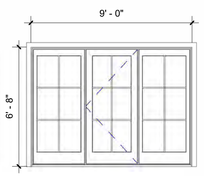
4

TYPE: DOUBLE INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



5 6

TYPE: INSWING
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN



2

TYPE: 1 PANEL/2 SIDELIGHTS INSWING FRENCH
FINISH: QUAKER GREY
MODEL: CUSTOM
ACTION: SWING
MFGR: ANDERSEN

NOTES:

ALL WINDOWS TO BE TRUE DIVIDED LITE AS INDICATED

ALL WINDOWS DIMENSIONED TO CENTER LINE

PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

EXTERIOR COLOR: QUAKER GREY
INTERIOR COLOR: FACTORY FINISHED WHITE, VERIFY PRIOR TO ORDER

NOTES:

1. PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH DOOR OPENING, UNLESS OTHERWISE NOTED

2. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALL WAYS ETC...

WINDOW & DOOR LEGEND
1/4" = 1'-0"

studioPPARK
architecture + design

11A
COTTAGE

11 ALLIANCE LN,
NANTUCKET MA 02554

OWNER

FAMILY TIES ACK LLC
11 ALLIANCE LN,
NANTUCKET MA 02554

ARCHITECT

STUDIO PPARK

JAMES KRAPP, R.A.
STUDIO@STUDIOPPARK.COM
646 481 7081

ENGINEER

SEAL

PROJECT DATA

11 ALLIANCE LN, NANTUCKET MA 02554

ISSUE

24_0531 - HDC REV TO PREV CERT
23_0911 - ISSUED FOR PERMIT
23_0808 - HDC STAFF REVISION
23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

FLOOR PLANS

A101

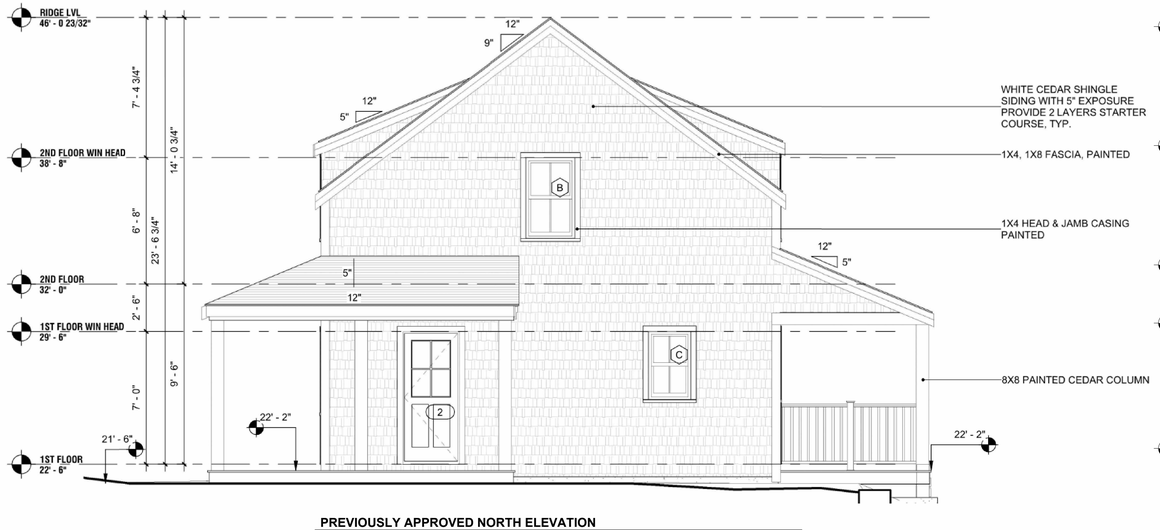
NO: 11A



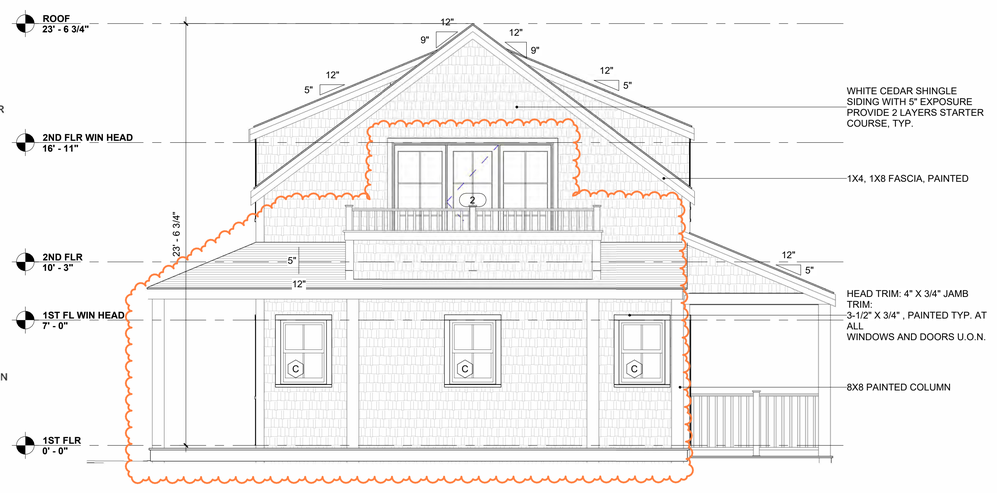
PREVIOUSLY APPROVED EAST ELEVATION



1 ELEVATION EAST
1/4" = 1'-0"



PREVIOUSLY APPROVED NORTH ELEVATION



2 ELEVATION NORTH
1/4" = 1'-0"

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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

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23_0724 - HDC REVISION
23_0505 - HDC SUBMISSION

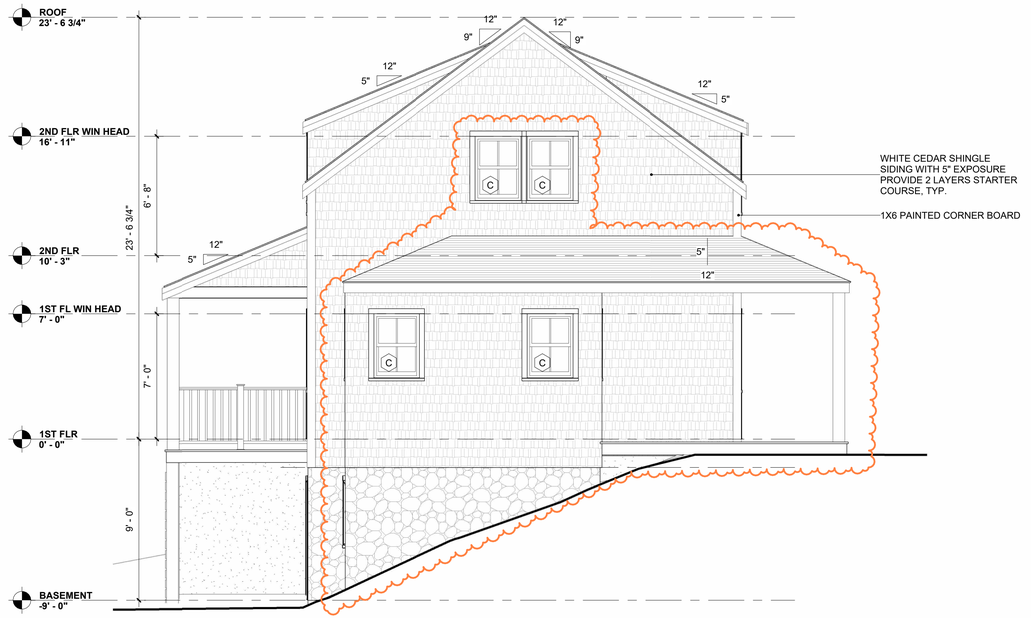
ELEVATIONS

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

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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)

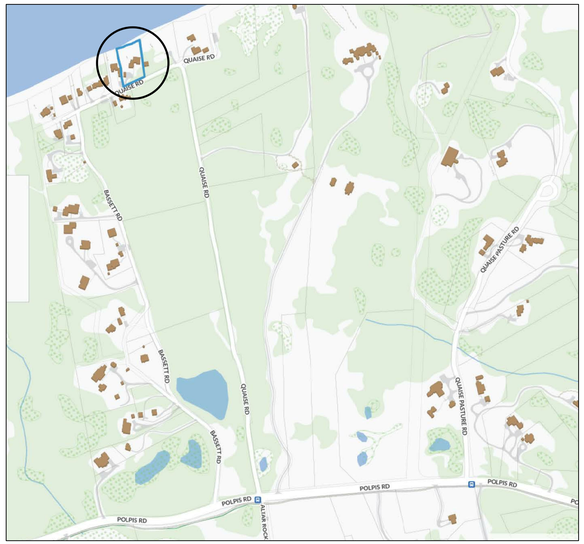
Deck NTW Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

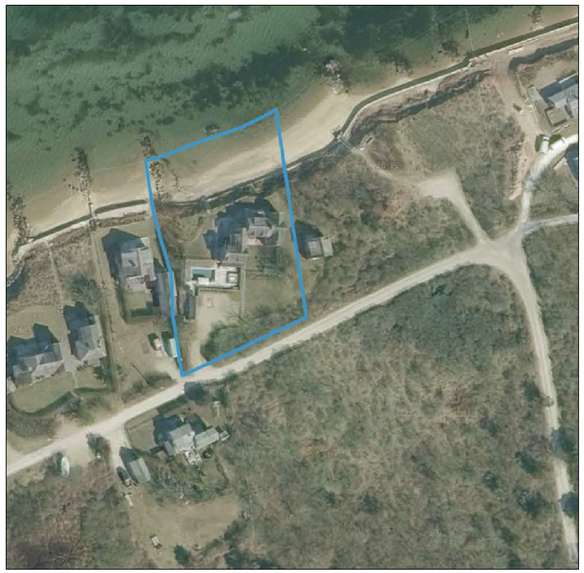
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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



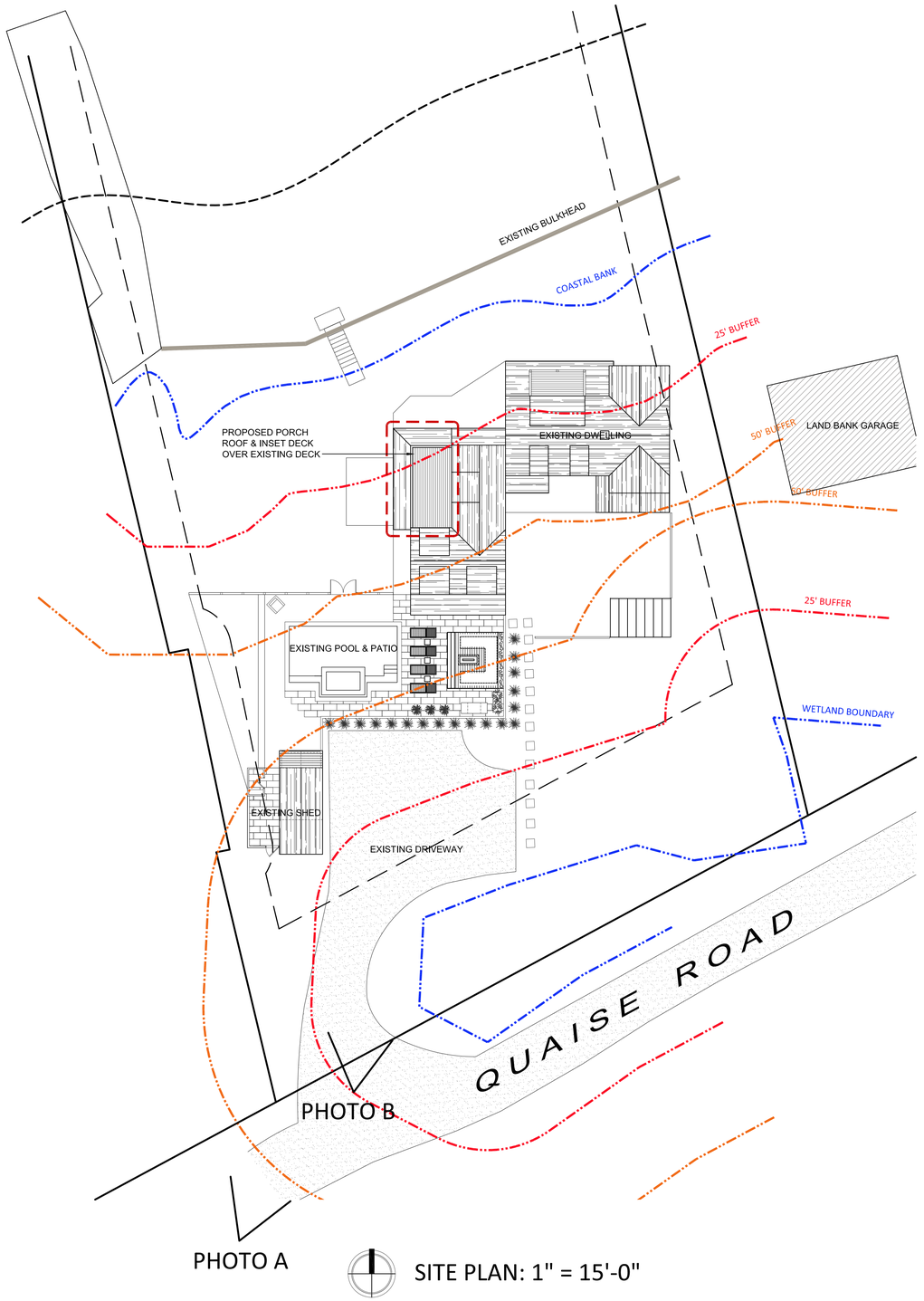
PHOTO A



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

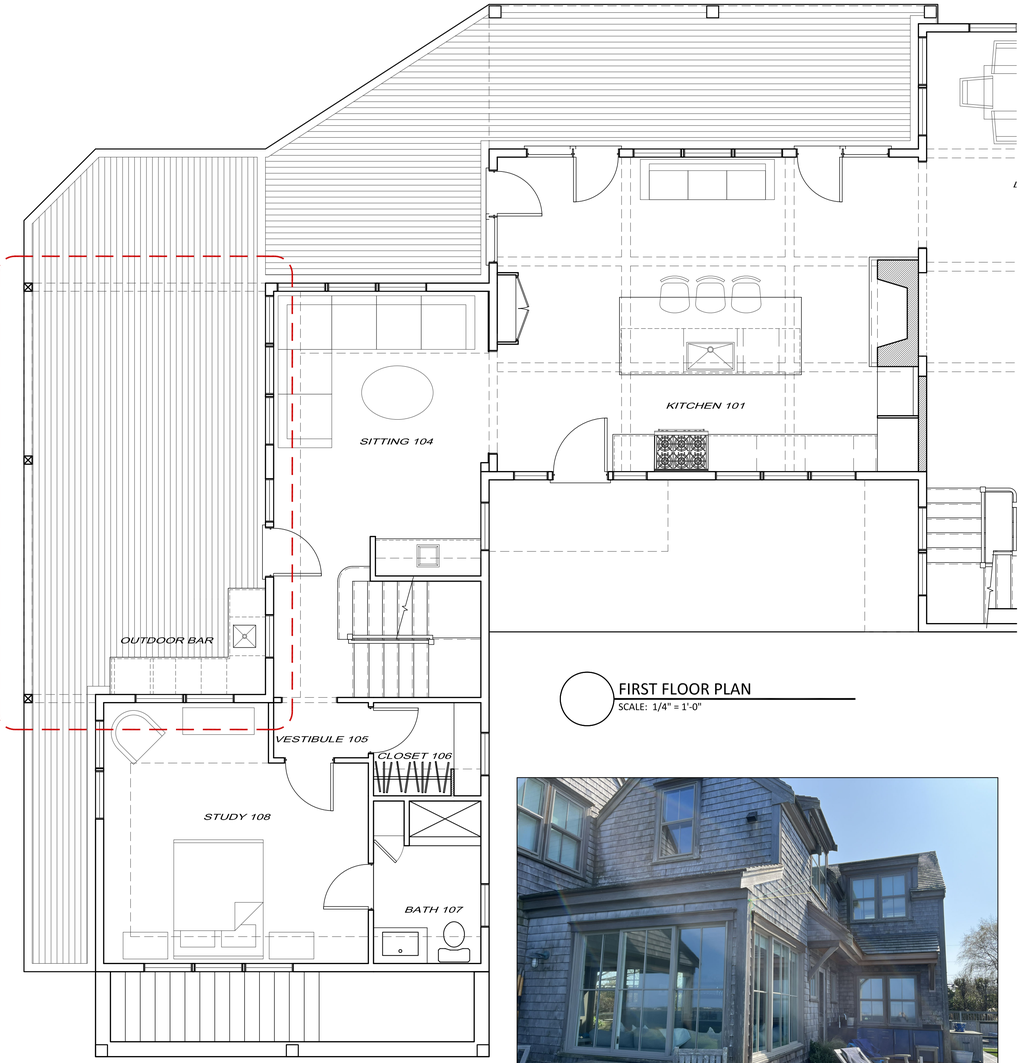
DECK & PORCH
HDC

JELLEME
29 QUAISE ROAD
NANTUCKET, MA 02554
MAP: 26 PARCEL: 8

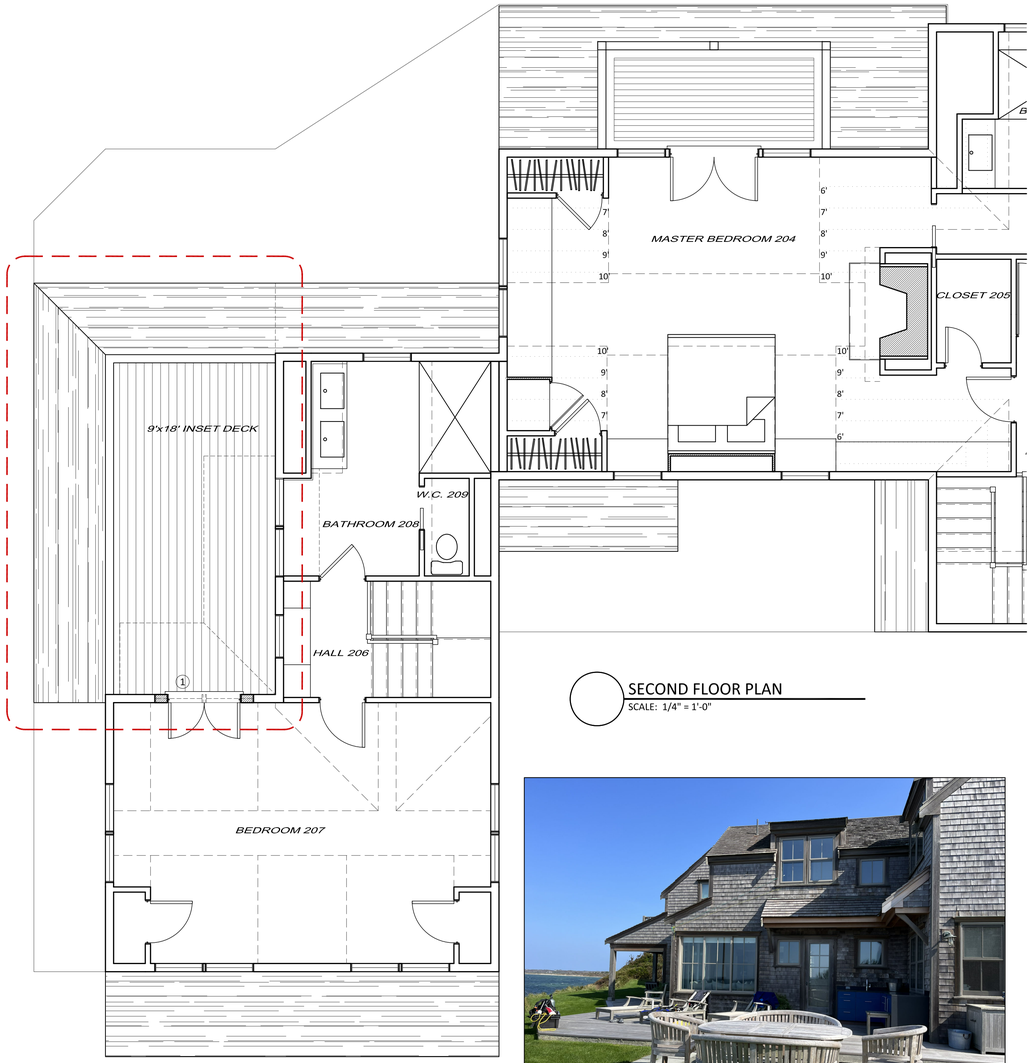
COVER SHEET

C1.1

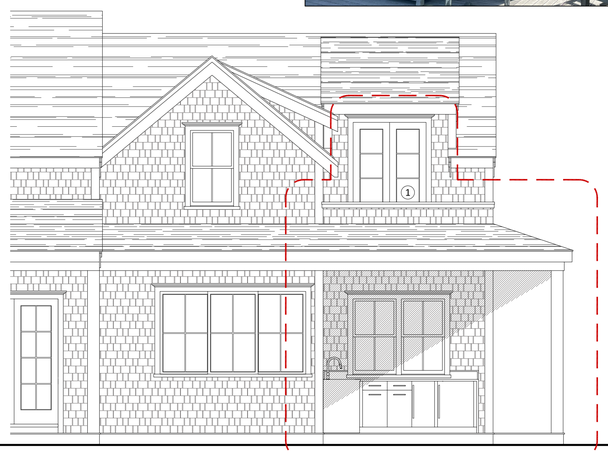
20 JUNE 2024



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: _____

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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°: 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 5'11 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: 5'11 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 _____

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COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

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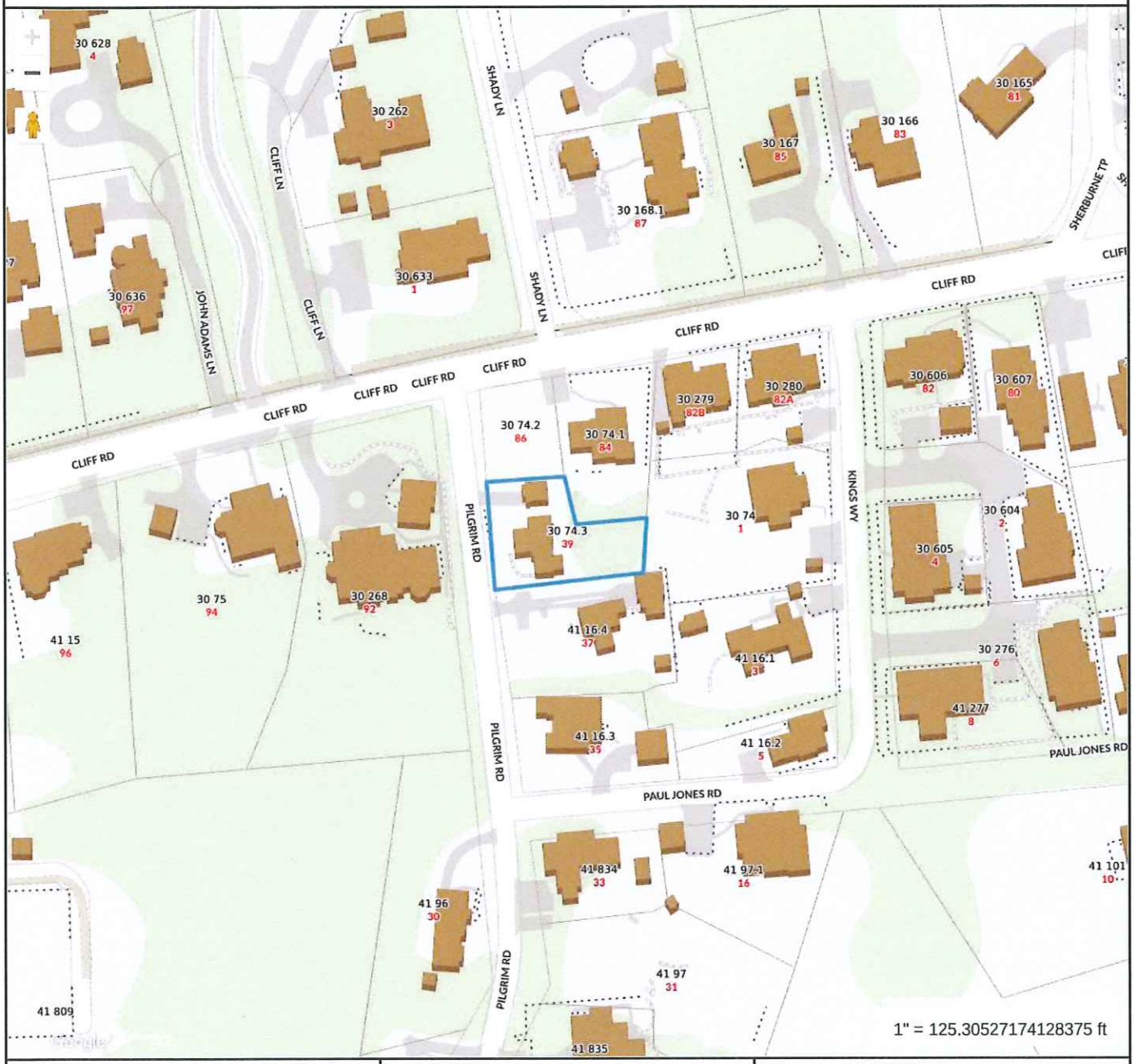
Date 10/25/2024 Signature of owner of record _____ Signed under penalties of perjury



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
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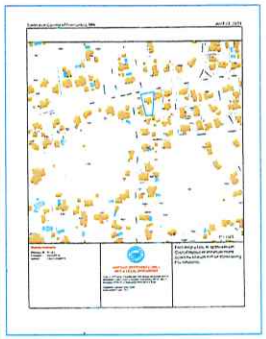
Geometry updated 06/04/2024
Data updated Jan. 2021

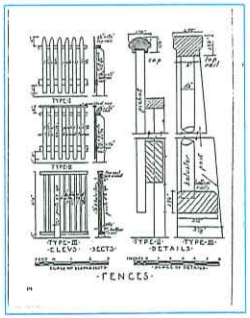
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

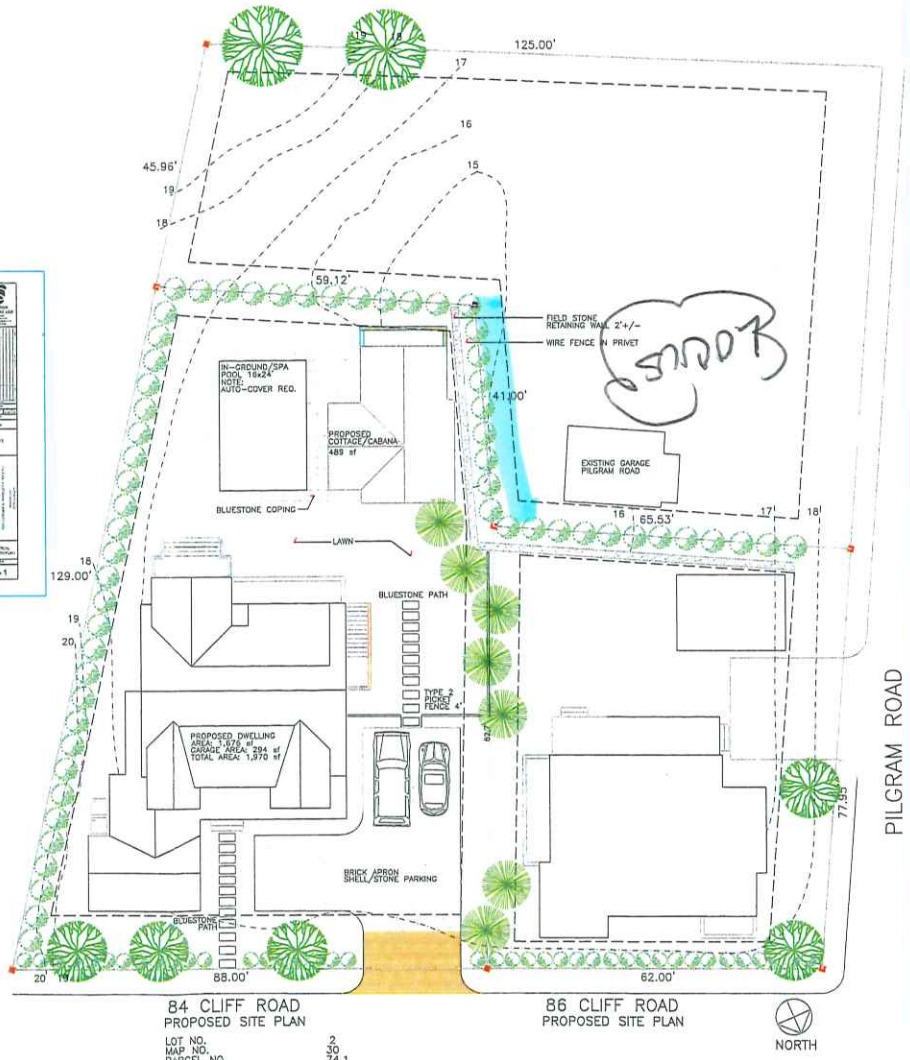
DRAWING INDEX

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
508.228.8050

PROJECT
#84 CLIFF ROAD LLC
84 CLIFF ROAD
NANTUCKET, MA

JOB NO
HARDSCAPE, FENCE & IN-GROUND SWIMMING POOL

NOTES
HDC CERT. NO.

FILE COPY

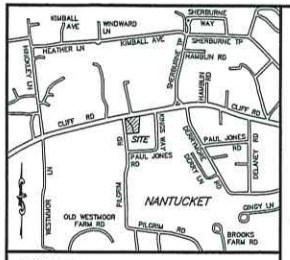
COPYWRITE SCI 2021

TITLE
DRAWING INDEX
SITE PLAN: PROPOSED
ZONING INFO.

DATE
08-28-2021

SCALE
3/32"=1'0"

1P



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

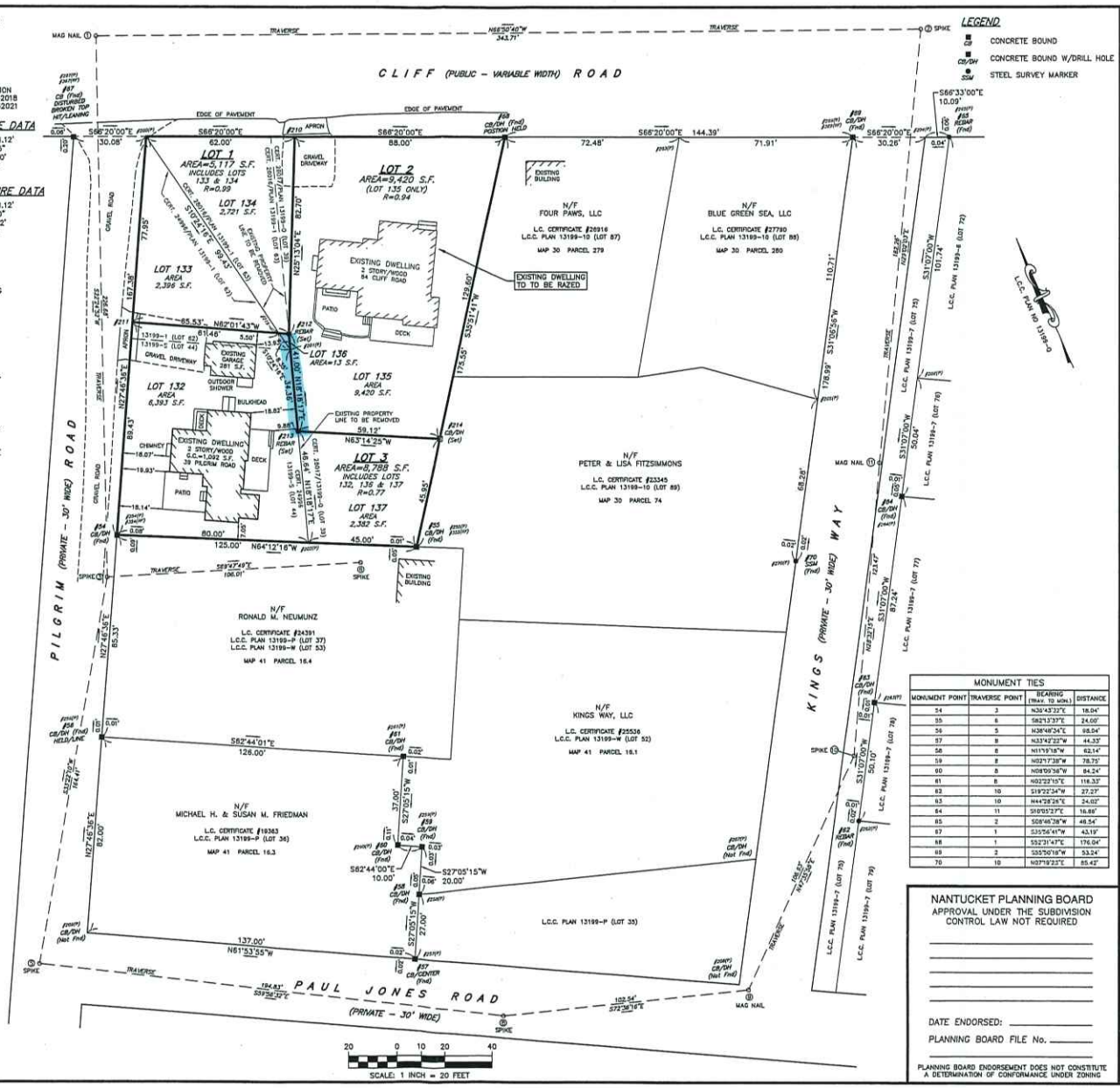
TOWN SEWER

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 2008 BETWEEN 1/6/2021 AND 1/28/2021.

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 — DATE 8-27-2021



LEGEND

- CB — 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		N30°43'32"E	18.04'
55	6		S82°13'37"E	24.00'
56	5		N38°48'24"E	98.04'
57	8		N33°47'22"W	44.33'
58	8		N11°59'18"W	62.14'
59	8		N02°17'38"W	78.75'
60	8		N08°09'38"W	84.24'
61	8		N03°22'15"E	118.33'
62	10		S19°32'34"W	27.27'
63	10		N44°28'26"E	24.02'
64	11		S10°05'27"E	16.88'
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		S35°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.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: AUGUST 27, 2021

DRAWN BY:	COMPS. BY:	CHECK BY:
RLM	RLM	RLM/DCM

PROJECT NO. 19207

ISSUED FOR: ANR ENDORSEMENT

ROBERT L. MASON NO. 46248 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 369

Street & Number of Proposed Work: 3 DENNIS DR

Owner of record: JANICE ELLSWORTH

Mailing Address: 3 DENNIS DR

NANTUCKET MA 02554

Contact Phone #: 508 229 3510 E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6 FT
Type: 1X5 BOARDS
Length: 70 FT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

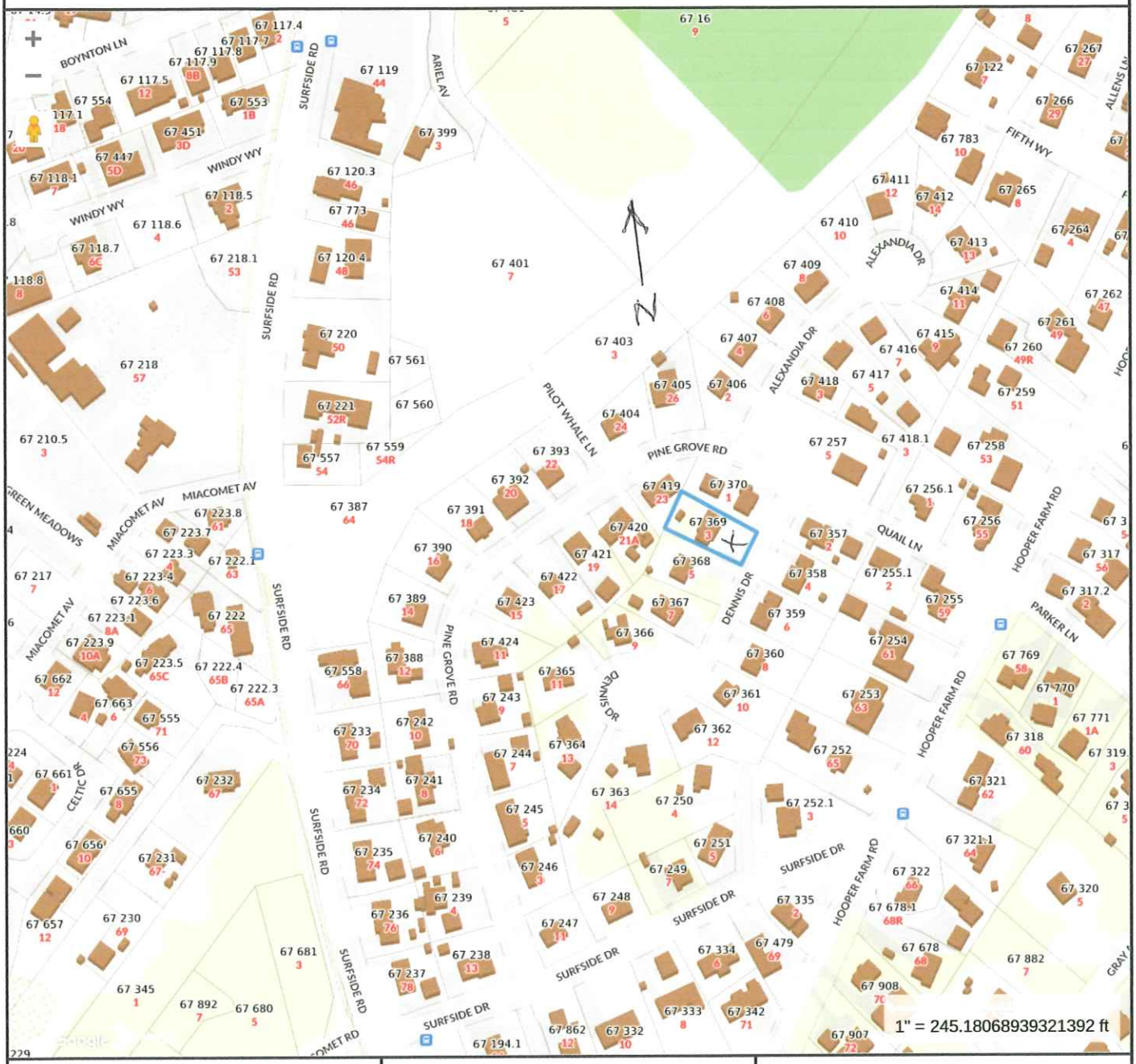
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6-25-2024 Signature of owner of record JANICE E ELLSWORTH Signed under penalties of perjury



Property Information

Property ID 5719
Location 3 DENNIS DR
Owner ELLSWORTH JANICE E

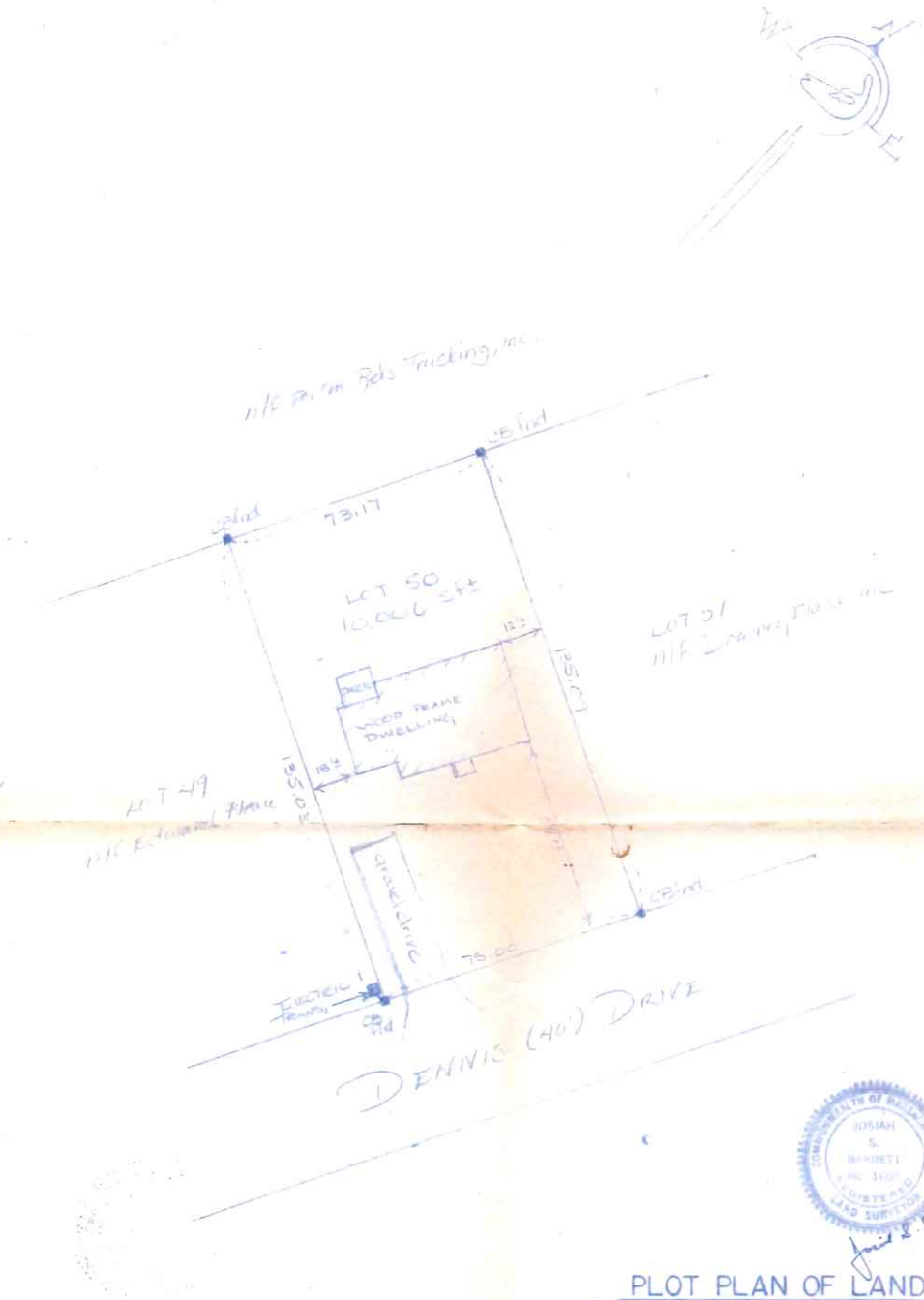
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Tax Map 67, Parcel 369



I certify that the building shown on this plan is located on the ground as shown thereon and that it does / does not conform to the current dimensional requirements of the zoning regulations of the Town and County of Nantucket, or is a lot of record.
I certify that the premises shown on this plan are (located / not located) within Zone C of the Flood Hazard Area as delineated by the Department of Housing and Urban Developement - Federal Insurance Administration.

Date: 5-7-87 Josiah S. Barrett
Registered Land Surveyor

PLOT PLAN OF LAND

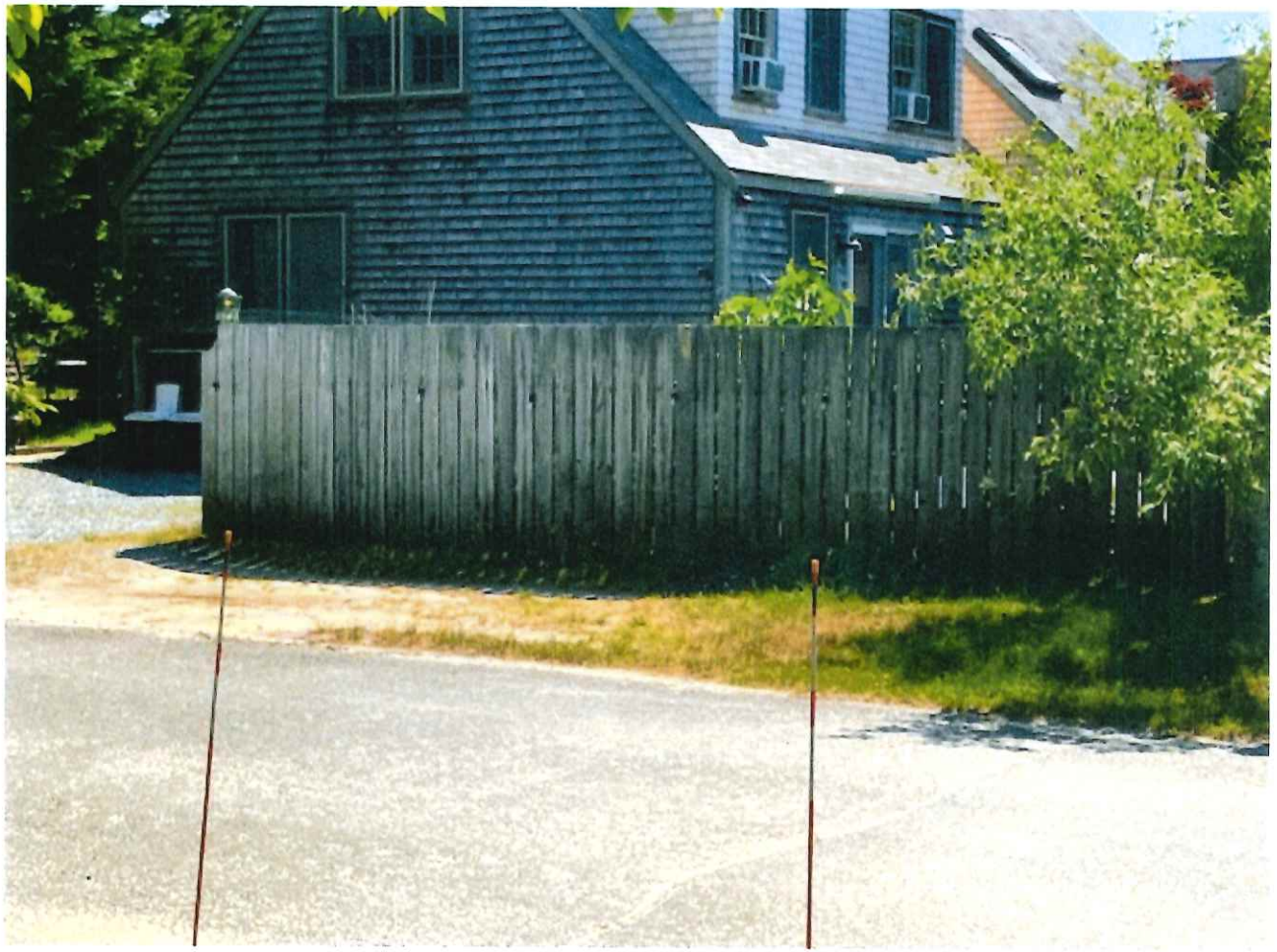
in Nantucket Island, Massachusetts
AS PREPARED FOR:
Janice Elizabeth Ellsworth
Scale: 1in = 30ft. Date: May 7, 1987
Plan ref.: LOT 50, LC 26439-N

Zone: R-10 Min. lot size: 10,000 sf.
Min. frontage: 75ft Frontyard setback: 20ft.
Sideline setback: 10ft. Ground cover ratio: 20%

BARRETT & NICHOLSON
JOSIAH S. BARRETT, Registered Land Surveyor
3 Martins Lane, Nantucket Island, Ma. 02554
(617)-228-1313

This plot plan was not made from an instrument survey and is drawn for the use of the mortgagee, for mortgage purposes only.

B&N - 406



Neighbor Fence

2 Dennis DR



NEIGHBOR FENCE
6 DENNIS DR



RED STAKES
MARK FENCE LINE

3 DENNIS DR

FENCE IS
6' TALL
1X5 BOARDS
WITH 3/4" SPACE
BETWEEN BOARDS

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 450 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1/102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

June 27, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Miroslava Ahern — Signature

06/27/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

_____
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd, Morristown, NJ 07960

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY

NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2023-01-7772

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 243 SF ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls Stone TME

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

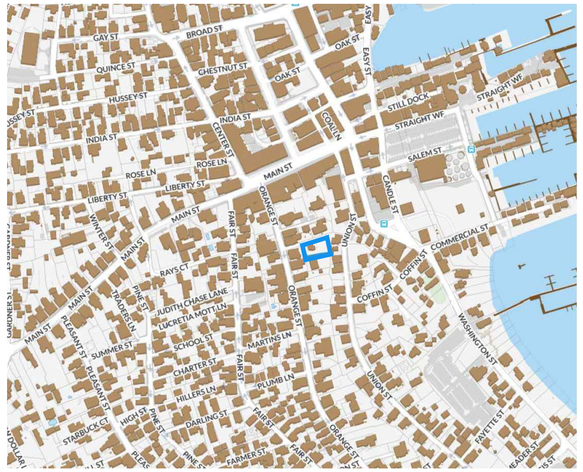
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

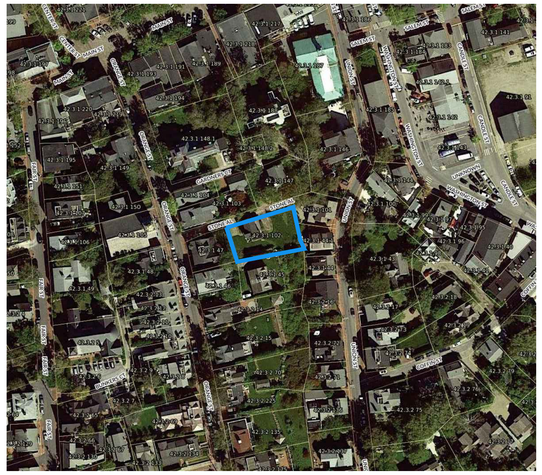
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 06/27/24 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP 42.3.1 PARCEL 102



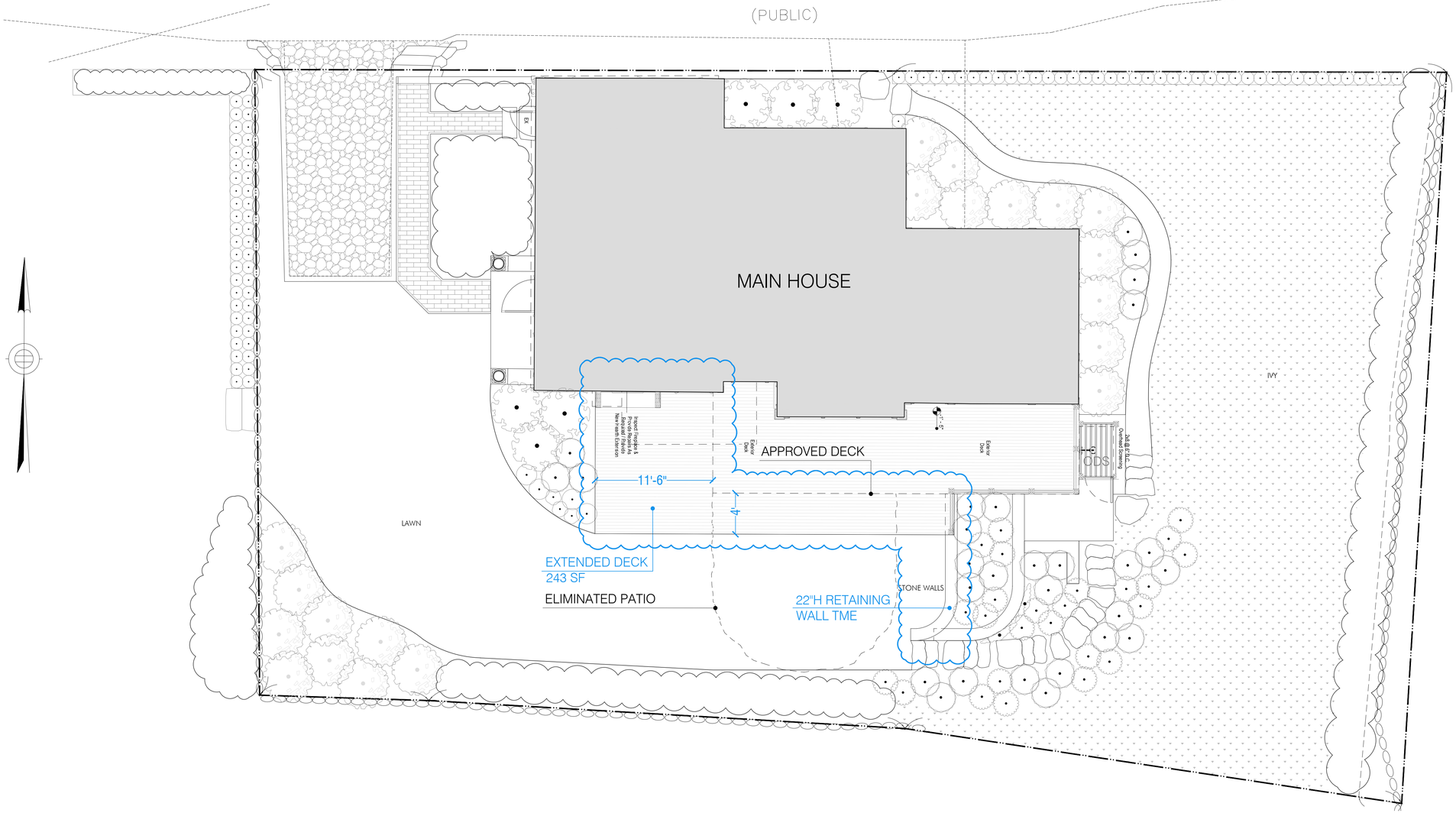
AERIAL MAP 42.3.1 PARCEL 102



EXISTING FIELD STONE WALL TO MATCH







AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY
RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

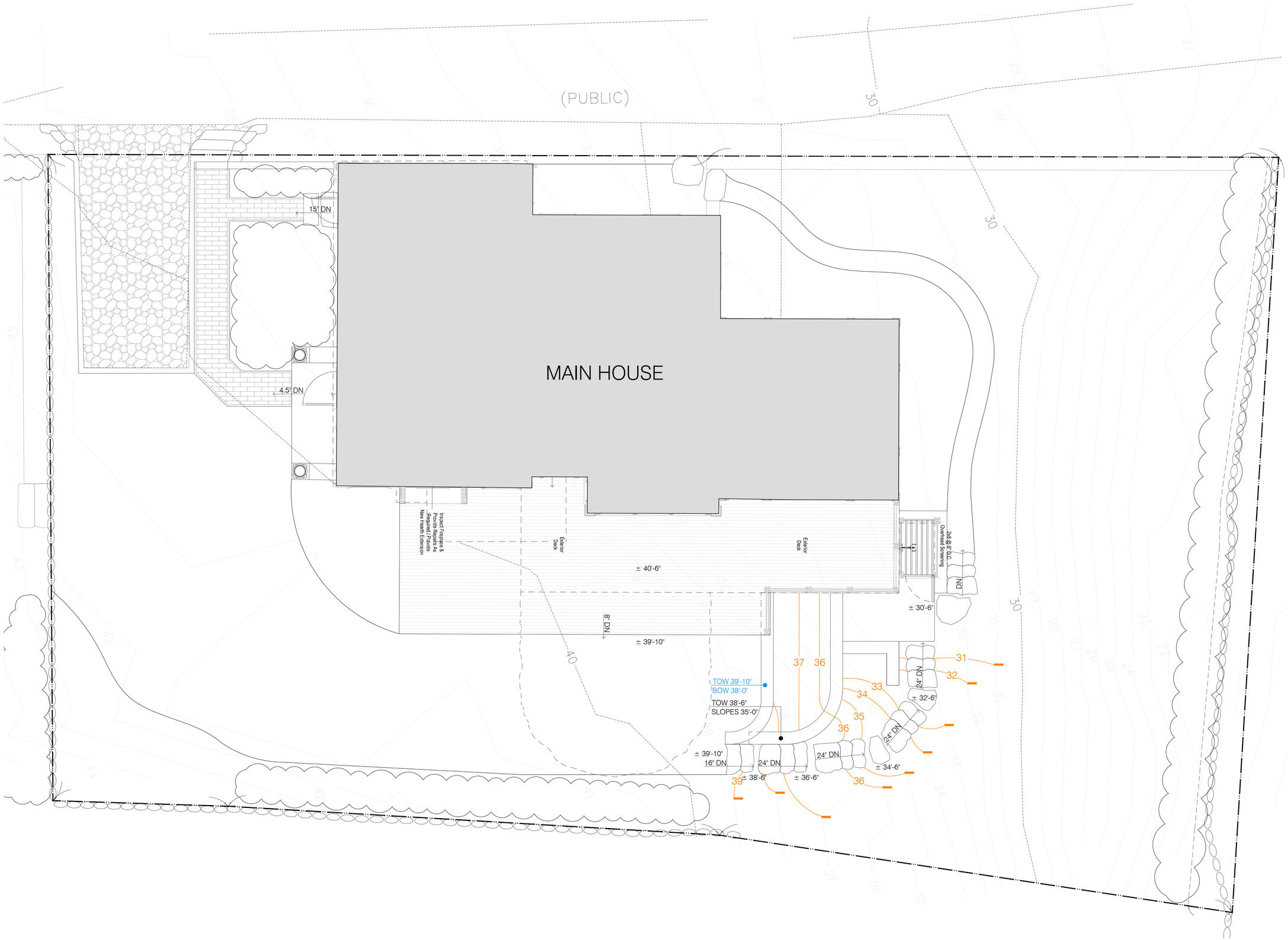
HDC SUBMISSION
REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	3/16" = 1' - 0"

REVISIONS

HDC.01



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

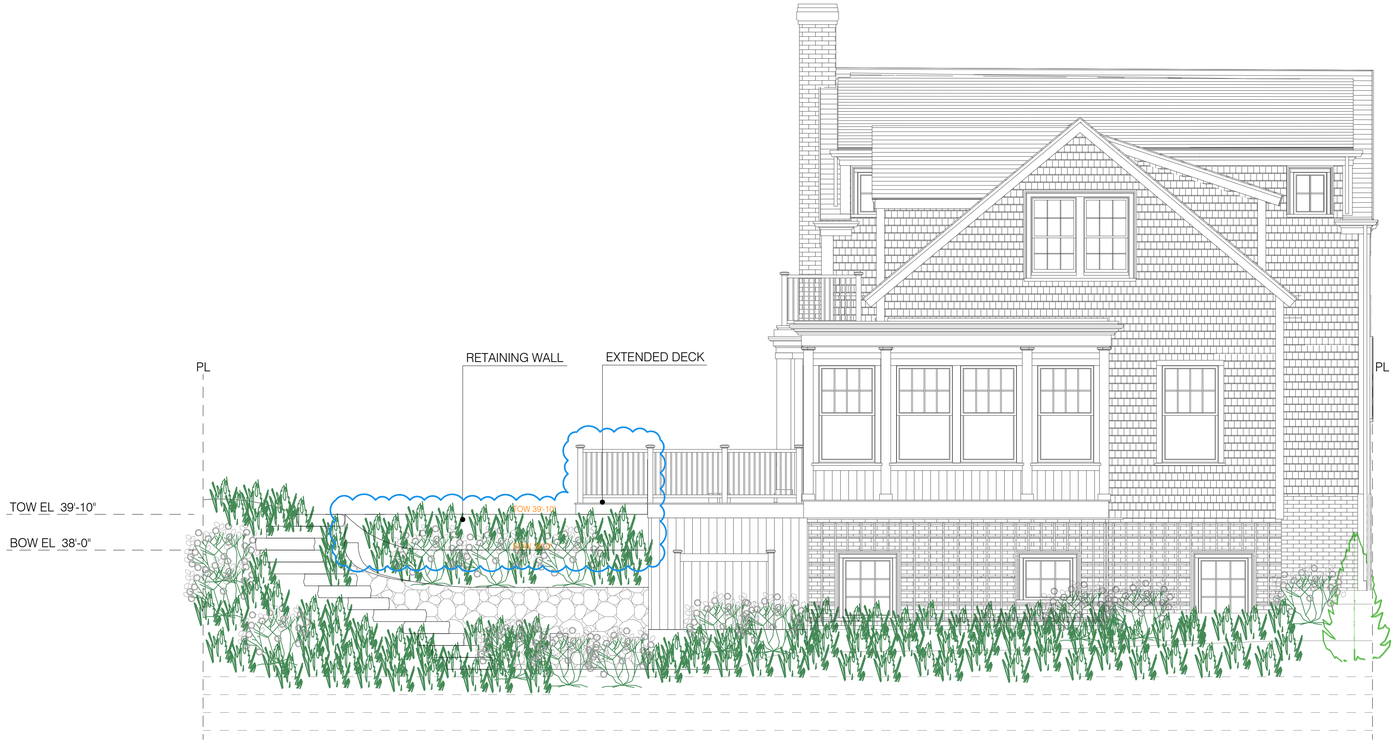
HDC SUBMISSION REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

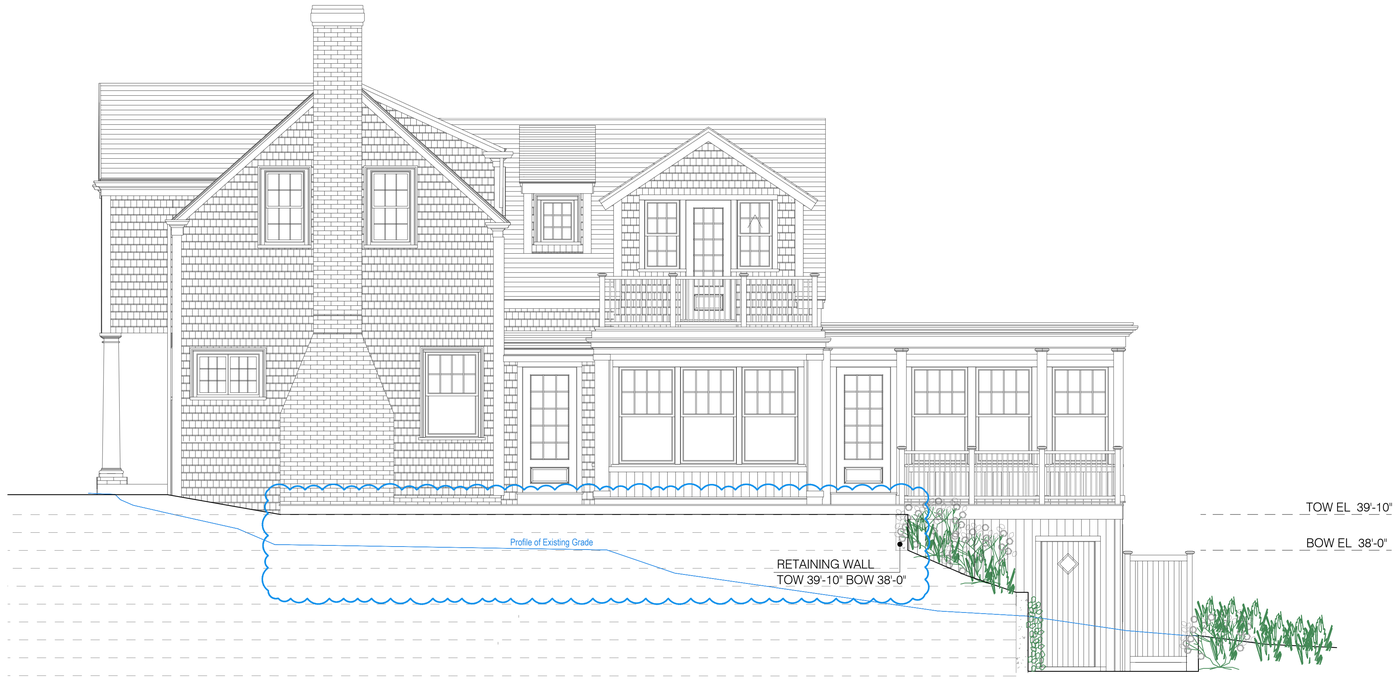
REVISIONS

HDC.02



1 EAST ELEVATION - STONE WALL

Scale:1/4" = 1'-0"



2 SOUTH ELEVATION - STONE WALL

Scale:1/4" = 1'-0"

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2 STONE ALLEY
RESIDENCE

2 STONE ALLEY
NANTUCKET MA 02554

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

HDC SUBMISSION
REVISION TO CERTIFICATE

DRAWING INFO

DATE	JUNE 27, 2024
SCALE	1/4" = 1' - 0"

REVISIONS

HDC.03

8 Lewis Ct, Nantucket, MA, 02554
Addition to Existing Dwelling



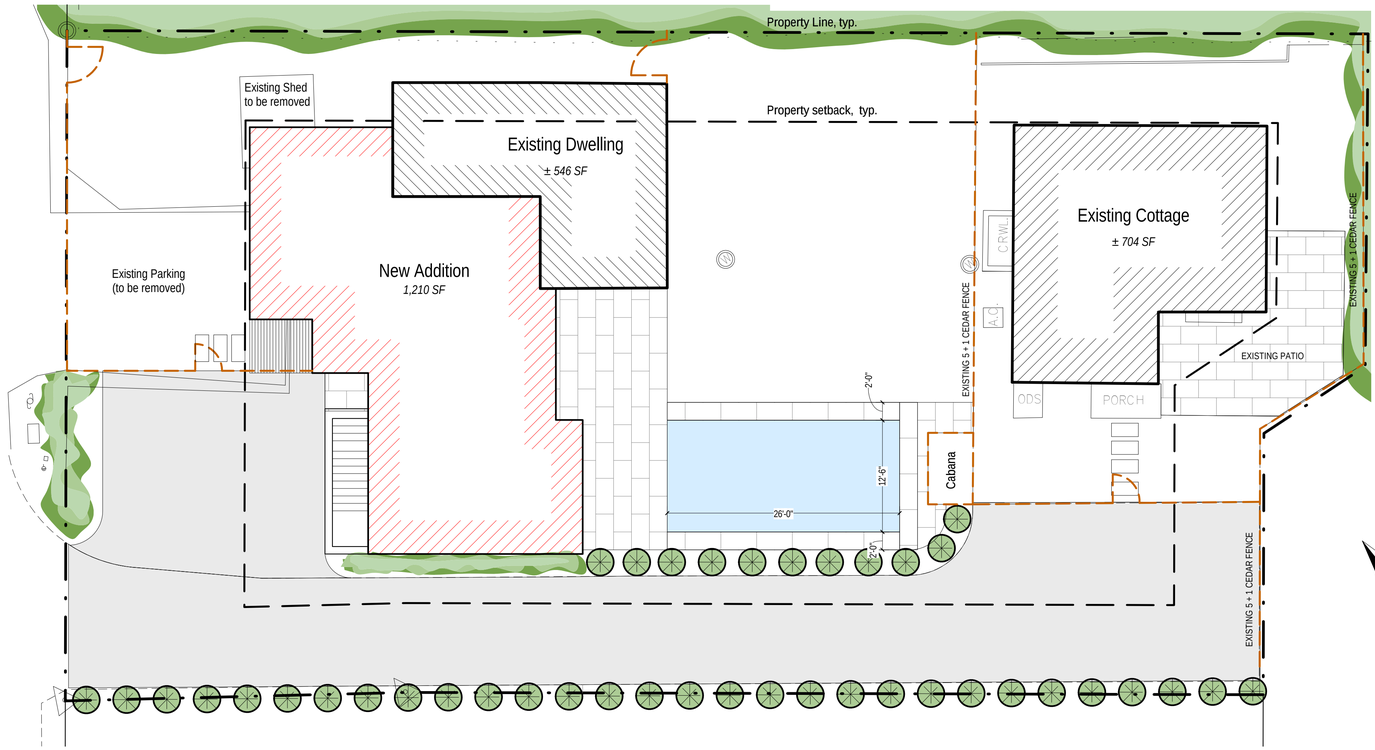
Google Map



3 Locus Map

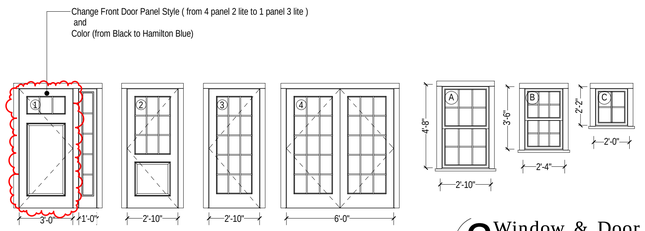
Not to Scale

LEWIS COURT



1 Site plan _ Addition

1/8" = 1'-0"



2 Window & Door Legend

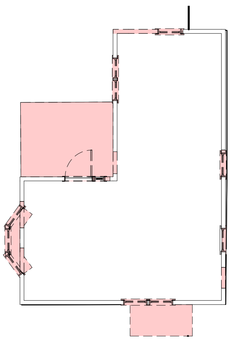
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024

Carpentry Inc.
Carpentry & Property Management

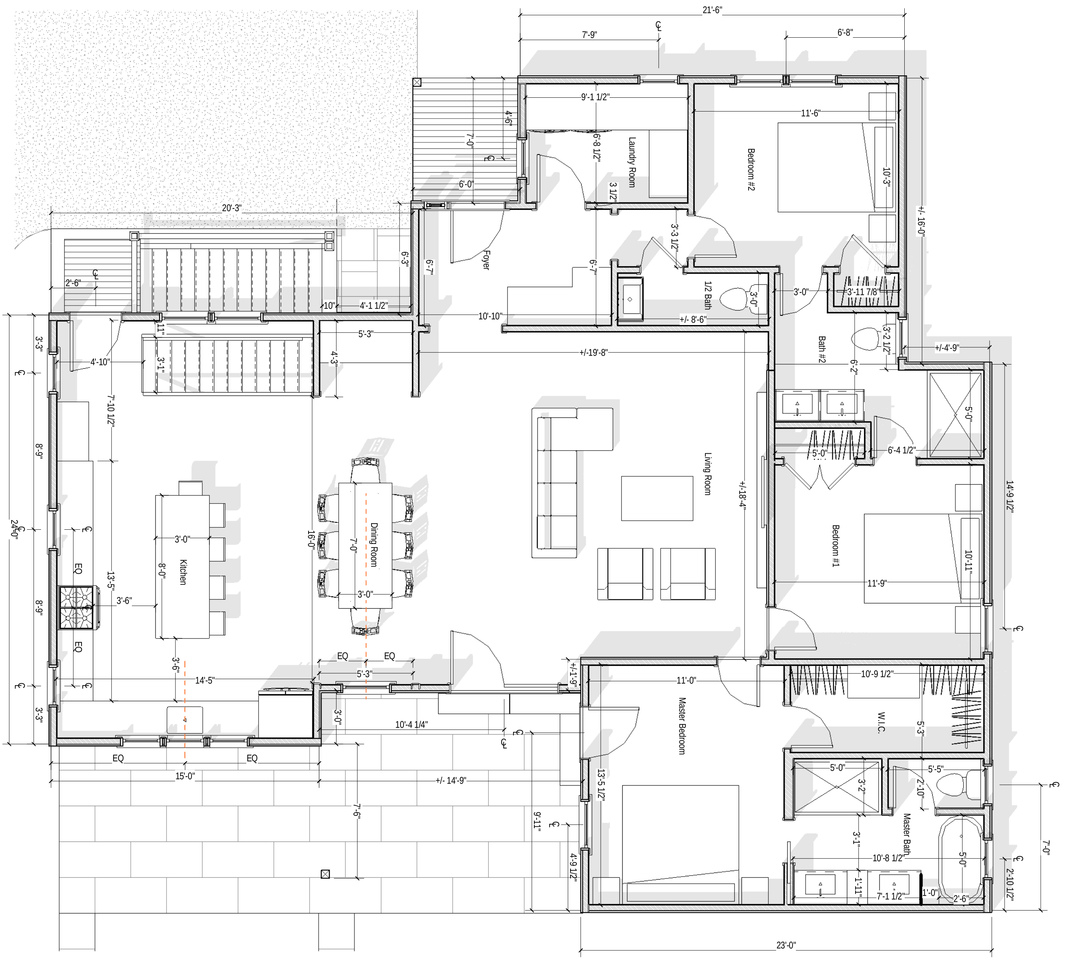
8 Lewis Ct, Nantucket, MA, 02554

Addition to Existing Dwelling



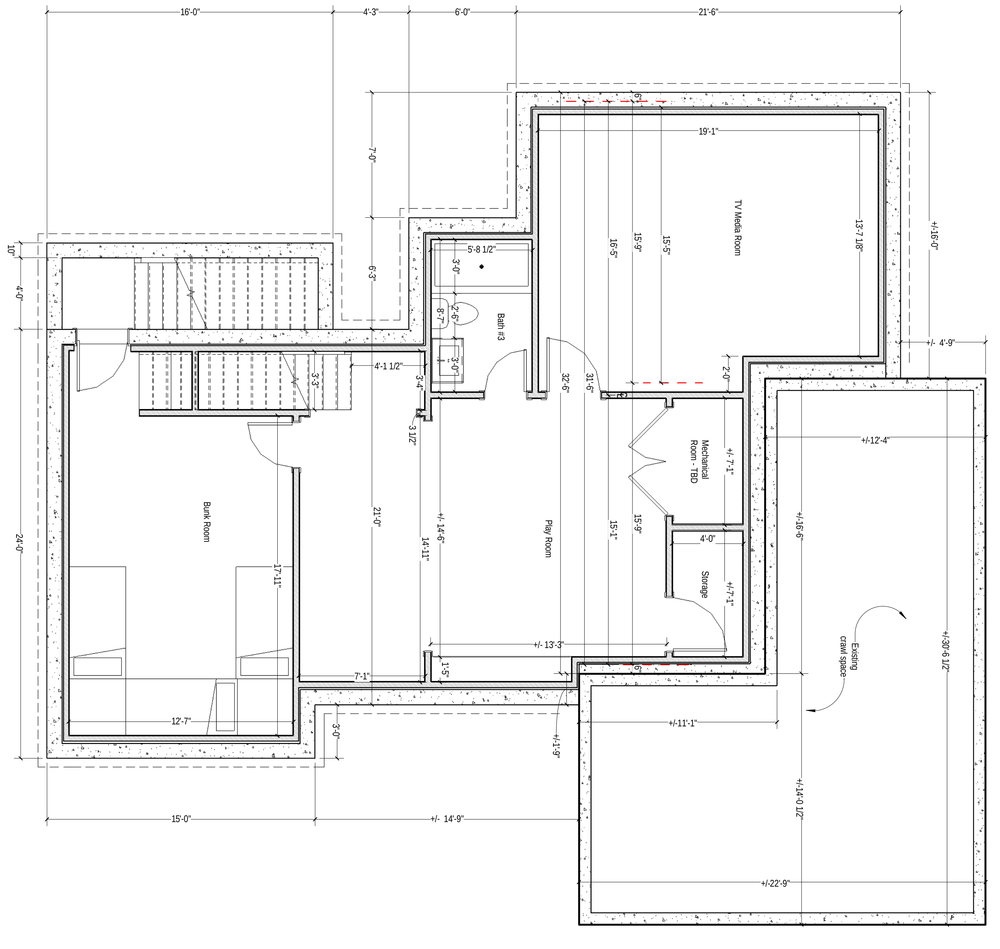
First Floor - Existing / Demo Plan

1/8" = 1'-0"



1 First Floor Plan

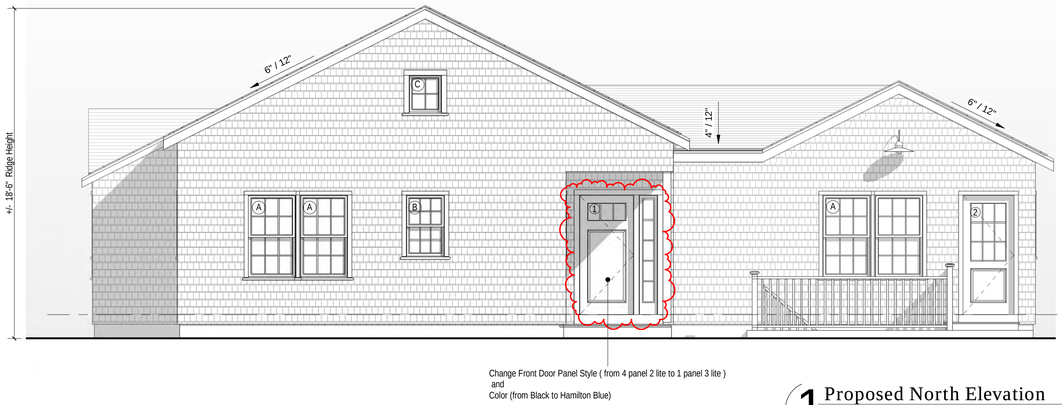
1/4" = 1'-0"



0 Basement Plan

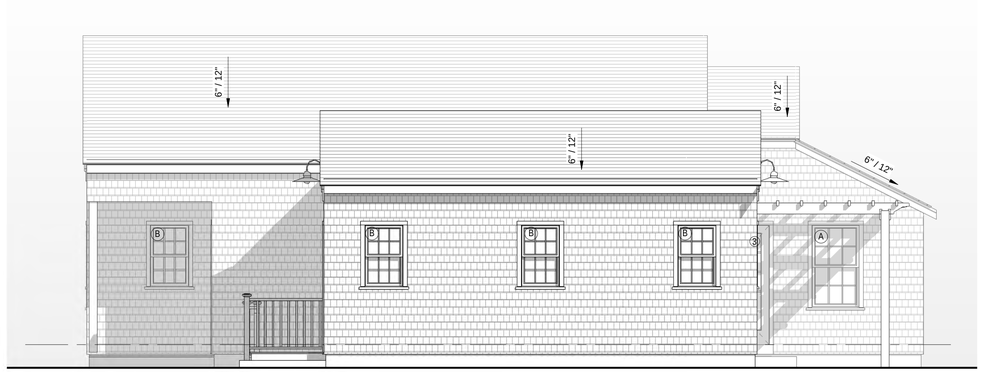
1/4" = 1'-0"

HDC SUBMISSION ONLY - 07/01/2024



Change Front Door Panel Style (from 4 panel 2 lite to 1 panel 3 lite)
and
Color (from Black to Hamilton Blue)

1 Proposed North Elevation
1/4" = 1'-0"



2 West Elevation
NO CHANGE
1/4" = 1'-0"



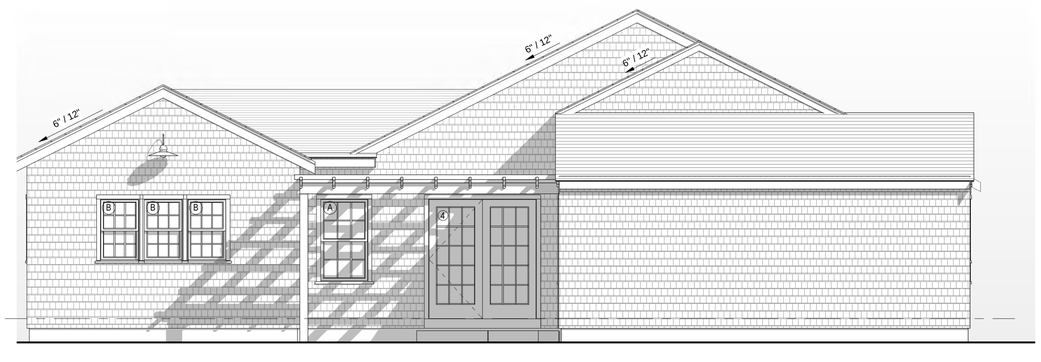
Front Door



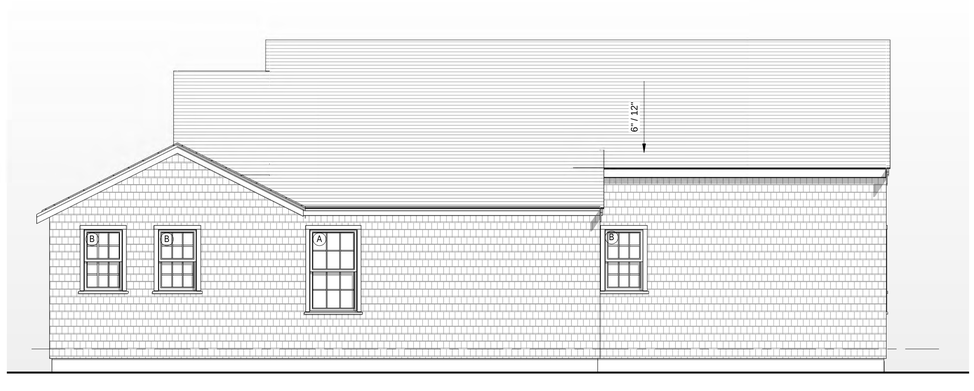
Previously Approved North Elevation
1/8" = 1'-0"



Existing View from North



3 South Elevation
NO CHANGE
1/4" = 1'-0"



4 East Elevation
NO CHANGE
1/4" = 1'-0"

8 Lewis Ct, Nantucket, MA, 02554
Addition to Existing Dwelling

HDC SUBMISSION ONLY - 07/01/2024

E&R Carpentry Inc.
Carpentry & Property Management

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 67 PARCEL N°. 37

reet & Number of Proposed Work: 8 Lewis Ct.

wner of record: Hristo Pashkov

ailing Address: 8 Lewis Ct., Nantucket, MA, 02554

ontact Phone #: 508 901 1488 E-mail: hrcapenter@yahoo.com

AGENT INFORMATION (if applicable)

ame: _____

ailing Address: _____

ontact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2021-07-4262

Pool (Zoning District ____) ☐ Roof ☒ Other CHANGE FRONT DOOR PANEL STYLE & COLOR

ze of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: NO CHANGE

fference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

storic Name:

iginal Date:

iginal Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED / NO CHANGE

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

oofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

] _____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

/indows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall NO CHANGE

rim NO CHANGE

leck NO CHANGE

Clapboard (if applicable) N/A

Sash NO CHANGE

Foundation NO CHANGE

Roof NO CHANGE

Doors FRONT - HAMILTON BLUE

Fence N/A Shutters N/A

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica- on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of ny revisions to this application will initiate a new sixty-day review period.

Signed under penalties of perjury

Date 06/27/24 Signature of owner of record _____

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Hristo Kashkov

AS AGENT FOR owner

STREET ADDRESS 8 Lowrs Ct

MAP/PARCEL 67/37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07/01/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights dimensions, materials, manufacturers type name and type number.

H.R. 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and Siasconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



Google Map

Town and County of Nantucket, MA

October 18, 2020



3 Locus Map

Not to Scale

New Main Dwelling 25A Clifton Street : 73.4.1 / 3.1

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.1 PARCEL N°. 3.1

Street & Number of Proposed Work: 25A Clifton St.

Owner of record: Holding Christopher & Megan

Mailing Address: 77 Monadnock Rd
Wellesley, MA 02481

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 87'-6" Sq. Footage 1st floor: 2,294 Decks/Patio: Size: 20' x 22' ☐ 1st floor ☐ 2nd floor
Width: 40' Sq. footage 2nd floor: 1,330 Size: 12' x 12'-6" ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 27'-11" +/- South 27'-11" +/- East 18'-5" +/- West 20' +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) common ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

25A Clifton Steet, Nantucket, MA 02554 Nantucket Historic District Commission

June 20, 2024

Name: Chris & Megan Holding

Address: 25A Clifton Street

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 25A Clifton Street per our collaboration.

Thank you for your understanding.

Date: 6/21/24

Signature: C M J. Holding

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Christopher & Megan Holding

STREET ADDRESS 25A Clifton Street

MAP/PARCEL 73.4.1 / 3.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06.25.24
Date





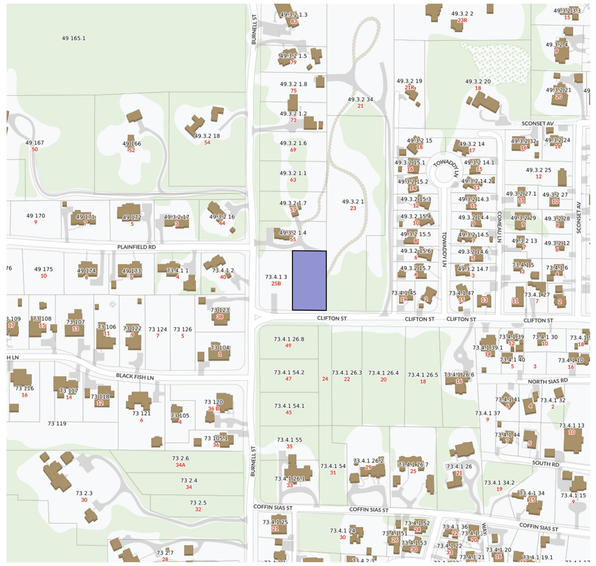




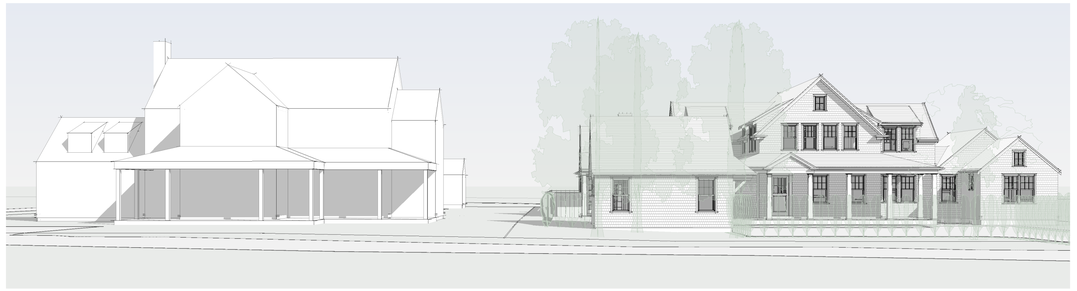
Holding Residence

25A Clifton Street
Nantucket, MA 02554

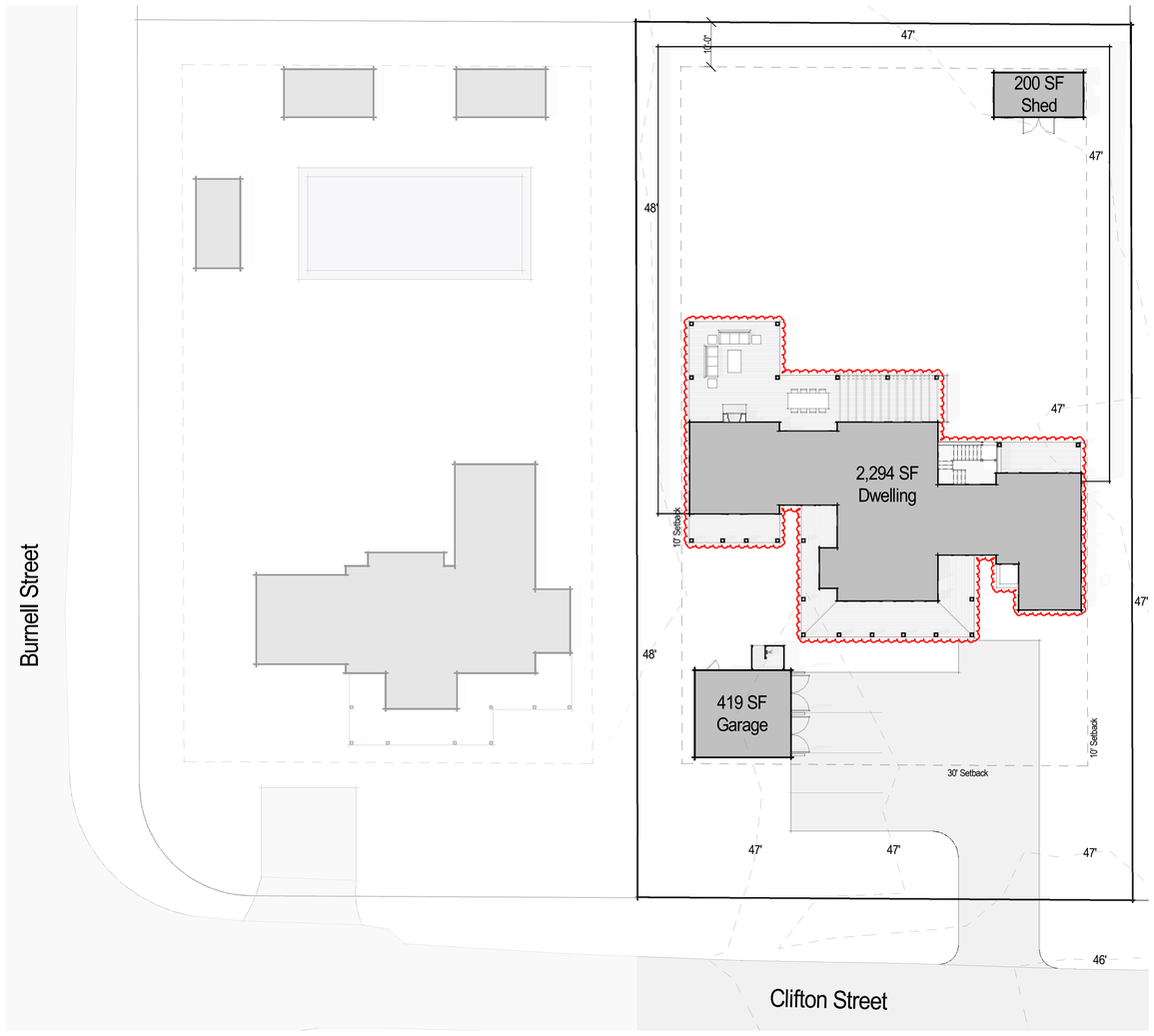
07.01.24



1 Locus Map
Not to Scale

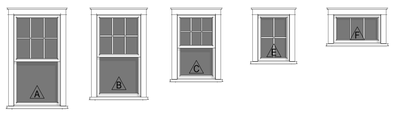


Street View

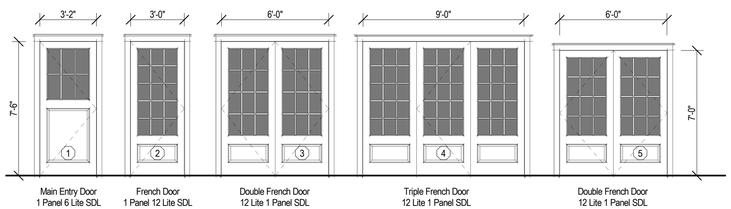


2 Site Plan
1/16" = 1'-0"

HDC Submission



Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 3 Lite SDL



Main Entry Door 1 Panel 6 Lite SDL | French Door 1 Panel 12 Lite SDL | Double French Door 12 Lite 1 Panel SDL | Triple French Door 12 Lite 1 Panel SDL | Double French Door 12 Lite 1 Panel SDL

3 Exterior Window & Door Legend
1/4" = 1'-0"

2402
Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Revision 1	Date 1

Cover Sheet

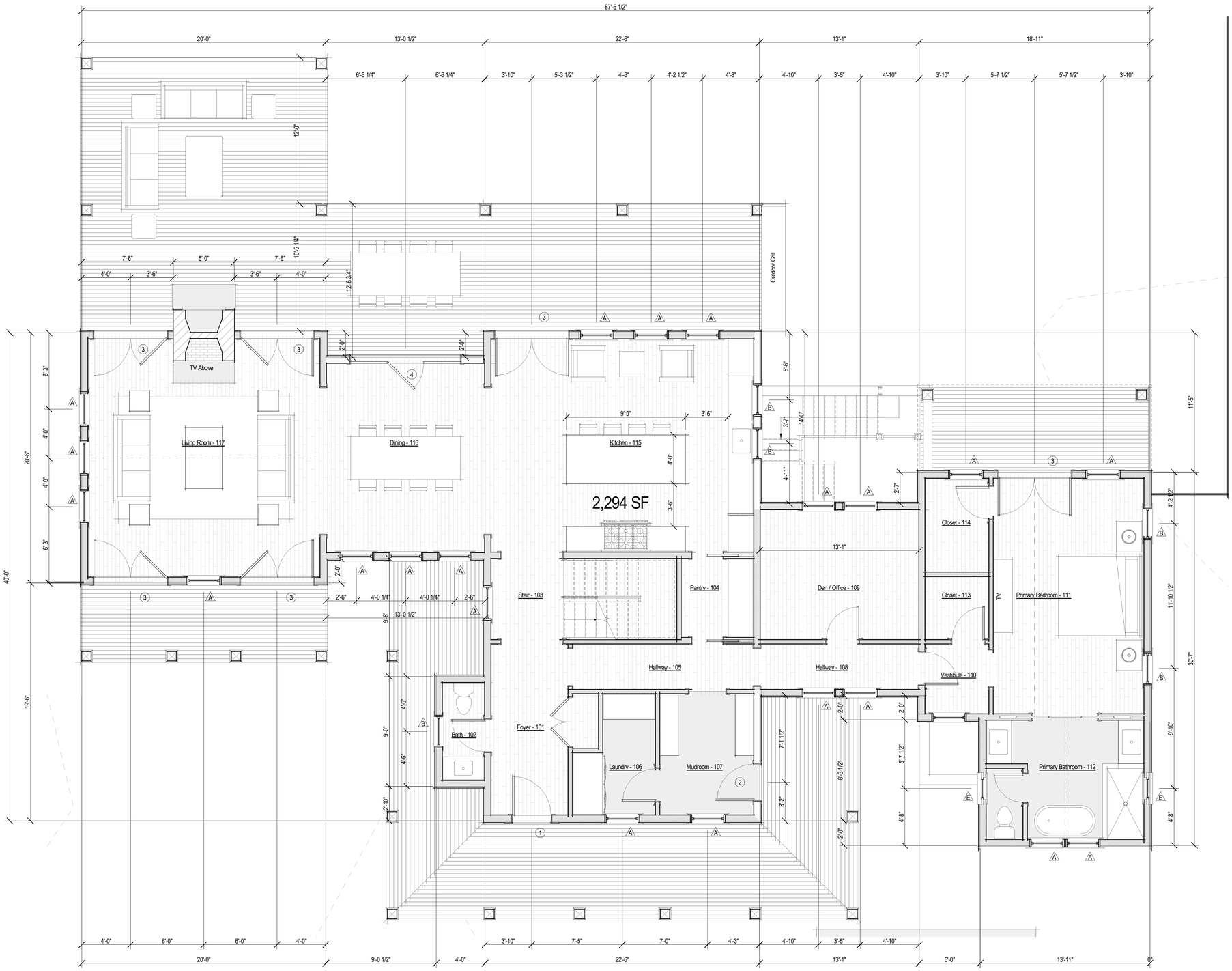
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2402

07.01.24

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Sitting Area
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	21,733 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% or 2,716 SF +/-
Existing G.C.:	------
Proposed G.C.:	2,714 SF
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Roof Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

First Floor Plan

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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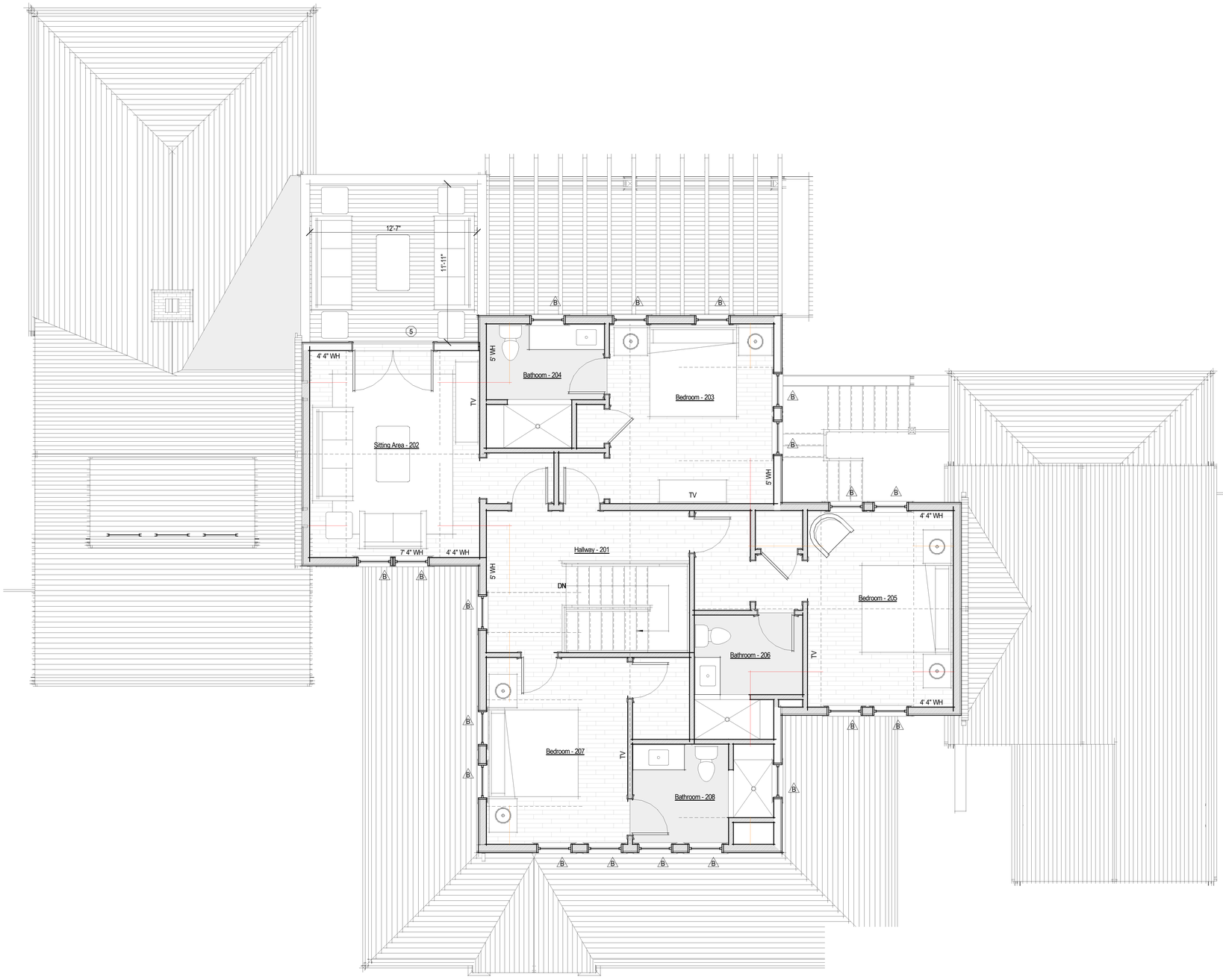
A.1.1
2402

07.01.24

HDC Submission



1 Second Floor Plan - Proposed
1/4" = 1'-0"

Room Schedule	
#	Room
101	Foyer
102	Bath
103	Stair
104	Pantry
105	Hallway
106	Laundry
107	Mudroom
108	Hallway
109	Den / Office
110	Vestibule
111	Primary Bedroom
112	Primary Bathroom
113	Closet
114	Closet
115	Kitchen
116	Dining
117	Living Room
201	Hallway
202	Sitting Area
203	Bedroom
204	Bathoom
205	Bedroom
206	Bathroom
207	Bedroom
208	Bathroom

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
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A.1.2 Second Floor Plan
A.1.3 Roof Plan
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A.2.2 Exterior Elevations
A.2.3 Exterior Perspectives

Revisions

Second Floor Plan

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A.1.2

2402

07.01.24

HDC Submission



1 Roof Plan
1/4" = 1'-0"

2402

Holding Residence

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Nantucket, MA 02554

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8 Williams Lane
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Revisions

Roof Plan

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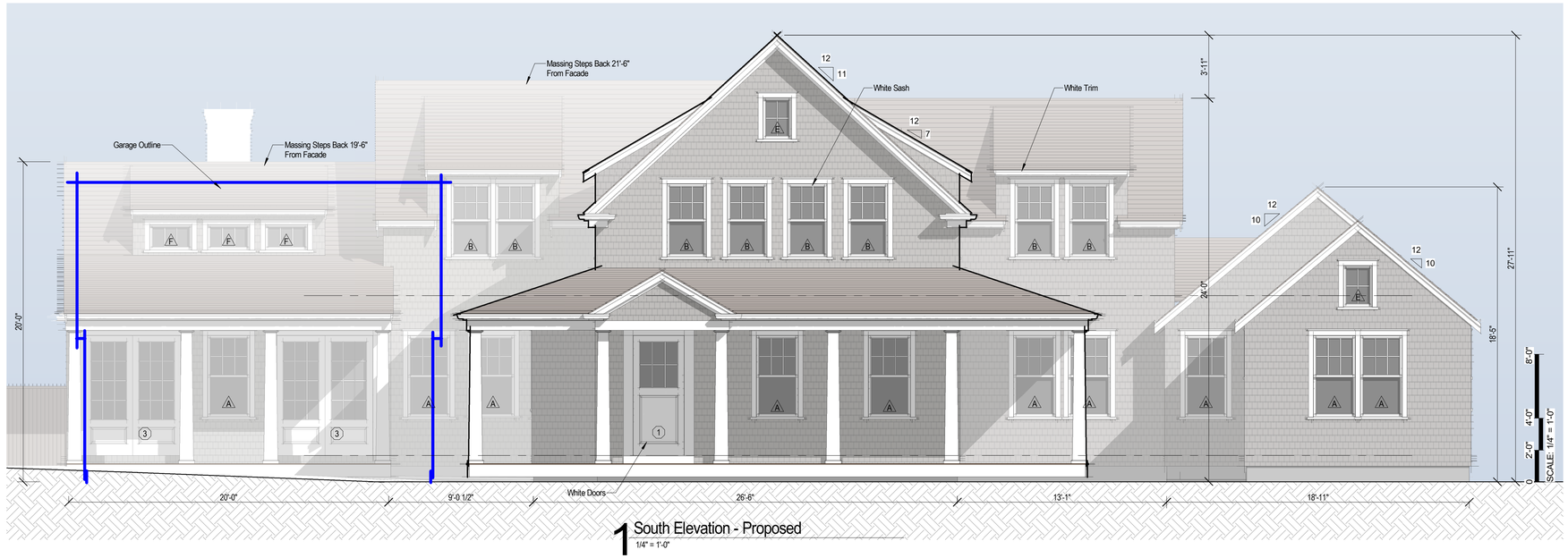
A.1.3

2402

07.01.24

HDC Submission



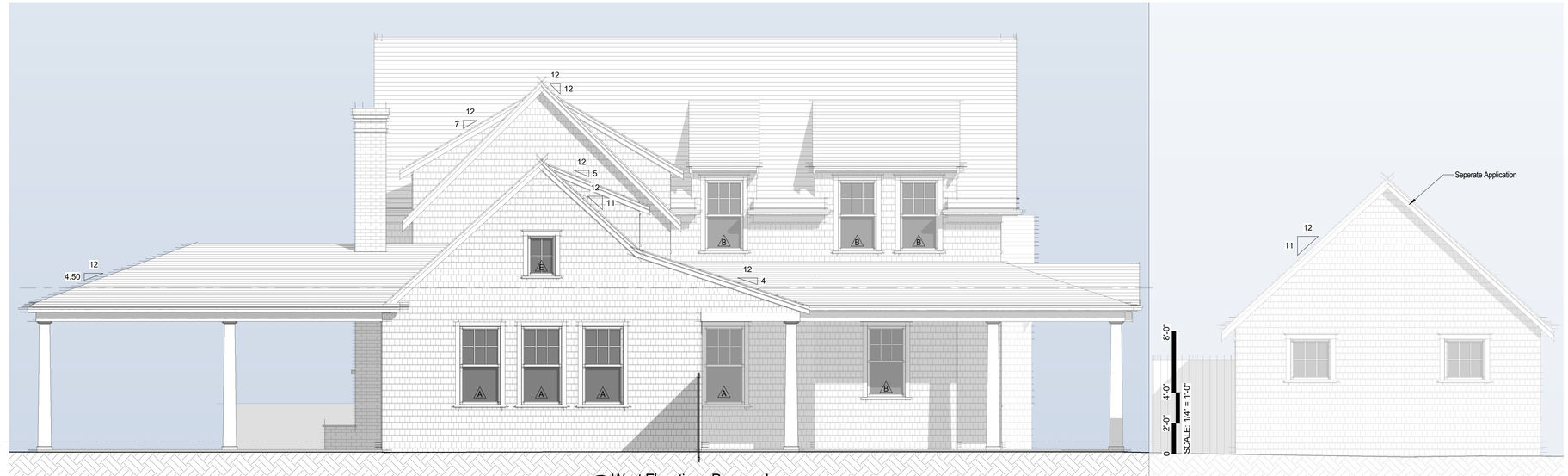
1 South Elevation - Proposed
1/4" = 1'-0"



South Elevation - Dwelling & Garage
1/8" = 1'-0"



Street Perspective



2 West Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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Revisions

Exterior Elevations

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A.2.1

2402

07.01.24

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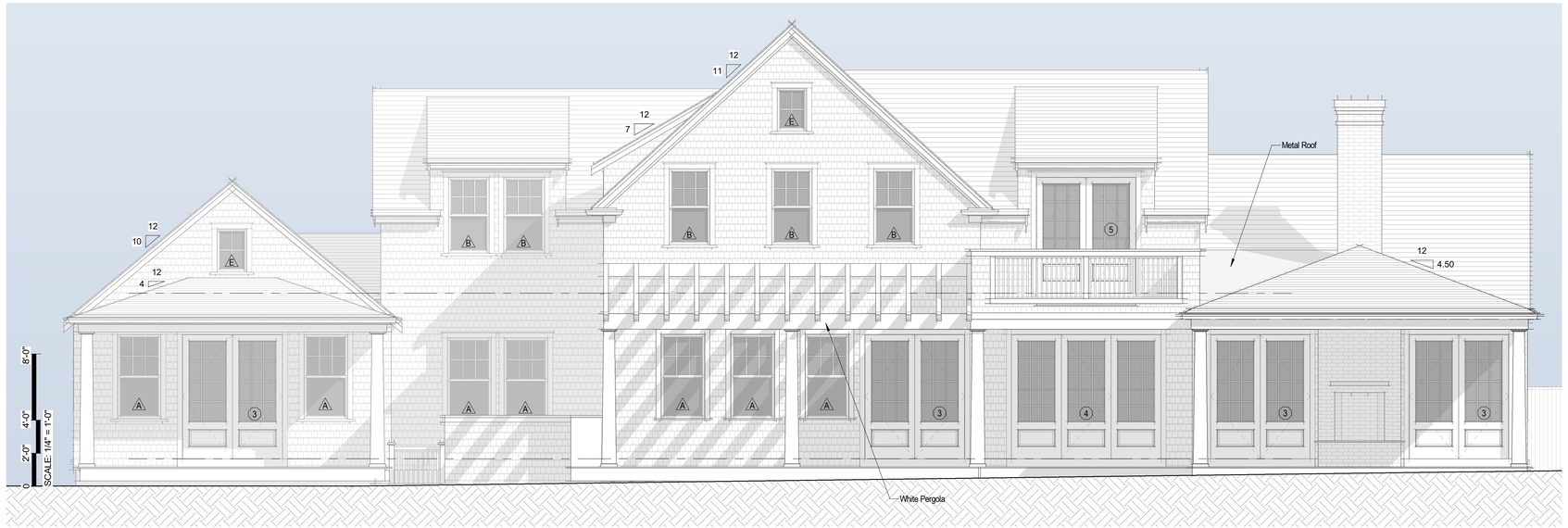
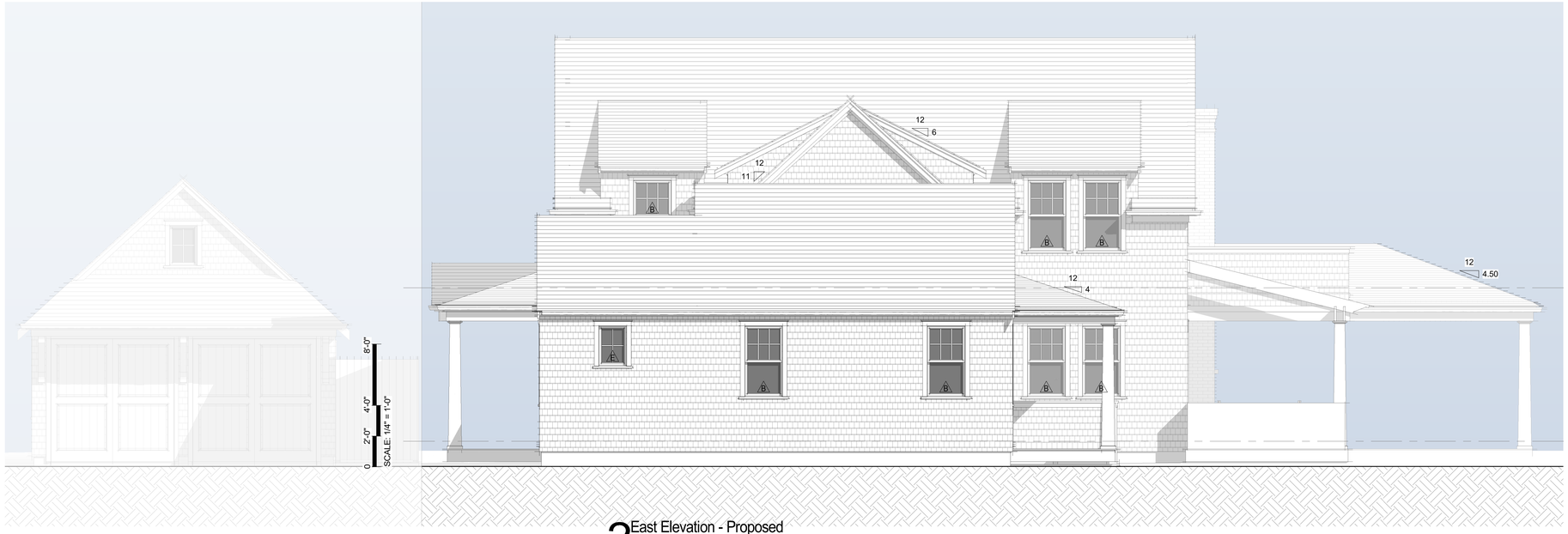


1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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Exterior Elevations

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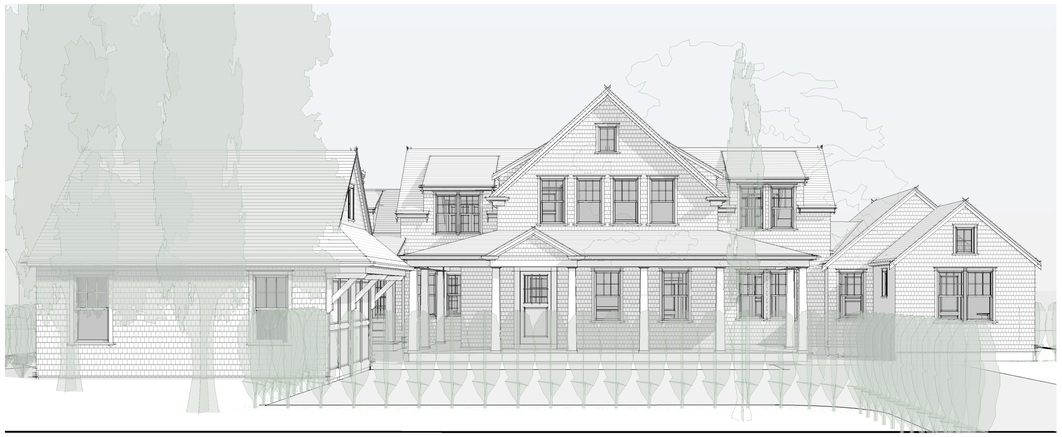
A.2.2

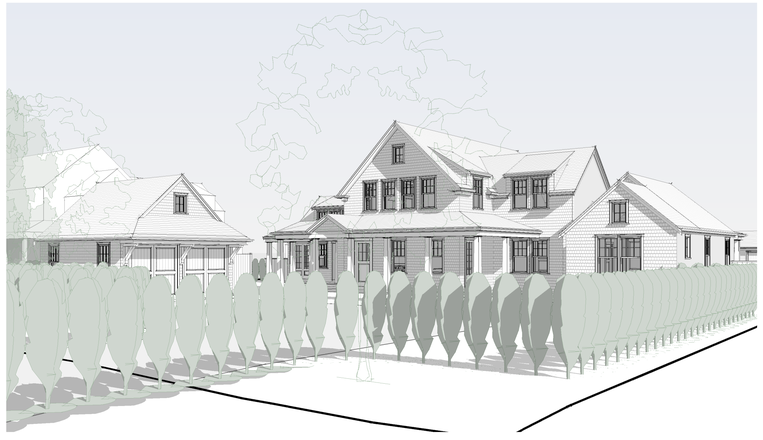
2402

07.01.24

HDC Submission



Street Perspective (A)



Street Perspective (B)



Street Perspective (C)

2402

Holding Residence

25A Clifton Street
Nantucket, MA 02554

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emeritus

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Revisions

Exterior Perspectives

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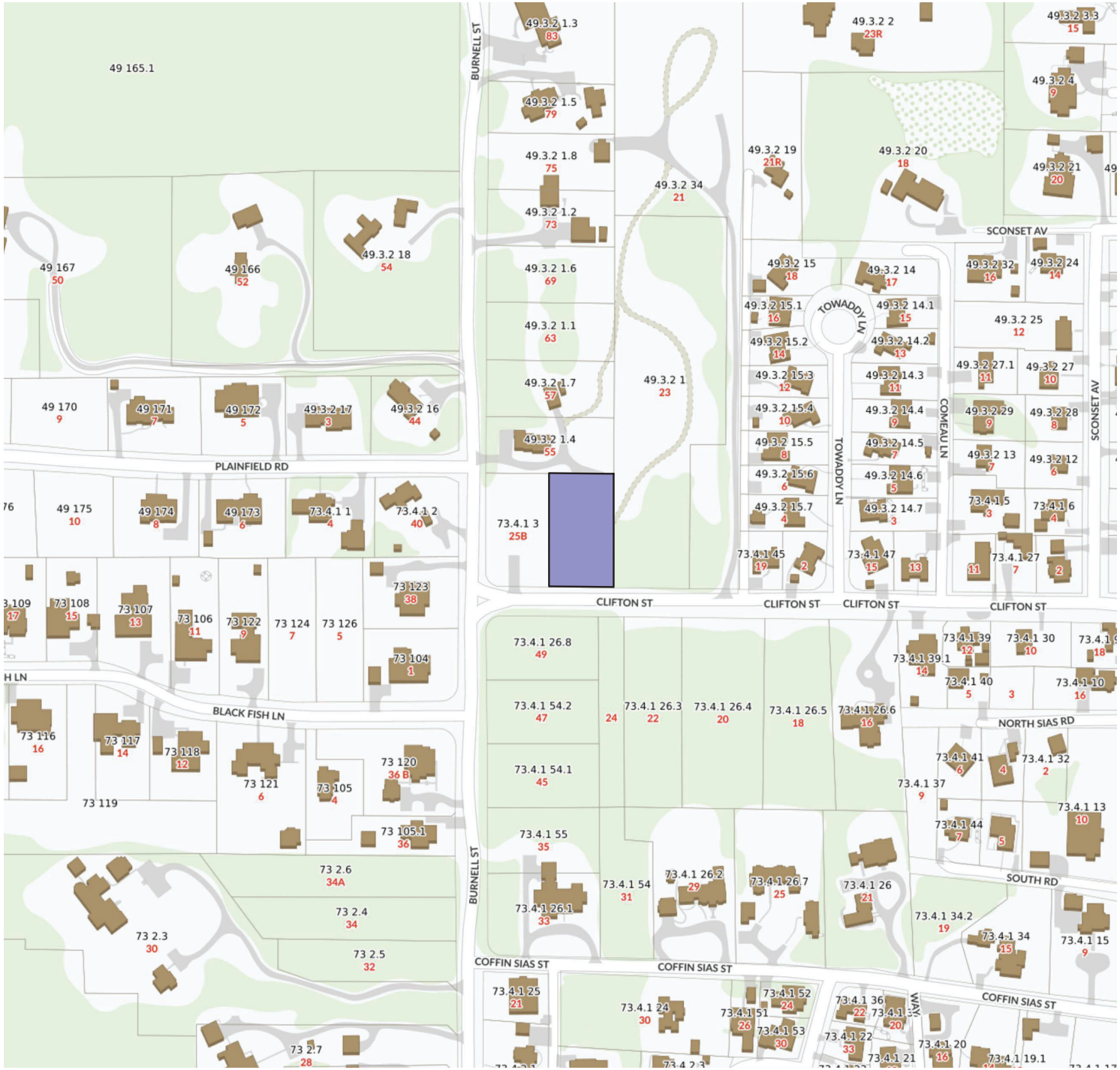
A.2.3

2402

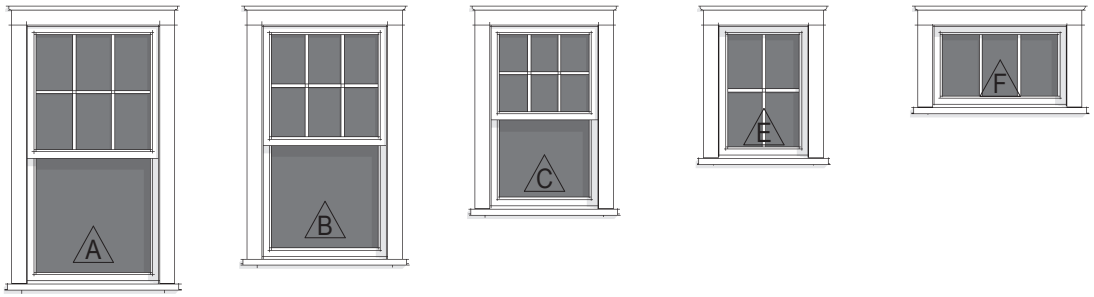


1 Locus Map

Not to Scale



2 Site Plan
1/16" = 1'-0"



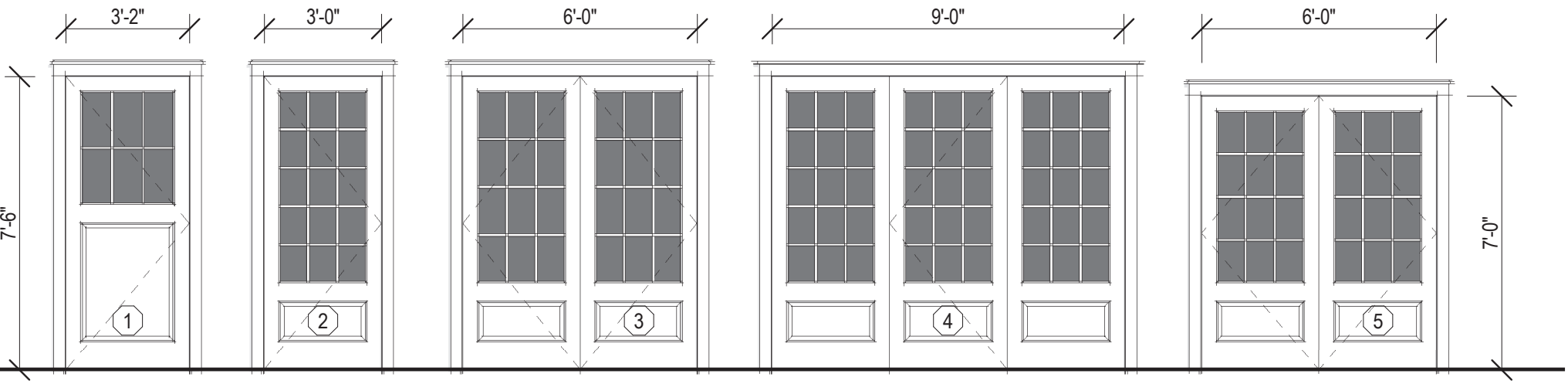
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

Fixed
4 Lite SDL

Fixed
3 Lite SDL



Main Entry Door
1 Panel 6 Lite SDL

French Door
1 Panel 12 Lite SDL

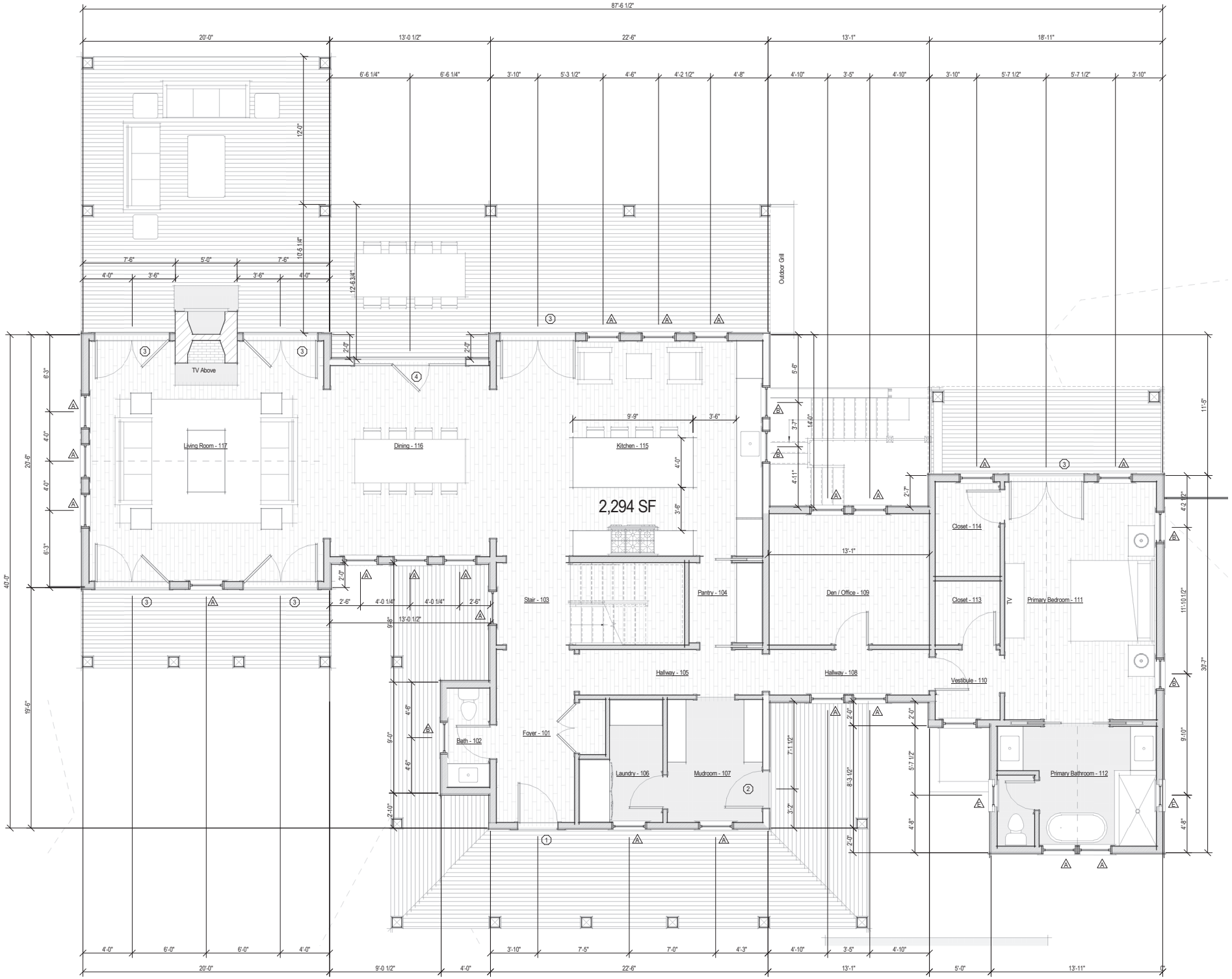
Double French Door
12 Lite 1 Panel SDL

Triple French Door
12 Lite 1 Panel SDL

Double French Door
12 Lite 1 Panel SDL

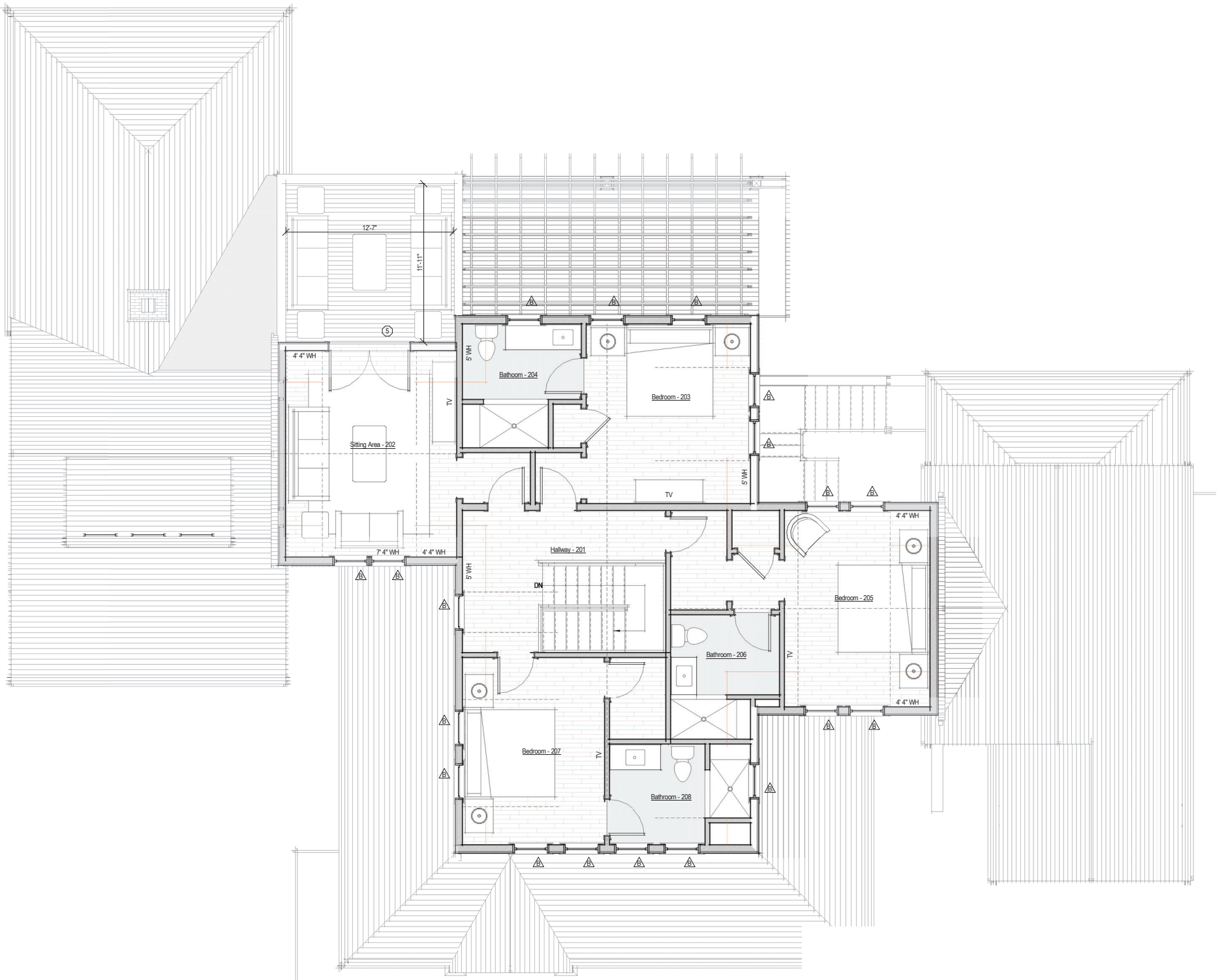
3 Exterior Window & Door Legend

1/4" = 1'-0"

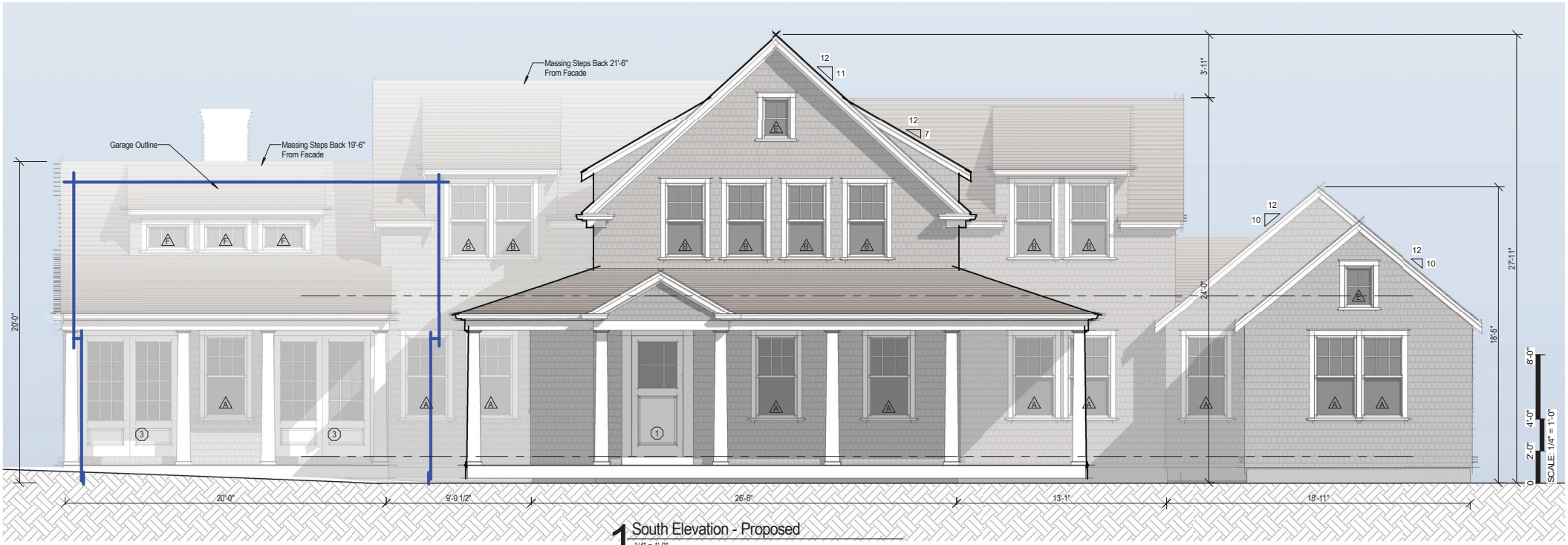


1 First Floor Plan - Proposed

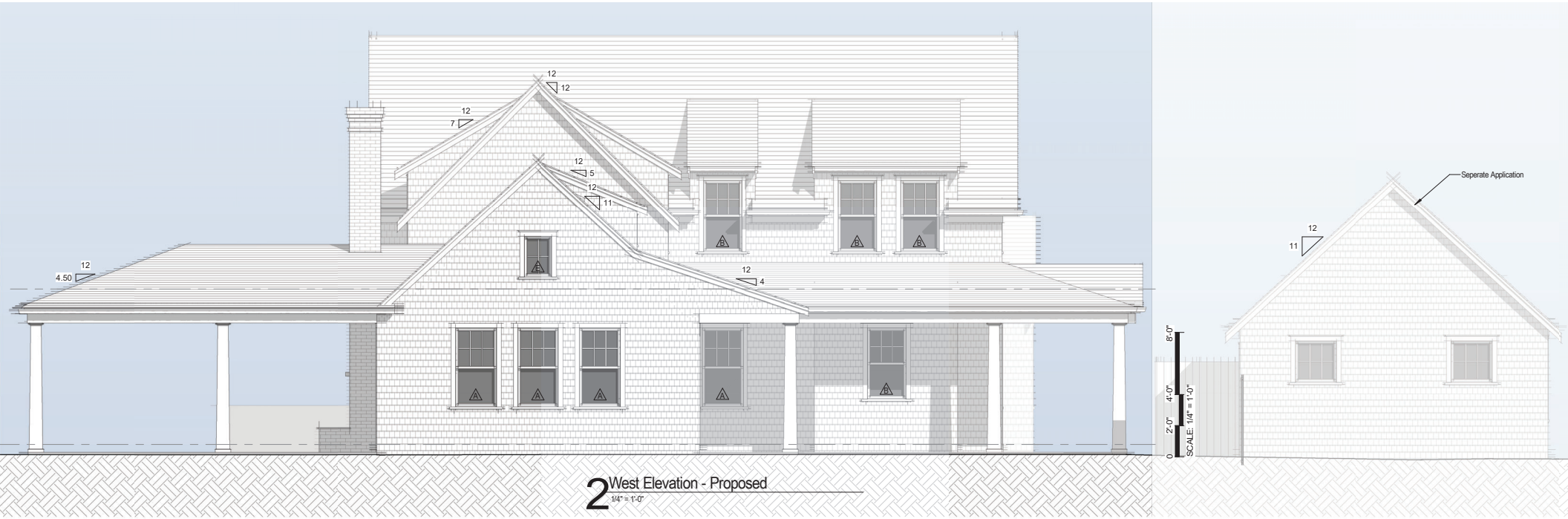
1/4" = 1'-0"



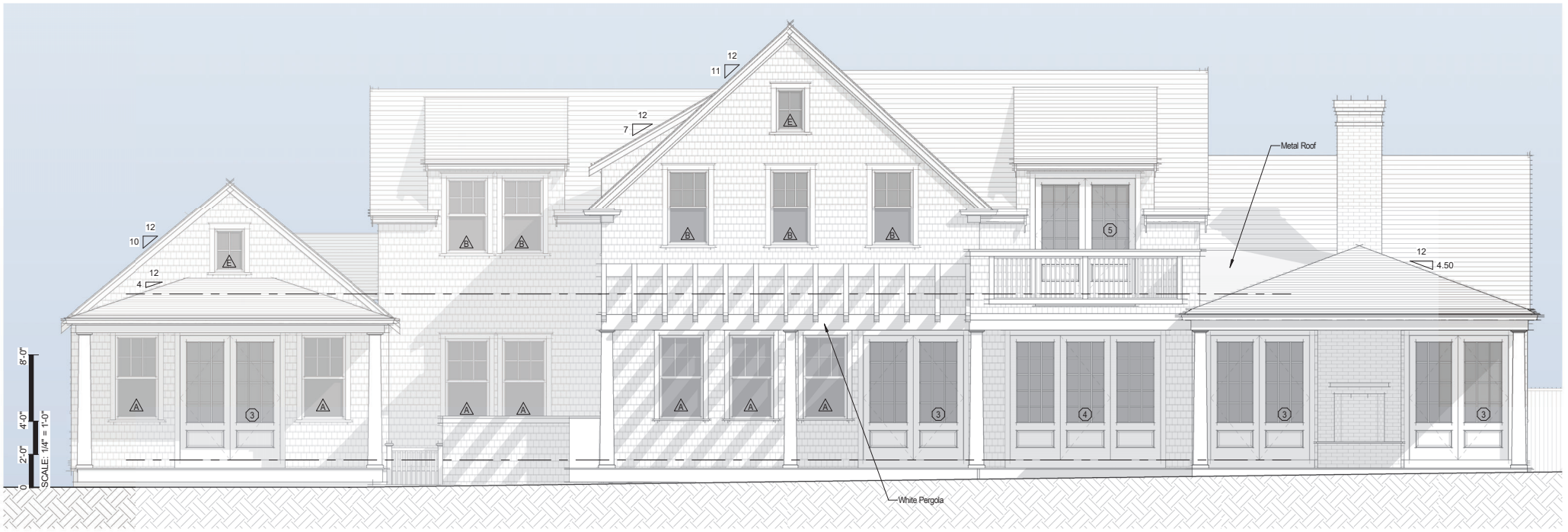
1 Second Floor Plan - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"



1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... HOLDING CHRISTOPHER T & MEGAN C .....

MAILING ADDRESS... 77 MONADNOCK RD, WELLESLEY, MA 02481 ...

PROPERTY LOCATION..... 25A CLIFTON ST .....

ASSESSORS MAP/PARCEL..... 7341/3.1 .....

SUBMITTED BY:... EMERITUS .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 5, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.05 11:15:37 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4932	1		MOONEY ERIKA D LIV TRUST		60 SKYLINE DRIVE	NANTUCKET	MA	02554	23 CLIFTON ST
4932	1	4	NOTLIH LLC		31A OCEAN AVE	SIASCONSET	MA	02564	55 BURNELL ST
7341	3		GILIS KONSTANTIN & HALEY N		40 GLENAYR RD	TORONTO	ON	M5P 3B8	25B CLIFTON ST
7341	26	8	CLIFTON STREET NOM TRUST		32 PECKS LAND RD	GREENWICH	CT	06831	49 BURNELL ST
7341	26	9	OVERLOCK JAMES G & EMILY D		200 EAST 71ST STREET #14C	NEW YORK	NY	10021	24 CLIFTON ST
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 25A Clifton

Tax Map Number: 73.4.1 Parcel Number: 3.1

Owner of Record: Christopher & Megan Holding

Description of Proposal: New Dwelling & Garage

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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SIASCONSET, MA 02564

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- ☐ Return Receipt (hardcopy) $
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Postage
$

Total Posta
$

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Street and A

City, State,

Postmark Here

MOONEY ERIKA D LIV TRUST
60 SKYLINE DRIVE
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$

Total Pos
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Street anc

City, State

Postmark Here

CLIFTON STREET NOM TRUST
32 PECKS LAND RD
GREENWICH, CT 06831

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- ☐ 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

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- ☑ 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

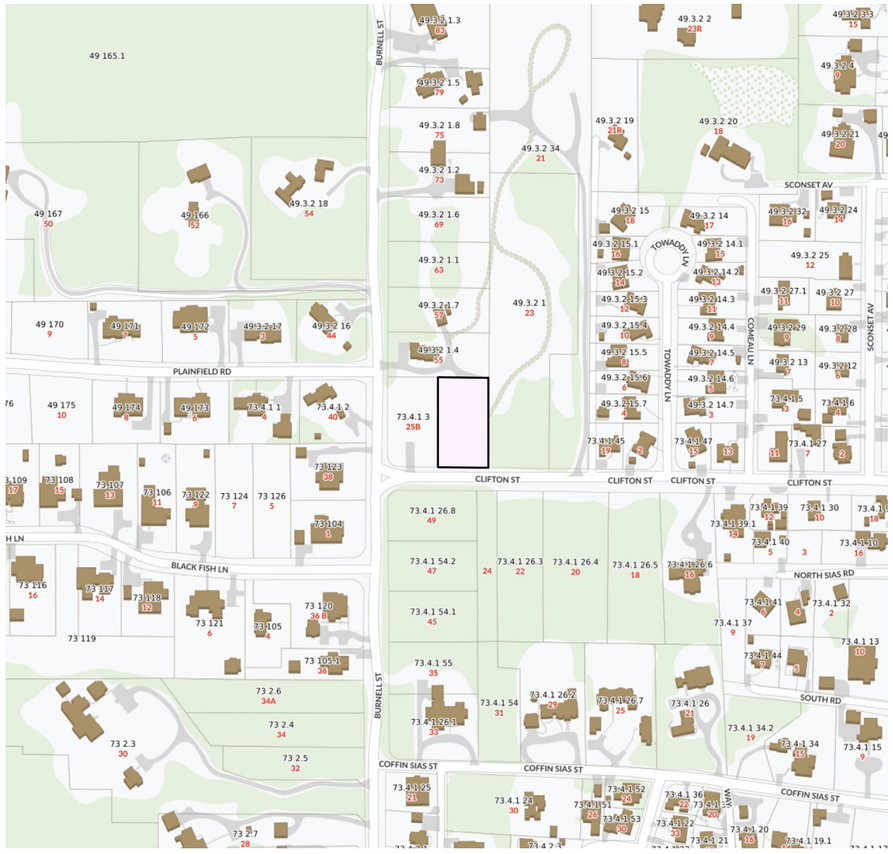
06.25.24
Date











Locus



Garage Door
Vertical Board

French Door
1 Panel 12 Lite SDL

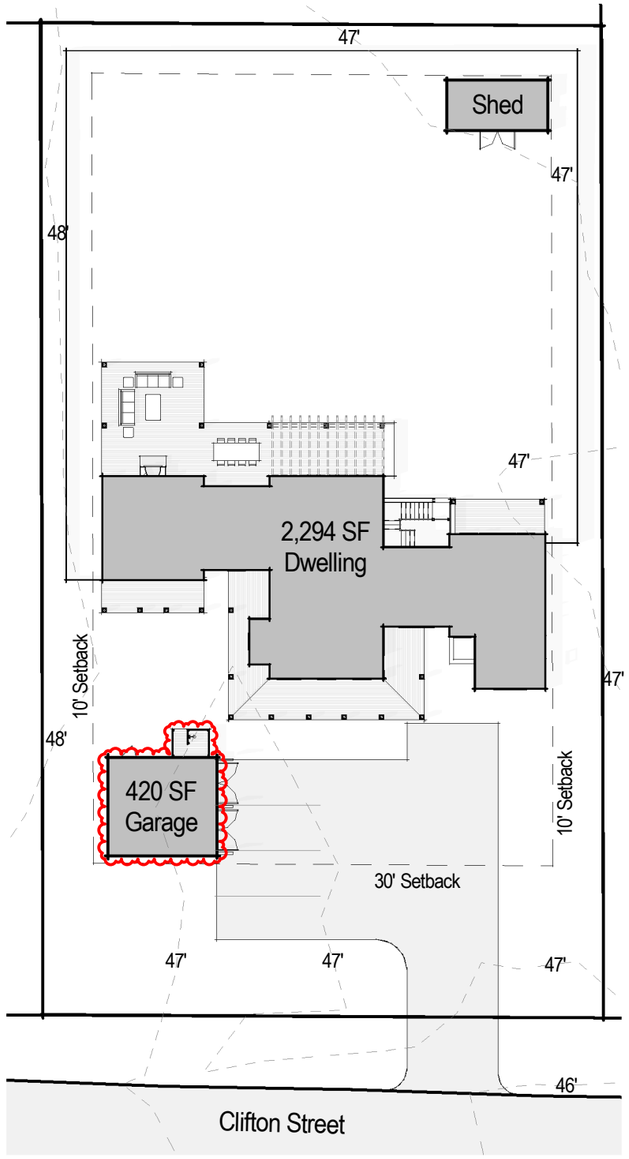
Double Hung
6/1 SDL

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

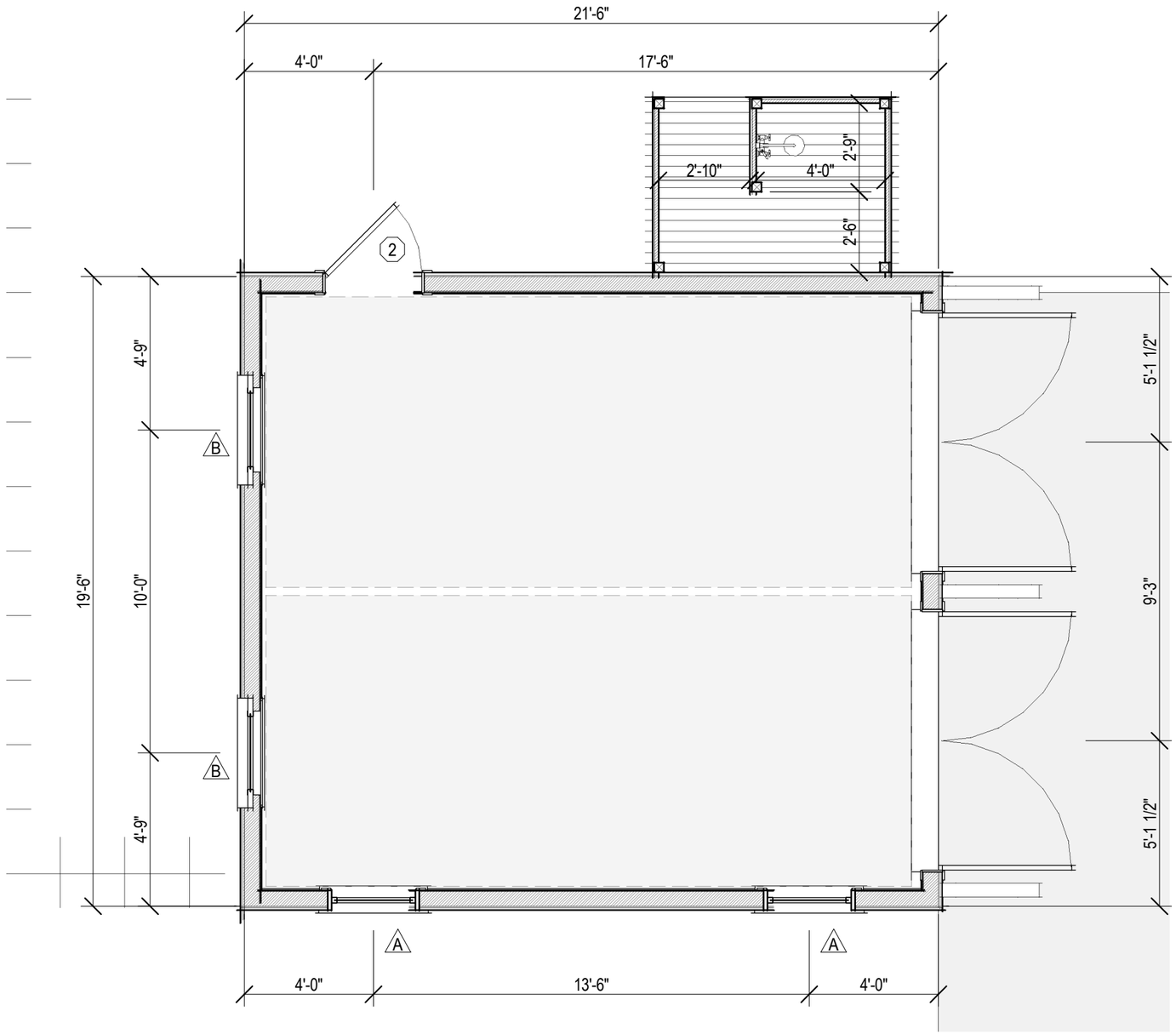
Map & Parcel:	73.4.1 / 3.1
Current Zoning:	SR-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'

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

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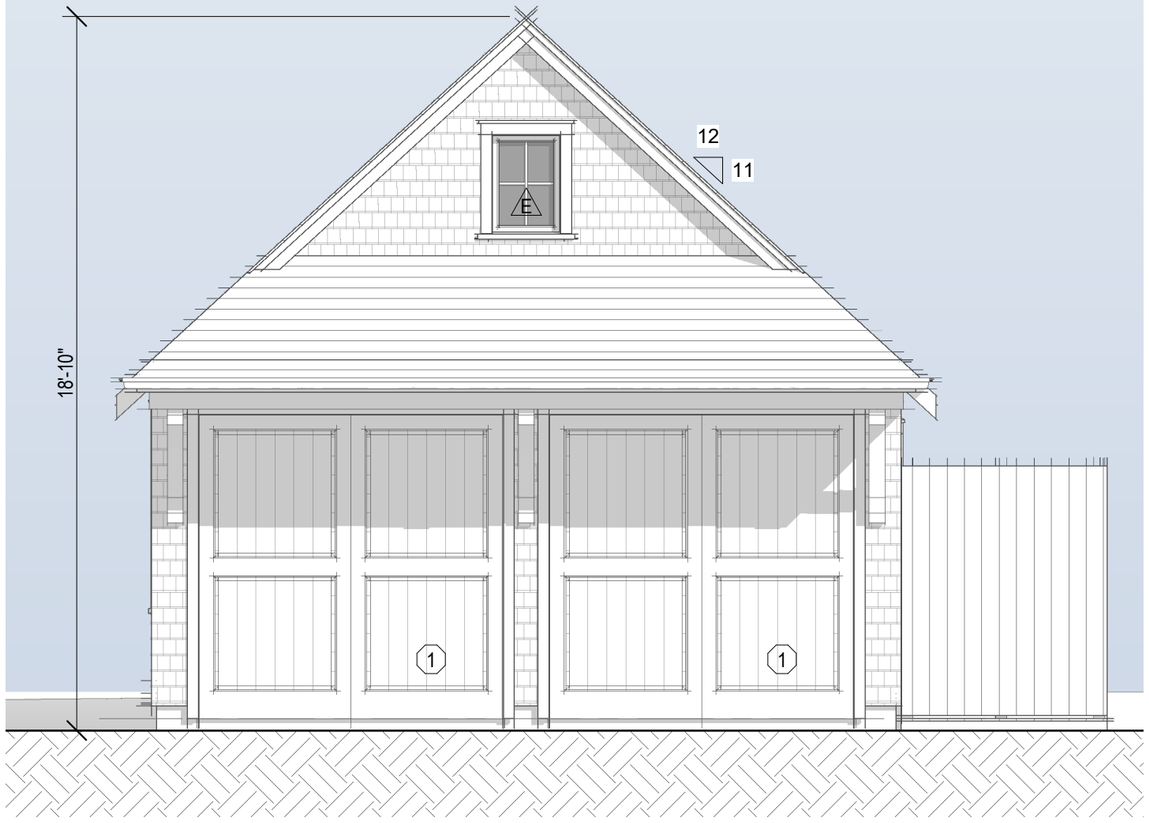
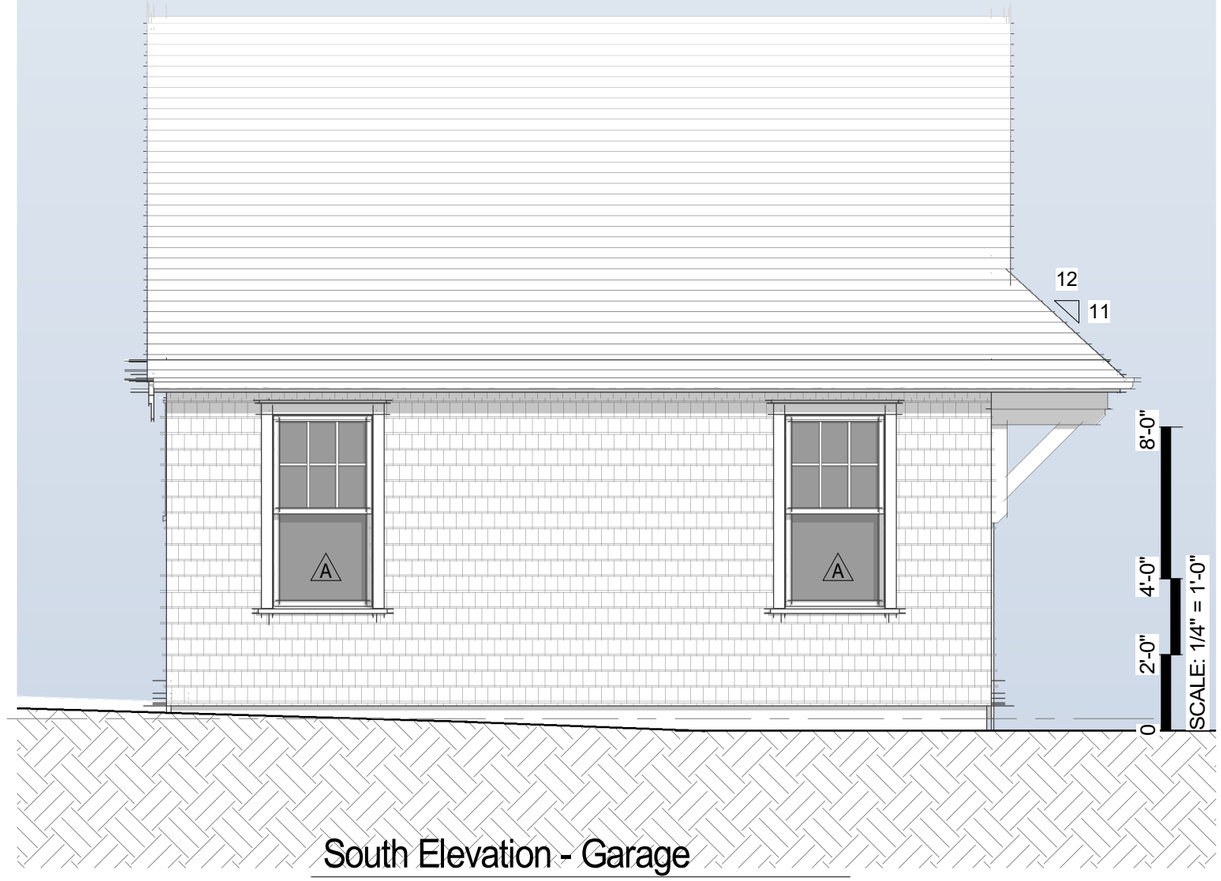


East Elevation - Garage

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'

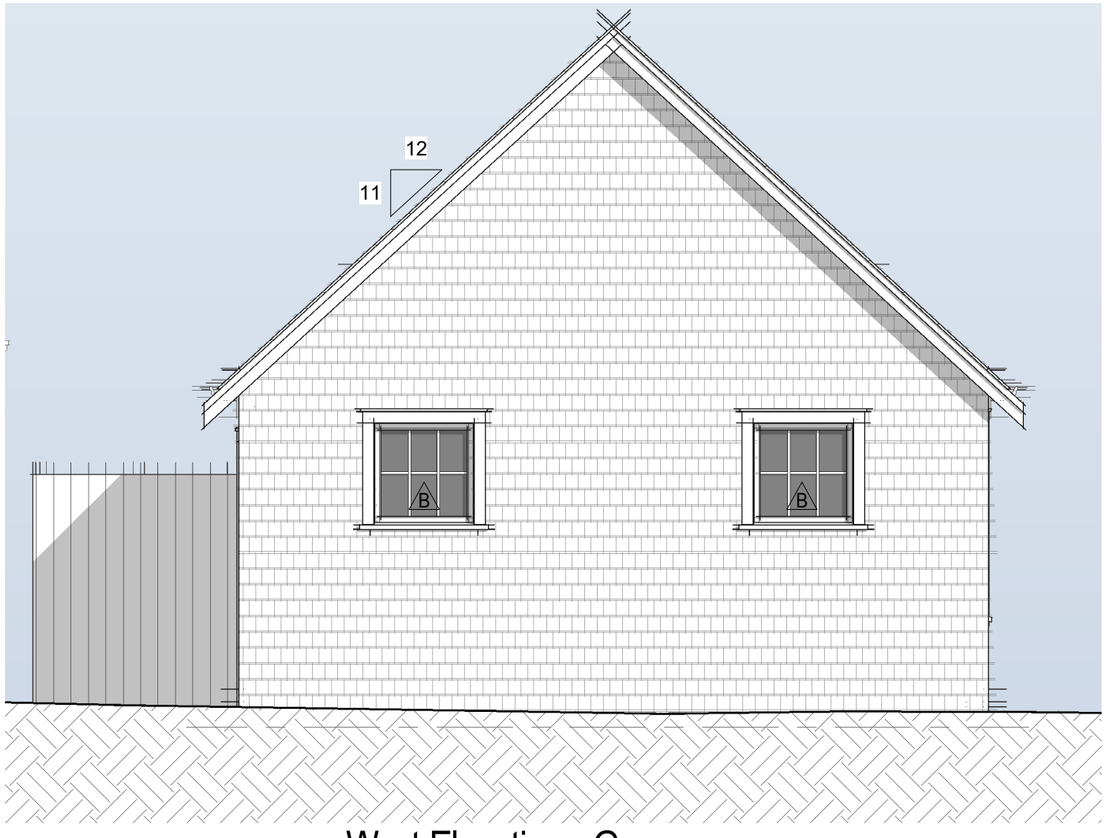
Garage Elevations

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
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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

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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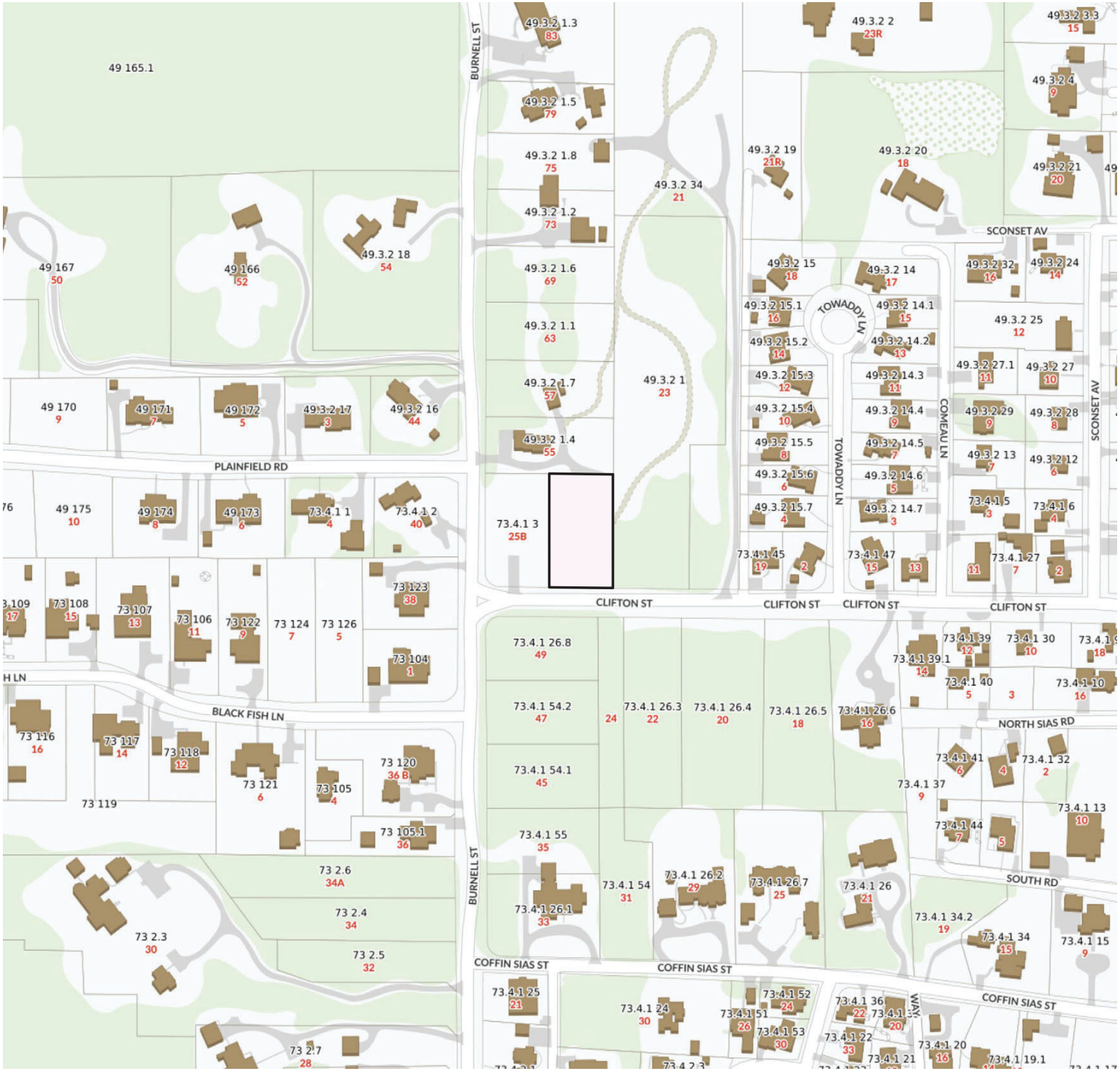
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PLAINFIELD RD
CLIFTON ST
CLIFTON ST
CLIFTON ST
CLIFTON ST
SCONSET AV
SCONSET AV
TOWADDY LN
TOWADDY LN
COMEAU LN
BLACK FISH LN
NORTH SIAS RD
SOUTH RD
COFFIN SIAS ST
COFFIN SIAS ST
COFFIN SIAS ST
49 165.1
49 167
50
49 166
52
49.3.2 18
54
49 170
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49 171
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49 172
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49 3-2 17
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49.3.2 16
44
49 175
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49 174
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49 173
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73.4.1 1
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36 B
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73 2.7
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49.3.2 1.6
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49.3.2 1.7
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49.3.2 1.4
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73.4.1 3
25B
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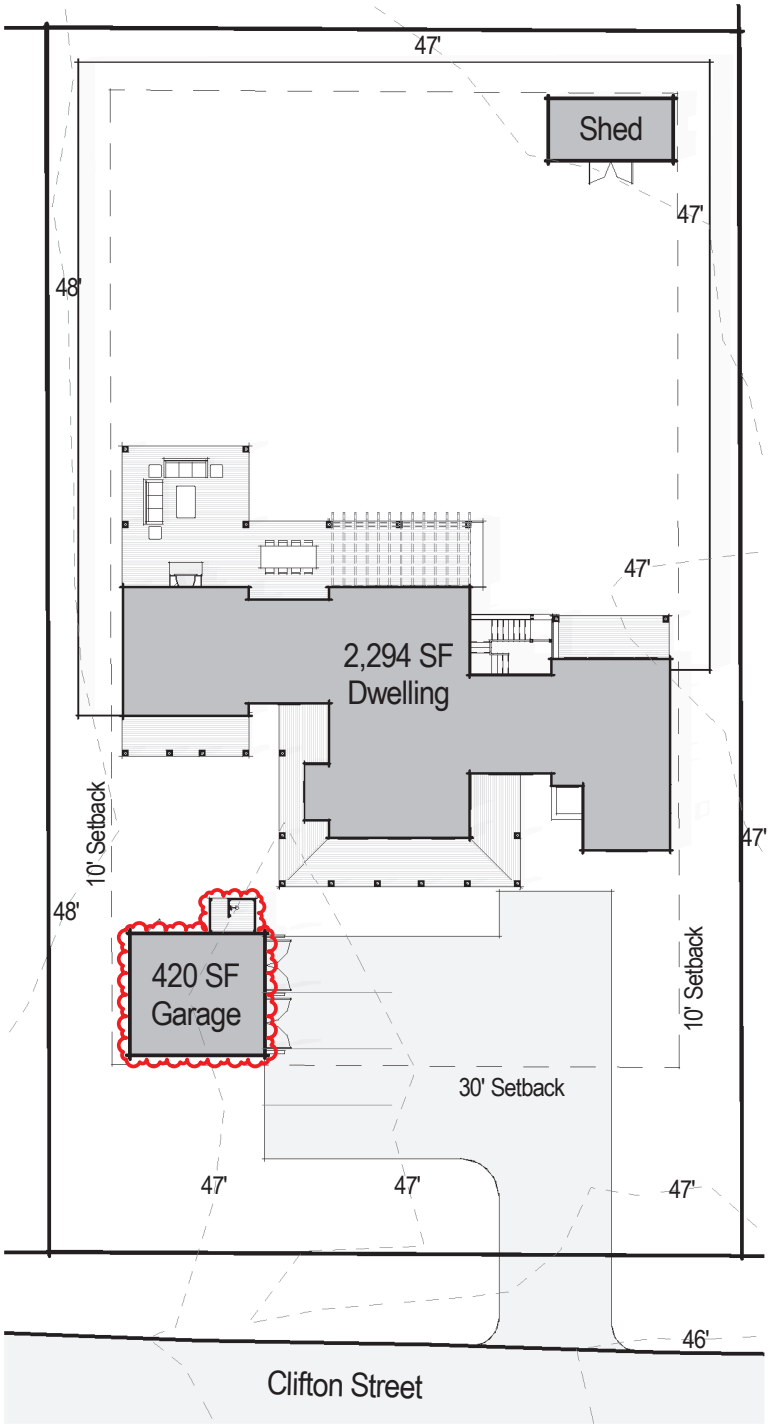
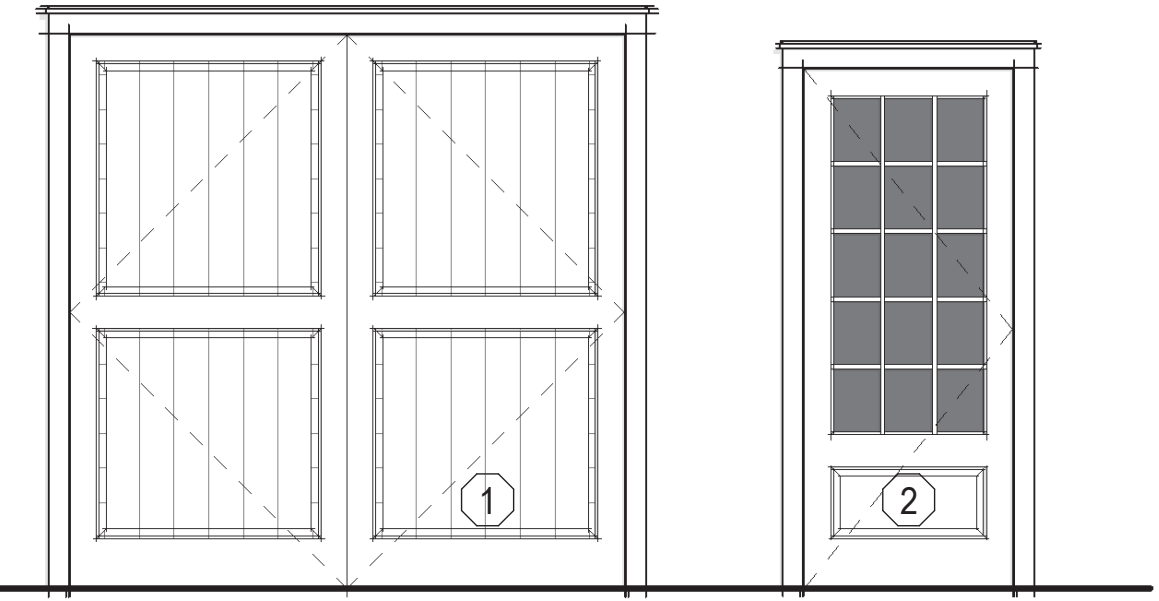
73.4.1 15
9

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

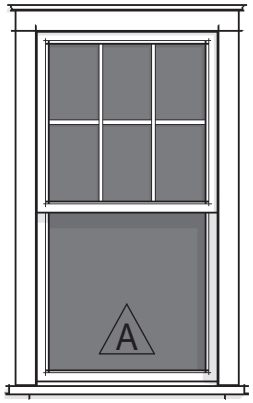
Site

1" = 30'-0"

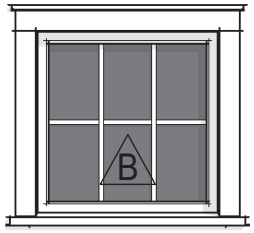


Garage Door
Vertical Board

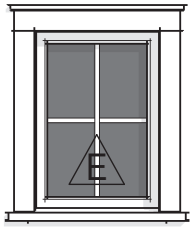
French Door
1 Panel 12 Lite SDL



Double Hung
6/1 SDL



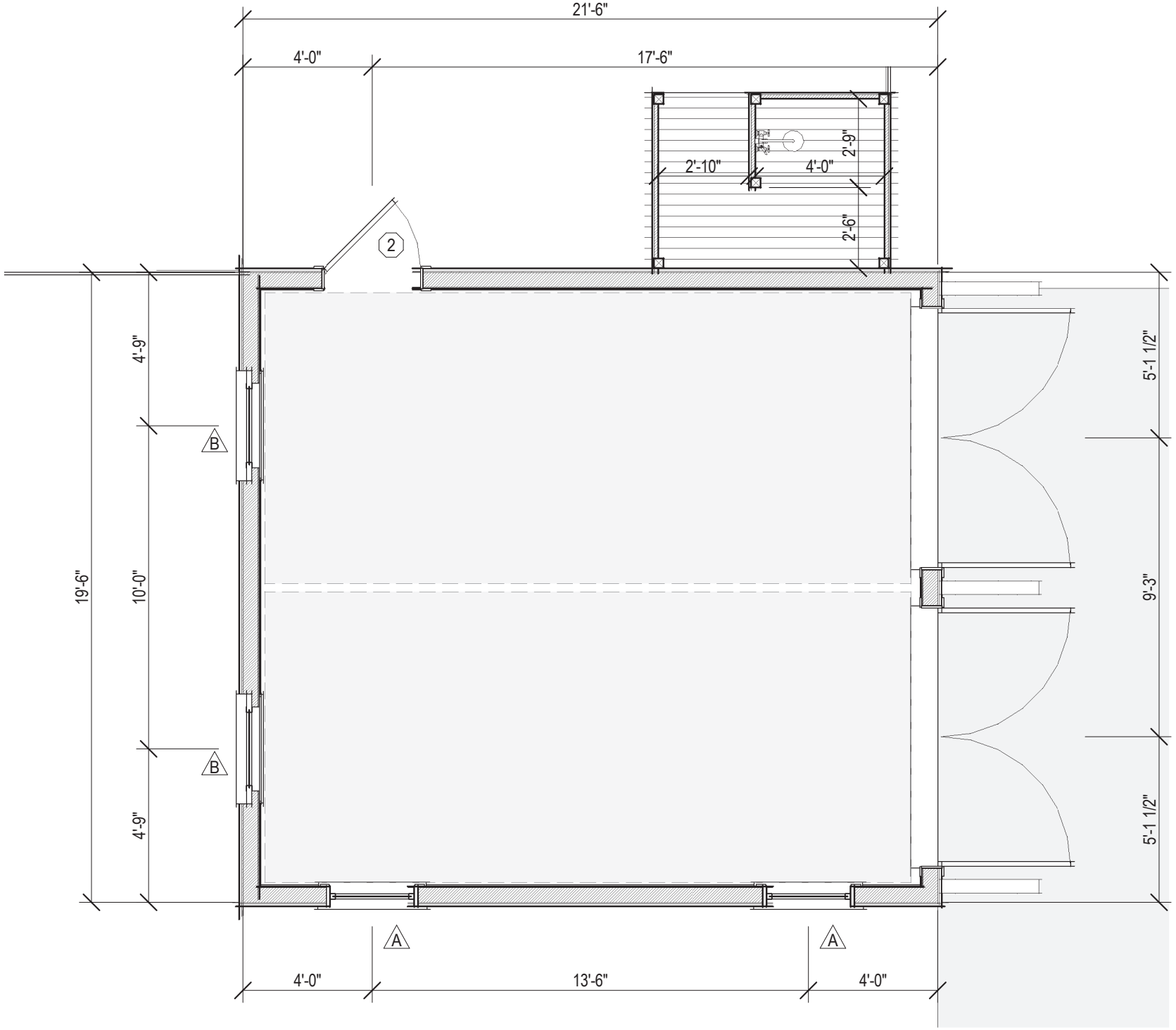
Fixed
6 Lite SDL



Fixed
4 Lite SDL

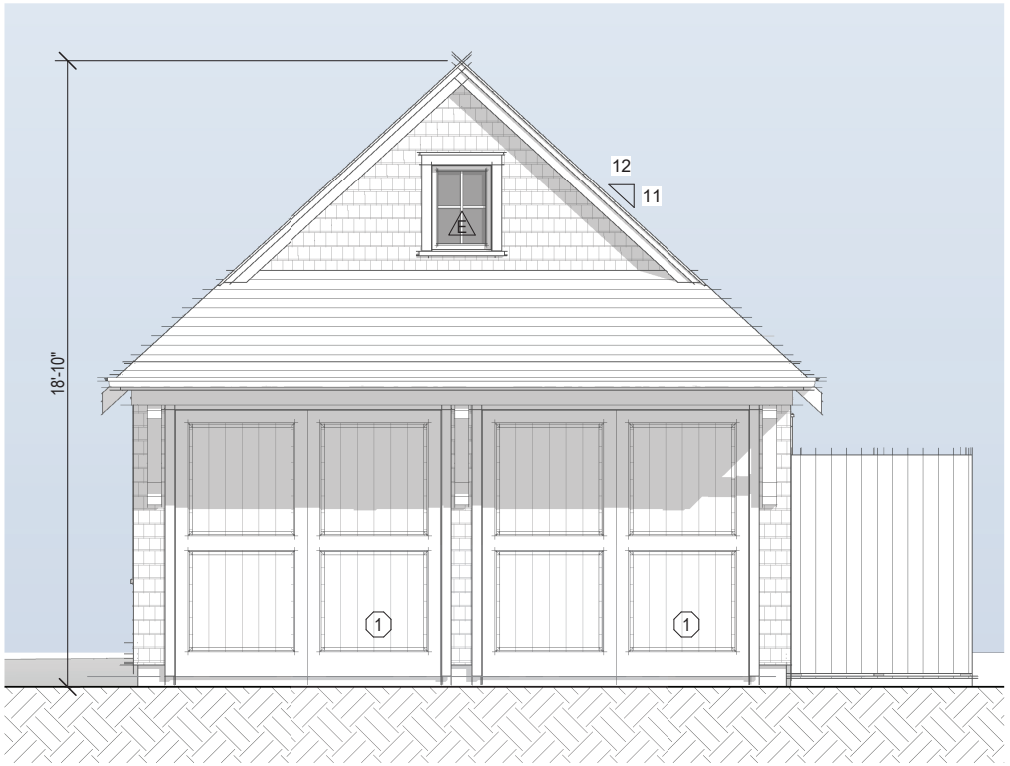
Window & Door Legend

1/4" = 1'-0"



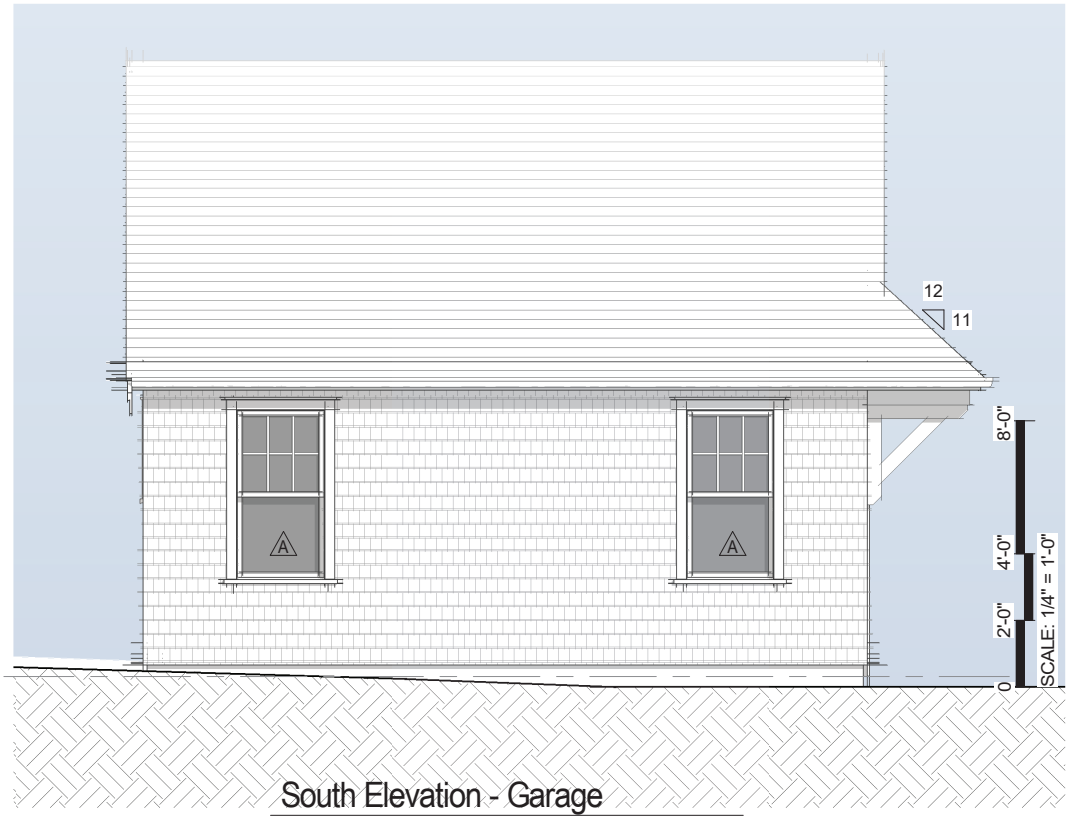
1 Garage Plan

1/4" = 1'-0"



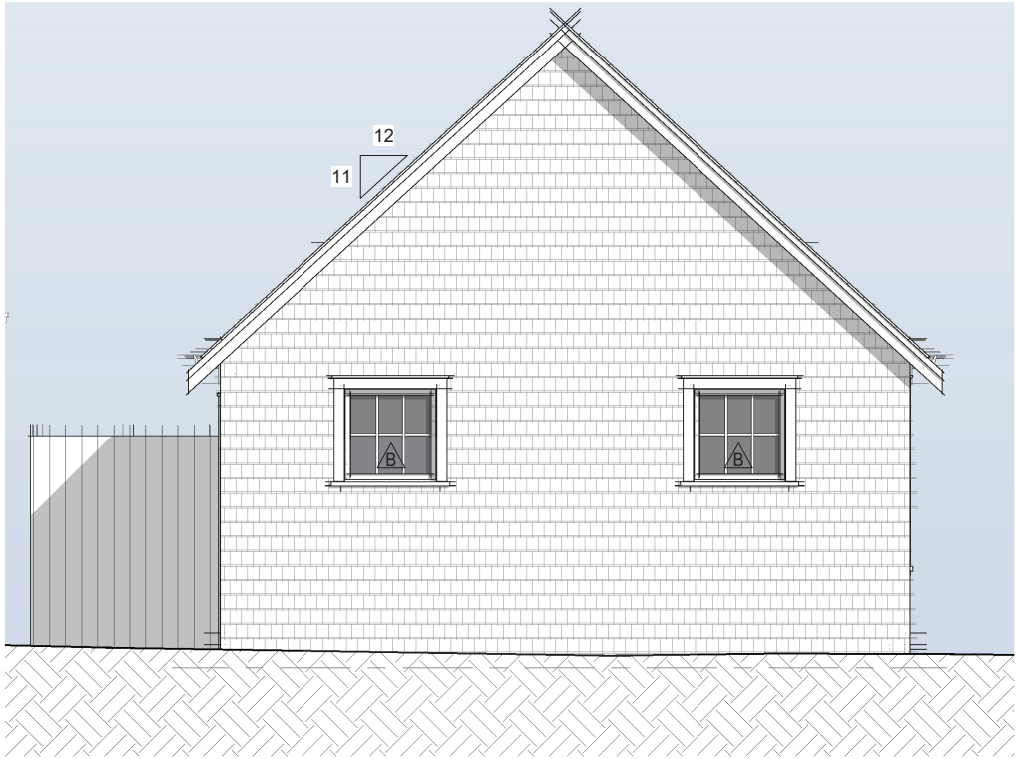
East Elevation - Garage

1/4" = 1'-0"



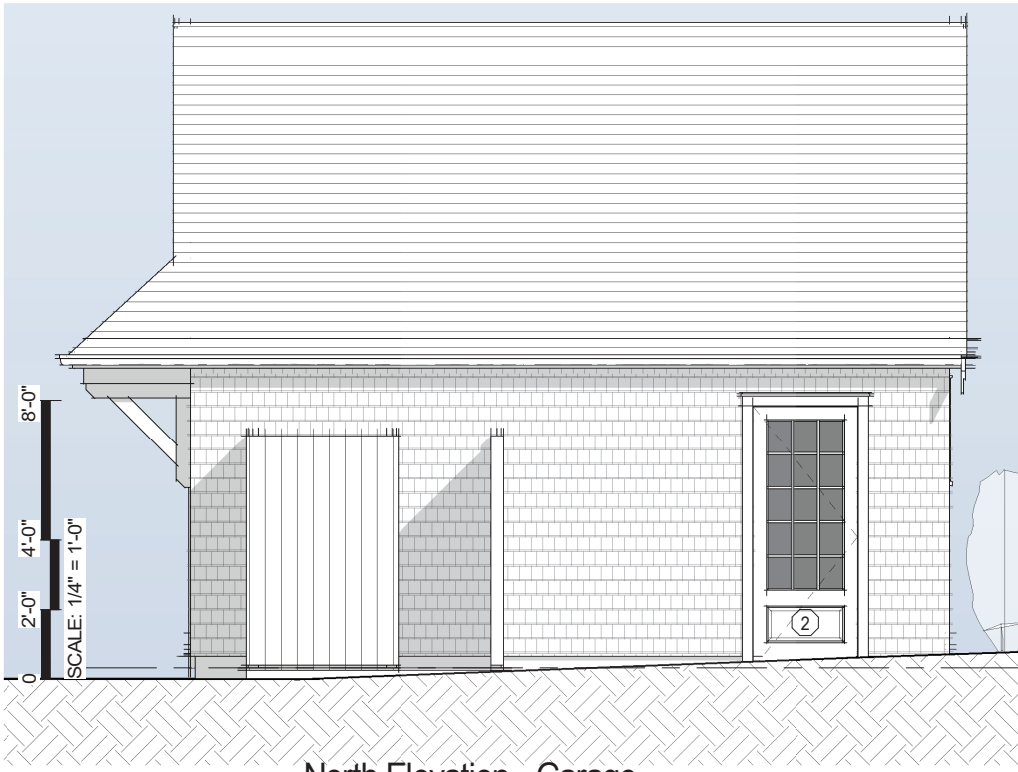
South Elevation - Garage

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.

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NOTLIH LLC
31A OCEAN AVE
SIASCONSET, MA 02564

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NANTUCKET, MA 02554

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CLIFTON STREET NOM TRUST
32 PECKS LAND RD
GREENWICH, CT 06831

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GILIS KONSTANTIN & HALEY N
40 GLENAYR RD
TORONTO, ON M5P 3B8

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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

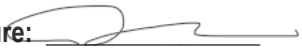
Authorization Letter

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.

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If you have any questions, please contact the HDC office at 508.325.7587.

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CASEY WILLIAM M & AMY K
3963 WOOD AVE
COCONUT GROVE, FL 33133

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JUN 26 2024

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THE FRED SHED LLC
189 EGREMONT PLAIN RD
GREAT BARRINGTON, MA 33133

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PO BOX 7593
SIASCONSET, MA 02654

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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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MUELLER RALPH R & LAURA S TR
NEVERMOOR TRUST
109 CLOVER MEADOW
BURR RIDGE, IL 60527

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Sen
Stre
City

NANTUCKET ISLANDS LAND BANK
22 BROAD STREET
NANTUCKET, MA 02554

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PROPERTY OWN ASSOC TOM NEVERS
PO BOX 2010
NANTUCKET, MA 02584

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32 FLINTLOCK RD

Location	32 FLINTLOCK RD	**Mblu**	75/ / 77/ /
Acct#	00007079	**Owner**	32 FLINTLOCK ROAD LLC
Assessment	$2,938,800	**PID**	7079
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,793,600	$1,145,200	$2,938,800

Owner of Record

Owner	32 FLINTLOCK ROAD LLC	**Sale Price**	$3,825,000
Co-Owner		**Certificate**	
Address	1222 GORDON RIVER TRAIL NAPLES, FL 34105	**Book & Page**	C19396/0
		Sale Date	12/18/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023
OWEN SANDRA L TR	$0		C28592/0	99	11/29/2021
OWEN SANDRA L	$0		C28591/0	99	11/29/2021
OWEN SANDRA L TR	$0		C26760/0	99	01/31/2018
OWEN SANDRA L	$0		C26760/0	99	01/17/2018

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 2,856
Replacement Cost: $1,257,987
Building Percent Good: 90
Replacement Cost Less Depreciation: $1,132,200

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

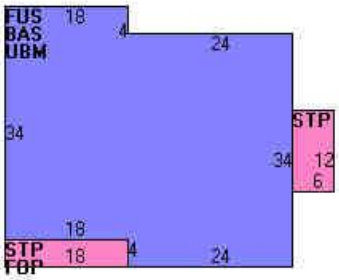
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\50.jpg)

Building Layout

STP[168]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,428	1,428
FOP	Porch, Open, Finished	72	0
STP	Stoop	312	0
UBM	Basement, Unfinished	1,428	0
		4,668	2,856

Building 2 : Section 1

Year Built: 1997
Living Area: 1,450

Replacement Cost: $721,412
Building Percent Good: 90
Replacement Cost Less Depreciation: $649,300

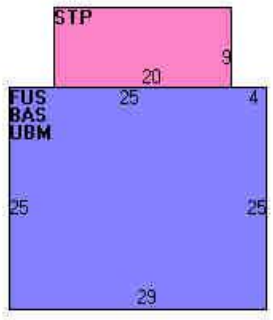
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\51.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	725	725
FUS	Upper Story, Finished	725	725
STP	Stoop	180	0
UBM	Basement, Unfinished	725	0
		2,355	1,450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.2
Frontage	0
Depth	0
Assessed Value	$1,145,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,793,600	$1,145,200	$2,938,800
2023	$1,378,200	$1,090,700	$2,468,900
2022	$1,026,200	$954,200	$1,980,400
2021	$1,026,200	$954,200	$1,980,400
2020	$1,080,400	$772,500	$1,852,900

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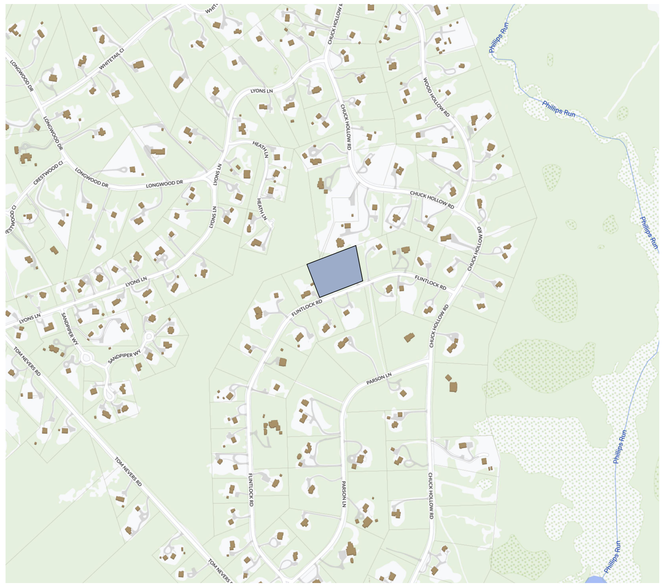
32 Flintlock Road

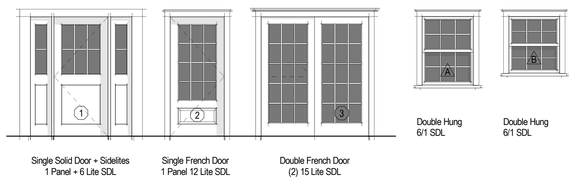
Nantucket, MA

07.01.24

HDC Submission



1 Locus Map
Not to Scale



Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

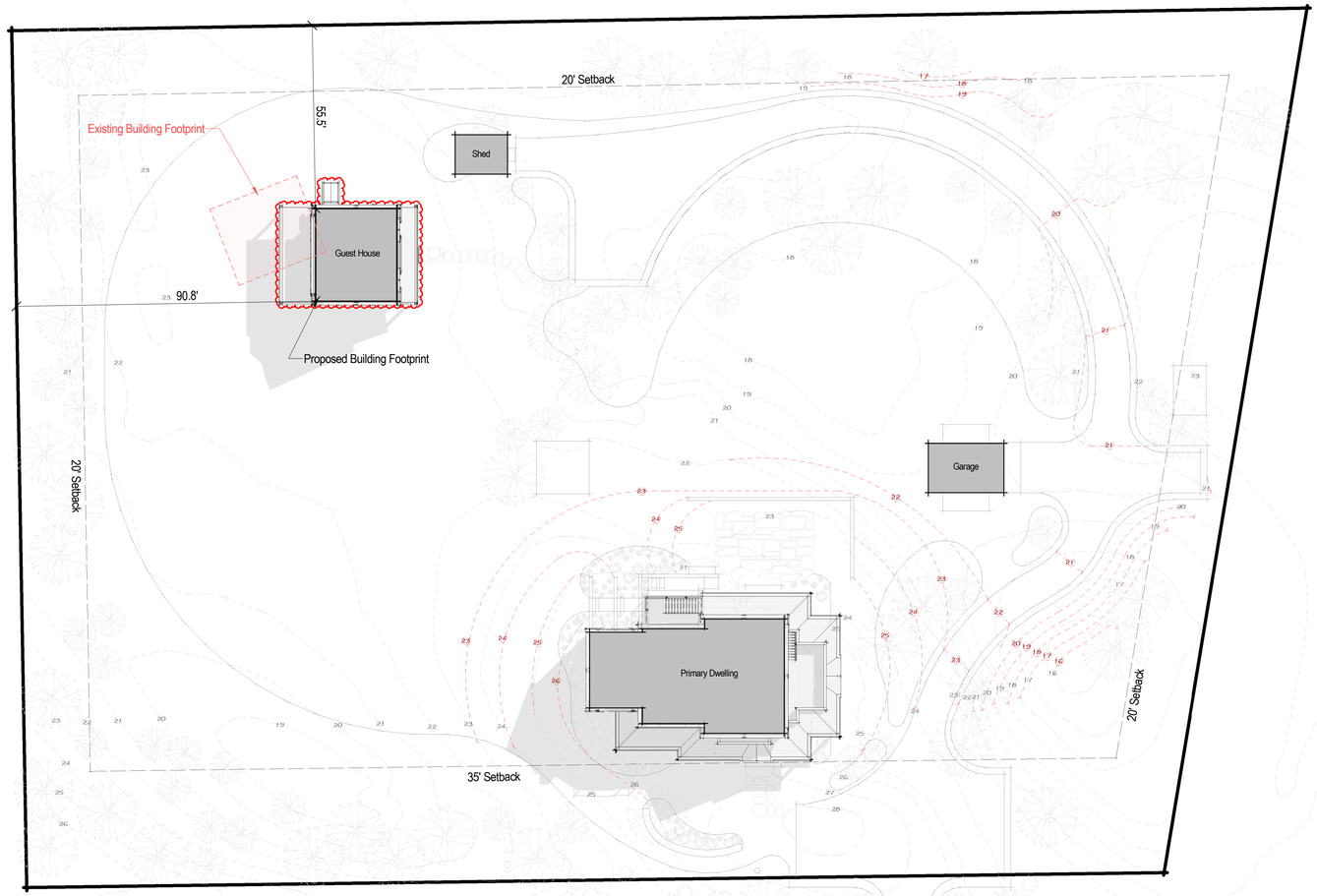
Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

3 Exterior Window & Door Legend
1/4" = 1'-0"



2 Proposed Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	------
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1 Date 1

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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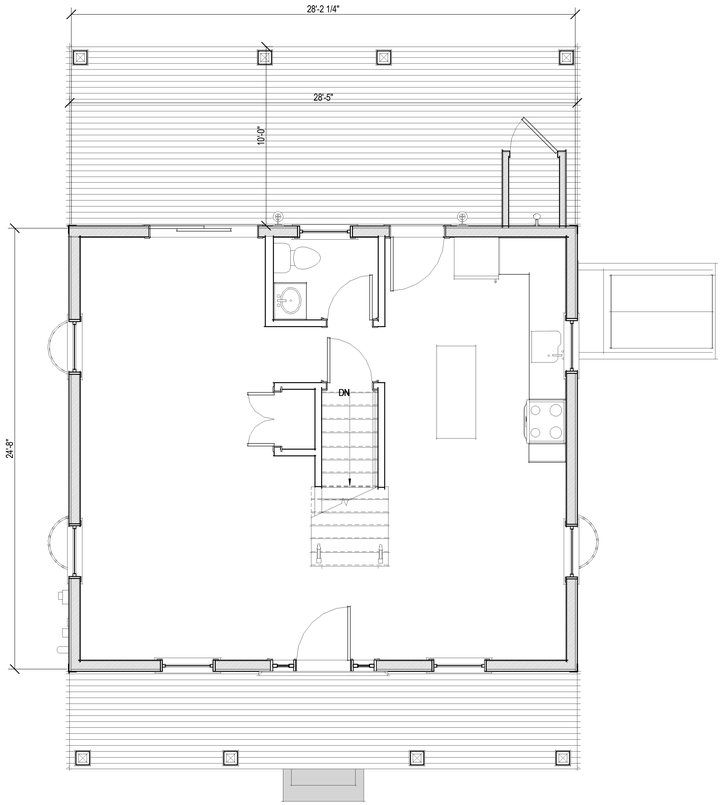
G.1.1

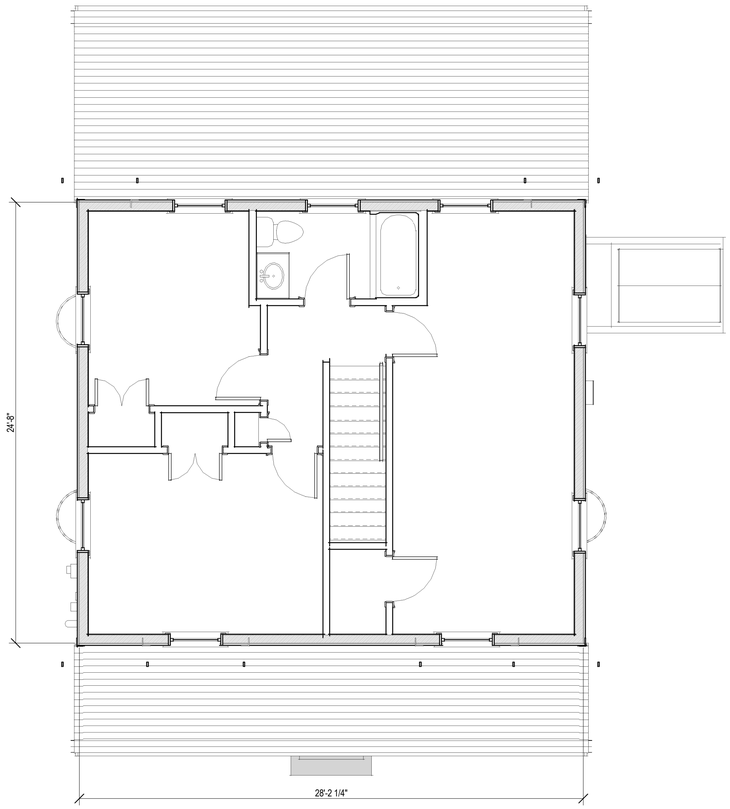
2401

07.01.24

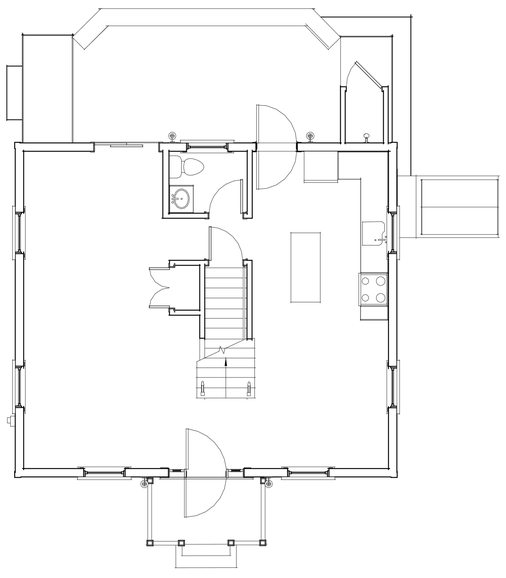
HDC Submission



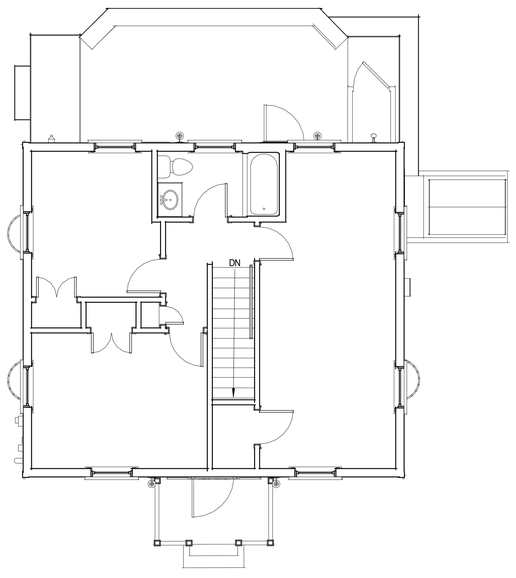
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing
3/16" = 1'-0"



Second Floor Plan - Existing
3/16" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	------
Min. Lot Size:	120,000 SF
Allowable G.C.:	3%
Existing G.C.:	-------
Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Floor Plans

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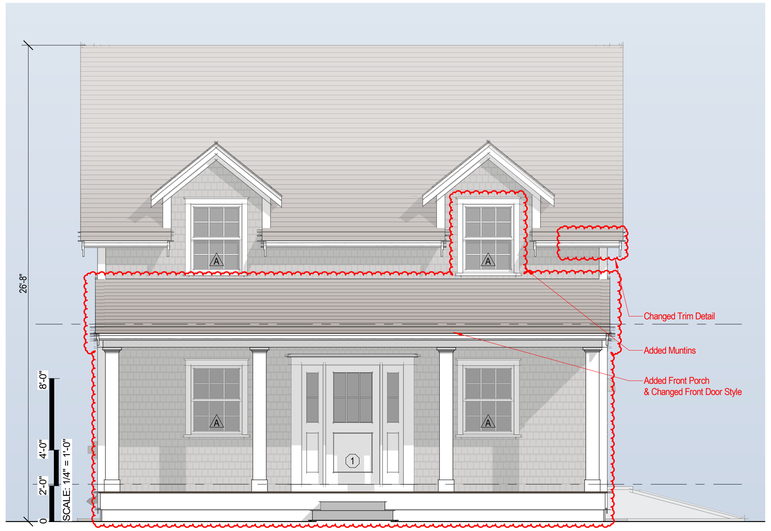
A.1.1

2401

07.01.24

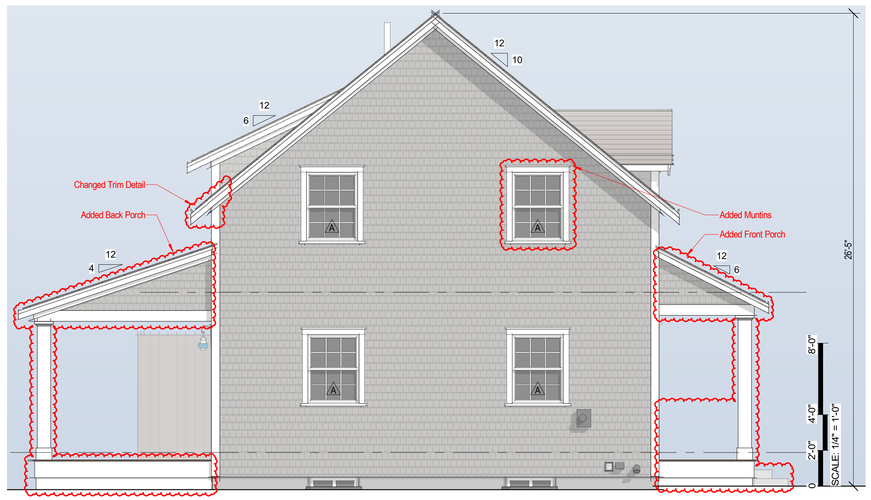
HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



South Elevation - Existing
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



West Elevation - Existing
1/4" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus

8 Williams Lane
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508.325.4995
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Site Information

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Proposed G.C.:	-------
Total Proposed G.C.:	-------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

Exterior Elevations

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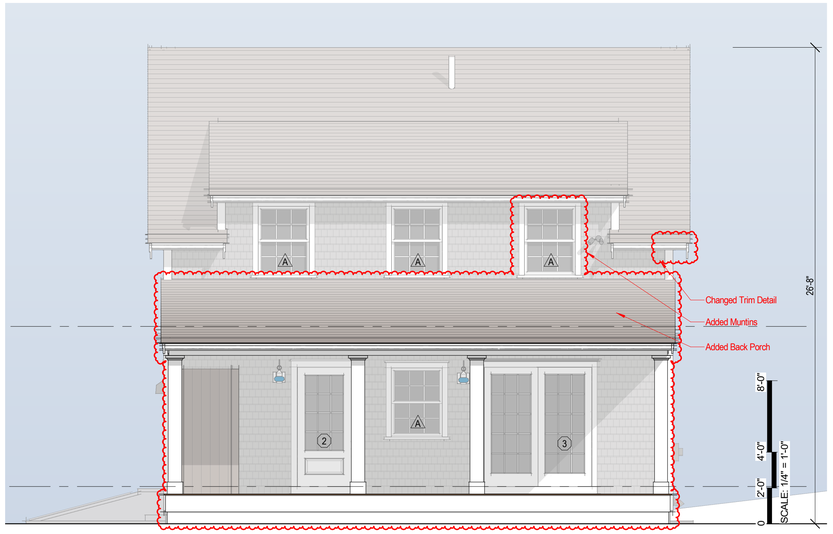
A.2.1

2401

07.01.24

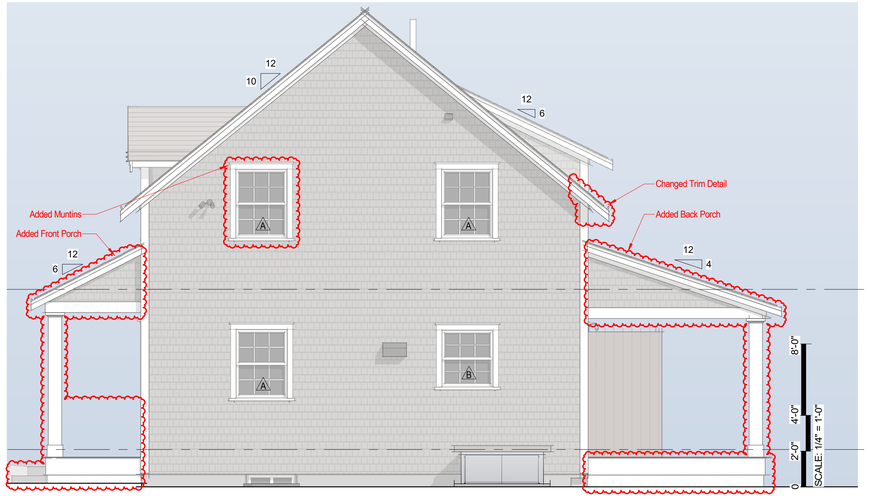
HDC Submission



1 West Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"



East Elevation - Existing
1/4" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Site Information

Map & Parcel:	75 / 77
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Minimum Frontage:	200'
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Side/Rear Setback:	20'
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Allowable G.C.:	3%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

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A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1 Date 1

Exterior Elevations

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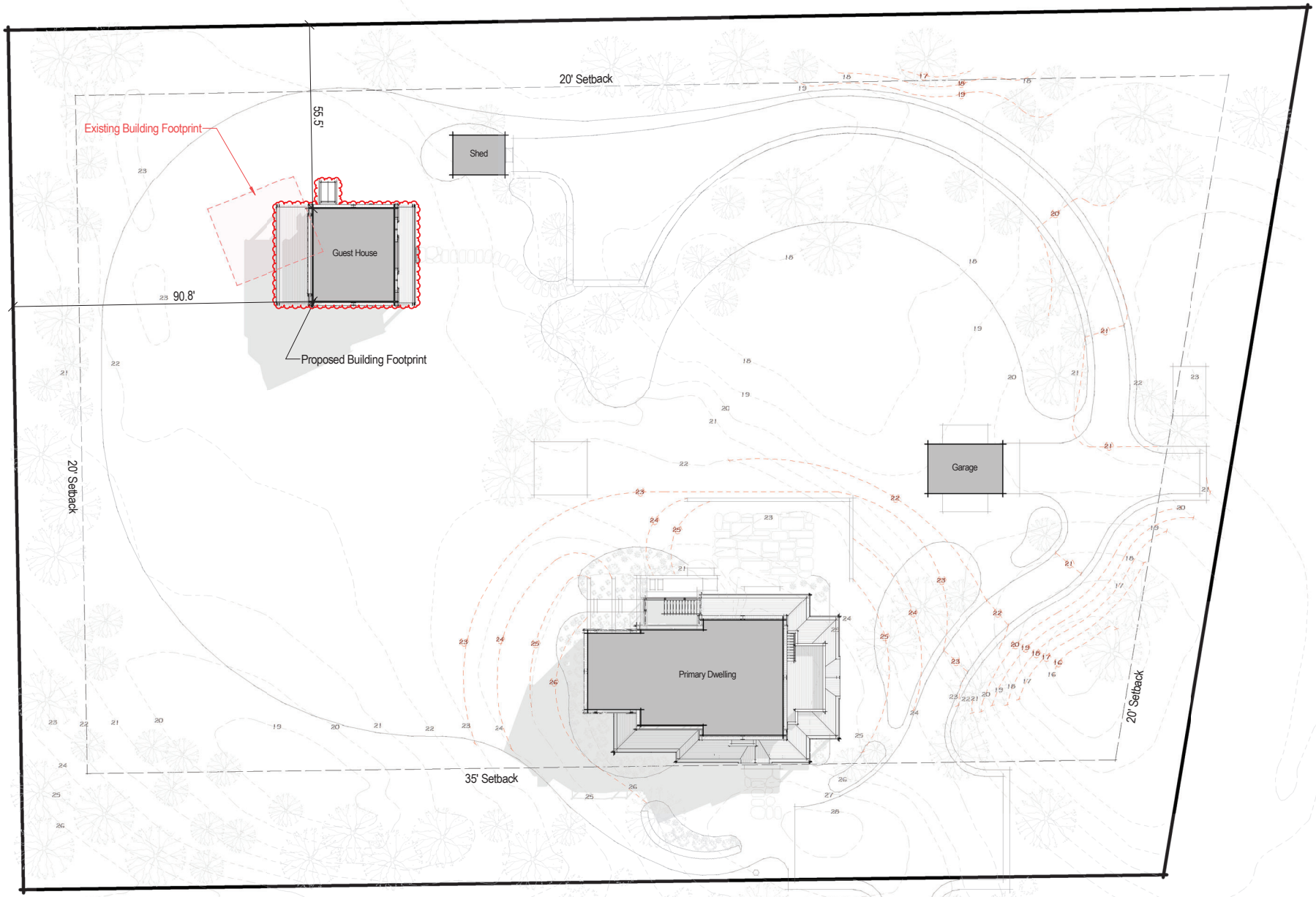
A.2.2

2401



1 Locus Map

Not to Scale



2 Proposed Site Plan

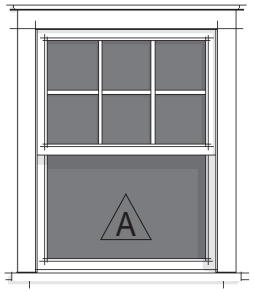
3/64" = 1'-0"



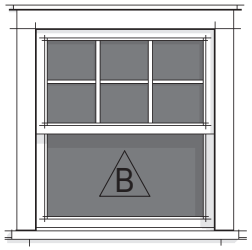
Single Solid Door + Sidelites
1 Panel + 6 Lite SDL

Single French Door
1 Panel 12 Lite SDL

Double French Door
(2) 15 Lite SDL



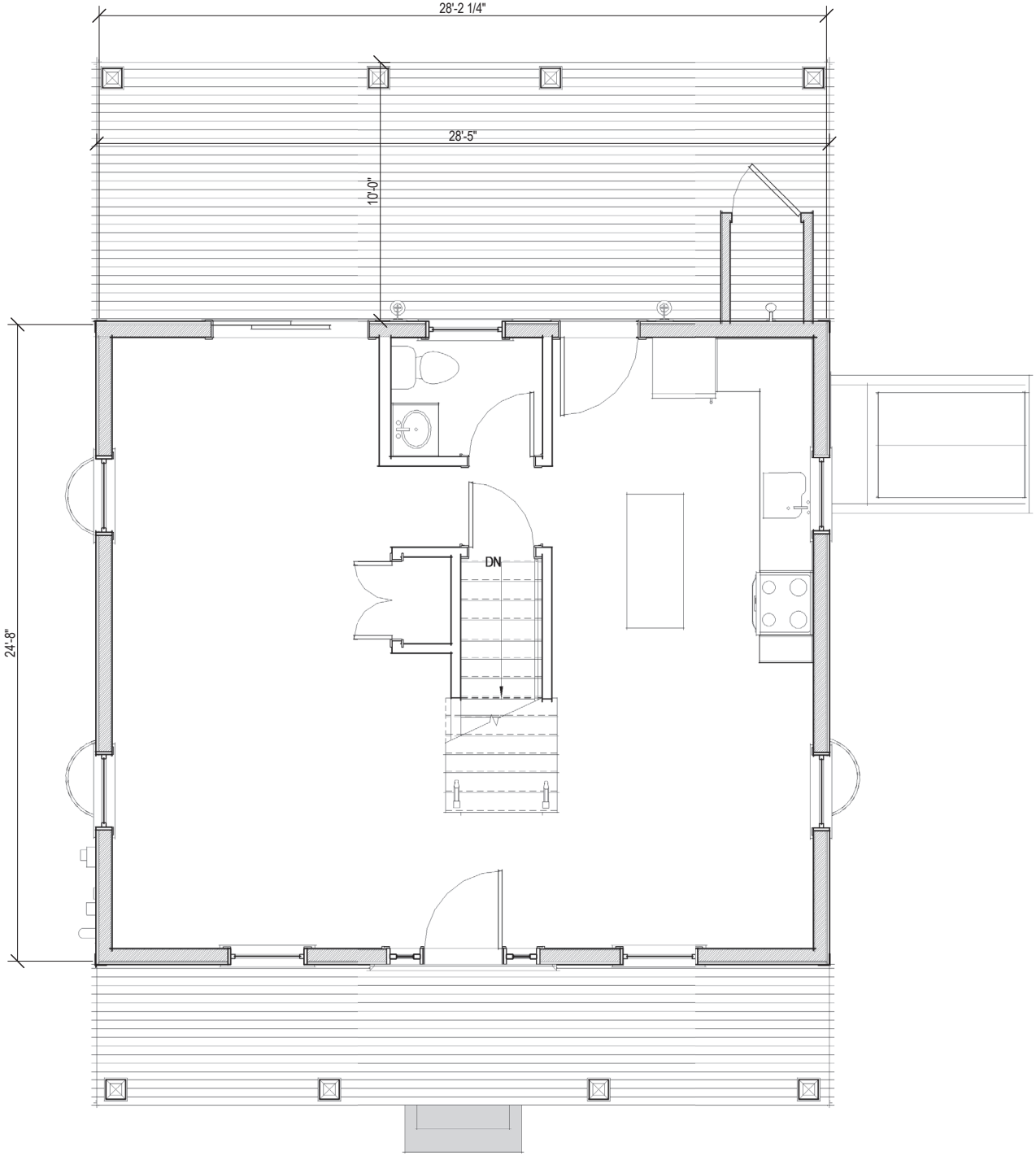
Double Hung
6/1 SDL



Double Hung
6/1 SDL

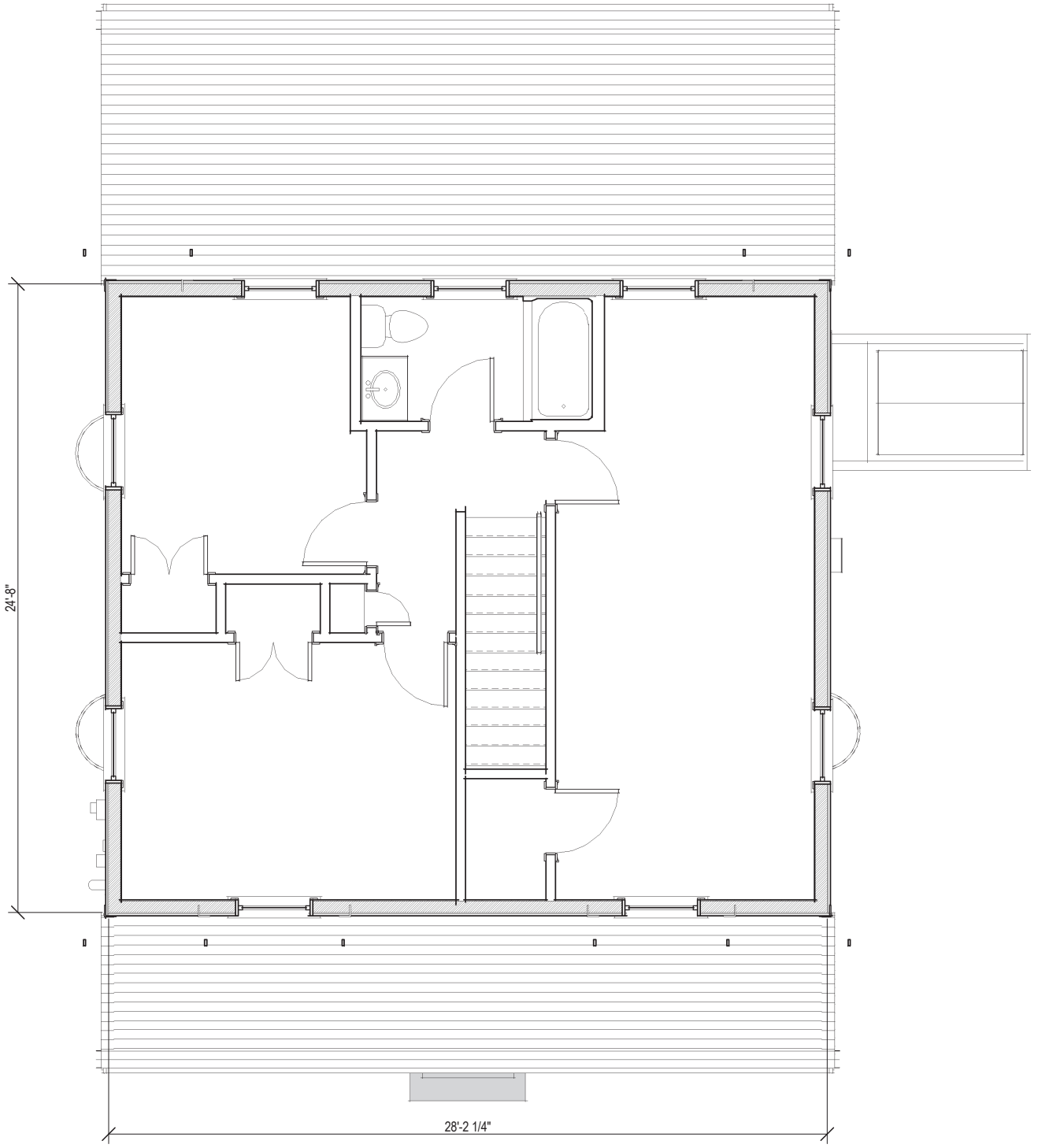
3 Exterior Window & Door Legend

1/4" = 1'-0"



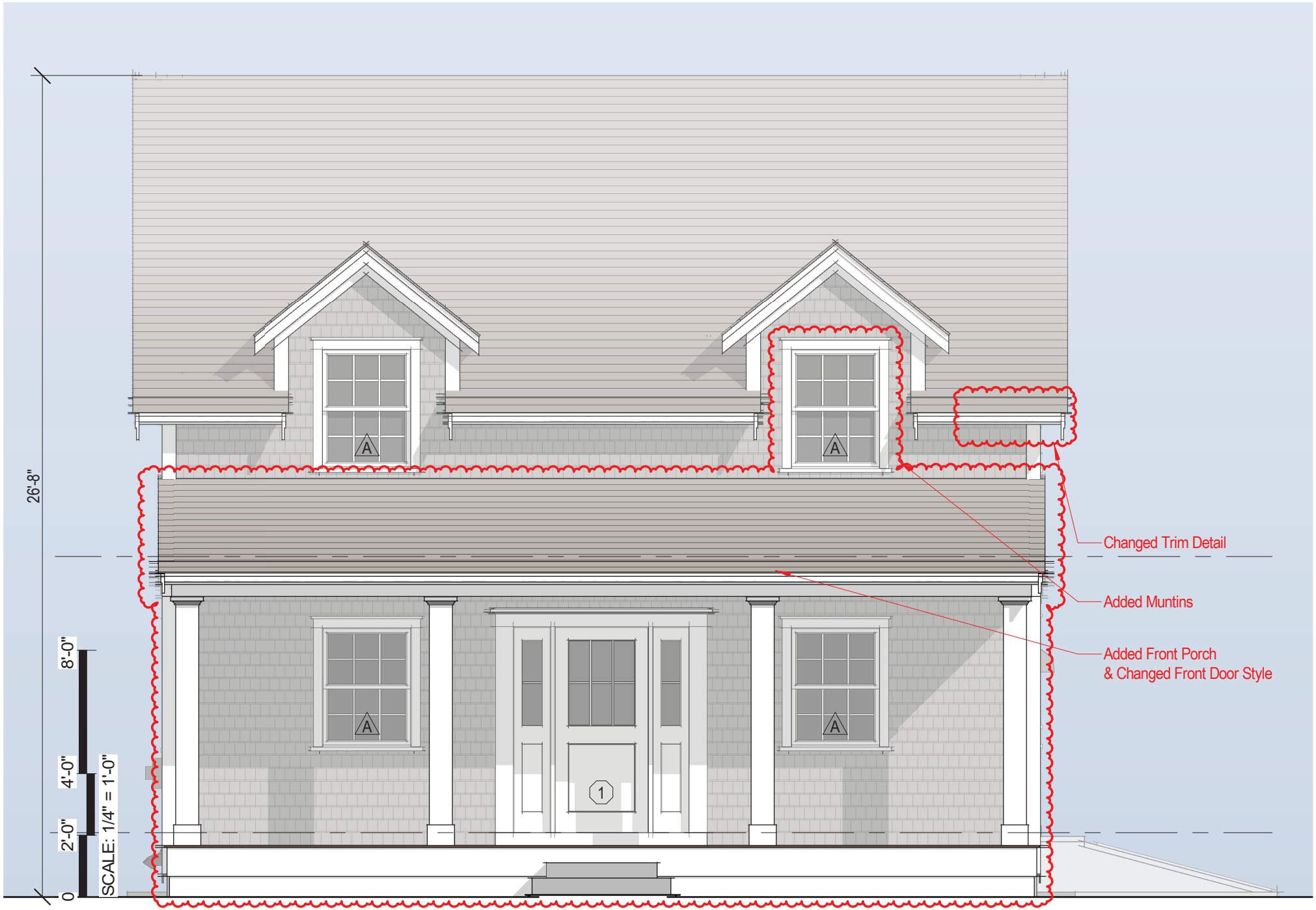
1 First Floor Plan - Proposed

1/4" = 1'-0"



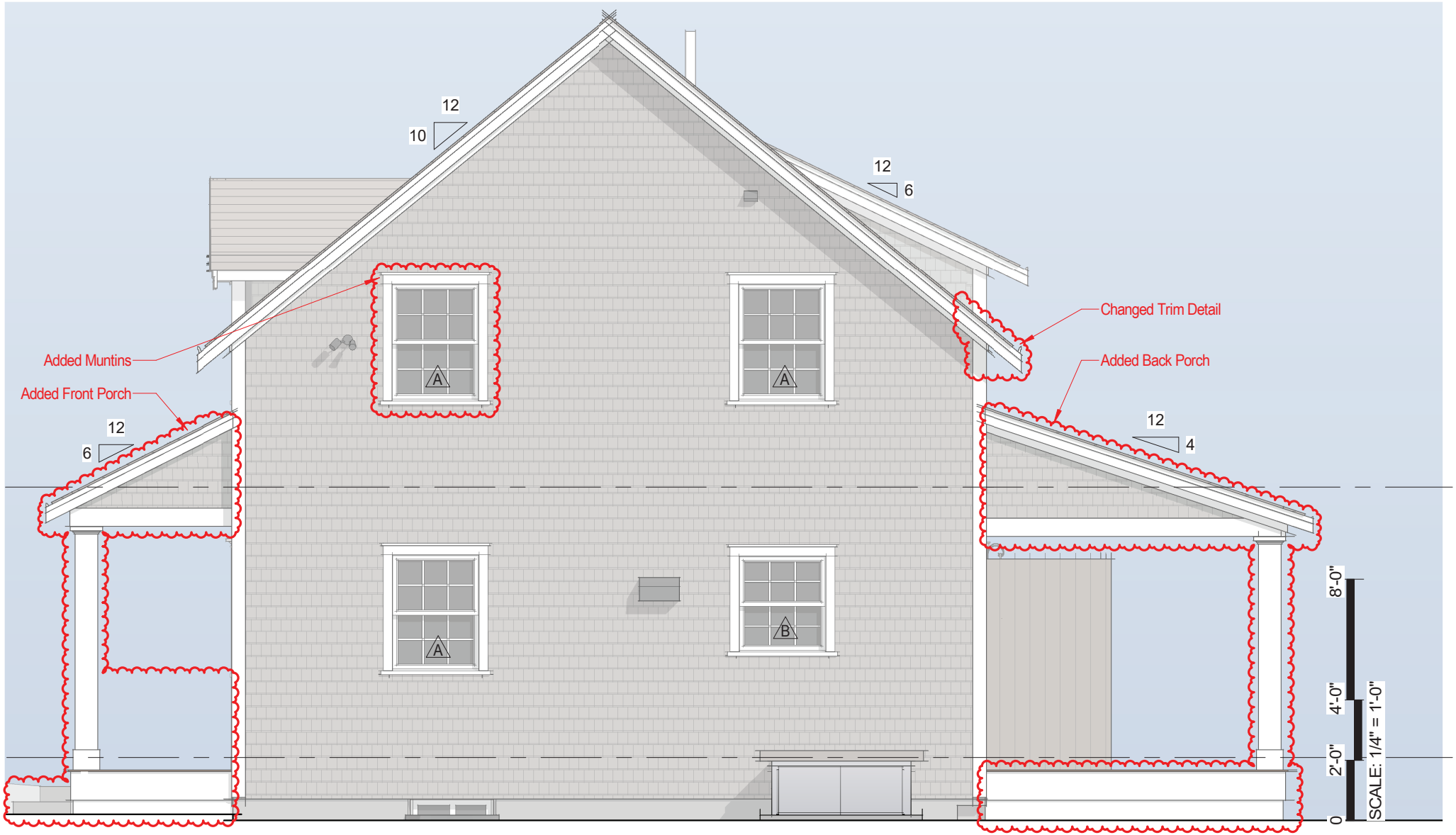
2 Second Floor Plan - Proposed

1/4" = 1'-0"



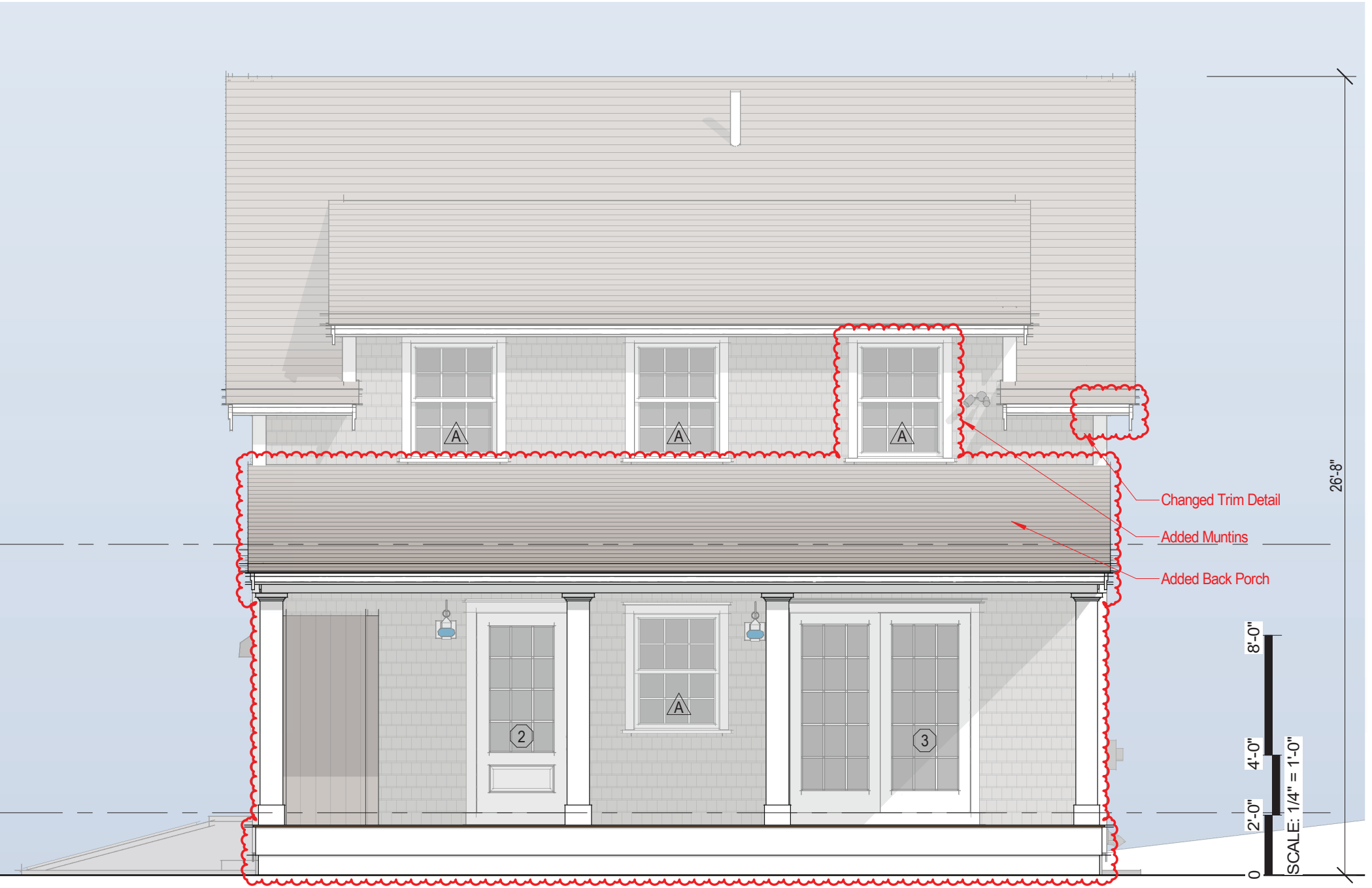
1 East Elevation - Proposed

1/4" = 1'-0"



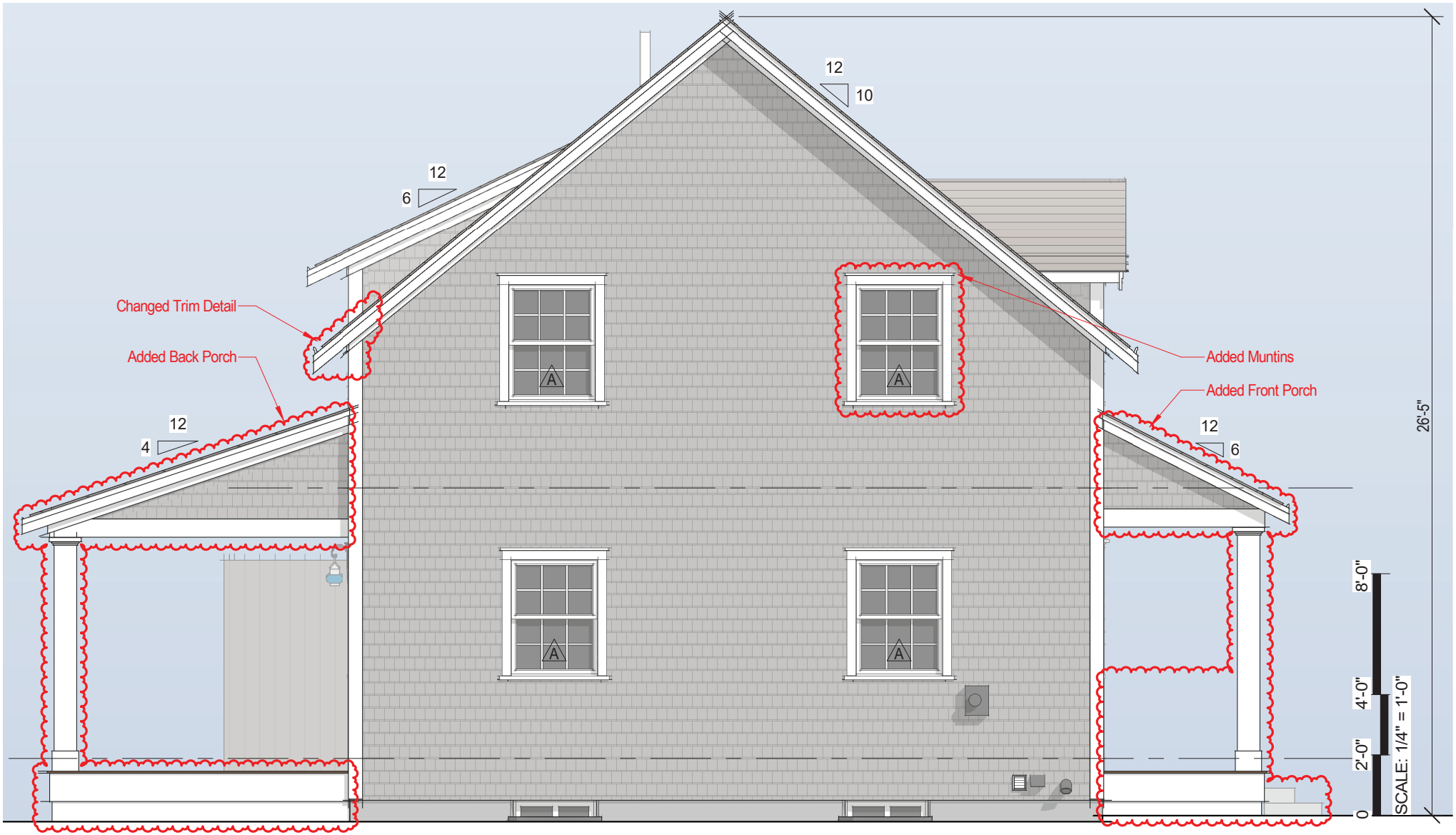
2 North Elevation - Proposed

1/4" = 1'-0"



1 West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 75 PARCEL N°. 77

Street & Number of Proposed Work: 32 Flintlock Rd (Main House)

Owner of record: Jane & Philip Corwin

Mailing Address: 32 Flintlock Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other new porch + fenestration revisions

Size of Structure or Addition: Length: 23' Sq. Footage 1st floor: 368 SF Decks/Patio: Size: 16x35 ☑ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 368 SF Size: 12x19 ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "
Height of ridge above final finish grade: North 28'-1" +/- South 28'-1" +/- East 28'-1" +/- West 24'-9" +/-

Additional Remarks

Historic Name:

Original Date: 1997

Original Builder:

REVISIONS* (describe)
1. East Elevation new porch & fenestration revisions
2. South Elevation " & "
3. West Elevation Addition
4. North Elevation new porch & fenestration revisions

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 7 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 19, 2024

Name: Jane & Phillip Corwin

Address: 32 Flintlock Road

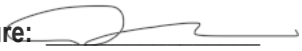
Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 32 Flintlock Road per our collaboration.

Thank you for your understanding.

