1. SIGNS

   Documents:

   3 STEP LN VERANDA HOUSE_SIGN1.PDF
   3 STEP LN_VERANDA HOUSE_SIGN2.PDF
   3 STEP LANE_VERANDA HOUSE_SIGN3.PDF

2. OLD BUSINESS FROM LAST WEEK

   Documents:

   OB 106 SQUAM TERTIARY.PDF

3. NEW BUSINESS 07/09/2024

   Documents:

   86A AND 88 OLD SOUTH RD HDC COMMERCIAL BLDG 6.29.2024.PDF
   86A 88 OLD SOUTH RD HARDSCAPE.PDF
   86A AND 88 OLD SOUTH RD SITE PLAN.PDF
   14 POND VIEW DR-FENCE- HDC APPLICATION.PDF

4. 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
   3 ASTER CT SOLAR PACKAGE.PDF
   1 S MILL ROOF.PDF
   65 LOVERS LANE POOL.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

5. NEW BUSINESS 08/06/2024

   Documents:

   3 BACK DEMO.PDF
   3 BACK PARTIAL DEMO.PDF
   26 ARLINGTON SOLAR ROOF.PDF
   25 MASAQUET SHED.PDF
   256 POLPIS GH ADD DORMER FEN REV.PDF
   60 WANOMA POOL HARDSCAPE.PDF
   24 INDIA NEW COTTAGE.PDF
   21 RIDGE LN REV COA.PDF
   7 NEW ST WINDOW CHANGE.PDF
   9 ARBOUR WY REV INFILL PORCH.PDF
   39 WANOMA WY REPLACE BEACH STAIRS.PDF

15 HELEN DR ROOF CHANGE ADD DORMERS.PDF
26 POCOMO RD MH ADDITION.PDF
26 POCOMO RD NEW GARAGE.PDF
3 EMILY ST HDC ADDITION .PDF
3 EMILY ST PATIO DECK .PDF
3 EMILY ST PHOTOS.PDF
4 CARTWRIGHT PL ADDITION.PDF
3 BAILY RD EGRESS WINDOW.PDF
69 HUMMOCK POND RD GUEST HOUSE.PDF
16 EASTON ST HARDSCAPE.PDF
32 BUNKER RD NEW COMMERCIAL.PDF
26 SOMERSET NEW MAIN HOUSE.PDF
26 SOMERSET NEW POOL.PDF

6. NEW BUSINESS 08/20/2024

Documents:

15 OLD NORTH WHARF RENEWAL 72026.PDF
87 MAIN ST FENCE GATE HARDSCAPING.PDF
14 EEL POINT TMOBIL CELL SITE MODIFICATION.PDF
36 POCOMO MOVE DEMO GARAGE RECERT COA 68574.PDF
6 MARSH HAWK RELOCATE SHED REVS.PDF
10 OAK HOLLOW LN NEW DWELLING.PDF
6 CAPTAINS LN ADDITION.PDF
6 BAYBERRY REV DOOR CHANGE COLOR CHANGE STUDIO.PDF
142R CLIFF RD NEW CABANA.PDF
7 CROOKED LN NEW CARRIAGE HOUSE.PDF
4 COFFIN SIAS NEW DWELLING.PDF
9 HOWARD COLOR CHANGE DOOR.PDF
41 WASHAMAN AVE HARDSCAPE.PDF
50 MADEQUECHAM VLLY RD ADDITION.PDF
12 BACK ST ELIMINATE WINDOW ASBUILT.PDF
12 BACK ST FENCE GATE ASBUILT.PDF
87 SOMERSET RD - SOLAR PACKAGE.PDF
6 MARBLE WY NEW DWELLING.PDF
100 WAUWINET ROAD - NEW DWELLING.PDF
100 WAUWINET ROAD - NEW GARAGEGUEST HOUSE.PDF
7 WEST WAY SHED.PDF
89 SQUAM PREVIOULY APPROVED COA GARAGE.PDF
5A FIELD AVE RENEW COA FENCE HARDSCAPE.PDF
35 INDIA DOOR SHUTTER COLOR CHANGE.PDF
5 WAUWINET BARN MATERIAL CHANGES.PDF
11 WESTERN FOR SIGN OFF.PDF
37 SOMERSET - ADD BASMENT TO SHED.PDF
61 POCOMO BUILDING MOVE.PDF
61 POCOMO HARDSCAPING.PDF
61 POCOMO RD ALTERATIONS.PDF
20 LIBERTY ST PATIO RENO.PDF
20 LIBERTY ST GARAGE DOOR REPLACEMENT.PDF
5 ARROWHEAD NEW DWELLING.PDF
2 MARION POOL HARDSCAPE.PDF
224 POLPIS MH ALTERATIONS.PDF
32 JEFFERSON - MH FENSCOLOR CHANGE.PDF
32 JEFFERSON AVE - GH COLOR CHANGE.PDF
63 FAIRGROUNDS LOT D PARKING AND PATIO.PDF
116 BAXTER RD FENESTRATION CHANGE.PDF
76 POCOMO RD NEW POOL HOUSE SHED.PDF
78 POCOMO RD SHED.PDF

55 BURNELL ST REV EXPAND DECK.PDF
13 MEADOW LN POOL.PDF
13 MEADOW LN MOVE GARAGE ONSITE.PDF
18A SPARKS AVE DEMO MOVE MIXED USE BUILDING.PDF
18A SPARKS AVE DEM MOVE SHED.PDF
18 SPARKS AVE DEMO COMMERCIAL RESTAURANT.PDF
20 SPARKS AVE DEMO MOVE OFF SINGLE FAMILY DWELLING 1.PDF
20 SPARKS DEMO MOVE OFF DWELLING 2.PDF
24 SPARKS AVE DEMO MOVE OFF SINGLE FAMILY DWELLING.PDF
43 ORANGE ST COLOR CHANGE DOOR WINDOWS.PDF
43 OLD SOUTH RD ADD WINDOWS WELL.PDF
19 NOBADEER FARM MOVE OFF.DEMO.PDF
3 WEATHERLY COLOR CHANGE DOOR.PDF
65 EASTON ST FENCE.PDF
67 EASTON ST FENCE.PDF

7. OLD BUSINESS 07/30/2024

Documents:

OB 92 WASHINGTON ST - NEW DWELLING HDC REVISED SUBMISSION.PDF
92 WASHINGTON NEW SHED HDC SUBMISSION.PDF
92 WASHINGTON NEW GARAGE HDC SUBMISSION.PDF
OB 13 15 NANCY ANN LN.PDF
OB 7 FOLGER.PDF

8. OLD BUSINESS 08/13/2024 VIEW

Documents:

OB 35 CENTRE ST - SOLAR PACKAGE - HELD FOR VIEW.PDF
6 TAUTEMO WAY NEW POOL CABANA.PDF
6 TAUTEMO WAY POOL.PDF
OB 61 CENTER ST REV ACCESS STAIR.PDF

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

SIGN 1

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

TAX MAP #: 42 42 PARCEL #: 44
Street & Number of Proposed Sign: 3 STEP LANE
Owner of Building: 3 STEP LANE LLC
Mailing Address: 3 Step Lane
Nantucket, Ma
Telephone: 401-541-1267 Email: jkearyetpg

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

Agent

Signature of Owner of Record

JKEARYETPG-CONSTRUCTION.COM

Agent/Owner of Business
Name: Plymouth Sign - Mike Caggiano
Mailing Address: PO BOX 134
So. Yarmouth, MA 02664
Telephone: 508 398-1721 Email: plymouthsign@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:

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

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

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

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

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

F. COLOR(S)
1. Lettering HC-142 BM STRATON BLUE
2. Ground OC-59 BM VANILLA MILKSHAKE
3. Edgebanding STRATON BLUE
4. Moulding

G. WORDING ON SIGN
THE VERANDA HOUSE

H. SIZE OF SIGN
± 5' x 4'4"

I. SHAPE OF SIGN
OVAL

J. LOCATION OF SIGN ON BUILDING
SIDE OF BUILDING

K. TYPE OF SUPPORT BRACKETS
BLACK SCROLL BRACKET

L. TYPE OF LIGHTING AND LOCATION (if any)
OUTDOOR ARCHITECTUAL LED LIGHTING

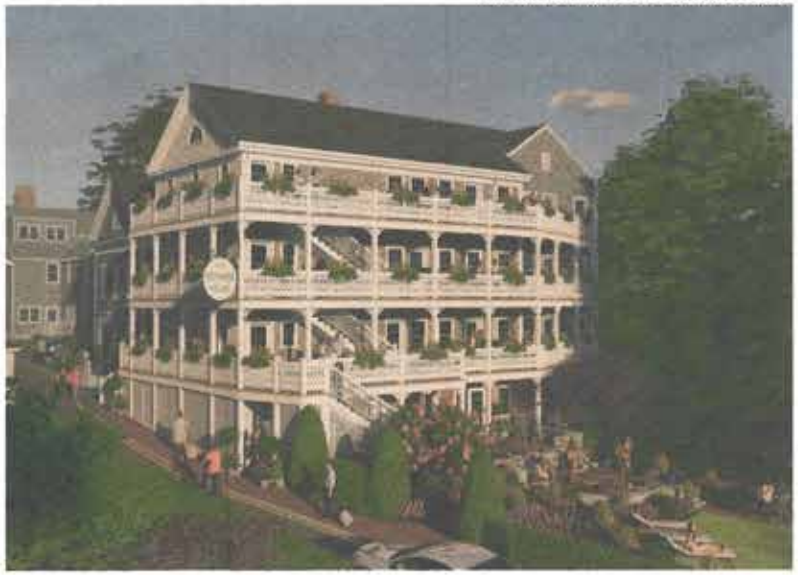
Date: 8/8/24 Signature of Applicant Signed under penalties of perjury

G. Michael Caggiano Jr.

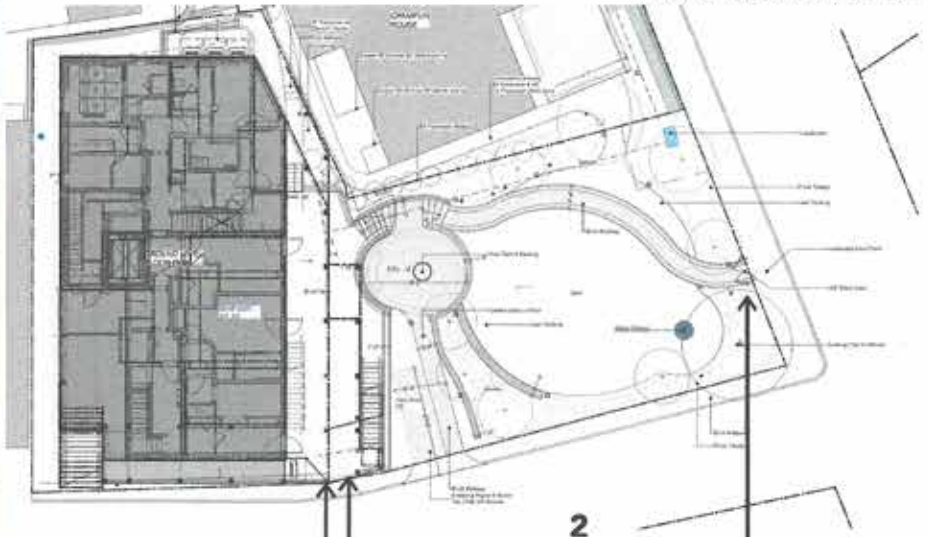
SIGNAGE LOCATIONS

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.

RENDERING PROVIDED BY UNION STUDIOS



LANDSCAPING PLAN BY JARDINS INTL



1
BLADE SIGN ON TRADTIONAL BRACKET
WITH LOW VOLTAGE SIGN LIGHTS

2
HANGING SIGN ON CEDAR
SIGN POST WITH LOW VOLTAGE SIGN LIGHTS
LOCATION TO BE FINALIZED WITH
LANDSCAPE ARCHITECTS

3 PLAQUE WAYFINDING SIGN

The Veranda House

3 Step Lane

Nantucket, Ma 02554

Sign 1: Projecting Building Sign

- (1)- 5' H x 4'-4" W double faced custom carved wood sign
- Painted background BM 0C-59 Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- (1)- Custom Scroll Black Bracket
- Outdoor Architectural L.E.D. sign lights
- Sign will be the same size, same copy & colors, same location to match the sign destroyed in the fire

Sign 2: Freestanding Post Sign:

- (1)- 10" x 20" double faced custom carved wood sign
- (1)- 4" x 22" double faced custom carved wood sign
- Painted background BM OC-59-Vanilla Milkshake
- Carved Copy & Routed Edge – BM HC-142 Station Blue
- (1)- custom wooden cross arm post arrangement
- Custom black brackets
- Outdoor Architectural L.E.D. sign lights
- Sign to be same size, same copy & colors- same location as sign destroyed in the fire

Sign 3:

- (1)- 6' x 20" single faced custom carved wood sign
- Painted background BM 0C-59- Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- Installed on building

SIGN 1 - Hanging sign



- Custom carved wood sign, double-sided
- Custom scroll metal bracket, Black
- Size: 52" x 60"
- 1/2" Beveled edge
- Colors: BM Stratton Blue HC-142
  BM Vanilla Milkshake OC-59

Edge profile





BM Vanilla Milkshake OC-59



BM Stratton Blue HC-142

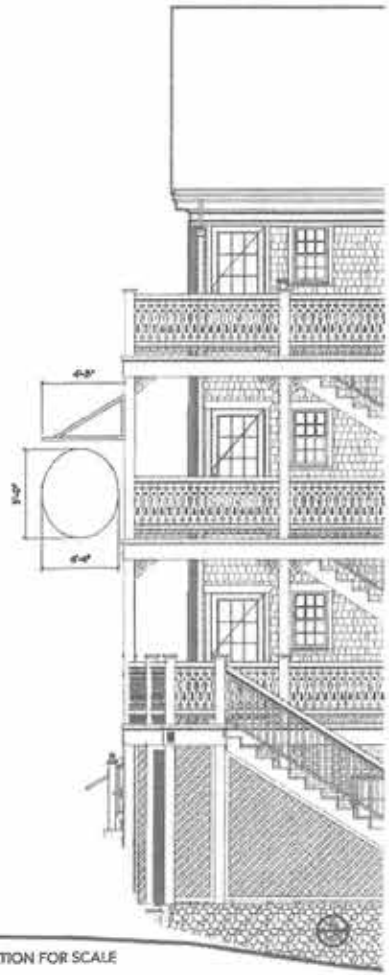
Plymouth Sign Co., Inc. Since 1956
63 OLD MAIN ST. S. YARMOUTH, MA. 02664
(508) 398-2721 (508) 760-3130 Fax
email: plymouthsign@comcast.net

CUSTOMER:	VERANDA HOUSE	PERMIT No.	DRAWN BY DJD
DATE:	8/8/2024	MATERIALS	APPROVED BY
FILE:			P. O./
LOCATION:			SCALE

This is an orginal unpublished drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Company, Inc. Charge for design without permission of Plymouth Sign Company, Inc. is $500.00.

1 | BLADE SIGN DETAILS

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.



ELEVATION FOR SCALE

PREVIOUS SIGN AND BRACKET



BLADE SIGN TO BE 5' H X 4'-4" WIDE.
MADE OF SOLID WOOD WITH
CARVED AND PAINTED LETTERING ON BOTH SIDES.
PAINTED EDGE BANDING.
FONT TO MATCH PREVIOUS SIGN,
AS SHOWN. TRADITIONAL WROUGHT IRON
SIGN BRACKET, THE FULL LENGTH OF THE SIGN.
LED SIGN LIGHT SHALL BE SHIELDED AND DIRECTED
DOWNWARD TOWARD SIGN. LIGHT SHALL NOT EXCEED
450 LUMENS.



OUTDOOR ARCHITECTURAL LED COMMERCIAL SIGN LIGHT
BY ALCON LIGHTING MODEL #31025 OR SIMILAR

LIT SIGN BRACKET FOR REFERENCE



PAINT TO MATCH
BM STRATTON BLUE
HC-142

EDGE PROFILE
OR SIMILAR

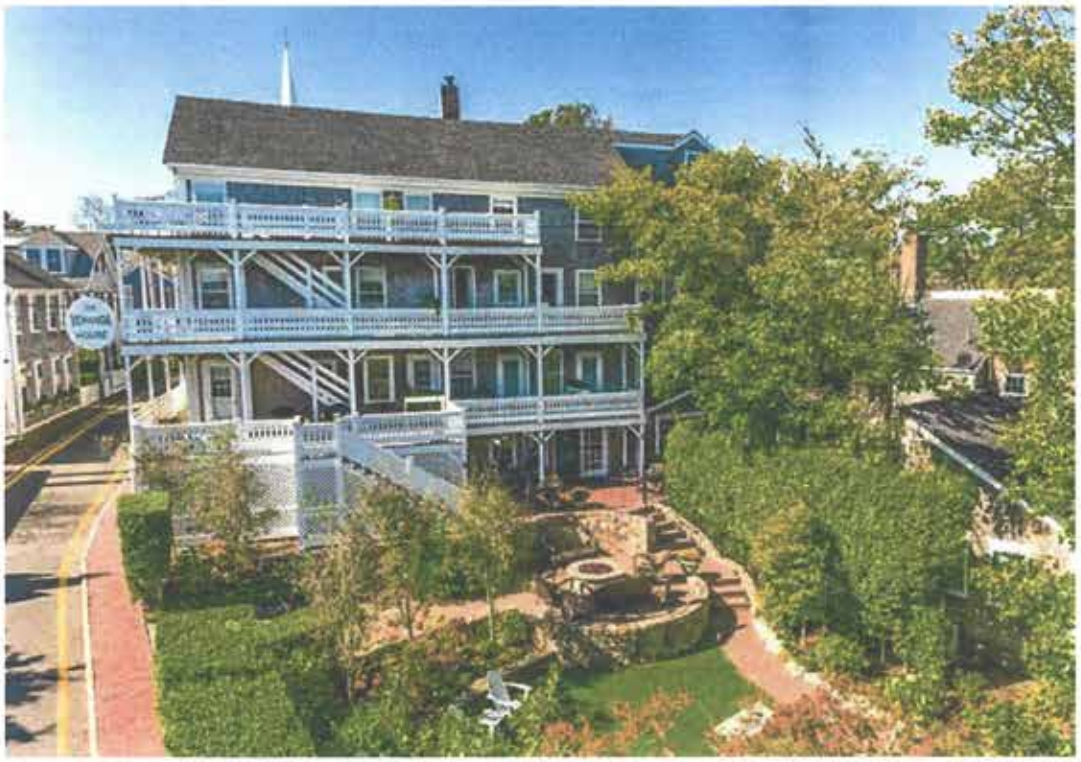


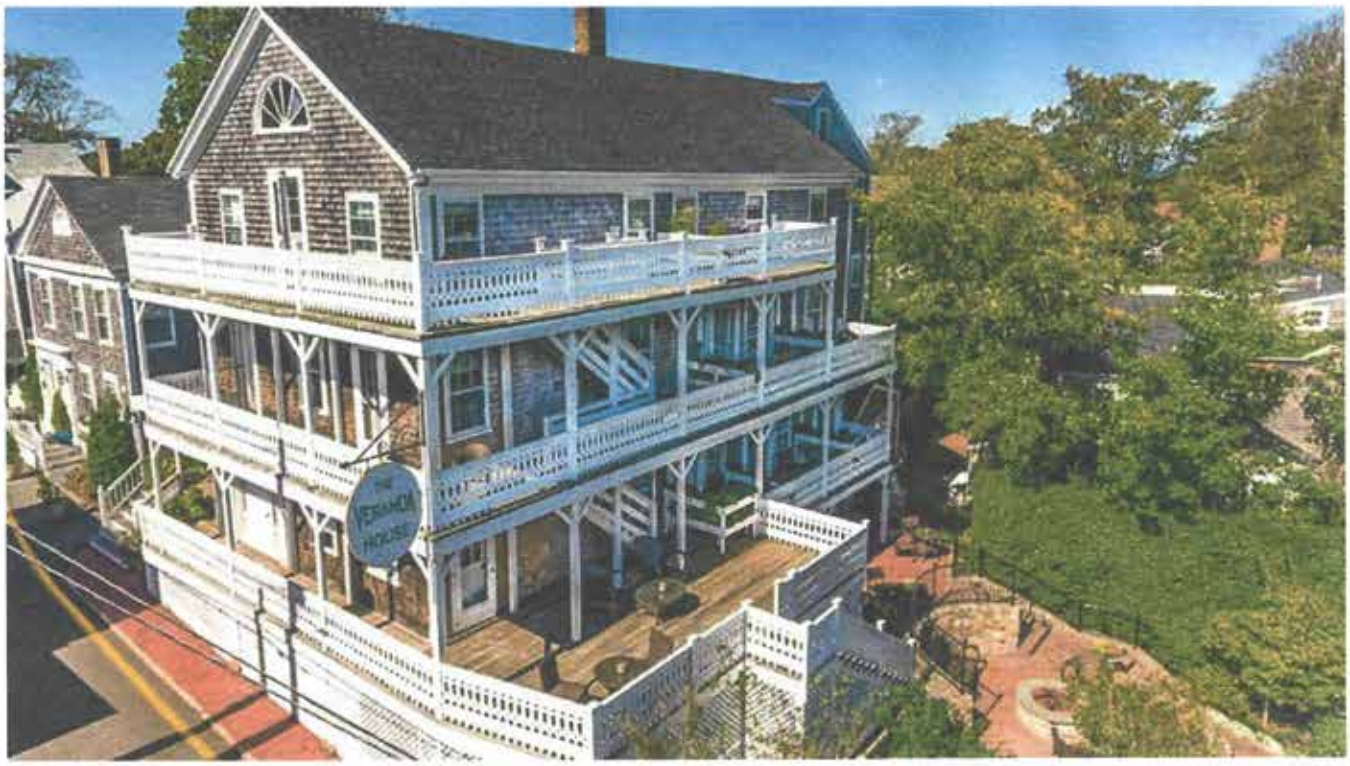


PROCACCIANTI
COMPANIES

EXTERIOR SIGNAGE
VERANDA HOUSE HOTEL
3 STEP LANE, NANTUCKET, MA

LSD LIBBY SLADER DESIGN




VERANDA
HOUSE

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 8/8/24

Certificate No. HDC2024-08-1095 Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

Sign 2

AUG 12 2024

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

TAX MAP #: 42 42 PARCEL #: 44
Street & Number of Proposed Sign: 3 STEP LANE
Owner of Building: 3 STEP LANE LLC
Mailing Address: 3 STEP LANE
401-541-1267 NANTUCKET, MA
Telephone: _____ (on island) _____ (off island)

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

Agent

Signature of Owner of Record

learyetpg-construction.com

Agent/Owner of Business

Name: Plymouth Sign / Mike Caggiano
Mailing Address: PO Box 134
So Yarmouth, MA 02664
Telephone: 508-398-2721 (on island) _____ (off island)
plymouthsign@comcast.net

FOR OFFICE USE ONLY

Date application received: 8/14/24 Fee Paid: $ 30
Must be acted on by: 10/11/24
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

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

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

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

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

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

F. COLOR(S)
1. Lettering STRATON BLUE HC-142
2. Ground VANILLA MILKSHAKE OC-59
3. Edgebanding STRATON BLUE
4. Moulding _____

G. WORDING ON SIGN
A- THE VERANDA HOUSE
B- NANTUCKET RESORT COLLECTION

H. SIZE OF SIGN A- 10"x22" x B 4"x20"

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING
POST ARRANGEMENT TO BE SAME LOCATION OF EXISTING DESTROYED IN FIRE

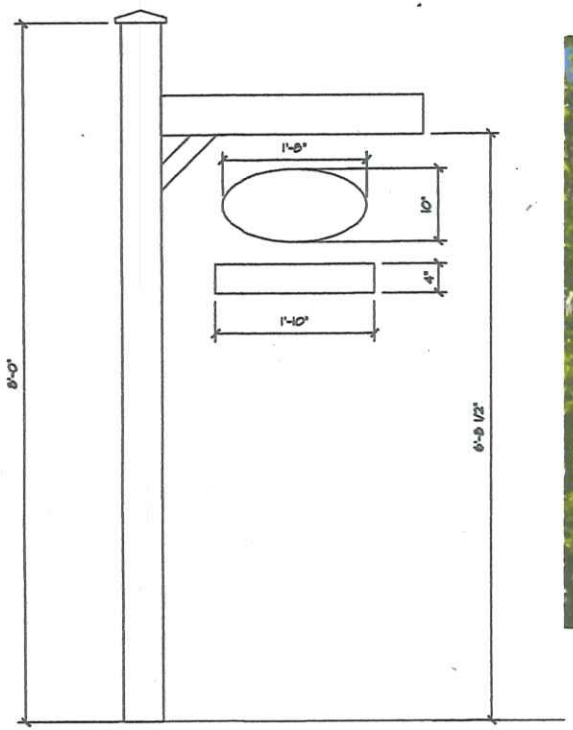
K. TYPE OF SUPPORT BRACKETS
WOODEN POSTS METAL BRACKET

L. TYPE OF LIGHTING AND LOCATION (if any)
OUTDOOR ARCHITECTURAL LED LIGHTING

Date: 8/8/24 Signature of Applicant G. Michael Caggiano Jr. Signed under penalties of perjury

2 | POST SIGN DETAILS

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.



ELEVATION FOR SCALE



PREVIOUS POST AND SIGNS



(2) HANGING SIGNS ON CEDAR POST SIMILAR TO SHOWN.
OBLONG SIGN TO BE 1'-8"W X 10"H
RECTANGULAR SIGN TO BE 1'-10"W X 4"H
MADE OF SOLID WOOD WITH
CARVED AND PAINTED LETTERING ON BOTH SIDES.
PAINTED EDGE BANDING.
FONT TO MATCH PREVIOUS SIGN, AS SHOWN.
LED SIGN LIGHT SHALL BE SHIELDED AND DIRECTED
DOWNWARD TOWARD SIGN. LIGHT SHALL NOT EXCEED
450 LUMENS.



OUTDOOR ARCHITECTURAL
LED COMMERCIAL SIGN LIGHT
BY ALCON LIGHTING MODEL #31025
OR SIMILAR

PAINT TO MATCH
BM STRATTON BLUE
HC-142



EDGE PROFILE
OR SIMILAR

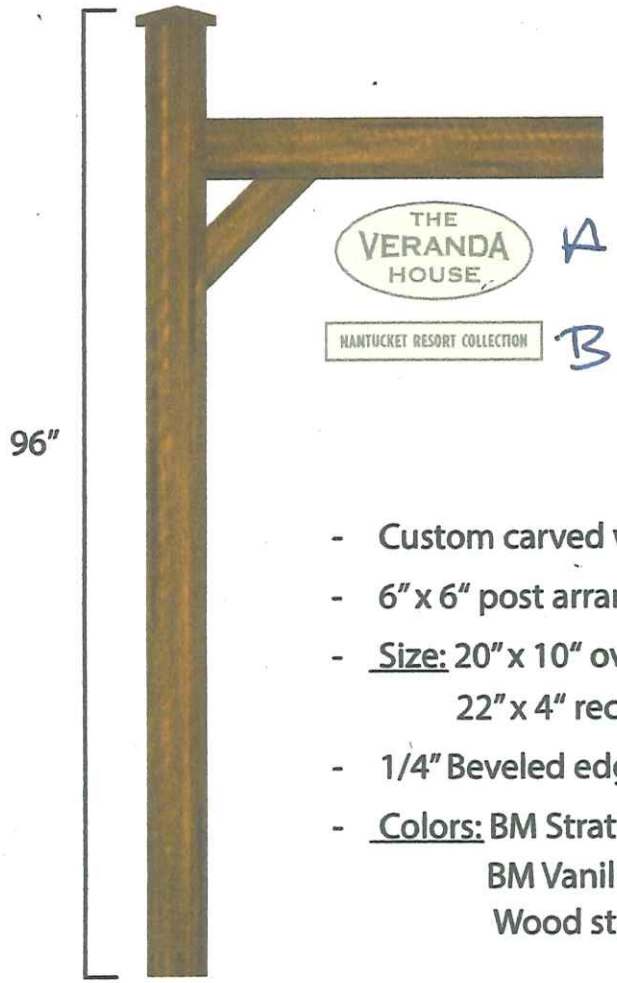


PROCACCIANTI COMPANIES

EXTERIOR SIGNAGE
VERANDA HOUSE HOTEL
3 STEP LANE, NANTUCKET, MA

LSD LIBBY SLADER DESIGN

SIGN 2 - Post arrangement



A

THE VERANDA HOUSE

22" x 10"

B

NANTUCKET RESORT COLLECTION

20" x 4"

- Custom carved wood signs, 2-sided
- 6" x 6" post arrangement
- Size: 20" x 10" oval
  22" x 4" rectangle
- 1/4" Beveled edge
- Colors: BM Stratton Blue HC-142
  BM Vanilla Milkshake OC-59
  Wood stain TBD

Edge profile





BM Vanilla Milkshake OC-59

BM Stratton Blue HC-142

Plymouth Sign Co., Inc. Since 1956

63 OLD MAIN ST. S. YARMOUTH, MA. 02664
(508) 398-2721 (508) 760-3130 Fax
email: plymouthsign@comcast.net

CUSTOMER:	VERANDA HOUSE	PERMIT No.	DRAWN BY DJD
DATE:	8/8/2024	MATERIALS	APPROVED BY
FILE:			P. O./
LOCATION:			SCALE

This is an orginal unpublished drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Company, Inc. Charge for design without permission of Plymouth Sign Company, Inc. is $500.00.


THE
VERANDA
HOUSE

The Veranda House

3 Step Lane

Nantucket, Ma 02554

Sign 1: Projecting Building Sign

- (1)- 5' H x 4'-4" W double faced custom carved wood sign
- Painted background BM OC-59 Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- (1)- Custom Scroll Black Bracket
- Outdoor Architectural L.E.D. sign lights
- Sign will be the same size, same copy & colors, same location to match the sign destroyed in the fire

Sign 2: Freestanding Post Sign:

- (1)- 10" x 20" double faced custom carved wood sign
- (1)- 4" x 22" double faced custom carved wood sign
- Painted background BM OC-59-Vanilla Milkshake
- Carved Copy & Routed Edge – BM HC-142 Station Blue
- (1)- custom wooden cross arm post arrangement
- Custom black brackets
- Outdoor Architectural L.E.D. sign lights
- Sign to be same size, same copy & colors- same location as sign destroyed in the fire

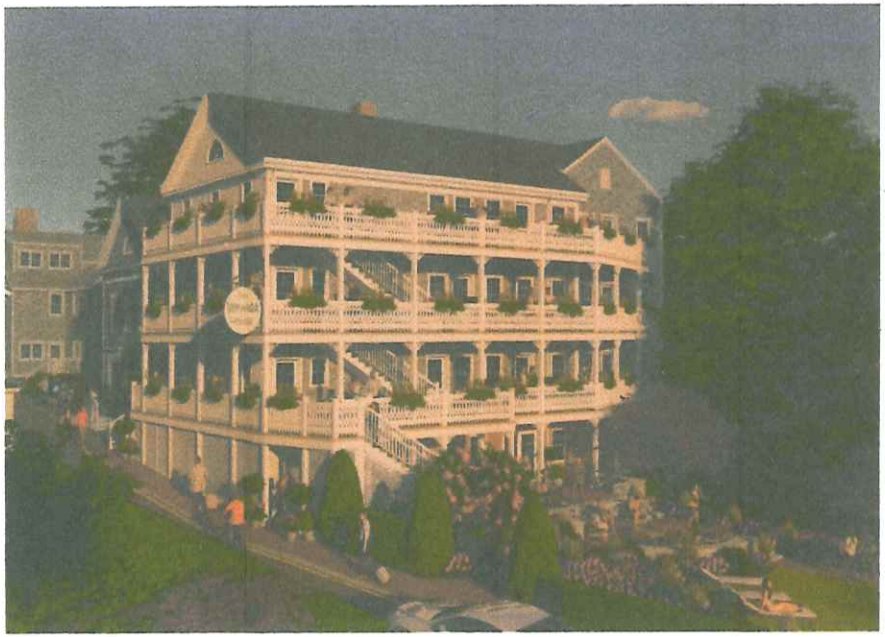
Sign 3:

- (1)- 6' x 20" single faced custom carved wood sign
- Painted background BM OC-59- Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- Installed on building

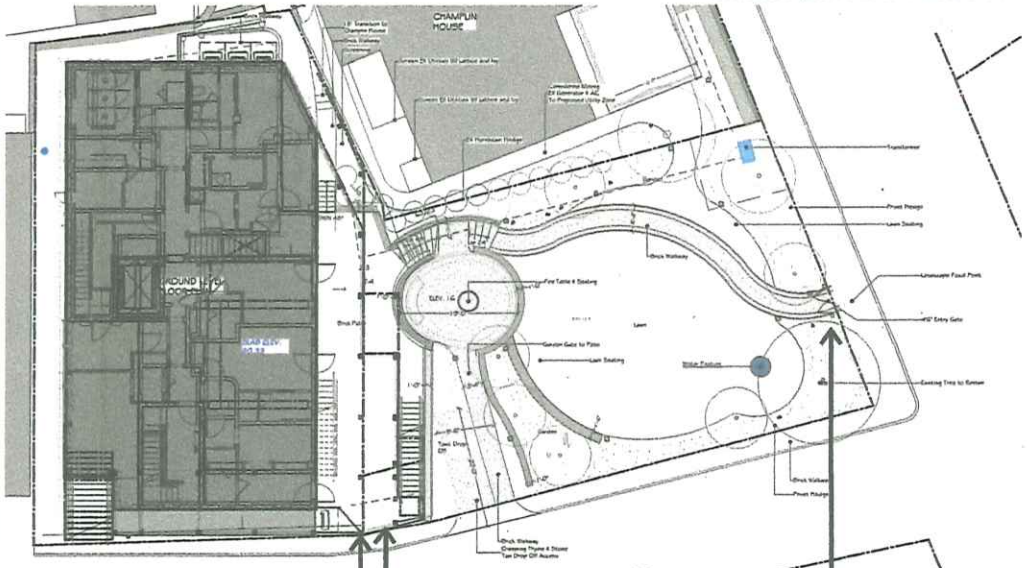
SIGNAGE LOCATIONS

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.

RENDERING PROVIDED BY UNION STUDIOS



LANDSCAPING PLAN BY JARDINS INTL



1
BLADE SIGN ON TRADTIONAL BRACKET
WITH LOW VOLTAGE SIGN LIGHTS

2
HANGING SIGN ON CEDAR
SIGN POST WITH LOW VOLTAGE SIGN LIGHTS
LOCATION TO BE FINALIZED WITH
LANDSCAPE ARCHITECTS

3 PLAQUE WAYFINDING SIGN

PROCACCIANTI
COMPANIES

EXTERIOR SIGNAGE
VERANDA HOUSE HOTEL
3 STEP LANE, NANTUCKET, MA

LSD LIBBY SLADER DESIGN

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 8/8/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION
Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

SIGN 3.

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

TAX MAP #: 4242 PARCEL #: 44
Street & Number of Proposed Sign: 3 STEP LANE
Owner of Building: 3 STEP LANE LLC
Mailing Address: 3 STEP LANE
401-541-1267 NANTUCKET, MA
Telephone: _____ Email: _____

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

Agent

Signature of Owner of Record

JLEARY@TPG-CONSTRUCTION.COM

Agent/Owner of Business
Name: Plymouth Sign - Mike Caggiano
Mailing Address: PO Box 134
So Yar MA 02664
Telephone: Email:
508-398-2721 plymouthsign@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:

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

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

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

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

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

F. COLOR(S)
1. Lettering VANILLA MILKSHAKE
2. Ground STRATTON BLUE
3. Edgebanding VANILLA MILKSHAKE
4. Moulding _____

G. WORDING ON SIGN
RECEPTION

H. SIZE OF SIGN 6" x 20"

I. SHAPE OF SIGN RECTANGLE

J. LOCATION OF SIGN ON BUILDING
ABOVE ENTRANCE

K. TYPE OF SUPPORT BRACKETS
SCREWS

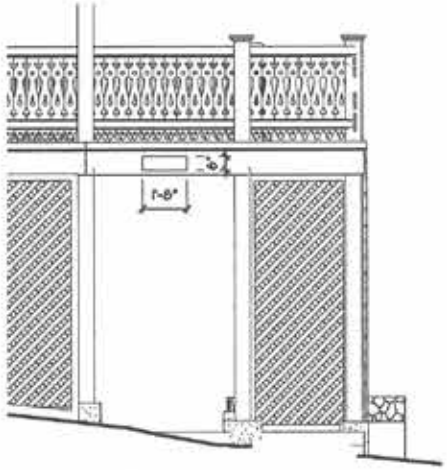
L. TYPE OF LIGHTING AND LOCATION (if any) _____

Date: 8/8/24 Signature of Applicant _____ Signed under penalties of perjury

G. Michael Caggiano JR.

3 | PLAQUE SIGN

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.



ELEVATION FOR SCALE

PREVIOUS PLAQUE SIGN



PAINT TO MATCH
BM STRATTON BLUE
HC-142

EDGE PROFILE
OR SIMILAR

BLADE SIGN FOR
FONT REFERENCE



PLAQUE SIGN TO BE 1'8" W X 6" H
MADE OF SOLID WOOD WITH
STRATTON BLUE BACKGROUND AND CARVED WHITE LETTERING,
INVERSE OF WHAT IS SHOWN ABOVE.
FONT TO MATCH BLADE SIGN.

The Veranda House

3 Step Lane

Nantucket, Ma 02554

Sign 1: Projecting Building Sign

- (1)- 5' H x 4'-4" W double faced custom carved wood sign
- Painted background BM 0C-59 Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- (1)- Custom Scroll Black Bracket
- Outdoor Architectural L.E.D. sign lights
- Sign will be the same size, same copy & colors, same location to match the sign destroyed in the fire

Sign 2: Freestanding Post Sign:

- (1)- 10" x 20" double faced custom carved wood sign
- (1)- 4" x 22" double faced custom carved wood sign
- Painted background BM OC-59-Vanilla Milkshake
- Carved Copy & Routed Edge – BM HC-142 Station Blue
- (1)- custom wooden cross arm post arrangement
- Custom black brackets
- Outdoor Architectural L.E.D. sign lights
- Sign to be same size, same copy & colors- same location as sign destroyed in the fire

Sign 3:

- (1)- 6' x 20" single faced custom carved wood sign
- Painted background BM 0C-59- Vanilla Milkshake
- Carved Copy & Routed Edge- BM HC-142 Station Blue
- Installed on building

SIGN 3 - Exterior sign

20″



6″

Edge profile



- Custom carved wood sign, single-sided
- Size: 20″ x 6″
- 1/4″ Beveled edge
- Colors: BM Stratton Blue HC-142
  BM Vanilla Milkshake OC-59



BM Vanilla Milkshake OC-59



BM Stratton Blue HC-142

Plymouth Sign Co., Inc. Since 1956
63 OLD MAIN ST. S. YARMOUTH, MA. 02664
(508) 398-2721 (508) 760-3130 Fax
email: plymouthsign@comcast.net

CUSTOMER:	VERANDA HOUSE	PERMIT No.	DRAWN BY DJD
DATE:	8/8/2024	MATERIALS	APPROVED BY
FILE:			P. O./
LOCATION:			SCALE

This is an orginal unpublished drawing, created by Plymouth Sign Company, Inc. It is submitted for your personal use in connection with the project being planned for by Plymouth Sign Company, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion whatsoever. All or any parts of this design (excepting registered trademarks) remain property of Plymouth Sign Company, Inc. Charge for design without permission of Plymouth Sign Company, Inc. is $500.00.

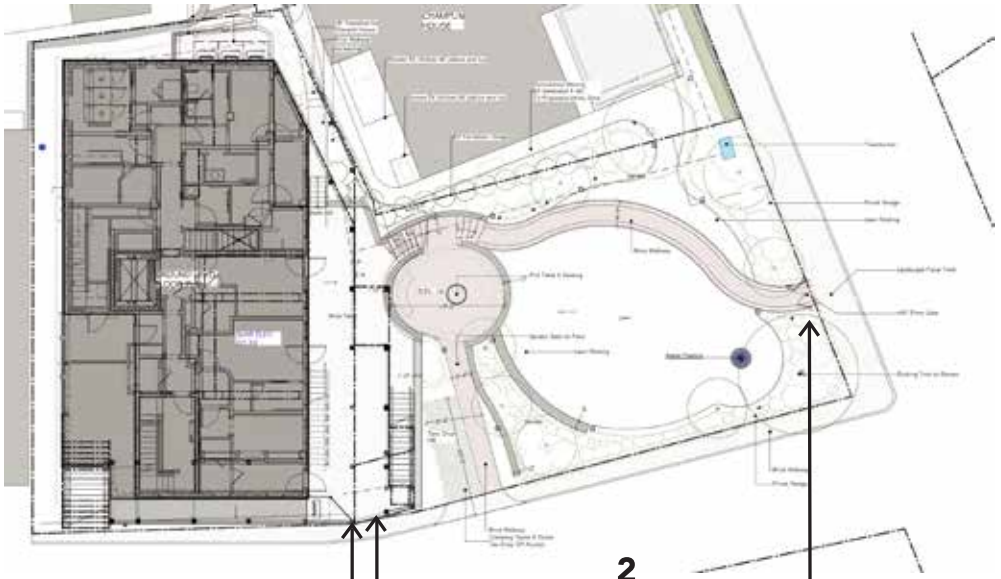
SIGNAGE LOCATIONS

ALL EXTERIOR SIGNAGE MUST COMPLY
WITH THE SIGN REGULATIONS OF NANTUCKET.

RENDERING PROVIDED BY UNION STUDIOS



LANDSCAPING PLAN BY JARDINS INTL



1
BLADE SIGN ON TRADTIONAL BRACKET
WITH LOW VOLTAGE SIGN LIGHTS

2
HANGING SIGN ON CEDAR
SIGN POST WITH LOW VOLTAGE SIGN LIGHTS
LOCATION TO BE FINALIZED WITH
LANDSCAPE ARCHITECTS

3 PLAQUE WAYFINDING SIGN

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 8/8/24

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°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY
FARMINGTON, CT 06032

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

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2024-04-1032
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23'-6" Sq. Footage 1st floor: 552 SF Decks/Patio: Size: 296 SF ☒ 1st floor ☐ 2nd floor
Width: 23'-6" Sq. footage 2nd floor: 552 SF Size: 140 SF ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22'-0" South 22'-0" East 21'-3" West 21'-3"

Additional Remarks

Historic Name: .

Original Date:

Original Builder:

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

PROPOSED TERTIARY CONSTRUCTION - "CARRIAGE HOUSE" GARAGE WITH LIVING SPACE.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass ____/12 Dormer 10 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other PMS 423
C. Dimensions: Fascia 0'-7¼" Rake 0'-5½" Soffit (Overhang) NONE Corner boards 0'-5½" Frieze _____
Window Casing 0'-3½" Door Frame 0'-4½" Columns/Posts: Round ____ Square 0'-8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front NONE Rear NONE Side 2 PNL (6-LITE) 4-LITE/1 PANEL
Garage Door(s): Type BARN Material PINE/PAINTED PMS 423

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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: AUG 15, 2024
X	Address & HDC Case Number (ie HDC2020-05-0265): 106 Squam Rd TERTIARY #2024-04-10321
X	Copy of Minutes (application item circled) Notes Attached
x	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/15/24

AUGUST 13, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

TERTIARY DWELLING NEW CONSTRUCTION

.

Extended gable roof line on East and West elevations needs revising.

Recomendation of altering the gable to end at soffit (Option A)

Reccomendation of trying a shed dromer approach instead of gable (Option B)

Option C provided if A and B are amiss.



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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

M.C.S. ISLAND ZONE

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

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

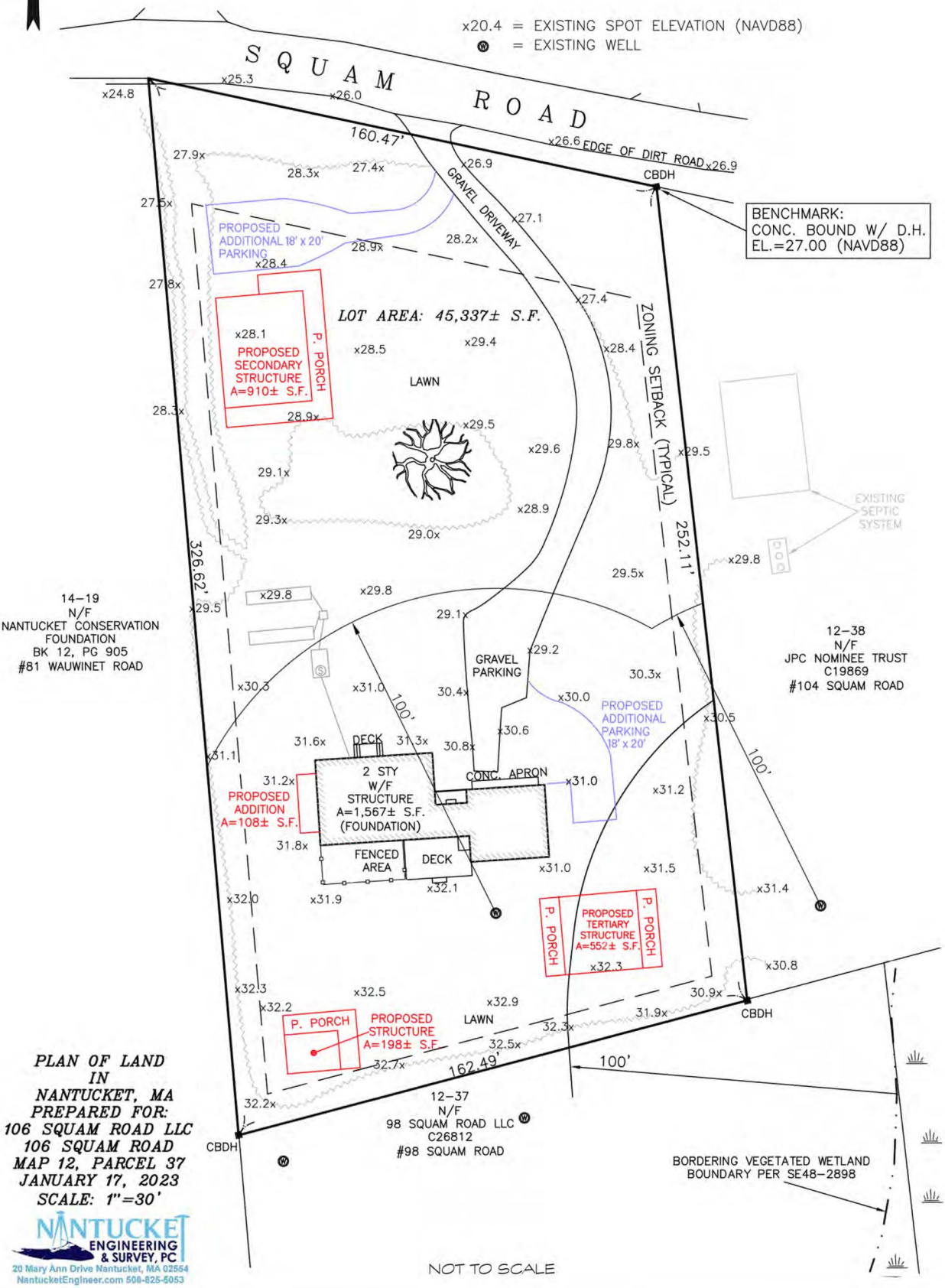
LAYOUT OF PROPOSED FEATURES SHOWN HEREON BASED ON PLANS PROVIDED BY OWNER AND DOES NOT IMPLY CONFORMANCE WITH ALL APPLICABLE REGULATIONS OR BYLAWS.

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

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

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

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



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

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

NOT TO SCALE

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

VIEWS FROM SQUAM ROAD

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



1. FACING WEST



2. FACING SOUTHWEST



3. FACING SOUTH

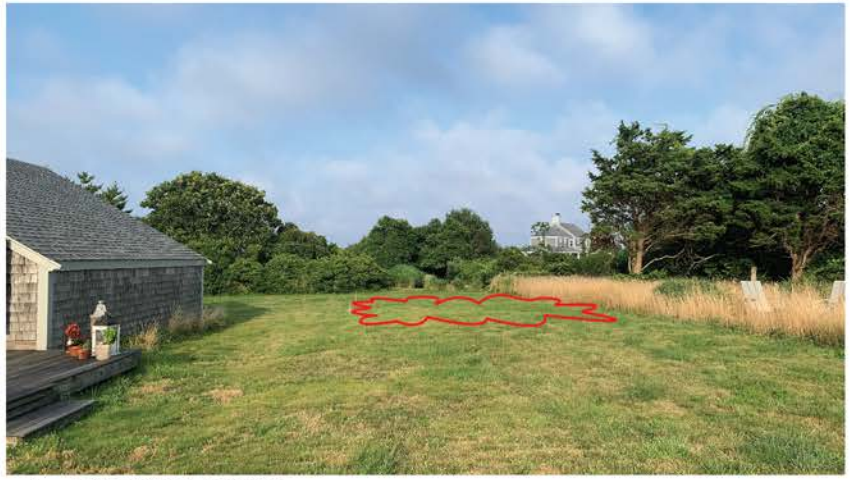


4. FACING SOUTHEAST

DATE
8-1-24
DESCRIPTION
EXISTING CONDITIONS
DRAWING #
E-101

TERTIARY DWELLING LOCATION

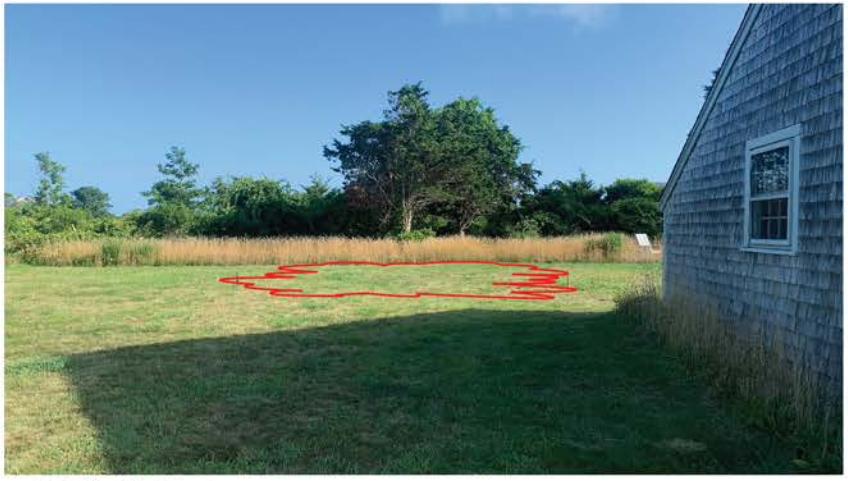
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro



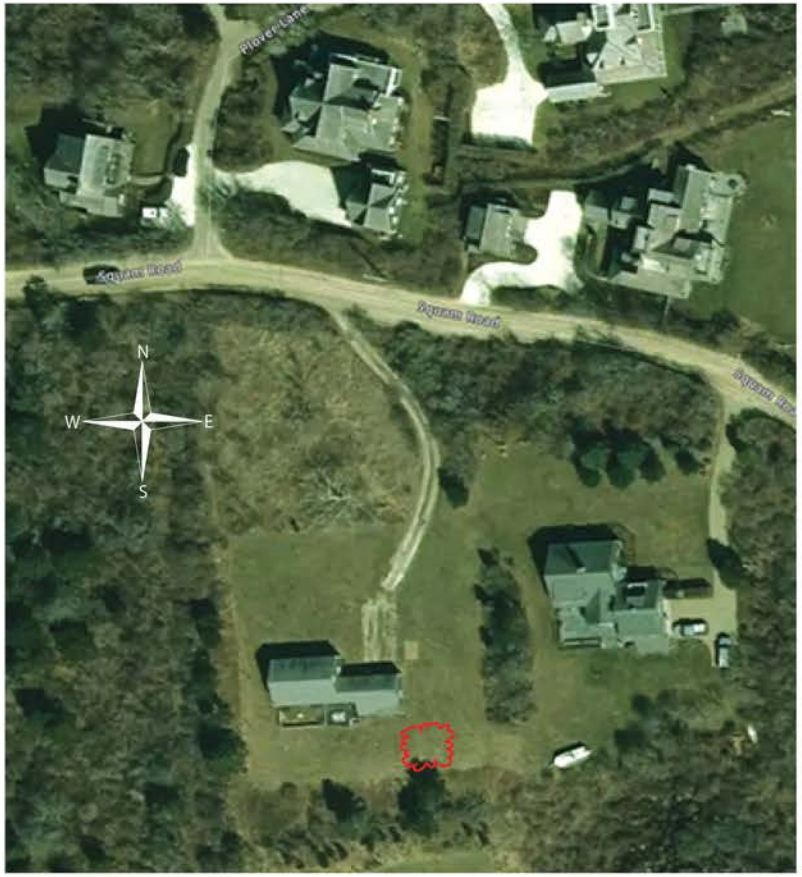
1. FACING EAST



2. FACING SOUTH



3. FACING SOUTH



4. OVERHEAD

DATE
8-1-24
DESCRIPTION
EXISTING CONDITIONS
DRAWING #
E-101

NOT FOR CONSTRUCTION

B106

TERTIARY DWELLING

OPTION-a

GABLE DORMER APPROACH

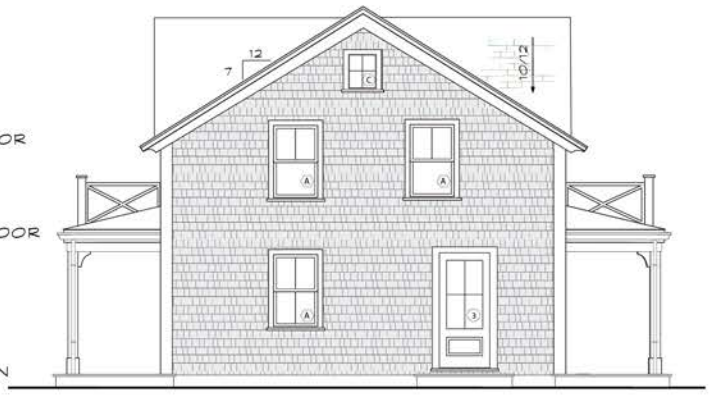
	S1
DATE	8-14-24
DESCRIPTION	
DRAWING #	G-title

B106
TERTIARY DWELLING

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



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
(front)



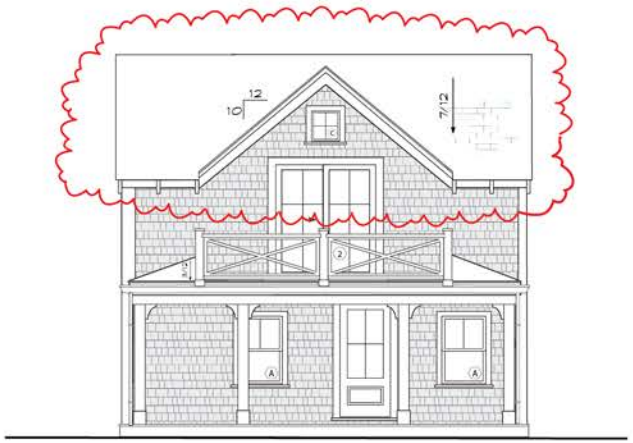
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
(rear)



Previous Revision Submission



EAST ELEVATION
SCALE: 1/4" = 1'-0"
(2nd Floor Water Views over Hedge Row)



WEST ELEVATION
SCALE: 1/4" = 1'-0"
(Facing Preservation)

NOT TO SCALE

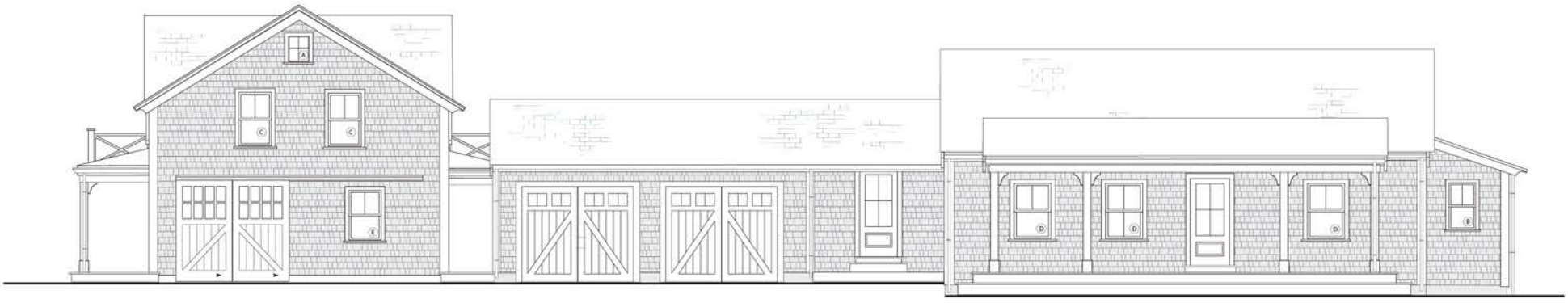
	1
DATE	8-14-24
DESCRIPTION	ALL ELEVATIONS
DRAWING #	B-101a

PROPOSED FRONT ELEVATIONS

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



SECONDARY DWELLING
A106



TERTIARY DWELLING
B106

EXISTING DWELLING WITH APPROVED ADDITIONS
D106

TO PROPORTION : NOT TO SCALE

S1
DATE
8-1-24
DESCRIPTION
ALL FRONT ELEVATIONS
DRAWING #
G-106

ALL CONSTRUCTION FRONT ELEVATIONS

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/ Owner

SURVEYOR
Arthur Gasbarro

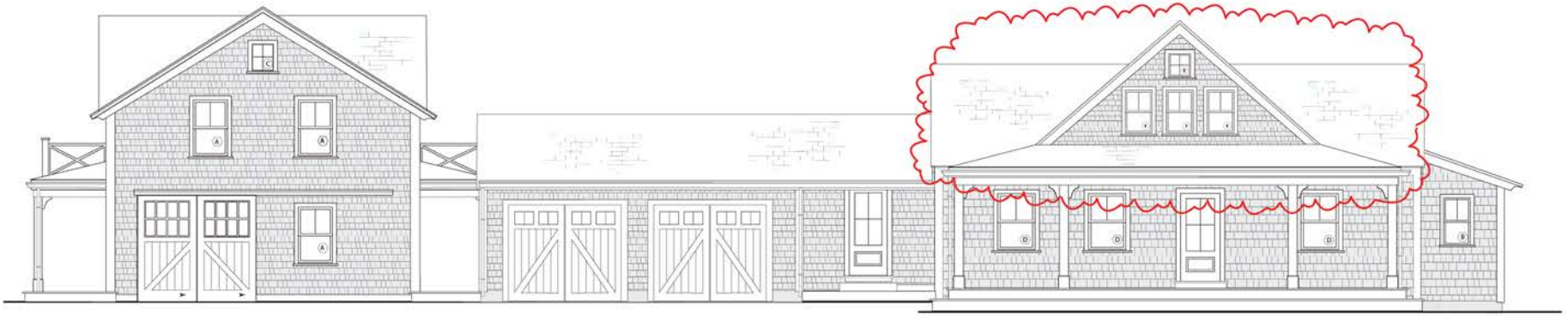


HDC APPROVED 8/13 SECONDARY DWELLING
A106



Not To Scale

EXISITNG DWELLING PREVIOUS APPROVAL



TERTIARY DWELLING
B106 (option-a)

EXISTING DWELLING WITH ADDITION (near future proposal)
D106

TO PROPORTION : NOT TO SCALE

S1

DATE
8-14-24

DESCRIPTION
ALL FRONT ELEVATIONS

DRAWING #
G-106a

NOT FOR CONSTRUCTION

B106

TERTIARY DWELLING

OPTION-b

SHED DORMER APPROACH

S1

DATE

8-14-24

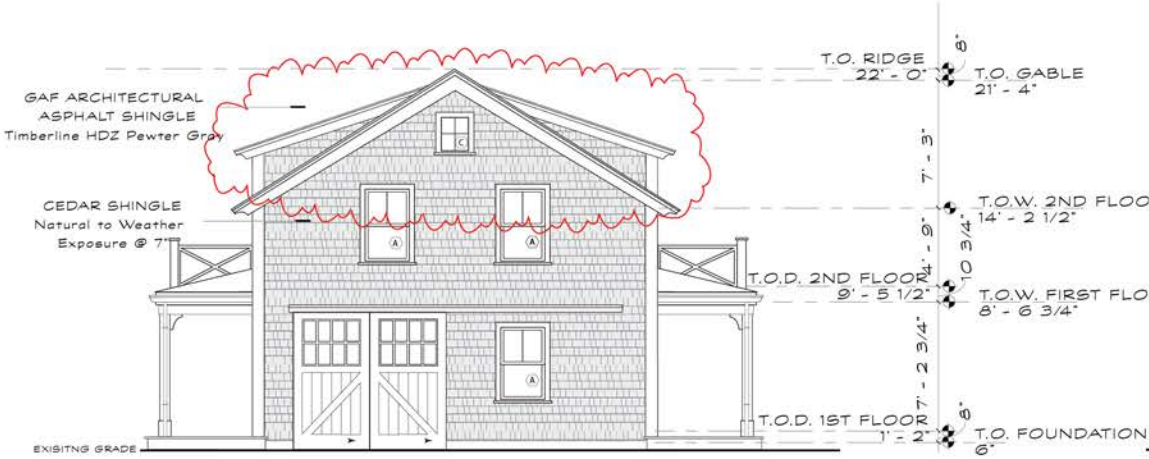
DESCRIPTION

DRAWING #

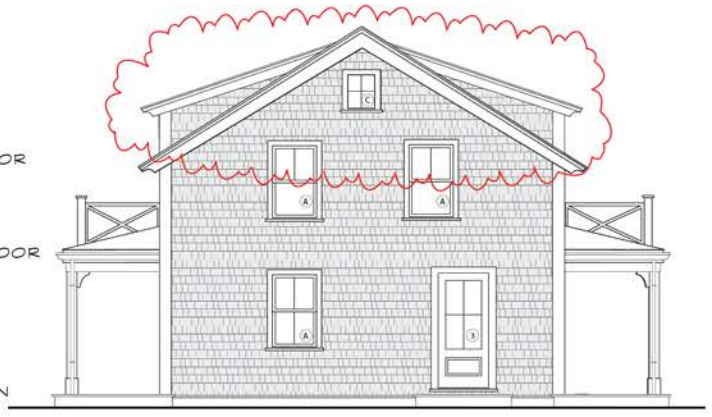
G-title

B106
TERTIARY DWELLING

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



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
(front)



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



Previous Revision Submission



EAST ELEVATION
SCALE: 1/4" = 1'-0"
(2nd Floor Water Views over Hedge Row)



WEST ELEVATION
SCALE: 1/4" = 1'-0"
(Facing Preservation)

NOT TO SCALE

DATE
8-14-24
DESCRIPTION
ALL ELEVATIONS SHED DORMER APPROACH
DRAWING #
B-101b

ALL CONSTRUCTION FRONT ELEVATIONS

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

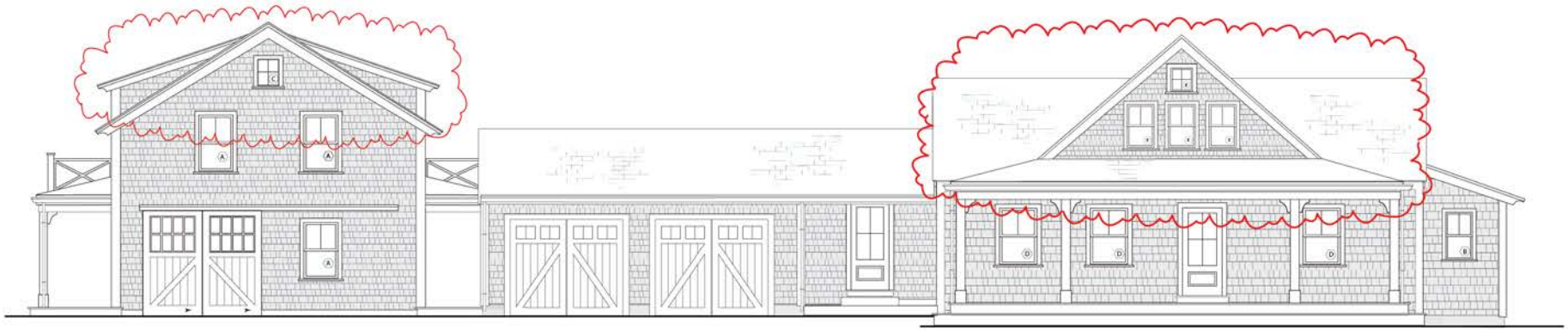


HDC APPROVED 8/13 SECONDARY DWELLING
A106



Not To Scale

EXISITNG DWELLING PREVIOUS APPROVAL



TERTIARY DWELLING
B106 (option-b)

EXISTING DWELLING WITH ADDITION (near future proposal)
D106

TO PROPORTION : NOT TO SCALE

S1

DATE
8-14-24
DESCRIPTION
ALL FRONT ELEVATIONS
DRAWING #
G-106b

NOT FOR CONSTRUCTION

B106

TERTIARY DWELLING

OPTION-c

GABLE DORMER FACING NORTH

S1

DATE

8-14-24

DESCRIPTION

DRAWING #

G-title

B106
TERTIARY DWELLING

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mtn Homes

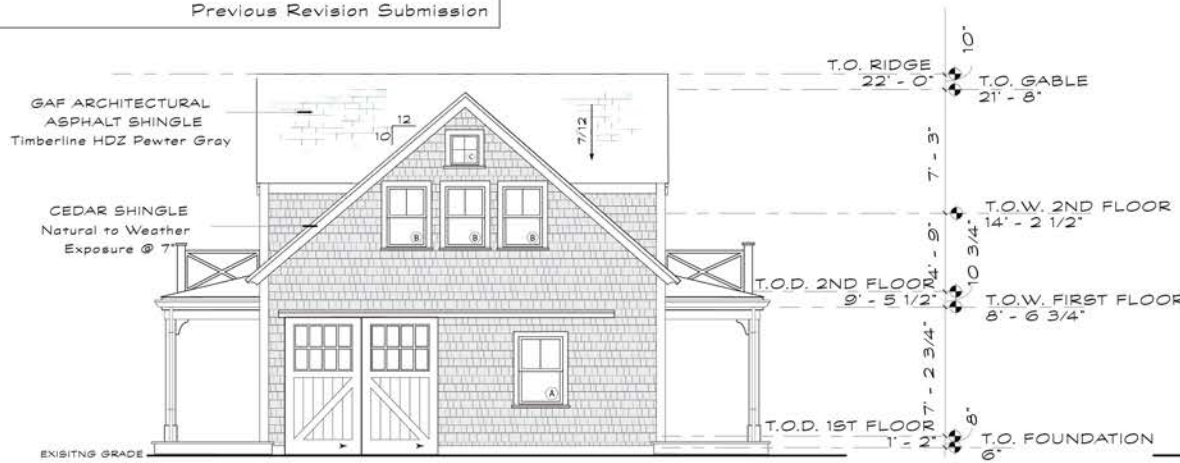
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

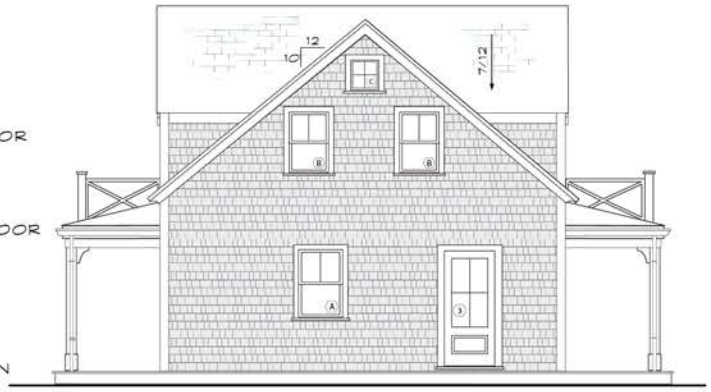


NORTH ELEVATION

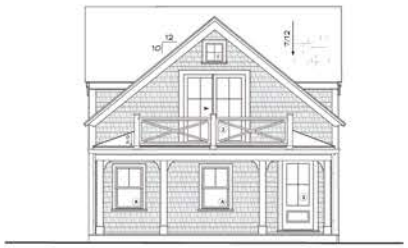
Previous Revision Submission



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
(facing driveway)



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
(facing rear of property)

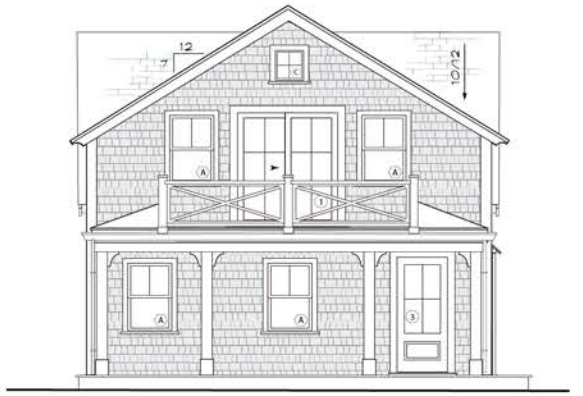


EAST ELEVATION

Previous Revision Submission



EAST ELEVATION
SCALE: 1/4" = 1'-0"
(2nd Floor Water Views over Hedge Row)



WEST ELEVATION
SCALE: 1/4" = 1'-0"
(Facing Preservation)

NOT TO SCALE

DATE
8-14-24

DESCRIPTION
ALL ELEVATIONS

DRAWING #
B-101c

ALL CONSTRUCTION FRONT ELEVATIONS

G106 HDC SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/ Owner

SURVEYOR
Arthur Gasbarro



HDC APPROVED 8/13 SECONDARY DWELLING
A106



Not To Scale

EXISITNG DWELLING PREVIOUS APPROVAL



TERTIARY DWELLING
B106 (option-c)

EXISTING DWELLING WITH ADDITION (near future proposal)
D106

TO PROPORTION : NOT TO SCALE

S1

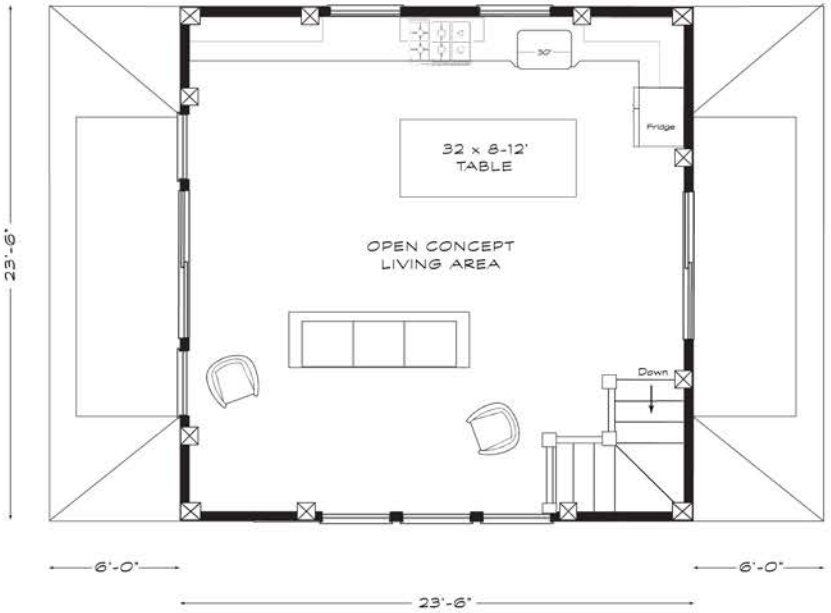
DATE
8-14-24

DESCRIPTION
ALL FRONT ELEVATIONS

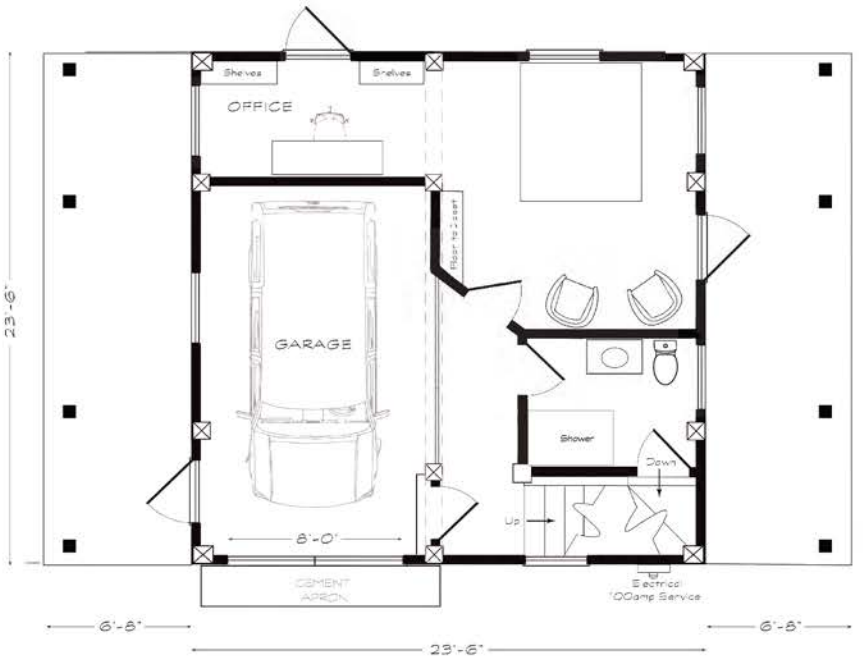
DRAWING #
G-106c

B106
TERTIARY DWELLING

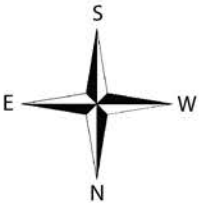
OWNER
106 Squam Rd LLC
DESIGN
Studio1group LLC
STRUCTURAL
Maine Mntn Homes
CONTRACTOR
Wayne Elliott/Owner
SURVEYOR
Arthur Gasbarro



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



S1

DATE
8-1-24

DESCRIPTION
FLOOR PLANS

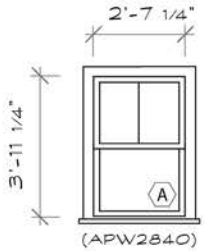
DRAWING #
B-103

B106
TERTIARY DWELLING

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

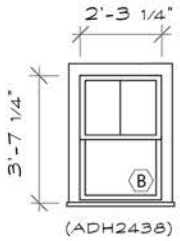
Window Schedule

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	6	2'- 7 1/4"	3'- 11 1/4"	2'- 8"	4'- 0"	Anderson Corporation	A Series APW2840	<=0.3	>=30	
B	5	2'- 3 1/4"	3'- 7 1/4"	2'- 4"	3'- 8"	Anderson Corporation	A Series ADH2438	<=0.3	>=30	
C	4	1'- 7 1/4"	1'- 7 1/4"	1'- 8"	1'- 8"	Anderson Corporation	A Series AAN1818	<=0.3	>=30	



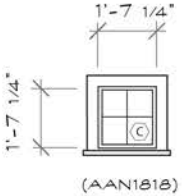
(APW2840)

DOUBLE HUNG (2/1)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



(ADH2438)

DOUBLE HUNG (2/1)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)

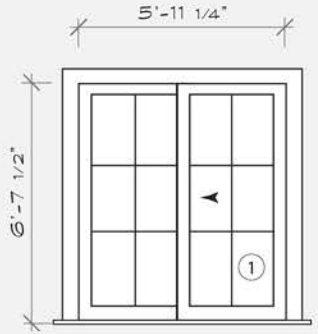


(AAN1818)

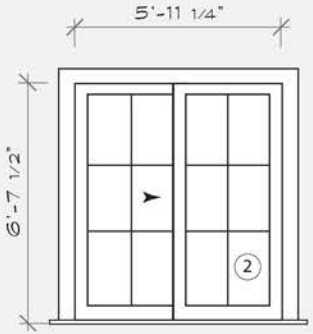
AWNING (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

Door Schedule

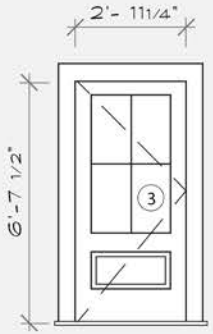
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	5 - 11 1/4"	6'- 7 1/2"	6'- 0"	6'- 8"		A Series FWGCD5068R	<=0.3	>=30	
2	1	5 - 11 1/4"	6'- 7 1/2"	6'- 0"	6'- 8"		A Series FWGCD5068L	<=0.3	>=30	
3	3	2'- 1/4"	6'- 7 1/2"	3'- 0"	6'- 8"		Custom			
4	2	4'- 9"	9'- 6"	-	-		Custom			



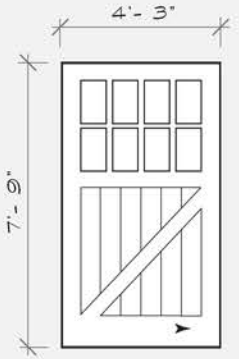
(A Series FWGCD5068R)
2-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



(A Series FWGCD5068L)
2-PANEL SLIDER (6 Lite)
GRAY SASH PMS423
PMS423 TRIM
(matches existing house)



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



SLIDING BARN GARAGE DOOR
PMS423 TRIM
(matches existing house)

NOT TO SCALE

1
DATE
8-1-24
DESCRIPTION
WINDOW & DOOR SCHEDULE
DRAWING #
B-104

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for 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.

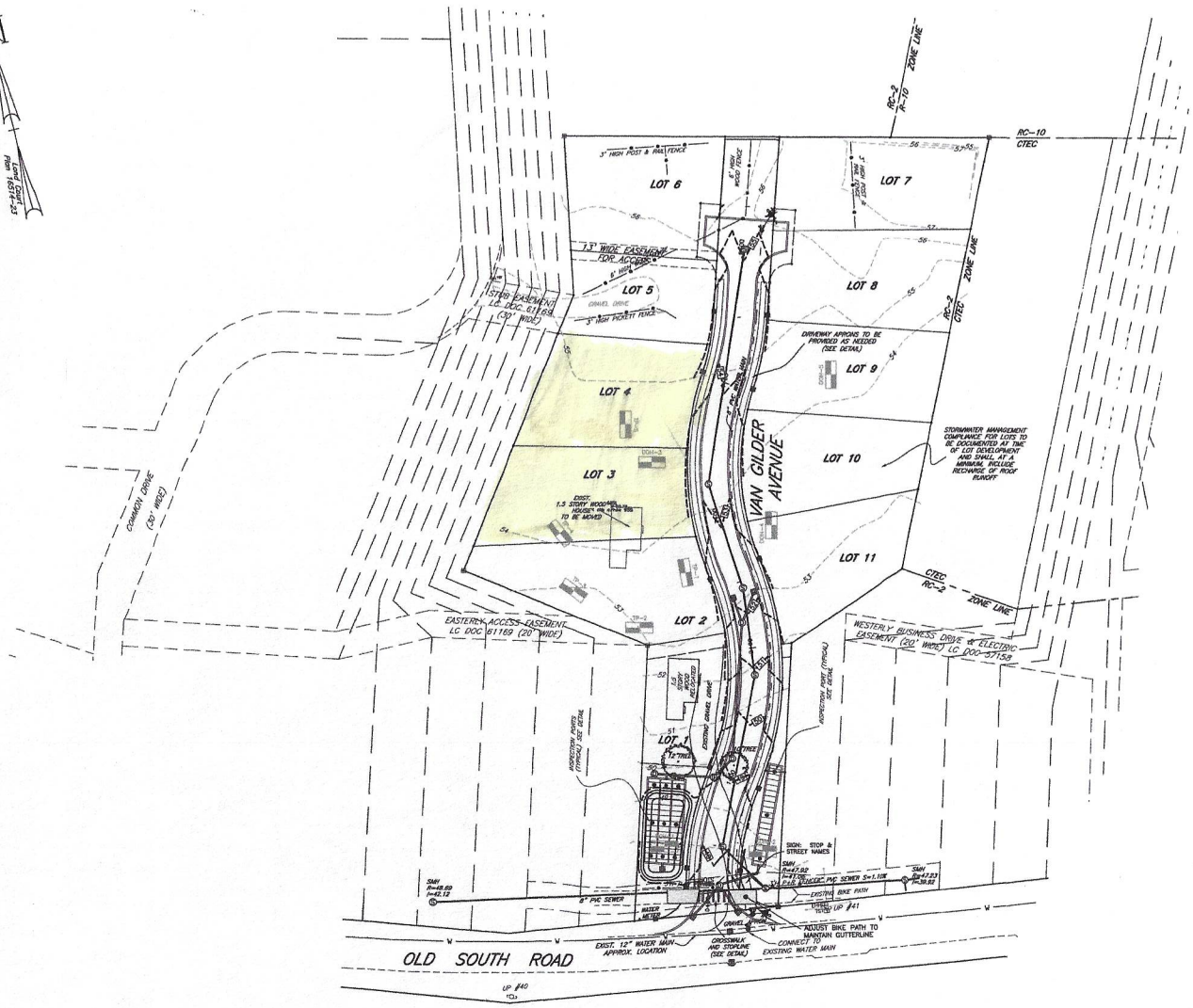
COLORS

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

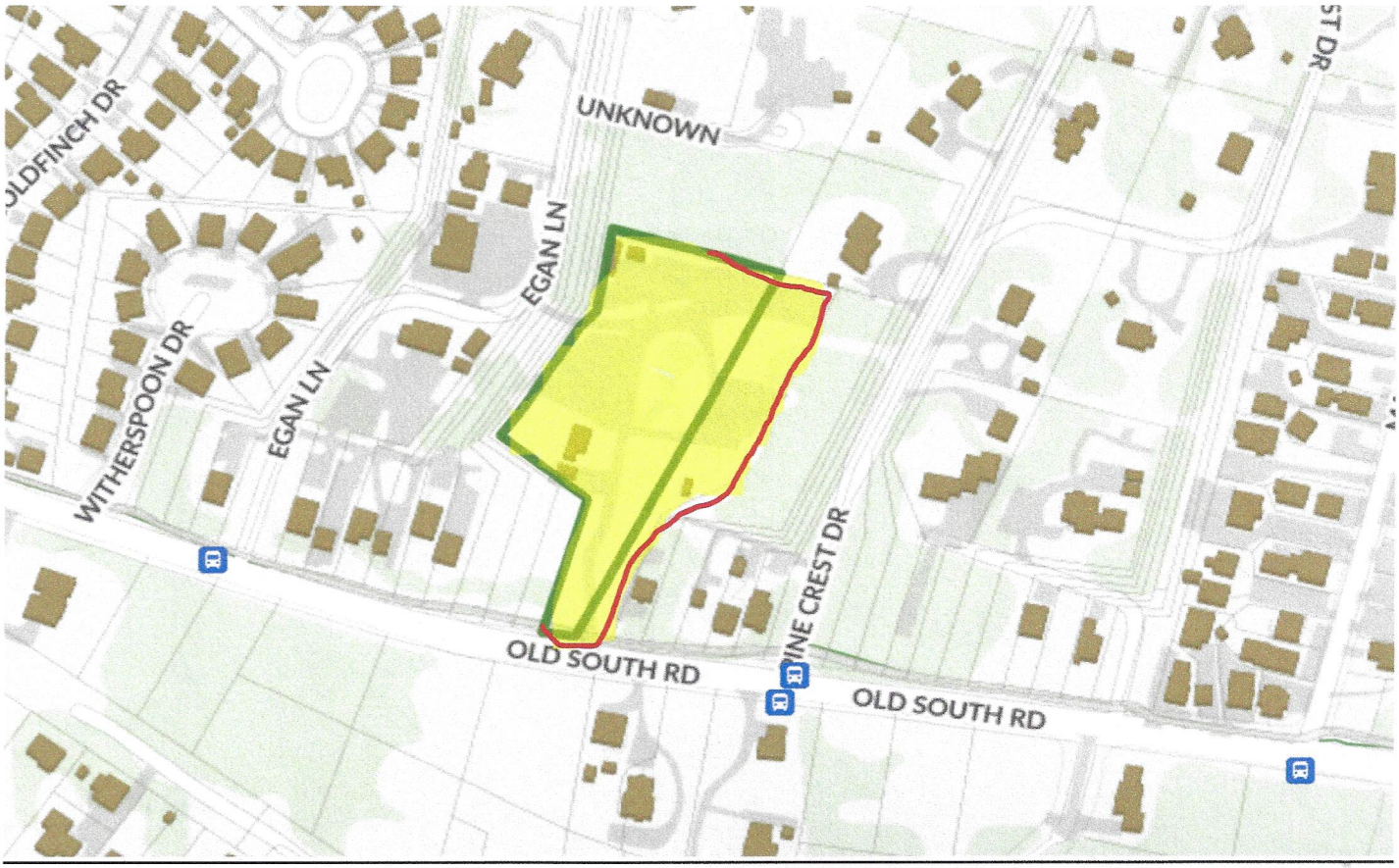
NANTUCKET PLANNING BOARD

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





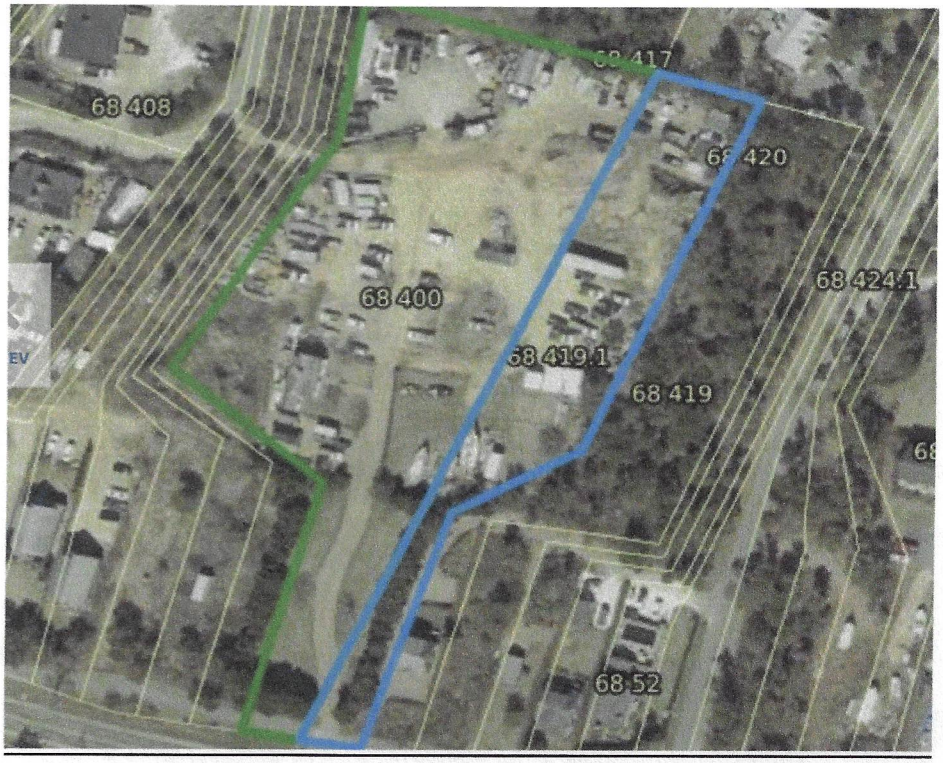
DECEMBER 10, 2021 - I & M

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 :

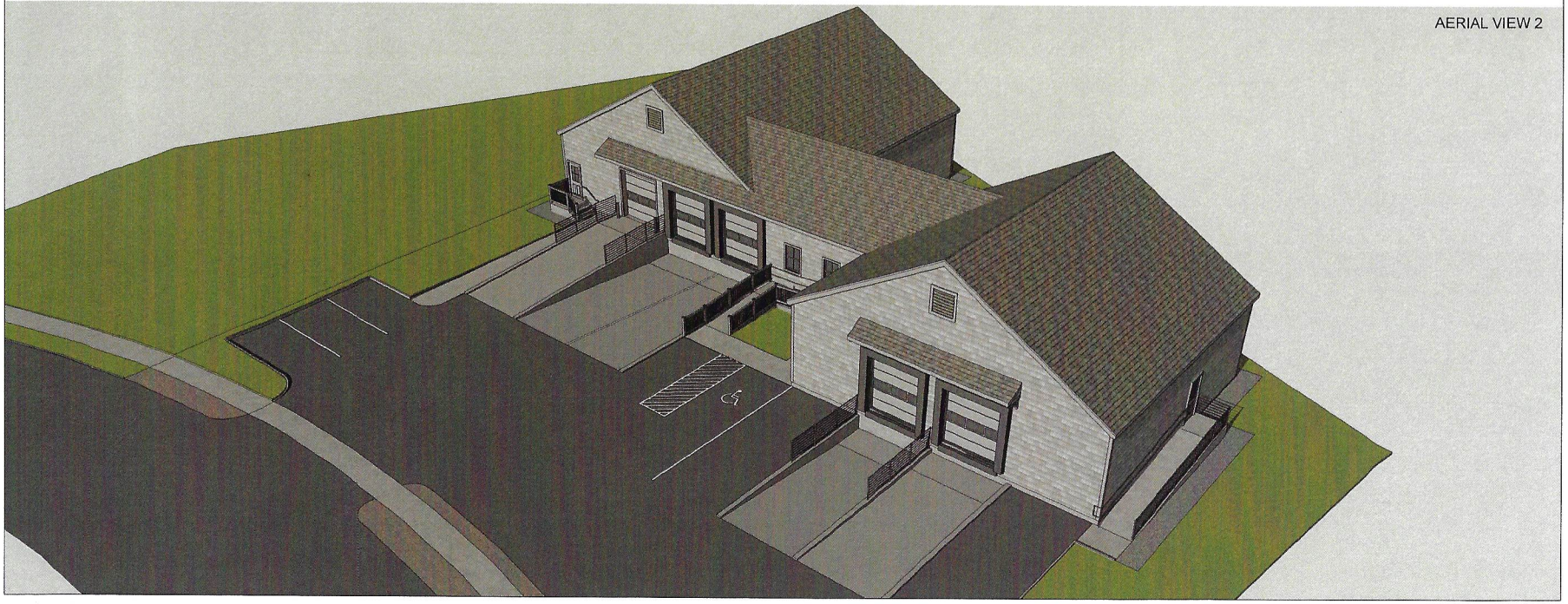
Sheet No. :

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

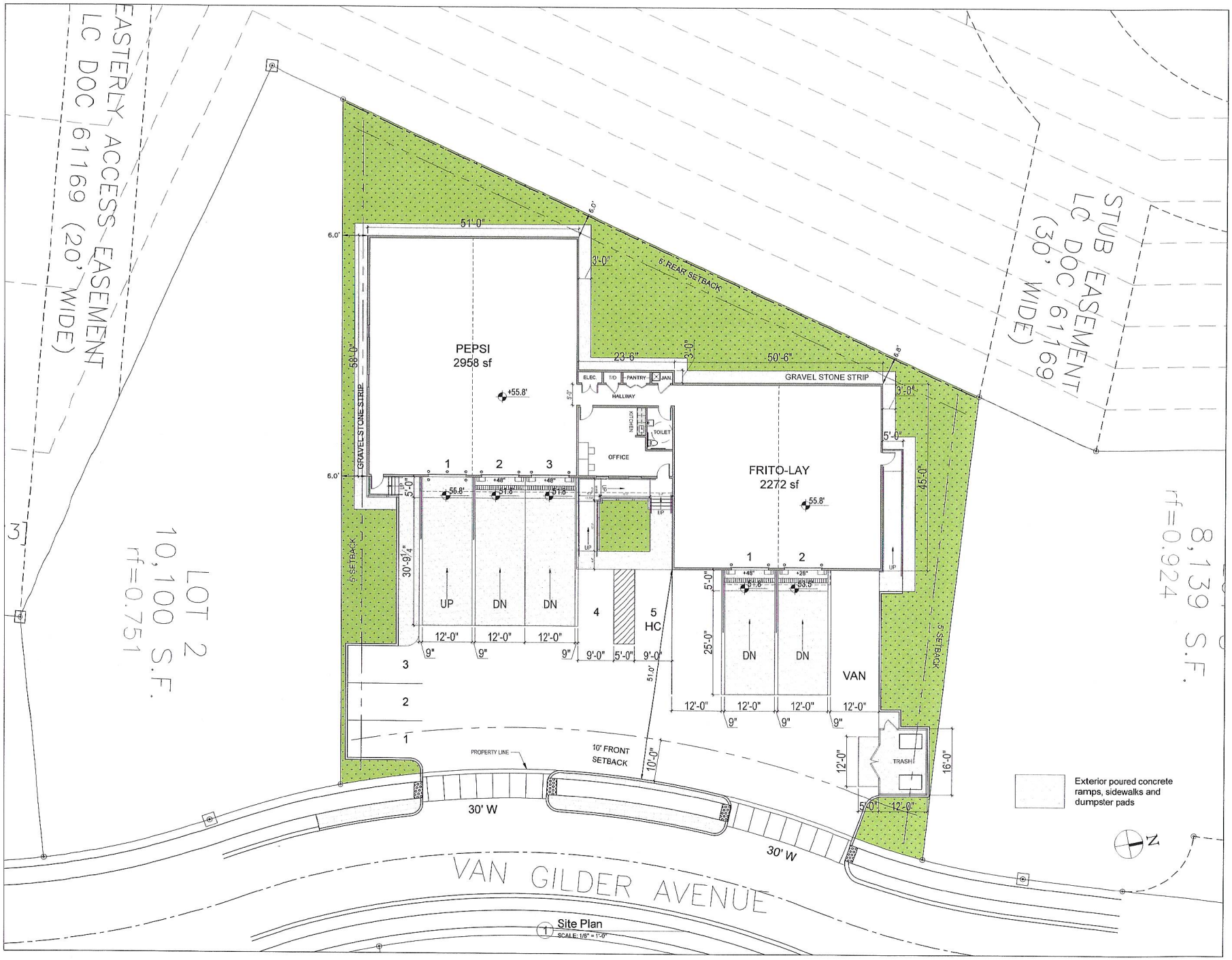
Drawing Title :

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

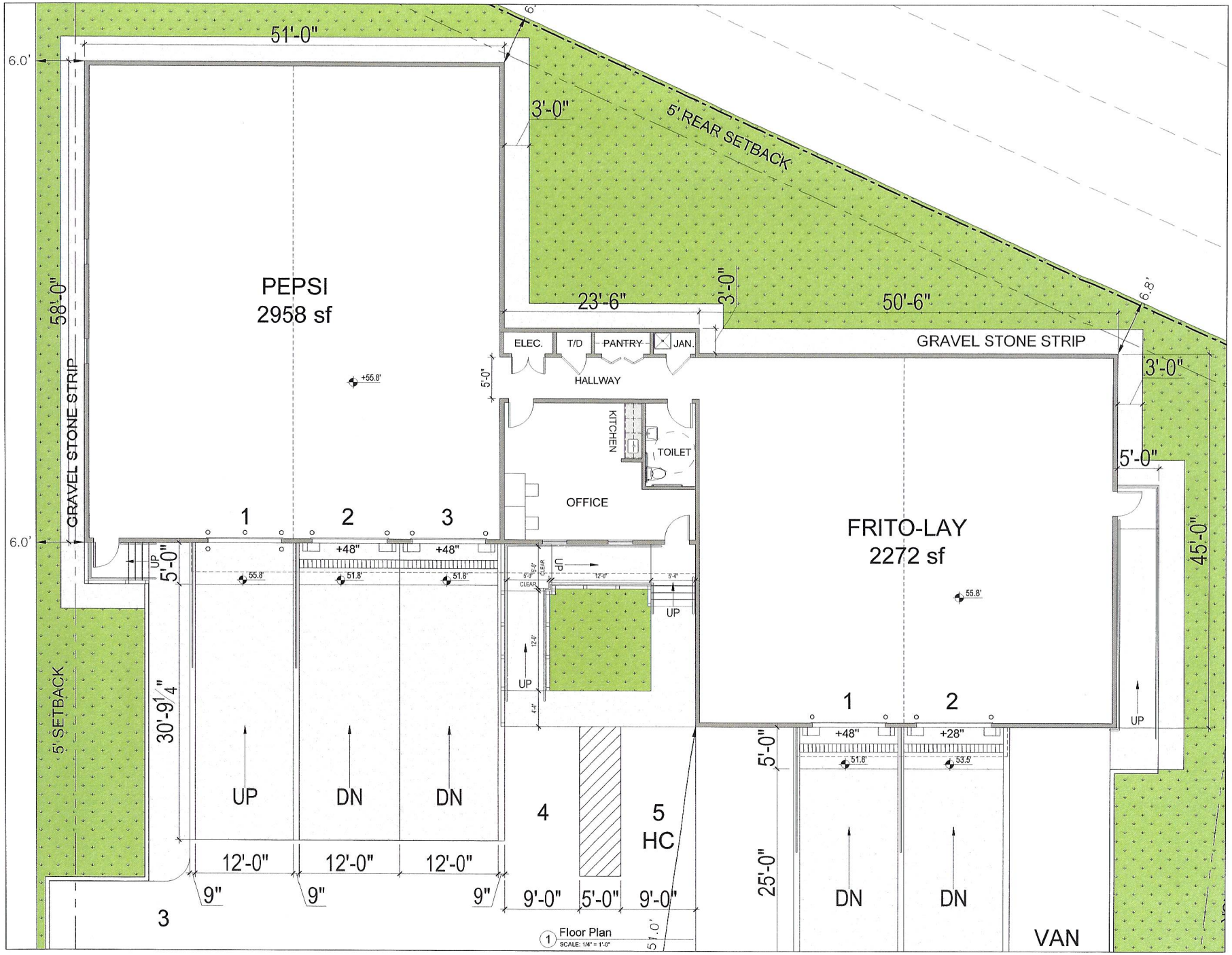
Drawing Title :

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

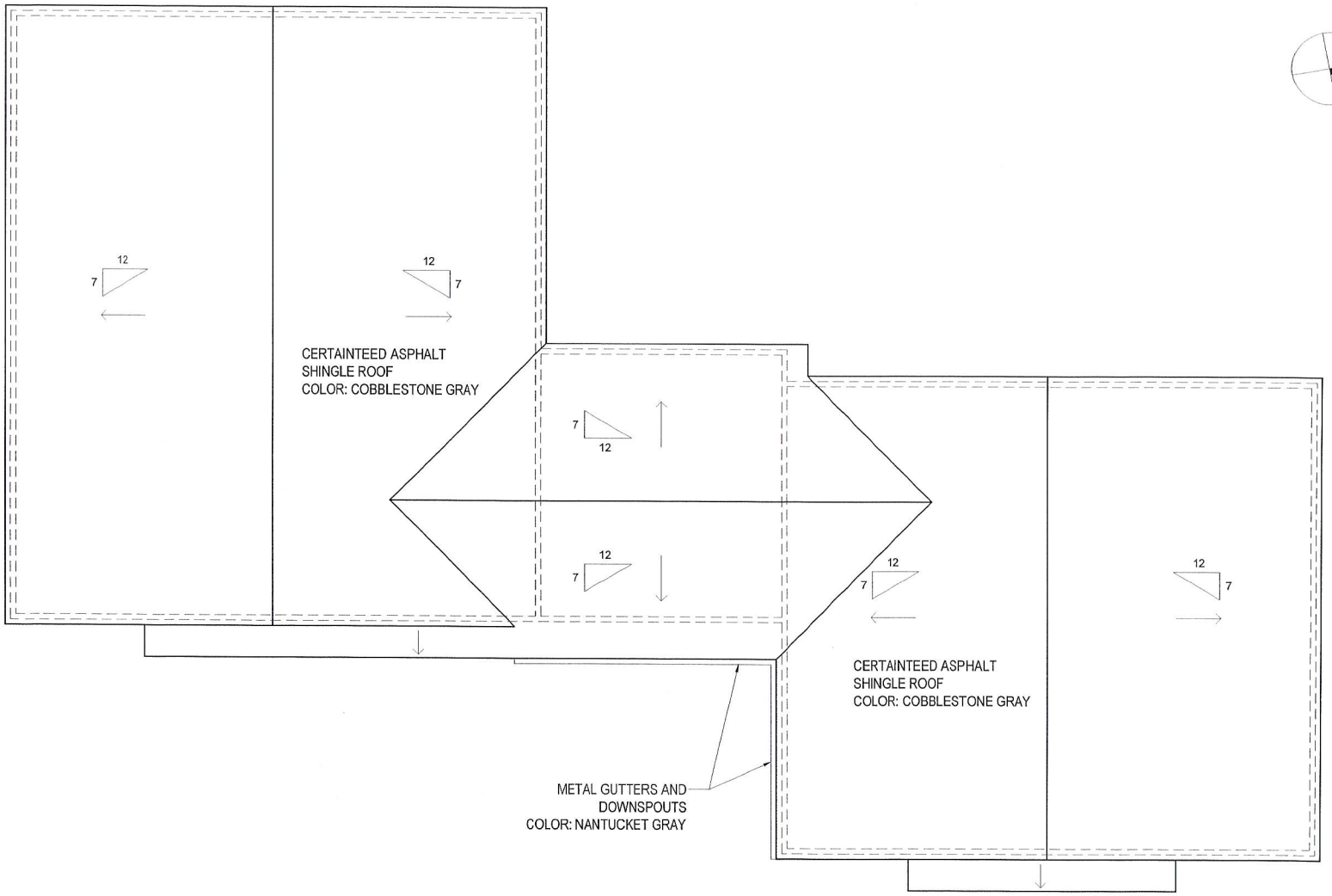
Drawing Title :

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

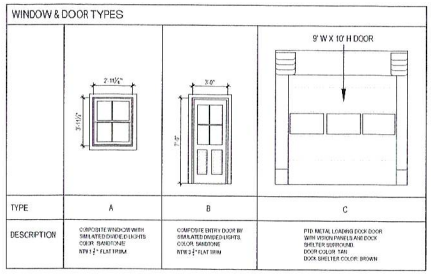
Drawing Title :

ROOF PLAN

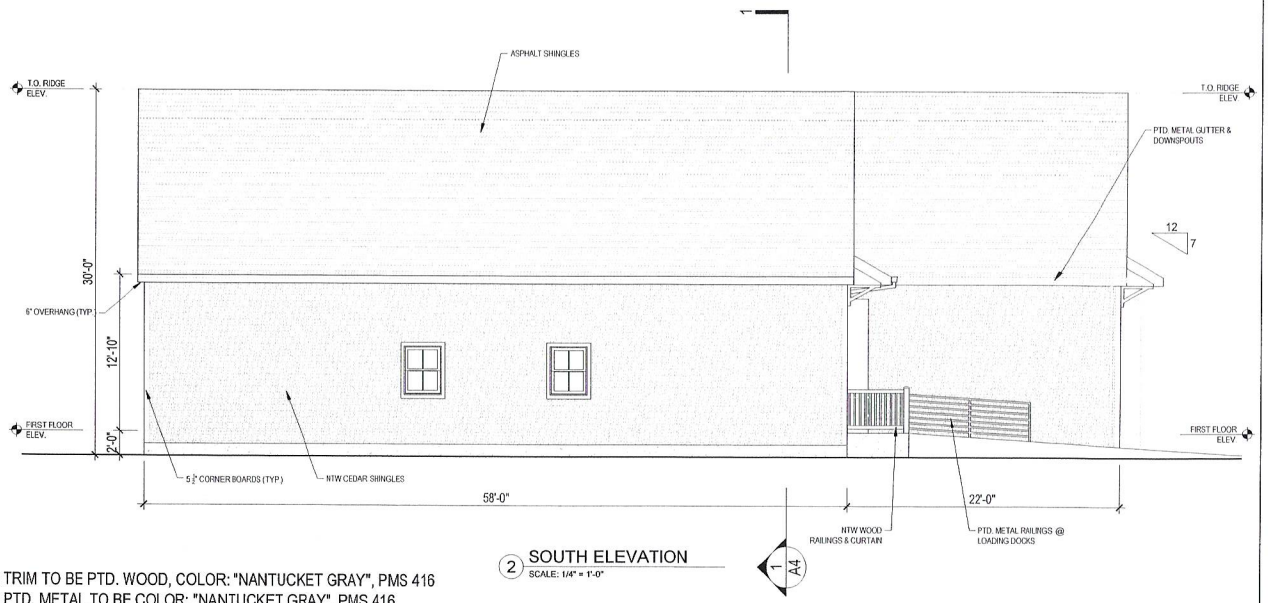
Seal :

Sheet No. :

A1.2



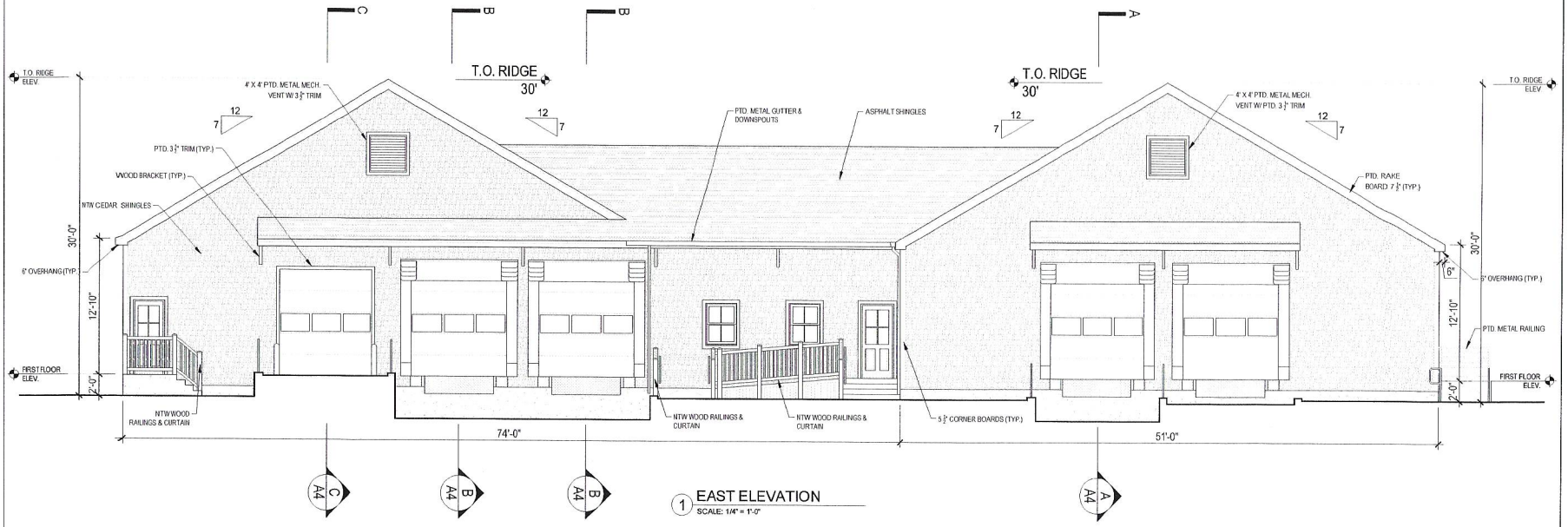
3 WINDOW & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



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

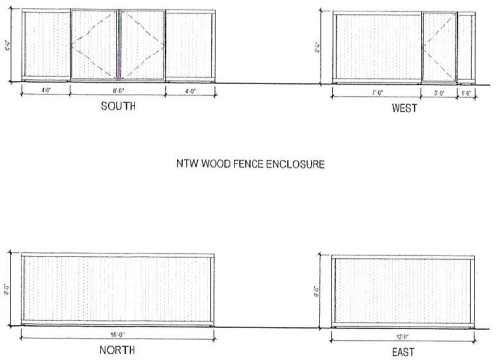
Drawing Title :

ELEVATIONS

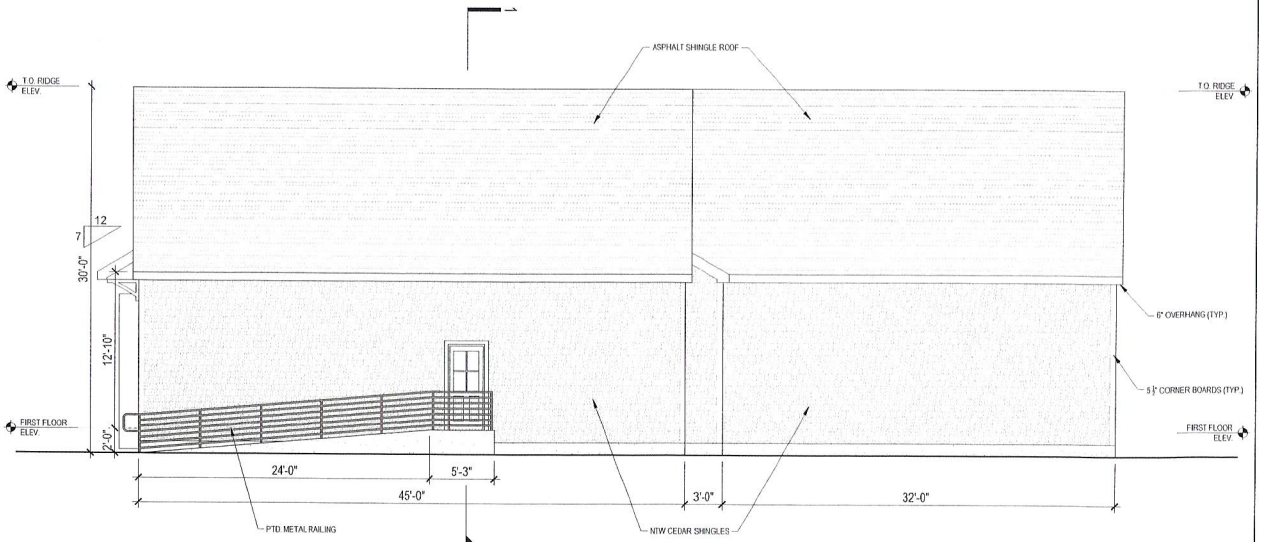
Seal :

Sheet No. :

A2.1



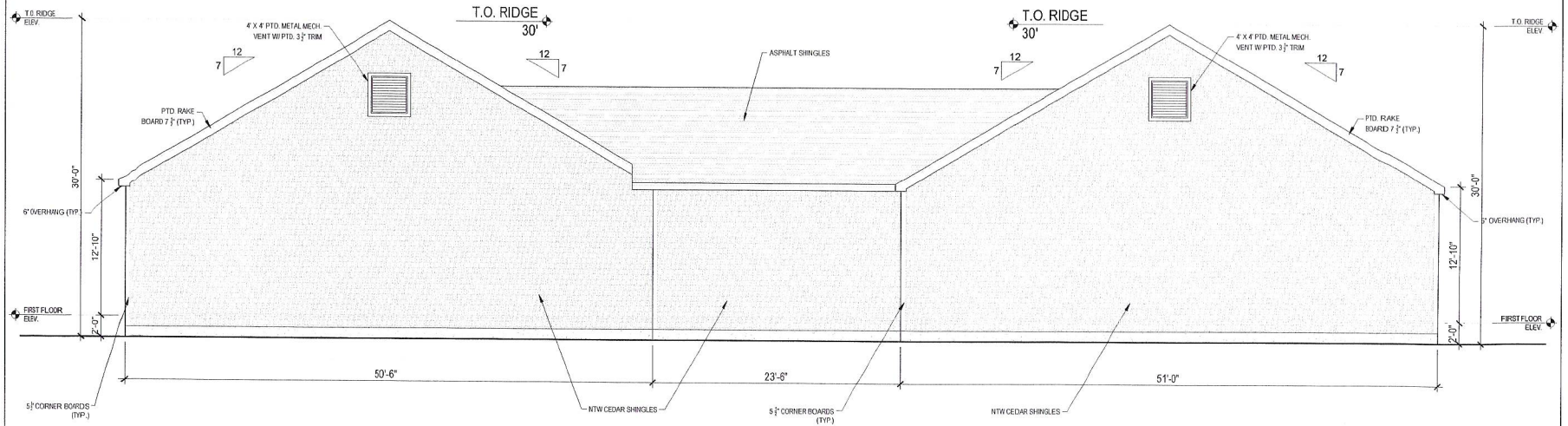
3 DUMPSTER FENCE ELEVATIONS
SCALE: 1/4" = 1'-0"



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

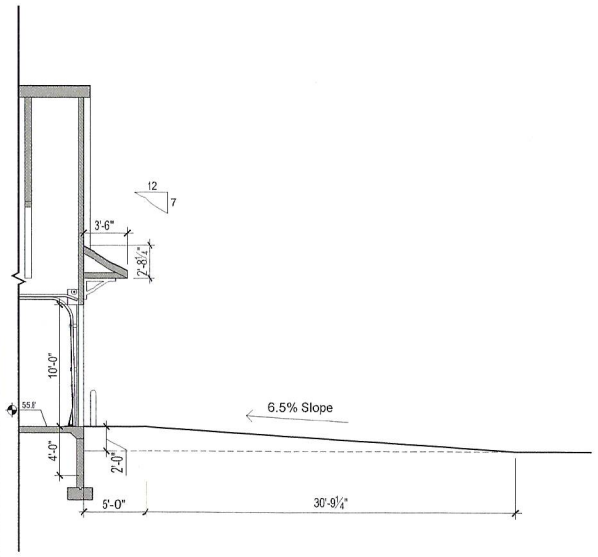
Drawing Title :

ELEVATIONS

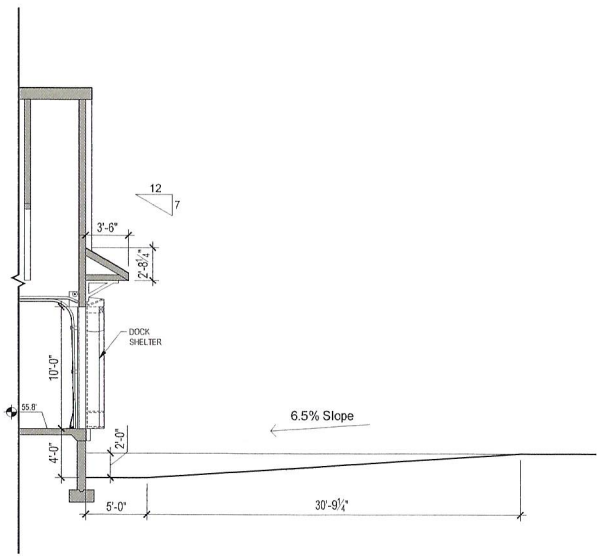
Seal :

Sheet No. :

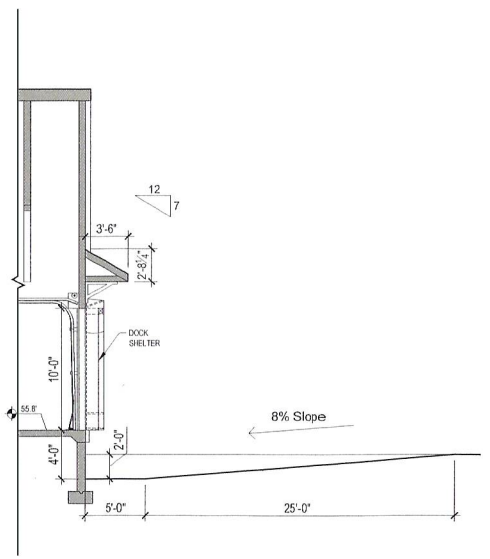
A2.2



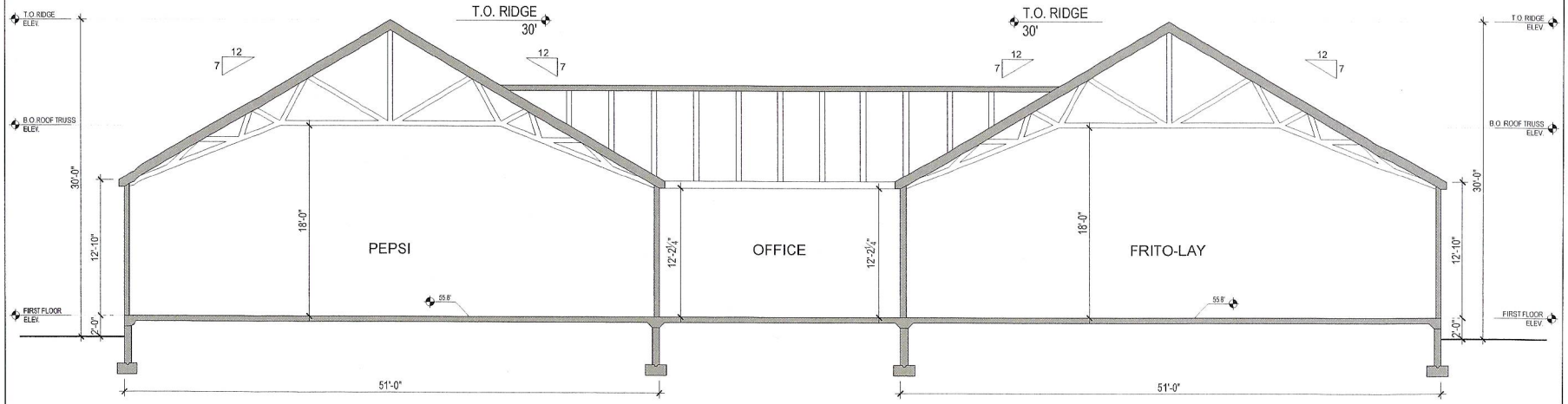
4 RAMP SECTION C-C
SCALE: 1/4" = 1'-0"



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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

Scanned Copy

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION (PORTION)

TAX MAP N°: 68 PARCEL N°. 400/41.1

Street & Number of Proposed Work: 86A+88 OLD SOUTH RD.

Owner of record: JEFFREY KASCHULUK LOTS 3+4

Mailing Address: PO BOX 241
NANTUCKET, MA 02554

Contact Phone #: 508-37-2547 E-mail: JEFFREY@WESTBAY (DI, CBM)

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name: NEW SUBDIVISION LOTS 3+4 ON VAN GILDER ROAD OFF OLD SOUTH ROAD

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation HARDSCAPE-CONCRETE LOADING RAMP
2. South Elevation ASPHALT DRIVEWAYS-CONCRETE
3. West Elevation WALKWAYS-NTW TRASH ENCLOSURE-
4. North Elevation FENCING-ALL RELATED TO NEW COMMERCIAL BUILDING

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 5' NTW
Type: VERT BOARD TRASH
Length: ENCLOSURE 16'X12'

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways CONCRETE/ASPHALT Walkways CONCRETE Walls _____

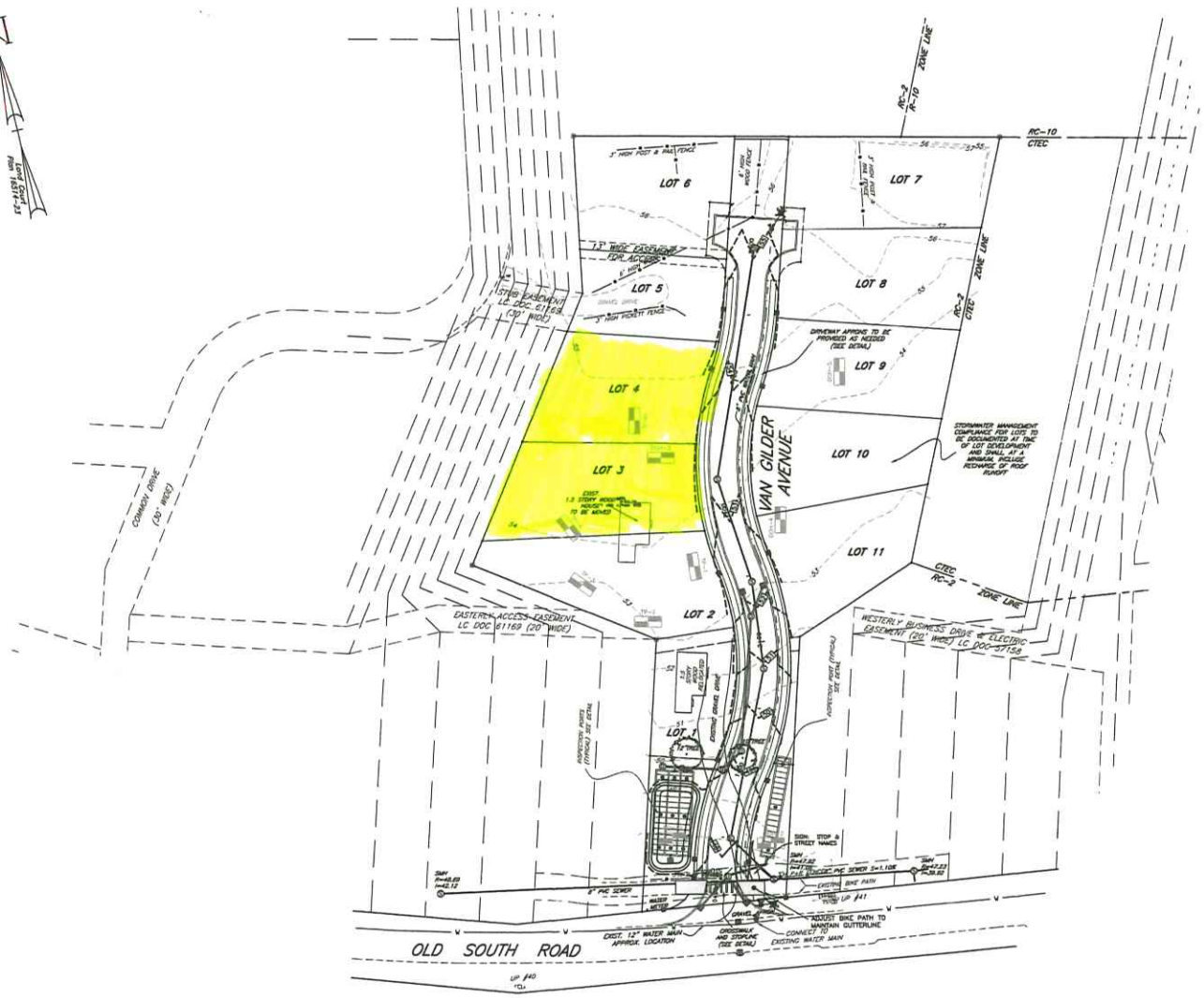
* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck STEPS CONCRETE Foundation METAL RAMP SAFETY RAILINGS Fence NTW Shutters _____
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 6/27/2024 Signature of owner of record _____ Signed under penalties of perjury



LEGEND

69	CONTOUR
	FENCE
	DRAIN MANHOLE
	CATCH BASIN
	HYDRANT
	SEWER MANHOLE
	UTILITY POLE
CTVST	CABLE TV STAND
TELE	TELEPHONE STAND
INV	INVERT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
S.F.	SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

Seal

PETER J. OCHEN #32304

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayesengcom

Scale: 1"=40'

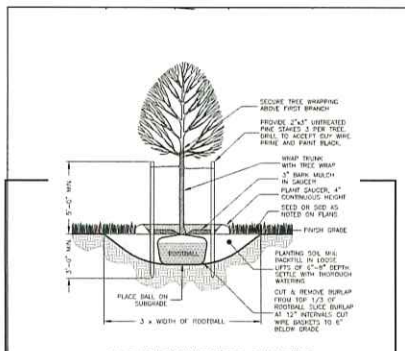
June 10, 2022

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

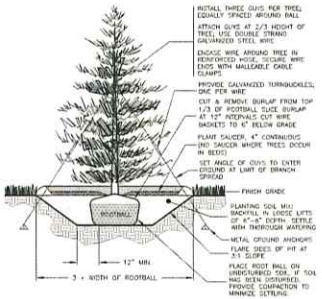
SHEET 2 OF 6

N:\NANTS\Dwgs\dwg_r4.dwg 12/12/2023 12:02:38 PM, TFW



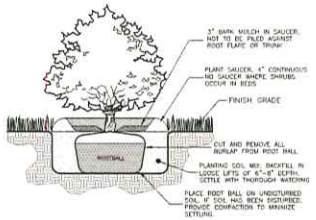
DECIDUOUS TREE PLANTING
NOT TO SCALE

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 :

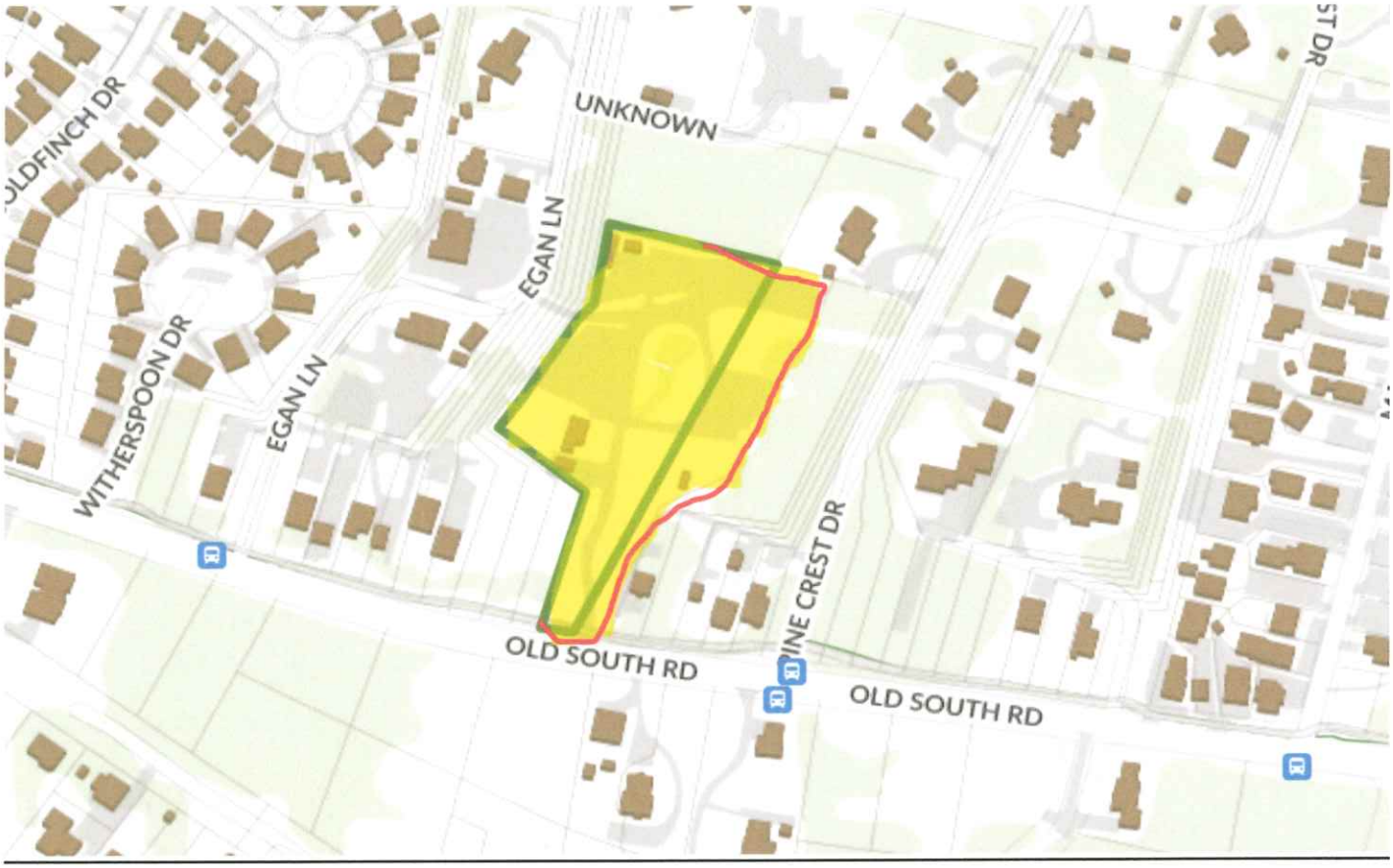
Landscape & Hardscape Plan

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





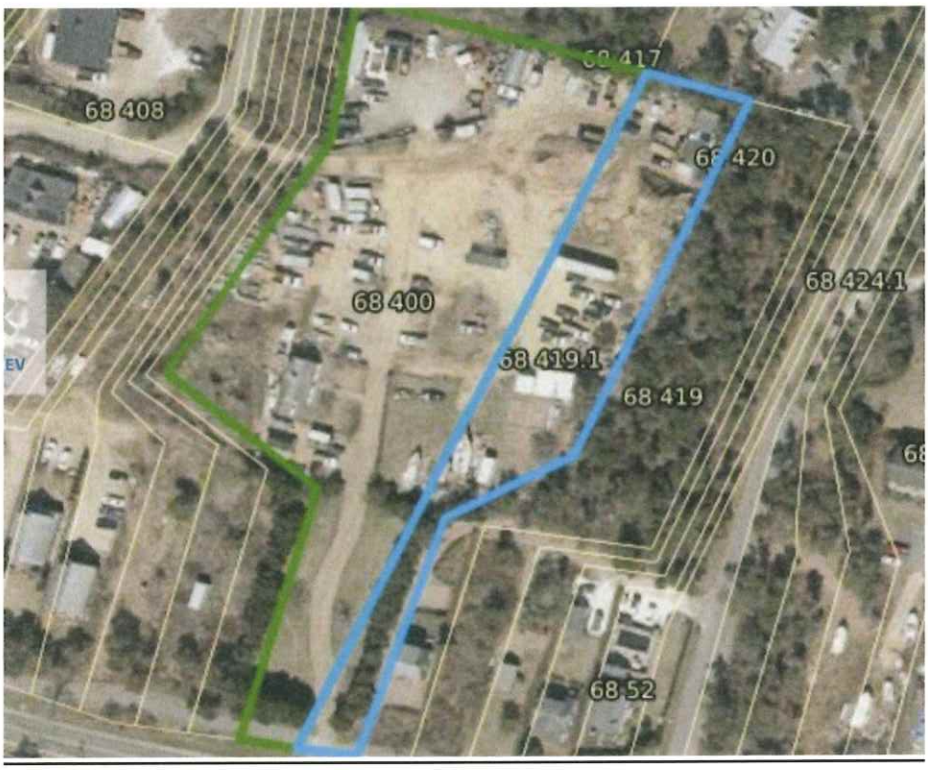
DECEMBER 10, 2021 - I & M

Eleven-lot subdivision proposed off Old South Road

PREV

By Joshua Balling
Email: jballing@inkym.com
Twitter: @JBallingIM

Dec 10, 2021 0

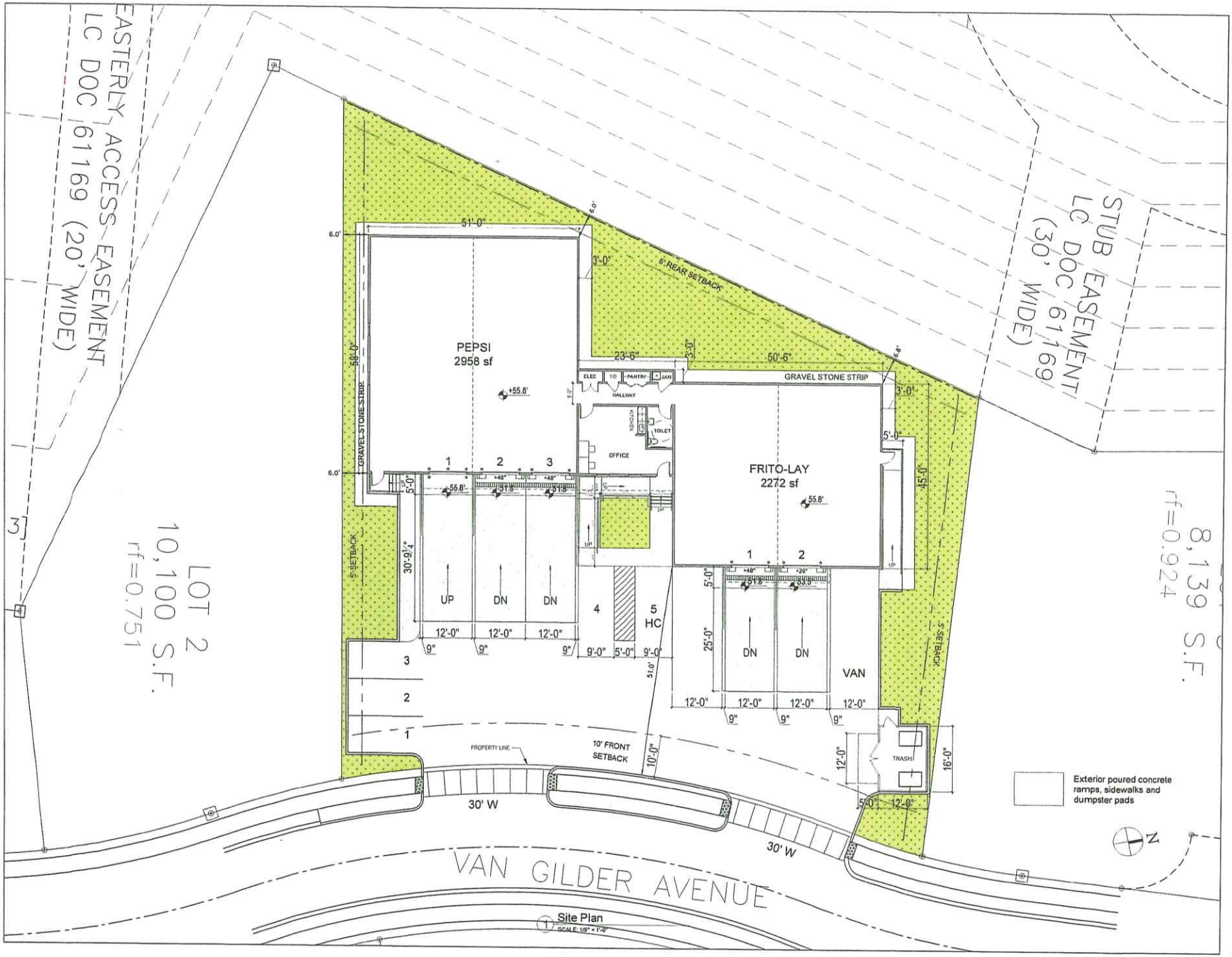


(*Dec. 10, 2021*) Developer Jeff Kaschuluk is looking to build an 11-lot subdivision on three acres of mixed-use land off Old South Road.

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

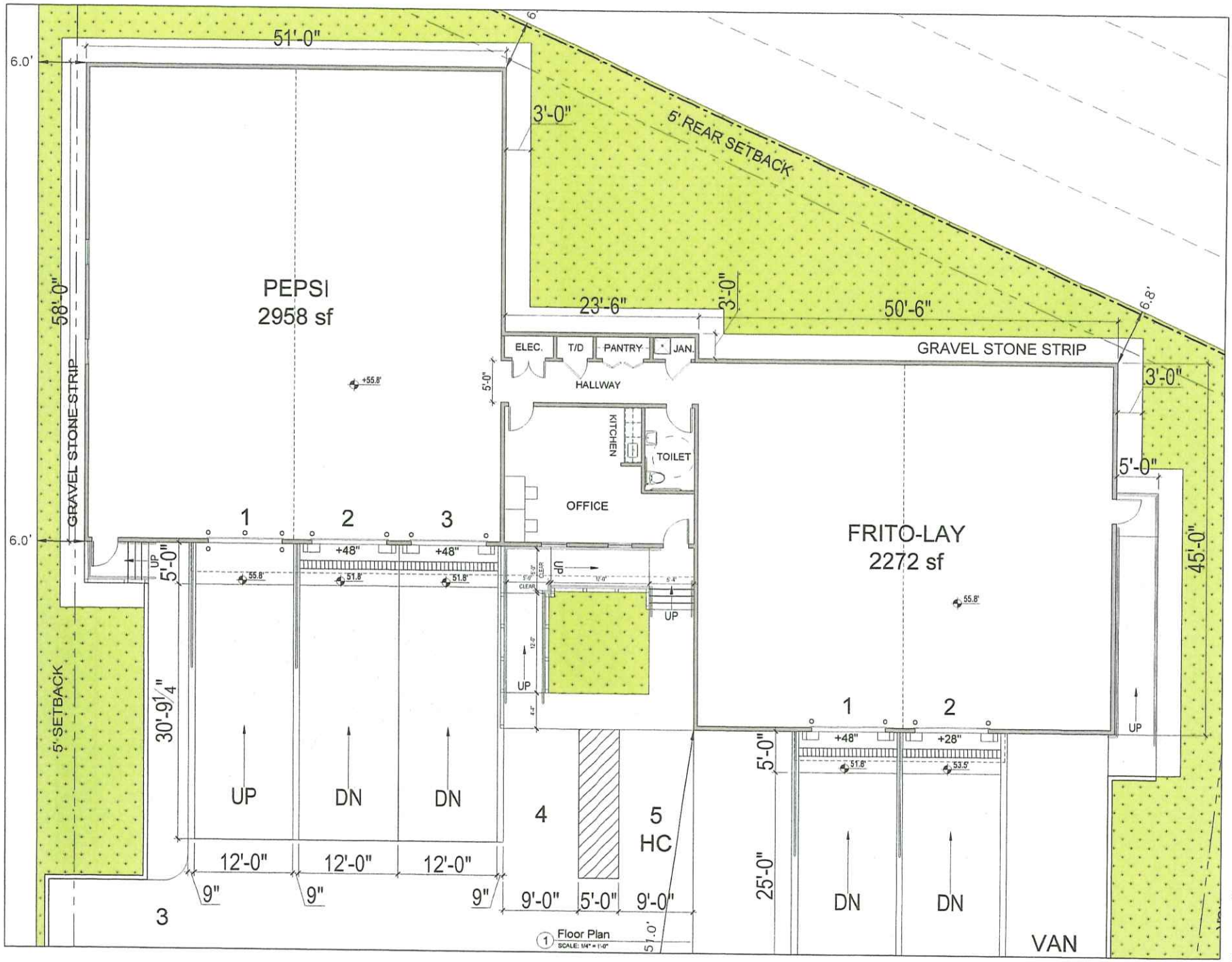
Drawing Title :

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 :

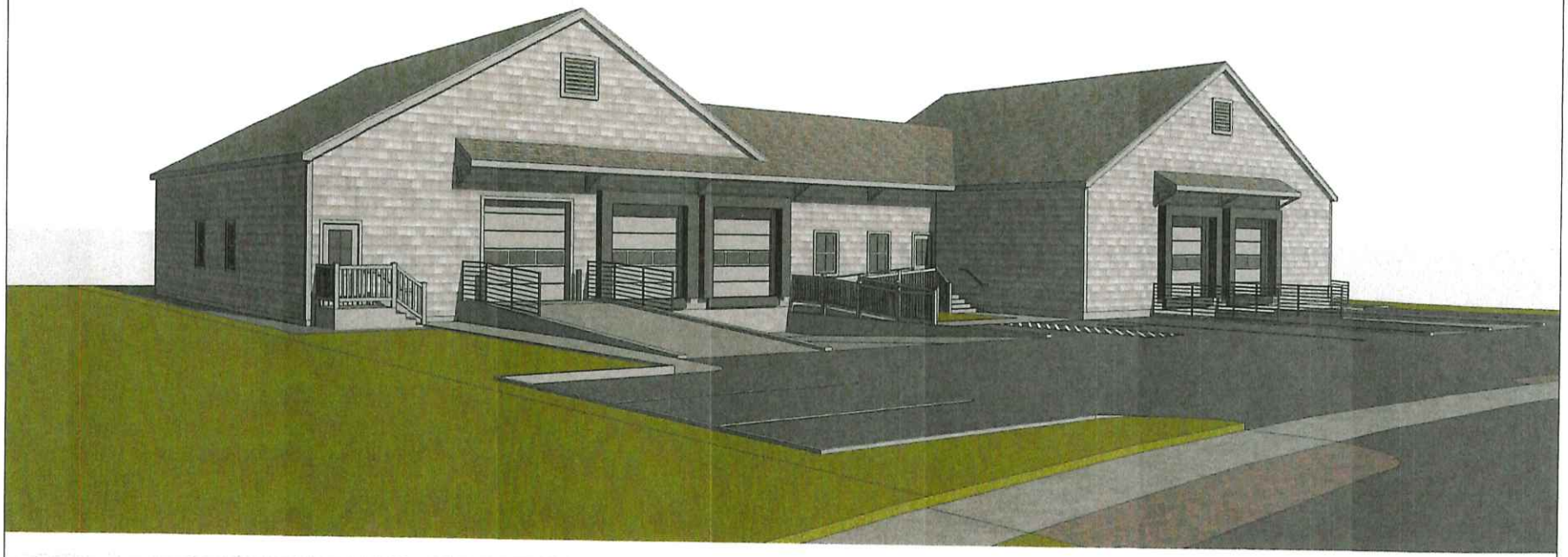
Floor Plan

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 :

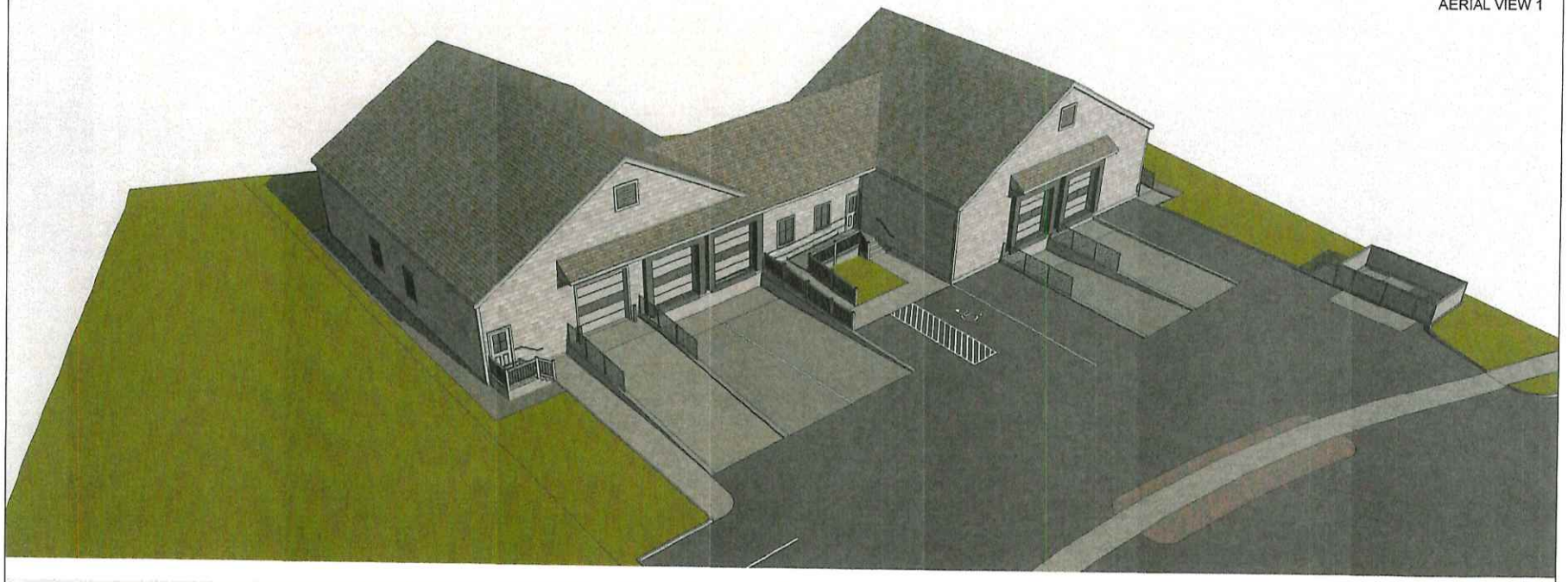
Street View Perspective

Seal :

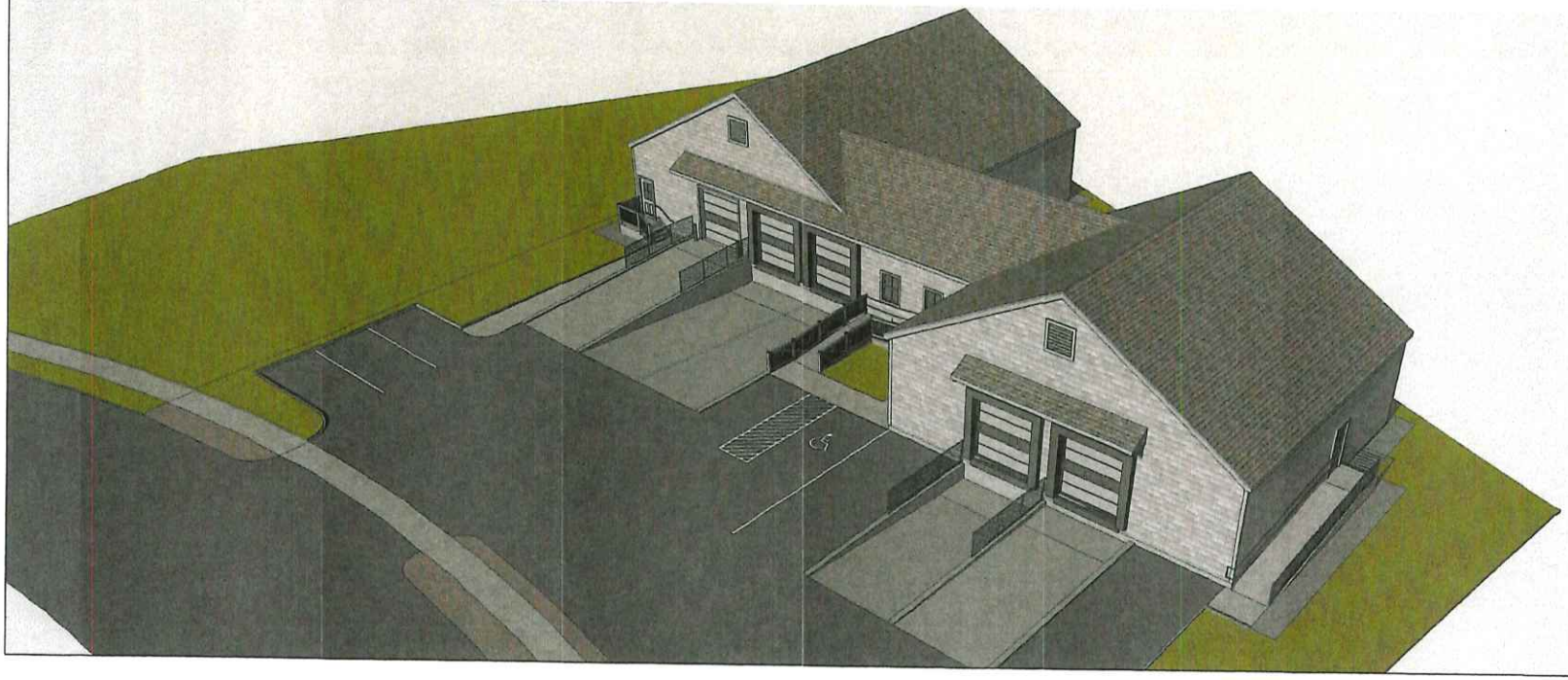
Sheet No

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

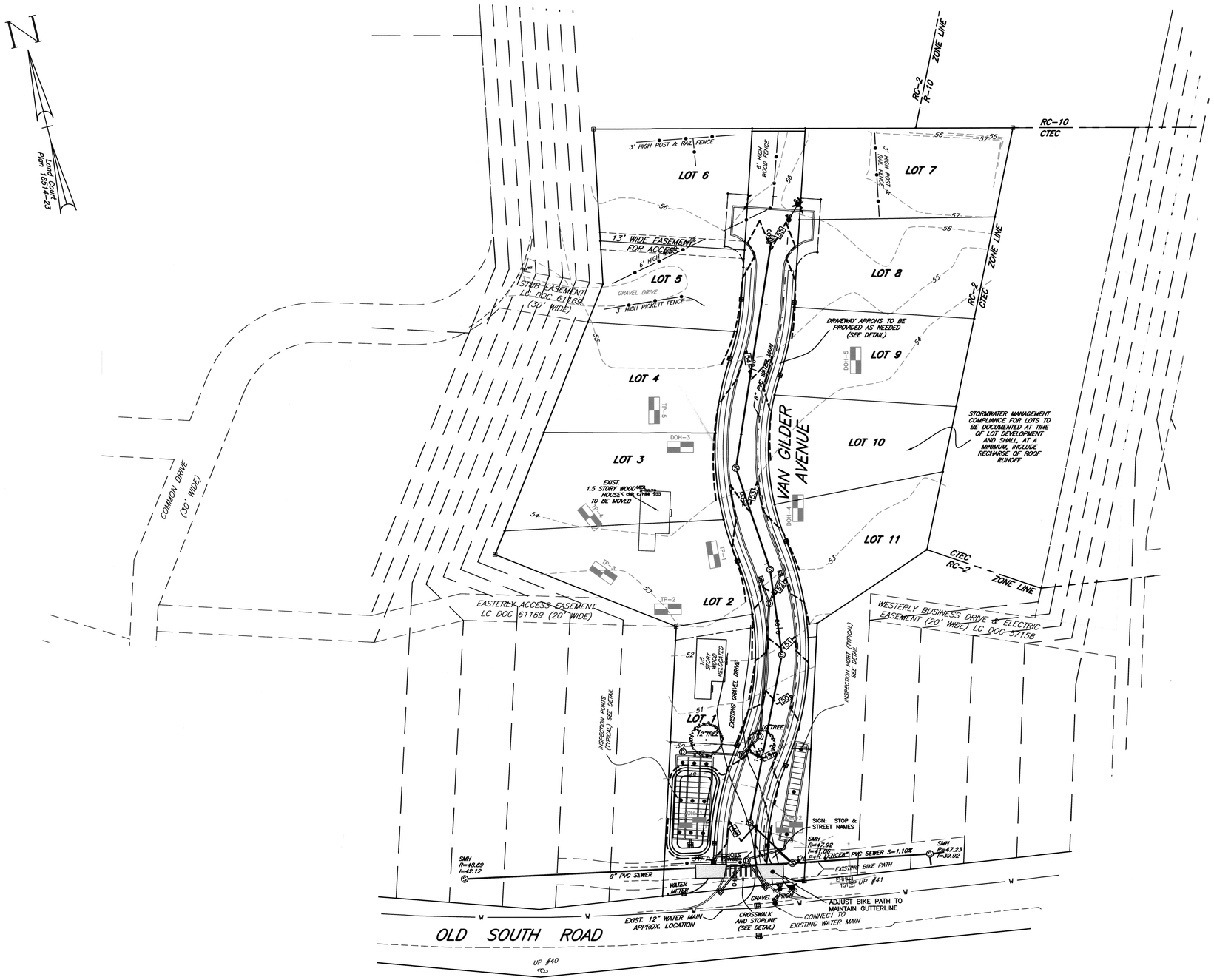
Drawing Title :

Aerial View Perspective

Seal :

Sheet No :

A0.2



LEGEND

- CONTOUR
- FENCE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- CTVST — CABLE TV STAND
- TST — TELEPHONE STAND
- INV — INVERT
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- S.F. — SQUARE FEET

ZONE: RESIDENTIAL COMMERCIAL 2

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 40'
FRONT YARD SETBACK = 20'
SIDE & REAR YARD SETBACKS = 5'
MAXIMUM LOT COVERAGE = 50%
REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

PROPERTY LIES WITHIN THE TOWN, SEWER & WELLHEAD PROTECTION OVERLAY DISTRICTS.

GENERAL NOTES:

1. EXISTING CONDITIONS WAS COMPILED FROM AN ON THE GROUND SURVEY COMPLETED BY HAYES ENGINEERING, INC.

2. THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C0089G, DATED: JUNE 9, 2014.

3. PROPOSED INFILTRATION AREAS ARE TO BE EXCAVATED TO THE PARENT MATERIAL, REMOVING TOP & SUB SOILS, AND BACKFILLING WITH CLEAN GRANULAR MATERIAL. AREAS ARE NOT TO BE USED FOR CONSTRUCTION PHASE SEDIMENT CONTROL

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____ , CLERK OF THE TOWN OF NANTUCKET, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____
TOWN CLERK

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Lots and Easements Revised	10/6/22
2	Peer Review Comments	9/9/22
1	Layout / Peer Review	8/24/22

PETER J. OGREN CIVIL No. 27145 REGISTERED PROFESSIONAL ENGINEER

Seal

PETER J. OGREN #33604 REGISTERED PROFESSIONAL ENGINEER

Hayes

0' 20' 40' 80' 120'

DEFINITIVE PLAN & PROFILE
VAN GILDER AVENUE
NANTUCKET, MASS.

APPLICANT
Jeffrey Kaschuluk
29 North Liberty
Nantucket, MA 02554

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

June 10, 2022

NANTUCKET PLANNING BOARD

Application Filed:	06-09-2022
Final Plan Filed:	02-13-2024
Hearing Date:	2/12/22
Plan Approved:	02-12-2024
Plan Signed:	02-12-2024

SHEET 2 OF 6

N:\NAN16\Dwg\Van_Gilder_r4.dwg, 12/8/2023 12:02:38 PM, TFW

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

RECEIVED JUN 24 2024 By

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 81/8 PARCEL N°. 0081-008

Street & Number of Proposed Work: 14 Pond View Dr.

Owner of record: Sharon Fruit

Mailing Address: 14 Pond View Dr.
Nantucket, MA 02554

Contact Phone #: 404-626-4555 E-mail: sharon@quidnet.com

AGENT INFORMATION (if applicable)

Name: Edward Graham, Graham & Graham Construction

Mailing Address: P.O. Box 2672
Nantucket, MA 02584

Contact Phone #: 516-416-9123 E-mail: grahamconstruction.ack@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 8-10'
Type: Deer Fence Wood posts, Wire Chain Link
Length: 230' x 327' x 234' x 362'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Green Shutters _____

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

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

Date 7/1/2024 Signature of owner of record Sharon Fruit Signed under penalties of perjury



Property Information

Property ID	7771
Location	14 POND VIEW DR
Owner	FRUIT SHARON TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Edward

AS AGENT FOR Sharon

STREET ADDRESS 14 Pond View

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Signature

07.01.24
Date

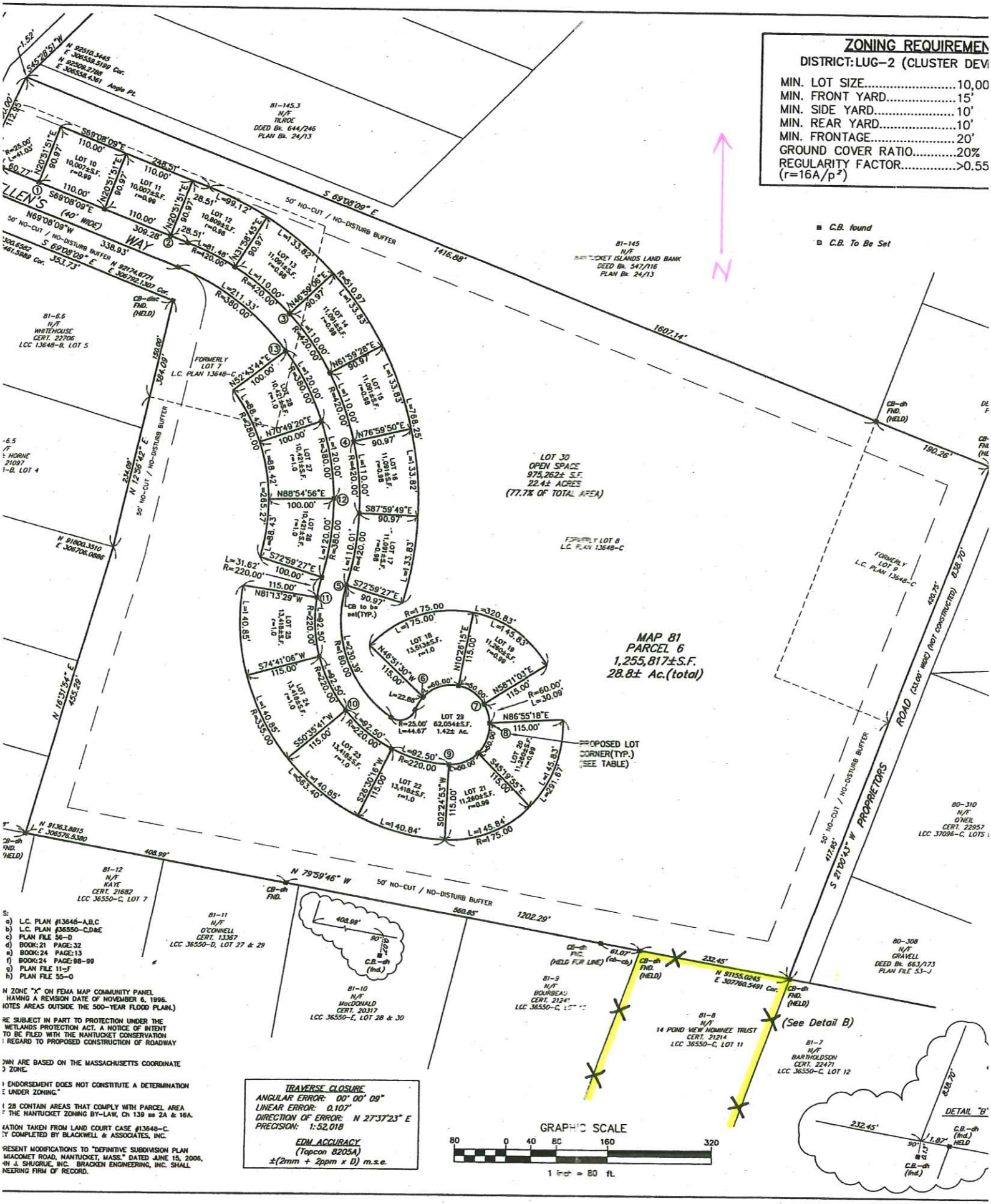
Proposed Deer Fence

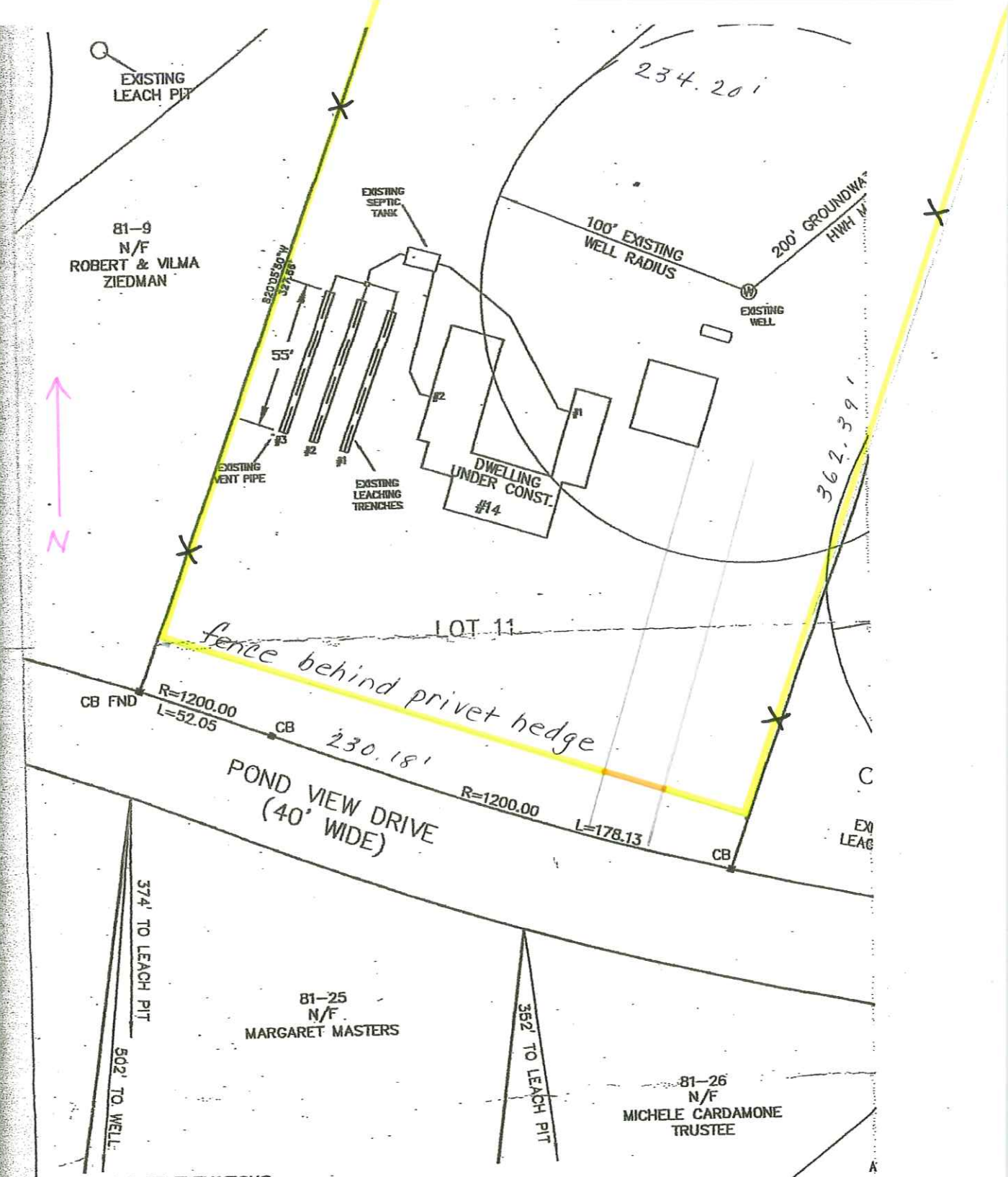
The following two pictures are similar but not actual.

1. Fence with wood posts
   Wire or chain link
   Green
   8-10' height
   S 230.18' length
   W 327.86'
   N 234.20'
   E 362.39'

   Fence is hidden by privet hedge

2. Gate made of wood
   White to match trim on house
   Standard driveway width about 12'


ZONING REQUIREMEN
DISTRICT: LUG-2 (CLUSTER DEV
MIN. LOT SIZE.....10,00
MIN. FRONT YARD.....15'
MIN. SIDE YARD.....10'
MIN. REAR YARD.....10'
MIN. FRONTAGE.....20'
GROUND COVER RATIO.....20%
REGULARITY FACTOR.....>0.55
(r=16A/p²)
C.B. found
C.B. To Be Set
N
MAP 81
PARCEL 6
1,255,817±S.F.
28.8± Ac.(total)
LOT 30
OPEN SPACE
975,262± S.F.
22.4± ACRES
(77.7% OF TOTAL AREA)
LOT 29
62,054±S.F.
1.42± Ac.
PROPOSED LOT CORNER(TYP.) (SEE TABLE)
(See Detail B)
DETAIL "B"
GRAPHIC SCALE
1 inch = 80 ft.
TRAVERSE CLOSURE
ANGULAR ERROR: 00° 00' 09"
LINEAR ERROR: 0.107'
DIRECTION OF ERROR: N 27°37'23" E
PRECISION: 1:52,018
EDM ACCURACY
(Topcon 8205A)
±(2mm + 2ppm x D) m.s.e.
a) L.C. PLAN #13648-A,B,C
b) L.C. PLAN #36550-C,D&E
c) PLAN FILE 56-D
d) BOOK: 21 PAGE: 32
e) BOOK: 24 PAGE: 13
f) BOOK: 24 PAGE: 98-99
g) PLAN FILE 11-F
h) PLAN FILE 55-O
N ZONE "X" ON FEMA MAP COMMUNITY PANEL
HAVING A REVISION DATE OF NOVEMBER 6, 1996.
NOTES AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.)
RE SUBJECT IN PART TO PROTECTION UNDER THE
WETLANDS PROTECTION ACT. A NOTICE OF INTENT
TO BE FILED WITH THE NANTUCKET CONSERVATION
REGARD TO PROPOSED CONSTRUCTION OF ROADWAY
OWN ARE BASED ON THE MASSACHUSETTS COORDINATE
ZONE.
ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION
E UNDER ZONING."
28 CONTAIN AREAS THAT COMPLY WITH PARCEL AREA
THE NANTUCKET ZONING BY-LAW, Ch 139 ss 2A & 16A.
NATION TAKEN FROM LAND COURT CASE #13648-C.
Y COMPLETED BY BLACKWELL & ASSOCIATES, INC.
RESENT MODIFICATIONS TO "DEFINITIVE SUBDIVISION PLAN
MIACOMET ROAD, NANTUCKET, MASS." DATED JUNE 15, 2006,
N J. SHUGRUE, INC. BRACKEN ENGINEERING, INC. SHALL
NEERING FIRM OF RECORD.



SCHEDULE OF ELEVATIONS

	AS-BUILT	PROPOSED
INV. EXIT HOUSE	21.57'/21.52'	21.26'
INV. INTO TANK	20.67'/20.63'	20.22'
INV. EXIT TANK	20.38'	19.97'
INV. INTO D-BOX	19.81'	19.38'
INV. EXIT D-BOX	19.60'	19.21'
INV. BEG. TRENCH 1	19.48'	19.08'
INV. END TRENCH 1	19.12'	18.80'
INV. BEG. TRENCH 2	19.55'	
INV. END TRENCH 2	19.21'	
INV. BEG. TRENCH 3	19.51'	
INV. END TRENCH 3	19.26'	

GERALD G. BUZANOSKI SANITARY No. 31243 REGISTERED PROFESSIONAL ENGINEER

1/7/13

COPYRIGHT BY NANTUCKET SURVEYORS, INC.

(14)






14
POND VIEW DRIVE

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

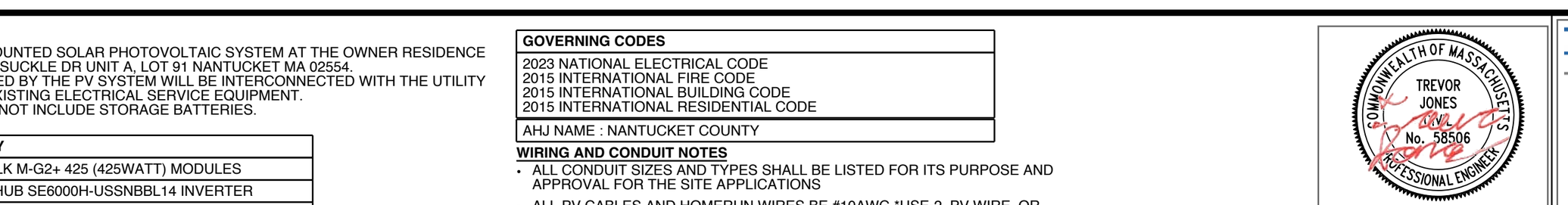
WIRING AND CONDUIT NOTES

- 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"

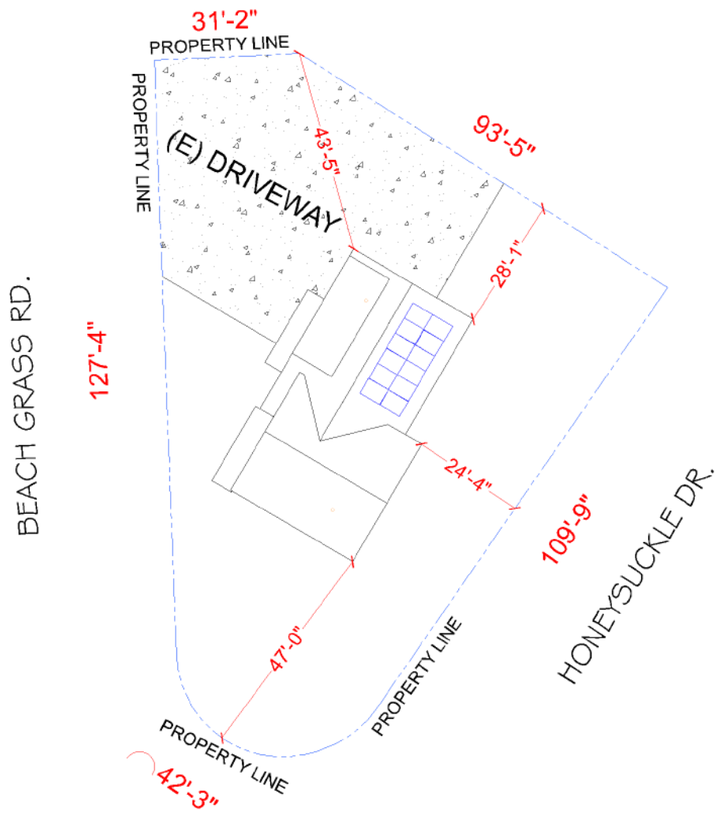
SHEET NUMBER
PV-1

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
(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
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

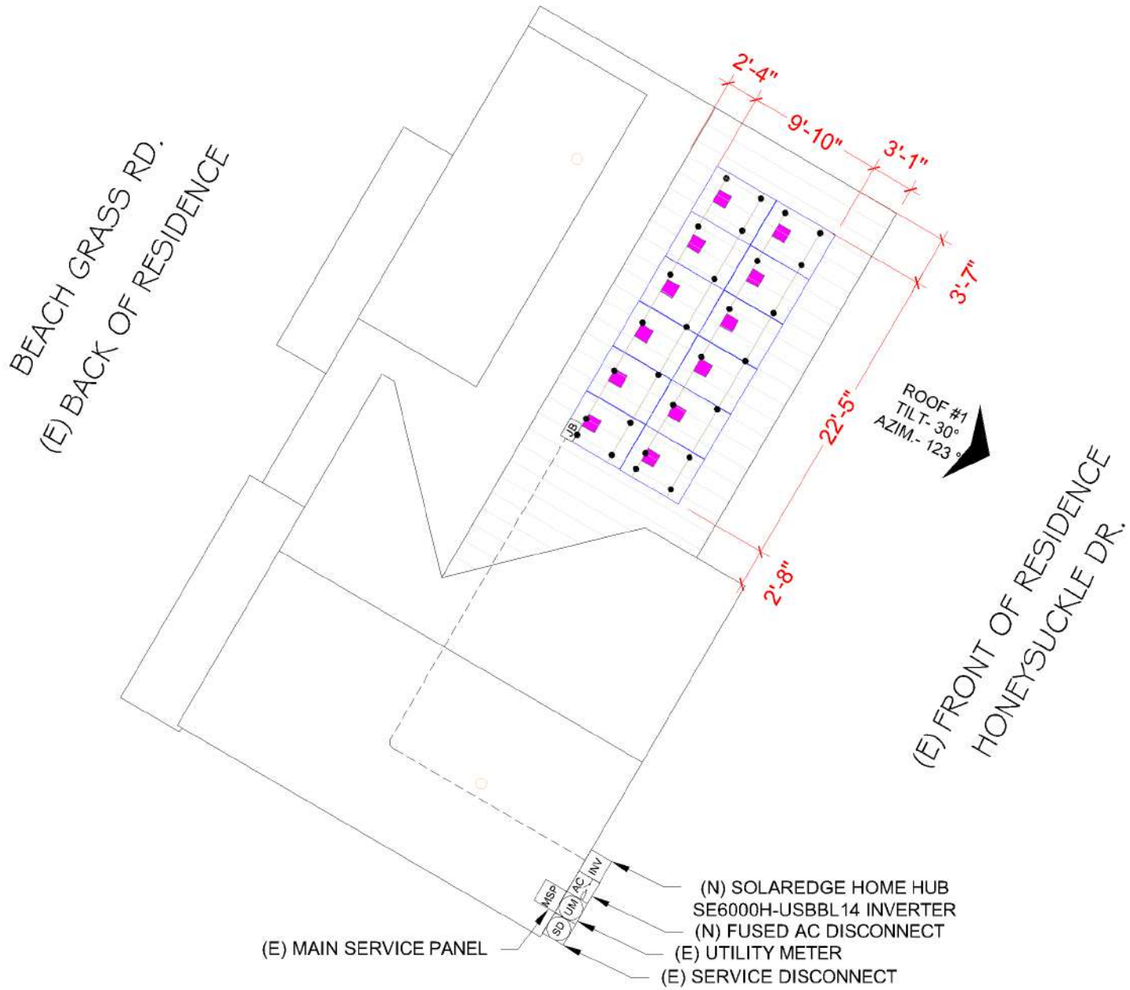
ROOF DESCRIPTION				
ROOF	ROOF TILT	RAFTER SIZE	RAFTER SPACING	ROOF MATERIAL
#1	30°	2" x 6"	16" o.c.	COMP SHINGLE

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

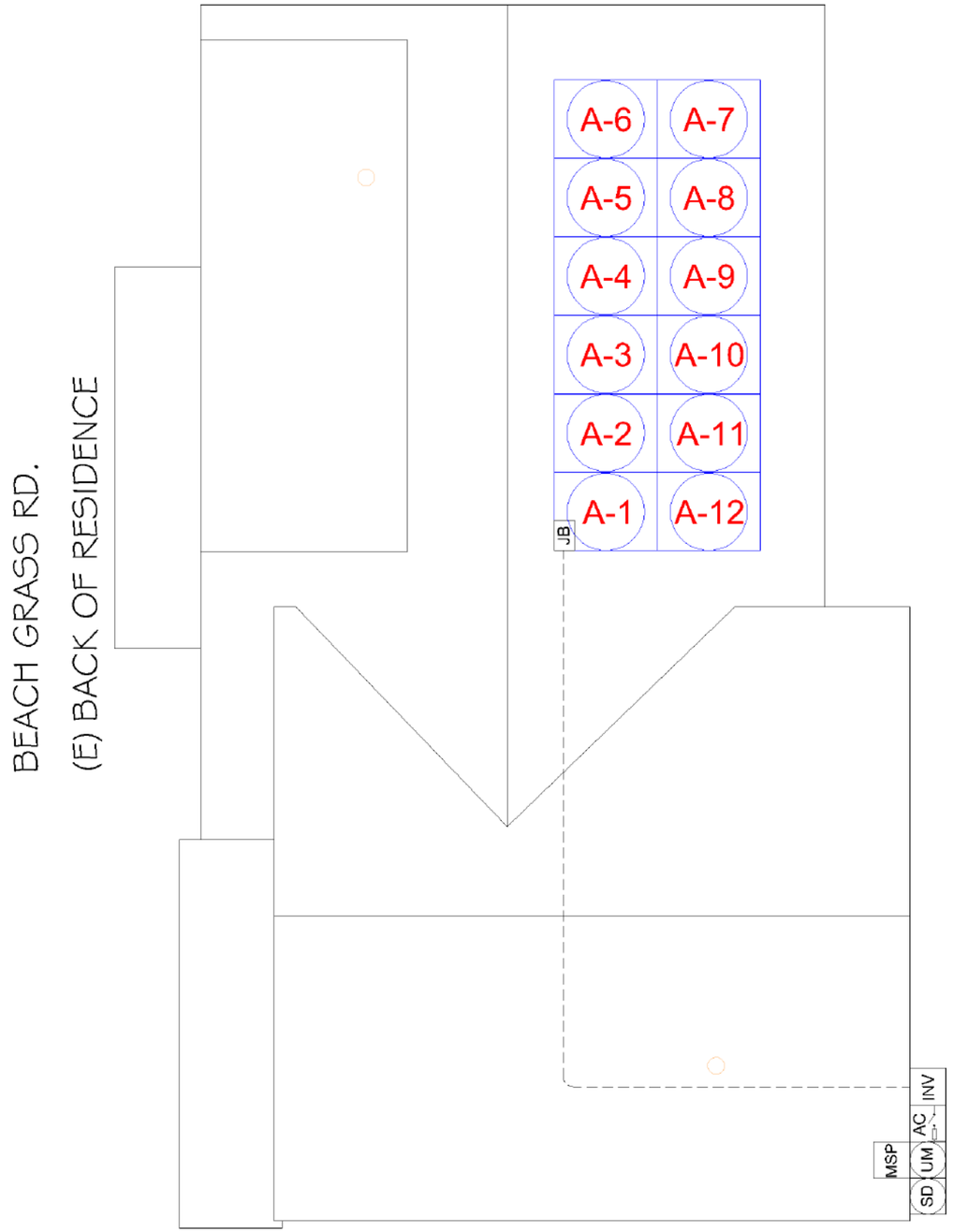
JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

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
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

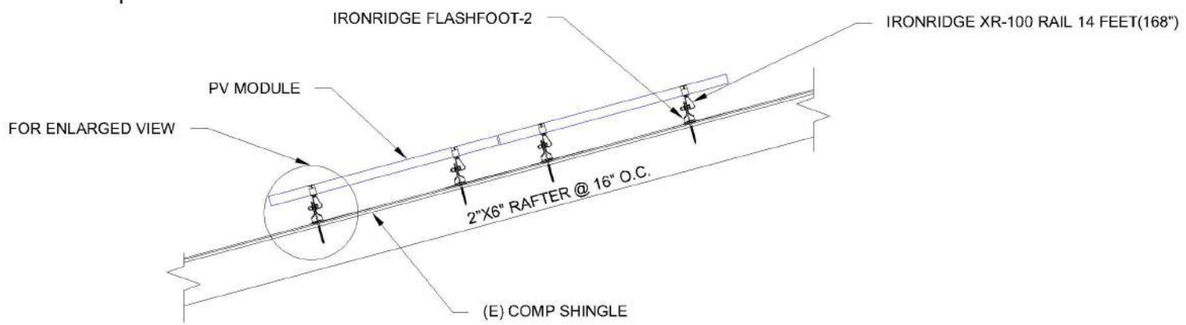
DATE: 4/10/2024

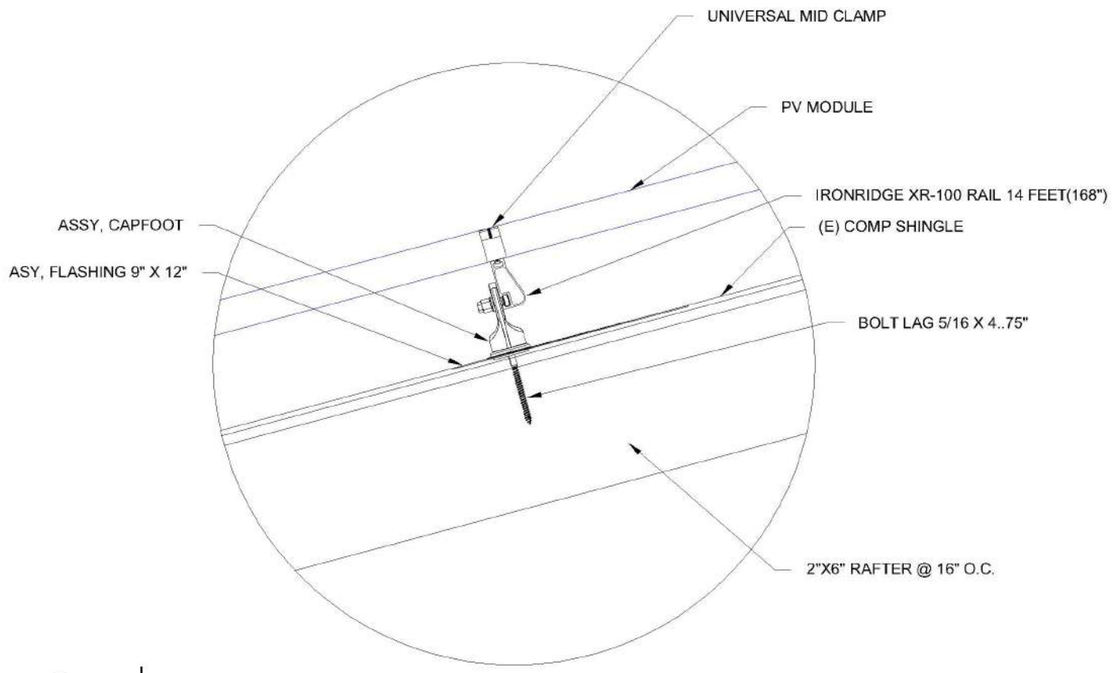
SHEET NAME
STRING LAYOUT & BOM

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
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

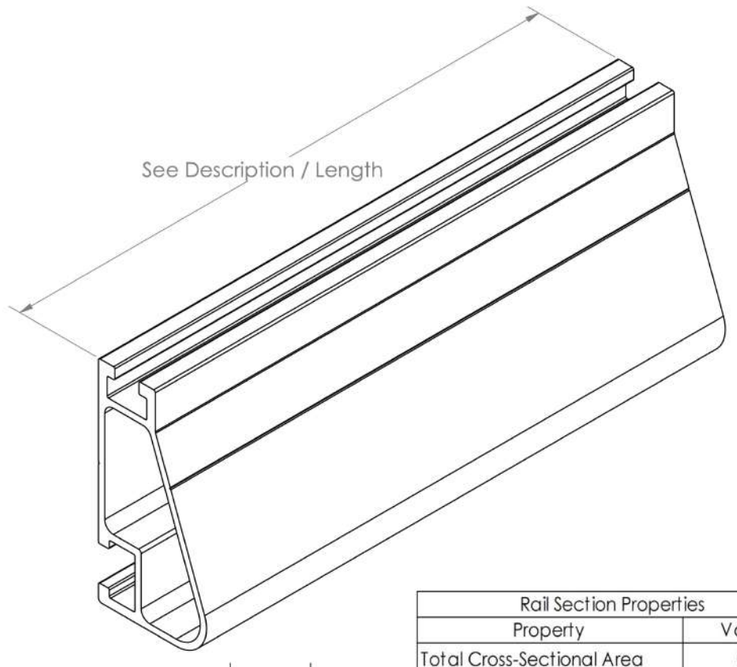
SHEET SIZE
ANSI B
11" X 17"

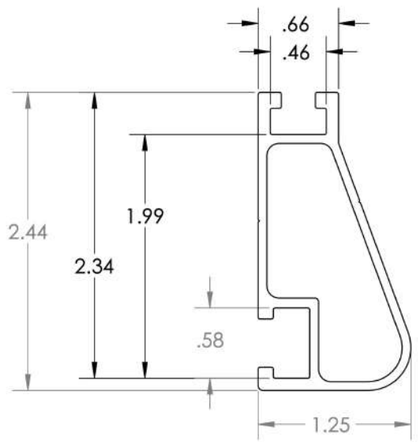
SHEET NUMBER
PV-5

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

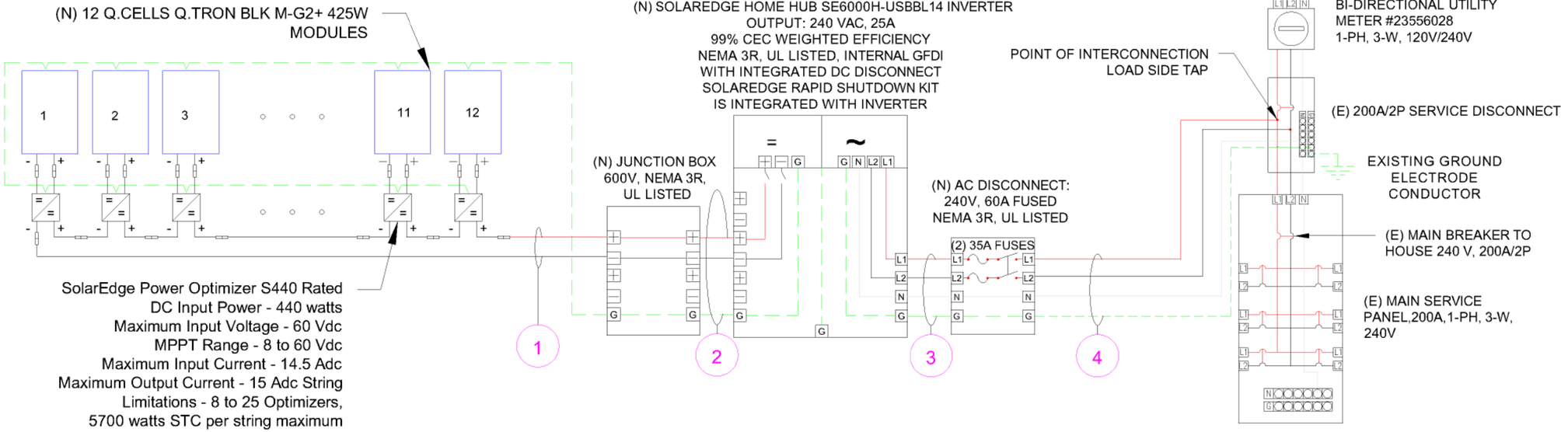
DATE: 4/10/2024

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

(12) Q CELLS
Q.TRON BLK M-G2+ 425
(425WATT)

(1) SOLAREDGE HOME HUB
SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ELECTRICAL
LINE & CALCS.

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-7

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL	Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
VMP	32.98 V
IMP	12.88 A
VOC	38.67 V
ISC	13.49 A
TEMP. COEFF. VOC	-0.24%/K
PTC RATING	400 W
MODULE DIMENSION	67.8"(L) x 44.6"(W)
PANEL WATTAGE	425 W

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL	SOLAREDGE HOME HUB SE6000H-USSNBBL14
NOMINAL AC POWER	6000 W
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	31.25 A

POWER OPTIMIZER (SOLAREDGE S440)	
MAXIMUM INPUT POWER	440 W
MAXIMUM INPUT VOLTAGE	60 VDC
MAXIMUM INPUT ISC	14.5 ADC
MAXIMUM OUTPUT CURRENT	15 ADC
WEIGHTED EFFICIENCY	98.6%

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	0
AMBIENT TEMP (HIGH TEMP 2%)	27°C
CONDUIT HEIGHT	7/8"
ROOF TOP TEMP	49°C
CONDUCTOR TEMPERATURE RATE	90°C
MODULE TEMPERATURE COEFFICIENT OF VOC	-0.24%/K

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
0.80	4-6
0.70	7-9
0.50	10-20

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

SYSTEM INFO

(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
RESIDENCE
25 HONEYSUCKLE DR UNIT A, LOT 91
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SPECIFICATIONS & NOTES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-8

1

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
POINT OF INTERCONNECTION, MAIN SERVICE DISCONNECT, AC DISCONNECT, AC COMBINER, INVERTER
PER CODE: NEC 705.20(7) and NEC 690.13(B)

2

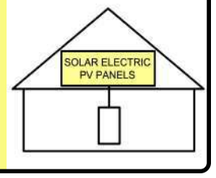
CAUTION : SOLAR ELECTRIC SYSTEM CONNECTED

LABEL LOCATION:
POINT OF INTERCONNECTION & INVERTER
PER CODE: NEC 690.15 & 705.20

3

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE 'OFF' POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION:
MAIN SERVICE DISCONNECT IF MSD IS OUTSIDE PLACE IT THERE / IF MSD IS INSIDE PLACE ON THE AC DISCONNECT
PER CODE: NEC 690.12(D)

4

PHOTOVOLTAIC AC DISCONNECT
RATED AC OUTPUT CURRENT 25 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL LOCATION:
INTERACTIVE SYSTEM POINT OF INTERCONNECTION
PER CODE: NFPA 70, NEC 690.54

5

RAPID SHUTDOWN FOR SOLAR PV SYSTEM

LABEL LOCATION:
AC DISCONNECT, MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 596-01003

6

WARNING: DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
POINT OF INTERCONNECTION
PER CODE: NEC 705.30(C) & NEC 690.59

7

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
POINT OF INTERCONNECTION, MAIN SERVICE DISCONNECT, AC DISCONNECT, AC COMBINER, INVERTER
PER CODE: NEC 706.20(7) & NEC 690.13(B)

8

DO NOT DISCONNECT UNDER LOAD

LABEL LOCATION:
AC DISCONNECT
PER CODE: NEC 690.15 (B) & NEC 690.33 (D)(2)

ADHESIVE FASTENED SIGNS

- THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
- WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNING AND MARKINGS SHOULD COMPLY WITH ANSI 2535.4 [NEC 110.21(B) FIELD MARKING].
- ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT [IFC 605.11.1.3]

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

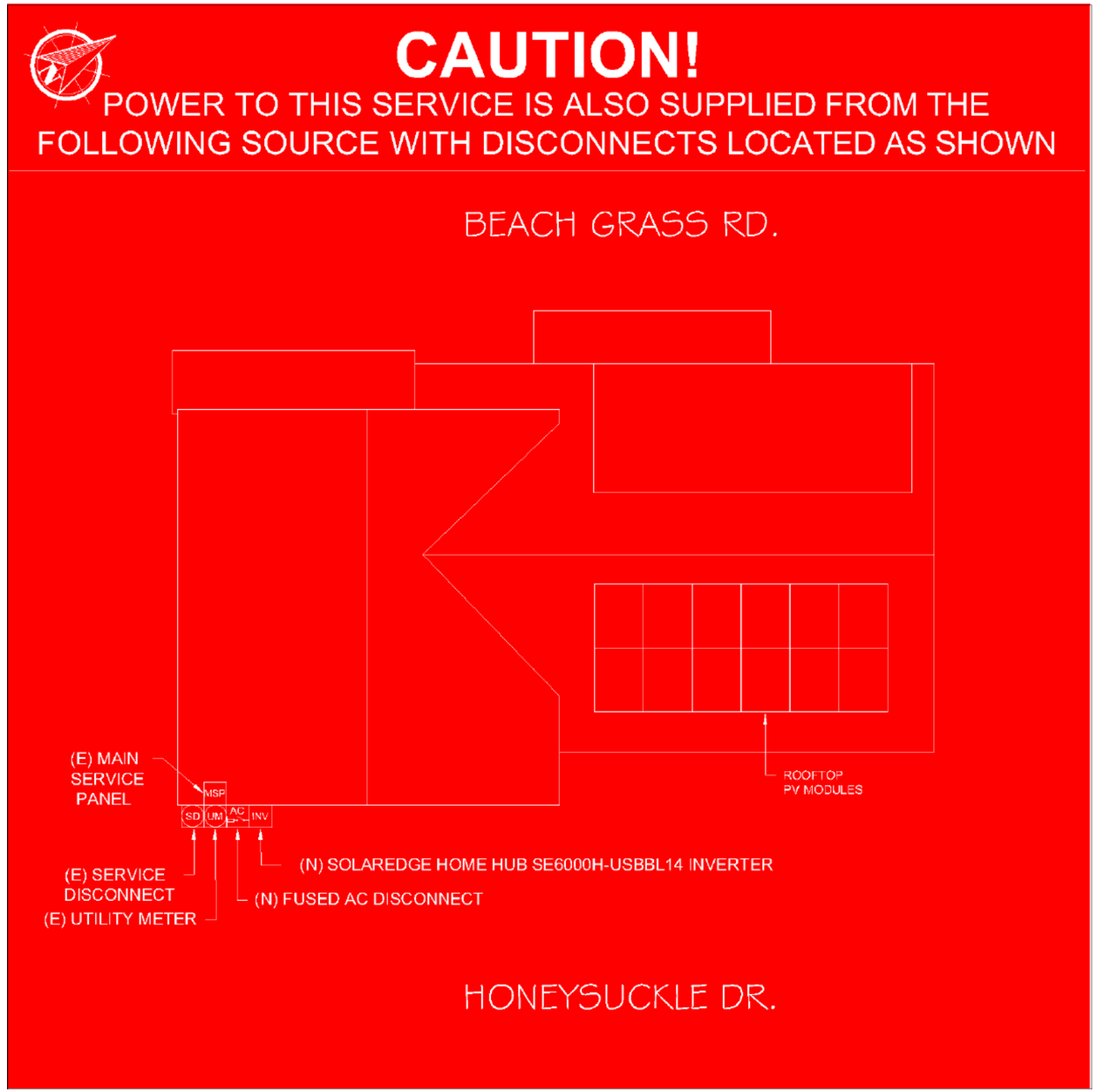
SHEET NAME
SIGNAGE

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
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
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)

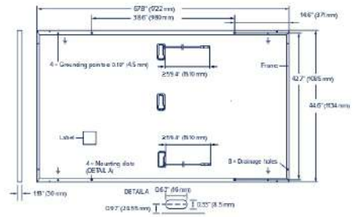
The ideal solution for:

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

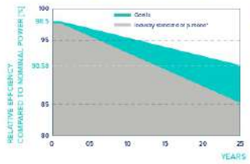


Electrical Characteristics

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

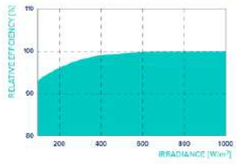


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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
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-11

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]



HOME BACKUP

Optimized battery storage with HD-Wave technology

- Record-breaking 99% weighted efficiency with 200% DC oversizing
- Small, lightweight, and easy to install
- Modular design, future ready with optional upgrades to:
  - DC-coupled storage for full or partial home backup
  - Built-in consumption monitoring
  - Direct connection to the SolarEdge Home EV Charger
- Multi-inverter, scalable storage solution, with enhanced battery power up to 10kW
- Integrated arc fault protection and rapid shutdown for NEC 2014 – 2023, per article 690.11 and 690.12
- Embedded revenue grade production data, ANSI C12.20 Class 0.5

solaredge.com

solaredge

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	Units
OUTPUT – AC ON GRID							
Rated AC Power	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	W
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208	W
AC Output Voltage (Nominal)	208 / 240						Vac
AC Output Voltage (Range)	183 – 264						Vac
AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5[2]						Hz
Maximum Continuous Output Current @ 240V	16	24	25	32	42	47.5	A
Maximum Continuous Output Current @ 208V	16	24	24	-	-	48	A
GFDI Threshold	1						A
Total Harmonic Distortion (THD)	< 3						%
Power Factor	1, adjustable -0.85 to 0.85						
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
Charge Battery from AC (if allowed)	Yes						
Typical Nighttime Power Consumption	< 2.5						W
OUTPUT – AC BACKUP[3]							
Rated AC Power in Backup Operation[4]	7600	5760	6000	7600 11400*	10000 11400*	11400	W
AC L-L Output Voltage Range in Backup	211 – 264						Vac
AC L-N Output Voltage Range in Backup	105 – 132						Vac
AC Frequency Range in Backup (min - nom - max)	55 – 60 – 65						Hz
Maximum Continuous Output Current in Backup Operation	32	24	25	32 47.5	42 47.5	47.5	A
GFDI	1						A
THD	< 5						%
OUTPUT – SOLAREDGE HOME EV CHARGER AC							
Rated AC Power	9600						W
AC Output Voltage Range	211 – 264						Vac
On-Grid AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5						Hz
Maximum Continuous Output Current @240V (grid, PV and battery)	40						Aac
INPUT – DC (PV AND BATTERY)							
Transformer-less, Ungrounded	Yes						
Max Input Voltage	480						Vdc
Nom DC Input Voltage	380						Vdc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600kΩ Sensitivity						
INPUT – DC (PV)							
Maximum DC Power @ 240V	7600	11520	12000	15200	20000	22800	W
Maximum DC Power @ 208V	6600	10000	10000	-	-	20000	W
Maximum Input Current[5] @ 240V	20	16	16.5	20 30	30	30	Adc
Maximum Input Current[5] @ 208V	9	13.5	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
2-pole Disconnection	Yes						

* Supported with PN SExxxxH-USMNxxxxxx

(1) These specifications apply to inverters with part numbers SExxxxH-USMNxxxx or SExxxxH-USSNxxxxxx and connection unit model number DCD-1PH-US-PxH-F-x.