Date: 6/20/24

Signature: 

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Jane & Phillip Corwin

STREET ADDRESS 32 Flintlock Road

MAP/PARCEL 75 / 77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 06.25.24
Date

32 FLINTLOCK RD

Location	32 FLINTLOCK RD	**Mblu**	75/ / 77/ /
Acct#	00007079	**Owner**	32 FLINTLOCK ROAD LLC
Assessment	$2,938,800	**PID**	7079
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,793,600	$1,145,200	$2,938,800

Owner of Record

Owner	32 FLINTLOCK ROAD LLC	**Sale Price**	$3,825,000
Co-Owner		**Certificate**	
Address	1222 GORDON RIVER TRAIL NAPLES, FL 34105	**Book & Page**	C19396/0
		Sale Date	12/18/2023
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023
OWEN SANDRA L TR	$0		C28592/0	99	11/29/2021
OWEN SANDRA L	$0		C28591/0	99	11/29/2021
OWEN SANDRA L TR	$0		C26760/0	99	01/31/2018
OWEN SANDRA L	$0		C26760/0	99	01/17/2018

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
32 FLINTLOCK ROAD LLC	$3,825,000		C19396/0	00	12/18/2023

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 2,856
Replacement Cost: $1,257,987
Building Percent Good: 90
Replacement Cost Less Depreciation: $1,132,200

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

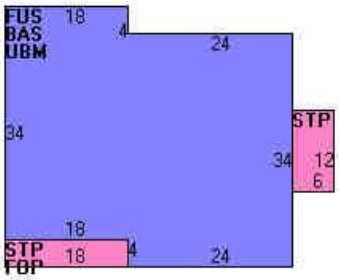
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\50.jpg)

Building Layout

STP[168]



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,428	1,428
FUS	Upper Story, Finished	1,428	1,428
FOP	Porch, Open, Finished	72	0
STP	Stoop	312	0
UBM	Basement, Unfinished	1,428	0
		4,668	2,856

Building 2 : Section 1

Year Built: 1997
Living Area: 1,450

Replacement Cost: $721,412
Building Percent Good: 90
Replacement Cost Less Depreciation: $649,300

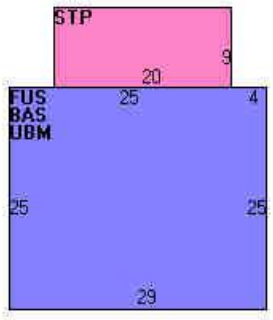
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	00
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\01\46\51.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7079_816

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	725	725
FUS	Upper Story, Finished	725	725
STP	Stoop	180	0
UBM	Basement, Unfinished	725	0
		2,355	1,450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,000	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	LUG3
Neighborhood	525
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.2
Frontage	0
Depth	0
Assessed Value	$1,145,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,793,600	$1,145,200	$2,938,800
2023	$1,378,200	$1,090,700	$2,468,900
2022	$1,026,200	$954,200	$1,980,400
2021	$1,026,200	$954,200	$1,980,400
2020	$1,080,400	$772,500	$1,852,900

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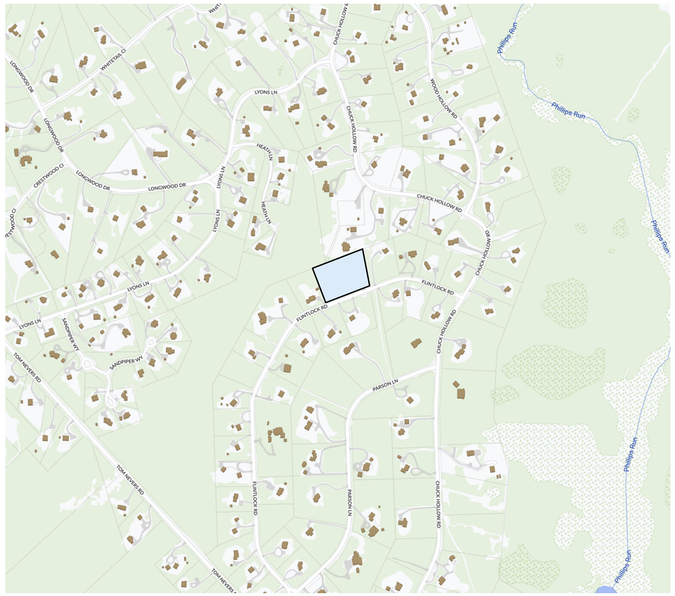
32 Flintlock Road

Nantucket, MA

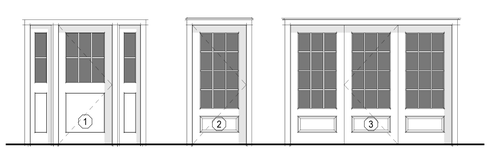
07.01.24

HDC Submission



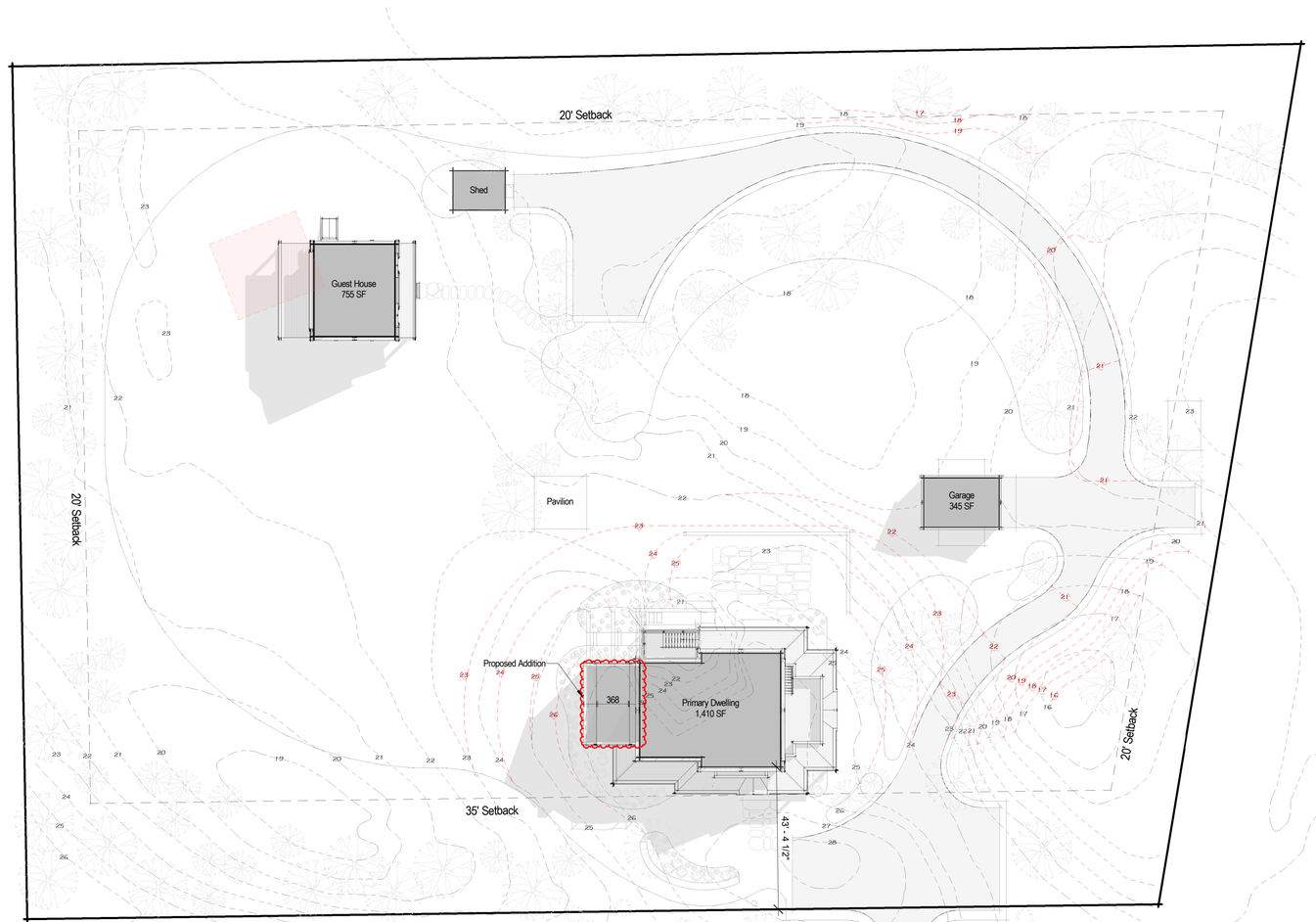
1 Locus Map
Not to Scale

Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Double Hung 6/1 SDL | Fixed 4 Lite SDL | Fixed 9 Lite SDL



Single Hinged Door + Sidelites 1 Panel + 4 Lite SDL | Single French Door 12 Lite 1 Panel SDL | Triple French Door (3) 12 Lite 1 Panel SDL

2 Window & Door Legend
1/4" = 1'-0"



3 Site Plan
3/64" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
Current Zoning:	LUG 3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	95,938 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% or 2,878 SF +/-
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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A.1.2 Second Floor Plan
A.1.3 Roof Plan
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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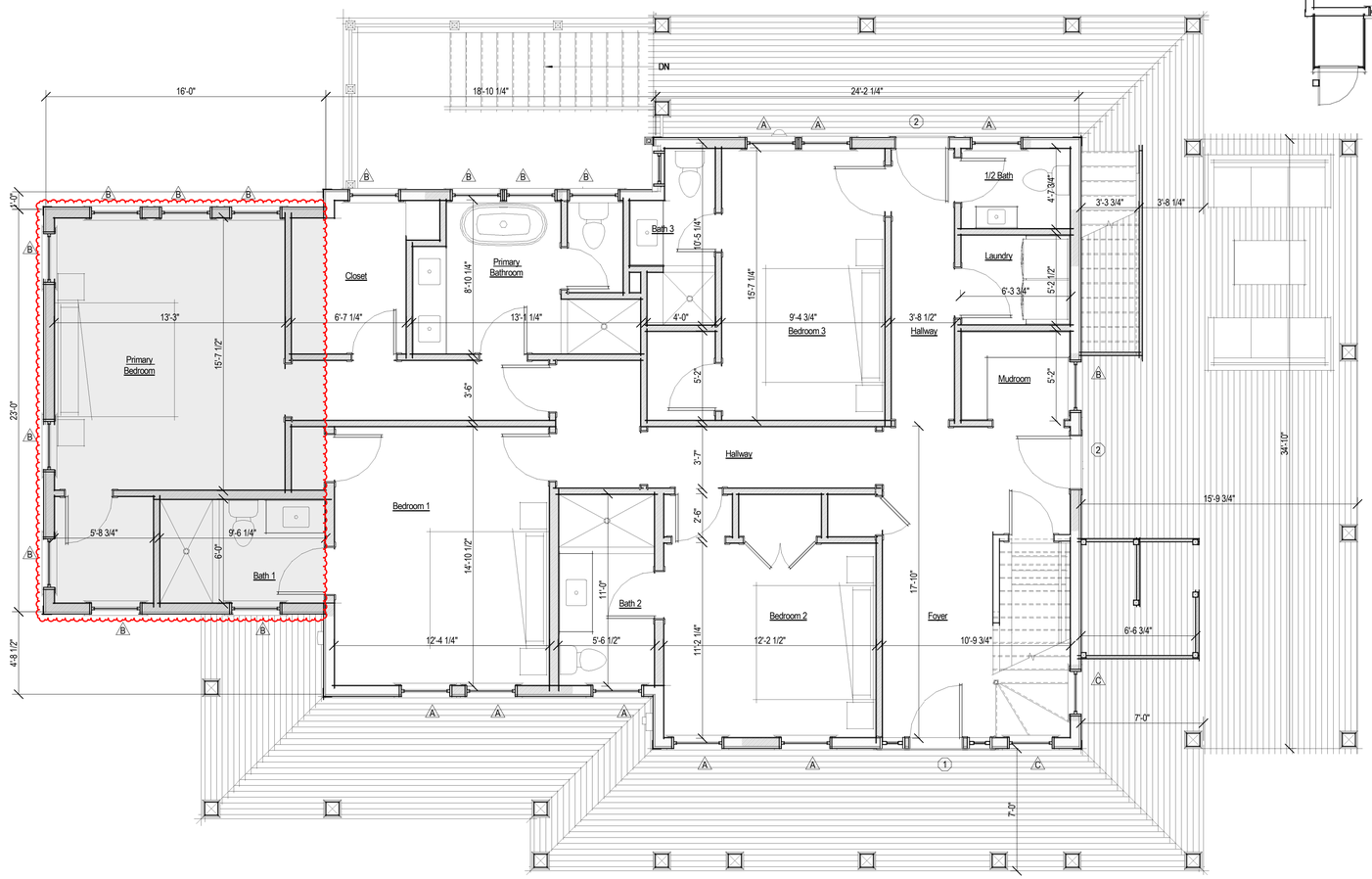
G.1.1

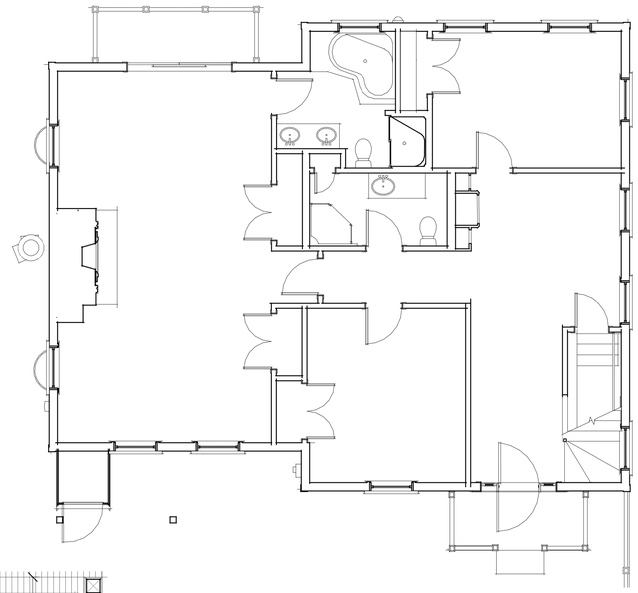
2401

07.01.24

HDC Submission



1 First Floor - Proposed
1/4" = 1'-0"



2 First Floor Plan - Existing
3/16" = 1'-0"

2401

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Revisions

Revision 1	Date 1

First Floor Plan

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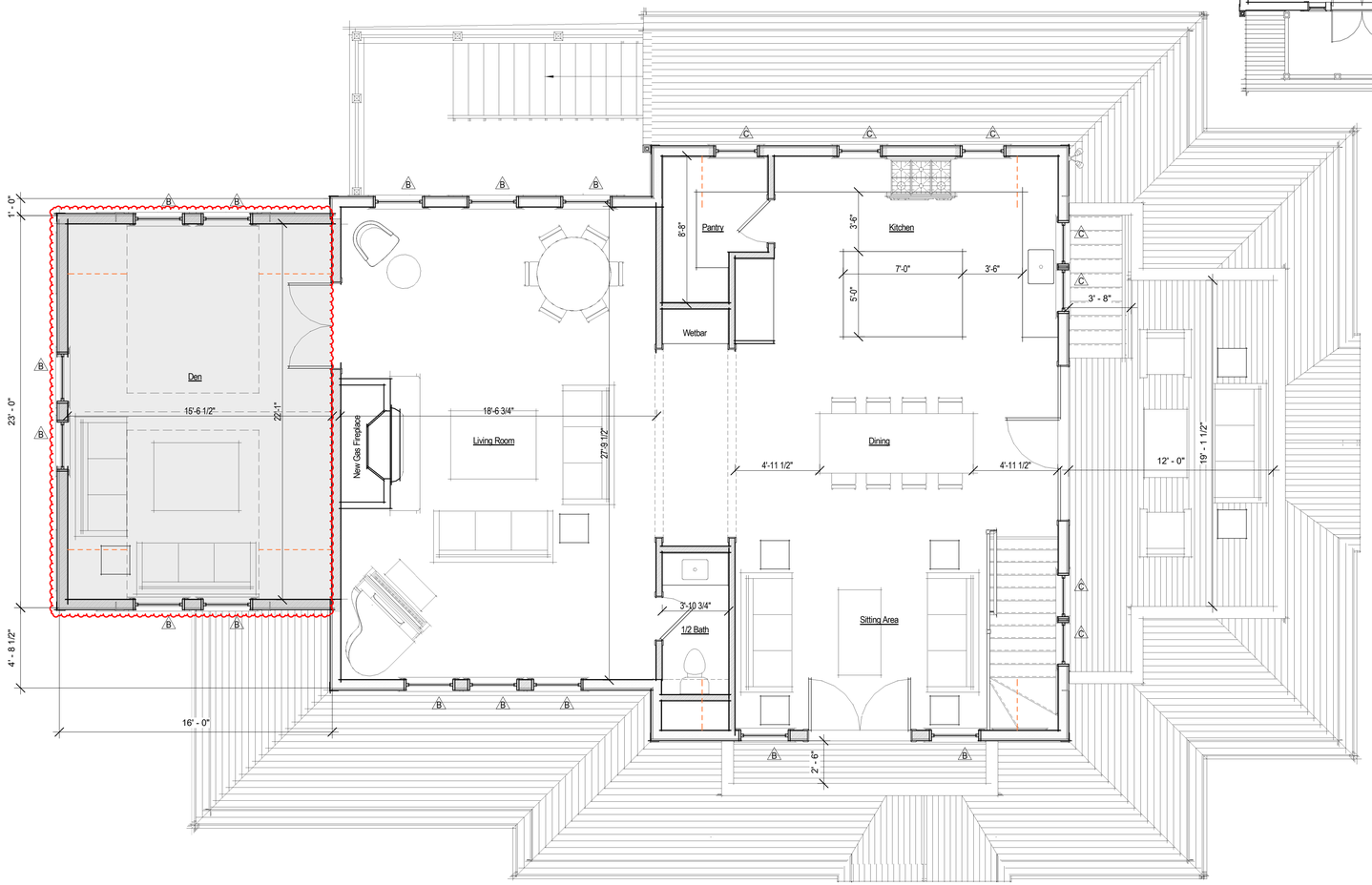
A.1.1

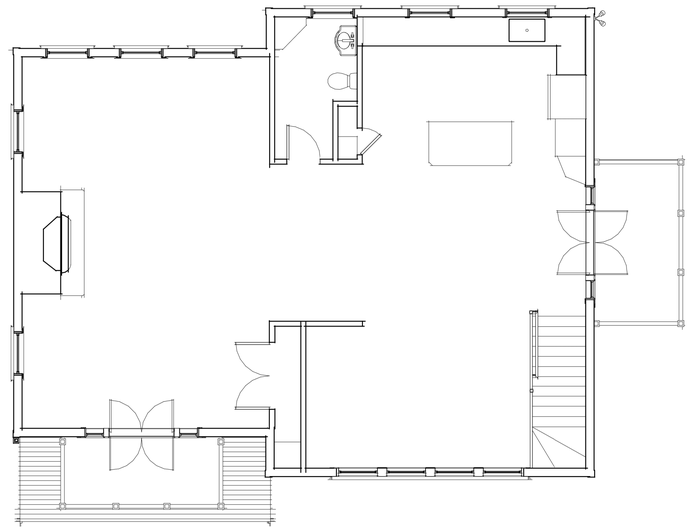
2401

07.01.24

HDC Submission



1 Second Floor - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Existing
3/16" = 1'-0"

2401

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A.2.2	Exterior Elevations
A.2.3	Exterior Perspectives

Revisions

Revision 1	Date 1

Second Floor Plan

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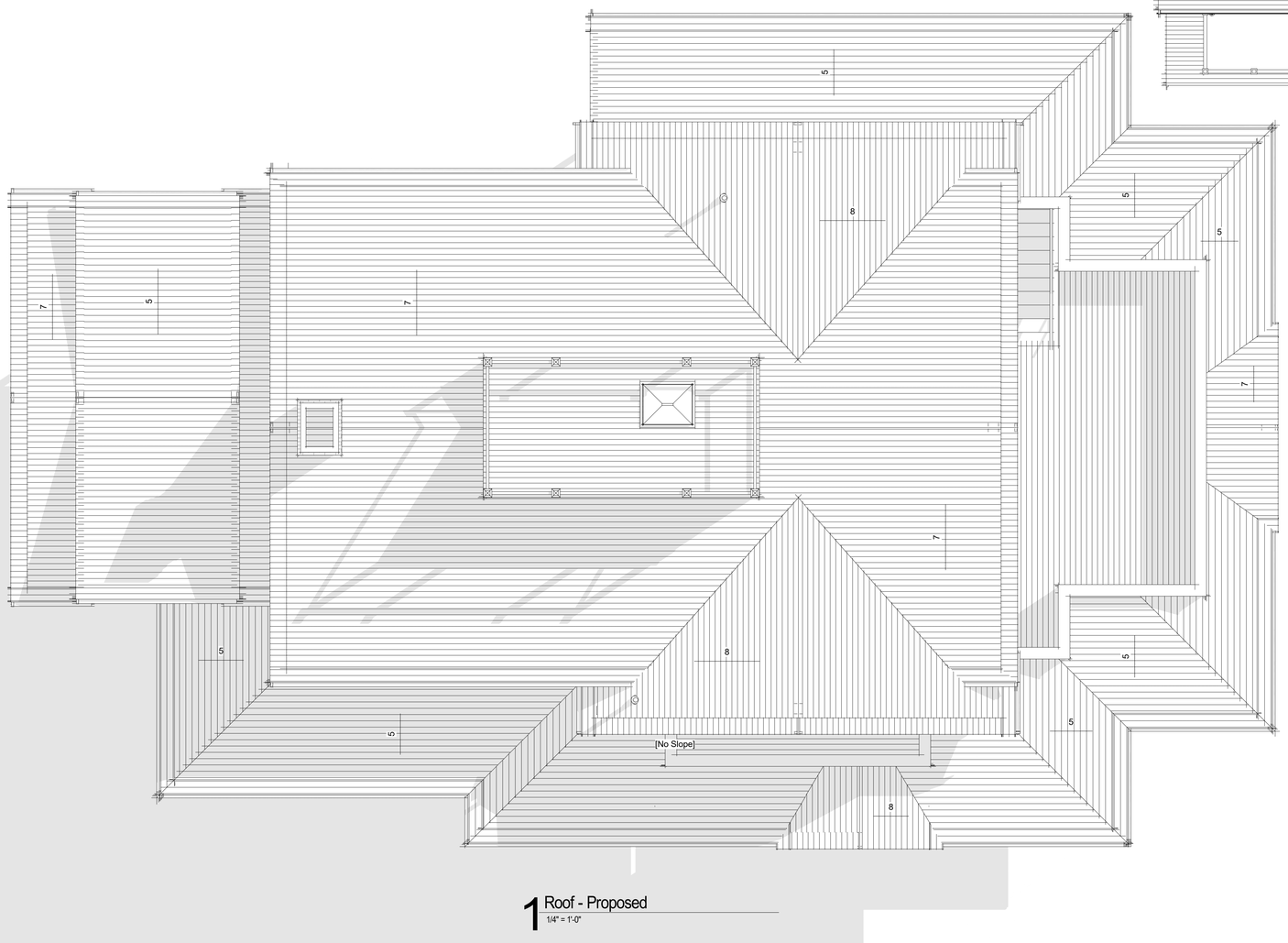
A.1.2

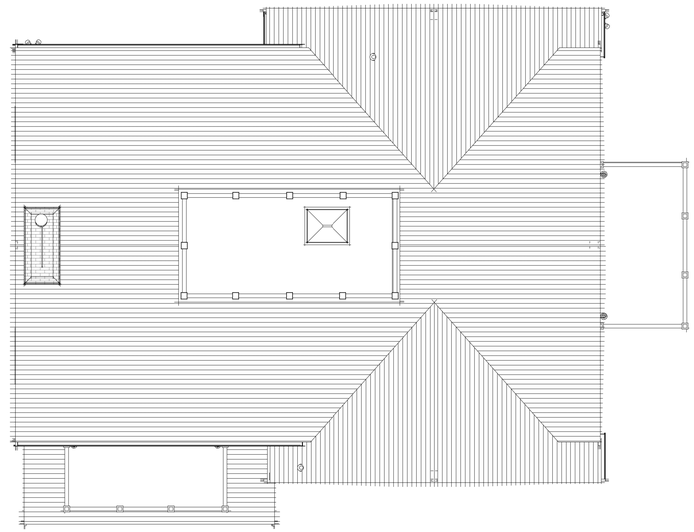
2401

07.01.24

HDC Submission



1 Roof - Proposed
1/4" = 1'-0"



2 Roof - Existing
3/16" = 1'-0"

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Revisions

Roof Plan

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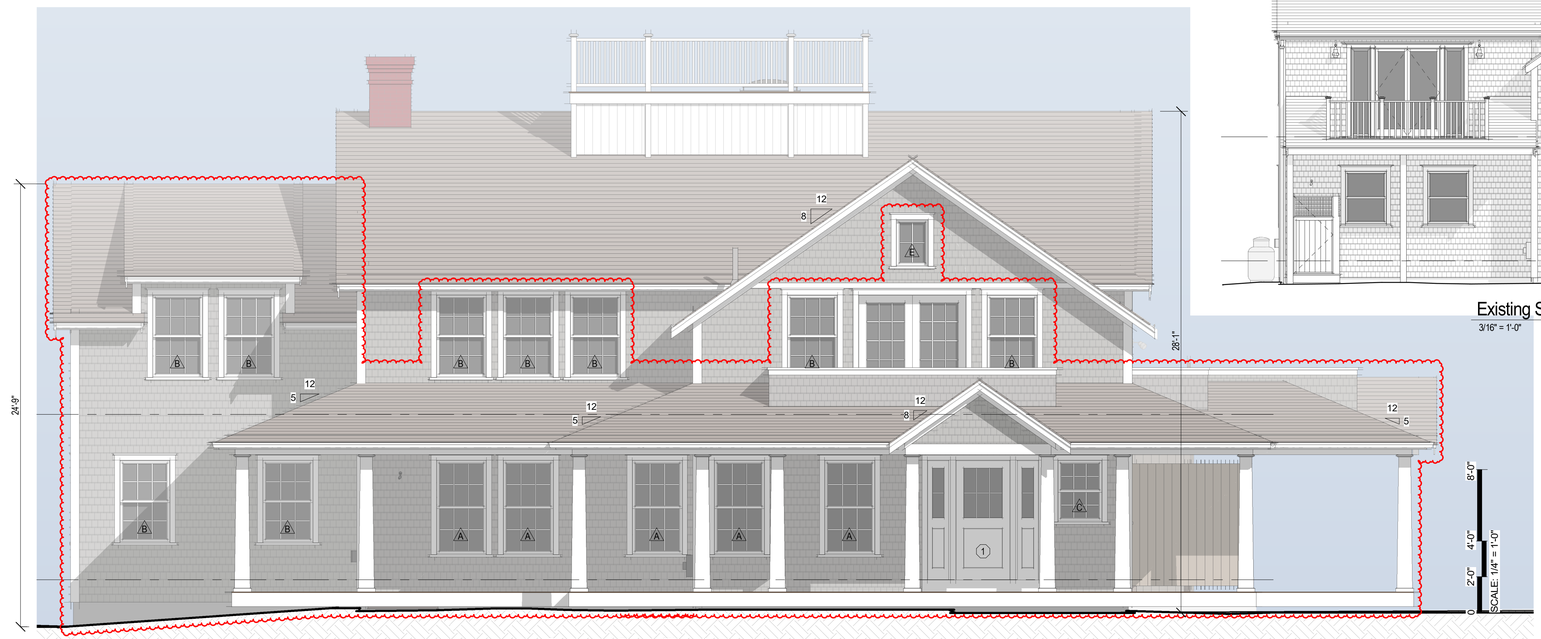
A.1.3

2401

07.01.24

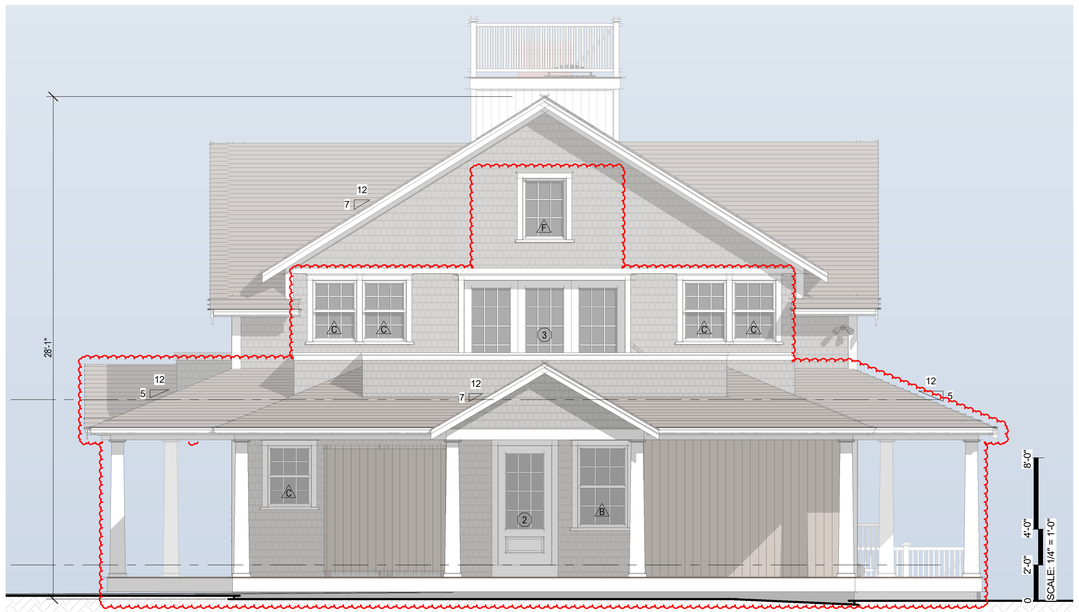
HDC Submission



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
3/16" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



Existing East Elevation .....
3/16" = 1'-0"

2401

32 Flintlock Road

Nantucket, MA

emeritus

8 Williams Lane
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Site Information

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Revisions

Revision 1	Date 1

Exterior Elevations

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A.2.1

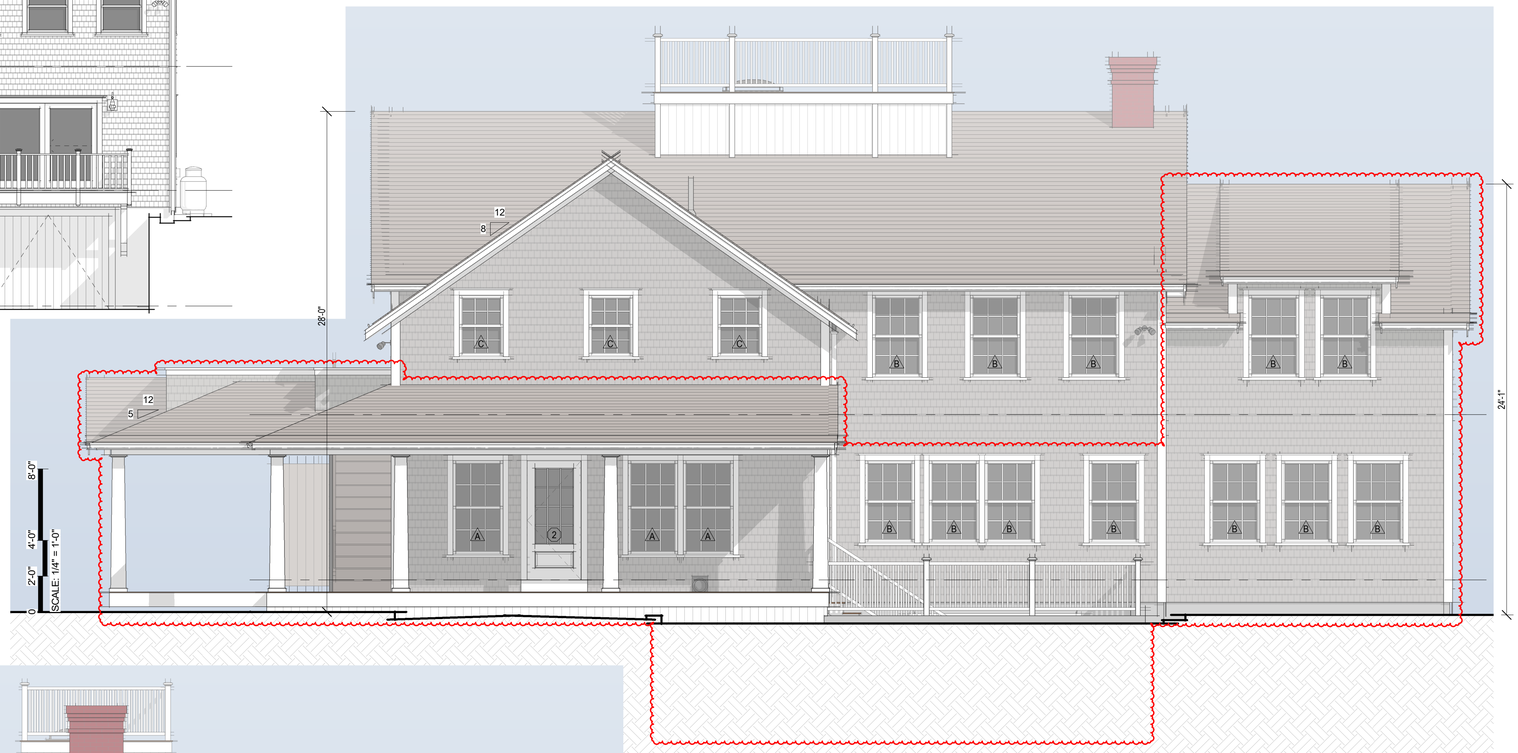
2401

07.01.24

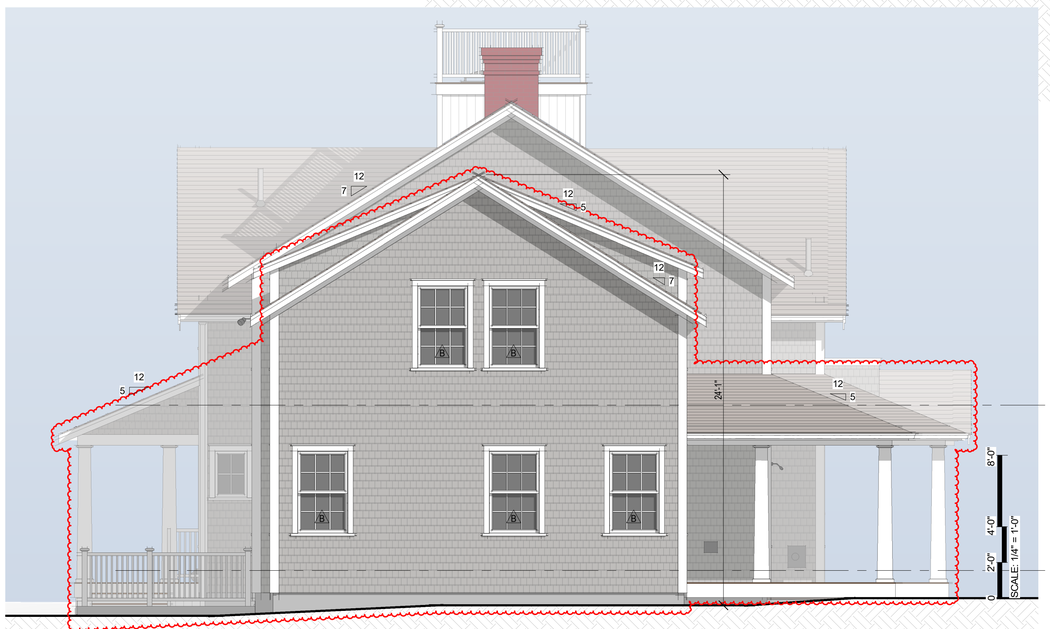
HDC Submission



Existing North Elevation
3/16" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



Existing West Elevation
3/16" = 1'-0"

2401

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

Exterior Elevations

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.2

2401

07.01.24

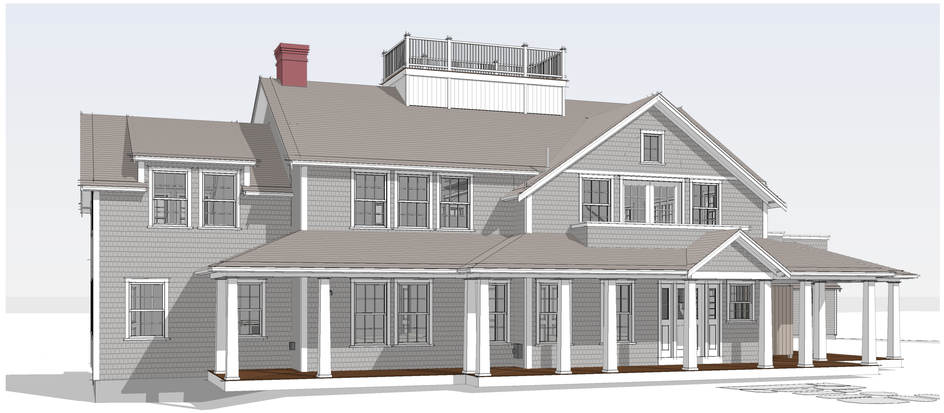
HDC Submission



1 Street Perspective (A) - Proposed



2 Street Perspective (A) - Existing



3 Street Perspective (B) - Proposed



4 Street Perspective (B) - Existing

2401

32 Flintlock Road

Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	75 / 77
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Revisions

Exterior Perspectives

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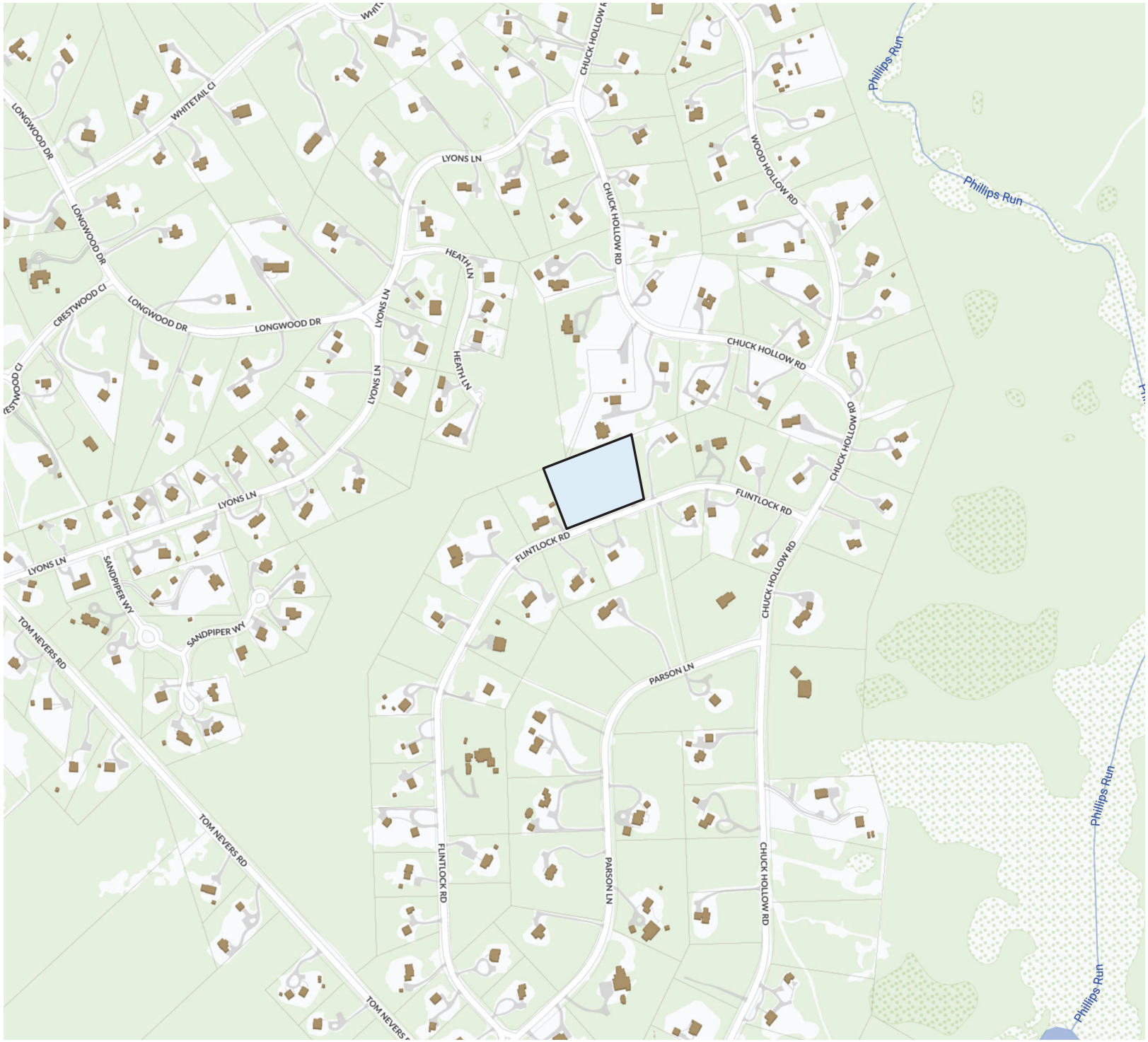
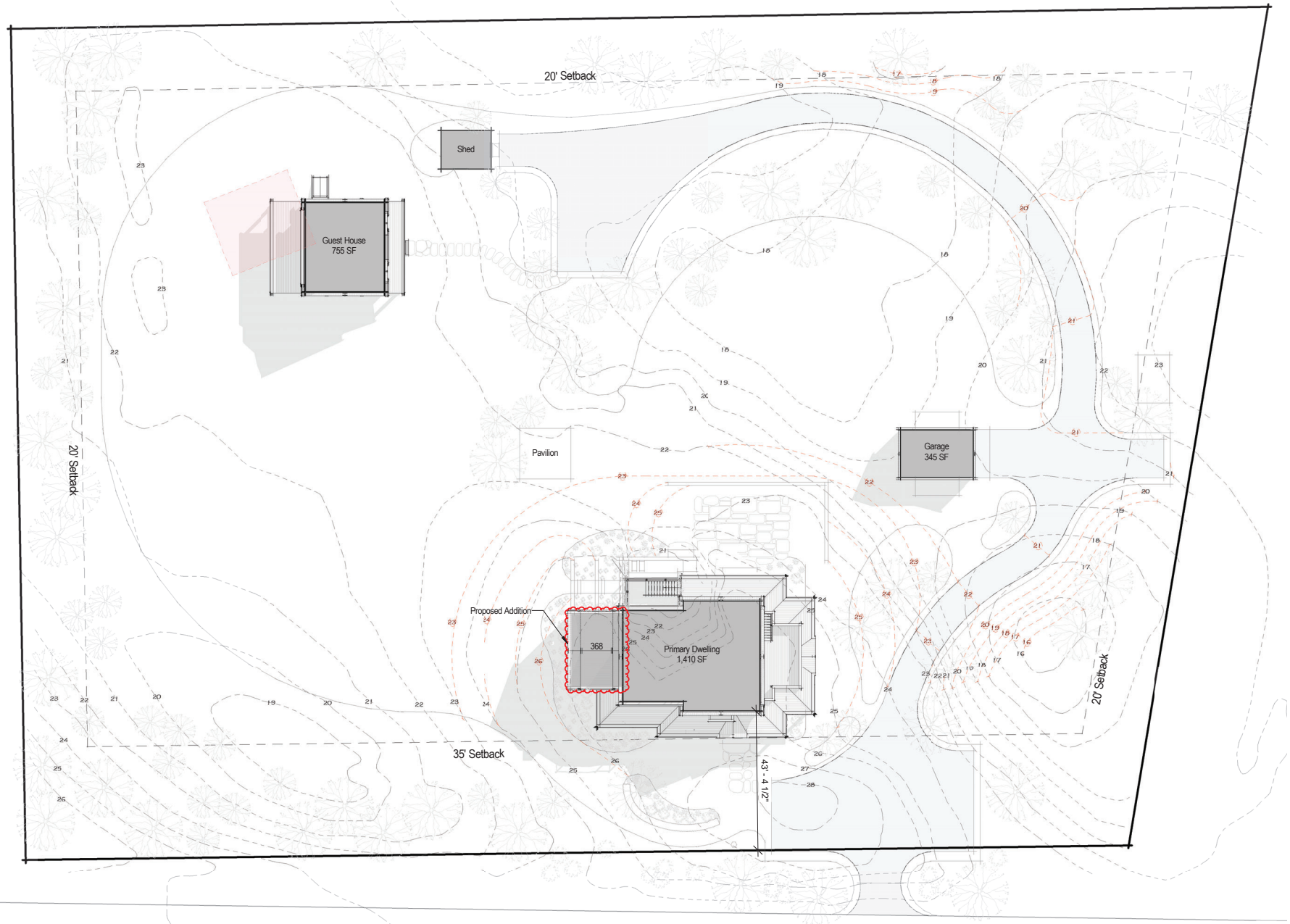
A.2.3

2401

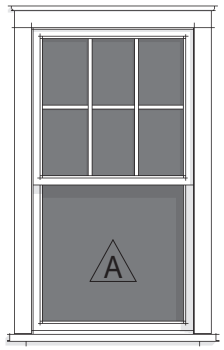


1 Locus Map

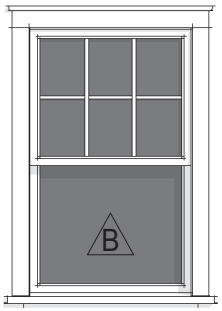
Not to Scale



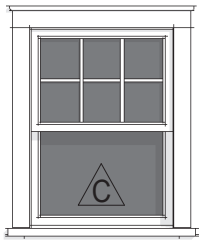
3 Site Plan
3/64" = 1'-0"



Double Hung
6/1 SDL



Double Hung
6/1 SDL



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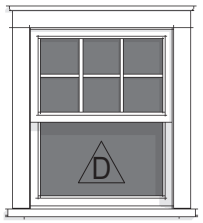
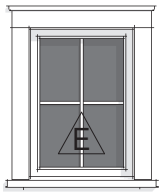
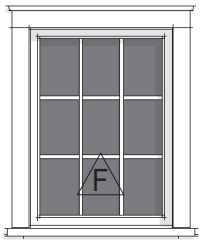
6/1 SDL



Double Hung
6/1 SDL



Fixed
4 Lite SDL



Fixed
9 Lite SDL



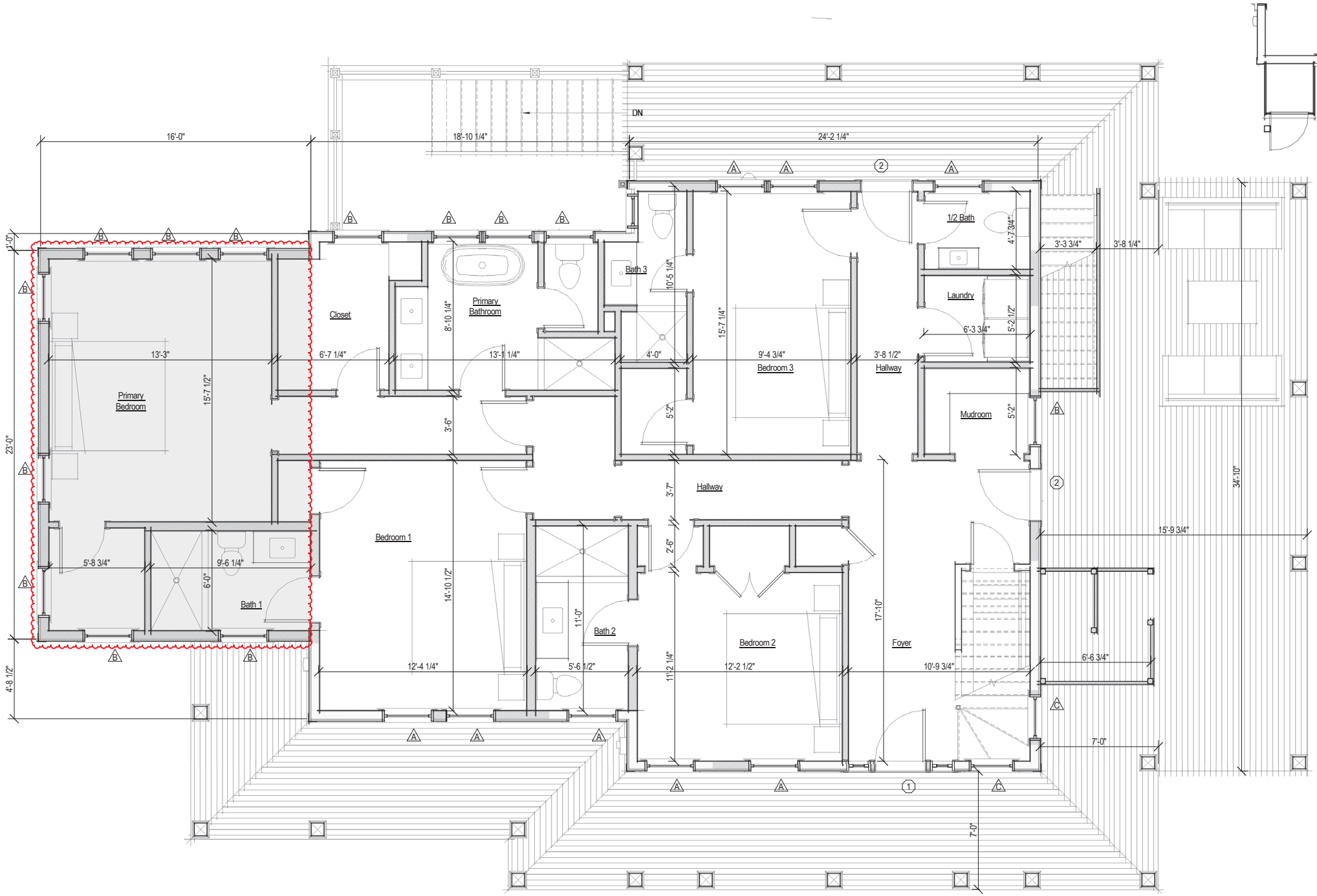
Single Hinged Door + Sidelites
1 Panel + 4 Lite SDL

Single French Door
12 Lite 1 Panel SDL

Triple French Door
(3) 12 Lite 1 Panel SDL

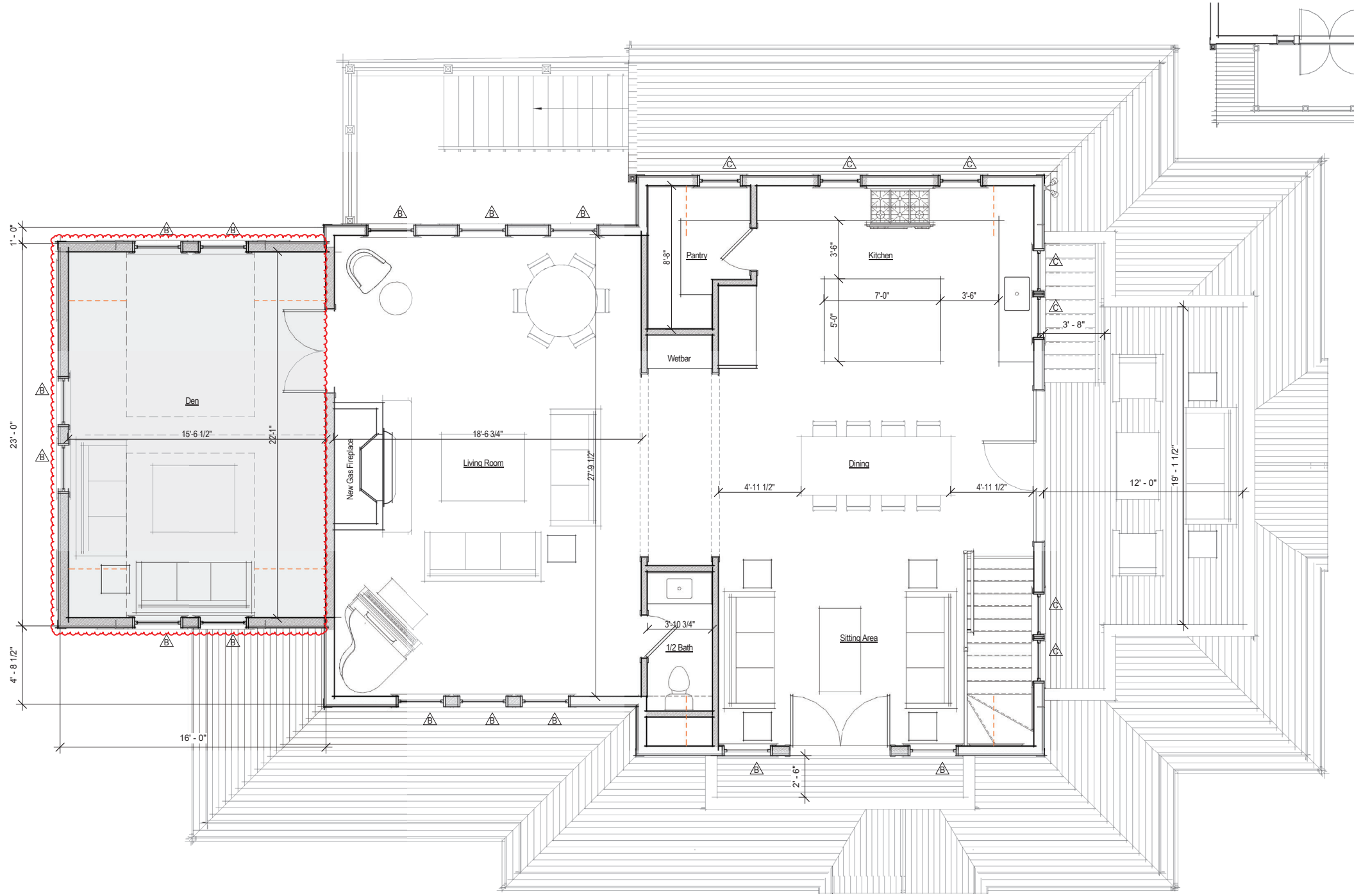
2 Window & Door Legend

1/4" = 1'-0"



1 First Floor - Proposed

1/4" = 1'-0"



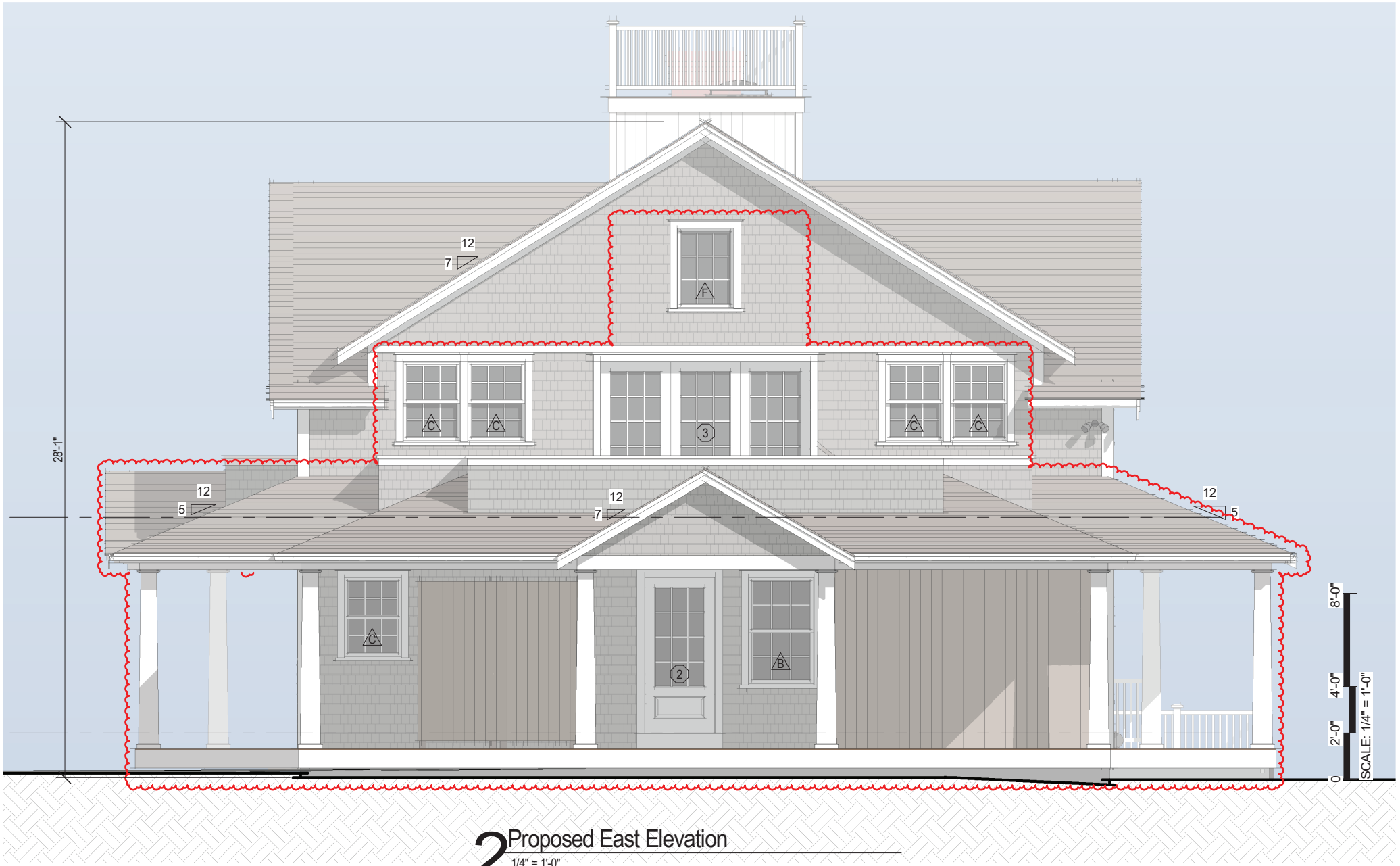
1 Second Floor - Proposed

1/4" = 1'-0"



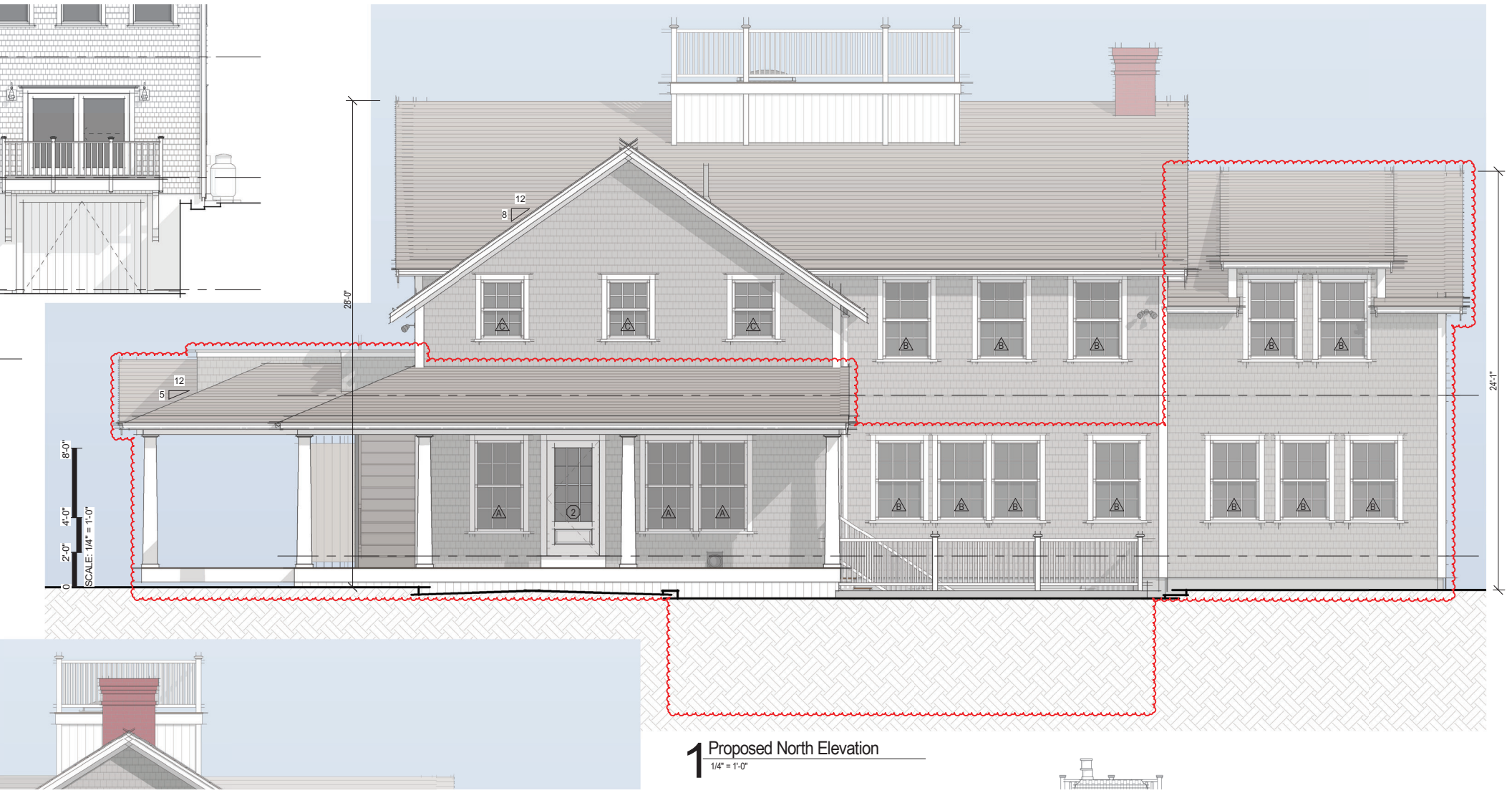
1 Proposed South Elevation
1/4" = 1'-0"

Existing
3/16" = 1'-0"

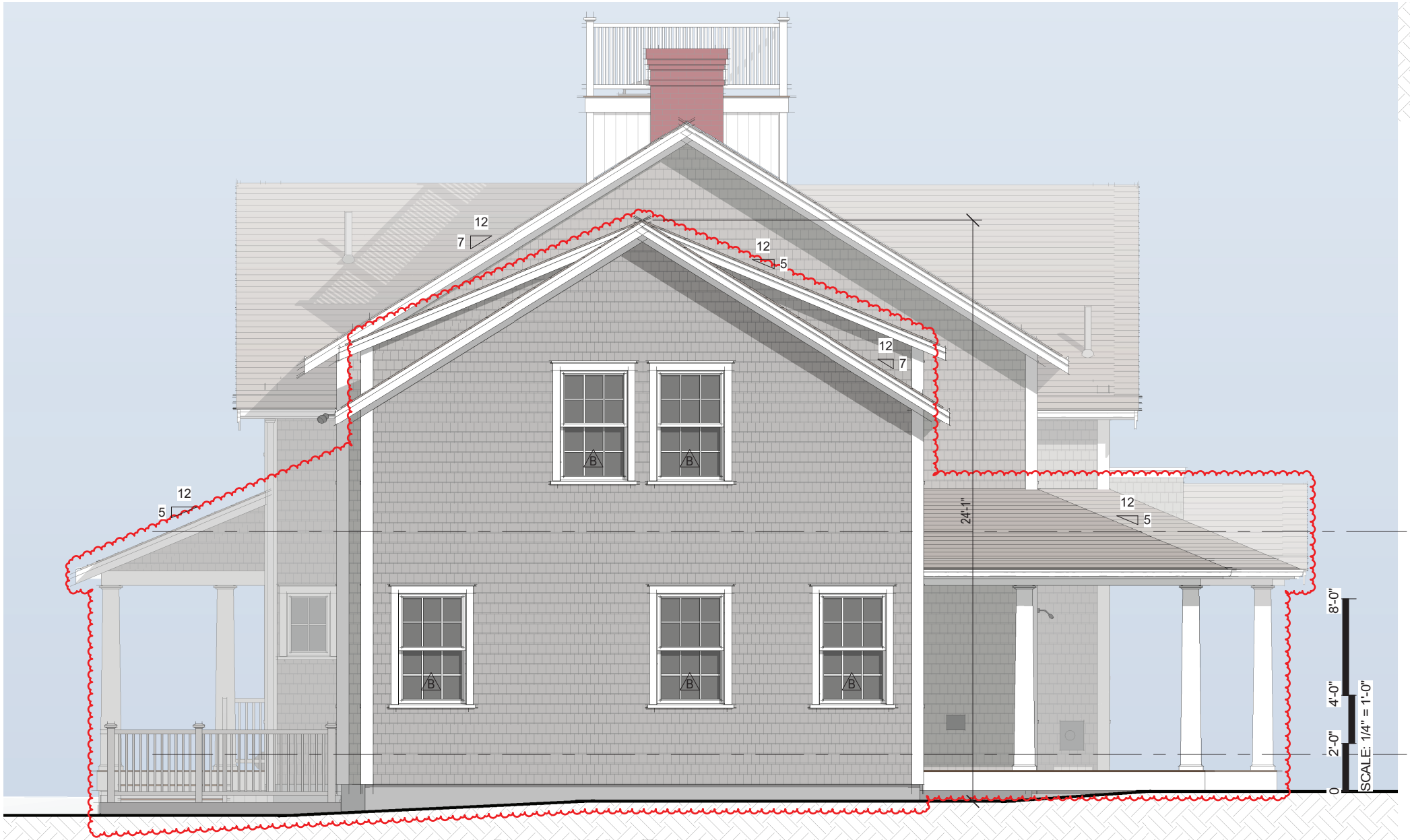


2 Proposed East Elevation

1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 50

Street & Number of Proposed Work: 15 N. Water st.

Owner of record: Smiley 15 North Water LLC

Mailing Address: 800 Boylston St. 30th floor
Boston MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Hussey House

Original Date: 1795

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Demolish & rebuild existing chimney - to match existing

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Parged ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 0110-8-10
MAP/PARCEL#: 4242-050

P1

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 15 N. Water St. 2. BUILDING NAME: Hussey House

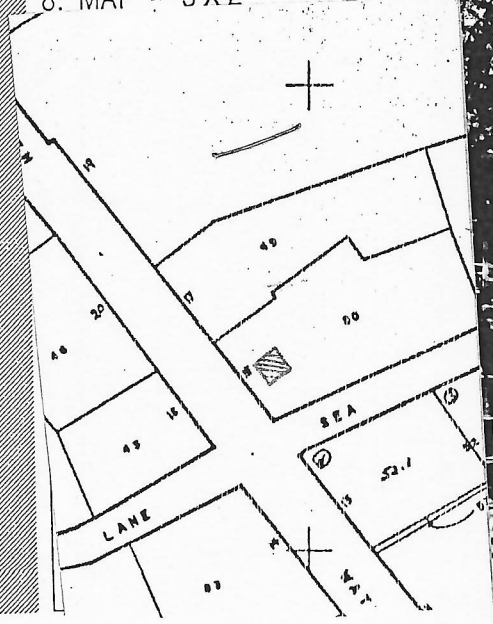
3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Johnson, Sally R. + Hermo R.

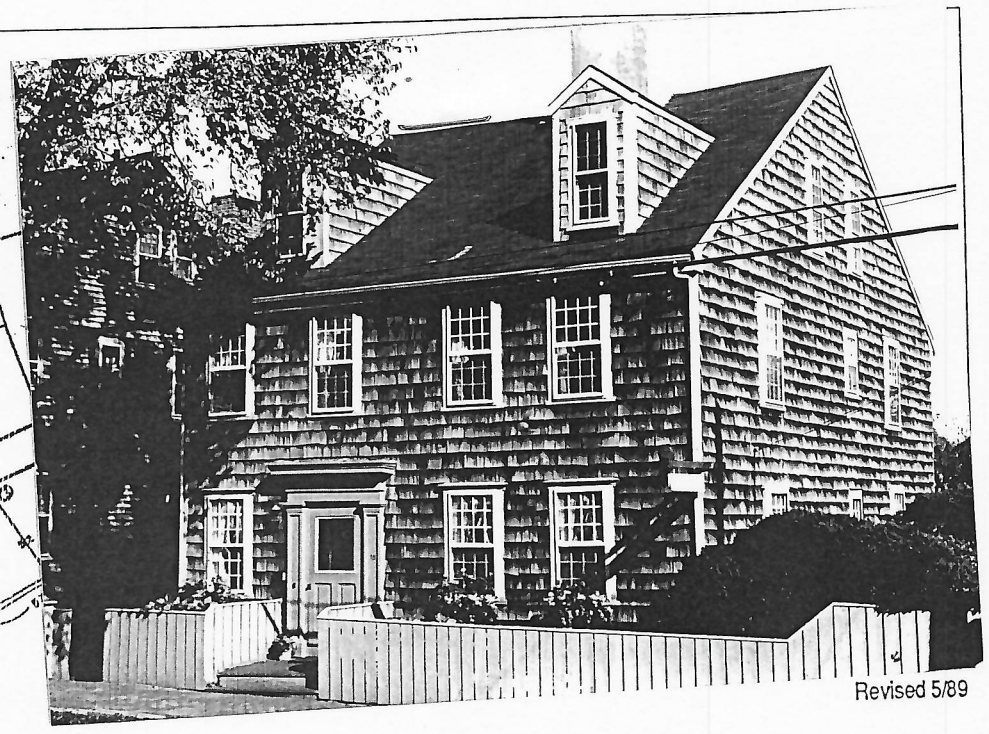
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1795 + 1805, probably closer to 1795. 1795 - Uriel Hussey bought land from father, George Hussey (Dec. 25). 1805 - Phebe Hussey, widow, to Robert Brayton (w/house) for $2,550. 1820 - Brayton to Samuel Mitchell for $2,200. 1824 - Mitchell to Wm. Watson. 1879 - to Watson heirs. - NHA files.

6. USE: Original: dwelling Present: Guest House
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: yes - to guests

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ✓ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

~~14.~~ EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk had-NHA photo ○ e. balustrade
✓ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch 2
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ✓ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ✓ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ✓ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ⊘ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters

26. NUMBER OF BAYS:

- ○ a. three
- ⊘ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ⊘ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ⊘ a. 12/12
- ⊘ b. 9/9 in dormers
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ⊘ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ⊘ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ⊘ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: Later pilastered Greek Revival doorway.
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1795 - 1805 SOURCE: NHA files
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ⊘ b. additive
- ○ c. gable front
- ○ d. gable ell
- ⊘ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ⊘ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ⊘ c. Lancaster, The Architecture of Historic Nantucket, page: 207
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ○ g. HABS research: _____
- ⊘ h. NHA plaque records: _____
- ⊘ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .19A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ⊘ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ⊘ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

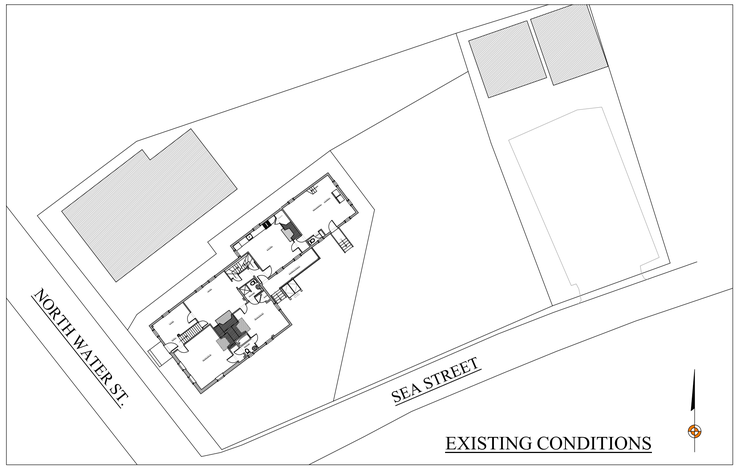
- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: hedge

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

15 N. BEACH ST.
NANTUCKET, MA 02554





EXISTING CONDITIONS







WEST ELEVATION







SOUTH ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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COVER SHEET
DATE: 06/27/2024
SCALE: AS NOTED

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

A



EAST ELEVATION







NORTH ELEVATION



PRELIMINARY CONCEPT
NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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ELEVATIONS
DATE: 06/27/2024
SCALE: 1/4" = 1'0"

M/P: 42.4.2 / 50

15 N. WATER ST.
NANTUCKET, MA

1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ben Normand

AS AGENT FOR Smiley 15 North Water LLC

STREET ADDRESS 15 N. Water St.

MAP/PARCEL 42.4.2/50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/26/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 6/27/24

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
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ASSOCIATE COMMISSIONERS

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR 29 Jefferson LLC

STREET ADDRESS 29 Jefferson Ave.

MAP/PARCEL 30 / 125

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 6/26/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 125

Street & Number of Proposed Work: 29 Jefferson Ave

Owner of record: 29 Jefferson, LLC

Mailing Address: c/o 6 Wonoqs Way
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO Box 1001
Nantucket, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☑ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2010

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW PICKET GATE AT STEP TO GRASS
18" GRADE CHANGE AT DRIVEWAY AREA ONLY, RETAINING WALL FACED WITH RIVER STONE, FULL COBBLESTONE DRIVEWAY WITH FLAGSTONE STEP TO GRASS

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: 12'x18' Driveways COBBLESTONE Walkways 18"x36" STEPPING STONES Walls RIVER STONE FACED CONCRETE

* Note: Complete door and window schedules are required.

COLORS TO MATCH EXISTING

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	1098
Location	29 JEFFERSON AV
Owner	29 JEFFERSON LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



29 Jefferson Ave.
PRIOR EXISTING DRIVEWAY



29 Jefferson Ave.

EXISTING STEPPING STONES



NEW
SAMPLE GATE
@ 29 Jefferson Ave

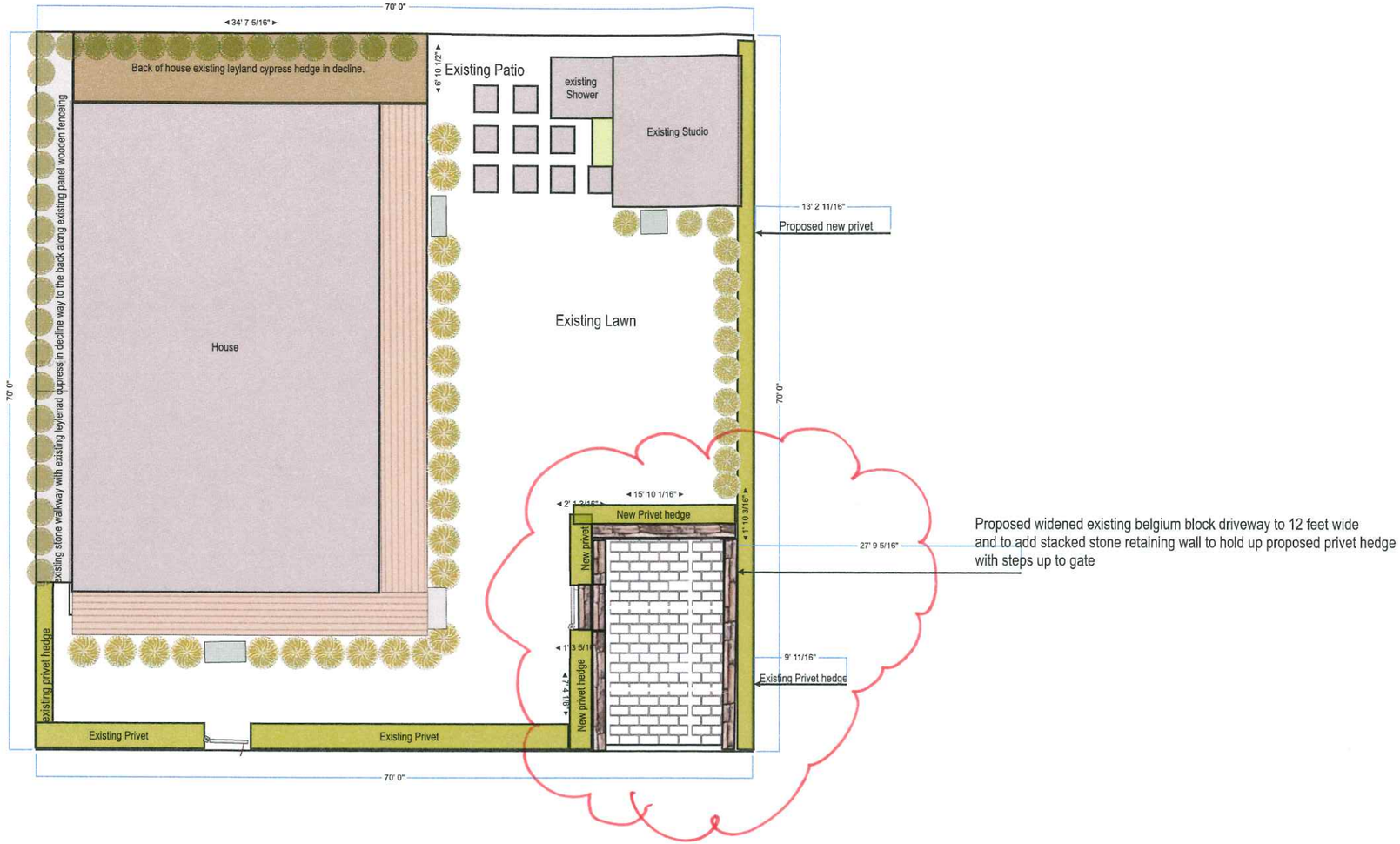


29 Jefferson Av.

PROPOSED
RETAINING WALL
STONE



29 Jefferson Av. PROPOSED STONE



Kristina WIxted Gardens
12 Tomahawk Road
Nantucket, MA 02554
508-221-1702

Lara Trafelet
29 Jefferson
Nantucket, MA 02554

Drawing: Proposed widen existing belgium block driveway to 12 feet wide
with gate, stacked stone retaining wall and steps up to gate with new privet hedge , removing lawn between existing belgium block driveway
Date: 05/16/24

All dimensions must be checked on site and not scaled from this drawing
Scale: 1/8" = 1 ft








MICKEY













2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 476

Street & Number of Proposed Work: 12 Pilgrim Rd.

Owner of record: Katie Holohan & Adam Kates

Mailing Address: 12 Pilgrim Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 49'-3" Sq. Footage 1st floor: 1,472 SF Decks/Patio: Size: 5' x 25' ☑ 1st floor ☐ 2nd floor
Width: 48' Sq. footage 2nd floor: 1,068 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +12" +/- South -30" +/- East _____ West _____

Height of ridge above final finish grade: North 29'-7" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

June 24, 2024

Name: Katie Holahan

Address: 12 Pilgrim Road

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the properties at 12 Pilgrim Road per our collaboration.

Thank you for your understanding.

Date: 6/25/2024

Signature: Katie Holahan

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Diane Coombs
Vice-Chair

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Ltd.

AS AGENT FOR Katie Holahan & Adam Kates

STREET ADDRESS 12 Pilgrim Road

MAP/PARCEL 41 / 476

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06.25.24
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Sea Hero LLC

MAILING ADDRESS..... 12 Pilgrim Road, Nantucket MA 02554

PROPERTY LOCATION..... 12 Pilgrim Road

ASSESSORS MAP/PARCEL..... 41 / 476

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

June 5, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.06.05 10:29:59 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	215		WELLS DOUGLAS J TRUSTEE	ELEVEN PILGRIM ROAD NOMINEE	18 LAKEWOOD CIRCLE NORTH	GREENWICH	CT	06030	11 PILGRIM RD
41	347		BONSEE JOHN J TR & MARGARET E B TR	BONSEE REVOCABLE TRUST	PO BOX 55	MIDDLEBURG	VA	22118-0055	16 PRISCILLA LN
41	350		MANDELL AARON H		7606 MIDNIGHT PASS RD	SARASOTA	FL	34242	14 PILGRIM RD
41	351		GRAHAM KATHRYN C		11 PRISCILLA LN	NANTUCKET	MA	02554	11 PRISCILLA LN
41	358		KILLEN PATIENCE		PO BOX 606	NANTUCKET	MA	02554	10 PILGRIM RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION
ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Pilgrim Road

Tax Map Number: 41 Parcel Number: 476

Owner of Record: Katie Holahan & Adam Kates

Description of Proposal: New Dwelling

Anticipated HDC Submission Date: 07.01.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 0324 7583 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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, Sta

BONSEE JOHN J TR & MARGARET E B TR
BONSEE REVOCABLE TRUST
PO BOX 55
MIDDLEBURG, VA 22118-0055

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7582 88

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Sent To
Street and
City, State, ...

WELLS DOUGLAS J TRUSTEE
ELEVEN PILGRIM ROAD NOMINEE
18 LAKEWOOD CIRCLE NORTH
GREENWICH, CT 06030

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 01

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To
Street and
City, State

GRAHAM KATHRYN C
11 PRISCILLA LN
NANTUCKET, MA 02554

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JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 25

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Postage
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Total Po
$

Sent To
Street ar
City, Sta

MANDELL AARON H
7606 MIDNIGHT PASS RD
SARASOTA, FL 34242

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JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Street and Ap
City, State, Z

KILLEN PATIENCE
PO BOX 606
NANTUCKET, MA 02554

Postmark Here

JUN 26 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





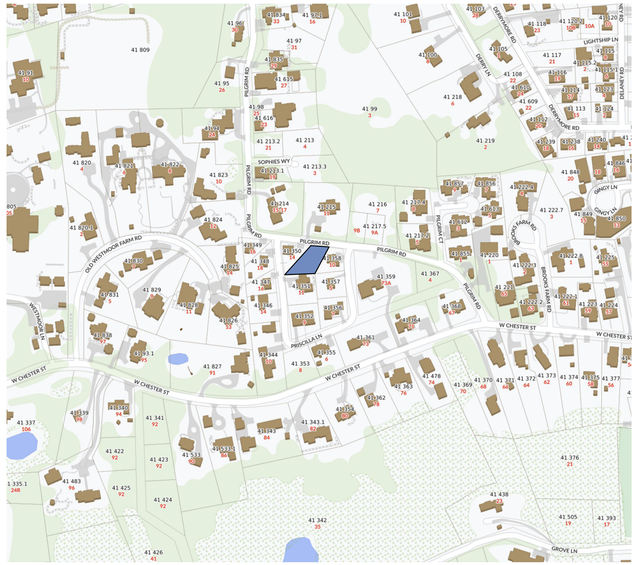




Holahan Residence

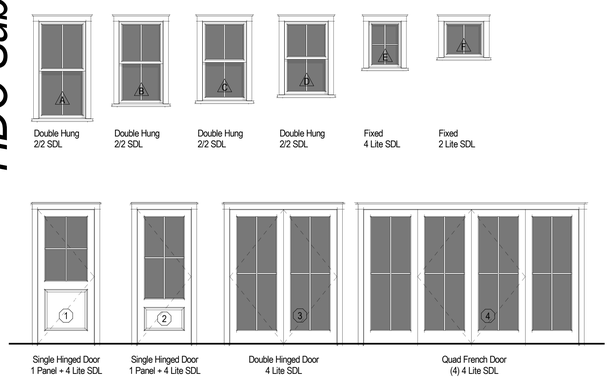
12 Pilgrim Road
Nantucket, MA 02554

07.01.24



1 Locus Map
Not to Scale

HDC Submission



2 Exterior Window & Door Legend
1/4" = 1'-0"



3 Site Plan
1/8" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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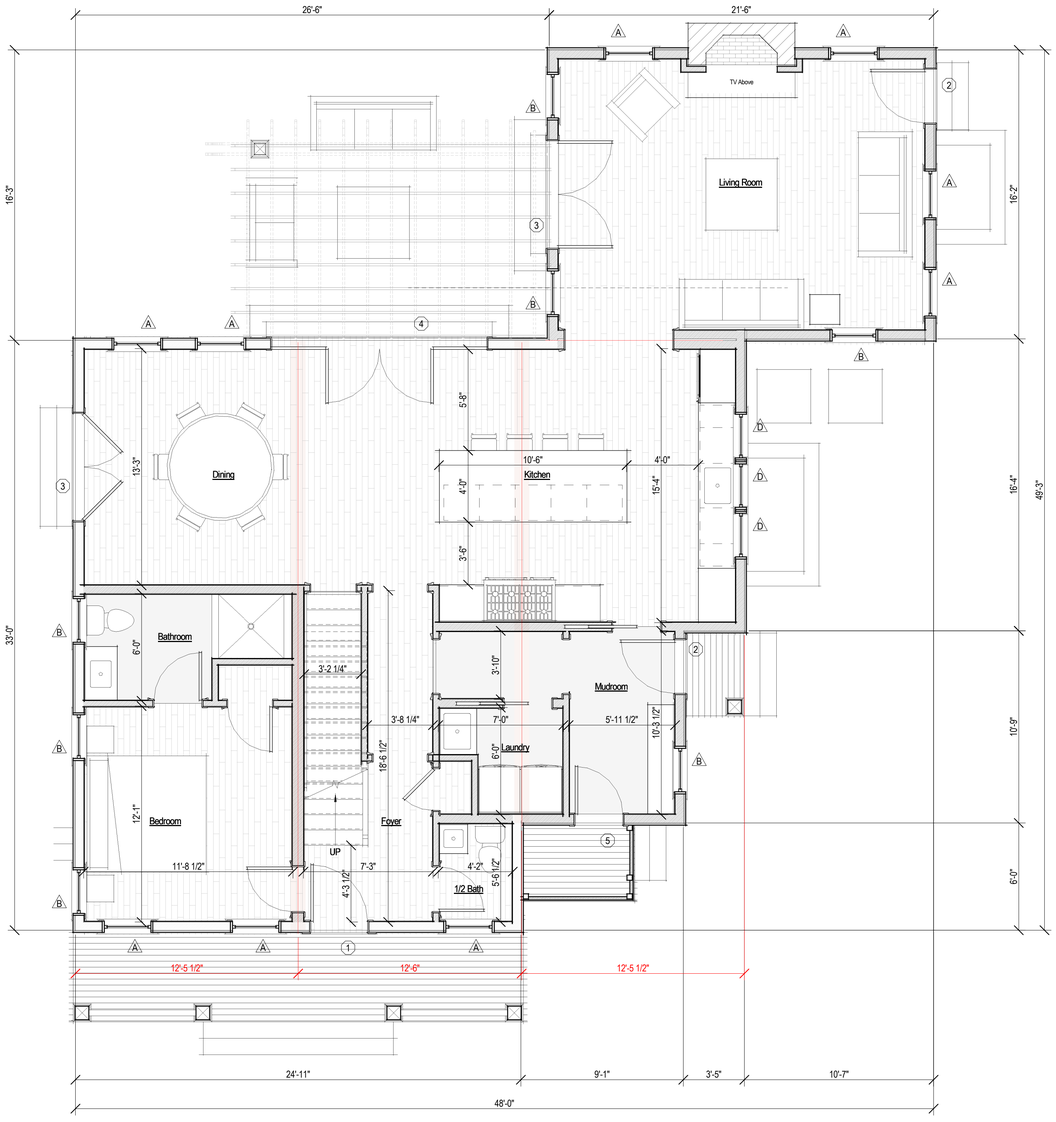
G.1.1

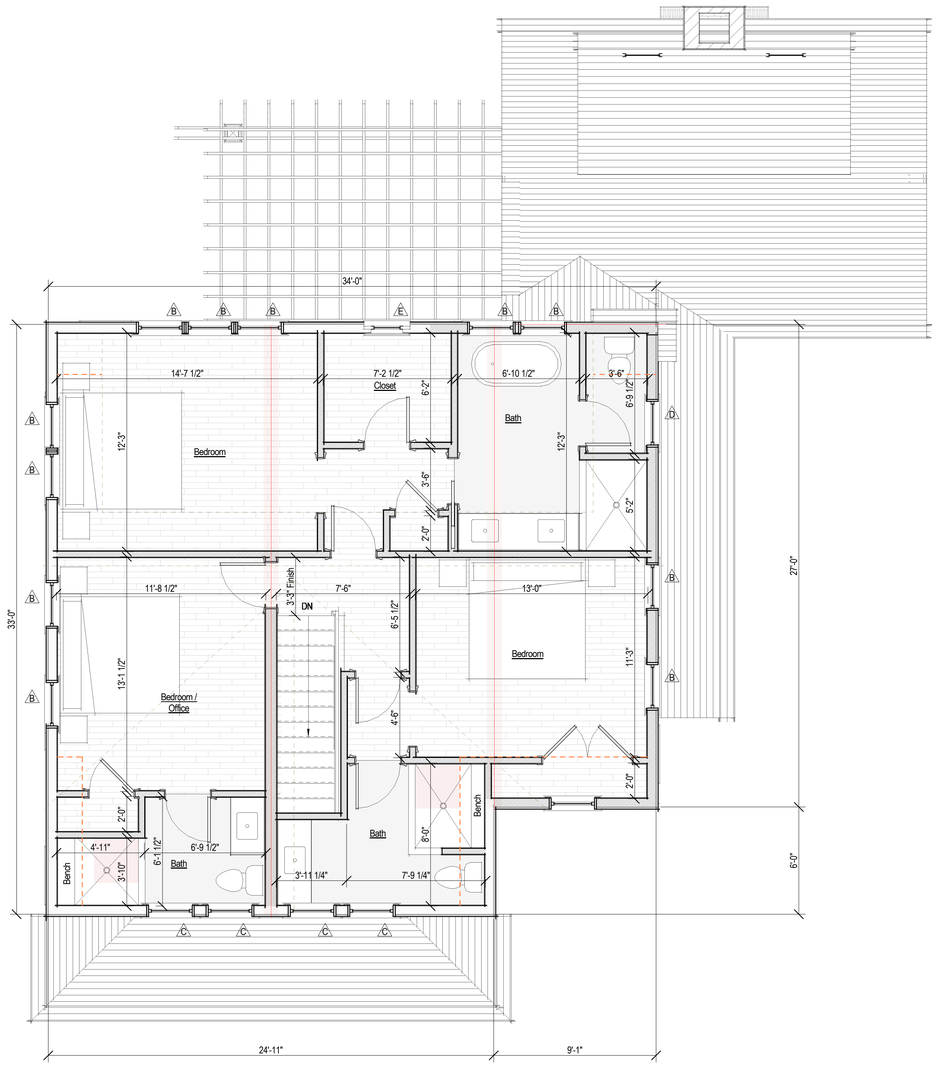
2412

07.01.24

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Floor Plans

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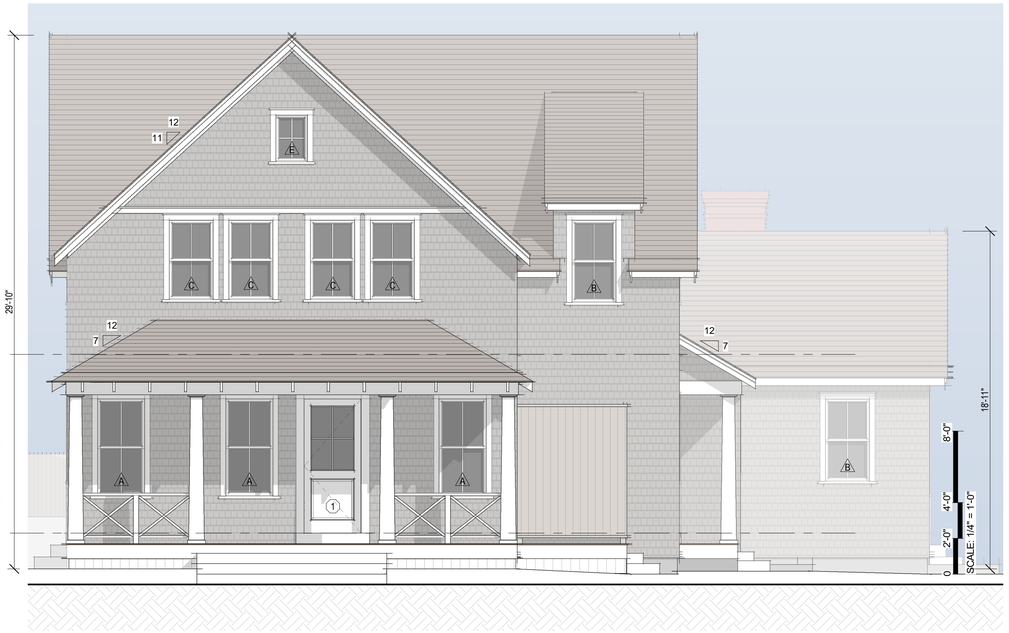
A.1.1
2412

07.01.24



1 North Elevation - Proposed
1/4" = 1'-0"

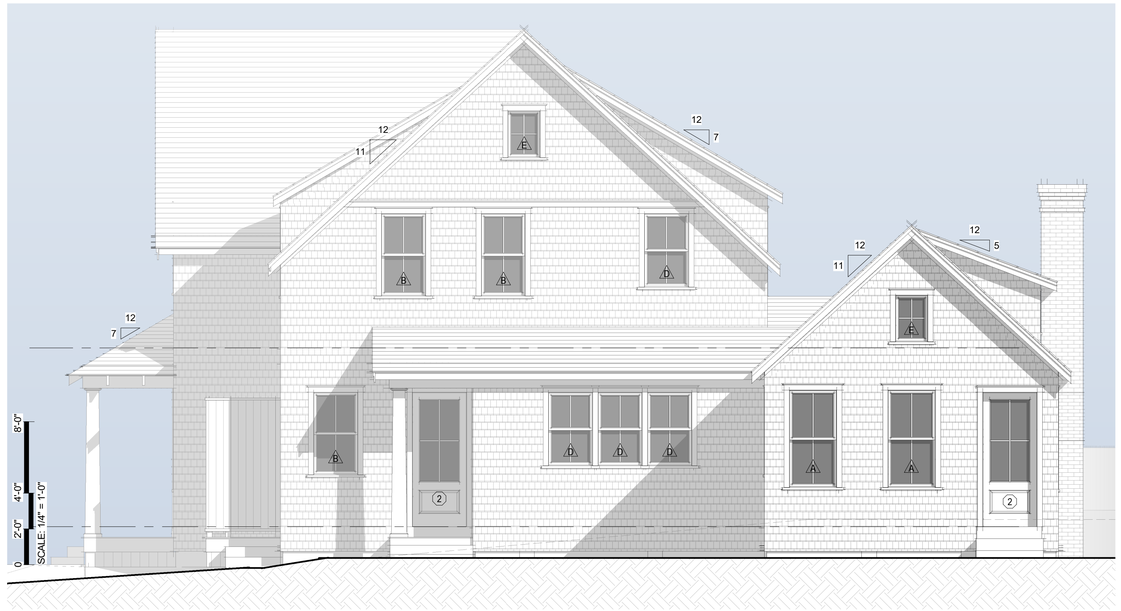


2 East Elevation - Proposed
1/4" = 1'-0"

HDC Submission



3 South Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
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A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Exterior Elevations

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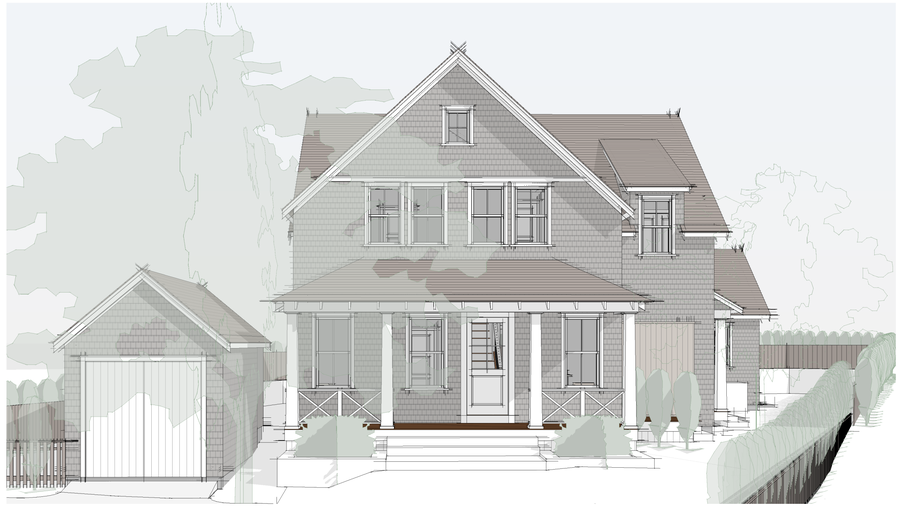
A.2.1

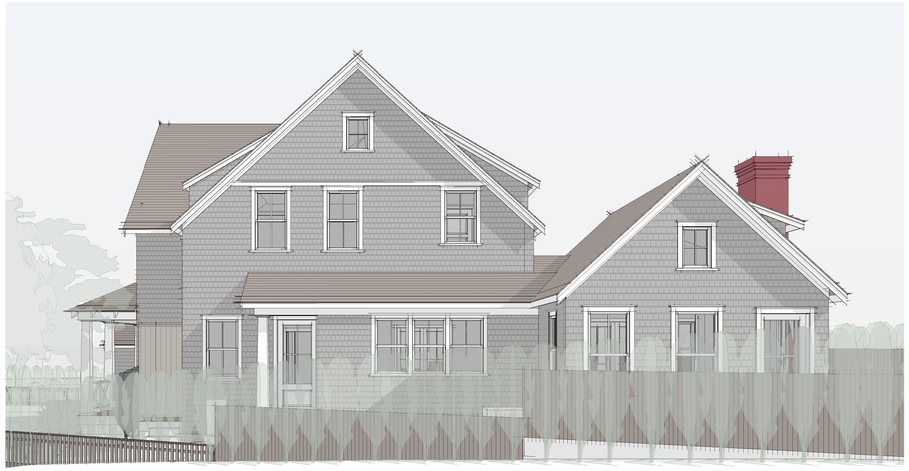
2412

07.01.24

HDC Submission



North Perspective



West Perspective



South Perspective



East Perspective

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

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Exterior Perspectives

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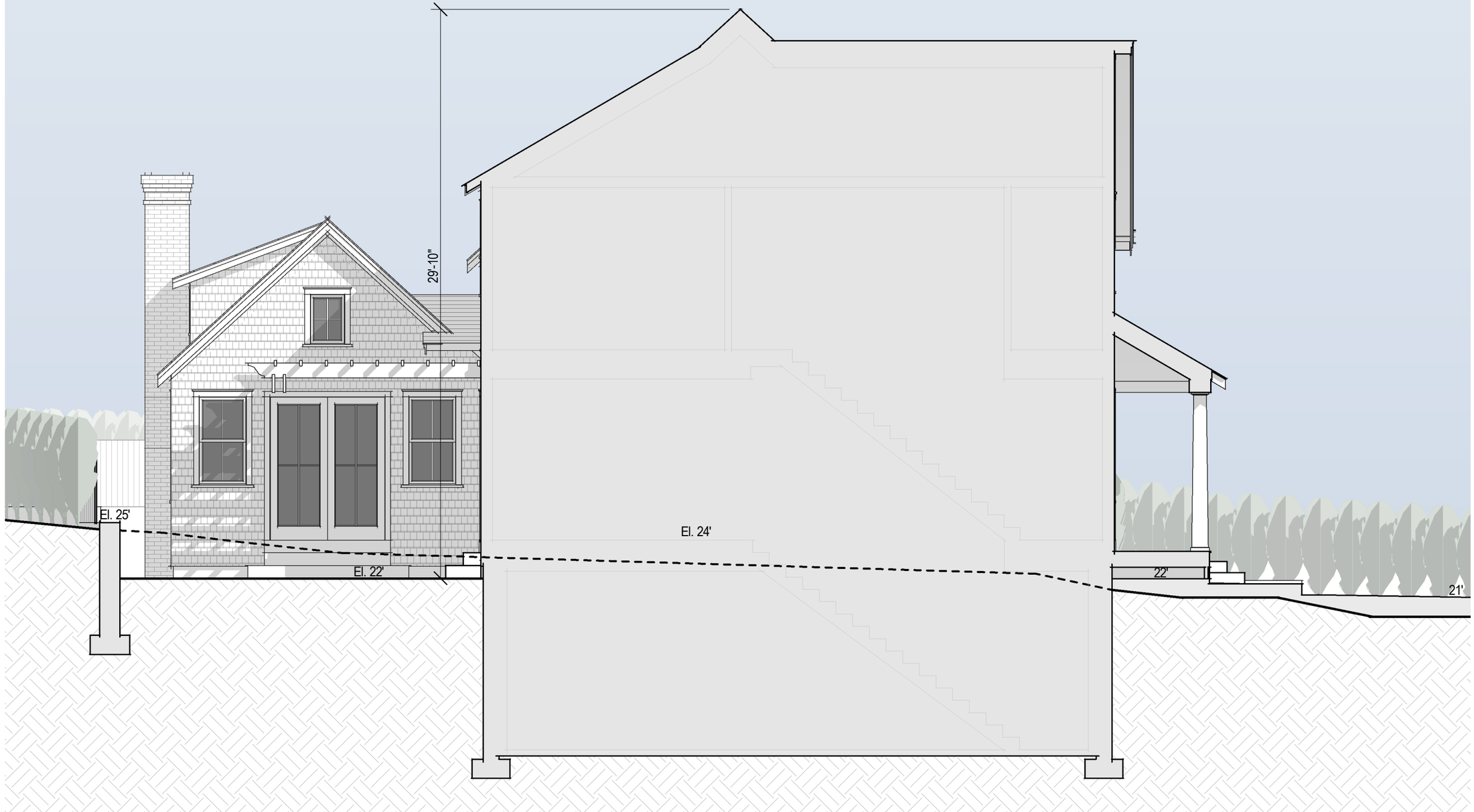
A.2.2

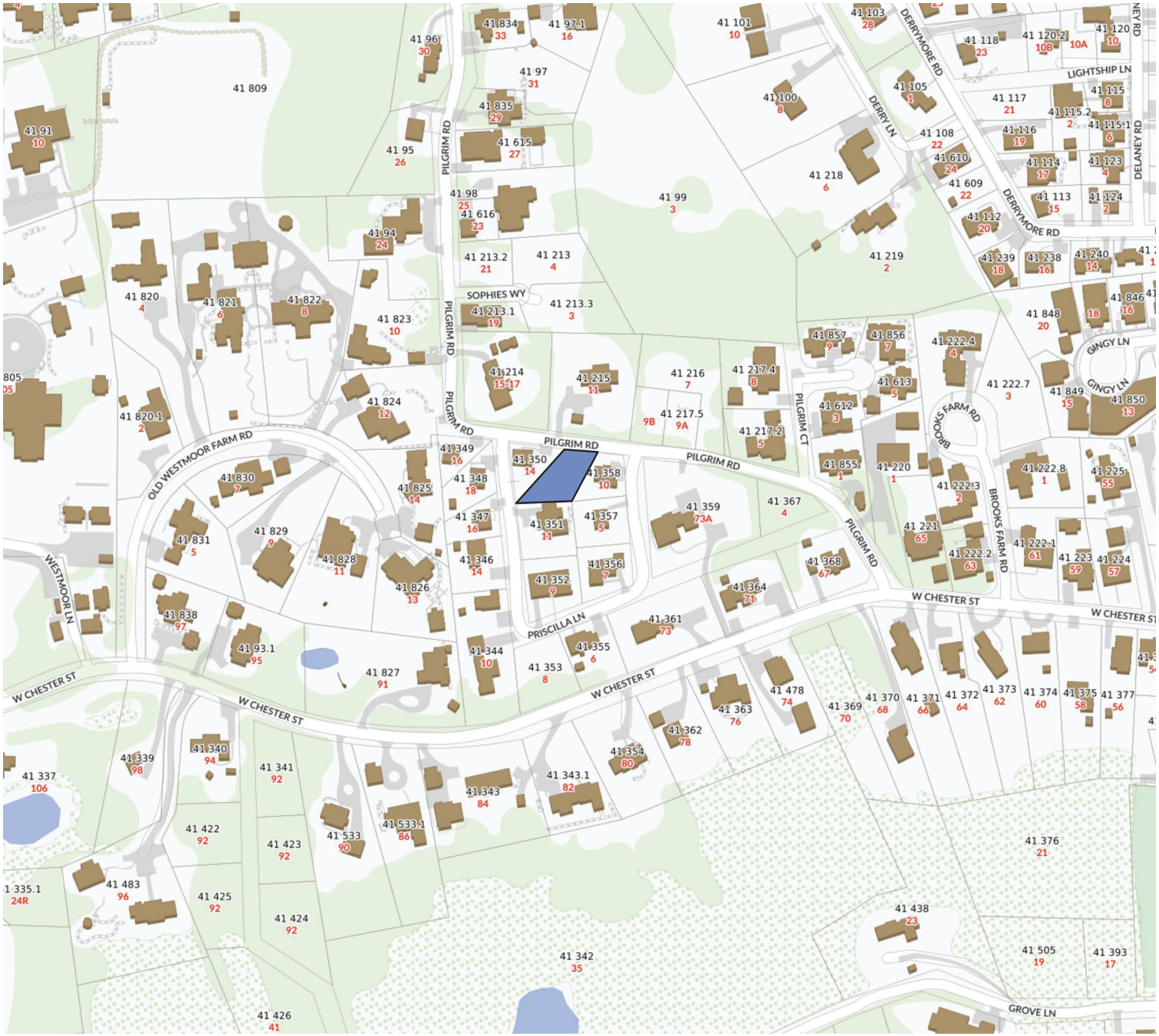
2412



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

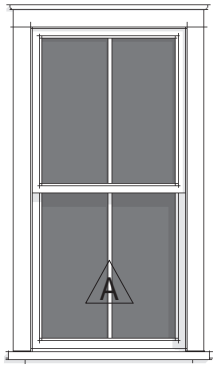


1 Locus Map

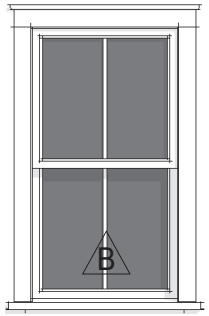
Not to Scale



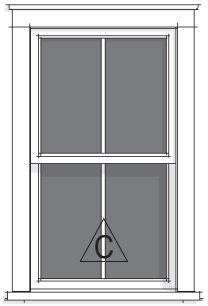
3 Site Plan
1/8" = 1'-0"



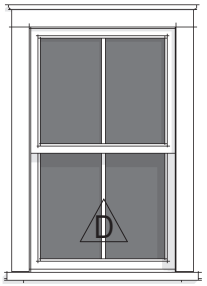
Double Hung
2/2 SDL



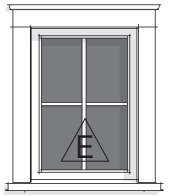
Double Hung
2/2 SDL



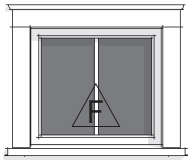
Double Hung
2/2 SDL



Double Hung
2/2 SDL



Fixed
4 Lite SDL



Fixed
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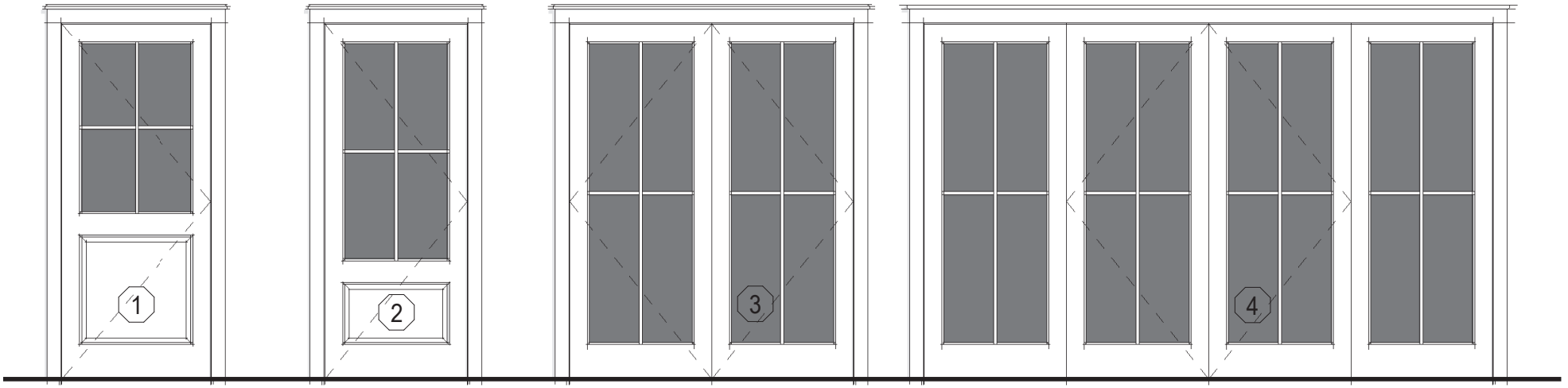


Single Hinged Door
1 Panel + 4 Lite SDL

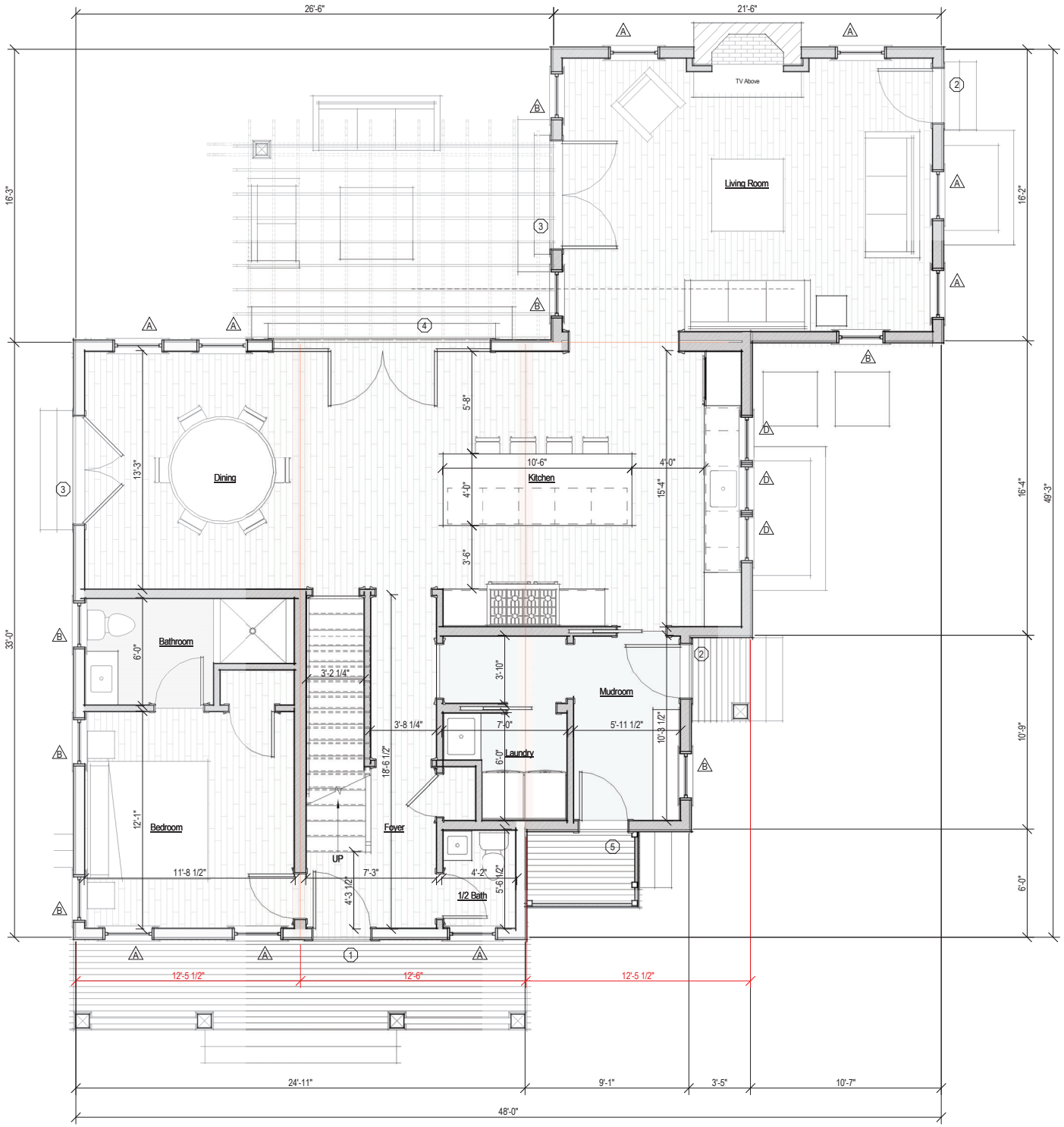
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

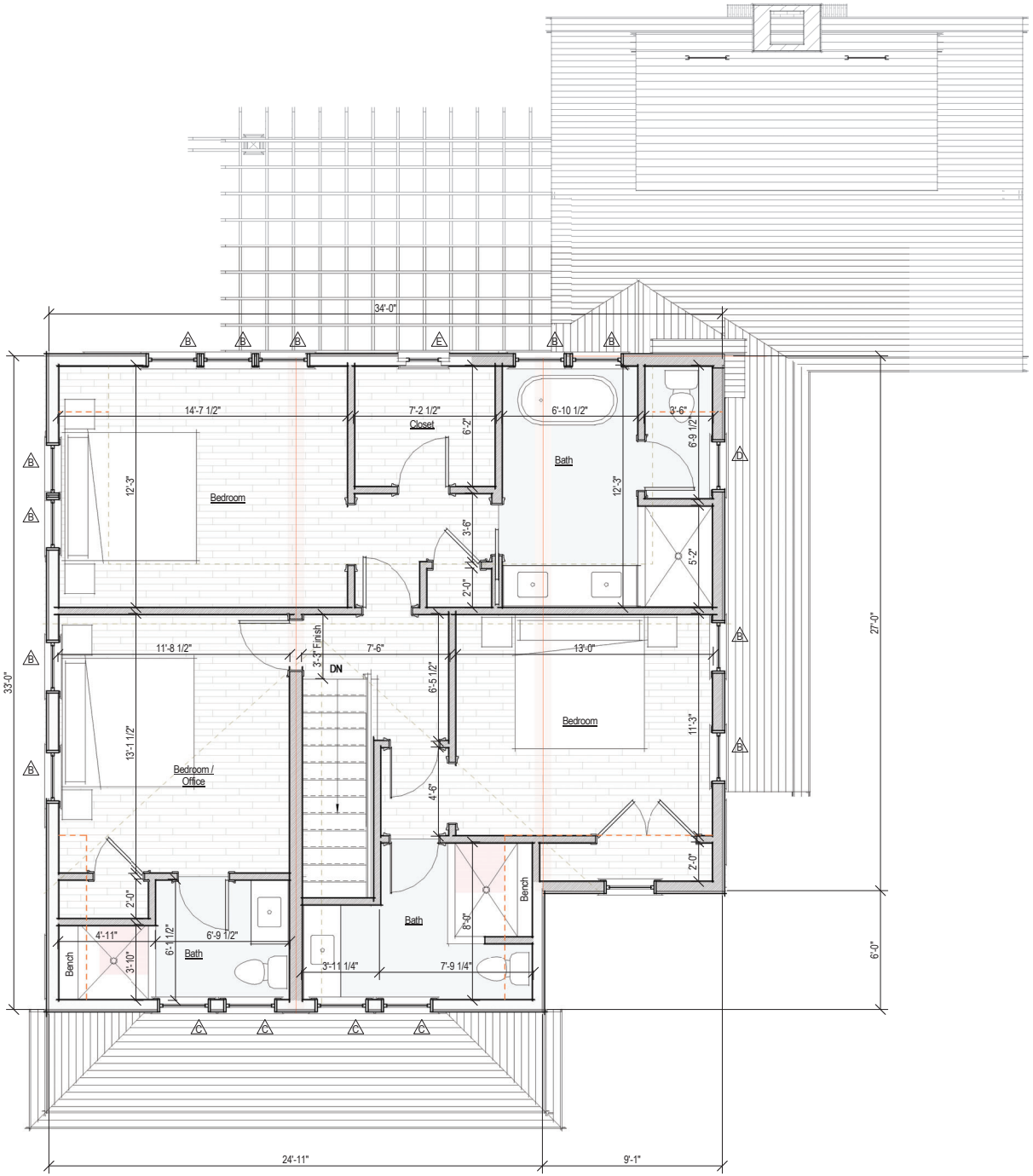
2 Exterior Window & Door Legend

1/4" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



1 North Elevation - Proposed

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"



2 East Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.3.1 PARCEL N°. 38

Street & Number of Proposed Work: 15 MOREY LANE

Owner of record: MATTHEW MANERA

Mailing Address: 2006 WINWARD WAY
VERO BEACH, FL 32963

Contact Phone #: 772-713-1245 E-mail: MANERAJ@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10-7351

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD DOOR TO EAST ELEVATION
4 LT WITH KICK PANEL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer MARVIN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 2 LT/panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

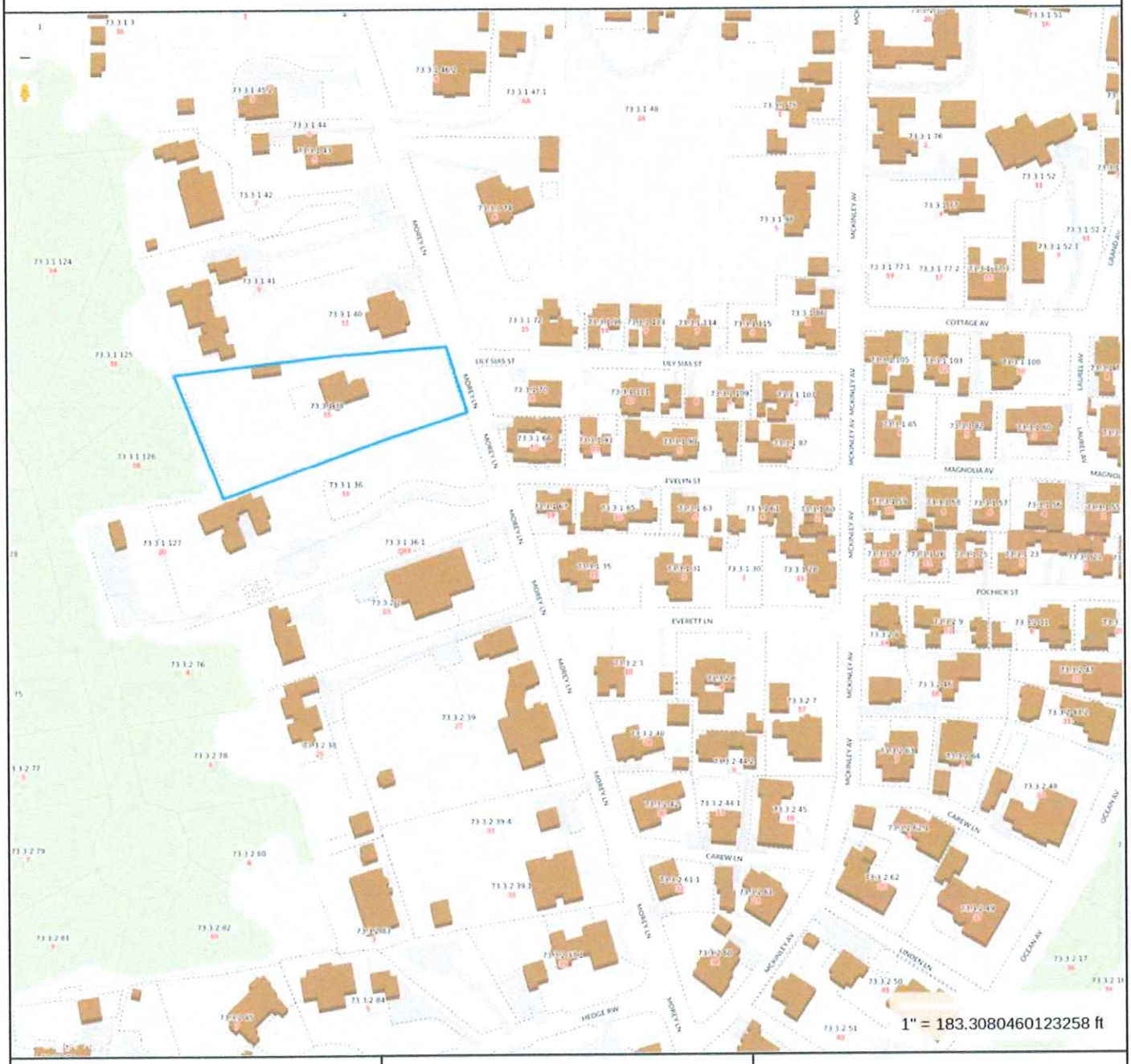
Trim WHITE TIME Sash ~~WHITE TIME~~ Doors WHITE TIME

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/27/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	73.3.1 38
Location	15 MOREY LN
Owner	MANERA MATTHEW E & CAROLINE W

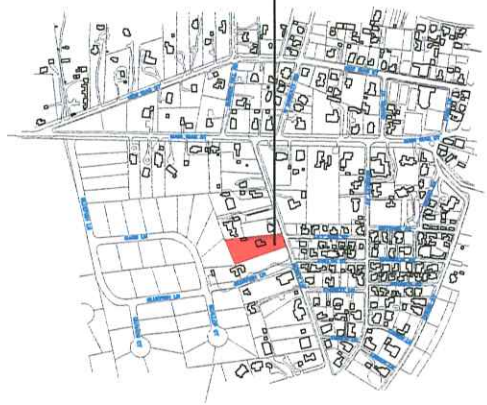
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

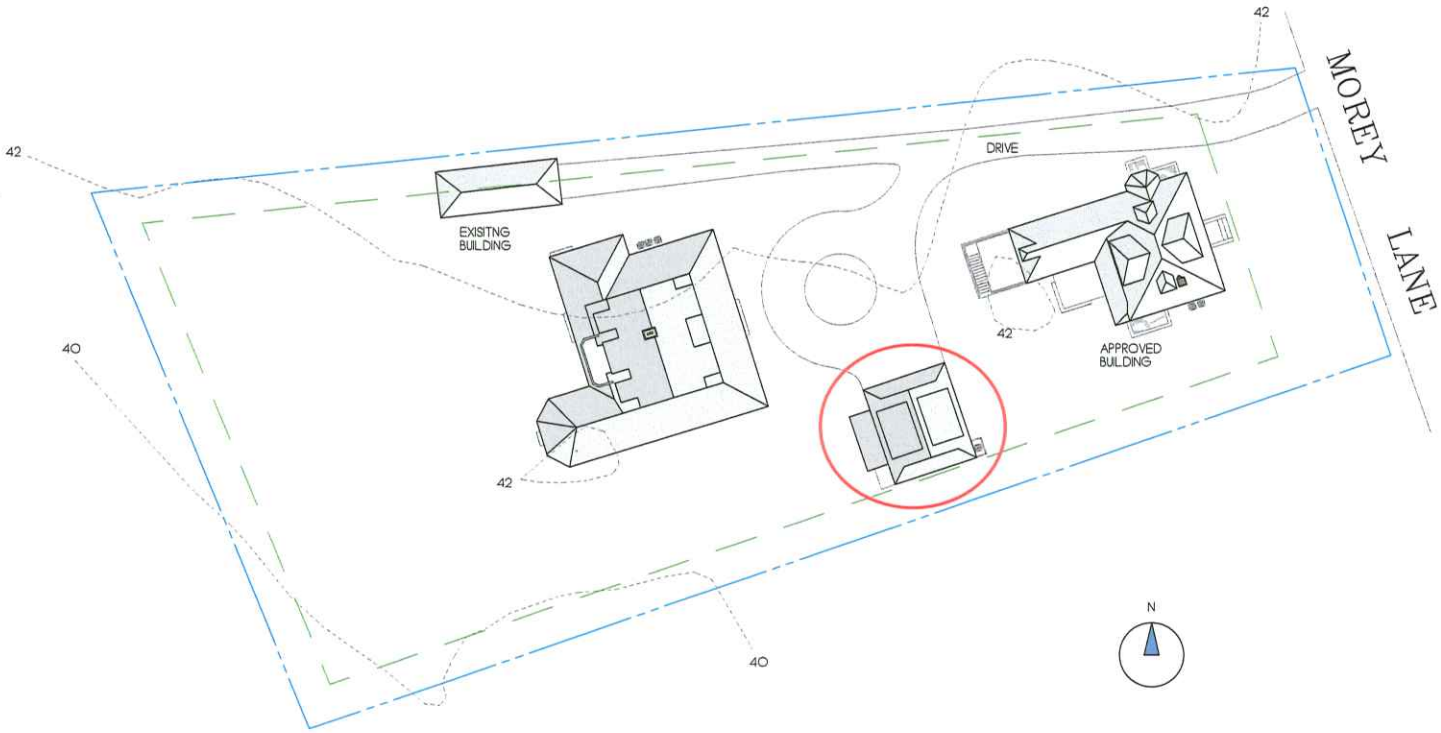
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/15/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: SR20	
MAP: 73.3.1	PARCEL: 38
MIN. AREA:	20,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	30 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	12.5%





REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

NOTE:
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NOTE:
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NOTE:
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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY ISLAND SURVEYORS, LLC DATED JANUARY 16, 2013. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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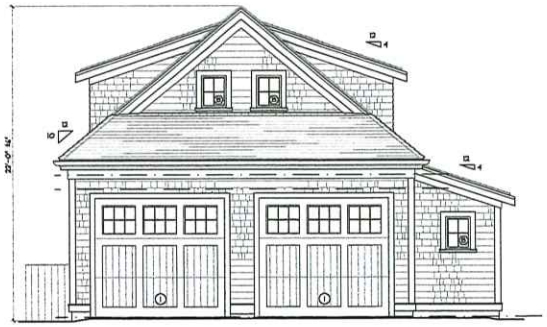
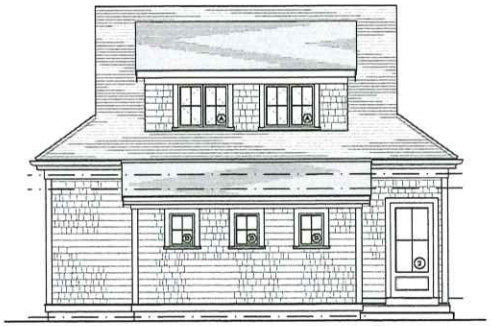
MANERA RESIDENCE
DRAWN BY: ETHAN NAKAMOW
P.O. BOX 1322
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan@ethannakamow.com

MAP: 73.3.1 PARCEL: 38
GARAGE H.D.C. SITE PLAN ONLY
ADDRESS: 16 MOREY LANE, NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/16" = 1'-0"

SHEET NO.
S 1



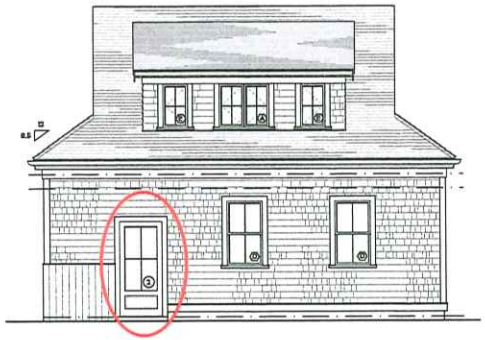
APPROVED NORTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



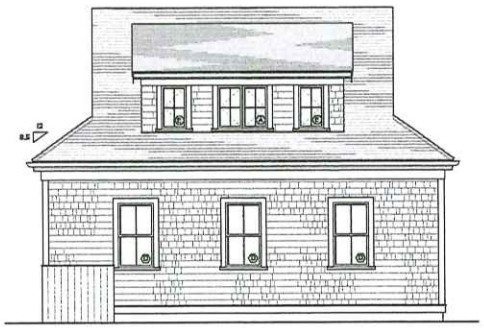
APPROVED WEST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION (CERT. #2023-10-7351)
SCALE: 1/4"=1'-0"

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
12/22/2022: HDC REVISION
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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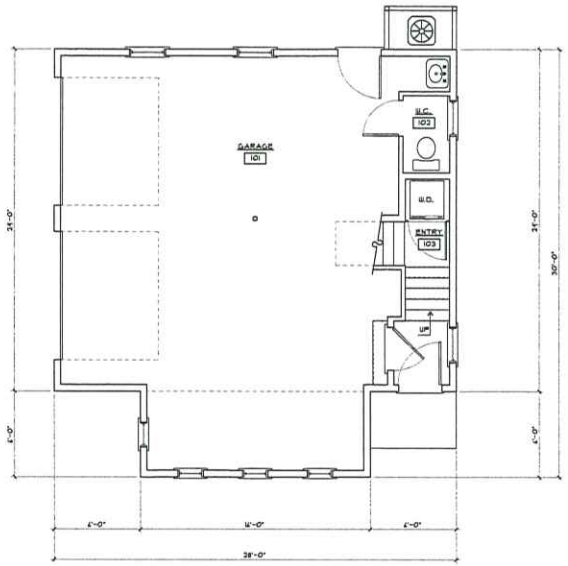
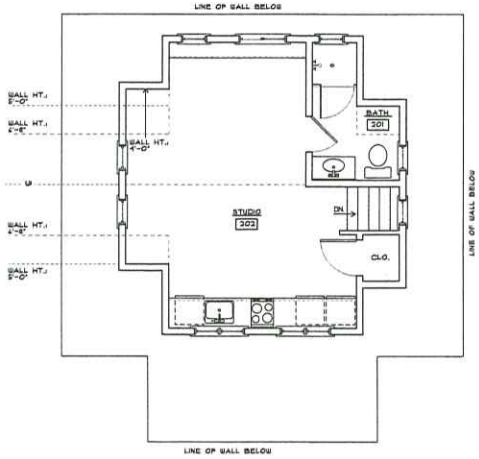
MAP 7532 PARCEL 28
GARAGE ELEVATIONS
ADDRESS: 15 MOREY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-6" X 3'-0"	3	4 LT. DBL. CASEMENT
B	ANDERSEN	1'-9" X 2'-6"	8	4 LT. CASEMENT
C	ANDERSEN	2'-3" X 4'-1"	2	2/2 D.H.
D	ANDERSEN	2'-6" X 4'-6"	3	2/2 D.H.
E	ANDERSEN	1'-9" X 3'-0"	2	4 LT. CASEMENT
I	CUSTOM	9'-0" X 8'-0"	1	16 LT. 3 PNL. OVERHEAD GD. DR.
2	ANDERSEN	3'-0" X 6'-8"	2	4 LT. 2PNL. EXTERIOR GD. DR.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
748 SF



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
384± SF

REVISIONS:
10/14/2022: PROGRESS PRINT
10/17/2022: PROGRESS PRINT
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12/22/2022: HDC REVISIONS
11/06/2023: HDC REVISION
6/27/2024: HDC REVISION

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MAP: 73.1 PARCEL: 36
GARAGE FLOOR PLANS
ADDRESS: 15 MONEY LANE NANTUCKET, MA 02554
DATE: 6/27/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1


GARAGE LOCATION

III. OLD BUSINESS 11/21/2023

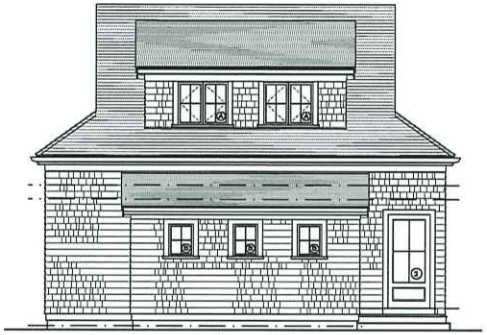
Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Carolyn Manera 10-7351	**15 Morey Lane**	**Garage**		**EMDA**

Voting:	Pohl, Camp, Coombs, Thornewill
Alternates:	None
Recused:	None
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus** - Explained that the main historic dwelling, dating back to 1906 and located outside the Sconset Old Historic District, underwent its last review in December 2022. - Stated that the HDC expressed concerns about its height and proximity to the 19 ft tall historic main house. - Stated that the garage, currently under review, stands at 22 ft 6 inches to the ridge. - Mentioned that the Commissioners raised concerns about the second-floor plate height, echoing previous worries for a reduction in height. - Pointed out that the main dwelling was not part of the prior review. - Recommended that the garage's height should not exceed that of the existing historic structure (19 ft) or the previously approved main dwelling in the rear. - Suggested that a height in between these two structures would be more appropriate.
Public Comments:	**Rob Benchley**, Sconset Advisory Group - Noted that the Board had requested lower eaves. - Emphasized the reinforcement of the request. - Acknowledged the size difference, recognizing that the main house is much bigger than the structure in the back.
Concerns/Comments:	**Pohl** - Noted the absence of addressing the actual revision. - Stated the revision involves lowering the building, specifically dropping the Eve. - Mentioned the previous height was 23 feet. - Highlighted that the current submission is at 22 feet. - Recalled concerns from several members about the height of the eve above the first-floor windows and doors. **Williams** - Explained that the revision involved dropping a foot but bringing it back due to the lack of visibility and the presence of the same detail in the other two proposals. **Camp** - Expressed agreement with the design, considering it appropriate for the house. - Suggested a minor adjustment, proposing that the height of the house (which is currently 2 ft 8) be brought down minimally. **Coombs** - Concurred with Holly's and Abby's statements. - Advocated for bringing down the height, emphasizing that the concern is not about the height relative to the one in the back. - Recommended aligning the two structures behind each other, particularly focusing on the one in the front. **Thornewill** - Concurred with previous statements. **Pohl** - Pointed out the impact of perspective and the considerable distance behind the other building. - Downplayed the significance of an 4-inch discrepancy. - Conveyed satisfaction with the current application and expressed acceptance of it in its current state.
Motion:	**Motion to approve, as submitted. (Coombs) (14:59)**
Roll-Call Vote:	Carried – 4:0 // Pohl, Camp, Coombs, Thornewill (Aye) — Certificate # HDC2023 – **10-7351**

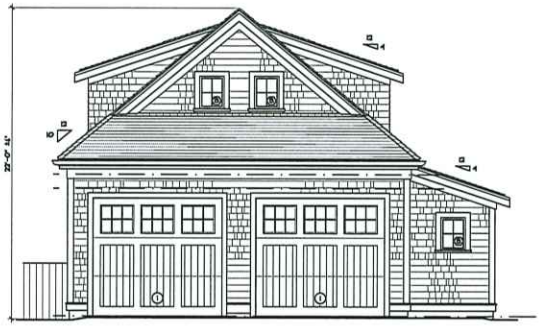
5



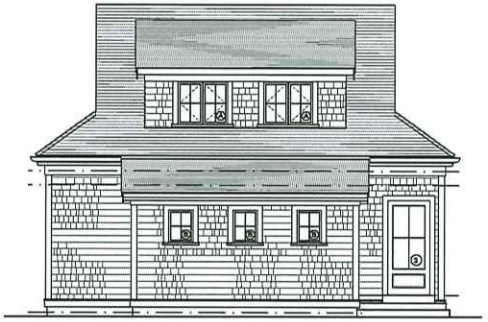
NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

Previous Approval

REVISIONS:
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10/17/2022: PROGRESS PRINT
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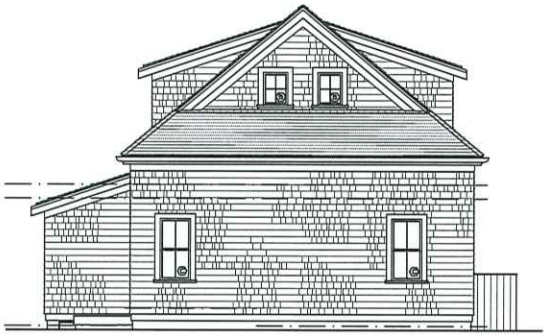
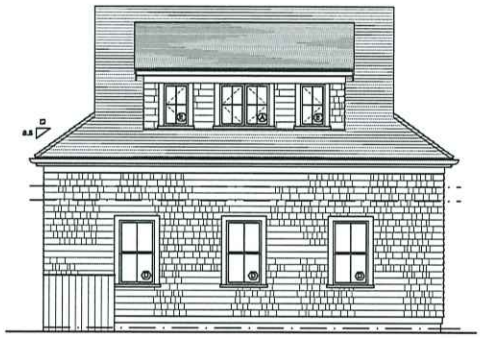
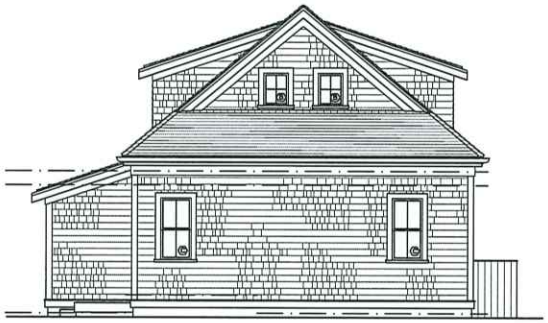
GARAGE ELEVATIONS
ADDRESS: 15 MOSEY LANE HAMILTON, MA 01934
DATE: 11/06/2023
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



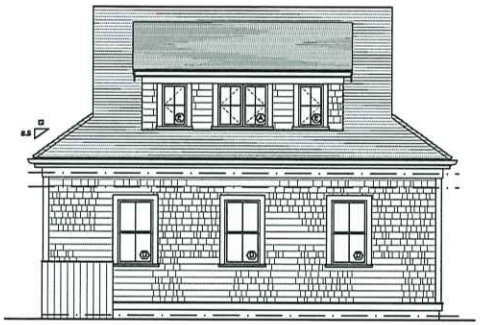
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISED ELEVATIONS

REVISIONS:
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10/17/2022: PROGRESS PRINT
10/19/2022: HDC SUBMISSION
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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...

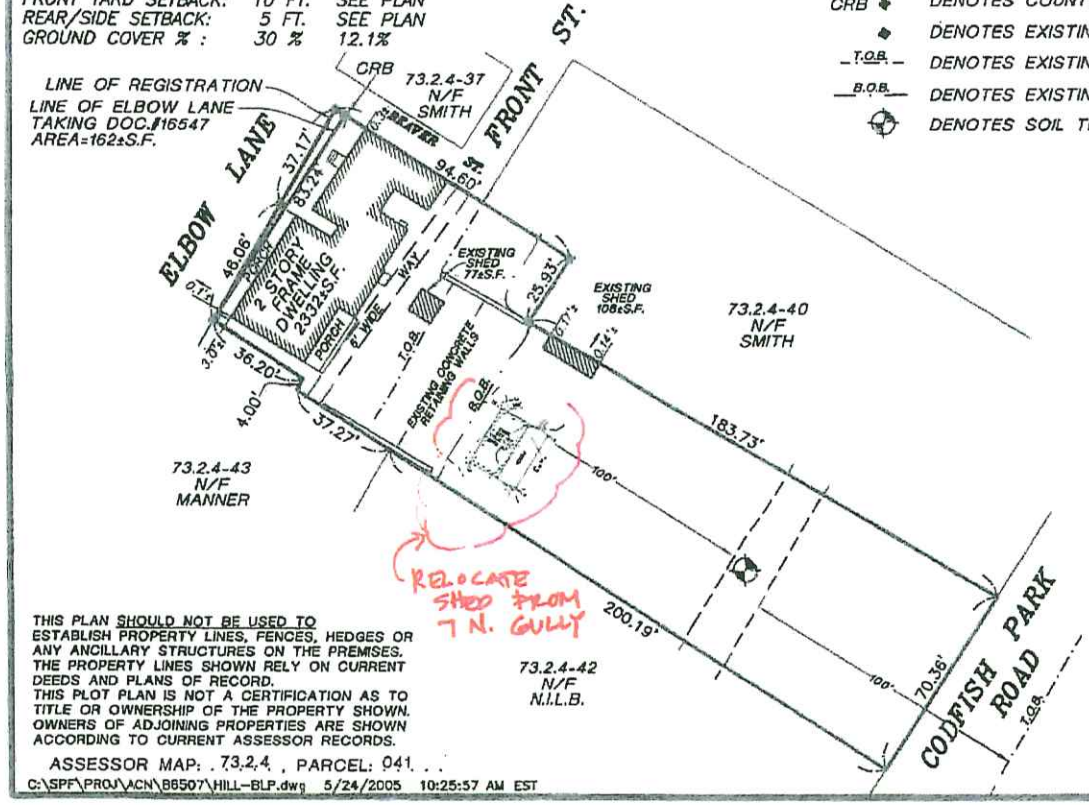
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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:

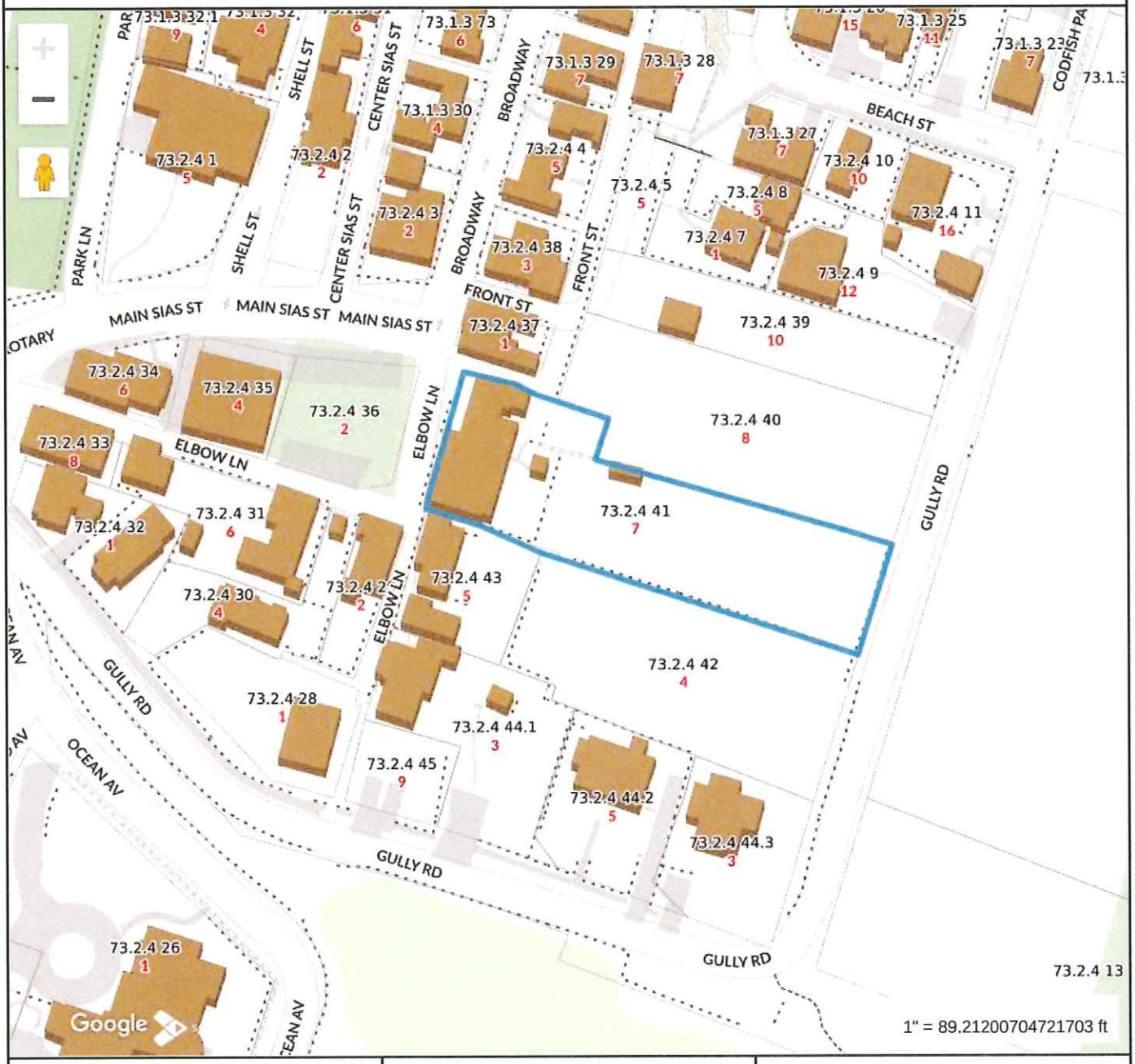
x **1. Historic Documentation** (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

____ **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

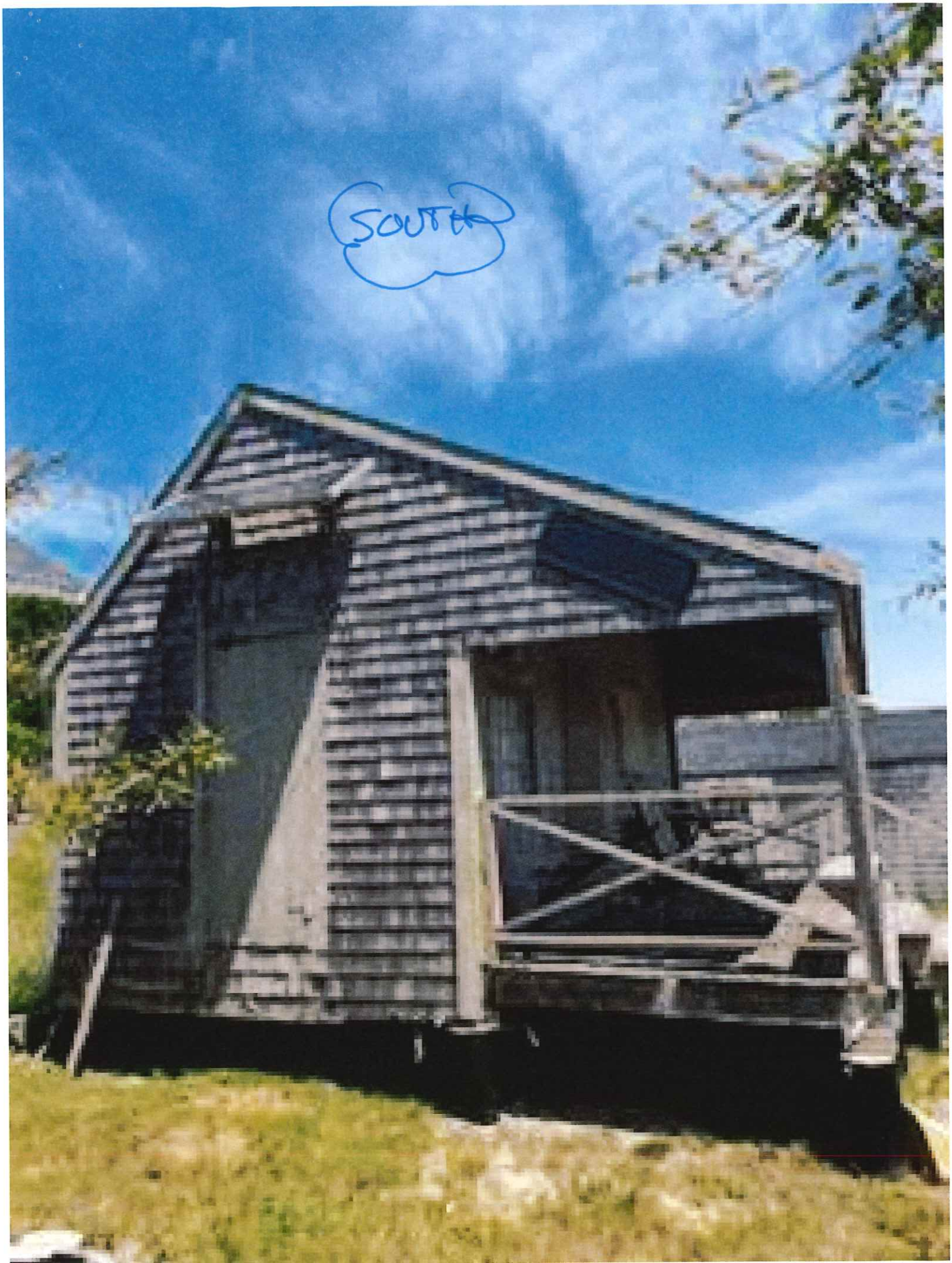
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

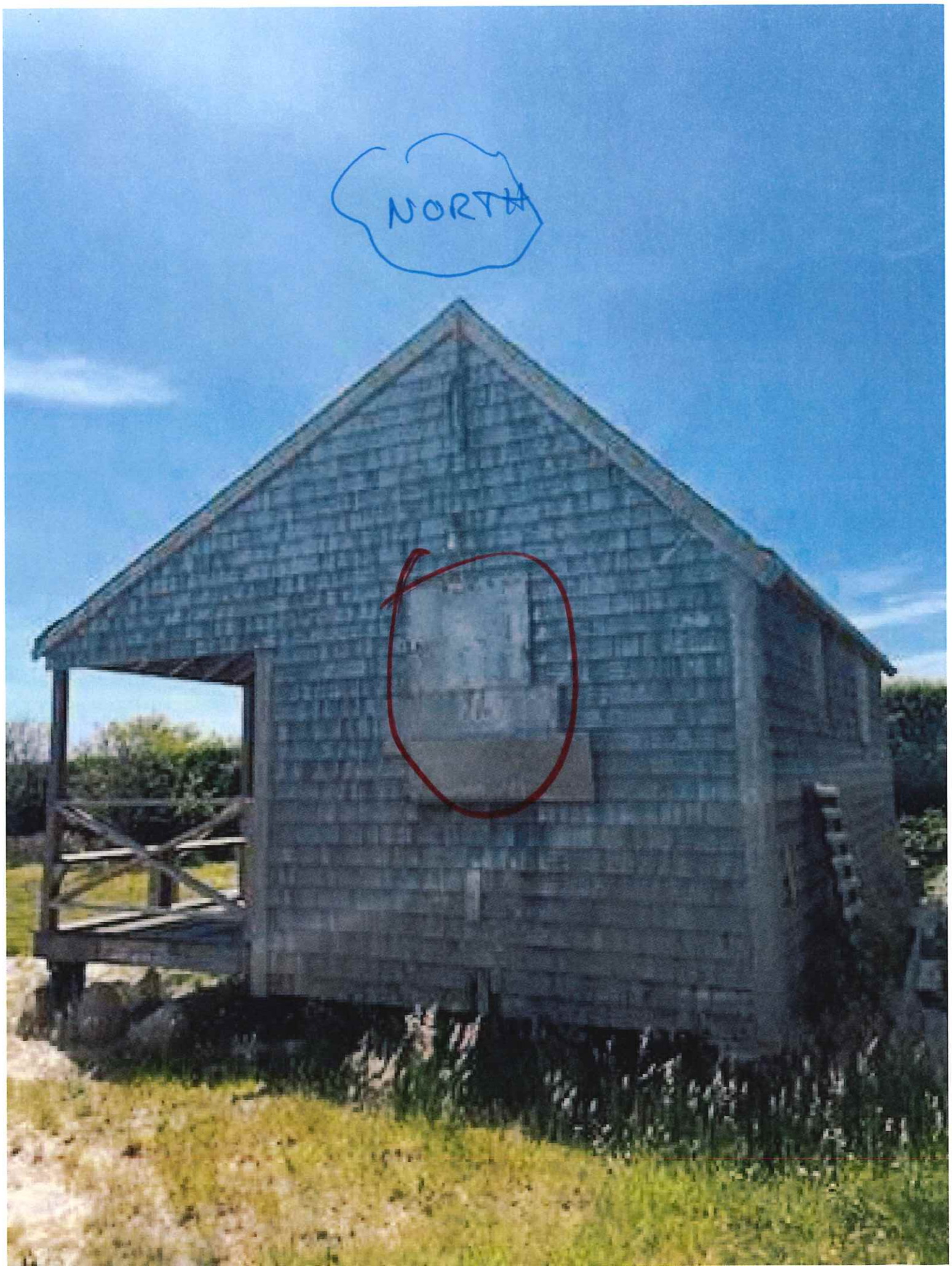
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

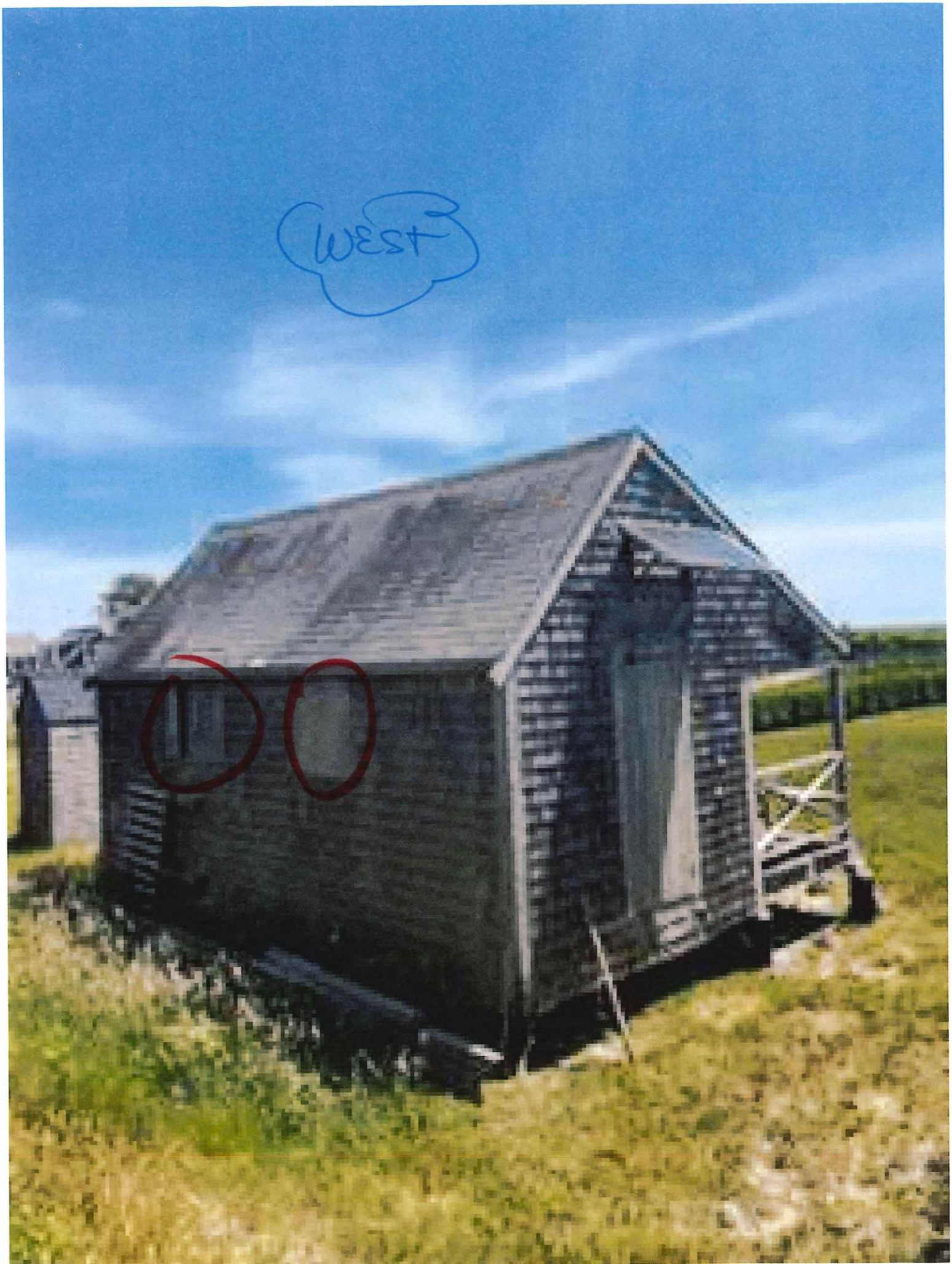
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


EAST


SOUTH


NORTH


WEST

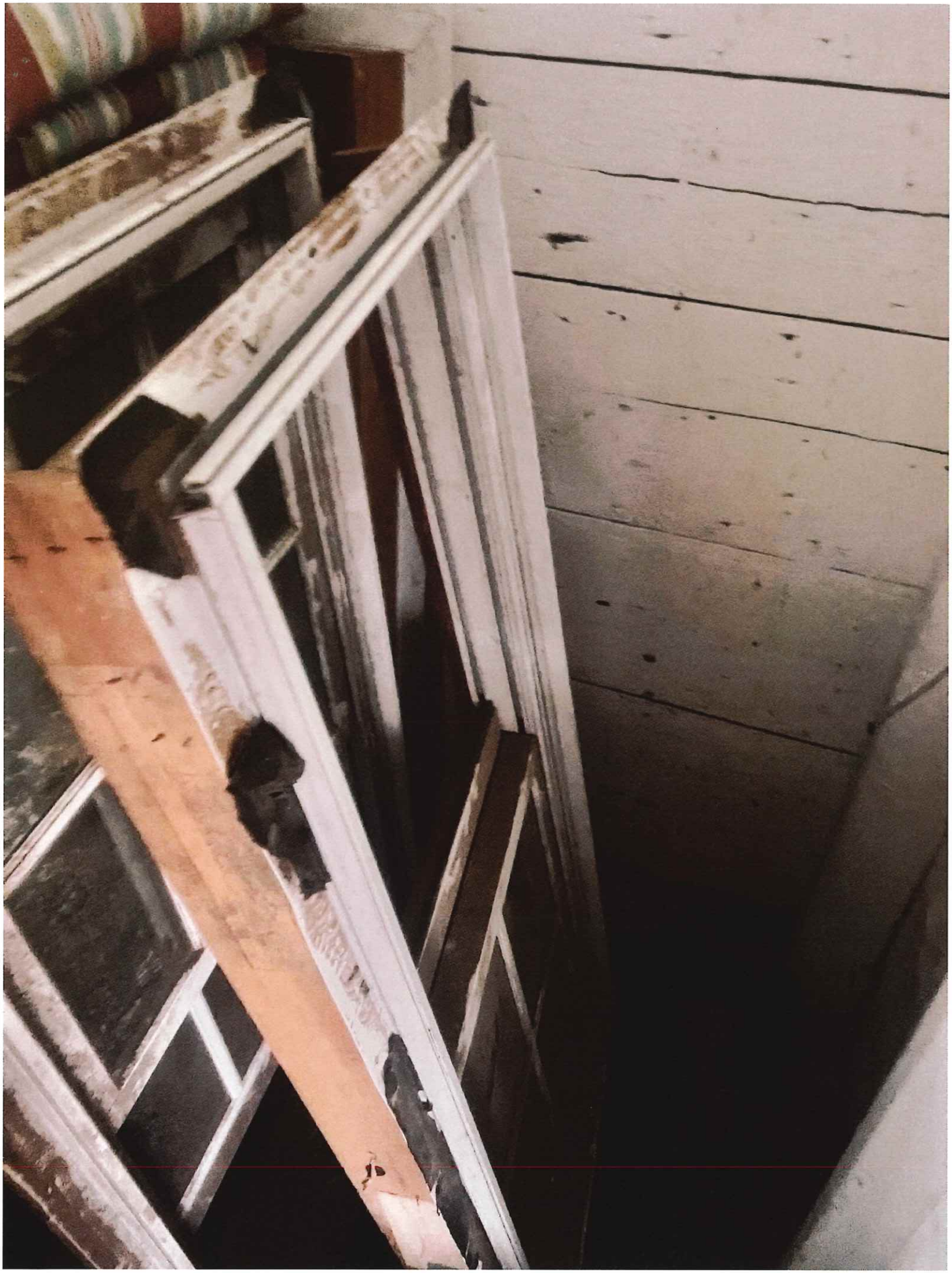
















2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 727

Street & Number of Proposed Work: 1 Evergreen Way Lot 2

Owner of record: Nantucket Safe Harbor for Animals Inc

Mailing Address: PO Box 2844
Nantucket, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38'9" Sq. Footage 1st floor: 1,082 Decks/Patio: Size: 11'x 27' ☑ 1st floor ☐ 2nd floor

Width: 27'6" Sq. footage 2nd floor: 1,082 Size: 10'x11' ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6"+/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 28'-0" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12 7 Dormer _____/12 _____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Aluminum

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite / 1 Panel Rear 4 Lite / 1 panel Side 4 Lite / 1 Panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Charcoal

Trim Natural Sash Black Doors Hamilton Blue

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/01/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for _____on the following statement:

I ___Jessica Castineiras_____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

Jessica Castineiras March 11, 2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

NiSHA

1 Evergreen Way
Duplex - Lot 2


North

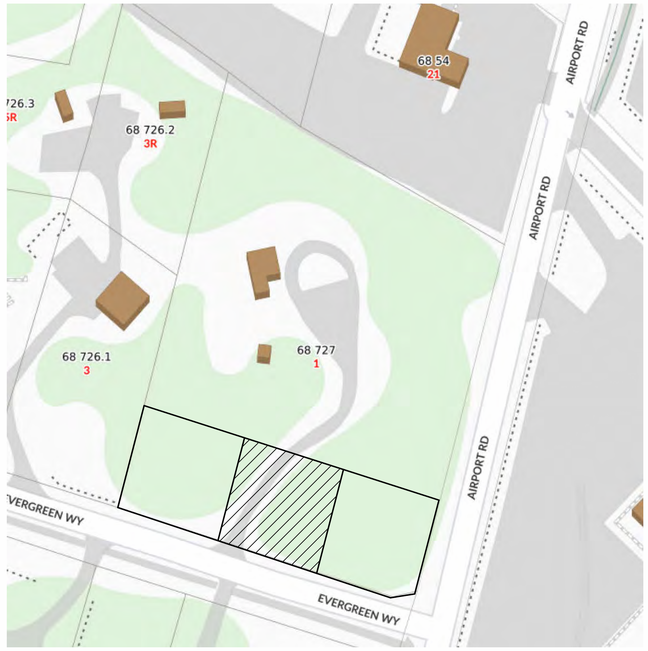

East


South

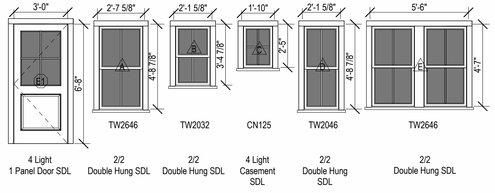

West

07.01.24

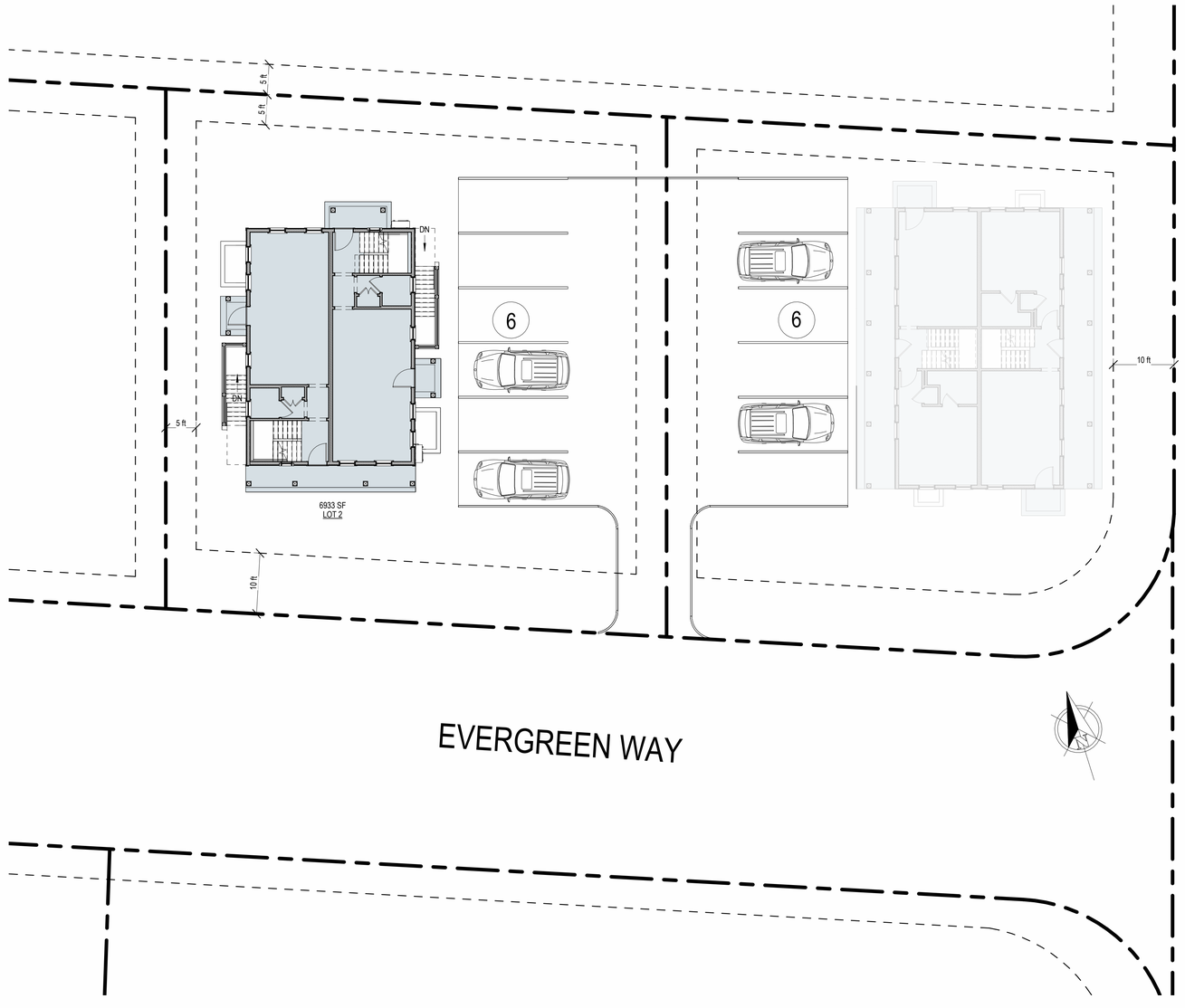
HDC Submisssion



Locus Map
12" = 1'-0"



Exterior Door and Window Schedule
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	6933 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER PAGE
G.102 COVER PAGE Copy 1
A.1.1 FLOOR PLANS
A.1.2 EXTERIOR ELEVATIONS
A.1.3 Perspectives
P.1.1 NW Perspective
P.1.2 NE Perspective
P.1.3 SW Perspective
P.1.4 SE Perspective

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

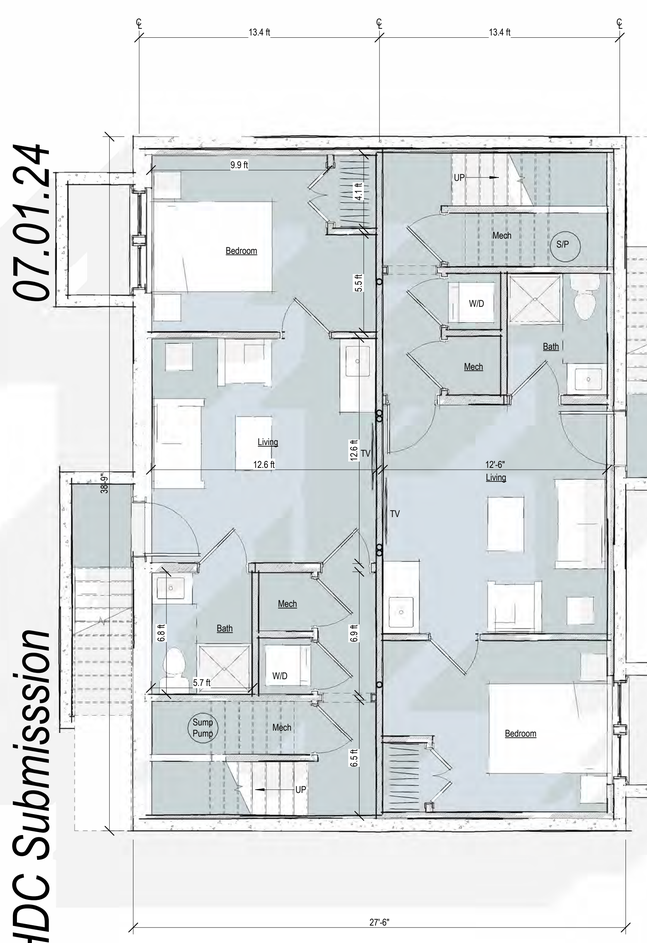
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

2306

07.01.24

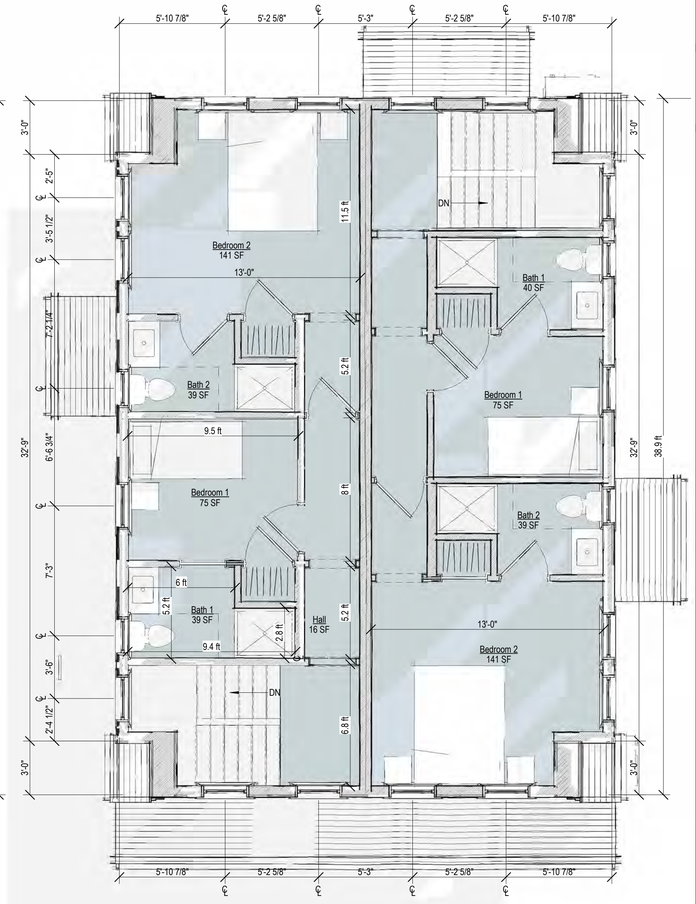
HDC Submisssion



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
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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

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Front Setback:	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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G.102 COVER PAGE Copy 1
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A.1.2

2306

07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 2

emeritus

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Perspectives

Site Information

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Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

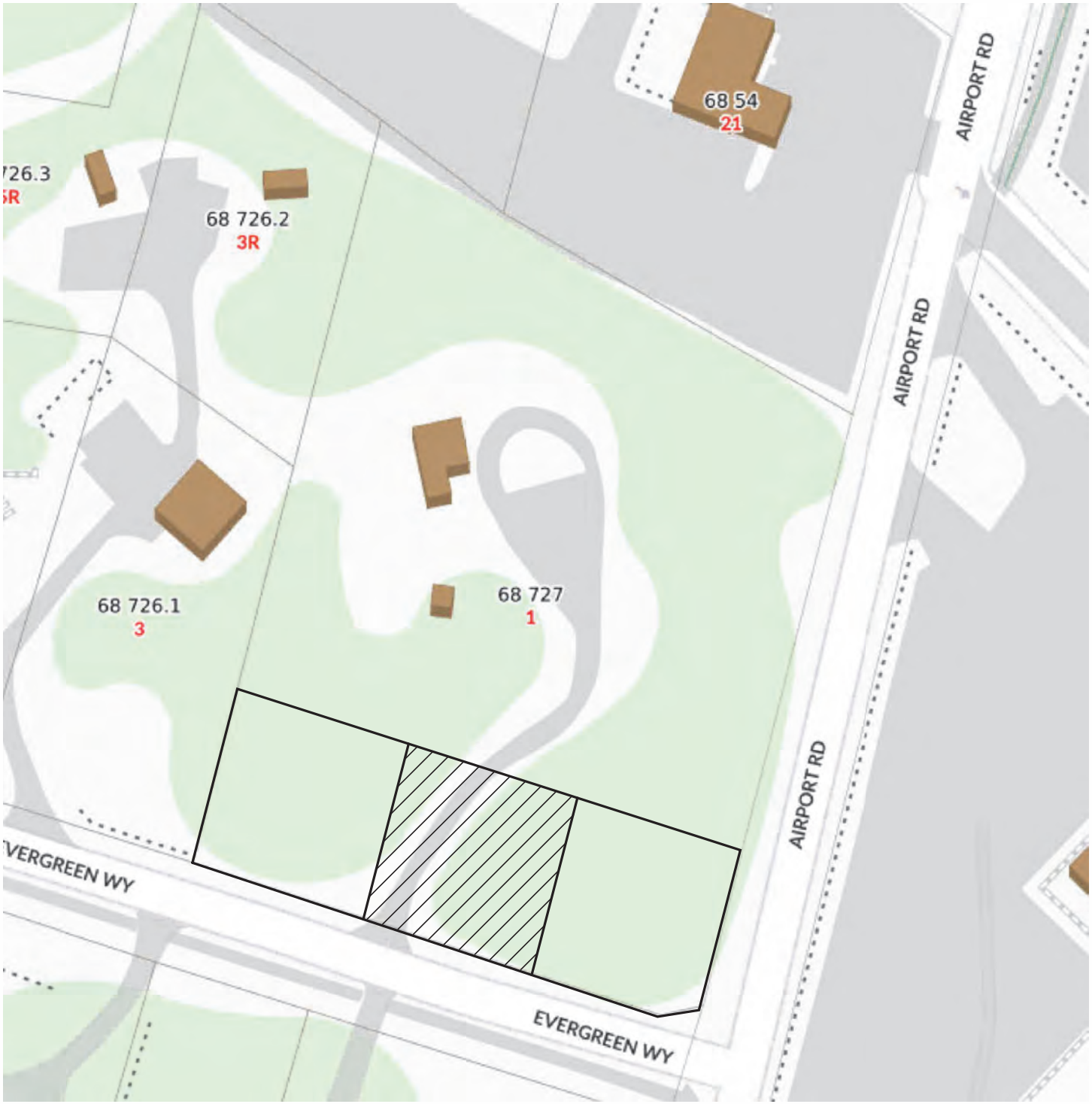
Revisions

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.

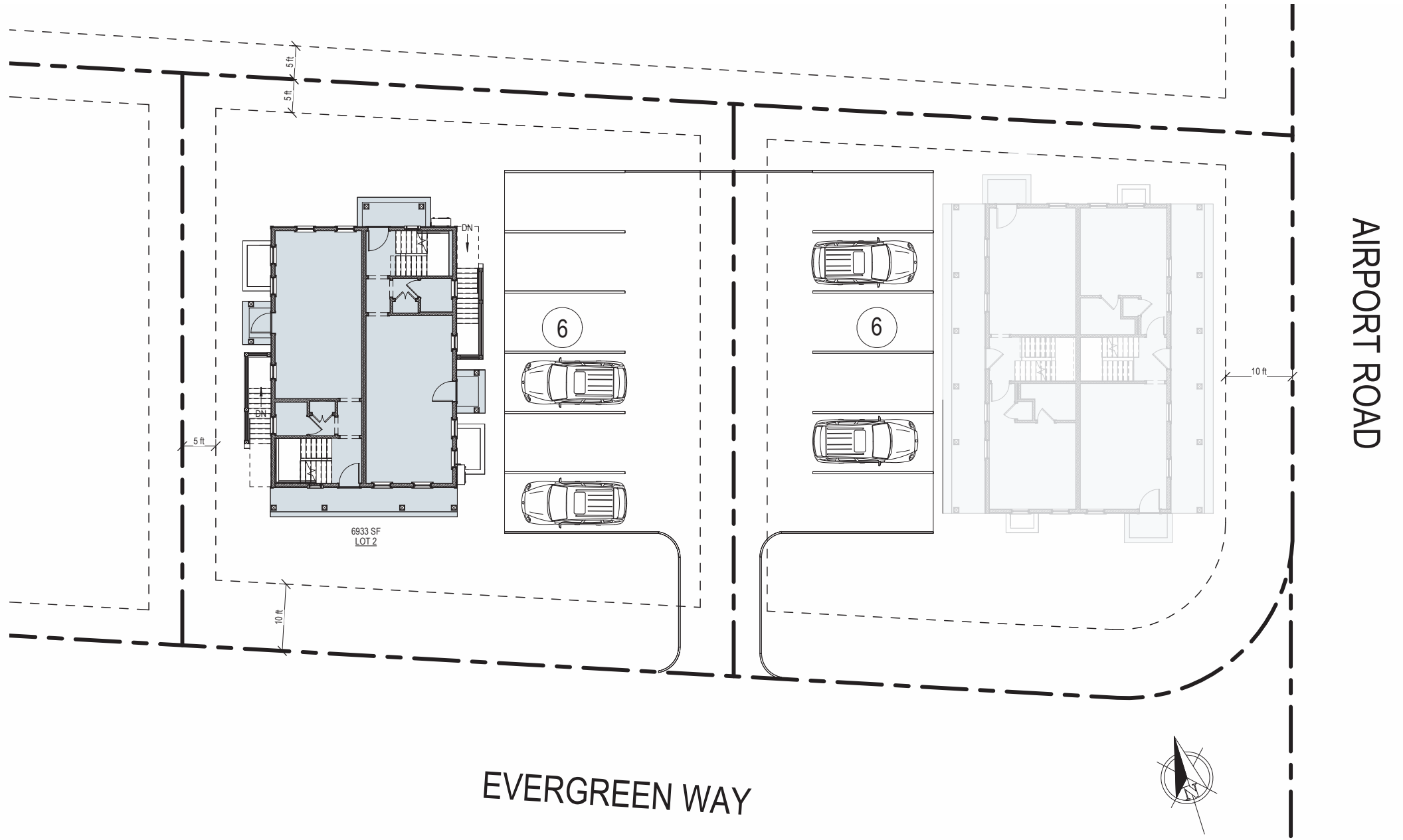
A.1.3

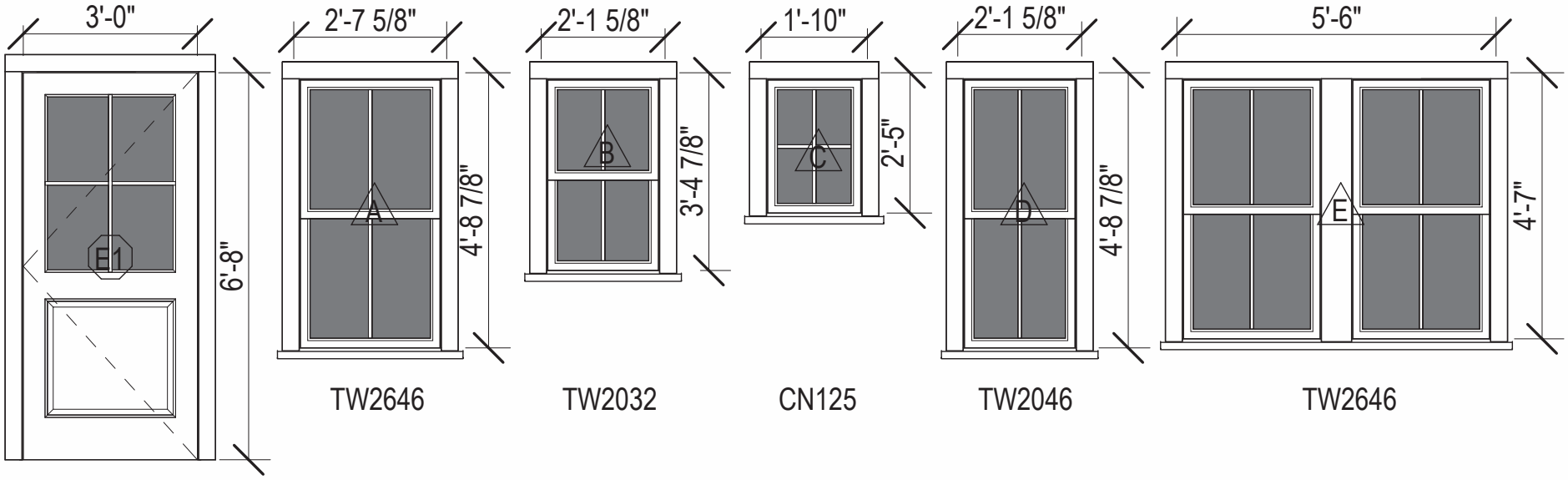
2306



Locus Map

12" = 1'-0"

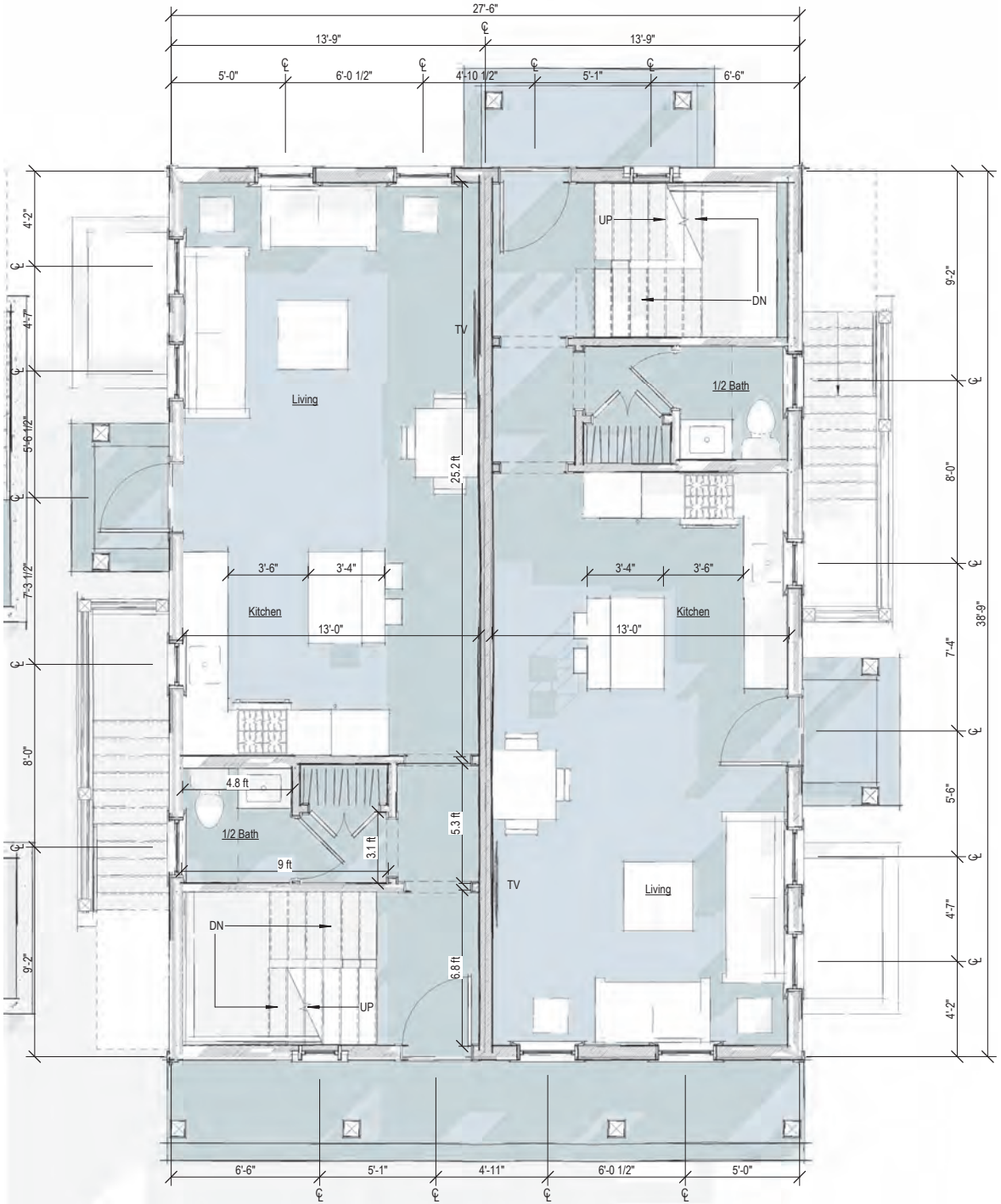

AIRPORT ROAD
EVERGREEN WAY
5 ft
5 ft
5 ft
10 ft
10 ft
DN
DN
6
6
6933 SF
LOT 2



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

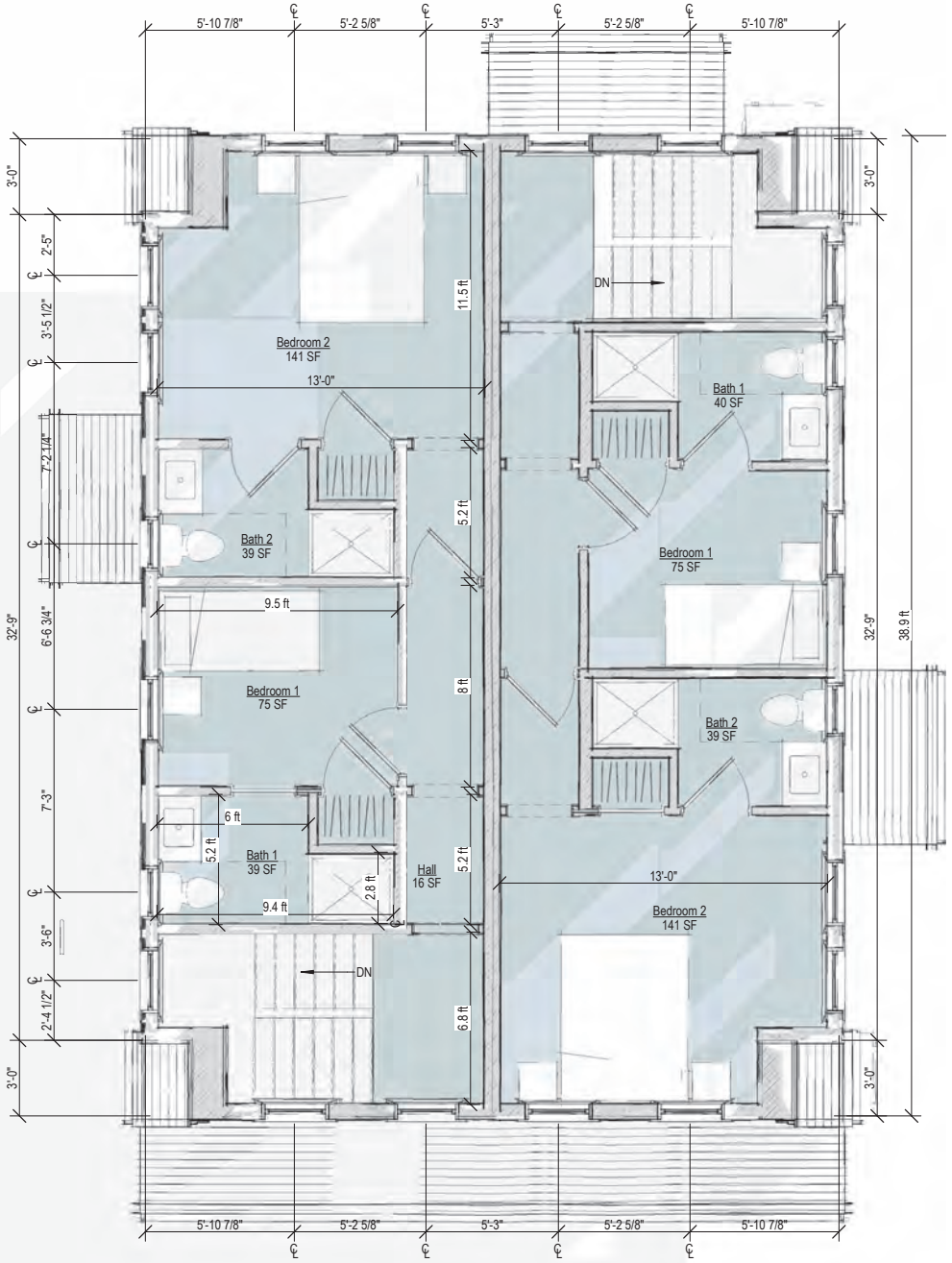
Exterior Door and Window Schedule

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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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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BUTLER HENRY A & CASSANDRA L
3 EVERGREEN WY
NANTUCKET, MA 02554

Postmark Here

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WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

Postmark Here

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PO BOX 1057
NANTUCKET, MA 02554

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SAMUELS ANNA G & RADCLIFFE L
61 OLD SOUTH RD # 606
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total P

$
Sent To

Street a

City, St

Postmark Here

WILSON MICHAEL J TR
2A EVERGREEN WAY REALTY TRUST
11 ARROWHEAD DR
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7583 49

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- ☐ Adult Signature Required $
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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

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

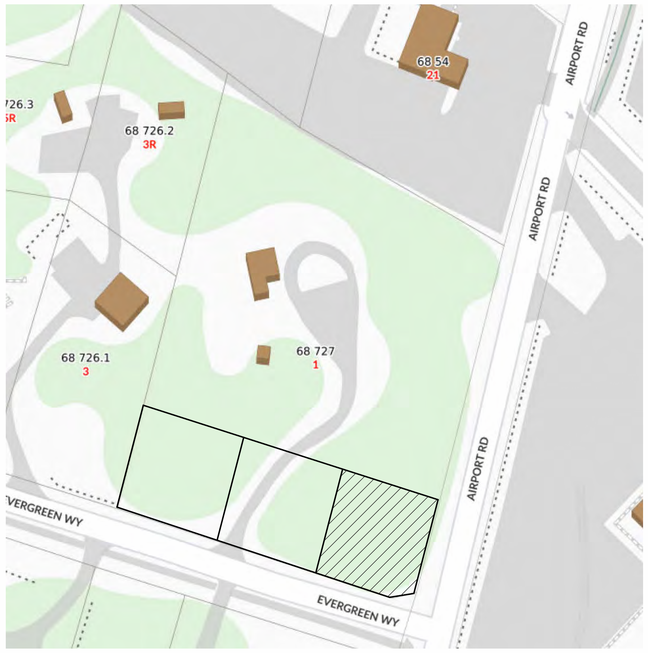
Signature Date

NiSHA

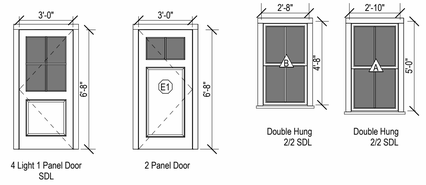
1 Evergreen Way
Duplex - Lot 3

07.01.24

HDC Submisssion



Locus Map
1/4" = 1'-0"



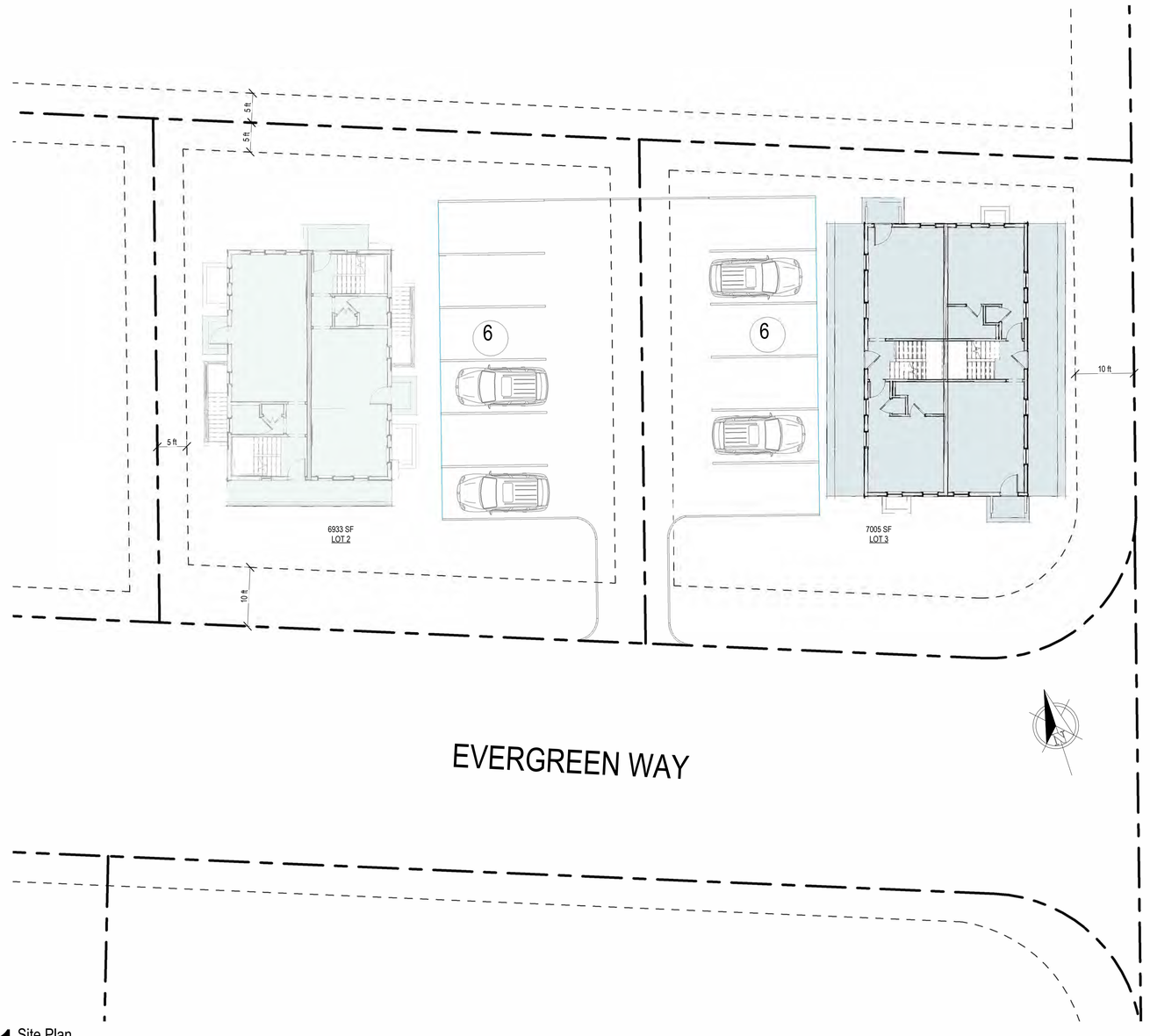
Exterior Door and Window Schedule
1/4" = 1'-0"


North


East


South


Westt



1 Site Plan
3/32" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	7005 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
Proposed G.C.:	13,938 SQF
Total Proposed G.C.:	13,938 SQF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.0.1	Cover Sheet
A.1.1	Floor Plans
A.1.2	Exterior Elevations
A.1.3	Perspectives
P.1.1	NE Perspective
P.1.2	NW Perspective
P.1.3	SE Perspective
P.1.4	SW Perspective

Revisions

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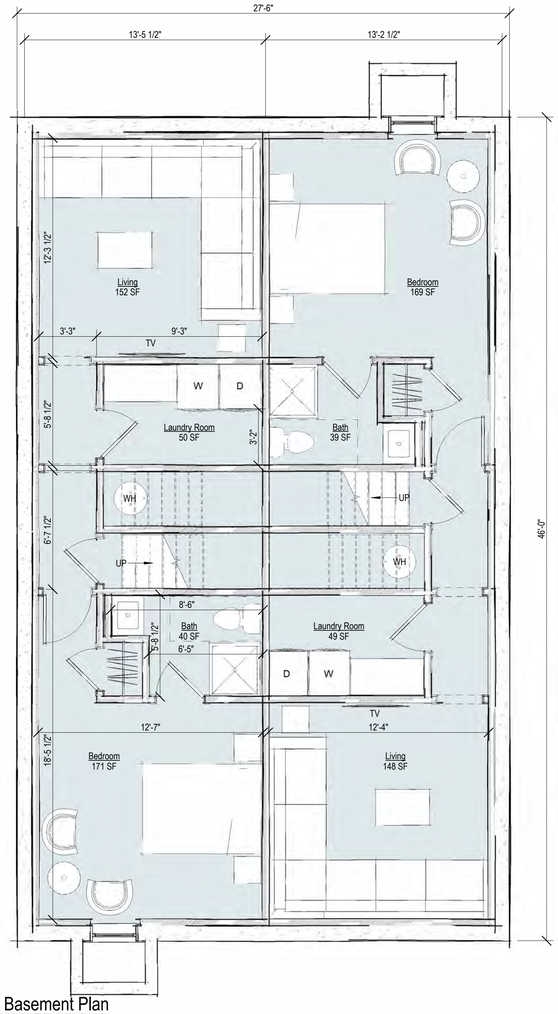
G.0.1

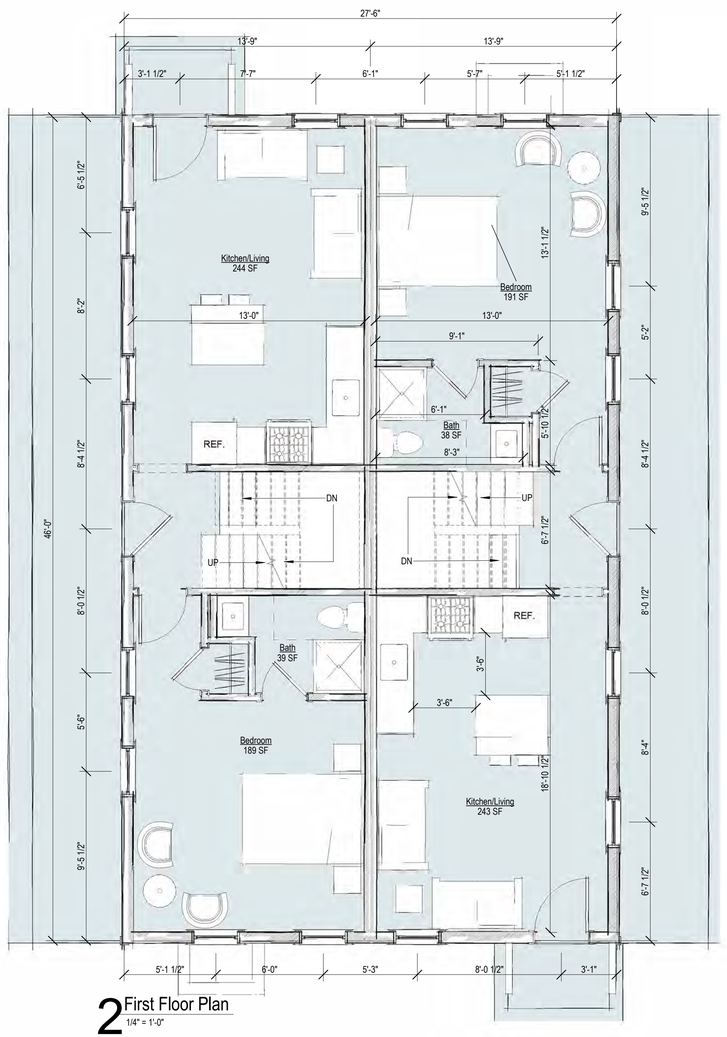
2306

07.01.24

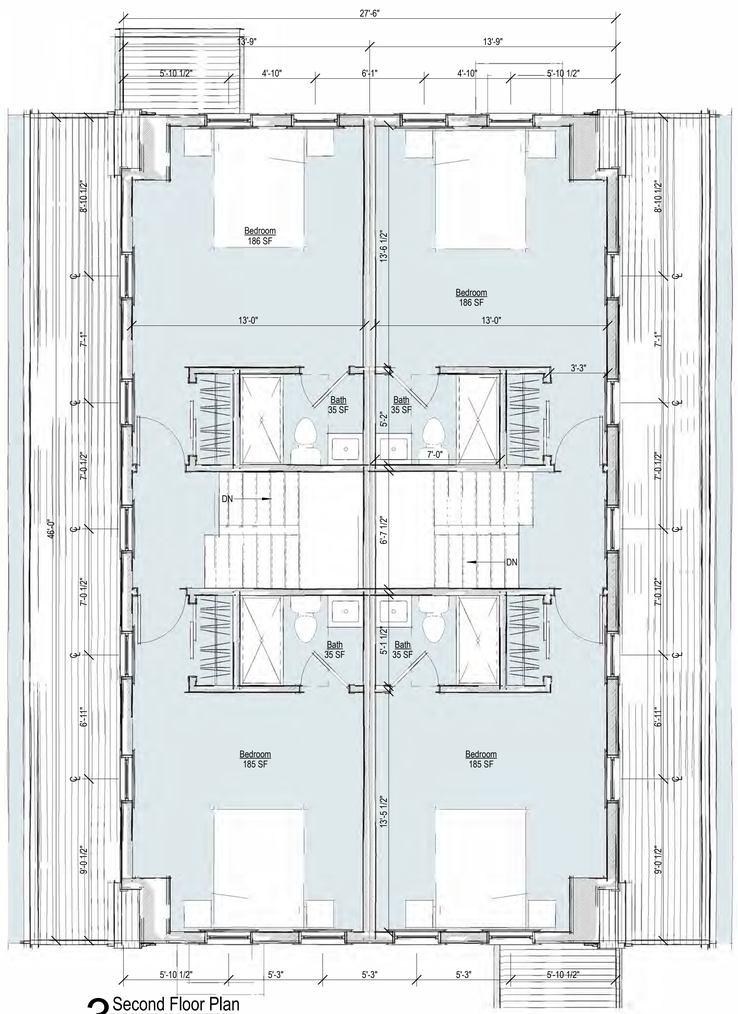
HDC Submisssion



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	68/727
Current Zoning:	CN
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'/10'
Lot Size:	7005 SQF
Min. Lot Size:	7,500 SQF
Allowable G.C.:	40%
Existing G.C.:	0
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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A.1.1

2306

07.01.24

HDC Submisssion



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	68/727
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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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Revisions

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07.01.24

HDC Submisssion



NE Perspective



NW Perspective



SE Perspective



SW Perspective

2306

NiSHA

1 Evergreen Way
Duplex - Lot 3

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Perspectives

Site Information

Map & Parcel:	68/727
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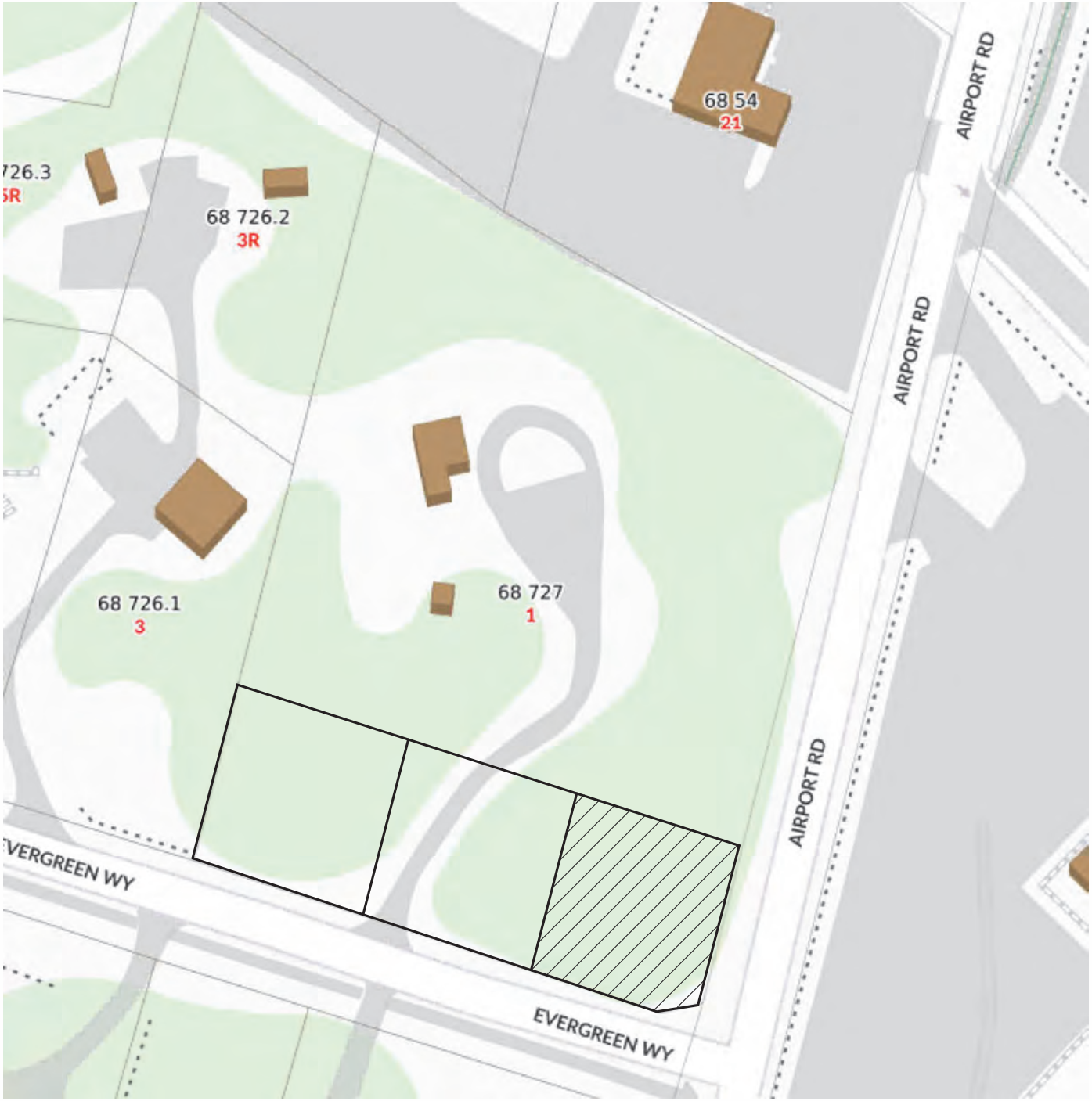
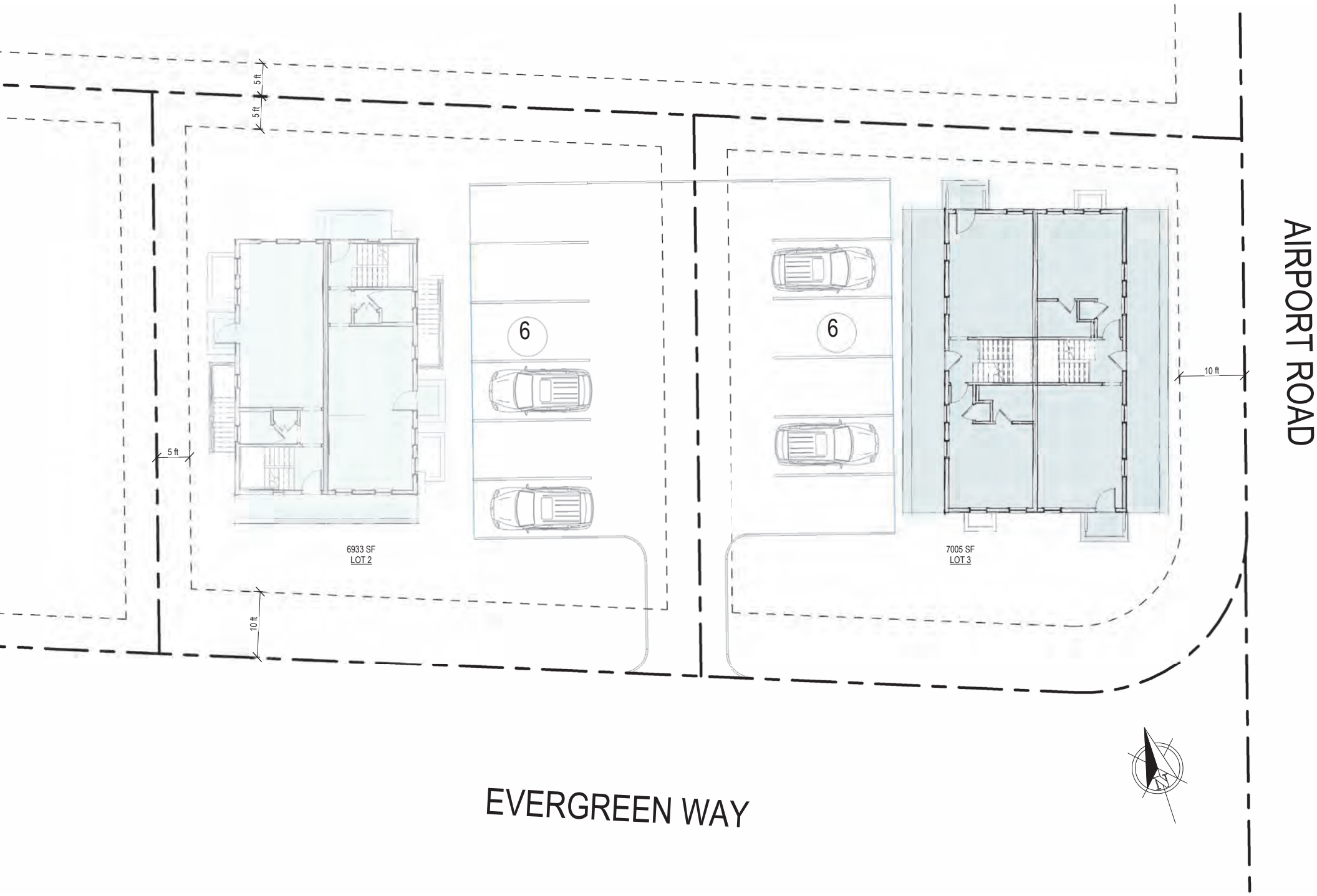
A.1.3

2306



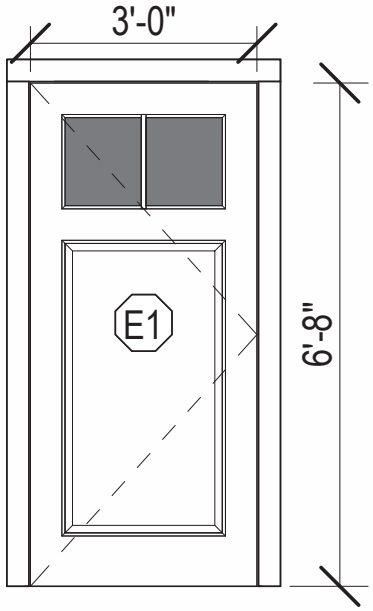
Locus Map

1/4" = 1'-0"

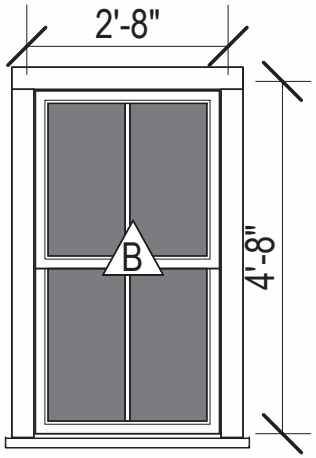

5 ft
5 ft
5 ft
10 ft
6
6
10 ft
6933 SF
LOT 2
7005 SF
LOT 3
AIRPORT ROAD
EVERGREEN WAY



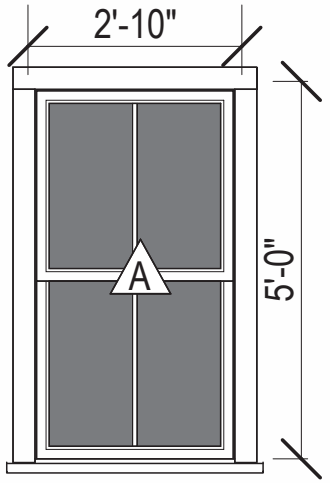
4 Light 1 Panel Door
SDL



2 Panel Door



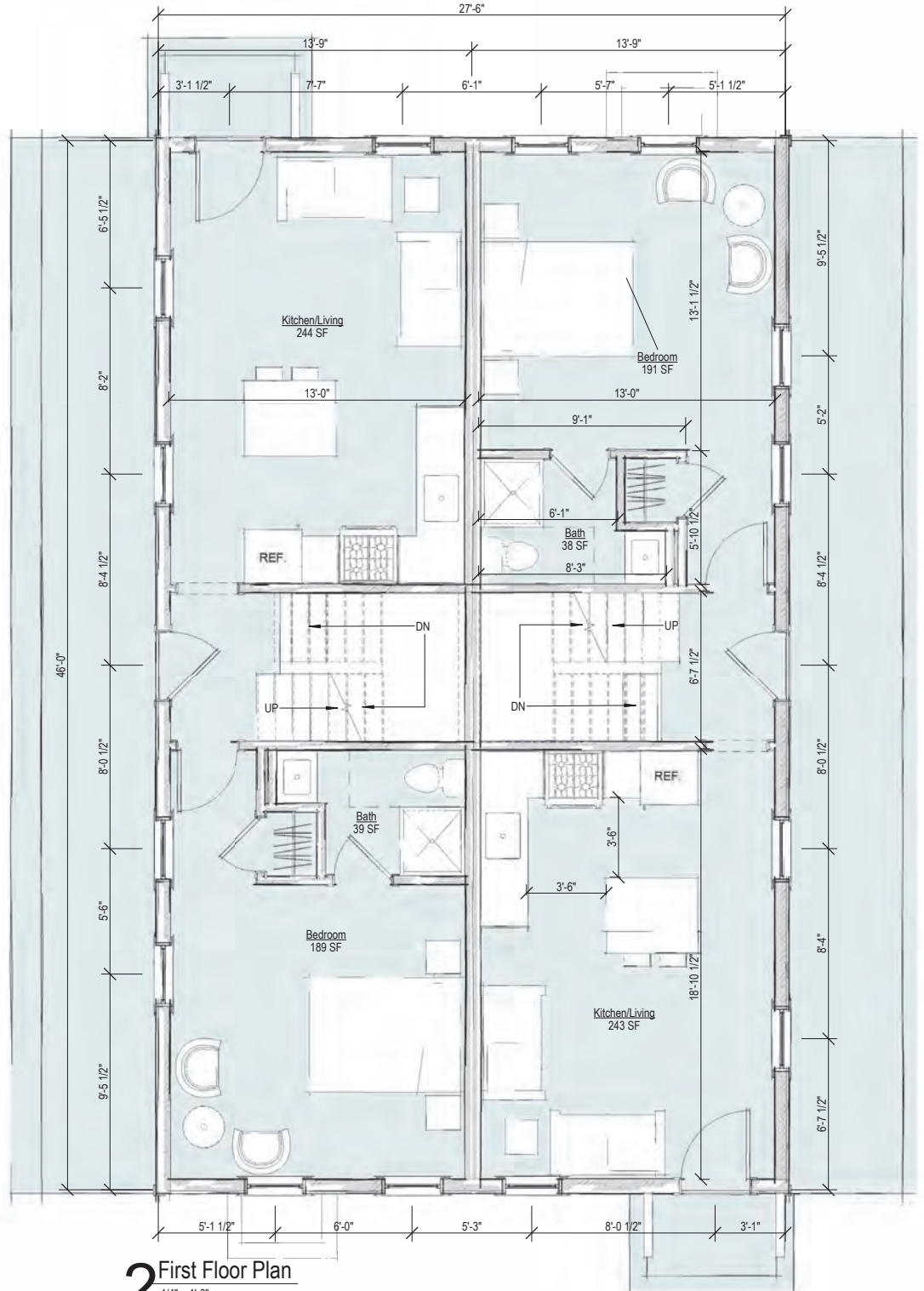
Double Hung
2/2 SDL



Double Hung
2/2 SDL

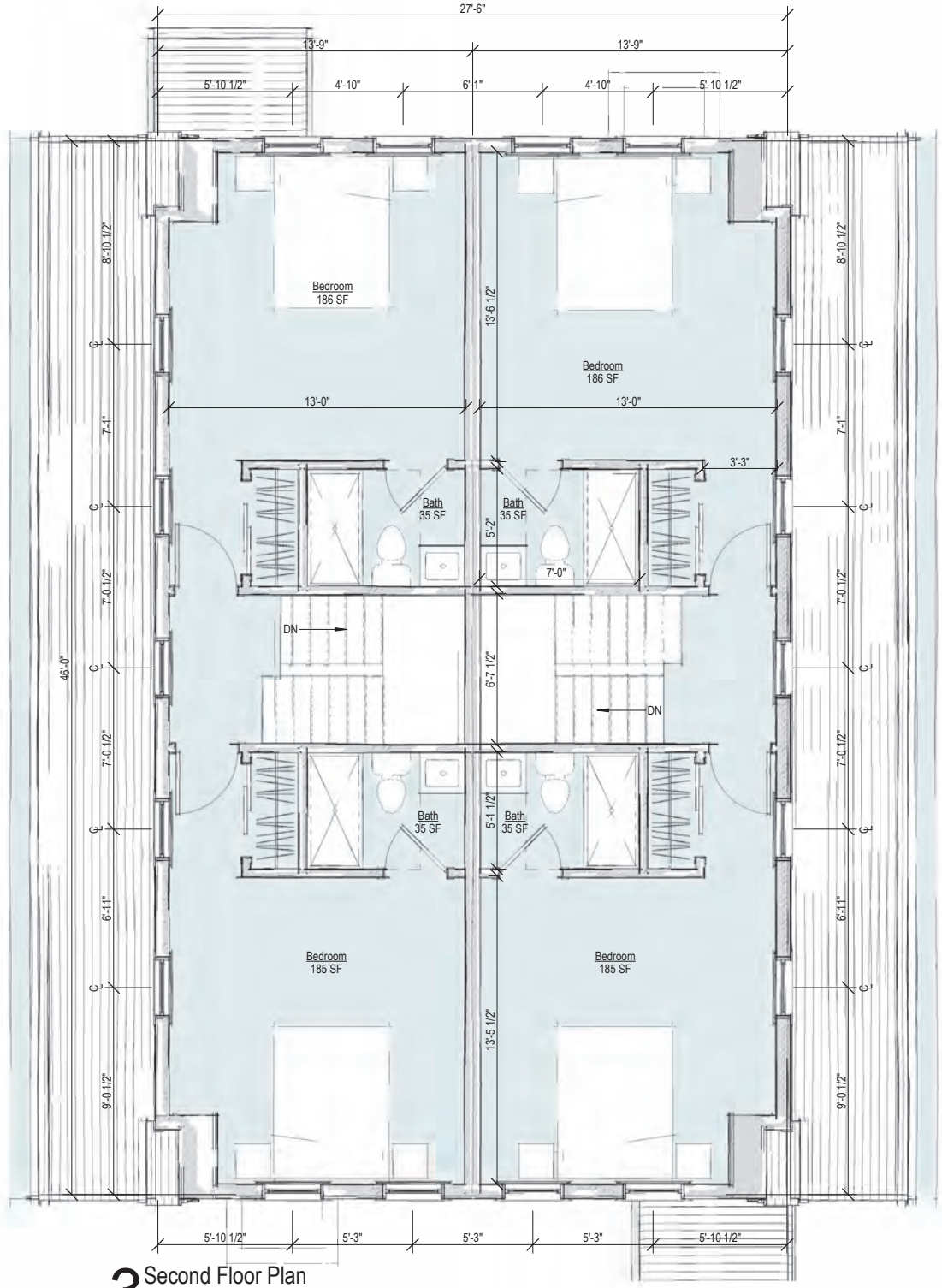
Exterior Door and Window Schedule

1/4" = 1'-0"



2 First Floor Plan

1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"



West Elevation

1/4" = 1'-0"



North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 1 Evergreen Way

Tax Map Number: 78 Parcel Number: 727

Owner of Record: NANTUCKET SAFE HARBOR FOR ANIMALS INC

Description of Proposal: New Residential Duplex

Anticipated HDC Submission Date: 7/01/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Nantucket Safe Harbor For Animals Inc

MAILING ADDRESS..... PO Box 2844 Nantucket, Ma 02584

PROPERTY LOCATION..... 1 Evergreen Way

ASSESSORS MAP/PARCEL..... 68 / 727

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

May 31, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.31 14:28:58 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	54		CONLON RAYMOND P TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	21 AIRPORT RD
68	55		CONLON RAYMOND A TRUSTEE	THE REPEATER TRUST	PO BOX 1057	NANTUCKET	MA	02554	23 AIRPORT RD
68	700		WARD TONI L & JOHN E		44 MONOHANSETT RD	NANTUCKET	MA	02554	44 MONOHANSETT RD
68	700	1	WILSON MICHAEL J TR	2A EVERGREEN WAY REALTY TRUST	11 ARROWHEAD DR	NANTUCKET	MA	02554	2A EVERGREEN WY
68	726	2	SAMUELS ANNA G & RADCLIFFE L		61 OLD SOUTH RD # 606	NANTUCKET	MA	02554	3R EVERGREEN WY
68	726	1	BUTLER HENRY A & CASSANDRA L		3 EVERGREEN WY	NANTUCKET	MA	02554	3 EVERGREEN WY
78	1		NANTUCKET TOWN OF	NANTUCKET AIRPORT	16 BROAD ST	NANTUCKET	MA	02554	14 AIRPORT RD

Count: 7

9589 0710 5270 0324 7583 94

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
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City, State, ZIP+4®

CONLON RAYMOND P TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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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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Postage
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Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

WARD TONI L & JOHN E
44 MONOHANSETT RD
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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CONLON RAYMOND A TRUSTEE
THE REPEATER TRUST
PO BOX 1057
NANTUCKET, MA 02554

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- ☐ 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

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- ☐ 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

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Pc

$
Sent To

Street a

City, Sta

Postmark Here

NANTUCKET TOWN OF
NANTUCKET AIRPORT
16 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. Water St.

Owner of record: FP 4 WATER

Mailing Address: 4 N. Water St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325-4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Addition & Partial Foundation Replacement

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 97 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North no change South no change East no change West No change

Additional Remarks

Historic Name: Obed Jay House

Original Date: 1846

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation Addition
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 4/12 Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5'1/2" Rake 6'1/2" Soffit (Overhang) 4" Corner boards 5'1/2 Frieze 3"
Window Casing 3'1/2" Door Frame 3'1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match Existing
Trim White / Match Existing Sash White Doors White / Match Existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR FP 4 N Water

STREET ADDRESS 4 N WATER

MAP/PARCEL 42.4.2 / 90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.01.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

07.01.24 — Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 4 North Water Street, Nantucket (street address of property) on the following statement:

I Alexander Leventhal, as manager of FP 4 NorthWater LLC (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

July 25, 2023

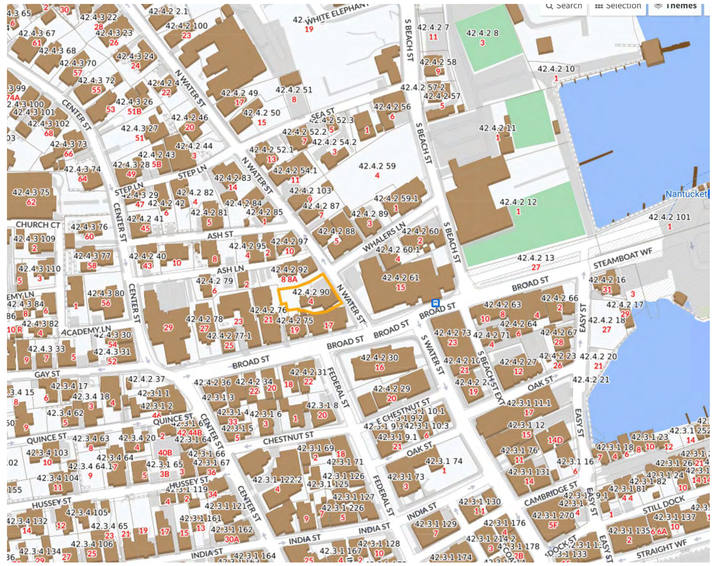
Client Signature Date

4 North Water Street

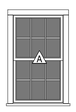
Nantucket, MA

07.01.24

HDC SUBMISSION

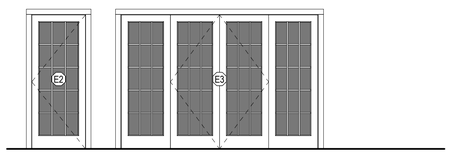


2 Locus Map
1/4" = 1'-0"

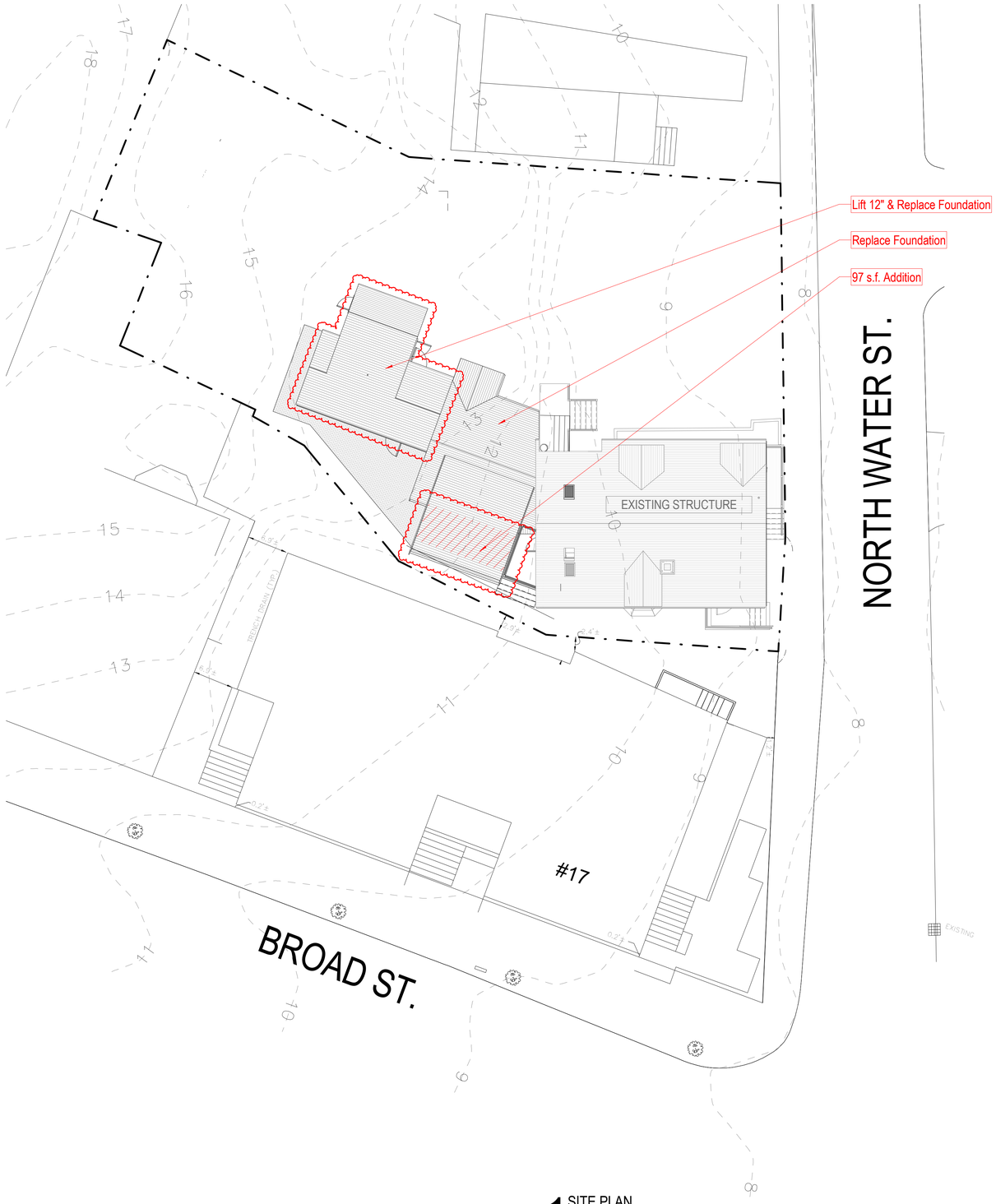


Double Hung
6/6 TDL

3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

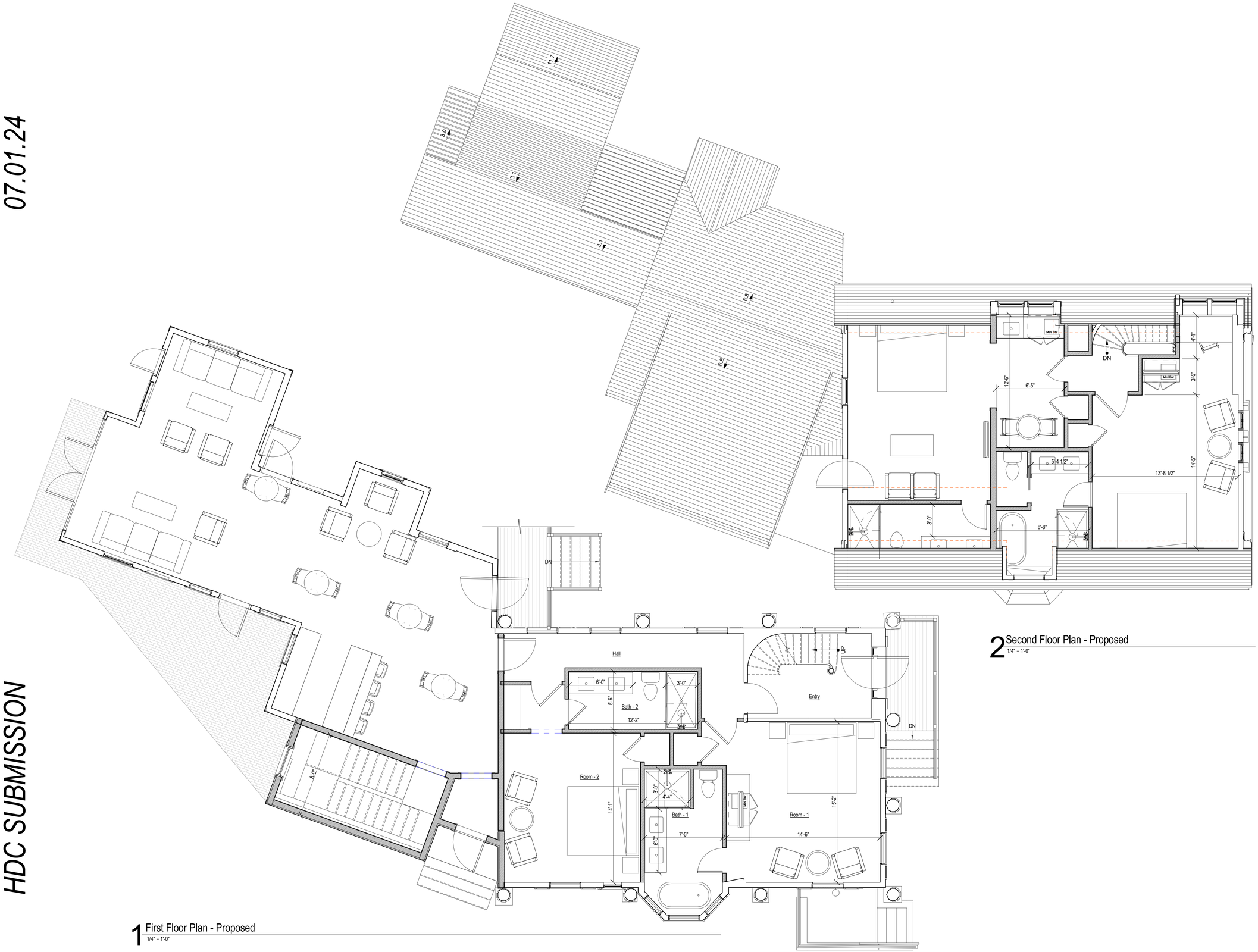
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

07.01.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus

8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

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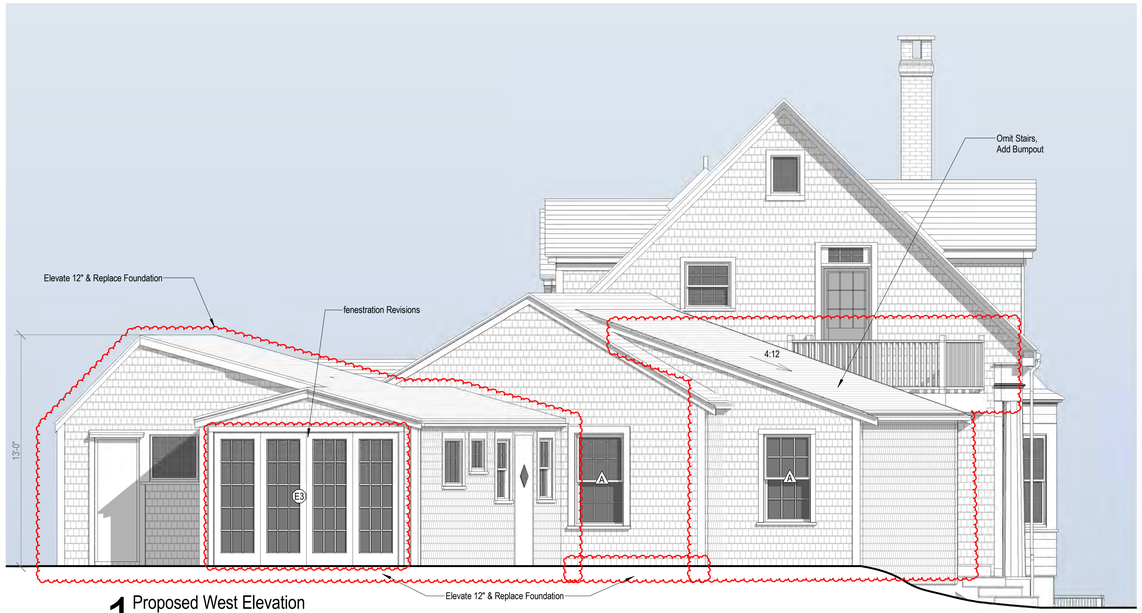
A.101
2313

07.01.24

HDC SUBMISSION



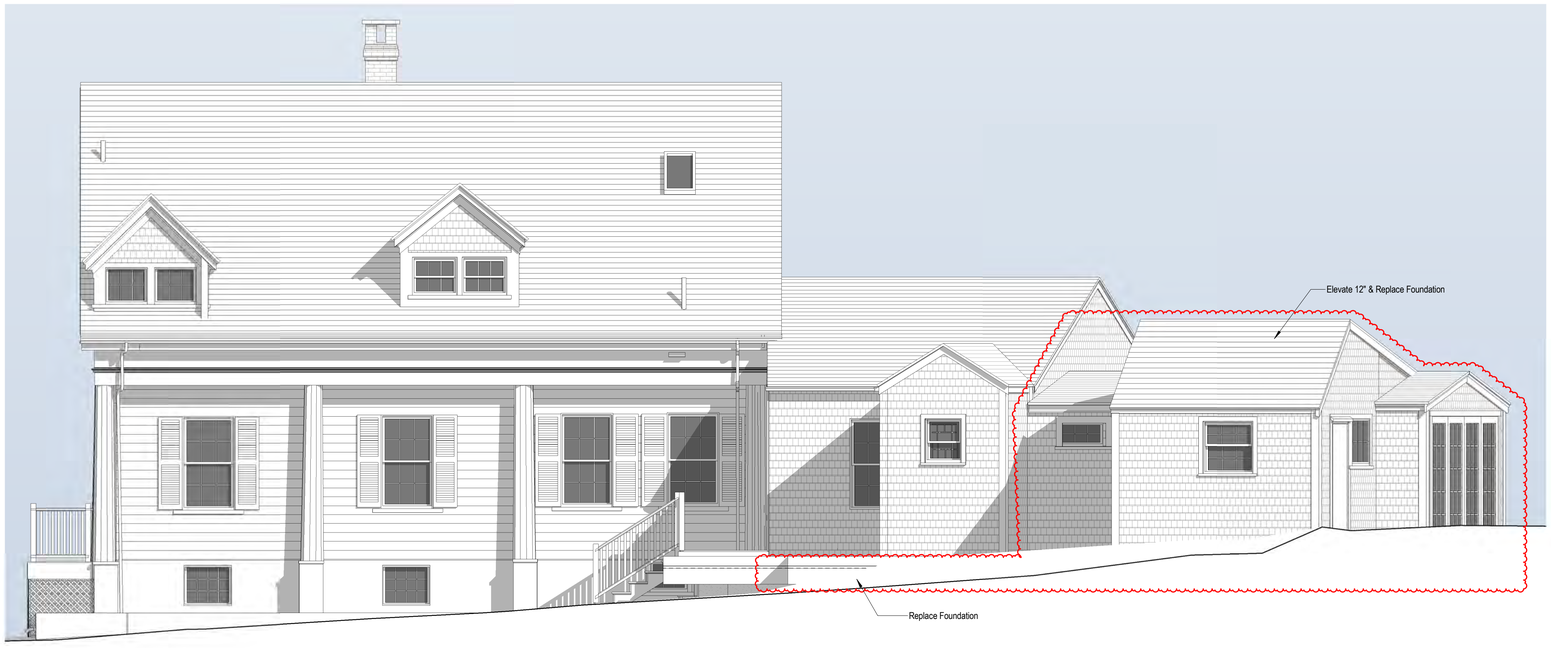
1 Proposed West Elevation
1/4" = 1'-0"



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
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EXTERIOR ELEVATIONS

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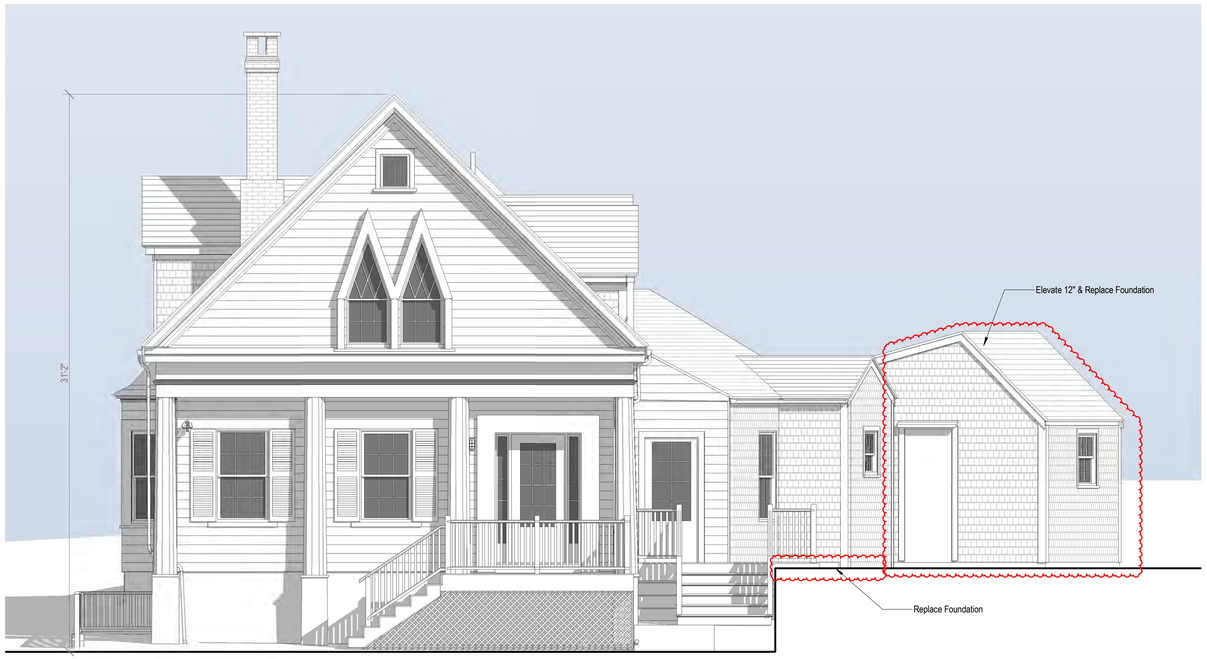
A.202

2313

07.01.24

HDC SUBMISSION



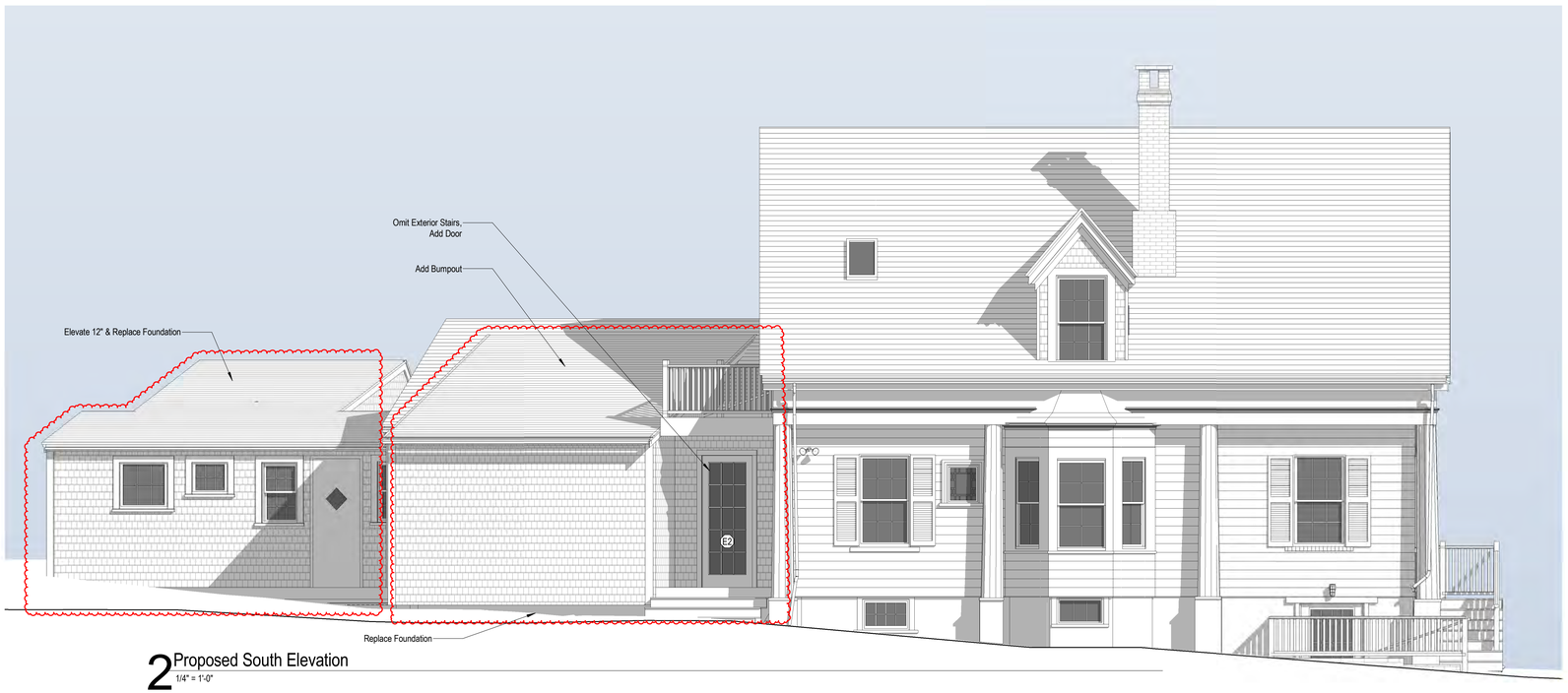
1 Proposed East Elevation
1/4" = 1'-0"



3 Existing East Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

2313

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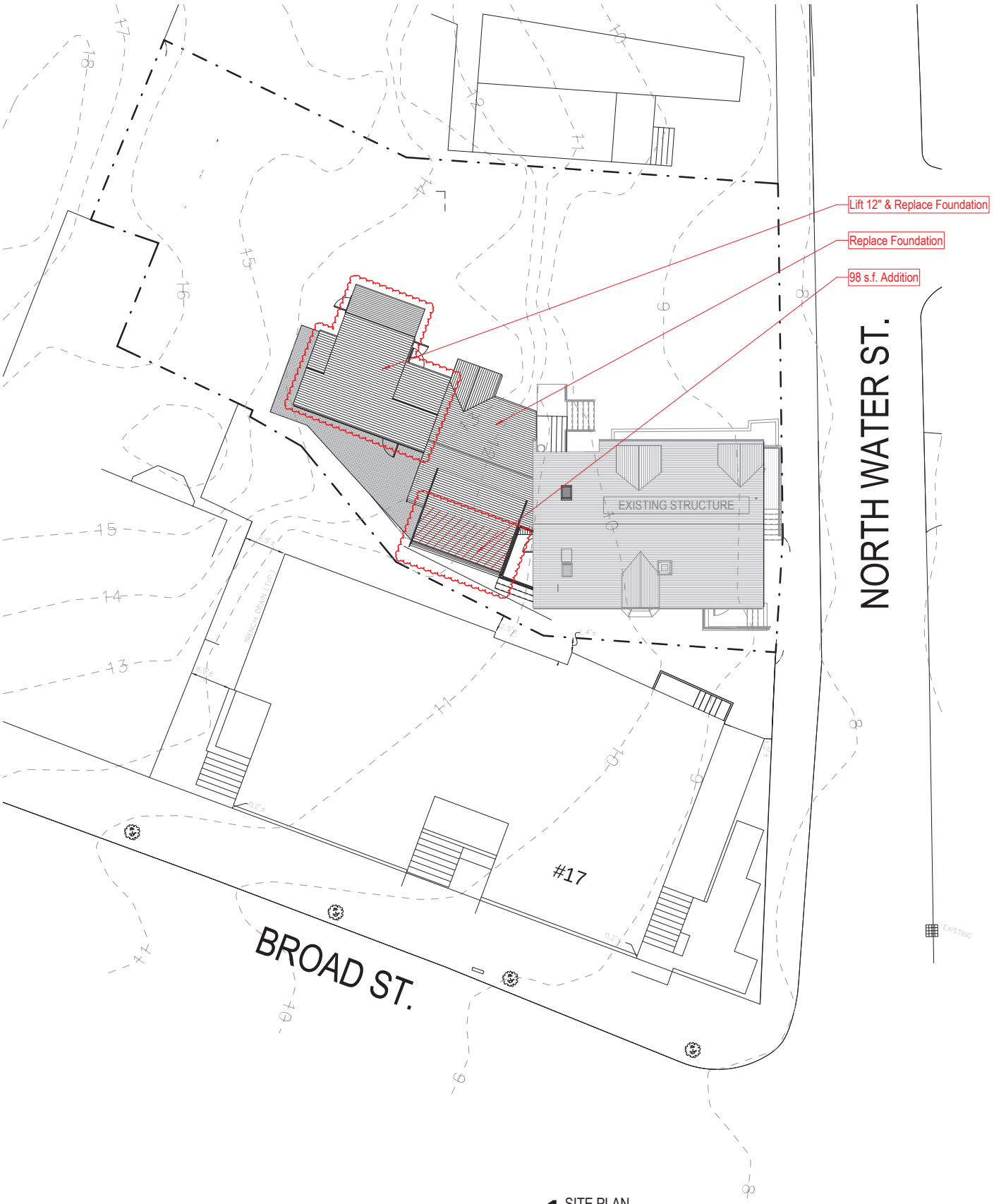
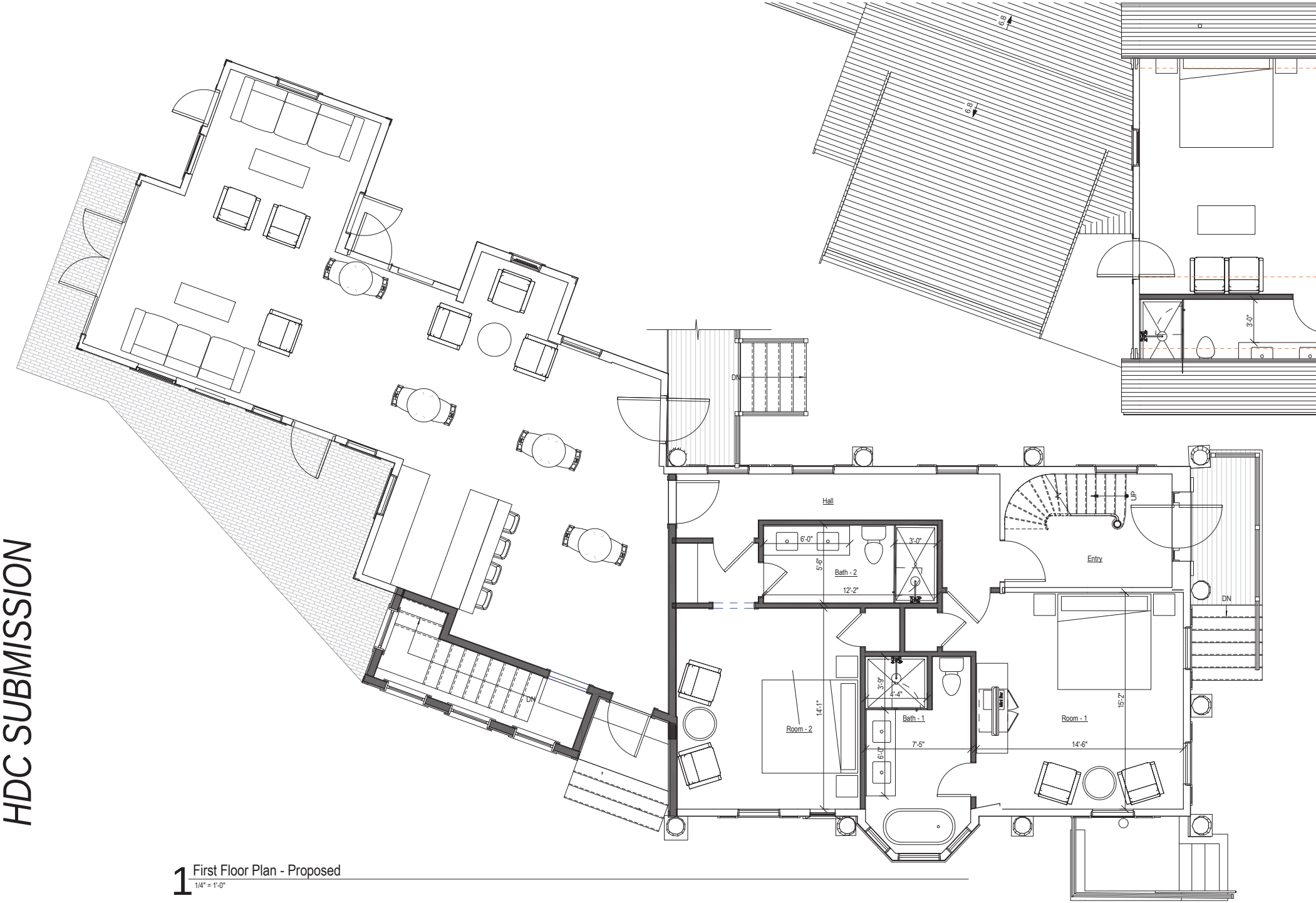
A.201

2313



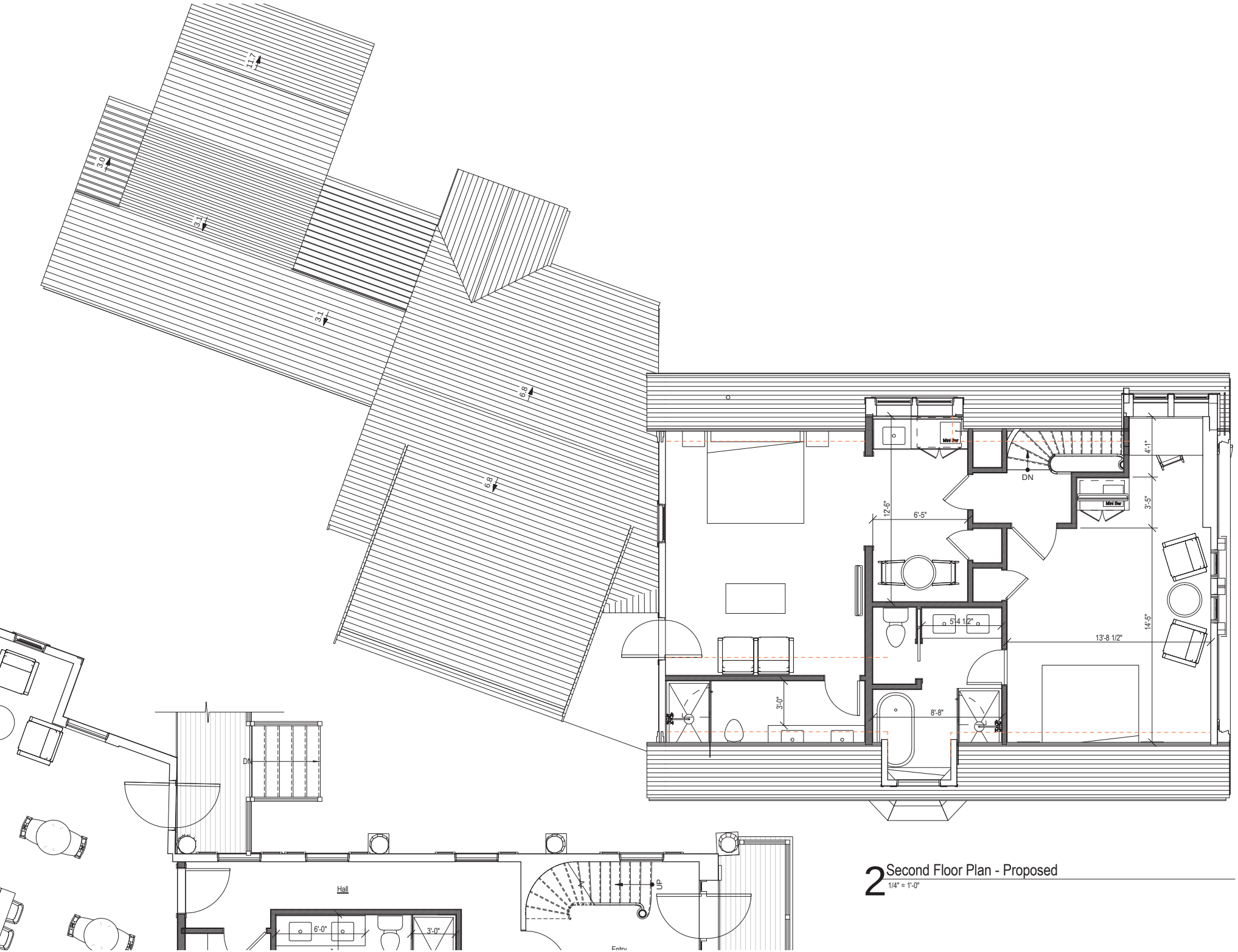
1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION



1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed
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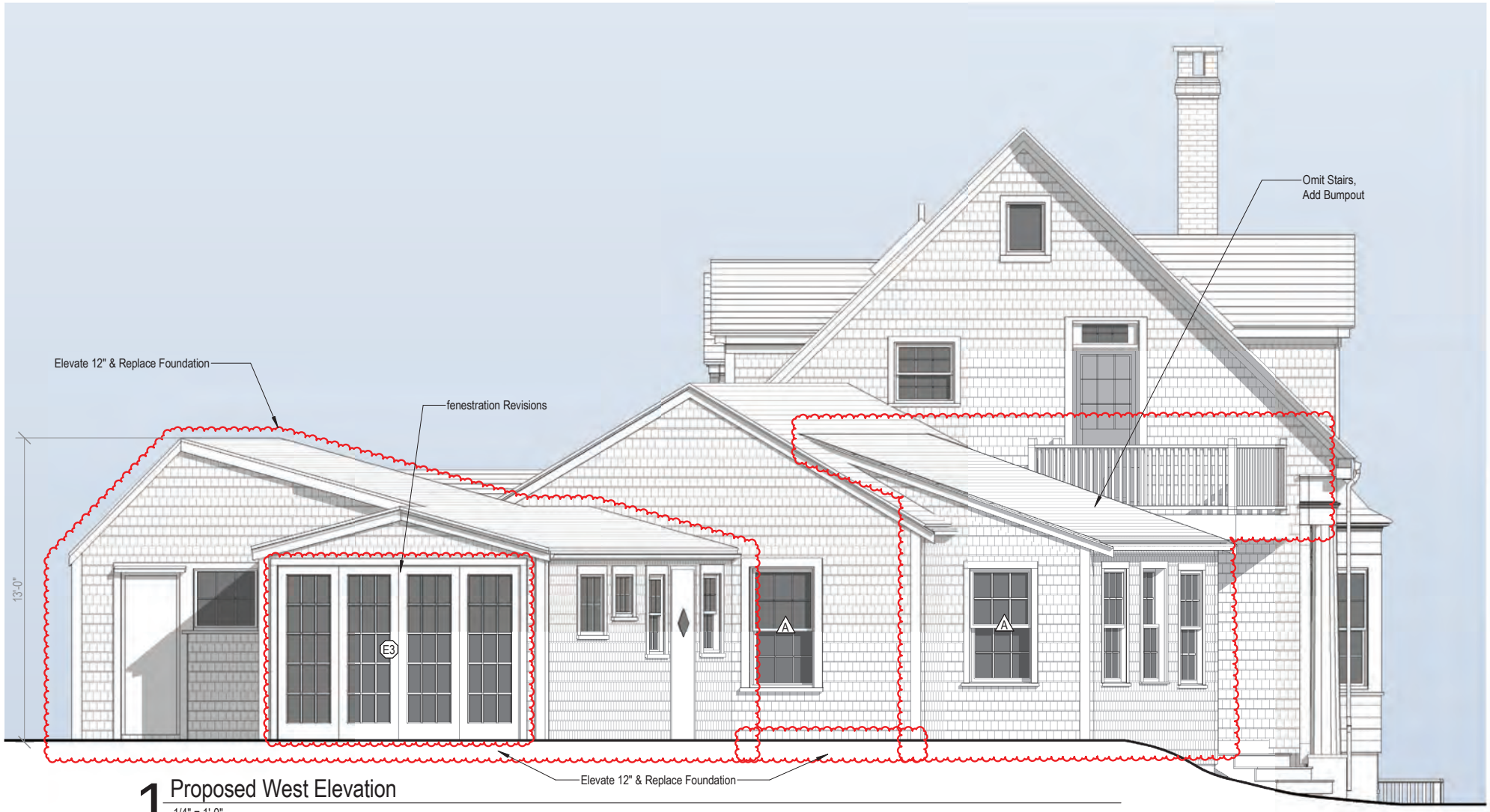
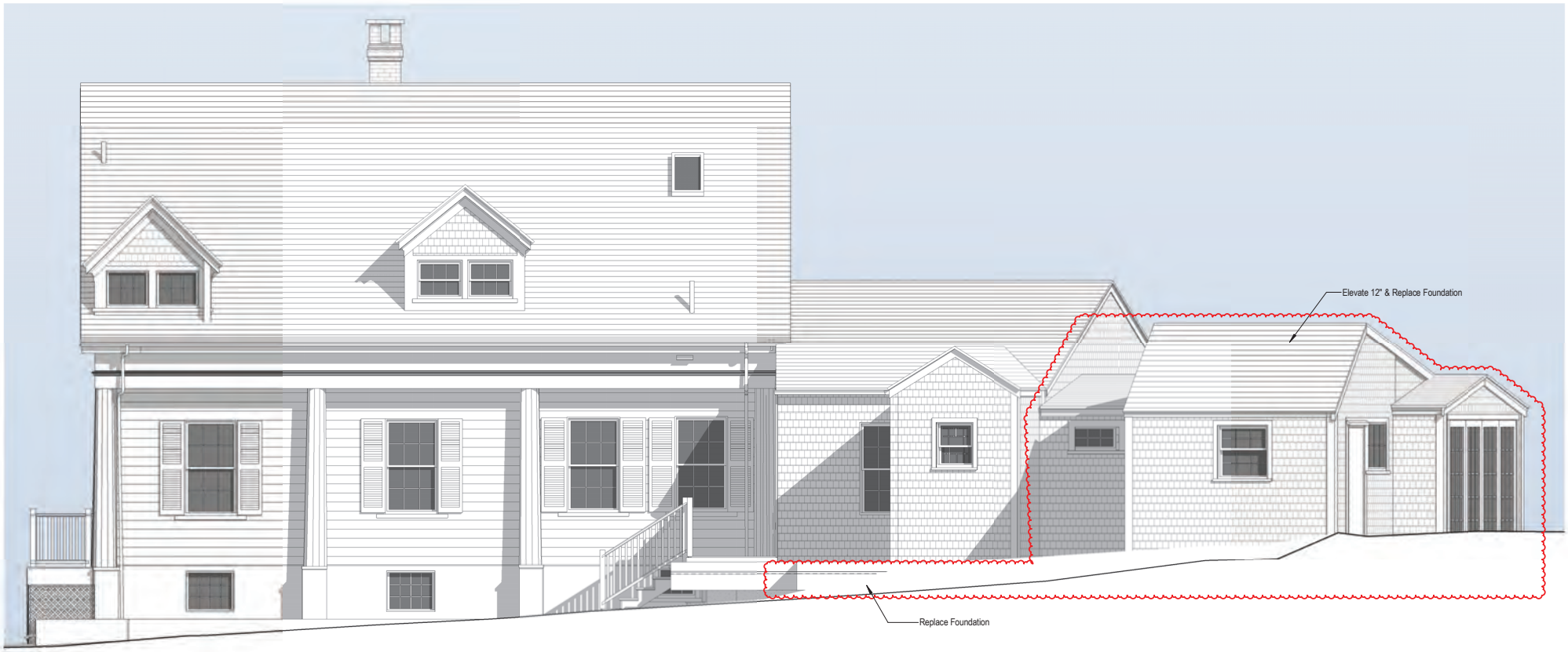


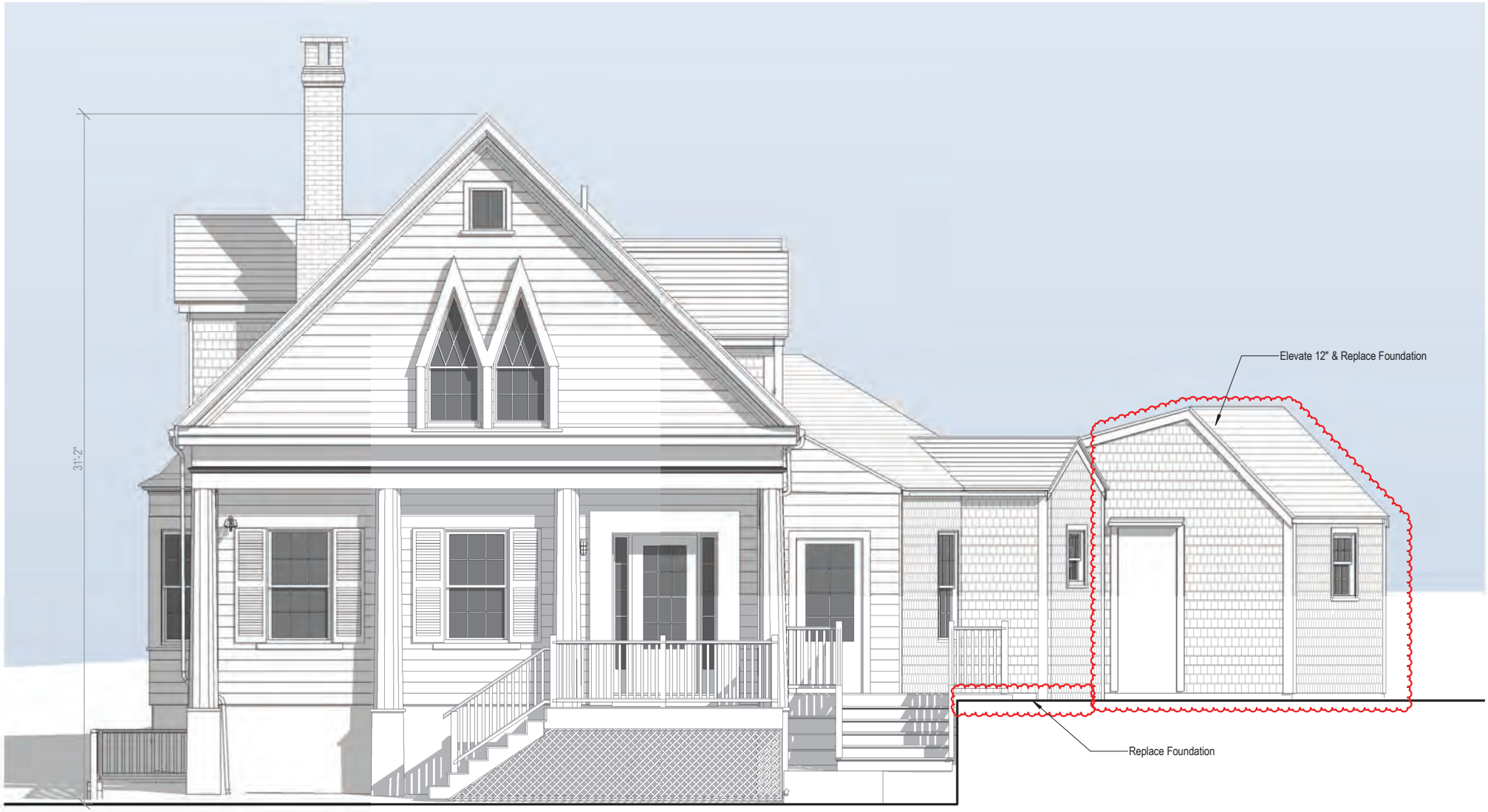
1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"



1 Proposed East Elevation

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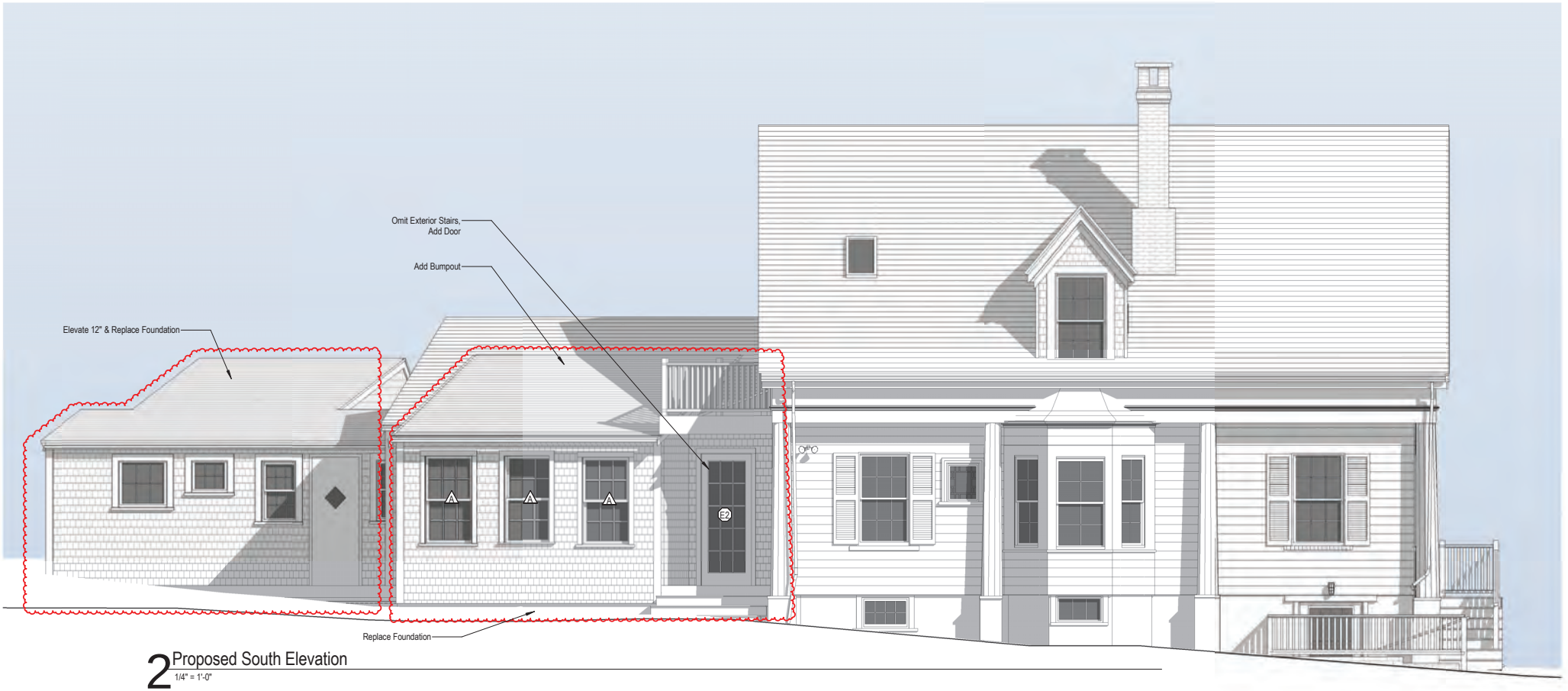

2 Proposed South Elevation

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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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 $

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$

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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Postage
$

Total Post
$

Sent To
Street and
City, State,

DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

Postmark Here

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Postage
$

Total P
$

Sent To
Street
City, St

FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

Postmark Here

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- ☐ 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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Domestic Mail Only

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Posta
$

Postmark Here

Sent To
Street and
City, State,

NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA O2134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7585 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Postmark Here

Sent To
Street an
City, State,

19 BROAD STREET LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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$

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☑ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Postmark Here

Sent To
Street and Ap
City, State, ZIP+4®

NANTUCKET THEATRE PROJECT LLC
5 N WATER ST
NANTUCKET, MA 02554

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]

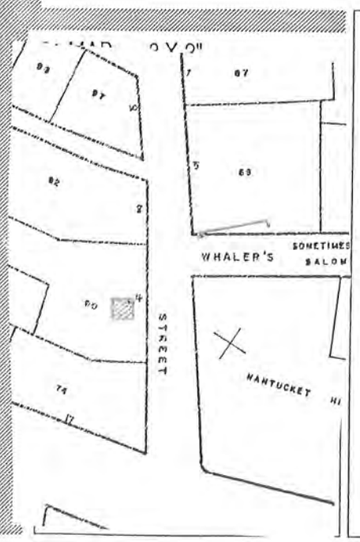
6. USE: Original: _____ Present: town offices

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?: _____

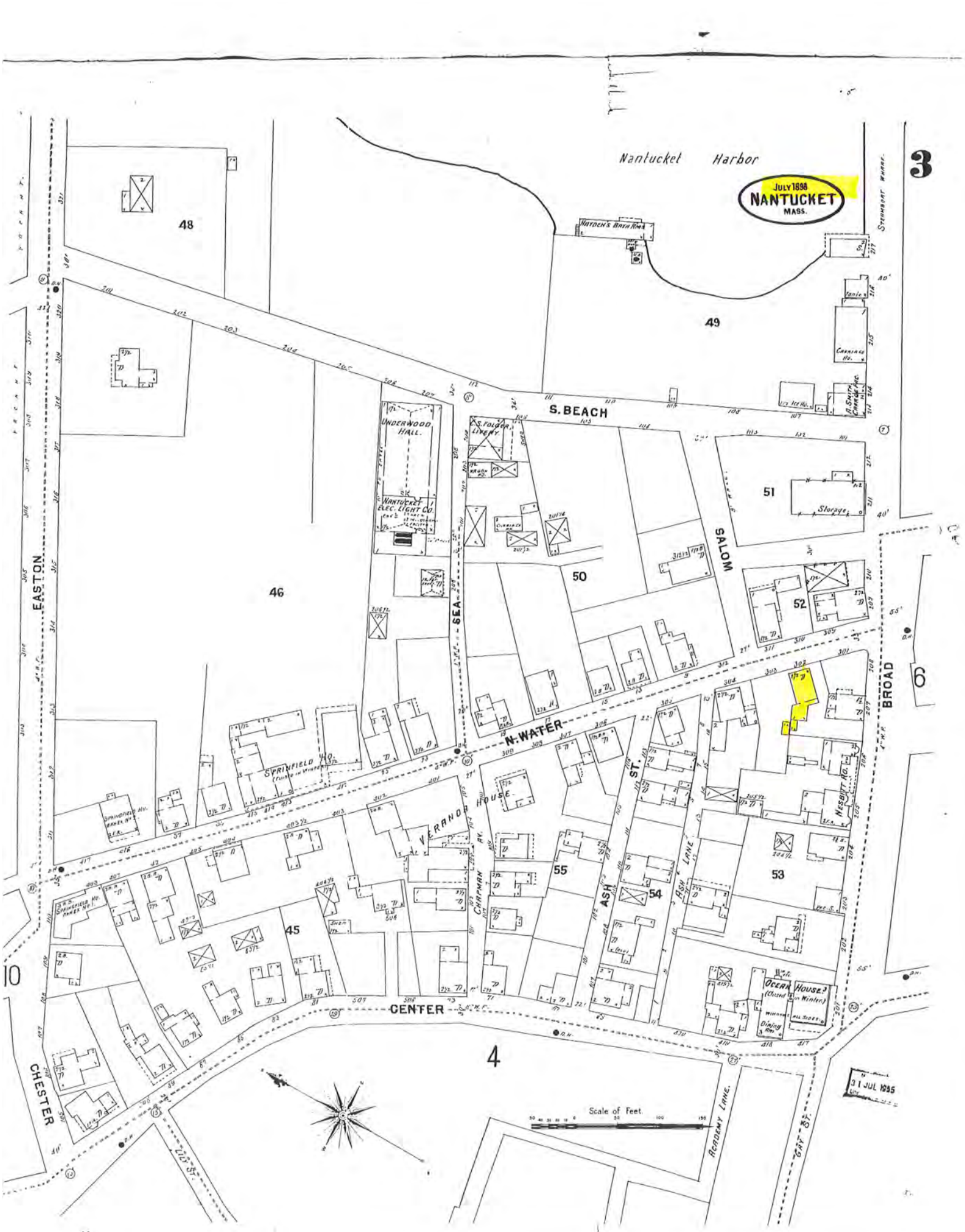
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

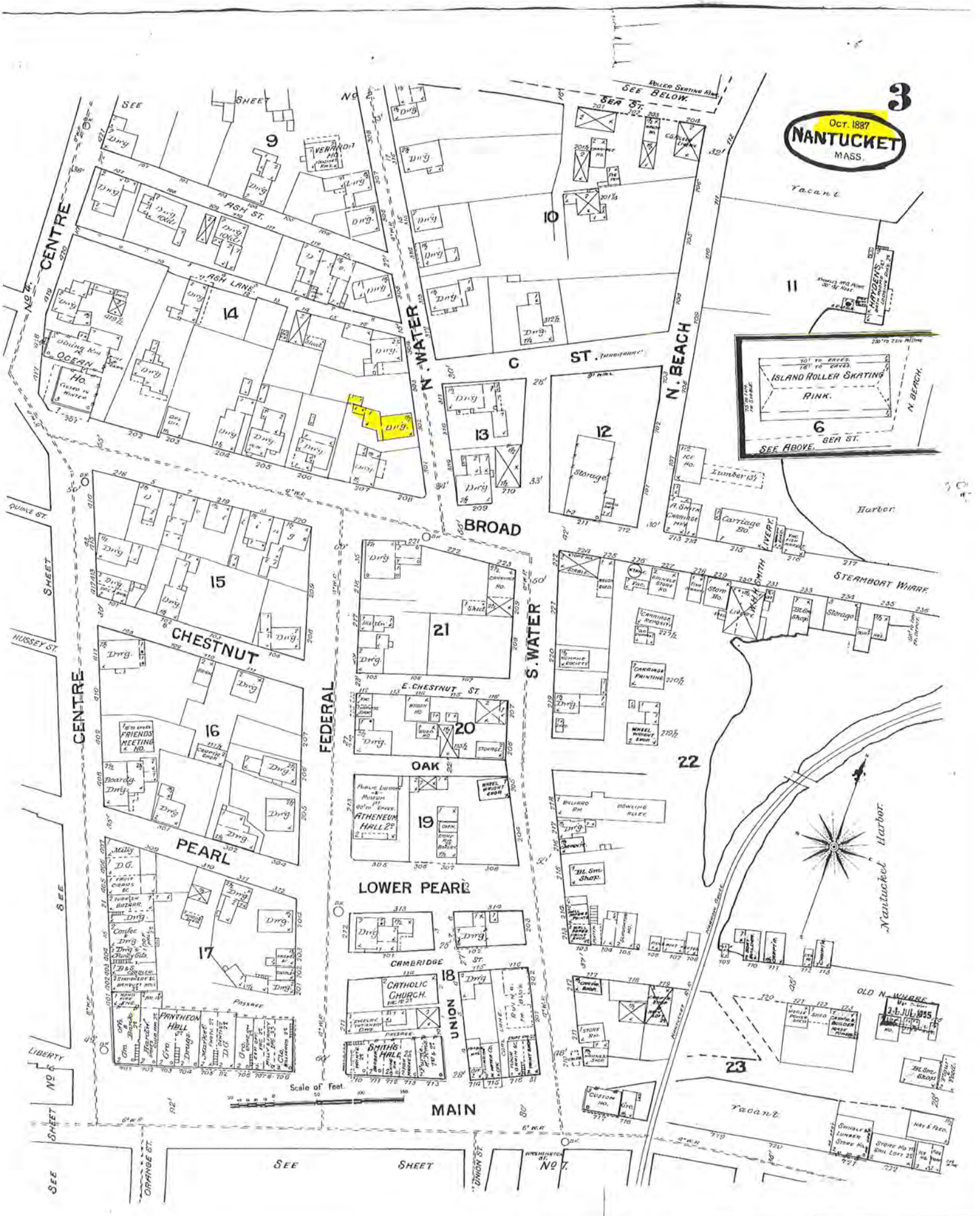
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

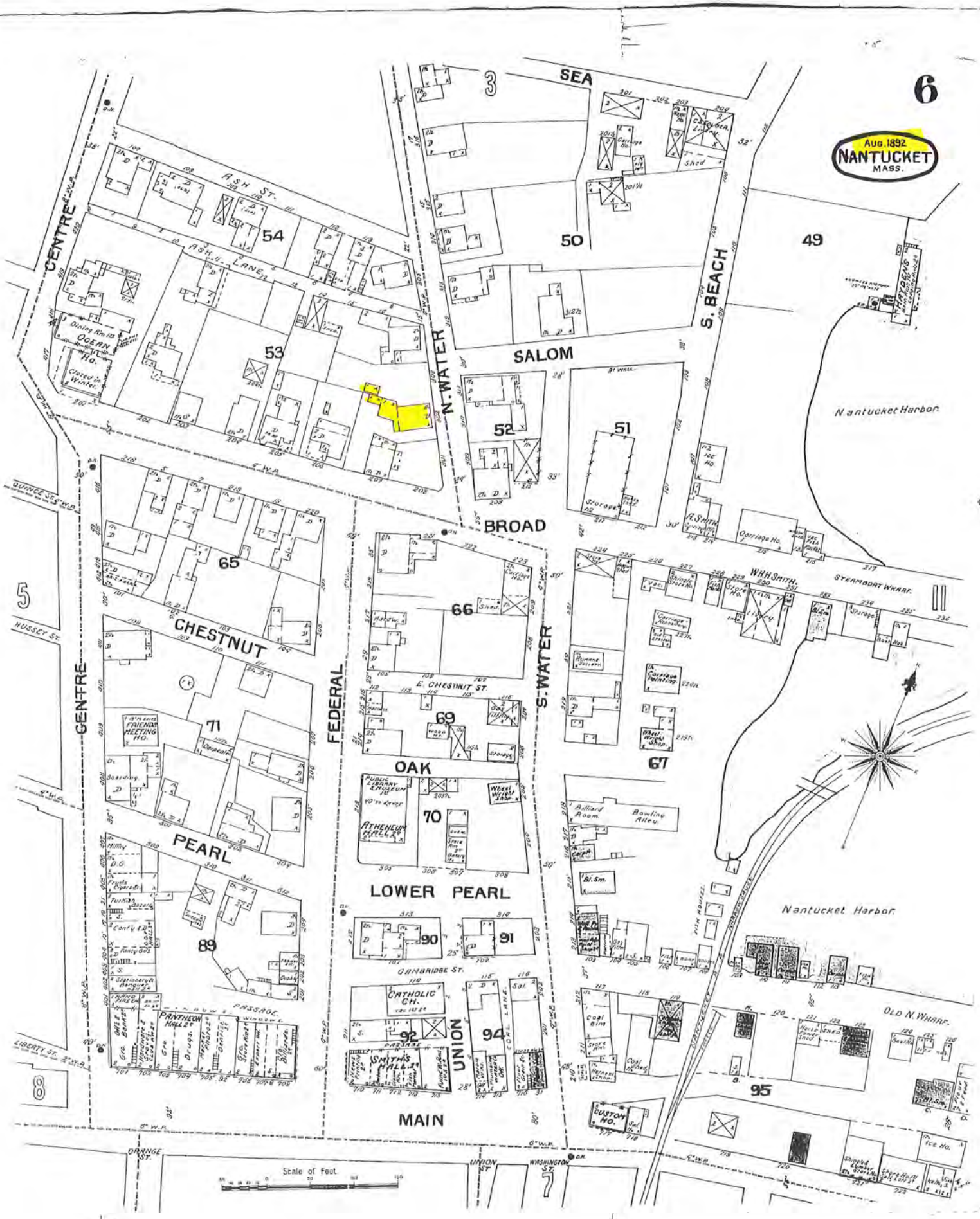
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

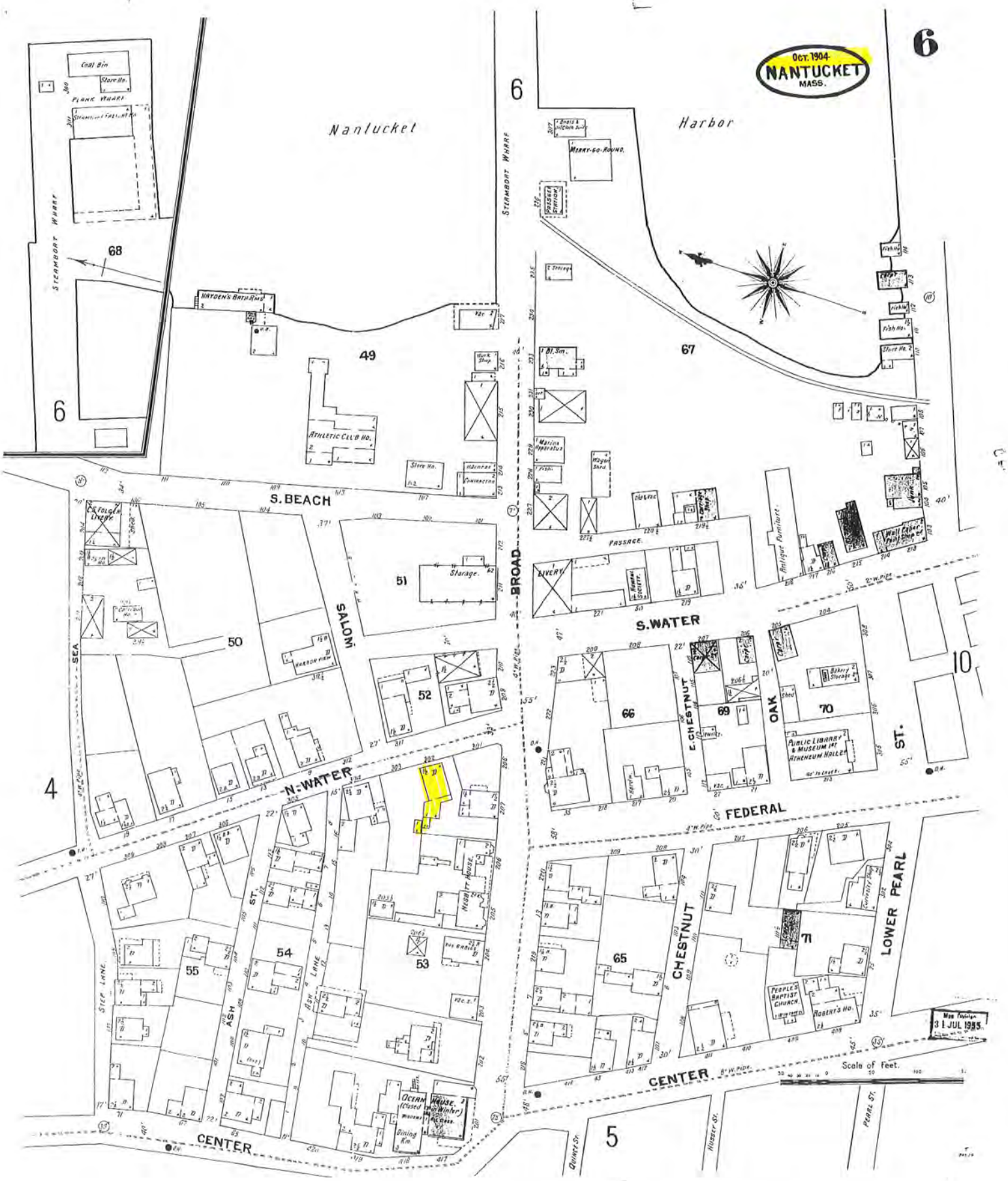
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



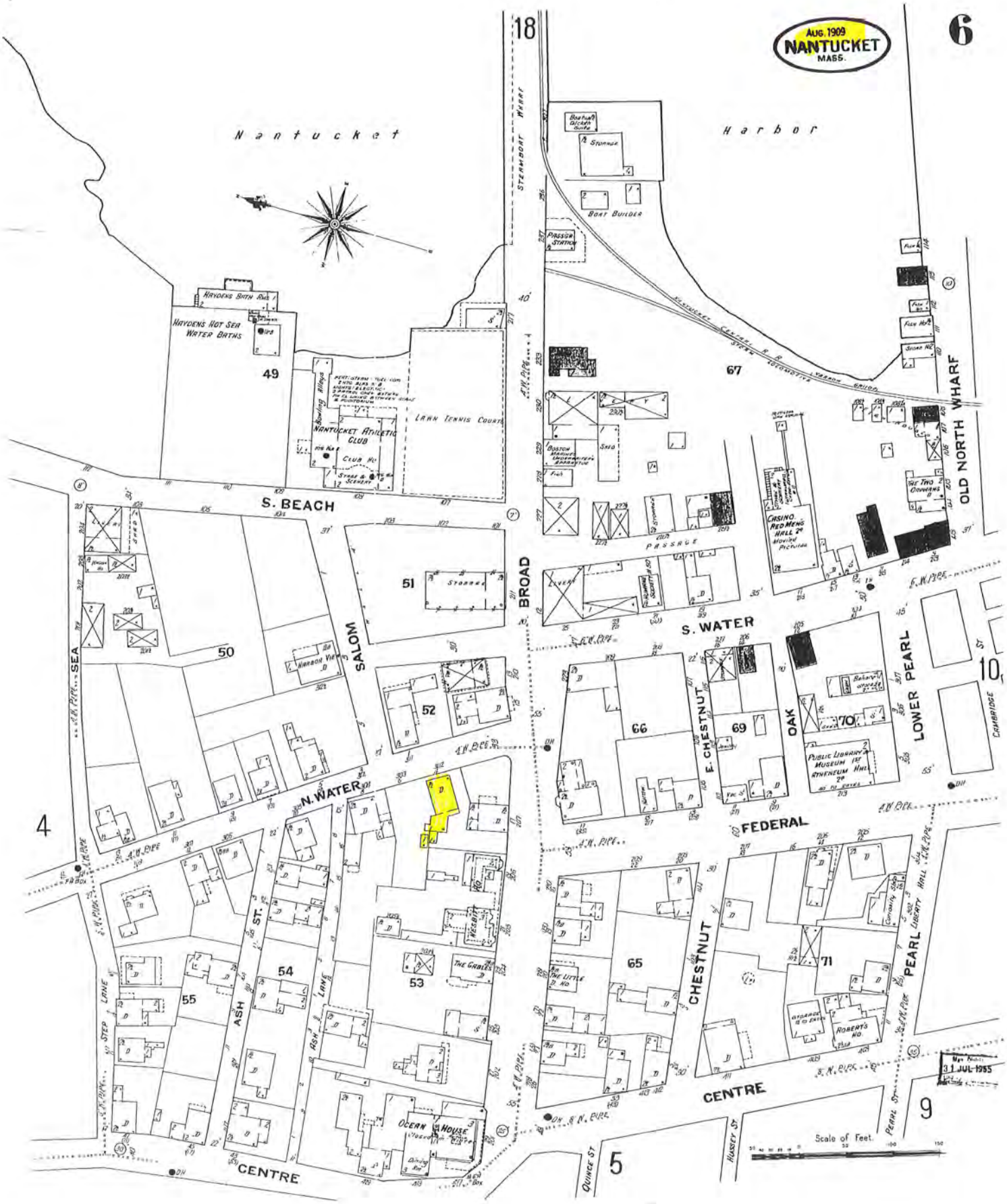
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

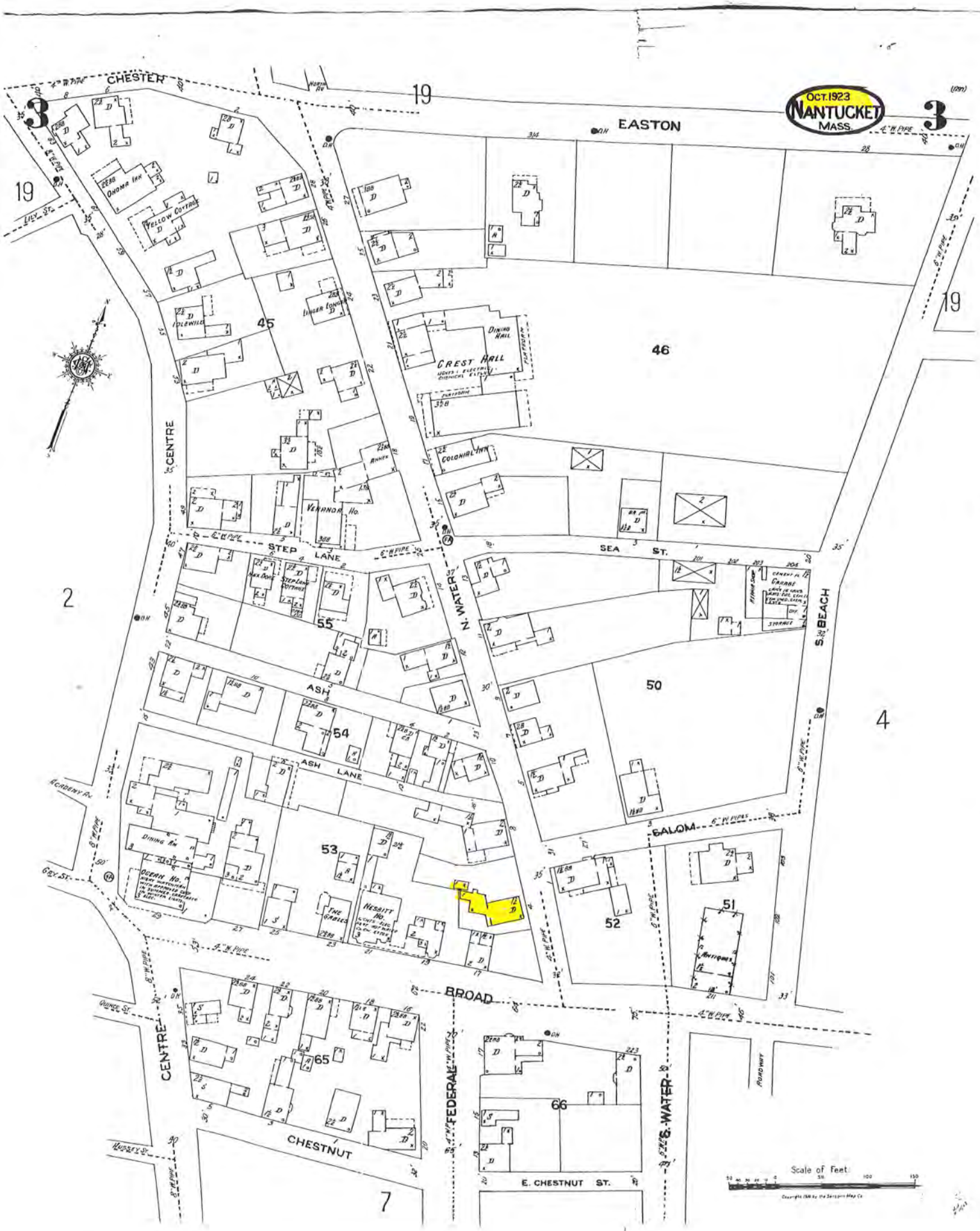

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



6
Oct. 1904
NANTUCKET
MASS.
Nantucket
Harbor
Coal Bin
Store Ho.
PLANK WHARF
STEAMBOAT WHARF
68
HAYDEN'S BATH RMS
49
ATHLETIC CLUB HO.
Store Ho.
Harness
Contractor
6
STEAMBOAT WHARF
MERRY-GO-ROUND
PASSAGE STATION
67
Fish Ho.
Store Ho.
Marine Apparatus
Wagon Shed
S. BEACH
C.E. FOLGER LIVERY
51
Storage
BROAD
LIVERY
PASSAGE
Antique Furniture
Wall Paper Paint Shop
S. WATER
SALOM
50
HARBOR VIEW
52
SEA
66
E. CHESTNUT
69
OAK
70
Bakery Storage
PUBLIC LIBRARY & MUSEUM 1st ATHENEUM HALL
10
4
N. WATER
FEDERAL
ST.
ASH
ST.
ASH LANE
NESBITT HOUSE
53
54
55
STEP LANE
65
CHESTNUT
71
LOWER PEARL
PEOPLE'S BAPTIST CHURCH
ROBERT'S HO.
Curiosity Shop
Mass. Nantucket
31 JUL 1955
Scale of Feet.
CENTER
CENTER
5
QUINCE ST.
HUSSEY ST.
PEARL ST.



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
IDLEWILD
LINGER LONGER
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
Scale of Feet
19
3
2
4
7
45
46
50
51
52
53
54
55
65
66




Back to Map


ONE
WAY


© 2021 Google

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

4 N WATER ST

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 76 Pleasant St.

Tax Map Number: 55 Parcel Number: 367

Owner of Record: Samantha + Craig Cardts-Pearce

Description of Proposal:

1. Front Dwelling Addition, 15' x 18'
2. Rear New 2 Story Dwelling

Anticipated HDC Submission Date: 7.1.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Samantha + Craig Cordts-Peake.....

MAILING ADDRESS....585 Mountain Laurel Dr. Aspen Co 81611

PROPERTY LOCATION....76 Pleasant St.....

ASSESSORS MAP/PARCEL....55/367.....

SUBMITTED BY:....Sanne Payne.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.14 09:31:09 -04'00'

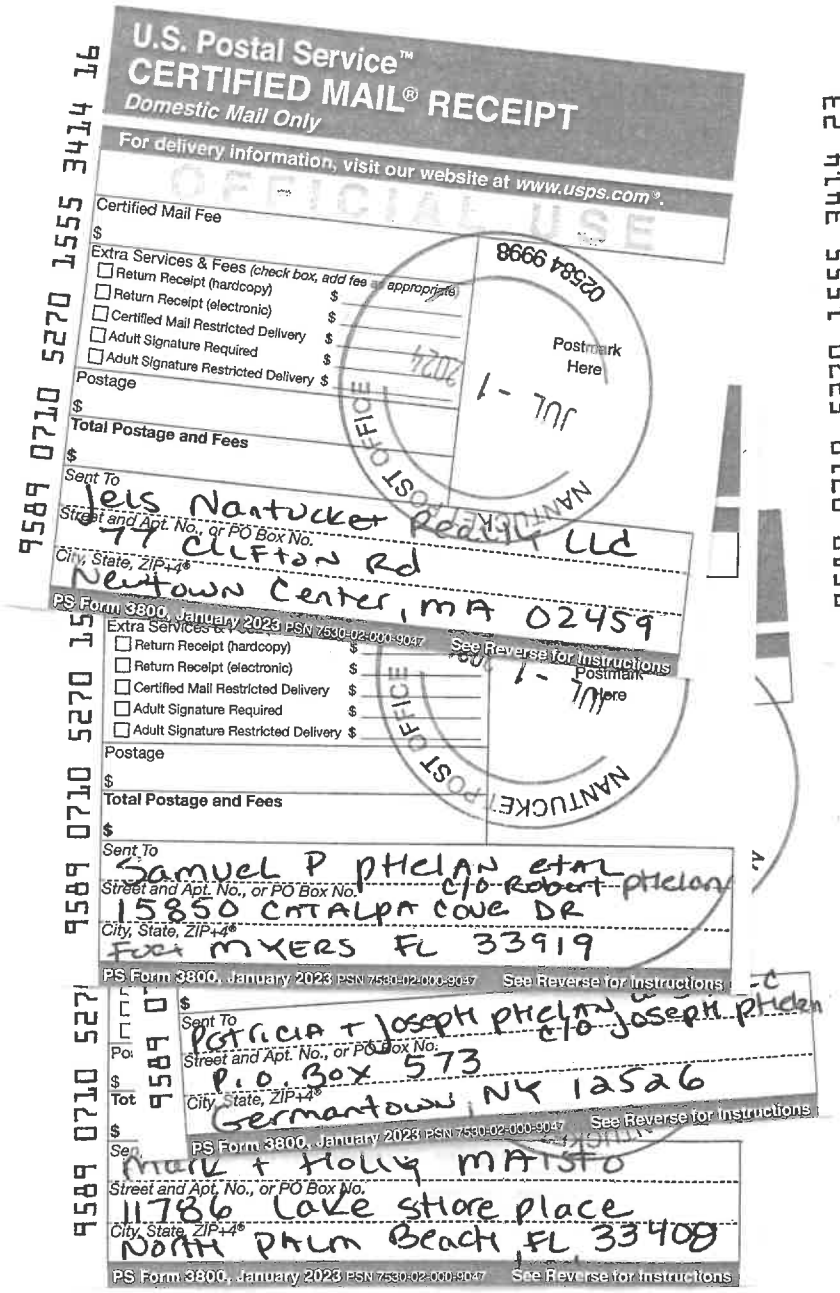
6.14.24
DATE

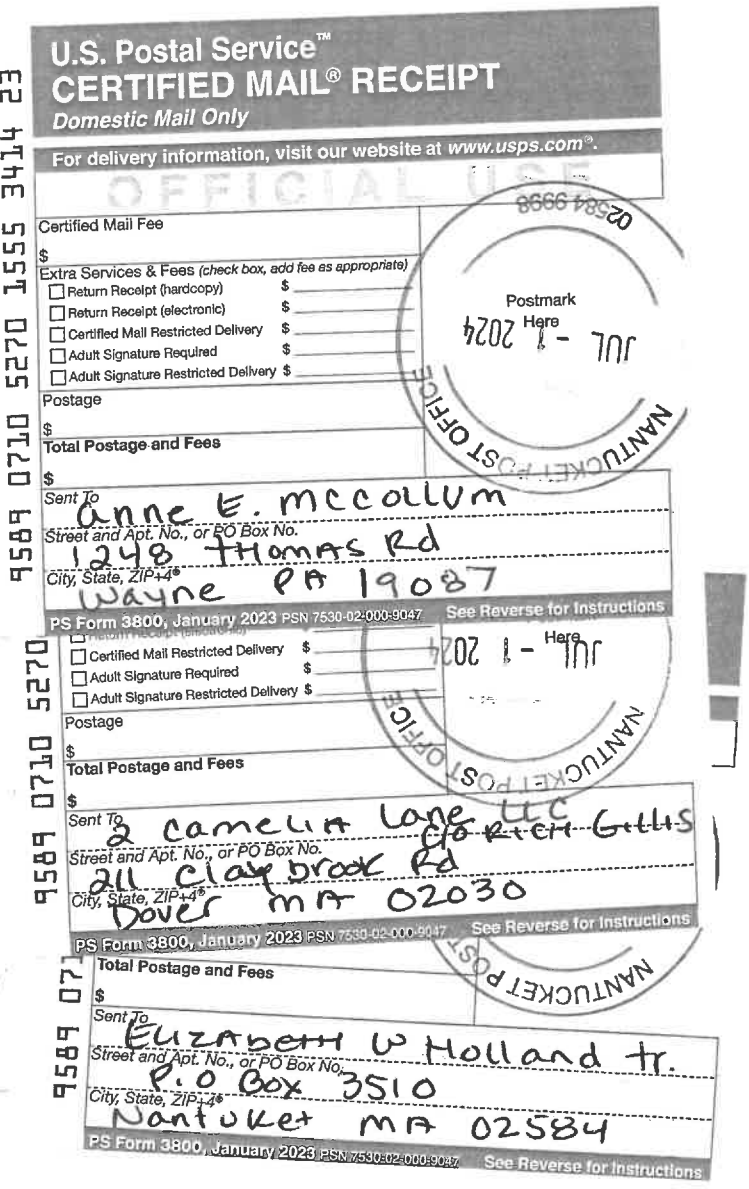
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Buffer

SLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	36	1	PHELAN SAMUEL P ETAL	C/O ROBERT PHELAN	15850 CATALPA COVE DR	FORT MYERS	FL	33919	57 PLEASANT ST
55	40		PHELAN PATRICIA E & JOSEPH W 59 LLC	C/O PHELAN JOSEPH W	P O BOX 573	GERMANTOWN	NY	12526	61 PLEASANT ST
55	349		JELS NANTUCKET REALTY LLC		77 CLIFTON ROAD	NEWTON CENTER	MA	02459	18 BACK ST
55	350		MCCOLLUM ANNE E	C/O	1248 THOMAS RD	WAYNE	PA	19087	16 BACK ST
55	367	1	2 CAMELIA LANE LLC	C/O RICH GILLIS	211 CLAYBROOK RD	DOVER	MA	02030	2 CAMELIA LN
55	367	2	HOLLAND ELIZABETH W TR		PO BOX 3510	NANTUCKET	MA	02584	4 CAMELIA LN
55	654		MAISTO MARK & HOLLY		11786 LAKE SHORE PLACE	NORTH PALM BEACH	FL	33408	78 PLEASANT ST

Count: 7





pls make 2 copies of email

Sanne Payne
Sanne Payne Associates
508-332-0455

www.sannepayne.com

---------- Original Message ----------
From: Samantha Cordts-Pearce <samantha@cprestaurants.com>
To: Sanne Payne <sanneibsen@comcast.net>
Date: 06/30/2024 3:20 PM EDT
Subject: Authorization for Sanne Payne to Represent the Cordts-Pearces for HDC Permitting

To Whom It May Concern,

We hereby grant Sanne Payne express permission to act as our representative and speak on our behalf regarding all matters related to the HDC for 76 Pleasant St. She is authorized to provide signatures and make decisions on our behalf as needed for permitting.

Please recognize Sanne Payne as our designated representative for all HDC-related communications and transactions regarding 76 Pleasant St.

Thank you for your attention to this matter.

Sincerely,

Samantha & Craig Cordts-Pearce

Samantha & Craig Cordts-Pearce
Owners
CP Restaurant Group
308 N. Galena St. Aspen, CO 81611
C: 970-309-8556 C: 970-379-0060

samantha@cprestaurants.com

www.cprestaurants.com

CP RESTAURANT GROUP

76 pleasant st
Front house

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** . All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) ✓

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 367

Street & Number of Proposed Work: 76 Pleasant St.

Owner of record: Sam + Craig Cordis-Pearce

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr.
Nantucket MA 02554

Contact Phone #: 508-332-0455 E-mail: Sanneibsen@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 270 SF. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North 14' +/- South 17' +/- East 15'-+/- West 17' +/-

Additional Remarks * Front House

Historic Name: _____

Original Date: See attached Building Struc. Inventory form.

Original Builder: _____

REVISIONS* (describe)
1. East Elevation New addition on Right side.
2. South Elevation New windows - stairs to Basement
3. West Elevation New addition on ~~Left~~ side (1 story)
4. North Elevation New windows

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

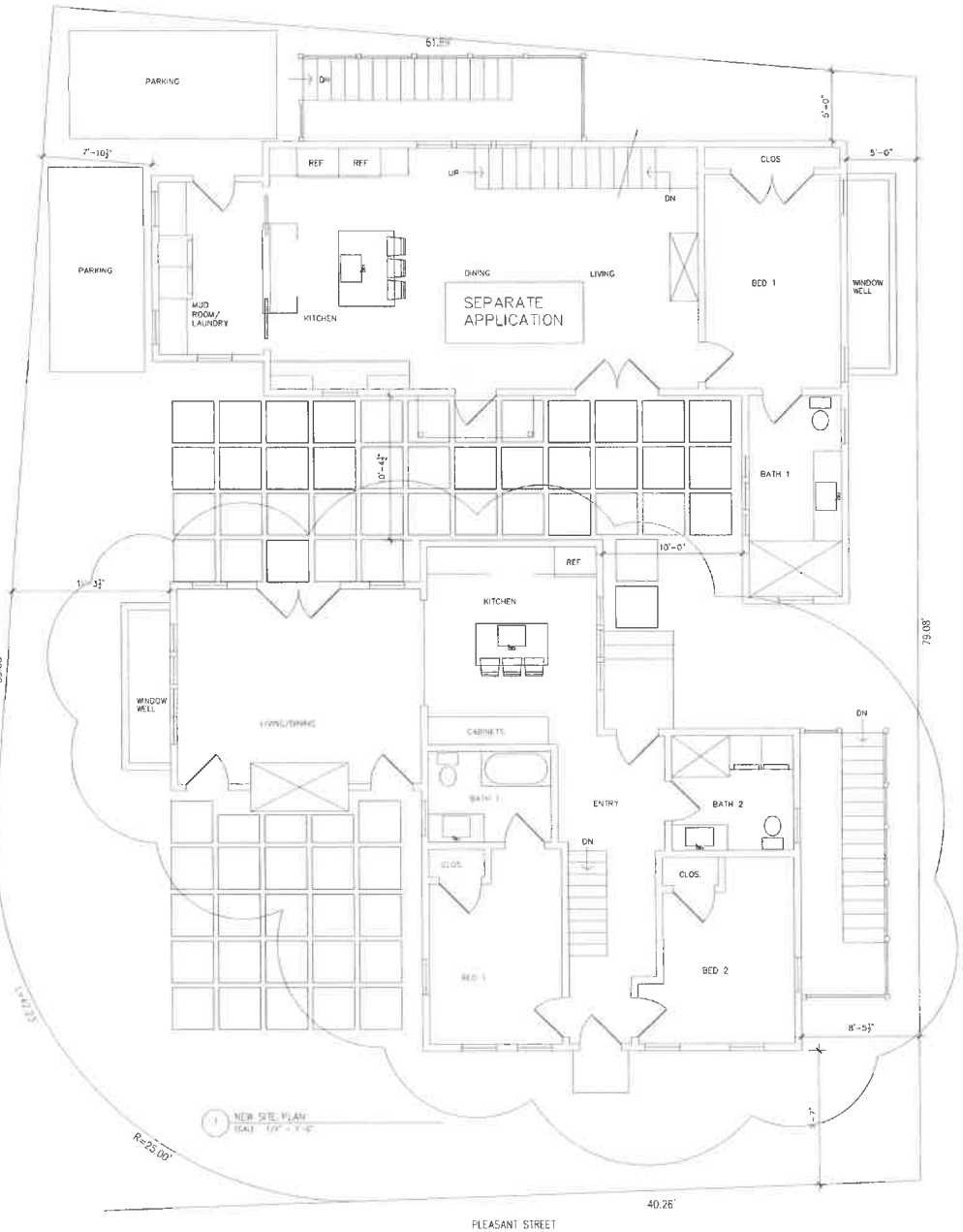
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White to match Sash White to match Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7.1.24 Signature of owner of record _____ For Sam + Craig Cordis-Pearce
Signed under penalties of perjury

Front Dwelling



1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"



1 WEST STREET ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



4 NORTH ELEVATION

SITE PLAN

PREPARED FOR
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

ZONING REQUIREMENTS

ZONE:	RCH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	40'-3 1/8"
CURRENT LOT SIZE:	5,220 S.F.
FRONT YARD SETBACK	0'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	40%
ALLOWABLE TOTAL GROUND COVERAGE:	2088 S.F.
CURRENT TOTAL GROUND COVERAGE:	808 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	15.48%
PROPOSED TOTAL GROUND COVERAGE	1078 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	20.65%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY
NANTUCKET SURVEYORS, INC
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

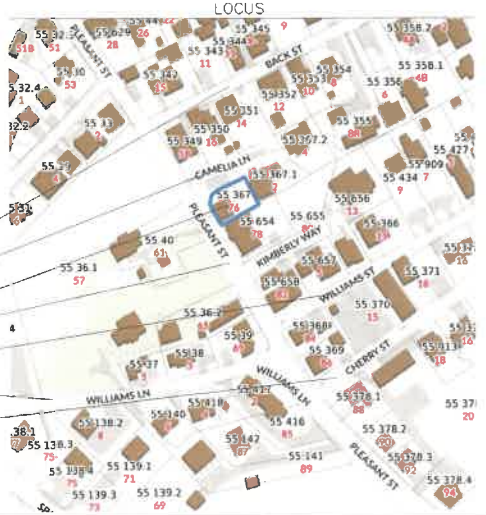
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	EXISTING 7 PANEL	CUSTOM	---	3'-0" x 7'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 7'-0"
3	5 LIGHT	ANDERSON	---	6'-0" x 7'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	ANDERSON	---	2'-6" x 3'-4"
FE	1/1 FIXED	ANDERSON	---	1'-2" x 2'-0"

LOCUS



CORDTS-PEARCE
76 PLEASANT ST. BUILDING
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

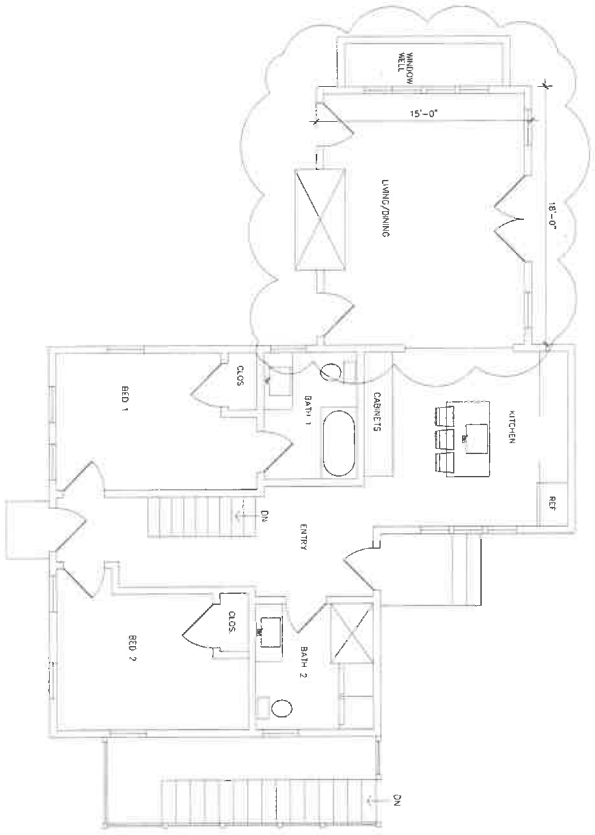
Drawn By: sp
Project No.: CORDTS-PEARCE
Scale: NONE

SITE

A1.1

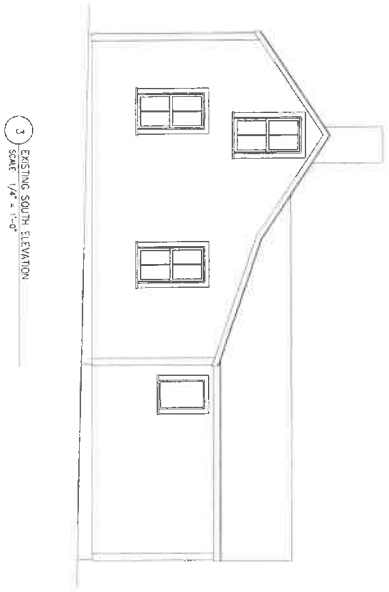


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

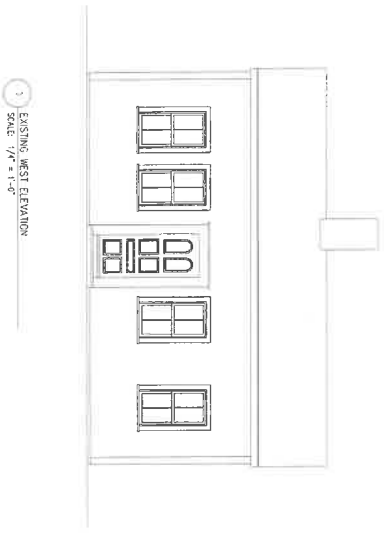


2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

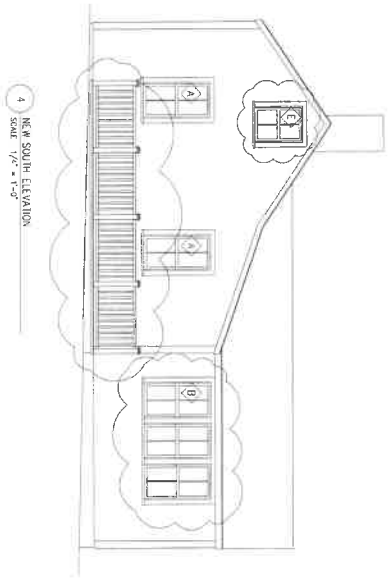
A2.1	FLOOR PLAN	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



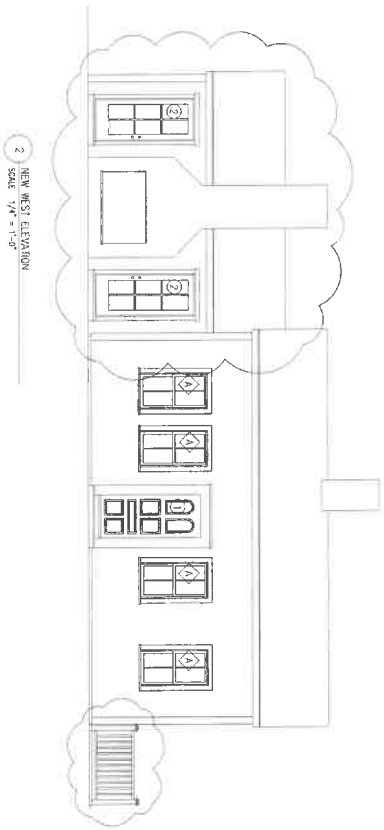
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

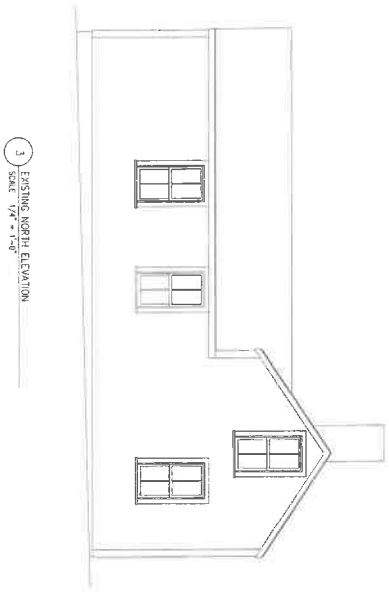


4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

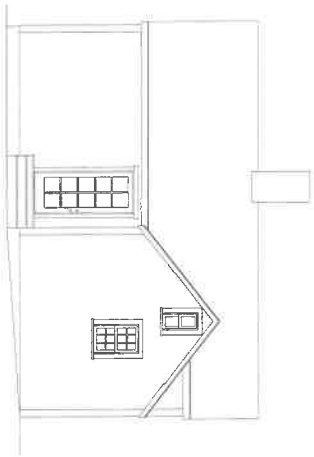


2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

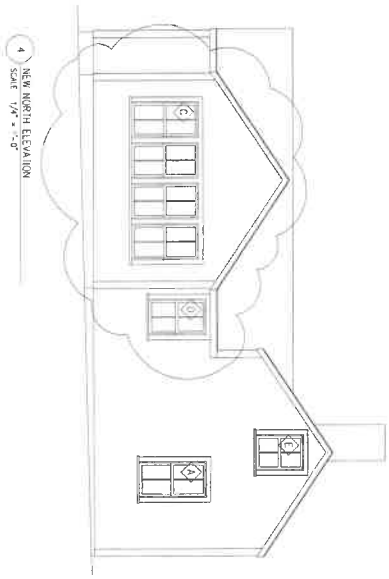
A3.1	ELEVATIONS	Drawn By: SJP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



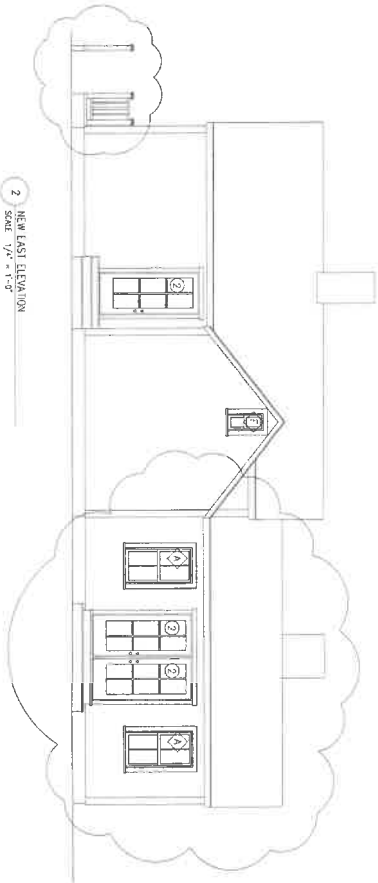
3 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE 1/4" = 1'-0"

A3.2	ELEVATIONS	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS–PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



\TION



VATION

BACK ST

CAMELIA LN

76 PLEASANT ST

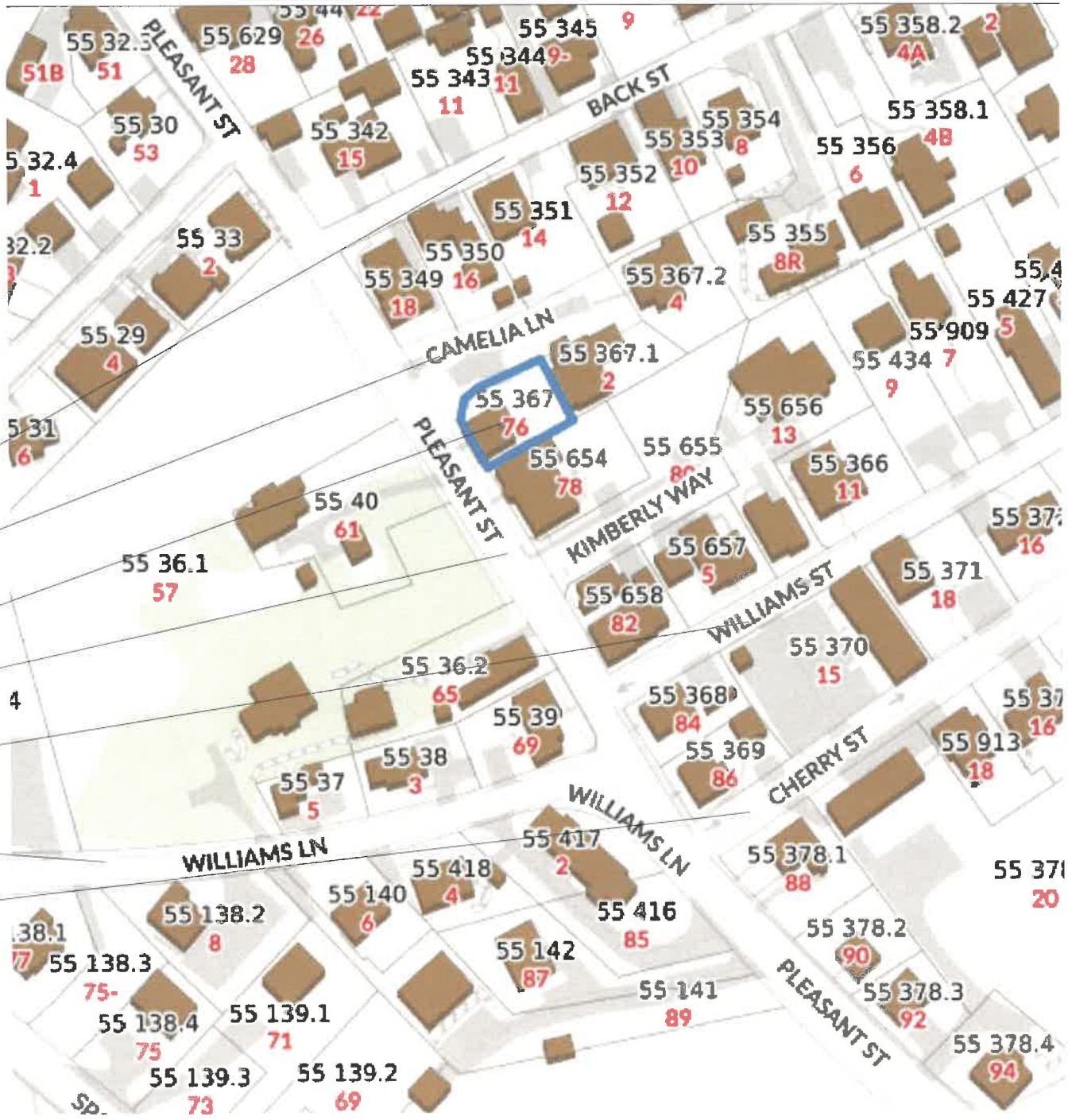
PLEASANT ST

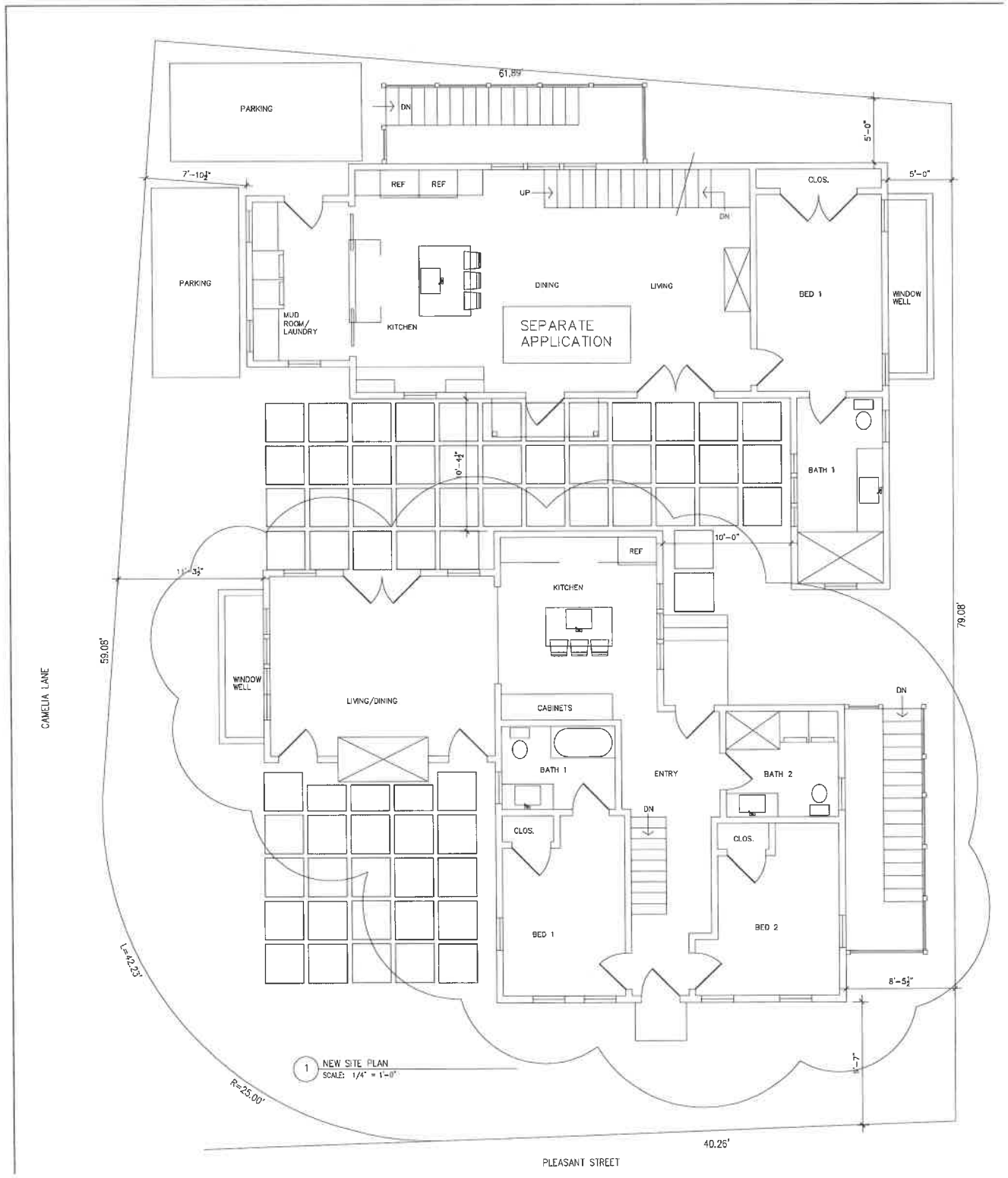
WILLIAMS ST

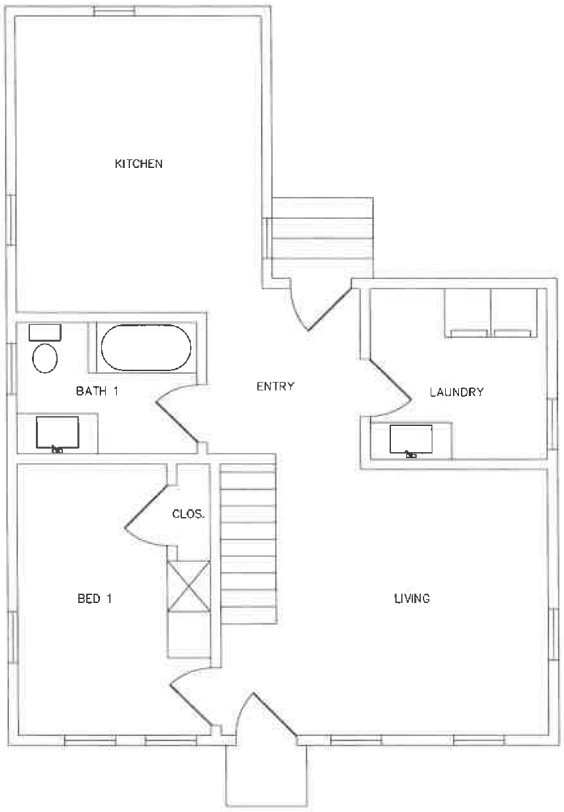
WILLIAMS LN

CHERRY ST

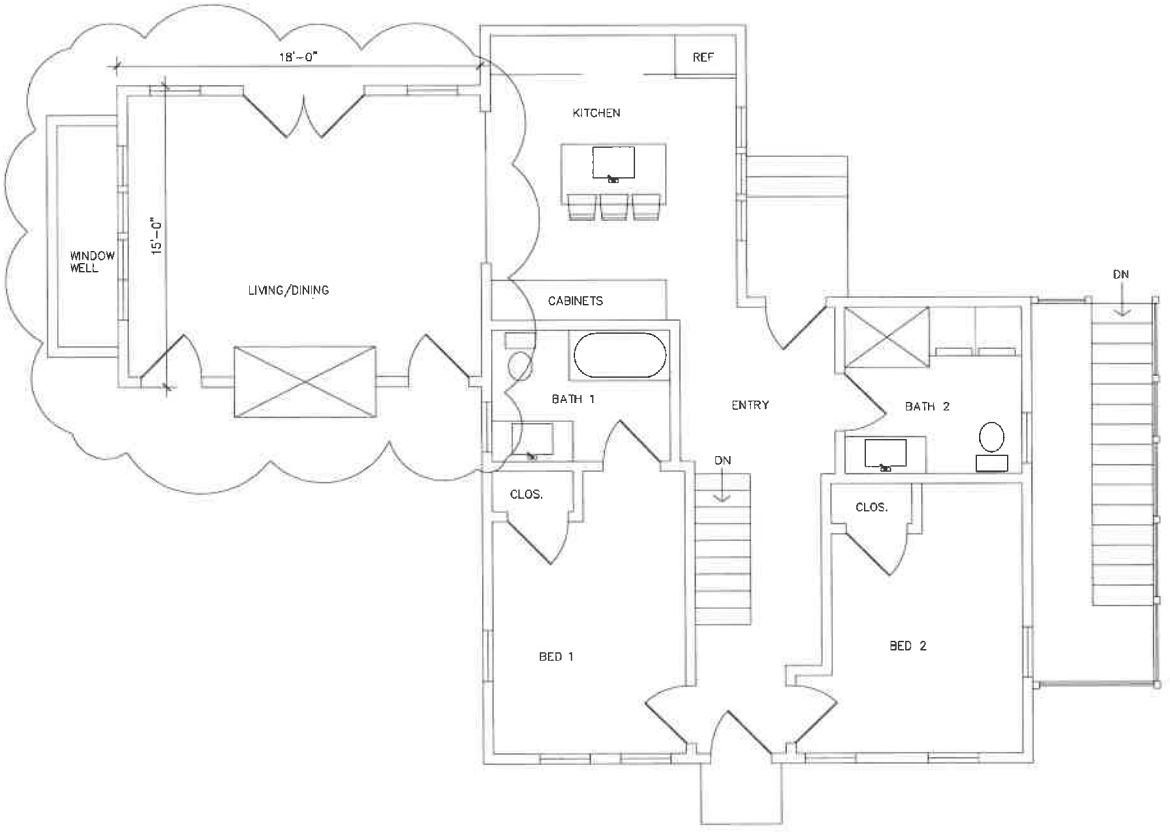
LOCUS




61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM / LAUNDRY
KITCHEN
DINING
LIVING
SEPARATE APPLICATION
BED 1
WINDOW WELL
BATH 1
10'-4½"
10'-0"
REF
11'-3½"
KITCHEN
59.05'
79.08'
CAMELIA LANE
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
L=42.23'
R=25.00'
1
NEW SITE PLAN
SCALE: 1/4" = 1'-0"
1'-7"
40.26'
PLEASANT STREET



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	EXISTING 7 PANEL	CUSTOM	---	3'-0" x 7'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 7'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 7'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8" MATCH EXISTING SIZE
B	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	11'-0" x 4'-8" QUAD WINDOW
D	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-0"
E	2/2 LIGHT DH	ANDERSON	---	2'-6" x 3'-4"
FE	1/1 FIXED	ANDERSON	---	1'-2" x 2'-6"



1 WEST STREET ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION



4 NORTH ELEVATION

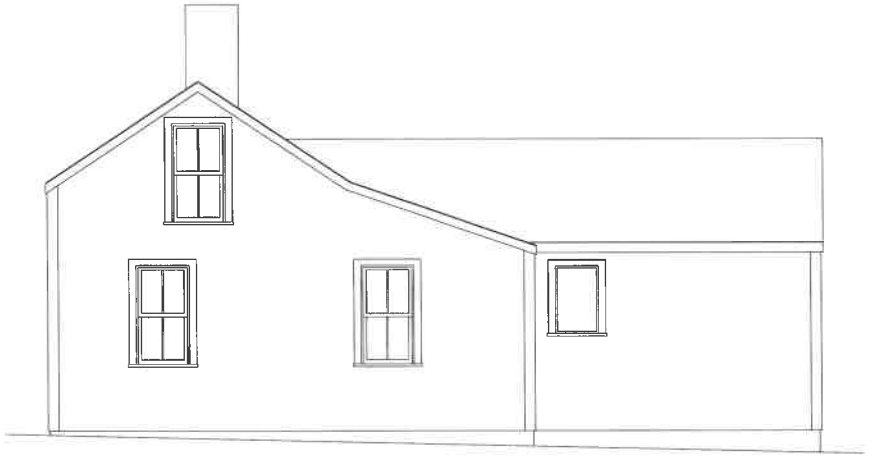
BACK ST



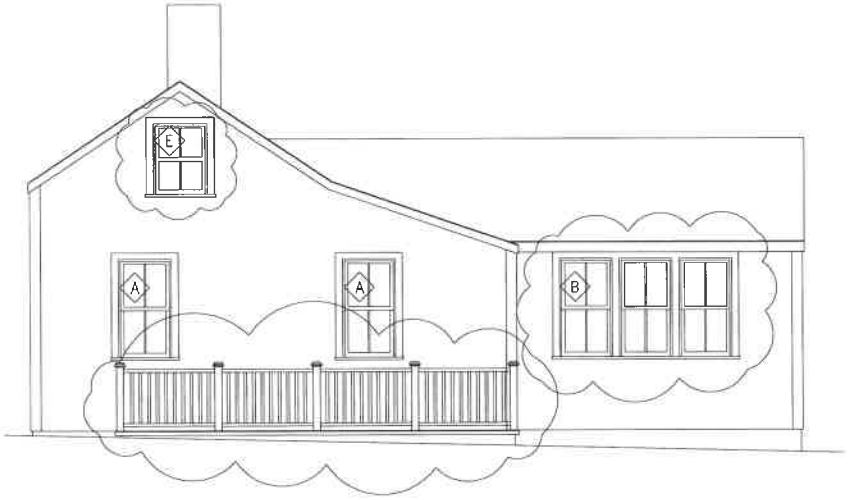
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



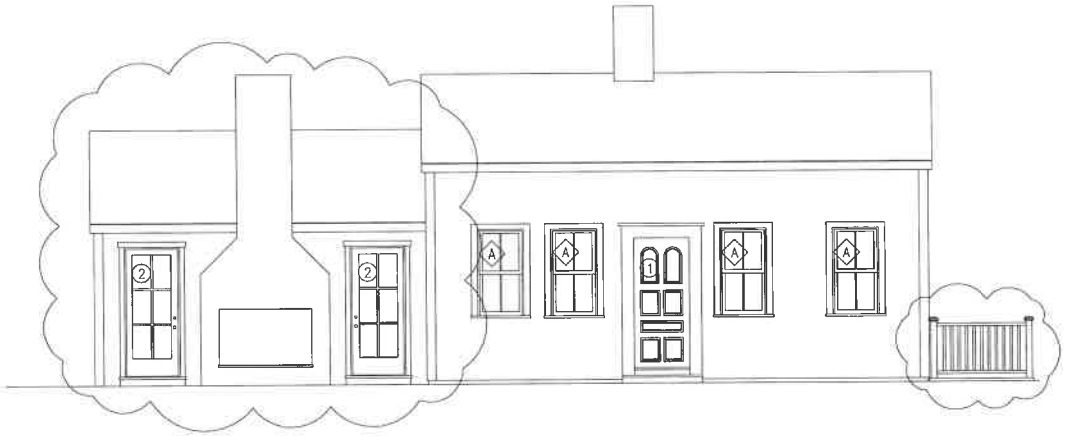
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #:
MAP/PARCEL#:

Recorded By: AJ Date: 1/20/22 Organization:

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

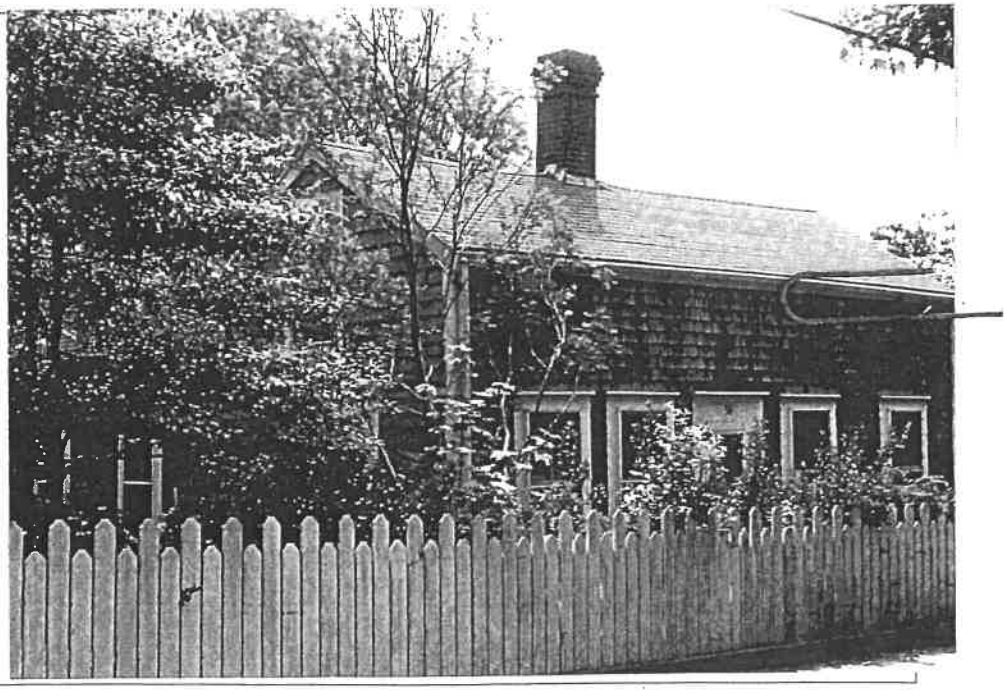
6. USE: Original: Present:
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
Ø a. brick ○ b. rubblestone ○ c. concrete Ø d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES:
○ a. 1 Ø c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
Ø a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
Ø a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S):
○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION:
○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
Ø a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES:
○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ⊘ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1843 SOURCE: Bache Survey
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: 1848 Barber Survey

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Film Roll NA-VI
Photo Code 5,6,7,8
Map 55 Parcel 367

own

ddress ~~55~~ 76 Pleasant

istoric Name/Source

Historic owners/date & source

se: Present

Original

Year Round

ESCRIPTION

ate

ource

tyle typ. Nantucket

Type side gabled

rchitect/Builder

abric - Exterior Wall wood shingle

Foundation parged brick

Trim wood

Roof asphalt shingle

Chimney brick

utbuildings adjacent garage/barn, shed

ajor Alterations (with dates)

Additions 1 story rear gabled (W), lean-to (E)

No. bays 5

ondition

No. stories 1½

Fenestration

ved

Plan Configuration

Significant Interior (describe)

corded by

ganization

Contributing

e 6/20

Other Observations (over)

urrent owner plans to tear down shed + garage + subdivide lot into 3

arage/barn has foundation outside with a partial chimney still standing behind - perhaps a greenhouse or some such structure

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-8
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/20/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant - Shed 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

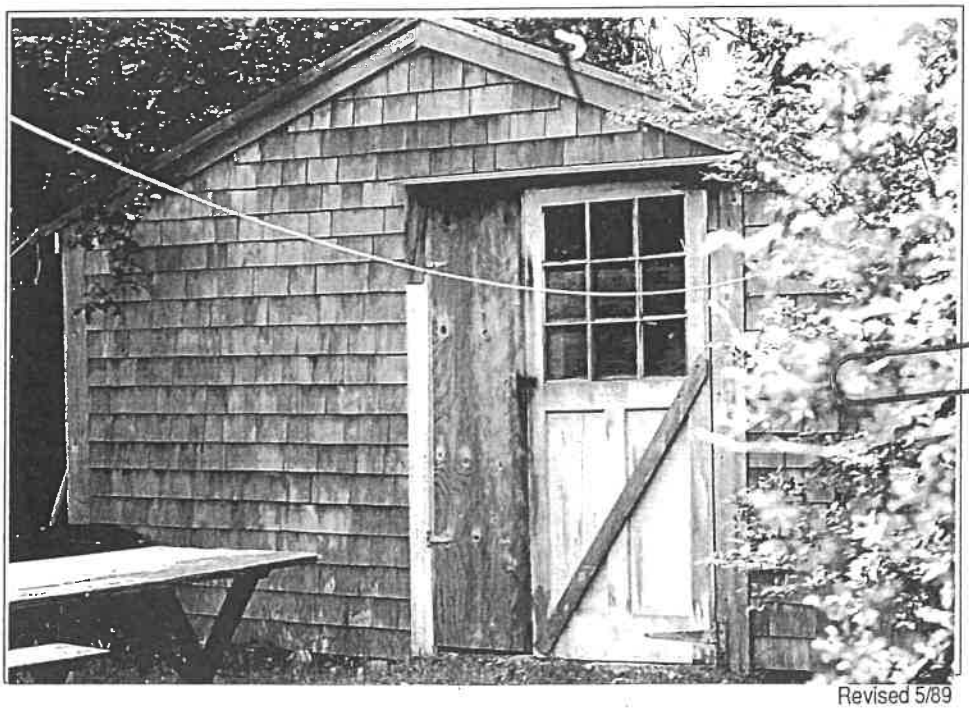
6. USE: Original: Shed Present: Shed
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ⊘ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

RECEIVED
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: none

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ⊘ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ⊘ d. other: none

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ⊘ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ⊘ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ⊘ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)

- ⊘ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

○ a. original site ⊘ b. moved if so, when?: 1988/89 - moved on lot

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

○ a. individually significant ○ b. contributing ⊘ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ⊘ a. box
- ○ b. additive
- ⊘ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	✓ d.	other: 50 feet

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ✓ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

✓ a.	densely built-up	✓ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

Film Roll NA VI
Photo Code B
Map 55 Parcel 367

wn

dress 76 Pleasant shed

storic Name/Source — Historic Owners/date & source

e: Present

Original — Year Round

SCRIPTION

te

urce

yle — Type front gabled

chitect/Builder

oric - Exterior Wall wood shingle — Foundation —

Trim wood

Roof shingle?

Chimney —

buildings

or Alterations (with dates) — Additions

No. bays 1

dition — No. stories

Fenestration

ed — Plan Configuration

Significant Interior (describe)

rded by

nization — Contributing

6/20

Other Observations (over)

demolished 1988/89

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-6, VI-7
MAP/PARCEL#: 55-367

Recorded By: AH Date: 6/29/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Pleasant 2. BUILDING NAME: garage/barn

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Present: garage/barn
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

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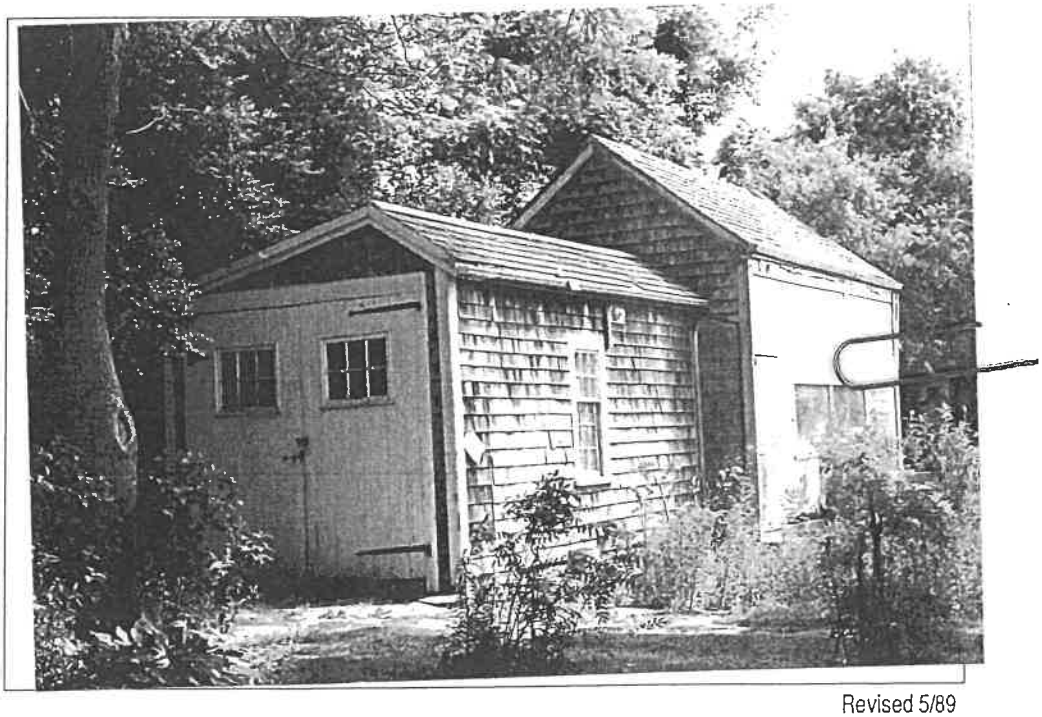
FEB 17 2022
By



Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ⊘ d. other: unknown

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
⊘ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES:
⊘ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE:
⊘ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL:
⊘ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S):
○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION:
○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS:
○ a. one ○ b. two ○ c. three ⊘ d. other: none

23. CHIMNEY FEATURES:
○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ⊘ d. other: 50 feet

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

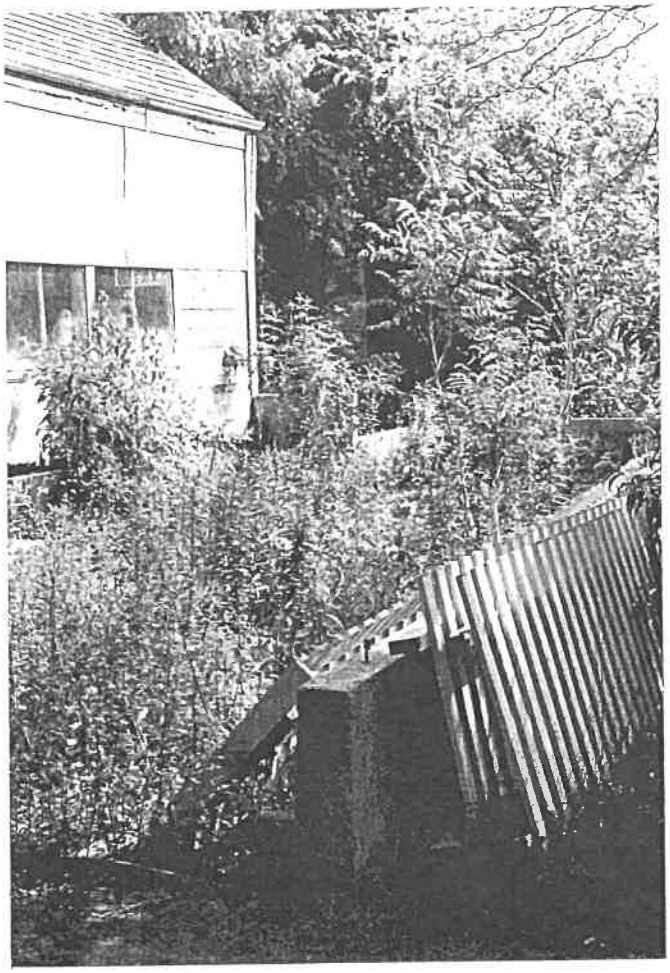
44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	○ f. shed	○ g. gardens	○ h. deck
○ i. garage	○ j. greenhouse	○ k. fence	○ l. parking

○ m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____



RECEIVED
FEB 17 2022
By

demolished 9?

Film Roll N/A VI
Photo Code 6, 7
Map 55 Parcel 367

own

ldress 376 Pleasant garage/barn and adjacent foundation

storic Name/Source

Historic Owners/date & source

e: Present

Original

Year Round

SCRIPTION

te

urce

yle

Type front gabled barn w/ lower garage in front

chitect/Builder

bric - Exterior Wall wood shingle and horizontal boards

Foundation ?

Trim wood

Roof asphalt shingle

Chimney

buildings

ior Alterations (with dates)

Additions

No. bays

dition

No. stories

Fenestration

ed

Plan Configuration

Significant Interior (describe)

rded by

nization

Contributing

6/20

Other Observations (over)

next to barn:
foundation and partial chimney still standing
behind
perhaps a greenhouse or similar structure at one time

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 367

Street & Number of Proposed Work: 76 Pleasant St.

Owner of record: Sam + Craig Cordts-Pearce

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr.
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannebsen@Comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: 42x18.5' 8x12.5' 15'x7.9" Length: _____ Width: _____ Sq. Footage 1st floor: 1000 SF Sq. footage 2nd floor: _____ Sq. footage 3rd floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 22'10.5" South 20'-9 East 26'-9 West 26'-9"

Additional Remarks

Historic Name: * Rear House

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation Front of Dwelling
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim White Sash White Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7-1-24 Signature of owner of record Sanne For Sam + Craig Cordts-Pearce
Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 76 PLEASANT ST.

Tax Map Number: 55 Parcel Number: 367

Owner of Record: Samantha + Craig Cardis-Pearce

Description of Proposal:

1. FRONT DWELLING ADDITION, 15' x 18'

2. REAR NEW 2 STORY DWELLING

Anticipated HDC Submission Date: 7.1.24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....Samantha + Craig Cordts-Peake

MAILING ADDRESS....585 Mountain Laurel Dr. Aspen Co 81611

PROPERTY LOCATION....76 Pleasant St.

ASSESSORS MAP/PARCEL....55|367

SUBMITTED BY:....Sanne Payne

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.14 09:31:09 -04'00'

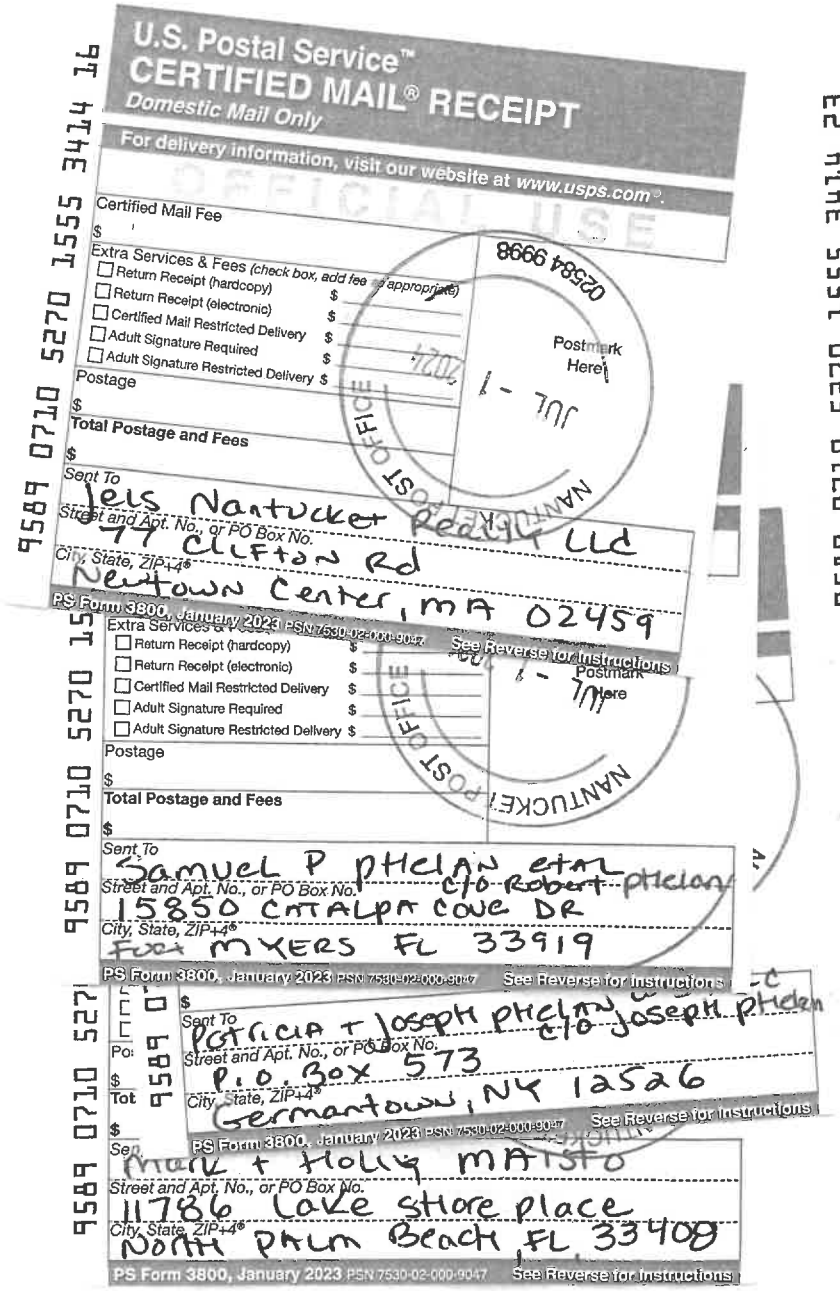
6.14.24
DATE

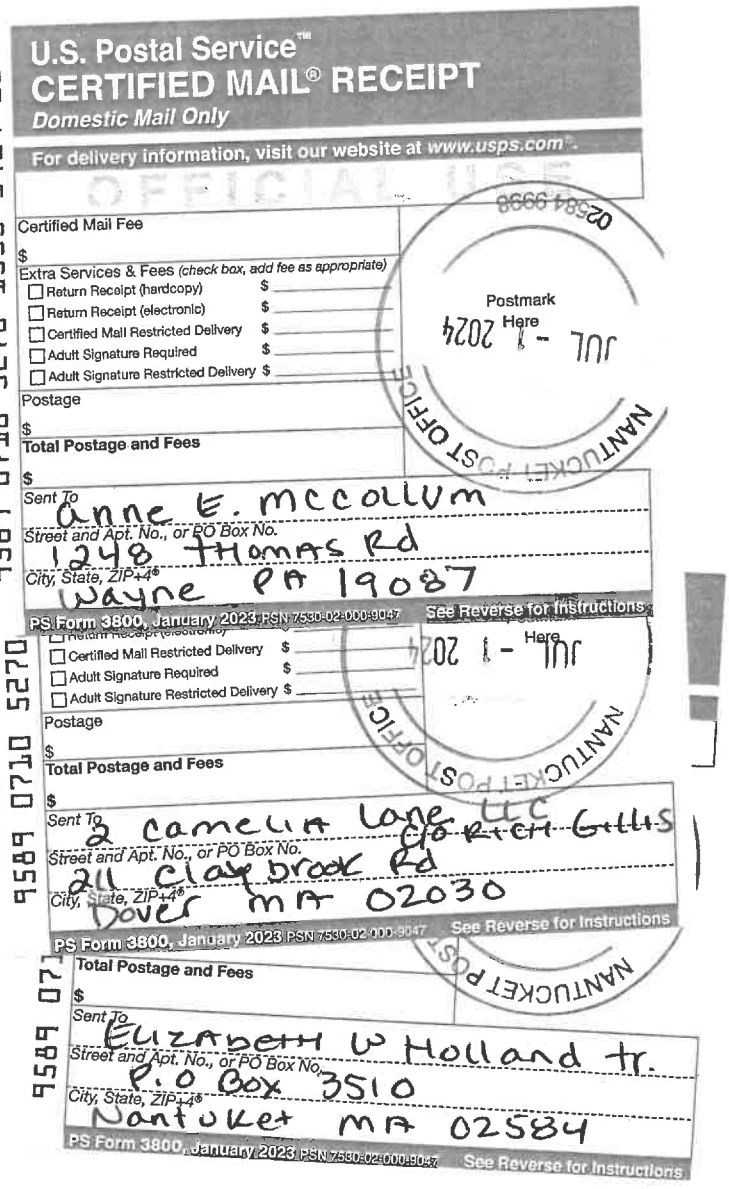
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

BLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	36	1	PHELAN SAMUEL P ETAL	C/O ROBERT PHELAN	15850 CATALPA COVE DR	FORT MYERS	FL	33919	57 PLEASANT ST
55	40		PHELAN PATRICIA E & JOSEPH W 59 LLC	C/O PHELAN JOSEPH W	P O BOX 573	GERMANTOWN	NY	12526	61 PLEASANT ST
55	349		JELS NANTUCKET REALTY LLC		77 CLIFTON ROAD	NEWTON CENTER	MA	02459	18 BACK ST
55	350		MCCOLLUM ANNE E	C/O	1248 THOMAS RD	WAYNE	PA	19087	16 BACK ST
55	367	1	2 CAMELIA LANE LLC	C/O RICH GILLIS	211 CLAYBROOK RD	DOVER	MA	02030	2 CAMELIA LN
55	367	2	HOLLAND ELIZABETH W TR		PO BOX 3510	NANTUCKET	MA	02584	4 CAMELIA LN
55	654		MAISTO MARK & HOLLY		11786 LAKE SHORE PLACE	NORTH PALM BEACH	FL	33408	78 PLEASANT ST

Count: 7





pls make 2 copies of email

Sanne Payne
Sanne Payne Associates
508-332-0455

www.sannepayne.com

---------- Original Message ----------
From: Samantha Cordts-Pearce <samantha@cprestaurants.com>
To: Sanne Payne <sanneibsen@comcast.net>
Date: 06/30/2024 3:20 PM EDT
Subject: Authorization for Sanne Payne to Represent the Cordts-Pearces for HDC Permitting

To Whom It May Concern,

We hereby grant Sanne Payne express permission to act as our representative and speak on our behalf regarding all matters related to the HDC for 76 Pleasant St. She is authorized to provide signatures and make decisions on our behalf as needed for permitting.

Please recognize Sanne Payne as our designated representative for all HDC-related communications and transactions regarding 76 Pleasant St.

Thank you for your attention to this matter.

Sincerely,

Samantha & Craig Cordts-Pearce

Samantha & Craig Cordts-Pearce
Owners
CP Restaurant Group
308 S. Galena St. Aspen, CO 81611
C: 970-319-8556 C: 970-319-0060

samantha@cprestaurants.com

www.cprestaurants.com

CP RESTAURANT GROUP

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR Sam + Craig Cordts-Pearce

STREET ADDRESS 76 Pleasant St.

MAP/PARCEL 55|367

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7.1.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 7.1.24

Date

76 pleasant St
Rear House.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

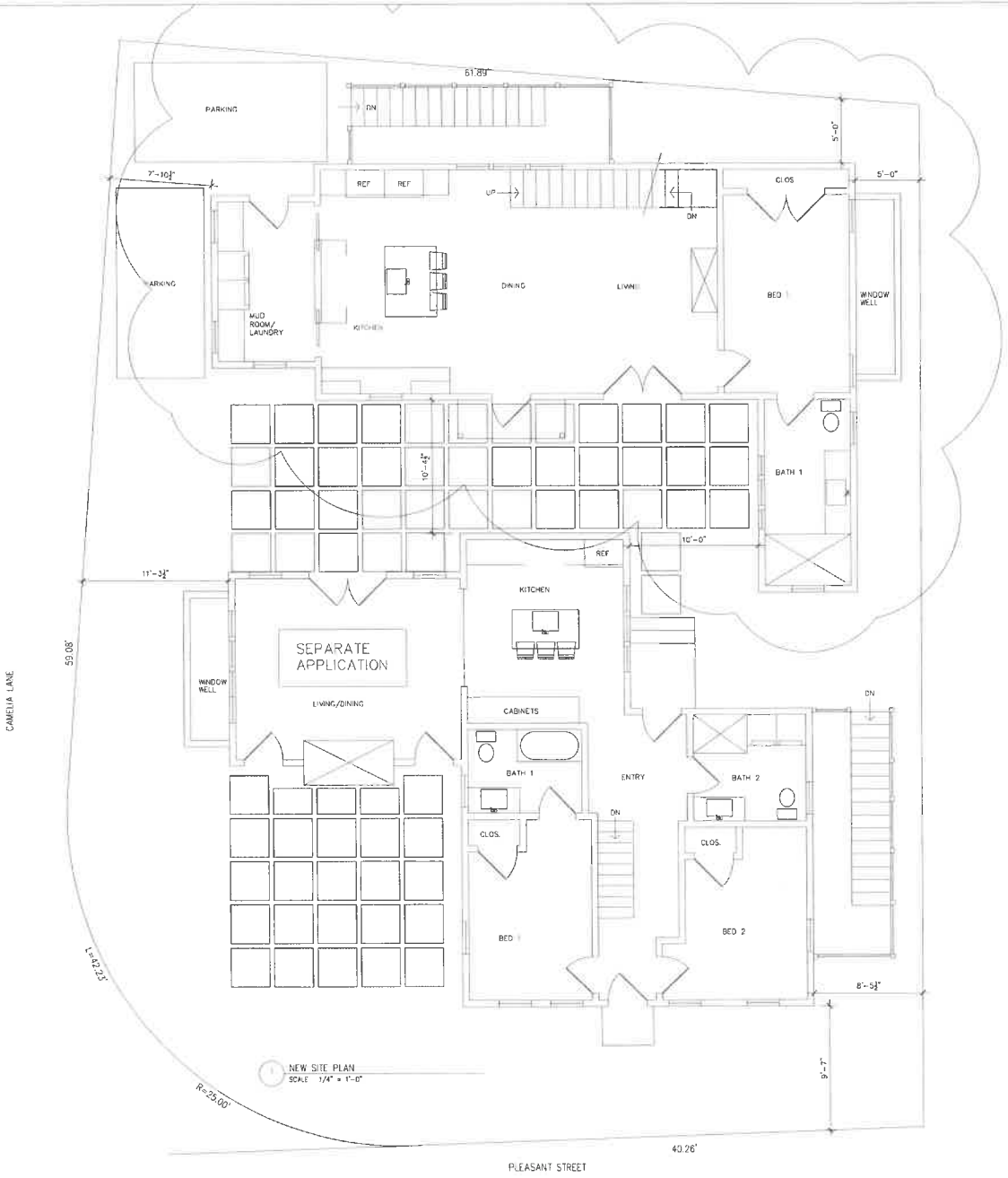
✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Rear Dwelling



SITE PLAN

PREPARED FOR
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR.
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

ZONING REQUIREMENTS	
ZONE:	RCH
MINIMUM FRONTAGE:	50'-0"
MINIMUM LOT SIZE:	5,000 S.F.
CURRENT FRONTAGE:	40'-3 1/8"
CURRENT LOT SIZE:	5,220 S.F.
FRONT YARD SETBACK:	0'-0"
SIDE AND REAR YARD SETBACK:	5'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	40%
ALLOWABLE TOTAL GROUND COVERAGE:	2088 S.F.
CURRENT TOTAL GROUND COVERAGE:	808 +/- S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	15.48%
PROPOSED TOTAL GROUND COVERAGE:	1078 +/- S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	20.65%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY
NANTUCKET SURVEYORS, INC
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

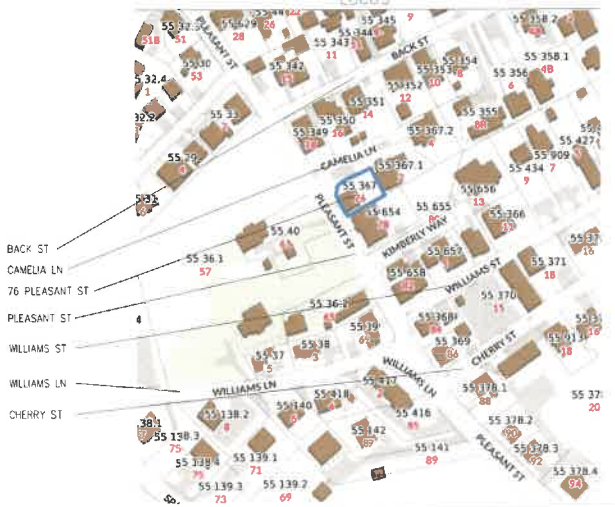
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)	
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0"	MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"	
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"	

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8"
B	2/2 LIGHT DH	ANDERSON	---	5'-4" x 4'-8" DOUBLE WINDOW
C	2/2 LIGHT DH	ANDERSON	---	8'-2" x 4'-8" TRIPLE WINDOW
D	2/2 LIGHT DH	ANDERSON	---	5'-8" x 4'-8" TRIPLE WINDOW

LOCUS



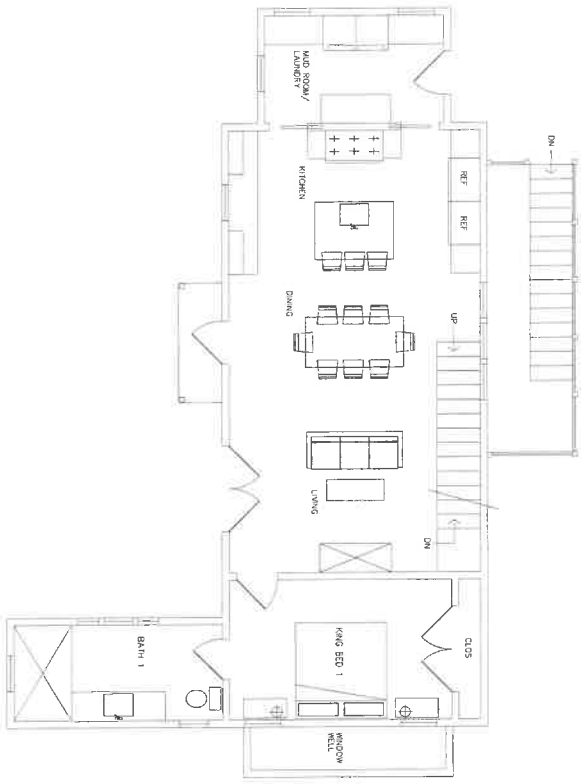
CORDTS-PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
Revisions:

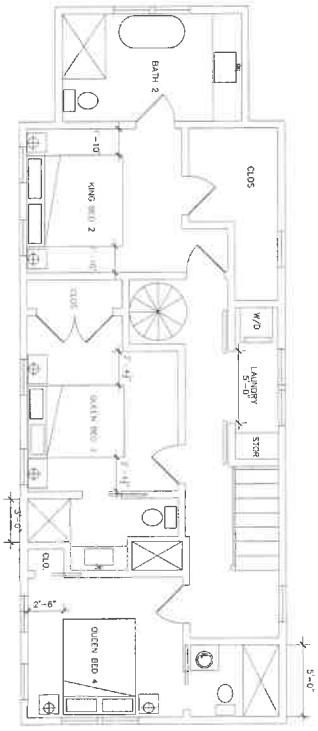
Drawn By: SR
Project No: CORDTS-PEARCE
Scale: 10"=1'-0"

SITE

A1.1

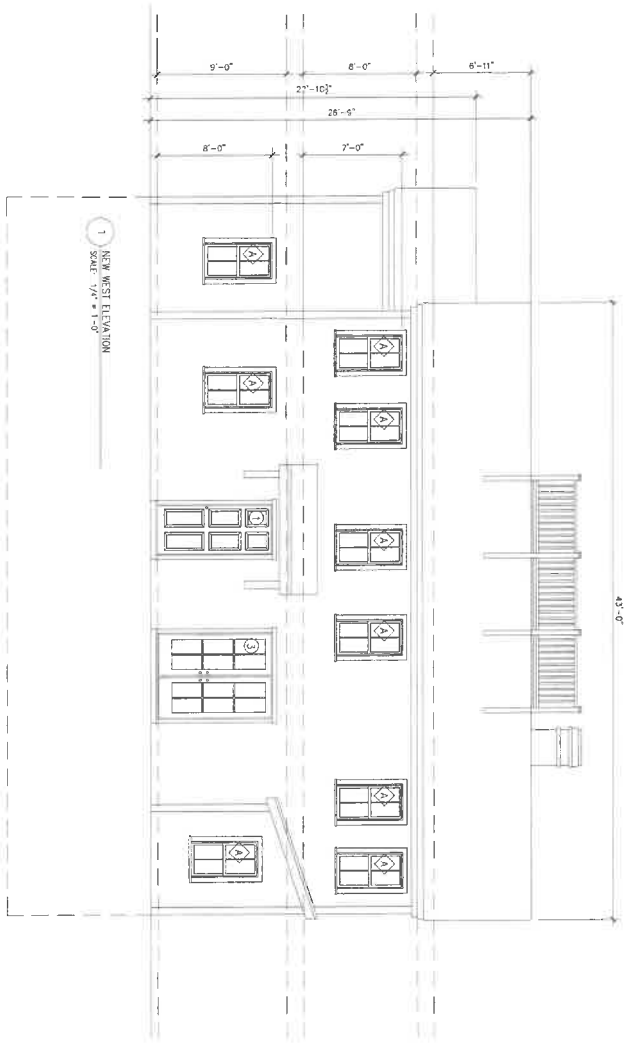


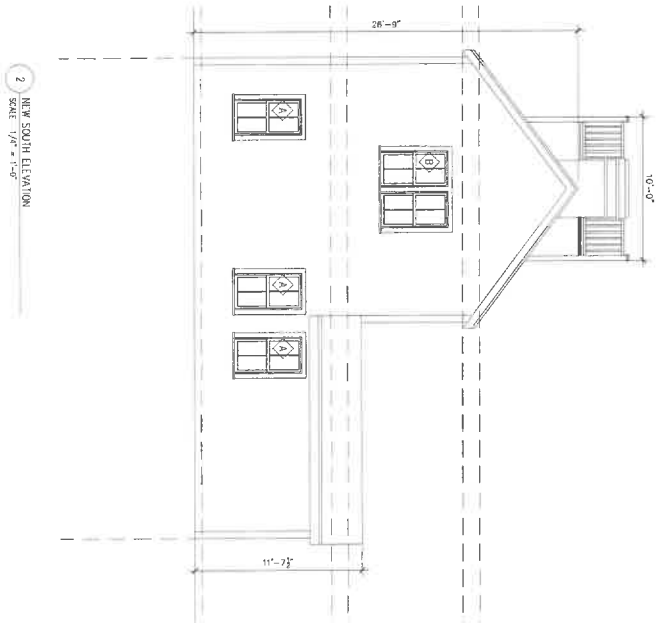
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



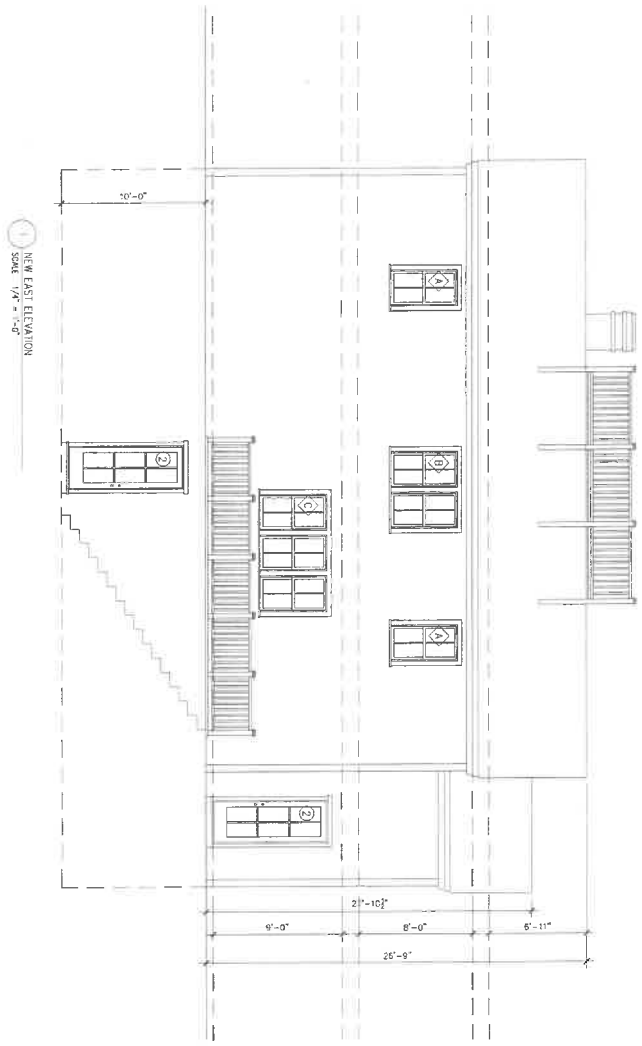
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2.1	FLOOR PLAN	Drawn By: SIP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554

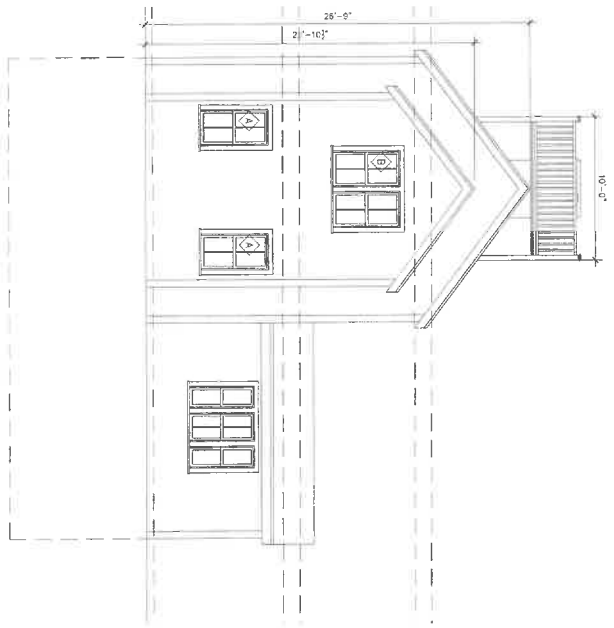




A3.1	ELEVATIONS	Drawn By: SP Project No. CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions	CORDTS-PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554



1 NEW EAST ELEVATION
SCALE 1/4" = 1'-0"



2 NEW NORTH ELEVATION
SCALE 1/4" = 1'-0"

A3.2	ELEVATIONS	Drawn By: SP Project No.: CORDTS-PEARCE Scale: NOTED	Date: 7.1.24 HDC SUBMITTAL Revisions:	CORDTS–PEARCE 76 PLEASANT ST. BUILDING 1 NANTUCKET MA 02554

[redacted]

ATION



VATION

BACK ST

CAMELIA LN

76 PLEASANT ST

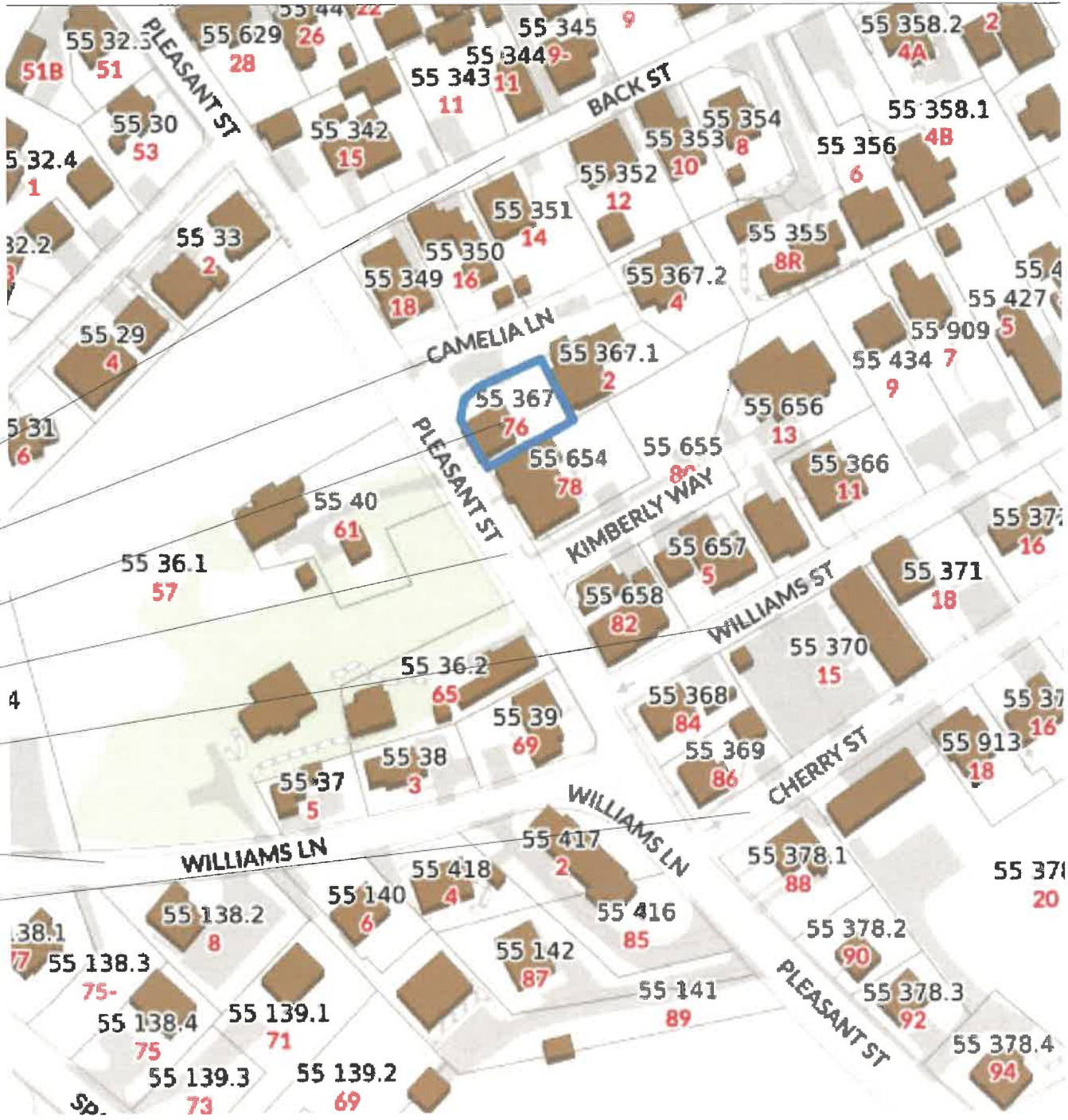
PLEASANT ST

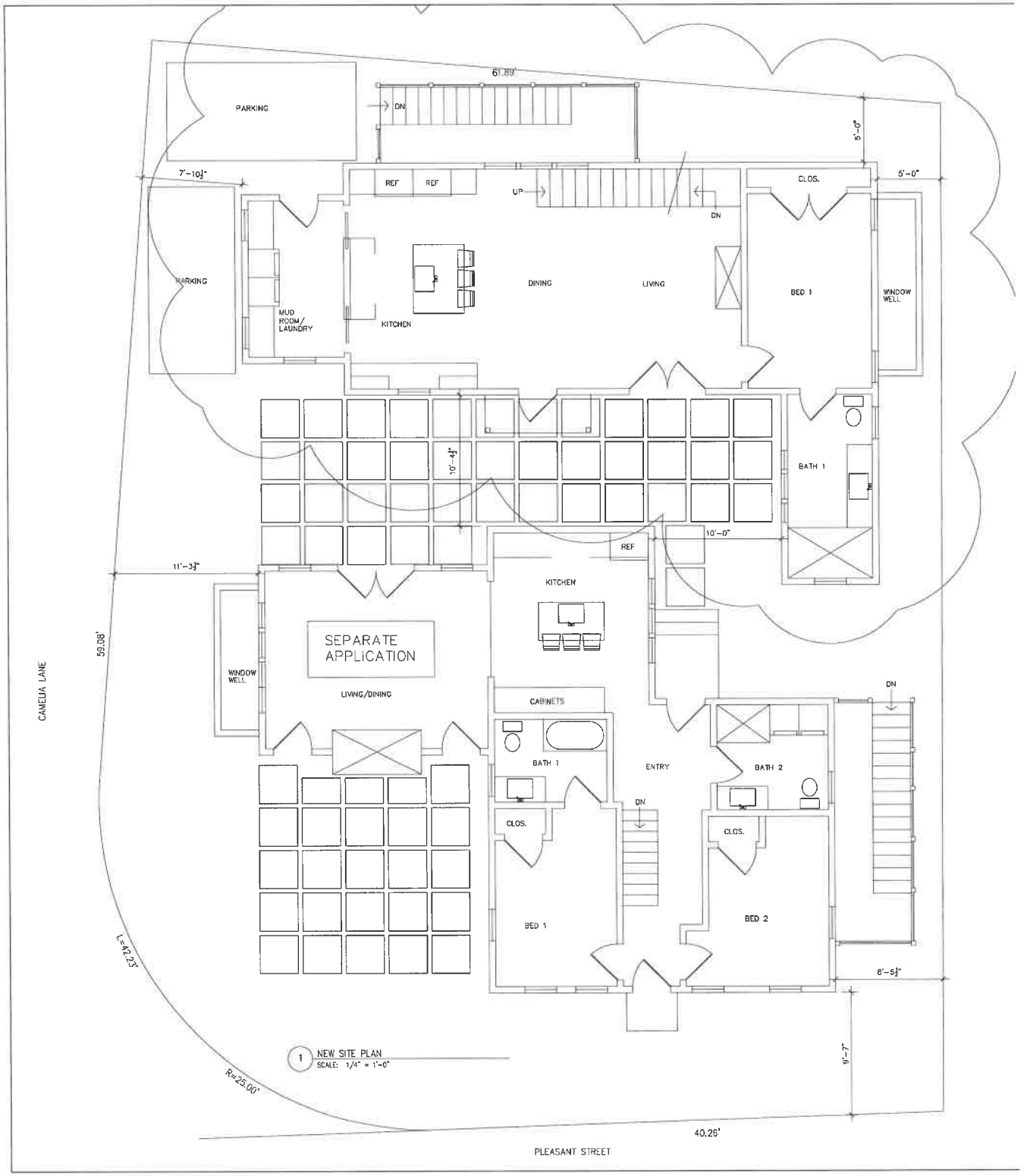
WILLIAMS ST

WILLIAMS LN

CHERRY ST

LOCUS




61.89'
PARKING
DN
5'-0"
7'-10½"
REF
REF
UP
DN
CLOS.
5'-0"
PARKING
MUD ROOM/ LAUNDRY
KITCHEN
DINING
LIVING
BED 1
WINDOW WELL
10'-4½"
BATH 1
10'-0"
REF
11'-3½"
KITCHEN
59.08'
SEPARATE APPLICATION
WINDOW WELL
LIVING/DINING
CABINETS
DN
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
CAMELIA LANE
L=42.23'
R=25.00'
9'-7"
40.26'
PLEASANT STREET
1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	CUSTOM	---	3'-0" x 8'-0" MATCH EXISTING DOOR
2	6 LIGHT	ANDERSON	---	3'-0" x 8'-0"
3	6 LIGHT	ANDERSON	---	6'-0" x 8'-0"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	2/2 LIGHT DH	ANDERSON	---	2'-6" x 4'-8"
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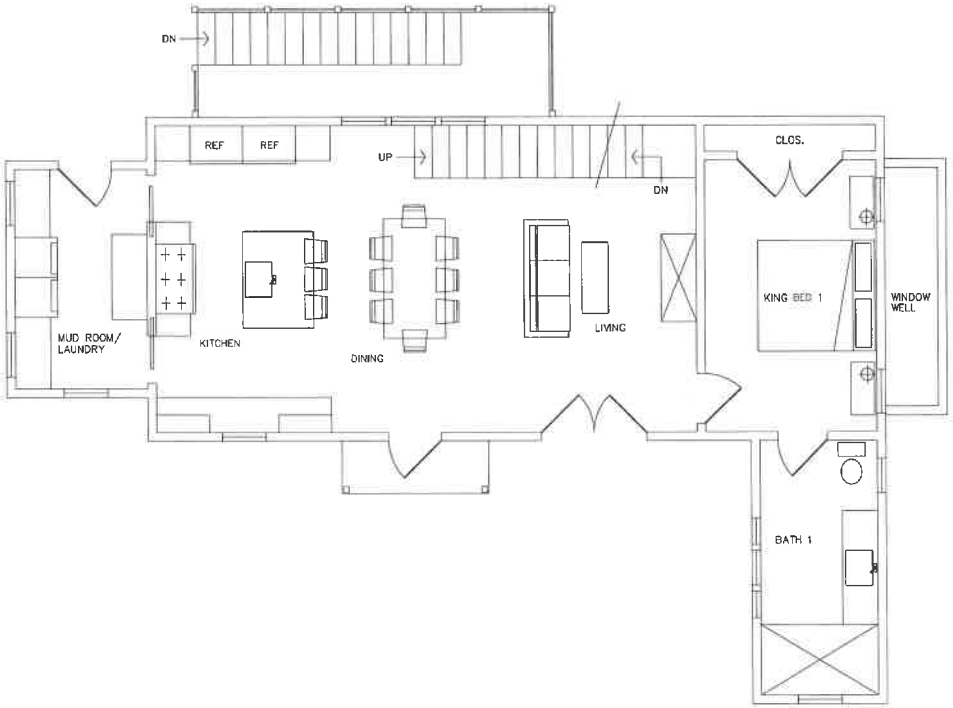
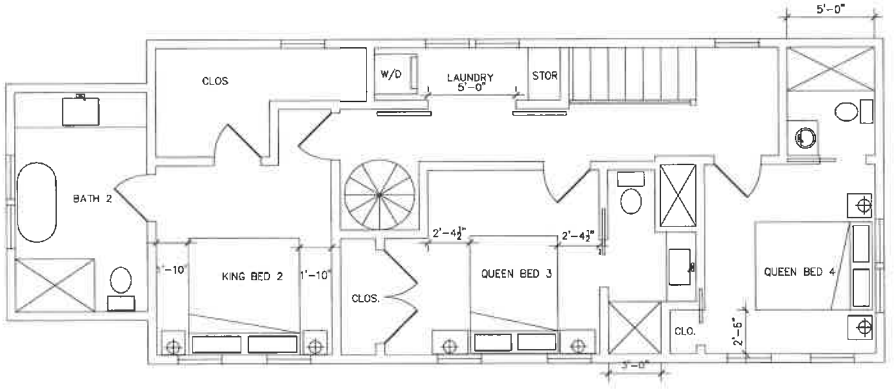
D	2/2 LIGHT DH	ANDERSON	---	5'-8" x 4'-8" TRIPLE WINDOW



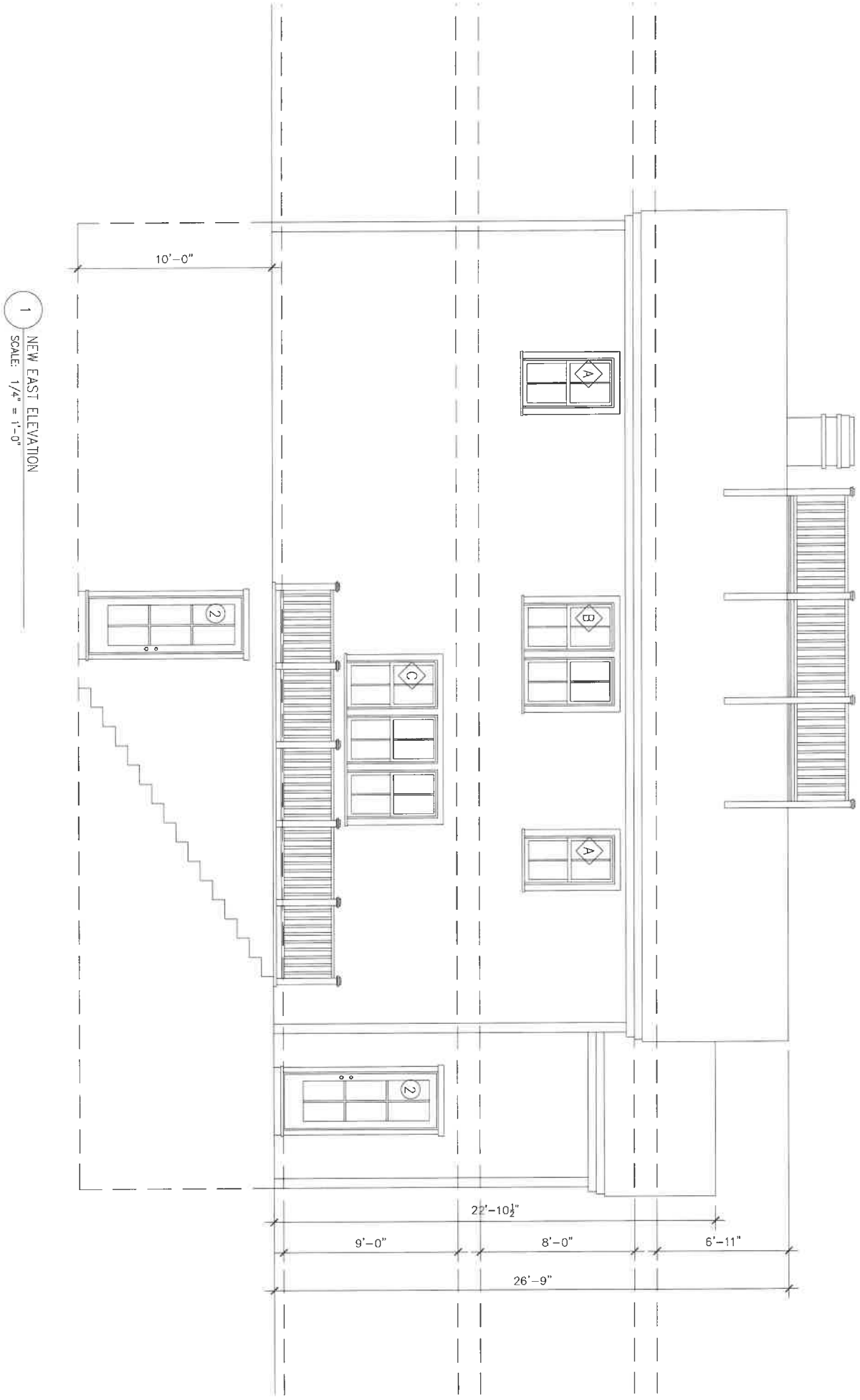
1 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



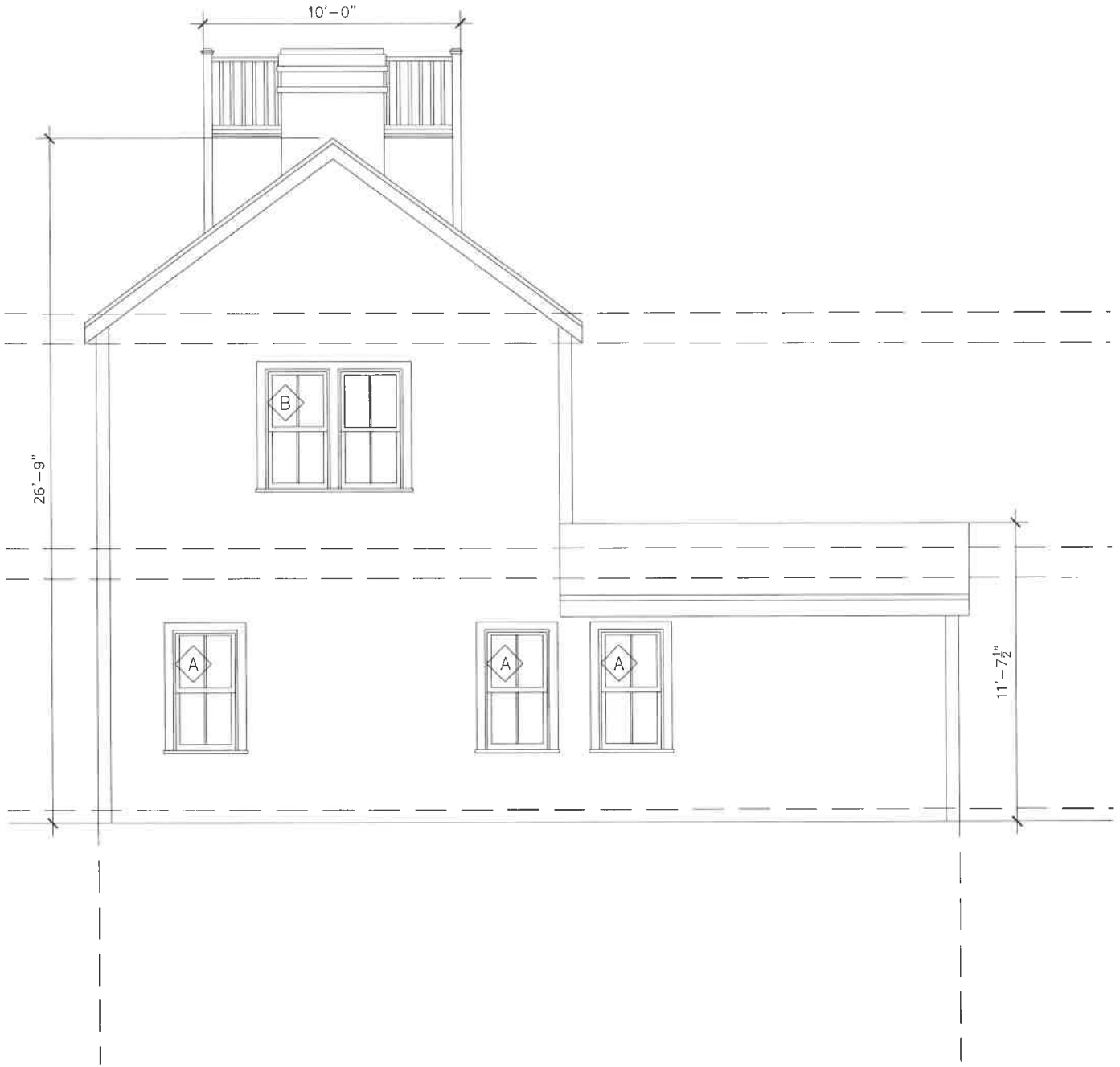
2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I 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 _____

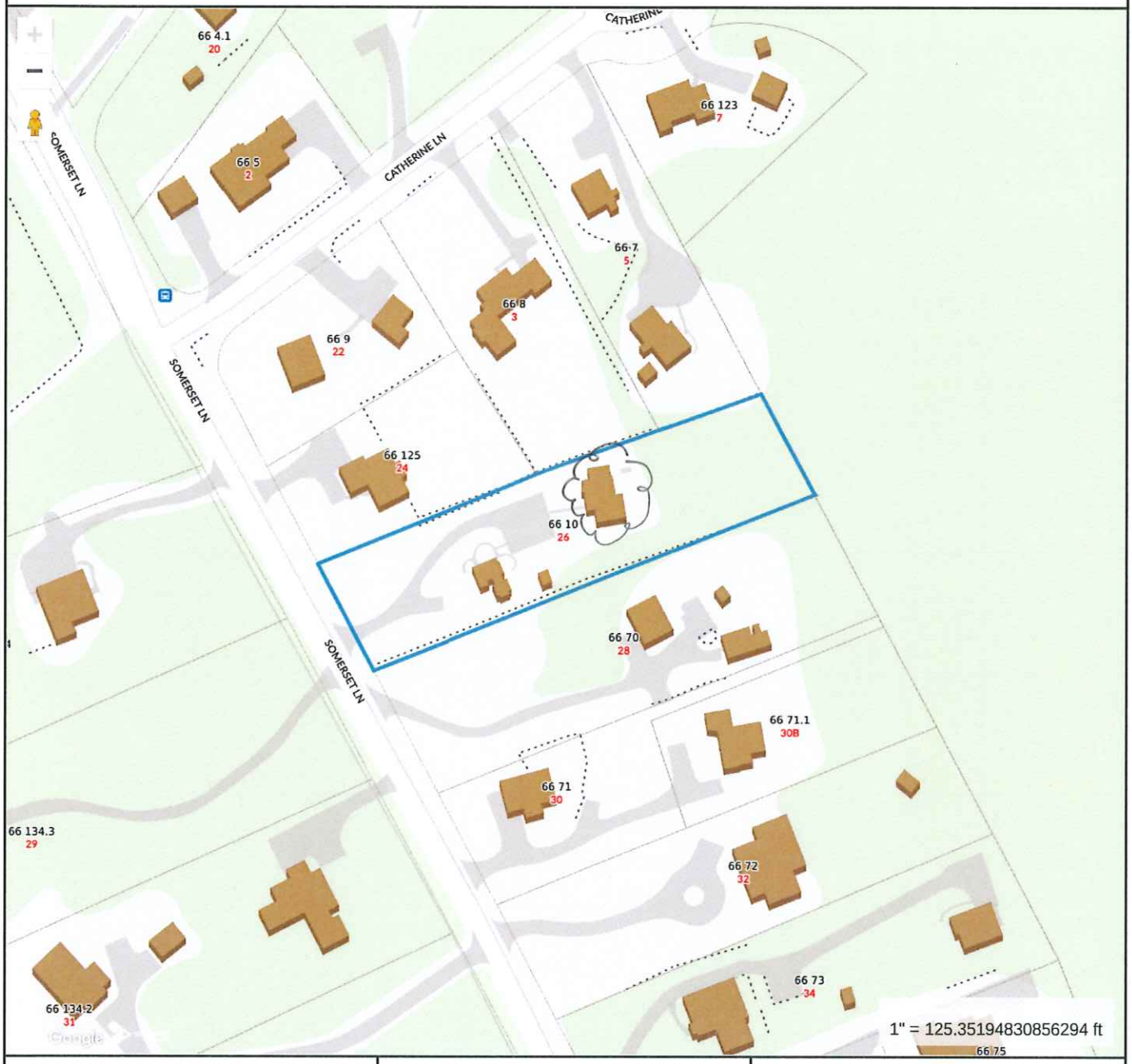
Trim _____ Sash _____ Doors _____

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

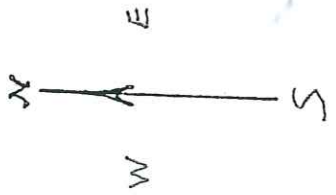
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



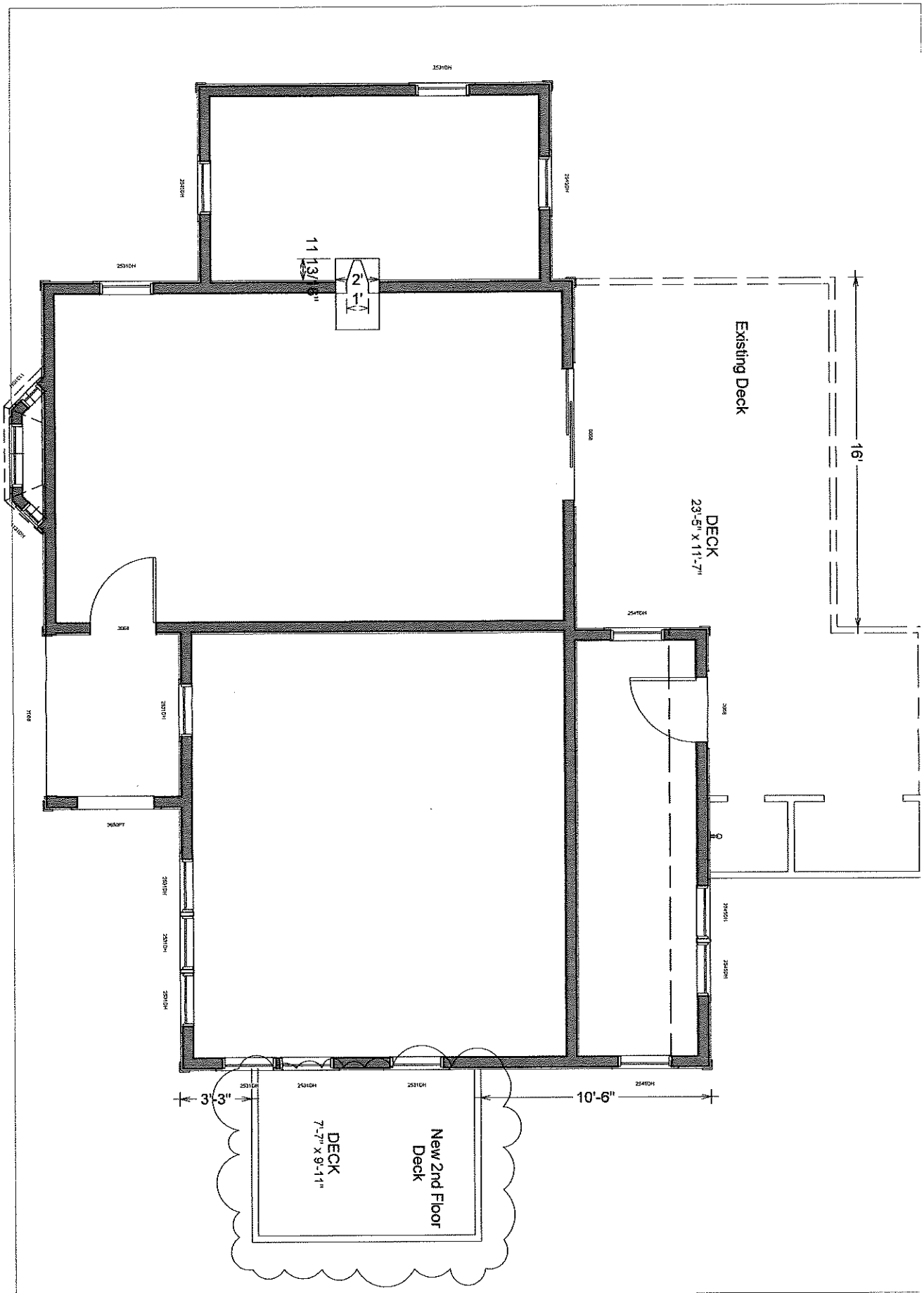
NORTH 26 SOMERSET LANE



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

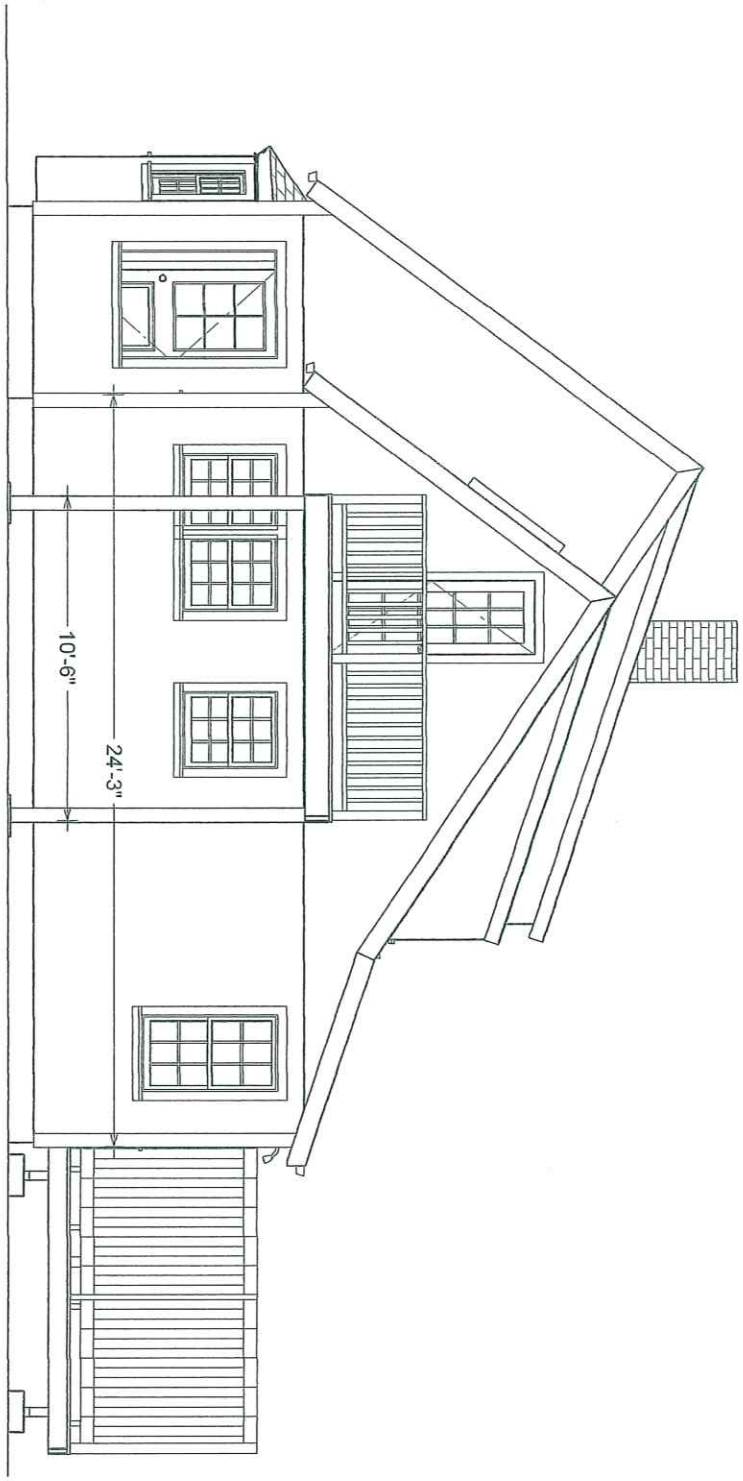
APPROVED
MAY 24 '11 55584
NO EXTERIOR CHANGES
WITHOUT H.D.C. APPROVAL

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

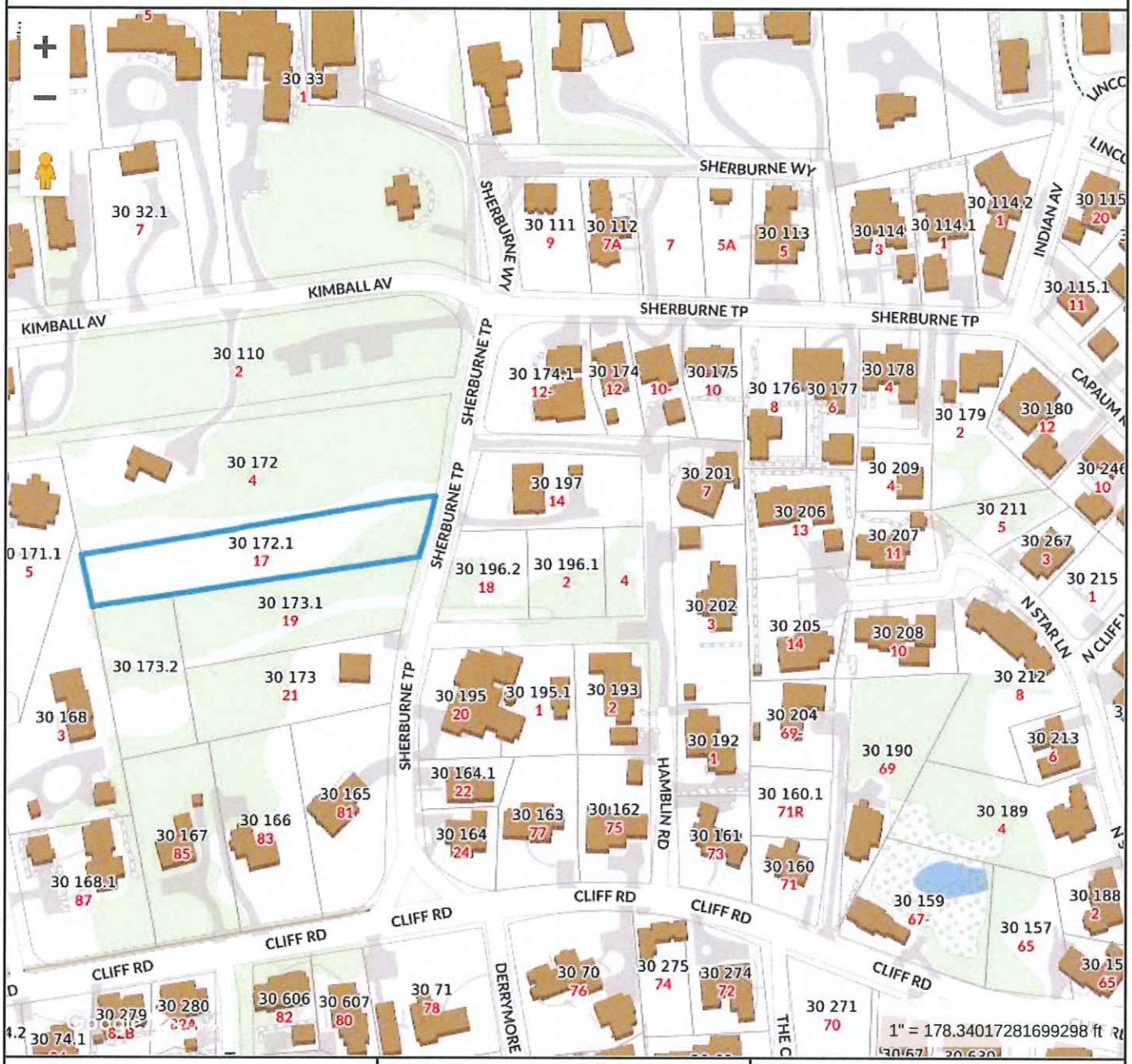
7/1/24

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

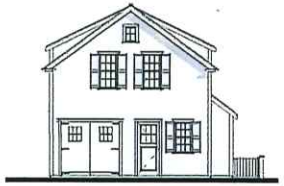
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

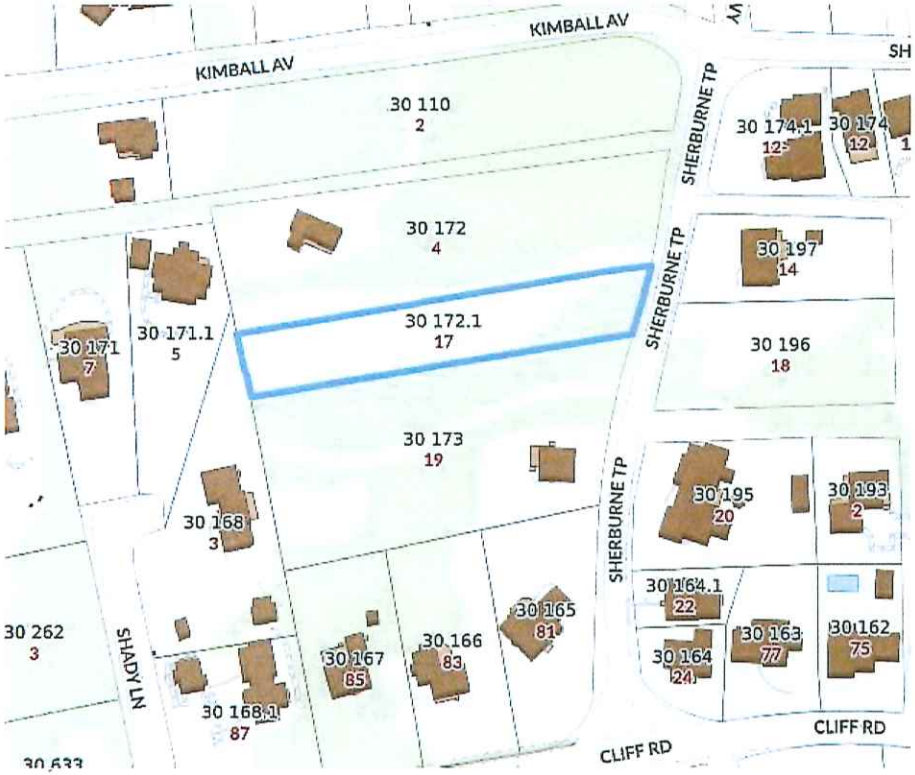
Date 12/01/20 Signature of owner of record _____ Signed under penalties of perjury

Guest House / Garage

17 Sherburne
Nantucket, MA 02554



East





1 Locus Map & Google Areal

Not to Scale

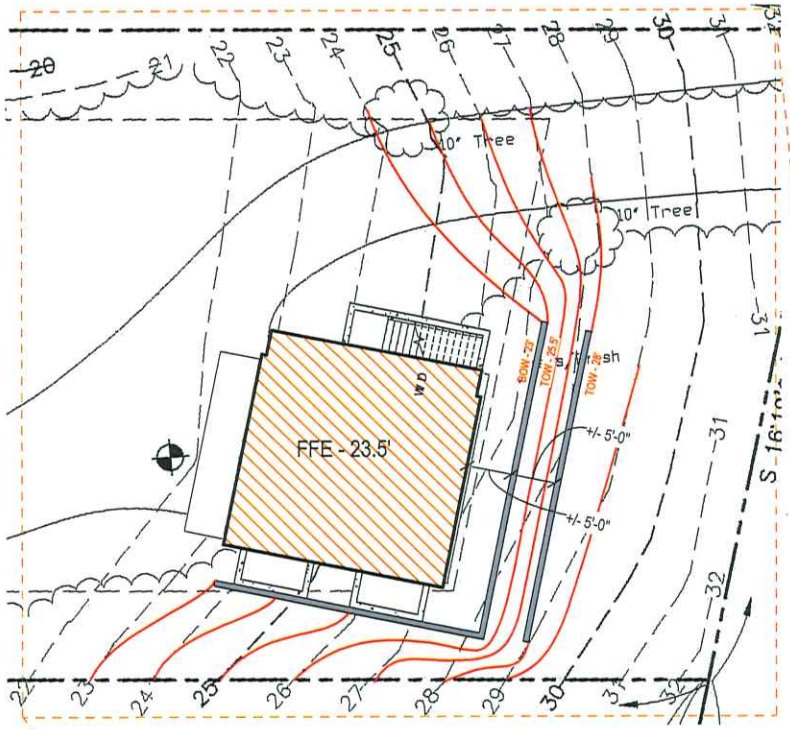
WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC



WINDOW & DOOR NOTES

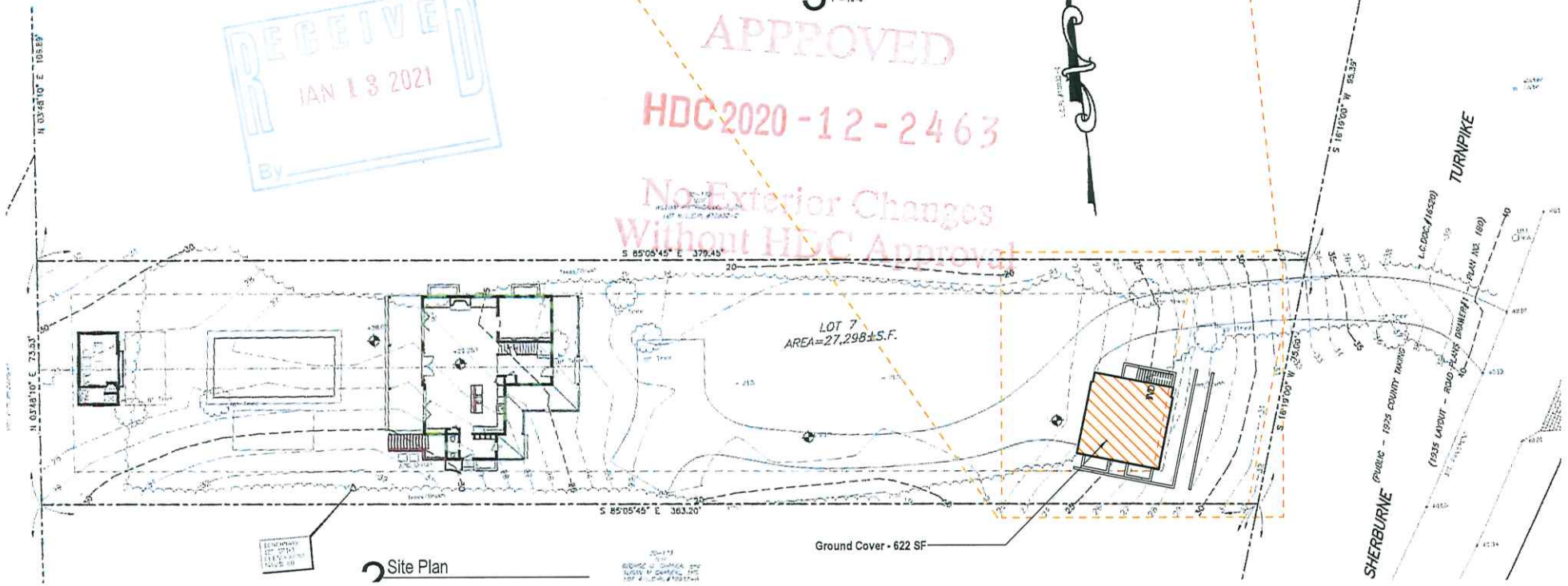
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan 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



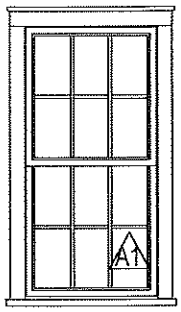
3 Partial Grading Sketch
1" = 10'-0"

RECEIVED
JAN 13 2021
By

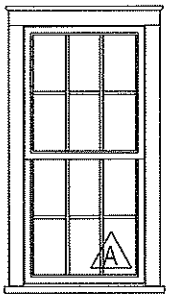
APPROVED
HDC2020-12-2463
No Exterior Changes
Without HDC Approval



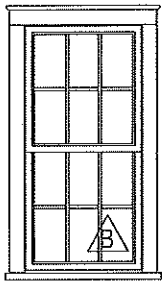
2 Site Plan



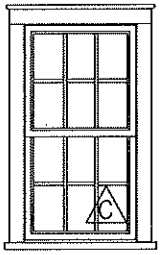
Double Hung
(basement)
6/6 SDL



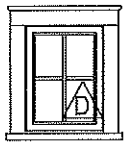
Double Hung
6/6 SDL



Double Hung
6/6 SDL



Double Hung
6/6 SDL

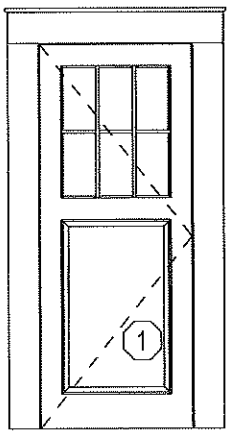


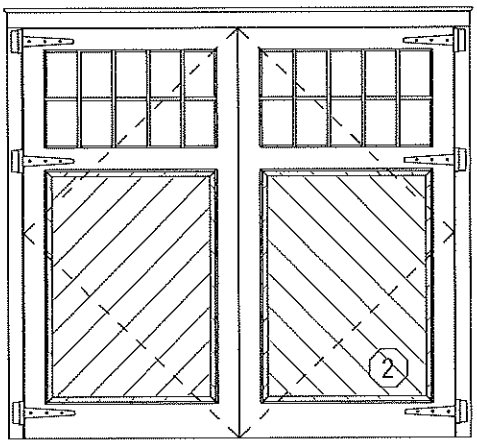
Fixed
4 Lite SDL

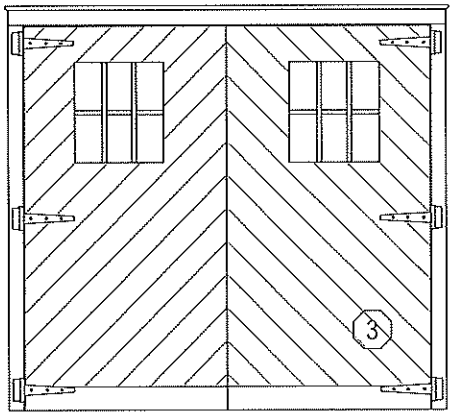
Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
A	4	2'-7"	5'-2"	TBD	≥ 30
A1	4	2'-9 5/8"	5'-4 7/8"		≥ 30
B	8	2'-6"	4'-11"	TBD	≥ 30
C	5	2'-5"	4'-4"	TBD	≥ 30
D	2	1'-9"	2'-2"	TBD	≥ 30



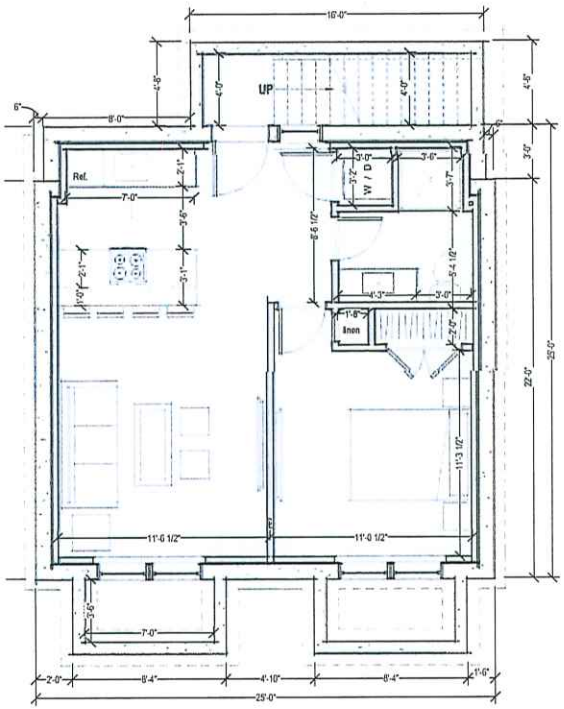




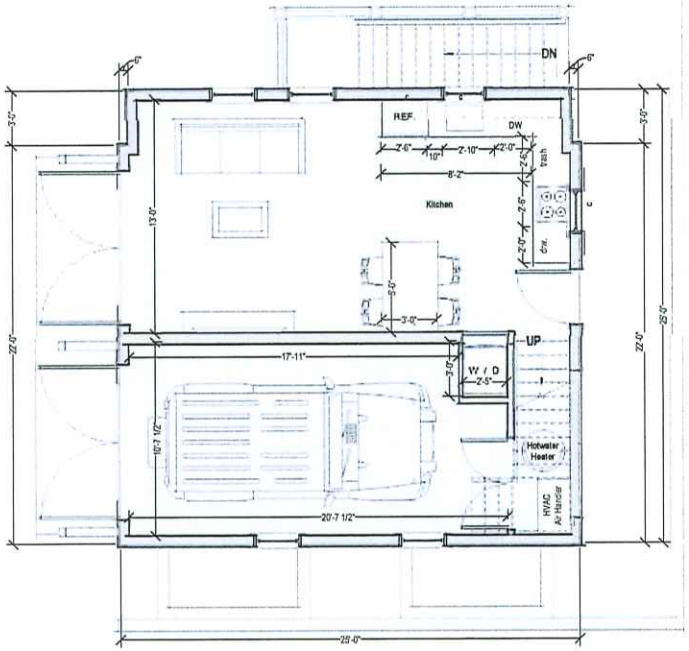
Door Legend

1/4" = 1'-0"

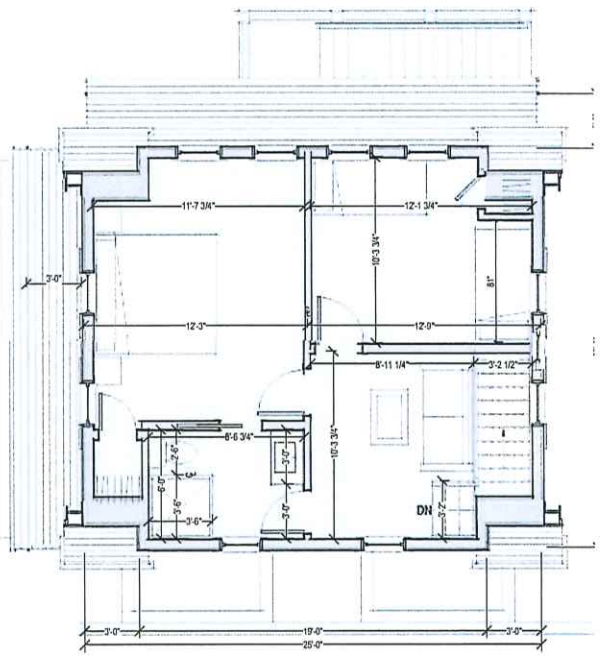
EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	DP RATING
1	2	3'-0"	7'-6"	TBD	≥ 30
2	2	8'-6"	8'-0"		≥ 30
3	1	8'-0"	7'-6"		≥ 30



0 Basement Plan
1/4" = 1'-0"

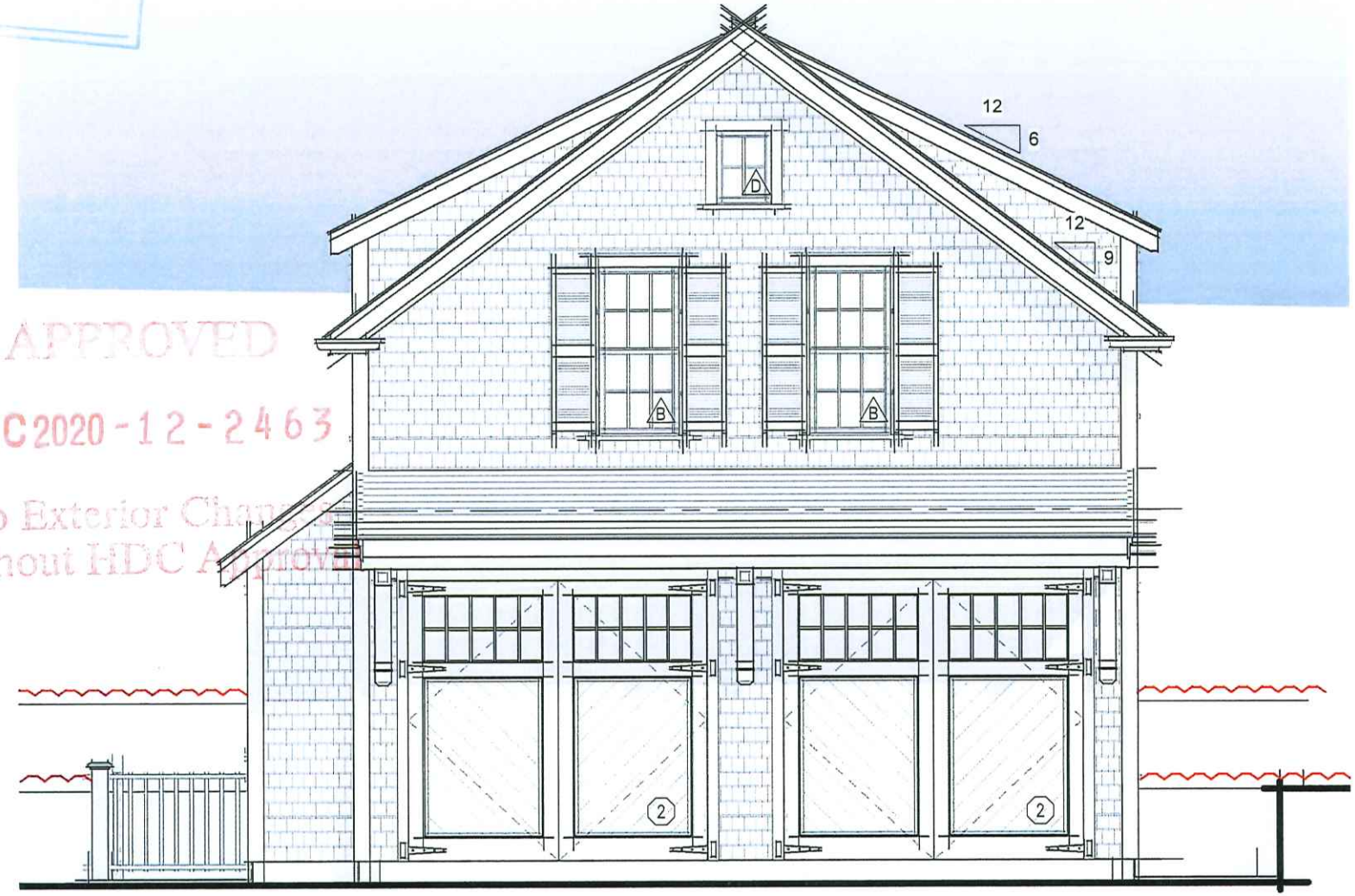


1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

RECEIVED
JAN 13 2021
BY



APPROVED
HDC2020-12-2463
No Exterior Changes
Without HDC Approval

4 West Elevation
1/4" = 1'-0"

RECEIVED
JAN 13 2021
By



3 South Elevation
1/4" = 1'-0"

APPROVED
HDC 2020-12-2463
No Exterior Changes
Without HDC Approval

RECEIVED
JAN 13 2021
By

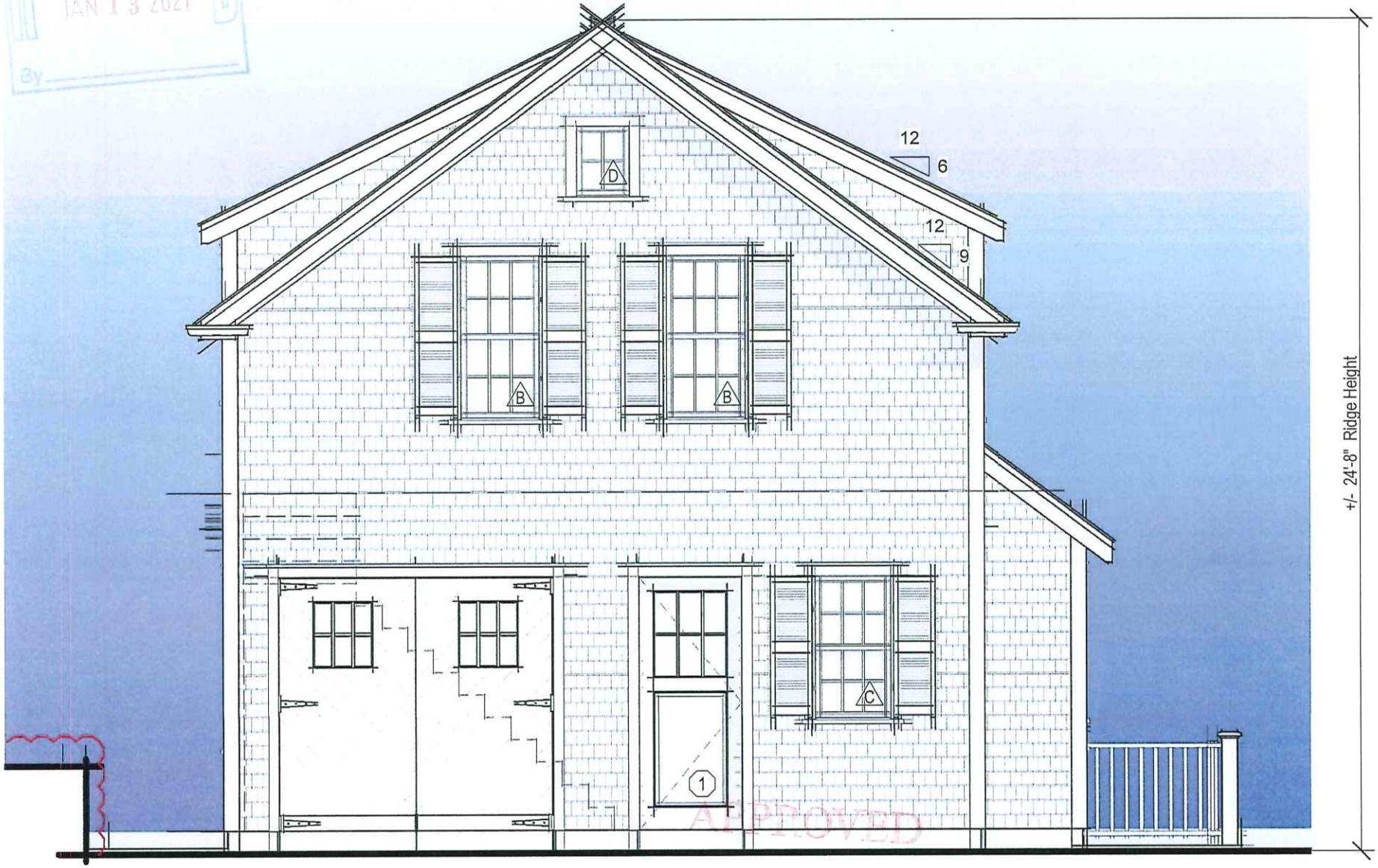


2 North Elevation

1/4" = 1'-0"

APPROVED
HDC 2020-12-2463
No Exterior Changes

RECEIVED
JAN 13 2021
By



APPROVED
HDC 2020-12-2463
No Exterior Changes
Without HDC Approval

1 East Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link

AS AGENT FOR Sumner JR / Pardilla

STREET ADDRESS 46 Hummock Pond Rd

MAP/PARCEL 56 / 288

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/1/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 7/1/24

Signature Date



Property Information

Property ID	4276
Location	46 HUMMOCK POND RD
Owner	SUMNER ERIC C JR TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 288

Street & Number of Proposed Work: 46 Hummock Pond Rd.

Owner of record: ERIC SUMNER JR TR

Mailing Address: C/O ARIA PARDILLA
52 FOX HILL RD

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 17'x15' ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1979

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

OUTDOOR KITCHEN AND NEW 255SF PATIO

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

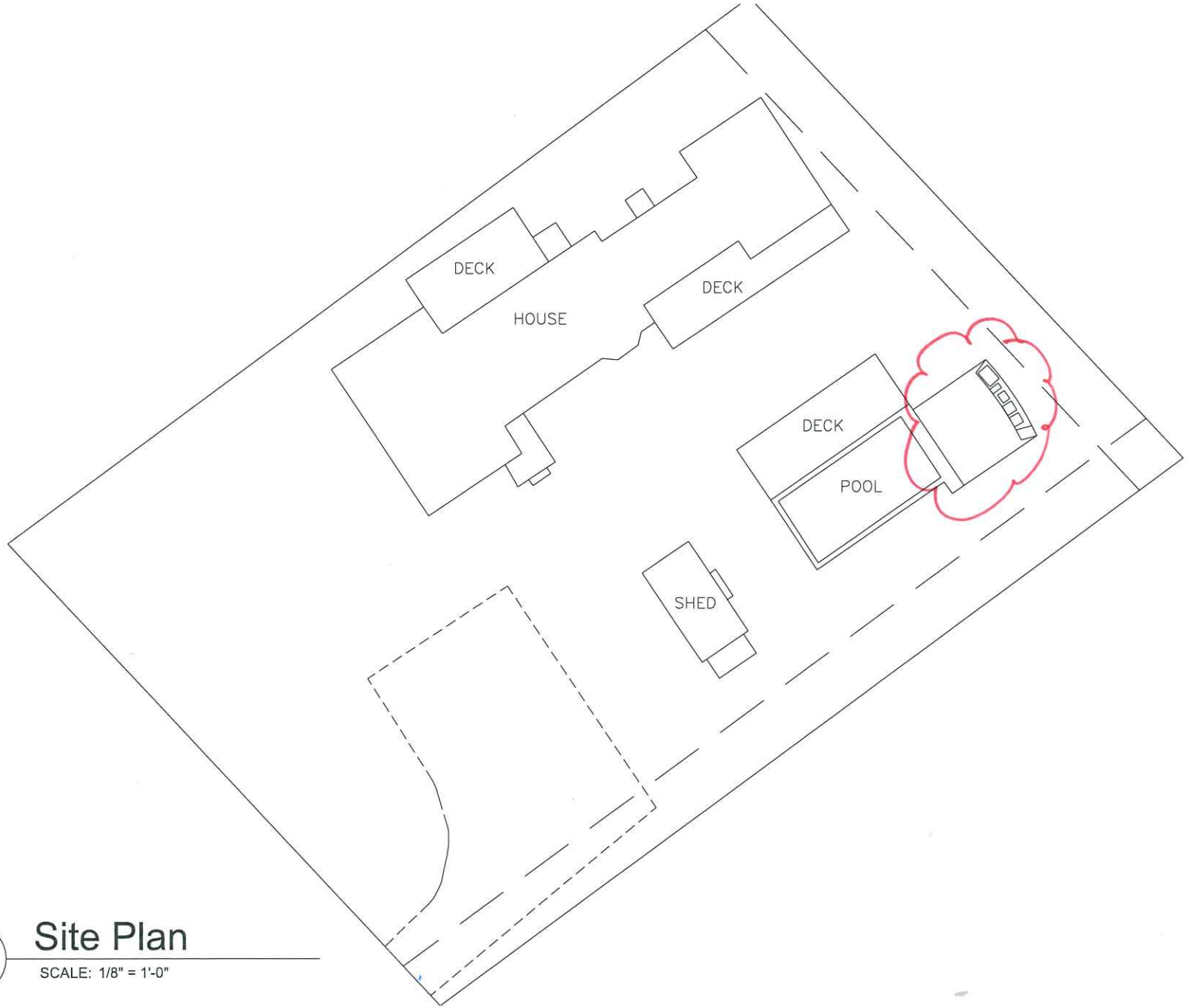
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

46 Hummock Pond Road



1 Site Plan

SCALE: 1/8" = 1'-0"

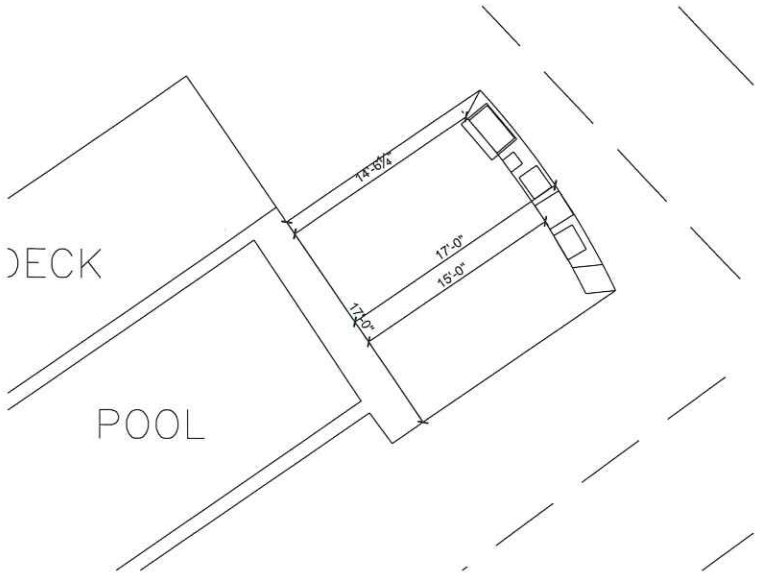
-Drawing-

-Revisions-

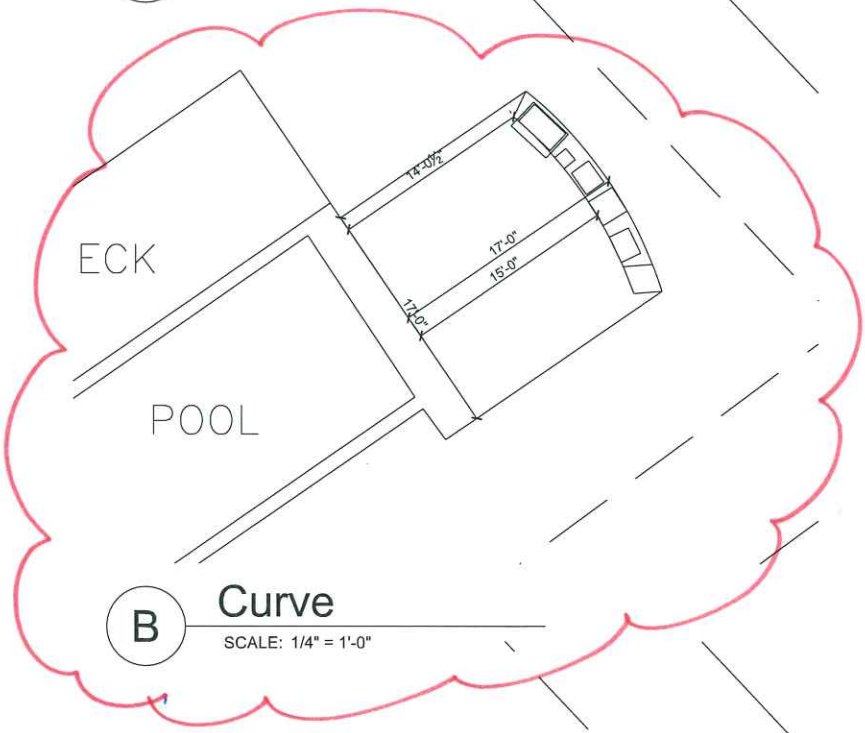
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

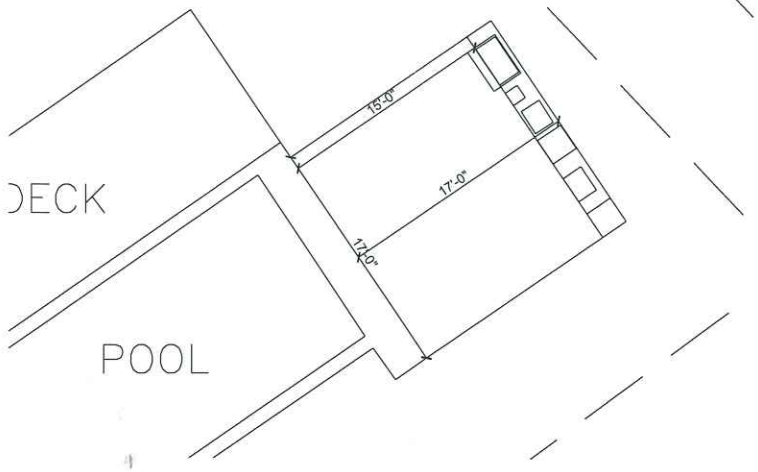
46 Hummock Pond Road



A Slight Curve
SCALE: 1/4" = 1'-0"



B Curve
SCALE: 1/4" = 1'-0"



C Straight
SCALE: 1/4" = 1'-0"

-Drawing-

-Revisions-



46 Hummock Pond Rd From Street



PROPOSED OUTDOOR KIT/46 Hummock Pond Rd



46 Hummock Pond Rd
View From Street



46 Hummock Pond Rd
VIEW FROM STREET



46 Hummock Pond Rd
View From Street



46 Hummock Pond Rd
INTERIOR OF YARD



46 Hummock Pond Rd
AREA OF PROPOSED
OUTDOOR KITCHEN
AND PATIO



46 Hummock Pond Rd
PROPOSED OUTDOOR
KITCHEN AND PATIO



46 Hummock Pond Rd
proposed outdoor
kitchen and patio



46 Hummock Pond Rd
PROPOSED
OUTDOOR KITCHEN
AND PATIO



46 Hummock Pond Rd
PROPOSED ONTDOOR
KITCHEN AND PATIO

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION (PORTION)

TAX MAP N°: 68 PARCEL N°. 400/419.1

Street & Number of Proposed Work: 86A/88 OLD SOUTH RD

Owner of record: JEFFREY KASCULK Lots 3/4

Mailing Address: BOX 241
NANTUCKET, MA 02554

Contact Phone #: 508-317-3547 E-mail: JEFFREY@WESTBAY.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 1170.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 124' Sq. Footage 1st floor: 5853SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 58' SOUTH SECTION 45' NORTH Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name: NEW SUBDIVISION

Original Date: LOTS 3+4 ON VAN GILDER ROAD

Original Builder: OFF OLD SOUTH ROAD

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW COMMERCIAL BUILDING STORAGE/WAREHOUSING

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 12"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 7 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAILING - TYPE #6
Type: PICKET - 36"
Length: AT STEPS INTO BUILDING

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): PTD ALUMINUM 4½"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7½" Rake 7½" Soffit (Overhang) 6" Corner boards 5½" Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2

Doors* (type and material): ☐ TDL ☒ SDL Front COMPOSITE Rear THERMACORE Side COMPOSITE
Garage Door(s): Type C/H METAL Material _____

Hardscape materials: Driveways _____ Walkways METAL RAILINGS Walls STEPS CONCRETE

* Note: Complete door and window schedules are required.

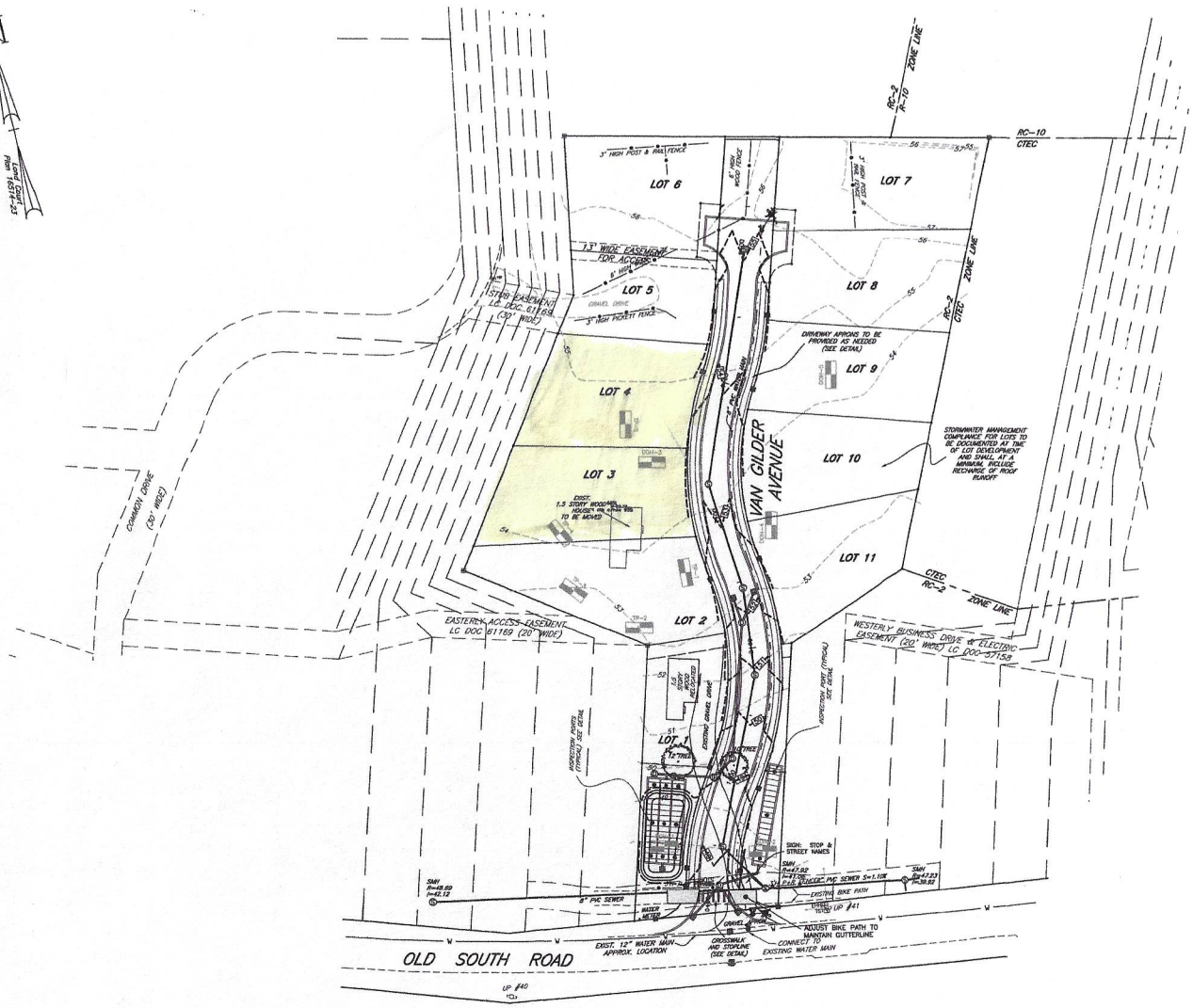
COLORS

Sidewall NAT Clapboard (if applicable) _____ Roof Cobble Stone GRAY
Trim NANTUCKET GRAY Sash SANDTONE Doors SANDTONE
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 01/29/2024 Signature of owner of record _____ Signed under penalties of perjury



LEGEND

69	CONTOUR
	FENCE
	DRAIN MANHOLE
	CATCH BASIN
	HYDRANT
	SEWER MANHOLE
	UTILITY POLE
CTVST	CABLE TV STAND
TST	TELEPHONE STAND
INV	INVERT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
S.F.	SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (f) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

Seal

PETER J. GOREN #33604

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

June 10, 2022

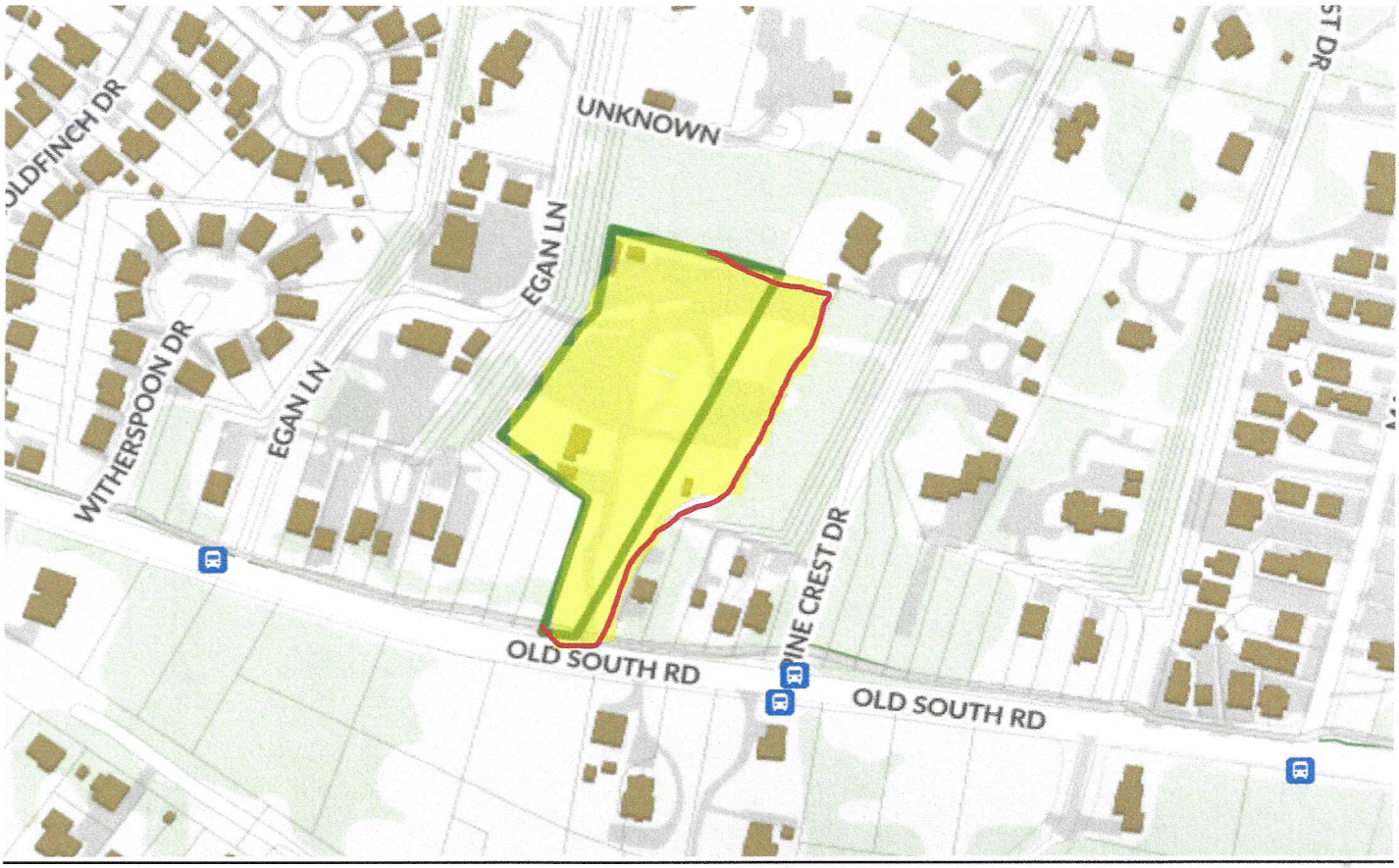
NANTUCKET PLANNING BOARD

Application Filed: 06-09-2022
Final Plan Filed: 07-12-2024
Hearing Date: 9/12/22
Plan Approved: 02-12-2024
Plan Signed: 02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwgs\dwg_4.dwg, 12/8/2023 12:02:38 PM, TFW

86A OLD SOUTH ROAD – LOTS 3 AND 4 – NEW COMMERCIAL STORAGE BUILDING






Egan Ln
Old South Rd
Pine Crest Dr
Old South Rd Bike Path
Biking
More
Google





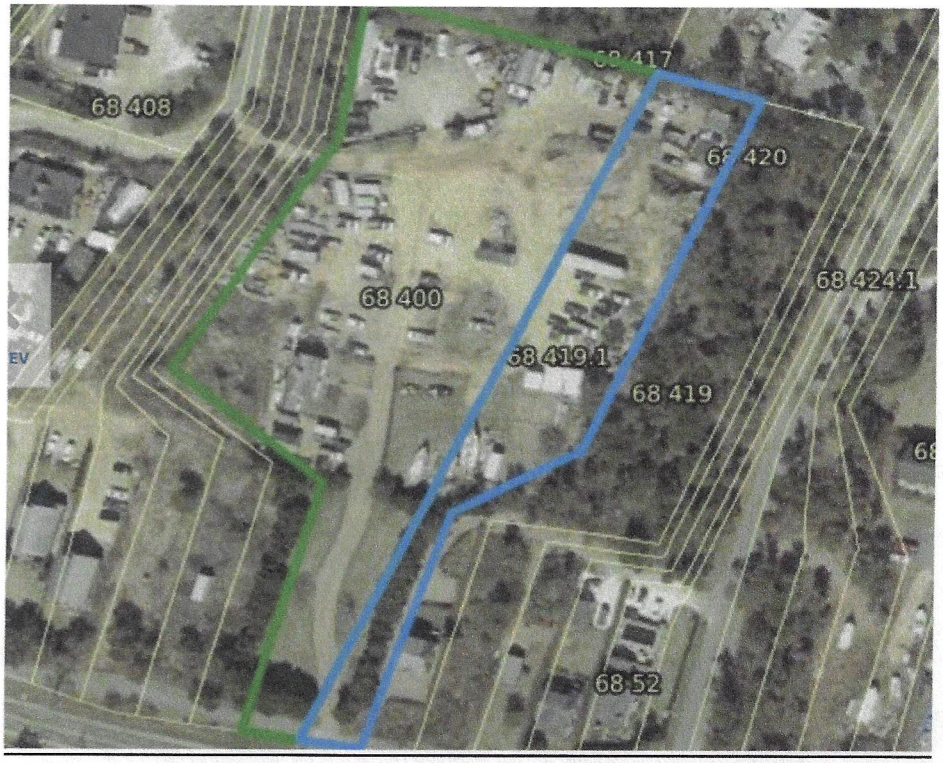
DECEMBER 10, 2021 - I & M

Eleven-lot subdivision proposed off Old South Road

PREV

By Joshua Balling
Email: jballing@inkym.com
Twitter: @JBallingIM

Dec 10, 2021 0



(*Dec. 10, 2021*) Developer Jeff Kaschuluk is looking to build an 11-lot subdivision on three acres of mixed-use land off Old South Road.

The Planning Board will review the preliminary plan for the project Monday at its monthly meeting via Zoom.

The property, at 86A and 88 Old South Road, is zoned Residential-Commercial-2, where the minimum lot size is 5,000 square feet. All the lots are oversized, ranging from 7,600 to 10,400 square feet.

According to the preliminary plan, the lots would all front on a 20-foot-wide paved road that would connect to Old South Road. The subdivision would be served by underground utilities.



Tan

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

COMMERCIAL THERMACORE® SERIES

MODELS 591, 592, 593, 596, 598, 599

2021 Overhead Door Corporation C999-405 12/21

Door Shelter:
Brown



PROJECT LOCUS
LOTS 3 and 4 – VAN GILDER AVENUE

SAAD REALTY PARTNERS
PROPOSED COMMERCIAL DEVELOPMENT
NANTUCKET, MASS.

SCALE: 1"=100'
0' 100' 200'

HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3031 SERVICE HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36606
GREGSAAD@SAAD.COM
C: 251.709.0330 | P: 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

Locus Plan

Seal :

Sheet No :

A0.0





HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
7601 SPRINGHILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAIA@SAIAD.COM
C: 251.709.0330 | P: 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

Street View Perspective

Seal :

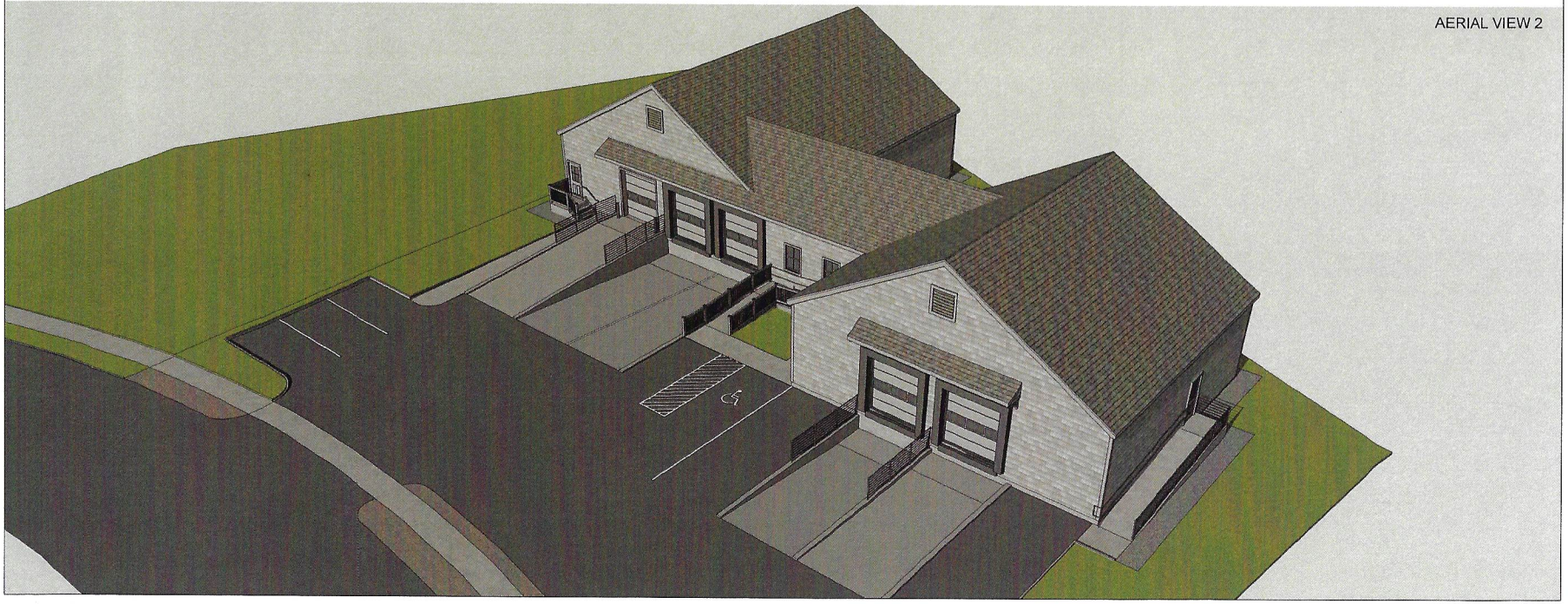
Sheet No. :

A0.1

AERIAL VIEW 1



AERIAL VIEW 2



HDS
ARCHITECTURE
825 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAM@SAAD.COM
C: 251 709 0330 | P: 251 478 7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

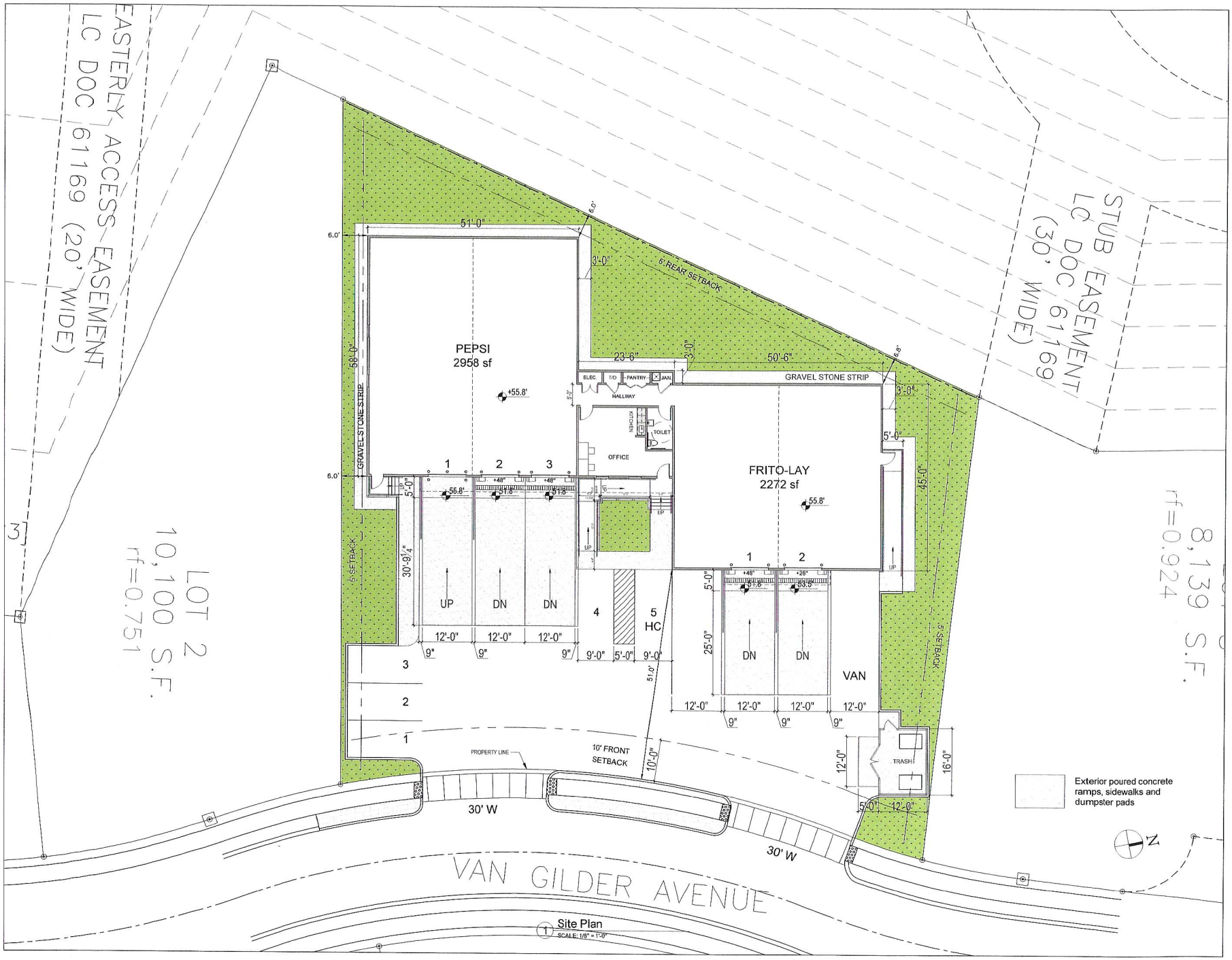
Drawing Title :

Aerial View Perspective

Seal :

Sheet No

A0.2



HDS ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAM@SAAD.COM
C 251 708 0330 | P 251 478 7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

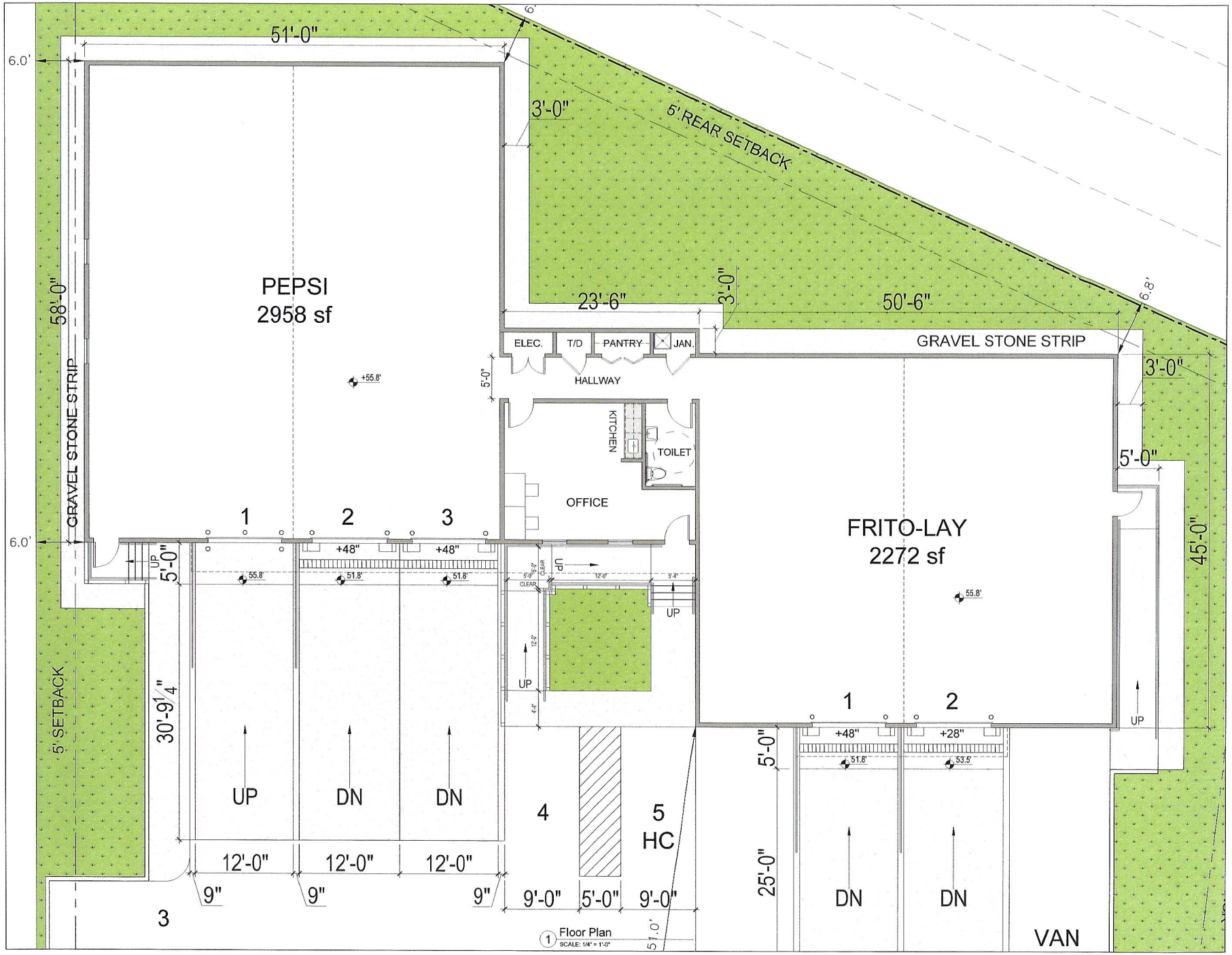
Drawing Title :

Site Plan

Seal :

Sheet No. :

A1.0



HDS ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAID@SAID.COM
C 251.709.8330 | P 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

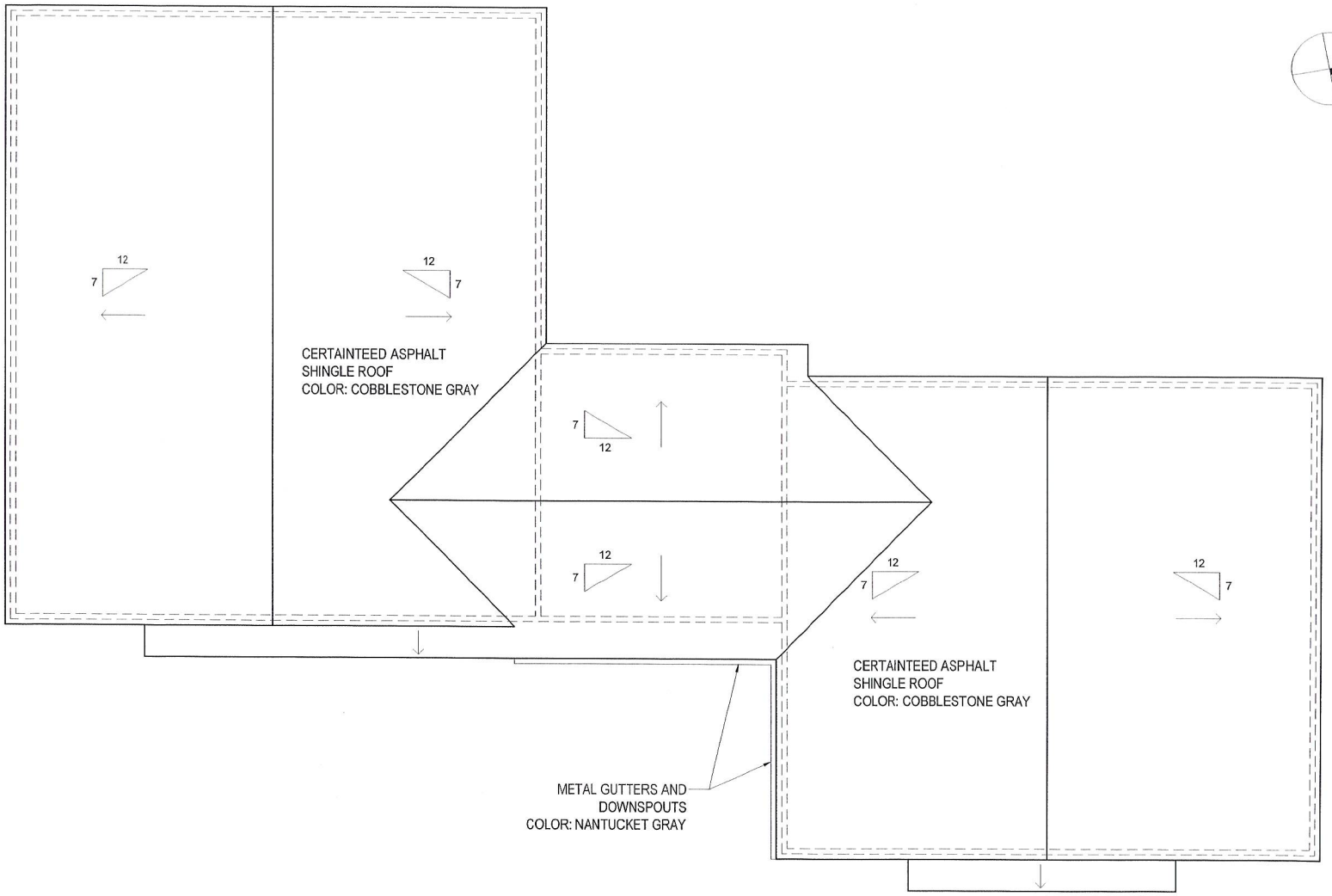
Drawing Title :

Floor Plan

Seal :

Sheet No. :

A1.1



1 Roof Plan
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
620 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3501 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36606
GREGSMITH@SMD.COM
C 251.709.8330 | P 251.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	05/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

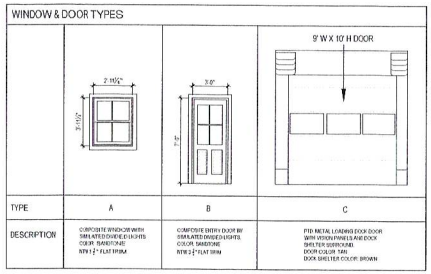
Drawing Title :

ROOF PLAN

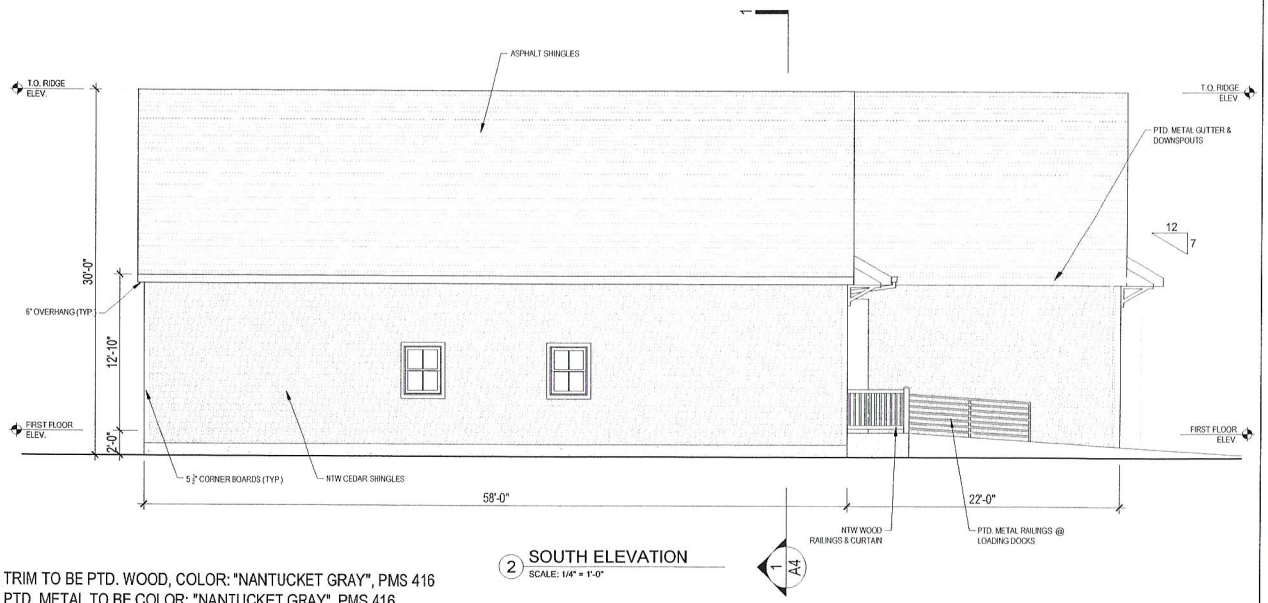
Seal :

Sheet No. :

A1.2



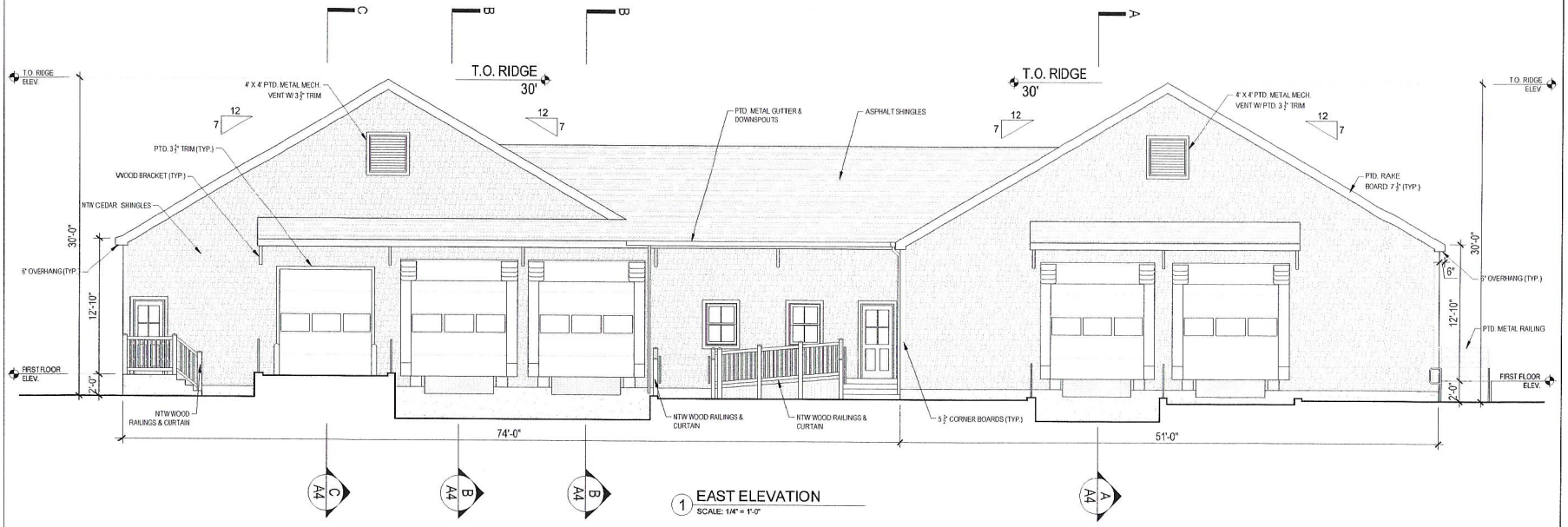
3 WINDOW & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXTERIOR TRIM TO BE PTD. WOOD, COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR PTD. METAL TO BE COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR STAIRS AND RAMPS TO BE CONCRETE W/ PTD. METAL HANDRAILS (NANTUCKET GRAY)
- EXCEPTION: MAIN ENTRANCE RAMP AND STAIR TO BE FACED WITH NTW WOOD RAILINGS AND CURTAIN



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSMITH@SMD.COM
C 251.709.6330 | P 251.476.7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

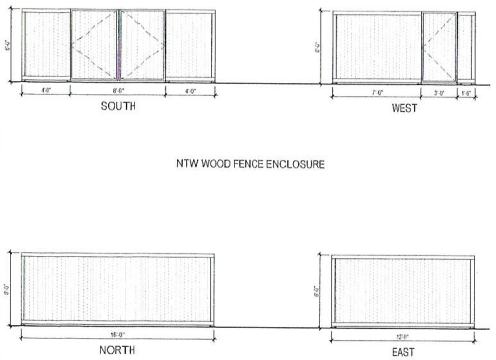
Drawing Title :

ELEVATIONS

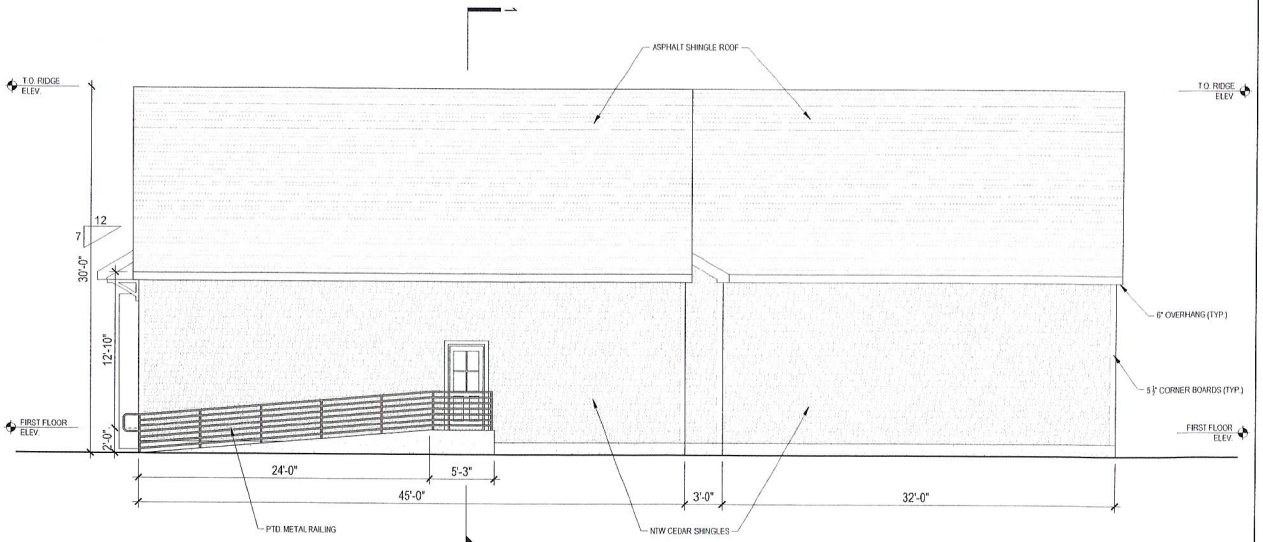
Seal :

Sheet No. :

A2.1



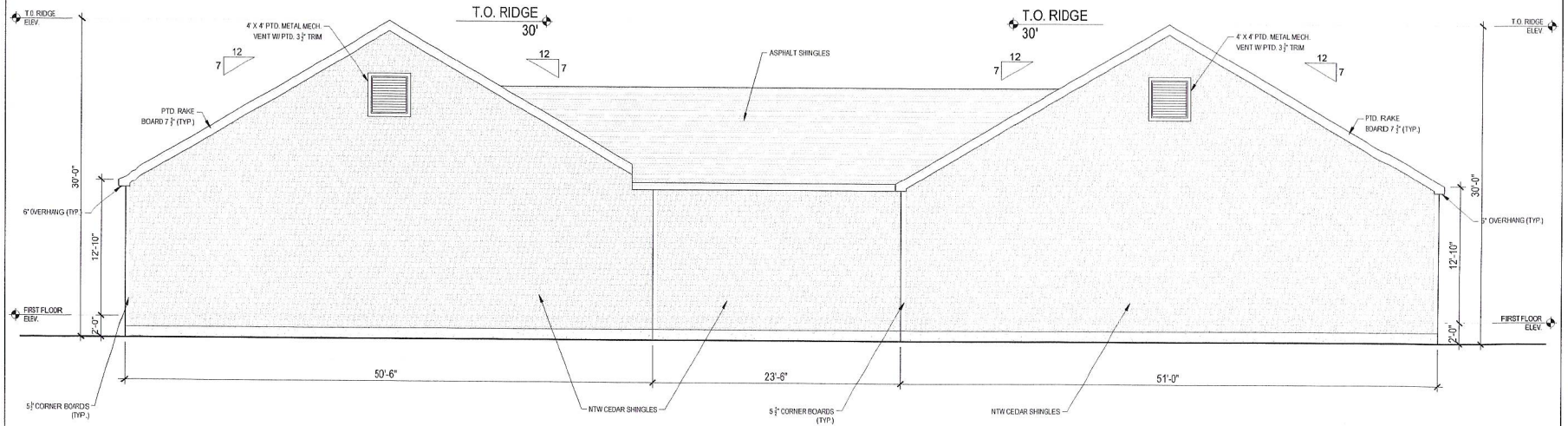
3 DUMPSTER FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL EXTERIOR TRIM TO BE PTD. WOOD, COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR PTD. METAL TO BE COLOR: "NANTUCKET GRAY", PMS 416
- ALL EXTERIOR STAIRS AND RAMPS TO BE CONCRETE W/ PTD. METAL HANDRAILS (NANTUCKET GRAY)
- EXCEPTION: MAIN ENTRANCE RAMP AND STAIR TO BE FACED WITH NTW WOOD RAILINGS AND CURTAIN



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St Cambridge, MA 02138
www.hdsarchitecture.com hds@hdsarchitecture.com

Consultant :

Revisions :

No. :	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3601 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAAD@SAAD.COM
C 251 709 0330 | P 251 478 7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

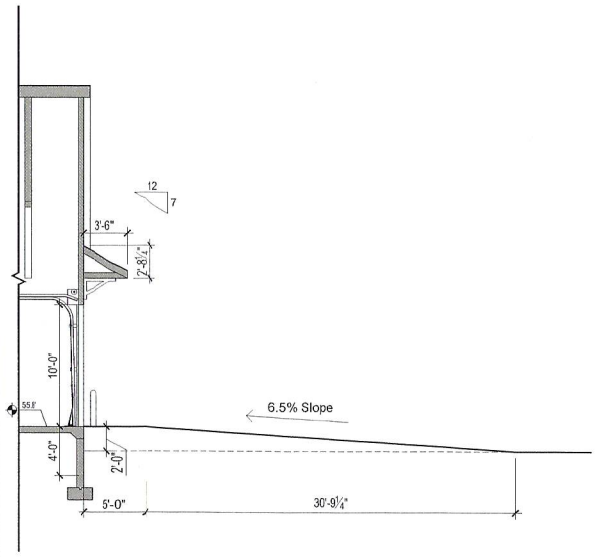
Drawing Title :

ELEVATIONS

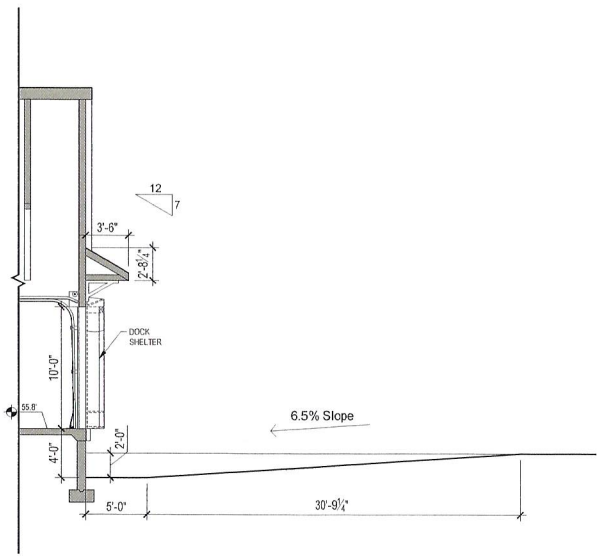
Seal :

Sheet No. :

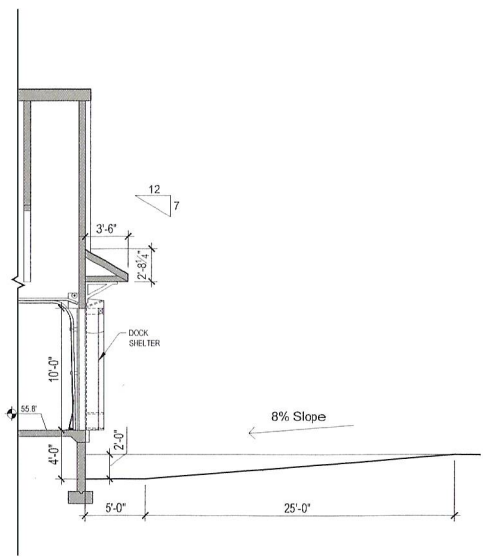
A2.2



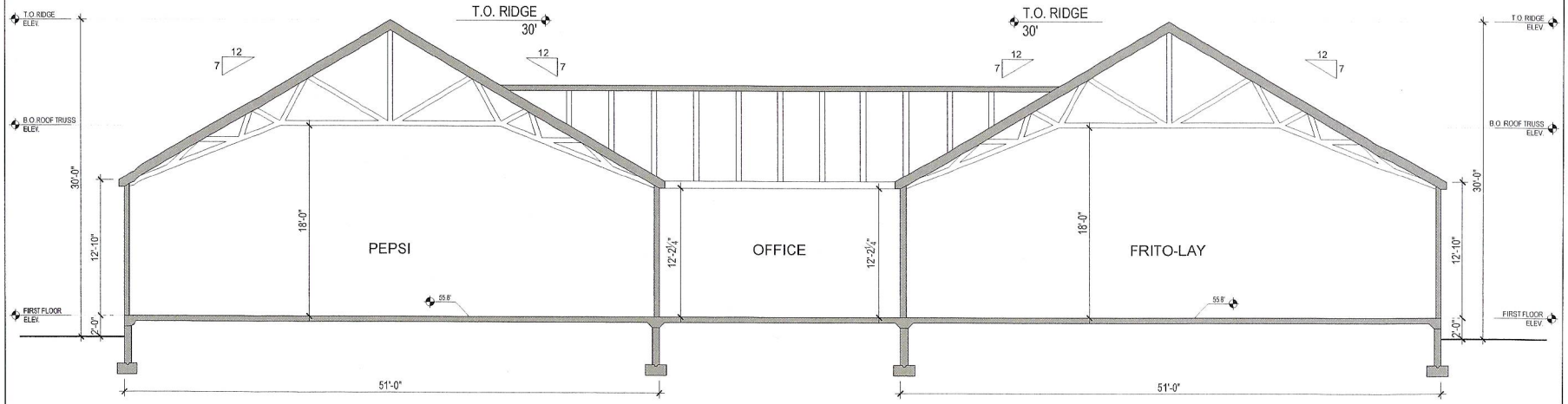
4 RAMP SECTION C-C
SCALE: 1/4" = 1'-0"



3 RAMP SECTION B-B
SCALE: 1/4" = 1'-0"



2 RAMP SECTION A-A
SCALE: 1/4" = 1'-0"



1 SECTION 1-1
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE
625 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No.	Date :	Remarks :

Owner :

SDC NANTUCKET, LLC
3004 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSARD@SAADY.COM
C 254.709.0339 | P 254.478.7223

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

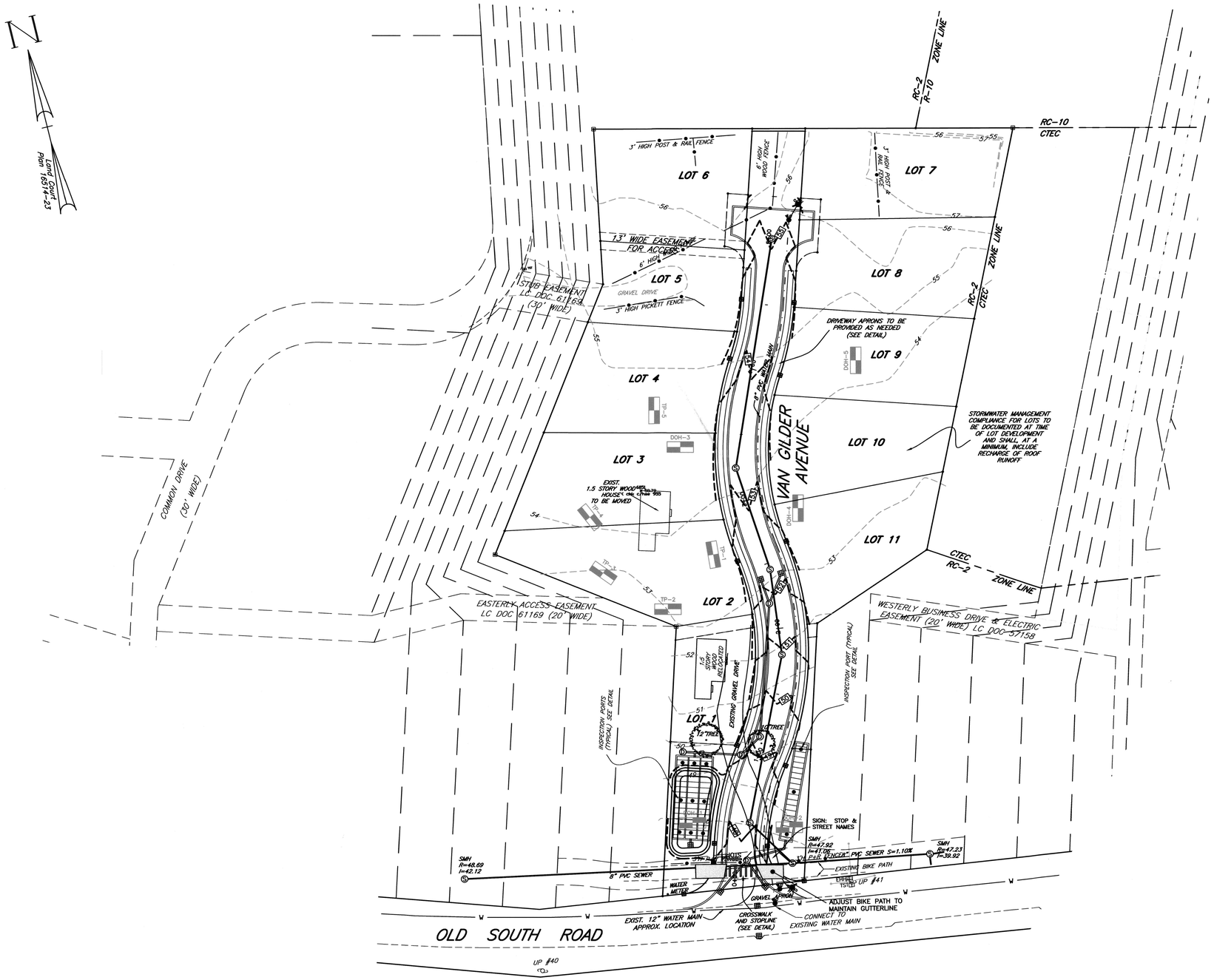
Drawing Title :

SECTIONS

Seal :

Sheet No. :

A3.1



LEGEND

- CONTOUR
- FENCE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- CTVST — CABLE TV STAND
- TST — TELEPHONE STAND
- INV — INVERT
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- S.F. — SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

PETER J. OGREN CIVIL No. 27145 REGISTERED PROFESSIONAL ENGINEER

Seal

PETER J. OGREN #33604 REGISTERED PROFESSIONAL ENGINEER

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed:	06-09-2022
Final Plan Filed:	02-13-2024
Hearing Date:	2/12/22
Plan Approved:	02-12-2024
Plan Signed:	02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwg\Van_Gilder_r4.dwg, 12/8/2023 12:02:38 PM, TFW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

Scanned Copy

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION (PORTION)

TAX MAP N°: 68 PARCEL N°. 400/41.1

Street & Number of Proposed Work: 86A+88 OLD SOUTH RD.