(2) For other regional settings please contact SolarEdge support.

(3) Not designed for standalone applications and requires AC for commissioning. Backup functionality is only supported for 240V grid.

(4) Rated AC power in Backup Operation is valid for installations with multiple inverters. For a single backup inverter operation, rated AC power in Backup is 90% of the value stated.

(5) A higher current source may be used; the inverter will limit its input current to the values stated.

ISAKSEN SOLAR
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-12

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	Units
OUTPUT – DC (BATTERY)							
Supported Battery Types	SolarEdge Home Battery, LG RESU Prime						
Number of Batteries per Inverter	Up to 3 SolarEdge Home Battery, up to 2 LG RESU Prime						
Continuous Power[6]	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400		11400 @ 240V 10000 @ 208V	W
Peak Power[6]	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400		11400 @ 240V 10000 @ 208V	W
Max Input Current	20	26.5					Adc
2-pole Disconnection	Up to inverter rated backup power						
SMART ENERGY CAPABILITIES							
Consumption Metering	Built-in[7]						
Backup & Battery Storage	With Backup Interface (purchased separately) for service up to 200A; up to 3 inverters						
EV Charging	Direct connection to SolarEdge Home EV Charger						
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, Cellular[8,9], Wi-Fi[8], SolarEdge Home Network						
Revenue Grade Metering, ANSI C12.20	Built-in[7]						
Integrated AC, DC and Communication Connection Unit	Yes						
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi Access Point for local connection						
DC Voltage Rapid Shutdown (PV and Battery)	Yes, according to NEC 2014 – 2023 per article 690.11 and 690.12						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1741 PCS, UL1699B, UL1998, UL9540, CSA 22.2						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14H, CSA C22.3 No. 9						
Emissions	FCC part 15 class B						
INSTALLATION SPECIFICATIONS							
AC Output and EV AC Output Conduit Size / AWG Range	1" maximum / 14-4 AWG						
DC Input (PV and Battery) Conduit Size / AWG Range	1" maximum / 14-6 AWG						
Dimensions with Connection Unit (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		17.7 x 14.6 x 6.8 / 450 x 370 x 174**	21.06 x 14.6 x 7.3 / 535 x 370 x 185**	21.06 x 14.6 x 8.2 / 535 x 370 x 208***		in / mm
			21.06 x 14.6 x 8.2 / 535 x 370 x 208***				
Weight with Connection Unit	30.8 / 14		30.8 / 14**	41.7 / 18.9**	44.9 / 20.3***		lb / kg
			44.9 / 20.3***				
Noise	< 50						dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60[10]						°F / °C
Protection Rating	NEMA 4X						

** Supported with PN SEXXXXH-USSNBBXX4 or SEXXXXH-USMNBBXX4.
*** Supported with PN SEXXXXH-USSNBBXX5 or SEXXXXH-USMNBBXX5.
(6) Discharge power is limited up to the inverter rated AC power for on-grid and backup applications, as well as up to the installed batteries' rating.
(7) For consumption metering current transformers should be ordered separately: SECT-SPL-225A-T-20 or SEACT0750-400NA-20 units per box. Revenue grade metering is only for production metering.
(8) Information concerning the Data Plan's terms & conditions is available in the following link: SolarEdge Communication Plan Terms and Conditions.
(9) The part number SEXXXXH-USXNBBXXX only supports the Wi-Fi communication interface, and the part number SEXXXXH-USXNBBLXX only supports the cellular communication interface.
(10) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating Technical Note for North America.

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH# : (508) 717-3820

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-13

Power Optimizer

For North America

S440



POWER OPTIMIZER

PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Functionality subject to inverter model and firmware version

solaredge.com

solaredge

Power Optimizer

For North America

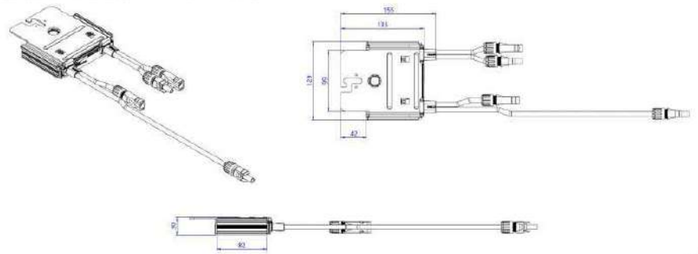
S440

	S440	Unit
INPUT		
Rated Input DC Power(1)	440	W
Absolute Maximum Input Voltage (Voc)	60	Vdc
MPPT Operating Range	8 - 60	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.6	%
Overvoltage Category	II	
OUTPUT DURING OPERATION		
Maximum Output Current	15	Adc
Maximum Output Voltage	60	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020	
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3	
Safety	IEC62109-1 (class II safety), UL1741	
Material	UL94 V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 2100-712:2013-05	
INSTALLATION SPECIFICATIONS		
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 155 x 30 / 5.07 x 6.10 x 1.18	mm / in
Weight (including cables)	655 / 1.5	gr / lb
Input Connector	MC4(2)	
Input Wire Length	0.1 / 0.32	m / ft
Output Connector	MC4	
Output Wire Length	(+) 2.3; (-) 0.10 / (+) 7.54; (-) 0.32	m / ft
Operating Temperature Range(3)	-40 to +85	°C
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 - 100	%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
(2) For other connector types please contact SolarEdge
(3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter		Single Phase HD-Wave	Three Phase 208V Grid	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440	8	10	18	
Maximum String Length (Power Optimizers)		25		50(4)	
Maximum Nominal Power per String(5)		5700 (6000 with SE7600-US - SE11400-US)	6000(6)	12750(7)	W
Parallel Strings of Different Lengths or Orientations		Yes			

(4) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(5) If the inverters rated AC power < maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power
Refer to: https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf
(6) For the 208V grid: it is allowed to install up to 7,800W per string, two minimum string count are required and up to 7,200W without minimum string count. The maximum power difference between each string is 1,000W
(7) For the 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W
(8) It is not allowed to mix S-series and P-series Power Optimizers in new installations



© SolarEdge Technologies, Inc. All rights reserved. SOLAREDGE, the SolarEdge logo, OPTIMIZED BY SOLAREDGE are trademarks or registered trademarks of SolarEdge Technologies, Inc. All other trademarks mentioned herein are trademarks of their respective owners. Date: 11/2021 DS-000018-2.3-NA. Subject to change without notice.

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

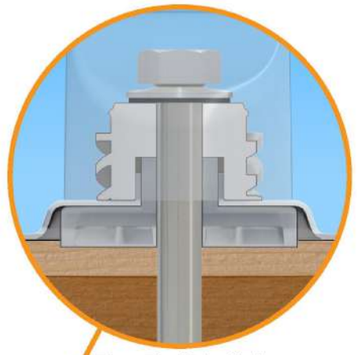
Tech Brief

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.

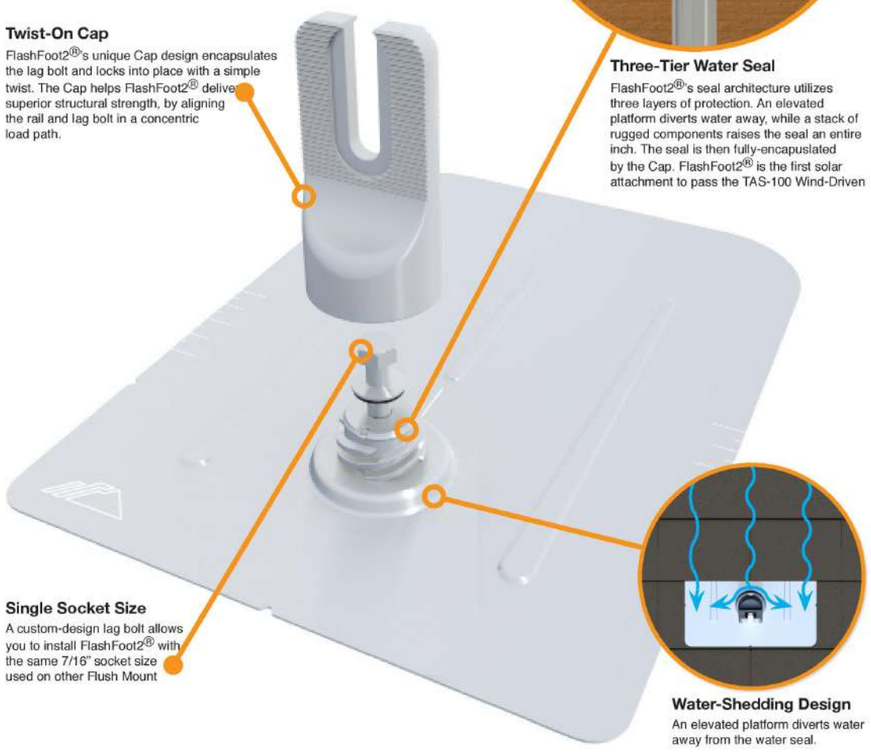


Three-Tier Water Seal

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

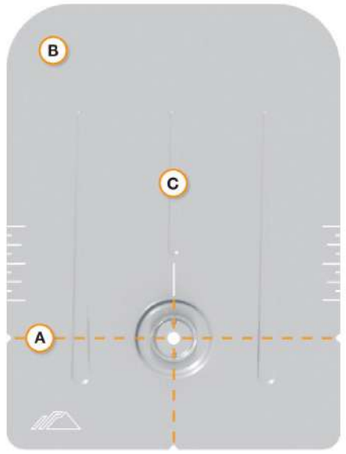
A custom-design lag bolt allows you to install FlashFoot2® with the same 7/16" socket size used on other Flush Mount

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.

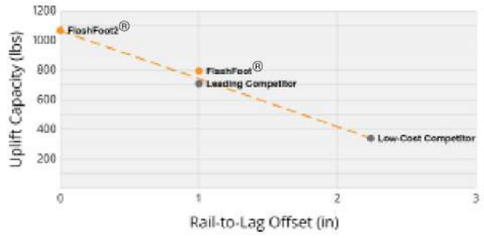
C Reinforcement Ribs

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.

© 2022 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-9523 for more information. Version 1.01

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-15

Tech Brief

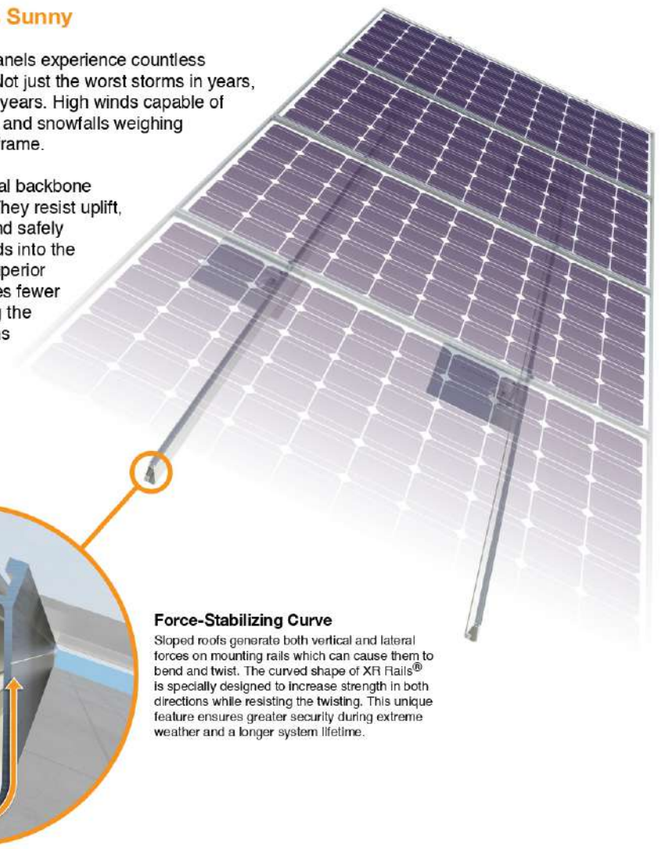
IRONRIDGE

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.

© 2023 IronRidge, Inc. All rights reserved. Visit www.ironridge.com or call 1-800-227-9523 for more information. Version 1.22

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-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

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-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.

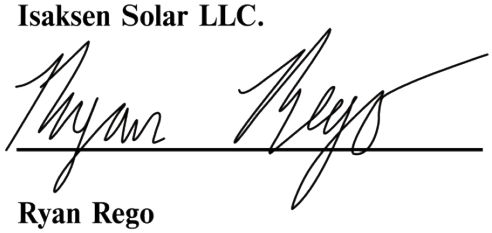
Buyers Name: Joseph Tirone

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

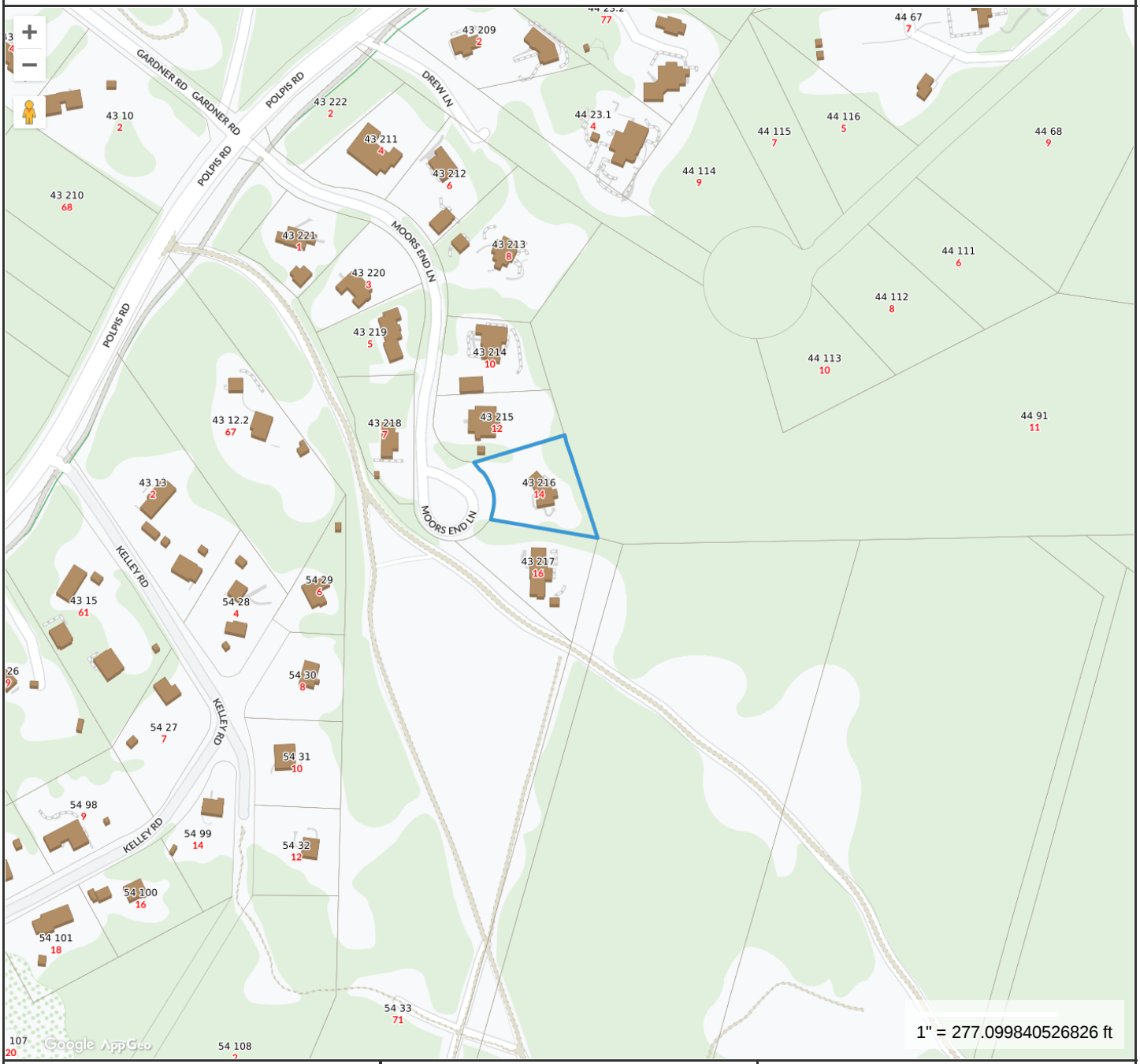
Trim WHITE TME Sash WHITE TME Doors WHITE TME

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP
This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

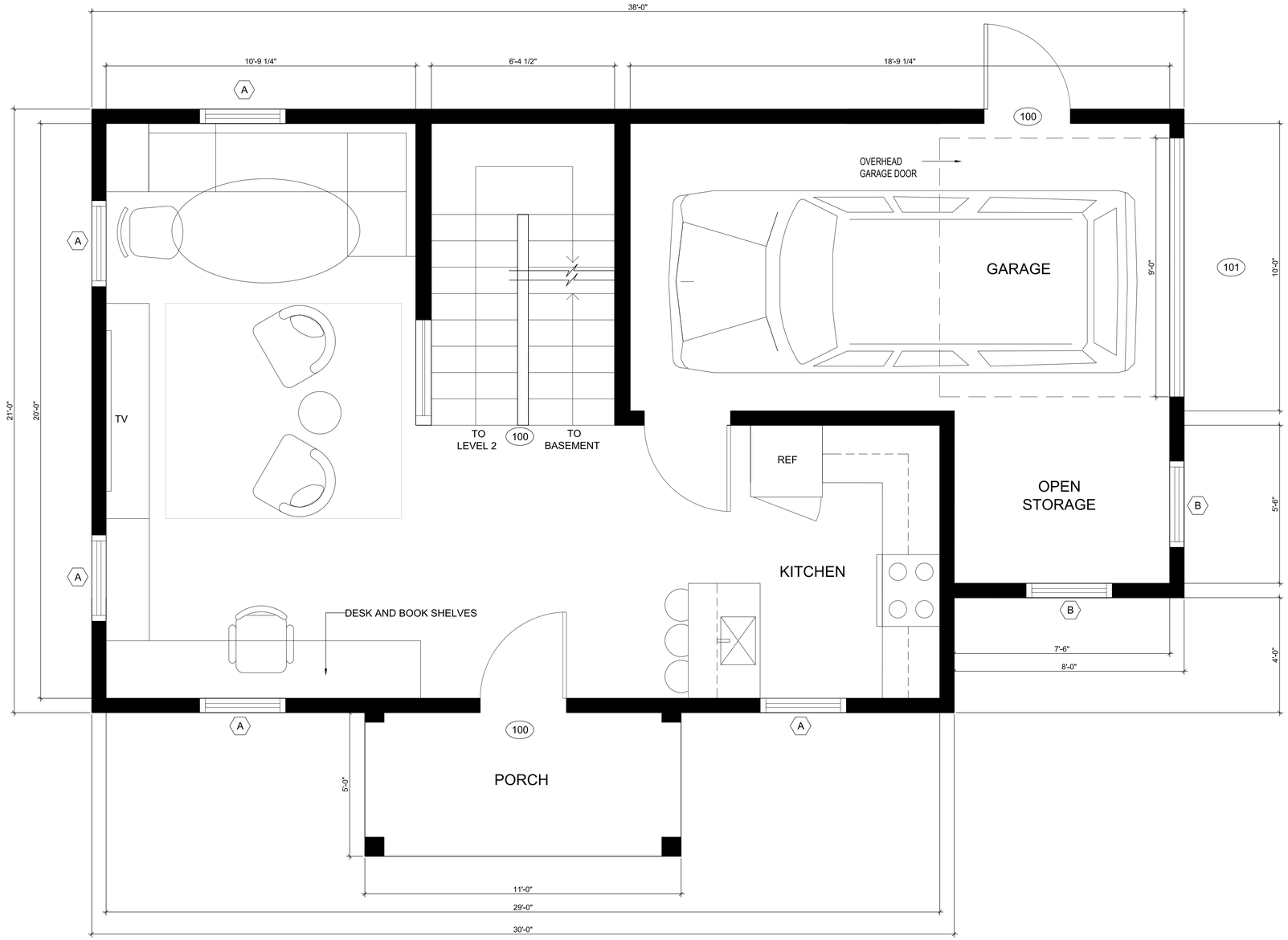
ISSUE DATE
06/27/2024

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"

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

ISSUE DATE

06/27/2024

REVISION DATE

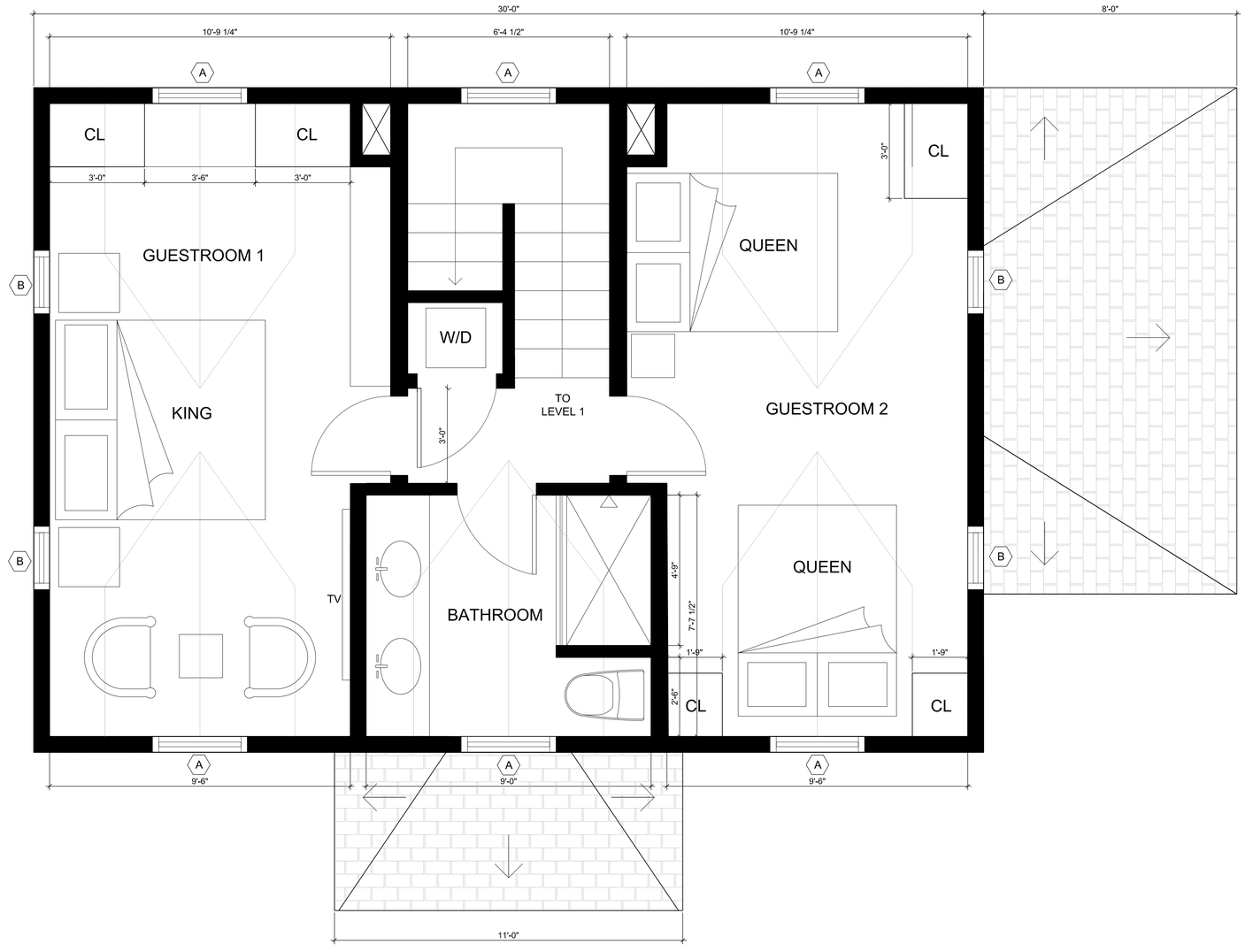
SHEET TITLE

GARAGE
1ST FLOOR
PLAN

PRINT DATE 6/27/2024 4:43 PM

SHEET NUMBER

ID103



1 GARAGE 2ND FLOOR PLAN

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

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

ISSUE DATE

06/27/2024

REVISION DATE

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"

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

ISSUE DATE

06/27/2024

REVISION DATE

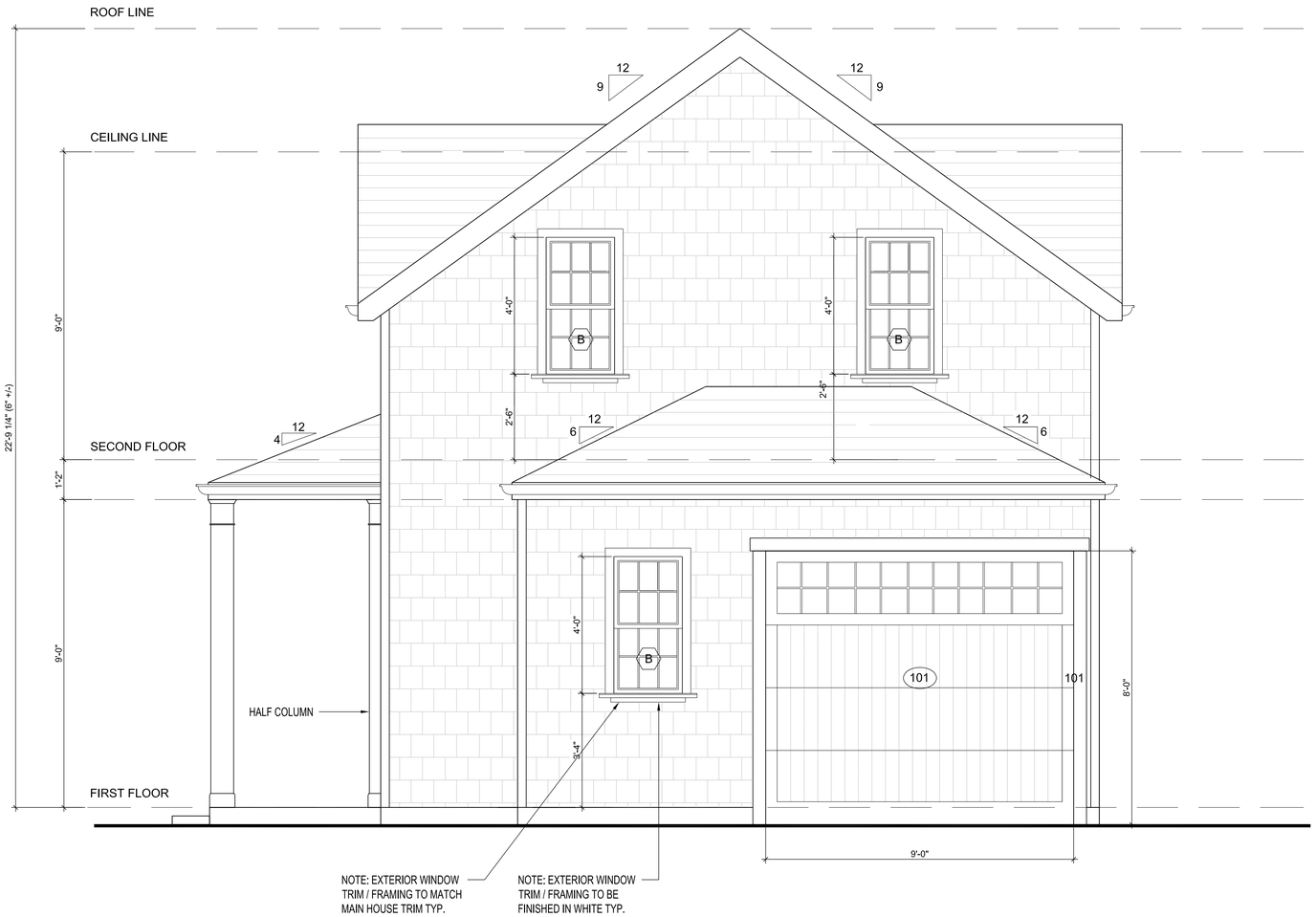
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:52 PM

SHEET NUMBER

ID105



1 EXTERIOR EAST ELEVATION

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

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

ISSUE DATE

06/27/2024

REVISION DATE

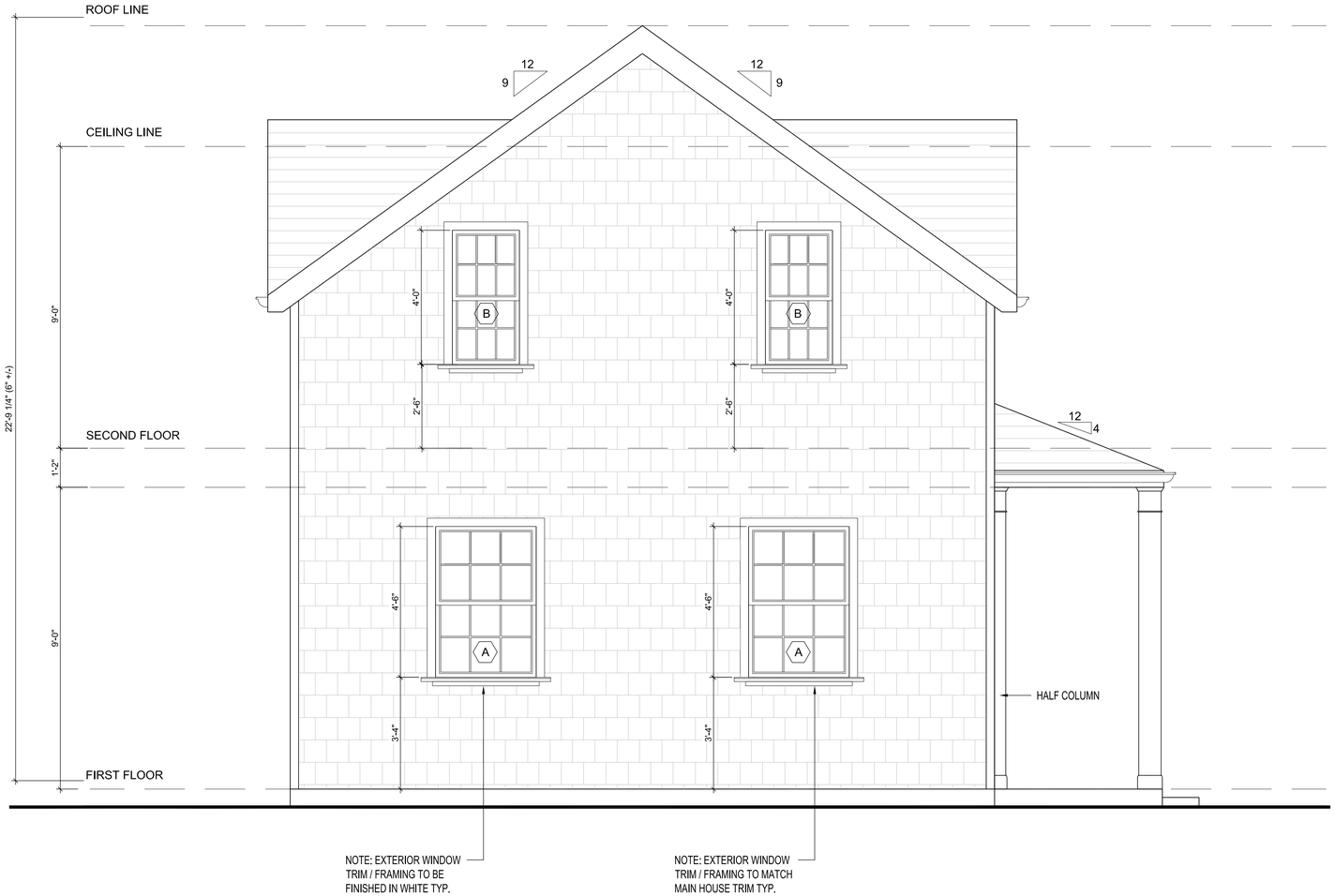
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:58 PM

SHEET NUMBER

ID106



1 EXTERIOR WEST ELEVATION

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

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

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"

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akselzer Design Group and no part herein shall be used for any purpose without the written consent of Akselzer Design Group.

ISSUE DATE

06/27/2024

REVISION DATE

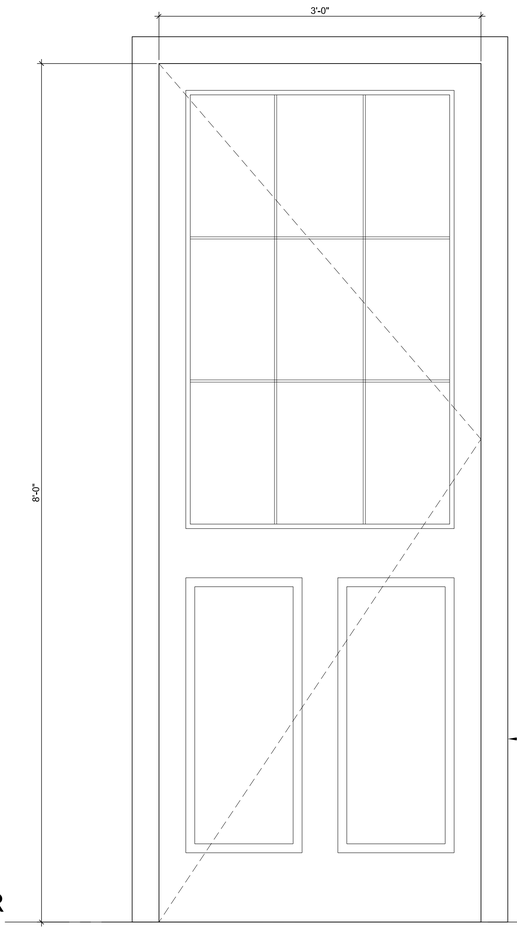
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 6/27/2024 4:56 PM

SHEET NUMBER

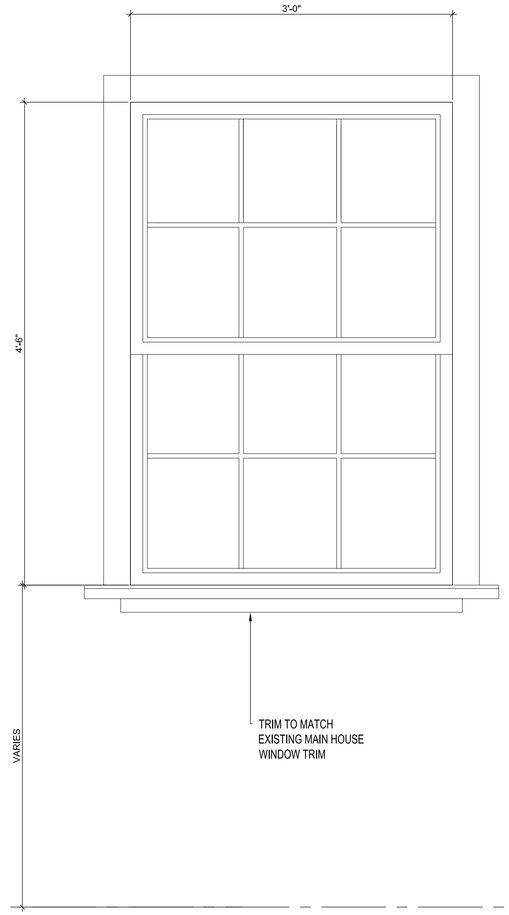
ID108

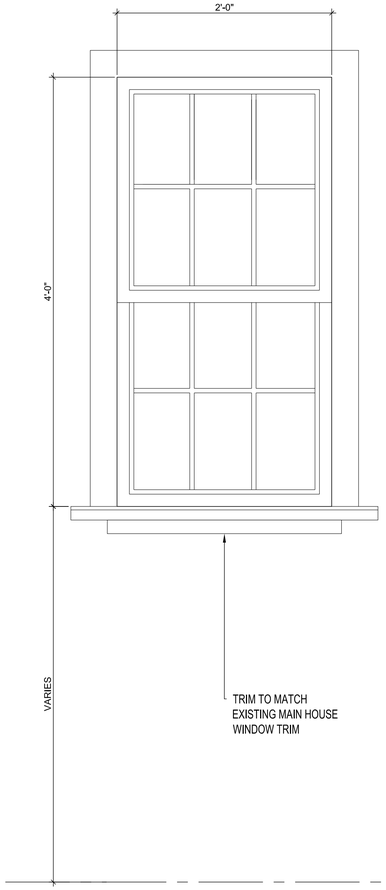


100

A

1 DOOR TYPES
SCALE: 1-1/2"=1'-0"



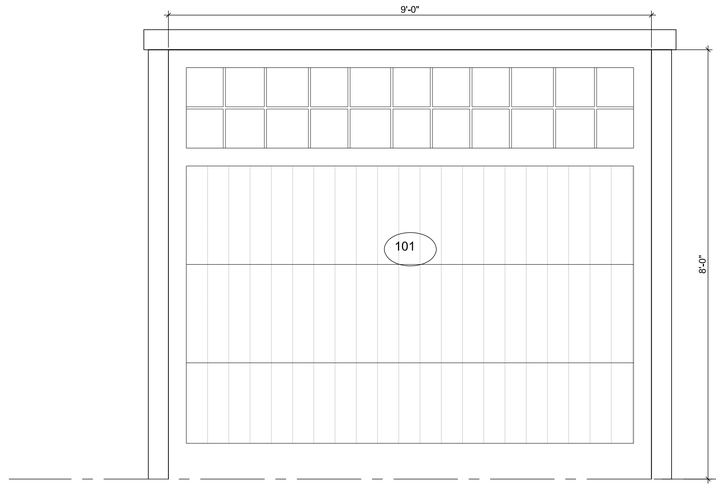


2 WINDOW TYPES
SCALE: 1-1/2"=1'-0"

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"

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

COPYRIGHT © 2023 AKSEIZER DESIGN GROUP

This document is the property of Akseizer Design Group and no part herein shall be used for any purpose without the written consent of Akseizer Design Group.

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

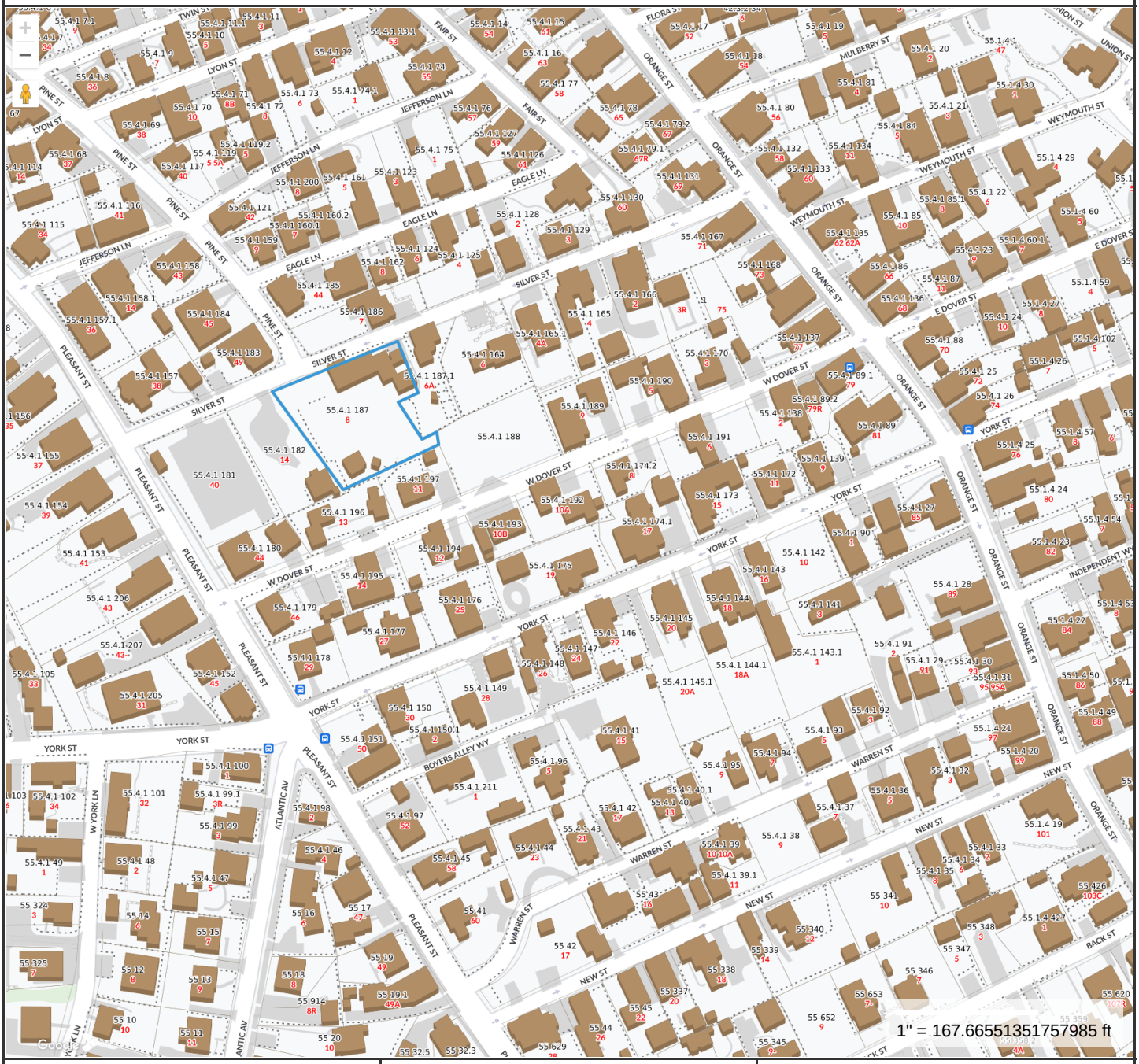
Trim PLATINUM GRAY TME Sash PLATINUM GRAY TME Doors BLACK / NATURAL FRONT

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

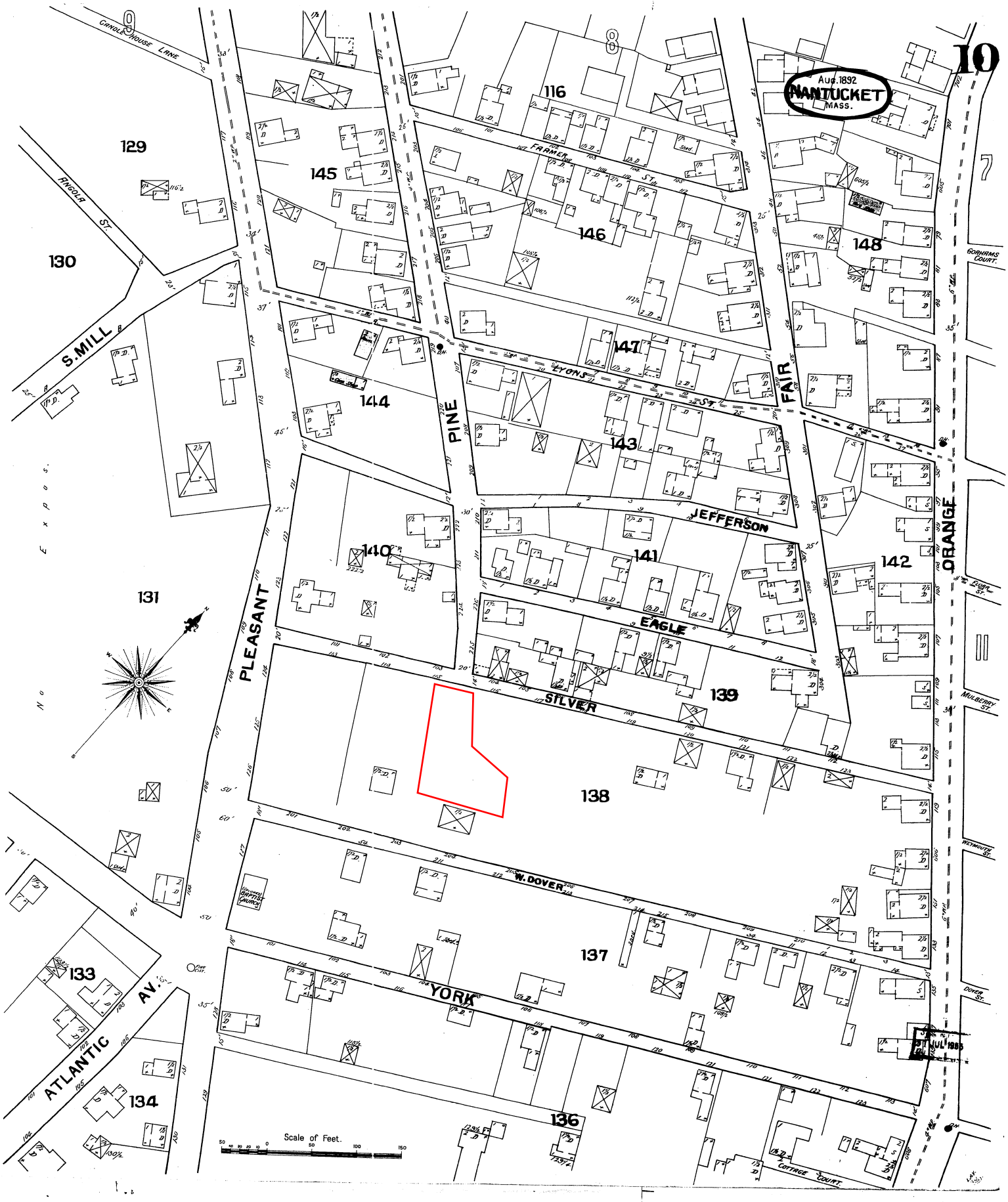
REQUIRED WITH ALL APPLICATIONS:

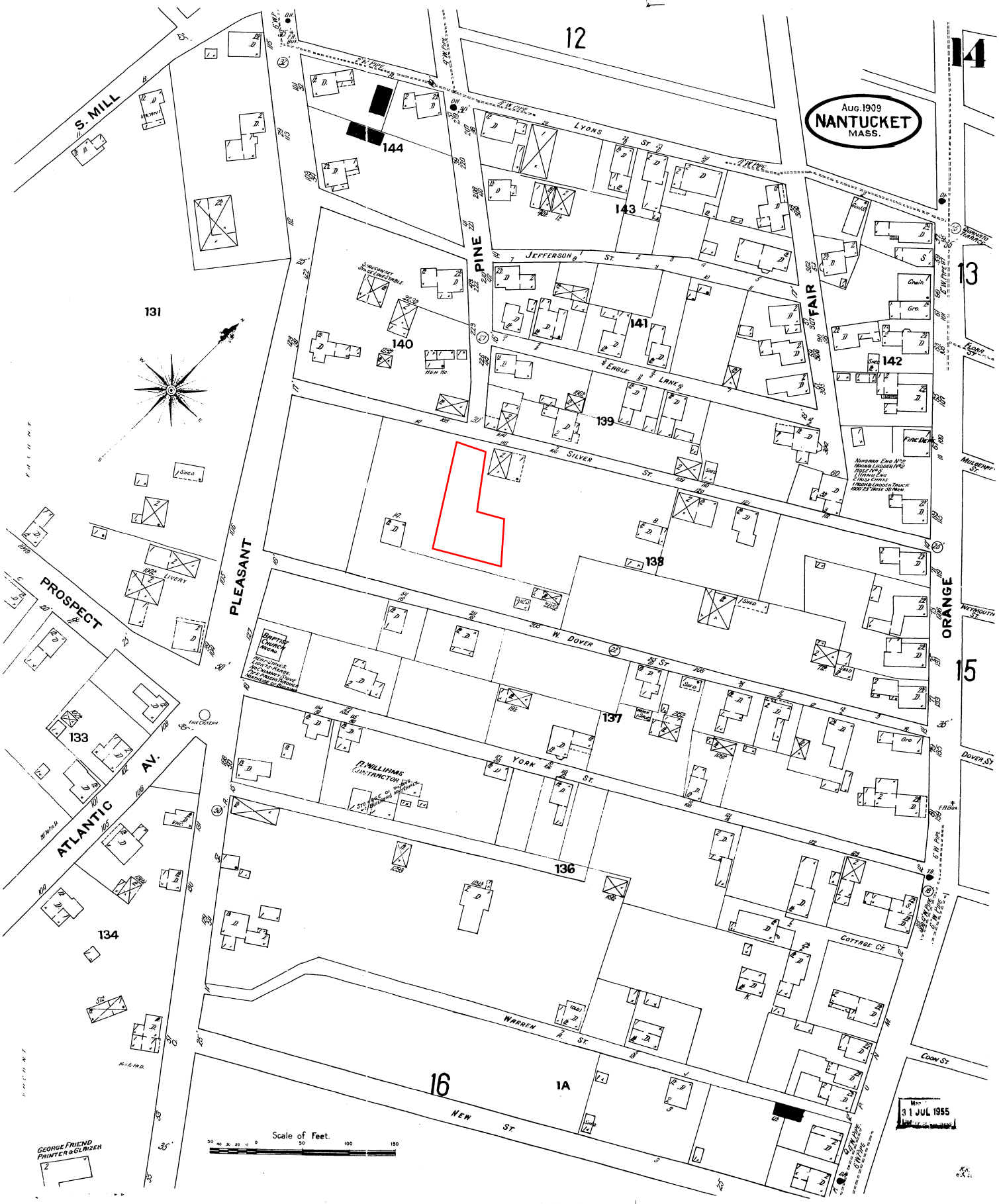
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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.

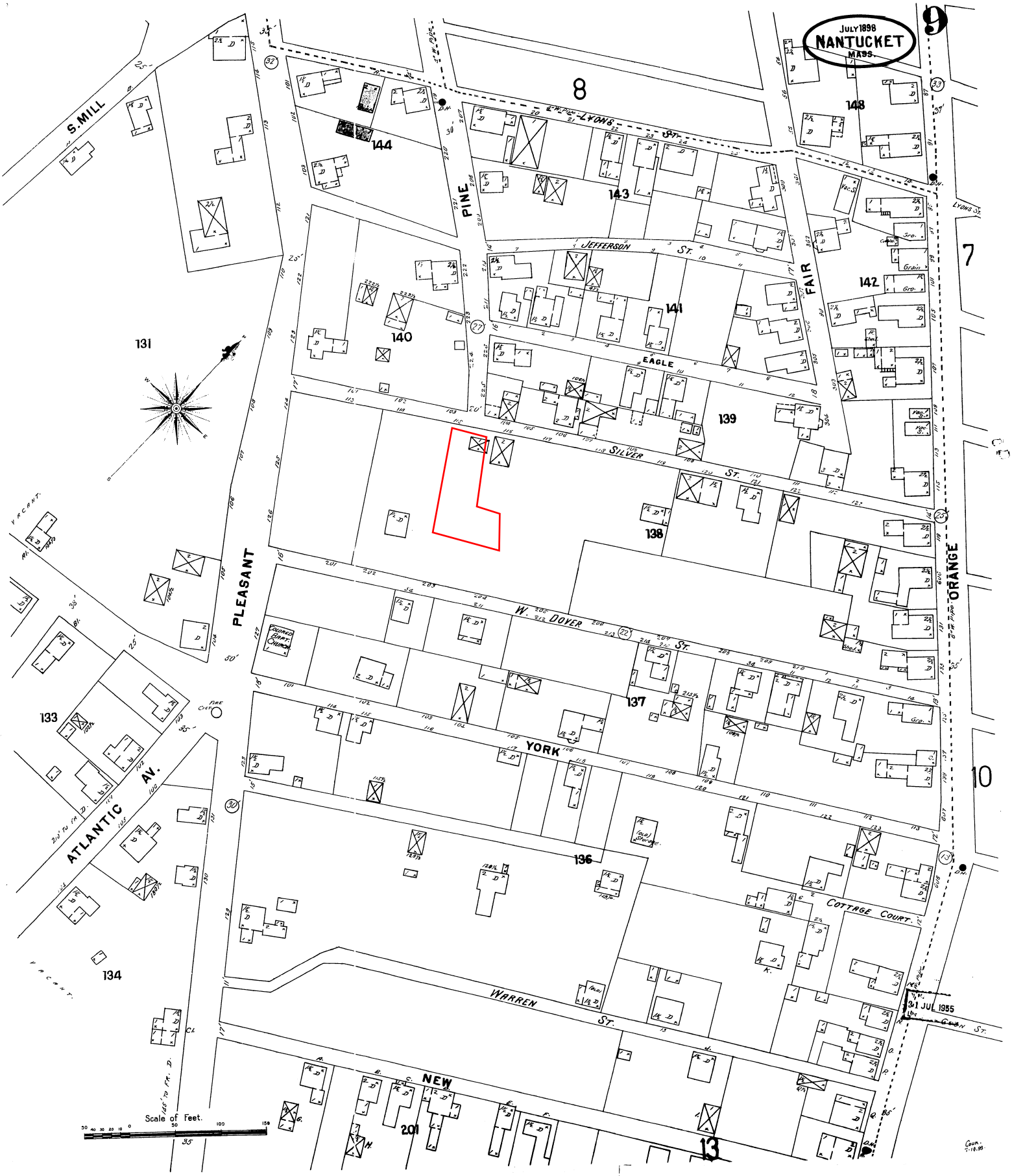
REQUIRED WHERE APPLICABLE:

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.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


10
Aug. 1892
NANTUCKET
MASS.
CANDLE HOUSE LANE
ANGOLA ST.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
FARMER ST.
LYONS ST.
JEFFERSON
EAGLE
SILVER
W. DOVER
YORK
ATLANTIC AV.
GORHAMS COURT.
FLORA ST.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
COTTAGE COURT.
BAPTIST CHURCH
Scale of Feet.
129
130
131
133
134
136
137
138
139
140
141
142
143
144
145
146
147
148
116


Aug. 1909
NANTUCKET
MASS.
S. MILL
PLEASANT
PINE
FAIR
ORANGE
PROSPECT
ATLANTIC AV.
LYONS ST.
JEFFERSON ST.
EAGLE LANE
SILVER ST.
W. DOVER ST.
YORK ST.
WARREN ST.
NEW ST.
COTTAGE CT.
MULBERRY ST.
WEYMOUTH ST.
DOVER ST.
COON ST.
12
13
14
15
16
1A
131
133
134
136
137
138
139
140
141
142
143
144
Scale of Feet.
GEORGE FRIEND
PRINTER & GLAZIER
31 JUL 1955


JULY 1898
NANTUCKET
MASS.
9
8
7
10
13
S. MILL
PINE
FAIR
ORANGE
PLEASANT
ATLANTIC AV.
LYONS
JEFFERSON ST.
EAGLE
SILVER ST.
W. DOVER ST.
YORK
COTTAGE COURT
WARREN ST.
NEW
144
143
148
142
141
140
139
138
137
136
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.

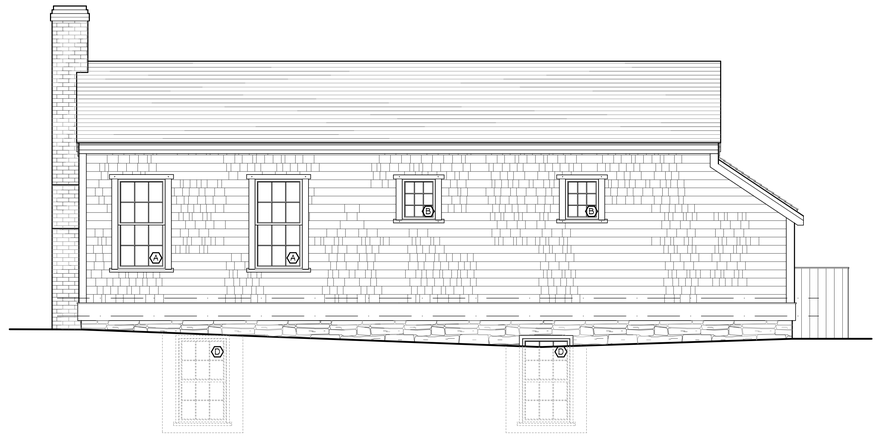
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

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

MAP: 55.4.1 PARCEL: 187
H.D.C. SITE PLAN
ADDRESS: 10 SILVER STREET NANTUCKET, MA 02554
DATE: 6/30/2024
SCALE: 1/8" = 1'-0"
SHEET NO. S 1



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



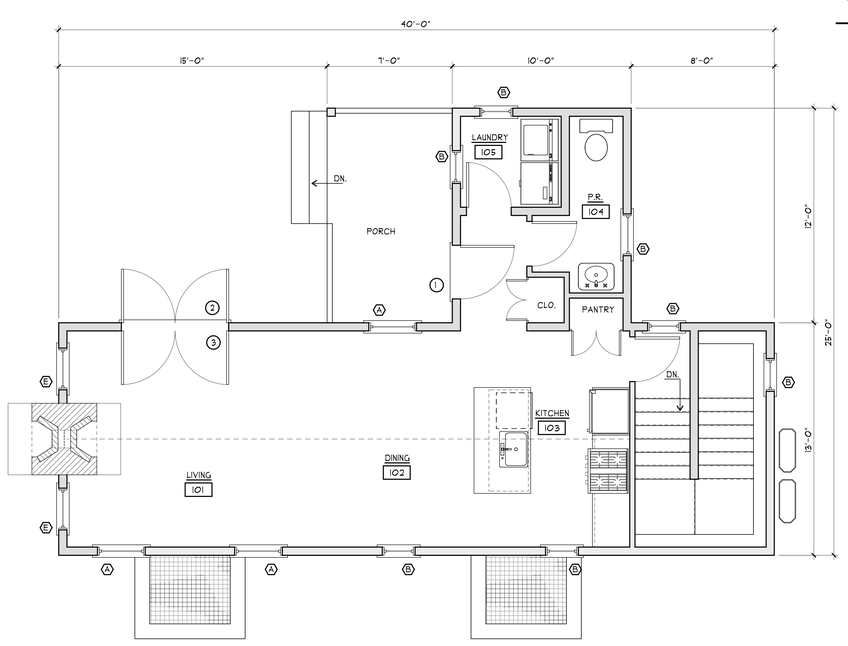
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
565 S.F.

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	GREEN MOUNTAIN	2'-8" X 5'-0"	2	6/6 D.H.
B	GREEN MOUNTAIN	2'-0" X 2'-4"	6	9 LT. CASEMENT
C	GREEN MOUNTAIN	2'-4" X 5'-0"	2	6/6 D.H.
D	ANDERSEN	2'-8" X 4'-8"	4	6/6 D.H. (EGRESS)
E				
F				
1	CUSTOM	3'-0" X 6'-8"	1	WOOD PLANK EXTERIOR DOOR
2	BROSCO	6'-0" X 6'-8"	1	12 LT. 1 PNL. DBL. FRENCH DOOR
3				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
6/26/2024: PROGRESS PRINT
6/27/2024: HDC PRINT
6/30/2024: HDC PRINT COTTAGE

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

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

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

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

ACK MWG LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1082
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 55.4.1 PARCEL: 167
FLOOR PLANS
ADDRESS: 10 SILVER STREET, NANTUCKET, MA 02554
DATE: 6/30/2024
SCALE: AS NOTED
SHEET NO. a 2



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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

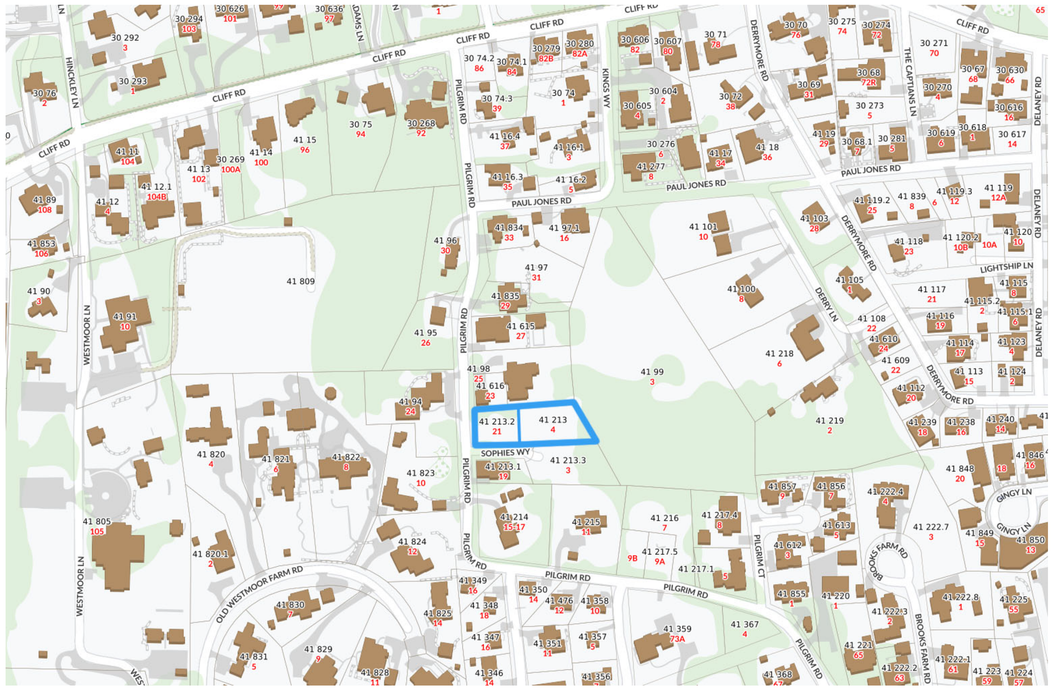
*PRESENTLY VACANT LAND

R-1 ZONING

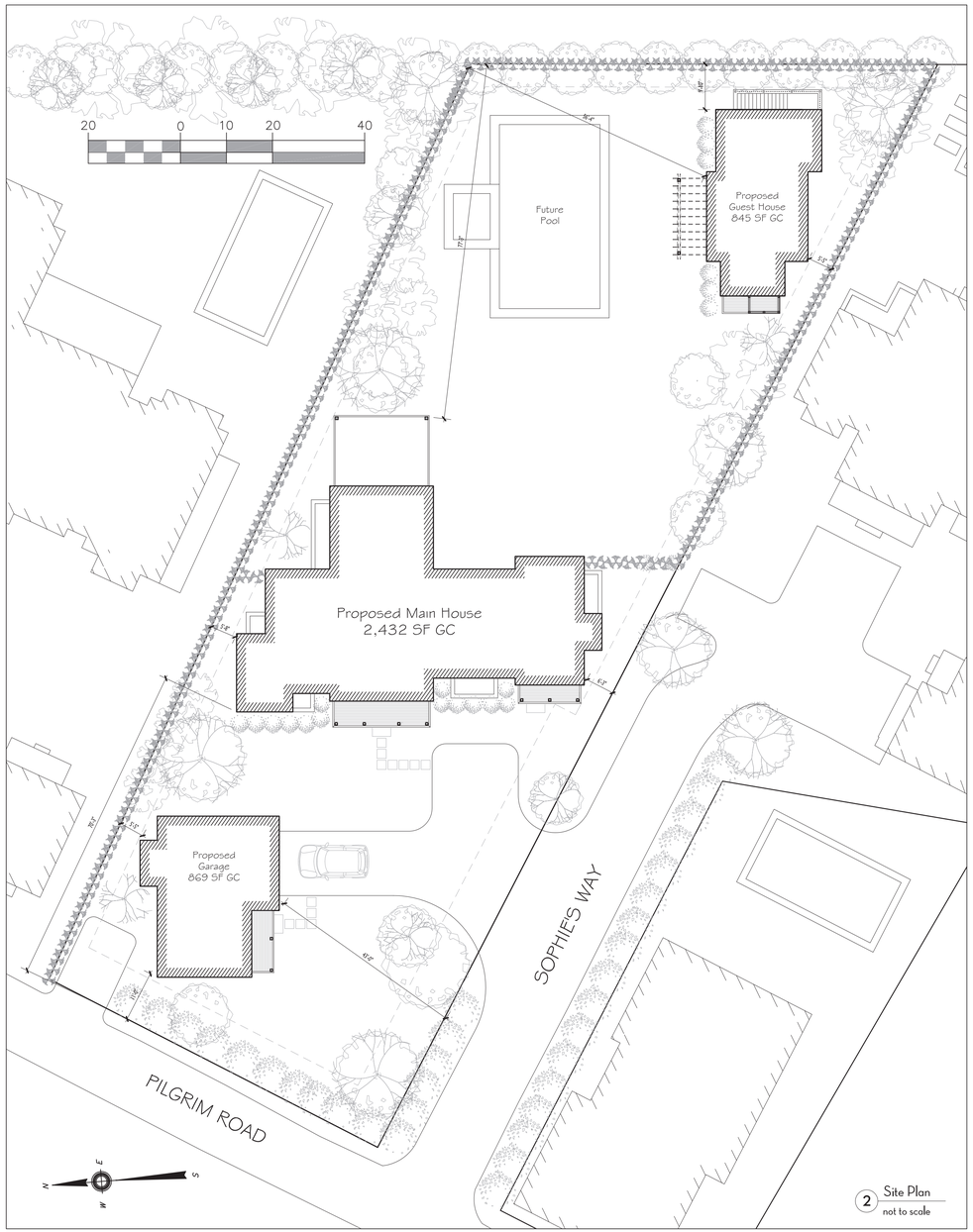
MINIMUM LOT SIZE	5,000 S.F.
EXISTING LOT SIZE	-15,850 S.F.
MINIMUM FRONTAGE	50'
FRONT SETBACK	10'
SIDE/REAR SETBACK	5'
GROUND COVER RATIO	30%
ALLOWED GROUND COVER	4,755 S.F.
MAIN HOUSE GROUND COVER	2,432 S.F.
GUEST HOUSE GROUND COVER	845 S.F.
GROUND COVER REMAINING	1,478 S.F.

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

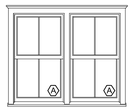
Title + Date:
Exterior Elevations

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
A301

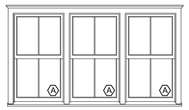
4 Sophie's Way MAIN HOUSE WINDOW SCHEDULE:
Windows to be Lepage Wood Windows, XL-100, Mahogany Sashes, Mahogany Frame, Mahogany Historic Still, Mahogany Casings and Blindstops, 7/8 SDL with Bronze Spacer Bar and Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE2 Glazing with 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

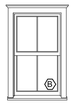
Totals:
(2) Non-tempered

"Individial "A" RO is 3'2-5/8"w



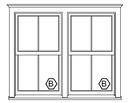
"A" Triple Mull
RO TBDw x 5'5-3/8"h
2/2 Double Hungs

Totals:
(1) Non-tempered



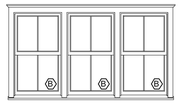
"B" Single Window
RO 3'0-5/8"w x 5'1-3/8"h
2/2 Double Hung

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



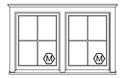
"F" Double Mull Transom
RO 8'4"w x 1'6"h
5w Fixed

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

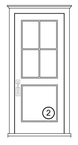
4 Sophie's Way MAIN HOUSE DOOR SCHEDULE:
Doors to be LePage Custom Mahogany Exterior Doors, 7/8 SDL with Bronze Space Bars, Black Sealant, Putty Exterior and Colonial Interior Sticking Profiles, LowE Glazing with Argon fill, 3-1/2" Side Casings, 4-1/2" Head Casings, Side and Head casings from 5/4 stock (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

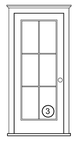
Totals:
(1) RH Inswing



"2"
Door Size: 2'10"w x 7'0"h **2-1/4" Thickness

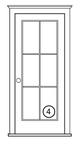
Single Point Hardware
No screen/storm

Totals:
(1) RH Inswing



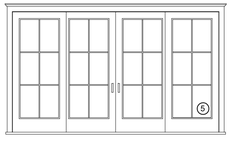
"3"
Door Size: 2'10"w x 7'0"h

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:

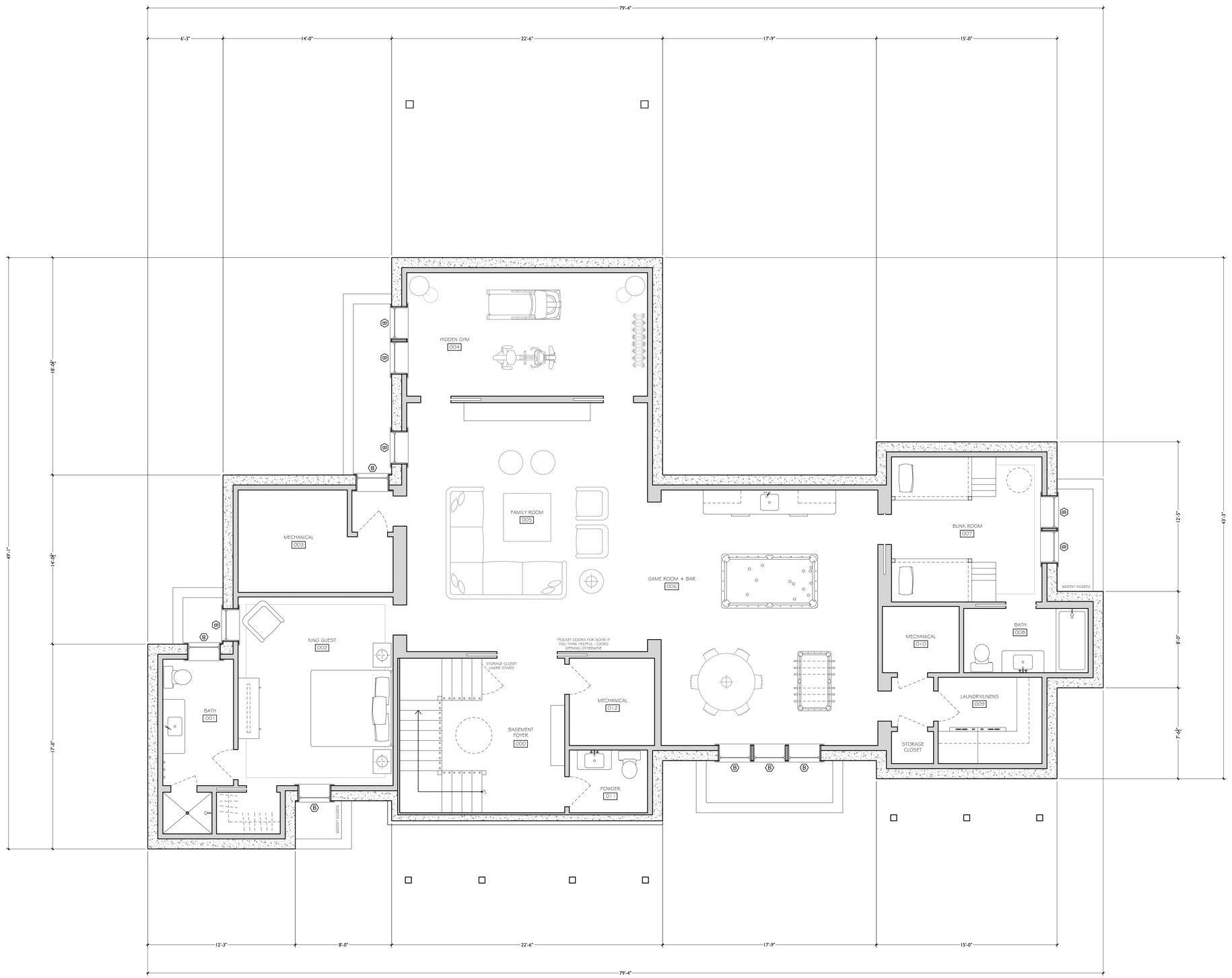
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

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:

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106
T. 603.232.6142

Builder:

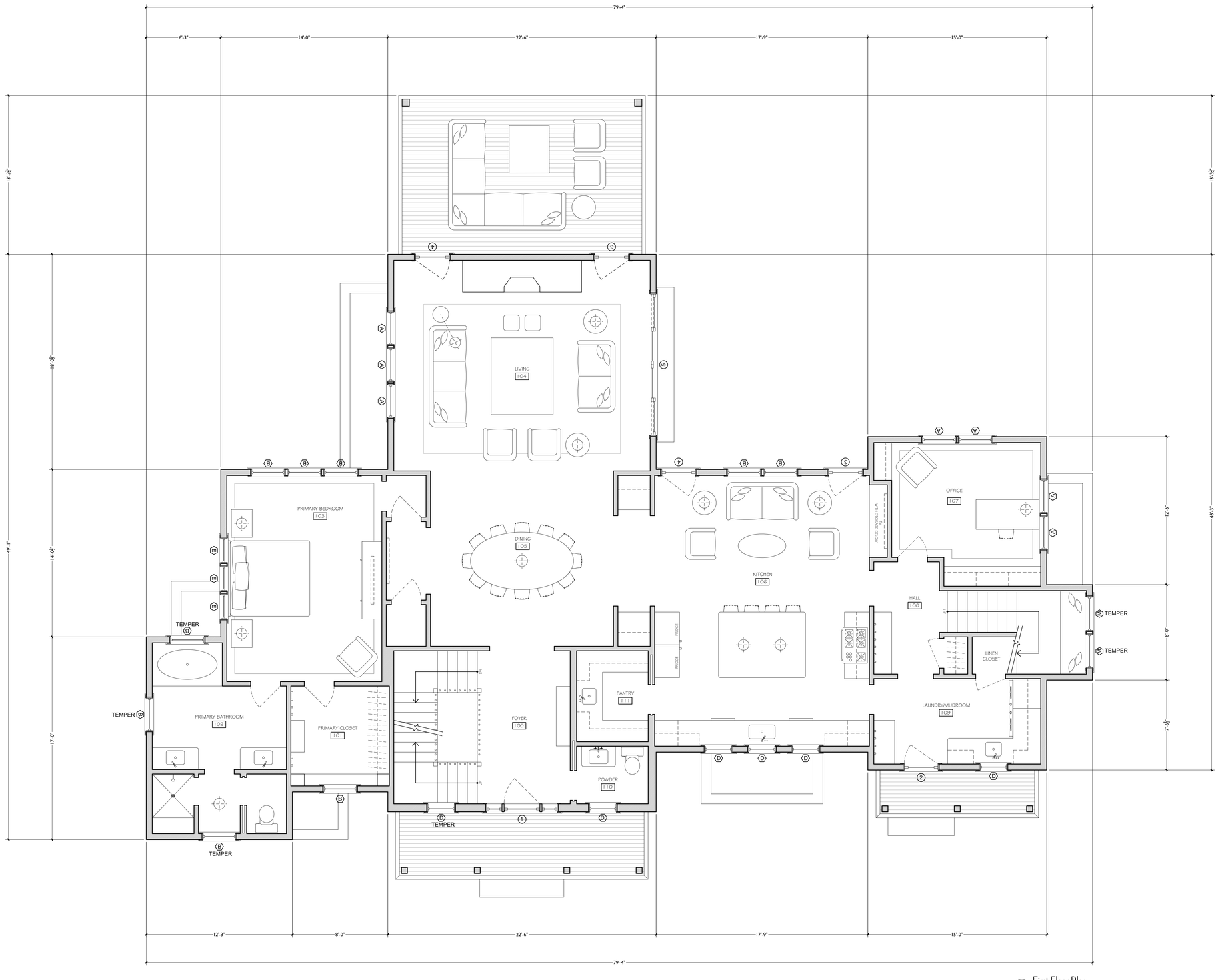
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

Title + Date:
Floor Plans

HDC Submittal 7/2/2024

4 Sophie's Way/21 Pilgrim
MAIN DWELLING
Nantucket, MA 02554

Sheet: Main House
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:

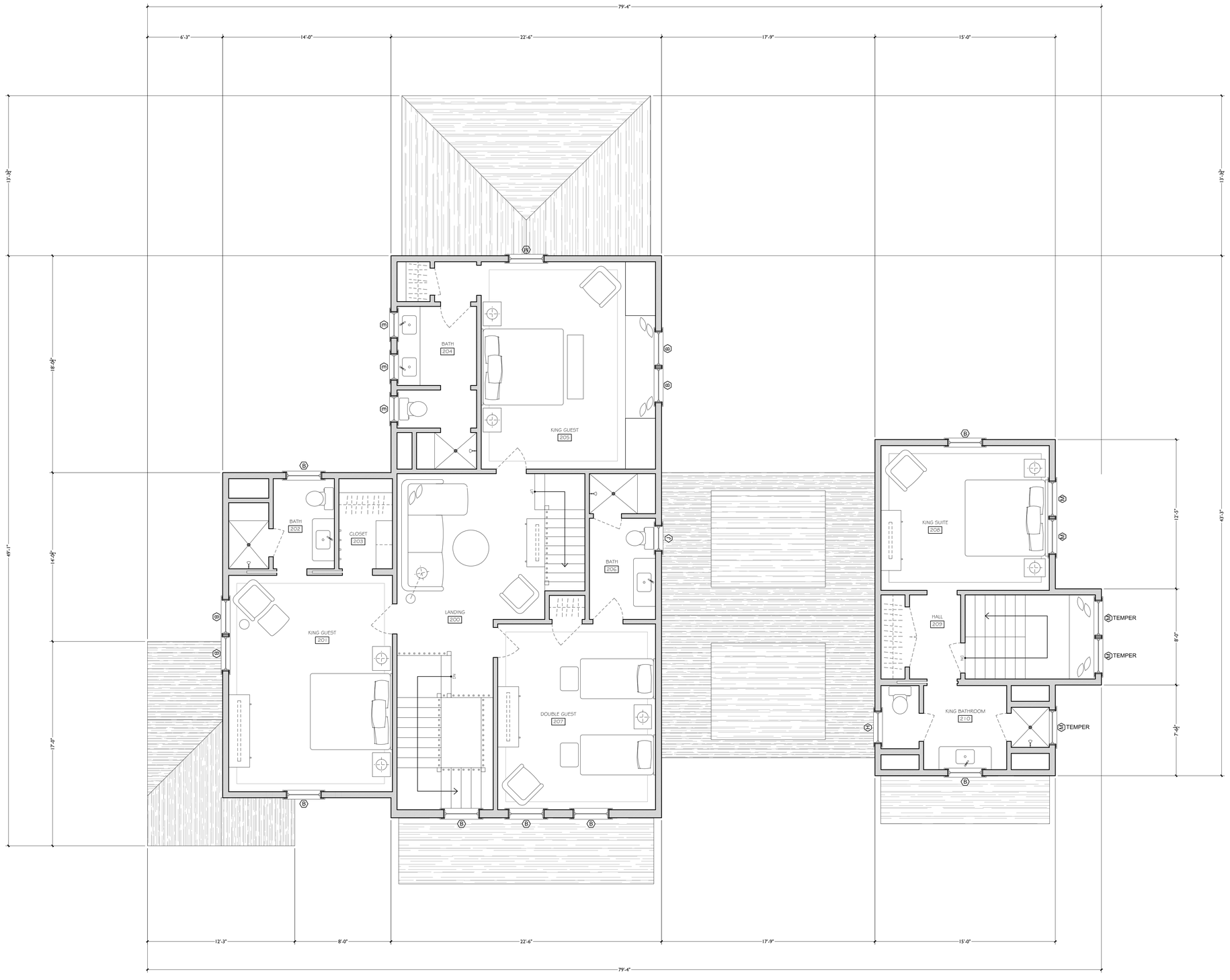
Tomaiolo Development
PO Box 1335
Nantucket, MA 02554
T. 508.330.2395

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°: 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

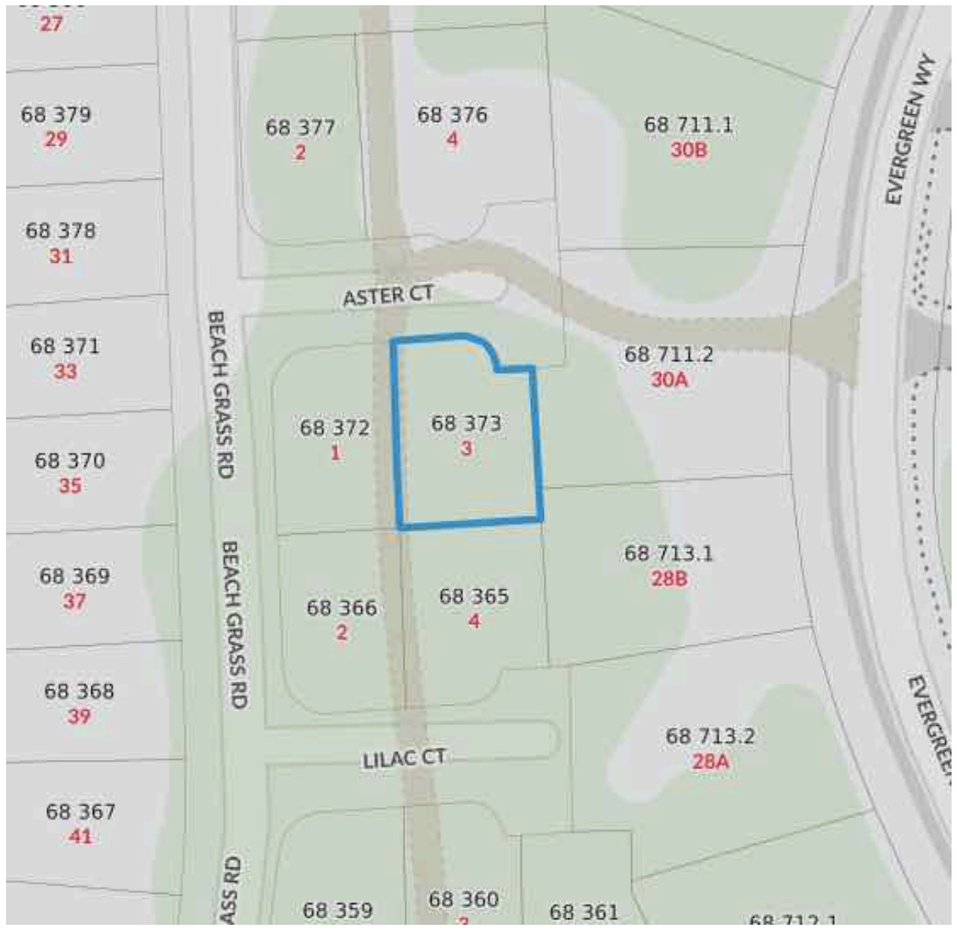
Dear Historic District Commission,

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,

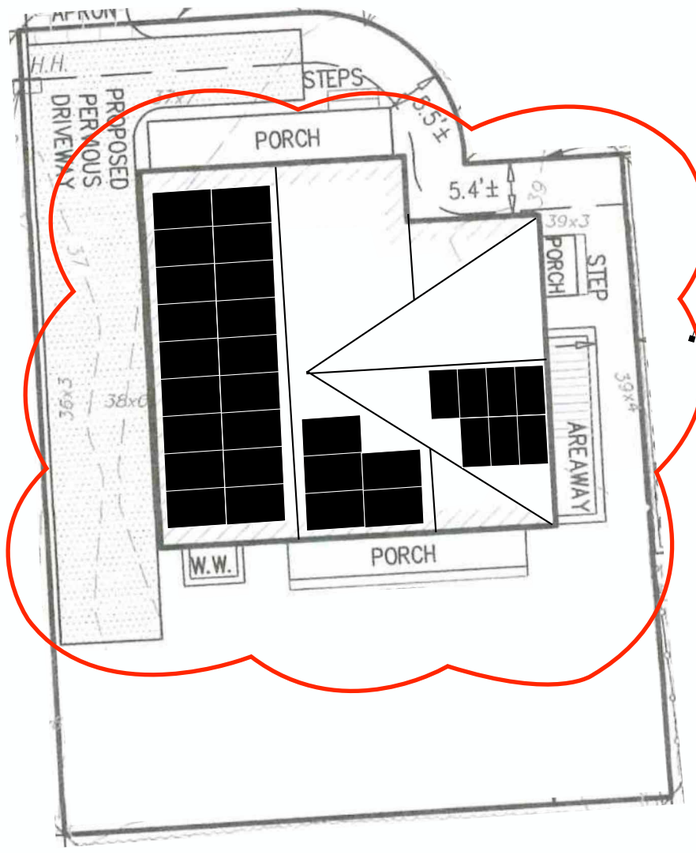
Signature DocuSigned by: [signature] 19DB44398E2C0427...
Name Dan Kovacevic
Date 6/20/2024



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

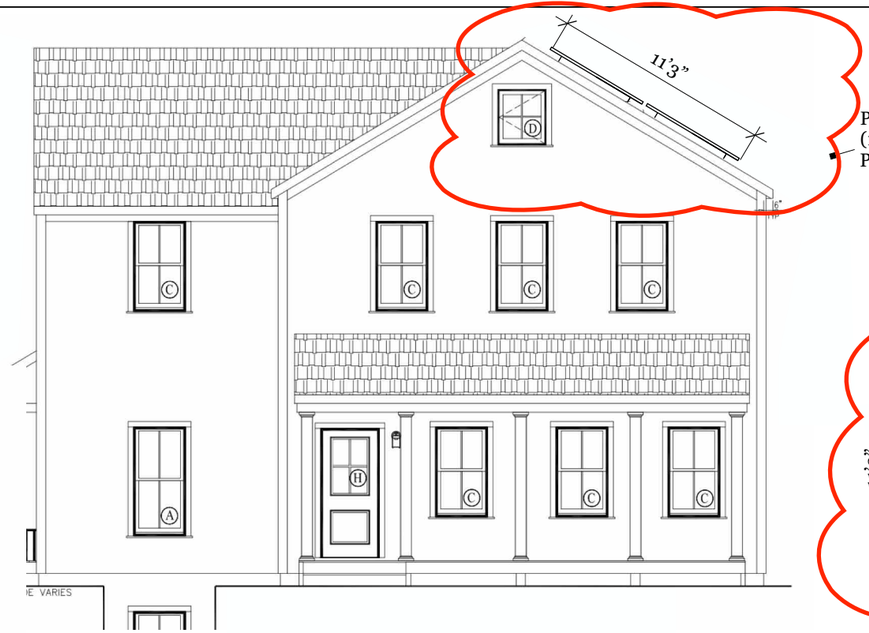
Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

	MM/DD/YY	REMARKS
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

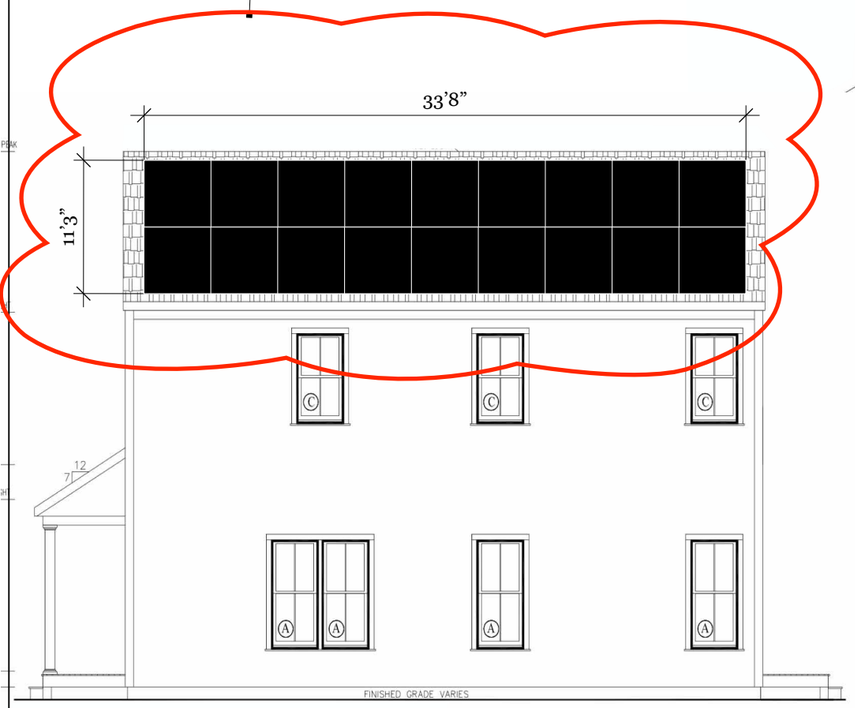
PV 01

NORTH ELEVATION



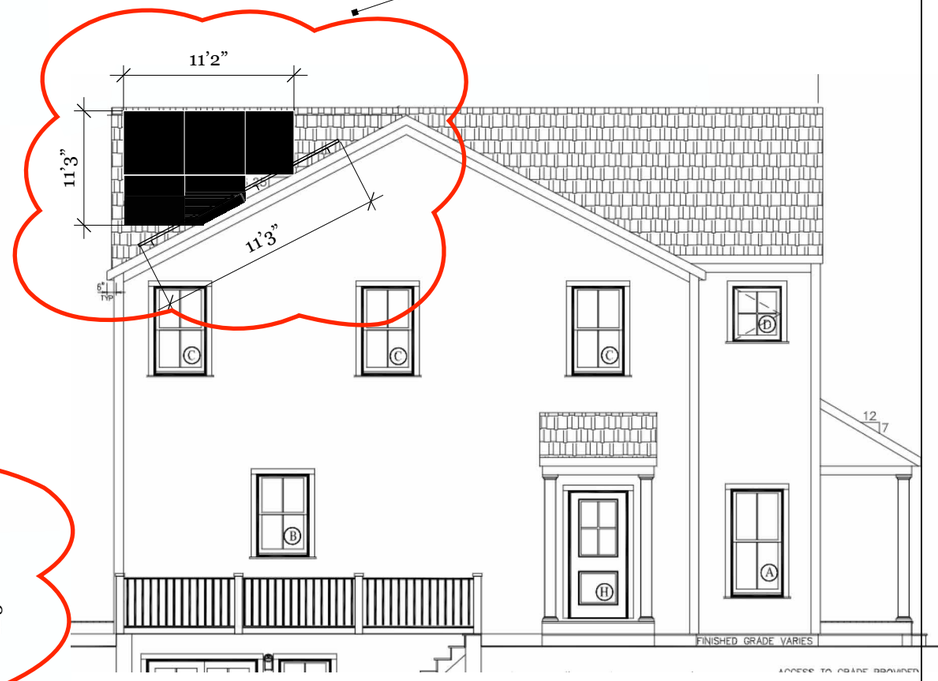
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

WEST ELEVATION



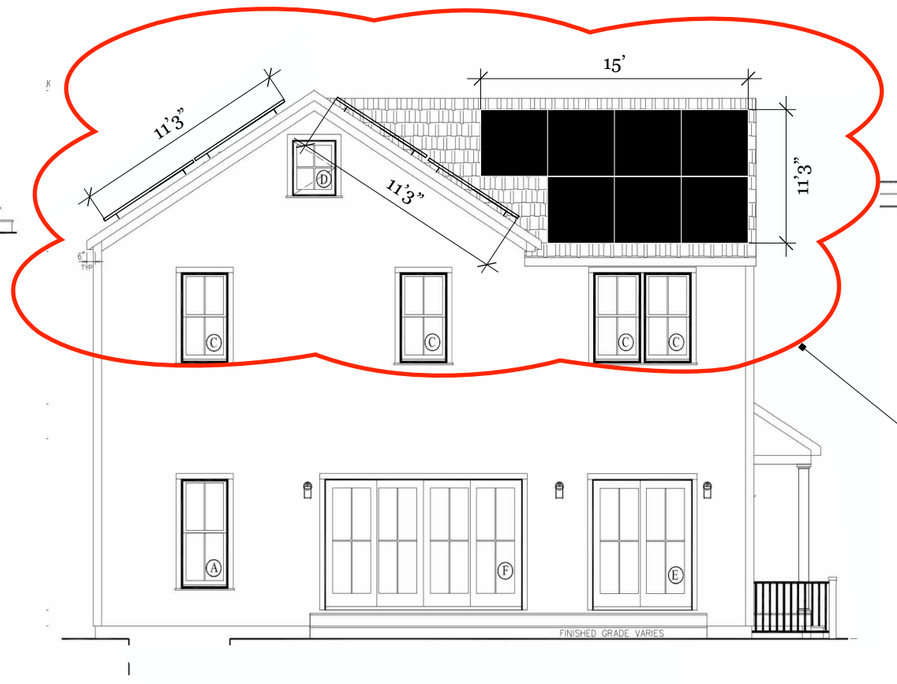
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

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

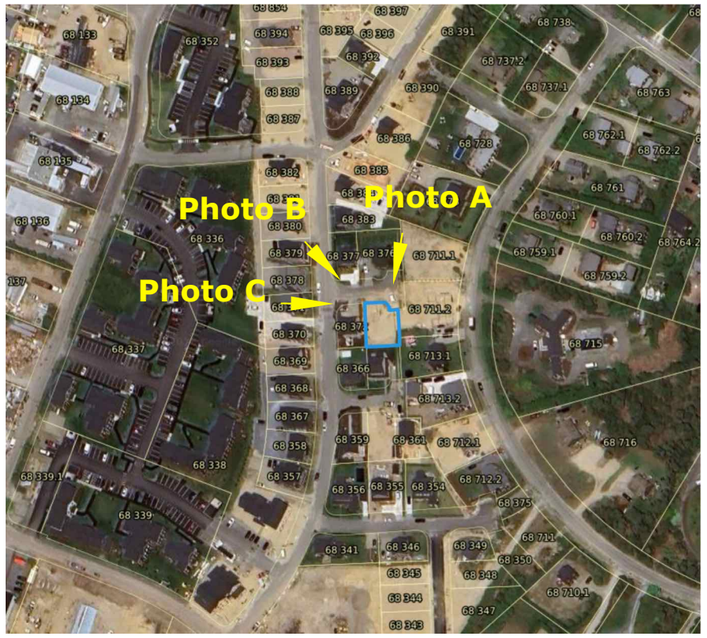




Photo A



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

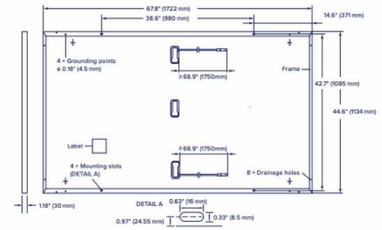
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[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

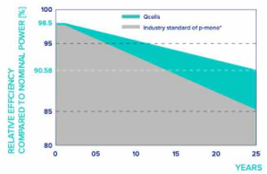


Electrical Characteristics

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

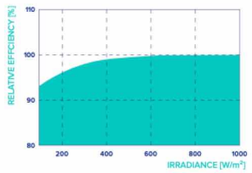


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

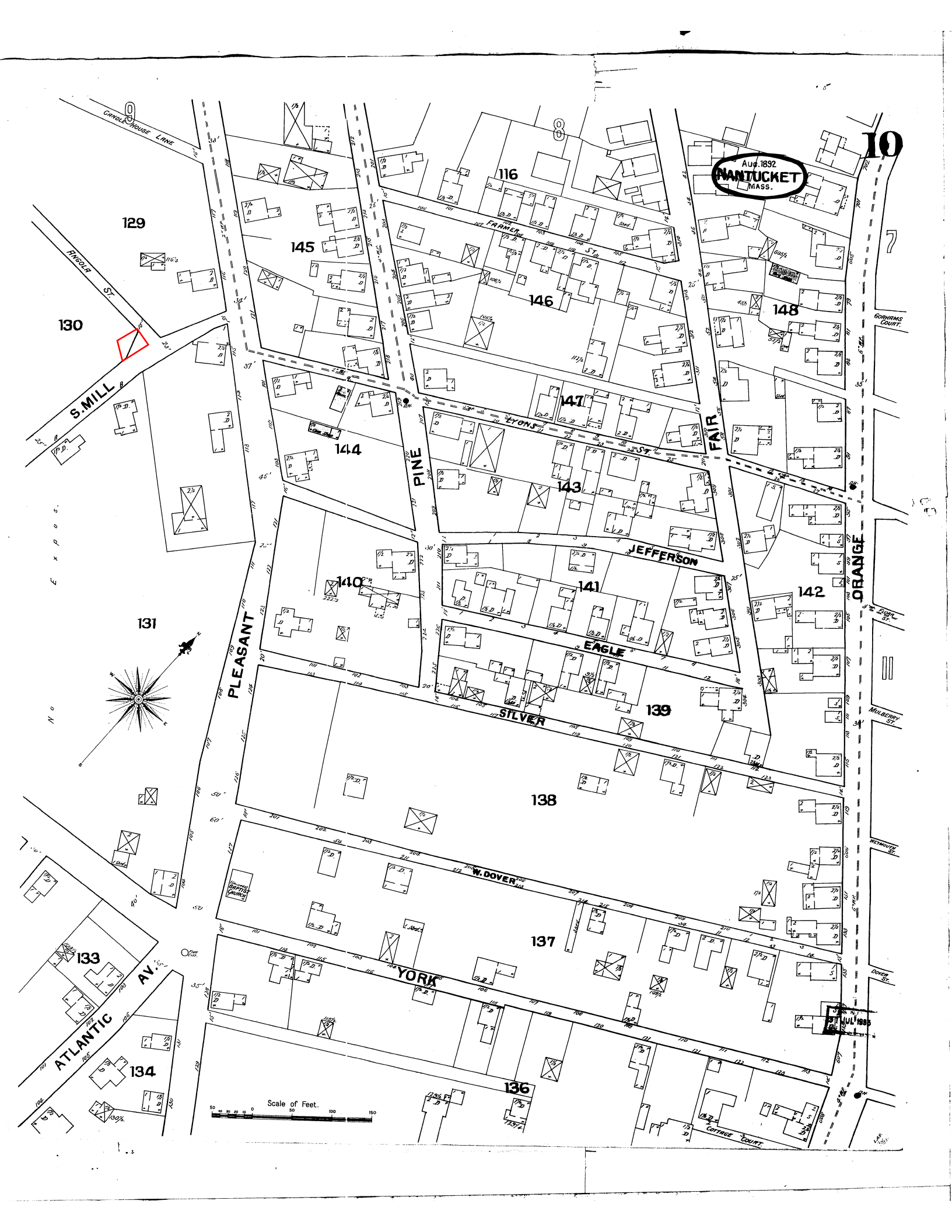
Property ID	10955
Location	1 S MILL ST
Owner	BARTLETT BERNARD A TR

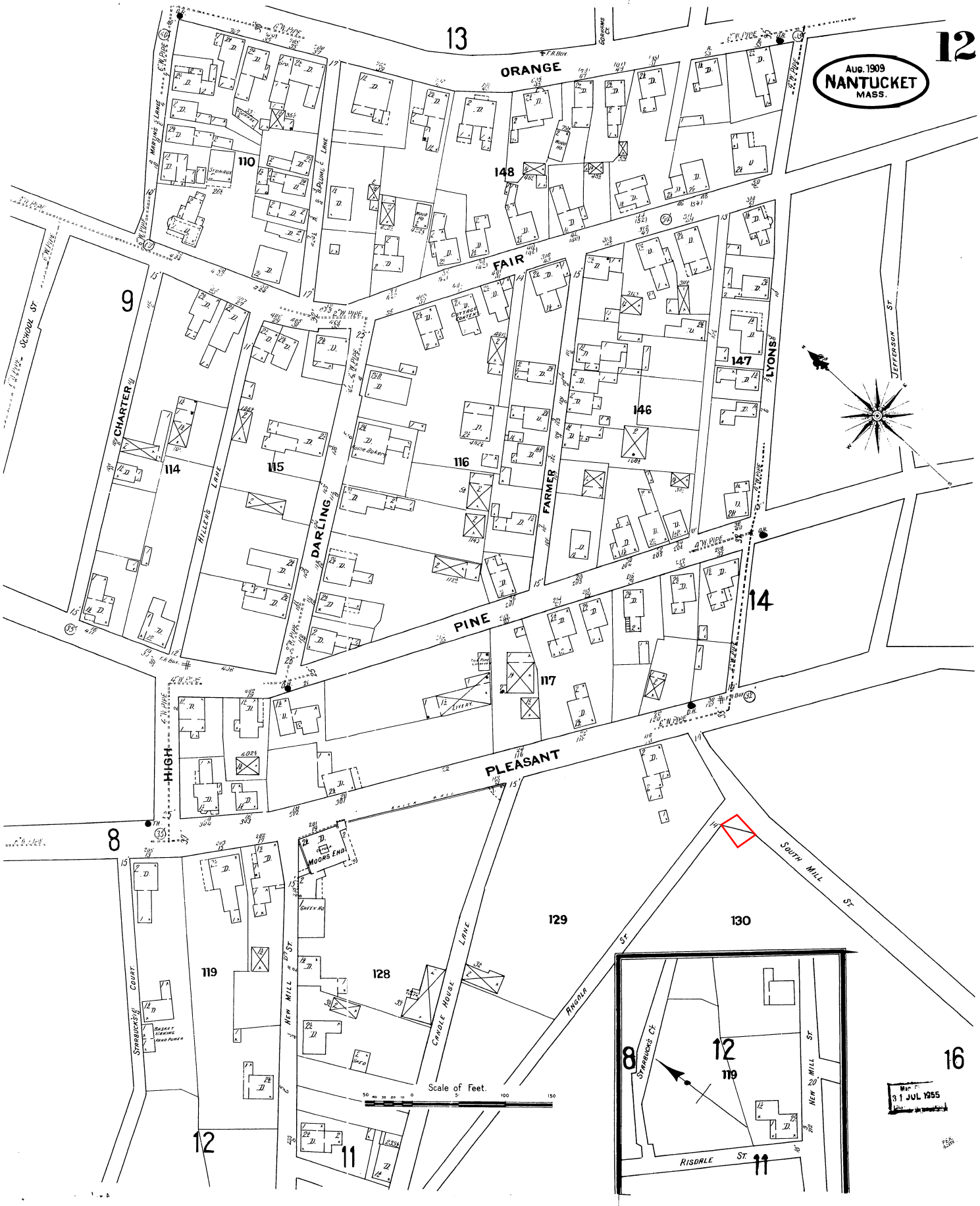
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

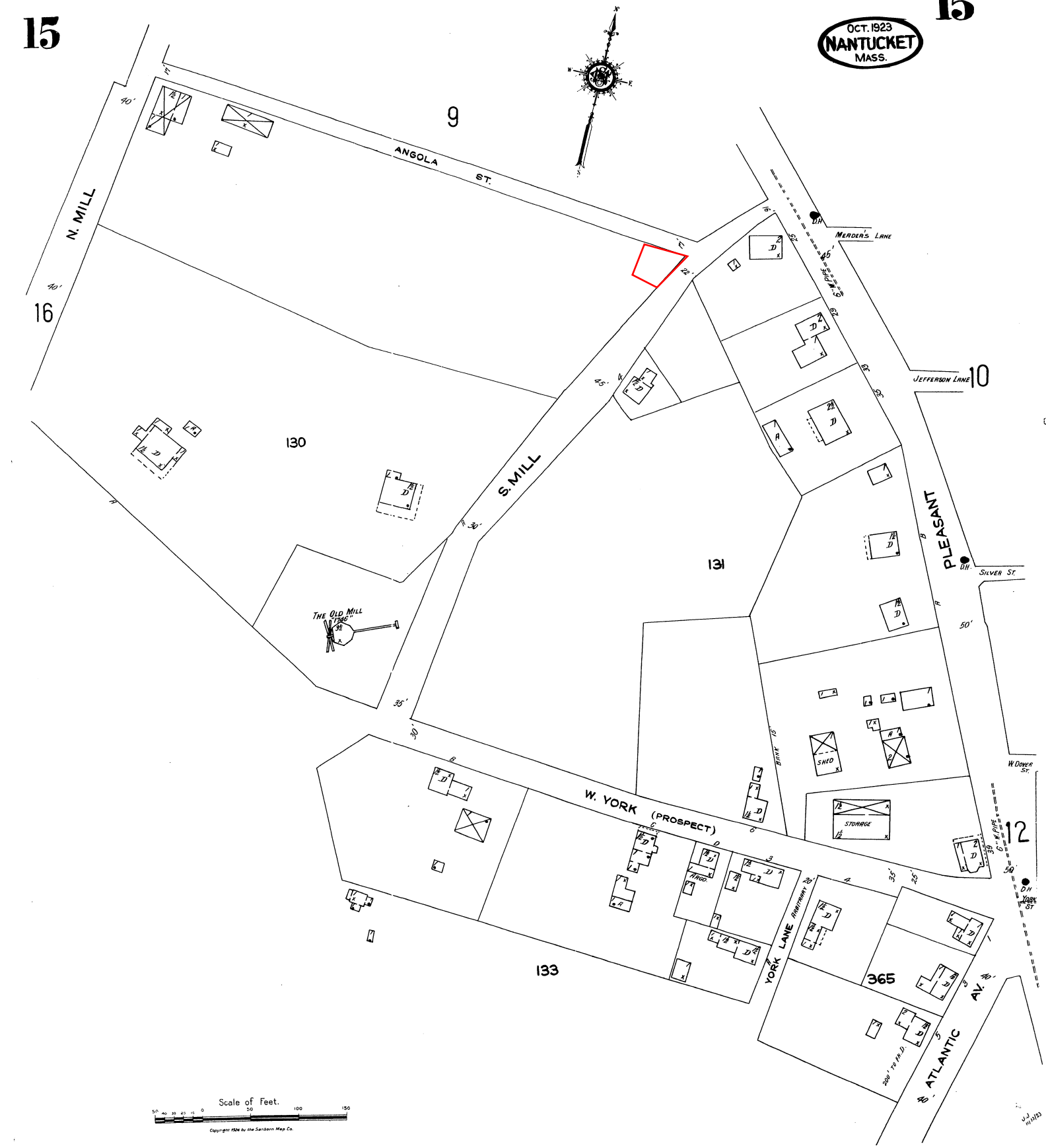


12
Aug. 1909
NANTUCKET
MASS.
13
ORANGE
FAIR
PINE
PLEASANT
HIGH
CHARTER
DARLING
FARMER
LYONS
SCHOOL ST
HILLER'S LANE
JEFFERSON ST
SOUTH MILL ST
ANGOLA ST
CANDLE HOUSE LANE
NEW MILL ST
STARBUCK'S COURT
MOORS END
LIVERY
Home Bakery
Scale of Feet.
8
9
11
12
14
16
110
114
115
116
117
119
128
129
130
146
147
148
Man. Ct.
31 JUL 1955

(1297)

15

OCT. 1923
NANTUCKET
MASS.



Copyright 1924 by the Sanborn Map Co.

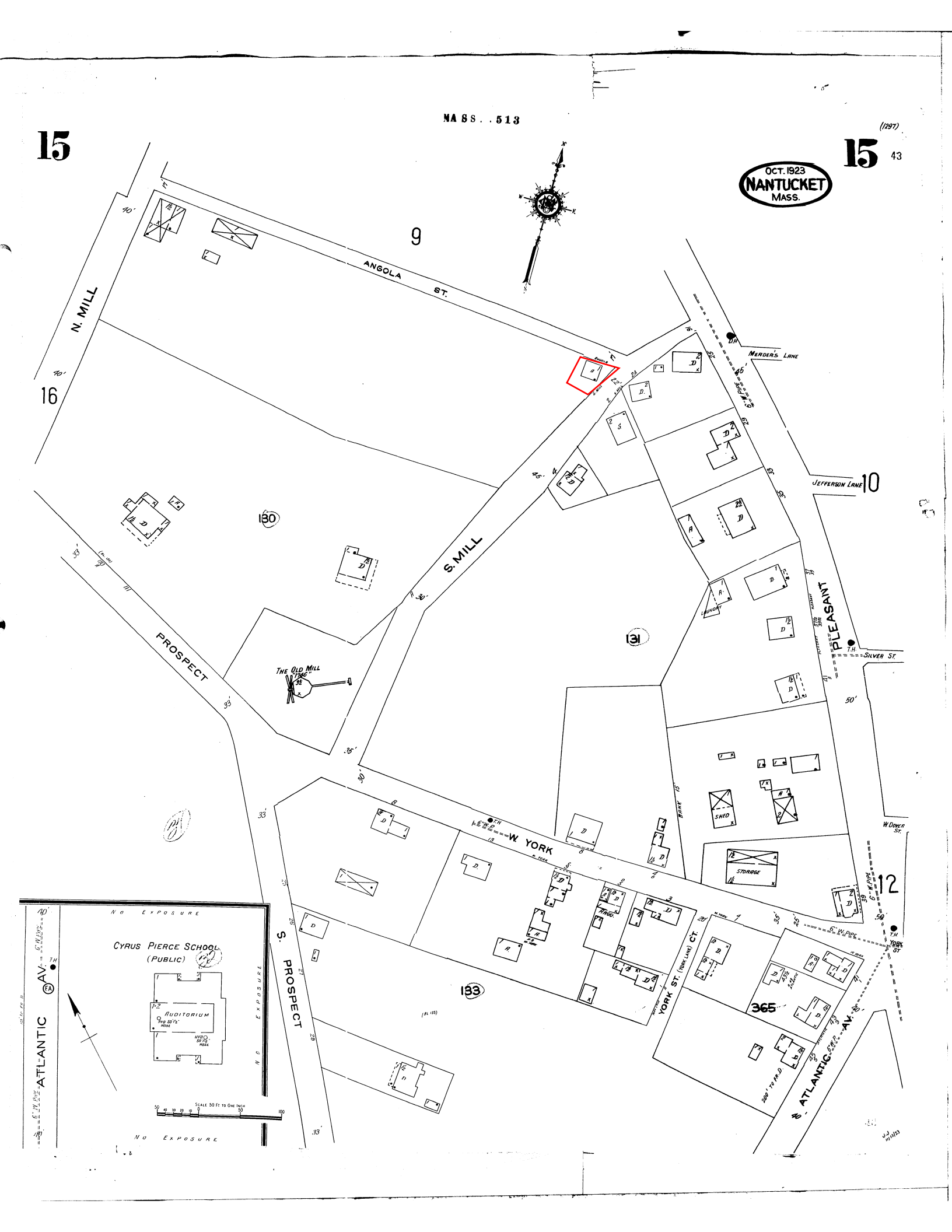
MASS. . 513

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

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

HISTORIC DISTRICT COMMISSION

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

REQUIRED WHERE APPLICABLE:

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

Revised December 5, 2008

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER.....Garret Roberts.....

MAILING ADDRESS.....60 Newtown Ave, Kingston RI 02852.....

PROPERTY LOCATION.....1 South Mill Street, Nantucket.....

ASSESSORS MAP/PARCEL.....55.4.1 61.....

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

SEE ATTACHED PAGES

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

July 12, 2024
DATE

Mary L. Haley
Digitally signed by Mary L. Haley
Date: 2024.07.12 08:08:56 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work:_____

Tax Map Number: _____ Parcel Number: _____

Owner of Record:_____

Description of Proposed Work:_____

_____

_____

Anticipated HDC Submission Date:_____

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

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

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

SUGARY LEMON LLC
C/O LEMME JASON & KAREN
31 RAMSEY DR
SUMMIT, NJ 07901

GILES GREGORY
48 YORK ST
NANTUCKET, MA 02554

ANDRADE SUSANNE & JOEL
12 BEECHWOOD CIRCLE
BRIDGEWATER, MA 02324

HADDY ALAN
C/O ANNIE BURNS
2549 ESCEDA CT
NAPLES, FL 34109

MARTIN ROBERT B & ROBIN K
11329 TURTLE BEACH ROAD
N PALM BEACH, FL 33408

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
5541	22	2	SUGARY LEMON LLC	C/O LEMME JASON & KAREN	31 RAMSEY DR	SUMMIT	NJ	07901	4 ANGOLA ST
5541	55		GILES GREGORY		48 YORK ST	NANTUCKET	MA	02554	48 YORK ST
5541	59		ANDRADE SUSANNE & JOEL		12 BEECHWOOD CIRCLE	BRIDGEWATER	MA	02324	4 S MILL ST
5541	110		HADDY ALAN	C/O ANNIE BURNS	2549 ESCEDA CT	NAPLES	FL	34109	2 S MILL ST
5544	22	1	MARTIN ROBERT B & ROBIN K		11329 TURTLE BEACH ROAD	N PALM BEACH	FL	33408	3 S MILL ST
Count:	**5**								


PLEASE BE A
GOOD NEIGHBOR
CLEAN UP
AFTER YOUR DOG

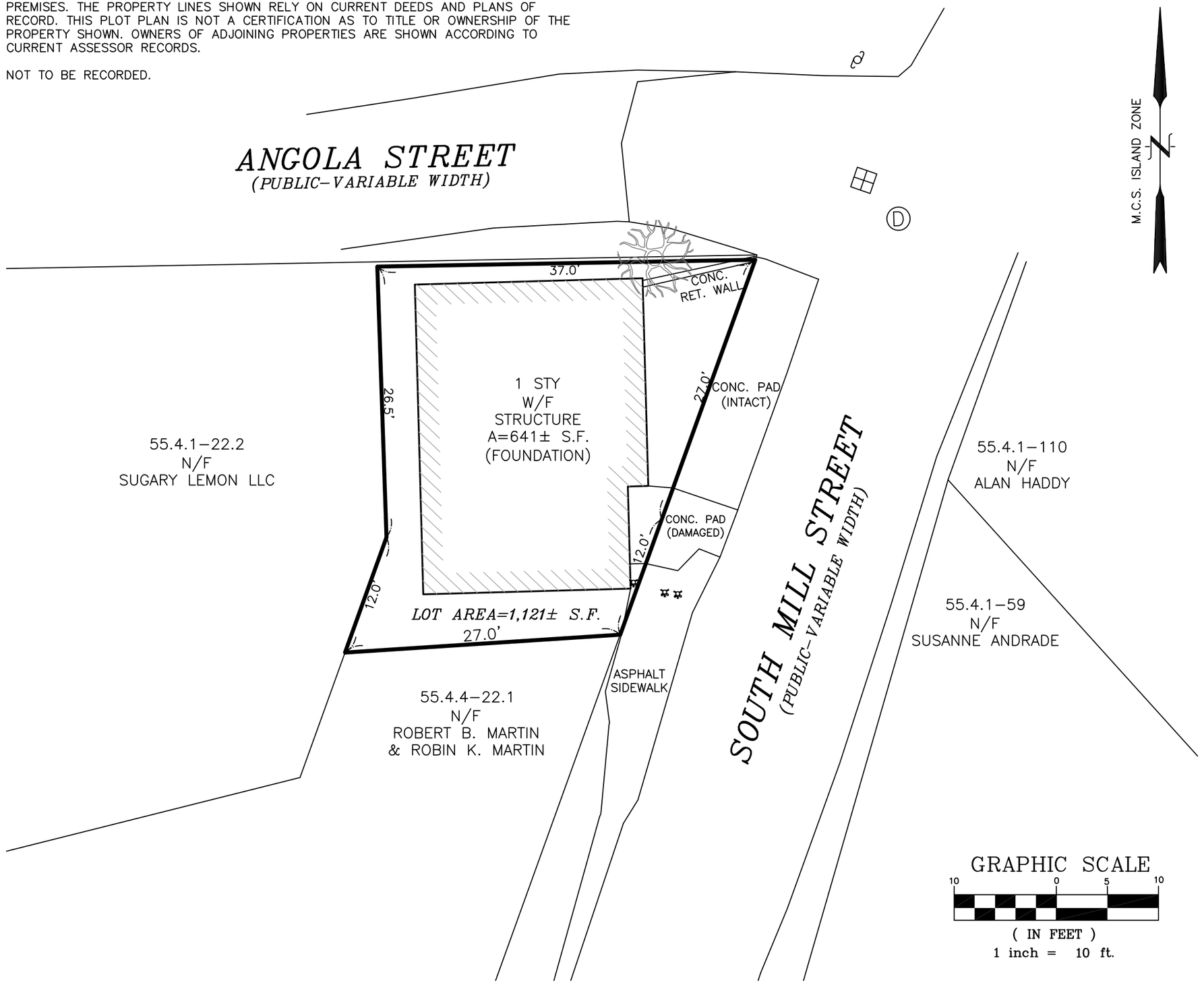
THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT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

NOT TO BE RECORDED.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL OLD HISTORIC (ROH)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	0 FT.
REAR/SIDE SETBACK:	5 FT.
GROUND COVER %:	40%

PLAN REFERENCES:
PLAN BOOK: 16, PAGE:103
PLAN BOOK: 23, PAGE:13
PLAN FILE #53-0

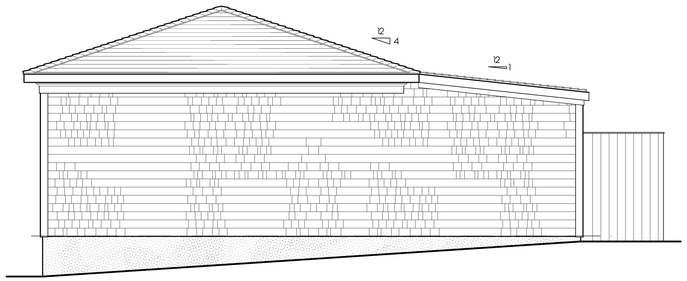


GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

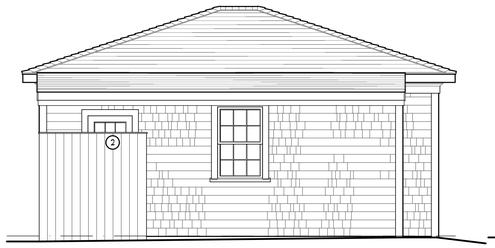
PLAN OF LAND IN NANTUCKET, MA
JULY 24, 2023
SCALE: 1"=10'

OWNER: BERNARD A. BARTLETT REVOCABLE TR.
ADDRESS: 1 SOUTH MILL STREET
ASSESSOR MAP 55.4.1 PARCEL 61
BK:1,518, PG: 342 NO PLAN REFERENCE

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



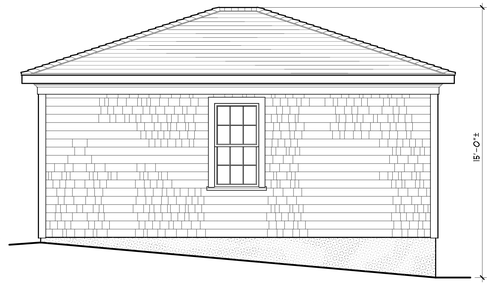
EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



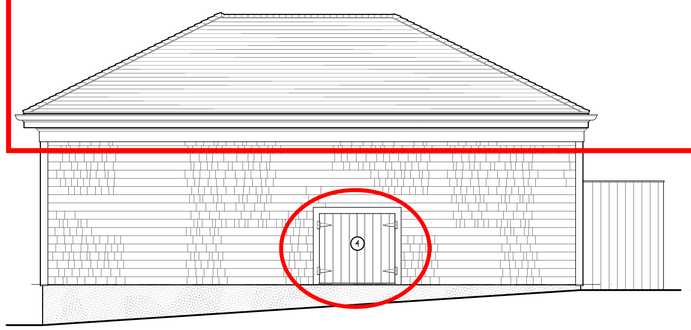
APPROVED WEST ELEVATION
SCALE: 1/4"=1'-0"



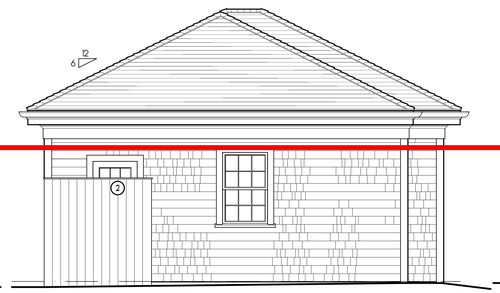
APPROVED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



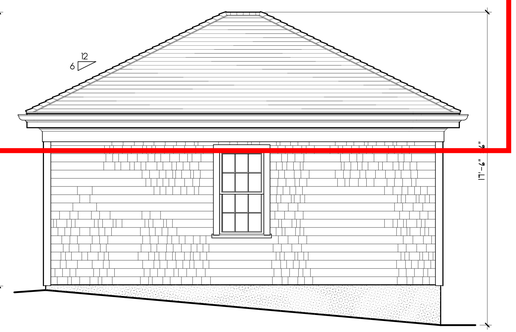
NORTH ELEVATION
SCALE: 1/4"=1'-0"



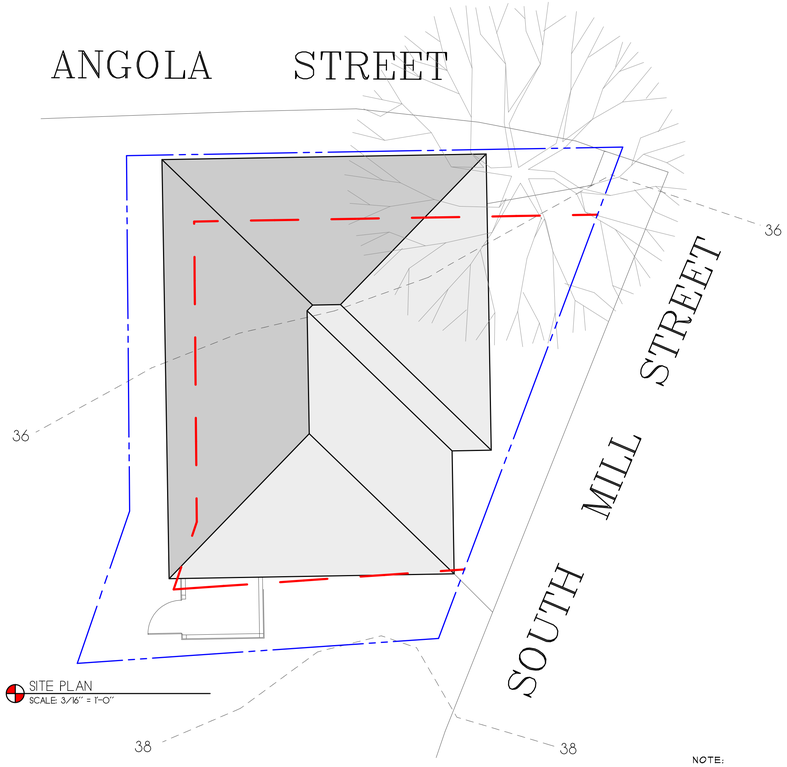
WEST ELEVATION
SCALE: 1/4"=1'-0"



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

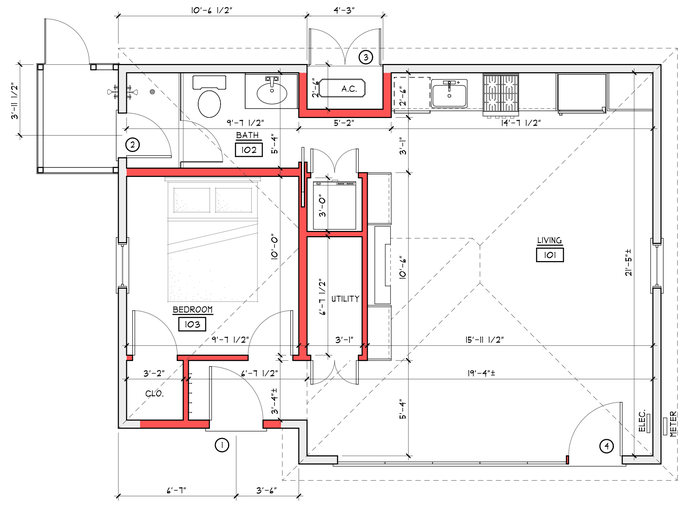


EAST ELEVATION
SCALE: 1/4"=1'-0"



N

SITE PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"
657 S.F.

N

KEY:
NEW WALLS:
EXISTING WALLS:

DOOR SCHEDULE				
SYM	MANUFACTURER	DOOR SIZE	QTY.	REMARKS
1	CUSTOM	3'-0" X 6'-8"	1	1 LT. 1 PNL. EXTERIOR DOOR
2	ANDERSEN	2'-6" X 6'-8"	1	15 LT. FRENCH DOOR
3	CUSTOM	T.M.E.	1	4 LT. 2 PNL. WOOD DOOR (T.M.E.)
4	CUSTOM	4'-0" X 4'-0"	1	DBL. WOOD PLANK DOOR

REVISIONS:
5/7/2024: AS-BUILT MEASURING
5/8/2024: AS-BUILT PLANS
5/8/2024: PROGRESS PRINT
5/9/2024: HDC PRINT
7/8/2024: PROGRESS PRINT
7/11/2024: HDC REVISION

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

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

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

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

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

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 TIMOTHY REINEMO

AS AGENT FOR _____

STREET ADDRESS 65 LOVERS LANE

MAP/PARCEL 80 / 214.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

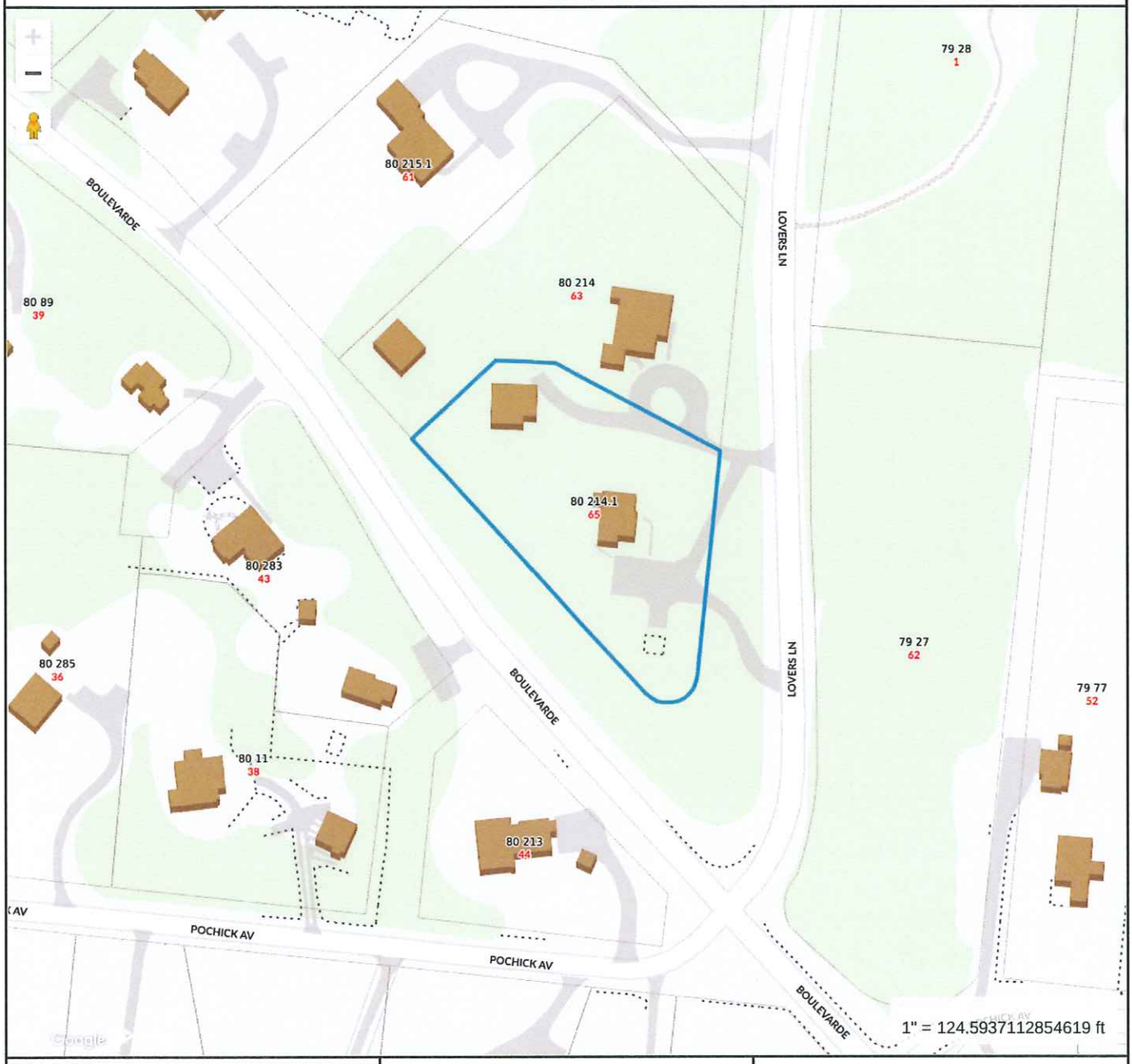
_____

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

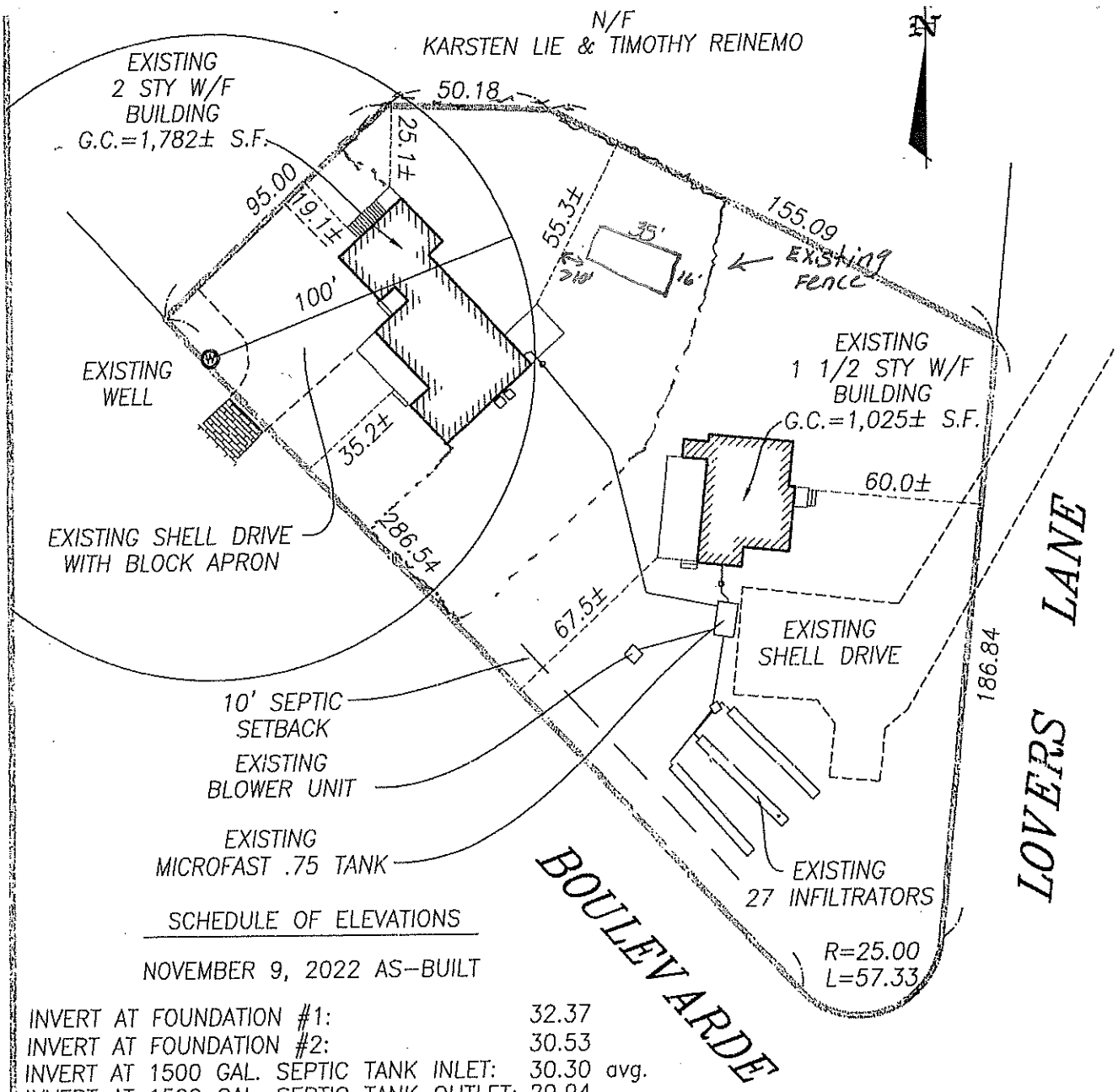
Property ID	190648
Location	65 LOVERS LN
Owner	REINEMO KARSTEN LIE & TIMOTHY R

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 . . . . . .

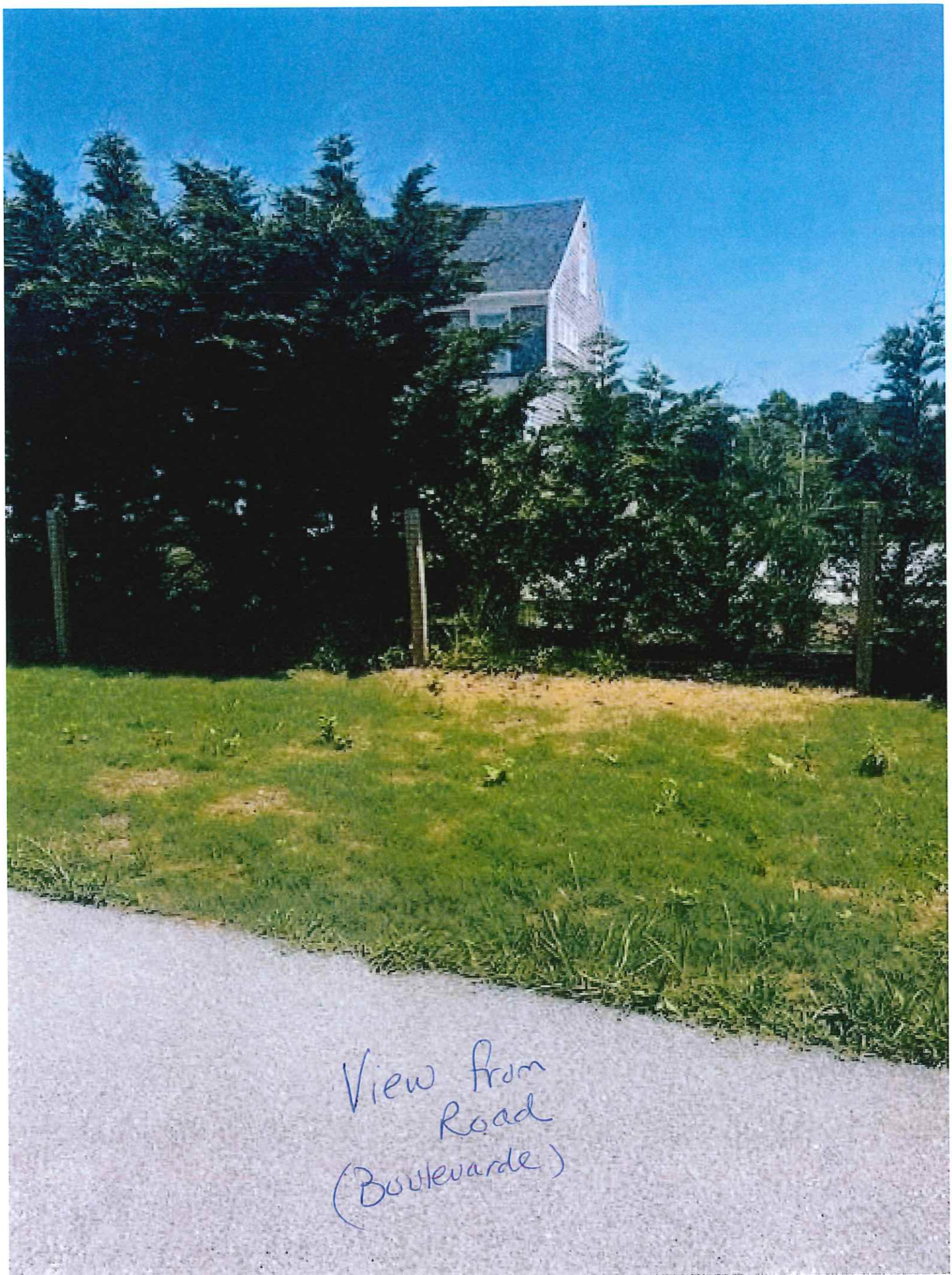
ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

K-1016



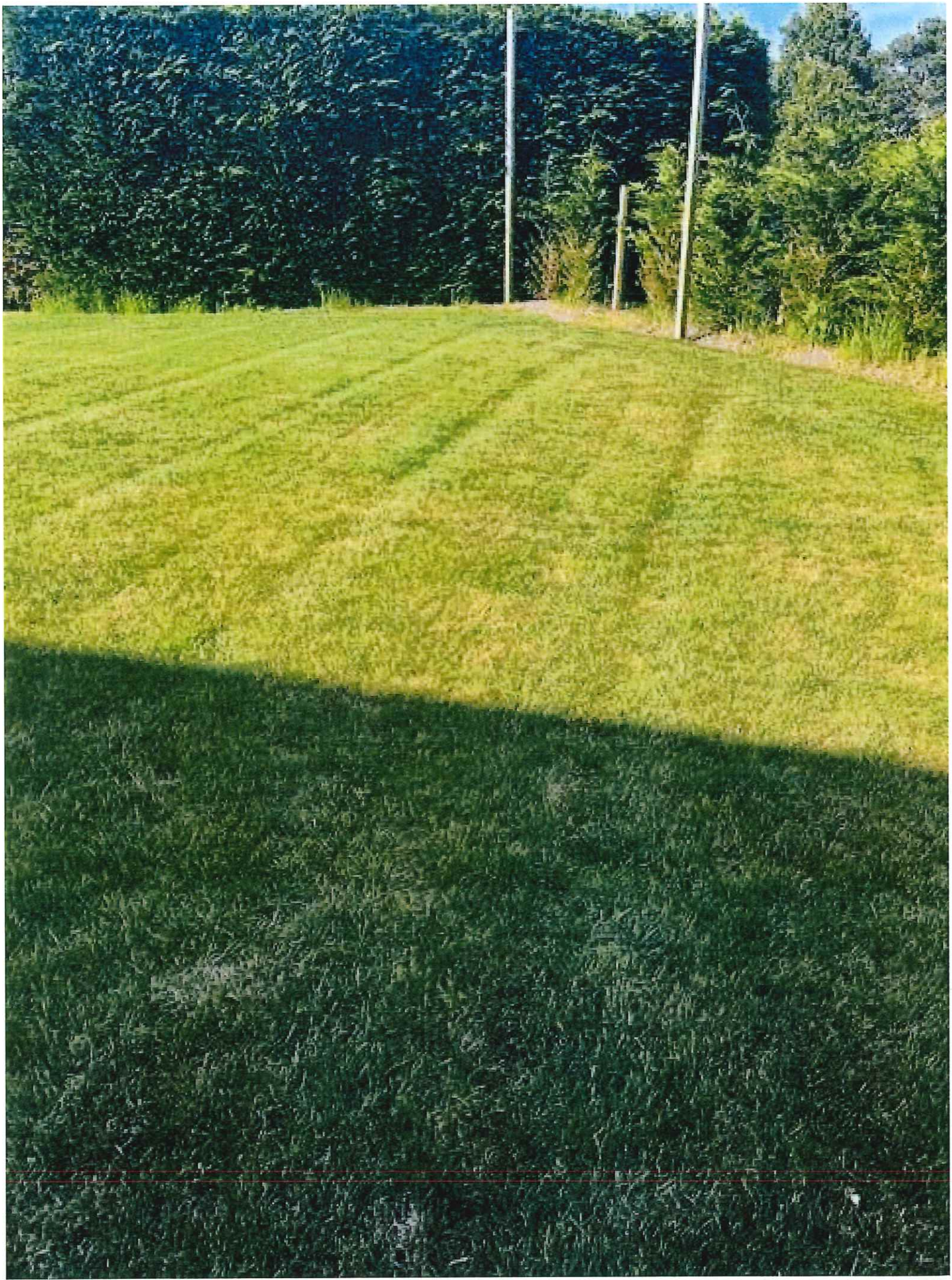





View from
Road
(Boulevarde)







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

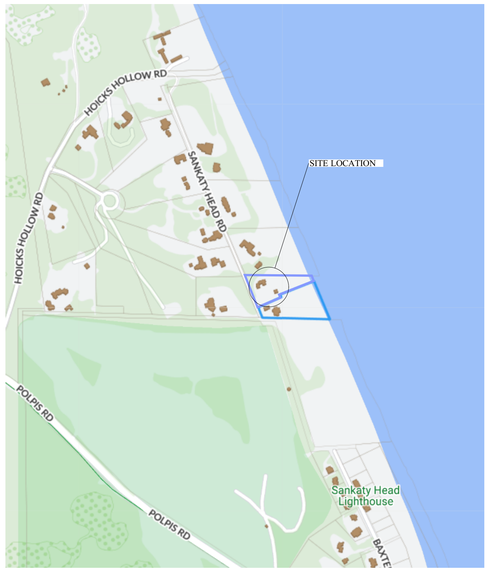
Sidewall — Clapboard (if applicable) — Roof Natural
Trim Gray Sash Gray Doors Gray
Deck — Foundation Natural Fence — Shutters —

* 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



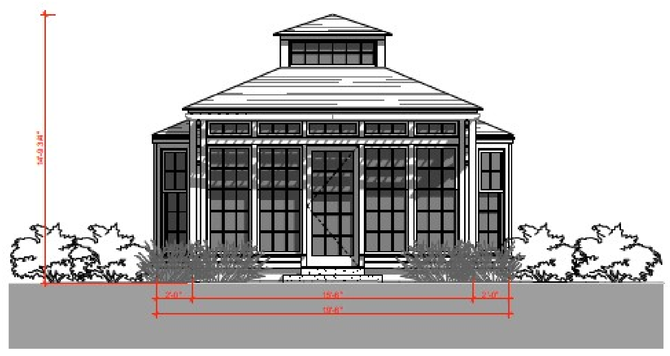
SITE LOCATION

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

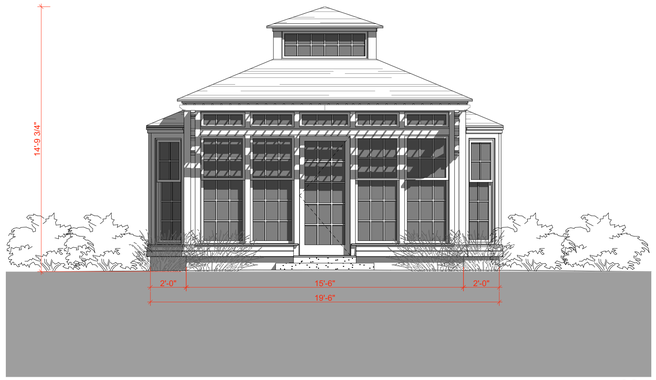
REVISIONS PLOTTED: 7/12/2024

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

PHOTOS

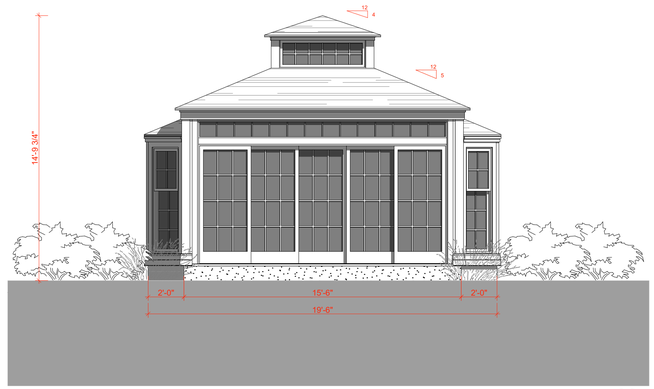
FL0.0C



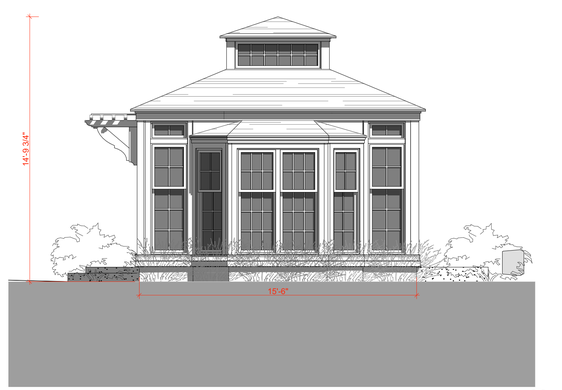
WEST ELEVATION (W)
SCALE: 1/4" = 1'-0"



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

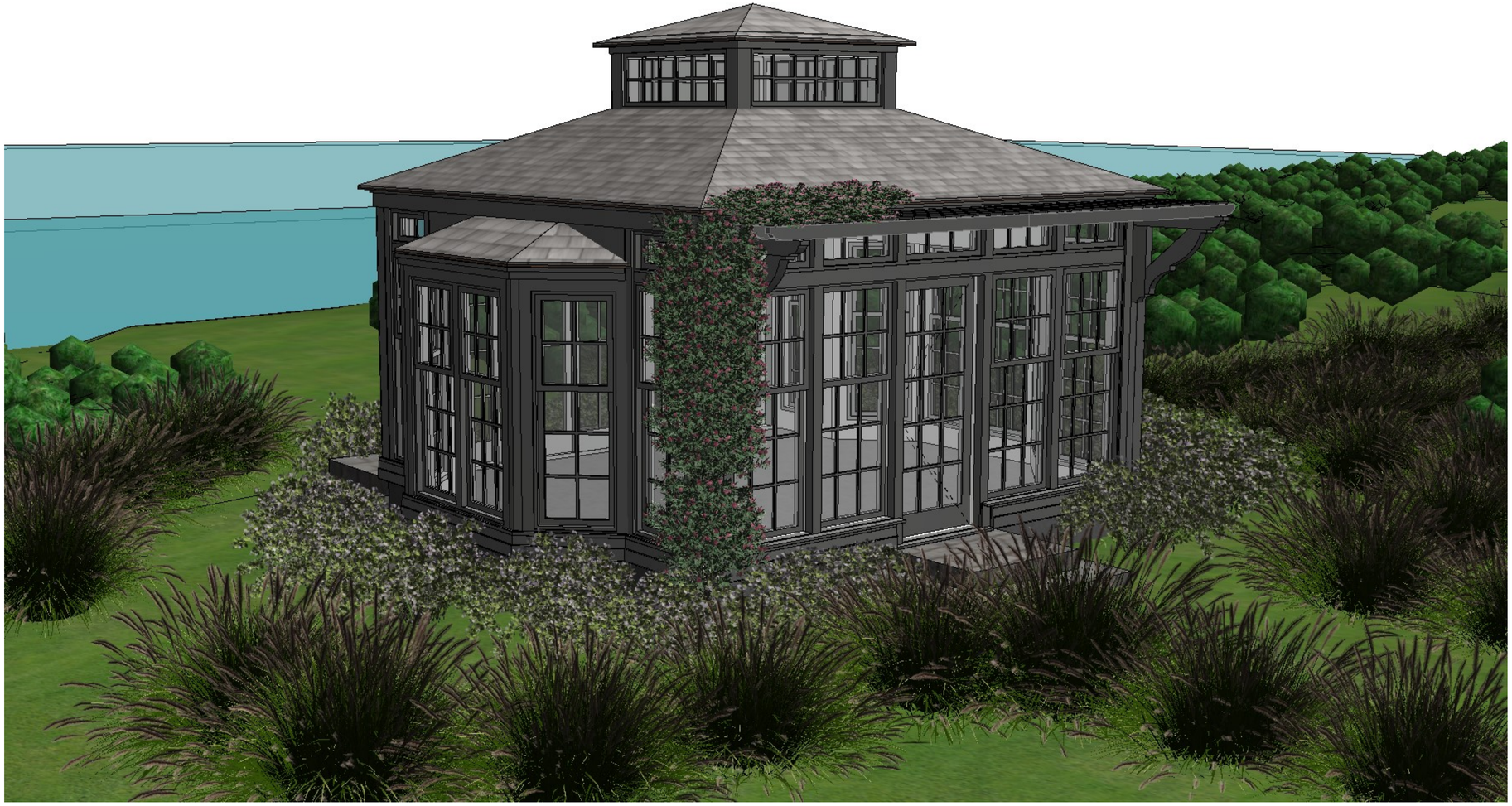
00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY
PROPOSED
ELEVATIONS

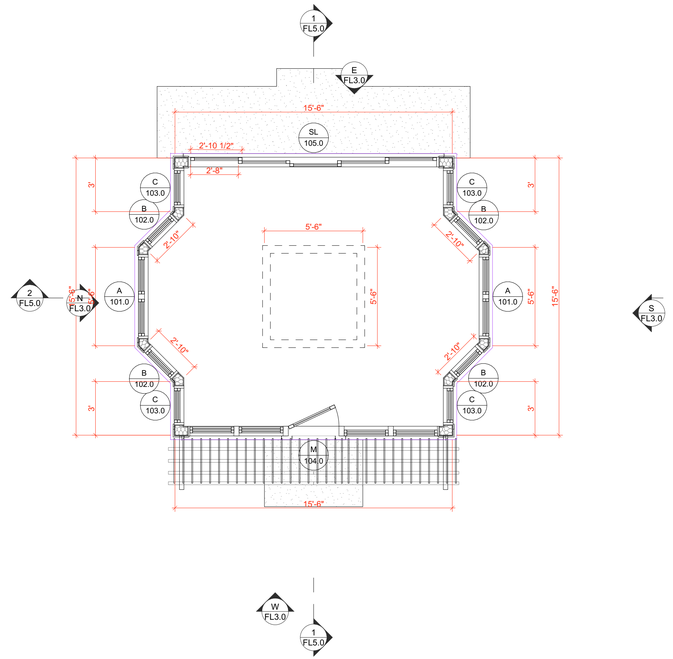
FL3.0



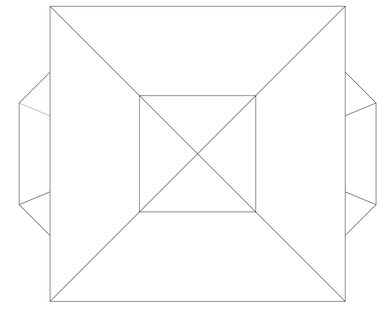
PROPOSED DOOR & WINDOW SCHEDULE

	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

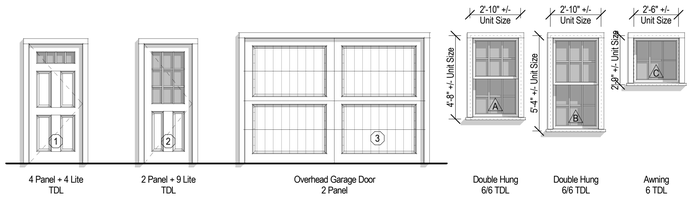
07.15.24



1 Locus Map
Not to Scale

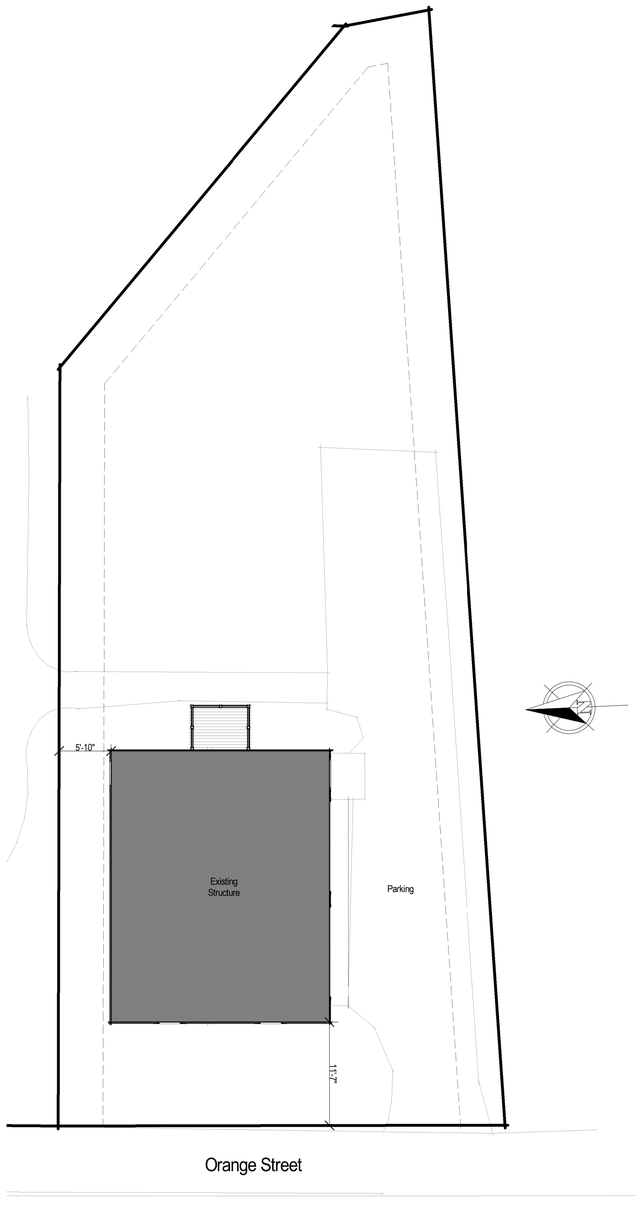
HDC Submission

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

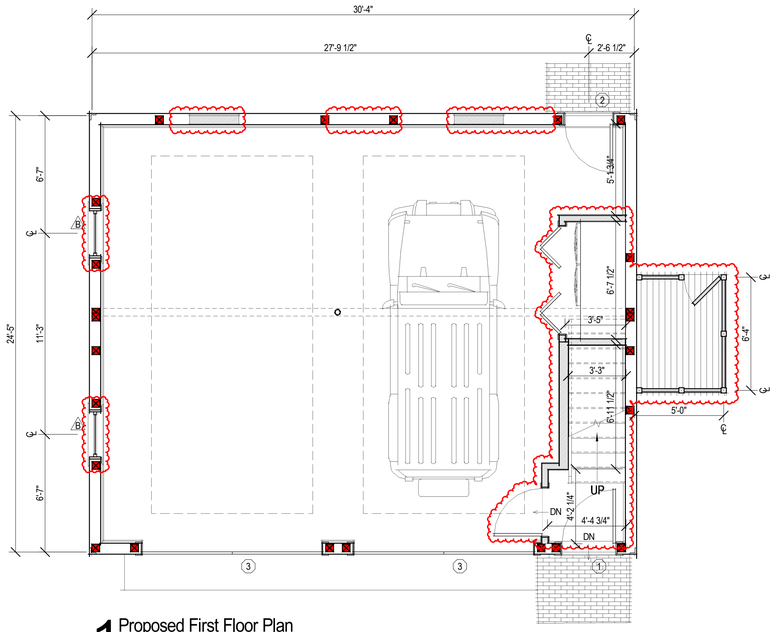
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

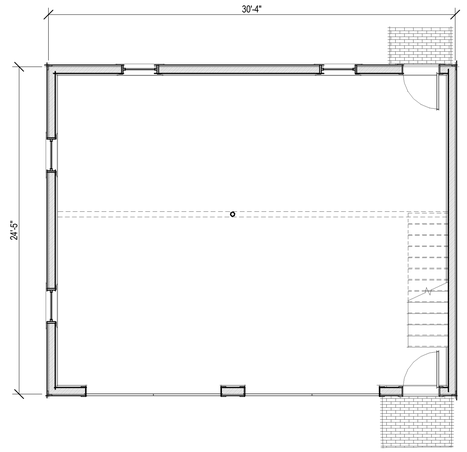
G.1.1
2120

07.15.24

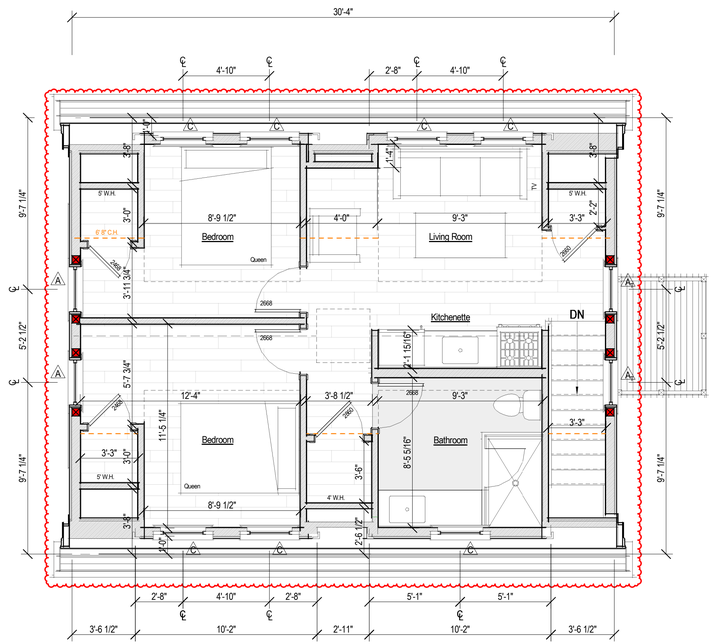
HDC Submission



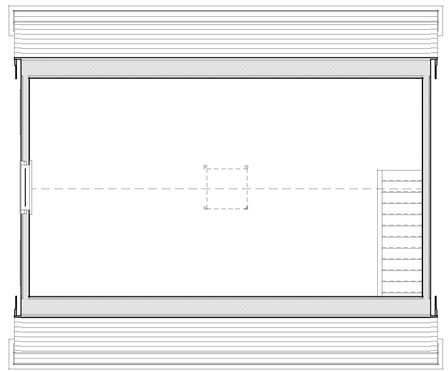
1 Proposed First Floor Plan
1/4" = 1'-0"



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.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

Revisions

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

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

A.1.1

2120

07.15.24

HDC Submission



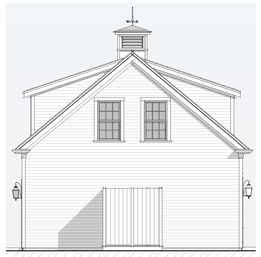
Previously Approved South Elevation
1/8" = 1'-0"



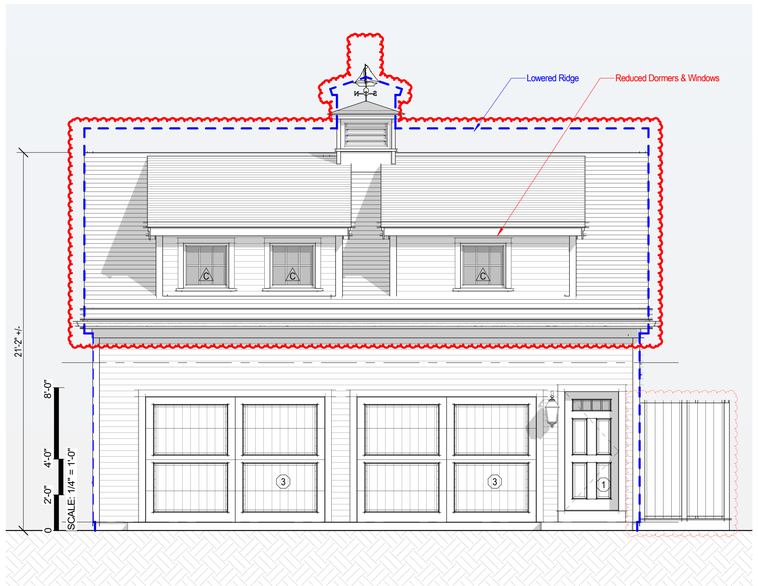
Previously Approved West Elevation
1/8" = 1'-0"



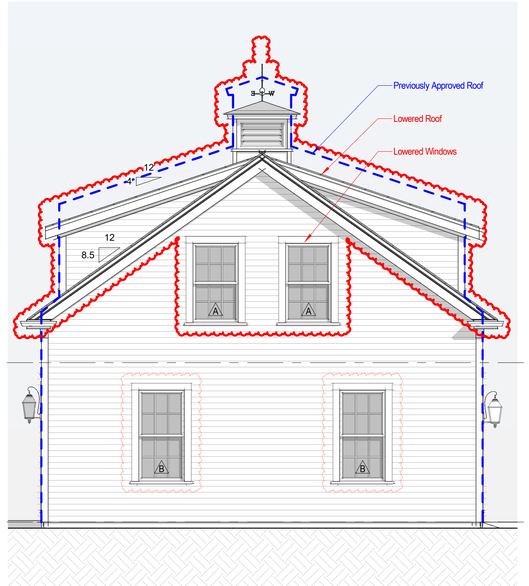
Previously Approved North Elevation
1/8" = 1'-0"



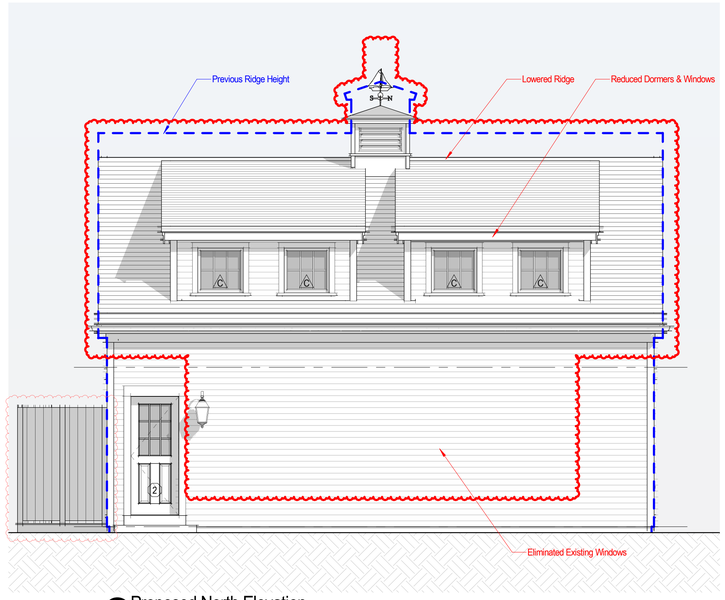
Previously Approved East Elevation
1/8" = 1'-0"



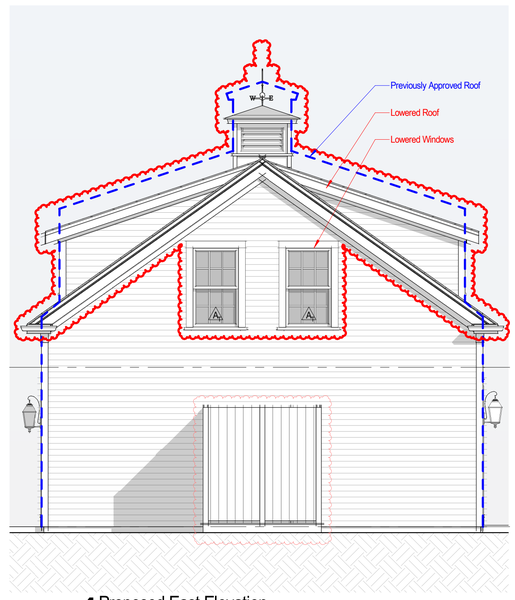
1 Proposed South Elevation
1/4" = 1'-0"



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



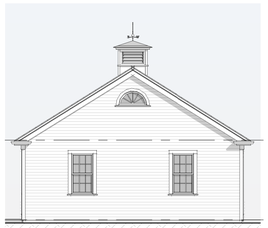
3 Proposed North Elevation
1/4" = 1'-0"



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



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



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



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



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

2120

Greenberg Garage

30A Orange Street
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	42.3.2 / 200
Current Zoning:	ROH
Minimum Frontage:	50'
Front Setback:	None
Side/Rear Setback:	5'
Lot Size:	5,019 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	2,008 SF +/-
Existing G.C.:	741 SF +/-
Proposed G.C.:	No Change

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First & Second Floor Plans
A.1.2 Roof Plan
A.2.1 Exterior Elevations
S.1.1 Framing Plans & Building Sections
S.1.2 Building Section

Revisions

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

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



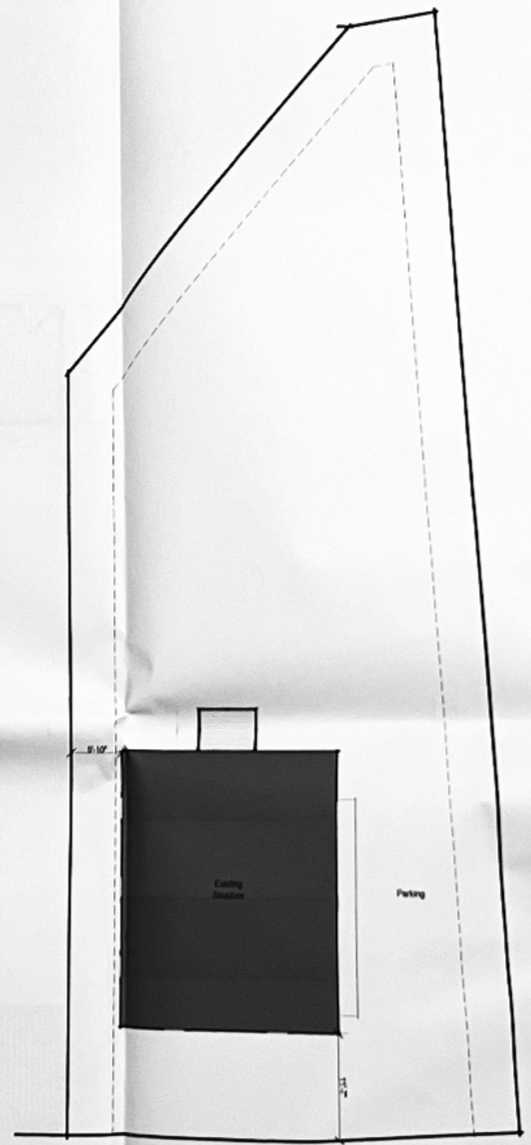
1 Locus Map
Not to Scale



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

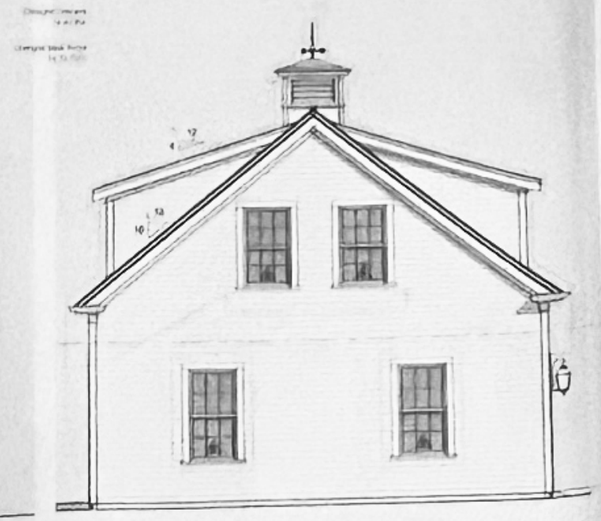
G.1.1
2120

05.17.22

HDC Approval Through Staff



1 Proposed South Elevation



2 Proposed West Elevation



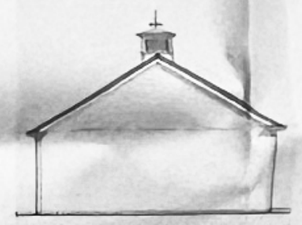
Existing South Elevation



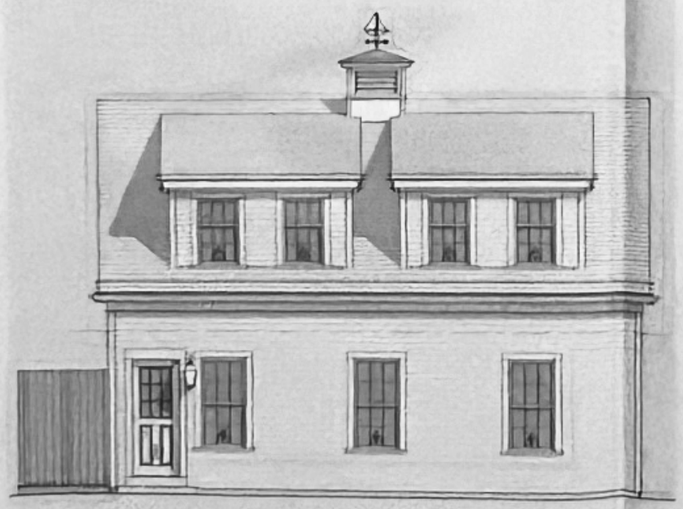
Existing West Elevation



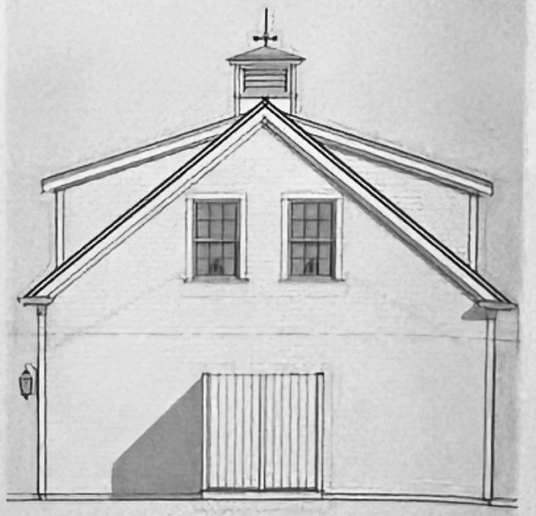
Existing North Elevation



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

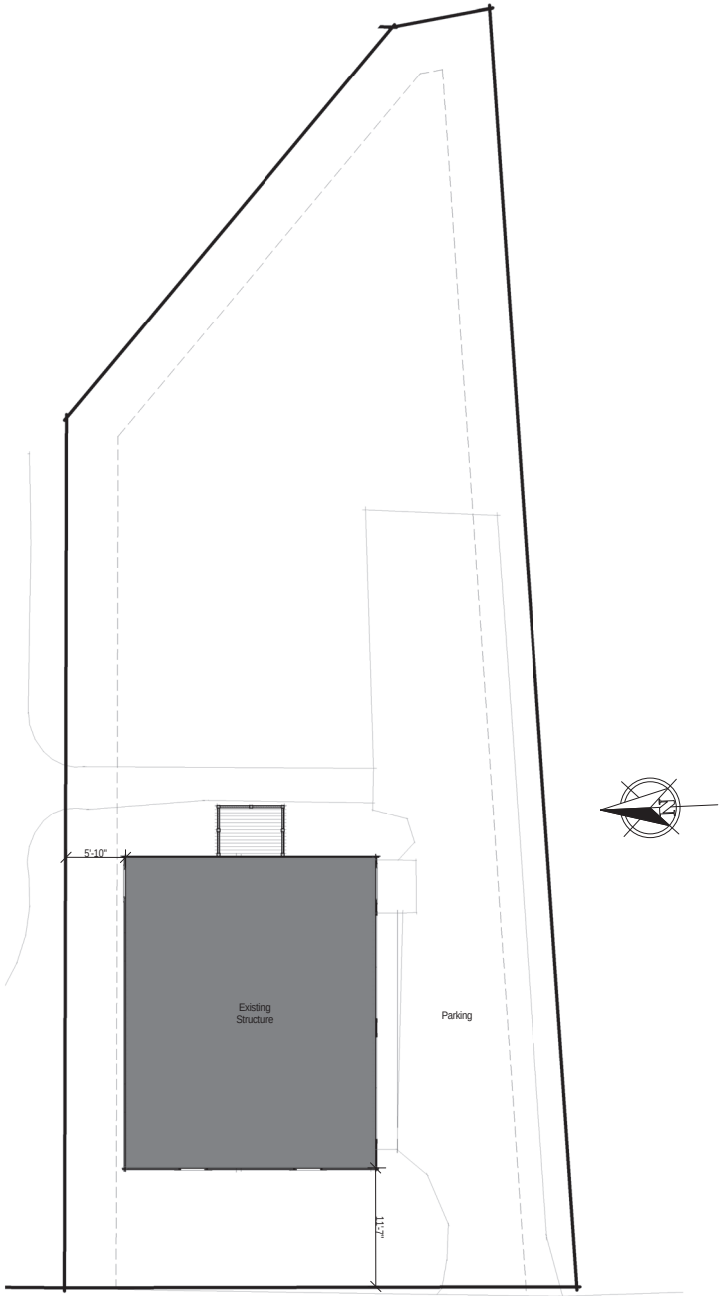
MAY 15

A.2.1
2120



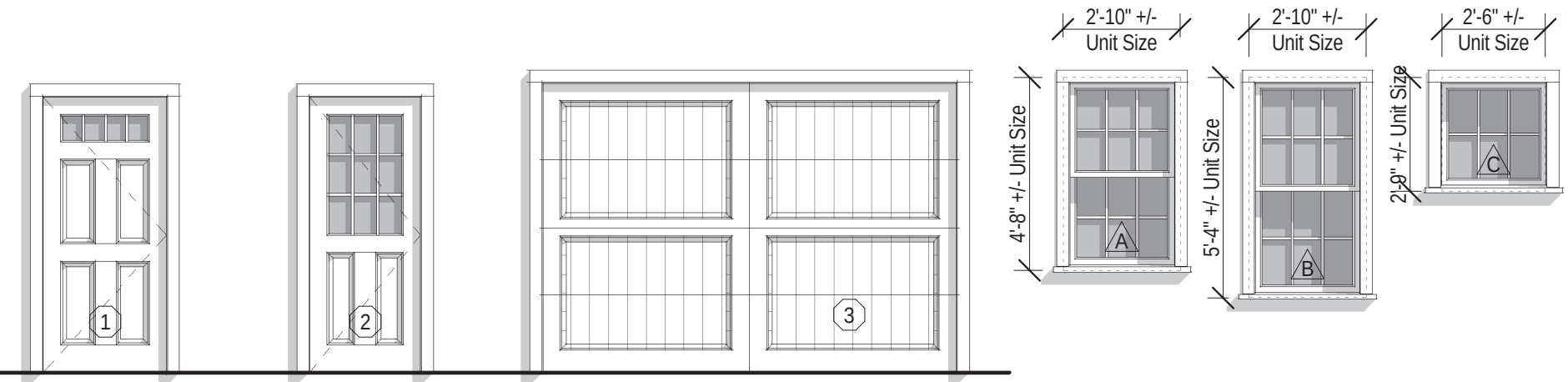
1 Locus Map

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

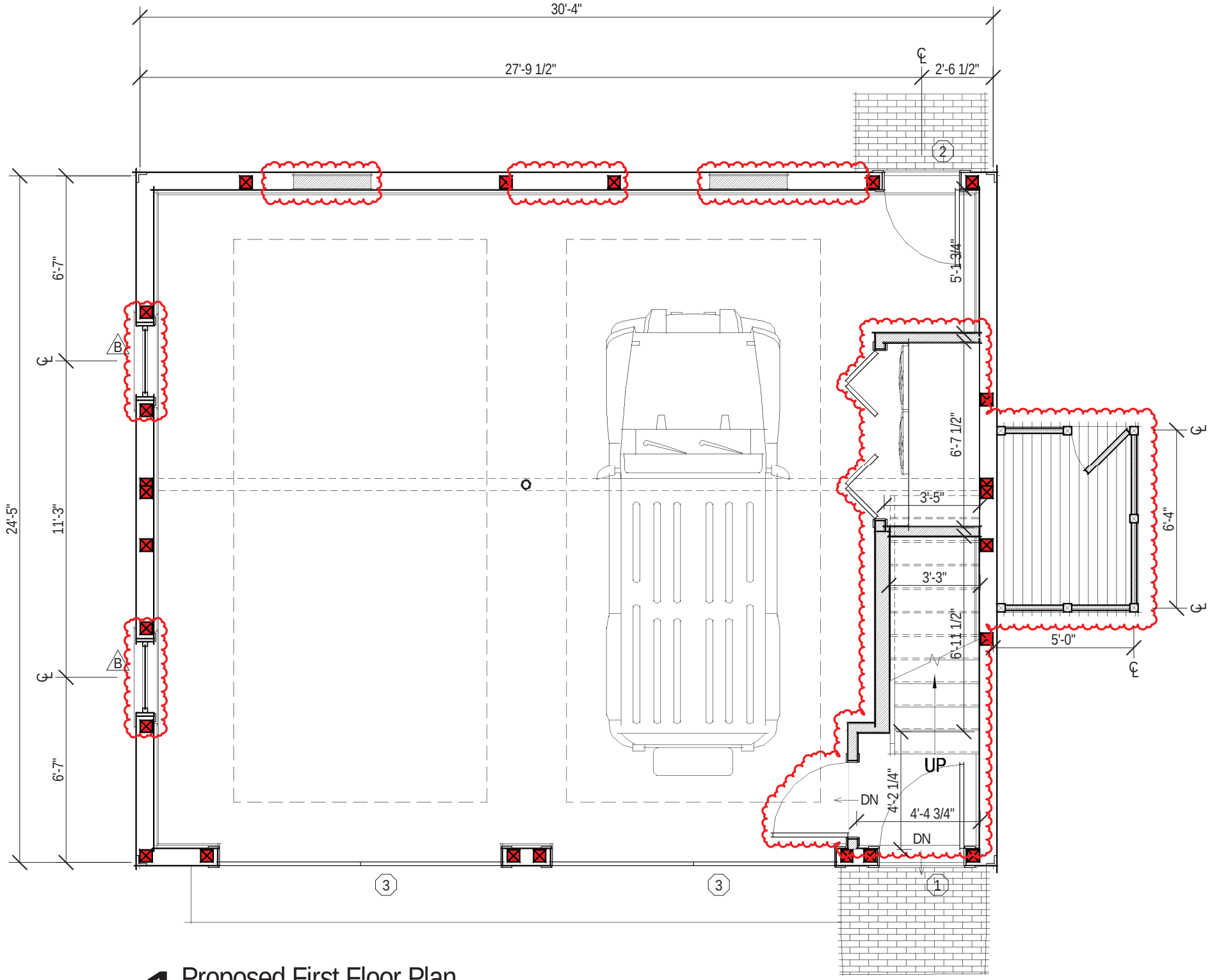
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Awning
6 TDL

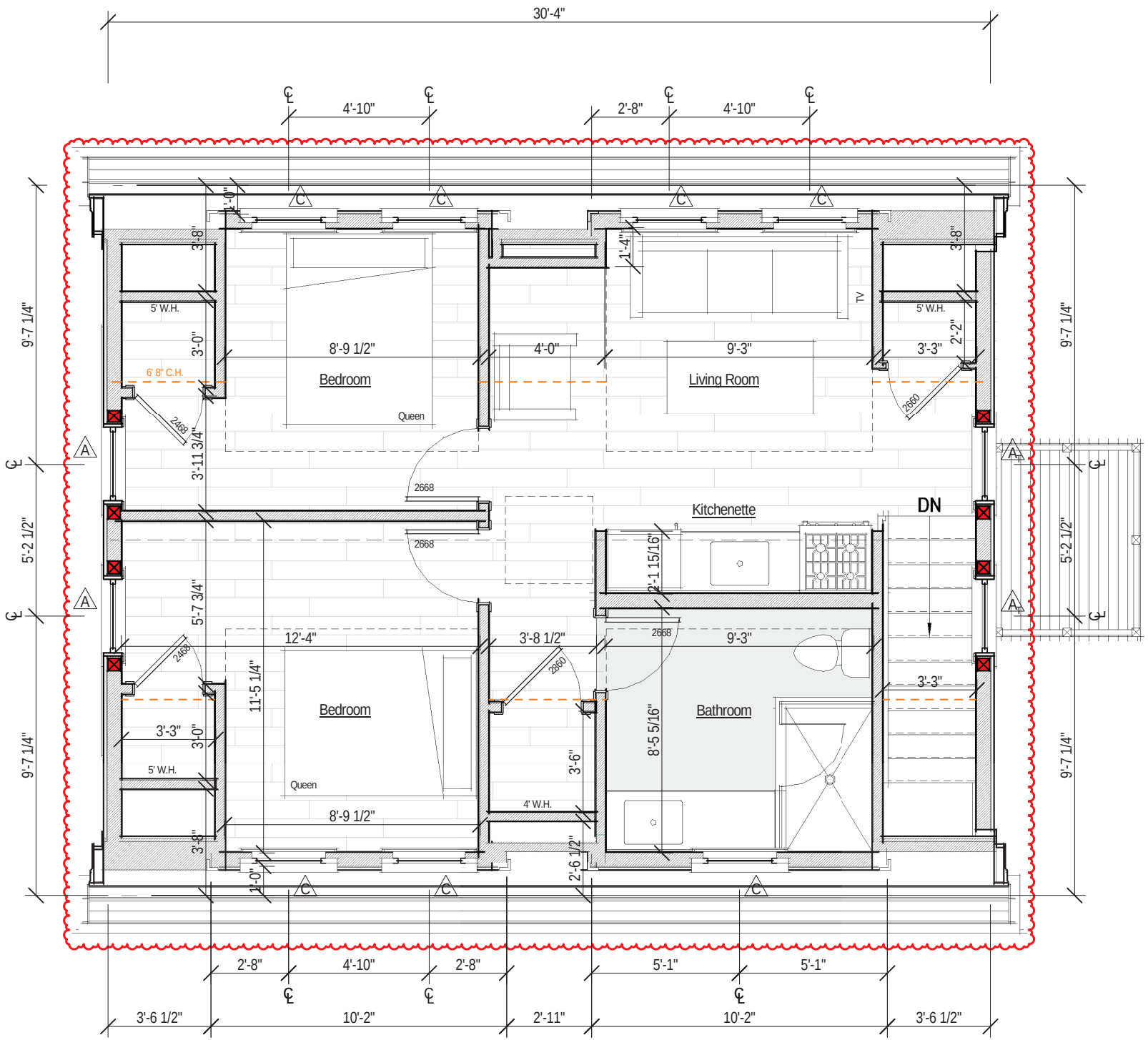
2 Window & Door Legend

1/4" = 1'-0"



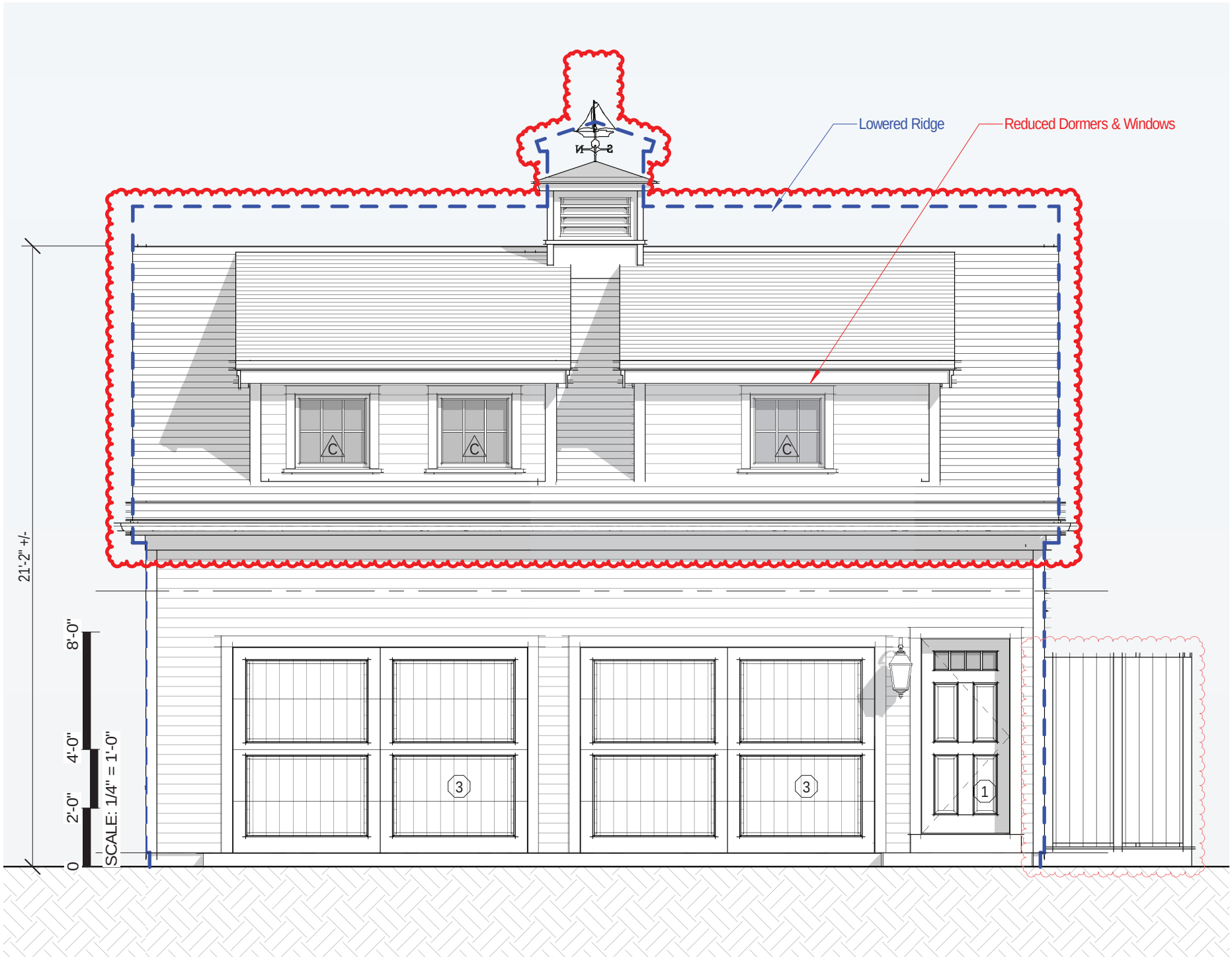
1 Proposed First Floor Plan

1/4" = 1'-0"



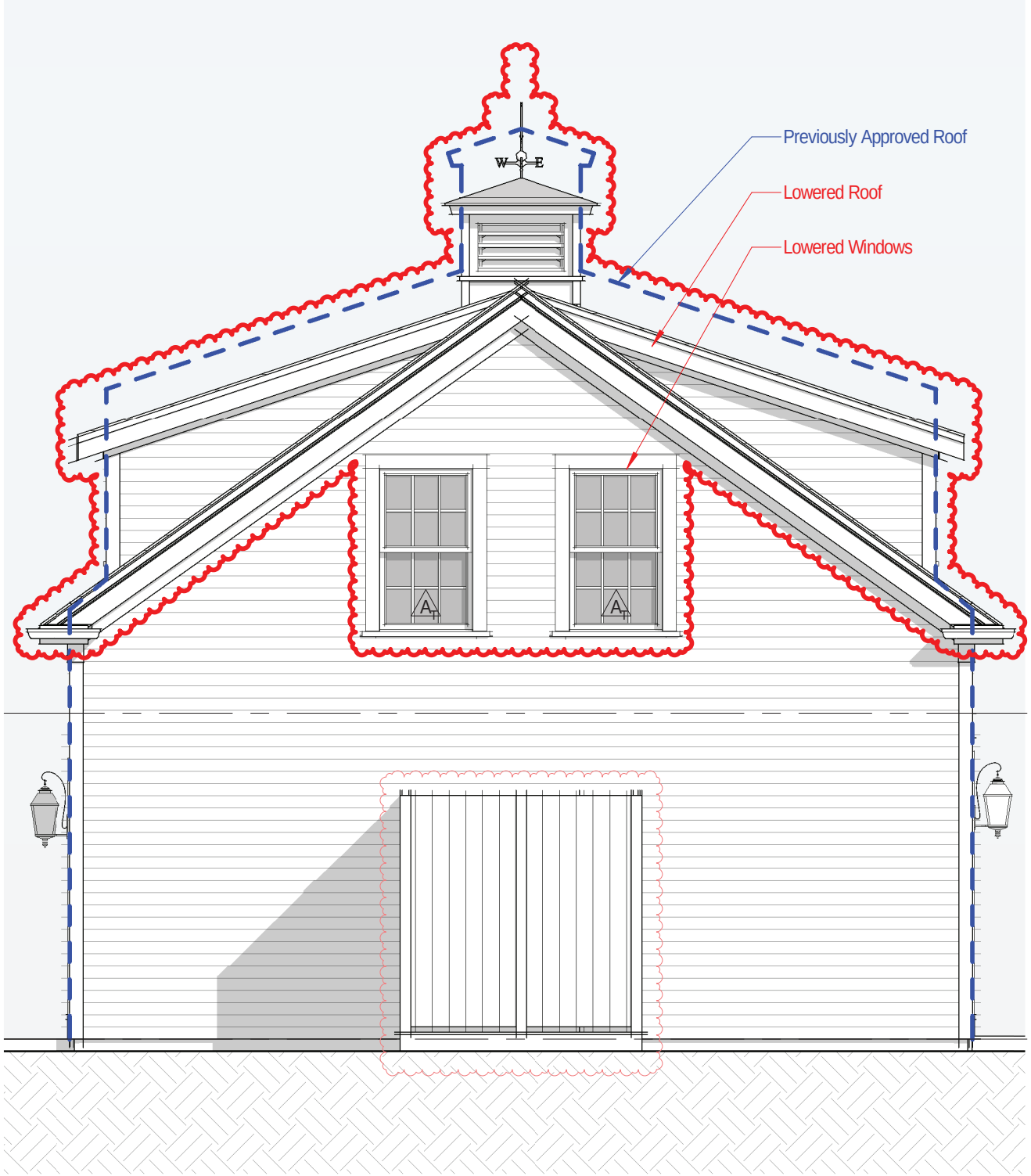
2 Proposed Second Floor Plan

1/4" = 1'-0"



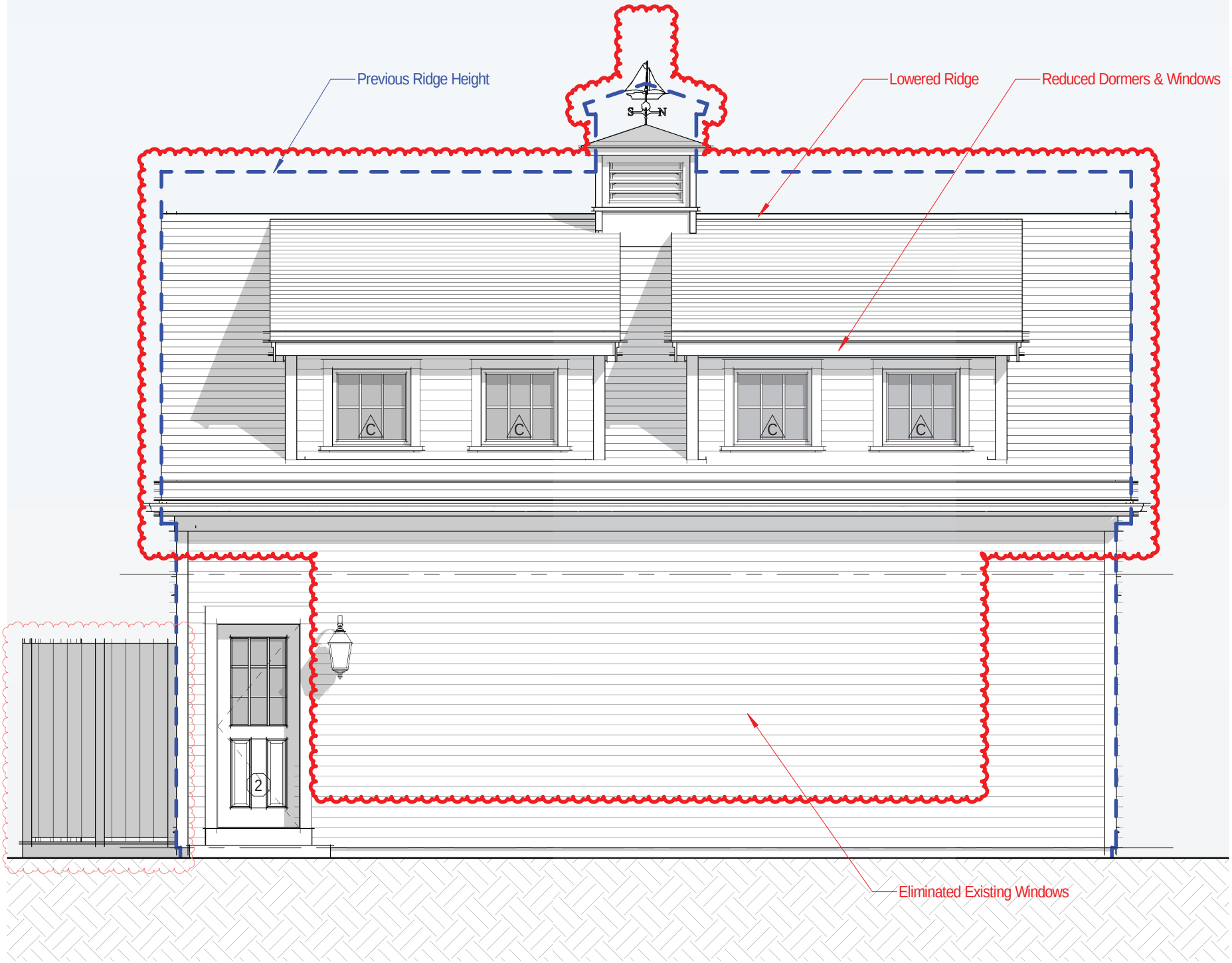
1 Proposed South Elevation

1/4" = 1'-0"



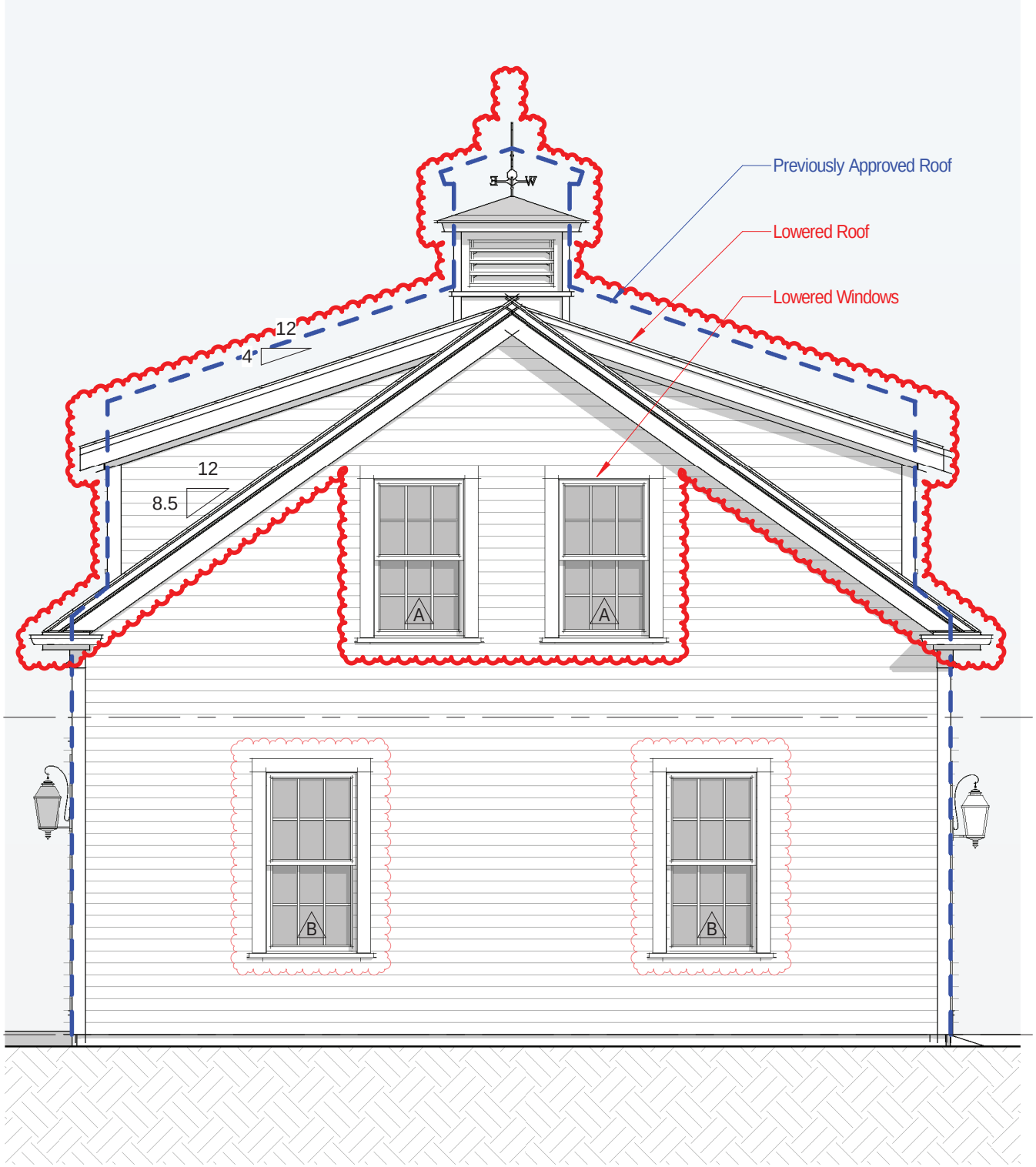
4 Proposed East Elevation

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



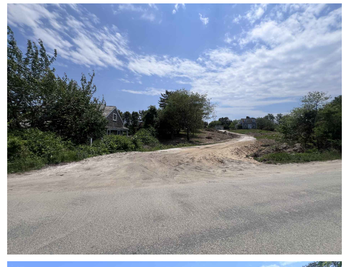
AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



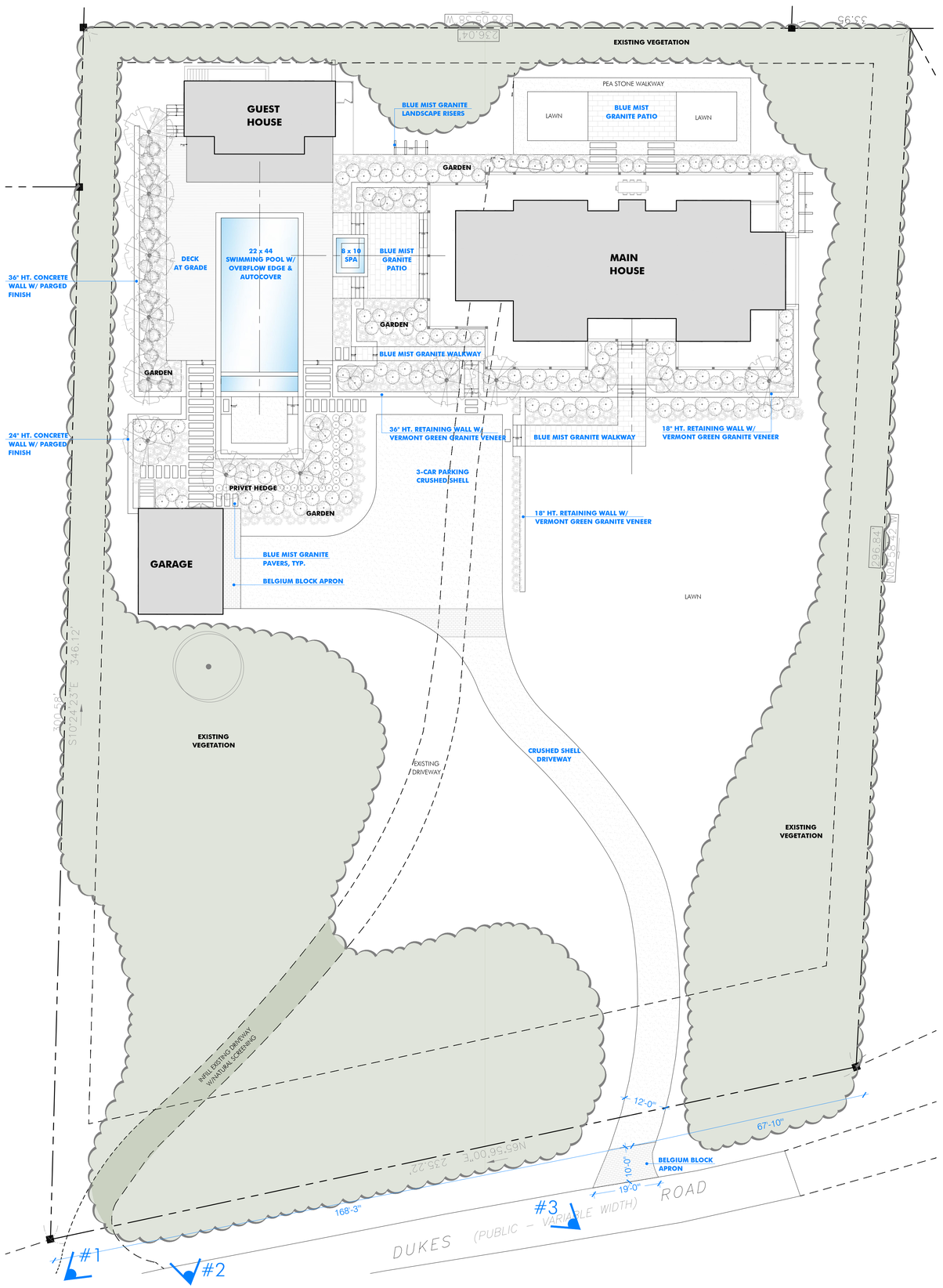
VIEW #1



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

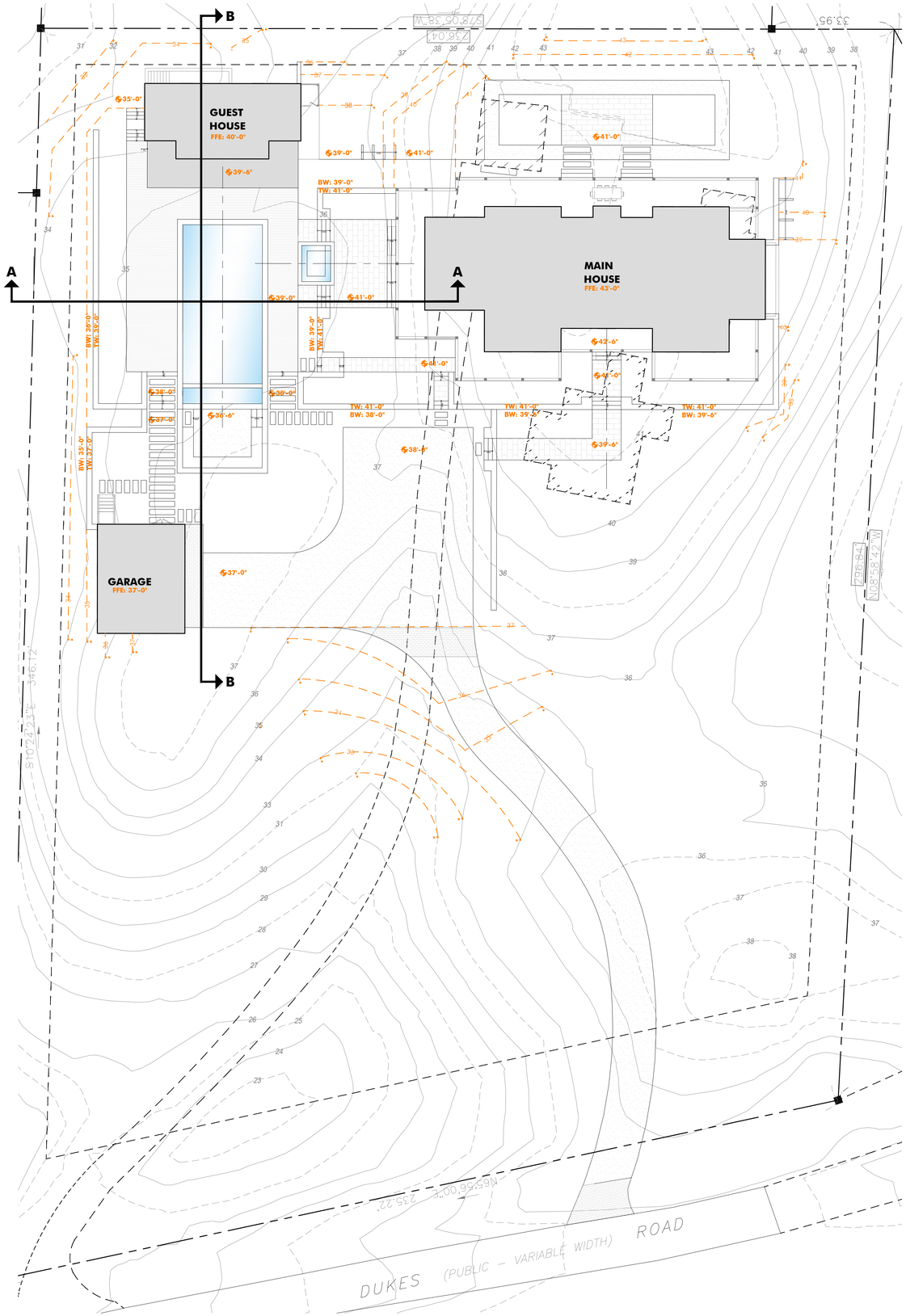
DRAWING INFO

DATE	JULY 15, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01

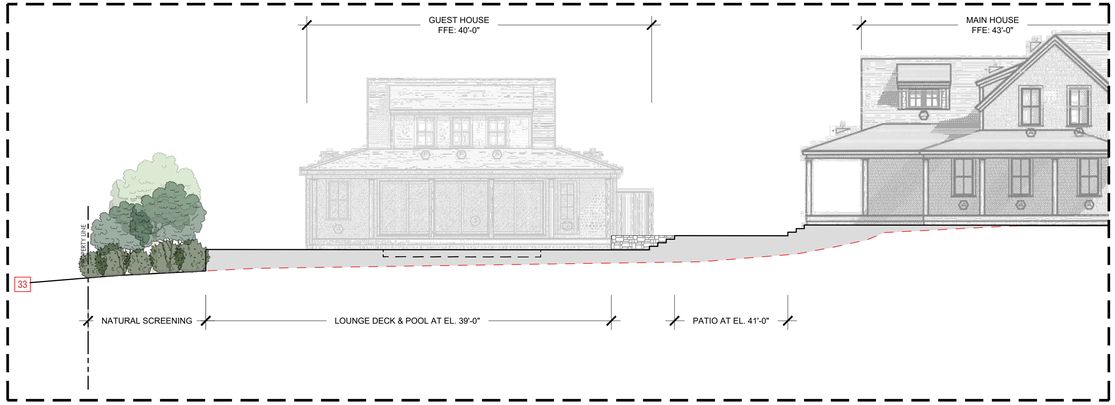


LEGEND

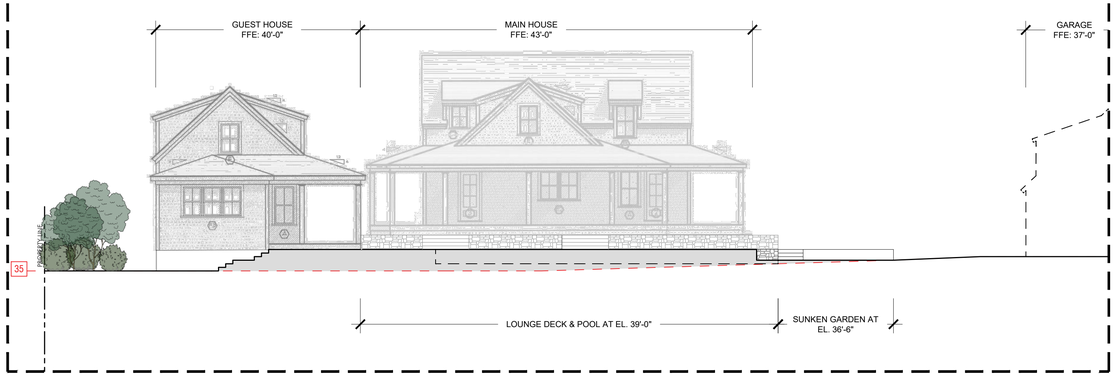
EXISTING GRADE

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 _____

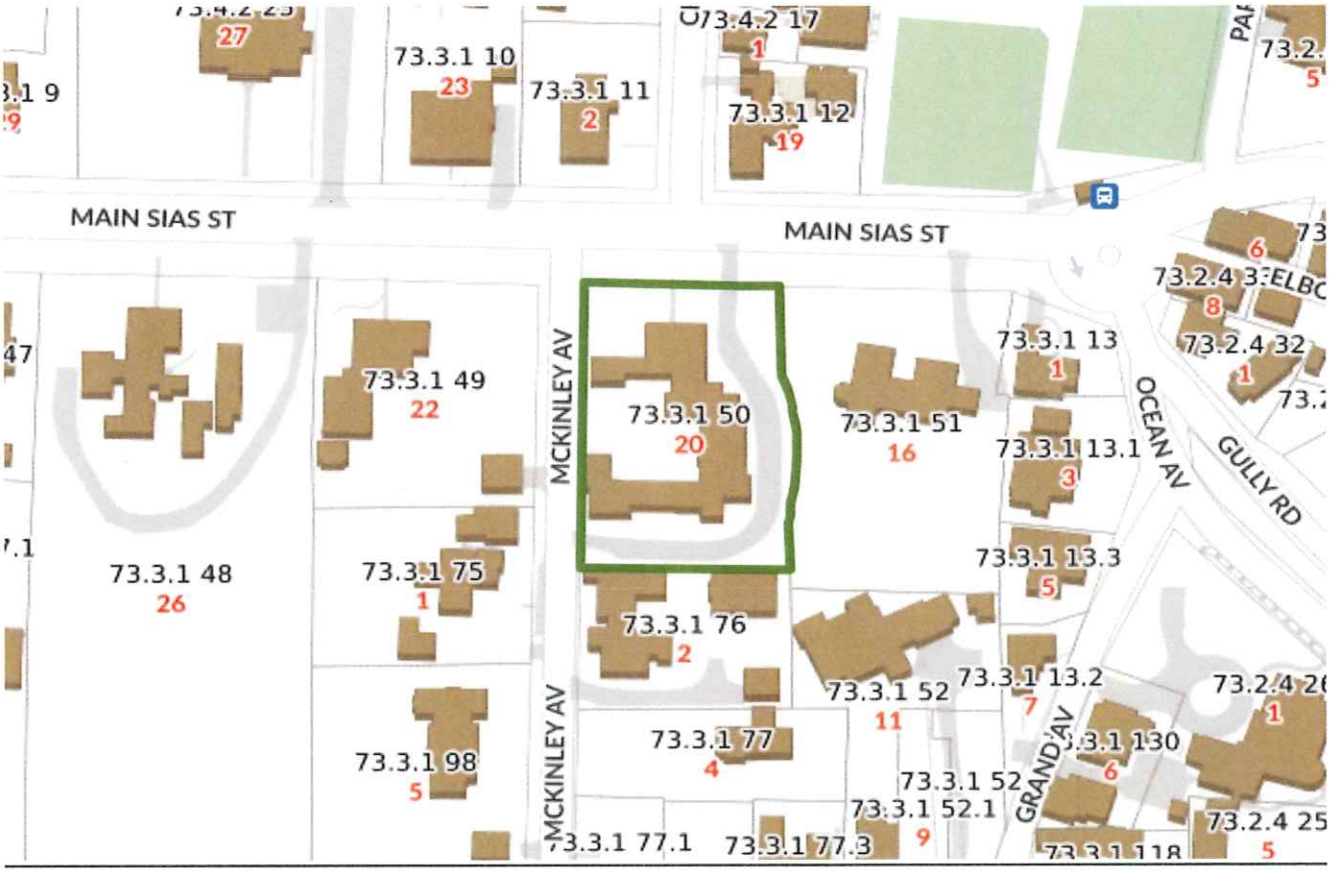
* Attach manufacturer's color samples if color is not from HDC approval list.