Owner of record: JEFFREY KASCHULUK LOTS 3+4

Mailing Address: PO BOX 241
NANTUCKET, MA 02554

Contact Phone #: 508-37-2547 E-mail: JEFFREY@WESTBAY (DI, CBM)

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NEW SUBDIVISION LOTS 3+4 ON VAN GILDER ROAD OFF OLD SOUTH ROAD

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation HARDSCAPE-CONCRETE LOADING RAMP
2. South Elevation ASPHALT DRIVEWAYS-CONCRETE
3. West Elevation WALKWAYS-NTW TRASH ENCLOSURE-
4. North Elevation FENCING-ALL RELATED TO NEW COMMERCIAL BUILDING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5' NTW
Type: VERT BOARD TRASH
Length: ENCLOSURE 16'X12'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways CONCRETE/ASPHALT Walkways CONCRETE Walls _____

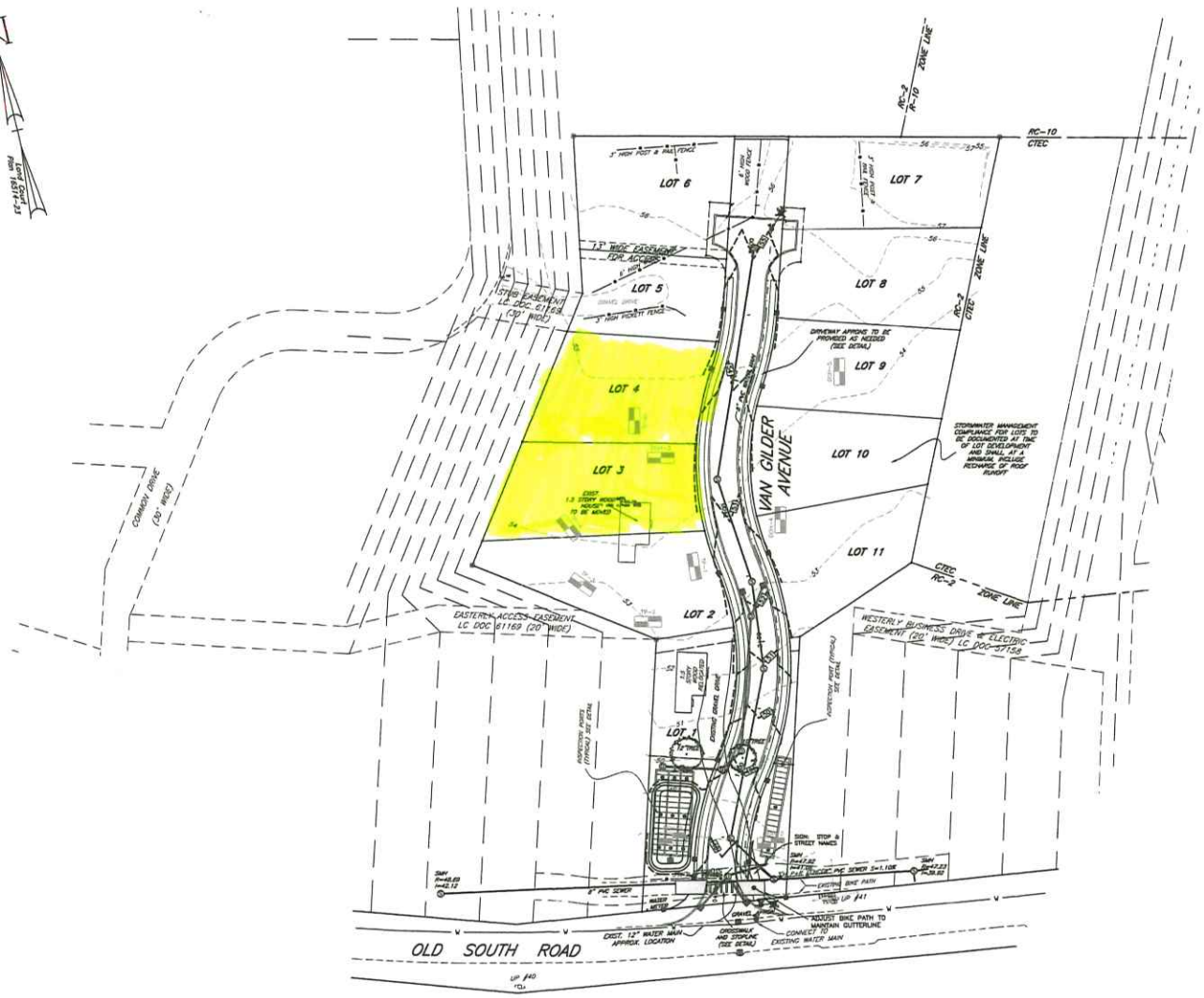
* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck STEPS CONCRETE Foundation METAL RAMP SAFETY RAILINGS Fence NTW Shutters _____
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/27/2024 Signature of owner of record _____ Signed under penalties of perjury



LEGEND

69	CONTOUR
	FENCE
	DRAIN MANHOLE
	CATCH BASIN
	HYDRANT
	SEWER MANHOLE
	UTILITY POLE
CTVST	CABLE TV STAND
TELE	TELEPHONE STAND
INV	INVERT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
S.F.	SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

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FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
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GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

Seal

PETER J. OCHEN #32304

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayesengcom

Scale: 1"=40'

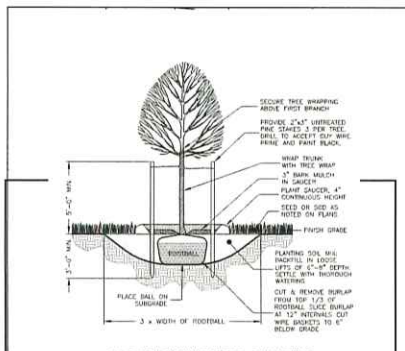
June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed: 06-08-2022
Final Plan Filed: 02-12-2024
Hearing Date: 9/12/22
Plan Approved: 02-12-2024
Plan Signed: 02-12-2024

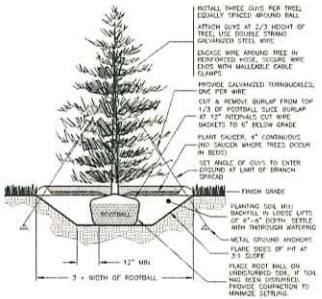
SHEET 2 OF 6

N:\NANTS\Dwgs\dwg_r4.dwg 12/12/2023 12:02:38 PM, TFW



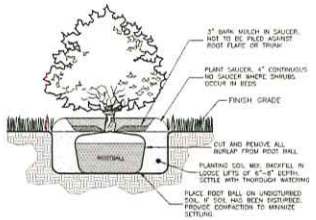
DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



EVERGREEN TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.



SHRUB PLANTING
NOT TO SCALE

NOTES:
1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

The above specifications are general guidelines and are not intended to represent the final species.

Red Leaf Cut Japanese Maple — 6



Mushino Zelkova — 2



Mulch and seasonal annuals (no grass) — 6

All trees will be 2" - 2.5" caliper — 3

Tall Fescue Grass — 4



6 ft Enclosed Dumpster



Straight Sweetgum — 1



Site Plan
SCALE: 1/8" = 1'-0"

Exterior poured concrete ramps, sidewalks and dumpster pads

Asphalt

HDS ARCHITECTURE
825 Mount Auburn St www.hdsarchitecture.com
Cambridge, MA 02138 hds@hdsarchitecture.com

Consultant :

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC
3651 SPRING HILL BUSINESS PARK, SUITE 200
MOBILE, ALABAMA 36608
GREGSAAD@SAAD.COM
C 251.709.6330 | P 251.478.7223

Project :

WAREHOUSE FACILITY
VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

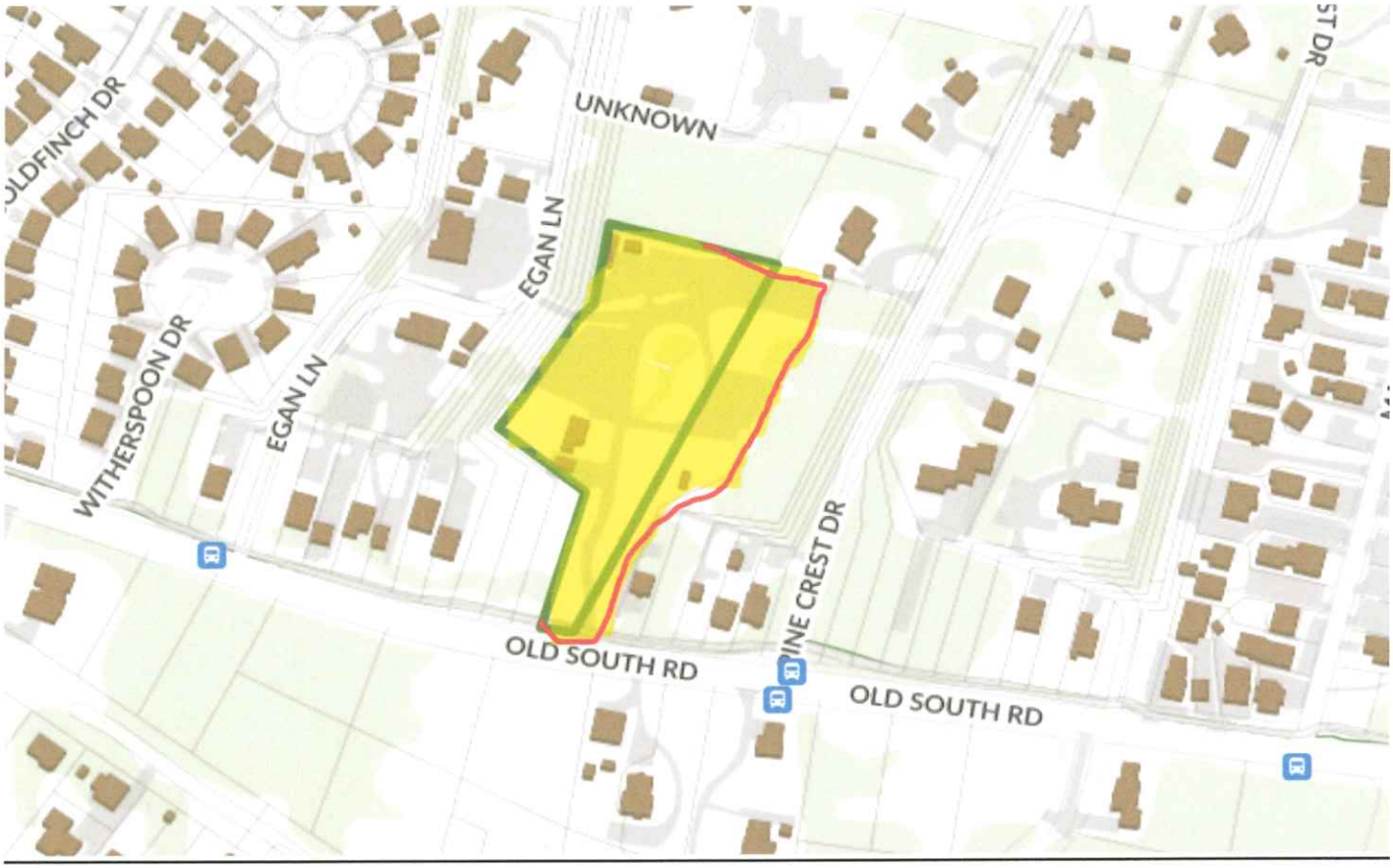
Landscape & Hardscape Plan

Seal :

Sheet No. :

L1.0

86A OLD SOUTH ROAD – LOTS 3 AND 4 – NEW COMMERCIAL STORAGE BUILDING






Egan Ln
Old South Rd
Pine Crest Dr
Old South Rd Bike Path
Google
Biking
More





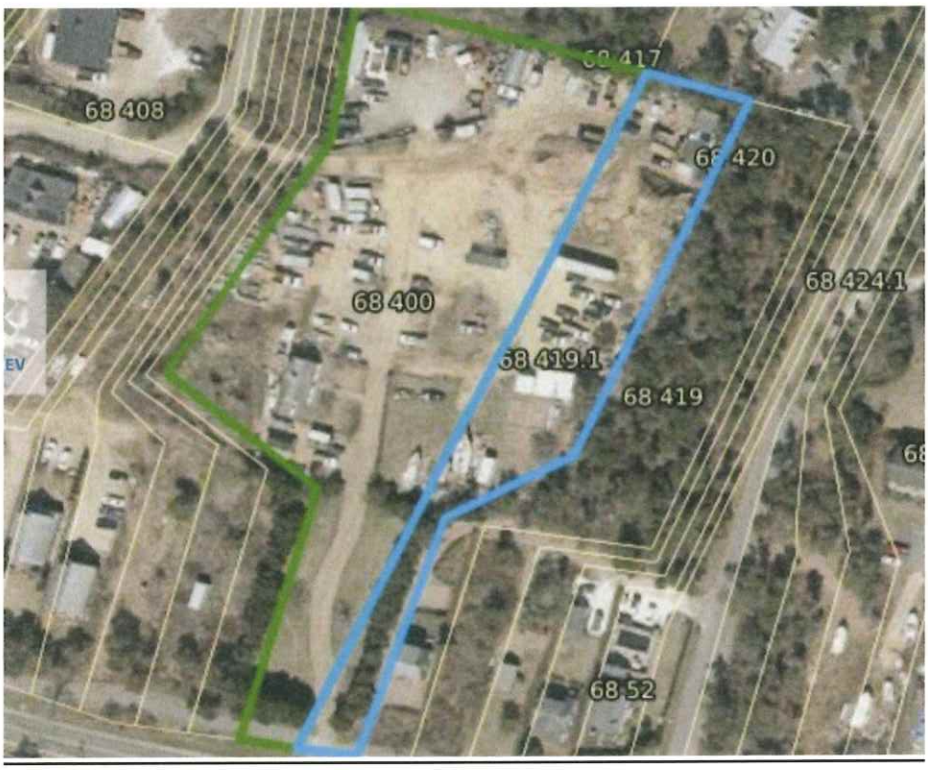
DECEMBER 10, 2021 - I & M

Eleven-lot subdivision proposed off Old South Road

PREV

By Joshua Balling
Email: jballing@inkym.com
Twitter: @JBallingIM

Dec 10, 2021 0

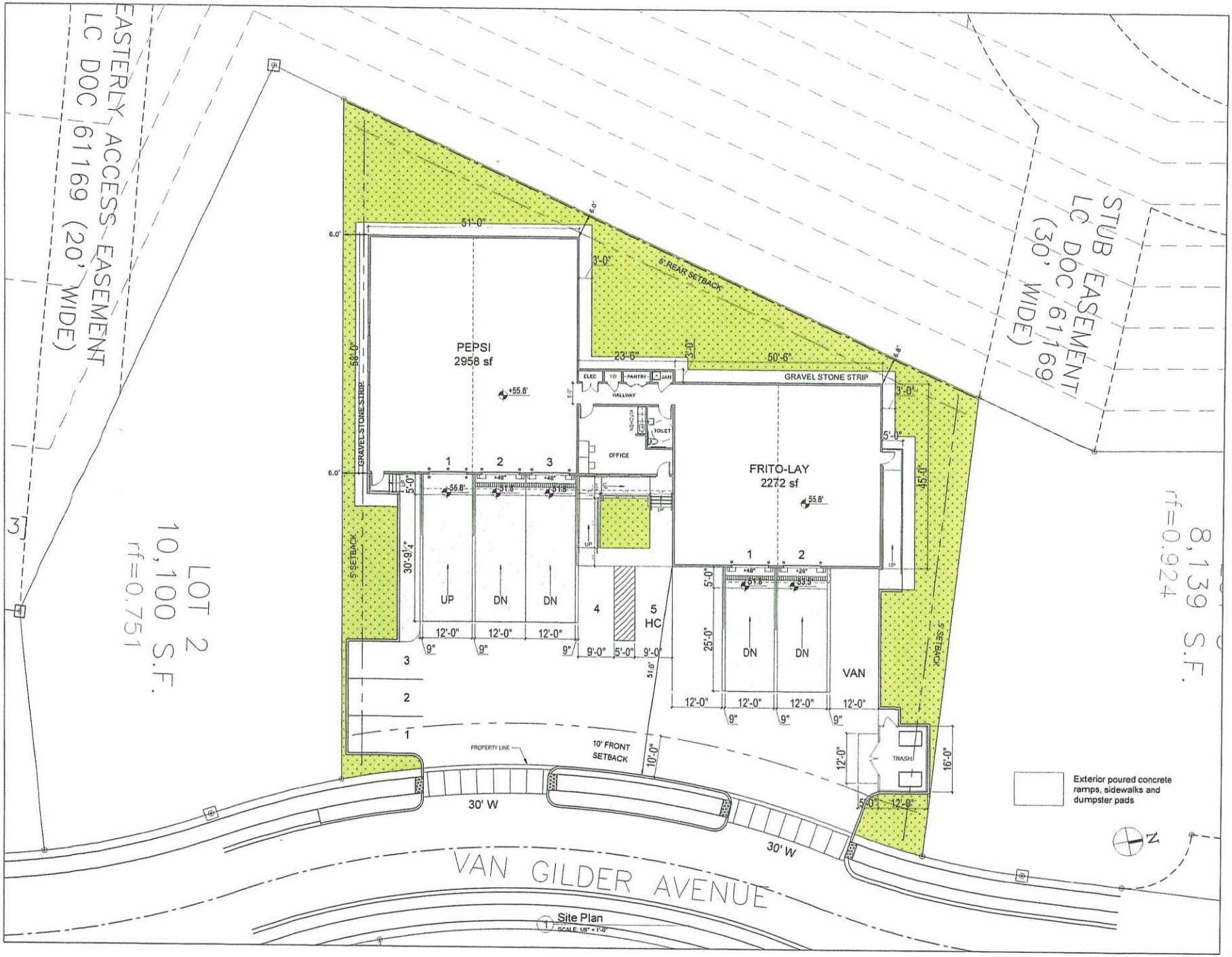


(*Dec. 10, 2021*) Developer Jeff Kaschuluk is looking to build an 11-lot subdivision on three acres of mixed-use land off Old South Road.

The Planning Board will review the preliminary plan for the project Monday at its monthly meeting via Zoom.

The property, at 86A and 88 Old South Road, is zoned Residential-Commercial-2, where the minimum lot size is 5,000 square feet. All the lots are oversized, ranging from 7,600 to 10,400 square feet.

According to the preliminary plan, the lots would all front on a 20-foot-wide paved road that would connect to Old South Road. The subdivision would be served by underground utilities.



Site Plan
SCALE: 1/8" = 1'-0"

HDS ARCHITECTURE

Consultant :

Revisions :

No.	Date :	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	05/20/2024
Scale :	1/8" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

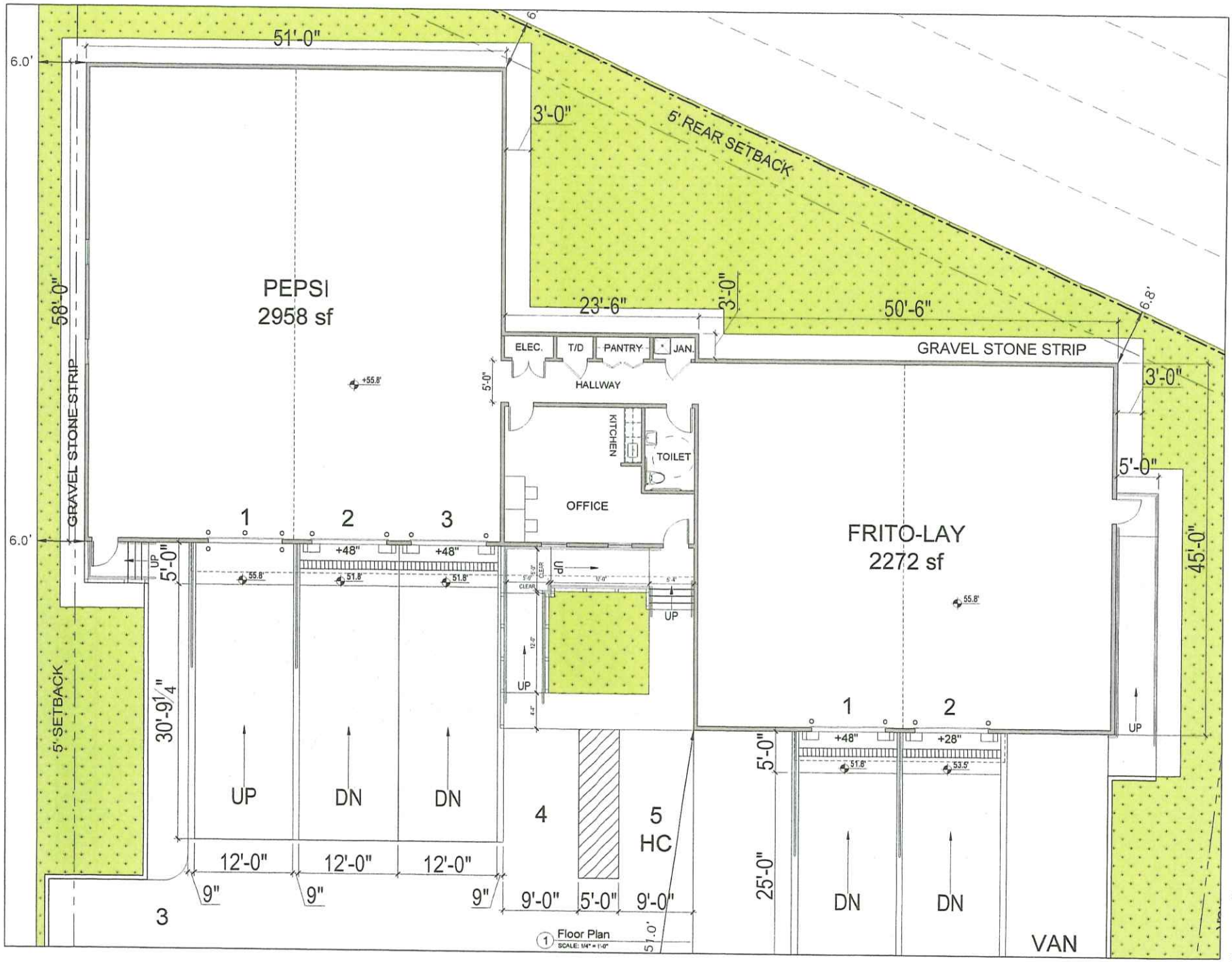
Drawing Title :

Site Plan

Seal :

Sheet No :

A1.0



1 Floor Plan
SCALE: 1/4" = 1'-0"

HDS ARCHITECTURE

Consultant :

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/28/2024
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

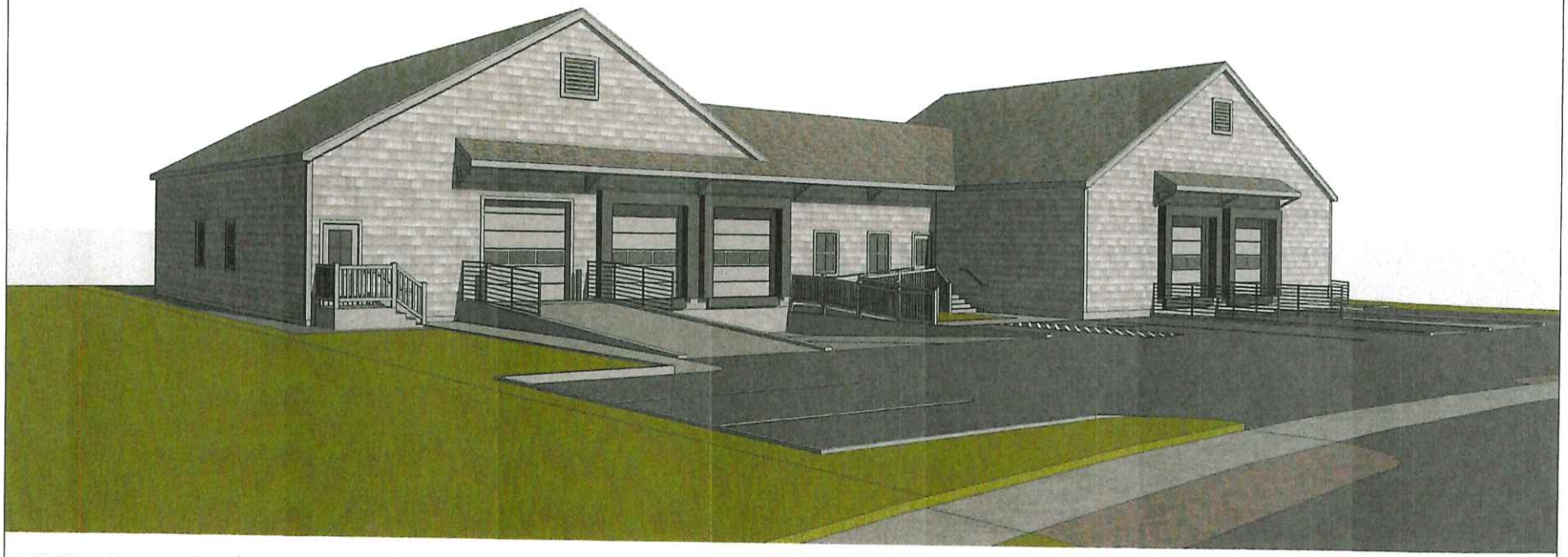
Floor Plan

Seal :

Sheet No. :

A1.1

STREET VIEW 1



STREET VIEW 2



HDS ARCHITECTURE

625 Mount Auburn St
Cambridge, MA 02138
www.hdsarchitecture.com
hds@hdsarchitecture.com

Consultant :

Revisions :

No :	Date	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

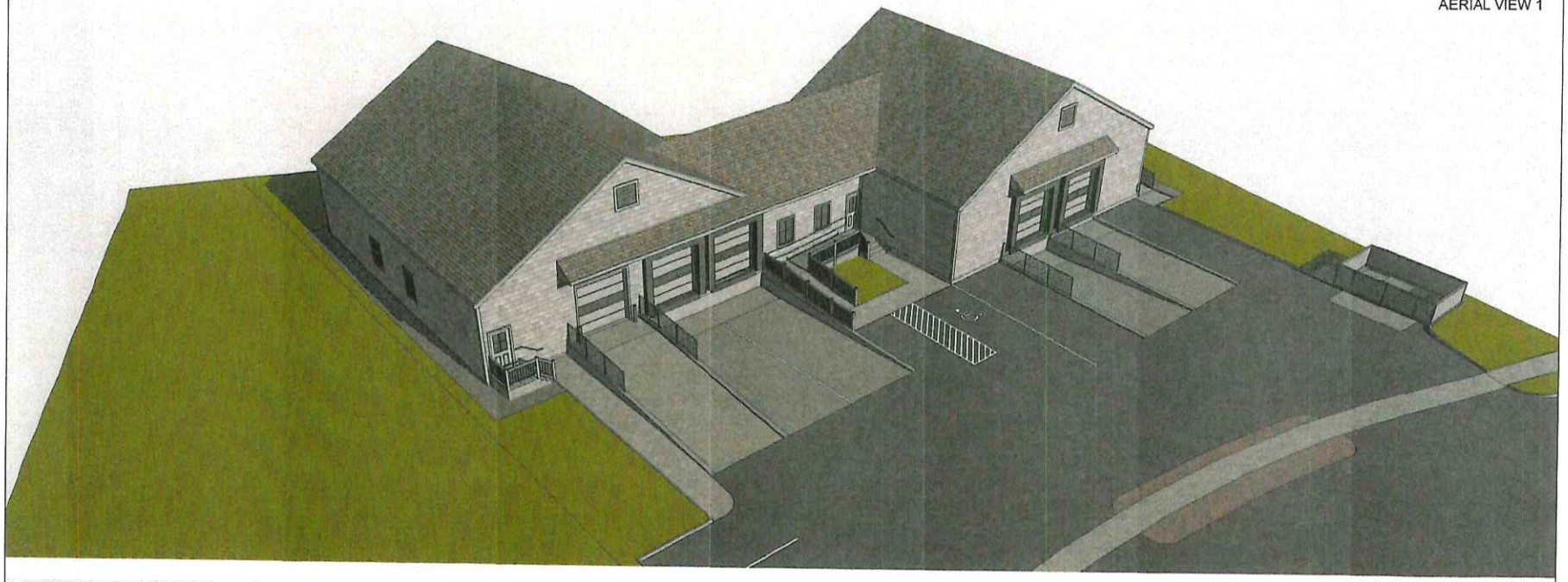
Street View Perspective

Seal :

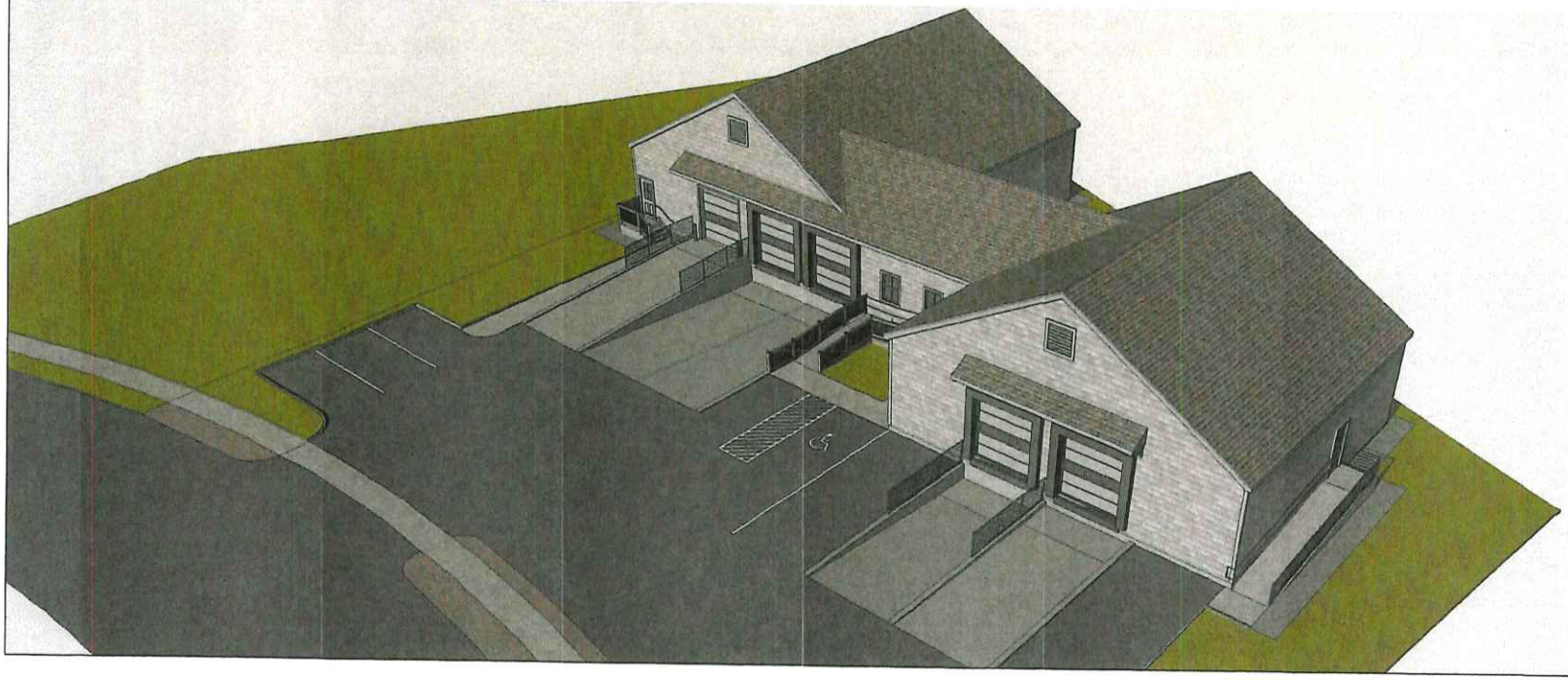
Sheet No

A0.1

AERIAL VIEW 1



AERIAL VIEW 2



HDS ARCHITECTURE

Consultant

Revisions :

No.	Date	Remarks

Owner :

SDC NANTUCKET, LLC

Project :

WAREHOUSE FACILITY

VAN GILDER AVENUE
NANTUCKET, MA

Date :	06/20/2024
Scale :	
Project Number :	
Drawn By :	YW
Checked By :	HDS

Drawing Title :

Aerial View Perspective

Seal :

Sheet No :

A0.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

RECEIVED JUN 24 2024 By

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81/8 PARCEL N°. 0081-008

Street & Number of Proposed Work: 14 Pond View Dr.

Owner of record: Sharon Fruit

Mailing Address: 14 Pond View Dr.
Nantucket, MA 02554

Contact Phone #: 404-626-4555 E-mail: sharon@quidnet.com

AGENT INFORMATION (if applicable)

Name: Edward Graham, Graham & Graham Construction

Mailing Address: P.O. Box 2672
Nantucket, MA 02584

Contact Phone #: 516-416-9123 E-mail: grahamconstruction.ack@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 8-10'
Type: Deer Fence Wood posts, Wire Chain Link
Length: 230' x 327' x 234' x 362'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Green Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/1/2024 Signature of owner of record Sharon Fruit Signed under penalties of perjury



Property Information

Property ID	7771
Location	14 POND VIEW DR
Owner	FRUIT SHARON TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Edward

AS AGENT FOR Sharon

STREET ADDRESS 14 Pond View

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

07.01.24
Date

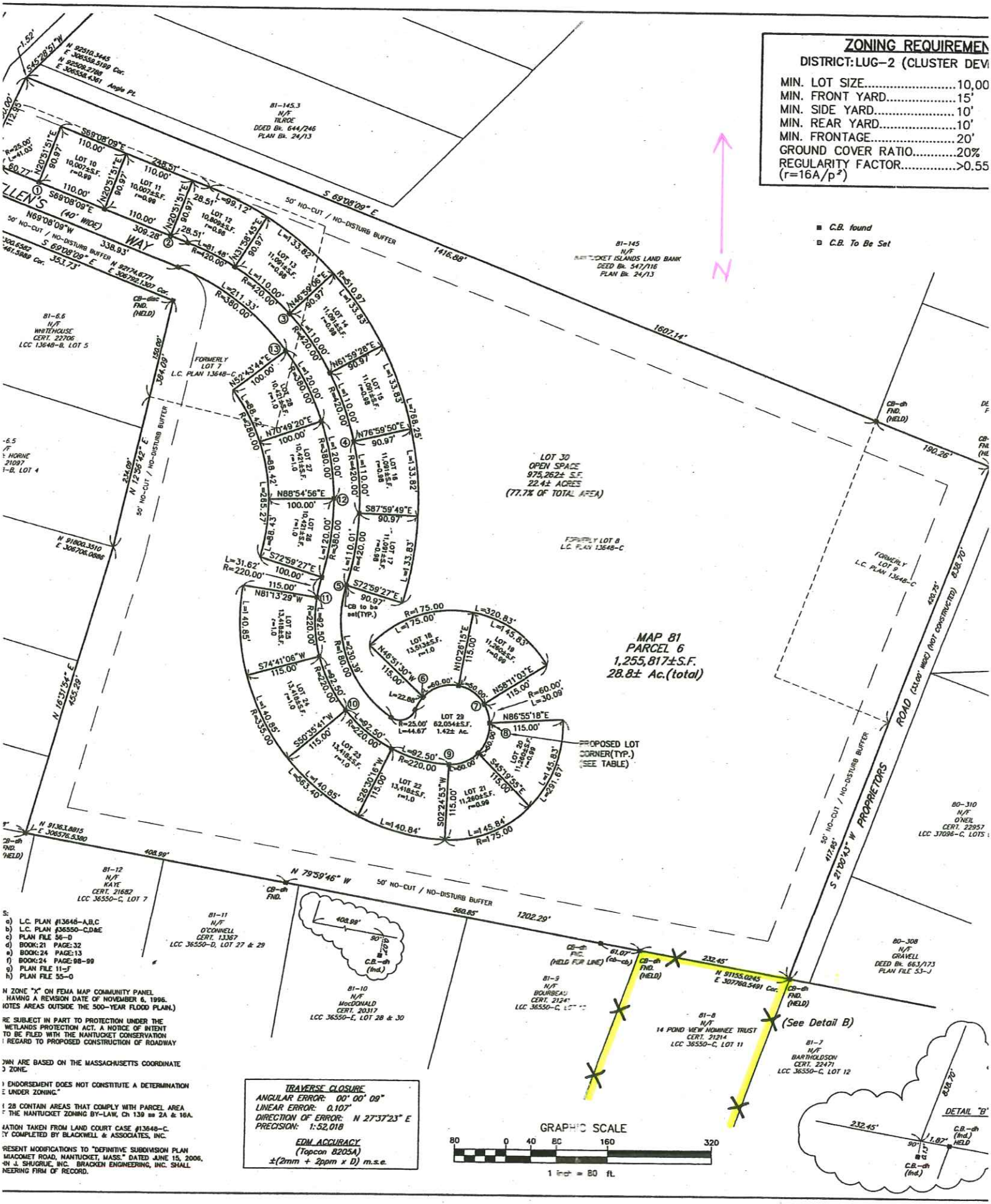
Proposed Deer Fence

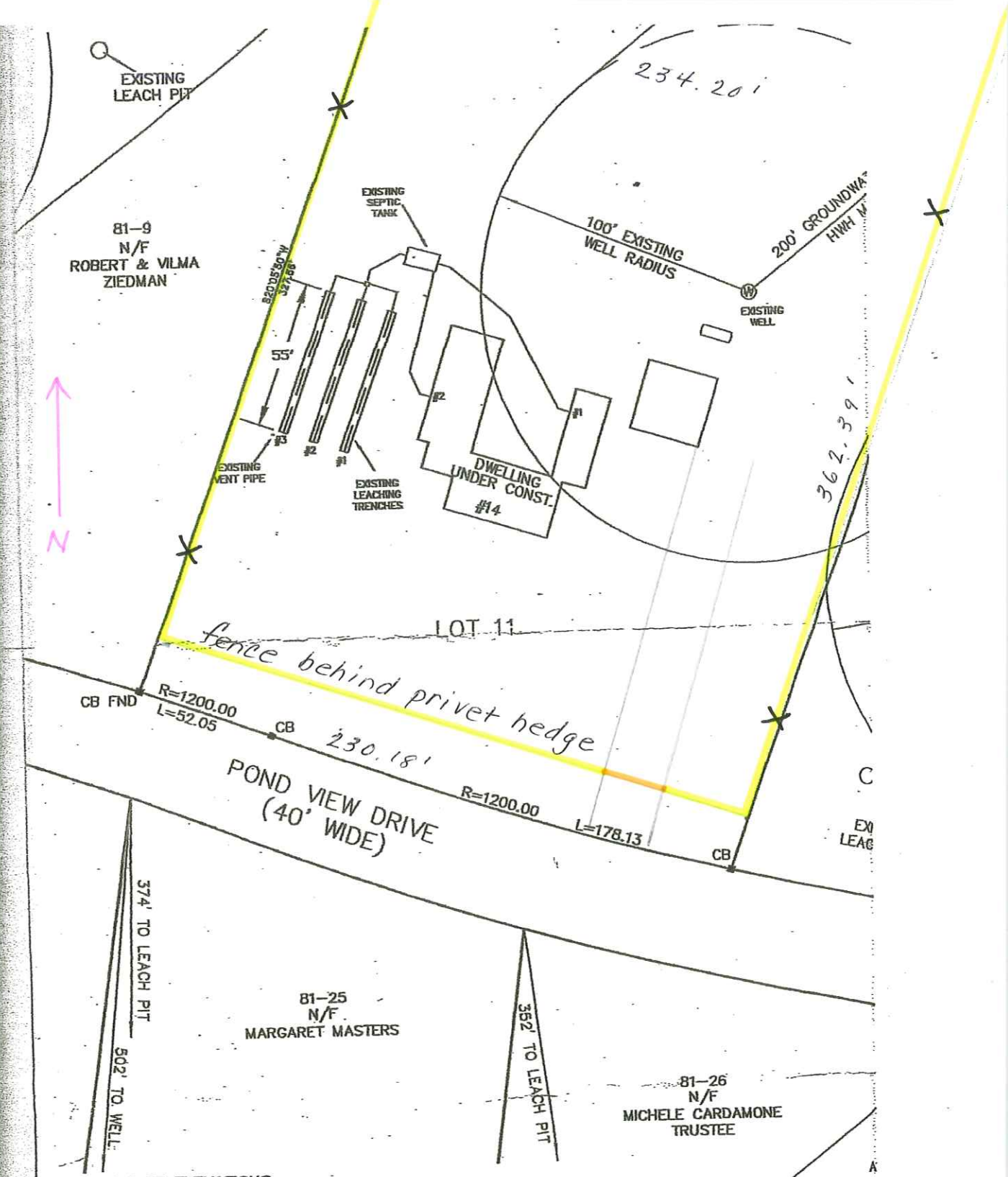
The following two pictures are similar but not actual.

1. Fence with wood posts
   Wire or chain link
   Green
   8-10' height
   S 230.18' length
   W 327.86'
   N 234.20'
   E 362.39'

   Fence is hidden by privet hedge

2. Gate made of wood
   White to match trim on house
   Standard driveway width about 12'


ZONING REQUIREMEN
DISTRICT: LUG-2 (CLUSTER DEV
MIN. LOT SIZE.....10,00
MIN. FRONT YARD.....15'
MIN. SIDE YARD.....10'
MIN. REAR YARD.....10'
MIN. FRONTAGE.....20'
GROUND COVER RATIO.....20%
REGULARITY FACTOR.....>0.55
(r=16A/p²)
C.B. found
C.B. To Be Set
N
MAP 81
PARCEL 6
1,255,817±S.F.
28.8± Ac.(total)
LOT 30
OPEN SPACE
975,262± S.F.
22.4± ACRES
(77.7% OF TOTAL AREA)
LOT 29
62,054±S.F.
1.42± Ac.
PROPOSED LOT CORNER(TYP.) (SEE TABLE)
(See Detail B)
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

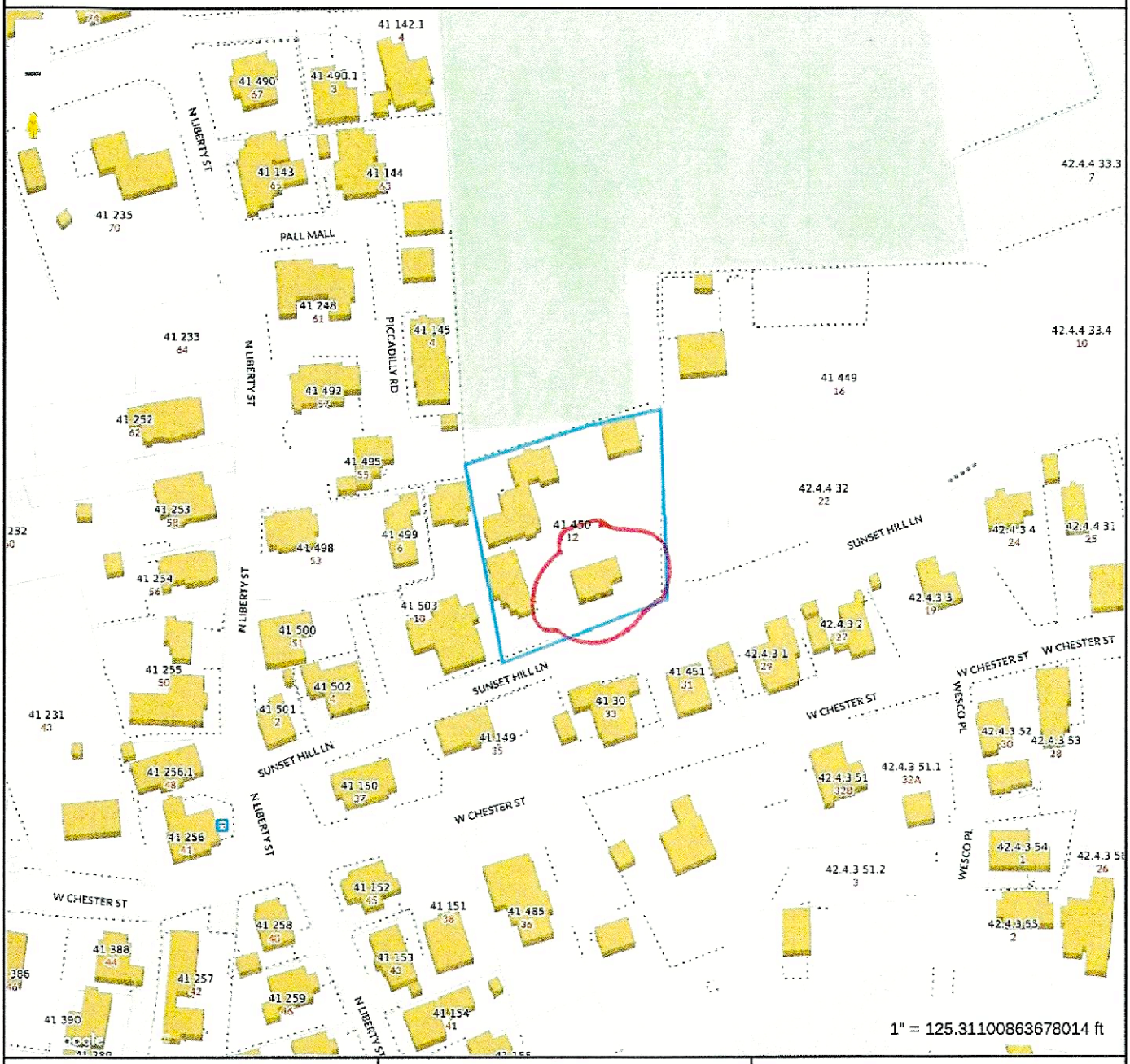
July 1st 2024

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

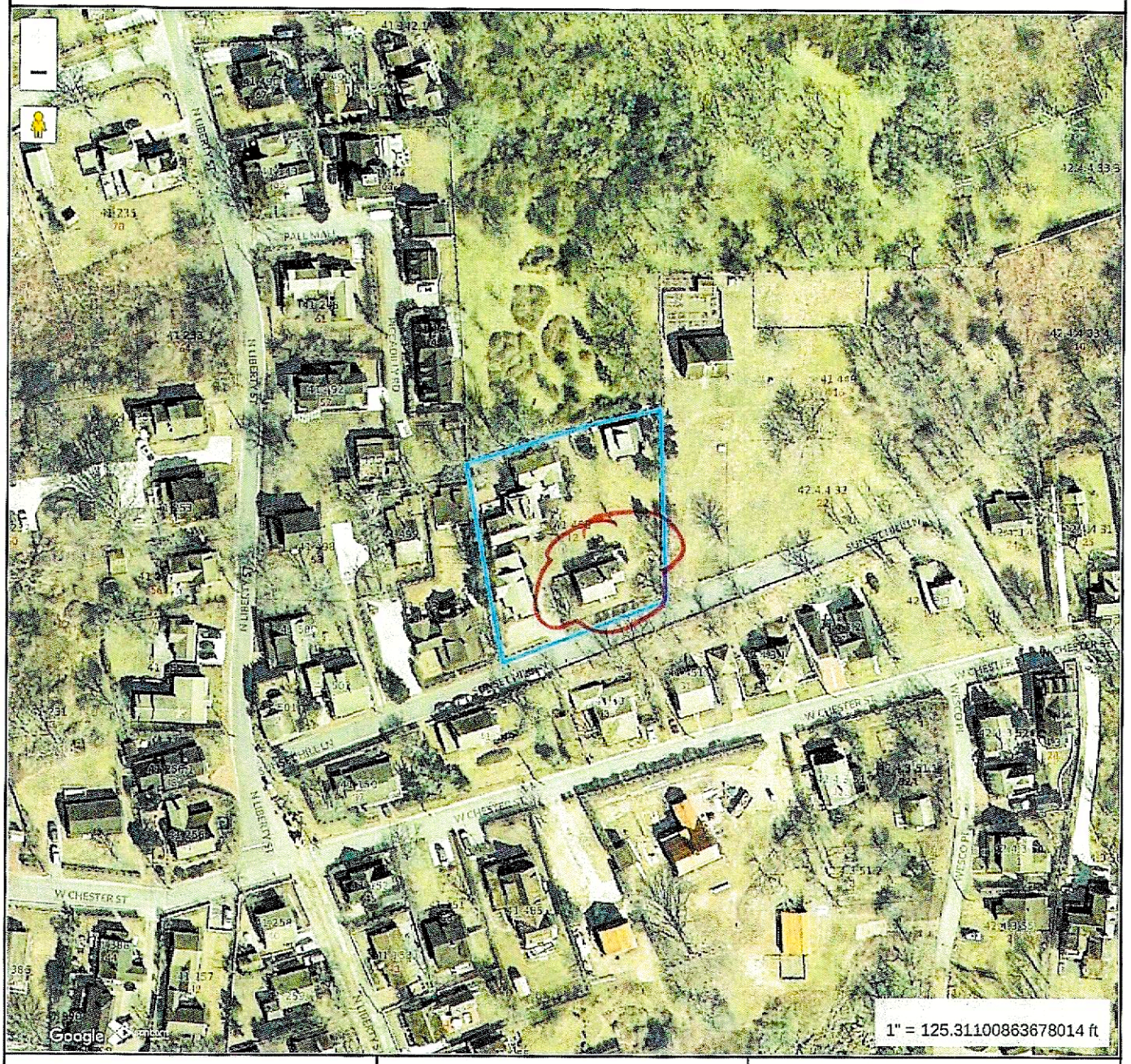
Property ID	2220
Location	12 SUNSET HILL LN
Owner	BARNES CURTIS L JR & JOAN TRST

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
Owner	BARNES CURTIS L JR & JOAN TRST

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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

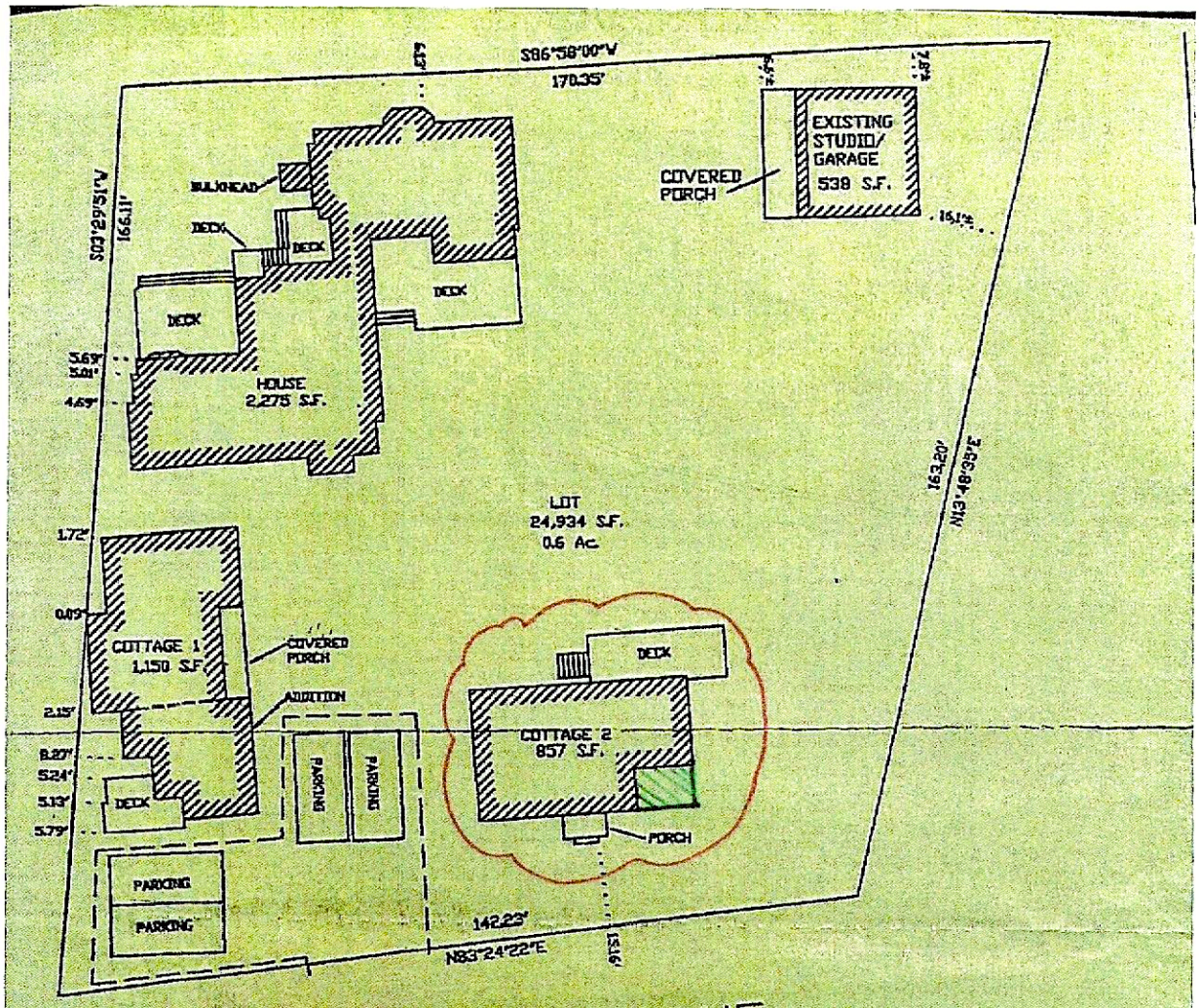
Authorization Letter:

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

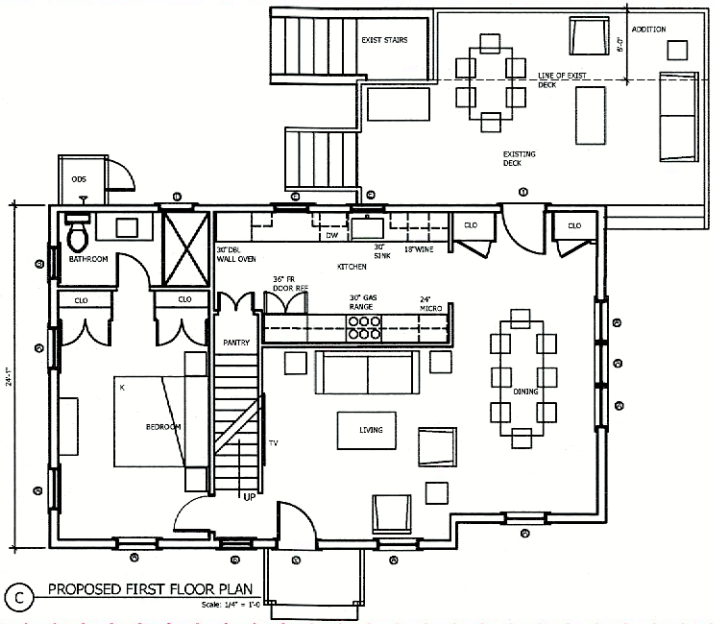
FOR: CURTIS & JOAN BARNES

THE STRUCTURES LOCATED AS SHOWN

COMMONWEALTH OF MASSACHUSETTS JOHN J. SHUGRUE No. 23529 REGISTERED PROFESSIONAL LAND SURVEYOR

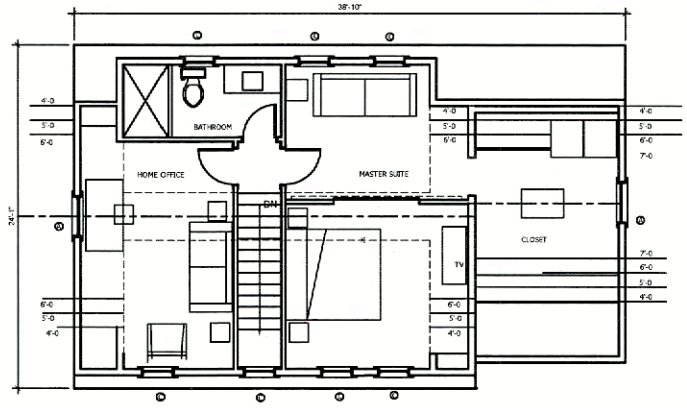
N J. SHUGRUE PLS
E: APRIL 28, 2004

ASSESSORS MAP 41 PARCEL NO. 450 5559-A



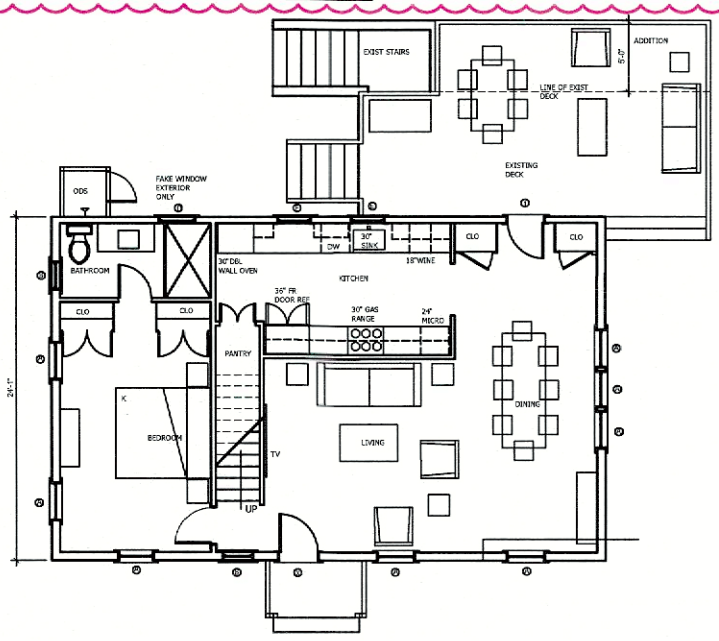
C PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0



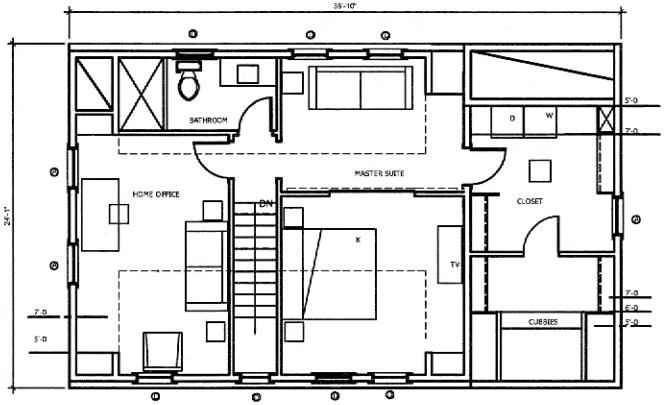
D PROPOSED SECOND FLOOR PLAN

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

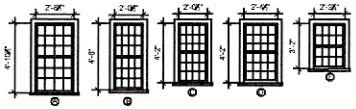
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0

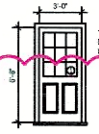
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2402.12
REVISIONS:	2403.08
REVISIONS:	
D/B:	

client number

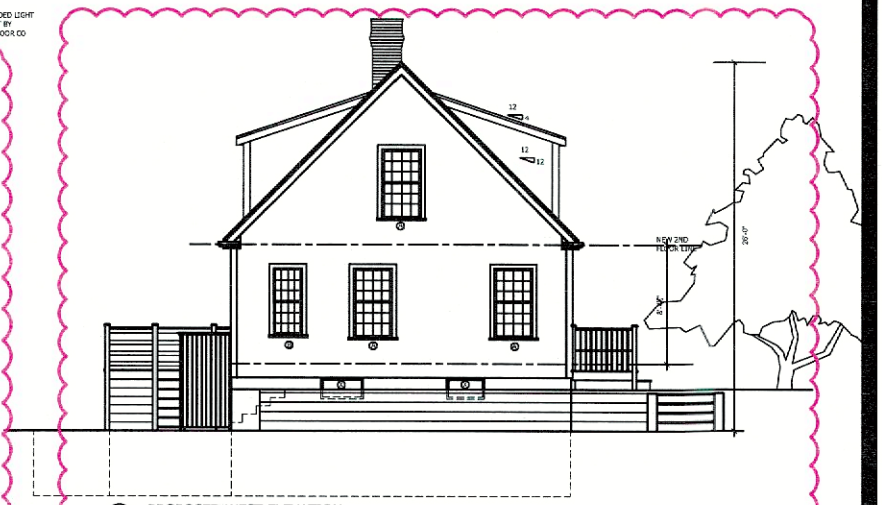
HDCA1

WINDOW AND DOOR SCHEDULE
WINDOWS TO BE TRUE DIVIDED LIGHT
WINDOW UNITS BY BOSTON SASH

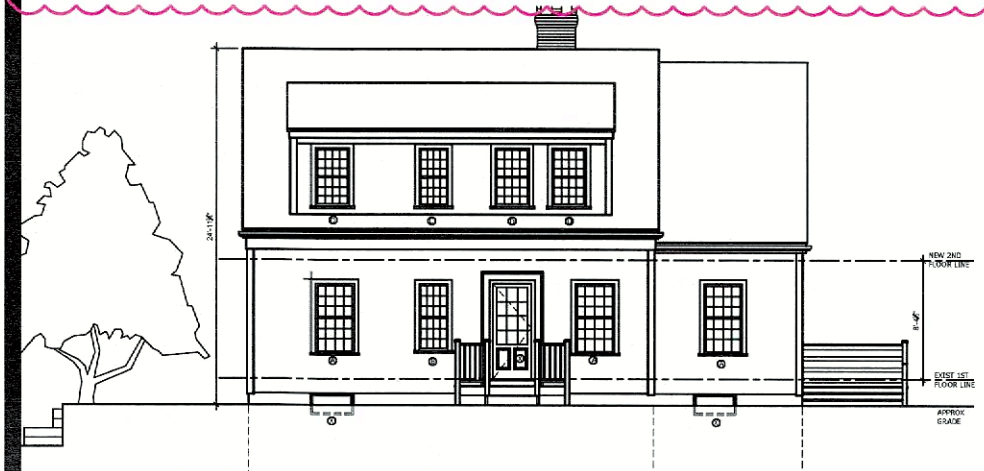




F PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



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.
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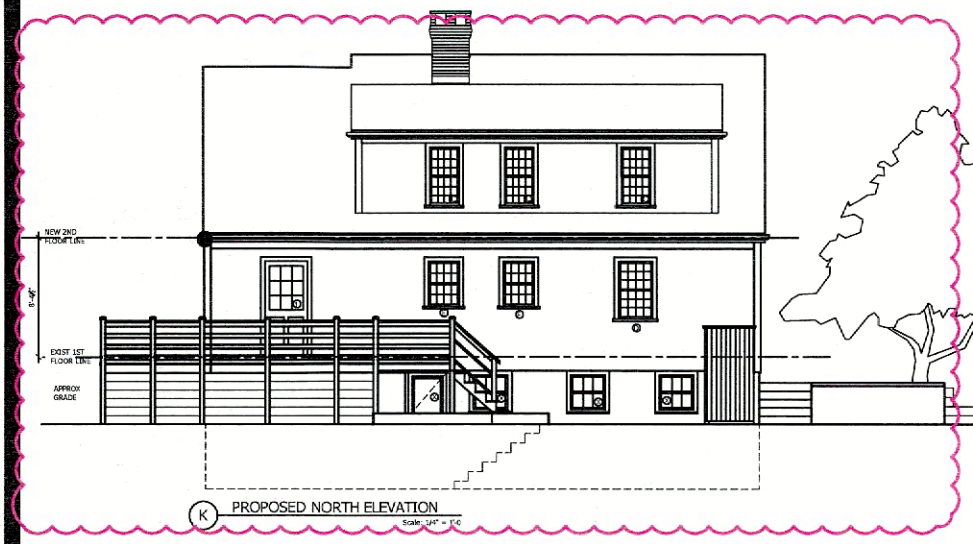
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

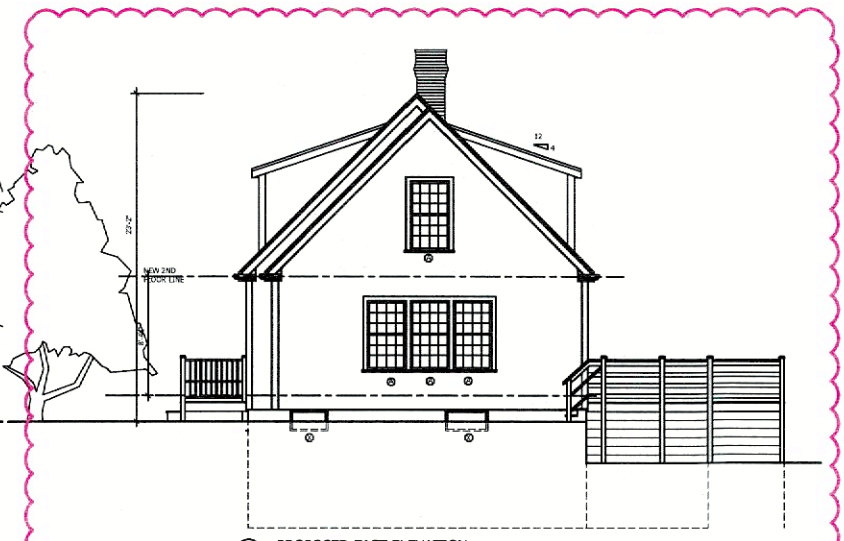
PROPOSED EXT ELEVATIONS
EXISTING EXT ELEVATIONS
SCALE 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	2402.05
REVISIONS:	2403.08
REVISIONS:	
REVISIONS:	
D/B:	

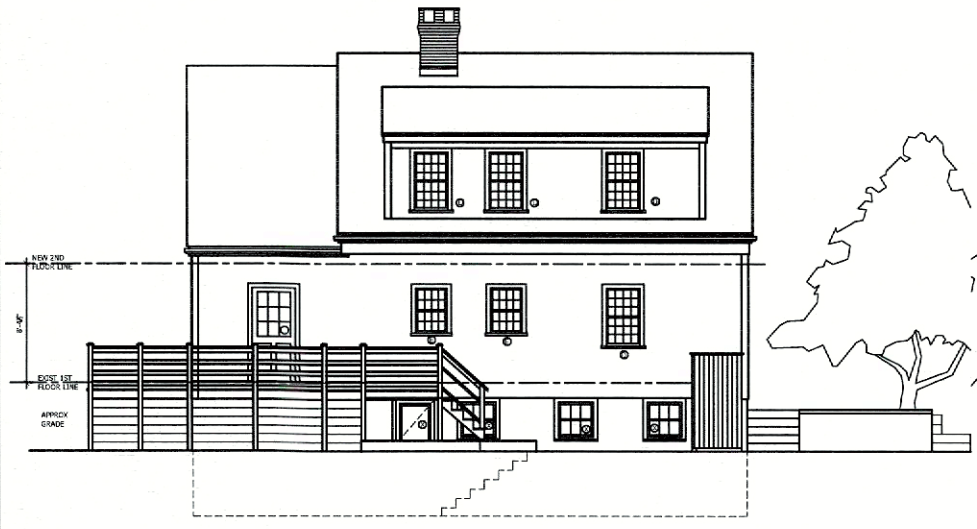
client number
HDCA2



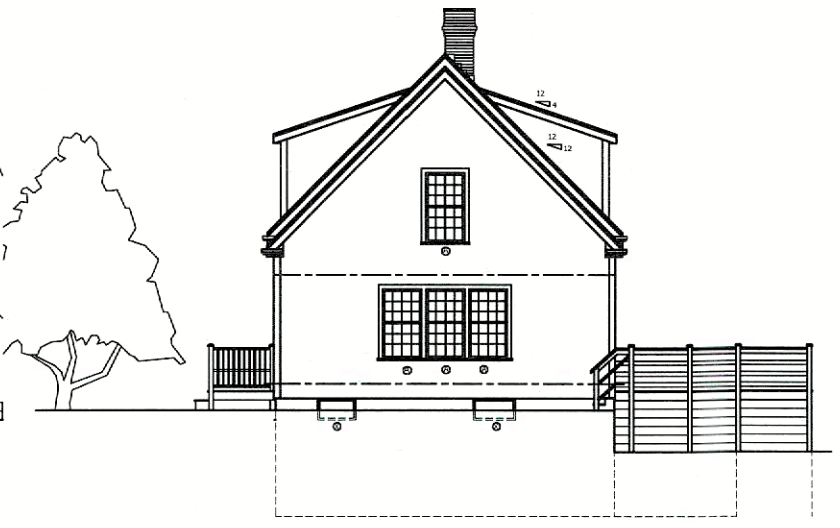
K PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



H PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



K PREVIOUSLY SUBMITTED NORTH ELEVATION
Scale: 1/4" = 1'-0



H PREVIOUSLY SUBMITTED EAST ELEVATION
Scale: 1/4" = 1'-0

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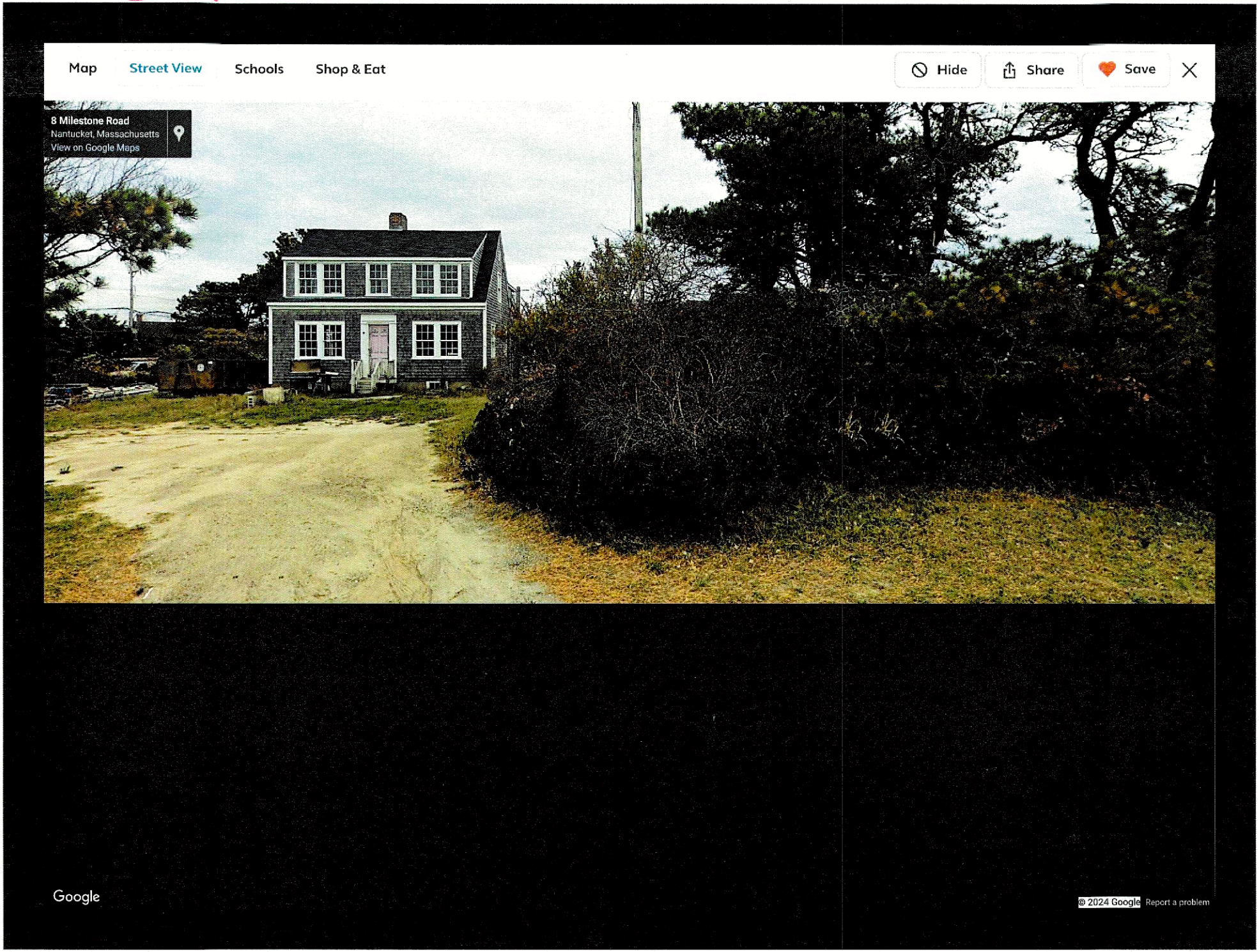
EXISTING CONDITIONS FOR:
BARNES CURTIS L. JR AND JOAN TRUST
12 SUNSET HILL LANE NANTUCKET, MA 02554
MAP: 41 PARCEL: 450

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	

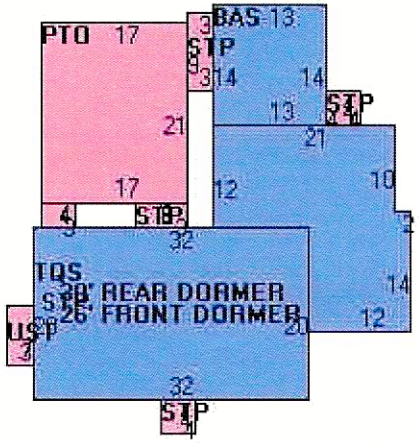
Building Photo



(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

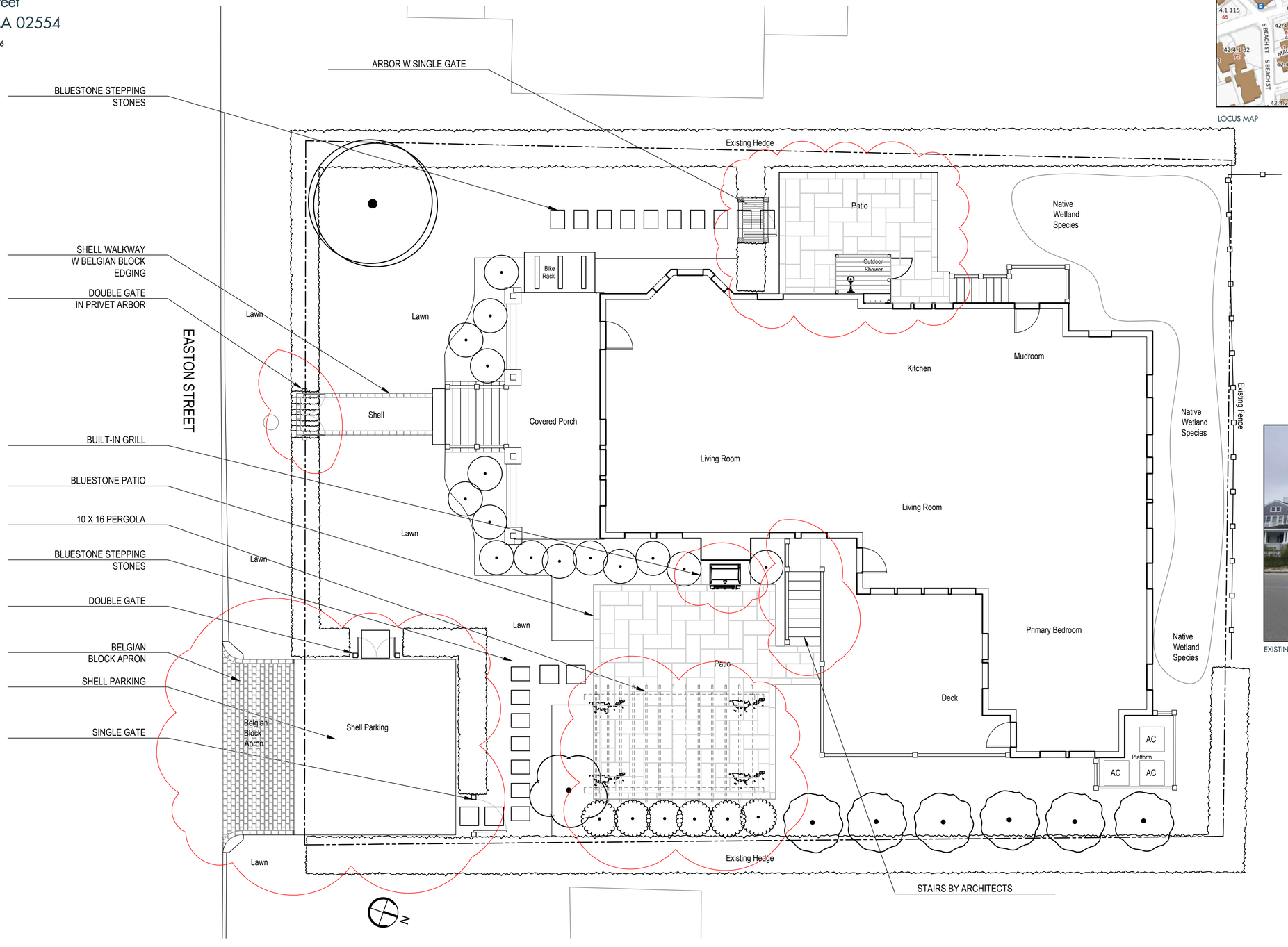
JULIE JORDIN
THE GARDEN DESIGN COMPANY

55 Easton Street
Nantucket, MA 02554

MAP/PARCEL: 42.4.1 / 86
ZONING: R1



LOCUS MAP

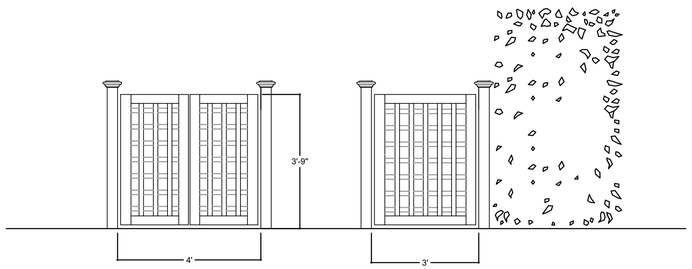


CONCEPT PLAN
SCALE: 3/16" = 1'
DATE: 7.9.2024

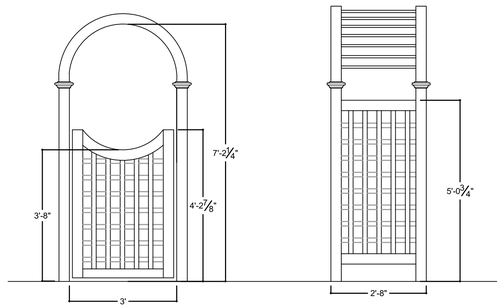


EXISTING HOUSE FROM EASTON STREET

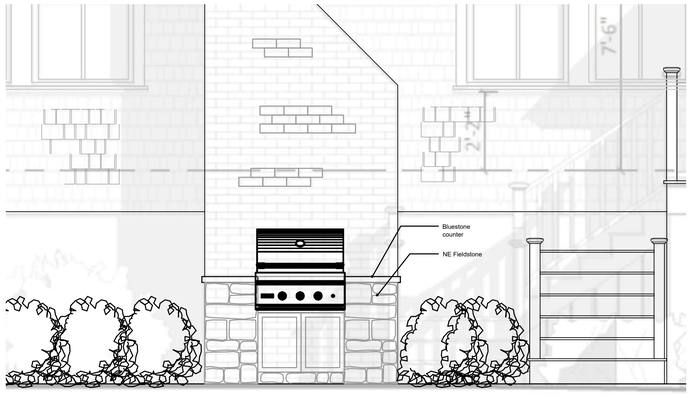
THE GARDEN DESIGN COMPANY
P.O. BOX 3153
NANTUCKET, MA 02583
508.325.4080
www.juliejordin.com



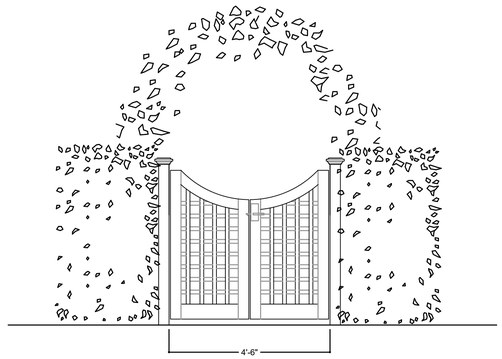
1 TRELLIS GATES AT PARKING - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



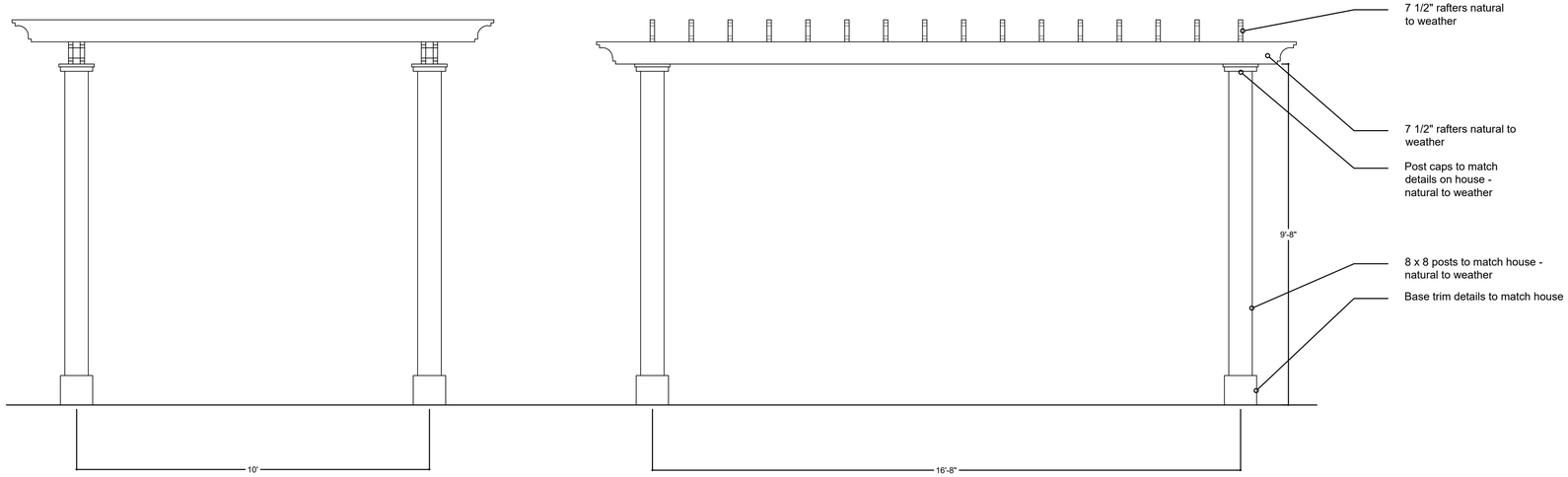
2 ARBOR W SINGLE GATE - NTW
SCALE: 1/2" = 1' - 0" ELEVATION



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

© 2024 The Garden Design Co.

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.

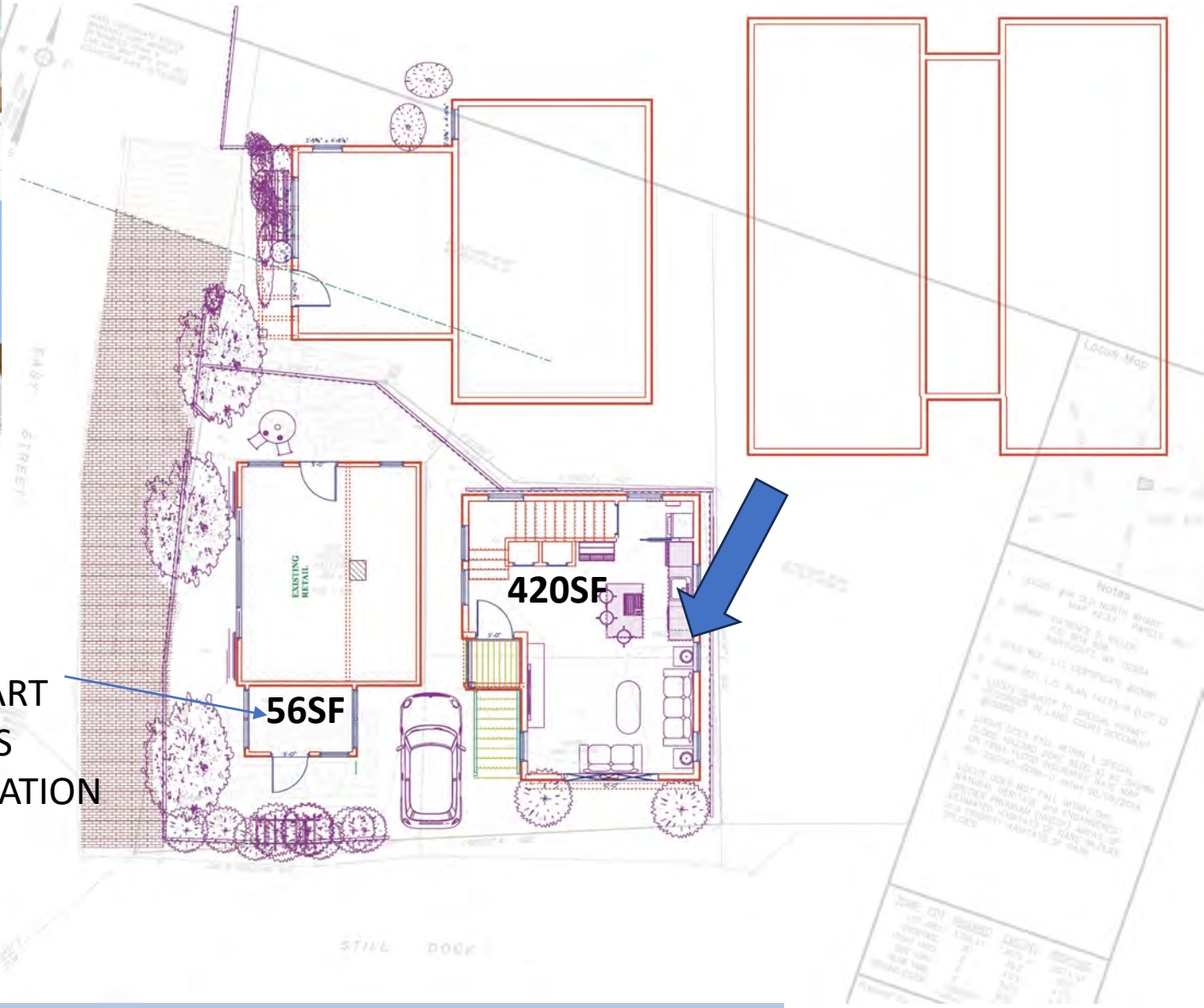
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

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





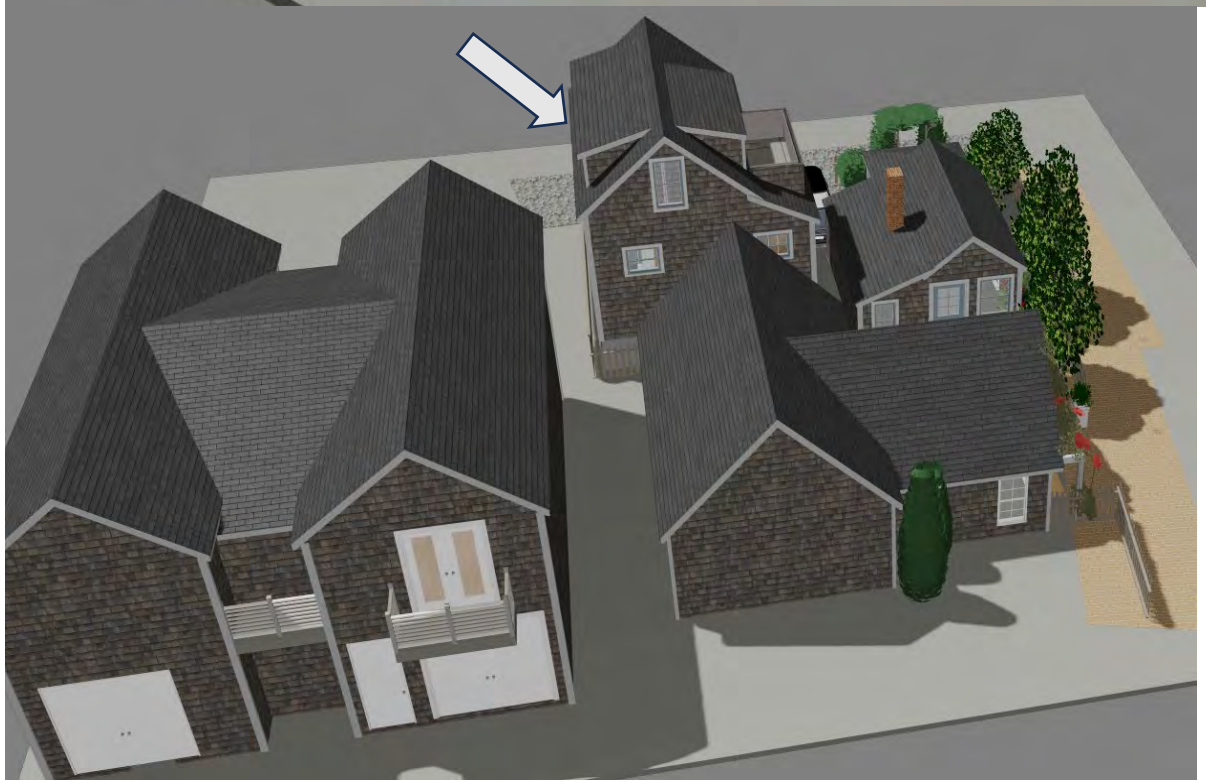
PREVIOUS PROPOSAL WAS TO ADD TO THE EXISTING SMALL RETAIL STRUCTURE

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.

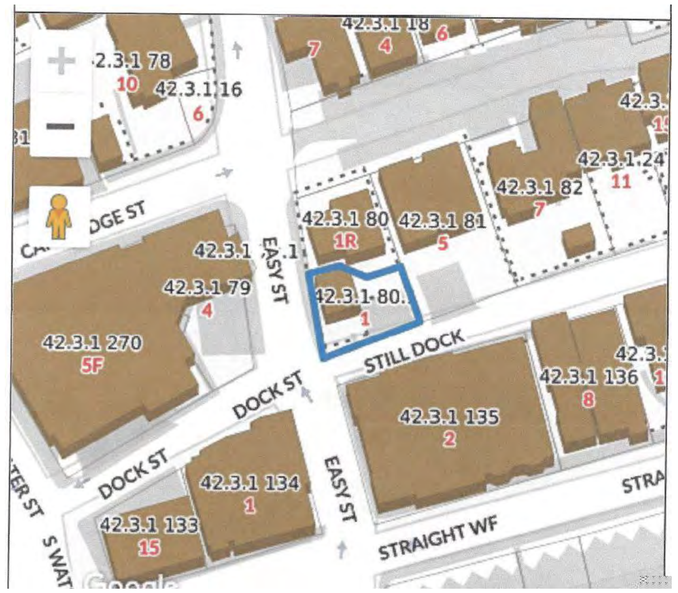
Stephen Welch-

I agree with the comments, and I think Carrie's got an interesting point and I think that that could be appropriate.

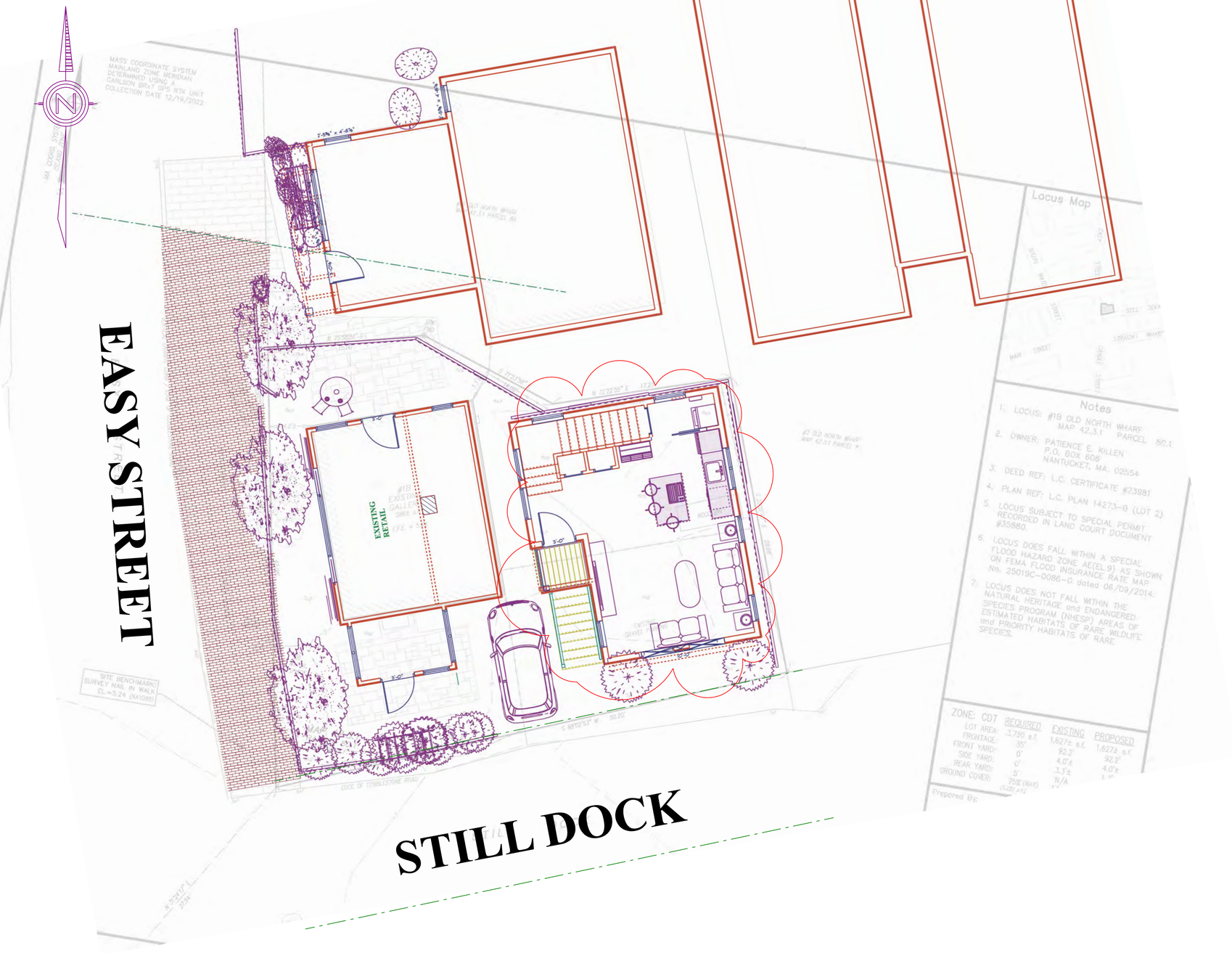
Ray-

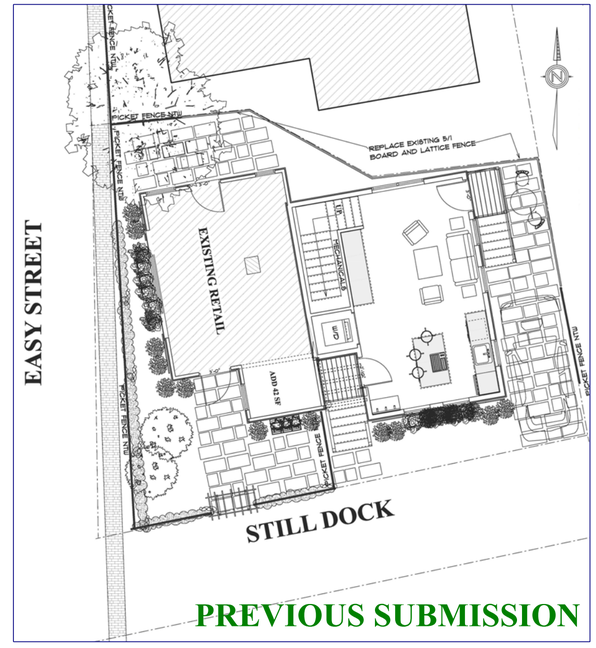
Motions to hold for revisions.

Motion carried unanimously.



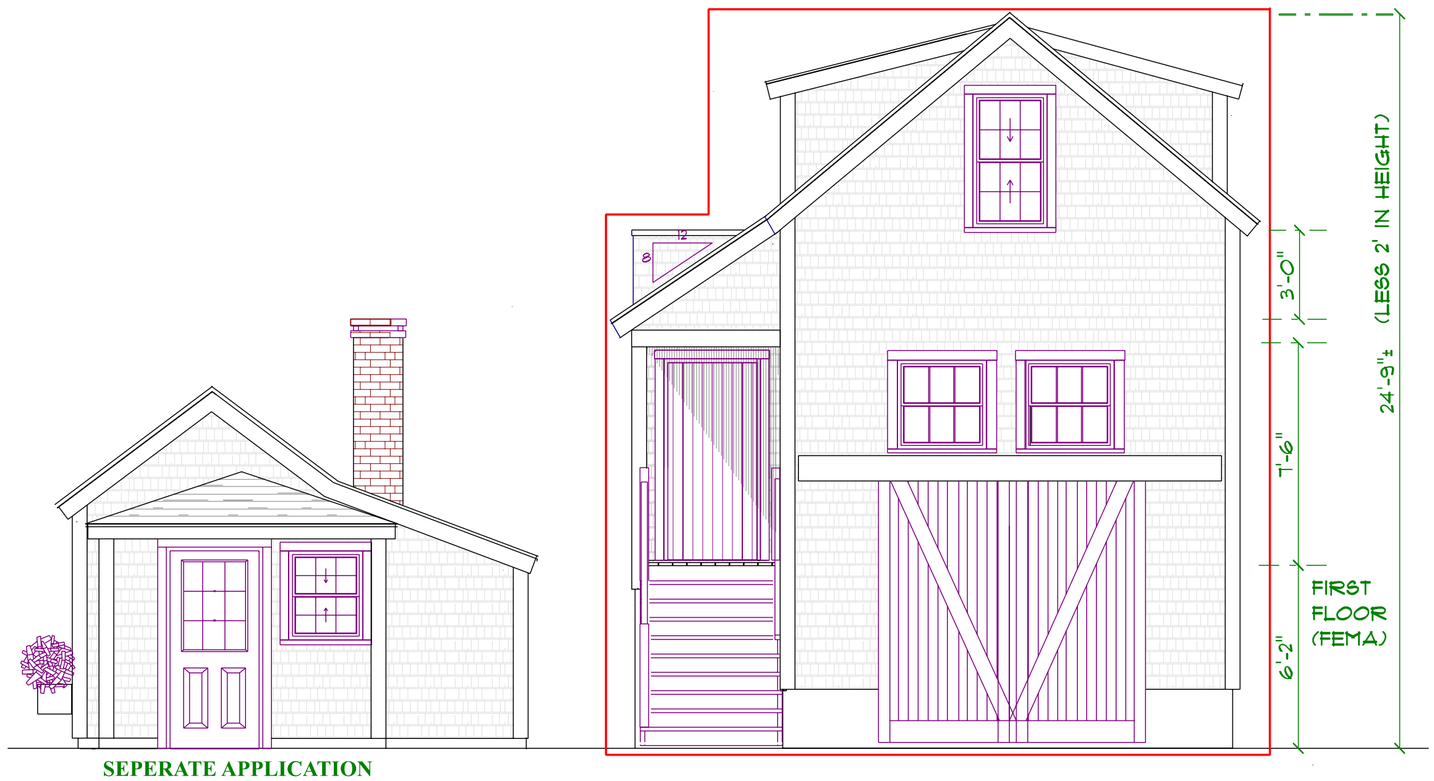
MAP 42.3.1 PARCEL 79





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

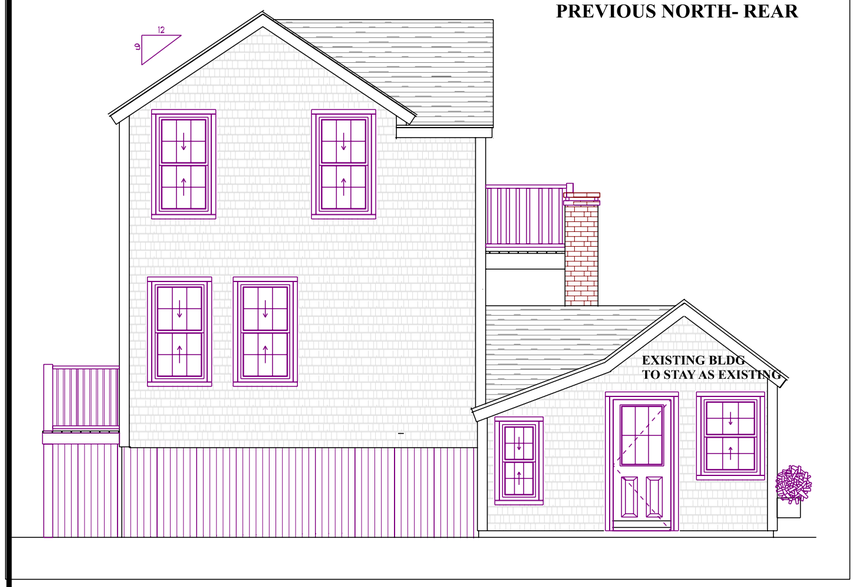


PREVIOUS WEST- FACING EASY STREET



SEPERATE APPLICATION

PREVIOUS NORTH- REAR





NORTH- REAR



EAST-RIGHT

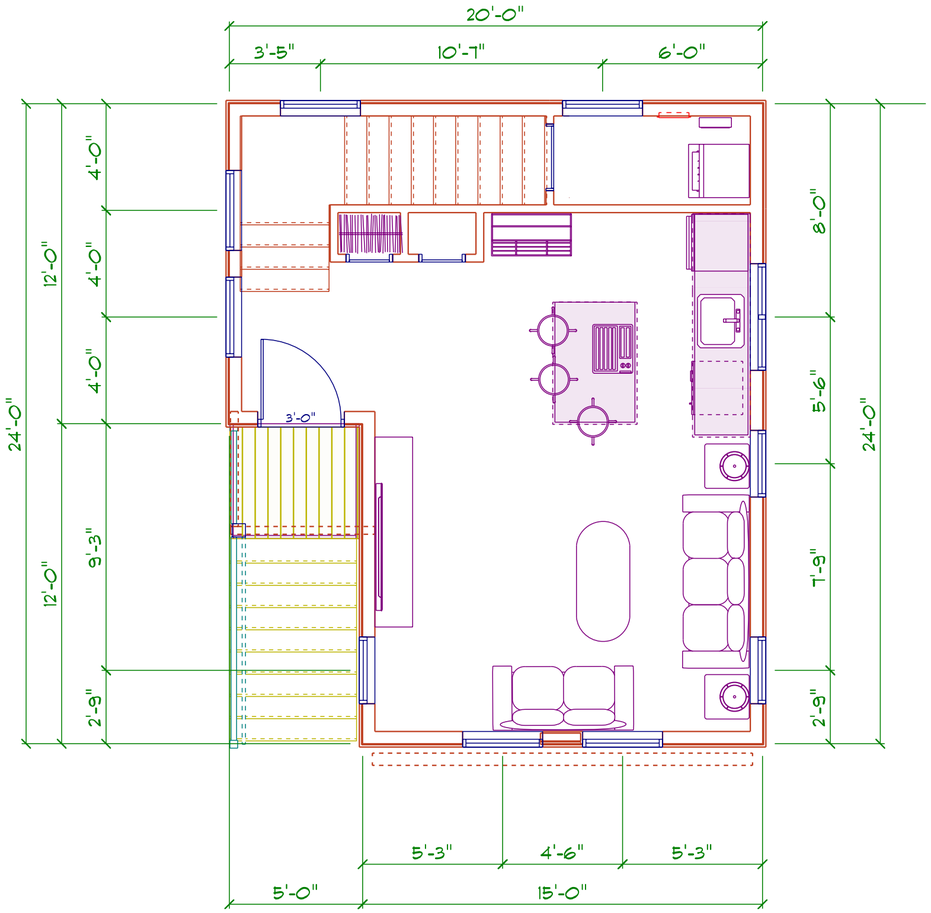
PREVIOUS EAST-RIGHT



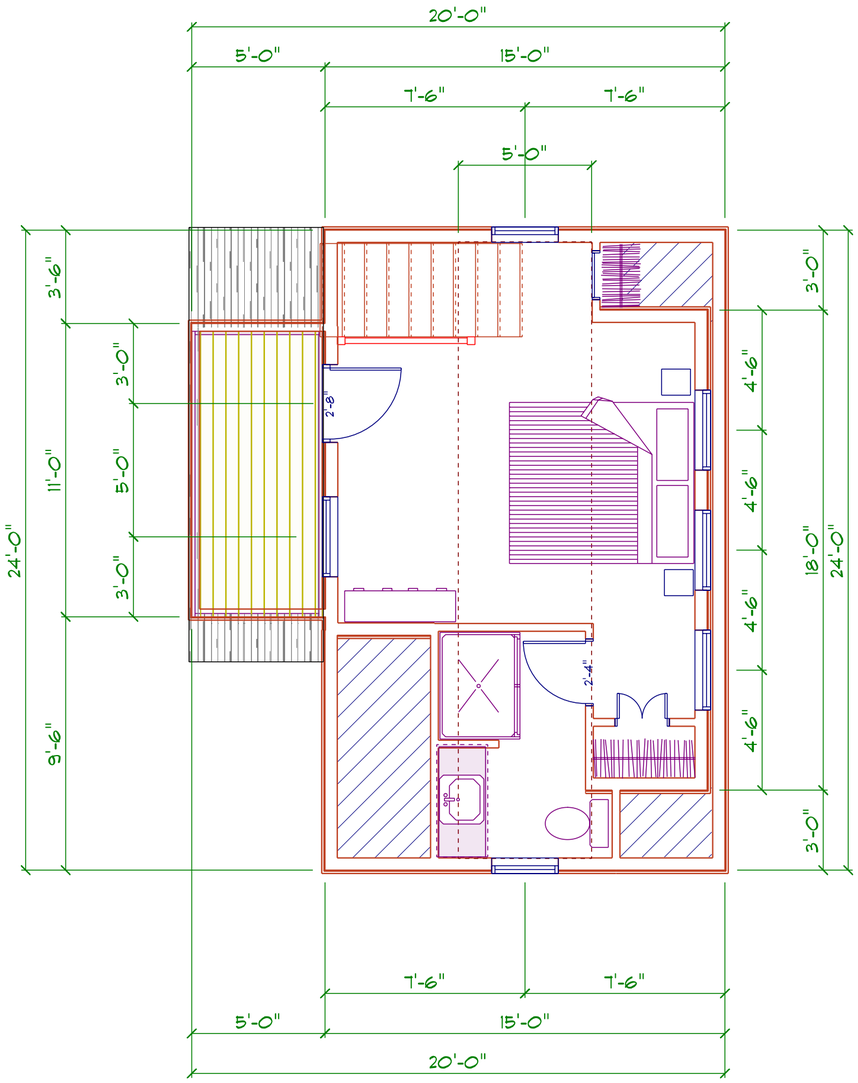
1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

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 _____

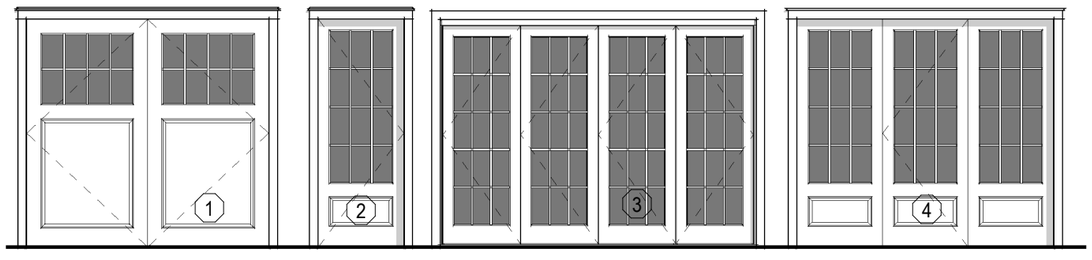
* Attach manufacturer's color samples if color is not from HDC approval list.

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

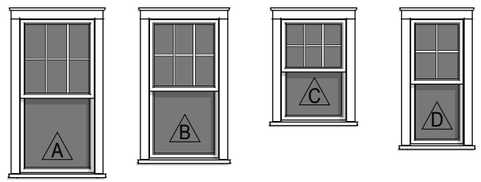


Garage Door
1 Panel + 8 Lite SDL

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

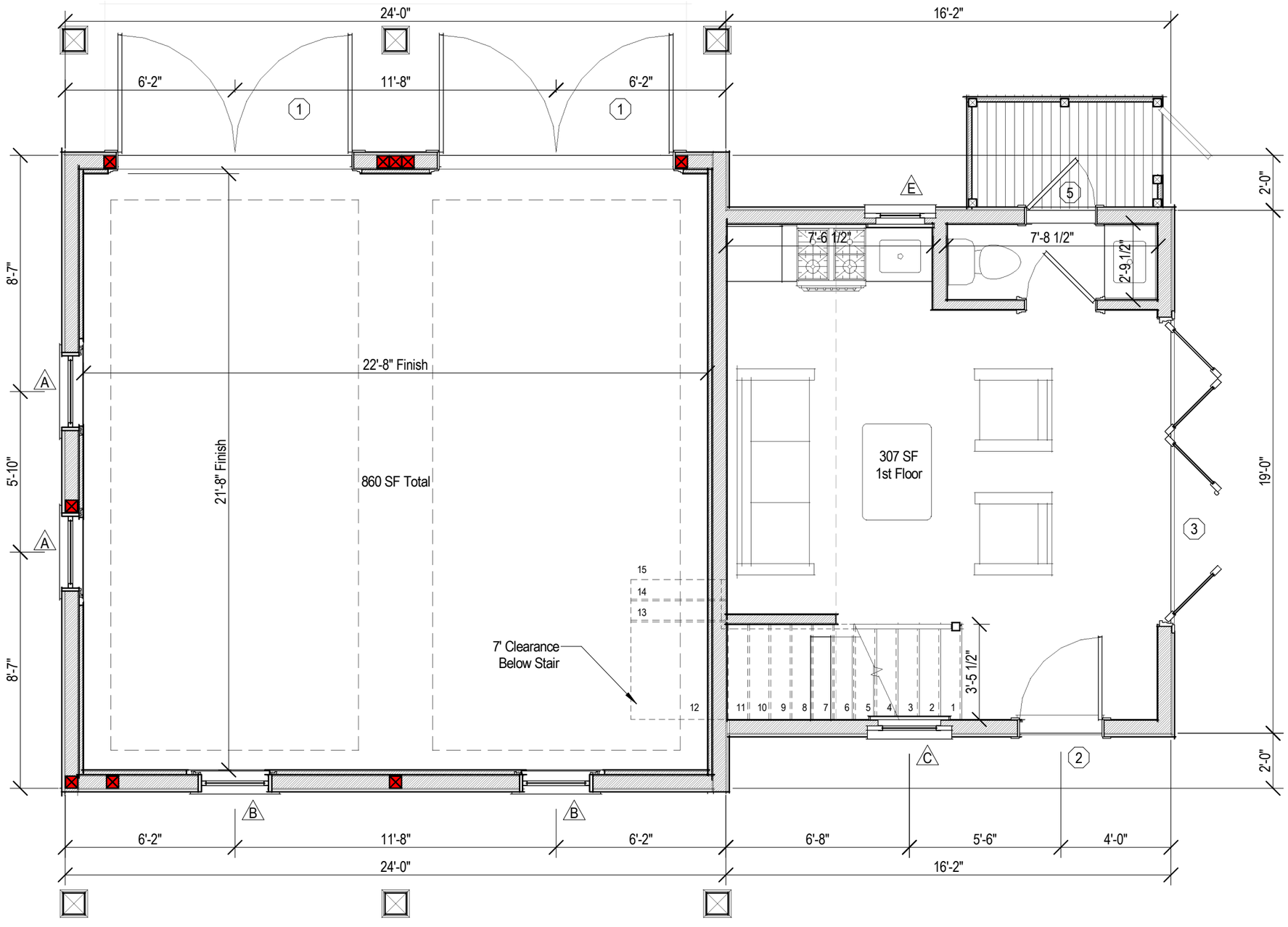
Zoning Information

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

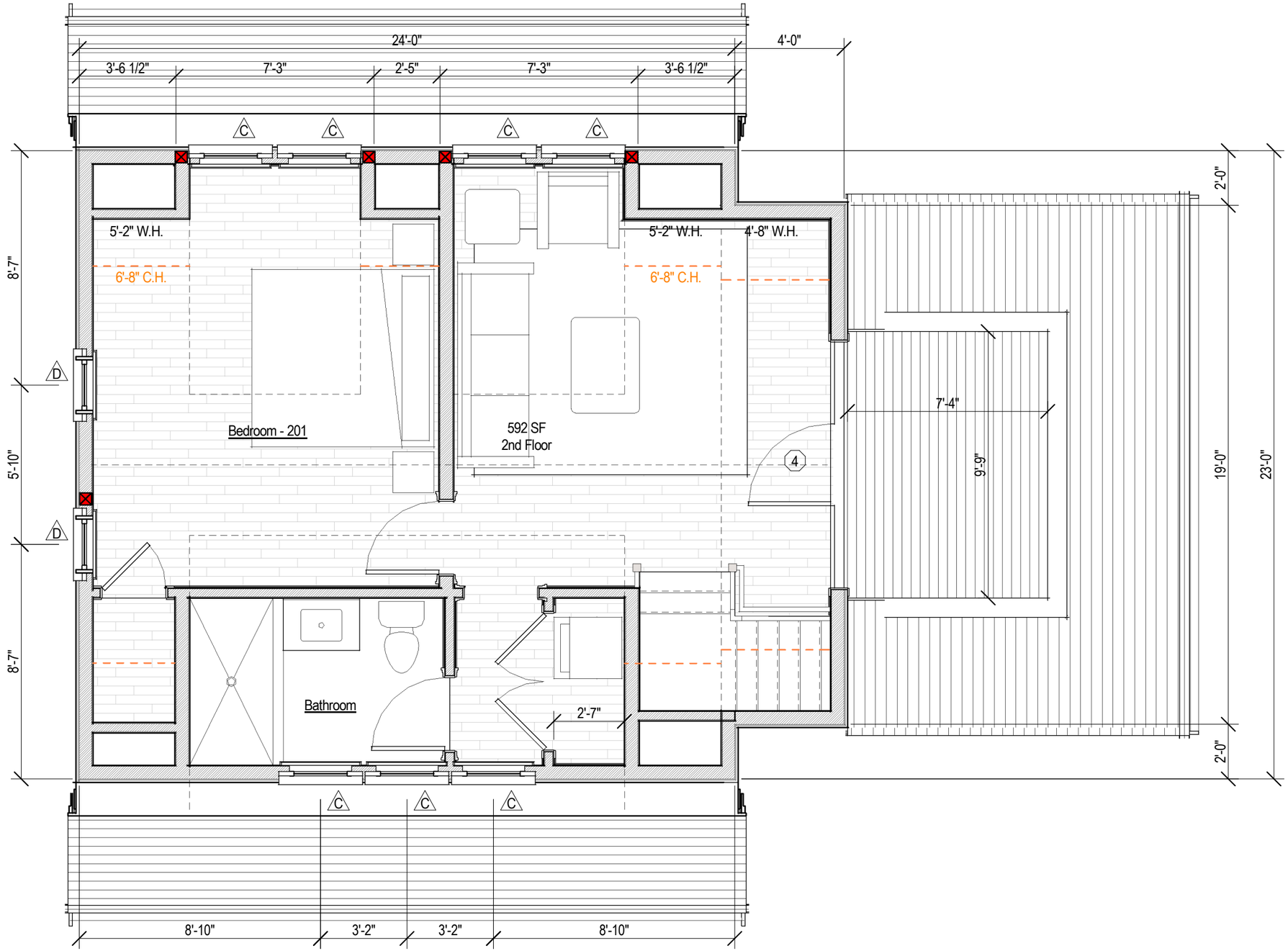
Zoning Information

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

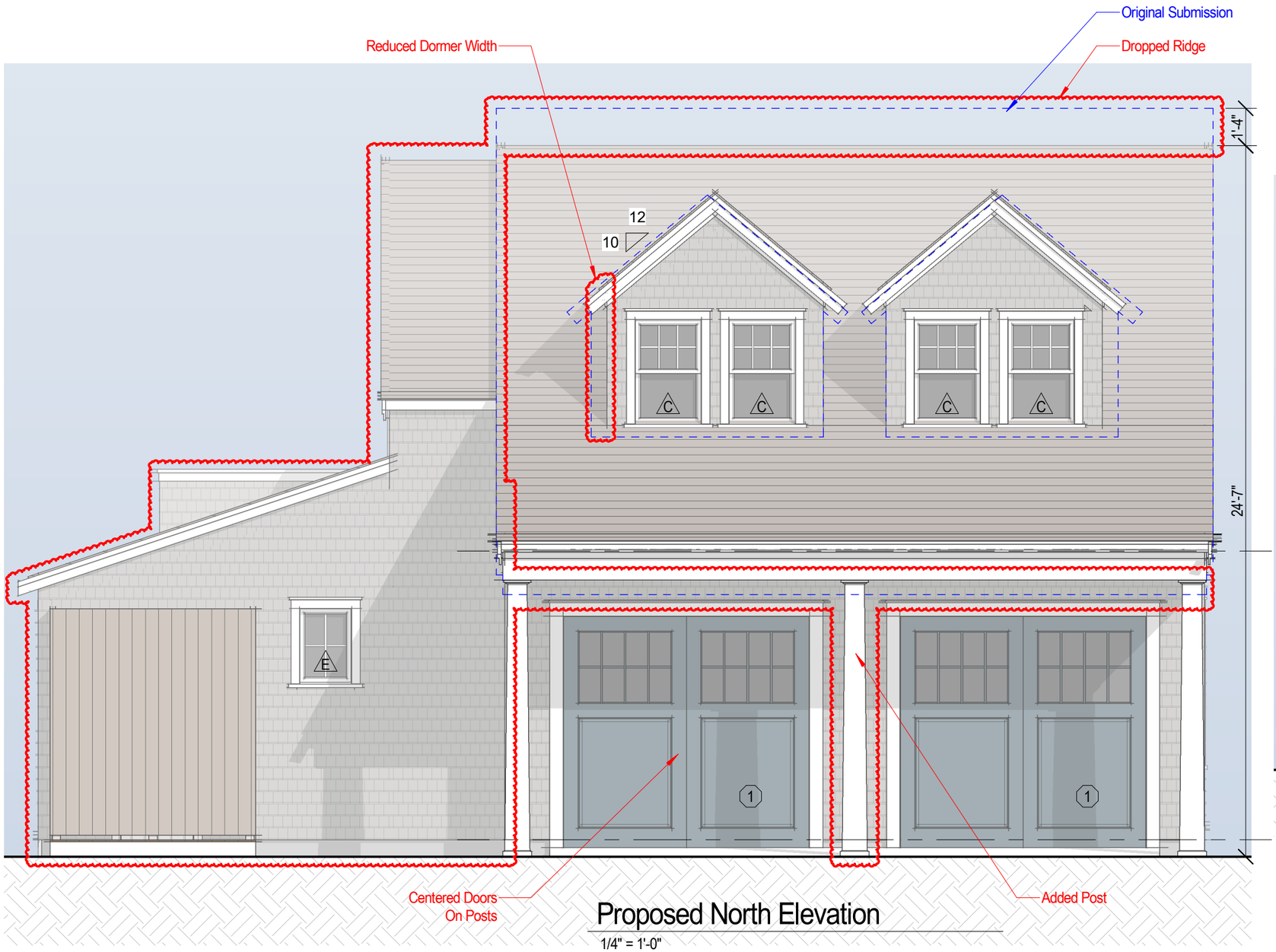
Zoning Information

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

emeritus
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

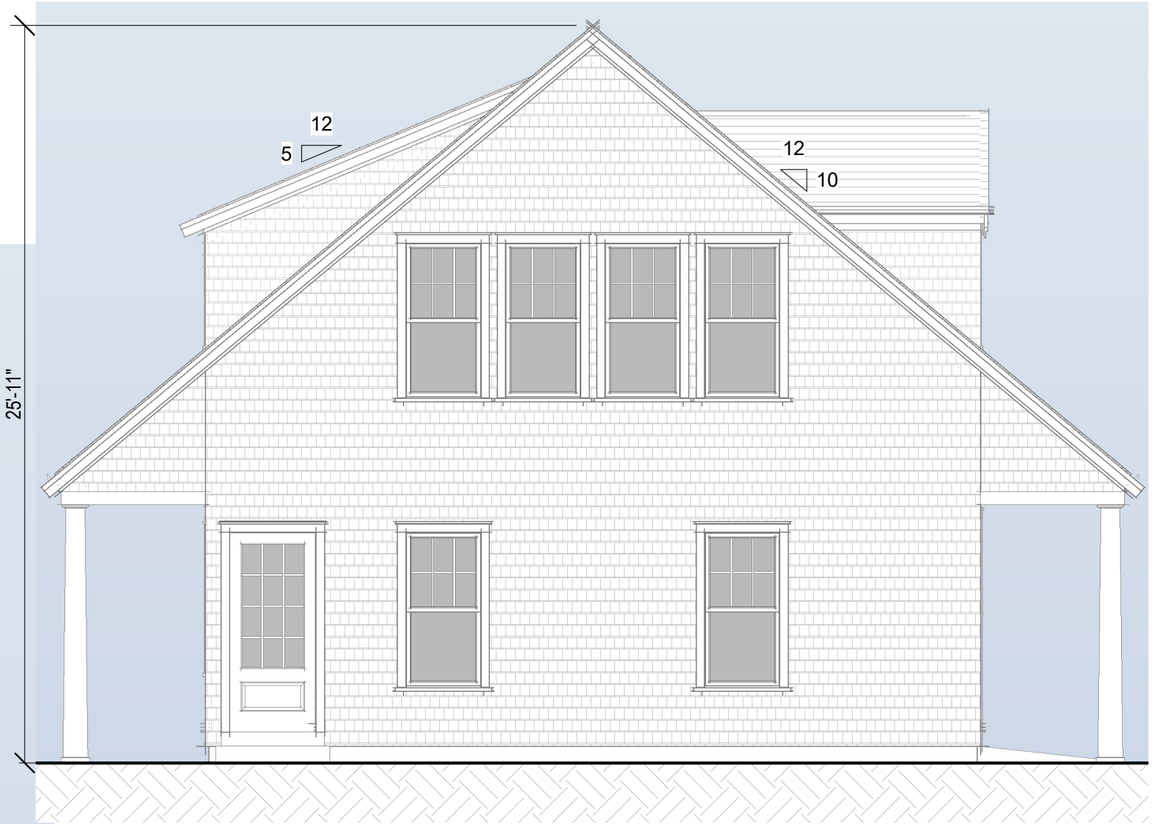
Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

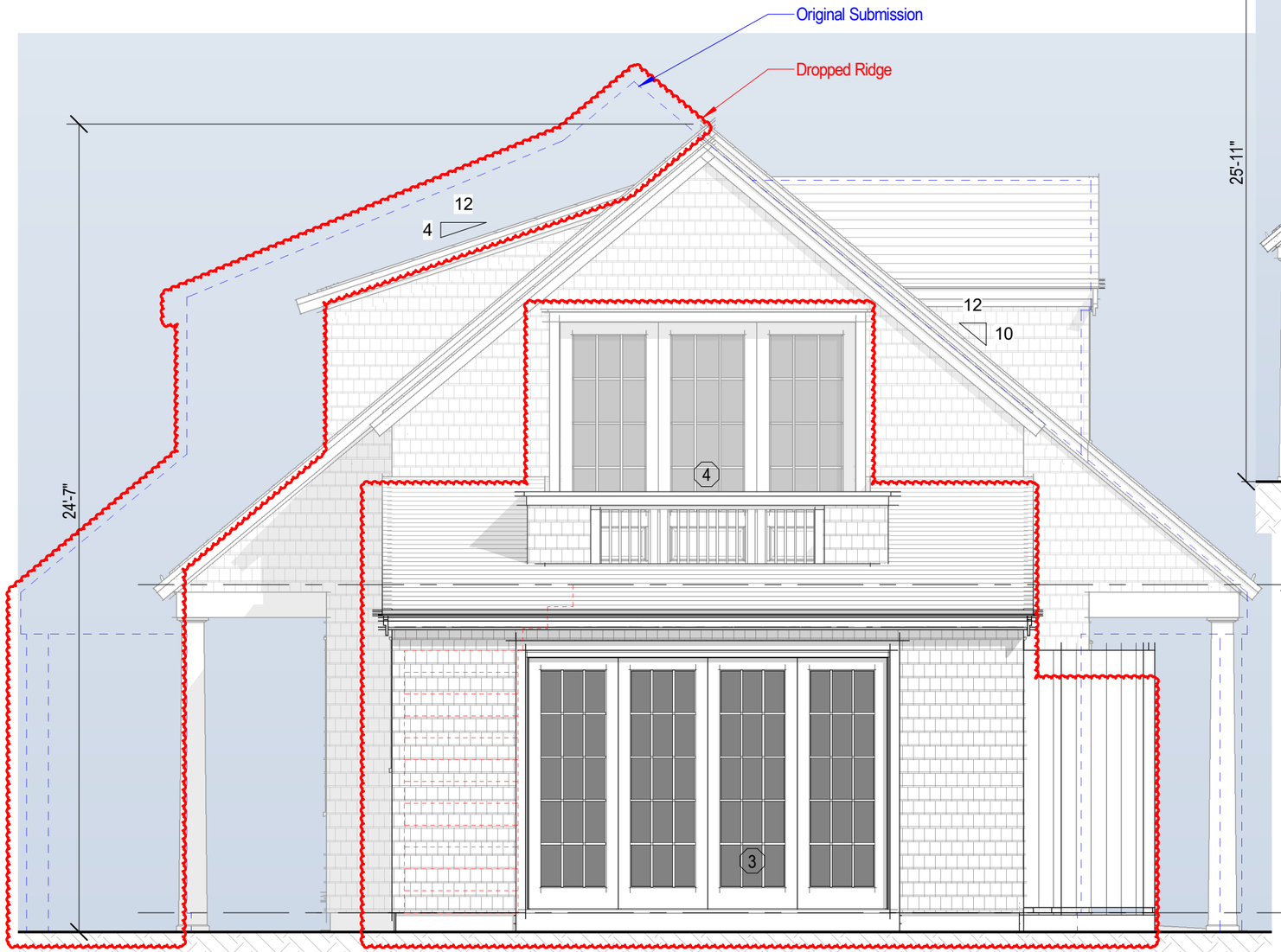
Scale: As indicated
Date: 07.11.24

emeritus
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'

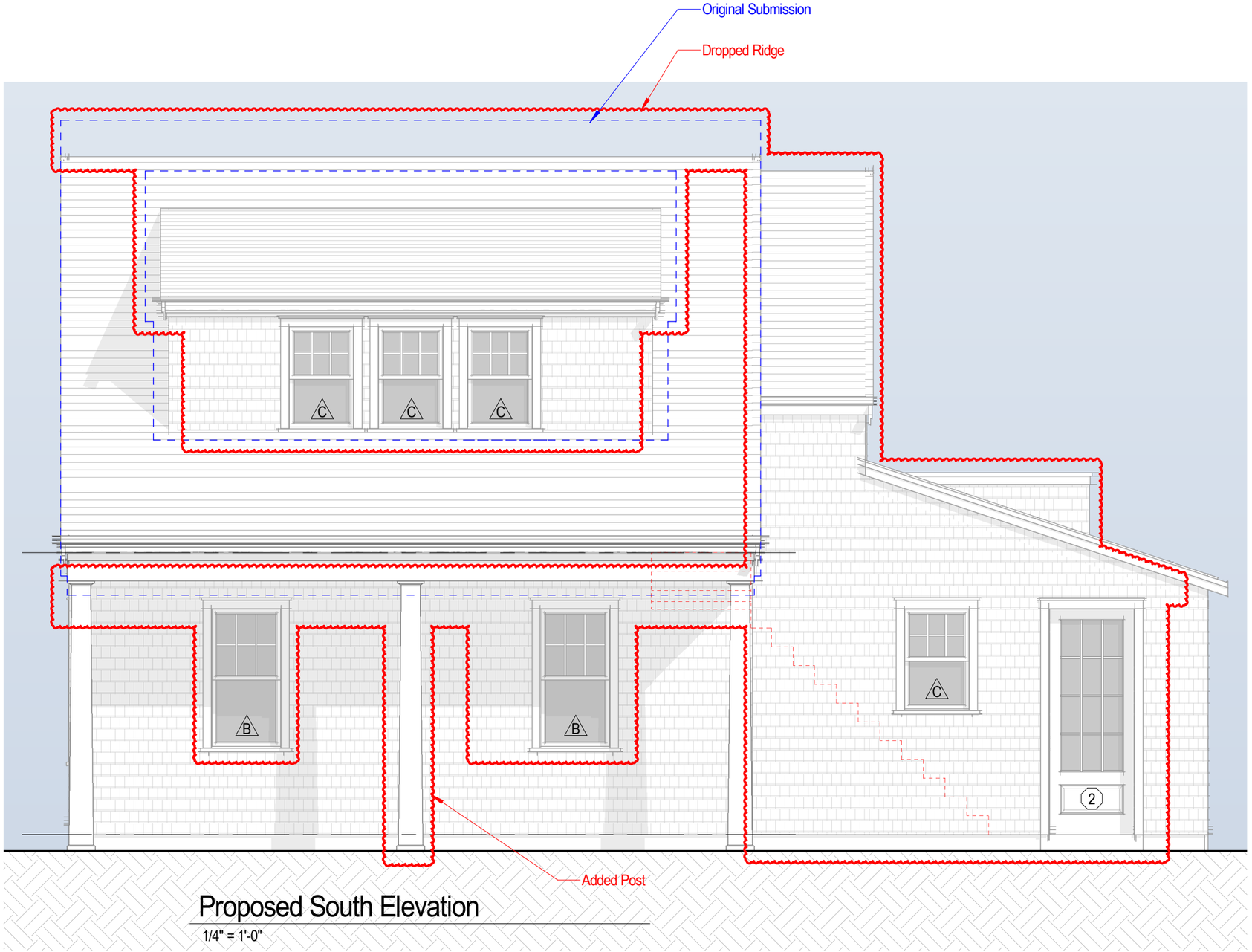
Garage Elevations

Scale: As indicated

Date: 07.11.24

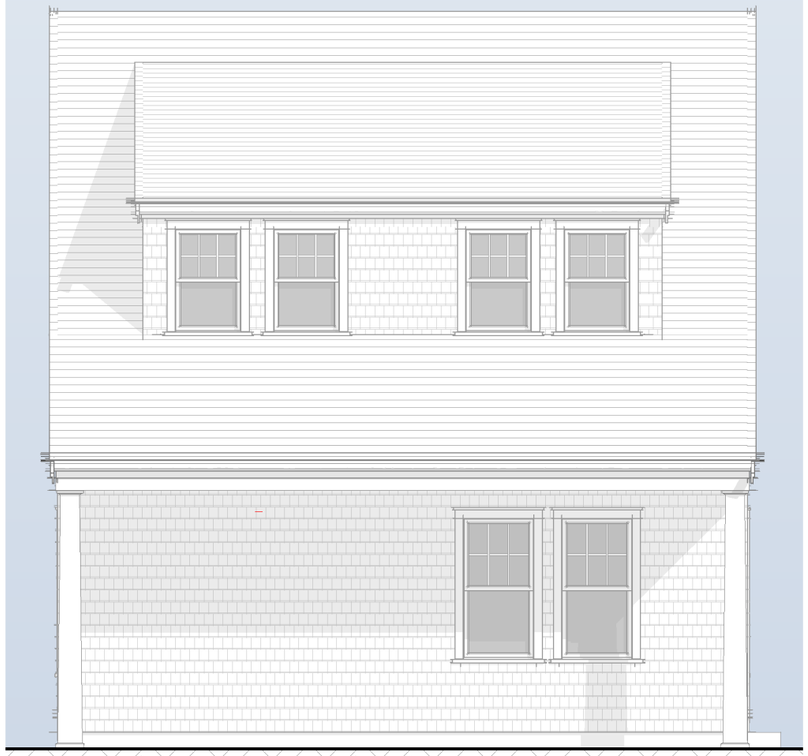
emeritus

8 Williams Lane
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

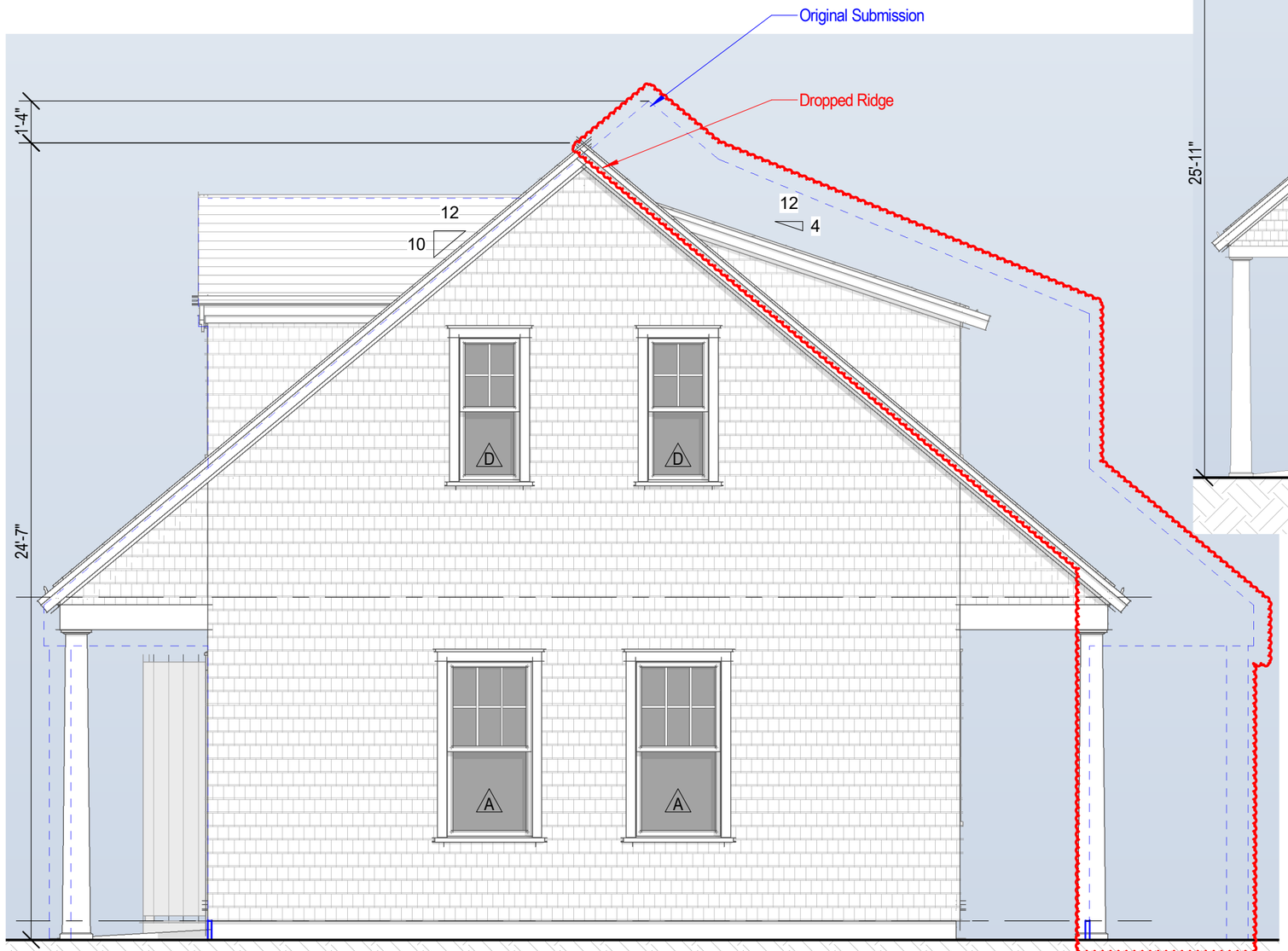
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 07.11.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed West Elevation

1/4" = 1'-0"



Previous West Elevation

3/16" = 1'-0"

A.7

1 N Swift Rock Rd Trust

1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Elevations

Scale: As indicated
Date: 07.11.24

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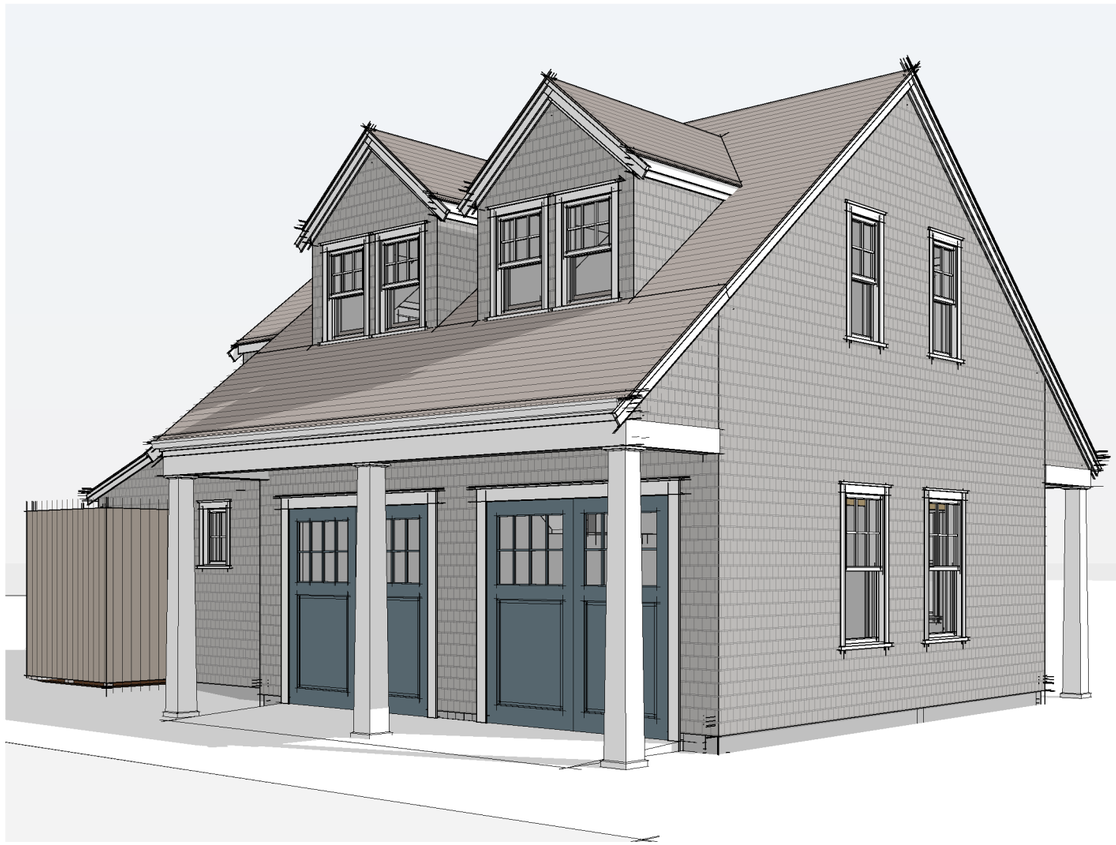
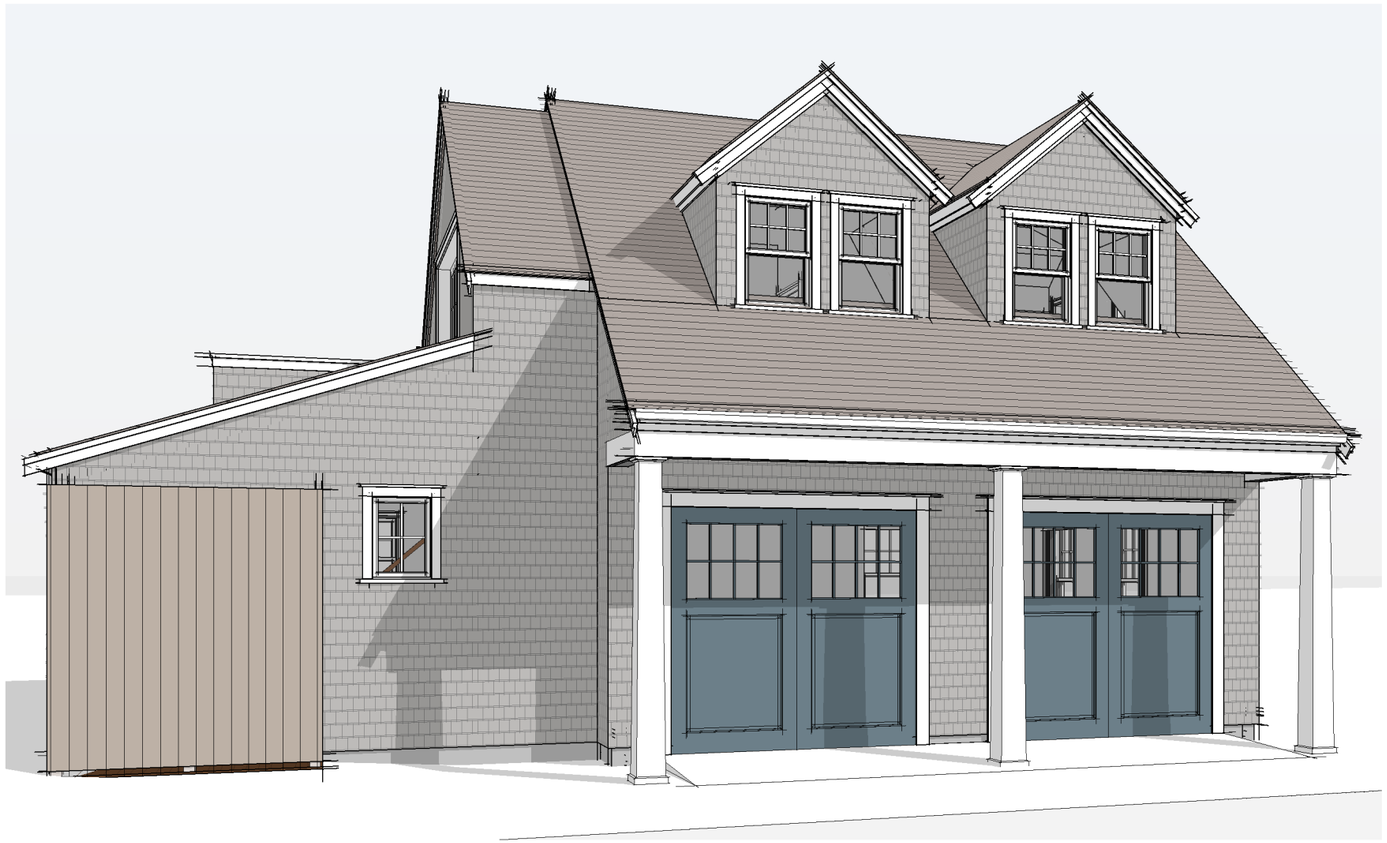
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Perspective (A)



Perspective (B)

A.8

1 N Swift Rock Rd Trust
1 N Swift Rock Road
Nantucket, MA 02554

Zoning Information

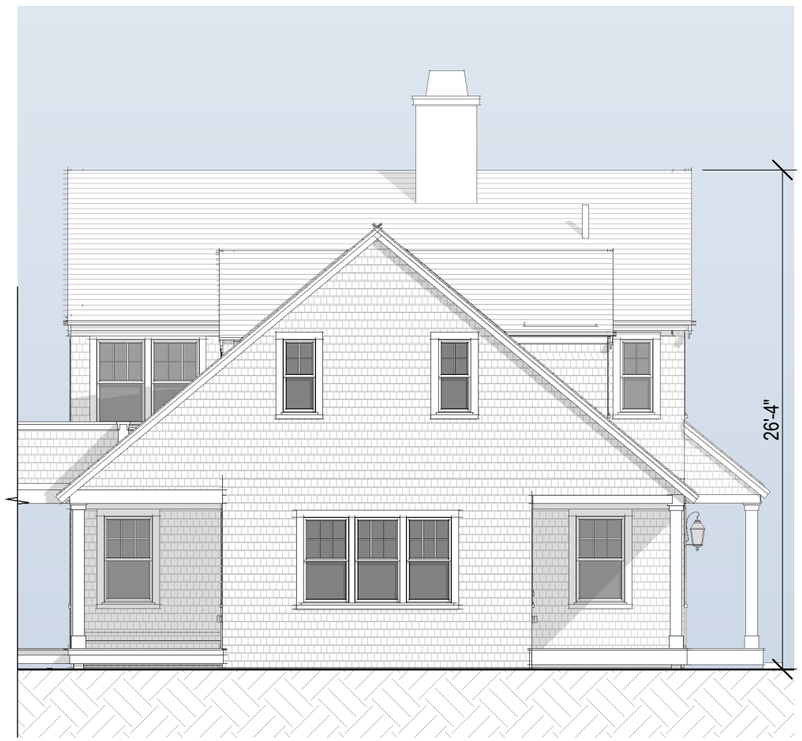
Map & Parcel:	40 / 2
Current Zoning:	LUG 2
Minimum Frontage:	150'
Front Setback:	35'
Side/Rear Setback:	15'

Garage Perspectives

Scale:

Date: 07.11.24

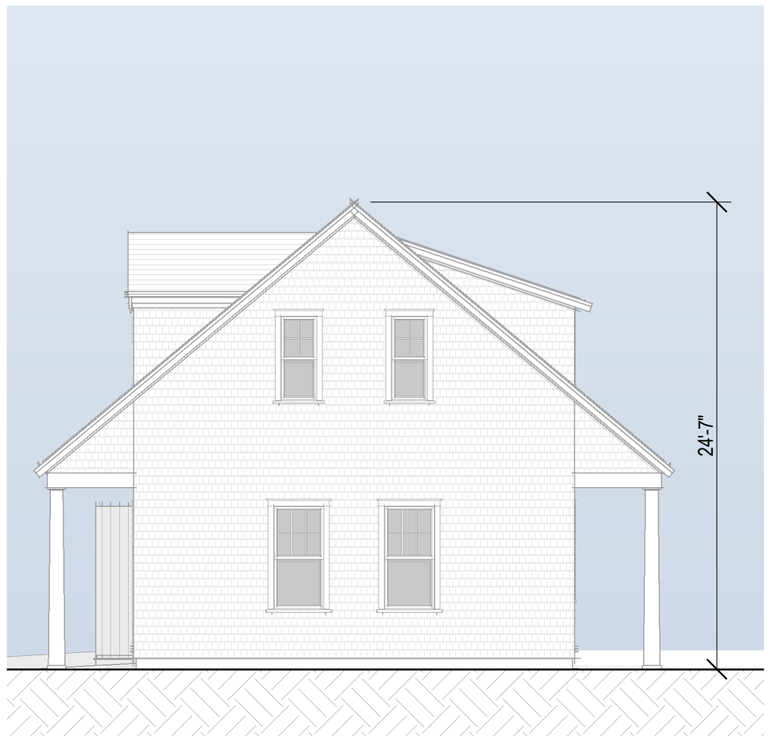
emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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'

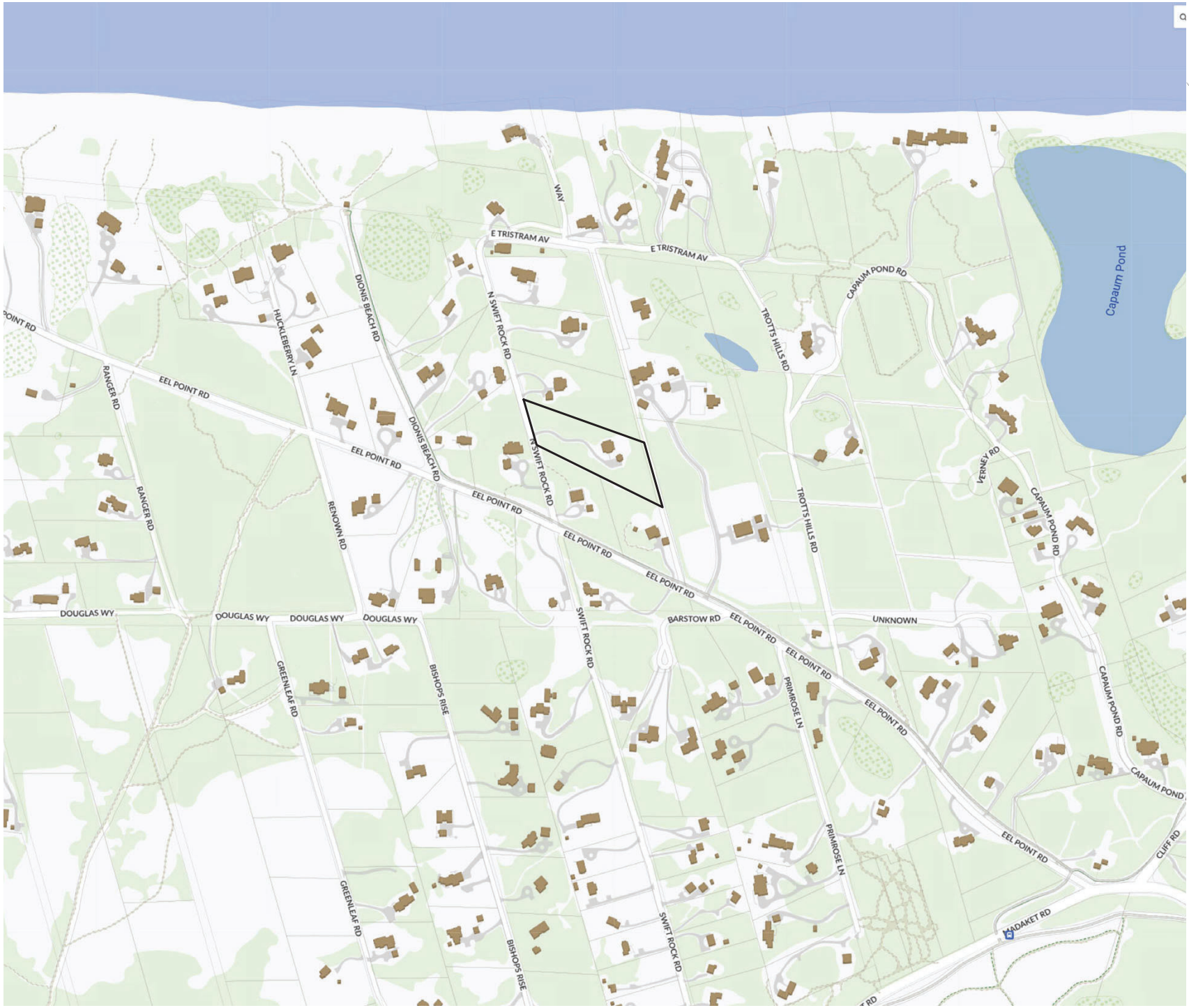
GH, MH & Garage Elevations

Scale: 1/8" = 1'-0"
Date: 07.11.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


1
ONE



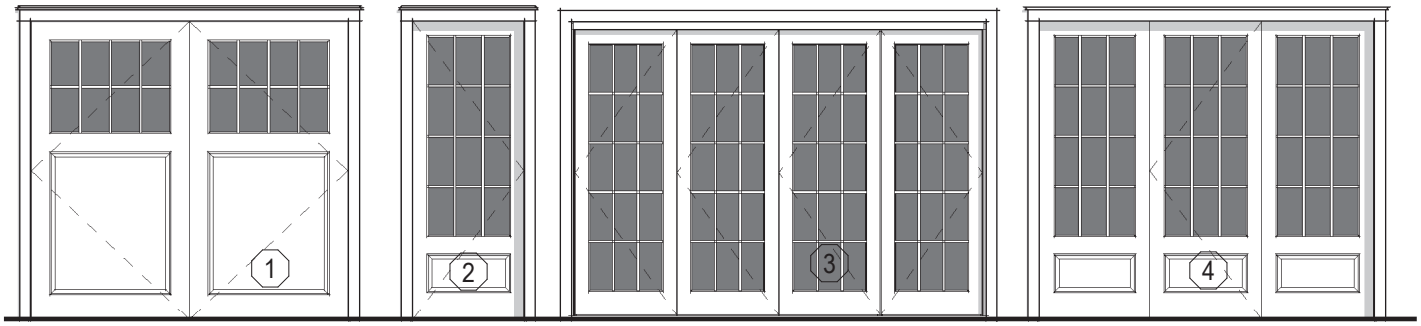

E TRISTRAM AV
E TRISTRAM AV
CAPAUM POND RD
Capaum Pond
TROTTS HILLS RD
N SWIFT ROCK RD
DIONIS BEACH RD
HUCKLEBERRY LN
RANGER RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
EEL POINT RD
VERNEY RD
CAPAUM POND RD
RENOWN RD
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
DOUGLAS WY
BARSTOW RD
UNKNOWN
SWIFT ROCK RD
PRIMROSE LN
GREENLEAF RD
BISHOPS RISE
CLIFF RD
MADAKET RD

Locus



Proposed Site Plan

1" = 60'-0"

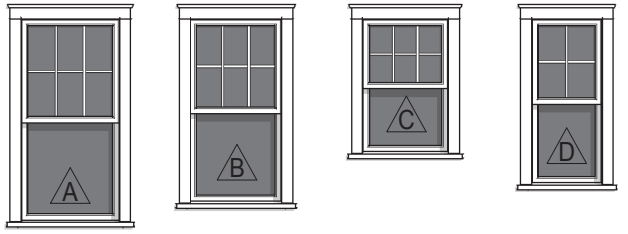


Garage Door
1 Panel + 8 Lite SDL

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

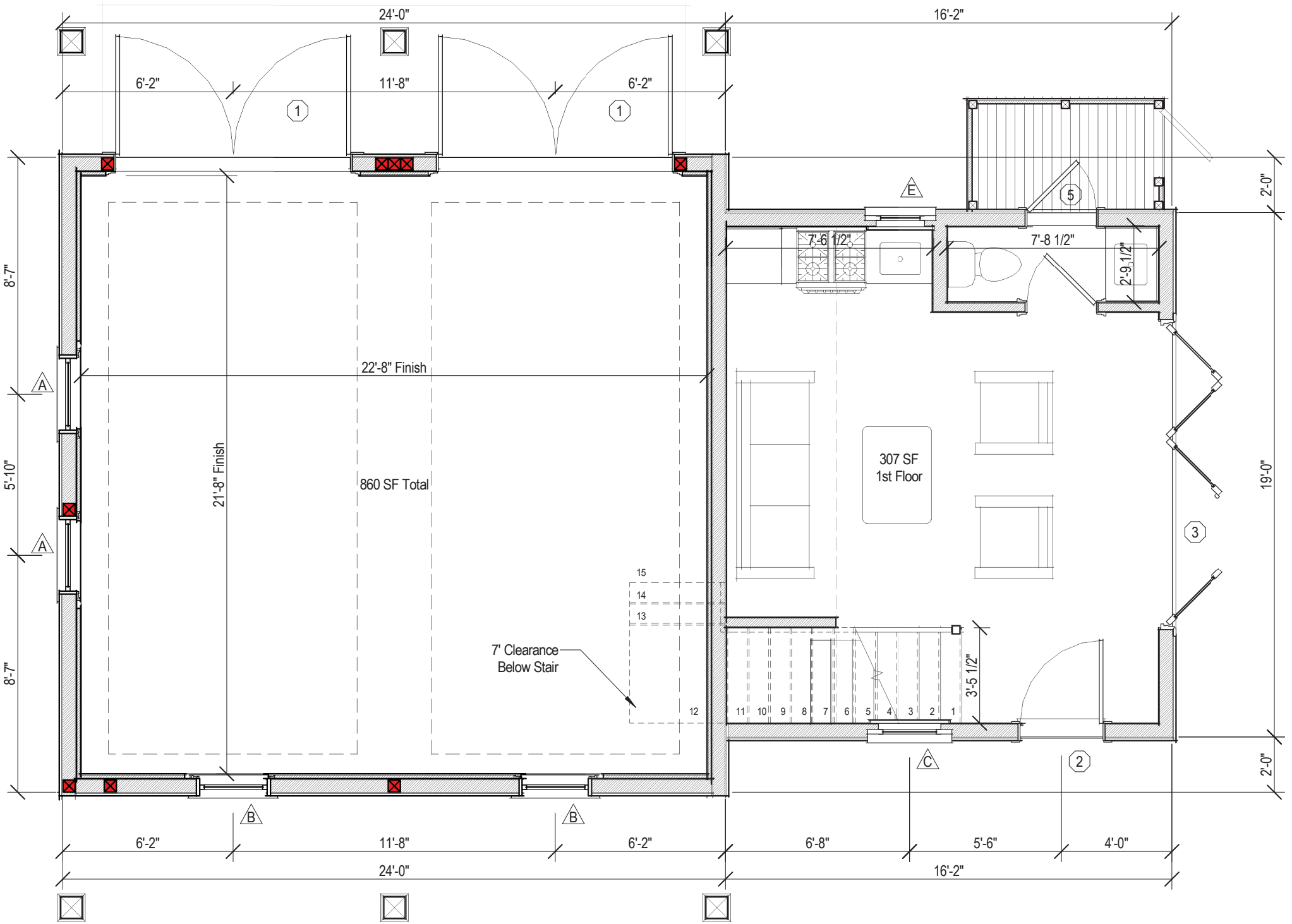
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
4/1 SDL

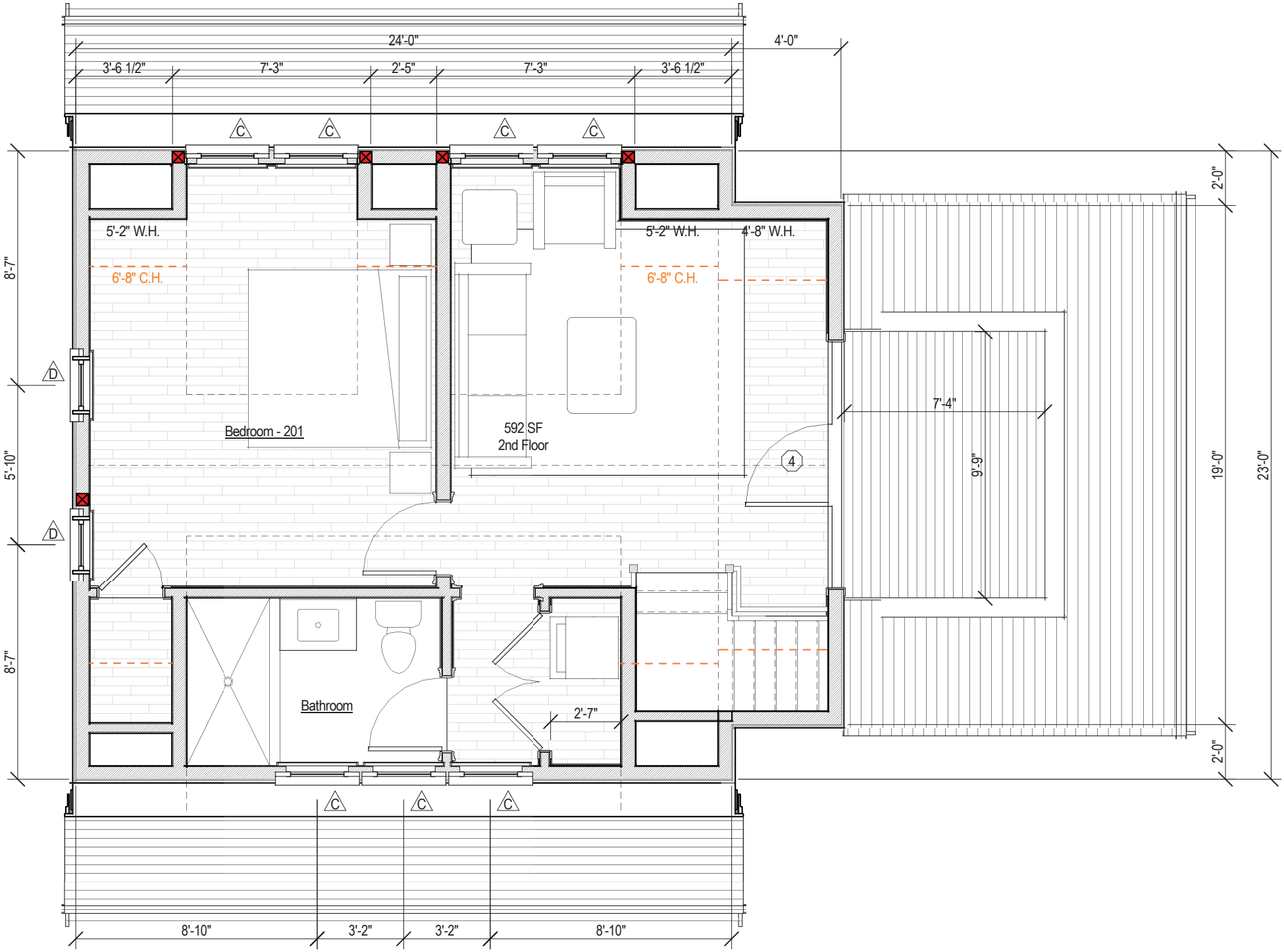
Window & Door Legend

3/16" = 1'-0"



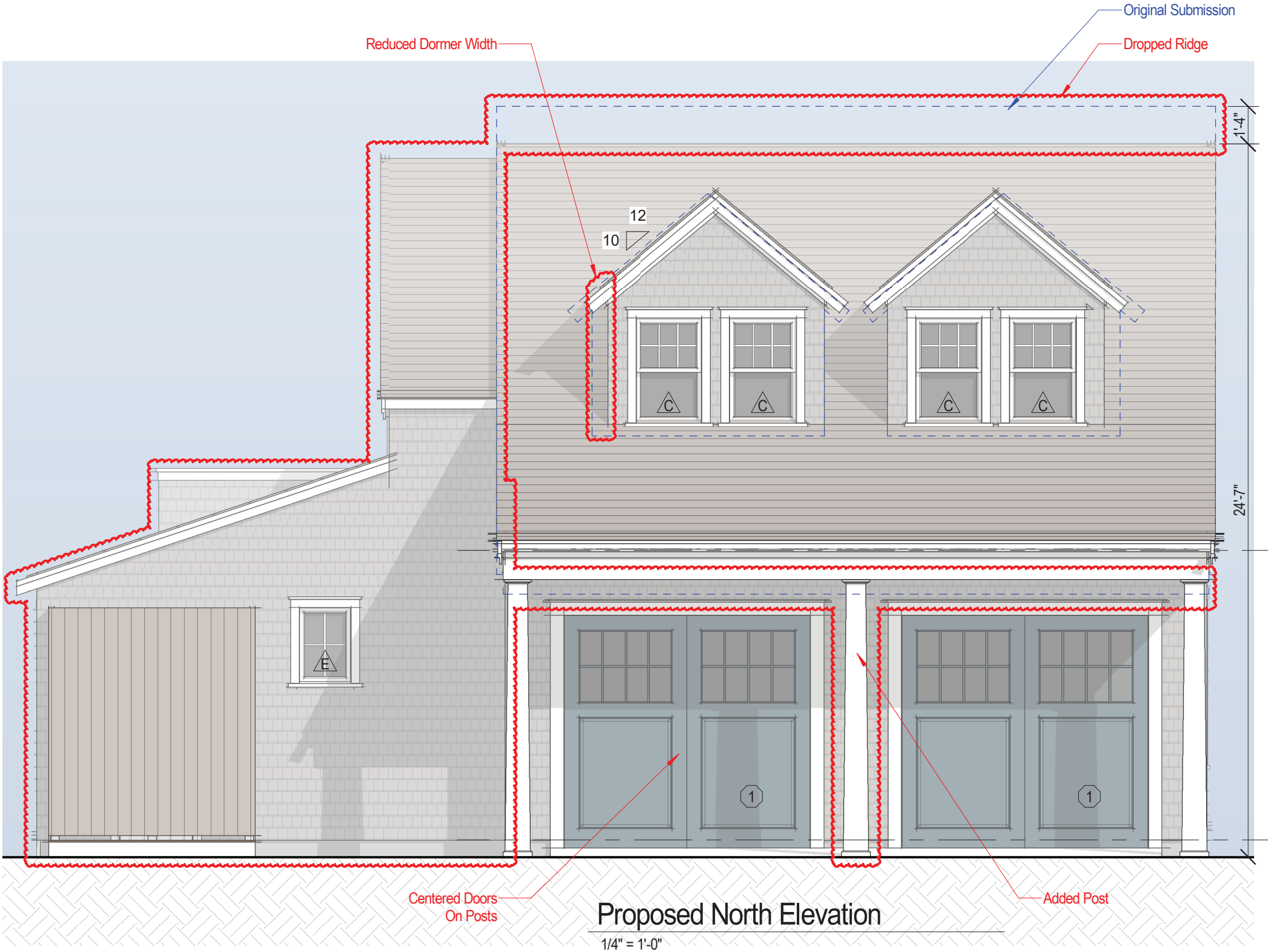
Proposed First Floor Plan

1/4" = 1'-0"



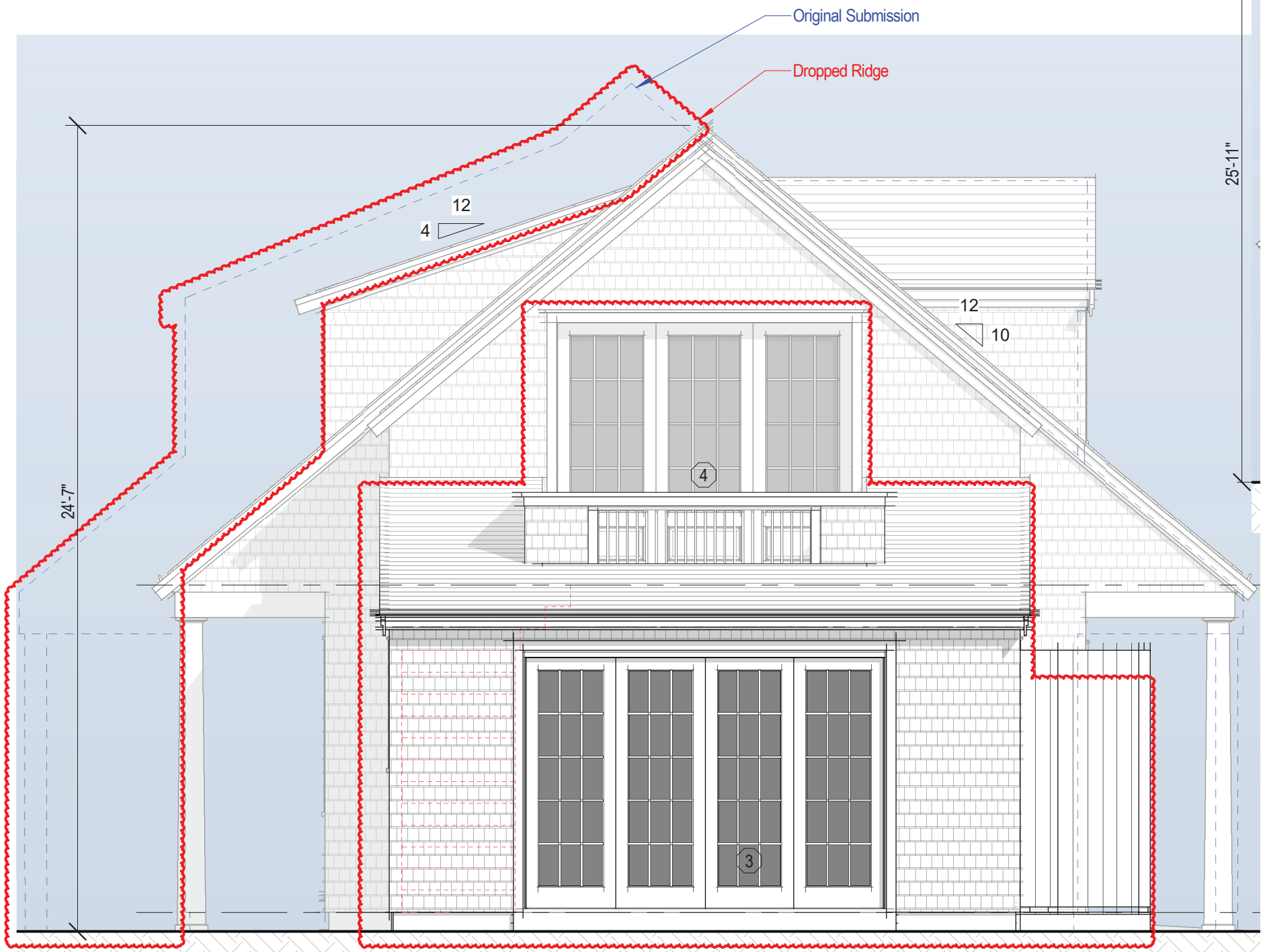
Proposed Second Floor Plan

1/4" = 1'-0"



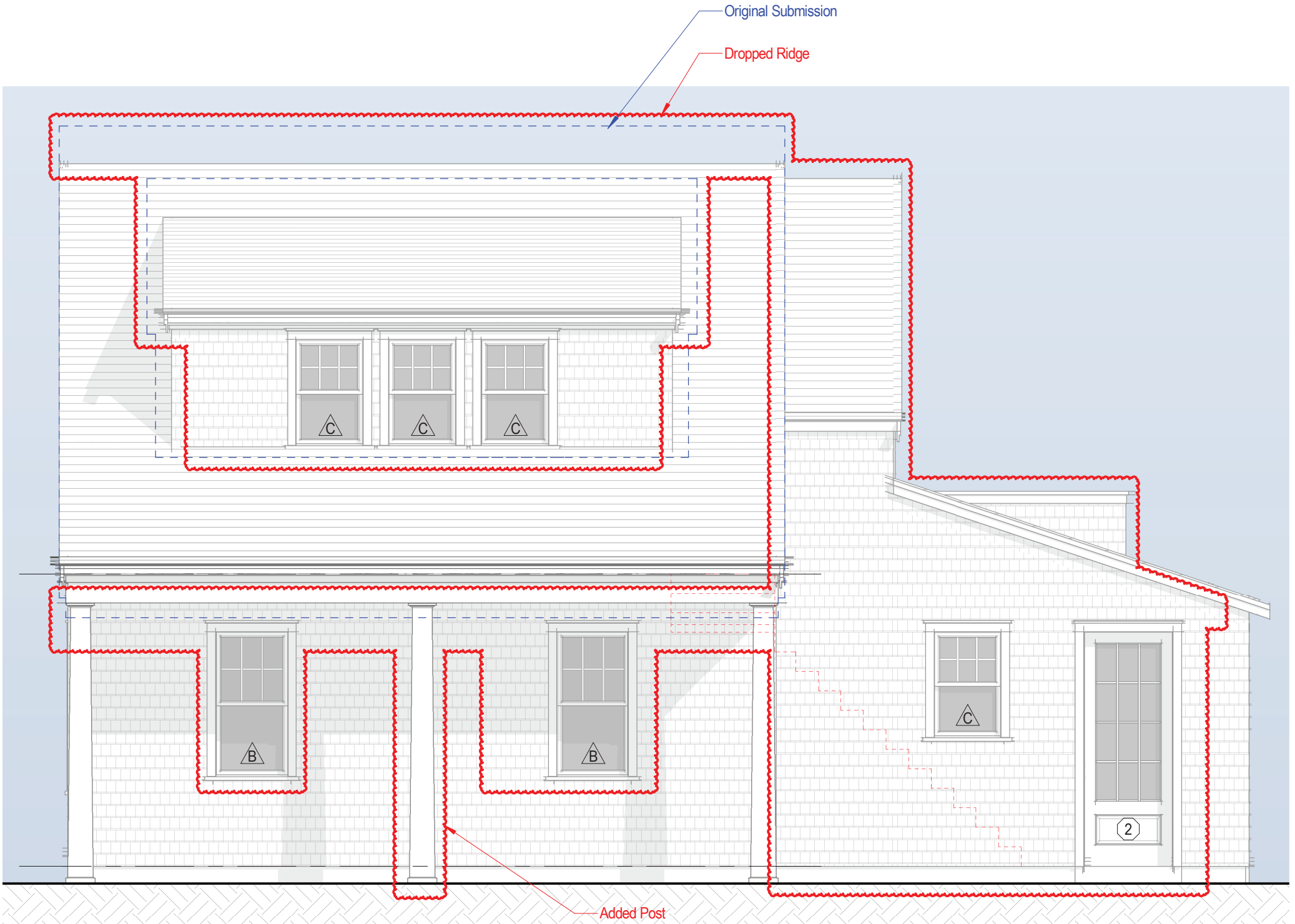
Proposed North Elevation

1/4" = 1'-0"



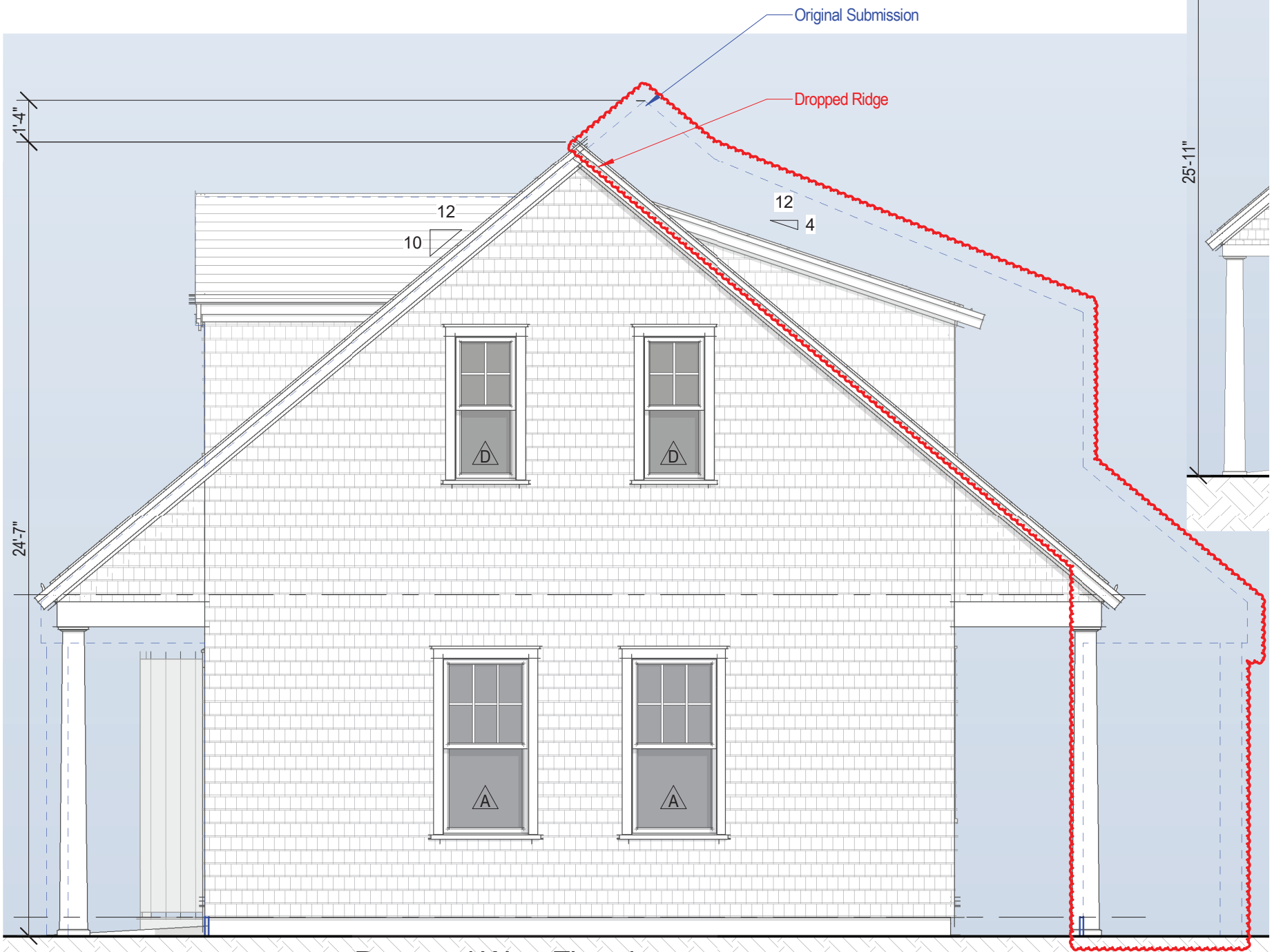
Proposed East Elevation

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…

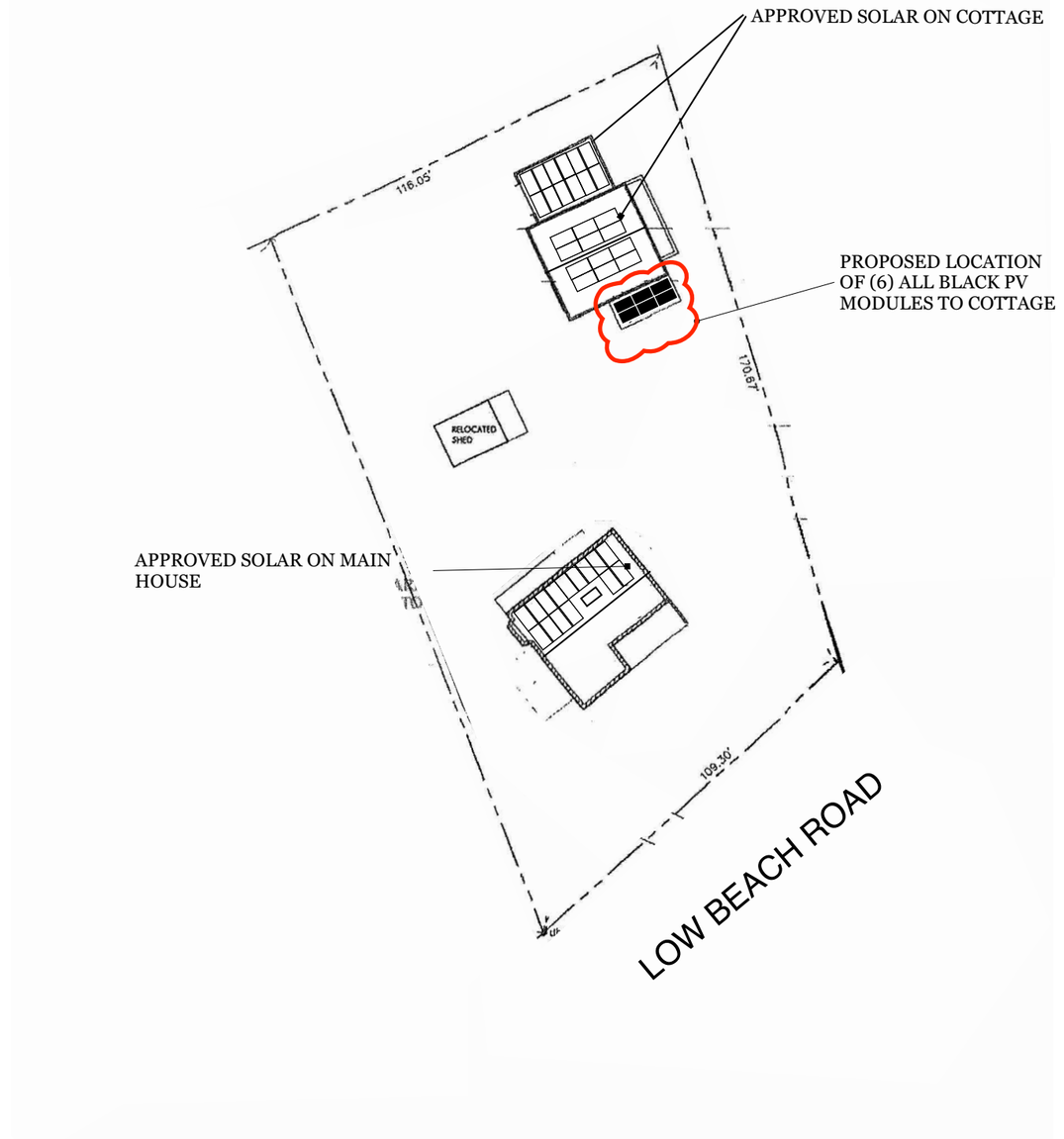
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

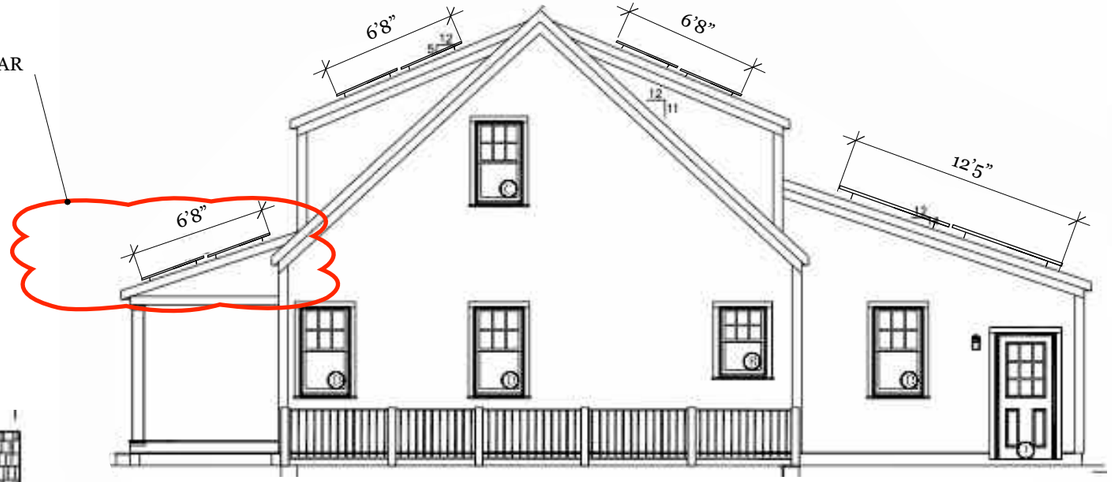
Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

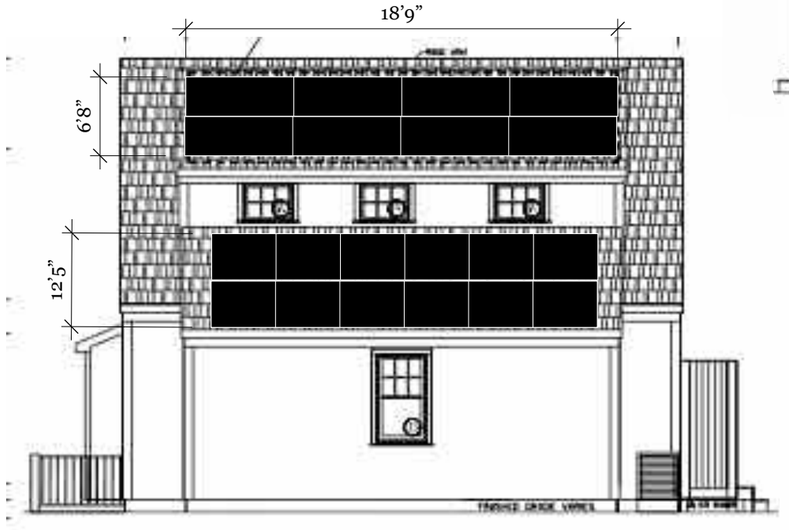
	MM/DD/YY	REMARKS
1	9/21/23	Submitted for HDC & permitting review.
2	10/24/23	Submitted for staff approval
3	5/6/24	Submitted for COA revisions
4		
5		

PV 01

PROPOSED LOCATION OF (6) ALL BLACK SOLAR PV MODULES TO ROOFTOP

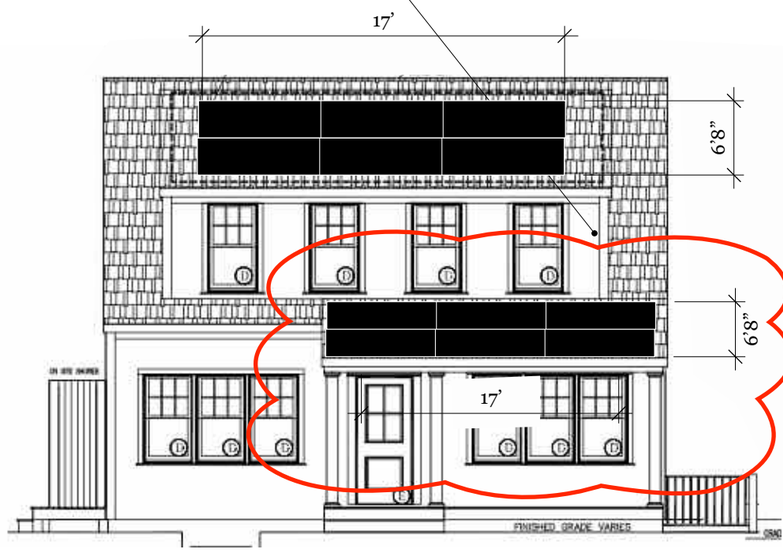


NORTHEAST ELEVATION

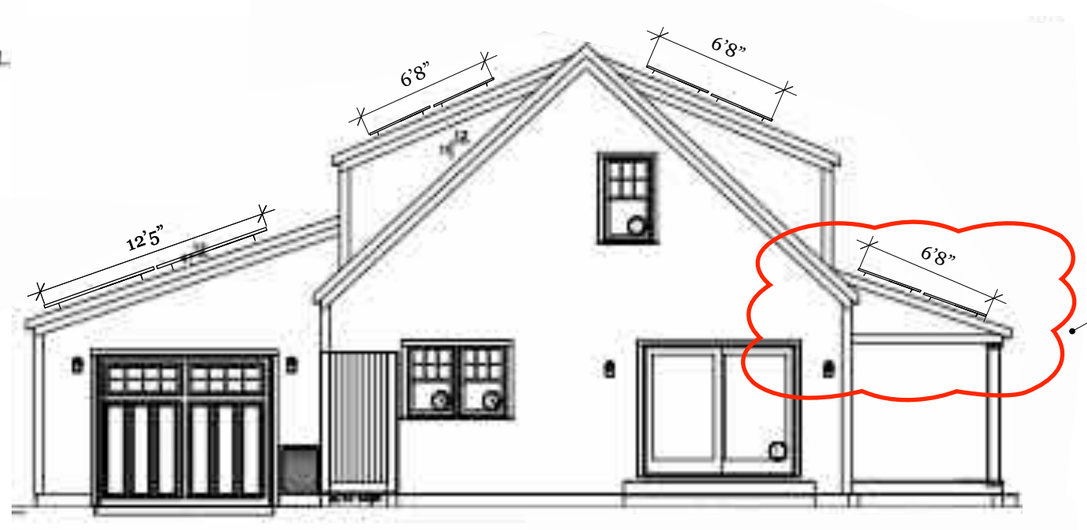


NORTHWEST ELEVATION

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

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 02



This cottage is a secondary structure and has a black asphalt roof.

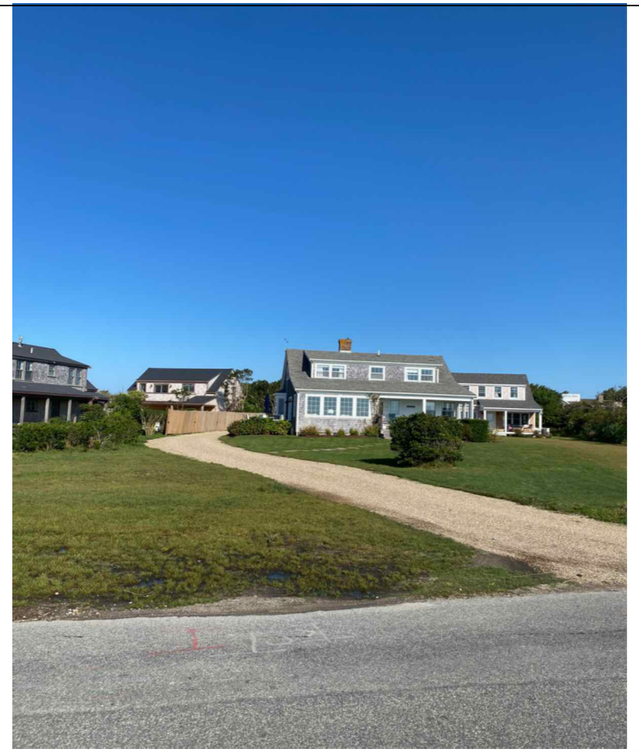


Photo A



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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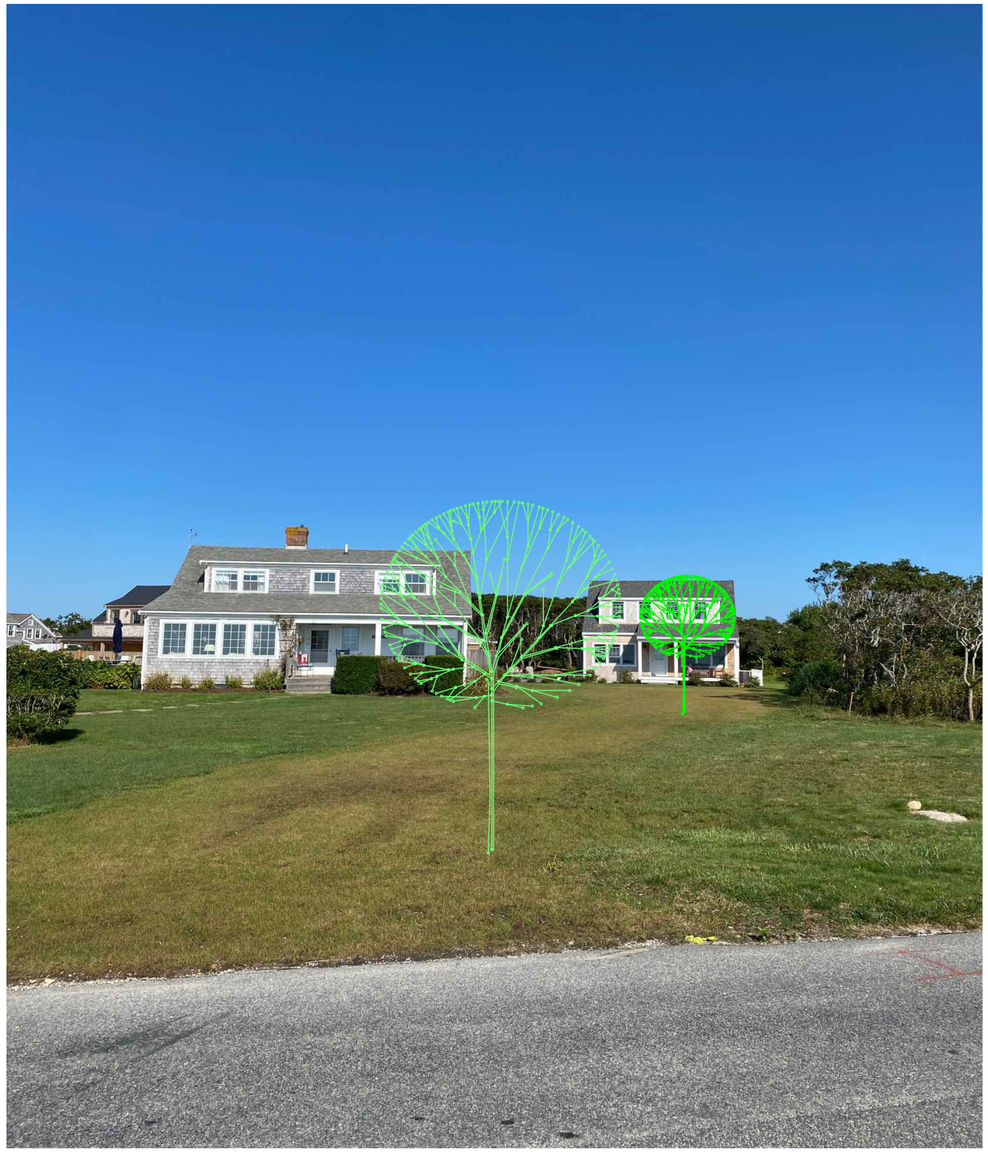
PV 03



Proposed location of (2) plantings to screen visibility of solar panels from public way.



3D rendering of screening directly in front of the cottage.

ACK SMART
(508) 257-1786
www.ACKsmart.com

Screening Plan

ROOFTOP SOLAR ARRAY (COTTAGE)
17.20kW DC, 11.40kW AC

Owner:	Elizabeth Holby
Site Address:	19 Low Beach Rd
City, State, Zip:	Nantucket, MA 02564
Map: 74	Parcel: 83

REVISIONS

	MM/DD/YY	REMARKS
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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

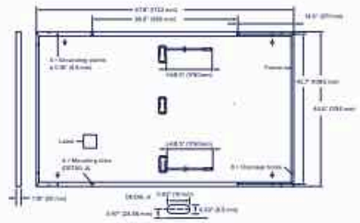
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

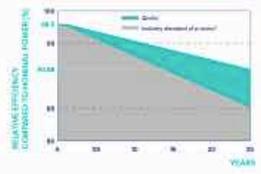


▪ Electrical Characteristics

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

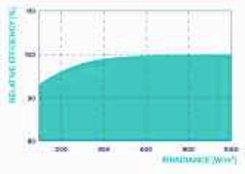


At least 98.5% of nominal power during first year. Thereafter max. 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 90.58% of nominal power up to 25 years.

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

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	MM/DD/YY	REMARKS
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3	5/6/24	Submitted for COA revisions
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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.

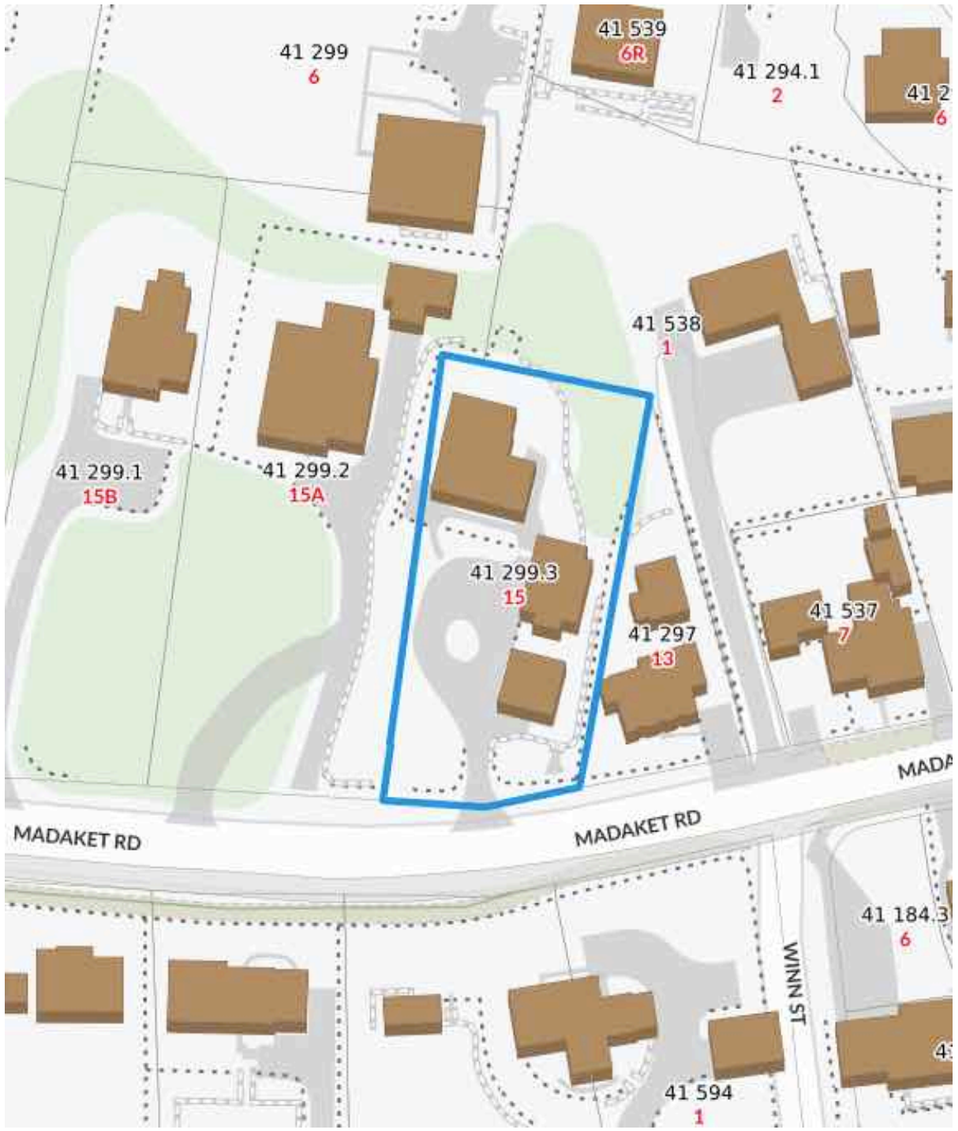
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature _____

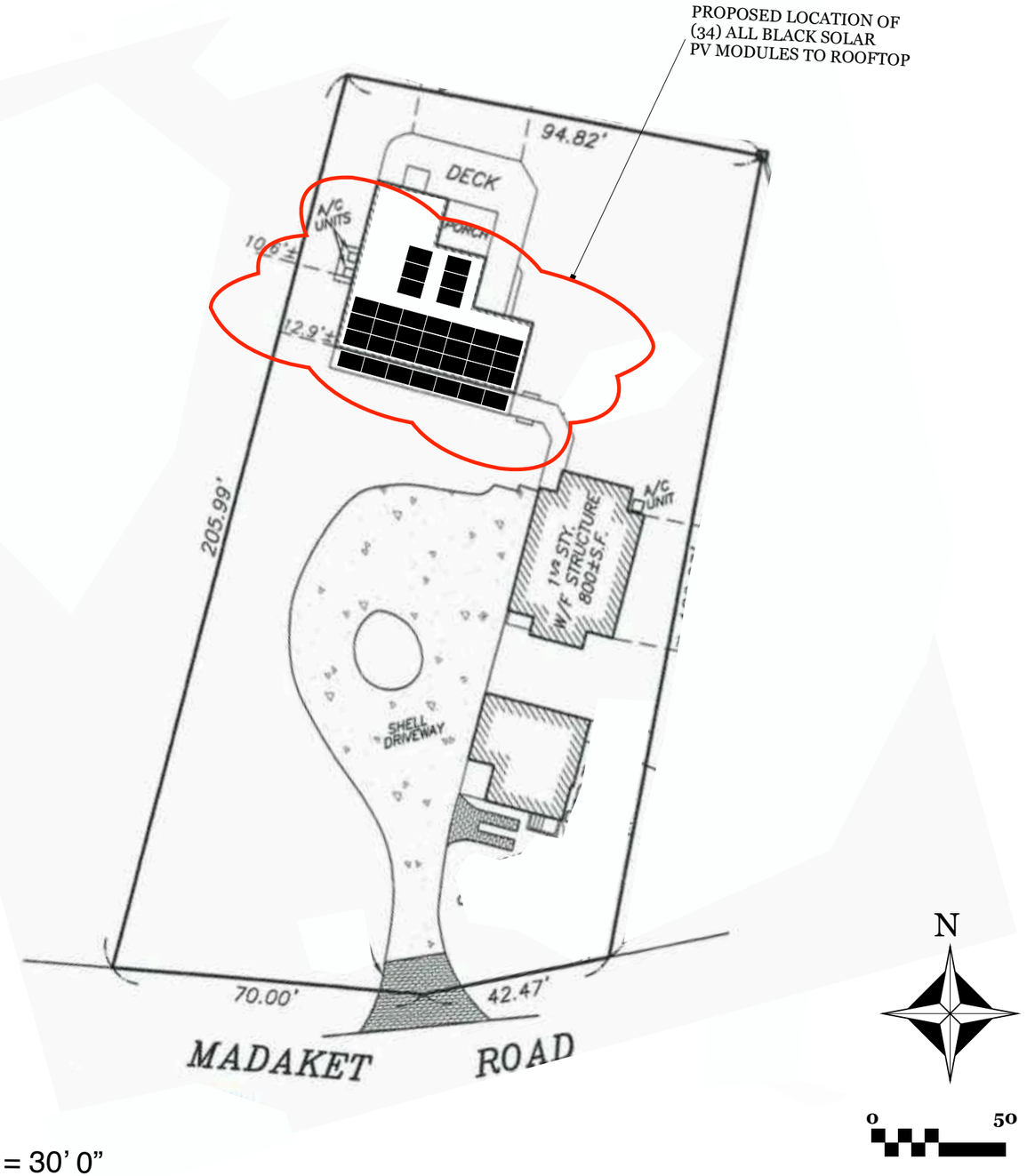
Name Daniel F Driscoll

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

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3		
4		
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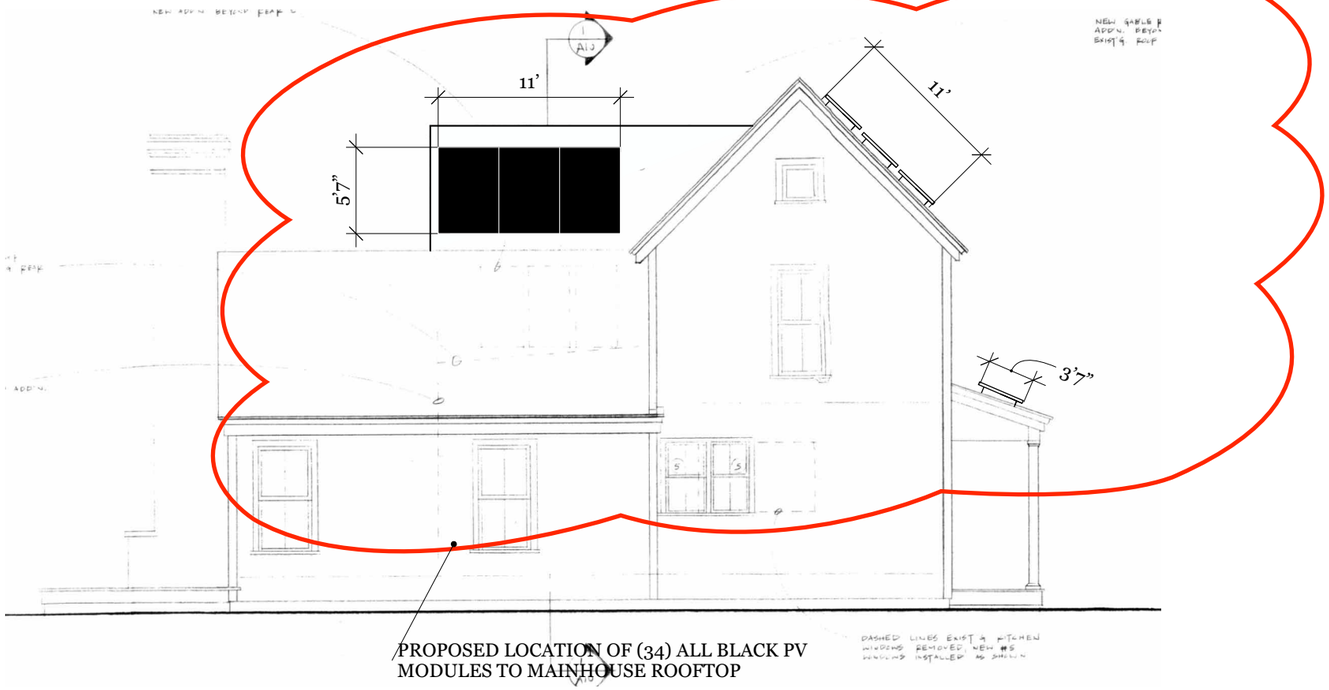
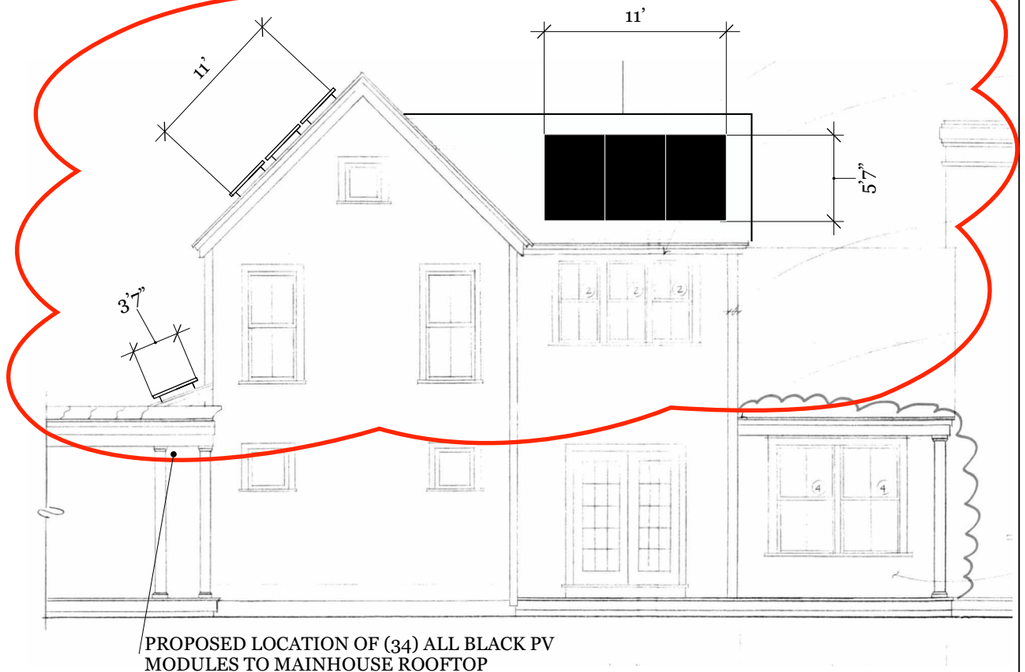
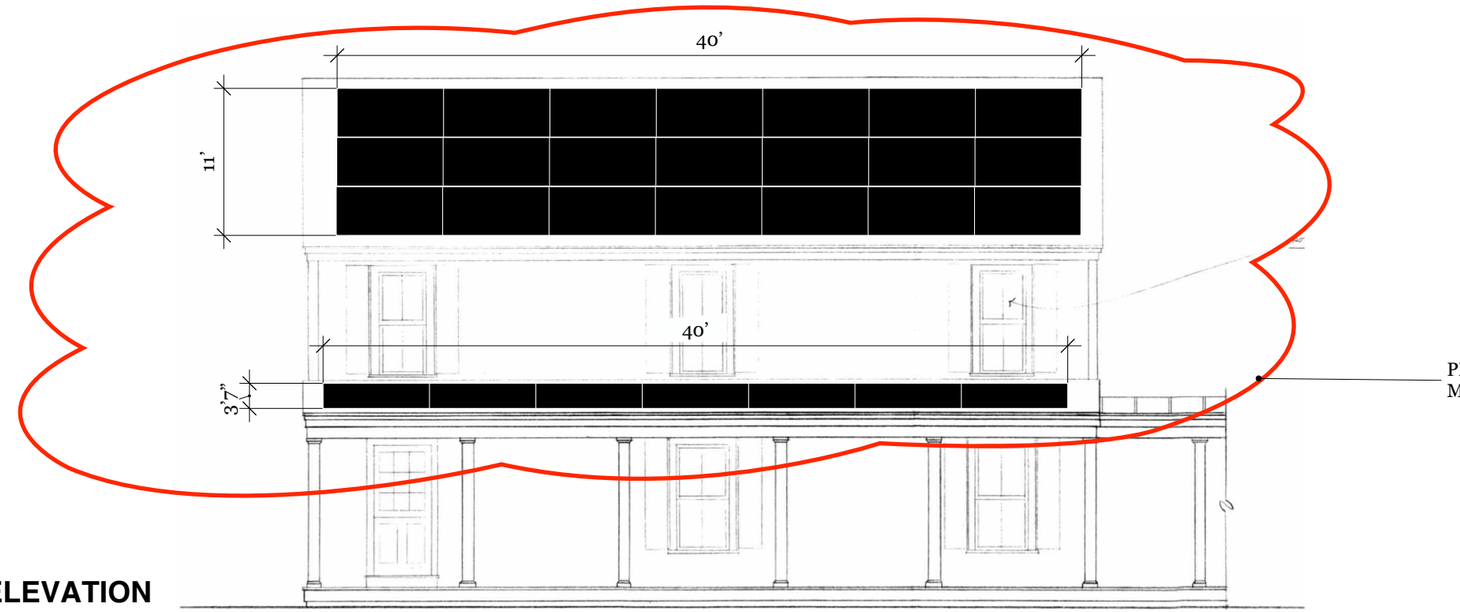
PV 01



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

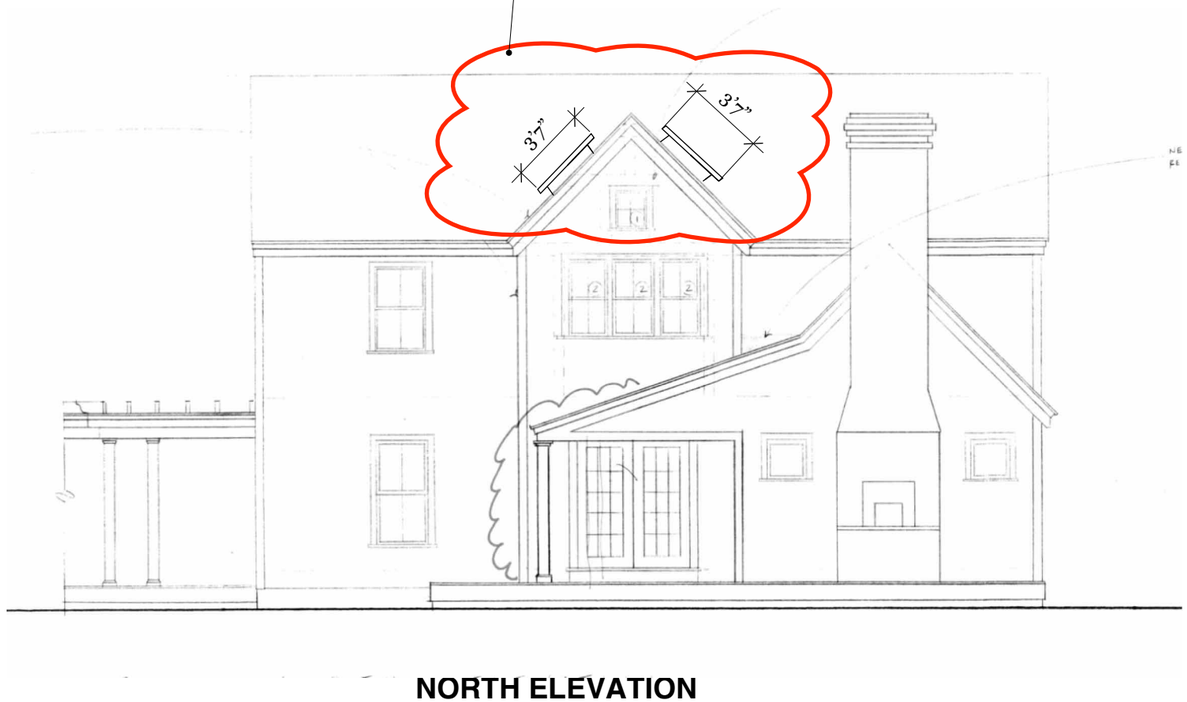
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

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

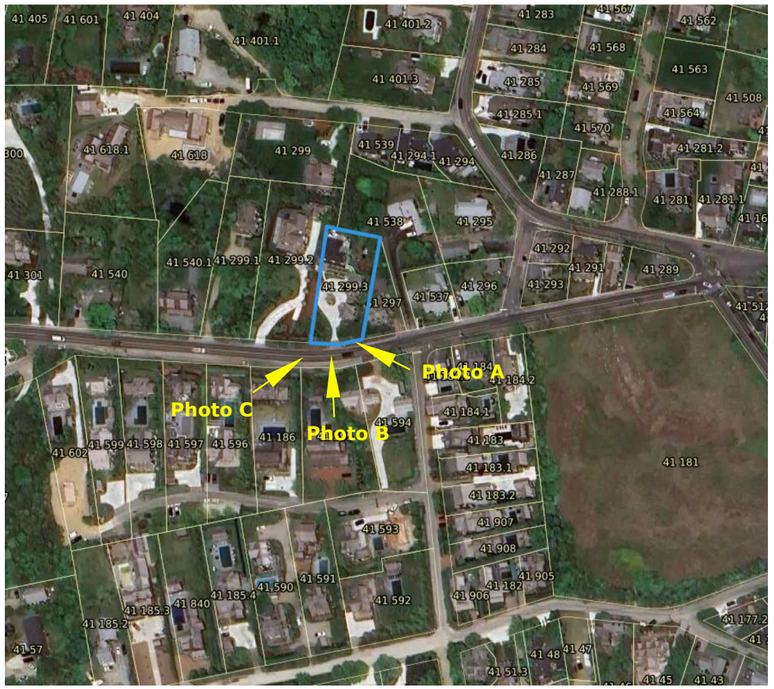
ACK SMART
(508) 257-1786
www.ACKsmart.com

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

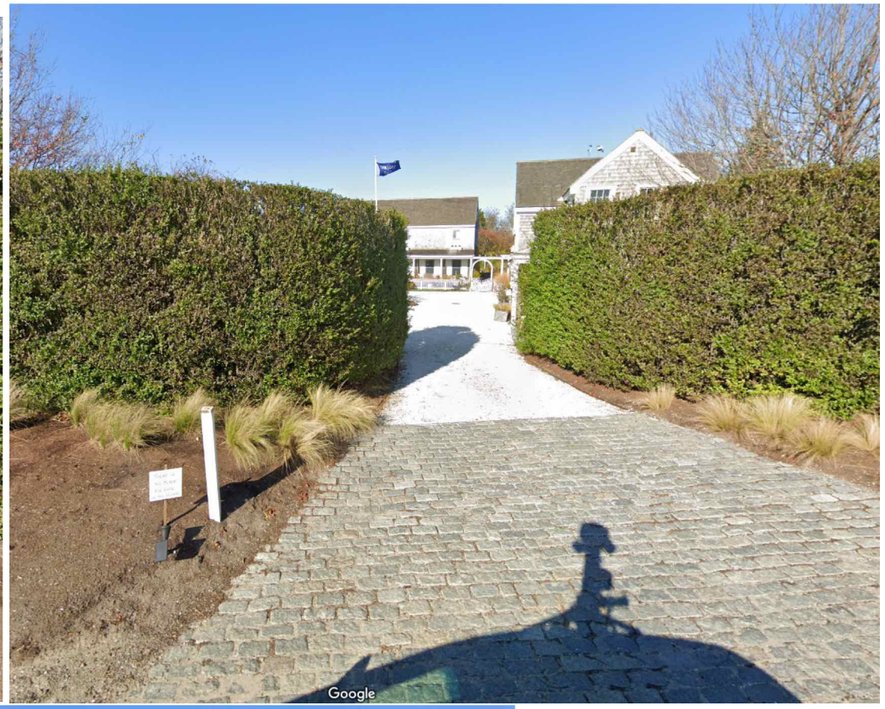


PHOTO B



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.

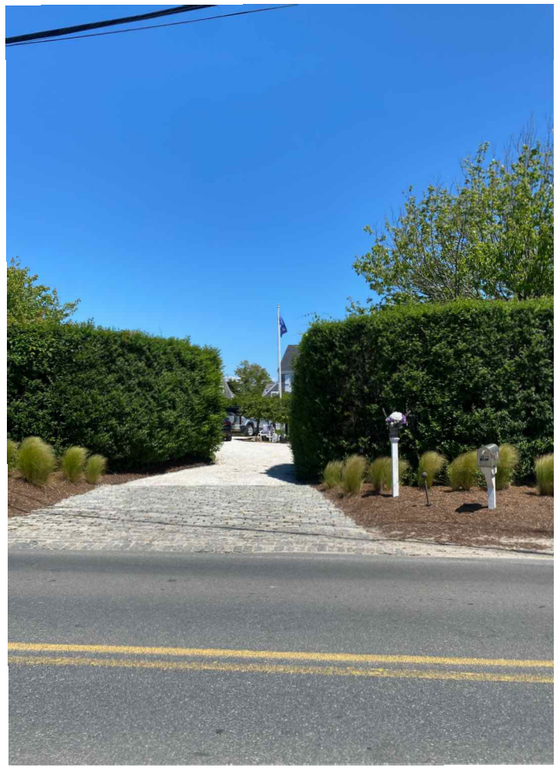


PHOTO A



PHOTO C

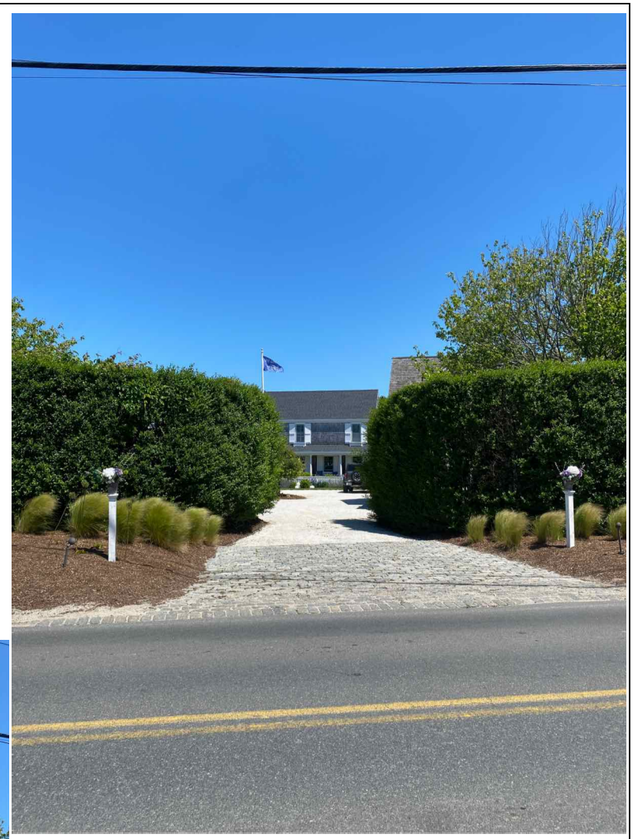


PHOTO B

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)

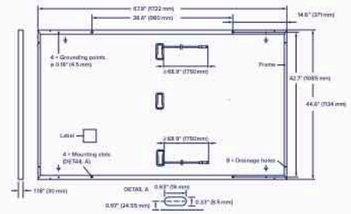
The ideal solution for:

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

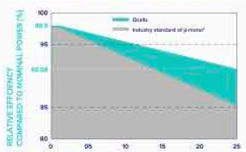


Electrical Characteristics

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

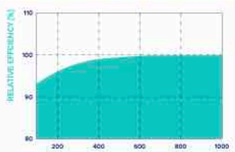


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

7/25/24	Date submitted to 2 Fairgrounds Road: 55.4.1-1.1
	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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

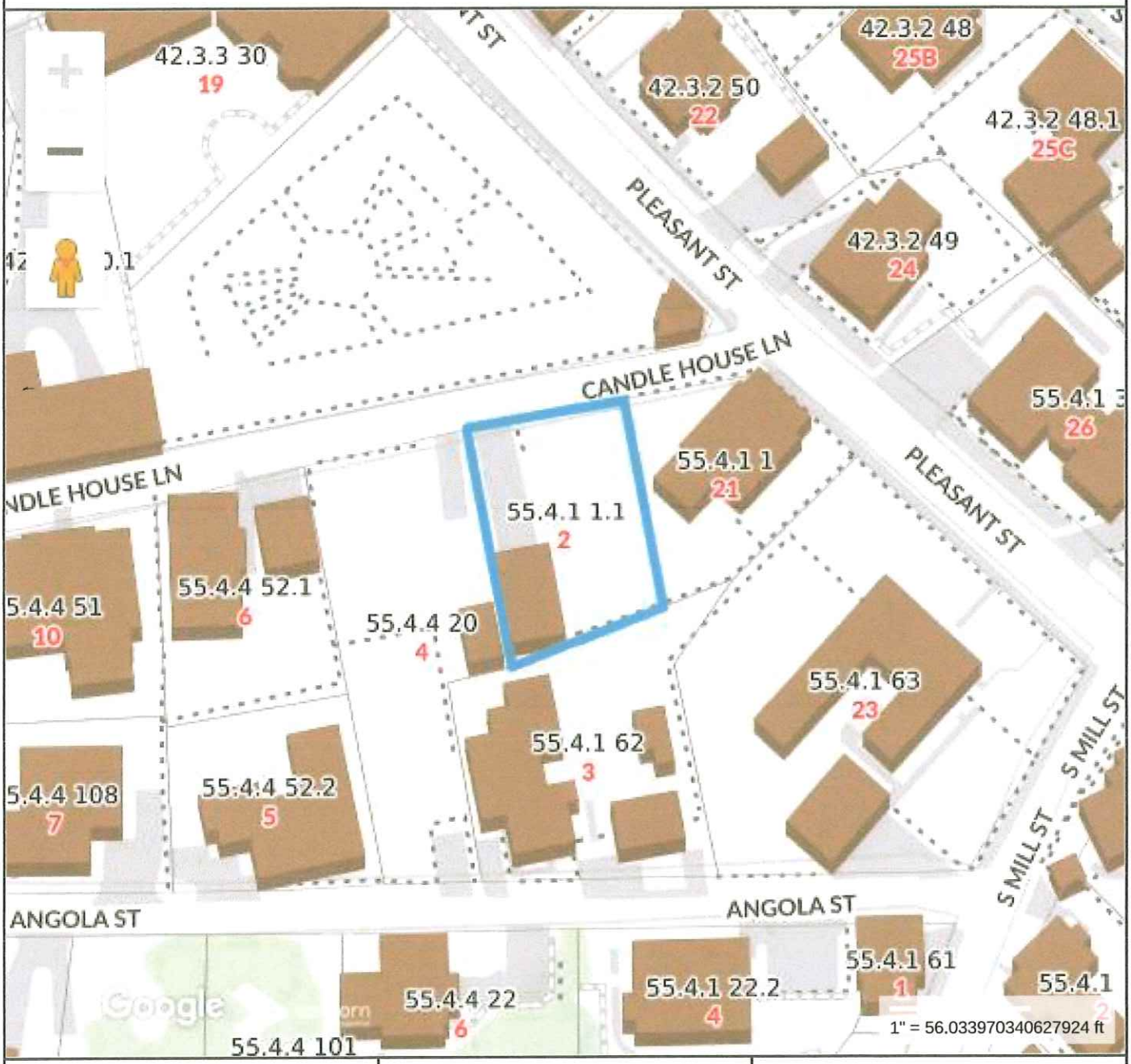
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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: 7/24/2024



Property Information

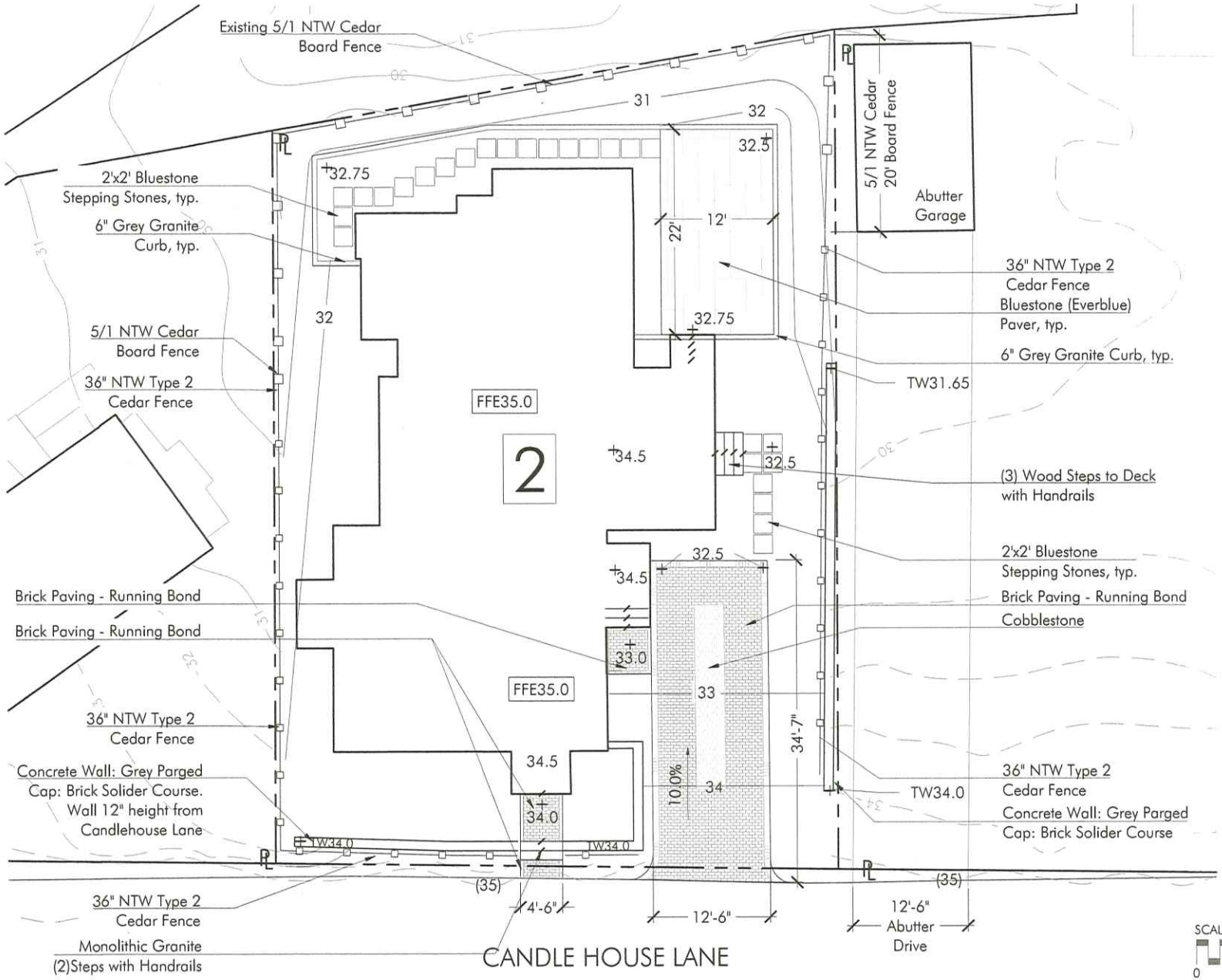
Property ID	191355
Location	2 CANDLE HOUSE LN
Owner	CANDLE HOUSE 2 LLC

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.