TIME

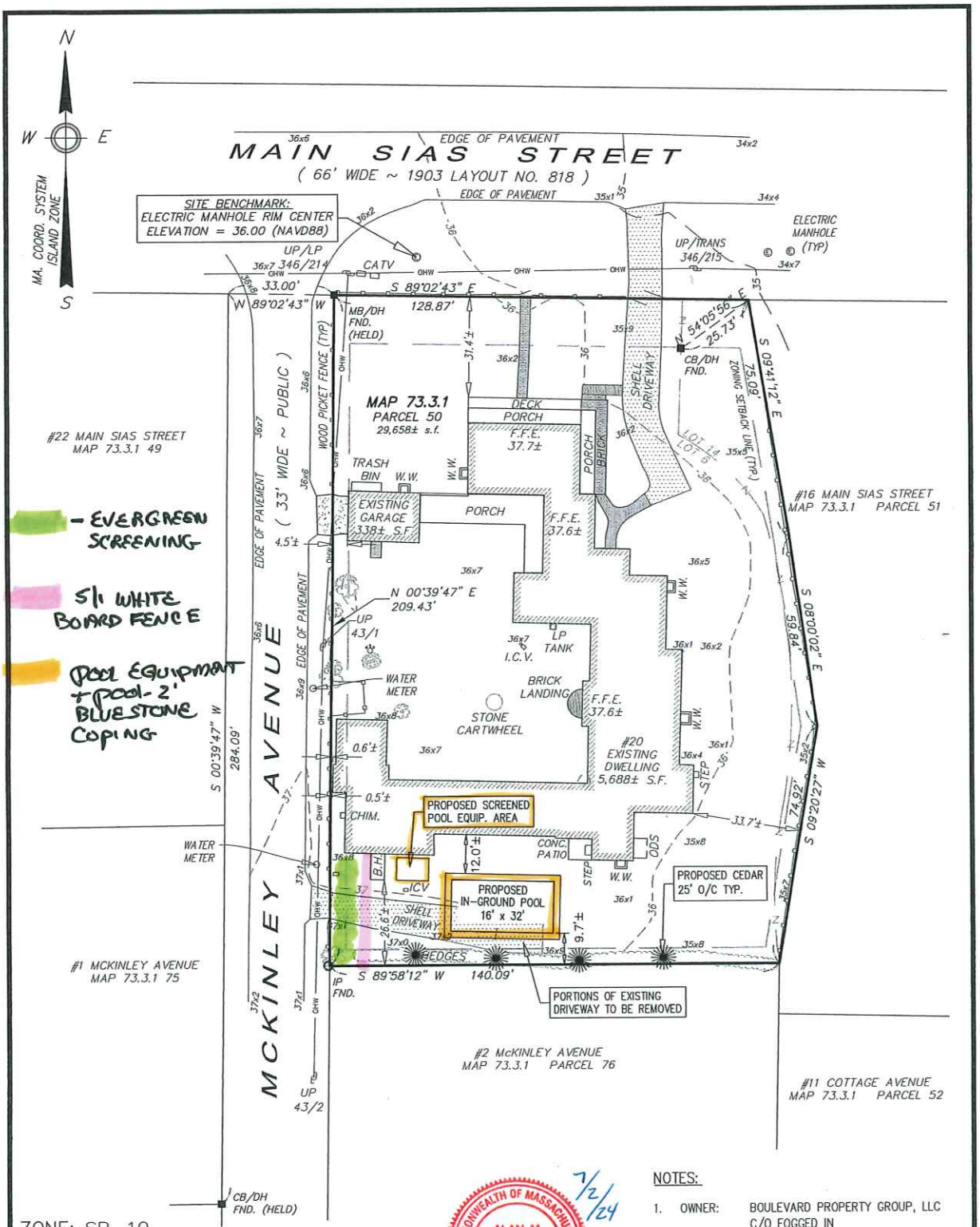
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

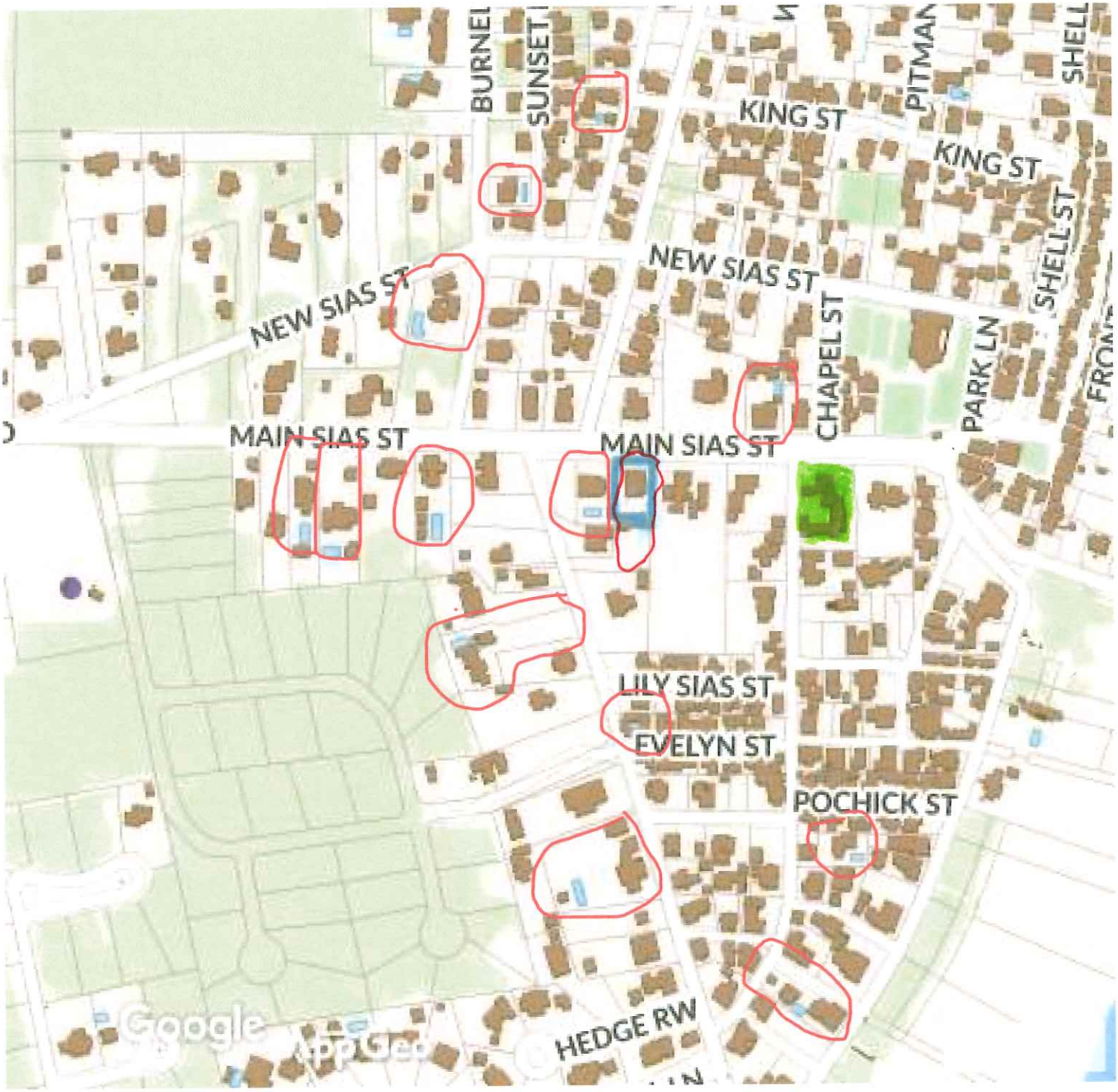
BOULEVARD PROPERTY GROUP, LLC

#20 MAIN SIAS STREET

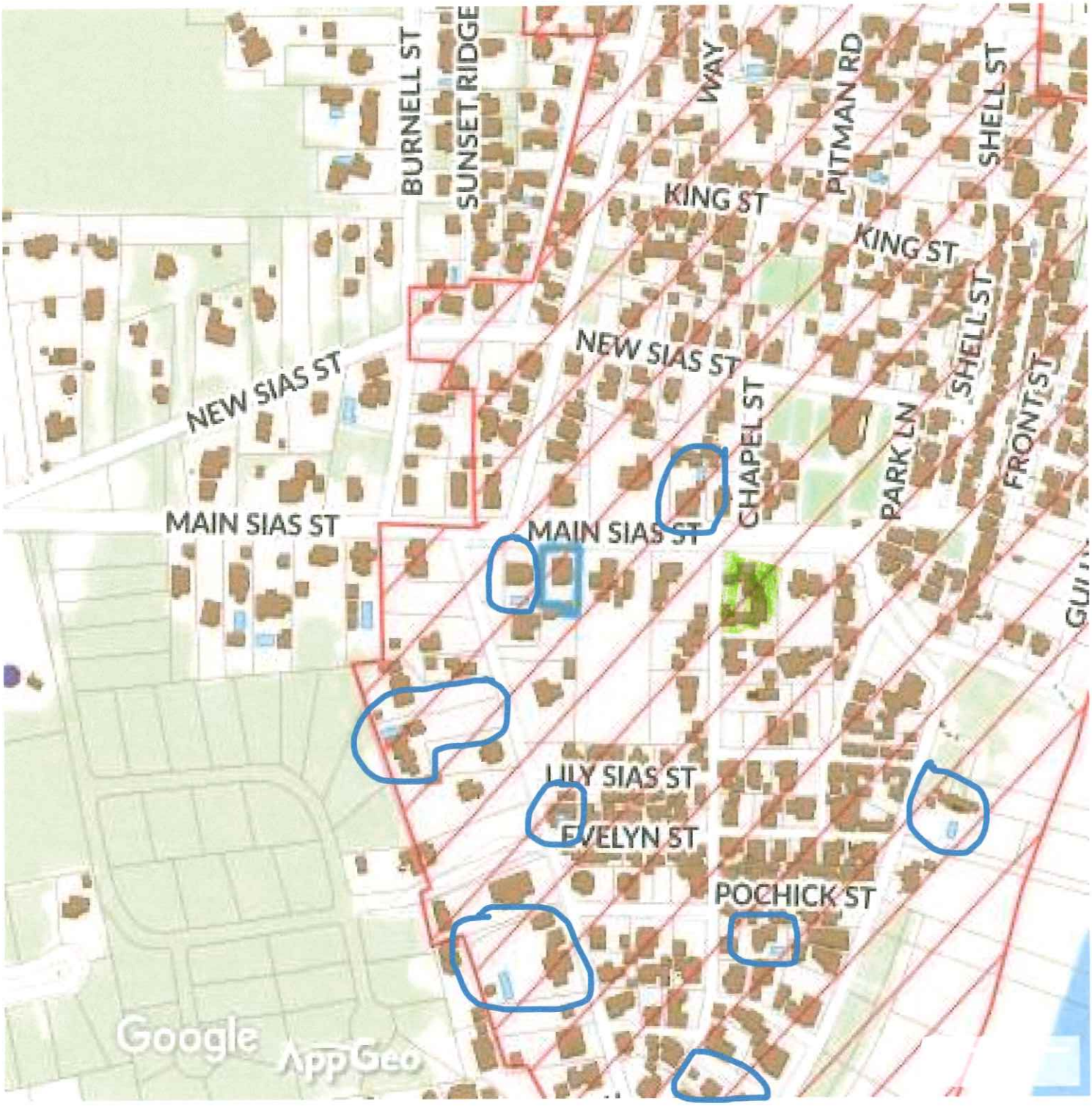
MAP 73.3.1 PARCEL 50

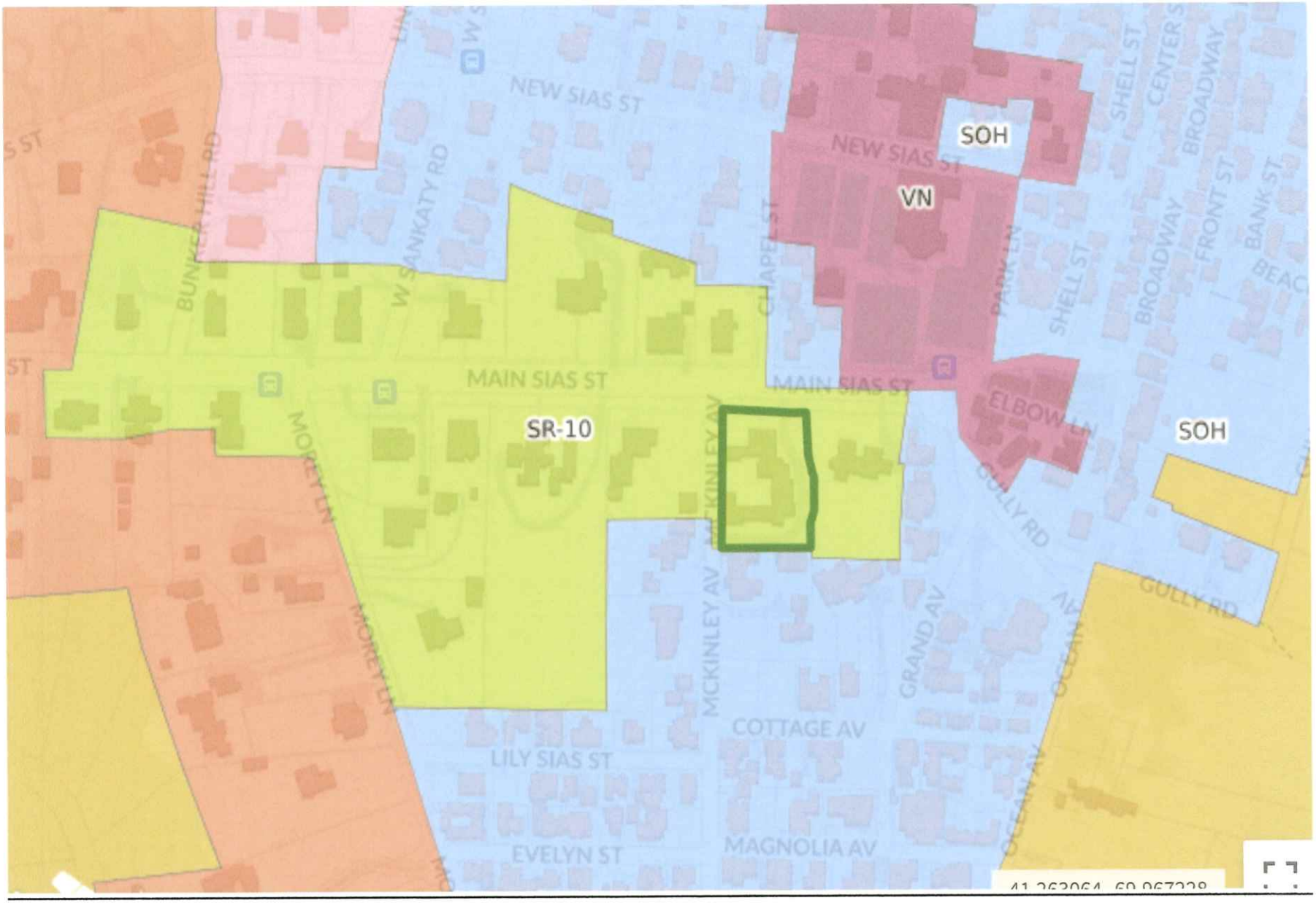
Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

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

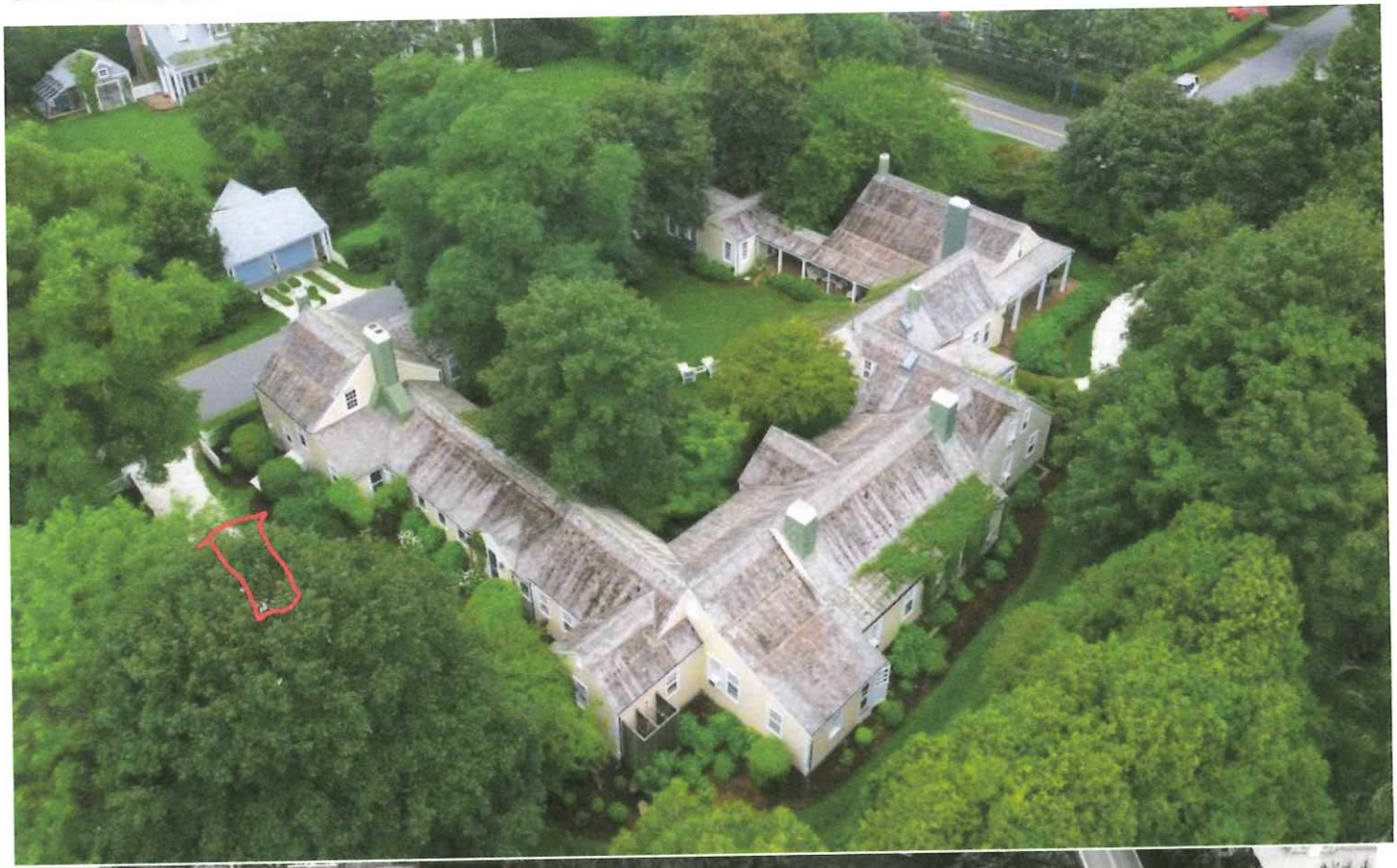
Evergreen Plant Photos

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

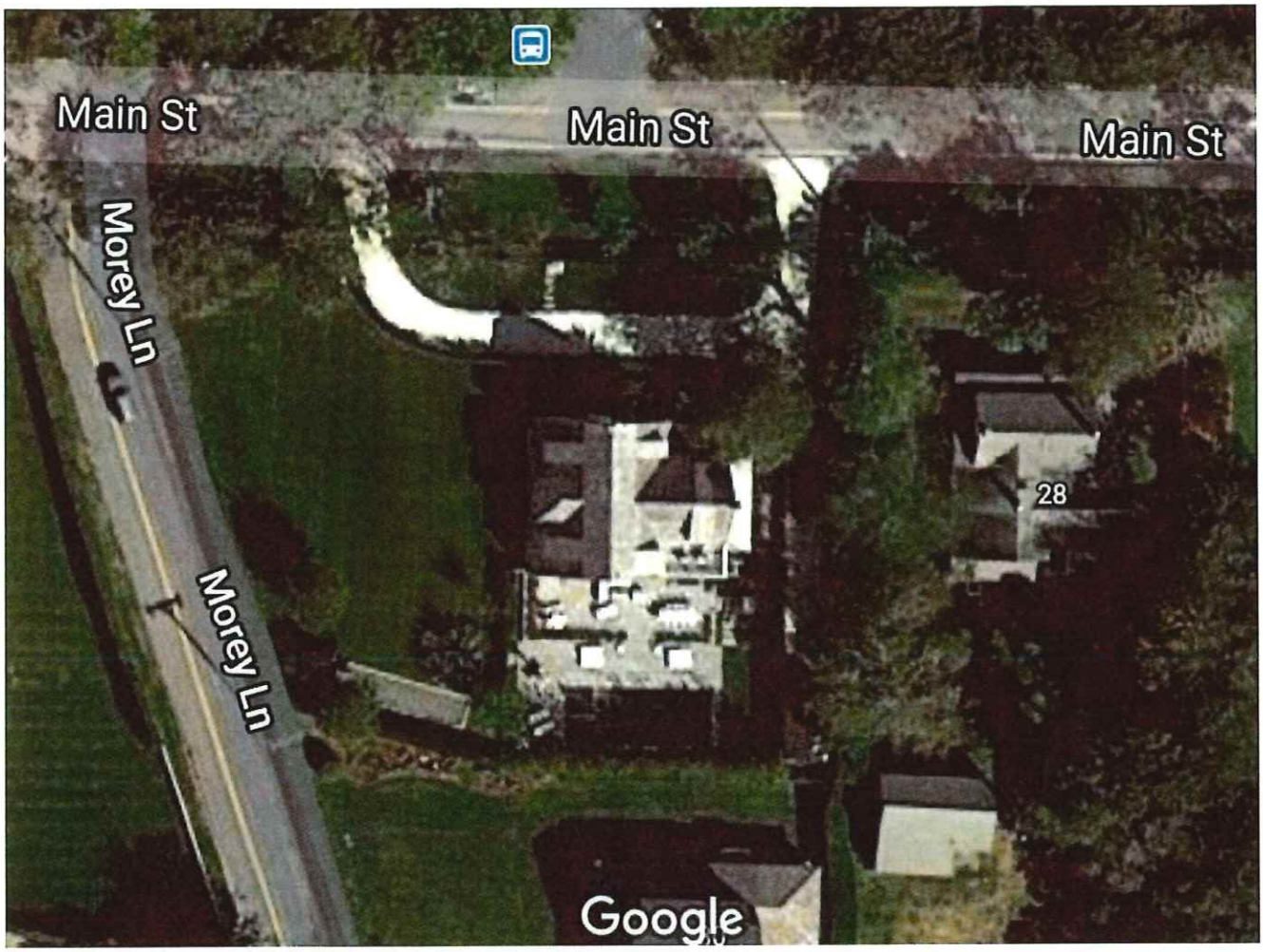


23 MAIN STREET





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





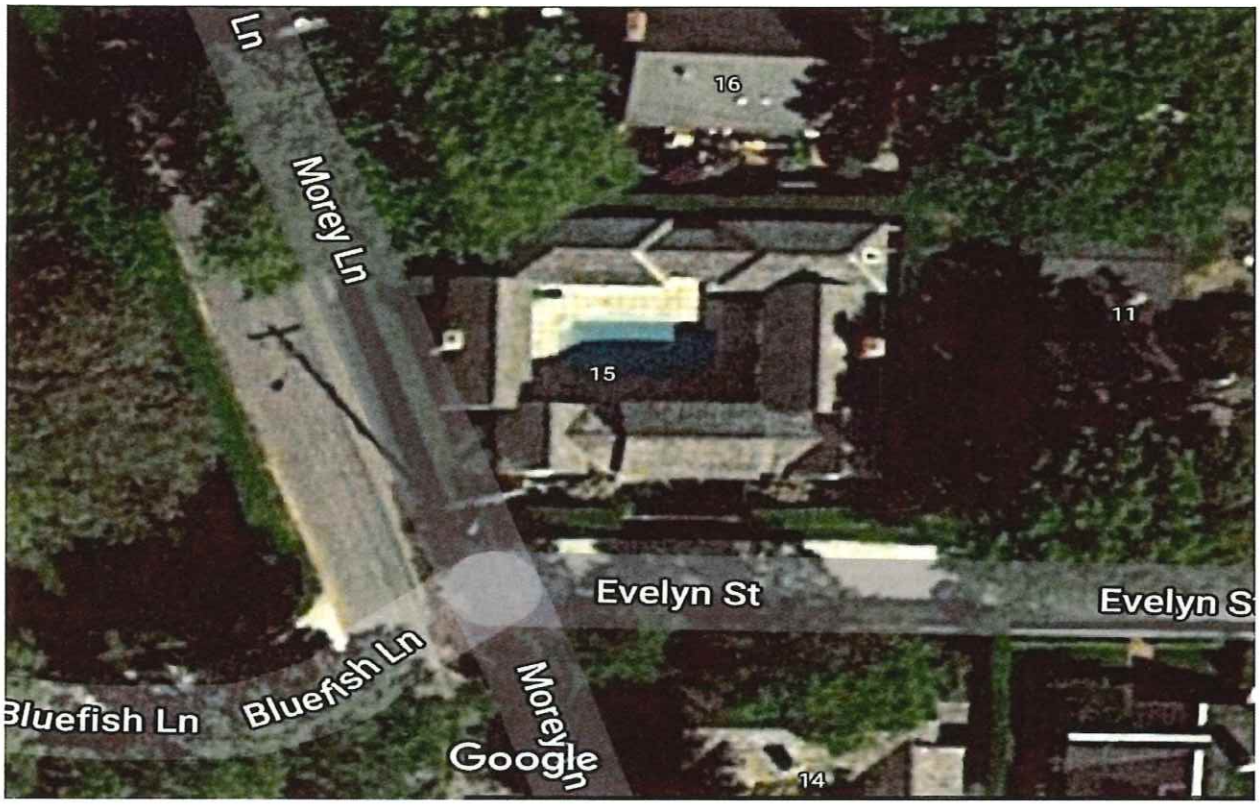


9 MOREY LANE





15 EVELYN STREET

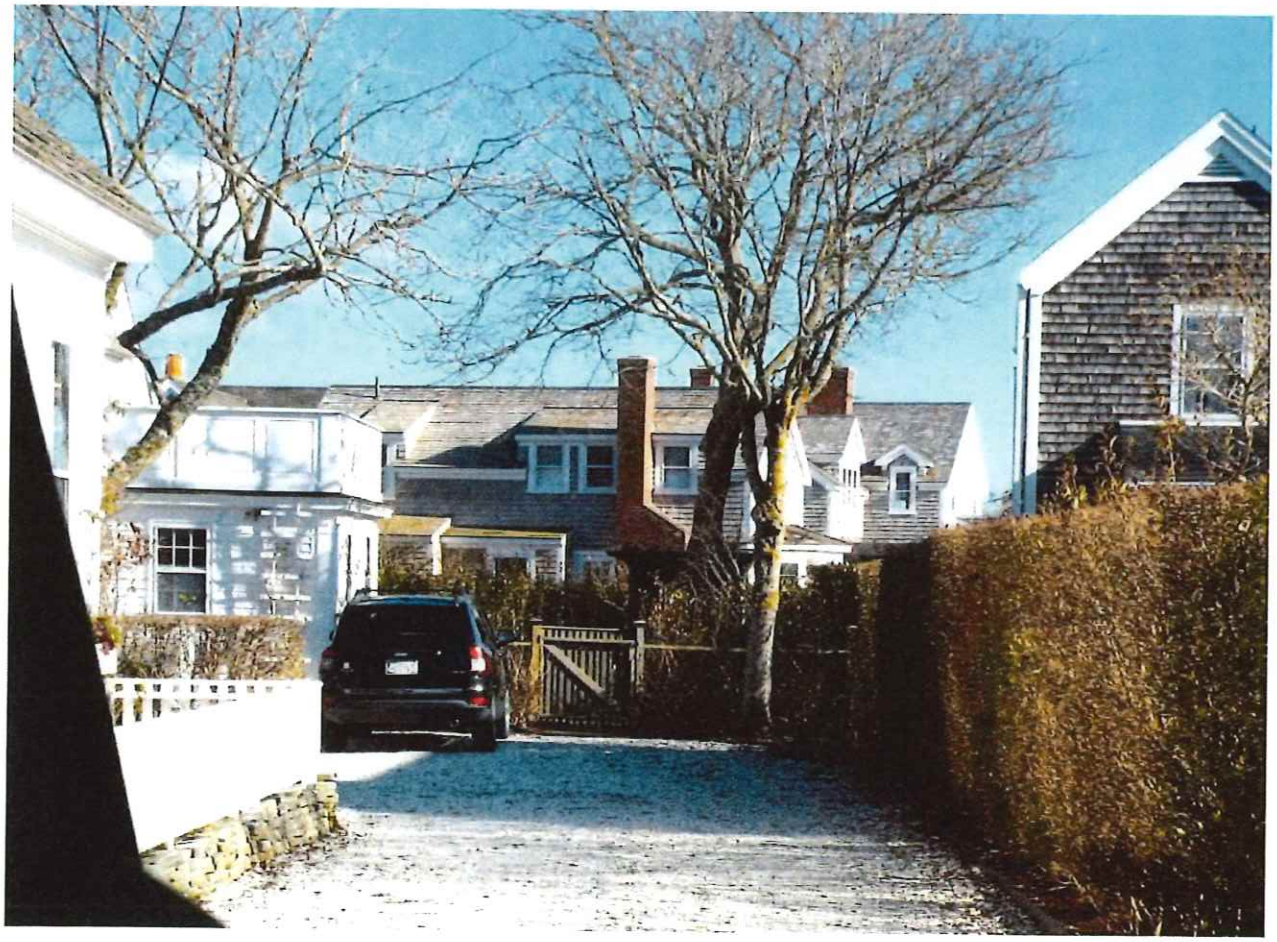


29 MOREY LANE



18 MCKINLEY AVENUE





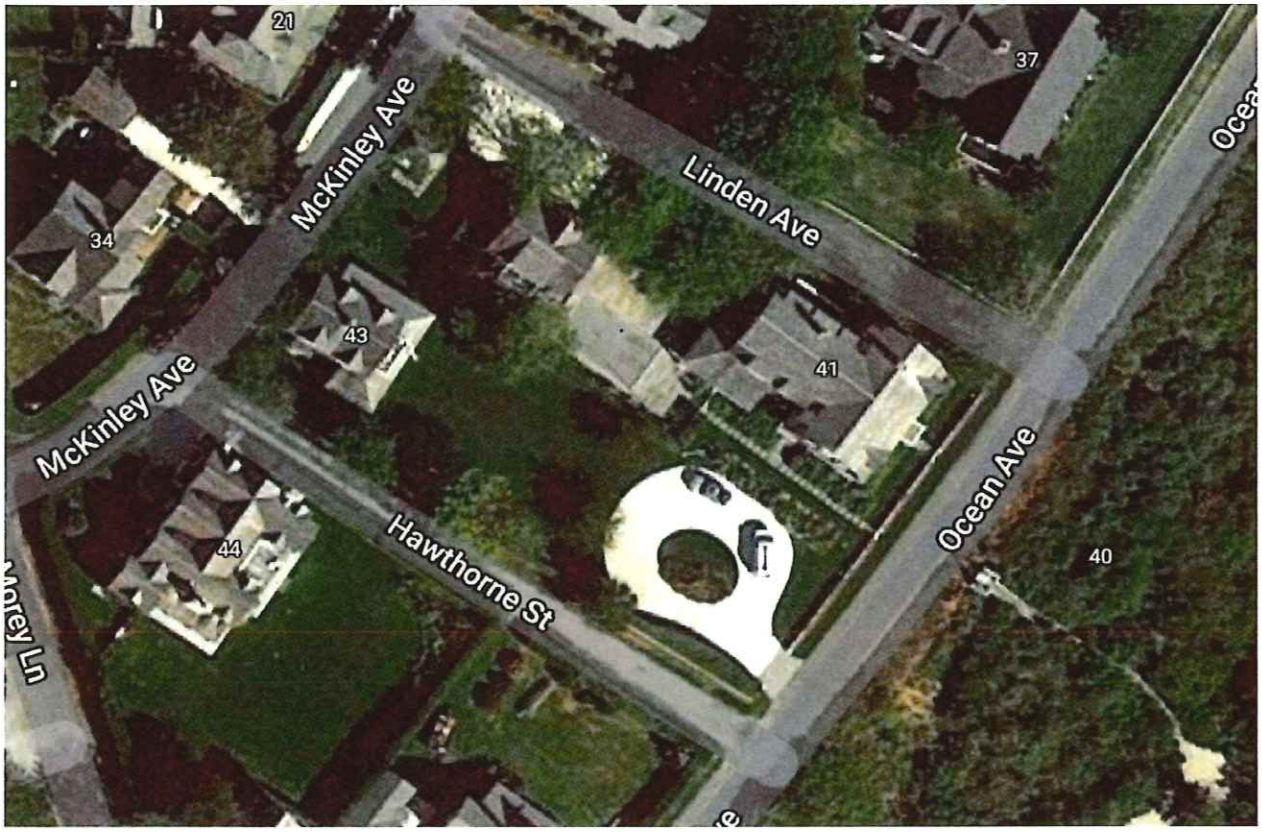
10 LINCOLN SREET



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

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

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.

✓ 5. Topographic Map: Must show existing and 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.

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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 Luke Thornewill

AS AGENT FOR 3 Back street LLC

STREET ADDRESS 3 Back street

MAP/PARCEL 55 348

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/15/24

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

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

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

Luke Thornewill 7/16/24

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°: 56 PARCEL N°. 348

Street & Number of Proposed Work: 3 Back Street

Owner of record: 3 Back Street LLC

Mailing Address: Nantucket, Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornemill design LLC

Mailing Address: 48 Dukes Road
Nantucket, Ma

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: 1249 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14 South 14 East 14 West 14

Additional Remarks

Historic Name: "Back a bit"

Original Date: 1955 / 1998 (ADDITION)

Original Builder:

REVISIONS* (describe)

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

} Demo

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0-Varies ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer N/A Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) 0 Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

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

(2) ☑ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer PROVIA / OLD

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Grey

Trim White Sash White Doors White

Deck Nat Foundation Nat Fence _____ Shutters _____

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

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

Date 9/15/24 Signature of owner of record Luke Thornemill Signed under penalties of perjury

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: Ø a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 60 feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less Ø d. other: 40 feet

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled Ø b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- Ø a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- Ø d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY: See form(s): NA VI-25

○ a. barn	○ b. privy	○ c. shop	○ d. arbor
○ e. carriage house	Ø 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)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA VI-24
MAP/PARCEL#: 55-378

Recorded By: AH Date: 6/20/88 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 3 Back 2. BUILDING NAME: Back A-B-1

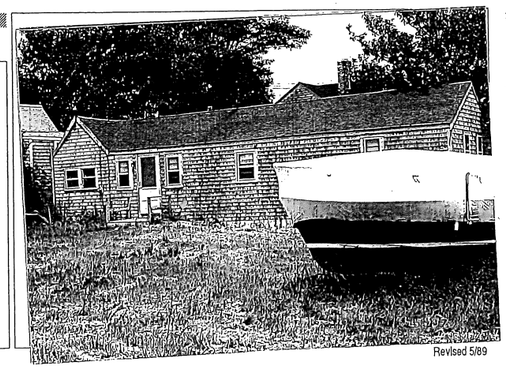
3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: _____

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

6. USE: Original: res. Present: res.
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:
Exterior visible from public road: Ø a. Yes ○ b. No
Interior accessible, explain: _____

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 ○ 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: N/A

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:_____

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:_____

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: probably extended E
(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:_____

Demolition of Existing House

3 Back Street

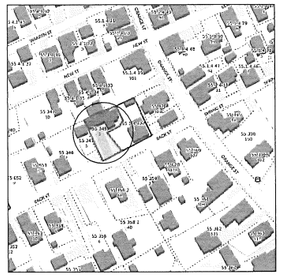
Nantucket , Massachusetts



SOUTH PERSPECTIVE



SOUTHEAST PERSPECTIVE



Locus



EAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



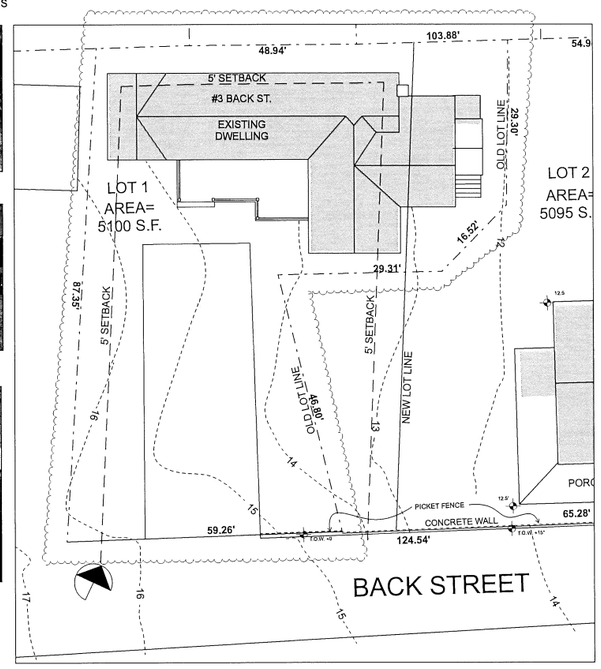
SOUTHWEST PERSPECTIVE



NORTH PERSPECTIVE



NORTH PERSPECTIVE



Existing Site Plan

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

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	BASEMENT FLOOR PLAN- EXIST/DEMO
	A1.1	FIRST FLOOR PLAN- EXIST/DEMO
	A2.1	ELEVATIONS /SCHEDULES
	A2.2	ELEVATIONS

ZONING INFORMATION
MAP 55 PARCEL 348
ZONING DISTRICT- ROH

MINIMUM LOT SIZE:	5000 SF
MINIMUM FRONTAGE:	50 FT
FRONT YARD SETBACK:	NONE
REAR/SIDE SETBACK:	5 FT
GROUND COVER RATIO:	40% or 2040 SF

EXISTING HOUSE - 1249 SF
TOTAL G.C. = 1249 SF

ISSUES/REVISION DATE	
AS BUILTS	3/21/24
	7/15/24

Demolition of Existing House
3 Back Street
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of Ken Thorenelli Design LLC and shall not be used on any other work except by agreement with Ken Thorenelli. Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions. Do not scale drawings. Any discrepancies shall be reported to the Designer before proceeding with the work. © Thorenelli Design LLC 2024

Thorenelli Design LLC
Ken Thorenelli
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0



AS BUILT 1955



South Elevation- Existing

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

WINDOW SCHEDULE- EXISTING			
ID	#	SASH DIM	REMARKS
A	2	2'-4" x 2'-11"	'OLD' 1/1 DOUBLE HUNG,WD, STORM /SCREEN TRIPLE TRACK
B	2	2'-0" x 3'-6"	'OLD' 2/2 DOUBLE HUNG,WD, SINGLE GLAZE, ADL, STORM SCREEN TRIPLE TRACK
C	5	2'-3 5/8" x 4'-5"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
D	3	2'-3 5/8" x 3'-9"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
E	2	3'-0" x 1'-8"	BROSCO CELLAR SASH -2 LITE
F	5	2'-0" x 3'-0"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
G	1	1'-8" x 2'-5"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
H	2	2'-3 5/8" x 4'-5"	'OLD' 1/1 DOUBLE HUNG,WD, SINGLE GLAZING, ADL

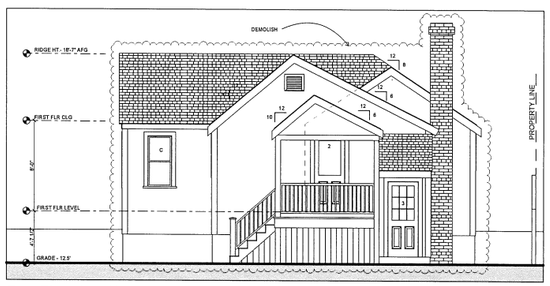
ALL TILT TAKE OUT W/ PLASTIC JAMB LINERS

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
1	1	3'-0 x 6'-8"	BROSCO 6 PANEL WOOD DOOR, STORM/SCREEN
2	3	2'-8 x 6'-8"	BROSCO 1 LITE WOOD DOOR, THERMAL PANE, STORM/SCREEN
3	1	2'-8 x 6'-8"	BROSCO 9 LITE WOOD DOOR, THERMAL PANE

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 6" CORNER BOS - PNT WHITE
8" RAKE W/ 3" SHADOW BD
8" FASCIA

DR & WINDOW TRIM- 5/4" x 5" CEDAR -PTD WHITE
ROOF- GREY 3 TAB ASPHALT SHINGLES
FOUNDATION WALL -POURED CONCRETE
POSTS- 6 x 6- PTD WHITE
DECK- 1 x 4 MAHOGANY- NATURAL



East Elevation- Existing

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

ISSUES/REVISION DATE	
AS BUILTS	2/21/24
	7/15/24

Demolition of Existing House
3 Back Street
Nantucket, Massachusetts

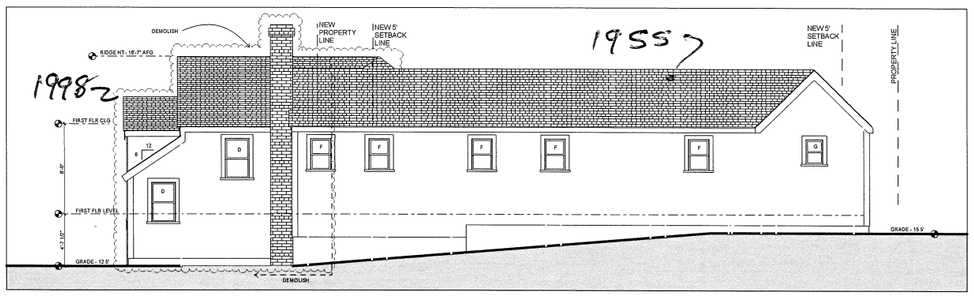
USE OF DRAWING

This drawing is the sole property of the Designer and is the sole and fair intellectual property of which, the Designer is the sole owner. It is not to be used, altered, reproduced, copied, or reproduced without the express written permission of the Designer. This drawing is not to be reproduced in the Designer upon request.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.1



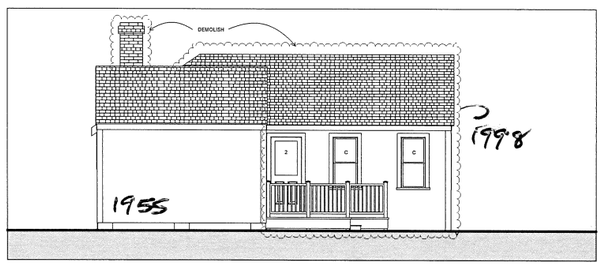
North Elevation- Existing

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

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 6" CORNER BDS - PNT WHITE
8" RAKE W/ 3" SHADOW BD.
6" FASCIA

DR & WINDOW TRIM- 5/4" x 5" CEDAR -PTD WHITE
ROOF- GREY 3 TAB ASPHALT SHINGLES
FOUNDATION WALL -POURED CONCRETE
POSTS- 6 x 6- PTD WHITE
DECK- 1 x 4 MAHOGANY- NATURAL



West Elevation-Existing

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

ISSUES/REVISION DATE

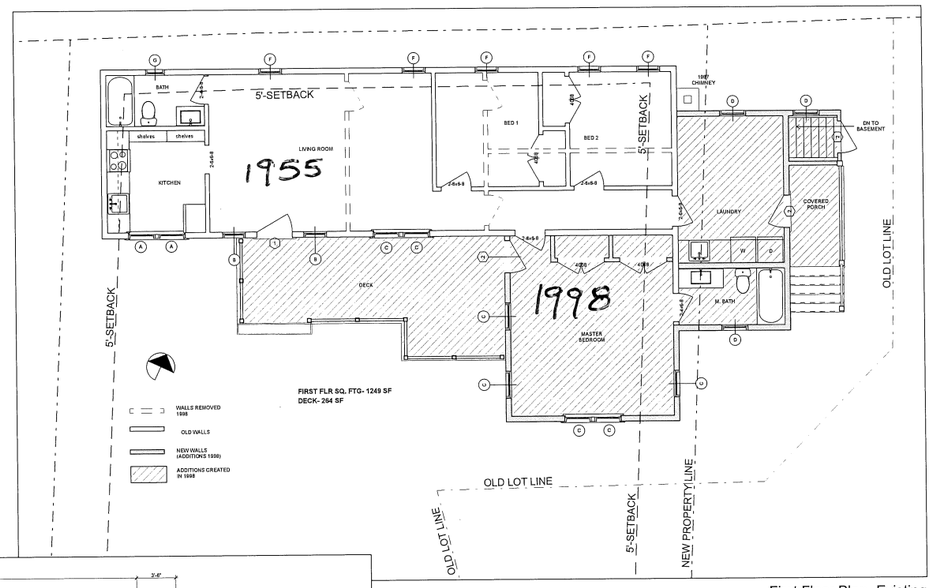
AS BUILTS 2/21/24
7/15/24

Demolition of Existing House
3 Back Street
Nantucket, Massachusetts

USE OF DRAWING
This drawing is the sole property of the Designer and is to be used for the intended purpose of this project. Any other use, reproduction or distribution without the written consent of the Designer is prohibited. This drawing is to be returned to the Designer upon request.
© Thornewill Design LLC 2024

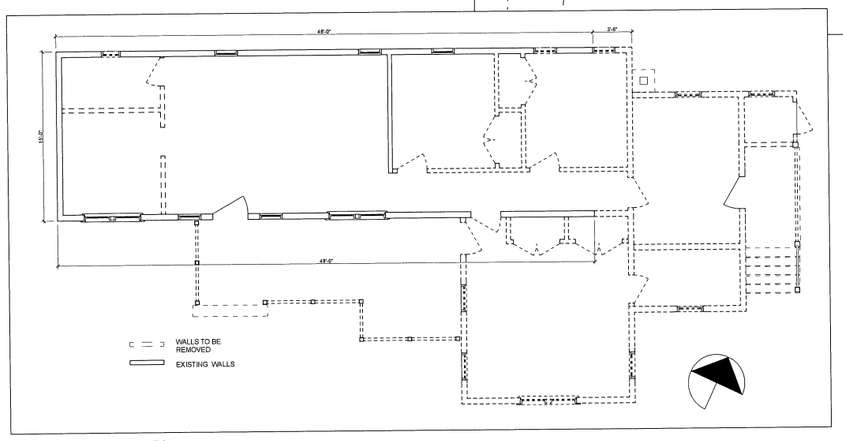
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.2



First Floor Plan- Existing

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



First Floor Demolition Plan

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

ISSUES/REVISION DATE	
AS BUILTS	2/21/24
	7/15/24

Demolition of Existing House

3 Back Street

Nantucket, Massachusetts

USE OF DRAWING

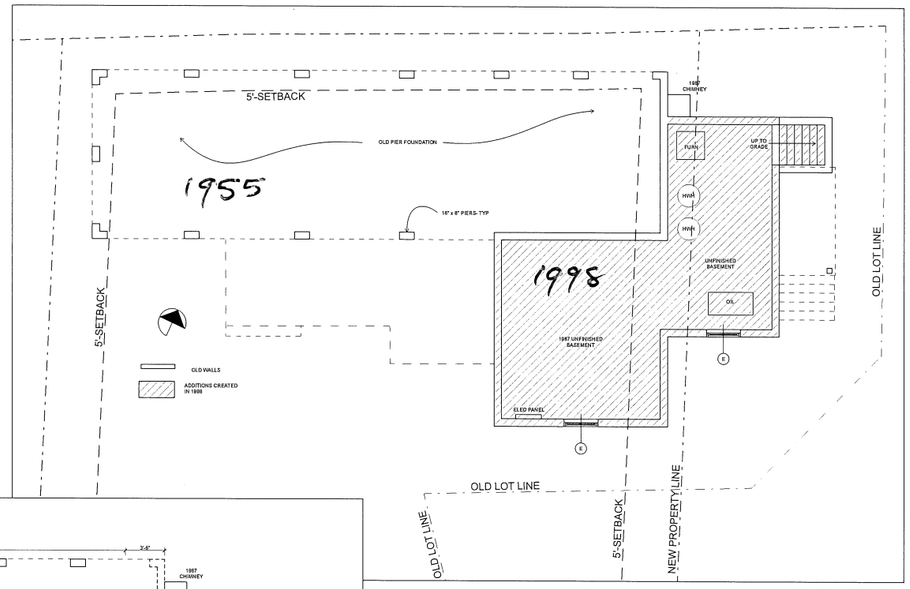
This drawing is the sole property of the Thornewill Design LLC. The information contained herein is to be used, in whole or in part, as a reference for the work, and is not to be reproduced, or copied, or used for any other purpose without the written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

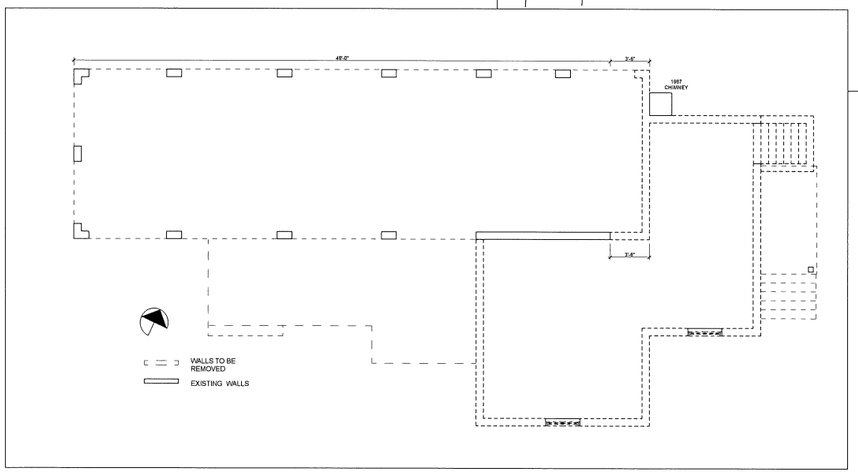
Sheet No:

A1.1



Basement Floor Plan- Exisitng

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



Basement Demolition Plan

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

ISSUES/REVISION DATE	
AS BUILTS	2/21/24
	7/15/24

Demolition of Existing House

3 Back Street

Nantucket, Massachusetts

USE OF DRAWING

This drawing is the property of the Designer and is to be used for the identified project and is not to be used for any other project or purpose. The reproduction of this drawing or any part thereof, without the written consent of the Designer, is prohibited by law. Dimensions and conditions are to be reviewed on the Designer's approval.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:

A1.0

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

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.

✓ 5. Topographic Map: Must show existing and 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.

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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 Luke Thornewill

AS AGENT FOR 3 Back Street LLC

STREET ADDRESS 3 Back Street

MAP/PARCEL 56 / 348

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/16/24

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.

Luke Thornewill — 7/17/24

Signature — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 Back Street LLC

MAILING ADDRESS

PROPERTY LOCATION # 3 Back Street

ASSESSORS MAP/PARCEL 55/348

SUBMITTED BY: Luke Thornemill

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: 2024.07.15 08:34:43 -04'00'

July 15, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

YOUNG JULIE TR
YOUNG JULIE TRUST 2018
PO BOX 474
NANTUCKET, MA 02554

AUSTIN THOMAS W & JEAN A TRST
AUSTIN TRUST AGREEMENT
14500 FRUITVALE AVE #6128
SARATOGA, CA 95070

MARTIN HOWARD & BARBARA L
25 RIVER RD APT 7206
N WILTON, CT 06897

1 & 3 BACK STREET LLC
91 WASHINGTON ST
NANTUCKET, MA 02554

BROSSMAN CYNTHIA A
174 MAGAZINE ST
CAMBRIDGE, MA 02139

SIX NEW STREET LLC
1348 TOPSAIL CT
MT PLEASANT, SC 29464

8 NEW STREET LLC
C/O MOLLY C ANDERSON
PO BOX 1259
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: #3 Back street

Tax Map Number: 55 Parcel Number: 348

Owner of Record: #3 Back street LLC

Description of Proposal: Two applications are submitted related to existing dwelling:
1. Complete Demolition OR
2. Partial Demolition & Renovation.

Anticipated HDC Submission Date: 9/16/24

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 348

Street & Number of Proposed Work: #3 Back Street

Owner of record: #3 Back Street LLC

Mailing Address: "Same" 3 Back Street
Nantucket, Ma

Contact Phone #: _____ E-mail: office@thomenll design.com

AGENT INFORMATION (if applicable)

Name: Thomenll Design LLC

Mailing Address: 48 Dukes Rd
Nantucket Ma

Contact Phone #: 508 333 0702 E-mail: office@thomenll design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Renovation partial Demolition

Size of Structure or Addition: Length: 48' +- Sq. Footage 1st floor: 720sf (exist) Decks/Patio: Size: 5x4 ☐ 1st floor ☐ 2nd floor

Width: 15' +- Sq. footage 2nd floor: 0 Size: 3 x 4 ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 0

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

Height of ridge above final finish grade: North EXIST 14' South 14' East 14' West 14'

Additional Remarks

Historic Name: "Back a bit"

Original Date: 1955 / 1998 Additions

Original Builder:

REVISIONS* (describe)

1. East Elevation 1998 ADDITIONS REMOVED
2. South Elevation 1998 ADDITIONS & DECK REMOVED
3. West Elevation 1998 ADDITIONS REMOVED
4. North Elevation 1998 ADDITIONS REMOVED

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) 0 Corner boards 1x6 Frieze 1x6

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 Brosco (2 old Add)

Doors* (type and material): ☐ 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 new house"

Sidewall Nat Clapboard (if applicable) _____ Roof Landmark Certainteed Weathered Wood

Trim White Sash White Doors White

Deck _____ Foundation Nat Fence _____ Shutters _____

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

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

Date 7/23/24 Signature of owner of record Luke Thomenll for Back Street LLC Signed under penalties of perjury

Partial Demolition & Renovation of Existing Cottage for #3 Back Street LLC

3 Back Street

Nantucket , Massachusetts



Southwest Perspective



EAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTH PERSPECTIVE



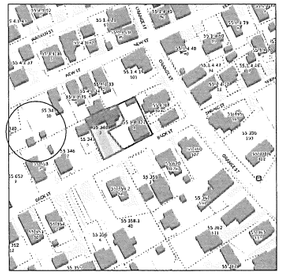
NORTH PERSPECTIVE



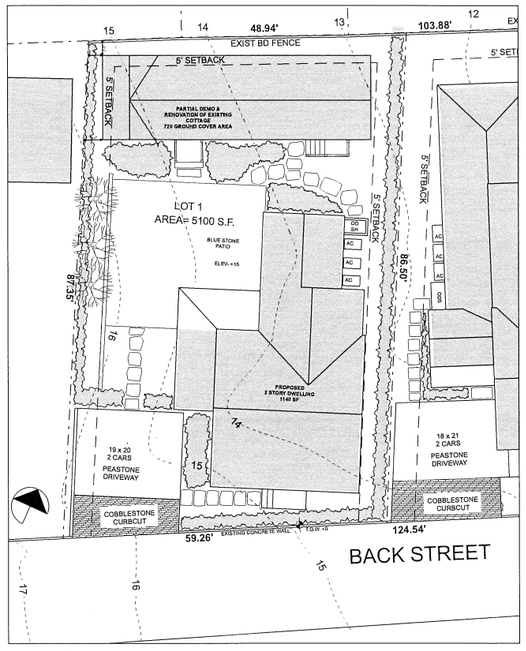
SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



Locus



Existing Site Plan

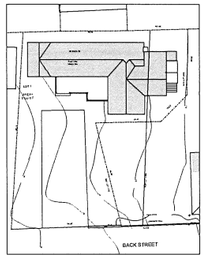
SCALE: 1/8" = 1'-0"

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS / SCHEDULES
	A2.1	ELEVATIONS

ZONING INFORMATION
MAP 55 PARCEL 348
ZONING DISTRICT- ROH

MINIMUM LOT SIZE:	5000 SF
MINIMUM FRONTAGE:	50 FT
FRONT YARD SETBACK:	NONE
REAR/SIDE SETBACK:	5 FT
GROUND COVER RATIO:	40% or 2040 SF

EXISTING HOUSE - 1249 SF
COTTAGE - 721 SF
TOTAL G.C. = 1970 SF



Existing Site Plan

SCALE: 1" = 20'

ISSUES/REVISION DATE	
AS BUILTS	2/21/24
HDC 1	7/05/24

Partial Demolition & Renovation of Existing Cottage for #3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

USE OF DRAWING
This document is the property of the Thornewill Design LLC and is not to be used for any other purpose or extension of the project without the written consent of the Thornewill Design LLC. Any reproduction or distribution of this document without the written consent of the Thornewill Design LLC is prohibited.
© Thornewill Design LLC 2024

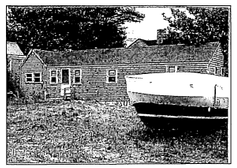
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0

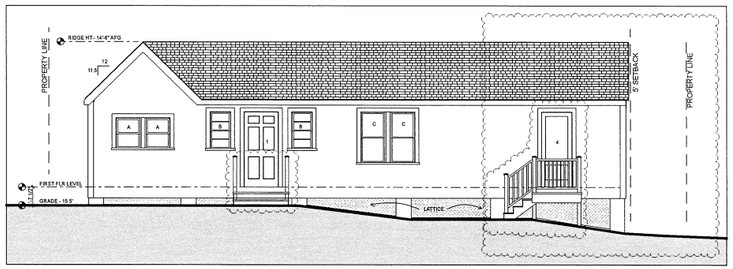


South Elevation- Existing

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

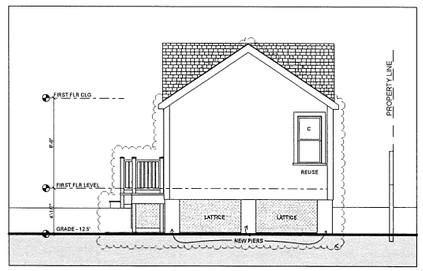


AS BUILT 1955



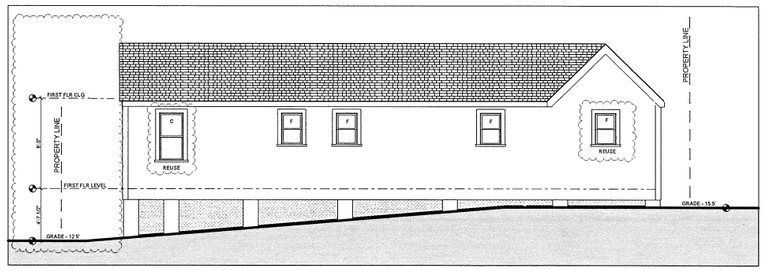
South Elevation-Proposed

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



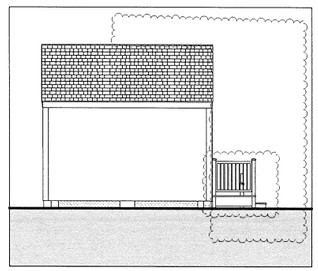
East Elevation- Proposed

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



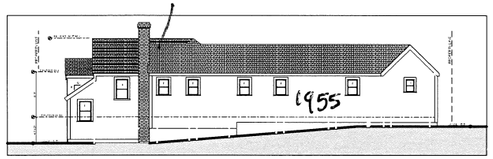
North Elevation- Proposed

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



West Elevation-Proposed

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



North Elevation- Existing

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



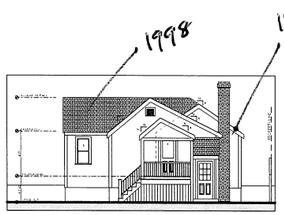
West Elevation-Existing

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

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 8" CORNER BDS.- PNT WHITE
5" RAKE W/ 3" SHADOW BD.
8" FASCIA

DR & WINDOW TRIM- 5/4" x 5"- CEDAR.-PTD WHITE
ROOF- LANDMARK " CERTAINTEED" WEATHERED WOOD ASPHALT ARCHITECTURAL SHINGLES
FOUNDATION WALL -POURED CONCRETE
POSTS- 8 x 8- PTD WHITE
DECK- 1 x 4 MAHOGANY- NATURAL



East Elevation- Existing

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

ISSUES/REVISION	DATE
AS BUILTS	3/31/24
HDC 1	7/14/24

Partial Demolition & Renovation of Existing Cottage for #3 Back Street LLC

3 Back Street
Nantucket, Massachusetts

USE OF DRAWING

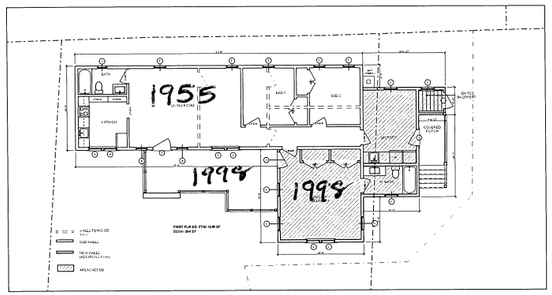
This drawing is the sole property of the Designer and is not to be used for any other project or site. Any unauthorized use of this drawing without the written permission of Thornewill Design LLC is prohibited and will be considered an infringement of the copyright and will be subject to legal action.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

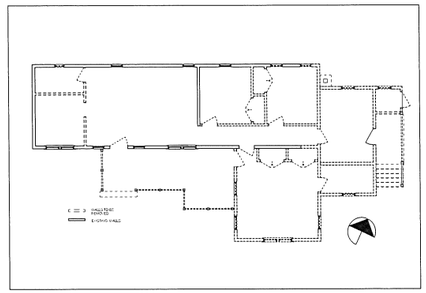
Sheet No:

A2.1



First Floor Plan- Existing

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



Demolition Plan

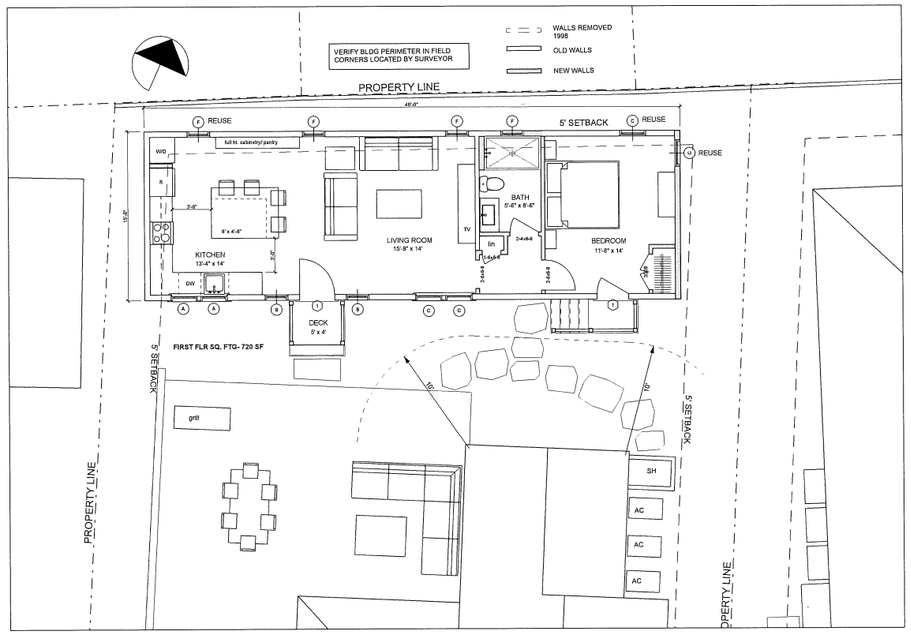
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE- EXISTING			
ID	#	SASH DIM	REMARKS
A	2	2'-4" x 2'-11"	'OLD' 1/1 DOUBLE HUNG,WD, STORM /SCREEN TRIPLE TRACK
B	2	2'-0" x 3'-6"	'OLD' 2/2 DOUBLE HUNG,WD, SINGLE GLAZE, ADL, STORM SCREEN TRIPLE TRACK
C	5	2'-3 5/8" x 4'-5"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
~~D~~	~~3~~	~~2'-3 5/8" x 3'-9"~~	~~BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE~~
~~E~~	~~2~~	~~3'-0" x 1'-8"~~	~~BROSCO CELLAR SASH, 2 LITE~~
F	4	2'-0" x 3'-0"	BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE
~~G~~	~~1~~	~~1'-8" x 2'-5"~~	~~BROSCO 1/1 DOUBLE HUNG,WD, THERMAL PANE~~
~~H~~	~~2~~	~~2'-3 5/8" x 4'-5"~~	~~'OLD' 1/1 DOUBLE HUNG,WD, SINGLE GLAZING, ADL~~

ALL TILT TAKE OUT W/ PLASTIC JAMB LINERS

DOOR SCHEDULE- EXISTING			
ID	#	UNIT DIMENSION	REMARKS
~~1~~	~~1~~	~~3'-0 x 6'-8"~~	~~BROSCO 9 PANEL WOOD DOOR, STORM/SCREEN~~
~~2~~	~~3~~	~~2'-8 x 6'-8"~~	~~BROSCO 1 LITE WOOD DOOR, THERMAL PANE, ETORM/SCREEN~~
~~3~~	~~1~~	~~2'-8 x 6'-8"~~	~~BROSCO 9 LITE WOOD DOOR, THERMAL PANE~~

DOOR SCHEDULE- PROPOSED			
ID	#	UNIT DIMENSION	REMARKS
4	1	3'-0 x 6'-8"	1 GLASS PANEL ABOVE/ 1 PANEL BELOW , WOOD DOOR



First Floor Plan- Proposed Renovation

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

ISSUES/REVISION DATE	
AS BUILTS	2/21/24
HDC 1	7/03/24

Partial Demolition & Renovation of Existing Cottage for #3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC and is not to be used in any way without the permission of the Thornewill Design LLC. Any reuse of this drawing or portions of this drawing without the permission of the Thornewill Design LLC will be subject to legal action.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3169

Sheet No:

A1.1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. 76.1.3281

Street & Number of Proposed Work: 26 Arlington St.

Owner of record: Brandon Eldridge

Mailing Address: 26 Arlington St
Nantucket, MA 02554

Contact Phone #: 5082806794 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Daniela Ribeiro (Isaksen Solar)

Mailing Address: 18 Pocassat St Box 11A
Fall River, MA 02721

Contact Phone #: 5087173820 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. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install 119 Tesla solar roof panels

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.) Metal roof shingles (Tesla)

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

Doors* (type and material): ☐ TDL ☐ 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 7/09/24 Signature of owner of record _____ Signed under penalties of perjury









Patented. Copyright © 2020-2024 Richard Pantel. All Rights Reserved. Paper or PDF copies of this report may be distributed only to employees of the company listed below under "Prepared for", or to Authorities Having Jursidiction (AHJ's) for their review purposes. This document contains Intellectual Property (IP) created by the Author, and as such, no parts of this calculation report or related data input form(s) may be copied in format, content or intent without permission in writing from the Author. Dis-assembly or reverse engineering of this calculation report or related data input form is strictly prohibited. The Author's contact information is: RPantel@iroofa.solar, web-site: www.iroofa.solar; tel: 908-507-5500. Trademark: iRooF® and iRooFA®.

iRooFA™

Instant Roof Framing Analysis

www.iroofa.solar

tel: 540.313.5317 - email: info@iRooFA.solar

STRUCTURAL ANALYSIS

for the

ROOFTOP PV SOLAR INSTALLATION

Project: Brandon Eldridge, 26 Arlington Street, Nantucket, MA 02554

Prepared for:

Isaksen Solar

18 Pocasset St - Fall River, MA 02721

Calculation Report Index

Pages	Description	Pages	Description
1	Cover	2-4	Loading Summary
Roof Structural Calculations for PV Solar Installation		*Roof Structural Calculations for PV Solar Installation*	
5-11	Location: MP 1	12-17	Location: MP 2
18-24	Location: MP 3		
25-25	Snow Loading Calculations		

Project Number: 9694.22429.22429, Rev. 0

Report Date: 06/10/2024

Report Prepared by:



Richard Pantel, P.E.
MA License No. 49678
Structural

V240610
ID.L1W7

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Loading Summary

Exposure and Occupancy Categories		
B		*Exposure Category (ASCE 7-10 Table 26.7.3, Page 266)*
II		*Building Use Occupancy / Risk Category (ASCE 7-10 Table 1.5-1, Page 4)*

Wind Loading:			
v	140	*mph*	*Nantucket, MA - 780 CMR: MA Wind / Snow / Seismic Amendment Values - IBC 2015*
qz	29.85	*psf*	*Velocity qz, calculated at height z [ASD]*

Snow Loading			
pg	25.00	*psf*	*Ground Snow Load pg (ASCE 7-10 Table 7.2-1, Page 52-53)*
Total Snow Load			
ps	20.00	*psf*	*Effective snow load on roof and modules*

Module Data			
Tesla Inc.: SR72T2			
Dimensions	*mm*	*ft*	*in*
Length	1,140	3.74	44.88
Width	430	1.41	16.93
Area (m^2, ft^2)	0.5	5.28	
Weight	kg	lb	
Module	1.81	4.00	

Roof Panel (Cladding) Loading Summary		Module Loading Summary			
Support Point Loads		*Upward*	*Upward*	*Upward*	*Downward*
Roof Zones		1	2	3	All
Net load per module	*lb*	-33	-76	-131	54

Positive values indicate net downward force

Stanchion Fastener Pull-out and Spacing Calculations				
Framing spacing			*ft*	1.33
Rails / Module			*ea*	2
Max proposed stanchion span			*ft*	4.00
# fasteners per stanchion				6
Screw thread embedment depth			*in*	0.5
Safety Factor				1.10
Pull-out for #2 threaded fasteners			*lb/in*	52
Factored max fastener uplift capacity			*lb*	141
Fastener details	*Material*	Stainless	*Size*	#2
Max stanchion uplift capacity			*lb*	180
Max support point uplift capacity			*lb*	141

 iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Roof Zones		*1*	*2*	*3*
Net lift per module	*lb*	33	76	131
Min tot screw thread embedment depth rq'd	*in*	0.12	0.27	0.47
Net uplift pressure 7. 0.6D - 0.6W	*psf*	-4.80	-13.49	-23.26
Allowable lift area / support point	*sf*	29.36	10.46	6.06
Max rail span per framing spacing	*ft*	4.00	4.00	4.00
Landscape Modules				
Length along rafter	*ft*	1.41		
Lift calc'ed max stanchion EW spacing	*ft*	> 6	> 6	> 6
Max stanchion EW spacing	*ft*	4.00	4.00	4.00
Maximum module area / support point	*sf*	4.23	4.23	4.23
Factored lift per support point	*lb*	-20	-57	-98
Portrait Modules				
Length along rafter	*ft*	3.74		
Lift calc'ed max stanchion EW spacing	*ft*	> 6	5.33	2.67
Max stanchion EW spacing	*ft*	4.00	4.00	2.67
Maximum module area / support point	*sf*	7.48	7.48	4.99
Factored lift per support point	*lb*	-36	-101	-116
Plywood Nailing Calculations				
Nail Size	*Gauge*	*Shank Dia*	*Length*	*W*
8D	10	0.134	2.5	54
10D	9	0.148	3	59
Load Duration Factor - Wind	1.6			
AWC 11.3.1 W'=W*Cd*Cm*Ct*Ceg*LD				
8D withdrawl force @ 2" penetration (lb)	138			
10D withdrawl force @ 2.5" penetration (lb)	189			

		1	*2*	*3*
# 8D's Req'd / stanchion in Landscape	*ea*	0.15	0.41	0.71
# 10D's Req'd / stanchion in Landscape	*ea*	0.11	0.30	0.52
# 8D's Req'd / stanchion in Portrait	*ea*	0.26	0.73	0.84
# 10D's Req'd / stanchion in Portrait	*ea*	0.19	0.53	0.61

Stanchion support threaded fastener sizes are indicated in the Module Loading Summary table above. Lift forces were determined from GCp and other coefficients contained in the ASCE nomographs

Conclusions

We were asked to review the roof of Brandon Eldridge, located at 26 Arlington Street, Nantucket, MA, by Isaksen Solar, to determine its suitability to support a PV solar system installation.

The referenced building's roof structure was field measured by Isaksen Solar on 06/07/2024. The attached framing analyses reflect the results of those field measurements combined with the PV solar module locations shown on the PV solar roof layout design prepared by Isaksen Solar. Loads are calculated to combine the existing building and environmental loads with the proposed new PV array loads.

The Tesla Inc. SR72T2 rack racking and Tesla Inc. SR72T2 stanchion stanchions were selected for this project by Isaksen Solar. The racking and support stanchions shall be placed as shown on their plans, dated 06/04/2024, and shall be fastened to the roof framing using fastener sizes indicated in this report. Rack support spacing shall be no more than that shown above. Note that support points for alternating rows shall share the same rafter. Intermediate rows shall move the support points laterally to the next rafter.

 iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.



Google Location Map

Framing Summary

	Ex. Framing	Total Ex DL
MP 1: 1.50" x 9.25" member x 15.60' span with a 18° slope @ 16" OC	1.98 psf	6.38 psf
MP 2: 1.50" x 9.25" member x 14.55' span with a 18° slope @ 16" OC	1.98 psf	6.38 psf
MP 3: 1.50" x 9.25" member x 13.91' span with a 33° slope @ 16" OC	1.98 psf	6.38 psf

** Wood species used in these calculations assumes spruce, pine or fir, #2 grade.*

Based upon the attached calculations, the existing roofs' framing systems are capable of supporting the additional loading for the proposed PV solar system along with the existing building and environmental loads. No supplemental roof framing structural supports are required. Minimum required anchorage fastening is described above.

Fastener notes: 1) Install fasteners with head and where required, washer, flush to material surface (no gap). Do not over-torque.

References and Codes:

1) *ASCE 7-10 Minimum Design Loads for Buildings and Other Structures*
2) *2015 IBC including MA wind / snow ammendment*
3) *MA residential codes (780 CMR, 2015 IRC) w/ amendments*
4) *American Wood Council, NDS 2018,Table 12.2A, 12.3.3A.*
5) *American Wood Council, Wood Structural Design, 1992, Figure 6.*

 iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Location: MP 1

Member: Rafter - Total Length 15.6 ft, Unsupported 15.6 ft

Geometric Data			
Θ	*deg.*	18.00	*Angle of roof plane from horizontal, in degrees*
ω	*deg.*	0.00	*Angle the solar panel makes with the roof surface*
L	*ft.*	11.83	*Length of roof plane, in feet (meters)*
W	*ft.*	15.67	*Plan view width of roof plane, in feet (meters)*
h	*ft.*	24.33	*Average height of roof above grade, in feet (meters)*

Roof Wind Zone Width			
	use, a =	3.00	*ft*

Wind Velocity Pressure, q_z evaluated at the height z						
q_z=	29.85	*psf*	*Vasd* q_z=	18.10	*psf*	Basic wind pressure
V=	140	mph				

Framing Data		
Wood type	US Spruce	
Wood source, moisture content	White 0.12%	
# Framing Members / Support		1
Rafter / Truss OC	*in*	16.00
Member Total Length	*ft*	15.60

3	# Rafters / Rack Support Width
4.00	Rack Support Spacing (ft)
48	Max. Rack Support Spacing (in)
10	Max # of mod's / Rafter

Member Properties		**Member**
Name		(1)1.5x9.25
Repetitive Member Factor (Cr)		1.15
Max Shear perp. to grain	*psi*	530
Max Shear parallel to grain	*psi*	1,100

** Mem properties based upon field measurements*

Rafter

16.00	Collar tie OC spacing, in.

Module Physical Data			
Weight	kg	lb	psf load
Module	1.81	4.00	0.76
4 Stanchions	2.72	6.0	1.14

Existing Dead Loads	*Units*	*Value*	*Description*
Framing Member	*psf*	1.98	
Roof Deck & Surface	*psf*	4.40	*0.50 in. Plywood w/ Standard Asphalt Shingles*

Rack Support Spacing and Loading				
Across rafters	*ft*	4.0		
Along rafter slope	*ft*	1.4		
Area / support point	*sf*	2.8		
Uphill gap between modules	*in*	1.0	0.08	*ft*

Member Total Length	*ft*	15.60	
Maximum member free span	*ft*	15.60	Rafter span
Rafter segment to calc	*ft*	15.60	Free span
Deflection Ratio		180	Use max delta 1/x for deflection

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Eave Overhang Length past Rafter Plate	0.83	*ft*
Uphill Distance from Eave to Lowest Support	1.50	*ft*

Zones	1	2	3
GCp	-0.90	-1.70	-2.60

Downward, Zones 1, 2 & 3
GCp 0.50

ASCE 7-10 Chapter 2 Combinations of Loads, Table 2.4, Page 8 (in psf)				
Zones	1	2	3	1, 2 & 3
2.2 SYMBOLS AND NOTATION	*Module Upward*	*Module Upward*	*Module Upward*	*Downward*
D = dead load of PV Module + Stanchion	1.90	1.90	1.90	1.90
S = snow load	20.00	20.00	20.00	20.00
W = wind load = (Vu Windload) = (Vasd Windload / 0.6)	-16.29	-30.77	-47.05	9.05

2.4 Combining Nominal Loads Using Allowable Stress Design (in psf)				
2.4.1 Basic Combinations. Loads listed herein shall be considered to act in the following combinations; whichever produces the most unfavorable effect in the building, foundation, or structural member being considered. Effects of one or more loads not acting shall be considered.				
Combination Formulae	*Upward*	*Upward*	*Upward*	*Downward*
Use this loading combination for DOWNWARD for Proposed PV Dead Load				
3. D + S	21.90	21.90	21.90	21.90
Module Support point load (lb)	62	62	62	62
Cr Factored Module Support point load (lb)	54	54	54	54

Use this loading combination for UPWARD for Proposed PV Dead Load				
7. 0.6D - 0.6W	-4.80	-13.49	-23.26	4.97
Module Support point load (lb)	-14	-38	-66	14

DOWNWARD

Presume loading directly over member.

Combined Dead and Wind Pressure Downward Loading					
	Rafter span				
PV Module Row	Point load loc's from Left support		Module Support Point Load	Comment	Module Orientation
	ft from left		*lb*		
1	0.67			Support placed on adjoining rafter	Landscape
1	2.08		54		Landscape
2	2.16		54		Landscape
2	3.58			Support placed on adjoining rafter	Landscape
3	3.66			Support placed on adjoining rafter	Landscape
3	5.07		54		Landscape
4	5.15		54		Landscape
4	6.56			Support placed on adjoining rafter	Landscape
5	6.65			Support placed on adjoining rafter	Landscape
5	8.06		54		Landscape
6	8.14		54		Landscape
6	9.55			Support placed on adjoining rafter	Landscape
7	9.64			Support placed on adjoining rafter	Landscape
7	11.05		54		Landscape
8	11.13		54		Landscape
8	12.54			Support placed on adjoining rafter	Landscape

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

9	12.62			Support placed on adjoining rafter	Landscape
9	14.03		54		Landscape
10	14.12		54		Landscape
10	15.53			Support placed on adjoining rafter	Landscape

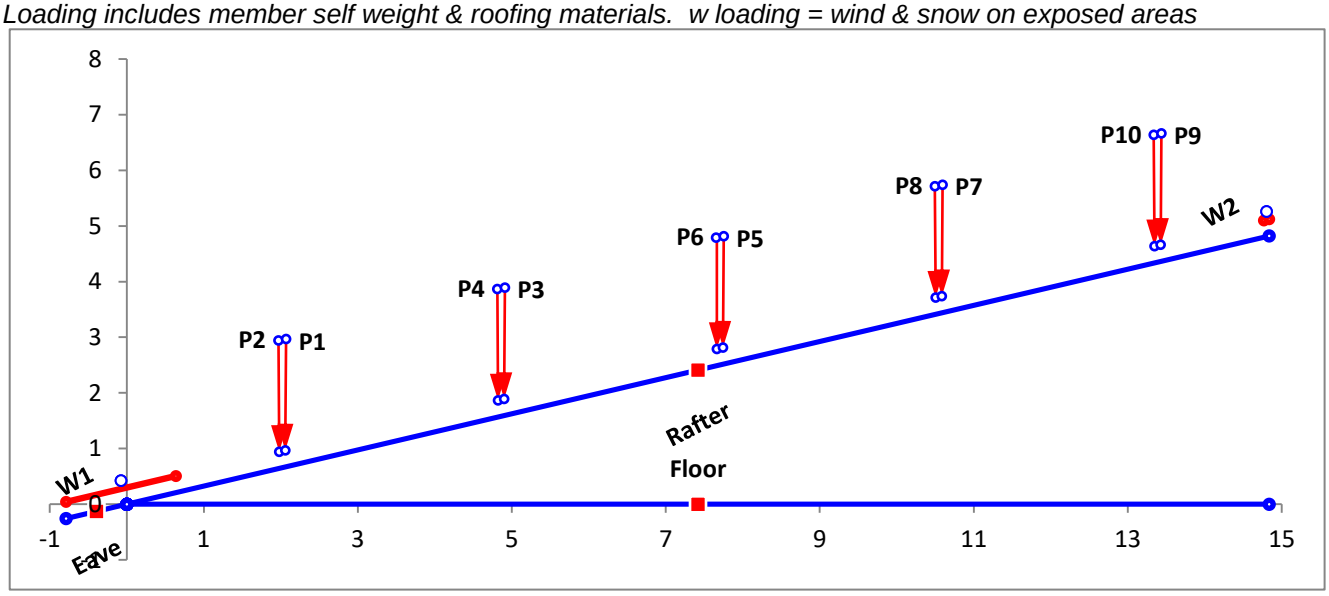
iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Analysis for PV impacted areas

5. Simple Beam - Exposed Roof Snow Load - Above and Below PV				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta @ mid span	*in*	0.00	1.04	***OK***
M at mid span	*lb-ft*	3	11,646	***OK***

Sum Downward Loading Conditions: PV; Beam DL; Exposed Roof Environmental Load				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta	*in*	0.38	1.04	***OK***
Percent Max Delta	*%*	37%	100%	***OK***
Moment	*lb-ft*	1,313	11,646	***OK***
fs	*psi*	737	6,533	***OK***

** Loading includes member self weight & roofing materials. w loading = wind & snow on exposed areas*



Framing section with max stress: Rafter span

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Geometric Data			
Θ	*deg.*	18.02	*Angle of roof plane from horizontal, in degrees*
ω	*deg.*	0.00	*Angle the solar panel makes with the roof surface*
L	*ft.*	36.42	*Length of roof plane, in feet (meters)*
W	*ft.*	14.67	*Plan view width of roof plane, in feet (meters)*
h	*ft.*	24.33	*Average height of roof above grade, in feet (meters)*

Roof Wind Zone Width			
	use, a =	3.00	*ft*

Wind Velocity Pressure, q_z evaluated at the height z						
q_z=	29.85	*psf*	*Vasd* q_z=	18.10	*psf*	Basic wind pressure
V=	140	mph				

Framing Data		
Wood type	US Spruce	
Wood source, moisture content	White 0.12%	
# Framing Members / Support		1
Rafter / Truss OC	*in*	16.00
Member Total Length	*ft*	14.55

3	# Rafters / Rack Support Width
4.00	Rack Support Spacing (ft)
48	Max. Rack Support Spacing (in)
8	Max # of mod's / Rafter

Member Properties		**Member**
Name		(1)1.5x9.25
Repetitive Member Factor (Cr)		1.15
Max Shear perp. to grain	*psi*	530
Max Shear parallel to grain	*psi*	1,100

** Mem properties based upon field measurements*

Rafter

16.00	Collar tie OC spacing, in.

Module Physical Data			
Weight	kg	lb	psf load
Module	1.81	4.00	0.76
4 Stanchions	2.72	6.0	1.14

Existing Dead Loads	*Units*	*Value*	*Description*
Framing Member	*psf*	1.98	
Roof Deck & Surface	*psf*	4.40	*0.50 in. Plywood w/ Standard Asphalt Shingles*

Rack Support Spacing and Loading				
Across rafters	*ft*	4.0		
Along rafter slope	*ft*	1.4		
Area / support point	*sf*	2.8		
Uphill gap between modules	*in*	1.0	0.08	*ft*

Member Total Length	*ft*	14.55	
Maximum member free span	*ft*	14.55	Rafter span
Rafter segment to calc	*ft*	14.55	Free span
Deflection Ratio		180	Use max delta 1/x for deflection

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Eave Overhang Length past Rafter Plate	0.50	*ft*
Uphill Distance from Eave to Lowest Support	2.67	*ft*

Zones	1	2	3
GCp	-0.90	-1.70	-2.60

Downward, Zones 1, 2 & 3
GCp 0.50

ASCE 7-10 Chapter 2 Combinations of Loads, Table 2.4, Page 8 (in psf)				
Zones	1	2	3	1, 2 & 3
2.2 SYMBOLS AND NOTATION	*Module Upward*	*Module Upward*	*Module Upward*	*Downward*
D = dead load of PV Module + Stanchion	1.90	1.90	1.90	1.90
S = snow load	20.00	20.00	20.00	20.00
W = wind load = (Vu Windload) = (Vasd Windload / 0.6)	-16.29	-30.77	-47.05	9.05

2.4 Combining Nominal Loads Using Allowable Stress Design (in psf)				
2.4.1 Basic Combinations. Loads listed herein shall be considered to act in the following combinations; whichever produces the most unfavorable effect in the building, foundation, or structural member being considered. Effects of one or more loads not acting shall be considered.				
Combination Formulae	*Upward*	*Upward*	*Upward*	*Downward*
Use this loading combination for DOWNWARD for Proposed PV Dead Load				
3. D + S	21.90	21.90	21.90	21.90
Module Support point load (lb)	62	62	62	62
Cr Factored Module Support point load (lb)	54	54	54	54

Use this loading combination for UPWARD for Proposed PV Dead Load				
7. 0.6D - 0.6W	-4.80	-13.49	-23.26	4.97
Module Support point load (lb)	-14	-38	-66	14

DOWNWARD

Presume loading directly over member.

Combined Dead and Wind Pressure Downward Loading					
	Rafter span				
PV Module Row	Point load loc's from Left support		Module Support Point Load	Comment	Module Orientation
	ft from left		*lb*		
1	2.17			Support placed on adjoining rafter	Landscape
1	3.58		54		Landscape
2	3.66		54		Landscape
2	5.08			Support placed on adjoining rafter	Landscape
3	5.16			Support placed on adjoining rafter	Landscape
3	6.57		54		Landscape
4	6.65		54		Landscape
4	8.06			Support placed on adjoining rafter	Landscape
5	8.15			Support placed on adjoining rafter	Landscape
5	9.56		54		Landscape
6	9.64		54		Landscape
6	11.05			Support placed on adjoining rafter	Landscape
7	11.14			Support placed on adjoining rafter	Landscape
7	12.55		54		Landscape
8	12.63		54		Landscape
8	14.04			Support placed on adjoining rafter	Landscape

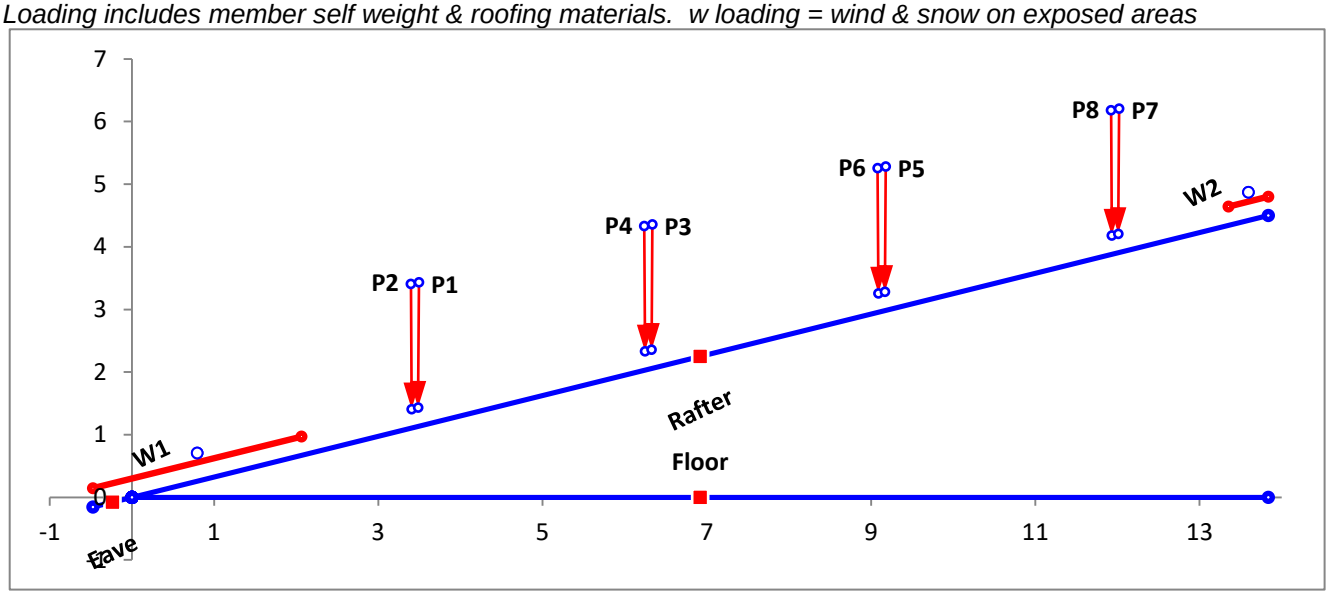
iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Analysis for PV impacted areas

5. Simple Beam - Exposed Roof Snow Load - Above and Below PV				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta @ mid span	*in*	0.01	0.97	***OK***
M at mid span	*lb-ft*	33	11,646	***OK***

Sum Downward Loading Conditions: PV; Beam DL; Exposed Roof Environmental Load				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta	*in*	0.29	0.97	***OK***
Percent Max Delta	*%*	30%	100%	***OK***
Moment	*lb-ft*	1,123	11,646	***OK***
fs	*psi*	630	6,533	***OK***

** Loading includes member self weight & roofing materials. w loading = wind & snow on exposed areas*



Framing section with max stress: Rafter span

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Geometric Data			
Θ	*deg.*	33.02	*Angle of roof plane from horizontal, in degrees*
ω	*deg.*	0.00	*Angle the solar panel makes with the roof surface*
L	*ft.*	35.00	*Length of roof plane, in feet (meters)*
W	*ft.*	12.50	*Plan view width of roof plane, in feet (meters)*
h	*ft.*	24.33	*Average height of roof above grade, in feet (meters)*

Roof Wind Zone Width			
	use, a =	3.00	*ft*

Wind Velocity Pressure, q_z evaluated at the height z						
q_z=	29.85	*psf*	*Vasd* q_z=	18.10	*psf*	Basic wind pressure
V=	140	mph				

Framing Data		
Wood type	US Spruce	
Wood source, moisture content	White 0.12%	
# Framing Members / Support		1
Rafter / Truss OC	*in*	16.00
Member Total Length	*ft*	13.91

3	# Rafters / Rack Support Width
4.00	Rack Support Spacing (ft)
48	Max. Rack Support Spacing (in)
9	Max # of mod's / Rafter

Member Properties		**Member**
Name		(1)1.5x9.25
Repetitive Member Factor (Cr)		1.15
Max Shear perp. to grain	*psi*	530
Max Shear parallel to grain	*psi*	1,100

** Mem properties based upon field measurements*

Rafter

16.00	Collar tie OC spacing, in.

Module Physical Data			
Weight	kg	lb	psf load
Module	1.81	4.00	0.76
4 Stanchions	2.72	6.0	1.14

Existing Dead Loads	*Units*	*Value*	*Description*
Framing Member	*psf*	1.98	
Roof Deck & Surface	*psf*	4.40	*0.50 in. Plywood w/ Standard Asphalt Shingles*

Rack Support Spacing and Loading				
Across rafters	*ft*	4.0		
Along rafter slope	*ft*	1.4		
Area / support point	*sf*	2.8		
Uphill gap between modules	*in*	1.0	0.08	*ft*

Member Total Length	*ft*	13.91	
Maximum member free span	*ft*	13.91	Rafter span
Rafter segment to calc	*ft*	13.91	Free span
Deflection Ratio		180	Use max delta 1/x for deflection

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Eave Overhang Length past Rafter Plate	0.83	*ft*
Uphill Distance from Eave to Lowest Support	1.58	*ft*

Zones	1	2	3
GCp	-1.00	-1.20	-1.20

Downward, Zones 1, 2 & 3
GCp 0.90

ASCE 7-10 Chapter 2 Combinations of Loads, Table 2.4, Page 8 (in psf)				
Zones	1	2	3	1, 2 & 3
2.2 SYMBOLS AND NOTATION	*Module Upward*	*Module Upward*	*Module Upward*	*Downward*
D = dead load of PV Module + Stanchion	1.90	1.90	1.90	1.90
S = snow load	20.00	20.00	20.00	20.00
W = wind load = (Vu Windload) = (Vasd Windload / 0.6)	-18.10	-21.72	-21.72	16.29

2.4 Combining Nominal Loads Using Allowable Stress Design (in psf)				
2.4.1 Basic Combinations. Loads listed herein shall be considered to act in the following combinations; whichever produces the most unfavorable effect in the building, foundation, or structural member being considered. Effects of one or more loads not acting shall be considered.				
Combination Formulae	*Upward*	*Upward*	*Upward*	*Downward*
Use this loading combination for DOWNWARD for Proposed PV Dead Load				
6. D + 0.75L - 0.75(0 or 0.7)eE + 0.75S	21.90	21.90	21.90	24.22
Module Support point load (lb)	62	62	62	68
Cr Factored Module Support point load (lb)	54	54	54	59

Use this loading combination for UPWARD for Proposed PV Dead Load				
7. 0.6D - 0.6W	-5.89	-8.06	-8.06	4.97
Module Support point load (lb)	-17	-23	-23	14

DOWNWARD

Presume loading directly over member.

Combined Dead and Wind Pressure Downward Loading					
	Rafter span				
PV Module Row	Point load loc's from Left support		Module Support Point Load	Comment	Module Orientation
	ft from left		*lb*		
1	0.75		59		Landscape
1	2.16			Support placed on adjoining rafter	Landscape
2	2.24			Support placed on adjoining rafter	Landscape
2	3.66		59		Landscape
3	3.74		59		Landscape
3	5.15			Support placed on adjoining rafter	Landscape
4	5.23			Support placed on adjoining rafter	Landscape
4	6.64		59		Landscape
5	6.73		59		Landscape
5	8.14			Support placed on adjoining rafter	Landscape
6	8.22			Support placed on adjoining rafter	Landscape
6	9.63		59		Landscape
7	9.72		59		Landscape
7	11.13			Support placed on adjoining rafter	Landscape
8	11.21			Support placed on adjoining rafter	Landscape
8	12.62		59		Landscape

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

9	12.70		59		Landscape
9	14.11			Support outside of max stressed section	Landscape

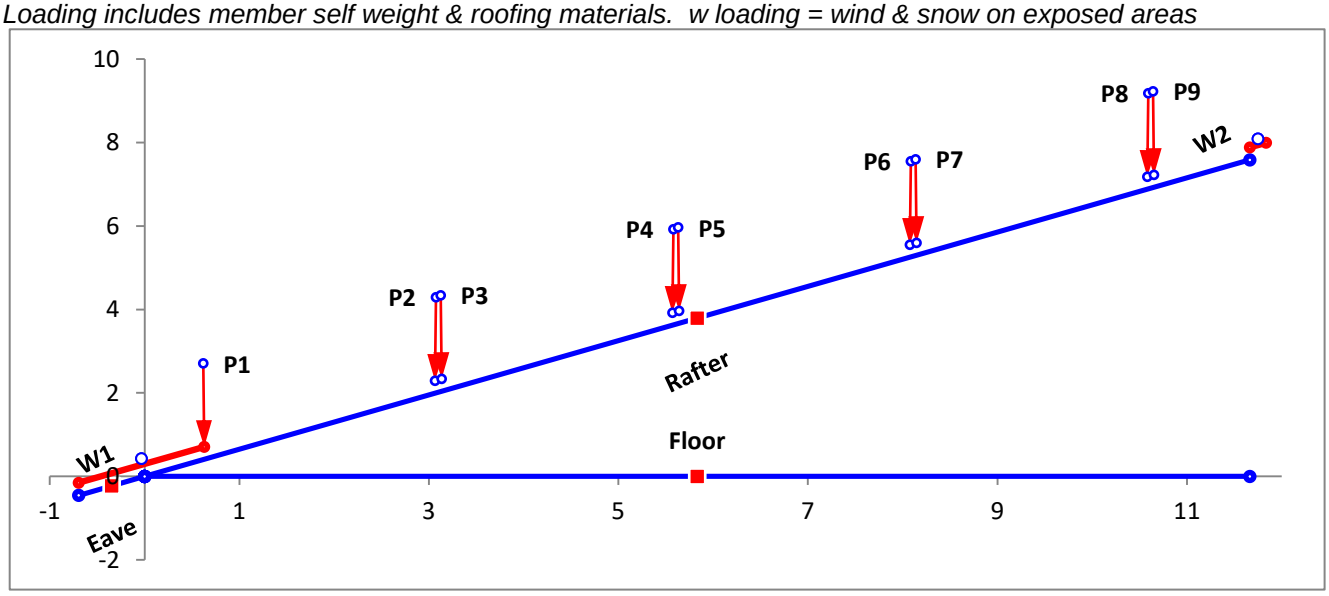
iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Analysis for PV impacted areas

5. Simple Beam - Exposed Roof Snow Load - Above and Below PV				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta @ mid span	*in*	0.00	0.93	***OK***
M at mid span	*lb-ft*	4	11,646	***OK***

Sum Downward Loading Conditions: PV; Beam DL; Exposed Roof Environmental Load				
Parameter	*Units*	*Total*	*Allowed*	*Check*
Delta	*in*	0.26	0.93	***OK***
Percent Max Delta	*%*	28%	100%	***OK***
Moment	*lb-ft*	1,124	11,646	***OK***
fs	*psi*	630	6,533	***OK***

** Loading includes member self weight & roofing materials. w loading = wind & snow on exposed areas*



Framing section with max stress: Rafter span

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

Snow Loading Analysis

where:

		Fully Exposed	Exposure category
Ce	=	0.9	Exposure Factor, Ce (ASCE 7-10 Table 7.3-1, Page 58)
Ct	=	1.0	Thermal Factor, Ct (ASCE 7-10 Table 7.3-2, Page 58)
Is	=	1.0	Snow Importance Factor, Is (ASCE 7-10 Table 1.5-2, Page 5)
p_g	=	25.00	Ground Snow Load pg (ASCE 7-10 Table 7.2-1, Page 52-53)
p_f	=	**0.7CeCtIsPg**	Flat Roof Snow Load, pf (ASCE 7-10 Table 7.3-1, Page 58)
p_f	=	**15.75**	psf
			but where Pf is not less than the following:
			Minimum Snow Load pm (ASCE 7-10 Table 7.3.4, Page 53)
p_m	=	**20**	psf. When Pg > 20 psf, then use Pf = 20 psf x Is
p_f	=	**20.00**	psf. Resultant Snow pressure to be used with Roof slope factor below
p_s	=	$C_s p_f$	Sloped Roof Snow Load ps (ASCE 7-10 Table 7.4, Page 54)
			Roof Type Warm Roofs

Roof slope factor Cs for Warm Roofs, where Ct = 1.0

Roof surface condition = Slippery Roof

C_s	=	1.00	Roof Slope Factor, Cs (ASCE 7-10 Table 7-2a, Page 59)

Total Snow Load

p_s	=	**20.00**	**psf**	Roof snow load

iRooFA® Copyright © 2020-2024 Richard Pantel. All Rights Reserved.

SCOPE OF WORK

TO INSTALL A TESLA BATTERY PACK SYSTEM AT THE OWNER RESIDENCE
LOCATED AT 26 ARLINGTON ST NANTUCKET, MA 02554, USA
INSTALL ADVANCED ENERGY SYSTEM:

EQUIPMENT SUMMARY
119 TESLA SR72T2 72W MODULES
13 TESLA MCI-1 RAPID SHUTDOWN DEVICE
02 TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 1707000-XX-Y[240V], 5KW, 13.5KWH
01 POWERWALL BACKUP GATEWAY 2 WITH INTERNAL PANELBOARD

GOVERNING CODES
2023 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE
AUTHORITY HAVING JURISDICTION (AHJ): NANTUCKET COUNTY

SYSTEM RATING
8.57 KWDC
23.00 KWAC

SHEET INDEX	
PV1	COVER PAGE
PV2	SITE PLAN
PV3	ROOF PLAN & MODULES
PV4	STRING LAYOUT AND BOM
PV5	ATTACHMENT DETAILS
PV6	ESS INSTALLATION DETAILS
PV7-9	ELECTRIC LINE AND CALS
PV10	SIGNAGE
PV11-18	EQUIPMENT SPECIFICATIONS

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

GENERAL NOTES

1.THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THESE NOTES TO THE EXTENT SHOWN. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS AND IN THE SUBCONTRACTOR AGREEMENT. REFER TO REFERENCE DOCUMENTS LIST.

2.COORDINATE THESE DRAWINGS WITH SPECIFICATION AND MANUFACTURER'S INSTALLATION AND OPERATION MANUALS AND NOTIFY CONTRACTOR OF ANY
DISCREPANCIES PRIOR TO BEGINNING WORK.

3. PRIOR TO THE COMMENCEMENT OF ANY WORK, EACH TRADE SHALL VERIFY EXISTING CONDITIONS AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES TO THAT WHICH IS SHOWN IN THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO DIMENSIONS OF THE WORK AREA, STRUCTURE, EXISTING ELECTRICAL SERVICE, CONDUIT PATHS, OBSTRUCTIONS, ACCESSIBILITY ISSUES, AND WORKING CLEARANCES. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT ARE NEW.

4.MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS OR PORTIONS THEREOF AFFECTED BY NEW WORK.

5.ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE; OR BE REPLACED AT THE SUBCONTRACTOR'S EXPENSE.

6.ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN. WHERE DETAILS ARE NOT PROVIDED. THE SUBCONTRACTOR SHALL USE DILIGENT EFFORTS TO MOUNT EQUIPMENT SUCH THAT IT WILL BE CLEAN, LEVEL, AND SOLID.

7.ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.

8.ANY METAL SHAVINGS RESULTING FROM SITE WORK SHALL BE CLEANED FROM ROOF SURFACESEN CLOSURES, AND ANY ADDITIONAL AREAS WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.

9. BEAMS OR JOISTS SHALL NOT BE DRILLED UNLESS SPECIFICALLY AUTHORIZED BY CONTRACTOR.

10.WHEN MOUNTING EQUIPMENT TO EXISTING REINFORCED CONCRETE, USE CARE TO A VOID CUTTING OR DAMAGING THE REINFORCING BARS. POWER DRIVEN PINS ARE NOT TO BE USED.

11.IF THE OCCUPANCY STRUCTURE IS RESIDENTIAL, IT WILL BE UPGRADED TO CONFORM WITH 2016 CALIFORNIA RESIDENTIAL CODE REQUIREMENTS FOR CARBON MONOXIDE ALARMS(SECTION R315), AND SMOKE DETECTORS.

12.CONTRACTOR SHALL FURNISH ALL SUPERVISION, TEMPORARY F AGILITIES, AND OTHER NECESSARY ITEMS AS REQUIRED TO COMPLETE THE WORK SPECIFIED TO PROVIDE A COMPLETE AND USABLE SYSTEM.

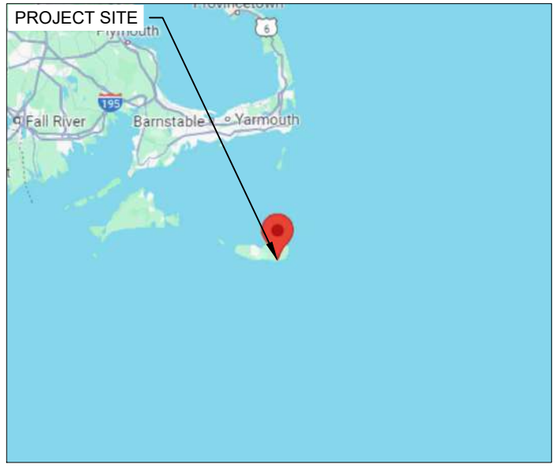
13.DRAWINGS ARE DIAGRAMMATIC, SITE CONDITIONS SHALL PREVAIL. IF NO SCALE IS GIVEN,DRAWINGS ARE NOT TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR AND SUBCONTRACTORS IN THE FIELD UPON COMMENCEMENT OF CONSTRUCTION.

14.SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND REPORT ANY DISCREPANCIES TO CONTRACTOR'S SUPERINTENDENT, PROJECT MANAGER OR CONSTRUCTION MANAGER BEFORE COMMENCING WORK.

15. ALL CONDUCTOR SIZES AND TYPES SPECIFIED IN SINGLE LINE AND/OR THREE LINE DIAGRAM ARE TO BE INSTALLED.



1 PV1 HOUSE PHOTO SCALE: NTS



2 PV1 VICINITY MAP SCALE: NTS

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO .(508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

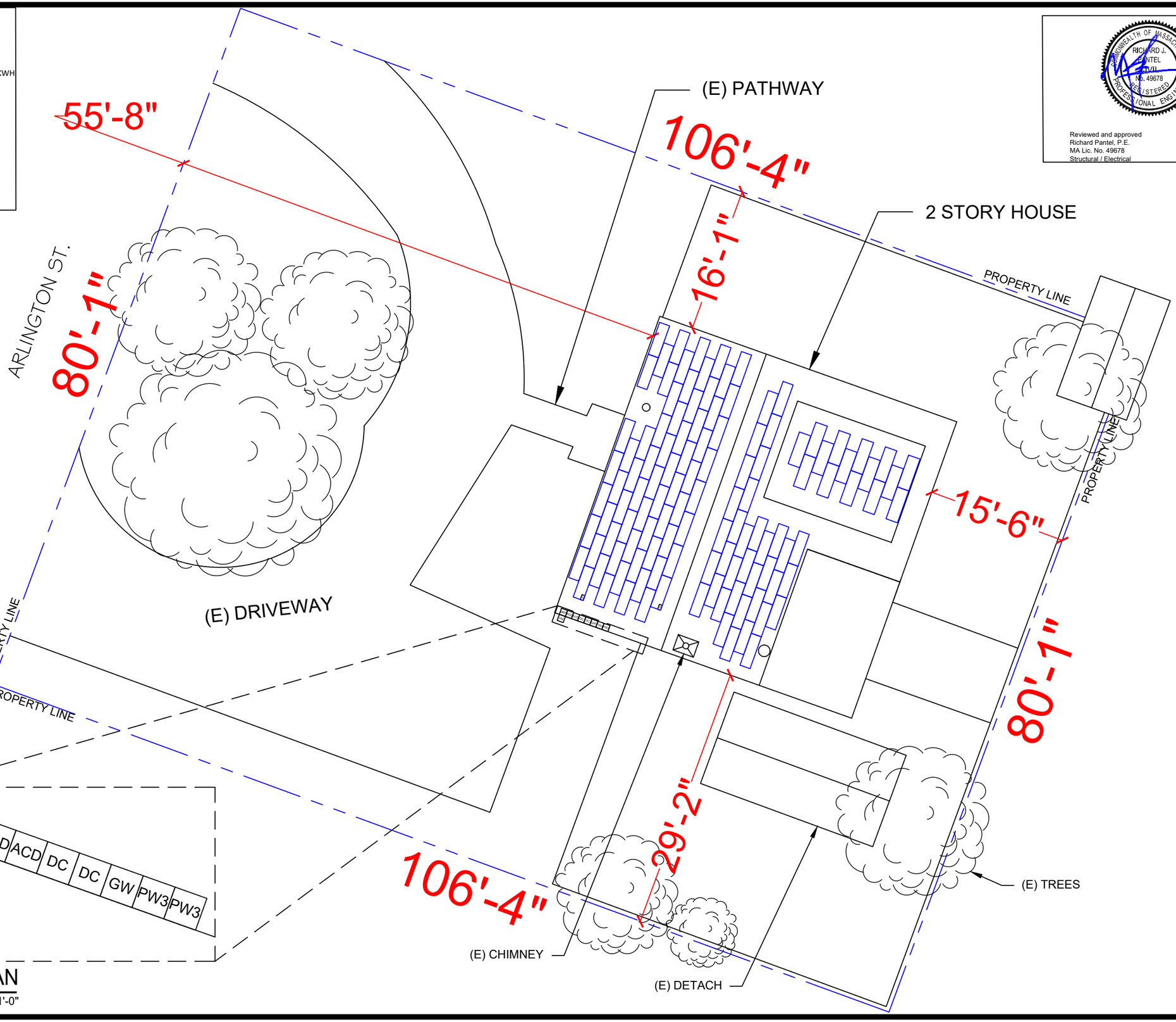
SHEET NAME
COVER PAGE

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV1

LEGEND

- UM - (E) UTILITY METER
- MSP - (N) MAIN SERVICE PANEL (BLP)
- PW3 - (N) TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 707000-XX-Y[240V], 5KW, 13.5KWH
- GW - (N) BACKUP GATEWAY-2
- DC - (N) DC ISOLATER
- ACD - (N) NON-FUSED AC DISCONNECT
- ACD - (N) FUSED AC DISCONNECT
- LC - (N) LOAD CENTER
- GEN - (N) GENERATION PANEL
- ○□ - VENT, ATTIC FAN (ROOF OBSTRUCTION)



1 SITE PLAN
PV2
SCALE: 3/32" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
SITE PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV2

DESIGN SPECIFICATION	
RISK CATEGORY:	II
CONSTRUCTION:	SFD
ZONING:	RESIDENTIAL
SNOW LOAD (ASCE 7-10):	25 PSF
EXPOSURE CATEGORY:	B
WIND SPEED (ASCE 7-10):	146

MODULE TYPE, DIMENSIONS & WEIGHT	
NUMBER OF MODULES:	119 MODULES
MODULE TYPE:	TESLA SR72T2 72W
MODULE WEIGHT:	3.10 LBS
MODULE DIMENSIONS:	44.88" X 16.93" = 5.28 SF
UNIT WEIGHT OF AREA:	0.58 PSF

ROOF DESCRIPTION

ROOF	ROOF TILT	AZIMUTH	ROOF MATERIAL	RAFTER SIZE	RAFTER SPACING
#1	18°	109°	COMP. SHINGLE	2"X10"	16"
#2	33°	109°	COMP. SHINGLE	2"X10"	16"
#3	33°	289°	COMP. SHINGLE	2"X10"	16"

ARRAY AREA & ROOF AREA CALC'S

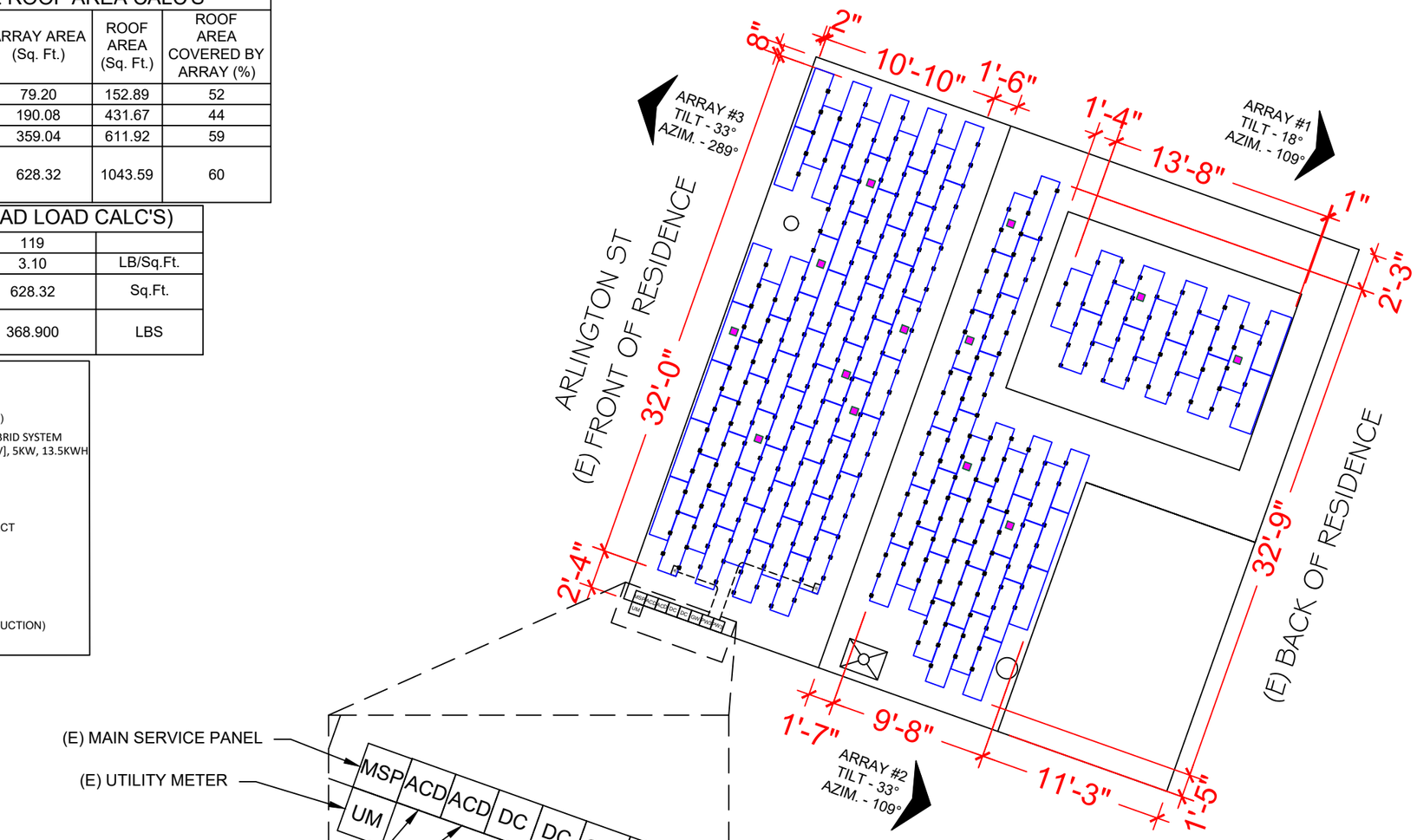
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	15	79.20	152.89	52
#2	36	190.08	431.67	44
#3	68	359.04	611.92	59
TOTAL ROOF AREA COVERED BY ARRAY AREA (%)		628.32	1043.59	60

TILES WEIGHT (DEAD LOAD CALC'S)

Number of Tiles	119	
Tiles Weight	3.10	LB/Sq.Ft.
Total Tiles Area on the Roof	628.32	Sq.Ft.
Total Weight of the System (TILES WEIGHT X TOTAL NO. TILES)	368.900	LBS

LEGEND

- UM - (E) UTILITY METER
- MSP - (N) MAIN SERVICE PANEL (BLP)
- PW3 - (N) TESLA INC./DC COUPLED HYBRID SYSTEM POWERWALL 3 707000-XX-Y[240V], 5KW, 13.5KWH
- GW - (N) BACKUP GATEWAY-2
- DC - (N) DC ISOLATER
- ACD - (N) NON-FUSED AC DISCONNECT
- ACD - (N) FUSED AC DISCONNECT
- LC - (N) LOAD CENTER
- GEN - (N) GENERATION PANEL
- ○□ - VENT, ATTIC FAN (ROOF OBSTRUCTION)



1 ROOF PLAN & MODULES

PV3

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

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

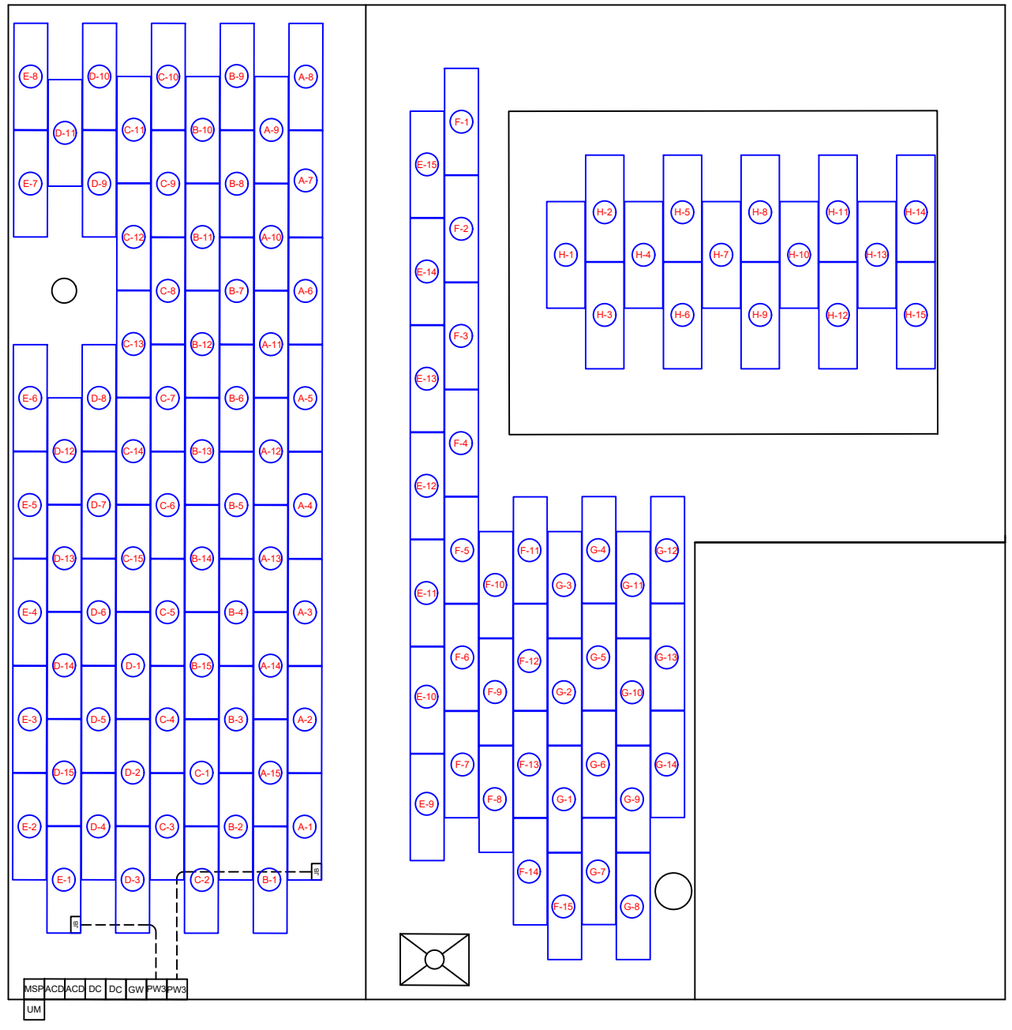
SHEET NAME
ROOF PLAN & MODULES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV3

ARLINGTON ST

(E) FRONT OF RESIDENCE



(E) BACK OF RESIDENCE

1 ROOF PLAN & MODULES

PV4

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

A B C D E F G H - MODULE STRINGING

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

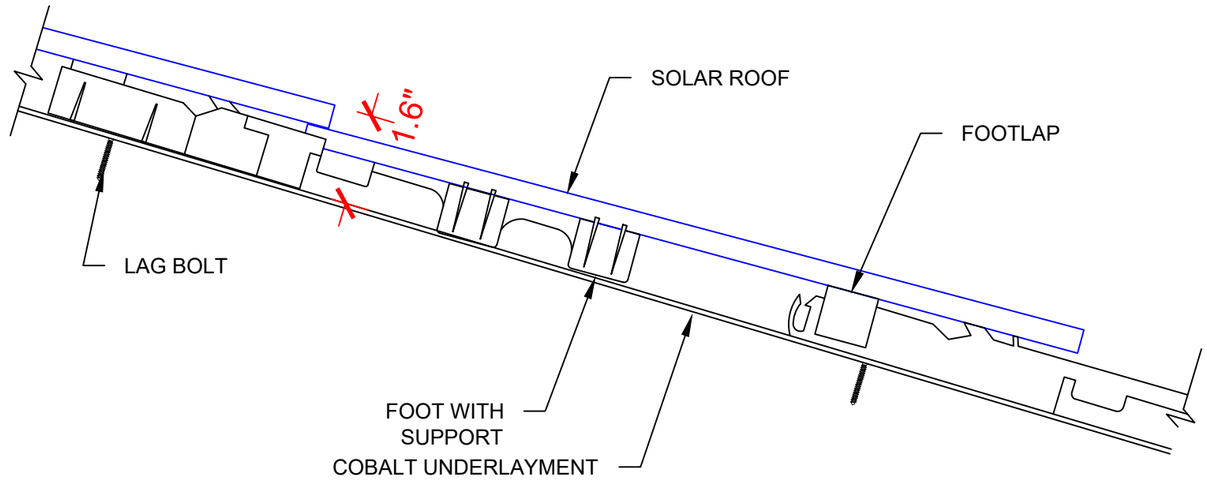
BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

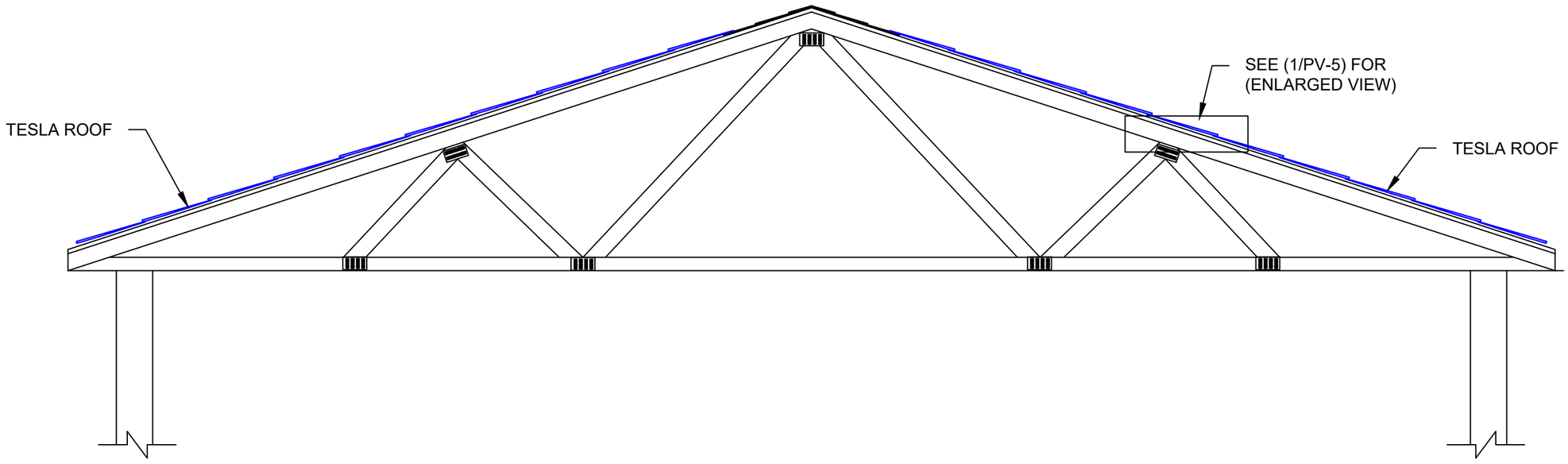
SHEET NAME
STRING LAYOUT & BOM

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV4



1 ATTACHMENT DETAILS



2 ENLARGED VIEW FOR ATTACHMENT DETAILS

SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

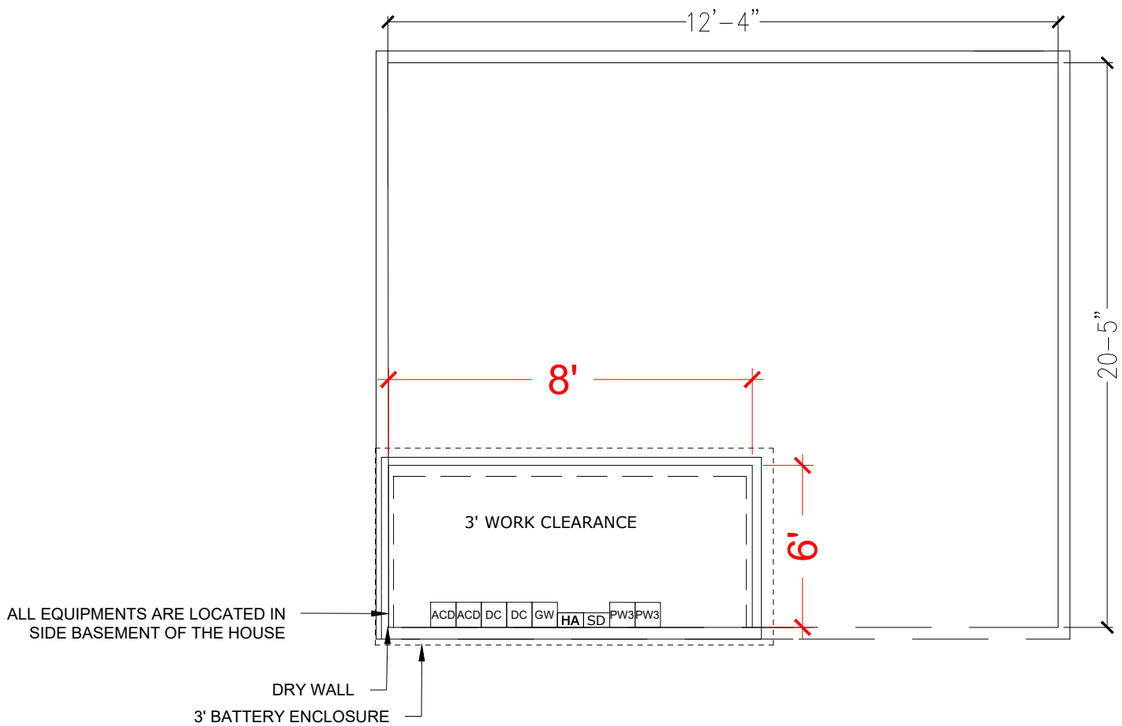
BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ATTACHMENT DETAILS

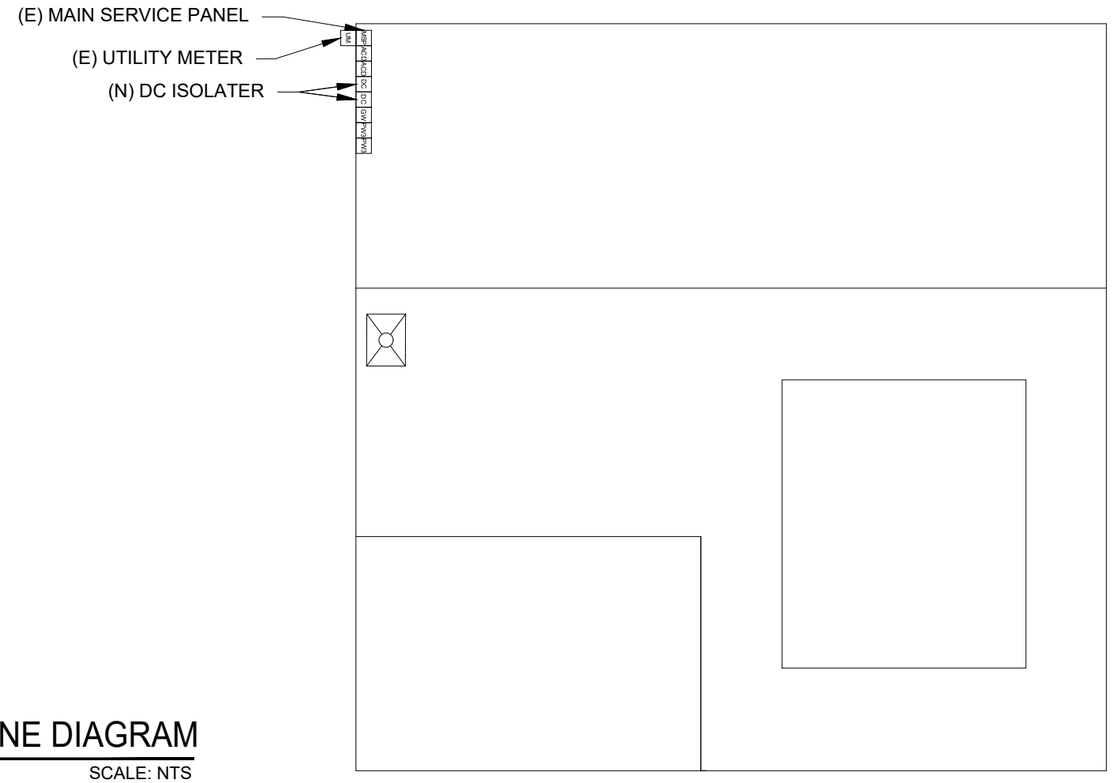
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV5



PW3	TESLA POWERWALL 3 HYBRID INVERTER	PW3
GW	TESLA BACKUP GATEWAY 2	GW
SD	SMOKE DETECTOR	SD
HA	HEAT ALARM	HA
ACD	NON-FUSED AC DISCONNECT	ACD
ACD	FUSED AC DISCONNECT	ACD
GEN	GENERATION PANEL	GEN

NOTE:
1. ALL EQUIPMENTS UNDER LIGHT SOURCES. 2. INTEGRATED HARDWIRED HEAT DETECTORS WILL BE FITTED IN OUT SIDE WALL. 3. ALL OUT SIDE WALLS AND CEILING HAVE NON-COMBUSTIBLE DRYWALL



NOTE: A SMOKE ALARM IS REQUIRED INSIDE THE BASEMENT OUT SIDE WALL AND BE INSTALLED AS PER CRC R314, [CRC R328.7]

NOTE:
1. ALL EQUIPMENTS UNDER LIGHT SOURCES. 2. INTEGRATED HARDWIRED HEAT DETECTORS WILL BE FITTED IN OUT SIDE WALL. 3. ALL OUT SIDE WALL AND CEILING HAVE NON-COMBUSTIBLE DRYWALL

1 ELECTRICAL LINE DIAGRAM
SCALE: NTS

PV6

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

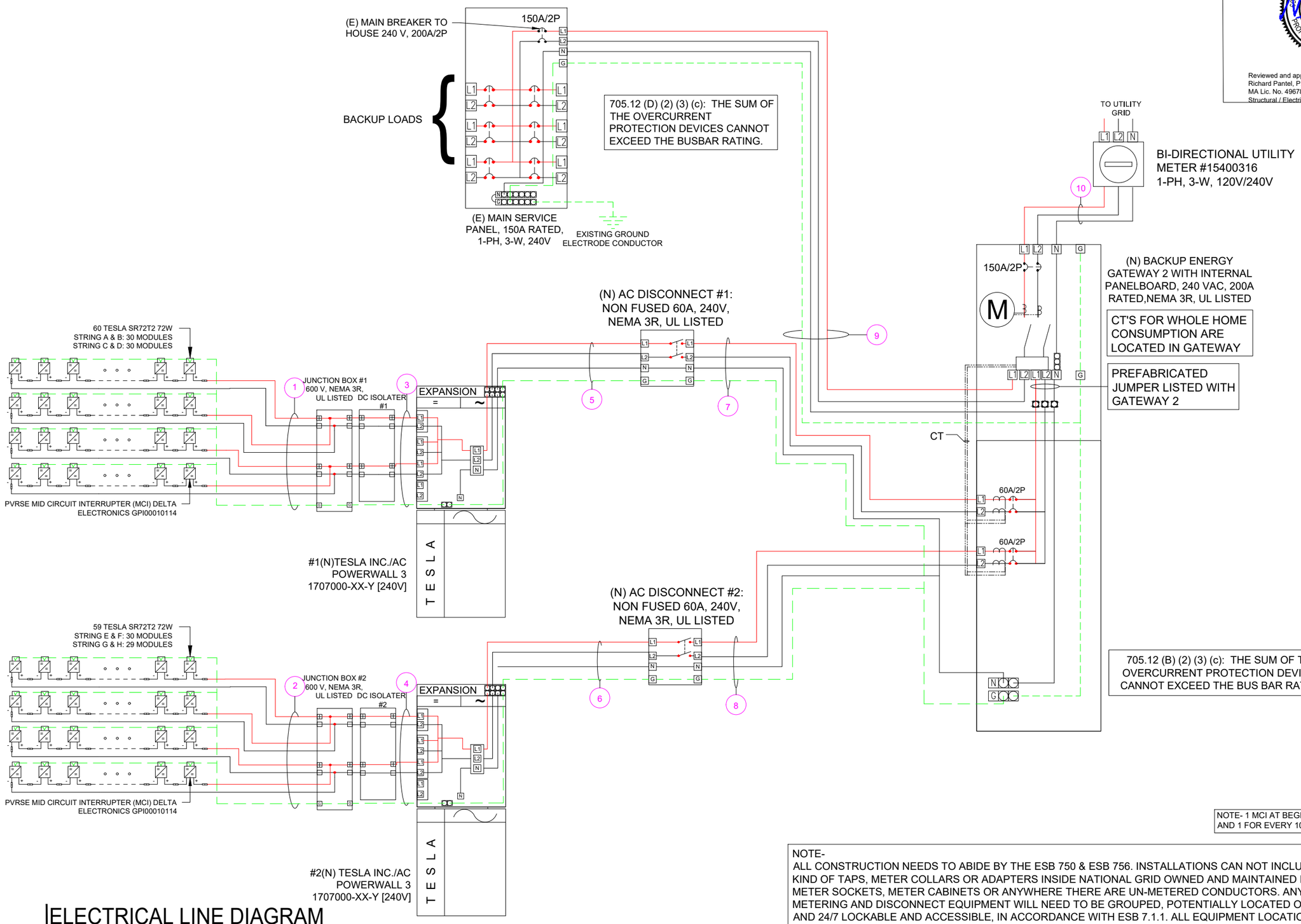
BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ESS INSTALLATION DETAILS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV6



NOTE-
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.

1 ELECTRICAL LINE DIAGRAM
PV7 SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ELECTRICAL LINE & CALCS.

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV7



Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ID	TYPICAL	INITIAL CONDUCTOR LOCATION	FINAL CONDUCTOR LOCATION	CONDUCTOR			CONDUIT	# OF PARALLEL CIRCUITS	CURRENT-CARRYING CONDUCTORS IN CONDUIT	CONDUIT FILL PERCENT	OCPD	EGC/NEUTRAL		TEMP. CORR. FACTOR		CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT	BASE AMP.	DERATED AMP.	LENGTH	VOLTAGE DROP
1	4	ARRAY	JUNCTION BOX #1	10 AWG	PV WIRE	-	-	1	2	N/A	N/A	10 AWG	BARE, COPPER	0.76	(54°C)	N/A	15.0A	18.8A	N/A	N/A	61FT	0.02%
2	4	ARRAY	JUNCTION BOX #2	10 AWG	PV WIRE	-	-	1	2	N/A	N/A	10 AWG	BARE, COPPER	0.76	(54°C)	N/A	15.0A	18.8A	N/A	N/A	53FT	0.02%
3	1	JUNCTION BOX #1	POWERWALL 3 #1	10 AWG	THWN-2	COPPER	MIN 1" Dia EMT	4	8	7.07%	N/A	10 AWG	THWN-2, COPPER	1.00	(32°C)	0.7	15.0A	18.8A	35A	24.5A	32FT	0.11%
4	1	JUNCTION BOX #2	POWERWALL 3 #2	10 AWG	THWN-2	COPPER	MIN 1" Dia EMT	4	8	7.07%	N/A	10 AWG	THWN-2, COPPER	1.00	(32°C)	0.7	15.0A	18.8A	35A	24.5A	50FT	0.17%
5	1	POWERWALL 3 #1	NON-FUSEDAC DISCONNECT #1	6 AWG	THWN-2	COPPER	MIN 0.75" Dia EMT	1	2	27.39%	N/A	10 AWG	THWN-2, COPPER	1.00	(32°C)	1	48.0A	60.0A	75A	72.0A	5FT	0.11%
6	1	POWERWALL 3 #2	NON-FUSEDAC DISCONNECT #1	6 AWG	THWN-2	COPPER	MIN 0.75" Dia EMT	1	2	27.39%	N/A	10 AWG	THWN-2, COPPER	1.00	(32°C)	1	48.0A	60.0A	75A	72.0A	5FT	0.11%
7	1	NON-FUSEDAC DISCONNECT #1	GATEWAY-2	6 AWG	THWN-2	COPPER	MIN 0.75" Dia EMT	1	2	27.39%	60A	10 AWG	THWN-2, COPPER	1.00	(32°C)	1	48.0A	60.0A	75A	72.0A	5FT	0.11%
8	1	NON-FUSEDAC DISCONNECT #1	GATEWAY-2	6 AWG	THWN-2	COPPER	MIN 0.75" Dia EMT	1	2	27.39%	60A	10 AWG	THWN-2, COPPER	1.00	(32°C)	1	48.0A	60.0A	75A	72.0A	5FT	0.11%
9	1	GATEWAY-2	MAIN SERVICE PANEL	1/0 AWG	THWN-2	COPPER	MIN 1.25" Dia EMT	1	2	35.39%	150A	6 AWG	THWN-2, COPPER	1.00	(32°C)	1	120.0A	150.0A	150.0A	150.0A	5FT	0.08%
10	1	GATEWAY-2	METER	1/0 AWG	THWN-2	COPPER	MIN 1.25" Dia EMT	1	2	35.39%	N/A	6 AWG	THWN-2, COPPER	1.00	(32°C)	1	120.0A	150.0A	150.0A	150.0A	5FT	0.08%

1 ELECTRICAL LINE DIAGRAM
PV8 SCALE: NTS

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ELECTRICAL LINE & CALCS.

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV8

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL	TESLA SR72T2 72W
VMP	11.30 V
IMP	6.30 A
VOC	14.20 V
ISC	6.80 A
TEMP. COEFF. VOC	-0.267%/°C
MODULE DIMENSION	44.88"(L) x 16.93"(W)
PANEL WATTAGE	72 W

POWERWALL3 SPECIFICATION	
ENERGY	13.5kWh
AC VOLTAGE & MAX. CONTINOUS CURRENT	120V, 240V : 48A
REAL POWER, MAX CONTINUOUS	5 KW
REAL POWER, PEAK	11.5 KW

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	-16°C
AMBIENT TEMP (HIGH TEMP 2%)	29°C
CONDUIT HEIGHT	0.5"
ROOF TOP TEMP	90°C
CONDUCTOR TEMPERATURE RATE	51°C
MODULE TEMPERATURE COEFFICIENT OF VOC	-0.266%/°C

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
0.80	4-6
0.70	7-9
0.50	10-20

GATEWAY SPECIFICATION	
DISCONNECT CURRENT	150A
OVERCURRENT PROTECTION BREAKER	150A
AC METER	REVENUE GRADE

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER,
MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET,
MA 02554, USA
PH NO.(508) 280-6794
EMAIL ID:
acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
ELECTRICAL LINE & CALCS.

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV9

1

CAUTION

DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC

LABEL LOCATION:
MAIN SERVICE DISCONNECT/ AC DISCONNECT/ MAIN SERVICE PANEL/ REVENUE METER/ AC COMBINER
PER CODE: NEC 705.12(C)

2

CAUTION : SOLAR ELECTRIC SYSTEM CONNECTED

LABEL LOCATION:
POINT OF INTERCONNECTION & INVERTER
PER CODE: NEC 690.15 & 690.13(B)

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: 2020 NEC 690.56(C)

4

PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH

LABEL LOCATION:
AC DISCONNECT
PER CODE: NEC 690.56(C)(2)

5

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT 48.0 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL LOCATION:
INTERACTIVE SYSTEM POINT OF INTERCONNECTION
PER CODE: NFPA 70, NEC 690.54

6

WARNING:
PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
CONDUIT
PER CODE: NEC 690.31(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, WARNINGS, AND MARKINGS SHOULD COMPLY WITH ANSI Z535.4 [CEC 110.21(B) FIELD MARKING].
- ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT [CFC 605.11.1.3]

7

CAUTION : SOLAR CIRCUIT

LABEL LOCATION:
MARKINGS PLACED ON ALL INTERIOR AND EXTERIOR CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES AT LEAST EVERY 1O FT, AT TURNS AND ABOVE/BELOW PENETRATIONS AND ALL COMBINER/JUNCTION BOXES
PER CODE: IFC 606.11.1.4

8

WARNING - Electric Shock Hazard
No user serviceable parts inside
Contact authorized service provider for assistance

LABEL LOCATION:
INVERTER & JUNCTION BOXES (ROOF)
PER CODE: NEC 690.13 (G)(3) & 690.13 (G)(4)

9

BATTERY DISCONNECT

DO NOT RELOCATE THIS OVERCURRENT DEVICE

REQ'D BY: CEC 705.12(B)(2)(3)(b)
LABEL LOCATION:
BATTERY BREAKERS

10

CAUTION-TRI POWER SOURCE

FIRST SOURCE IS UTILITY ELECTRICAL GRID
SECOND SOURCE IS AC BATTERY
THIRD SOURCE IS PV INVERTER

REQ'D BY: CEC 705.10
LABEL LOCATION:
SUB PANEL OR BACKUP LOADS PANEL, BATTERY, INVERTER OUTPUT PANEL, MAIN SERVICE PANEL, METER/MAIN, AND PV AC DISCONNECT

11

DO NOT ADD LOADS

REQ'D BY: CEC 705.10
LABEL LOCATION:
SUB PANEL OR BACKUP LOADS PANEL, BATTERY, INVERTER OUTPUT PANEL, MAIN SERVICE PANEL, METER/MAIN, AND PV AC DISCONNECT

12

WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE SHALL NOT EXCEED THE AMPACITY OF THE BUSBAR

13

WARNING:
FUEL POWER SYSTEM CONTAINS ELECTRICAL ENERGY STORAGE DEVICES

LABEL LOCATION:
AT THE LOCATION OF SERVICE DISCONNECTING

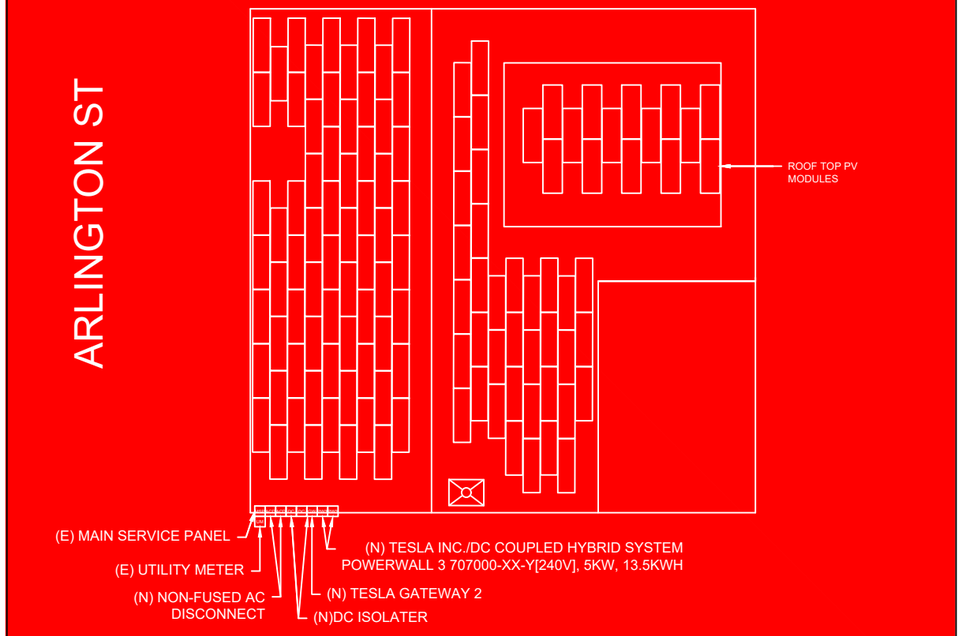
14

WARNING ARC FLASH & SHOCK HAZARD

NOMINALESS VOLATAGE:	5V
MAX SHORT-CIRCUIT CURRENT:	32A
ASSOCIATED CLEARING TIME:	60ms
DATE CALCULATION WAS PERFORMED:	02/07/2024

LABEL LOCATION:
POWERWALL BREAKER

CAUTION!
POWER TO THIS SERVICE IS ALSO SUPPLIED FROM THE FOLLOWING SOURCE WITH DISCONNECTS LOCATED AS SHOWN





Reviewed and approved
~~Richard Pantel, P.E.~~
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
SIGNAGE

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV10

Tesla Photovoltaic Module

SR72T2 for full tear-off and overlay installations with SR-SAUL-1

—

Solar Roof shingle tiles are an aesthetically unparalleled solar energy solution. The combination of energy producing and non-energy tiles allows a Solar Roof to be functionally integrated and customizable to a variety of roof shapes and sizes.



Module Specifications

Electrical Characteristics	
Power Class	SR72T2
Test Method	STC
Max Power, P_{max} (W)	72
Open Circuit Voltage, V_{oc} (V) per diode	14.20
Short Circuit Current, I_{sc} (A)	6.80
Max Power Voltage, V_{pp} (V)	11.30
Max Power Current, I_{pp} (A)	6.30
STC	1000 W/m², 25°C, AM 1.5 spectrum

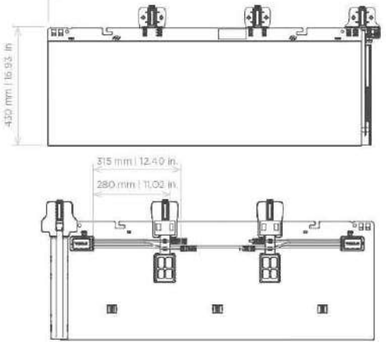
Mechanical Loading	
Wind Rating	Up to 97 m/s | 194 mph
Roof Snow Load	Up to 1280 kg/m² | 263 lbs/ft² surface-normal Up to 270 kg/m² | 55 lbs/ft² shear
Hailstone Rating	FM 4473 Class 3 (Intertek)

Mechanical Parameters	
Cells	14
Junction Box	IP68, 1 diodes
Cable	12 AWG PV Wire, 90 °C wet or dry Long lead 315 mm | 12.40 in. length Short lead 280 mm | 11.02 in. length
Connector	Staubli MC4 type PV-KST4/6II-UR or type PV-KST4-EVO2 (male) and Staubli MC4 type PV-KBT4/6II-UR or type PV-KBT4-EVO2 (female)
Principal Materials	Glass, Polymers, Fiberglass and Silicon
Height From Deck	35.3 mm | 1.39 in
Installed System Weight	15 kg/m² | 3.1 lb/ ft²
Dimension	430 mm x 1140 mm x 5 mm 16.93 in x 44.88 in x .20 in

Operation Parameters	
Operational Temperature	-40 °C up to 85 °C
Power Output Tolerance	-0 /+5%
Max System Voltage	DC 1000 V (IEC/UL) for installations above 2000 m but below 3000 m the system voltage is 877 V
Max Series Fuse Rating	10 A
Safety Class	Class II
Fire Rating	UL 61730 Class A

System Certifications
UL 61730 (UL Listed)
UL 9703 (UL Listed)
UL 1741 (UL Listed)
UL 3741 (UL Listed)
UL 790 Class A (ETL Listed)
ASTM D3161 Class F (ETL Listed)
TAS100 (ETL Listed)

Temperature Rating (STC)	
Temperature Coefficient of Isc	0.038 % / °C
Temperature Coefficient of V_{oc}	-0.267 % / °C
Temperature Coefficient of P_{max} (W)	-0.372 % / °C



Limited Warranties	
Module Warranty	25 years

The power output capacity of your Solar Roof will be at least 95% of maximum rated output power of the Solar Roof system at 5 years after install. The power output capacity will decline by no more than 0.5% per year for the following 20 years. This warranty covers the power your Solar Roof will produce under standard test conditions.

Sheathing Specifications

Solar Roof will be installed over bare solid or closely fitted sheathing, as follows:

- DOC PS-1 compliant / exterior grade plywood: minimum 15/32" (11.9 mm) thick or
- DOC PS-2 OSB sheathing: minimum 7/16" thick (11.1 mm) or
- Closely-fitted sheathing boards: minimum of 3/4" (19.1 mm) thick

Solar Roof can also be installed over compatible existing roofs, as follows:

- Three-tab composition shingle, single layer
- Architectural composition shingle, single layer

Solar Roof will not be installed over raised residential-style composition shingle, roofs with more than one layer of composition shingle, or existing non-composition shingle roof types like tiled roofs.

SR72T2 Module Datasheet
(TESR-05-0275-21)

TESLA

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS		
DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV11

SHEATHING SPECIFICATIONS

Solar Roof will be installed over bare solid or closely fitted sheathing, as follows:

- DOC PS-1 compliant / exterior grade plywood: minimum 15/32" (11.9 mm) thick or
- DOC POS-2 OSB sheathing: minimum 7/16" thick (11.1 mm) or
- Closely-fitted sheathing boards: minimum of 3/4" (19.1 mm) thick

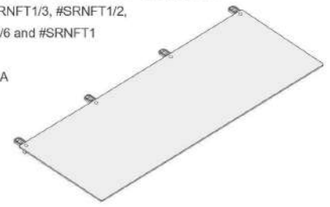
Solar Roof can also be installed over compatible existing roofs, as follows:

- Three-tab composition shingle, single layer
- Architectural composition shingle, single layer

Solar Roof will not be installed over raised presidential-style composition shingle, roofs with more than one layer of composition shingle, or existing non-composition shingle roof types like tiled roofs.

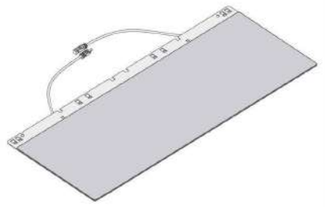
ROOFING MODULES, FULL AND PARTIAL

Model #SRNFT1/6, #SRNFT1/3, #SRNFT1/2, #SRNFT2/3, #SRNFT5/6 and #SRNFT1
Listed to UL 61730
Listed to UL 790 Class A
ASTM D3161 Class F
TAS100



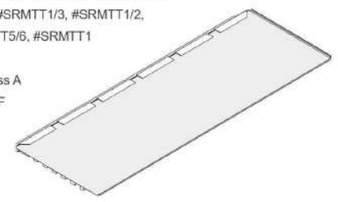
PV MODULE

Model #SR60T1
Listed to UL 61730
UL 790 Class A
ASTM D3161 Class F
TAS100



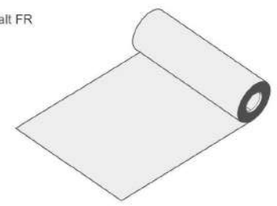
METAL TILES, FULL AND PARTIAL

Model #SRMTT1/6, #SRMTT1/3, #SRMTT1/2, #SRMTT2/3, #SRMTT5/6, #SRMTT1
Listed to UL 1897
Listed to UL 790 Class A
ASTM D3161 Class F
TAS100



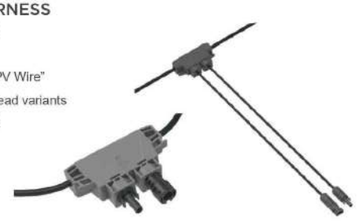
UNDERLAYMENT

Model #SR-SAUL-1 or FT Cobalt FR
ASTM D1970/ICC AC48
ICC AC188
ASTM E108 Class -A



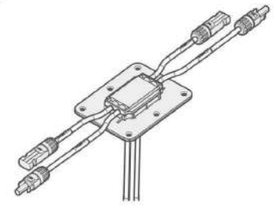
DIODE HARNESS

Model #SRDTH
UL 9703
Listed (ZKLA) "PV Wire"
Short and long lead variants interchangeable



PASS THROUGH BOX

Model #SRPTB-4
UL 1741, File #E318357



COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV12

Powerwall 3

Power Everything

—
Powerwall 3 is a fully integrated solar and battery system, designed to accelerate the transition to sustainable energy. Customers can receive whole home backup, cost savings, and energy independence by producing and consuming their own energy while participating in grid services. Once installed, customers can manage their system using the Tesla App to customize system behavior to meet their energy goals.

Powerwall 3 achieves this by supporting up to 20 kW DC of solar and providing 11.5 kW AC of continuous power per unit. It has the ability to start heavy loads up to 150 A LRA, meaning a single unit can support the power needs of most homes. Powerwall 3 is designed for mass production, fast and efficient installations, easy system expansion, and simple connection to any electrical service.



2023

Powerwall 3 Technical Specifications

System Technical Specifications	**Model Number**	1707000-xx-y
	Nominal Grid Voltage (Input & Output)	120/240 VAC
	Grid Type	Split phase
	Frequency	60 Hz
	Overcurrent Protection Device	Configurable up to 60 A
	Solar to Battery to Grid Round Trip Efficiency	89%[1,2]
	Solar to Grid Efficiency	97%[3]
	Supported Islanding Devices	Backup Gateway 2, Backup Switch
	Connectivity	Wi-Fi (2.4 and 5 GHz), Dual-port switched Ethernet, Cellular (LTE/4G[4])
	Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters
	AC Metering	Revenue Grade (+/- 0.5%)
	Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters
	Customer Interface	Tesla Mobile App
	Warranty	10 years
Solar Technical Specifications	**Maximum Solar STC Input**	20 kW
	Withstand Voltage	600 V DC
	PV DC Input Voltage Range	60 — 550 V DC
	PV DC MPPT Voltage Range	150 — 480 V DC
	MPPTs	6
	Maximum Current per MPPT (I_{mp})	13 A[5]
	Maximum Short Circuit Current per MPPT (I_{sc})	15 A[5]
Battery Technical Specifications	**Nominal Battery Energy**	13.5 kWh AC[2]
	Maximum Continuous Discharge Power	11.5 kW AC
	Maximum Continuous Charge Power	5 kW AC
	Output Power Factor Rating	0 - 1 (Grid Code configurable)
	Maximum Continuous Current	48 A
	Maximum Output Fault Current	10 kA
	Load Start Capability (1 s)	150 A LRA
	Power Scalability	Up to 4 Powerwall 3 units supported

[1] Typical solar shifting use case.
[2] Values provided for 25°C (77°F), at beginning of life. 3.3 kW charge/discharge power.
[3] Tested using CEC weighted efficiency methodology.
[4] Cellular connectivity subject to network service coverage and signal strength.
[5] Where the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 26 A I_{MP} / 30 A I_{SC}.

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV13

Powerwall 3 Technical Specifications

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F) [6]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IPX7 (Battery & Power Electronics) IPX5 (Wiring Compartment)
Pollution Rating	PD3
Operating Noise @ 1 m	<50 db(A) typical <62 db(A) maximum

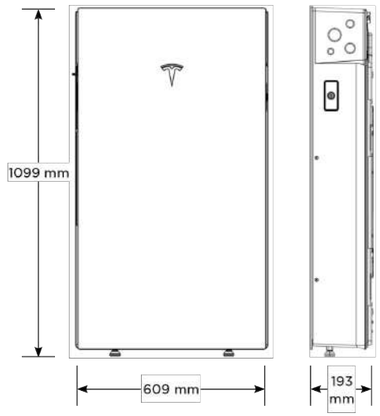
[6] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

Certifications	UL 1642, UL 1699B, UL 1741, UL 1741 SA, UL 1741 SB, UL 3741, UL 1973, UL 1998, UL 9540, IEEE 1547-2018, IEEE 1547.1, UN 38.3
Grid Connection	United States
Emissions	FCC Part 15 Class B
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Mechanical Specifications

Dimensions	1099 x 609 x 193 mm (43.25 x 24 x 7.6 in)
Weight	130 kg (287 lb)
Mounting Options	Floor or wall mount



Solar Shutdown Device Technical Specifications

The Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is part of the PV system rapid shutdown (RSD) function in accordance with Article 690 of the applicable NEC. When paired with Powerwall 3, solar array shutdown is initiated by any loss of AC power.

Electrical Specifications

Model	**MCI-1**	**MCI-2**
Nominal Input DC Current Rating (I_{MP})	12 A	13 A
Maximum Input Short Circuit Current (I_{SC})	19 A	17 A
Maximum System Voltage (PVHCS)	600 V DC	1000 V DC [7]

[7] Maximum System Voltage is limited by Powerwall to 600 V DC.

RSD Module Performance

Maximum Number of Devices per String	5	5
Control	Power Line Excitation	Power Line Excitation
Passive State	Normally Open	Normally Open
Maximum Power Consumption	7 W	7 W
Warranty	25 years	25 years

Environmental Specifications

Operating Temperature	-40°C to 50°C (-40°F to 122°F)	-45°C to 70°C (-49°F to 158°F)
Storage Temperature	–30°C to 70°C (–22°F to 158°F)	–30°C to 70°C (–22°F to 158°F)
Enclosure Rating	NEMA 4X / IP65	NEMA 4X / IP65

Mechanical Specifications

Electrical Connections	MC4 Connector	MC4 Connector
Housing	Plastic	Plastic
Dimensions	125 x 150 x 22 mm (5 x 6 x 1 in)	173 x 45 x 22 mm (6.8 x 1.8 x 1 in)
Weight	350 g (0.77 lb)	120 g (0.26 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw	Wire Clip

Compliance Information

Certifications	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
RSD Initiation Method	External System Shutdown Switch or Powerwall 3 Enable Switch

UL 3741 PV Hazard Control (and PVRSA) Compatibility

The following categories of solar module meet the UL 3741 PVHCS listing when installed with Powerwall 3 and Solar Shutdown Devices.

Tesla Solar Roof	PV Hazard Control System: BIPV compliance document
Tesla or Hanwha (Q.Peak Duo BLK or BLK-G6+) Modules certified for use with ZEP racking	PV Hazard Control System: ZS PVHCS compliance document
Other module and racking combinations	PV Hazard Control System: Generic PV Array compliance document

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV14

Backup Gateway 2

—

Backup Gateway 2 controls connection to the grid when paired with Powerwall 3, automatically detecting outages and providing seamless transition to backup power. Backup Gateway 2 also provides energy metering for solar self-consumption, time-based control, and backup operation.

In this system configuration, Powerwall 3 acts as the Site Controller, with the Backup Gateway 2 Site Controller disabled.

Performance Specifications

Model Number	1232100-xx-y
AC Voltage (Nominal)	120/240 V
Feed-in Type	Split phase
Grid Frequency	60 Hz
Current Rating	200 A
Maximum Supply Short Circuit Current	10 kA [8]
Overcurrent Protection Device	100 - 200 A, Service entrance rated [8]
Overvoltage Category	Category IV
Internal Primary AC Meter	Revenue accurate (+/- 0.2%)
Internal Auxiliary AC Meter	Revenue accurate (+/- 2%)
Primary Connectivity	Ethernet, Wi-Fi
Secondary Connectivity	Cellular (3G, LTE/4G) [9]
User Interface	Tesla App
Operating Modes	Support for solar self-consumption, time-based control, and backup
Backup Transition	Automatic disconnect for seamless backup
Modularity	Supports up to 10 AC-coupled Powerwalls
Optional Internal Panelboard	200 A 6-space / 12 circuit breakers Siemens QP or Square D HOM breakers rated 10 - 80A or Eaton BR breakers rated 10 - 125A
Warranty	10 years

[8] When protected by Class J fuses, Backup Gateway 2 is suitable for use in circuits capable of delivering not more than 22kA symmetrical amperes.

[9] The customer is expected to provide internet connectivity for Backup Gateway 2; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

Environmental Specifications

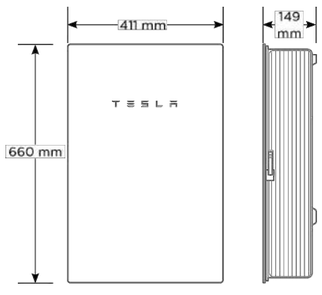
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 0.19, CSA 22.2 205
Emmissions	FCC Part 15, ICES 003

Mechanical Specifications

Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	20.4 kg (45 lb)
Mounting options	Wall mount, Semi-flush mount



Backup Switch

—

The Tesla Backup Switch controls connection to the grid in a Powerwall system, and can be easily installed behind the utility meter or in a standalone meter panel downstream of the utility meter.

The Backup Switch automatically detects grid outages, providing a seamless transition to backup power. It communicates directly with Powerwall, allowing home energy usage monitoring from any mobile device with the Tesla app.

Performance Specifications

Model Number	1624171-xx-y
Continuous Load Rating	200 A, 120/240 V split phase
Maximum Supply Short Circuit Current	22 kA with breaker [10]
Communication	CAN
AC Meter	Revenue accurate (+/- 0.5%)
Expected Service Life	21 years
Warranty	10 years

[10] Breaker maximum supply short circuit current rating must be equal to or greater than the available fault current.

Environmental Specifications

Operating Temperature	–40°C to 50°C (–40°F to 122°F)
Storage Temperature	–40°C to 85°C (–40°F to 185°F)
Enclosure Rating	NEMA 3R
Pollution Rating	PD3

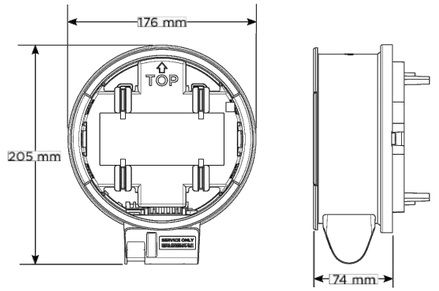
Compliance Information

Safety Standards	USA: UL 414, UL 2735, UL 916, CA Prop 65
Emmissions	FCC, ICES

Mechanical Specifications

Dimensions	176 x 205 x 74 mm (6.9 x 8.1 x 2.9 in)
Weight	2.8 lb
Meter and Socket Compatibility	ANSI Type 2S, ringless or ring type
External Service Interface	Contactor manual override [11] Reset button
Conduit Compatibility	1/2-inch NPT

[11] Manually overrides the contactor position during a service event.



COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE
RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

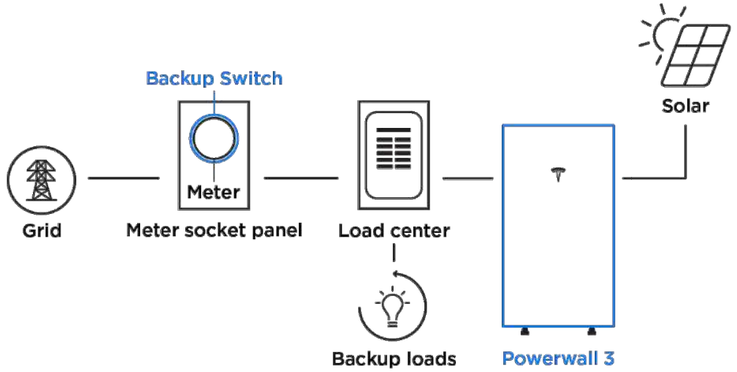
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV15

Powerwall 3 Example System Configurations

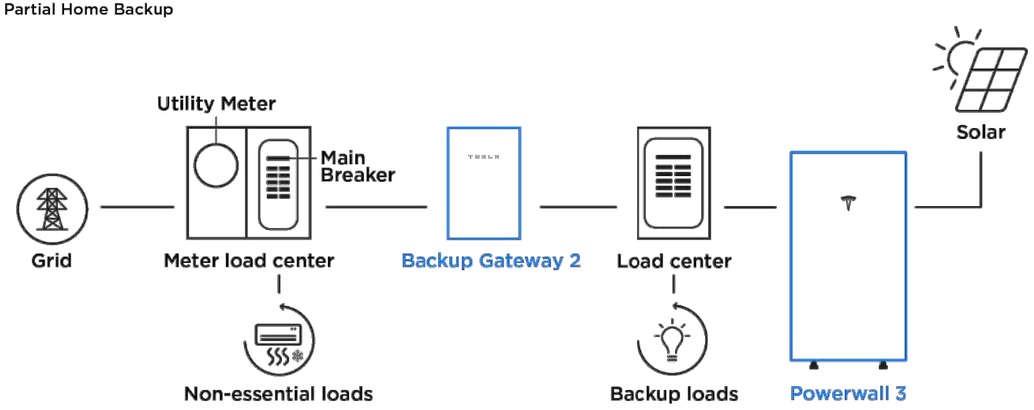
Powerwall 3 with Backup Switch

Whole Home Backup



Powerwall 3 with Backup Gateway 2

Partial Home Backup



COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV16

PV HAZARD CONTROL SYSTEM | GENERIC PV ARRAY

UL 3741 REPORT DATE 4-06-22 Tesla Inverter Based PVHCS, Consisting of Tesla Inverters, Tesla MCI and other
PV RAPID SHUTDOWN ARRAY listed components to create the system

WARNING: To reduce the risk of injury, read all instructions.

PV HAZARD CONTROL EQUIPMENT AND COMPONENTS

Function	Manufacturer	Model No.	Firmware Versions	Certification Standard
Inverter or Powerwall+	Tesla	7.6 kW: 1538000[1] 3.8 kW: 1534000[1] 7.6 kW: 1850000[1]	V4, CEA4F802 V4, FF7BE4E1 V4, CEA4F802	UL 1741, UL 1998, PVRSS/PVRSE
Mid Circuit Interrupter (MCI)	Tesla	MCI-1, MCI-2	N/A	UL 1741 PVRSE
PV Modules	The PVHC PV modules must be listed by a NRTL to UL 1703 and/or UL 61730-1 and UL 61730-2 (excluding Class 0 and Class I).			
PV Mounting System	The PV mounting system must comply with one of the following: • Listed by NRTL to UL 2703 and rated for use with the specific PV modules noted above. • The non-certified combinations of mounting and PV modules shall be evaluated for loading, mounting and grounding per the NEC and other applicable installation codes.			
PV Connectors	The following PV connectors may be used to connect to the Tesla MCIs: • Staubli type PV-KST4/6II-UR or type PV-KST4-EVO2 (male), • Staubli type PV-KBT4/6II-UR or PV-KBT4-EVO2 (female), • Staubli Branch Socket PV-AZB4 and Branch Plug PV-AZS4, • Connectors evaluated by an NRTL for intermatability with the connectors above.			
PVHCS Initiator: (PV Inverter)	Dedicated PV system AC circuit breaker or AC disconnect switch, labeled per NEC 690.12 requirements.		N/A	
PVHCS Initiator: (Powerwall+)	Emergency stop device (NISD)- Listed "Emergency Stop Button" or "Emergency Stop Device" or "Emergency Stop Unit".		UL 508 or UL 60947 Parts 1, 5-1 and 5-5.	

[1] Applies to variations of this part number with suffix of two numbers and one letter.
Note: PVHCS installation requirements may reduce the effective equipment and component ratings below the individual equipment and component PVRSE ratings in order to achieve PVHCS shock hazard reduction requirements.

PVHCS INSTALLATION REQUIREMENTS

Max System Voltage	600 VDC
PVHCS Maximum Circuit Voltage (Array Internal Voltage After Actuation)	165 VDC (cold weather open circuit)

OTHER INSTALLATION INSTRUCTIONS

1. An MCI must be connected to one end of each series string or mounting plane sub-array string.

2. MCIs shall be installed between series connected module combinations such that the PVHC Maximum Circuit Voltage after actuation is no greater than 165V under any circumstances. The installation location coldest anticipated operating ambient temperature shall be used to calculate the PV maximum voltage in accordance with NEC 690.7.

3. Verification that the MCIs are installed in accordance with 1) and 2) shall be documented for inspection, by voltage measurement logs and/or as-built string layout diagrams.

4. For PV Inverter: The PVHCS initiator (AC breaker or switch) shall be sized and installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings.

5. For Powerwall+: The PVHCS emergency stop initiator shall have the following minimum ratings: Outdoor (Type 3R or higher), 12V, 1A, and shall be installed in accordance with NEC requirements. The specific part shall be identified on the as-built system drawings. Refer to the Powerwall+ installation manual for further details.

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV17

EZ⚡SOLAR
making solar simple.

JB-1
Specification Sheet
PV Junction Box for Composition/Asphalt Shingle Roofs

A. System Specifications and Ratings

- Maximum Voltage: 600 Volts
- Maximum Current: 60 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: UL1741
  - Approved wire connectors: must conform to UL1741
- System Marking: **Interek Symbol and File #5015705**
- 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)	-		-		-	

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. PANTEL
CIVIL
No. 49678
REGISTERED PROFESSIONAL ENGINEER

Reviewed and approved
Richard Pantel, P.E.
MA Lic. No. 49678
Structural / Electrical

ISAKSEN SOLAR
ISAKSEN SOLAR
18 POCASSET ST, FALL RIVER, MA 02721, USA
PH: (508) 717 3820

REVISIONS

DESCRIPTION	DATE	REV
REVISION	06/04/2024	A

Signature with Seal

PROJECT NAME & ADDRESS

BRANDON ELDRIDGE RESIDENCE
26 ARLINGTON ST NANTUCKET, MA 02554, USA
PH NO. (508) 280-6794
EMAIL ID: acktuallygoodcaretaking@gmail.com

DATE: 06/04/2024

SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV18

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1975, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°: 138

Street & Number of Proposed Work: 25 Massachusetts Ave

Owner of record: Cantrell Family LLC

Mailing Address: 35 Green Ave

New Canaan, CT 06840

Contact Phone # (203) 987-5311 E-mail: cc.patton@gmail.com

AGENT INFORMATION (if applicable)

Name: Edward W Cantrell

Mailing Address: 212 Avalon Lake Road

Danbury, CT 06810

Contact Phone # 505 699-7299 E-mail: edward.cantrell@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: 16 FT Sq. Footage 1st floor: _____ Decks/Patio: Size _____ ☐ 1st floor ☐ 2nd floor

Width: 12 FT Sq. footage 2nd floor: _____ Size _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 11'3" South 11'3" East 11'3' West 11'2"

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) _____ 6" Crushed Clean Stone ☐ Poured Concrete ☐ Piers

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

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

Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 6' Wide Double Door Rear None Side None

Garage Door(s): Type _____ Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nantucket Gray Clapboard (if applicable) Nantucket Gray Roof _____

Trim Nantucket Blue Sash _____ Doors _____

Deck 7/20/24 Foundation _____ Fence _____ Shutters _____

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

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

Date 7/20/24 Signature of owner of record Connie Patton 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.



Property Information

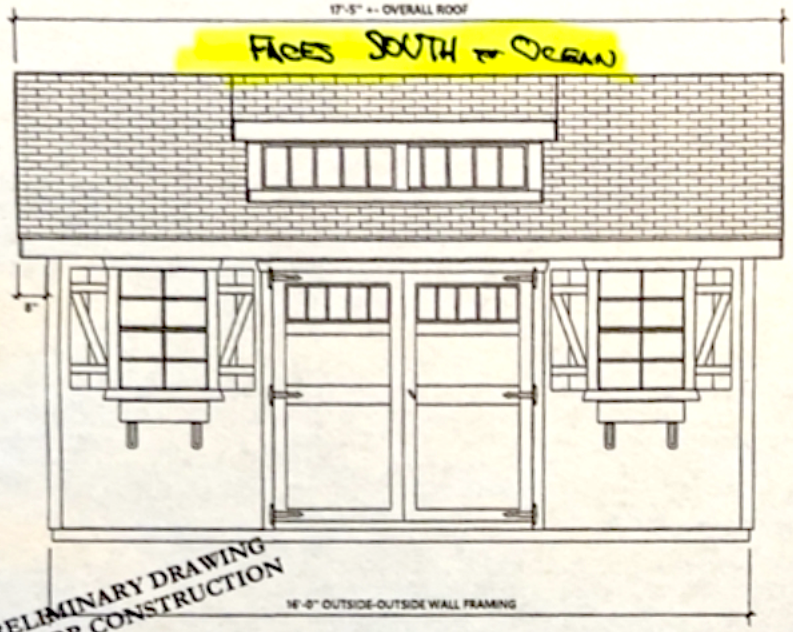
Property ID	7606
Location	25 MASAQUET AV
Owner	CANTRALL FAMILY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

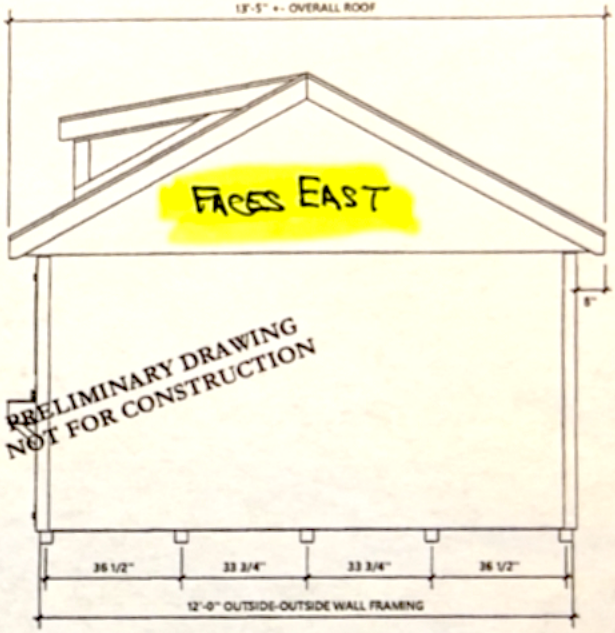
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

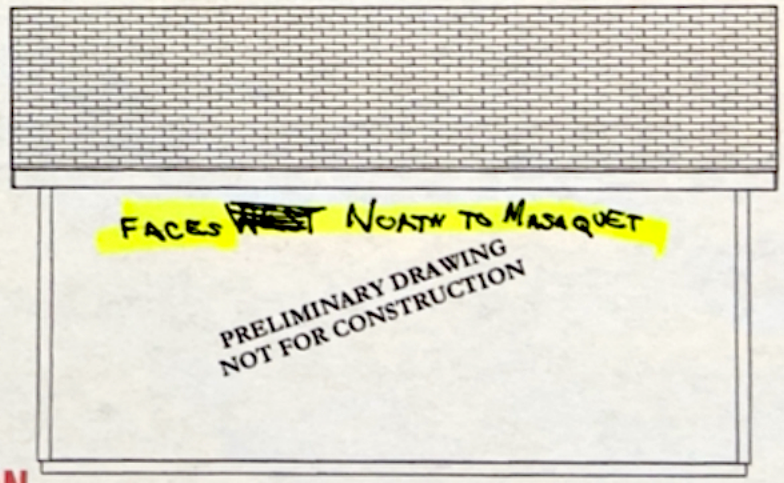
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

GENERAL CONSTRUCTION NOTES:
-ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
-ANY WOOD IN CONTACT WITH MASONRY OR GROUND CONTACT TO BE P.T. WOOD.
-ATTACH ROOF SHEATHING AND WALL SHEATHING TO EACH FRAMING MEMBER w/ 8d NAILS 12" O.C. INTERMEDIATE AND 8" O.C. ALONG EDGES
-ASPHALT ROOF SHINGLE TO BE ARCHITECTUAL AS MFRD. BY TAMKO, CERTAINTEED, GAF, OR EQ.,
-ALL HARDWARE TO BE GALVINIZED, POWDER COATED, STAINLESS STEEL, OR AS NOTED
-ALL SCREWS #10, LENGTH PER DRAWING OR AS NOTED
-ALL CONCRETE TO BE 3500 PSI (MIN.)

NOT APPROVED FOR CONSTRUCTION

NO SCALE

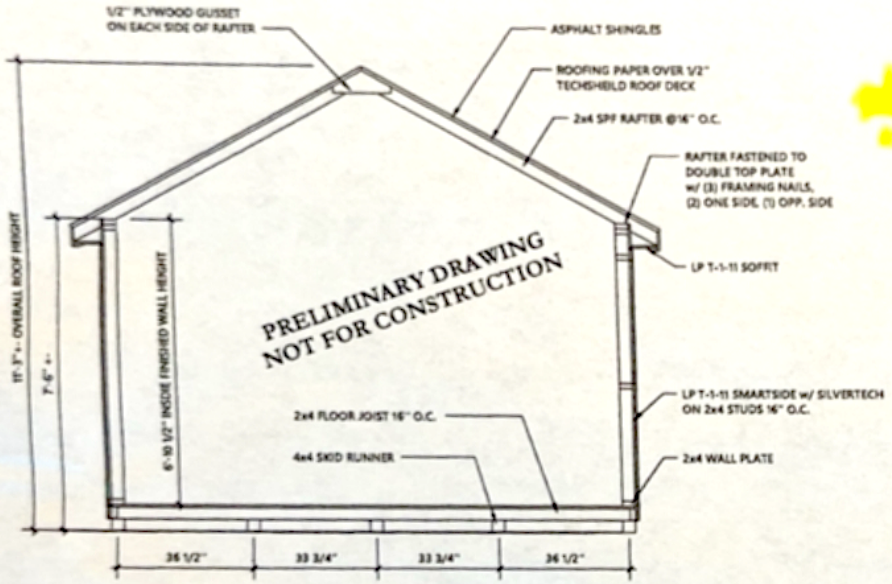
Special Notes/Comments	Building Size	Site Address
	12x16 Wood Shed Classic BYS P.O. #15734	Ed Cantrall 25 Masaquet Ave, Nantucket, MA 02554 (505) 699-4299

BACKYARD SHOWCASE
Exclusive Backyard Resort Buildings

The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

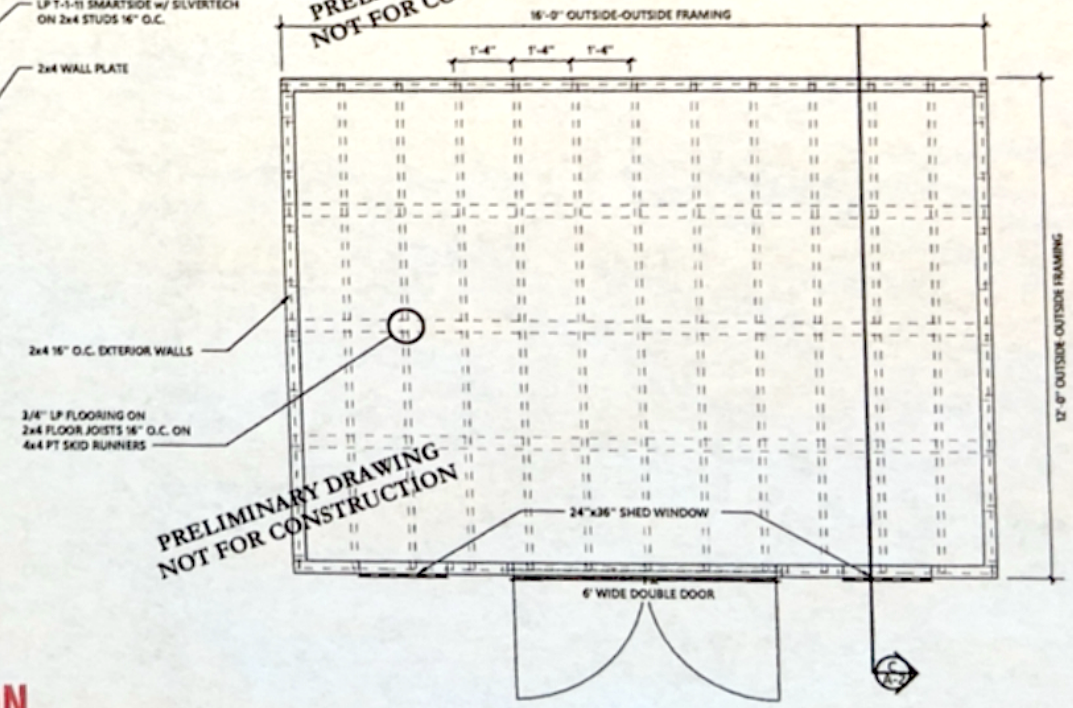
Date Created:	June 20, 2024	MJP
Date Modified :	June 20, 2024	

SHEET NO. A-1



SECTION "C"





FLOOR FRAMING PLAN

NOT APPROVED FOR CONSTRUCTION

ADDITIONAL NOTES:
-A FLAT GROUND BASE OF 6" MIN. OF CRUSHED STONE IS RECCOMENDED
-STONE SHED BASE TO BE 2' BIGGER THAN SHED SIZE

NO SCALE

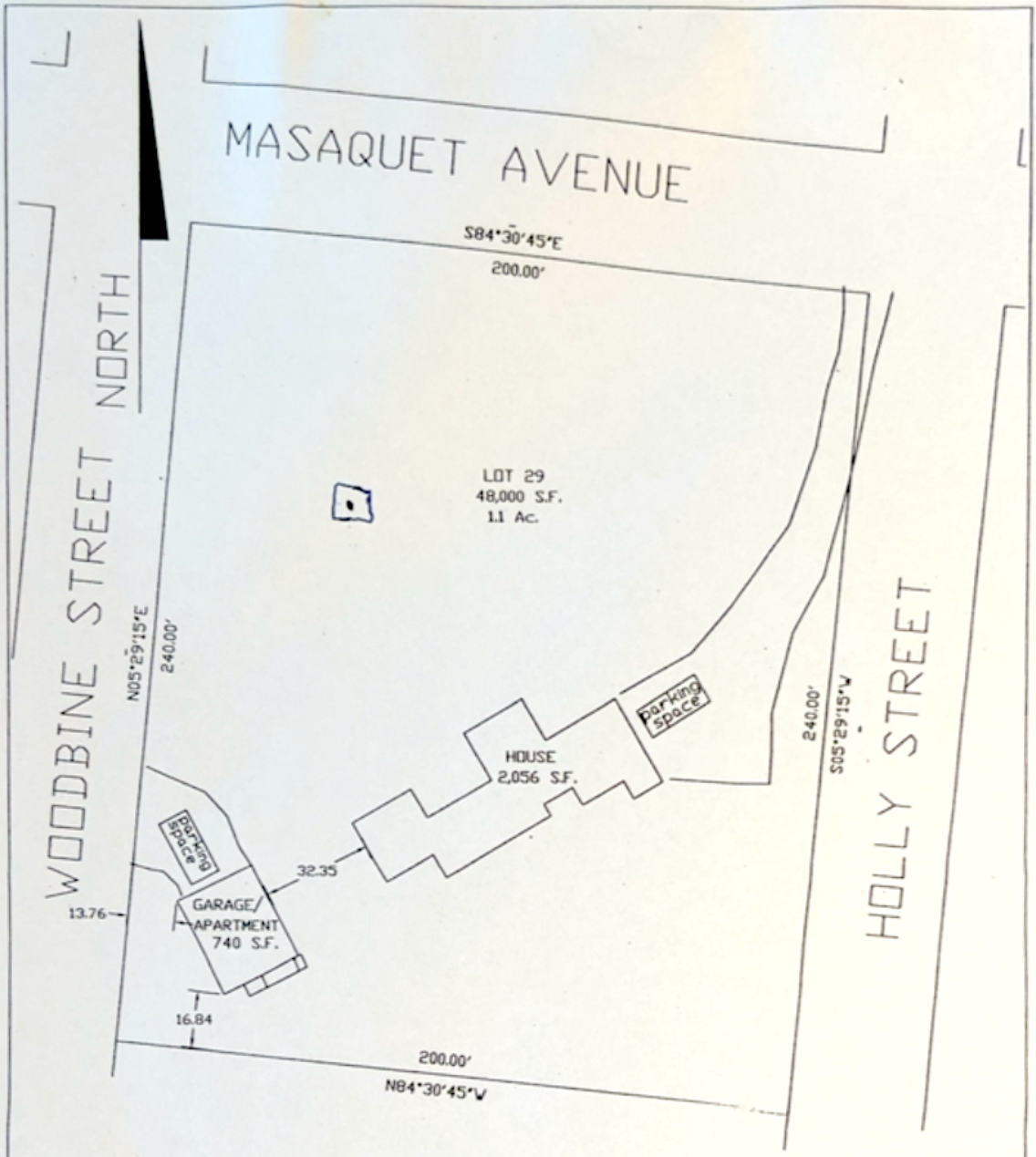
Special Notes/Comments	Building Size	Site Address
	12x16 Wood Shed Classic BYS P.O. #15734	Ed Cantrell 25 Masaquet Ave, Nantucket, MA 02554 (505) 699-4299

BACKYARD SHOWCASE
Exclusive Backyard Fence Buildings

The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

Date Created:	June 20, 2024	JP
Date Modified :	June 20, 2024	

SHEET NO. A-2



APPROVED
NANTUCKET BUILDING DEPT.
11/13/97

ZONING: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 10 FT
GROUND COVER RATIO: 7%

PLOT PLAN OF LAND IN
NANTUCKET, MA

SCALE: 1"= 40'

DATE: NOVEMBER 10, 1997

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: EDWARD CANTRALL

THE STRUCTURES
ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: NOVEMBER 10, 1997

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

ASSESSORS MAP 80 PARCEL NO. 138 #5233

Google Maps



Imagery ©2024 Airbus, Map data ©2024 20 ft



Looking SOUTH from MASAQUET AVENUE



Looking EAST from WOODBINE



Looking Southeast at front of house



Looking Northeast at right end of house



Looking Southwest at side entrance to Garage

256 Polpis Road
GH - Add Dormer
Tens | 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.

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 25 PARCEL N°. 25

Street & Number of Proposed Work: 256 Polpis Road

Owner of record: 256 Polpis LLC

Mailing Address: 13941 Cuba Road
Cockeysville, MD 21030

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 Replace All Windows + Doors

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

Decks/Patio: Size: 7'-1" x 4'-5" ☒ 1st floor ☐ 2nd floor
Size: 15'-10" x 6'-8" ☐ 1st floor ☒ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

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

REVISIONS* (describe)

1. East Elevation New Dormer, New Cut-in Deck
2. South Elevation
3. West Elevation New Dormer, New Cut-in Deck, Revise Roof Pitch, Revise Fenestration, Add Landing
4. North Elevation New Dormer, New Cut-in-Deck, Revise Roof Pitch, Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12 Secondary Mass 2.5 /12 Dormer 3.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x10 Soffit (Overhang) 1½" Corner boards 1x6 Frieze 1x6
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 KSD

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 9 Lite Panel - French Side 4 Lite Panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

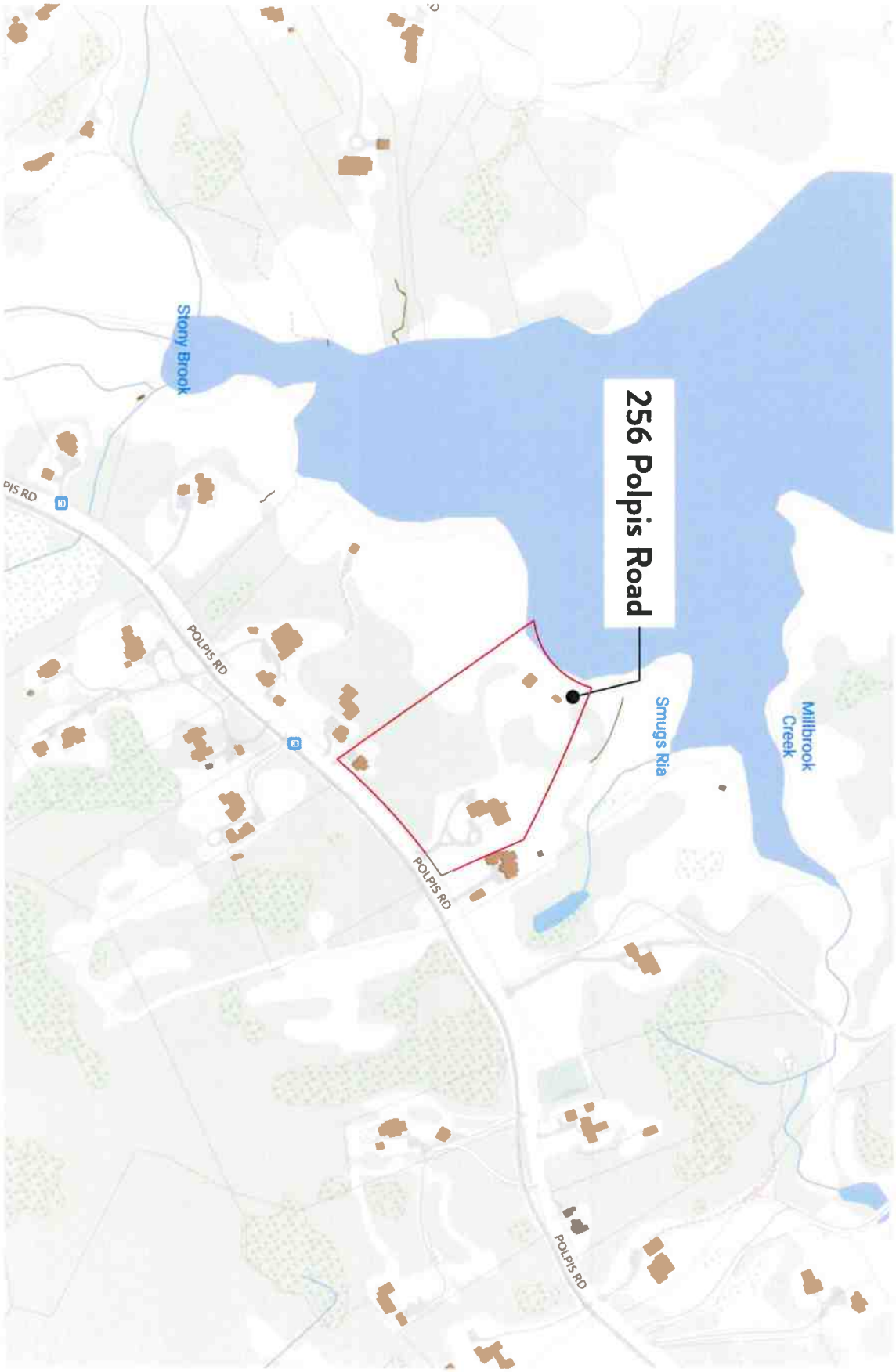
COLORS (THE)

Sidewall Natural Clapboard (if applicable) _____ Roof Grey (THE)
Trim White Sash White Doors Essex Green
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 7/23/24 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.0

256 Polpis Road
Nantucket, MA 02554

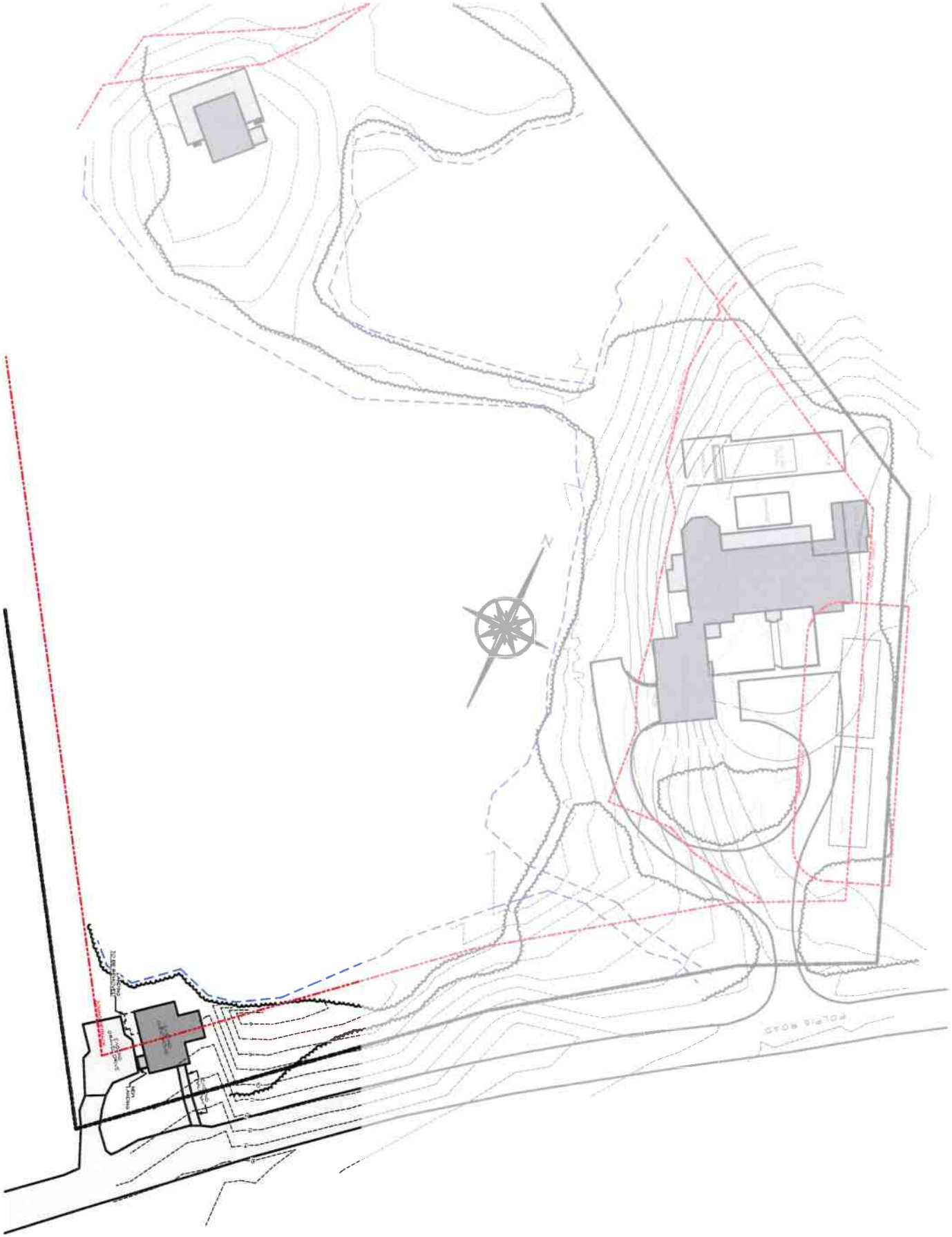
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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.

Locas 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



L-1.1

ID#

256 Polpis Road
Nantucket, MA 02554

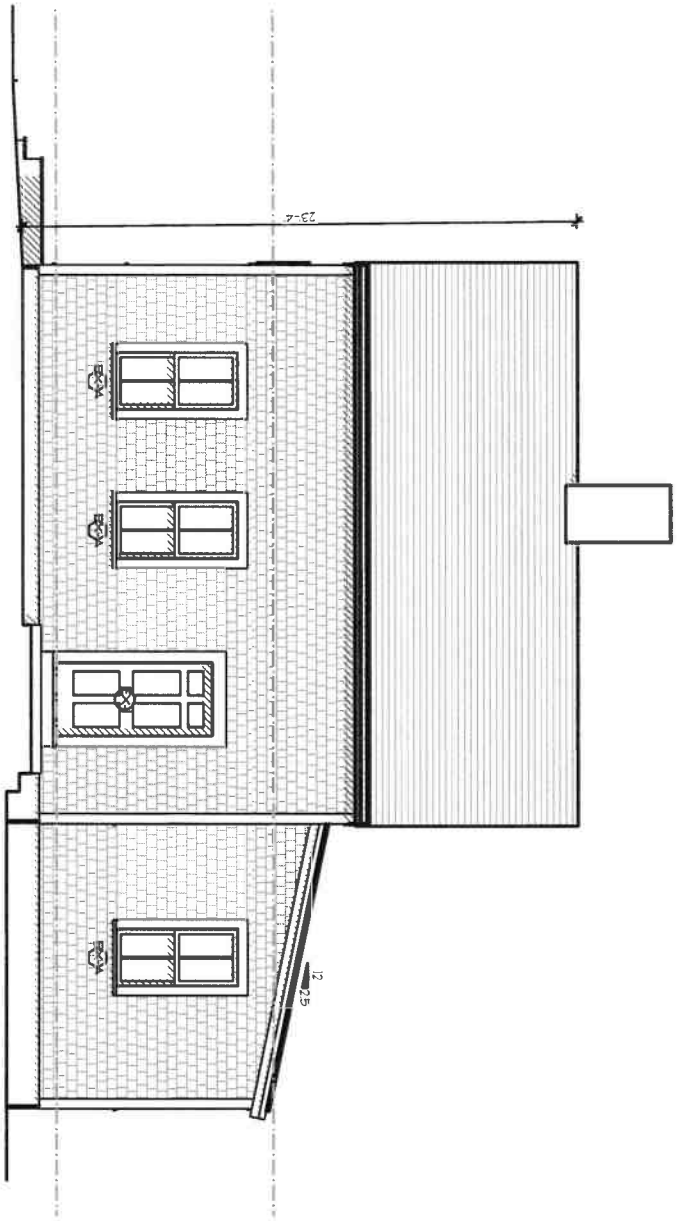
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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

Site Plan

BOTTICELLI & POHL

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



ID# A-2.1

256 Polpis Road
Nantucket, MA 02554

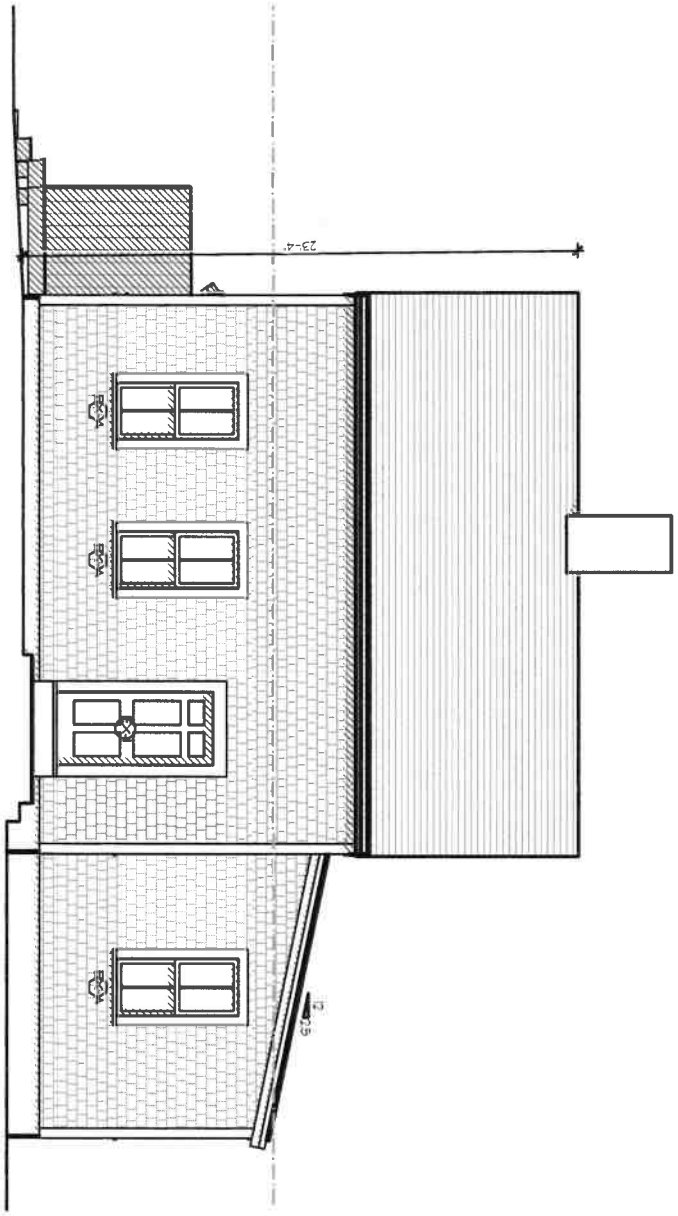
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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

South Elevation

BOTTICELLI & POHL

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



A-2.1b

ID#

256 Polpis Road
Nantucket, MA 02554

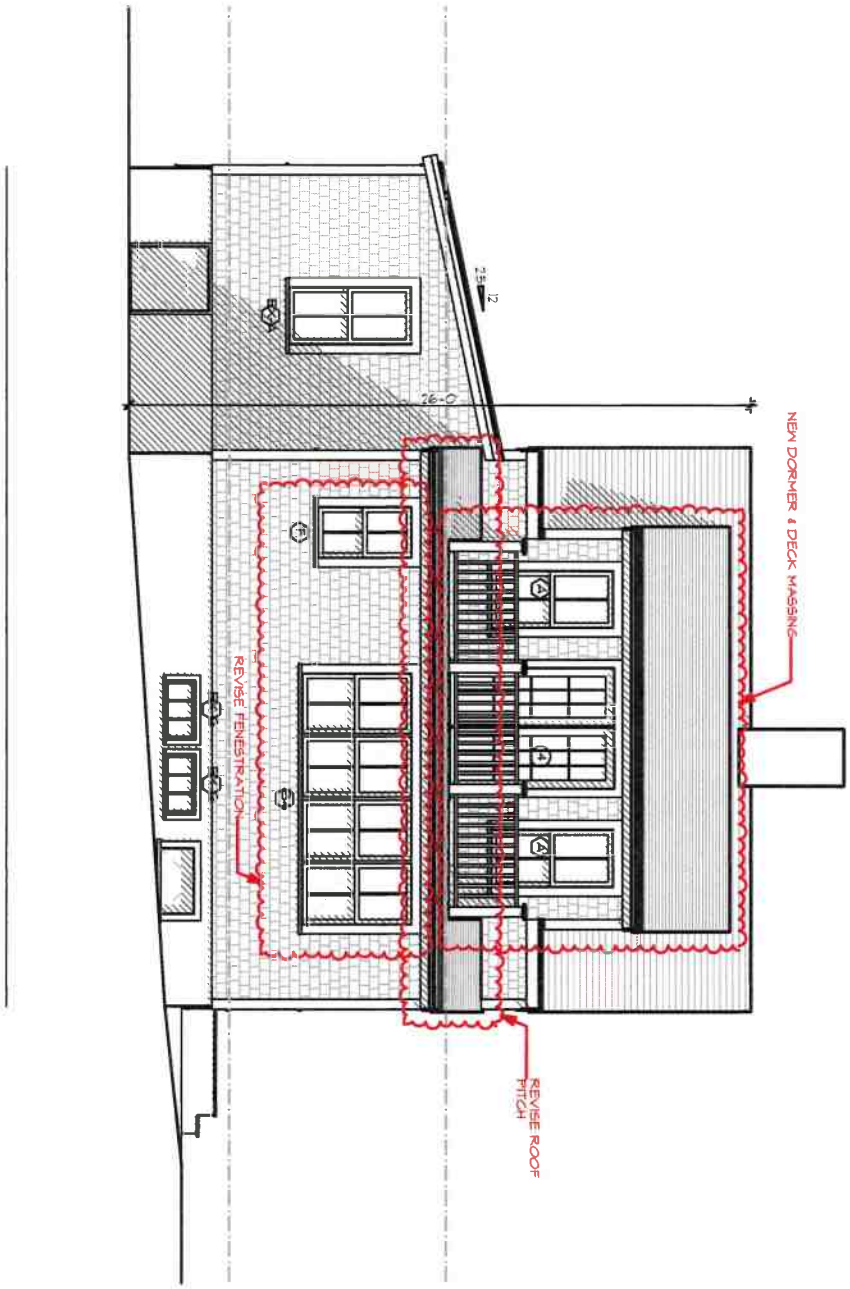
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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 South Elevation

BOTTICELLI & POHL

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



A-2.2

ID #

256 Polpis Road
Nantucket, MA 02554

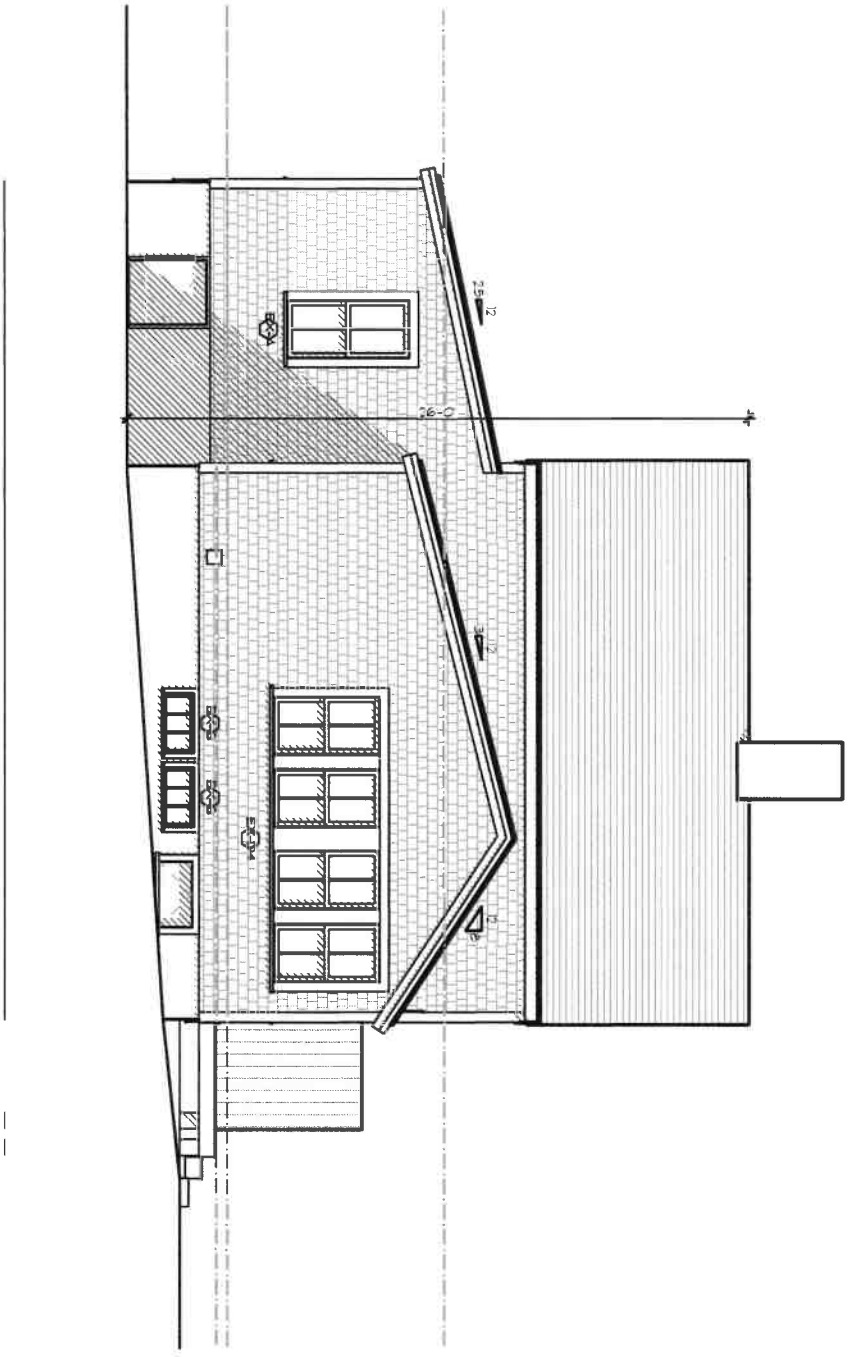
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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.

North Elevation

BOTTICELLI & POHL

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



ID#
A-2.2b

256 Polpis Road
Nantucket, MA 02554

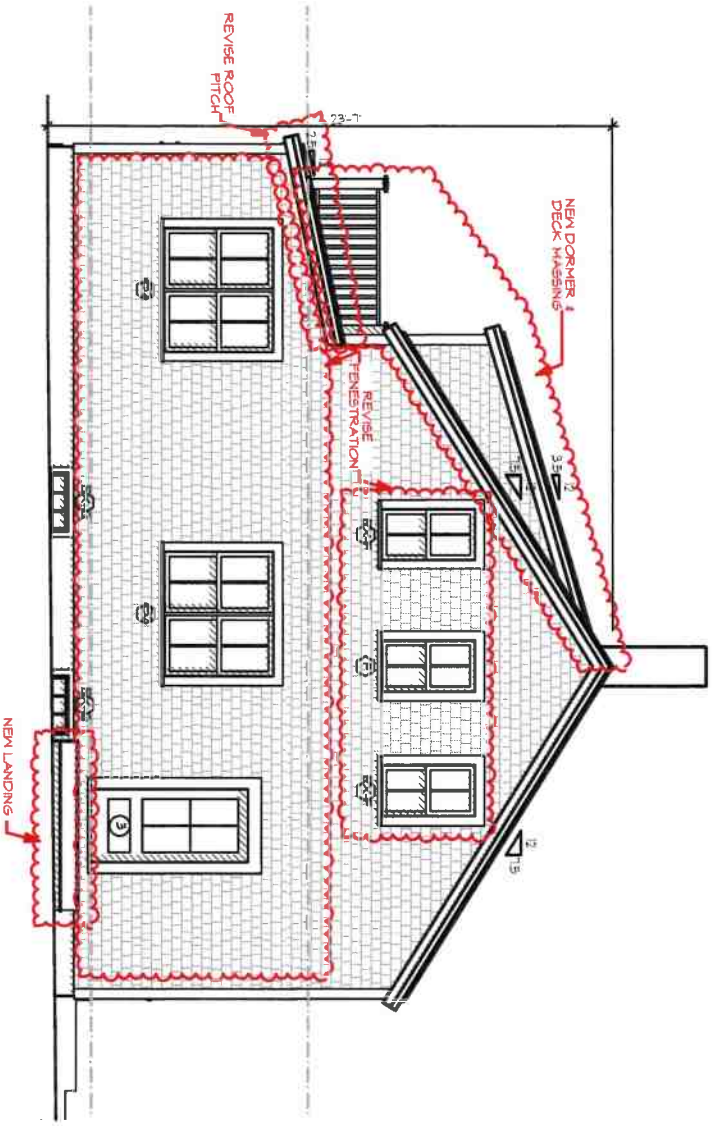
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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 North Elevation

BOTTICELLI & POHL

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



ID# A-2.3

256 Polpis Road
Nantucket, MA 02554

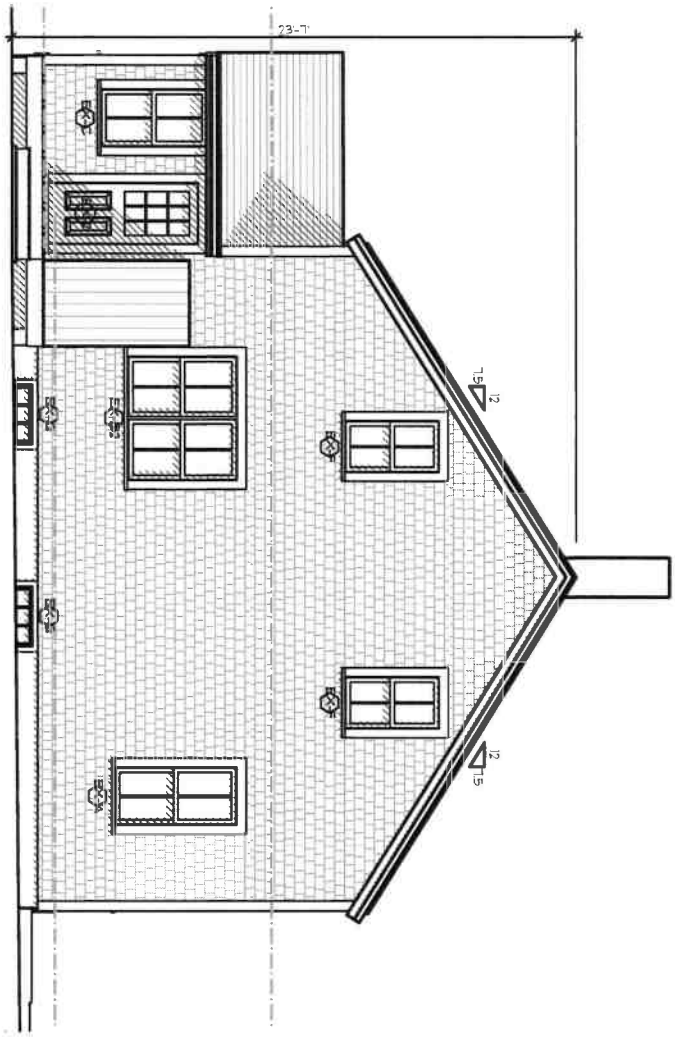
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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

West Elevation

BOTTICELLI & POHL

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



A-2.3b

ID #

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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 West Elevation

BOTTICELLI & POHL

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



ID# A-2.4

256 Polpis Road
Nantucket, MA 02554

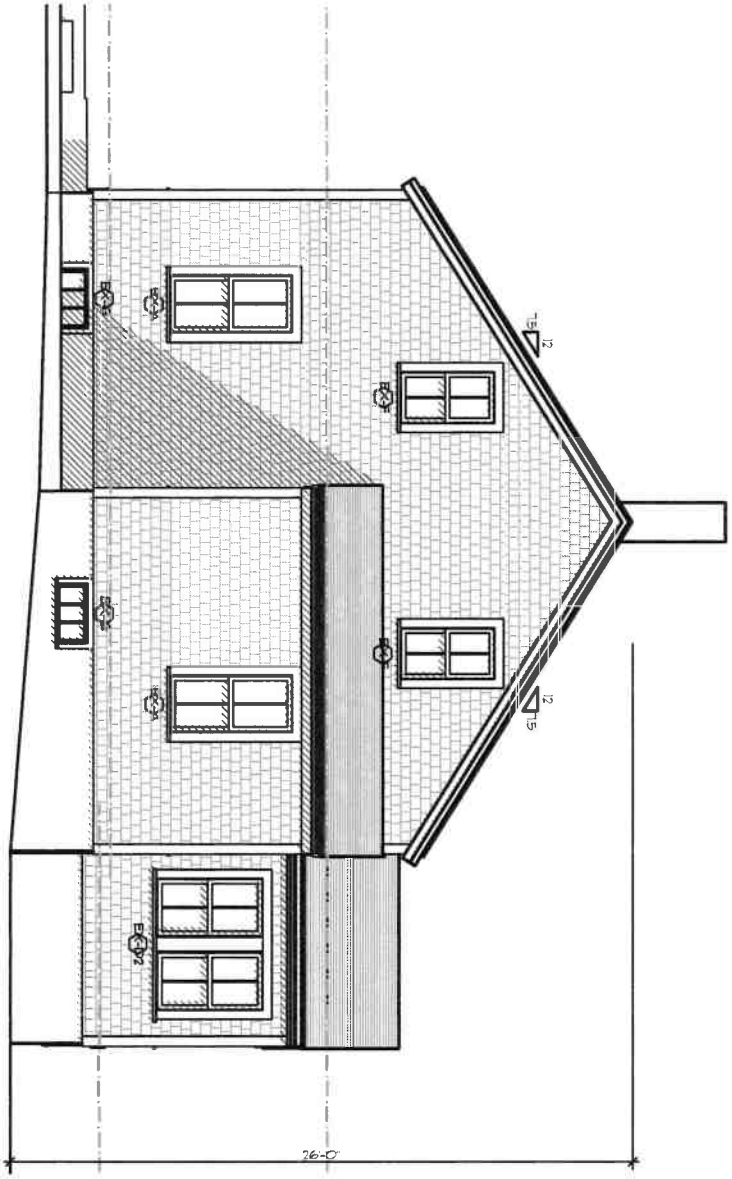
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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.

East Elevation

BOTTICELLI & POHL

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



ID # A-2.4b

256 Polpis Road
Nantucket, MA 02554

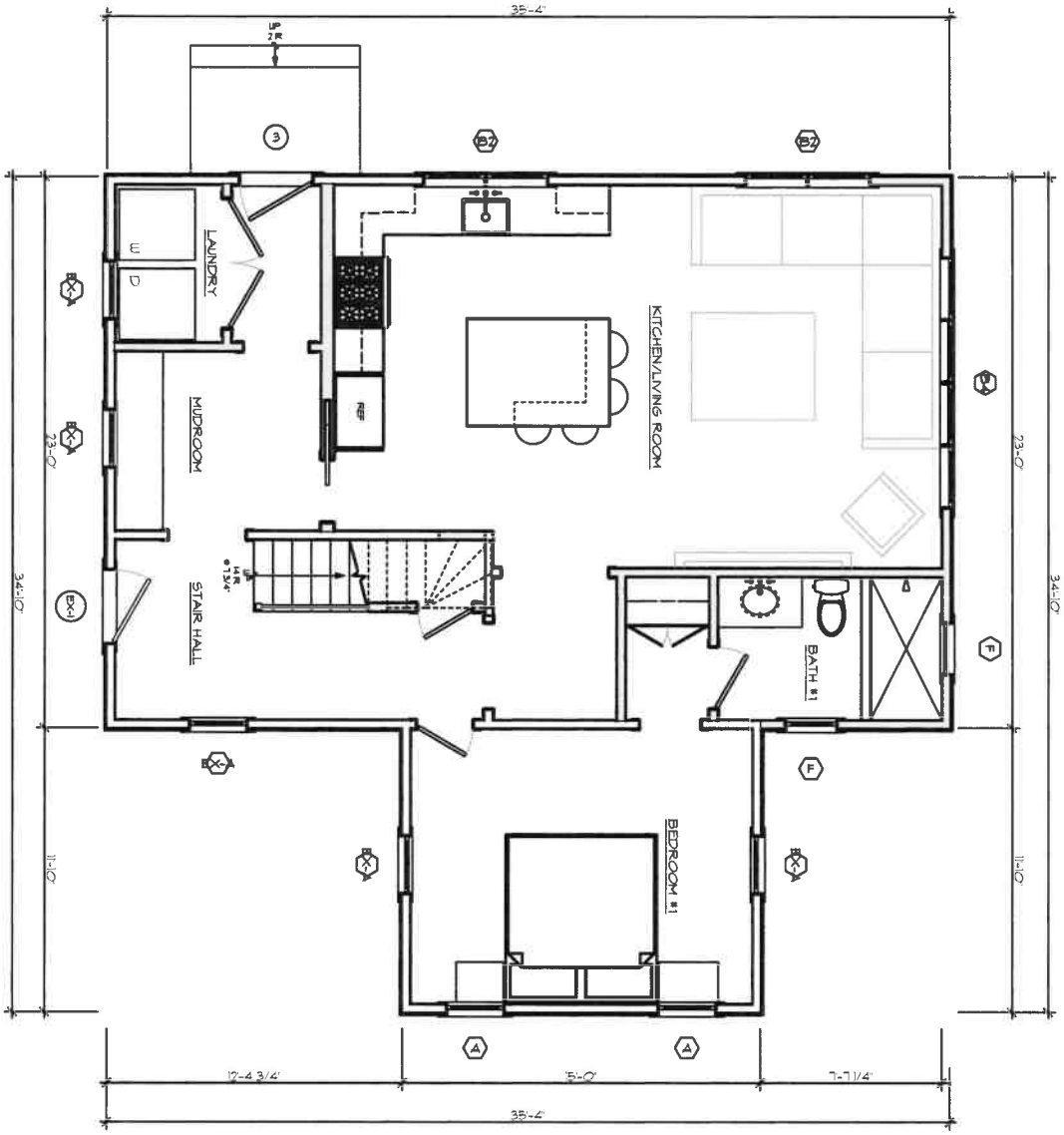
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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 East Elevation

BOTTICELLI & POHL

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



ID# A-1.1

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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

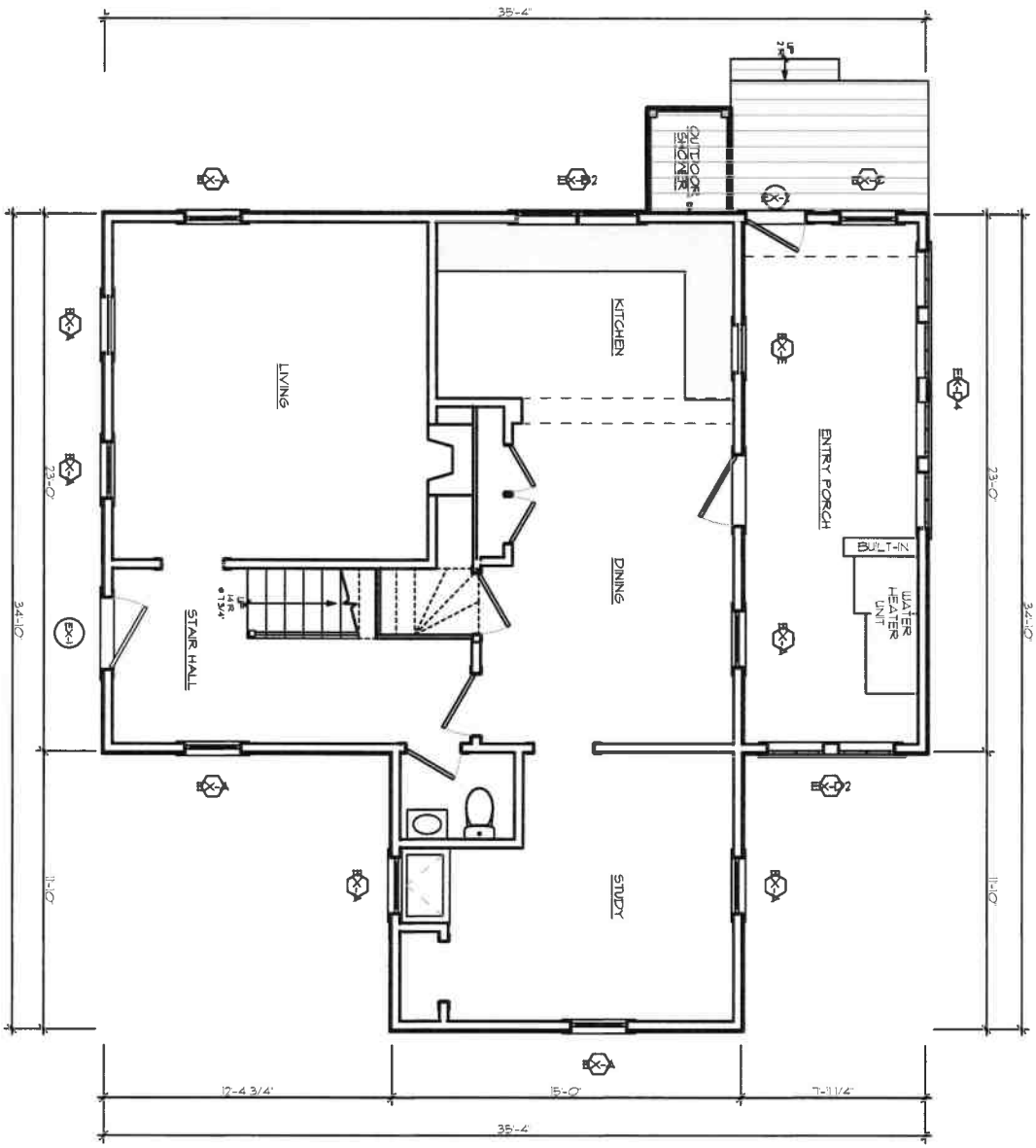
First Floor Plan

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



ID# A-1.1b

256 Polpis Road
Nantucket, MA 02554

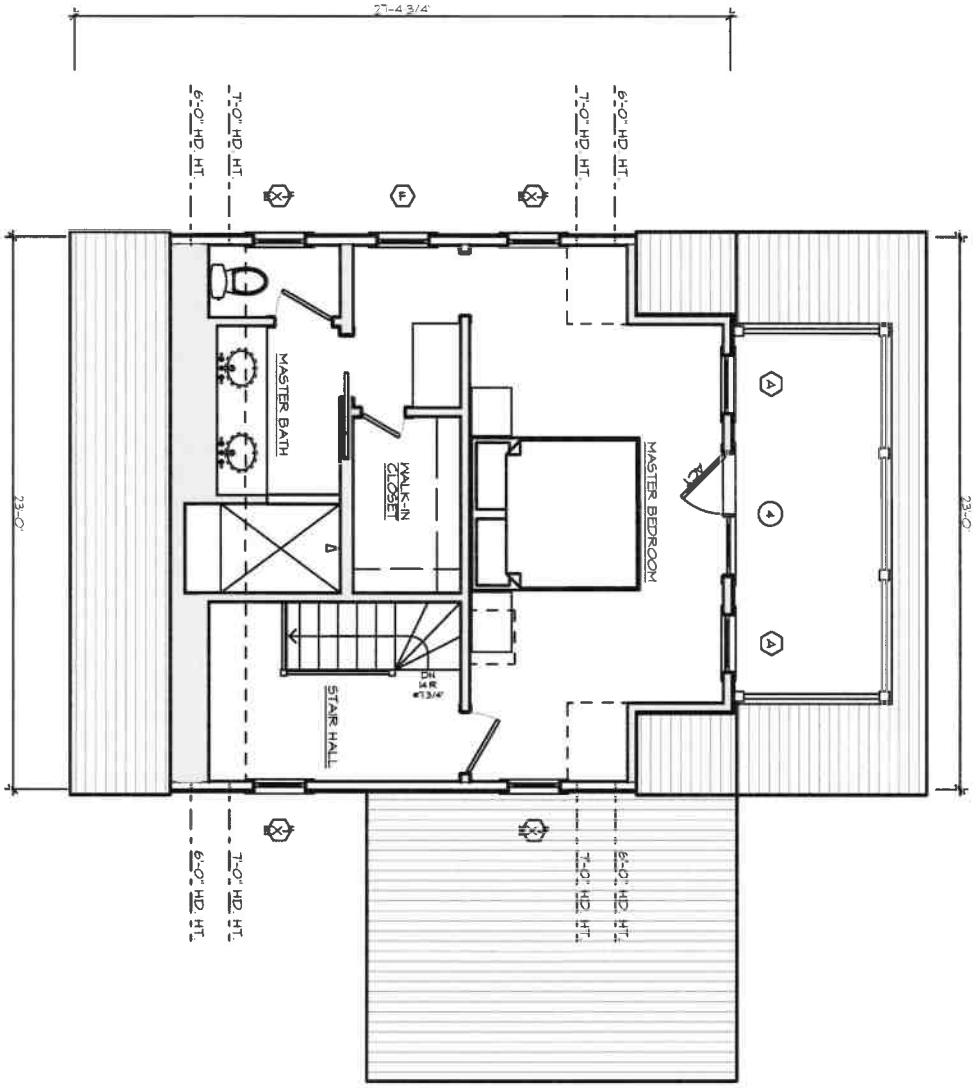
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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



ID# A-1.2

256 Polpis Road
Nantucket, MA 02554

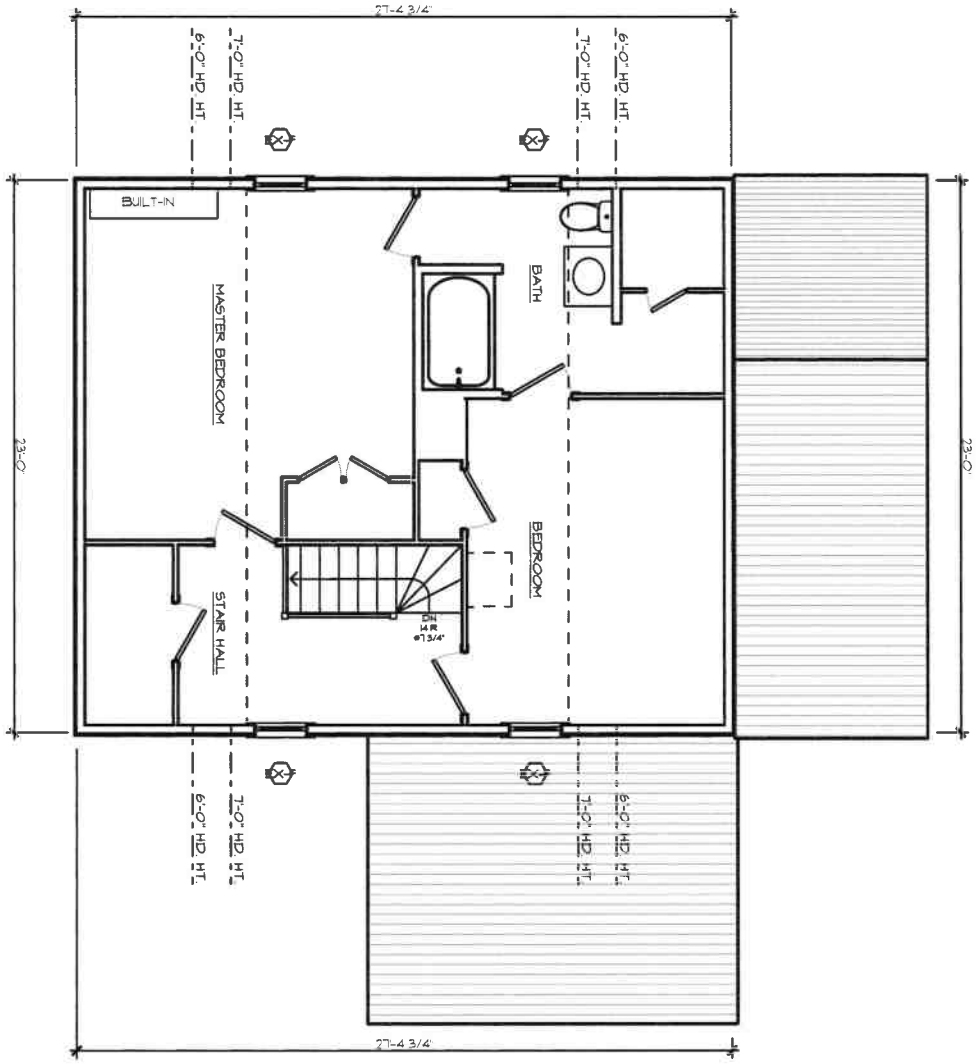
MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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

Second Floor Plan

BOTTICELLI & POHL

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



ID # A-1.2b

256 Polpis Road
Nantucket, MA 02554

MAP NO: 25 ZONING INFO: LUG3
PARCEL NO: 25 PROJECT NO: REVISED: 7/22/24

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 Second Floor Plan

BOTTICELLI & POHL

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

Residence at
256 Polpis Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 08/06/2024
Building Dept. Sub:
Rev:

Notes:

1. All windows to be by KSD, as per above 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 by 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 shops 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.	Frame Size	Rough Opening	Lights	Comments
A	4	Double Hung	KSD	2'-5 1/2" x 5'-3 1/2"	TBD	2 over 2	
B2	2	(2) Double Hung	KSD	(2) 2'-5 1/2" x 4'-9"	TBD	2 over 2	
B4	1	(4) Double Hung	KSD	(4) 2'-5 1/2" x 4'-9"	TBD	2 over 2	
F	3	Double Hung	KSD	2'-2 1/2" x 4'-1"	TBD	2 over 2	

Exterior Door Schedule

No.	Qn.	Type	Manuf.	Door Size	Rough Opening	Lights	Comments
3	1	Side Entry Door	KSD	3'-0" x 6'-8"	TBD	4 ea	2 panel
4	1	Inswing French Doors	KSD	(2) 2'-6" x 7'-0"	TBD	9 ea	


256 Polpis Road - South


256 Polpis Road - West


256 Polpis Road - North


256 Polpis Road - East

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 256 Polpis LLC

STREET ADDRESS 256 Polpis Road

MAP/PARCEL 25/25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

July 23, 2024

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

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

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

Signature

7/22/24

Date

Subject: Re: HDC Authorization
Date: Thursday, February 9, 2023 at 1:23:45 PM Eastern Standard Time
From: Jamie Alban
To: Tammy Conway

Yes, I approve authorization from Botticelli and Pohl to act/ sign on my behal regarding 256 Polpis Rd. Jamie Alban

On Thu, Feb 9, 2023 at 11:50 Tammy Conway <tammy@botticelliandpohl.com> wrote:

> Good morning Mr. Alban,
>
> Please see attached authorization letter for the HDC, feel free to edit. Or if it is easier to reply to this email giving B &P permission that works as well. We are planning to submit for Monday's deadline at noon.
>
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

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 HARDFORD SUNI & WILLIAM B JR

STREET ADDRESS 60 WANOMA WAY

MAP/PARCEL 92 / 13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/ 23 / 2024

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

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

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

MIROSLAVA AHERN — Signature

7/ 23 / 2024 — Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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°: 92 PARCEL N°. 13

Street & Number of Proposed Work: 60 WANOMA WAY

Owner of record: HARFORD SUNI & WILLIAM B JR

Mailing Address: 48 PEACEABLE HILL RD, RIDGEFIELD CT, 06877

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 LUG3) ☐ Roof ☒ Other 8' x 10' SPA

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: _____ Decks/~~Patio:~~ Size: 700 SF ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ PATIO: Size: 900 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 _____ Walkways BLUESTONE PAVERS Walls GRANITE VENEER

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

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

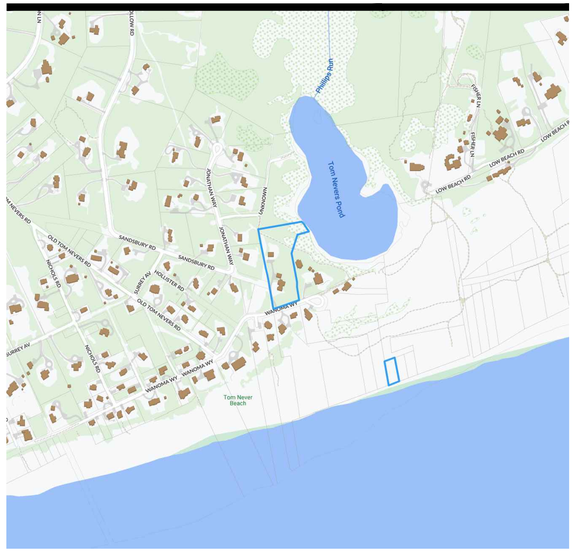
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 7/23/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 92 / 13



AERIAL MAP: 92 / 13



VIEW #1 (FROM WANOMA WAY)



VIEW #2 (FROM WANOMA WAY)

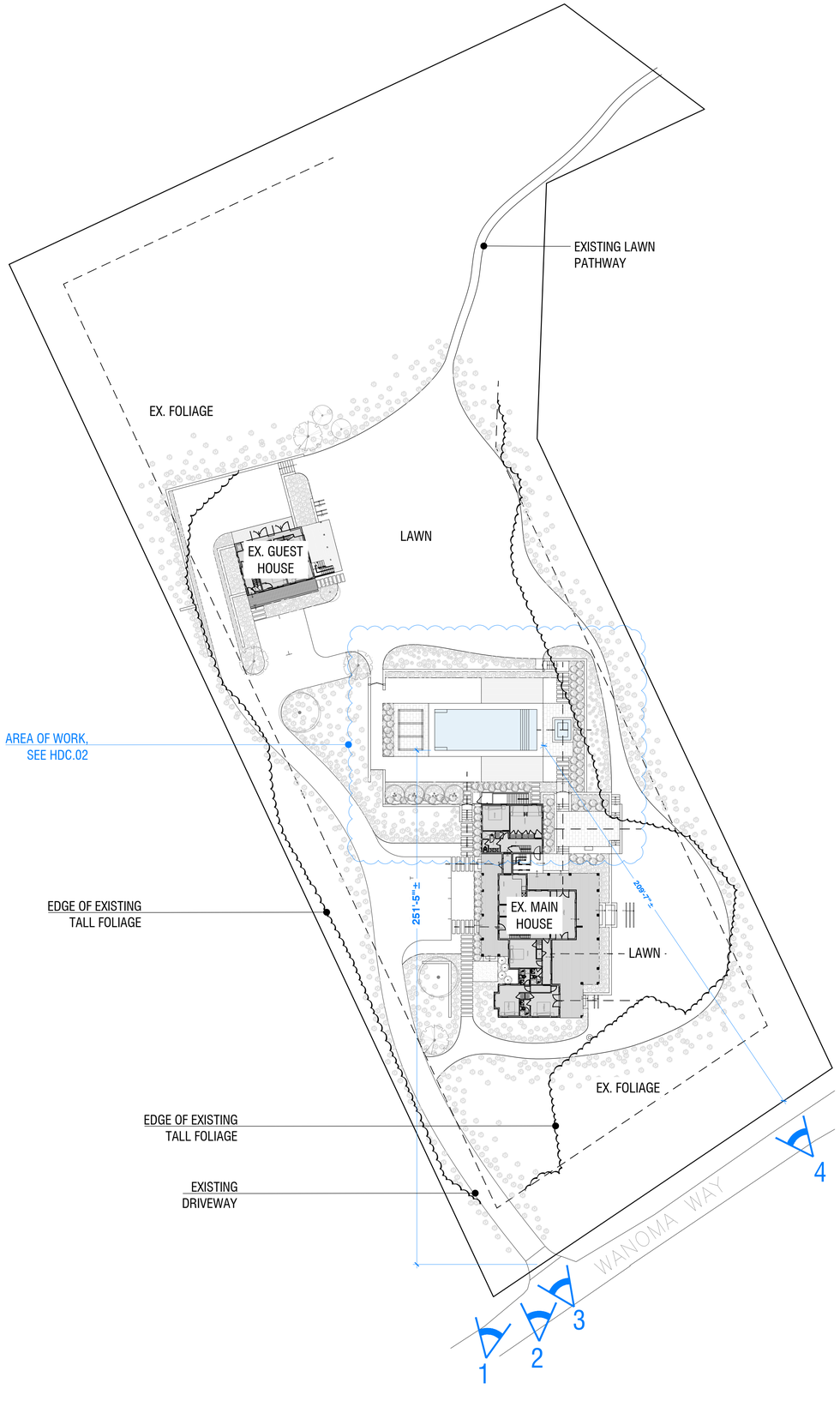


VIEW #3 (FROM WANOMA WAY)



VIEW #4 (FROM WANOMA WAY)





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

PROJECT

60 WANOMA RESIDENCE

60 WANOMA WAY,
NANTUCKET, MA 02554

OWNER

HARFORD SUNI & WILLIAM

ARCHITECT

EMERITUS Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@sitedesignend.com
T (508) 503-3500

PROPERTY INFO

ZONE:	LUG3
MAP / PARCEL:	92 / 13
LOT SIZE:	3.03 AC
MIN. LOT SIZE:	120,000 FT
FRONTAGE:	200 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	20 FT
GROUND COVER:	12.5 % MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

POOL & HARDSCAPE

NOTES

DRAWING INFO

DATE	JULY 23, 2024
SCALE	1" = 30' - 0"
DRAWN BY	JH

ISSUES

HDC.01

LANDSCAPE ELEMENTS

DECK AT GRADE



GRANITE VENEER WALLS



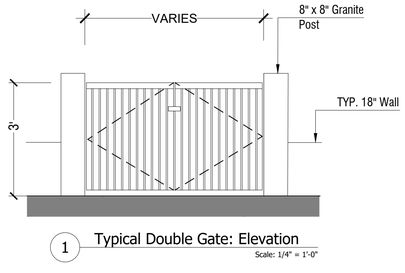
NATIVE MEADOW TME



BLUESTONE PATIO & PAVERS

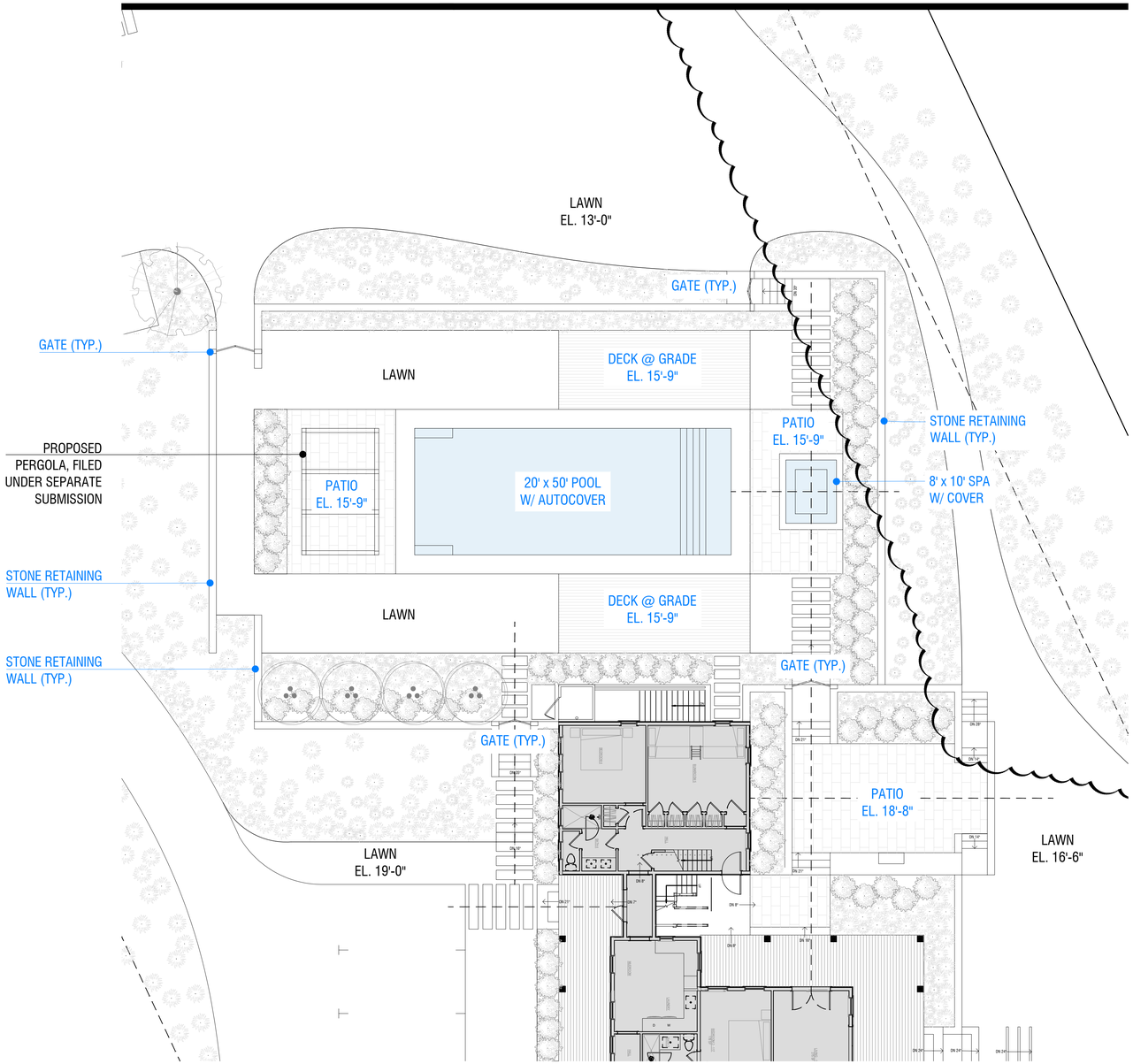


TYP. GATE



1 Typical Double Gate: Elevation
Scale: 1/4" = 1'-0"

PROPOSED POOL & SPA - 60 WANOMA WAY



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

PROJECT

60 WANOMA RESIDENCE

60 WANOMA WAY,
NANTUCKET, MA 02554

OWNER

HARFORD SUNI & WILLIAM

ARCHITECT

EMERITUS Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@sitedesignend.com
T (508) 503-3500

PROPERTY INFO

ZONE:	LUG3
MAP / PARCEL:	92 / 13
LOT SIZE:	3.03 AC
MIN. LOT SIZE:	120,000 FT
FRONTAGE:	200 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	20 FT
GROUND COVER:	12.5 % MAX

REVISIONS

NO.	DATE	PROJECT PHASE

HDC SUBMISSION

POOL & HARDSCAPE

NOTES

DRAWING INFO

DATE	JULY 23, 2024
SCALE	1" = 10' - 0"
DRAWN BY	JH

ISSUES

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°: 42.3.4 PARCEL N°. 66

Street & Number of Proposed Work: 84 India Street

Owner of record: Annie Teasdale

Mailing Address: 84 India Street
Nantucket, Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thomenius Design LLC

Mailing Address: 48 Dukes Rd 1
Nantucket Ma

Contact Phone #: 508 333 0702 E-mail: office@thomenius design.com

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: 31 Sq. Footage 1st floor: 664SF Decks/Patio: Size: 4x9 ☑ 1st floor ☐ 2nd floor

Width: 30 Sq. footage 2nd floor: 0 Size: 3 x 6 ☑ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 0

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

Height of ridge above final finish grade: North 17/15³ South 17/15³ East 17 West 17/15

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☒ Architectural TO MATCH EXIST. HOUSE "GREY"

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia _____ Rake 1x6 Soffit (Overhang) 0 Corner boards _____ Frieze _____

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

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

☑ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer HDC TO ADVISE

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Grey

Trim White Sash White Doors White

Deck Nat Foundation Nat Fence _____ Shutters _____

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

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

Date 7/17/24 Signature of owner of record Luke Thomenius for Annie Teasdale Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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 Luke Thornewill

AS AGENT FOR Annie Teasdale

STREET ADDRESS 24 India Street

MAP/PARCEL 42.3.4 / 66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/18/24

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.

Luke Thornewill 7/17/24

Signature Date

From: **Annie** annieteasdale@gmail.com
Subject: Re: Can you send me an email?
Date: July 18, 2024 at 11:05 AM
To: Thornewill Design office@thornewilldesign.com

I am authorizing Luke Thornwill to sign any HDC paperwork for me.

Annie teasdale
Sent from my iPhone

> On Jul 18, 2024, at 8:34 AM, Thornewill Design <office@thornewilldesign.com> wrote:
>
> Annie can you send me an email authorizing me to sign the application on your behalf and be your agent. I have application ready to go in.
>
> Luke

MAIN HOUSE

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
ILLINOIS AV			61.1.4 232	conservation				C	
ILLINOIS AV			61.1.4 86	conservation				C	
ILLINOIS AV			61.1.4 92	conservation				C	
ILLINOIS AV			61.1.4 240	conservation				C	
INDIA ST	41		42.3.4 126		1761		Typical Nantucket	C	Became Andrew Bunker House in 1809
INDIA ST	**18**		**42.3.1 59**		**1767**		**Gambrel**	**C**	**bf Silas Paddock Silas Paddack House, gambrel**
INDIA ST	35		42.3.4 129		1786	1990?	Typical Nantucket	C	bf George Lawrence
INDIA ST	17		42.3.1 117	conservation	1789		Early Fed	C	bf Obediah Wood
INDIA ST	**25**		**42.3.4 106**		**1794**		**Greek Revival**	**C**	**bf Daniel Coffin Mary Norris**
INDIA ST	27		42.3.4 107		1794		Typical Nantucket	C	bf Robert Folger
INDIA ST	29		42.3.4 134		1795	1830s	Typical Nantucket	C	bf Ben Swift, Capt. Albert Wood
INDIA ST	31		42.3.4 135		1795		Typical Nantucket	C	bf Eliab Hussey
INDIA ST	21		42.3.4 21		1800		Typical Nantucket	C	bf John Howland Swain
INDIA ST	23		42.3.4 65		1800		Typical Nantucket	C	John & Perez Jenkins Builders, Sold to Capt. Rueben Baxter in 1801 Greek Door on Side
INDIA ST	37		42.3.4 128		1804		Typical Nantucket	C	bf Charles Hussey
INDIA ST	45		42.3.4 123		1804		Typical Nantucket	C	bf Rescom Taber
INDIA ST	43		42.3.4 125		1805		Typical Nantucket	C	bf Melatiah Nye
INDIA ST	19		42.3.1 60		1809		Fed	C	bf Zaccheus Hussey
INDIA ST	**15**		**42.3.1 160**		**1810**		**Typical Nantucket**	**C**	**bf Capt. William Stubbs**
INDIA ST	39		42.3.4 127		1836		Late Federal	C	bf Gorham Macy
INDIA ST	11				1846		Greek Revival	C	Roberts House Inn
INDIA ST	**1**		**42.3.1 74**	**conservation**	**1847**	**1966**	**Greek Revival**	**C**	**Charles Wood, after design by Frederick Brown**
INDIA ST	7		42.3.1 124		1850			C	COMMERCIAL
INDIA ST	24		42.3.4 66		1900			C	
INDIA ST	16		42.3.1 116		1970		CR	C	
INDIA ST	4		42.3.1 167		1986			NC	
INDIA ST	2		42.3.1 168		after 1846 fire		Greek Revival	C	
INDIA ST	9		42.3.1 123		after 1846 fire		Greek Revival	C	
INDIA ST	20		42.3.4 22		c.1800	c.1920?	Typical Nantucket	C	Greek Doorway
INDIA ST	38		42.3.4 150	/Garage	c.1800/ c.2000		Center Chim. Half	C/NC	
INDIA ST	42		42.3.4 149	/Garage	c.1800/post 1950		Greek Revival	C	
INDIA ST	30		42.3.4 137		c.1835?		Late Federal	C	
INDIA ST	34		42.3.4 151		c.1840		Greek Revival	C	
INDIA ST	10		42.3.1 163		c.1850		Greek Revival	C	

A New Cottage for
Annie Teasdale

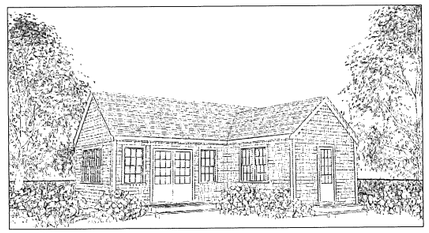
24 India Street

Nantucket , Massachusetts

ZONING INFORMATION
MAP 42.3.4 PARCEL 66
ZONING DISTRICT- R-OH

		EXISTING
MINIMUM LOT SIZE:	5000 SF	8,158 S.F.
MINIMUM FRONTAGE:	50 FT	SEE PLAN
FRONT YARD SETBACK:	NONE	SEE PLAN
REAR/SIDE SETBACK:	5 FT	SEE PLAN
GROUND COVER RATIO:	40% or 3263 SF	16 %

EXISTING HOUSE AREA- 1325 SF
EXISTING SHED- 101 SF
NEW COTTAGE AREA - 664 SF
TOTAL G.C. AREA = 2090 SF



Northeast Perspective



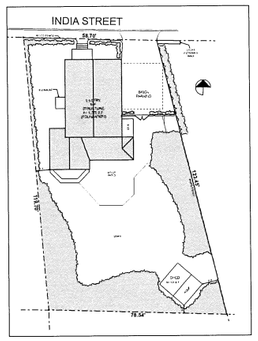
Street View of House



Backyard View of House



Existing Shed



Site Plan- Existing
SCALE: 1" = 20'

Site Plan- Proposed
SCALE: 1" = 10'

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS



Locus

ISSUES/REVISION DATE	
HDC 1	7/20/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

USE OF DRAWING

These drawings & the specifications prepared by Thorsen Design LLC are instruments of service and shall remain the property of Thorsen Design LLC whether the project for which they are made is executed or not. They are not to be used, in whole or in part, for any other project without the written permission of Thorsen Design LLC and are not to be changed or copied in any form whatsoever, nor are they to be assigned to any third party without first obtaining the written permission and appropriate compensation to Thorsen Design LLC.

© Thorsen Design LLC 2024

Thorsen Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0

PRELIMINARY STRUCTURE

FIRST FLOOR FRAMING- 11 7/8" TJI 16" O.C. FLOOR JOISTS
EXTERIOR WALLS- 2 X 6 @ 24" O.C.
RAFTERS - 2 X 10 @ 16" O.C.

BASEMENT- 8" POURED CONCRETE , 8'-0" HIGH FOUNDATION WALLS
W/ 8"I 2 x 6 16" O.C. STUDS AROUND PERIMETER

CONCRETE SLAB ON 2" RIGID INSULATION & 6 MIL POLY VAPOR BARRIER

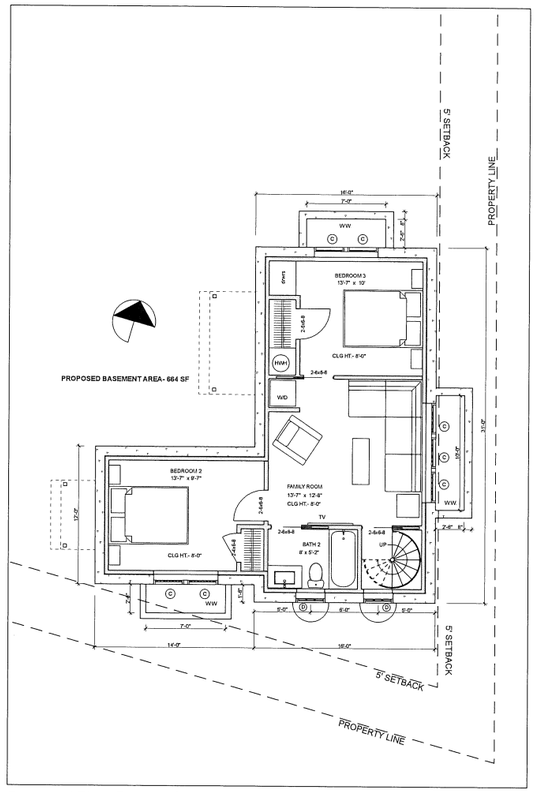
INSULATION- EXTERIOR WALLS ICYNENE INSULATION PROVIDE ALLOWANCE

NOTE:

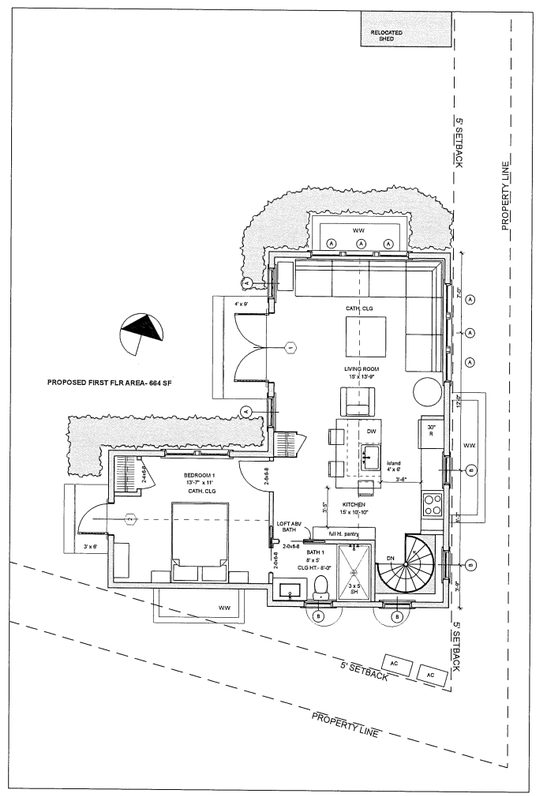
BUILDER TO ADVISE ON HOW TO HANDLE CLAY SUBSOILS IF ENCOUNTERED DURING EXCAVATION.
WINDOW WELLS TO HAVE SAFTETY GRATES AND ESCAPE LADDER (EGRESS) FOR BEDROOM

INTERIOR SPECS TO ASSIST DURING PRELIMINARY ESTIMATING:

1. WALLS & CEILINGS- SLUESHAKE & PLASTER- PTD WHITE
2. BASEBOARD - 3 X 4 PRE PRIMED POPLAR PTD WHITE
3. DOOR & WINDOW TRIM- 1 X 4 PRE PRIMED POPLAR PTD WHITE
4. DOORS- 4 PANEL SOLID W/ SHLAGE HARDWARE
5. PROVIDE ALLOWANCE FOR ALL ELECTRICALS
6. PROVIDE ALLOWANCE FOR APPLIANCES , PLUMBING FIXTURES, CORIAN OR CAESER STONE COUNTERTOPS AND CABINETRY
7. FLOORING- 3/4" FINISHED "CALISMBOO FLOORING"- BASEMENT & FIRST FLOOR
8. HVAC 2 ZONES
9. PROVIDE PLUMBING ALLOWANCES
10 PROVIDE COST PLUS PERCENTAGE



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



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

ISSUES/REVISION	DATE
HDC 1	7/20/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

USE OF DRAWING

These plans, the ideas and designs incorporated herein, as an instrument of service, are the property of Thornewill Design LLC and shall not be used in whole or part for any other project without the written permission of Thornewill Design LLC. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use will be reported to the Architect upon request.

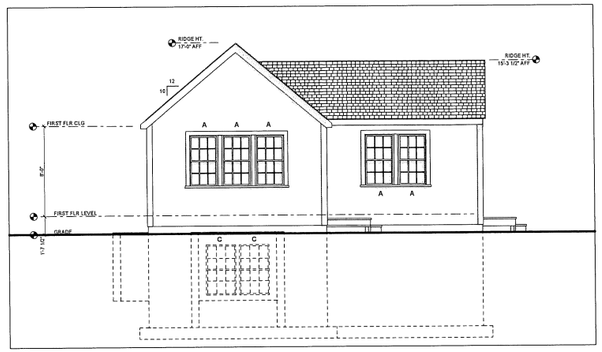
© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A1.1

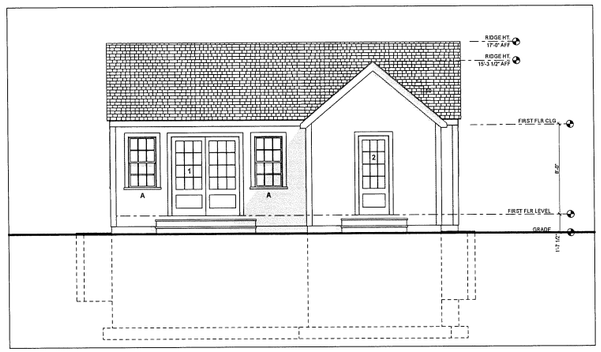
EXTERIOR MATERIALS LIST

EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BDS. - 5/4" x 6"- PNT WHITE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
RAILINGS- PNT WHITE
ROOF- MATCH MAIN HOUSE ARCHITECTURAL SHINGLES
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 10"3" SHADOW BD - PTD WHITE
FOUNDATION WALL - POURED CONCRETE



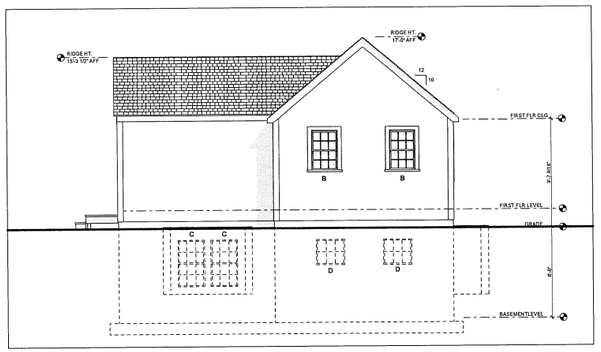
North Elevation- Proposed

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



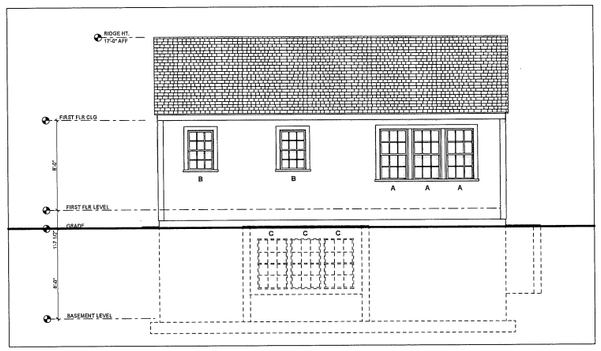
West Elevation- Proposed

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



South Elevation- Proposed

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



East Elevation- Proposed

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

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
1	1	NANTUCKET MILLWORKS	6'-0" x 7'-0"		12 LITE , OUTSWING, WD, PNT WHITE
2	1	NANTUCKET MILLWORKS	2'-8" x 7'-0"		12 LITE ABV / KICK PANEL BELOW, WD, PNT WHITE OUTSWING

MORGAN OR BETTER- WOOD PRIMED, FIR, THERMAL PANED, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR

NANTUCKET MILLWORKS MAY BE CHOSEN FOR DOOR FABRICATION AS ALTERNATIVE TO MORGAN OR EQUAL

WINDOW SCHEDULE- BOSTON SASH

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
A	10	BOSTON SASH	2'-7 5/8" x 4'-9"	2'-10" x 5'-1"	6/6 DOUBLE HUNG,WD, TDL, PTD WHITE
B	4	BOSTON SASH	2'-6 5/8" x 3'-9"	2'-9" x 4'-1"	6/6 DOUBLE HUNG,WD, TDL, PTD WHITE
C	7	BOSTON SASH	2'-7 5/8" x 4'-5"	2'-10" x 4'-9"	6/6 DOUBLE HUNG,WD, TDL, PTD WHITE
D	2	BOSTON SASH	2'-6 5/8" x 2'-3 1/4"	2'-9" x 2'-7"	6 LITE FIXED CELLAR SASH,WD, TDL, PTD WHITE

OPTION: BOSTON SASH THERMAL PANE SDL W/ STORM SCREEN COMBO EXT.
MANUFACTURER TO CONFIRM EGRESS. SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
WOOD SASH, SINGLE GLAZING, ADL, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS
TEMPERED GLASS WHERE CODE REQUIRES.

ISSUES/REVISION DATE

HDC 1 7/10/24

A New Cottage for
Annie Teasdale
24 India Street
Nantucket, Massachusetts

USE OF DRAWING
Notice: To be used only for the purpose of the project for which it was prepared and not for any other purpose. Not to be loaned, copied or reproduced without the written consent of Thornewill Design LLC. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A2.1

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... Anne Teasdale .....

MAILING ADDRESS..... 24 India Street .....

PROPERTY LOCATION..... 24 India Street .....

ASSESSORS MAP/PARCEL..... 42.3.4 / 66 .....

SUBMITTED BY:..... Luke Thornewell .....

SEE ATTACHED PAGES

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

July 17, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.17 15:19:59 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 24 India Street

Tax Map Number: 42.3.4 Parcel Number: 66

Owner of Record: Annie Teasdale

Description of Proposal: A new Cottage - one story with first floor @ 664 SQFT. - Rear of property.

Anticipated HDC Submission Date: 7/19/24

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.

SIX CORNERS LLC
20 INDIA ST
NANTUCKET, MA 02554

NEWHOUSE NANCY ANNE TRUSTEE
PO BOX 333
NANTUCKET, MA 02554

GERSTENBERG ERIC W & CLANCY CHRISTINE
84 SHORE DRIVE
PLYMOUTH, MA 02360

BULAJIC VUK & POLLY MOROZOV
6 STEWART RD
ESSEX FELLS, NJ 07021

SLATOFF KARL & YVETTE
370 OENOKE RIDGE
NEW CANAAN, CT 06840

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 76

Street & Number of Proposed Work: 21 RIDGE LANE

Owner of record: ~~21 RIDGE LANE~~ JAMES KANE

Mailing Address: 47 KINGSBURY DR

HOLLISTON, MA 01746

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8·1388 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. 2021-09-4627

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

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

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ'S South 25'-4" (EXISTING) East _____ West _____

Additional Remarks REVISIONS* 1. East Elevation - EXTEND PRIVACY WALL X 2'-0" / SHEET BUILDING

Original Date:

Original Builder:

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

3. West Elevation EXTEND PRIVACY WALL X 2'-0" TO NORTHEAST CORNER OF PROPERTY

4. North Elevation - REMOVE STAIRS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main 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'-0"
Type: BOARD
Length: 20'-0"

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

Doors* (type and material): ☐ TDL ☐ 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 NO Δ's

Trim WHITE TRIM

Sash ~~BLACK~~'s WHITE

Doors NO Δ's

Deck MAHOG NTW

Foundation NO Δ

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 07.24.24

Signature of owner of record Brook Merrill FOR KANE

Signed under penalties of perjury

HDC

JK

Jamie Kane <jfkdmd@gmail.com>
Thu 9/2/2021 10:02 AM

To: You
Cc: Krista Kane

Hi Brook,

Krista and I give you permission to sign any and all HDC applications on our behalf.

-James F Kane III

Reply | Reply all | Forward

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 Brook Meerbergen

AS AGENT FOR James Kane

STREET ADDRESS 21 Ridge Lane

MAP/PARCEL 38 / 76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON July 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.

Brook F Meerbergen — Signature

07·25·2024 — Date

Rev CoA
2021-09-4627
(shift bldg;
minor mods)

CERTIFICATE NO: HDC2021-09-4627 DATE ISSUED: 10/5/21

2021-09-4627

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 76

Street & Number of Proposed Work: 21 RIDGE LANE

Owner of record: JAMES KANE

Mailing Address: 47 KINGSBURY DR
HOLLISTON, MA 01746

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8-1388 E-mail: _____

FOR OFFICE USE ONLY √2188

Date application received: 9/10/21 Fee Paid: $ 100

Must be acted on by: 11/06/21

Extended to: _____

Approved: Y Disapproved: _____

Chairman: _____

Member: Roy Pa

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 FOUNDATION; SHIFT STRUCTURE SOUTH 6'-0"; COV. PORCH; REL. FEN. Δ's

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

$150 - MOVE ON SAME LOT + ALTERATIONS

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

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ's South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation PORCH; EGRESS RAILING; WINDOW; EGRESS WELLS

Historic Name: 2. South Elevation COV. PORCH; DOOR; WINDOWS

Historic Name: (describe) 2. South Elevation [illegible]

Original Date: 3. West Elevation PORCH; EGRESS WELLS

Original Builder: 4. North Elevation RAILING FOR EGRESS

Is there an HDC survey form for 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" (NO Δ) ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ NEW Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass NO Δ'S /12 Secondary Mass ____/12____ Dormer ____/12____ Other _____

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

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

Fence: Height: 36"
Type: PICKET/CAP (NTW)
Length: 17'-0"

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 TME Rake 1x8 TME Soffit (Overhang) FLUSH Corner boards N/A Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 6x6

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LT (WOOD) Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME (WEATHERWOOD)

Trim TME (COBBLESTONE) Sash WHITE Doors WHITE

Deck MAHOG (NTW) Foundation GREY 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 09.02.21 Signature of owner of record Brook P. Meuf FOR KANE Signed under penalties of perjury



SATELLITE LOCUS - 21
RIDGE LANE



21 RIDGE LANE - SOUTH & EAST



SOUTH ELEVATION - FACING
RIDGE LANE



EAST ELEVATION - FACING
PUBLIC PATH



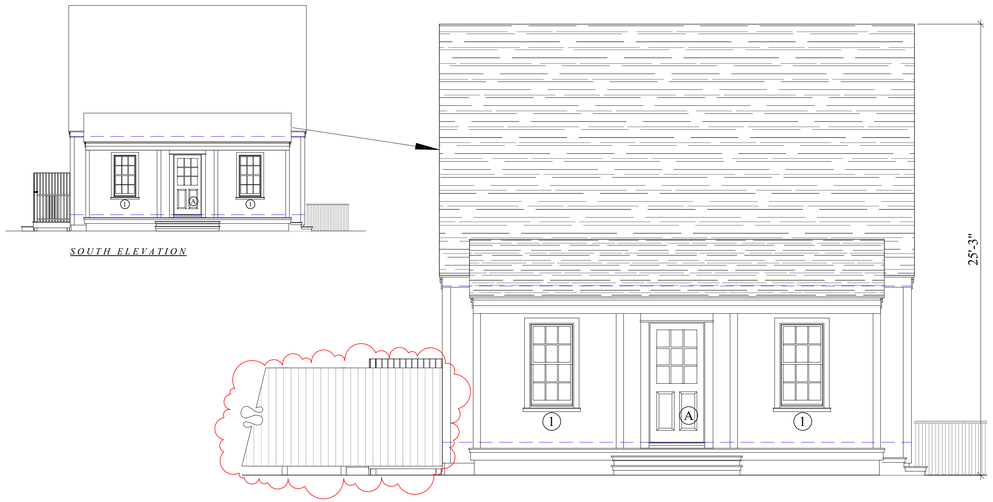
NORTH ELEVATION - FACING
OPEN SPACE (F.L.A.)

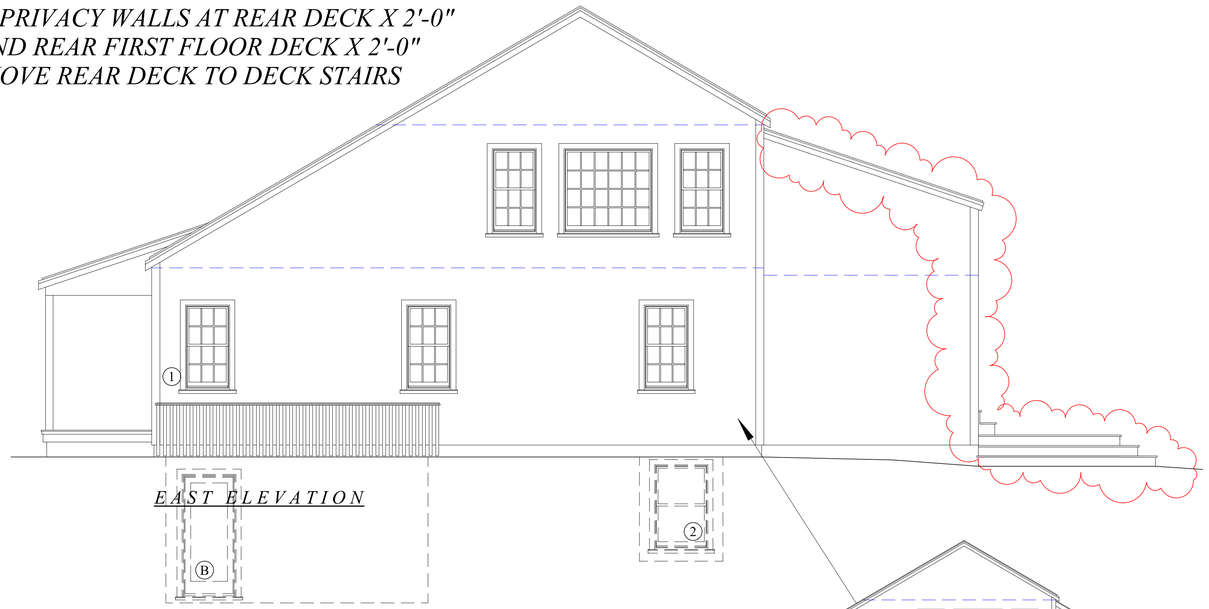


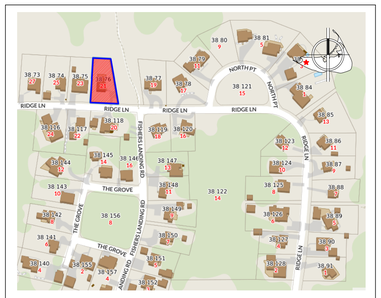
WEST ELEVATION - FACING
NEIGHBOR (23 RIDGE)

H.D.C. SUBMISSION

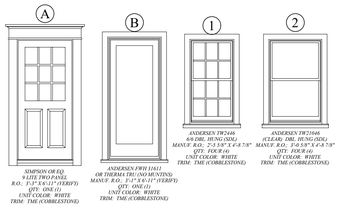
SCOPE: REVISE COA 2021-09-4627
- SHIFT BUILDING NORTH EAST
- EXTEND PRIVACY WALLS AT REAR DECK X 2'-0"
- EXTEND REAR FIRST FLOOR DECK X 2'-0"
- REMOVE REAR DECK TO DECK STAIRS

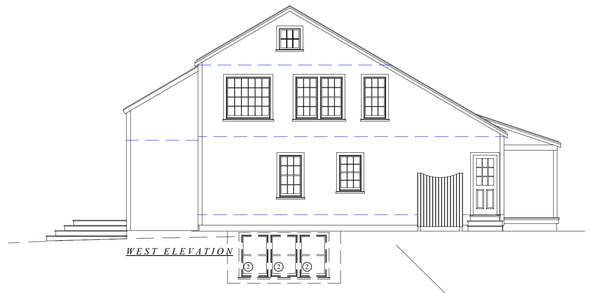


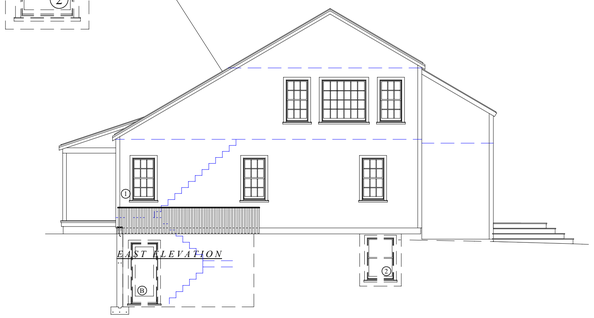




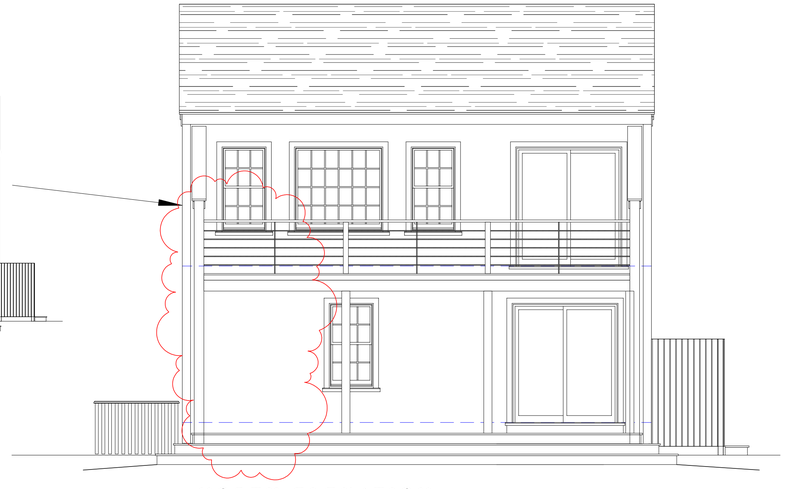
LOCUS MAP - 21 RIDGE LANE
MAP 38; PARCEL 76

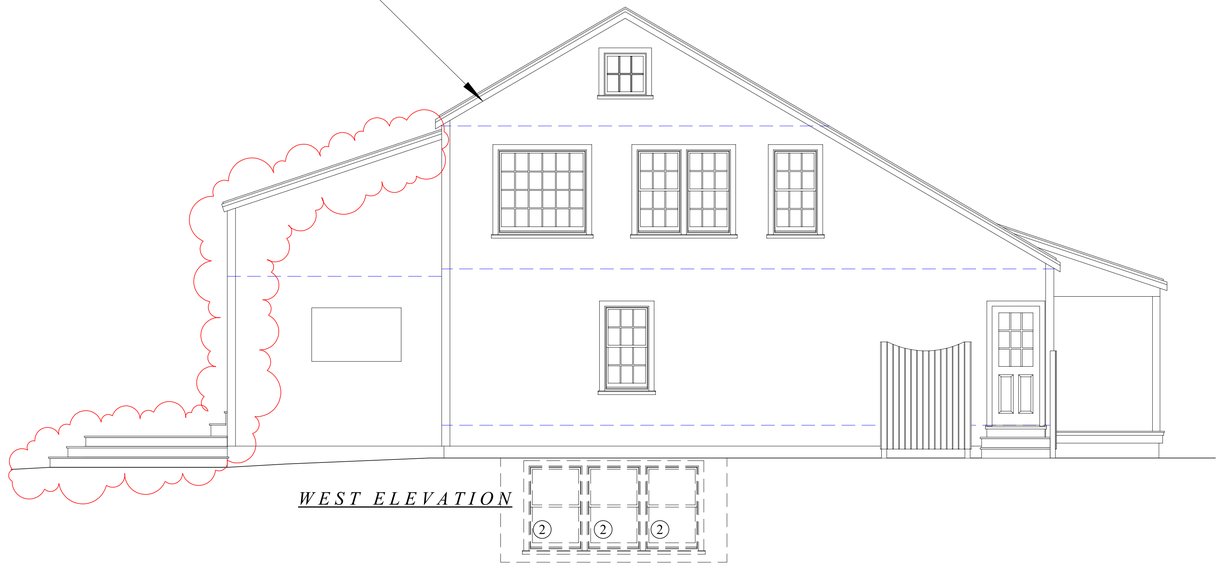












1

MAP - 38
PCL - 76

PORCH & FOUNDATION - KANE
21 RIDGE LANE
NANTUCKET, MA

2024

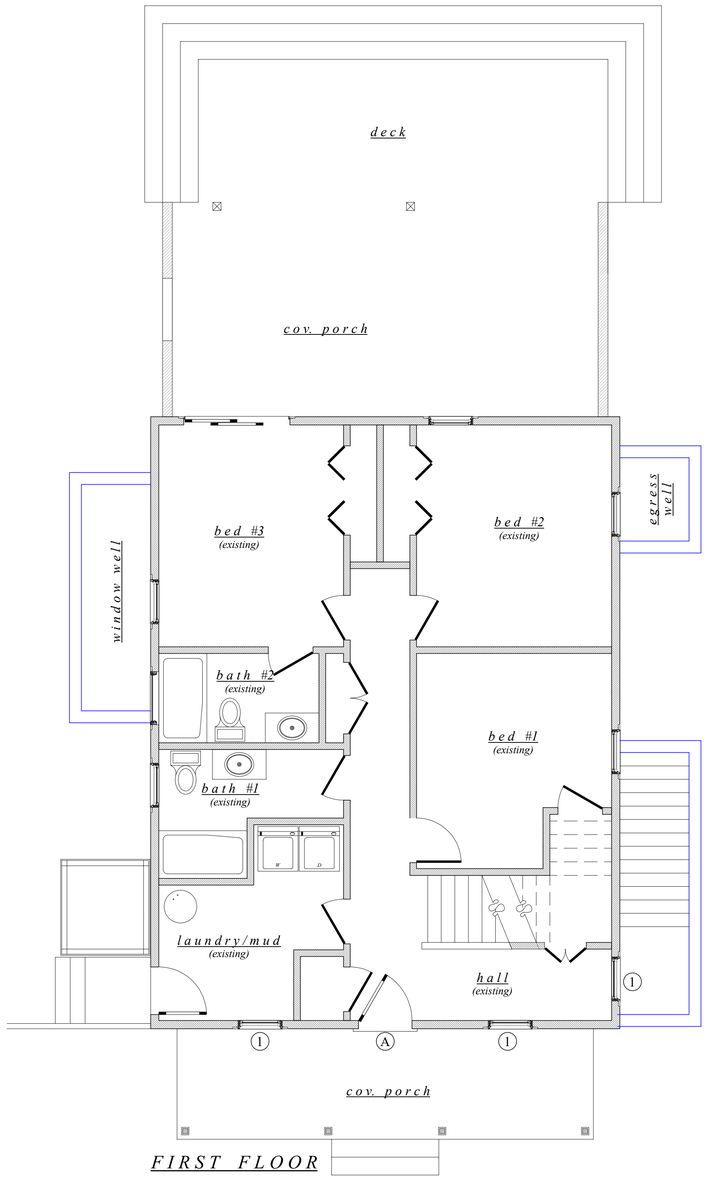
ELEVATIONS; SITE LOCUS
SCALES: 1/4" = 1'0"
DATE: 07-24-24

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

REVISIONS

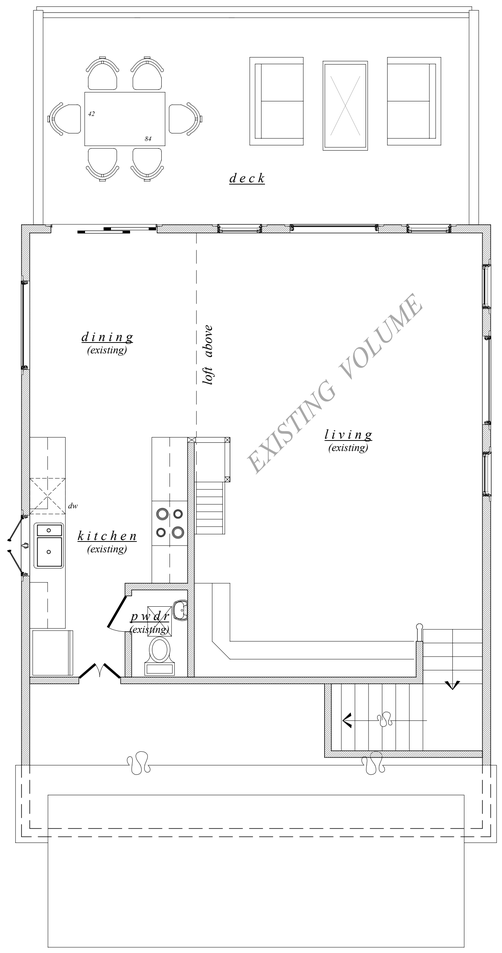
MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

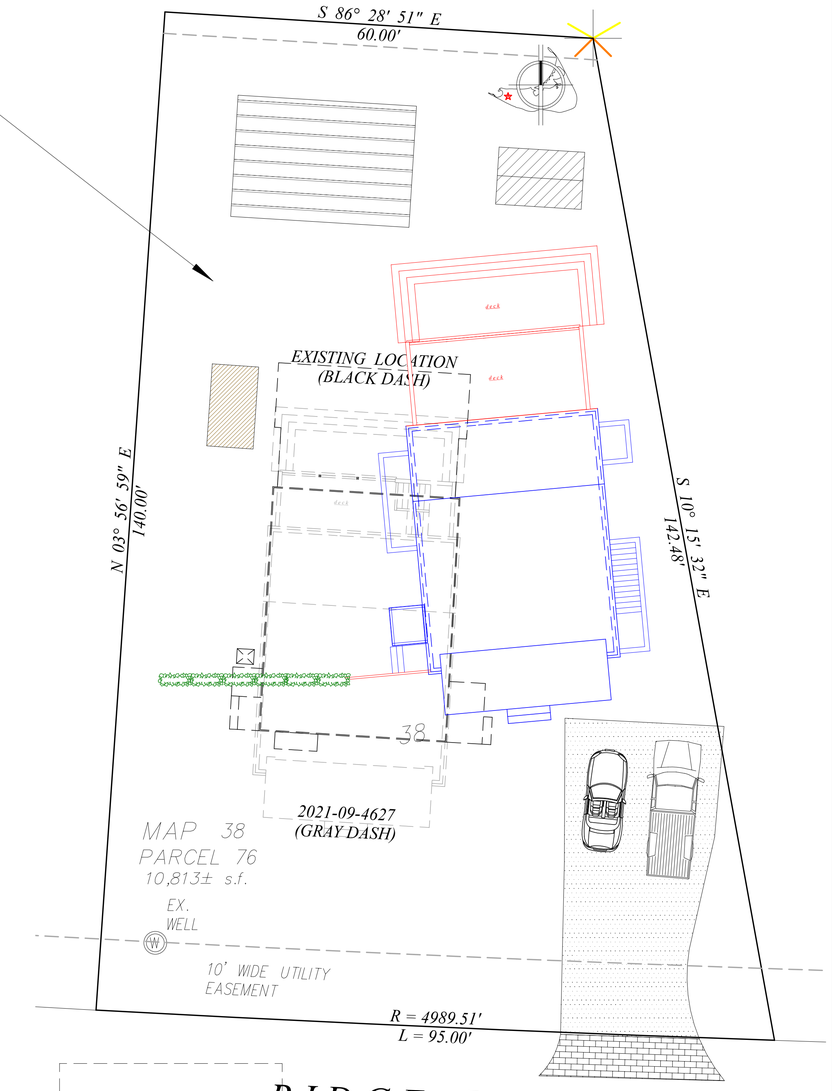


FIRST FLOOR

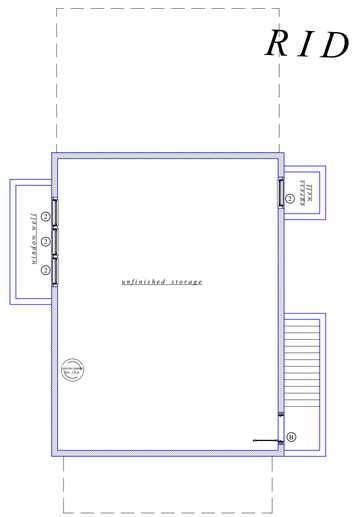
NEW PROPOSED LOCATION WITH
DECK AND PRIVACY WALL MODS



SECOND FLOOR



RIDGE LANE



SCOPE: REVISE COA 2021-09-4627
- SHIFT BUILDING NORTH EAST
- EXTEND PRIVACY WALLS AT REAR DECK X 2'-0"
- EXTEND REAR FIRST FLOOR DECK X 2'-0"
- REMOVE REAR DECK TO DECK STAIRS

2

MAP - 38
PCL - 76

PORCH & FOUNDATION - KANE
21 RIDGE LANE
NANTUCKET, MA

2024
ISSUE DATE

FLOOR PLANS
SCALES: 1/4" = 1'0", 1" = 10'-0"
DATE: 07-24-24

these designs are the property of meierbergen designs and may not be copied without the express written consent of brook meierbergen.

REVISIONS

MEIERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

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

KO5 - 7 NEW ST - PRIMARY DWELLING

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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.

KO5 - 7 NEW ST - PRIMARY DWELLING

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 37

Street & Number of Proposed Work: 7 New Street, Nantucket, MA

Owner of record: 7 NEW STREET LLC

Mailing Address: 55 JAFFRAY PARK
IRVINGTON, NY 10533

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-06-10638
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENOVATION TO PRIMARY DWELLING AS-BUILT CHANGES

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

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

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

Additional Remarks

Historic Name:

Original Date:

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

1. UPDATED SECOND FLOOR 6/6 WINDOW TO FIXED 4-LITE WINDOW.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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 NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 4 Soffit (Overhang) _____ Corner boards 1 x 6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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

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

Hardscape materials: Driveways CRUSHED STONE Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim QUAKER GREY Sash QUAKER GREY Doors QUAKER GREY
Deck 1X4 MAHOGANY 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 2024.07.24 Signature of owner of record Samuel Titone (AS REPRESENTATIVE OF WORKSHOP/APD) Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Sam Titone (as representative of Workshop/APD)

AS AGENT FOR 7 New Street LLC

STREET ADDRESS 7 New Street, Nantucket, MA 02554

MAP/PARCEL 55.4.1/37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

2024.06.03

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.

Samuel Titone (as representative of Workshop/APD) 2024.07.24

Signature Date

K05 MAIN HOUSE

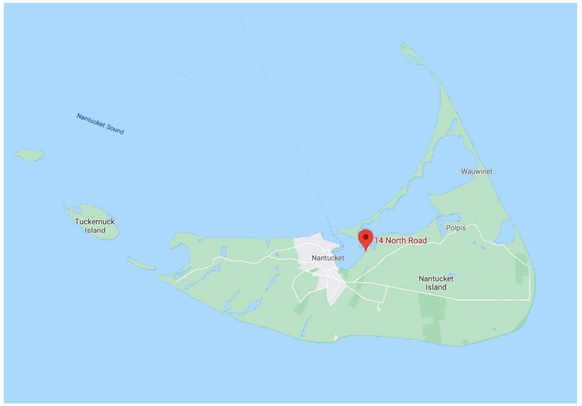
HDC REVISION TO PREVIOUSLY APPROVED COA # 2021-03-3290

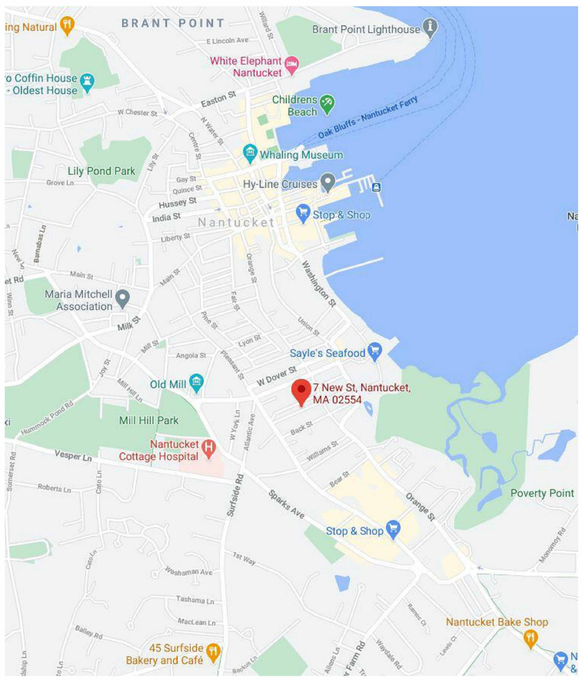
24 JULY 2024

7 New Street,
Nantucket, MA 02554

PROJECT NO. - 321004

LOCUS PLAN





LOCUS PLAN



NOT TO SCALE

ZONING INFORMATION

Map & Parcel	55.4.1/37
Current Zoning	ROH
Minimum Frontage	50 FT.
Front Setback	-
Side/Rear Setback	5 FT.
Lot Size	6,368 SF
Min. Lot Size	5,000 SF
Allowable G.C.	50 %
Max G.C.	3,184 SF
Proposed Main House G.C.	1,273 SF
Proposed Guest House G.C.	600 SF
Proposed Studio G.C.	220 SF
Total G.C.	2,093 SF

LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME	03/16/2021 HDC REV TO PREV CERT	04/29/2021 HDC REVISION	06/23/2022 HDC STAFF REVISION	06/03/2024 HDC REV TO PREV APPROVED COA	07/24/2024 HDC REV TO PREV APPROVED COA
T-001	TITLE SHEET	•	•	•	•	•
G-001	GENERAL NOTES	•	•	•	•	•
L-100	LOT PLAN	•	•	•	•	•
A-100	FLOOR PLANS	•	•	•	•	•
A-101	FLOOR PLANS	•	•	•	•	•
A-102	FLOOR PLANS	•	•	•	•	•
A-200	BUILDING ELEVATIONS	•	•	•	•	•
A-201	BUILDING ELEVATIONS	•	•	•	•	•
A-202	BUILDING ELEVATIONS	•	•	•	•	•
A-203	BUILDING ELEVATIONS	•	•	•	•	•
A-900	PERSPECTIVES	•	•	•	•	•
A-901	PERSPECTIVES	•	•	•	•	•



K05
MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA
05	07/24/2024	HDC REV TO PREV APPROVED COA

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	
PROJ. NO.	321004

TITLE SHEET

T-001

COPYRIGHT © 2021 WORKSHOP/APD ARCHITECTURE DPC

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDDING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OFDISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE. IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 12" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE. WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

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

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1"X 4" MAHOGANY, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL;50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ S 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING.FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES AND/OR BOARDBABTTEN SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
    A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
    B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING.
    DOORSILLS: INSTALLED BY MANUFACTURER
    C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
    D. RAKE BOARDS: 1X8 RED CEDAR
    E. FASCIA BOARDS: 1X8 RED CEDAR
    F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
    G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
    H. ALL TRIM TO BE PAINTED: SEE SCHEDULE
    DOOR AND WINDOW FINISHES PAINTED - BLACK
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
    A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
    B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
    C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
    D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
    E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG.	MULLION	MUL.
BY OTHER/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT IN CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
COLUMN	COL	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PARTN.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	P.LAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAING	DWG.	REQUIRED	REQ'D
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOR/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI.	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VT/VCT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT. & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS

PLAN NORTH

1 DRAWING — 1 1/2" = 1'-0" — DRAWING TITLE

1 A101 SIM — DETAIL REFERENCE

1 / 2 / 3 / 4 A101 — ELEVATION SYMBOLS

1 A101 SIM — SECTION REFERENCE

0 2' 4' 8' — GRAPHICAL SCALE

DRAWING SYMBOLS

LEVEL ELEVATION — ELEVATION MARKER

+2' — SPOT ELEVATION

0 — REFERENCE GRID LINE

PROPERTY LINE

BREAKLINE

VAPOR BARRIER

OBJECT ABOVE

HIDDEN OBJECT

4' - 10" — DIMENSION LINE

ALIGNMENT

MATERIAL SYMBOLS

CONCRETE
STEEL
ALUMINUM
BRICK
FINISHED WOOD
CONTINUOUS BLOCKING/ STRUCTURAL LUMBER
NON-CONTINUOUS BLOCKING OR SHIM
EXISTING EARTH
COMPACTED FILL
GRAVEL
SAND
RIGID INSULATION
PLYWOOD
GLASS
PLASTIC LAM. OR WATERPROOFING MEMRANE
GYPSUM WALL BOARD
BATT INSULATION
GLASS (ELEVATION)
OPENING OR VOID

IDENTIFICATION SYMBOLS

Room name 101 — ROOM TAG

101 — DOOR TAG

1i — WALL TAG

1t — WINDOW TAG

SD — CLG. MTD. COMBINED SMOKE-CO2 DETECTOR HARDWIRE 120V WITH BATTERY

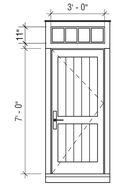
6'-10" — CLG ELEVATION TAG

1 — REVISION SYMBOL AND TAG

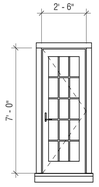
EP — ELECTRICAL PANEL

FPSC — INDICATES FIREPROOF SELF-CLOSING DOOR

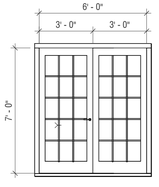
EXTERIOR DOOR TYPES



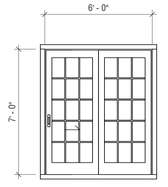
01
TYPE: SOLID ENTRY DOOR W/ 4- LITE TRANSOM
SASH: BLACK
TRIM: QUAKER GREY
MODEL: SWING
MFGR: LEPAGE



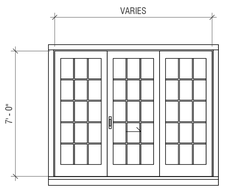
02
TYPE: 15-LITE SINGLE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SWING
MFGR: UPSTATE DOORS



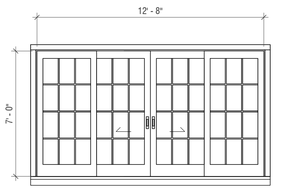
03
TYPE: 15-LITE SINGLE W/ 5-LITE SIDELITE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SWING
MFGR: UPSTATE DOORS



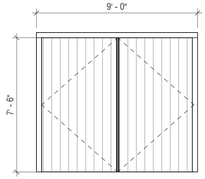
04
TYPE: 15-LITE, 2-PANEL W/ 1 FIXED
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SLIDING
MFGR: UPSTATE DOORS



05
TYPE: 15-LITE, 3-PANEL W/ 2 FIXED
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SLIDING
MFGR: UPSTATE DOORS

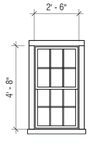


06
TYPE: 15-LITE, 4-PANEL W/ 2 FIXED
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SLIDING
MFGR: UPSTATE DOORS



10
TYPE: GARAGE DOOR
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: SWING
MFGR: CUSTOM

WINDOW TYPES





VIEW OF EXISTING MAIN HOUSE FROM NEW STREET



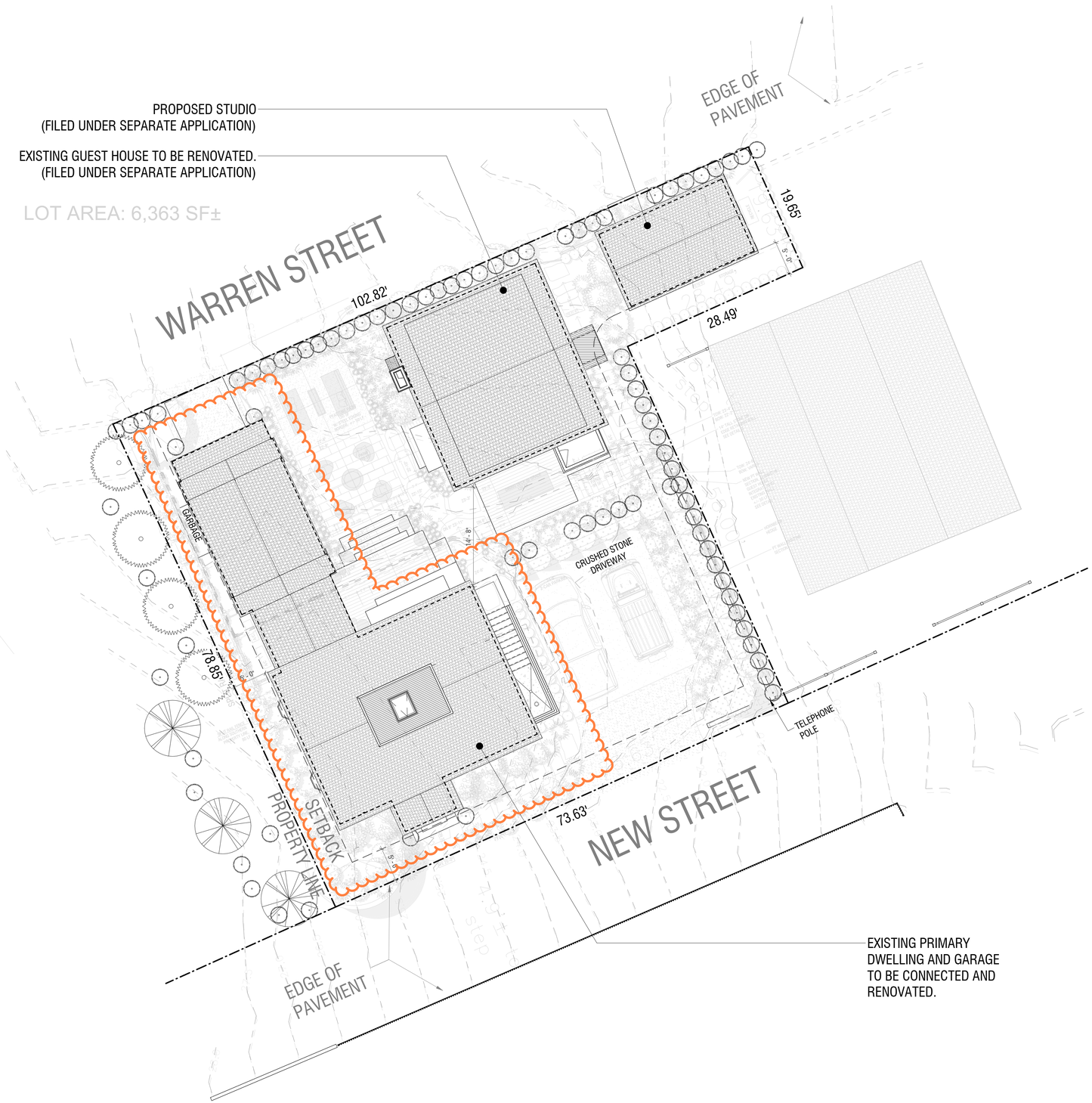
VIEW OF EXISTING MAIN HOUSE & GUEST HOUSE FROM NEW STREET



VIEW OF EXISTING MAIN HOUSE FROM NEW STREET



VIEW OF EXISTING MAIN HOUSE FROM NEW STREET



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

PN/TN



VIEW OF EXISTING GUEST HOUSE FROM WARREN STREET



VIEW OF EXISTING MAIN HOUSE & GARAGE FROM WARREN STREET



VIEW OF EXISTING GUEST HOUSE & GARAGE FROM WARREN STREET



VIEW OF EXISTING GUEST HOUSE FROM WARREN STREET

K05

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN/JSL
CHECKED BY:	TJZ/ADK/MLW
DATE:	07/07/2022
SCALE:	1/8" = 1'-0"
PROJ. NO.	321004

LOT PLAN

L-100

COPYRIGHT © 2022 WORKSHOP/AP ARCHITECTURE PC



2 MAIN HOUSE - MASS 1 - NORTH ELEVATION (REAR)

1/4" = 1'-0"

PREVIOUSLY APPROVED - 06.11.2024



1. NO CHANGES



1 MAIN HOUSE - MASS 1 - SOUTH ELEVATION (FRONT - VISIBLE FROM NEW STREET)

1/4" = 1'-0"

PREVIOUSLY APPROVED - 06.11.2024



1. NO CHANGES

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA
05	07/24/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

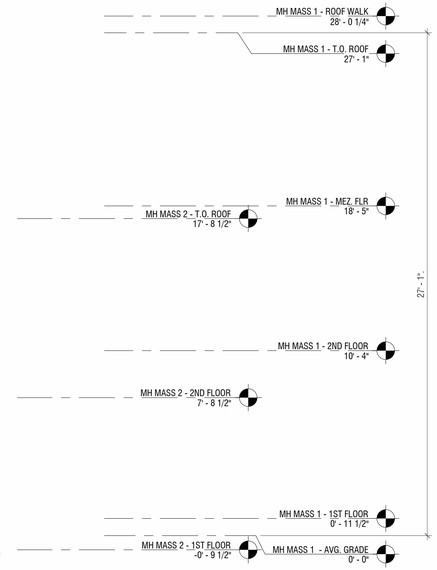
CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

BUILDING ELEVATIONS

A-200

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC

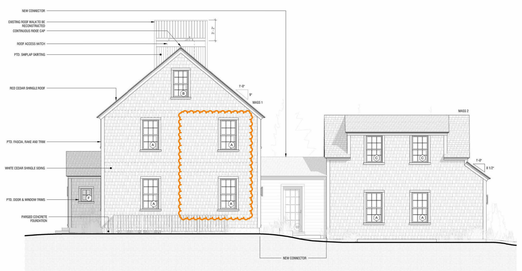




1 MAIN HOUSE - MASS 1 - EAST ELEVATION

1/4" = 1'-0"

PREVIOUSLY APPROVED - 06.11.2024



1. NO CHANGES

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA
05	07/24/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

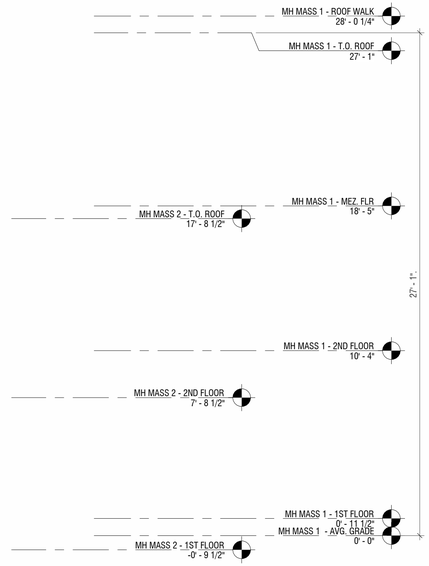
CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

BUILDING ELEVATIONS

A-201

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC

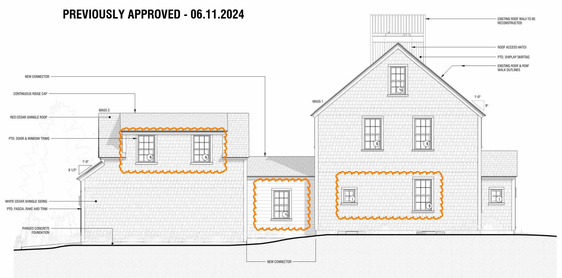




1 MAIN HOUSE - MASS 1 - WEST ELEVATION

1/4" = 1'-0"

PREVIOUSLY APPROVED - 06.11.2024



1. NO CHANGES

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA
05	07/24/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

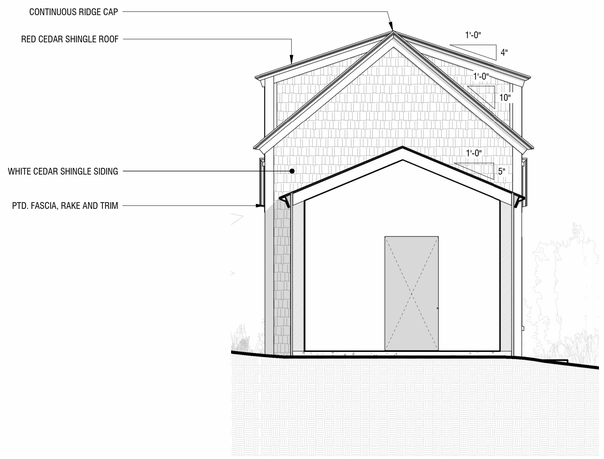
CONSTRUCTION DOCUMENTS

DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

BUILDING ELEVATIONS

A-202

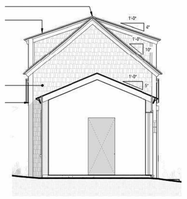
COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC



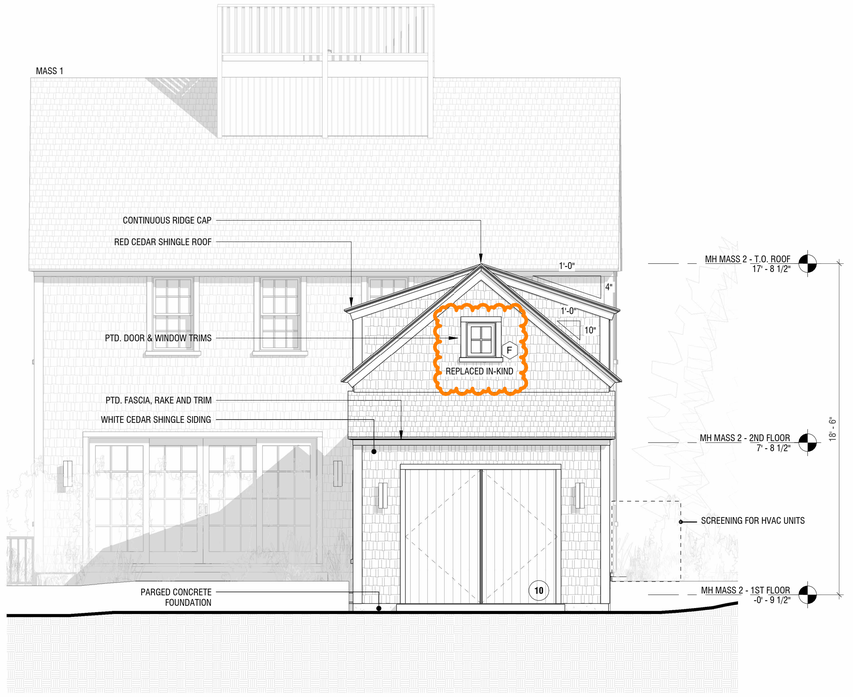
2 MAIN HOUSE - MASS 2 - SOUTH ELEVATION

1/4" = 1'-0"

PREVIOUSLY APPROVED - 05.27.2021



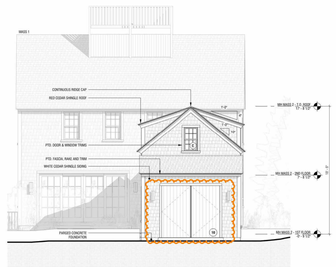
1. NO CHANGES



1 MAIN HOUSE - MASS 2 - NORTH ELEVATION

1/4" = 1'-0"

PREVIOUSLY APPROVED - 06.11.2024



1. UPDATED SECOND FLOOR 6/6 WINDOW TO FIXED 4-LITE WINDOW.

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT.
02	04/29/2021	HDC REVISION.
03	06/23/2022	HDC STAFF REVISION.
04	06/03/2024	HDC REV TO PREV APPROVED COA
05	07/24/2024	HDC REV TO PREV APPROVED COA

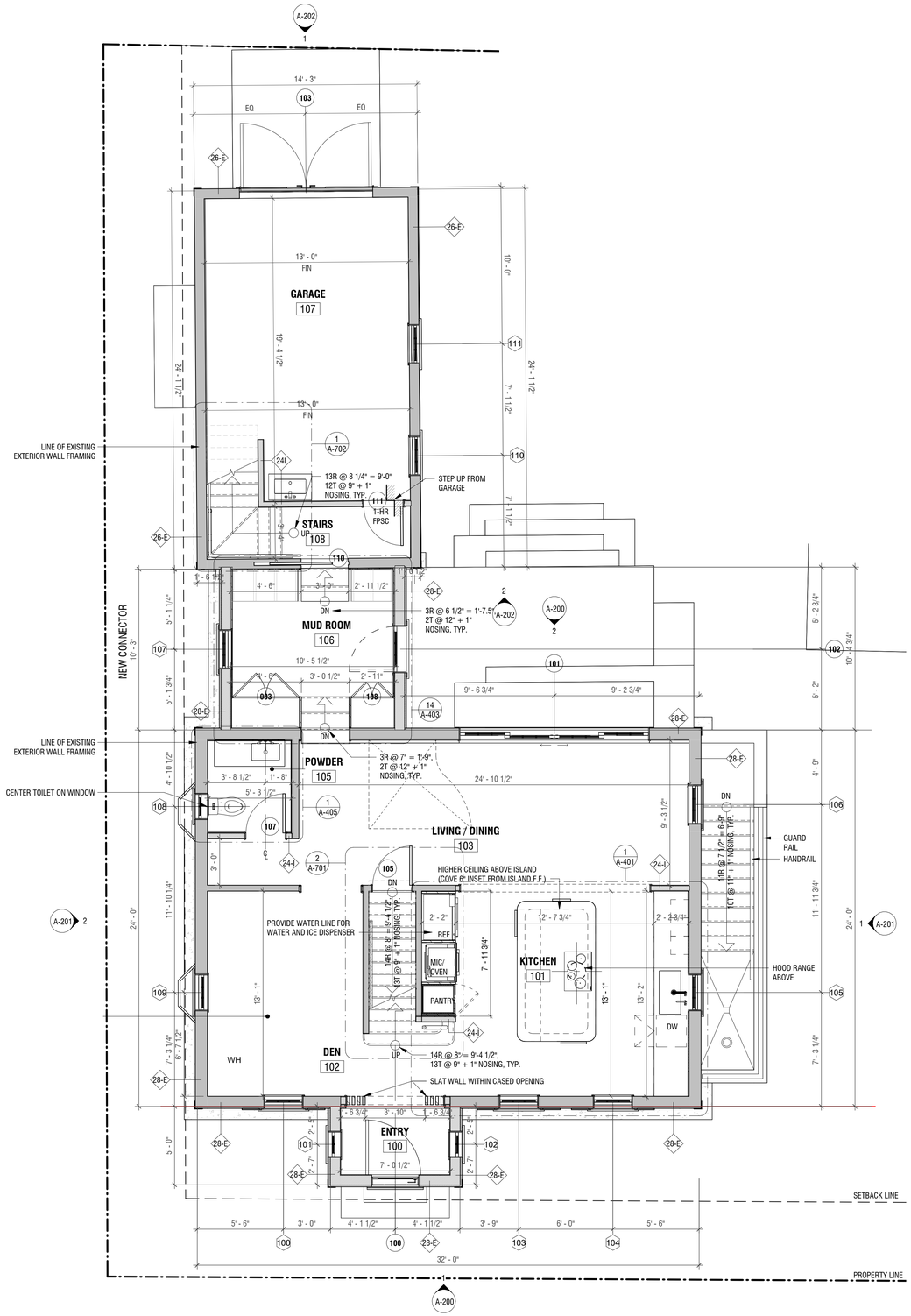
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

BUILDING ELEVATIONS

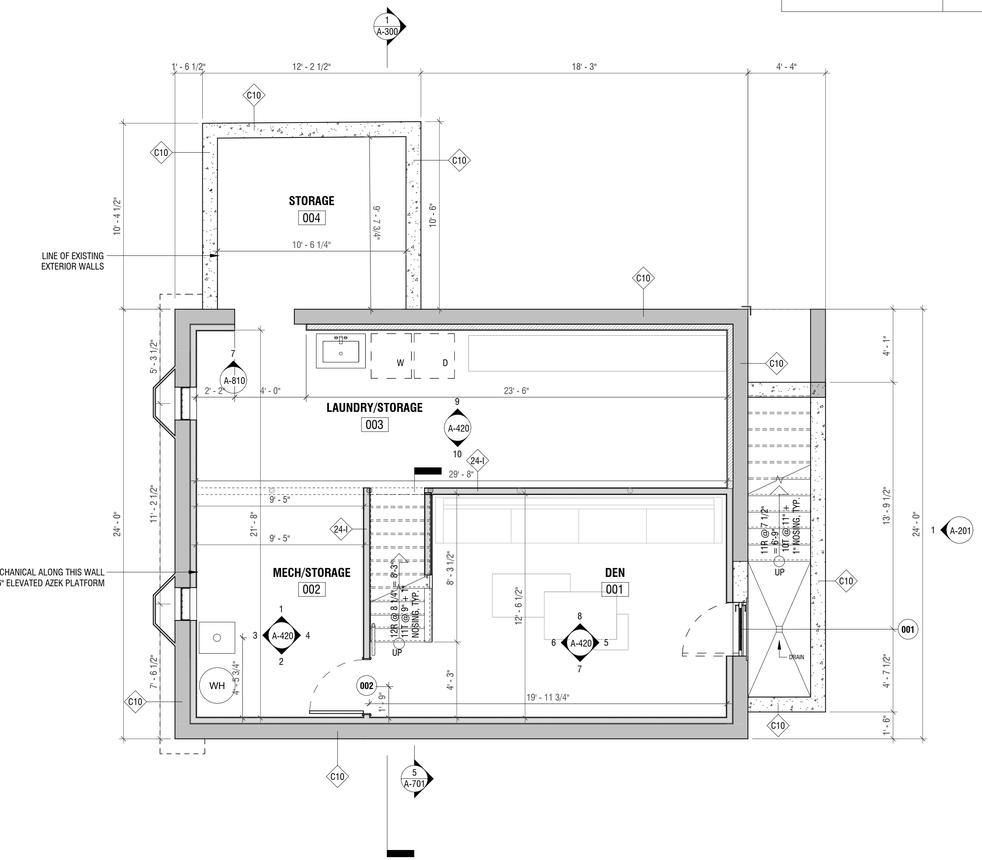
A-203

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC



2 MAIN HOUSE - FIRST FLOOR PLAN

1/4" = 1'-0"



1 MAIN HOUSE - BASEMENT FLOOR PLAN

1/4" = 1'-0"

CONSTRUCTION SYMBOLS

EXISTING STRUCTURE OR PARTITION TO REMAIN, PROTECT AS REQUIRED. FIXTURE OR OTHER BUILT-IN INSTALLATION TO BE REMOVED

NEW PARTITIONS OR WALL FURRINGS

GARAGE SEPARATION NOTES

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT.
02	04/29/2021	HDC REVISION.
03	06/23/2022	HDC STAFF REVISION.
04	06/03/2024	HDC REV TO PREV APPROVED COA

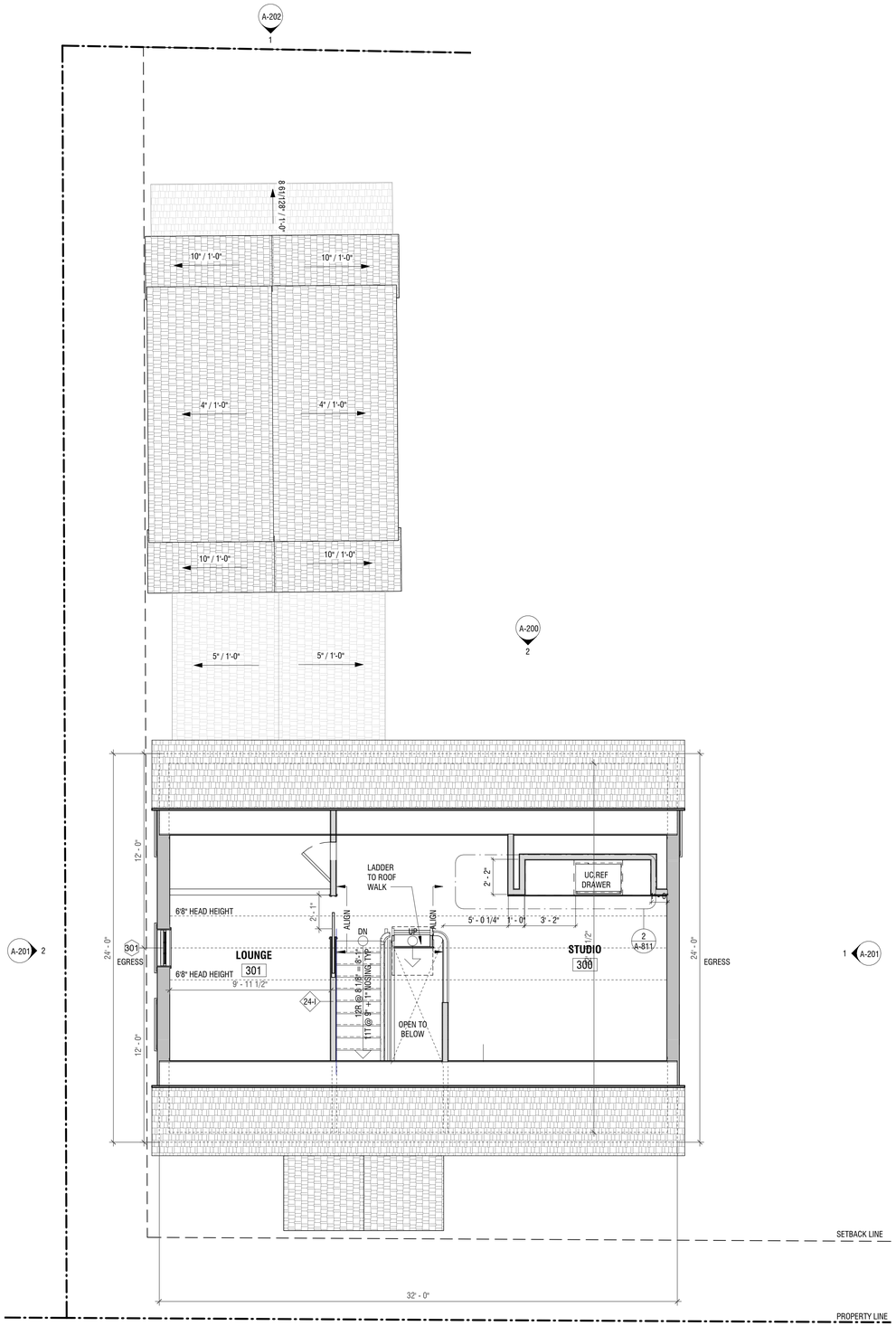
DRAWING INFO

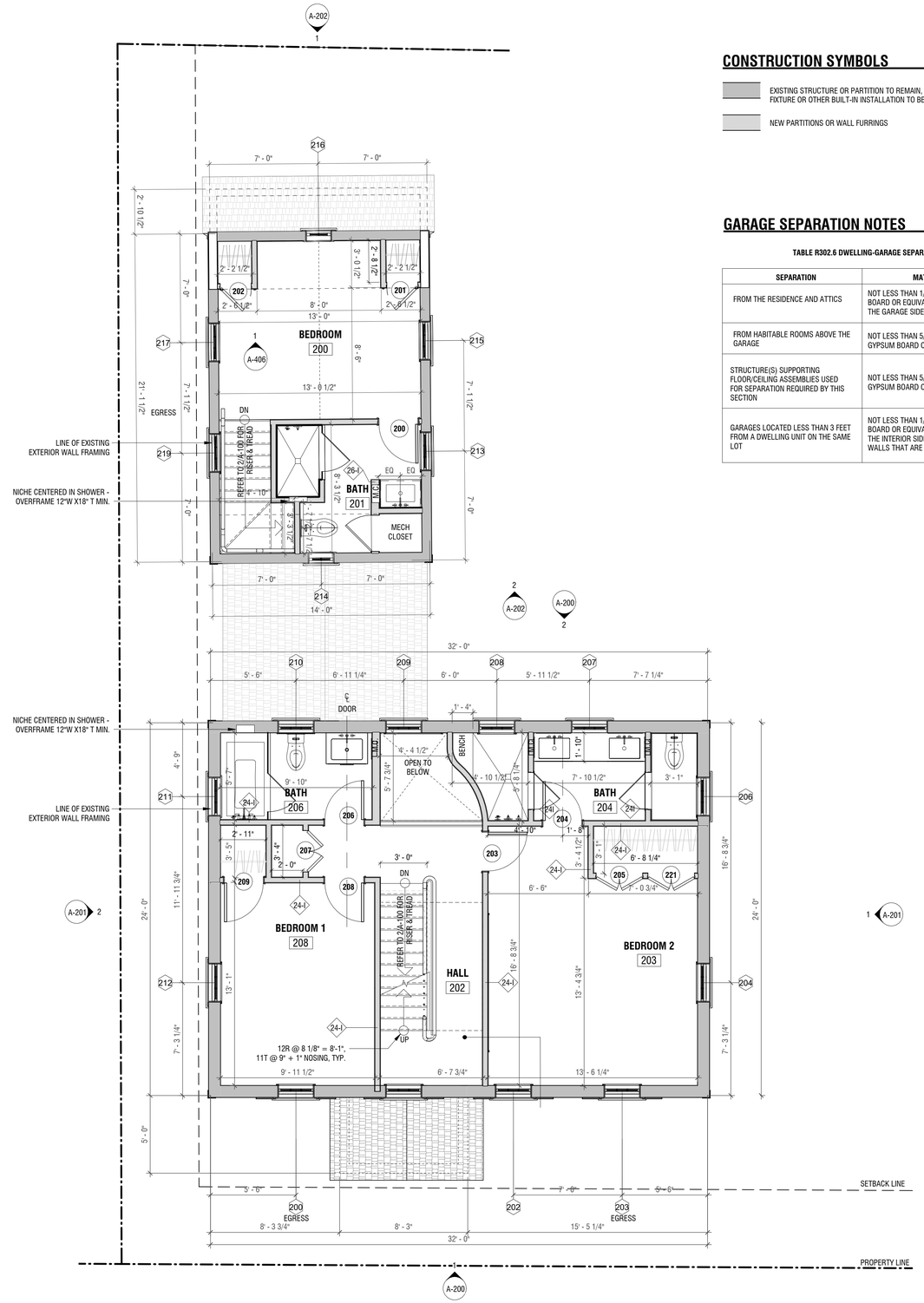
CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

FLOOR PLANS

A-100

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC





CONSTRUCTION SYMBOLS

EXISTING STRUCTURE OR PARTITION TO REMAIN, PROTECT AS REQUIRED. FIXTURE OR OTHER BUILT-IN INSTALLATION TO BE REMOVED

NEW PARTITIONS OR WALL FURRINGS

GARAGE SEPARATION NOTES

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT.
02	04/29/2021	HDC REVISION.
03	06/23/2022	HDC STAFF REVISION.
04	06/03/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

FLOOR PLANS

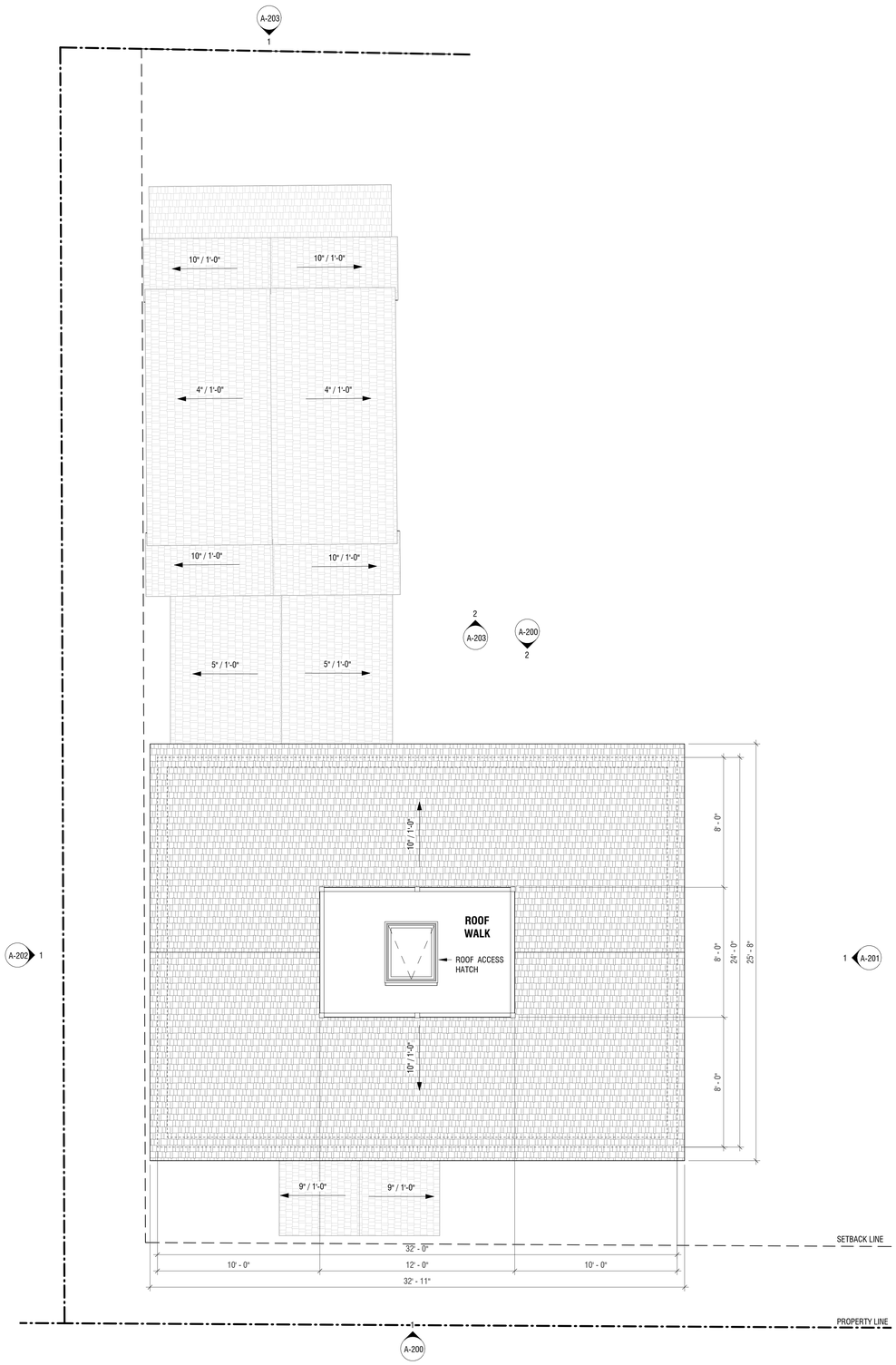
A-101

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC

2 MAIN HOUSE - MEZ. FLOOR PLAN
1/4" = 1'-0"

1 MAIN HOUSE - SECOND FLOOR PLAN
1/4" = 1'-0"

PINTEREST



1 MAIN HOUSE - ROOF WALK PLAN

1/4" = 1'-0"

K05

MAIN HOUSE

7 New Street,
Nantucket, MA 02554

OWNER

7 NEW STREET, LLC
55 Jaffray Park
Irvington, NY 10533

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 6th Fl
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

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

SURVEYOR

NANTUCKET SURVEYORS LLC
5 Windy Way
Nantucket, MA, 02554

CONTRACTOR

ROBERT J. REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 737-6191

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

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	03/16/2021	HDC REV TO PREV CERT
02	04/29/2021	HDC REVISION
03	06/23/2022	HDC STAFF REVISION
04	06/03/2024	HDC REV TO PREV APPROVED COA

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	PIN
CHECKED BY:	TJZ/ADK/MLW
DATE:	06/23/2022
SCALE:	1/4" = 1'-0"
PROJ. NO.	321004

FLOOR PLANS

A-102

COPYRIGHT © 2021 WORKSHOP/AP ARCHITECTURE PC

9 Arbor Way
Revs to 2023-11-9503

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

BHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 137

Street & Number of Proposed Work: 9 Arbour Way

Owner of record: 42/44 ARB Way LLC.

Mailing Address: 101 Huntington Avenue 23rd floor
Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-11-9503
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25'-0" Sq. Footage 1st floor: 200 Decks/Patio: Size: 3'-6"x6'-4" ☑ 1st floor ☐ 2nd floor
Width: 8'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation infill Porch and revise fenestration
4. North Elevation infill Porch, Revise fenestration, Add landing

Is there an HDC survey form for 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 1x8 Rake 1x8 Soffit (Overhang) 5&6" (Exist) Corner boards 1x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural to Weather Clapboard (if applicable) _____ Roof Existing
Trim White (TME) Sash White Doors 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 7/25/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 12/5/23

HDC2023-11-0503

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 137

Street & Number of Proposed Work: 9 Arbour Way

Owner of record: 42/44 ARB Way LLC

Mailing Address: 101 Huntington Ave. 23rd Floor
Boston, MA 02199

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 1101d South Road
Nantucket, MA 02554

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

FOR OFFICE USE ONLY 1511G

Date application received: 11/2/23 Fee Paid: $ 50

Must be acted on by: 1/3/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-_____
☐ 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 Add window
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 _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 5/4 x 4 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 Andersen

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

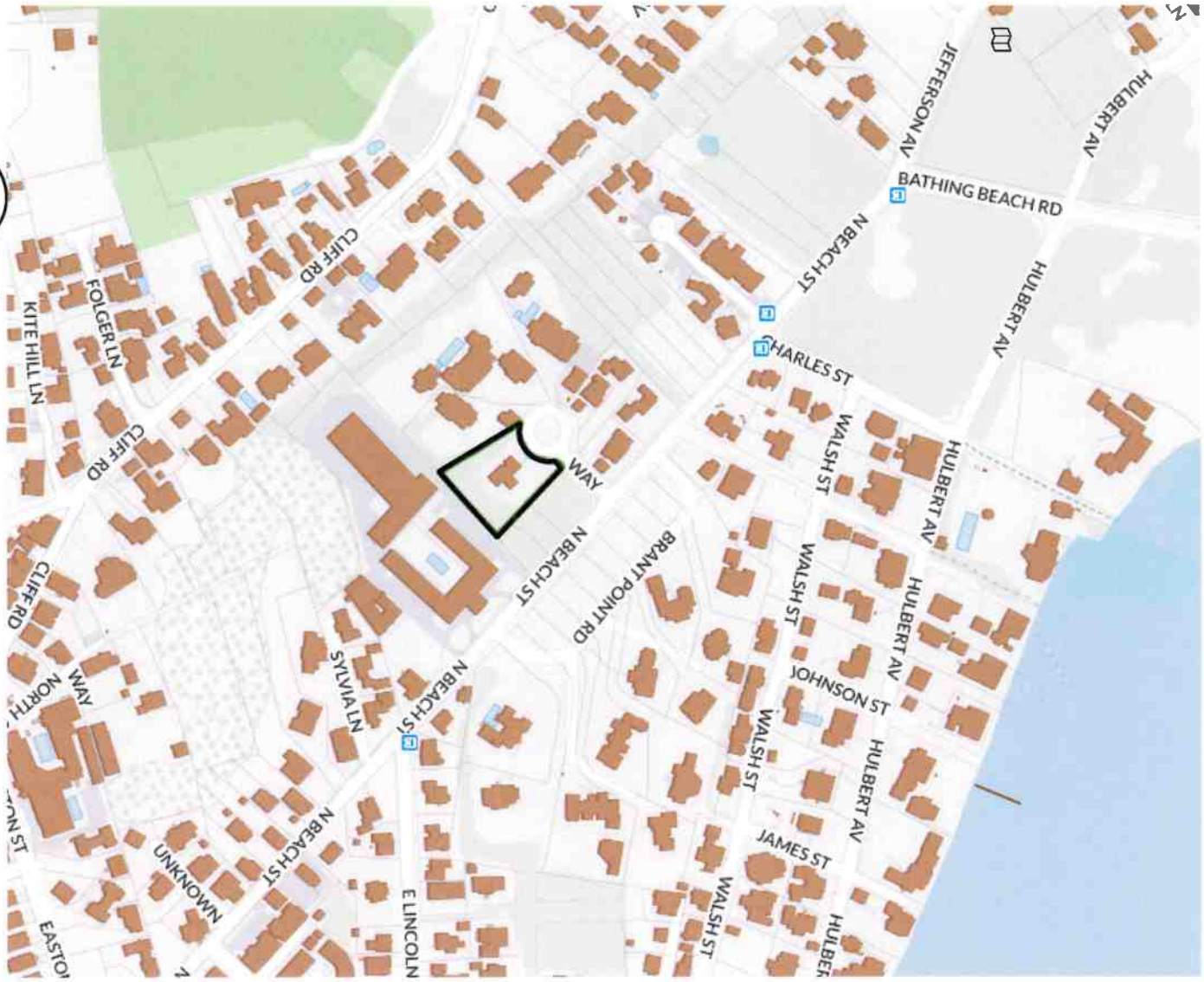
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 11/16/23 Signature of owner of record _____ Signed under penalties of perjury

1

Locus



ID# L-1.1

Addition at
9 Arbour Way
Nantucket, MA 02554

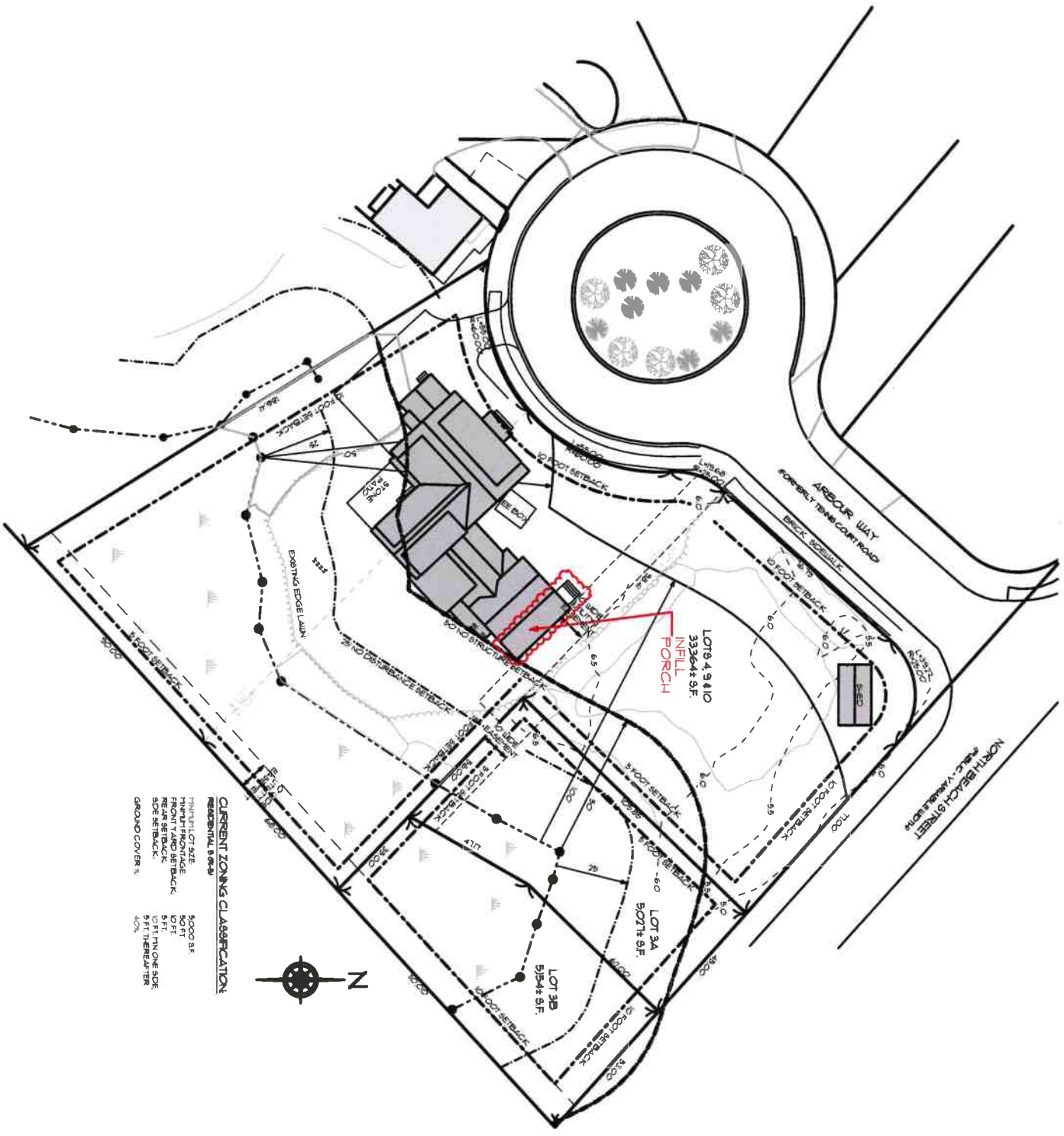
MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

Locus Plan

BOTTICELLI & POHL

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



ID # L-1.2

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

Site Plan

BOTTICELLI & POHL

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



1 **PROPOSED WEST ELEVATION**



2 **PREVIOUSLY APPROVED WEST ELEVATION**

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

West Elevation

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

ID#
A-2.1



1 PROPOSED NORTH ELEVATION



2 PREVIOUSLY APPROVED NORTH ELEVATION

BOTTICELLI & POHL

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

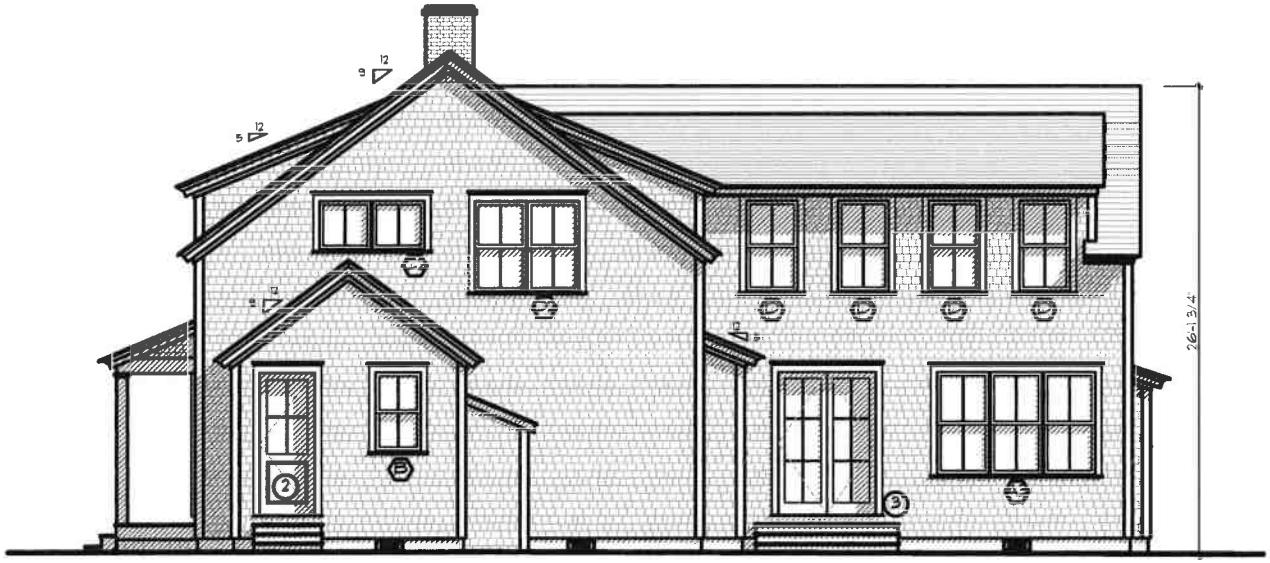
North Elevation

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO. 29 ZONING INFO: R-5
PARCEL NO. 137 PROJECT NO. 19 REVISED:

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

ID#
A-2.3



1 PROPOSED SOUTH ELEVATION



2 PREVIOUSLY APPROVED SOUTH ELEVATION

BOTTICELLI & POHL

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

South Elevation

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

ID#
A-2.4



1 PROPOSED EAST ELEVATION



2 PREVIOUSLY APPROVED EAST ELEVATION

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

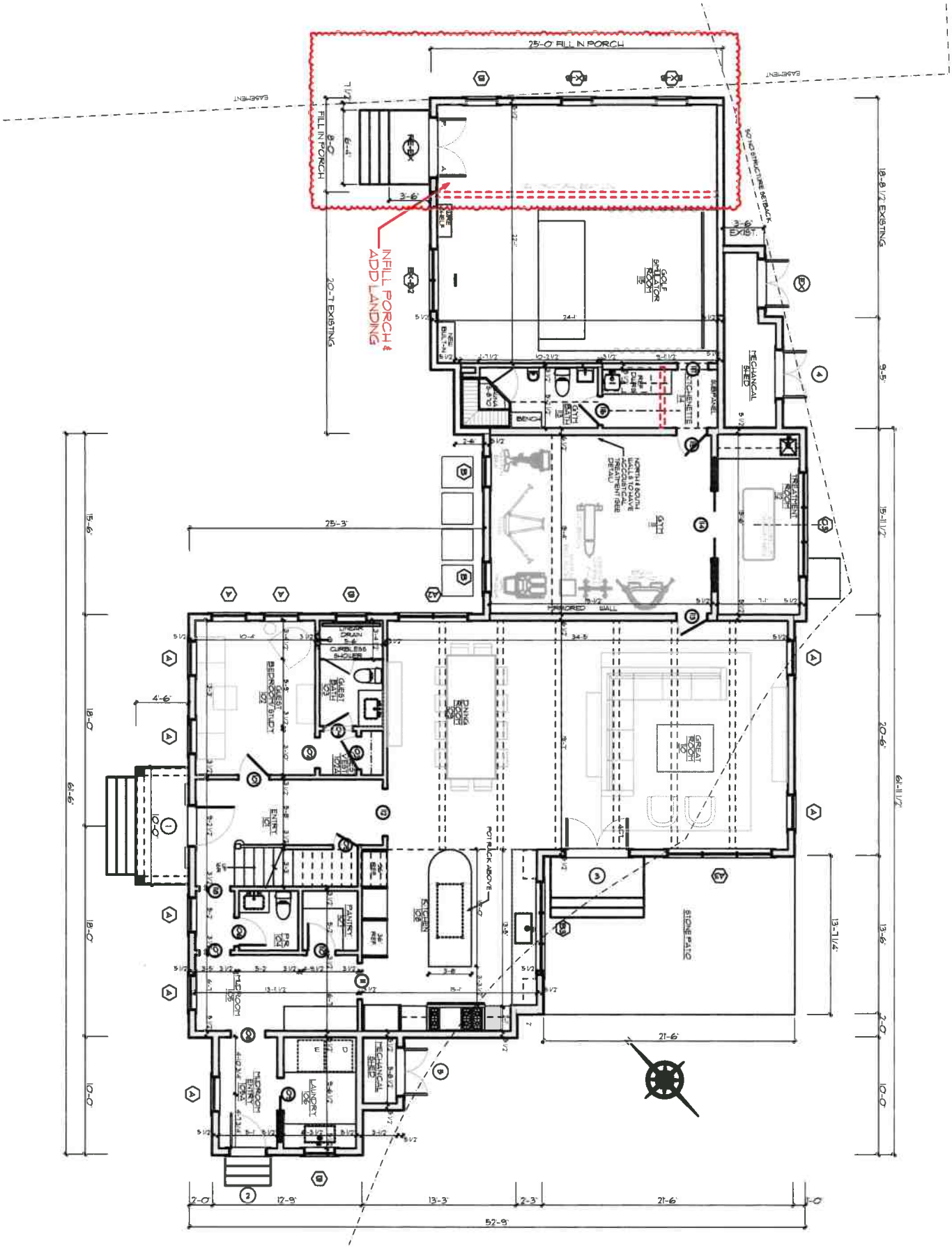
East Elevation

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

ID#
A-2.6



ID# A-1.1

Addition at
9 Arbour Way
Nantucket, MA 02554

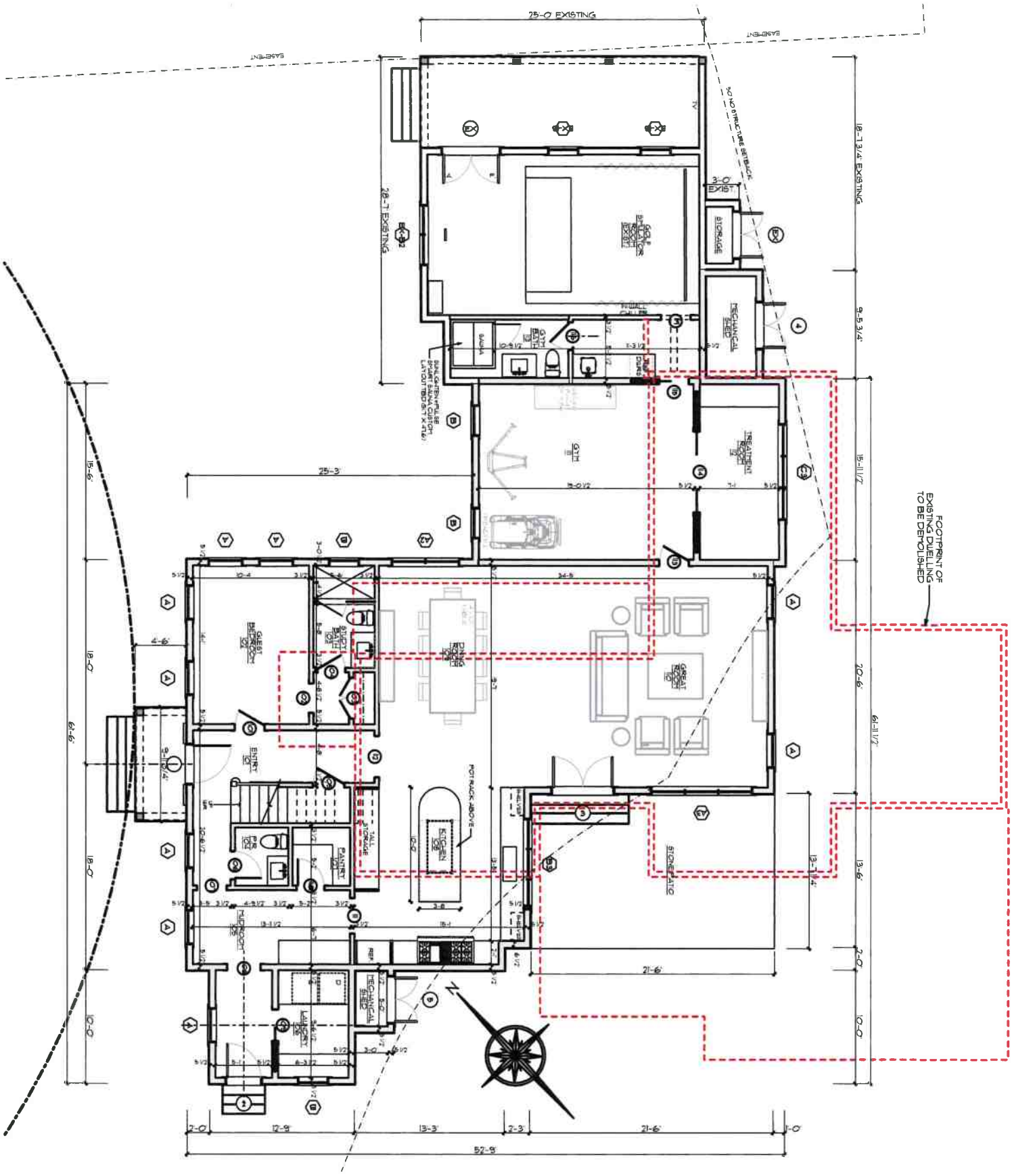
MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

Proposed 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



ID# **A-1.2**

Addition at
9 Arbour Way
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R-5
PARCEL NO: 137 PROJECT NO: 19 REVISED:

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

Previously Approved First Floor

BOTTICELLI & POHL

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

Residence at
9 Arbour Way
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 7/29/24
Build. Dept. Sub:
Revs: 7/24/24

Notes:

1. All windows to be by Andersen A-Series, as per below schedule and to match existing windows to remain, double glazed, 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 custom, double glazed, to match existing doors to remain, 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.	Unit Size	Rough Opening	Model	Lights	Comments
A	9	Double Hung	Andersen	2'-11 1/4" x 5'-11 1/4"	3'-0" x 6'-0"	ADH 3060	2 over 2	
A2	1	(2) Double Hungs	Andersen	(2) 2'-11 1/4" x 5'-11 1/4"	6'-0" x 6'-0"	(2) ADH 3060	2 over 2	
A3	1	(3) Double Hungs	Andersen	(3) 2'-11 1/4" x 5'-11 1/4"	9'-0" x 6'-0"	(3) ADH 3060	2 over 2	
B	5	Double Hung	Andersen	2'-7 1/4" x 4'-7 1/4"	2'-8" x 4'-8"	ADH 2848	2 over 2	Verify to match existing B windows.
B3	1	(3) Double Hungs	Andersen	(3) 2'-7 1/4" x 4'-7 1/4"	8'-0" x 4'-8"	(3) ADH 2848	2 over 2	
C2	1	(2) Awnings	Andersen	(2) 2'-11 1/4" x 2'-11 1/4"	6'-0" x 3'-0"	(2) AAN 3030	2 ea.	Verify to match top sash of D windows.
C3	1	(3) Awnings	Andersen	(3) 2'-11 1/4" x 2'-11 1/4"	9'-0" x 3'-0"	(3) AAN 3030	2 ea.	Verify to match top sash of D windows.
D	13	Double Hung	Andersen	2'-11 1/4" x 5'-3 1/4"	3'-0" x 5'-4"	ADH 3054	2 over 2	
D2	3	(2) Double Hungs	Andersen	(2) 2'-11 1/4" x 5'-3 1/4"	6'-0" x 5'-4"	(2) ADH 3054	2 over 2	
E2	1	(2) Double Hungs	Andersen	(2) 2'-9 1/4" x 5'-3 1/4"	5'-8" x 5'-4"	(2) ADH 21054	2 over 2	
F	1	Fixed	Andersen	2'-7 1/4" x 3'-7 1/4"	2'-8" x 3'-8"	ACW 2838	4	

Door Schedule

No.	Qn.	Type	Manuf.	Unit Size	Rough Opening		Lights	Comments
1	1	Front Door	Custom	3'-4" x 8'-0"	3'-7" x			4 panels
2	1	Side Door	Custom	3'-0" x 8'-0"	3'-3" x		4	over panel
3	1	Double French	Custom	5'-4" x 8'-0"	5'-8" x		6 ea.	
4	1	Double Shed Door	Custom	4'-0" x 6'-6"				Vertical boards
5	1	Double Shed Door	Custom	4'-0" x 6'-6"				Vertical boards

9 Arbour Way - West




9 Arbour Way - West


9 Arbour Way - North/West

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

September 3, 2019

To the Commissioners,

I, Steven Cohen, manager of 42/44 ARB Way, LLC, owner of record of property located at 9 Arbour Way, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

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 42/44 ARB Way LLC

STREET ADDRESS 9 Arbour Way

MAP/PARCEL 29/137

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

July 29, 2024

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

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

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

Signature

7/24/24

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°: 75 PARCEL N°. 66.1

Street & Number of Proposed Work: 38 CHUCK HOLLOW RD

Owner of record: TOMACK 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: ethan676@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 16'-3" ½ ± Sq. Footage 1st floor: 329 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-2½ ± 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 8'-0" ± 6" South 11'-6" ± 6" East 11'-6" ± 6" West 11'-6" ± 6"

Additional Remarks

Historic Name:

Original Date: 1968

Original Builder: ALLEN MCGARVY

REVISIONS* (describe)

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

MOVE SHED ON

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ 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 TME

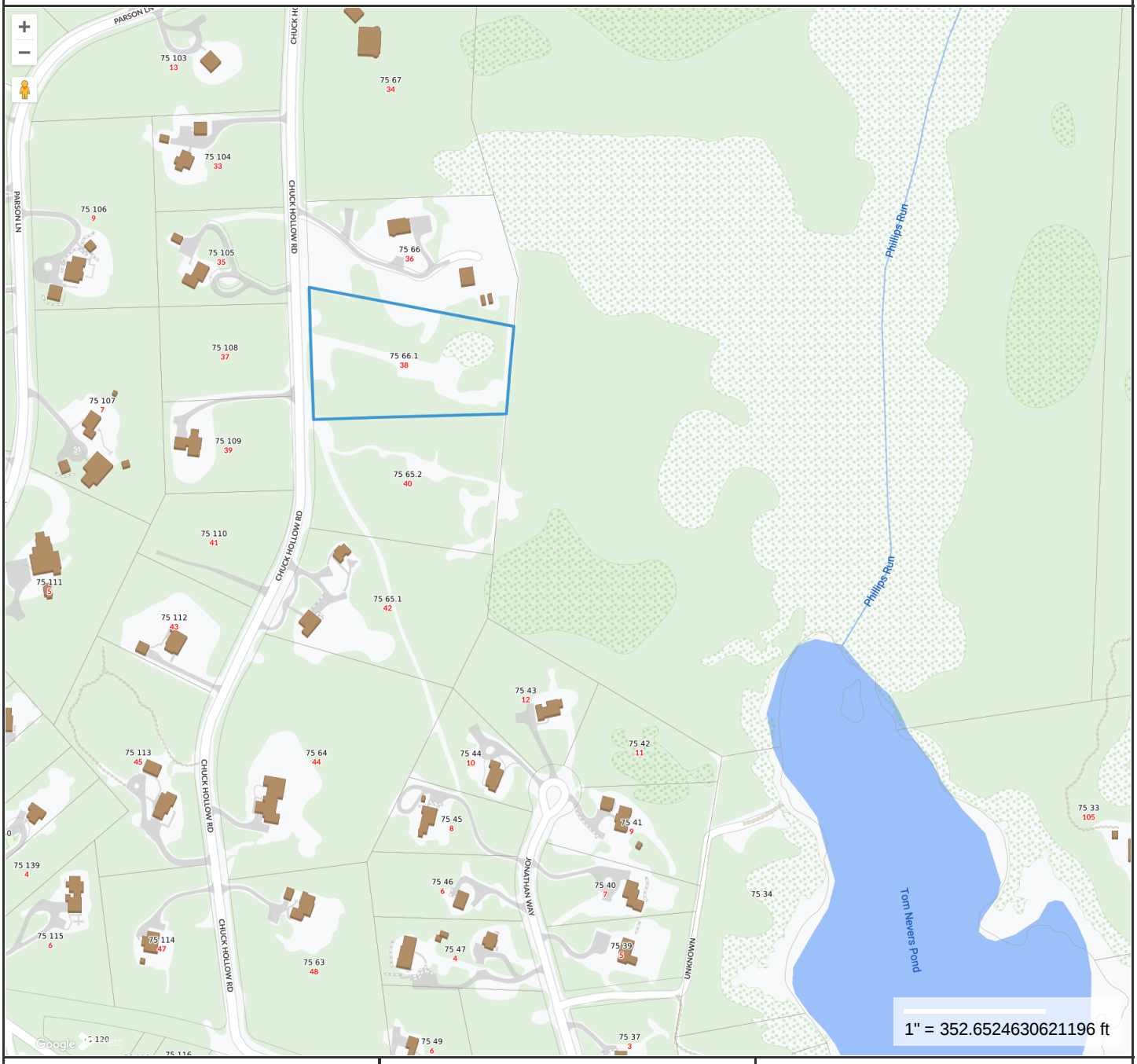
Trim TO MATCH HOUSE Sash TO MATCH HOUSE Doors TO MATCH HOUSE

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 3 · 17 - 2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	7070
Location	38 CHUCK HOLLOW RD
Owner	TOMACK 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.

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:

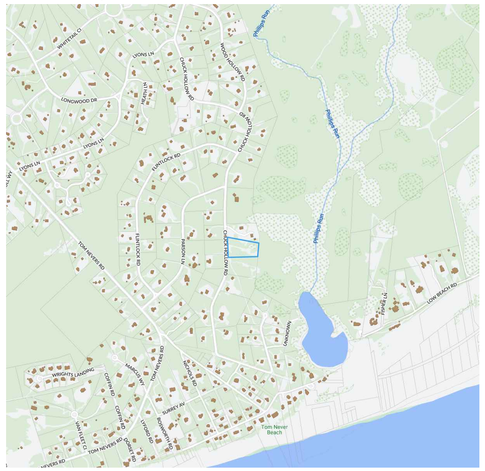
1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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

GIS MAP: 75 / 66.1



AERIAL MAP: 75 / 66.1



LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME	2024.02.28 SLP BASE
L-000.00	COVER SHEET	•
L-010.00	GENERAL NOTES	
L-100.00	EXISTING CONDITIONS & DEMO PLAN	
L-110.00	TREE PROTECTION PLAN	
L-120.00	GRADING & UTILITIES PLAN	
L-130.00	LAYOUT PLAN	
L-131.00	SWIMMING POOL & SPA CONSTRUCTION DETAILS	
L-132.00	SWIMMING POOL & SPA CONSTRUCTION DETAILS	
L-133.00	OUTDOOR KITCHEN CONSTRUCTION DETAILS	
L-134.00	SITE CONSTRUCTION DETAILS	
L-135.00	SITE CONSTRUCTION DETAILS	
L-140.00	LIGHTING PLAN	
L-141.00	LIGHTING PLAN	
L-150.00	PLANTING PLAN	
L-151.00	PLANTING PLAN	
L-152.00	PLANTING DETAILS & SPECIFICATIONS	



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

PROJECT

38 CHUCK HOLLOW RD

38 CHUCK HOLLOW ROAD
NANTUCKET, MA, 02554

OWNER

TOMACK LLC
100 Main St.
Tuckahoe, NY, 10707

ARCHITECT

JB STUDIO
PO Box 3741, Nantucket, MA 02554
T (508) 332-9654

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket MA 02554
T (508) 228 9026

N

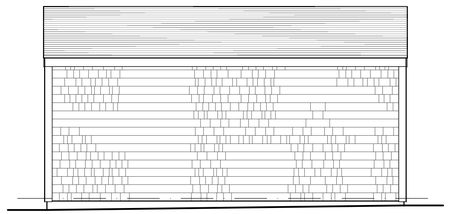
COVER

DRAWING INFO

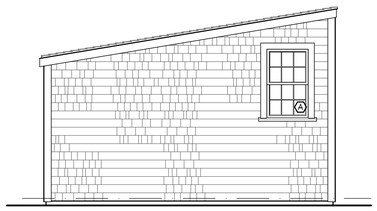
DATE	FEBRUARY 28, 2023
SCALE	1" = 20' - 0"
DRAWN BY	JH

L-000.00

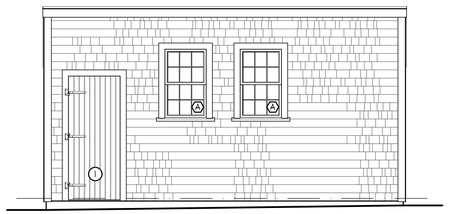




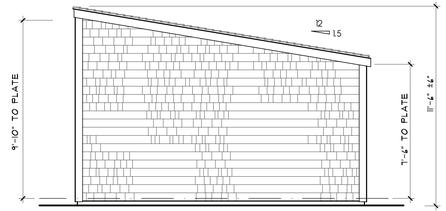
NORTH ELEVATION
SCALE: 1/4"=1'-0"



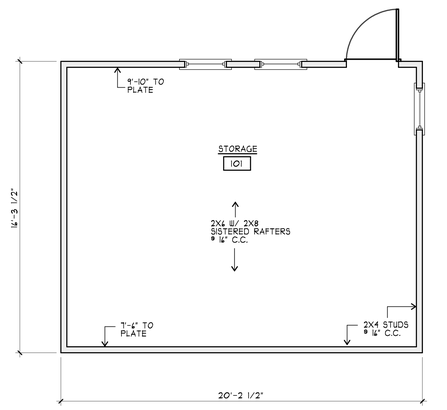
WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

329 S.F.

N

REVISIONS:
7/24/2024: AS-BUILT MEASURING
7/24/2024: AS-BUILT PLANS
7/25/2024: HDC PRINT SHED MOVE ON

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

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

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

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE.

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

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

TOMACK 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: 167
SHED PLANS MOVE ON
ADDRESS: 38 CHUCK HOLLOW ROAD NANTUCKET, MA 02554
DATE: 7/25/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 46

Street & Number of Proposed Work: 15 Helens Dr.

Owner of record: John Roberts

Mailing Address: 15 Helens Dr.
Nantucket, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B Amelia Dr.
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 28' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 896 Sq. ft.

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

Height of ridge above final finish grade: North 30' +/- South 30' +/- East 30' +/- West 30' +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

*Raising ridge 2' + adding shed dormers to create bedroom living space

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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 Existing

Leaders (material and size): To Match Existing

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 7/24/24 Signature of owner of record John [signature] Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Katy Mitchell-KM Landscape Designs, INC

AS AGENT FOR John D Roberts

STREET ADDRESS 15 Helens Drive

MAP/PARCEL 66//46

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/26/2024

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

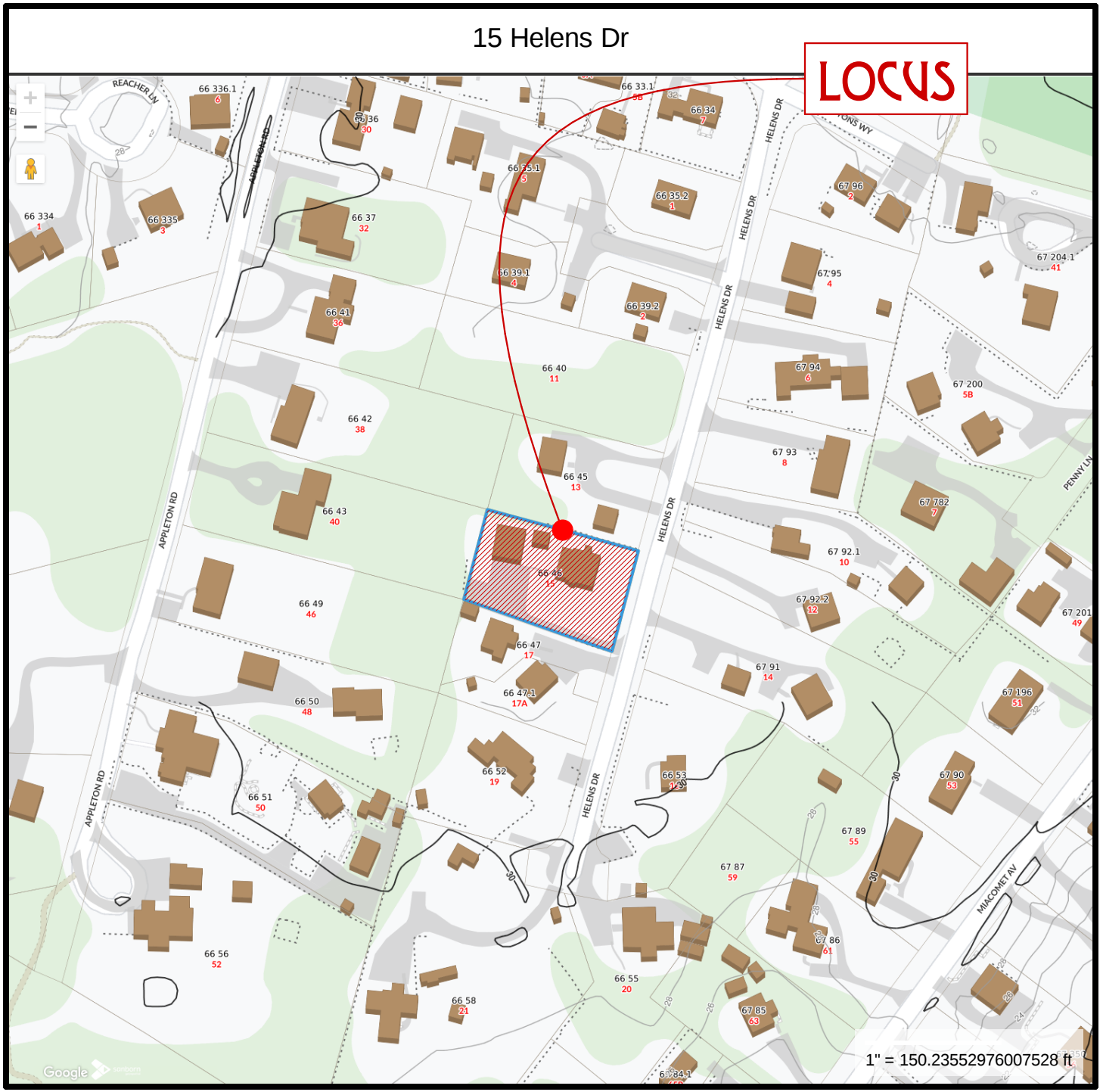
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

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

Katharine Mitchell — 7/26/2024

Signature — Date

15 Helens Dr



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

MARK	DATE	DESCRIPTION
	/ /	

15 HELENS DR LOCUS MAP

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JUL 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

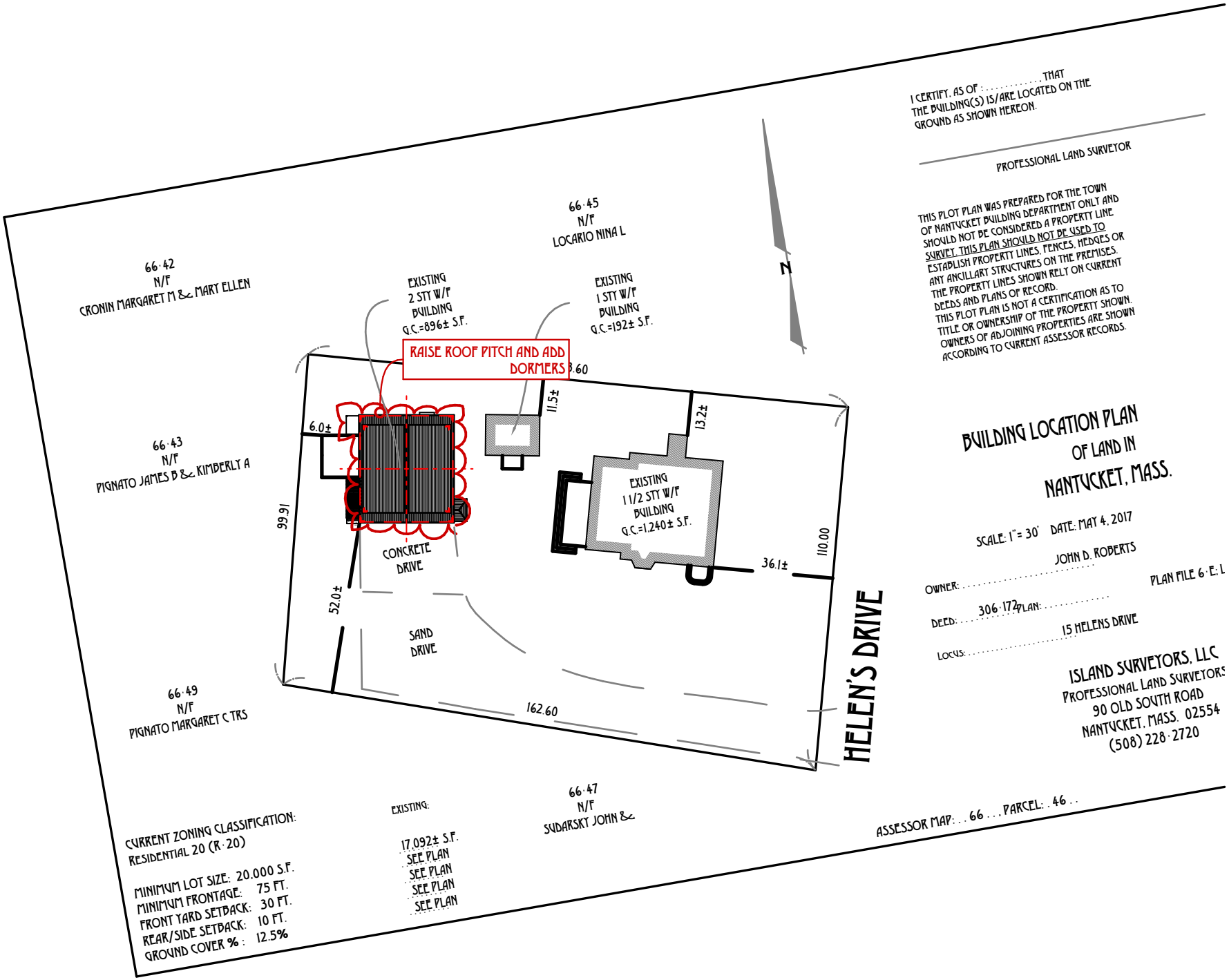
ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL DRAWINGS AND DESIGNS CONTAINED ARE 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 0.1



Public Way



PROPOSED HDC SITE PLAN (R·20)

SCALE: 1" = 40'

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

MARK	DATE	DESCRIPTION
	/ /	

15 HELENS DR PROPOSED SITE PLAN

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JUL 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

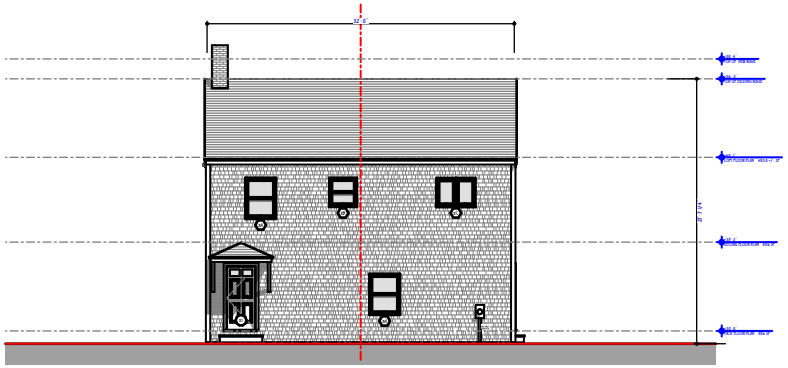
PROJECT NO:2024·15

MAP NO.:66 MAP NO.: 46

ZONING · HISTORIC R·20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024.