SCALE: 1" = 10'-0"

0 5' 10' 25'

L1

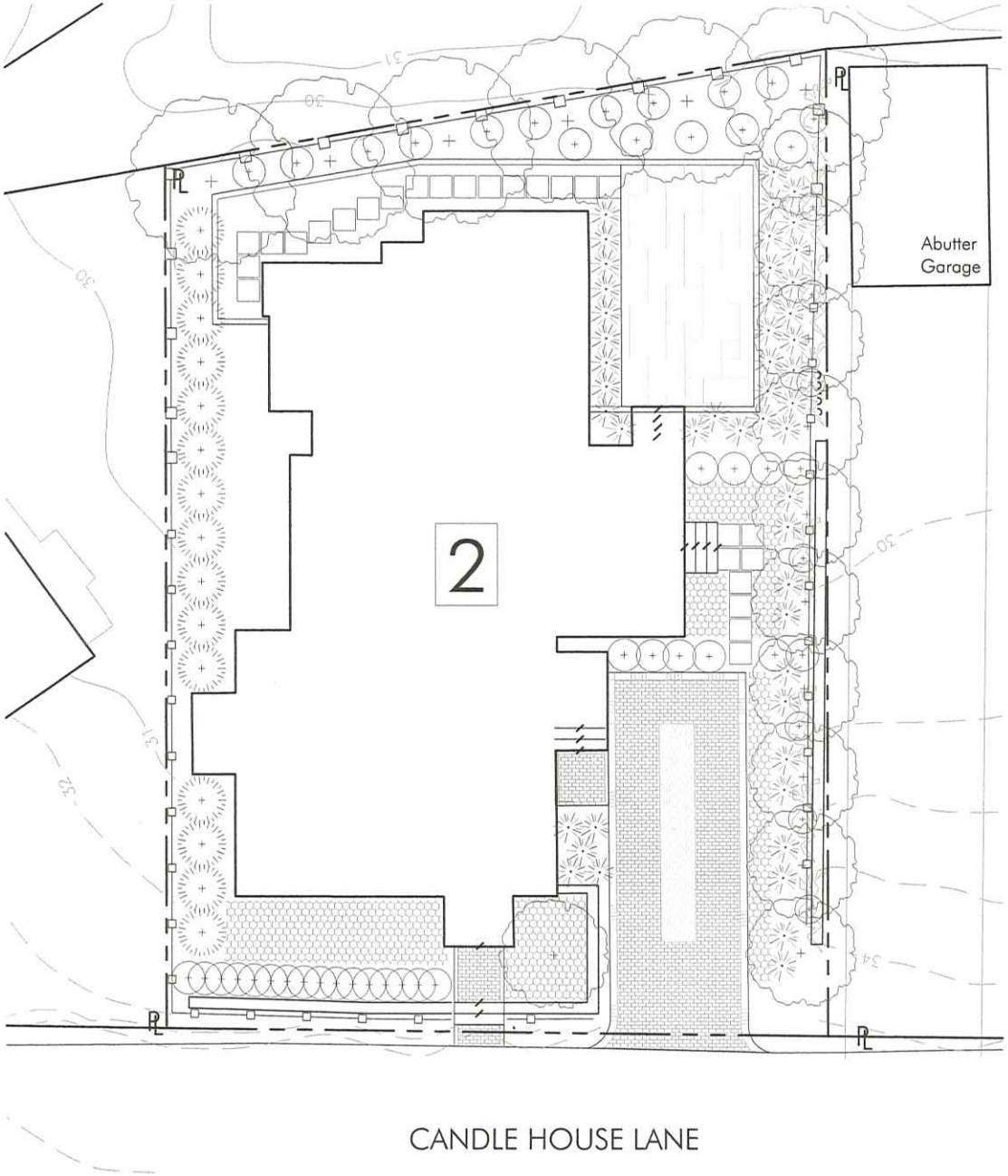
PROJECT: 2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE: AS NOTED

DATE: 07/18/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



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

SCALE: AS NOTED

DATE: 07/18/24

VERDANT
LANDSCAPE ARCHITECTURE
338 Harvard Street, Suite 2S, 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
1

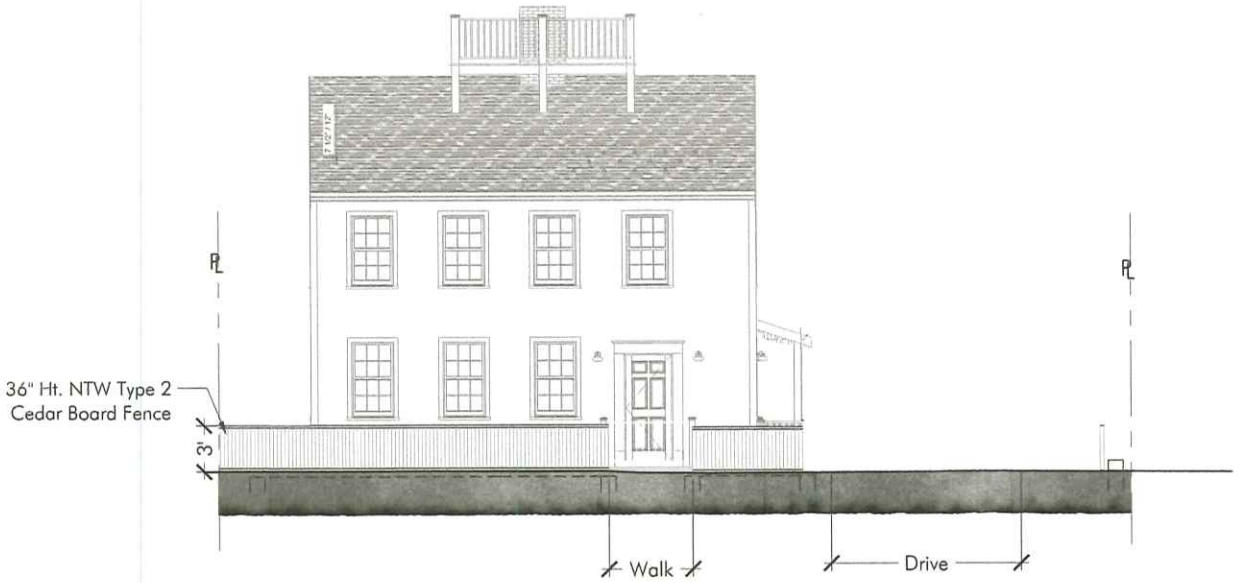
PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

SCALE:
AS NOTED

DATE:
07/19/24

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Cambridge, MA 02139
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

1

PROJECT:

2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

DATE: 07/18/24

SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
310 Harvard Street, Suite 2L, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



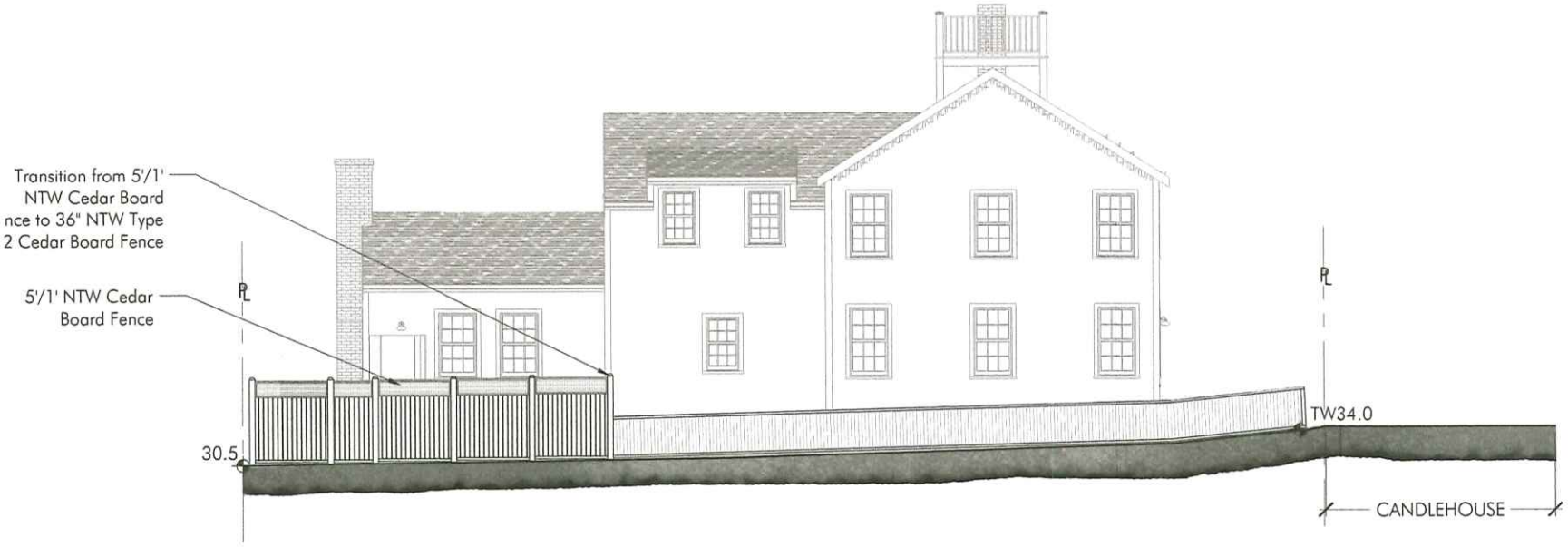
W

West (Right) Elevation

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'



E East (Left) Elevation

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

L5

1

PROJECT:

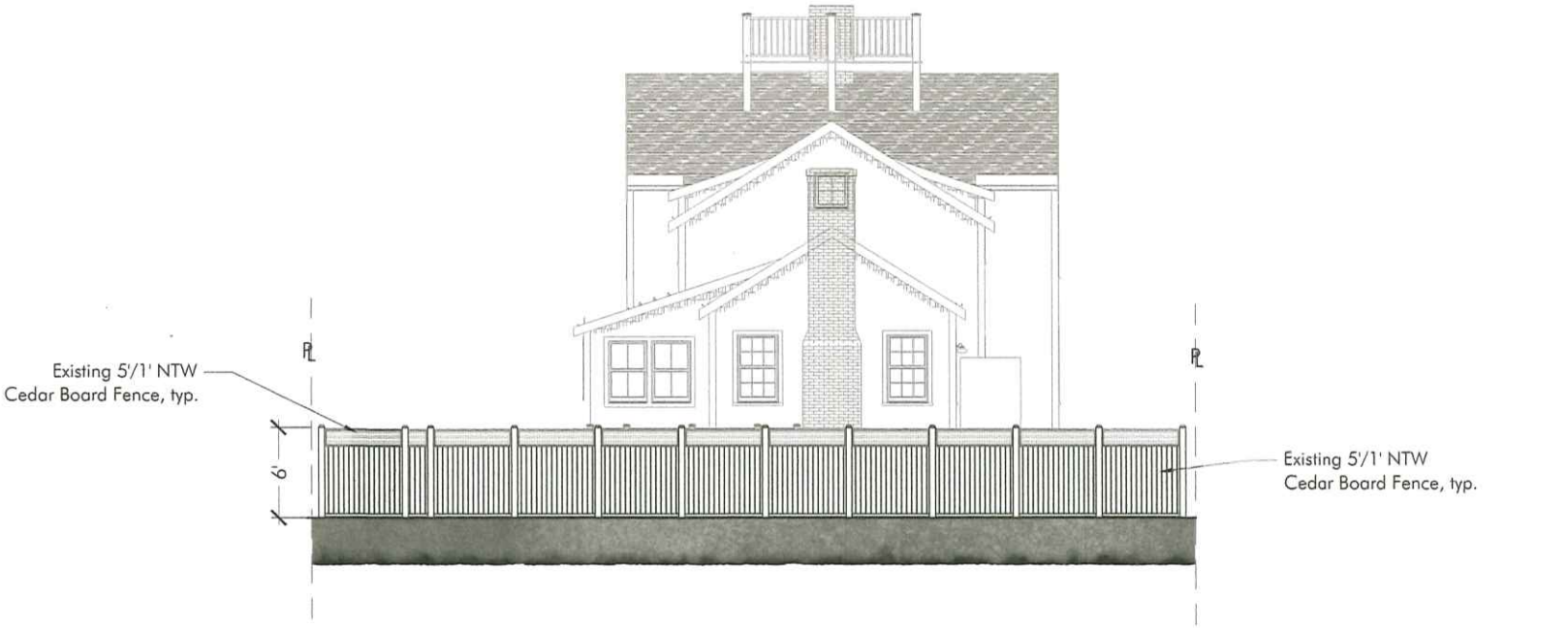
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

DATE: 07/10/24

SCALE: AS NOTED

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
1

PROJECT:
2 CANDLEHOUSE LANE

HARDSCAPE MATERIALS PLAN

DATE: 07/18/24

SCALE: AS NOTED

VERDANT
LANDSCAPE ARCHITECTURE
258 Harvard Street, Suite 251, Brookline, MA 02446
Verdant Landscape Architecture.com
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°: 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

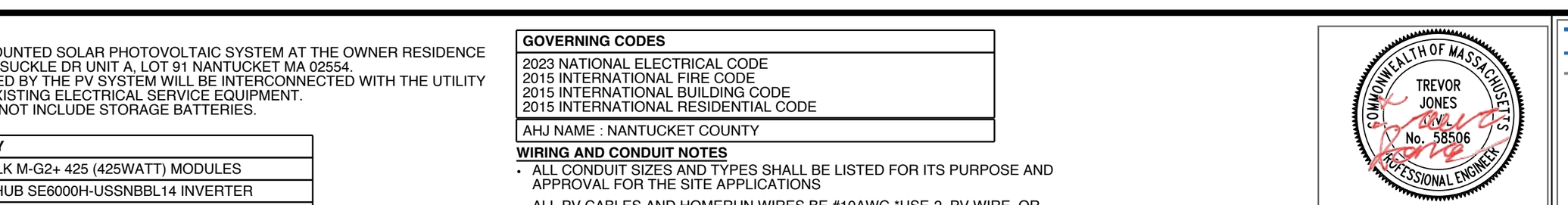
WIRING AND CONDUIT NOTES

- 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"

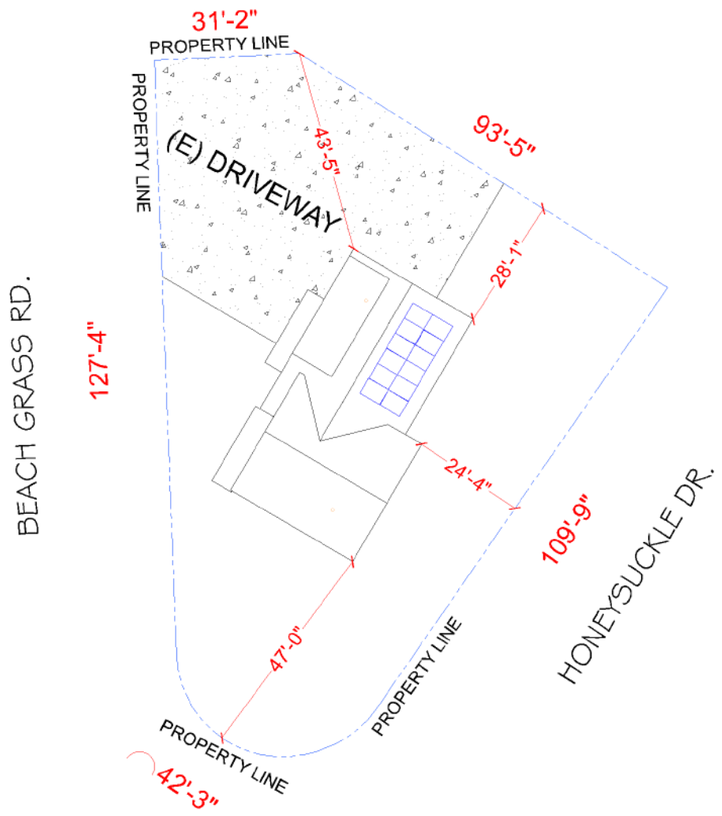
SHEET NUMBER
PV-1

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

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
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

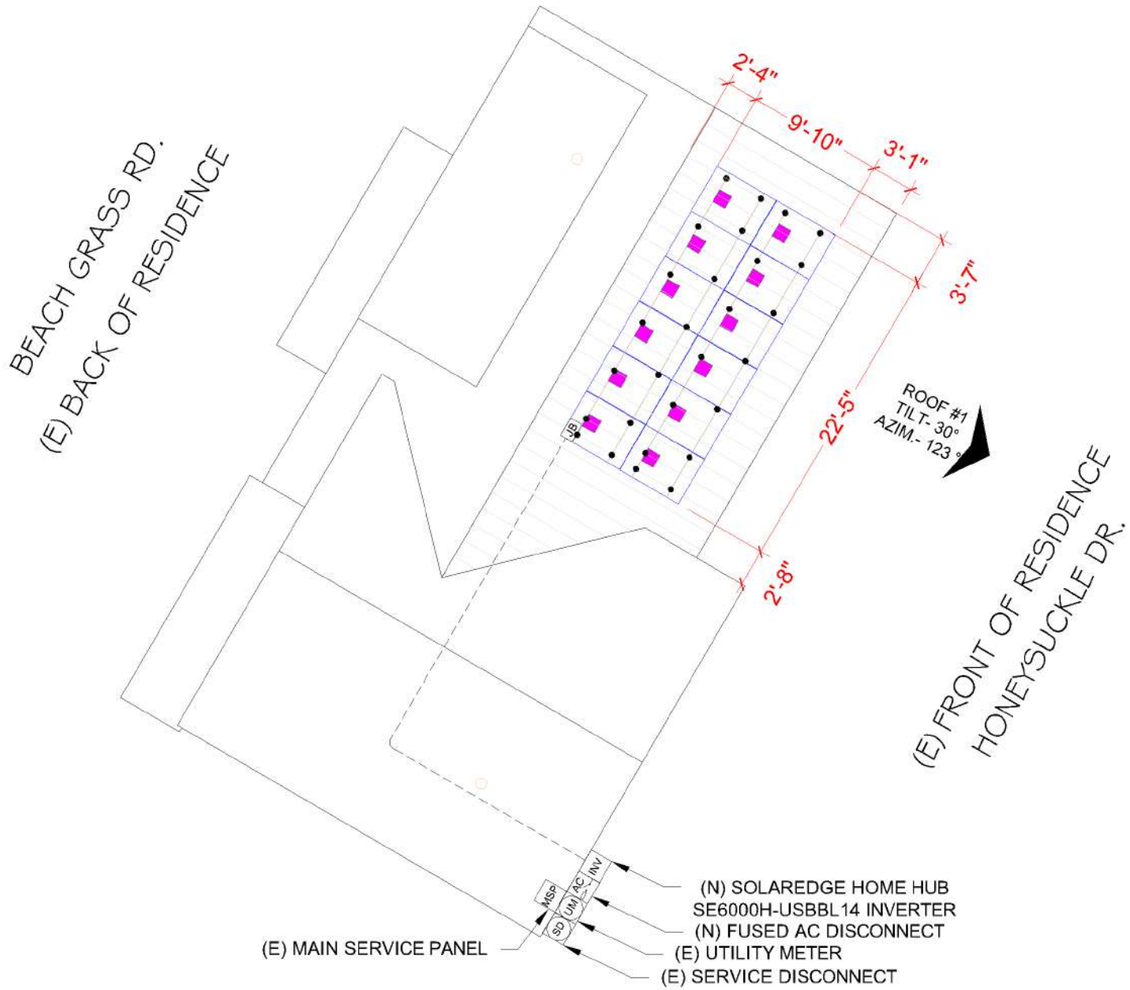
ROOF DESCRIPTION				
ROOF	ROOF TILT	RAFTER SIZE	RAFTER SPACING	ROOF MATERIAL
#1	30°	2" x 6"	16" o.c.	COMP SHINGLE

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

(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

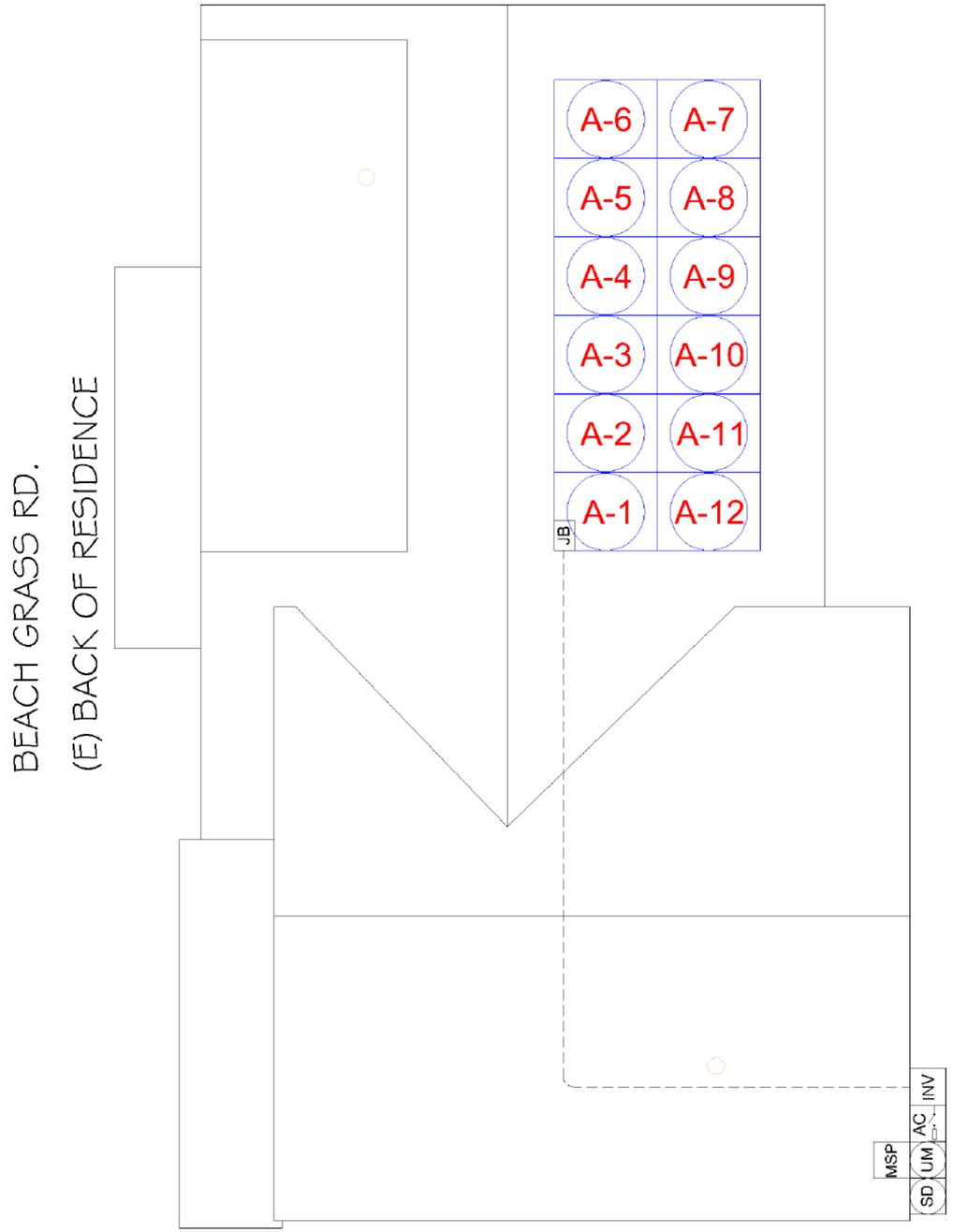
JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
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
(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
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25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

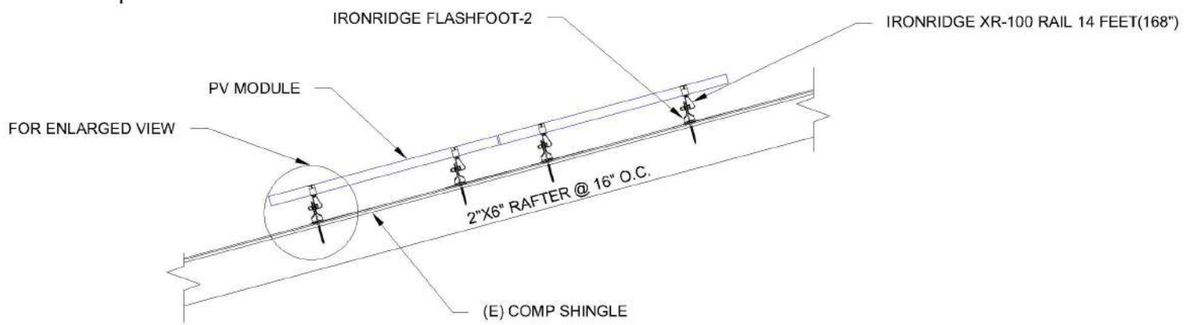
DATE: 4/10/2024

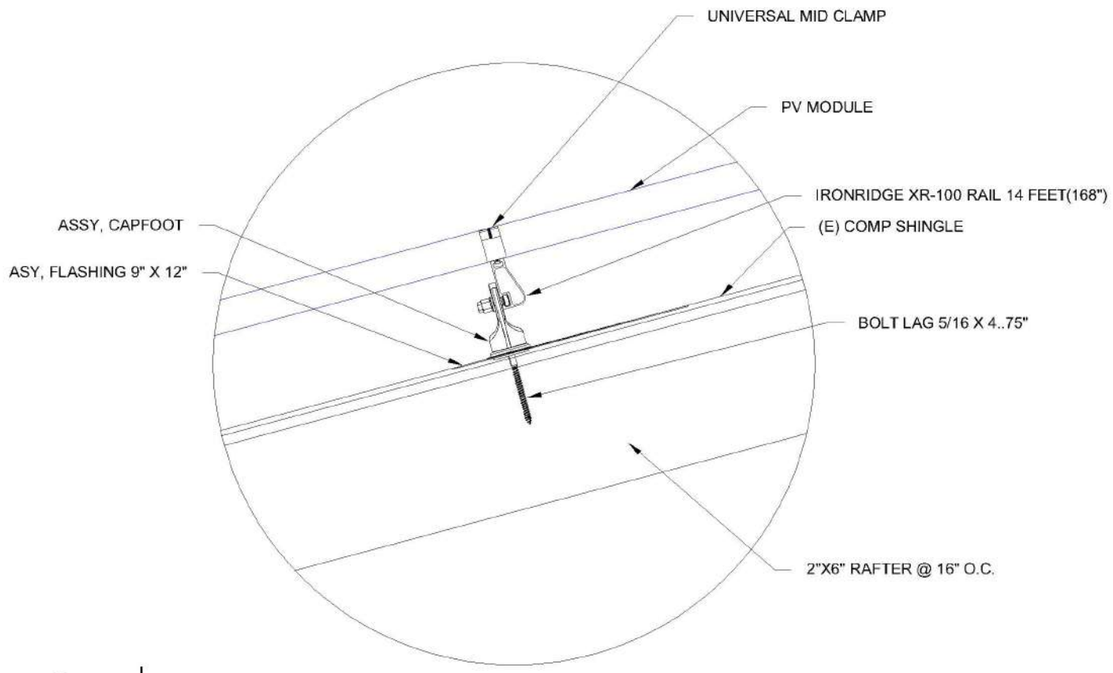
SHEET NAME
STRING LAYOUT & BOM

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
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
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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

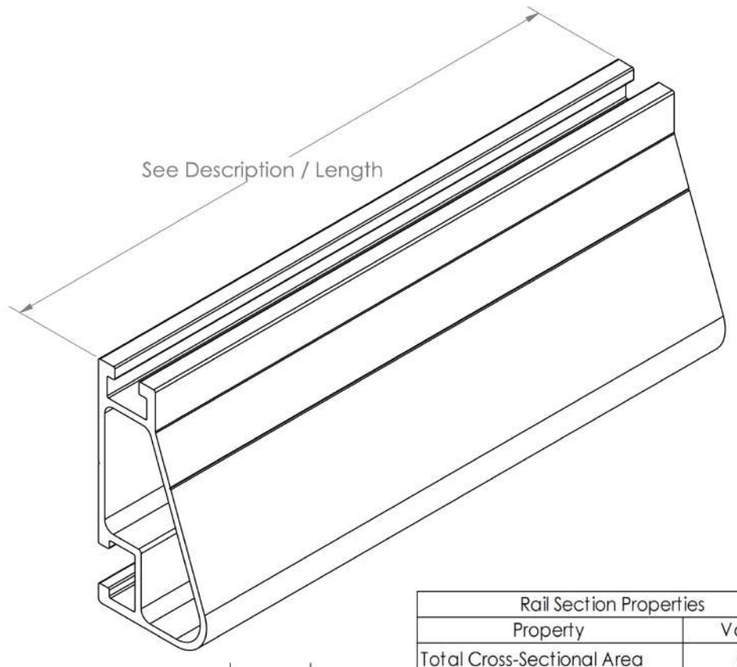
SHEET SIZE
ANSI B
11" X 17"

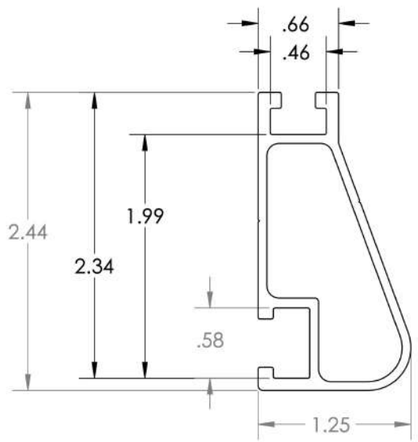
SHEET NUMBER
PV-5

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

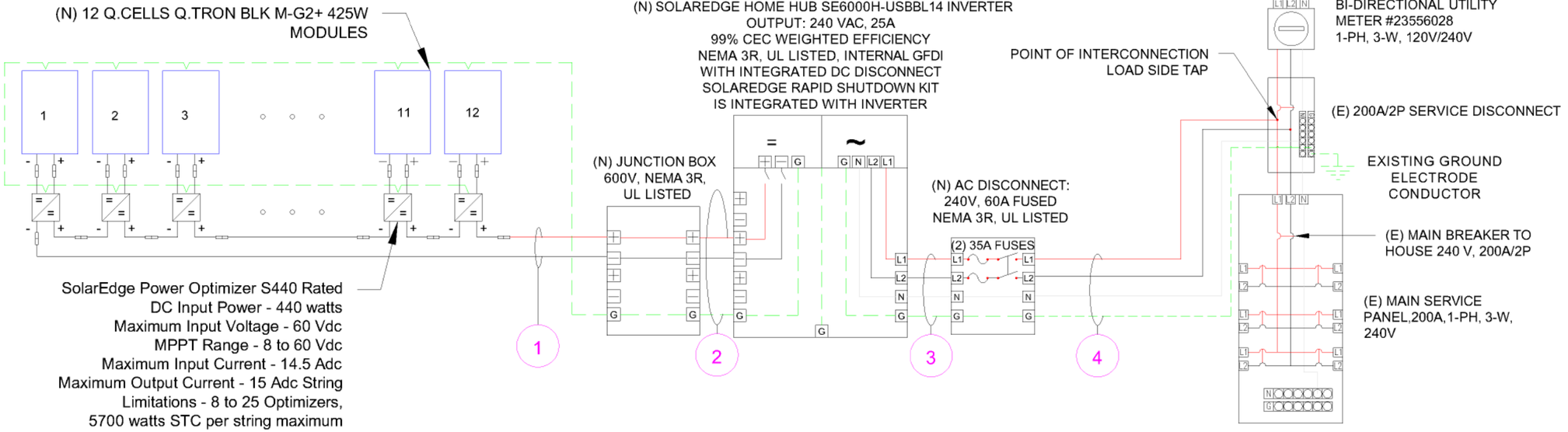
DATE: 4/10/2024

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
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

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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

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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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

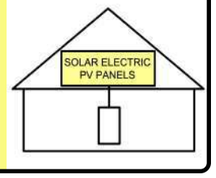
CAUTION : SOLAR ELECTRIC SYSTEM CONNECTED

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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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
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25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

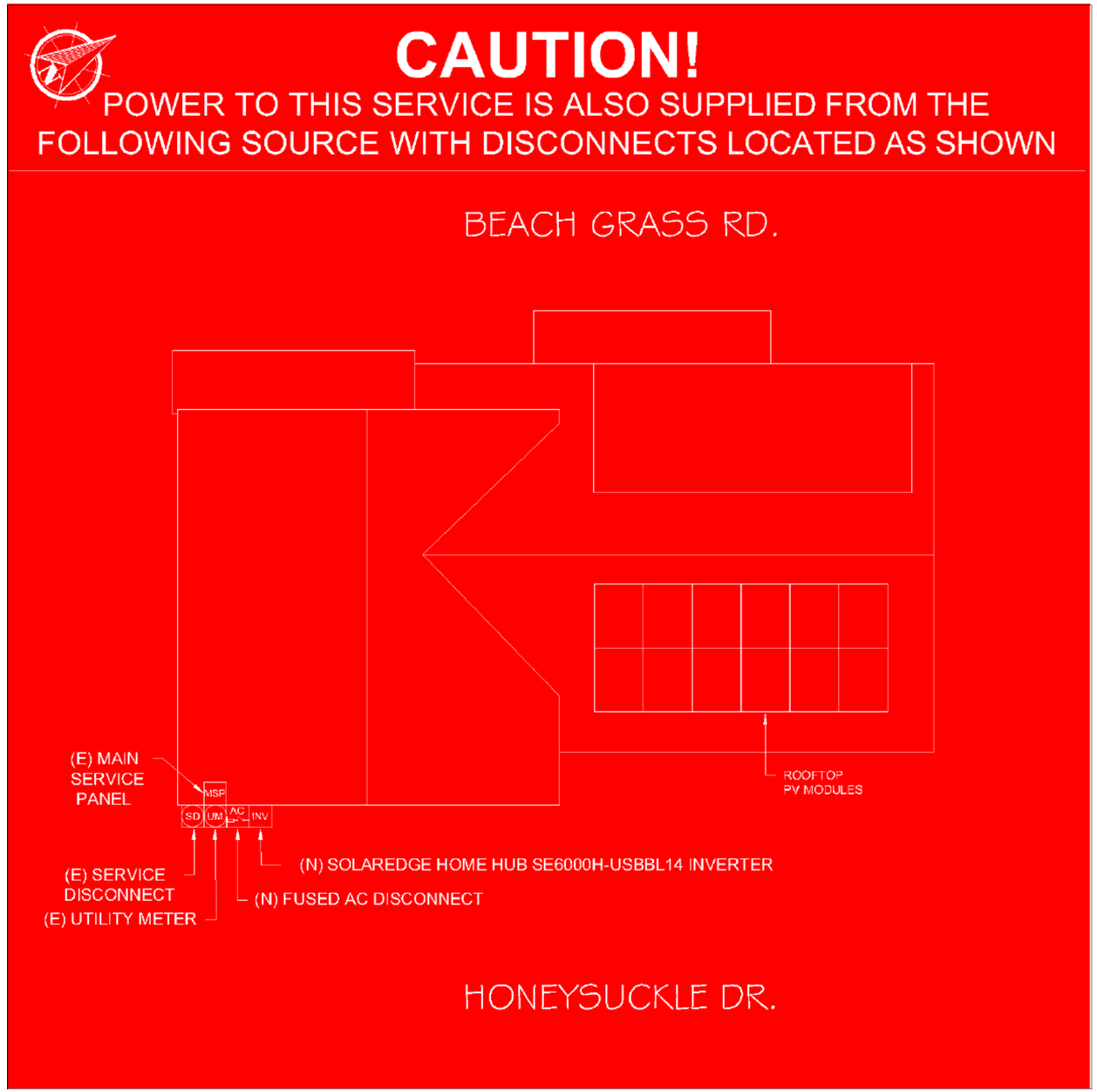
SHEET NAME
SIGNAGE

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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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)

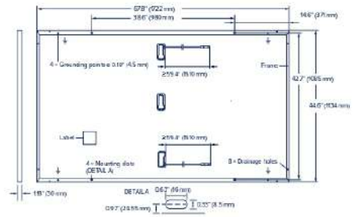
The ideal solution for:

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

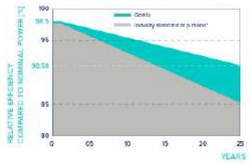


Electrical Characteristics

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

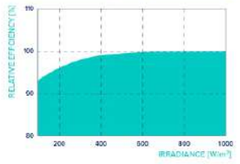


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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-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

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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.

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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

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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-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.

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(425WATT)

(1) SOLAREDGE HOME HUB
SE6000H-USSNBBL14

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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

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Power Optimizer

For North America

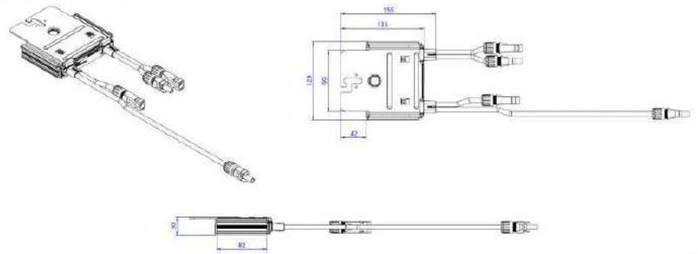
S440

	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
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
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-14

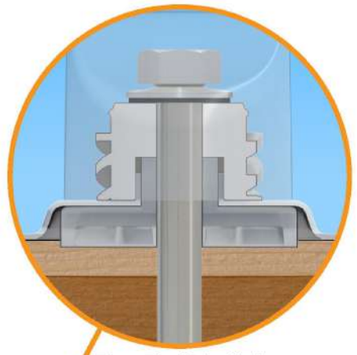
Tech Brief

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.

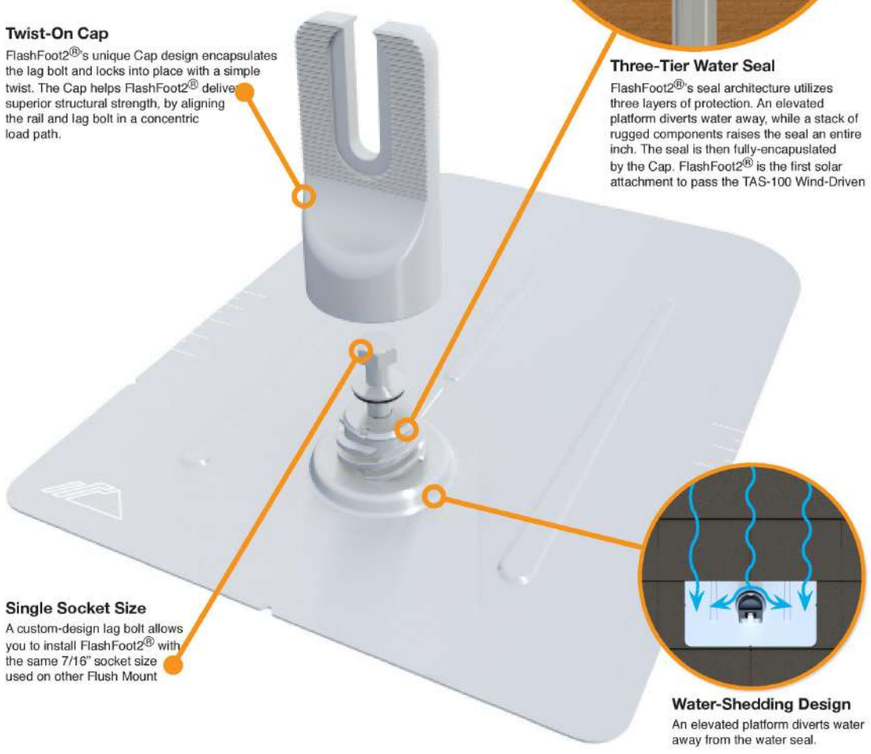


Three-Tier Water Seal

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

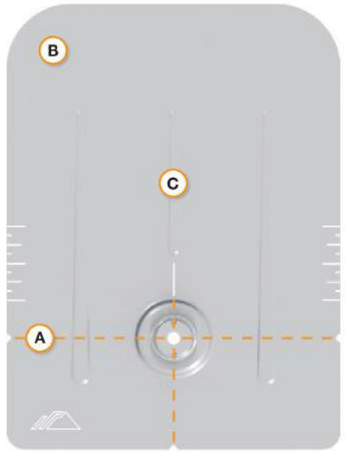
A custom-design lag bolt allows you to install FlashFoot2® with the same 7/16" socket size used on other Flush Mount

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.

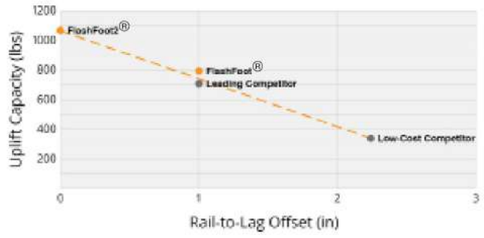
C Reinforcement Ribs

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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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

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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-15

Tech Brief

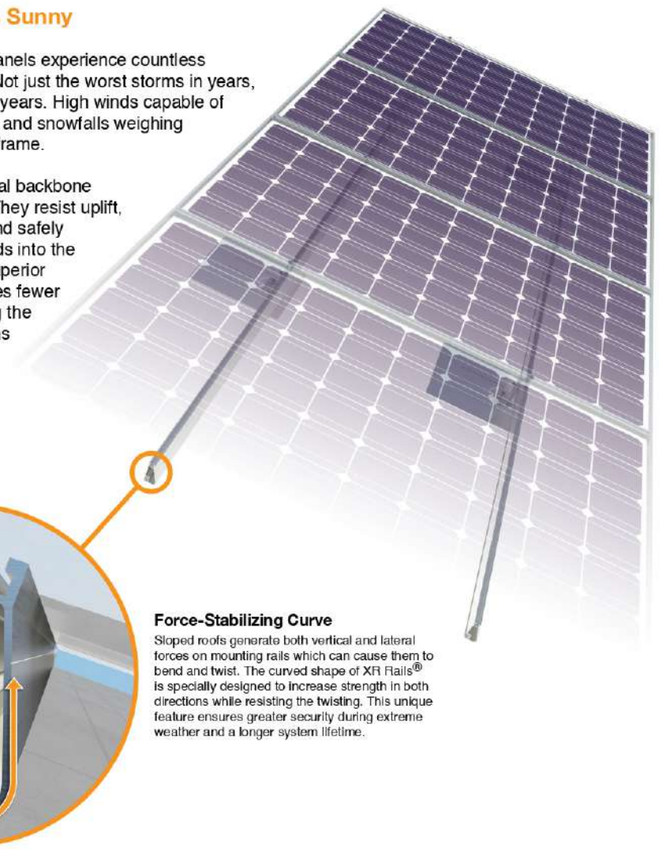
IRONRIDGE

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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ISAKSEN SOLAR
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PH# : (508) 717-3820

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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-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)	-		-		-	

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

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PHONE NO. (617) 538-4075

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SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

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.

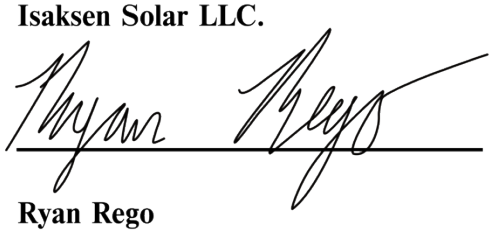
Buyers Name: Joseph Tirone

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

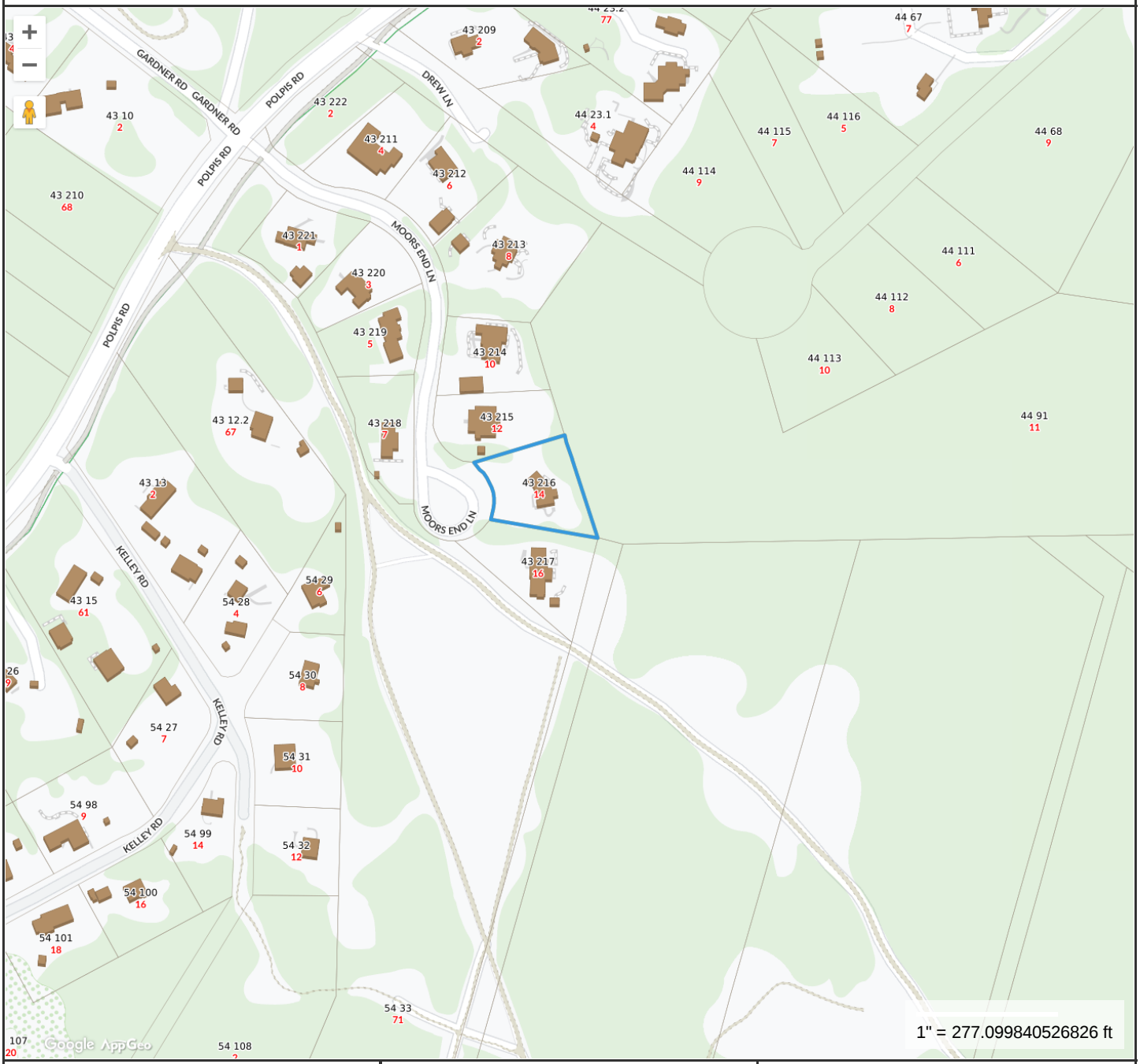
Trim WHITE TME Sash WHITE TME Doors WHITE TME

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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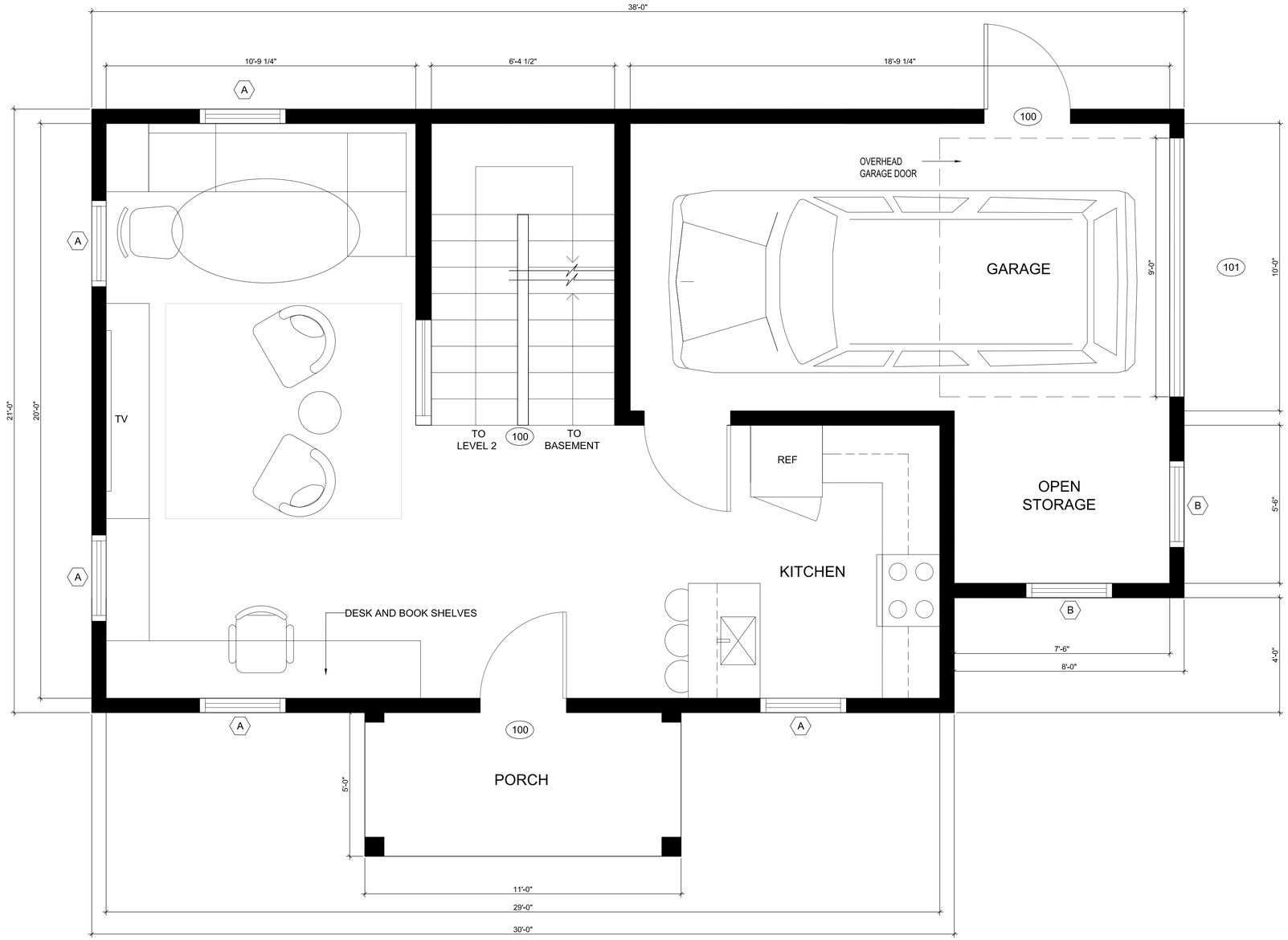
ISSUE DATE
06/27/2024

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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Alexandria, VA 22314
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ISSUE DATE

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REVISION DATE

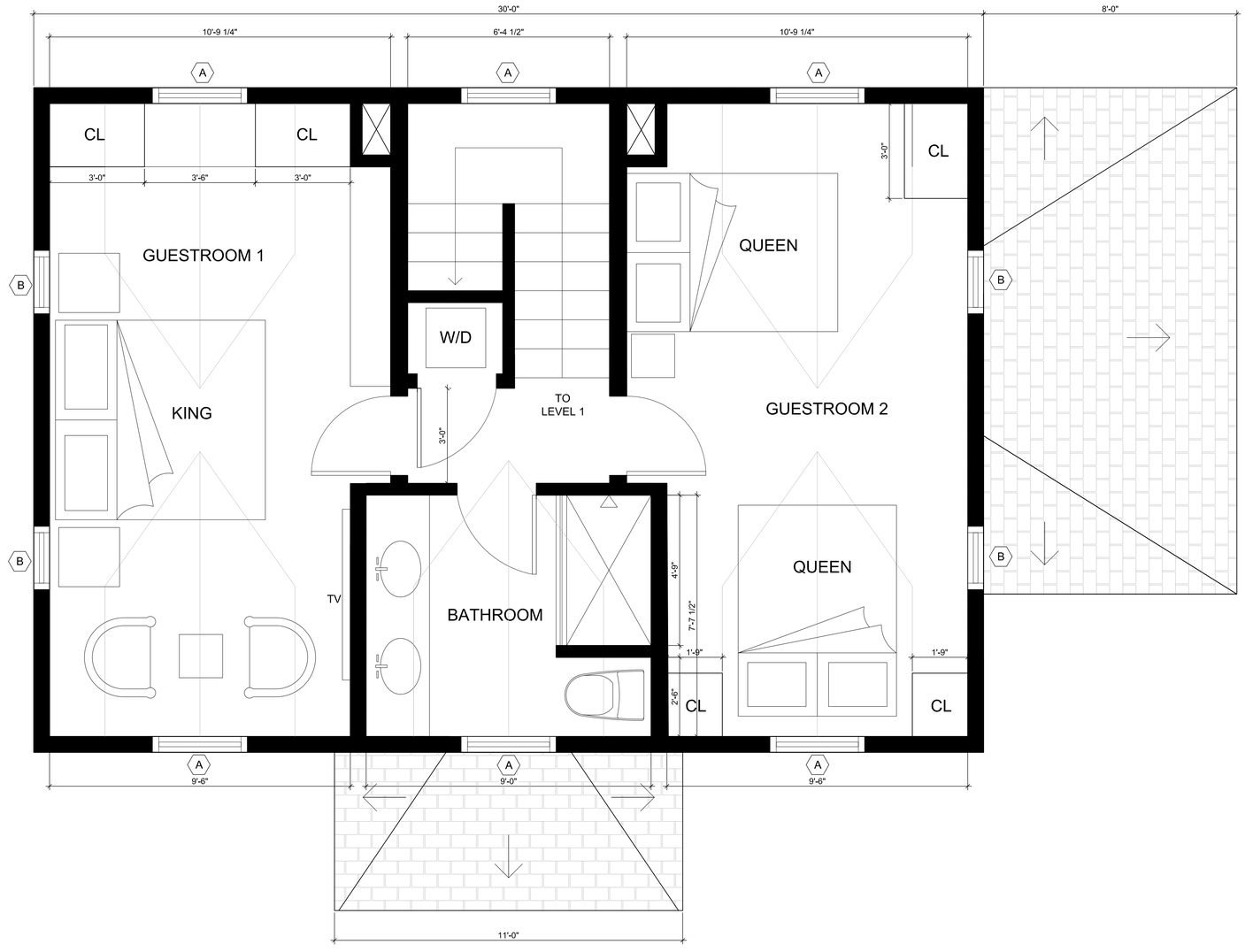
SHEET TITLE

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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P: 703-288-9488
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www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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SHEET TITLE

GARAGE 2NDFLOOR PLAN

PRINT DATE 6/27/2024 4:43 PM

SHEET NUMBER

ID104



1 EXTERIOR NORTH ELEVATION

SCALE: 1/2"=1'-0"

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Alexandria, VA 22314

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www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

06/27/2024

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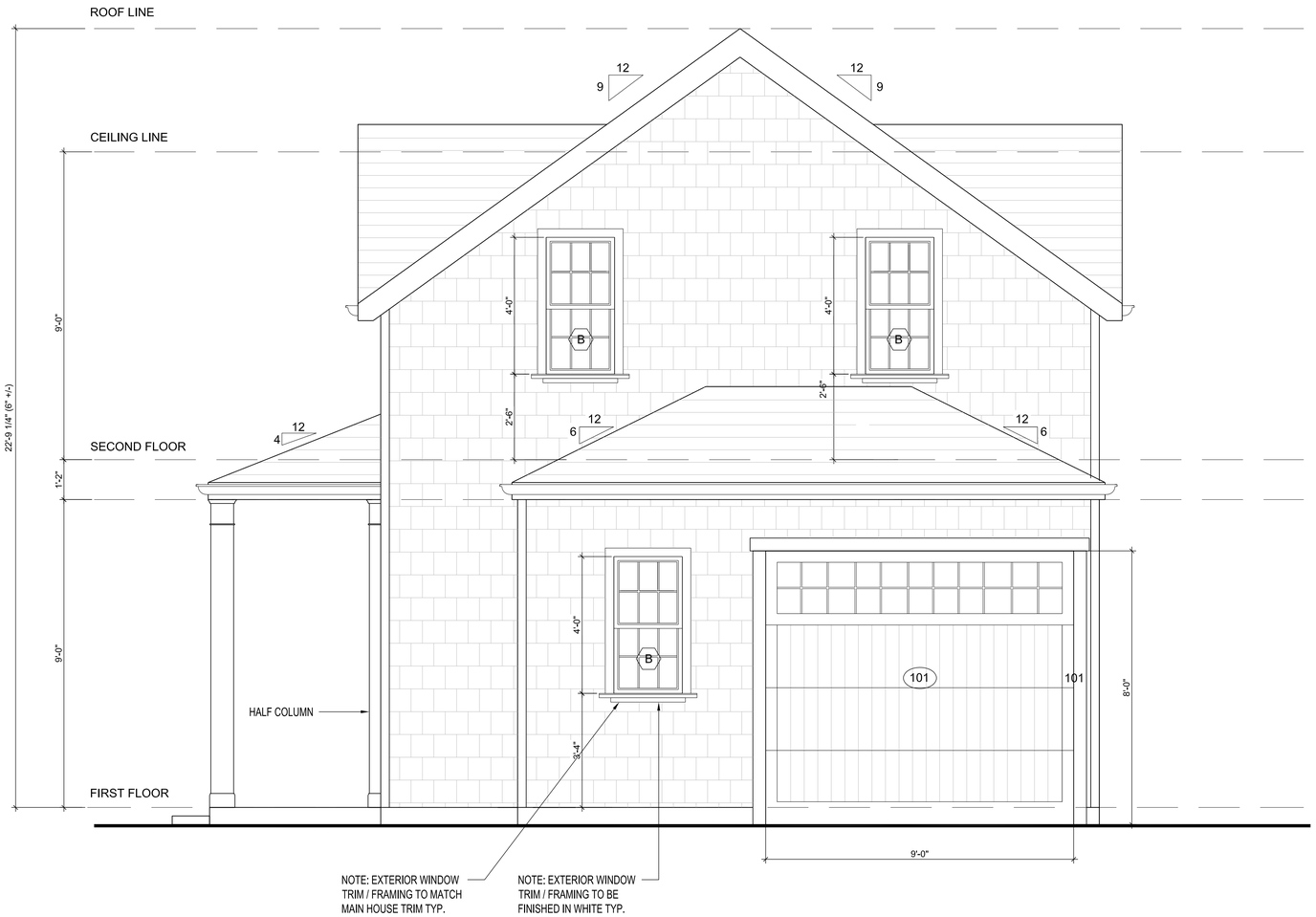
SHEET TITLE

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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P: 703-288-9488
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OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

06/27/2024

REVISION DATE

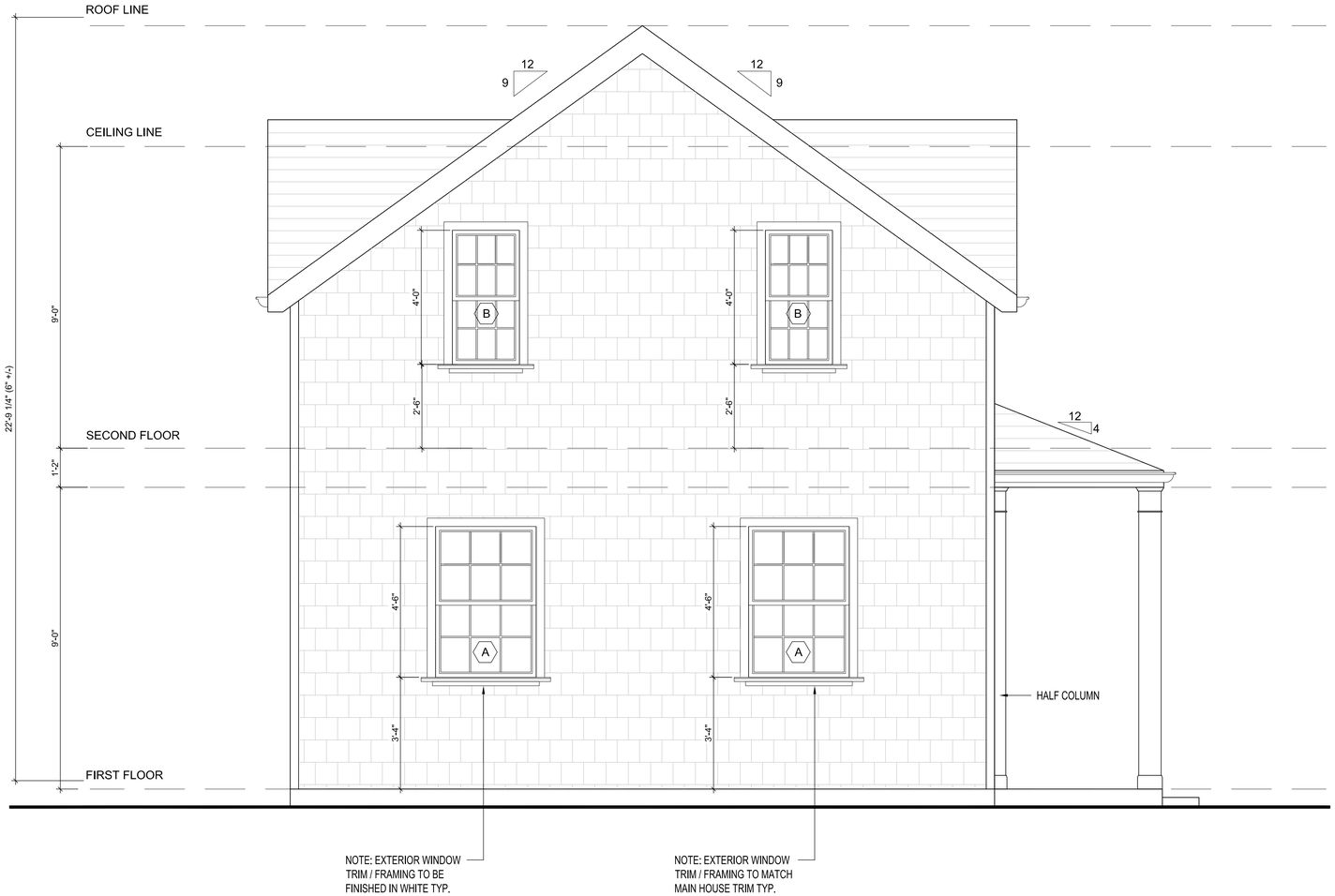
SHEET TITLE

GARAGE 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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OWNER

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ISSUE DATE

06/27/2024

REVISION DATE

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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www.designadg.com

OWNER

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14 MOORS END

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ISSUE DATE

06/27/2024

REVISION DATE

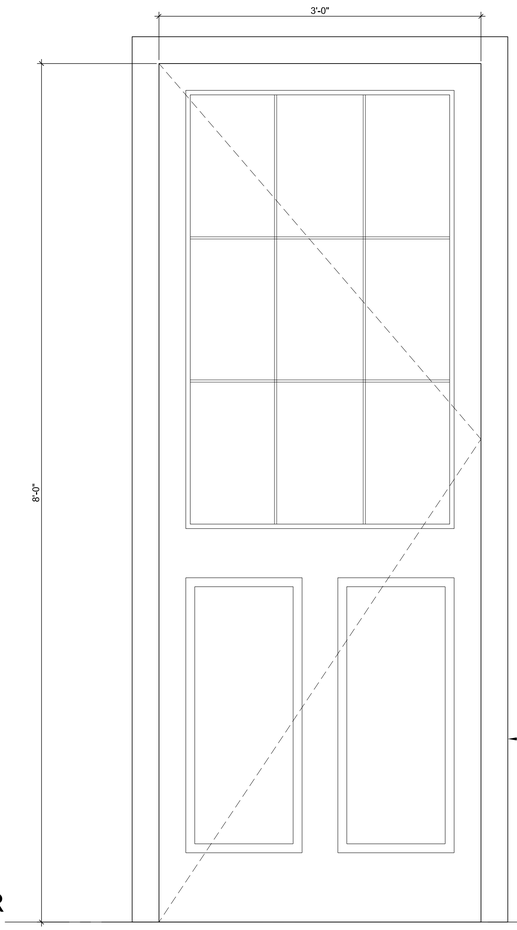
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:56 PM

SHEET NUMBER

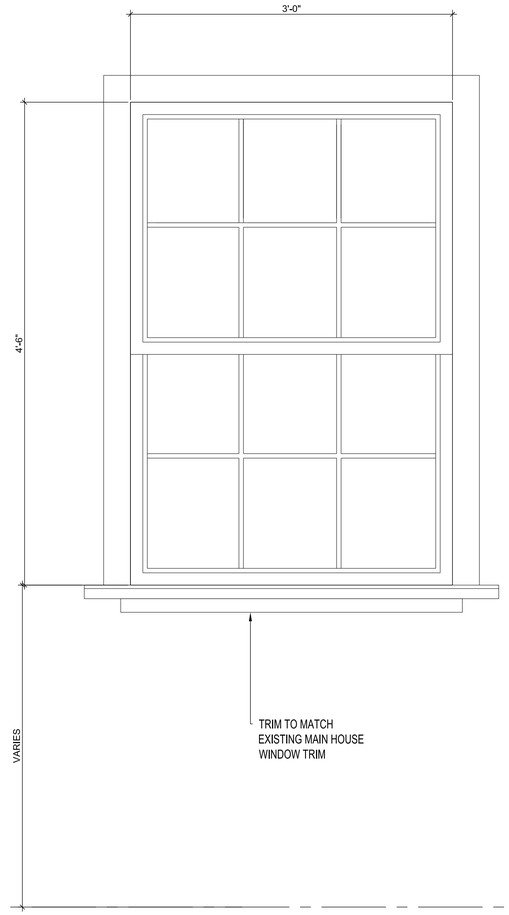
ID108

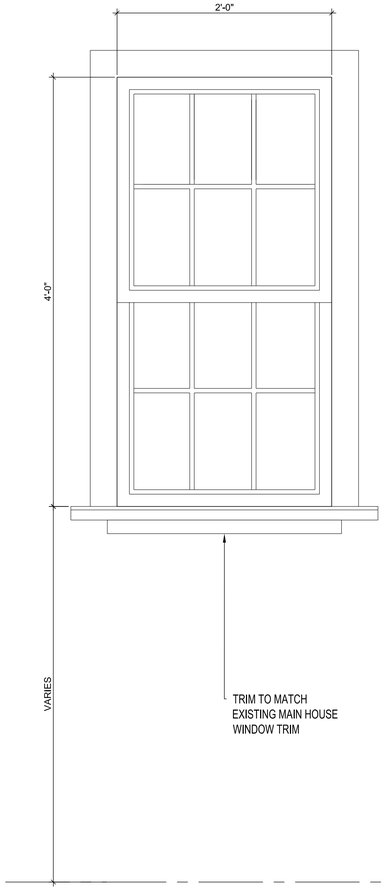


100

A

1 DOOR TYPES
SCALE: 1-1/2"=1'-0"



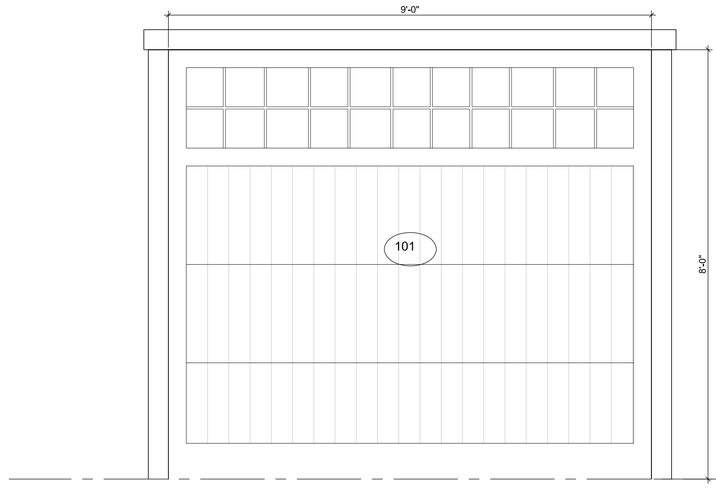


2 WINDOW TYPES
SCALE: 1-1/2"=1'-0"

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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1315 Powhatan Str.
Alexandria, VA 22314
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www.designadg.com

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°: 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

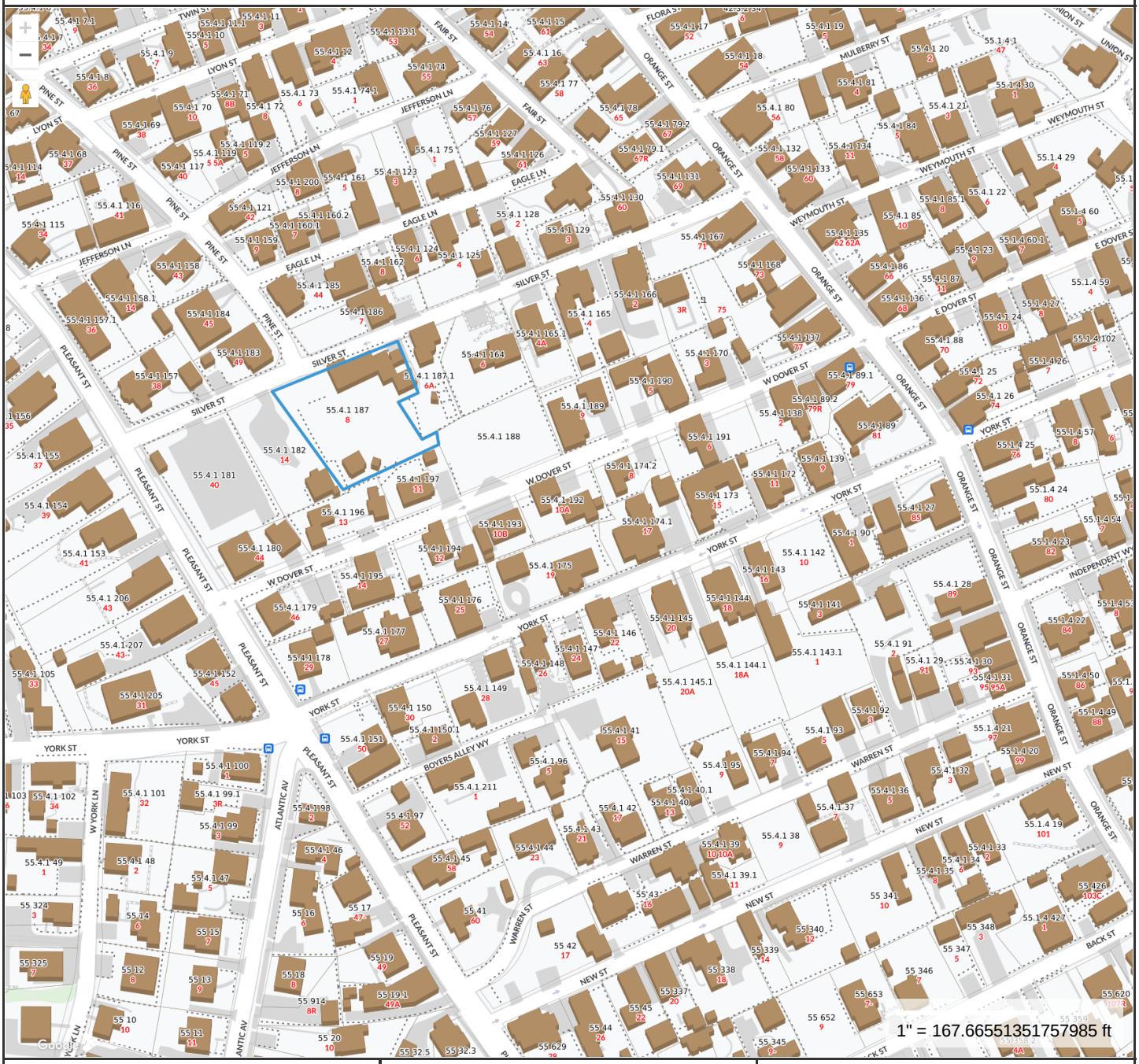
Trim PLATINUM GRAY TME Sash PLATINUM GRAY TME Doors BLACK / NATURAL FRONT

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.
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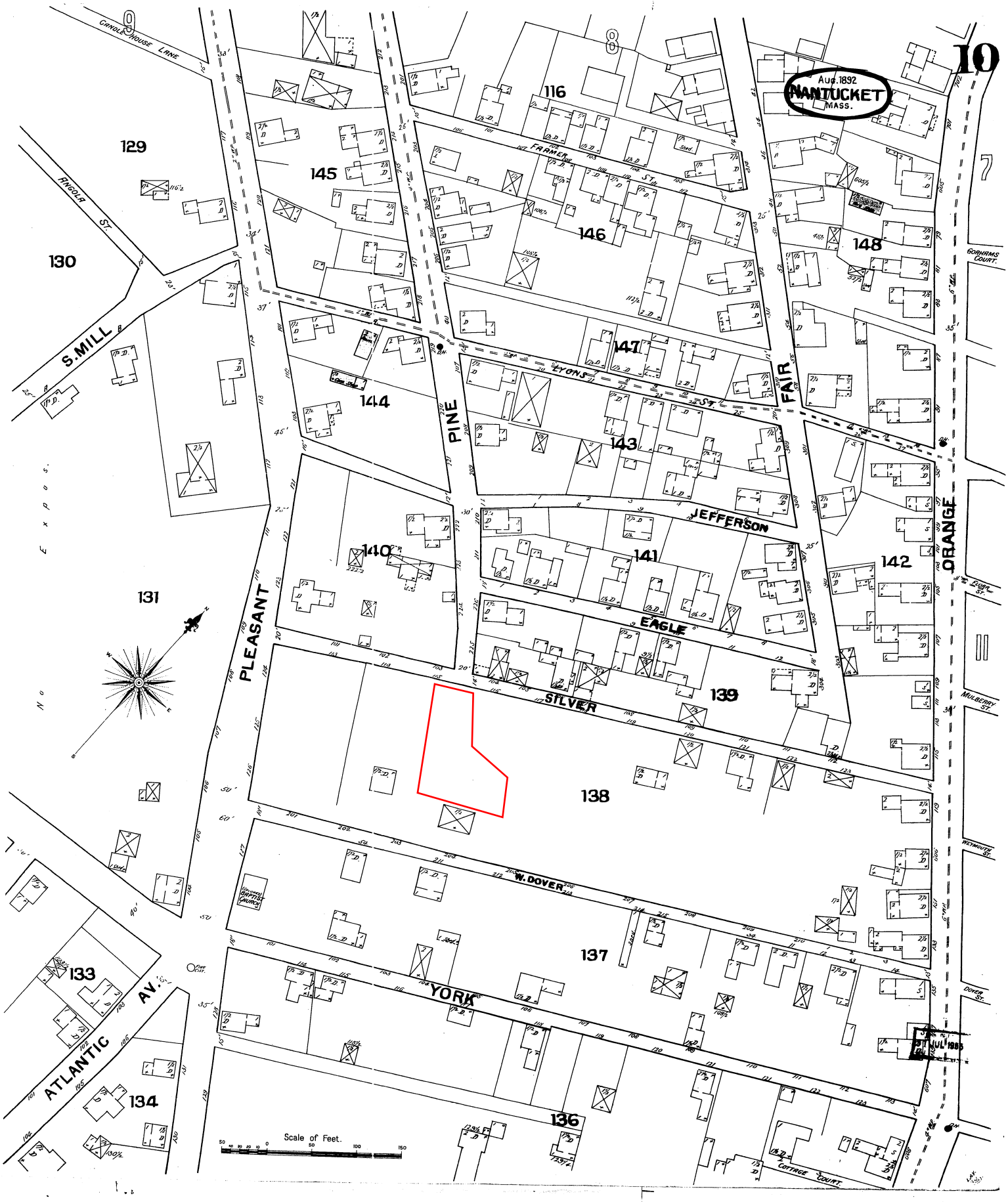
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., 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
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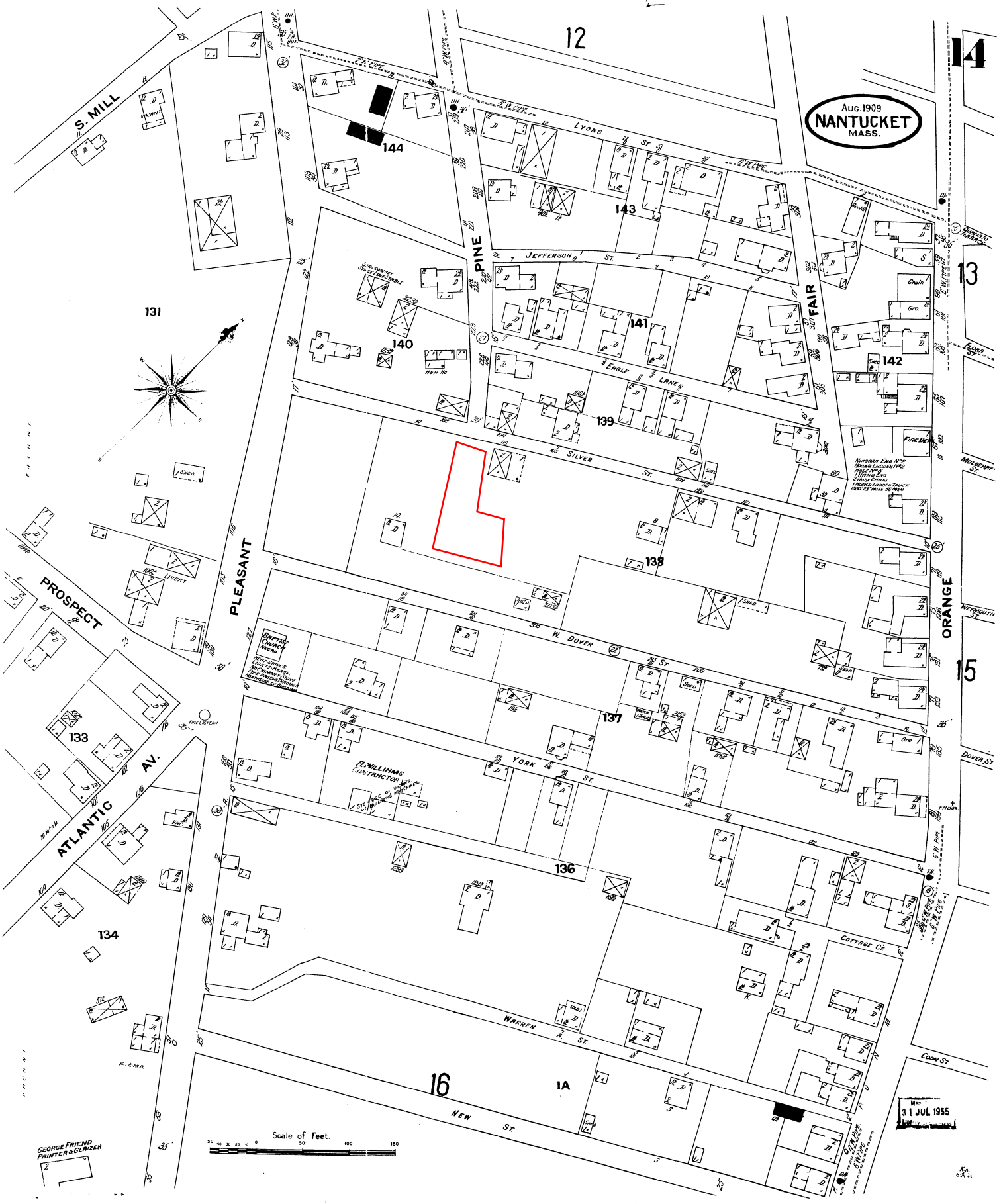
Aug. 1909
NANTUCKET
MASS.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
PROSPECT
ATLANTIC AV.
LYONS ST.
JEFFERSON ST.
EAGLE LANE
SILVER ST.
W. DOVER ST.
YORK ST.
WARREN ST.
NEW ST.
COTTAGE CT.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
COON ST.
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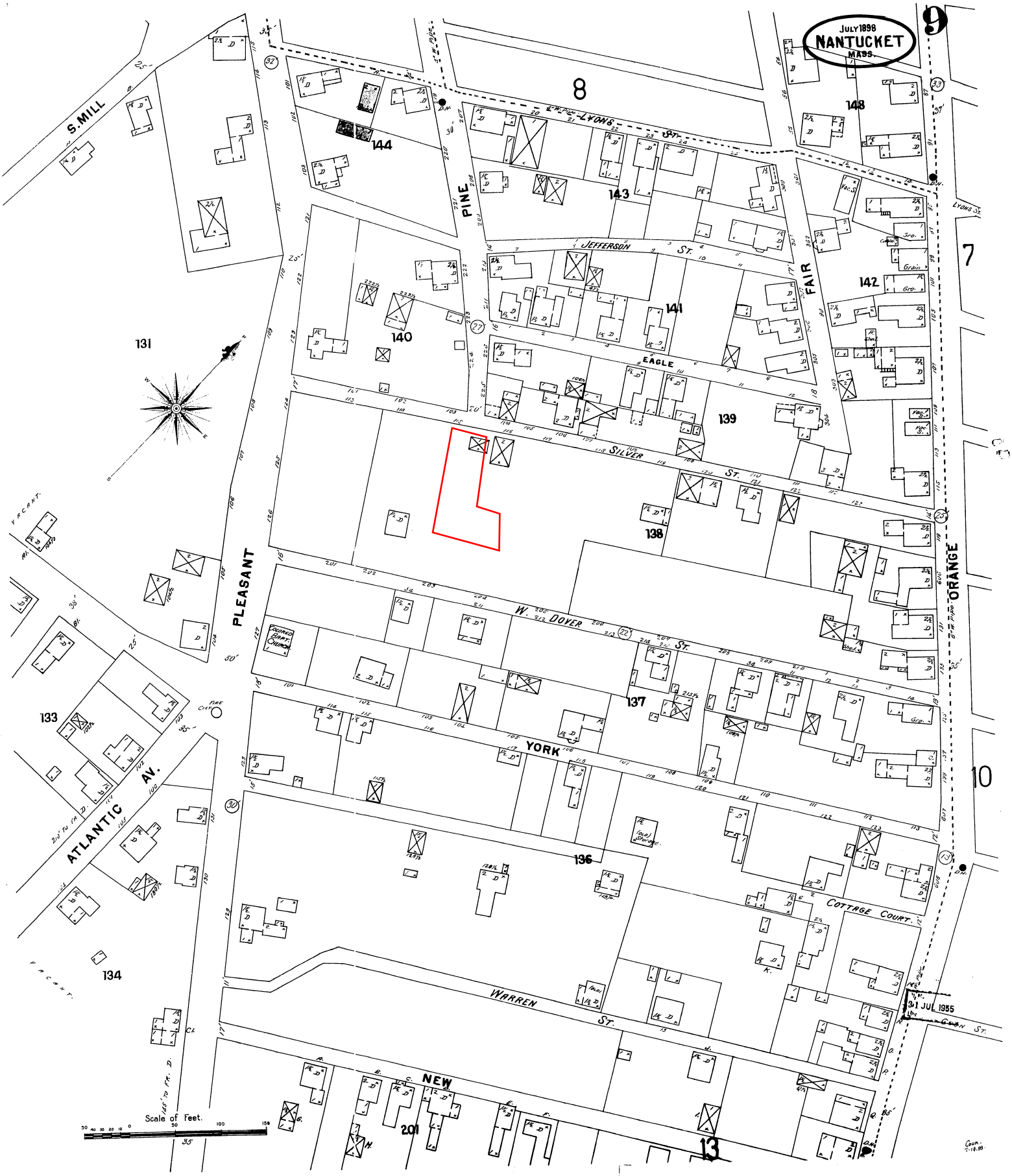
144
Scale of Feet.
GEORGE FRIEND
PRINTER & GLAZIER
31 JUL 1955


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
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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:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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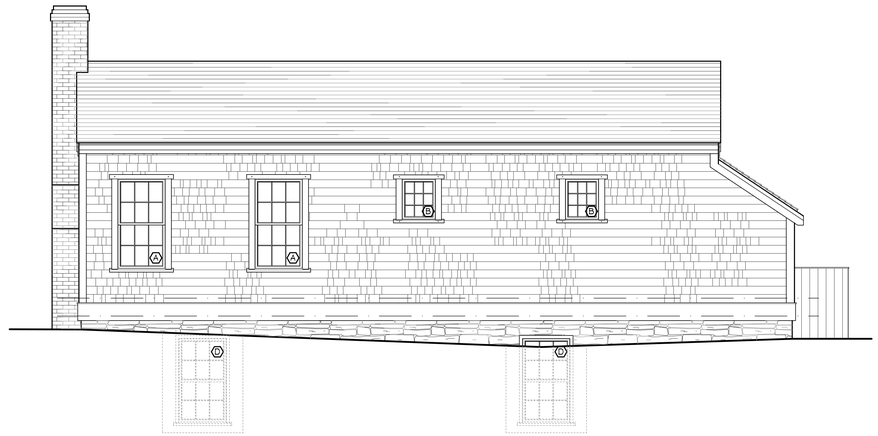
ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 6/30/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



WEST ELEVATION
SCALE: 1/4"=1'-0"



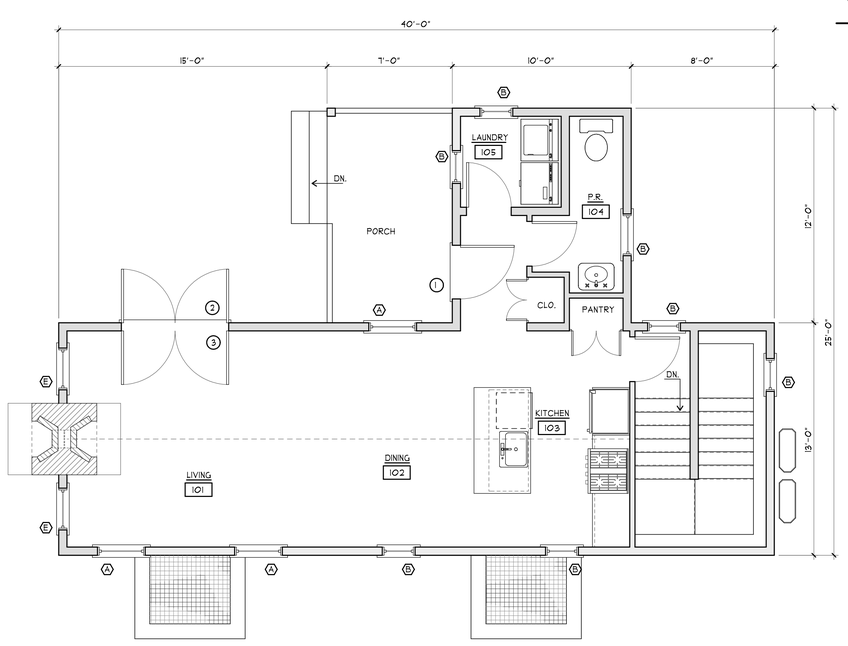
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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.

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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.

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

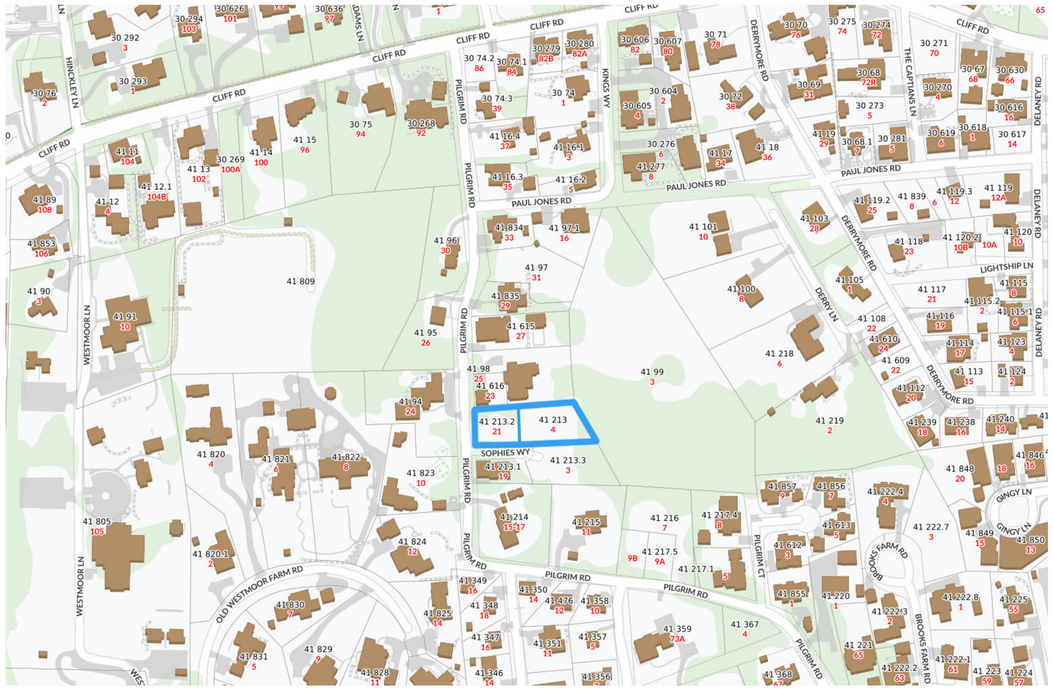
*PRESENTLY VACANT LAND

R-1 ZONING

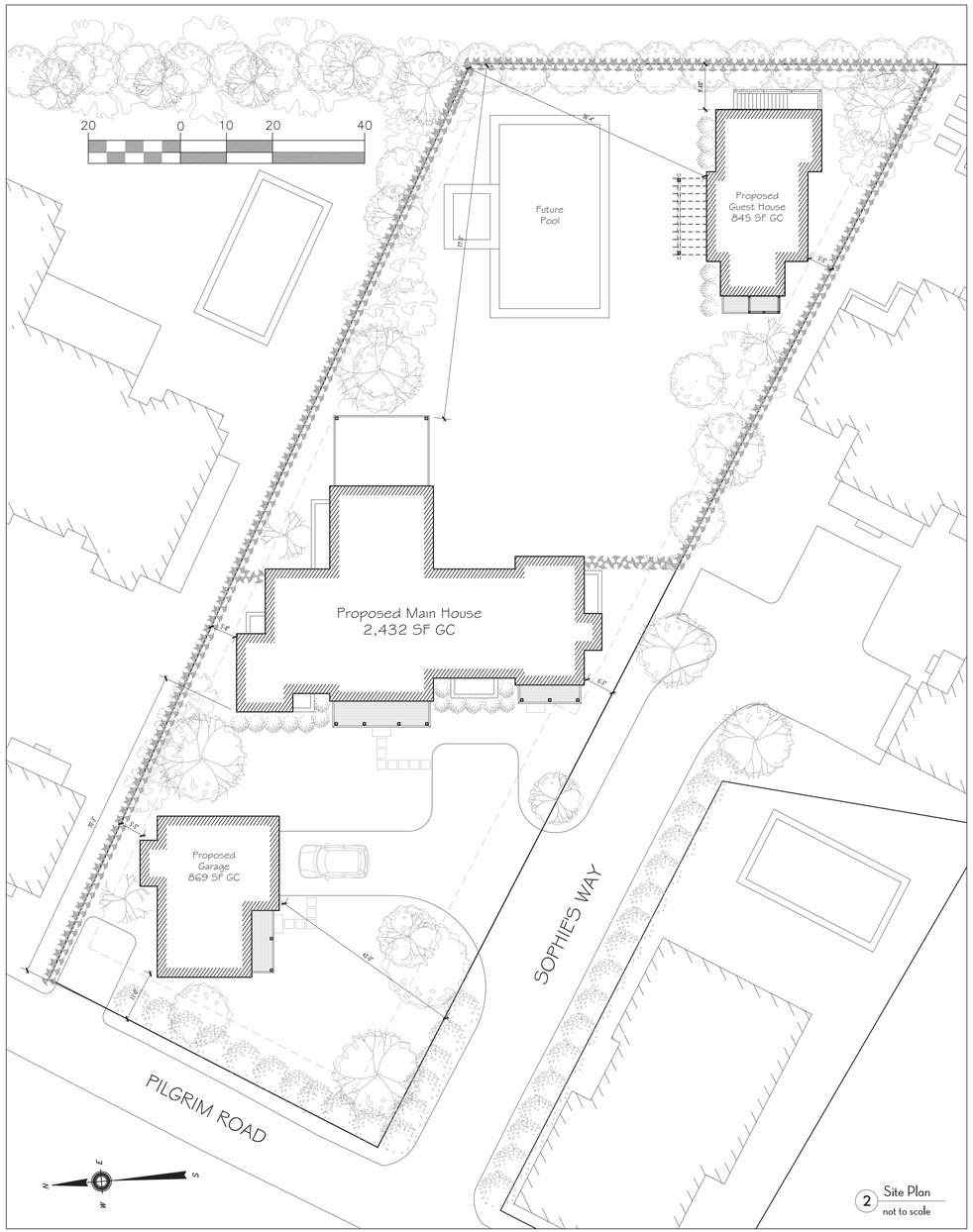
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	-15,850 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	4,755 S.F.
MAIN HOUSE GROUND COVER	2,432 S.F.
GUEST HOUSE GROUND COVER	845 S.F.
GROUND COVER REMAINING	1,478 S.F.

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

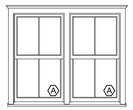
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A301

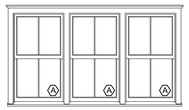
4 Sophie's Way MAIN HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with 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

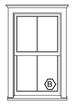
Totals:
(2) Non-tempered

"Individial "A" RO is 3'2-5/8"w



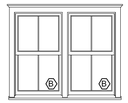
"A" Triple Mull
RO TBDw x 5'5-3/8"h
2/2 Double Hungs

Totals:
(1) Non-tempered



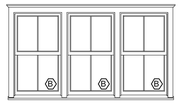
"B" Single Window
RO 3'0-5/8"w x 5'1-3/8"h
2/2 Double Hung

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



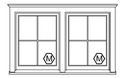
"F" Double Mull Transom
RO 8'4"w x 1'6"h
5w Fixed

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

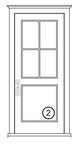
4 Sophie's Way MAIN HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (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

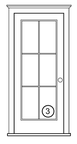
Totals:
(1) RH Inswing



"2"
Door Size: 2'10"w x 7'0"h **2-1/4" Thickness

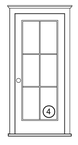
Single Point Hardware
No screen/storm

Totals:
(1) RH Inswing



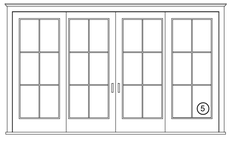
"3"
Door Size: 2'10"w x 7'0"h

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:

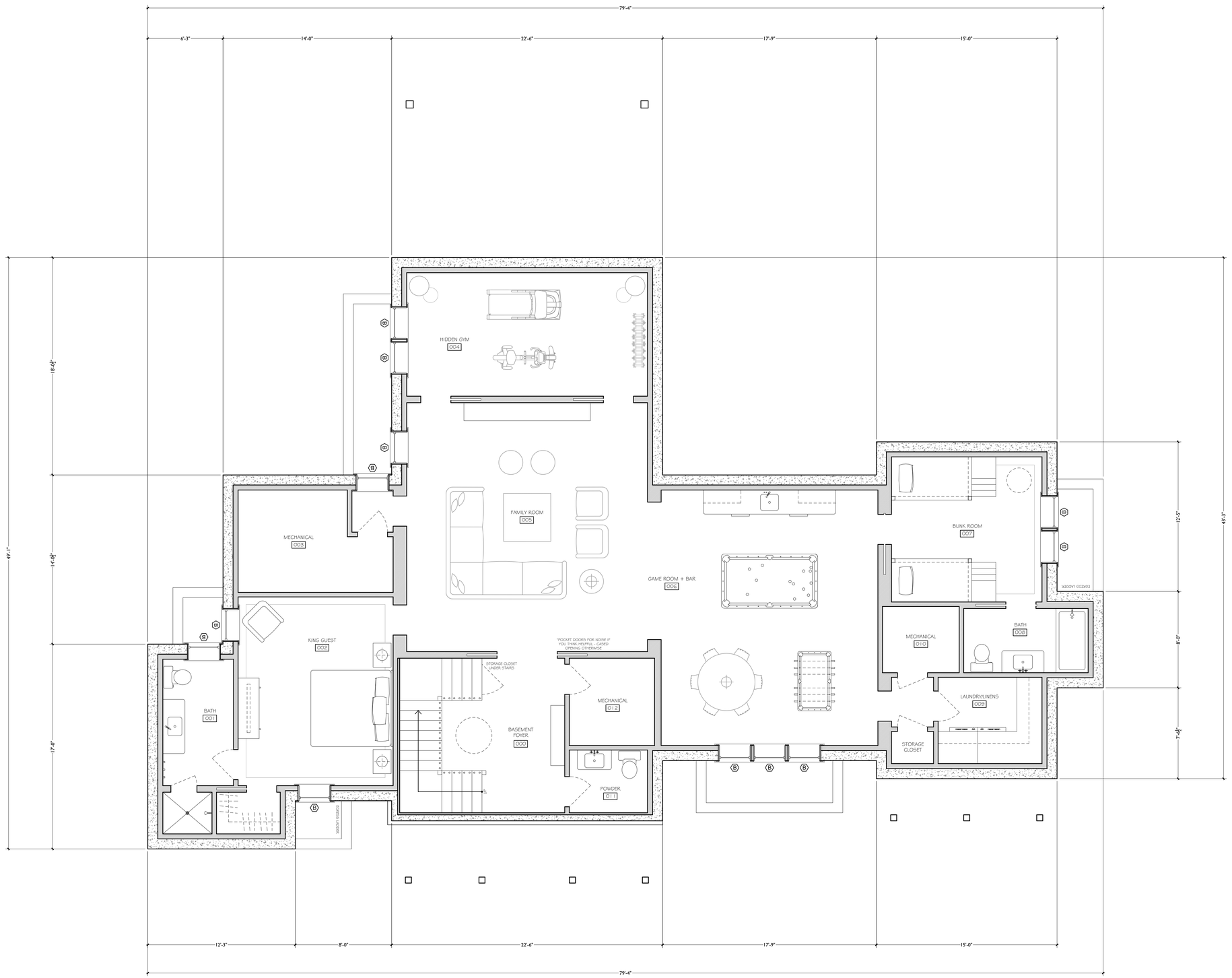
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

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

15A North Beach Street
Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

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6 Golden Gate Drive
Hooksett, NH 03106
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Builder:

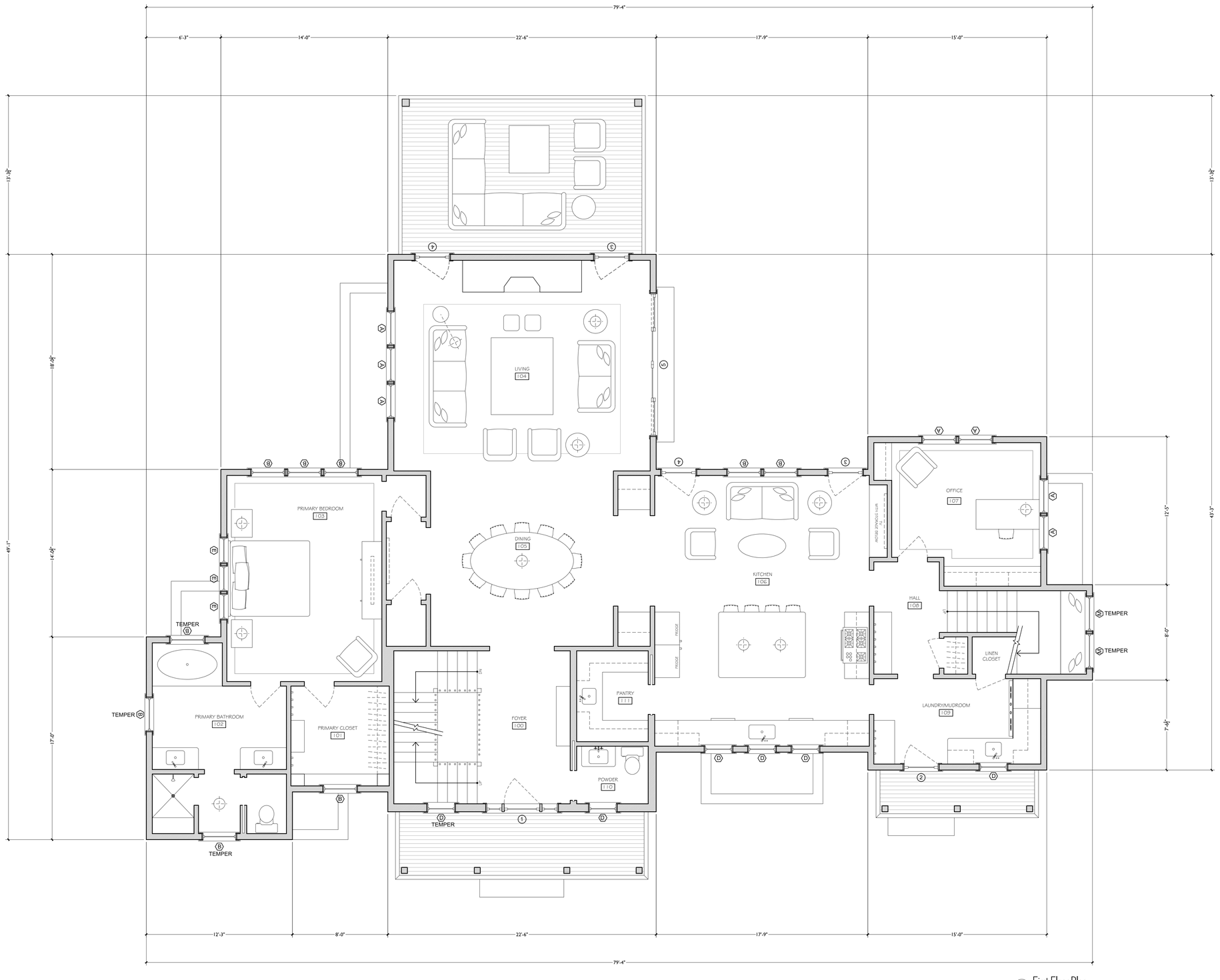
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A100



1 First 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:

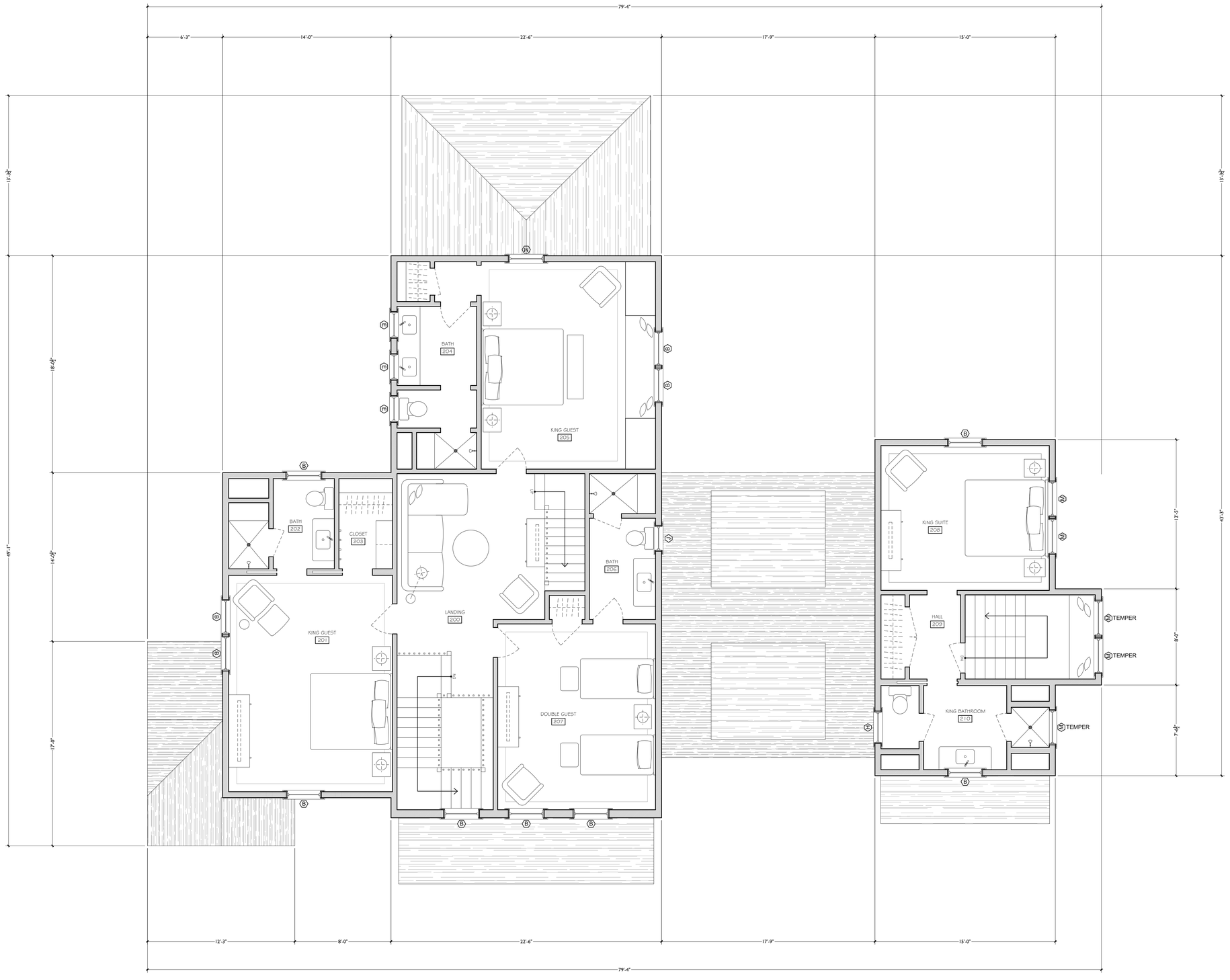
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A101



1 Second 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:
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.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 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

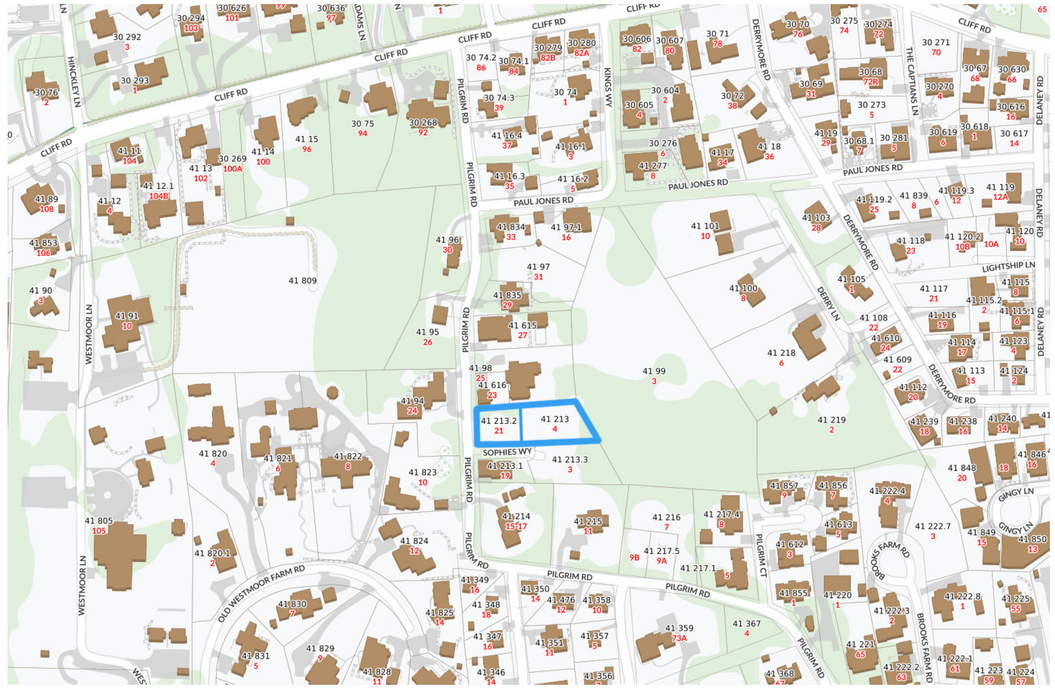
*PRESENTLY VACANT LAND

R-1 ZONING

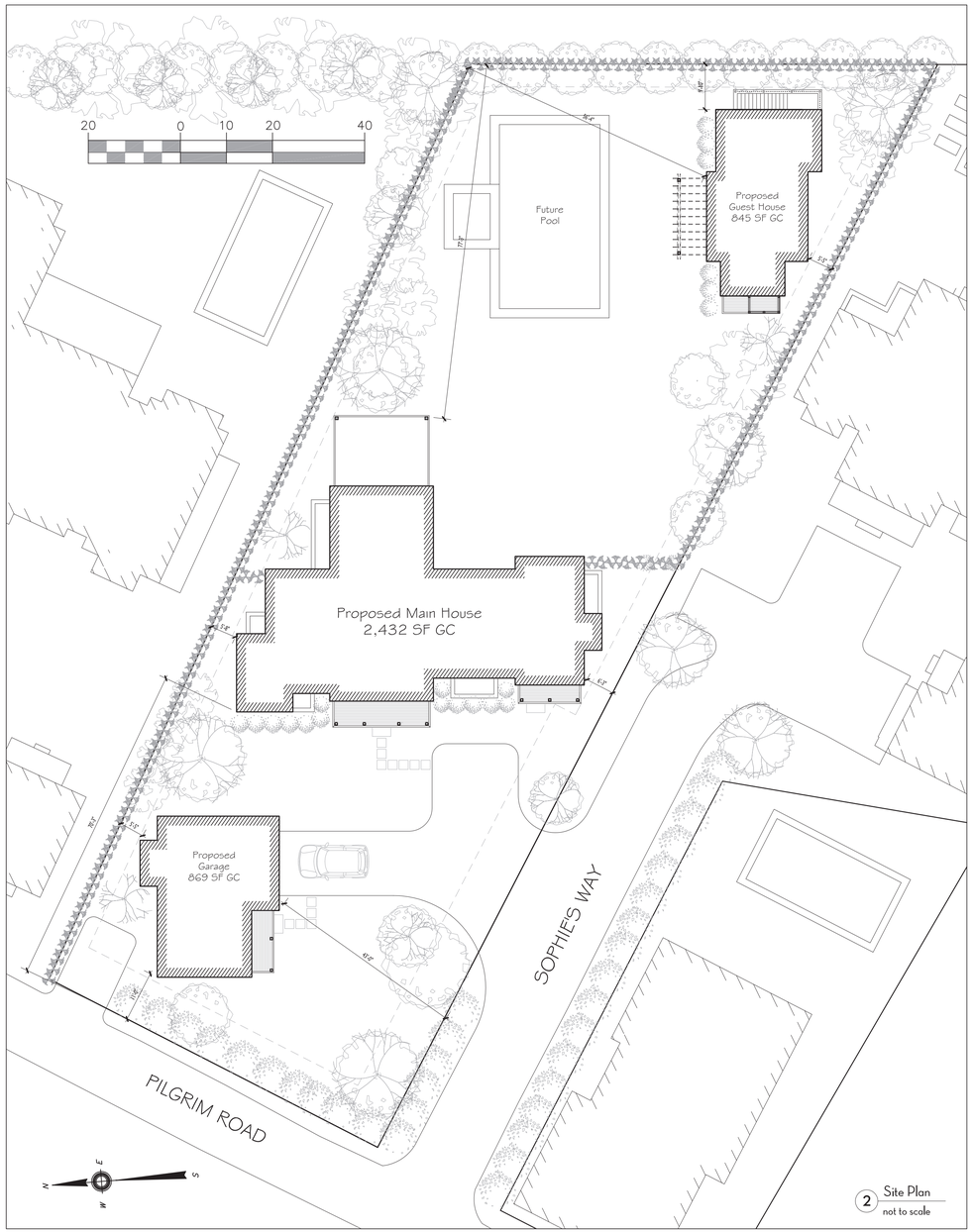
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	~5,350 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	1,605 S.F.
GARAGE/APARTMENT GROUND COVER	869 S.F.
GROUND COVER REMAINING	736 S.F.

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

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Builder:

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T. 508.330.2395

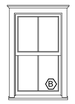
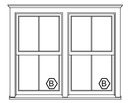
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

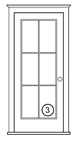
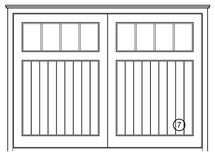
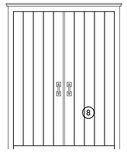
4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

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

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Nantucket, MA 02554
T 202.360.7177

Nantucket New York

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Hooksett, NH 03106
T. 603.232.6142

Builder:

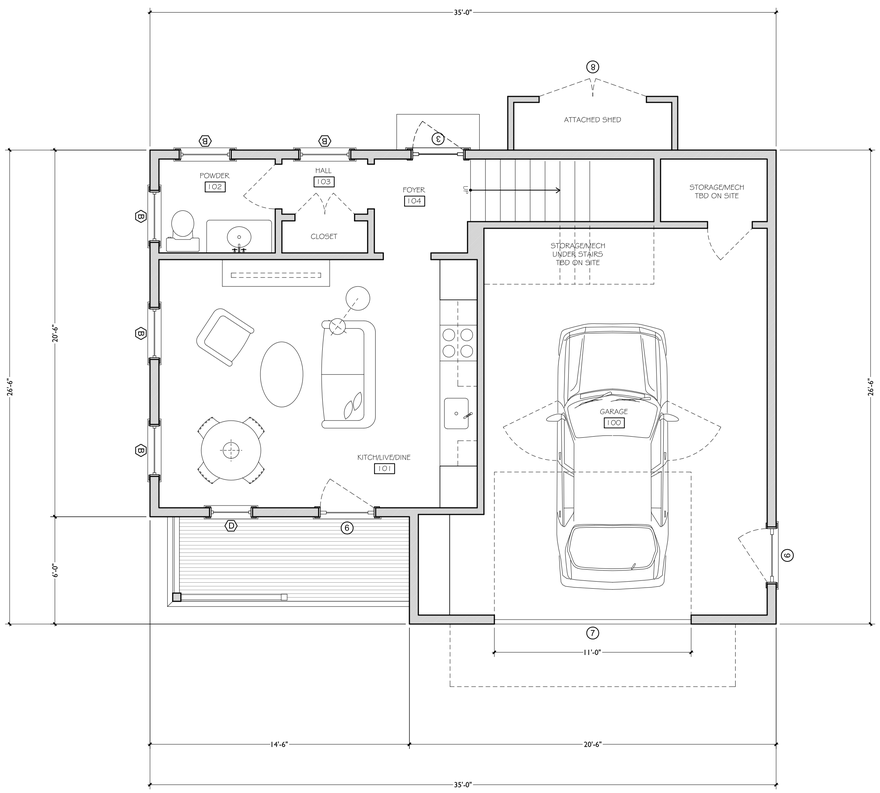
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Window and Door Schedule

HDC Submittal 7/2/2024

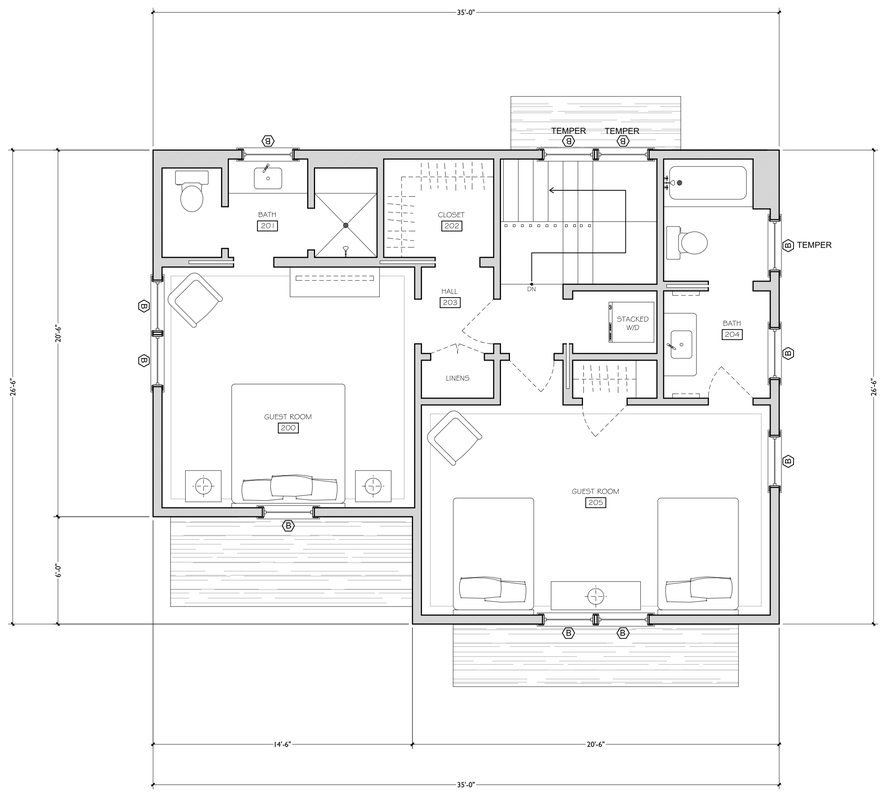
4 Sophie's Way/21 Pilgrim
GARAGE
Nantucket, MA 02554

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

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Nantucket, MA 02554
T 202.360.7177

Nantucket New York

Structural Engineer:

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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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 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

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 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

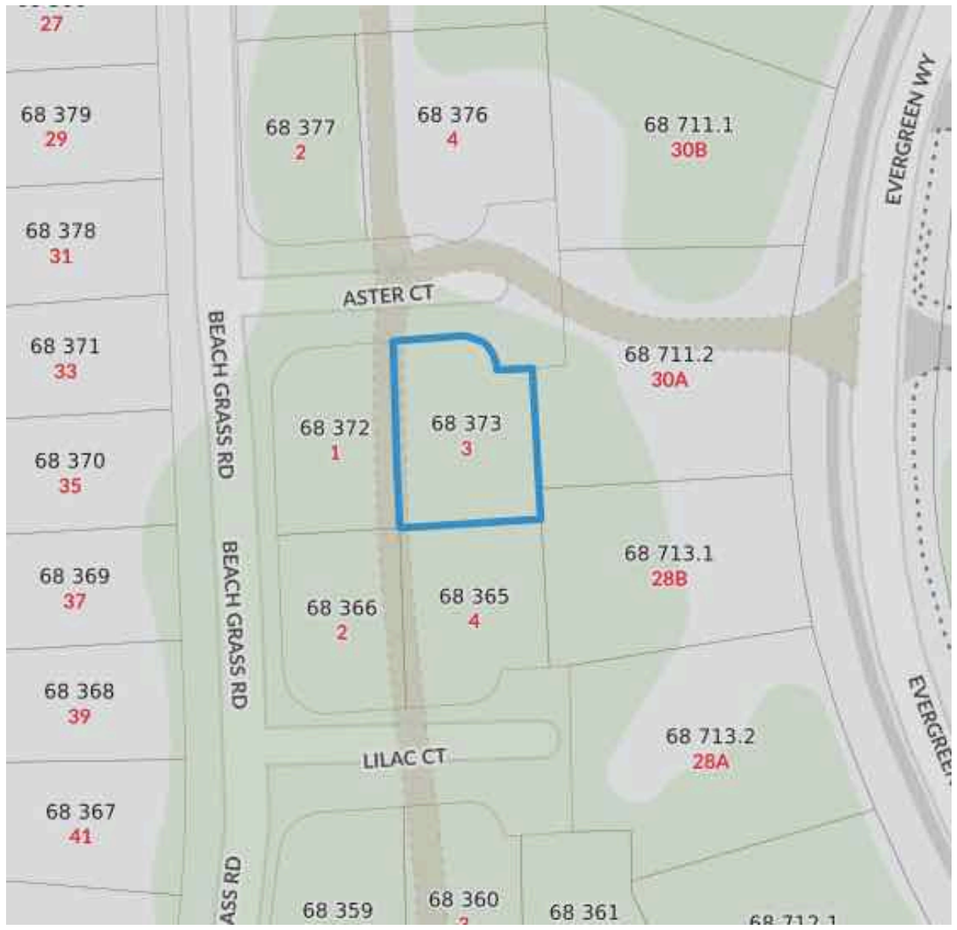
Dear Historic District Commission,

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,

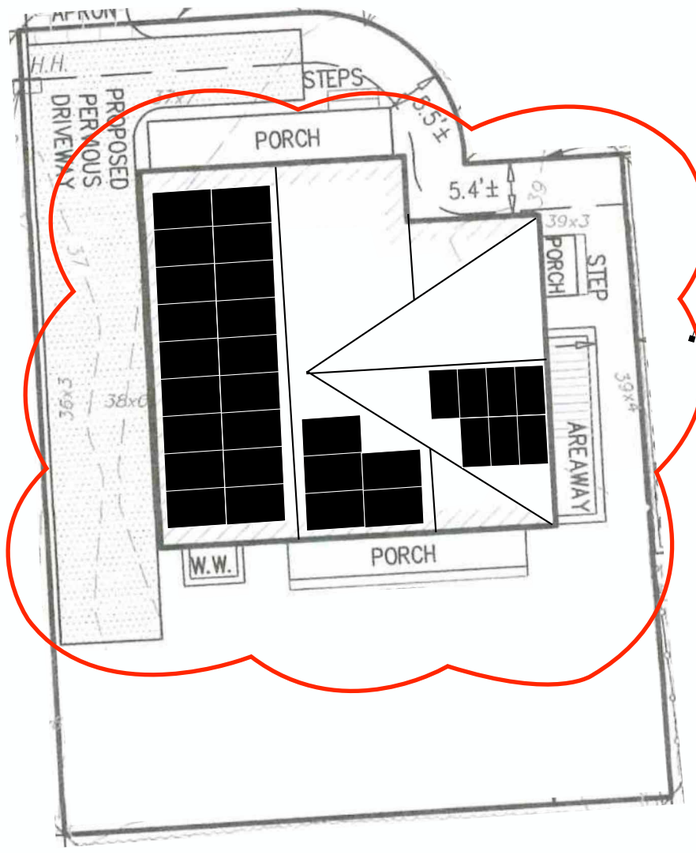
Signature DocuSigned by: [signature] 19DB44398E2C0427...
Name Dan Kovacevic
Date 6/20/2024



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

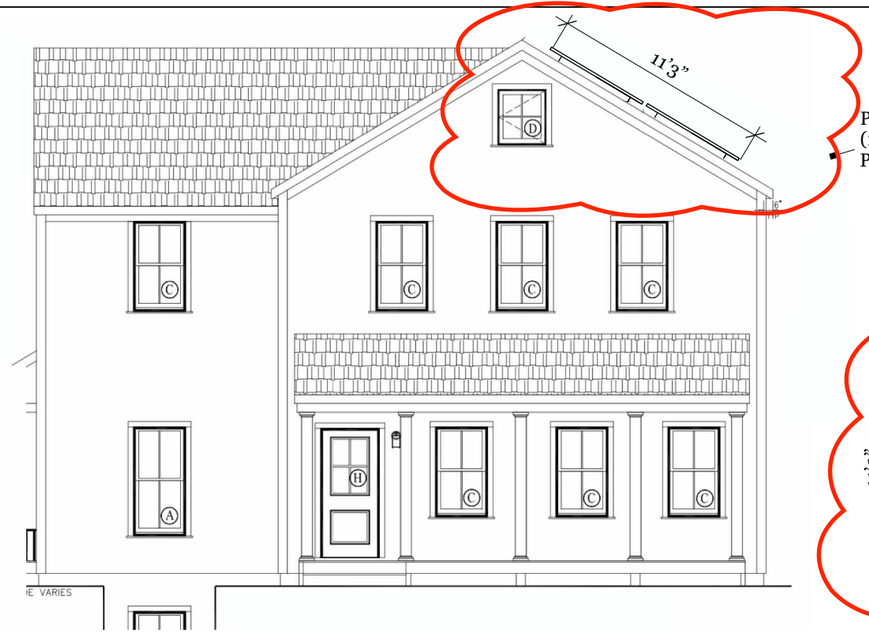
Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

	MM/DD/YY	REMARKS
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

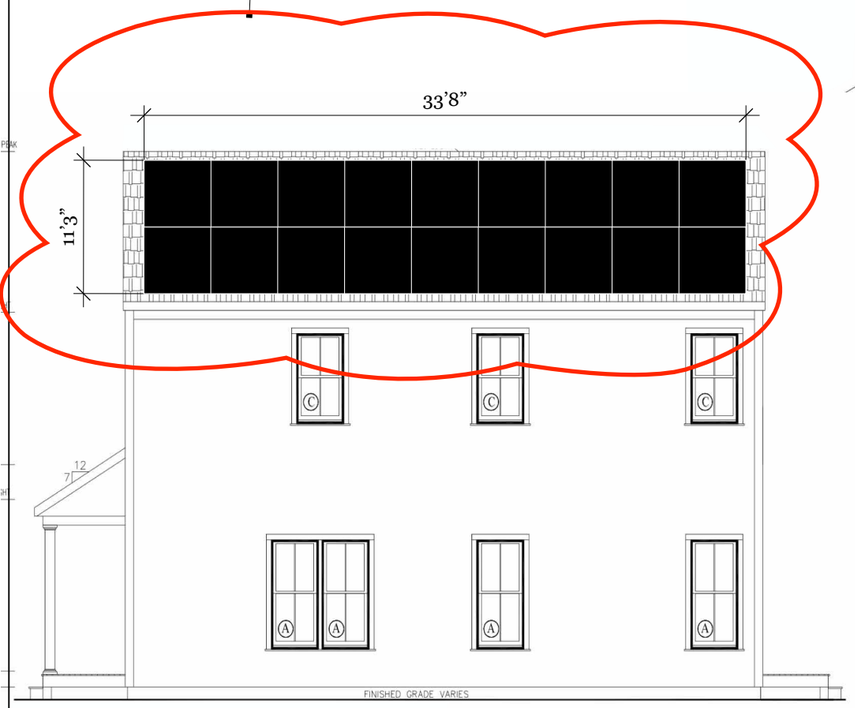
PV 01

NORTH ELEVATION



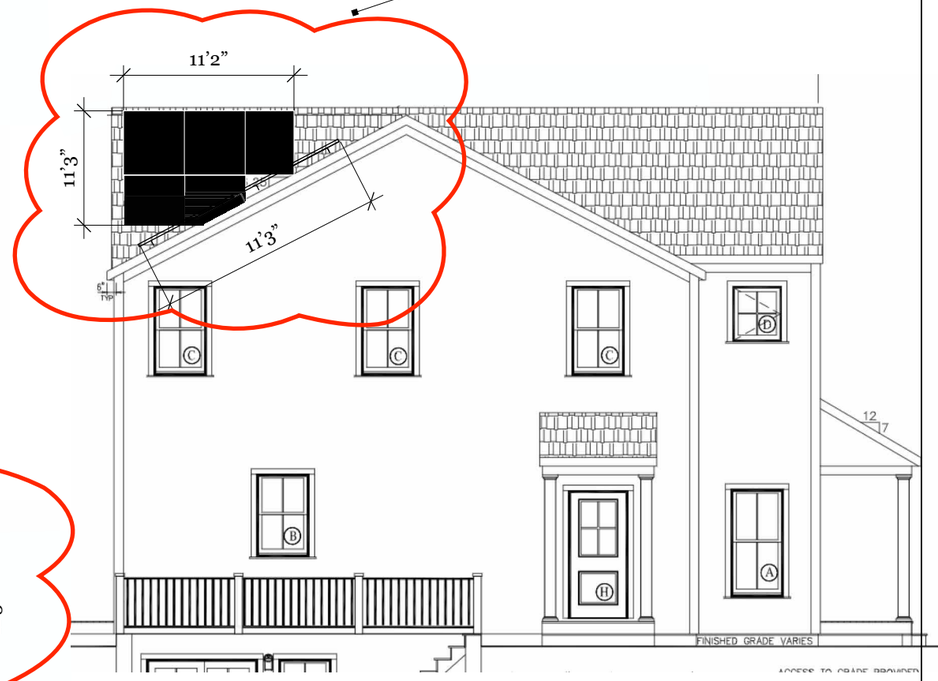
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

WEST ELEVATION



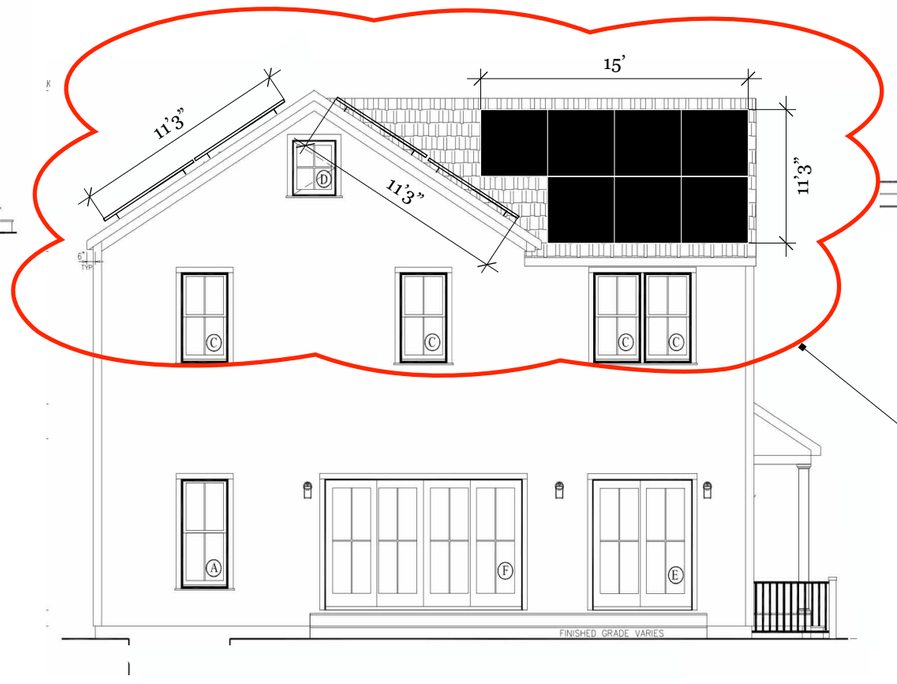
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

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

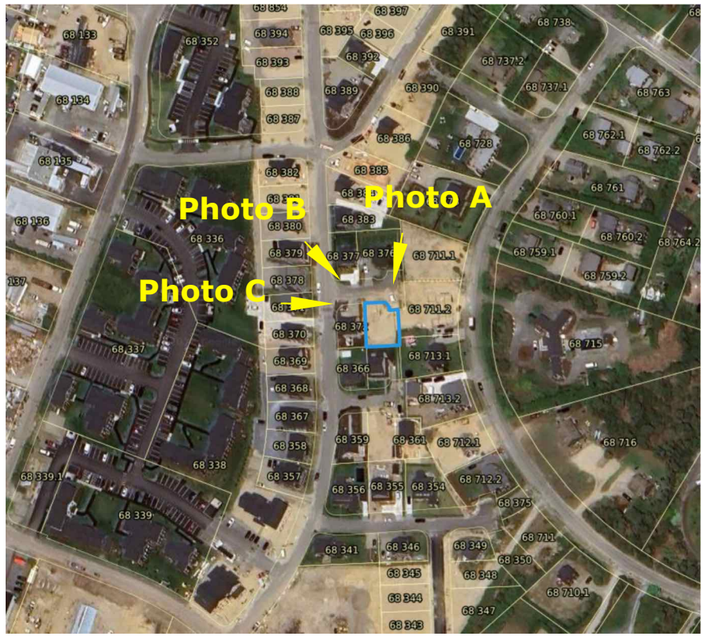




Photo A



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

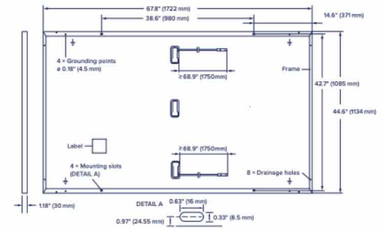
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

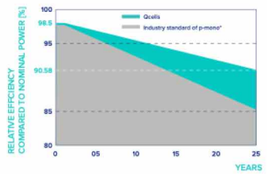


Electrical Characteristics

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

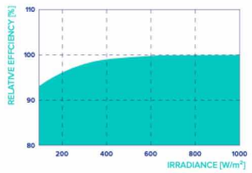


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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

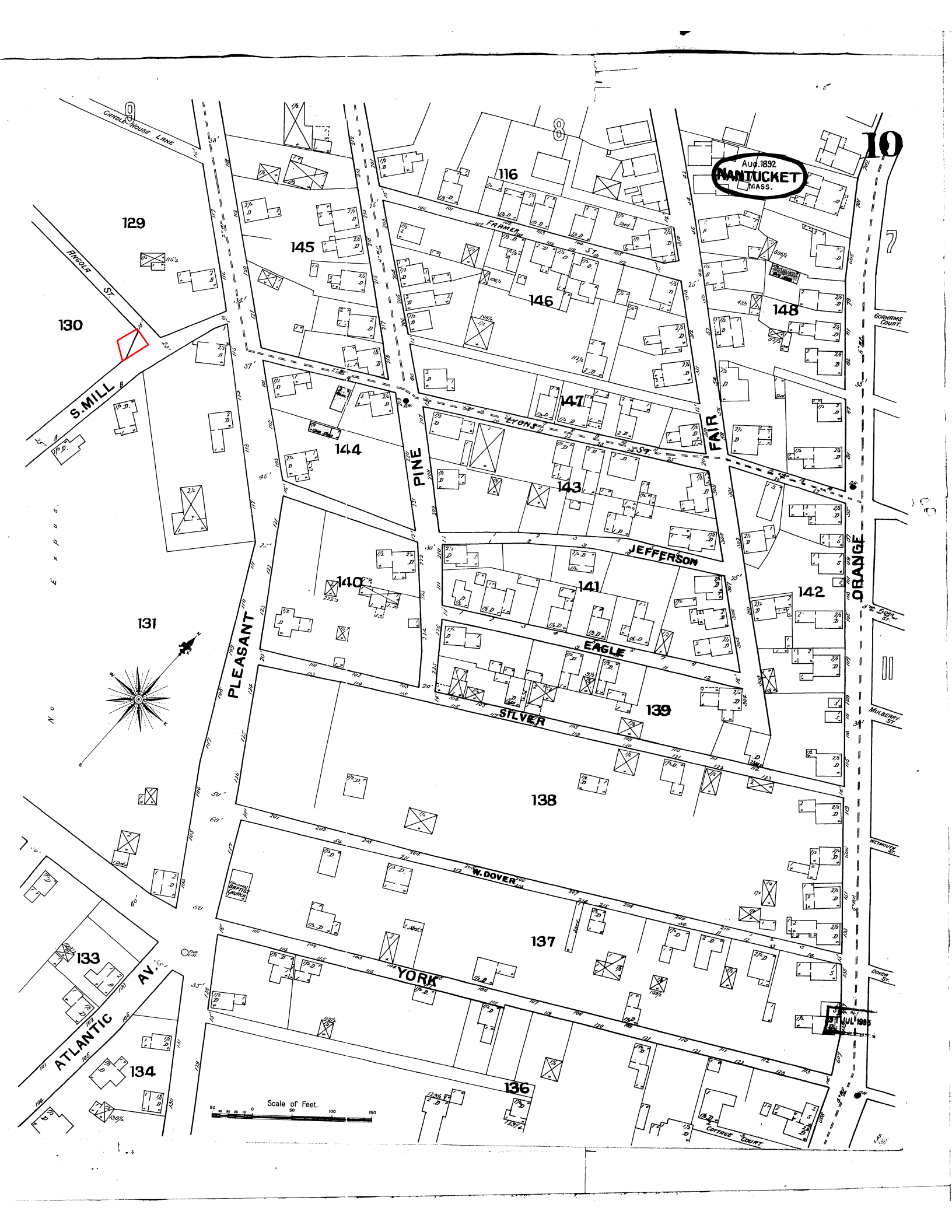
Property ID	10955
Location	1 S MILL ST
Owner	BARTLETT BERNARD A TR

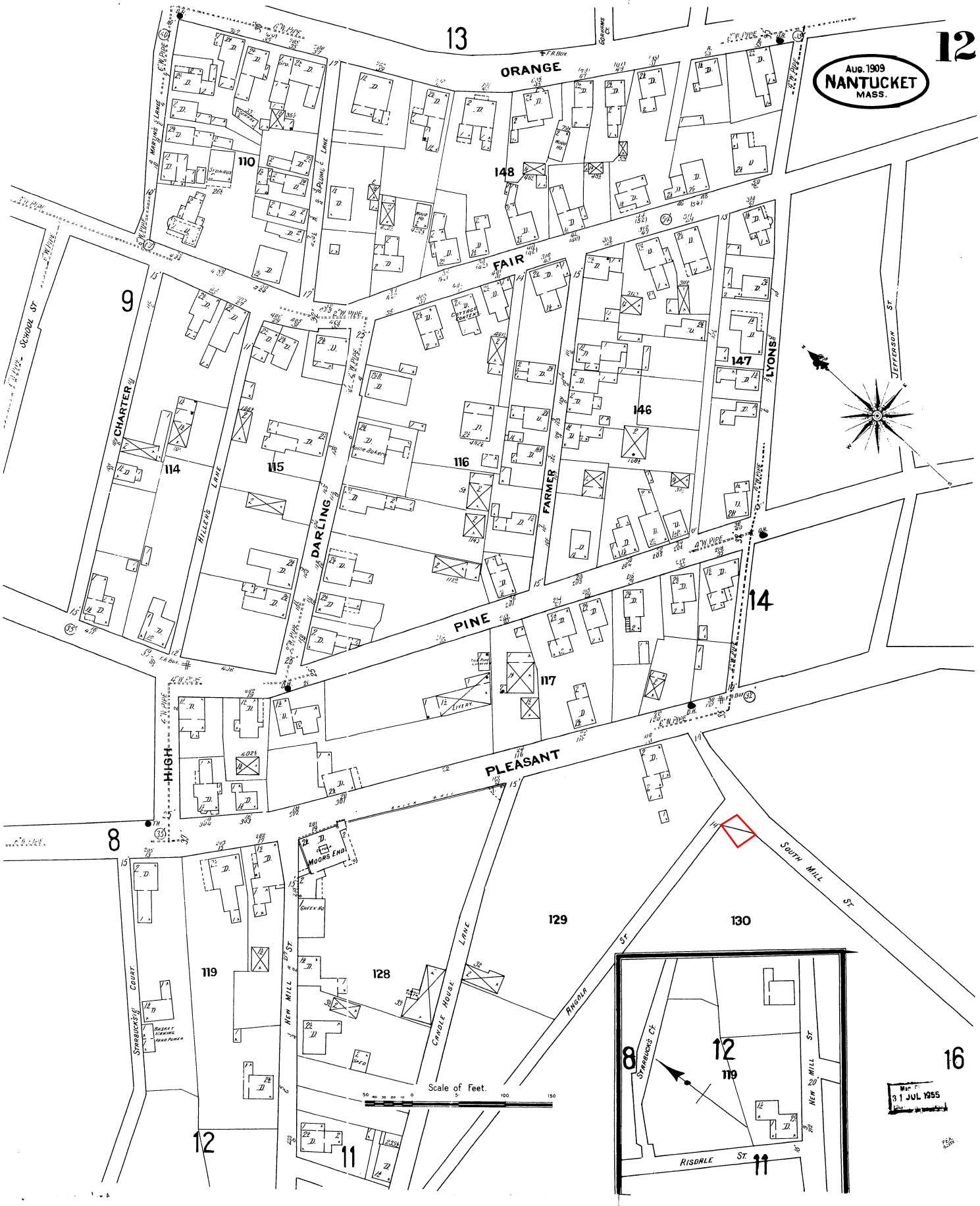
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

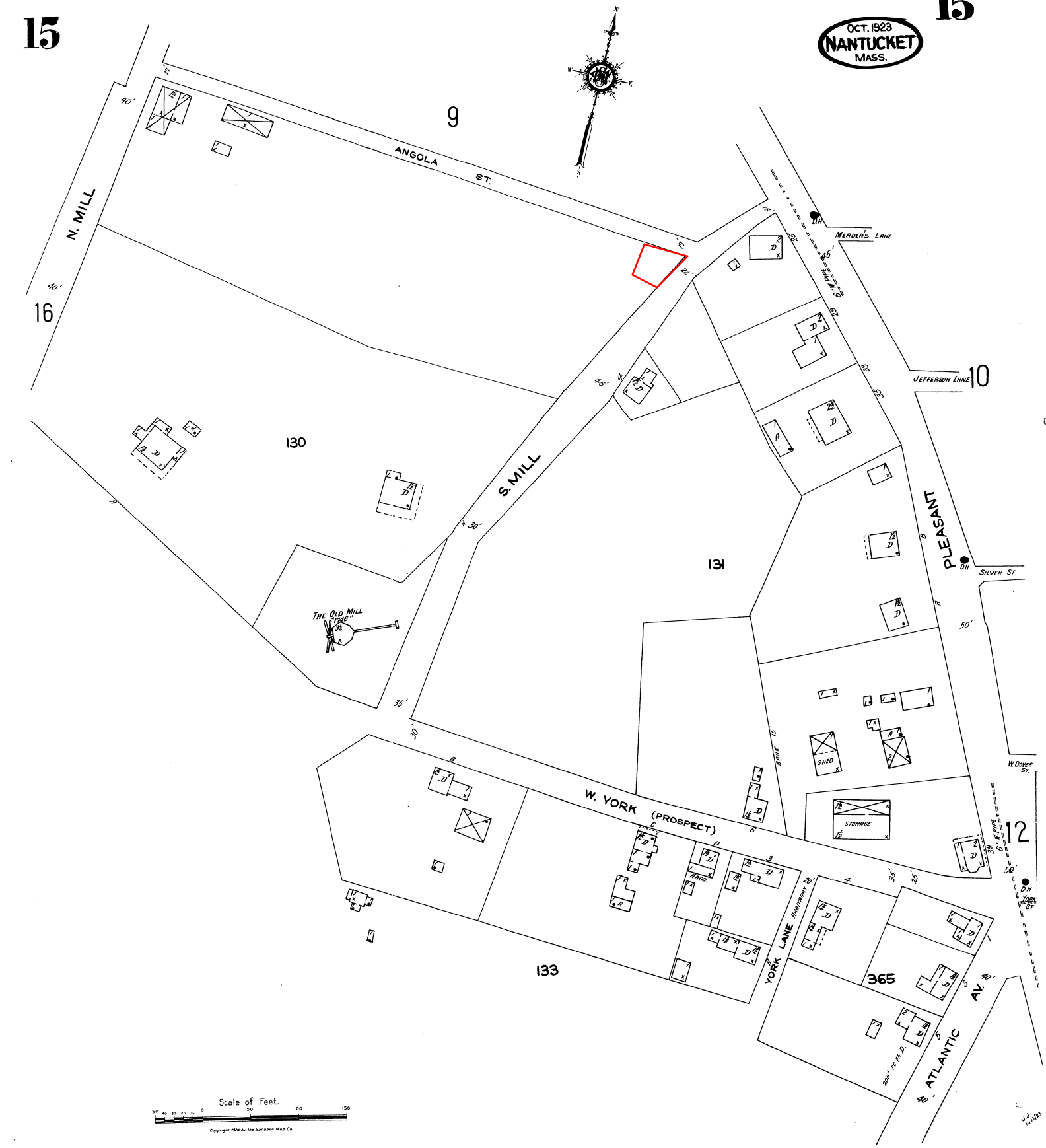


12
Aug. 1909
NANTUCKET
MASS.
13
ORANGE
FAIR
PINE
PLEASANT
HIGH
CHARTER
DARLING
FARMER
LYONS
SCHOOL ST
HILLER'S LANE
JEFFERSON ST
SOUTH MILL ST
ANGOLA ST
CANDLE HOUSE LANE
NEW MILL ST
STARBUCK'S COURT
MOORS END
LIVERY
Home Bakery
Scale of Feet.
8
9
11
12
14
16
110
114
115
116
117
119
128
129
130
146
147
148
Man. Ct.
31 JUL 1955

(1297)

15

OCT. 1923
NANTUCKET
MASS.



Copyright 1924 by the Sanborn Map Co.

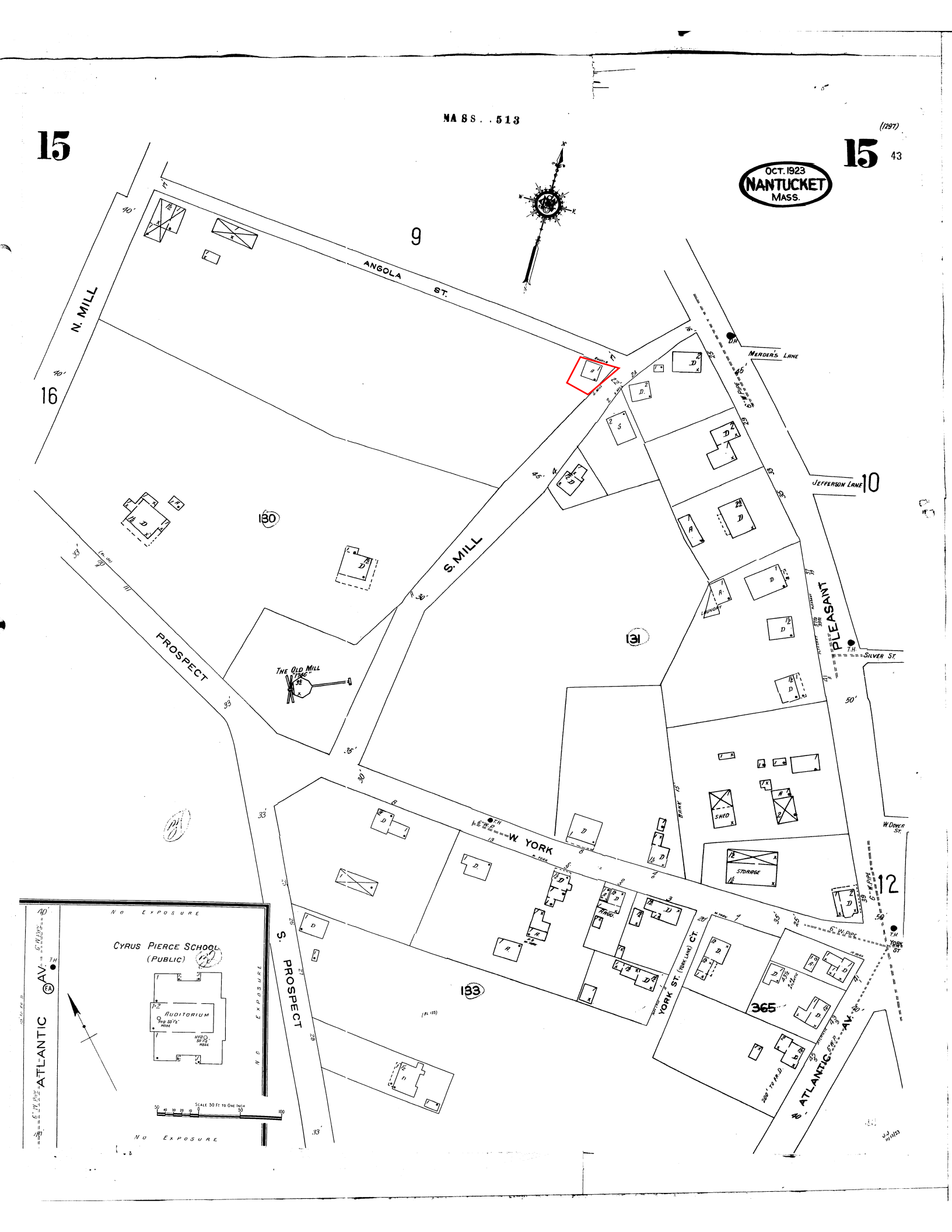
MASS. . 513

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

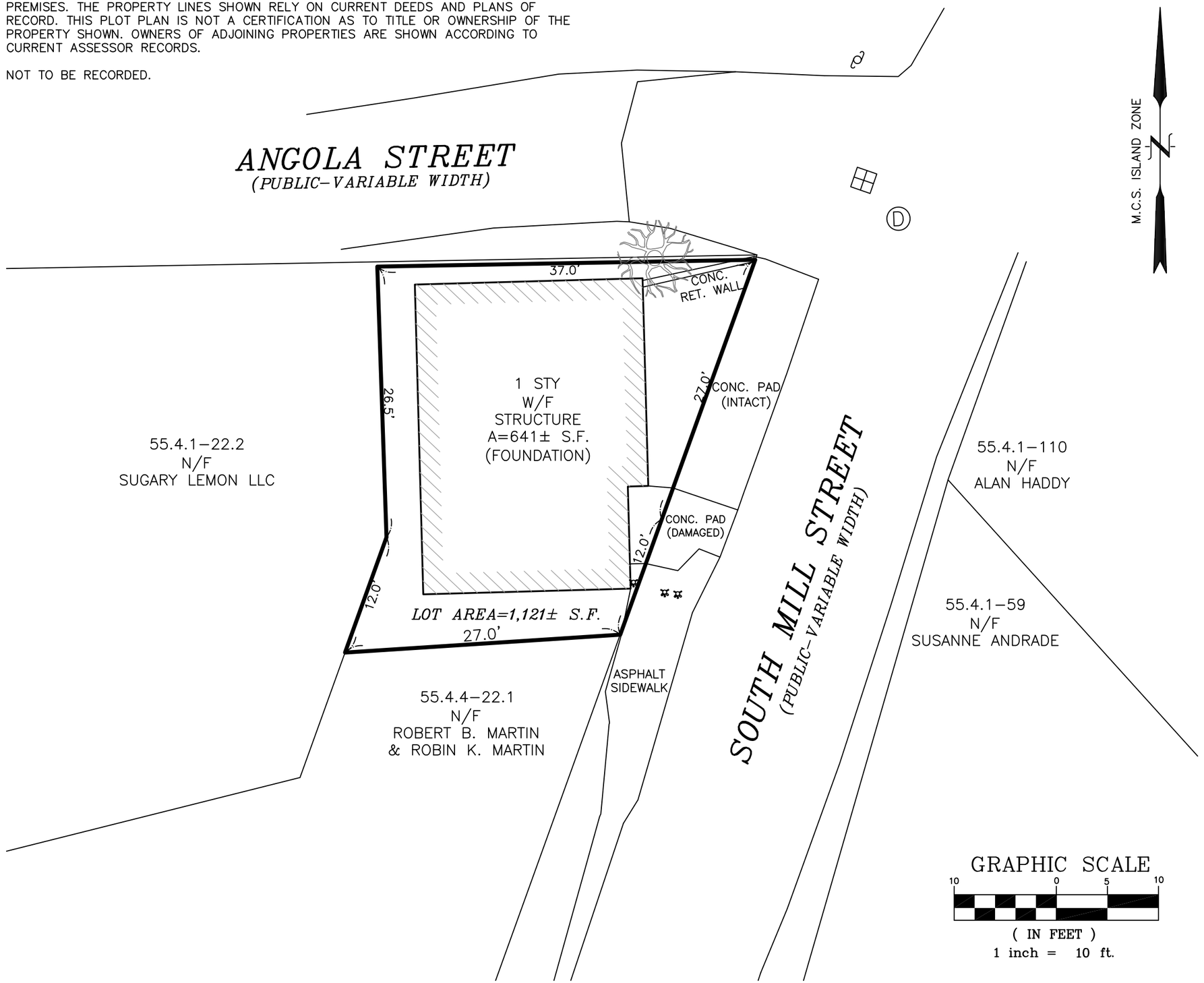
THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT 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

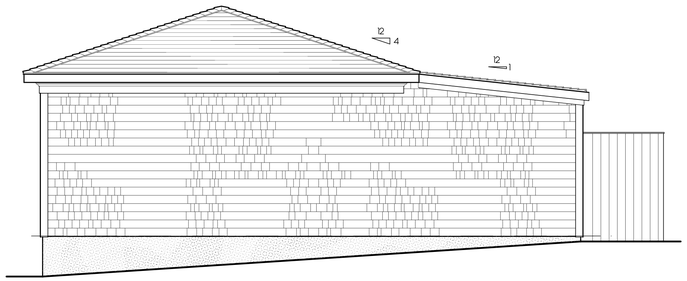


GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

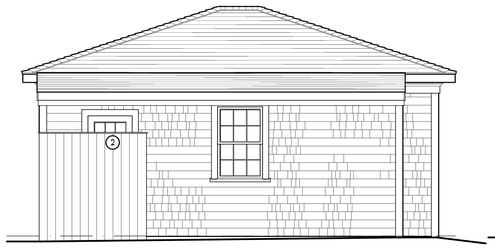
PLAN OF LAND IN NANTUCKET, MA
JULY 24, 2023
SCALE: 1"=10'

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



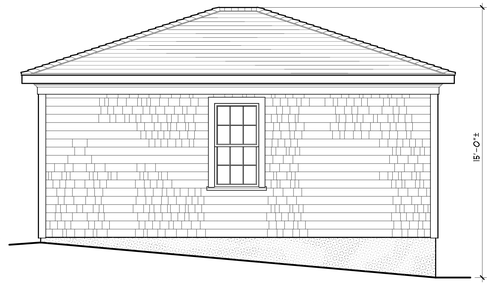
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



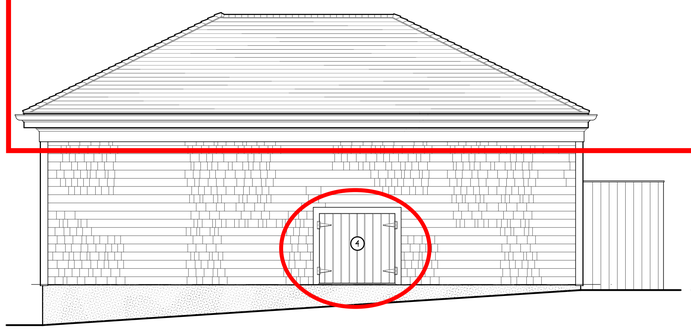
APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



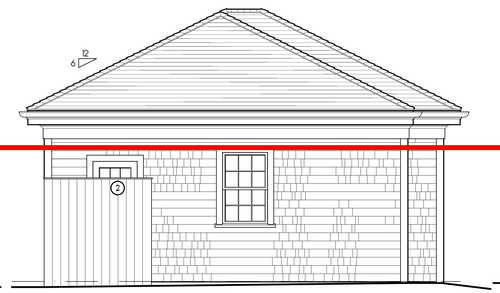
APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



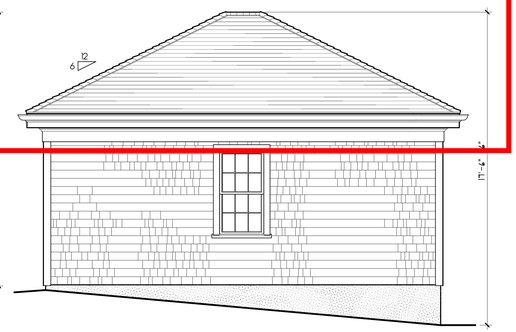
NORTH ELEVATION
SCALE: 1/4"=1'-0"



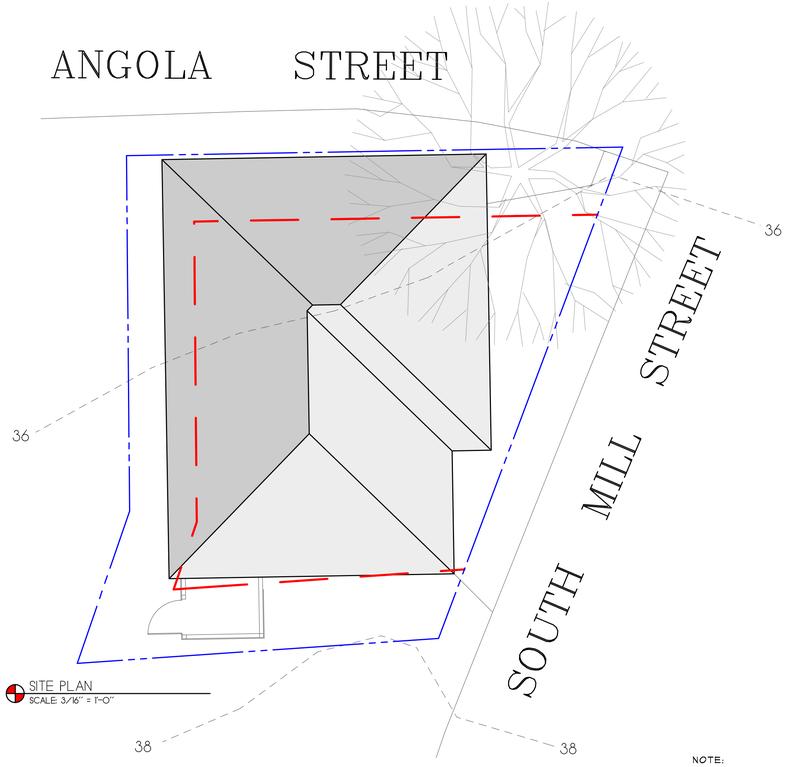
WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

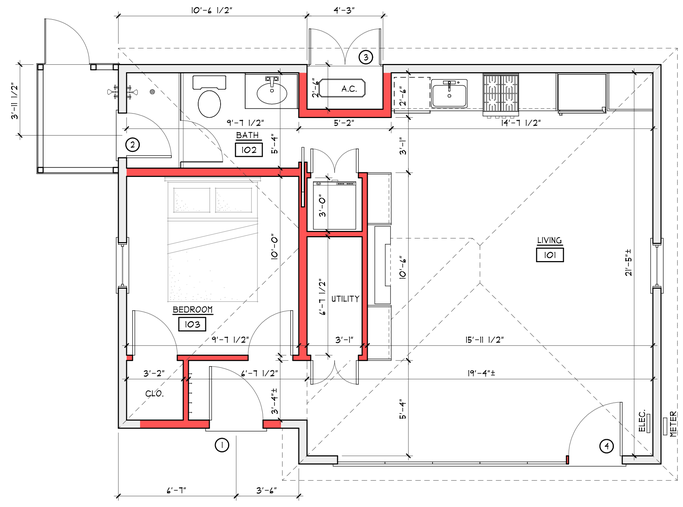


EAST ELEVATION
SCALE: 1/4"=1'-0"



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.

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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

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

COMMISSIONERS

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Vice-Chair

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Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I TIMOTHY REINEMO

AS AGENT FOR _____

STREET ADDRESS 65 LOVERS LANE

MAP/PARCEL 80 / 214.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

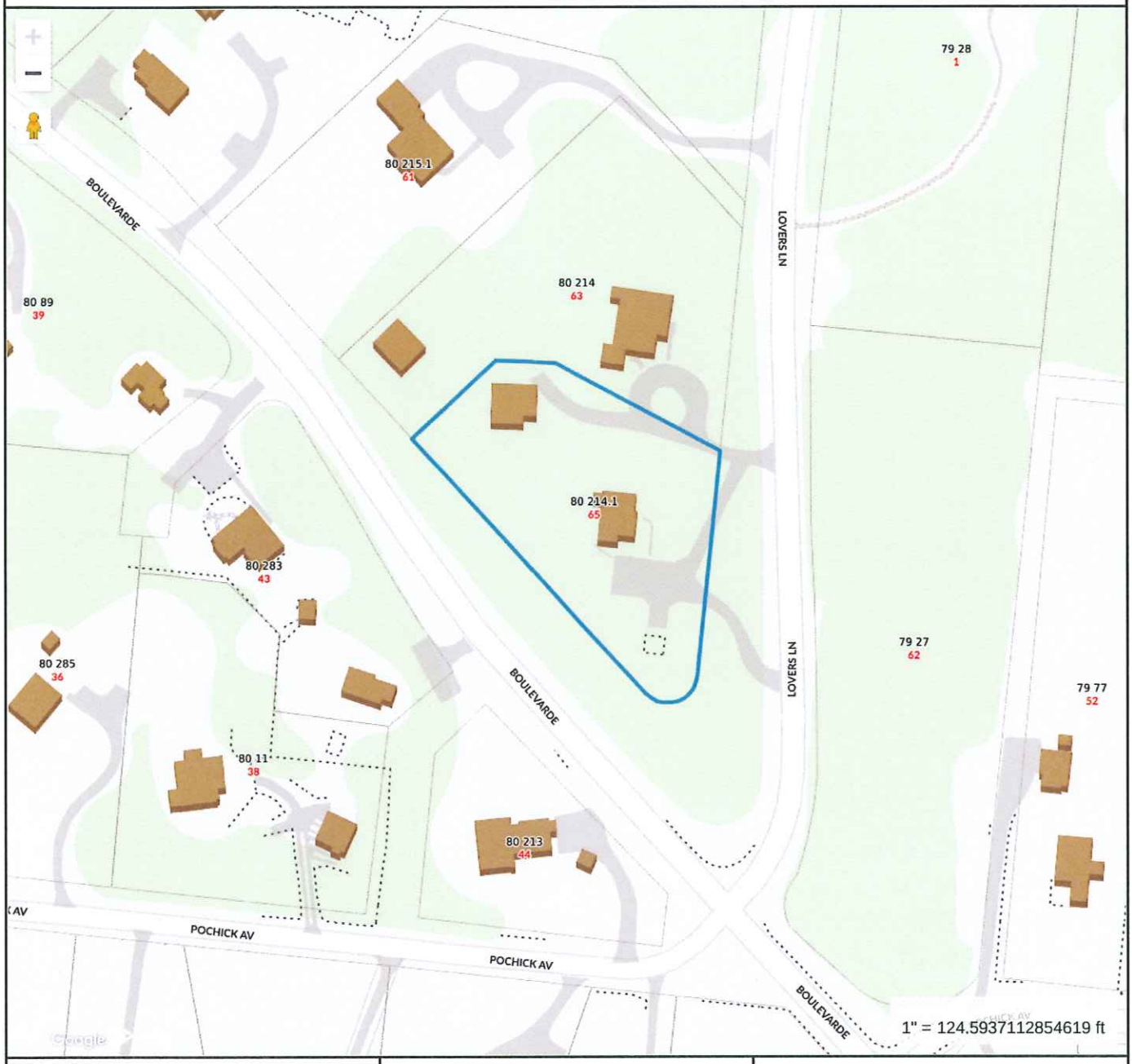
_____

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

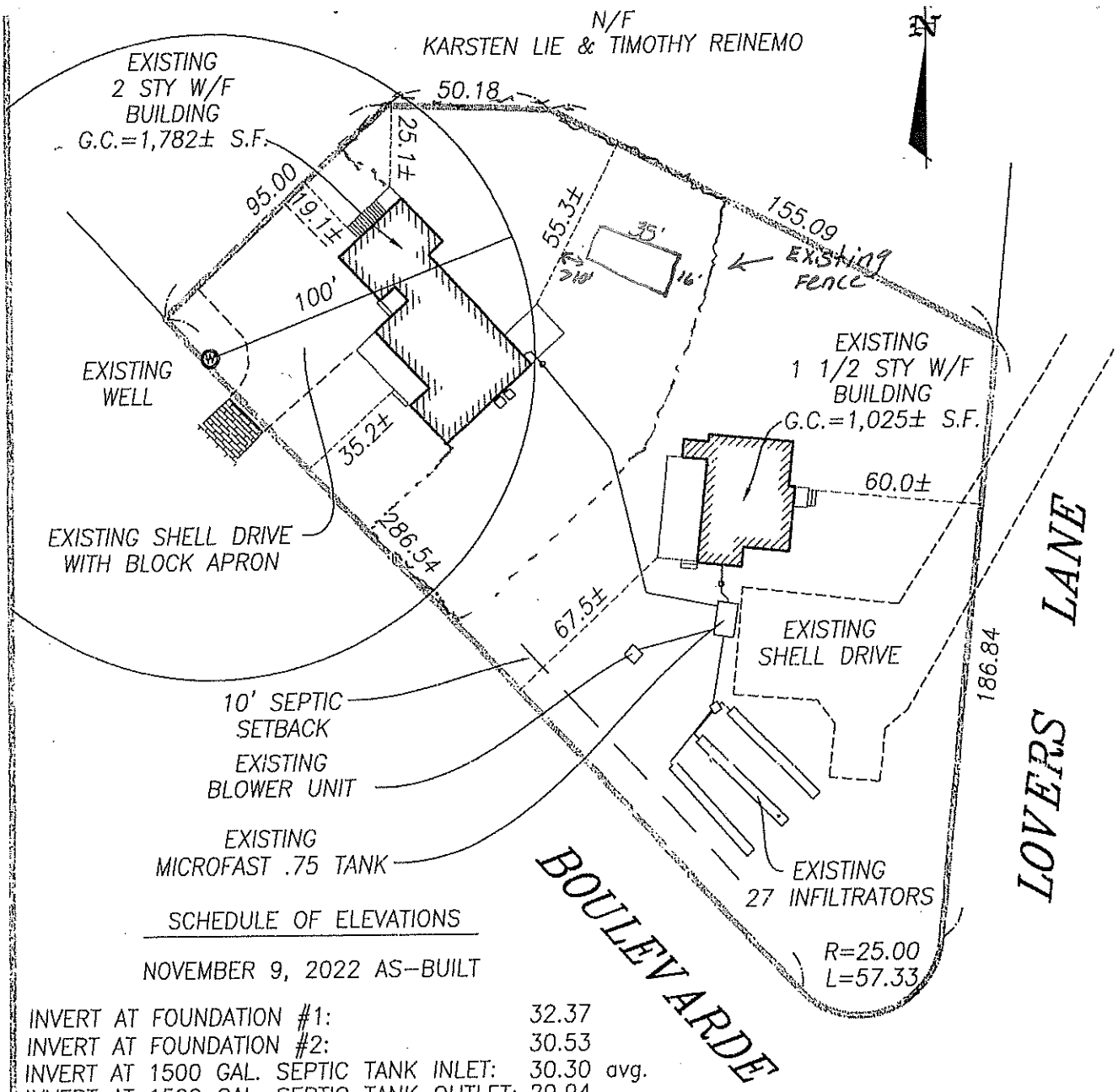
Property ID	190648
Location	65 LOVERS LN
Owner	REINEMO KARSTEN LIE & TIMOTHY R

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 . . . . . .

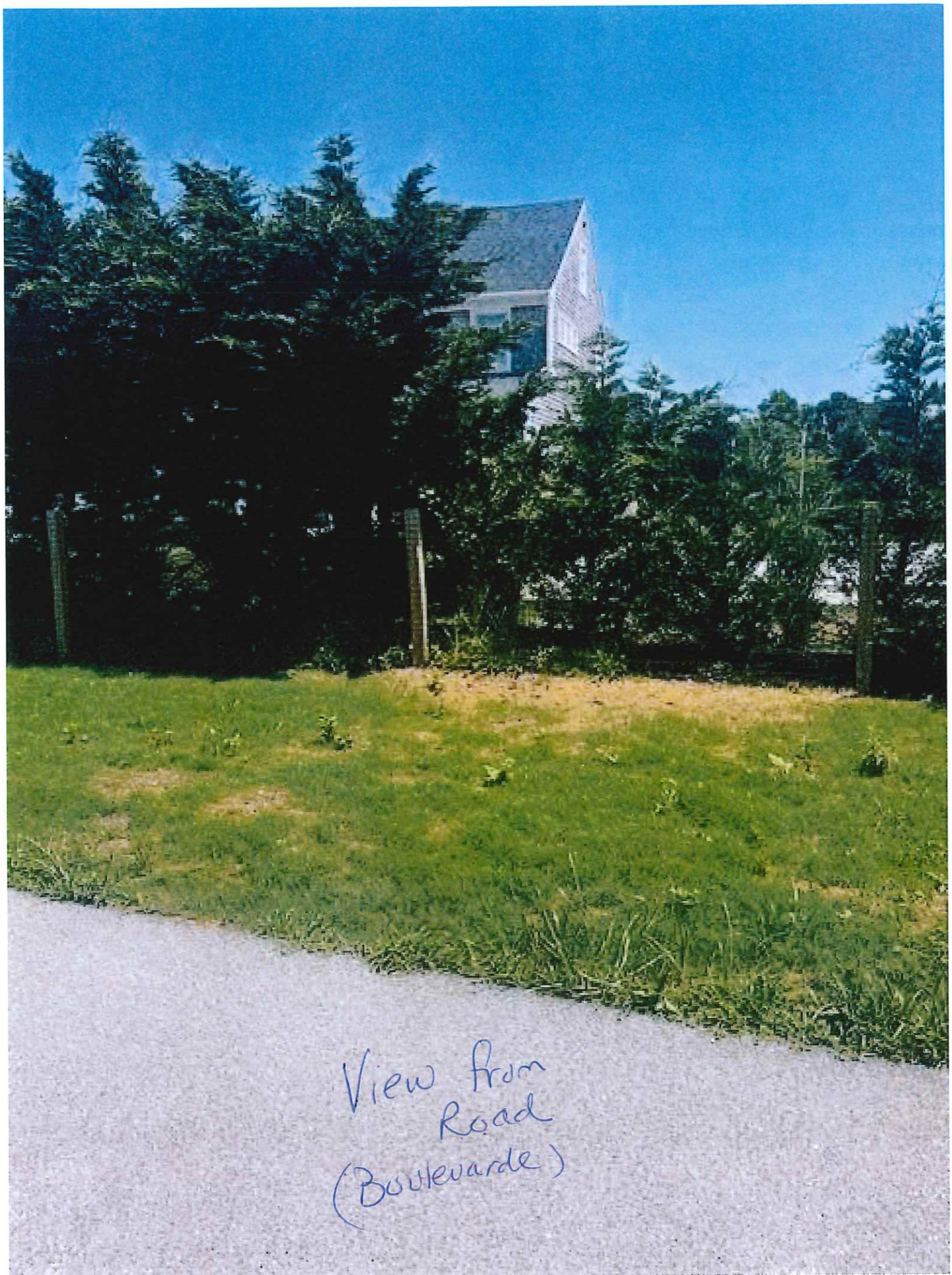
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

K-1016



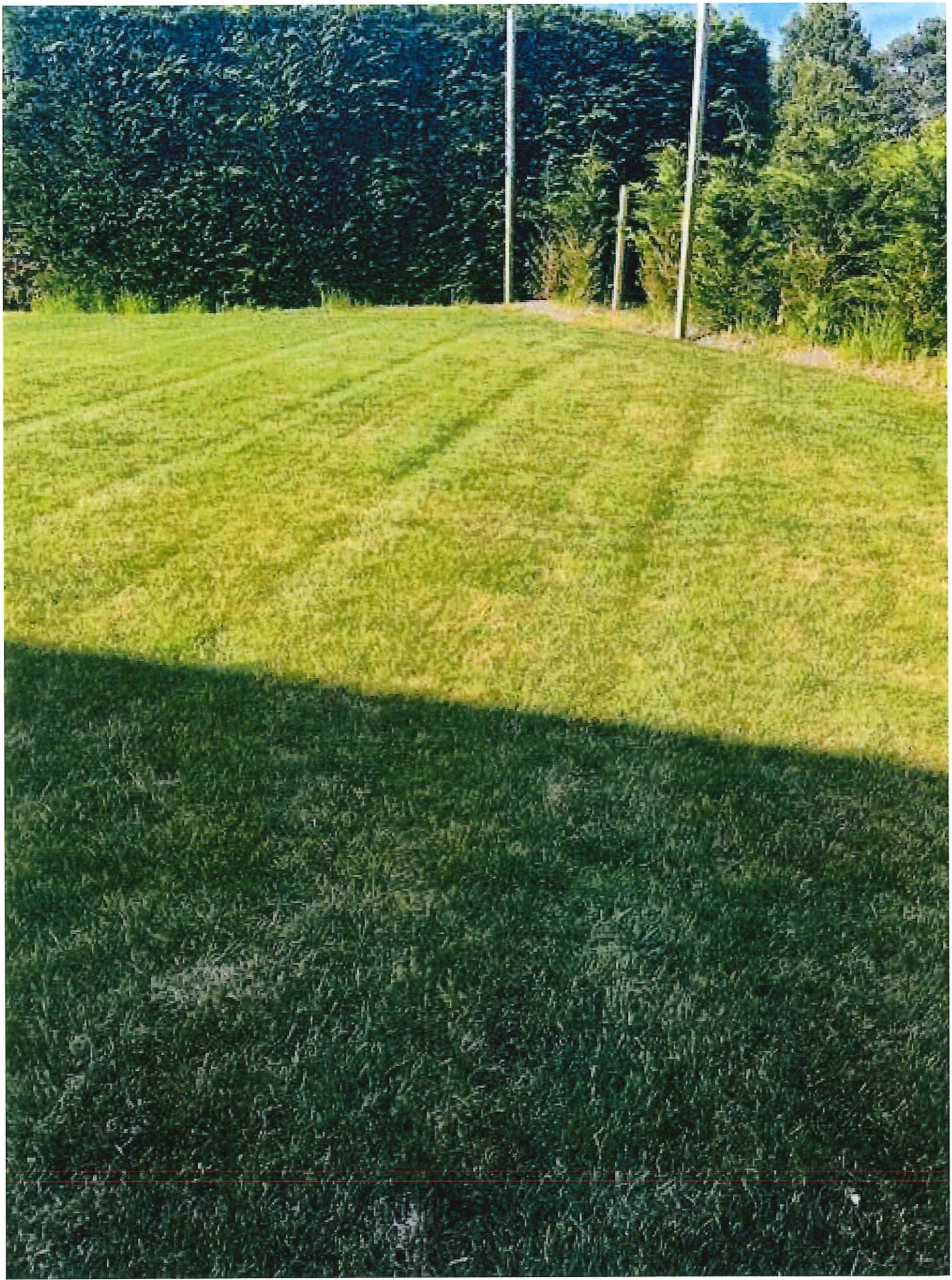





View from
Road
(Boulevarde)







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

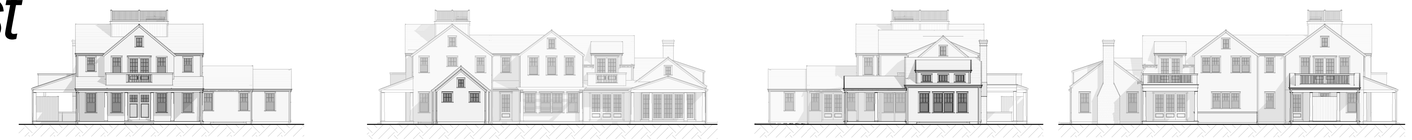
Property Owner Signature Date

1 N Swift Rock Rd Trust

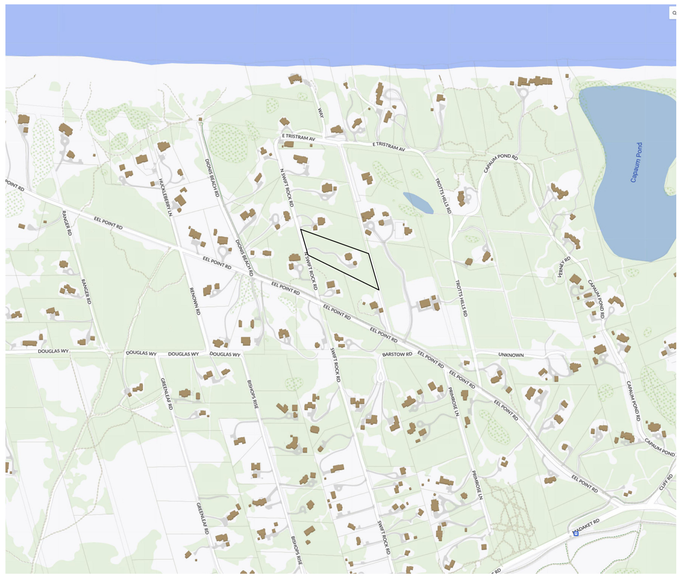
1 N Swift Rock Road
Nantucket, MA 02554

07.15.24

HDC Submission

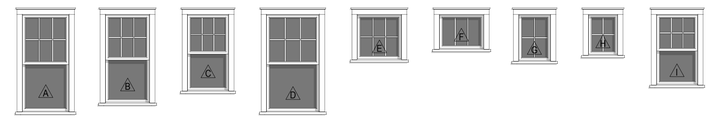


West | South | East | North

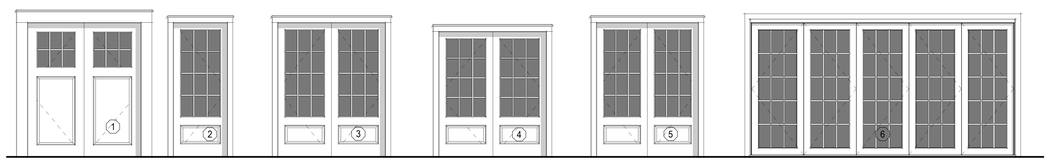


Locus Map

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

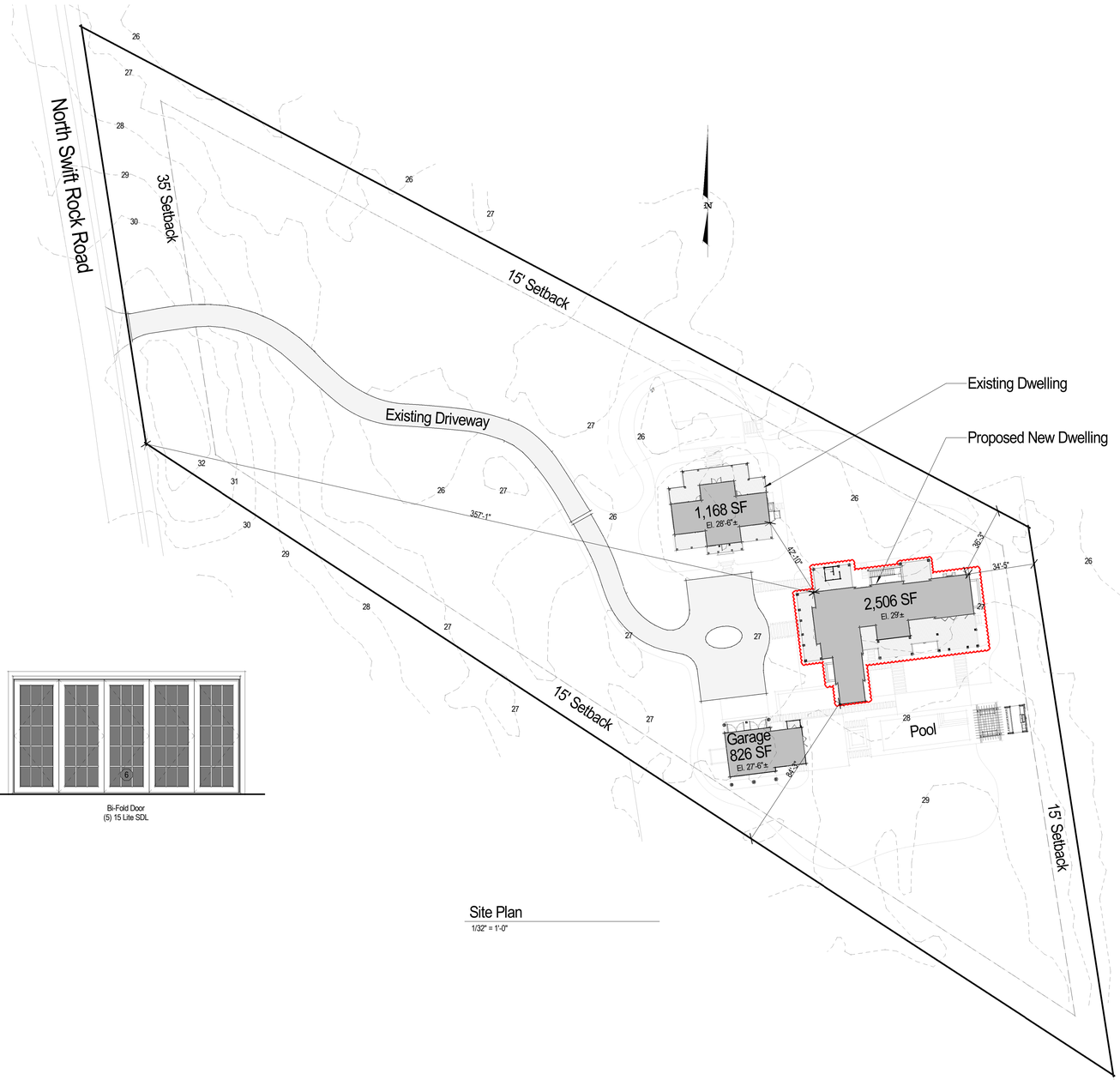
WINDOW SCHEDULE

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
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Site Information

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Min. Lot Size:	80,000 SF
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Existing G.C.:	------
Proposed G.C.:	2,493 SF
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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

Cover Sheet

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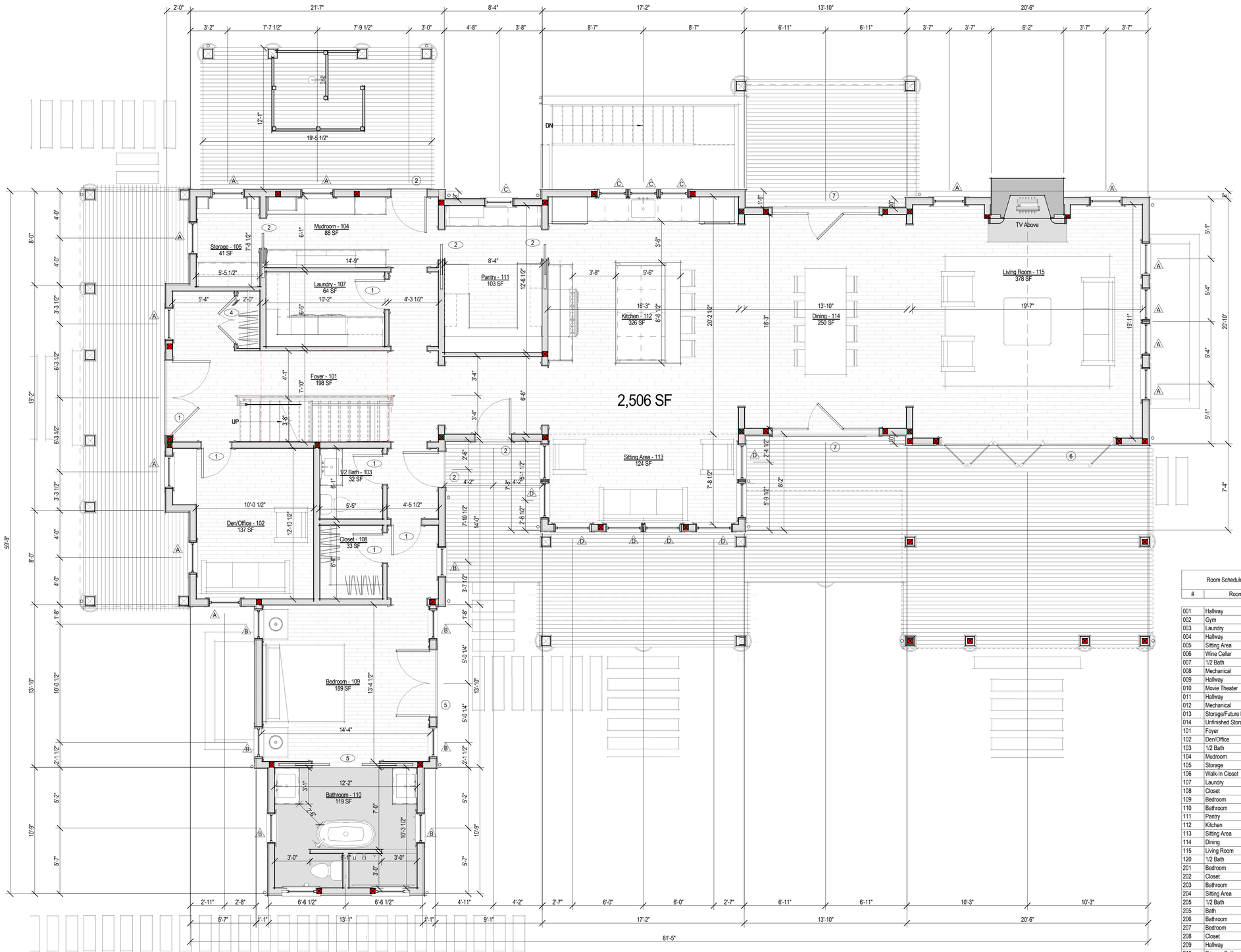
G.1.1

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

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Side/Rear Setback:	15'	
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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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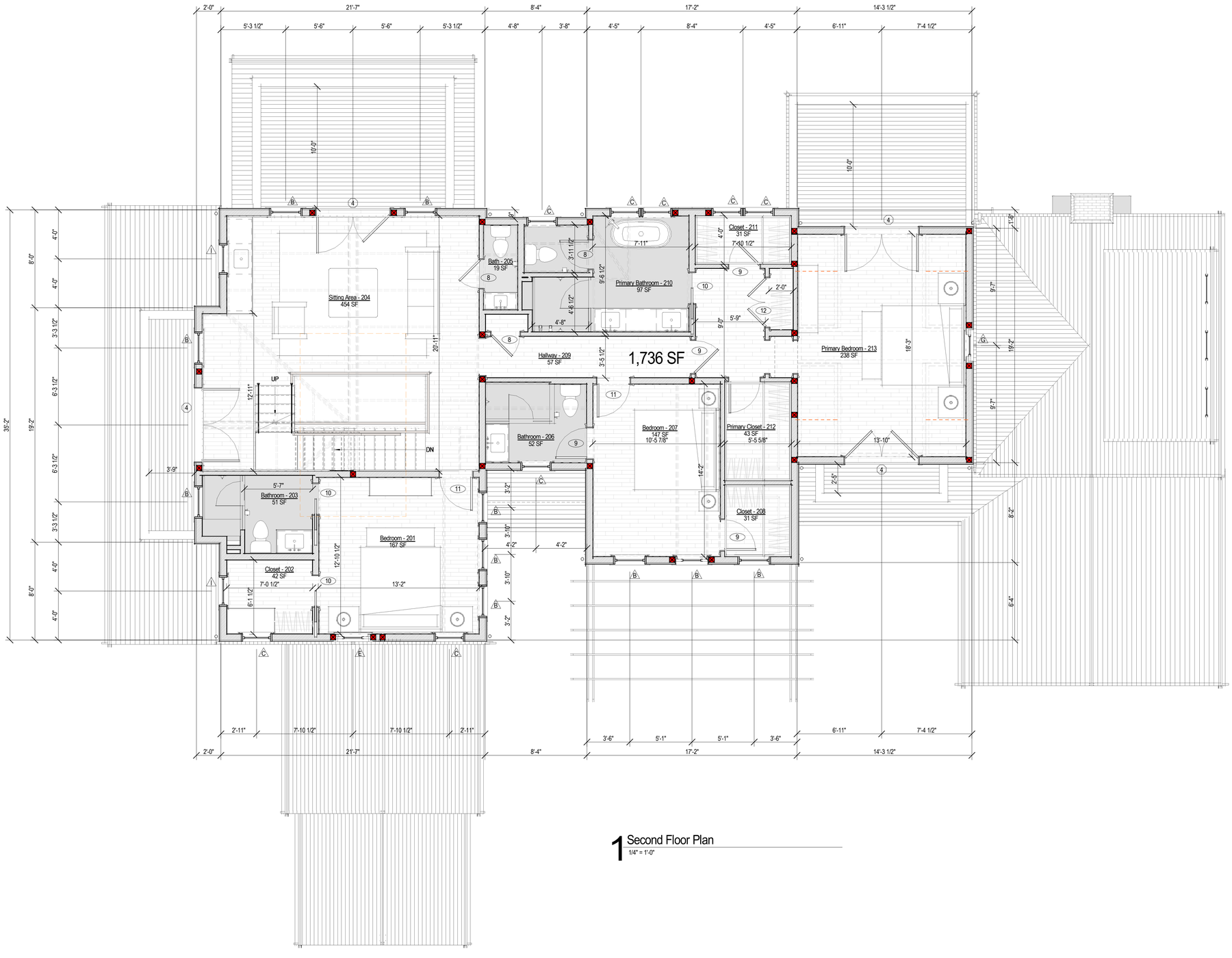
2330

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
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

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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"

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Exterior Elevations

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A.2.1

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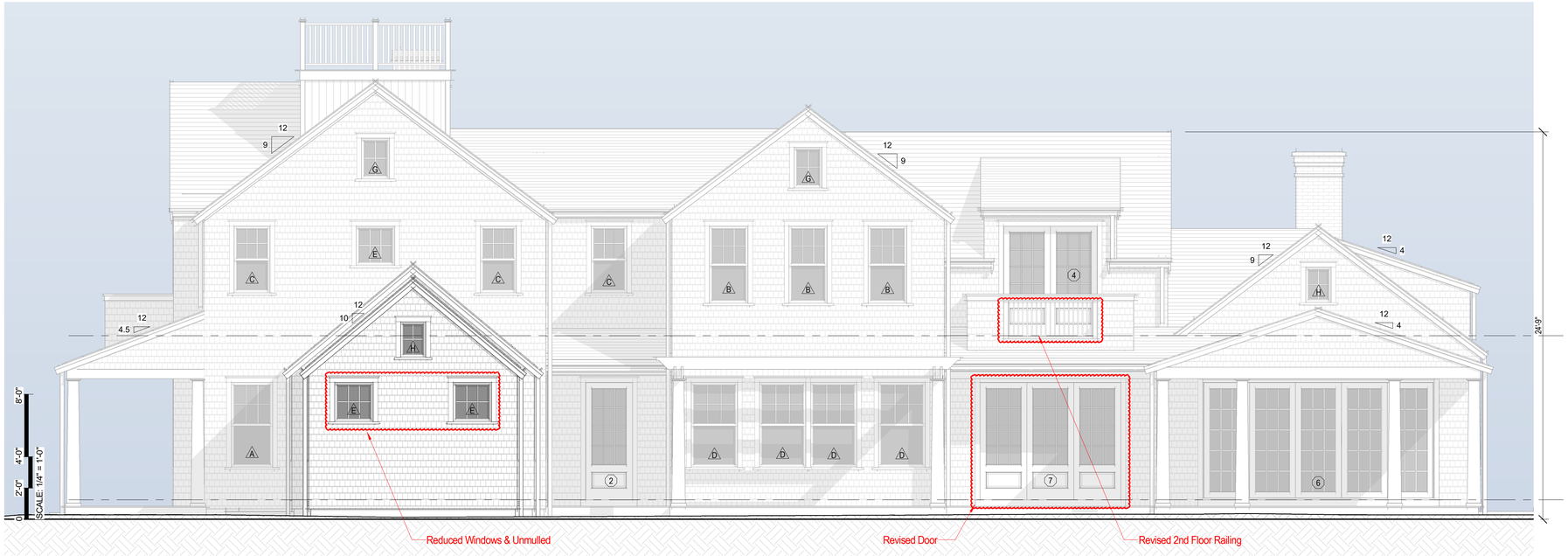
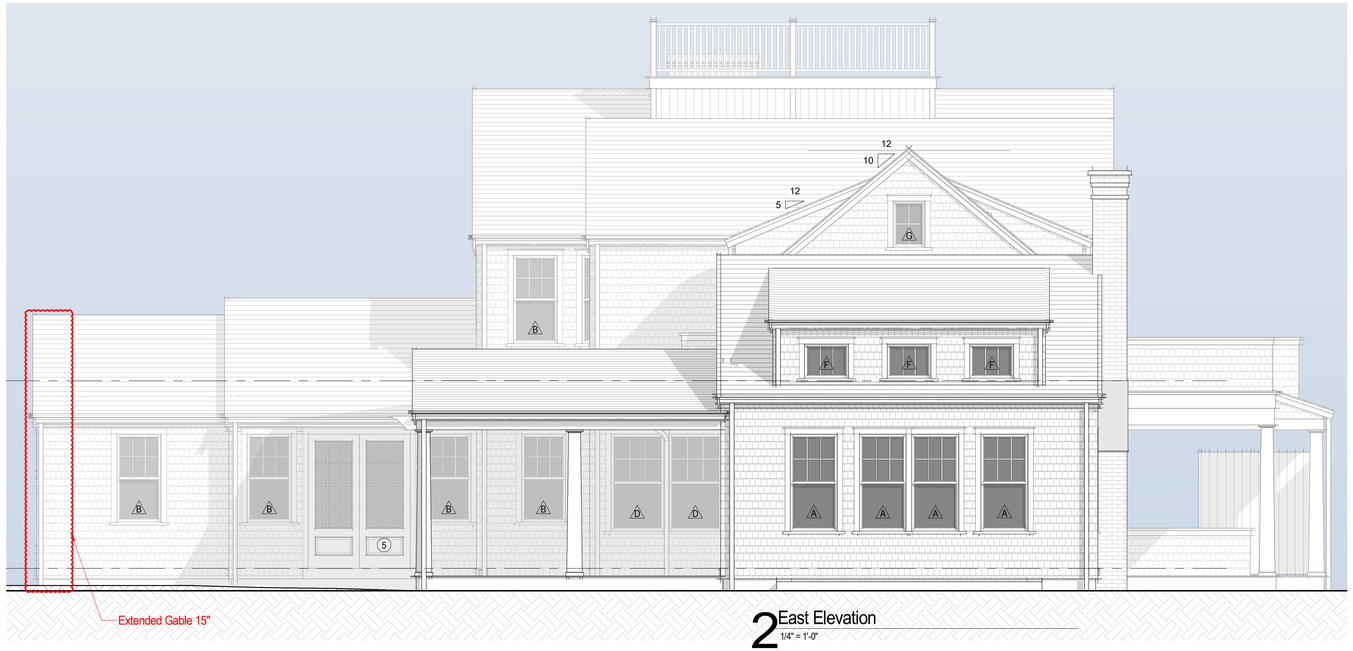


1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

2330

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D.2.2	Interior Elevations - Bathroom 203
D.2.3	Interior Elevations - Sitting Area 204
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D.2.5	Interior Elevations - Bathroom 206
D.2.6	Interior Elevations - Bedroom 207
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D.4.4	Basement Ceiling Height Diagram
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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

Exterior Elevations

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A.2.2

2330

07.15.24

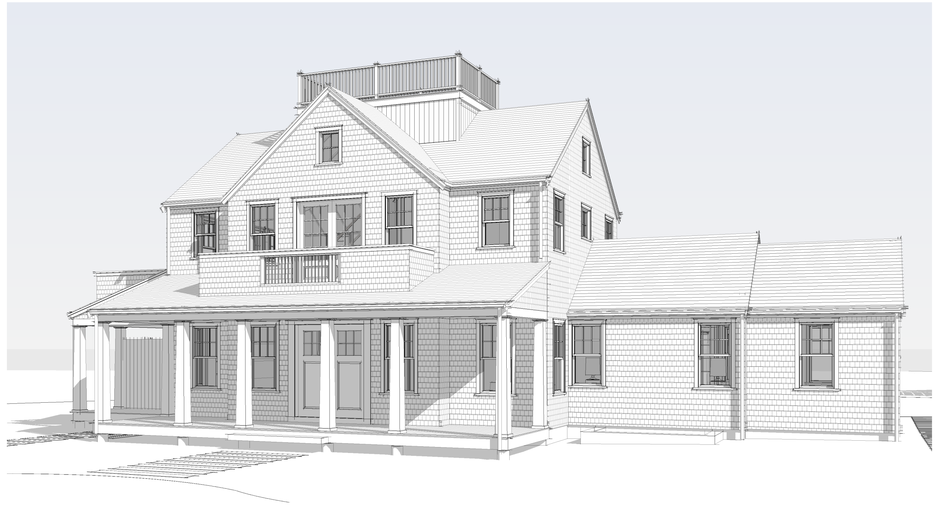
HDC Submission



Facade Perspective (A)



Facade Perspective (B)



Facade Perspective (C)

2330

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

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D.0.2 Interior Elevations - Gym 002
D.0.3 Interior Elevations - Laundry 003
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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
D.1.5 Interior Elevations - Storage 105
D.1.6 Interior Elevations - Laundry 107
D.1.7 Interior Elevations - Primary Bedroom 109
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D.1.10 Interior Elevations - Kitchen 112
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D.2.2 Interior Elevations - Bathroom 203
D.2.3 Interior Elevations - Sitting Area 204
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Exterior Perspectives

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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

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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

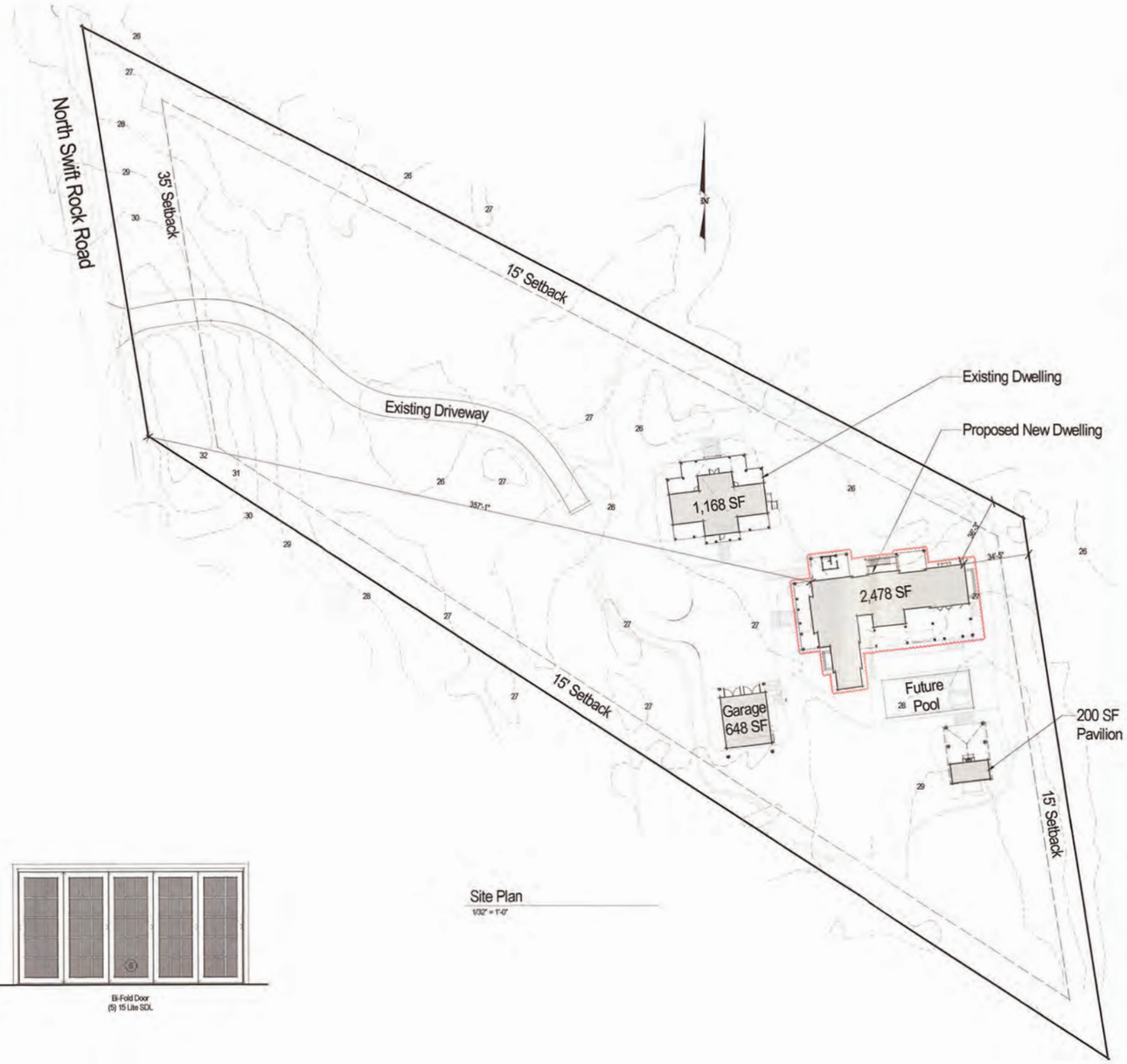


03.13.24

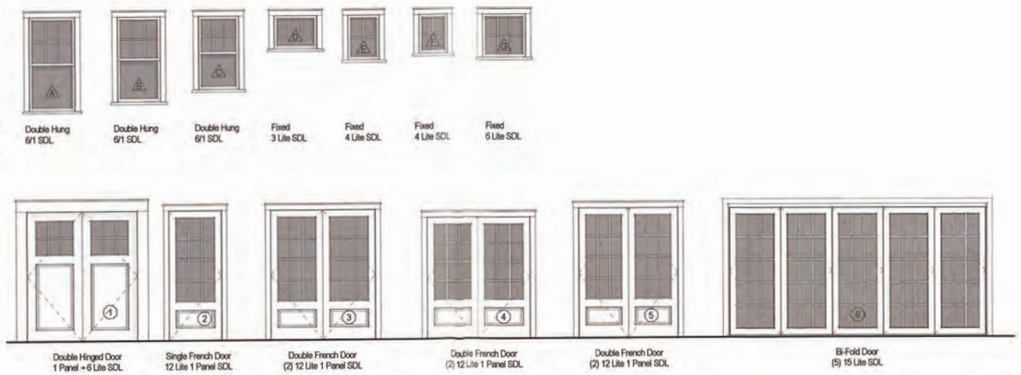
HDC ATS Submission



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

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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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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
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508.325.4995
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Site Information

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D.2.4	Interior Elevations - Sitting Area 102
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APPROVED
HDC 2023.12.9580
NO EXTERIOR CHANGES
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Revisions

Revision 1 Date 1

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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
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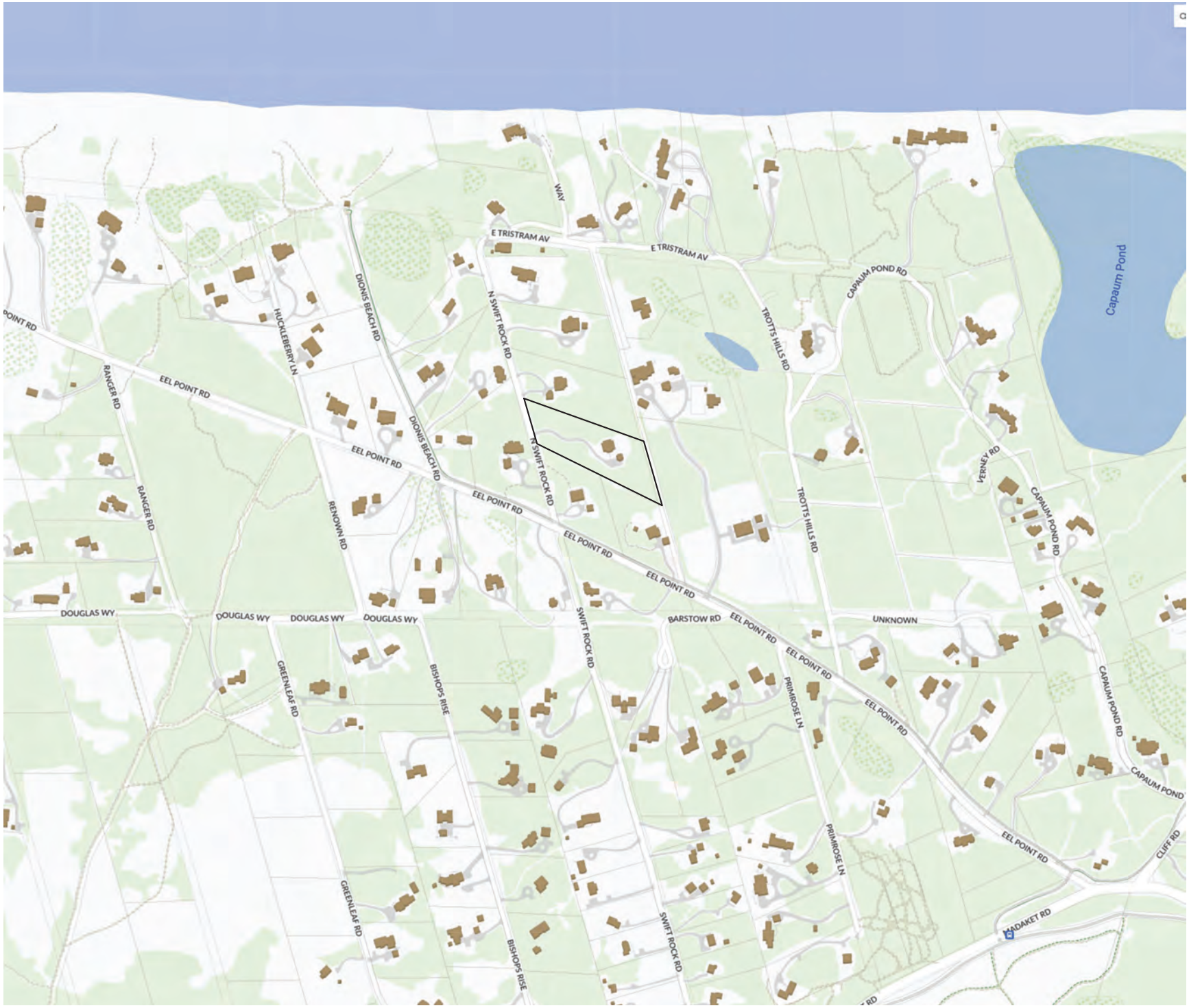
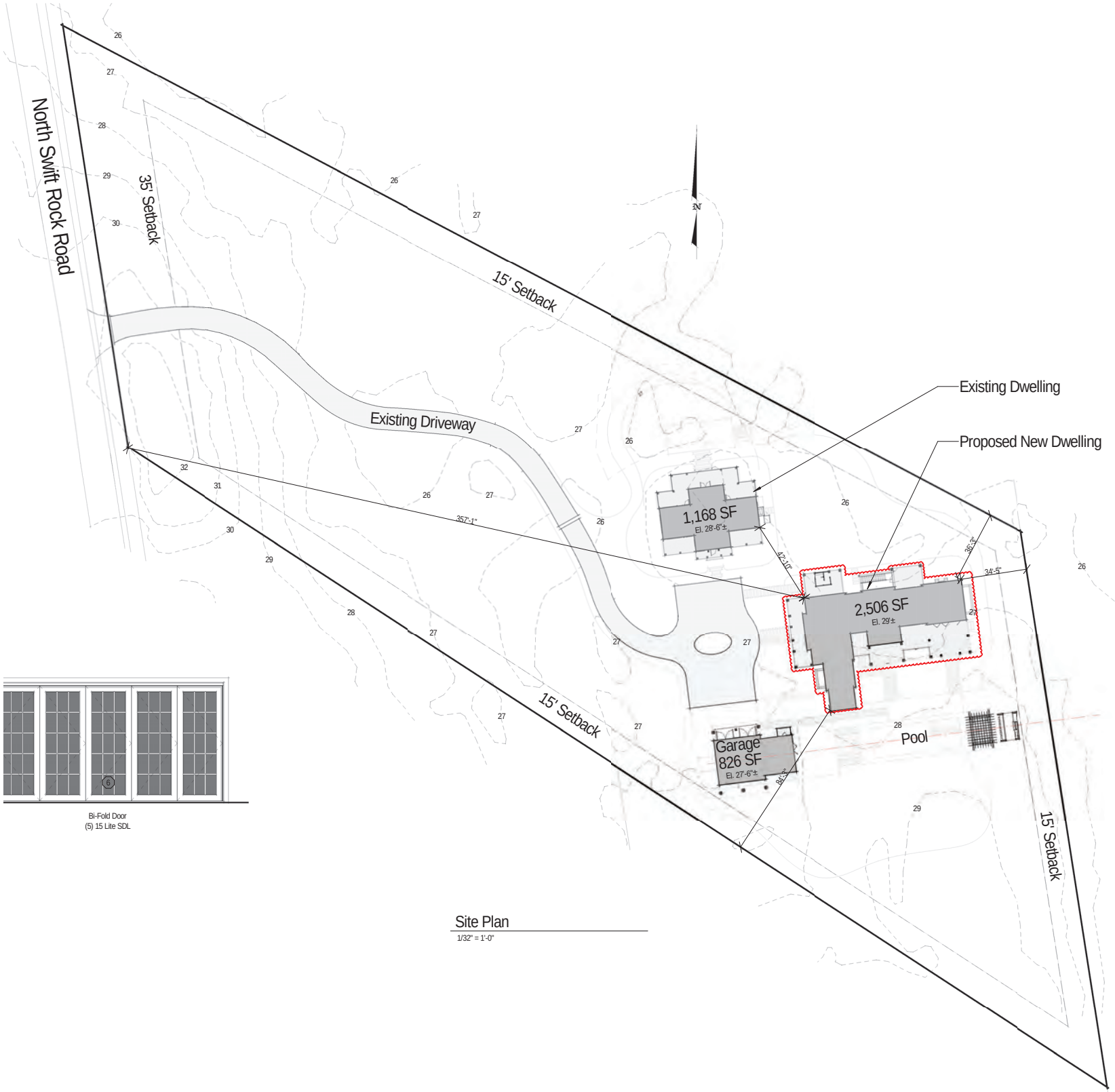
A.2.2

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

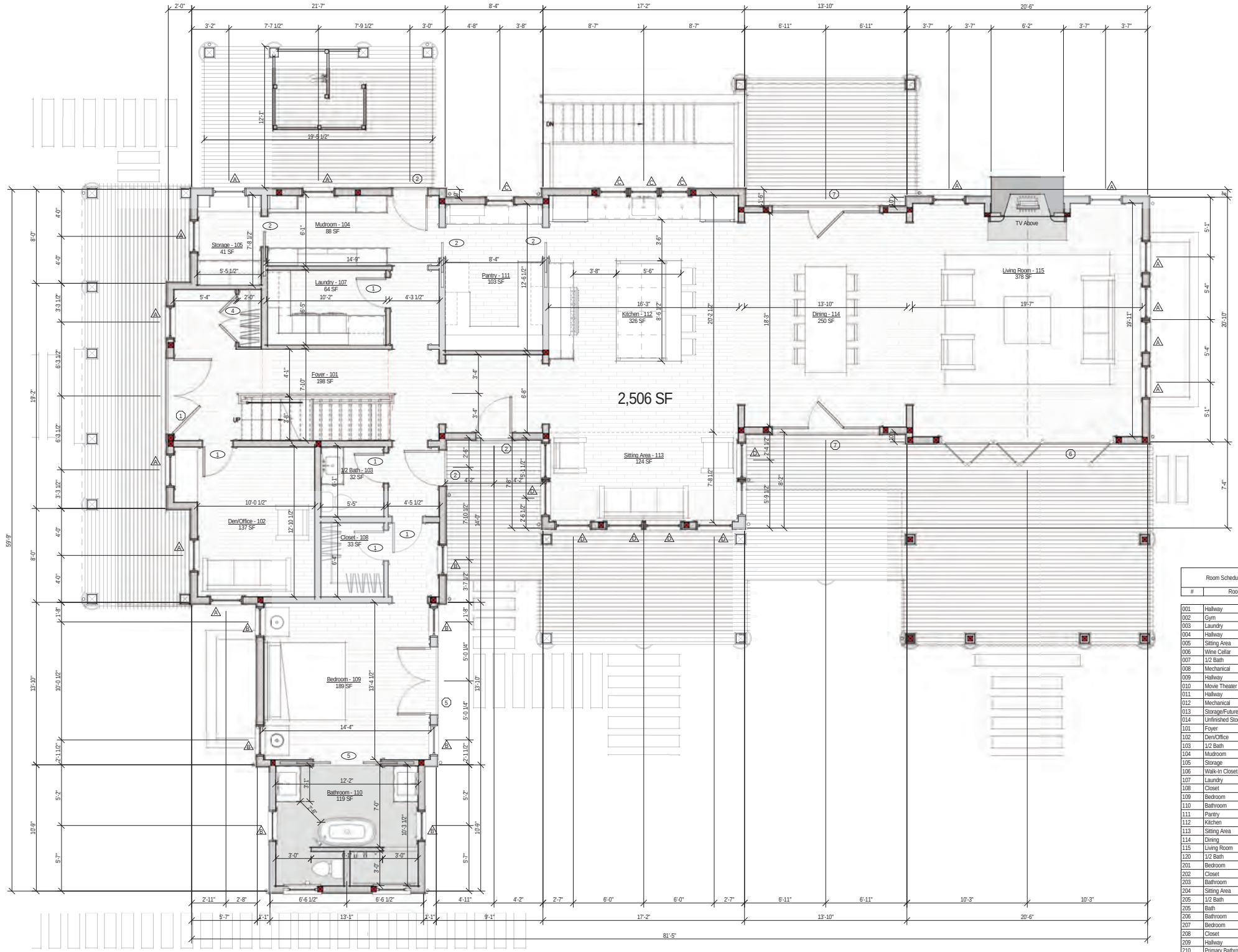
Single French Door
12 Lite 1 Panel SDL

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

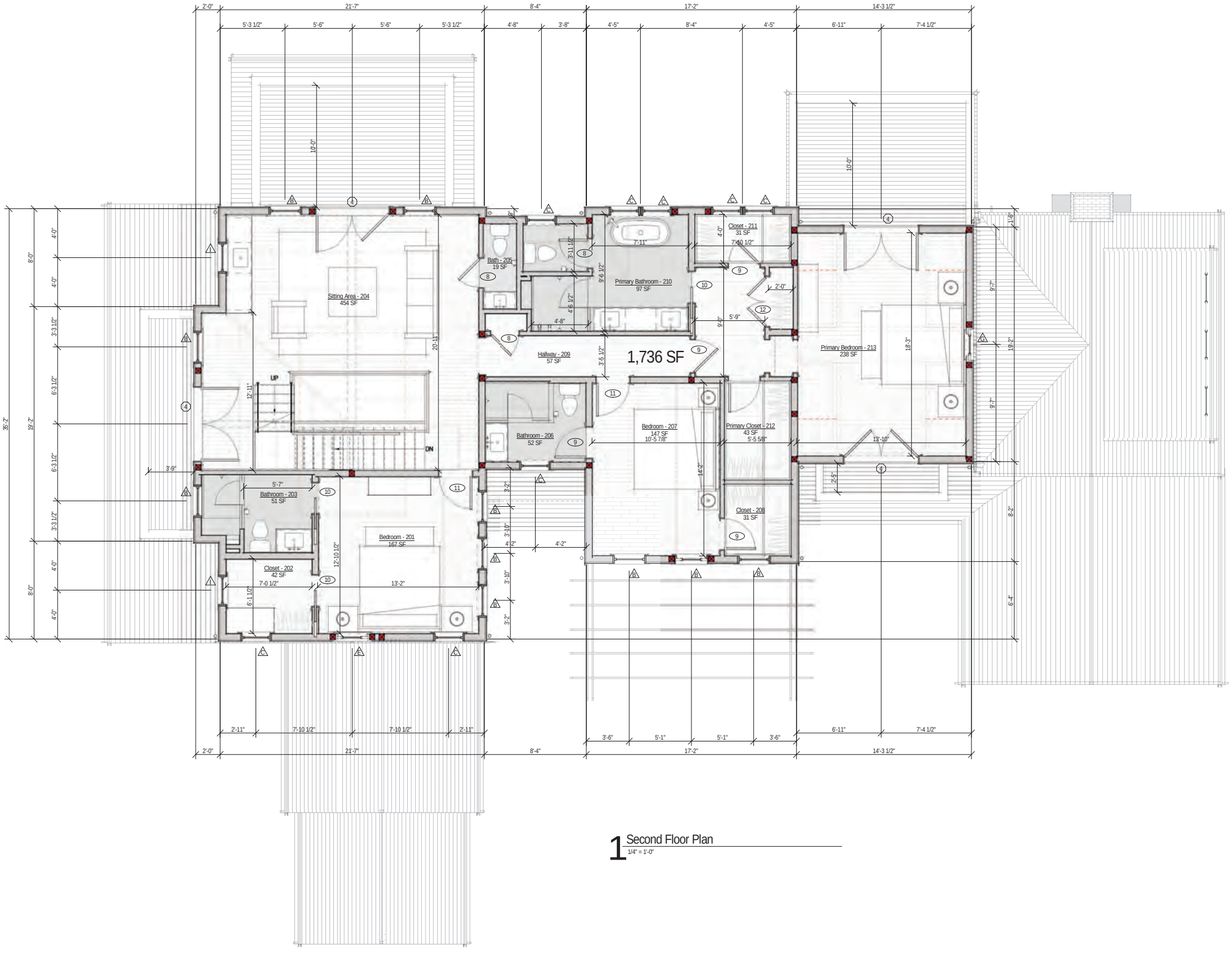
Bi-Fold Door
(5) 15 Lite SDL



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"

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

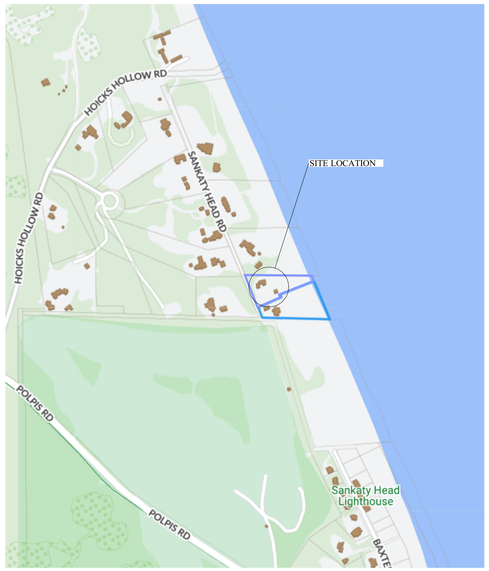
Sidewall — Clapboard (if applicable) — Roof Natural
Trim Gray Sash Gray Doors Gray
Deck — Foundation Natural Fence — Shutters —

* 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



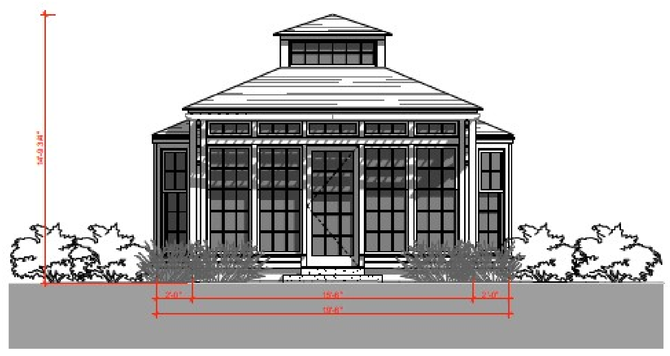
SITE LOCATION

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

© James Doyle Design Associates, LLC









bpc

07-12-2024

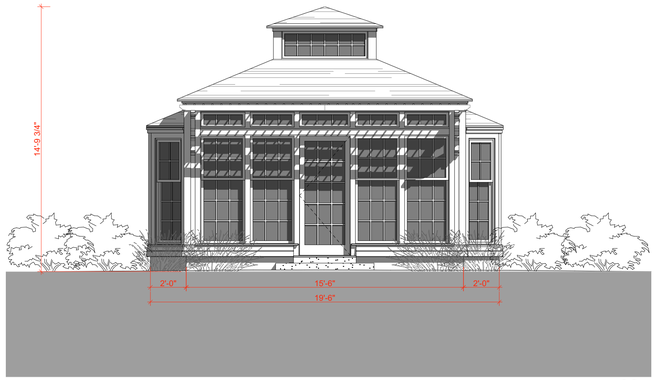
REVISIONS PLOTTED: 7/12/2024

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

PHOTOS

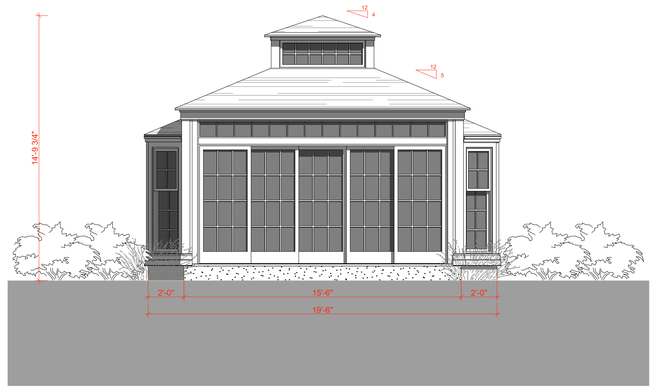
FL0.0C



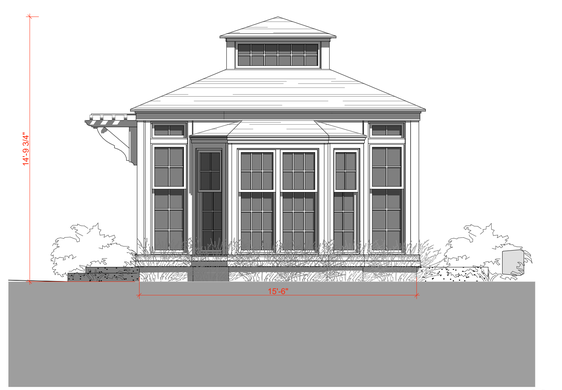
WEST ELEVATION (W)
SCALE: 1/4" = 1'-0"



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

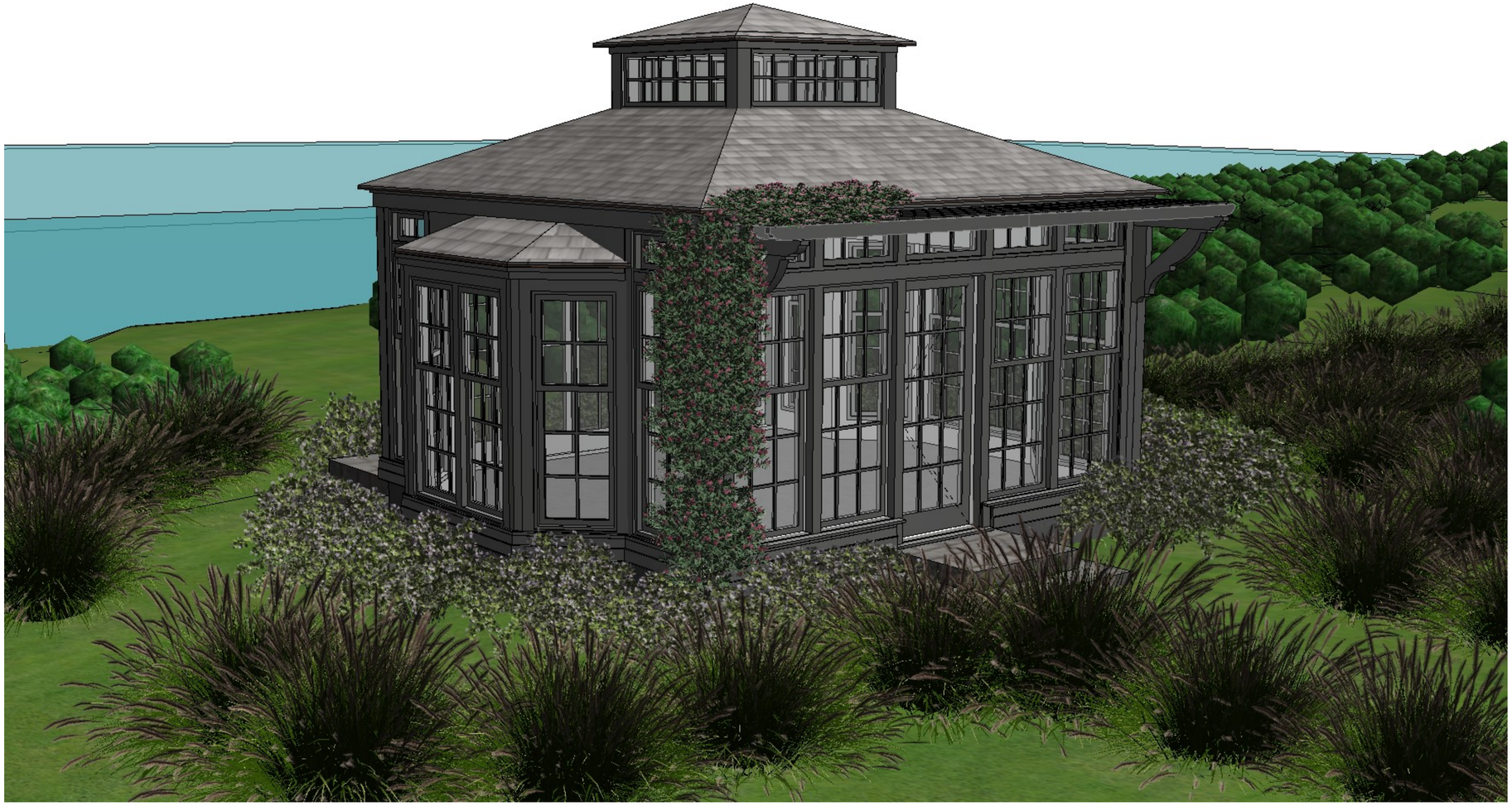
00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY
PROPOSED
ELEVATIONS

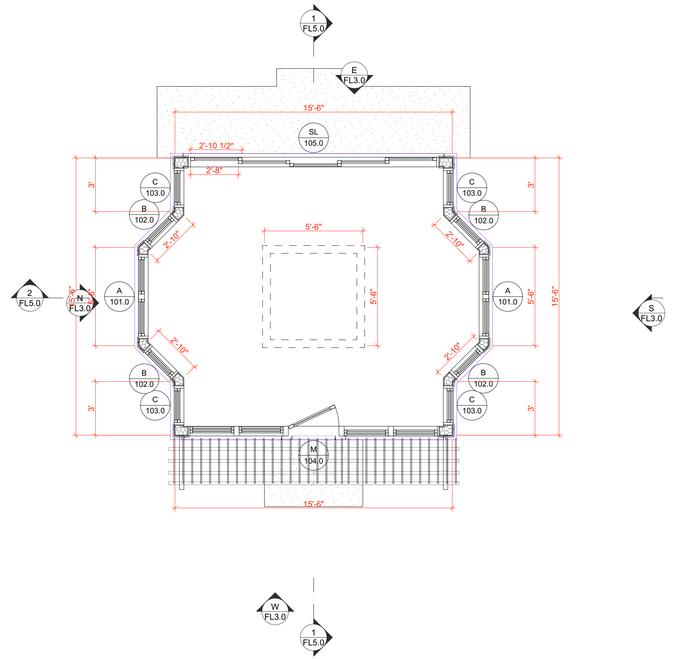
FL3.0



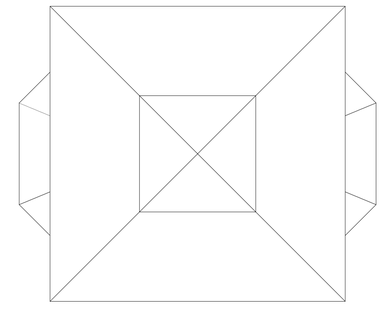
PROPOSED DOOR & WINDOW SCHEDULE

	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

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

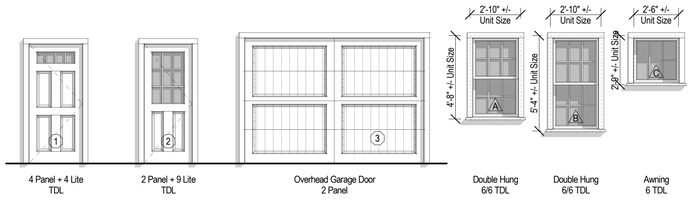
07.15.24



1 Locus Map
Not to Scale

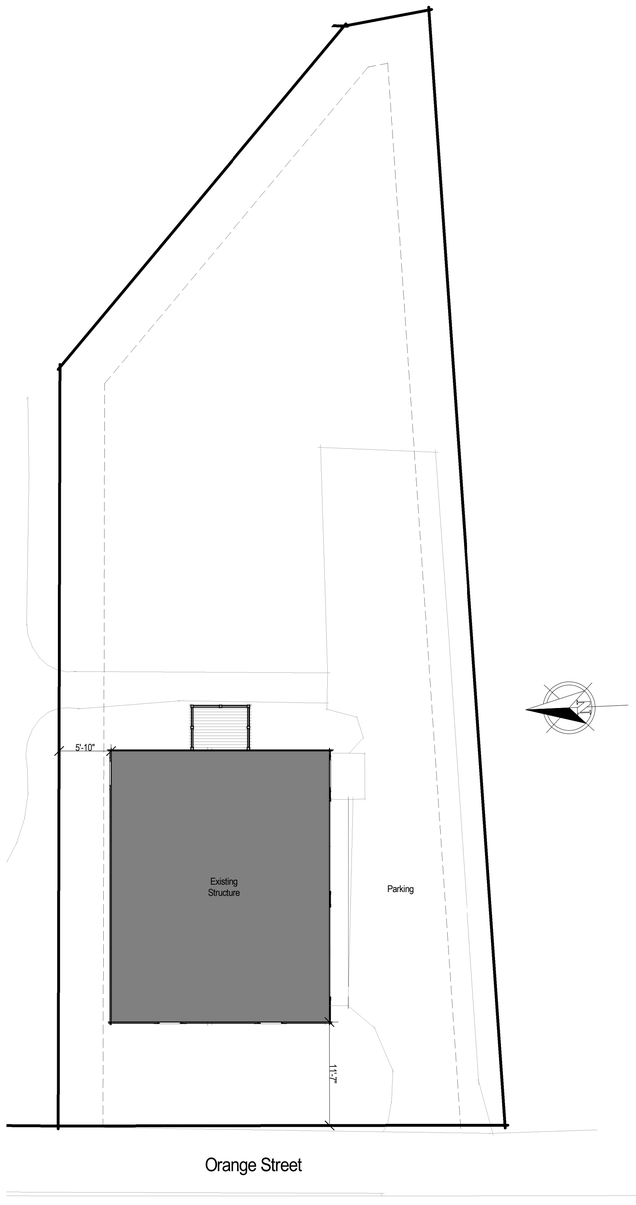
HDC Submission

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

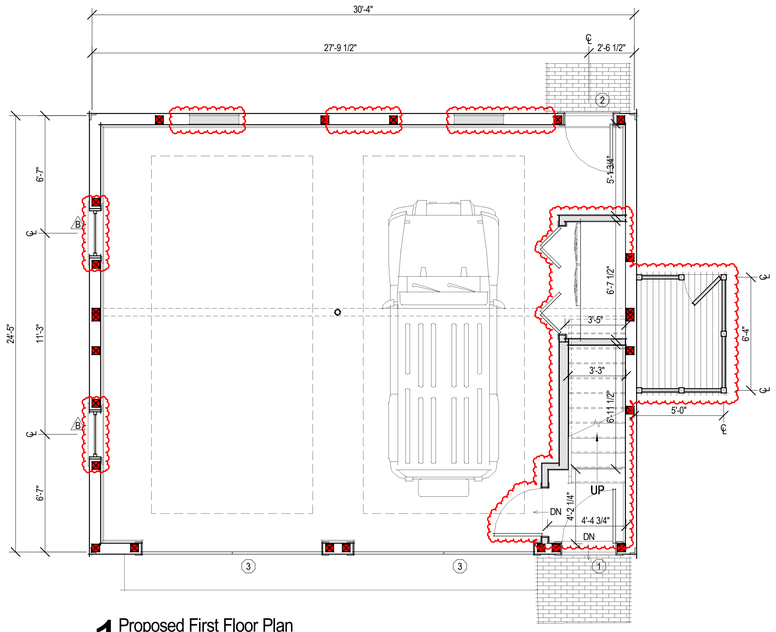
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

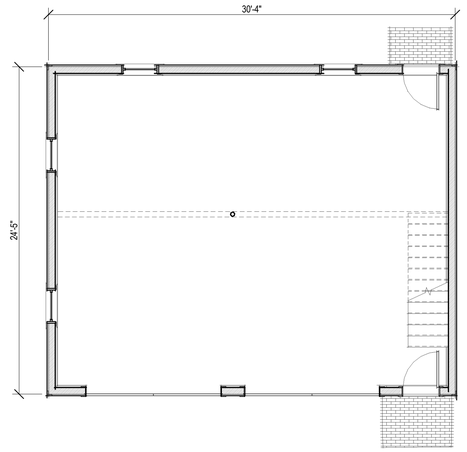
G.1.1
2120

07.15.24

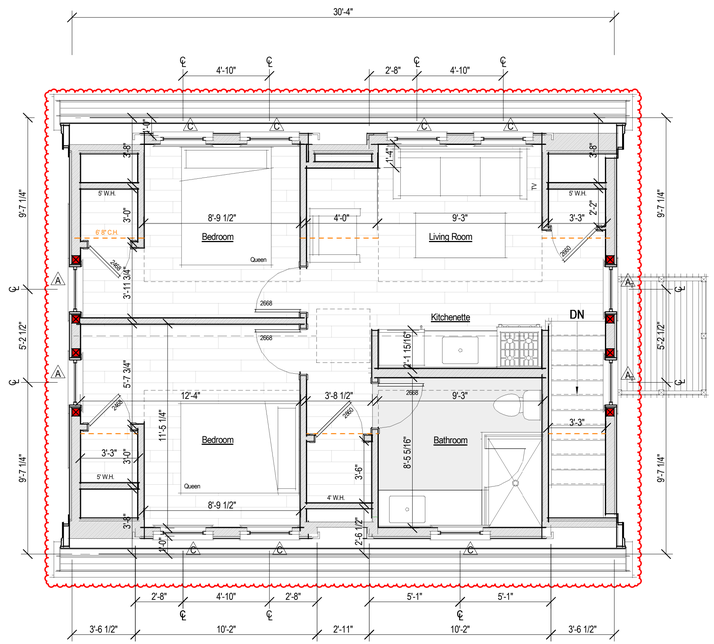
HDC Submission



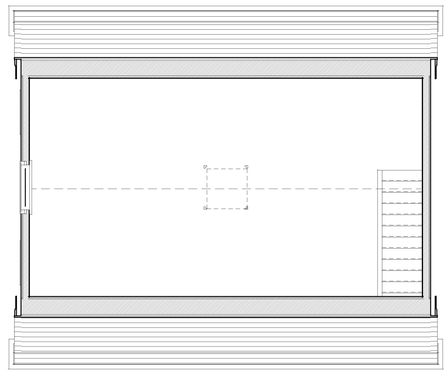
1 Proposed First Floor Plan
1/4" = 1'-0"



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.