HDC 0.2

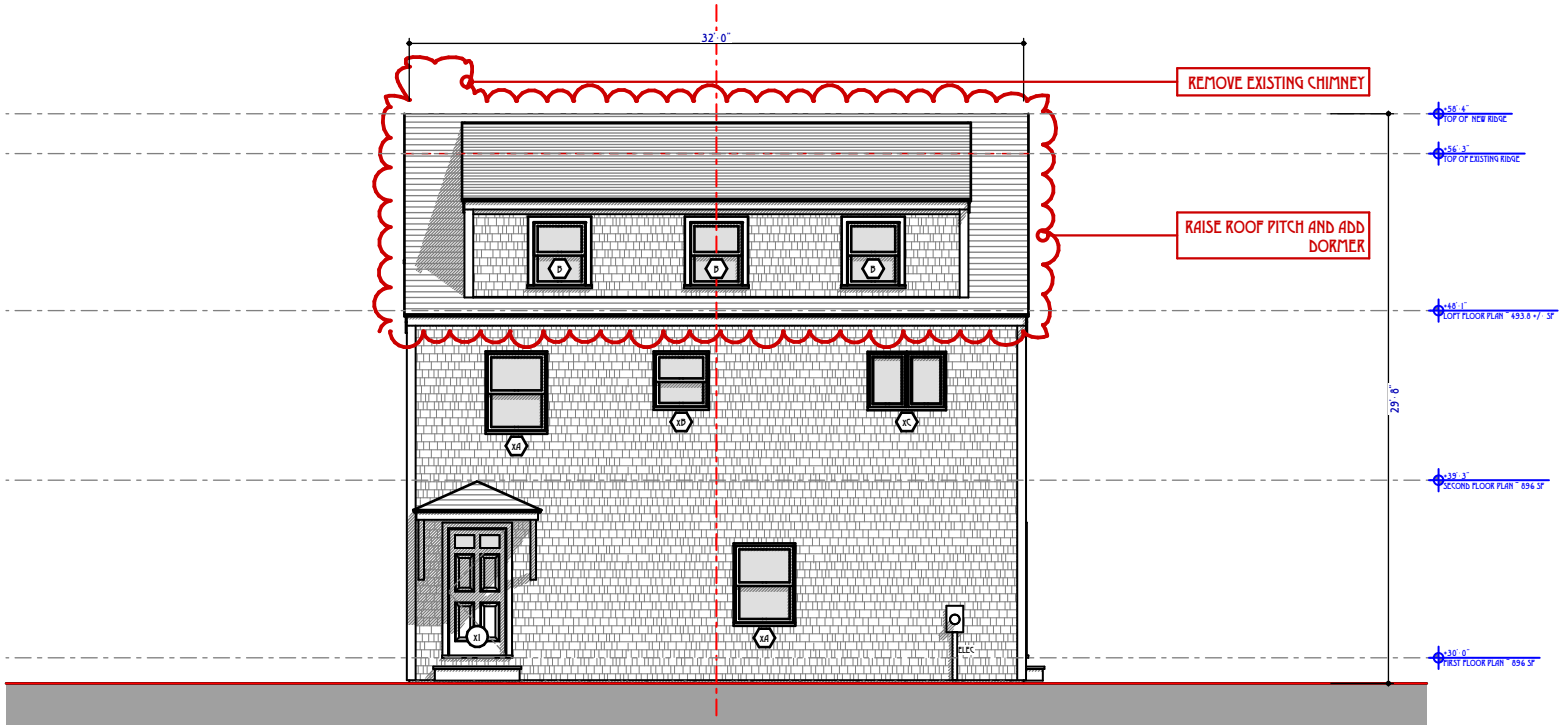


XE EXISTING EAST ELEVATION (FRONT)

SCALE: 1" = 20'

REVISIONS: 23 JULY 2024

1. RAISE ROOF PITCH AND ADD DORMER
2. REMOVE EXISTING CHIMNEY



E PROPOSED EAST ELEVATION (FRONT)

SCALE: 1" = 10'

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED EAST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JULY 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

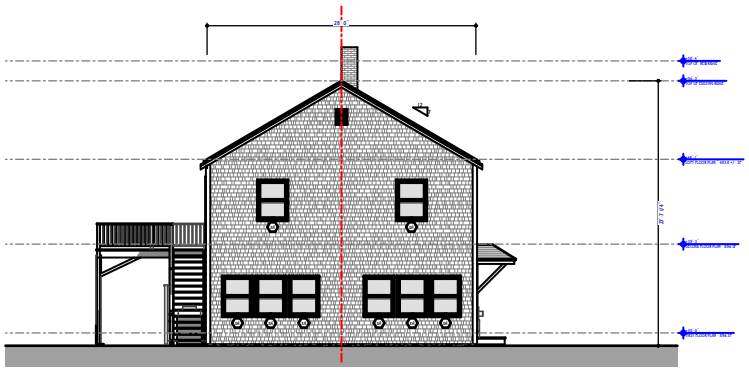
ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 2.1

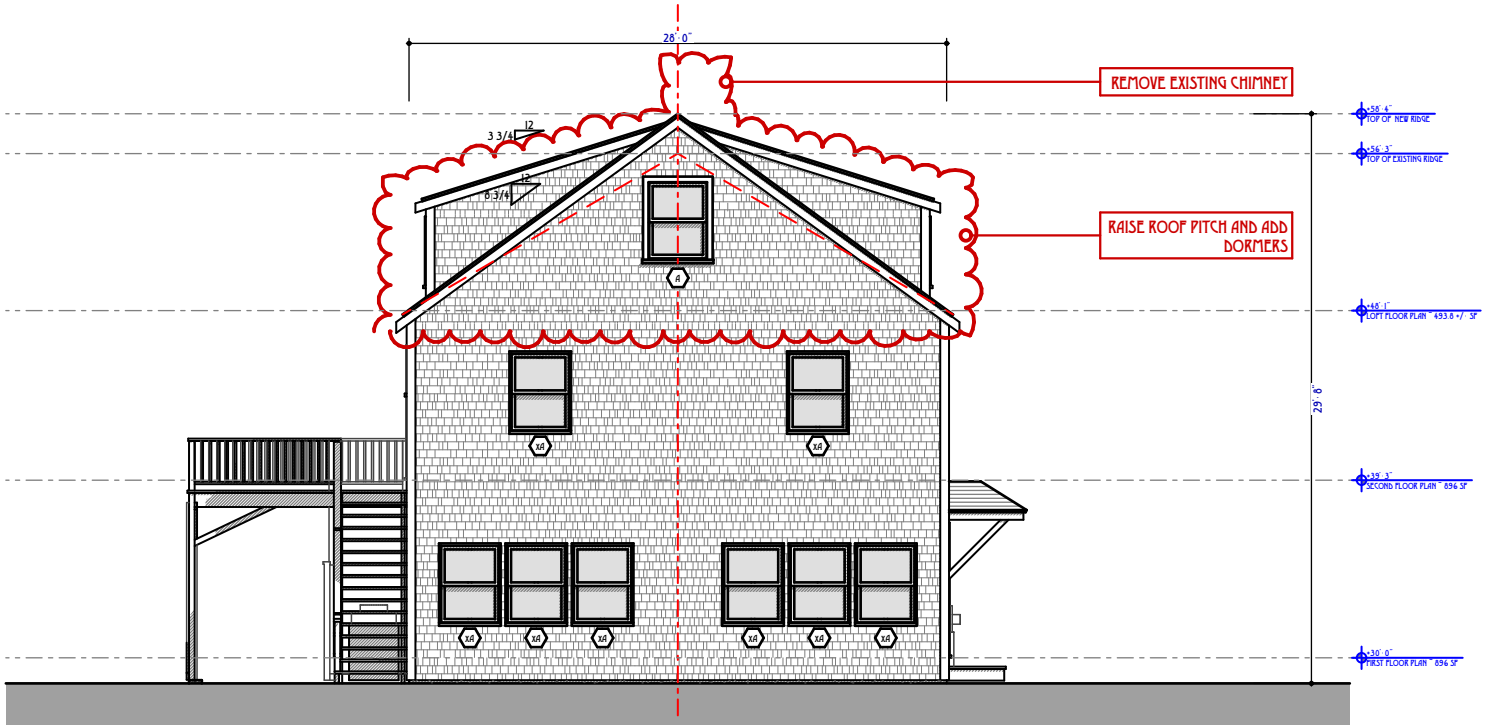
REVISIONS: 23 JULY 2024

1. RAISE ROOF PITCH AND ADD DORMERS
2. REMOVE EXISTING CHIMNEY



XS EXISTING SOUTH ELEVATION

SCALE: 1" = 20'



S PROPOSED SOUTH ELEVATION

SCALE: 1" = 10'

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SOUTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JULY 2024

HDC APPROVAL CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

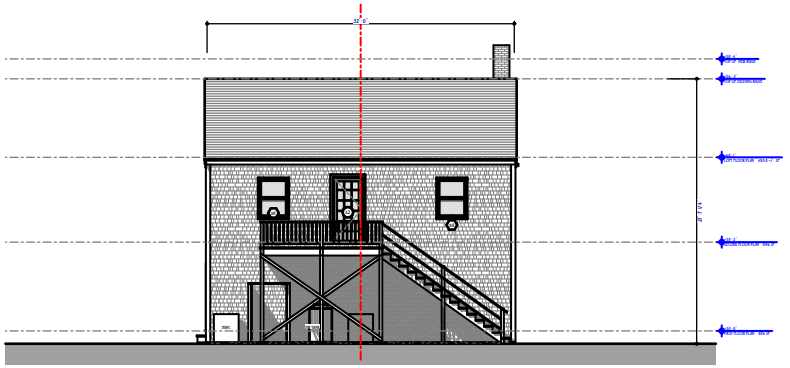
ZONING - HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 2.2

REVISIONS: 23 JULY 2024

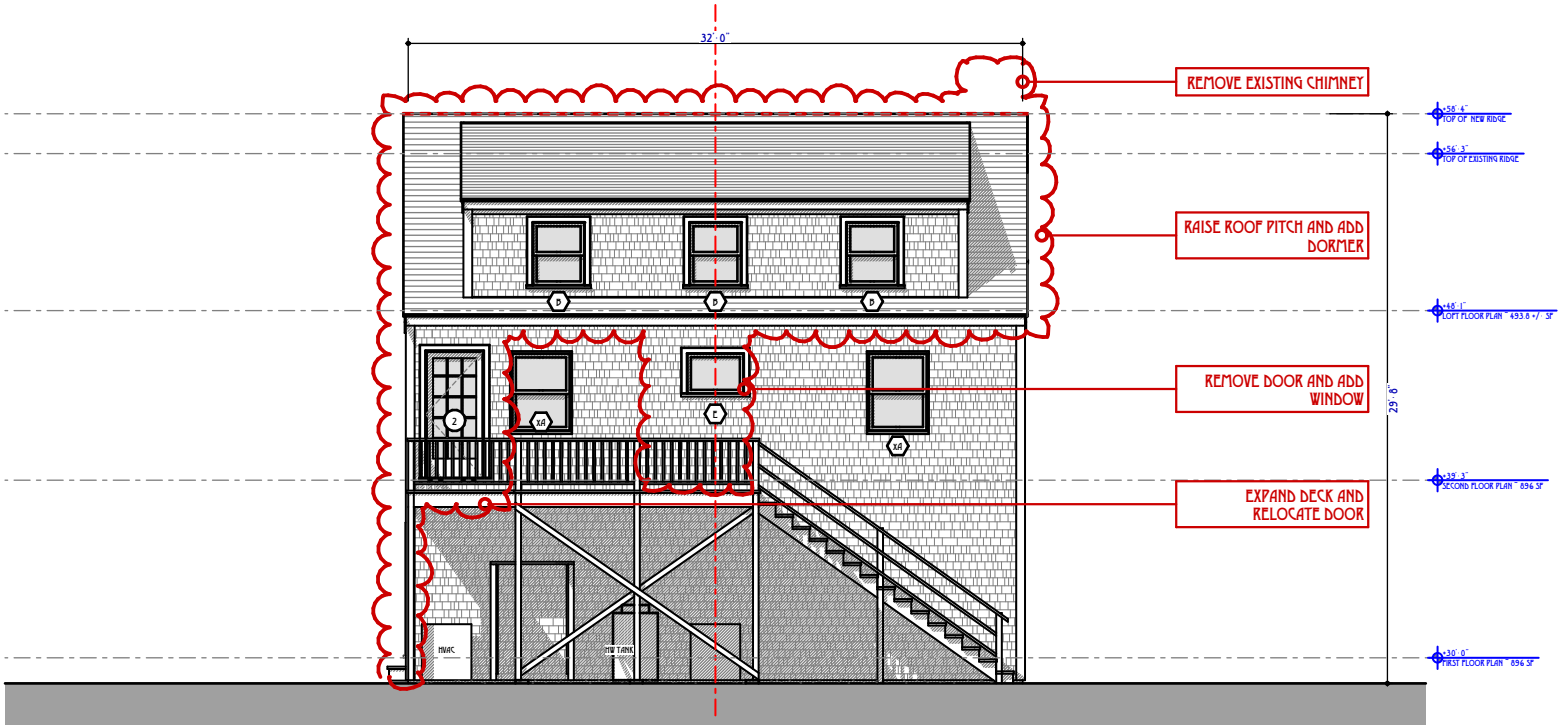
1. RAISE ROOF PITCH AND ADD DORMER
2. REMOVE EXISTING CHIMNEY
3. REMOVE DOOR AND ADD WINDOW
4. EXPAND DECK AND RELOCATE DOOR



XW

EXISTING WEST ELEVATION (REAR)

SCALE: 1" = 20'



W

PROPOSED WEST ELEVATION (REAR)

SCALE: 1" = 10'

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED WEST ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JULY 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

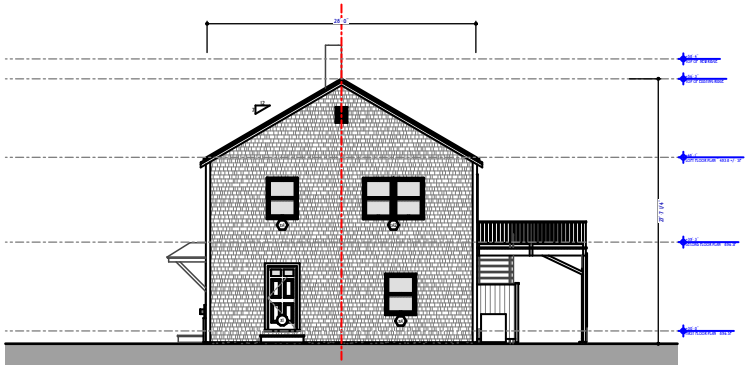
PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 2.3

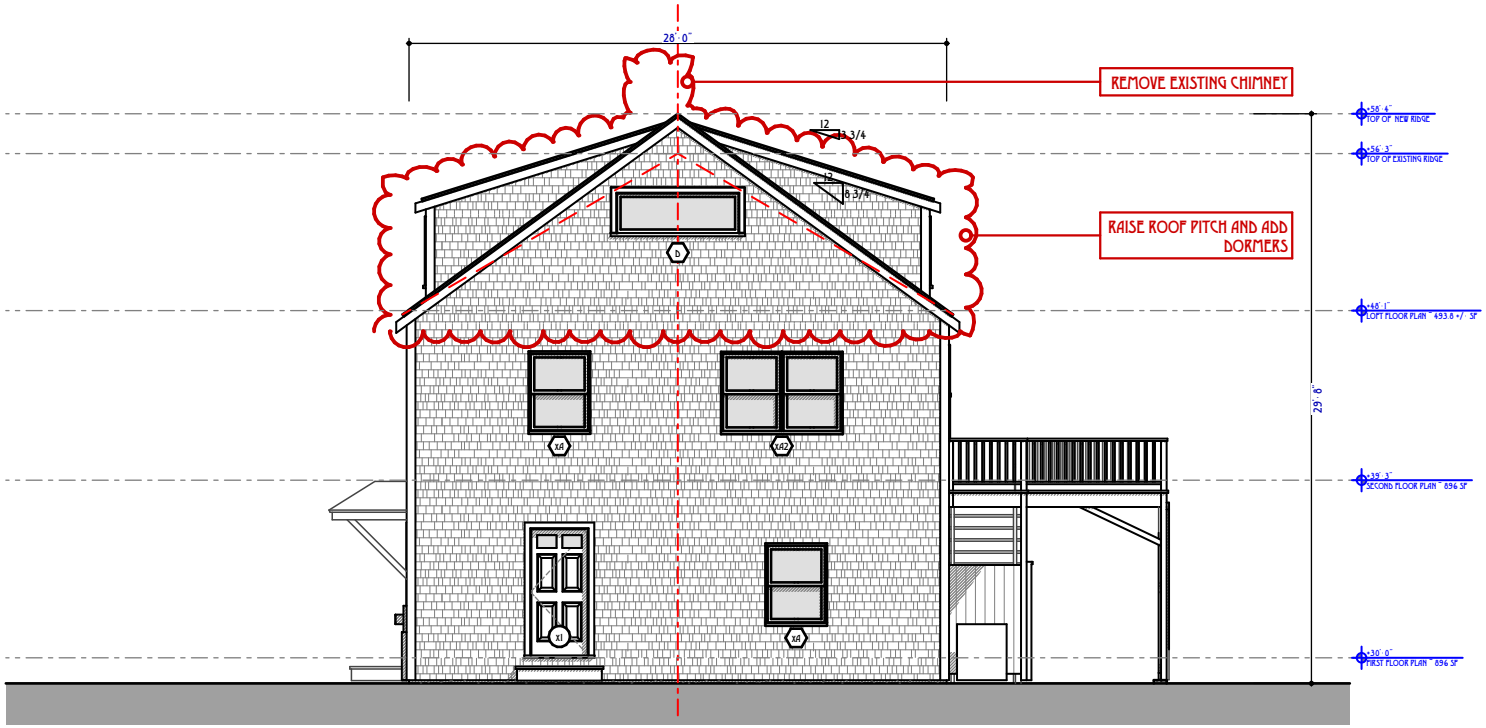


XN EXISTING NORTH ELEVATION

SCALE: 1" = 20'

REVISIONS: 23 JULY 2024

1. RAISE ROOF PITCH AND ADD DORMERS
2. REMOVE EXISTING CHIMNEY



N PROPOSED NORTH ELEVATION

SCALE: 1" = 10'

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED NORTH ELEVATION

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JULY 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

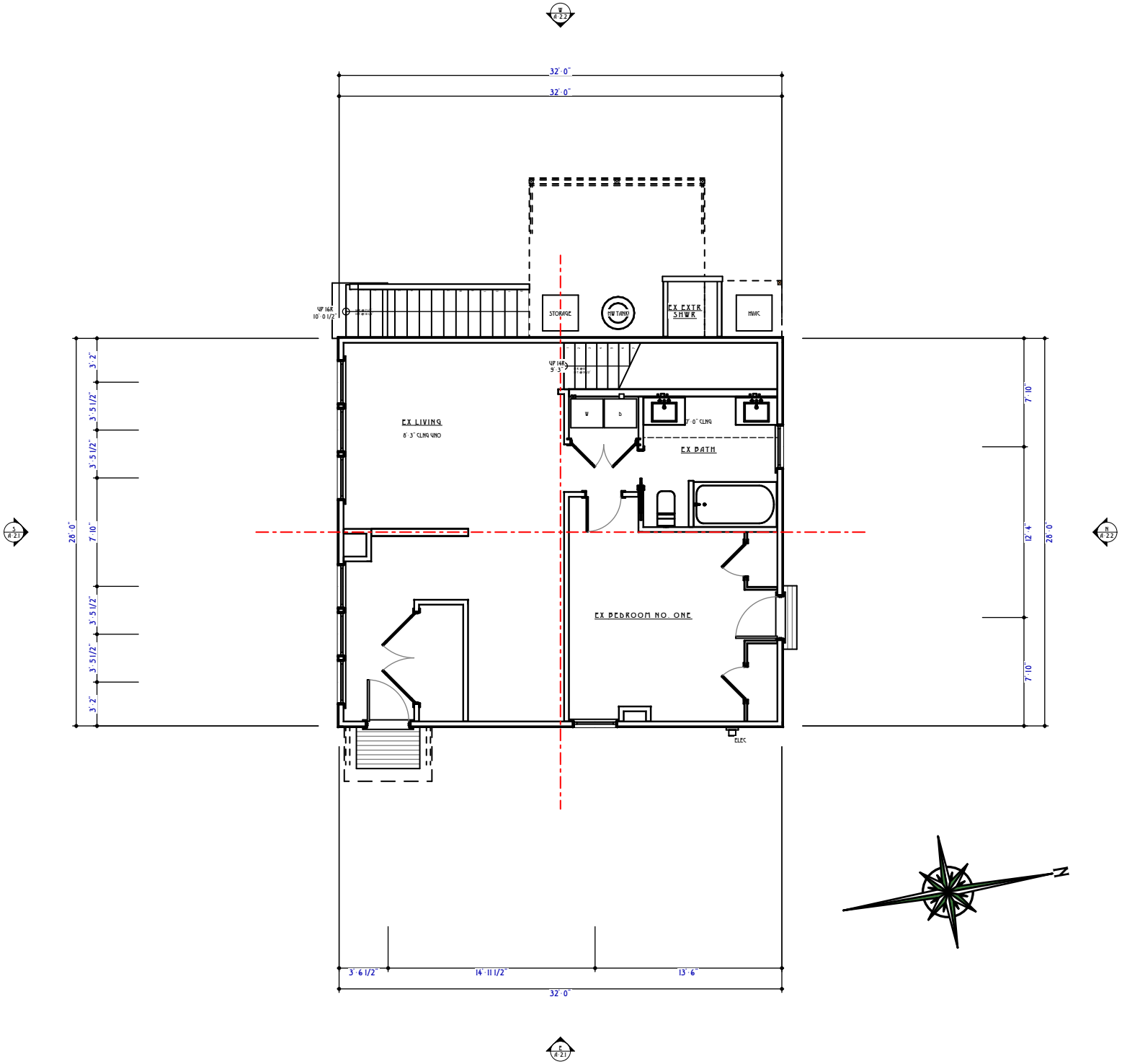
PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

ZONING - HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 2.4



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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED FIRST FLOOR PLAN ~ 896 SF

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JUL 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

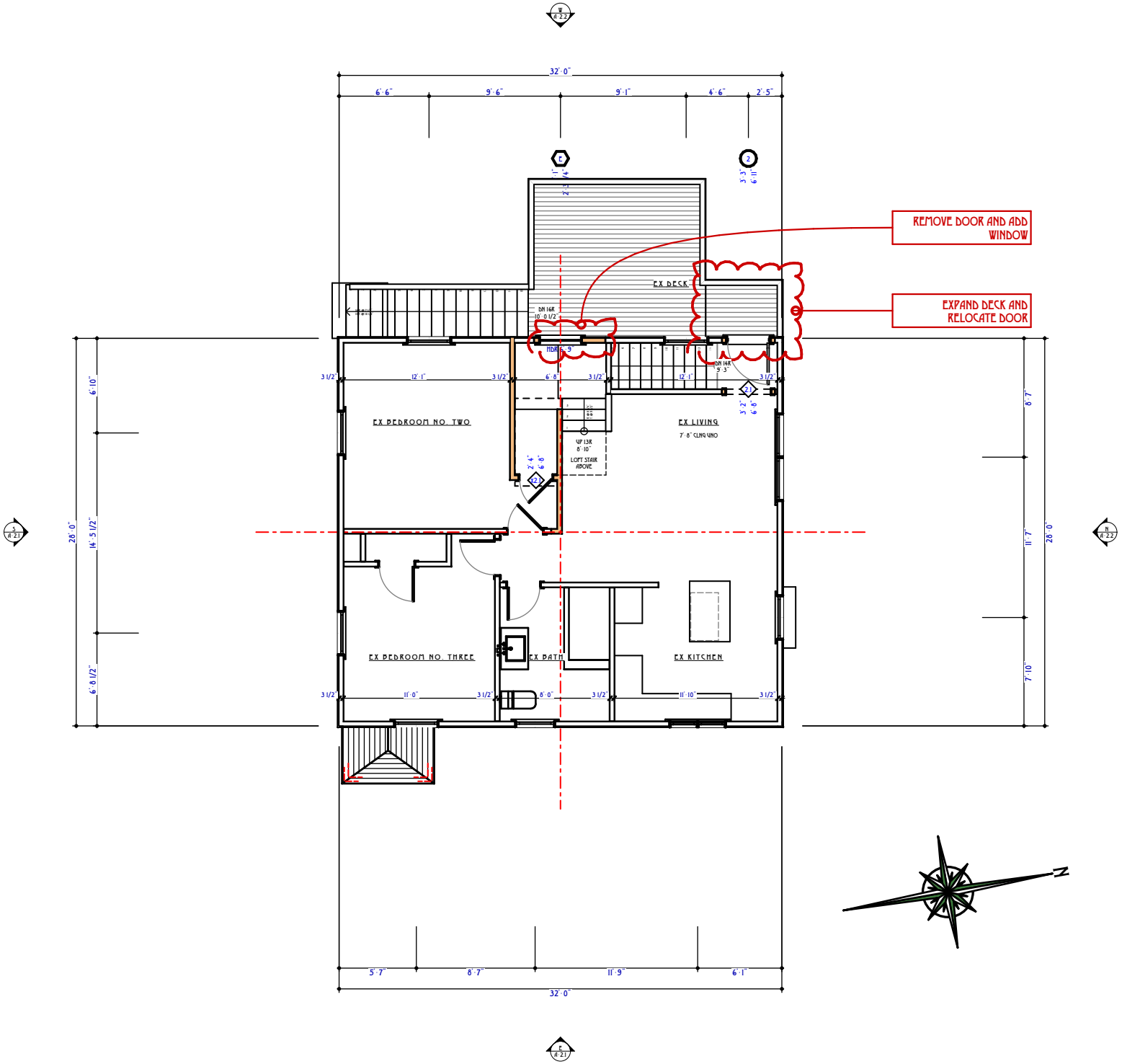
PROJECT NO:2024-15

MAP NO.:66 MAP NO.: 46

ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE SOCIETIES IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 1.1



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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SECOND FLOOR PLAN ~ 896 SF

BUILDING PERMIT NO.:

HDC SUBMISSION: 22 JULY 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

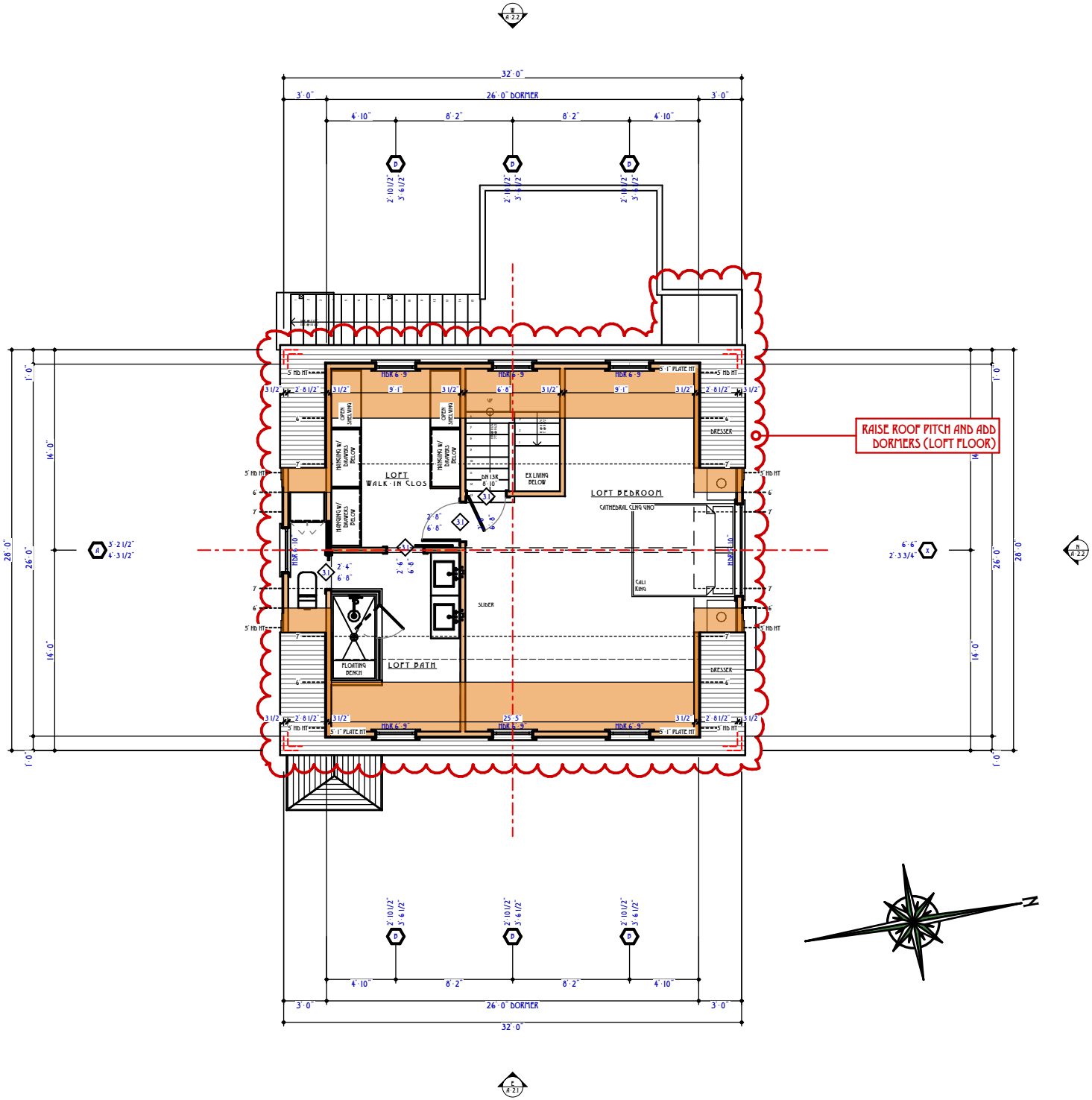
PROJECT NO:2024-15

MAP NO.:66 LOT NO.: 46

ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 1.2



TOPHAM DESIGN, LLC

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

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED LOFT FLOOR PLAN ~ 493.8 +/- SF

BUILDING PERMIT NO.:

HDC SUBMISSION 22 JULY 2024

HDC APPROVAL: CERTIFICATE NO.:

ROBERTS RESIDENCE

15 HELENS DR
NANTUCKET, MA 02554

HDC SUBMISSION
7/23/2024

PROJECT NO:2024-15

MAP NO.:66 LOT NO.: 46

ZONING : HISTORIC R-20 ALLOWABLE G.C.:12.5%

ALL MATERIALS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF TOPHAM DESIGN, LLC. 2024. NO PUBLICATION OR USE OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL FROM TOPHAM DESIGN, LLC. 2024

HDC 1.3

15 HELENS DR

Location	15 HELENS DR	**Mblu**	66/ / 46/ /
Acct#	00004856	**Owner**	ROBERTS JOHN D & SALLY L
Assessment	$2,226,500	**PID**	4856
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,559,400	$667,100	$2,226,500

Owner of Record

Owner	ROBERTS JOHN D & SALLY L	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	15 HELENS DR NANTUCKET, MA 02554	**Book & Page**	00306/0172
		Sale Date	08/26/1988
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ROBERTS JOHN D & SALLY L	$0		00306/0172	99	08/26/1988

Building Information

Building 1 : Section 1

Year Built:	1980
Living Area:	1,792
Replacement Cost:	$728,262
Building Percent Good:	86
Replacement Cost Less Depreciation:	$626,300

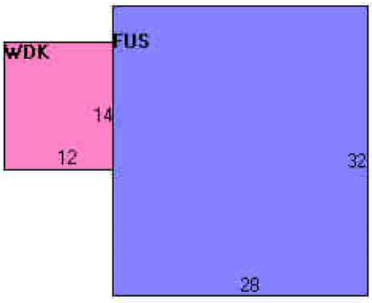
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior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

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0030\15%20heler

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4856_56

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	896	896
FUS	Upper Story, Finished	896	896
CAN	Canopy	24	0
WDK	Deck, Wood	168	0
		1,984	1,792

Building 2 : Section 1

Year Built: 1988
Living Area: 2,551
Replacement Cost: $993,335
Building Percent Good: 90
Replacement Cost

Less Depreciation: $894,000

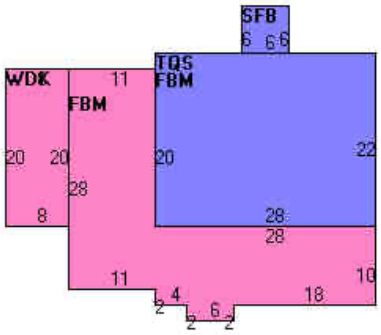
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\03\67\98.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4856_56

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,216	1,216
FBM	Basement, Finished	1,216	851
TQS	Three Quarter Story	616	462
SFB	Base, Semi-Finished	36	22
WDK	Deck, Wood	160	0
		3,244	2,551

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL3	2 STORY CHIM	1.00 UNITS	$11,000	2
FLU2	BRICK	1.00 UNITS	$4,800	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R20
Neighborhood	400
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.39
Frontage	0
Depth	0
Assessed Value	$667,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			196.00 S.F.	$5,300	2
SHD1	SHED FRAME			64.00 S.F.	$1,700	1
PAT2	PATIO-GOOD			726.00 S.F.	$16,300	1

Valuation History

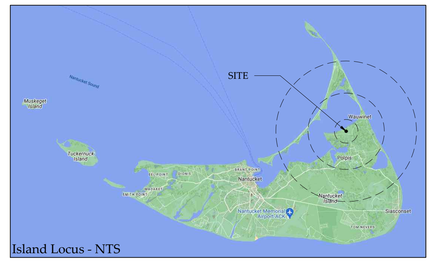
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,559,400	$667,100	$2,226,500
2023	$1,135,700	$658,400	$1,794,100
2022	$685,700	$548,700	$1,234,400
2021	$685,700	$577,500	$1,263,200
2020	$711,600	$577,500	$1,289,100

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

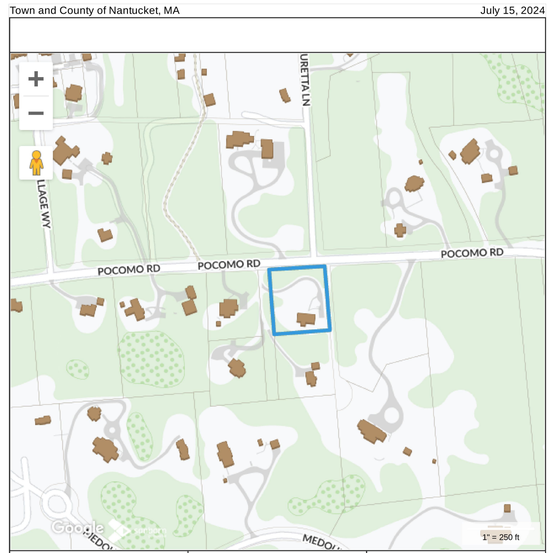
PROPOSED



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



Locus Map



Main House Drawing List	
A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Existing First Floor Plan
EX2.2	Existing Second Floor Plan
A2.0	Proposed Lower Level
A2.1	Proposed First Floor Plan
A2.2	Proposed Second Floor Plan
A3.1	Existing/Proposed Exterior North Elevation
A3.2	Existing/Proposed Exterior East Elevation
A3.3	Existing/Proposed Exterior South Elevation
A3.4	Existing/Proposed Exterior West Elevation
A5.1	Proposed Window and Door Schedule

Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Proposed Site Plan
Locus
Zoning Information

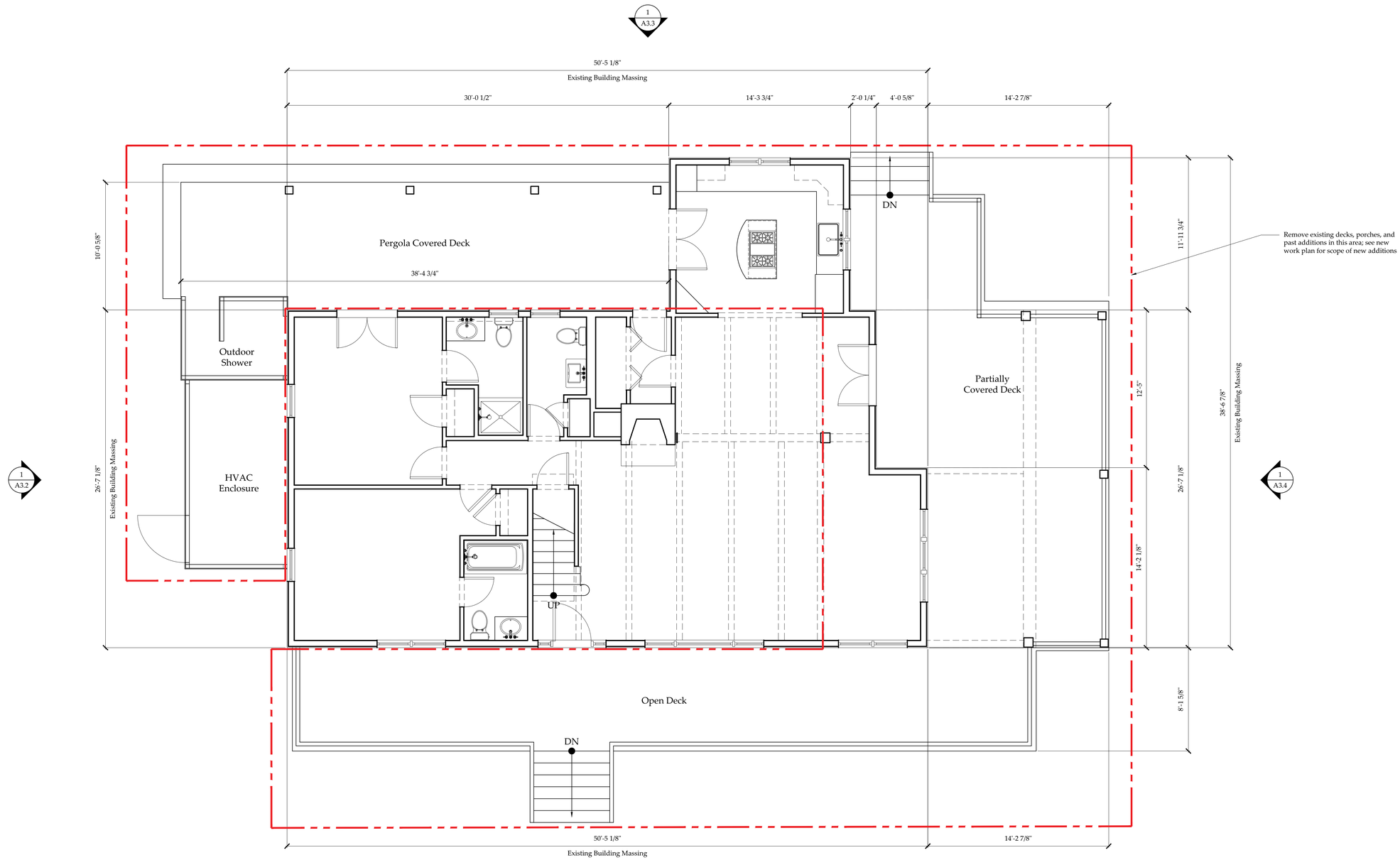
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A1.1

EXISTING



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

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Existing
First Floor Plan

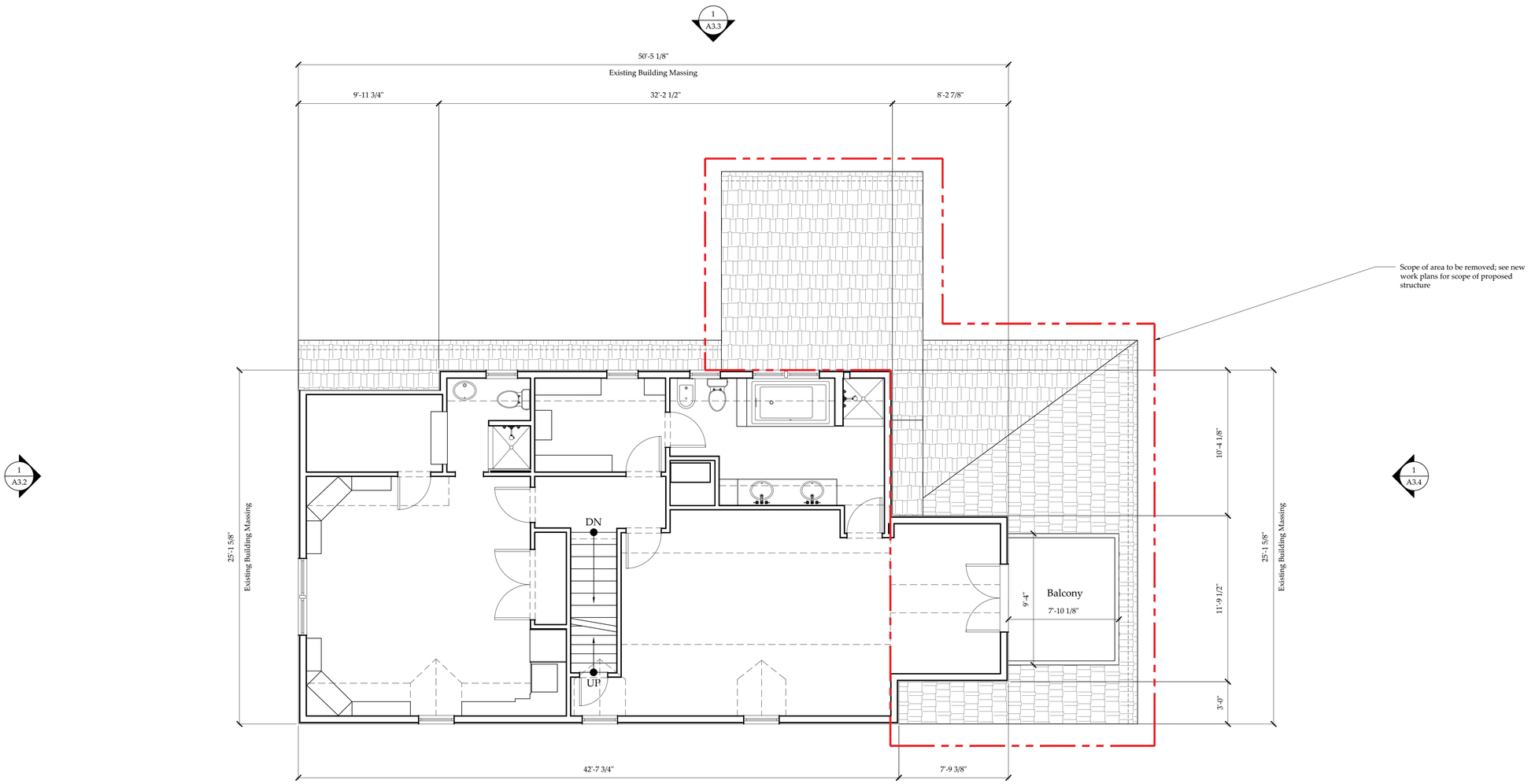
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

EX2.1

EXISTING



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

1
A3.1

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Existing
Second Floor Plan

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

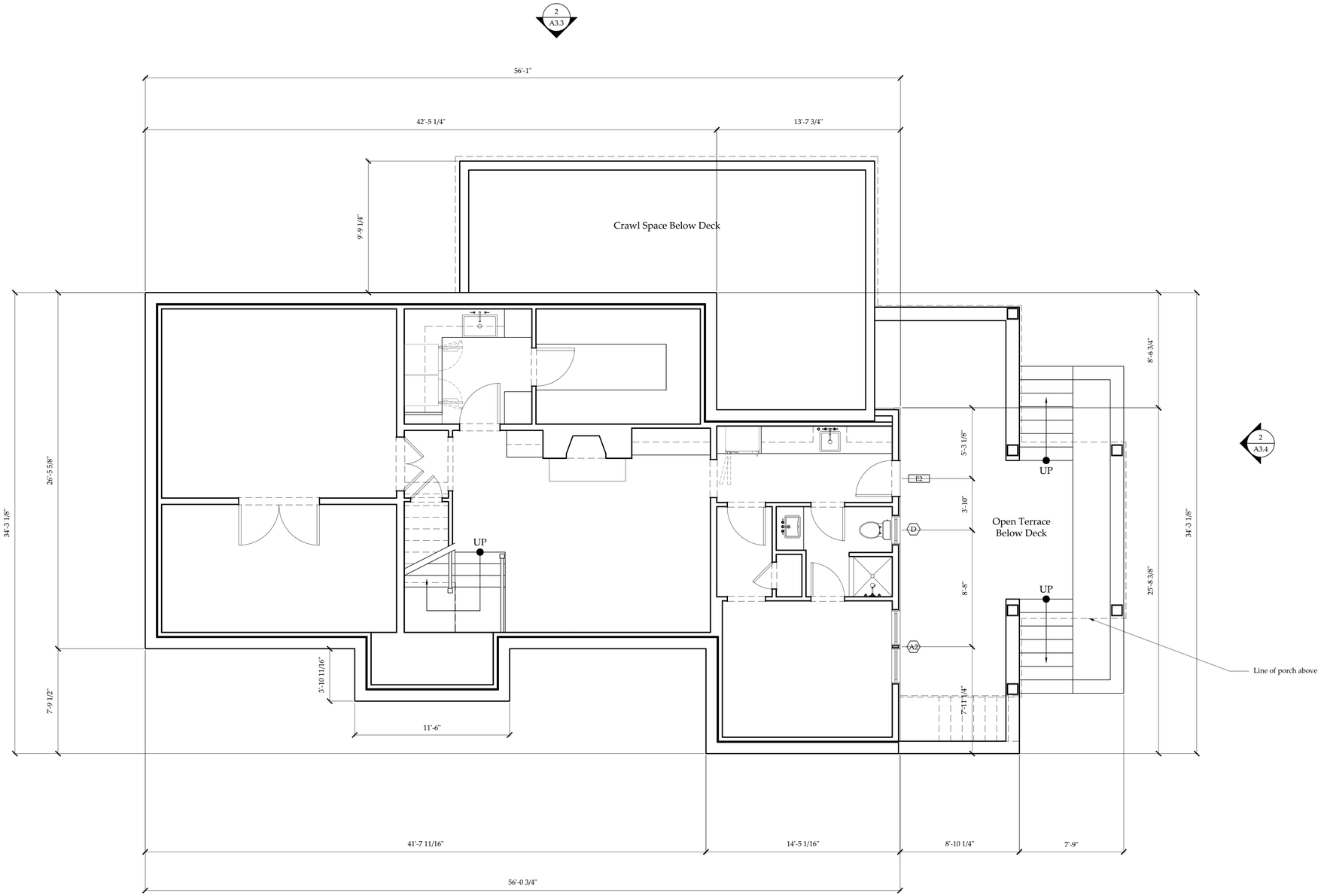
EX2.2

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule

Note: Existing structure has crawl space basement; proposed work includes new full basement



1 Proposed Lower Level
Scale: 1/4" = 1'-0"

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Proposed
Lower Level

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

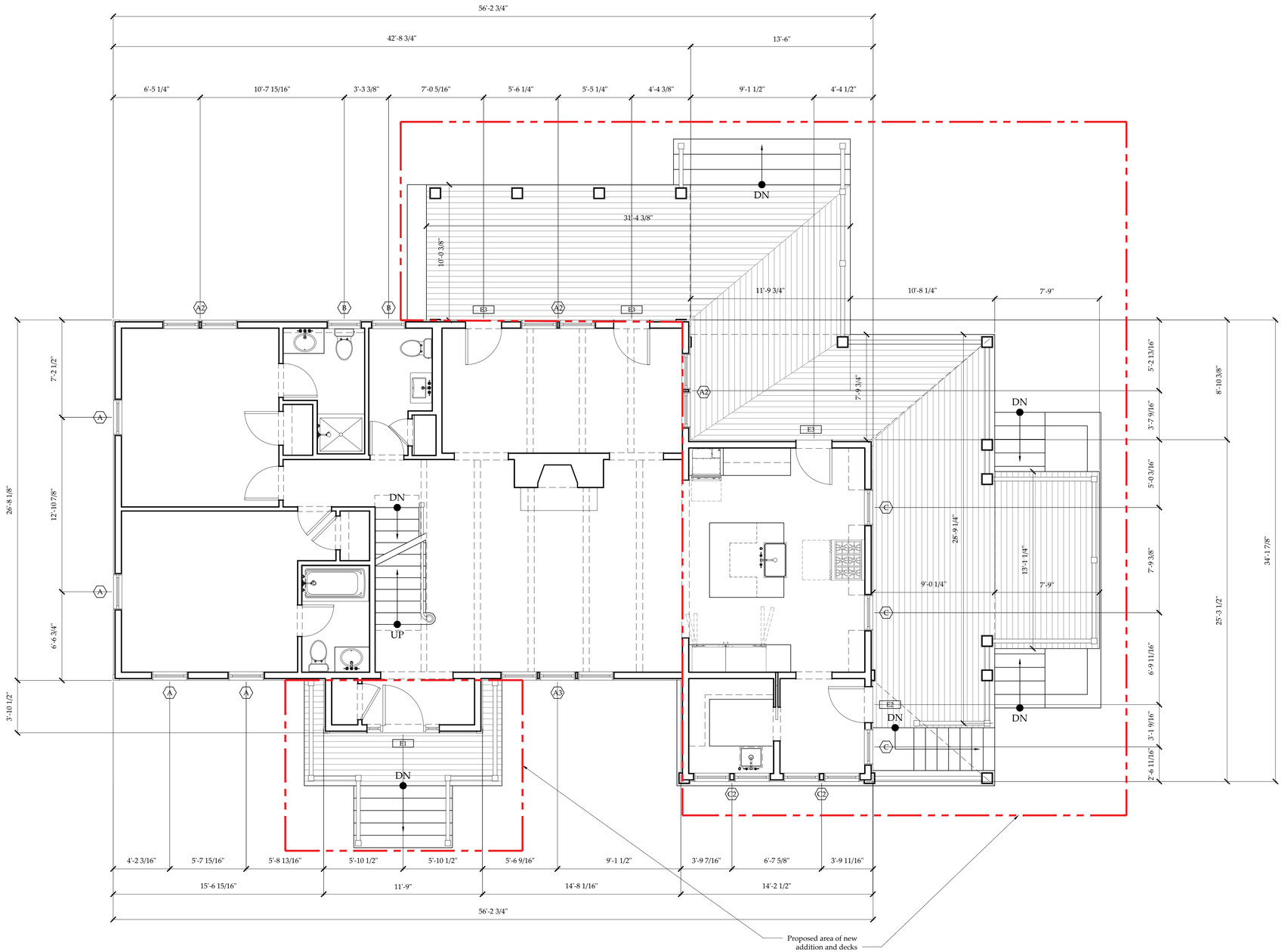
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule



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

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Proposed
First Floor Plan

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

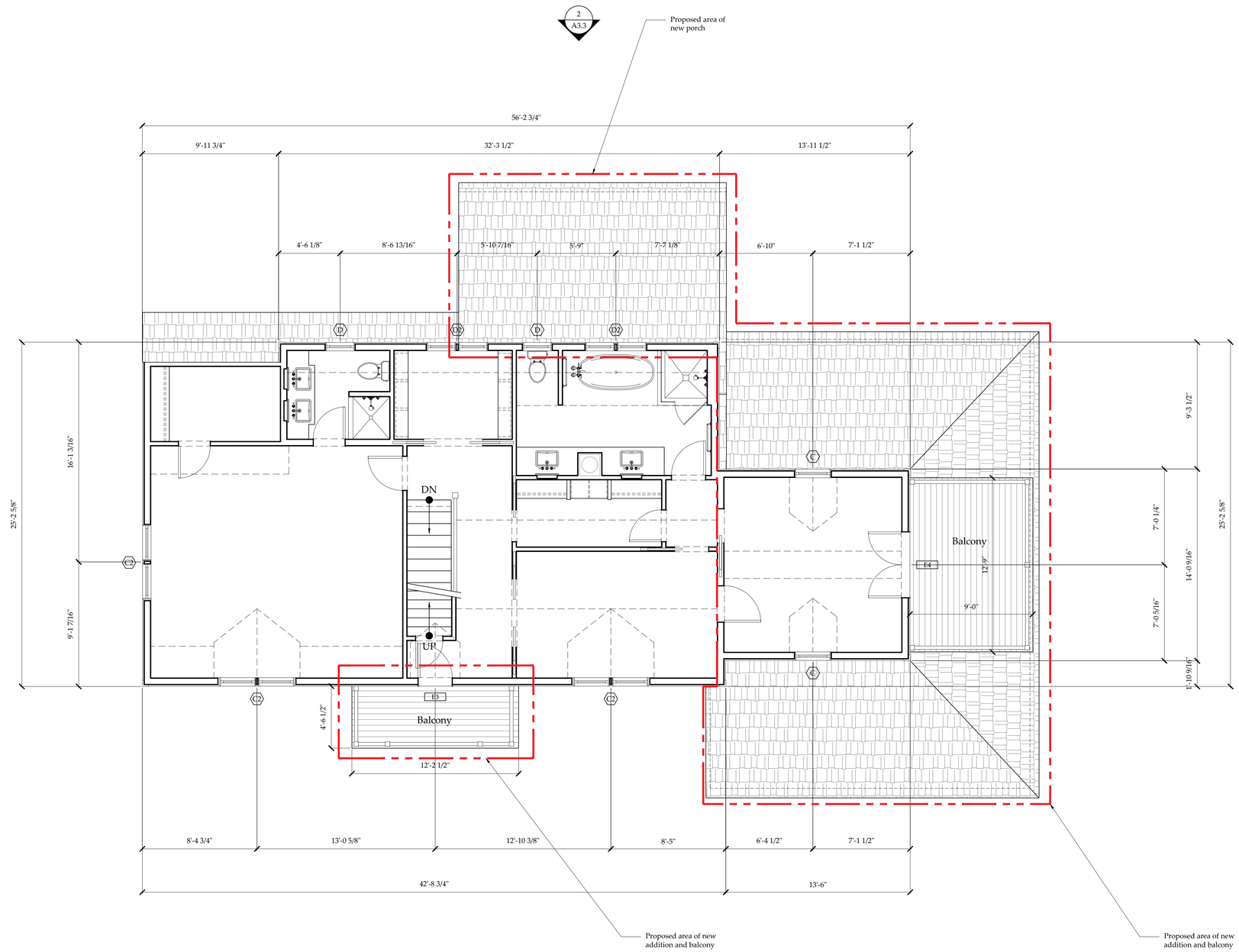
Project number: 23-62

A2.1

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule



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

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Proposed
Second Floor Plan

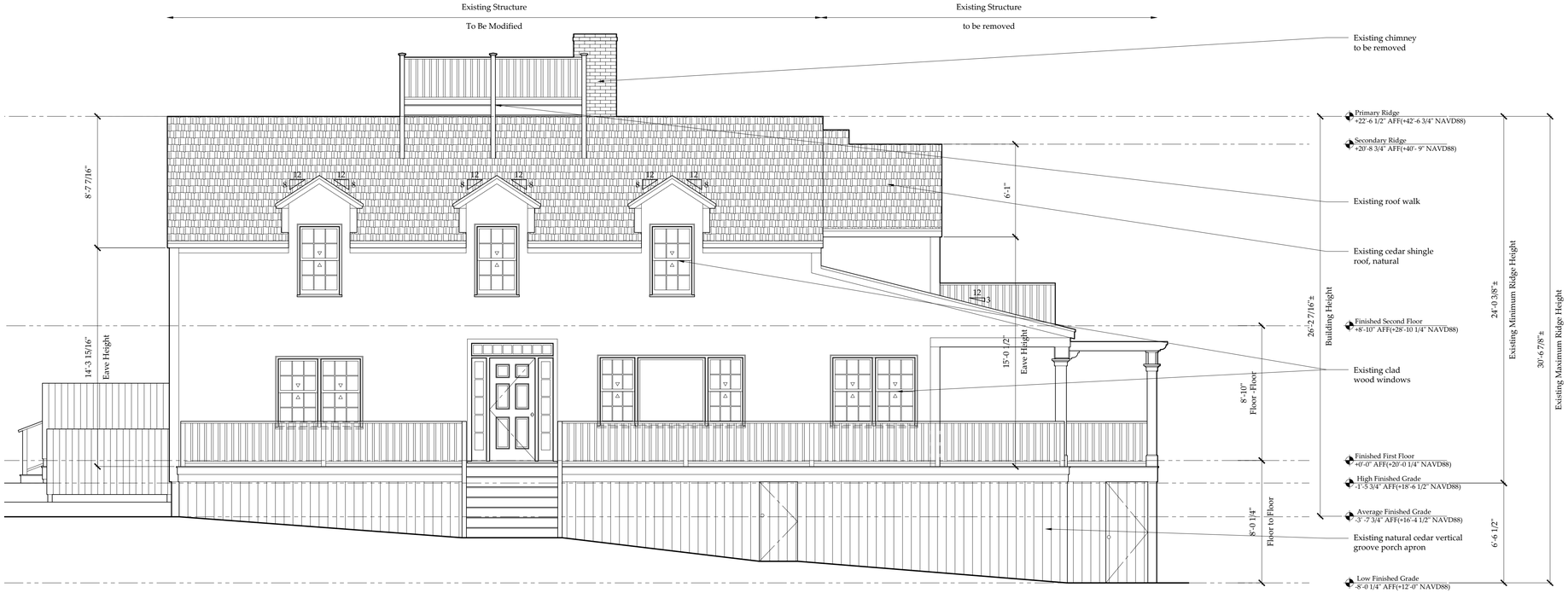
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A2.2

EXISTING

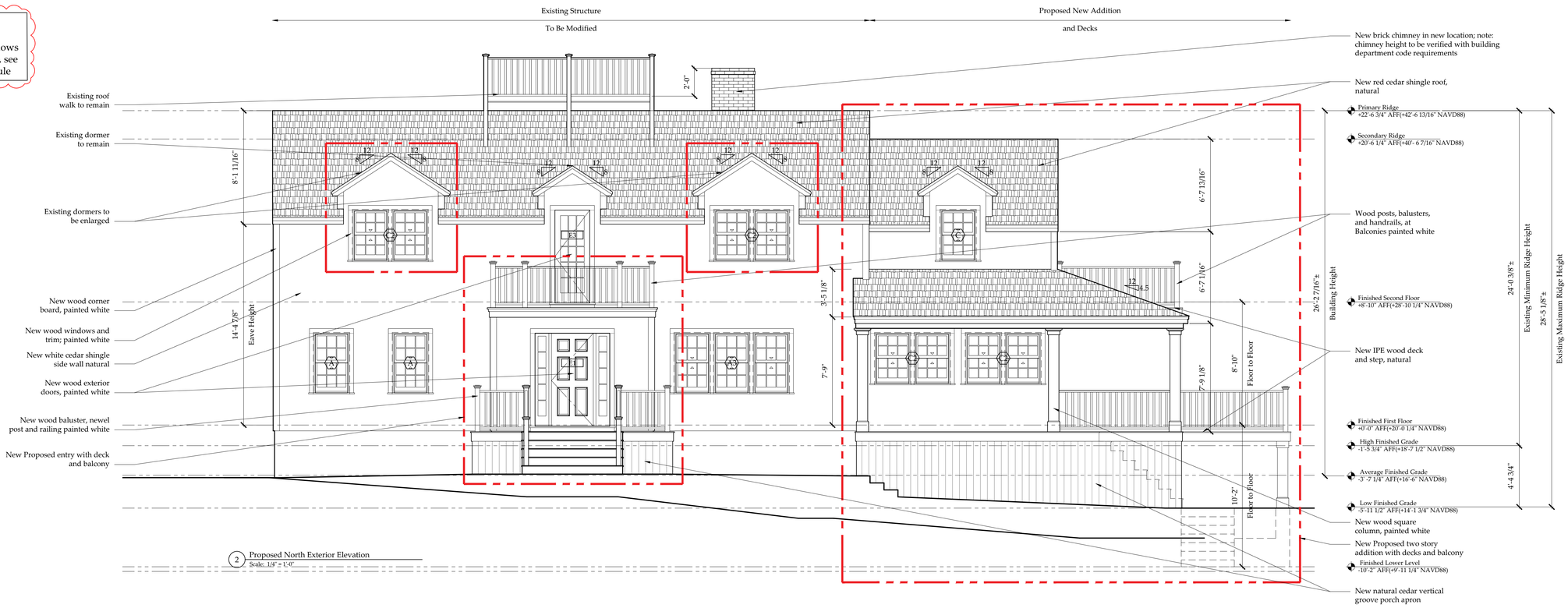


1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule



2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Existing/Proposed North Elevation

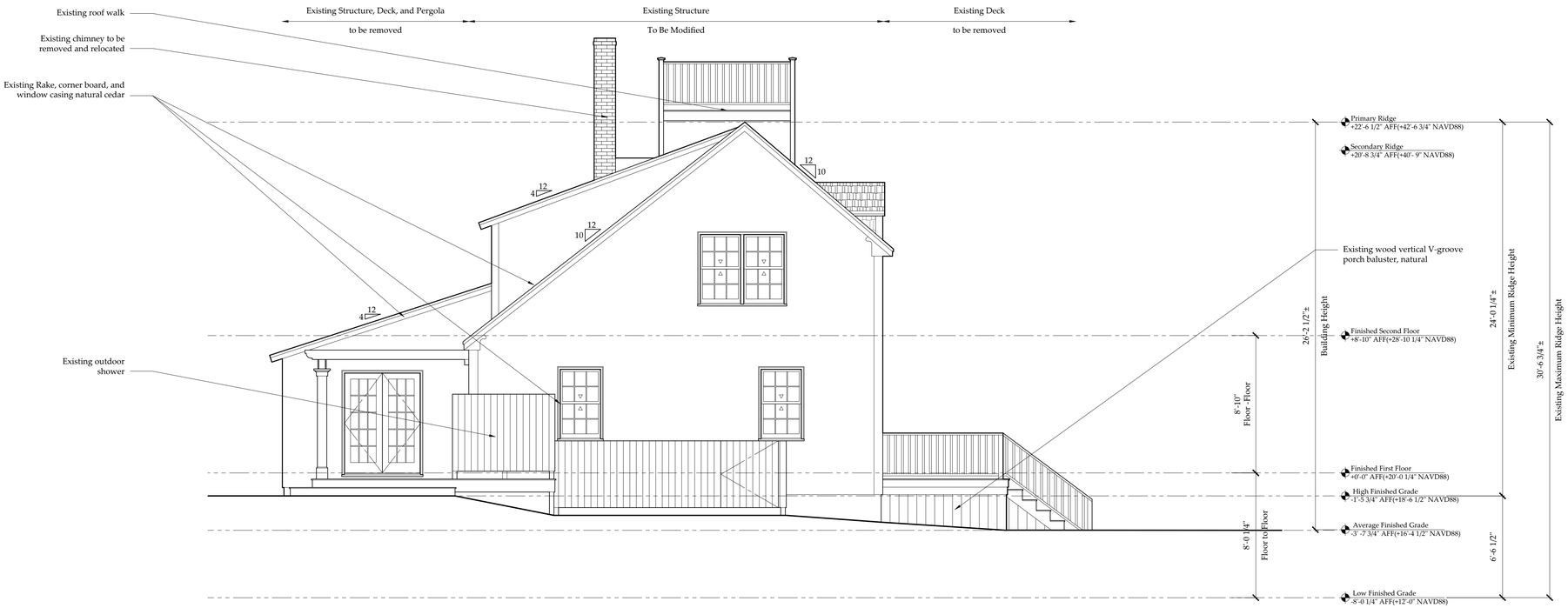
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A3.1

EXISTING

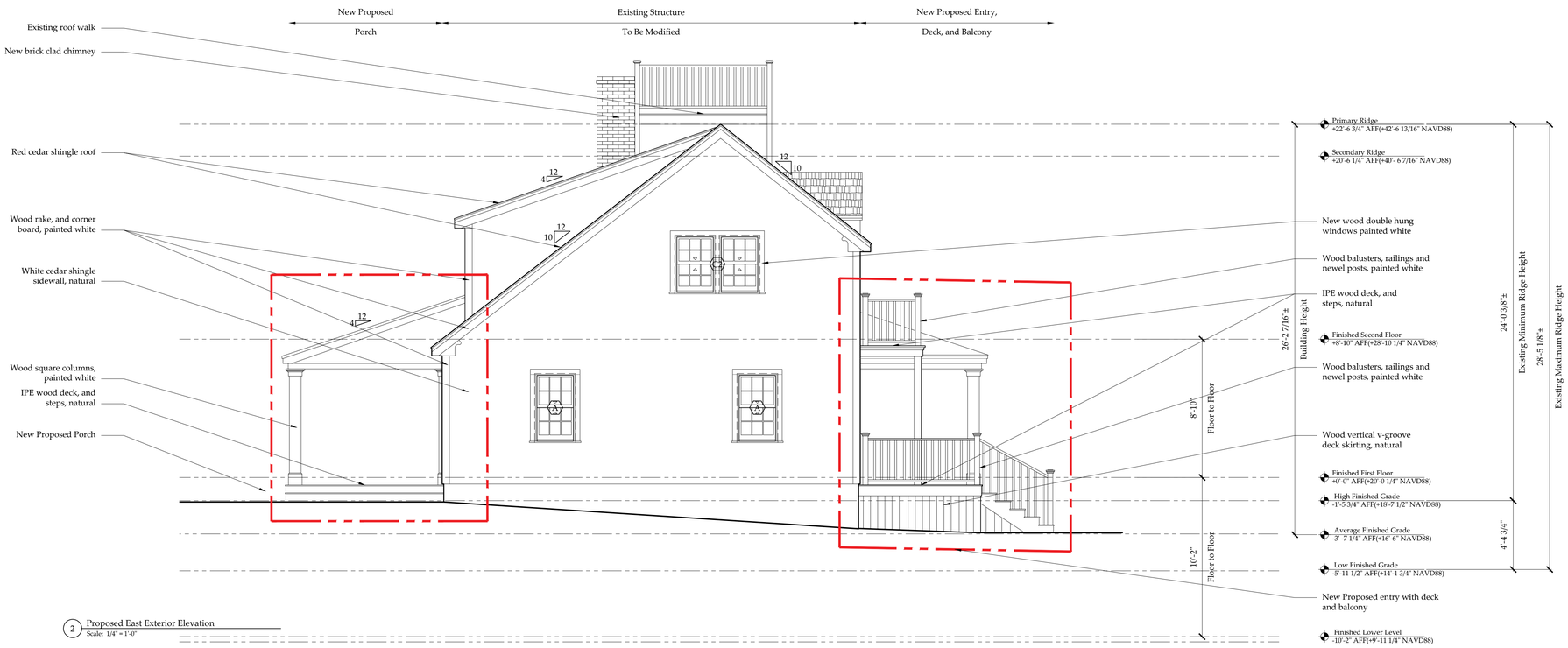


1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule



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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Existing/Proposed
East Elevation

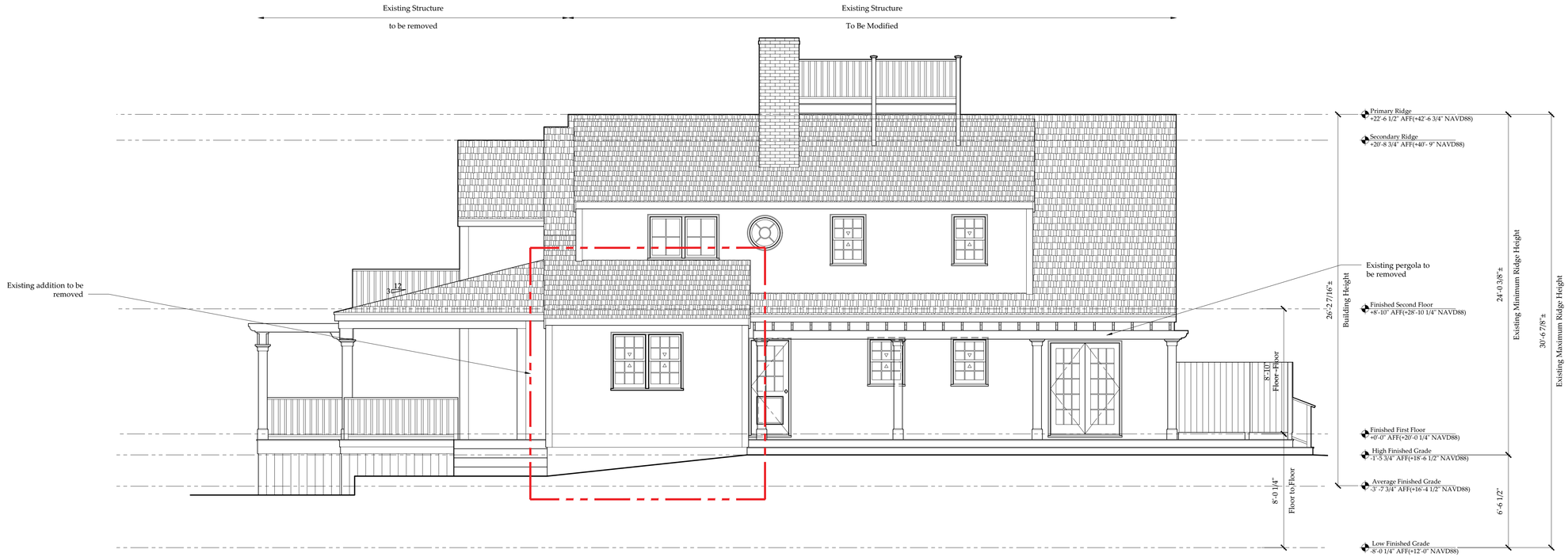
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A3.2

EXISTING

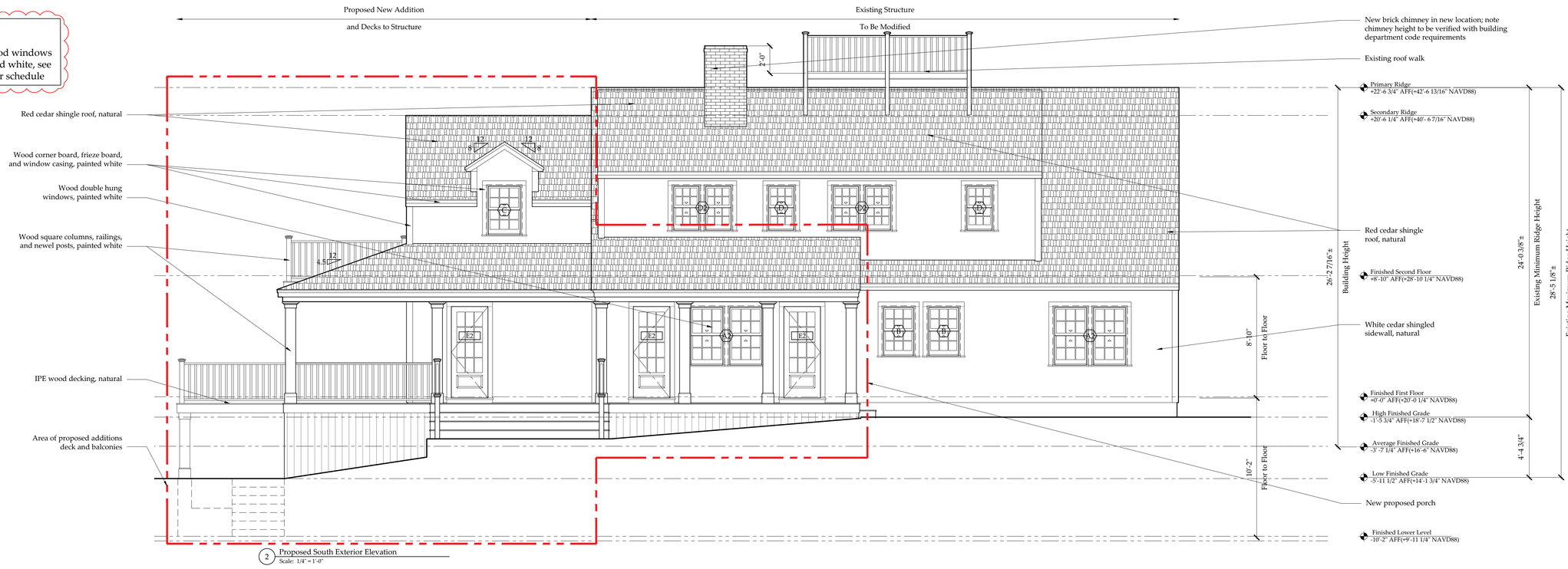


1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule



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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Main House
Existing/Proposed South Elevation

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

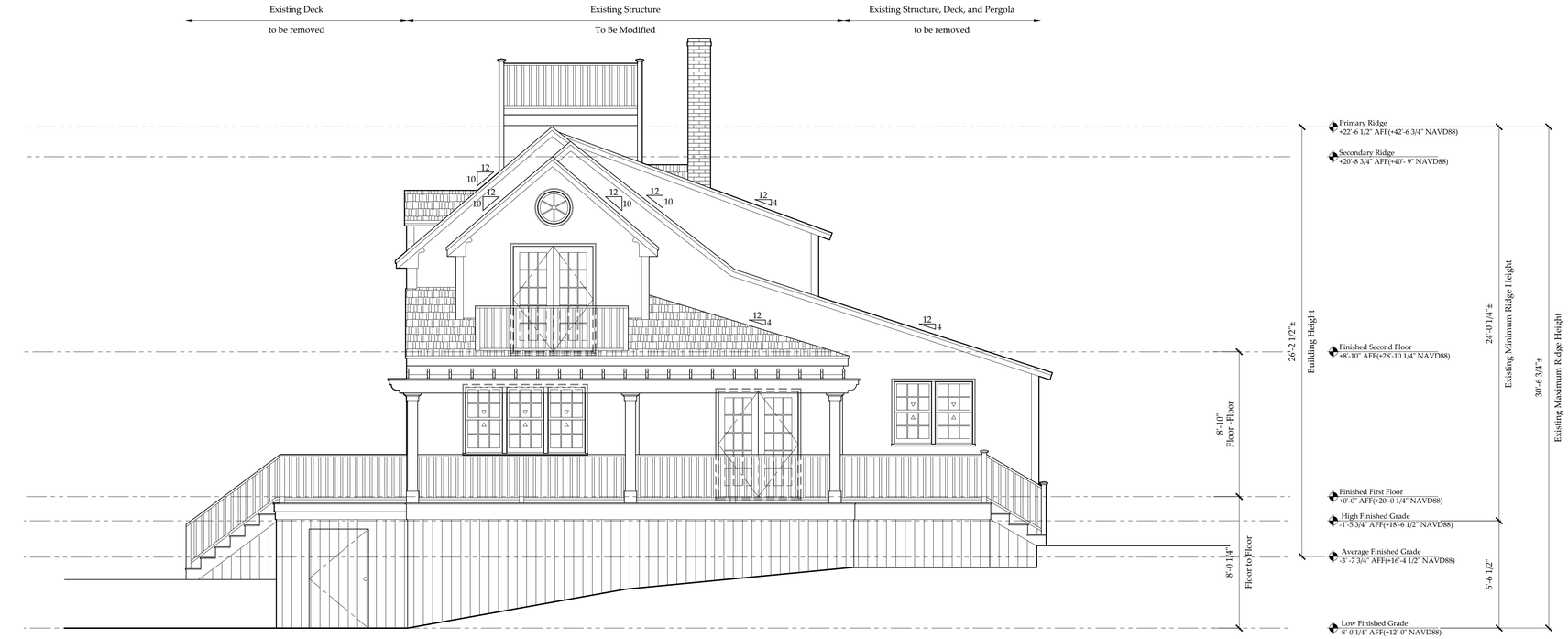
Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A3.3

EXISTING

Note: Demolition scope includes existing additions, decks, and balcony in this elevation to be removed; Main structure to remain beyond



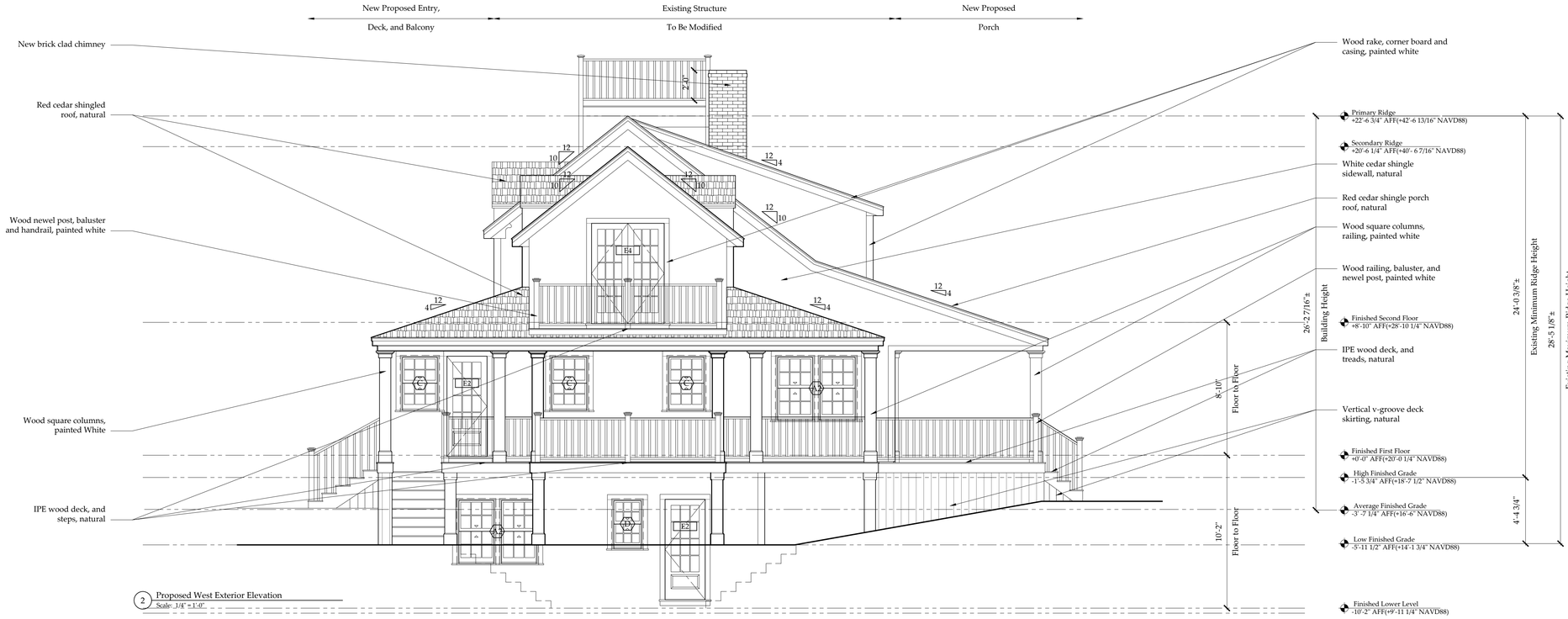
1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule

Note: New work scope includes proposed additions, decks, and balcony in this elevation; Existing structure to remain beyond



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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

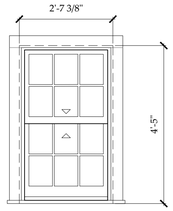
Main House
Existing/Proposed
West Elevation

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

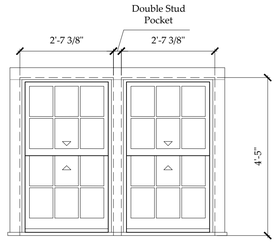
A3.4



A

Unit Specifications

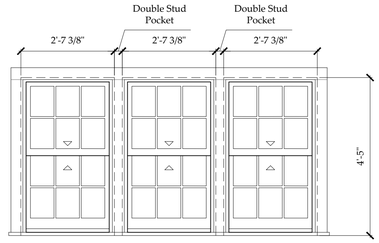
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2622
RO Size -	2'-8 3/8"w x 4'-5 1/2"h
Unit Size -	2'-7 3/8"w x 4'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A2

Unit Specifications

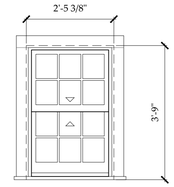
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2622
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A3

Unit Specifications

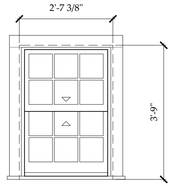
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(3) UWDH2622
RO Size -	(3) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(3) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



B

Unit Specifications

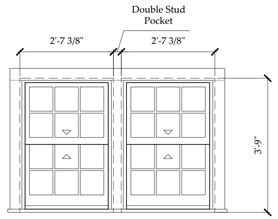
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2418
RO Size -	2'-6 3/8"w x 3'-9 1/2"h
Unit Size -	2'-5 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



C

Unit Specifications

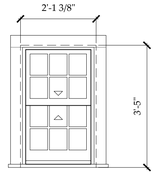
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2618
RO Size -	2'-8 3/8"w x 3'-9 1/2"h
Unit Size -	2'-7 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



C2

Unit Specifications

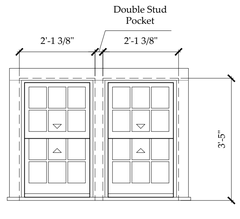
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2618
RO Size -	(2) 2'-8 3/8"w x 3'-9 1/2"h
Unit Size -	(2) 2'-7 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



D

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2016
RO Size -	2'-2 3/8"w x 3'-5 1/2"h
Unit Size -	2'-1 3/8"w x 3'-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 -	-

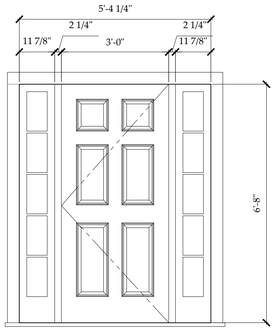


D2

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2016
RO Size -	(2) 2'-2 3/8"w x 3'-5 1/2"h
Unit Size -	(2) 2'-1 3/8"w x 3'-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 -	-

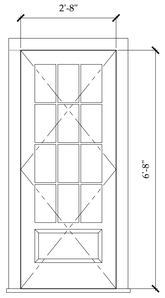
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

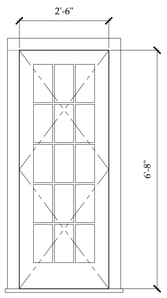
Manufacturer -	Nantucket Millworks
Unit Type -	6 Panel Wood Door with (2) 5 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4 1/4"W x 6'-8"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

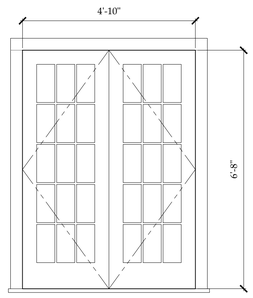
Manufacturer -	Nantucket Millworks
Unit Type -	12 Lite and 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	Provide multipoint lock body; see elevation/plans for swing direction



E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-6"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 -	Provide multipoint lock body; see elevation/plans for swing direction



E4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-10"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 -	Provide multipoint lock body

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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence

26 Pocomo Road
Nantucket, MA 02554

Main House
Proposed Window & Door Schedule

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

A5.1

POCOMO MAIN HOUSE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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

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 Pocomo Road

Tax Map Number: 14-74 Parcel Number: 26

Owner of Record: Roberto and Amy Finzi

Description of Proposal: Proposed location shift and alteration of existing main house. New construction of 1.5-story garage.

Anticipated HDC Submission Date: New Business meeting - August 6th, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 14-74 PARCEL N°. 26

Street & Number of Proposed Work: 26 POCOMO RD

Owner of record: ROBERTO & AMY FINZI

Mailing Address: 75 BANK ST, APT 5F
NEW YORK, NY 10014

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD, STE. B
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 MH FENESTRATION CHANGES, PARTIAL DEMOLITION

Size of Structure or Addition: Length: 56'-2 1/2" Sq. Footage 1st floor: 1,505.75 ft² Decks/Patio: Size: 14'-7 1/2" x 3'-11" ☒ 1st floor ☐ 2nd floor
Width: 34'-1 1/2" Sq. footage 2nd floor: 1,226 ft² Size: 16'-9" x 29'-1" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 31'-4" x 10'-1" ☒ 1st Floor 9' x 12'-9 ☒ 2nd Floor
12'-5 1/2" x 4'-6 1/2" ☒ 1st Floor

Difference between existing grade and proposed finish grade: North ± 2' South ± 2' East ± 2 1/2" West ± 2'

Height of ridge above final finish grade: North 26'-2 1/2" South 26'-2 1/2" East 22'-1/2 West 28'-5"

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

REVISIONS (describe)

1. East Elevation NEW FENESTRATIONS
2. South Elevation NEW FENESTRATIONS; 2-STORY ADDITION WITH DECKS & BALCONY; NEW PORCH
3. West Elevation NEW FENESTRATIONS; 2-STORY ADDITION WITH DECKS & BALCONY
4. North Elevation NEW MAIN ENTRY; ENLARGED DORMERS; 2-STORY ADDITION WITH DECKS & BALCONY

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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 8 /12 Other PORCH 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8 1/2" Soffit (Overhang) 6 1/2" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

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 & (2) 5 LITE SIDE LIGHTS, WD. Rear 12 LITE & PANEL WD. Side 15 LITE WD; 15 LITE PAIR 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 7/23/2024 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
Fee Schedule Effective June 1, 2016

POCONO MAIN HOUSE

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

1ST FLOOR: 1,505.75 ft²
2ND FLOOR: 1,226 ft² +
2,731.75 ft²
X 0.2
$546.35

SMITH AND HUTTON LLC
91 CHESTNUT RD STE B
PAOLI, PA 19301-1502

1329

53-13/110 MA
26984

DATE July 23, 2024

PAY TO THE ORDER OF Town of Nantucket $ 546.35

Five Hundred Forty Six and 35/100 cents DOLLARS

Photo Safe Deposit® Details on back

Pacific National Bank
A Division of Bank of America
Nantucket, Massachusetts
ACH R/T 011000138

FOR 26 Pocomo Main House - HDC Fee

Jennifer R. Smith

MP

⑈001329⑈ ⑆011000138⑆ 004645389506⑈

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Roberto and Amy Finzi

MAILING ADDRESS 75 Bank St, Apt 5F, New York, NY 10014

PROPERTY LOCATION 26 Pocomo Road

ASSESSORS MAP/PARCEL 14-74

SUBMITTED BY: Jessica Stern
Smith and Hutton LLC
91 Chestnut Road, Ste B
Paoli, PA 19301

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: 2024.06.25 15:23:38 -04'00'

June 25, 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
14	73	1	OCONNOR JOHN TR	C/O BATTERY GLOBAL ADVISORS	1 MARINA PARK DR STE 1150	BOSTON	MA	02210	22 POCOMO RD
14	75		MAUS SARAH L ETAL		261 MATHER RD	JENKINTOWN	PA	19406	28 POCOMO RD
14	76		ROCKBYRNE LLC		26 DRIFTWAY LANE	DARIEN	CT	06820	30 POCOMO RD
14	77		GIFFORD WHITNEY A TRST	32 POCOMO RD NOM TRUST	PO BOX 2669	NANTUCKET	MA	02584	32 POCOMO RD
14	82		COHEN STEVEN L TR		PO BOX 786	NANTUCKET	MA	02554	25 POCOMO RD
14	90		COHEN STEVEN L TR	LAURETTA LANE NOM TRUST	C/O SAGEVIEW CAPITAL FAMILY OFFICE	GREENWICH	CT	06830	21 POCOMO RD
Count:	**6**								

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 26 Pocomo Road

Tax Map Number: 14-74 Parcel Number: 26

Owner of Record: Roberto and Amy Finzi

Description of Proposal: Proposed location shift and alteration of existing main house. New construction of 1.5-story garage.

Anticipated HDC Submission Date: New Business meeting - August 6th, 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:

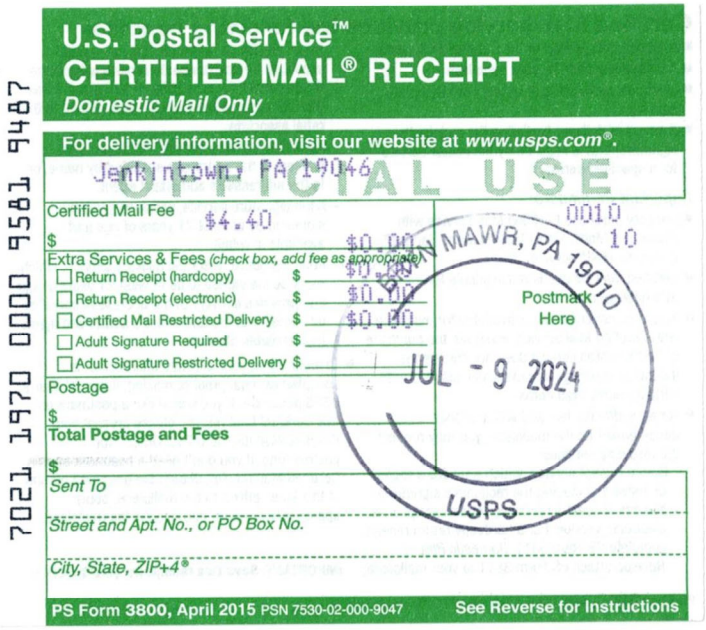
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

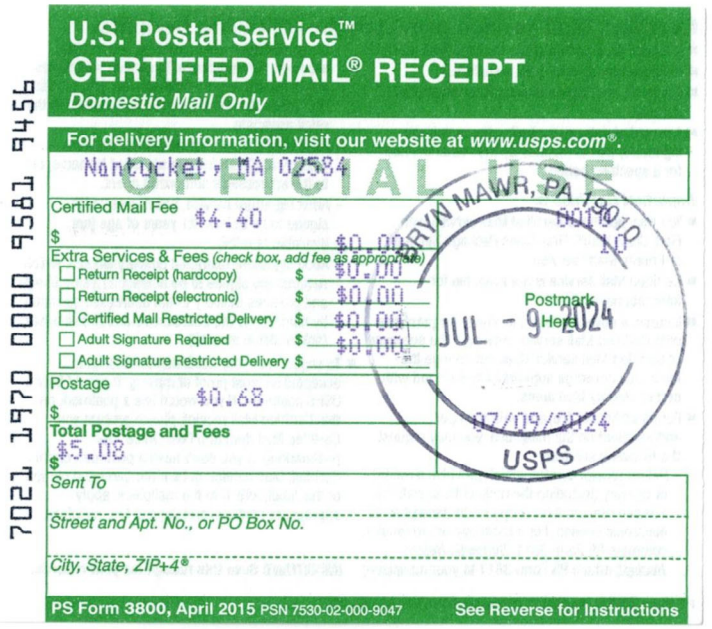
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

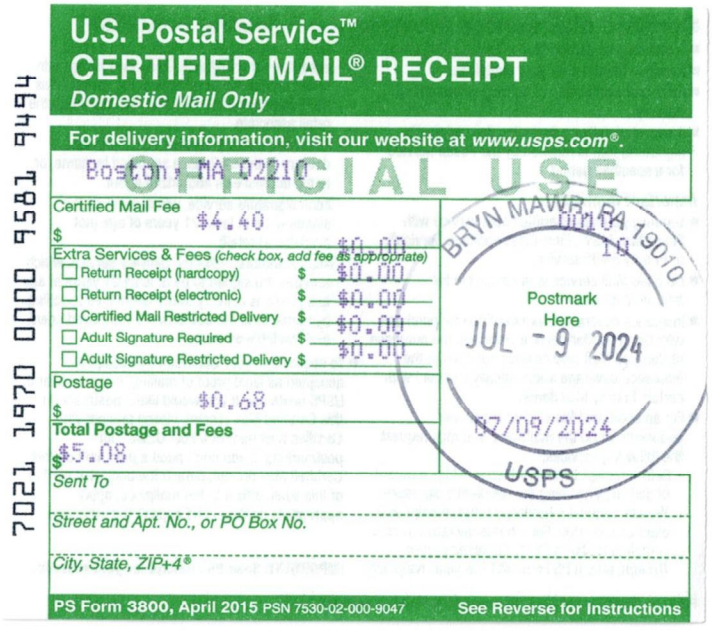
The above meeting policies may be waived at the discretion of the Chair.


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Greenwich, CT 06830
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9470

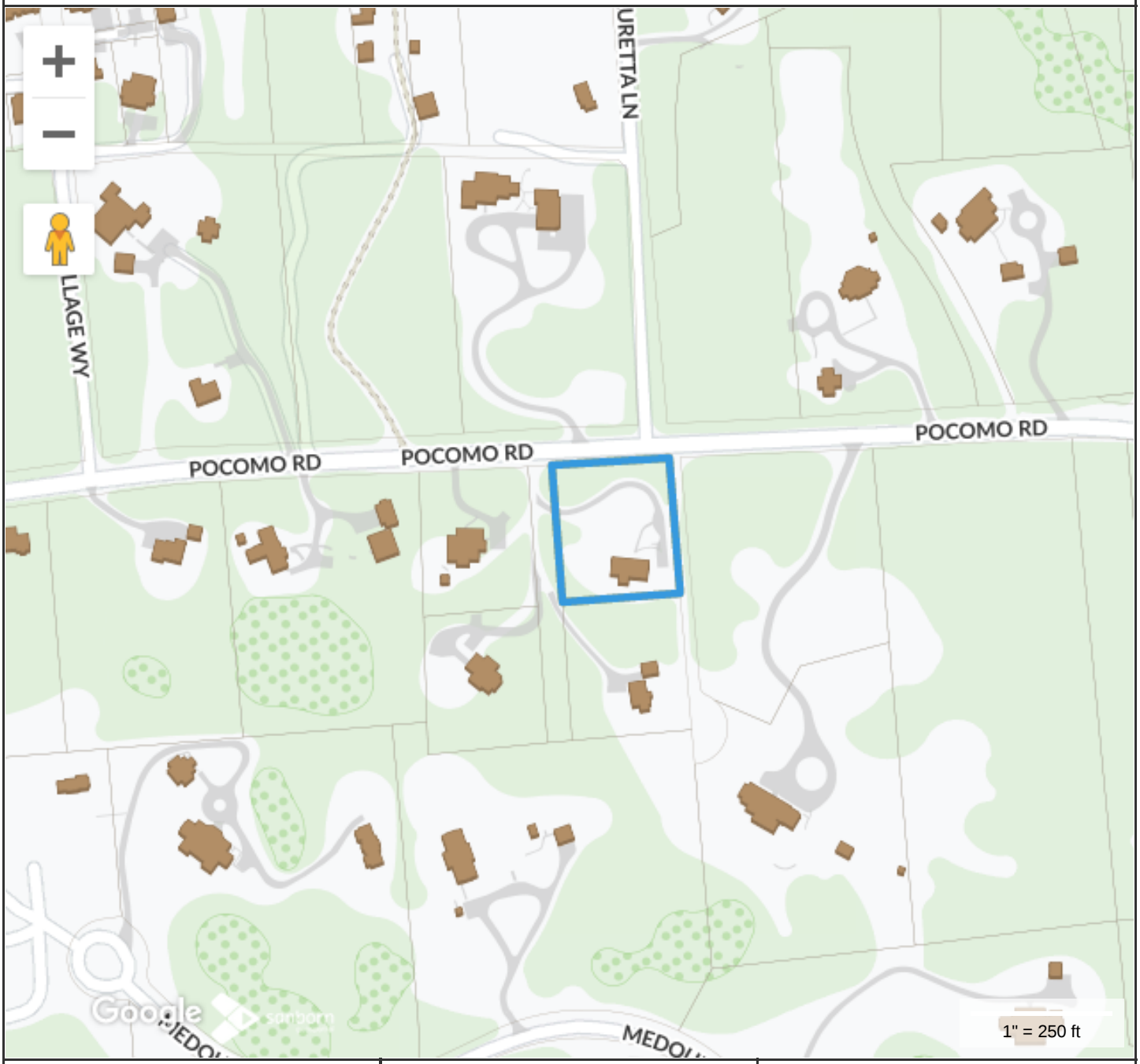

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Jenkintown, PA 19046
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postage and Fees $
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
USPS
7021 1970 0000 9581 9487


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9456


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9463


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Boston, MA 02210
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9494


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Darien, CT 06820
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9449



Property Information

Property ID	236
Location	26 POCOMO RD
Owner	FINZI ROBERTO & AMY

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.

Main House Drawing List	
A1.1	Proposed Site Plan; Locus; Zoning Information
EX2.1	Existing First Floor Plan
EX2.2	Existing Second Floor Plan
A2.0	Proposed Lower Level
A2.1	Proposed First Floor Plan
A2.2	Proposed Second Floor Plan
A3.1	Existing/Proposed Exterior North Elevation
A3.2	Existing/Proposed Exterior East Elevation
A3.3	Existing/Proposed Exterior South Elevation
A3.4	Existing/Proposed Exterior West Elevation
A5.1	Proposed Window and Door Schedule

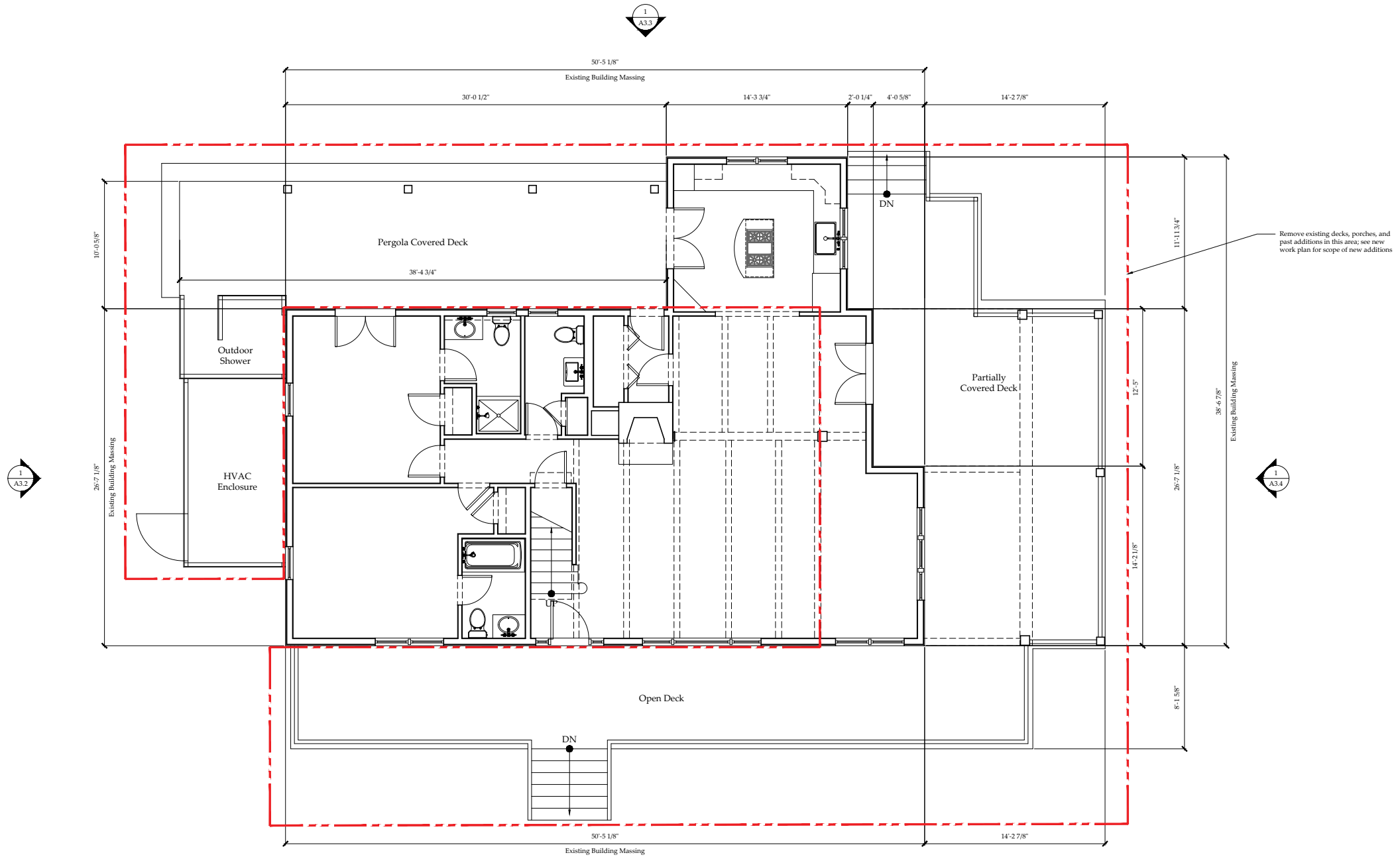
Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

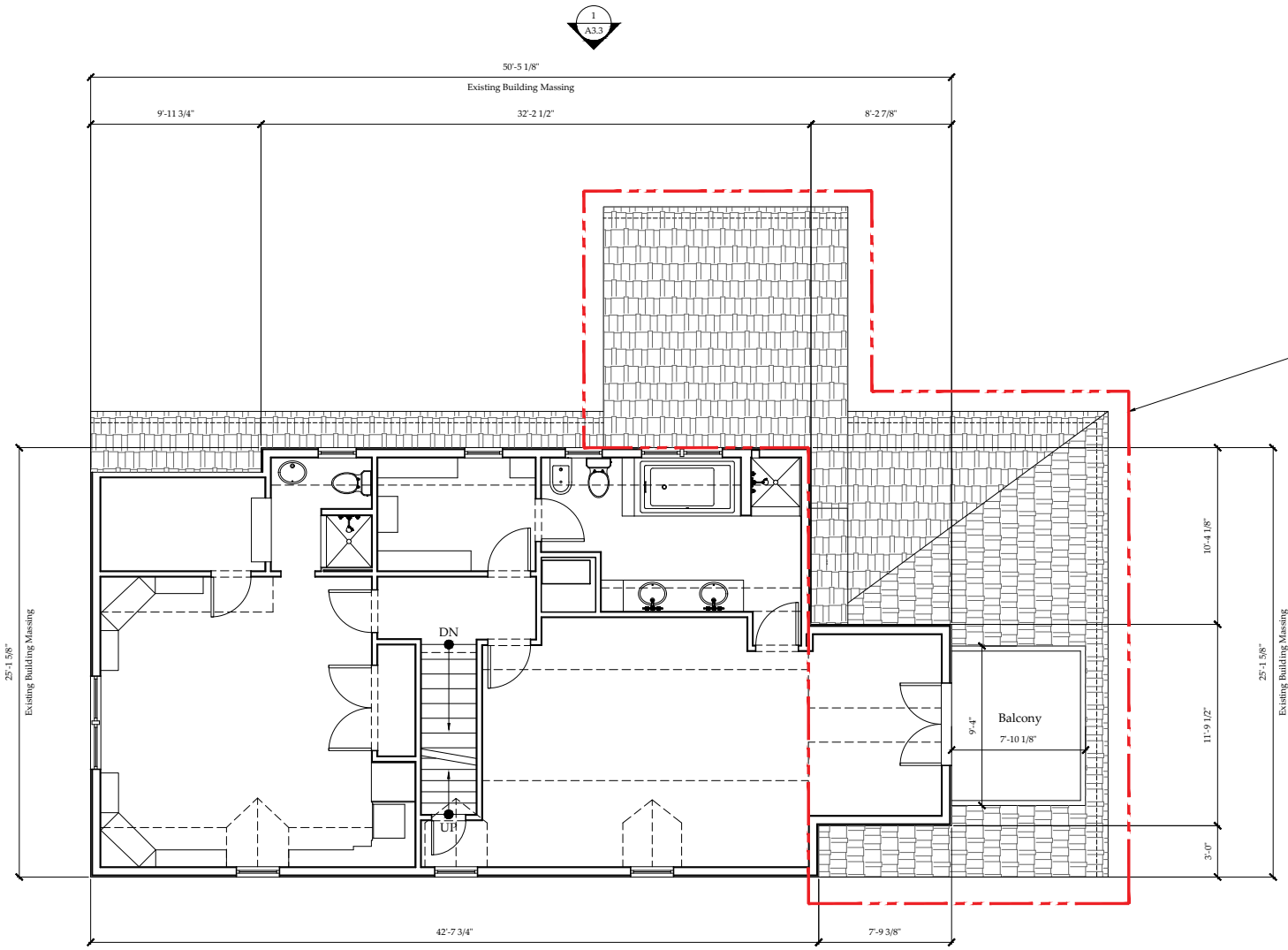
PROPOSED



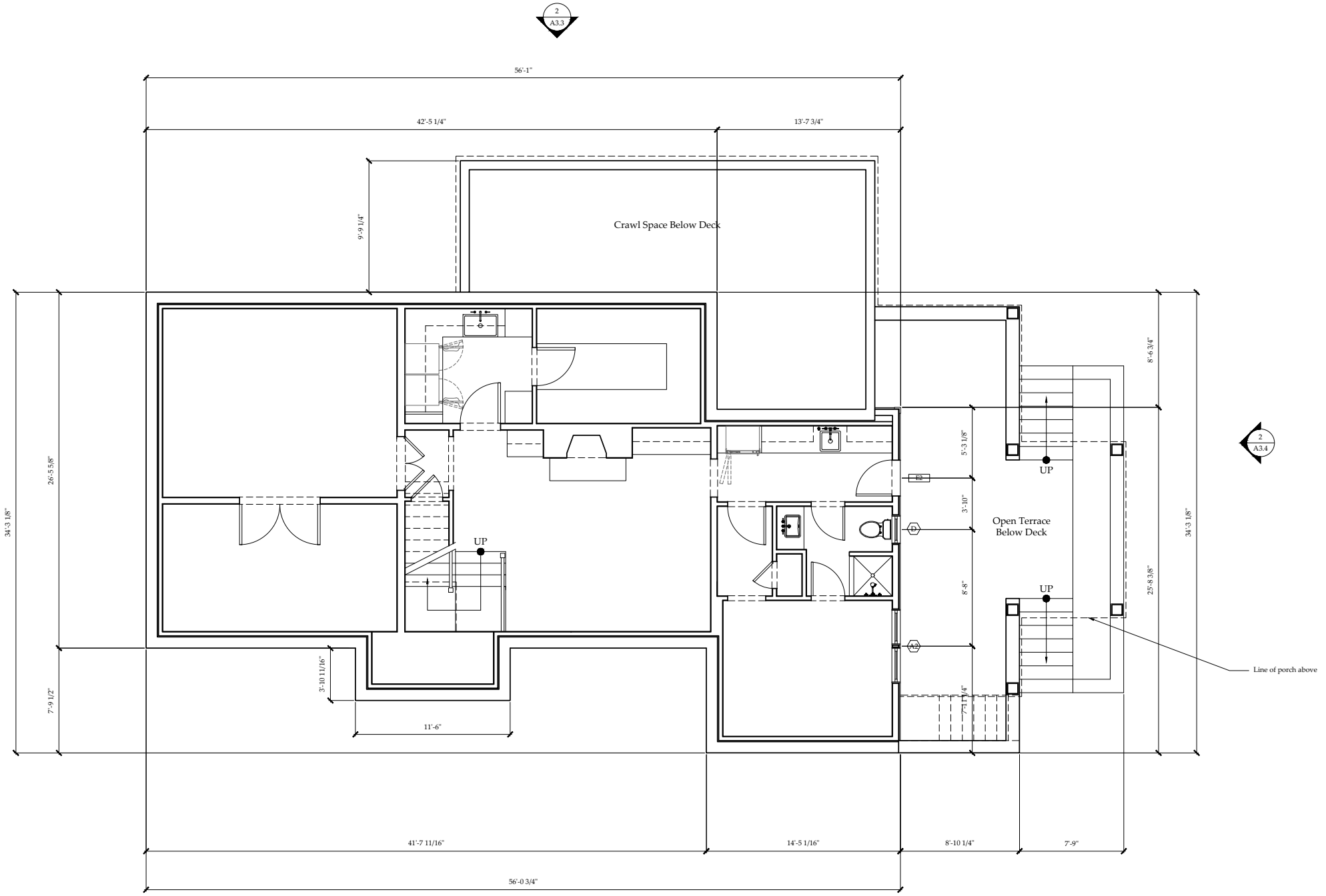
1 Proposed Site Plan
Scale: 1/16" = 1'-0"



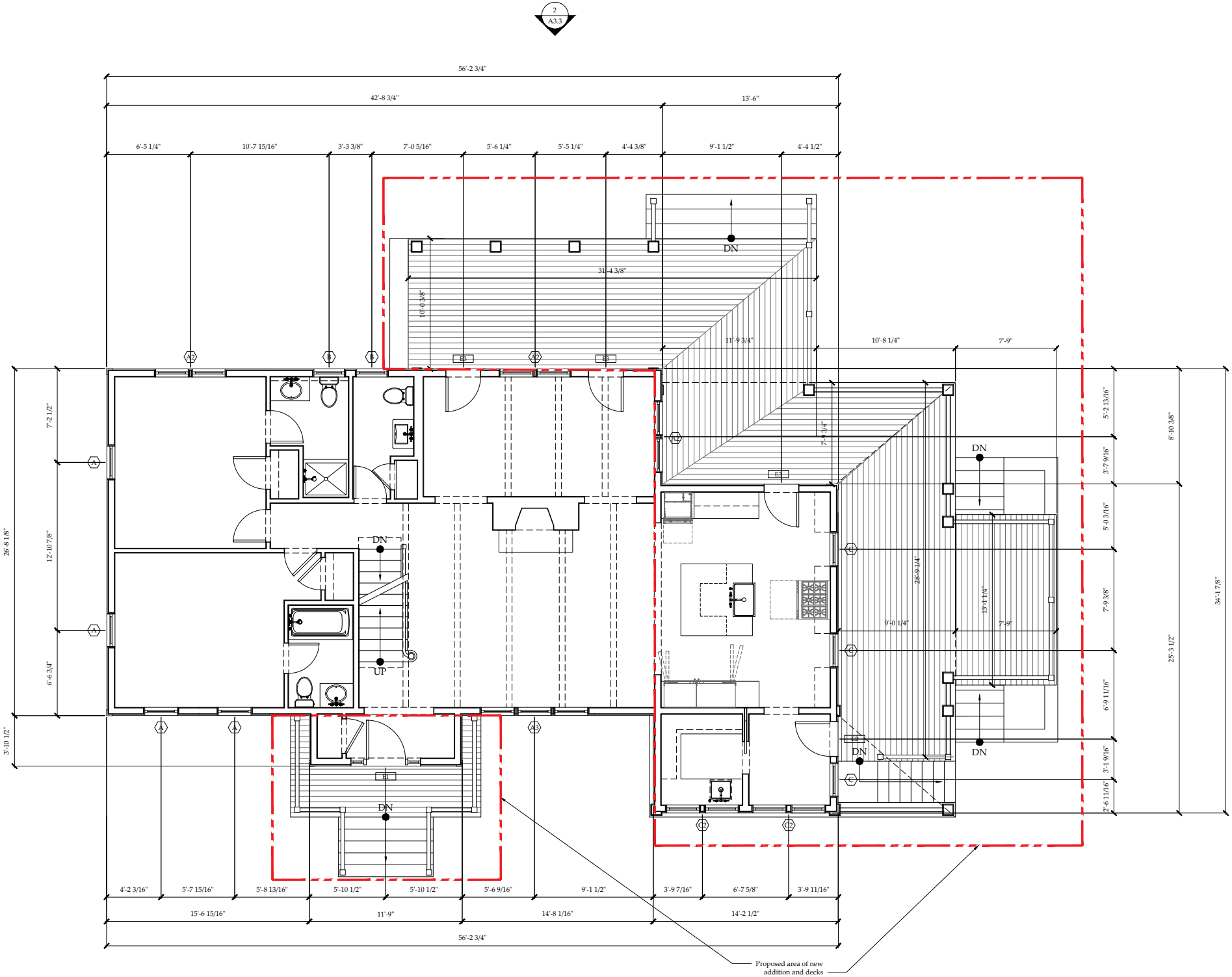
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



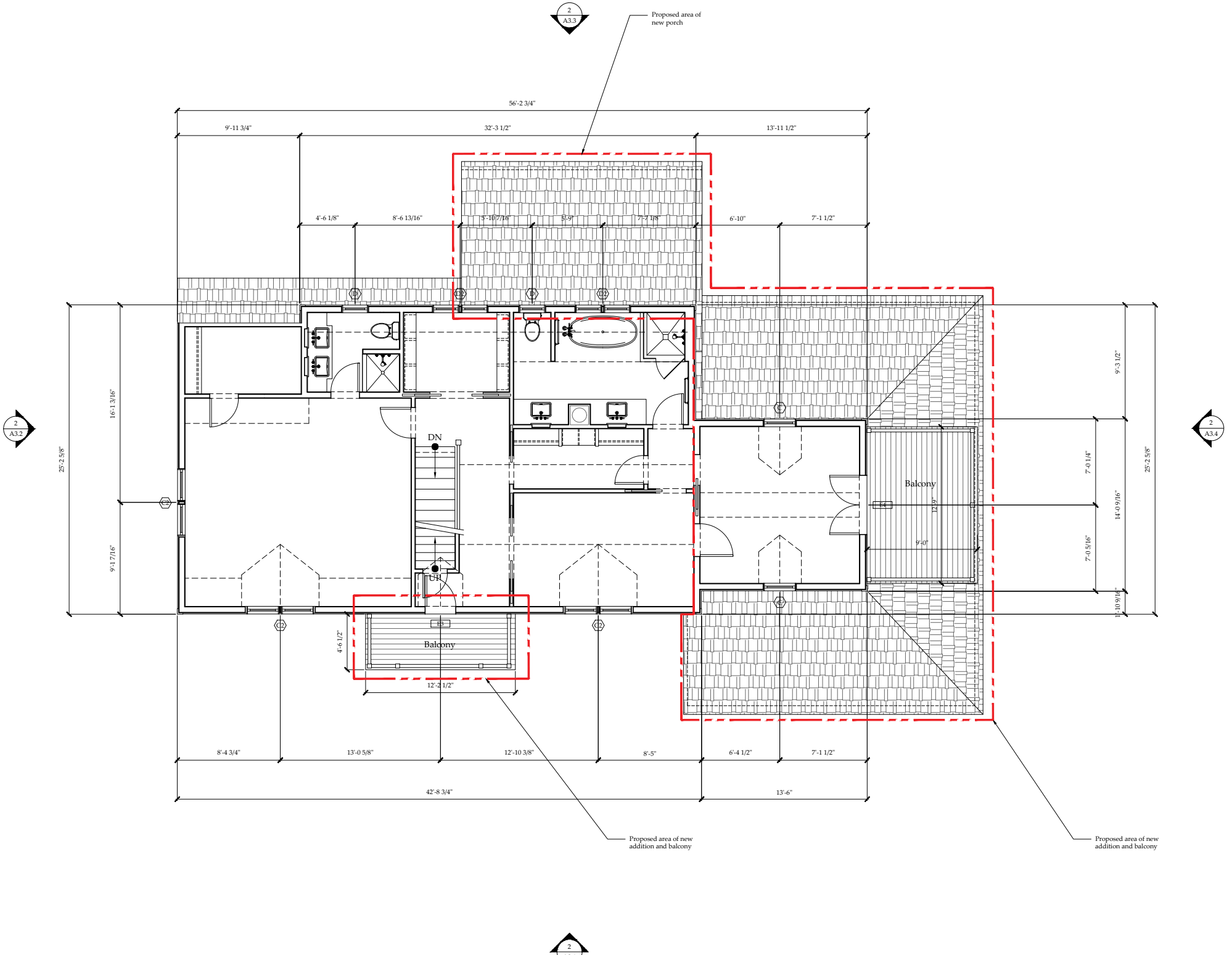
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"



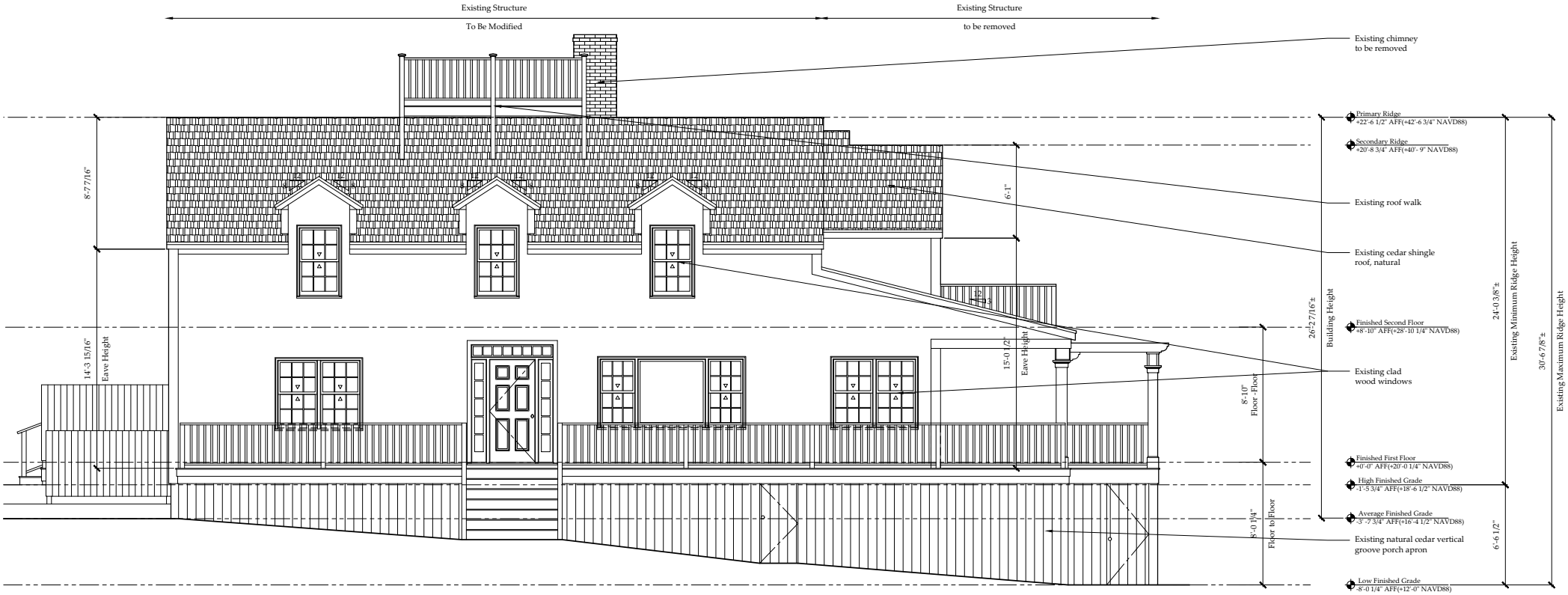
1 Proposed Lower Level
Scale: 1/4" = 1'-0"



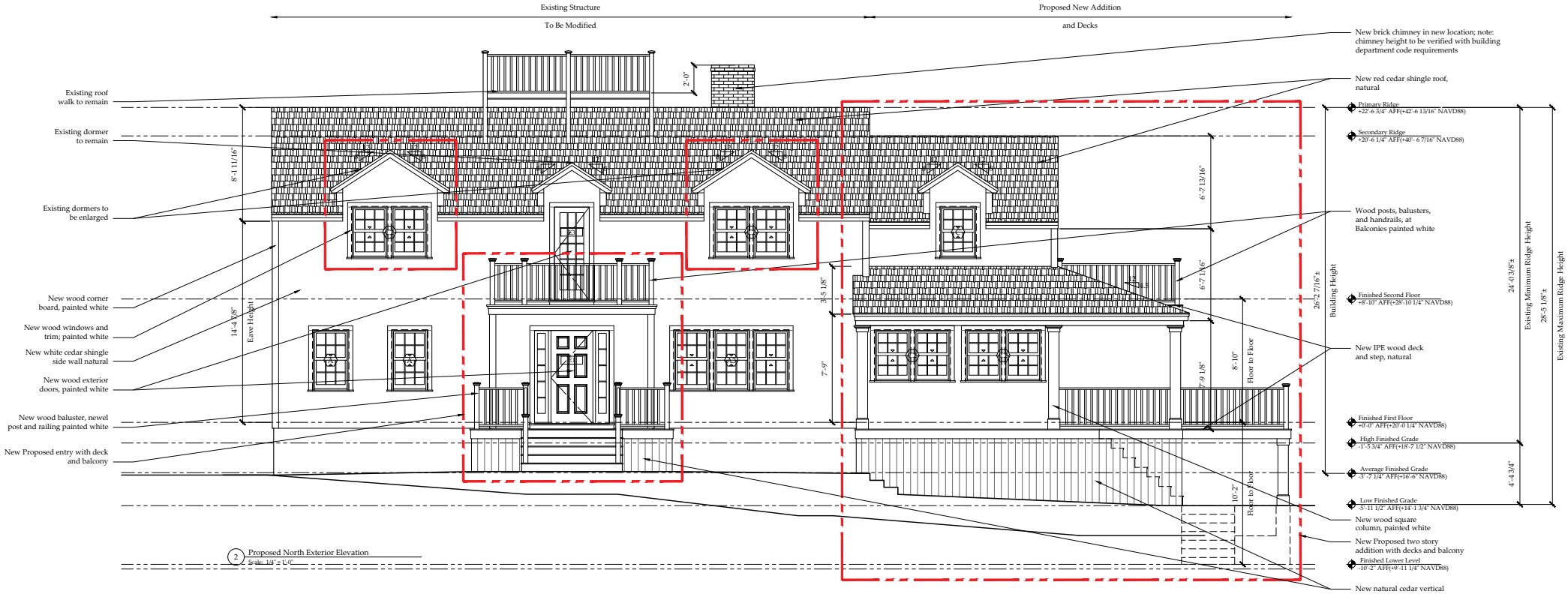
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



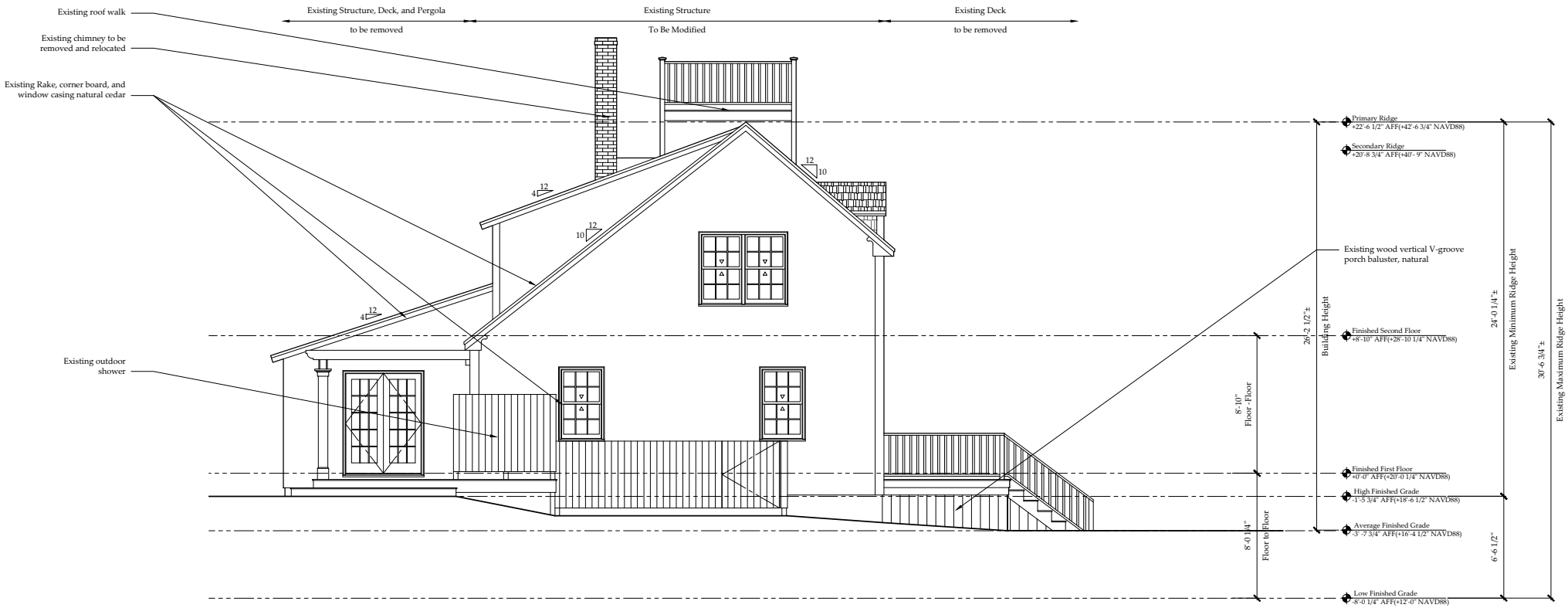
1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



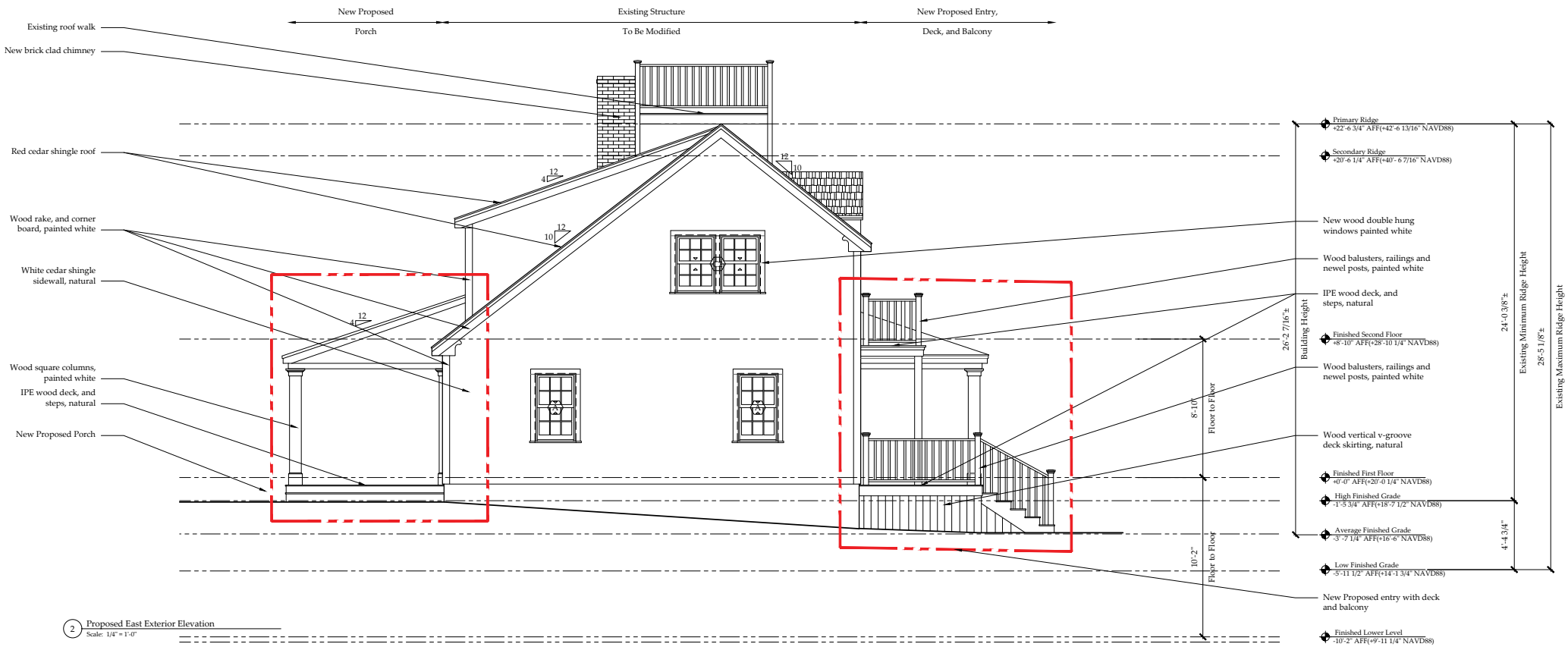
1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"



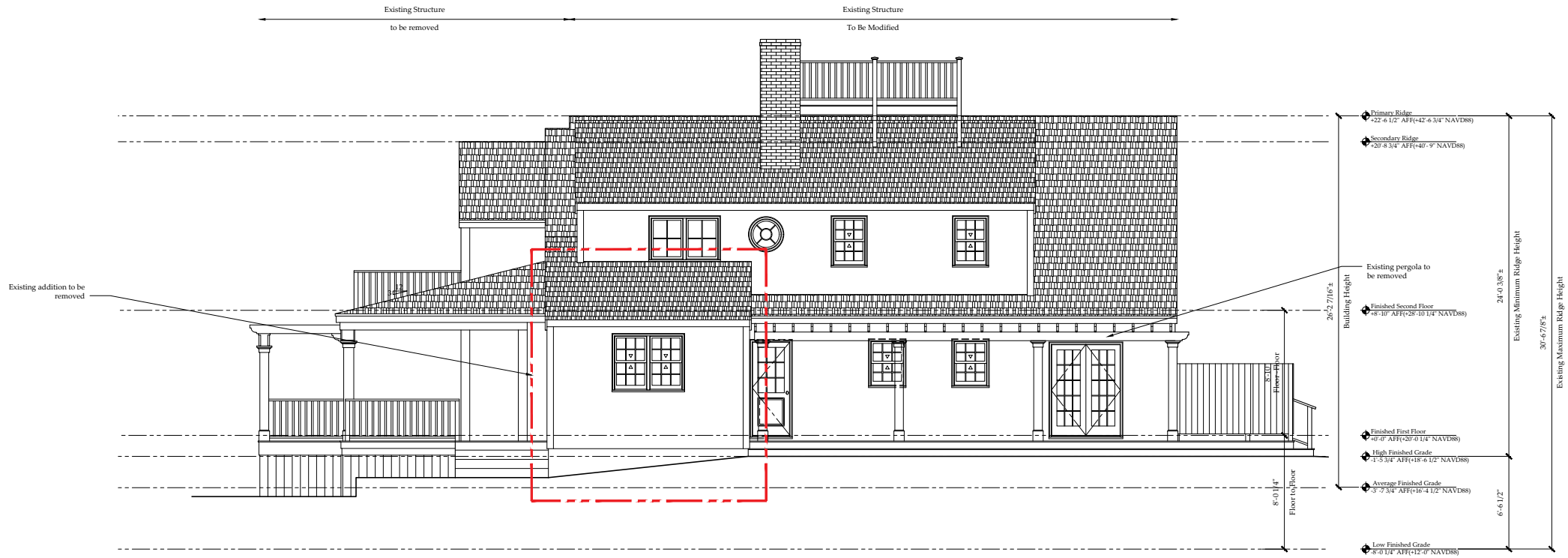
2 Proposed North Exterior Elevation
Scale: 1/8" = 1'-0"



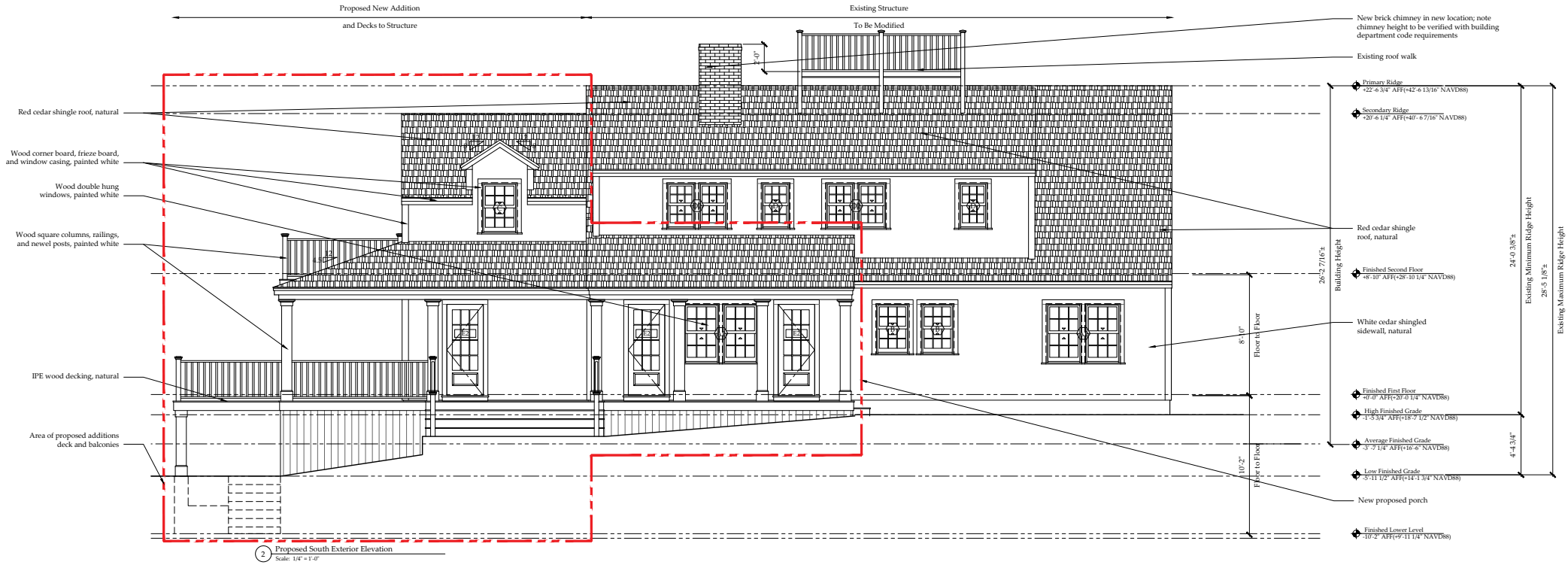
1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"



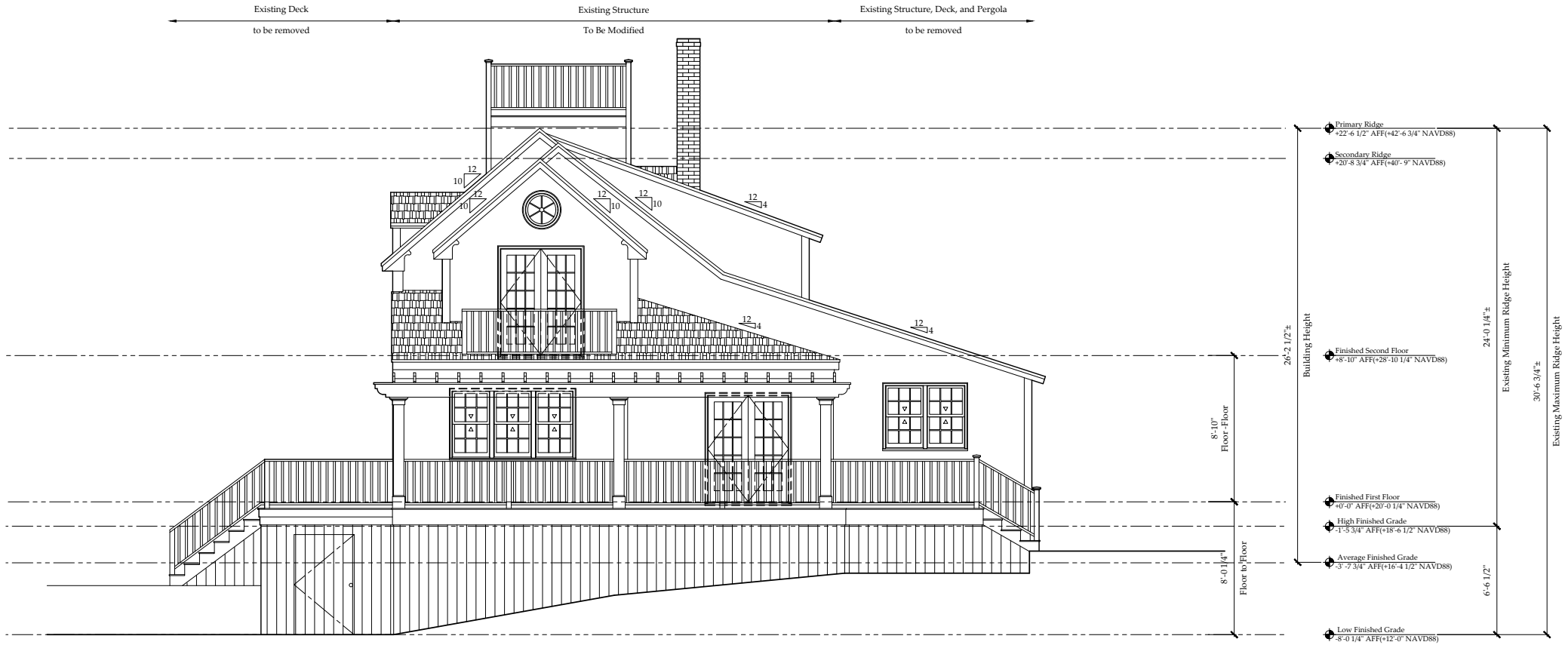
2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"



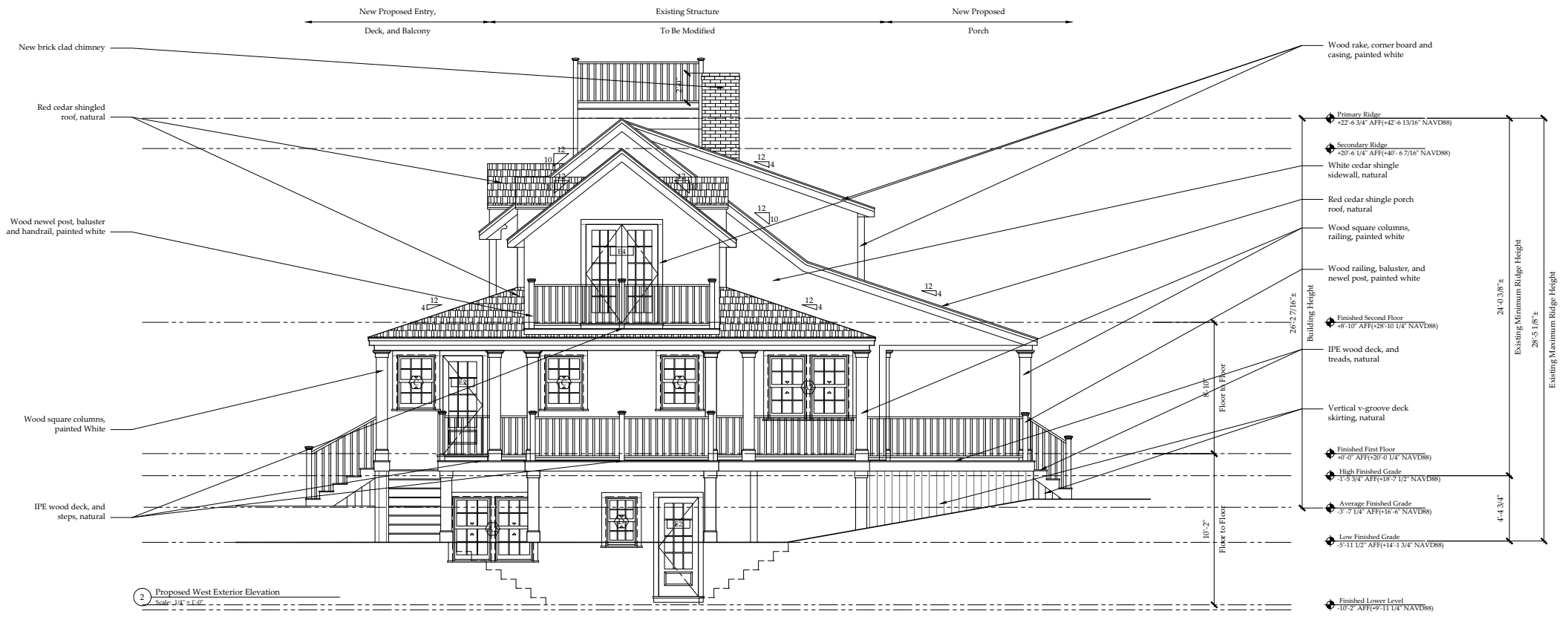
1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"



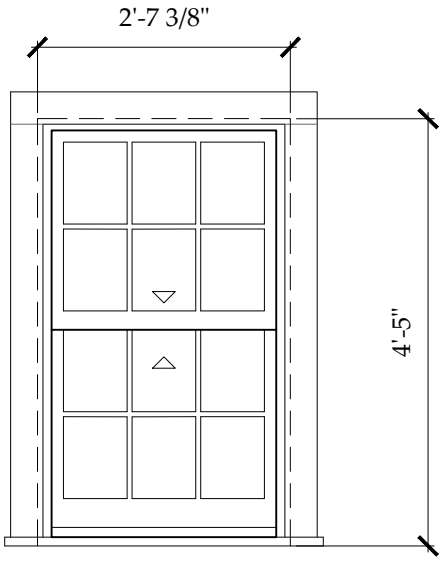
2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"



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



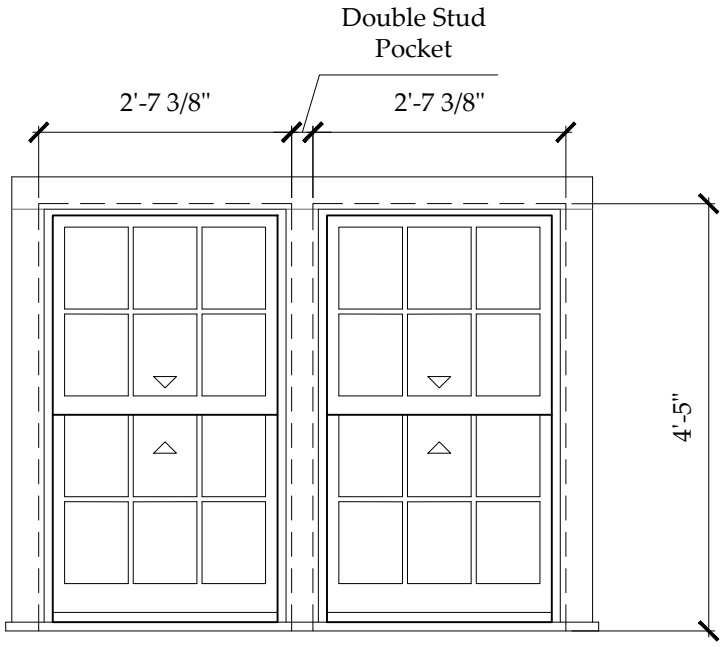
2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"



A

Unit Specifications

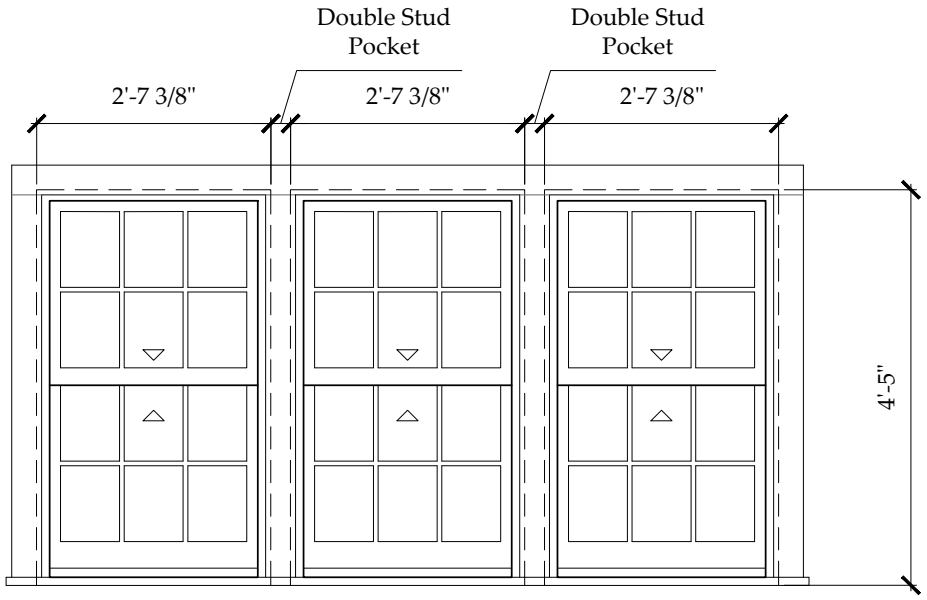
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2622
RO Size -	2'-8 3/8"w x 4'-5 1/2"h
Unit Size -	2'-7 3/8"w x 4'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A2

Unit Specifications

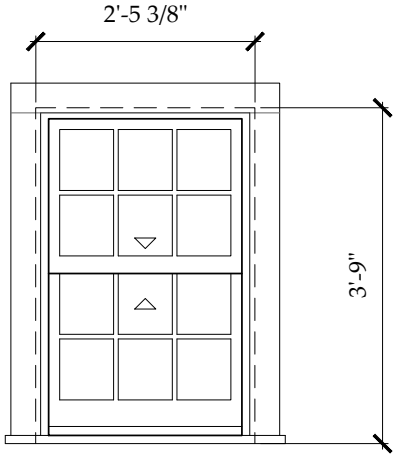
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2622
RO Size -	(2) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(2) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A3

Unit Specifications

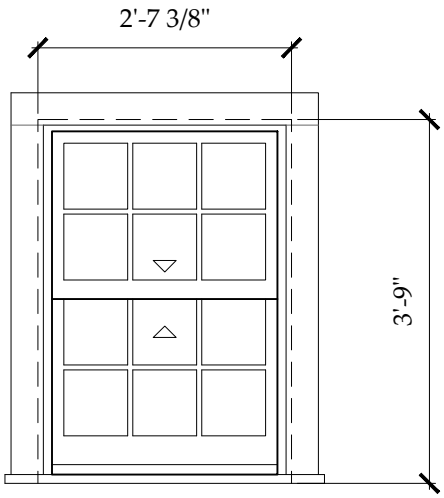
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(3) UWDH2622
RO Size -	(3) 3'-0 3/8"w x 5'-5 1/2"h
Unit Size -	(3) 2'-11 3/8"w x 5'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(3) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



B

Unit Specifications

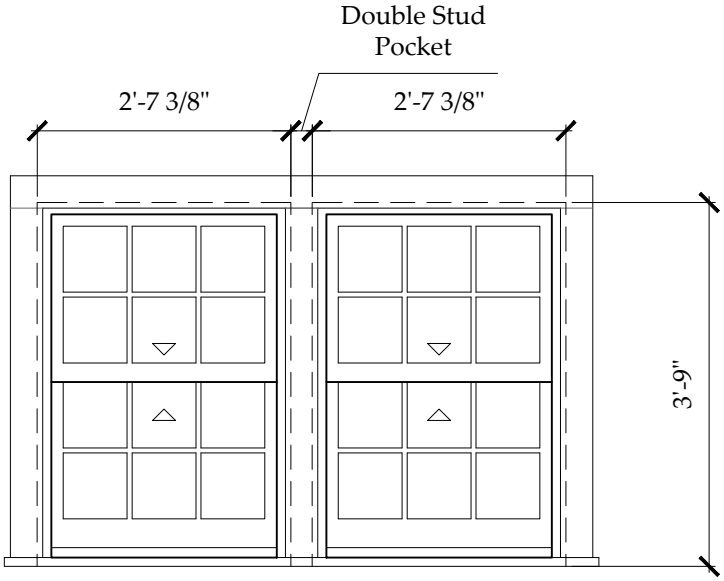
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2418
RO Size -	2'-6 3/8"w x 3'-9 1/2"h
Unit Size -	2'-5 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



C

Unit Specifications

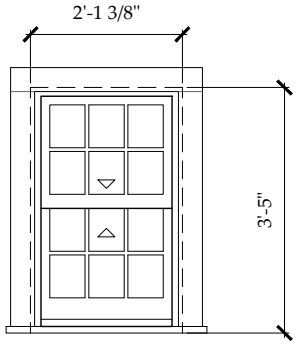
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2618
RO Size -	2'-8 3/8"w x 3'-9 1/2"h
Unit Size -	2'-7 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



C2

Unit Specifications

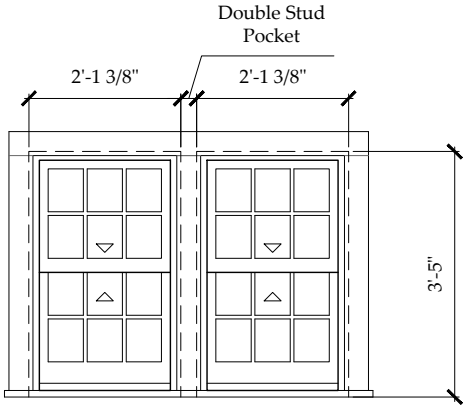
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2618
RO Size -	(2) 2'-8 3/8"w x 3'-9 1/2"h
Unit Size -	(2) 2'-7 3/8"w x 3'-9"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



D

Unit Specifications

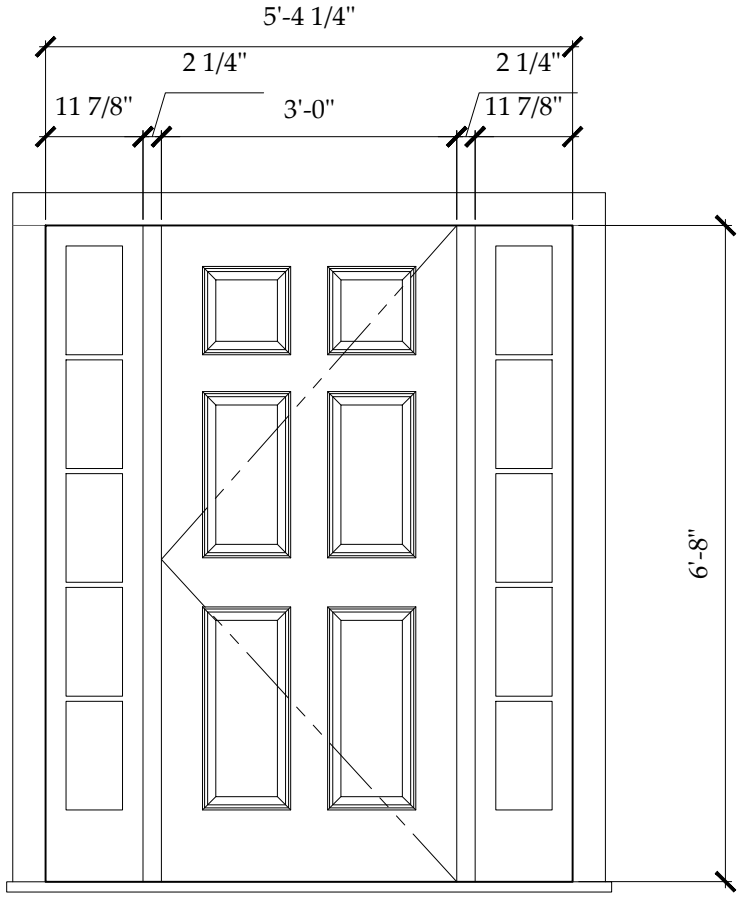
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2016
RO Size -	2'-2 3/8"w x 3'-5 1/2"h
Unit Size -	2'-1 3/8"w x 3'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	-



D2

Unit Specifications

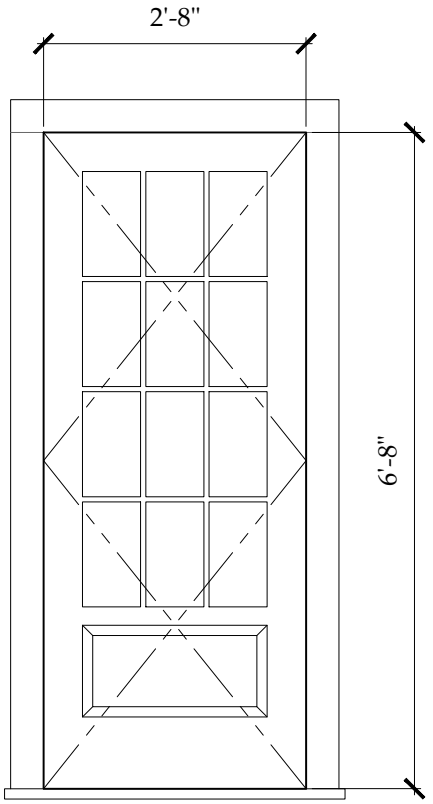
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2016
RO Size -	(2) 2'-2 3/8"w x 3'-5 1/2"h
Unit Size -	(2) 2'-1 3/8"w x 3'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	(2) Wood Framed Insect Screen
Notes -	-



E1

Unit Specifications

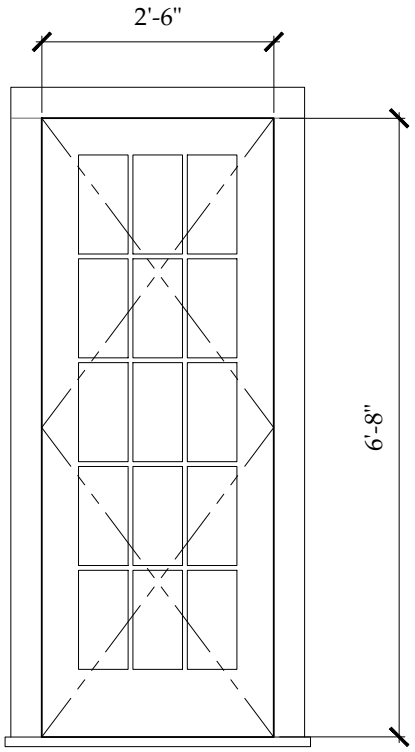
Manufacturer -	Nantucket Millworks
Unit Type -	6 Panel Wood Door with (2) 5 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4 1/4"W x 6'-8"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

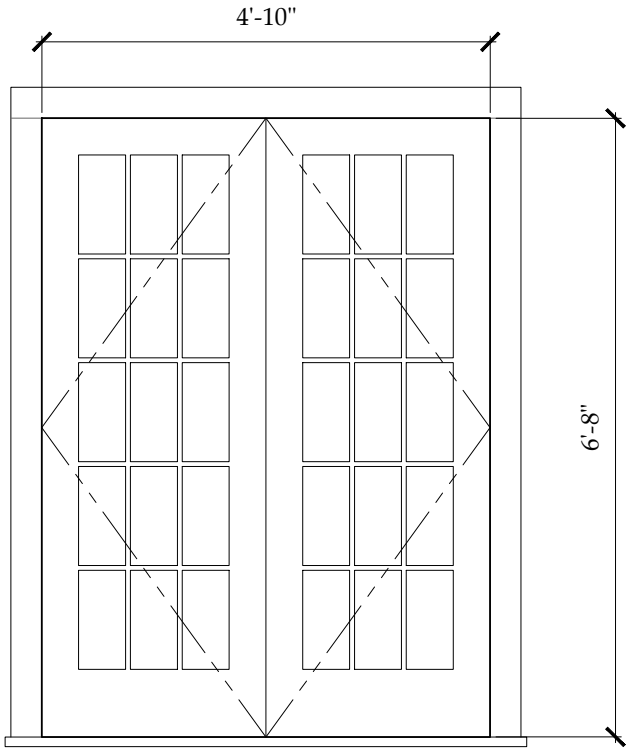
Manufacturer -	Nantucket Millworks
Unit Type -	12 Lite and 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	Provide multipoint lock body; see elevation/plans for swing direction



E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-6"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 -	Provide multipoint lock body; see elevation/plans for swing direction



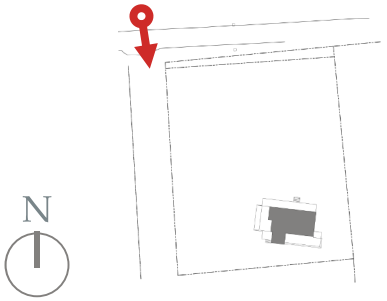
E4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	15 Lite Pair of French Doors
Unit Code -	Custom
RO Size -	n/a
Unit Size -	4'-10"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 -	Provide multipoint lock body



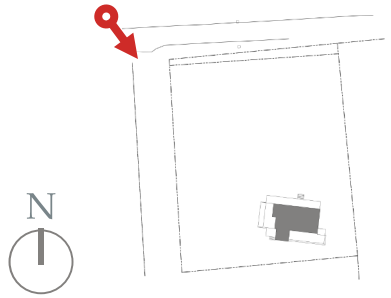
EXISTING North Driveway Entry



Finzi Residence
Existing Conditions Photographs
Application for Main House Alteration

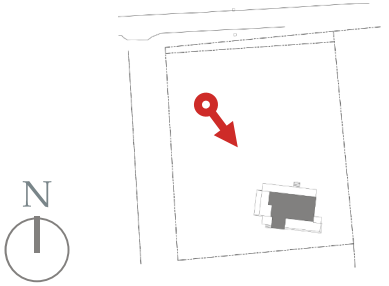


EXISTING Northeast Elevation From Road



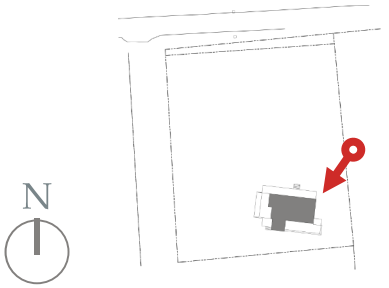


EXISTING Northeast Elevation From Site



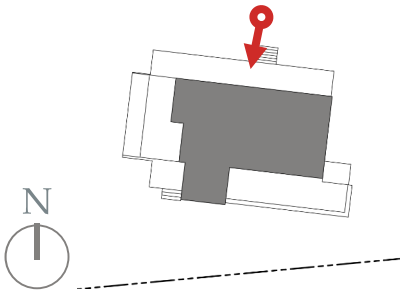


EXISTING Northwest Elevation From Driveway



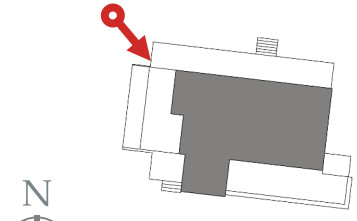


EXISTING North Elevation



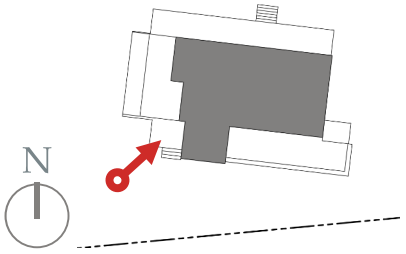


EXISTING Northeast Elevation



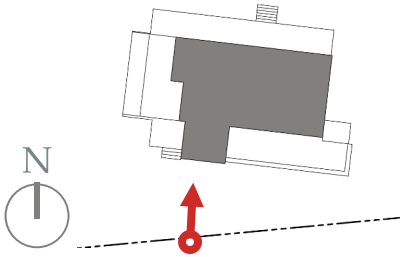


EXISTING Southeast Elevation



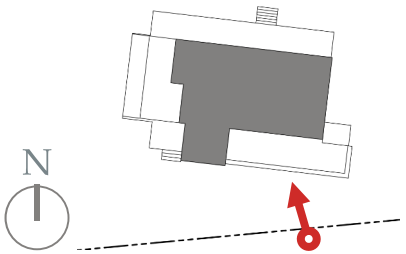


EXISTING South Elevation



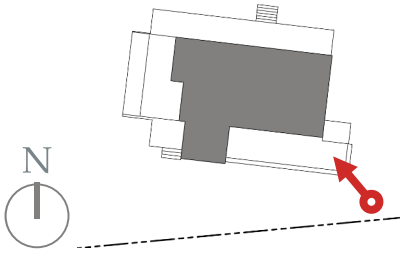


EXISTING South Elevation



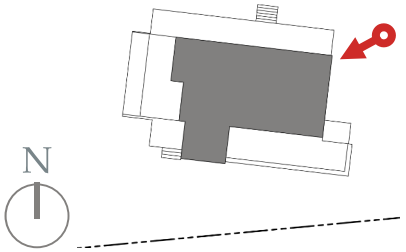


EXISTING Southeast Elevation

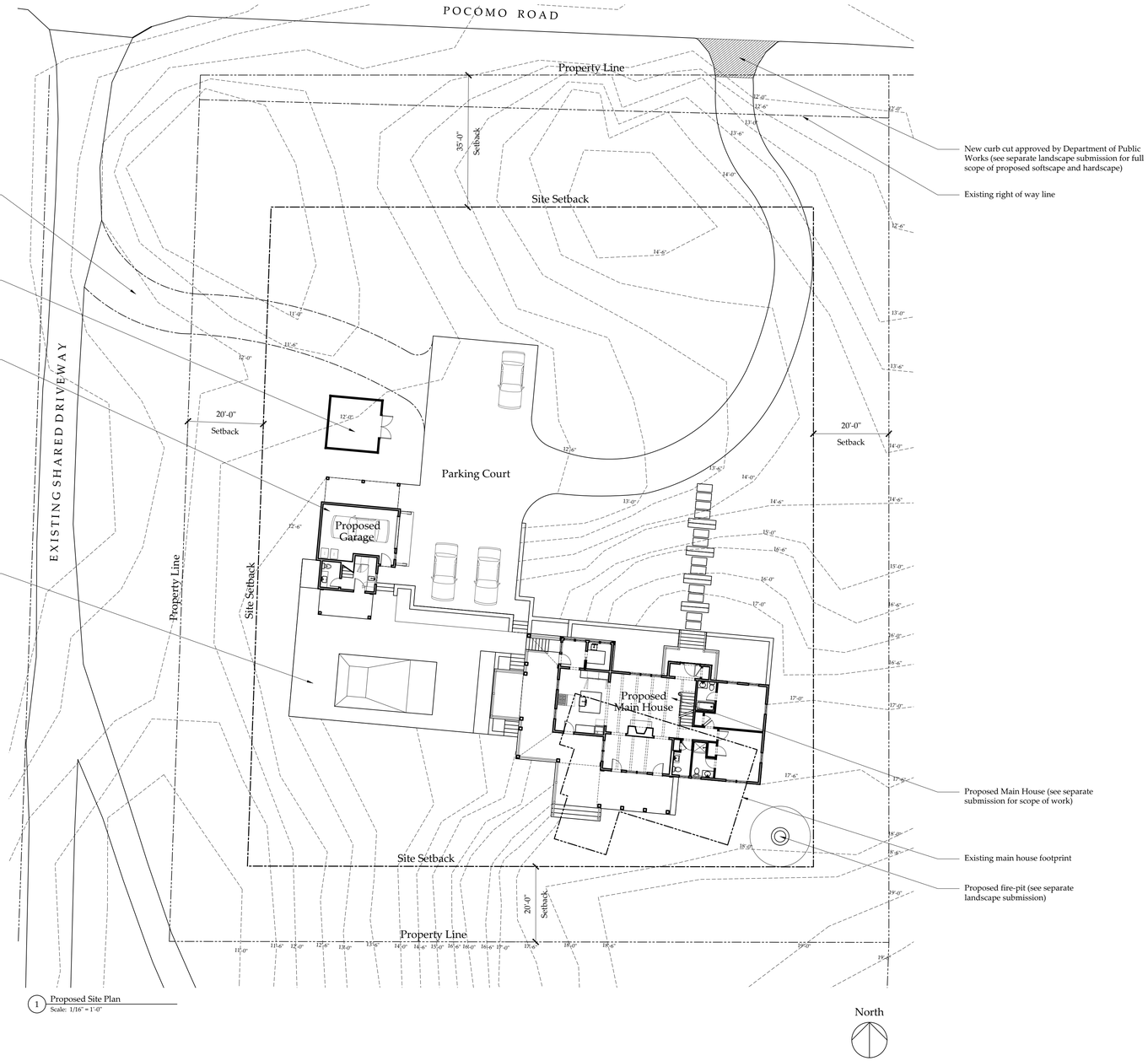




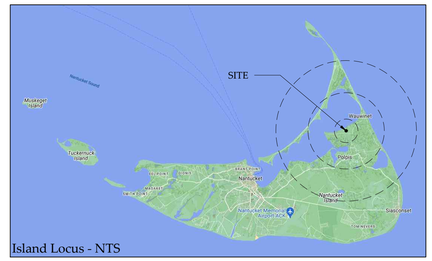
EXISTING Northwest Elevation



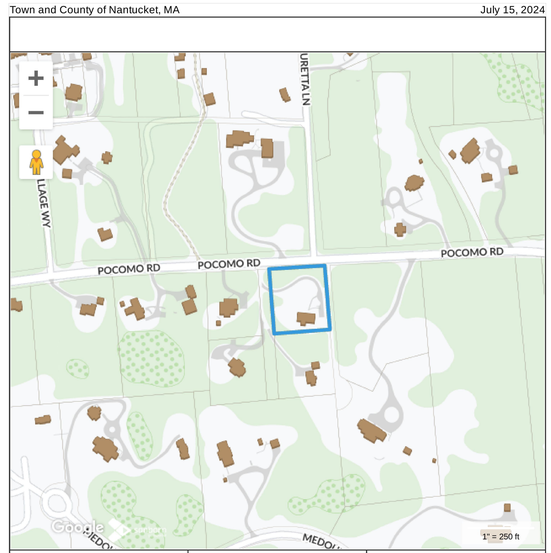
PROPOSED



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



Locus Map



Garage Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Proposed Floor Plans
AG3.1	Proposed Exterior Elevations
AG5.1	Proposed Window and Door Schedule

Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Garage
Proposed Site Plan
Locus
Zoning Information

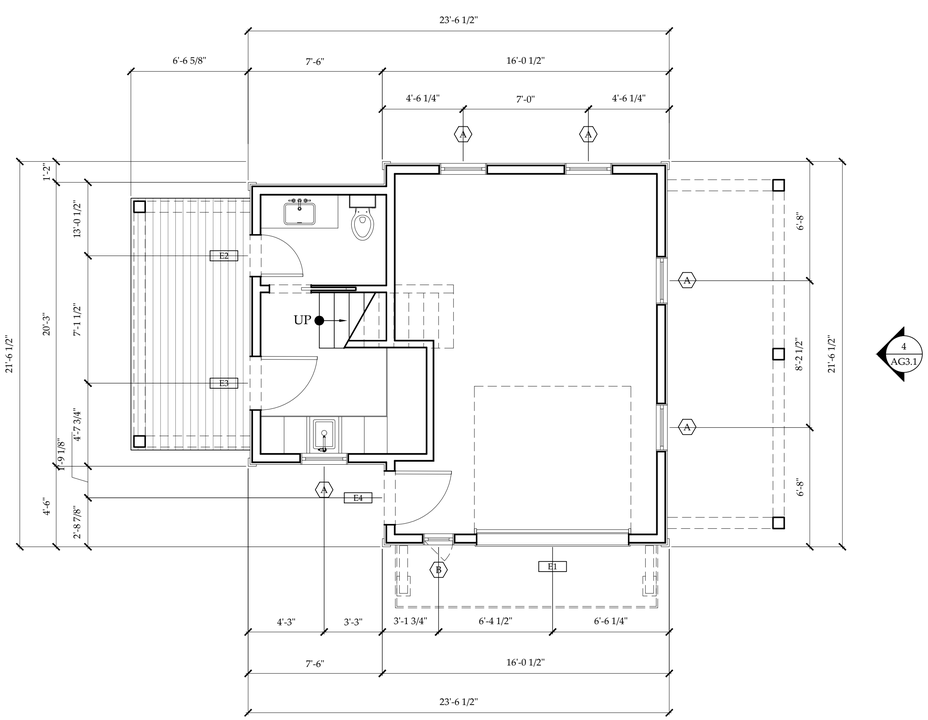
GARAGE NEW CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

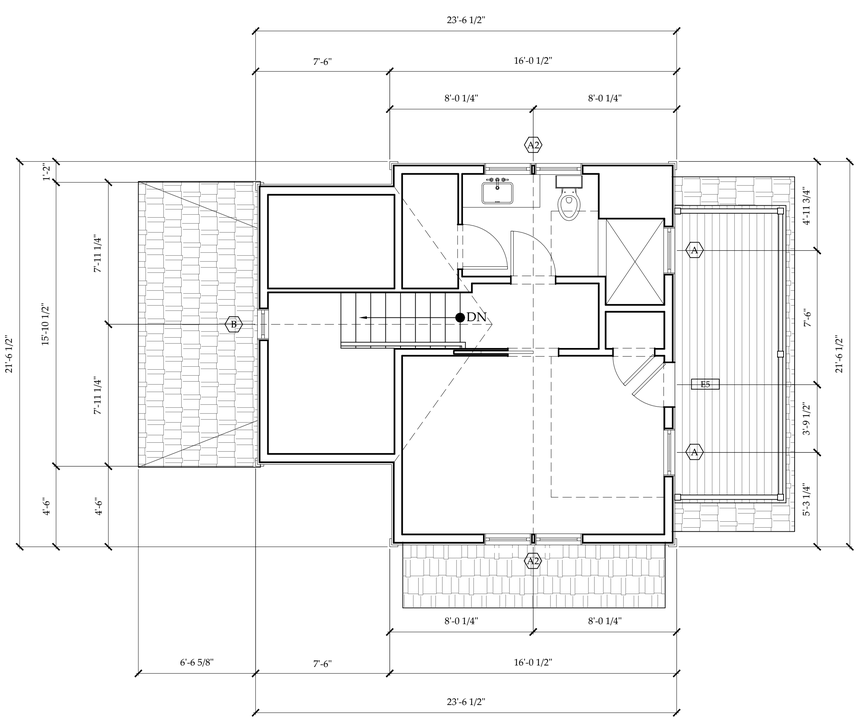
Project number: 23-62

AG1.1

PROPOSED



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



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

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

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Garage
Proposed
Floor Plans

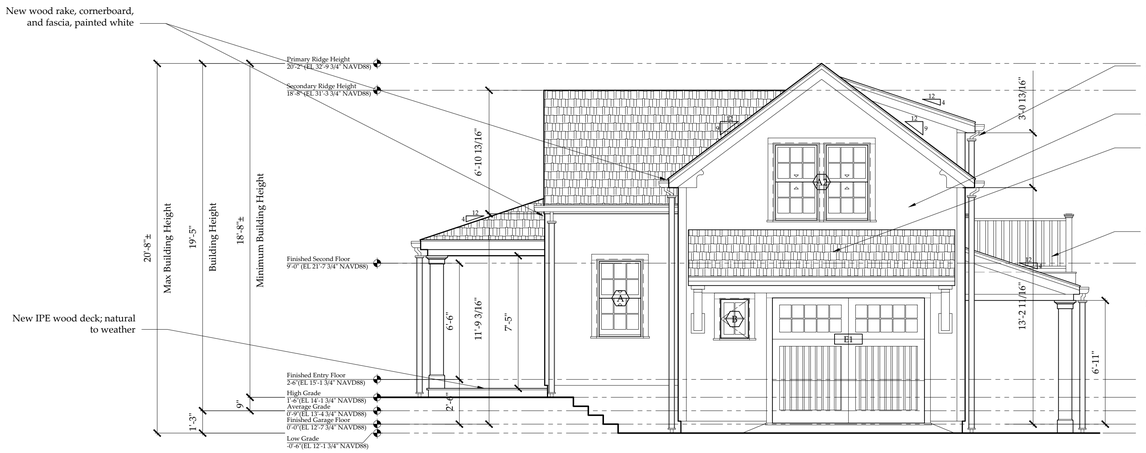
GARAGE NEW CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting

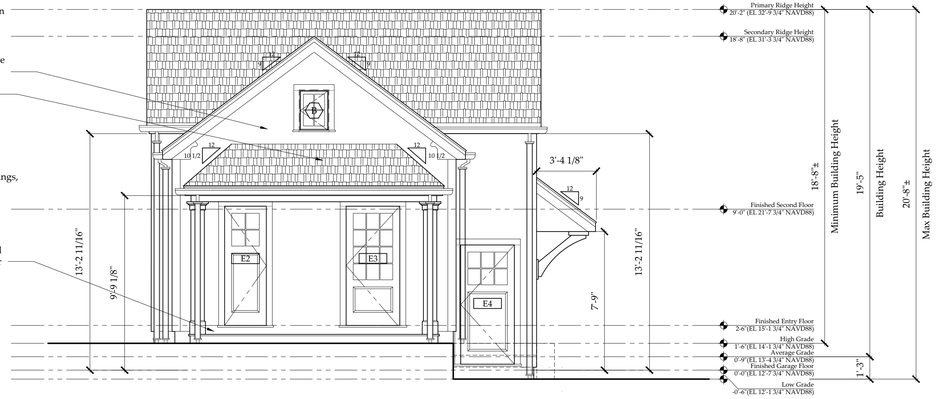
Project number: 23-62

AG2.1

PROPOSED



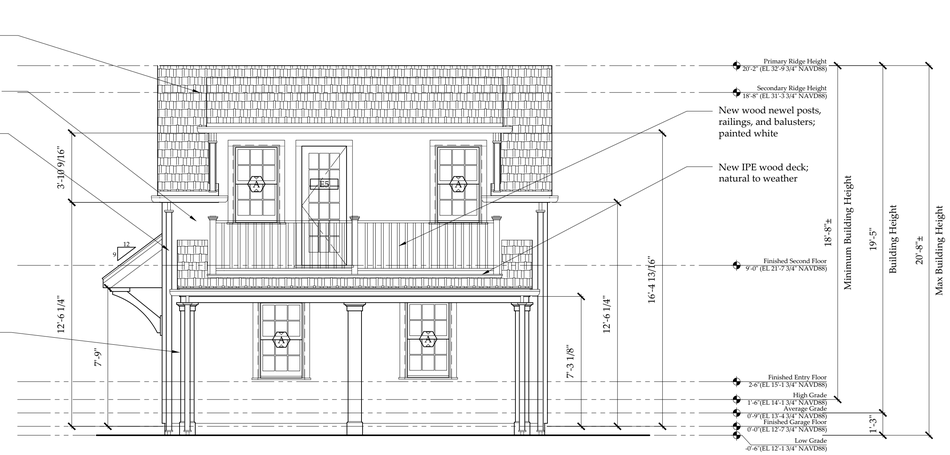
1 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



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



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



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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

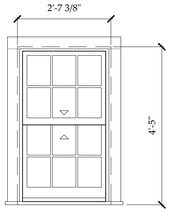
Garage
Proposed Exterior Elevations

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

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

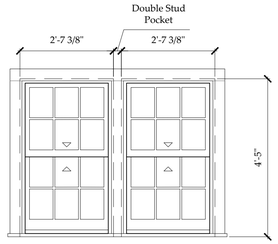
AG3.1



A

Unit Specifications

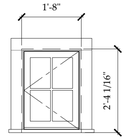
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2622
RO Size -	2'-8 3/8"w x 4'-5 1/2"h
Unit Size -	2'-7 3/8"w x 4'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A2

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2622
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 requirements for egress

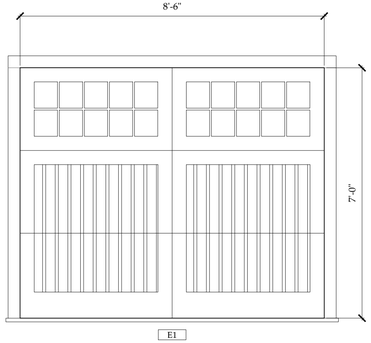


B

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Casement 4 Lite Window
Unit Code -	UWCA2028
RO Size -	1'-9"w x 2'-4 9/16"h
Unit Size -	1'-8"w x 2'-4 1/16"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 -	-

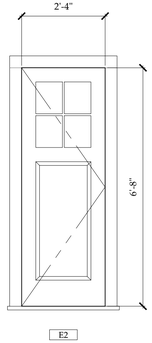
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

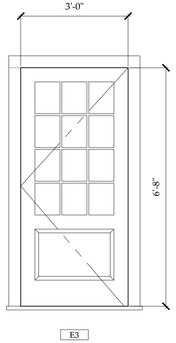
Manufacturer -	Nantucket Millworks
Unit Type -	Overhead Wood Garage Door with (2) 10 Lite transom windows
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-6"W x 7"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	N/A
Notes -	-



E2

Unit Specifications

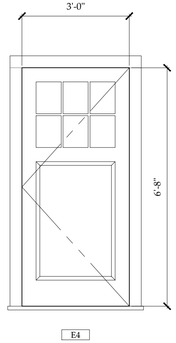
Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite and 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-4"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	Provide multipoint lock body



E3

Unit Specifications

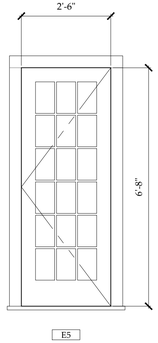
Manufacturer -	Nantucket Millworks
Unit Type -	12 Lite and 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	3'-0"W x 6'-8"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	Wood Frame Exterior Swing
Notes -	Provide multipoint lock body



E4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite and 1 Panel Wood 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 -	Provide multipoint lock body



E5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	18 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-6"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 -	Provide multipoint lock body

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

SMITH & HUTTON
architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

www.smithhutton.com

Copyright © 2024 Smith & Hutton

Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

Garage Proposed Window & Door Schedule

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

Issue Date:
07/24/2024 New Business Meeting

Project number: 23-62

AG5.1

POCOMO GARAGE

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.

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

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 Pocomo Road

Tax Map Number: 14-74 Parcel Number: 26

Owner of Record: Roberto and Amy Finzi

Description of Proposal: Proposed location shift and alteration of existing main house. New construction of 1.5-story garage.

Anticipated HDC Submission Date: New Business meeting - August 6th, 2024

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

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

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

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 14-74 PARCEL N°. 26

Street & Number of Proposed Work: 26 POCOMO RD

Owner of record: ROBERTO & AMY FINZI

Mailing Address: 75 BANK ST, APT 5F
NEW YORK, NY 10014

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD, STE B
PAOLI, PA 19301

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 23'-6 1/2" Sq. Footage 1st floor: 444 ft²
Width: 21'-6 1/2" Sq. footage 2nd floor: 328.5 ft²
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6'-8" x 14'-1" ☒ 1st floor ☐ 2nd floor
Size: 2'-2 1/2" x 16'-7 1/2" ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 20'-8" South 18'-8" East 18'-8" West 20'-8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±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 4 /12 Other PORCH 4/12; PENT EAVE 9/12

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" WOOD 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 8 1/2" Soffit (Overhang) 6 1/2" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

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 15 LITE WD. Side 4 LITE & PANEL WD.; 12 LITE & PANEL WD.; 6 LITE & PANEL WD.
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
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 7/23/2024 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission
Fee Schedule Effective June 1, 2016

POCONO GARAGE

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

1ST FLOOR: 444 ft²

2ND FLOOR: 328.5 ft² +

772.5 ft²

x 0.2

$154.5

SMITH AND HUTTON LLC
91 CHESTNUT RD STE B
PAOLI, PA 19301-1502

1330

53-13/110 MA
26984

DATE July 23, 2024

PAY TO THE ORDER OF Town of Nantucket $ 154.50

One Hundred Fifty Four and 50/100 cents DOLLARS

Photo Safe Deposit® Details on back

Pacific National Bank
A Division of Bank of America
Nantucket, Massachusetts

ACH R/T 011000138

FOR 26 Pocomo Garage - HDC Fee

Jennifer R. Smith

⑈001330⑈ ⑆011000138⑆ 004645389506⑈

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Roberto and Amy Finzi

MAILING ADDRESS 75 Bank St, Apt 5F, New York, NY 10014

PROPERTY LOCATION 26 Pocomo Road

ASSESSORS MAP/PARCEL 14-74

SUBMITTED BY: Jessica Stern
Smith and Hutton LLC
91 Chestnut Road, Ste B
Paoli, PA 19301

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: 2024.06.25 15:23:38 -04'00'

June 25, 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
14	73	1	OCONNOR JOHN TR	C/O BATTERY GLOBAL ADVISORS	1 MARINA PARK DR STE 1150	BOSTON	MA	02210	22 POCOMO RD
14	75		MAUS SARAH L ETAL		261 MATHER RD	JENKINTOWN	PA	19406	28 POCOMO RD
14	76		ROCKBYRNE LLC		26 DRIFTWAY LANE	DARIEN	CT	06820	30 POCOMO RD
14	77		GIFFORD WHITNEY A TRST	32 POCOMO RD NOM TRUST	PO BOX 2669	NANTUCKET	MA	02584	32 POCOMO RD
14	82		COHEN STEVEN L TR		PO BOX 786	NANTUCKET	MA	02554	25 POCOMO RD
14	90		COHEN STEVEN L TR	LAURETTA LANE NOM TRUST	C/O SAGEVIEW CAPITAL FAMILY OFFICE	GREENWICH	CT	06830	21 POCOMO RD
Count:	**6**								

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 26 Pocomo Road

Tax Map Number: 14-74 Parcel Number: 26

Owner of Record: Roberto and Amy Finzi

Description of Proposal: Proposed location shift and alteration of existing main house. New construction of 1.5-story garage.

Anticipated HDC Submission Date: New Business meeting - August 6th, 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:

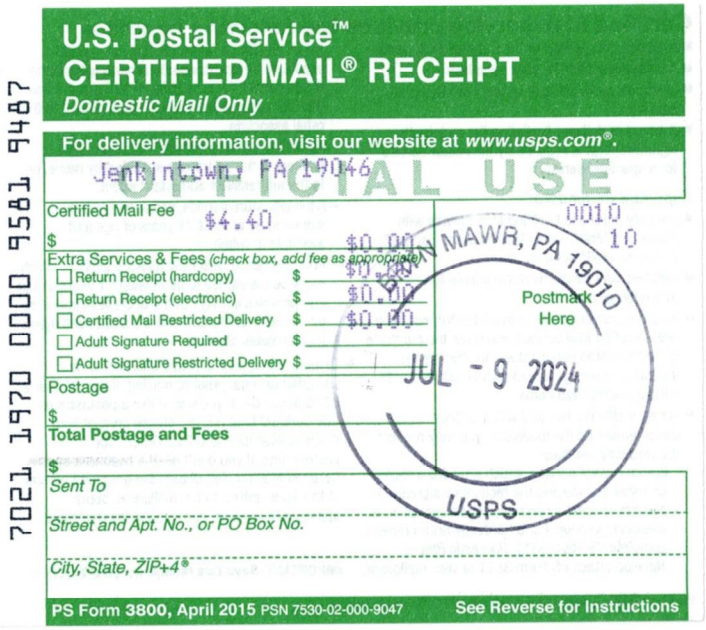
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

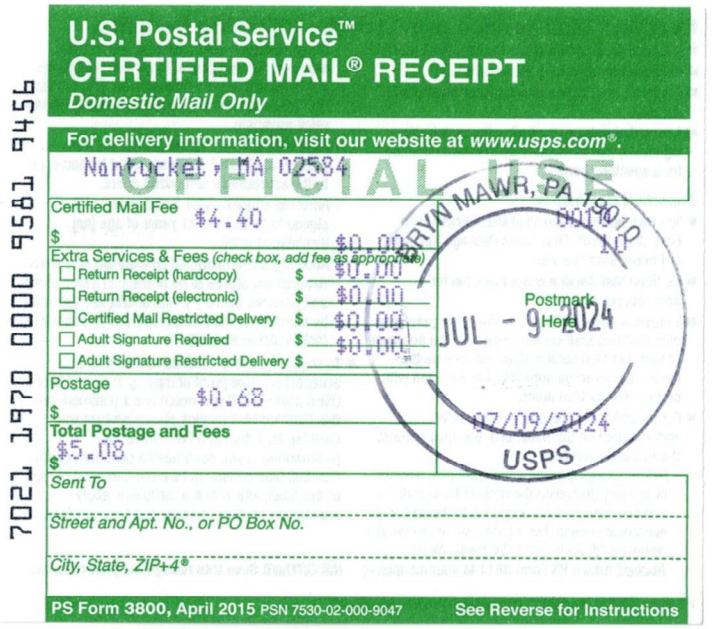
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

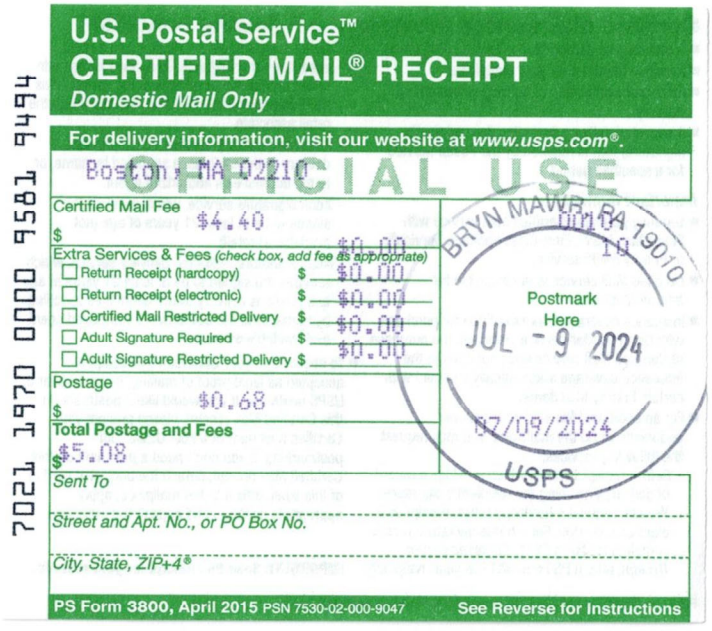
The above meeting policies may be waived at the discretion of the Chair.


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Greenwich, CT 06830
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9470

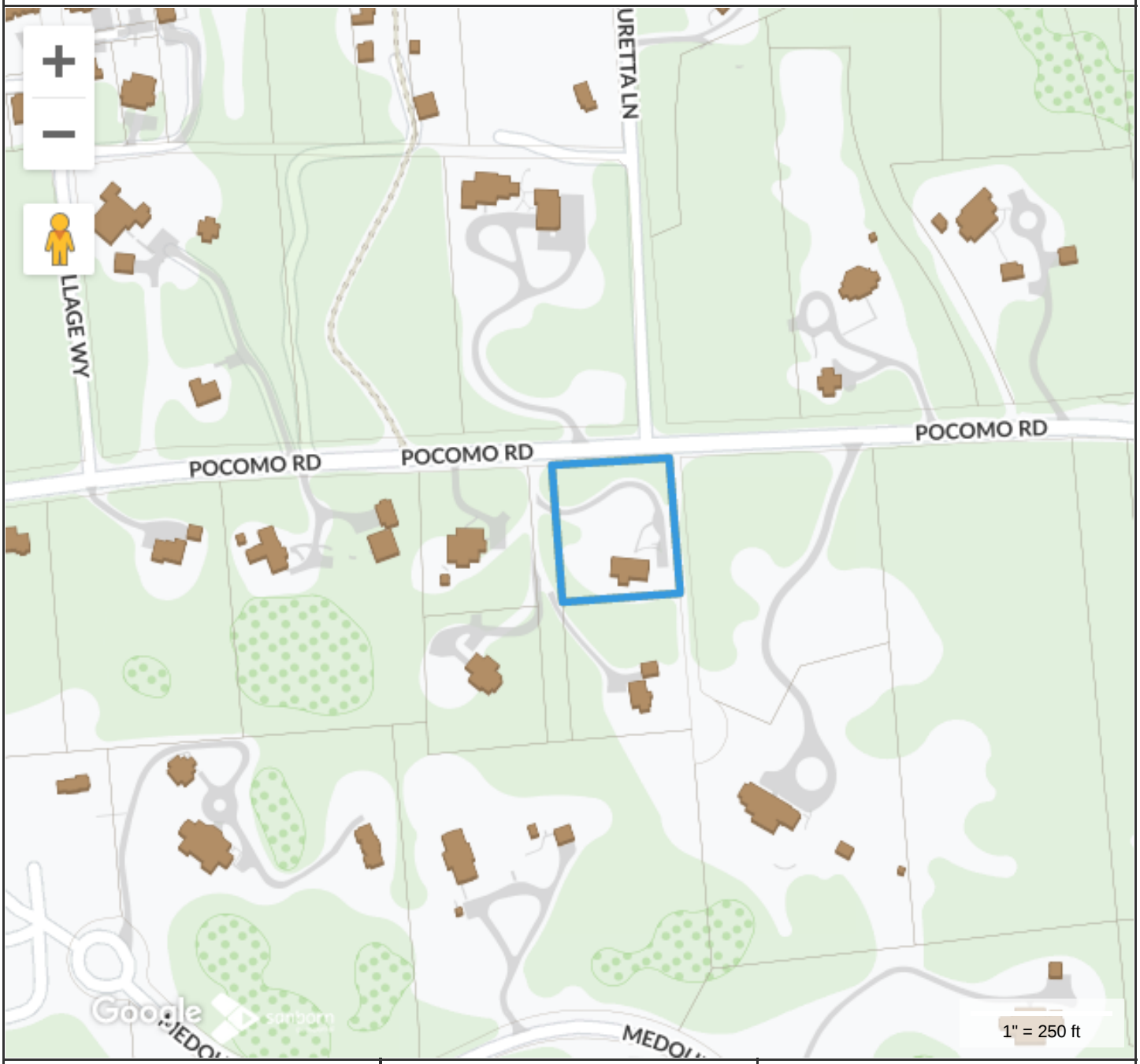

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Jenkintown, PA 19046
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postage and Fees $
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
USPS
7021 1970 0000 9581 9487


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02584
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9456


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9463


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Boston, MA 02210
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9494


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Darien, CT 06820
OFFICIAL USE
Certified Mail Fee $4.40
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees $5.08
Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0010
10
BRYN MAWR, PA 19010
Postmark Here
JUL - 9 2024
07/09/2024
USPS
7021 1970 0000 9581 9449



Property Information

Property ID	236
Location	26 POCOMO RD
Owner	FINZI ROBERTO & AMY

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

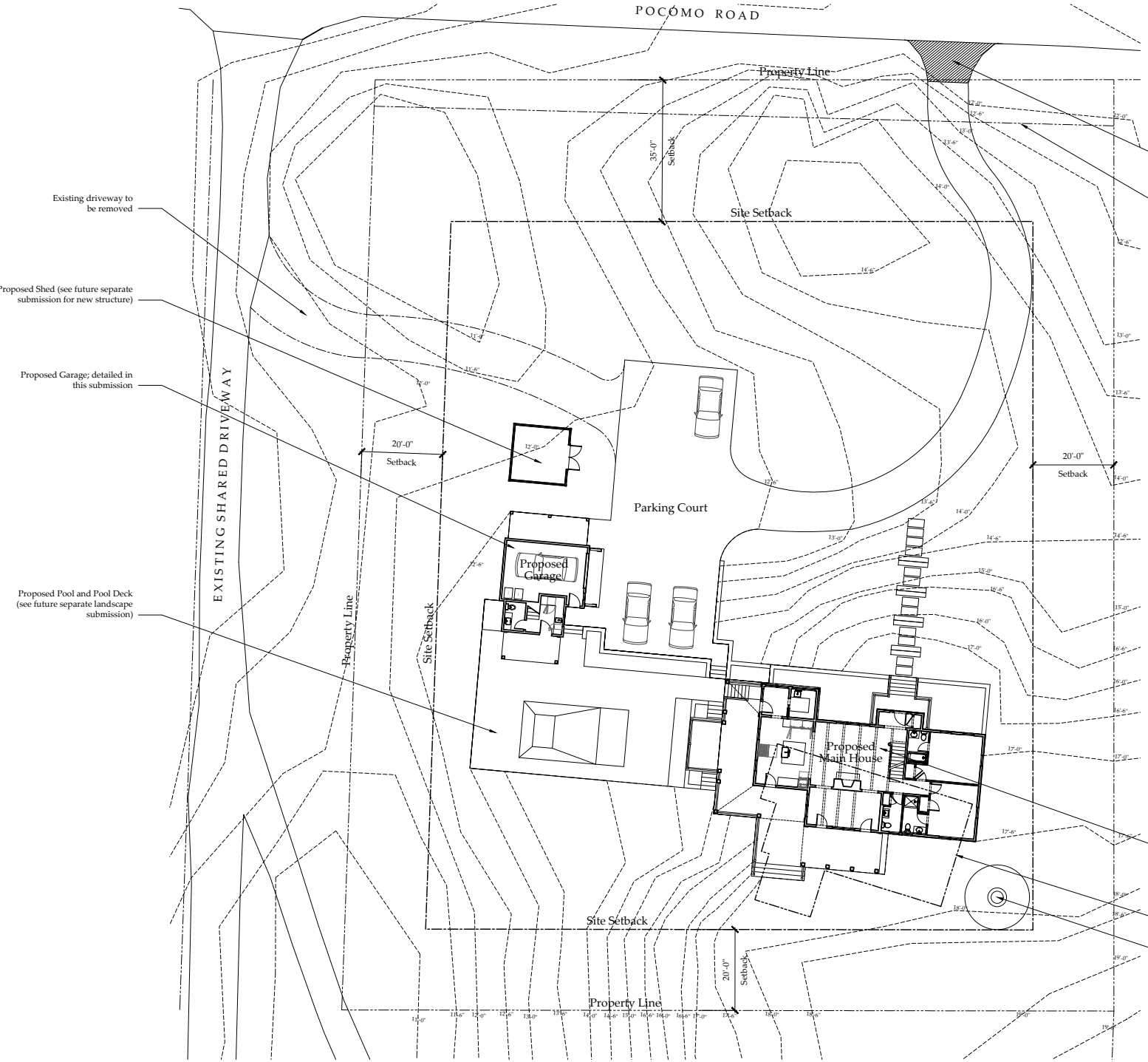
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Garage Drawing List	
AG1.1	Proposed Site Plan; Locus; Zoning Information
AG2.1	Proposed Floor Plans
AG3.1	Proposed Exterior Elevations
AG5.1	Proposed Window and Door Schedule

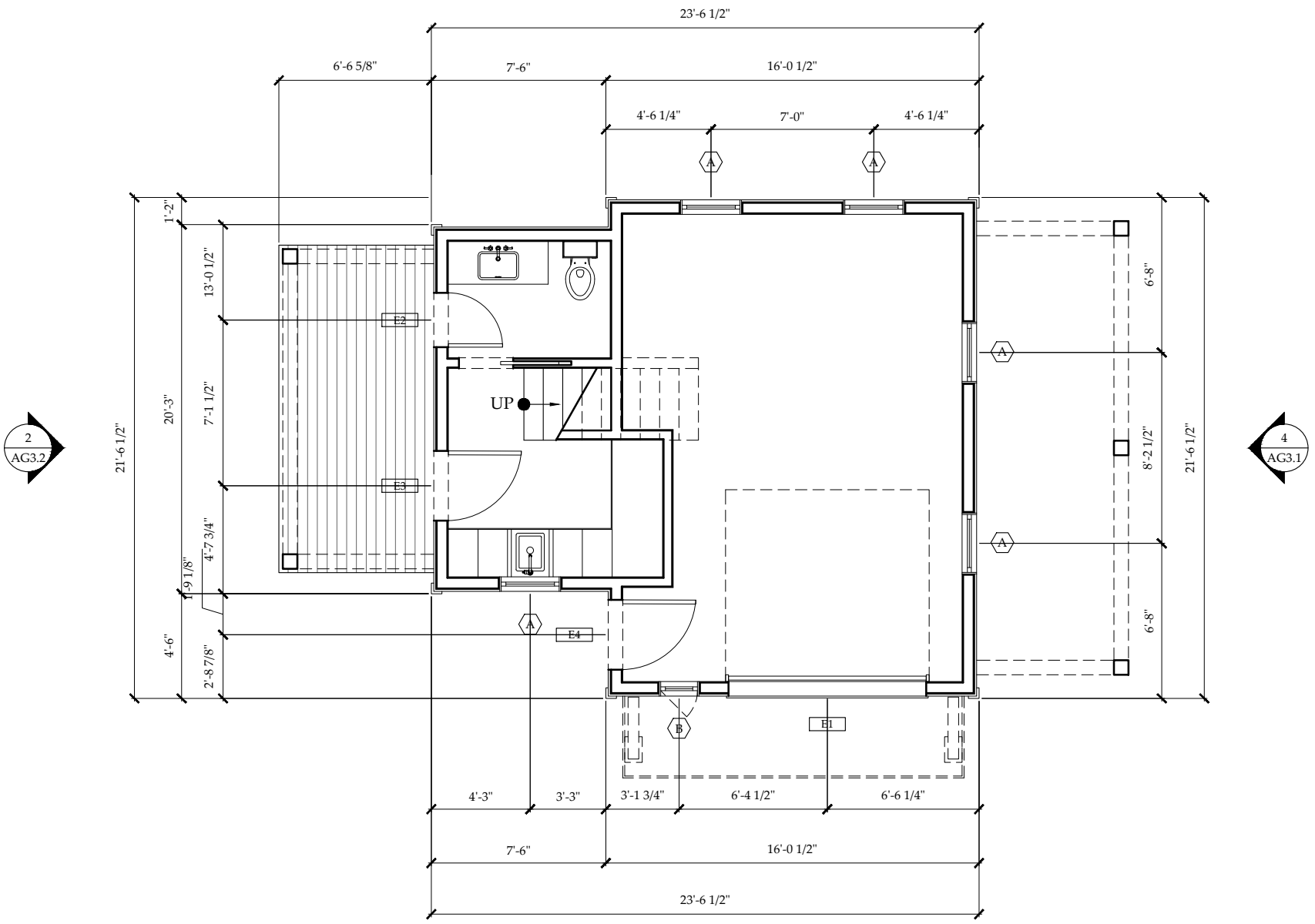
Zoning Information	
Assessor's Map and Parcel Number	14 74
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	42,688 S.F.
Front Setback	35 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	2,000 S.F. *
Existing Main House ground coverage	1,428 S.F.
Total Existing ground cover	1,428 S.F.
Proposed Main House ground coverage	1,505 S.F.
Proposed Garage ground coverage	440 S.F.
Total Proposed ground coverage	1,945 S.F.
Minimum Frontage	200 ft.
Existing Frontage	125 ft. *

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

PROPOSED

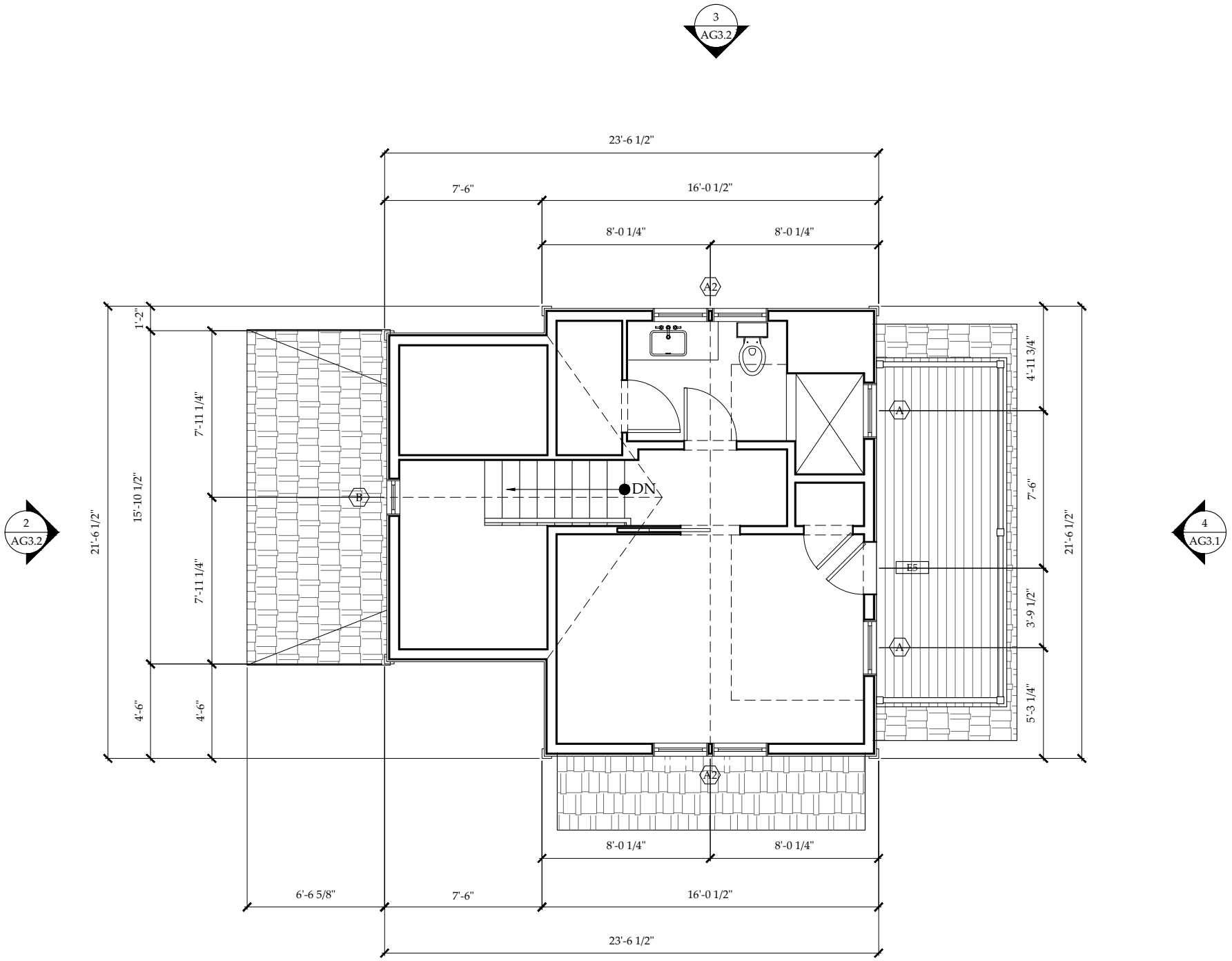


1 Proposed Site Plan
Scale: 1/16" = 1'-0"



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

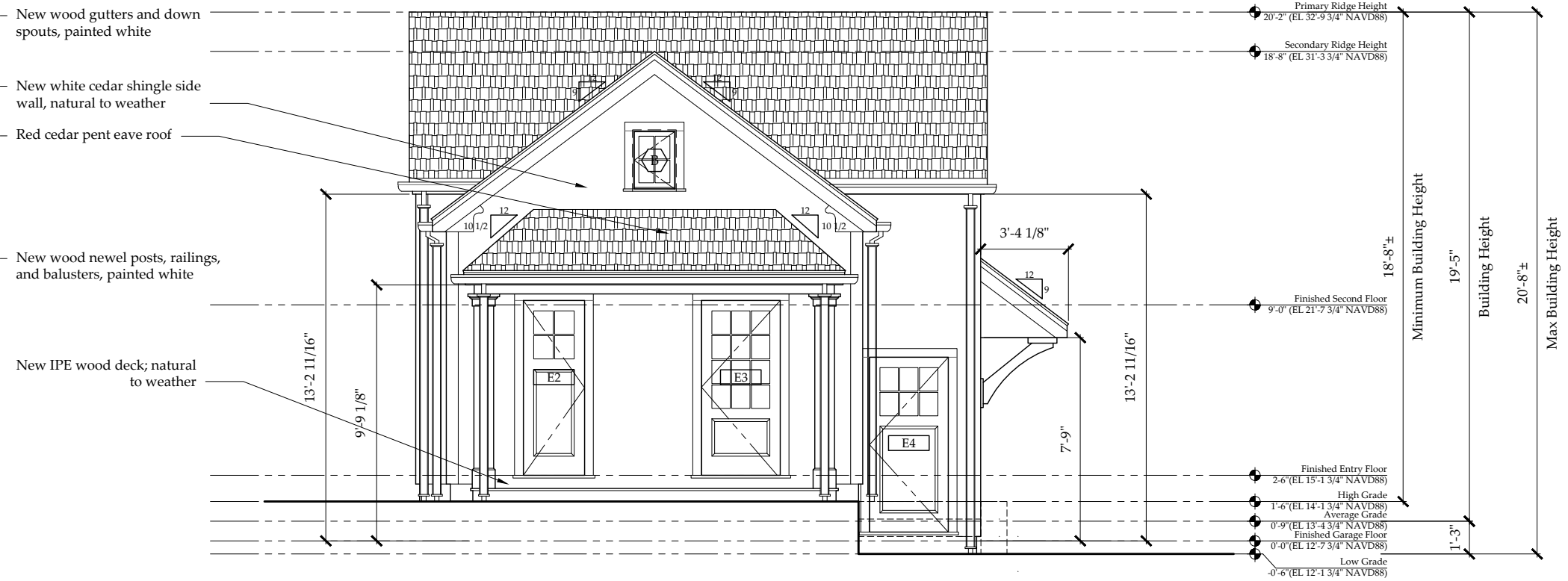
1
AG3.1



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

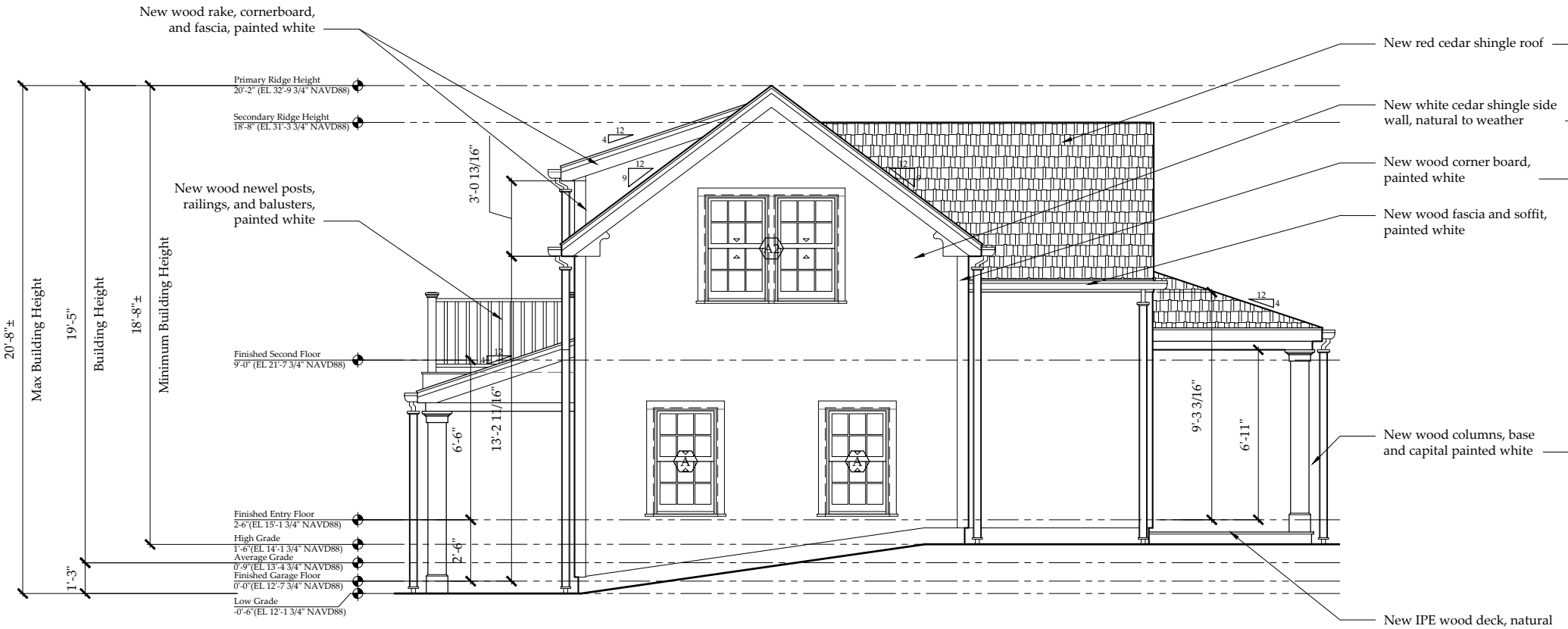


1 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"



2 Proposed Garage South Elevation

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



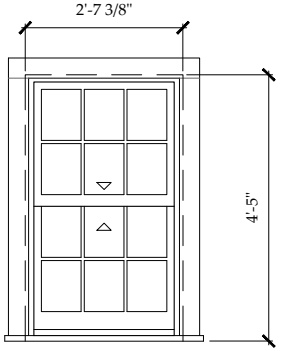
3 Proposed Garage West Elevation

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



4 Proposed Garage North Elevation

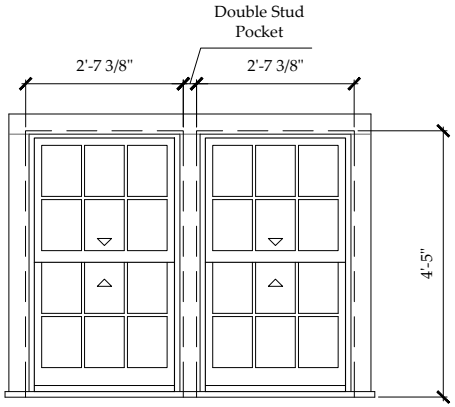
Scale: 1/4" = 1'-0"



A

Unit Specifications

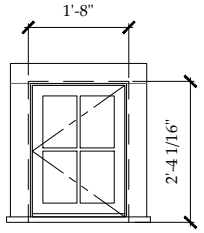
Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	UWDH2622
RO Size -	2'-8 3/8"w x 4'-5 1/2"h
Unit Size -	2'-7 3/8"w x 4'-5"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Simulated Divided Light with Spacer
Screen -	Wood Framed Insect Screen
Notes -	Meets Massachusetts requirements for egress



A2

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Double Hung 6/6 Lite Window
Unit Code -	(2) UWDH2622
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 requirements for egress



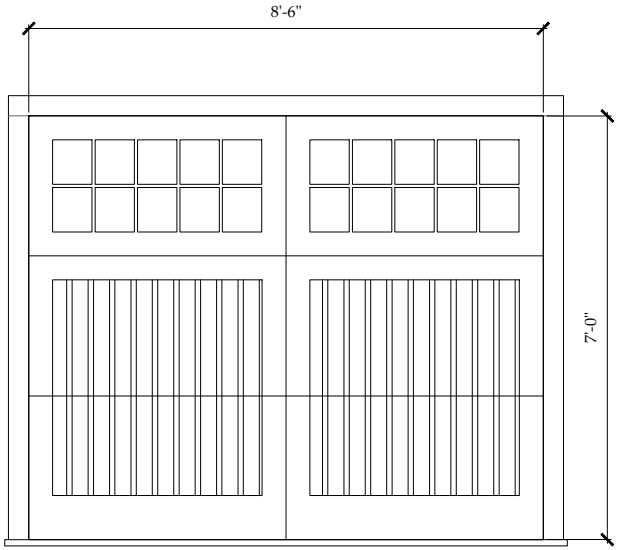
B

Unit Specifications

Manufacturer -	Marvin Windows & Doors
Unit Type -	Signature Ultimate Wood Casement 4 Lite Window
Unit Code -	UWCA2028
RO Size -	1'-9"w x 2'-4 9/16"h
Unit Size -	1'-8"w x 2'-4 1/16"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 -	-

1 Proposed Window Types

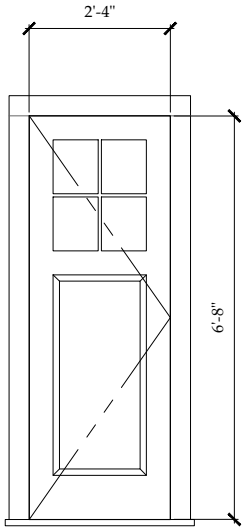
Scale: 1/2" = 1'-0"



E1

Unit Specifications

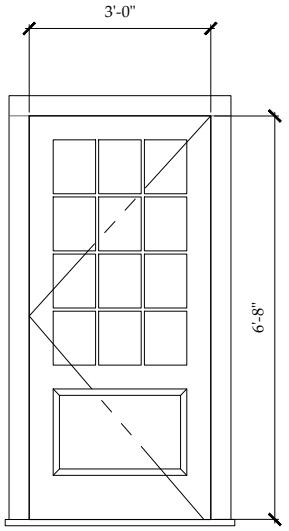
Manufacturer -	Nantucket Millworks
Unit Type -	Overhead Wood Garage Door with (2) 10 Lite transom windows
Unit Code -	Custom
RO Size -	n/a
Unit Size -	8'-6"W x 7"H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" True Divided Light
Screen -	N/A
Notes -	-



E2

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	4 Lite and 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-4'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 -	Provide multipoint lock body



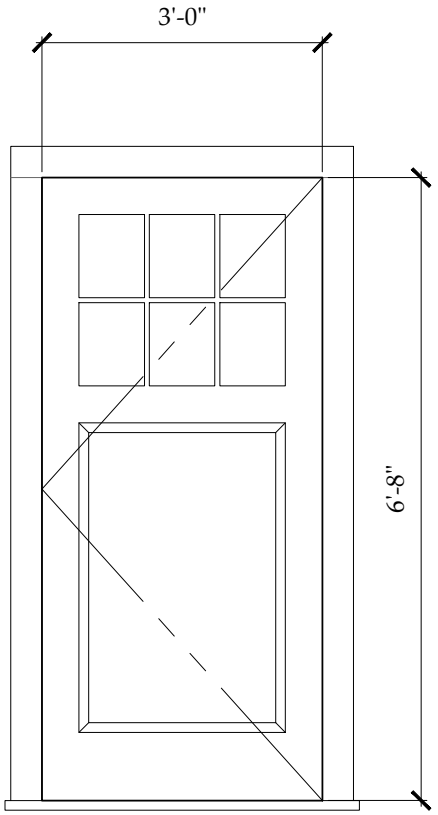
E3

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	12 Lite and 1 Panel Wood 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 -	Provide multipoint lock body

2 Proposed Door Types

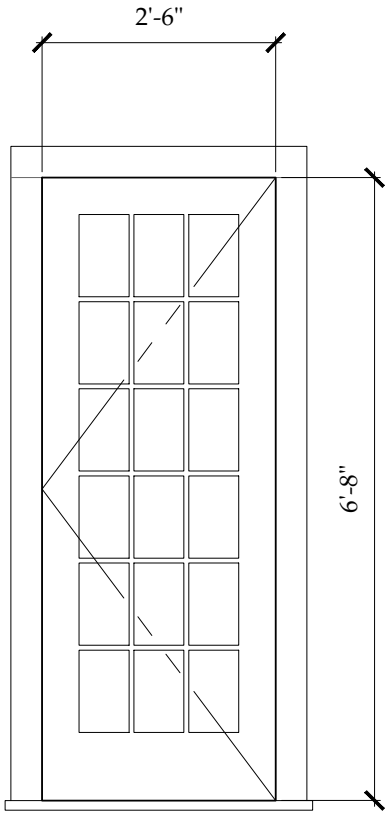
Scale: 1/2" = 1'-0"



E4

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	6 Lite and 1 Panel Wood 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 -	Provide multipoint lock body



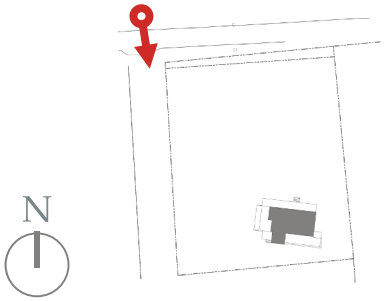
E5

Unit Specifications

Manufacturer -	Nantucket Millworks
Unit Type -	18 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-6"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 -	Provide multipoint lock body



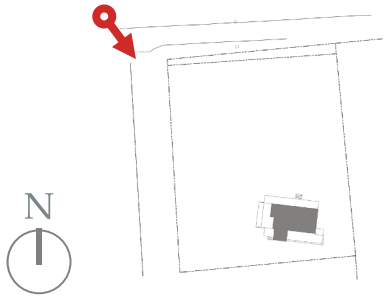
EXISTING North Driveway Entry



Pocomo Residence
Existing Conditions Photographs
Application for Garage New Construction



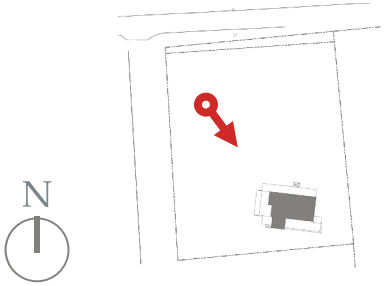
EXISTING Northeast Elevation From Road



Pocomo Residence
Existing Conditions Photographs
Application for Garage New Construction



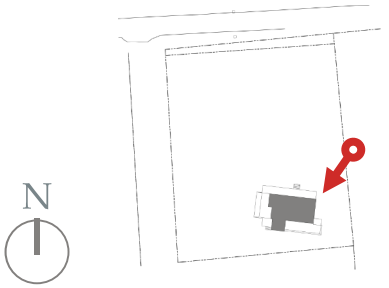
EXISTING Northeast Elevation From Site



Pocomo Residence
Existing Conditions Photographs
Application for Garage New Construction



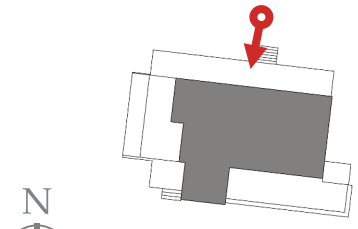
EXISTING Northwest Elevation From Driveway



Finzi Residence
Existing Conditions Photographs
Application for Garage New Construction

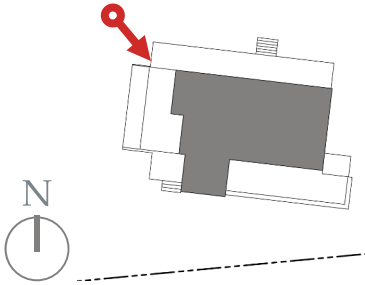


EXISTING North Elevation



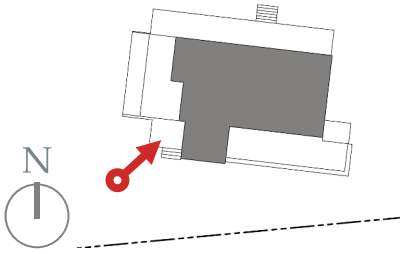


EXISTING Northeast Elevation



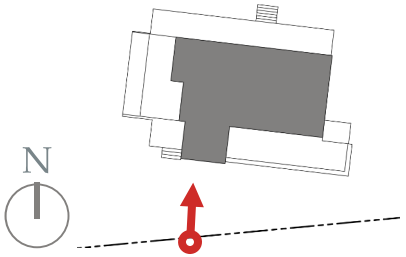


EXISTING Southeast Elevation



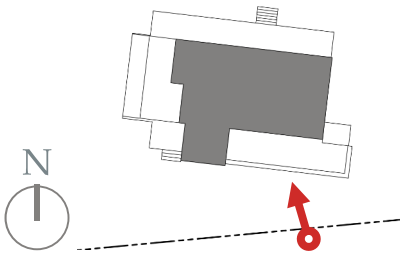


EXISTING South Elevation



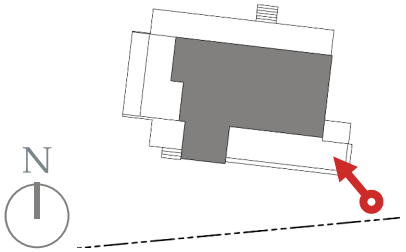


EXISTING South Elevation





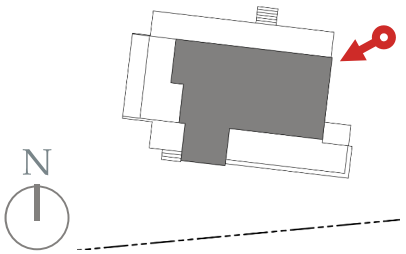
EXISTING Southeast Elevation



Pocomo Residence
Existing Conditions Photographs
Application for Garage New Construction



EXISTING Northwest Elevation



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49.2.3 PARCEL N°. 53

Street & Number of Proposed Work: 3 EMILY STREET

Owner of record: ELIZABETH CHURCHILL

Mailing Address: P.O. BOX 196

SIASCONSET, MA 02564

Contact Phone #: 512.468.5940 E-mail: echurchillarch@gmail.

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: SAME AS ABOVE

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 MOVE EXIST. STUDIO & CONNECT TO HOUSE. ADD 1 STORY BEDROOM ADDITION

Size of Structure or Addition: Length: 14'-3" Sq. Footage 1st floor: 419 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21'-10" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 21' / 16' South 16' East 21' West 16'

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 9.5 /12 Secondary Mass 4 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☑ Architectural IKO WEATHERWOOD

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): COPPER - 3"

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

☐ _____

☐ Other _____

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

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

C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) _____ Corner boards 5" Frieze _____

Window Casing 3 3/4" Door Frame _____ Columns/Posts: Round ____ Square ____

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall NATURAL Clapboard (if applicable) _____ Roof WEATHERWOOD

Trim WHITE TO MATCH EXIST. Sash WHITE TO MATCH EXIST. Doors WHITE TO MATCH EXIST.

Deck NATURAL Foundation GREY Fence _____ Shutters _____

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

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

Date 7/29/2024 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:

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

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

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

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

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

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

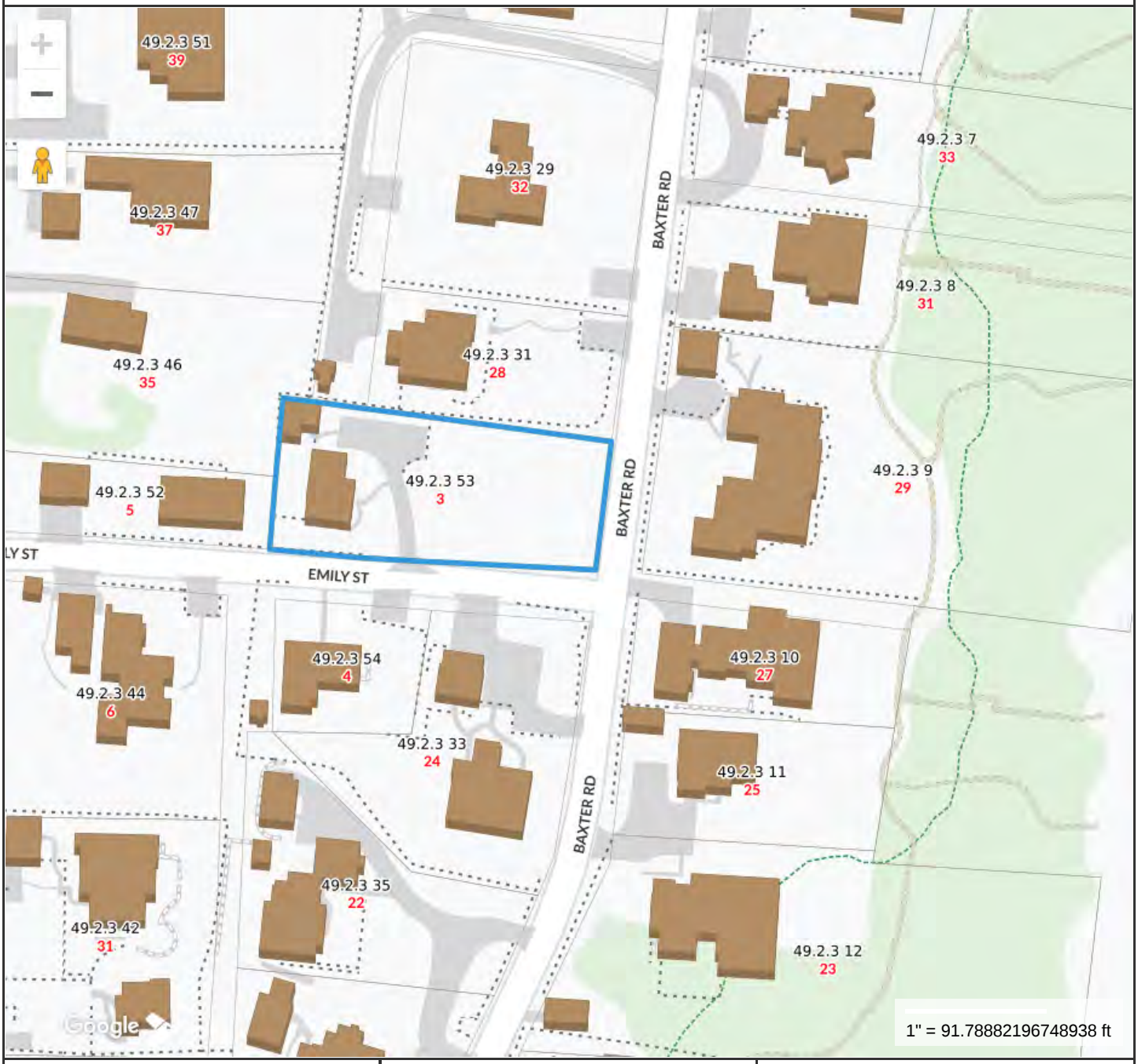
____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(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.

3 Emily Street



Property Information

Property ID	10727
Location	3 EMILY ST
Owner	CHURCHILL MARY ELIZABETH TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

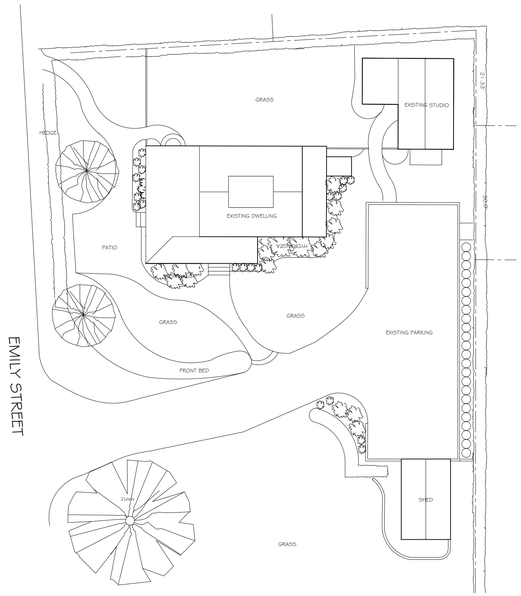
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

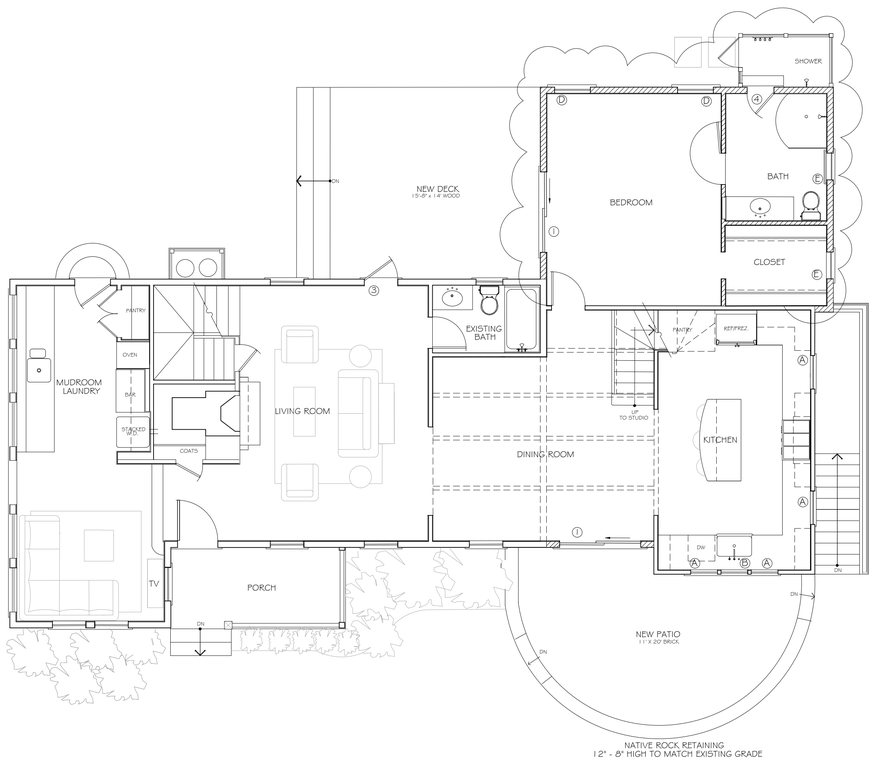
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

DOOR SCHEDULE			
KEY	DOOR SIZE	TYPE	COMMENTS
1	6'-0" X 7'-0" X 1 3/4"	2-12 LIGHT 1 PANEL	ANDERSON 'A' SERIES SLIDING W/ SCREEN
2	3'-0" X 6'-8" X 1 3/4"	12 LIGHT 1 PANEL	BROSCO NANTUCKET COL. F-77512
3	2'-6" X 6'-8" X 1 3/4"	6 LIGHT 1 PANEL	BROSCO NANTUCKET COL. F-77506
4	2'-0" X 6'-8" X 1 3/4"	1 LIGHT	ANDERSON 'A' SERIES 1 LIGHT

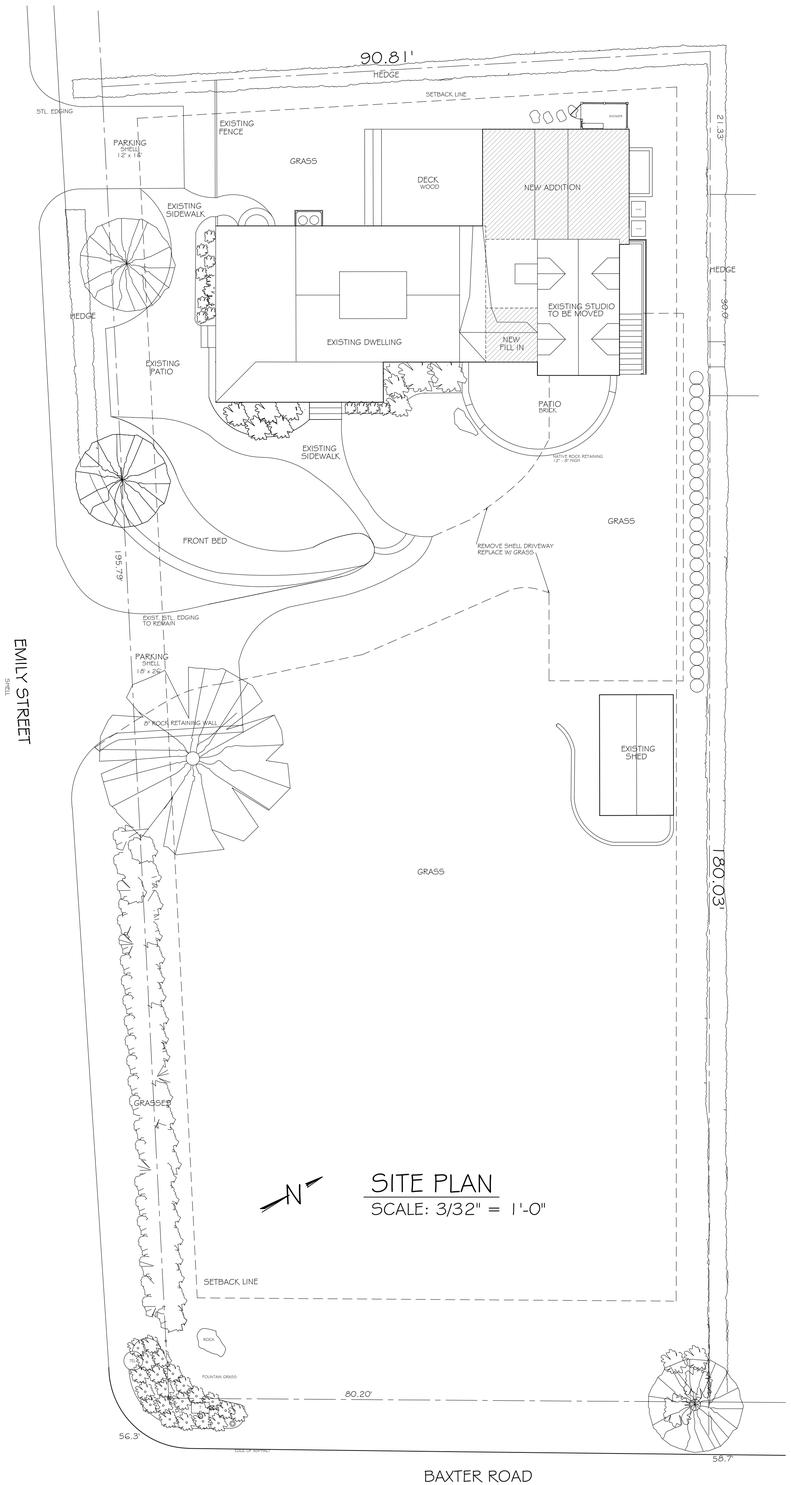
WINDOW SCHEDULE			
KEY	SASH SIZE	TYPE	COMMENTS
A	2'-6" X 4'-1"	12 LT CASEMENT	ANDERSON WOODWRIGHT NOTE 7'-0" HEAD HT. OFF F.F.
B	2'-6" X 4'-1"	12 LT FIXED	ANDERSON WOODWRIGHT NOTE 7'-0" HEAD HT. OFF F.F.
C	2-2'-6" X 4'-1"	6 OVER 1 SINGLE HUNG	ANDERSON WOODWRIGHT 1-1/2" MULLION NOTE 6'-8" HEAD HT. OFF F.F.
D	2'-8" X 4'-5"	6 OVER 6 SINGLE HUNG	ANDERSON WOODWRIGHT NOTE 6'-8" HEAD HT. OFF F.F.
E	2'-0" X 3'-7	2 OVER 2 SINGLE HUNG	ANDERSON WOODWRIGHT NOTE 6'-8" HEAD HT. OFF F.F.



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



PROPOSED FIRST FLOOR PLAN
SCALE 1/4" : 1'-0"
NEW CONSTRUCTION
CEILING, CABINETS, BEAM ABOVE



N

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

DRAWN: 7-18-24
REVISED:

BENTLEY & CHURCHILL, ARCHITECTS
POST OFFICE BOX 196
SIASCONSET, MASSACHUSEITS 02564
512 468 5940

ADDITION
3 EMILY STREET SIASCONSET, MA

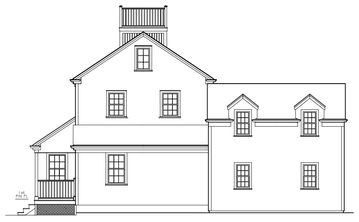
SHEET 1 OF 2



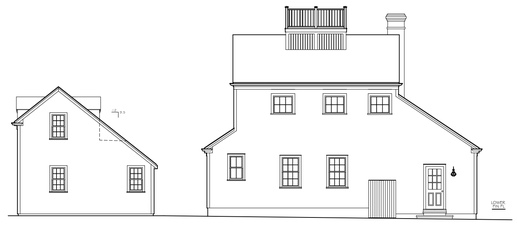
EXISTING SOUTH ELEVATION
SCALE 3/32" : 1'-0"



EXISTING EAST ELEVATION
SCALE 3/32" : 1'-0"



EXISTING NORTH ELEVATION
SCALE 3/32" : 1'-0"



EXISTING WEST ELEVATION
SCALE 3/32" : 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" : 1'-0"



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



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



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

DRAWN:
7-18-24

REVISED:

BENTLEY & CHURCHILL, ARCHITECTS
POST OFFICE BOX 196
SIASCONSET, MASSACHUSETTS 02564
512 468 5940

ADDITION
3 EMILY STREET SIASCONSET, MA

SHEET
2
OF 2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49.2.3 PARCEL N°. 53

Street & Number of Proposed Work: 3 EMILY STREET

Owner of record: ELIZABETH CHURCHILL

Mailing Address: P.O. BOX 196

SIASCONSET, MA 02564

Contact Phone #: 512·468·5940 E-mail: echurchillarch@gmail

AGENT INFORMATION (if applicable)

Name: BENTLEY & CHURCHILL ARCHITECTS

Mailing Address: SAME AS ABOVE

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: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

~~Decks~~/Patio: Size: 11'x20' HALF CIRCLE ☑ 1st floor ☐ 2nd floor

DECK Size: 15'-8"x 14' ☑ 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

NOTE: PATIO TO BE BRICK HERRINGBONE PATTERN W/ LOW NATIVE ROCK RETAINING WALL TO MATCH EXISTING.

DECK TO BE 1x6 MAHOGANY

Is there an HDC survey form for 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 7/29/24 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

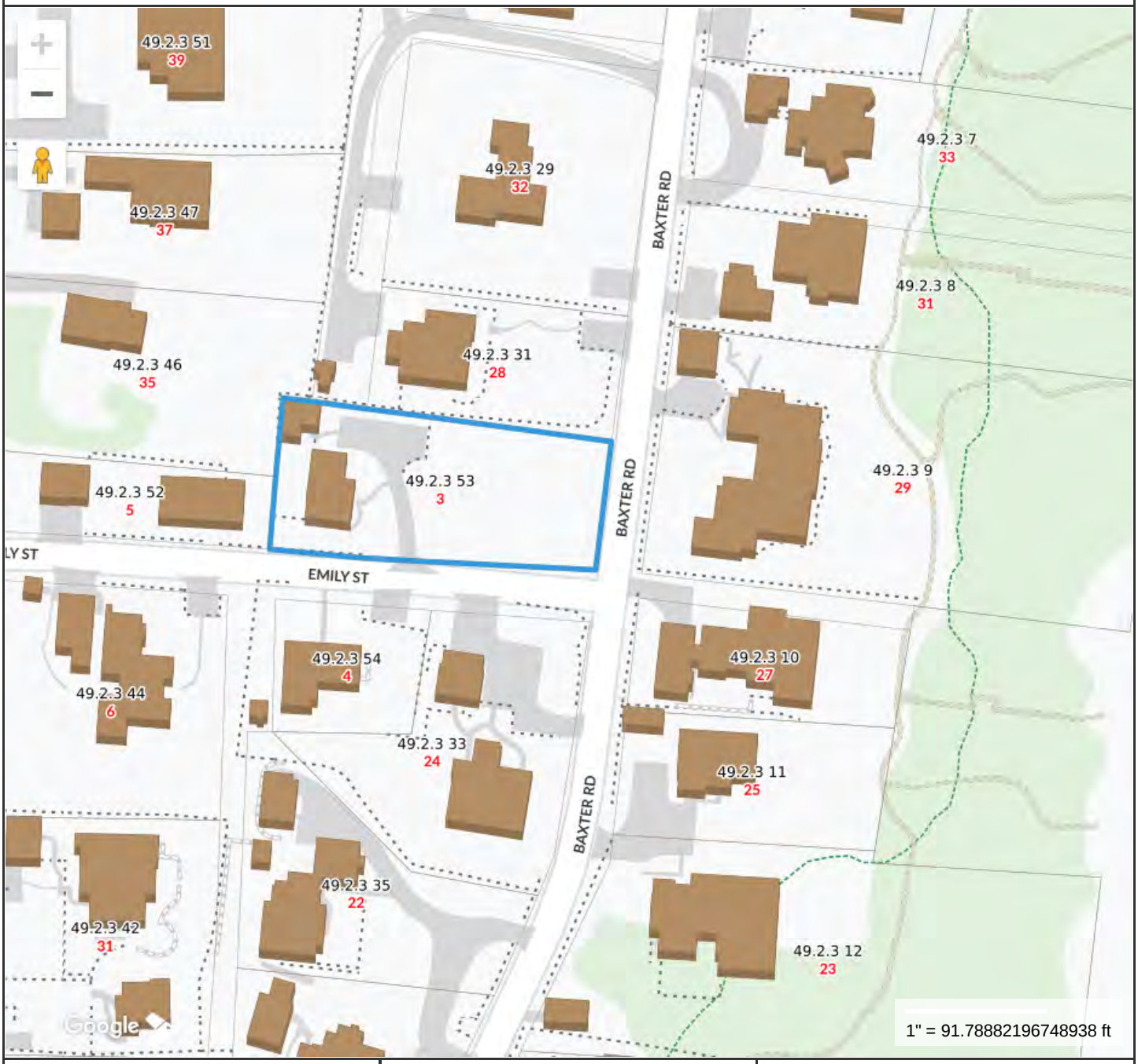
____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(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.

3 Emily Street



Property Information

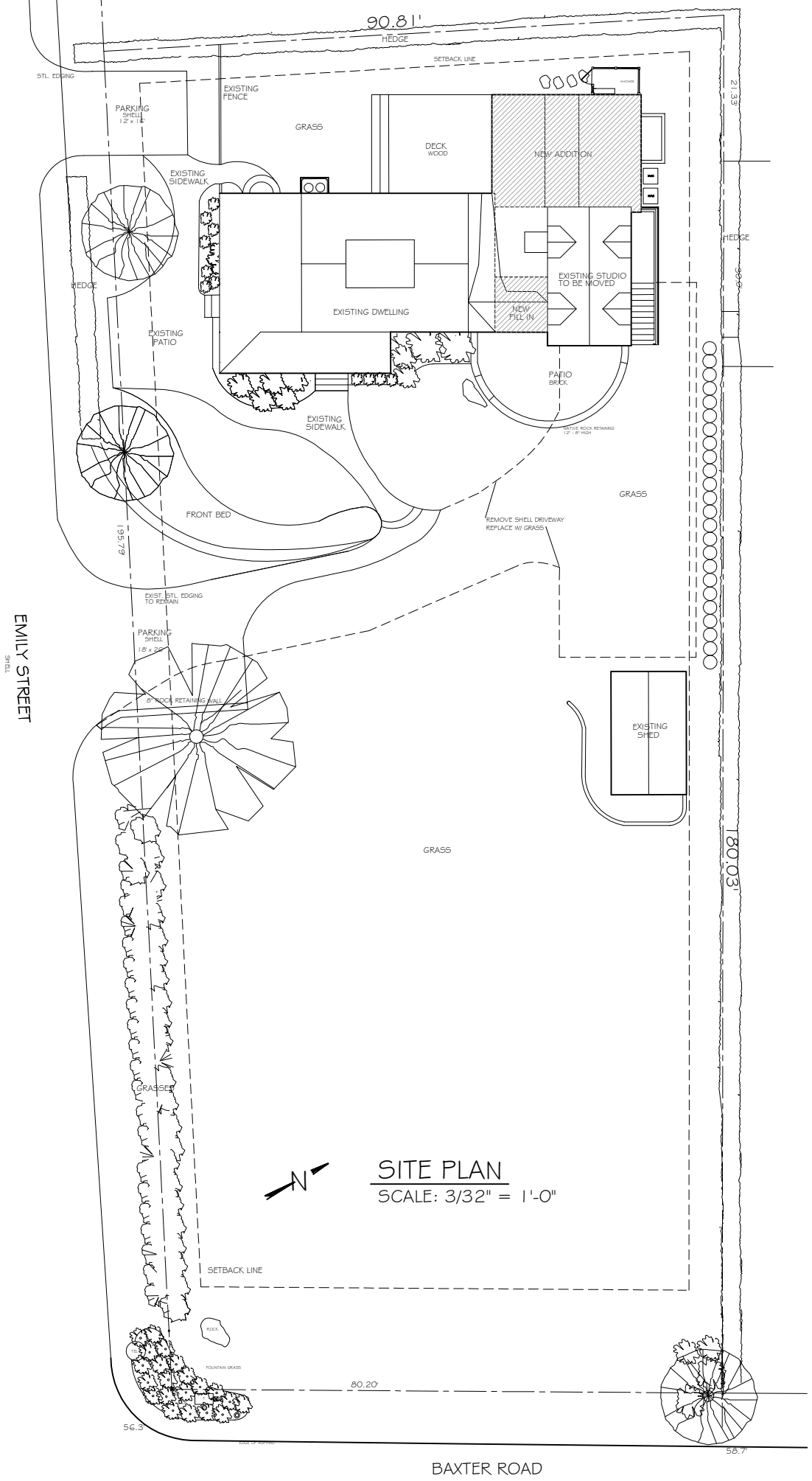
Property ID	10727
Location	3 EMILY ST
Owner	CHURCHILL MARY ELIZABETH TR

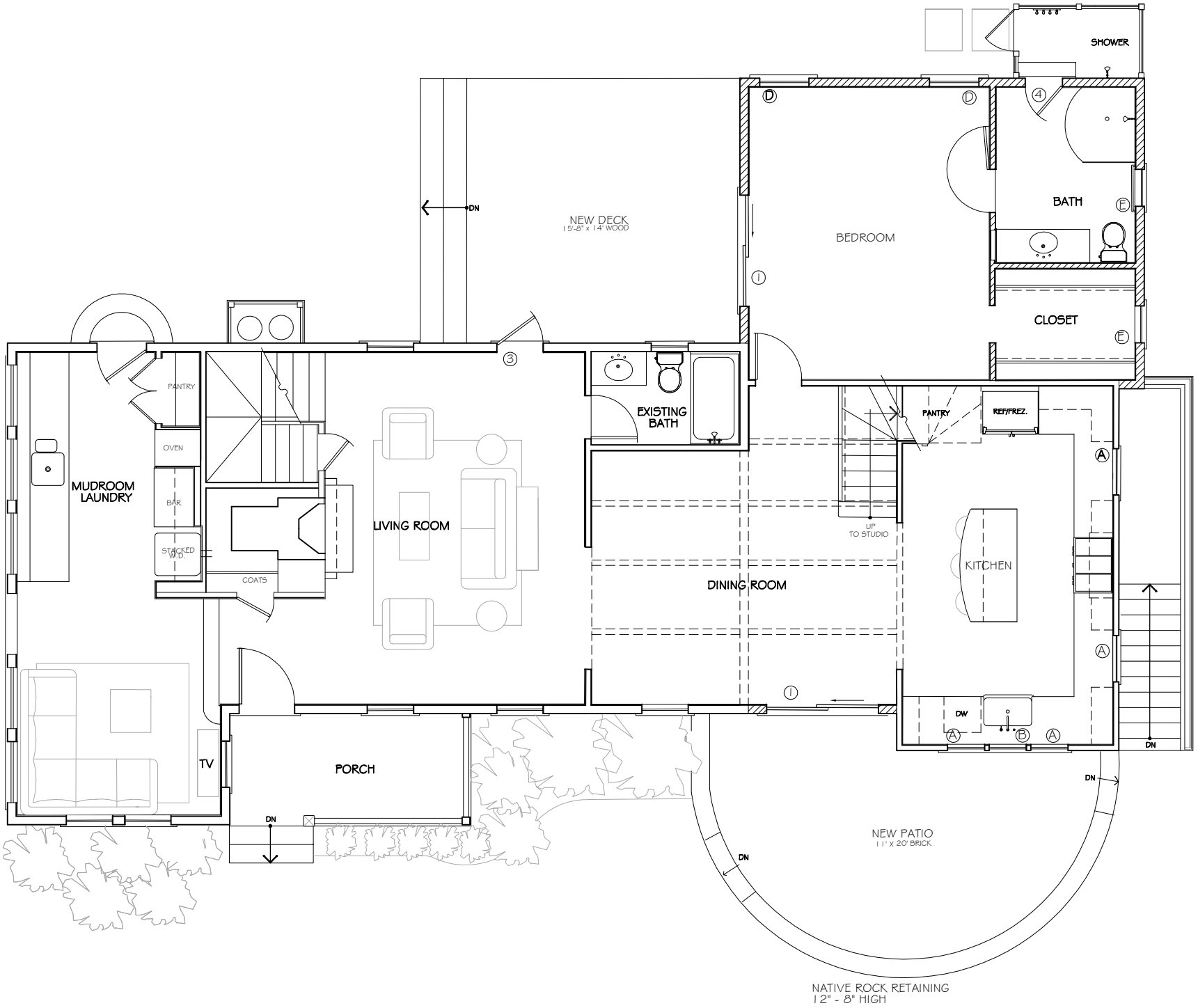
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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


90.81'
HEDGE
SETBACK LINE
STL. EDGING
EXISTING FENCE
PARKING SHELL 12' x 18'
GRASS
DECK WOOD
NEW ADDITION
EXISTING SIDEWALK
21.33'
HEDGE
EXISTING STUDIO TO BE MOVED
HEDGE
EXISTING DWELLING
NEW FILL IN
EXISTING PATIO
PATIO BRICK
EXISTING SIDEWALK
NATIVE ROCK RETAINING 12" - 8" HIGH
GRASS
FRONT BED
REMOVE SHELL DRIVEWAY REPLACE W/ GRASS
135.79'
EXIST. STL. EDGING TO REMAIN
PARKING SHELL 18' x 20'
EMILY STREET
SHELL
8' ROCK RETAINING WALL
EXISTING SHED
GRASS
180.03'
GRASSED
N
SITE PLAN
SCALE: 3/32" = 1'-0"
SETBACK LINE
ROCK
FOUNTAIN GRASS
80.20'
56.3'
58.7'
BAXTER ROAD



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" : 1'-0"

NEW CONSTRUCTION

CEILING, CABINETS, BEAM ABOVE



PROPOSED EAST ELEVATION

SCALE 1/4" : 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" : 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" : 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" : 1'-0"


House & Studio

Studio - East Elevation




Example: Iko Weatherwood Architectural Shingle

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 220.2

Street & Number of Proposed Work: 4 CARTWRIGHT PLACE

Owner of record: JOSE ROBERTO GUTIERREZ

Mailing Address: 4 CARTWRIGHT PLACE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OWNER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 315-4219 E-mail: ack.valdez@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 191.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 12x16 Sq. Footage 1st floor: 772SF
Width: 24x34 Sq. footage 2nd floor: 884SF
Sq. footage 3rd floor: UNFINISHED

Decks/Patio: Size: 11x24 ☒ 1st floor ☐ 2nd floor
Size: 13x9 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 30' South 30' East 30' West 30'
Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date: 2002

Original Builder: HUNTINGTON HOME

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 EXIST ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400's (TIMB)

Doors* (type and material): ☐ TDL ☐ SDL Front 1/2 LT. Rear FRENCH Side FRENCH
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways ASPHALT EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TIMB)

Sidewall NTW Clapboard (if applicable) — Roof GREY OR BLACK
Trim NTW Sash BLACK Doors BLACK
Deck NTW Foundation GREY Fence — Shutters —

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

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

Date 7/29/24 Signature of owner of record X _____ Signed under penalties of perjury

4 CARTWRIGHT PL





MAP 55 PARCEL 220.2

JOSE ROBERTO GUTIERREZ
4 CARTWRIGHT PLACE
ADD SECOND FLOOR AND DORMERS
ADD ENTRY ON FRONT





MAP 55 PARCEL 220.2

CONTEXT AREA

FULL TWO STORIES W/ DORMERS





JOSE ROBERTO GUTIERREZ
4 CARTWRIGHT PLACE
ADD SECOND FLOOR AND DORMERS
ADD ENTRY ON FRONT



EXISTING FRONT

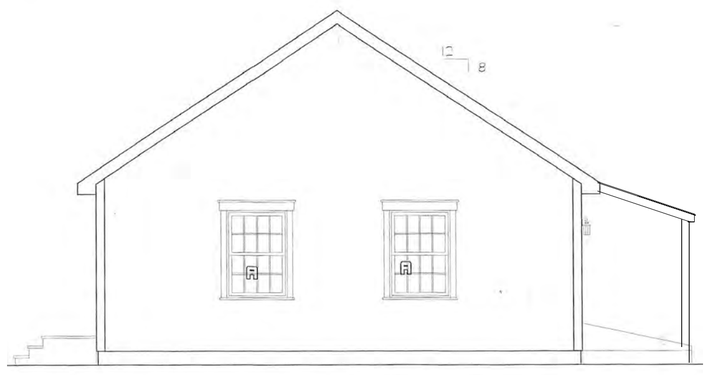




FRONT (FACING HOOPER FARM) EAST



RIGHT (NORTH)



EXISTING RIGHT

JOSE ROBERTO GUTIERREZ
4 CARTWRIGHT PLACE
ADD SECOND FLOOR AND DORMERS



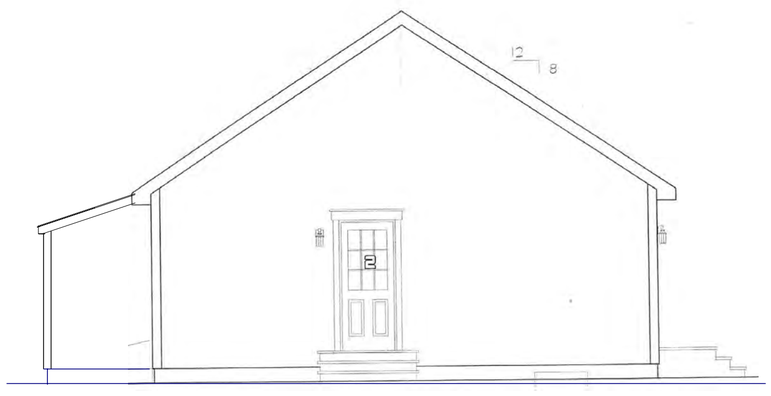
EXISTING REAR (WEST)



REAR (WEST)



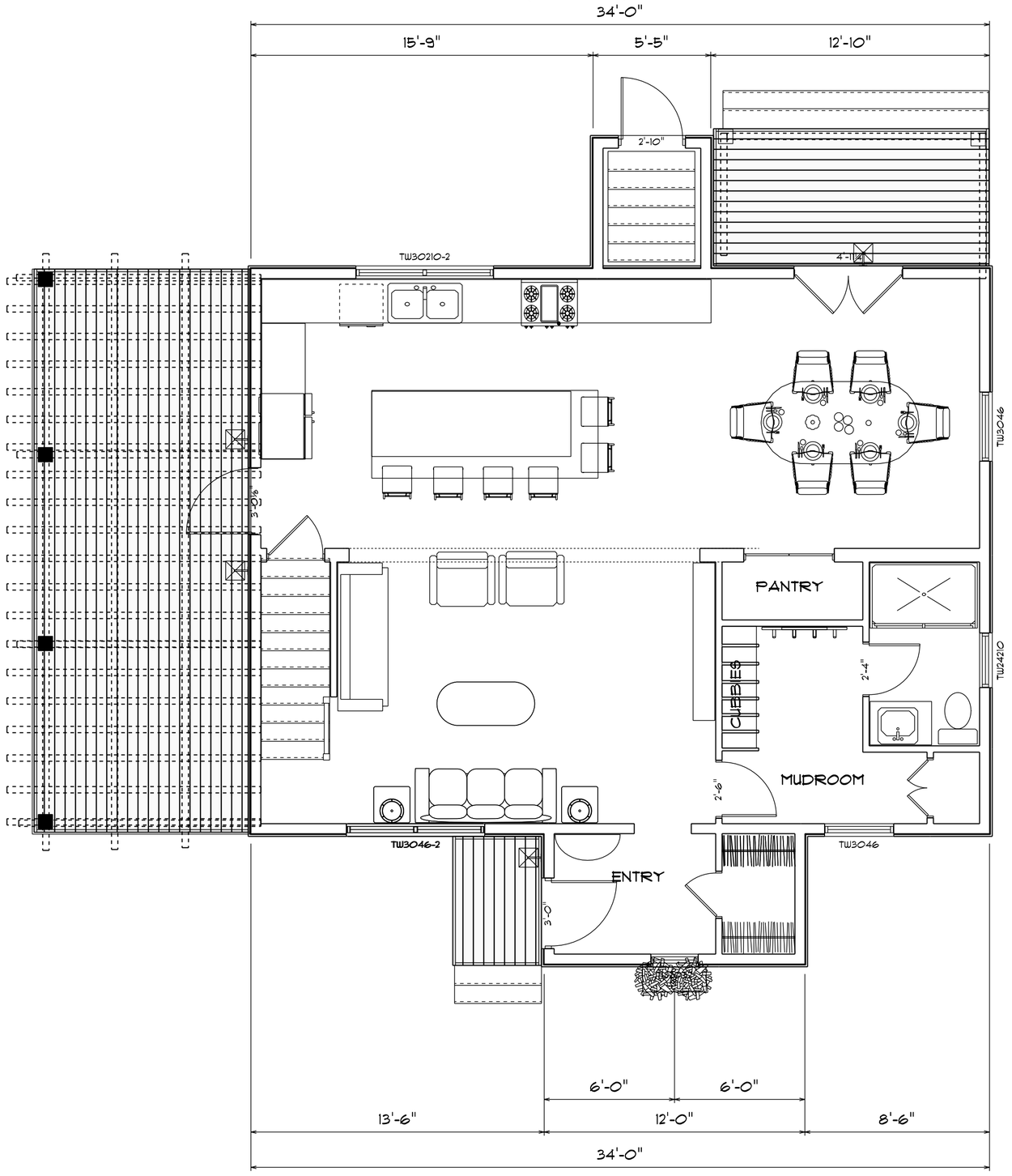
LEFT (SOUTH)



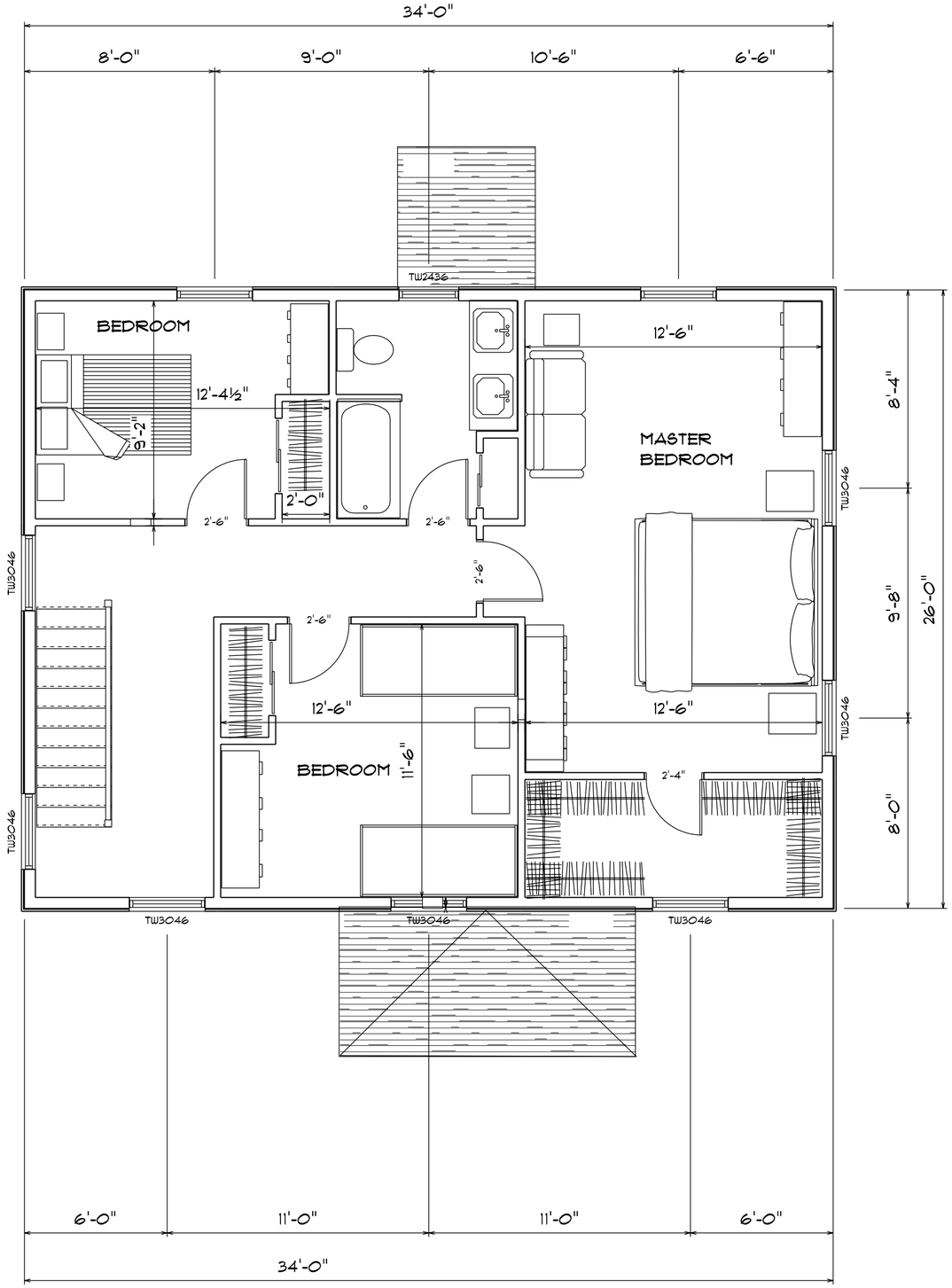
EXISTING LEFT (SOUTH)

JOSE ROBERTO GUTIERREZ
4 CARTWRIGHT PLACE
ADD SECOND FLOOR AND DORMERS

FIRST FLOOR- ADDITION (72 SF)



2ND FLOOR- ADDITION (884 SF)



JOSE ROBERTO GUTIERREZ
4 CARTWRIGHT PLACE
ADD SECOND FLOOR AND DORMERS

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 426

Street & Number of Proposed Work: 3 BAILEY ROAD

Owner of record: VICTOR MARRETT

Mailing Address: 3 BAILEY ROAD

Contact Phone #: 508 221 8550 E-mail: MARRETTV@COMCAST.NET

AGENT INFORMATION (if applicable)

Name: VICTOR MARRETT

Mailing Address: 3 BAILEY RD, NANTUCKET, MA. 02554

Contact Phone #: 508 221 8550 E-mail: MARRETTV@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 EGRESS WINDOW FOR BASEMENT

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

INSTALL EGRESS WINDOW FOR BASEMENT.

Is there an HDC survey form for 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 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 submissio any revisions to this application will initiate a new sixty-day review period.

Date 7-25-24 Signature of owner of record V. Marrett Signed under penalties of perjur

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

____ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(Initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTOR MARRETT

AS AGENT FOR _____

STREET ADDRESS 3 BAILEY RD

MAP/PARCEL 56/426

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.

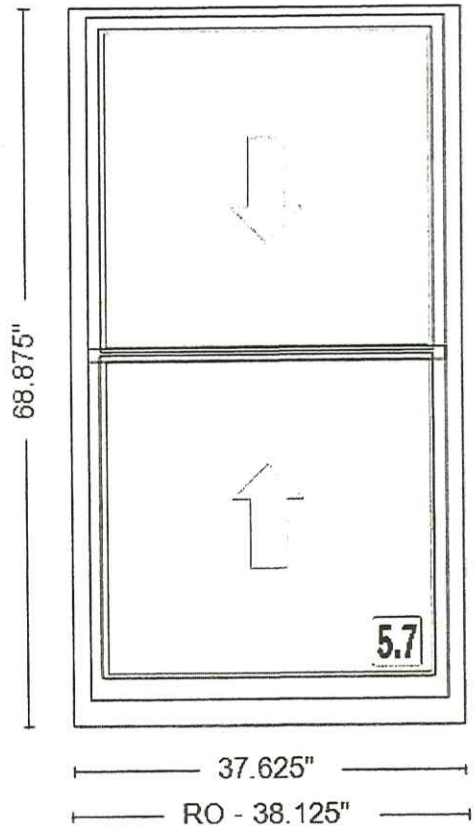
V. Marrett 7-25-24

Signature Date

3 BAILEY RD

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
3 BAILEY RD.	VICTOR ~~MERRICK~~ MARRETT	6167758		743872



Room: None Assigned

Item	Qty	Operation
100-1	1	AA

RO Size: 38 1/8" x 68 7/8"

Unit Size: 37 5/8" x 68 7/8"

Comments:

400 Series Double-Hung, Low-E4, Standard , Grilles: None

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.31	NO

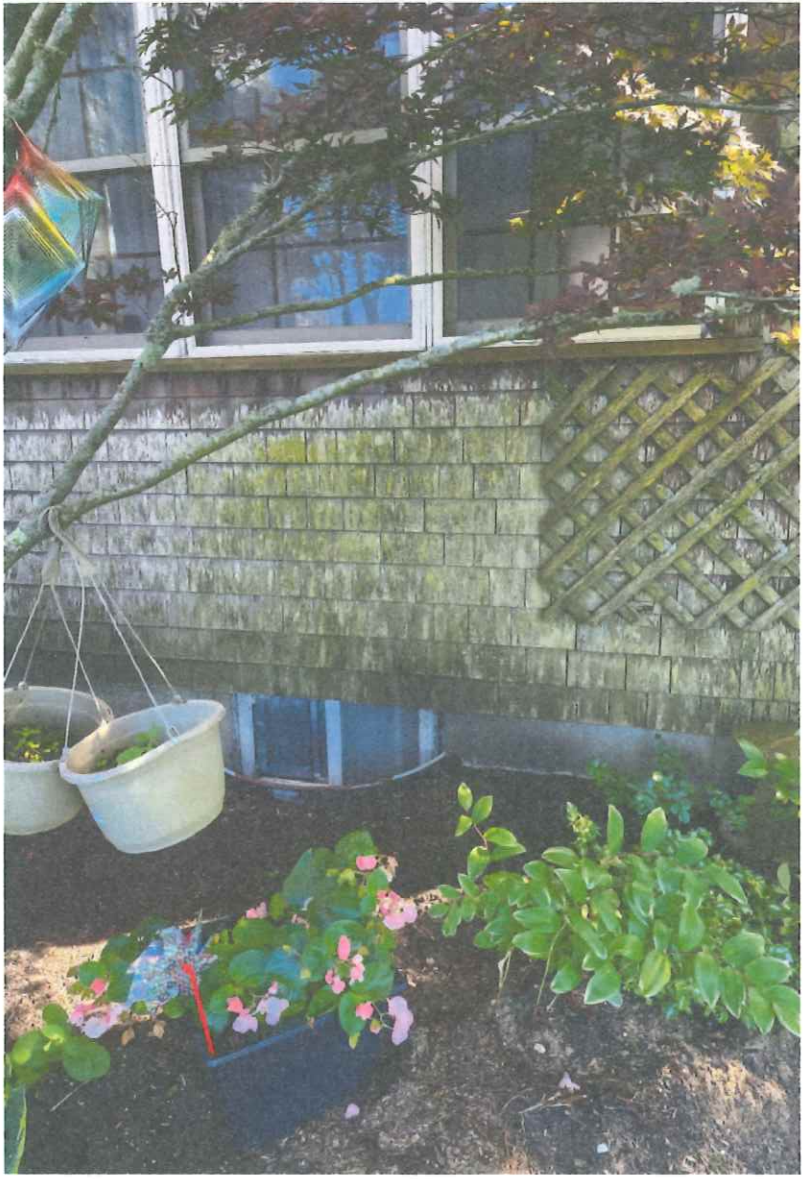
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	33.8750	29.7500	7.02000



3 BAILEY RD



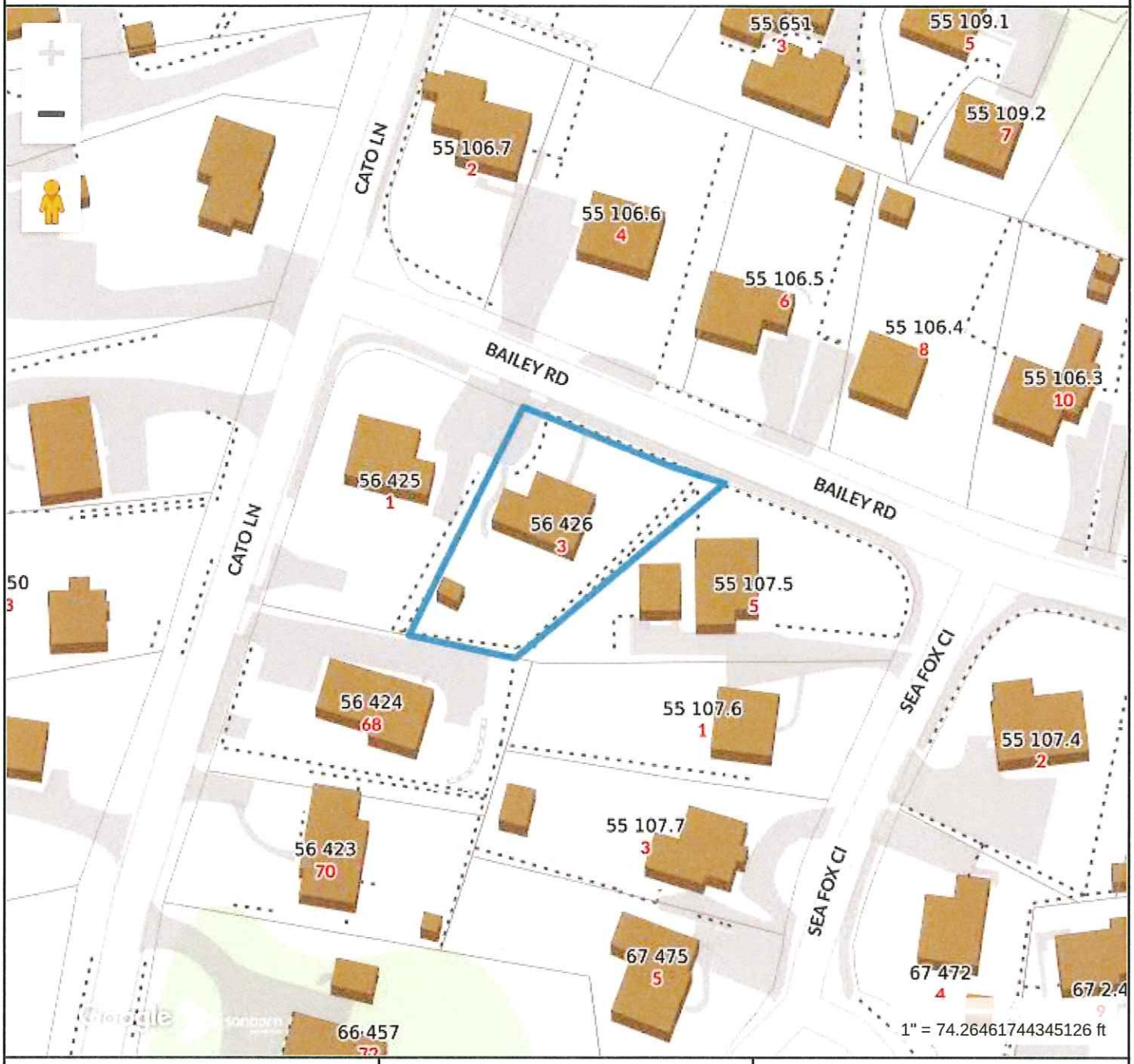
3 BAILEY RD



3 BAILEY RD



3 BAILEY RD



Property Information

Property ID	4379
Location	3 BAILEY RD
Owner	FALCONER CAROL & MARRETT VICTOR

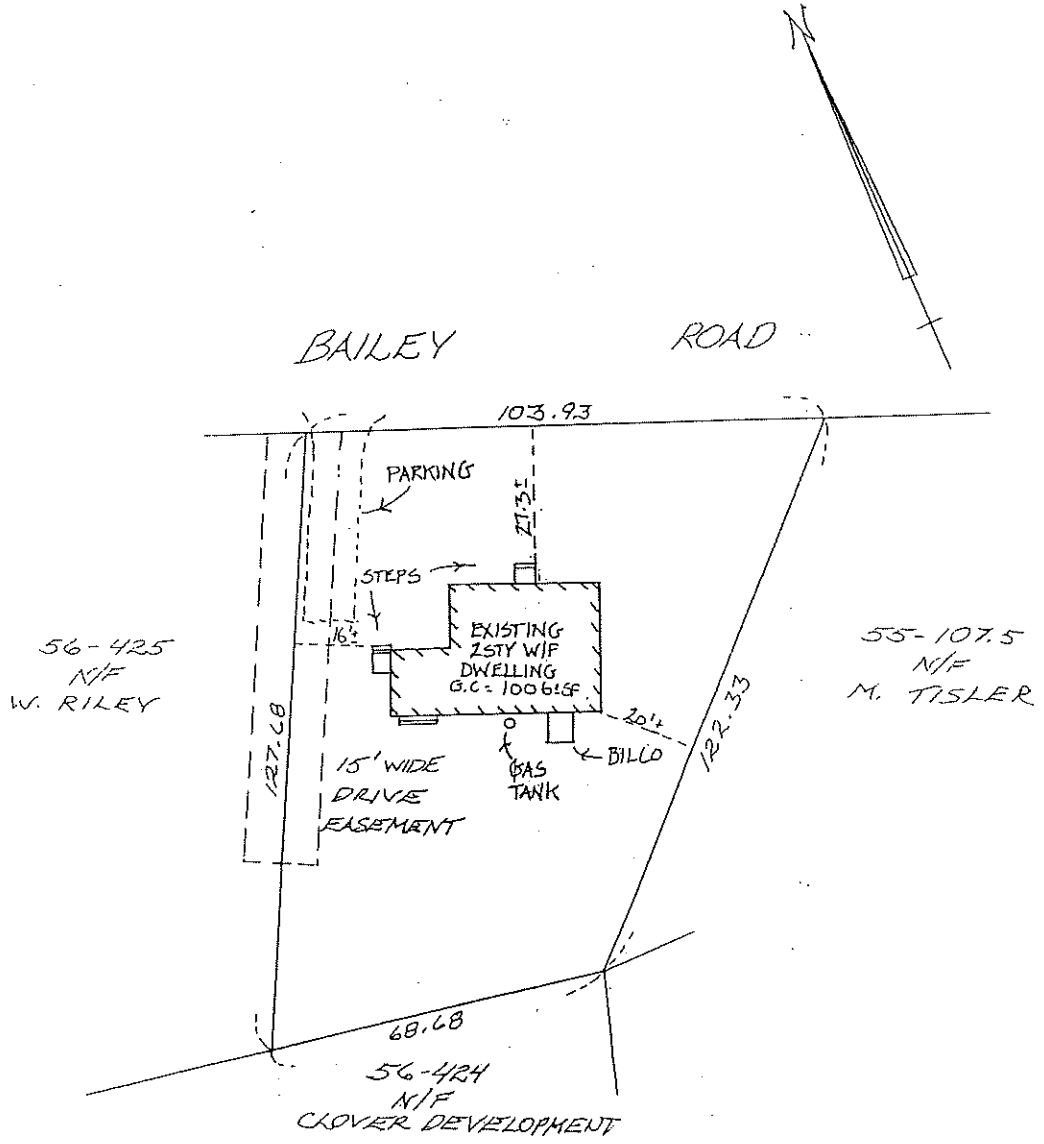
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: R-10	EXISTING:
MIN. AREA: 10,000 SF	10,050±SF
MIN. FRONTAGE: 75 Ft	SEE PLAN
FRONT YARD S.B.: 20 Ft	"
REAR & SIDE S.B.: 10 Ft	"
GROUND COVER (%): 20%	"



I CERTIFY, AS OF 8-11-97, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W. Hart III

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: 56 , PARCEL: 426

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=30' DATE: 8-11-'97

Owner: CLOVER DEVELOPMENT

Deed: BK 387 PG 138 , Plan FILE 46-A LOT 26

Locus #3 BAILEY ROAD

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

NOT TO BE RECORDED.

H-4802

C:\JOBS\CWH\BLP

69 Hummock Pond Road / 56 / 320 / Guest House

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

X 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

X 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

n/a 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

n/a 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

n/a 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

X (mc) 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 Hummock Pond Rd. (Guest House)

Owner of record: Big Patch LLC

Mailing Address: PO Box 2294
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. 2023-06-8733
☐ Pool (Zoning District _____) ☐ Roof ☑ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: 717 S.F. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 27'-5 5/8" 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 16'-2 3/4" South 16'-2 3/4" East 16'-2 3/4" West 16'-2 3/4"

Additional Remarks

Historic Name: Sunshine Farm

Original Date: 1922

Original Builder: Thomas. H. McGrath

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Renovate Existing Structure per previous Approval.

Is there an HDC survey form for 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 7 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ 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) 12" Corner boards n/a 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 Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence Red Cedar Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7.29.24 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 _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Jay Hanley 1/5/24

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Big Patch LLC

STREET ADDRESS PO Box 2294, Nantucket, MA 02584

MAP/PARCEL 56 / 320

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 07.29.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

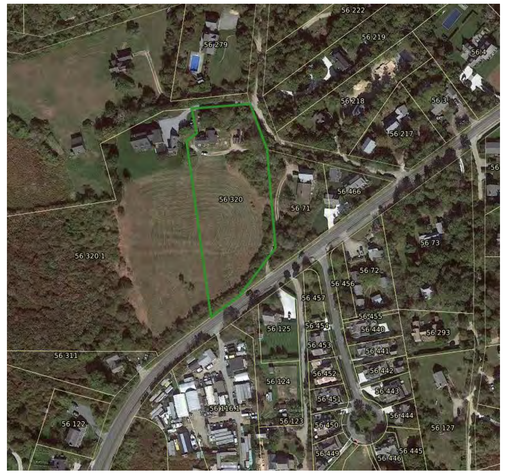
Michael Clancy — Signature

07.29.2024 — Date

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

HDC New Business Submission 07.29.2024

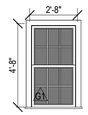


1 Aerial Site Photo
1/4" = 1'-0"



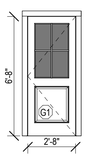
2 Locus Map
1/4" = 1'-0"

WINDOW TYPES



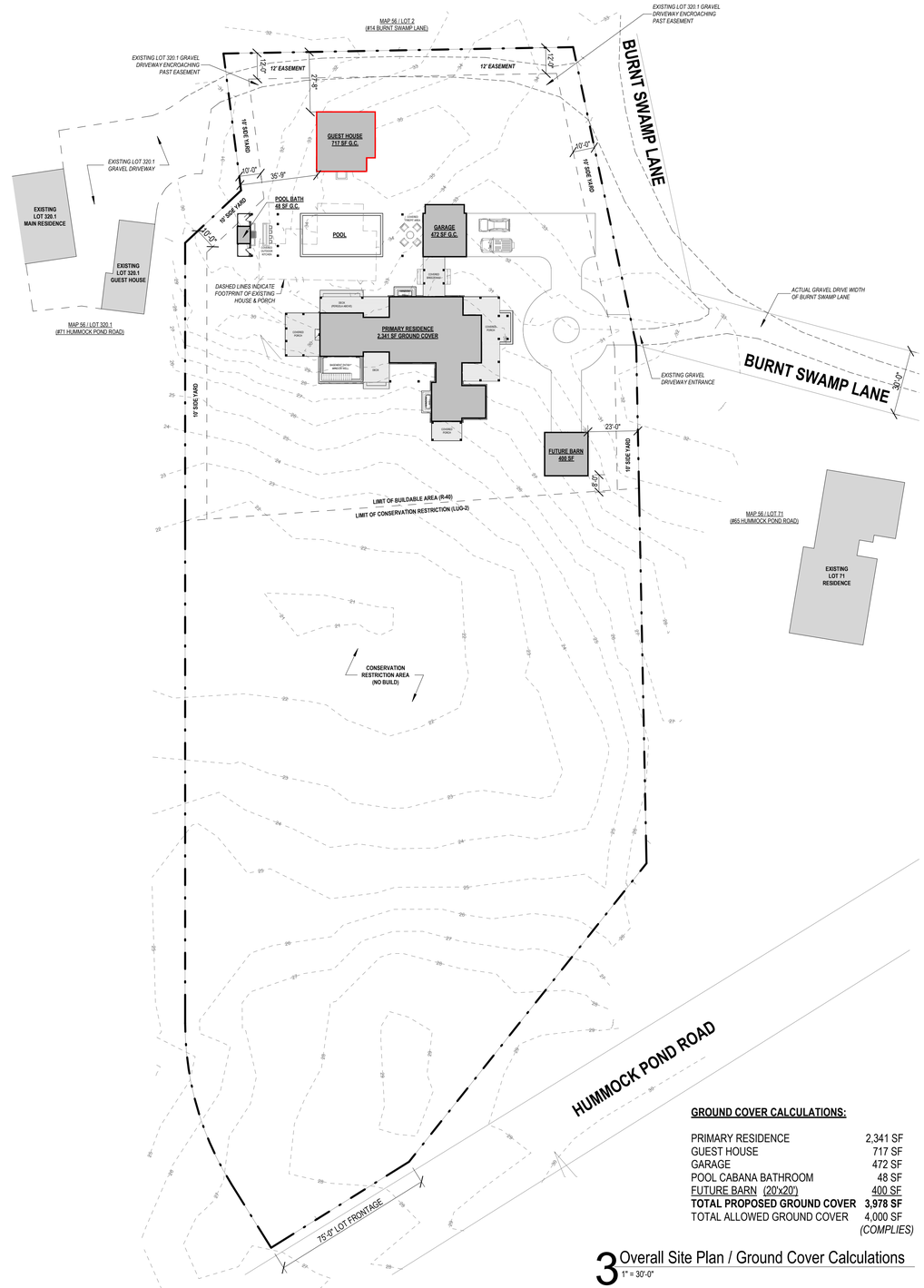
Double Hung
6/6 SDL
(To Match Existing Structure)

DOOR TYPES



Single French Entry
(2) Panel: 1 Panel 4 Lite SDL

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 Provide Insulated Storm Panels for All New and Existing Windows to Maximize Storm and Energy Performance. Impact-Resistant Glazing and Full Compliance with Massachusetts Stretch Energy Code Not Required Per Variance Issued by Nantucket Building Department.
4) Contractor to Install Self-Adhesive Flexible Window Flashing by Grace or Approved Equivalent at All Window and Door Locations.



GROUND COVER CALCULATIONS:

PRIMARY RESIDENCE	2,341 SF
GUEST HOUSE	717 SF
GARAGE	472 SF
POOL CABANA BATHROOM	48 SF
FUTURE BARN (20'x20')	400 SF
TOTAL PROPOSED GROUND COVER	**3,978 SF**
TOTAL ALLOWED GROUND COVER	4,000 SF
	(COMPLIES)

3 Overall Site Plan / Ground Cover Calculations
1" = 30'-0"

2331

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Guest House - Cover Sheet
A.101	Guest House - Floor Plans
A.201	Guest House - Exterior Elevations
A.301	Guest House - Exterior Perspectives
A.302	Guest House - Existing Photographs

Revisions

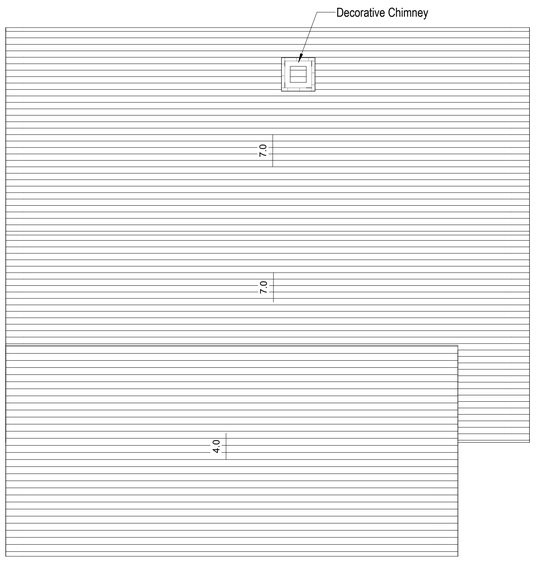
Guest House - Cover Sheet

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.

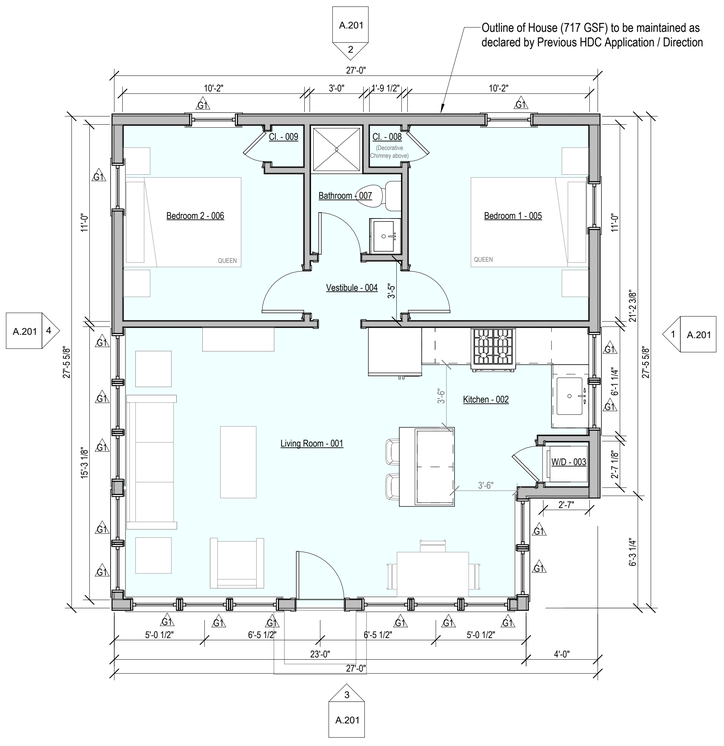
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.001
2331

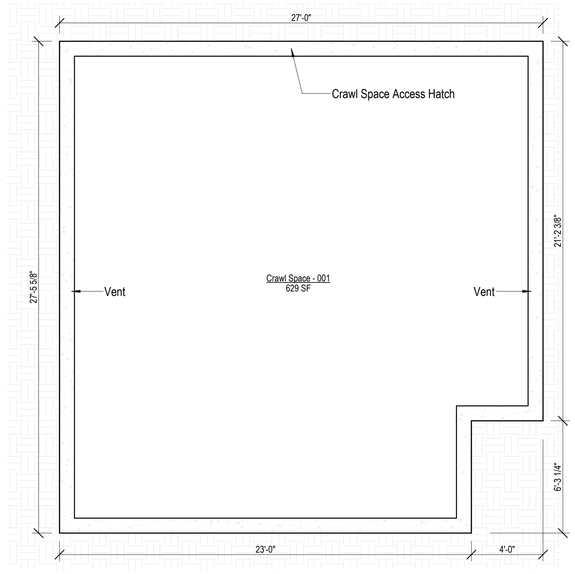
HDC New Business Submission *07.29.2024*



3 Guest House - Proposed Roof Plan
1/4" = 1'-0"



2 Guest House - Proposed First Floor Plan
1/4" = 1'-0"



1 Guest House - Proposed Crawl Space Plan
1/4" = 1'-0"

2331

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Guest House - Cover Sheet
A.101	Guest House - Floor Plans
A.201	Guest House - Exterior Elevations
A.301	Guest House - Exterior Perspectives
A.302	Guest House - Existing Photographs

Revisions

Guest House - Floor Plans

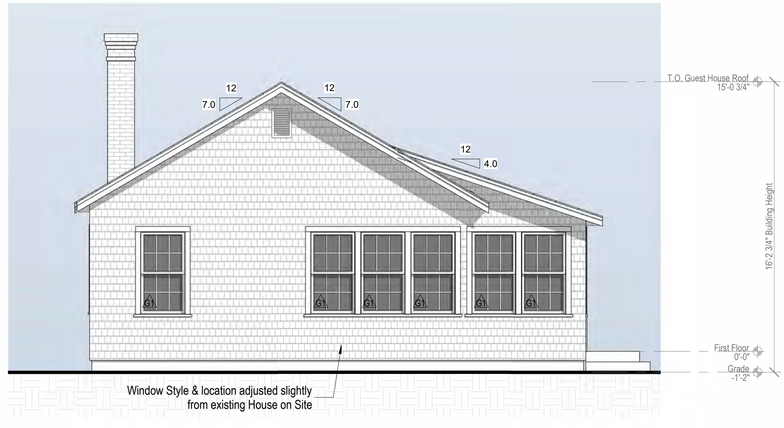
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

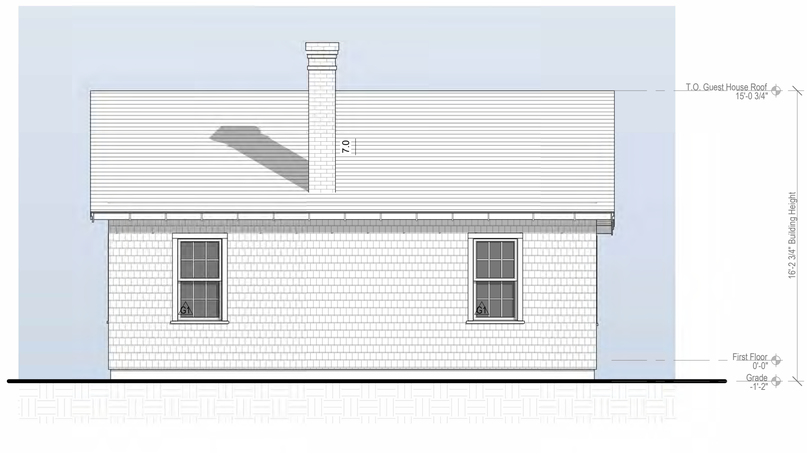
A.101
2331



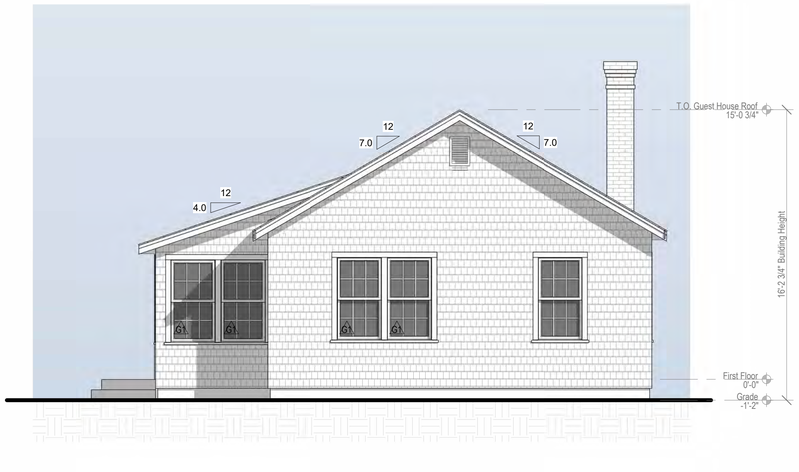
3 Proposed Guest House - South Elevation
1/4" = 1'-0"



4 Proposed Guest House - West Elevation
1/4" = 1'-0"



2 Proposed Guest House - North Elevation
1/4" = 1'-0"



1 Proposed Guest House - East Elevation
1/4" = 1'-0"

HDC New Business Submission 07.29.2024

2331

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Guest House - Cover Sheet
A.101	Guest House - Floor Plans
A.201	Guest House - Exterior Elevations
A.301	Guest House - Exterior Perspectives
A.302	Guest House - Existing Photographs

Revisions

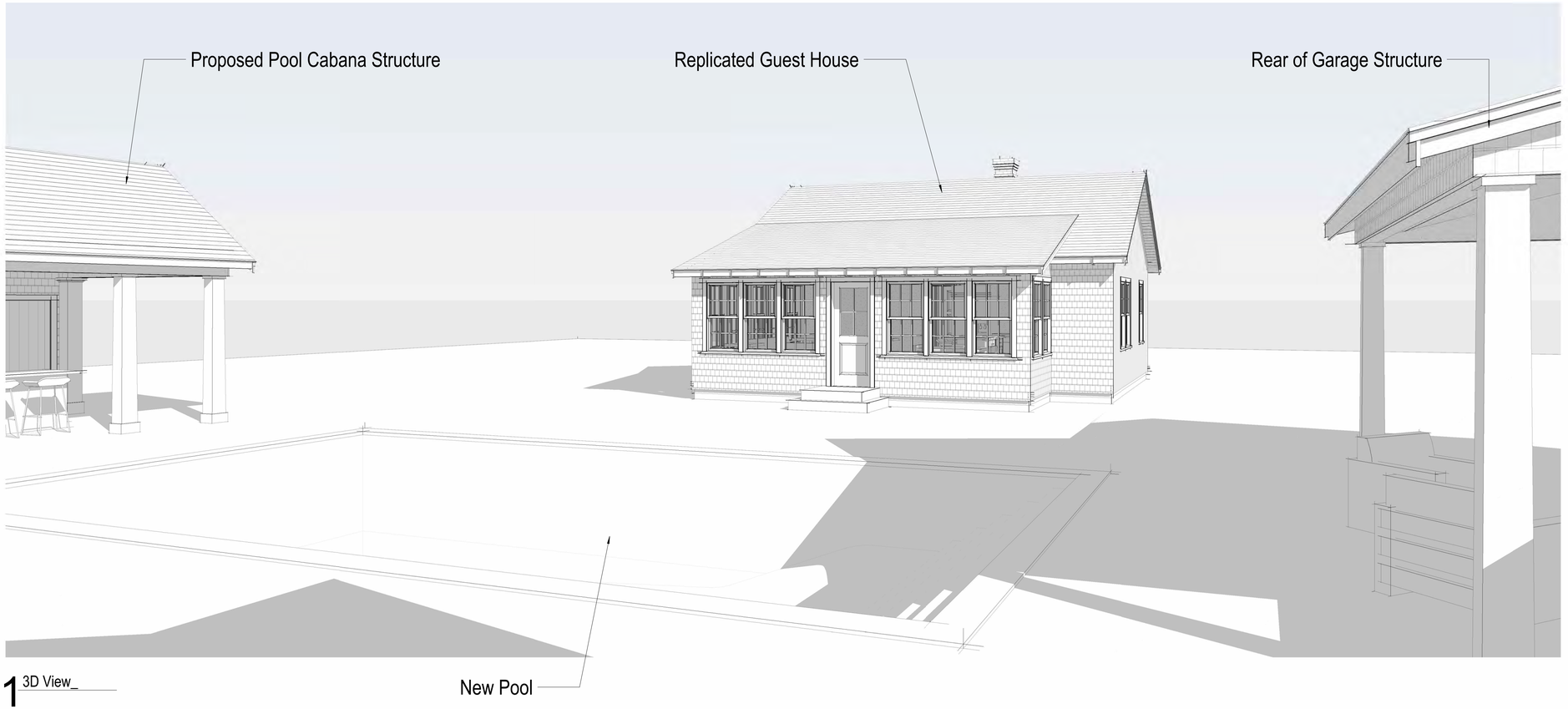
Guest House - Exterior Elevations

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.201

2331



1 3D View_

HDC New Business Submission 07.29.2024

2331

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Guest House - Cover Sheet
A.101 Guest House - Floor Plans
A.201 Guest House - Exterior Elevations
A.301 Guest House - Exterior Perspectives
A.302 Guest House - Existing Photographs

Revisions

Guest House - Exterior Perspectives

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.301

2331



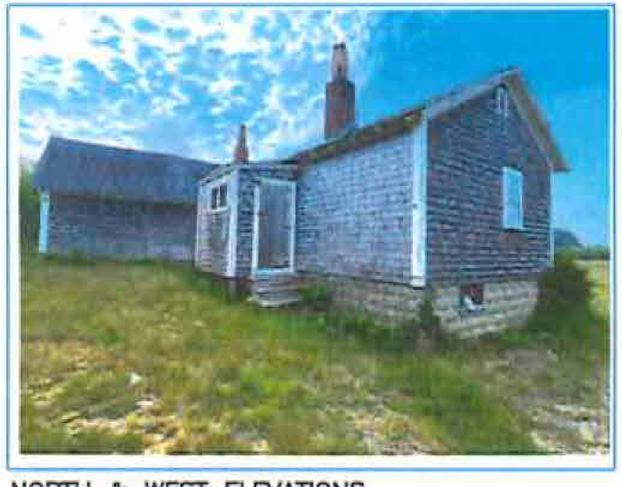
SOUTH ELEVATION



SOUTH & EAST ELEVATIONS



EAST ELEVATION



NORTH & WEST ELEVATIONS



NORTH ELEVATION



PORCH INTERIOR DETAIL

HDC New Business Submission 07.29.2024

2331

Guest House

69 Hummock Pond Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	56 & 320
Current Zoning:	R40
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	98,209 +/- SF
Min. Lot Size:	40,000 SF
Allowable G.C.:	4,000 SF
Existing G.C.:	N/A
Proposed G.C.:	3,978 SF
Total Proposed G.C.:	3,978 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Guest House - Cover Sheet
A.101 Guest House - Floor Plans
A.201 Guest House - Exterior Elevations
A.301 Guest House - Exterior Perspectives
A.302 Guest House - Existing Photographs

Revisions

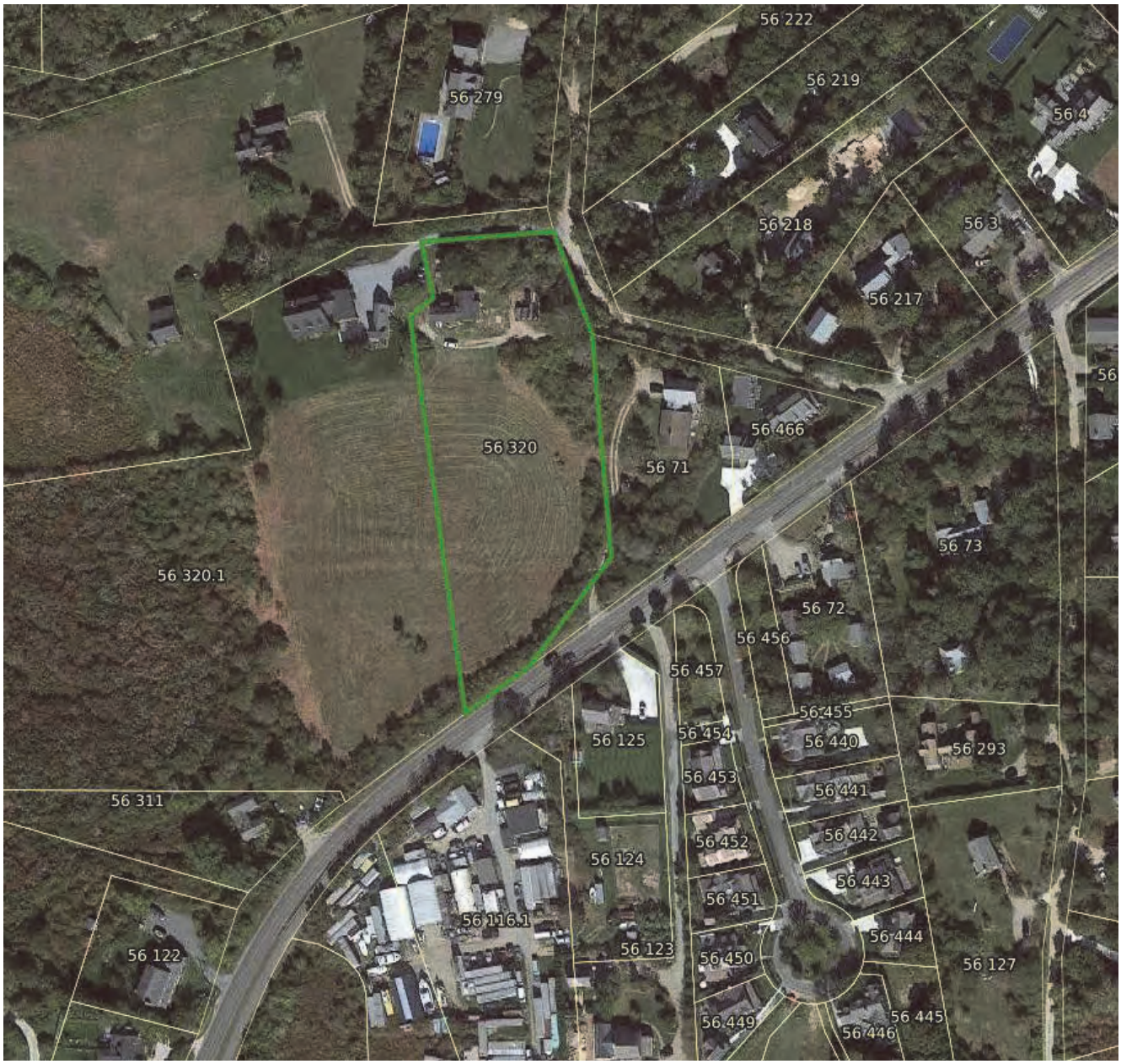
Guest House - Existing Photographs

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.302

2331



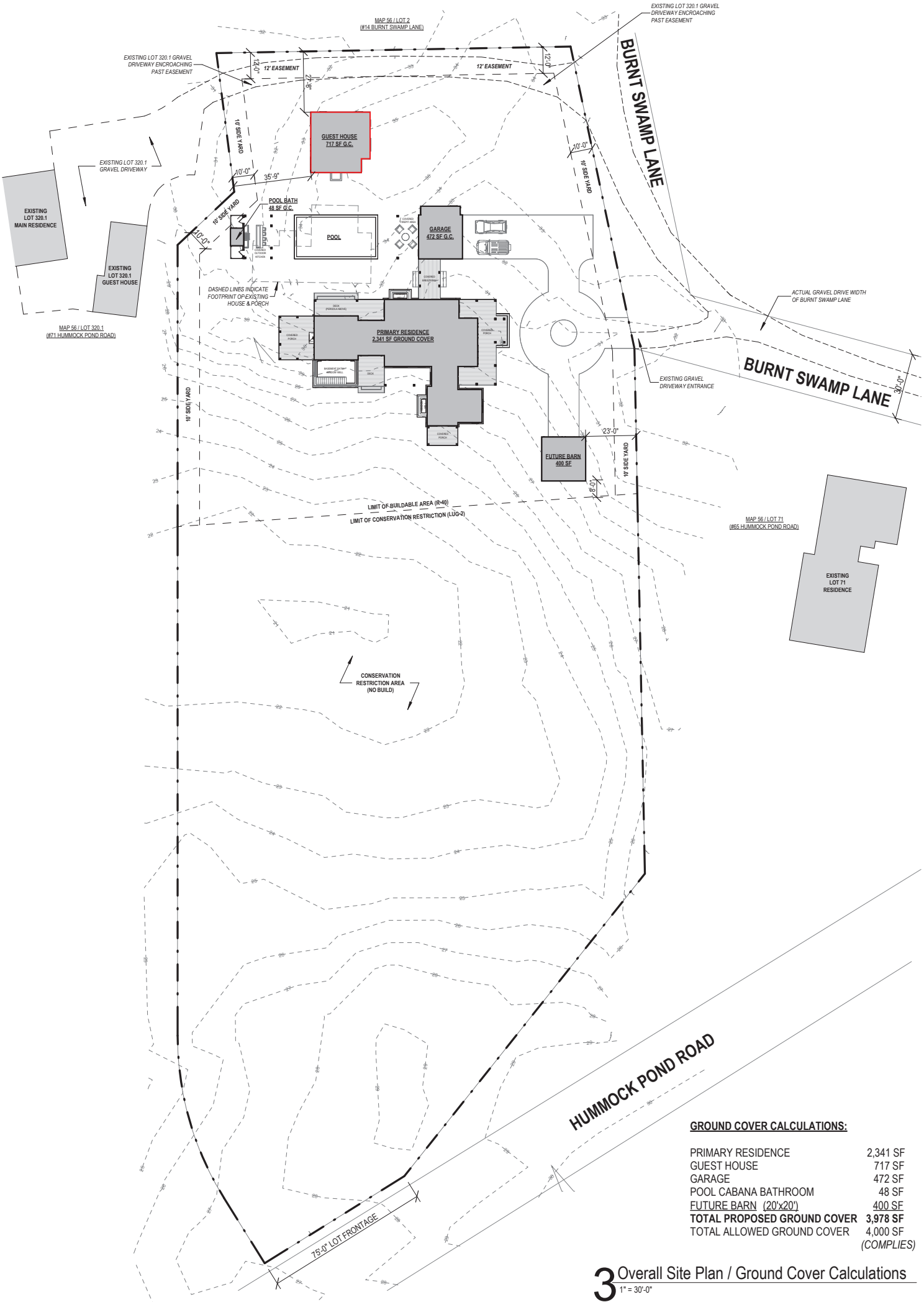
1 Aerial Site Photo

1/4" = 1'-0"



2 Locus Map

1/4" = 1'-0"

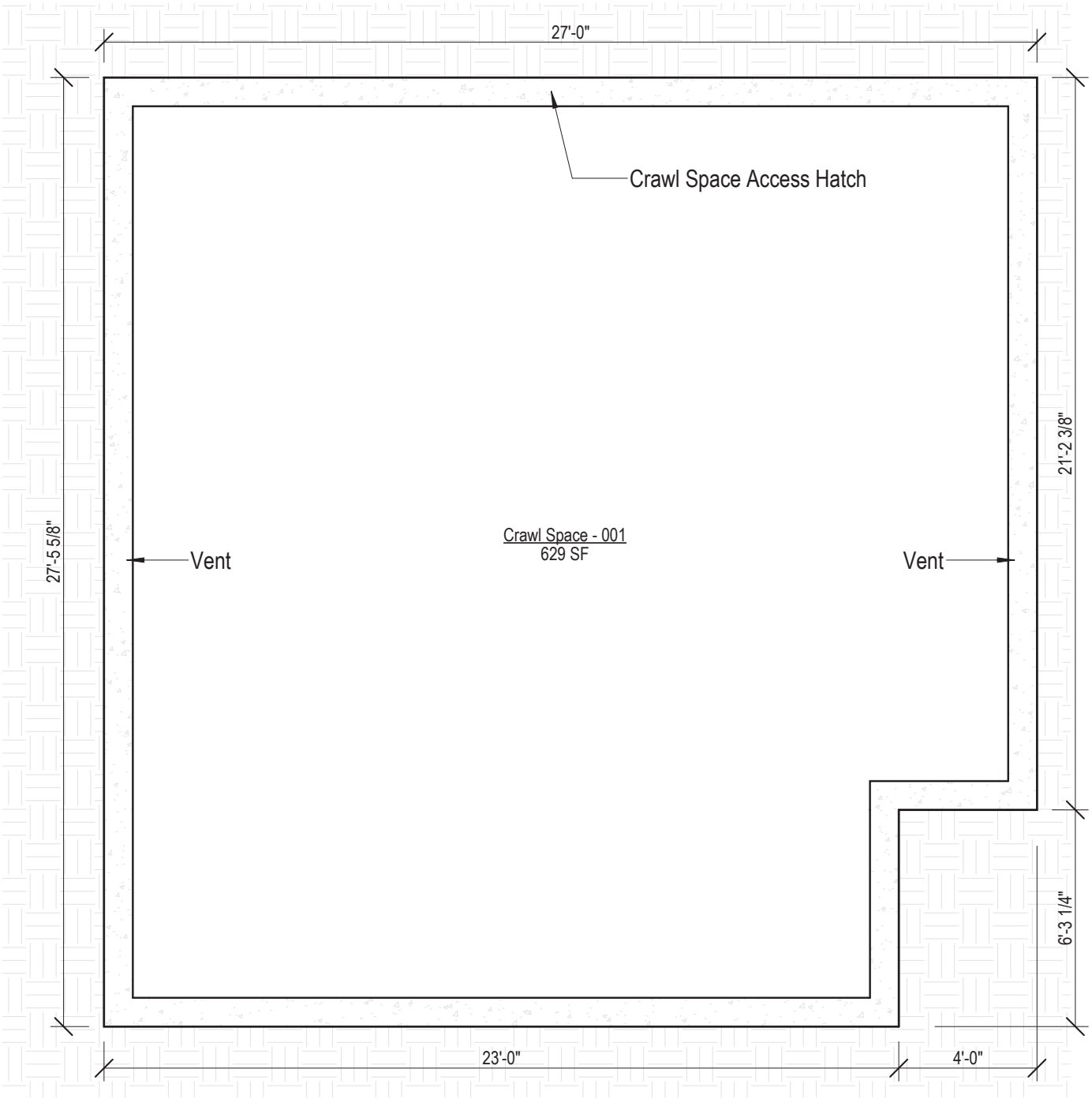


GROUND COVER CALCULATIONS:

PRIMARY RESIDENCE	2,341 SF
GUEST HOUSE	717 SF
GARAGE	472 SF
POOL CABANA BATHROOM	48 SF
FUTURE BARN (20'x20')	400 SF
TOTAL PROPOSED GROUND COVER	**3,978 SF**
TOTAL ALLOWED GROUND COVER	4,000 SF
	(COMPLIES)

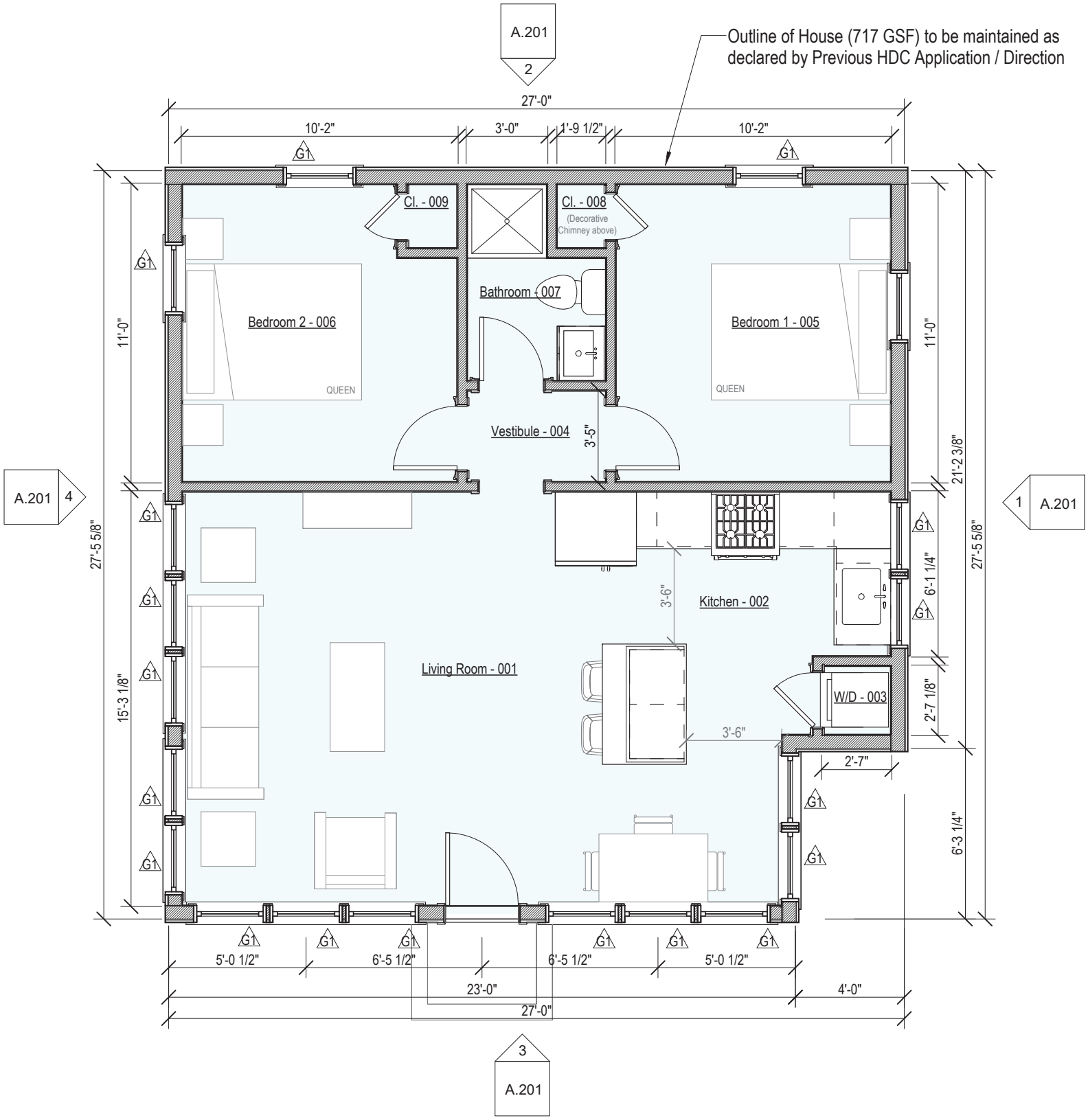
3 Overall Site Plan / Ground Cover Calculations

1" = 30'-0"



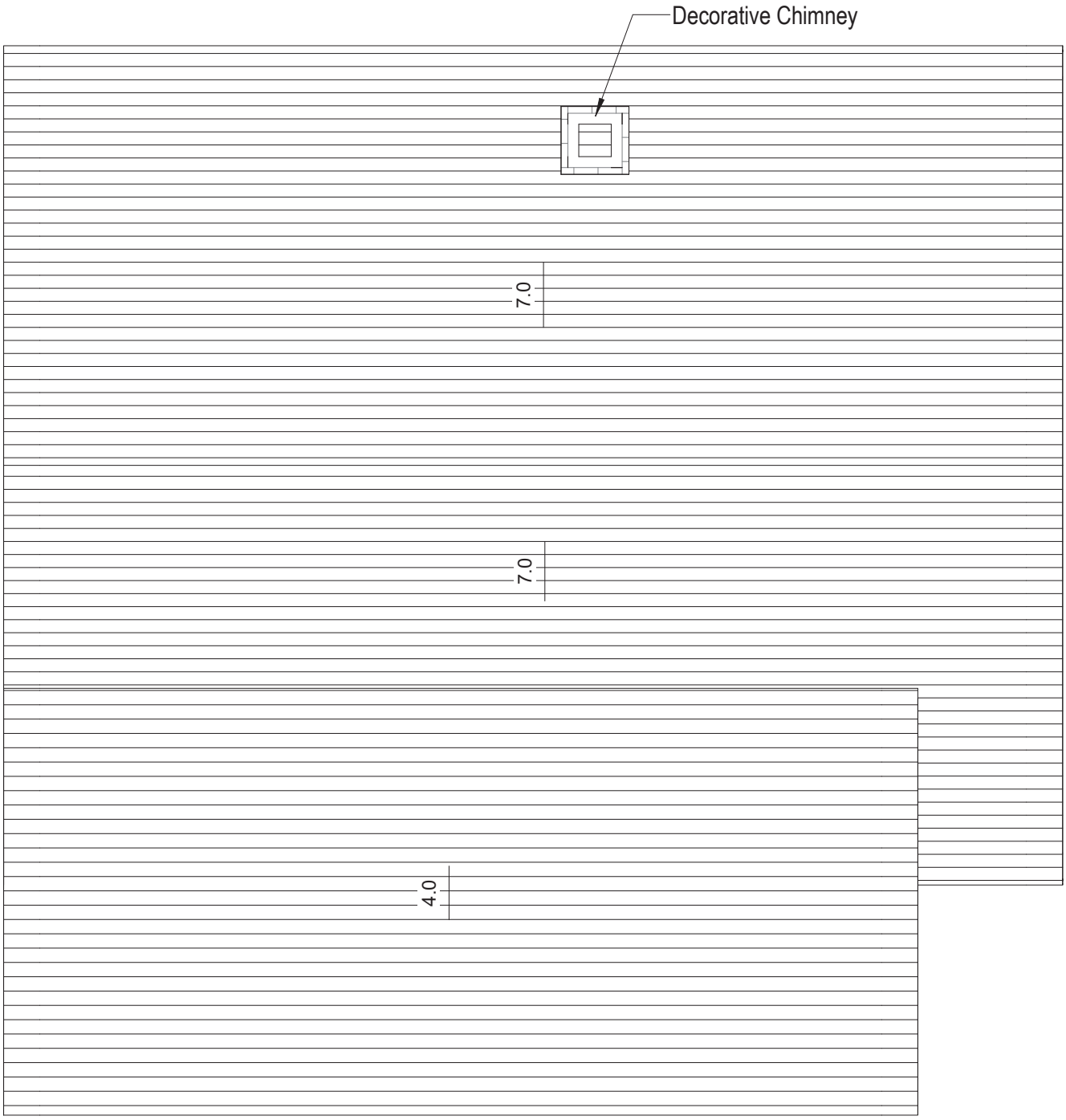
1 Guest House - Proposed Crawl Space Plan

1/4" = 1'-0"



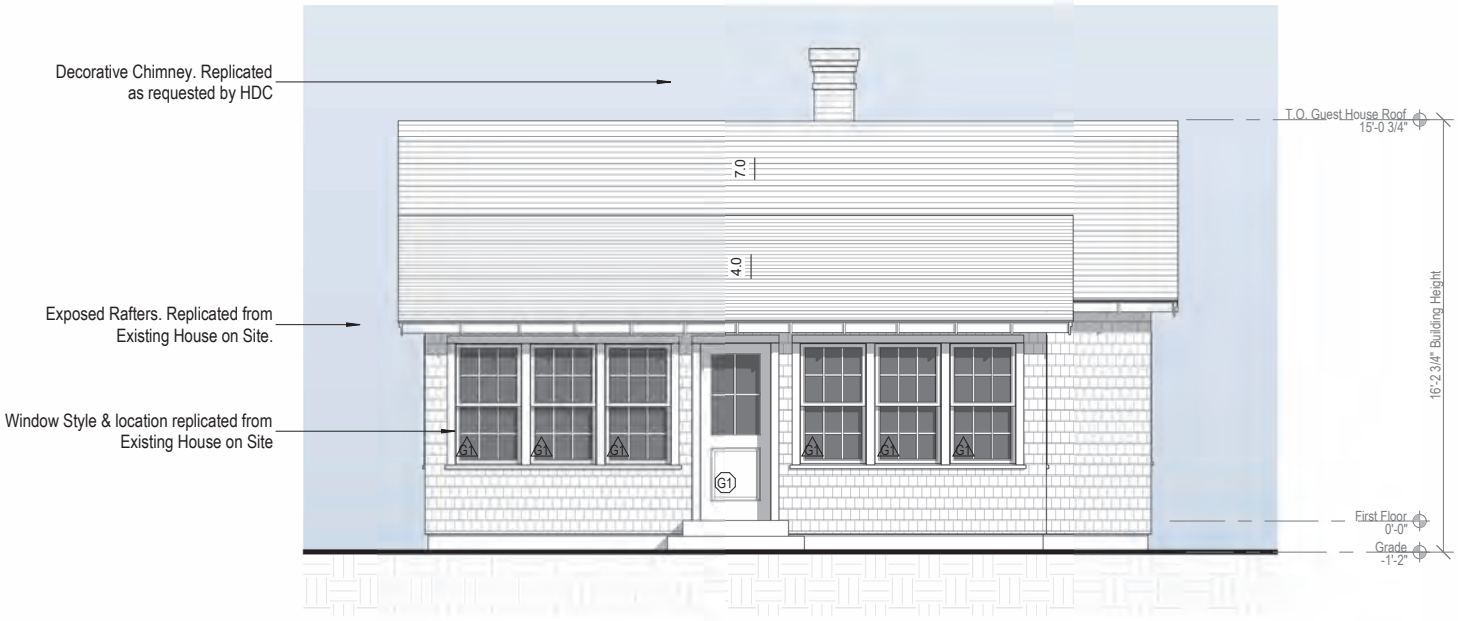
2 Guest House - Proposed First Floor Plan

1/4" = 1'-0"



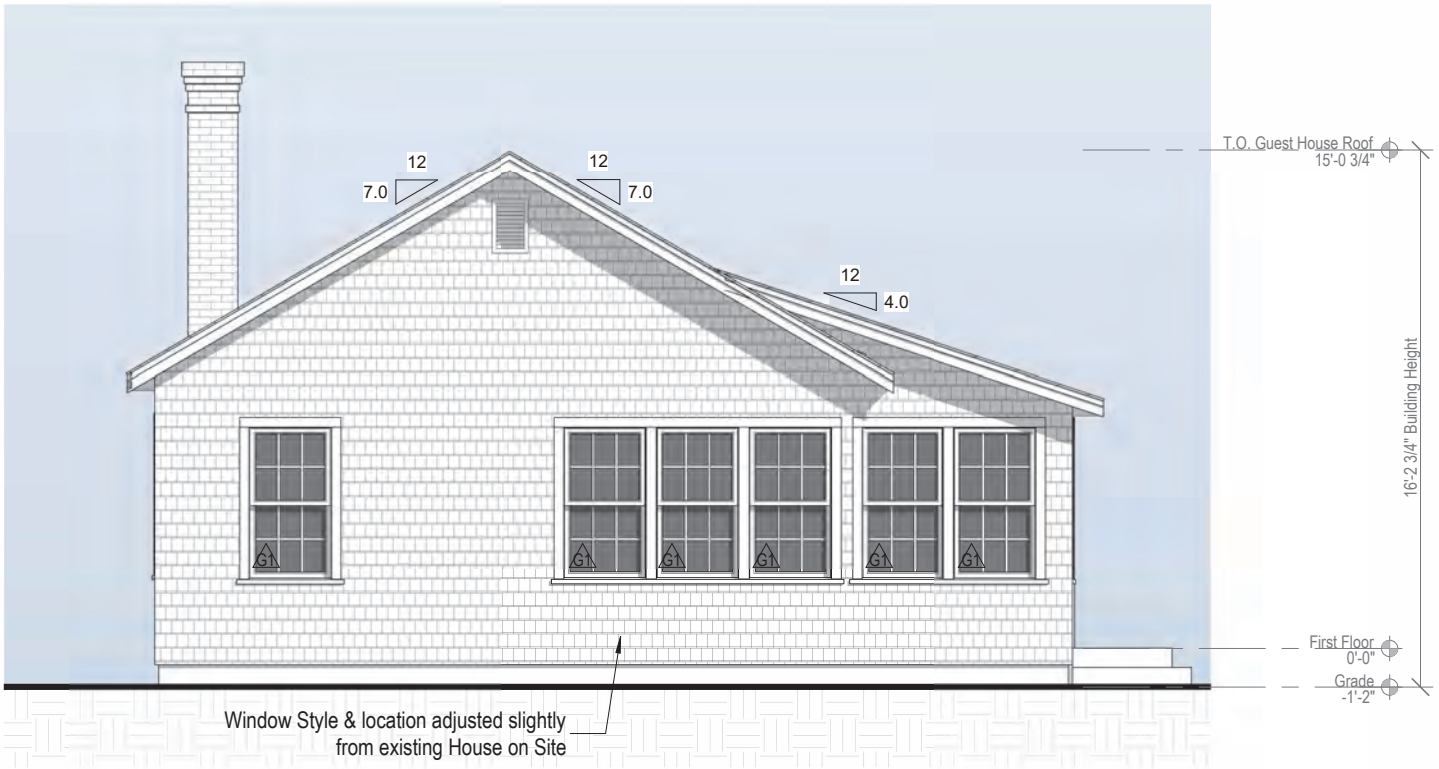
3 Guest House - Proposed Roof Plan

1/4" = 1'-0"



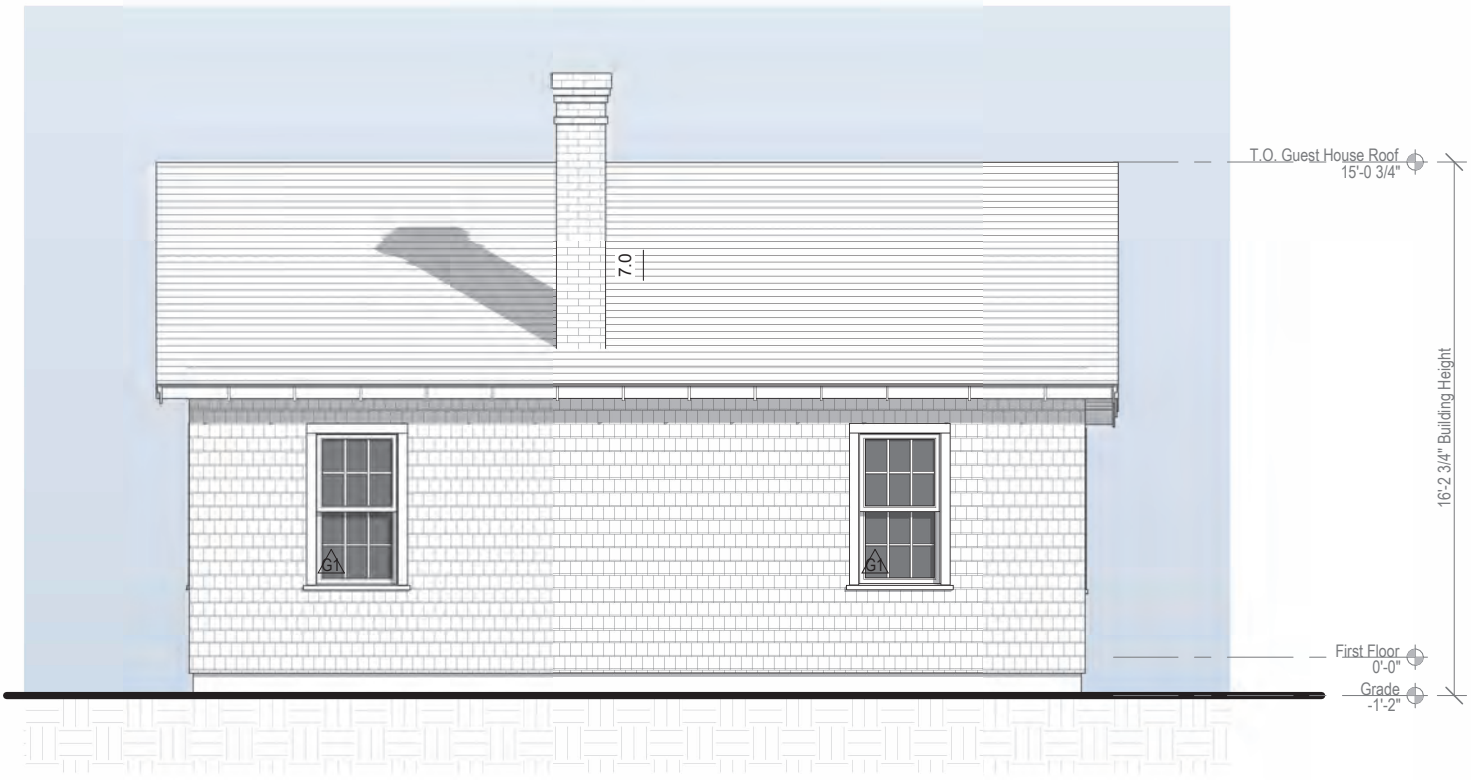
3 Proposed Guest House - South Elevation

1/4" = 1'-0"



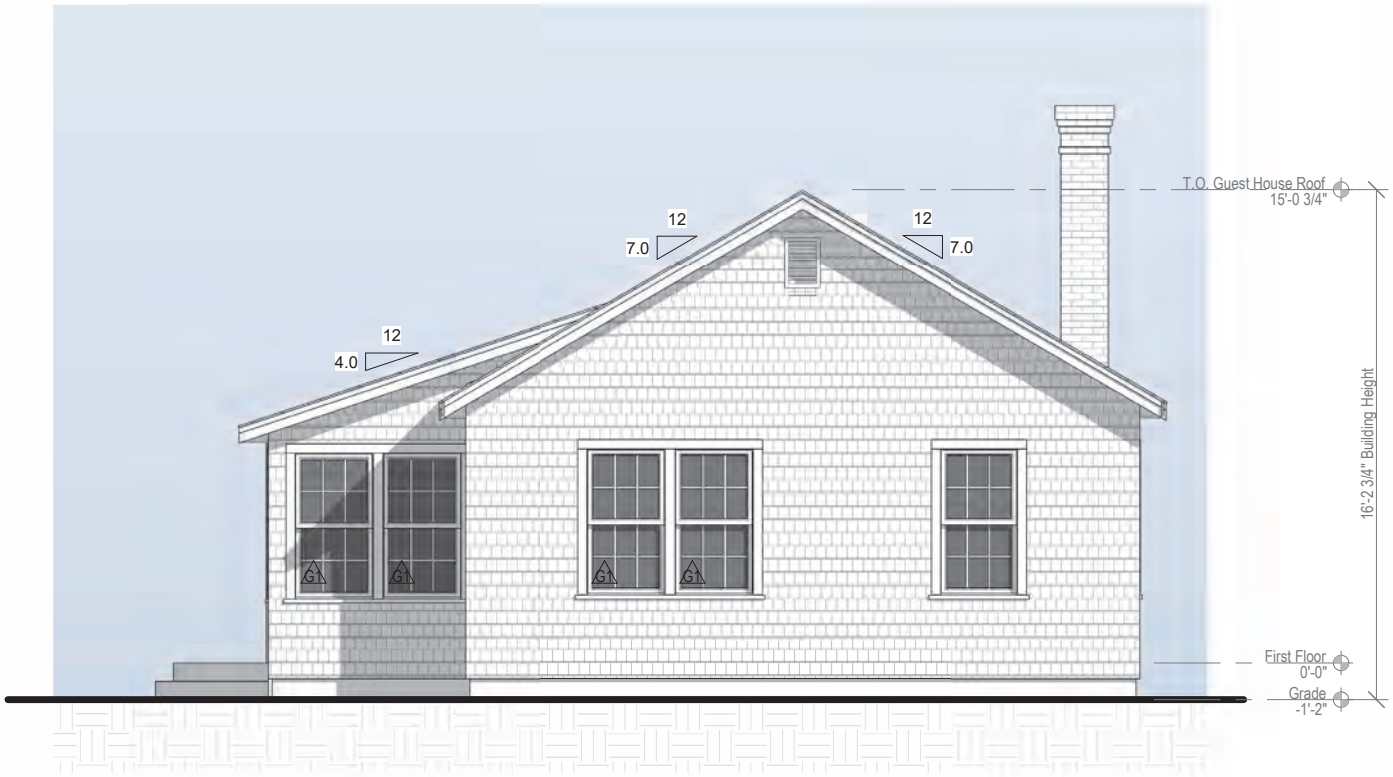
4 Proposed Guest House - West Elevation

1/4" = 1'-0"



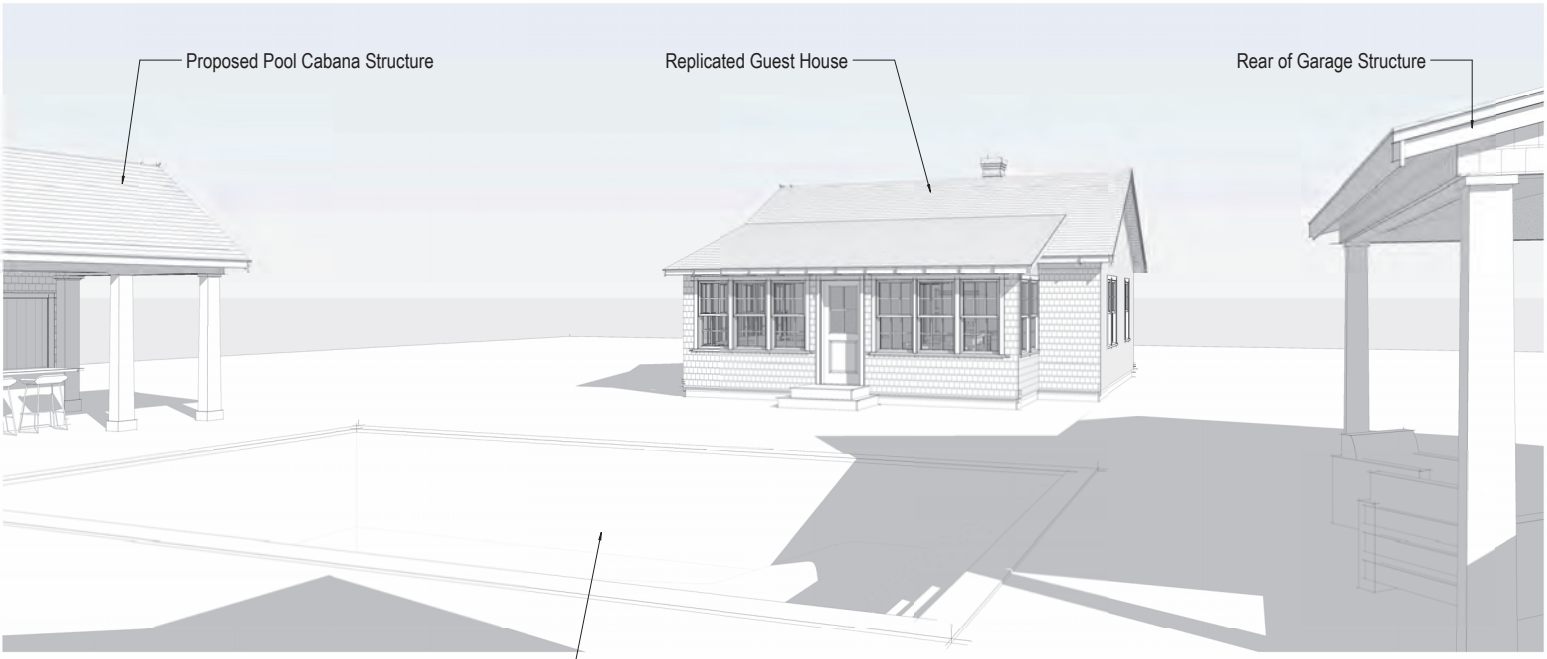
2 Proposed Guest House - North Elevation

1/4" = 1'-0"



1 Proposed Guest House - East Elevation

1/4" = 1'-0"


Proposed Pool Cabana Structure
Replicated Guest House
Rear of Garage Structure
New Pool

1 3D View_____



SOUTH ELEVATION



SOUTH & EAST ELEVATIONS



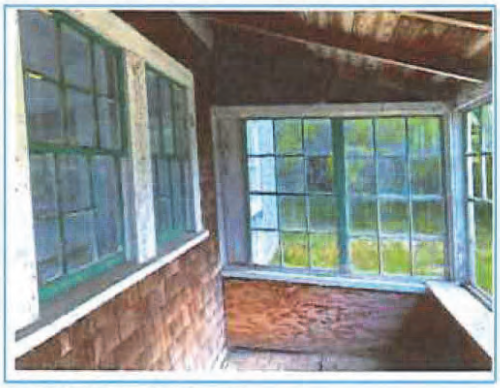
EAST ELEVATION



NORTH & WEST ELEVATIONS



NORTH ELEVATION



PORCH INTERIOR DETAIL

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: 69 Hummock Pond Road

Tax Map Number: 56 Parcel Number: 320

Owner of Record: Big Patch LLC

Description of Proposal: New Guest House & Cabana Structure

Anticipated HDC Submission Date: 7/29/24

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..... Big Patch LLC

MAILING ADDRESS..... PO Box 2294 Nantucket MA 02584

PROPERTY LOCATION..... 69 Hummock Pond Rd

ASSESSORS MAP/PARCEL..... 56 / 320

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.24 08:38:39 -04'00'

July 24, 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
56	2		BORCHERT CARL K LIFE EST	ALLFATHER RANDI P LIFE EST	PO BOX 2122	NANTUCKET	MA	02584	14 BURNT SWAMP LN
56	71		BORDEN ALLISON MCGRATH	ILLER CHRISTINE MCGRATH	PO BOX 175	NANTUCKET	MA	02554	65 HUMMOCK POND RD
56	116	1	DOUGLAS WOODYATT ISL FAM LLC		30 FRIENDSHIP LANE	NANTUCKET	MA	02554	82 HUMMOCK POND RD
56	124		DOUGLAS WOODYATT ISL FAM LLC		30 FRIENDSHIP LANE	NANTUCKET	MA	02554	80 HUMMOCK POND RD
56	218		OKEEFE DANIEL P		PO BOX 2995	NANTUCKET	MA	02584	3 BURNT SWAMP LN
56	219		LYNN SETH M & TRACY BONNIE B		8 DENNETTE RD	MARBLEHEAD	MA	01945	5 BURNT SWAMP LN
56	320	1	MCGRATH THOMAS EDWIN & DEBRA A		PO BOX 2820	NANTUCKET	MA	02584	71 HUMMOCK POND RD
Count:	**7**								

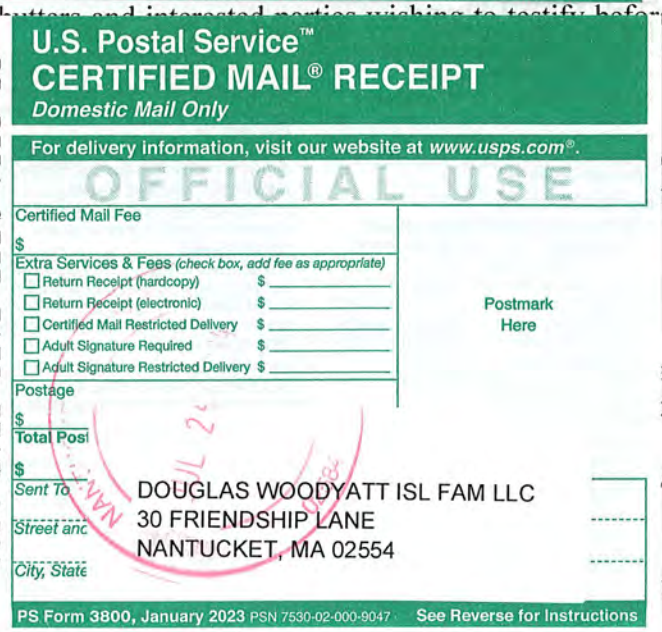
Abutte
HDC -
histori
outsid

In ord
concer
been e

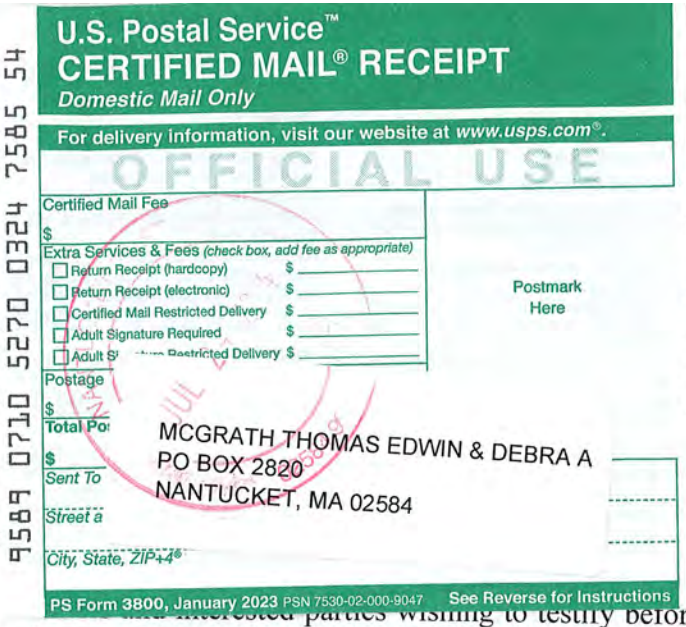
The ab

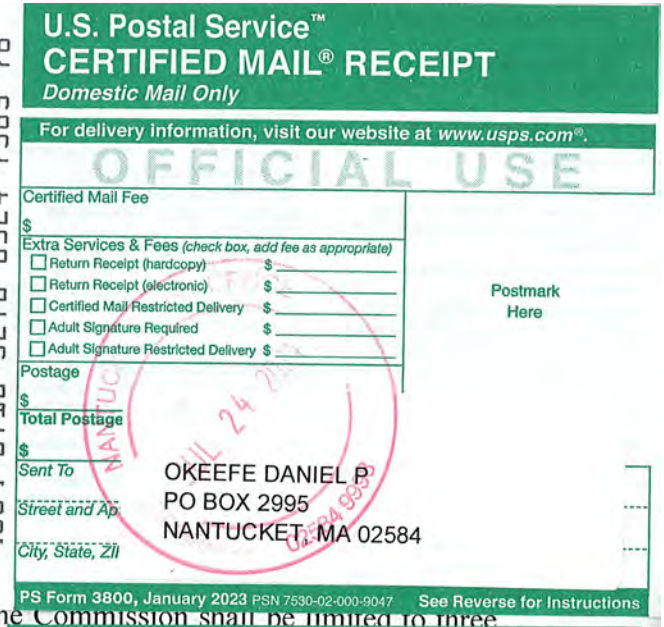


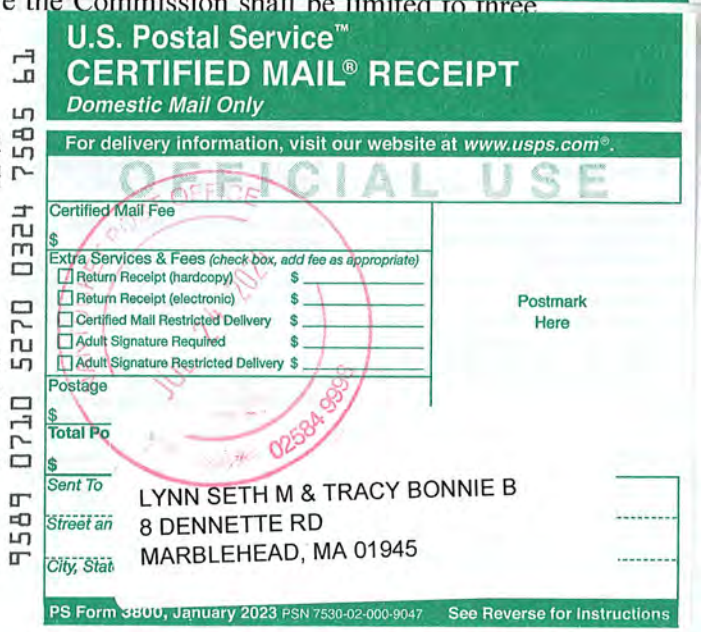












Abutt
HDC -
histori
outsid

In ord
concer
been e

minutes of testimony. Only one representative from shall be permitted to testify.

For those cases in which a substantial number of abutt (as determined by the Chair), the Chair shall structure t

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of propos
5. Closing of public comment-no further members through the Chair;
6. Commission comments and discussion w
7. Commission action.

The above meeting policies may be waived at the discretion of

CERTIFICATE NO: _____ DATE ISSUED: 7/11/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2023-06-8733 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°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 HUMMOCK POND RD

Owner of record: CHRISTINE ILLER ETAL

Mailing Address: PO BOX 175
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROB NEWMAN - SCI

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8050 E-mail: R.C.NEWMAN @COMCAST.NET

FOR OFFICE USE ONLY 121691

Date application received: 6/30/23 Fee Paid: $100

Must be acted on by: 9/25/23

Extended to: _____

Approved: X Disapproved: _____

Chairman: Raquel Pollard

Member: _____

Member: _____

Member: _____

Member: Kevin Combs

Notes - Comments ~~Restrictions - Conditions~~ THROUGH STAFF: PARTIAL DEMO SUBJECT TO AN APPLICATION FOR RELOCATION OF CORE W/ REPLICATED PORCH, ON SITE; REQUIRES DEMO PLAN; REQUIRES SUBMISSION OF ~~RELOCATION SITING PLAN (FOR LARGE~~ LARGE DATE FOR REVIEW BY HDC.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. REVIEW BY HDC); DEMO & SITING PLAN SUFFICIENT FOR PARTIAL DEMO;

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Reinvention ☐ Accessory Bldg. ☐ Shed
☐ 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 SUNSHINE FARM THOMAS H. MCGRATH

Historic Name: NOT KNOWN

Original Date: PARTS ADDED SINCE PRIOR TO 1930

Original Builder: C.1930

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PARTIAL DEMOLITION OF SINGLE-FAMILY DWELLING FOR RELOCATE ON-SITE (W/ FOLLOW-UP APPLICATION)

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

HDC SURVEY MIA

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 6/30/2023 Signature of owner of record _____ Signed under penalties of perjury

5. Richmond Great Point D. LLC 6 Gooseberry Place New dwelling 68 57 Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Paul
Alternates	Oliver, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams** **Dinah Klamert- KOH**
Public	n/a
Concerns	n/a
Motion	**Motion to approve through staff with a silver gray trim package, gable vents, 4 lite windows, and upside down doors on the drawings to be corrected. (Camp)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul-aye Certificate # **HDC2023-**

6. Richmond Great Point D. LLC 7 Gooseberry Place New dwelling 68 57 Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Paul
Alternates	Oliver, Patten
Recused	
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams** **Dinah Klamert- KOH**
Public	n/a
Concerns	n/a
Motion	**Motion to approve with the louvers changing to 4 lite windows and the upside down doors on the drawings to be corrected. (Paul)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul-aye Certificate # **HDC2023-**

7. Christine Iller 69 Hummock Pond Demo Dwelling 56 320 Rob Newman

Voting	Pohl, Welch, Coombs, Patten, Paul
Alternates	Oliver, Camp
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Robert Newman**
Public	n/a
Concerns	**Holly Backus** – This is a contributing structure. Rehabilitation could be done to this structure. Contributing structures could be exempt from the building code. Suggest the original structure that was added on to maybe be saved and kept on site. **Welch** – Agrees with the rest of the board a portion of this structure might be salvageable. Thinks that if a new structure in the future replaces this one he would like for the silhouette of the new build to resemble this one. **Patten** – Agrees that it is sad this structure has gone through such neglect. But agrees with the rest of the board that maybe a portion of the structure can be saved. **Coombs** – The structure has enough interesting characteristics that she is not ready to say it should be demolished. **Paul** – Likes the structures details and the ad-hawk history of it. Agrees with Diane that are some parts of the structure that maybe can be saved.
Motion	**Motion to approve through staff as a partial demo subject to an application for relocation on site. Including replication of porch, to include demo plan and submission of relocation site plan sufficient for partial demo.**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye Certificate # **HDC2023-0** 6.8733

8. Clay Street Development 44 Skyline Drive Move on House 79 990 Structures Unlimited

Voting	
Alternates	
Recused	
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Nancy Drazhal**
Public	
Concerns	Application not opened
Motion	**No action.**
Roll-call Vote	Certificate # **HDC2023-**

APPROVED
HDC 2023.06.8733

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL





DRAWING INDEX

1 SITE PLAN:
EXISTING PROPERTY INFORMATION
ZONING INFO., PHOTOGRAPHS

LOCUS MAP
69 HUMMOCK POND RD.

LOT NO.S	12
MAP NO.	56
PARCEL NO.	230
ZONING CLASS.	R-40
LOT AREA #1	40,019 s.f.
#2	98,209 s.f.
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	15'
G.C.R.	4%
ALLOWED G.C.	---
EXISTING G.C.	---
DWELLING 1	---



SOUTH & EAST ELEVATIONS
BUILDING AREA TO BE RE-SITED
ON 69 HUMMOCK POND ROAD



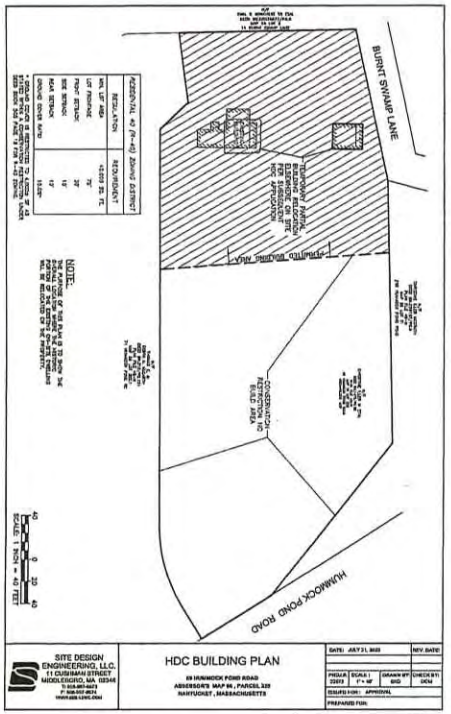
EAST ELEVATIONS
BUILDING AREA TO BE RE-SITED
ON 69 HUMMOCK POND ROAD

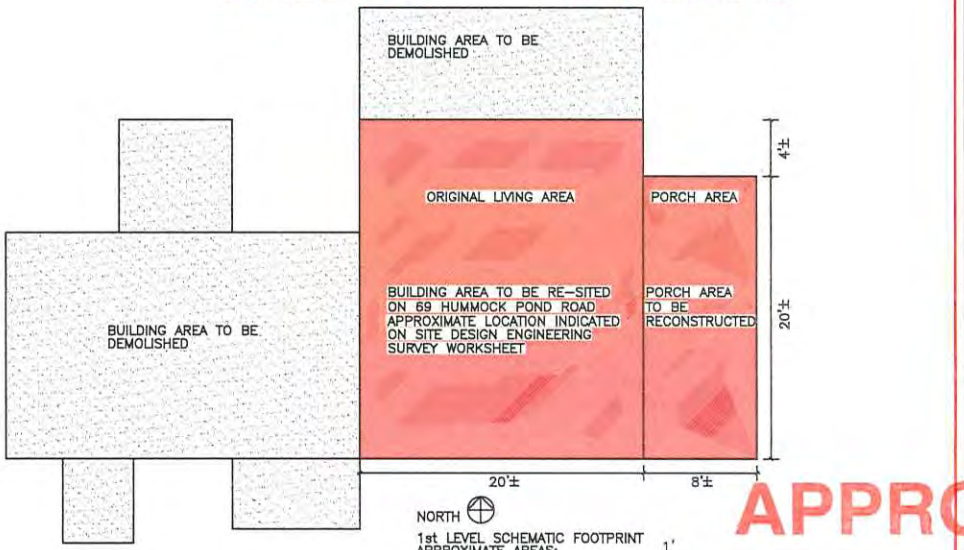


PORCH DETAIL
BUILDING AREA TO BE RE-SITED
ON 69 HUMMOCK POND ROAD



SOUTH ELEVATION
BUILDING AREA TO BE RE-SITED
ON 69 HUMMOCK POND ROAD





1st LEVEL SCHEMATIC FOOTPRINT
APPROXIMATE AREAS:
EXISTING: 1,264 sf
PROPOSED: 640 sf

1' 6" 5' 10' 20'

APPROVED

HDC2023.06.8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ILLER/McGRATH RESIDENCE
69 HUMMOCK POND ROAD
NANTUCKET, MA
JOB NO

PARTIAL DEMO PLAN &
RELOCATION ON SAME SITE
EXISTING COTTAGE

NOTES
HDC CERT. NO. 07-11-2023 ------

COPYRIGHT SCI 2023

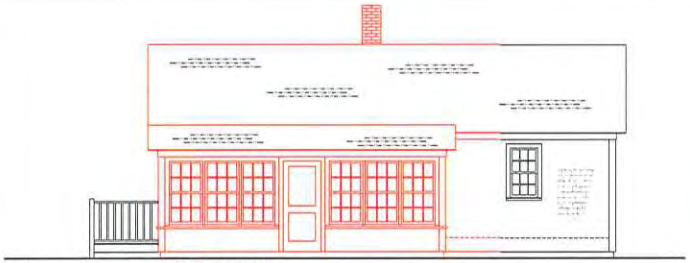
TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
07-12-2023

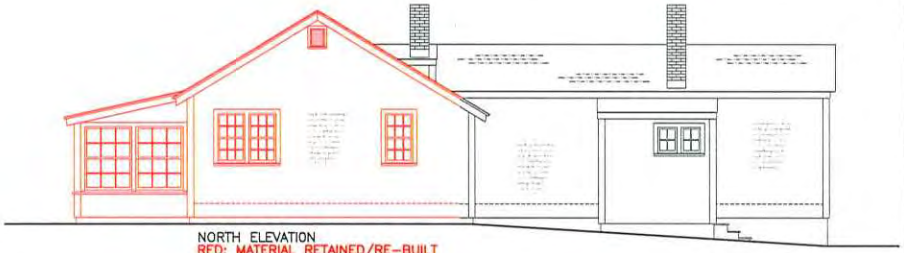
SCALE
1/4 "=1'0"

1

RED ELEVATIONS = TO BE KEPT / RETAINED



EAST ELEVATION
RED: MATERIAL RETAINED/RE-BUILT
BLACK: MATERIAL TO BE REMOVED



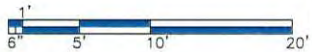
NORTH ELEVATION
RED: MATERIAL RETAINED/RE-BUILT
BLACK: MATERIAL TO BE REMOVED



WEST ELEVATION
RED: MATERIAL RETAINED/RE-BUILT
BLACK: MATERIAL TO BE REMOVED



WEST ELEVATION
RED: MATERIAL RETAINED/RE-BUILT
BLACK: MATERIAL TO BE REMOVED





SOUTH ELEVATION



SOUTH & EAST ELEVATIONS



EAST ELEVATION



NORTH & WEST ELEVATIONS

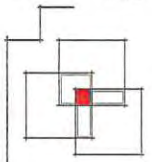


NORTH ELEVATION



PORCH INTERIOR DETAIL

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8059



PROJECT
ILLER/McGRATH RESIDENCE
69 HUMMOCK POND ROAD
NANTUCKET, MA

PARTIAL DEMO PLAN &
RELOCATION ON SAME SITE
EXISTING COTTAGE

JOB NO

NOTES
HDC 07-11-2023
CERT. NO. ------

COPYRIGHT SCI 2023

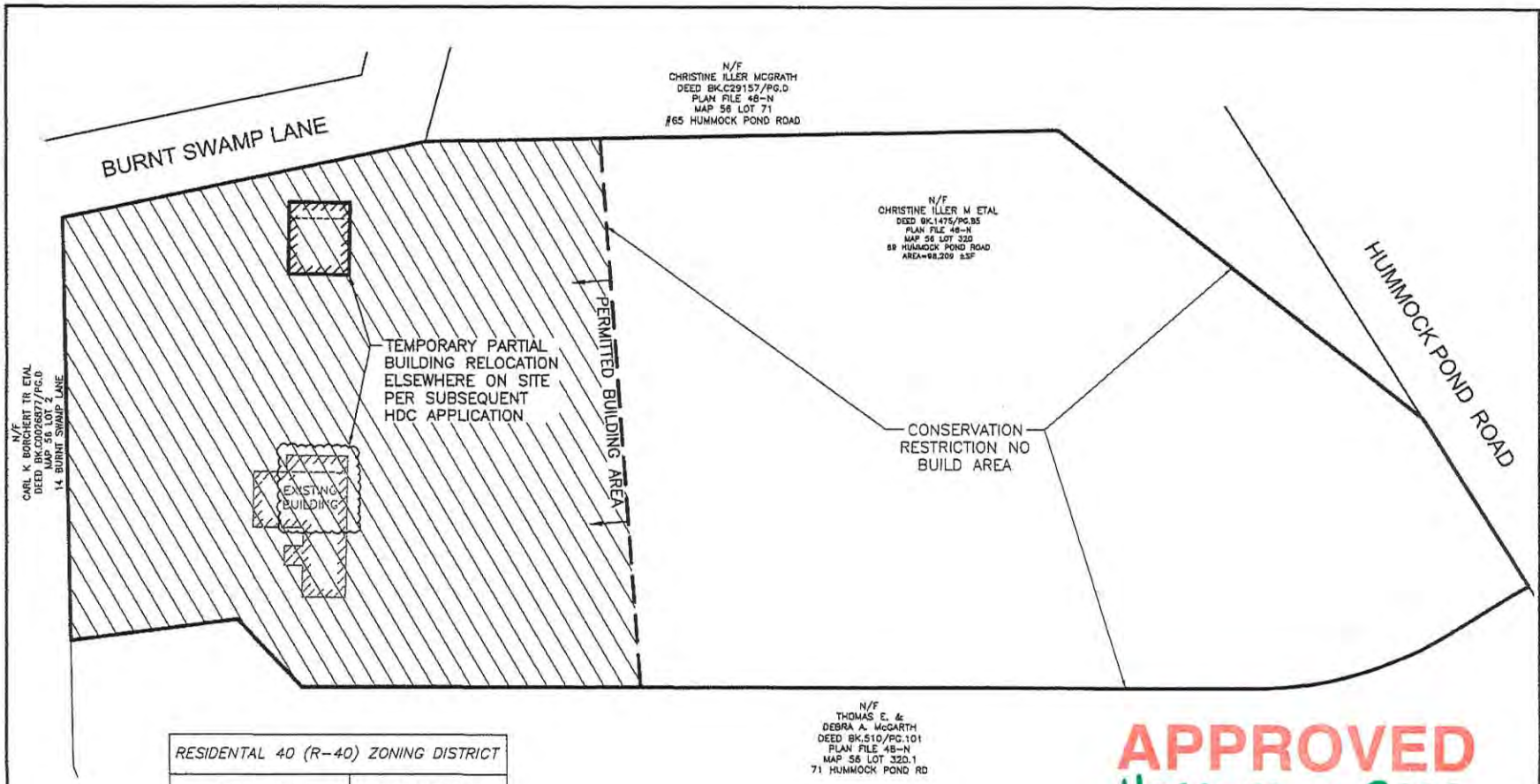
TITLE
ELEVATIONS:
NORTH, SOUTH,
EAST & WEST
RETAIN. & DEMO.

SCALE
1/4 "=1'0"

2

APPROVED
HDC2023.06.8735

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RESIDENTAL 40 (R-40) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	40,000 SQ. FT.
LOT FRONTAGE	75'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
GROUND COVER RATIO	10.0%*

* GROUND COVER IS RESTRICTED TO 4,000± SF AS STATED WITHIN A CONSERVATION RESTRICITON UNDER DEED BOOK 505 PAGE 18 FOR R-40 ZONING.

NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERALL LOCATION WHERE THE HISTORIC PORTION OF THE EXISTING ON-SITE DWELLING WILL BE RELOCATED ON THE PROPERTY.

APPROVED
HDC2023.06.8733

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

40 0 20 40
SCALE: 1 INCH = 40 FEET

DATE: JULY 31, 2023 | REV. DATE:
PROJ.#: 22072 | SCALE: 1" = 40' | DRAWN BY: SKD | CHECK BY: DCM
ISSUED FOR: APPROVAL
PREPARED FOR:

HDC BUILDING PLAN

69 HUMMOCK POND ROAD
ASSESSOR'S MAP 56 , PARCEL 320
NANTUCKET , MASSACHUSETTS

SITE DESIGN
ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM


APPROVED
HDC2023.06.8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


APPROVED
HDC2023.06.8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


APPROVED
HDC2023.06.8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


APPROVED
HDC2023.06.8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


APPROVED
HDC2023-06-8733
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL


APPROVED
HAC2025068
NO EXTERIOR

ADDITIONAL HISTORY OF 69 HUMMOCK POND RD:
c. 1922 SUNSHINE FARM - COTTAGE FROM CLIFF RD
BY THOMAS H. McGRATH, PLUMBER



Portion of NHA aerial view AP1940-59

ap1940_059.jpg (5000×6063) (nantuckethistory.org)

PROVIDED BY:
H. BACKUS,
PRESERVATION
PLANNER

Town images

Aerial view of Milk Street, Vesper Lane, Hummock Pond Road, ...

AP1940-59

1940



Repository

Nantucket Historical Association

External link

http://www.nha.org/digitalexhibits/aerialviews/index.html

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Aerial view of Milk Street, Vesper Lane, Hummock Pond Road, and Somerset Road. A small section of Prospect Hill Cemetery is just visible - top right.

Hierarchy

[Collection] Town images

↳ [Item AP1940-59] [notitle], 1940

Acquisitions information

Town

Scans gift of the Town of Nantucket in March 2006

Subject - topical

- Aerial views, 1940 (browse 70 records)



Eileen McGrath's house on Burnt Swamp Lane

NHA - PH76-11
2000s

PH76 - Clarissa Porter Photographic Collection

Eileen McGrath's house on Burnt Swamp Lane. 4" x 6"

PH76-11

2000s



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Eileen McGrath's house on Burnt Swamp Lane.
4" x 6"

Hierarchy

[Collection] PH76 - Clarissa Porter Photographic Collection
↳ [Item PH76-11] [notitle], 2000s

Acquisitions information

RL2009.89

Gift of Clarissa Porter

Subject - name

- Burnt Swamp Lane

Subject - topical

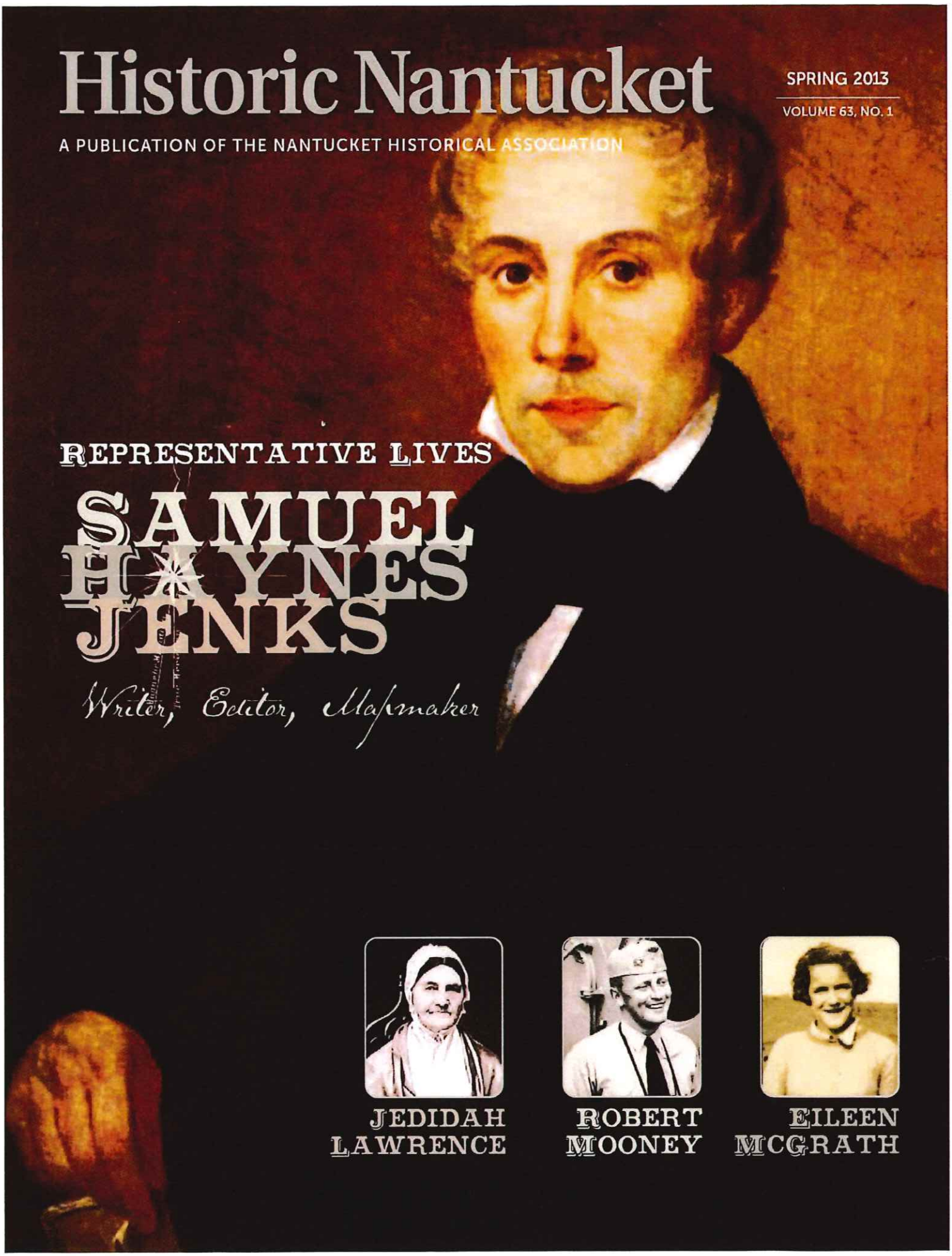
- Houses (browse 5334 records)

Share:

Historic Nantucket

SPRING 2013
VOLUME 63, NO. 1

A PUBLICATION OF THE NANTUCKET HISTORICAL ASSOCIATION



REPRESENTATIVE LIVES

SAMUEL HAYNES JENKS

Writer, Editor, Mapmaker

JEDIDAH LAWRENCE

ROBERT MOONEY

EILEEN MCGRATH



» EILEEN P. MCGRATH, TEENAGER, AND TODAY'S SAGE OF BURNT SWAMP, SC900-1-2;
OPPOSITE: VIEW OF MCGRATH FAMILY HOME ON BURNT SWAMP LANE, PH76-11

Eileen P. McGrath:



SAGE OF BURNT SWAMP

By Betsy Tyler

Eileen P. McGrath, self-proclaimed and universally endorsed Sage of Burnt Swamp, is, without a doubt, one of Nantucket's most respected residents, known for her extraordinary memory, sparkling wit, and a love of Nantucket that is expressed in her involvement in a number of civic and charitable organizations. Her island story began July 1, 1923, when she was born at Nantucket Cottage Hospital—then located on West Chester Street in the cottages that gave the institution its name—to Thomas H. and Alice F. McGrath. Their third child, following Thomas Jr. and Mary, Eileen was the first of their children born on Nantucket and is proud of her native status; her brother Bobby was born on the island two years later. Both her parents were first-generation Irish in America: Eileen's paternal grandfather immigrated from Waterford, Ireland, to Newton, Massachusetts, where he took care of horses for a wealthy family. Her maternal grandfather came to Canada from County Kerry, but moved to Cambridge, Massachusetts where he found work building the West Boston Bridge in the early 1900s. Consequently, Eileen was blessed with a double dose of the Irish, which shows in the twinkle in her eyes and her penchant for classic hand-knit Irish sweaters.

Thomas and Alice McGrath began their married life in Somerville, Massachusetts, but in 1922 made their way to Nantucket where Thomas's sister, Margaret, had relocated more than a decade earlier when she came to the island to work as a nursemaid. Attracting the attention of three local suitors during her stay, Margaret selected Byron Snow and married him in 1910, making Nantucket her home. Byron was the stepson of Main Street grocer William Holland, who, according to Eileen, was "the nearest thing to a Democratic ward boss in Nantucket at that time." The Snows owned Fairview Farm, a tract of several hundred acres that extended south from the junction of Hummock Pond and Somerset Roads, encompassing what is now known as Austin Farms. Thomas visited his sister frequently, developing a love of Nantucket that coincided with a lack of work in the Boston area after World War I. In 1922, with the help of a loan from Holland, he bought nine acres on the north side of Hummock Pond Road bordered on the east by Burnt Swamp Lane—not far from Margaret—and moved a small house from the Cliff area to his new homestead, dubbing it Sunshine Farm. The family's property was not a dedicated agricultural endeavor like the large farms in the area; although they kept a Jersey cow, known as Mooley McGrath and tended a kitchen garden as well as a large strawberry patch. Thomas H. McGrath supported his family as a plumber, a trade he learned on Nantucket. The McGrath outpost was one of a handful of houses on Hummock Pond Road in the 1920s and '30s, and Eileen remembers every one of them—from a little cottage owned by Walter Lubig just across Hummock Pond Road; to her aunt's Fairview Farm; Ed Gardner's Mount Vernon Farm; Harry Larrabee's Pine Grove Farm; "Junie" Bartlett's spread closest to the south shore, Ocean View Farm; and east of that, Somerset Farm run by Matthew Jaeckle.



» MARY, EILEEN, AND THOMAS, JULY 1925. SC900-5

Eileen started school in 1929, a member of the first class to attend all twelve grades at the brand new Academy Hill School building that opened that September, replacing an earlier building that was no longer serviceable. The imposing three-story edifice impressed six-year-old Eileen: "The grounds around the building were still unfinished and there was a big pile of dirt, but we didn't care. The building was absolutely spanky clean; the new floors were varnished like crazy. It was a beautiful building for us." She rode the school bus—a four-door Packard with jump seats—with other students from the Hummock Pond area: Frank Powers, Pat Gardner, the Larrabee sisters; and later, two Jaeckle girls, Joan (now Fisher) and Jeanne (now Dooley), who were a little younger; Jane Jaeckle (now Hardy) had not been born yet. At 11:50 each day, everyone, including teachers, went home for lunch. Eileen and her brothers and sisters would meet their father at the Civil War Monument or the corner of Prospect and Milk Streets and they would all head home for a nice hot dinner prepared by her mother, then back to school at 1:20.

"I enjoyed studying," Eileen said matter of factly and modestly about her school years on Nantucket. In fact, her personal quote in the 1941 *Islander*, the inaugural Nantucket High School yearbook (which she edited), was "Read, mark, learn, and inwardly digest." Not only was she voted the "most studious girl" and "most ambitious" student, a tally of the ballots deemed her "wittiest" too. Along with classmate Francis "Franny" Pease, who was voted "most humorous," they must have livened up the classroom of young scholars—and both can still be found eliciting chuckles from their friends around town. Dedication to her books and inherent smarts and determination made Eileen valedictorian of the class of 1941. For her senior-class dance, Eileen's mother "put her heart and soul into making a Scarlett O'Hara–style dress of figured silk" for the graduation ball at the Nantucket Yacht Club and her father accompanied her in the first dance, surprising Eileen with his skillful performance. Graduation exercises were held at the Dreamland Theatre, where Eileen read the class prophecy. Then she was off to Radcliffe, where her older sister, Mary, was a student.

Although it seems remarkable that two island girls attended Harvard's sister school almost seventy-five years ago, they were likely candidates, bright and dedicated, with the support of their community behind them. Maria Mitchell Association astronomer Margaret Harwood was a big influence on both McGrath sisters. She was a Radcliffe graduate herself, as was Eileen's favorite high school teacher, Evelyn Tiews, who taught college preparatory English to a small class of juniors and seniors. Radcliffe was the logical college of choice, endorsed also by Eileen's mother, who had been impressed with the Radcliffe graduates who were her high school teachers in Cambridge. Miss Harwood helped the McGrath girls and other students find scholarships and local benefactors.

Graduating with an A. B. in Biology in February 1945, Eileen took a teaching position at Concord Academy, where there was an immediate opening. She taught biology and physics, the latter course one that she described laughingly as "the blind leading the blind." She remained at Concord for the next two school years before beginning a long and distinguished career at the Lincoln School in Providence, Rhode Island, where she was able to teach her favorite subject, biology, for the next thirty-eight years, from 1947 to 1985. During that period she earned a Master of Science at

Eileen McGrath "Lenie"

"Read, mark, learn, and inwardly digest."

Eileen is outstanding for scholastic achievement. She heartily supports all of our activities as well.
Graduation Committee
Class Reporter 2
Islander, Editor-in-Chief





Photo: Bill Haddon

» ABOVE: ENTRY FROM *ISLANDER*, THE NANTUCKET HIGH SCHOOL YEARBOOK, 1941
RIGHT: PHOTOGRAPH OF THE MARIA MITCHELL ASSOCIATION'S ASTRONOMER, MARGARET HARWOOD, BY BILL HADDON, CA. 1950s. P432

Brown University; became head of the Science Department at the Lincoln School; and was awarded the Dorothy W. Gifford Chair, presented to the teacher who best displayed "loyalty and dedication to students and the school, deep involvement in developing programs . . . and dedication to strong ethical values."

Those very qualities exemplified Eileen's life on Nantucket after she retired from teaching: a loyalty and dedication to Nantucket and a clear sense of what was right for the island. During the years she was living in Providence, Eileen returned to Nantucket each summer to contribute her skills and enthusiasm to the Maria Mitchell Association, helping out in the observatory, in the science library, and as a nature class instructor. From 1966 to 1983 she was director of the Natural Science Department. The only summer Eileen didn't spend on Nantucket was in 1960. Her mother died in 1959, and Eileen was too saddened to think of returning alone to Sunshine Farm; her father had died suddenly in 1943, when she was in college, and her siblings were all married and living in their own homes. Instead, she visited her sister, Mary, in Geneva, Switzerland. Although a little reluctant to miss a summer on her home turf, the foreign experience was enlightening; following the trip to Geneva, Eileen visited Ireland four times with a favorite Radcliffe classmate, until local regulations required those over the age of seventy-five to relinquish the wheel. They would have had to hire a driver, curbing their enjoyment of spontaneous exploration.

To the delight of her many island friends, Eileen returned to Sunshine Farm full time in 1985, to the house she grew up in, now surrounded by newer family houses: brother Bobby (who died in 2007) on one side, and nephews Tommy and Bobby on the other. Her beloved niece, Christine (McGrath) Iller, who is also her godchild, lives with her husband across the meadow. Eileen began working at the Atheneum on August 30, 1985, when Barbara Andrews and Janice O'Mara were at the helm, and stayed through the renovation and expansion in 1995, officially retiring from that institution in 2010—but she's still there, volunteering her services. Of the many associations and committees Eileen has been involved with, one of the dearest to her heart is the now defunct Sons and Daughters of Nantucket, an annual gathering of Nantucketers—mostly in Boston but sometimes on Nantucket—for an evening of food, drink, and entertainment. [The Sons and Daughters celebrated its 100th anniversary in 1994, and only two more meetings were held thereafter.] Eileen was often the unofficial entertainment of the evening, telling stories of the island from her girlhood, or in 1941 lugging a projector to the meeting to show a film made by the Chamber of Commerce while providing running commentary.

On island, her involvement in organizations followed in the footsteps of her father, who encouraged her to be active in support of her beliefs. She's one of nine Coffin School trustees, especially dedicated to the judicious delegation of Elizabeth R. Coffin scholarships to Nantucket High School graduates; she admitted that taking minutes of the meetings as secretary was a harrowing experience, so she relinquished that duty. She's also a longstanding member of the Town Association and its current treasurer. Her prime interest now, however, is the Community Foundation for Nantucket, a philanthropic clearing house for people who want to donate money to Nantucket charities but aren't sure where it will best benefit the community. The foundation allots about $43,000 a year to nonprofits (there are more than one hundred on the island) in small grants that make a huge difference.

With her scientific, unsentimental eye tempered by an abundance of good humor and a remarkable memory, Eileen is a valuable commentator on the local scene, a pundit from the old days who cares deeply about the future. She has contributed her perspective on island life for numerous gams, gatherings, and interviews, and is a walking encyclopedia of local lore—from intricate family genealogies to the alma maters, occupations, triumphs, and tribulations of Nantucket's citizenry. Although witness to staggering changes on her home island during her almost ninety years, Eileen has lost neither perspective nor wit, often threatening to write an apocryphal history of Nantucket. She has graciously abstained, however, because, as she put it: "I don't want to be responsible for any heart attacks."

BETSY TYLER HOLDS OBED MACY RESEARCH CHAIR AT THE NANTUCKET HISTORICAL ASSOCIATION, AND IS THE AUTHOR OF OVER FORTY BOOKS, CATALOGS, AND HOUSE HISTORIES ON NANTUCKET SUBJECTS.

16 Easton
Hardscape

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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).

✓ 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.

GP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 42.1.4 PARCEL N°. 11

Street & Number of Proposed Work: 16 Easton Street

Owner of record: Stark Point LLC

Mailing Address: 16 Easton Street
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Hess Landscape Architects | Botticelli + Pohl

Mailing Address: 1570A Sumneytown Pike
Landsdale, PA 19446

Contact Phone #: 215-855-5530 E-mail: dbedell@hessla.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ 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: 20' x 15' ☐ 1st floor ☐ 2nd floor
Size: 36' x 16' ☐ 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

crushed shell driveway w/ Raised granite curb

Bluestone stepping stone walkways

Bluestone terraces

Is there an HDC survey form for 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 Crushed Shell Walkways PA Bluestone Walls _____

* Note: Complete door and window schedules are required.

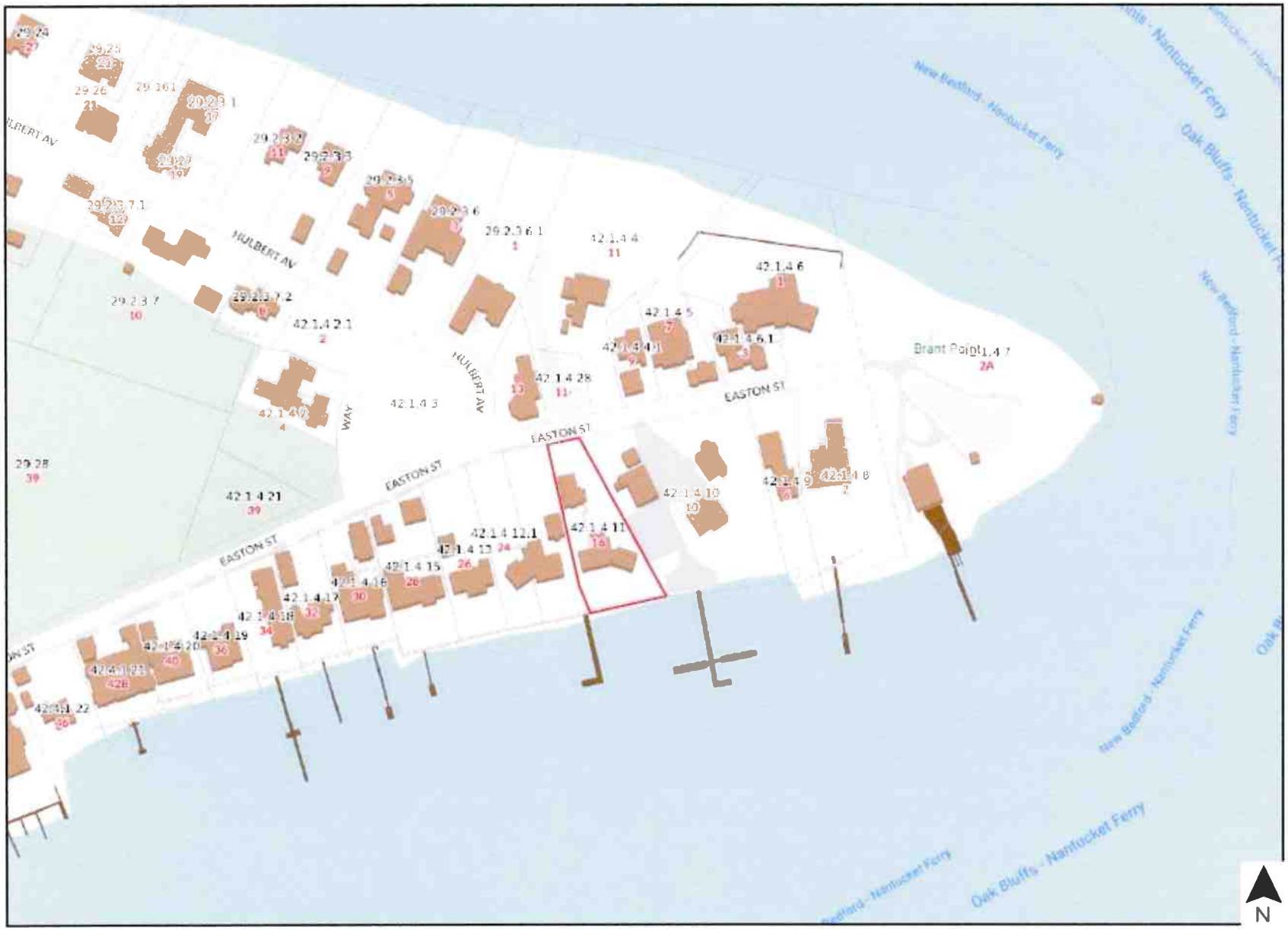
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

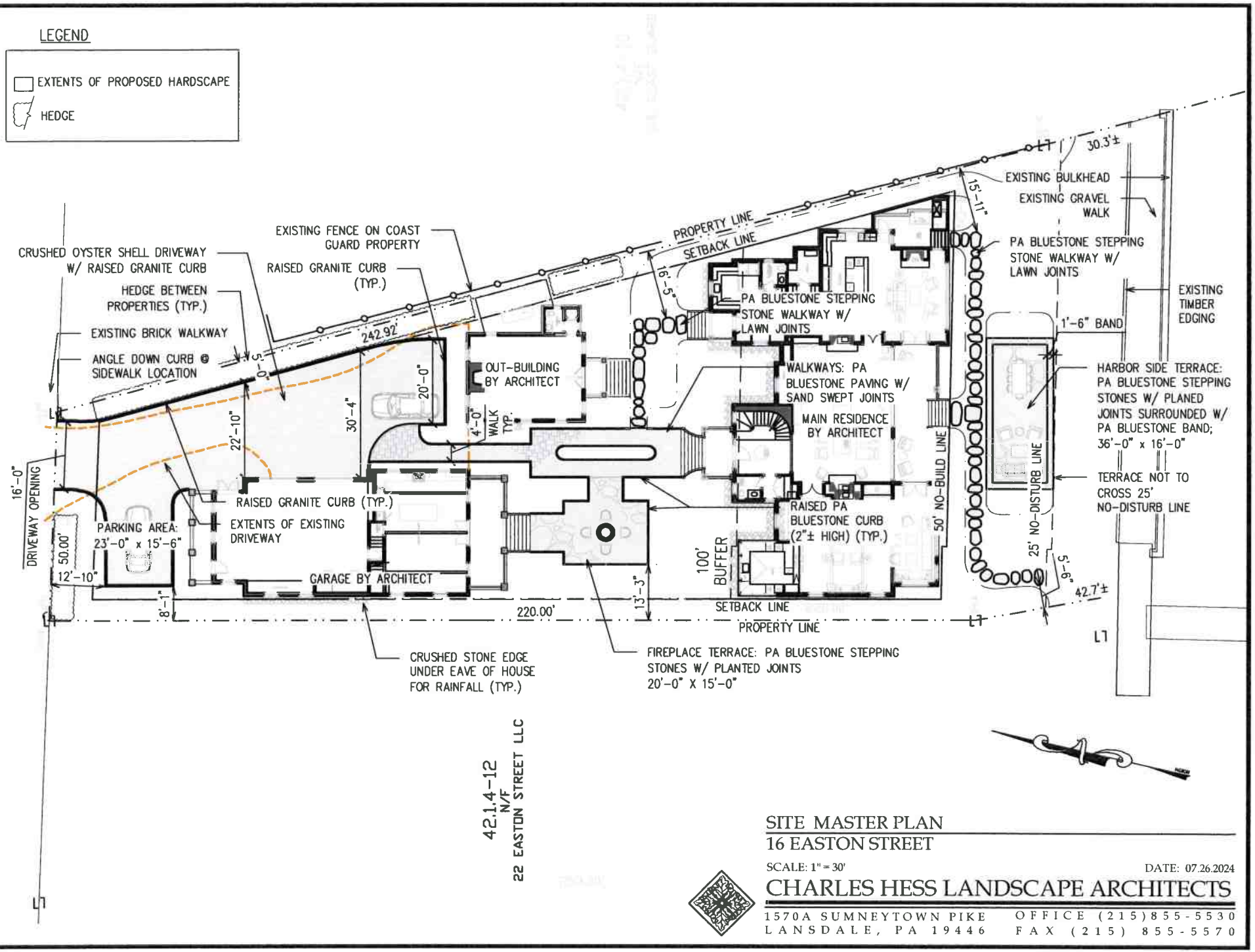
* Attach manufacturer's color samples if color is not from HDC approval list.

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 7/29/24 Signature of owner of record _____ Signed under penalties of perjury


HULBERT AV
EASTON ST
WAY
Brant Point
New Bedford - Nantucket Ferry
Oak Bluffs - Nantucket Ferry
N

LOCUS MAP



SITE MASTER PLAN
16 EASTON STREET

SCALE: 1" = 30'

DATE: 07.26.2024

CHARLES HESS LANDSCAPE ARCHITECTS
1570A SUMNEYTOWN PIKE
LANSDALE, PA 19446
OFFICE (215)855-5530
FAX (215) 855-5570



PA BLUESTONE STEPPING STONES W/ LAWN JOINTS



PA BLUESTONE STEPPING STONES W/ PLANTED



PA BLUESTONE PAVING



CRUSHED SHELLS WITH GRANITE CURB

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 Stark Point LLC

STREET ADDRESS 16 Easton Street

MAP/PARCEL 42.1.4 / 11

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON July 29, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

7/29/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

April 3, 2022

To the Commissioners,

Stark Point LLC, owner of record of property located at 16 Easton Street, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 2.7

Street & Number of Proposed Work: 32 BUNKER ROAD

Owner of record: NANTUCKET ELECTRIC CO.

Mailing Address: 40 PROPERTY TAX DPT 40 SYLVAN RD, WALTHAM, MA

Contact Phone #: 978-537-8210 E-mail: MMULLANEY@MCKENZIEINC.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 830.63

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☒ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: 2153 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 40' Sq. footage 2nd floor: 2000 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Bumpout-10'6"X14'6" Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- NEW METAL BUILDING
- STANDING SEAM METAL ROOF

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 2 /12 Secondary Mass 2 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

METAL STANDING SEAM

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 4"X2" ALUMINUM

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☒ 4" METAL SPAN.