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A.1.1

2120

07.15.24

HDC Submission



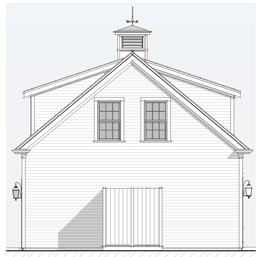
Previously Approved South Elevation
1/8" = 1'-0"



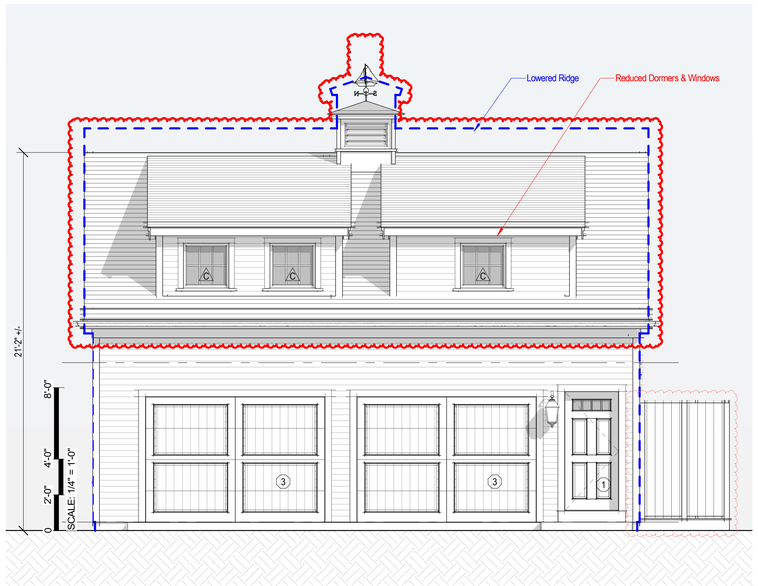
Previously Approved West Elevation
1/8" = 1'-0"



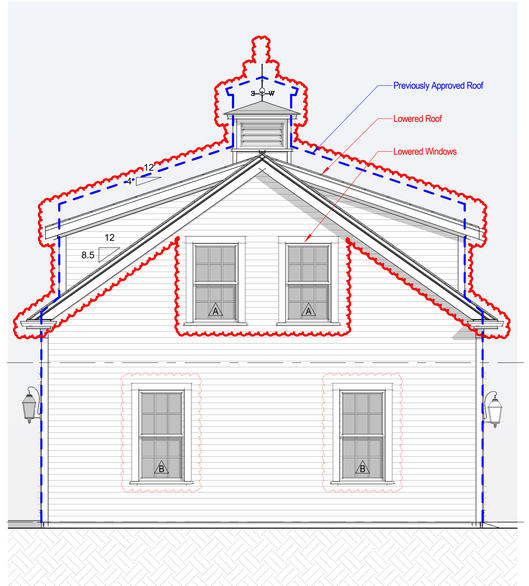
Previously Approved North Elevation
1/8" = 1'-0"



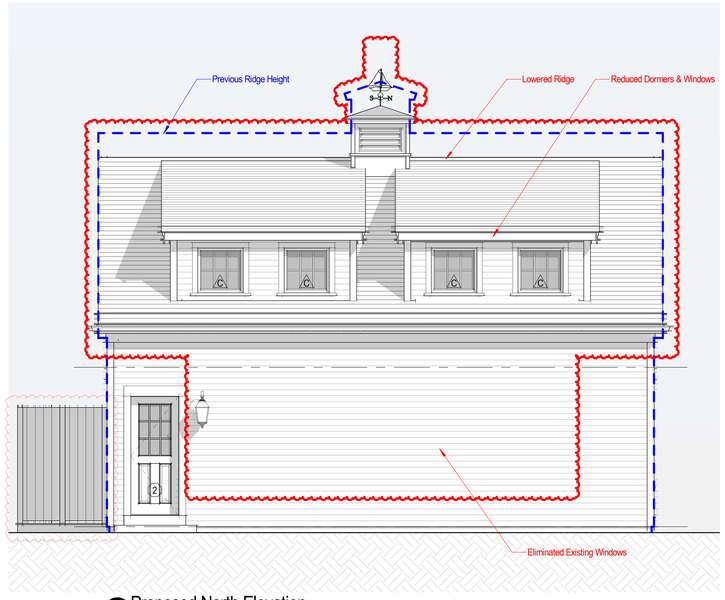
Previously Approved East Elevation
1/8" = 1'-0"



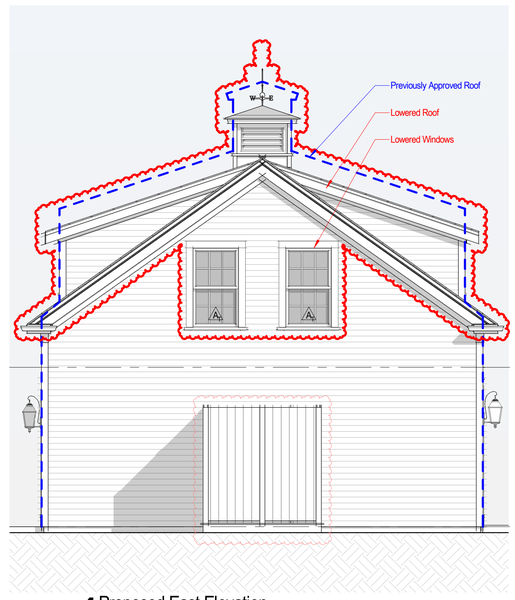
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



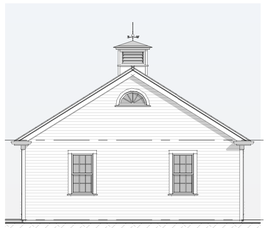
3 Proposed North Elevation
1/4" = 1'-0"



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
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A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

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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



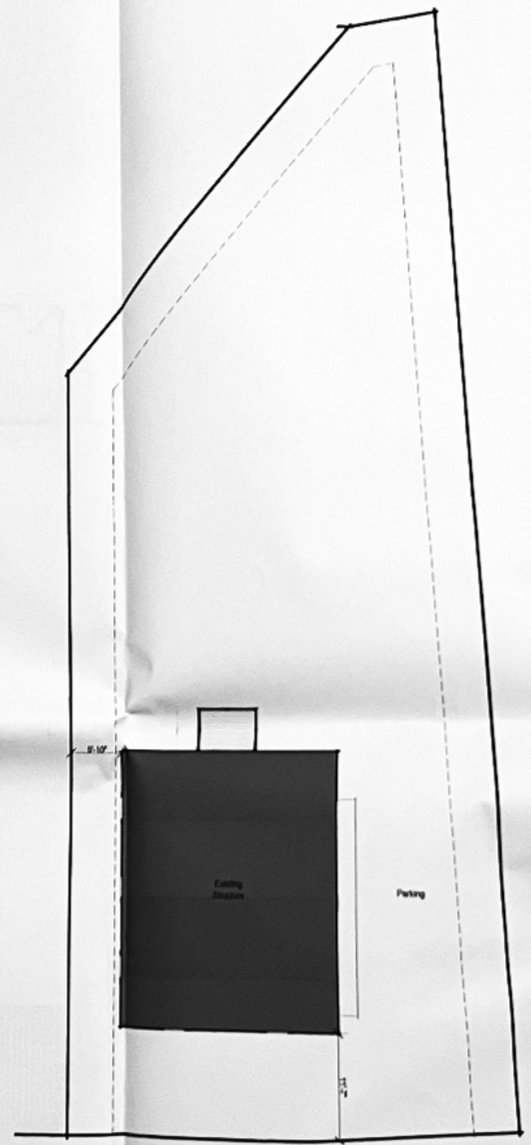
1 Locus Map
Not to Scale



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

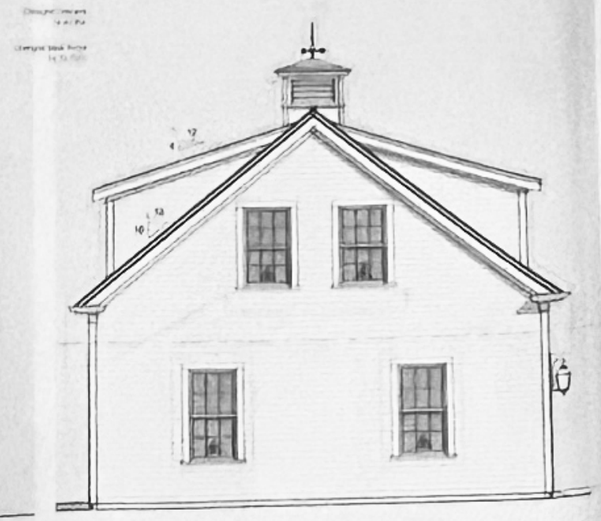
G.1.1
2120

05.17.22

HDC Approval Through Staff



1 Proposed South Elevation



2 Proposed West Elevation



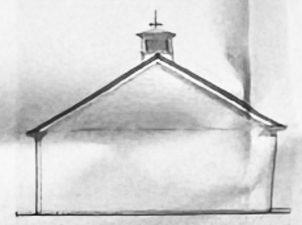
Existing South Elevation



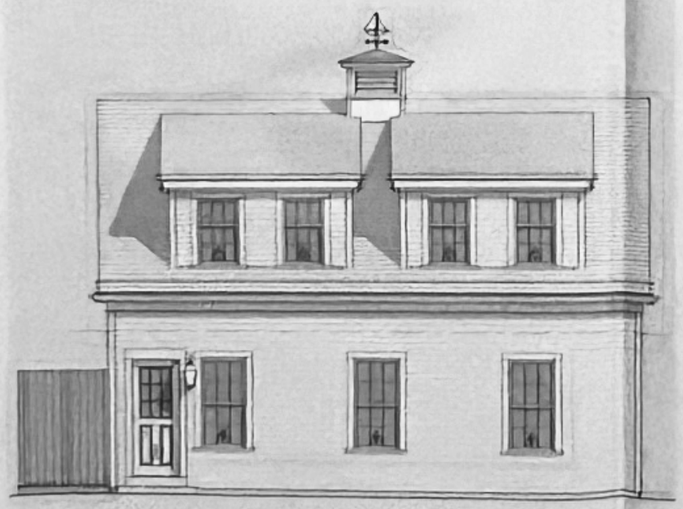
Existing West Elevation



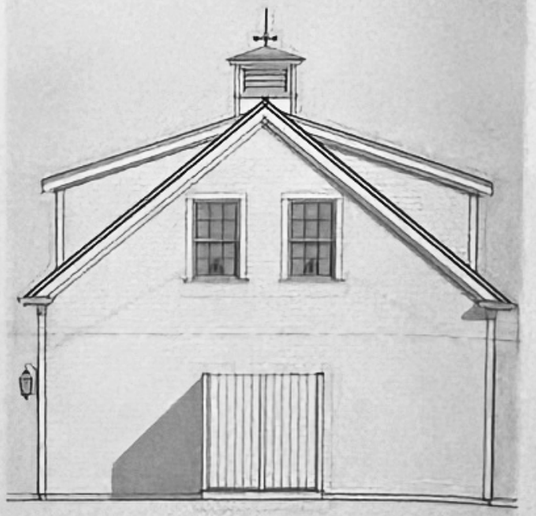
Existing North Elevation



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

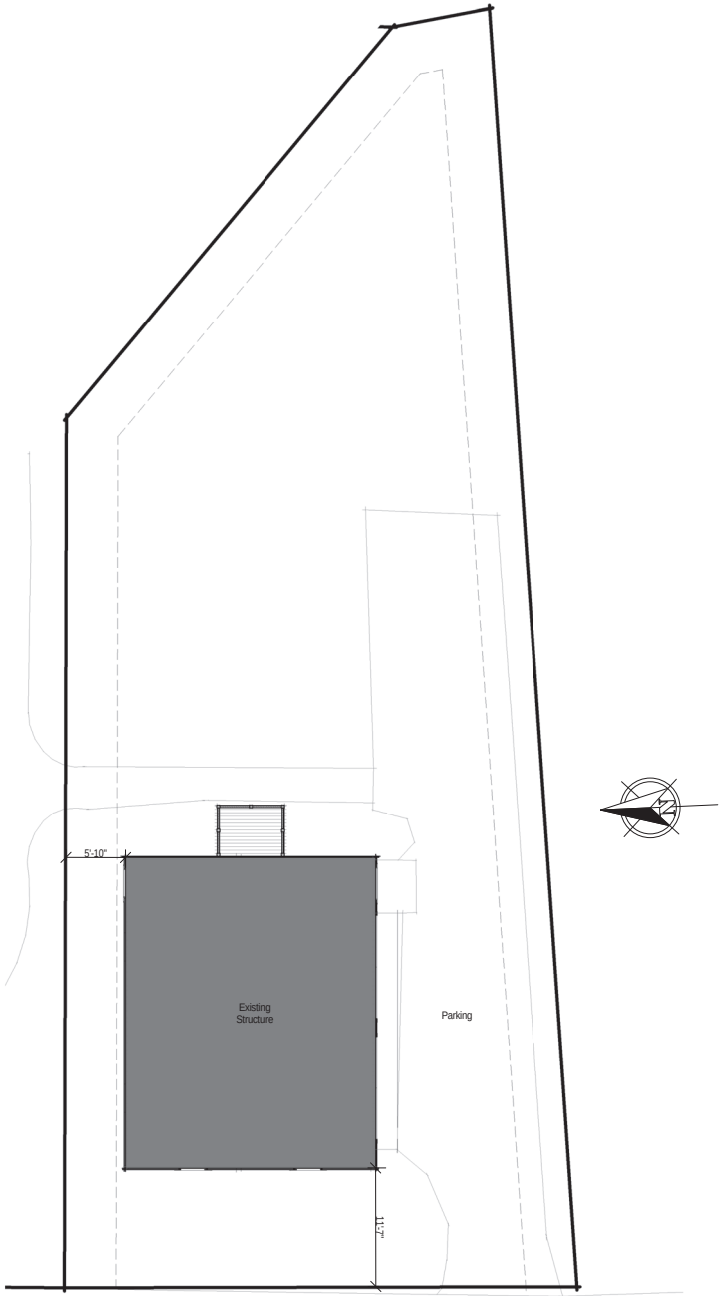
MAY 15

A.2.1
2120



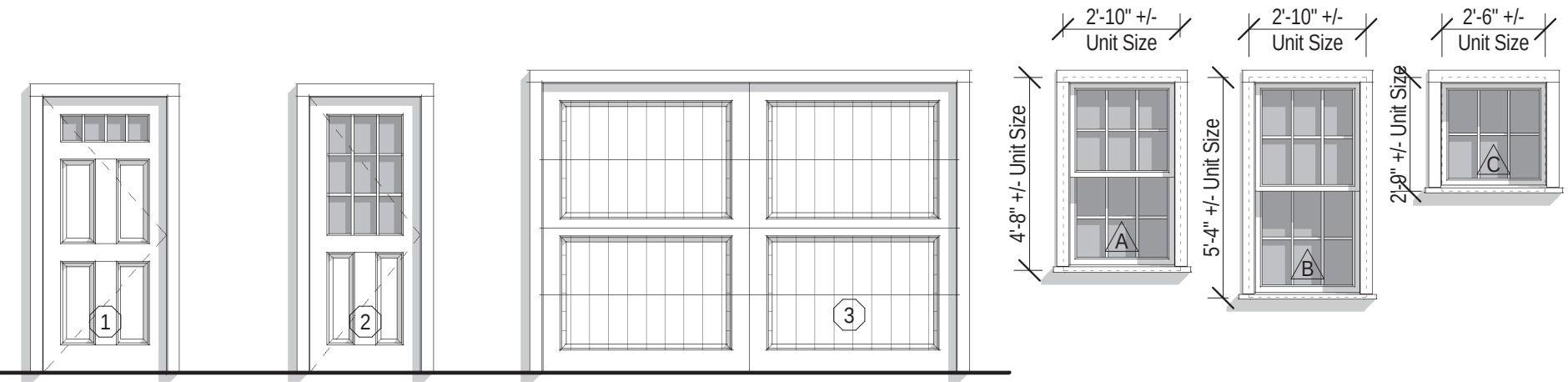
1 Locus Map

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

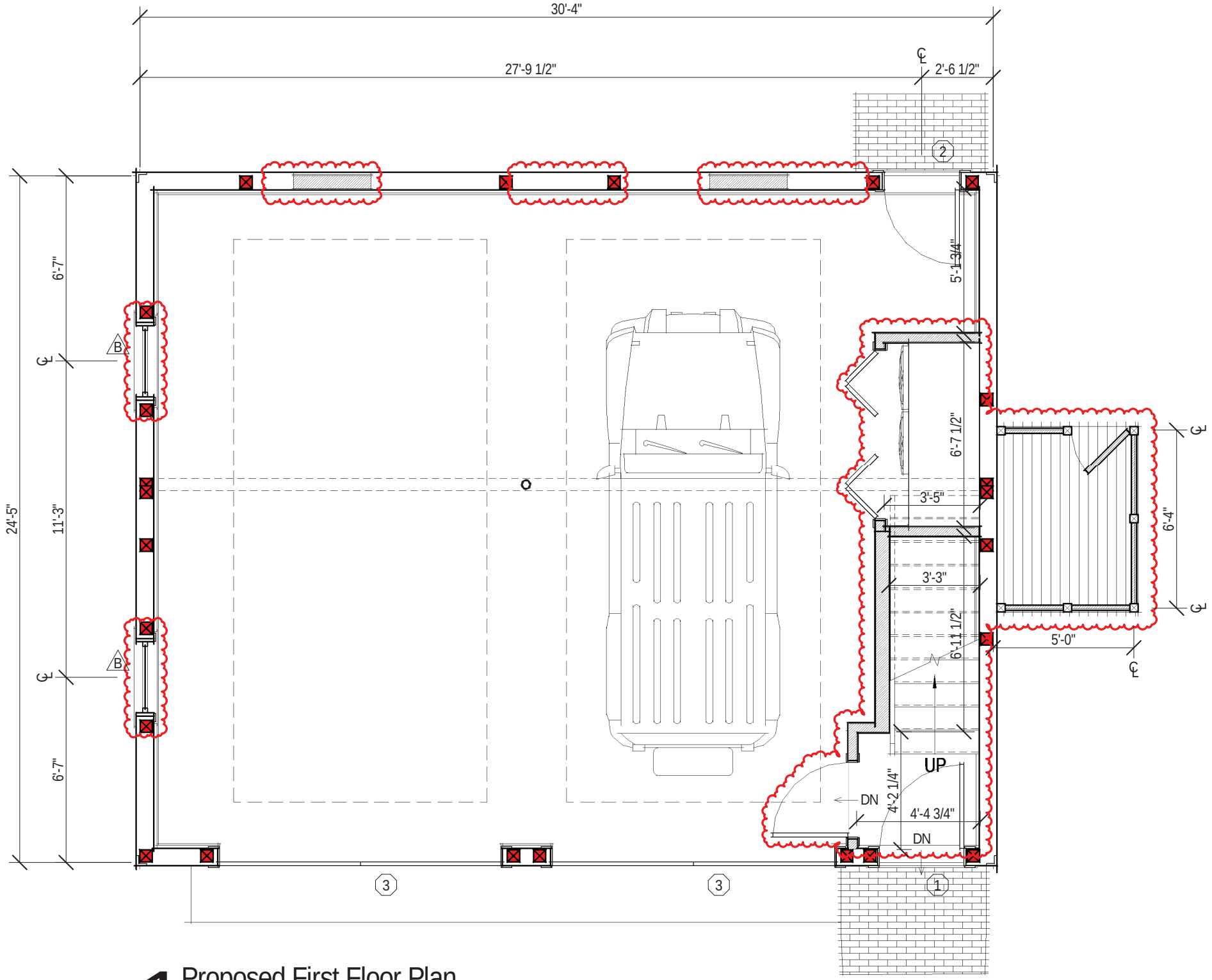
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Awning
6 TDL

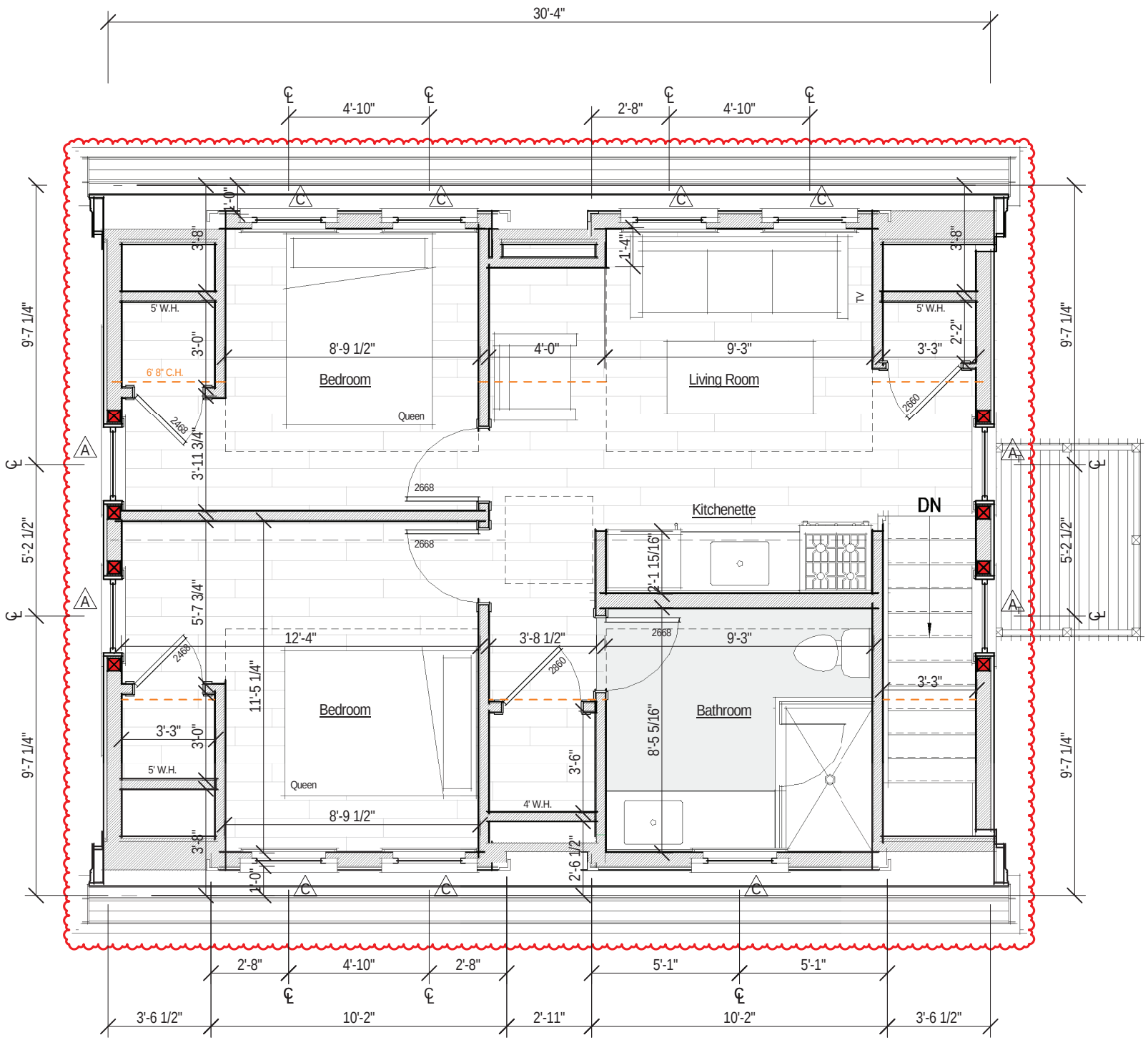
2 Window & Door Legend

1/4" = 1'-0"



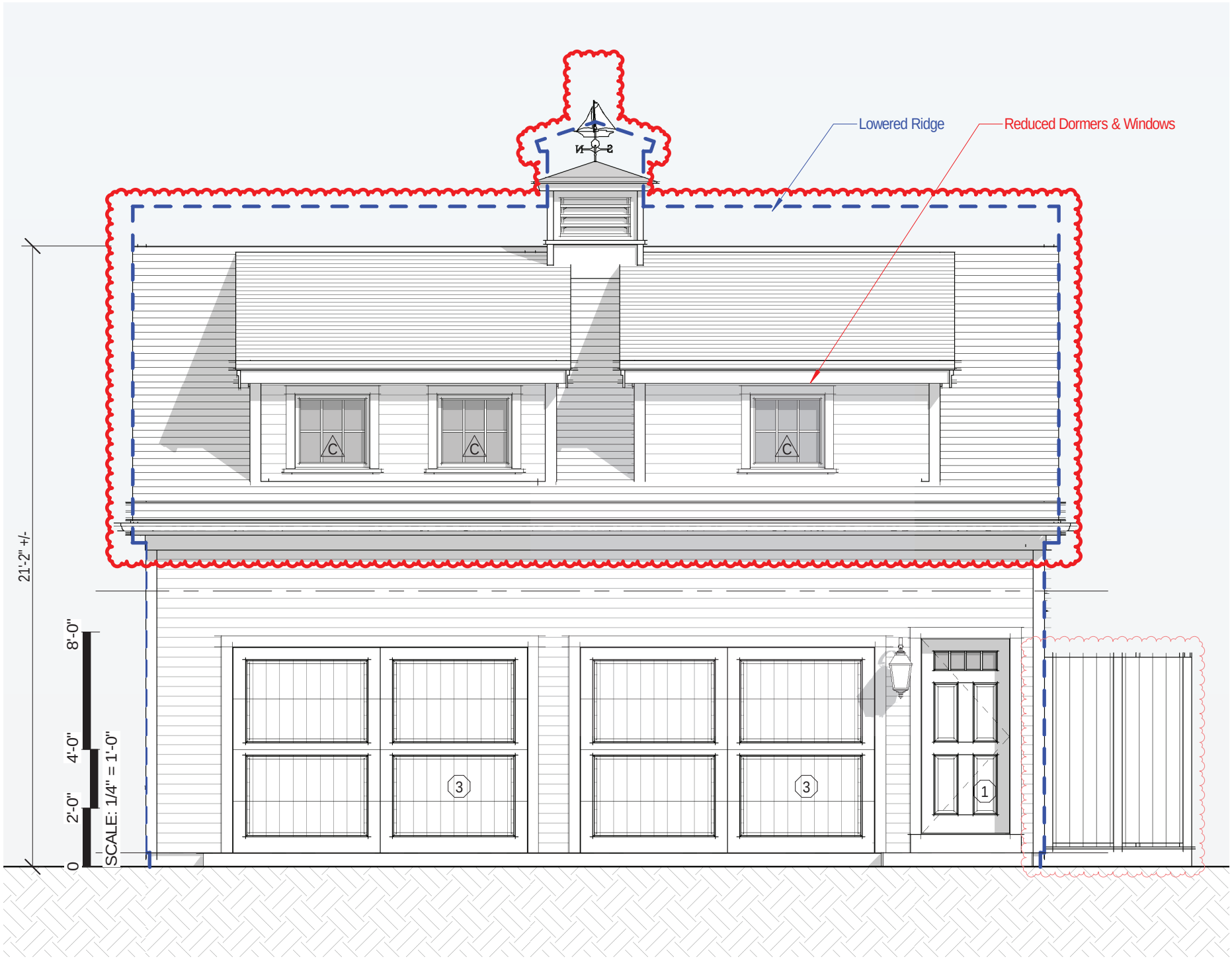
1 Proposed First Floor Plan

1/4" = 1'-0"



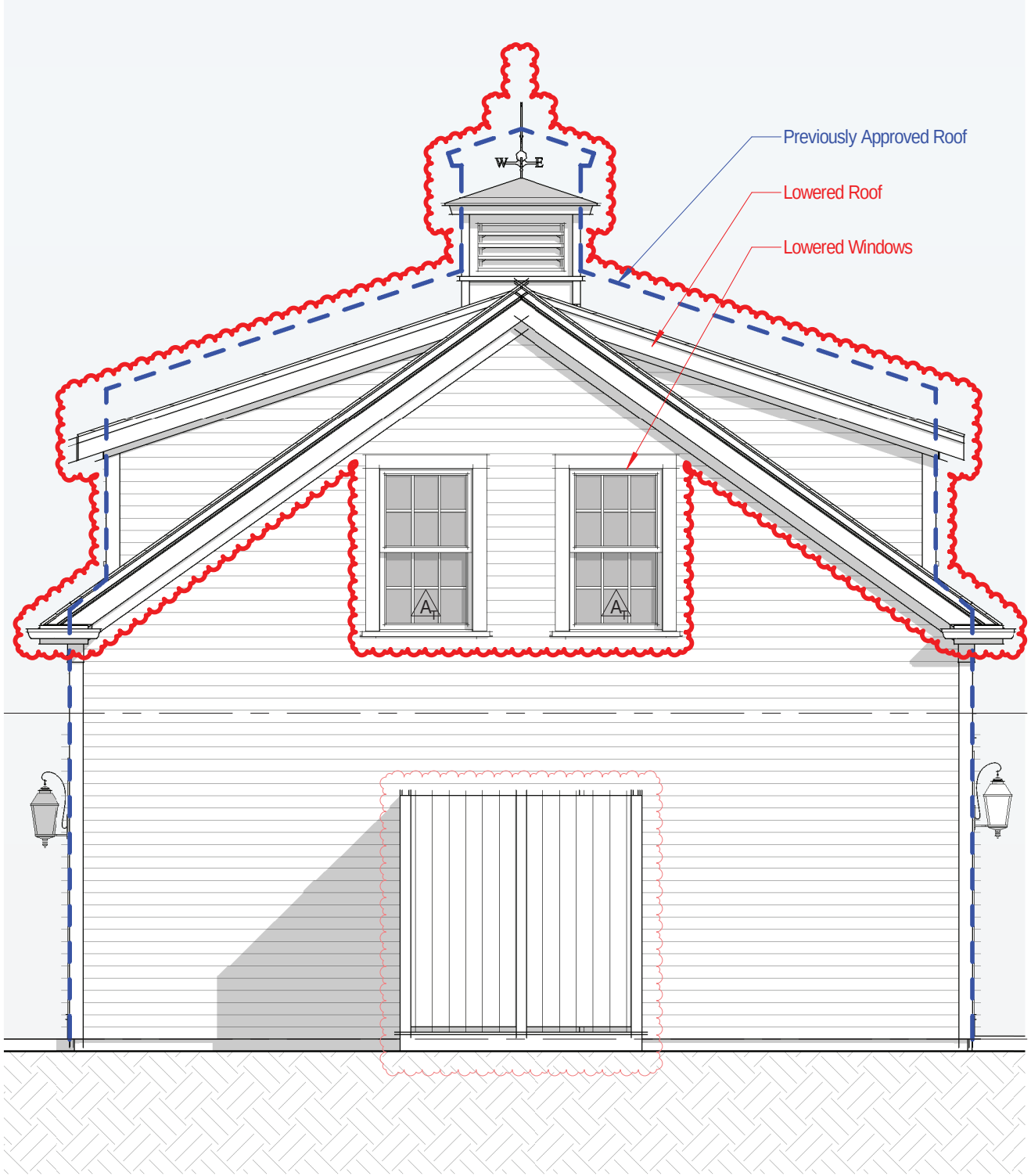
2 Proposed Second Floor Plan

1/4" = 1'-0"



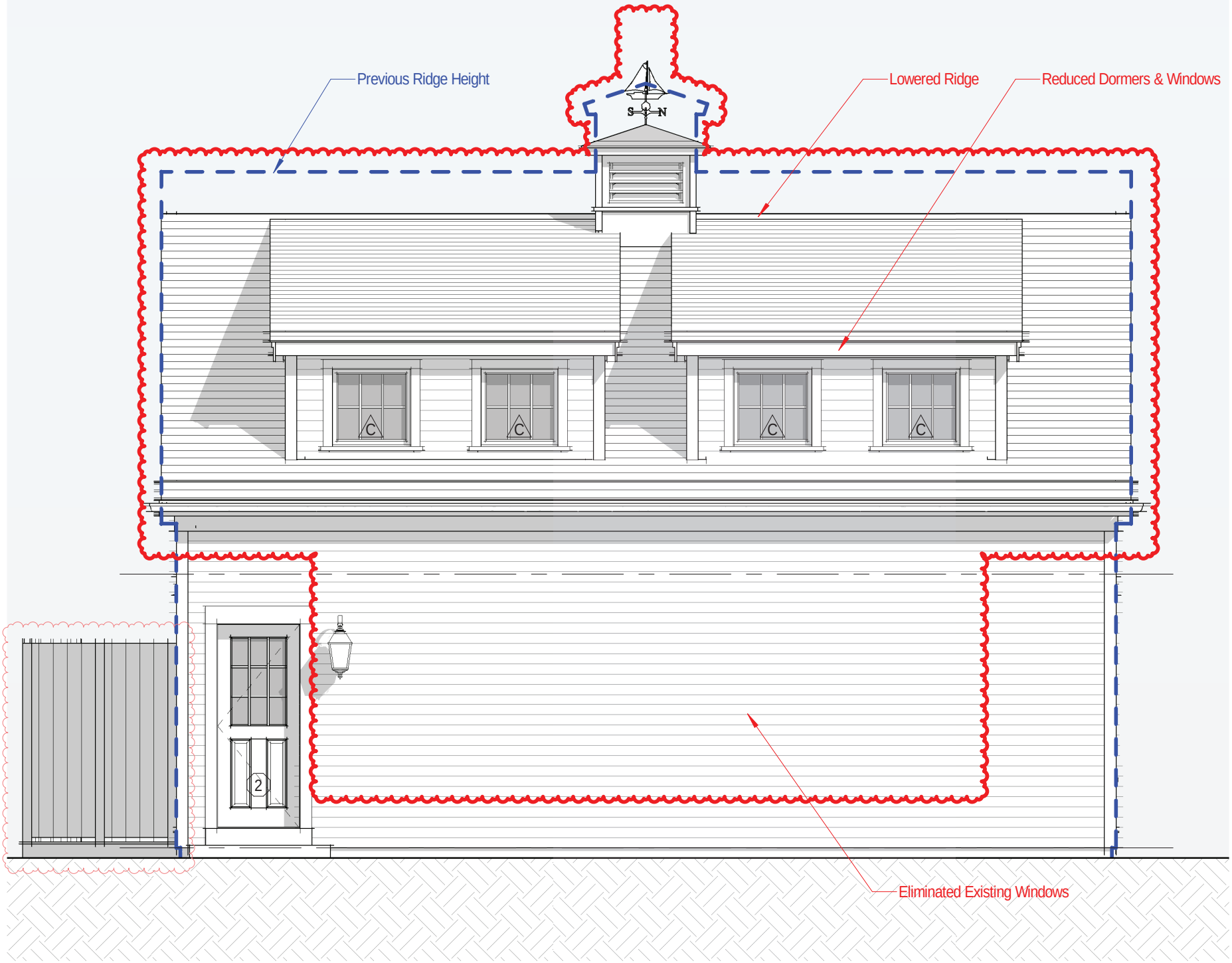
1 Proposed South Elevation

1/4" = 1'-0"



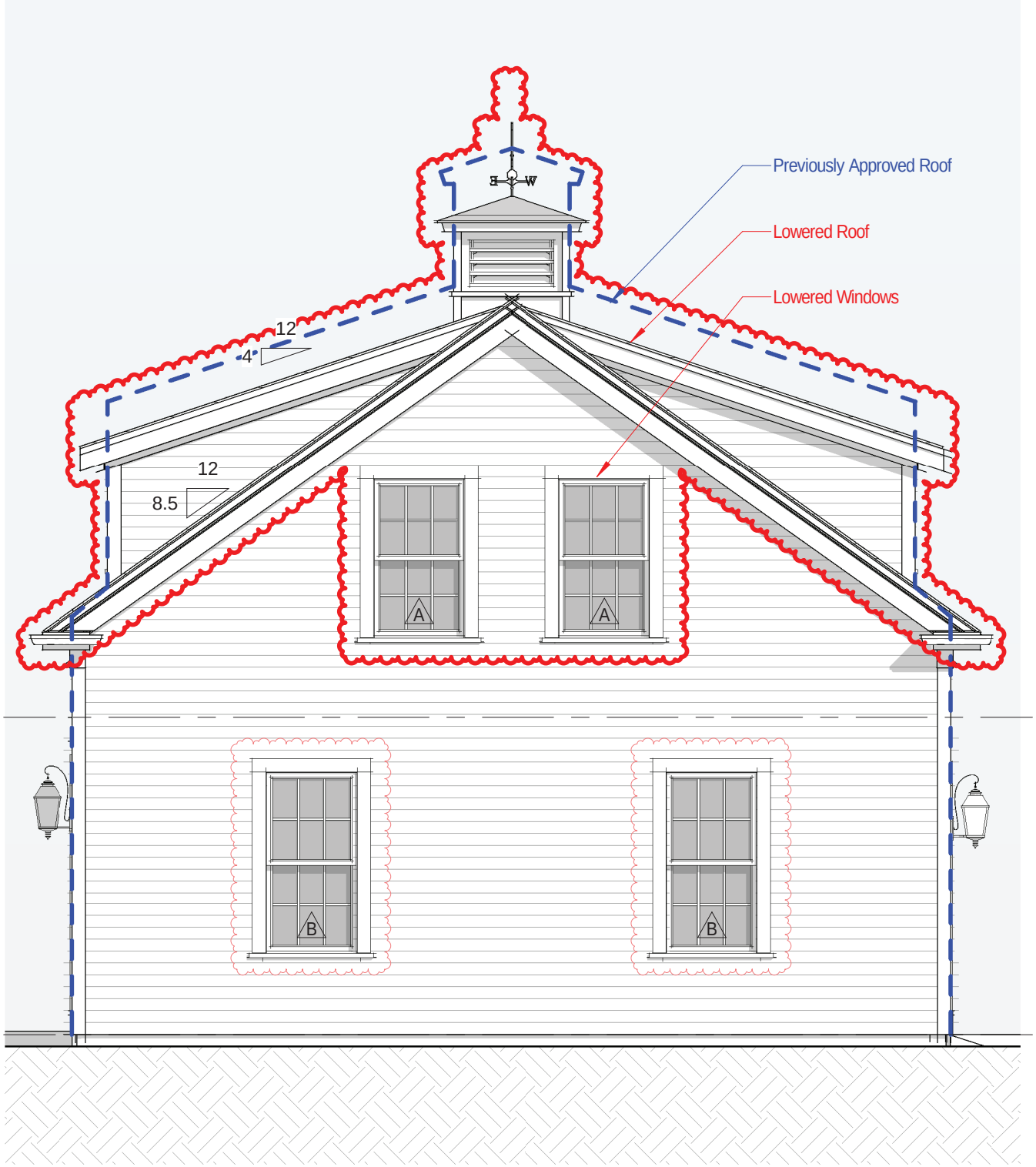
4 Proposed East Elevation

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
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



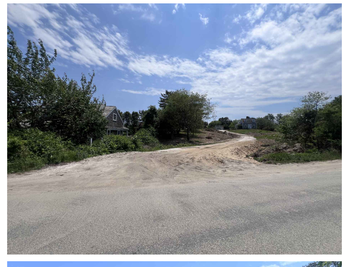
AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



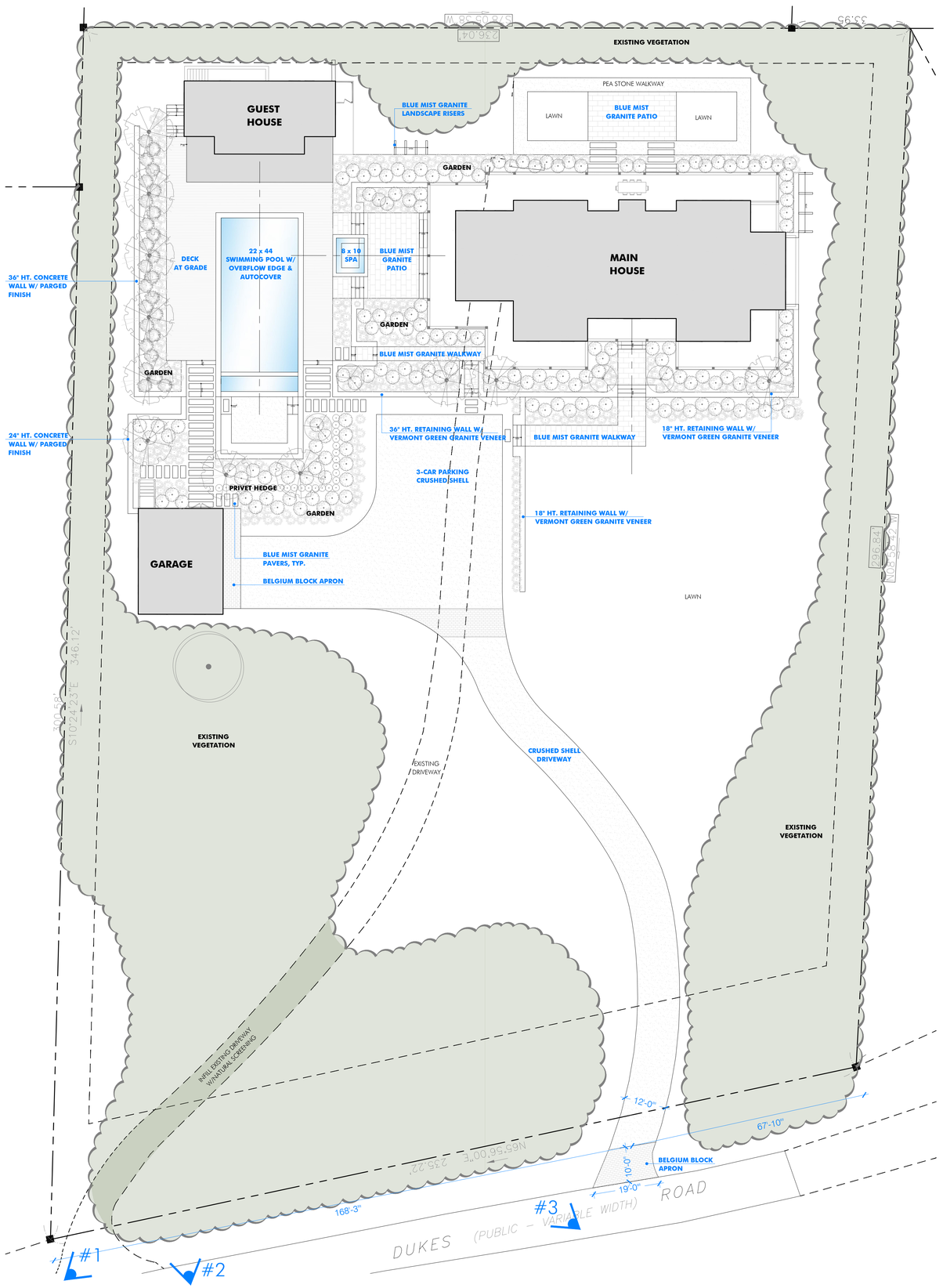
VIEW #1



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

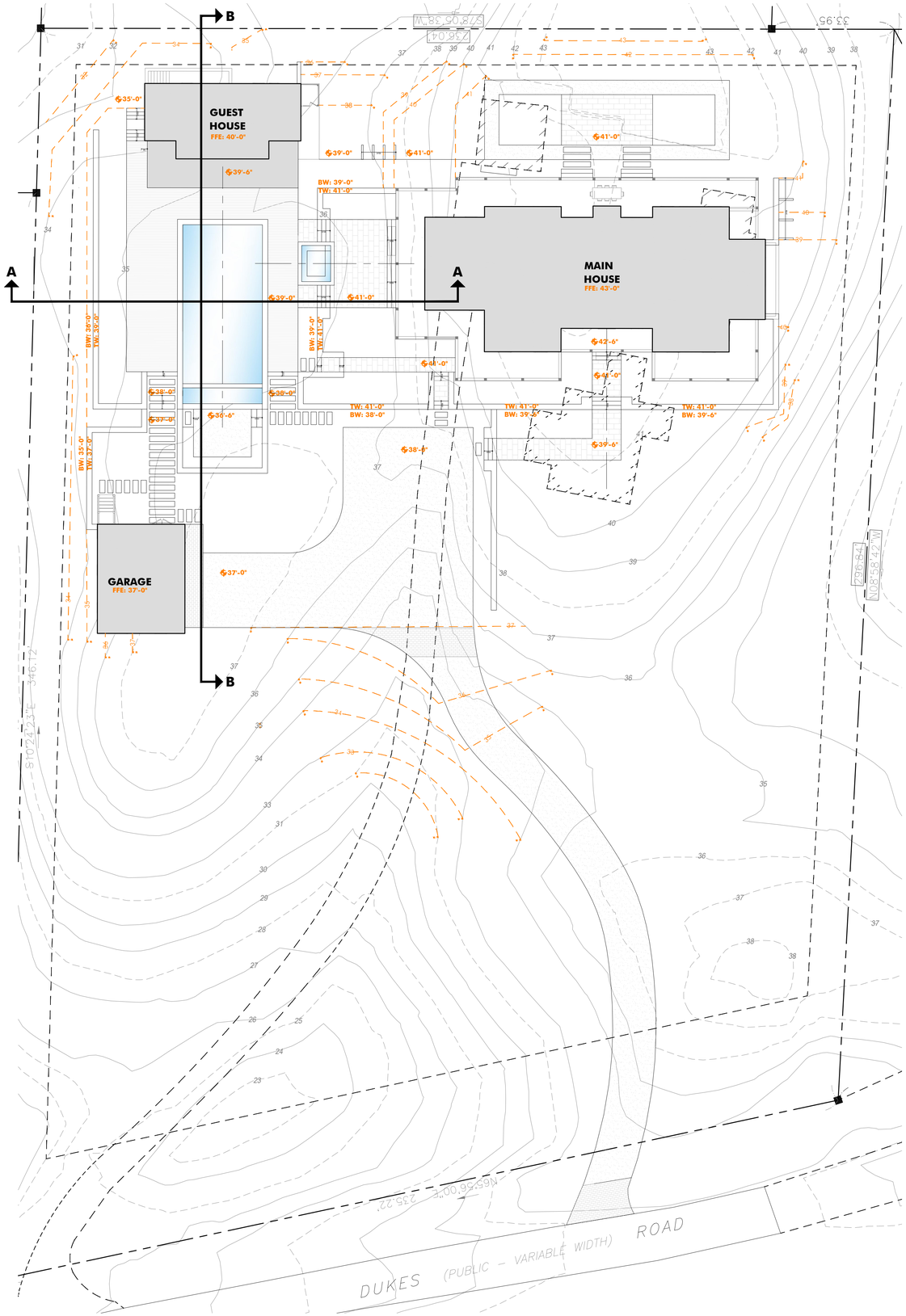
DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

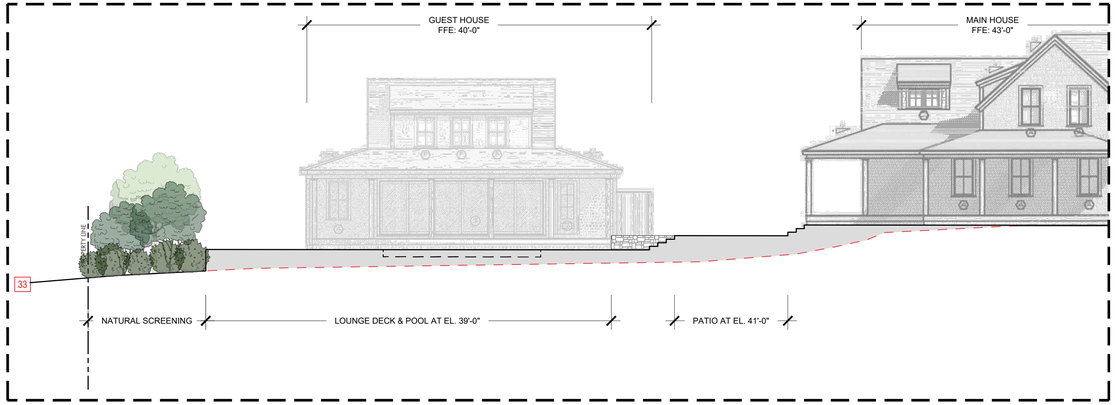


LEGEND

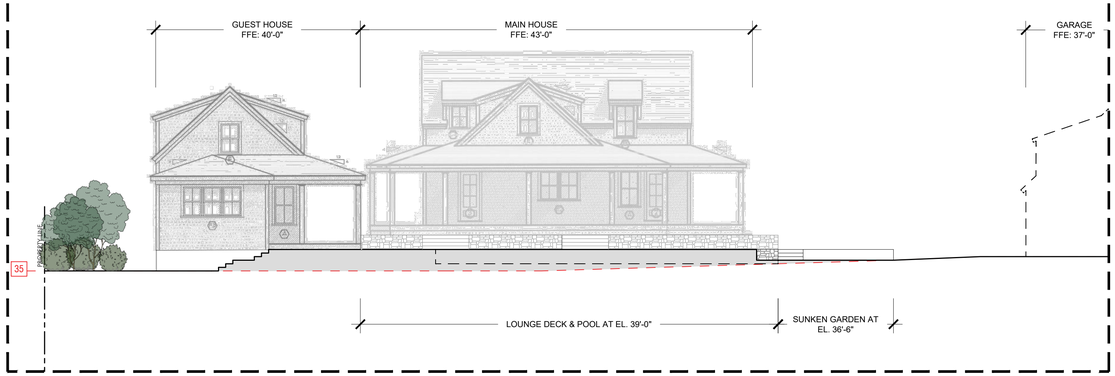
EXISTING GRADE

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°: 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 _____

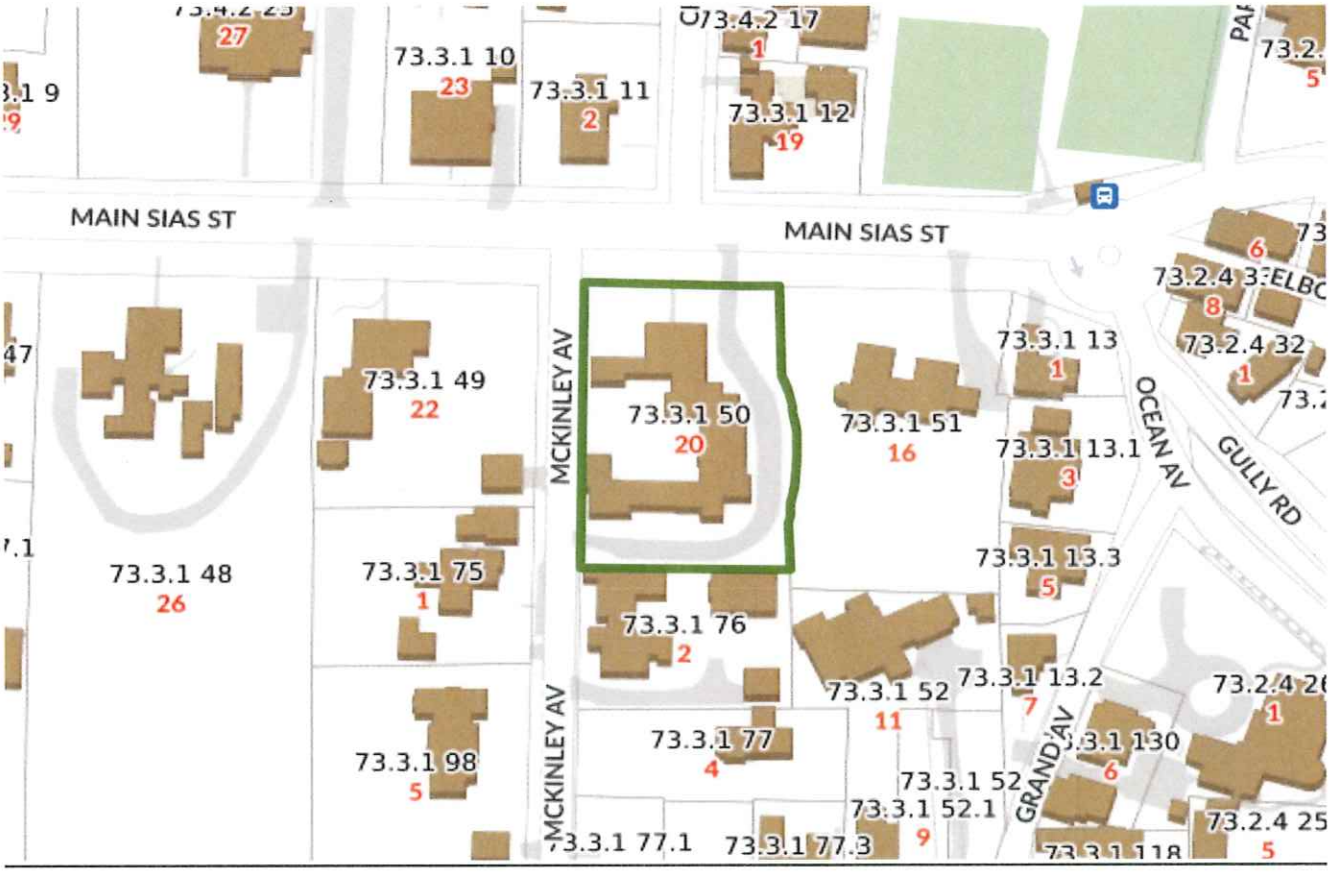
* Attach manufacturer's color samples if color is not from HDC approval list.

TIME

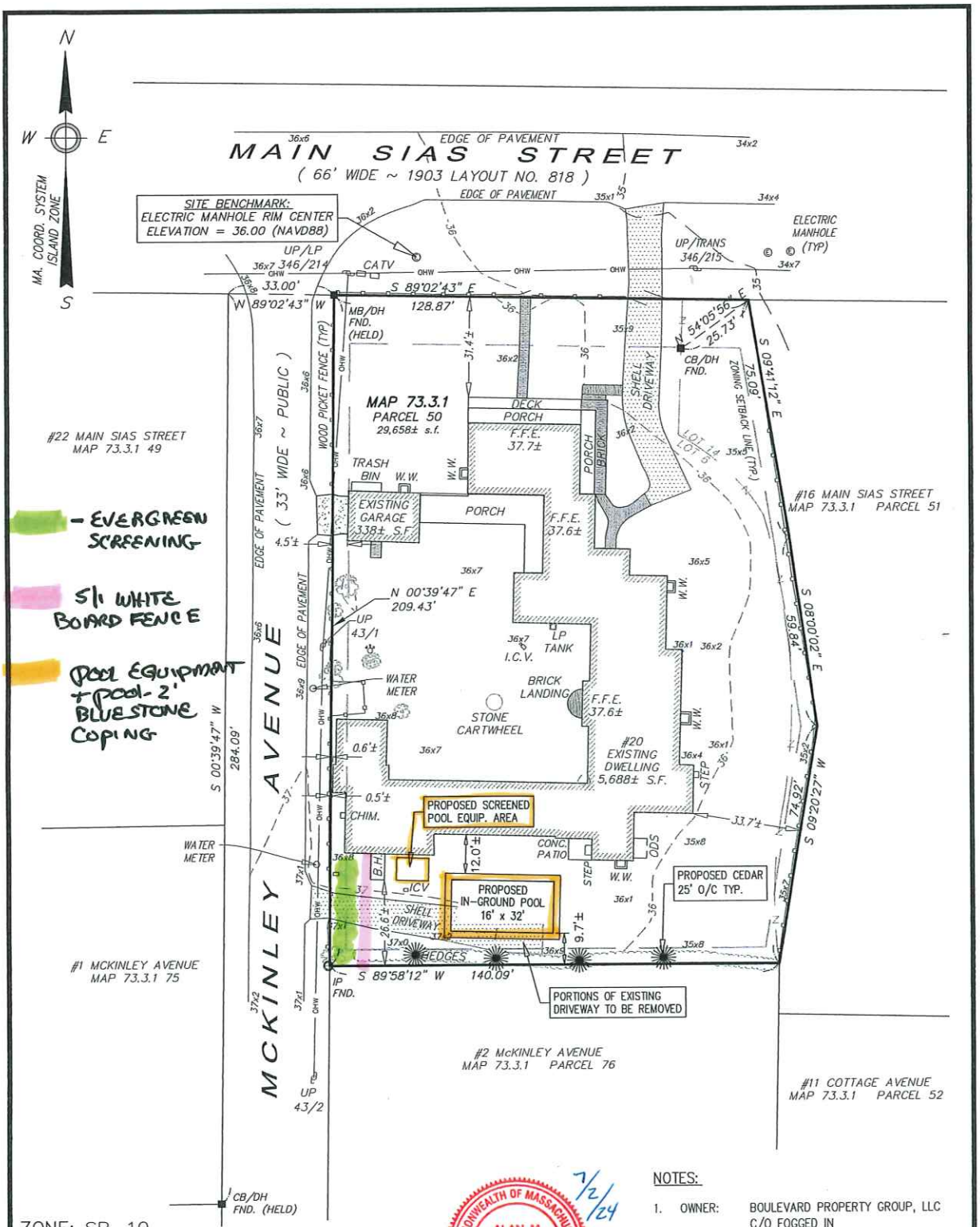
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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:

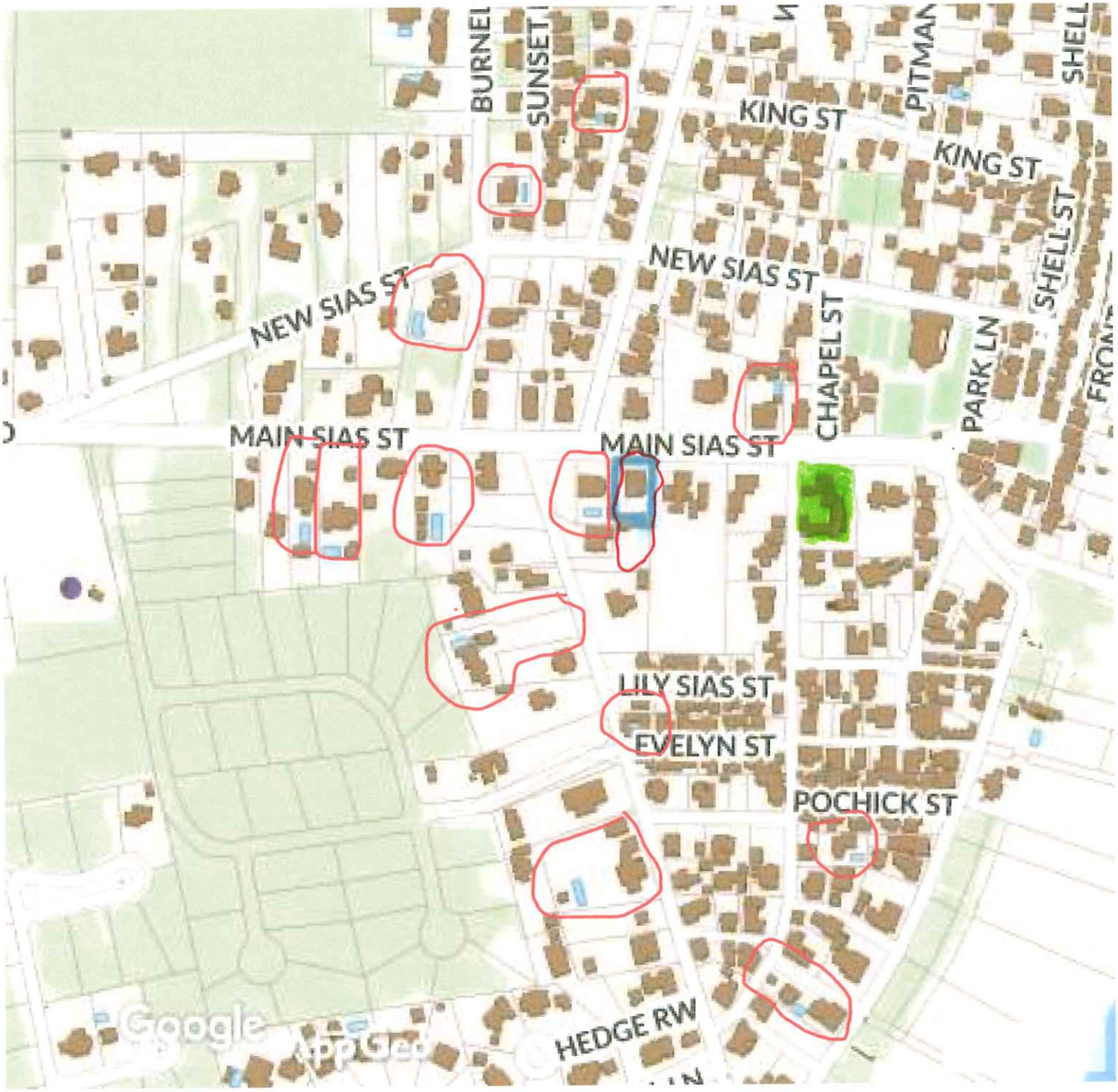
BOULEVARD PROPERTY GROUP, LLC

#20 MAIN SIAS STREET

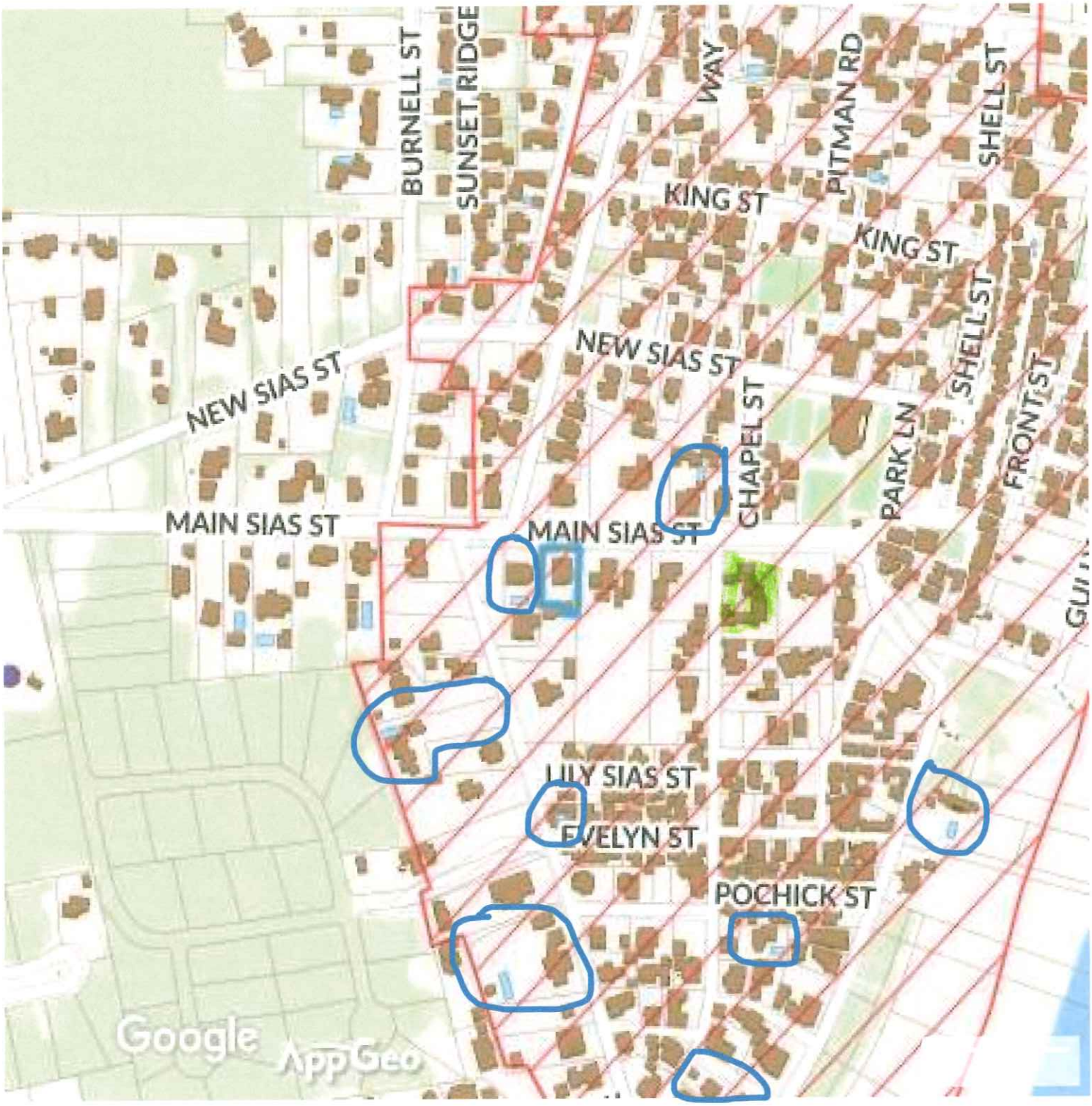
MAP 73.3.1 PARCEL 50

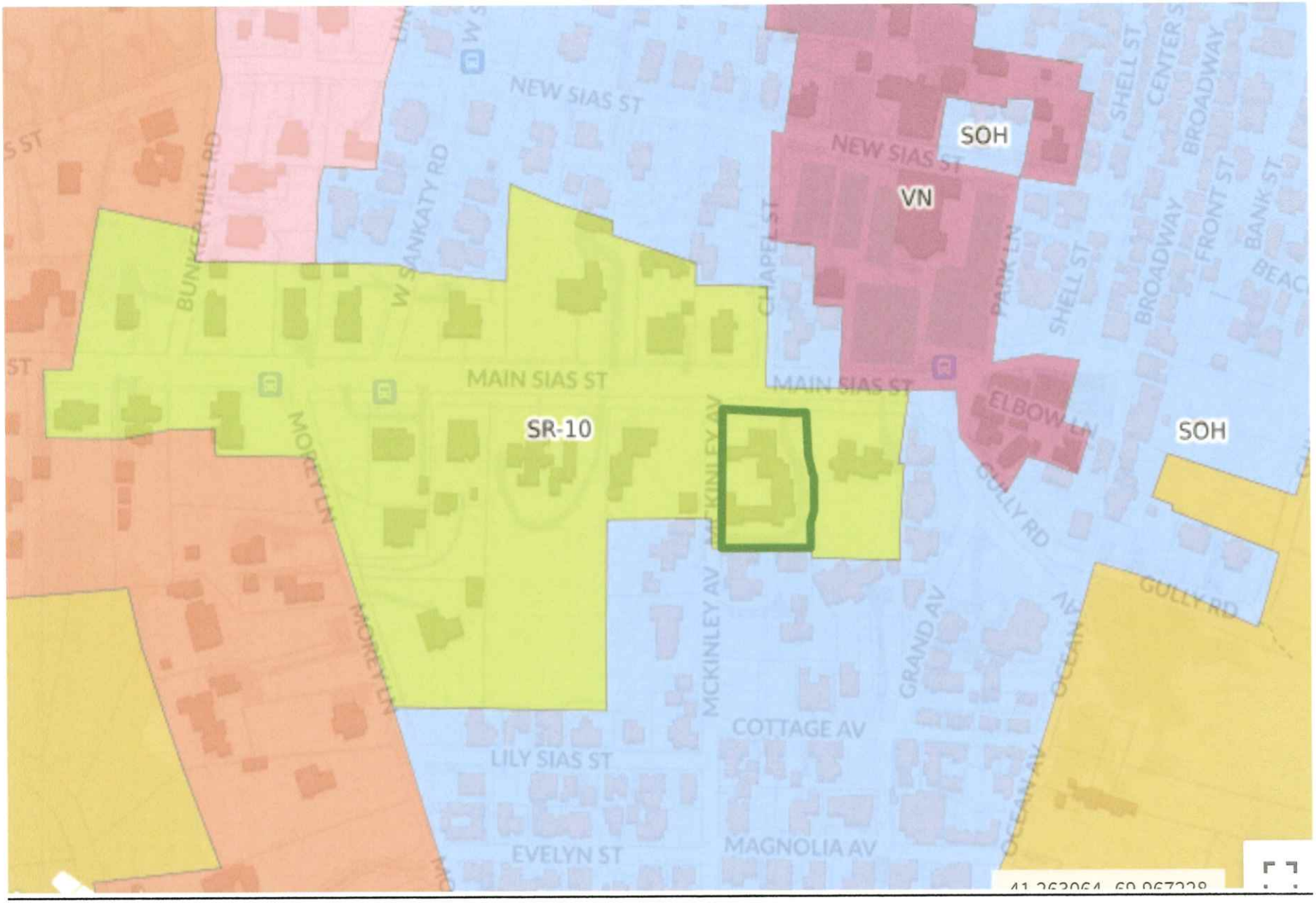
Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

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

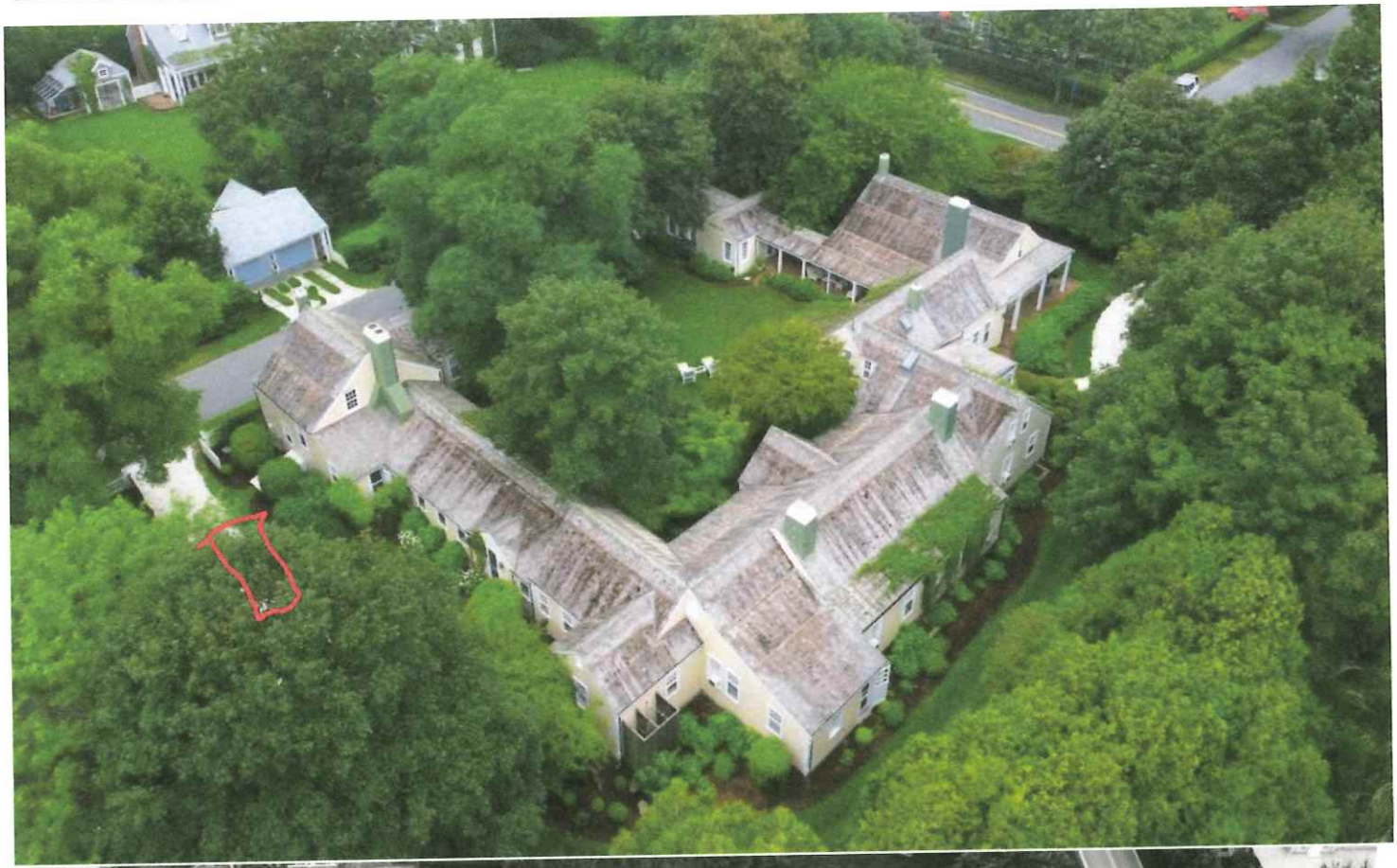
Evergreen Plant Photos

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

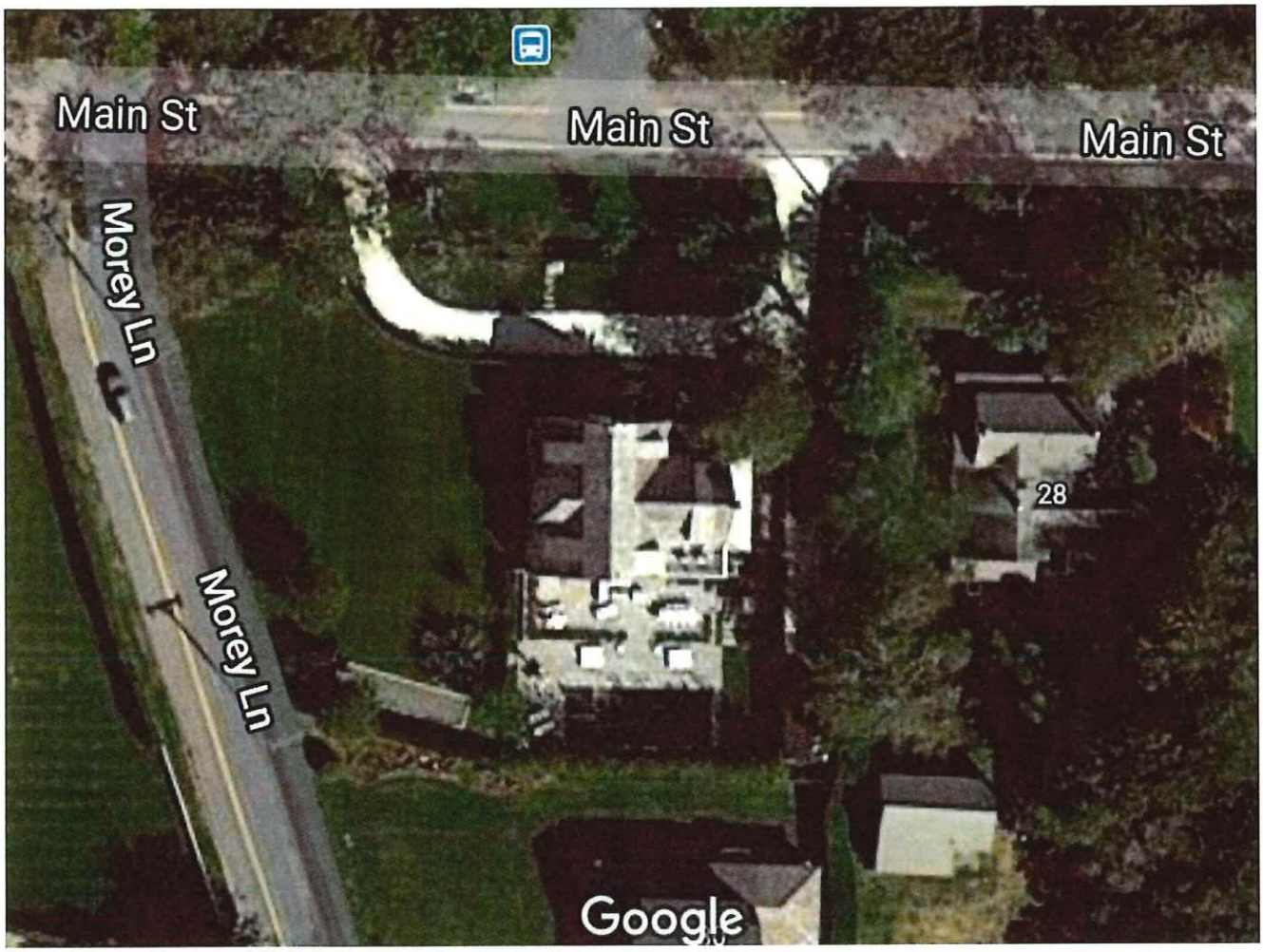


23 MAIN STREET





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





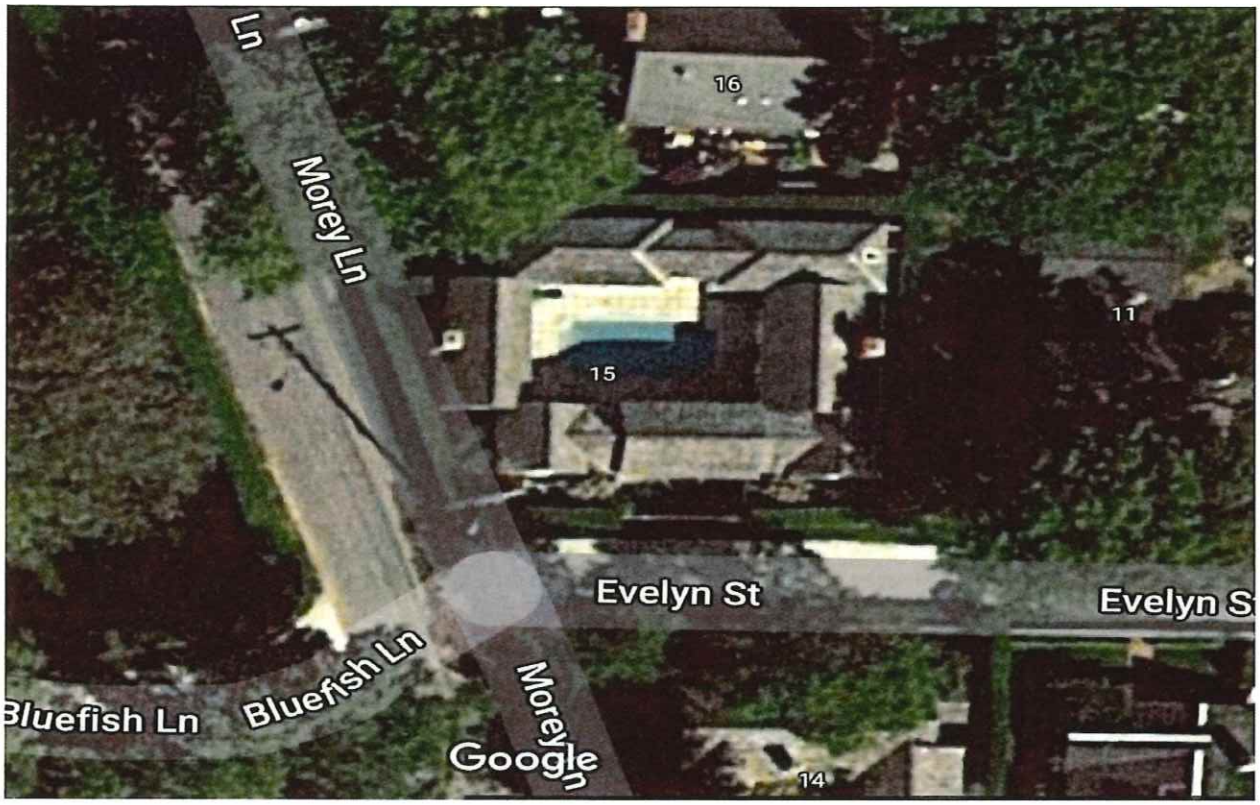


9 MOREY LANE





15 EVELYN STREET

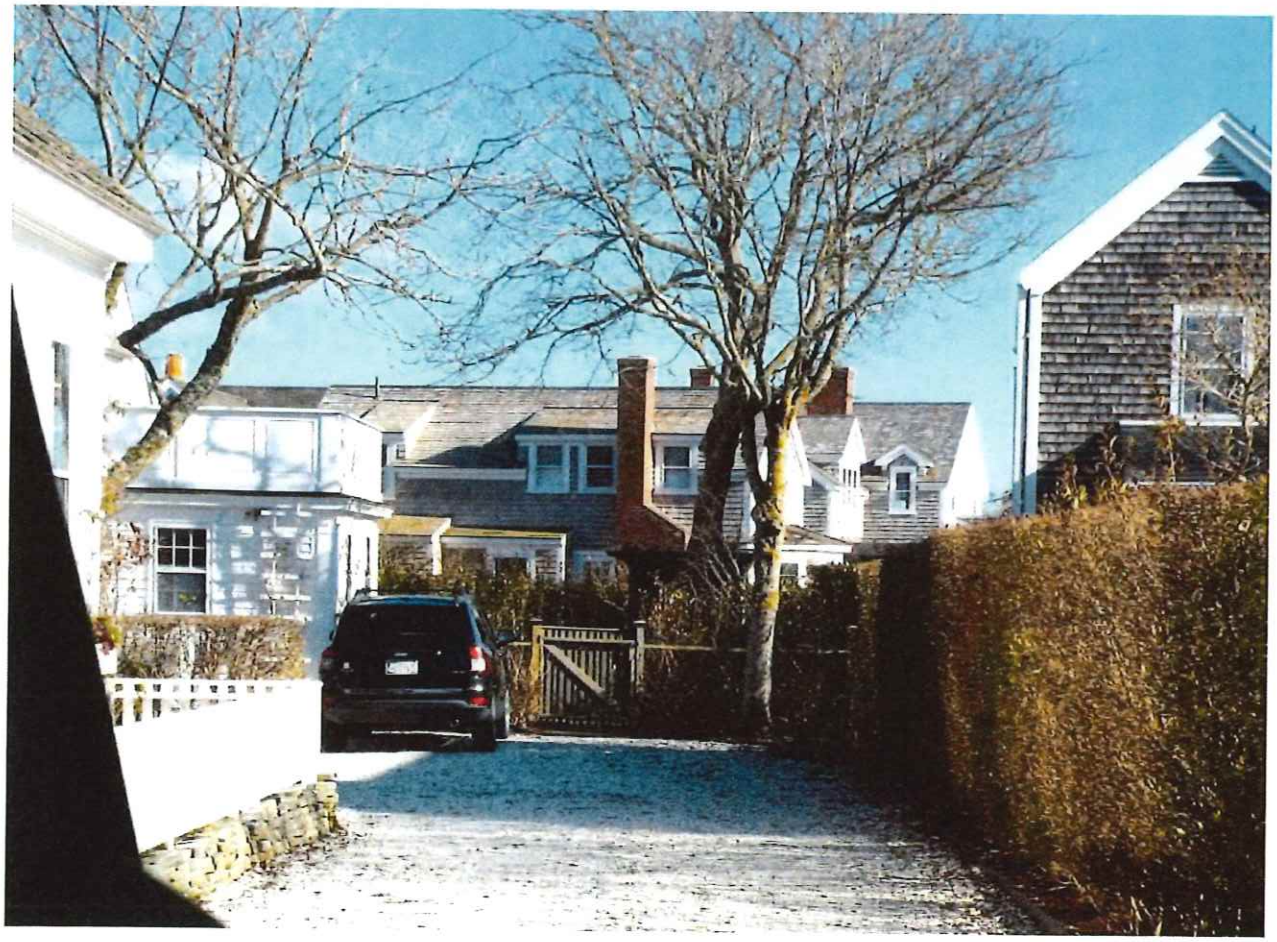


29 MOREY LANE



18 MCKINLEY AVENUE





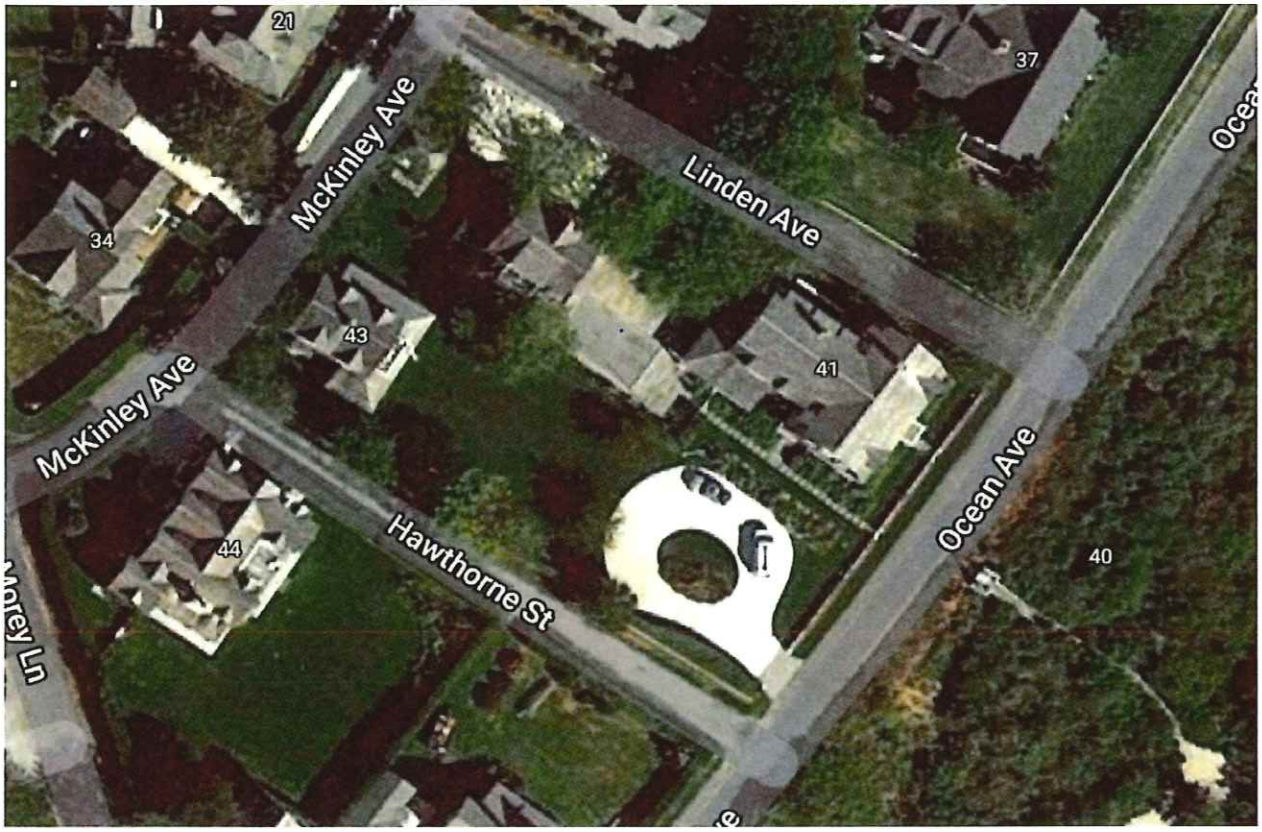
10 LINCOLN SREET



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

ADDRESS: 12.5 Pequot St
DATE HEARD: July 2nd, 2024
SITTING BOARD: Pohl, Paul, Oliver, Camp, Patten

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:
	Address & HDC Case Number (ie HDC2020-05-0265): 2024 03 10176
	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	7476
Location	12- PEQUOT ST
Owner	RIVERVIEW CROSSING 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

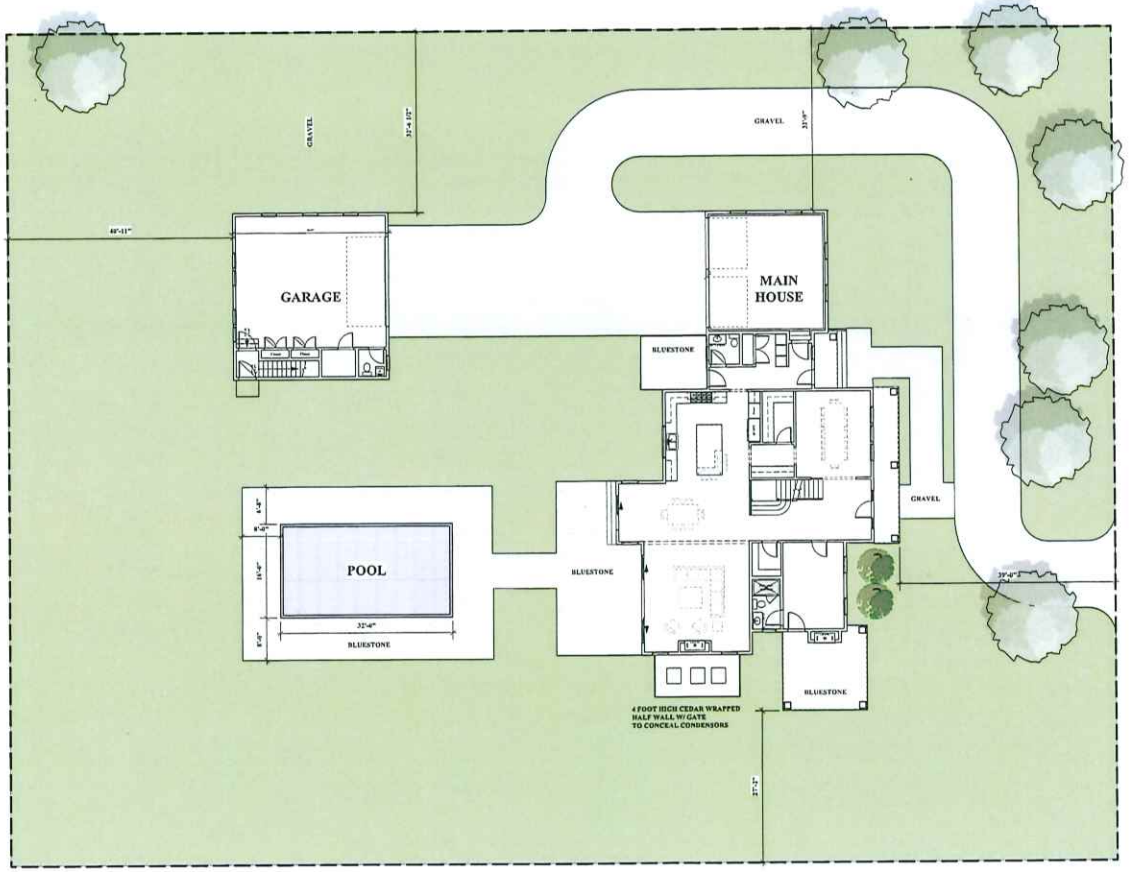
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects
35 Bryant Street
Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Revised Draft
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5	05/06/2024	Front Elevation
6	08/15/2024	Elevations
7	07/18/2024	Revisions

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Architectural Site Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



ORIGINAL EAST ELEVATION



REVISED EAST ELEVATION

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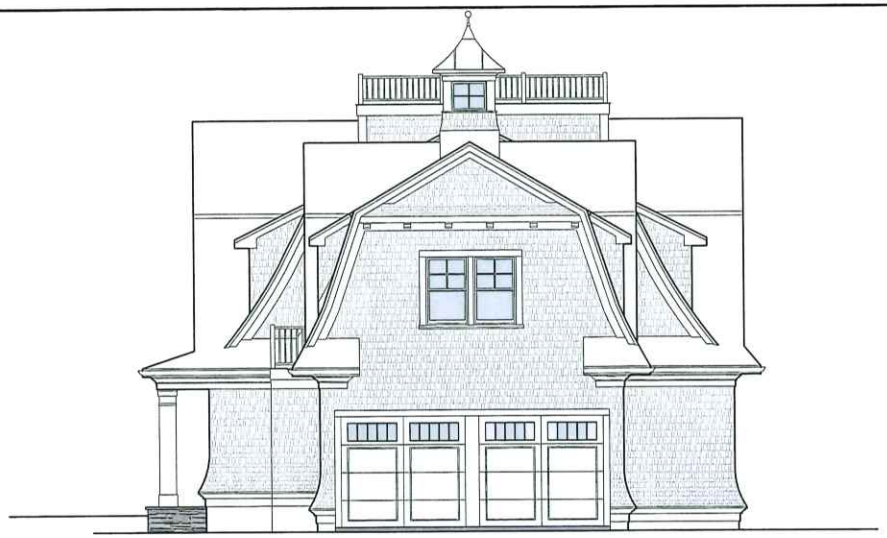
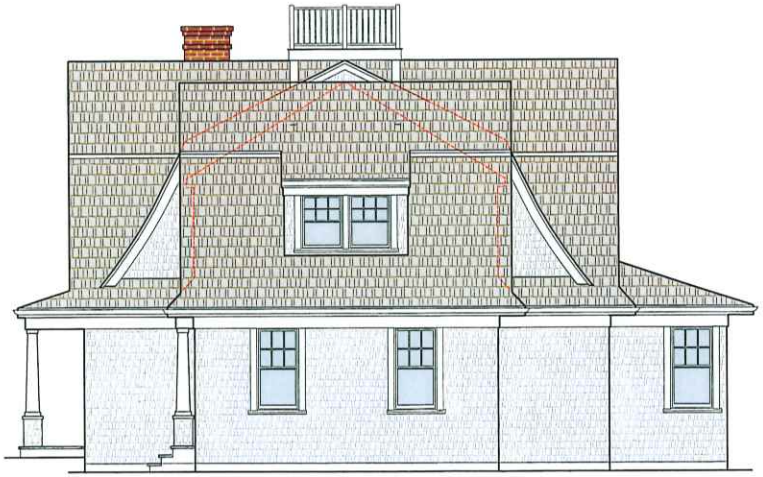
Comparison
East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



ORIGINAL NORTH ELEVATION



REVISED NORTH ELEVATION

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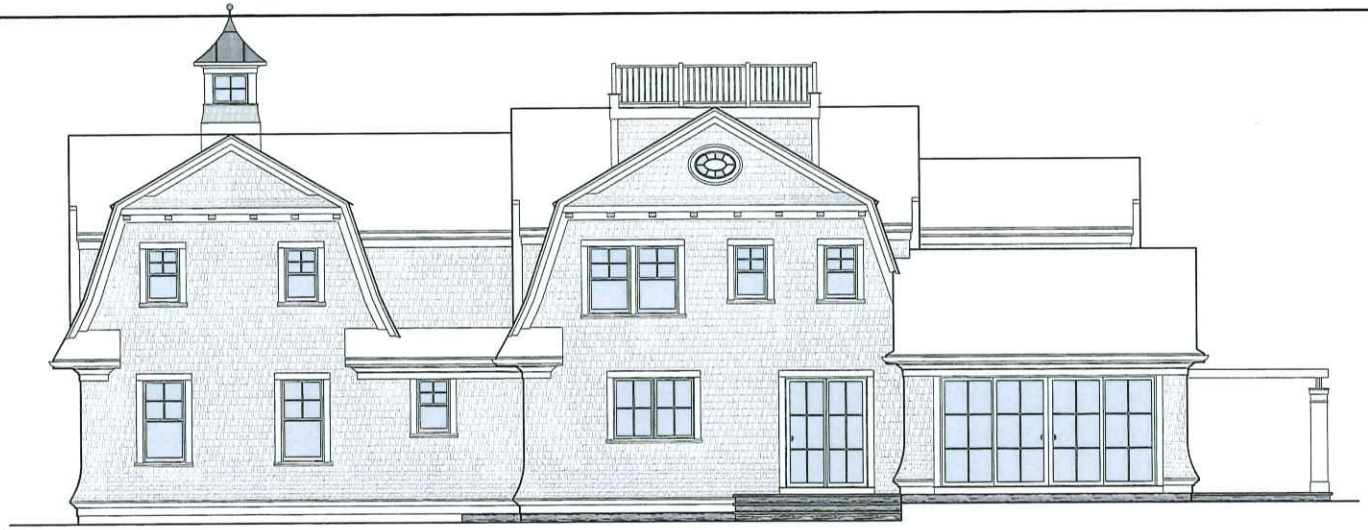
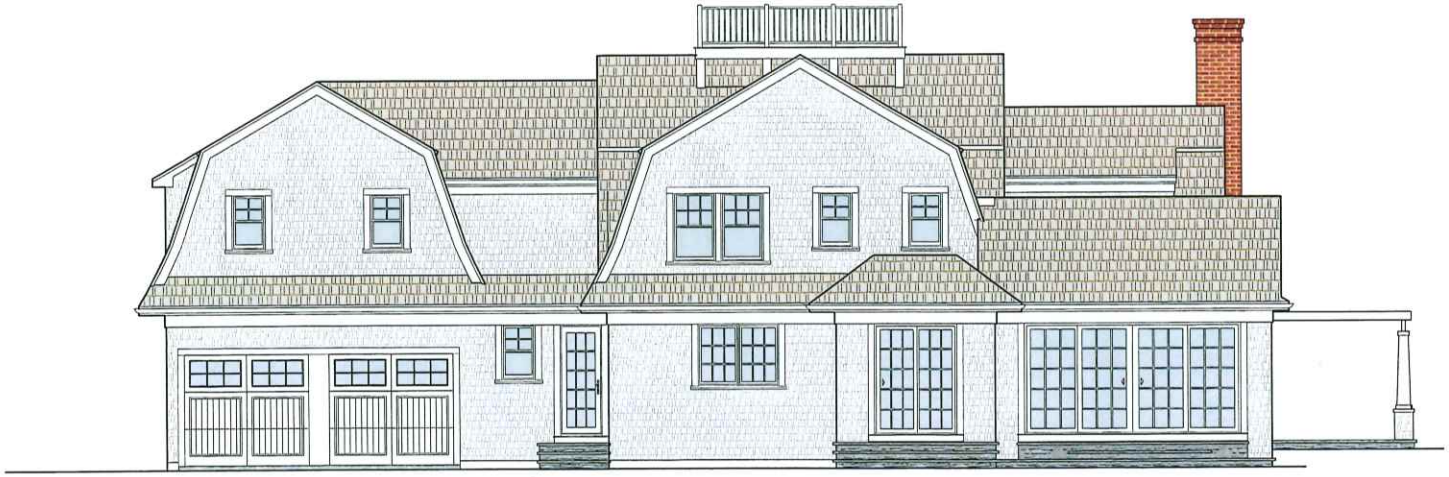
Comparison
North Elevation

JOB NO	
DATE	10/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



ORIGINAL WEST ELEVATION



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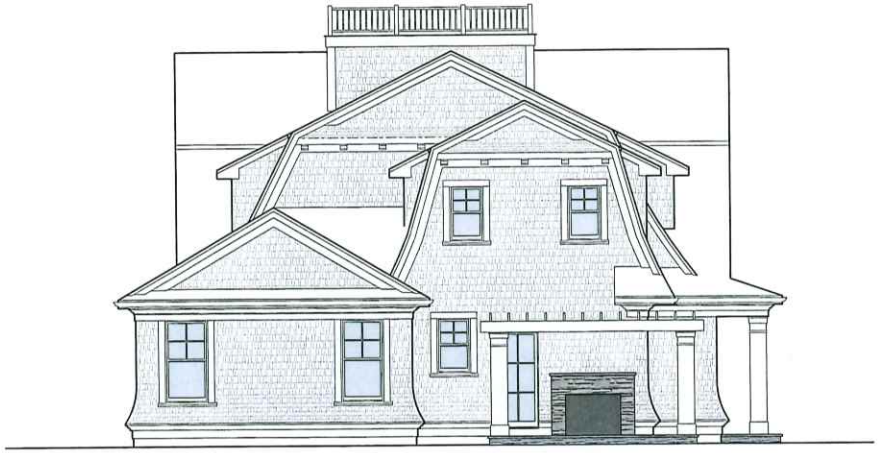
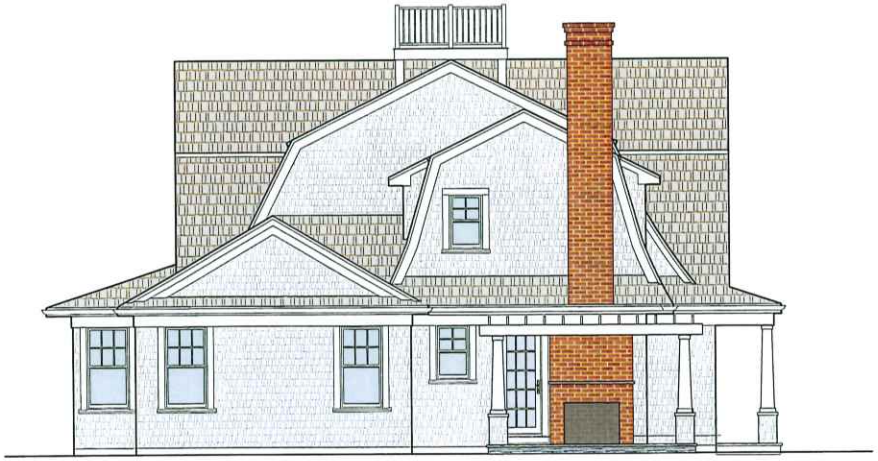
Comparison
West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



ORIGINAL SOUTH ELEVATION



REVISED SOUTH ELEVATION

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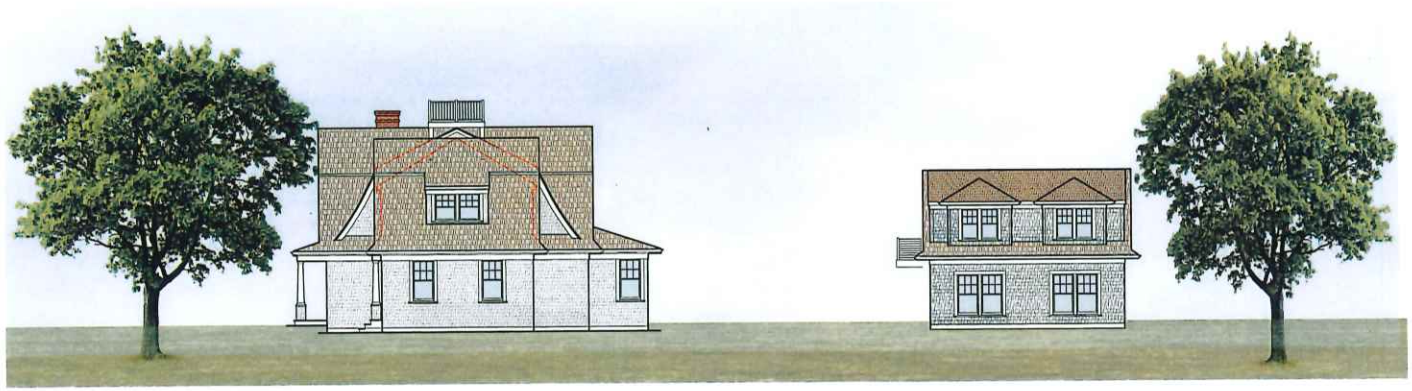
Comparison
South Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4



WEEWEEDER AVE
NORTH ELEVATION

BEHREND
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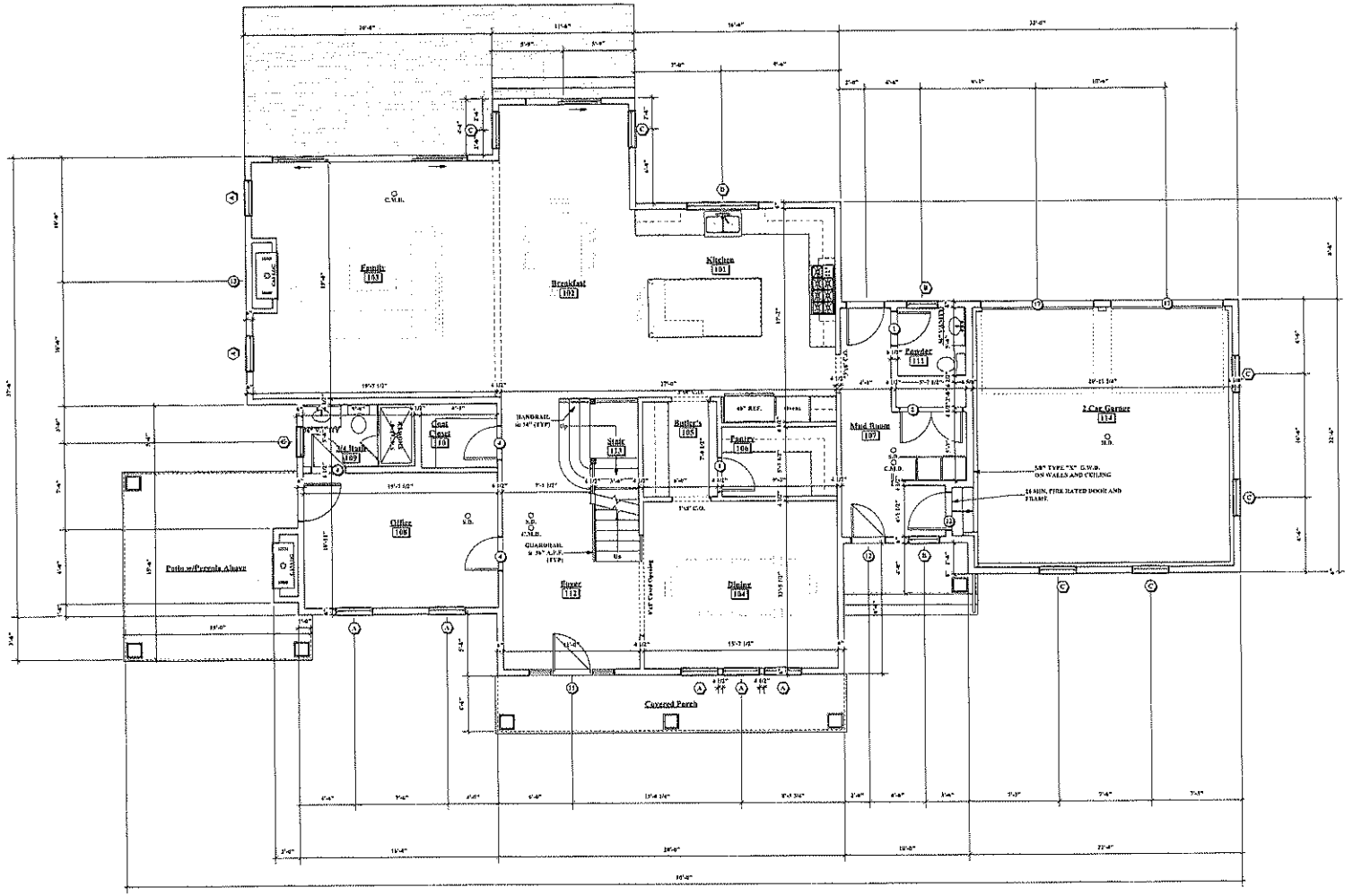
Site Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	As NOTED

L-1.2



1 / A-1.2 **First Floor Plan**
1/4" = 1'-0"

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REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/24/2023	Revised Draft
3	11/09/2023	Historical Submission
4	11/28/2024	Historical Submission
5	5/06/2024	Front Elevation
6	10/11/2024	Elevations
7	12/28/2024	Revisions

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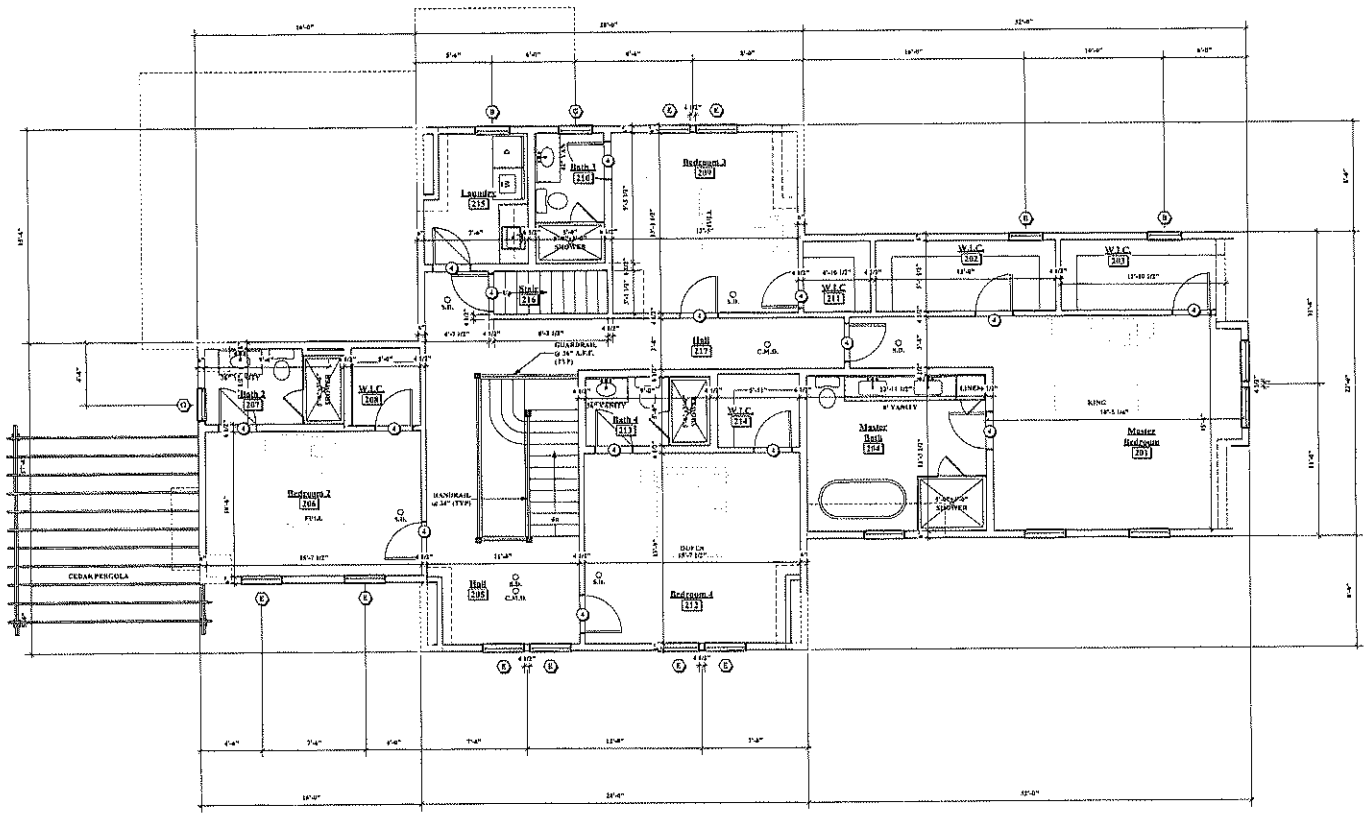
First Floor Plan

JOB NO
DATE 11/13/2023
DWG BY JB
CKD BY MLM
SCALE AS NOTED

A-1.2



1 A-1.2 **Second Floor Plan**
1/4" = 1'-0"

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2	10/29/2024	Second Draft
3	11/06/2024	Historical Submission
4	09/14/2024	Historical Submission
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6	10/15/2024	Elevations
7	03/18/2024	Revisions

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Second Floor Plan

JOB NO

DATE 11/13/2023

DWG BY JB

CKD BY MLM

SCALE AS NOTED

A-1.3



1 / A-2.1 **East Elevation**
1/4" = 1'-0"

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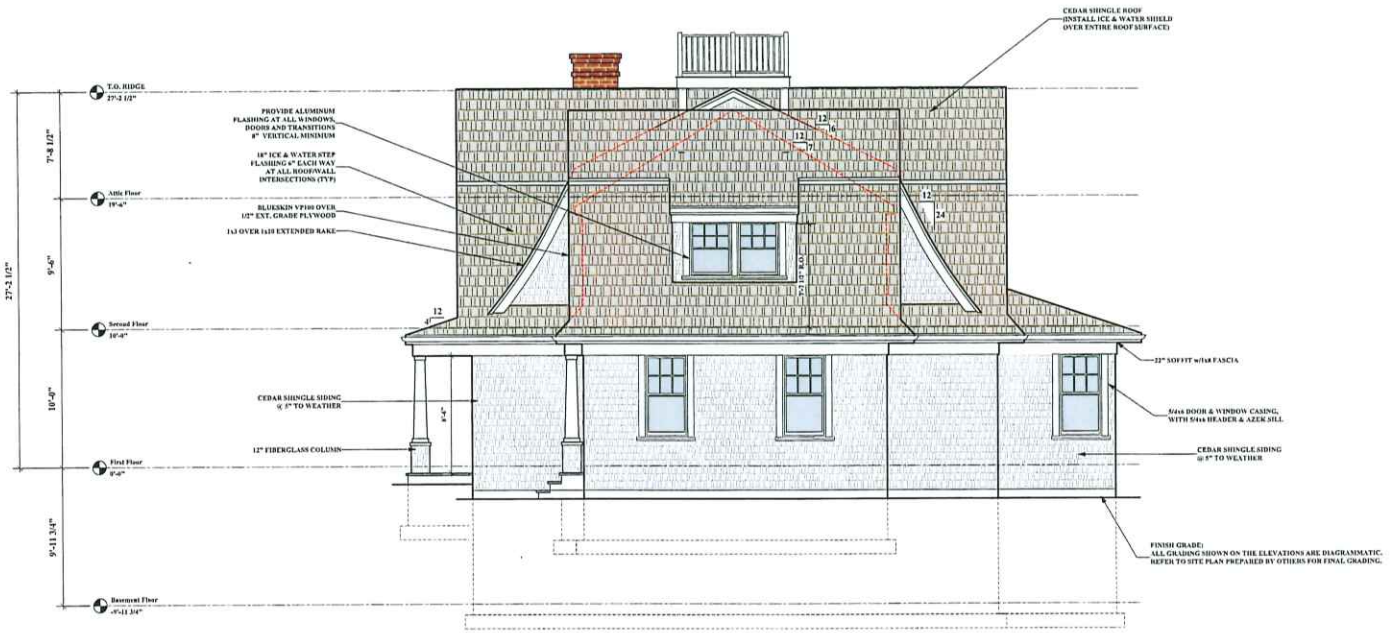
East Elevation

JOB NO
DATE 11/13/2023
DWG BY JB
CKD BY MLM
SCALE AS NOTED

A-2.1



1 / A-2.2 **North Elevation**
1/4" = 1'-0"

BEHREND
Residence

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7	09/18/2024	Revisions

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North Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



1 / A-2.3 **West Elevation**
1/4" = 1'-0"

BEHREND
Residence

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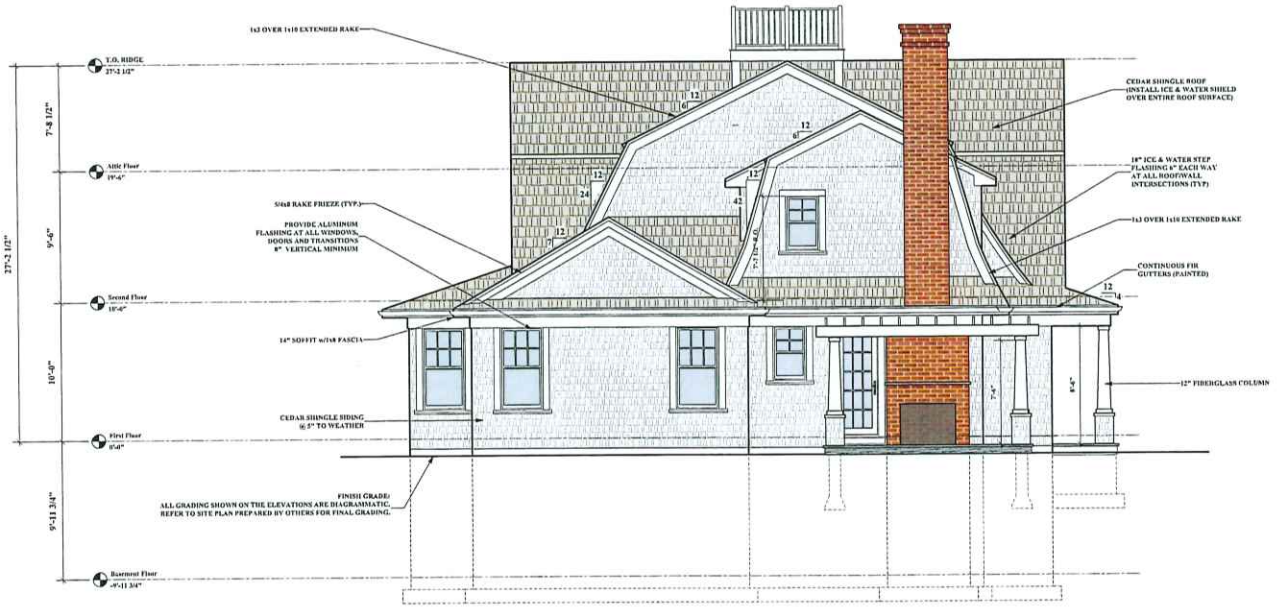
West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



1 / A-2.4 **South Elevation**
1/4" = 1'-0"

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REV #	DATE	ISSUANCE
1	10/13/2015	First Draft
2	10/19/2015	Second Draft
3	11/19/2015	Historical Submission
4	03/14/2016	Historical Submission
5	05/06/2016	Front Elevation
6	05/15/2016	Elevations
7	07/18/2016	Revisions

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South Elevation

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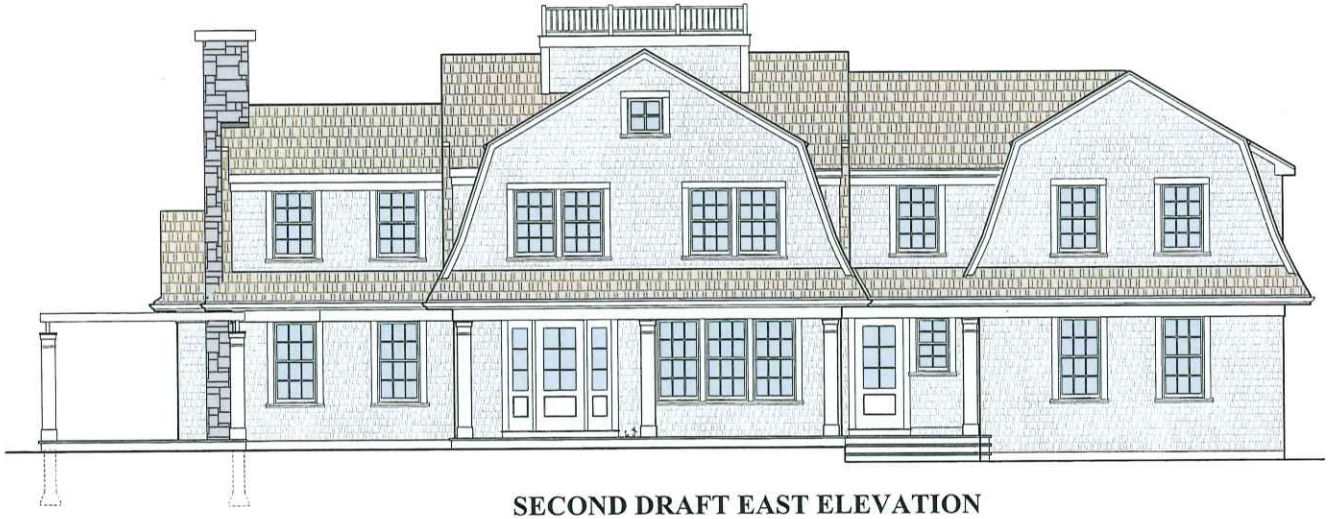
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4



SECOND DRAFT EAST ELEVATION



THIRD DRAFT EAST ELEVATION

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Comparison
East Elevation

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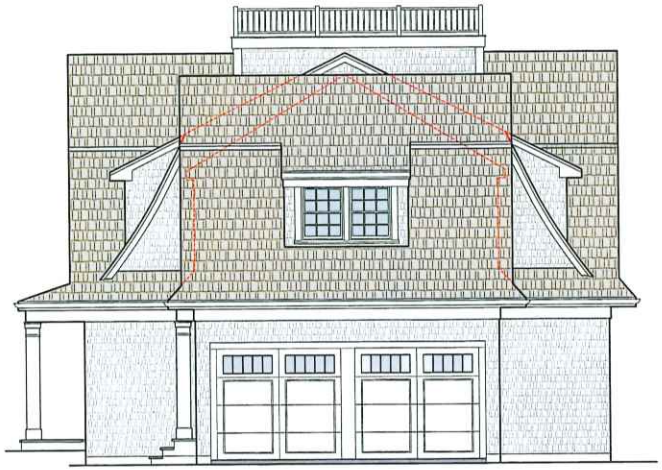
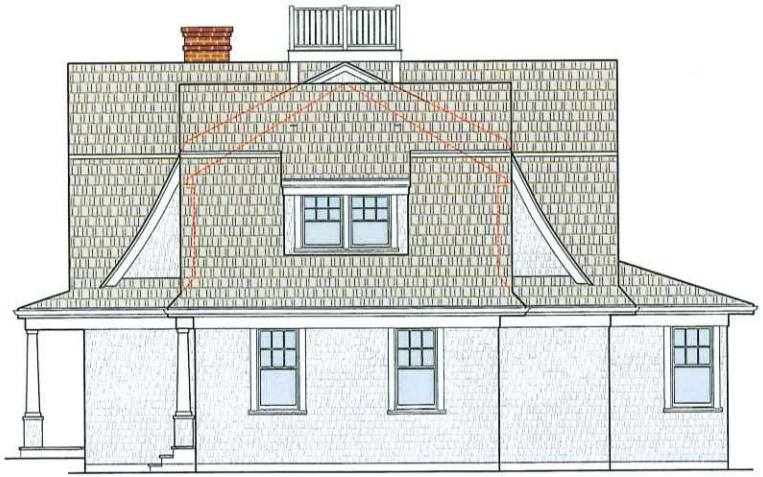
CKD BY	MKM
SCALE	AS NOTED

A-2.1



SECOND DRAFT NORTH ELEVATION



THIRD DRAFT NORTH ELEVATION

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Residence

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7	2/7/2025	Revisions

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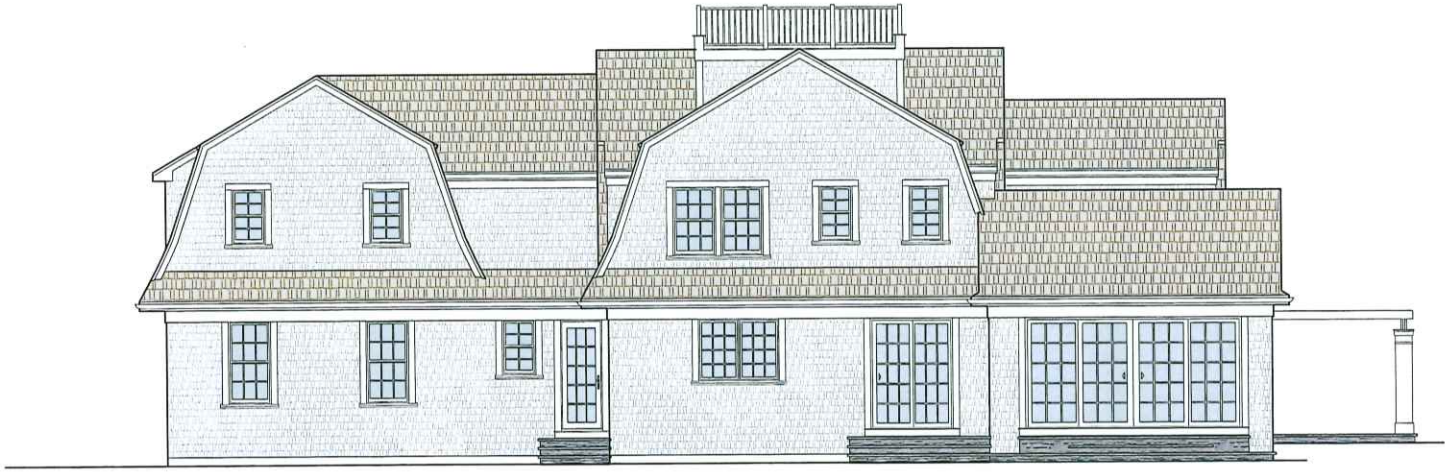
Comparison
North Elevation

JOB NO	
DATE	10/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



SECOND DRAFT WEST ELEVATION



THIRD DRAFT WEST ELEVATION

BEHREND
Residence

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7	07/18/2024	Revisions

OWNERSHIP & USE OF DOCUMENTS

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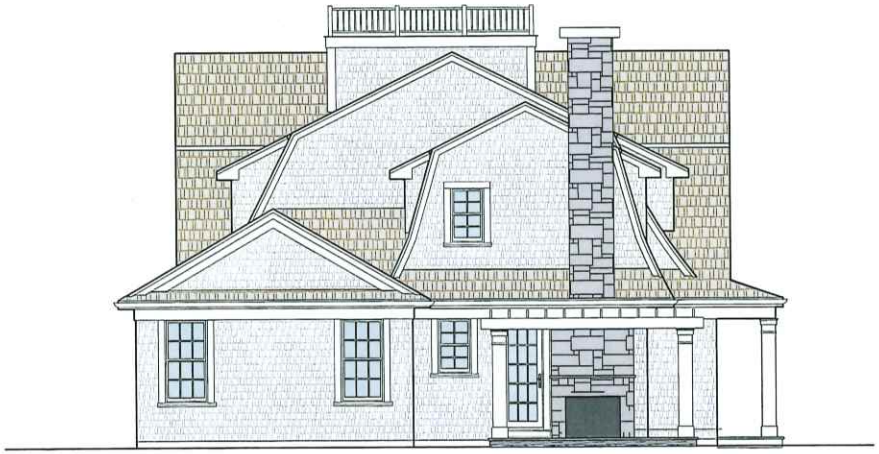
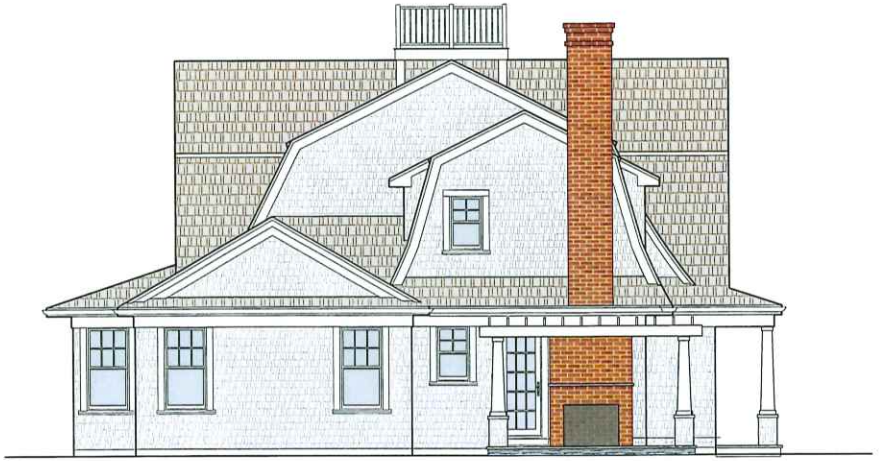
Comparison
West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



SECOND DRAFT SOUTH ELEVATION



THIRD DRAFT SOUTH ELEVATION

BEHREND
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NANTUCKET, MA

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1	10/13/2023	First Draft
2	10/19/2023	Second Draft
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Comparison
South Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

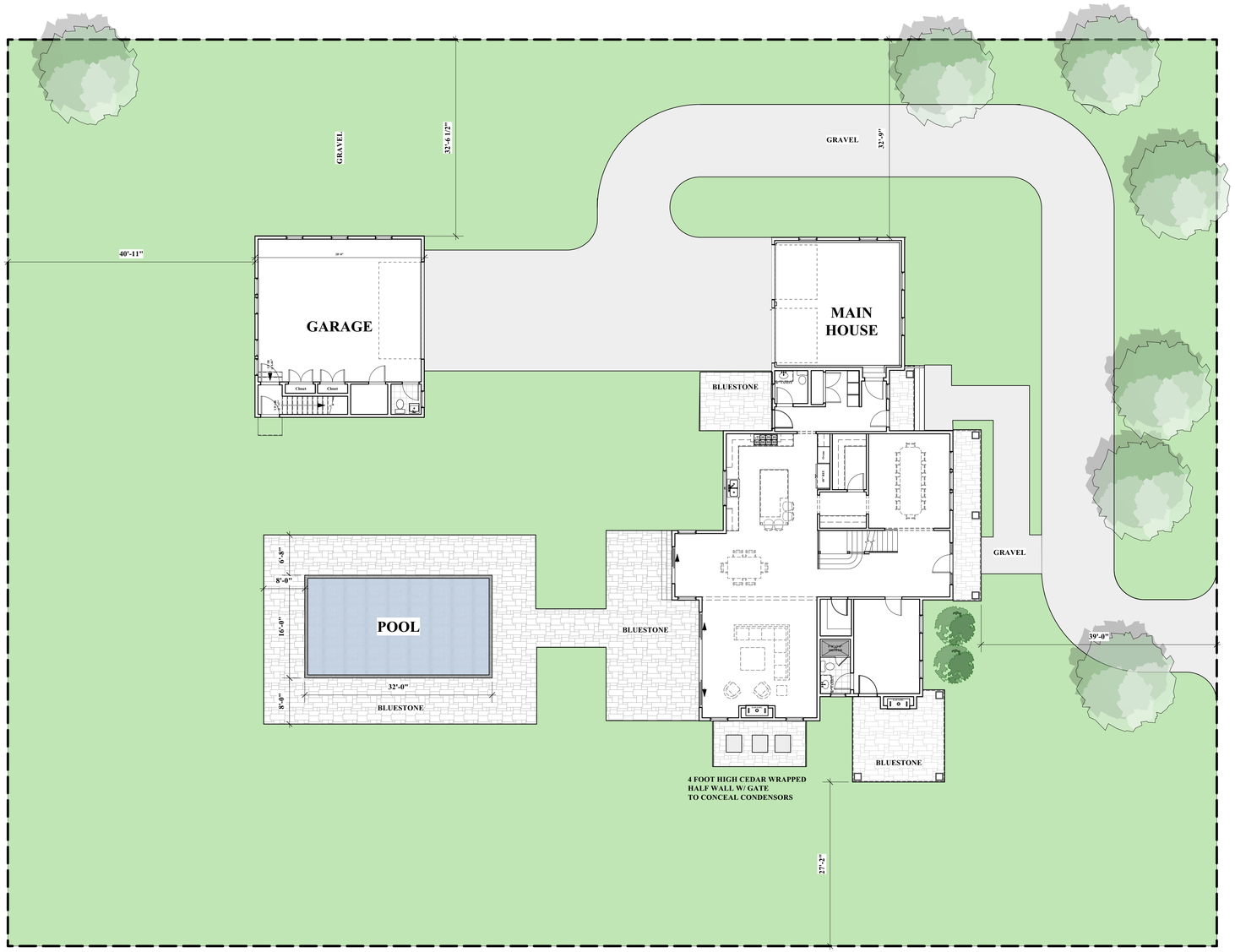
A-2.4

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

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Architectural Site Plan

JOB NO	
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DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



ORIGINAL EAST ELEVATION



REVISED EAST ELEVATION

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East Elevation

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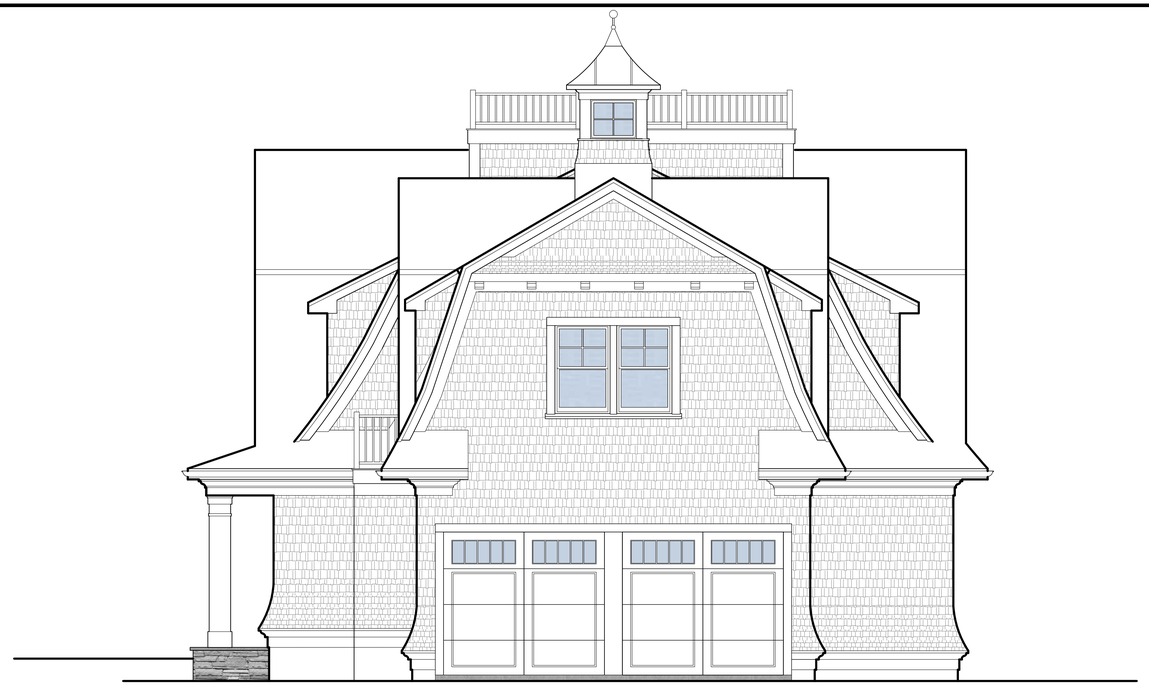
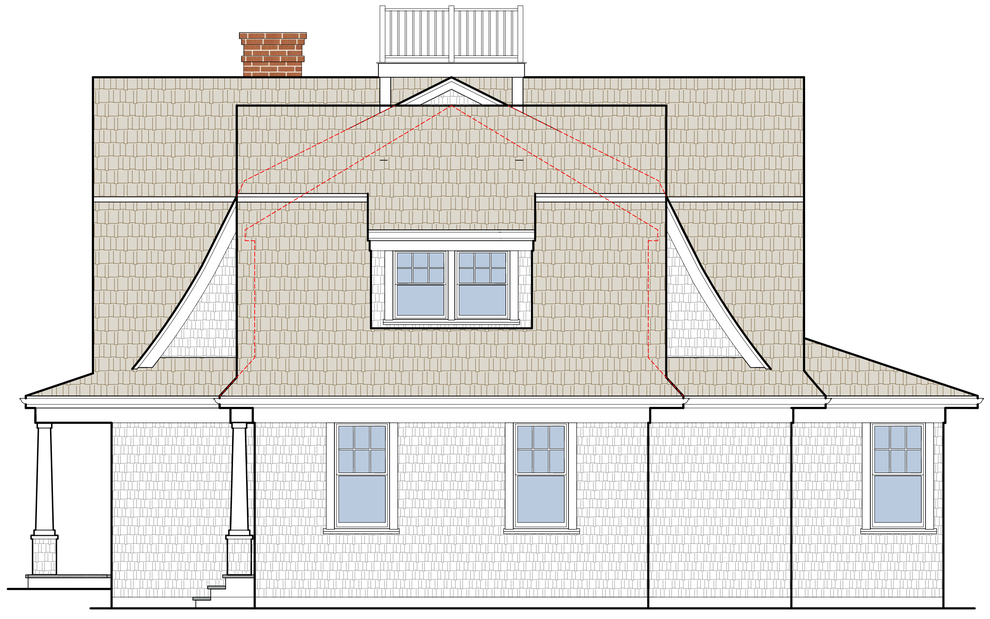
CKD BY	MLM
SCALE	AS NOTED

A-2.1



ORIGINAL NORTH ELEVATION



REVISED NORTH ELEVATION

BEHREND
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Comparison
North Elevation

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DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



ORIGINAL WEST ELEVATION



REVISED WEST ELEVATION

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West Elevation

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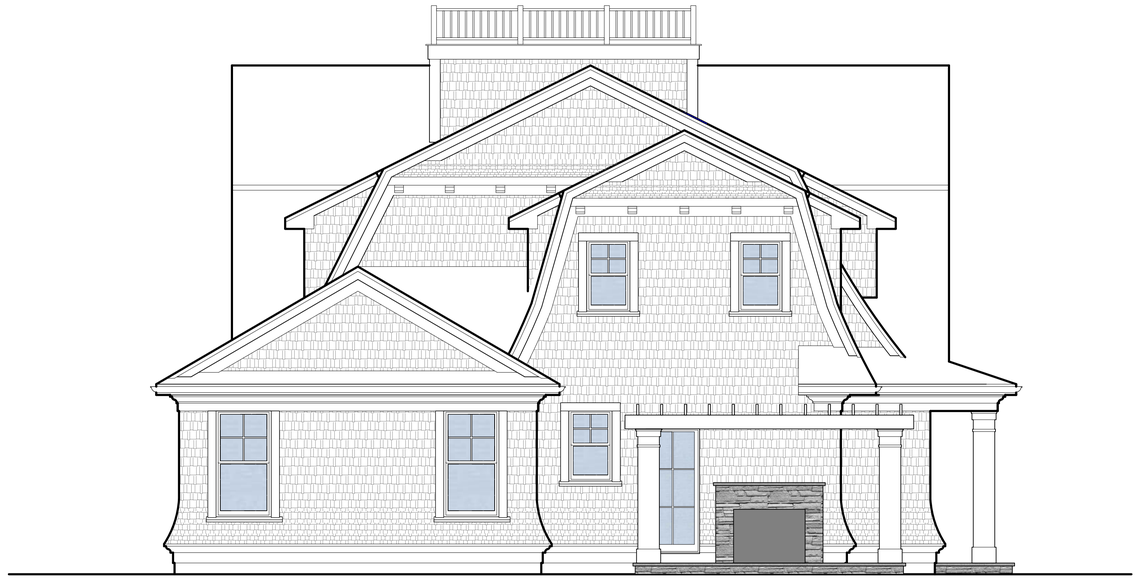
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



ORIGINAL SOUTH ELEVATION



REVISED SOUTH ELEVATION

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Comparison
South Elevation

JOB NO	
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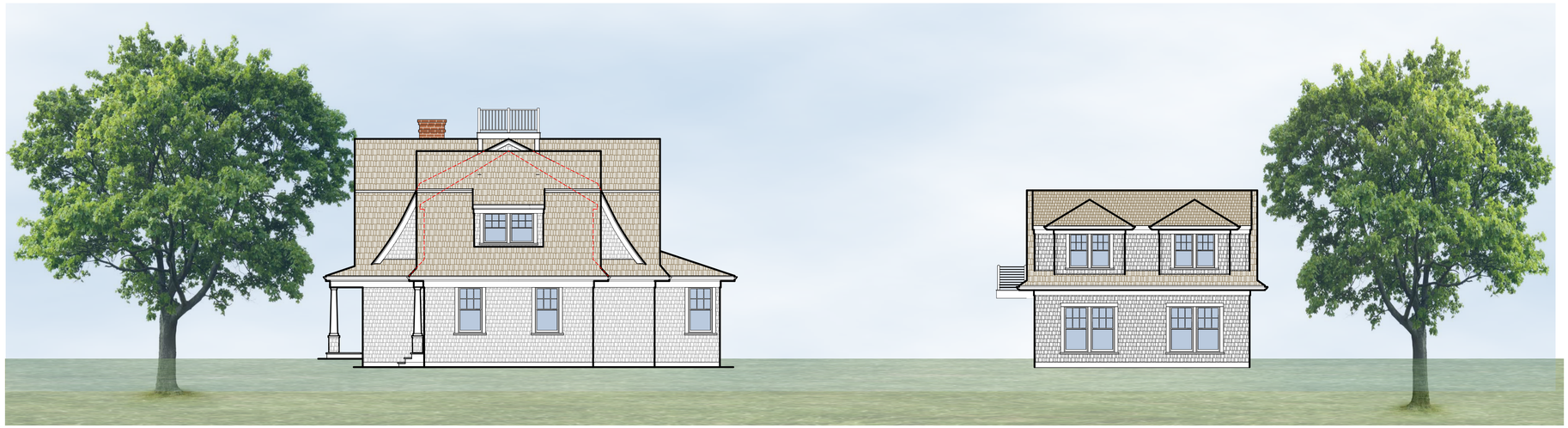
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4



WEEWEEDER AVE
NORTH ELEVATION

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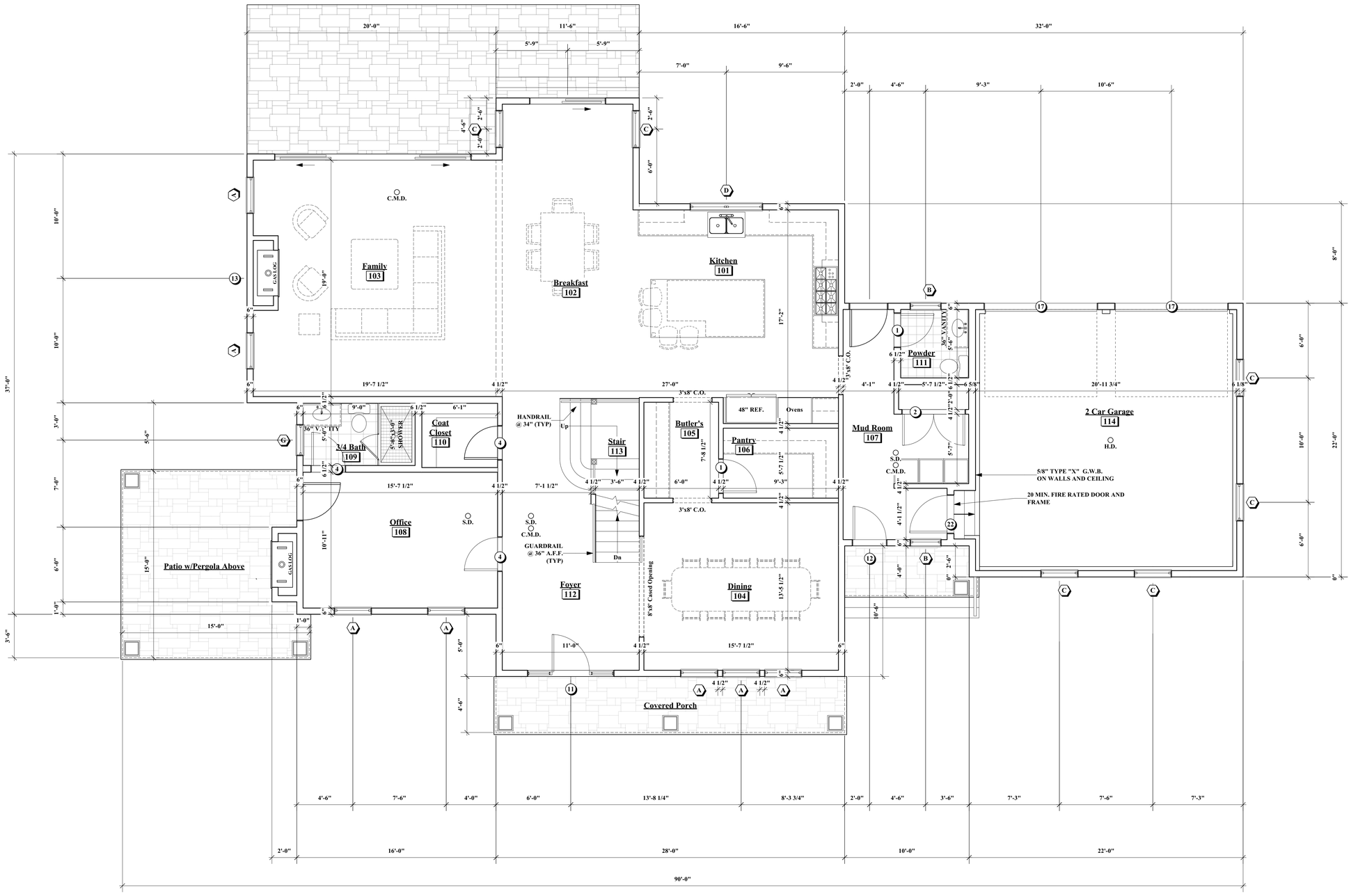
Site Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.2



1 First Floor Plan
A-1.2 — 1/4" = 1'-0"

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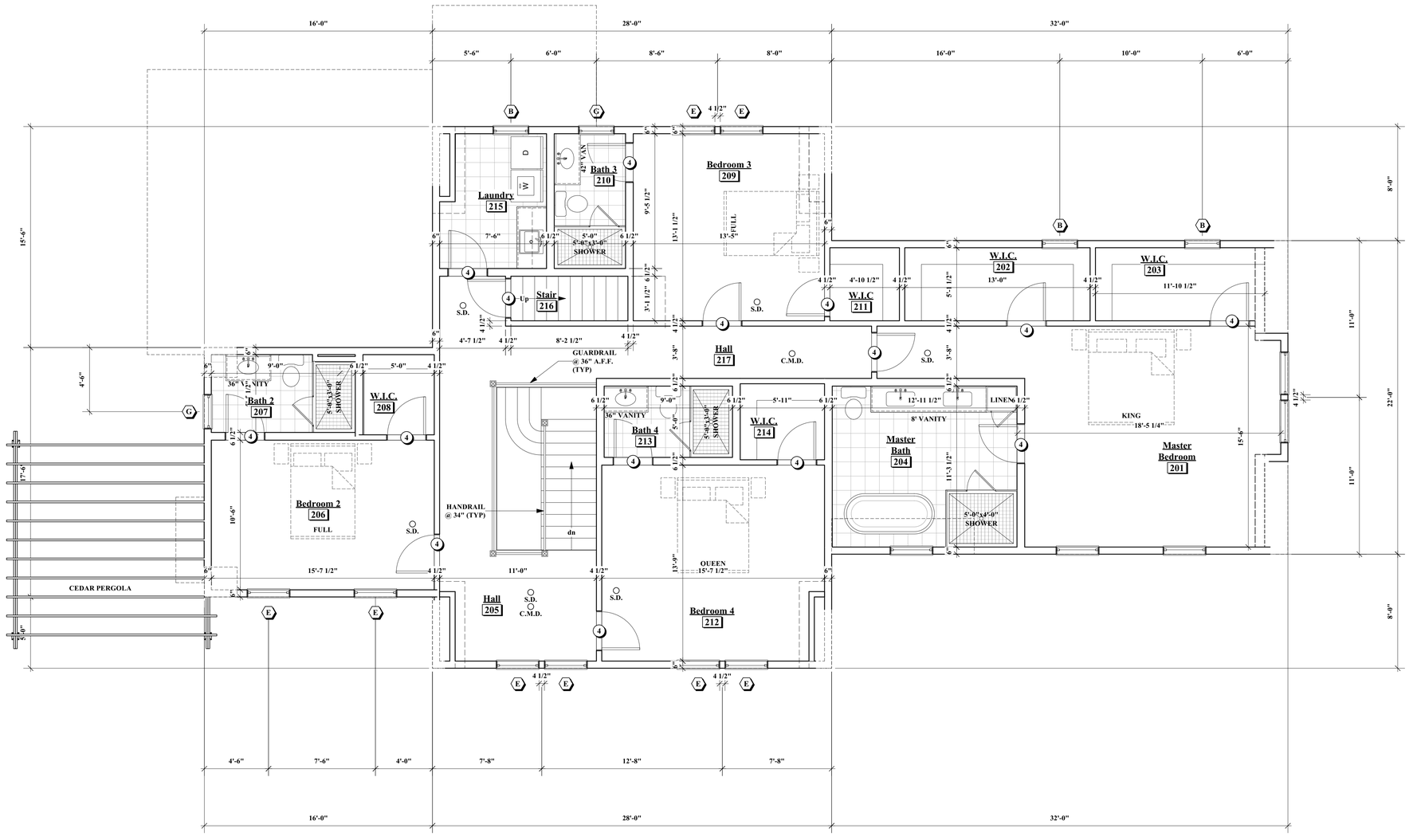
First Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.2



1 / A-1.2 **Second Floor Plan**
1/4" = 1'-0"

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Second Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.3



1 / A-2.1 **East Elevation**
1/4" = 1'-0"

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MICHAEL L. MCKAY
NO. RA 6947
COMMONWEALTH OF MASSACHUSETTS

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East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



1 / A-2.2 **North Elevation**
1/4" = 1'-0"

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North Elevation

JOB NO	
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CKD BY	MLM
SCALE	AS NOTED

A-2.2



1 / A-2.3 **West Elevation**

1/4" = 1'-0"

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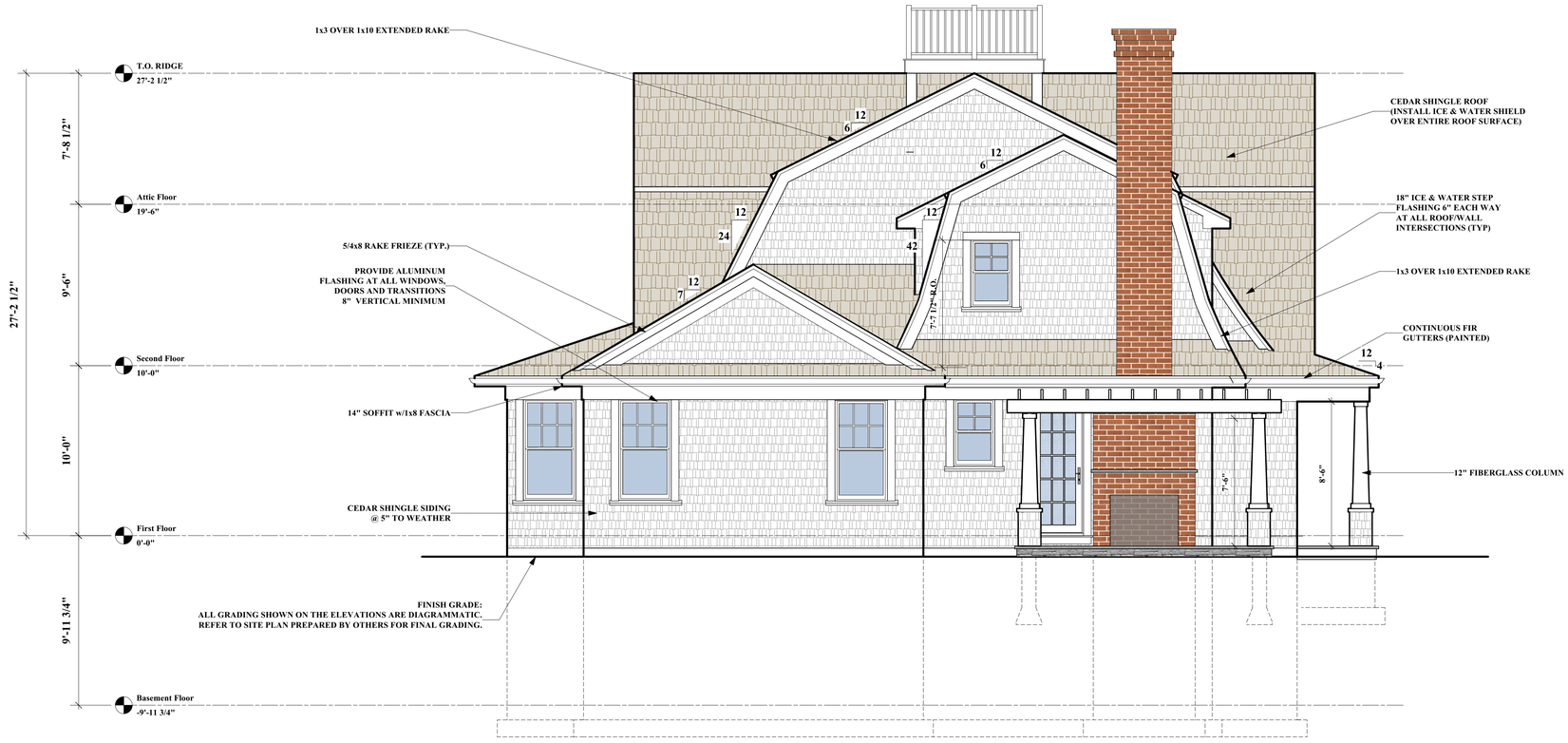
A-2.3



1
A-2.4

South Elevation

1/4" = 1'-0"

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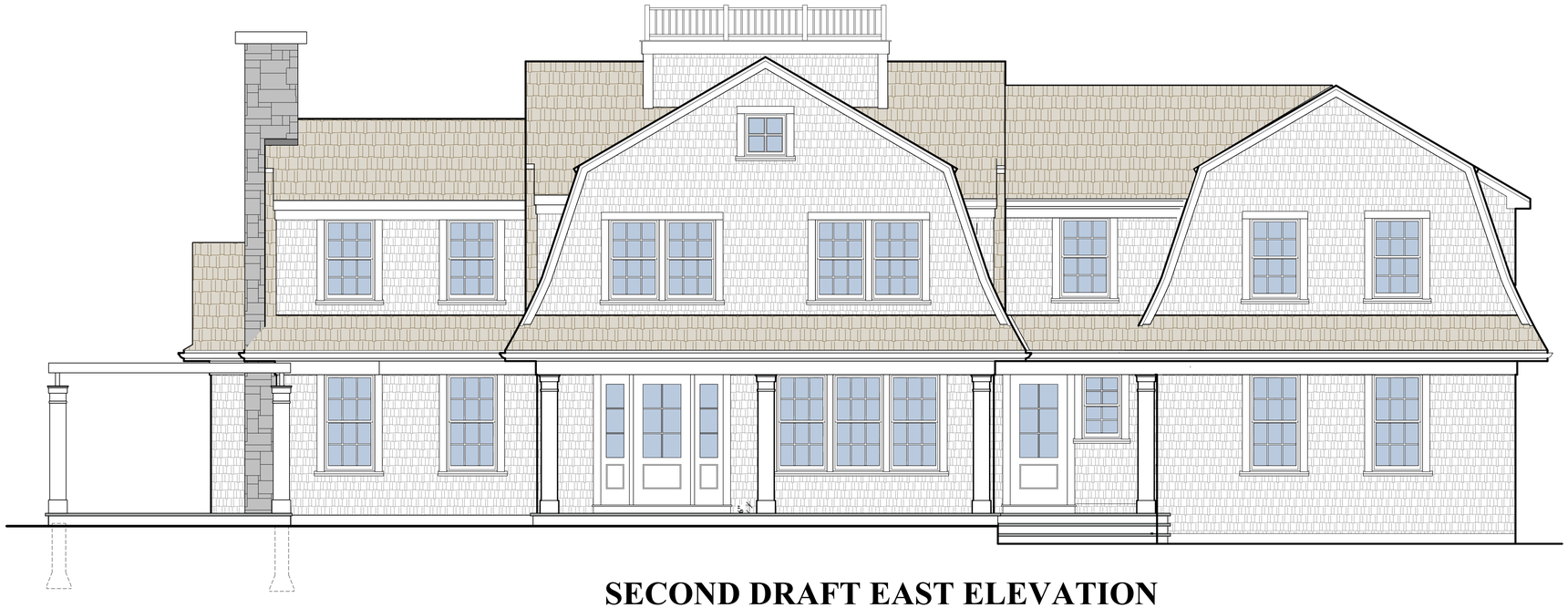
A-2.4



SECOND DRAFT EAST ELEVATION



THIRD DRAFT EAST ELEVATION

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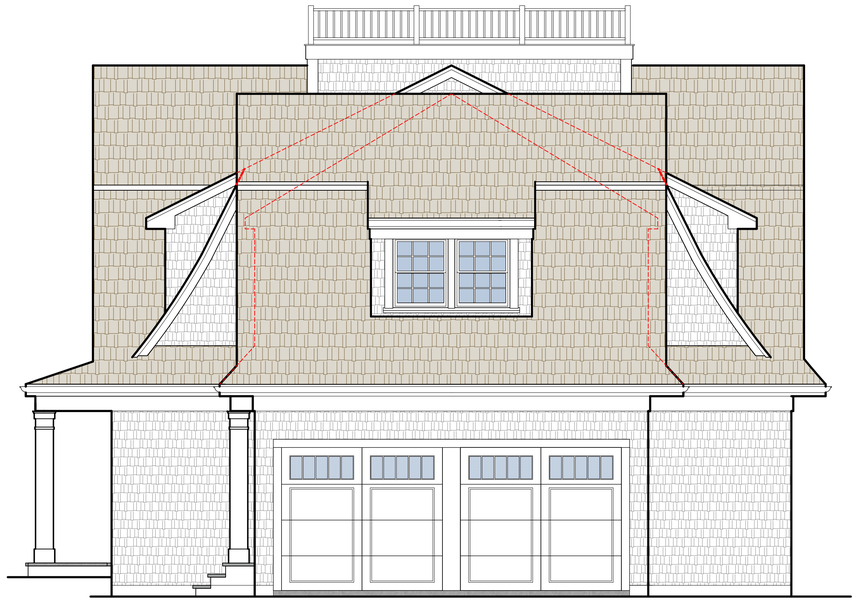
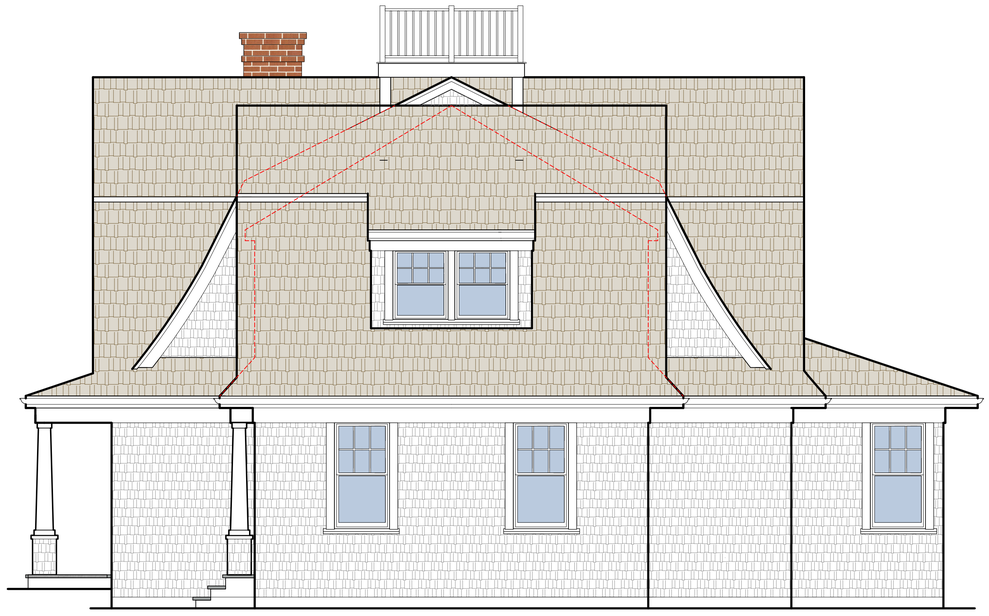


SECOND DRAFT NORTH ELEVATION



THIRD DRAFT NORTH ELEVATION

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Comparison
North Elevation

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SCALE	AS NOTED

A-2.2



SECOND DRAFT WEST ELEVATION



THIRD DRAFT WEST ELEVATION

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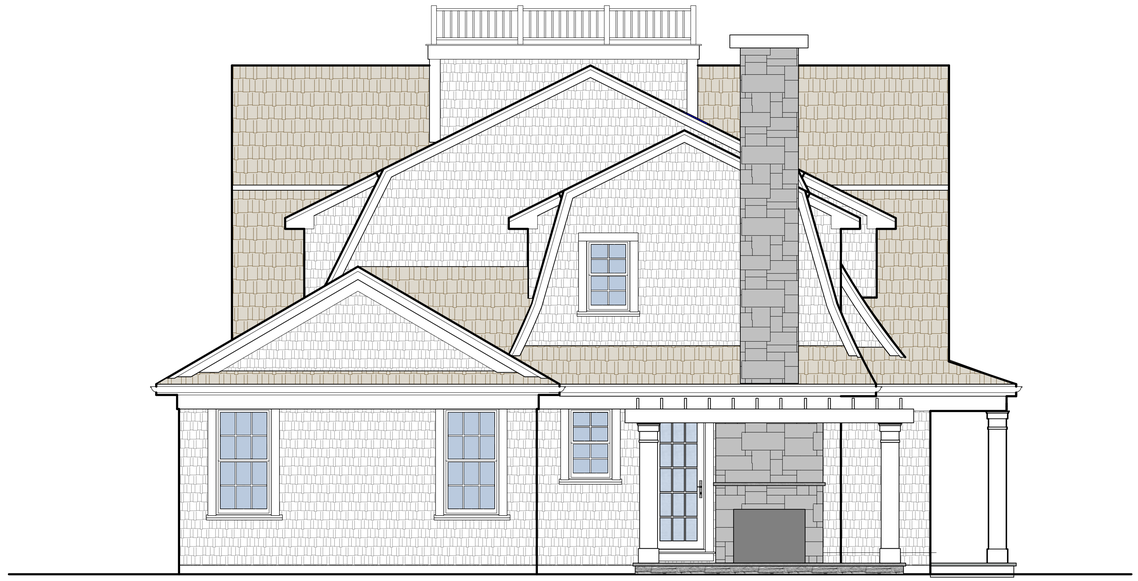

SECOND DRAFT SOUTH ELEVATION



THIRD DRAFT SOUTH ELEVATION

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Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

COMMONWEALTH OF MASSACHUSETTS
REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations
7	07/18/2024	Revisions

OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Comparison
South Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4

All blanks must be filled out in ink. Please see other side for submittal requirements. Incomplete applications will not be reviewed.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines. Please see other side for submittal requirements.

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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°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PERVOT ST.

Owner of record: RIVERVIEW CROSSING, LLC

Mailing Address: 869 WORCESTER ST. WELLESLEY, MA

Contact Phone #: 7817547600 E-mail: BEHMOCONSTRUCT EVERIZON.NET

AGENT INFORMATION (if applicable)

Name: MICHAEL MCKAY

Mailing Address: 35 BRYANT ST. DEDHAM, MA 02026

Contact Phone #: 6179666830 E-mail: MIKE E MCKAY ARCHITECTS.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DEMO/MOVE 3BR HOUSE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

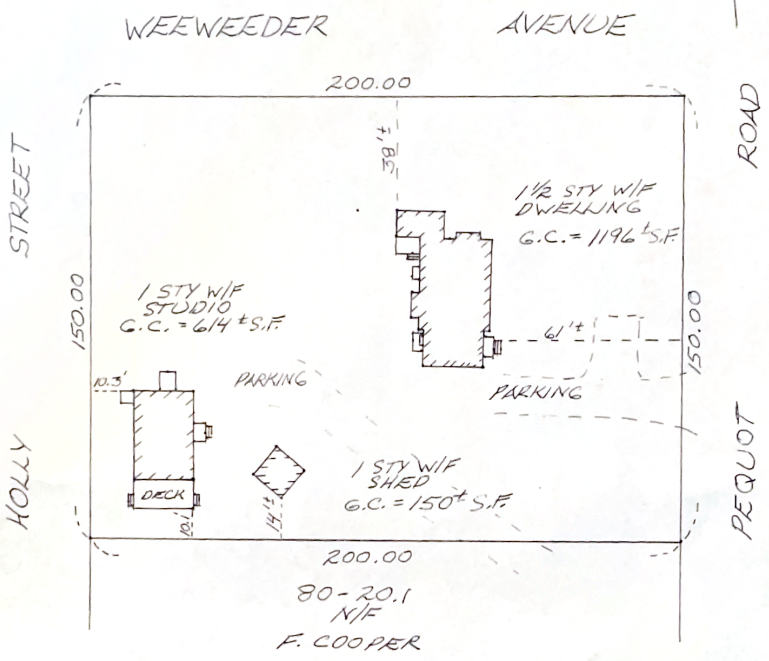
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Behmd Signed under penalties of perjury

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP

3-13-2024

Dean Behrend

869 Worcester Street

Wellesley, MA 02482

Town of Nantucket

Historic District Commission

2 Fairgrounds Road

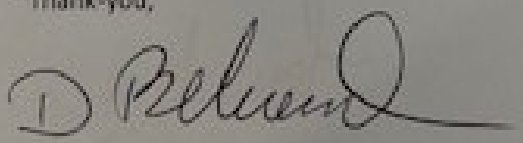
Nantucket, MA 02554

re: 3 Bedroom demo application

To whom it may concern,

This letter is to give some history on the 3 bedroom house located at 12.5 Pequot Street Nantucket. The house is a 1 1/2 story wood structure that was used in the summer for visits to the island The family that owned it occasionally rented it out but it was primarily used for the family. At this time I have two interested parties that want to relocate the houses on island.

Thank-you,



Dean Behrend

Owner


Three Bedroom House
12.5 Pequot 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.

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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PERUSE ST.

Owner of record: 869 WORCESTER ST.

Mailing Address: WELLESLEY, MA

RIVERVIEW CROSSING LLC

Contact Phone #: 7812547600 E-mail: [illegible]

AGENT INFORMATION (if applicable)

Name: MICHAEL DEVLIN

Mailing Address: 35 BRYANT ST.

DEDHAM, MA 02026

Contact Phone #: 6179666850 E-mail: MIKE@PIPESTUDIO.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

OFFICE / MOCK STUDIO

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS: (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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 _____

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Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

(Garage Door(s)): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Belcourt Signed under penalties of perjury

3-13-2024

Dean Behrend

869 Worcester Street

Wellesley, MA 02482

Town of Nantucket

Historic District Commission

2 Fairgrounds Road

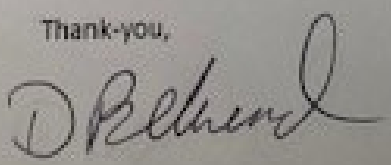
Nantucket, MA 02554

re: studio demo application

To whom it may concern,

This letter is to give a little history on the studio located at 12.5 Pequot Street Nantucket.
The shed is a One and a half story wood structure that was used in the summer for visits to the island
The family that owned it occasionally rented it out but it was primarily used for the family. I do have one person interested in moving this structure on island.

Thank-you,

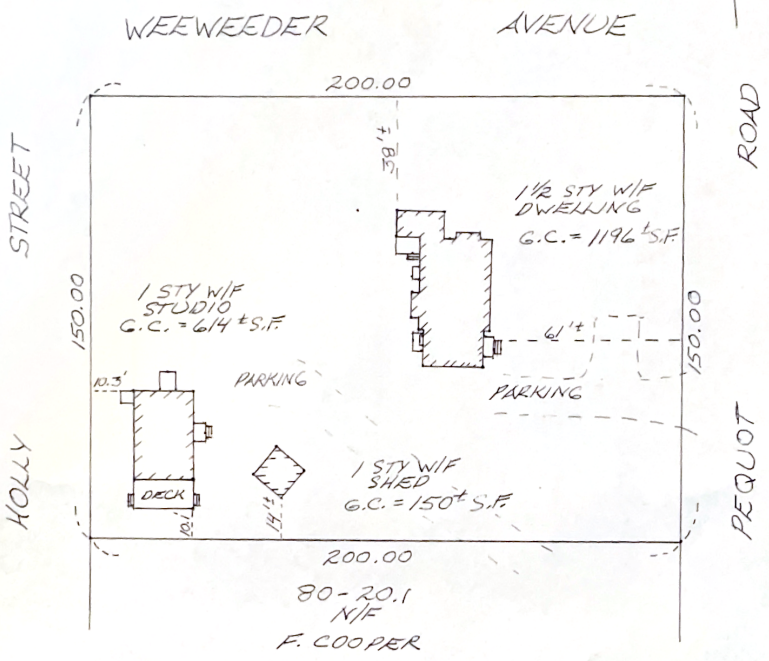


Dean Behrend

Owner

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



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ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP


Studio
12.5 Pequot 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.

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Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: RIVERVIEW CROSSING, LLC

Mailing Address: 869 WORCESTER ST. WELLESLEY, MA

Contact Phone #: 7812547600 E-mail: BEHREM CONSTRUCTION@DEATON.NET

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST. DEDHAM, MA

Contact Phone #: 617-966-6880 E-mail: MIKE@MCKAYARCHITECTS.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

DEMO/MOVE SHED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 800 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

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Leaders (material and size): _____

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☐ Other _____

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B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

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Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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Date 3/14/2024 Signature of owner of record D Behrend Signed under penalties of perjury

3-13-2024

Dean Behrend

869 Worcester Street

Wellesley, MA 02482

Town of Nantucket

Historic District Commission

2 Fairgrounds Road

Nantucket, MA 02554

re: studio demo application

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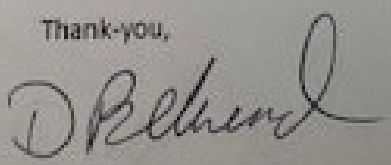

Dean Behrend

Owner

ZONING CLASSIFICATION: . . R-2

		EXISTING:
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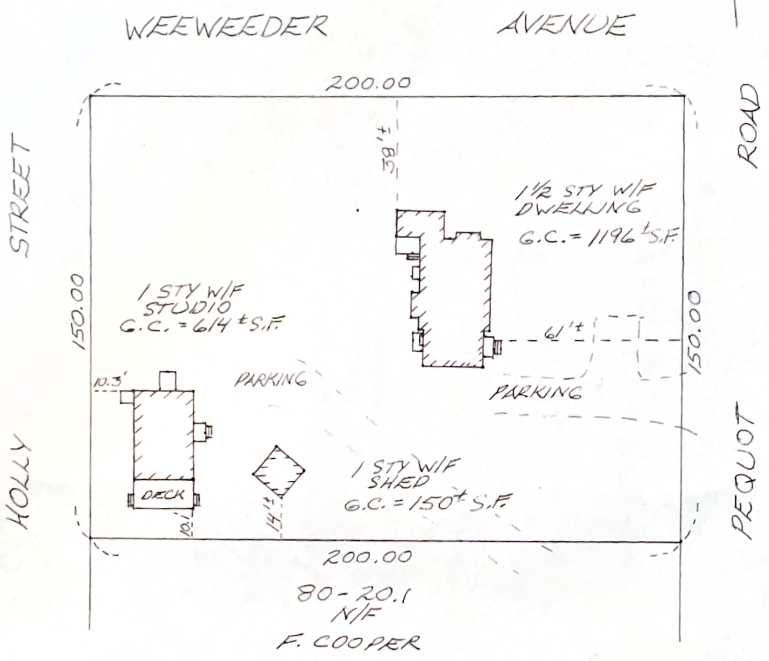

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SCALE: 1" = 40' DATE: JULY 16, 2003

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Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

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SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



CERTIFICATE NO. _____ DATE ISSUED: _____

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Street & Number of Proposed Work: 12.5 Pequot St.

Owner of record: Riverview Crossing LLC

Mailing Address: 869 Worcester St
Wellesley MA 02482

Contact Phone #: 781-254-7600 E-mail: Behrend Construction @ Verizon, Net

AGENT INFORMATION (if applicable)

Name: Mike McKay

Mailing Address: 35 Bryant St
Dedham, MA 02026

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 R-2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 800 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 _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

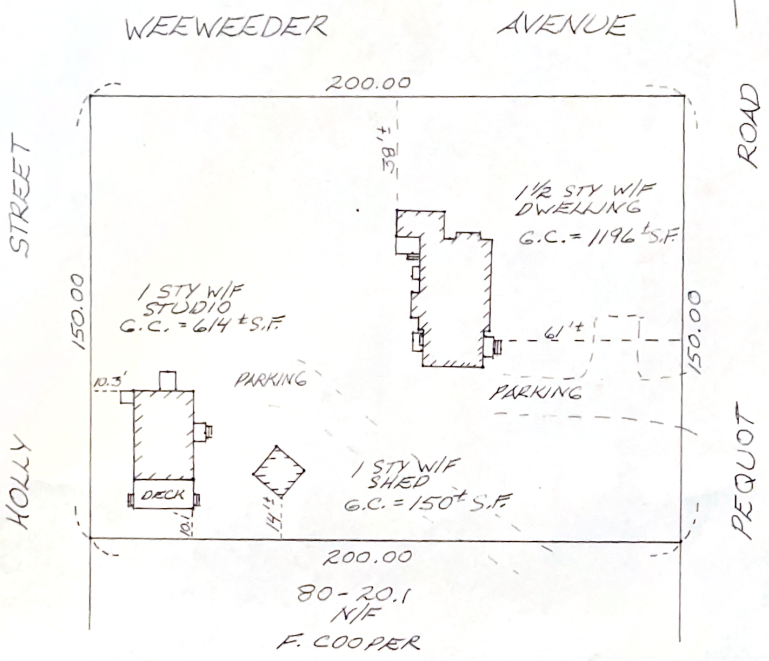
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D. Behrend Signed under penalties of perjury

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

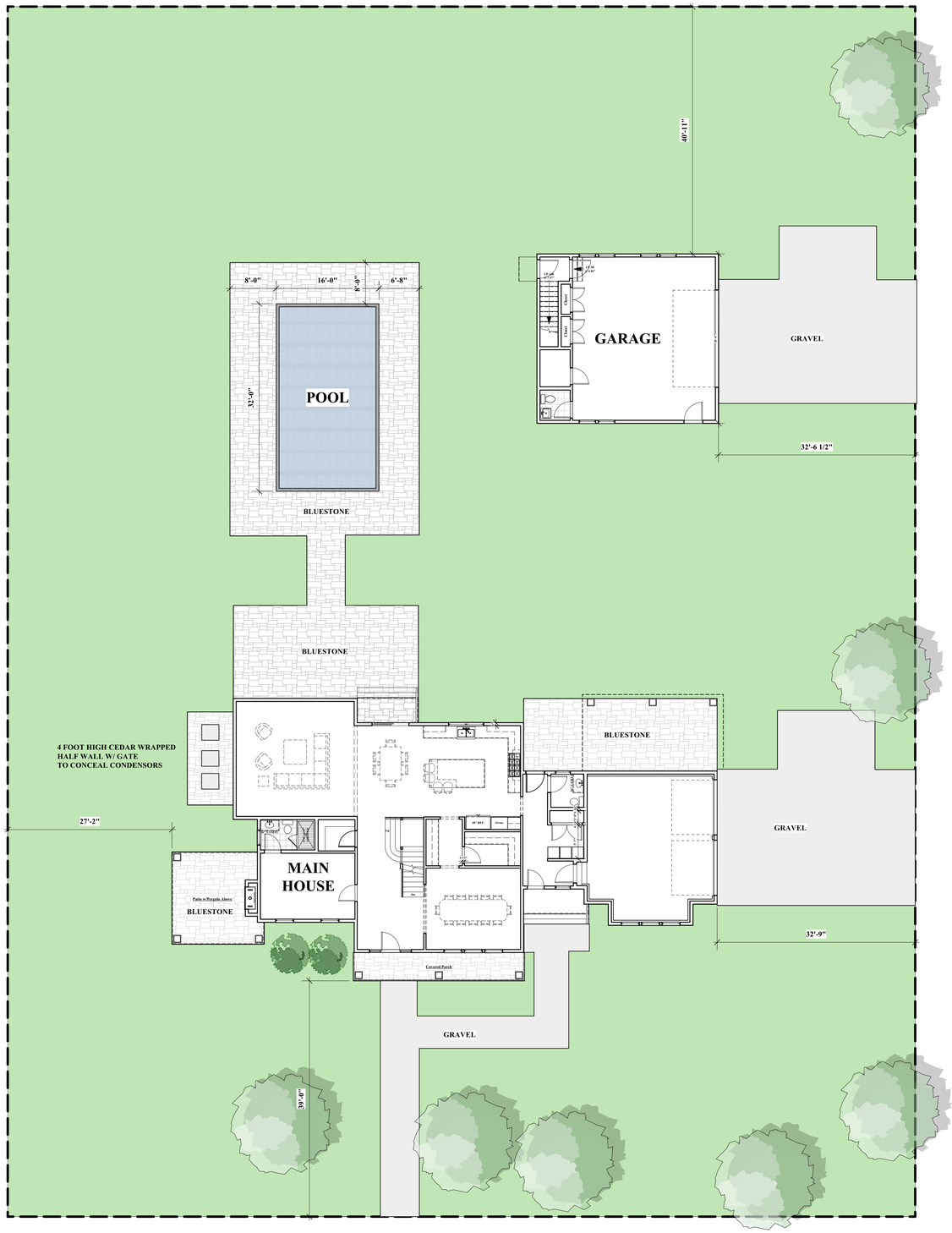
Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



Pequot Street

1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission

OWNERSHIP & USE OF DOCUMENTS

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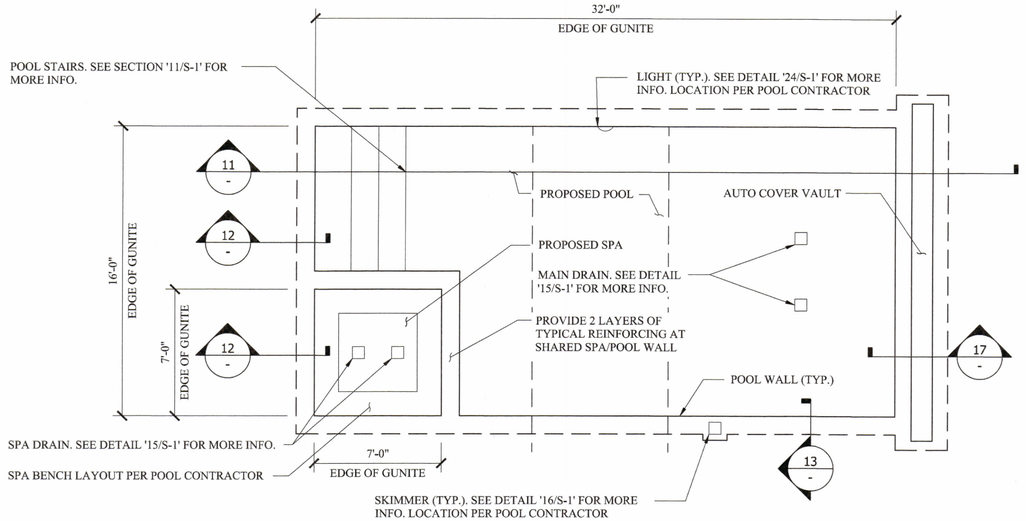
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

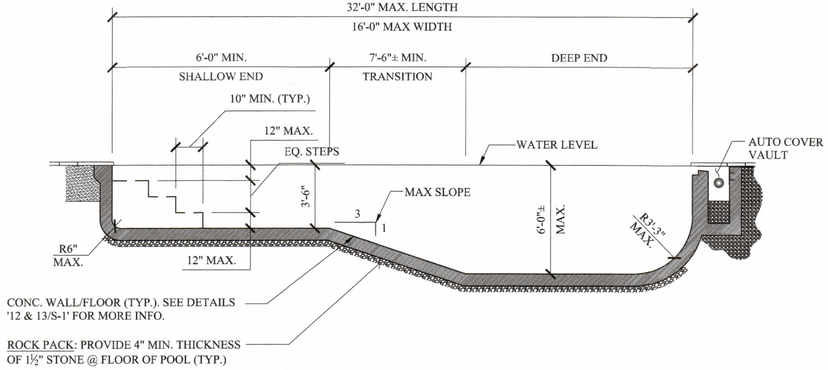
JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1

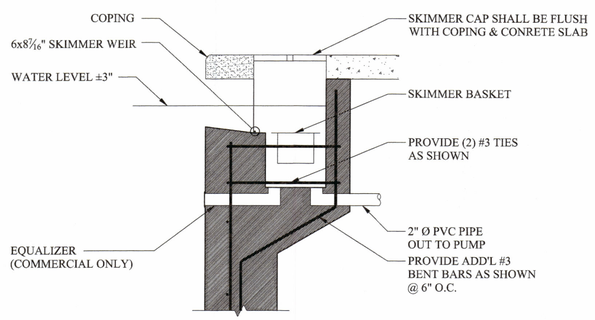


NOTE: SEE ENVIORMENTAL POOL SUBMITTAL FOR ADDITIONAL INFORMATION. SKIMMER, DRAIN, LIGHTS, ETC. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY ACTUAL LOCATIONS PER CONTRACTOR

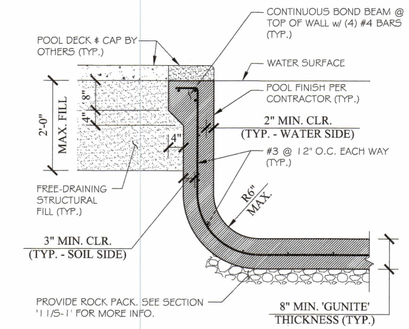
10 POOL PLAN
APPROX. SCALE: 1/4" = 1'-0"



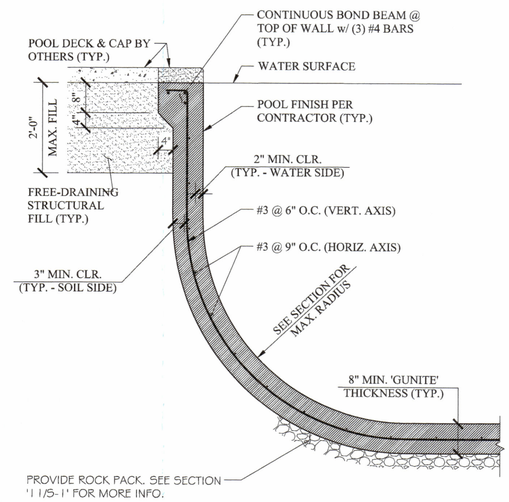
11 POOL SECTION
APPROX. SCALE: 1/4" = 1'-0"



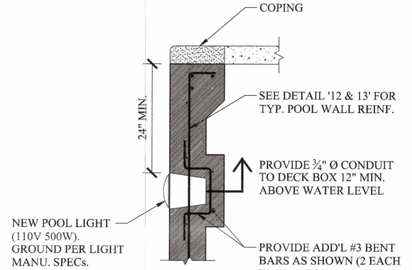
16 SKIMMER SECTION
APPROX. SCALE: N.T.S.



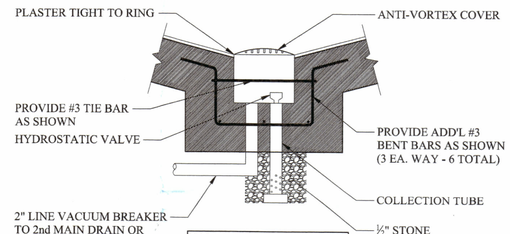
12 TYP. LOW WALL DETAIL
APPROX. SCALE: 5/8" = 1'-0"



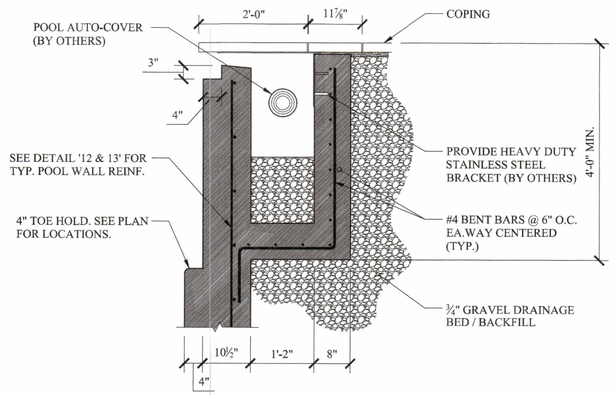
13 TYP. HIGH WALL DETAIL
APPROX. SCALE: 5/8" = 1'-0"



14 POOL LIGHT DETAIL
APPROX. SCALE: N.T.S.



15 MAIN DRAIN DETAIL
APPROX. SCALE: N.T.S.



17 AUTO COVER VAULT SECTION
APPROX. SCALE: 3/4" = 1'-0"

NOTES:

1. FOR ADDITIONAL POOL INFORMATION SEE POOL SUBMITTAL FILE BY THE POOL INSTALLER.
2. POOL TO BE CONSTRUCTED IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE, SECTION R326.
3. POOL STRUCTURE TO BE CONSTRUCTED ON UNDISTURBED PROOFROLLED NONORGANIC AND NON-EXPANSIVE SOIL WITH A MINIMUM BEARING ALLOWABLE OF 3000 PSF AND A MIN. 4" LAYER OF 1½" COMPACTED STONE. ALL WORK TO BE IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI-318-14.
4. SKIMMER, MAIN DRAIN, POOL LIGHT & RELATED DETAILS @ POOL STRUCTURE TO BE DESIGNED BY OTHERS AS REQ'D.
5. THE SHAPE AND DIMENSIONS OF THE POOL MAY BE ALTERED WITH THE FOLLOWING CAVEATS:
   A. THE MAXIMUM LENGTH WILL BE 32'-0".
   B. THE MAXIMUM WIDTH WILL BE 16'-0".
   C, THE SHAPE MAY BE RECTANGULAR OR IRREGULAR.
   D. THE DEPTH SHALL NOT EXCEED 6'-0".
   E. THE RADIUSES SHOWN FOR THE DEEP END AND SHALLOW END SHALL BE AS SHOWN BUT MAY BE INTERPOLATED TO DEPTH.
   F. THE PITCH FROM THE SHALLOW END TO THE DEEP END SHALL NOT EXCEED THE PITCH SHOWN.
6. THE POOL CONSTRUCTION IS TO BE IN FULL COMPLIANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE, SECTION R326. LISTED IN THE 2015 INTERNATIONAL POOL AND SPA CODE ARE THE ADDITIONAL STANDARDS THAT WILL BE ADHERED TO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. AG104.1-ANSI/NSPI-3, STANDARD FOR PERMANENTLY INSTALLED SPAS.AG103.1-ANSI/NSPI-5, STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.AG106.1-ANSI/APSP-7, STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS AND CATCH BASINS.AG103.3-ASCE/SEI-24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.AG105.2, AG105.5-STM F 1346, PERFORMANCE SPECIFICATION FOR SAFETY COVERS AND LABELING REQUIREMENTS FOR ALL COVERS FOR SWIMMING POOLS, SPAS AND HOT TUBS.AG105.2-UL-2017, STANDARD FOR GENERAL-PURPOSE SIGNALING DEVICES AND SYSTEMS

THE ENGINEER'S STAMP ON THIS DRAWING QUALIFIES THE STRUCTURAL DESIGN ONLY AND ASSUMES THAT THE FOUNDATION/FOOTING BEARING SURFACE IS UNDISTURBED, OR PROPERLY COMPACTED, NON-ORGANIC SOIL WITH A MINIMUM BEARING ALLOWABLE OF 3000 PSF AND THAT ALL CONSTRUCTION WILL BE PERFORMED BY QUALIFIED CRAFTSMEN IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE. ALL DIMENSIONS AND ELEVATIONS ARE FOR DESIGN AND REFERENCE PURPOSES ONLY AND SHOULD BE VERIFIED AND APPROVED BY THE OWNER, CONTRACTOR AND FRAMER. ON SITE VERIFICATION OF CONSTRUCTION IS LIKELY REQUIRED. IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO EMPLOY PHELAN ENGINEERING TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS ALSO THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ENGINEER PRESENCE IS OBTAINED. LIABILITY IS SEVERELY DIMINISHED IF ENGINEER ON SITE VERIFICATION IS NOT PERFORMED. IN ADDITION, NOTHING IN THIS STATEMENT RELIEVES THE CONTRACTOR OF HIS/HER RESPONSIBILITY REGARDING THE PROVISIONS OF 780 CMR 107.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM M. PHELAN
STRUCTURAL
NO. 41931
REGISTERED PROFESSIONAL ENGINEER
9-21-20

DESIGN & PLANNING

REVISIONS		
NO	DATE	DESCRIPTION

PHELAN ENGINEERING
STRUCTURAL & CIVIL CONSULTANTS
76 CARLISLE ROAD
WESTFORD, MA
TEL. (978) 256-4014

PROJECT

SWIMMING POOL ENVIORMENTAL POOLS

HAFLEY RESIDENCE
100 BRISTOL ROAD
WELLESLEY, MA

SCALE: AS NOTED

DO NOT SCALE OFF DRAWING

DATE: 09/21/2020

DRAWING TITLE

POOL PLAN, SECTIONS, AND DETAILS

CONSTRUCTION DRAWINGS

DRAWING NUMBER

20277-S-1


Proposed Pool
12.5 Pequot 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., 1972, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

Contact Phone #: 781-254-7640 E-mail: [illegible] Net

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

Contact Phone #: 617-966-6850 E-mail: MIKE@MCKAY ARCHITECTS.Net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 840 Decks/Patio: Size: 5x14' ☐ 1st floor ☑ 2nd floor

Width: 28' Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 22' South 22' 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

Is there an HDC survey form for 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 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): 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 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/SLEEP Rear _____ Side _____

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury

ZONING CLASSIFICATION: . . R-2

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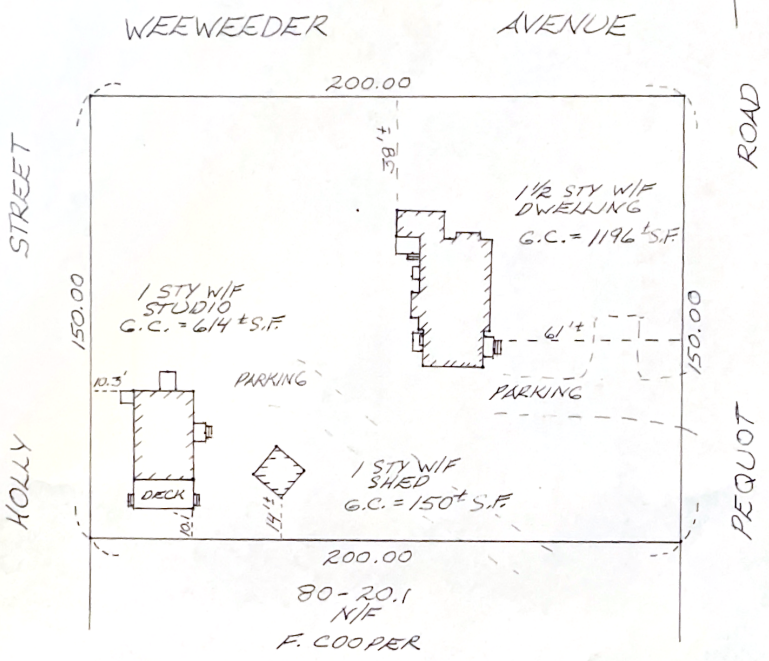
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

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ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

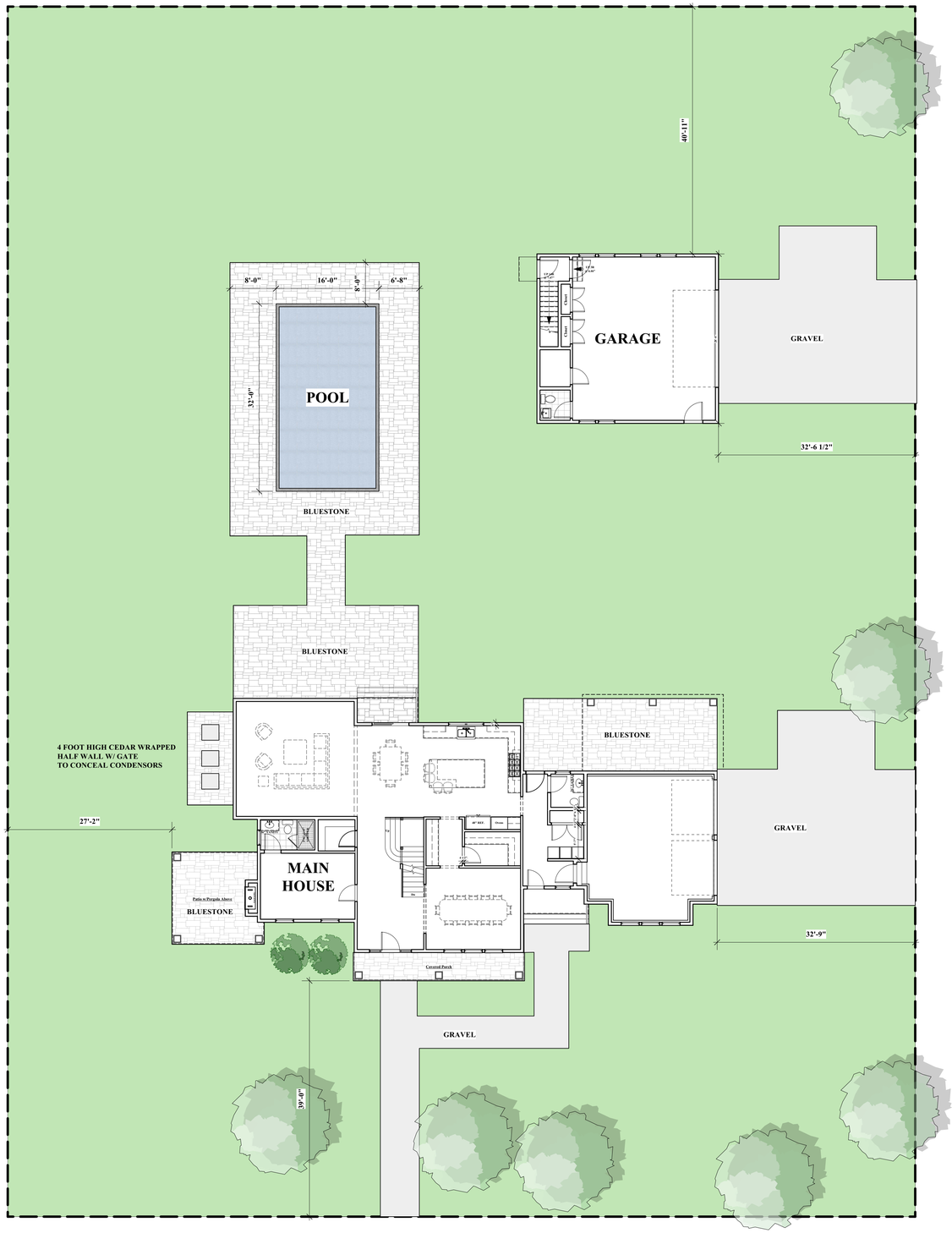
Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



Pequot Street

1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
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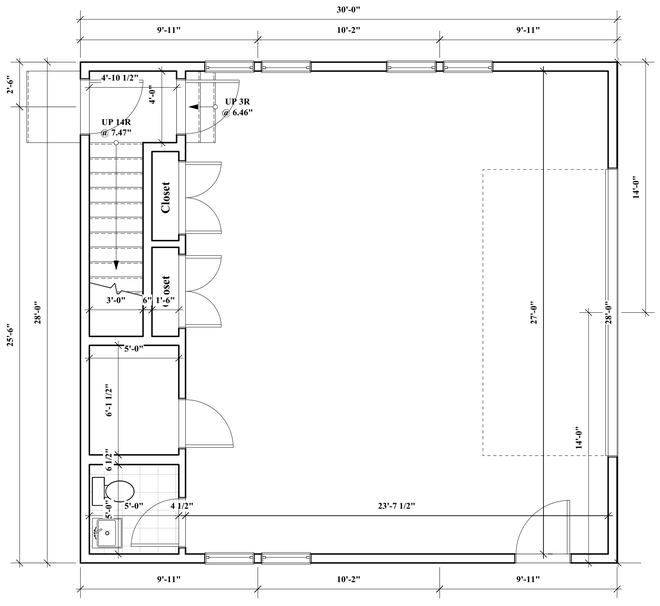
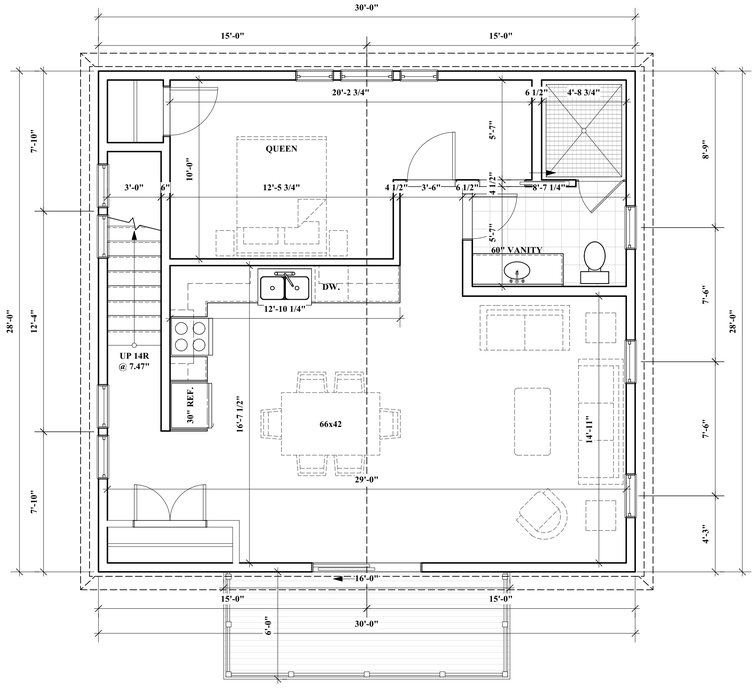
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



1 A-1.1 **First Floor Plan**

1/4" = 1'-0"



2 A-1.1 **Second Floor Plan**

1/4" = 1'-0"

Garage Structure

12.5 Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

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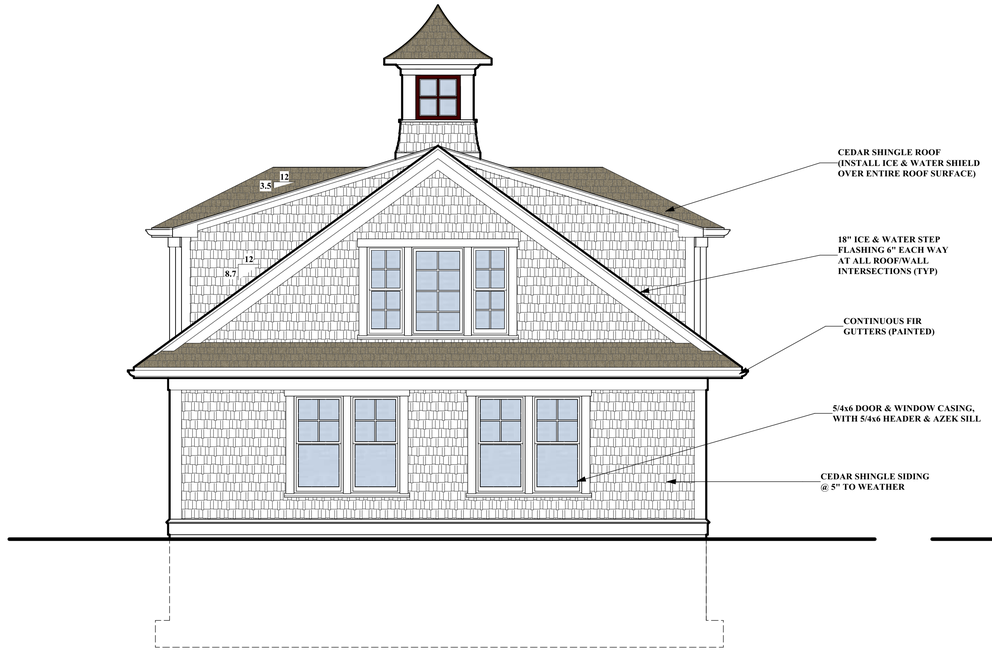
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Floor Plans

JOB NO	
DATE	03.14.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

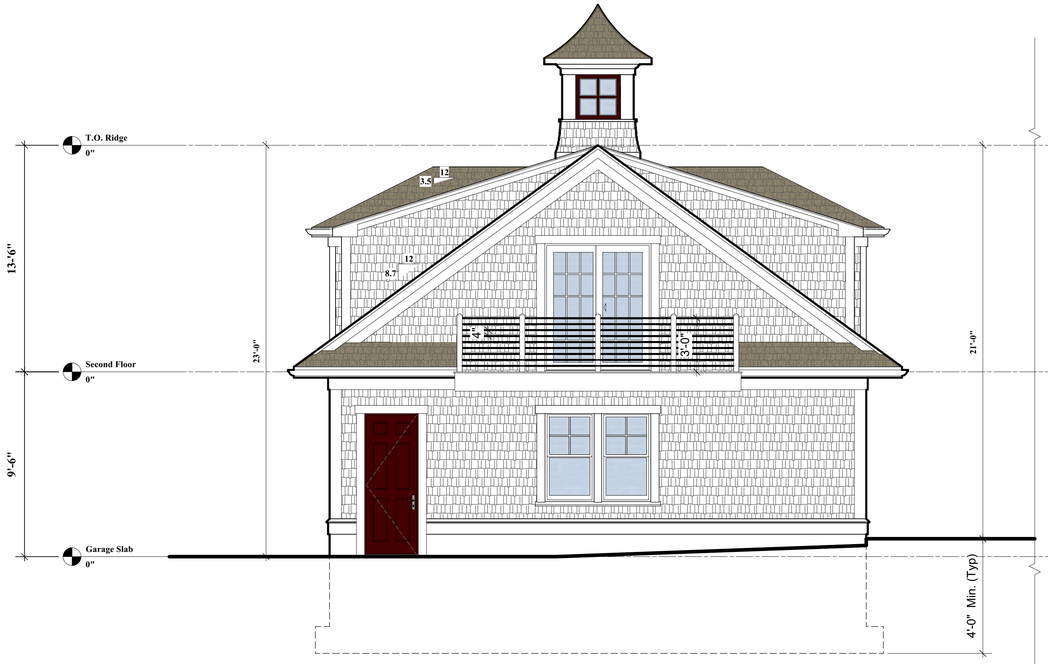
G-1.1



3 A-2.1 **Rear Elevation**
1/4" = 1'-0"



2 A-2.1 **Right Side Elevation**
1/4" = 1'-0"



1 A-2.1 **Front Elevation**
1/4" = 1'-0"



4 A-2.1 **Left Side Elevation**
1/4" = 1'-0"

Garage Structure

12.5 Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Elevations

JOB NO	
DATE	03.14.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

G-2.1

Address: 30 Russells Way
Date: 7/2/24
Board: new full board

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: _____ 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°: 77 PARCEL N°. 8.1

Street & Number of Proposed Work: 30 RUSSELLS WAY

Owner of record: MORE THAN ENOUGH LLC

Mailing Address: P.O. BOX 88

GARRISON, NY 10524

Contact Phone #: _____ E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: CHIP WEBSTER ARCHITECTURE / CWA

Mailing Address: 11 S SHORE ROAD

NANTUCKET, MA 02554

Contact Phone #: 508 228 3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'6" Sq. Footage 1st floor: 429 Decks/Patio: Size: 294 ☑ 1st floor ☐ 2nd floor

Width: 17'6" Sq. footage 2nd floor: 429 Size: 185 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South -7'10" East -7'10" West 1'

Height of ridge above final finish grade: North 25'8" South 33'6" East 33'6" West 24'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed -8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 0 Corner boards NA Frieze NA

Window Casing 1X6 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim GREY Sash GREY Doors BLACK

Deck NATURAL Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4-25-24 Signature of owner of record Krysten Wallace on behalf of owner Signed under penalties of perjury

30 Russels - Guest House - New Business
7/2/24

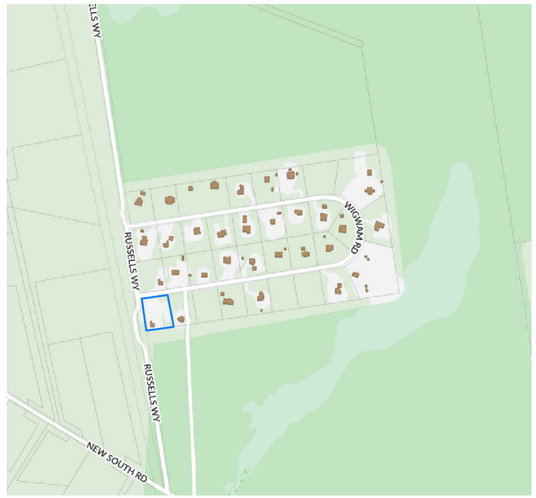
Board:
Regular Board

Motion:
Hold for Revisions
-Request section of structure.

NELSON

Guest House

30 Russells, Nantucket, MA

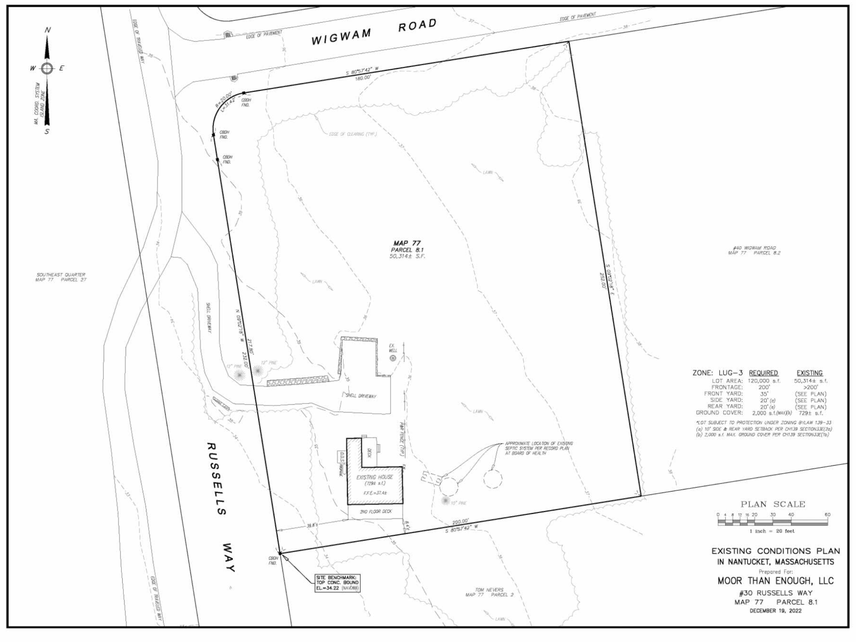


Ground Coverage Summary

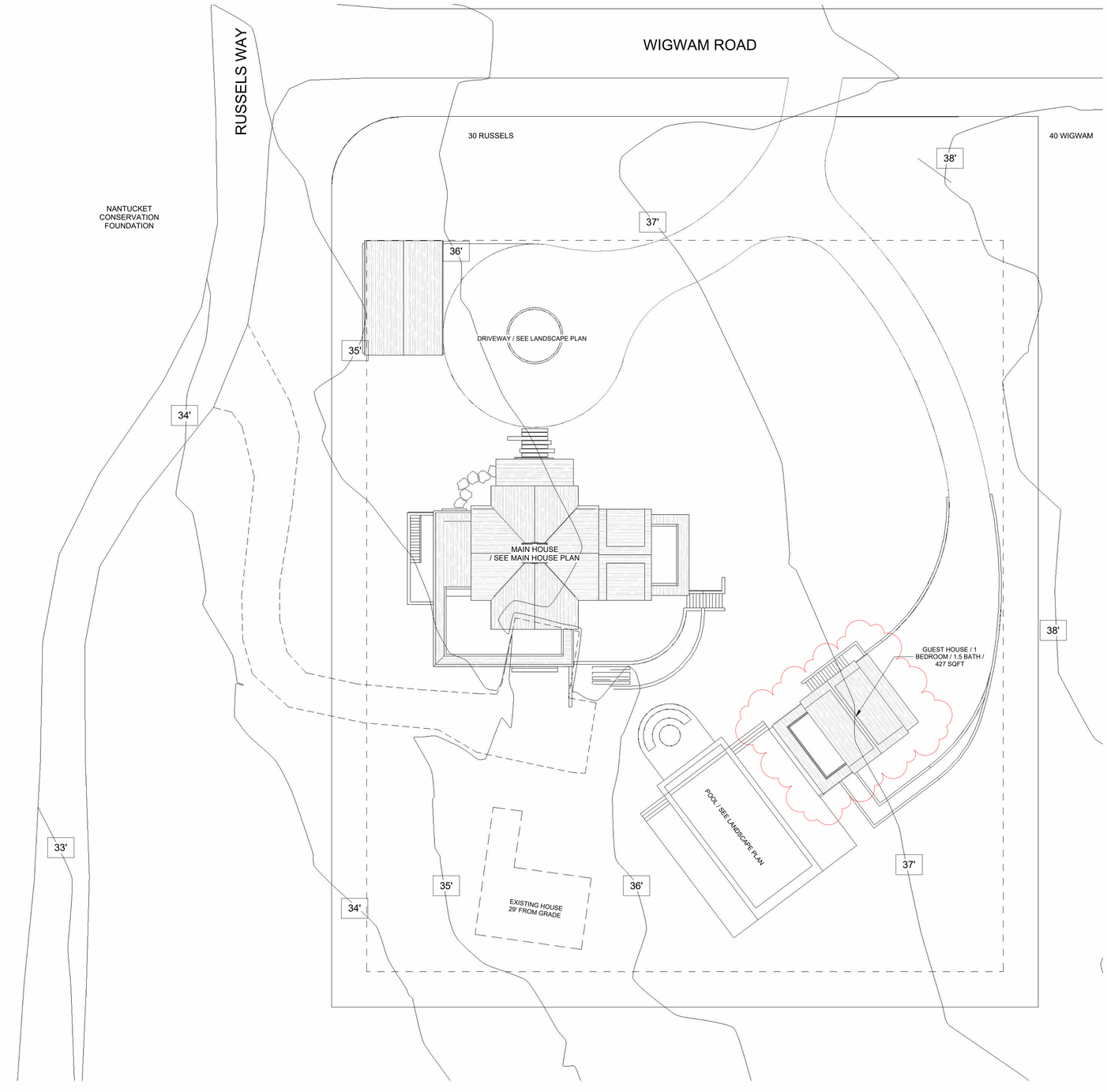
Allowable Ground Coverage	2000 SF
Existing GC	0 SF
Remaining	2000 SF
Main House	1571 SF
Guest House	427 SF
Pool House	00 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Lot Area: 50,314 SF



Certified Survey



1 HDC - Site Plan
1/16" = 1'-0"

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC0 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC0

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1. Intersection of Wigwam and Russels



4. View From Wigwam Rd

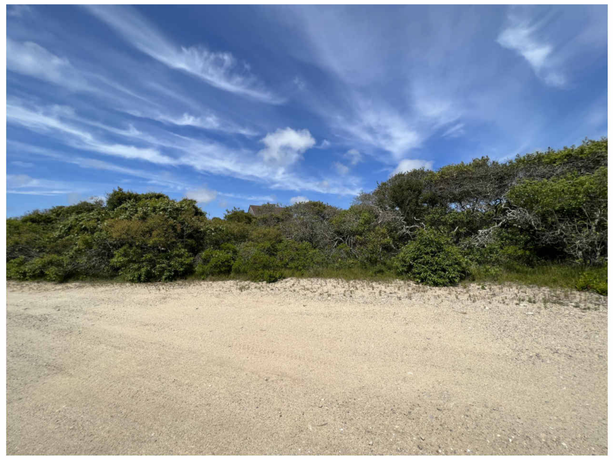




2. Turn onto Wigwam Rd



5. View From Russels Wy



7. View From Russels Wy



3. View From Wigwam Rd



6. View From Russels Wy



8. View From Russels Wy

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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC1 Context

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

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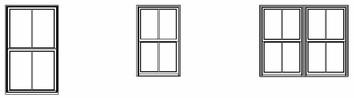


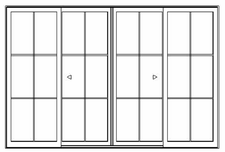
A B B2

Window Legend
1/4" = 1'-0"

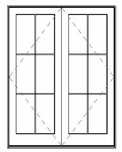
Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
B	Marvin Windows and Doors	ELDH3048	2'-6 1/2"	4'-0 1/4"	Black	
B2	Marvin Windows and Doors	ELDH3048	5'-0 1/4"	4'-0 3/8"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



12080



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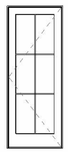
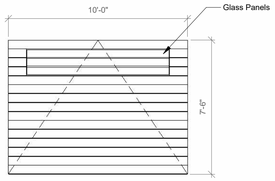


3080



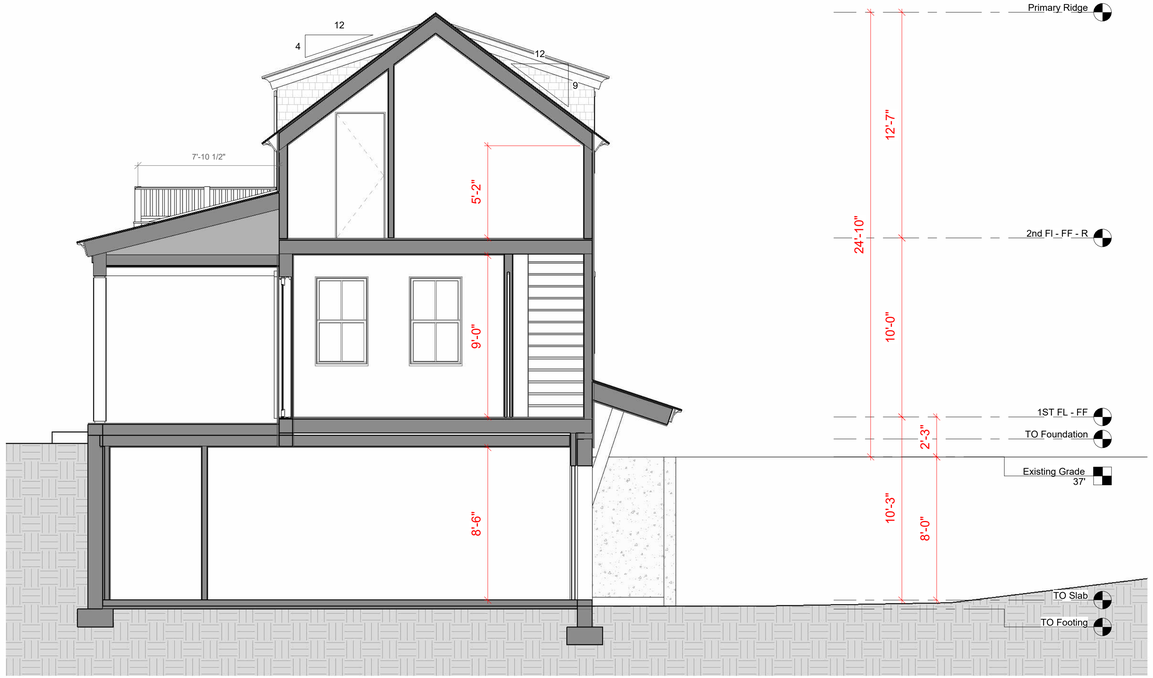
Custom Garage Door

Exterior Door Legend - HDC
1/4" = 1'-0"

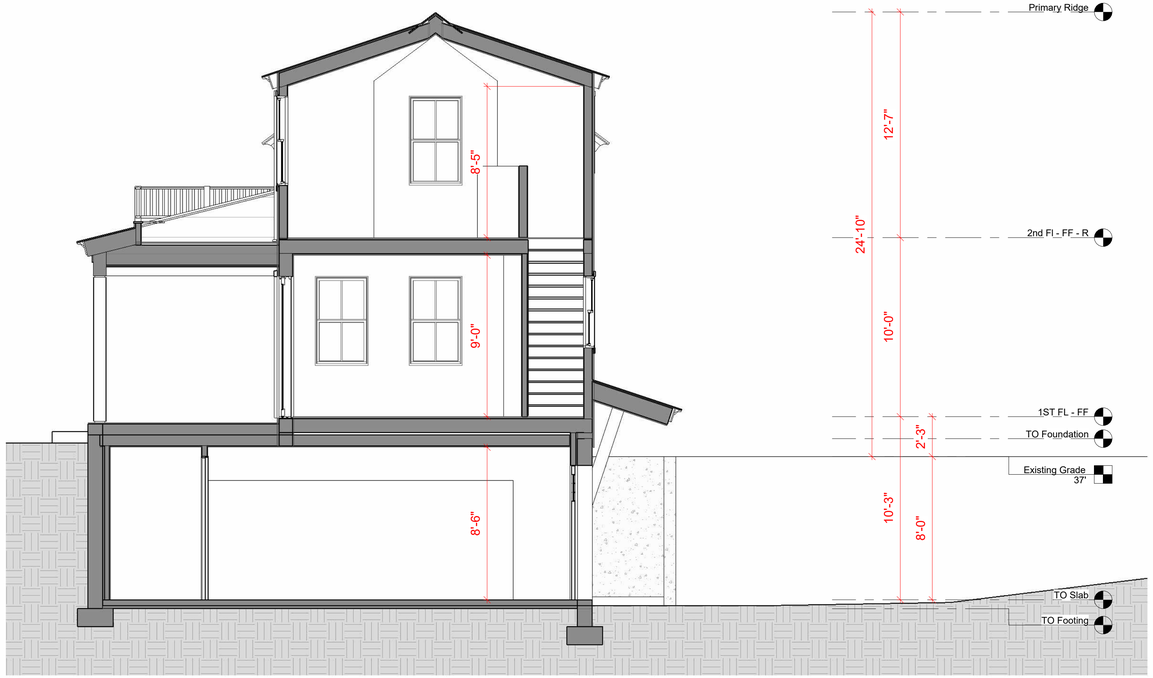
Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"	Black	
02	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"	Black	
03	Marvin Windows and Doors	CUOFD3080	3'-2 7/16"	7'-6 1/2"	Black	
04	Custom Garage Door	Custom			Grey	
05	Custom Garage Door	Custom			Grey	

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



1 HDC - Section 1
1/4" = 1'-0"



2 HDC - Section 2
1/4" = 1'-0"

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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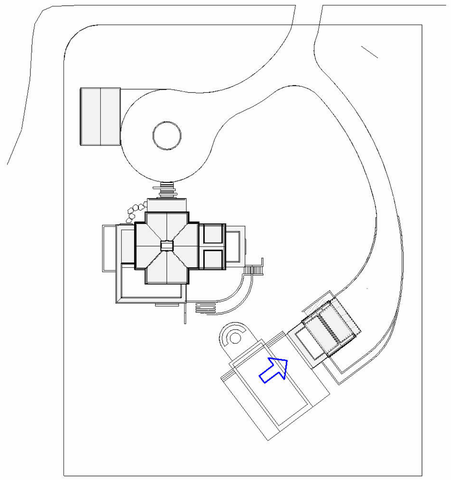
Original Submission

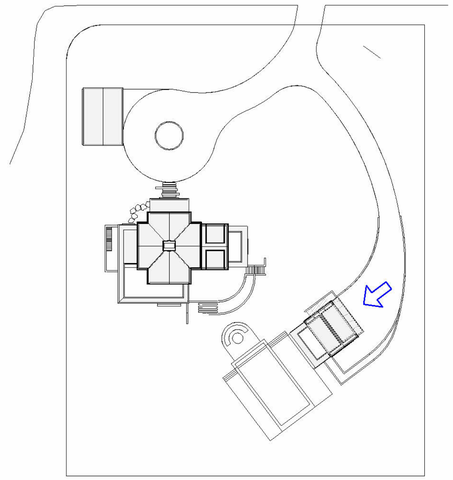




Site Plan

Original Submission





Site Plan

Current Submission



1 West - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 East - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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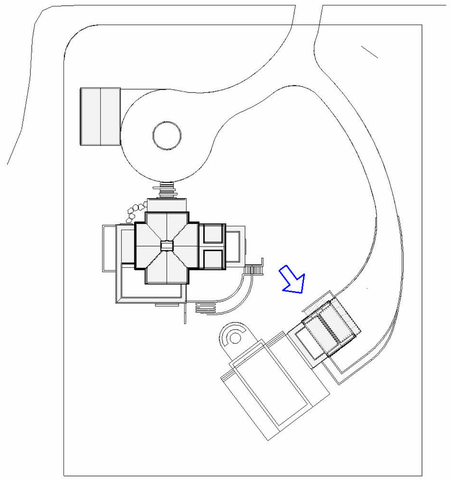
Original Submission

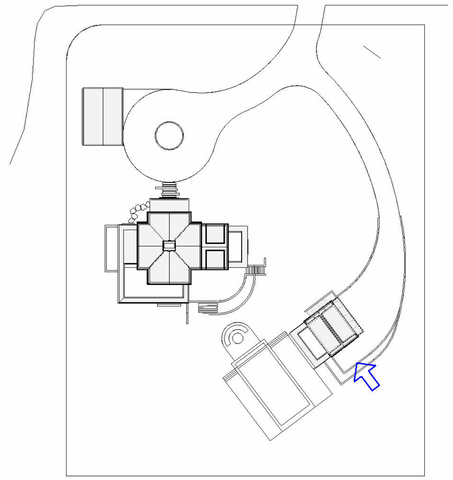




Site Plan

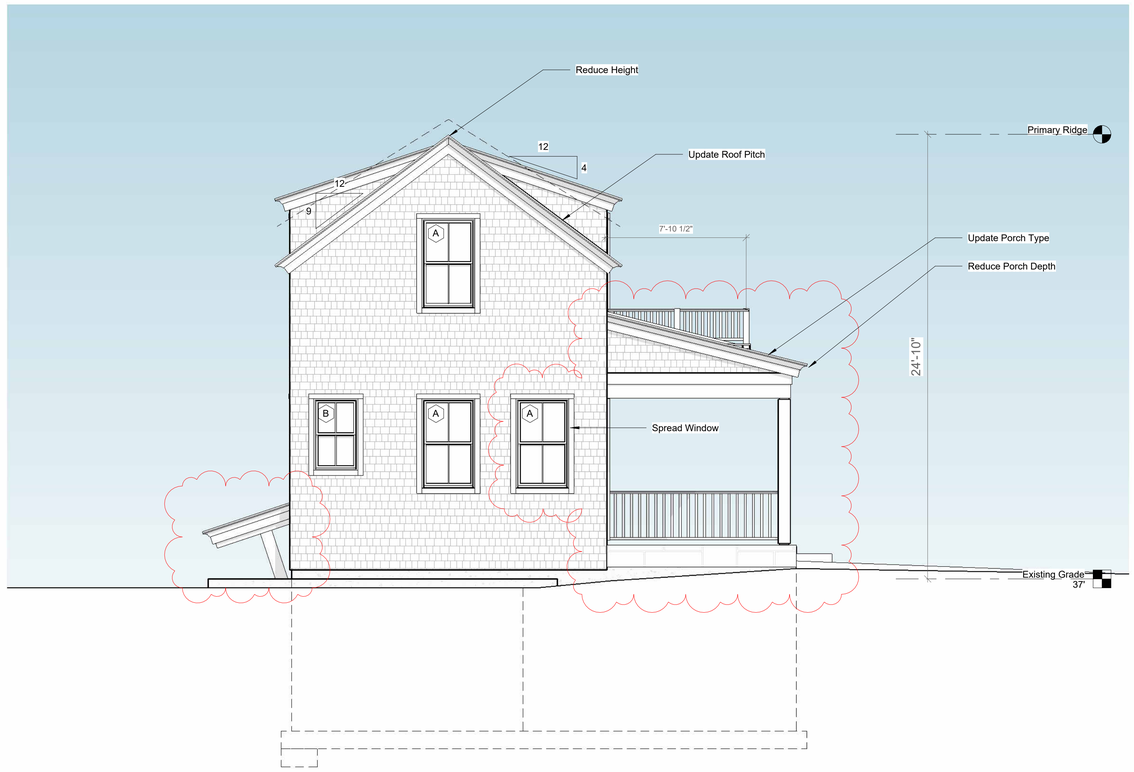
Original Submission





Site Plan

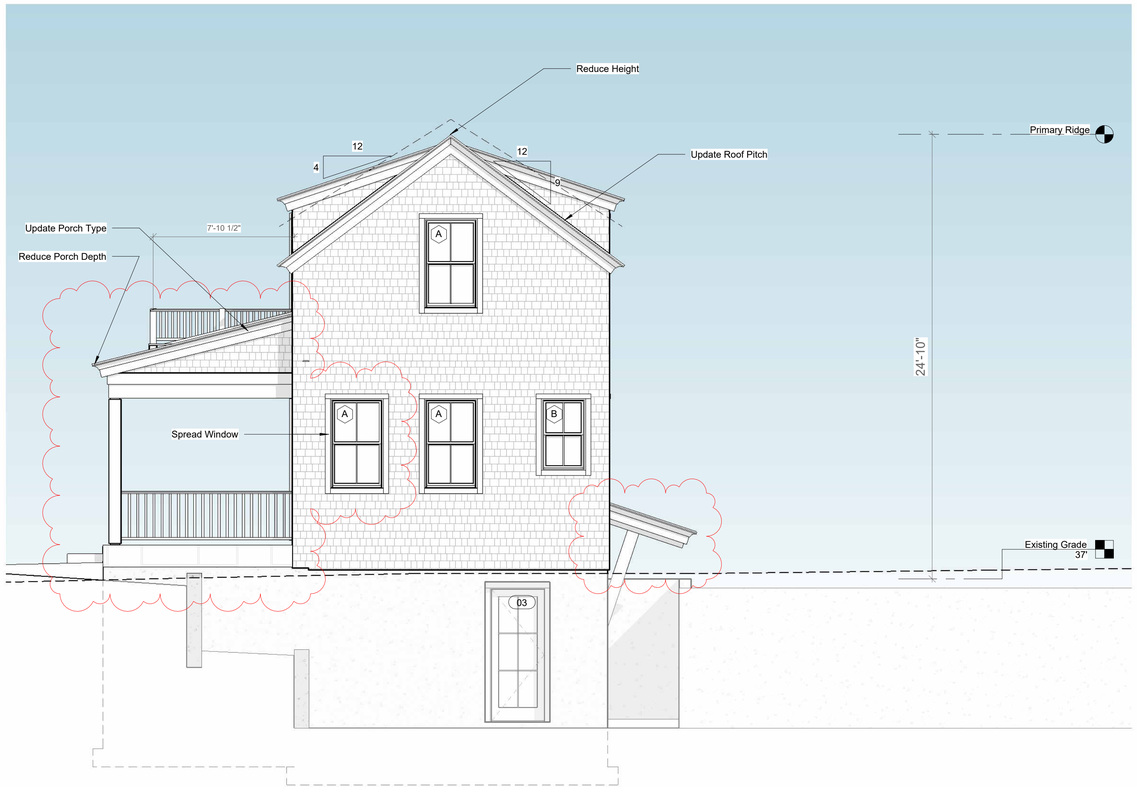
Current Submission



1 North - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



2 South - HDC
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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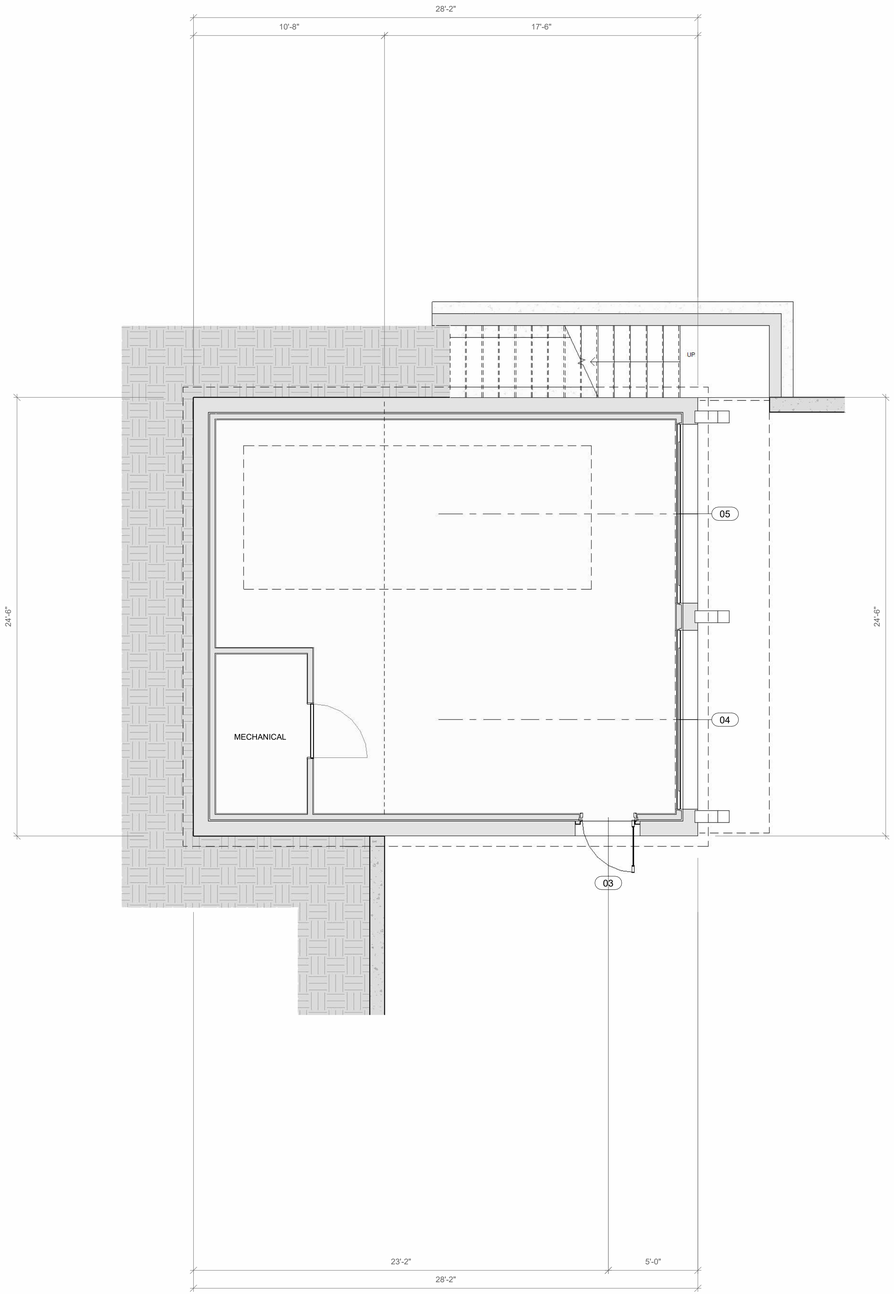
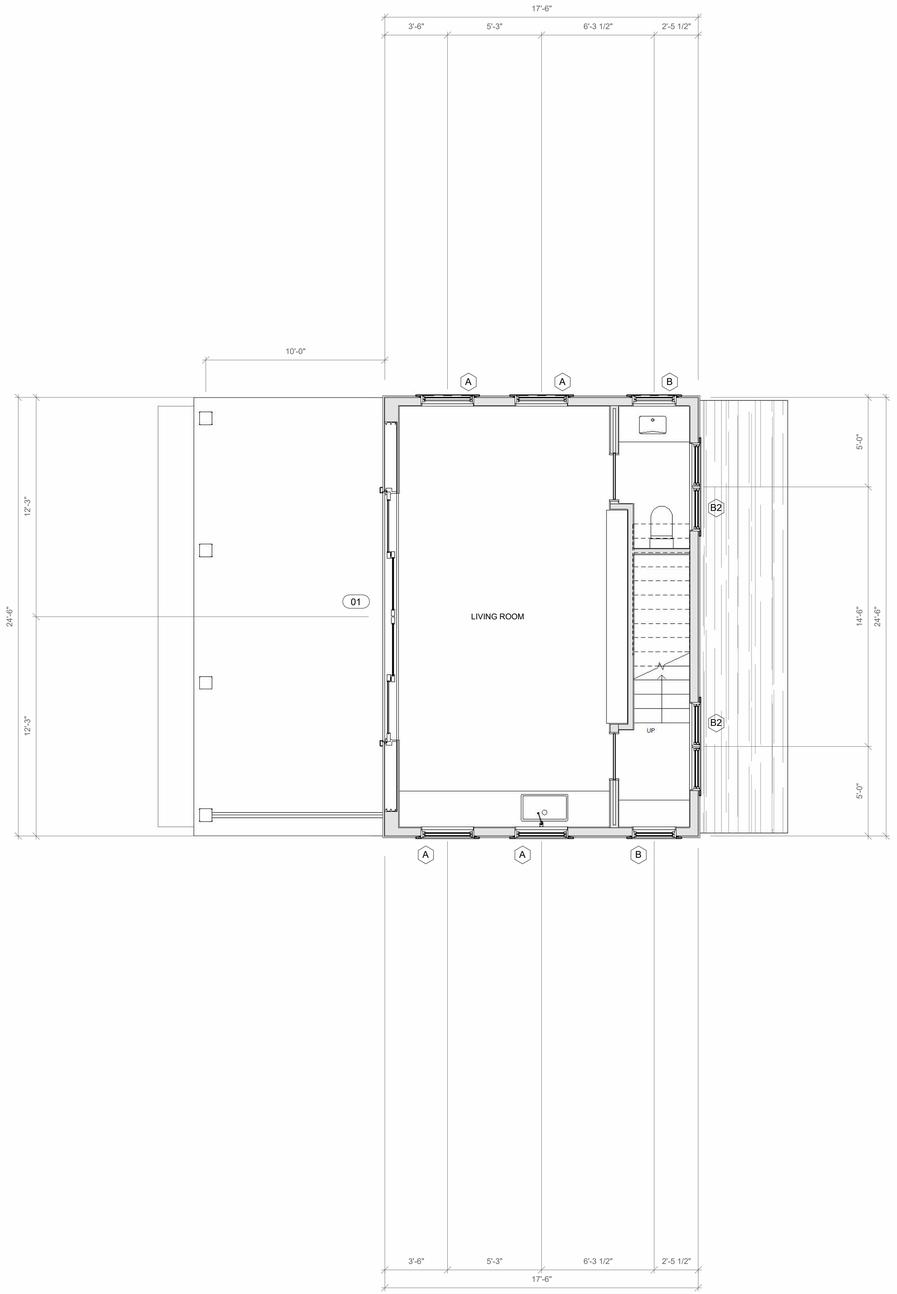


1 HDC - Basement Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - First Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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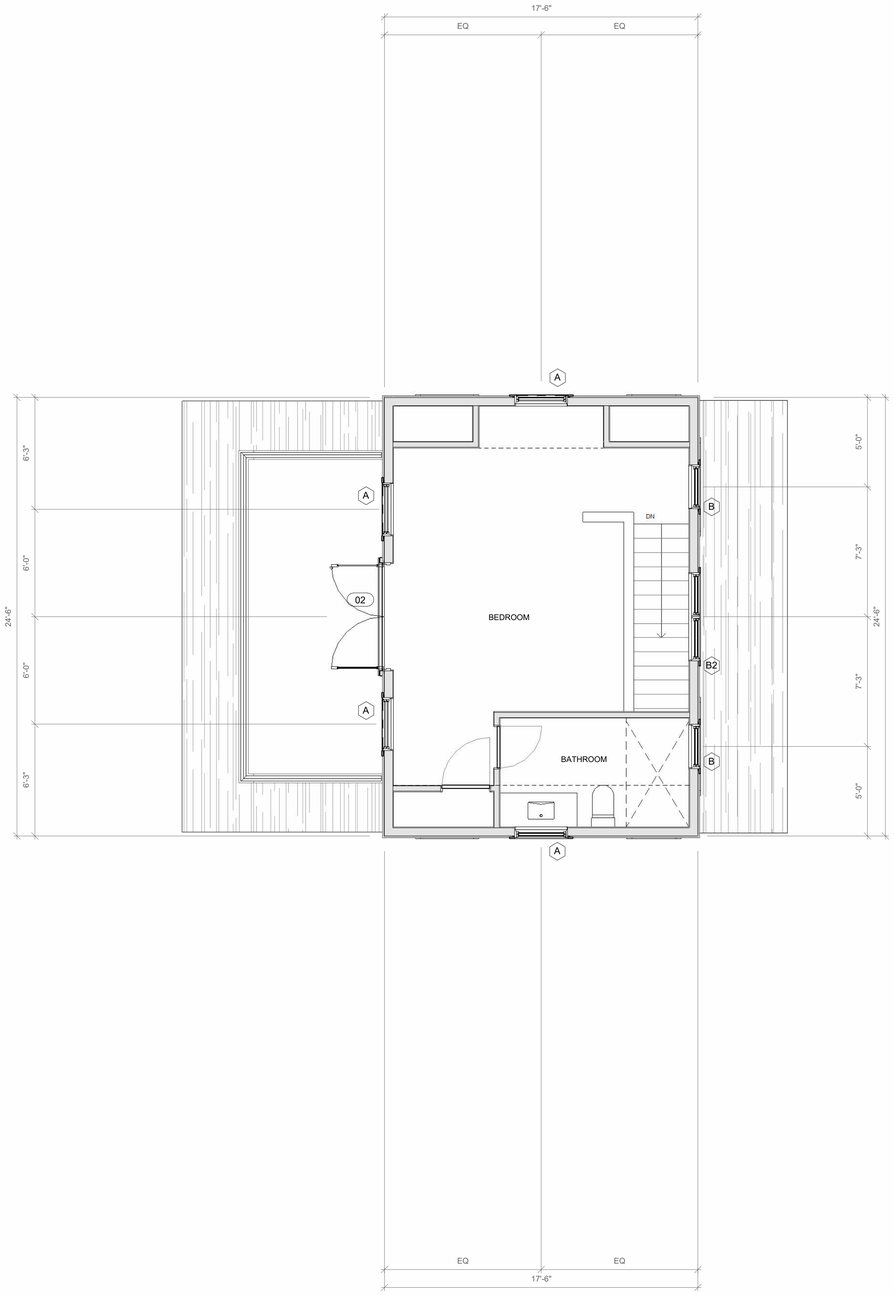
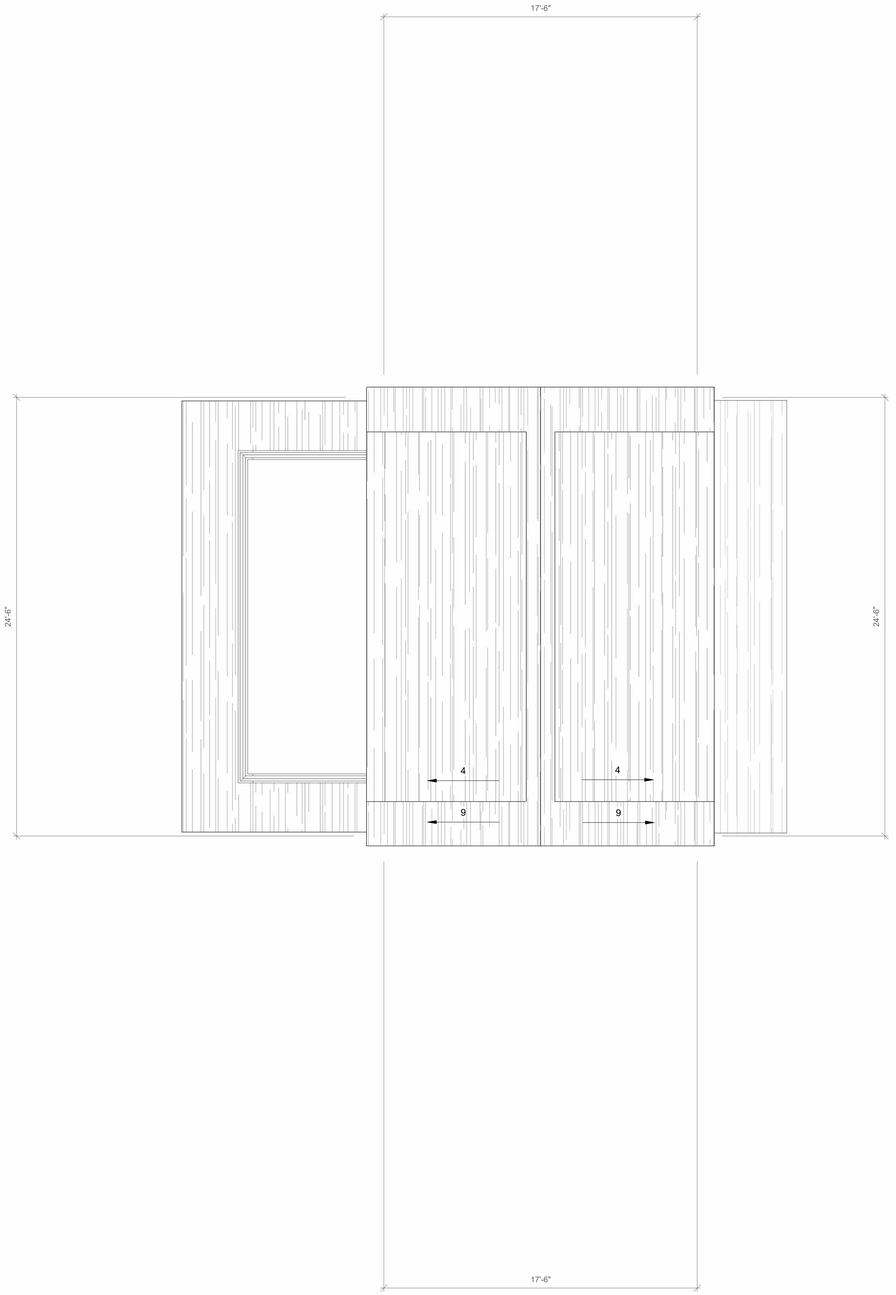


1 HDC - Second Floor
1/4" = 1'-0"



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC6

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

126R Main St. Cottage

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: 6/04/24
	Address & HDC Case Number (ie HDC2020-05-0265): 126R Main St.
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
/	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 7/23/24

UPDATED MEETING POSTING

MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 JUL 05 PM 01:59

ORIGINAL POSTING T: 609

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 JUL 09 PM 02:26
NANTUCKET TOWN CLERK
Posting Number:T 630

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, July 9, 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_LxHN3DNAQoicjlJDyPAlKA

To watch the live meeting, click here:
https://youtube.com/live/6JPbPHxRH-8

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. COMMISSIONER DISCUSSION

- Old Biz/New Biz (upcoming changes)
- CLG MOU
- Incomplete Applications
- Submission Deadline

Not anticipated by the Chair within 48 hours

II. CONSENT

1.	Somersack LLC	5 High Brush Path	Alterations MH	56/388	Topham	RP
2.	Somersack LLC	5 High Brush Path	Alteration Garage	56/388	Topham	RP
3.	Somersack LLC	5 High Brush Path	New cabana	56/388	Topham	RP
4.	Joeseph Minella	9 Gingy Ln	Rev Color change	41/851	Stowe Mt Builders	RP
5.	Sandy Ack LLC	6 Sandy Dr	Rev to #10456 Door sidelights	29/76	NAG	SW
6.	Goudemond, Debra	6 Mioxie Way	Window replacement	65/88	Normand	SW
7.	Nunez Weeniex & Stacy AM	9 Brinda Ln	Addition Fenestration	67/310	Gryphon Architects	SW
8.	61 Fairgrounds LLC	63 Fairgrounds	Rev #9508 pool	67/173.2	LFW	JP
9.	K22 S LLC	126 Main St	Hardscape	4.3.3/98	LFW	AM
10.	D Freedman	24 Kittiwake Ln	Rev to 2022-06-6493	68/633	LINK	AC
11.	Family Ties Ack LLC	11 Alliance Ln	Rev #8520 to Garage	39/24.1	Studio Park	SW

III. CONSENT WITH CONDITIONS

1.	1. Town of Nantucket	9 E Creek Road	Window Replacements	55 / 59	SMRT	
	• Date of construction (c.1980) added to the COA					SW
2.	Lisa Winters	3 Long Pond Dr	Roof	59/30	T & T Roof	RP
	• Date of construction (c.1984) added to the COA					
3.	Petrie Robert III Trust	42 Hulbert Ave	Garage Addition	29/66	JB Studio	RP
	• Date of construction (HDC Survey NAN.121 = c.1904 "Channel View") added to the COA					
4.	Becker Rebecca	35 Tashama	addition	55/458	JB Studio	RP
	• Date of construction (c.1990) added to the COA					
5.	Somersack LLC	5 High Brush Path	Pool hardscape	56/388	KMLD	RP
	• Pool not to be seen at the time of inspection and in perpetuity. No grade change from existing					
6.	Madaket Milk	343 Madaket Rd	Roof change MH	60.2.4/63	LFW	JP
	• Date of construction (c.1960) added to the COA					
7.	Madaket Milk	343 Madaket Rd	Roof change Cottage	60.2.4/63	LFW	JP
	• Date of construction (HDC Survey NAN.1048 = c.1940) added to the COA					
8.	19 Arrowhead	19 Arrowhead	roof	69/10.2	T & T Roof	JP
	• Date of construction (c.2001) added to the COA					
9.	Such Trust	45 Quidnet	Window change	21/21	Smith & Hutton	JP
	• Date of construction (c.1994) added to the COA					
10.	Thornewill	48 Dukes Rd	Window change	56/246	Self	JP
	• Date of construction (c.1998) added to the COA					
11.	Carmine Giardini	7A Clifford St	Cabana	79/19	Reid Yenor	JP
	• Approvable due to lack of visibility					
12.	MRKR Nantucket Realty Trust	66 Monomoy	Fencing and gates	43/109.2	Jardins Intl	VO
	• Wire fence is NOT to be built right on the property line; must be setback at least 1' off. Vegetation neighbor's side & simplify pickets on gates to be typical without points (follow BWNIM)					
13.	61 Fairgrounds LLC	15 Parker Ln	Rev Fenestration Door	67/173	LFW	AM
	• Add 4' to 6'wide by 8" tall trellis on both sides of the proposed door, vertical and horizontal grid (not diagonal)					
14.	K22 S LLC	126 Main St	Zoning Shed	4.3.3/98	LFW	AM
	• Switch doors with window, so doors don't face Main Street					
15.	K22 S LLC	126R Main St	Hardscape	4.3.3/98.1	LFW	AM
	• Two strips of brick with grass in between					

16. Terry Anne Vigil Trust | 26 Somerset Ln | Move Off Demo Shed | 66/10 | LINK | CT
    - Provide dimensions of the shed for potential move off
17. Juraj Bencat | 15 Wapposett Cir | Pergola | 67/571 | Self | CT
    - Date of construction (c.2017) added to the COA
18. A Sears Trust | 9 Killdeer Ln | Egress Window Wells | 68/652 | LINK | AC
    - Date of construction (c.2004) added to the COA
19. FAE A Perlman LLC | 17 SherburneTpk | Hardscape ret walls | 30/172.1 | LINK | AC
    - Retaining wall not to be visible at the time of inspection and in perpetuity, hidden by existing vegetation on property along Sherburne Tpk.

IV. SIGNS

1. Nantucket Land Bank | 204 Cliff Rd (1 of 2) | Public Info Sign | 40/57 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
2. Nantucket Land Bank | 204 Cliff Rd (2 of 2) | Public Info Sign | 40/57 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
3. Nantucket Land Bank | Hummock Pond Rd | Public Info Sign | 63/35 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
4. Nantucket Land Bank | Madaket Rd | Public Info Sign | 38/8.1 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
5. Nantucket Land Bank | 76 Millbrook Rd | Public Info Sign | 57/24 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
6. Nantucket Land Bank | 28 W Miacomet Rd | Public Info Sign | 81/70 | Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
7. 29 Center Street LLC | 16.5 Federal Street | Temporary Sign (JCREW) | 42.3.1/70 | Anna Riffle
   SAC recommends approval with the signage modified and placed in the planter and in the language consistent with the previous approval for the same location.
8. 29 Center Street LLC | 16.5 Federal Street | Temporary Sign (JENNYBIRD) | 42.3.1/70 | Aynsley Mariani
   SAC recommends approval as submitted.
9. 29 Center Street LLC | 31 Center Street | Projecting Sign | 42.3.1/68.4 | Mike Lamagna
   SAC recommends approval as submitted.
10. FP Martin House LLC | 61 Center Street | Projecting Sign | 42.4.3/67 | Garison Beale
    SAC recommends approval as submitted.
11. FP 9 North Water LLC | 9 North Water Street | Projecting Sign | 42.4.2/103 | Garison Beale
    SAC recommends approval as submitted.
12. Bank of America | 15 Sparks Avenue | Wall Sign #1 (facing Sparks) | 55/177 | Carolyn Parker
    SAC recommends approval as submitted.
13. Bank of America | 15 Sparks Avenue | Wall Sign #2 (facing parking lot) | 55/177 | Carolyn Parker
    SAC recommends approval as submitted.
14. Debbie Thomas | Various Locations | Temp Signs | Nantucket Garden Club
    SAC held for revisions.

V. NEW BUSINESS 05/14/2024

1. **Wolfram Family Trust** | 7 Folgers Ln | Accessory dwelling | 42.4.4/33.3 | WAPD
   - *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill – **Last heard June 25, 2024 – held for a VIEW***

VI. NEW BUSINESS 05/28/2024

1. Francis Baskett | 2 Charter | Window replacement | 42.3.2/167 | Seth Gottlieb
   - ON HOLD FOR WINDOW SURVEY

VII. OLD BUSINESS 06/04/2024

1. 106 Squam Rd LLC | 106 Squam Rd | Secondary dwelling | 12/37 | Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - **Last heard May 14, 2024***
2. 106 Squam Rd LLC | 106 Squam Rd | Tertiary dwelling | 12/37 | Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt; Camp - **Last heard May 14, 2024***
3. 106 Squam Rd LLC | 106 Squam Rd | Existing main house | 12/37 | Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - **Last heard May 14, 2024***
4. 106 Squam Rd LLC | 106 Squam Rd | Shed | 12/37 | Elliot
   - New Business 04/24/2024 TRACK

5.	Hawkes End LLC	Esther's Island	New shed barn	36.2.3/97	Botticelli & Pohl
	• *Commissioners: Welch, Thornewill, Camp, Oliver, Paul – **Last heard May 28, 2024***				
6.	88 Pocomo Trust	88 Pocomo	Rev 5885	15/42	Emeritus
	• *Commissioners: Pohl, Welch, Camp, Oliver, Paul - **Last heard May 28, 2024***				
7.	Michele Kolb	27 N Liberty	Rev 1051 Door	41/452	Michele Kolb
	• ~~*Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – Last heard May 28, 2024*~~				
8.	K 22 S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
	• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – **Last heard May 14, 2024***				
9.	~~K 22 S LLC~~	126R Main St	New shed	42.3.3/98.1	LFW
	• NEW BUSINESS - TRACK with New Dwelling				
10.	Steven Cohen Trustee of Monomoy Trust	39 Monomoy	Main dwelling alterations	54/79	WAPD
	• *Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. – **Last heard May 14, 2024***				
11.	39 Monomoy Rd LLC	39 Monomoy	Pool Hardscape	54/79	Ahern LLC
	• *Commissioners: Pohl, Welch, Camp, Oliver and Coombs; alt: Welch - **Last heard May 14, 2024***				
12.	Reade Aurther Jr Trust	19 Monomoy Rd	Addition	54/260	Gryphon
	• *Commissioners: Welch, Paul, Pohl, Camp, Oliver – **Last heard May 28, 2024***				

VIII. NEW BUSINESS 06/11/2024					
1.	Paul Gray	9 Coffin St	Hardscape	73.4.1/15	KMLD
2.	Crosby, Jim	63 Bartlett Rd	Hardscape Rev	66/439	NAG
3.	Breen George	19 Broadway	New foundation/ renovation	73.1.3/111	NAG
4.	Chibaro, Ed & Cathy	2 Middle Tawpawshaw	Pool patio fence	53/49	Thornewill
5.	41 Hulbert LLC	41 Hulbert Ave	Fenestration revs 9412	29/18	Botticelli & Pohl
6.	10 York Ack York LLC	10 York	Fenestration rev	55.4.1/142	Permits Plus
7.	Cheese & Crackers LLC	39 Cliff Rd	Demo Dwelling	42.4.4/3	MCA
8.	Cheese & Crackers LLC	39 Cliff Rd	New Dwelling	42.4.4/3	MCA
9.	85 Orange LLV	85 Orange Rear	Dormer	55.4.1/27	self
10.	85 Orange LLV	85 Orange Rear	Hardscape	55.4.1/27	self
11.	85 Orange LLV	85 Orange Rear	New guest house	55.4.1/27	self
12.	85 Orange LLV	85 Orange front	Renovation	55.4.1/27	self
13.	85 Orange LLV	85 Orange front	Hardscape	55.4.1/27	self
14.	85 Orange LLV	85 Orange front	Demo structure	55.4.1/27	self
15.	Stuart Bell	4 Cabot Ln	Hardscape	30/254.2	Julie Jordan
16.	Amy Rowland	3 Pawguvet	Hardscape	30/128	Julie Jordan
17.	Kathryn Graham	11 Priscilla Ln	Rev 2023-11-9435	67/477	DTA
18.	Kathryn Graham	11 Priscilla Ln	New shed	67/477	DTA
19.	FP Martin House LLC	61 Center	Rev stairs accessible lift	42.4.3/67	Emeritus
20.	Krall, Kathleen	15 Masaquet	Porch Revs 2022-12-7535	80/141	Botticelli & Pohl
21.	Steve Cohen 39 Monomoy	39 Monomoy Rd	Rev Cabana	54/79	WAPD
22.	NiSHA Inc	1 Evergreen	New main facility	68/727	Emeritus
23.	Charles Bruno	10 Monohansett	Rev Sports Court	79/142	LFW
24.	Michael Pearlstein	20 Derrymore	Rev change fenestration	41/112	LFW
25.	NT Property Owner	6 Beach Grass	Rev Sash	68/860	LFW

VIIII. OLD BUSINESS 06/18/2024					
1.	Ack MWG LLC	8 Silver Street	New Dwelling	55.4.1/197	EMDA
	• *Commissioners: Pohl, Welch, Camp, Oliver and Patten -- **Last heard May 28, 2024***				
2.	450 Green Park LLC	2 Stone Alley	Railings	42.3.2/211	Emeritus
	• *Commissioners: Welch, Thornewill, Paul, and Camp alternate: Patten- **Last heard June 4, 2024***				
3.	Smiley 15 N Water St LLC	15 N Water St	Driveway & Fencing	42.4.2/50	Normand Res
	• *Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- **Last heard June 4, 2024***				
4.	Smiley 15 N Water St LLC	15 N Water St	Porch Deck	42.4.2/50	Normand Res
	• *Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- **Last heard June 4, 2024***				
5.	Smith, Geoffrey	22 Coffin St Sias.	New Structure	73.4.1/36	Topham
	• *Commissioners: Pohl, Welch, Camp, MacLeod and Thornewill- **Last heard June 4, 2024***				

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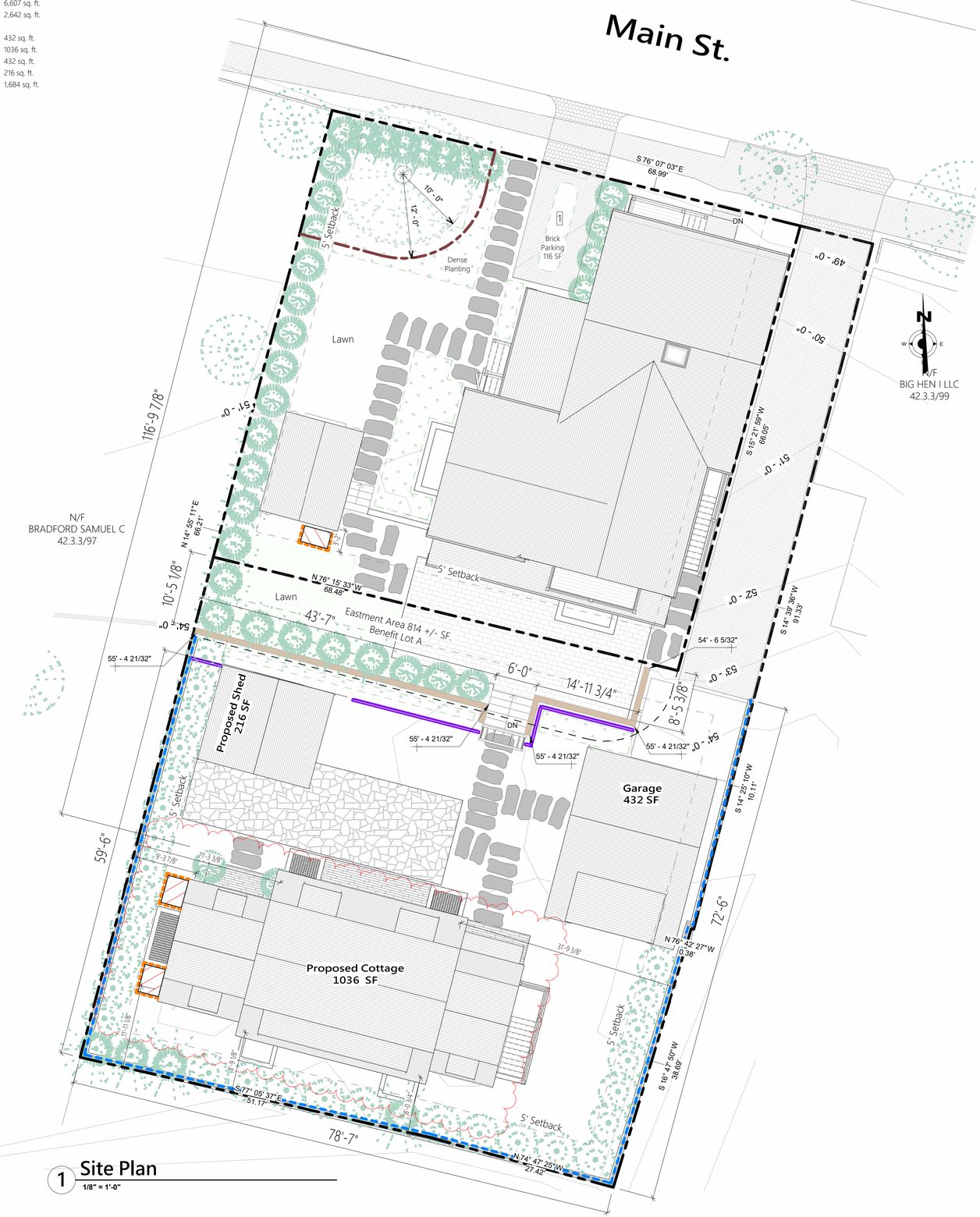
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	42.3.3/98.1	Lot Size:	6,607 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	2,642 sq. ft.
Minimum Lot Size:	5,000 sq.ft.		
Frontage:	50 ft.	Existing Ground Coverage Garage:	432 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	1036 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Garage:	432 sq. ft.
Side/Rear Setback:	5 ft.	Proposed Ground Coverage Zoning Shed:	216 sq. ft.
		Total Proposed Ground Coverage:	1,684 sq. ft.