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other METAL - POWDER COATED

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 4" Rake 4" Soffit (Overhang) 12" Corner boards 4" Frieze _____

Window Casing 1"x4" Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 30"x54" ANDERSEN 6/6

Doors* (type and material): ☐ TDL ☐ SDL Front METAL clt Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall METAL - SMOKE GRAY TIME Clapboard (if applicable) _____ Roof STANDING SEAM SANDSTONE TIME

Trim SAND TONE GRAY TIMBOX Sash WHITE TIME Doors GRAY TIME

Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

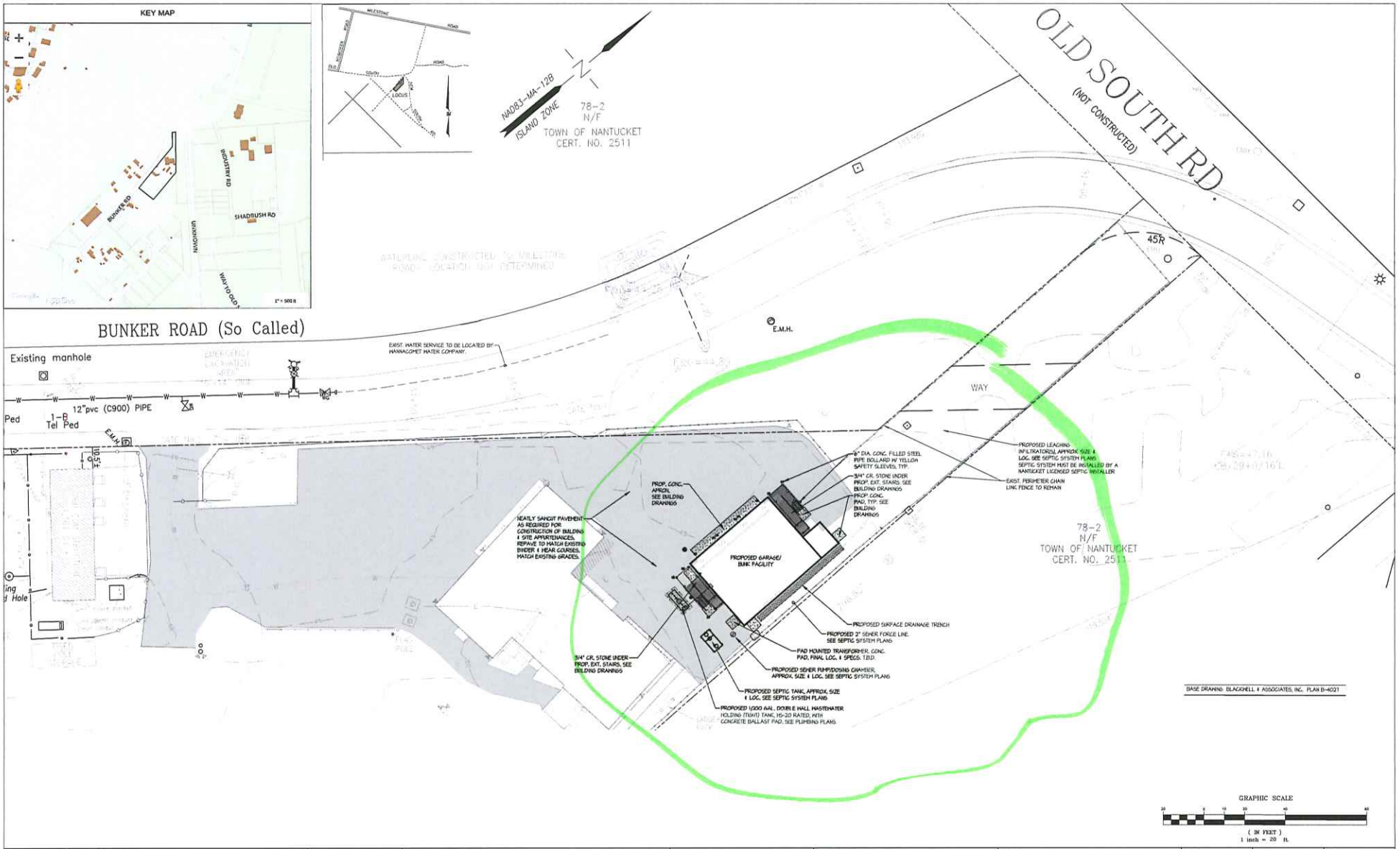
Date 7/28/2024 Signature of owner of record _____ Signed under penalties of perjury

32 BUNKER ROAD – NEW METAL BUILDING TO MATCH OTHERS ON SITE





BUNKER RD
41.259767, -70.050916



McKENZIE ENGINEERING COMPANY, INC.
305 WHITNEY STREET
LEOMINSTER, MA. 01453
TEL: 978-537-8210
FAX: 978-840-4147
mckenzieinc.com

OWNER:
NANTUCKET ELECTRIC CO.
d/b/a
nationalgrid

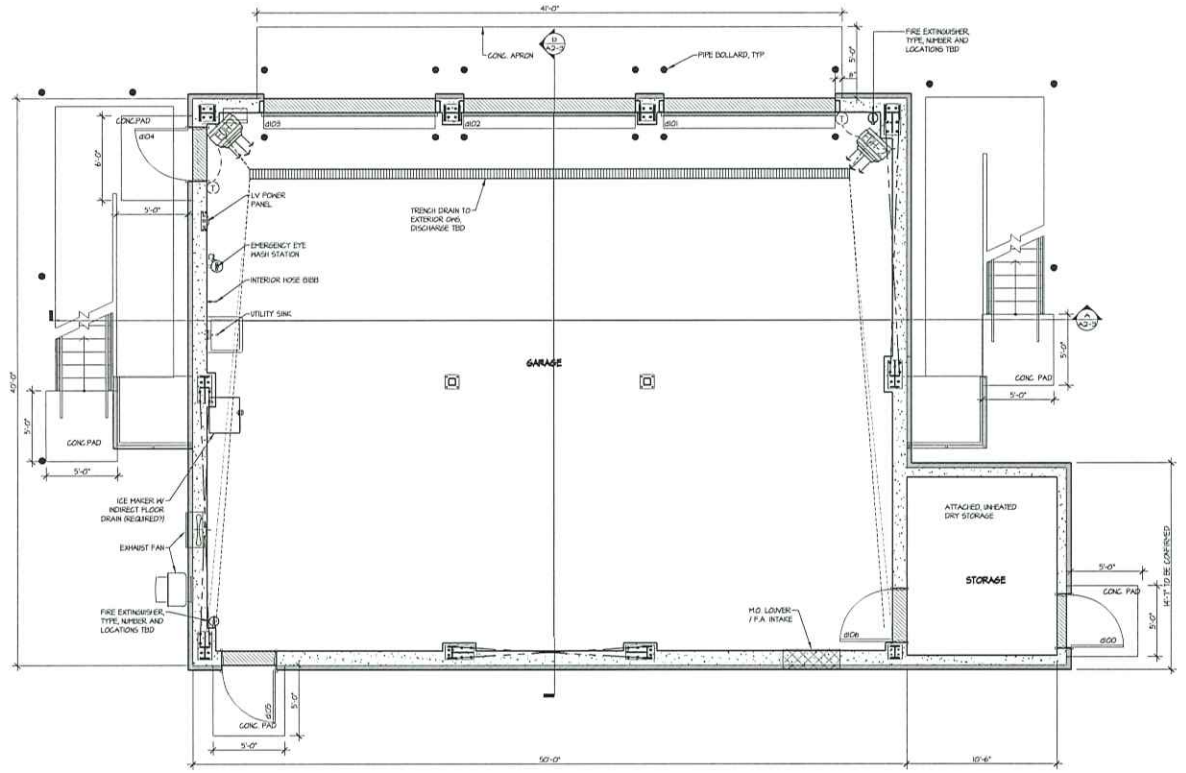
CIVIL:
SITE REDEVELOPMENT PLAN
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	Progress			
B	6/11/24	90% Pre-bid review, septic design incomp.			
C	7/25/24	Nantucket HDC review			

DATE: NOT ISSUED
SCALE: SEE GRAPHIC SCALE
DRAWN BY: MJM
DESIGN BY: MJM

FILE: site.dwg
JOB# ME-4346
SHEET
C1-1



1 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

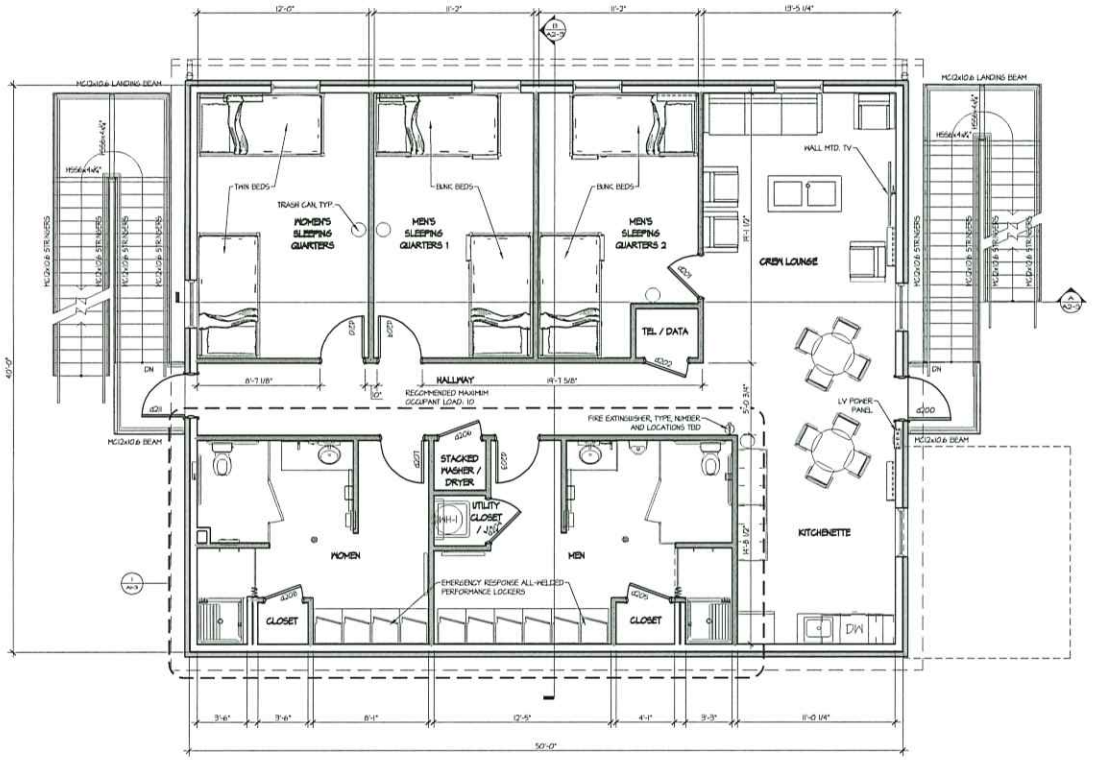
McKENZIE ENGINEERING COMPANY, INC.	305 WHITNEY STREET LEOMINSTER, MA. 01453 TEL: 978-537-8210 FAX: 978-840-4147 mckenzieinc.com	OWNER: NANTUCKET ELECTRIC CO. d/b/a nationalgrid	ARCHITECTURAL LOWER FLOOR PLAN & DETAILS THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY 32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS			
B	5/31/24	PRE-BID REVIEW SET			
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 6/24/2024 BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: LAD/DTJ
DESIGN BY: MJM

FILE: A1-1.dwg
JOB# ME-4346P
SHEET
A1-1



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

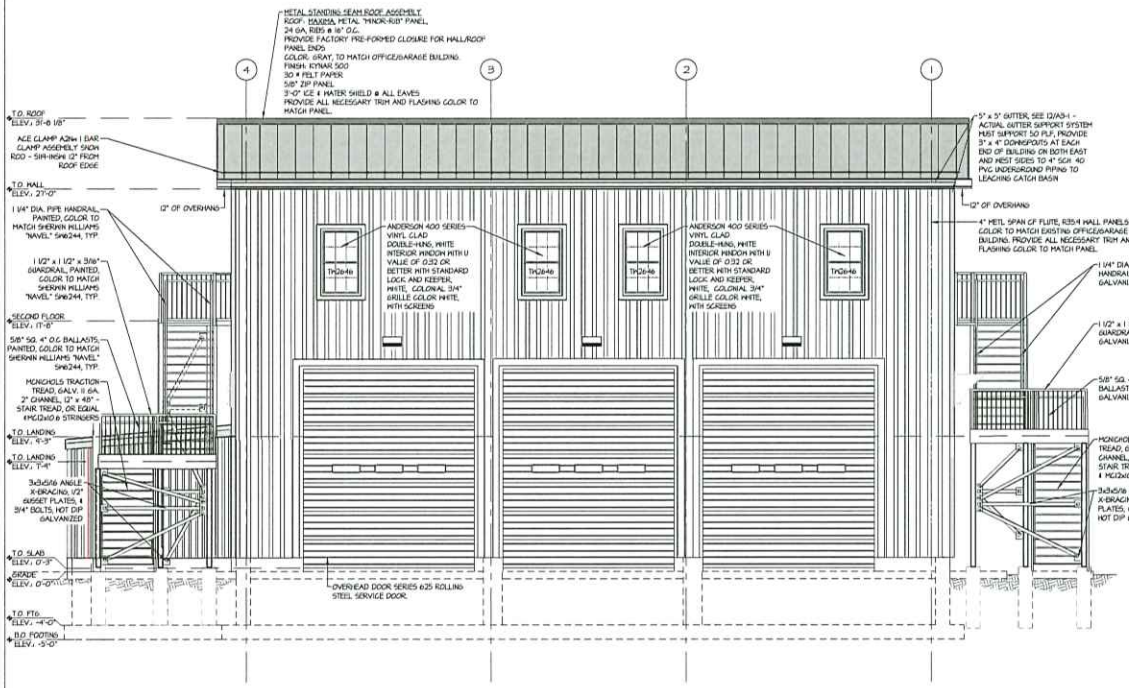
McKENZIE ENGINEERING COMPANY, INC.	305 WHITNEY STREET LEOMINSTER, MA. 01453 TEL: 978-537-8210 FAX: 978-840-4147 mckenzieinc.com	OWNER: NANTUCKET ELECTRIC CO. d/b/a nationalgrid	ARCHITECTURAL UPPER FLOOR PLAN & DETAILS THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY 32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

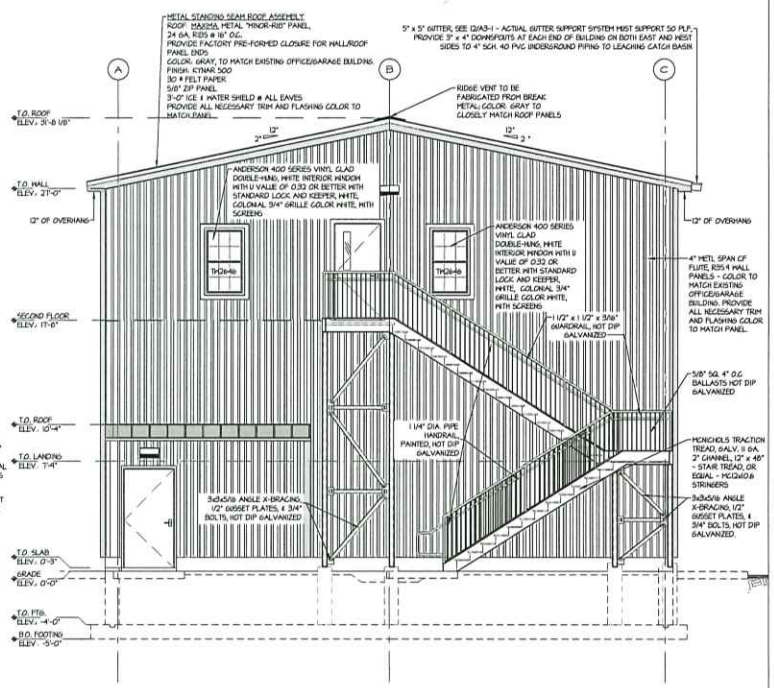
ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS			
B	5/31/24	PRE-BID REVIEW SET			
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 6/242024 BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: LAO/OTJ
DESIGN BY: MJM

FILE: A1-1.dwg
JOB# ME-4346P
SHEET
A1-2



1 WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

McKENZIE ENGINEERING COMPANY, INC.
305 WHITNEY STREET
LEOMINSTER, MA. 01453
TEL: 978-537-8210
FAX: 978-840-4147
mckenzieinc.com

OWNER:
NANTUCKET ELECTRIC CO. d/b/a nationalgrid

BUILDING ELEVATIONS

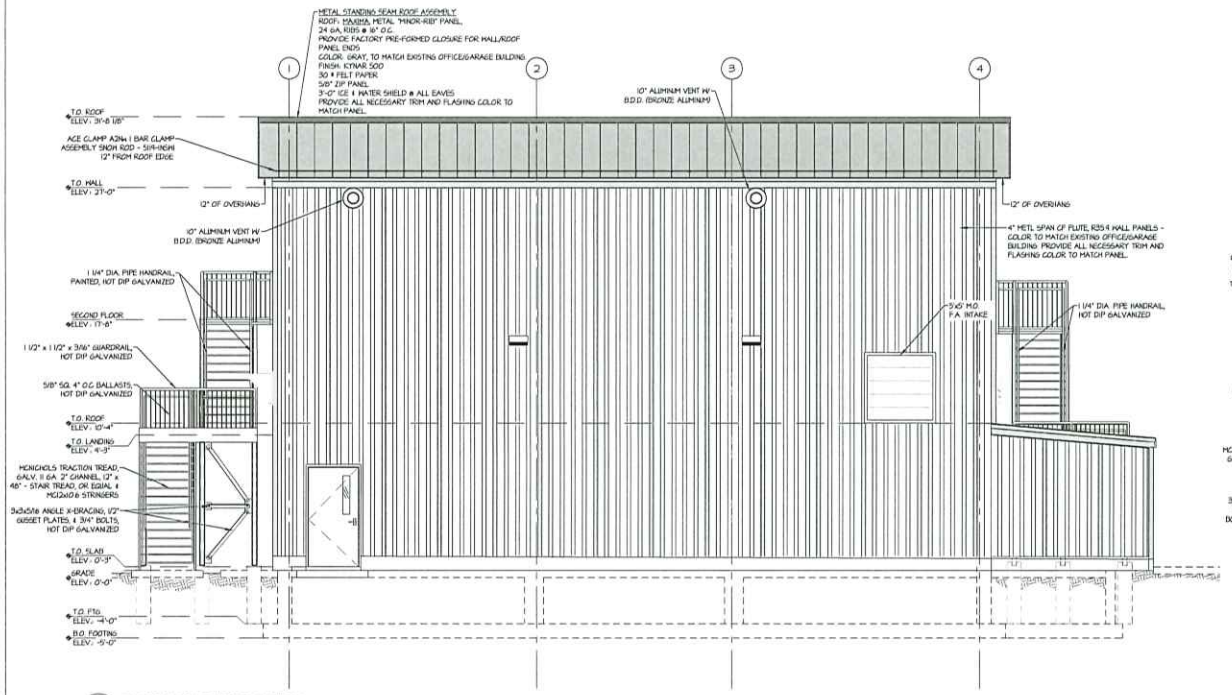
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS			
B	5/31/24	PRE-BID REVIEW SET			
C	6/4/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 6/24/2024 BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: MJM
DESIGN BY: MJM

FILE: A2-1.dwg
JOB#: ME-4346
SHEET
A2-1



McKENZIE ENGINEERING COMPANY, INC.	305 WHITNEY STREET LEOMINSTER, MA. 01453 TEL: 978-537-8210 FAX: 978-840-4147 mckenzieinc.com	OWNER: NANTUCKET ELECTRIC CO. d/b/a nationalgrid
BUILDING ELEVATIONS THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY 32 BUNKER ROAD NANTUCKET, MA	KEY PLAN:	

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS			
B	5/31/24	PRE-BID REVIEW SET			
C	6/4/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 6/24/2024 BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: MJM
DESIGN BY: MJM

FILE: A2-1.dwg
JOB#: ME-4346
SHEET
A2-2

EXISTING STRUCTURES ON SITE – COLORS TO MATCHE











SEPARATE STRUCTURES ON LOT





LOCATION OF NEW SRUCTURE TO REAR OF THE LOT





STANDING SEAM ROOF





GARAGE DOORS TO MATCH EXISTING ON SITE



VIEW OF SITE FROM BUNKER ROAD











ABUTTING PROPERTIES ACROSS BUNKER ROAD TOWARDS THE AIRPORT RUNWAY



ARCH ROOFS, WALLS & FASCIA

138T, 238T, Maxima, Medallion-Lok, Medallion I & II, Instaloc, FW Panel, Marquee-Lok, Slit Coil, 48 3/8" Flat Sheets





AVAILABLE COLORS

- Regal White PVDF
- Bone White PVDF
- Surrey Beige PVDF
- Sandstone PVDF
- Almond PVDF
- Buckskin PVDF
- Ash Gray PVDF
- Slate Gray PVDF
- Charcoal PVDF
- Matte Black PVDF
- Medium Bronze PVDF
- Dark Bronze PVDF
- Patina Green PVDF
- Hemlock Green PVDF
- Evergreen PVDF
- Mansard Brown PVDF
- Autumn Red PVDF
- Colonial Red PVDF
- Roman Blue PVDF
- Patrician Bronze PVDF
- Terra Cotta PVDF

See additional colors and notes on page 2.

ARCH ROOFS, WALLS & FASCIA

138T, 238T, Maxima, Medallion-Lok, Medallion I & II, Instaloc, FW Panel, Marquee-Lok, Slit Coil, 48 3/8" Flat Sheets



DEEP TONE COLORS

- **Brite Red*** PVDF
- **Regal Blue*** PVDF
- **Brandywine*** PVDF
- **Hartford Green*** PVDF

METALLIC COLORS

- **Preweathered Galvalume Metallic**** PVDF
- **Leadcoat Metallic**** PVDF
- **Silver Metallic**** PVDF
- **Copper Penny Metallic**** PVDF
- **Texas Silver Metallic**** PVDF
- **Champagne Metallic**** PVDF



Colors shown may vary due to digital representation.

Color charts and actual color chips are available from McElroy Metal and McElroy Metal contractors and distributors.

PVDF indicates Kynar 500® Coating

Not all colors are inventoried at all manufacturing locations - additional lead time may be required.

Not all colors are available for all gauges and panel widths. Please inquire with McElroy Representative or Contact Us for specific combinations.

Longer lead times may apply for some panel and color combinations.

Custom colors are available.

**Deep Tone Colors - Additional charges will apply.*

***Metallic Colors - Additional charges will apply.*

Rolling Steel Service Doors 625

MODEL 625



FIND A DISTRIBUTOR

VIEW FULL GALLERY

Stormtite™ Insulated Heavy-Duty Rolling Doors

The Model 625 rolling steel doors are an insulated, heavy-duty rolling service door that is an ideal choice for applications requiring a moderate level of thermal protection. Designed in sizes up to 30'4" wide and 28'4" high (9246 mm and 8636 mm), these doors are constructed with a CFC-free, foamed-in-place polyurethane insulation. Vinyl weatherstripping on the bottom bar, exterior curtain-side guide and hood baffle provides additional protection against air infiltration.

REQUEST A QUOTE

FIND A DISTRIBUTOR

Ideal Applications Include

Public Facilities

Warehouse Solutions

Government Facilities

Manufacturing

Color

Standard Exterior Color



White Brown

Actual door color may vary from the digital representation shown here. Actual color samples are available by request through your Overhead Door™ Distributor.

Powder Coat Color Options

PowderGuard® Premium powder coat options are available in approximately 200 colors as well as custom matching to specification.



Enhancements

Architect's Corner

For architects, contractors, or building owner/manager, Architect's Corner contains comprehensive technical and resource materials to support your project from SPECS, drawings, and documents all in one place.

SEARCH TOOLS

Resources

From documents and manuals to programming instructions, FAQs, and customer support, all to enhance your experience with our products and services.

BROWSE RESOURCES

OVERHEAD DOOR

1 (800) 929-3667 (DOOR)

METL SPAN

COLORS & COATINGS

ICI COLOR CHART

All Metl-Span colors are formulated to provide premium energy efficient solar reflectivity.

STANDARD EXTERIOR COLORS

Full-Strength Fluoropolymer Coating

POLAR WHITE E: 0.86 SRI: 82	SANDSTONE E: 0.86 SRI: 68	ALMOND E: 0.86 SRI: 74	REGAL GRAY E: 0.86 SRI: 61

PREMIUM I EXTERIOR COLORS

Full-Strength Fluoropolymer Coating

SNOW WHITE E: 0.86 SRI: 81	PACIFIC BLUE E: 0.85 SRI: 28	AEGEAN BLUE E: 0.86 SRI: 30	TAHOE BLUE E: 0.86 SRI: 30	REGAL BLUE E: 0.86 SRI: 25
SPRUCE E: 0.85 SRI: 38	NATURAL PATINA E: 0.86 SRI: 47	HEMLOCK GREEN E: 0.86 SRI: 31	CLASSIC GREEN E: 0.86 SRI: 25	HUNTER GREEN E: 0.86 SRI: 21
LEAF GREEN E: 0.85 SRI: 27	MEDIUM BRONZE E: 0.86 SRI: 33	SLATE GRAY E: 0.85 SRI: 40	TUNDRA E: 0.86 SRI: 53	SMOKE GRAY E: 0.85 SRI: 16
WEATHERED COPPER E: 0.86 SRI: 34	PEWTER E: 0.87 SRI: 43	ZINC GRAY E: 0.86 SRI: 38	TERRACOTTA E: 0.86 SRI: 43	COLONIAL RED E: 0.86 SRI: 33
BRITE RED E: 0.85 SRI: 40	BROWNSTONE E: 0.86 SRI: 53			

METL SPAN

Metl-Span: All-In-One Performance 700 State Hwy 121 Bypass | Suite 200 | Lewisville, Texas 75057
P: 877.585.9969 F: 972.420.9382 | metlspan.com

© 2024 Metl-Span. All Rights Reserved. Printed in the U.S.A.
Reference MSCC_N3 2_23_24

PREMIUM II METALLIC & PEARLESCENT EXTERIOR COLORS

Full-Strength Fluoropolymer Coating

WEATHERED ZINC E: 0.86 SRI: 37	DARK GRAY METALLIC E: 0.83 SRI: 34	BREAKWATER E: 0.81 SRI: 33	SEA FOAM E: 0.86 SRI: 49	ANTIQUE PATINA E: 0.85 SRI: 35
ROSALIND E: 0.863 SRI: 49	SANDSTONE METALLIC E: 0.83 SRI: 52	SANDSTORM METALLIC E: 0.86 SRI: 52	ASTI E: 0.8 SRI: 51	NATURAL SUEDE E: 0.84 SRI: 54
CHAMPAGNE E: 0.86 SRI: 48	AUTUMNWOOD E: 0.85 SRI: 44	SILVER METALLIC E: 0.77 SRI: 52	PREWEATHERED GALVALUME* E: 0.83 SRI: 53	SILVERSMITH E: 0.78 SRI: 50
METALLIC FUSION E: 0.86 SRI: 39	COPPER METALLIC E: 0.84 SRI: 50	EARTH GOLD■ E: 0.89 SRI: 72	METALLIC BEIGE E: 0.86 SRI: 65	PEARL WHITE■ E: 0.88 SRI: 81

POLYESTER INTERIOR COLOR

Igloo White is the standard interior color for all panels

IGLOO WHITE
E: 0.85 SRI: 80

STANDARD WEATHERXL® EXTERIOR COLORS

Siliconized Modified Polyester

WINTER WHITE E: 0.86 SRI: 78	LIGHT STONE■ E: 0.86 SRI: 63	ASH GRAY E: 0.85 SRI: 50

PREMIUM WEATHERXL® EXTERIOR COLORS

Siliconized Modified Polyester

SOLAR WHITE E: 0.85 SRI: 85	CRIMSON RED E: 0.85 SRI: 30	RUSTIC RED E: 0.86 SRI: 37	HAWAIIAN BLUE E: 0.85 SRI: 30	KOKO BROWN E: 0.86 SRI: 33
BURNISHED SLATE E: 0.86 SRI: 31	CHARCOAL GRAY E: 0.86 SRI: 37	DESERT SAND E: 0.86 SRI: 37	SADDLE TAN E: 0.86 SRI: 50	

■ Light Stone SP does not match the Light Stone Tuff Cote® color offering
■ Requires a 3 coat color
* Only available on an AZ-50 substrate

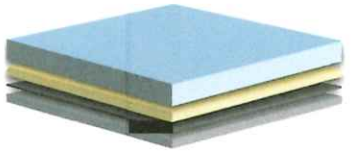
Metallic paint finishes have inherent characteristics exhibiting color shift, shade variances,striations and longitudinal patterning that are not a product defect or cause for rejection.

TUFF COTE® EXTERIOR COLORS

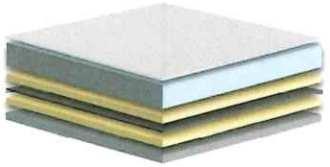
Tuff Cote® Fiber-Reinforced Polymer Coating – for Tuff Wall® or Tuff-Cast™ Panels only

TEXTURED WHITE E: 0.86 SRI: 79	WARM LIMESTONE E: 0.87 SRI: 53	LIGHT STONE■ E: 0.86 SRI: 64	MEDIUM BEIGE E: 0.87 SRI: 45	SURREY BEIGE E: 0.87 SRI: 28
ANTIQUE BRONZE E: 0.87 SRI: 28	LIGHT GRAY E: 0.87 SRI: 35			

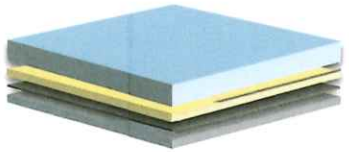
COLOR SYSTEMS



Fluropon®, WeatherXL® and 2-Coat Color Systems:
1. 0.75 mil nominal Top Color Coat
2. 0.25 mil nominal Primer
3. Metal Substrate

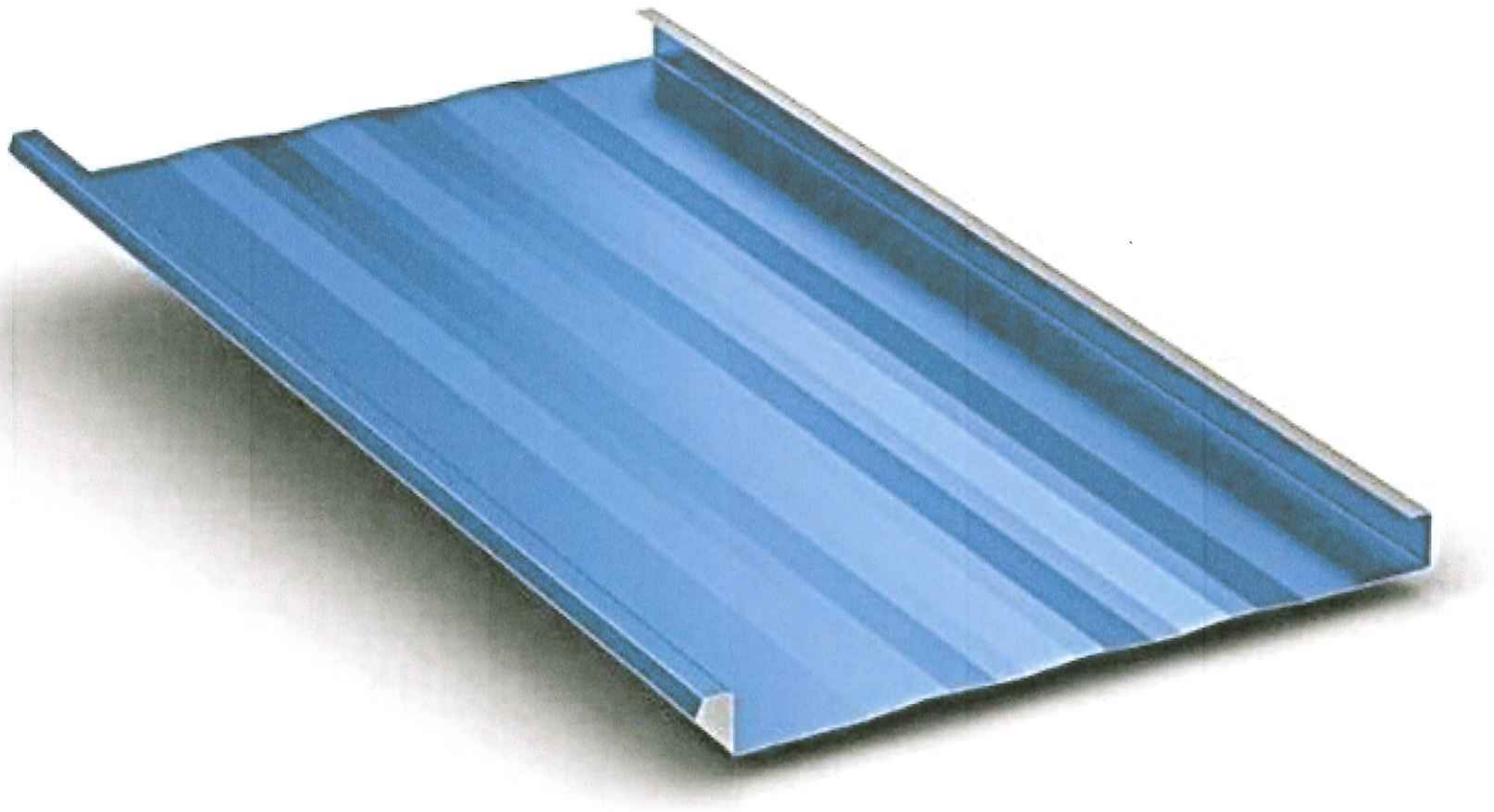


3-Coat Color System:
1. 0.50 mil nominal PVDF/ FEVE Clear Coat
2. 0.75 mil nominal PVDF/ FEVE Top Color Coat
3. 0.25 mil nominal Primer 4. Metal Substrate



Polyester Color Systems:
1. 0.75 mil nominal Top Color Coat
2. 0.25 mil nominal Primer
3. Metal Substrate

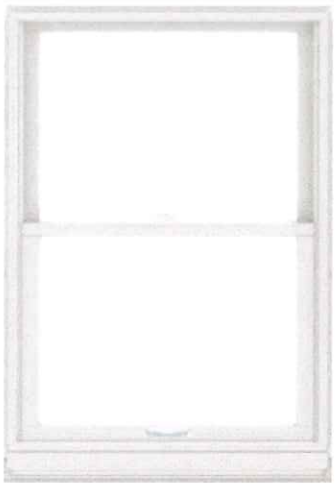
For color suitability, testing codes data and pricing, contact your local representative or visit metlspan.com for more information. Pricing varies depending on colors, quantity and gauge. All colors shown are approximate to actual finish colors. Colors shown are for preliminary selection only. **Printed colors can vary from actual painted material, request a metal color chip prior to a final color selection.** Color warranties vary based upon color. Contact Metl-Span for full warranty information. Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, Metl-Span reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at metlspan.com. **Metl-Span has 61 listings with (CRRC) Cool Roof Rating Council. Visit coolroofs.org to view color listings.**



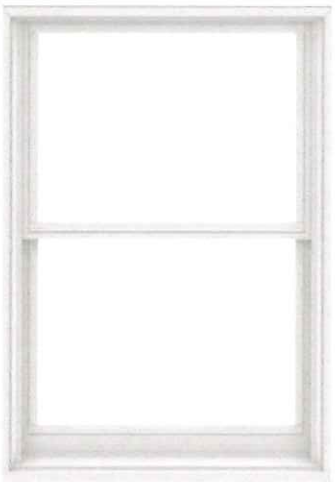
Maxima 1.5" Striated

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW

400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	TW28310
Unit Width	33 5/8"
Unit Height	48 7/8"
Interior Color	White
Glass	Low-E4® Glass

Feedback

Optional Hardware	Classic Series™ Hand Lift, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

Explore other double-hung windows

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset ln.

Owner of record: Vigil Terry Anne Trst

Mailing Address: 26 Somerset ln.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBstudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 75' Sq. Footage 1st floor: 2147 SF
Width: 62' Sq. footage 2nd floor: 1111 SF
Sq. footage 3rd floor: —

Decks/Patio: Size: 1007 SF ☒ 1st floor ☐ 2nd floor
Size: 200 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 27'2" South 28'4" East 28'4" West 28'4"

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) Red brick, Typ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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) wood

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or similar

Doors* (type and material): ☐ TDL ☒ SDL Front wood Rear wood Side wood
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 Nantucket Grey Sash Platinum Grey Doors Black
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 7/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

26 Somerset Ln, MH

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

— 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

— 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Vigil Terry Anne Trst

STREET ADDRESS 26 Somerset Ln

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/29/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 7/28/2024

Signature — Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Vigil Terry Anne Trst

MAILING ADDRESS..... 26 Somerset Ln, Nantucket, MA 02554

PROPERTY LOCATION..... 26 Somerset Ln

ASSESSORS MAP/PARCEL..... 66/10

SUBMITTED BY:..... Juraj Bencat, JBStudio

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.26 11:45:02 -04'00'

July 26, 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: 26 Somerset Ln.

Tax Map Number: 66 Parcel Number: 10

Owner of Record: Vigil Terry Anne Trst

Description of Proposal:

Move off existing dwelling, proposed new dwelling, 2382SF Ground cover. First Floor 2147SF

Second floor 1111SF.

Proposed 15x30' pool and spa

Anticipated HDC Submission Date: 7/29/2024

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.

For HDC Submission Only - Not For Construction

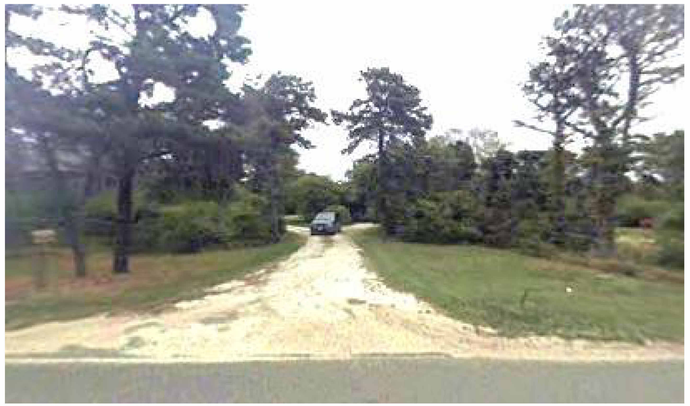
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

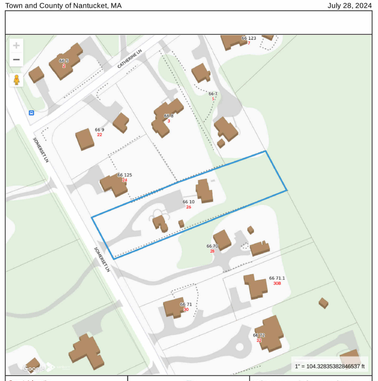
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	56.367/8	Lot Size:	~40,200 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	5,025 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,614 sq. ft.
Frontage:	75 ft.	Proposed MH Ground Coverage:	2,382 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	2,986 sq. ft.
Side/Rear Setback:	10 ft.		



4 Street View



3 Locus Map

1 Site Plan - Proposed
1/16" = 1'-0"

2 Site Plan - Existing
1" = 30'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

07.28.2024

Revisions

C.101

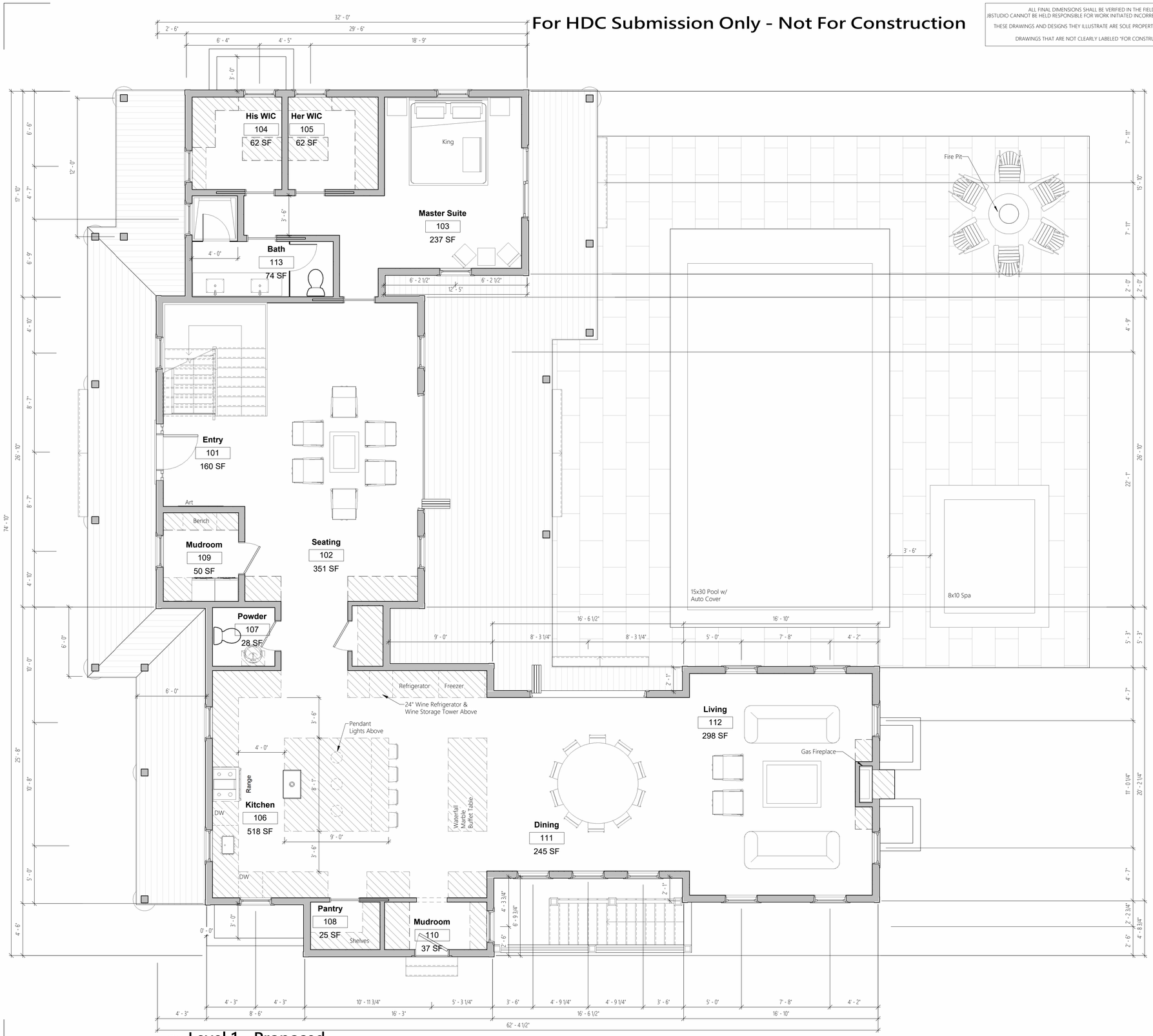
Scale

As indicated

7/28/2024 10:25:29 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Level 1 - Proposed
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA
02554

Sheet
First Floor

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date
07.28.2024

Revisions

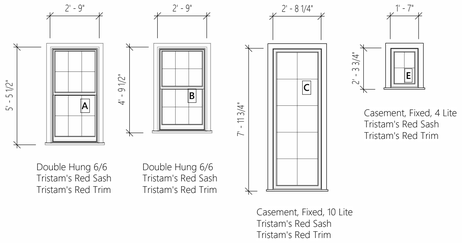
A.101

Scale 1/4" = 1'-0"

7/28/2024 10:25:34 PM

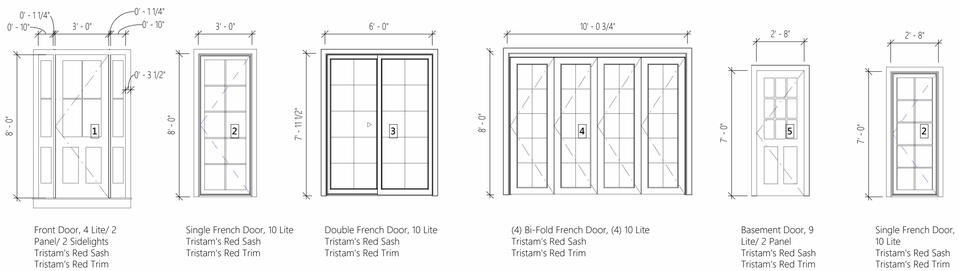
For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



Window Schedule

1/4" = 1'-0"



Door Schedule

1/4" = 1'-0"



1 Level 2 - Proposed

1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design

www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Second Floor

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

A.102

Scale 1/4" = 1'-0"

7/28/2024 10:25:37 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 Basement - Proposed

1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Basement

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

A.103

Scale 1/4" = 1'-0"

7/28/2024 10:25:40 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed

1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design

www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

A.201

Scale 1/4" = 1'-0"

7/28/2024 10:25:48 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date
07.28.2024

Revisions

A.202

Scale 1/4" = 1'-0"

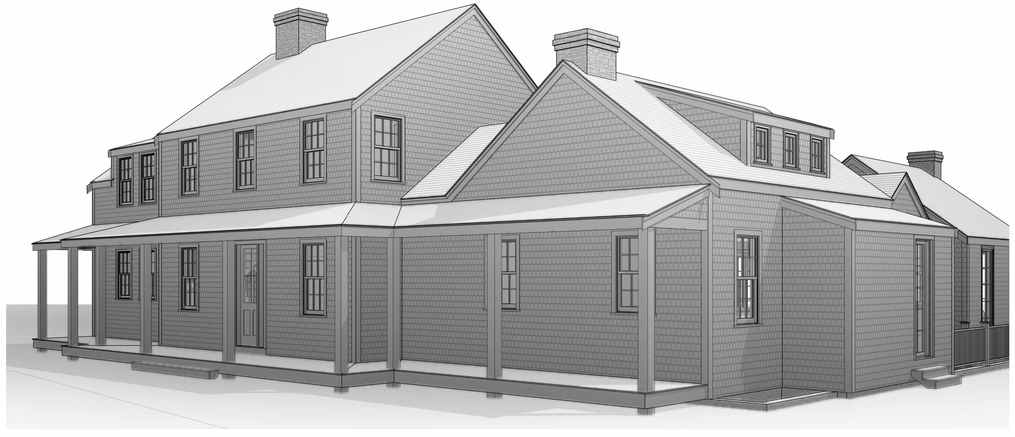
7/28/2024 10:26:01 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

3D Views

SHEET INDEX

C.101	Site Plan
A.101	First Floor
A.102	Second Floor
A.103	Basement
A.201	Exterior Elevations
A.202	Exterior Elevations
A.206	3D Views

Grand total: 7

Date

07.28.2024

Revisions

A.206

Scale

7/28/2024 10:26:25 PM

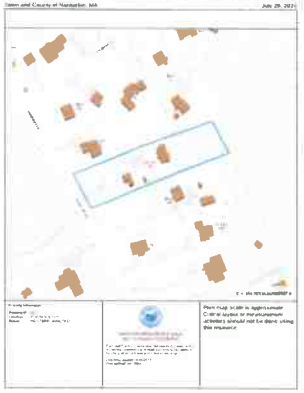
For HDC Submission Only - Not For Construction

Property Info:

Map & Parcel	56 367/8	Lot Size	~42,200 sq. ft
District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,614 sq. ft
Frontage	75 ft	Proposed NH Ground Coverage	2,382 sq. ft
Ground Cover Ratio	12.5%		
Front Setback	30 ft	Total Proposed Ground Coverage	2,965 sq. ft
Side/Rear Setback	10 ft		



4 Street View



3 Locus Map

1 Site Plan - Proposed
1/16" = 1'-0"

2 Site Plan - Existing
1" = 30'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

07.28.2024

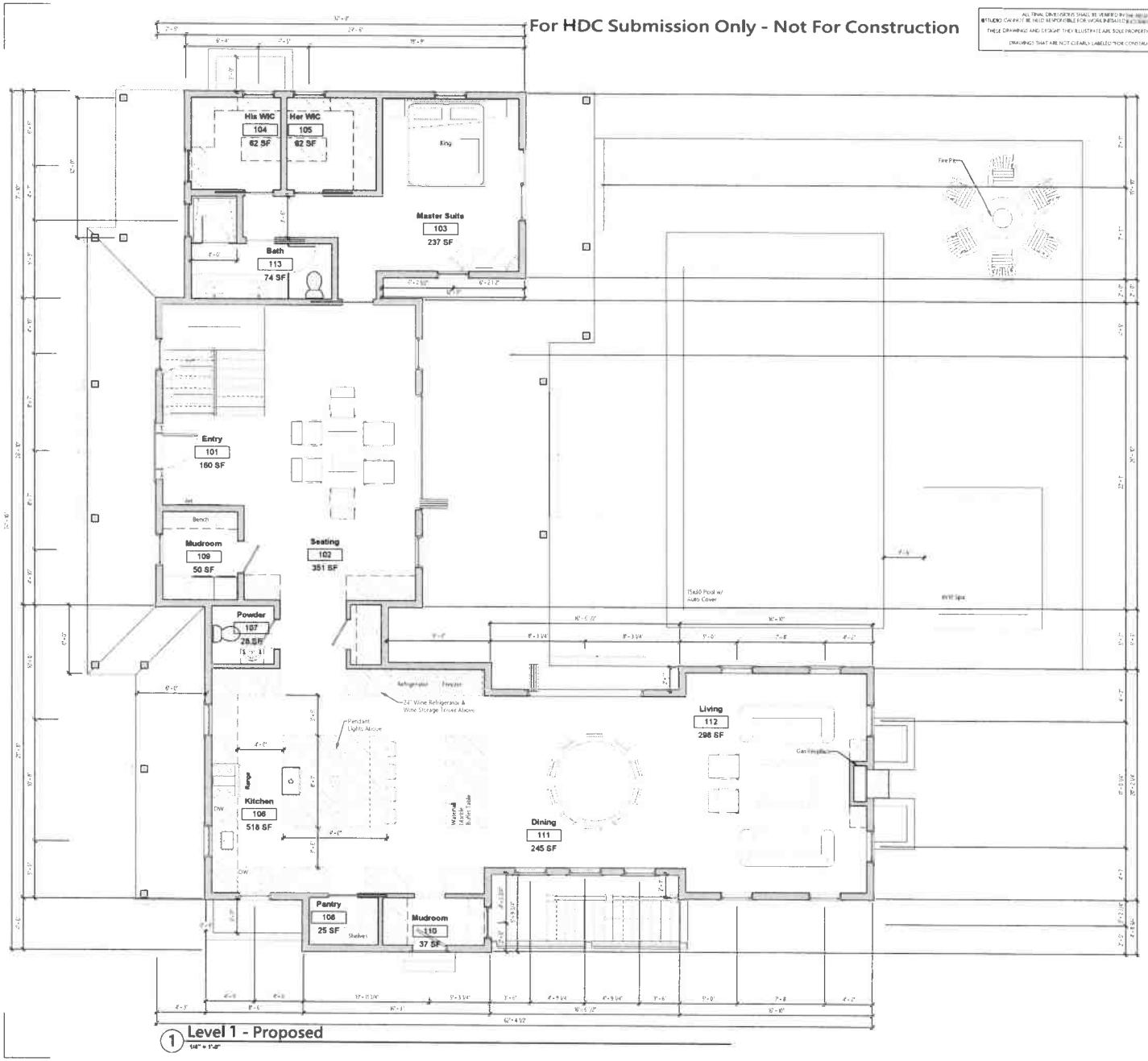
Revisions

C.101

Scale

As indicated

For HDC Submission Only - Not For Construction



1 Level 1 - Proposed
1/4" = 1'-0"

ALL FINAL DIMENSIONS SHALL BE VERIFIED BY THE [illegible] JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED [illegible] 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

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

First Floor

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

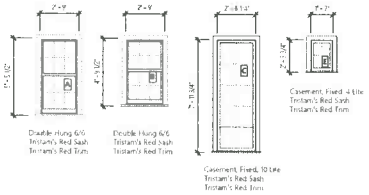
A.101

Scale 1/4" = 1'-0"

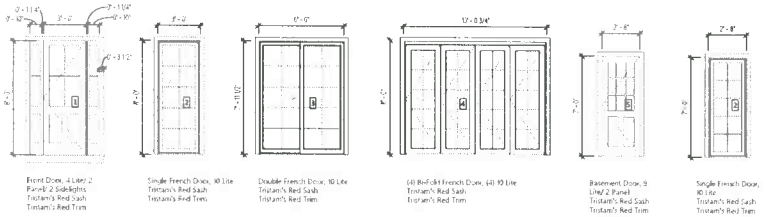
7/28/2024 10:25:34 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO MISINSPECTION OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



Window Schedule
1/4" = 1'-0"



Door Schedule
1/4" = 1'-0"



1 Level 2 - Proposed
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Second Floor

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

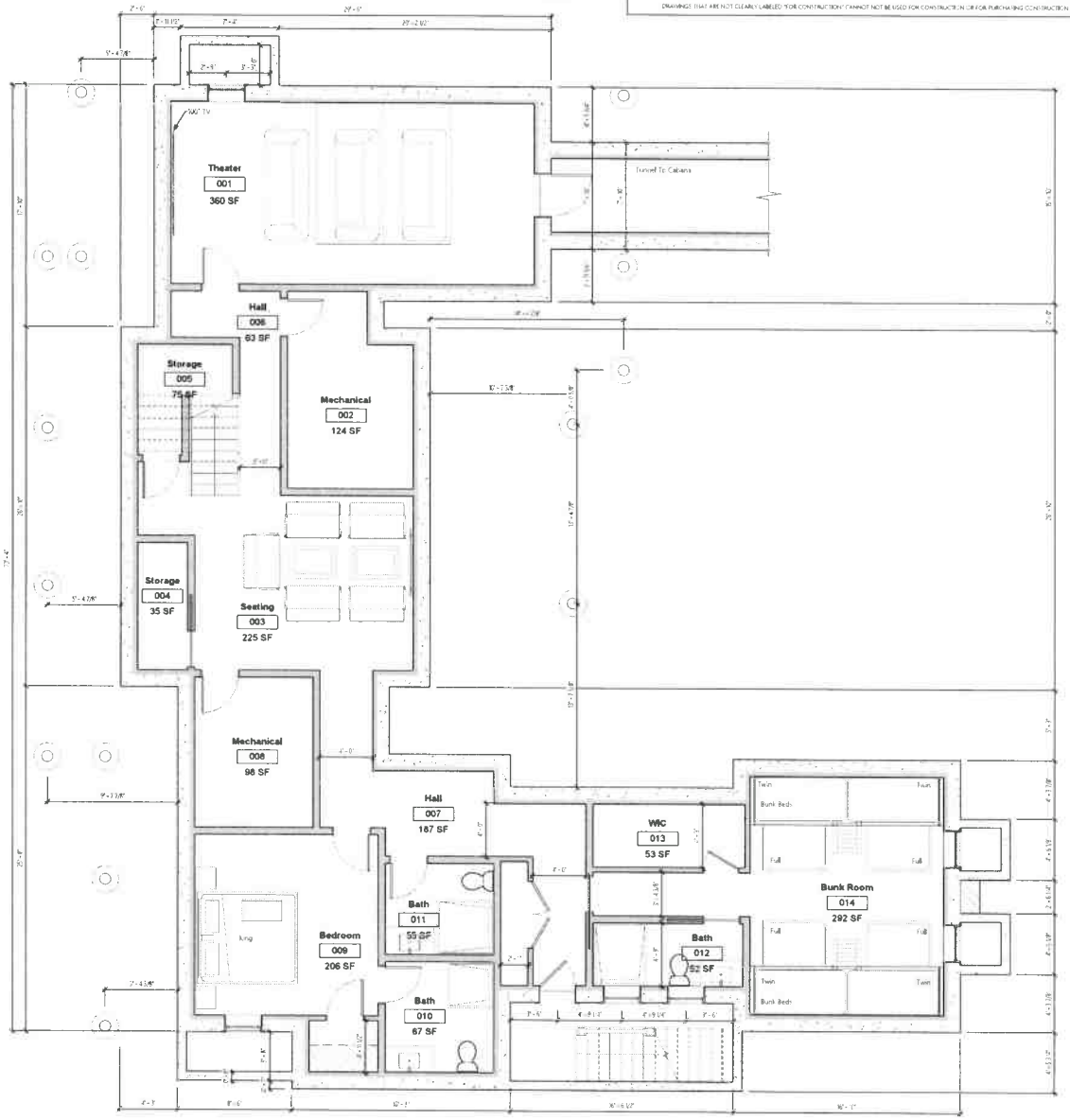
A.102

Scale 1/4" = 1'-0"

7/28/2024 10:25:37 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Basement - Proposed
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Basement

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

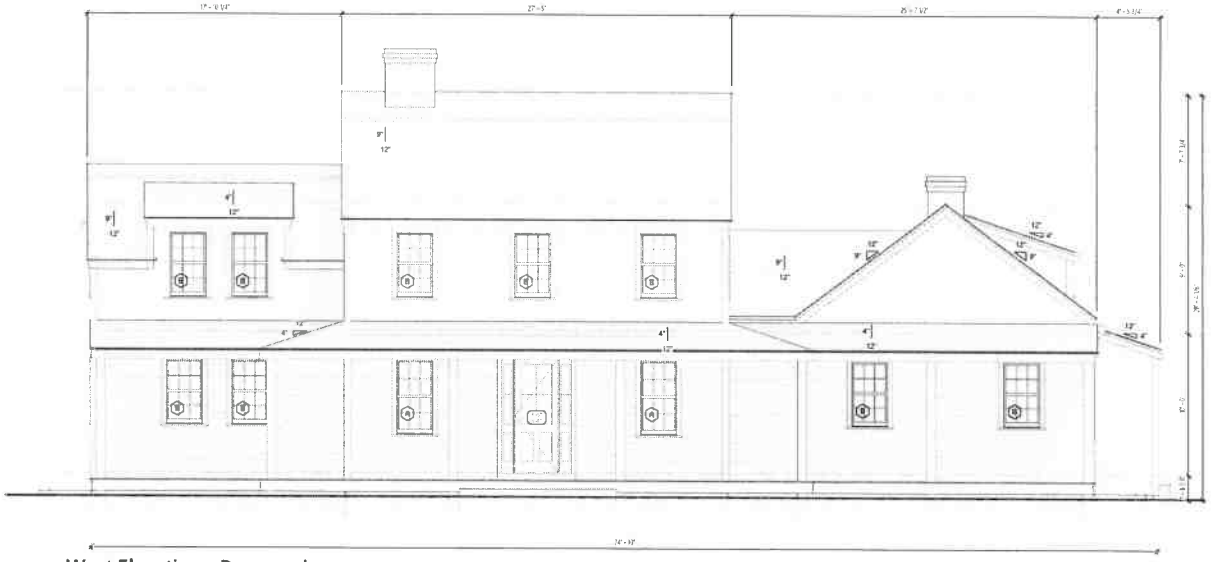
A.103

Scale 1/4" = 1'-0"

7/28/2024 10:25:45 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS INDICATED SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED [illegible] IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 West Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date

07.28.2024

Revisions

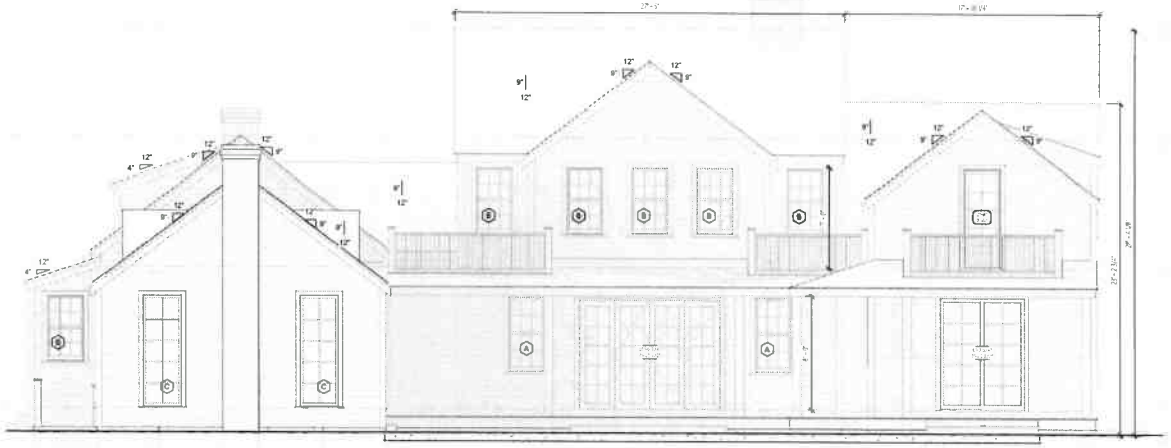
A.201

Scale 1/4" = 1'-0"

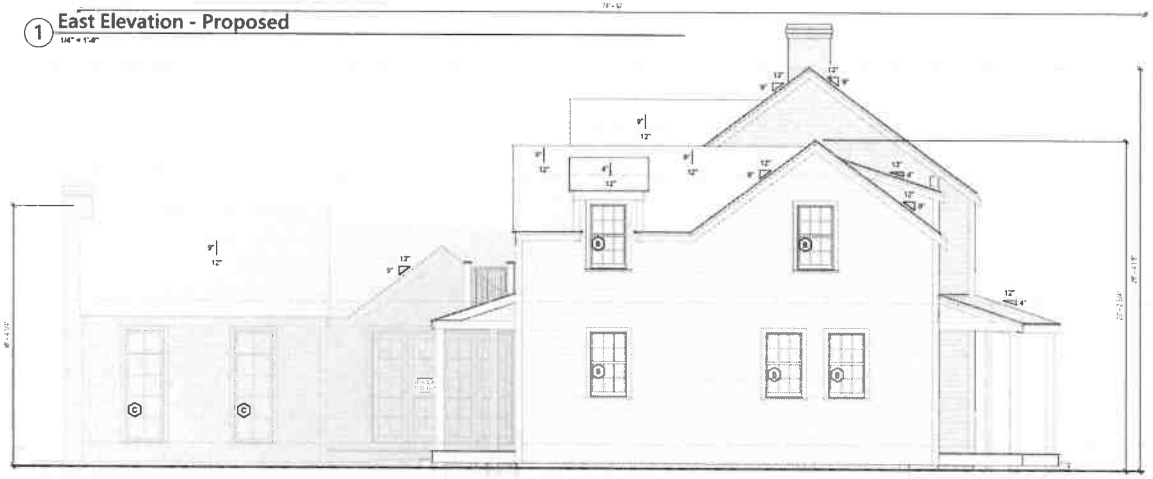
7/28/2024 10:26:48 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS THOUGHT SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDINGS OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 East Elevation - Proposed
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.101 First Floor
A.102 Second Floor
A.103 Basement
A.201 Exterior Elevations
A.202 Exterior Elevations
A.206 3D Views
Grand total: 7

Date
07.28.2024

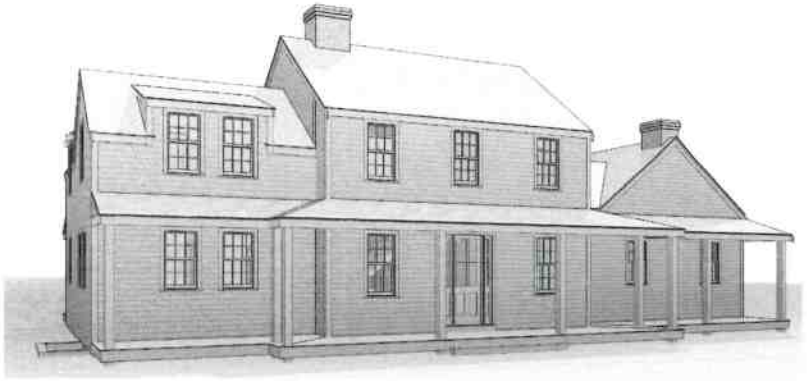
Revisions

A.202

Scale 1/4" = 1'-0"

7/28/2024 10:26:01 PM

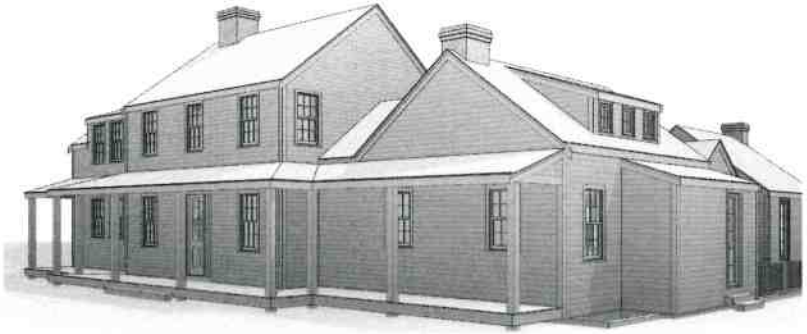
For HDC Submission Only - Not For Construction



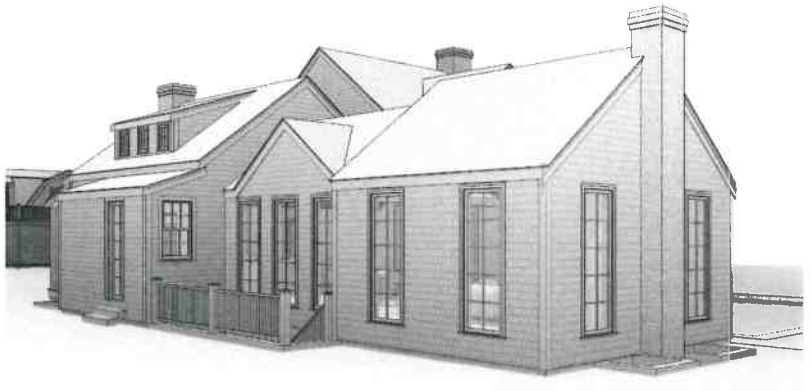
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

3D Views

SHEET INDEX

C.101	Site Plan
A.101	First Floor
A.102	Second Floor
A.103	Basement
A.201	Exterior Elevations
A.202	Exterior Elevations
A.206	3D Views

Grand total: 7

Date

07.28.2024

Revisions

A.206

Scale

7/28/2024 10:26:25 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset ln

Owner of record: Vigil Terry Anne Trst.

Mailing Address: 26 Somerset ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9054 E-mail: jura@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 450 SF Decks/Patio: Size: 1580 SF ☒ 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 _____ 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 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 7/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

26 Somerset Rd. - Pool

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 Juraj Bencat, JBStudio

AS AGENT FOR Vigil Terry Anne Trst

STREET ADDRESS 26 Somerset Ln

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/29/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 7/28/2024

Signature — Date

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

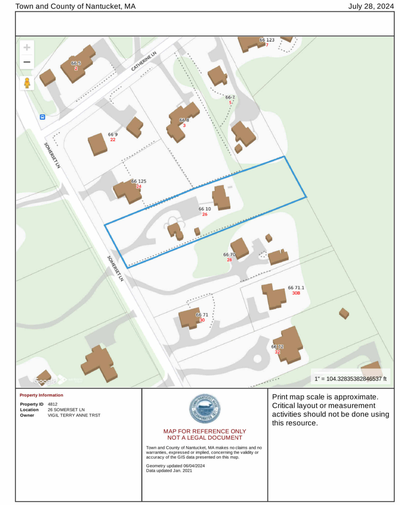
Map & Parcel:	56.367/8	Lot Size:	~40,200 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	5,025 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,614 sq. ft.
Frontage:	75 ft.	Proposed MH Ground Coverage:	2,382 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	2,986 sq. ft.
Side/Rear Setback:	10 ft.		



4 Street View

1 Site Plan - Proposed
1/16" = 1'-0"

2 Site Plan - Existing
1" = 30'-0"



3 Locus Map

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Pool & Spa

26 Somerset Ln, Nantucket, MA
02554

Sheet

Site Plan

Date

07.28.2024

Revisions

C.101

Scale

As indicated

7/28/2024 9:00:58 PM

For HDC Submission Only - Not For Construction

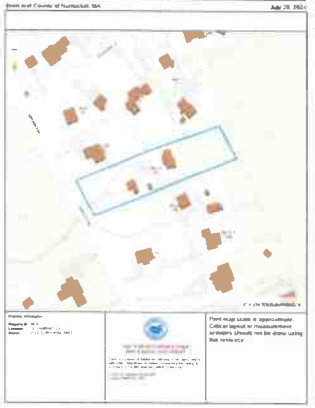
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED BEFORE THIS DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.

Property Info:

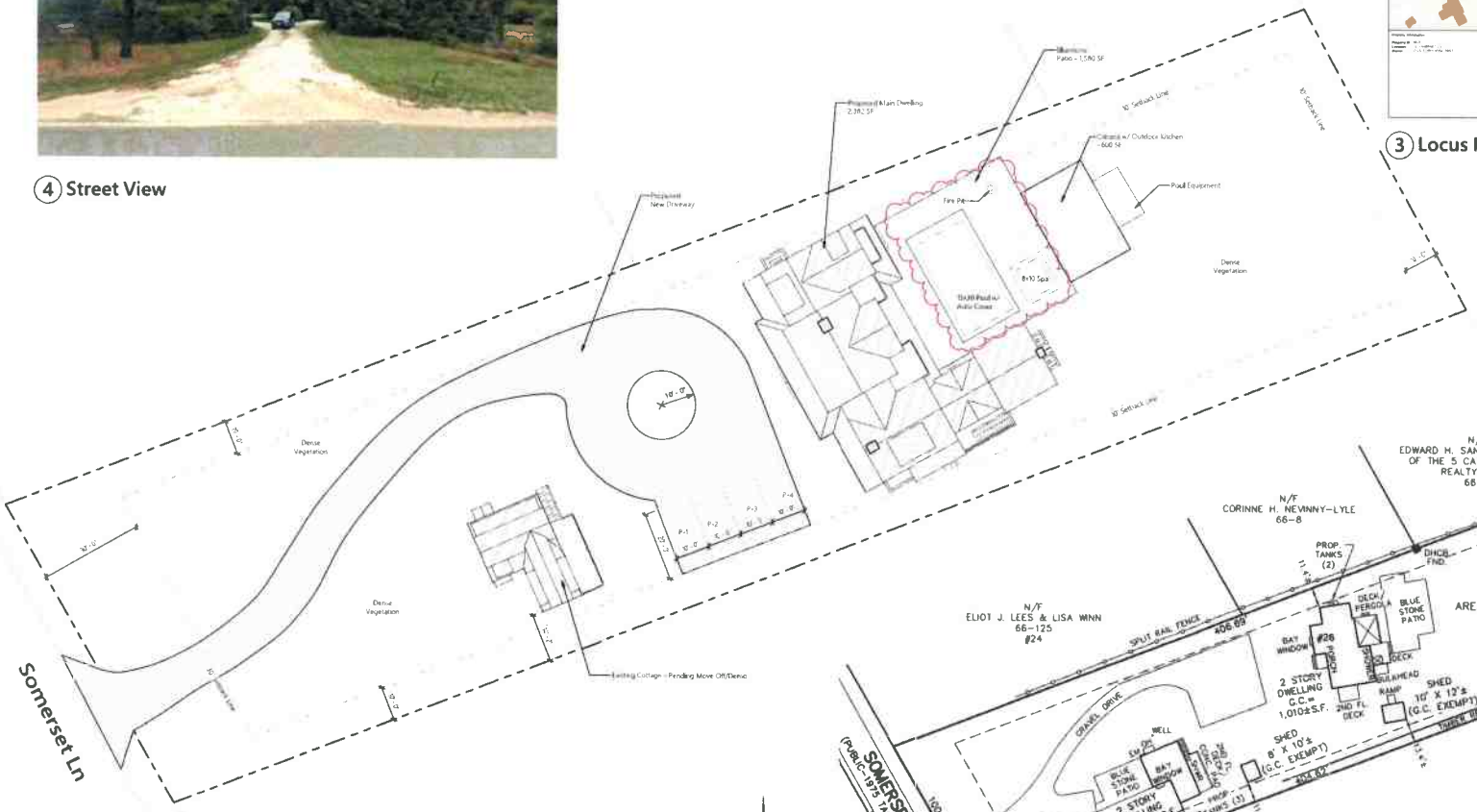
Map & Parcel	58 367/8	Lot Size	~40,200 sq. ft
District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,614 sq. ft
Frontage	75 ft	Proposed MH Ground Coverage	2,382 sq. ft
Ground Cover Ratio	12.5%		
Front Setback	30 ft	Total Proposed Ground Coverage	2,986 sq. ft
Side/Rear Setback	10 ft		



4 Street View



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

2 Site Plan - Existing
1" = 30'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Pool & Spa

26 Somerset Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

07.28.2024

Revisions

C.101

Scale

As indicated

7/28/2024 3:05:58 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 26

Street & Number of Proposed Work: 15 OLD NORTH WHARF

Owner of record: Rosalie Brennan Maloney

Mailing Address: 15 OLD N. WHARF
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVAL DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: ackvaliveagmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 25.00

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 RENEWAL OF COA# 72024 (2019)

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: BRENNAN BARN

Original Date: ©1940

Original Builder: (INTIAL W/ BRENNAN)

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 _____ Secondary Mass _____/12 _____ Dormer 3½ /12 _____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer CORDEN MOUNTAIN (AS APPROVED)

Doors* (type and material): ☐ TDL ☐ SDL Front EXIST Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

AS APPROVED PREVIOUSLY (2019)

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof TO MATCH EXISTING - GRAY

Trim WHITE Sash WHITE Doors WHITE

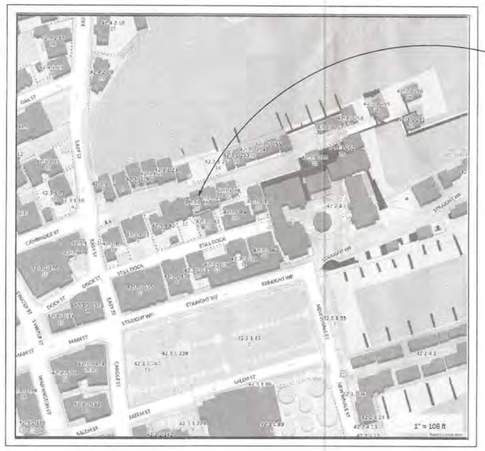
Deck NTW Foundation PAVERS Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/29/24 Signature of owner of record _____ Signed under penalties of perjury

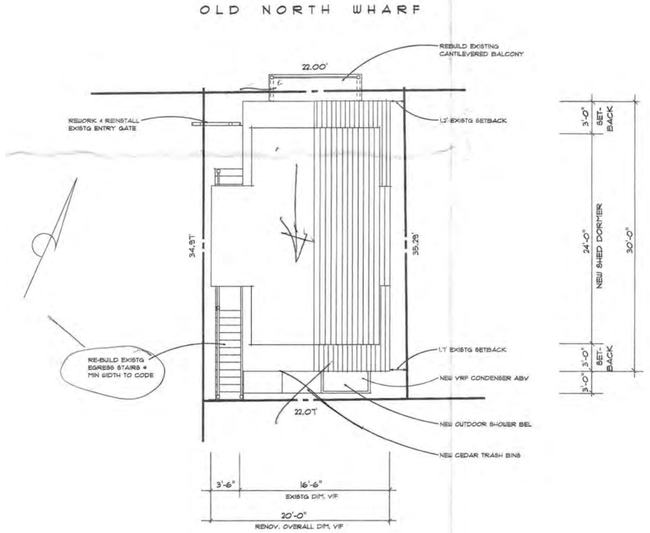
RENEWAL OF EXPIRED COA 72026 (2019)



1 A-1 LOCUS PLAN

NTS

OLD NORTH WHARF



2 A-1 SITE PLAN

1/8" = 1' - 0"

THIS SITE PLAN FROM: "MORTGAGE PLOT PLAN"
BY CHARLES W. HART & ASSOCIATES, INC.
ADDRESS: 15 OLD NORTH WHARF
DATED: MAY 11, 1993
ASSESSOR'S MAP 42.3.1, PARCEL 26
CERT: C-10102
PLAN: L.C. PL. 10223-C
•SEE ZBA DECISION 63 OF 93 RECORDED AS DOCUMENT NUMBER 89585

ZONE: ROH			
	Req'd./Allowed	Existing	Proposed
MIN LOT SIZE	5,000 SF	774 SF	774 SF
MIN FRONTAGE	40 FT	22.0 FT	22.0 FT
FRONT YD SETBACK	NONE	1.0 FT	1.0 FT
SIDE/REAR SETBACKS	5 FT	0.2 FT	0.75 FT
GROUND COVER RATIO	50%	69.1%	69.0 %
1ST FLOOR AREA	387 SF	535 SF	534 SF
2ND FLOOR AREA	387 SF	535 SF	534 SF
3RD FLOOR AREA	387 SF	0 SF	534 SF
HEIGHT ABOVE GRADE	30 FT	20.25 FT	28.1 FT
OFF-STREET PARKING	1 SPACE	0 SPACES	0 SPACES

3 A-1 ZONING ANALYSIS

NOTE: ALL NEW EXTERIOR WINDOWS & DOORS ARE "GREEN MOUNTAIN", MILESTONE SERIES, CLEAR PINE, SINGLE-GLAZED, TRUE-DIVIDED LIGHT, DP-50, W/ MUNTIN PROFILES TO MATCH EXISTING HISTORIC WINDOWS. ALL NEW WINDOWS ARE TILT-TYPE W/ CONCEALED BLOCK & TACKLE BALANCE. ALL HEAD HEIGHTS TO MATCH EXISTING, BOTH FLOORS, AT 7'-5" AFF. SASH MATERIAL = MAHOGANY. CASING MATERIAL = CLEAR CEDAR TO MATCH EXISTING. COMBINATION STORM/SCREEN UNITS ARE CLEAR CEDAR W/ FIXED GLASS TOP & HIGH VISIBILTY BOTTOM SCREEN W/ REMOVABLE GLASS PANEL ON BOTTOM SECTION.

1. ALL WORK SHALL CONFORM TO ALL STATE & LOCAL CODES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. IF ANY WORK IS UNCLEAR OR AMBIGUOUS, CONTACT THE DESIGNER BEFORE PROCEEDING WITH THAT ASPECT OF WORK.
4. WORK INCLUDED IS ALL WORK ON THE DRAWINGS AND IN THE SPECIFICATIONS.
5. WORK NOT INCLUDED IS NOTED "NOT IN CONTRACT" OR "N.I.C."
6. THE OWNER IS RESPONSIBLE FOR OBTAINING HDC, Z.B.A, PLANNING BOARD APPROVALS & BLDG. PERMITS.
7. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL ADD'L. PERMITS & APPROVALS REQUIRED FOR CONSTRUCTION.
8. ALL NEW DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
9. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE WORK OF OTHER SUB-CONTRACTORS.
10. DO NOT SCALE THE DRAWINGS.
11. THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION & ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN IN THIS CONTRACT SET. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING & VERIFIED INFORMATION CONTAINED WITHIN.

4 A-1 GENERAL NOTES

No.	MFG.	SERIES	MODEL #	TYPE	SASH DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
1	EXISTING	EXISTG		VIF	VIF	AS REQ'D	VIF	VIF	EXISTG	EXISTG WINDOW REWORKED
2	GR MOUNT'N	M'STONE		D. HUNG	2'-4"X3'-6"	AS REQ'D	6/6	VIF	MAHOG	NOTE: VERIFY AVAIL HEIGHT
3	GR MOUNT'N	M'STONE		D. HUNG	2'-4"X4'-4"	AS REQ'D	6/6	VIF	MAHOG	
4	GR MOUNT'N	M'STONE		D. HUNG	2'-6"X4'-8"	AS REQ'D	6/6	VIF	MAHOG	
5	GR MOUNT'N	M'STONE		D. HUNG	1'-8" X 4'-8"	AS REQ'D	4/4	VIF	MAHOG	
6	GR MOUNT'N	M'STONE		D. HUNG	2'-0" X 3'-0"	AS REQ'D	6/6	VIF	MAHOG	
7	GR MOUNT'N	M'STONE		D. HUNG	2'-2" X 3'-1"	AS REQ'D	6/6	VIF	MAHOG	
8	GR MOUNT'N	M'STONE		CASEM'T	2'-0" X 4'-0"	AS REQ'D	4	VIF	MAHOG	
9	GR MOUNT'N	M'STONE		D. HUNG	2'-8"X4'-6"	AS REQ'D	6/6	VIF	MAHOG	

5 A-1 WINDOW SCHEDULE

No.	MFG.	SERIES	MODEL #	TYPE	DOOR DIM.	R.O. DIM.	LTS.	JAMB	MATERIAL	REMARKS
A	GR MOUNT'N	M'STONE		BATTEN	3'-0"X6'-8"	AS REQ'D	ROUND	VIF	MAHOG	
B	GR MOUNT'N	M'STONE		12 L'T	3'-0"X6'-8"	AS REQ'D	12	VIF	MAHOG	
C	GR MOUNT'N	M'STONE		FRENCH	2'-8"X6'-6"	AS REQ'D	15	VIF	MAHOG	
D	GR MOUNT'N	M'STONE		FRENCH	2'-8"X6'-8"	AS REQ'D	15	VIF	MAHOG	
E	GR MOUNT'N	M'STONE		FRENCH	2'-8"X6'-8"	AS REQ'D	9	VIF	MAHOG	
F	CUSTOM	-		V-GROOVE	2'-4"X6'-6"	AS REQ'D	-	VIF	CEDAR	CUSTOM OUTDOOR SHOWER V-GROOVE

6 A-1 DOOR SCHEDULE

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
"GRENNAN BEARIT"
15 OLD NORTH WHARF
NANTUCKET

Issues & Revisions

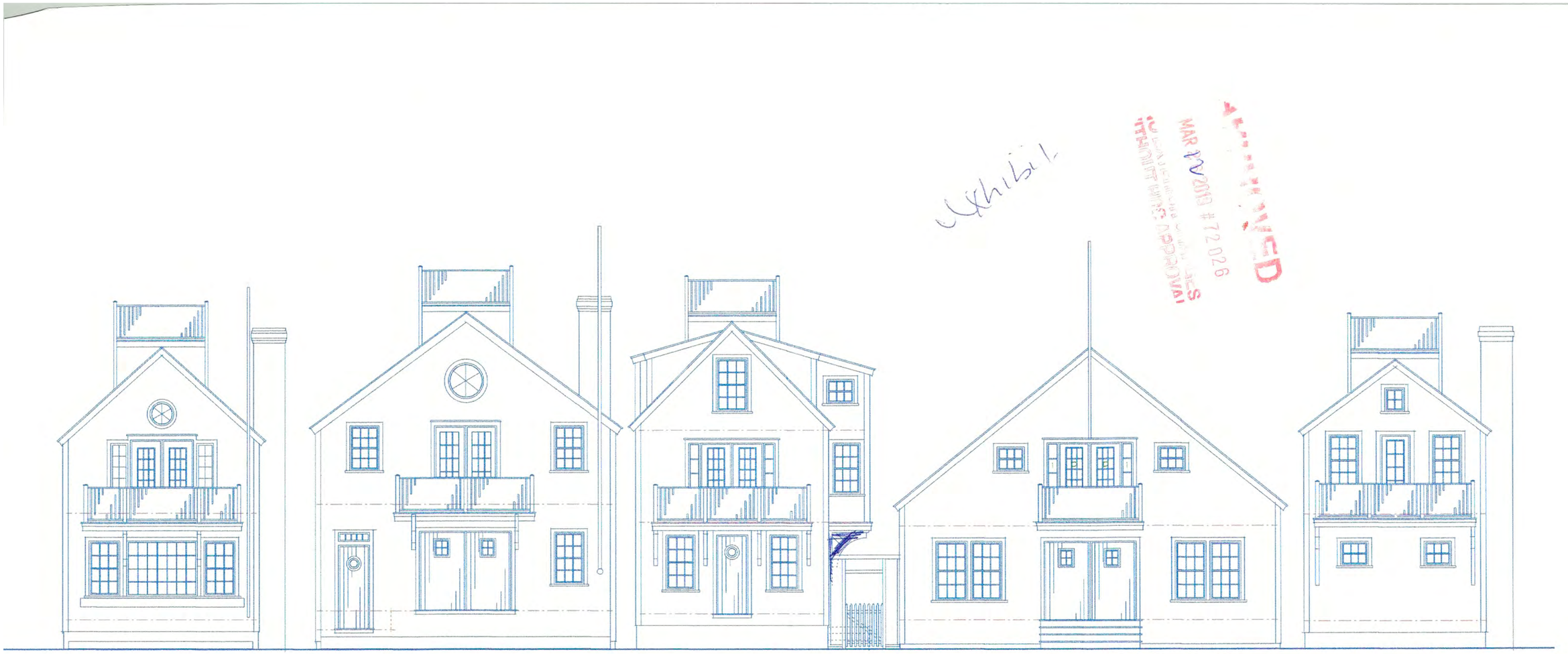
1	7-24-18	SUBMIT TO HDC
2	1-23-19	HDC REV'S

LOCUS & SITE PLANS
ZONING & SCHEDULES

RECEIVED
JAN 23 2019
By

A-1

RENEWAL OF EXPIRED COA 72026 (2019)

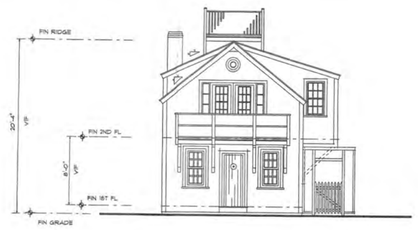


1/SS OLD NORTH WHARF PROPOSED PARTIAL STREET SCAPE STUDY

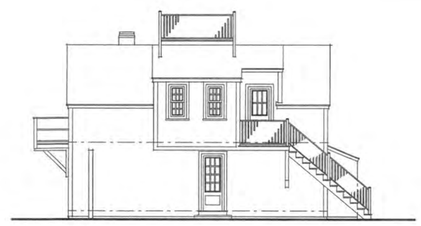
1/4" = 1' - 0"

2-25-19

RENEWAL OF EXPIRED COA 72026 (2019)

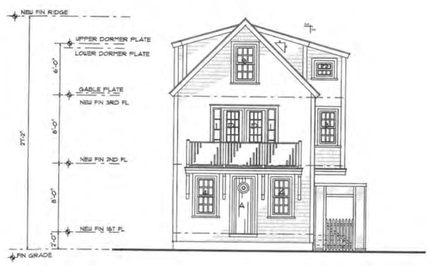


1 / A-3 EXISTING NORTH ELEVATION
1/4" = 1' - 0" 10-2-18

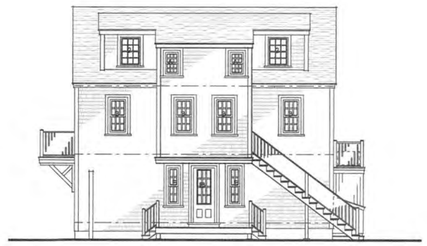


4 / A-3 EXISTING WEST ELEVATION
1/4" = 1' - 0" 10-2-18

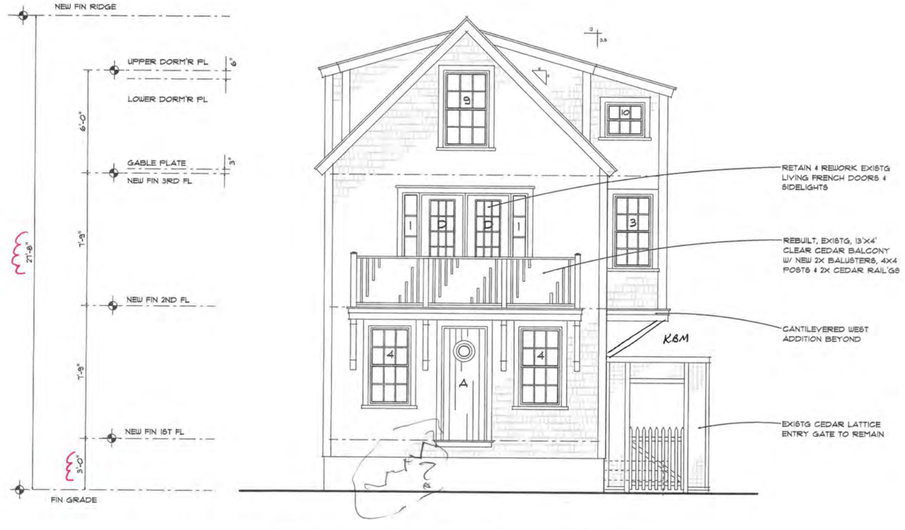
APPROVED
JAN 23 2019 # 72026
HDC



2 / A-3 APPROVED RENOVATED NORTH ELEVATION
1/4" = 1' - 0" 10-2-18



5 / A-3 APPROVED RENOVATED WEST ELEVATION
1/4" = 1' - 0" 10-2-18



3 / A-3 PROPOSED NORTH ELEVATION
1/4" = 1' - 0" 1-23-19



6 / A-3 PROPOSED WEST ELEVATION
1/4" = 1' - 0" 1-23-19

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
"GRENNAN BEARIT"
15 OLD NORTH WHARF
NANTUCKET

Issues & Revisions

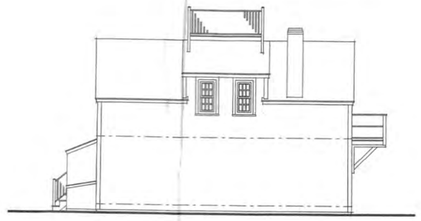
1	7-24-18	SUBMIT TO HDC
2	1-23-19	HDC REV'S

RENOVATED NORTH & WEST ELEVATIONS

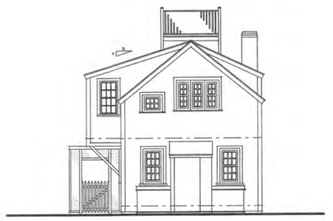
RECEIVED
JAN 23 2019
By

A-3

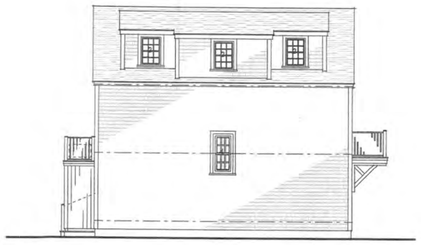
RENEWAL OF EXPIRED COA 72026 (2019)



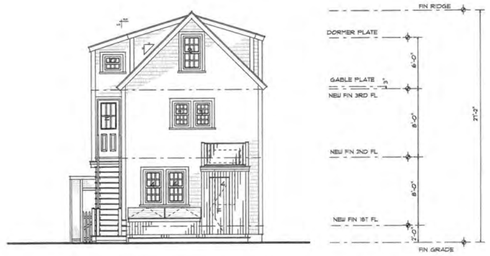
1 / A-4 EXISTING EAST ELEVATION
1/4" = 1' - 0" 10-2-18



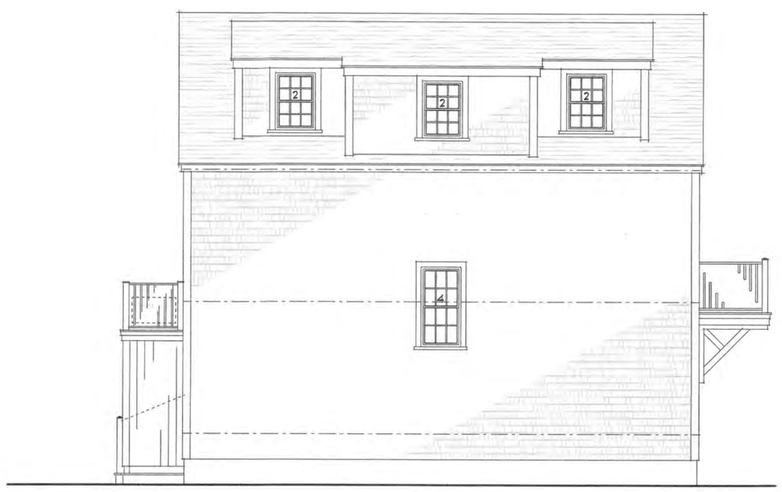
4 / A-4 EXISTING SOUTH ELEVATION
1/4" = 1' - 0" 10-2-18



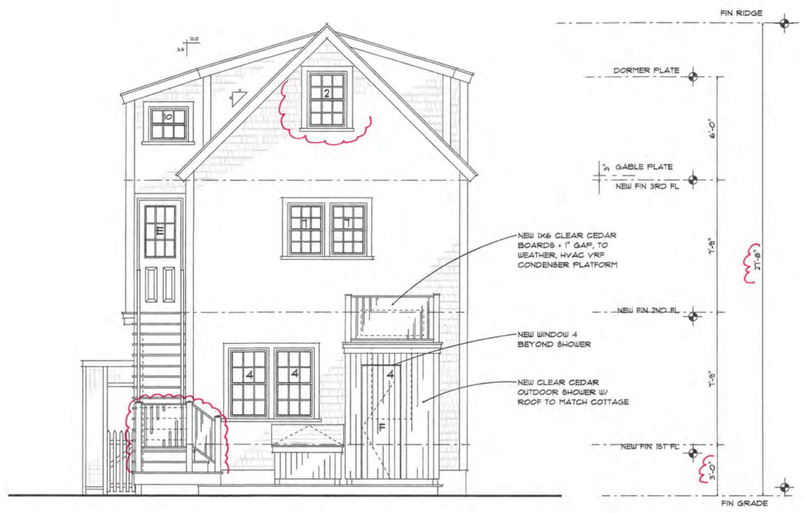
2 / A-4 APPROVED RENOVATED EAST ELEVATION
1/4" = 1' - 0" 10-2-18



5 / A-4 APPROVED RENOVATED SOUTH ELEVATION
1/4" = 1' - 0" 10-2-18



3 / A-4 PROPOSED EAST ELEVATION
1/4" = 1' - 0" 1-23-19



6 / A-4 PROPOSED SOUTH ELEVATION
1/4" = 1' - 0" 1-23-19

McMULLEN & ASSOCIATES
~ NANTUCKET ~
508-228-5984

ALTERATIONS & ADDITIONS TO:
"GRENNAN BEARIT"
15 OLD NORTH WHARF
NANTUCKET

Issues & Revisions

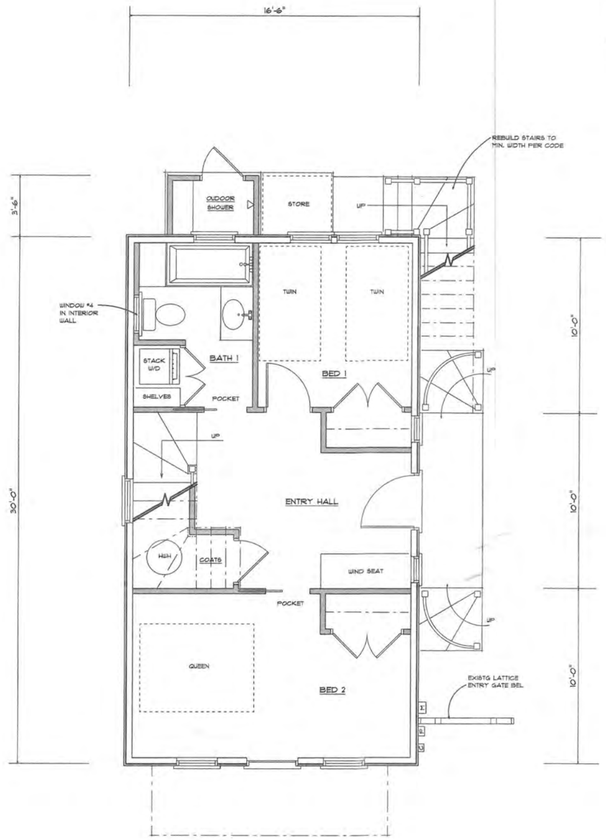
1	1-24-18	SUBMIT TO HDC
2	1-23-19	HDC REV'S

RENOVATED
EAST & SOUTH ELEVATIONS

RECEIVED
JAN 23 2019
By

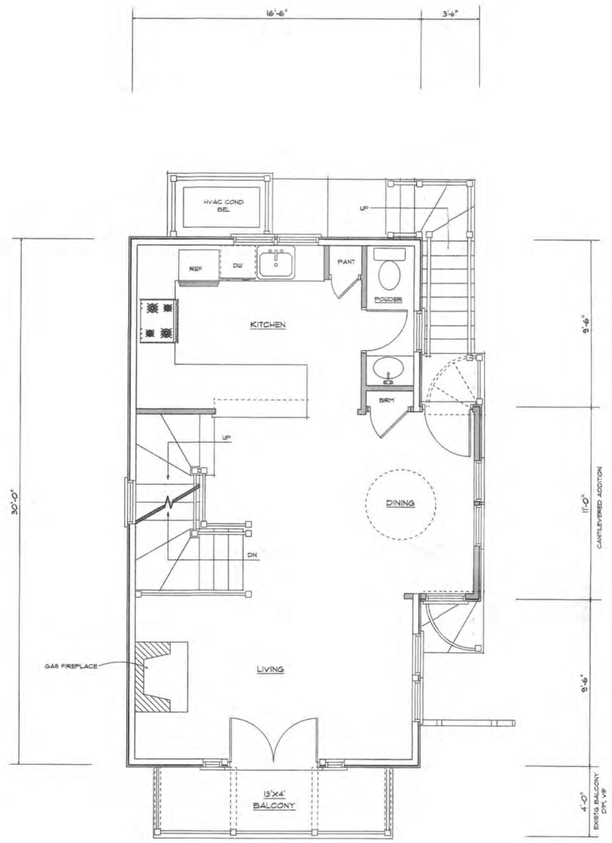
A-4

RENEWAL OF EXPIRED COA 72026 (2019)



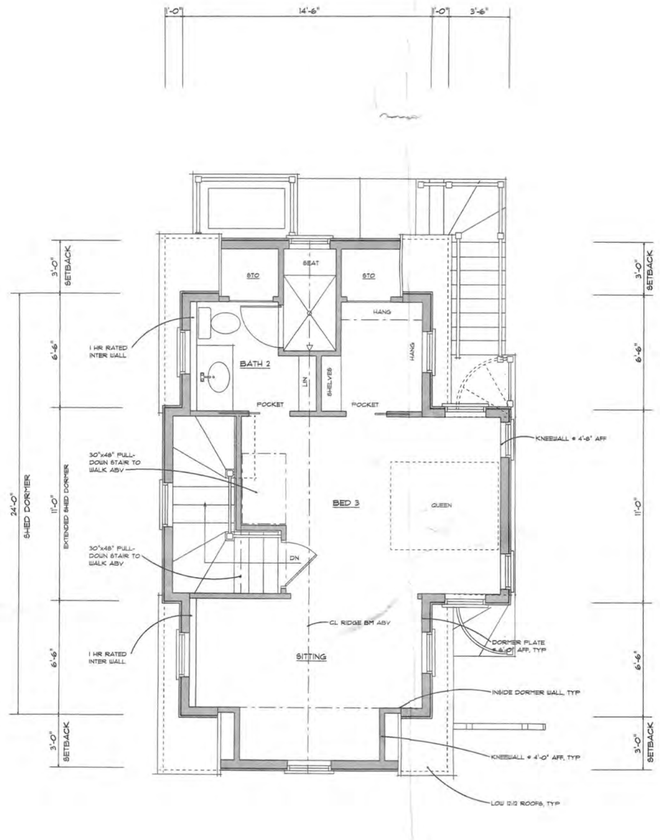
1 A-2 RENOVATED FIRST FLOOR PLAN

1/4" = 1' - 0" 534 SF RENOVATED 1-23-19



2 A-2 RENOVATED SECOND FLOOR PLAN

1/4" = 1' - 0" 534 SF RENOVATED 1-23-19



3 A-2 RENOVATED THIRD FLOOR PLAN

1/4" = 1' - 0" 534 SF RENOVATED 1-23-19

PARTITION LEGEND

- EXISTING TO REMAIN
- EXISTING REMOVED
- NEW

McMULLEN & ASSOCIATES

~ NANTUCKET ~

508-228-5984

ALTERATIONS & ADDITIONS TO:
"GRENNAN BEARITT"
15 OLD NORTH WHARF
NANTUCKET

Issues & Revisions

1	7-24-18	SUBMIT TO HDC
2	1-23-19	HDC REV'S

RENOVATED PLANS

RECEIVED JAN 23 2019 By

A-2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°. 30

Street & Number of Proposed Work: 87 MAIN ST

Owner of record: PETER HUBBELL

Mailing Address: 36 SUMMIT ROAD
RIVERSIDE, CT 06878

Contact Phone #: 203 554-7336 E-mail: _____

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC.

Mailing Address: BOX 3363
NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITSC 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 CREATE OFF ST. PARKING SPACE / MODIFY - MATCH FENCE STYLES

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 _____ 24 LIN FT.

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: A) 6' BOARD W/CAP & GATE
Type: B) TYP 2 PICKET MATCH EXIST
Length: 60 LF REMOVED

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

[redacted] Type MATCH EXISTING Material _____

Hardscape materials: Driveways GRAVEL, WHITE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall — Clapboard (if applicable) — Roof _____

Trim — Sash — Doors _____

Deck — Foundation — Fence WHITE Shutters MATCH EXISTING

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/2/2024 Signature of owner of record _____ Signed under penalties of perjury

HUBBELL RESIDENCE 87 MAIN STREET PROPOSED ON-SITE PARKING

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) 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 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 proppsed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

_____ 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MARK W POOR dba PERMITS PLUS, INC,

AS AGENT FOR PETER HUBBELL

STREET ADDRESS 87 MAIN STREET

MAP/PARCEL 42.3.4 - 30

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

JULY 30, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Mark W Poor — 07.30.2024

Signature — Date

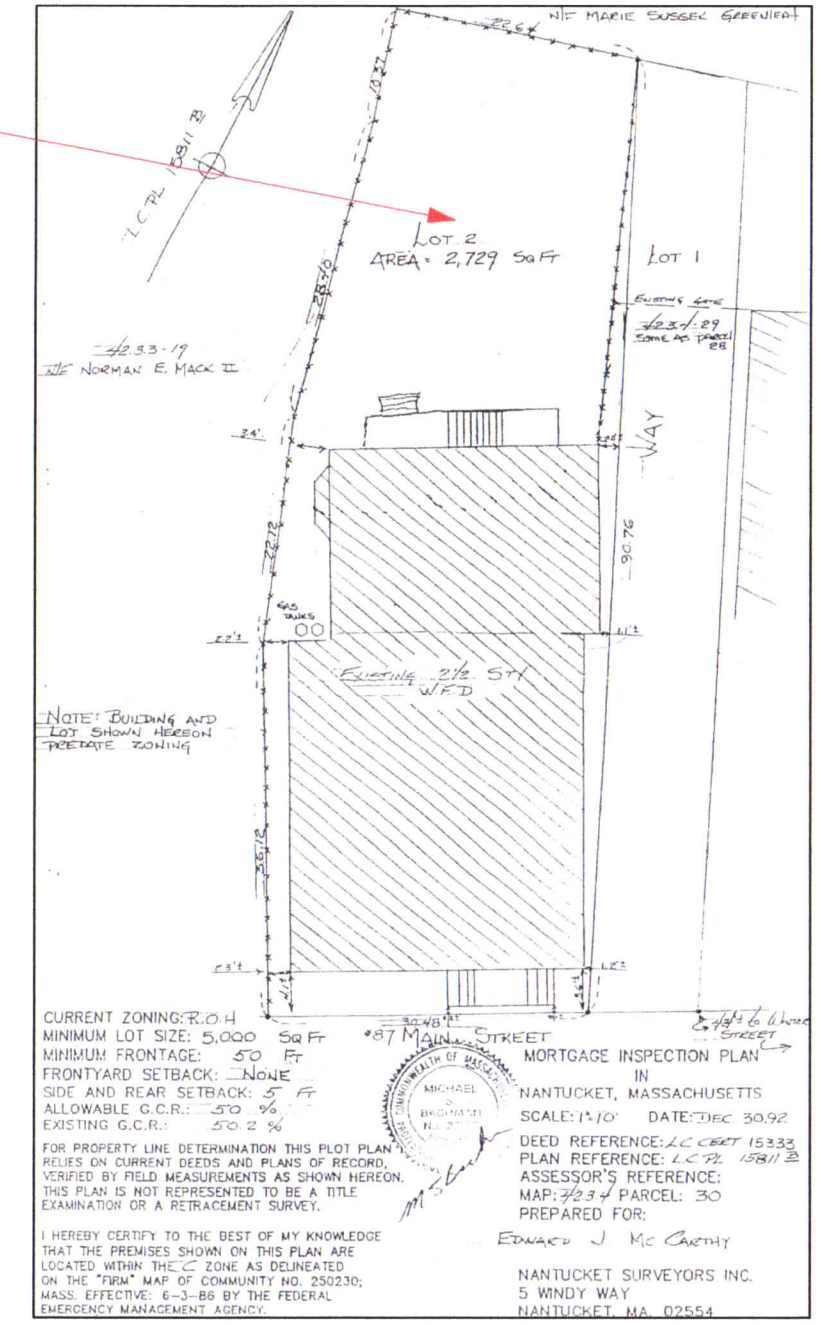


TON GIS MAP

LOCUS



87 MAIN STREET



EXIST. SITE PLAN NTS

HUBBELL RESIDENCE
87 Main Street
Nantucket, MA. 02564
COVER SHEET, SITE PLAN & LOCUS

HDC SUBMISSION:
PROPOSED ON SITE PARKING SPACE

Property ID: 42.3.4 30
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

S

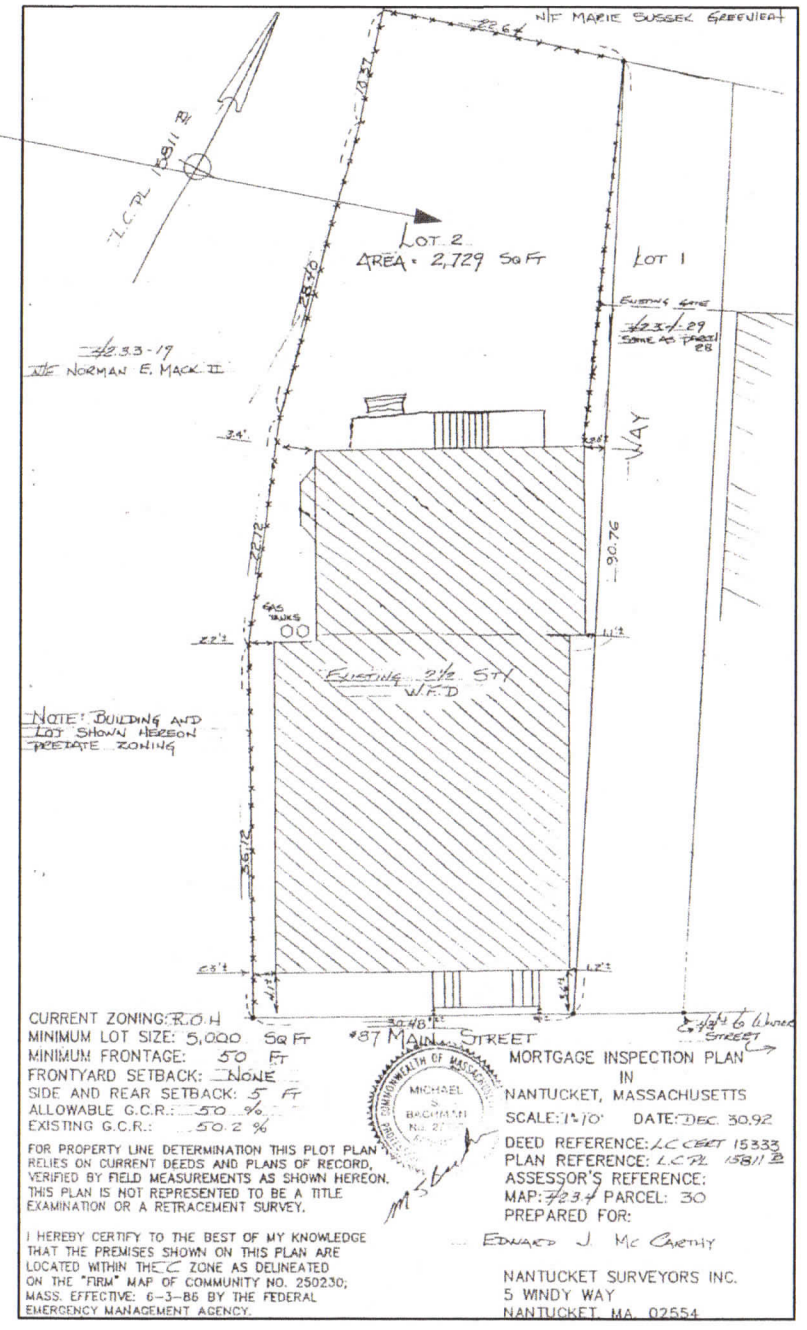
LOCUS



TON GIS MAP



87 MAIN STREET



EXIST. SITE PLAN NTS

HUBBELL RESIDENCE
87 Main Street
Nantucket, MA. 02564
COVER SHEET, SITE PLAN & LOCUS

HDC SUBMISSION:
PROPOSED ON SITE PARKING SPACE
Property ID: 42.3.4 30
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02564

S



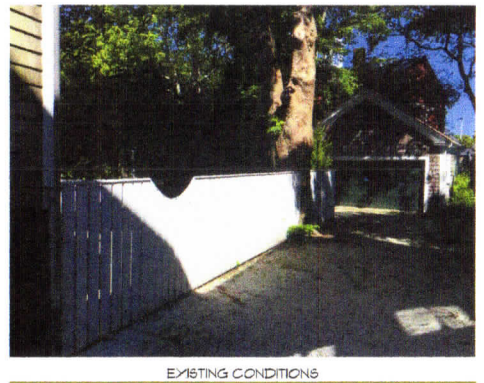
EXISTING CONDITIONS



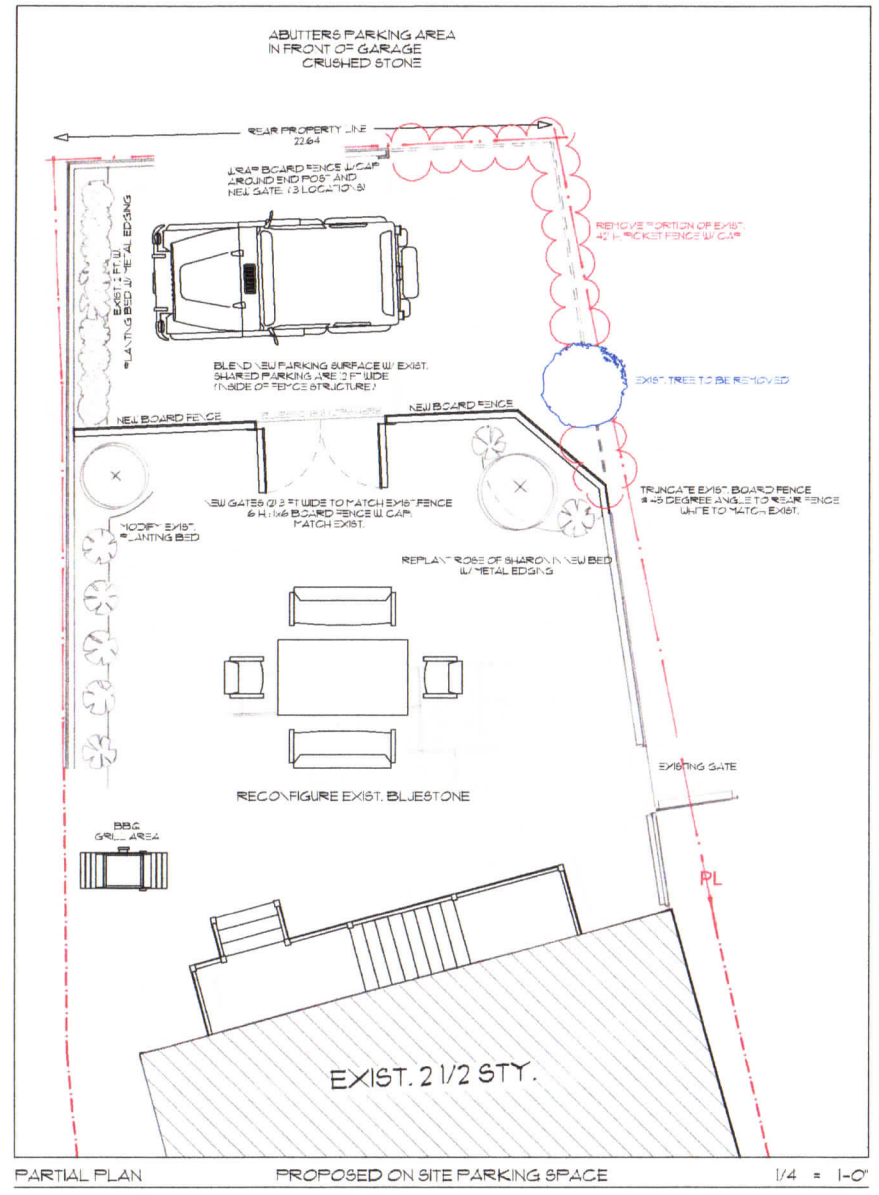
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



PARTIAL PLAN PROPOSED ON SITE PARKING SPACE 1/4 = 1-0"

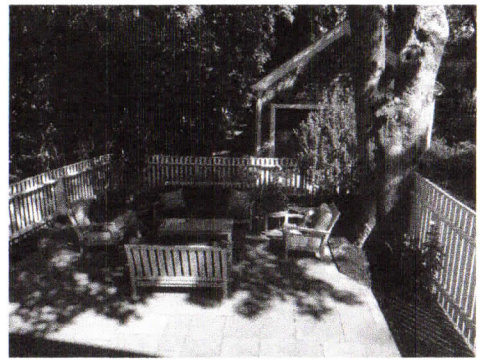
HUBBELL RESIDENCE
87 Main Street
Nantucket, MA. 02564
PROPOSED SITE PLAN & EXIST. CONDITIONS

HDC SUBMISSION:
PROPOSED ON SITE PARKING SPACE

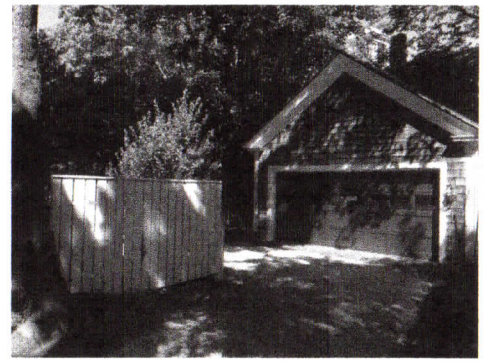
Property ID: 42.3.4 30
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

A-1



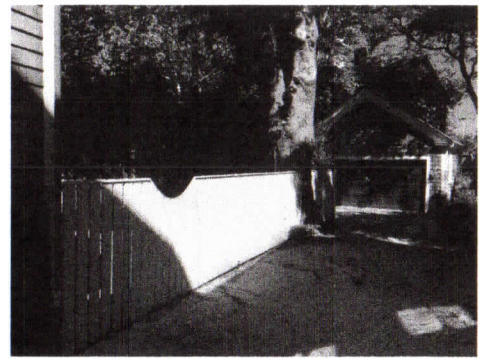
EXISTING CONDITIONS



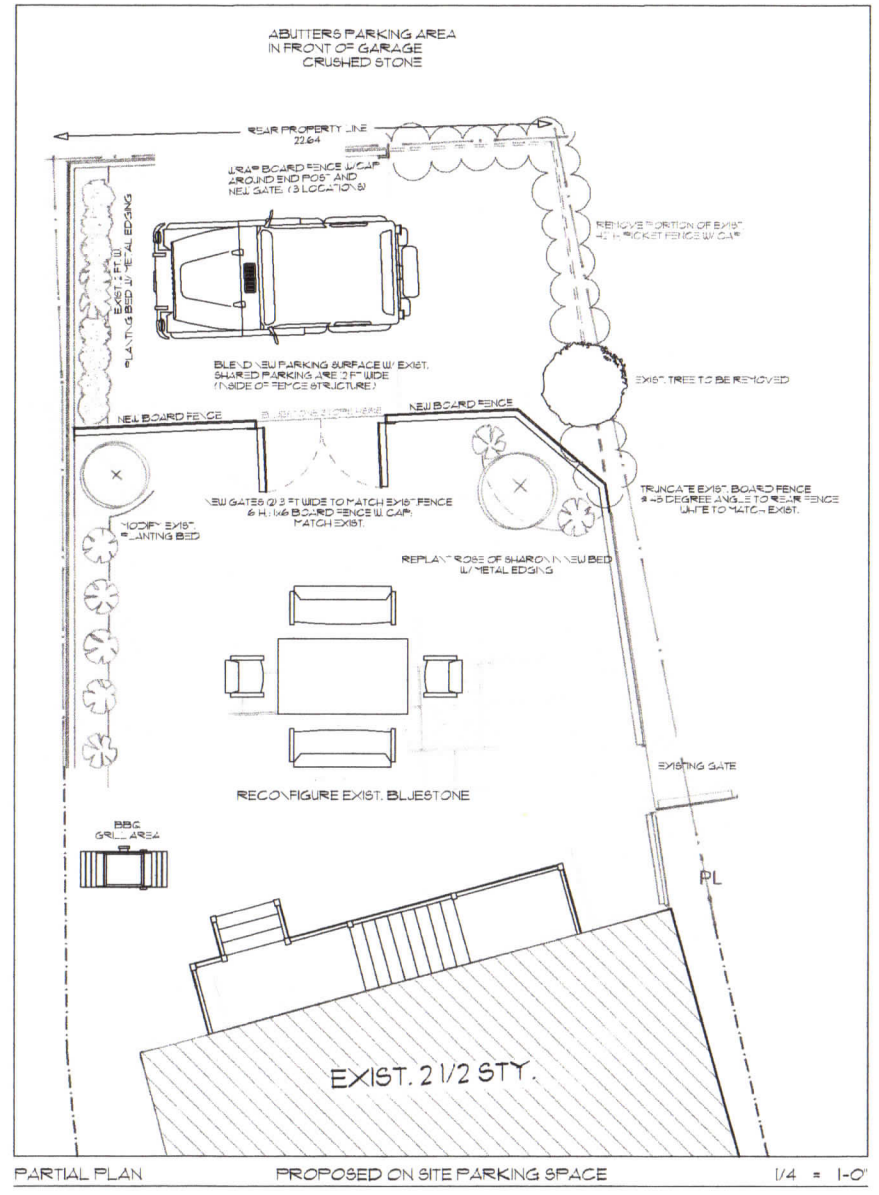
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



PARTIAL PLAN PROPOSED ON SITE PARKING SPACE 1/4 = 1-0"

HUBBELL RESIDENCE
87 Main Street
Nantucket, MA. 02564
PROPOSED SITE PLAN & EXIST. CONDITIONS

HDC SUBMISSION:
PROPOSED ON SITE PARKING SPACE

Property ID: 42.3.4 30
Scale: As Noted

PERMITS PLUS, INC.
Technical Assistance Through the Permitting Process
508-228-6913 permits@comcast.net
P.O.BOX 3363 NANTUCKET, MA. 02584

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

8 1/2 x 11

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: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 Pocomo RD

Owner of record: Jennifer & Peter Garren

Mailing Address: 36 Pocomo RD
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Mercer NAGC

Mailing Address: PO box 1814
NANTUCKET MA

Contact Phone #: 228-5203/x2 E-mail: _____

steve@nantucketarchitecturalcollaborative.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 or Demo Exist Garage

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 371 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ 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 RECERTIFICATION of HDC NO 068574 8/15/17
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) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall N/A 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 7/31/24 Signature of owner of record Jennifer Garren Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Mercy NAG

AS AGENT FOR Jennifer & Peter Gatell

STREET ADDRESS 86 Pocomo Rd

MAP/PARCEL 14/79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/31/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

7/31/2024
Date



Property Information

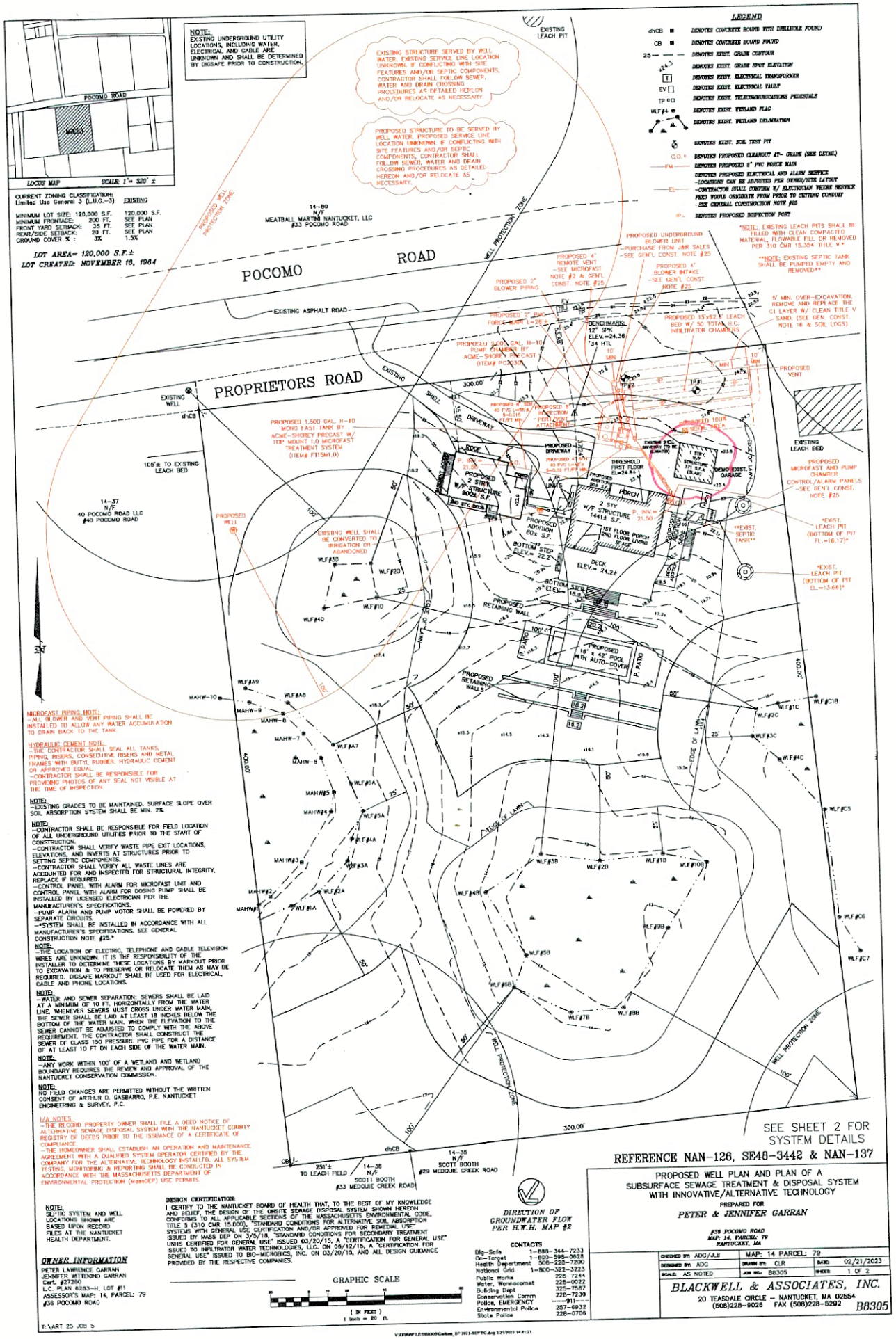
Property ID	241
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER W

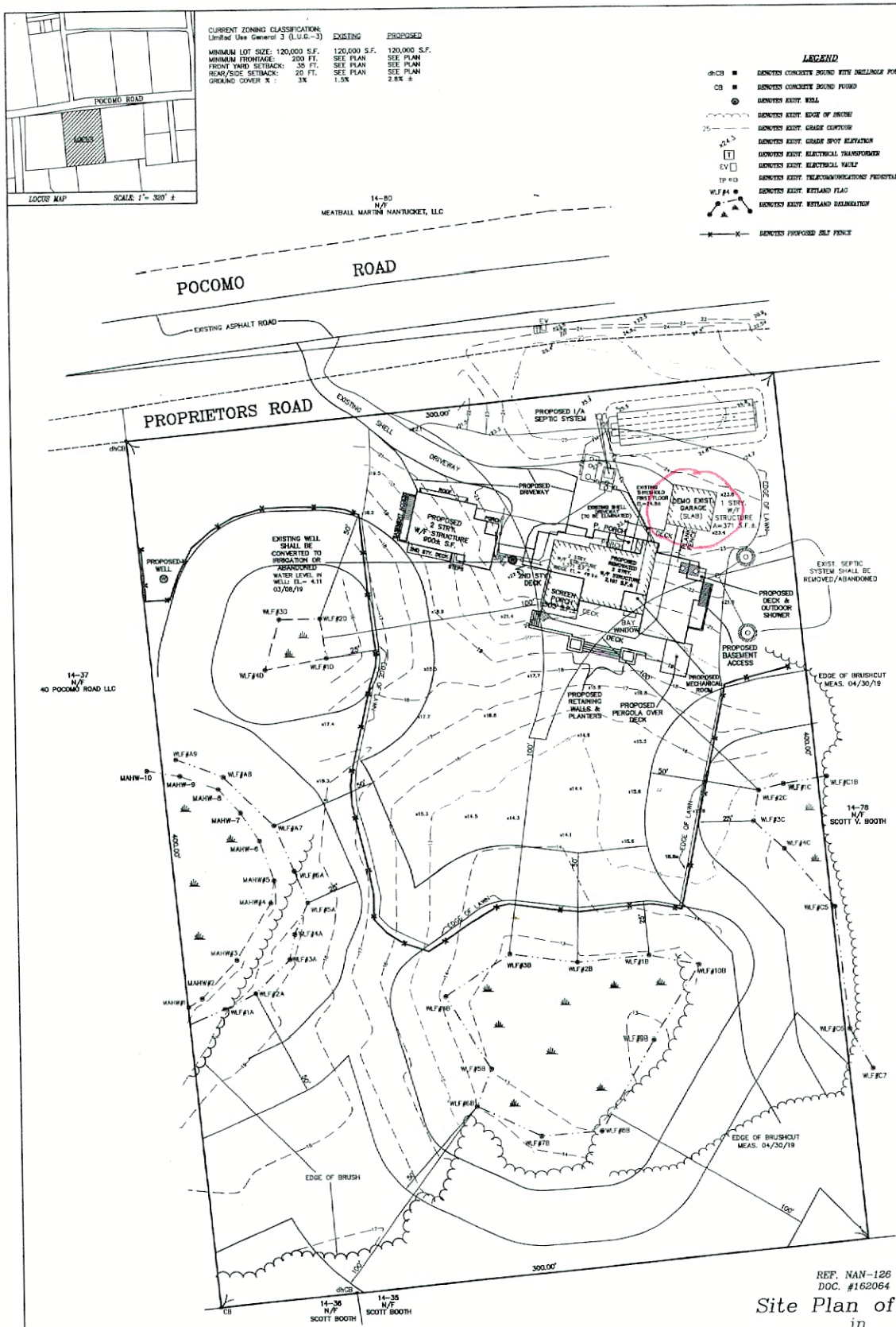
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


LOCUS MAP
SCALE 1"= 320' ±
POCOMO ROAD
MAP 79
NOTE:
EXISTING UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, ELECTRICAL AND CABLE ARE UNKNOWN AND SHALL BE DETERMINED BY DIGSAFE PRIOR TO CONSTRUCTION.
EXISTING LEACH PIT
EXISTING STRUCTURE SERVED BY WELL WATER. EXISTING SERVICE LINE LOCATION UNKNOWN. IF CONFLICTING WITH SITE FEATURES AND/OR SEPTIC COMPONENTS, CONTRACTOR SHALL FOLLOW SEWER, WATER AND DRAIN CROSSING PROCEDURES AS DETAILED HEREON AND/OR RELOCATE AS NECESSARY.
PROPOSED STRUCTURE TO BE SERVED BY WELL WATER. PROPOSED SERVICE LINE LOCATION UNKNOWN. IF CONFLICTING WITH SITE FEATURES AND/OR SEPTIC COMPONENTS, CONTRACTOR SHALL FOLLOW SEWER, WATER AND DRAIN CROSSING PROCEDURES AS DETAILED HEREON AND/OR RELOCATE AS NECESSARY.
LEGEND
dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
CB ■ DENOTES CONCRETE BOUND FOUND
25 DENOTES EXIST. GRADE CONTOUR
DENOTES EXIST. GRADE SPOT ELEVATION
T DENOTES EXIST. ELECTRICAL TRANSFORMER
EV DENOTES EXIST. ELECTRICAL VAULT
TP DENOTES EXIST. TELECOMMUNICATIONS PEDESTALS
WLF#4 DENOTES EXIST. WETLAND FLAG
DENOTES EXIST. WETLAND DELINEATION
DENOTES EXIST. SOIL TEST PIT
C.O. DENOTES PROPOSED CLEANOUT AT- GRADE (SEE DETAIL)
FM DENOTES PROPOSED 6" PVC FORCE MAIN
DENOTES PROPOSED ELECTRICAL AND ALARM SERVICE -LOCATIONS CAN BE ADJUSTED PER OWNER/SITE LAYOUT -CONTRACTOR SHALL CONFORM W/ ELECTRICIAN WHERE SERVICE FEED WOULD ORIGINATE FROM PRIOR TO SETTING CONDUIT -SEE GENERAL CONSTRUCTION NOTE #25
DENOTES PROPOSED INSPECTION PORT
CURRENT ZONING CLASSIFICATION: Limited Use General 3 (L.U.G.-3) EXISTING
MINIMUM LOT SIZE: 120,000 S.F. 120,000 S.F.
MINIMUM FRONTAGE: 200 FT. SEE PLAN
FRONT YARD SETBACK: 35 FT. SEE PLAN
REAR/SIDE SETBACK: 20 FT. SEE PLAN
GROUND COVER % : 3% 1.5%
LOT AREA= 120,000 S.F.±
LOT CREATED: NOVEMBER 16, 1964
14-80 N/F MEATBALL MARTIN NANTUCKET, LLC #33 POCOMO ROAD
POCOMO ROAD
WELL PROTECTION ZONE
EXISTING ASPHALT ROAD
PROPRIETORS ROAD
EXISTING WELL
dhCB
105'± TO EXISTING LEACH BED
14-37 N/F 40 POCOMO ROAD LLC #40 POCOMO ROAD
PROPOSED WELL
EXISTING WELL SHALL BE CONVERTED TO IRRIGATION OR ABANDONED
PROPOSED 1,500 GAL. H-10 MONO FAST TANK BY ACME-SHOREY PRECAST W/ TOP MOUNT 1.0 MICROFAST TREATMENT SYSTEM (ITEM# FT15M1.0)
PROPOSED UNDERGROUND BLOWER UNIT -PURCHASE FROM UMP SALES -SEE GEN'L. CONST. NOTE #25
PROPOSED 4" REMOTE VENT -SEE MICROFAST NOTE #2 & GEN'L CONST. NOTE #25
PROPOSED 4" BLOWER INTAKE -SEE GEN'L CONST. NOTE #25
PROPOSED 2" BLOWER PIPING
PROPOSED 2" PVC FORCE MAIN L=28'±
PROPOSED 2,000 GAL. H-10 PUMP CHAMBER BY ACME-SHOREY PRECAST (ITEM# PC2.0S)
BENCHMARK: 12" SPK ELEV.=24.36 '34 HTL
PROPOSED 15'x62.5' LEACH BED W/ 50 TOTAL H.C. INFILTRATOR CHAMBERS
NOTE: EXISTING LEACH PITS SHALL BE FILLED WITH CLEAN COMPACTED MATERIAL FLOWABLE FILL OR REMOVED PER 310 CMR 15.354 TITLE V.
NOTE: EXISTING SEPTIC TANK SHALL BE PUMPED EMPTY AND REMOVED
5' MIN. OVER-EXCAVATION. REMOVE AND REPLACE THE C1 LAYER W/ CLEAN TITLE V SAND. (SEE GEN. CONST. NOTE 16 & SOIL LOGS)
PROPOSED VENT
EXISTING LEACH BED
PROPOSED MICROFAST AND PUMP CHAMBER CONTROL/ALARM PANELS -SEE GEN'L CONST. NOTE #25
EXIST. LEACH PIT (BOTTOM OF PIT EL.=16.17)
EXIST. SEPTIC TANK
EXIST. LEACH PIT (BOTTOM OF PIT EL.=13.66)
PROPOSED 2 STR'Y W/F STRUCTURE 800± S.F.
PROPOSED ADDITION 60± S.F.
2 STY W/F STRUCTURE 1441± S.F.
1ST FLOOR PORCH AND FLOOR LIVING SPACE
PROPOSED 18' x 42' POOL WITH AUTO-COVER
PROPOSED RETAINING WALL
PROPOSED RETAINING WALLS
EDGE OF LAWN
MAHW-1 MAHW-2 MAHW-3 MAHW-4 MAHW-5 MAHW-6 MAHW-7 MAHW-8 MAHW-9 MAHW-10
WLF#1A WLF#1B WLF#1C WLF#2A WLF#2B WLF#2C WLF#3A WLF#3B WLF#3C WLF#4A WLF#4B WLF#4C WLF#5A WLF#5B WLF#5C WLF#6A WLF#6B WLF#6C WLF#7A WLF#7B WLF#7C WLF#8A WLF#8B WLF#8C WLF#9A WLF#9B WLF#10A WLF#10B WLF#20
WELL PROTECTION ZONE
300.00'
400.00'
251'± TO LEACH FIELD
14-38 N/F SCOTT BOOTH #33 MEDOUIE CREEK ROAD
14-35 N/F SCOTT BOOTH #29 MEDOUIE CREEK ROAD
SEE SHEET 2 FOR SYSTEM DETAILS
REFERENCE NAN-126, SE48-3442 & NAN-137
MICROFAST PIPING NOTE:
-ALL BLOWER AND VENT PIPING SHALL BE INSTALLED TO ALLOW ANY WATER ACCUMULATION TO DRAIN BACK TO THE TANK.
HYDRAULIC CEMENT NOTE:
-THE CONTRACTOR SHALL SEAL ALL TANKS, PIPING, RISERS, CONSECUTIVE RISERS AND METAL FRAMES WITH BUTYL RUBBER, HYDRAULIC CEMENT OR APPROVED EQUAL.
-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PHOTOS OF ANY SEAL NOT VISIBLE AT THE TIME OF INSPECTION.
NOTE:
-EXISTING GRADES TO BE MAINTAINED. SURFACE SLOPE OVER SOIL ABSORPTION SYSTEM SHALL BE MIN. 2%
NOTE:
-CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
-CONTRACTOR SHALL VERIFY WASTE PIPE EXIT LOCATIONS, ELEVATIONS, AND INVERTS AT STRUCTURES PRIOR TO SETTING SEPTIC COMPONENTS.
-CONTRACTOR SHALL VERIFY ALL WASTE LINES ARE ACCOUNTED FOR AND INSPECTED FOR STRUCTURAL INTEGRITY, REPLACE IF REQUIRED.
-CONTROL PANEL WITH ALARM FOR MICROFAST UNIT AND CONTROL PANEL WITH ALARM FOR DOSING PUMP SHALL BE INSTALLED BY LICENSED ELECTRICIAN PER THE MANUFACTURER'S SPECIFICATIONS.
-PUMP ALARM AND PUMP MOTOR SHALL BE POWERED BY SEPARATE CIRCUITS.
-**SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. SEE GENERAL CONSTRUCTION NOTE #25.*
NOTE:
-THE LOCATION OF ELECTRIC, TELEPHONE AND CABLE TELEVISION WIRES ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO DETERMINE THESE LOCATIONS BY MARKOUT PRIOR TO EXCAVATION & TO PRESERVE OR RELOCATE THEM AS MAY BE REQUIRED. DIGSAFE MARKOUT SHALL BE USED FOR ELECTRICAL, CABLE AND PHONE LOCATIONS.
NOTE:
-WATER AND SEWER SEPARATION: SEWERS SHALL BE LAID AT A MINIMUM OF 10 FT. HORIZONTALLY FROM THE WATER LINE. WHENEVER SEWERS MUST CROSS UNDER WATER MAIN, THE SEWER SHALL BE LAID AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION TO THE SEWER CANNOT BE ADJUSTED TO COMPLY WITH THE ABOVE REQUIREMENT, THE CONTRACTOR SHALL CONSTRUCT THE SEWER OF CLASS 150 PRESSURE PVC PIPE FOR A DISTANCE OF AT LEAST 10 FT ON EACH SIDE OF THE WATER MAIN.
NOTE:
-ANY WORK WITHIN 100' OF A WETLAND AND WETLAND BOUNDARY REQUIRES THE REVIEW AND APPROVAL OF THE NANTUCKET CONSERVATION COMMISSION.
NOTE:
NO FIELD CHANGES ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ARTHUR D. GASBARRO, P.E. NANTUCKET ENGINEERING & SURVEY, P.C.
I/A NOTES:
-THE RECORD PROPERTY OWNER SHALL FILE A DEED NOTICE OF ALTERNATIVE SEWAGE DISPOSAL SYSTEM WITH THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.
-THE HOMEOWNER SHALL ESTABLISH AN OPERATION AND MAINTENANCE AGREEMENT WITH A QUALIFIED SYSTEM OPERATOR CERTIFIED BY THE COMPANY FOR THE ALTERNATIVE TECHNOLOGY INSTALLED. ALL SYSTEM TESTING, MONITORING & REPORTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (MassDEP) I/UE PERMITS.
NOTE:
SEPTIC SYSTEM AND WELL LOCATIONS SHOWN ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.
OWNER INFORMATION
PETER LAWRENCE GARRAN
JENNIFER WITTMOND GARRAN
Cert. #27280
L.C. PLAN 6283-H, LOT #1
ASSESSOR'S MAP: 14, PARCEL: 79
#36 POCOMO ROAD
T:\ART 25 JOB 5
DESIGN CERTIFICATION:
I CERTIFY TO THE NANTUCKET BOARD OF HEALTH THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE ONSITE SEWAGE DISPOSAL SYSTEM SHOWN HEREON CONFORMS TO ALL APPLICABLE SECTIONS OF THE MASSACHUSETTS ENVIRONMENTAL CODE, TITLE 5 (310 CMR 15.000), "STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE" ISSUED BY MASS DEP ON 3/5/18, "STANDARD CONDITIONS FOR SECONDARY TREATMENT UNITS CERTIFIED FOR GENERAL USE" ISSUED 03/20/15, A "CERTIFICATION FOR GENERAL USE" ISSUED TO INFILTRATOR WATER TECHNOLOGIES, LLC. ON 08/12/15, A "CERTIFICATION FOR GENERAL USE" ISSUED TO BIO-MICROBICS, INC. ON 03/20/15, AND ALL DESIGN GUIDANCE PROVIDED BY THE RESPECTIVE COMPANIES.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2
CONTACTS
Dig-Safe 1-888-344-7233
On-Target 1-800-598-9628
Health Department 508-228-7200
National Grid 1-800-322-3223
Public Works 228-7244
Water, Wannacomet 228-0022
Building Dept 325-7587
Conservation Comm 228-7230
Police, EMERGENCY ------911------
Environmental Police 257-6932
State Police 228-0706
PROPOSED WELL PLAN AND PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH INNOVATIVE/ALTERNATIVE TECHNOLOGY
PREPARED FOR
PETER & JENNIFER GARRAN
#36 POCOMO ROAD
MAP: 14, PARCEL: 79
NANTUCKET, MA
CHECKED BY: ADG/AJB MAP: 14 PARCEL: 79
DESIGNED BY: ADG DRAWN BY: CLR DATE: 02/21/2023
SCALE: AS NOTED JOB NO.: B8305 SHEET: 1 OF 2
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE – NANTUCKET, MA 02554
(508)228-9025 FAX (508)228-5292
B8305
V:\DRAWFILES\B8305\Carlson_SP 2021-SEPTIC.dwg 3/21/2023 14:41:27



OWNER INFORMATION
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283-H, LOT 11
ASSESSOR'S MAP 14, PARCEL 79
#36 POCOMO ROAD

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

T:\ART 25 JOB S
W:\DRAWFILES\B8305\SP 2021.dwg 6/2/2021 3:36:22 PM EDT

REF. NAN-126
DOC. #162064

Site Plan of Land
in
Nantucket, Mass.
Prepared for
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

Scale: 1"= 20' JUNE 01, 2021

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8305



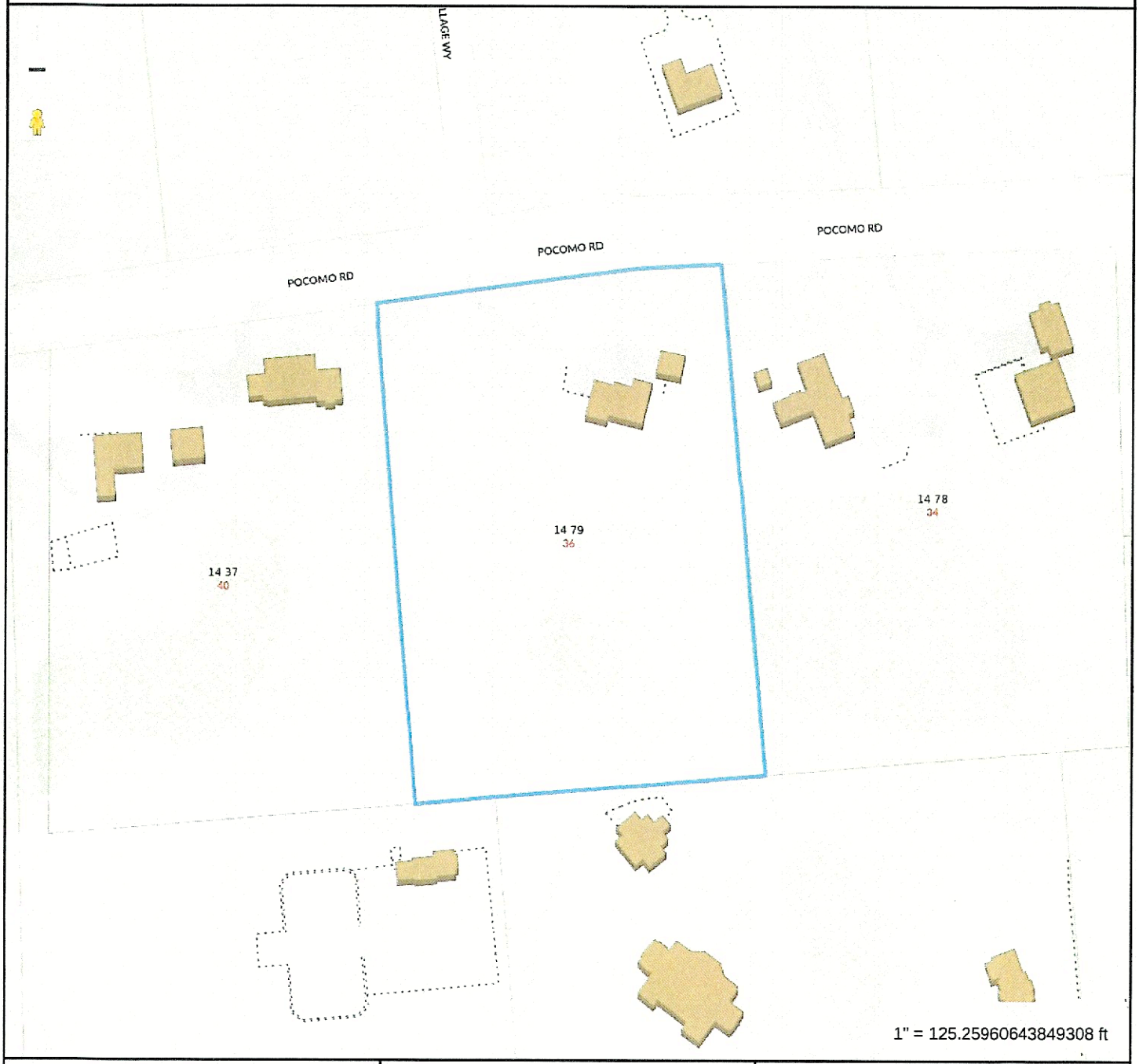









3
6



Property Information

Property ID	241
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: 68574 HDC Approval DATE ISSUED: 8/15/17

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

8½ x 11

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 Pocomo RD

Owner of record: Scott & Andrea Martin

Mailing Address: 36 Pocomo RD
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Lane
Nantucket, MA 02554

Contact Phone #: 325-4995 E-mail: _____

FOR OFFICE USE ONLY $2963

Date application received: 7/19/17 Fee Paid: $ 100 —

Must be acted on by: 9/22/17

Extended to: _____

Approved: V Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Demo / Move Existing Garage

Size of Structure or Addition: Length: 20'± Sq. Footage 1st floor: 371 S.F. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18'± Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South _____ East _____ West _____

Height of ridge above final finish grade: North N/A 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

N/A

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

N/A

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

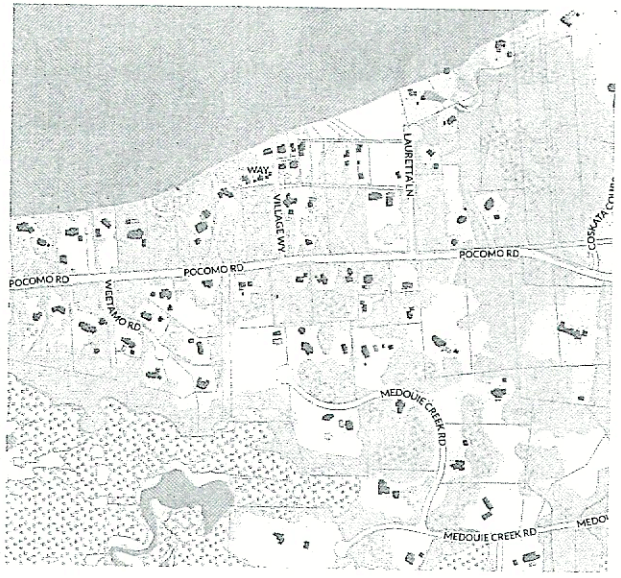
* Attach manufacturer's color samples if color is not from HDC approval list.

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 7/13/17 Signature of owner of record _____ Signed under penalties of perjury

Martin Residence

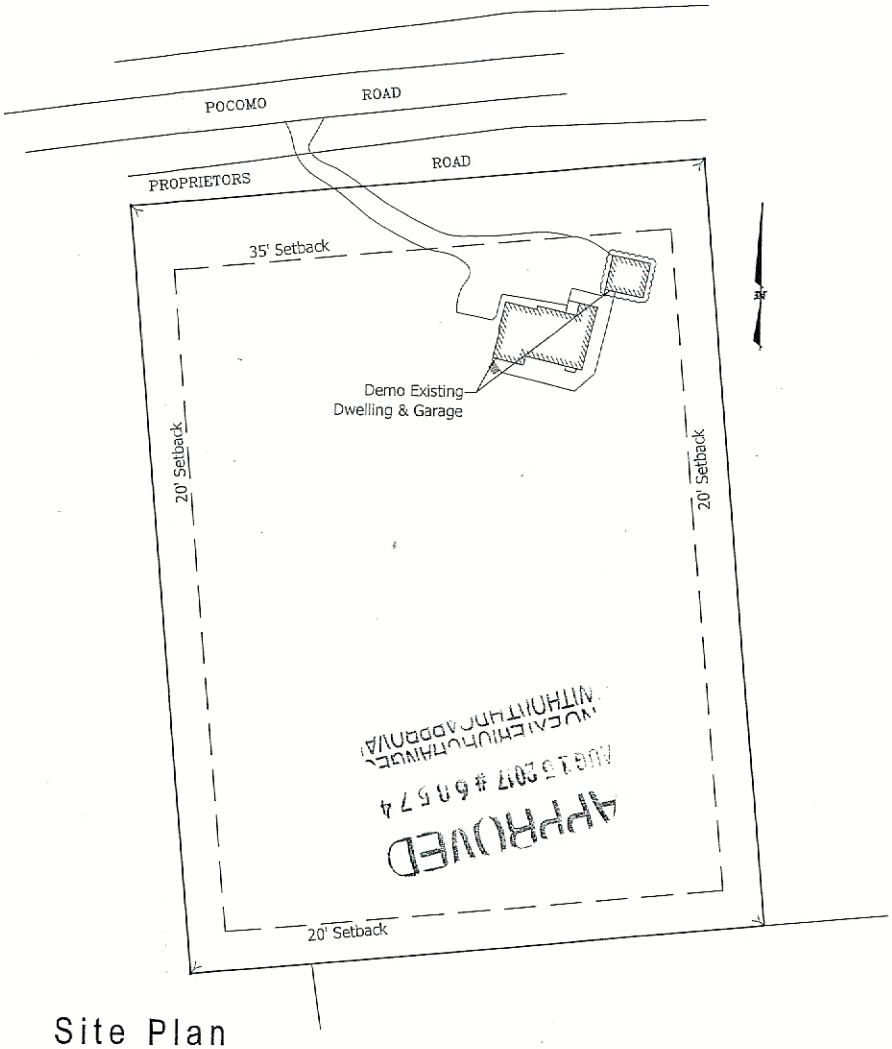
36 Pocomo Road
Nantucket, Ma. 02554



Locus Plan

Not To Scale



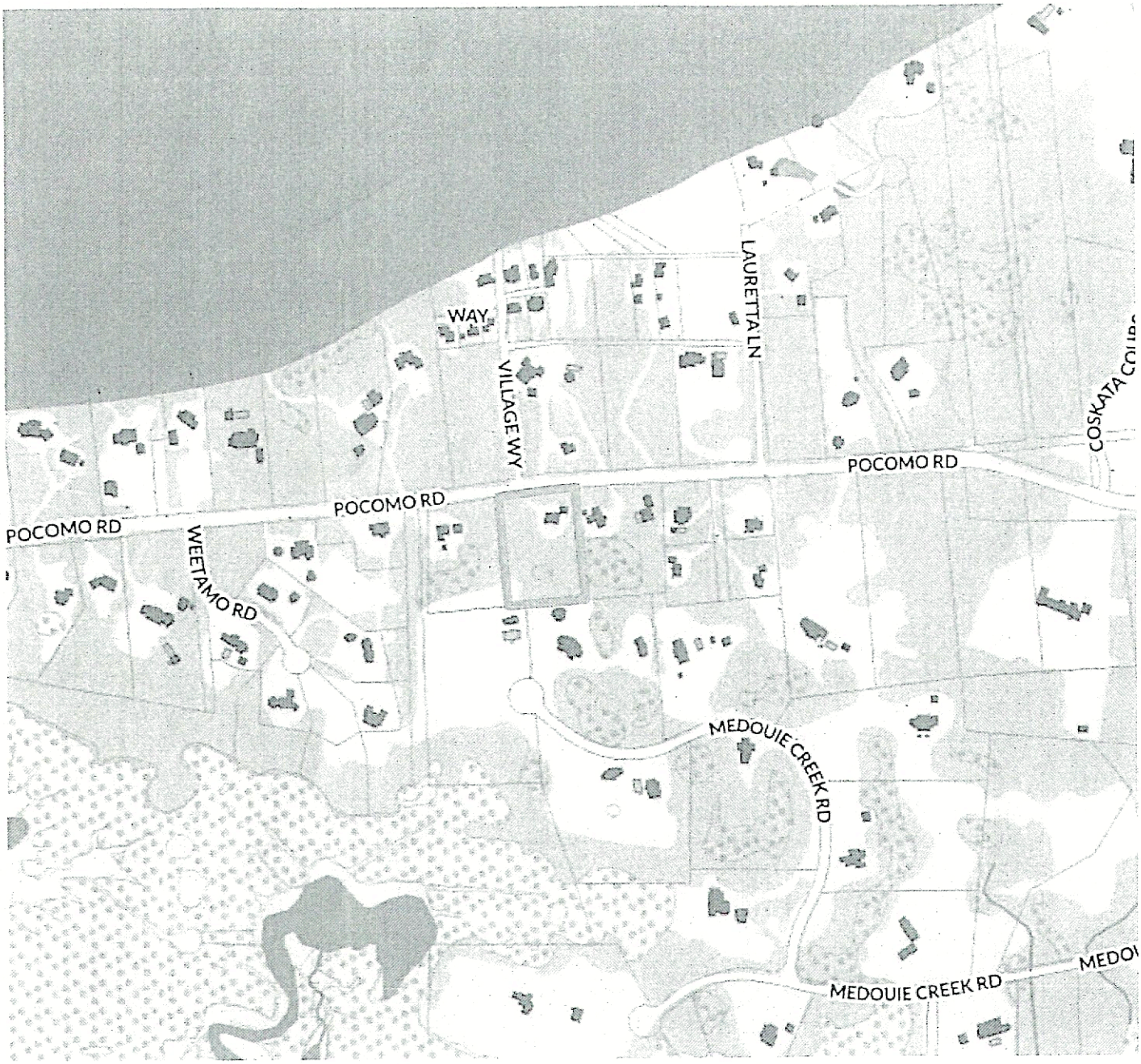


Site Plan

1/64" = 1'-0"

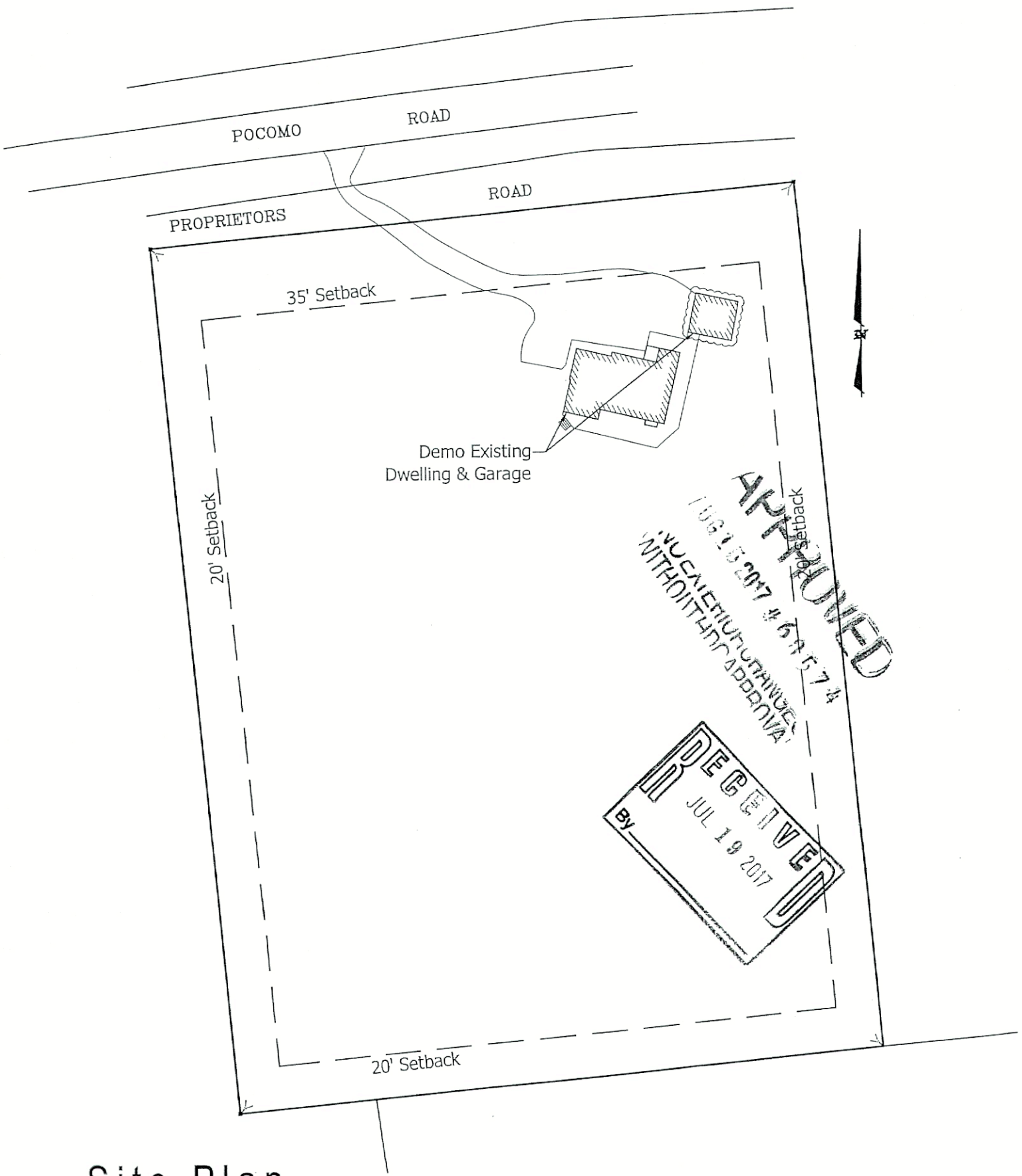
HDC Submission - Not For Construction 07.19.17

emeritus development, LLC
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8959
www.emeritusdevelopment.com



Locus Plan

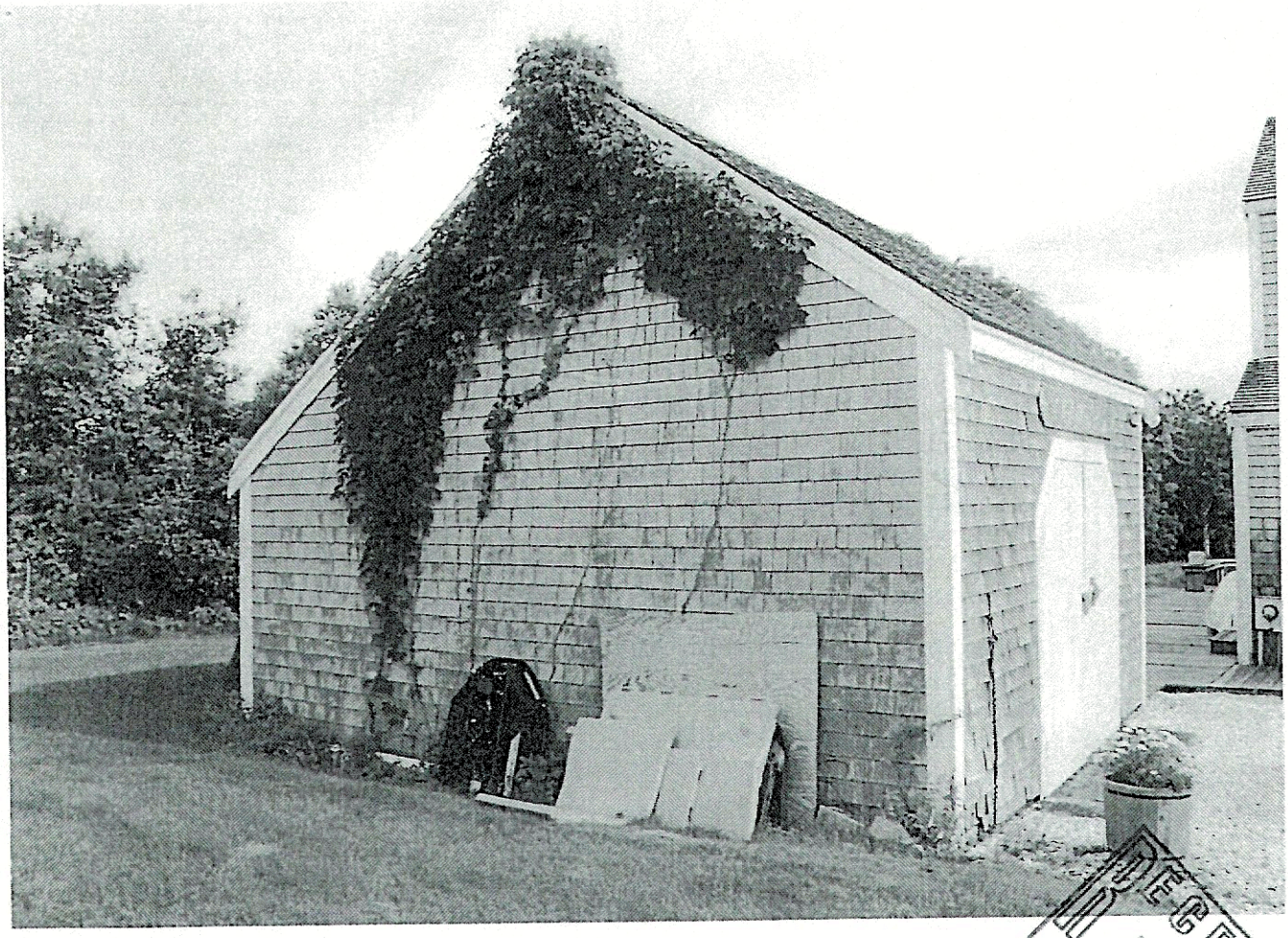
Not To Scale



Site Plan

1/64" = 1'-0"

RECEIVED
JUL 19 2017
BY



RECEIVED
JUL 19 2017
BY



16. Martin, Scott	36 Pocomo Road	Demo/move garage	14-79	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	**Matt MacEachern**, Emeritus Development – Also circa 1970s.			
Public	None			
Concerns (6:34)	No concerns.			
Motion	**Motion to Approve as a move/demo. (Camp)**			
Vote	Carried unanimously	**Certificate #**	68574	

17. Einbinder, Susan	11 Quince Street	Rev 67712: fenestration chg	42.3.4-60	Emeritus
Voting	Pohl, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and color sample.			
Representing	**Matt MacEachern**, Emeritus Development – The owners have elected to go with a painted brick foundation.			
Public	None			
Concerns (6:36)	No concerns.			
Motion	**Motion to Approve through staff painted graphite per Exhibit A. (Welch)**			
Vote	Carried unanimously	**Certificate #**	68575	

18. Segall. Gregory	25 Starbuck Road	Rev 68436: add dormer & strs	29-85	Botticelli & Pohl
Voting	Coombs (acting chair), Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	**Lisa Botticelli**, Botticelli & Pohl – Reviewed the project.			
Public	None			
Concerns (6:39)	No concerns.			
Motion	**Motion to Approve as submitted. (Welch)**			
Vote	Carried unanimously	**Certificate #**	68576	

19. Arashonkau, Aliaksandr	9 Greglen Avenue	Revision; dormers	68-190	JB Studio
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	**Linda Williams** – Reviewed changes made per previous concerns. A lot of places have third-floor dormers. The Planning Board doesn't want bedrooms listed on the third floor; those third-floor rooms will be playrooms; but the owner wants to have the light in the event that he want to put bedrooms and bathrooms on the third floor. Zoning to allow the 35-foot height is changing for Richmond Development to allow the third-floor dormers, at the HDC's request. Juraj Bencat, JB Studio Aliaksandr Arashonkau			
Public	None			
Concerns (6:43)	**Oliver** – The apartments at the Richmond Development don't have third-floor dormers. Still opposed to the third-floor dormers. **Coombs** – All the windows are mulled; so many windows aren't necessary on the third floor; they make the building look bigger. Agrees with Mr. Pohl's suggestion but she wants to see a rendering. **Camp** – Agrees with Ms Coombs; the dormers make this top heavy and draw the eye. Prefers the direct approach of the simpler single dormer. Agrees with Mr. Pohl' suggestion. **Pohl** – On the proposed, each dormer is 10.5 feet wide; if they are pressed together with only three windows, that would be simpler.			
Motion	**Motion to Approve through staff with the two 10.5-foot wide dormers on each roof plain consolidated to 21 feet wide with three spaced windows in each dormer. (Camp)**			
Vote	Carried 3-1//Oliver opposed	**Certificate #**	68577	

PROPOSED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 396

Street & Number of Proposed Work: 6 MARSH HAWK

Owner of record: AUDREY STERK

Mailing Address: PO BOX 3251
NANTUCKET. MA 02584

Contact Phone #: (508) 221 6996 E-mail: AUDREY@AUDREYSTERK.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: ethan6767comcast.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 07-1346
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 200 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RELOCATE SHED ON LOT

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TMÉ Clapboard (if applicable) _____ Roof BLACK TMÉ
Trim NATURAL TMÉ Sash BLACK TMÉ Doors NATURAL
Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/14/23 Signature of owner of record _____ Signed under penalties of perjury

Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2020 JUL 17 PM 02:31
Original Posting Number: T 1838
****added ePermitting Numbers****
Original Posting Time: 2020 JUL 20 10:24
Original Posting Number: T 1844

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2020 JUL 21 PM 02:05
NANTUCKET TOWN CLERK
Posting Number:T 1852

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Tuesday, July 21, 2020, **4:30pm**
Location / Address	**REMOTE PARTICIPATION VIA ZOOM AND YouTube** Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Mee35ting Law (Attached) 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 meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

To watch live feed, click here: https://www.youtube.com/watch?v=O3bBVZoZhlA

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice Chair), John McLaughlin, Abby Camp, Val Oliver
Associate Commissioners: Stephen Welch, TJ Watterson, Jesse Dutra
Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.
Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Antone Fernandes **06-1155**	35 Tennessee Avenue	Deck	59.4-247	Self
2.	John Galiner **07-1294**	34 Washing Pond Road	Rev 06-1134; win/drmr	31.13.3	Sophie Metz
3.	William Hunter **07-1313**	3 Sleetwing Circle	Rev 01-0500; fence chg	74-27	NAG
4.	John Fox **07-1301**	72 Pochick Avenue	Deck/patio	79-154	Val Oliver
5.	T&R Realty Trust **07-1283**	134 Old South Road	Rev 03-0818; cell tower	67-38	Dan Bilezikian
6.	4 Shawkemo Rd RT **07-1337**	4 Shawkemo Road	Paint chimney grey	43-91	Botticelli & Pohl
7.	Scott Valero **07-1321**	9 Exeter Street	Omit shwr enclosure	76.4.1-410.1	Self
8.	Joe Saluti **07-1319**	174 Cliff Road	Shed	41-63	Emeritus
9.	Ian MacTaggart **07-1335**	1 Brooks Farm Road	Move/demo 448 sf cabana	41-222.8	Mark Cutone Architecture
10.	Vilma Vadoklis **07-1340**	2 Nanina Drive	Shed	67-592	JB Studio
11.	Vilma Vadoklis **07-1347**	2 Nanina Drive	Extend deck	67-592	JB Studio
12.	Vilma Vadoklis **07-1331**	2 Nanina Drive	Driveway	67-592	JB Studio
13.	Derrymore Invest **07-1322**	12 Derrymore Road	Rev 72936; drmr/wind	41-241	Workshop/APD
14.	Paul Stewart Tr **07-1343**	61 Madaket Road	Roof change	41-201	James Lydon
15.	12 Lincoln Ave NT **07-1327**	12 Lincoln Avenue	Garage door clr chg	30-183	Emeritus
16.	Melanie Brundle **07-1338**	21 Kendrick Street	Rev 75272; wind change	76.4.1-1	Sanne Payne
17.	18 Orange LLC **07-1342**	18 Orange Street	Demo blkhd – add window well	42.3.2/15	Emeritus
18.	Stephen Frohwein **07-1284**	32 N Liberty Street	Demo/move shed	41-159	Emeritus

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Audrey Sterk **07-1346**	6 Marsh Hawk	Shed	56-396	Ethan McMorrow
	• Due to lack of visability				
2.	Terrence Newth **07-1330**	2 White Street	Pool/spa	80-215.1	BPC
	• Pool and Spa must not be visible at time of inspection and in perpetuity				
3.	Scott Bortz **07-1329**	4 Vinecliff Lane	Pool	39-43.2	Emeritus
	• Pool must not be visible at time of inspection and in perpetuity				
4.	3 Shimmo Pond Rd, LLC **07-1332**	3 Shimmo Pond Road	Pool	54-259	Mark Cutone Architecture
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Peter Michalowski **07-1312**	46 Vesper Lane	Basketball court	56-30	Bessey Construction
	• Due to lack of visibility				
6.	18 Meadow, LLC **07-1317**	18 Meadow Lane	Hardscape-pool-2'ret wall	41-406	Atlantic Landscaping
	• Must not be visible at time of inspection and in perpituity				

IV. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Francis Farrell **07-1296**	5 India Street	Wall / RES IPA	42.3.1-226	Josh Moore
2.	Francis Farrell **07-1297**	5 India Street	Projected sign	42.3.1-226	Josh Moore
3.	NIR **07-1305**	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
4.	NIR **07-1344**	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
5.	NIR **07-1304**	2 Harbor Square	Wall / Dawn	42.2.4 1	Allison Deck

V. NEW BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Martin Anguelova **07-1315**	19B Waydale Road	Hardscape	67-29	Self
2.	ACK 007 Prop **02-0644**	46 Walsh Street	Shed	29-101.1	Lewis Kelsey
3.	Thompson **07-1292**	73 Baxter Road	Garage	49-27	Emeritus
4.	Stephen Frohwein **07-1285**	32 N Liberty Street	Addition	41-159	Emeritus
5.	Kathleen Krall **06-1252**	15 Masaquet Avenue	Demo-move MH	80-141	Botticelli & Pohl
6.	Kathleen Krall **06-1254**	15 Masaquet Avenue	Demo-move garage	80-141	Botticelli & Pohl
7.	Kathleen Krall **06-1255**	15 Masaquet Avenue	New dwelling	80-141	Botticelli & Pohl
8.	Kathleen Krall **06-1251**	15 Masaquet Avenue	New garage	80-141	Botticelli & Pohl
9.	Habitat for Humanity **07-1278**	31 Beach Grass Road	New dwelling	68-378	Richard Hussey
10.	John Halliwell Tr **07-1277**	2 Webster Road	Rev 02-0719; garage	79-146	Thornewill Design
11.	262 Polpis N.T. **07-1288**	262 Polpis Street	Rev 72782; addition	25-1	Mark Cutone Architecture
12.	Ross Silverstein **07-1334**	51 Orange Street	Roof walk color change	42.3.2-183	Mark Cutone Architecture
13.	George Hornyak **07-1281**	61 Somerset Road	Roof top Solar	66-89	Sun Wind
14.	Lisa Hood **07-1282**	17 Derrymore Road	Roof top Solar	41-114	Sun Wind
15.	Scott Bowman **07-1336**	7 Folger Avenue	Roof top solar	80-166	Cotuit Solar
16.	ARI. LLC **07-1318**	10 Delaney Road	Color change	41-120	Self
17.	Stephen Erisman **07-1302**	2 Saccacha Avenue	Outdoor shwr/lattice fence	82-23.2	Val Oliver

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 396

Street & Number of Proposed Work: 6 MARSH I

Owner of record: AUDREY STECK.

Mailing Address: PO BOX 2251

NANTUCKET. MA 02584

Contact Phone #: (508) 221-6996 E-mail: AUDREY@AUDREYSTECK.COM

AGENT INFORMATION (if applicable)

Name: ETHAN McMORROW DESIGNS

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: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ 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: 200 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-
Height of ridge above final finish grade: North 13'-9" ±6" South 13'-9" ±6" East 13'-9" ±6" West 13'-9" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

10X20 ZONING SHED

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH HOUSE

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): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☒ Clapboard (exposure: 6" TME inches) Front ☐ _____ Side ☐ _____
☐ Other TO MATCH HOUSE

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other TO MATCH HOUSE
C. Dimensions: Fascia 1X8 TME Rake 1X8 TME Soffit (Overhang) TME Corner boards 1X6 TME Frieze 1X8 TME
Window Casing 4" TME Door Frame 4" TME Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH HOUSE
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front CUSTOM WOOD Rear _____ Side CUSTOM WOOD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

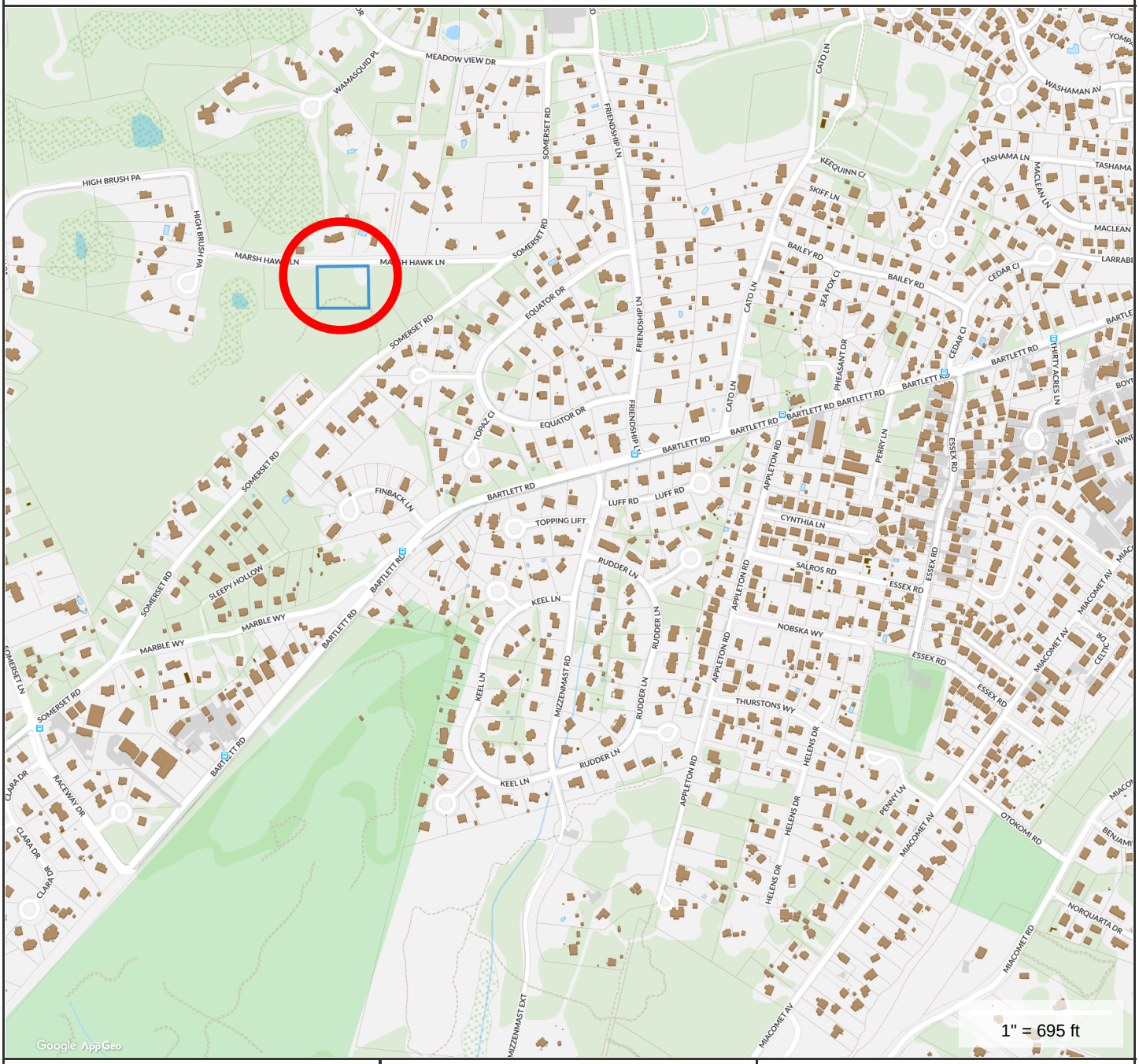
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof BLACK (TME)
Trim NATURAL Sash (TME) ~~NATURAL~~ BLACK Doors NATURAL
Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/22/20. Signature of owner of record _____ 5/22/20 Signed under penalties of perjury



Property Information

Property ID	56 396
Location	6 MARSH HAWK LN
Owner	LAPPIN SHARON LIFE EST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

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.

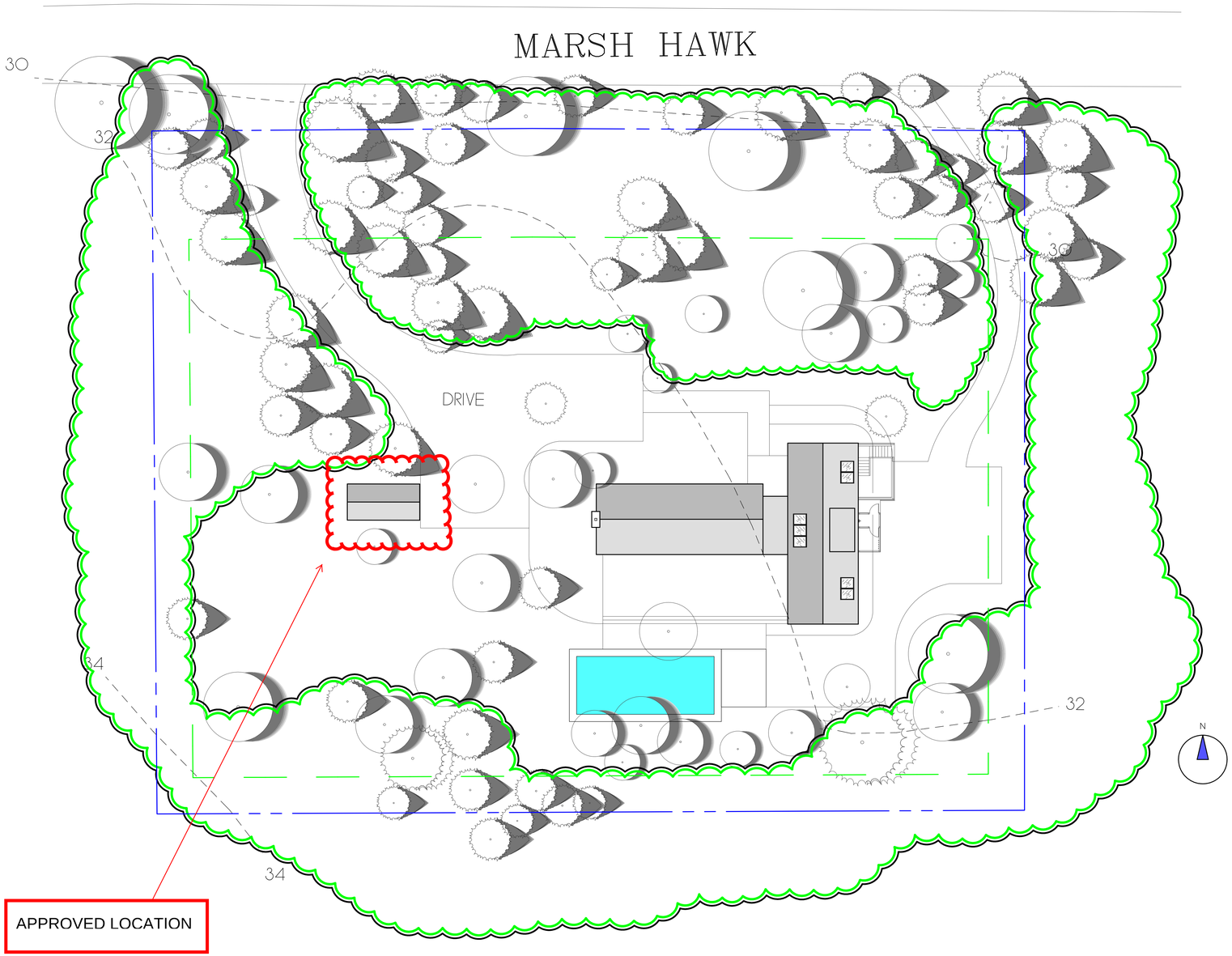
REQUIRED WHERE APPLICABLE:

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.

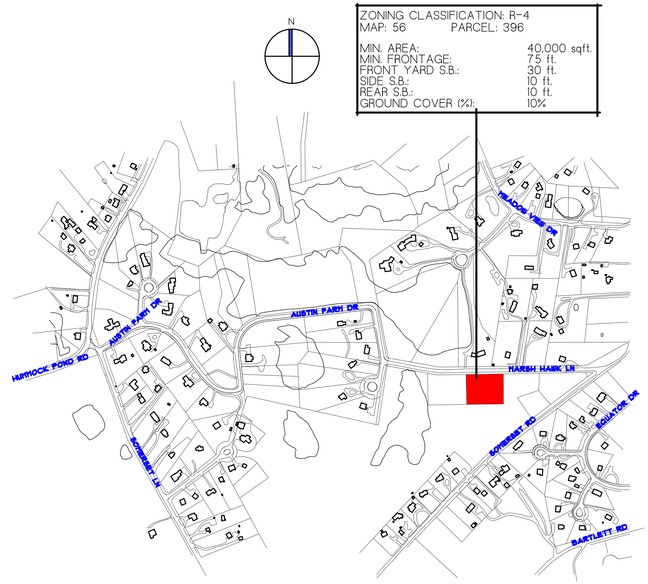
Revised December 5, 2008



MARSH HAWK



ZONING CLASSIFICATION: R-4	
MAP: 56	PARCEL: 396
MIN. AREA:	40,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	30 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	10%



REVISIONS:
12/03/2019: PROGRESS PRINT
12/09/2019: HDC PRINT
5/22/2020: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

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.

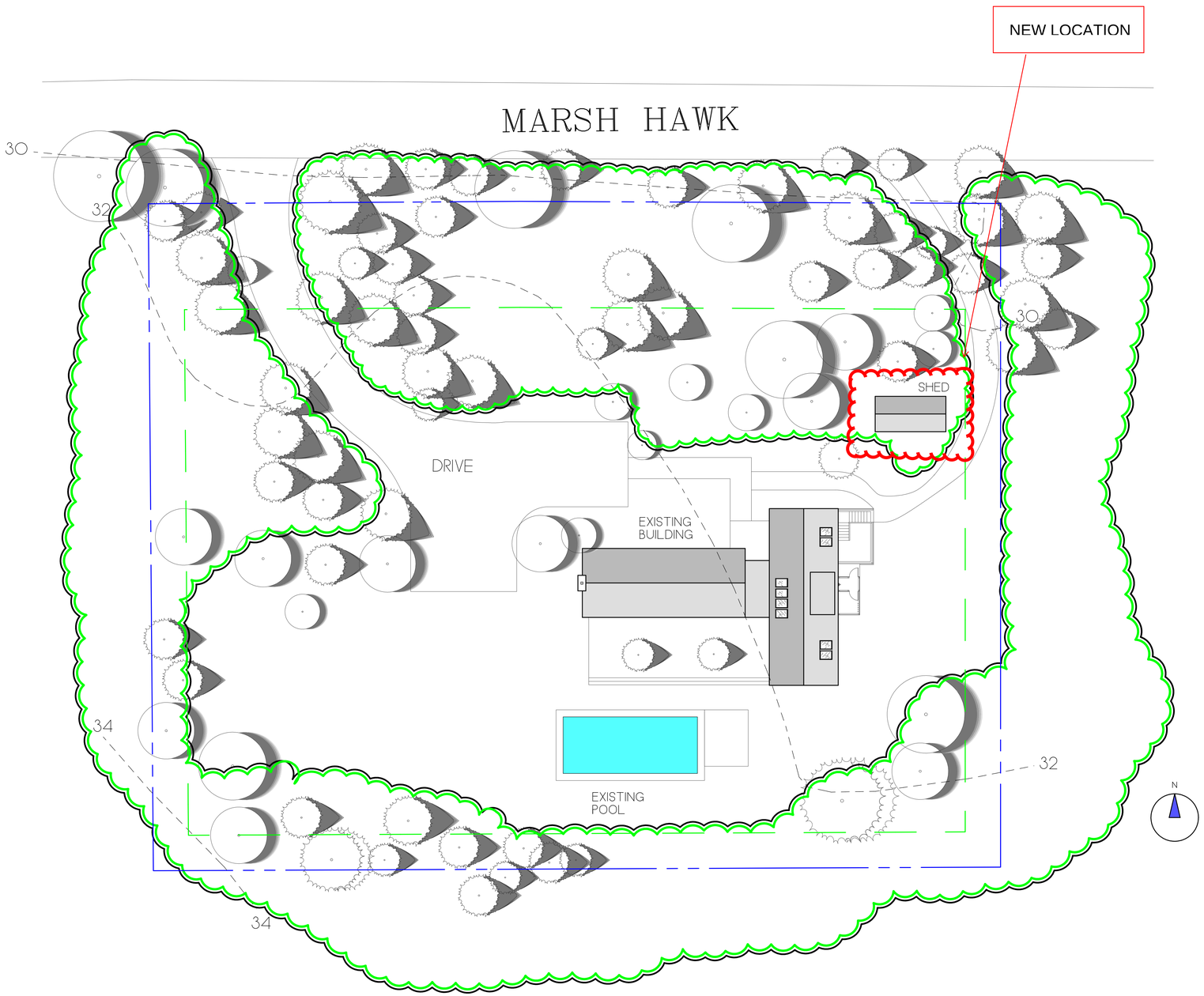
COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc., Inc., may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

STERK RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 56 PARCEL: 396
H.D.C. SITE PLAN ONLY

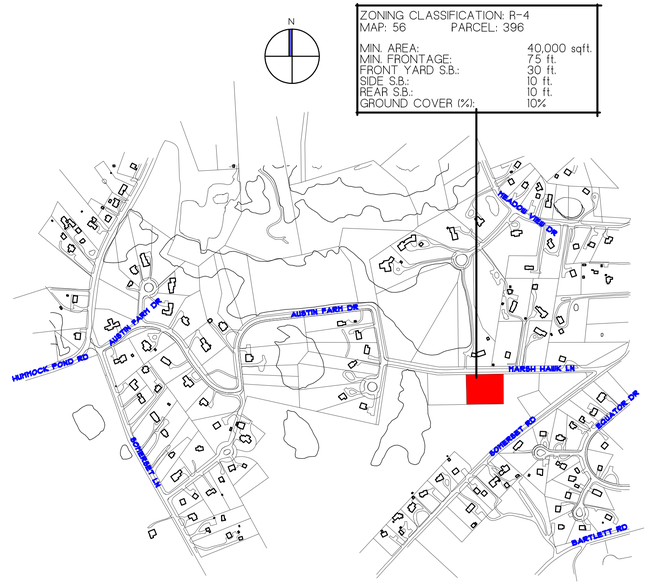
ADDRESS:	DATE:	SCALE:
6 MARSH HAWK LANE NANTUCKET, MA 02554	5/22/2020	1/16" = 1'-0"

SHEET NO.
S 1



ZONING CLASSIFICATION: R-4
MAP: 56 PARCEL: 396

MIN. AREA:	40,000 sqft.
MIN. FRONTAGE:	75 ft.
FRONT YARD S.B.:	30 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	10%



REVISIONS:
3/16/2023: PROGRESS PRINT
4/29/2023: HDC PRINT
8/01/2024: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT.

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.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc., Inc., may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

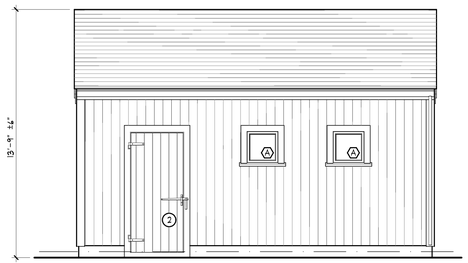
STERK RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan67@comcast.net

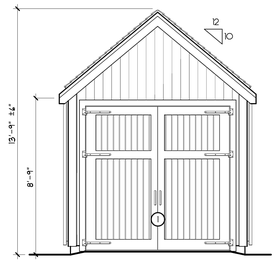
MAP: 56 PARCEL: 396
H.D.C. SITE PLAN ONLY

ADDRESS:	DATE:	SCALE:
6 MARSH HAWK LANE NANTUCKET, MA 02554	8/01/2024	1/16" = 1'-0"

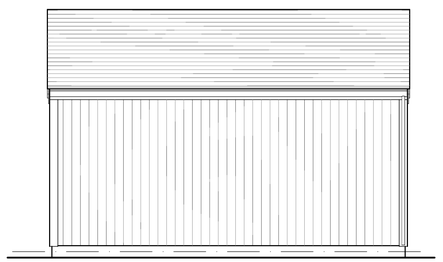
SHEET NO.
S 1



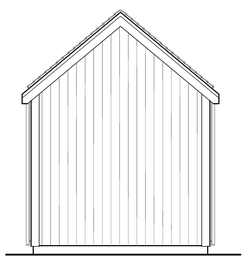
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



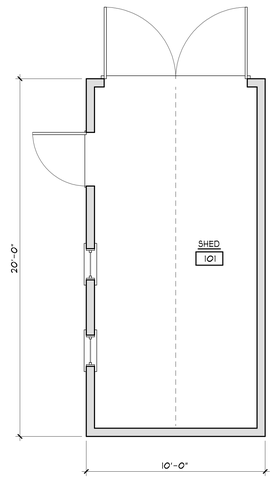
WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

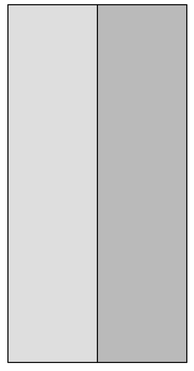


EAST ELEVATION
SCALE: 1/4"=1'-0"



SHED PLAN
SCALE: 1/4"=1'-0"
200 S.F.

N



ROOF PLAN
SCALE: 1/4"=1'-0"

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	MARVIN	1'-9" X 1'-9"	2	1 LT. CASEMENT (T.M.E.)
1	CUSTOM	3'-0" X 7'-0"	1	DBL. EXTERIOR WOOD BARN DOOR
2	CUSTOM	6'-0" X 7'-0"	1	EXTERIOR WOOD DOOR

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:
5/22/2020: PROGRESS PRINT
7/01/2020: HDC PRINT
8/01/2024: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

STERK RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 56 PARCEL: 396

SHED PLANS

ADDRESS: 6 MARSH HAWK LANE NANTUCKET, MA 02554

DATE: 8/01/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 77

Street & Number of Proposed Work: 10 Oak Hollow Lane

Owner of record: Jube T Scott

Mailing Address: 10 Oak Hollow Lane

Nantucket, MA 02554

Contact Phone #: 508 332 0486 E-mail: lindsey@holdgatepartners.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 2A Blueberry Lane

Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@DreamlineModular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 214.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 1073 Decks/Patio: Size: 6'x23'6" ☒ 1st floor ☐ 2nd floor

Width: 39' Sq. footage 2nd floor: — Size: 3'6"x8" ☒ 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 18'4" South 18'4" East 18'4" West 18'4"

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 9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) — ☐ Other —

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze 8"

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And. 400

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Custom SDL Rear 9 lite And. Side —

Garage Door(s): Type — Material —

Hardscape materials: Driveways Shells Walkways Shells Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar shingles Clapboard (if applicable) — Roof Grey Match existing

Trim NTW Cedar Sash Sandtone Doors Hamilton Blue

Deck Mahogany Foundation Grey Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/1/2024 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. JUBE T SCOTT

MAILING ADDRESS. 10 OAK HOLLOW LN, NANTUCKET, MA 02554

PROPERTY LOCATION. 10 OAK HOLLOW LN, NANTUCKET, MA 02554

ASSESSORS MAP/PARCEL 56/77

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 29, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 15:02:56 -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
56	73		BERNARD DAVID M		70 HUMMOCK POND RD	NANTUCKET	MA	02554	70 HUMMOCK POND RD
56	77	1	LOWEY KEITH & KENNEDY TRST ETAL	C/O VERDOLINO & LOWEY PC	124 WASHINGTON STREET	FOXBORO	MA	02035	6 OAK HOLLOW LN
56	78	1	DUDLEY MELLISA TR	27R MEADOWVIEW DR REALTY TRUST	27R MEADOW VIEW DR	NANTUCKET	MA	02554	27R MEADOW VIEW DR
56	128		ROSS CYRIL C JR & JUDITH L		P O BOX 1033	NANTUCKET	MA	02554	12 OAK HOLLOW LN
56	129		PENN JONATHAN TRUSTEE		120 CABOT STREET	CHESTNUT HILL	MA	02467	29 MEADOW VIEW DR
56	293		TATE SUSAN J & HOGAN MARK J		PO BOX 1302	NANTUCKET	MA	02554	7 OAK HOLLOW LN
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 10 OAK HOLLOW LN, NANTUCKET, MA 02554

Tax Map Number: 56 Parcel Number: 77

Owner of Record: JUBE T SCOTT

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 8/9/2024

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.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chestnut Hill, MA 02467

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

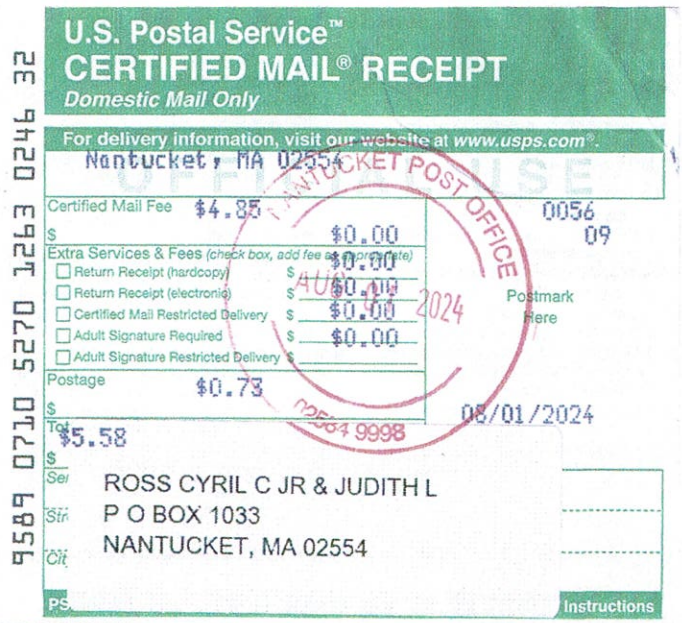
Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024 02584 9998
0056 09
08/01/2024

PENN JONATHAN TRUSTEE
120 CABOT STREET
CHESTNUT HILL, MA 02467

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1263 0246 25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024 02584 9998
0056 09
08/01/2024

ROSS CYRIL C JR & JUDITH L
P O BOX 1033
NANTUCKET, MA 02554

Instructions

9589 0710 5270 1263 0246 32



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

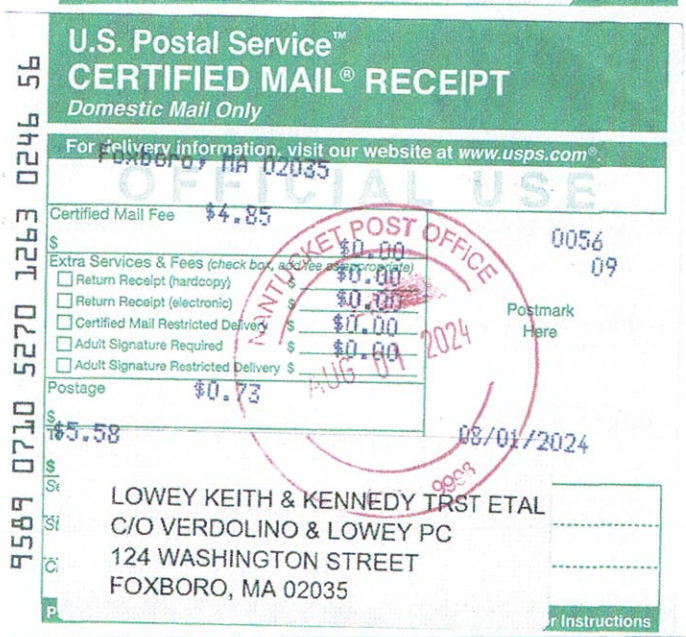
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024 02584 9998
0056 09
08/01/2024

BERNARD DAVID M
70 HUMMOCK POND RD
NANTUCKET, MA 02554

9589 0710 5270 1263 0246 49



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Foxboro, MA 02035

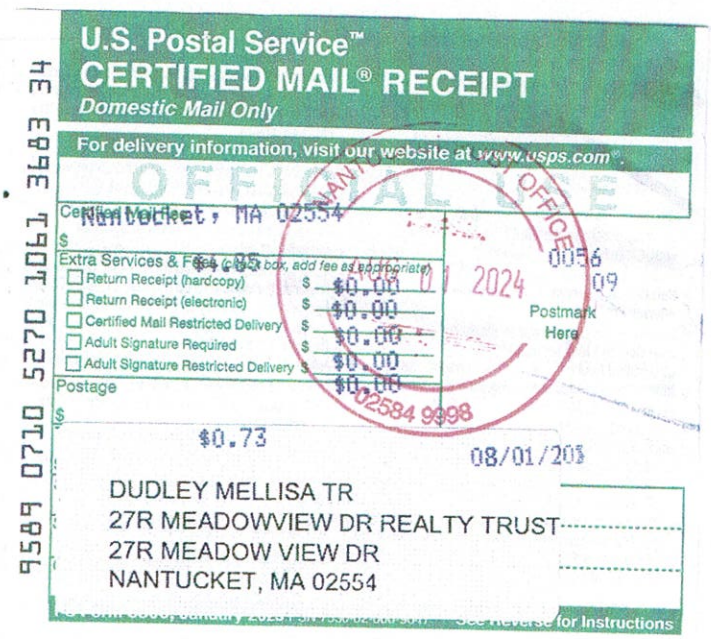
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024
0056 09
08/01/2024

LOWEY KEITH & KENNEDY TRST ETAL
C/O VERDOLINO & LOWEY PC
124 WASHINGTON STREET
FOXBORO, MA 02035

9589 0710 5270 1263 0246 56



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

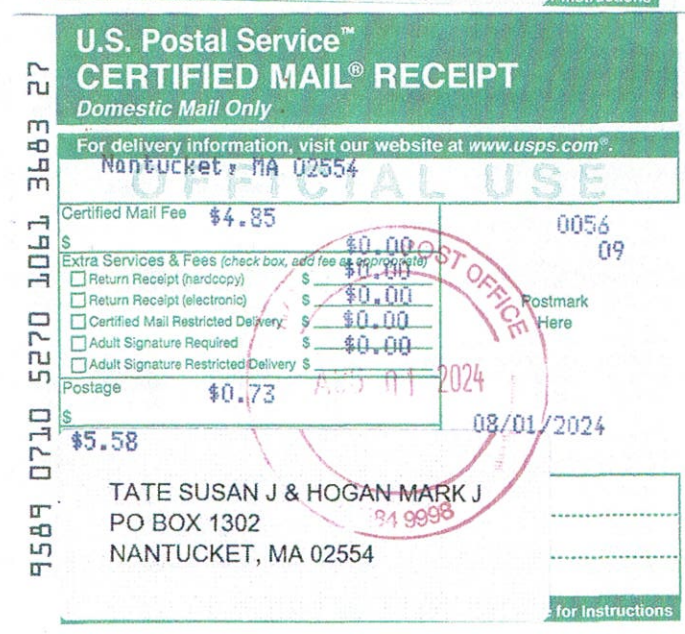
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024 02584 9998
0056 09
08/01/2024

DUDLEY MELLISA TR
27R MEADOWVIEW DR REALTY TRUST
27R MEADOW VIEW DR
NANTUCKET, MA 02554

9589 0710 5270 1061 3683 34



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

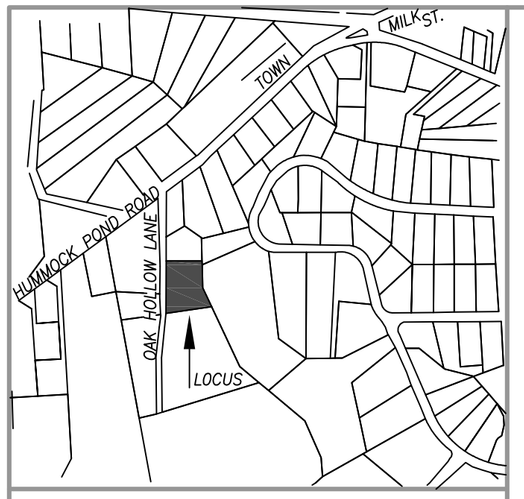
Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
Total $5.58

Postmark Here
NANTUCKET POST OFFICE AUG 01 2024
0056 09
08/01/2024

TATE SUSAN J & HOGAN MARK J
PO BOX 1302
NANTUCKET, MA 02554

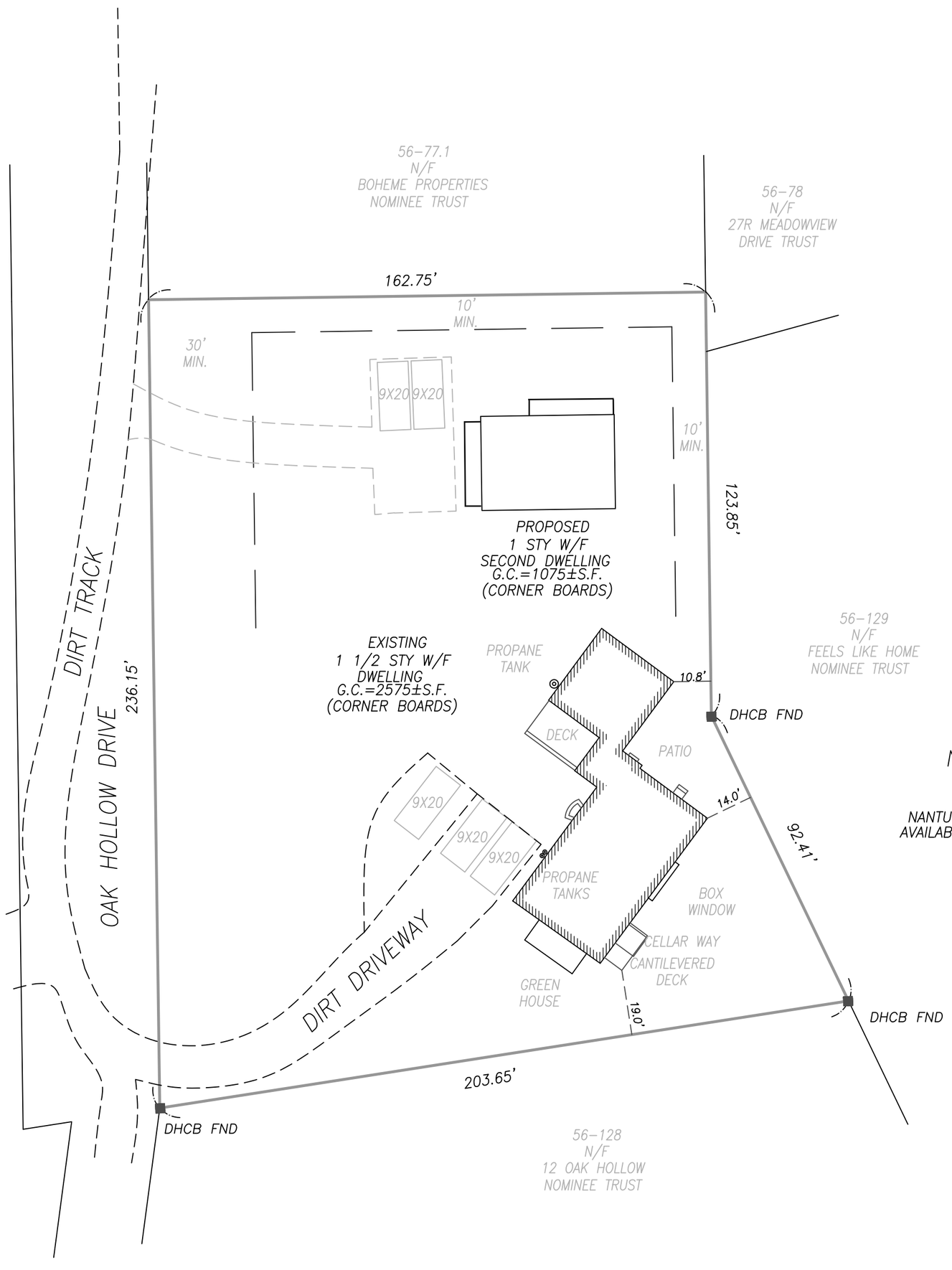
9589 0710 5270 1061 3683 27



LOCUS MAP SCALE 1" = 400'

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–20 (R–20)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONT YARD SETBACK:	30 FT.
REAR/SIDE SETBACK:	10 FT.
GROUND COVER % :	12.5%



NOTE:

BOTH DWELLINGS
SHALL TIE IN TO
NANTUCKET TOWN SEWER LINE
AVAILABLE IN OAK HOLLOW LANE

I CERTIFY, AS OF : . . . . . ., THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOT AREA:
38,297±S.F.