1 Site Plan
1/8" = 1'-0"

Town and County of Nantucket, MA — May 27, 2024



Property Information
Property ID 191341
Location 126R MAIN ST
Owner K2Z0 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 Locus Map
NTS

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Cottage

126R Main Street, Nantucket, MA
02554

Sheet
Site Plan

Date
07.11.2024

Revisions

C.100

Scale
As indicated

7/11/2024 12:09:50 PM

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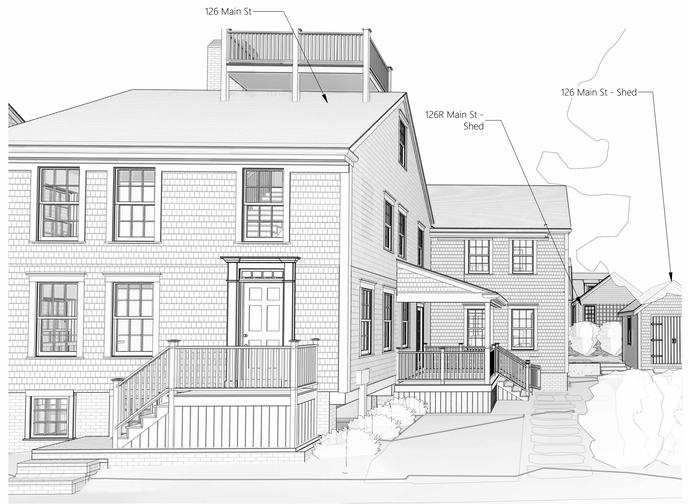
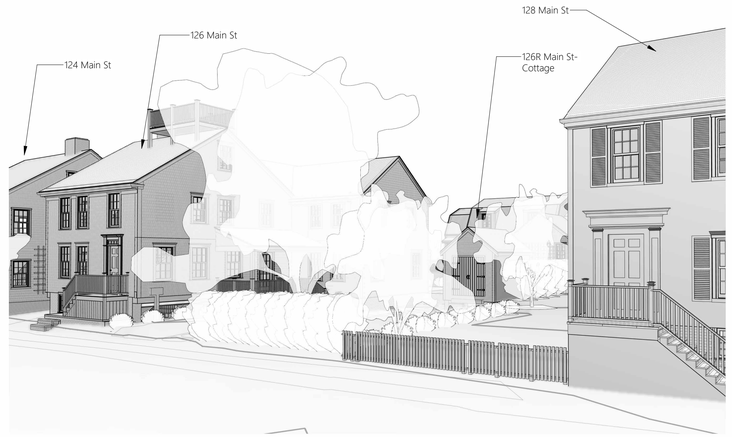
2 Street Elevations
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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Project

126R Main Street Cottage

126R Main Street, Nantucket, MA 02554

Sheet
HDC Supplement

Date
07.11.2024

Revisions

A.202

Scale 3/16" = 1'-0"

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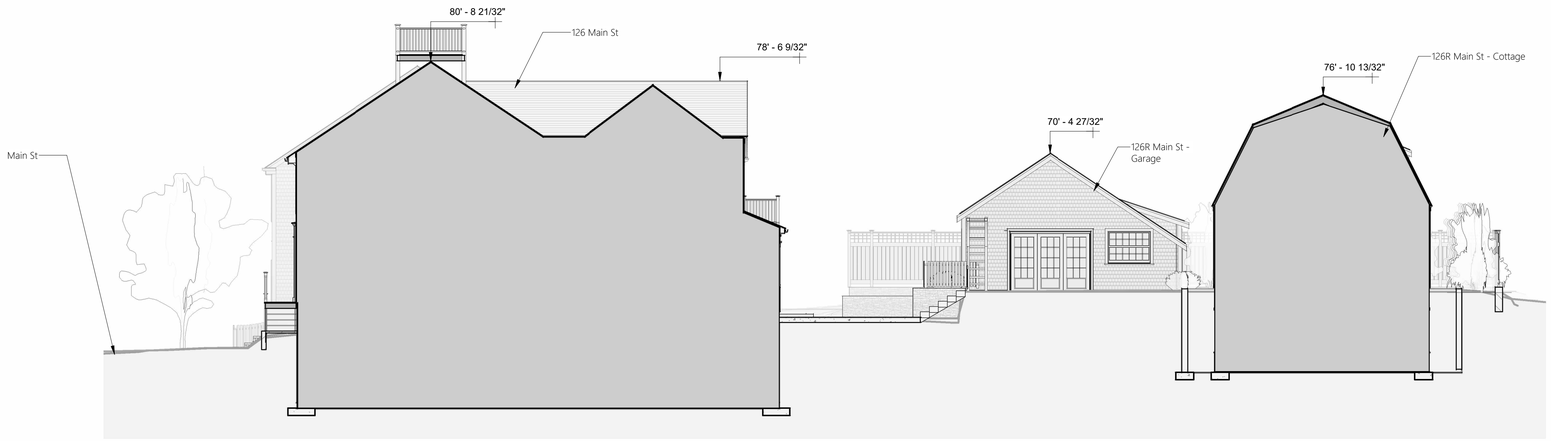

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1



4 Birds Eye View 3



3 Birds Eye View 2

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Sheet
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A.203

Scale 1/8" = 1'-0"

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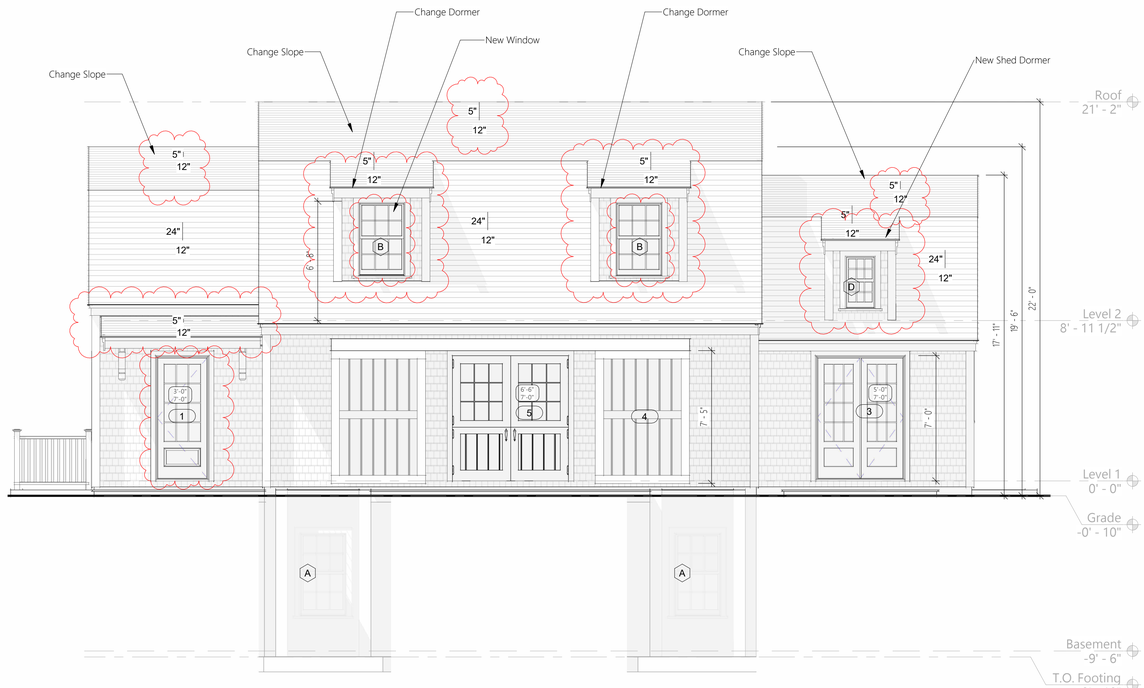
4 North Elevation - Previously Submitted



1 North Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Previously Submitted



2 South Elevation - Proposed

1/4" = 1'-0"

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126R Main Street Cottage

126 Main Street, Nantucket, MA
02554

Sheet
Exterior Elevations

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Revisions

A.101

Scale 1/4" = 1'-0"

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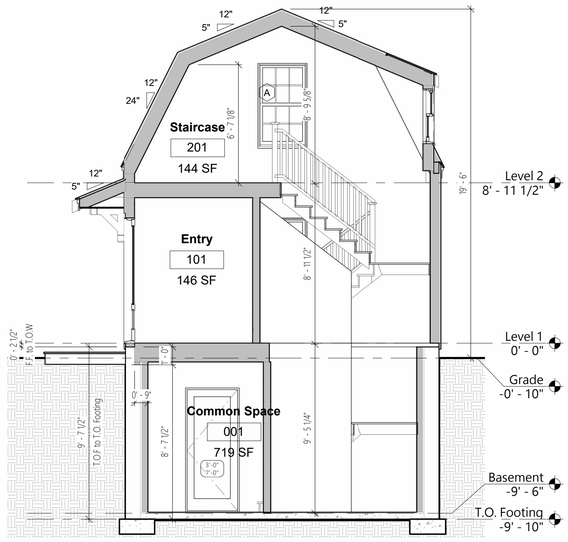
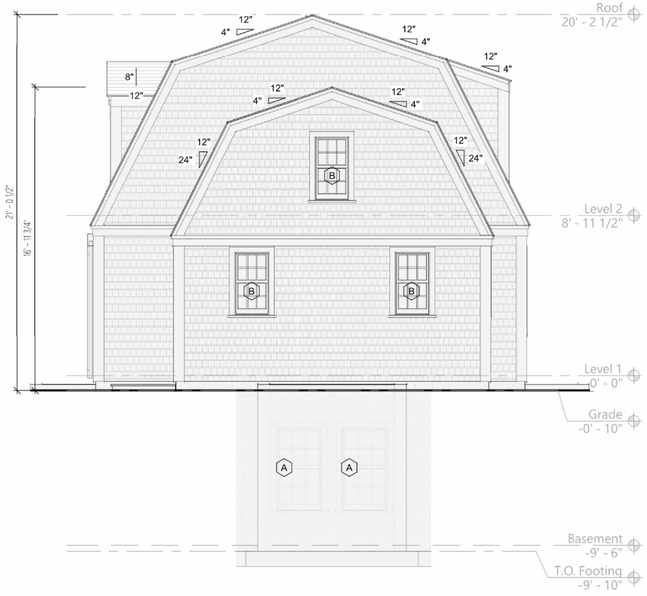
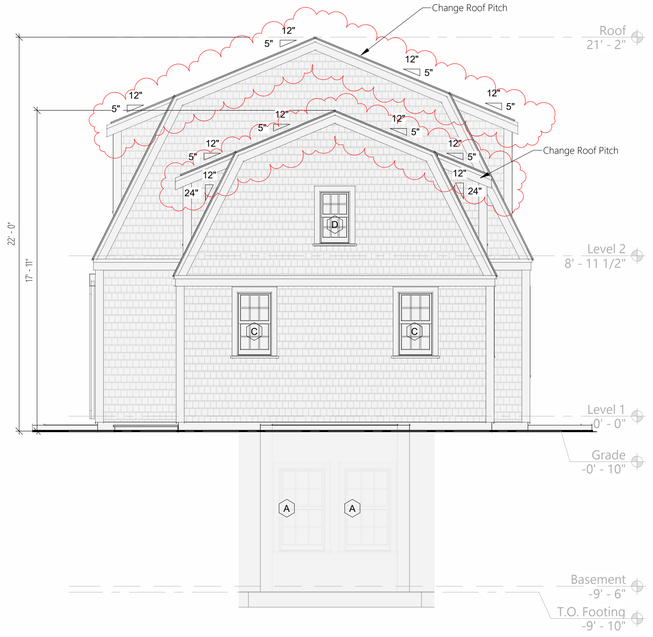


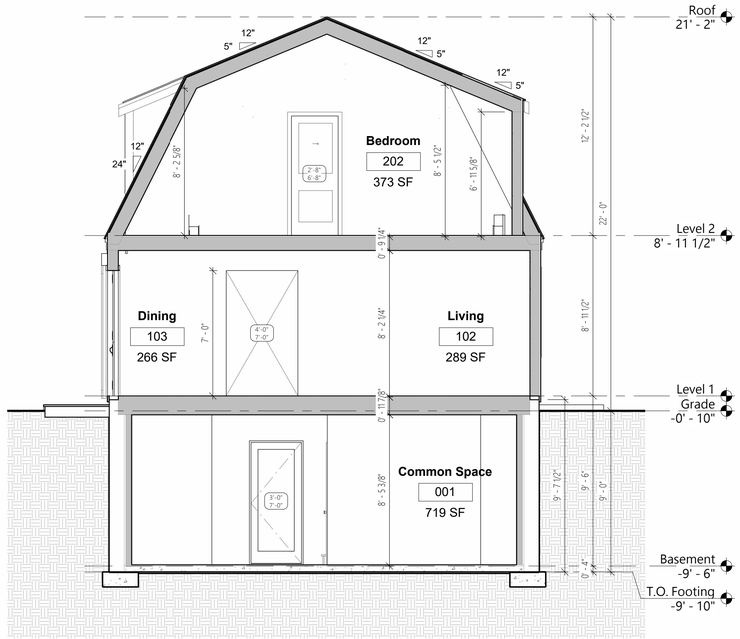
5 Building Section 1
1/4" = 1'-0"



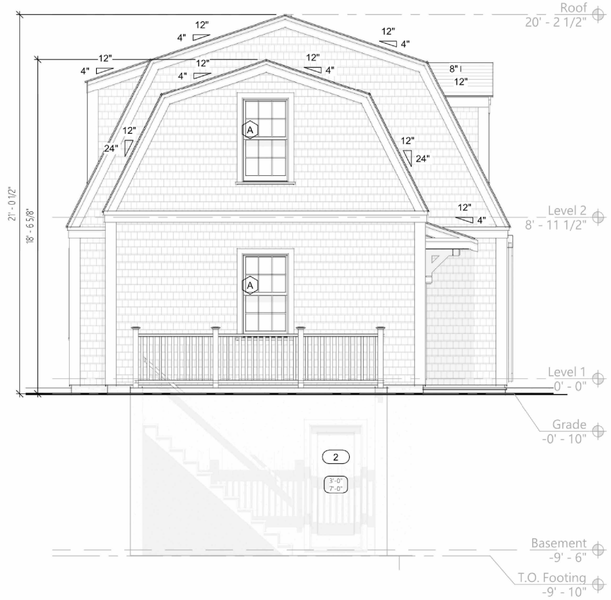
2 Previously Submitted West Elevation



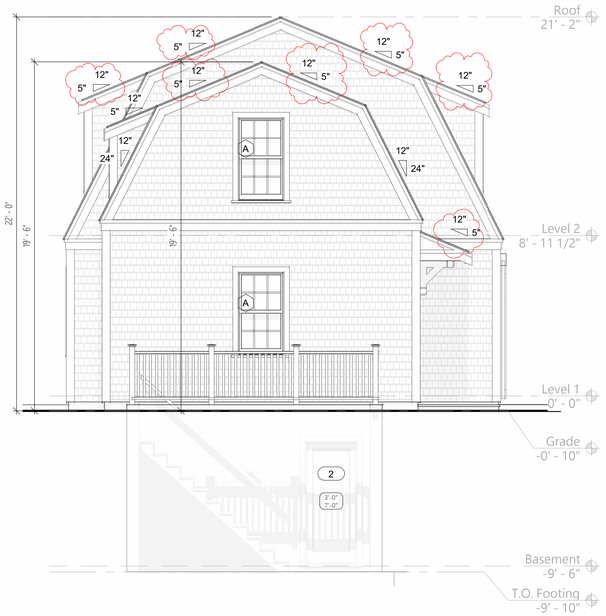
1 West Elevation - Proposed
1/4" = 1'-0"



6 Building Section 2
1/4" = 1'-0"



3 Previously Submitted East Elevation



4 East Elevation - Proposed
1/4" = 1'-0"

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126R Main Street Cottage

126 Main Street, Nantucket, MA
02554

Sheet
Exterior Elevations

Date
07.11.2024

Revisions

A.102

Scale
As indicated

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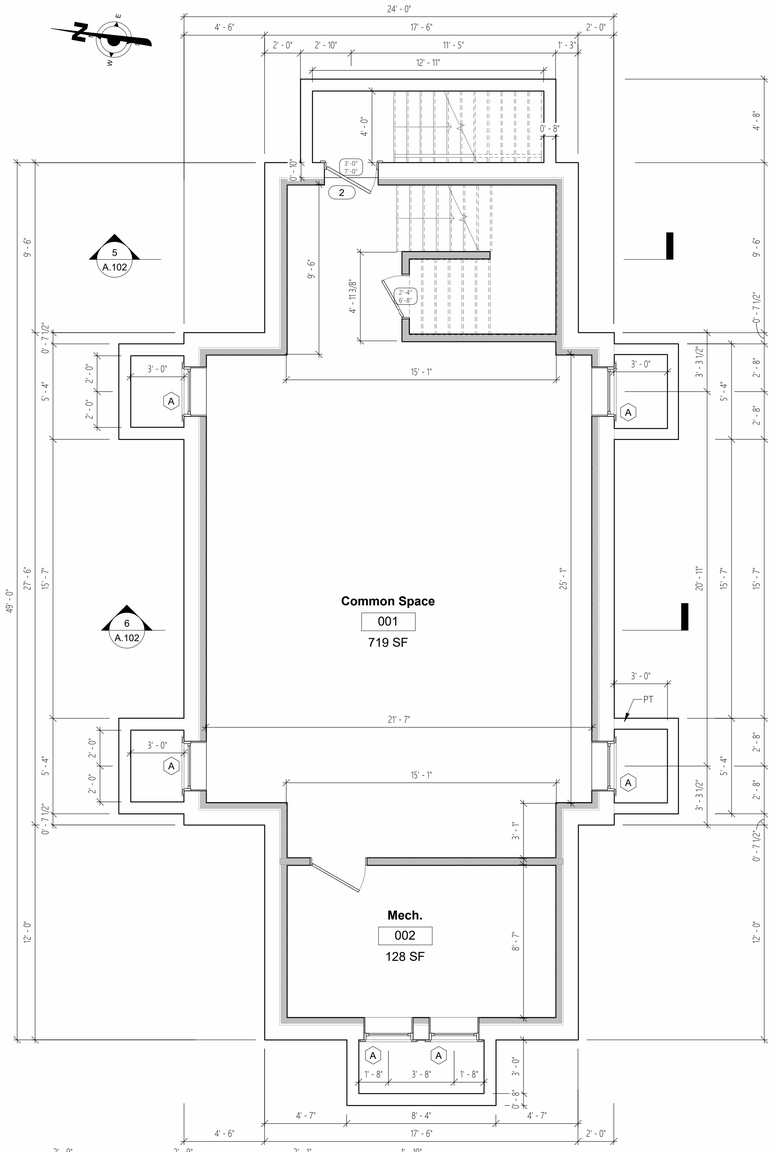
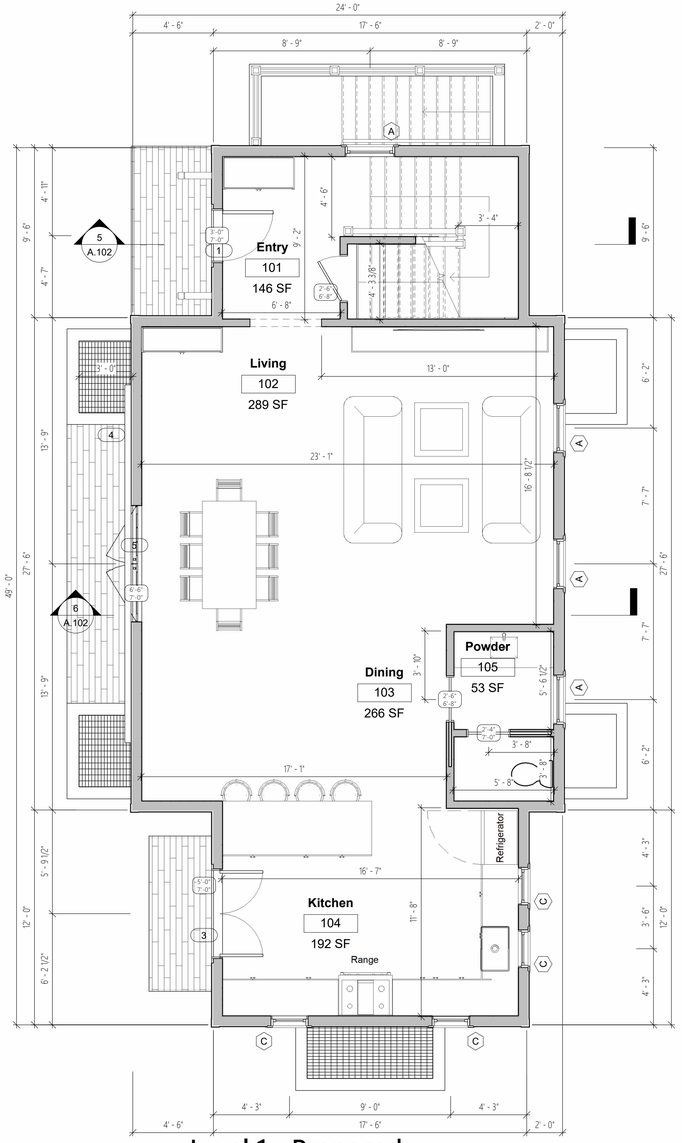
Note:

First Floor Area - 965 SF
Second Floor Area - 716 SF



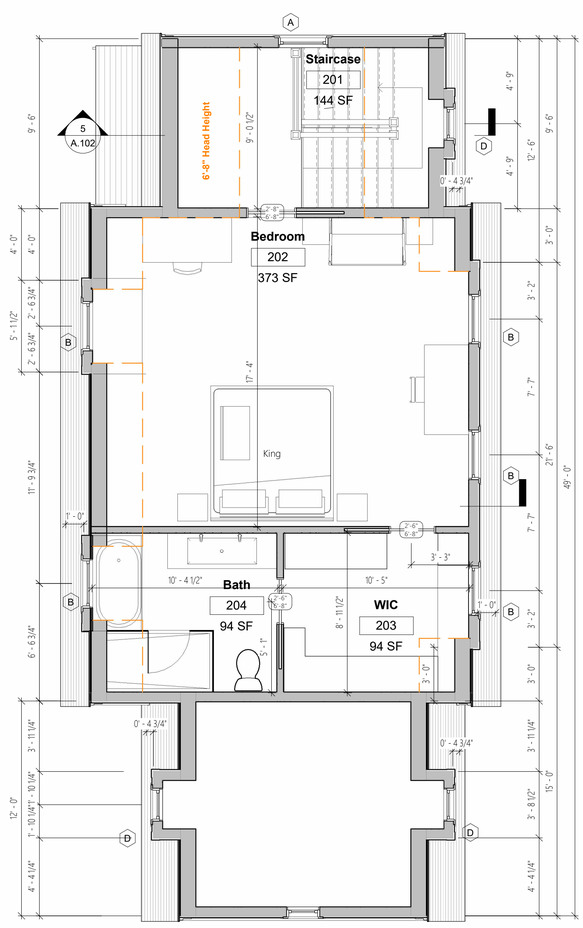
4 Basement - Proposed

1/4" = 1'-0"



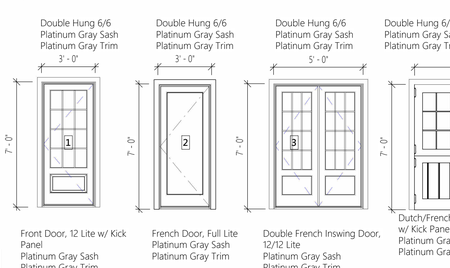
1 Level 1 - Proposed

1/4" = 1'-0"



2 Level 2 - Proposed

1/4" = 1'-0"



Windows & Doors Legend

1/4" = 1'-0"



5 3D View 1



6 3D View 2

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126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet

Floor Plans

Date

07.11.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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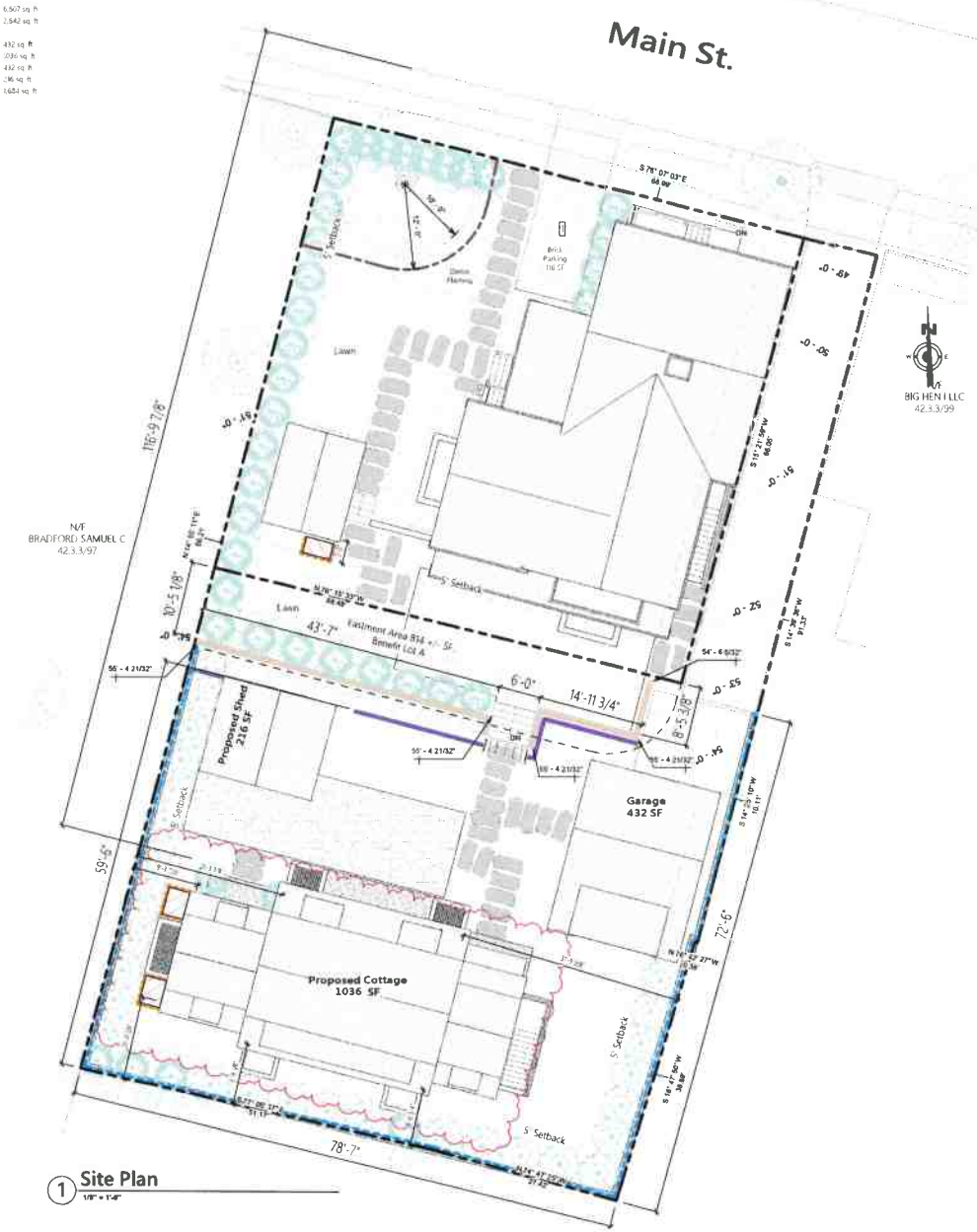
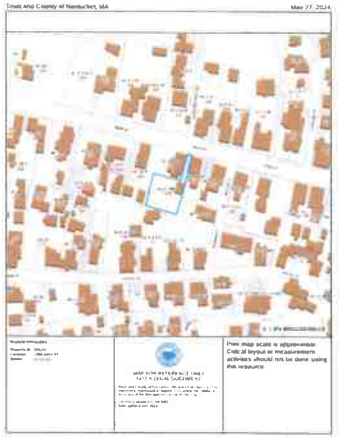
Property Info:

Map & Parcel	42.3.3/95.1	Lot Size	6,567 sq. ft
District/Zoning	NOH	Allowable Ground Coverage	2,642 sq. ft
Minimum Lot Size	5,000 sq ft		
Frontage	53 ft	Existing Ground Coverage Garage	432 sq. ft
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	1036 sq. ft
Front Setback	0 ft	Proposed Ground Coverage Garage	432 sq. ft
Side/Rear Setback	5 ft	Proposed Ground Coverage Zoning Shed	196 sq. ft
		Total Proposed Ground Coverage	1684 sq. ft



1 Site Plan
1/8" = 1'-0"



2 Locus Map
NTS

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Site Plan

Date

07.11.2024

Revisions

C.100

Scale As indicated

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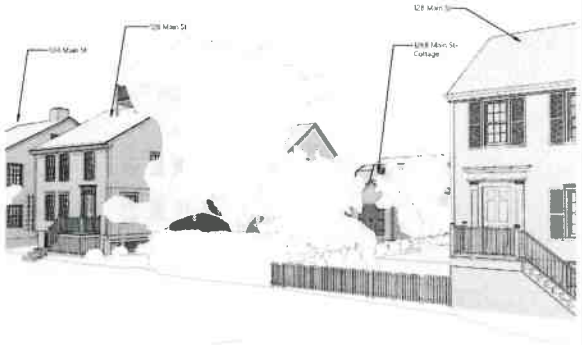
2 Street Elevations
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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A.202

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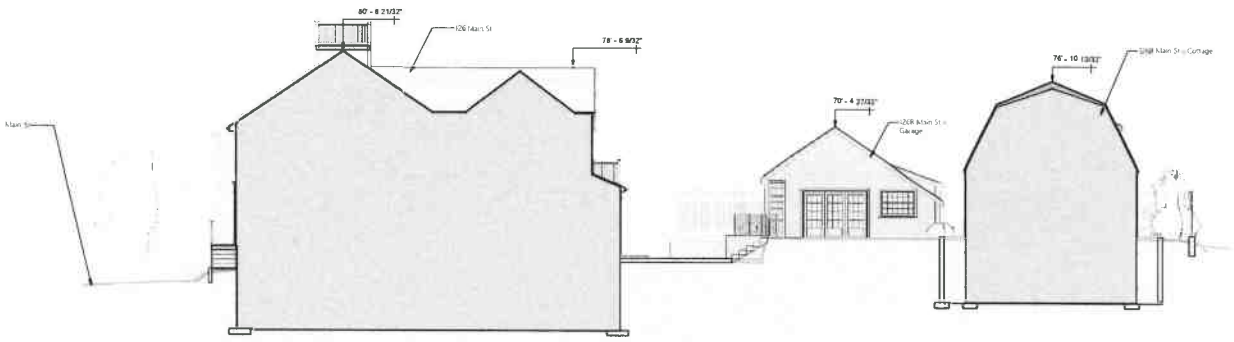

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1



3 Birds Eye View 2



4 Birds Eye View 3

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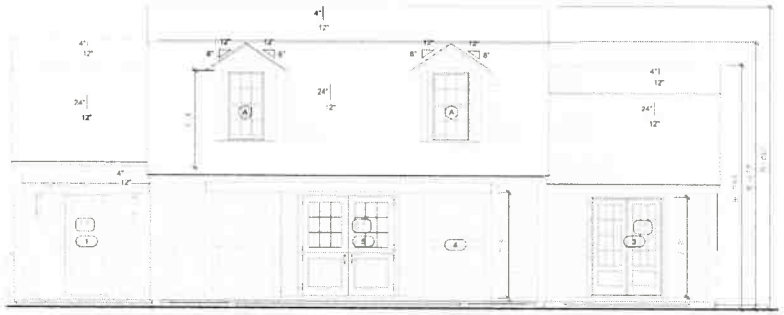
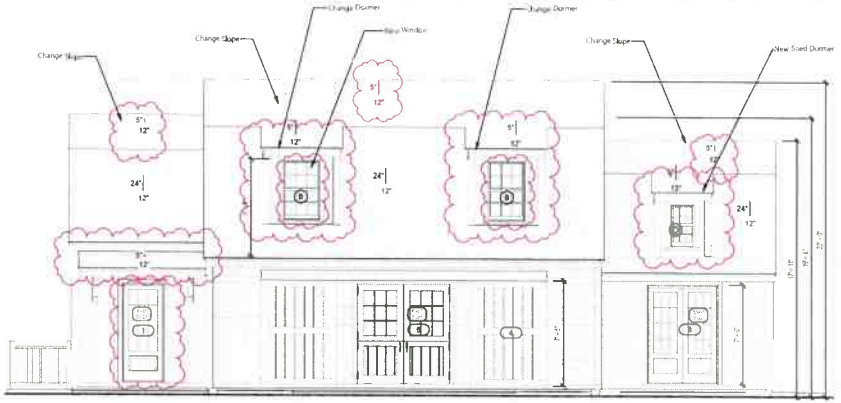
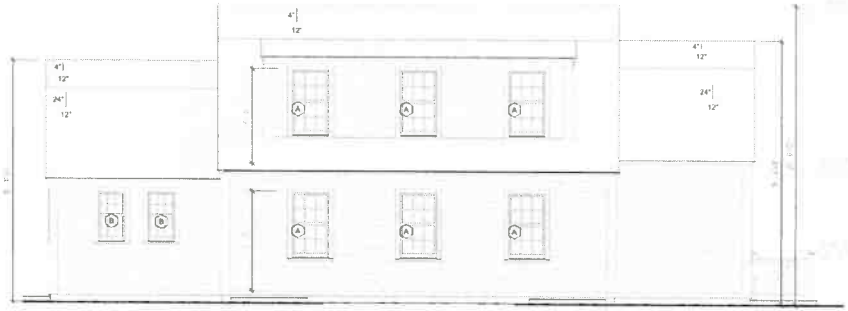


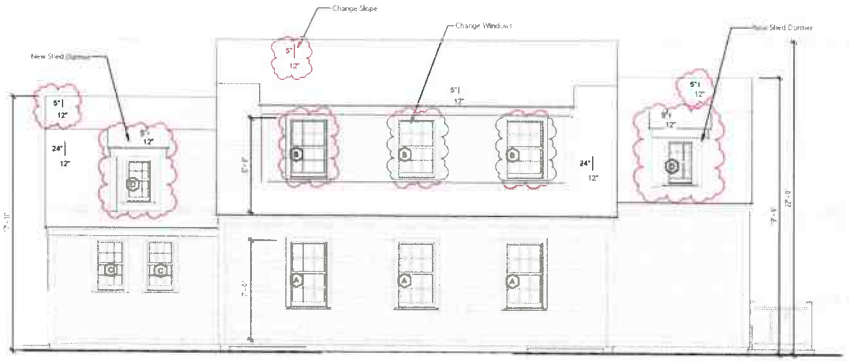
4 North Elevation - Previously Submitted



1 North Elevation - Proposed
1/4" = 1'-0"



3 South Elevation - Previously Submitted



2 South Elevation - Proposed
1/4" = 1'-0"

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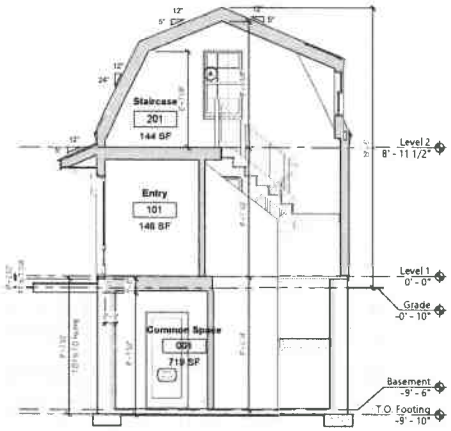
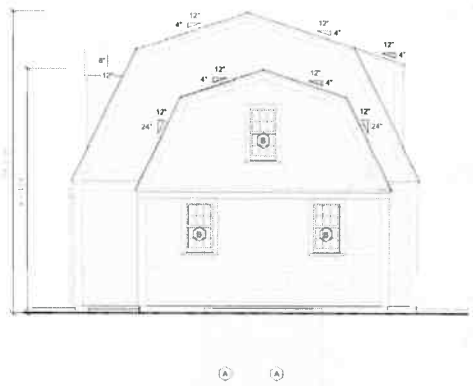
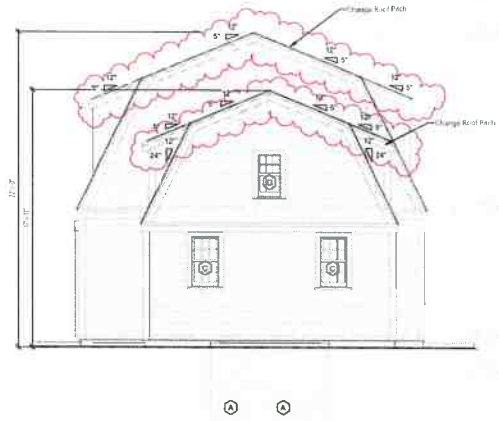


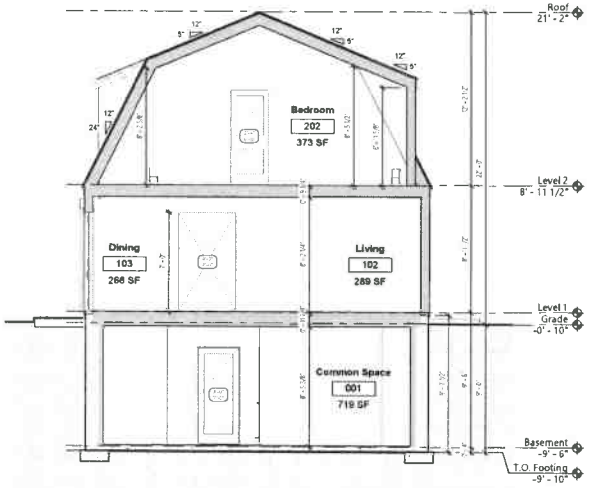
5 Building Section 1
1/4" = 1'-0"



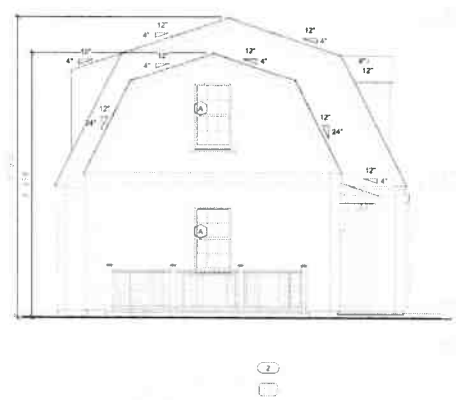
2 Previously Submitted West Elevation



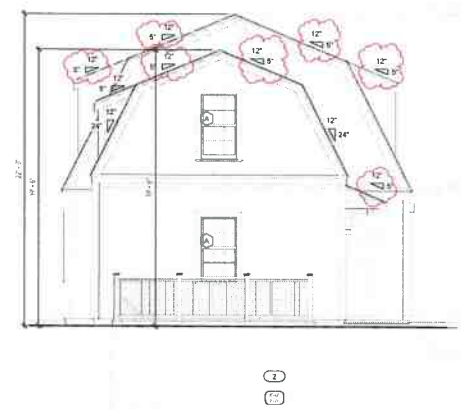
1 West Elevation - Proposed
1/4" = 1'-0"



6 Building Section 2
1/4" = 1'-0"



3 Previously Submitted East Elevation



4 East Elevation - Proposed
1/4" = 1'-0"

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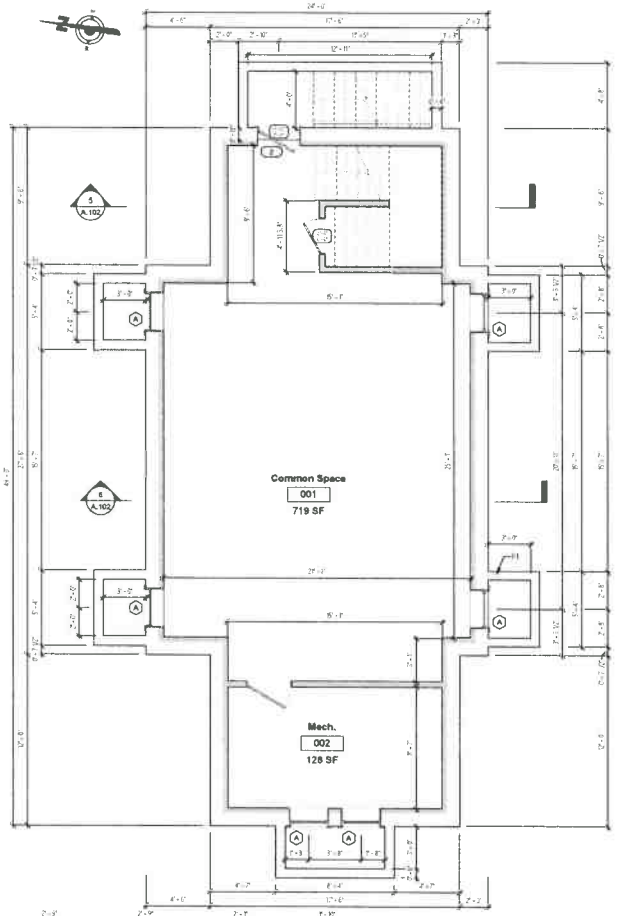
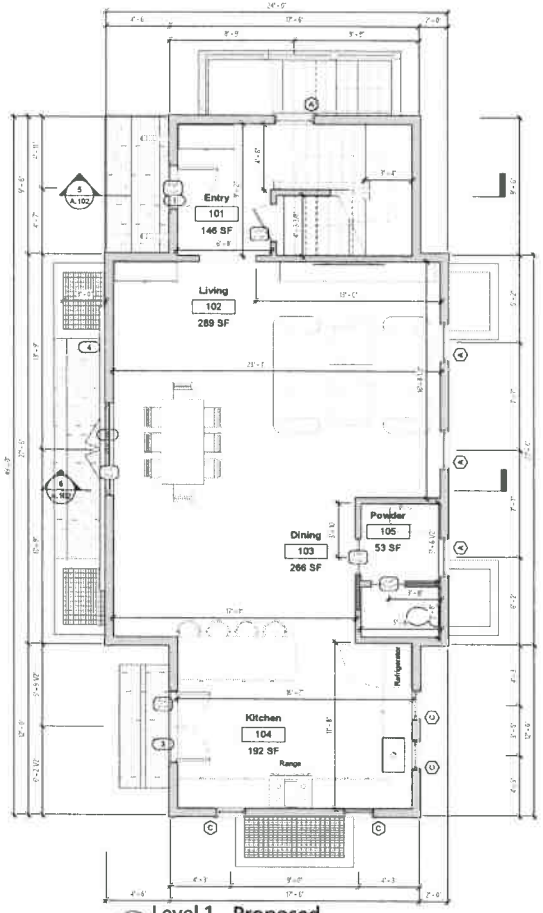
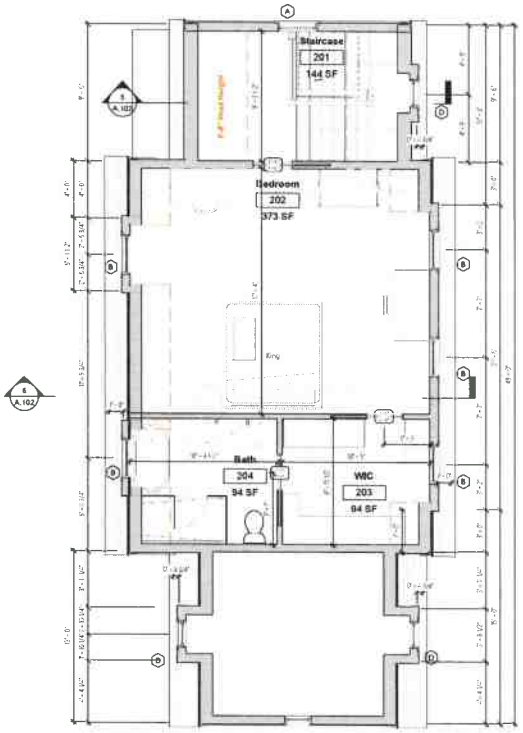


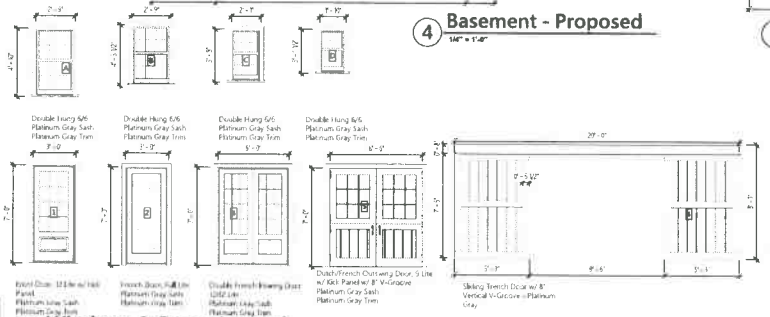
4 Basement - Proposed
1/4" = 1'-0"



1 Level 1 - Proposed
1/4" = 1'-0"



2 Level 2 - Proposed
1/4" = 1'-0"



Windows & Doors Legend
1/4" = 1'-0"



5 3D View 1



6 3D View 2

Note
First Floor Area - 965 SF
Second Floor Area - 746 SF

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Residential and Commercial Design
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JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Cottage

126 Main Street, Nantucket, MA 02554

Sheet
Floor Plans

Date
07.11.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

126R Main St.
Shed

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: 6/04/24
	Address & HDC Case Number (ie HDC2020-05-0265): 126R Main St.
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
/	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 7/23/24

UPDATED MEETING POSTING

MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 JUL 05 PM 01:5

ORIGINAL POSTING T: 609

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 JUL 09 PM 02:26
NANTUCKET TOWN CLERK
Posting Number:T 630

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, July 9, 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_LxHN3DNAQoicjlJDyPAlKA

To watch the live meeting, click here:
https://youtube.com/live/6JPbPHxRH-8

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting. In addition, not all "New and Old Business" applications submitted are listed on the agenda. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. COMMISSIONER DISCUSSION

- Old Biz/New Biz (upcoming changes)
- CLG MOU
- Incomplete Applications
- Submission Deadline

Not anticipated by the Chair within 48 hours

II. CONSENT

1.	Somersack LLC	5 High Brush Path	Alterations MH	56/388	Topham	RP
2.	Somersack LLC	5 High Brush Path	Alteration Garage	56/388	Topham	RP
3.	Somersack LLC	5 High Brush Path	New cabana	56/388	Topham	RP
4.	Joeseph Minella	9 Gingy Ln	Rev Color change	41/851	Stowe Mt Builders	RP
5.	Sandy Ack LLC	6 Sandy Dr	Rev to #10456 Door sidelights	29/76	NAG	SW
6.	Goudemond, Debra	6 Mioxie Way	Window replacement	65/88	Normand	SW
7.	Nunez Weeniex & Stacy AM	9 Brinda Ln	Addition Fenestration	67/310	Gryphon Architects	SW
8.	61 Fairgrounds LLC	63 Fairgrounds	Rev #9508 pool	67/173.2	LFW	JP
9.	K22 S LLC	126 Main St	Hardscape	4.3.3/98	LFW	AM
10.	D Freedman	24 Kittiwake Ln	Rev to 2022-06-6493	68/633	LINK	AC
11.	Family Ties Ack LLC	11 Alliance Ln	Rev #8520 to Garage	39/24.1	Studio Park	SW

III. CONSENT WITH CONDITIONS

1.	1. Town of Nantucket	9 E Creek Road	Window Replacements	55 / 59	SMRT	
	• Date of construction (c.1980) added to the COA					SW
2.	Lisa Winters	3 Long Pond Dr	Roof	59/30	T & T Roof	RP
	• Date of construction (c.1984) added to the COA					
3.	Petrie Robert III Trust	42 Hulbert Ave	Garage Addition	29/66	JB Studio	RP
	• Date of construction (HDC Survey NAN.121 = c.1904 "Channel View") added to the COA					
4.	Becker Rebecca	35 Tashama	addition	55/458	JB Studio	RP
	• Date of construction (c.1990) added to the COA					
5.	Somersack LLC	5 High Brush Path	Pool hardscape	56/388	KMLD	RP
	• Pool not to be seen at the time of inspection and in perpetuity. No grade change from existing					
6.	Madaket Milk	343 Madaket Rd	Roof change MH	60.2.4/63	LFW	JP
	• Date of construction (c.1960) added to the COA					
7.	Madaket Milk	343 Madaket Rd	Roof change Cottage	60.2.4/63	LFW	JP
	• Date of construction (HDC Survey NAN.1048 = c.1940) added to the COA					
8.	19 Arrowhead	19 Arrowhead	roof	69/10.2	T & T Roof	JP
	• Date of construction (c.2001) added to the COA					
9.	Such Trust	45 Quidnet	Window change	21/21	Smith & Hutton	JP
	• Date of construction (c.1994) added to the COA					
10.	Thornewill	48 Dukes Rd	Window change	56/246	Self	JP
	• Date of construction (c.1998) added to the COA					
11.	Carmine Giardini	7A Clifford St	Cabana	79/19	Reid Yenor	JP
	• Approvable due to lack of visibility					
12.	MRKR Nantucket Realty Trust	66 Monomoy	Fencing and gates	43/109.2	Jardins Intl	VO
	• Wire fence is NOT to be built right on the property line; must be setback at least 1' off. Vegetation neighbor's side & simplify pickets on gates to be typical without points (follow BWNIM)					
13.	61 Fairgrounds LLC	15 Parker Ln	Rev Fenestration Door	67/173	LFW	AM
	• Add 4' to 6'wide by 8" tall trellis on both sides of the proposed door, vertical and horizontal grid (not diagonal)					
14.	K22 S LLC	126 Main St	Zoning Shed	4.3.3/98	LFW	AM
	• Switch doors with window, so doors don't face Main Street					
15.	K22 S LLC	126R Main St	Hardscape	4.3.3/98.1	LFW	AM
	• Two strips of brick with grass in between					

16. Terry Anne Vigil Trust — 26 Somerset Ln — Move Off Demo Shed — 66/10 — LINK — CT
    - Provide dimensions of the shed for potential move off
17. Juraj Bencat — 15 Wapposett Cir — Pergola — 67/571 — Self — CT
    - Date of construction (c.2017) added to the COA
18. A Sears Trust — 9 Killdeer Ln — Egress Window Wells — 68/652 — LINK — AC
    - Date of construction (c.2004) added to the COA
19. FAE A Perlman LLC — 17 SherburneTpk — Hardscape ret walls — 30/172.1 — LINK — AC
    - Retaining wall not to be visible at the time of inspection and in perpetuity, hidden by existing vegetation on property along Sherburne Tpk.

IV. SIGNS

1. Nantucket Land Bank — 204 Cliff Rd (1 of 2) — Public Info Sign — 40/57 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
2. Nantucket Land Bank — 204 Cliff Rd (2 of 2) — Public Info Sign — 40/57 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
3. Nantucket Land Bank — Hummock Pond Rd — Public Info Sign — 63/35 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
4. Nantucket Land Bank — Madaket Rd — Public Info Sign — 38/8.1 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
5. Nantucket Land Bank — 76 Millbrook Rd — Public Info Sign — 57/24 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
6. Nantucket Land Bank — 28 W Miacomet Rd — Public Info Sign — 81/70 — Elijah Holland
   SAC recommends approval as submitted with height not to exceed 36 inches.
7. 29 Center Street LLC — 16.5 Federal Street — Temporary Sign (JCREW) — 42.3.1/70 — Anna Riffle
   SAC recommends approval with the signage modified and placed in the planter and in the language consistent with the previous approval for the same location.
8. 29 Center Street LLC — 16.5 Federal Street — Temporary Sign (JENNYBIRD) — 42.3.1/70 — Aynsley Mariani
   SAC recommends approval as submitted.
9. 29 Center Street LLC — 31 Center Street — Projecting Sign — 42.3.1/68.4 — Mike Lamagna
   SAC recommends approval as submitted.
10. FP Martin House LLC — 61 Center Street — Projecting Sign — 42.4.3/67 — Garison Beale
    SAC recommends approval as submitted.
11. FP 9 North Water LLC — 9 North Water Street — Projecting Sign — 42.4.2/103 — Garison Beale
    SAC recommends approval as submitted.
12. Bank of America — 15 Sparks Avenue — Wall Sign #1 (facing Sparks) — 55/177 — Carolyn Parker
    SAC recommends approval as submitted.
13. Bank of America — 15 Sparks Avenue — Wall Sign #2 (facing parking lot) — 55/177 — Carolyn Parker
    SAC recommends approval as submitted.
14. Debbie Thomas — Various Locations — Temp Signs — Nantucket Garden Club
    SAC held for revisions.

V. NEW BUSINESS 05/14/2024

1. Wolfram Family Trust — 7 Folgers Ln — Accessory dwelling — 42.4.4/33.3 — WAPD
   - *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornewill – **Last heard June 25, 2024 – held for a VIEW***

VI. NEW BUSINESS 05/28/2024

1. Francis Baskett — 2 Charter — Window replacement — 42.3.2/167 — Seth Gottlieb
   - ON HOLD FOR WINDOW SURVEY

VII. OLD BUSINESS 06/04/2024

1. 106 Squam Rd LLC — 106 Squam Rd — Secondary dwelling — 12/37 — Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - **Last heard May 14, 2024***
2. 106 Squam Rd LLC — 106 Squam Rd — Tertiary dwelling — 12/37 — Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt; Camp - **Last heard May 14, 2024***
3. 106 Squam Rd LLC — 106 Squam Rd — Existing main house — 12/37 — Elliot
   - *Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - **Last heard May 14, 2024***
4. 106 Squam Rd LLC — 106 Squam Rd — Shed — 12/37 — Elliot
   - New Business 04/24/2024 TRACK

5.	Hawkes End LLC	Esther's Island	New shed barn	36.2.3/97	Botticelli & Pohl
	•*Commissioners: Welch, Thornewill, Camp, Oliver, Paul – **Last heard May 28, 2024***				
6.	88 Pocomo Trust	88 Pocomo	Rev 5885	15/42	Emeritus
	•*Commissioners: Pohl, Welch, Camp, Oliver, Paul - **Last heard May 28, 2024***				
7.	Michele Kolb	27 N Liberty	Rev 1051 Door	41/452	Michele Kolb
	•*Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – **Last heard May 28, 2024***				
8.	K 22 S LLC	126R Main St	New dwelling	42.3.3/98.1	LFW
	• *Commissioners: Pohl, Welch, Coombs, Camp, Oliver; alt: Paul, Patten – **Last heard May 14, 2024***				
9.	K 22 S LLC	126R Main St	New shed	42.3.3/98.1	LFW
	• ~~NEW BUSINESS - TRACK~~ with New Dwelling				
10.	Steven Cohen Trustee of Monomoy Trust	39 Monomoy	Main dwelling alterations	54/79	WAPD
	•*Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. – **Last heard May 14, 2024***				
11.	39 Monomoy Rd LLC	39 Monomoy	Pool Hardscape	54/79	Ahern LLC
	• *Commissioners: Pohl, Welch, Camp, Oliver and Coombs; alt: Welch - **Last heard May 14, 2024***				
12.	Reade Aurther Jr Trust	19 Monomoy Rd	Addition	54/260	Gryphon
	•*Commissioners: Welch, Paul, Pohl, Camp, Oliver – **Last heard May 28, 2024***				

VIII. NEW BUSINESS 06/11/2024

1.	Paul Gray	9 Coffin St	Hardscape	73.4.1/15	KMLD
2.	Crosby, Jim	63 Bartlett Rd	Hardscape Rev	66/439	NAG
3.	Breen George	19 Broadway	New foundation/ renovation	73.1.3/111	NAG
4.	Chibaro, Ed & Cathy	2 Middle Tawpawshaw	Pool patio fence	53/49	Thornewill
5.	41 Hulbert LLC	41 Hulbert Ave	Fenestration revs 9412	29/18	Botticelli & Pohl
6.	10 York Ack York LLC	10 York	Fenestration rev	55.4.1/142	Permits Plus
7.	Cheese & Crackers LLC	39 Cliff Rd	Demo Dwelling	42.4.4/3	MCA
8.	Cheese & Crackers LLC	39 Cliff Rd	New Dwelling	42.4.4/3	MCA
9.	85 Orange LLV	85 Orange Rear	Dormer	55.4.1/27	self
10.	85 Orange LLV	85 Orange Rear	Hardscape	55.4.1/27	self
11.	85 Orange LLV	85 Orange Rear	New guest house	55.4.1/27	self
12.	85 Orange LLV	85 Orange front	Renovation	55.4.1/27	self
13.	85 Orange LLV	85 Orange front	Hardscape	55.4.1/27	self
14.	85 Orange LLV	85 Orange front	Demo structure	55.4.1/27	self
15.	Stuart Bell	4 Cabot Ln	Hardscape	30/254.2	Julie Jordan
16.	Amy Rowland	3 Pawguvet	Hardscape	30/128	Julie Jordan
17.	Kathryn Graham	11 Priscilla Ln	Rev 2023-11-9435	67/477	DTA
18.	Kathryn Graham	11 Priscilla Ln	New shed	67/477	DTA
19.	FP Martin House LLC	61 Center	Rev stairs accessible lift	42.4.3/67	Emeritus
20.	Krall, Kathleen	15 Masaquet	Porch Revs 2022-12-7535	80/141	Botticelli & Pohl
21.	Steve Cohen 39 Monomoy	39 Monomoy Rd	Rev Cabana	54/79	WAPD
22.	NiSHA Inc	1 Evergreen	New main facility	68/727	Emeritus
23.	Charles Bruno	10 Monohansett	Rev Sports Court	79/142	LFW
24.	Michael Pearlstein	20 Derrymore	Rev change fenestration	41/112	LFW
25.	NT Property Owner	6 Beach Grass	Rev Sash	68/860	LFW

VIIII. OLD BUSINESS 06/18/2024

1.	Ack MWG LLC	8 Silver Street	New Dwelling	55.4.1/197	EMDA
	• *Commissioners: Pohl, Welch, Camp, Oliver and Patten -- **Last heard May 28, 2024***				
2.	450 Green Park LLC	2 Stone Alley	Railings	42.3.2/211	Emeritus
	• *Commissioners: Welch, Thornewill, Paul, and Camp alternate: Patten- **Last heard June 4, 2024***				
3.	Smiley 15 N Water St LLC	15 N Water St	Driveway & Fencing	42.4.2/50	Normand Res
	• *Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- **Last heard June 4, 2024***				
4.	Smiley 15 N Water St LLC	15 N Water St	Porch Deck	42.4.2/50	Normand Res
	• *Commissioners: Welch, Pohl, Camp, Oliver and MacLeod- **Last heard June 4, 2024***				
5.	Smith, Geoffrey	22 Coffin St Sias.	New Structure	73.4.1/36	Topham
	• *Commissioners: Pohl, Welch, Camp, MacLeod and Thornewill- **Last heard June 4, 2024***				

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Property Info:

Map & Parcel:	42.3.3/98.1	Lot Size:	6,607 sq. ft.
District/Zoning:	ROH	Allowable Ground Coverage:	2,642 sq. ft.
Minimum Lot Size:	5,000 sq.ft.		
Frontage:	50 ft.	Existing Ground Coverage Garage:	432 sq. ft.
Ground Cover Ratio:	40%	Proposed Ground Coverage Cottage:	1036 sq. ft.
Front Setback:	0 ft.	Proposed Ground Coverage Garage:	432 sq. ft.
Side/Rear Setback:	5 ft.	Proposed Ground Coverage Zoning Shed:	216 sq. ft.
		Total Proposed Ground Coverage:	1,684 sq. ft.



1 Site Plan
1/8" = 1'-0"

Town and County of Nantucket, MA — May 27, 2024



Property Information
Property ID 191341
Location 126R MAIN ST
Owner K2Z0 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024.
Data updated Jan. 2021.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 Locus Map
NTS

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Project

126R Main Street Shed

126R Main Street, Nantucket, MA
02554

Sheet
Site Plan

Date
07.11.2024

Revisions

C.100

Scale
As indicated

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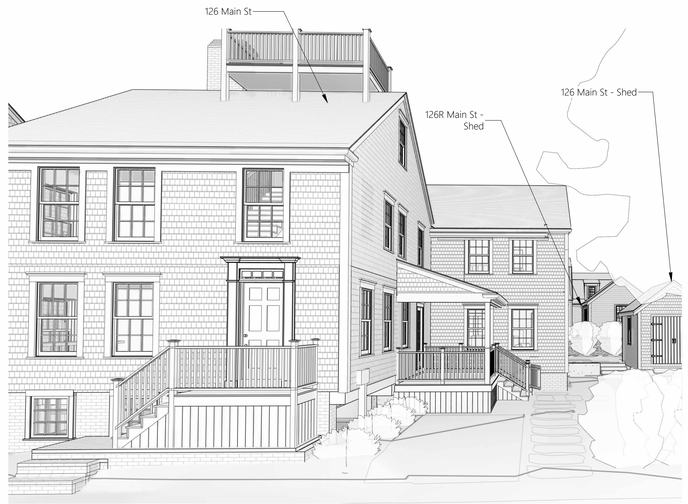
2 Street Elevations

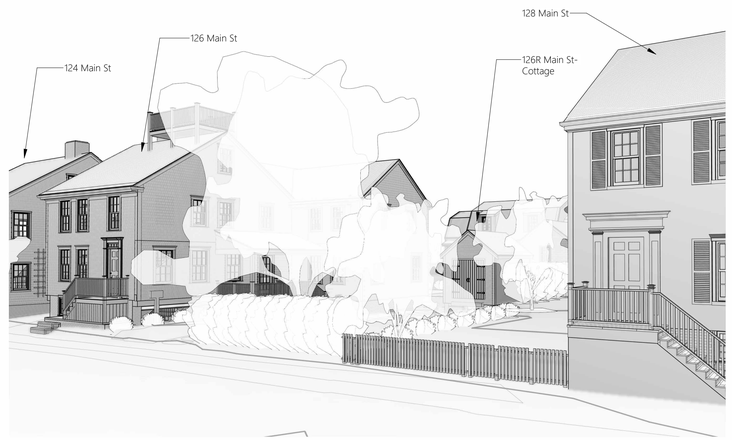
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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Project

126R Main Street Shed

126R Main Street, Nantucket, MA 02554

Sheet

HDC Supplement

Date

07.11.2024

Revisions

A.202

Scale 3/16" = 1'-0"

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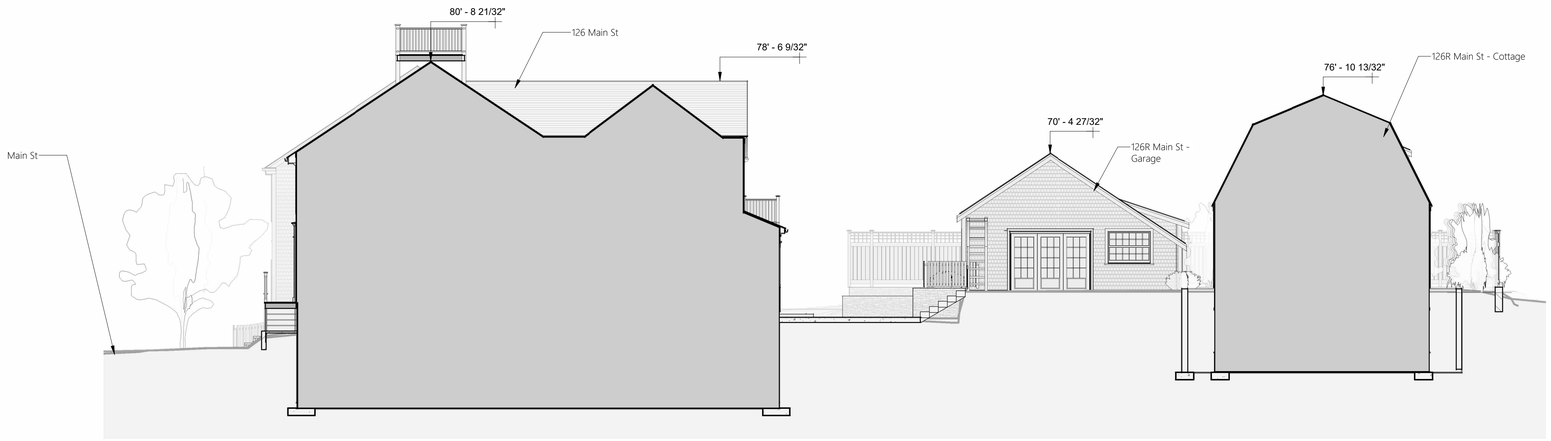

1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1



4 Birds Eye View 3



3 Birds Eye View 2

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Project

126R Main Street Shed

126R Main Street, Nantucket, MA 02554

Sheet
HDC Supplement 2

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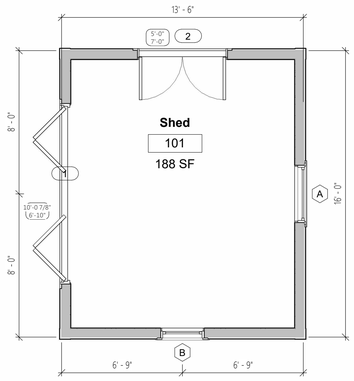
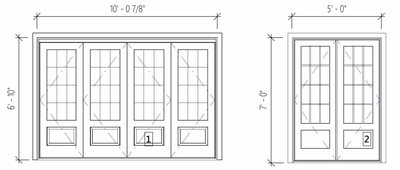
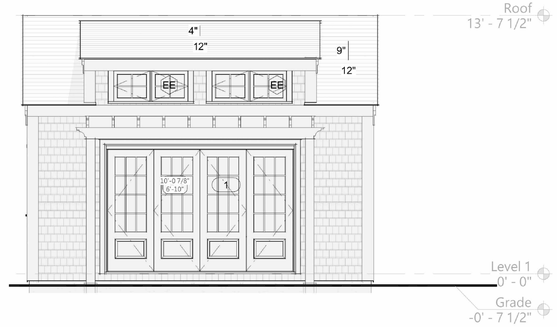


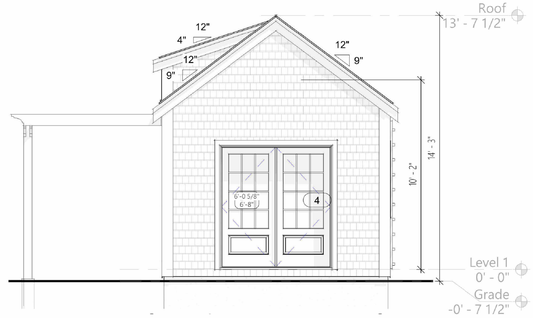
1 Level 1 - Proposed
1/4" = 1'-0"



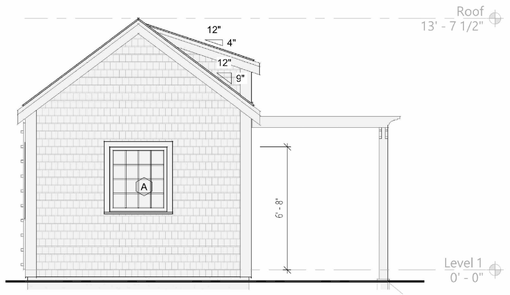
Door/Window Schedule
1/4" = 1'-0"



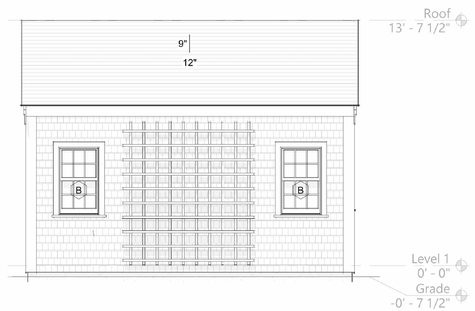
5 Previously Submitted South Elevation



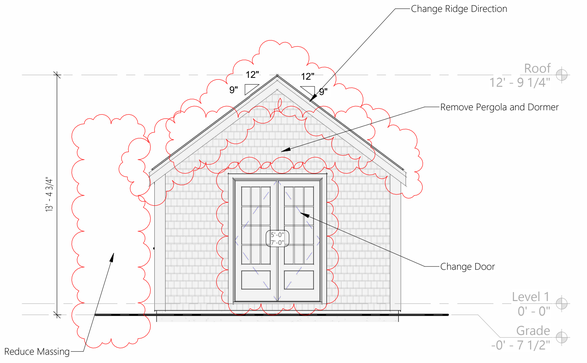
2 Previously Submitted East Elevation



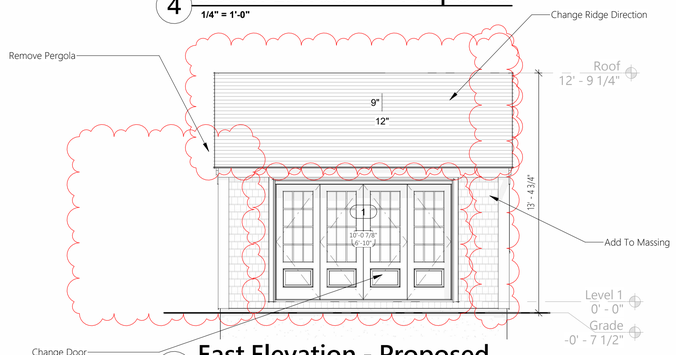
7 Previously Submitted West Elevation



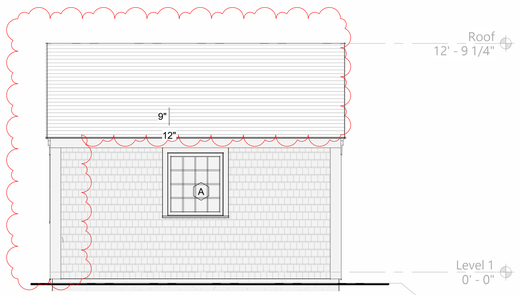
3 Previously Submitted North Elevation



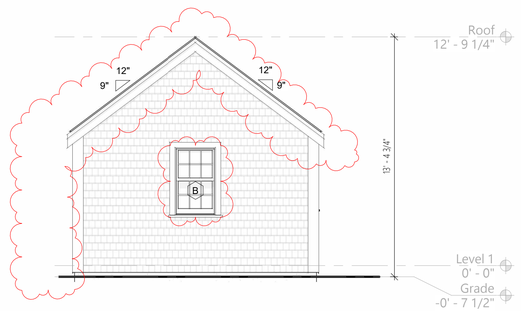
4 South Elevation - Proposed
1/4" = 1'-0"



6 East Elevation - Proposed
1/4" = 1'-0"



8 West Elevation - Proposed
1/4" = 1'-0"



10 North Elevation - Proposed
1/4" = 1'-0"

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Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street.
Shed
Nantucket, MA 02554

Sheet
Shed

SHEET INDEX

C.101 Site Plan
A.101 Shed
Grand total: 2

Date
07.11.2024

Revisions

A.101

Scale As indicated

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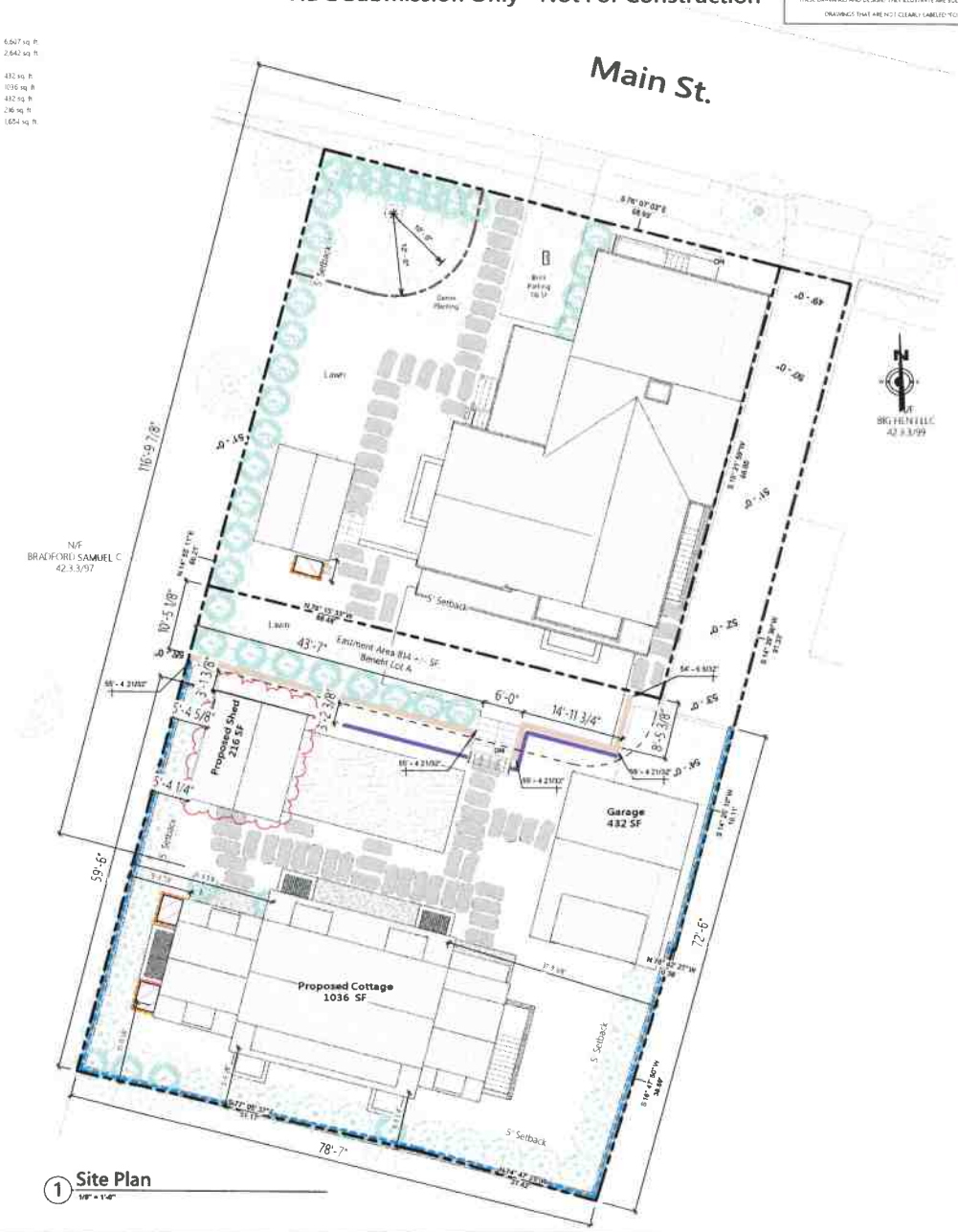
HDC Submission Only - Not For Construction

Property Info:

Map & Parcel	42.3.3/98.1	Lot Size	6,667 sq. ft.
District/Zoning	RO/H	Allowable Ground Coverage	2,642 sq. ft.
Minimum Lot Size	5,000 sq. ft.		
Frontage	50 ft.	Existing Ground Coverage Garage	432 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	1036 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Garage	432 sq. ft.
Side/Rear Setback	5 ft.	Proposed Ground Coverage Zoning Shed	216 sq. ft.
		Total Proposed Ground Coverage	1,654 sq. ft.



1 Site Plan
1/8" = 1'-0"



2 Locus Map
NTS

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Site Plan

Date

07.11.2024

Revisions

C.100

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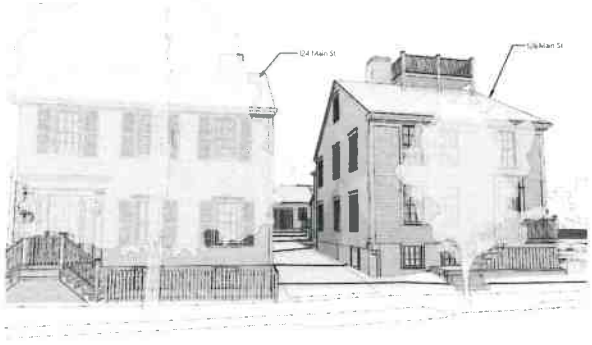
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND ANY ERRORS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK IMPROPERLY EXECUTED DUE TO MISREPRESENTATION OR MISINTERPRETATION OF THESE ARE AND QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



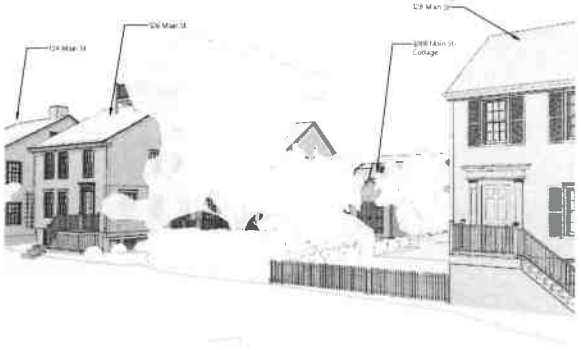
2 Street Elevations
3/16" = 1'-0"



3 3D View From Main Street - 124 Main St



1 3D View From mMain Street - 126 Main St



4 3D View From Main Street - 128 Main St

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HDC Supplement

Date

07.11.2024

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A.202

Scale 3/16" = 1'-0"

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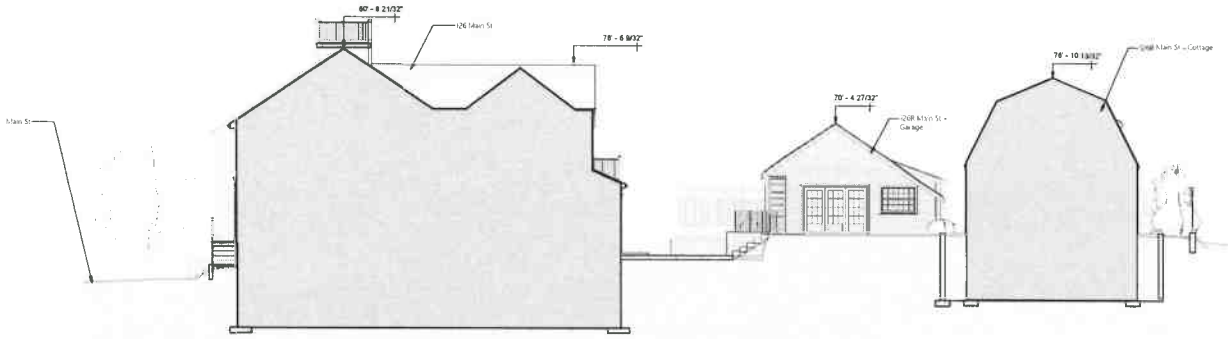
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DISCREPANCIES NOTED TO BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR ANY UNAUTHORIZED ALTERATIONS TO THESE DRAWINGS AND DESIGNS. THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Site Section
1/8" = 1'-0"



2 Birds Eye View 1



4 Birds Eye View 3



3 Birds Eye View 2

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HDC Supplement 2

Date

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Revisions

A.203

Scale 1/8" = 1'-0"

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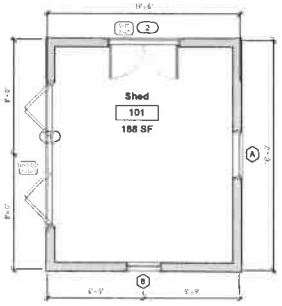
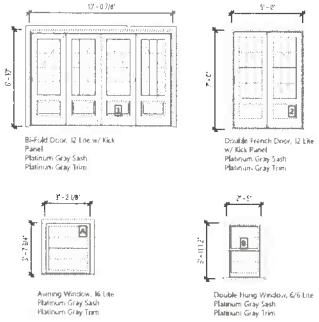
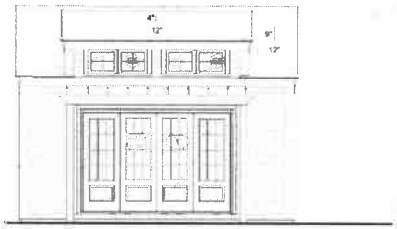


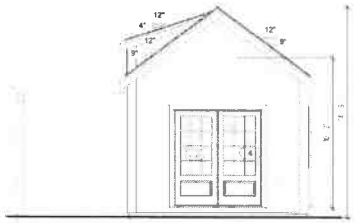
1 Level 1 - Proposed
1/4" = 1'-0"



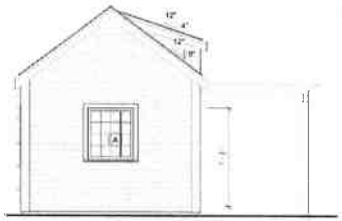
Door/Window Schedule
1/4" = 1'-0"



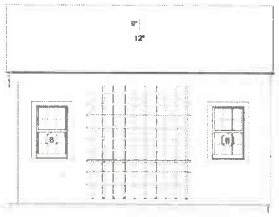
5 Previously Submitted South Elevation



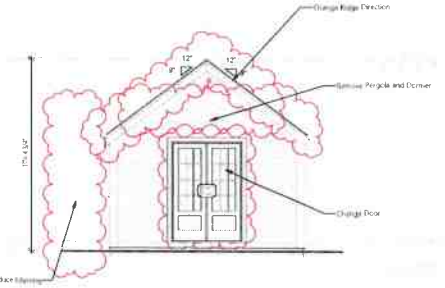
2 Previously Submitted East Elevation



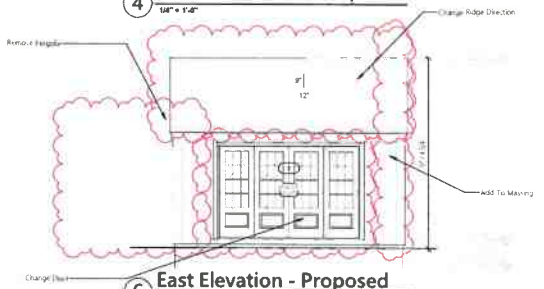
7 Previously Submitted West Elevation



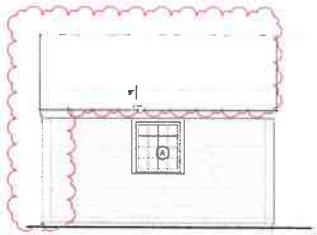
3 Previously Submitted North Elevation



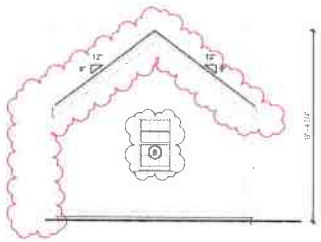
4 South Elevation - Proposed
1/4" = 1'-0"



6 East Elevation - Proposed
1/4" = 1'-0"



8 West Elevation - Proposed
1/4" = 1'-0"



10 North Elevation - Proposed
1/4" = 1'-0"

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C.101 Site Plan
A.101 Shed
Grand total: 2

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Scale As indicated

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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°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542@gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 52'-11" Sq. Footage 1st floor: 1770
Width: 54'-1" Sq. footage 2nd floor: 1722
Sq. footage 3rd floor: _____

Decks/Patio: Size: 876 sq.ft. ☒ 1st floor ☐ 2nd floor
Size: 68 sq.ft. ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North .73' South .7' East .6' West .9'

Height of ridge above final finish grade: North 31'-11" South 31'-11" East 31'-11" West 31'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

See revised elevation drawings for description of changes.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 54" ☐ Block ☐ Block Parged ☒ Brick (type) Natural Brick ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Natural Brick ☐ Other _____

Roof Pitch: Main Mass 8.5 /12+ 28/12 Secondary Mass 8 /12 28/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☒ Leaders (material) _____

Leaders (material and size): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 6" + 4.5" Rake 5/4 x 8 Soffit (Overhang) 8" Corner boards N/A Frieze 5/4 x 8
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square 10"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☒ TDL ☒ SDL Front 6 panel wood w/ side lites Rear 12 Lite (3w/4H) Clad WD Side 12 Lite (3w/4H) Clad WD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim White
Deck Natural
Clapboard (if applicable) _____
Sash White
Foundation Brick/Quaker Gray
Roof GAF - "Weathered Wood"
Doors White/Essex Green (Front door only)
Fence Natural
Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list. Vertical 5/4 x 6 Boards

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/23/2024 Signature of owner of record _____ (AGENT) Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

M.R.H. 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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: July 25, 2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 92 Washington Street
✓	Copy of Minutes (application item circled) Hammond Wilson minutes attached
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 7/23/2024

HAMMOND
WILSON

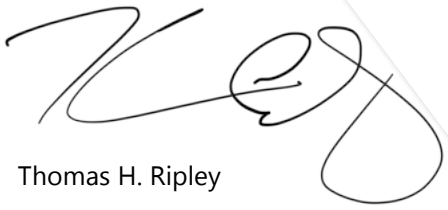
HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: 92 Washington Street (Map 4223, Parcel 22) Certificates of Appropriateness – New Building Applications

To Whom It May Concern,

I hereby authorize Hammond Wilson Architects (Leo Wilson, Sandie Martino, and Marshall Harris) to provide signature and representation as the "Agent" on the HDC applications to your office for proposed work by the Owner at the location referenced above.

Sincerely,



Thomas H. Ripley

430 Fourth Street
Annapolis, MD 21403
410 267 6041
hammondwilson.com

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Marshall R. Harris

AS AGENT FOR Thomas H. Ripley

STREET ADDRESS 92 Washington Street

MAP/PARCEL 4223 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON July 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.

Marshall R. Harris — July 23, 2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAILING ADDRESS..... 29 ISLANDS DRIVE, KEY LARGO, FL 33037

PROPERTY LOCATION..... 92 WASHINGTON ST

ASSESSORS MAP/PARCEL..... 4223/22

SUBMITTED BY:..... MARSHALL HARRIS

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

APRIL 4, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4223	21		BOARDWALK ACK LLC	C/O BESSIE CONNELLY	7 S MARINA DR	KEY LARGO	FL	33037	90 WASHINGTON ST
5514	7	1	DREXLER BLACKE S		253 OENOKE RIDGE	NEW CANANN	CT	O6840	95 WASHINGTON ST
5514	8		GREAT HARBOR YACHT CLUB INC		96 WASHINGTON STREET	NANTUCKET	MA	O2554	96 WASHINGTON ST
Count:	**3**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 92 Washington Street

Tax Map Number: 4223 Parcel Number: 22

Owner of Record: Thomas Holt Ripley and Alexandra Petrillo Ripley

Description of Proposal:

Demolish existing single family dwelling and replace with new single family dwelling to be in code compliance with FEMA and Massachusetts State Building Code flood requirements.

Anticipated HDC Submission Date: 4/08/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

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Nantucket MA 02554

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$	$3.65
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	$
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$	
Total Postage and Fees	$8.73
$	

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0504 59

04/05/2024

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New London CT 06320

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$	$3.65
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☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
$	
Total Postage and Fees	$8.73
$	

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Key West FL 33040

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$	$3.65
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	$8.73
$	

Postmark Here

04/05/2024

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HAMMOND WILSON

NANTUCKET HISTORIC DISTRICT 92 Washington Street

Leo Wilson – Hammond Wilson Architects **06.18.2024**
Tom Ripley – Property Owner

Board Attendees
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Carrie Thornewill

Preservation Planner
Holly Backus

Online
Mickey Rowland

Leo explained that the property owners purchased the property in 2021. The property has a long history with the board. The property has an approval to be demolished in 2019 (house is in disrepair) and there was an application with an approval to relocate the garage and an approval to relocate the shed in subsequent years after the property was approved to be demolished. When the current owners purchased the property, it was apparent to them the house was in bad shape and the proposed scheme did not work for their family. Hammond Wilson moved some of the pieces around trying to be consistent with the prior approvals. Leo then walked through the submission package.

Tom thanked the board for all of the work you do. Tom noted he has three children, two 19-year-old twin autistic girls, they will be with their parents indefinitely. They need their own bedrooms with ensuite baths. The prior plans that were approved did not work as the prior owners had no kids. Their family's unique situation is a big reason for the redesign.

The below reflects the comments from the meeting:

Holly Backus

- On the lot is a structure from the 1960's
- Demo may need a new approval (only last 3 years)
- Structural will need to comply with Resilient Nantucket
- Will need to go thru Conservation Commission
- Gambrels are mostly on Brant Point – not many on this side of the harbor
    - Not typical on this area of the island (a newer type of architecture here)
- What's proposed and the mitigating of the height I think this is helpful and appropriate and consistent with other gambrels the committee has approved in the district.
- Concern of glazing on harbor side (need to check percentage)
    - "building on Nantucket in Mind"
- Chimneys we like to have those inboard
- French doors should be 12-lite with kick panel

Mickey Rowland

- Design conflicts with the existing context of the neighborhood
- Too complex for the area
- Simple beach cottages with more straightforward style
- Simpler massing and detailing
- Too tall
- Dormers facing water have odd connectors
- Too much glazing
- Transom windows are not appropriate

Raymond Pohl – Vice Chair

- Although I agree that the detailing is a little heavy for the neighborhood
- I agree with the use of the Gambrel (life saving device from architectural perspective – tend to grounds house)
- A down scaling of the details (rakes, dentils)
- Street elevation – Gambrel on left is essentially flush – love to see it come out more.
- Cut-in windows above front porch – a NO NO around here.
- Interest of simplification – I would have the shed dormers literally go straight across and connect back into the Gambrel.

Carrie Thornewill

- Beautiful building – a little too formal for this neighborhood
- This is a working/fishing neighborhood
- Use of Gambrel is good – the curve is too formal
- Pair down the detailing (Brant point yes – but this is a totally different area)
- Cute square windows are making it fussy
- Needs to be incredibly simple
- The Chimney should be in-board
- Glazing on waterside is excessive and should be paired down as much as you can.
- Look at simplicity of the neighborhood
- Goto 9′ ceilings (bring overall height down)
- Overall scale is too big

Angus MacLeod

- I agree with everything everyone said
- The cut-in windows are an issue
- The transoms over the French doors facing the water are an issue
- Lower the ceiling height (comments from applicant about height)
- Take a close look at how much room between the header height of the windows and the second floor and ridge
- Appreciate the benefits of the Gambrel but it’s an unfamiliar style that is south of Brant Point

Vallorie Oliver

- I have nothing else to say
- I thank you for thoughtful presentation on the front end and look forward to the next version.
- Love the idea of the planters – Conservation Commission says NO

Stephen Welch - Chair

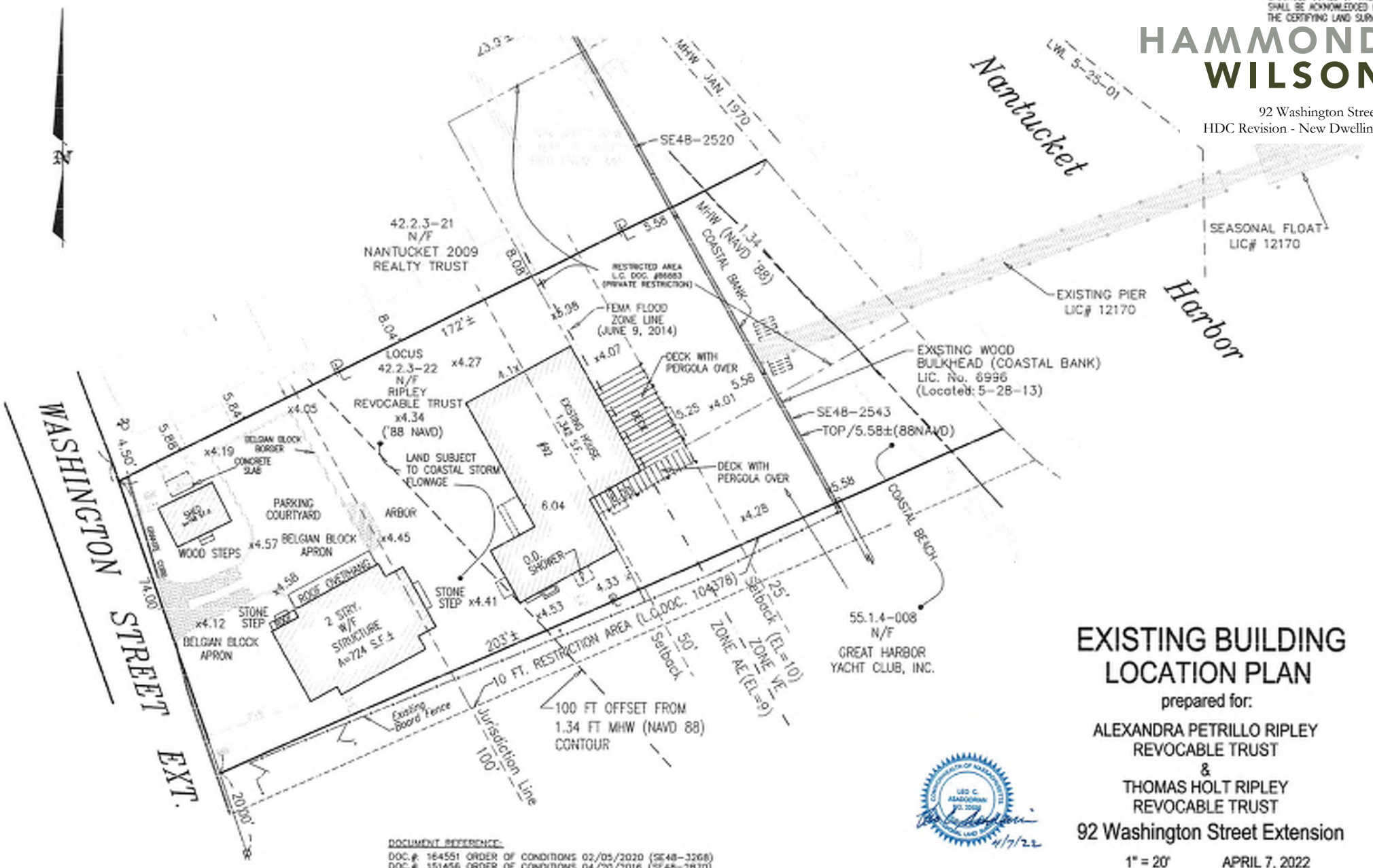
- Smaller images size will make it easier
- Bump up the CAD graphics
- Simplification of the roof masses
- Fenestration on the waterfront elevation
- Roof cut-outs
- I don't mind the softening of the Gambrel elements (curve) subject to much more simplification of the other roof masses. I think this area can support this.

- Looking for Revisions
- We will see you when you come back and we will address the Garage and Shed

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

HAMMOND WILSON

92 Washington Street
HDC Revision - New Dwelling



EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

ZONING CLASSIFICATION: CN

	REQUIRED	EXISTING
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT	SEE PLAN
FRONT YARD S.B.:	10 FT	SEE PLAN
REAR & SIDE S. B.:	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

→ FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:
DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15

ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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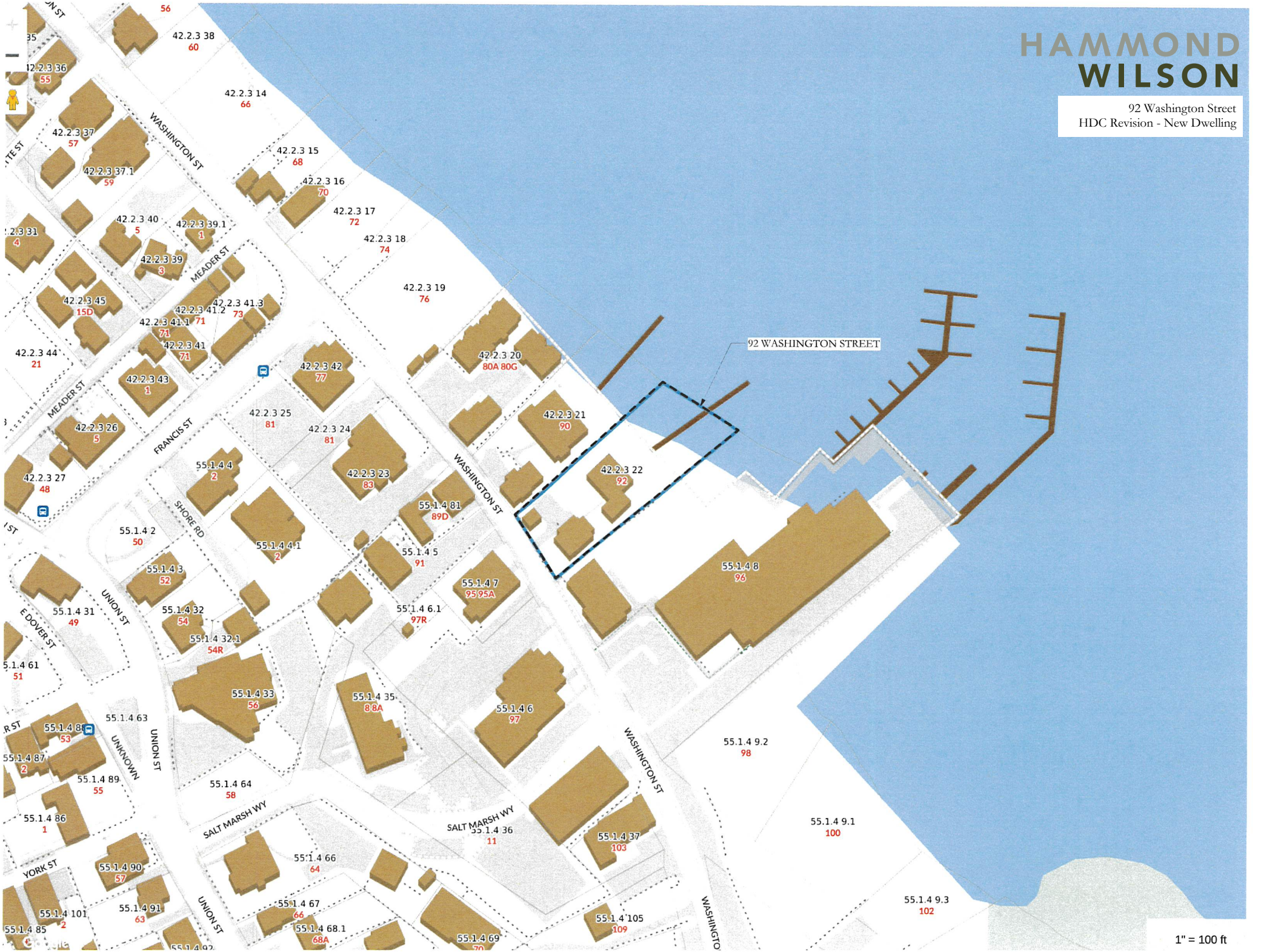
B-9026


HAMMOND
WILSON
92 Washington Street
HDC Revision - New Dwelling
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
SALT MARSH WY
YORK ST
UNKNOWN
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 39.1 1
42.2.3 18 74
42.2.3 39 3
42.2.3 19 76
42.2.3 45 15D
42.2.3 41.2 73
42.2.3 41.3 73
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 20 80A 80G
42.2.3 42 77
42.2.3 43 1
42.2.3 21 90
42.2.3 25 81
42.2.3 24 81
42.2.3 26 5
42.2.3 22 92
55.1.4 4 2
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42.2.3 27 48
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55.1.4 3 52
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55.1.4 7 95 95A
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55.1.4 32 54
55.1.4 6.1 97R
55.1.4 32.1 54R
55.1.4 61 51
55.1.4 33 56
55.1.4 35 8 8A
55.1.4 6 97
55.1.4 63
55.1.4 88 53
55.1.4 87 2
55.1.4 89 55
55.1.4 64 58
55.1.4 9.2 98
55.1.4 86 1
55.1.4 36 11
55.1.4 37 103
55.1.4 9.1 100
55.1.4 66 64
55.1.4 90 57
55.1.4 91 63
55.1.4 67 66
55.1.4 68.1 68A
55.1.4 101 2
55.1.4 85
55.1.4 105 109
55.1.4 69 70
55.1.4 9.3 102
1" = 100 ft

HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling

92 Washington St.

HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling



HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling

92 Washington St.
Existing Shed

Washington St E

Google

HAMMOND WILSON

92 Washington Street
HDC Revision - New Dwelling

92 Washington St.
Existing Shed

92 Washington St.
Existing Garage

Washington St E

HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling



HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling



HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling

92 Washington St.
Existing Shed

Washington St Ext

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Google


92 WASHINGTON STREET
95 WASHINGTON STREET


90 WASHINGTON STREET
95 WASHINGTON STREET

80 WASHINGTON STREET

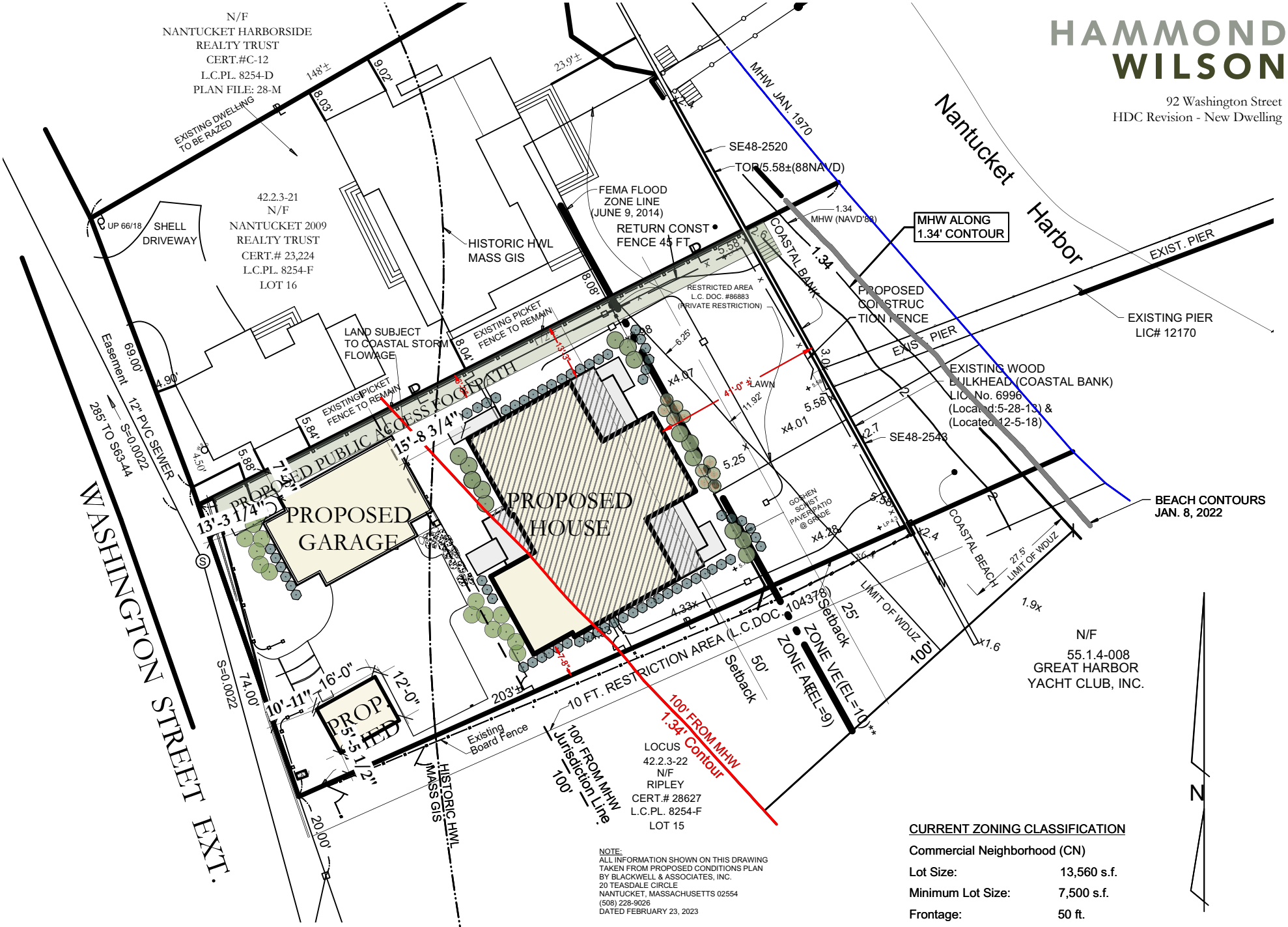
90 WASHINGTON STREET

GREAT HARBOR YACHT CLUB
96 WASHINGTON STREET

IMAGE FROM
"RESILIENT NANTUCKET: FLOODING ADAPTATION &
BUILDING ELEVATION DESIGN GUIDELINES"



New construction must be built to be above the DFE such as this dwelling at 2 Hulbert Avenue completed in 2019. This dwelling is elevated with a stone foundation and vertical board panels beneath the porch.



HAMMOND WILSON

92 Washington Street
HDC Revision - New Dwelling

1
SP1.1

Schematic Proposed Site Plan
Scale: 1" = 30'

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

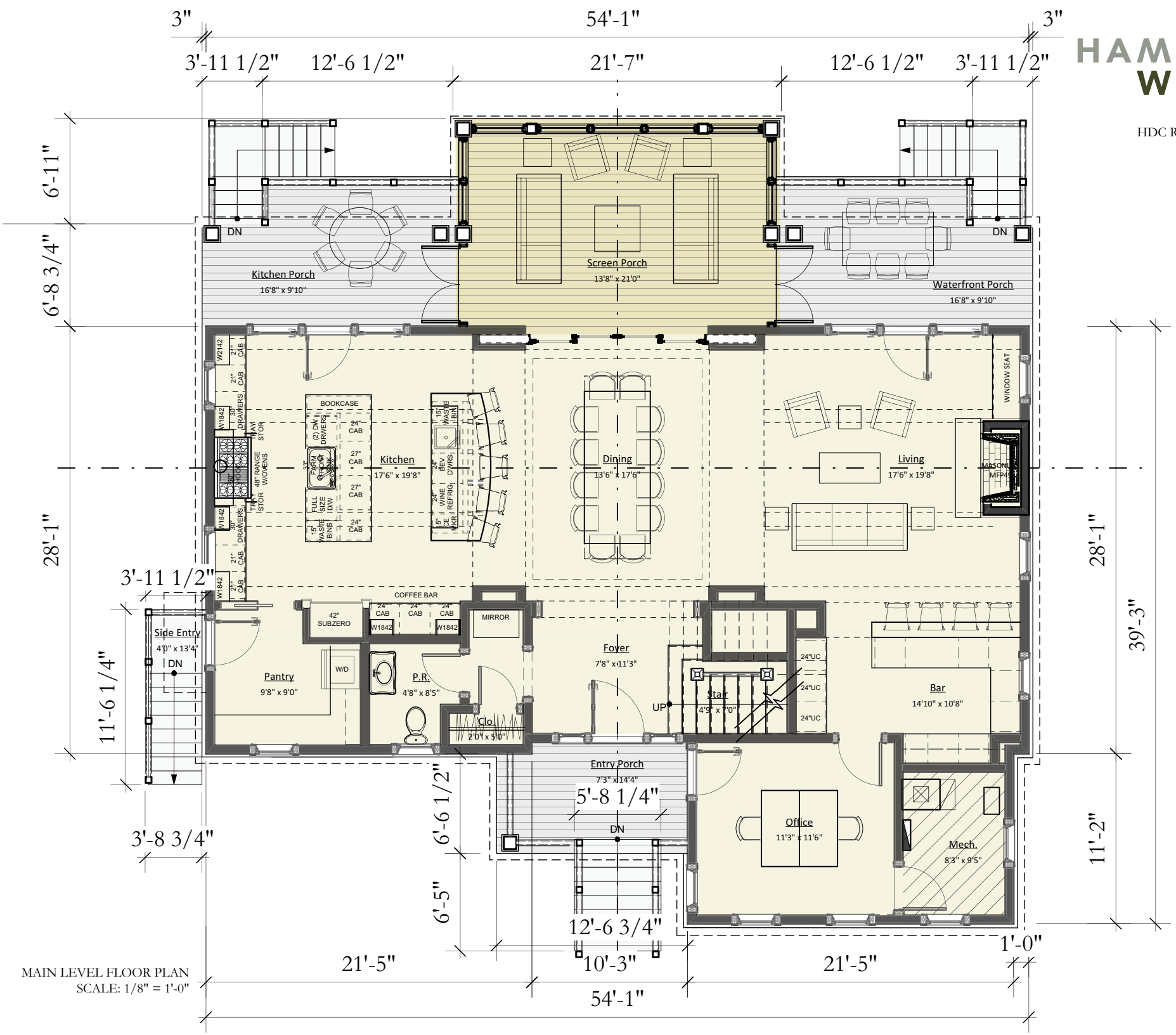
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)	
Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

HAMMOND WILSON

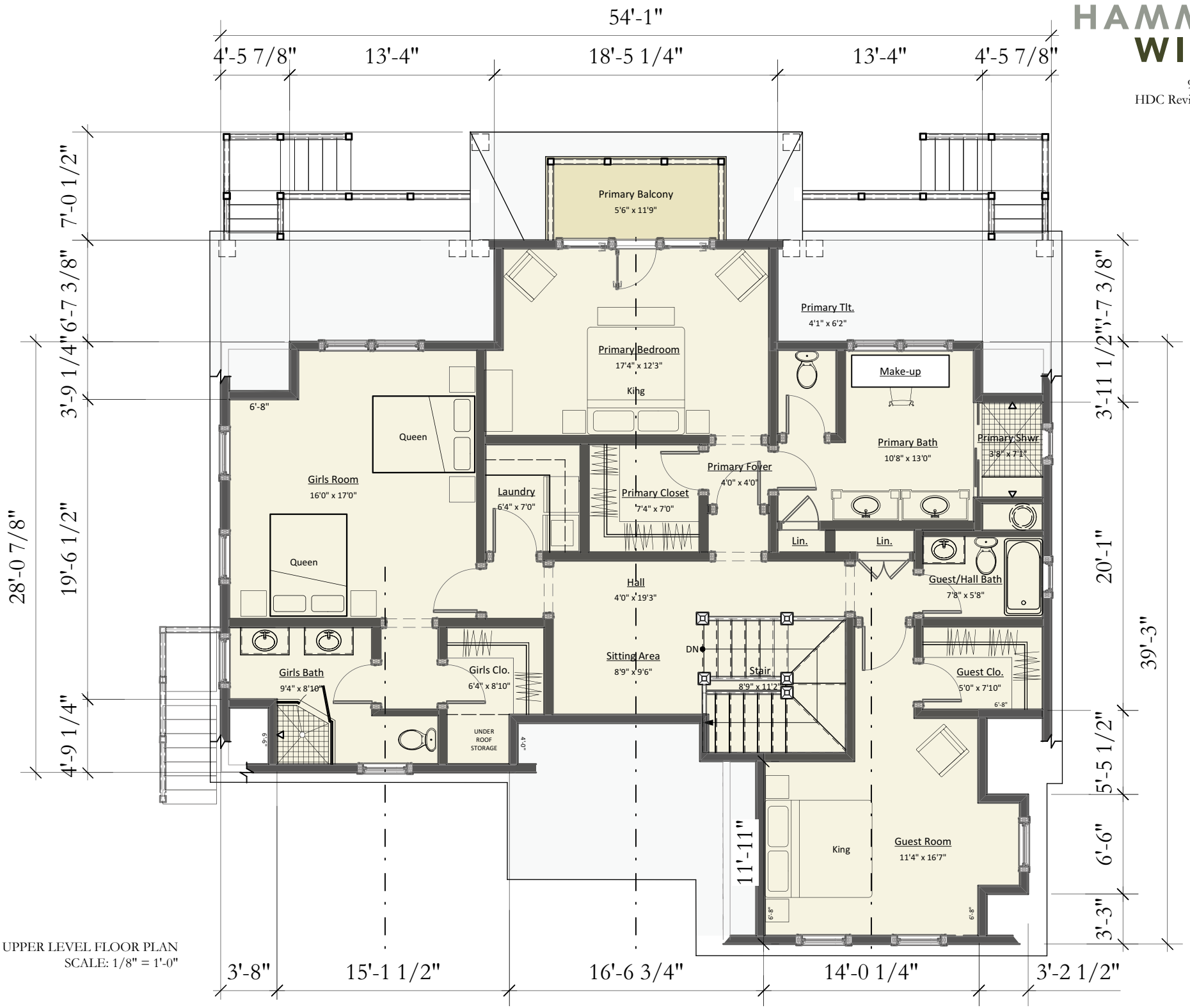
92 Washington Street
HDC Revision - New Dwelling



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

HAMMOND WILSON

92 Washington Street
HDC Revision - New Dwelling



UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling



2
A2.0

Waterfront Elevation - Revised
Scale: 1/8" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Revision - New Dwelling



2
A2.1

Drive Elevation - Revised
Scale: 1/8" = 1'-0"



2
A2.2

Side Elevation - Revised
Scale: 1/8" = 1'-0"



2
A2.3

Side Elevation - Revised
Scale: 1/8" = 1'-0"

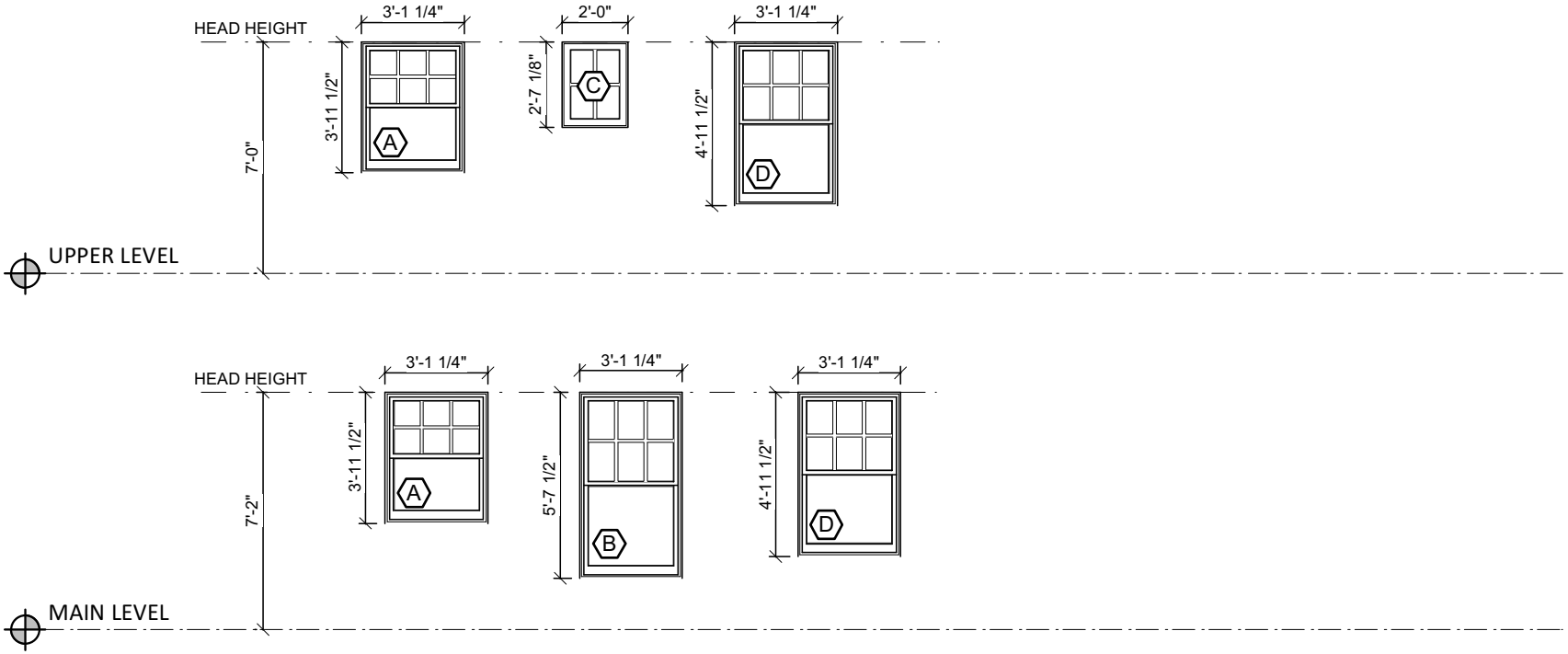
WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 3220	3'-1 1/4" (w) x 3'-11 1/2" (h)	3w2h	
B*	DOUBLE HUNG G2	UDHG2 3230	3'-1 1/4" (w) x 5'-7 1/2" (h)	3w2h	
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
D*	DOUBLE HUNG G2	UDHG2 3226	3'-1 1/4" (w) x 4'-11 1/2" (h)	3w2h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.

* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.



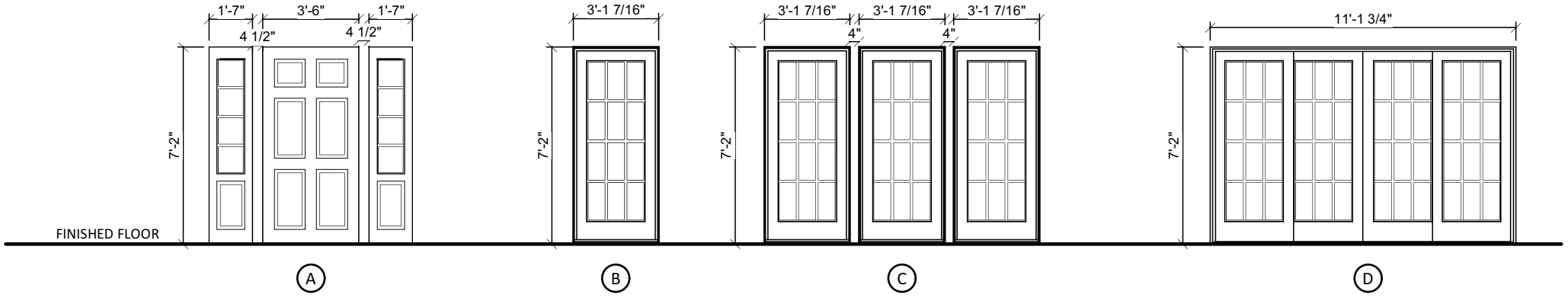
2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	CUSTOM ENTRY DOOR	-	-	1w4h	
B	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2 1/2"	3w4h	
C	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2 1/2"	3w4h	3 INDIVIDUAL DOOR UNITS
D	CLAD SLIDING DOOR XOOX	UMSDPKT12070	11'-1 3/4" x 7'-2 1/2"	3w4h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 / A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SINGLE FAMILY DWELLING

NOT FOR CONSTRUCTION

REVISED July 25, 2024



SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL.	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Site and Neighborhood Context
EC1.1 Existing Site and Neighborhood Context
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Main Level Plan
A1.2 Upper Level Plan

A2.0 Elevations
A2.1 Elevations
A2.2 Elevations
A2.3 Elevations

A7.0 Window and Door Schedule - House

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

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ISSUE DATE	7.25.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

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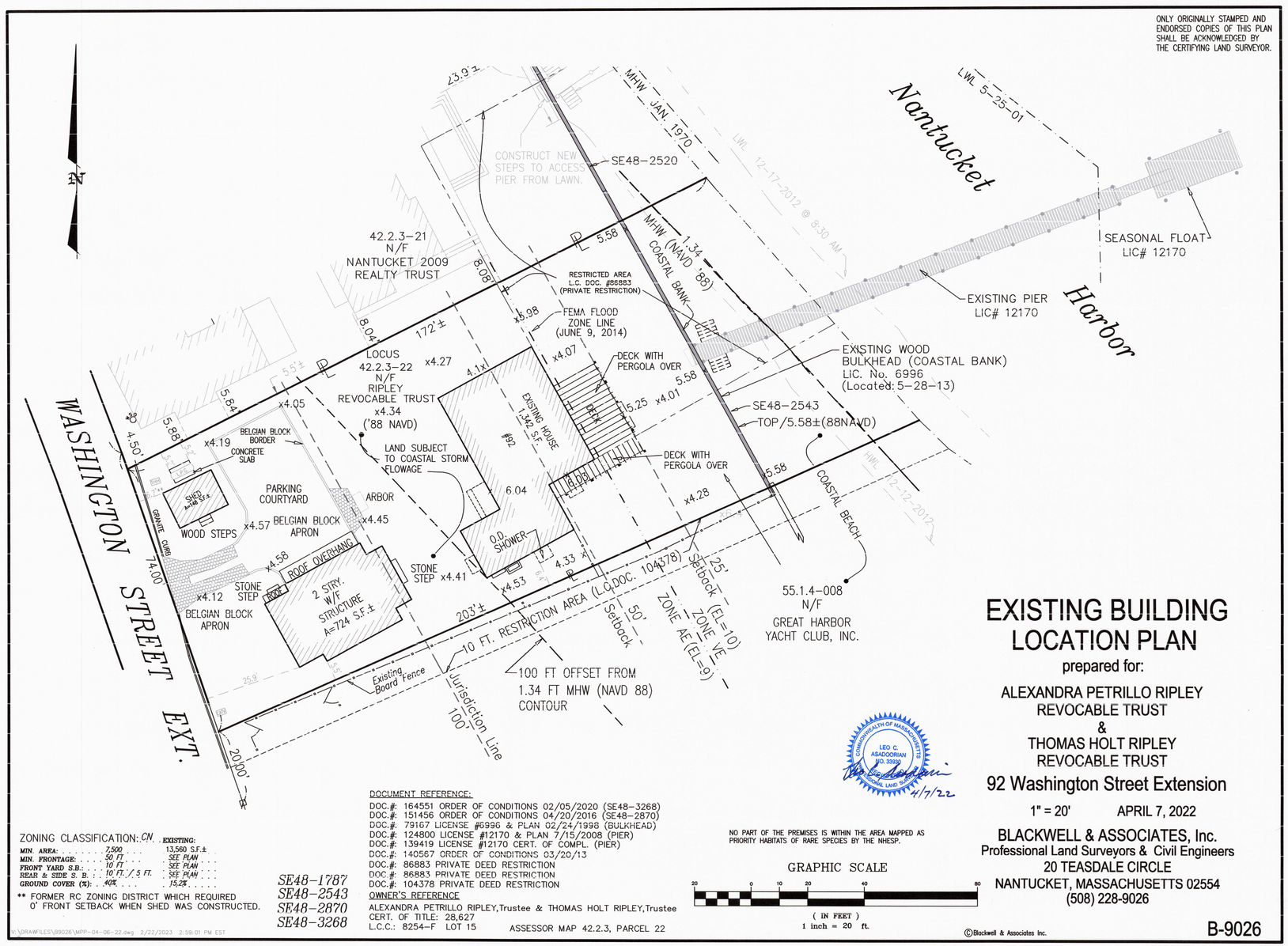
ISSUE DATE	7.25.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1



NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023













SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

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ISSUE DATE	7.25.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.0









SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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ISSUE DATE	7.25.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.1

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

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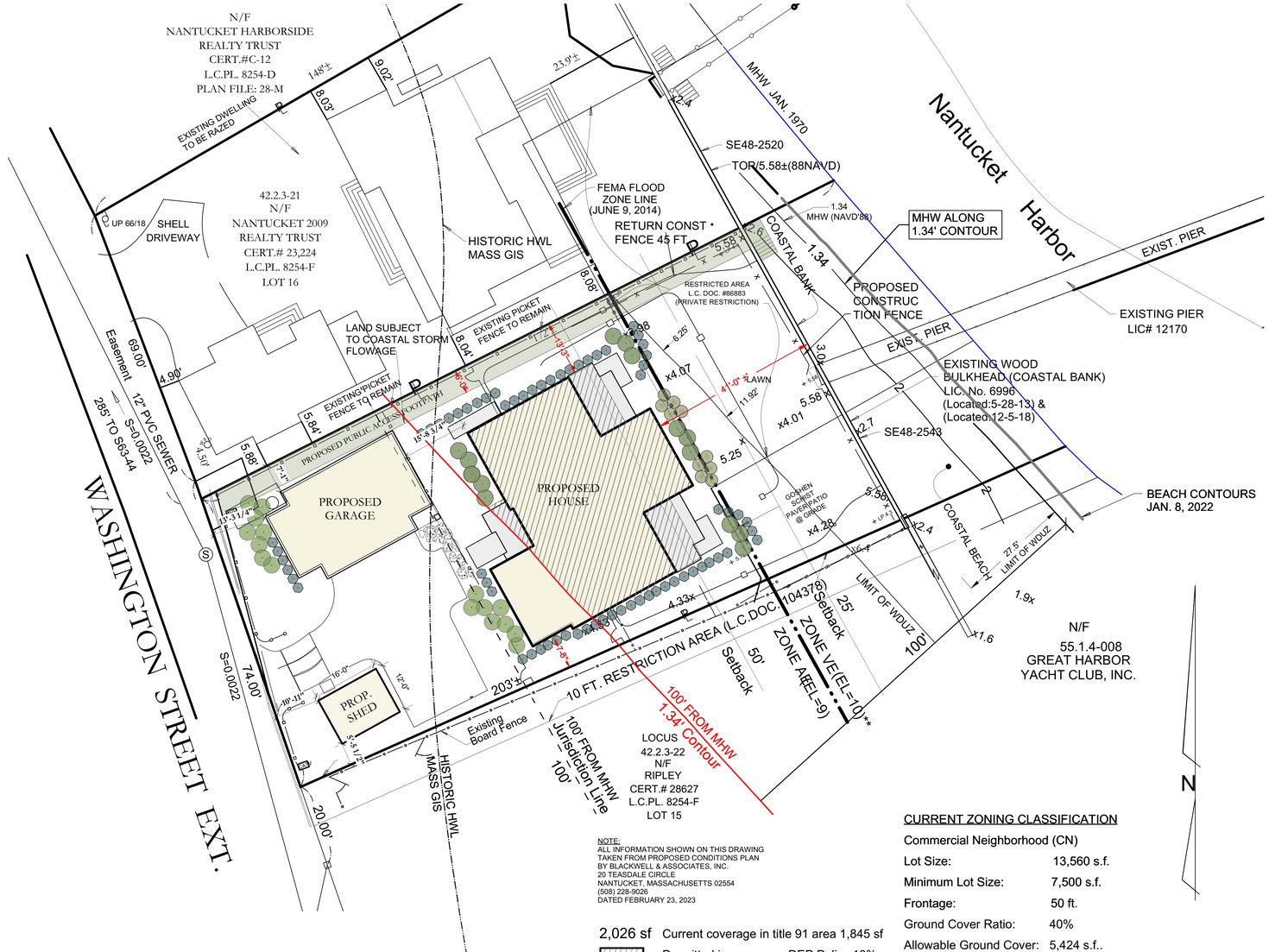
ISSUE DATE	7.25.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

SUBMITTAL	DATE
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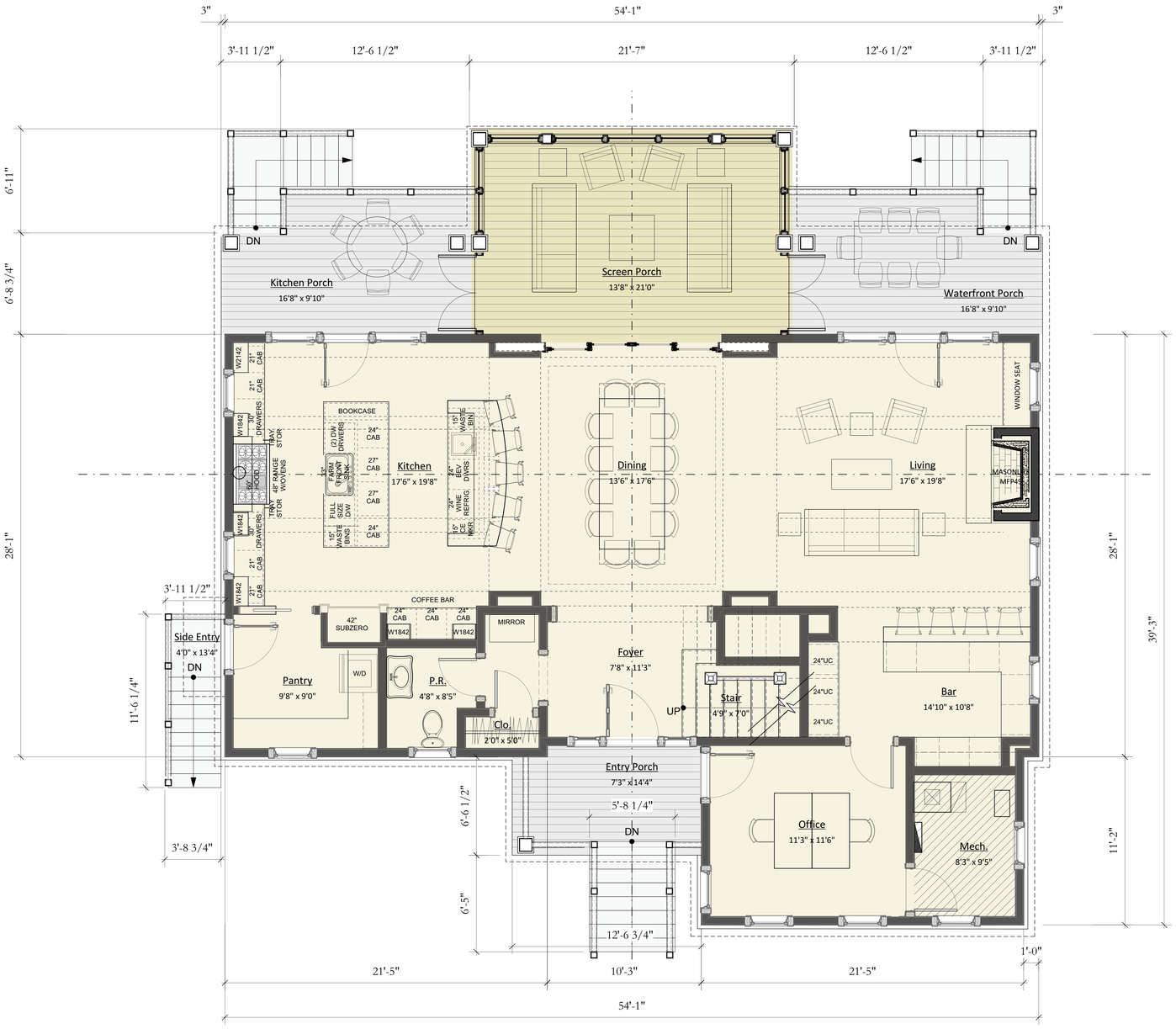
ISSUE DATE	7.25.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024



1 / A1.1 Main Level Plan
Scale: 1/4" = 1'-0"

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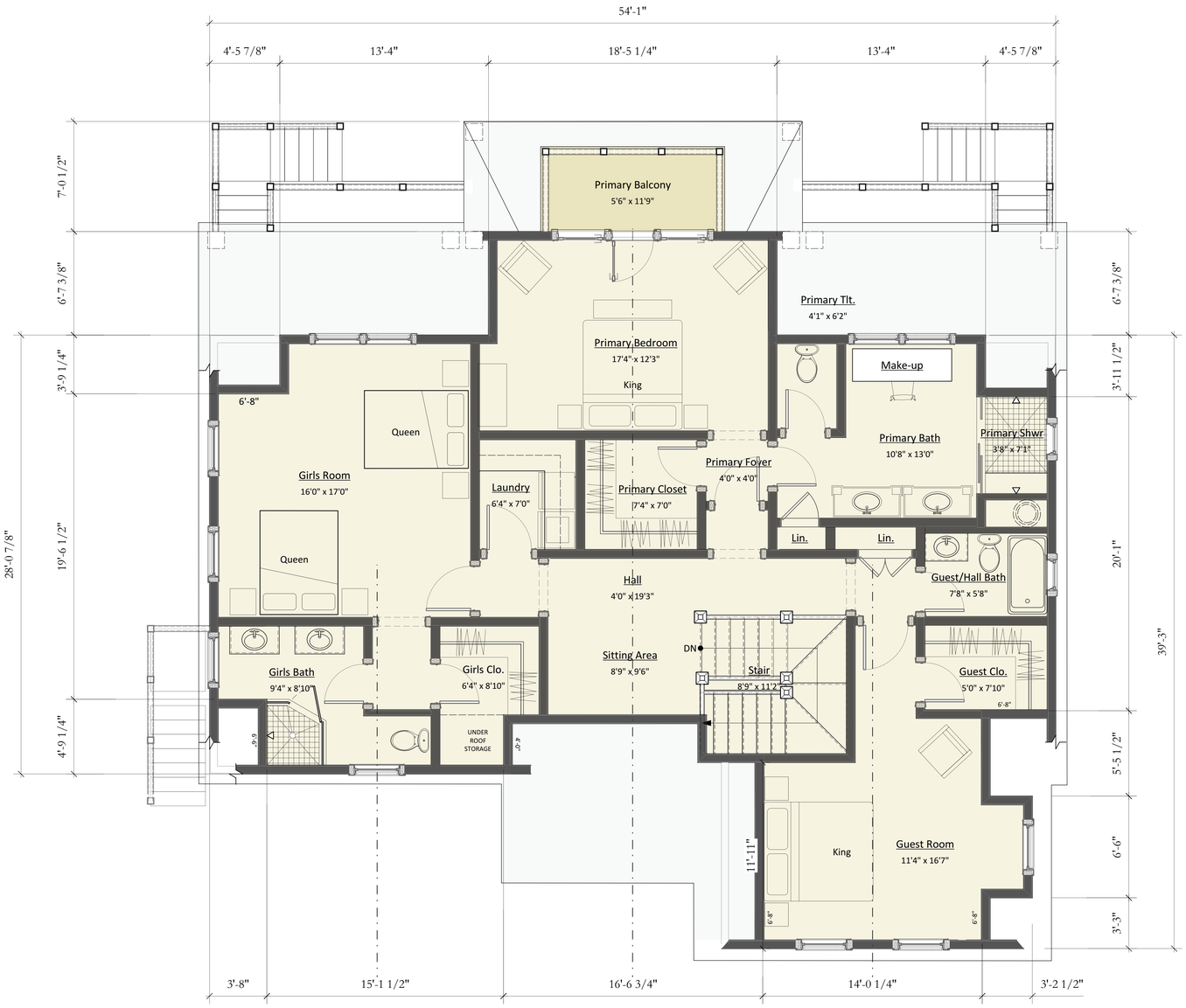
ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Main Level Plan

A1.1



1 / A1.2 Upper Level Plan
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
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ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Upper Level Plan

A1.2



1 / A2.0 Waterfront Elevation - Original Submission
Scale: 1/4" = 1'-0"



2 / A2.0 Waterfront Elevation - Revised
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.0



1 / A2.1 Drive Elevation - Original Submission
Scale: 1/4" = 1'-0"



2 / A2.1 Drive Elevation - Revised
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.1



1 / A2.2 Side Elevation - Original Submission
Scale: 1/4" = 1'-0"



2 / A2.2 Side Elevation - Revised
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

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ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.2



1 / A2.3 Side Elevation - Original Submission
Scale: 1/4" = 1'-0"



2 / A2.3 Side Elevation - Revised
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

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ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.3

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: _____ Date: _____

6. NIR, LLC	19 N Water lot 7	Hardscape	42.4.2/3	Ahern, LLC

Concerns: **Application not opened.**
Motion: **No action.**

7. John Hendricks	1 Jefferson St	Fenestration Rev	554.1/158.1	Emeritus LTD

Voting:	Pohl, Welch, Camp, Coombs
Alternates:	None
Recused:	None
Representative:	**Matthew McEachern**
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus** - Described the dwelling as an infill circa 2018 within the fish lots in the Old Historic District (OHD). - Expressed the opinion that the two sets of triple gang windows are out of scale and inappropriate. - Recommended keeping the dwelling as it is built.
Public Comments:	**Mickey Rowland, Historic Structures Advisory Group** - Suggested that typically, windows on the sides should match the same size as the front of the building. - Recommended changing the triple windows to a pair of separated 6-over-6 windows that are the same size as the front window.
Concerns:	**Welch** - No concerns **Coombs** - Preferred to see two separate windows or some modification to address the abundance of windows on that elevation. **Pohl** - Appreciated the front design. - Considered the six over nines, suggesting they be split into two to avoid 2 triple units. **Camp** - Noted her concerns were not so much about 6/9, but rather that they're all ganged together.
Motion:	**Motion to hold for revisions. (Welch) (4:13:07)**
Roll-Call Vote:	Carried – 4:0 // Pohl, Welch, Camp, Coombs (Aye) — Certificate # HDC2023 – (as noted)

8. 63 Hulbert LLC **09-9214**	63 Hulbert Ave	Main House Revisions	29/9	Emeritus LTD

Voting:	Camp, Oliver, Thornewill, Patten, Paul
Alternates:	None
Recused:	None
Representative:	**Matthew McEachern**
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus** - Stated this is a contributing house from circa 1915-1923. - Noted a historic termination letter was approved July of this year. - Updated Form B with the survey has been provided, acknowledging the changes. - Expressed appreciation for the adjustments made. - Pointed out the additional additions may exceed the appropriateness limit per the Secretary of Interiors. - Highlighted the 100-year-old Colonial Revival has undergone significant alterations, especially with the left-side addition that still appears somewhat displaced even with the reduction of height. - Mentioned the entire south side, noting that previously approved plans were more successful. - Appreciated removal of east and west flanking dormers, reduction of the waterside deck, and the reduced north dormer. - Emphasized the right-side (harbor side) addition removes the symmetrical facade, and while changes were previously approved, maintaining symmetry on the harbor side is crucial as it is a character-defining feature of the structure.
Public Comments:	**Mickey Rowland, Historic Structures Advisory Group** - Acknowledged completely agree with Backus' comments regarding the addition to the west. - Stated changes in symmetry and added length to the building are concerning.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 74.1

Street & Number of Proposed Work: 1 Jefferson Lane

Owner of record: John Hendricks

Mailing Address: 1212 5th Avenue
New York, NY, 10029

Contact Phone #: 917 847 9802 E-mail: johnhendricks212@gmail.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508-325-4995 E-mail: admin@emeritusdevelopment.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2022-12-7586
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Alterations to existing dwelling

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 N/A

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Circa 2018

Original Builder:

REVISIONS* (describe)

1. East Elevation Fenestration Changes
2. South Elevation No visible Changes
3. West Elevation No visible changes
4. North Elevation No visible Changes

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

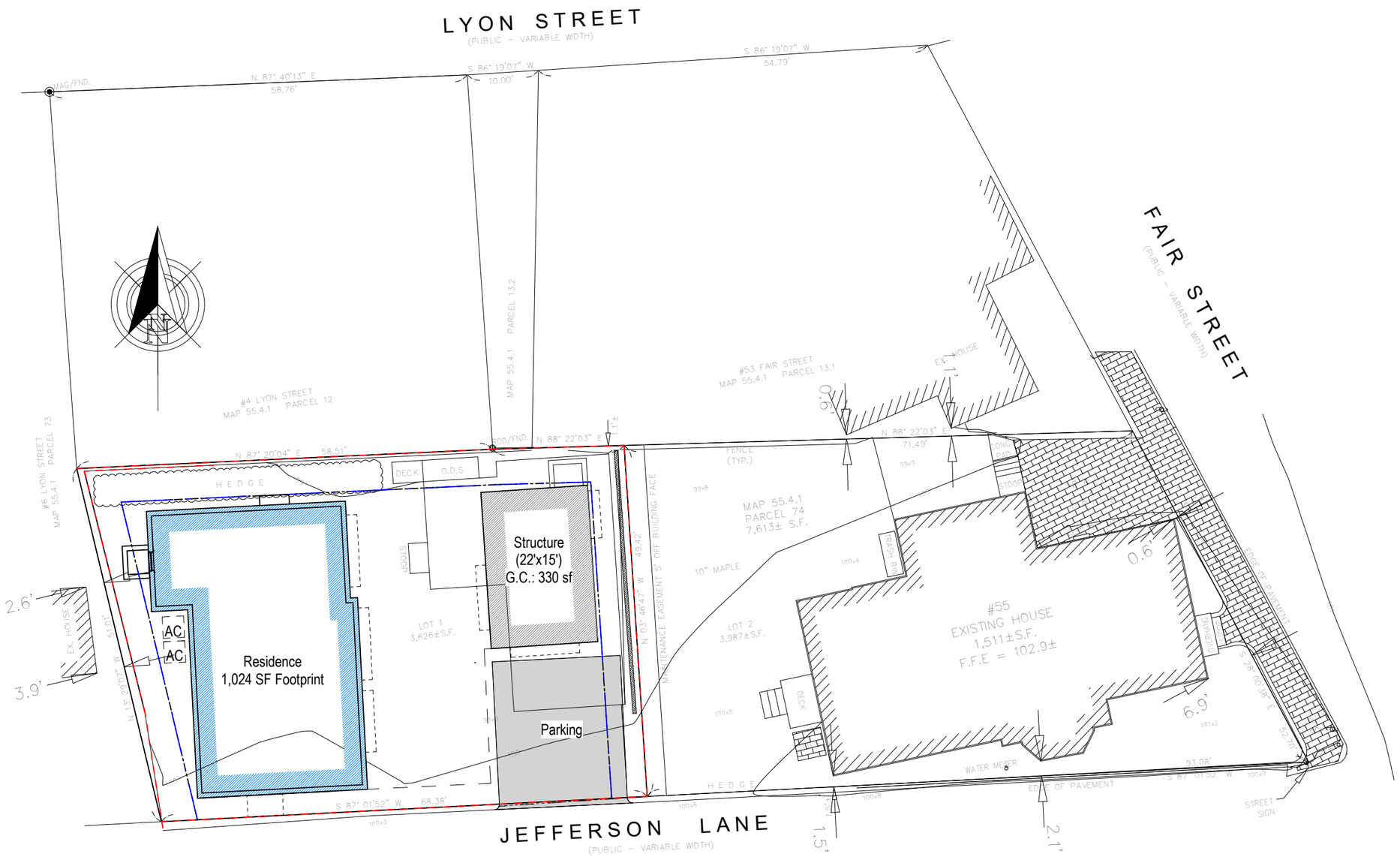
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/23/23 Signature of owner of record _____ Signed under penalties of perjury



Alterations
1 Jefferson Lane
Nantucket, MA 02554

Zoning Information

Map & Parcel:	55.4.1 / 74.1
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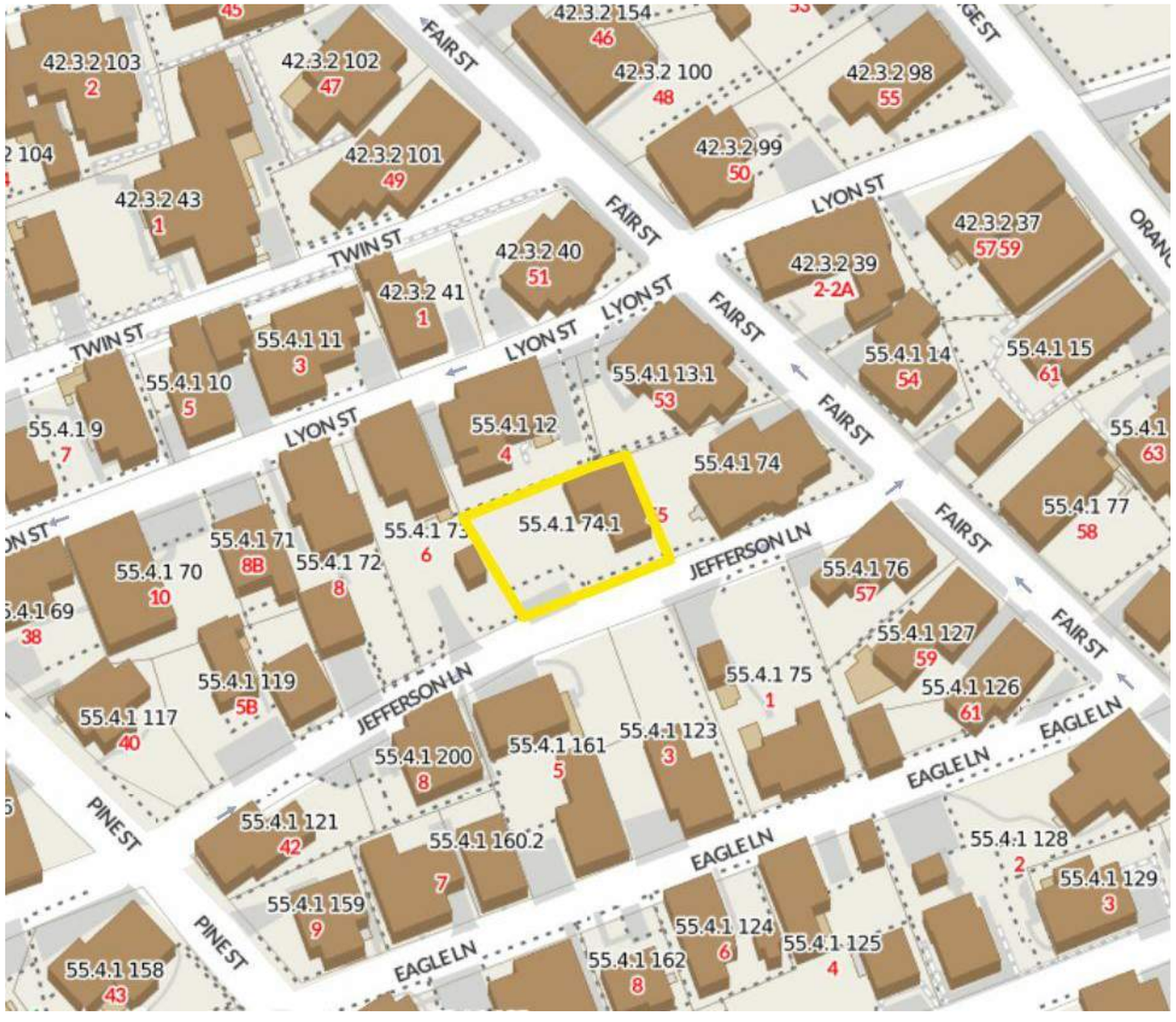
Side/Rear Setback:	5 ft

Site Plan
Scale: 1/16" = 1'-0"
07.24.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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Locus Map
Not To Scale
07.24.24

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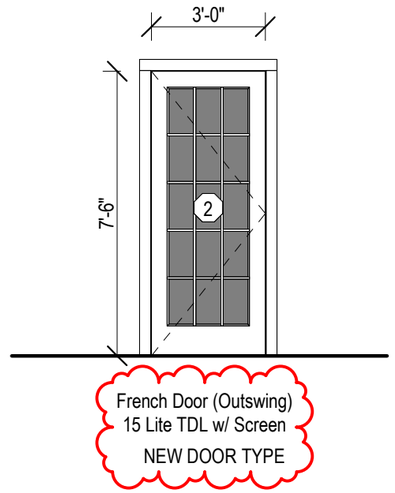
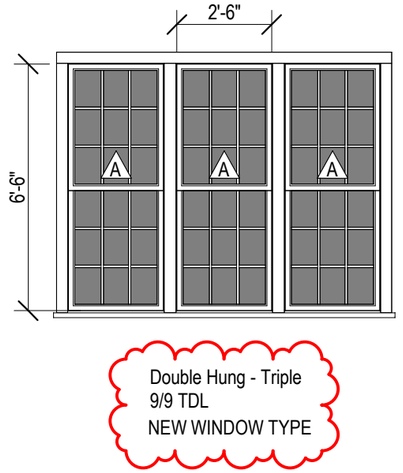


Door Legend



Window Legend

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Door & Window Legends
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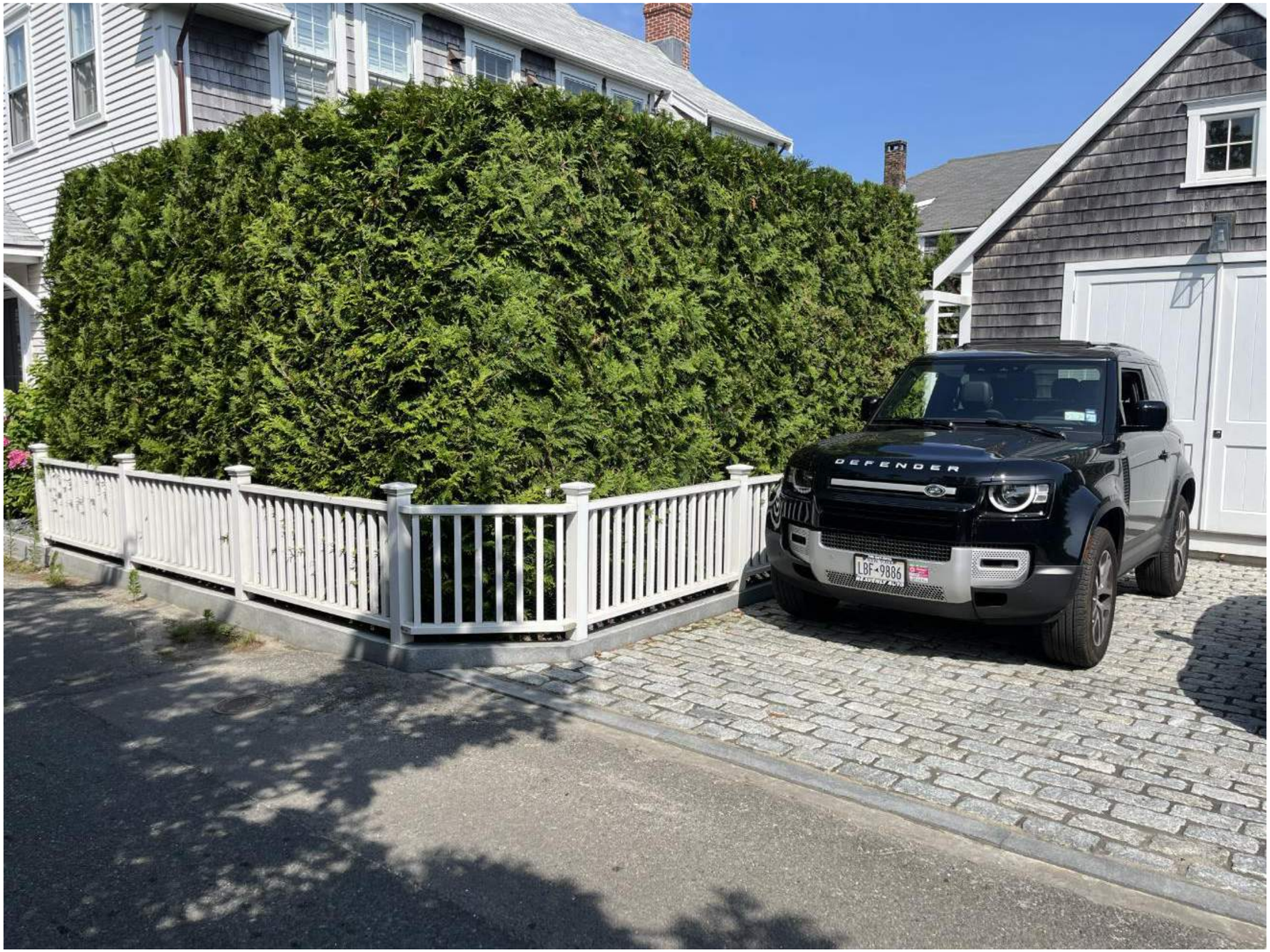

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Existing Conditions Street View

07.24.24

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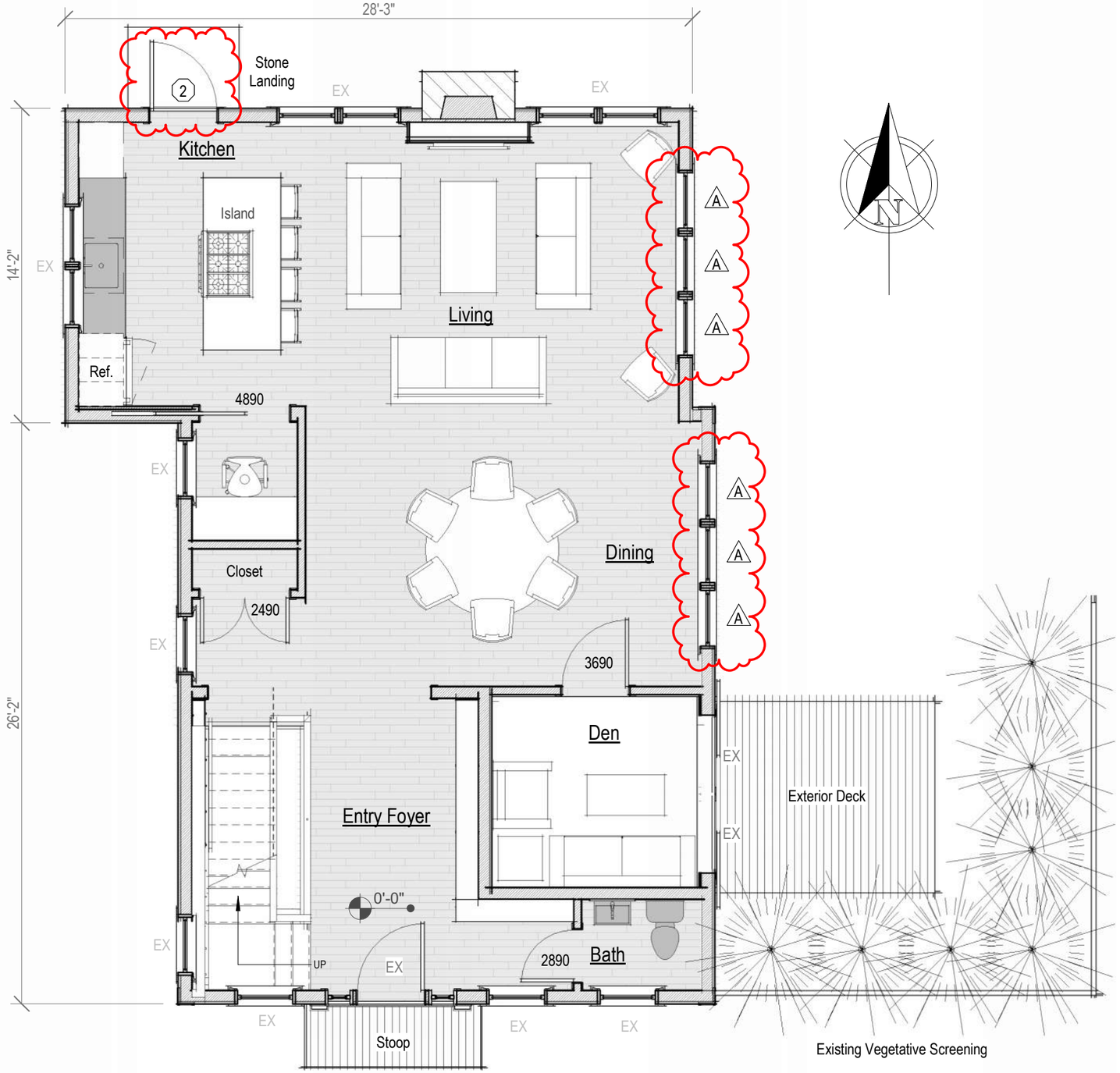

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First Floor Plan

Scale: 3/16" = 1'-0"

07.24.24

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No Proposed Changes

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Minor Changes / Side View

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West Elevation - Proposed
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View of First Level Fenestration Changes Not Visible From Street

Proposed French Door

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View of First Level Fenestration Screened From Street By Natural Vegetation

Add Triple Windows

Add Triple Windows

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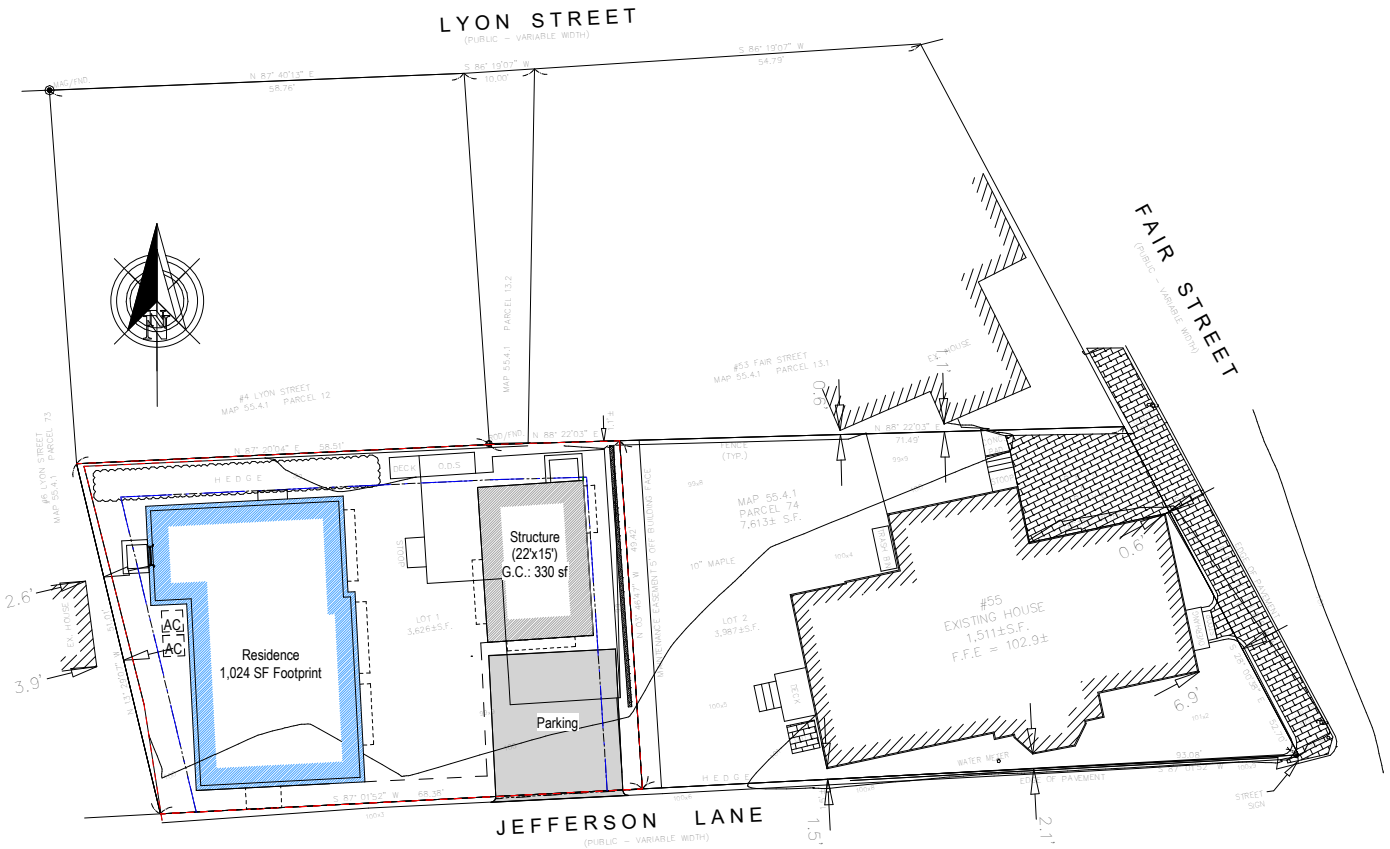

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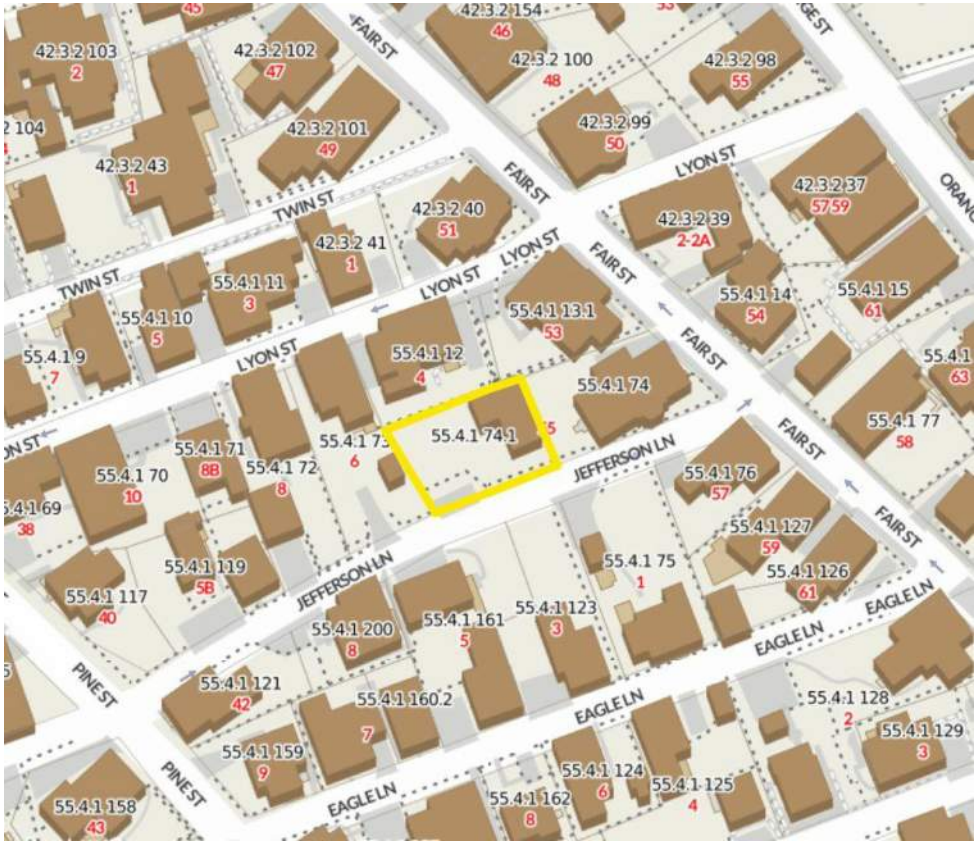

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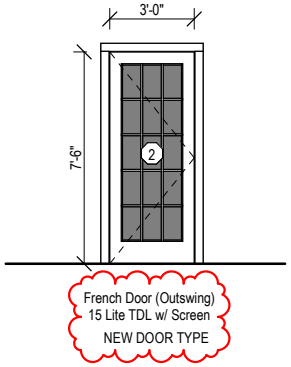
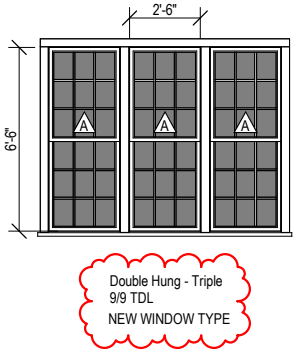


Door Legend



Window Legend

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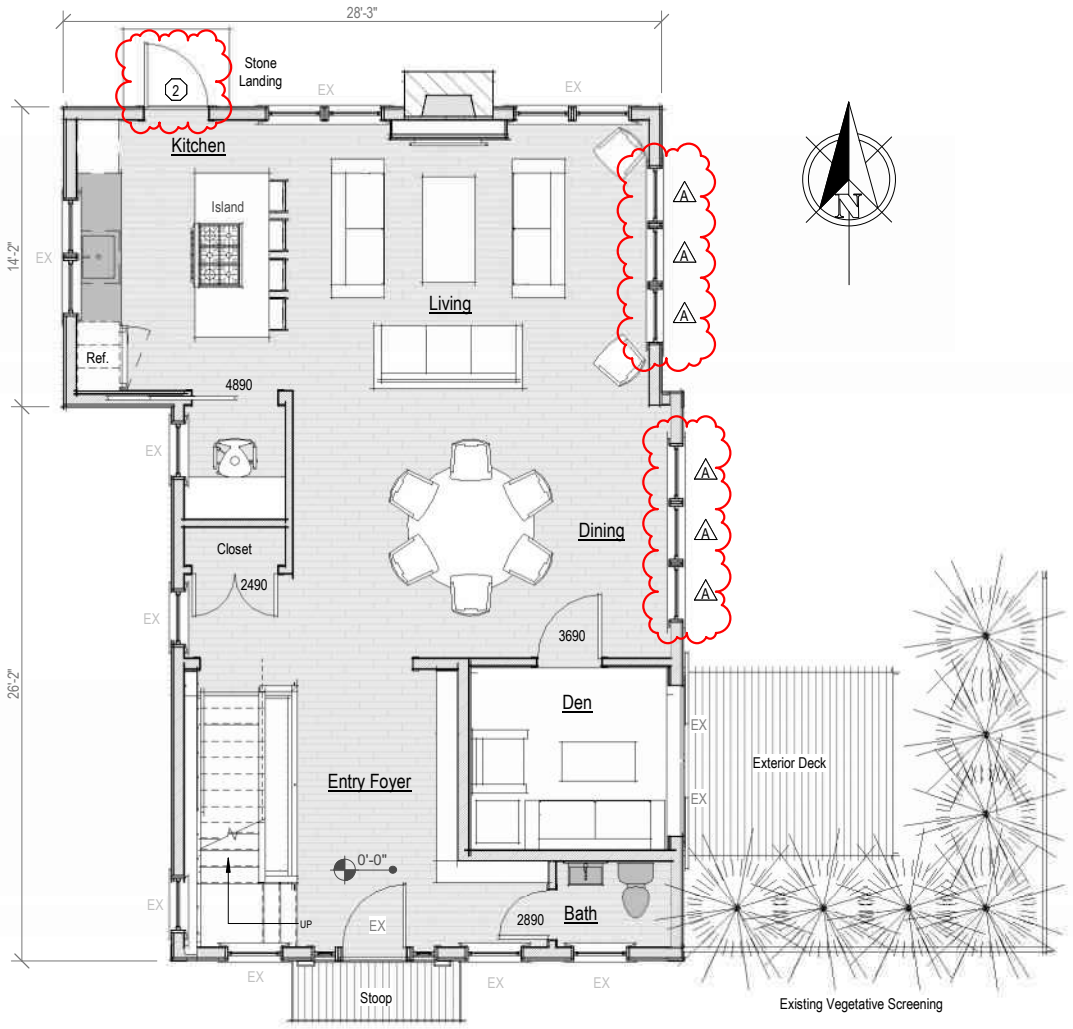

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No Proposed Changes

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Minor Changes / Side View

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Proposed French Door

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

7/25/24	Date submitted to 2 Fairgrounds Road: #38-11
	Address & HDC Case Number (ie HDC2020-05-0265): 34 WARREN'S LANDING RD 2024-05-10505
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

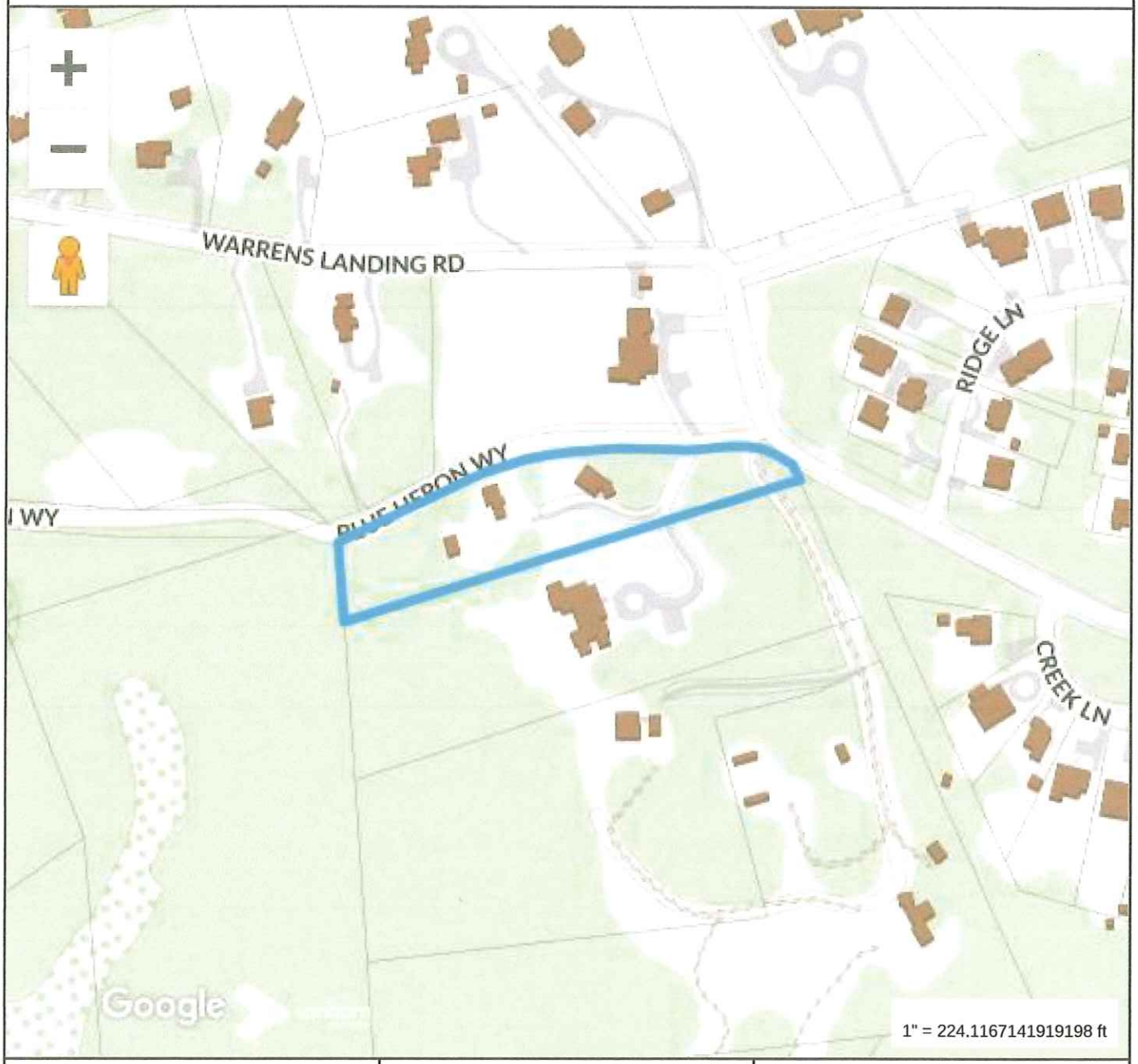
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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: 7/24/2024



Property Information

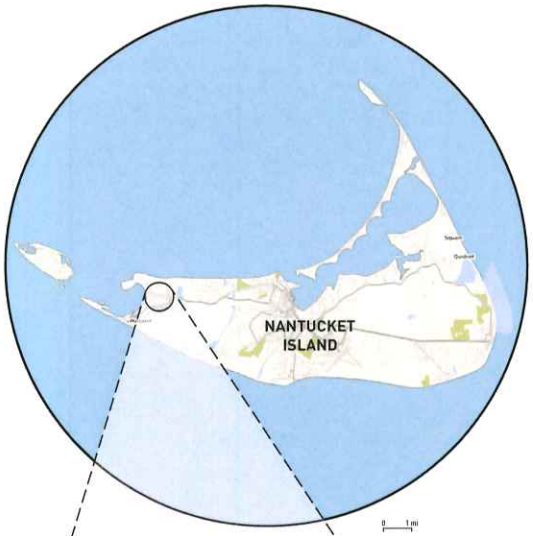
Property ID	1362
Location	34 WARRENS LANDING RD
Owner	BUTTRICK HAROLD & ANN TRSTS

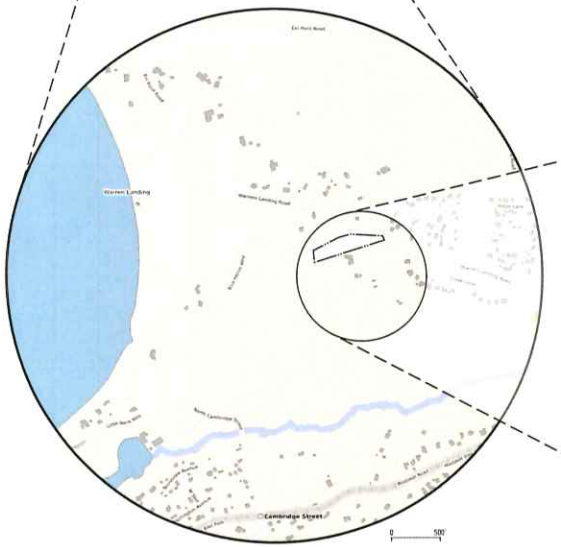
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

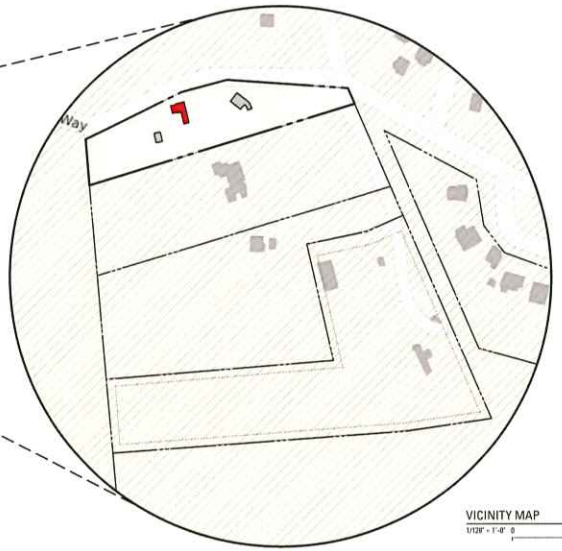
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.







VICINITY MAP
1/128" = 1'-0" 0 128'

N

ZONING + PLANNING NOTES

LOCATION	34 Warren's Landing Road
ASSESSOR'S MAP	#38
PARCEL	#11
LOT 4 LAND COURT PLAN	16987-C, LOT 7
CERTIFICATE OF TITLE	#16400
ZONE	LUG-2 Limited use General 2
LOT SIZE	1.9 acres = 82,998 sf

GROUND COVER ON LOT (SF)

Existing Enclosed Pavilion	371
Existing Primary Dwelling	722
Proposed Primary Dwelling Additions	364
Existing Barn (Enclosed Portion)	249
Total	1,710 SF

GROUND COVER RATIO

Allowable	4.0%
Proposed 1,716 / 82,998 =	2.0%

BUILDING HEIGHTS ZONING

Max. Allowable	30'-0"
Existing Dwelling with Proposed Additions	19'-9" Max.

DEFINITIONS (Town of Nantucket Code Bylaws)

GROUND COVER (§ 139-2 pg. 10, ¶ 4)
The horizontal area of a lot covered at grade by structures, together with those portions of any overhangs which contain enclosed interior space, excluding... decks, unenclosed porches, unenclosed roofed overhangs and connectors, entryway hoods and projections...

GROUND COVER RATIO (§ 139-2)
The ground cover upon a lot divided by the area of the lot, expressed as a percentage.

SECONDARY DWELLING (§ 139-2 pg. 19, ¶ 1)
A detached single-family dwelling unit located on the same lot as a primary dwelling unit. The ground cover of the secondary dwelling shall be a minimum of 20% less or more than the primary dwelling

PROJECT DIRECTORY

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NEW YORK, NY 10024
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CATHERINE LELAND
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T/510 594 6094

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contact
JEFFREY BLACKWELL
jeff@blackwellsurvey.com
T/ 508 228 9826

CONTRACTOR
TBD
contact

WARREN'S LANDING - RENOVATION + ADDITION

DRAWING INDEX

	DESCRIPTION	REV	DATE
	ARCHITECTURAL		
A0.01	TITLE SHEET	1	07.17.24
A1.01	SITE PLAN (1/32")	1	07.17.24
D2.01	DEMO PLANS (1/4")		04.26.24
A2.01	PLANS (1/4")	1	07.17.24
A4.01	ELEVATIONS (1/4")	1	07.17.24
A4.02	ELEVATIONS (1/4")	1	07.17.24

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RENOVATION + ADDITION
project address
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NANTUCKET, MA 02554

rev	date	issue
1	07.17.24	HDC REVISION 1
	04.26.24	HDC SUBMITTAL

title
TITLE SHEET

A0.01

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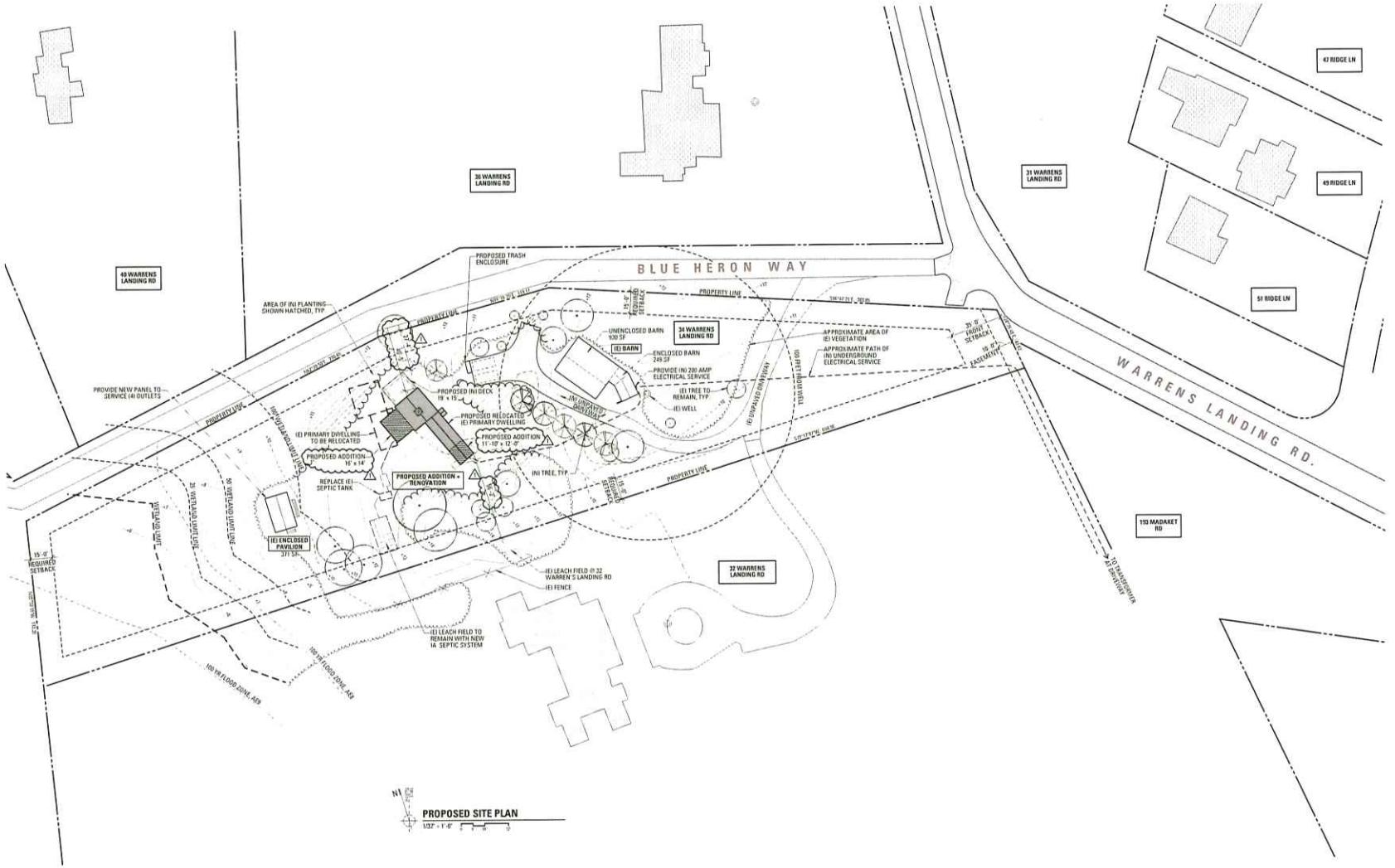

PROPOSED SITE PLAN
1/32" = 1'-0"

NOTES

1. 34 WARREN'S LANDING RD. IS LOCATED IN ZONE LUG-2
2. THIS SITE PLAN IS BASED ON BLACKWELL & ASSOCIATES SURVEY DATED 01/27/2023 AND NANTUCKET ONLINE GIS MAPS, DATA COLLECTED 01/25/2021

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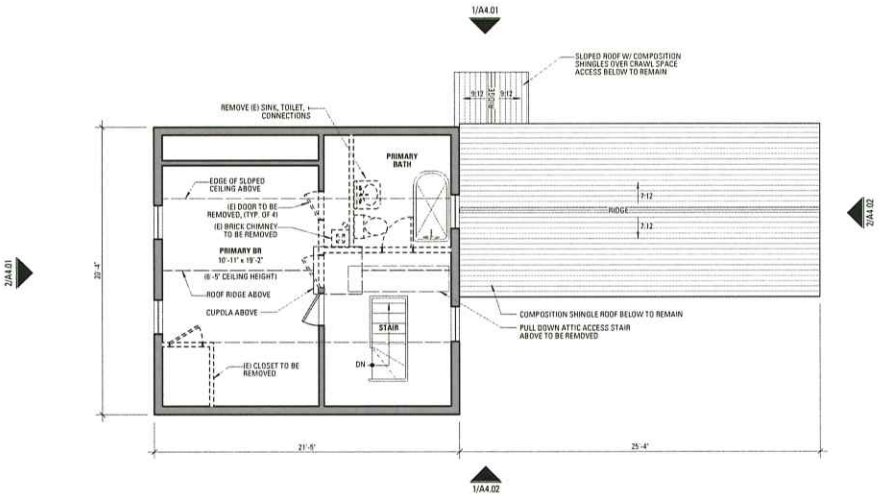
NANTUCKET, MA 02554

rev.	date	issue
1	07.17.24	HDC REVISION 1
	04.26.24	HDC SUBMITTAL

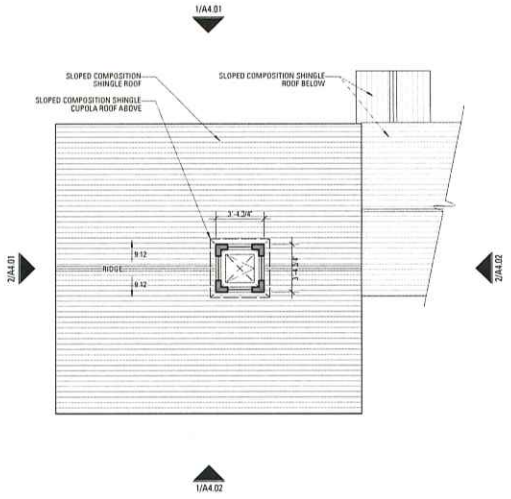
title
SITE PLAN

A1.01



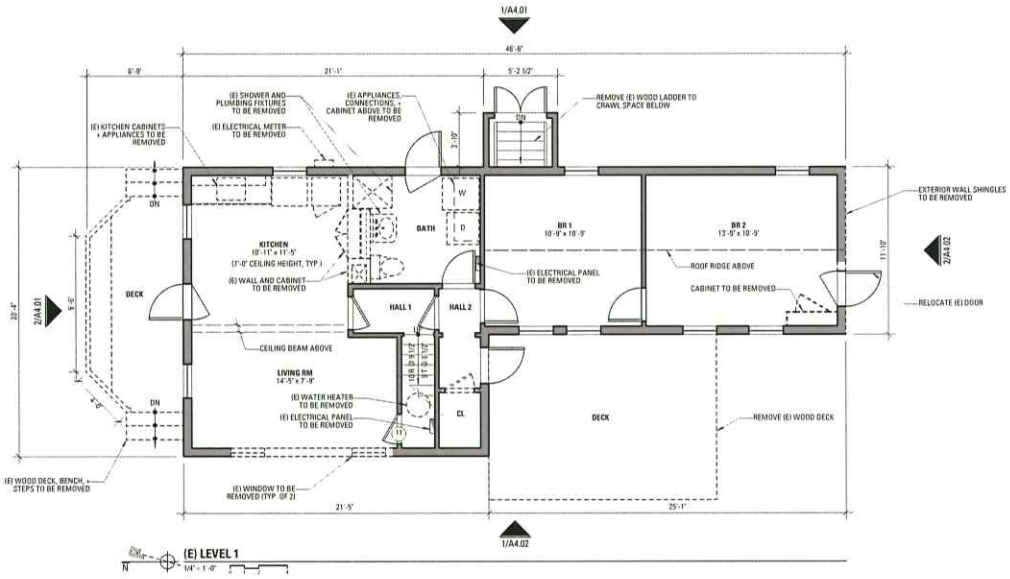
(E) LEVEL 2

1/4" = 1'-0"



(E) CUPOLA

1/4" = 1'-0"



(E) LEVEL 1

1/4" = 1'-0"

NOTES

1. BUILDING TO BE RELOCATED AS INDICATED ON A1.01. (E) ROCK FOUNDATION TO BE REMOVED
2. SEE A2.01 FOR WINDOW + DOOR SCHEDULES

LEGEND

(E) WALL TO REMAIN

(E) WALL OR FEATURE TO BE REMOVED

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WARREN'S LANDING
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rev	date	issue
	04.26.24	HDC SUBMITTAL

title
DEMO PLANS

D2.01

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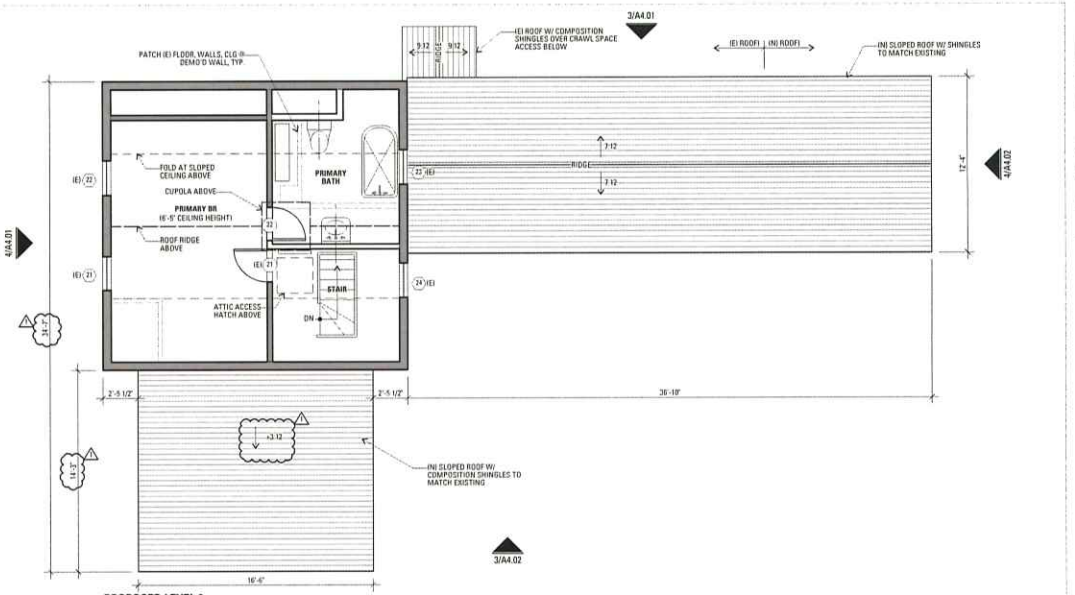
DOOR SCHEDULE

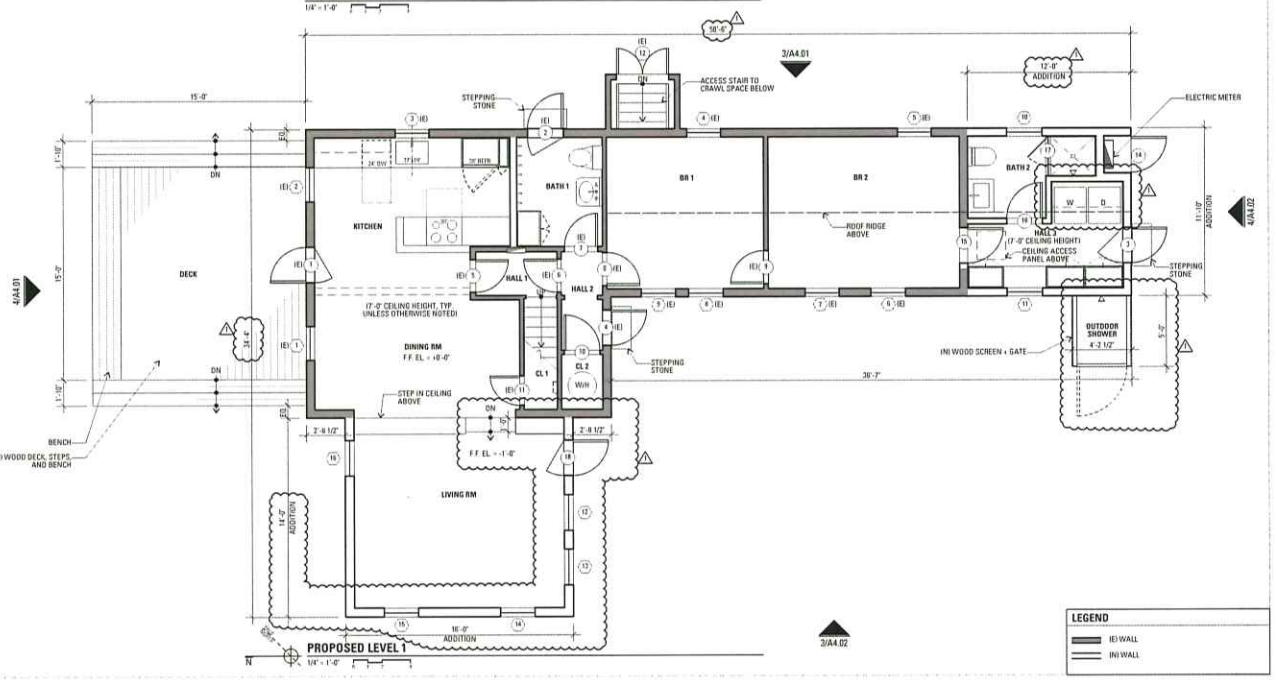
REV	NO.	TYPE	LOCATION	UNIT SIZE (w x h)	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HARDWARE	REMARKS
LEVEL 1										
	(E)01	A	DINING (EXT)	2'-8" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)02	B	BATH 1 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	03	B	HALL 3 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	RELOCATE (E) DOOR
	(E)04	B	HALL 2 (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)05	C	KITCHEN / HALL 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)06	C	HALL 1 / HALL 2	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)07	C	HALL 2 / BATH	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)08	C	HALL 2 / BEDROOM 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)09	C	BEDROOM 2 / BEDROOM 1	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	10	C	HALL 2 / CLOSET 2	2'-8" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	(E)11	C	DINING / CLOSET 1	2'-1" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	-
	(E)12	C	CRAWL SPACE DOOR	2'-8" x 2'-6"	WOOD	PAINT	WOOD	PAINT	-	-
REV 1	13	A	NOT USED							MATCH (E)
	14	B	ELECTRICAL CLOSET (EXT)	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	15	B	BEDROOM 2 / HALL 3	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	16	C	HALL 3 / BATH 3	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
	17	C	HALL 3 / POWDER	2'-4" x 6'-8"	GLASS	-	-	-	-	LOUVERED
REV 1	18	B	LIVING ROOM	2'-6" x 6'-8"	WOOD	PAINT	WOOD	PAINT	-	MATCH (E)
LEVEL 2										
	(E)21	C	STAIR / P BEDRM	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT		(E) TO REMAIN
	22	C	PRIMARY BATH	2'-4" x 6'-8"	WOOD	PAINT	WOOD	PAINT		(N) TO MATCH EXISTING

WINDOW SCHEDULE

REV	NO.	TYPE	LOCATION	UNIT SIZE (w x h)	HEAD HT. A.F.F.	OPERATION	MATERIAL	FINISH	REMARKS
LEVEL 1									
	(E)01	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)02	A	KITCHEN	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)03	A	KITCHEN	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)04	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)05	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)06	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)07	A	BEDROOM 2	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)08	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)09	A	BEDROOM 1	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	-
	10	A	BATH 3	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	11	A	HALL 3	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
	12	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
REV 1	13	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
REV 1	14	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
REV 1	15	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
REV 1	16	A	LIVING ROOM	2'-5" x 4'-7 1/2"	6'-8"	DOUBLE HUNG	WOOD	PAINTED	MATCH (E)
LEVEL 2									
	(E)21	B	PRIMARY BEDROOM	2'-5" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)22	B	PRIMARY BEDROOM	2'-5" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
	(E)23	C	PRIMARY BATH	2'-5" x 2'-0"	5'-11"	HOPPER	WOOD	PAINTED	-
	(E)24	B	STAIR	2'-5" x 3'-10 1/4"	5'-11"	DOUBLE HUNG	WOOD	PAINTED	-
CUPOLA									
	(E)31	D	CUPOLA	1'-4 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)32	D	CUPOLA	1'-4 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)33	D	CUPOLA	1'-4 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-
	(E)34	D	CUPOLA	1'-4 1/2" x 3'-1/2"	-	DOUBLE HUNG	WOOD	PAINTED	-

NOTE: ALL NEW WINDOWS TO BE PAINTED WOOD, SINGLE GLAZED TDL, BY BROSCO WITH PROFILES AND COLORS TO MATCH EXISTING.





LEGEND

- (E) WALL
- (N) WALL

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project no: 23-5

WARREN'S LANDING
RENOVATION + ADDITION

project address:
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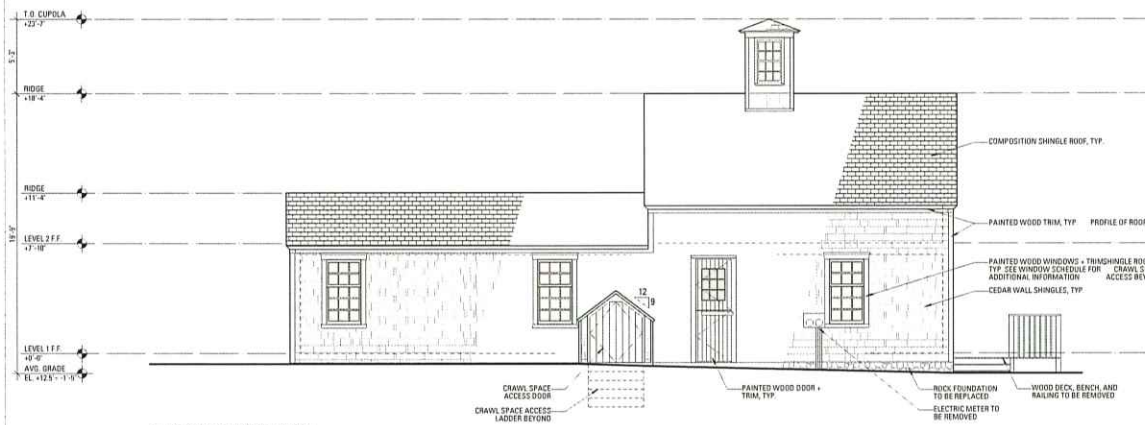
NANTUCKET, MA 02554

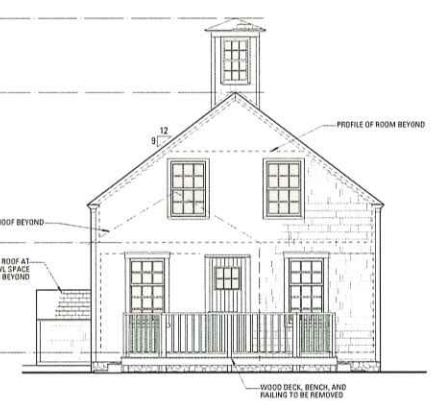
rev	date	issue
1	07.17.24	HDC REVISION 1
	04.26.24	HDC SUBMITTAL

title:
PLANS

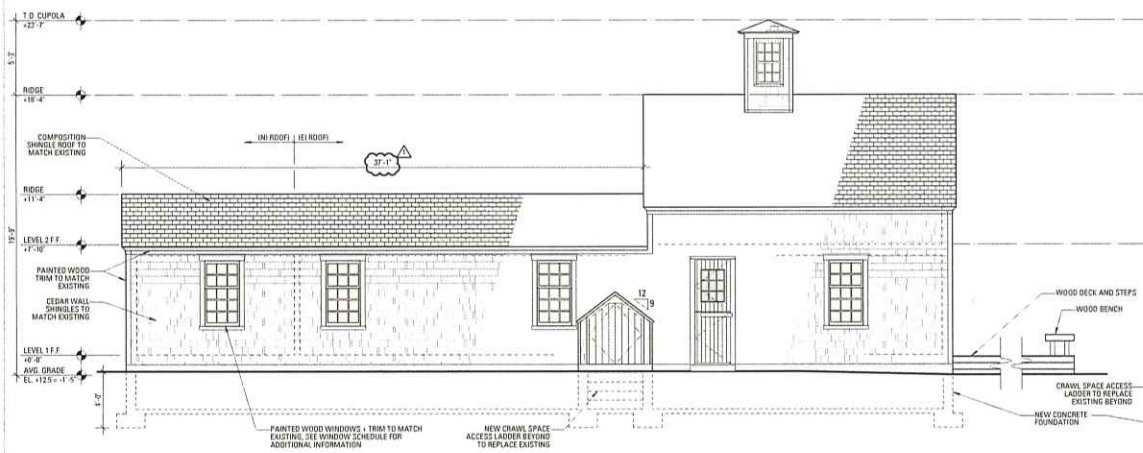
A2.01



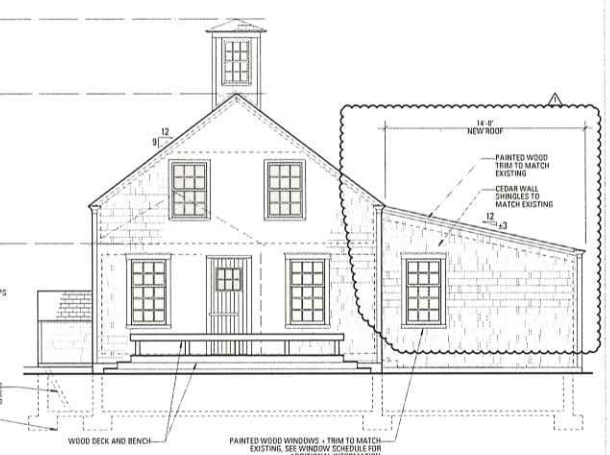
1 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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WARREN'S LANDING
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1	07.17.24	HDC REVISION 1
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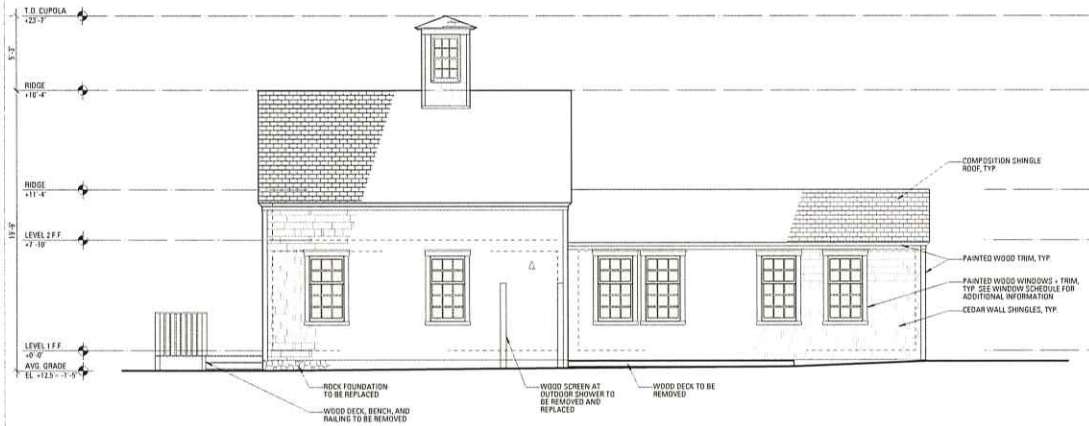
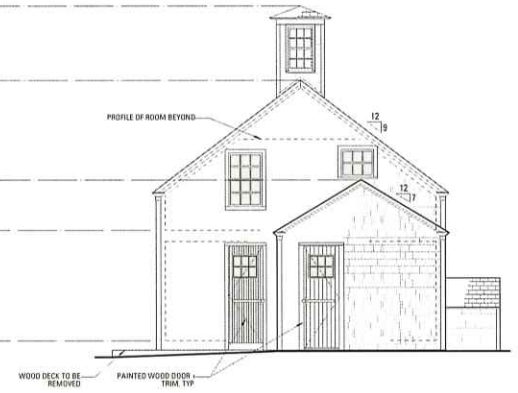
title
ELEVATIONS

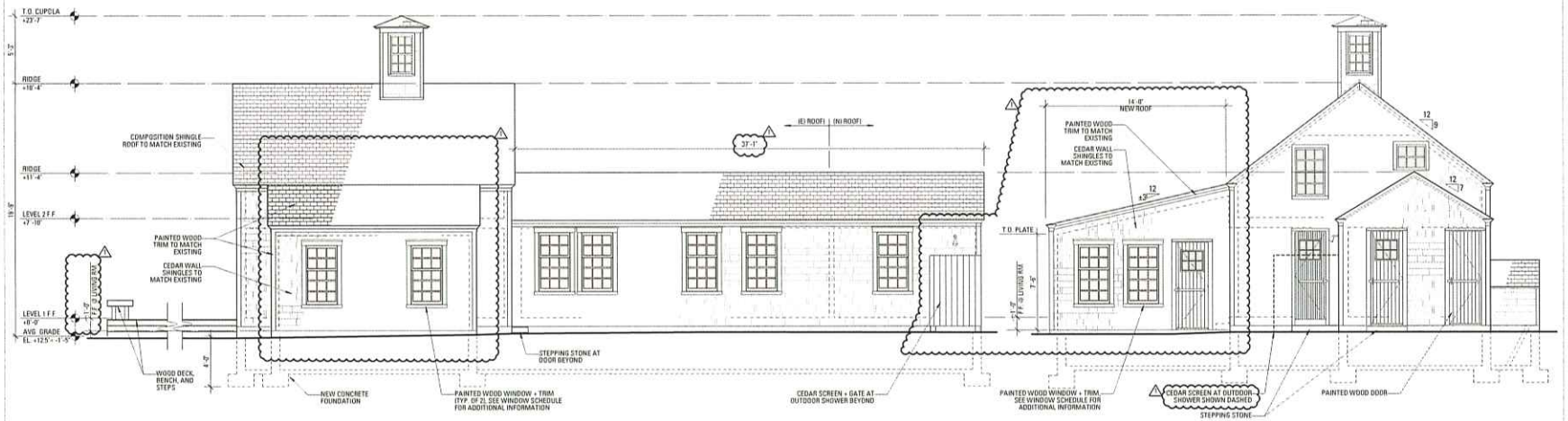
A4.01



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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NANTUCKET, MA 02554

rev	date	issue
1	07.17.24	HDC REVISION 1
	04.26.24	HDC SUBMITTAL

title
ELEVATIONS

A4.02

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

BUILDING A

If your application was HOLD FOR REVISIONS: 55-231.1/231.2/307/308/309/310

7/25/24	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 18-20 SPARKS AVENUE 2023-08-8888
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

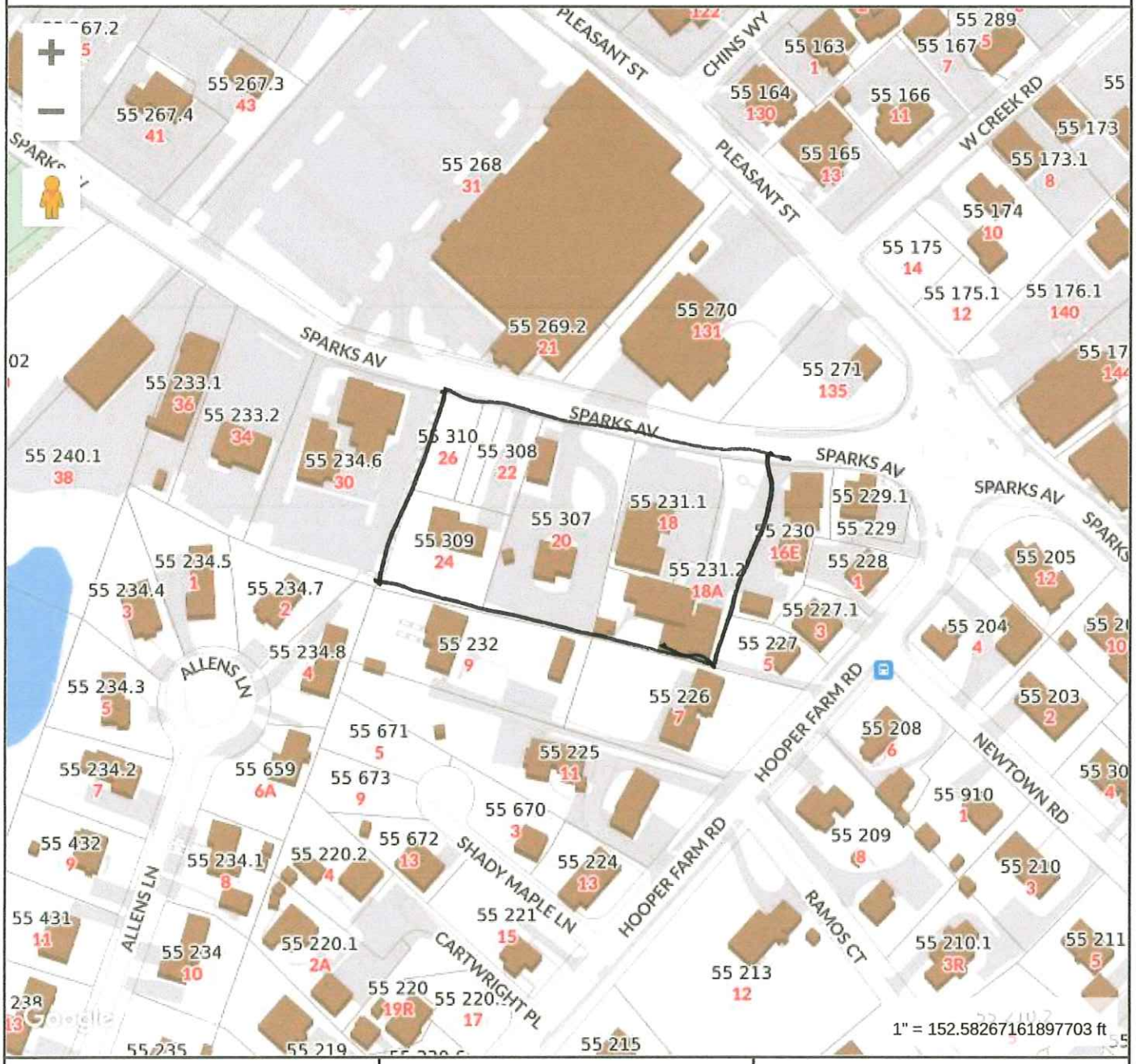
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 7/24/2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

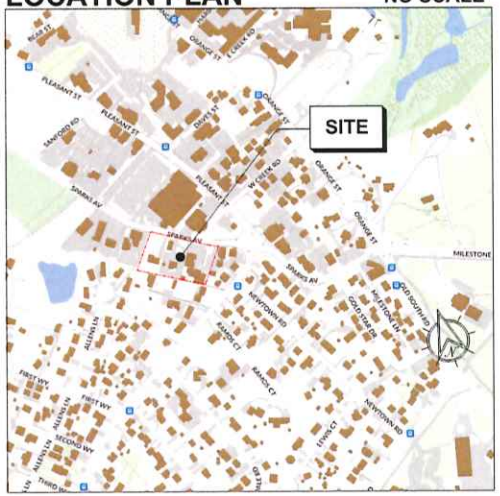
July 25, 2024

Building A

DRAWING LIST		
HDC Submittal	Building "A"	Date: July 11th, 2024
A000	Cover Sheet	Rev. July 25, 2024
L1-A	Planting Plan - Building A	
A001	Streetscape Elevations	Rev. July 25, 2024
A002	Streetscape Rendering	Rev. July 25, 2024
A003	Rendering	Rev. July 25, 2024
A004	Rendering	Rev. July 25, 2024
A101	Proposed First Floor Plan	
A102	Proposed Second Floor Plan	
A103	Proposed Third Floor Plan	Rev. July 25, 2024
A104	Proposed Roof Plan	Rev. July 25, 2024
A105	Building Cross Section	
A301	Building Elevations	Rev. July 25, 2024
A302	Building Elevations	Rev. July 25, 2024
A400	Window & Door Schedule	Rev. July 25, 2024

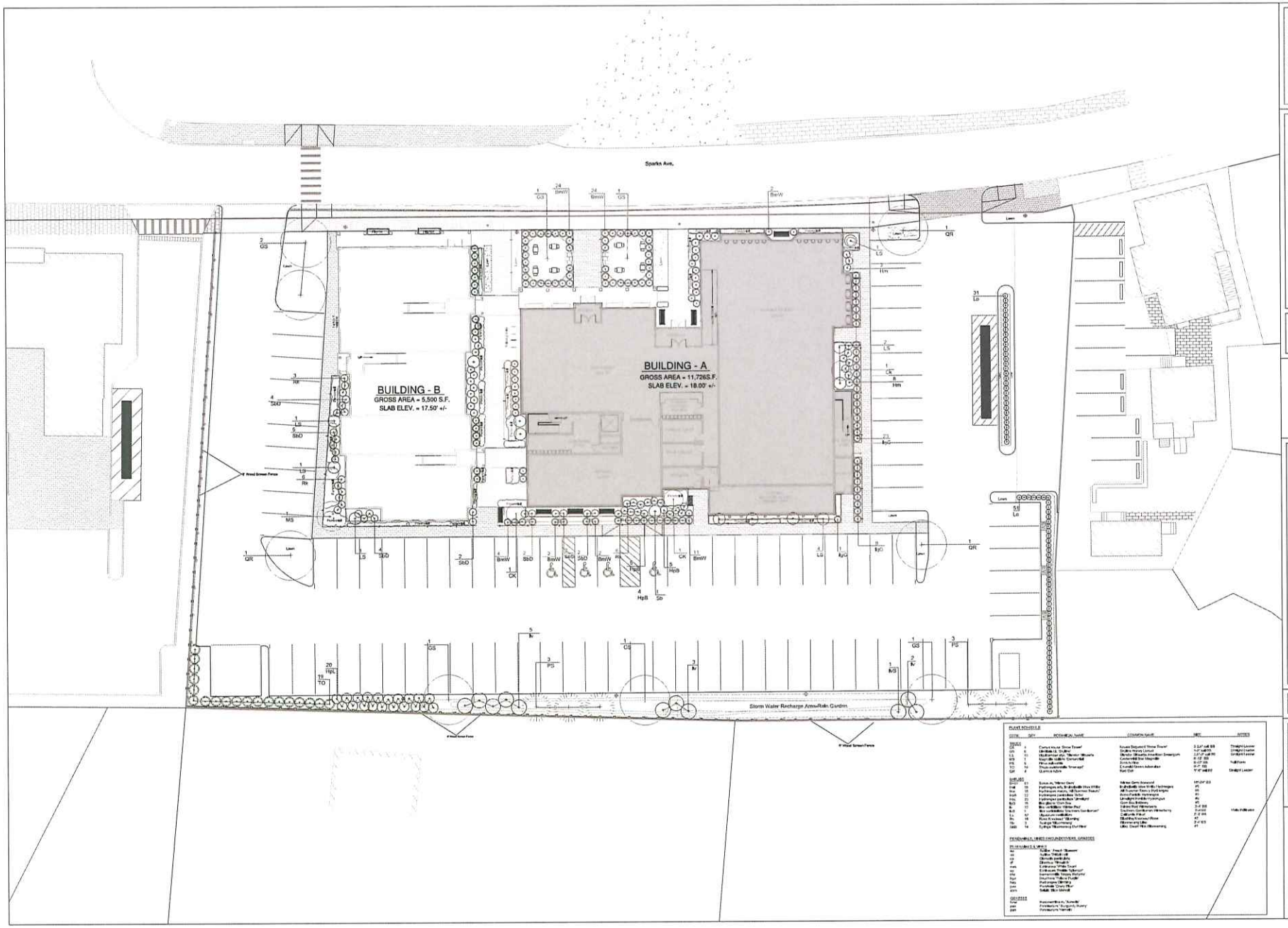


LOCATION PLAN NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480



Michael Wasser Associates
Landscape Architects

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN BUILDING - A
HDC Submittal

Project #	Date: 03-28-2024
Drawn by:	Reviewed:
Scale: 1/8"=1'-0"	

Revisions:
JULY 11, 2024 for BUILDING -A

L1-A

© Michael Wasser Associates



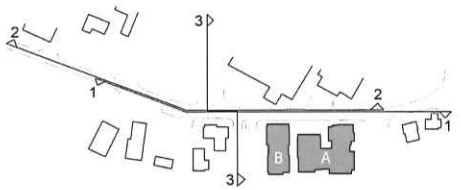
1 Street Scape Elevation Looking South



2 Street Scape Elevation Looking North



3 Street Section Looking East



RIDGE HEIGHT KEY

1. House Fitters - 23'-6"
2. House Fitters - 25'-6"
3. New Building A - 37'-6"
4. New Building B - 36'
5. Cumberland - 27'-6"
6. On Island Gas - 29'
7. Nan. Auto Body - 18'-7" / 28'
8. Nan. Auto Body - 30'-4"
9. The Sea Grille - 30'
10. Nan. Tackle - 19'-6"
11. Car Wash - 23'
12. Stop & Shop - 27' / 29'-6"
13. Fire Station - 28'-3"
    F.S. Tower - 35'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

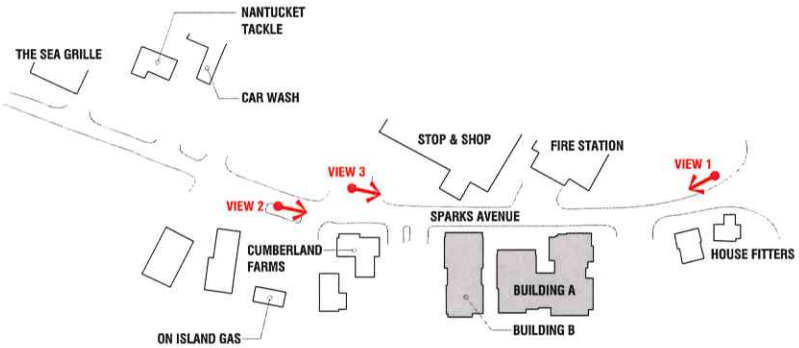
STREETSCAPE ELEVATIONS

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: July, 25 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



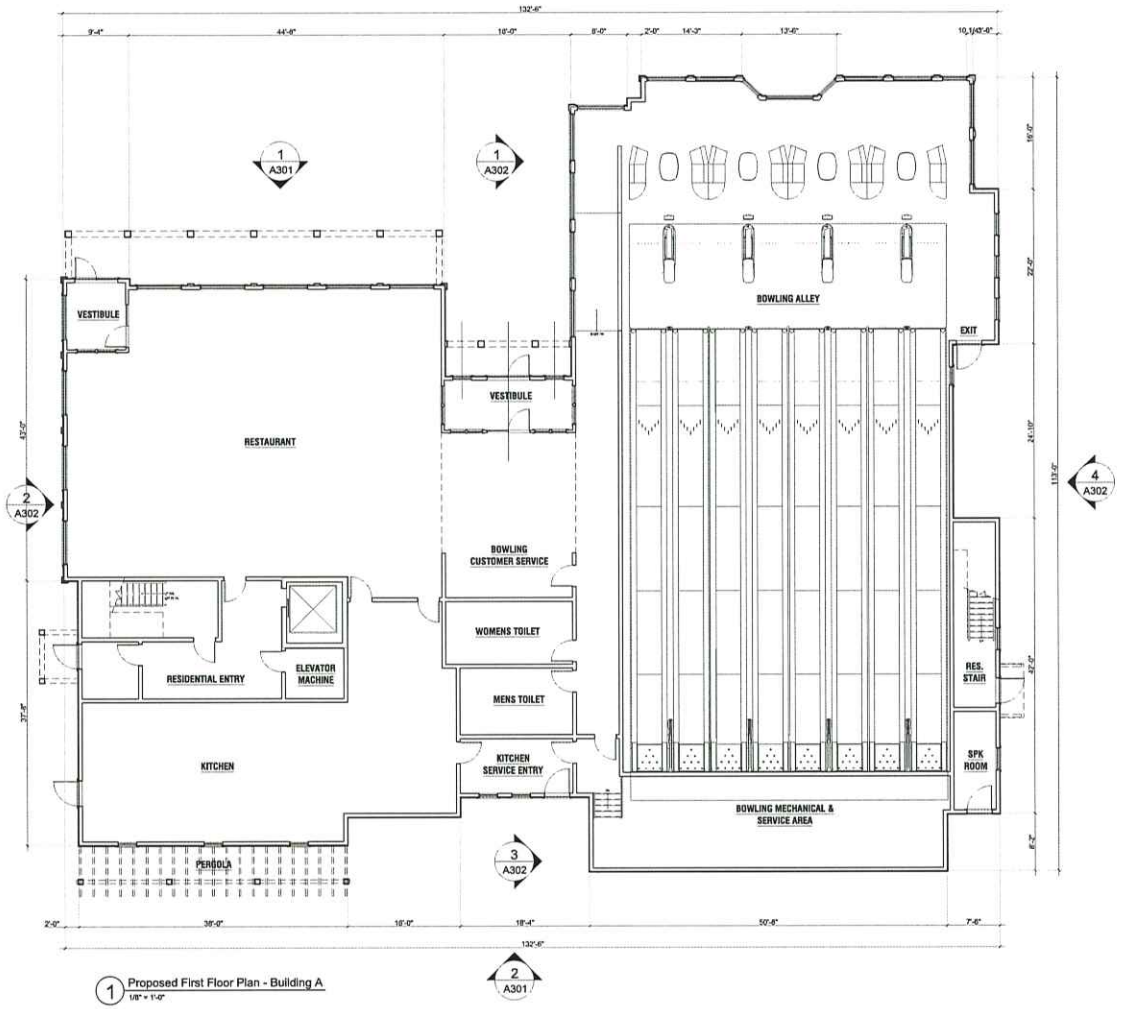
SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

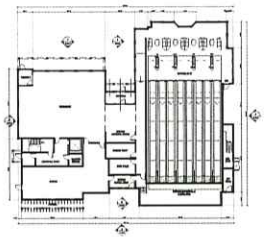
RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: July, 25 2024

A004



1 Proposed First Floor Plan - Building A
1/8" = 1'-0"



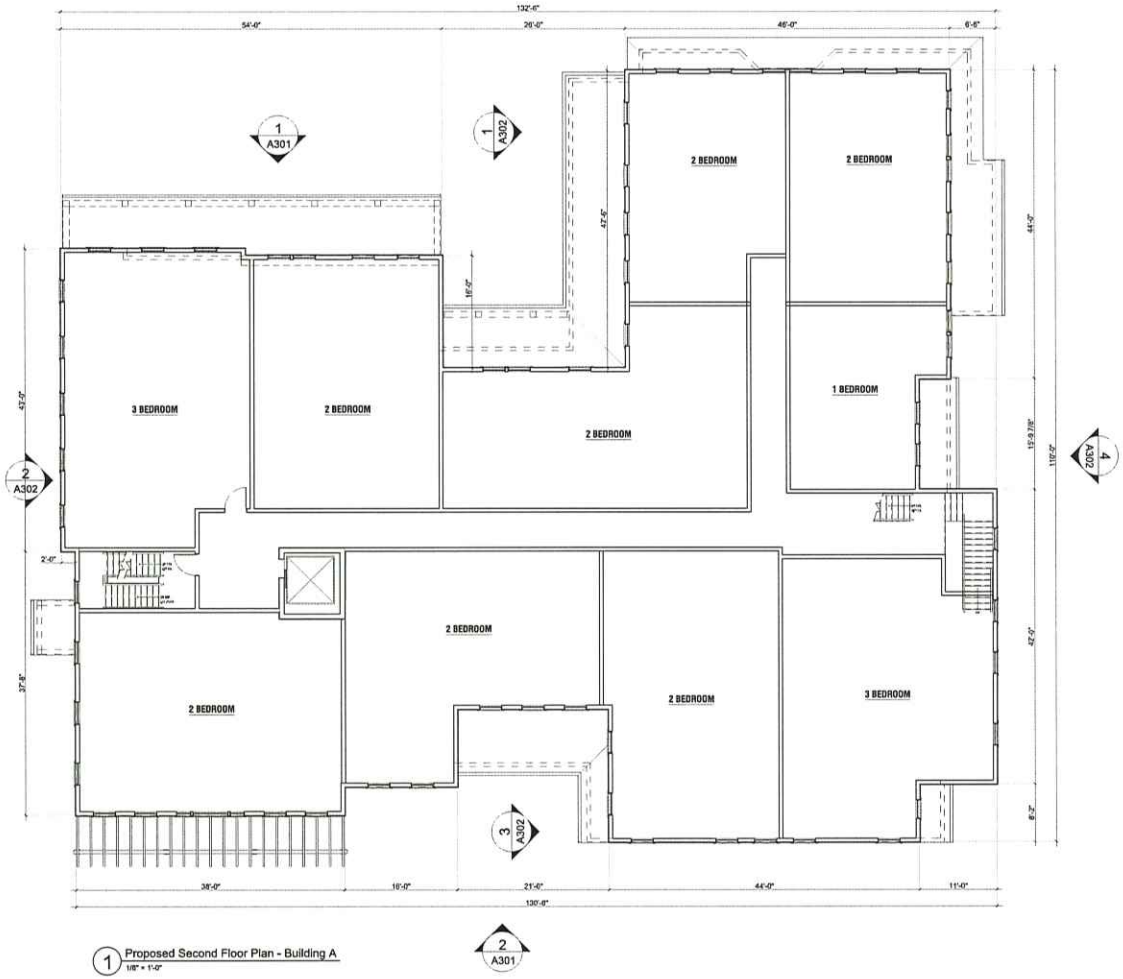
Proposed First Floor Plan - Building A - Previously Submitted
NOT TO SCALE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A101



1 Proposed Second Floor Plan - Building A
1/8" = 1'-0"



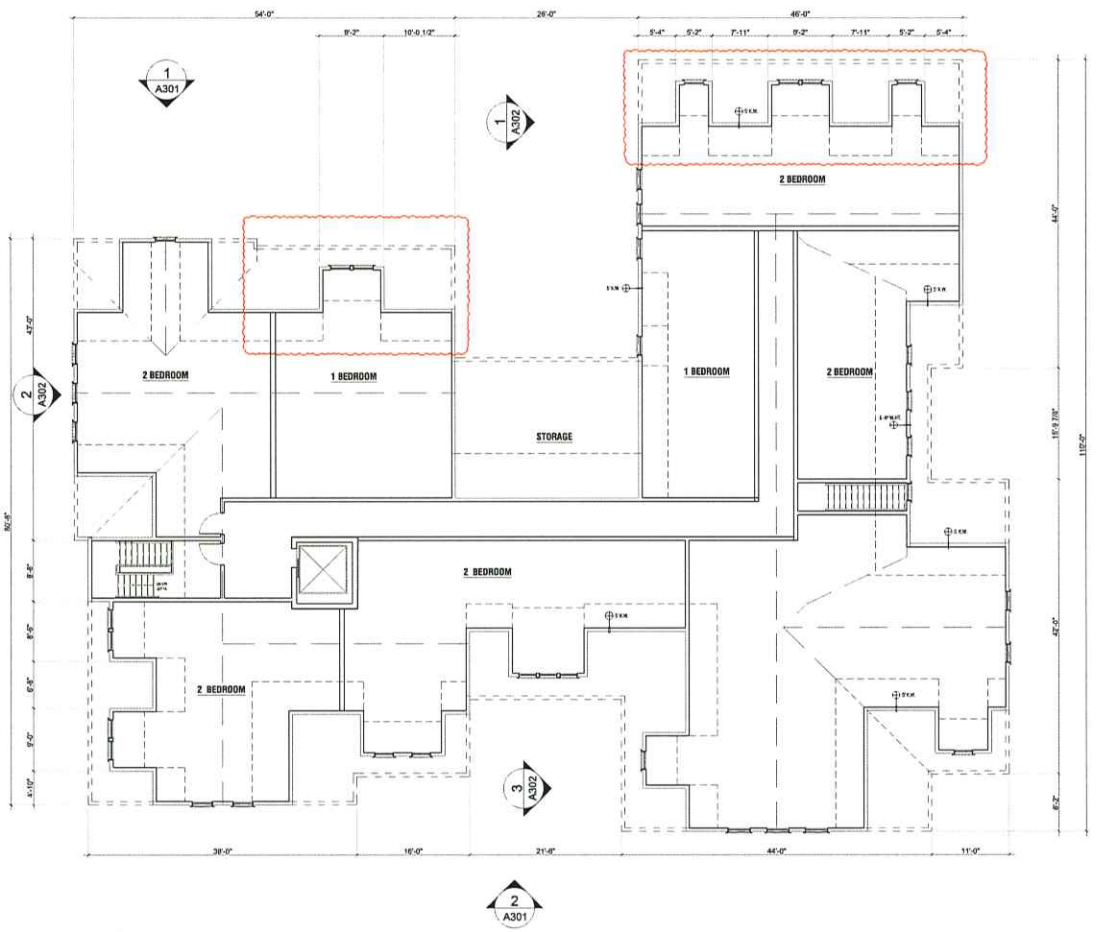
Proposed Second Floor Plan - Building A
- Previously Submitted
NOT TO SCALE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

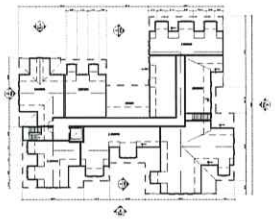
FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A102



1 Proposed Third Floor Plan - Building A
1/8" = 1'-0"



Proposed Third Floor Plan - Building A - Previously Submitted
NOT TO SCALE:

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

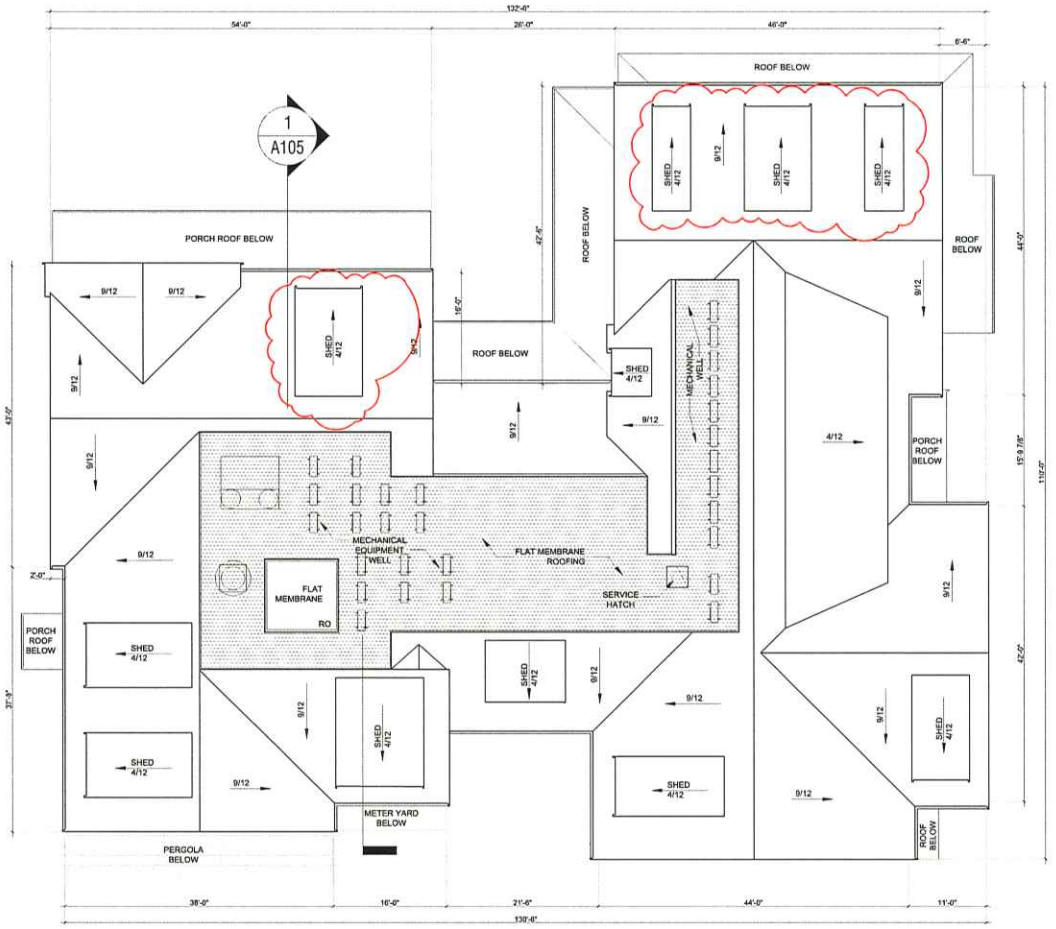
FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

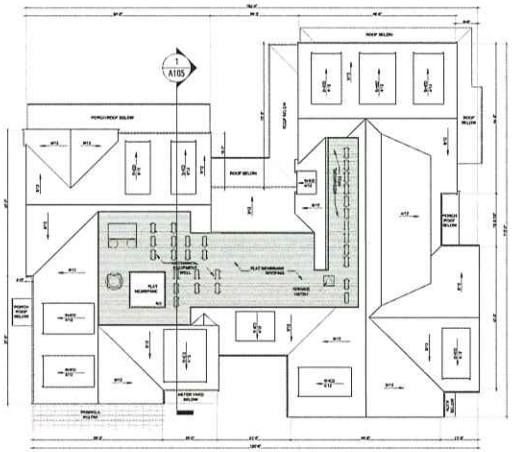
A103

ROOFING NOTES:

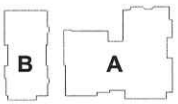
1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD"
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 6/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.



1 Proposed Roof Plan - Building "A"
1/8" = 1'-0"



1 Proposed Roof Plan - Building "A"



KEY PLAN

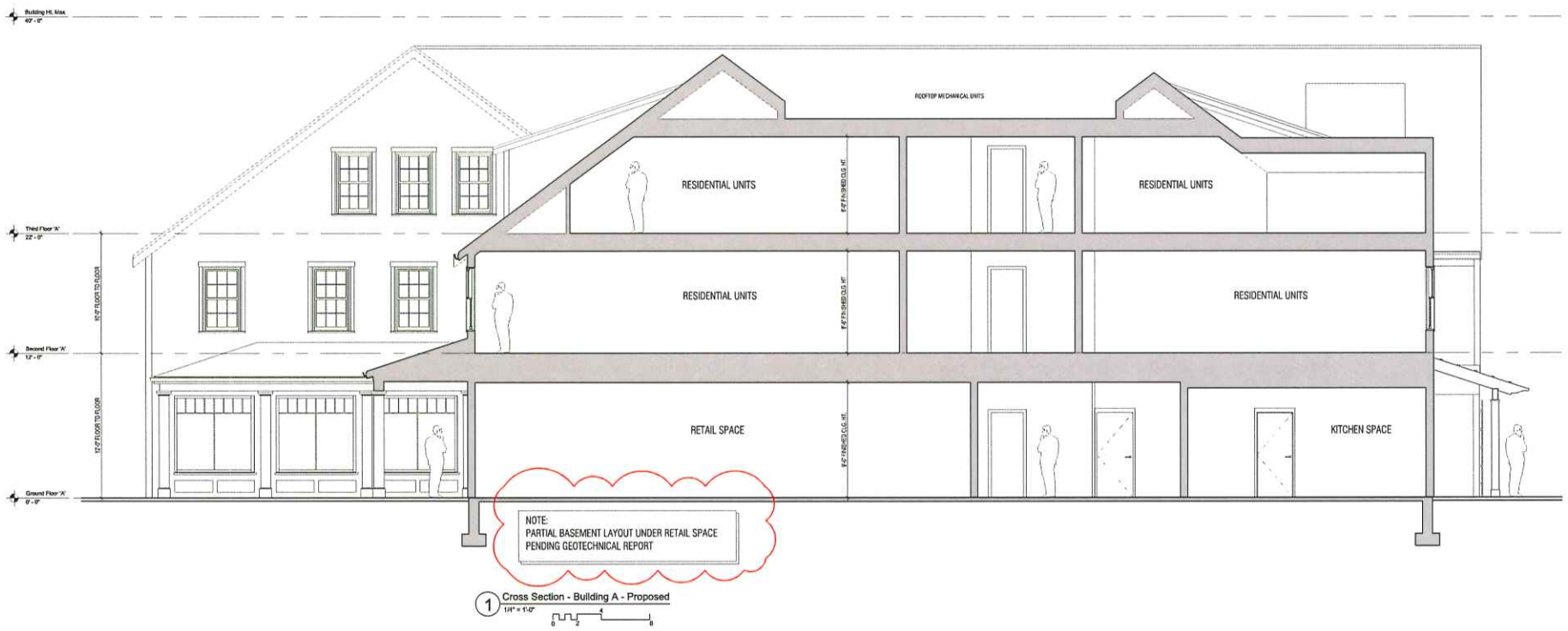
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

ROOF PLAN 'BUILDING A' - Proposed

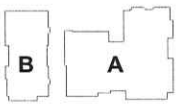
MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

A104

DATE: July 25th, 2024



1 Cross Section - Building A - Proposed
1/4" = 1'-0"



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

CROSS SECTION - BUILDING 'A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A105

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 6" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY"



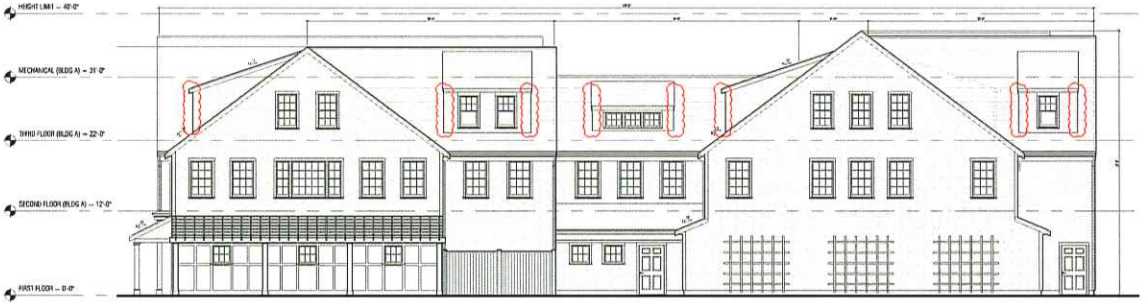
Proposed North Elevation - Sparks Ave. - Previously Submitted
NOT TO SCALE:



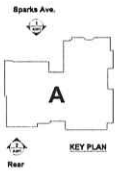
1 Proposed North Elevation - Sparks Ave.
1/8" = 1'-0"



Proposed South Elevation - Rear - Previously Submitted
NOT TO SCALE:



2 Proposed South Elevation - Rear
1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A301



Proposed West Elevations - Previously Submitted
NOT TO SCALE:

EXTERIOR FINISH NOTES:

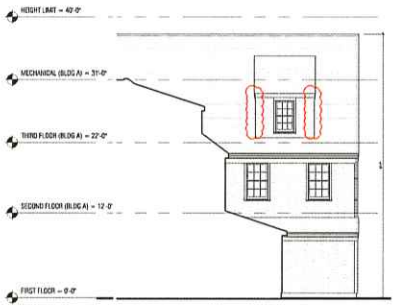
1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



1 Proposed Partial West Elevation - Sparks Ave.
1/8" = 1'-0"



2 Proposed West Elevation - Path
1/8" = 1'-0"



3 Proposed Partial West Elevation - Rear
1/8" = 1'-0"



Proposed East Elevation - Housefitters - Previously Submitted
NOT TO SCALE:



4 Proposed East Elevation - Housefitters
1/8" = 1'-0"



RDA RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

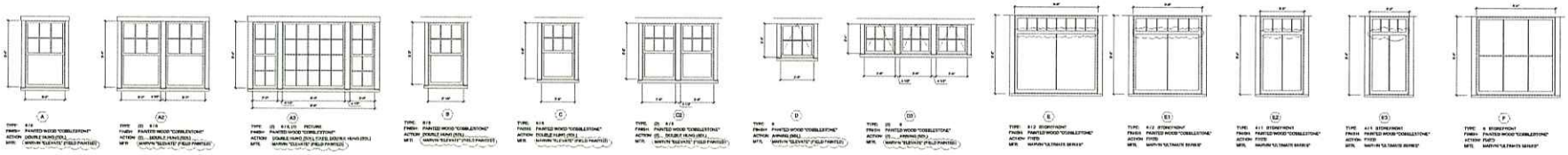
EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A302

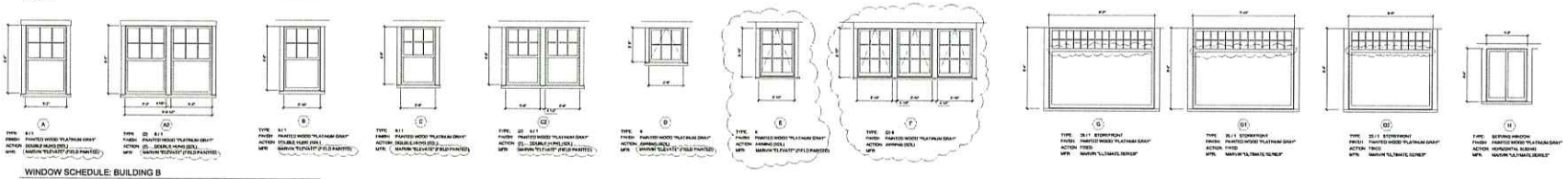
EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES.
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED
8. BUILDING 'A' TRIM AND WINDOW COLORS TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM WINDOW COLORS TO BE "PLATINUM GRAY".
10. EXTERIOR DOORS TO BE "ESSEX GREEN".



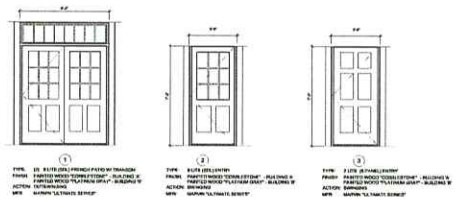
WINDOW SCHEDULE: BUILDING A

SCALE: 3" = 1'-0"



WINDOW SCHEDULE: BUILDING B

SCALE: 3" = 1'-0"



EXTERIOR DOOR SCHEDULE: BUILDING A & B

SCALE: 3" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

0 1 2 3 4 8 16

WINDOWS AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A400

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

BUILDING B

If your application was HOLD FOR REVISIONS:

7/25/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 18-20 SPARKS AVE 2024-07 10808
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

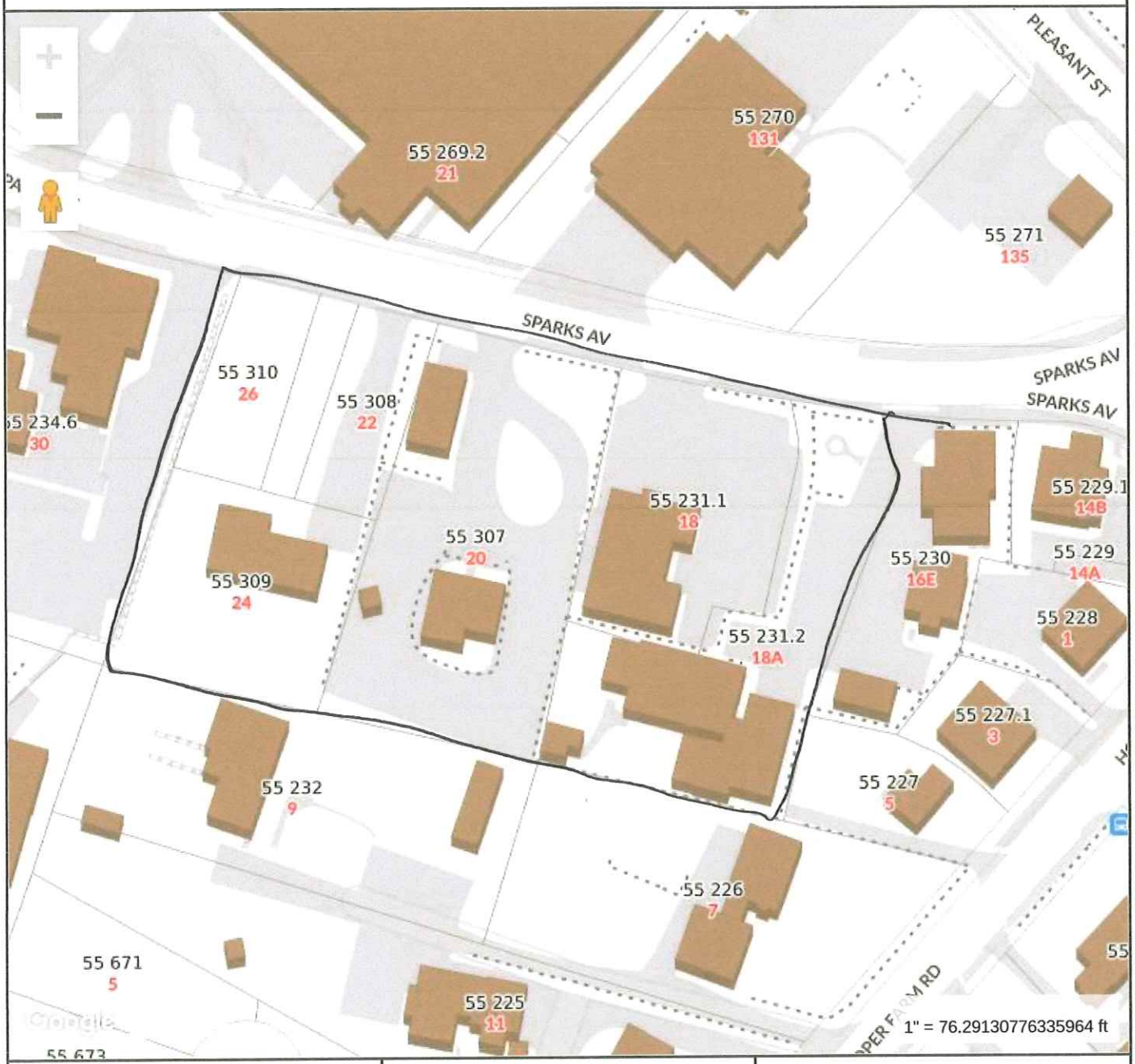
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single 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: 7/25/2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

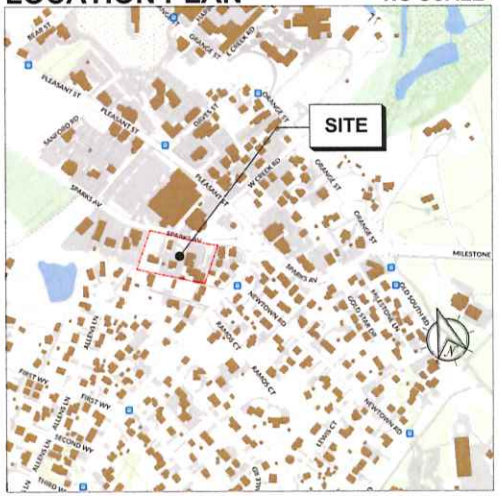
July 25, 2024

Building B

DRAWING LIST		
HDC Submittal	Building - "B"	Date : July 11th, 2024
A000	Cover Sheet	Rev. July 25, 2024
L1-B	Planting Plan	
A001	Streetscape Elevations	Rev. July 25, 2024
A002	Streetscape Renderings - Proposed	Rev. July 25, 2024
A003	Renderings - Proposed	Rev. July 25, 2024
A004	Renderings - Proposed	Rev. July 25, 2024
A101	Floor Plans - Building B - Proposed	Rev. July 25, 2024
A102	Roof Plan - Building "B" - Proposed	Rev. July 25, 2024
A301	Exterior Elevations - Building "B" - Proposed	Rev. July 25, 2024
A400	Window and Door Schedule	Rev. July 25, 2024

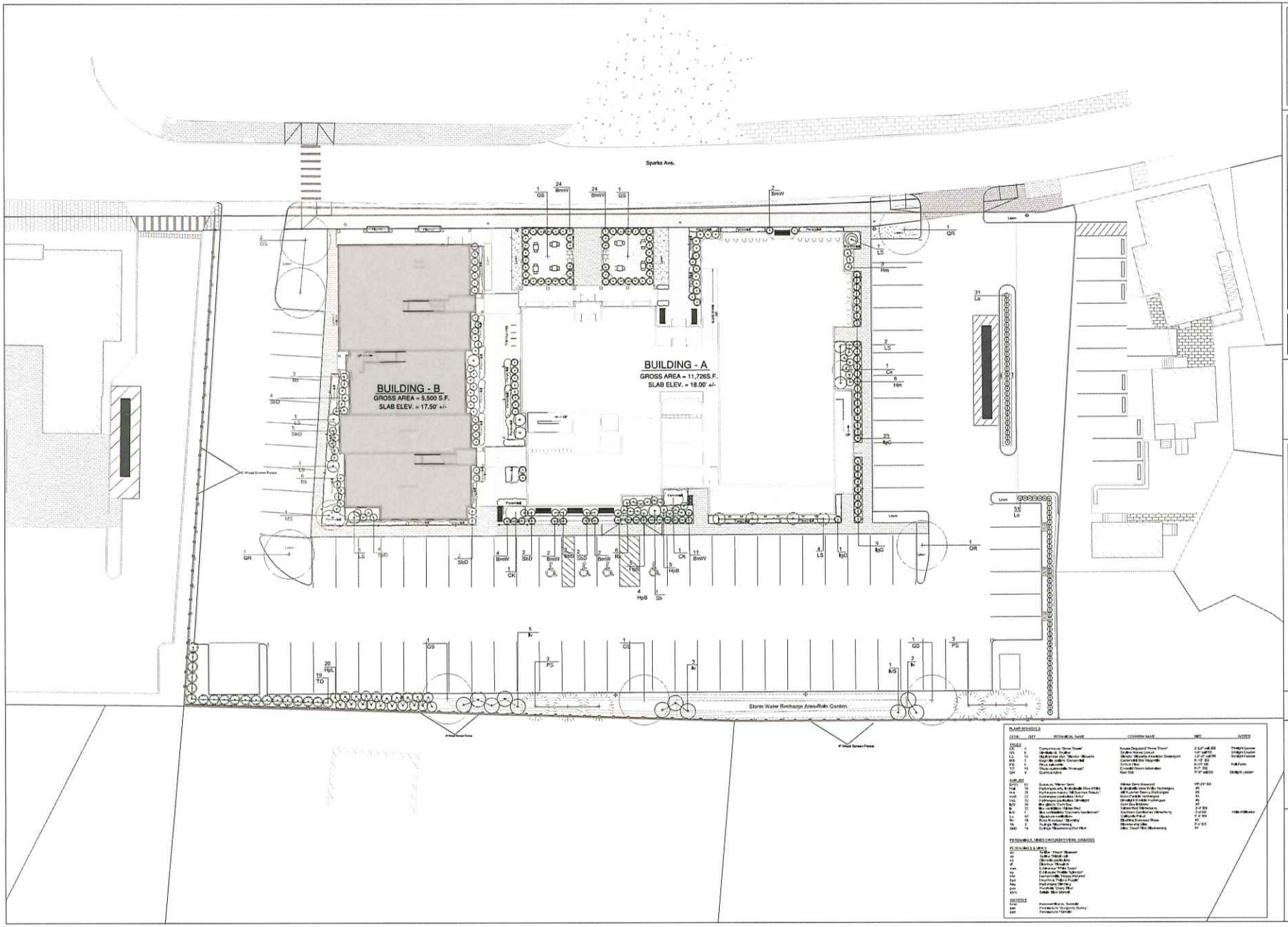


LOCATION PLAN NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480



Michael Wasser Associates
Landscape Architects

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN
HDC Submittal
BUILDING - B

Project #:
Drawn by:
Scale: 1/8"=1'-0"
Date: 02-28-2024
Reviewed:

Revisions:
JULY 11, 2024 for BUILDING - B

L1-B

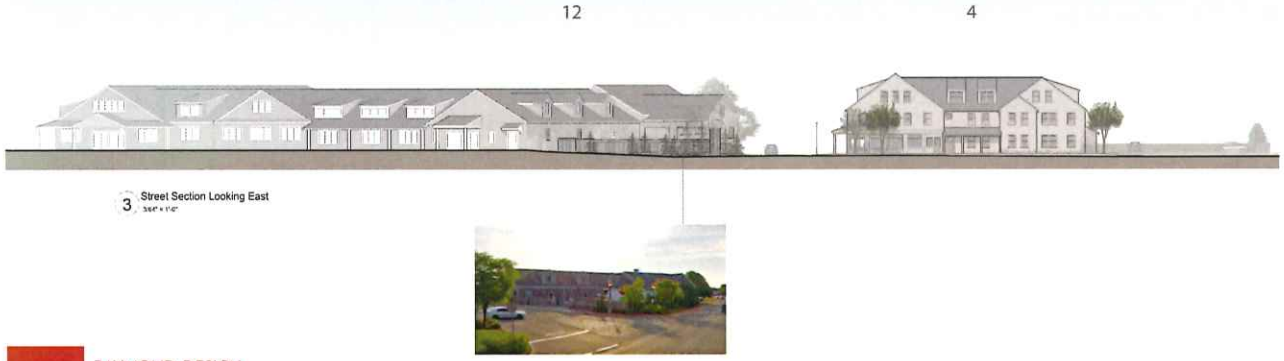
© Michael Wasser Associates



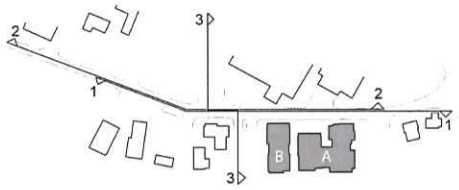
1 Street Scape Elevation Looking South



2 Street Scape Elevation Looking North



3 Street Section Looking East



RIDGE HEIGHT KEY

1. House Fitters - 23'-6"
2. House Fitters - 25'-6"
3. New Building A - 37'-6"
4. New Building B - 36'
5. Cumberland - 27'-6"
6. On Island Gas - 29'
7. Nan. Auto Body - 18'-7" / 28'
8. Nan. Auto Body - 30'-4"
9. The Sea Grille - 30'
10. Nan. Tackle - 19'-6"
11. Car Wash - 23'
12. Stop & Shop - 27' / 29'-6"
13. Fire Station - 28'-3"
    F.S. Tower - 35'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

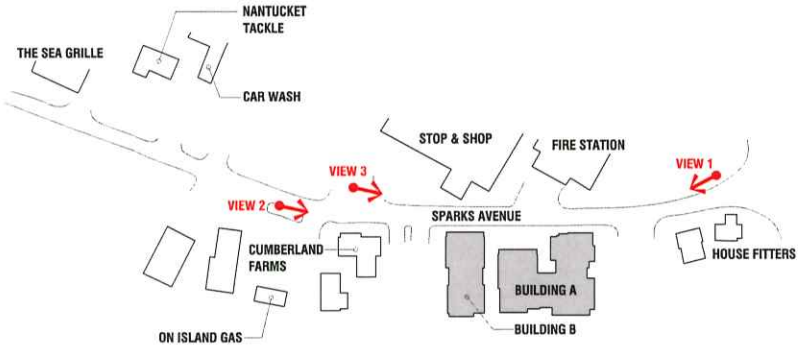
STREETSCAPE ELEVATIONS

MULTI-USE DEVELOPMENT
18-28 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RDA RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: July, 25 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



SOUTH (REAR) VIEW LOOKING NORTHEAST

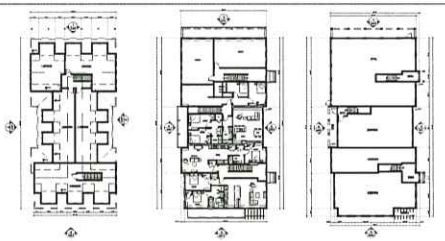
RDA RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

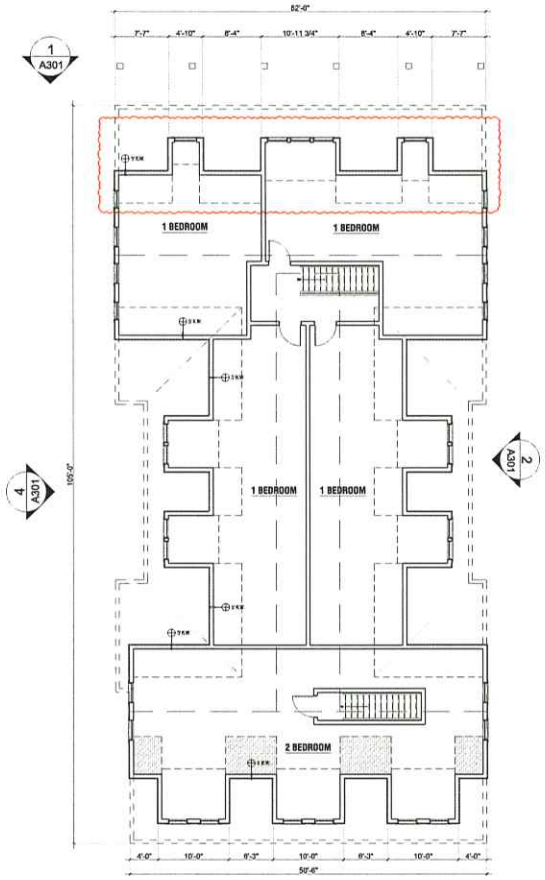
RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
Date: July, 25 2024

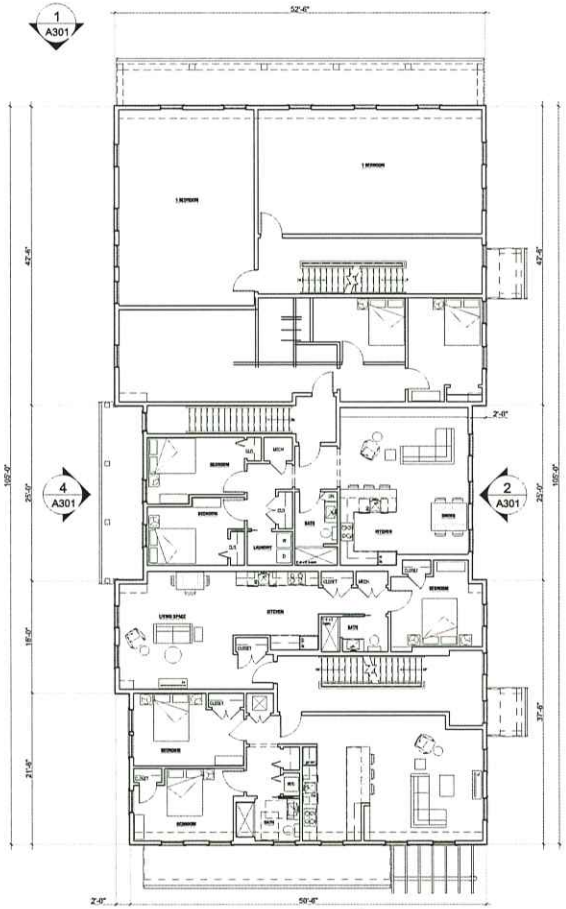
A004

Proposed Floor Plans - Building B - Previously Submitted
NOT TO SCALE:

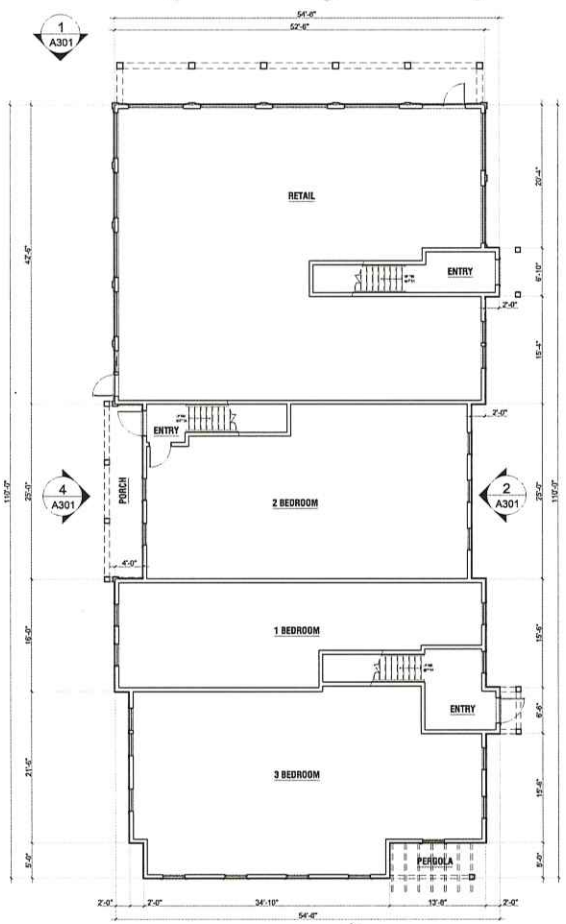




3 Proposed Third Floor Plan - Building B
1/8" = 1'-0"



2 Proposed Second Floor Plan - Building B
1/8" = 1'-0"



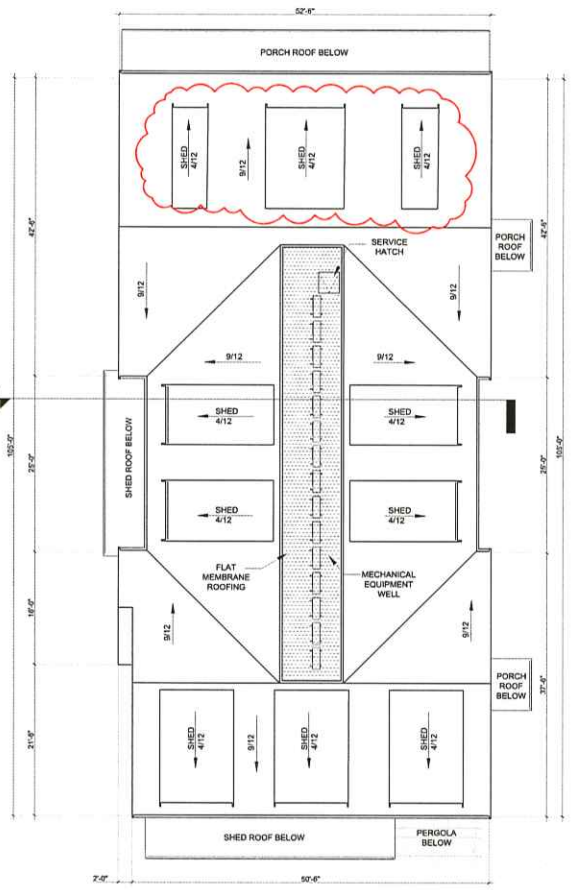
1 Proposed First Floor Plan - Building B
1/8" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

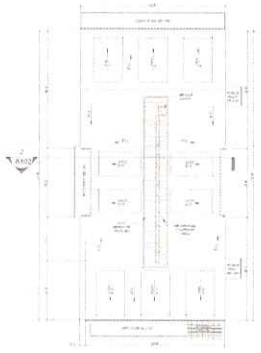
FLOOR PLANS 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A101



1 Roof Plan - Building B" - Proposed
1/8" = 1'-0"



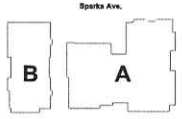
Roof Plan - Building B" - Previously Submitted
NOT TO SCALE

ROOFING NOTES:

1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 9/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.



2 Cross Section - Building B - Proposed
1/4" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

ROOF PLAN & CROSS SECTION 'BUILDING B' - Proposed

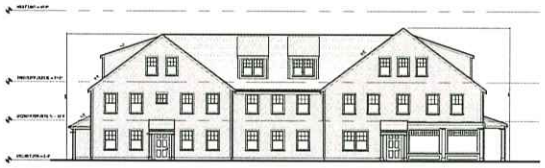
MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A102

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 6" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x8 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



Proposed East Elevation - Path - Previously Submitted
NOT TO SCALE:



Proposed North Elevation - Sparks Ave. - Previously Submitted
NOT TO SCALE:



2 Proposed East Elevation - Path
1/8" = 1'-0"



1 Proposed North Elevation - Sparks Ave.
1/8" = 1'-0"



Proposed West Elevation - Cumberland Farms - Previously Submitted
NOT TO SCALE:



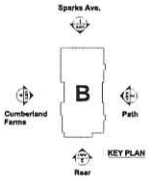
Proposed South Elevation - Rear - Previously Submitted
NOT TO SCALE:



4 Proposed West Elevation - Cumberland Farms
1/8" = 1'-0"



3 Proposed South Elevation - Rear
1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

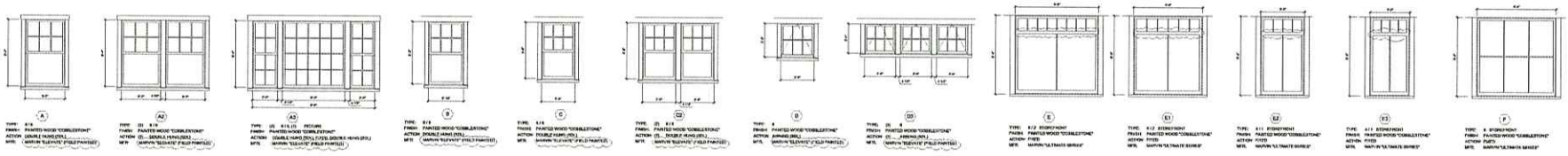
EXTERIOR ELEVATIONS 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A301

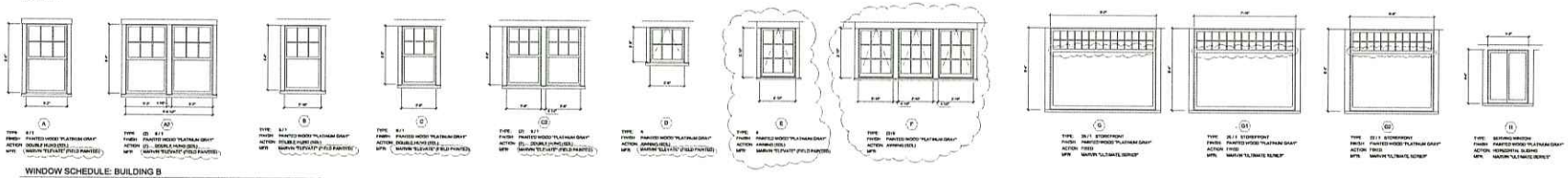
EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES.
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED
8. BUILDING 'A' TRIM AND WINDOW COLORS TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM WINDOW COLORS TO BE "PLATINUM GRAY".
10. EXTERIOR DOORS TO BE "ESSEX GREEN".



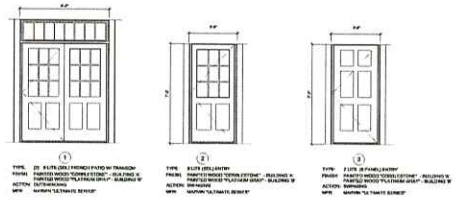
WINDOW SCHEDULE: BUILDING A

SCALE: 3" = 1'-0"



WINDOW SCHEDULE: BUILDING B

SCALE: 3" = 1'-0"



EXTERIOR DOOR SCHEDULE: BUILDING A & B

SCALE: 3" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

0 2 4 8 16

WINDOWS AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A400

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

July 25, 2024

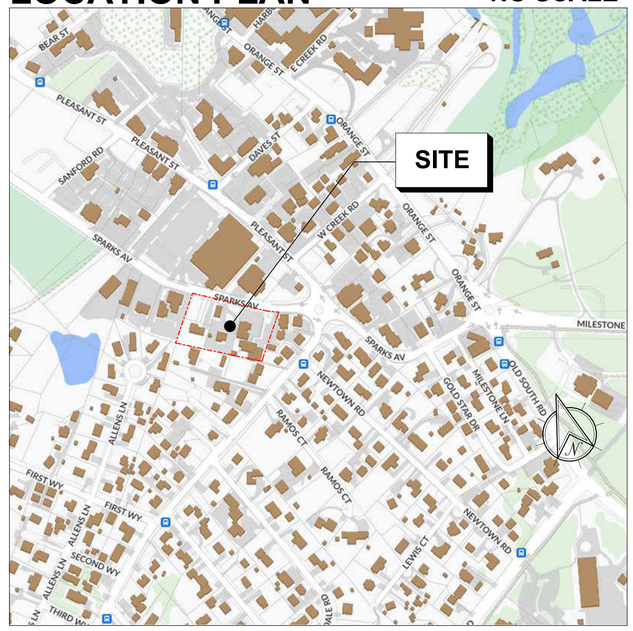
Building B

DRAWING LIST		
HDC Submittal	Building - "B"	Date : July 11th, 2024
A000	Cover Sheet	Rev. July 25, 2024
L1-B	Planting Plan	
A001	Streetscape Elevations	Rev. July 25, 2024
A002	Streetscape Renderings - Proposed	Rev. July 25, 2024
A003	Renderings - Proposed	Rev. July 25, 2024
A004	Renderings - Proposed	Rev. July 25, 2024
A101	Floor Plans - Building B - Proposed	Rev. July 25, 2024
A102	Roof Plan - Building "B" - Proposed	Rev. July 25, 2024
A301	Exterior Elevations - Building "B" - Proposed	Rev. July 25, 2024
A400	Window and Door Schedule	Rev. July 25, 2024



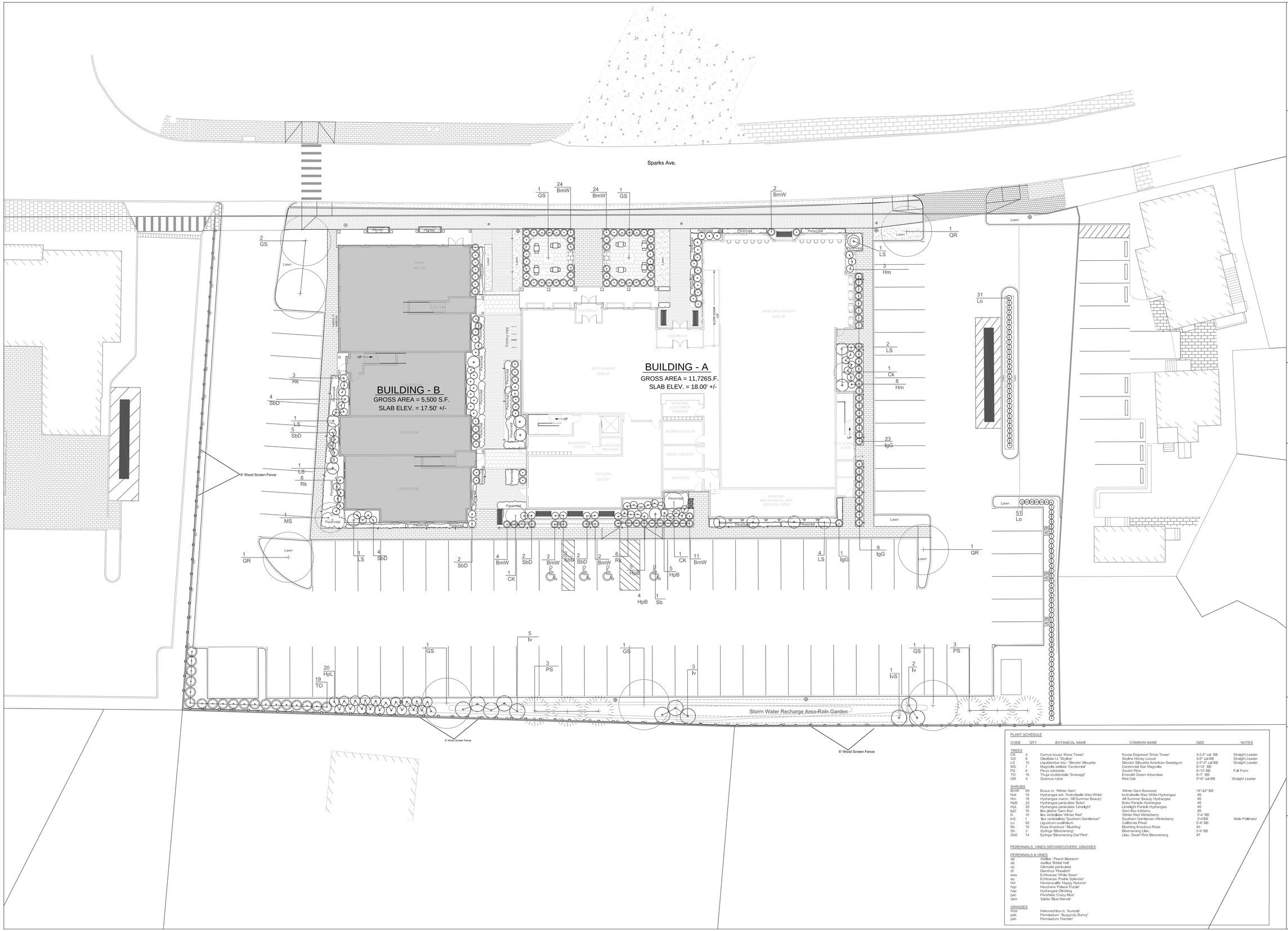
LOCATION PLAN

NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480



Michael Wasser Associates
Landscape Architects

17 Banks Road, Swampscott, MA 01709
tel: : 617.308.3494
email: : info@michaelwasser.com
michaelwasser.com

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

PLANTING PLAN
HDC Submittal

BUILDING - B

Project #:	Date: 02-21-2024
Drawn by:	Reviewed:
Scale: 1'16"=1'	

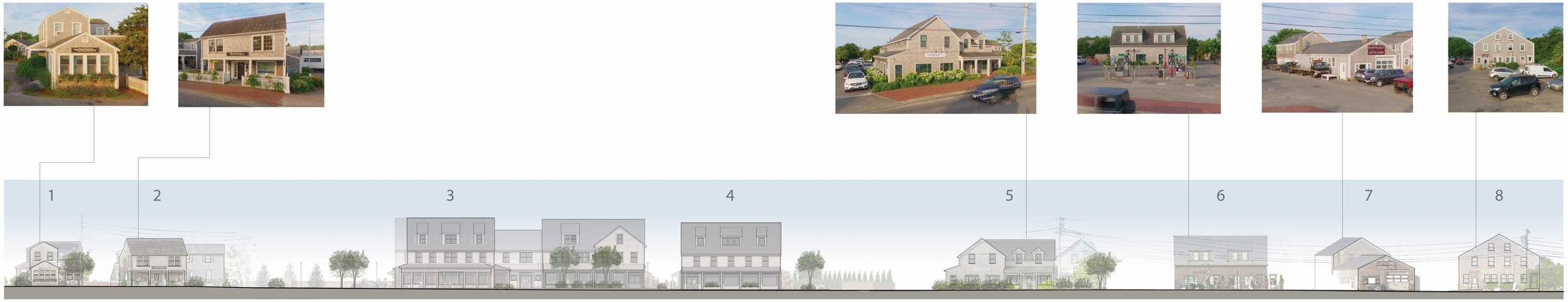
Revisions:
JULY 11, 2024 for BUILDING - B

L1-B

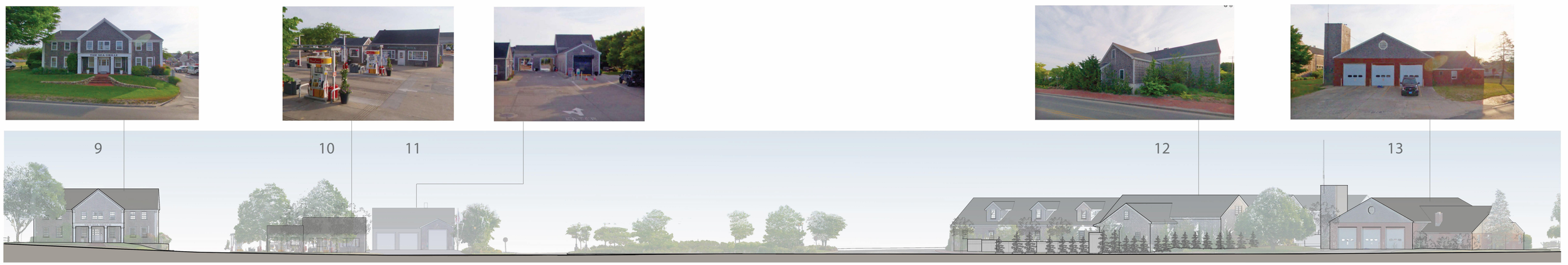
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
GS	6	Gleditsia t.i. 'Skyline'	Skyline Honey Locust	4-5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silhouette	Slendor Silhouette American Sweetgum	2.5"-3" cal BB	Straight Leader
MS	1	Magnolia stellata 'Centennial'	Centennial Star Magnolia	8'-10' BB	
PS	6	Pinus sylvestris	Scotch Pine	8'-10' BB	Full Form
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' BB	
QR	4	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader
SHRUBS					
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
Hall	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	20	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	10	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	
PERENNIALS, VINES,GROUNDCOVERS, GRASSES					
PERENNIALS & VINES					
ap		Astilbe ' Peach Blossom'			
ab		Astilbe 'Bridal Veil'			
cp		Clematis paniculata			
df		Dianthus 'Firewitch'			
ews		Echinacea 'White Swan'			
ep		Echinacea 'Prairie Splendor'			
hhr		Hemerocallis 'Happy Returns'			
hpp		Heuchera 'Palace Purple'			
hap		Hydrangea Climbing			
pac		Perofskia 'Crazy Blue'			
sbm		Salvia 'Blue Marvel'			
GRASSES					
hma		Hakonechloa m. 'Aureola'			
pab		Pennisetum ' Burgundy Bunny'			
pah		Pennisetum 'Hamelin'			

© Michael Wasser Associates



1 Street Scape Elevation Looking South
3/64" = 1'-0"

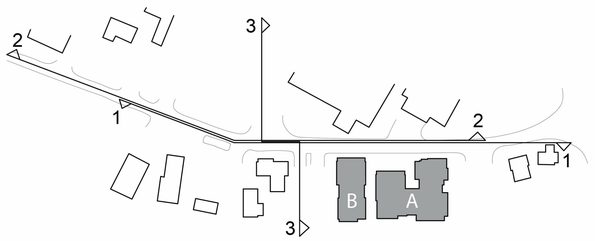


2 Street Scape Elevation Looking North
3/64" = 1'-0"



3 Street Section Looking East
3/64" = 1'-0"





RIDGE HEIGHT KEY

1. House Fitters - 23'-6"
2. House Fitters - 25'-6"
3. New Building A - 37'-6"
4. New Building B - 36'
5. Cumberland - 27'-6"
6. On Island Gas - 29'
7. Nan. Auto Body - 18'-7" / 28'
8. Nan. Auto Body - 30'-4"
9. The Sea Grille - 30'
10. Nan. Tackle - 19'-6"
11. Car Wash - 23'
12. Stop & Shop - 27' / 29'-6"
13. Fire Station - 28'-3"
    F.S. Tower - 35'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

STREETSCAPE ELEVATIONS

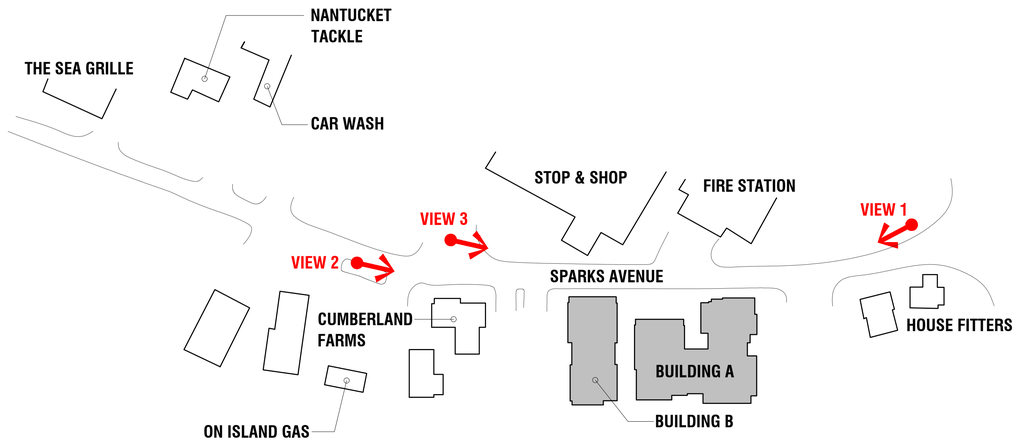
2 8 32
0 4 16

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July, 25 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

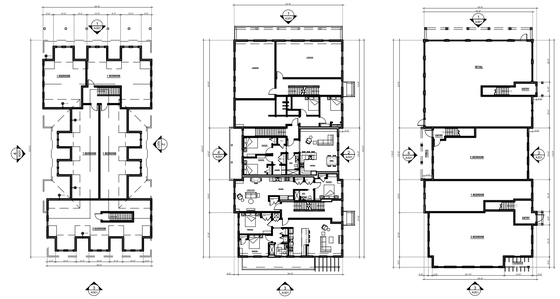
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

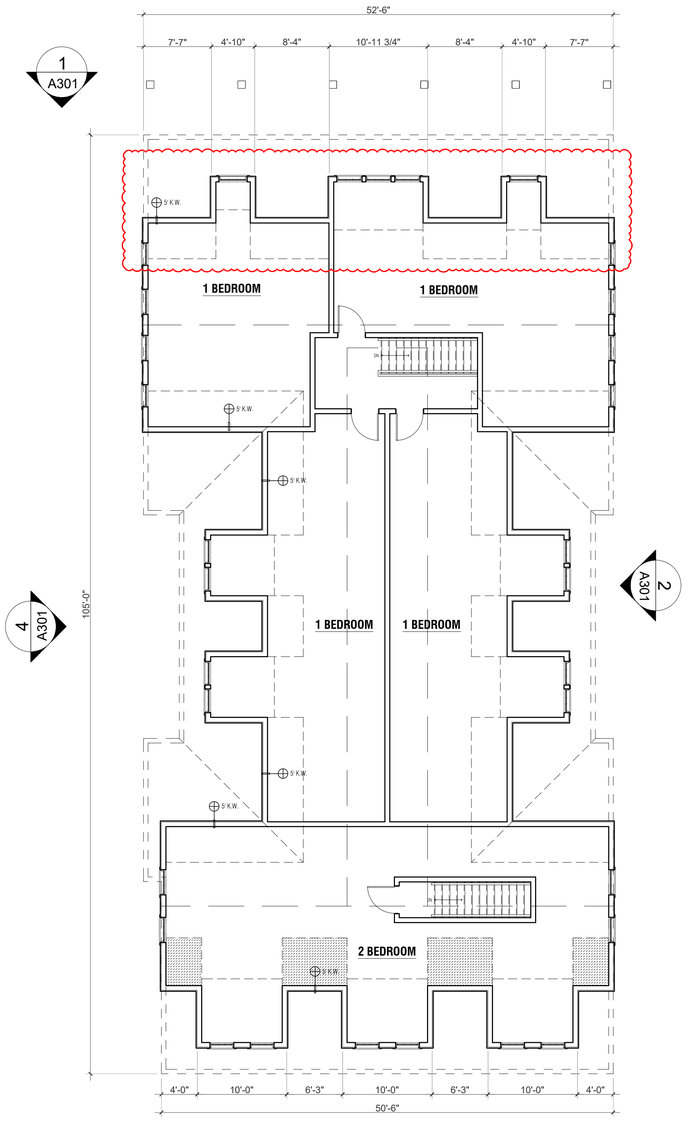
Date: July, 25 2024

A004

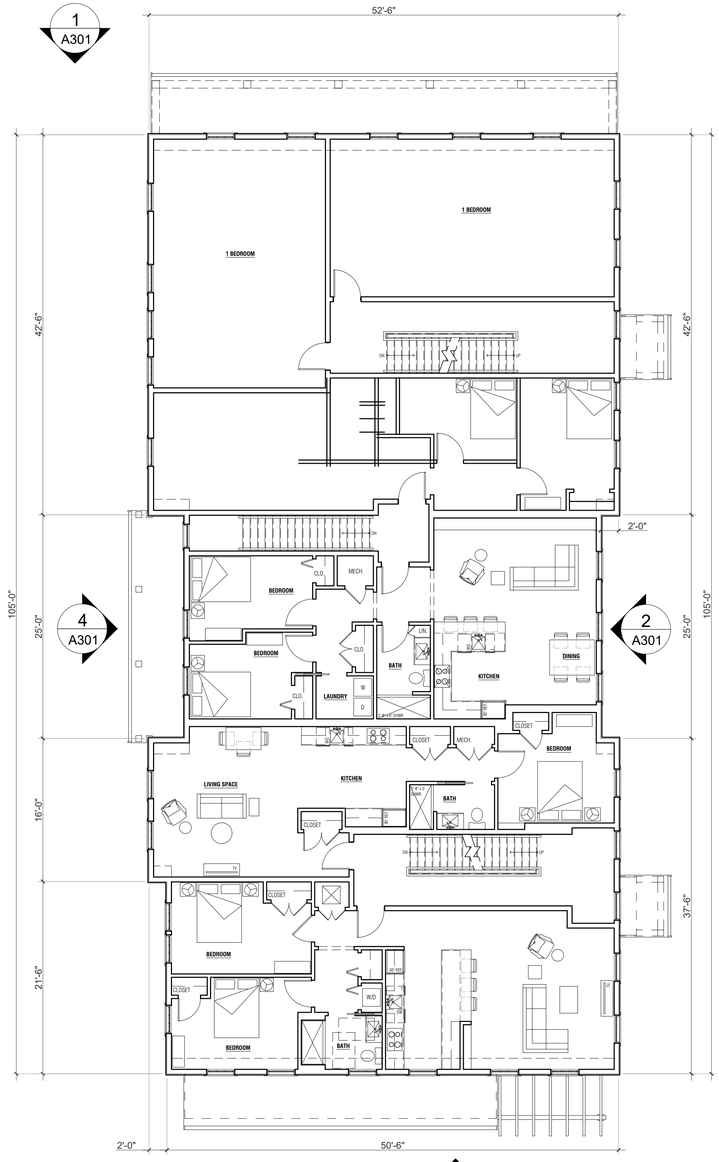
Proposed Floor Plans - Building B - Previously Submitted

NOT TO SCALE:

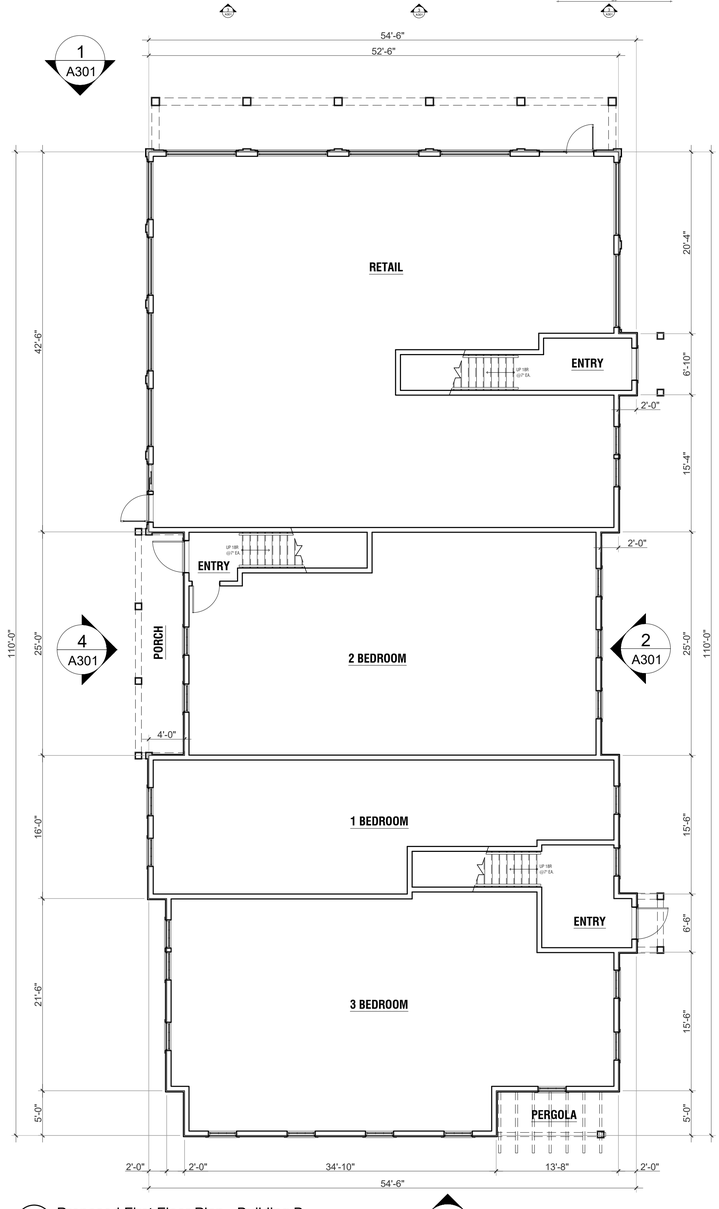




3 Proposed Third Floor Plan - Building B
1/8" = 1'-0"



2 Proposed Second Floor Plan - Building B
1/8" = 1'-0"



1 Proposed First Floor Plan - Building B
1/8" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

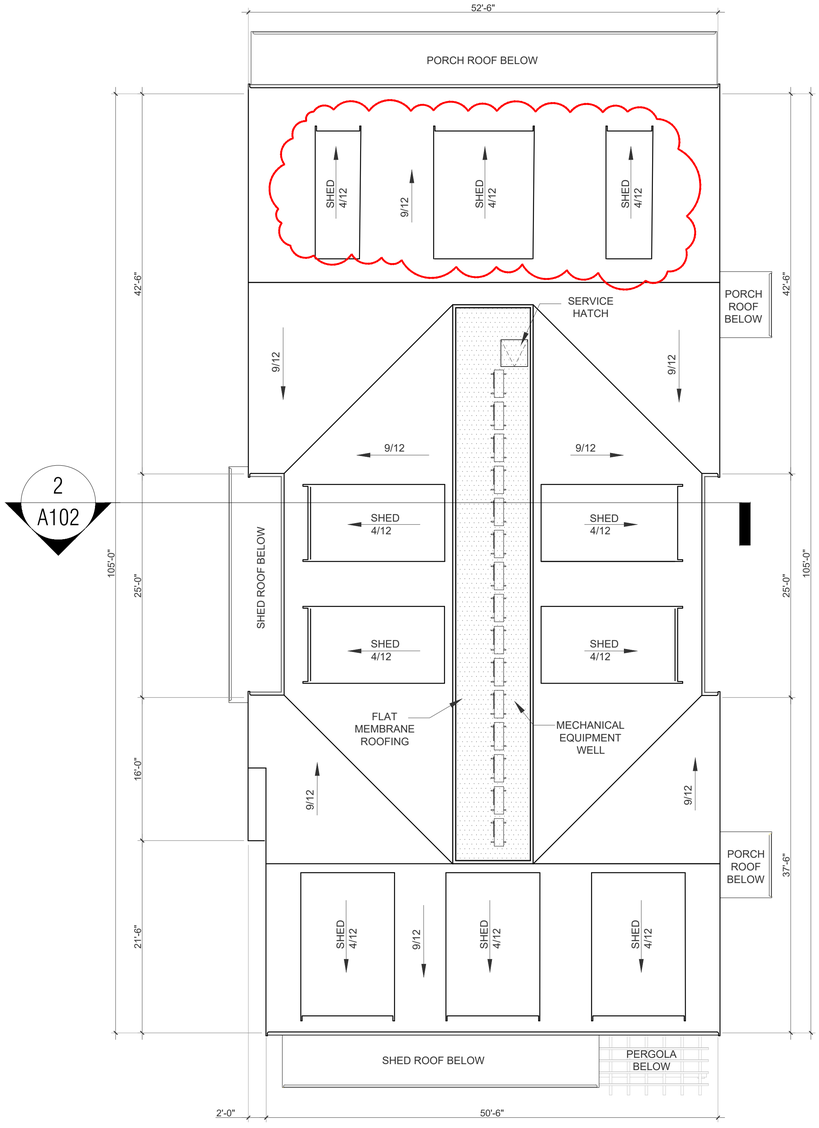
FLOOR PLANS 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT

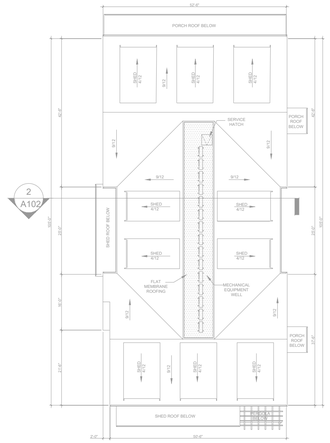
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A101



1 Roof Plan - Building B" - Proposed
1/8" = 1'-0"

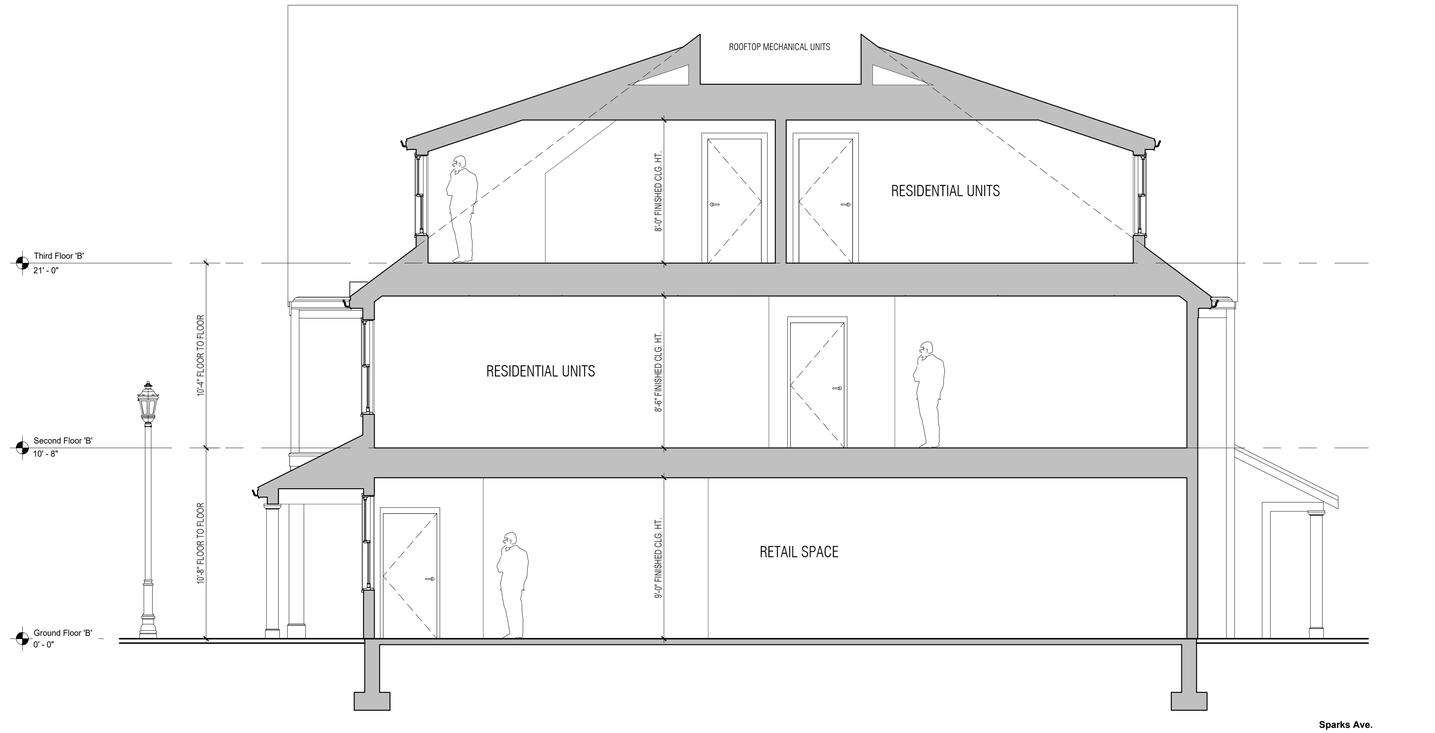


Roof Plan - Building B" - Previously Submitted
NOT TO SCALE:

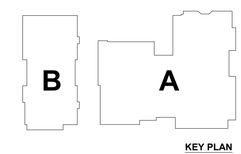
ROOFING NOTES:

1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 6/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.

Max Ridge Ht.
40' - 0"



2 Cross Section - Building B - Proposed
1/4" = 1'-0"



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

ROOF PLAN & CROSS SECTION 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS
DATE: July 25th, 2024

A102



Proposed East Elevation - Path - Previously Submitted

NOT TO SCALE:



Proposed North Elevation - Sparks Ave. - Previously Submitted

NOT TO SCALE:

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD , 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



2 Proposed East Elevation - Path

1/8" = 1'-0"



1 Proposed North Elevation - Sparks Ave.

1/8" = 1'-0"



Proposed West Elevation - Cumberland Farms - Previously Submitted

NOT TO SCALE:



Proposed South Elevation - Rear - Previously Submitted

NOT TO SCALE:



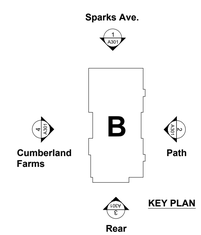
4 Proposed West Elevation - Cumberland Farms

1/8" = 1'-0"



3 Proposed South Elevation - Rear

1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS 'BUILDING B' - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

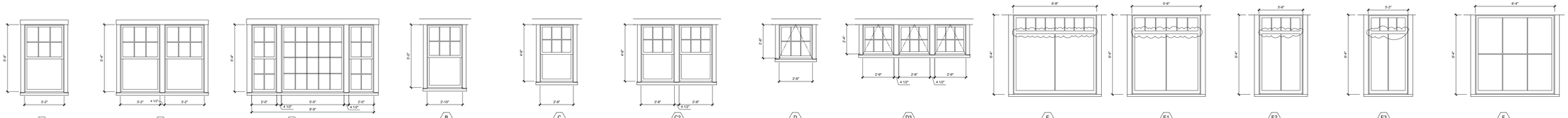
0 1 2 3 4 8 16

DATE: July 25th, 2024

A301

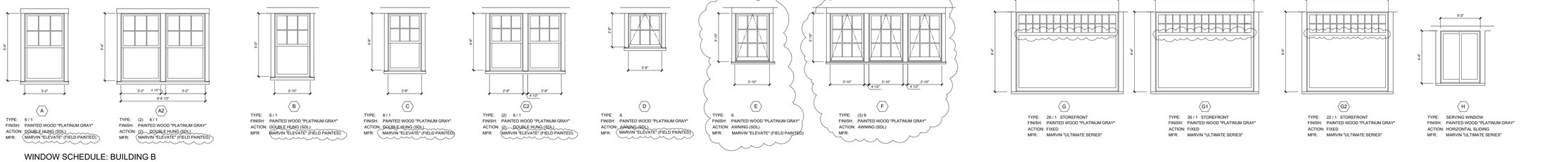
EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES.
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM AND WINDOW COLORS TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM WINDOW COLORS TO BE "PLATINUM GRAY".
10. EXTERIOR DOORS TO BE "ESSEX GREEN".



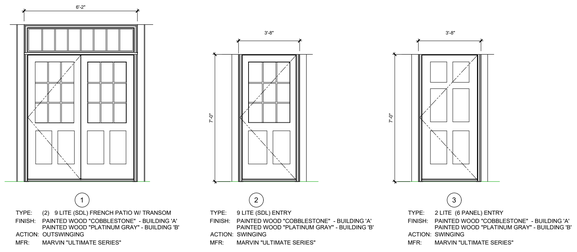
WINDOW SCHEDULE: BUILDING A

SCALE: $\frac{1}{4}$" = 1'-0"



WINDOW SCHEDULE: BUILDING B

SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR DOOR SCHEDULE: BUILDING A & B

SCALE: $\frac{1}{4}$" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

0 2 4 1 3 8 16

WINDOWS AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A400

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

HDC Submittal

July 25, 2024

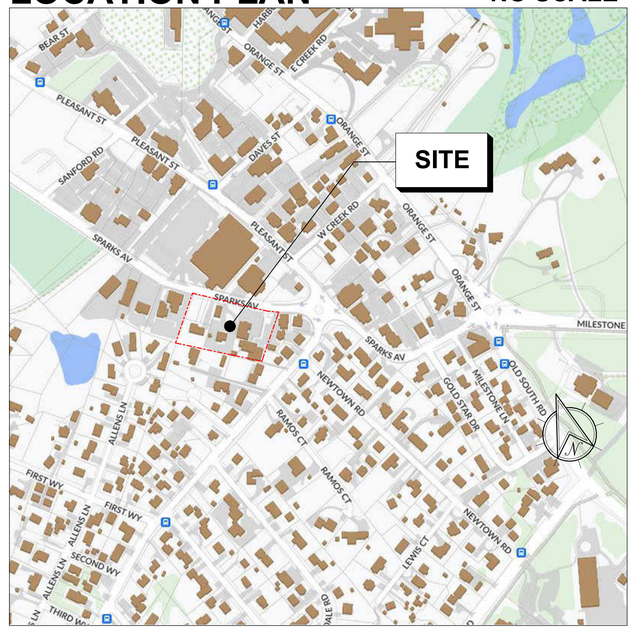
Building A

DRAWING LIST		
HDC Submittal	Building "A"	Date: July 11th, 2024
A000	Cover Sheet	Rev. July 25, 2024
L1-A	Planting Plan - Building A	
A001	Streetscape Elevations	Rev. July 25, 2024
A002	Streetscale Rendering	Rev. July 25, 2024
A003	Rendering	Rev. July 25, 2024
A004	Rendering	Rev. July 25, 2024
A101	Proposed First Floor Plan	
A102	Proposed Second Floor Plan	
A103	Proposed Third Floor Plan	Rev. July 25, 2024
A104	Proposed Roof Plan	Rev. July 25, 2024
A105	Building Cross Section	
A301	Building Elevations	Rev. July 25, 2024
A302	Building Elevations	Rev. July 25, 2024
A400	Window & Door Schedule	Rev. July 25, 2024



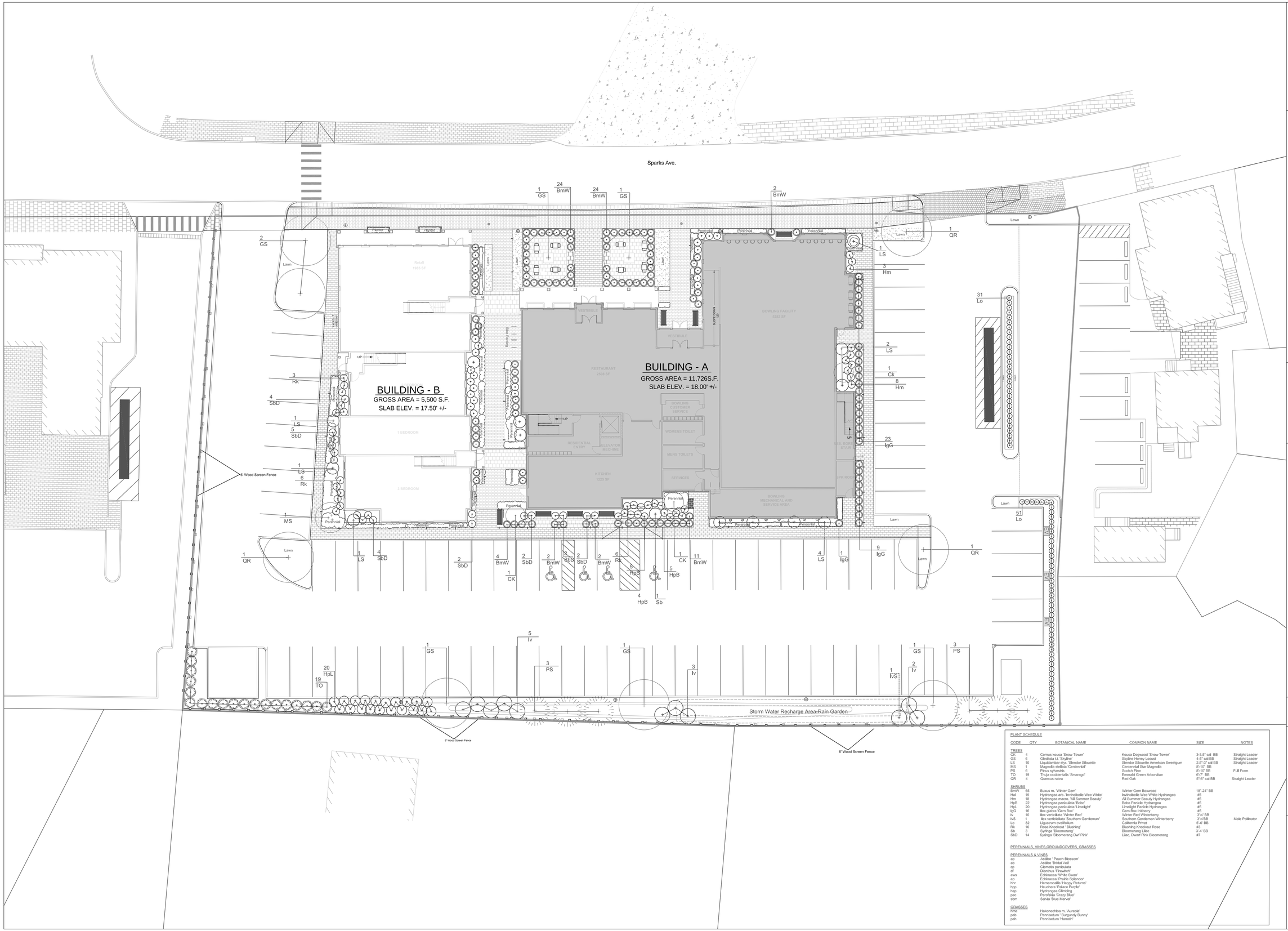
LOCATION PLAN

NO SCALE



RAYMOND DESIGN ASSOCIATES, INC. ● ARCHITECTS and PLANNERS

60 LEDGEWOOD PLACE, ROCKLAND, MA 02370 TEL: 781. 421. 3480



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
CK	4	Cornus kousa 'Snow Tower'	Kousa Dogwood 'Snow Tower'	3-3.5" cal BB	Straight Leader
GS	6	Gleditsia t.i. "Skyline"	Skyline Honey Locust	4-5" cal BB	Straight Leader
LS	10	Liquidambar styr. 'Slendor Silhouette	Slendor Silhouette American Sweetgum	2.5"-3" cal BB	Straight Leader
MS	1	Magnolia stellata 'Centennial'	Centennial Star Magnolia	8'-10' BB	
PS	6	Pinus sylvestris	Scotch Pine	8'-10' BB	Full Form
TO	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7' BB	
QR	4	Quercus rubra	Red Oak	5"-6" cal BB	Straight Leader
SHRUBS					
BmW	65	Buxus m. 'Winter Gem'	Winter Gem Boxwood	18"-24" BB	
Hall	19	Hydrangea arb. 'Invincibelle Wee White'	Invincibelle Wee White Hydrangea	#5	
Hm	18	Hydrangea macro. 'All Summer Beauty'	All Summer Beauty Hydrangea	#5	
HpB	22	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	#5	
HpL	20	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	#5	
IgG	16	Ilex glabra 'Gem Box'	Gem Box Inkberry	#5	
Iv	10	Ilex verticillata 'Winter Red'	Winter Red Winterberry	3-4' BB	
IvS	1	Ilex verticillata 'Southern Gentleman"	Southern Gentleman Winterberry	3'-4'BB	Male Pollinator
Lo	82	Ligustrum ovalifolium	California Privet	5'-6' BB	
Rk	16	Rosa Knockout ' Blushing'	Blushing Knockout Rose	#3	
Sb	3	Syringa 'Bloomerang	Bloomerang Lilac	3'-4' BB	
SbD	14	Syringa 'Bloomerang Dwf Pink'	Lilac, Dwarf Pink Bloomerang	#7	
PERENNIALS, VINES,GROUNDCOVERS, GRASSES					
PERENNIALS & VINES					
ap		Astilbe ' Peach Blossom'			
ab		Astilbe 'Bridal Veil'			
cp		Clematis paniculata			
df		Dianthus 'Firewitch'			
ews		Echinacea 'White Swan'			
ep		Echinacea 'Prairie Splendor'			
hhr		Hemerocallis 'Happy Returns'			
hpp		Heuchera 'Palace Purple'			
hap		Hydrangea Climbing			
pac		Perofskia 'Crazy Blue'			
sbm		Salvia 'Blue Marvel'			
GRASSES					
hma		Hakonechloa m. 'Aureola'			
pab		Pennisetum ' Burgundy Bunny'			
pah		Pennisetum 'Hamelin'			

Michael Wasser Associates
Landscape Architects

17 Banks Road, Swampscott, MA 01709
tel: : 617.308.3494
email: : info@michaelwasser.com
michaelwasser.com

SPARKS AVENUE
NANTUCKET, MASSACHUSETTS

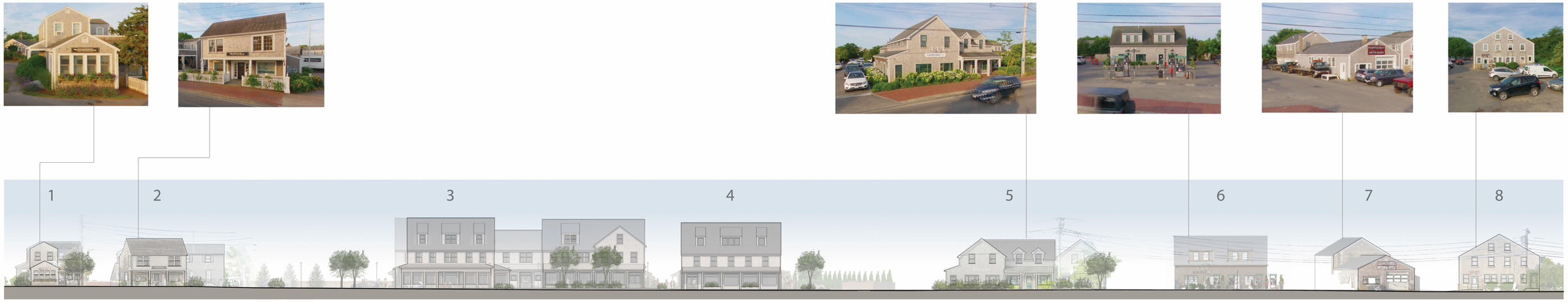
PLANTING PLAN BUILDING - A
HDC Submittal

Project #:	Date: 02-21-2024
Drawn by:	Reviewed:
Scale: 1'/16"=1'	

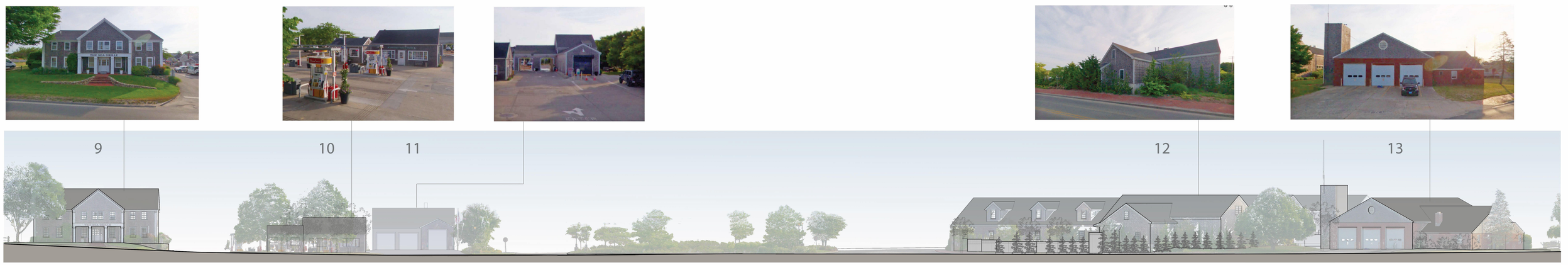
Revisions:
JULY 11, 2024 for BUILDING -A

L1-A

© Michael Wasser Associates



1 Street Scape Elevation Looking South
3/64" = 1'-0"

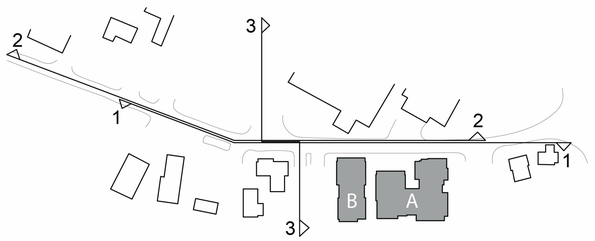


2 Street Scape Elevation Looking North
3/64" = 1'-0"



3 Street Section Looking East
3/64" = 1'-0"





RIDGE HEIGHT KEY

1. House Fitters - 23'-6"
2. House Fitters - 25'-6"
3. New Building A - 37'-6"
4. New Building B - 36'
5. Cumberland - 27'-6"
6. On Island Gas - 29'
7. Nan. Auto Body - 18'-7" / 28'
8. Nan. Auto Body - 30'-4"
9. The Sea Grille - 30'
10. Nan. Tackle - 19'-6"
11. Car Wash - 23'
12. Stop & Shop - 27' / 29'-6"
13. Fire Station - 28'-3"
    F.S. Tower - 35'

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

STREETSCAPE ELEVATIONS

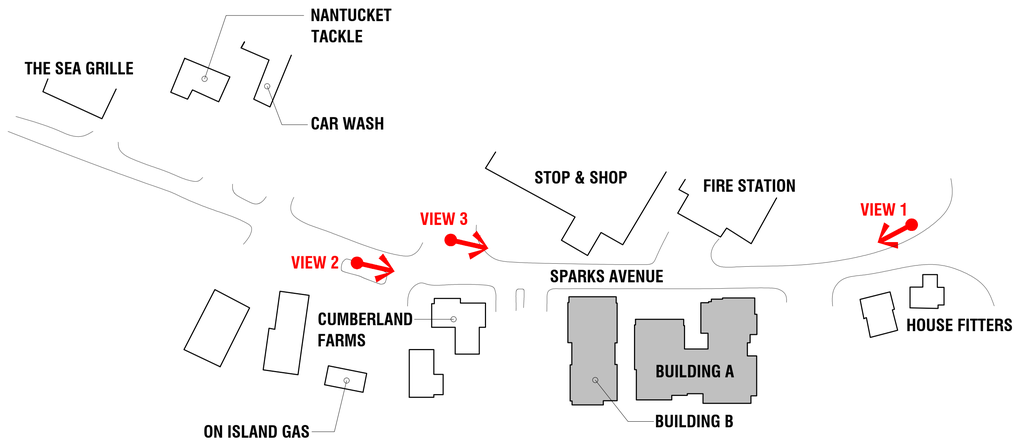
2 8 32
0 4 16

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET
MASSACHUSETTS
Project No: Project Number
Date:
Drawing Scale: 3/64" = 1'-0"

A001



1 View From Housefitters
NOT TO SCALE





2 View From On Island Gas
NOT TO SCALE



3 View From Stop & Shop Driveway / Cumberland Farms
NOT TO SCALE

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

STREETSCAPE RENDERINGS - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A002



NORTHEAST CORNER OF SPARKS AVENUE LOOKING WEST



NORTHWEST CORNER OF SPARKS AVENUE LOOKING EAST



SPARKS AVENUE VIEW LOOKING SOUTH



VIEW OF NORTH CENTER COURTYARD

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July, 25 2024

A003



VIEW BETWEEN BUILDINGS LOOKING SOUTH



VIEW BETWEEN BUILDINGS LOOKING NORTH



SOUTH (REAR) VIEW LOOKING NORTHWEST



SOUTH (REAR) VIEW LOOKING NORTHEAST

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

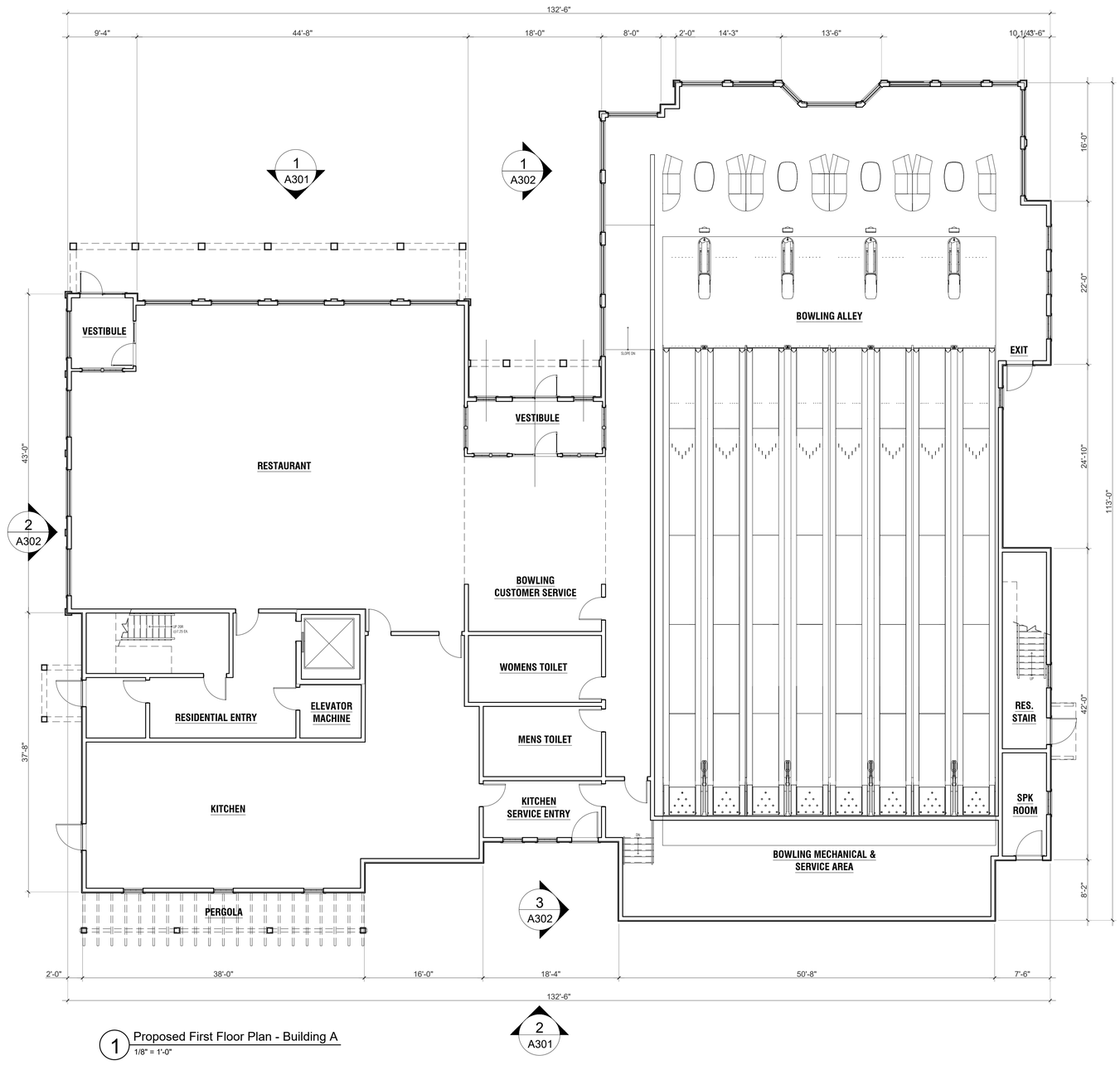
RENDERINGS - Proposed

MULTI-USE DEVELOPMENT

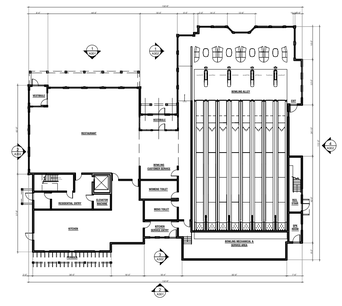
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

Date: July, 25 2024

A004



1 Proposed First Floor Plan - Building A
1/8" = 1'-0"



Proposed First Floor Plan - Building A - Previously Submitted
NOT TO SCALE:

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

FLOOR PLAN 'BUILDING A' - Proposed

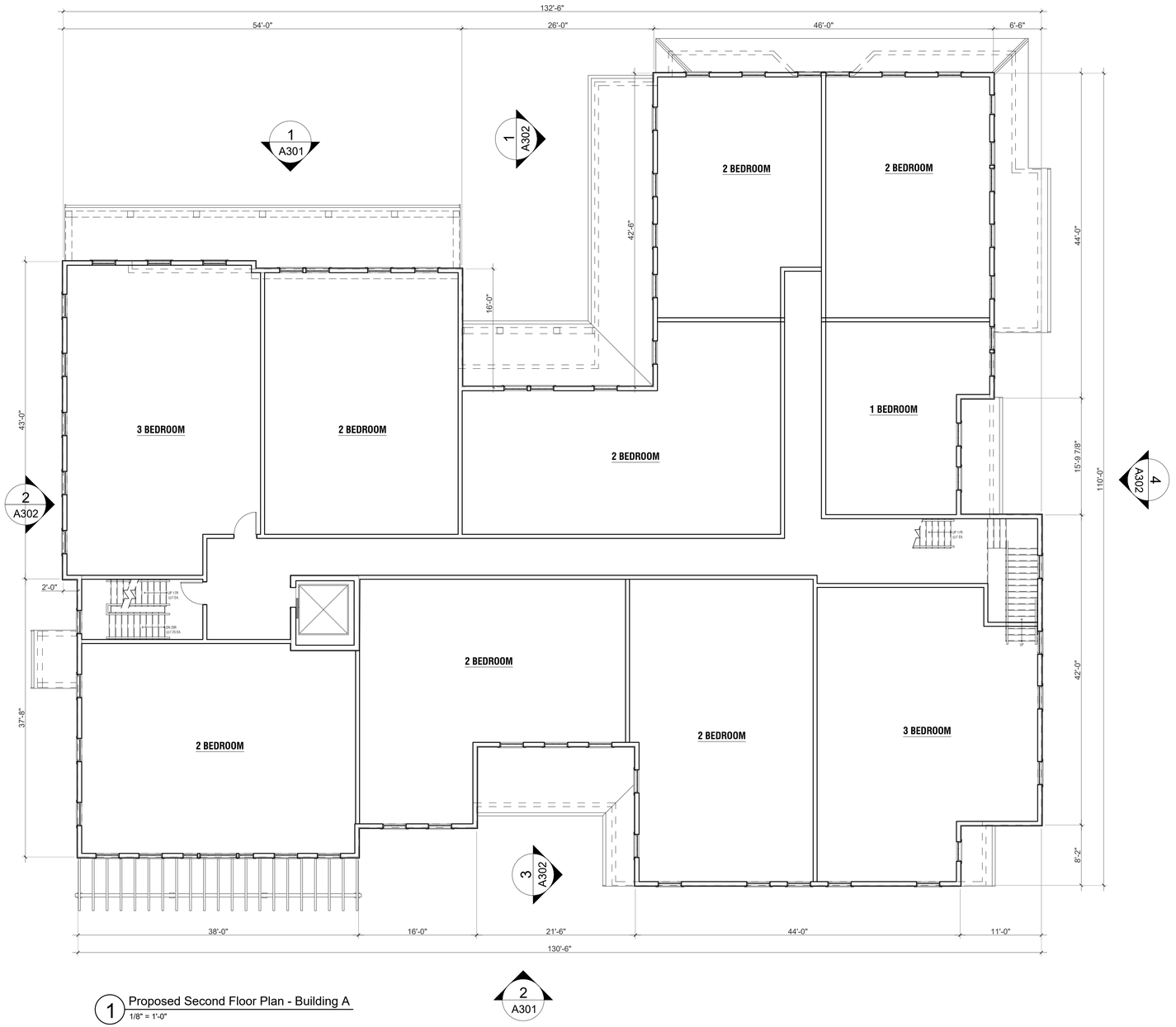
MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

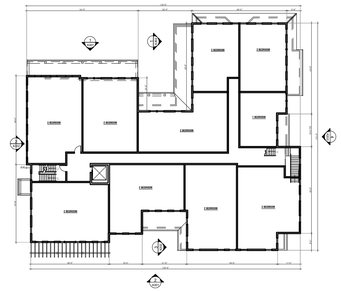
1 3 8
0 2 4 16

DATE: July 25th, 2024

A101



1 Proposed Second Floor Plan - Building A
1/8" = 1'-0"



Proposed Second Floor Plan - Building A
- Previously Submitted
NOT TO SCALE:

RDA
RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

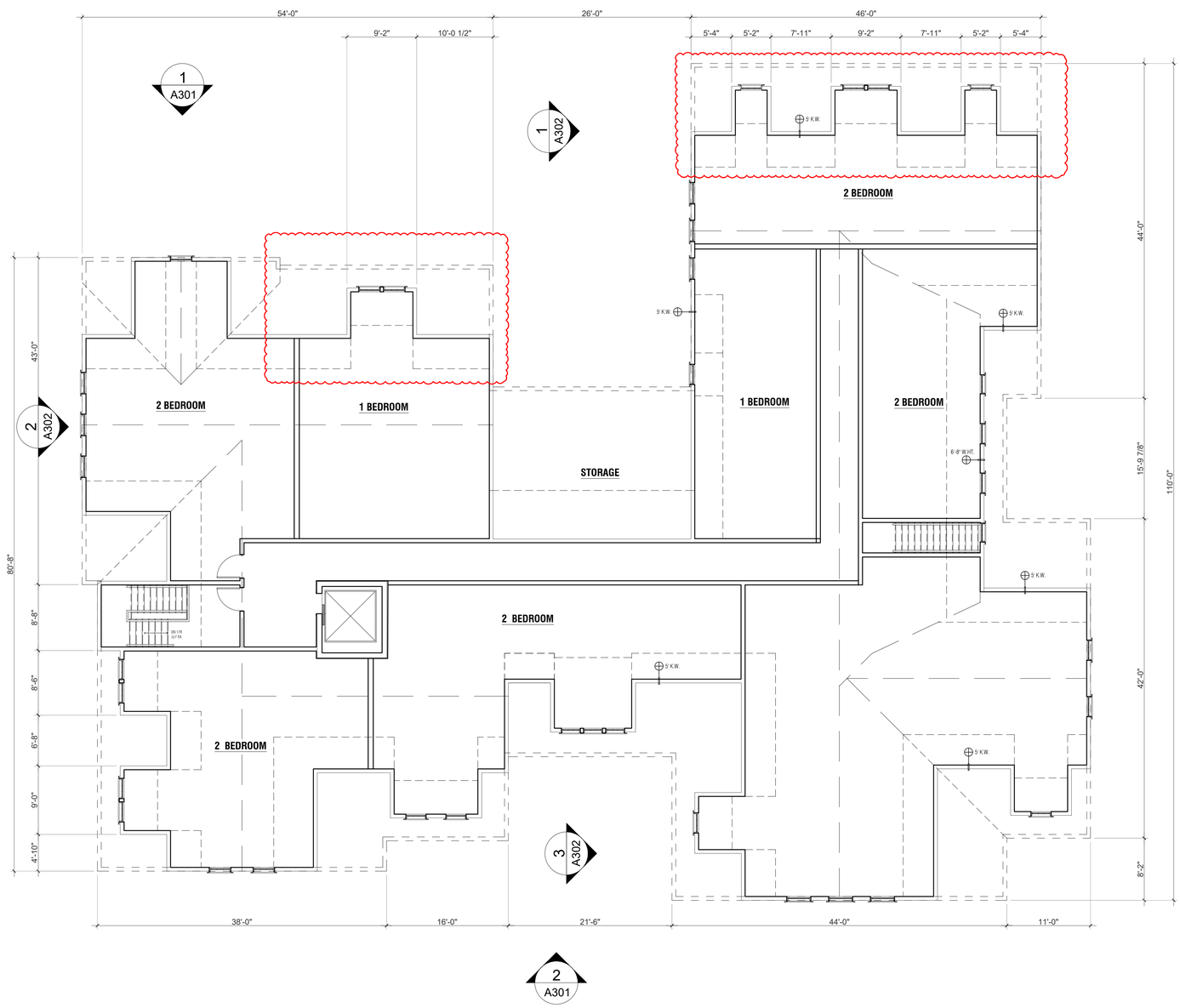
FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

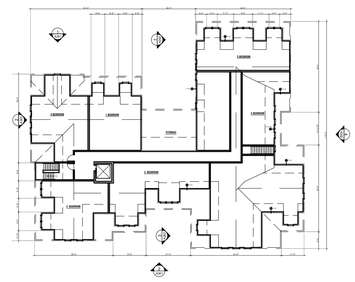
0 2 4 8 16

DATE: July 25th, 2024

A102



1 Proposed Third Floor Plan - Building A
1/8" = 1'-0"



Proposed Third Floor Plan - Building A - Previously Submitted
NOT TO SCALE:

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

FLOOR PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

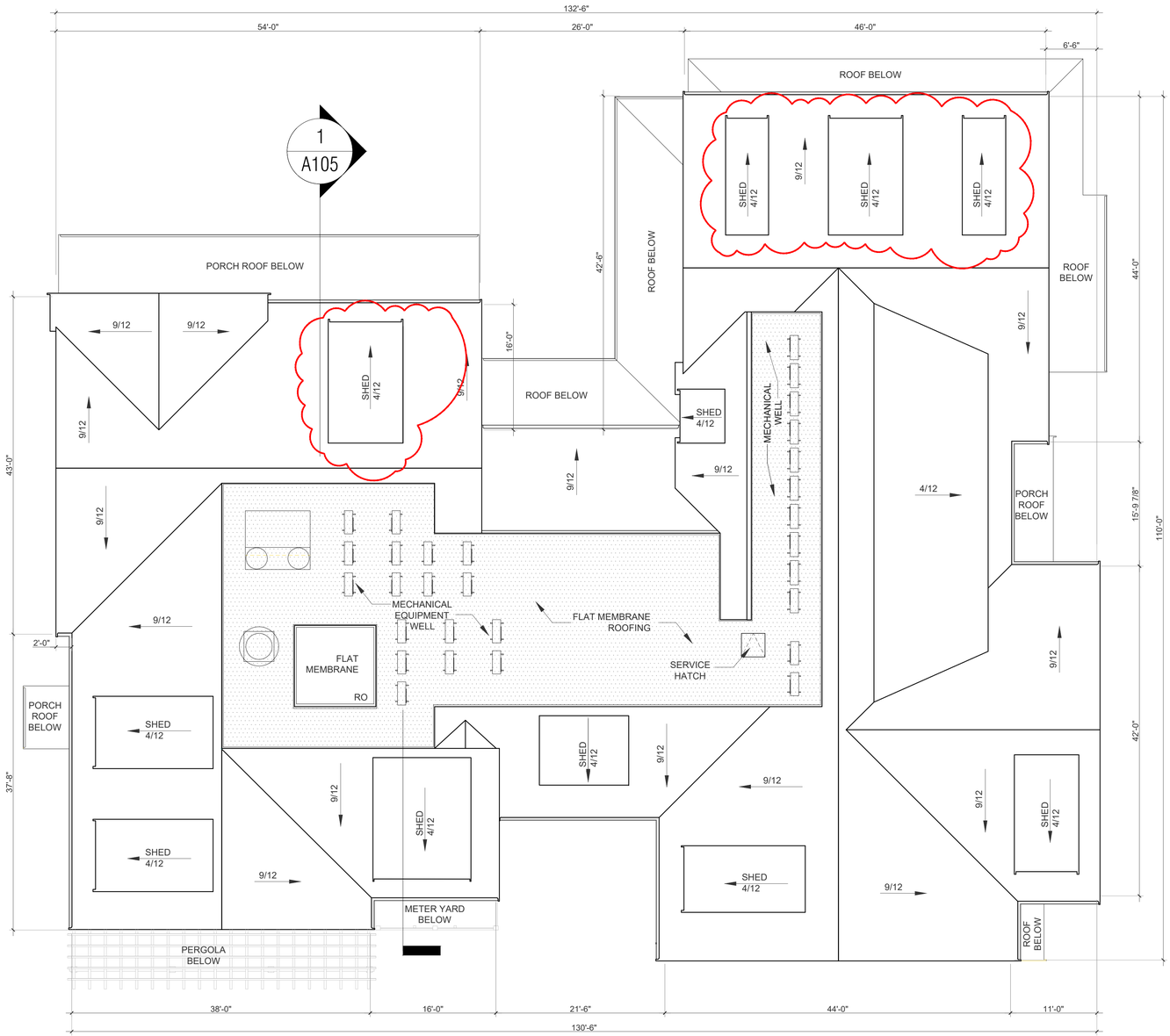
1 3 8
0 2 4 16

DATE: July 25th, 2024

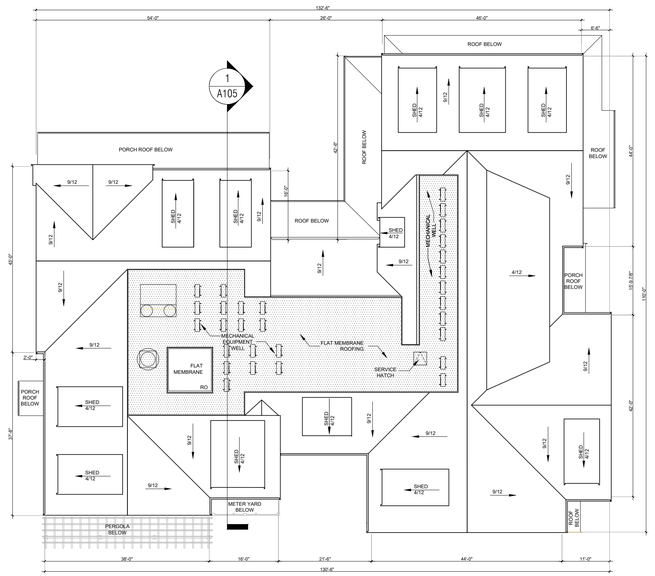
A103

ROOFING NOTES:

1. ALL ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD"
2. ALL HIGH END GABLE ROOFS SHALL BE 9/12 PITCH.
3. ALL THIRD FLOOR SHED DORMER ROOFS SHALL BE 4/12 PITCH.
4. SHED ROOF PITCHES AT GROUND FLOOR VARY BETWEEN 4/12 AND 6/12 AS INDICATED ON ELEVATIONS.
5. FLAT ROOFS AT MECHANICAL EQUIPMENT WELLS SHALL BE TPO MEMBRANE ROOFING AND NOT VISIBLE AT GRADE LEVEL.



1 Proposed Roof Plan - Building "A"
1/8" = 1'-0"



1 Proposed Roof Plan - Building "A"
1/8" = 1'-0"



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

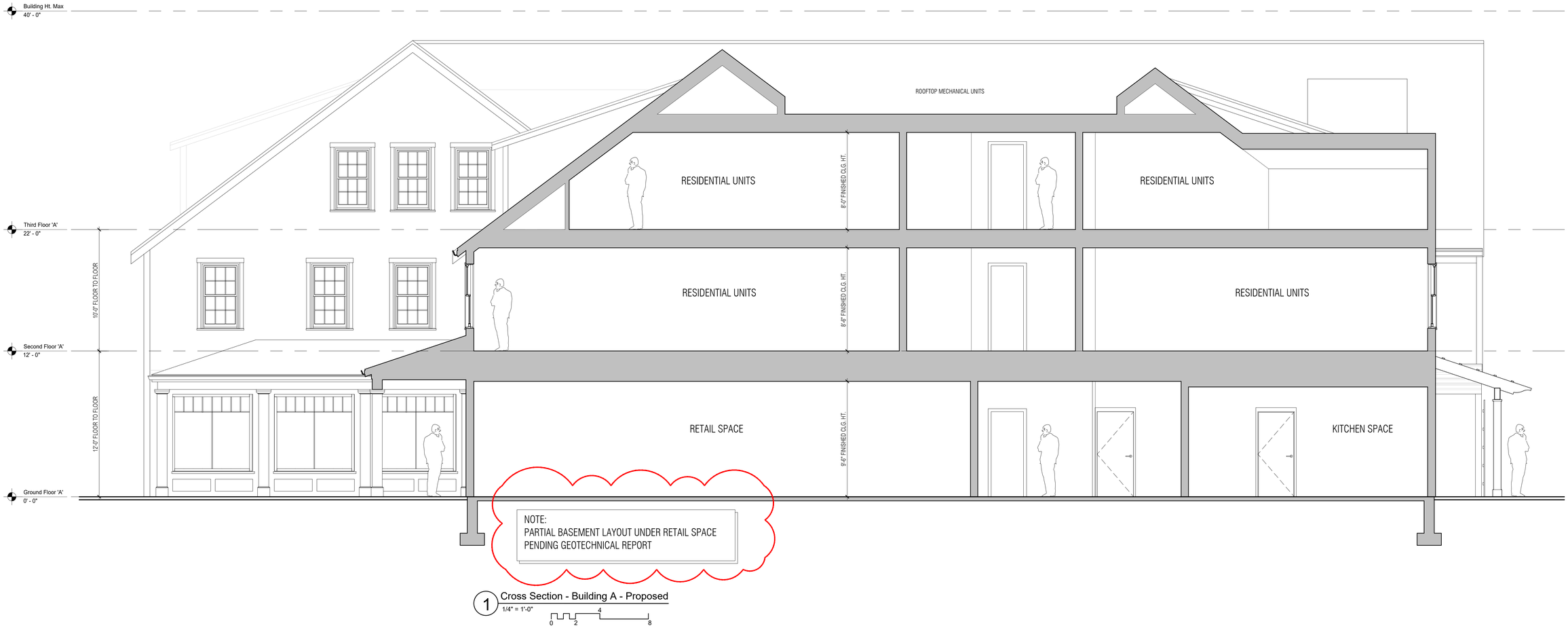
ROOF PLAN 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT

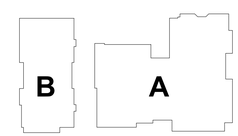
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A104



1 Cross Section - Building A - Proposed
1/4" = 1'-0"
0 2 4 8



KEY PLAN

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

CROSS SECTION - BUILDING 'A' - Proposed

MULTI-USE DEVELOPMENT
18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A105

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD , 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



Proposed North Elevation - Sparks Ave. - Previously Submitted

NOT TO SCALE:



1 Proposed North Elevation - Sparks Ave.

1/8" = 1'-0"



Proposed South Elevation - Rear - Previously Submitted

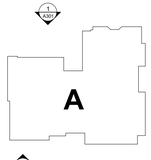
NOT TO SCALE:



2 Proposed South Elevation - Rear

1/8" = 1'-0"

Sparks Ave.



KEY PLAN

Rear

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

0 1 2 3 4 8 16

DATE: July 25th, 2024

A301



Proposed West Elevations - Previously Submitted

NOT TO SCALE:

EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES IN "PEWTERWOOD".
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (M.D.O) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD , 1x8 FRIEZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM COLOR TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM COLOR TO BE "PLATINUM GRAY".



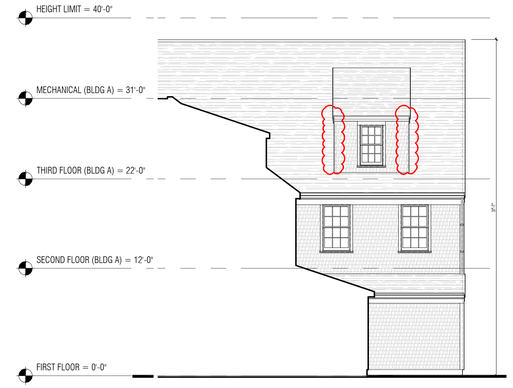
1 Proposed Partial West Elevation - Sparks Ave.

1/8" = 1'-0"



2 Proposed West Elevation - Path

1/8" = 1'-0"



3 Proposed Partial West Elevation - Rear

1/8" = 1'-0"



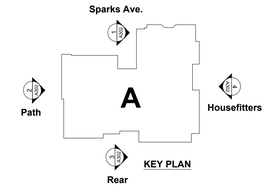
Proposed East Elevation - Housefitters - Previously Submitted

NOT TO SCALE:



4 Proposed East Elevation - Housefitters

1/8" = 1'-0"



RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

RDA

EXTERIOR ELEVATIONS 'BUILDING A' - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

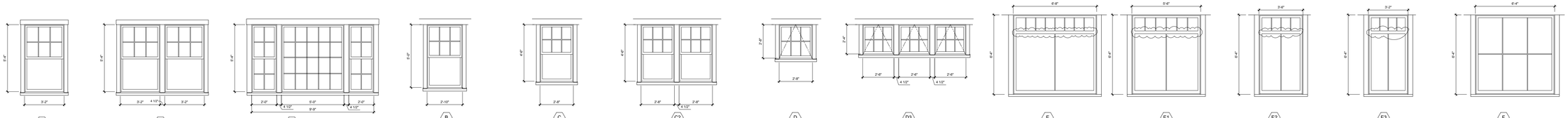
0 1 2 3 4 8 16

DATE: July 25th, 2024

A302

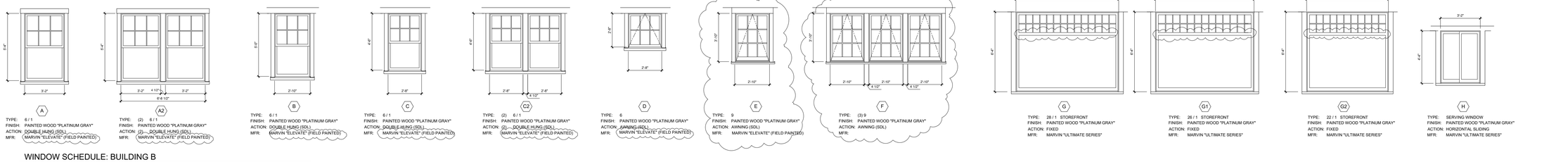
EXTERIOR FINISH NOTES:

1. ROOF SHINGLES SHALL BE CERTAINTEED "LANDMARK" ARCHITECTURAL SERIES.
2. EXTERIOR SIDING SHALL BE EASTERN WHITE CEDAR WITH 5" EXPOSURE TO THE WEATHER.
3. SIDING AND TRIMS AT LOWER RETAIL AREAS SHALL BE PAINTED CEDAR TRIMS AND MOLDINGS APPLIED TO PAINTED MEDIUM DENSITY OVERLAY (MDO) PLYWOOD.
4. TYPICAL CORNER BOARDS ARE 1x6 PAINTED CEDAR.
5. TYPICAL RAKE BOARDS ARE 1x3 OVER 1x8 PAINTED CEDAR AT MAIN BUILDING AND 1x3 OVER 1x6 PAINTED CEDAR AT DORMERS.
6. TYPICAL WINDOW TRIMS ARE 5/4x5 PAINTED CEDAR HEAD, 1x8 FREIZE, 1x4 PAINTED CEDAR JAMBS AND 2" PAINTED CEDAR HISTORIC SILLS.
7. GUTTERS TO BE WESTERN RED CEDAR PRIMED AND PAINTED.
8. BUILDING 'A' TRIM AND WINDOW COLORS TO BE "COBBLESTONE".
9. BUILDING 'B' TRIM WINDOW COLORS TO BE "PLATINUM GRAY".
10. EXTERIOR DOORS TO BE "ESSEX GREEN".



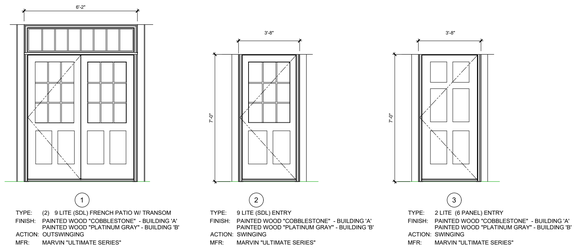
WINDOW SCHEDULE: BUILDING A

SCALE: $\frac{1}{4}$" = 1'-0"



WINDOW SCHEDULE: BUILDING B

SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR DOOR SCHEDULE: BUILDING A & B

SCALE: $\frac{1}{4}$" = 1'-0"

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING
RDA

0 2 4 1 3 8 16

WINDOWS AND DOOR SCHEDULES - Proposed

MULTI-USE DEVELOPMENT

18-26 SPARKS AVENUE, NANTUCKET MASSACHUSETTS

DATE: July 25th, 2024

A400



Option 1



Building B Option 2

RAYMOND DESIGN ASSOCIATES
ARCHITECTURE & PLANNING

SPARKS AVE. DORMER OPTIONS for BLDG. A&B



Perspective Sketch - View from Housefitters
Option 1



Perspective Sketch - View from Cumberland Farm
Option 1

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ARCHITECTURE & PLANNING



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ARCHITECTURE & PLANNING

Perspective Sketch - View from Cumberland Farm
Option 2 - Building B

Project Address : 88 Pocomo Rd; Map 15 / Parcel 42

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 04.08.24
X	HDC Case Number (ie HDC2020-05-0265): HDC2024-
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024- B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024- B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Alex Bagmets Date: 07.25.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date:7/16/24

88 Pocomo Trust / 88 Pocomo Rd

Emeritus LTD

15 / 42

Main Dwelling Revisions to COA

Sitting Board: Welch, Paul, Val, Camp

Chair: Pohl Alternate: N/A

Welch: Concerned with fenestration - on West elevation the transom lights over 3 doors are oversized relative to door lights. Non traditional detailing. Size of windows to the right do not relate to the French doors or windows. Those elements apply to the other elevations where applicable, however, the other elevations are not going to be visible except obliquely so it is the West elevation that concerns me. Thinks massing and other fenestration elements are all appropriate and attractive. Suggests the use of Turtle glass.

Paul: The previous approval has some relevance - the West elevation had 16 French doors on the first floor and 6 French doors on the second floor that were approved. The proposal before us has some tall windows on the West elevation that probably read like French doors but it looks like the overall glass on the first and second floors have diminished. Thinks Welch's comments regarding transoms are described accurately relative to appropriateness but feels it is mitigated by the pergola and the rendering illustrates that well. Overall feels it is an appropriate structure and is in favor of the revisions.

Oliver: Nothing more to point out than what has been said

Pohl: Agrees with Paul and considers this to be more benign than the previous approval

Motion to Hold for Revisions (Welch)

Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd.

Owner of record: 88 Pocomo Trust

Mailing Address: PO Box 786
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2022-03-5885
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Revised building design

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 3167 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 29'-11" South " East " West "

Additional Remarks

Historic Name: n/a

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Massing and Fenestration Changes
2. South Elevation "
3. West Elevation "
4. North Elevation "

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 7¼" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round 5½" Square 3½"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White, Front - Natural
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/08/24 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554

07.25.24

HDC SUBMISSION

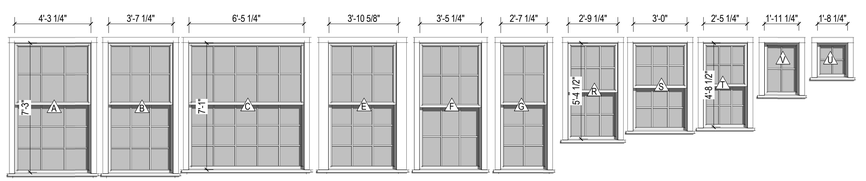


Locus Map



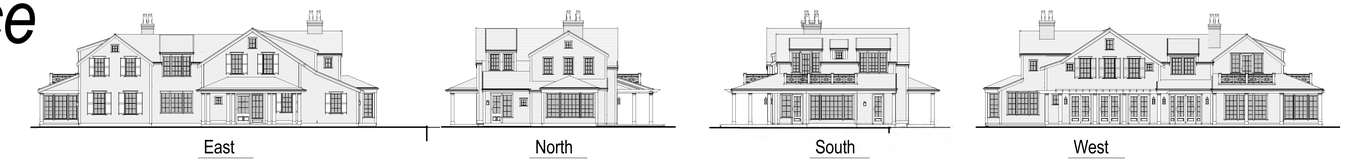
6 Lite 2 Panel Dutch Door W/ Transome Lite SDL | 8 Lite 1 Panel Door W/Transome Lite SDL | 8 Lite 1 Panel Double Door W/Transome Lite SDL | 8 Lite 1 Panel Double Door W/Transome & Side Lights SDL | 6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend

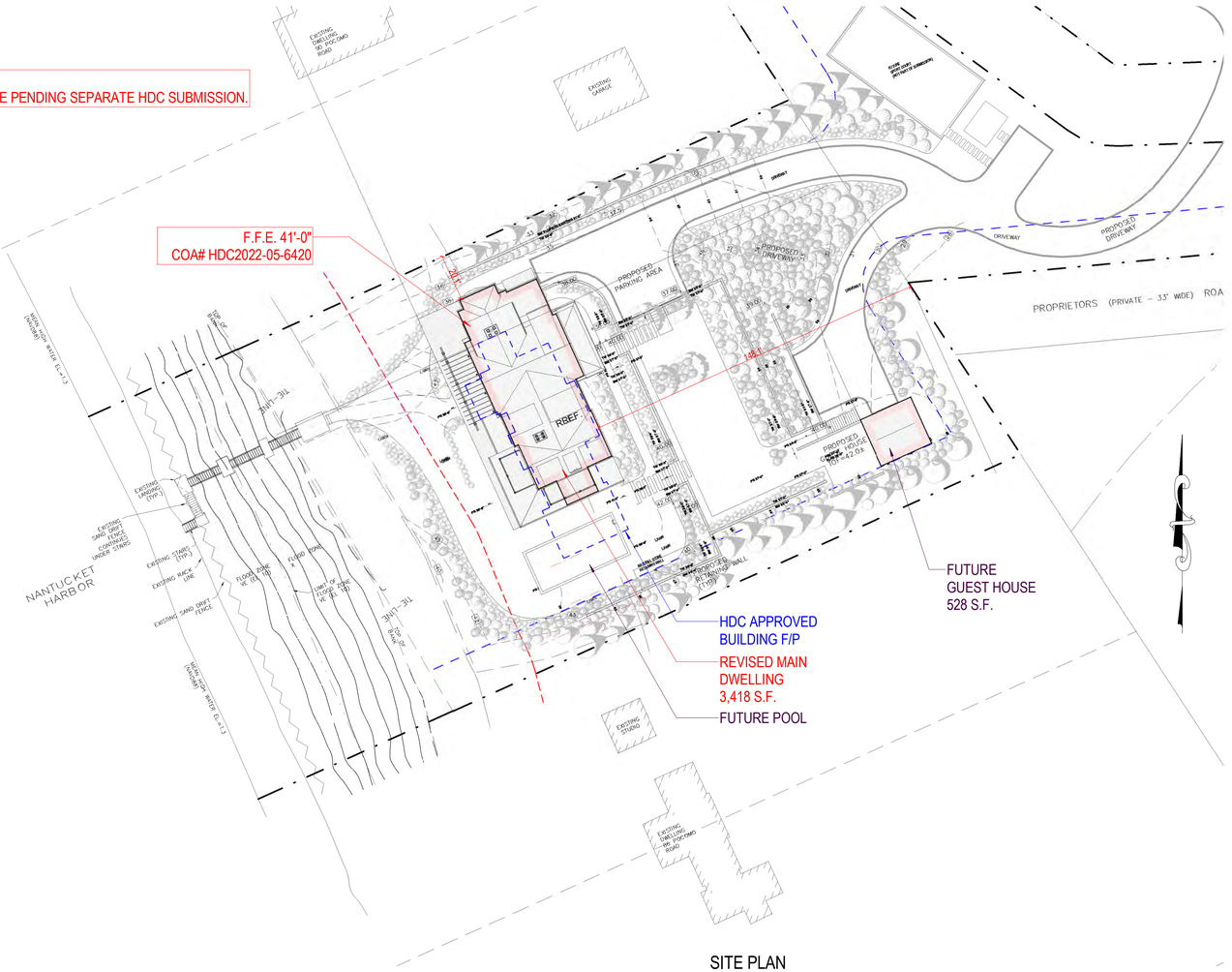


Double Hung 6/9 SDL | Double Hung 6/9 SDL | Double Hung 10/15 SDL | Double Hung6/9 SDL | Double Hung 4/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Double Hung 6/6 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL

Window Legend.



NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

NEW YORK CITY USA №40 THOMPSON ST INTERIORS FURNITURE
S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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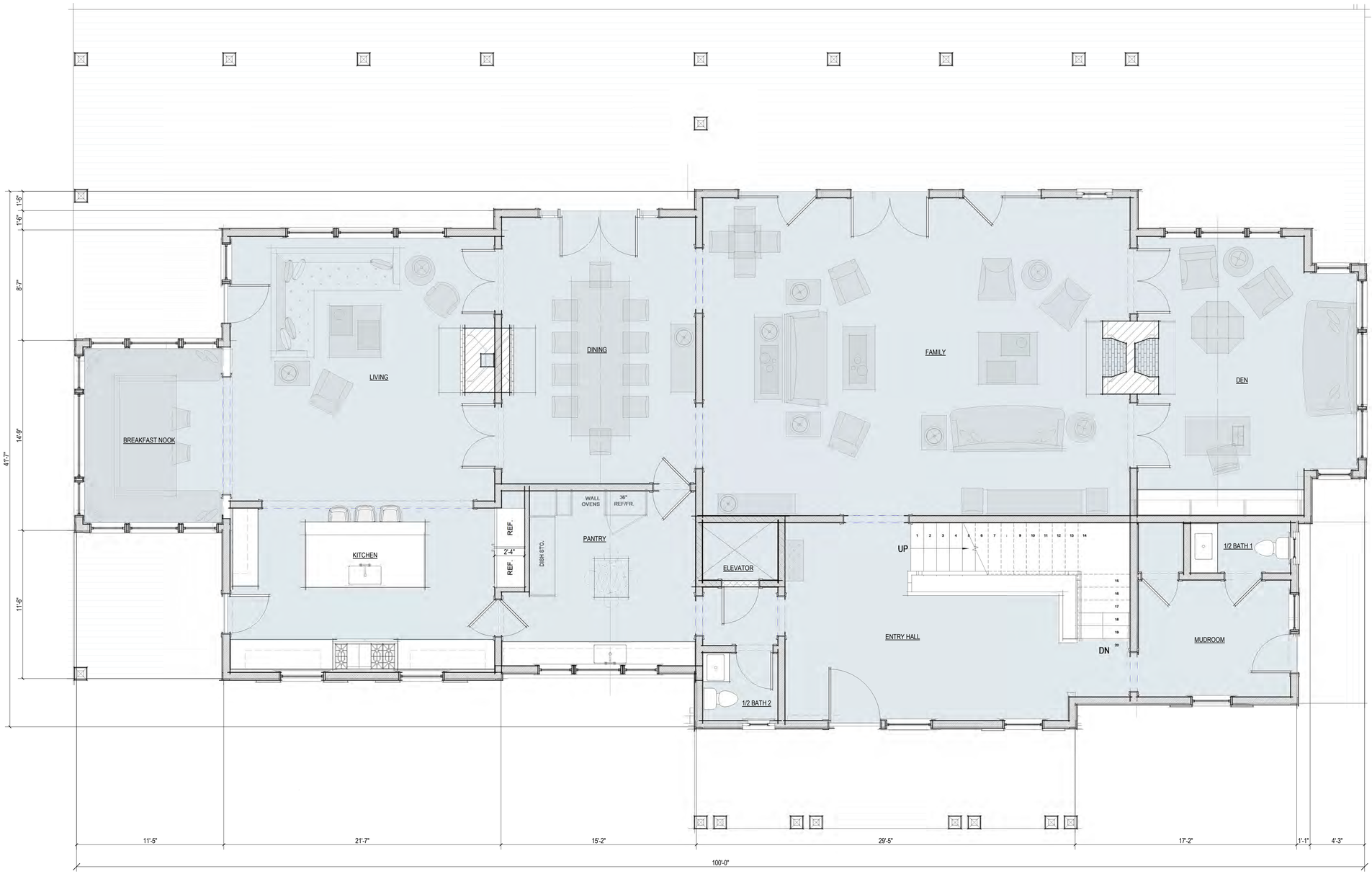
G.1.1
2128

06.14.24

PROGRESS SET



1 First Floor Plan
1/4" = 1'-0"

2128

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Nantucket, MA 02554

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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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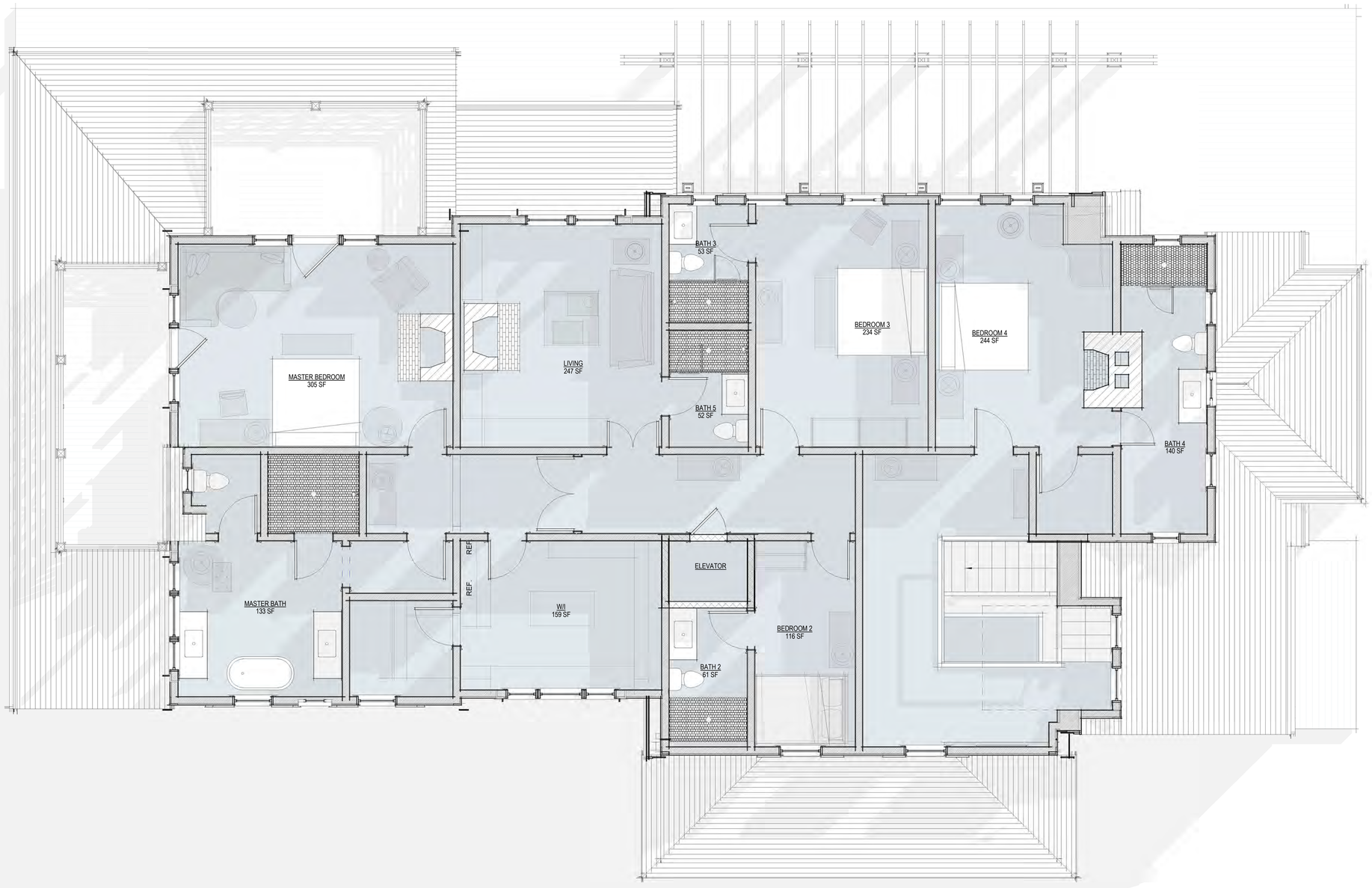
A.101
2128

04.08.24

FOR REVIEW ONLY



1 Second Floor Plan
1/4" = 1'-0"

2128

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Nantucket, MA 02554

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.102
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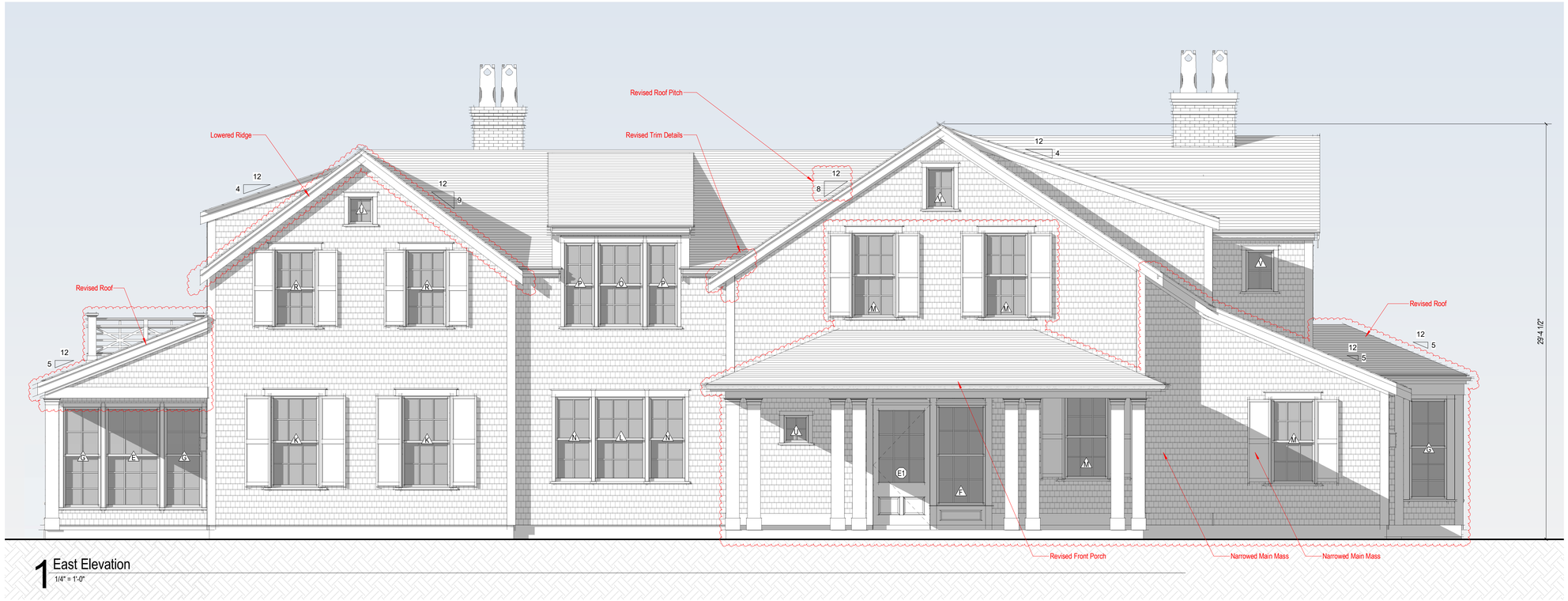

1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"



Prev HDC Subm. East Elevation
1" = 10'-0"



Prev. HDC Subm. North Elevation
1" = 10'-0"

2128

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EXTERIOR ELEVATIONS

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S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

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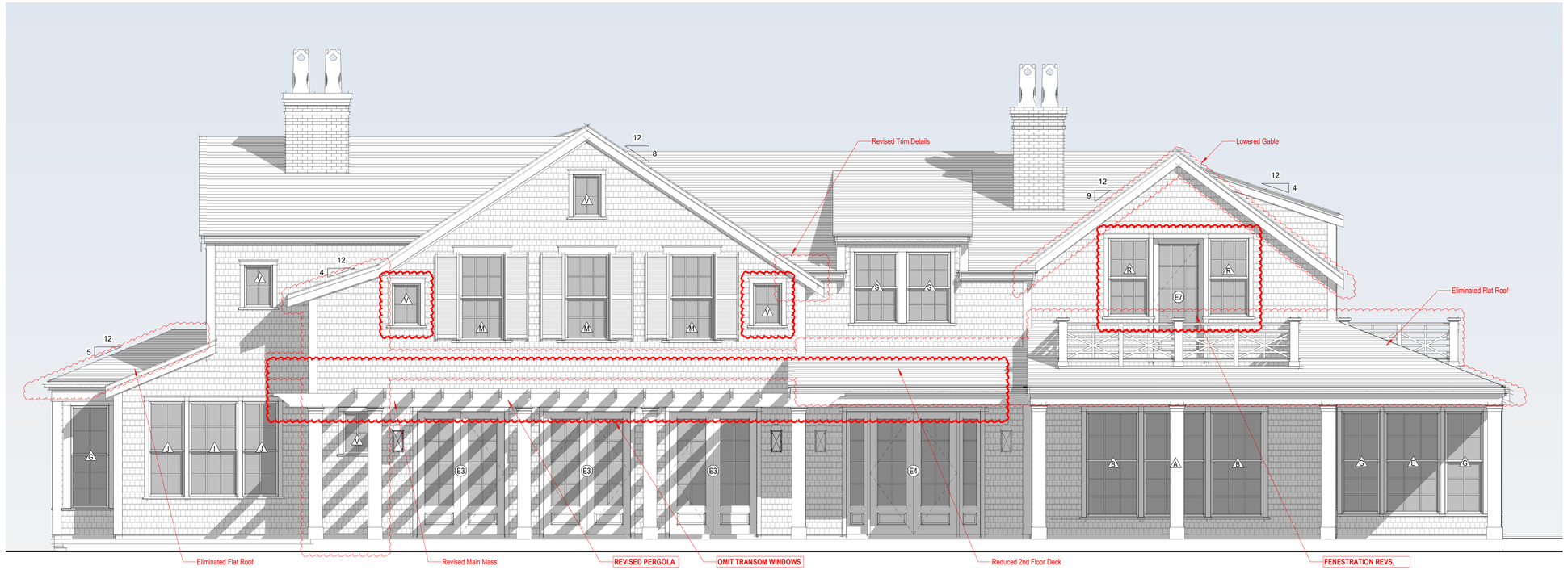
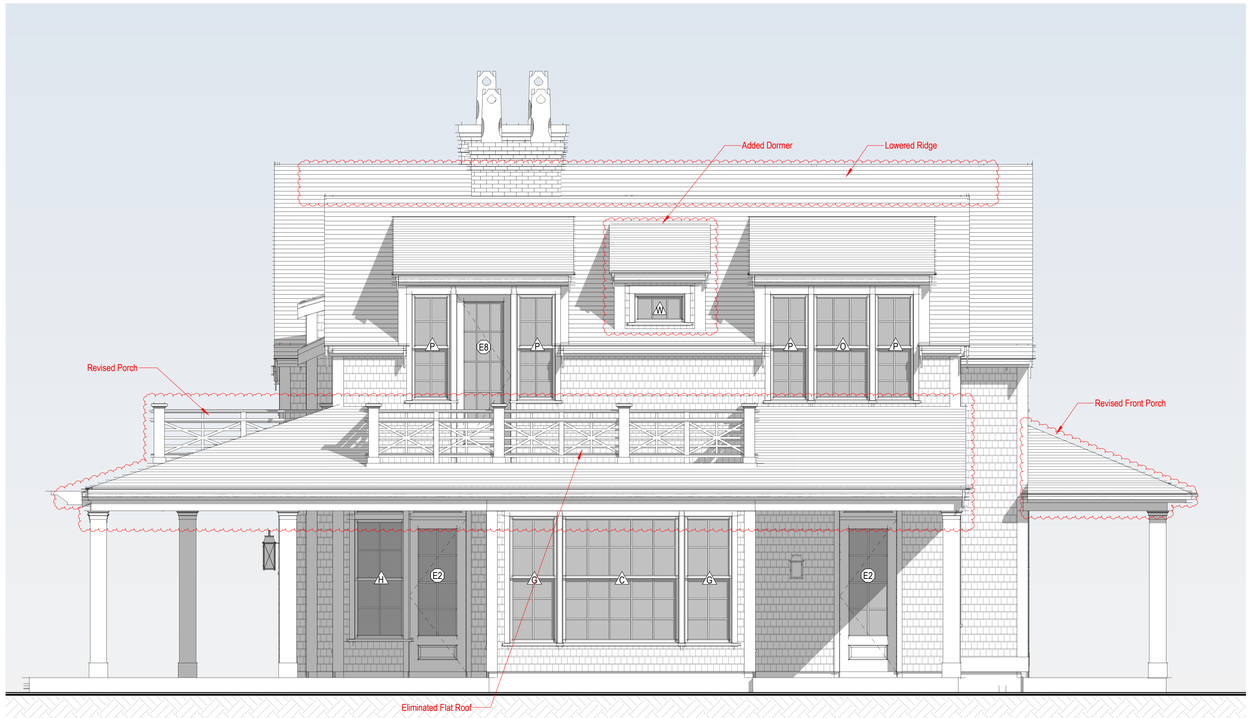
A.201
2128

07.25.24

HDC SUBMISSION



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



Prev. HDC Subm. West Elevation
1" = 10'-0"



Prev. HDC Subm. South Elevation
1" = 10'-0"

2128

88 Pocomo Trust Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 COVER SHEET
A.101 FIRST FLOOR PLAN
A.102 SECOND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
A.300 PERSPECTIVE VIEWS

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

Revision 1 Date 1

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A.202
2128

07.25.24

HDC SUBMISSION

















2128

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Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

PERSPECTIVE VIEWS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	3,954 sf
Total Proposed G.C.:	3,954 sf

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

S.R. GAMBREL
15 WATTS STREET 4TH FLOOR
NEW YORK NY 10013

Revisions

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A.300
2128



East Elevation Prev. Approved HDC

1" = 10'-0"



North Elevation Prev. Approved HDC

1" = 10'-0"

88 Pocomo Trust Residence

88 Pocomo Road

Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com



West Elevation Prev. Approved HDC

1" = 10'-0"



South Elevation Prev. Approved HDC

1" = 10'-0"

88 Pocomo Trust Residence

88 Pocomo Road

Nantucket, MA 02554

8 Williams Lane Nantucket, MA 02554
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88 Pocomo Trust Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map

NOTE:
HARDSCA



6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

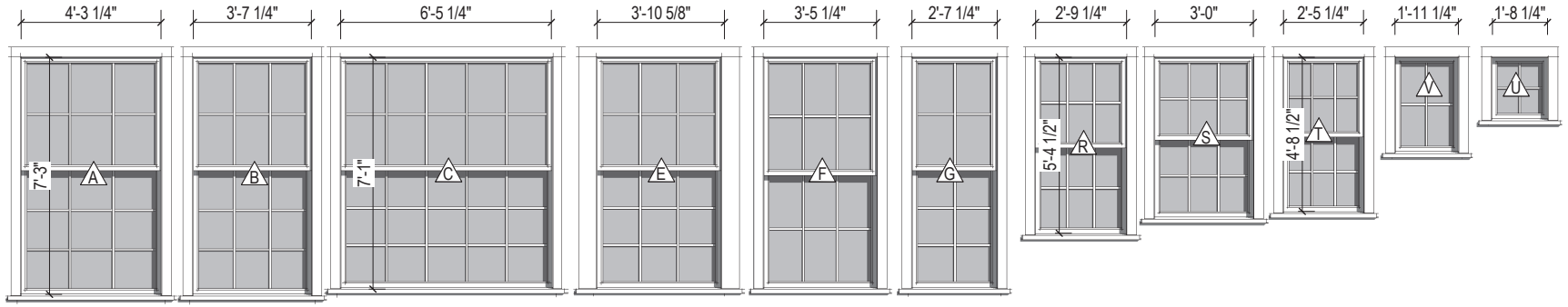
8 Lite 1 Panel Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome Lite SDL

8 Lite 1 Panel Double Door W/Transome & Side Lights SDL

6 Lite 2 Panel Dutch Door W/ Transome Lite SDL

Door Legend



Double Hung 6/9 SDL

Double Hung 6/9 SDL

Double Hung 10/15 SDL

Double Hung6/9 SDL

Double Hung 4/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

Double Hung 6/6 SDL

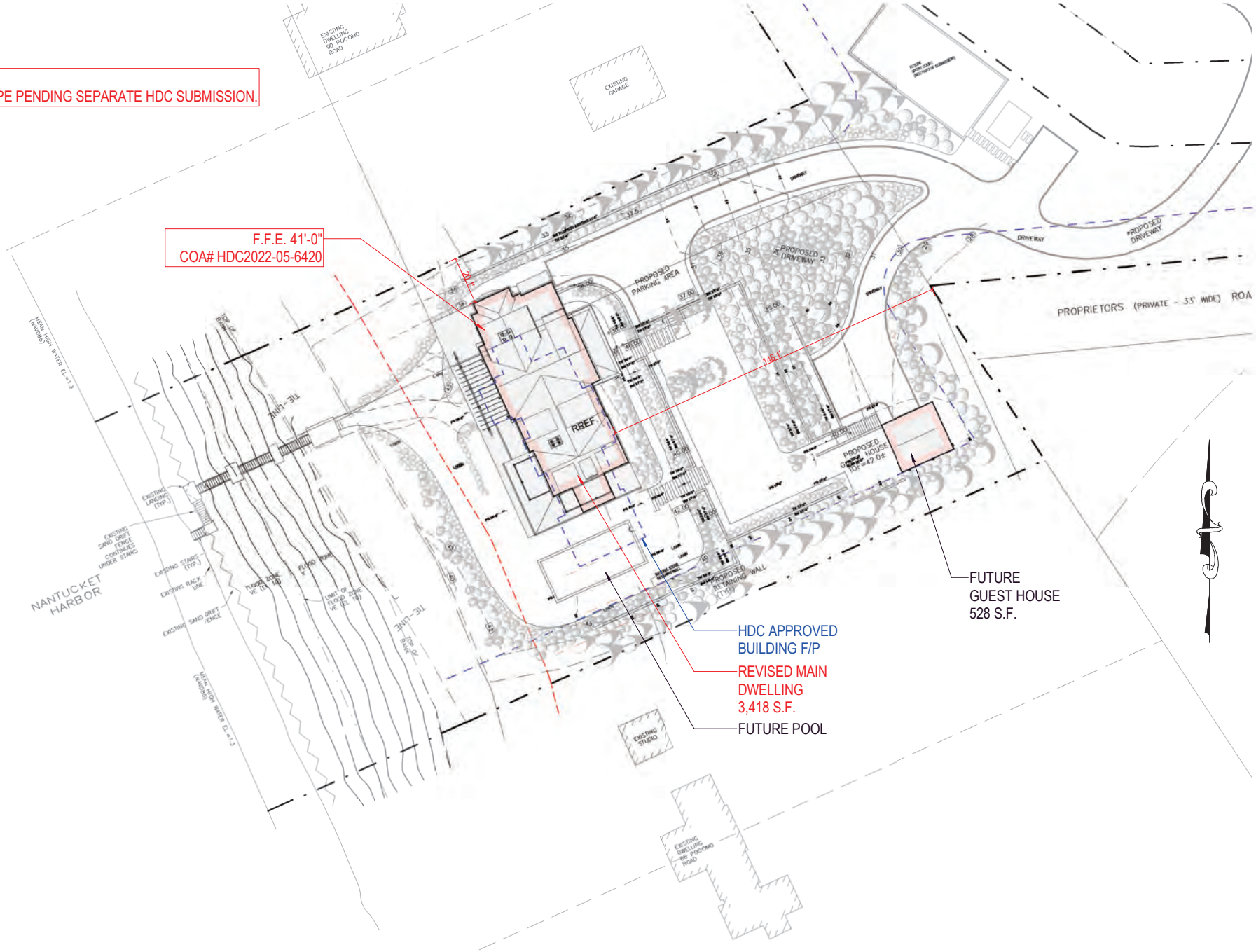
Fixed 4 Lite SDL

Fixed 4 Lite SDL

Window Legend.

East North South West

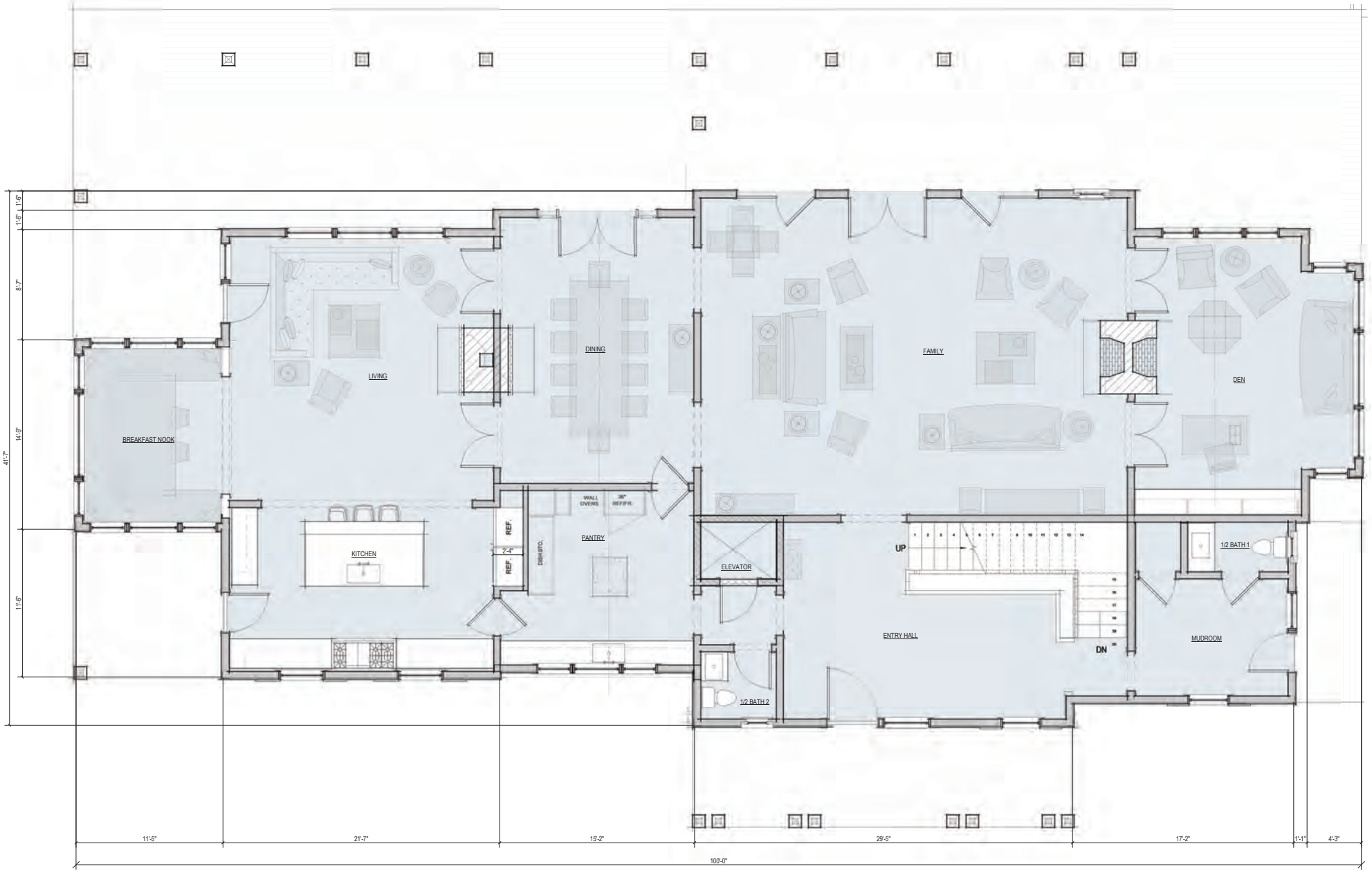
NOTE:
HARDSCAPE PENDING SEPARATE HDC SUBMISSION.



SITE PLAN
1" = 30'-0"

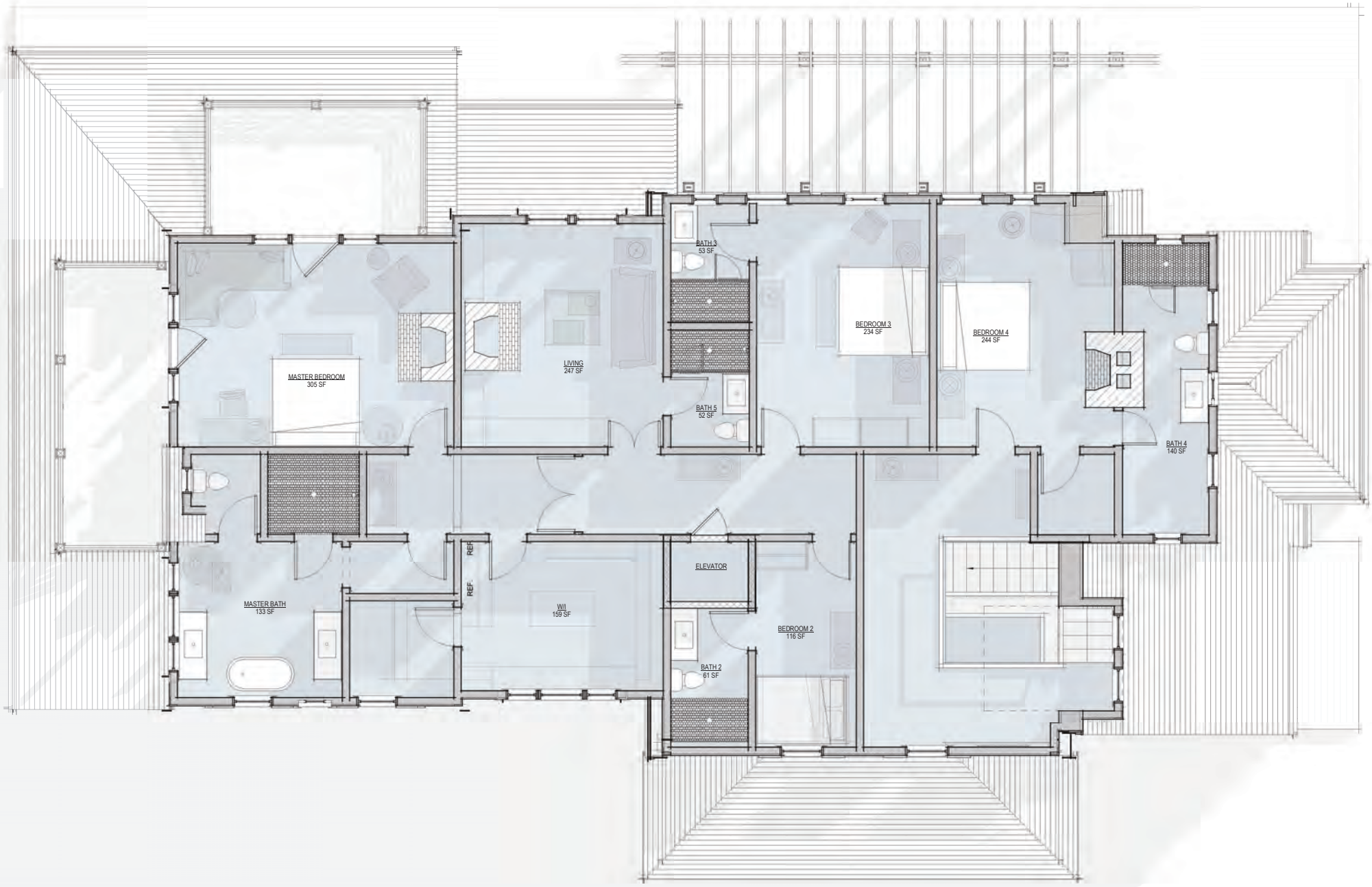
8'-6"

2'-5 1/4" 1'-11 1/4" 1'-8 1/4"

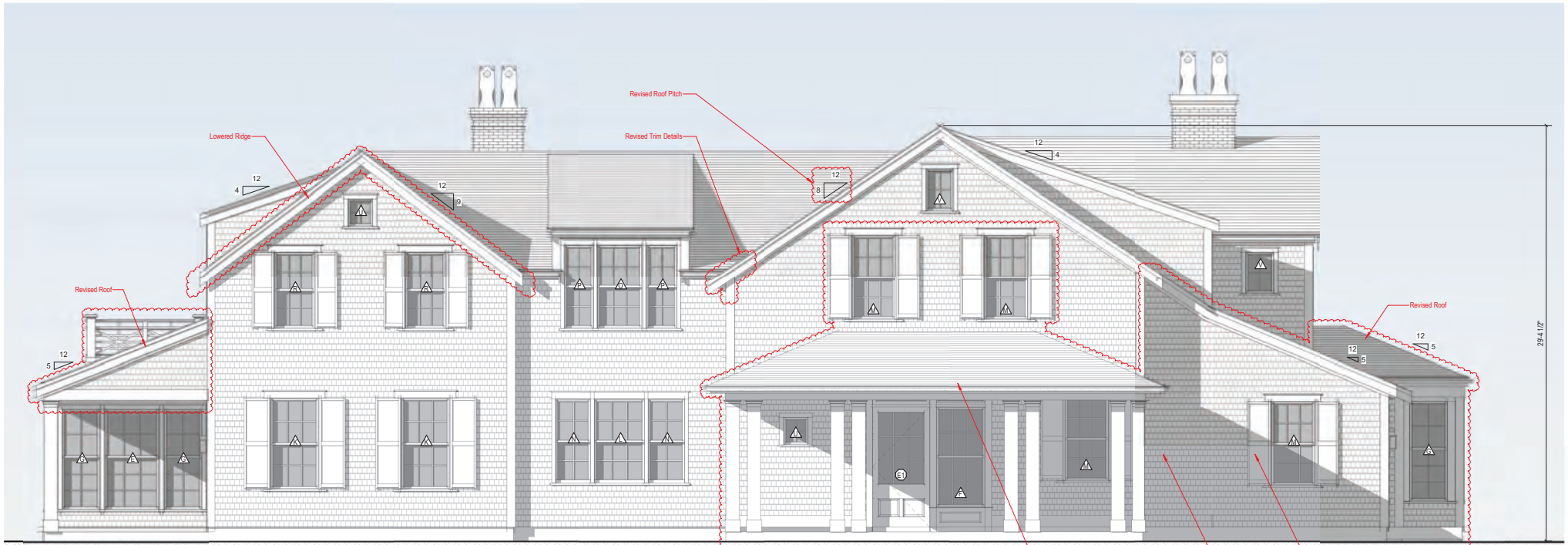


1 First Floor Plan

1/4" = 1'-0"



1 Second Floor Plan
1/4" = 1'-0"



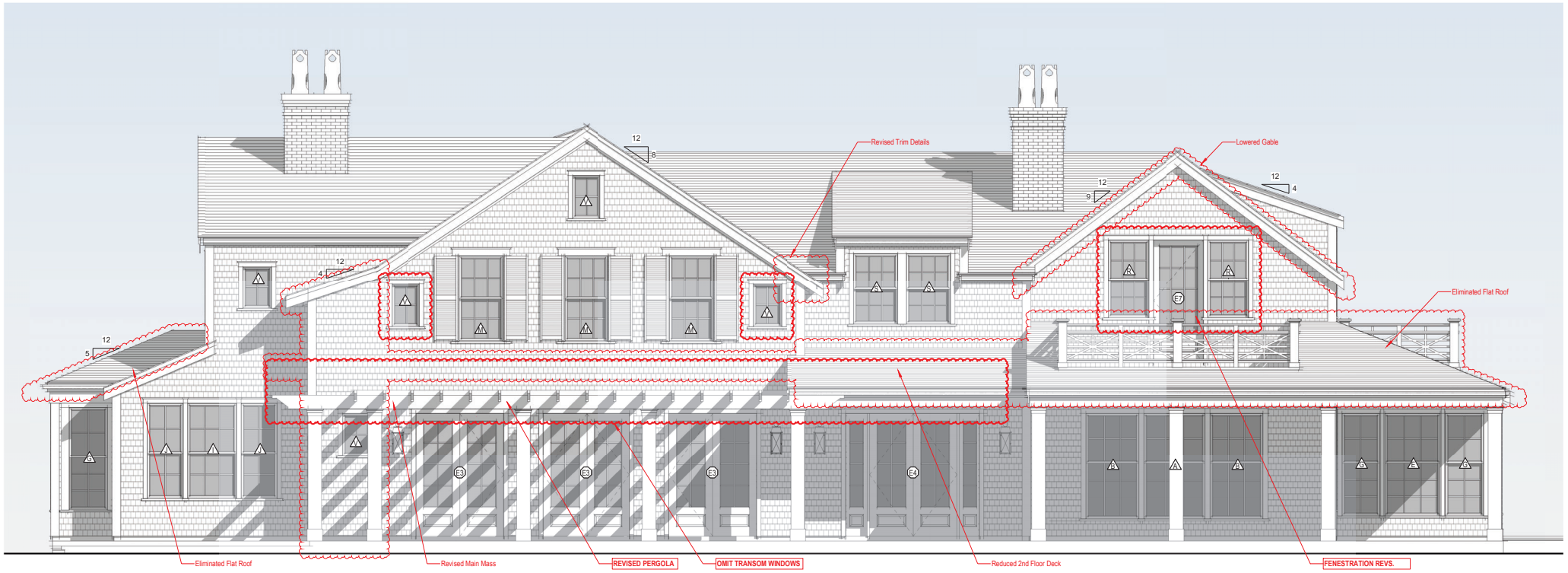
1 East Elevation

1/4" = 1'-0"



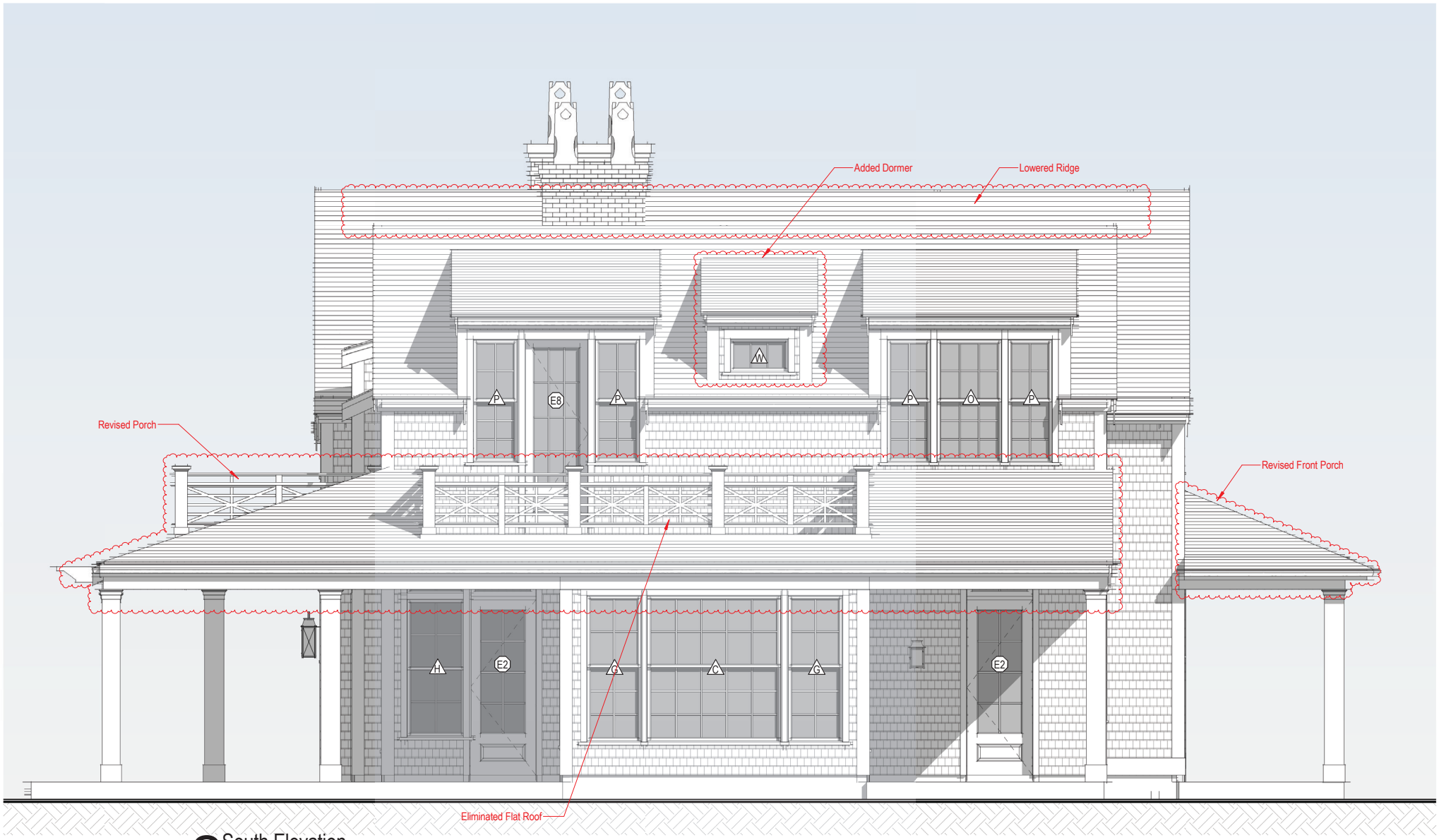
2 North Elevation

1/4" = 1'-0"



1 West Elevation

1/4" = 1'-0"



2 South Elevation

1/4" = 1'-0"

Project Address : 13-15 Nancy Ann Lane 68 / 137&138

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: 07.25.2024
X	HDC Case Number (ie HDC2020-05-0265): HDC2024-XX-XXXX
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: HDC2024-XX-XXXX B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024-XX-XXXX B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Michael Clancy Date: 07/25/2024

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°. 137 & 138

Street & Number of Proposed Work: 13-15 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann LLC

Mailing Address: 800 Boylston St. 30th fl
Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Mixed use building

Size of Structure or Addition: Length: 140'-0" Sq. Footage 1st floor: ~~13,581~~ 13,681 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 123'-9" Sq. footage 2nd floor: 14,820 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 30'-0" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 5 /12 Secondary Mass 5 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) other: metal

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Wood and metal

Leaders (material and size): wood and metal

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Vertical wood siding & Vertical Metal Siding

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 2" Door Frame 2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed (at cupola)
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Overhead Material Metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall wood-natural, Metal-Dove Grey Clapboard (if applicable) N/A Roof Dove Grey
Trim Natural Sash Black Doors Dove Grey
Deck N/A Foundation Natural Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/20/24 Signature of owner of record _____ Signed under penalties of perjury

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 7.02.24

13-15 Nancy Ann Lane / 13 & 15 Nancy Ann LLC

Emeritus LTD

68 / 137 & 138

New Mixed-Use Building

Sitting Board: Oliver, Pohl, Camp, MacLeod

Chair: Welch Alternate: None

Oliver: Concerned about Size. Larger than anything remotely in the area. Looks like a prison. Appreciates the housing - but nothing says humans live here. Roof pitches are too shallow. Appreciates the underground parking.

Pohl: Goes against Building with Nantucket in Mind Book & violates guidelines of book.

Camp: 14' First Floor height drives the large-looking Building size. Roof Pitches are too shallow at this height. You will see this from Old South Road.

McLeod: No input to add.

Welch: Can see why it didn't make consent. Will require a thoughtful redesign.

Motion for Revisions

Roll Call Vote: Carried 5-0

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

07.25.2024

HDC Old Business Submission



Locus Map

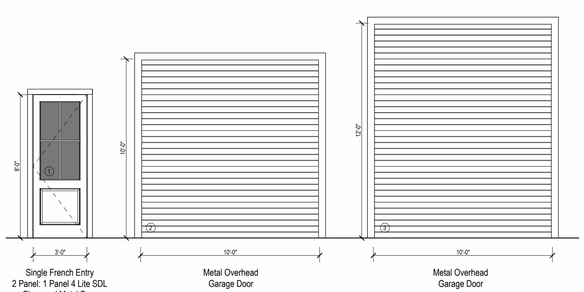
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

Metal Overhead
Garage Door

Metal Overhead
Garage Door

Door Legend

1/4" = 1'-0"



North Elevation



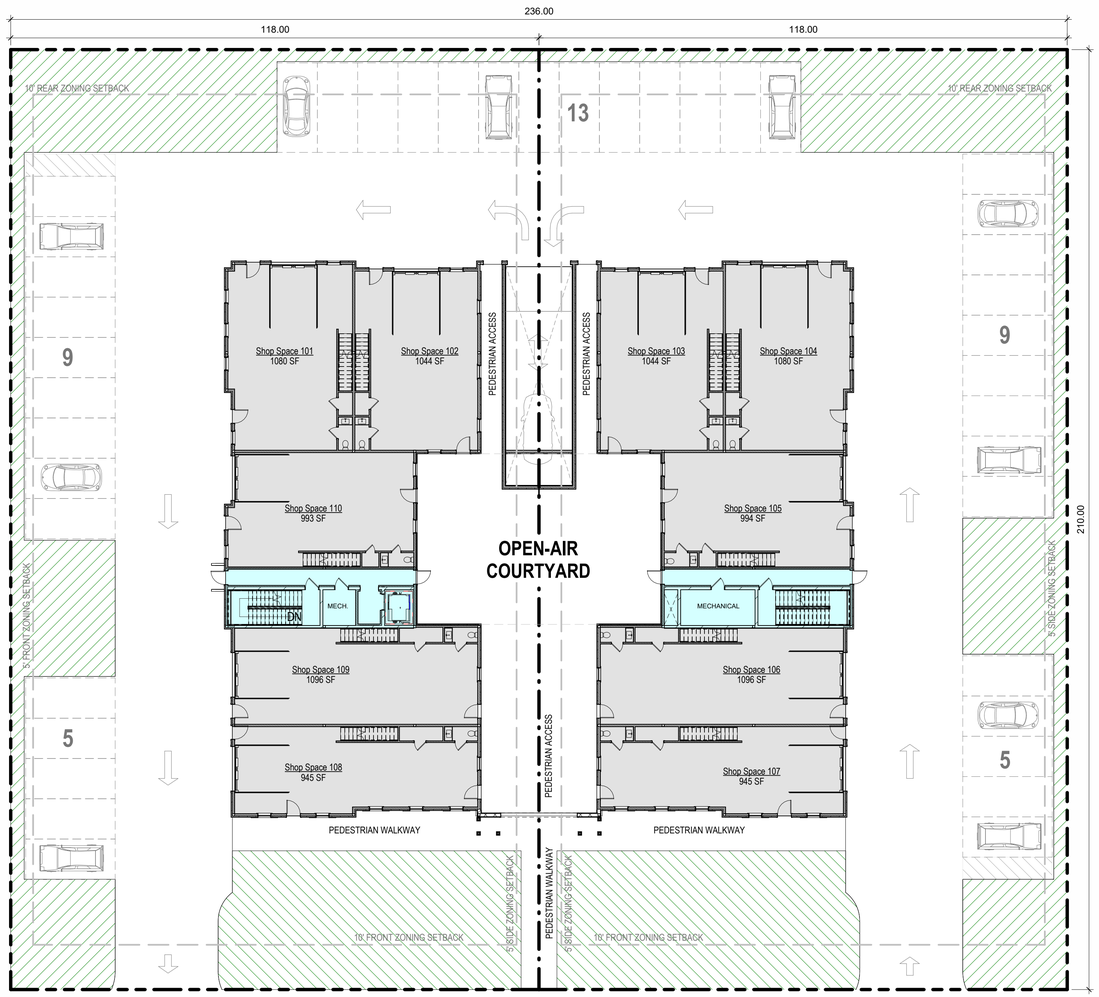
East Elevation



South Elevation



West Elevation



Overall Site Plan

1/16" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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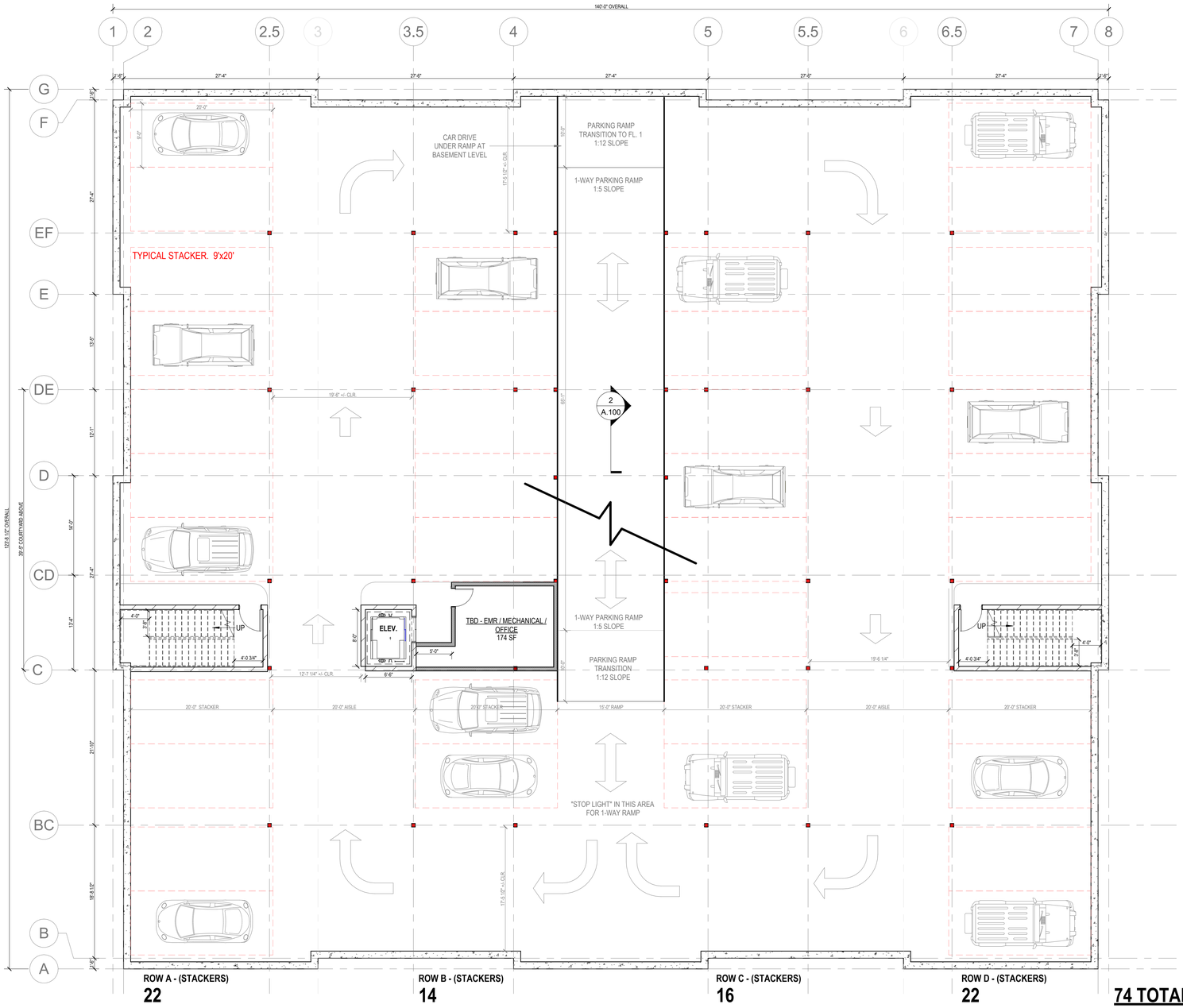
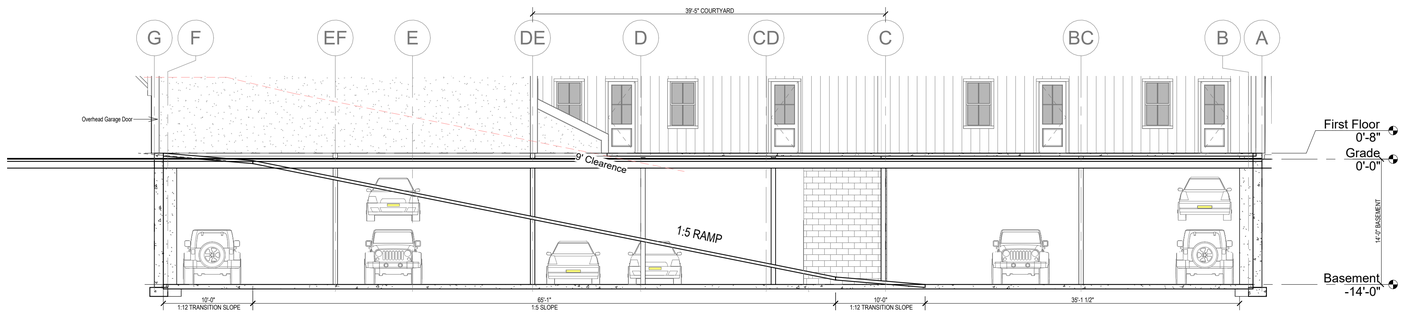
G.101

2329

HDC Old Business Submission *07.25.2024*





Basement Floor Plan_Parking Garage
1/8" = 1'-0"

16,949 GSF

Parking Garage Ramp Section
1/8" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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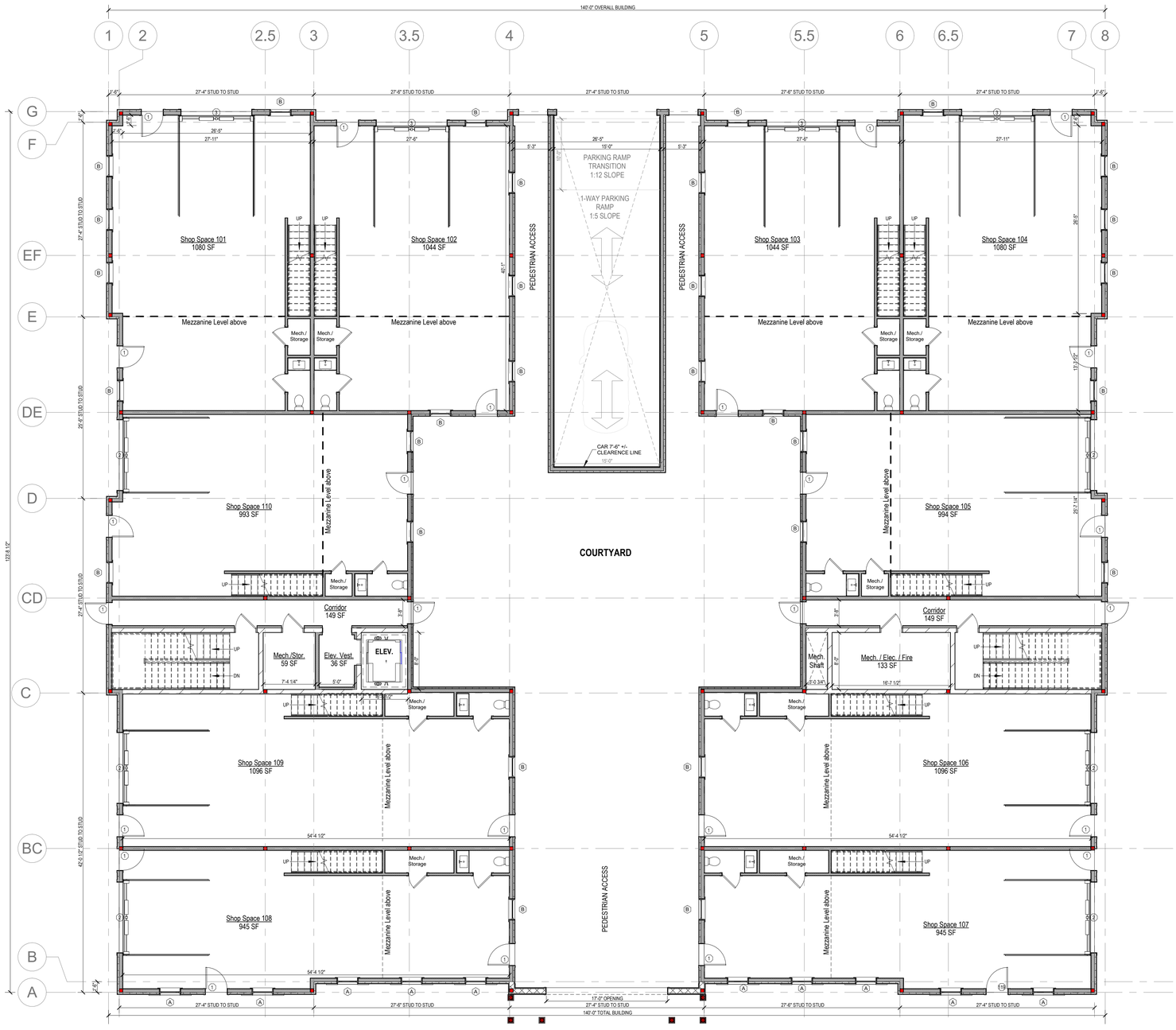
A.100
2329

HDC Old Business Submission *07.25.2024*



First Floor Plan
1/8" = 1'-0"

13,351 GSF

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

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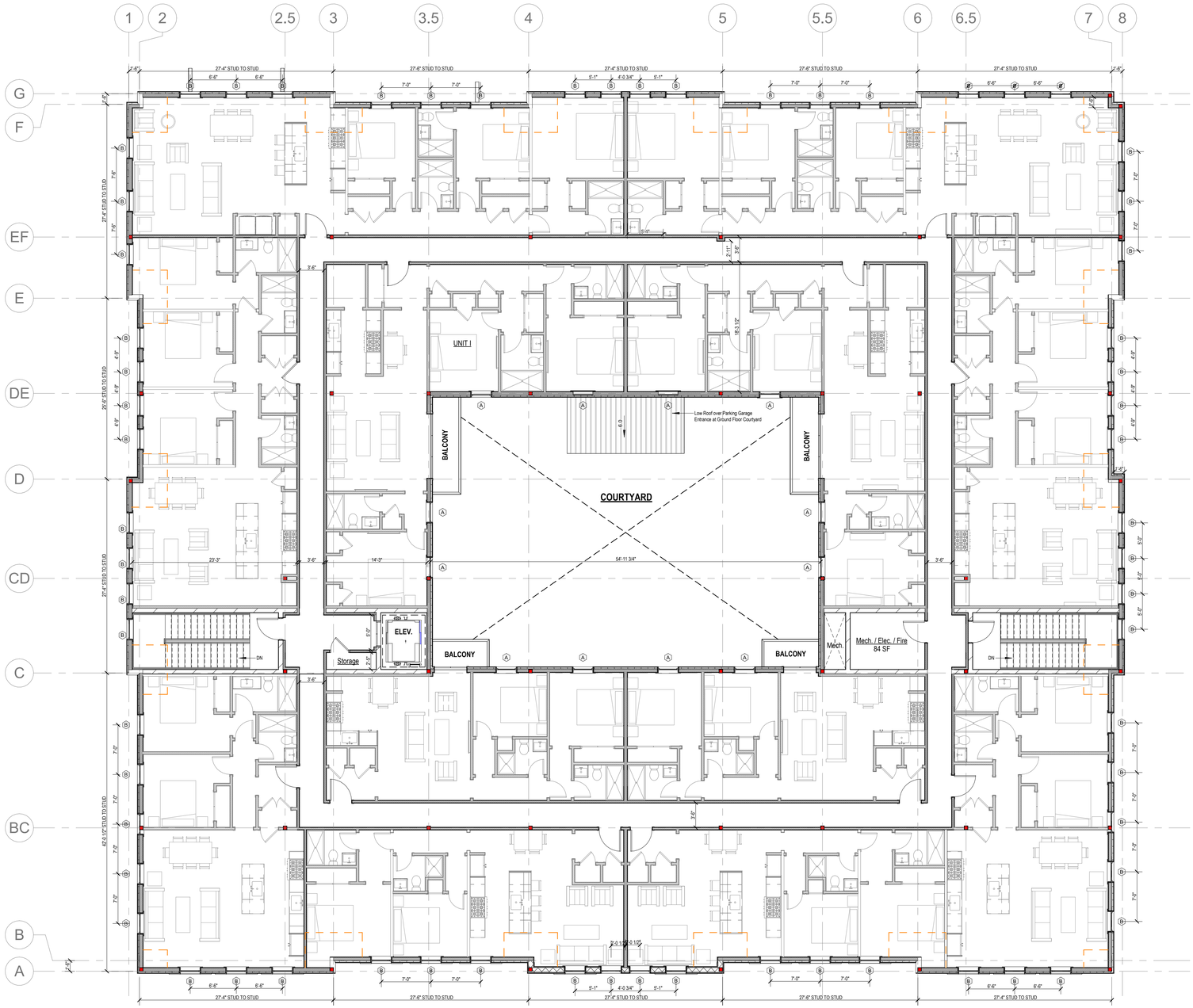
A.101
2329

HDC Old Business Submission *07.25.2024*



Second Floor Plan **14,820 GSF**

1/8" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
Total Proposed G.C.:	14,820 GSF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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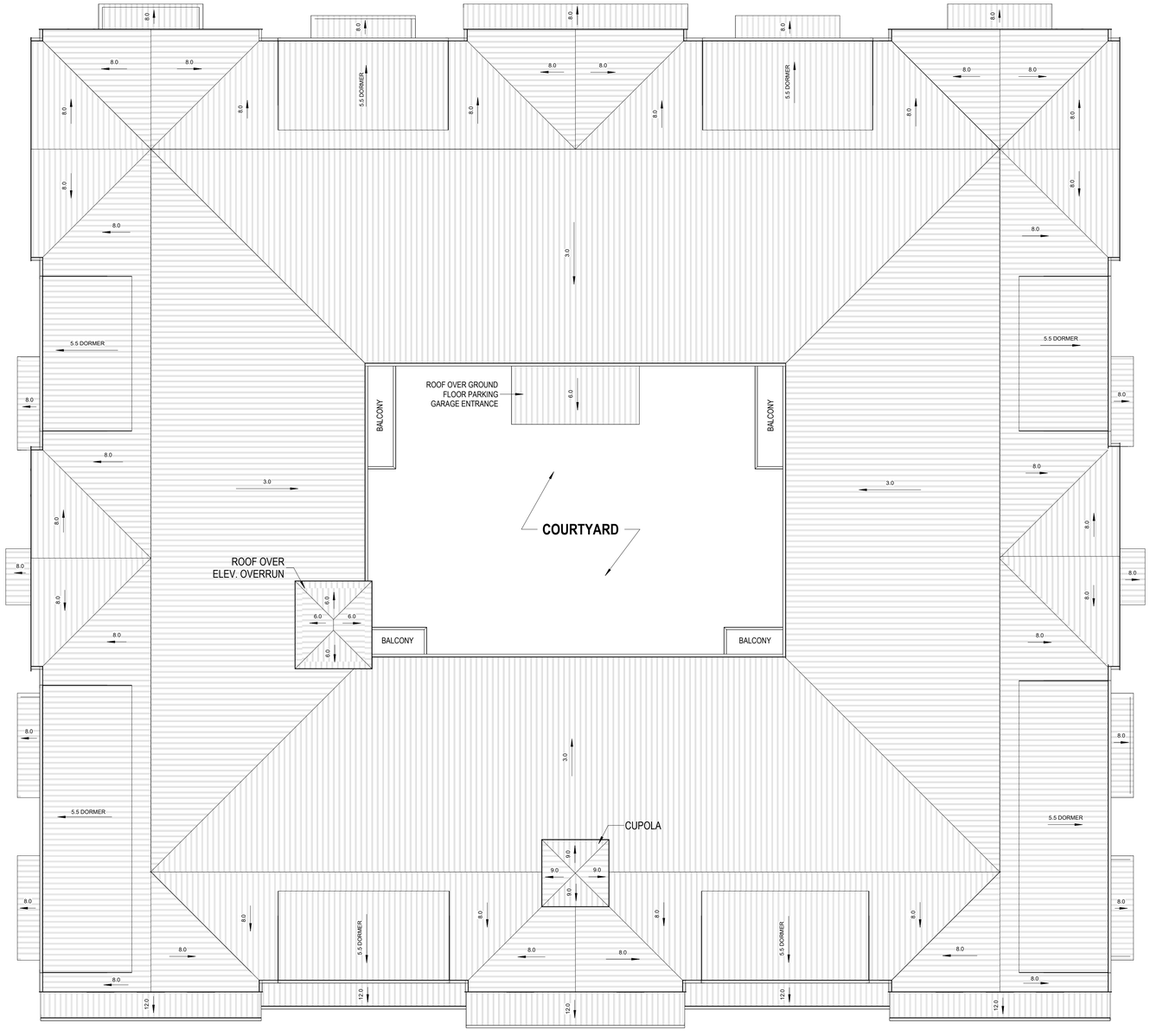
A.102

2329

HDC Old Business Submission *07.25.2024*



Roof Plan
1/8" = 1'-0"

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Roof Plan

Site Information

Map & Parcel:	68 / 137&138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	49,560 SF (Both Lots)
Min. Lot Size:	10,000 SF
Allowable G.C.:	19,824 +/- SF
Existing G.C.:	0 SF
Proposed G.C.:	14,820 GSF
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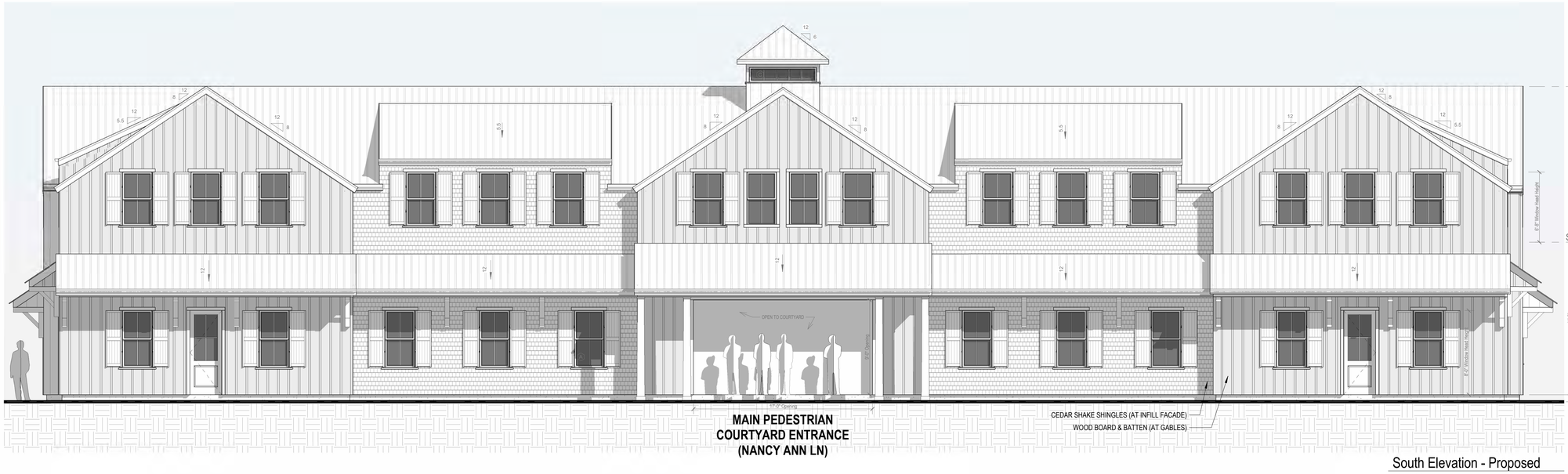
A.103
2329

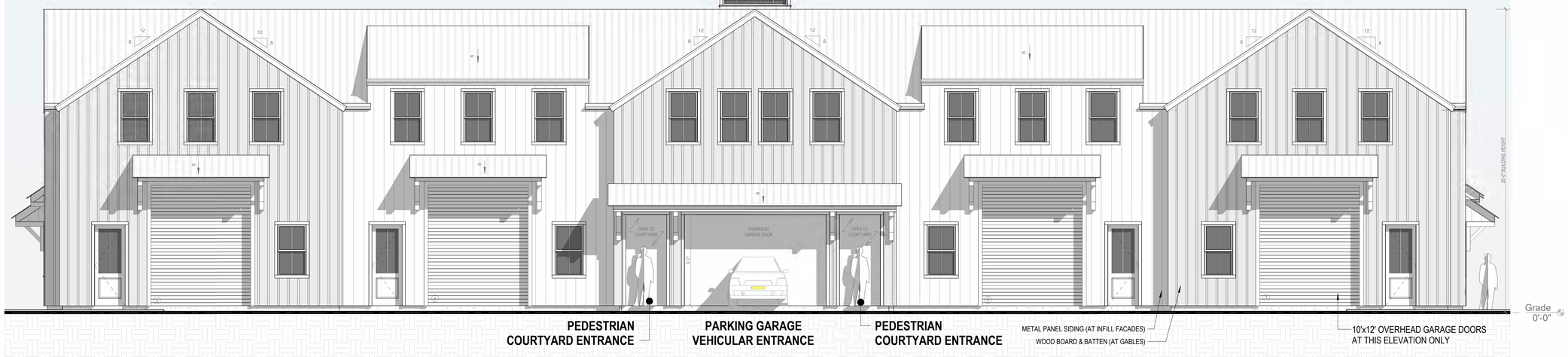
07.25.2024

HDC Old Business Submission



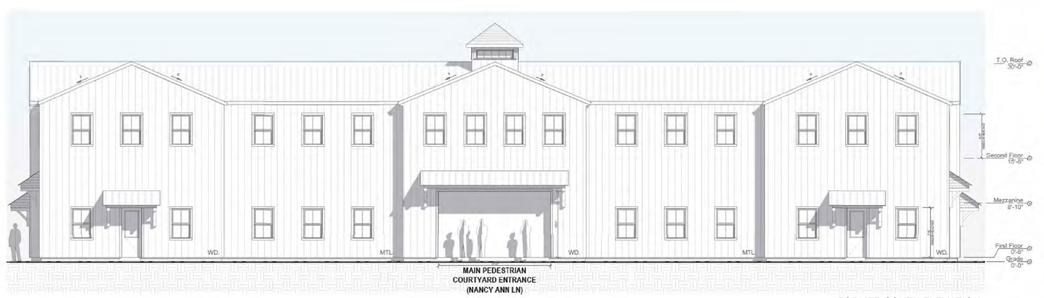
South Elevation - Proposed

3/16" = 1'-0"

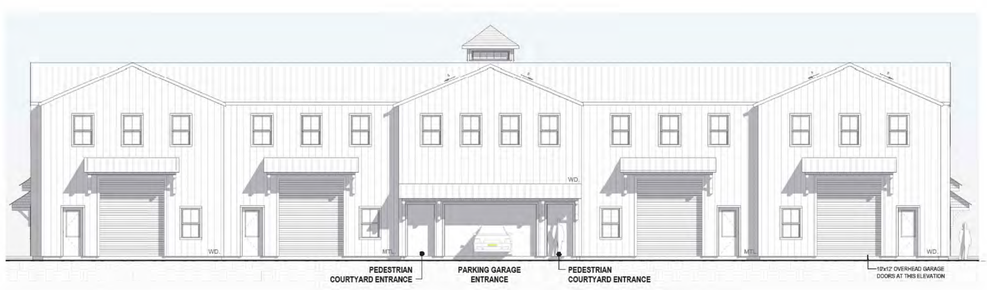


North Elevation - Proposed

3/16" = 1'-0"



FORMER SOUTH ELEVATION



FORMER EAST ELEVATION

2329

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emeritus
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Exterior Elevations

Site Information

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A.201

2329

HDC Old Business Submission

07.25.2024



East Elevation - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"



FORMER SOUTH ELEVATION



FORMER EAST ELEVATION

2329

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A.202

2329

HDC Old Business Submission *07.25.2024*



View from Nancy Ann Lane / Lot 137



View from Nancy Ann Lane / Lot 138

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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508.325.4995
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Exterior Perspectives

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13-15 Nancy Anne Lane Aerial Map 2018



13-15 Nancy Anne Lane Aerial Map 2019



13-15 Nancy Anne Lane Aerial Map 2021



13-15 Nancy Anne Lane Aerial Map 2023





17 Nancy Ann Lane



17 Nancy Ann Lane



17 Nancy Ann Lane



2 Greglan Ave



2 Greglan Ave



18 Davkim



18 Davkim



9 Nancy Ann Lane



11 Nancy Ann Lane



11 Nancy Ann Lane



11 Nancy Ann Lane

Proposed Landscape Features:


Columnar Oak


Red Maple


Autumnalis Flowering Cherry Tree


Crape Myrtle


Climbing Hydrangea


Endless Summer Hydrangea

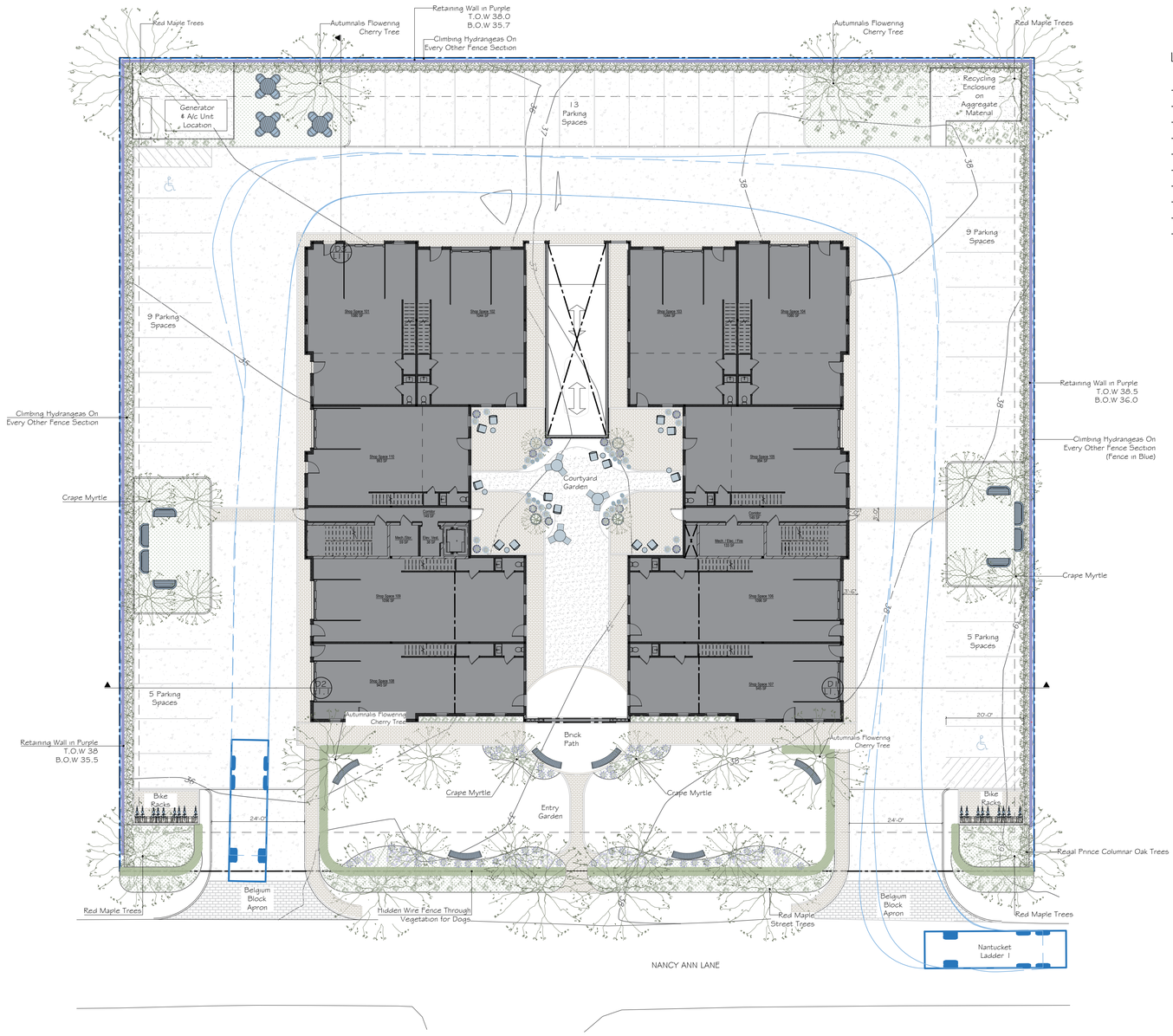

Limelight Hydrangea


Solid Board Fence (Example Image)


Block & Parged Wall (Example Image)


Curved Bench (Example Image)


Courtyard Seating (Example Image)



Layout Notes:

-2 Handicap Accessible Parking Spots
-39 Non-Handicap Parking Spots
-+/-656 Linear Ft Of Fencing Along Property Line
-+/-702 Sq.Ft Of Belgium Block Apron
-+/-12842 Sq.Ft of Pervious Surface
-+/- 3536 Sq.Ft Pervious Surface in Courtyard
- 8 Red Maple Trees
- 4 Cherry Trees
- 12 Crape Myrtles
-194 Columnar Oak Trees

13-15 NANCY ANN LLC
RESIDENCE
13-15 NANCY ANN LANE
NANTUCKET
MA

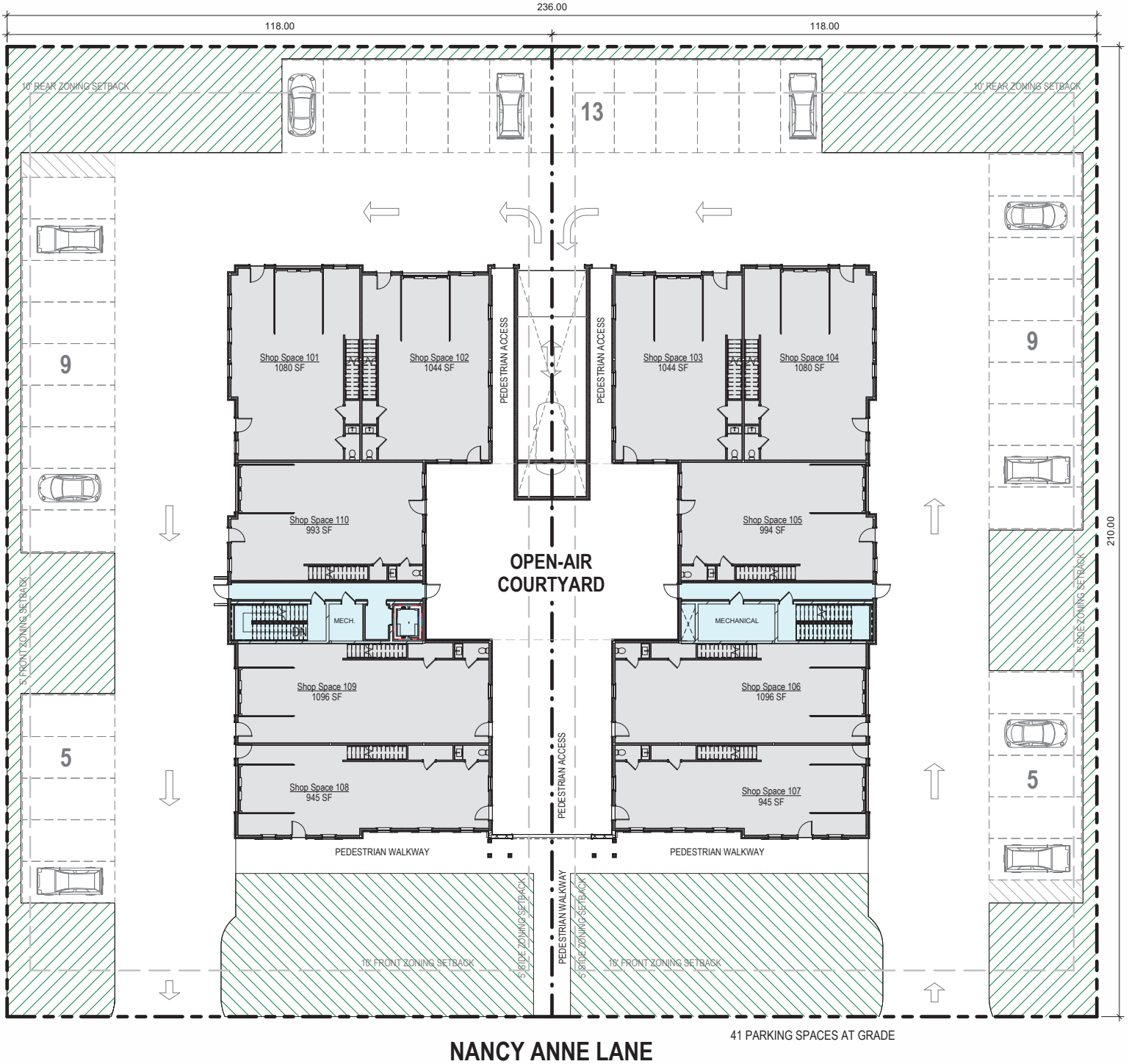
Schematic Plan
Scale: 1/16"=1'-0"
7.23.2024
Page L.1.0

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com


68 187.2
3
68 187.1
15
GREGLEN AV
68 181
12A
68 181.1
12B
68 182
14A
68 136
11
NANCY ANN LN
68 382
23
68 381
25
68 380
27
68 379
29
68 378
31
68 371
33
68 370
35
68 369
37
68 368
39
68 367
41
68 358
43
68 336
2-4-6-8
ORCHID PL
68 186.3
8
MILES CT
68 186.2
2
68 186.1
4
68 182.1
14B
68 137
13
68 183
16
68 185
19
68 138
15
68 184
18A
68 337
IRIS PL
68 184.1
18B
68 139
17
68 141
20
DAVKIM LN
68 140
19
68 338

Locus Map

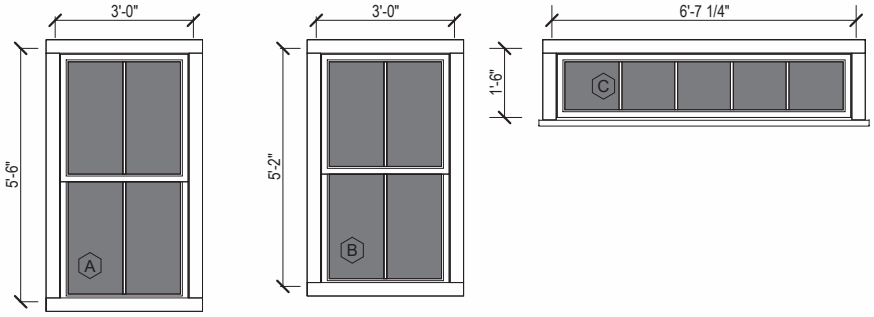


41 PARKING SPACES AT GRADE

NANCY ANNE LANE
PRIVATE 50.00 WIDE

Overall Site Plan

1/16" = 1'-0"



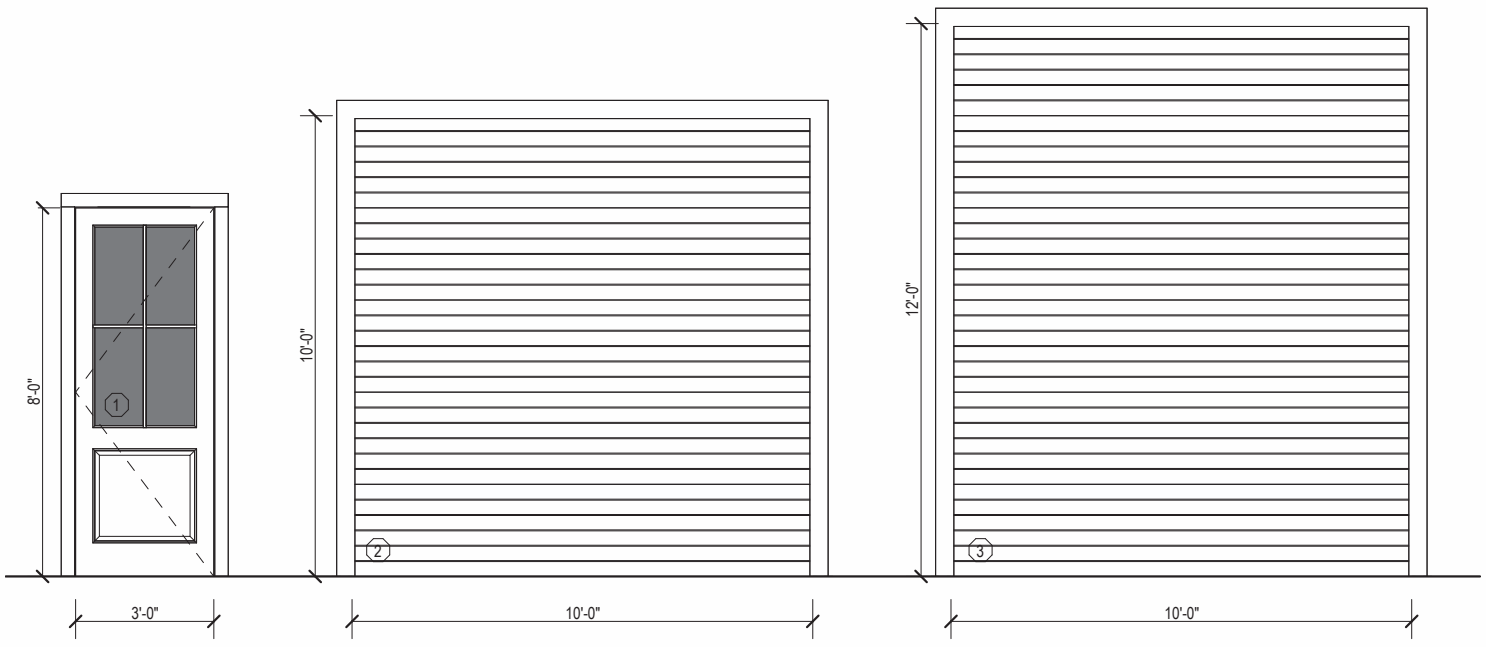
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



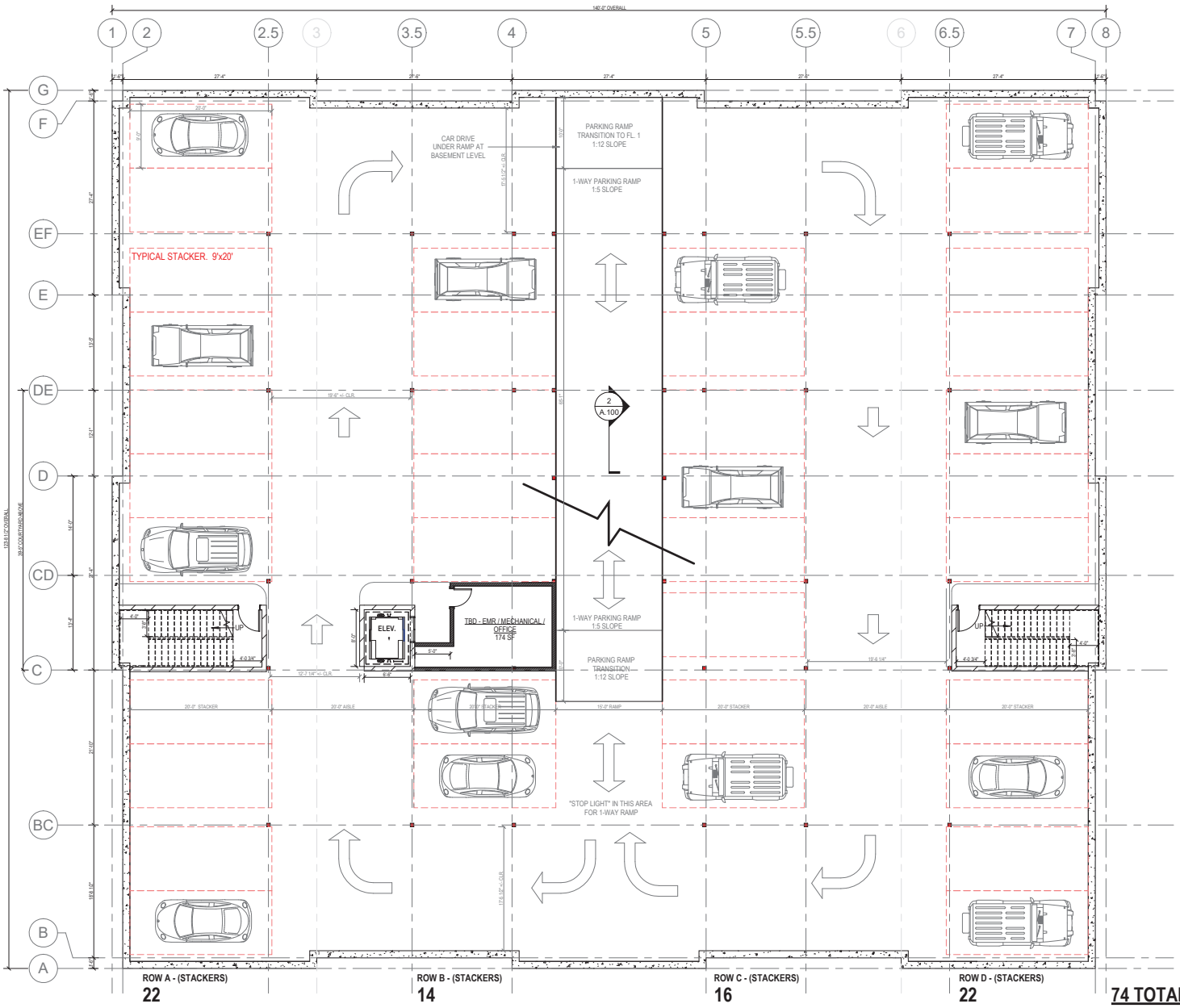
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

Metal Overhead
Garage Door

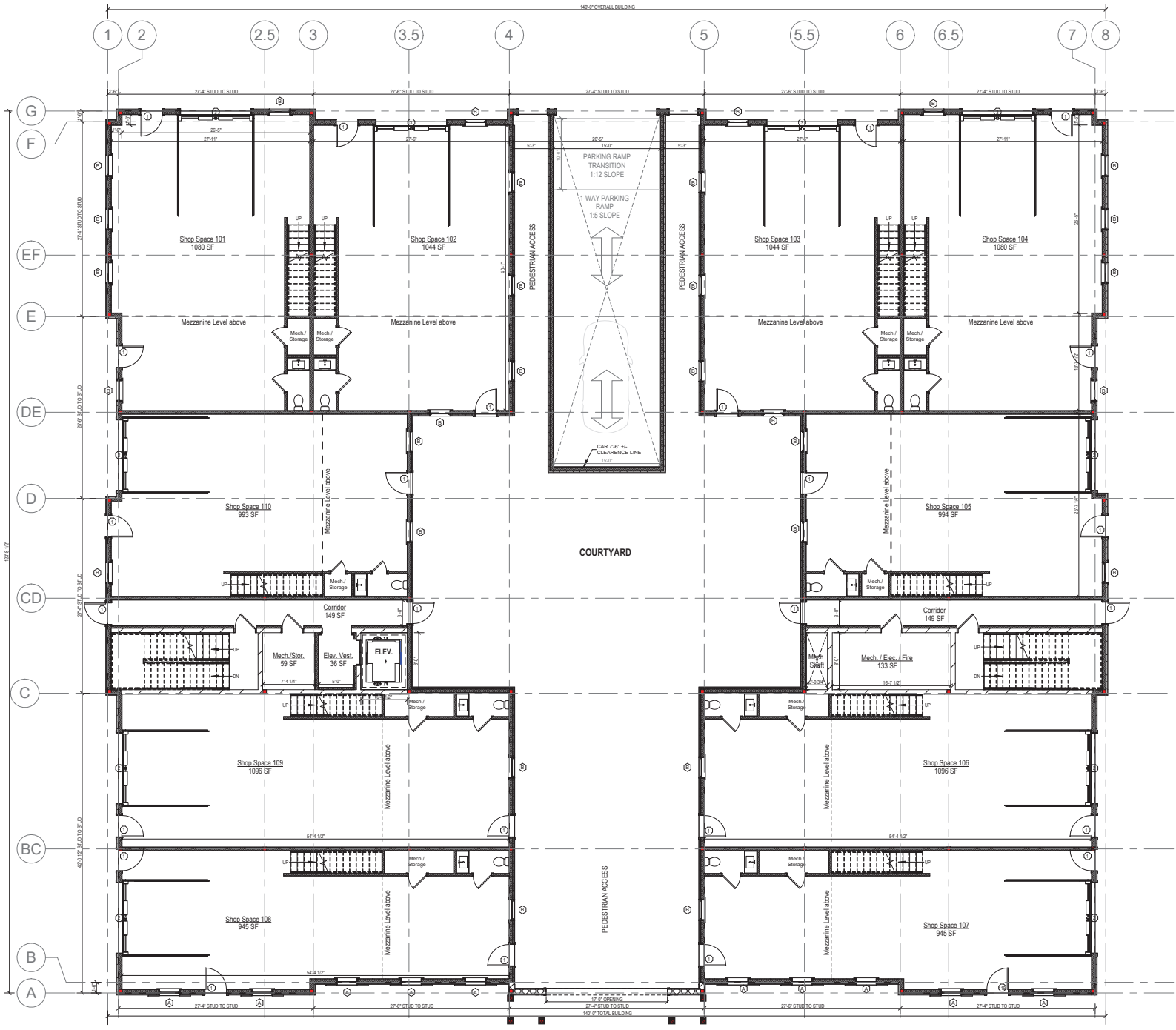
Metal Overhead
Garage Door

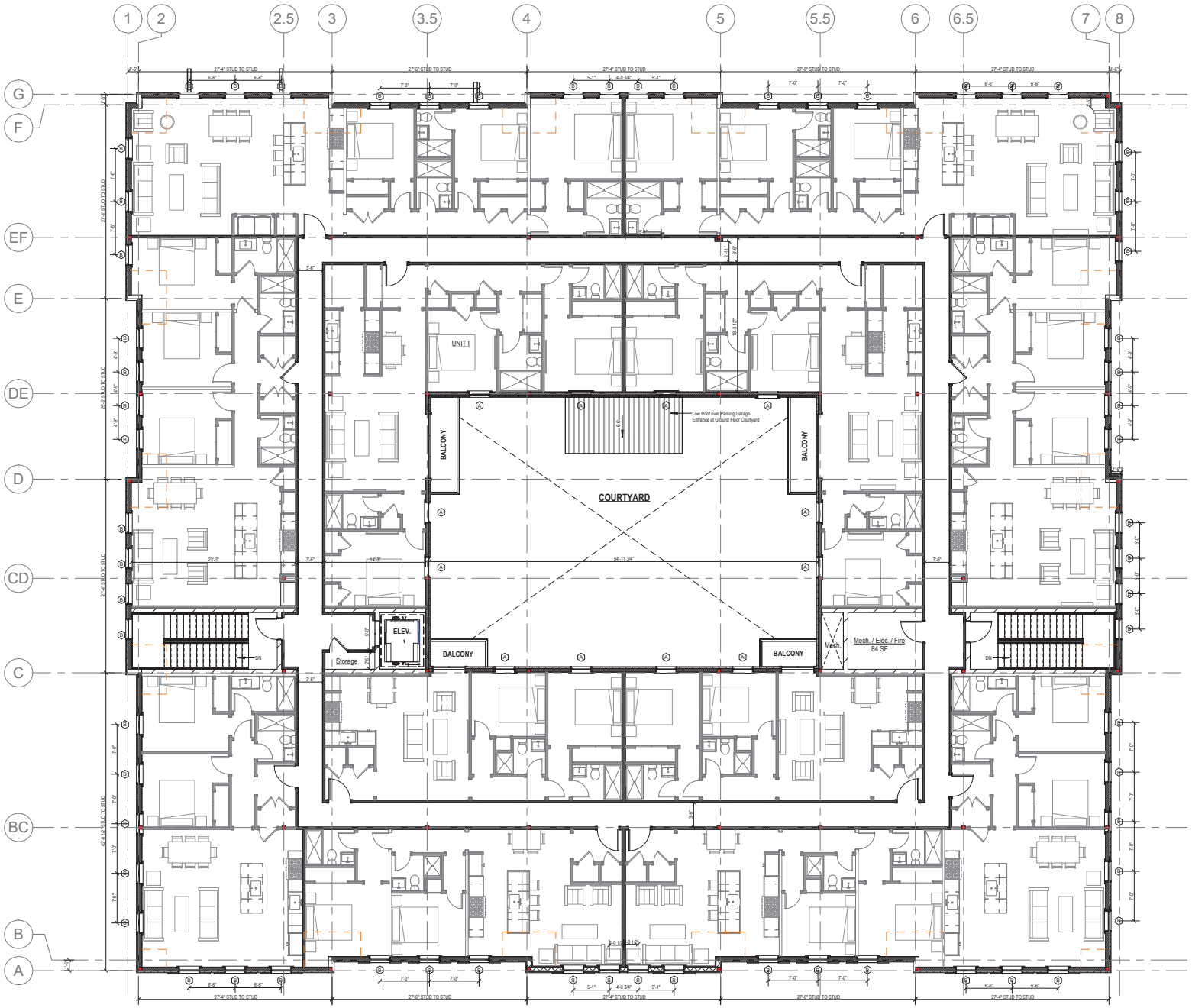
Door Legend

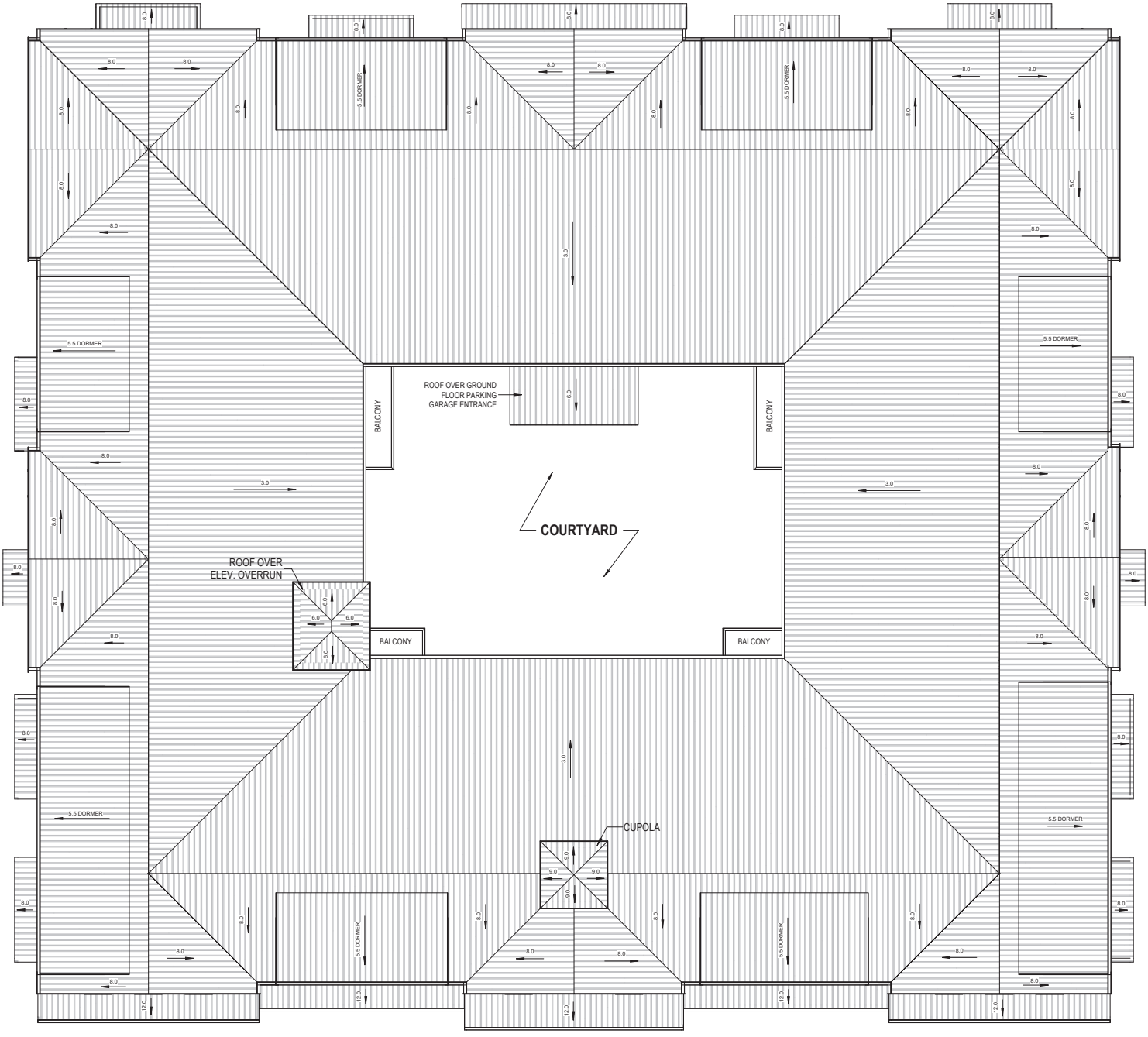
1/4" = 1'-0"



74 TOTAL SPACES


140'-0" OVERALL BUILDING
1
2
2.5
3
3.5
4
5
5.5
6
6.5
7
8
G
F
EF
E
DE
D
CD
C
BC
B
A
Shop Space 101
1080 SF
Shop Space 102
1044 SF
Shop Space 103
1044 SF
Shop Space 104
1080 SF
Shop Space 110
993 SF
Shop Space 105
994 SF
Shop Space 109
1096 SF
Shop Space 106
1096 SF
Shop Space 108
945 SF
Shop Space 107
945 SF
Mezzanine Level above
Mech./ Storage
Corridor
149 SF
Mech./Stor.
59 SF
Elev. Vest.
36 SF
ELEV.
Mech. Shaft
Mech. / Elec. / Fire
133 SF
COURTYARD
PEDESTRIAN ACCESS
PARKING RAMP
TRANSITION
1:12 SLOPE
1-WAY PARKING
RAMP
1:5 SLOPE
CAR 7'-6" +/-
CLEARENCE LINE
17'-0" OPENING
140'-0" TOTAL BUILDING
27'-4" STUD TO STUD
27'-6" STUD TO STUD
26'-6" STUD TO STUD
42'-0 1/2" STUD TO STUD
129'-9 1/2"

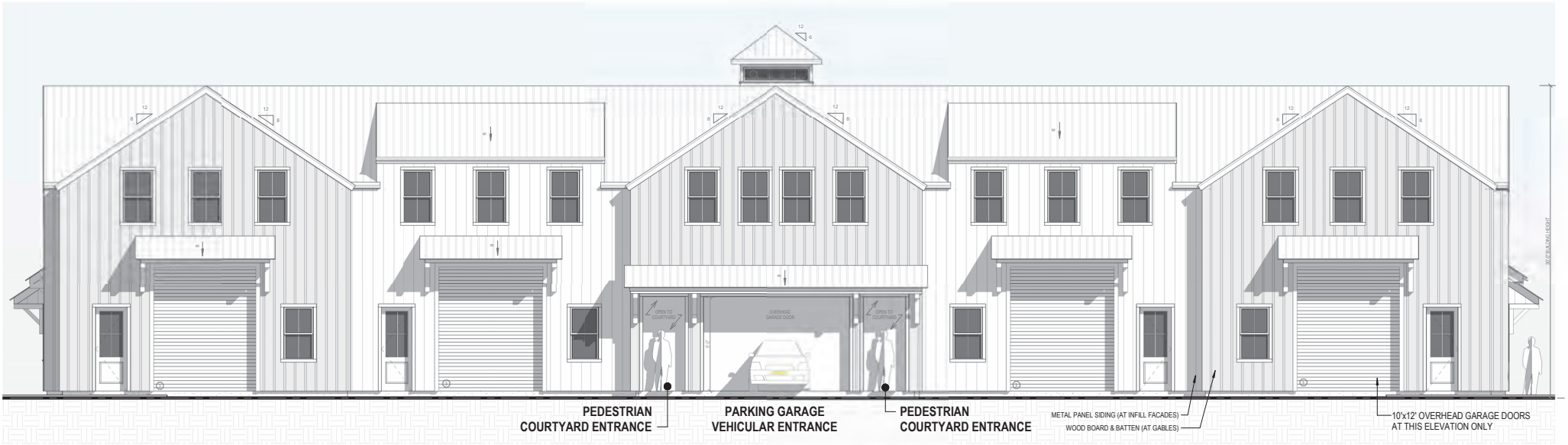

1
2
2.5
3
3.5
4
5
5.5
6
6.5
7
8
G
F
EF
E
DE
D
CD
C
BC
B
A
UNIT I
BALCONY
BALCONY
COURTYARD
Low Roof over Parking Garage
Entrance at Ground Floor Courtyard
ELEV.
Storage
BALCONY
BALCONY
Mech.
Mech. / Elec. / Fire
84 SF
DN
DN


ROOF OVER GROUND FLOOR PARKING GARAGE ENTRANCE
BALCONY
BALCONY
COURTYARD
ROOF OVER ELEV. OVERRUN
BALCONY
BALCONY
CUPOLA
5.5 DORMER
5.5 DORMER
5.5 DORMER
5.5 DORMER
5.5 DORMER
5.5 DORMER
5.5 DORMER
5.5 DORMER



South Elevation - Proposed

3/16" = 1'-0"



North Elevation - Proposed

3/16" = 1'-0"



East Elevation - Proposed

3/16" = 1'-0"



West Elevation - Proposed

3/16" = 1'-0"



View from Nancy Ann Lane / Lot 137



View from Nancy Ann Lane / Lot 138

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: 07/25/2024
X	Address & HDC Case Number (ie HDC2020-05-0265): 7 Folger Lane
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: S.SAVAGE ON BEHALF OF WAPD Date: 7/25/2024

WORKSHOP/APD

—
39 West 38th Street, 7th Floor
New York, NY 10018
212 273 9712
—
workshopapd.com

Meeting Minutes

Date: July 09, 2024
Project: 7 Folger Lane
Nantucket, MA

Subject: HDC Meeting Minutes

1. **OVERVIEW**
    a. WAPD presented the following applications:
        i. Accessory Dwelling application
2. **DISCUSSION POINTS**
        i. Accessory Dwelling Application
            1. Provided additional views of the requested view frame.
            2. Clarified entire chimney will be brick.
            3. Board discussed possible additional landscape screening.
            4. Board discussed reduction in total glazing.
            5. Motion to hold for revisions passed.

THIS DOCUMENT WAS CREATED BY WORKSHOP/APD. ANY ADDITIONS OR OBJECTIONS TO THE ITEMS ABOVE SHOULD BE SUBMITTED IN WRITING TO OUR OFFICE WITHIN (5) BUSINESS DAYS.

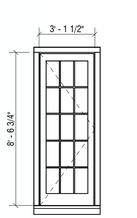
WLF ACCESSORY DWELLING

HDC REVISION 1
7 FOLGER LANE
NANTUCKET, MA 02554
07/25/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY



DOOR LEGEND



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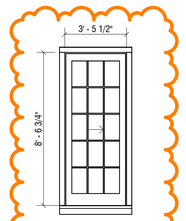
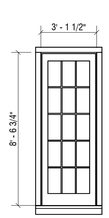
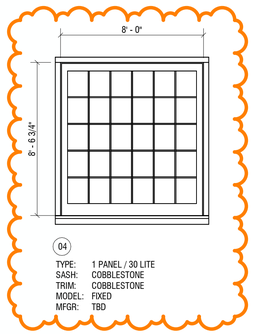
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD



03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

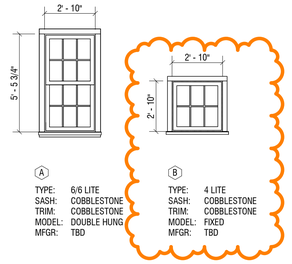


04
TYPE: 1 PANEL / 30 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

DRAWING INDEX

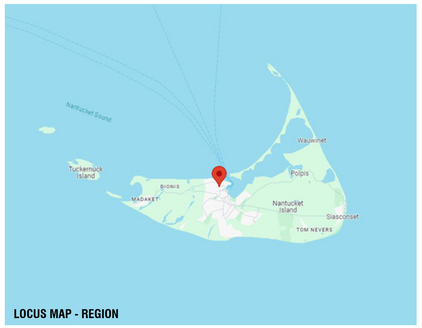
SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION	07/25/2024 - HDC REVISION 1
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	EXISTING CONDITIONS	•	•
HDC-02	EXISTING CONDITIONS	•	•
HDC-03	EXISTING SURVEY	•	•
ZONING			
HDC-04	SITE PLAN	•	•
ARCHITECTURAL			
HDC-05	BUILDING ELEVATIONS	•	•
HDC-06	PLANS	•	•
HDC-07	PLANS	•	•

WINDOW LEGEND

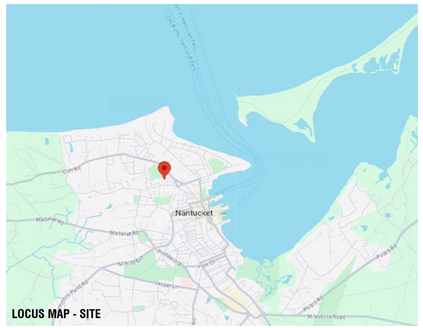


A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

B
TYPE: 4 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD



LOCUS MAP - REGION



LOCUS MAP - SITE



LOCUS MAP - SITE

N

ZONING INFORMATION

Map / Parcel	42.4.4/33.3, Lot 3 & 4
Current Zoning	ROH
Min. Frontage	50 FT
Front Setback	0 FT
Side/Rear Setback	5 FT
Lot Size	28,967 SF
Allowable G.C.	4%
Max. G.C.	12,793 SF
Exisiting House G.C.	2,517 SF
Proposed Main House G.C.	2,668 SF
Proposed AC. Dwelling G.C.	1,442 SF
Proposed Shed G.C (Not Included in Total Proposed G.C.)	90 SF
Total Proposed G.C.	4,110 SF

PROPOSED COLORS

SASH : COBBLESTONE

TRIM : COBBLESTONE

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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REVISIONS

	Date 1	Revision 1

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ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
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DATE:	07/25/2024
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PROJ. NO.	323029

TITLE SHEET

HDC-00

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AERIAL VIEW



A. APPROARCH FROM FOLGER LN (SOUTH)



B. VIEW OF SIDE (WEST) ELEVATION



C. VIEW OF SIDE (WEST) ELEVATION FROM BACKYARD



D. VIEW OF BACK (NORTH) ELEVATION FROM BACKYARD



E. VIEW OF SIDE (EAST) ELEVATION



F. VIEW FROM JETHRO COFFIN HOUSE



G. VIEW TOWARDS BACK OF PROPERTY (WEST) ELEVATION



H. VIEW FROM BACK OF PROPERTY TOWARDS (WEST) ELEVATION



I. VIEW FROM BACK OF PROPERTY TOWARDS (NORTH) ELEVATION

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EXISTING CONDITIONS

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AERIAL VIEW



A. 8 FOLGER LANE



B. 6 FOLGER LANE



C. 5 FOLGER LANE



D. 3 FOLGER LANE



E. 1 FOLGER LANE



F. 18 CLIFF ROAD



G. 16 CLIFF ROAD



H. VIEW FROM CLIFF ROAD



I. VIEW OF FOLGER LANE FROM CLIFF ROAD

N

WLF
ACCESSORY DWELLING

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EXISTING CONDITIONS

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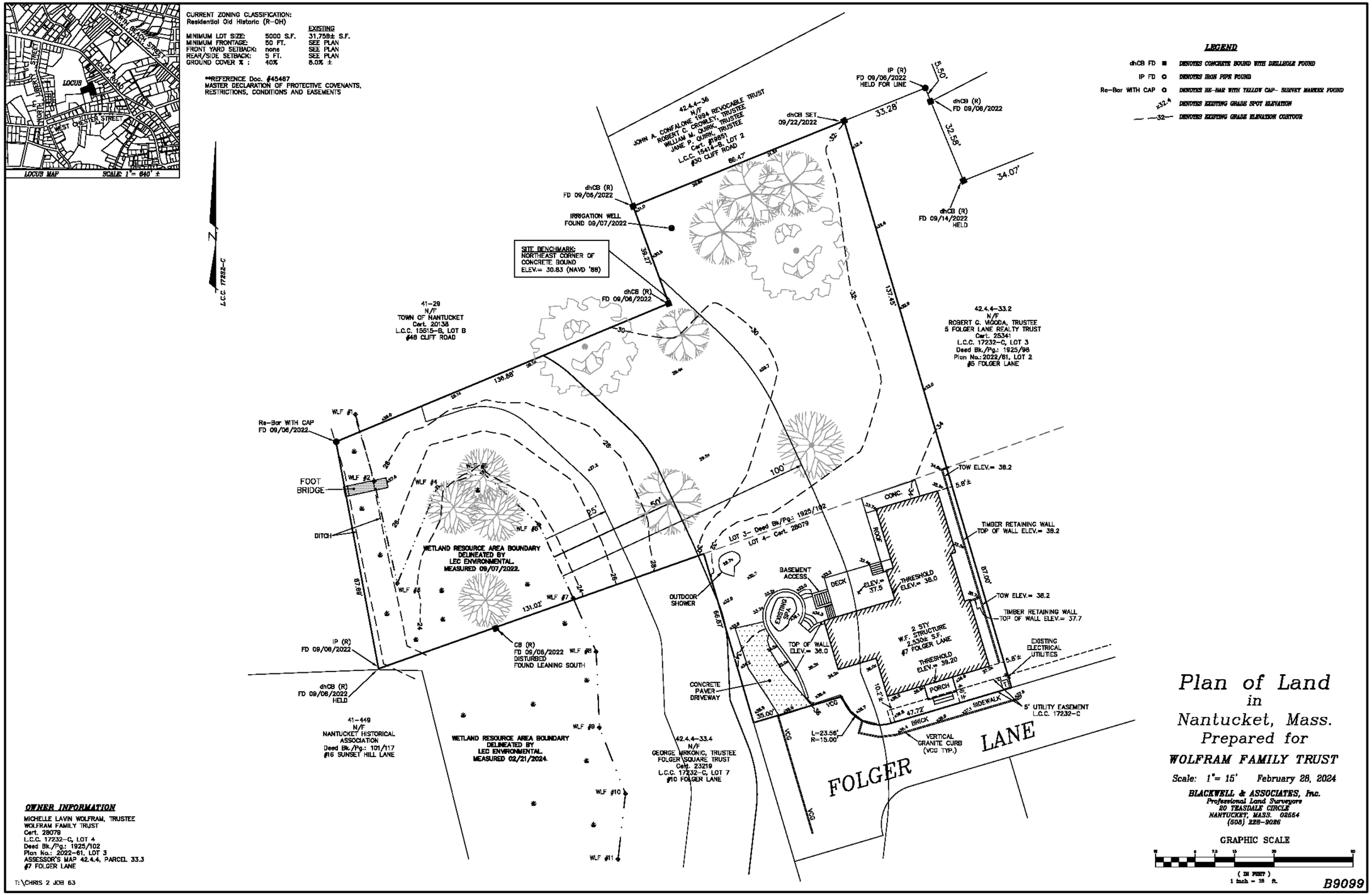

1 EXISTING CONDITIONS SURVEY

NTS

WLF ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
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EXISTING SURVEY

HDC-03

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1 **SITE PLAN**
3/32" = 1'-0"

WLF
ACCESSORY DWELLING

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NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

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SITE PLAN

HDC-04

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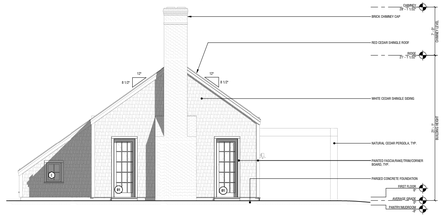
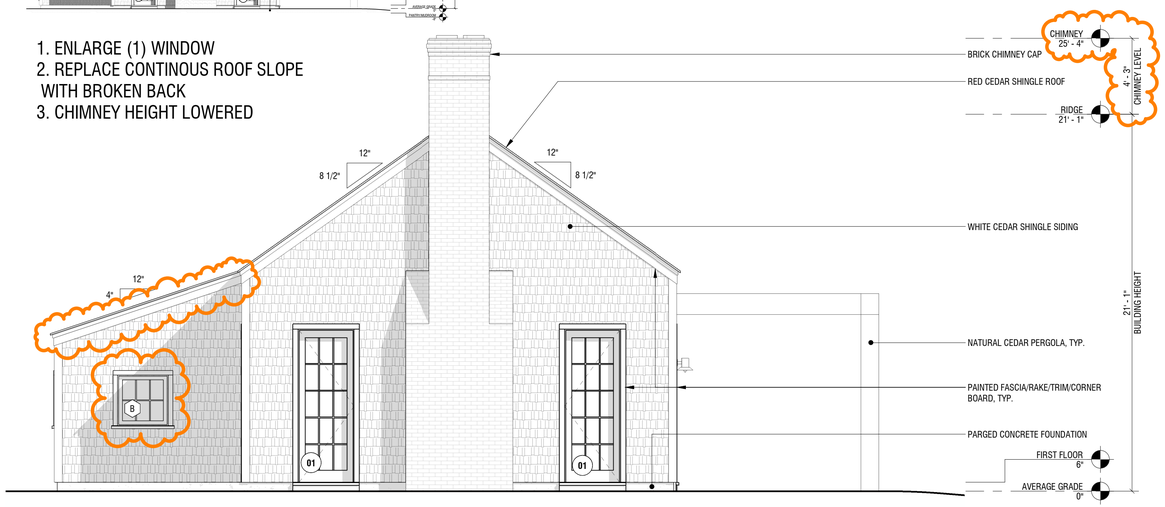


1. ENLARGE (1) WINDOW
2. REPLACE CONTINOUS ROOF SLOPE WITH BROKEN BACK
3. CHIMNEY HEIGHT LOWERED



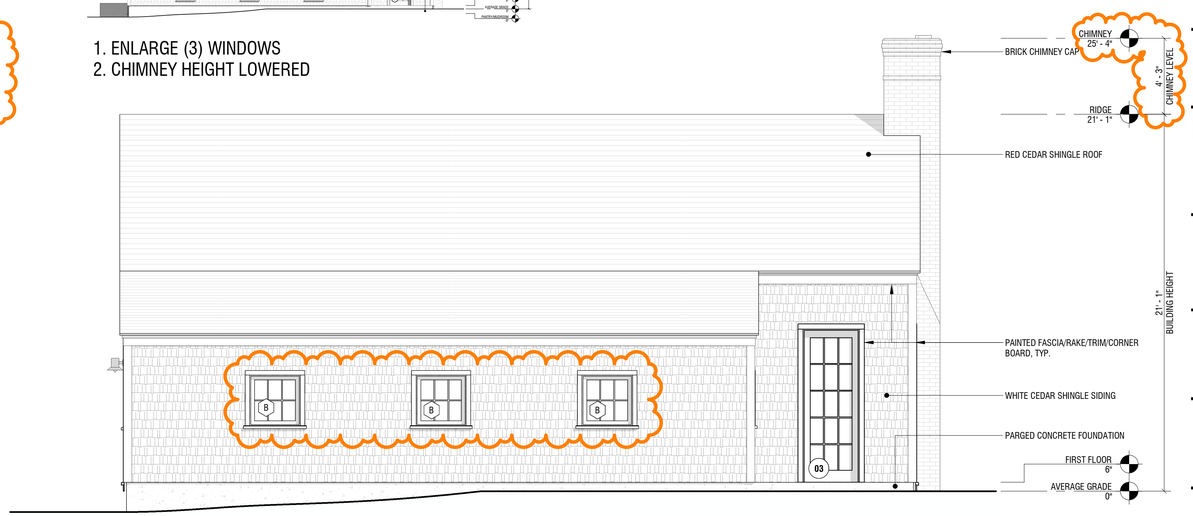
1 ELEVATION - EAST

1/4" = 1'-0"

HDC SUBMISSION - 05/06/2024



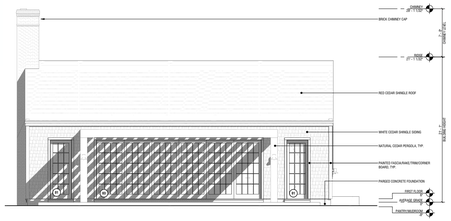
1. ENLARGE (3) WINDOWS
2. CHIMNEY HEIGHT LOWERED



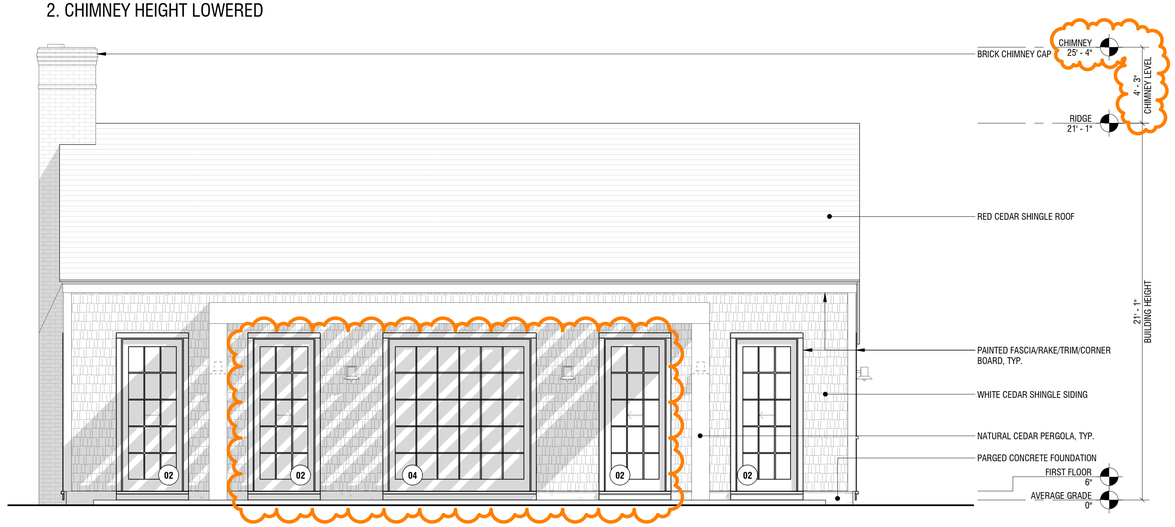
2 ELEVATION - SOUTH

1/4" = 1'-0"

HDC SUBMISSION - 05/06/2024



1. REPLACE (1) 6 PANEL DOOR WITH (3) GLASS DOORS
2. CHIMNEY HEIGHT LOWERED



3 ELEVATION - NORTH

1/4" = 1'-0"

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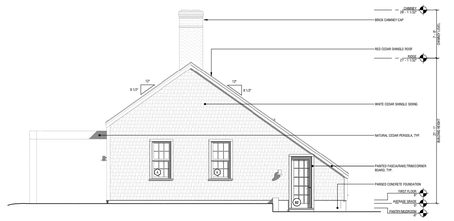
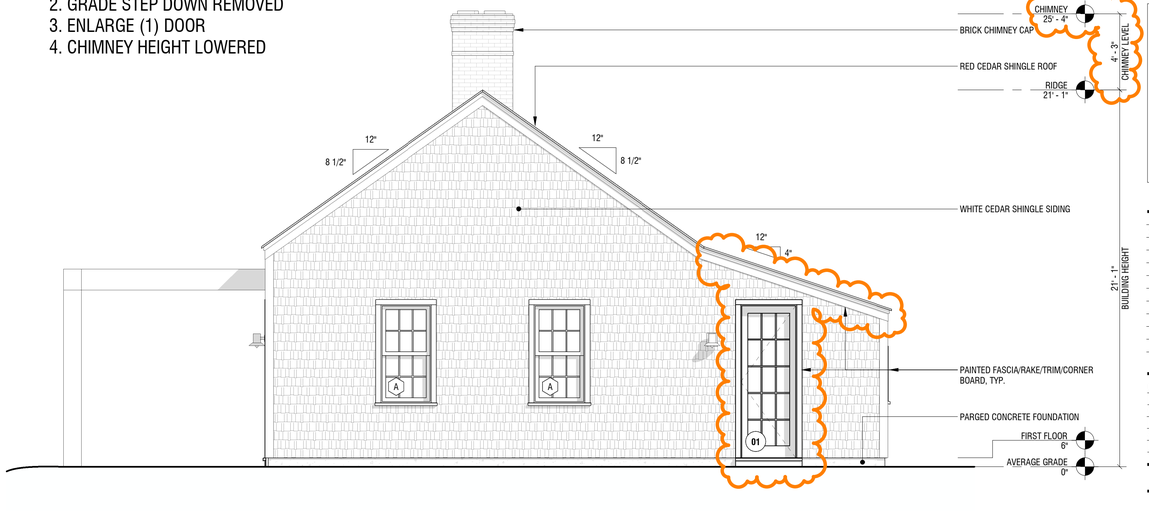


1. REPLACE CONTINOUS ROOF SLOPE WITH BROKEN BACK
2. GRADE STEP DOWN REMOVED
3. ENLARGE (1) DOOR
4. CHIMNEY HEIGHT LOWERED



4 ELEVATION - WEST

1/4" = 1'-0"

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
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MEP ENGINEER

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	Date 1	Revision 1

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ISSUES

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2	07/25/2024	HDC REVISION 1

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BUILDING ELEVATIONS

HDC-05

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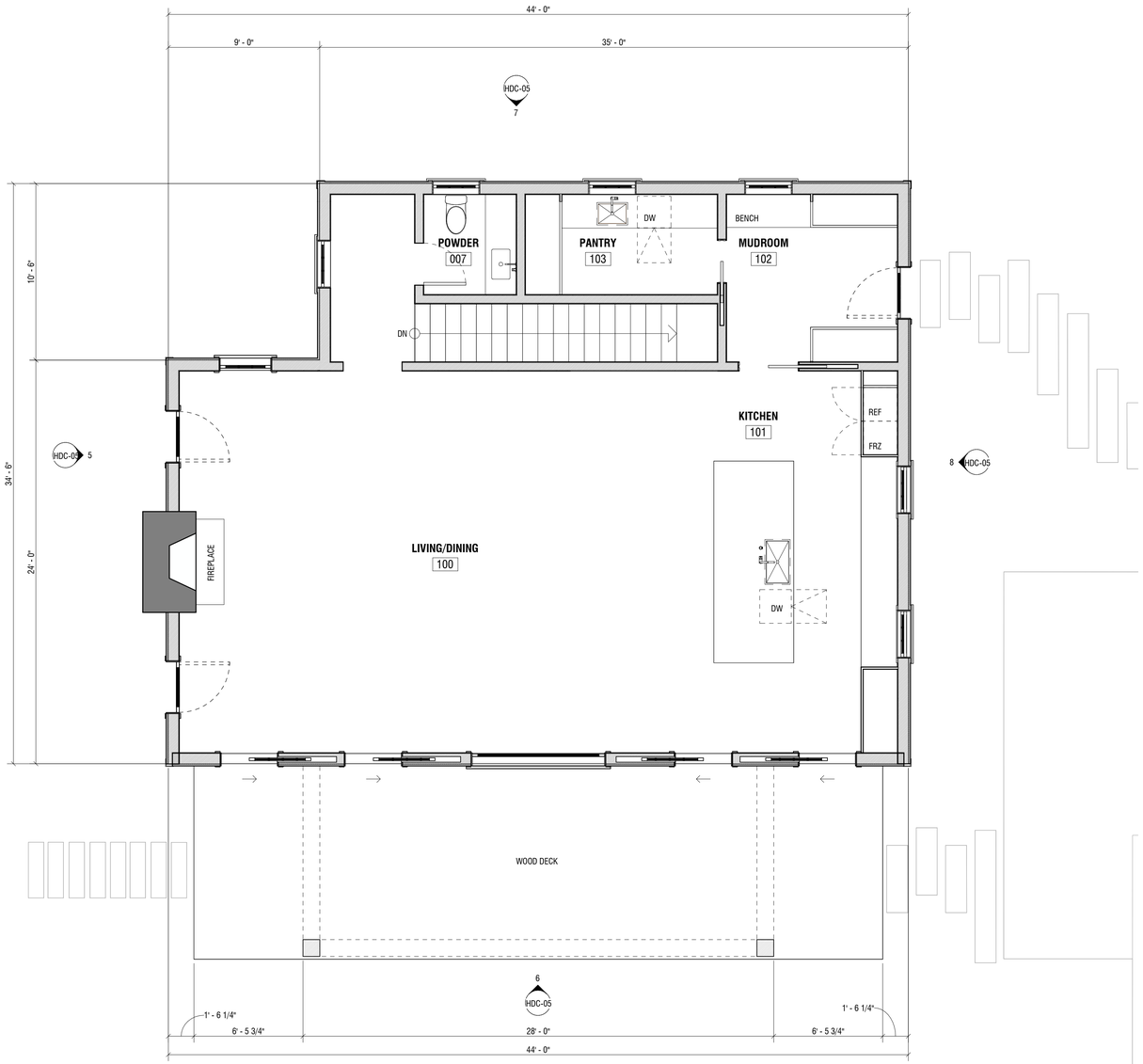
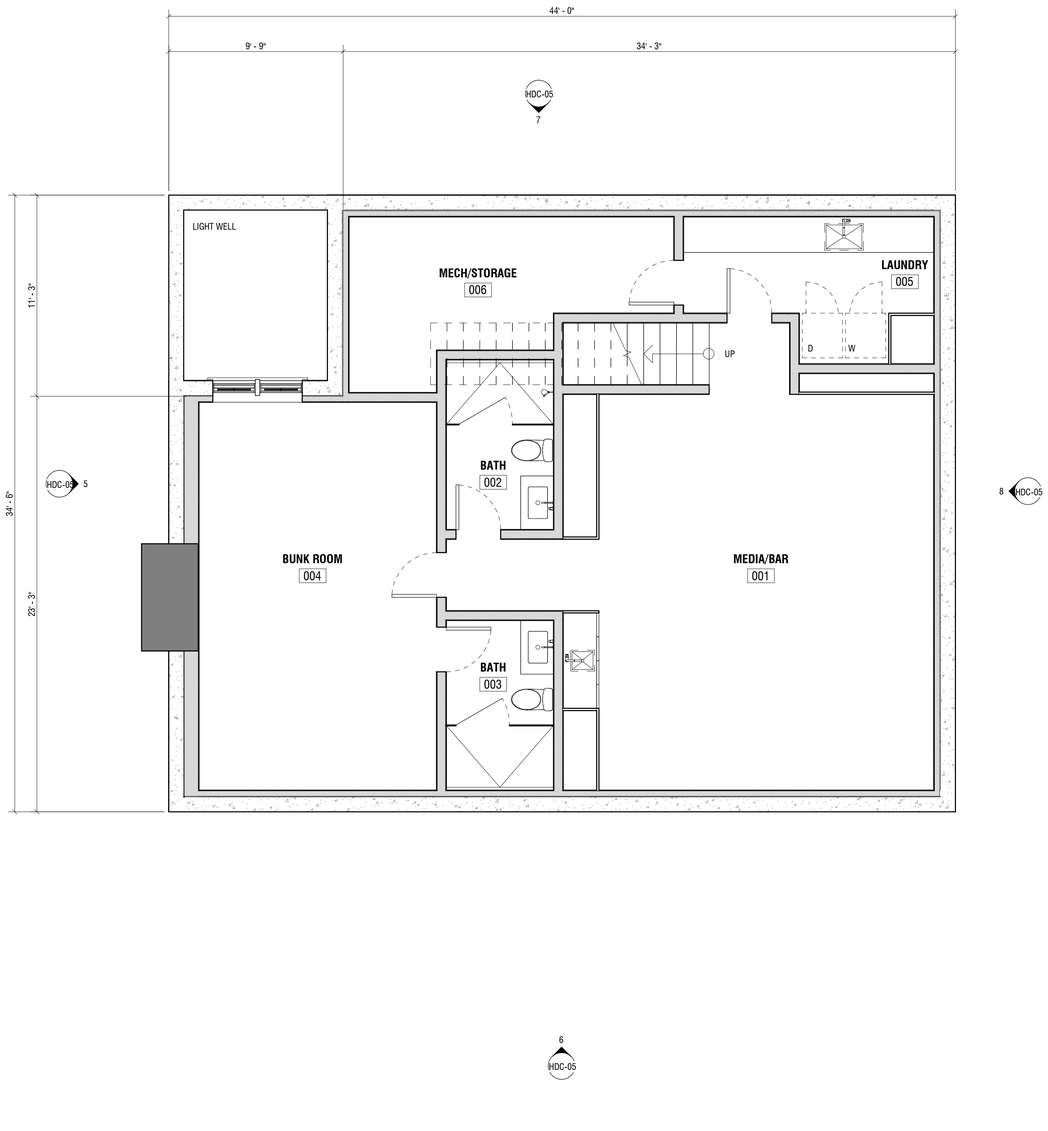


1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

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NANTUCKET, MA 02554

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PLANS

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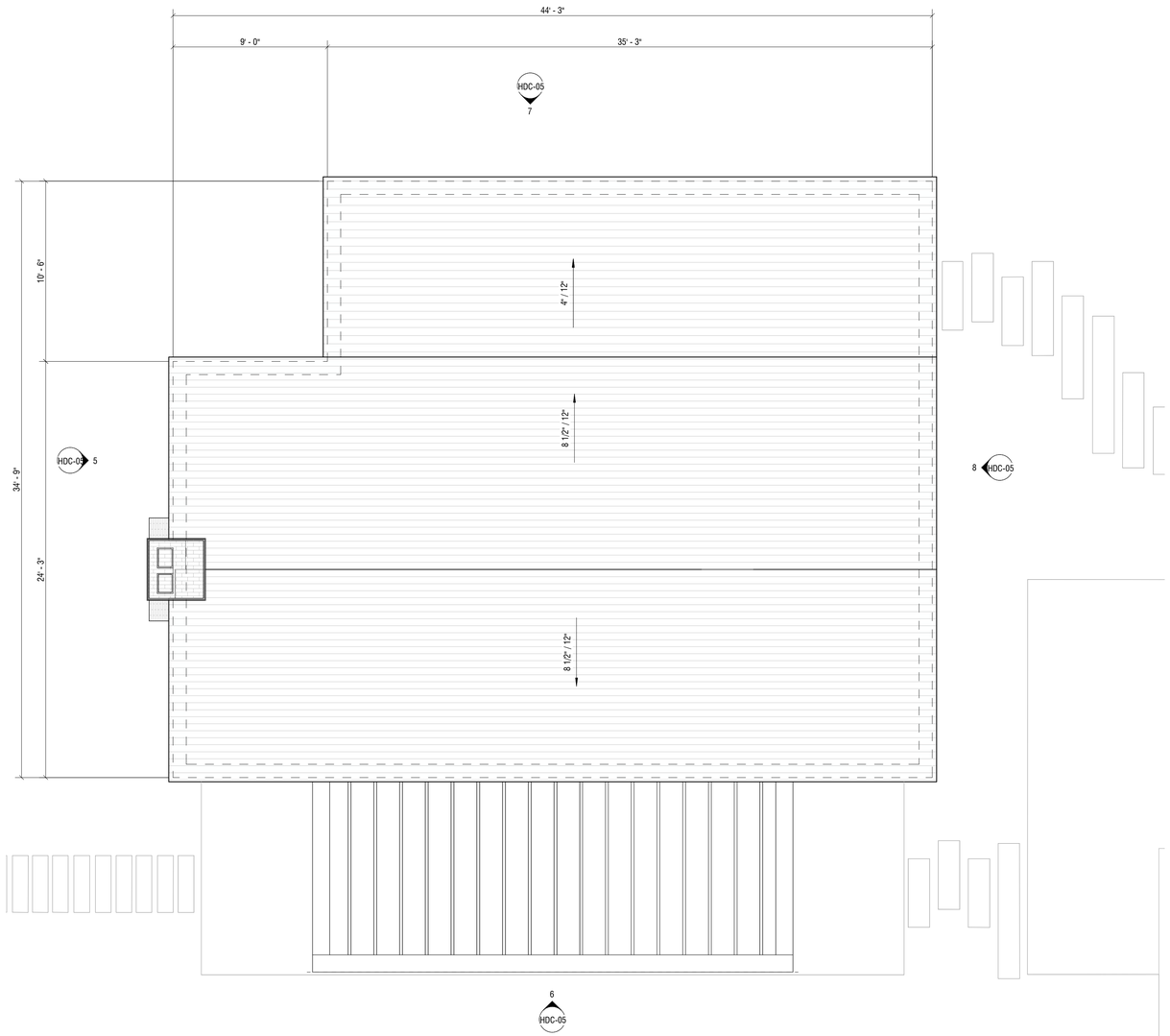

1 ROOF PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

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NANTUCKET, MA 02554

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PLANS

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