LOCUS: 10 OAK HOLLOW LANE
ASSESSOR'S MAP 56 PARCEL 77

CURB CUT & SECOND DWELLING PLAN OF LAND IN NANTUCKET, MA.

SCALE: 1"=30' DATE: JULY 29, 2024

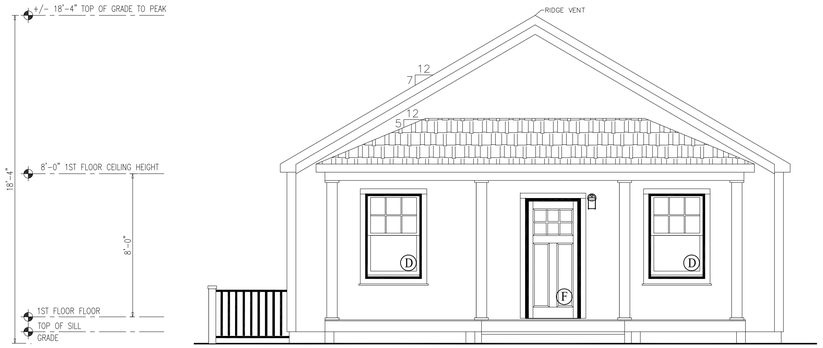
PREPARED FOR:
T.SCOTT JUBE
CERT. 22576
L.C. 15196–M, LOT 21

MICHAEL CONNOLLY & ASSOC. INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MASSACHUSETTS 02554
508–228–8910

C–6355

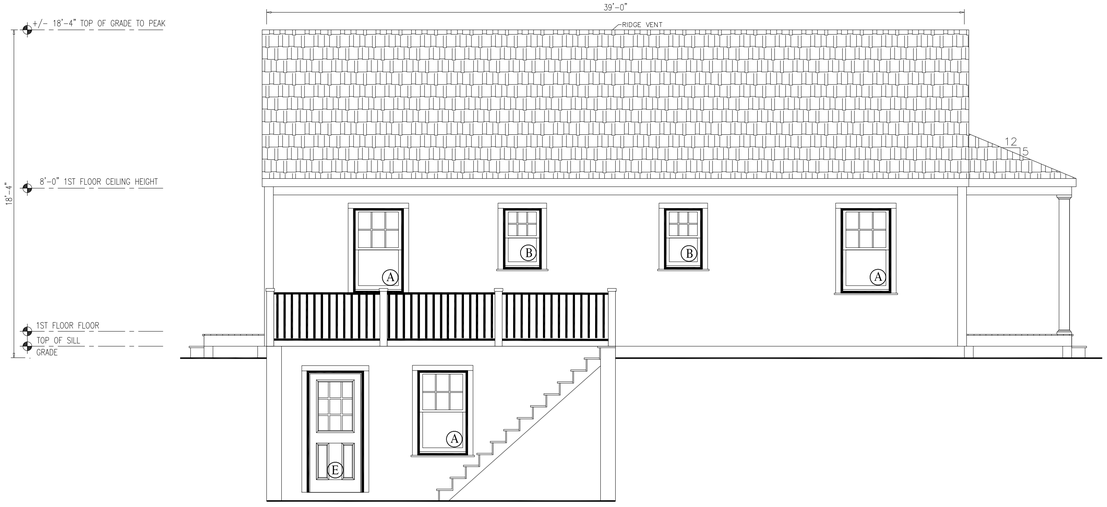
FRONT ELEVATION

WEST



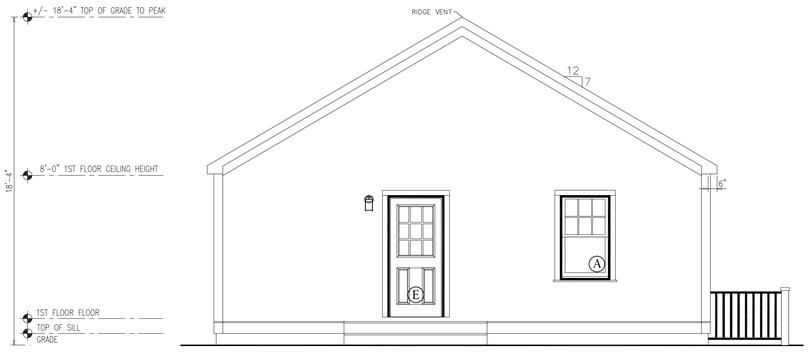
LEFT ELEVATION

NORTH



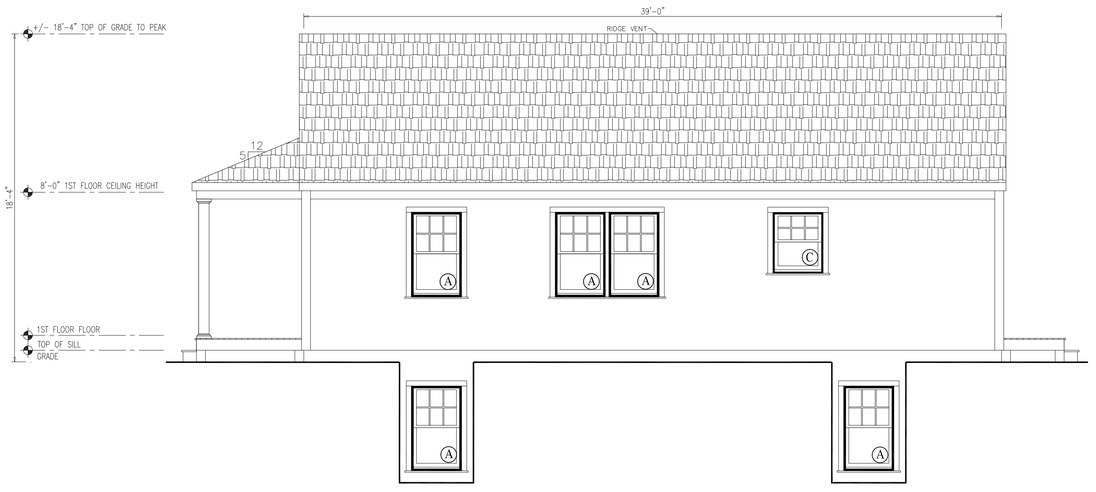
REAR ELEVATION

EAST



RIGHT ELEVATION

SOUTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

10 OAK HOLLOW LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
JUBE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45278
RANCH

TITLE:
ELEVATIONS

DRAWN BY:

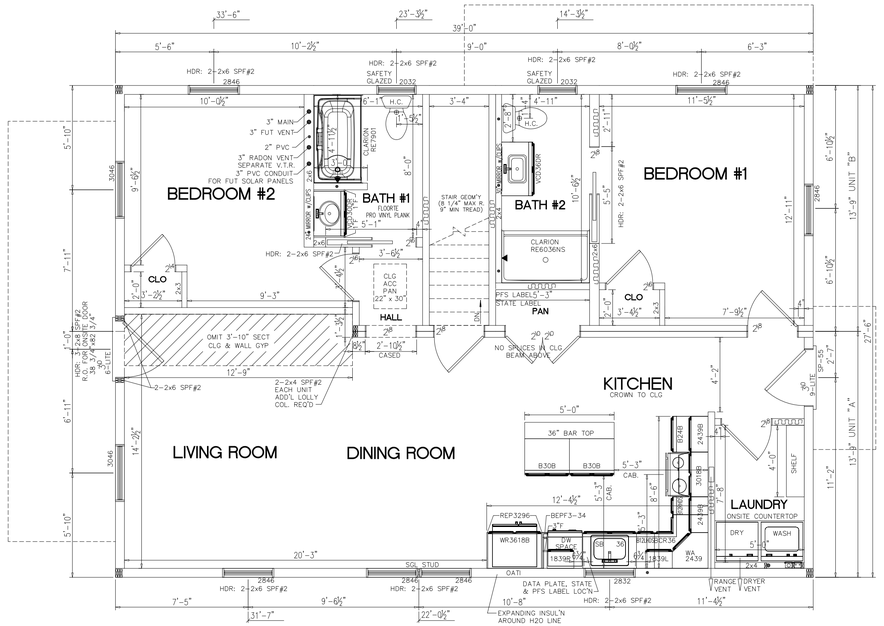
DATE: 8/01/24

SCALE: 1/4"=1'-0"

FILENAME: 45278 PD

SHEET:
ELEV-

FIRST FLOOR PLAN

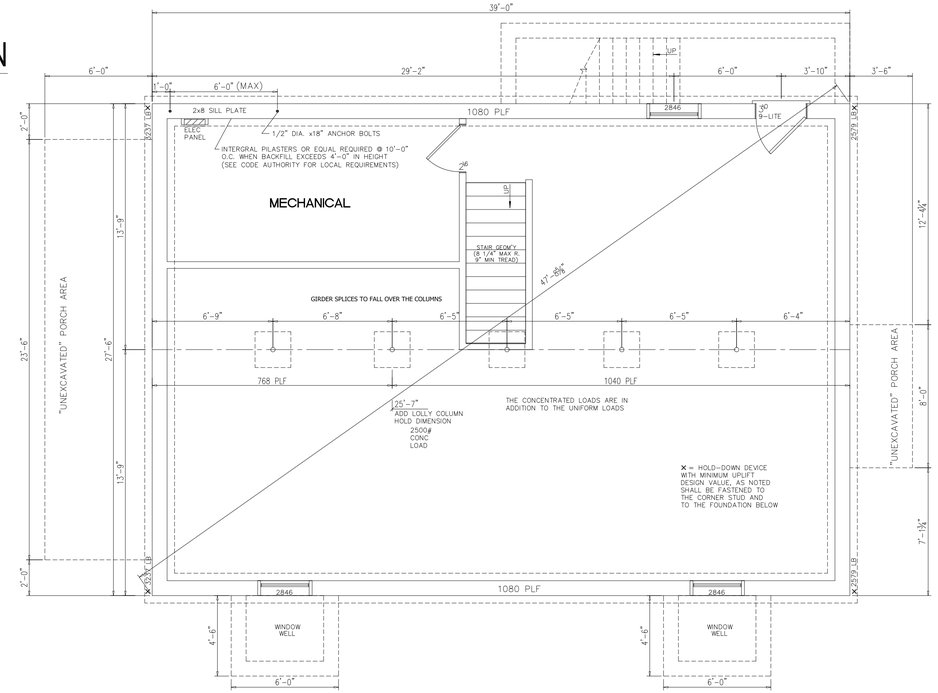


NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C. (BOLT AND GUSSET)
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. CLG BEAM OVER LIVING RM TO BE: 2-1 1/2"x9 1/4"x14'-4"/17'-0" M.L.(PER MODULE)
9. RANGE HOOD AND BATH FANS ARE VENTED TO EXTERIOR.
10. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION w/ A MAX OF 1 SONE. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER.
11. BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST. ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL
12. BUILDER TO SUPPLY AND INSTALL A HEATING/COOLING SYSTEM PER APPLICABLE CODE REQUIREMENTS

SQUARE FOOTAGE:

FIRST FLOOR:	1,073	SQ. FT.
SECOND FLOOR:	-	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,073	SQ. FT.
OVERALL SIZE	27'-6"x39'-0"	
MODEL:	RANCH	

FOUNDATION



NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

THE BUILDER'S RA/PE IS TO DESIGN THE FOUNDATION TO THE LISTED LOADS. THE FOUNDATION MUST BE INSPECTED & APPROVED BY THE LOCAL BUILDING OFFICIAL.

FOUNDATION SHALL BE DESIGNED BY A DESIGN PROFESSIONAL WITH KNOWLEDGE OF LOCAL SOILS CONDITIONS. THIS PLAN IS MEANT ONLY TO COMMUNICATE THE DIMENSIONAL AND LOADING INFORMATION TO THE DESIGN PROFESSIONAL SO THE FOUNDATION DESIGN IS COORDINATED WITH THE REQUIREMENTS OF THE MODULAR BUILDING.

DOOR/WINDOW SCHEDULE

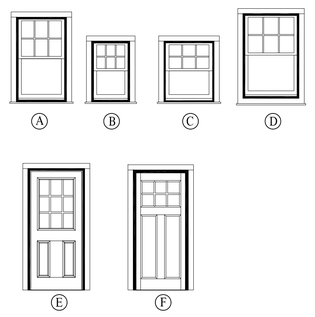
DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2846	A	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
2032	B	26 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	7.27	4.21	2.45
2832	C	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	9.54	5.98	3.39
3046	D	38 1/2" X 57 1/4"	ANDERSEN 400	DH WINDOW	.28	15.3	10.31	5.73

DOORS

FS55	E	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.25	22.3	9.8	19.26
36" SP868	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 6-LITE DOOR	.25	22.3	2.78	19.26



10 OAK HOLLOW LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
JUBE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45278
RANCH

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY:
DATE: 8/01/24
SCALE: 1/4"=1'-0"
FILENAME: 45278 PD

SHEET:
PLAN -


10 Oak Hollow
Existing


LOCATION
OF NEW
HOME


12 Oak Hollow


VIEW FROM ROAD

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Jube T Scott

STREET ADDRESS 10 Oak Hollow Lane

MAP/PARCEL 56/77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/1/2024

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.

Signature 8/1/2024
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°: 30 PARCEL N°. 619

Street & Number of Proposed Work: 6 CAPTAINS LN

Owner of record: [redacted] TAKE IT EASY LLC

Mailing Address: 610 INDIAN HARBOR RD

INDIAN RIVER SHORES, FL 32963

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508 325-4219 E-mail: qcnvalive@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 940.00

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: 22'-0" Sq. Footage 1st floor: 220 SF. Decks/Patio: Size: N/C ☐ 1st floor ☐ 2nd floor

Width: 11'-6" Sq. footage 2nd floor: 253 SF > 473 SF. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date: 2014

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 _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 4"-8" Corner boards 1X6 Frieze TMF

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square EXIST

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TO MATCH EXIST (ANDERSON OR COMPARABLE)

Doors* (type and material): ☐ TDL ☐ SDL Front N/C Rear PATIO / FRENCH Side _____

Garage Door(s): Type [redacted] Material _____

Hardscape materials: Driveways EXISTING Walkways EXIST Walls EXIST.

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST.)

Sidewall MTN Clapboard (if applicable) _____ Roof WOOD

Trim WHITE Sash [redacted] (GREY) Doors WHITE / GREY

Deck MTN (N/C) Foundation GREY Fence _____ Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

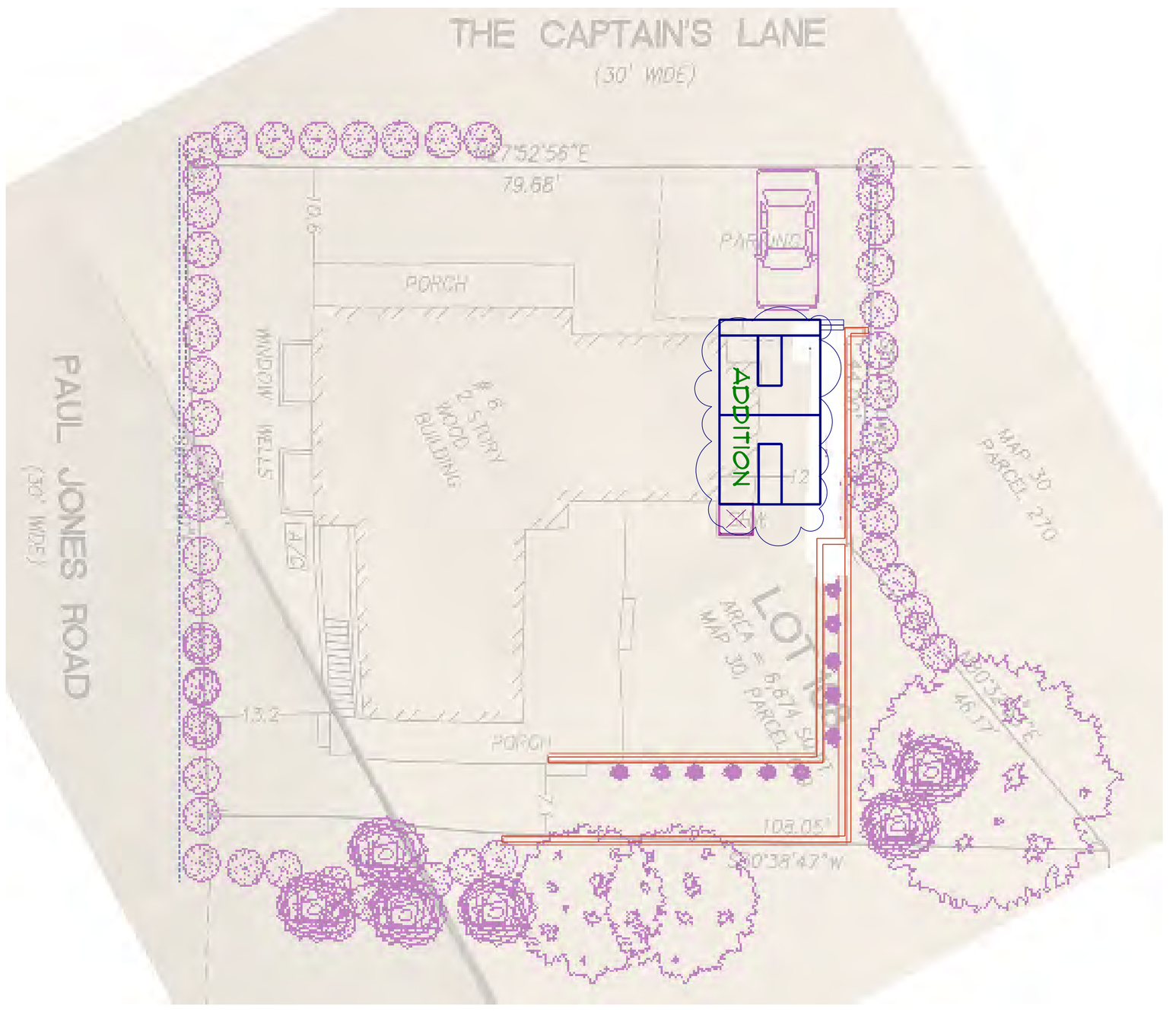
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/31/24 Signature of owner of record _____ Signed under penalties of perjury



MAP 30 PARCEL 619





VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
ADDITION TO EXISTING HOUSE

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 7-22-24



NORTH ELEVATION



WEST ELEVATION

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
ADD SECTION OF RETAINING TO EXISTING APPROVED WALL

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 7-22-24



EAST ELEVATION

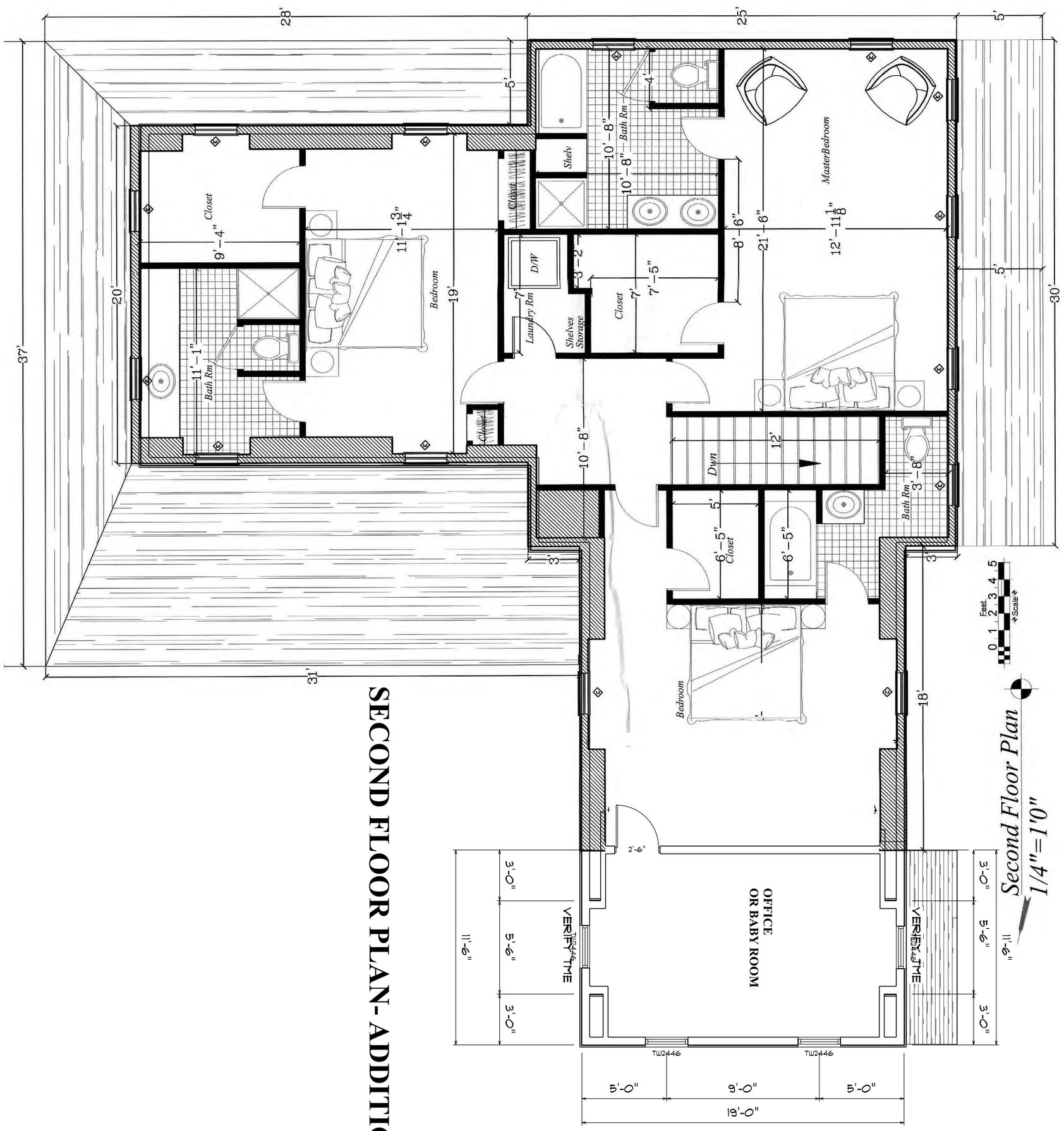


SOUTH ELEVATION
NO CHANGES

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 7-22-24

BERMINGHAM- 6 CAPTAINS LANE
ADD SECTION OF RETAINING TO
EXISTING APPROVED WALL

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

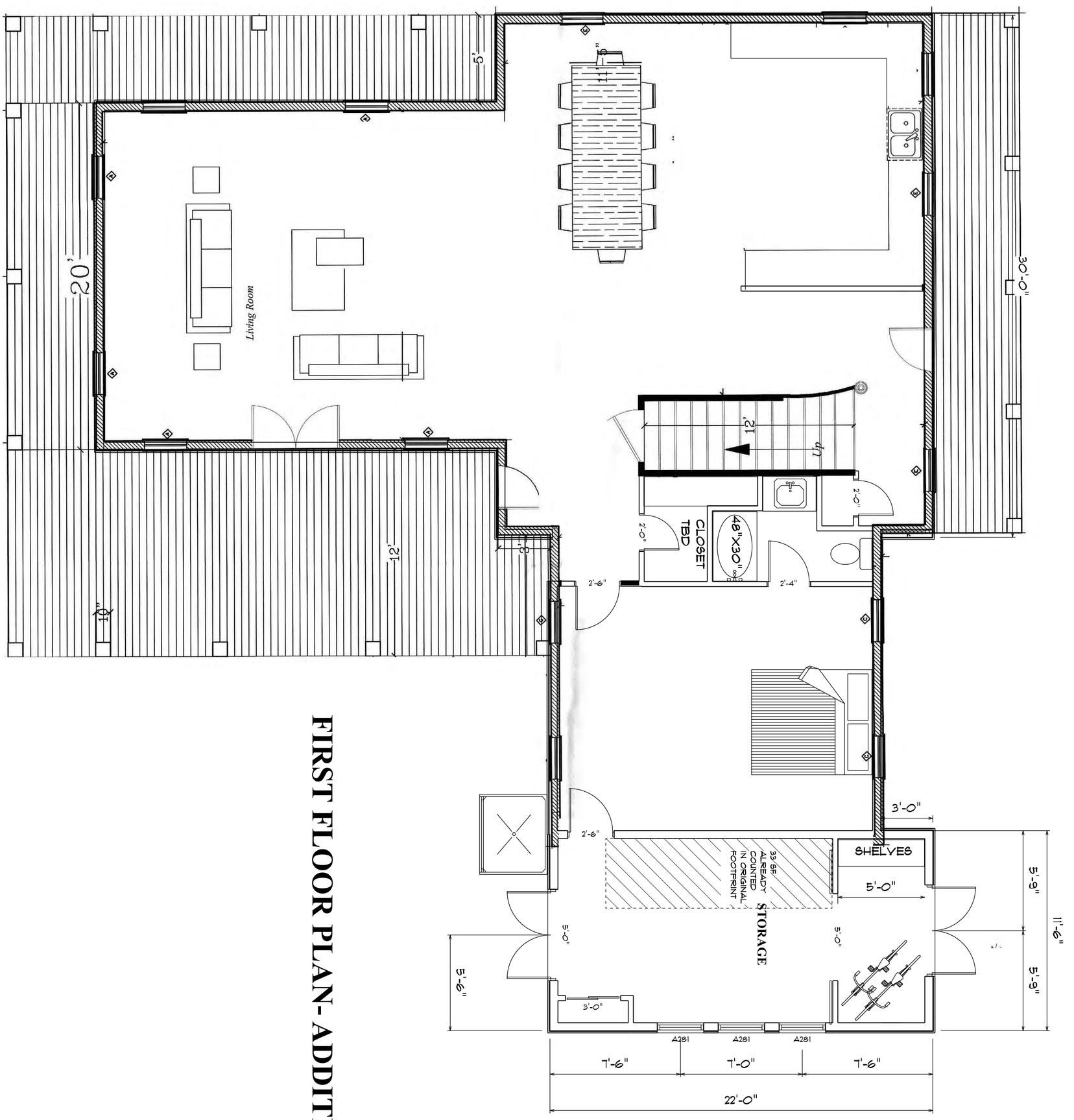


SECOND FLOOR PLAN- ADDITION (253F)

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
ADDITION TO EXISTING HOUSE

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 7-22-24



FIRST FLOOR PLAN- ADDITION (220SF)

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
ADDITION TO EXISTING HOUSE

SCALE:1/4"=1'-0"	
DRAWN BY: VO	
DATE: 7-22-24	













Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 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.

✓ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(Initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** --Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR GIRARD RUDDICK

STREET ADDRESS 6 BAYBERRY LN 'SCONSET

MAP/PARCEL 49 / 92

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 7/26/24

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.

Caroline Stowell 7/26/24

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°: 49 PARCEL N°. 92

Street & Number of Proposed Work: 6 BAYBERRY

Owner of record: GIRARD RUDDICK

Mailing Address: 6 BAYBERRY LN SCONSET
NANTUCKET MA 02564

Contact Phone #: 508 357 6607 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET, MA

Contact Phone #: 228-9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage SWING ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022 - 09 AND 2023-08-9023 / 606.12

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation @ REAR
2. South Elevation REMOVE GARAGE DOOR & ADD PEDESTRIAN DOOR + OUTDOOR SHOWER @ REAR
3. West Elevation
4. North Elevation DOORS + SASH COLOR TO GREEN GABLES

*Cloud on drawings and submit photographs of existing elevations. NOT GARAGE DOORS

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS MATCH HOUSE DOORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash "GABLES GREEN" Doors "GABLES GREEN"

Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

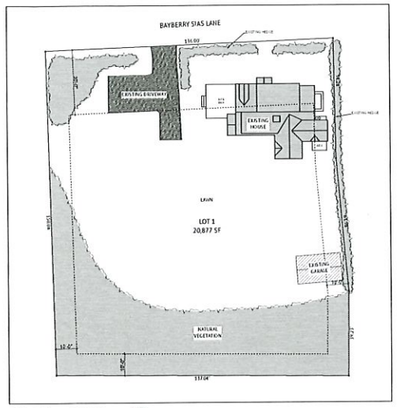
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/26/24 Signature of owner of record Girard E Ruddick Signed under penalties of perjury

6 BAY BERRY REFERENCE HOUSE

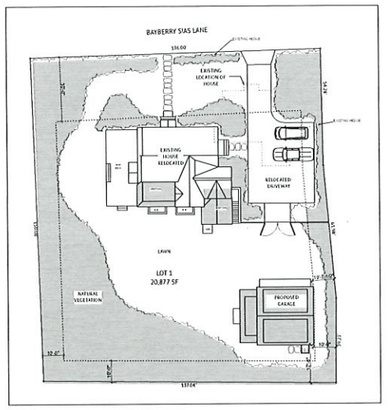






Site Plan-Existing

SCALE: 1" = 20'

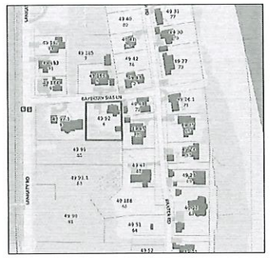


Site Plan-Proposed

SCALE: 1" = 20'

A Proposed Garage/Studio at the
Ruddick Residence

6 Bayberry Sias
Nantucket , Massachusetts



Locus

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A3.1	SECTIONS
ELECTRICAL		



Northwest Perspective

6 BAYBERRY SIAS LANE
MAP: 49 PARCEL: 92 LOT: 1
CURRENT ZONING CLASSIFICATION: SR-20

MIN LOT SIZE:	20,000 SF
LOT SIZE:	20,877SF
FRONT SETBACK:	30 FT
SIDE/REAR SETBACKS:	10 FT
MIN. FRONTAGE:	75 FT
GROUND COVER (G.C.) RATIO	12.5%
ALLOWABLE G.C.:	2,609 SF
EXISTING G.C.(HOUSE):	1,120 SF
PROPOSED GARAGE/STUDIO	812 SF
G.C.(TOTAL)	1,932 SF

PROPOSED CHANGE—
SASH + PEDESTRIAN
DOORS CHANGE FROM
WHITE TO "GABLES GREEN"
SEE PHOTOS.

ISSUES/REVISION DATE	
HDC 1	7/6/23
STAFF APPRL	7/27/23
REVISIONS CERT. #2023-07-6913	
HDC 2	8/01/23
STAFF APPRL	8/15/23
HDC 3	7/23/24

A Proposed Garage/Studio at the Ruddick Residence
6 Bayberry Sias
Nantucket, Massachusetts

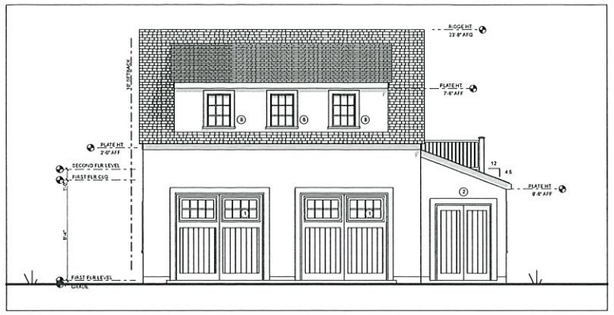
USE OF DRAWING

The drawings, the work and concepts of the Thornewill Design LLC are the property of the designer and are not to be used on any other project without the written permission of the designer. They are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the written permission and consent of the designer.

© Thornewill Design LLC. 2023

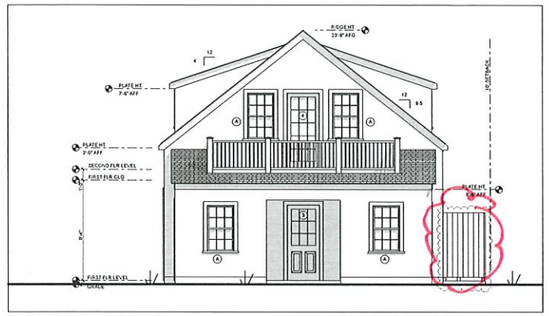
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax. 508 228 3365

Sheet No:
A0.0



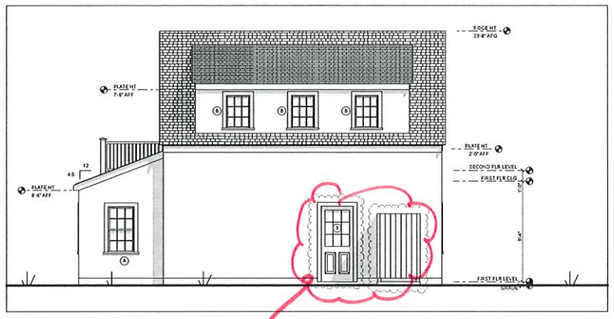
North Elevation- Proposed

SCALE: 1/4" = 1'-0"



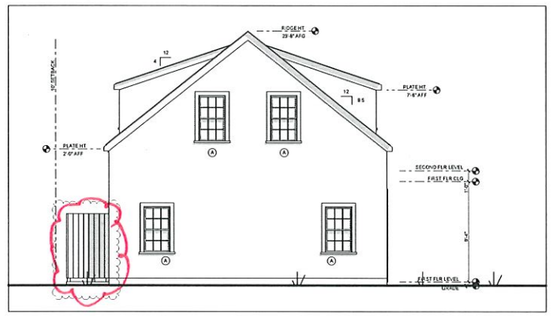
West Elevation- Proposed

SCALE: 1/4" = 1'-0"



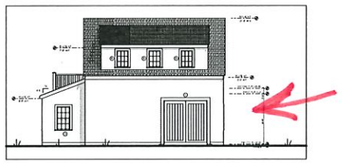
South Elevation- Proposed

SCALE: 1/4" = 1'-0"



East Elevation- Proposed

SCALE: 1/4" = 1'-0"



South Elevation-Last HDC Approved

SCALE: 1/8" = 1'-0"

ELIMINATE GARAGE DOOR ADD PEDESTRIAN DOOR AND ODS-NTW

GENERAL NOTES

EXT WALLS- WHITE CEDAR SHINGLES
EXT TRIM- PAINT- WHITE
FRAME W/ 8" SHADOWED FASCIA & FREEZE
WINDOWS- WD- WHITE
DR & WINDOW TRIM- 1"x 6" CEDAR- PNT
ROOF- ARCHITECTURAL ASPHALT SHNGLE DKHL
FOUNDATION WALL- POURED CONCRETE

WINDOW SCHEDULE- MARVIN WOOD ULTIMATE

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	WUDH 2422		2'-6 3/8" x 4'-5 1/2"	6/6 DOUBLE HUNG,SDL	30	.31
B	6	WUAWN 2849	2'-4" x 3'-3"	2'-5" x 3'-3"	9 LITE AWNING, SDL	30	.31

MANUFACTURER TO CONFIRM EGRESS SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	2	OVERHEAD DOOR	8'-0" x 8'-0"		16 LITE VGROOVE, NATURAL CEDAR		
2	1	CUSTOM	5'-0" x 7'-0"		V-GROOVE WD DR		
3	3	MORGAN	3'-0" x 7'-0"		9 LITE/ 2 PANEL WD INSWING DR		
		MARVIN WUFD	3'-0" x 7'-0"	3'-2 7/8" x 7'-2 1/2"	15 LITE FRENCH INSWING DR		

MARVIN- WOOD PRIMED, FIR, THERMAL PANED, SDL W/ SPACERS, LOW E GLASS

ISSUES/REVISION DATE

HDC 1	7/6/23
STAFF APPRL	7/27/23
REVISIONS CERT. #2021-07-4410	
HDC 2	8/01/23
STAFF APPRL	9/11/23
HDC 3	7/23/24

A Proposed Garage/Studio at the Ruddick Residence
6 Bayberry Sias
Nantucket, Massachusetts

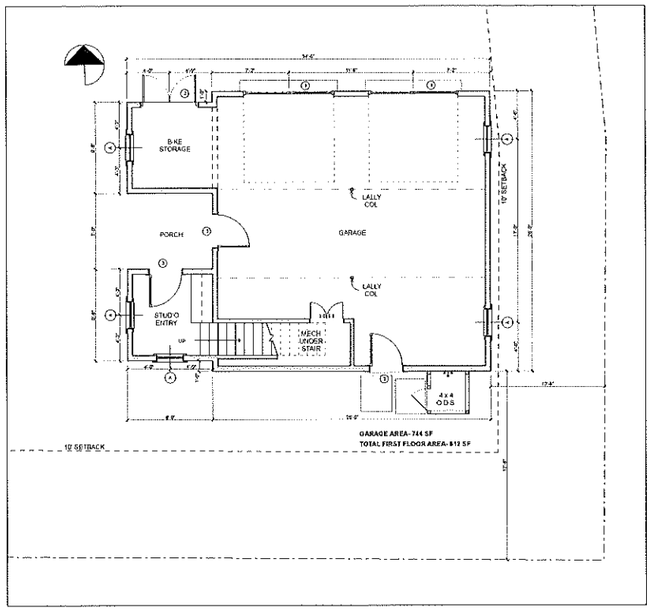
USE OF DRAWING

This drawing is the property of the Thornewill Design LLC and is not to be used for any purpose without the prior written permission of the Designer. Title remains in the possession of the Designer. Not to be loaned, copied or changed.

© Thornewill Design LLC 2023

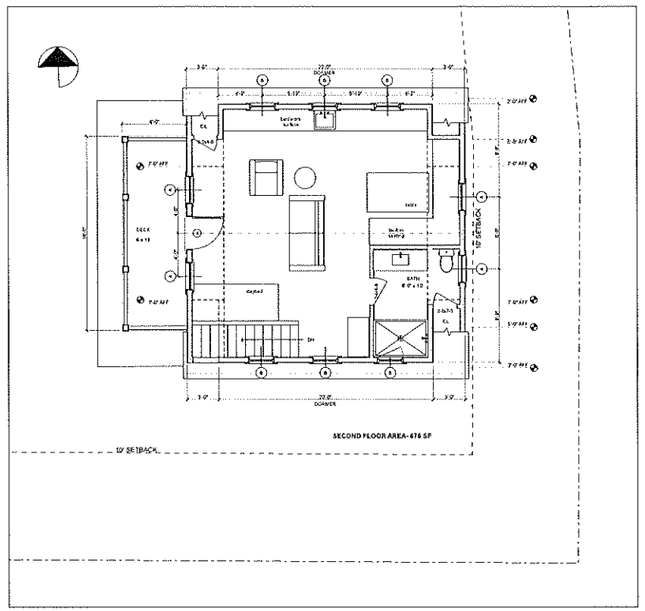
Thornewill Design LLC
Nantucket, Ma 02554
508 228 9161
Tyler 508 228 9161 Fax 508 228 3165

Sheet No:
A2.1



First Floor Plan-Proposed

SCALE 1/4" = 1'-0"



Second Floor Plan- Proposed

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE- MARVIN WOOD ULTIMATE

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	WUDH 2422		2'-8 3/8" x 4'-5 1/2"	6/6 DOUBLE HUNG,SDL	30	.31
B	6	WUAWN 2840	2'-4" x 3'-3"	2'-5" x 3'-3"	8 LITE AWNING, SDL	30	.31

MANUFACTURER TO CONFIRM EGRESS SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	2	OVERHEAD DOOR	8'-0" x 6'-0"		16 LITE VGROOVE, NATURAL CEDAR		
2	1	CUSTOM	5'-0" x 7'-0"		VGROOVE WD DR		
3	3	MORGAN	3'-0" x 7'-0"		9 LITE/ 2 PANEL WD INSWING DR		
4	1	MARVIN WUEFD	3'-0" x 7'-0"	3'-2 7/8" x 7'-2 1/2"	15 LITE FRENCH INSWING DR		

MARVIN- WOOD PRIMED, FIR, THERMAL PANED, SDL W/ SPACERS, LOW E GLASS

ISSUED/REVISION DATE

NOC 1	7/6/23
STAFF APPRL	7/27/23
REVISIONS CONT. #2023-07-0412	
NOC 2	8/01/23
STAFF APPRL	8/15/23
NOC 3	7/30/24

A Proposed Garage/Studio at the Ruddick Residence
6 Bayberry Silas
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC and is not to be used in any way without the permission of the Thornewill Design LLC. Any unauthorized use of these drawings will be subject to legal action. Any unauthorized use of these drawings will be subject to legal action.

© Thornewill Design LLC, 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 4141 Fax: 508 228 3165

Sheet No:

A1.1

SASH + DOOR COLOR



EXAMPLES OF SIMILAR COLORS
IN 'SCONSET AREA OF 6 BAYBERRY



52 BAXTER TRIM + DOOR 1 of 4



23 SANICATY SASH + DOOR



11 SANKATY - UNUSUAL COLOR SASH + DOOR



4 SANKATY SHUTTERS + DOOR

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 78

Street & Number of Proposed Work: 142R Cliff Road

Owner of record: LCCACK LLC

Mailing Address: 142 R Cliff RD

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 15 A North Beach St

Nantucket, MA 02554

Contact Phone #: 202 360 7177 E-mail: Sophiemetz@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other New Cabana

Size of Structure or Addition: Length: 7' 0" Sq. Footage 1st floor: 116 SF

Width: 16' 6" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 465 SF ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 to +1 South 0 to +1 East 0 to +1 West 0 to +1

Height of ridge above final finish grade: North 16' 11" South 16' 11" East 16' 11" West 16' 11"

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Fire treated Red Cedar

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer Boxed Downspouts at Cornerboards Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Boxed Downspouts at Cornerboards

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other Note: All trim to match other structers on property

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 7.25" Rake 7.25" Soffit (Overhang) 2" Corner boards 5.5" 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 Andersen Woodwright

Doors* (type and material): ☐ TDL ☐ SDL Front Woodboard 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 8/25/24 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. X **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application 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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**



WEST



SOUTH



EAST



NORTH

Window Schedule - 142R Cliff Road Cabana

Sym	Qty	Manufacturer	Part #	Rough Opening w x h	Type/Configuration	Material	Jamb
K	2	Andersen	WDH28410E	2' 0" x 2' 6"	2w2h Fixed		$4\frac{9}{16}$
C	3	Andersen	WUD2646E	2'8-1/8" x 4'8-7/8"	6/6 Double Hung		$4\frac{9}{16}$

Door Schedule - 142R Cliff Road Cabana

Sym	Qty	Manufacturer	Size	Swing	Configuration	Material	Jamb
1	1	TBD	2'-6" x 7-0"	Pocket		Cedar	$4\frac{9}{16}$
2	1	TBD	2'-6" x 7-0"	In-RH			

SHEET INDEX

G100: Site Plan, Locus, Notes, Schedules

A100: Exterior Elevations and Floor Plan

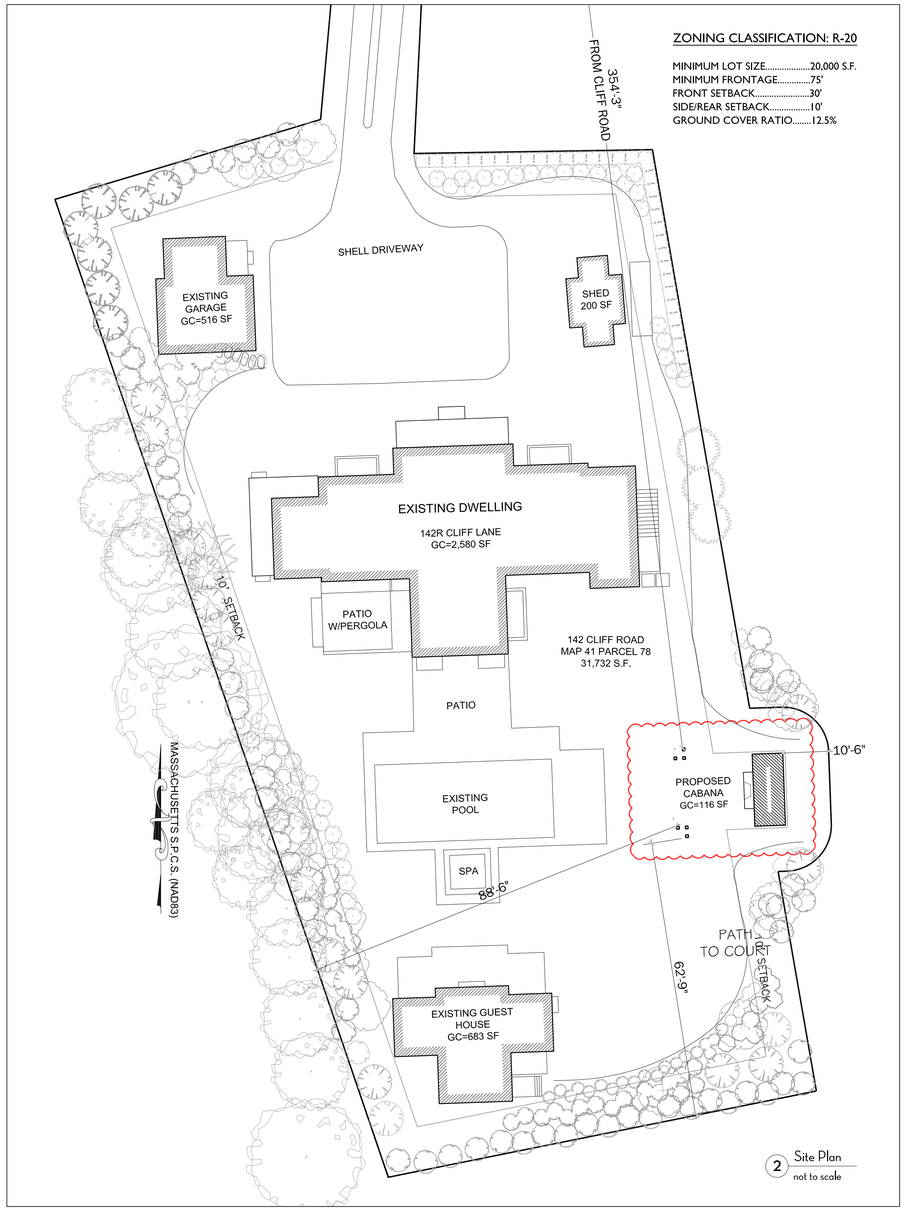
PROPOSED GROUND COVER

MAP/PARCEL.....41/78
LOT SIZE.....32,253 S.F.
ALLOWED GC.....4,031 S.F.
PROPOSED GC:
- MAIN HOUSE.....2,580 S.F.
- GUEST HOUSE.....683 S.F.
- GARAGE.....516 S.F.
- SHED (200 SF, not counted).....0 S.F.
- CABANA.....116 S.F.

TOTAL.....3,895 S.F.



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

Site Engineer:

Site Design Engineering LLC
11 Cushman Street
Middleboro, MA 02346
508.967.0673

Builder:

Title + Date:
Site Plan, Locus, Notes

HDC Submittal 8/5/2024

142R Cliff Road
CABANA
Nantucket, MA 02554

Sheet: Cabana
G100



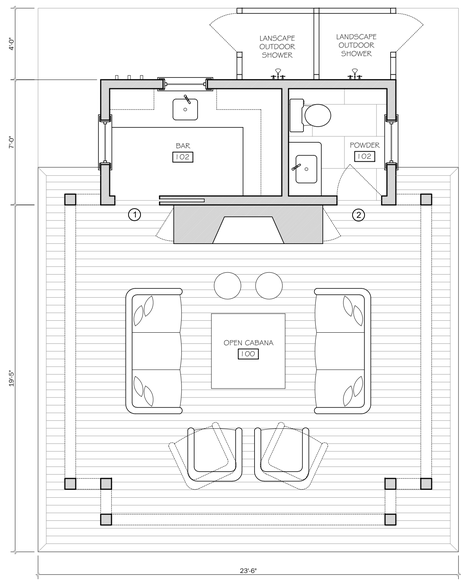
1 West Elevation
1/4" = 1'0"



2 South Elevation
1/4" = 1'0"



3 East Elevation
1/4" = 1'0"



1 Plan
1/4" = 1'0"



4 North Elevation
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:

Title + Date:
Exterior Elevations and Plan

HDC Submittal 8/5/2024

142R Cliff Road
CABANA
Nantucket, MA 02554

Sheet: Cabana
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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 80

Street & Number of Proposed Work: 7 Crooked lane

Owner of record: Lightus Cooperative Inc C/O LCCACKLE

Mailing Address: 20 Fox ln

Winnetka IL 60093

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sophie Metz Design

Mailing Address: 16A North Beach St

Nantucket, MA 02554

Contact Phone #: 202 360 7177 E-mail: Sophiemetz@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other New Carriage House

Size of Structure or Addition: Length: 41'0" Sq. Footage 1st floor: 887 SF
Width: 22'0" Sq. footage 2nd floor: 857 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 0 to +1 South 0 to +1 East 0 to +1 West 0 to +1
Height of ridge above final finish grade: North 24'4" South 22'5" East 22'5" West 22'5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8.5/12 Secondary Mass 8.5/12 Dormer 3/12 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 Boxed Downspouts at Cornerboards Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Boxed Downspouts at Cornerboards

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7.25" Rake 7.25" Soffit (Overhang) 3" Corner boards 5.5" 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 Andersen Woodright

Doors* (type and material): ☐ TDL ☑ SDL Front Wood 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 _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/24 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. X **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application 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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.**



EAST



NORTH



WEST



SOUTH

Window Schedule - 7 Crooked Lane Carriage House

Sym	Qty	Manufacturer	Part #	Rough Opening w x h	Type/Configuration	Material	Jamb
B	6	Andersen	WDH28410E	2'10-1/8" x 5'0-7/8"	6/6 Double Hung		6 9/16
C	15	Andersen	WUD2646E	2'8-1/8" x 4'8-7/8"	6/6 Double Hung		6 9/16

Door Schedule - 7 Crooked Lane Carriage House

Sym	Qty	Manufacturer	Size	Swing	Configuration	Material	Jamb
1	1	TBD	3'-0" x 7-0"	Outswing		Wood	6 9/16
3	1	TBD	3'-0" x 7-0"	In-LH			
2	2	TBD	9'-8" x 8-0"	Overhead Lift		Mahogany	6 9/16
4	1	Andersen	12'-0" x 7-4"	Sliding		Wood	6 9/16

SHEET INDEX

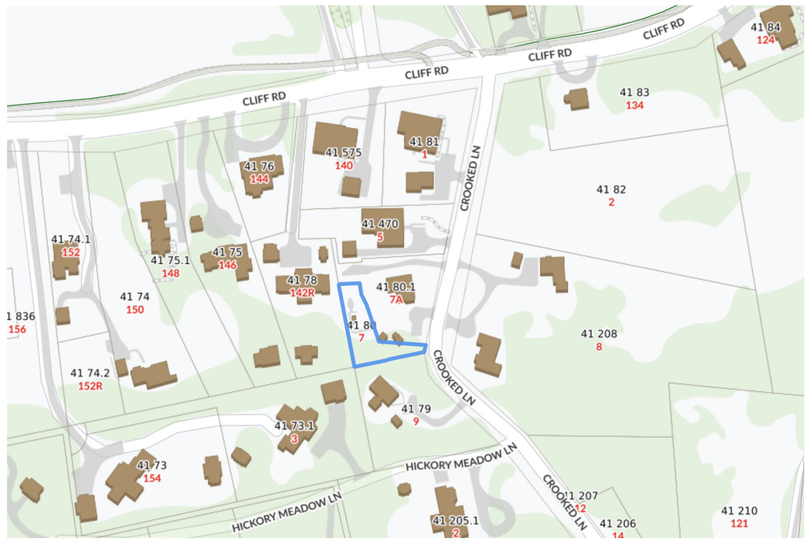
G100: Site Plan, Locus, Notes, Schedules
A300: Exterior Elevations
A100: Floor Plans

EXISITNG SITE NOTES
7 CROOKED LAND , MAP 41 PARCEL 213
CO-OP Property, Project is for "Lease Area B"

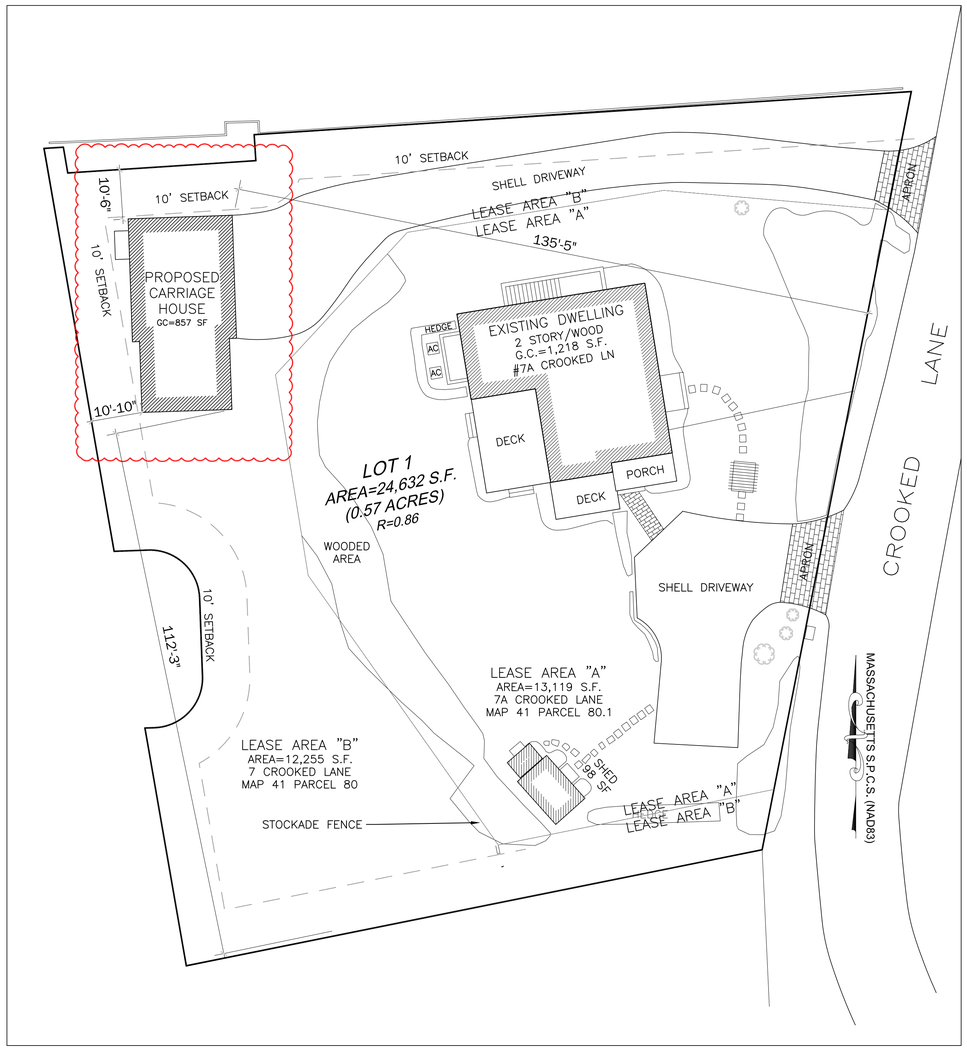
R-20 ZONING

MINIMUM LOT SIZE.....20,000 S.F.
EXISTING LOT SIZE.....24,632 S.F.
MINIMUM FRONTAGE.....50'
FRONT SETBACK.....10'
SIDE/REAR SETBACK.....5'
GROUND COVER RATIO.....30%

LEASE AREA B ALLOWED GROUND COVER....950 S.F.
CARRIAGE HOUSE GROUND COVER.....857 S.F.



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

Site Engineer:

Site Design Engineering LLC
11 Cushman Street
Middleboro, MA 02346
508.967.0673

Builder:

Title + Date:
Site Plan, Locus, Notes

HDC Submittal 8/5/2024

7 Crooked Lane
CARRIAGE HOUSE
Nantucket, MA 02554

Sheet: Carriage House
G100



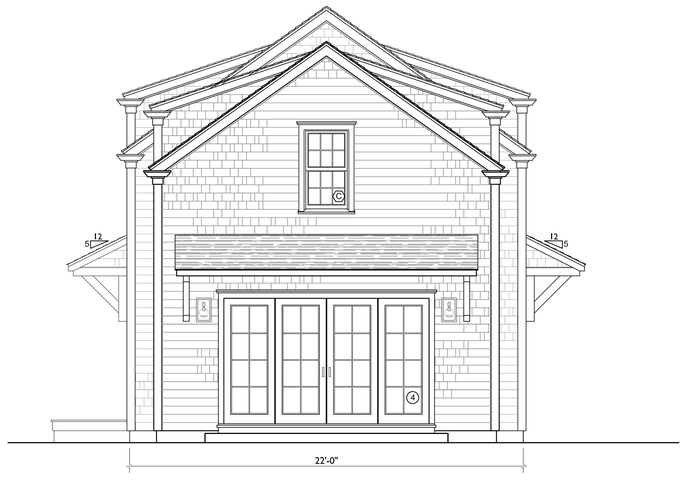
1 East Elevation
1/4" = 1'0"



2 North Elevation
1/4" = 1'0"



3 West Elevation
1/4" = 1'0"



4 South Elevation
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

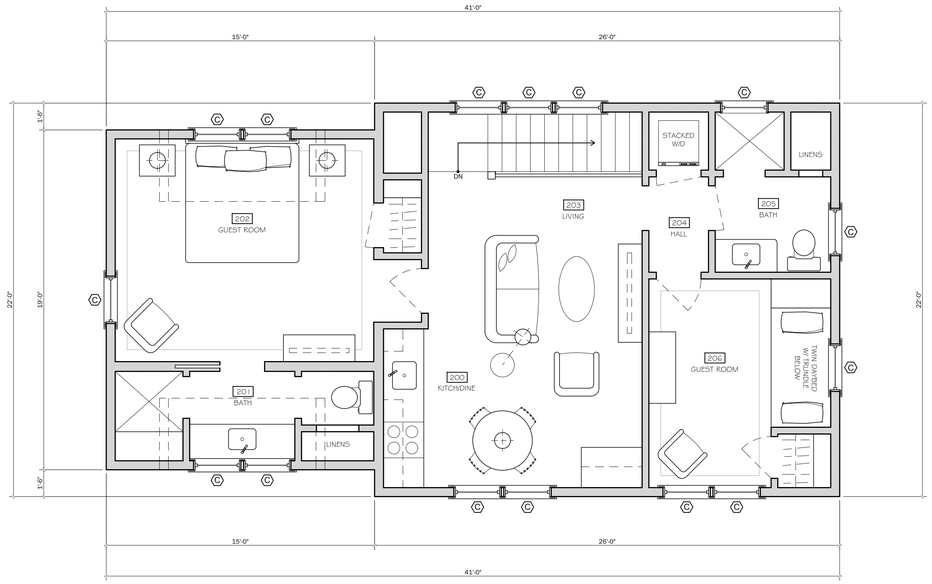
Builder:

Title + Date:
Exterior Elevations

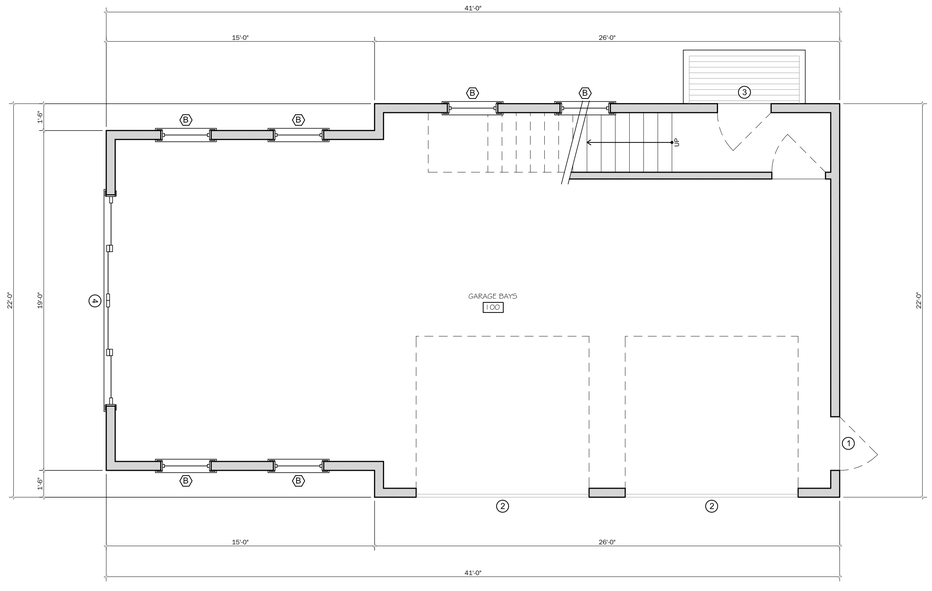
HDC Submittal 8/5/2024

7 Crooked Lane
CARRIAGE HOUSE
Nantucket, MA 02554

Sheet: Carriage House
A300



2 Second Floor Plan
1/4" = 1'0"



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:

Title + Date:
Exterior Elevations

HDC Submittal 8/5/2024

7 Crooked Lane
CARRIAGE HOUSE
Nantucket, MA 02554

Sheet: Carriage House
A100

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☑	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 PARCEL N°. 18

Street & Number of Proposed Work: 4 Coffin Silas St.

Owner of record: Paige Mary Yates Trust, MP YATES Rev. Childrens Trust

Mailing Address: 12 Westland Rd.
Weston, MA 02493

Contact Phone #: 617 733 9885 E-mail: Paige@YatesBoston.com

AGENT INFORMATION (if applicable)

Name: Val Oliver Design Inc.

Mailing Address: PO Box 3057
Nantucket MA 02584

Contact Phone #: 508 325 4319 E-mail: ACKVAL62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 111.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15'6" Sq. Footage 1st floor: 558 Decks/Patio: Size: 3x4 ☑ 1st floor ☐ 2nd floor
Width: 36 Sq. footage 2nd floor: _____ Size: 3x4 ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 16'9" South 16'9" East 16'9" West 16'9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ 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 8 Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6" Frieze 8"
Window Casing 1x4 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 And. 400

Doors* (type and material): ☐ TDL ☑ SDL Front Nantucket Millwork Rear And 400 Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shells Walkways Shells Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Gray 3 Tab MATCH Existing
Trim NTW Cedar Sash White MATCH Existing Doors White
Deck Mahogany 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 8/3/24 Signature of owner of record Paige Yates 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..YATES MARY PAIGE TR MP YATES REV CHILDRENS TRUST

MAILING ADDRESS..12 WESTLAND RD, WESTON, MA 02493.....

PROPERTY LOCATION..4 COFFIN SIAS ST.....

ASSESSORS MAP/PARCEL..7314/18.....

SUBMITTED BY:Kristopher Megna.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 29, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 11:00:31 -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
7313	2		MIGNOSA MARK E & ANITA L TRST		MIGONE REALTY TRUST	HANOVER	MA	02339	42 SHELL ST
7314	17		YOUNG LORI P TRST	SEABREEZE NOMINEE TRUST	2888 MANCHESTER RD	SHAKER HEIGHTS	OH	44122	44 SHELL ST
7314	19		FORMAN THOMAS P & TANYA M	C/O ANDI LA ROSA	2632 WILSHIRE BLVD #547	SANTA MONICA	CA	90403	6 COFFIN SIAS ST
7314	20		DURKES CLEMENTINE V & RICHARD W		PO BOX 96	SIASCONSET	MA	02564	2 SANKATY RD
7314	52		BELICHICK WILLIAM S		PO BOX 715	FOXBOROUGH	MA	02035	38- SHELL 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: 4 COFFIN SIAS ST

Tax Map Number: 7314 Parcel Number: 18

Owner of Record: YATES MARY PAIGE TR MP YATES REV CHILDRENS TRUST

Description of Proposal:

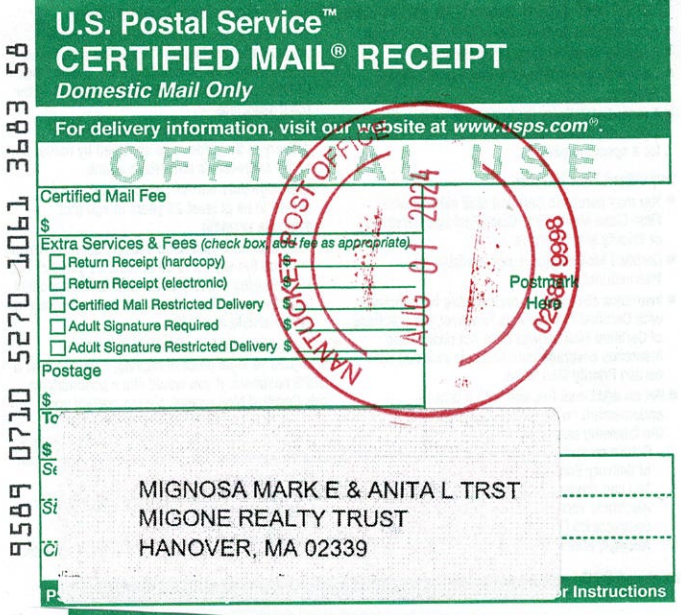
Construct new modular dwelling.

Anticipated HDC Submission Date: 8/4/2024

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.



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 $

To
MIGNOSA MARK E & ANITA L TRST
MIGONE REALTY TRST
HANOVER, MA 02339

9589 0710 5270 1061 3683 58

NANTUCKET POST OFFICE AUG 01 2024 02584 9998

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Beachwood, OH 44122

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0056 09

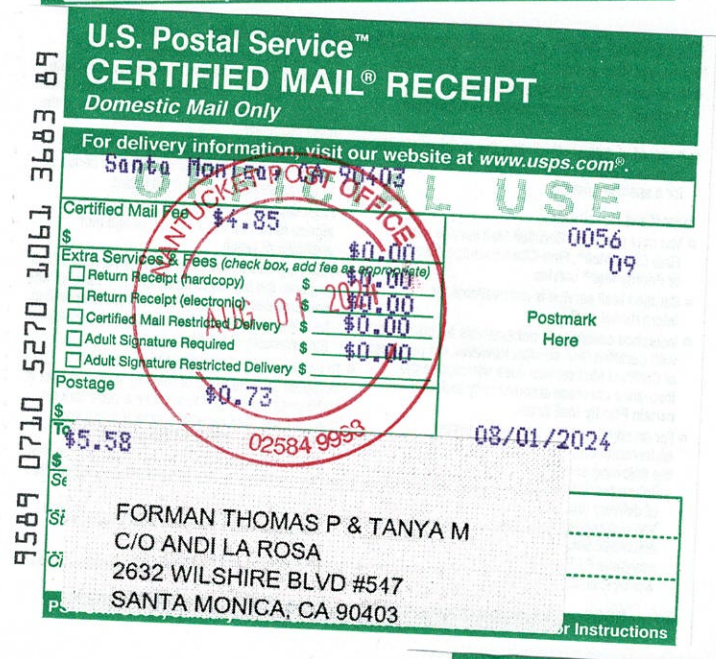
08/01/2024

YOUNG LORI P TRST
SEABREEZE NOMINEE TRUST
2888 MANCHESTER RD
SHAKER HEIGHTS, OH 44122

9589 0710 5270 1061 3683 72

NANTUCKET POST OFFICE AUG 01 2024 02584 9998

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Santa Monica, CA 90403

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0056 09

08/01/2024

FORMAN THOMAS P & TANYA M
C/O ANDI LA ROSA
2632 WILSHIRE BLVD #547
SANTA MONICA, CA 90403

9589 0710 5270 1061 3683 89

NANTUCKET POST OFFICE AUG 01 2024 02584 9998

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Siasconset, MA 02564

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $0.00

Postage $0.73

$5.58

0056 09

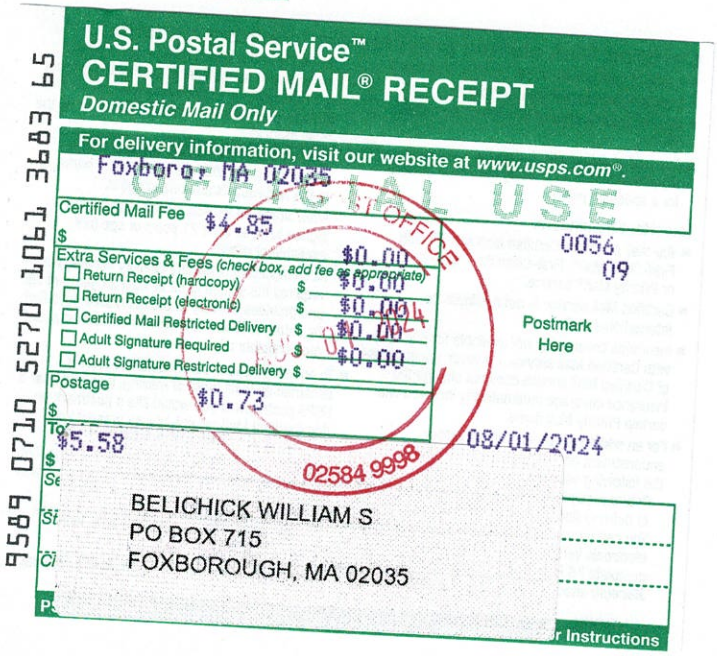
08/01/2024

DURKES CLEMENTINE V & RICHARD W
PO BOX 96
SIASCONSET, MA 02564

9589 0710 5270 1061 3683 41

NANTUCKET POST OFFICE AUG 01 2024 02584 9998

Postmark Here



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Foxboro, MA 02035

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0056 09

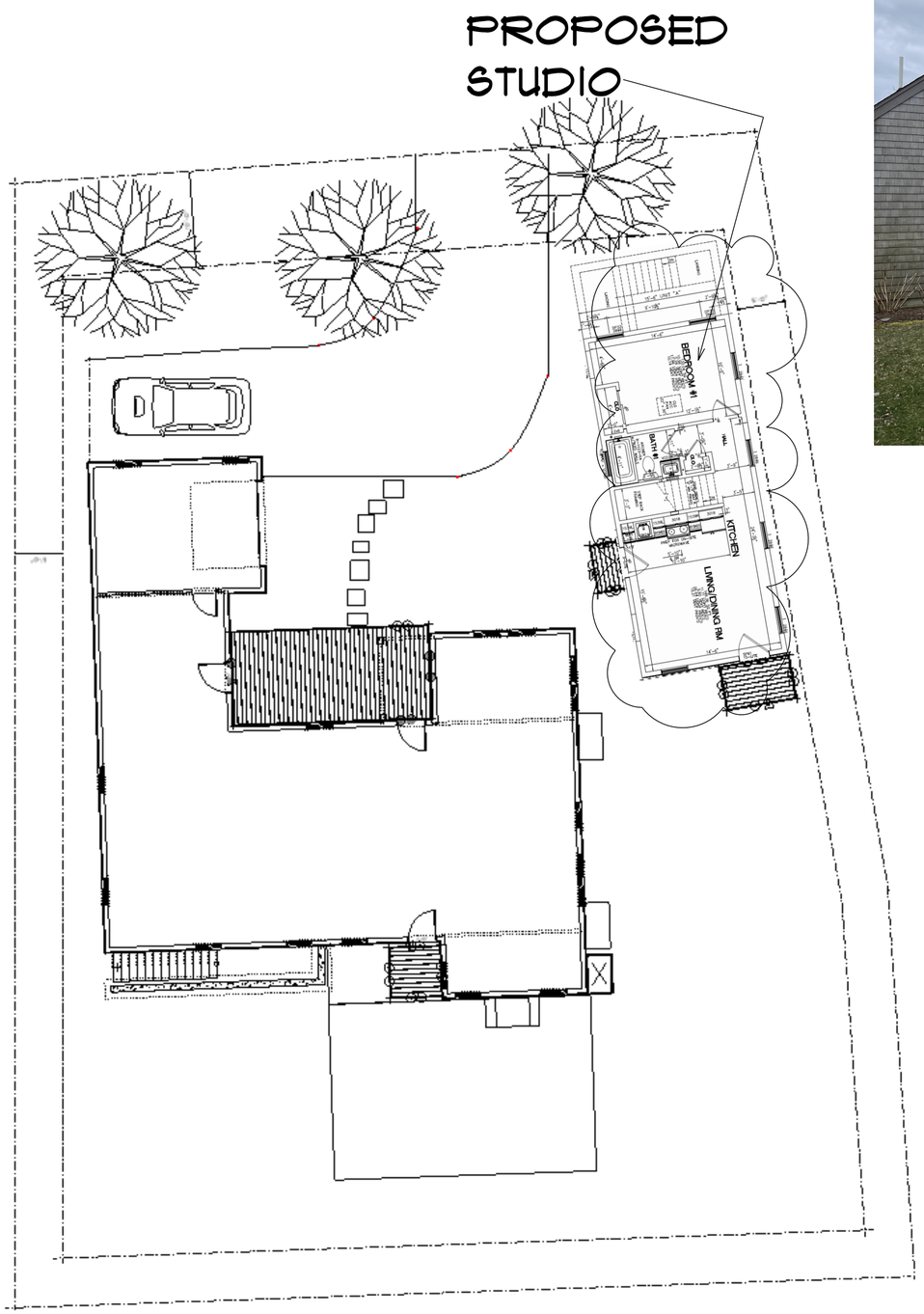
08/01/2024

BELICHICK WILLIAM S
PO BOX 715
FOXBOROUGH, MA 02035

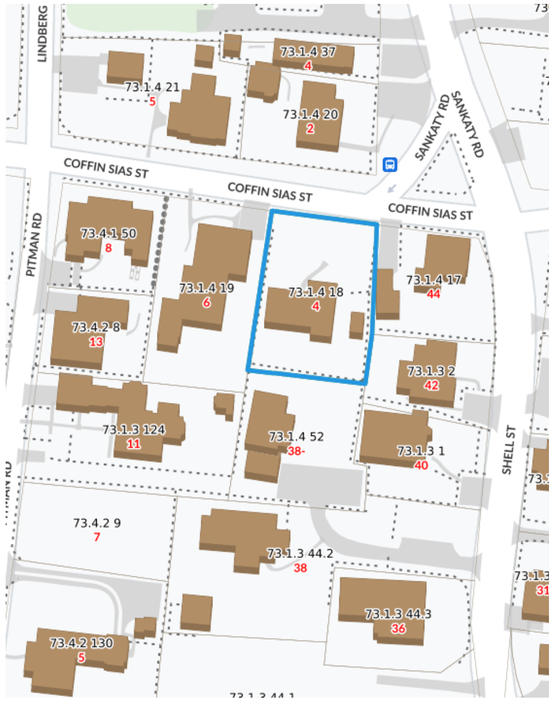
9589 0710 5270 1061 3683 65

NANTUCKET POST OFFICE AUG 01 2024 02584 9998

Postmark Here







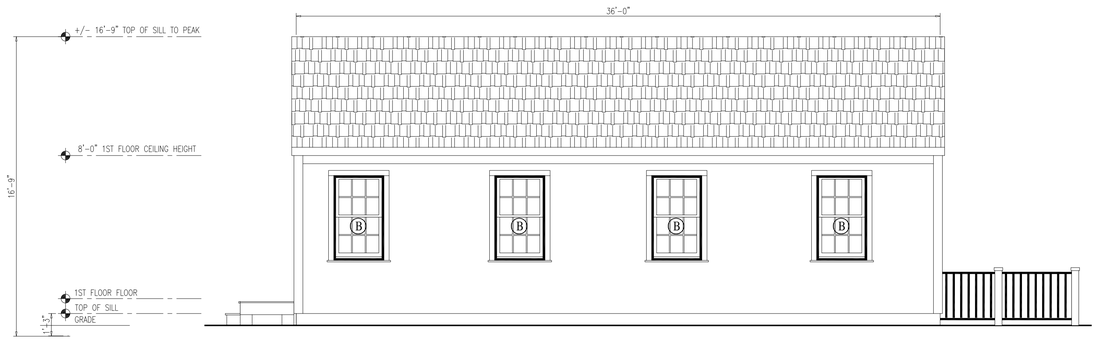


PAIGE YATES-4 COFFIN STREET
PROPOSED STUDIO
8-1-24

NORTH



EAST



SOUTH



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

4 COFFIN STREET
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
YATES

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

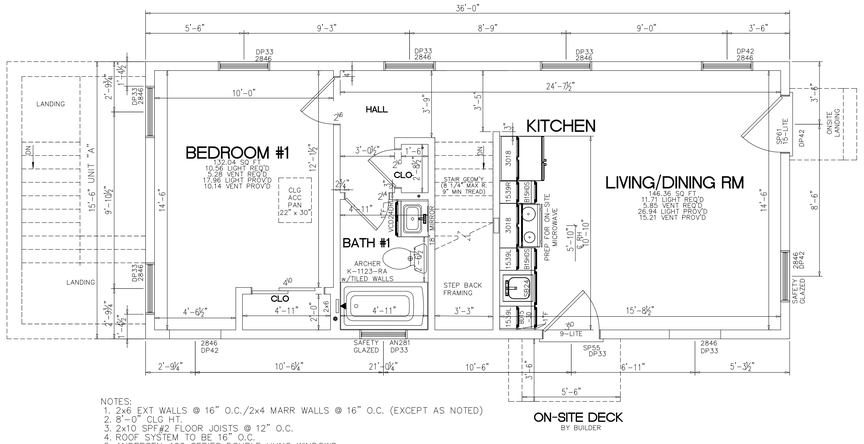
PROJECT:
45161
RANCH

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 5/30/24
SCALE: 1/4"=1'-0"
FILENAME: 45161 PD

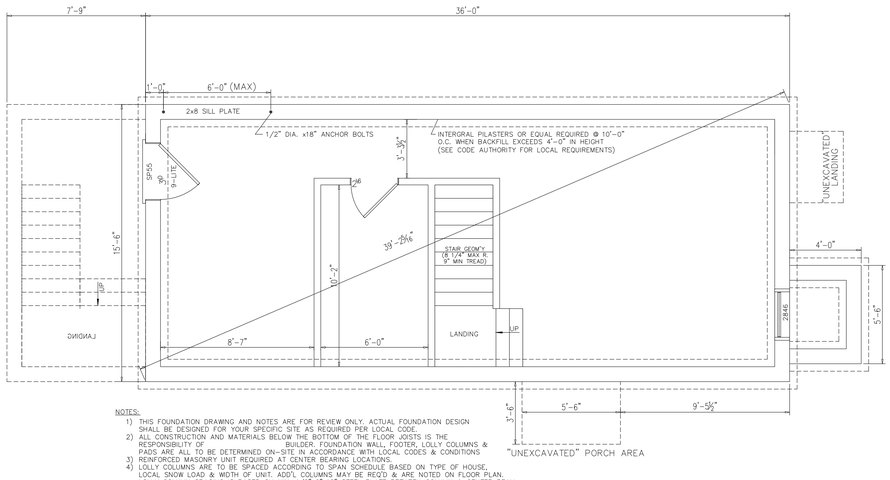
SHEET:
ELEV-

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 12" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

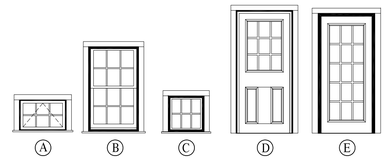
FOUNDATION



NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL (CONL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE								
WINDOWS - ANDERSEN 400 SERIES								
MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
AN281	A	32 " x 21"	ANDERSEN 400	AWNING	.26	4.5	3.0	1.20
2846	B	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
A21	C	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING-FIXED	.30	4.0	2.60	–
DOORS								
SP55	D	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP61	E	38 3/4"x82 3/4"	PLASTPRO	36" 15-LIGHT DOOR	.30	22.3	12.01	19.26



SQUARE FOOTAGE:

FIRST FLOOR:	558	SQ. FT.
SECOND FLOOR:	-	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	558	SQ. FT.
OVERALL SIZE	15'-6"x36'-0"	
MODEL:	RANCH	

4 COFFIN STREET
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
YATES

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45161
RANCH

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 5/30/24
SCALE: 1/4"=1'-0"
FILENAME: 45161 PD

SHEET:
PLAN -

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 Val Oliver

AS AGENT FOR Paige Yates

STREET ADDRESS 4 Coffin Street

MAP/PARCEL 73.1.4/18

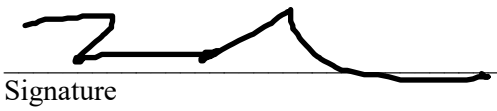
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/5/2024

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

8/5/2024
Date


8 COFFIN SIAS ST.


6 COFFIN SIAS ST.


44 SHELL ST.
(Neighbor on the left)


EXISTING DWELLING


EXISTING DWELLING AND ENTRANCE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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

X MAP N°: 42.3.3 PARCEL N°. 54

eet & Number of Proposed Work: 9 HOWARD

wner of record: RINGLE

ailing Address: 9 HOWARD ST.
NANTUCKET, MA 02554

ntact Phone #: 508 680 1040 E-mail: _____

AGENT INFORMATION (if applicable)

me: MICHAEL FREEDMAN.

ailing Address: PO BOX 2060
NANTUCKET, MA 02584

ntact Phone #: 508 221 1459 E-mail: m_freedman@hotmail.com.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change DOOR ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

e 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: _____

ference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

ditional Remarks

REVISIONS*

(describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

storic Name:

iginal Date:

iginal Builder:

*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

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 SOLID SLAB/WOOD Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall _____ Clapboard (if applicable) _____ Roof _____

rim _____ Sash _____ Doors FRONT DOOR ONLY - "NANTUCKET BLUE"

eck _____ Foundation _____ Fence _____ Shutters _____

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.

ate 8/5/04 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10004
Location	9 HOWARD ST
Owner	AINSLIE LEE TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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 Michael Friedman.

AS AGENT FOR AINSLIE FAMILY

STREET ADDRESS 9 HOWARD, NANTUCKET, MA.

MAP/PARCEL 42.3.3 / 54

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/5/2024

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 [signature] Date 8/5/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev 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.**

9



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 558

Street & Number of Proposed Work: 41 WASHAMAN AVE

Owner of record: NASHAQUICKET COOPERATIVE INC

Mailing Address: 41 WASHAMAN TRUST

40 ELM LANE FRANKSVILLE NY 10708

Contact Phone #: 508-560-3368 E-mail: FENCHAMP1@GMAIL

AGENT INFORMATION (if applicable)

Name: CHAMPOUX LANDSCAPE

Mailing Address: PO BOX 3495

NANTUCKET MA 02584

Contact Phone #: 508-560-3368 E-mail: FENCHAMP1@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 18" Sitting Walls + Grill Surround Liberty Granite

Size of Structure or Addition: Length: 33LF Sq. Footage 1st floor: _____ Deck/Patio: Size: 460 SF ☐ 1st floor ☐ 2nd floor

Sit Walls Width: _____ Sq. footage 2nd floor: _____ Bluestone Size: _____ ☐ 1st floor ☐ 2nd floor

18" TALL x 16" WIDE LIB GRANITE Sq. footage 3rd floor: _____

Difference between existing grade and 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 Bluestone Walls Liberty Granite

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

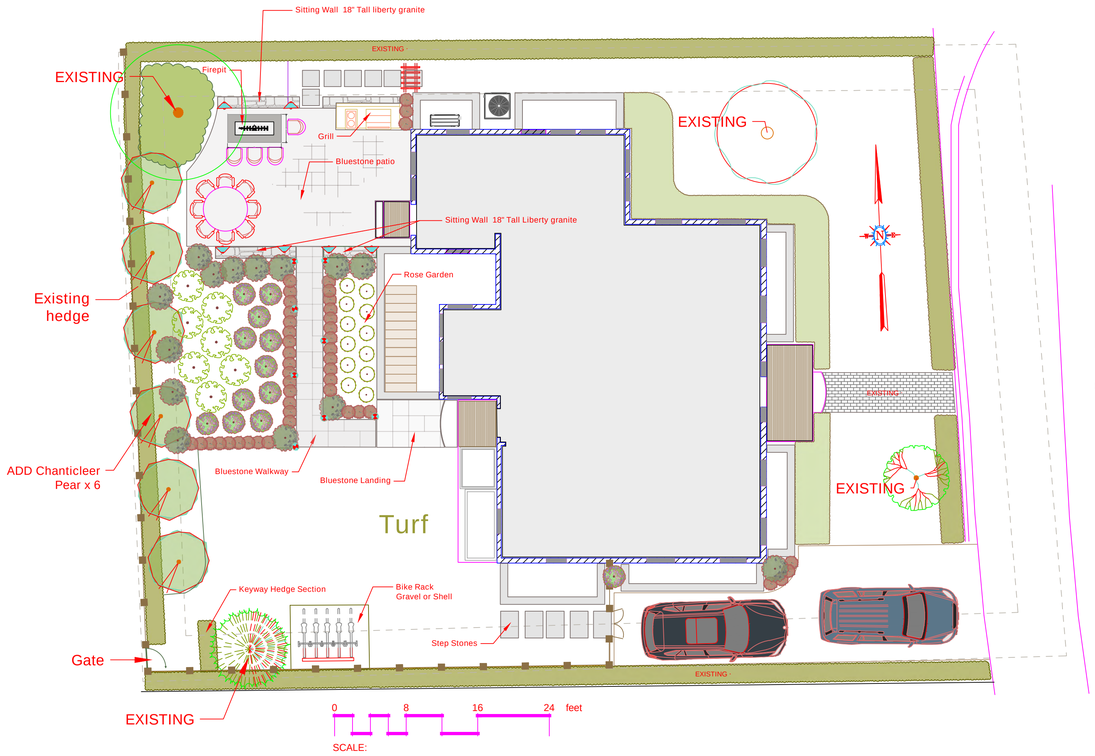
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury







Existing Conditions. Fireplace to be removed.
Grill surround to be rebuilt





New sitting walls to be built using Liberty Granite

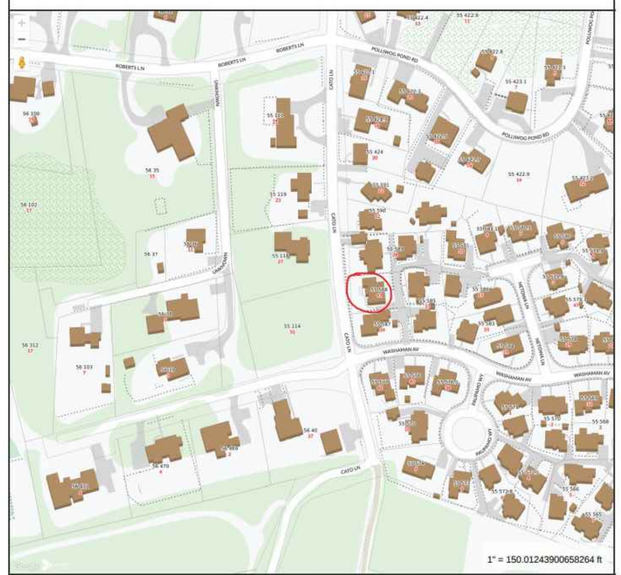
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	PYR CLE	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	2" Caliper	6
SHRUBS				
	BUX GR5	Buxus x `Green Mountain` / Green Mountain Boxwood	12 -18"b&b	46
	BUX GR4	Buxus x `Green Mountain` / Green Mountain Boxwood	3ft b&b	14
	HYD BAI	Hydrangea macrophylla `Endless Summer` TM / Bailmer Hydrangea	7 gallon	12
	HYD LI2	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	2`6"	7
	ROS DO3	Rosa x `Double Knockout` / Rose	-	12

Epes Residence 41 Washaman Ave



Town and County of Nantucket, MA — August 5, 2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Epes Residence
41 Washaman Ave

- DRAWING -

LANDSCAPE PLAN

- REVISIONS -
8/5/2024

Scale 1" = 8'

L-1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 88 PARCEL N°. 74

Street & Number of Proposed Work: 50 MADEQUECHAME VLY RD

Owner of record: WILLIAM WALDORF

Mailing Address: 23 BLAIR DR.
HUNTINGTON NY 11743

Contact Phone #: 631 423 9500 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: 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. 12-7573
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 28'-4"± Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 21'-7"± Sq. footage 2nd floor: 459± Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 25'-0"±6" South 25'-0"±6" East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1998

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

} NEW SECOND STORY ADDITION
DOOR + WINDOW 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) FAE ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) TME ☐ Other _____

Roof Pitch: Main Mass 10 /12 TME Secondary Mass 6 /12 _____ Dormer 4 /12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TME

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH EXISTING

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH EXISTING

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square TME

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH EXISTING

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front EXISTING RE-USE Rear ANDERSEN Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof NATURAL

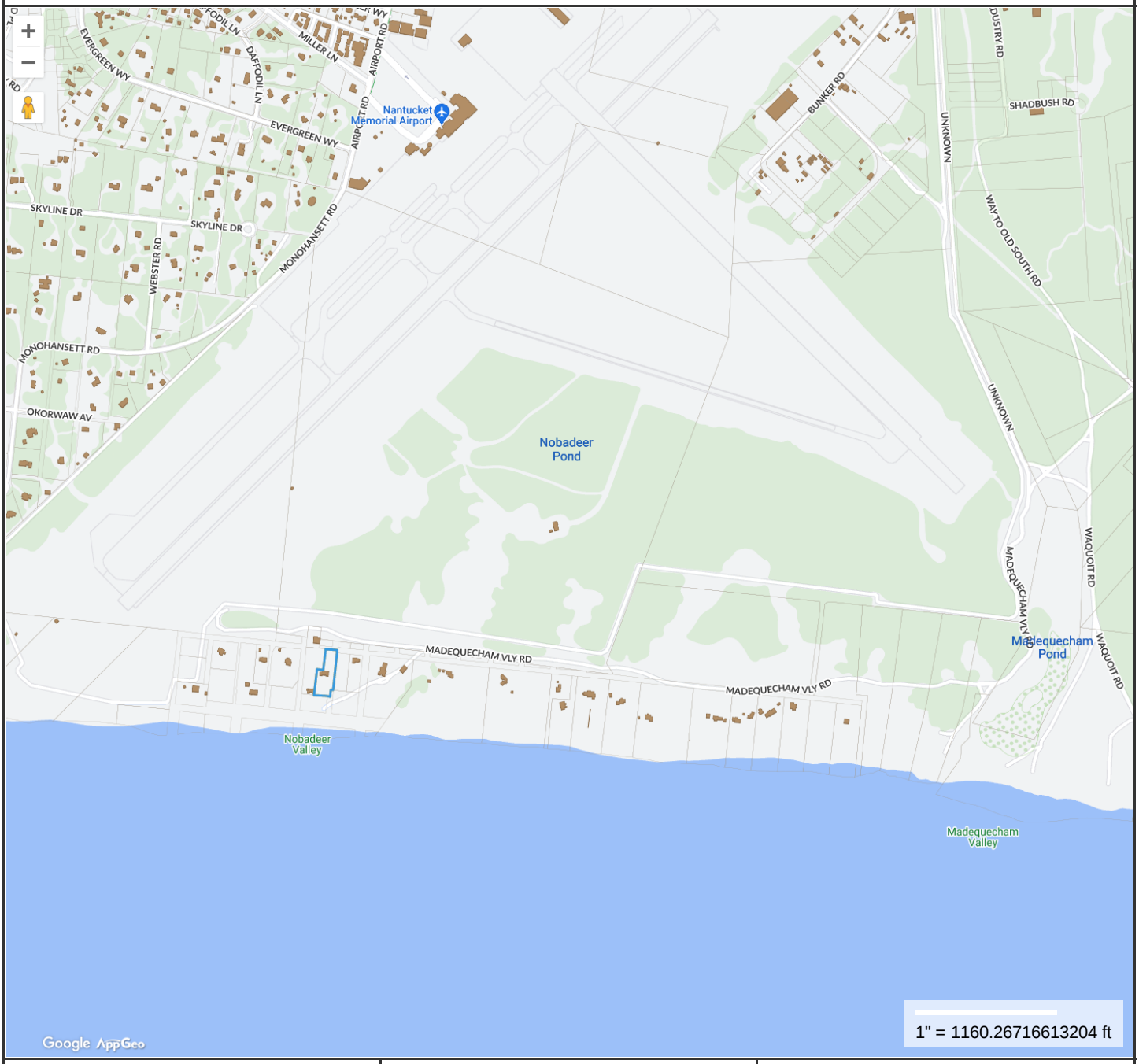
Trim WHITE TME Sash WHITE TME Doors WHITE TME

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 12-8-22 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	88 74
Location	50 MADEQUECHAM VLY RD
Owner	WALDORF WILLIAM G

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.




50
SHADES OF GRAY

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

50 MADEQUECHAM VLY RD

Location	50 MADEQUECHAM VLY RD	**Mblu**	88/ / 74/ /
Acct#	00008657	**Owner**	WALDORF WILLIAM G
Assessment	$2,209,200	**PID**	8657
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$428,800	$1,780,400	$2,209,200

Owner of Record

Owner	WALDORF WILLIAM G	**Sale Price**	$2,601
Co-Owner		**Certificate**	
Address	23 BLAIR DRIVE HUNTINGTON, NY 11743	**Book & Page**	1647/258
		Sale Date	05/29/2018
		Instrument	1J

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WALDORF WILLIAM G	$2,601		1647/258	1J	05/29/2018
WALDORF WILLIAM G	$1,135,000		00699/0203	00	05/29/2001
DUPONT WAYNE H & PATRICIA C	$175,000		00570/0242	00	04/13/1998
STEINHARDT JOHN L & JANE	$0		89P00/0049	1N	09/14/1989
STEINHARDT ADELAIDE &	$0		00000/0000		

Building Information

Building 1 : Section 1

Year Built:	1998
Living Area:	1,468
Replacement Cost:	$448,083
Building Percent Good:	95
Replacement Cost Less Depreciation:	$425,700

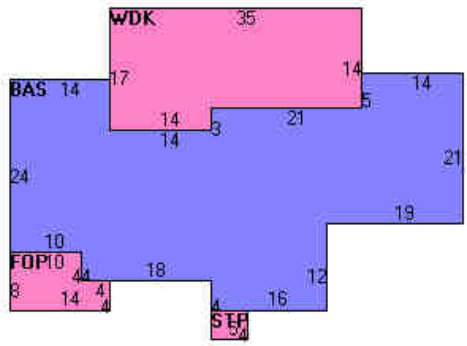
Building Attributes	
Field	**Description**
Style	Ranch
Model	Residential
Grade:	Avg to Good
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\20\27.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/8657_9903.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,468	1,468
FOP	Porch, Open, Finished	96	0
STP	Stoop	20	0
WDK	Deck, Wood	532	0
		2,116	1,468

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	$3,100	1

Land

Land Use

Land Line Valuation

Use Code	1013	**Size (Acres)**	0.96
Description	SFR WTFRNT	**Frontage**	0
Zone	LUG3	**Depth**	0
Neighborhood	450	**Assessed Value**	$1,780,400
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

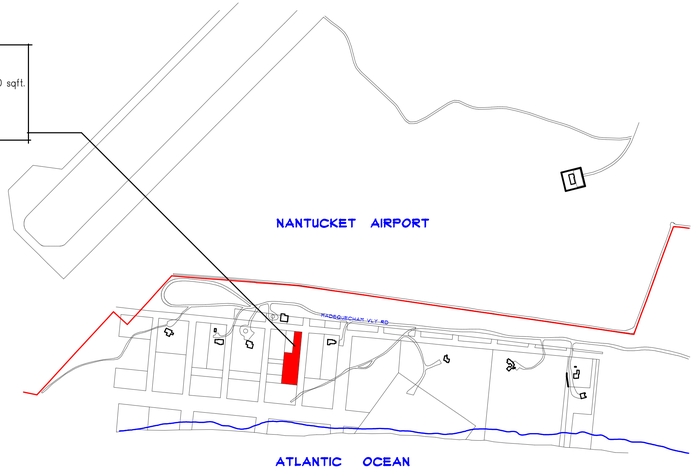
Valuation History

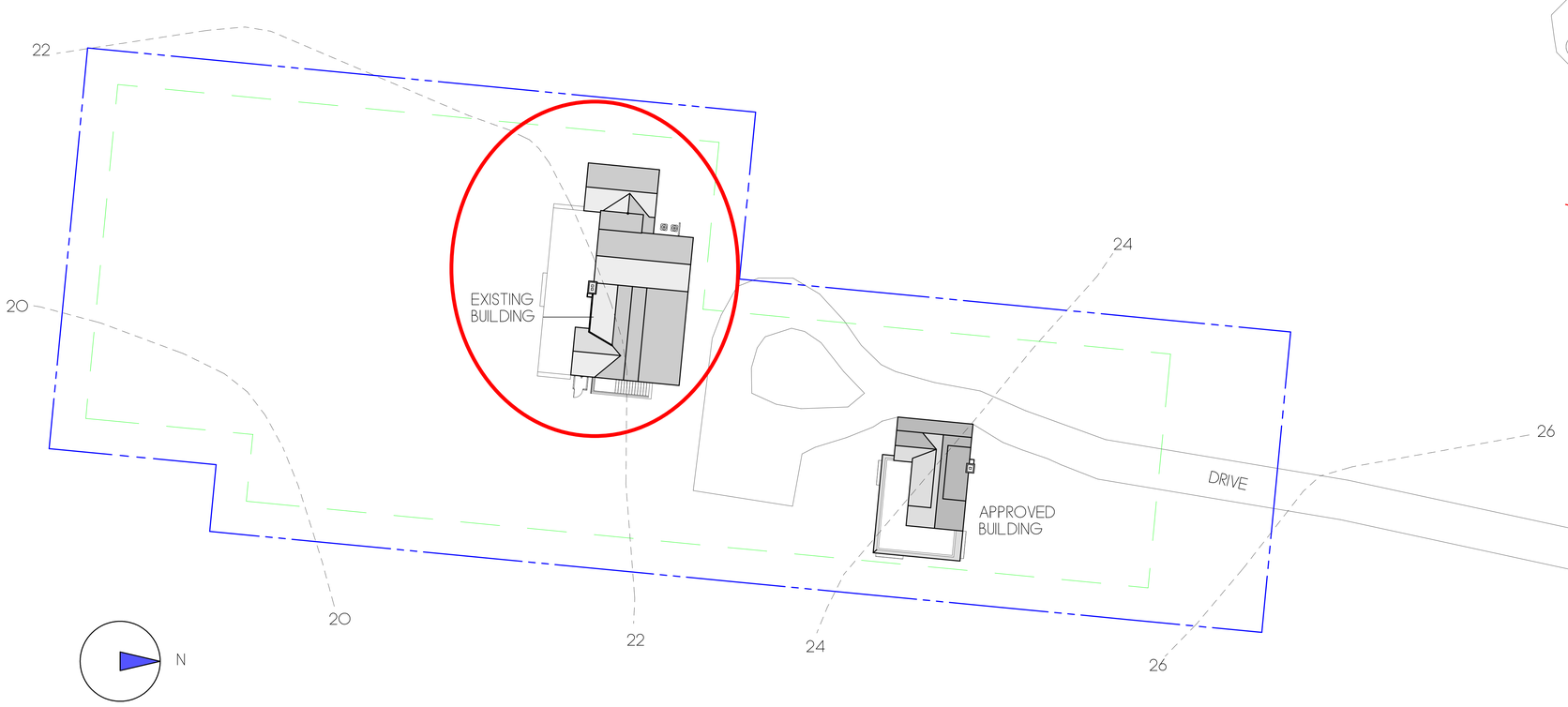
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$428,800	$1,780,400	$2,209,200
2021	$406,500	$1,842,100	$2,248,600
2020	$406,500	$1,842,100	$2,248,600
2018	$317,600	$1,805,500	$2,123,100
2017	$339,800	$1,655,100	$1,994,900

(c) 2022 Vision Government Solutions, Inc. All rights reserved.

ZONING CLASSIFICATION: L.U.G. 3
MAP: 88 PARCEL: 74

MIN. AREA:	120,000 sqft.
MIN. FRONTAGE:	200 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	20 ft.
REAR S.B.:	20 ft.
GROUND COVER (%):	3%









DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-4" X 4'-6"	1	2/2 D.H. (T.M.E.)
B	ANDERSEN	2'-0" X 4'-1"	4	2/2 D.H. (T.M.E.)
C	ANDERSEN	1'-4" X 1'-10"	2	4 LT. CASEMENT (T.M.E.)
D	ANDERSEN	2'-0" X 4'-0"	1	2/2 D.H. (T.M.E.)
E	ANDERSEN	2'-0" X 4'-1"	1	4 LT. CASEMENT W/ CHECK RAIL (EGRESS)
F	ANDERSEN	2'-4" X 2'-5"	3	6 LT. AWNING (T.M.E.)
G	ANDERSEN	1'-4" X 1'-10"	1	4 LT. FIXED UNIT
1	CUSTOM	3'-0" X 6'-8"	1	6 LT. 2 PNL. WOOD DOOR TO MATCH EXISTING
2	CUSTOM	6'-0" X 6'-8"	1	6 LT. FRENCH DR. W/ (2) 3' FIXED UNITS
3	ANDERSEN	6'-0" X 6'-8"	1	6 LT. FRENCH DOOR
4	ANDERSEN	6'-0" X 6'-8"	1	6 LT. EXTERIOR DOOR

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:
11/08/2022: AS-BUILT MEASURING
11/17/2022: AS-BUILT PLANS
12/6/2022: BASEMENT PLAN
12/7/2022: HDC PRINT
7/28/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

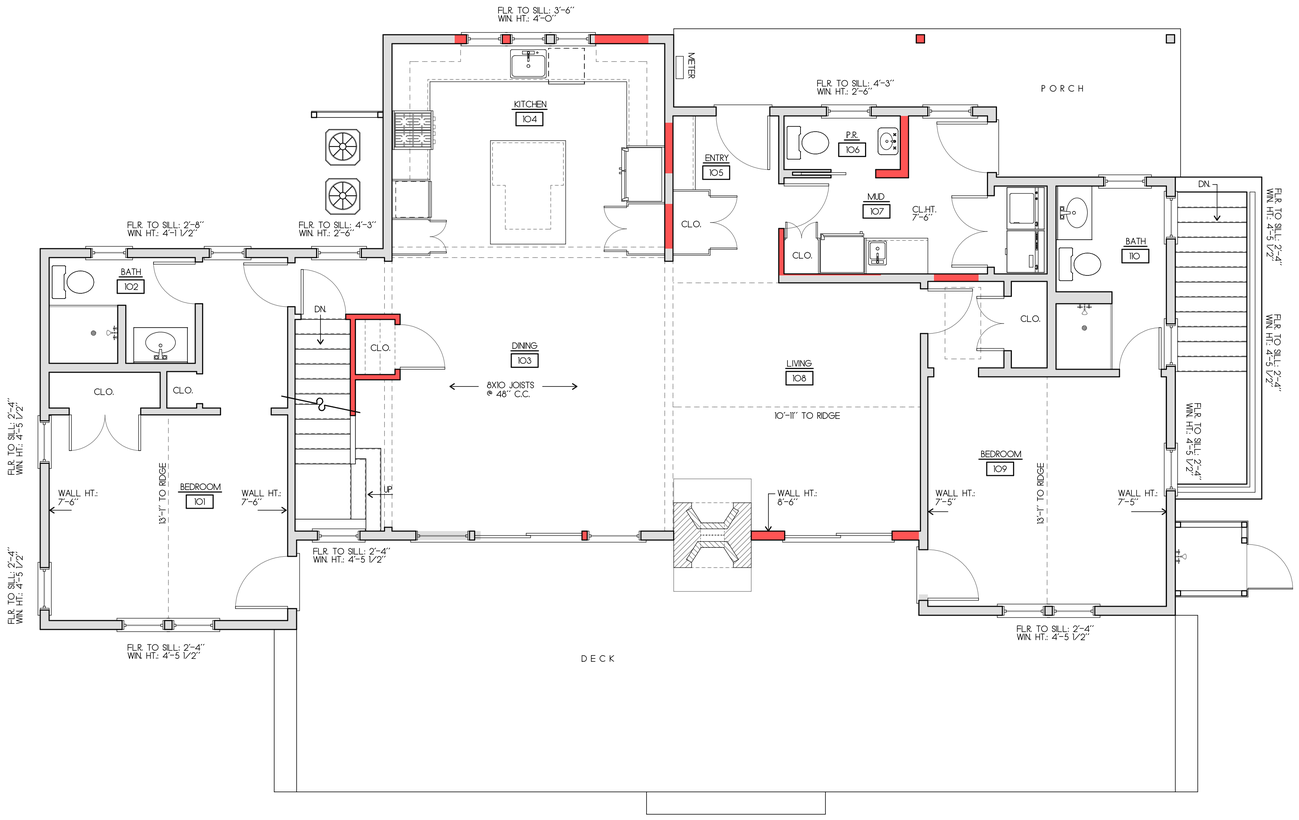
NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY EARLE & SULLIVAN, INC. DATED FEBRUARY 4, 2020 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

WALDORF RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 88 PARCEL: 74
H.D.C. SITE PLAN ONLY
ADDRESS: 50 MADAQUECHAM VALLEY ROAD NANTUCKET, MA 02554
DATE: 7/28/2024
SCALE: 1 : 20

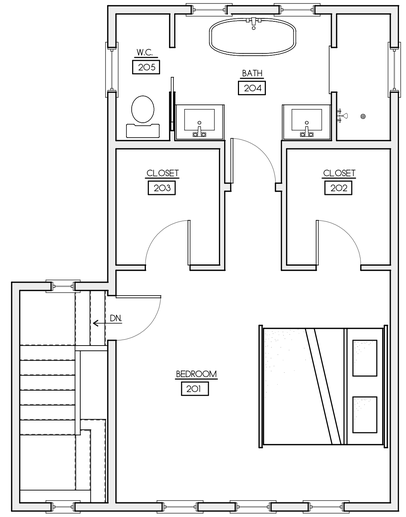
SHEET NO.
S 1



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1504 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

N



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 459 S.F.

REVISIONS:
11/08/2022: AS-BUILT MEASURING
11/17/2022: AS-BUILT PLANS
12/6/2022: BASEMENT PLAN
12/7/2022: HDC PRINT
7/28/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow.
© Ethan McMorrow Design & Associates Inc.

WALDORF RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 88 PARCEL: 74
FLOOR PLANS
ADDRESS: 50 MADAQUECHAM VALLEY ROAD NANTUCKET, MA 02554
DATE: 7/28/2024
SCALE: 1/4" = 1'-0"

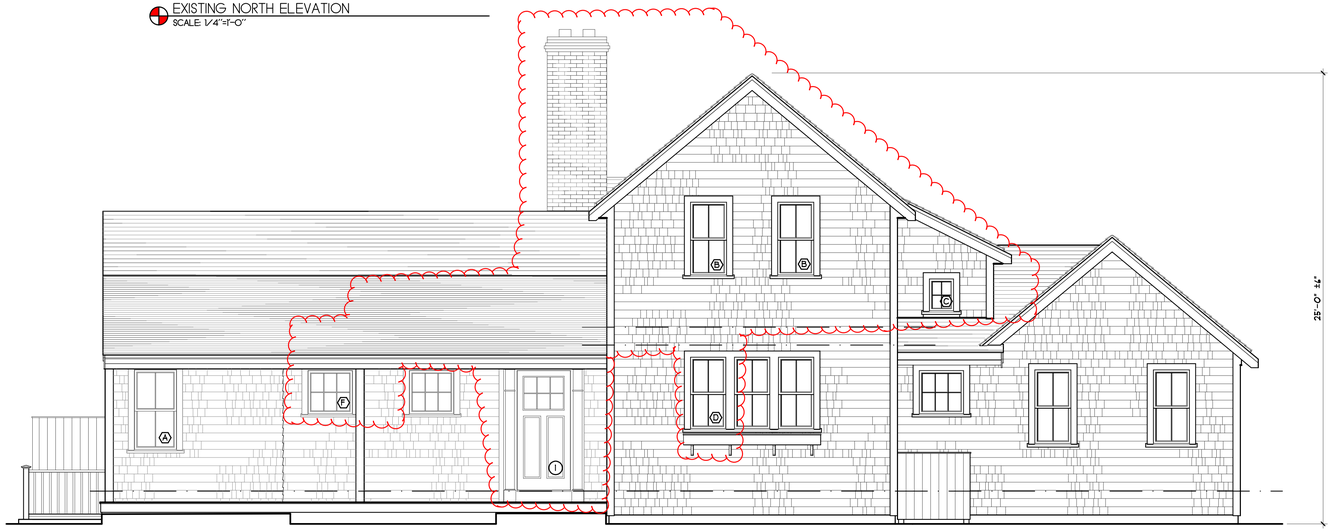
SHEET NO.
a 2



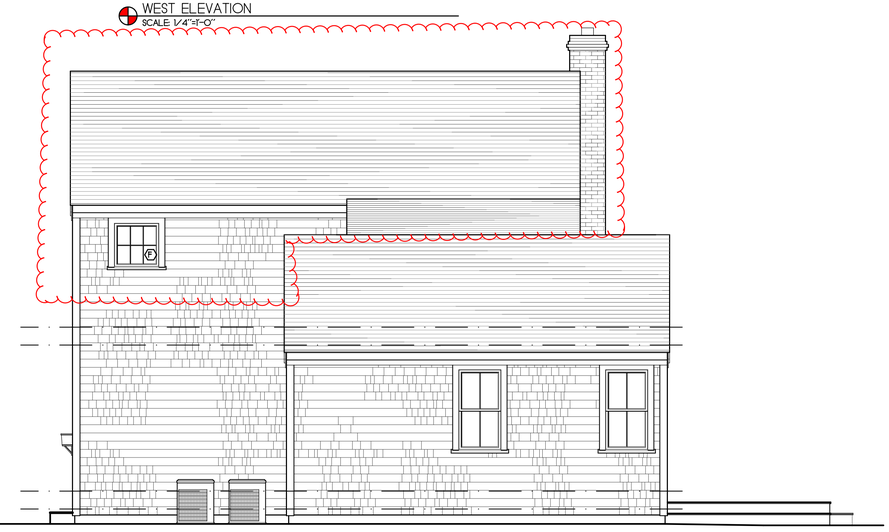
EXISTING NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
11/08/2022: AS-BUILT MEASURING
11/17/2022: AS-BUILT PLANS
12/6/2022 PROGRESS PRINT
12/7/2022: HDC PRINT
7/28/2024: PROGRESS PRINT
7/29/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

WALDORF RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 68 PARCEL: 74

ELEVATIONS (HOUSE)

ADDRESS:
50 MADAQUECHAM VALLEY ROAD
NANTUCKET, MA 02554

DATE:
7/29/2024

SCALE:
1/4" = 1'-0"

SHEET NO.
a 3



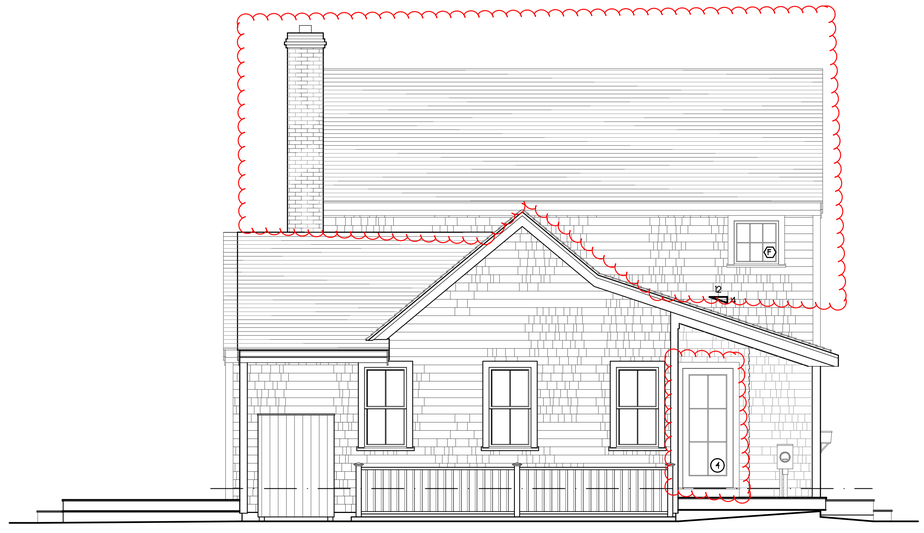
EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



EAST ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
11/08/2022: AS-BUILT MEASURING
11/17/2022: AS-BUILT PLANS
12/6/2022 PROGRESS PRINT
12/7/2022: HDC PRINT
7/28/2024: PROGRESS PRINT
7/29/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER \ ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY \ SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE
These drawings are the property of Ethan McMorrow Design & Assoc. Inc. may not be used without the express written authorization from Ethan McMorrow
© Ethan McMorrow Design & Associates Inc.

WALDORF RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67P@comcast.net

MAP: 88 PARCEL: 74
ELEVATIONS (HOUSE)
ADDRESS:
50 MADAQUECHAM VALLEY ROAD
NANTUCKET, MA 02554
DATE: 7/29/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 352

Street & Number of Proposed Work: 12 BACK ST

Owner of record: JAMES SULZER, BARBARA ELDER

Mailing Address: 12 BACK ST NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN, LLC

Mailing Address: 40 DUKES RD NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other REMOVE WINDOW

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1970 ±

Original Date: INFILL

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation — REMOVE WINDOW
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/6/24 Signature of owner of record _____ Signed under penalties of perjury

office
Copy
Sulzer
Elder
HDC
Window
Change

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Carrie Thornewill

AS AGENT FOR Jim Sulzer and Barbara Eledo

STREET ADDRESS 12 Back St

MAP/PARCEL 55/352

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/6/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

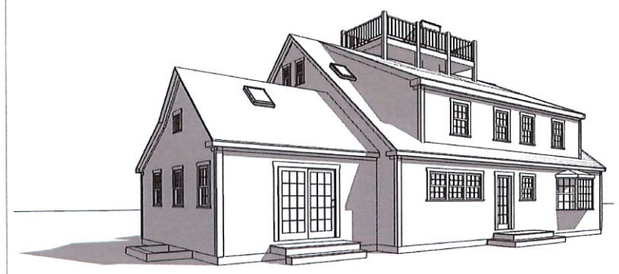
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Carrie Thornewill 8/6/24

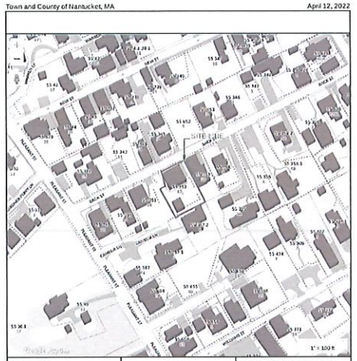
Signature Date

HOUSE

12 BACK STREET, NANTUCKET,MA

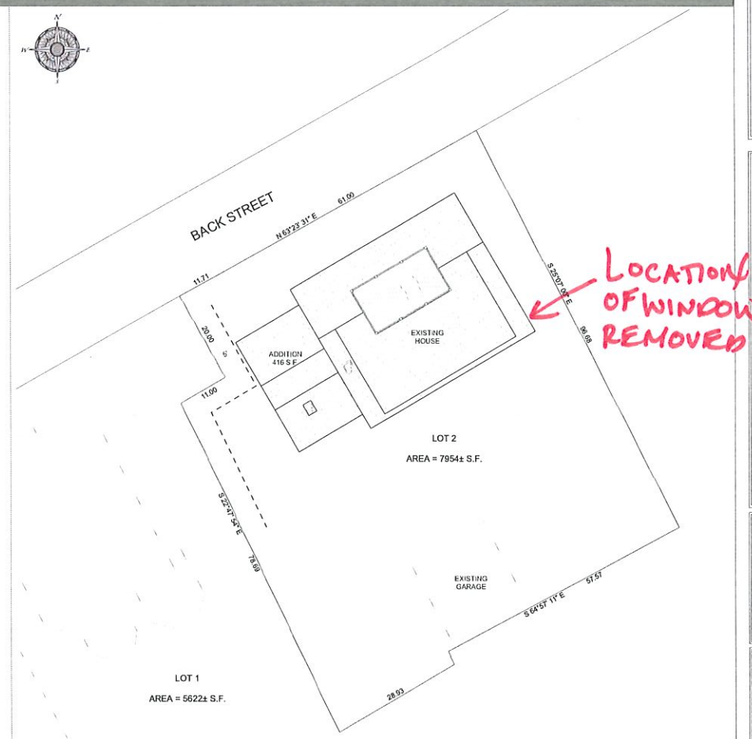


Town and County of Nantucket, MA — April 12, 2022



DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FOUNDATION PLAN
A1.2	FIRST FLOOR
A1.3	SECOND FLOOR
A1.4	THIRD FLOOR
A1.5	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	SCHEDULES
A3.1	SECTIONS

1 LOCUS MAP
SCALE: 1" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1" = 10'

ISSUES/REVISION DATE
HDC 1 09.12.2022

NANTUCKET PROJECT
12 BACK STREET, NANTUCKET, MA

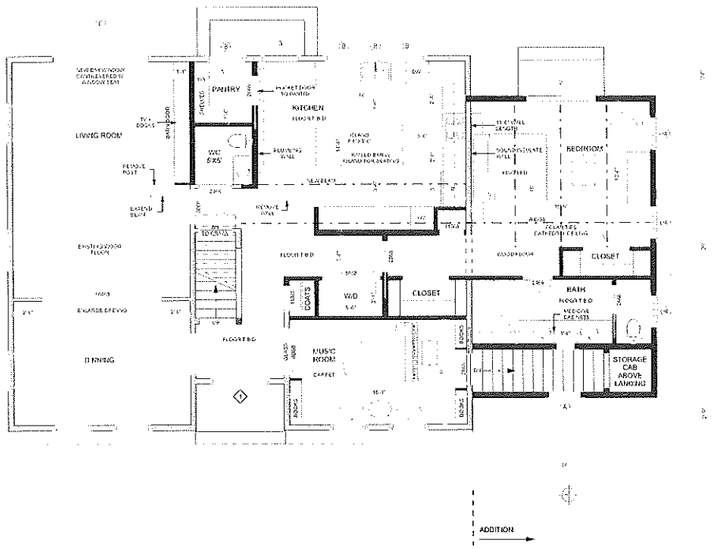
USE OF DRAWING
These drawings & CAD files are property of the Thornewill Design LLC and may not be used on any project not of this. Any unauthorized use, reuse or modification of these drawings without the written permission of the Thornewill Design LLC will be at the user's sole risk and without liability to the Thornewill Design LLC.
J.C. Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, MA 02554
Tele 508 228 9161 Fax 508 228 3165

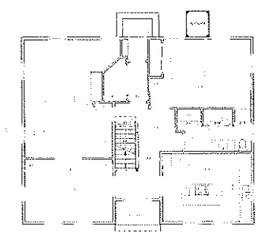
Project No:
Designed by
Drawn by
Checked by

Sheet No:
COVER

Contents:
COVER SHEET



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUES/REVISION DATE
HDC 1 ..... 09.12.2022

NANTUCKET PROJECT

12 BACK STREET, NANTUCKET, MA

USE OF DRAWING

© Thornwell Design LLC 2013

Thornwell Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9101 Fax 508 228 3165

Sheet No:
A1.2



ELIMINATE WINDOW
SEE PHOTO
(BLACK BUBBLES ARE PREVIOUS FROM ORIGINAL STAFF APPROVAL)

ISSUES/REVISION DATE
HDC 1 09.12.2022

NANTUCKET PROJECT
12 BACK STREET, NANTUCKET, MA

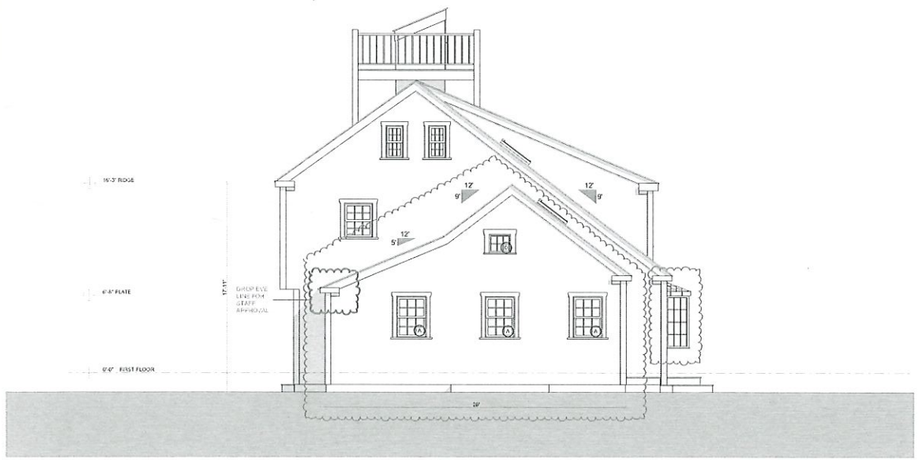
USE OF DRAWING
This drawing is the sole property of the Thornewill Design LLC. The reproduction of this drawing, in whole or in part, is forbidden without the express written consent of the Designer. This drawing is to be returned to the Designer upon request.
© Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele 508 228 9161 Fax 508 228 3165

Sheet No:
A2.1



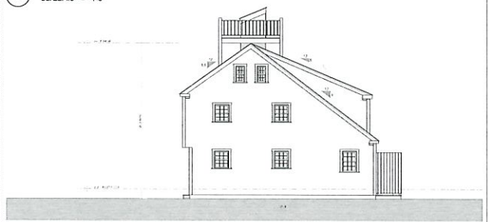
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

NO CHANGES

ISSUES/REVISION DATE	
HDC 1	09.12.2022

NANTUCKET PROJECT

12 BACK STREET, NANTUCKET, MA

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC. The reproduction, distribution and/or publication of this drawing are not to be used without the written consent of the Thornewill Design LLC. The reproduction of this drawing is prohibited without written consent of the Thornewill Design LLC. Any reproduction or publication of this drawing is prohibited without the written consent of the Thornewill Design LLC. Thornewill Design LLC is the sole owner of the Thornewill Design LLC. Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
A2.2

Contents


REMOVED
WINDOW

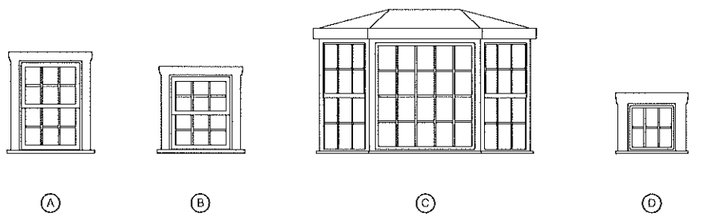


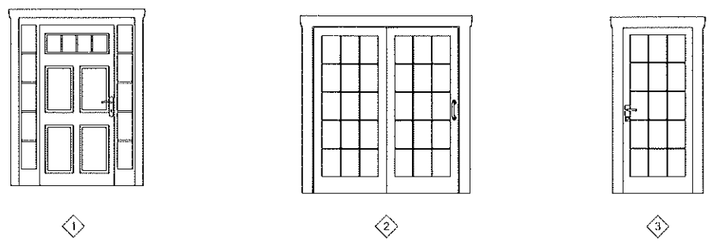


WINDOW SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
A	6	BOSTON SASH	2'-9"×3'-9"	WOOD WINDOWS	
B	4	BOSTON SASH	2'-9"×3'-2"	WOOD WINDOWS	
C	1	ANDERSEN	8'-2 1/8"×4'-6 1/4"	WOOD WINDOWS	
D	1	BOSTON SASH	2'-5/8"×1'-9 1/4"	WOOD WINDOWS	
E	2	SKYLIGHT	2'x3'	MAX PER HDC	
	14				

WOOD WINDOWS - HOF CONTRACTOR TO VERIFY EXISTING WINDOW SIZE TO MATCH

EXTERIOR DOOR SCHEDULE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
1	1	REUSE	4'-8"×6'-8"	REUSE OR MATCH EXISTING	
2	1	ANDERSEN	6'×6'-8"		
3	1	ANDERSEN	3'×6'-8"		
	3				





CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 352

Street & Number of Proposed Work: 12 BACK ST

Owner of record: JAMES SULZER, BARBARA ELDER

Mailing Address: 12 BACK ST NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD NANTUCKET, MA

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ 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 NTW SOLID BOARD CEDAR FENCE + GATE 6'

Historic Name:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

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: 6'
Type: SOLID NTW CAPPED
Length: 12' ±

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/6/24 Signature of owner of record _____ Signed under penalties of perjury

offer
CMY
8/6/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Fence

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Carrie Thornewill

AS AGENT FOR Jim Sulzer + Barbara Elder

STREET ADDRESS 12 BACK ST

MAP/PARCEL 55/352

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/6/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

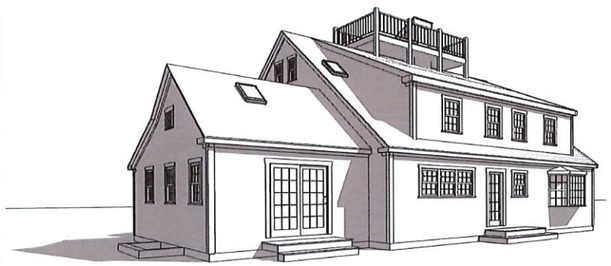
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/6/24

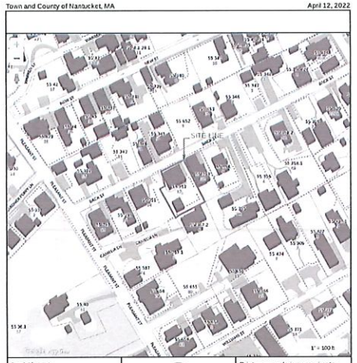
Signature Date

HOUSE

12 BACK STREET, NANTUCKET,MA

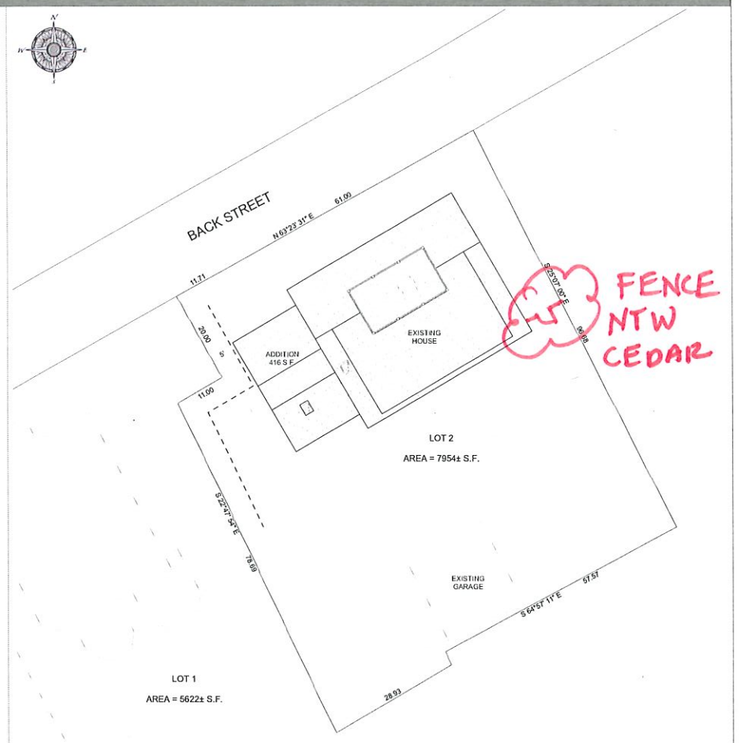


Town and County of Nantucket, MA — April 12, 2022



DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FOUNDATION PLAN
A1.2	FIRST FLOOR
A1.3	SECOND FLOOR
A1.4	THIRD FLOOR
A1.5	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	SCHEDULES
A3.1	SECTIONS

1 LOCUS MAP
SCALE: 1" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1" = 10'

ISSUES/REVISION DATE	
HDC.1	09.12.2022

8/6/24

NANTUCKET PROJECT
12 BACK STREET, NANTUCKET, MA

USE OF DRAWING

This drawing is the sole property of the Thornewill Design LLC and may not be used or reproduced in any manner without the written permission of Thornewill Design LLC. Any unauthorized use of this drawing will be at the sole risk of the user and will be subject to legal action.
© Thornewill Design LLC 2013

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508.228.9161 Fax 508.228.3165

Sheet No:
COVER


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°: 66 PARCEL N°. 79

Street & Number of Proposed Work: 87 Somerset Rd

Owner of record: Cameron Gammill

Mailing Address: _____

_____

Contact Phone #: 508-332-9149 E-mail: Cam@fisher nantucket.com

AGENT INFORMATION (if applicable)

Name: ACKSmart Energy

Mailing Address: 61 old south Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-1605 E-mail: ben@ackenergy.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (32) silk black PV modules to 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 _____ 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 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

Docusign Envelope ID: BD2C189F-9F23-4174-9FB5-E887173E80CC

Sent via email to: hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

Dear Esmeralda and the Historic District Commission,

I am the owner of the property located at 87 Somerset Rd

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature DocuSigned by: F6AB478D73FF4F2...

Name Cam Gammill

Date 7/26/2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart Energy

AS AGENT FOR Cameron Gammill

STREET ADDRESS 87 Somerset Road

MAP/PARCEL 66 / 79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/5/24

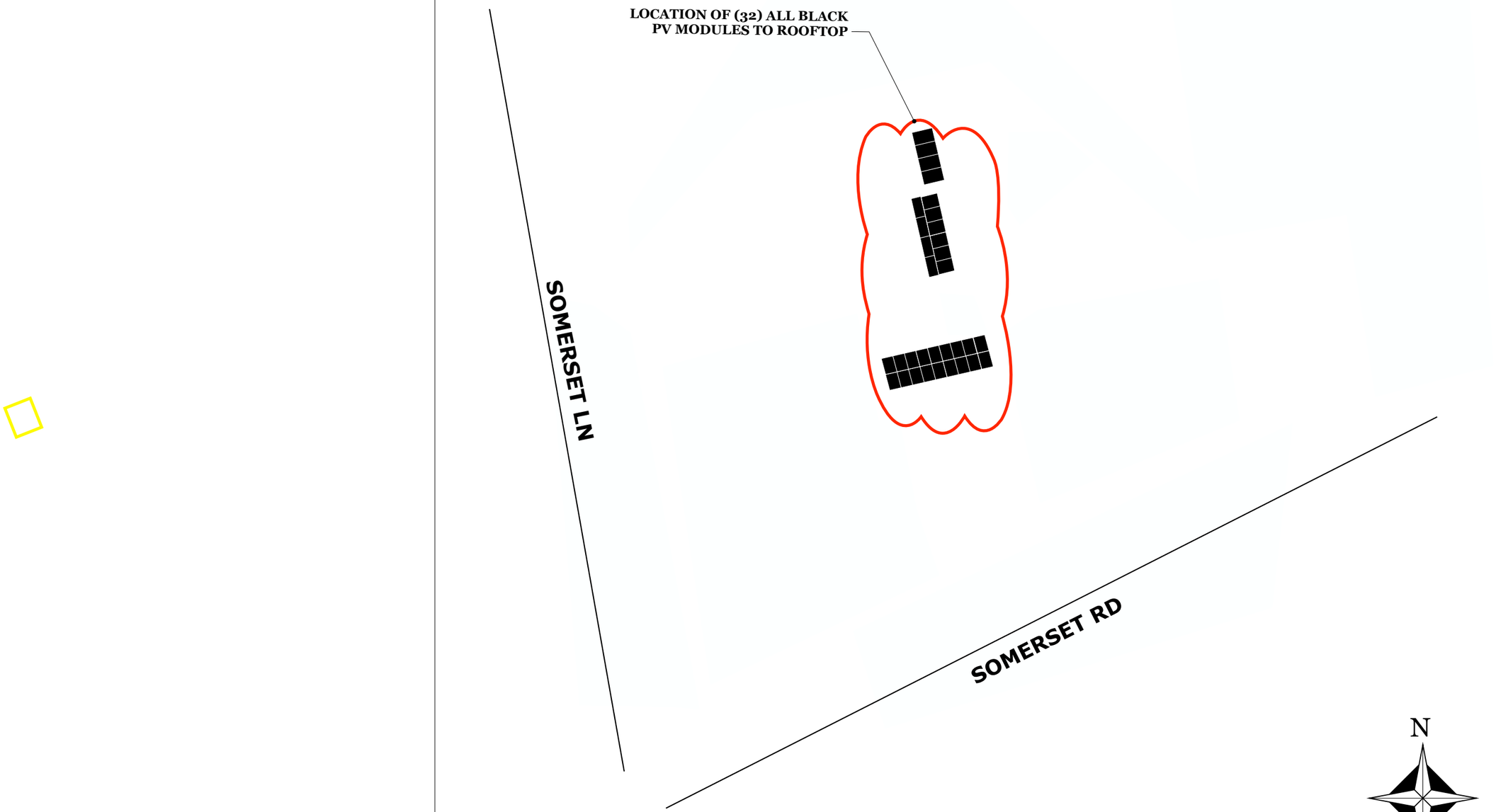
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

8/5/24
Date



Locus Map
Scale: Not to scale

Zoning Class: R-20
Front Setback: 30ft
Side/Rear Setback: 10ft

Site Plan
Scale: 1" = 30’

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

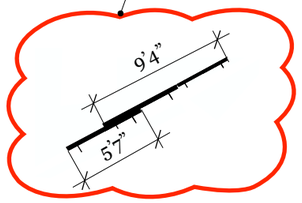
ROOFTOP SOLAR ARRAY
13.6kW DC, 11.4kW AC

Owner:	Gammill
Site Address:	87 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 79

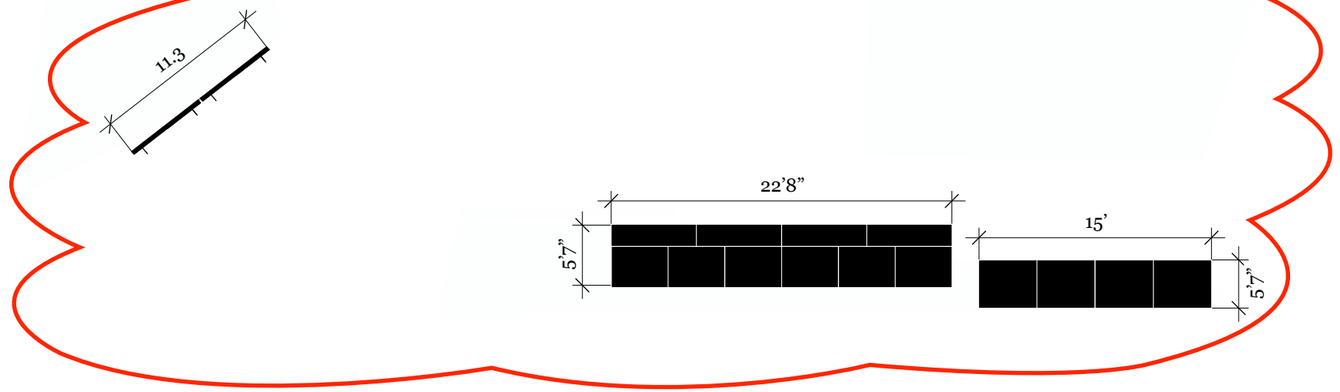
		REMARKS
1	07/31/2024	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

PROPOSED LOCATION OF (14 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP

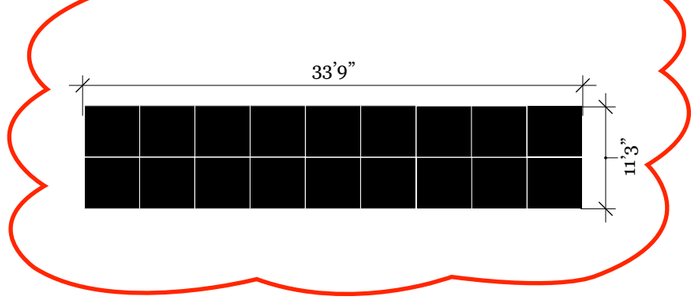


PROPOSED LOCATION OF (32) ALL BLACK PV MODULES TO FIELD ROOFTOP



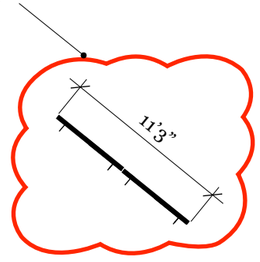
NORTH ELEVATION

PROPOSED LOCATION OF (18 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP



EAST ELEVATION

PROPOSED LOCATION OF (18 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP



SOUTH ELEVATION

WEST ELEVATION

Scale: 1"= 10'

0 5 10

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
13.6kW DC, 11.4kW AC

Owner:	Gammill
Site Address:	87 Somerset
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 79

REMARKS		
1	07/31/2024	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

PANELS WILL HAVE LIMITED VISIBILITY FROM PUBLIC WAY

PHOTO A



PHOTO B



PHOTO C



PHOTO D



ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
13.6kW DC, 11.4kW AC

Owner:	Gammill
Site Address:	87 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 79

REMARKS

1	07/28/2024	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

qcells

PRELIMINARY

410 - 430 Wp | 108 Cells
22.4 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



Q.ANTUM NEO

High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.4%.

25 YEARS Warranty

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

qcells Advanced Hybrid Technology

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

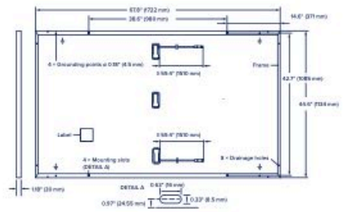
Quality Controlled PV TÜV Rheinland CERTIFIED www.tuv.com ID 11123809

EUPD REGISTERED PV MODULE PRODUCT CERTIFICATION ISO 9001 2022

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

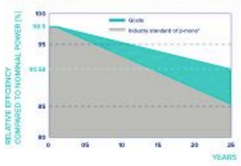


▪ Electrical Characteristics

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

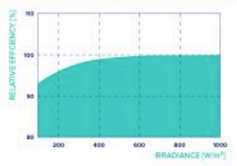


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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.

C Certified US UL 61703 CE TÜVRheinland CERTIFIED www.tuv.com ID 11123809

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_2022-05_Rev01_NA

ACK SMART (508) 257-1786 www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
13.6kW DC, 11.4kW AC

Owner:	Gammill
Site Address:	87 Somerset Rd
City, State, Zip:	Nantucket, MA 02554
Map: 66	Parcel: 79

	REMARKS	
1	07/28/2024	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

6 Marble Way; 66/103

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	/	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☑	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 103

Street & Number of Proposed Work: 6 Marble Way

Owner of record: 6A Marble Way LLC

Mailing Address: 2 Windy Way Box 373
Nantucket, MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapinginc.com

AGENT INFORMATION (if applicable)

Name: Chris Megna

Mailing Address: 24 Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5506 E-mail: chrisMegna@oceanlinemarine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 360.00

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: 36' Sq. Footage 1st floor: 900 Decks/Patio: Size: 4x12 ☒ 1st floor ☐ 2nd floor
Width: 25' Sq. footage 2nd floor: 900 Size: 4x8 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 25'11" South 25'11" East 25'11" West 25'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 1x6 Frieze 8"
Window Casing 1x4 Door Frame 1x8 Frame Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☒ SDL Front Millwork Millwrights Rear Millwork Millwrights Side Millwork Millwrights
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

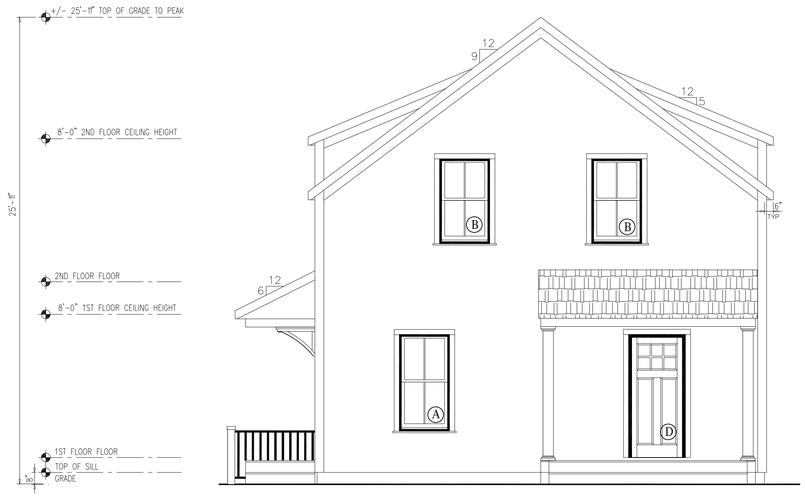
Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Charcoal Black (match existing)
Trim NTW Cedar Sash Green Doors Espresso Green
Deck Mahogany Foundation Gray Fence _____ Shutters _____

* 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 3/7/2024 Signature of owner of record _____ Signed under penalties of perjury

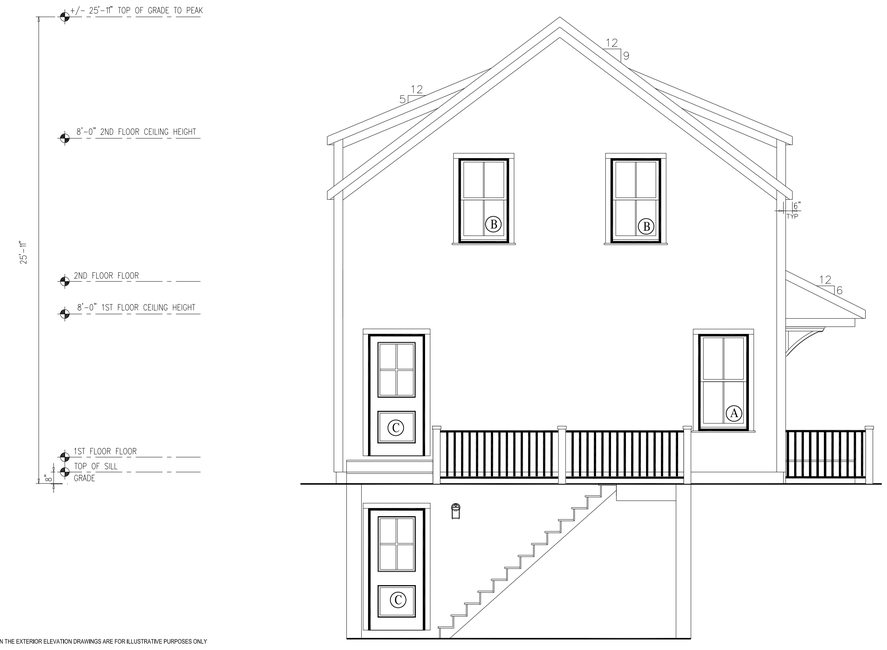
NORTH



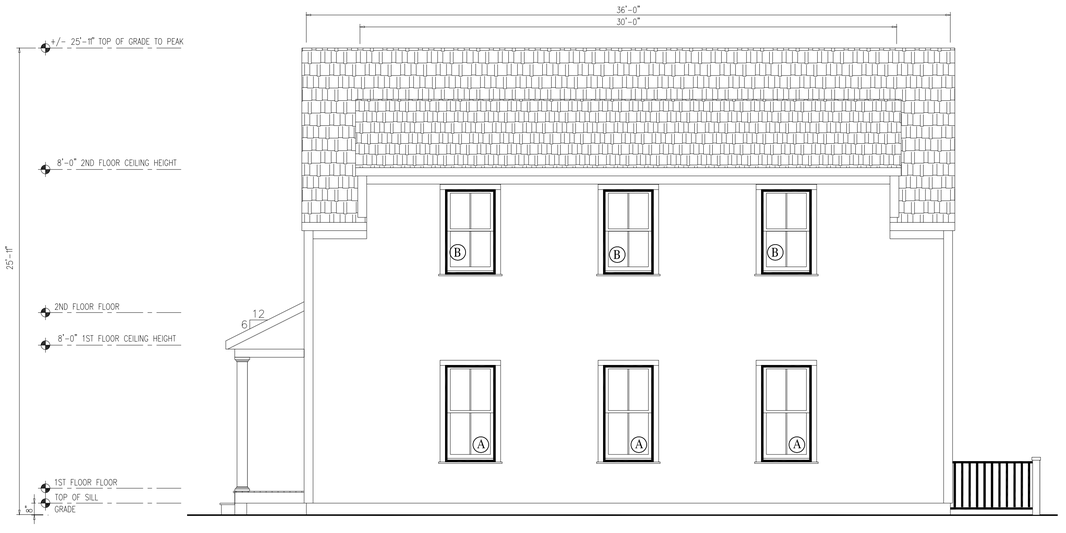
EAST



SOUTH



WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

6 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

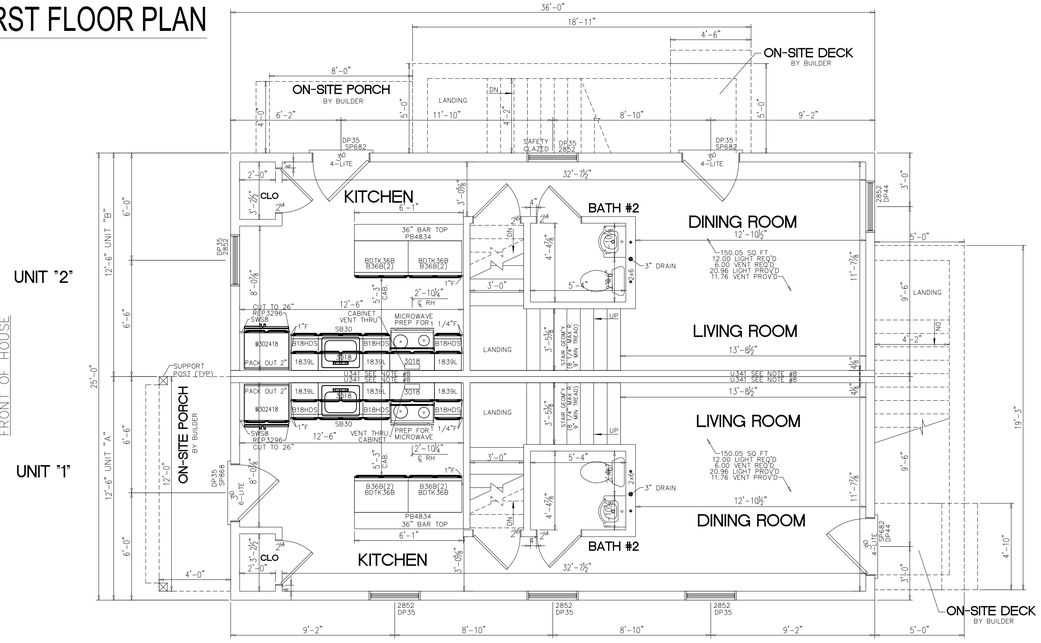
PROJECT:
45242
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 7/23/24
SCALE: 1/4"=1'-0"
FILENAME: 45242 PD

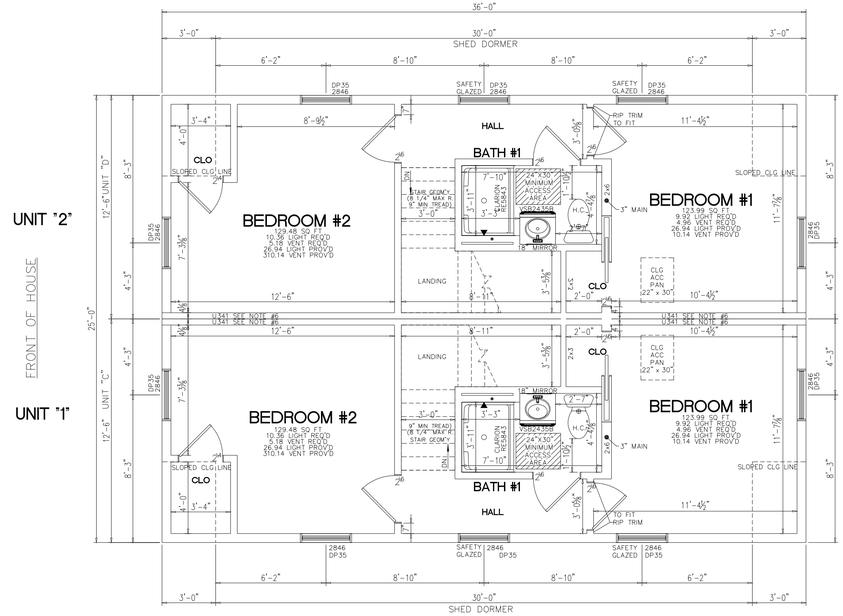
SHEET:
ELEV-

FIRST FLOOR PLAN



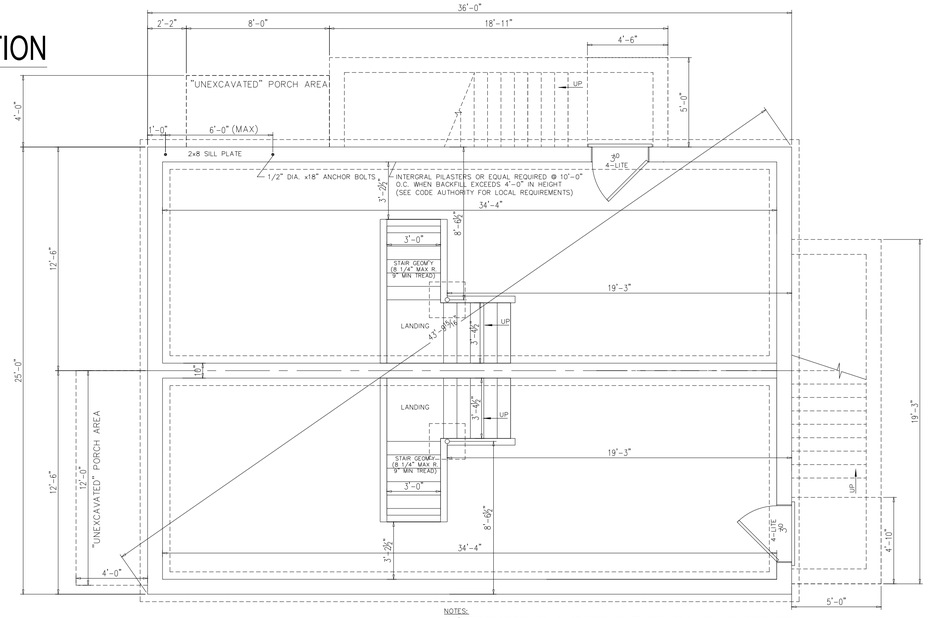
NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
6. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

FOUNDATION



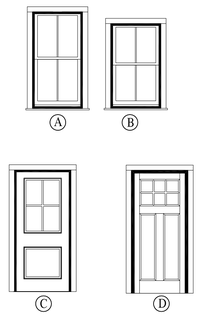
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2852	A	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2846	B	34 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
SP682	C	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP868	D	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26



SQUARE FOOTAGE:

FIRST FLOOR:	450	SQ. FT. PER UNIT
SECOND FLOOR:	450	SQ. FT. PER UNIT
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,800	SQ. FT.
OVERALL SIZE	25'-0"x36'-0"	
MODEL:	2-STORY	

6 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
6 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45242
2-STORY
DUPLEX

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

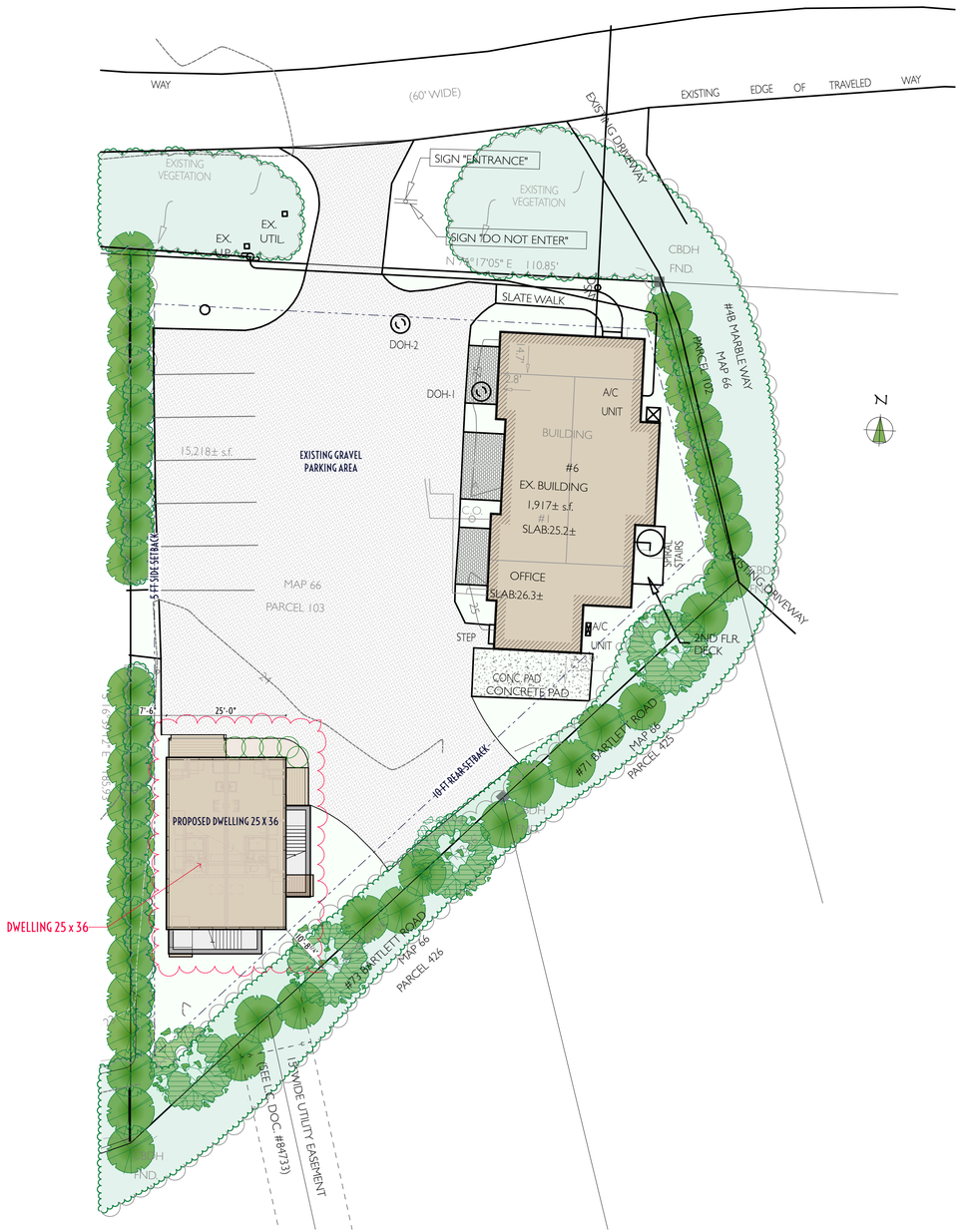
DRAWN BY: DLN

DATE: 7/23/24

SCALE: 1/4"=1'-0"

FILENAME: 45242 PD

SHEET:
PLAN -



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 6 Marble Way View 1



3 6 Marble Way View 2



4 6 Marble Way View 3



5 Building Location



6 LOCUS M-66 P-103

Property Information
Property ID 4912
Location 6 MARBLE WY
Owner 6A MARBLE WAY 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.

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

6A Marble Way LLC
Landscape at
6 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 8/7/24
Drawing No.:

HDC-1

Surveyor	Contact
#Keywords	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Existing Dwelling



Existing Dwelling




1 Marble Way


3 Marble Way


12 Marble Way Garage

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 2 WINDY WAY BOX 373, NANTUCKET, MA 02554

PROPERTY LOCATION 6 Marble Way

ASSESSORS MAP/PARCEL 66/103

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 29, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 10:08:51 -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
66	102		FORAY MARBLE LLC	C/O DWYER	1 CHARLES ST SOUTH #6D	BOSTON	MA	O2116	4A MARBLE WY
66	103	1	6A MARBLE WAY LLC		61 OLD SOUTH RD # 373	NANTUCKET	MA	02554	8 MARBLE WY
66	104		GIOIOSO TOMMASO	C/O JOANNE DONOVAN	55 BLUEBERRY RD	ABINGTON	MA	O2351	10 MARBLE WY
66	426		NOL JACK SHACK LLC		PO BOX 350	SIASCONSET	MA	02564	73 BARTLETT RD
66	427	1	LEMUS LUCIA		75A BARTLETT RD	NANTUCKET	MA	O2554	75A BARTLETT RD
66	442	1	SCHROEDER TERESA C		9 MARBLE WY UNIT #2	NANTUCKET	MA	02554	9 MARBLE WY #2
66	442	2	SKAR JOAN K & HENDERSON JEFFREY J		PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD #1
66	443	1	HILL MATTHEW & CABRAL LEAH		7 MARBLE WY	NANTUCKET	MA	O2554	7 MARBLE WY
66	443	2	OBRIEN CHRISTOPHER E & MICHELE ETAL		16 FIDDLESTICKS TRAIL	ROGERS	AR	72758	3 SLEEP HOLLOW RD
Count:	**9**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 6 Marble Way

Tax Map Number: 66 Parcel Number: 103

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 8/8/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1061 3684 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Boston, MA 02116

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate) $0.00
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $

Postmark Here

0056
09

NANTUCKET POST OFFICE AUG 08 2024 02584 9998

Pos $0.73
$
Tot $5.58
$
Ser
Str
City, State, ZIP+4® Boston, MA 02116

08/08/2024

FORAY MARBLE LLC
C/O DWYER
1 CHARLES ST SOUTH #6D

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3688 91

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 $

Postmark Here

NANTUCKET POST OFFICE AUG 08 2024 02584 9998

Postage
$
To
$
St
Ci

6A MARBLE WAY LLC
61 OLD SOUTH RD # 373
NANTUCKET, MA 02554

P r Instructions

9589 0710 5270 1061 3684 33

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 $

Postmark Here

NANTUCKET POST AUG 08 2024 02584 9998

Postage
$
Total P
$
Sent To
Street a
City, St

GIOIOSO TOMMASO
C/O JOANNE DONOVAN
55 BLUEBERRY RD
ABINGTON MA 02351

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3684 40

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 $

Postmark Here

NANTUCKET POST OFFICE AUG 08 2024 02584 9998

Postage
$
Total Postage and Fees
$
Sent To
Street an
City, Stai

SCHROEDER TERESA C
9 MARBLE WY UNIT #2
NANTUCKET, MA 02554

PS Form See Reverse for Instructions

9589 0710 5270 1061 3684 57

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 $

Postmark Here

NANTUCKET POST OFFICE AUG 08 2024 02584 9998

Postage
$
Total Postage and Fees
$
Sent To

NOL JACK SHACK LLC
PO BOX 350
SIASCONSET, MA 02564

See Reverse for Instructions

9589 0710 5270 1061 3684 64

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 $

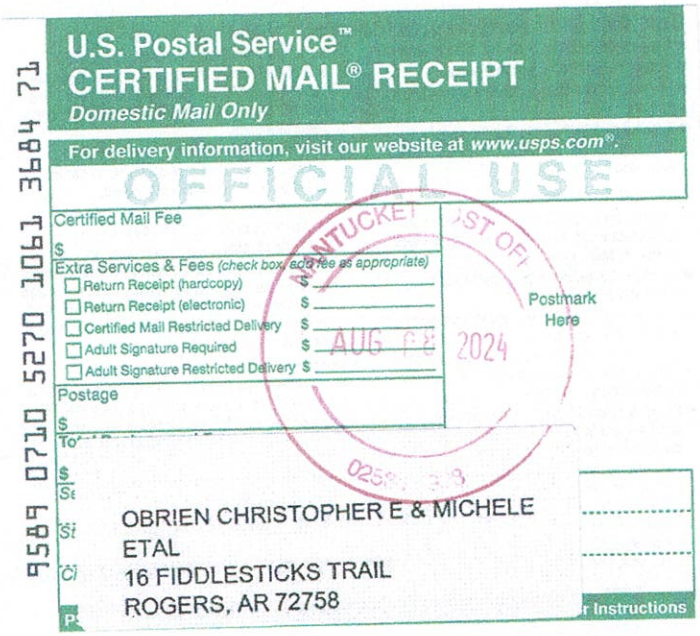
Postmark Here

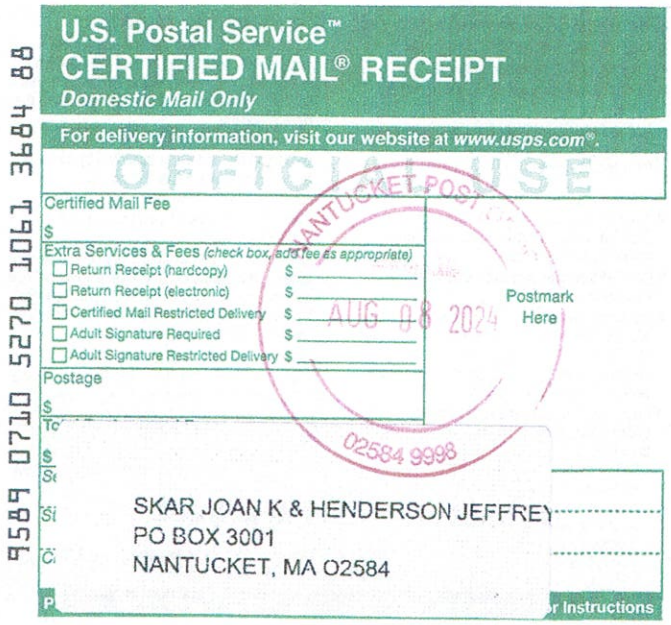
NANTUCKET POST OFFICE AUG 08 2024 02584 9998

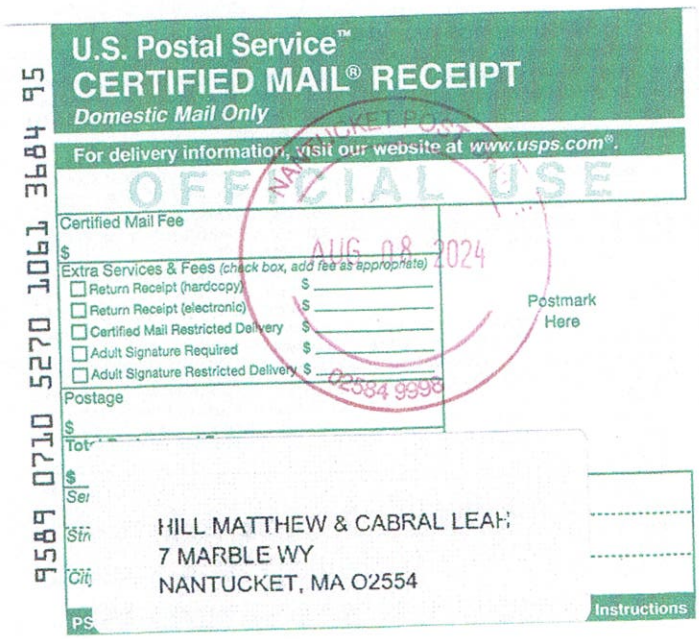
Postage
$
Tot
$
Se
Str
Cit

LEMUS LUCIA
75A BARTLETT RD
NANTUCKET, MA O2554

PS Instructions


9589 0710 5270 1061 3684 71
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
$
Postmark Here
AUG 08 2024
OBRIEN CHRISTOPHER E & MICHELE
ETAL
16 FIDDLESTICKS TRAIL
ROGERS, AR 72758


9589 0710 5270 1061 3684 88
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
$
Postmark Here
AUG 08 2024
02584 9998
SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584


9589 0710 5270 1061 3684 95
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
$
Postmark Here
AUG 08 2024
02584 9998
HILL MATTHEW & CABRAL LEAH
7 MARBLE WY
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR 6A Marble Way, LLC

STREET ADDRESS 6 Marble Way

MAP/PARCEL 66/103

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/8/2024

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 8/8/2024 Date

100 Wauwinet Road
New MH

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.

$1030.40 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.

✓ 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).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

✓ 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 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°: 11 PARCEL N°. 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust; Steven L. Cohen Trustee

Mailing Address: 34 Main Street, 2nd floor
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 10A South Road
Nantucket, MA 02754

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 8'x15', 10'x43'

Size of Structure or Addition: Length: 88'-6" Sq. Footage 1st floor: 2659 Decks/Patio: Size: 7'-6"x 79' ☑ 1st floor ☐ 2nd floor
Width: 66'-8" Sq. footage 2nd floor: 2493 Size: 8'x15', 7'x22' ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____ 10'x37'

Difference between existing grade and proposed finish grade: North +2' South N/C East +2' West +2'

Height of ridge above final finish grade: North 28'-10" South 28'-10" East 28'-10" West 28'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" to 30" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer 5 /12 Other 6/12 Sunroom

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 2'-3"x 3'-2" Size 2'x 3' Location East Elevation
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) _____

Leaders (material and size): Copper 2" ϕ

Sidewall: ☑ White cedar 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) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 8x8

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Custom

Doors* (type and material): ☐ TDL ☑ SDL Front 4 Lite / Wood Rear French / Wood 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 Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2168 5829 75

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Sea Change LLC
Street and Apt. No., or PO Box No.: 143 East Cross Road
City, State, ZIP+4®: New Canaan, CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 82

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Steven L. Cohen Trustee 100R Ukuwinet Trust
Street and Apt. No., or PO Box No.: PO Box 786
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 51

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 68

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Michael R. + Elizabeth S. Van Brunt
Street and Apt. No., or PO Box No.: 10 Laurelwood Drive
City, State, ZIP+4®: Bernardsville, NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 100 Wauwinet Road

Tax Map Number: 11 Parcel Number: 24.1

Owner of Record: 100 Wauwinet Trust; Steven Cohen Trustee

Description of Proposal: Construct New Dwelling and Garage/Guest House

Anticipated HDC Submission Date: August 12, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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 100 Wawinet Trust; Steven C. Cohen Trustee

MAILING ADDRESS 34 Main Street 2nd floor Nantucket, MA 02554

PROPERTY LOCATION 100 Wawinet Road

ASSESSORS MAP/PARCEL 11 | 24.1

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.

July 11, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.11 14:33:55 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

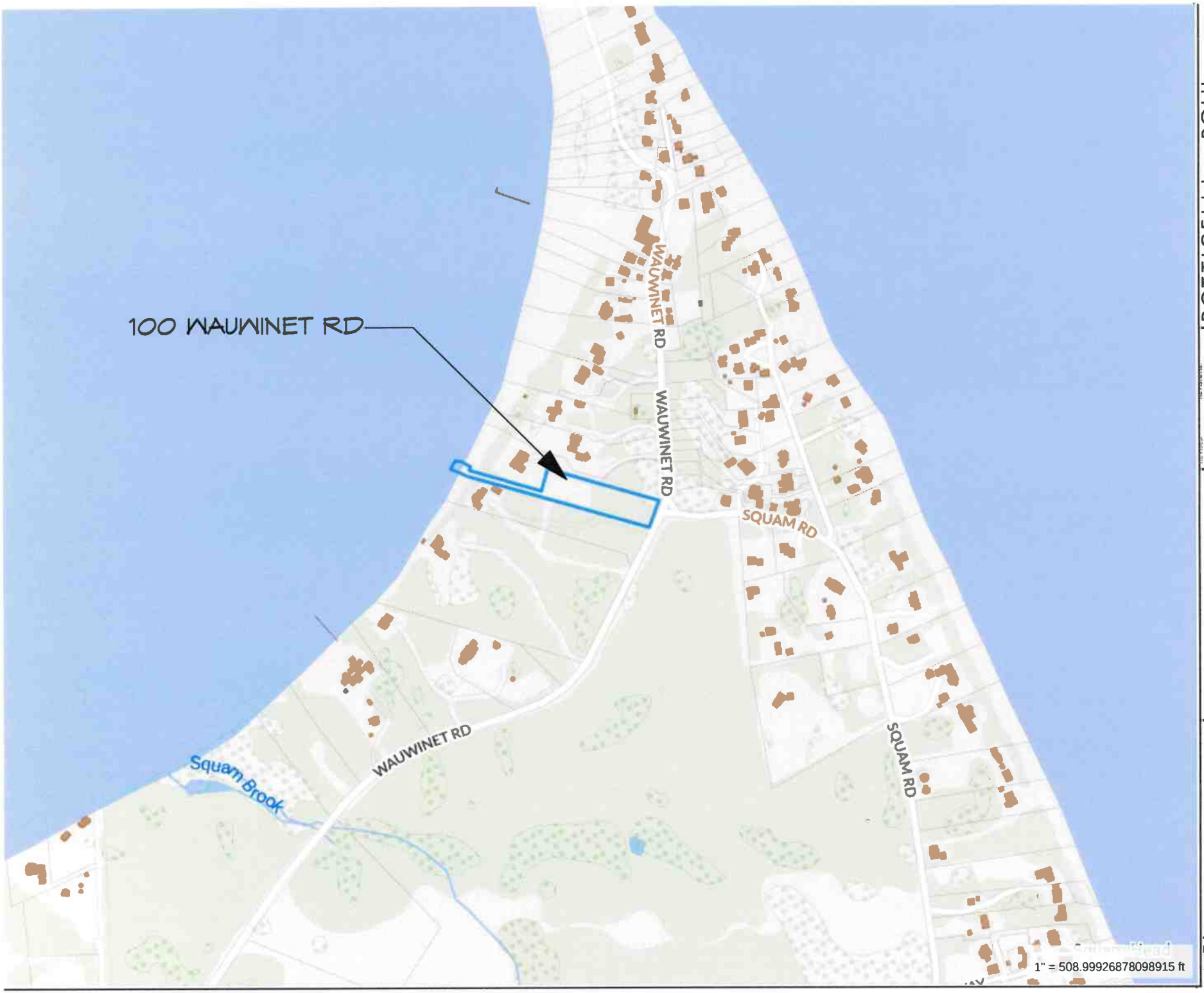
MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
11	24	3	COHEN STEVEN L TR	100R WAUWINET TRUST	PO BOX 786	NANTUCKET	MA	02554	100R WAUWINET RD
11	25		SEA CHANGE LLC		142 EAST CROSS RD	NEW CANAAN	CT	06840	98 WAUWINET RD
12	39		VAN BRUNT MICHAEL R & ELIZABETH S		10 LAURELWOOD DR	BERNARDSVILLE	NJ	07924	111 SQUAM RD
14	19		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	81 WAUWINET RD
Count:	**4**								

COHEN STEVEN L TR
100R WAUWINET TRUST
PO BOX 786
NANTUCKET, MA 02554

SEA CHANGE LLC
142 EAST CROSS RD
NEW CANAAN, CT 06840

VAN BRUNT MICHAEL R & ELIZABETH S
10 LAURELWOOD DR
BERNARDSVILLE, NJ 07924

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554



BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

DATE:

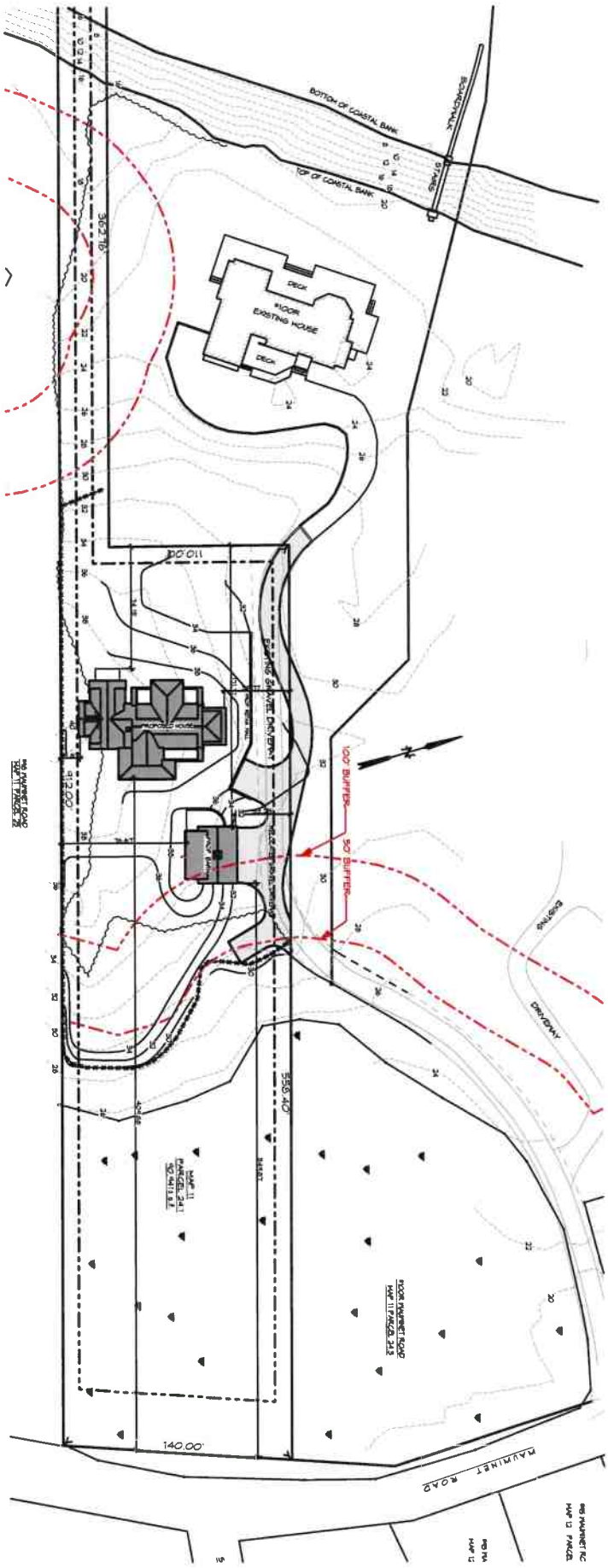
Locus Map

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 12 ZONING INFO: LUG-1
PARCEL NO: 28 PROJECT NO: 9 ISSUED: 7/5/24

All drawings and designs contained on this sheet property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1



ID # L-1.2

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

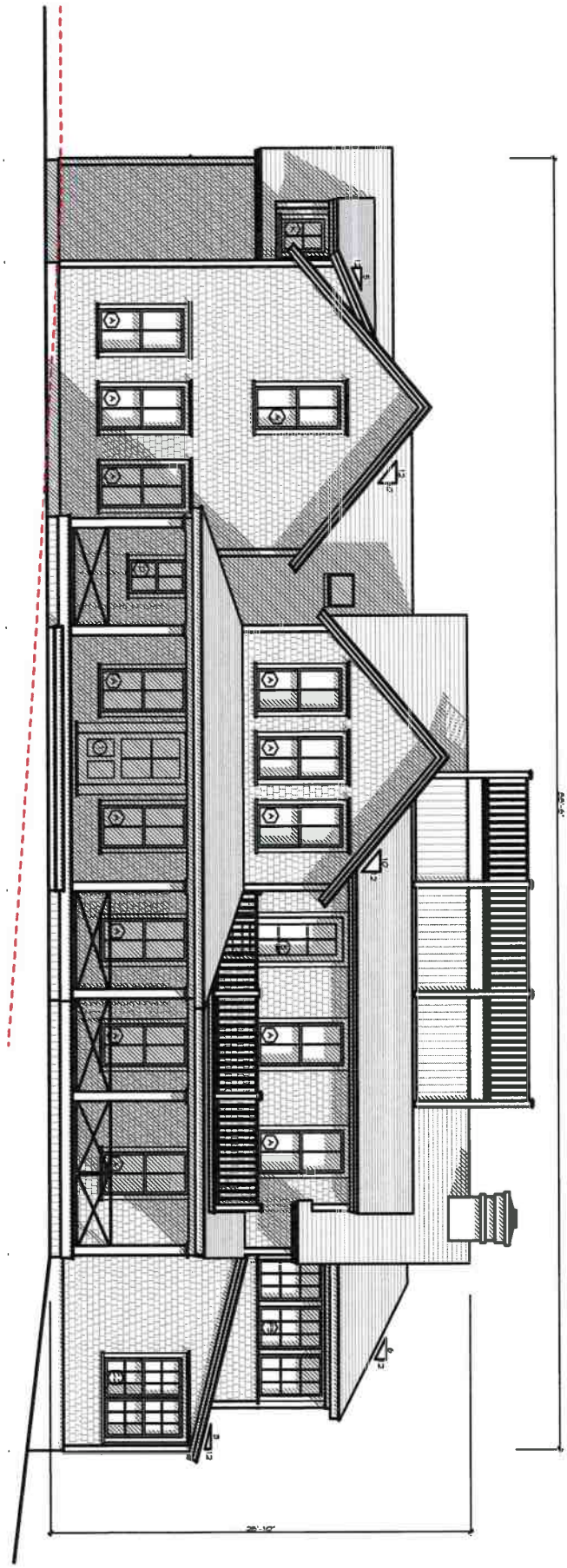
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

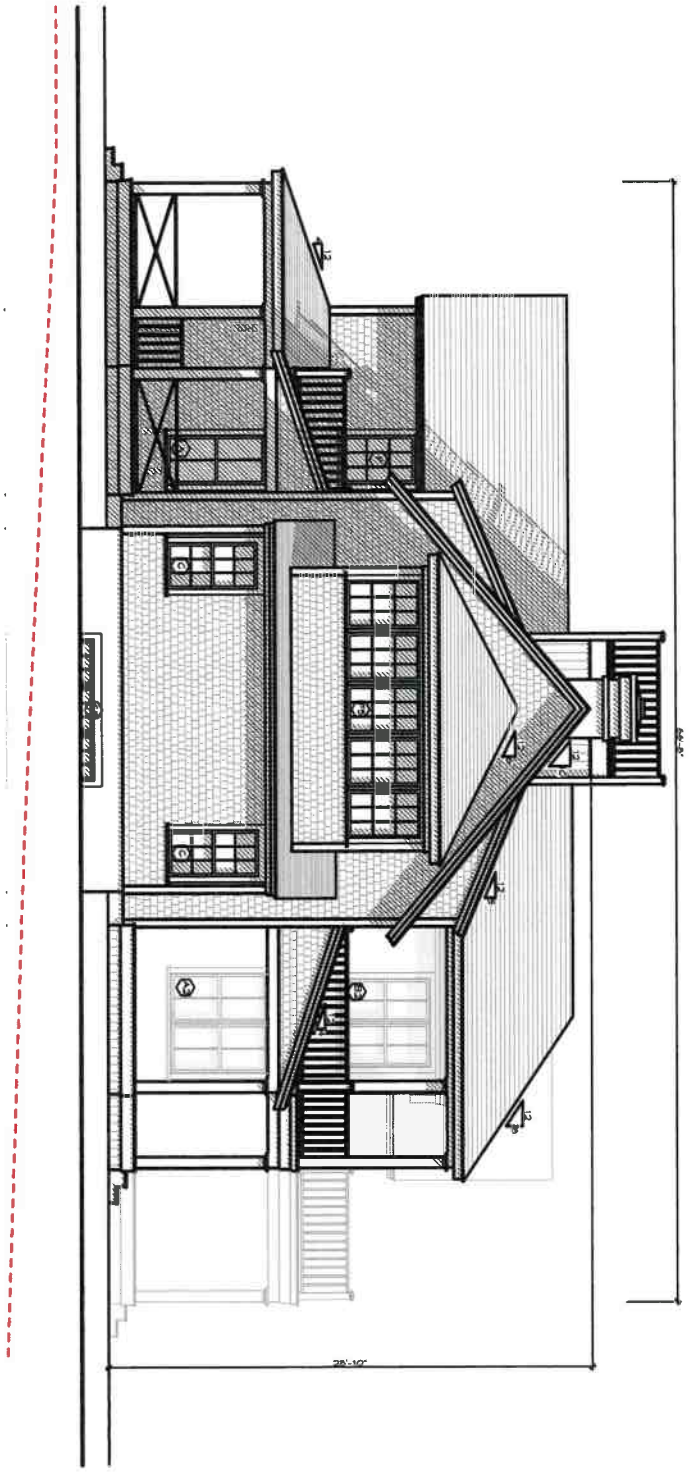
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-2.2

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

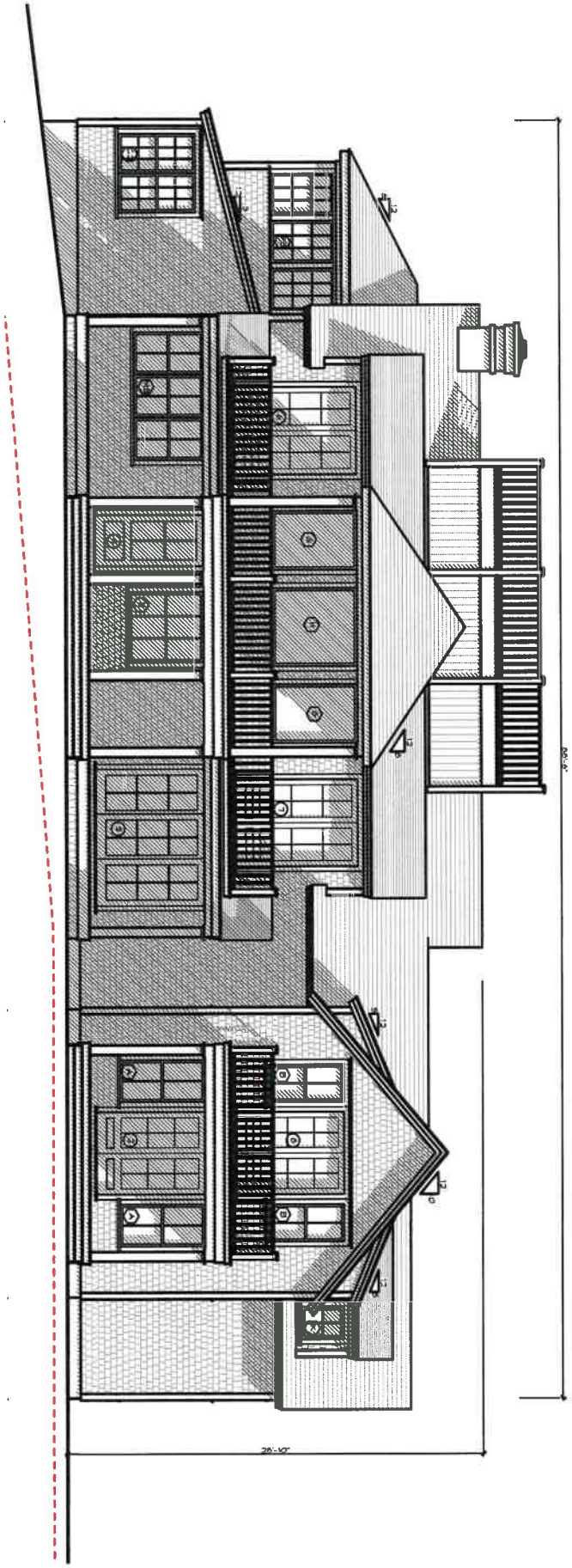
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.3

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9 ISSUED: 7/5/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

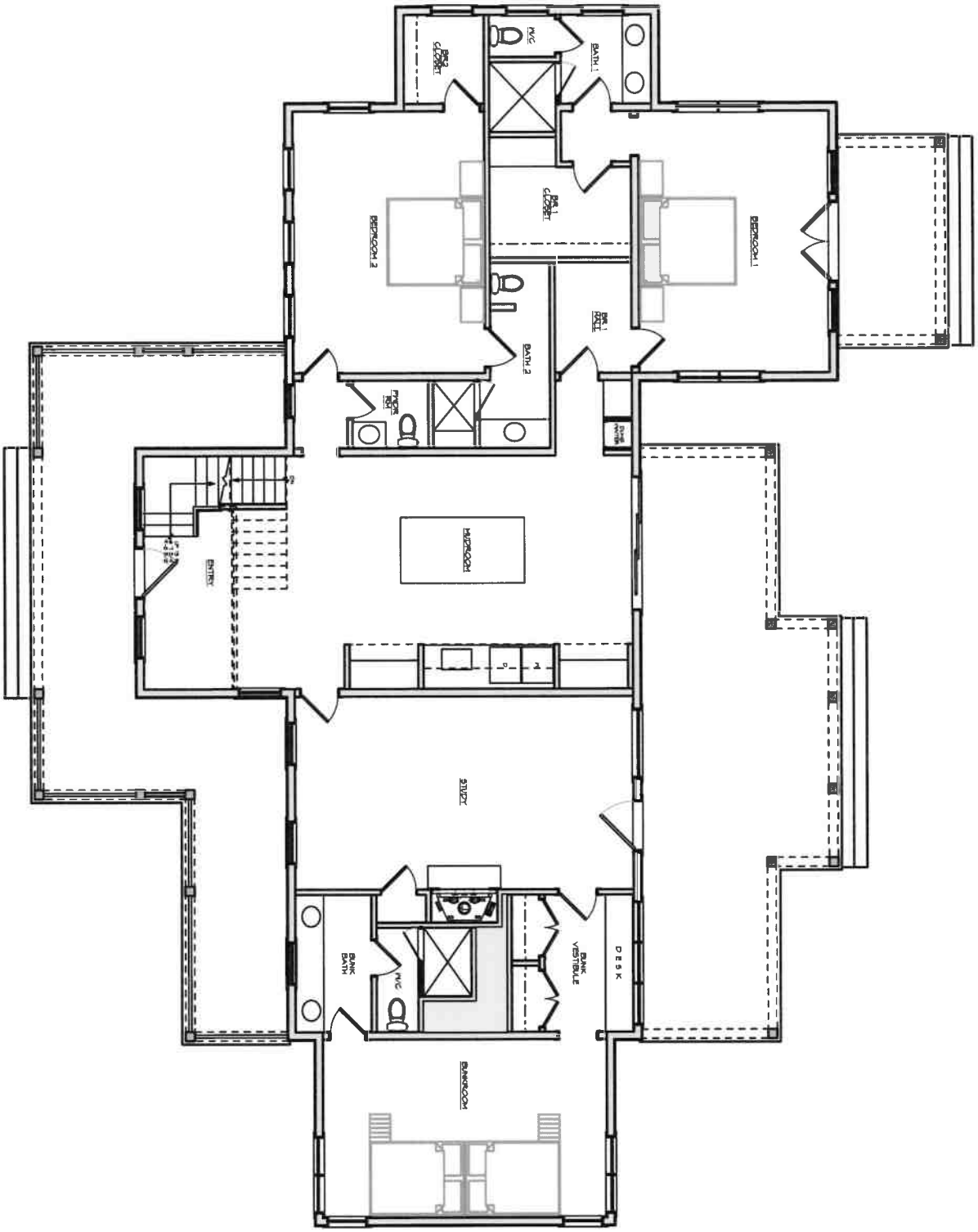
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.1

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9 ISSUED: 7/5/24

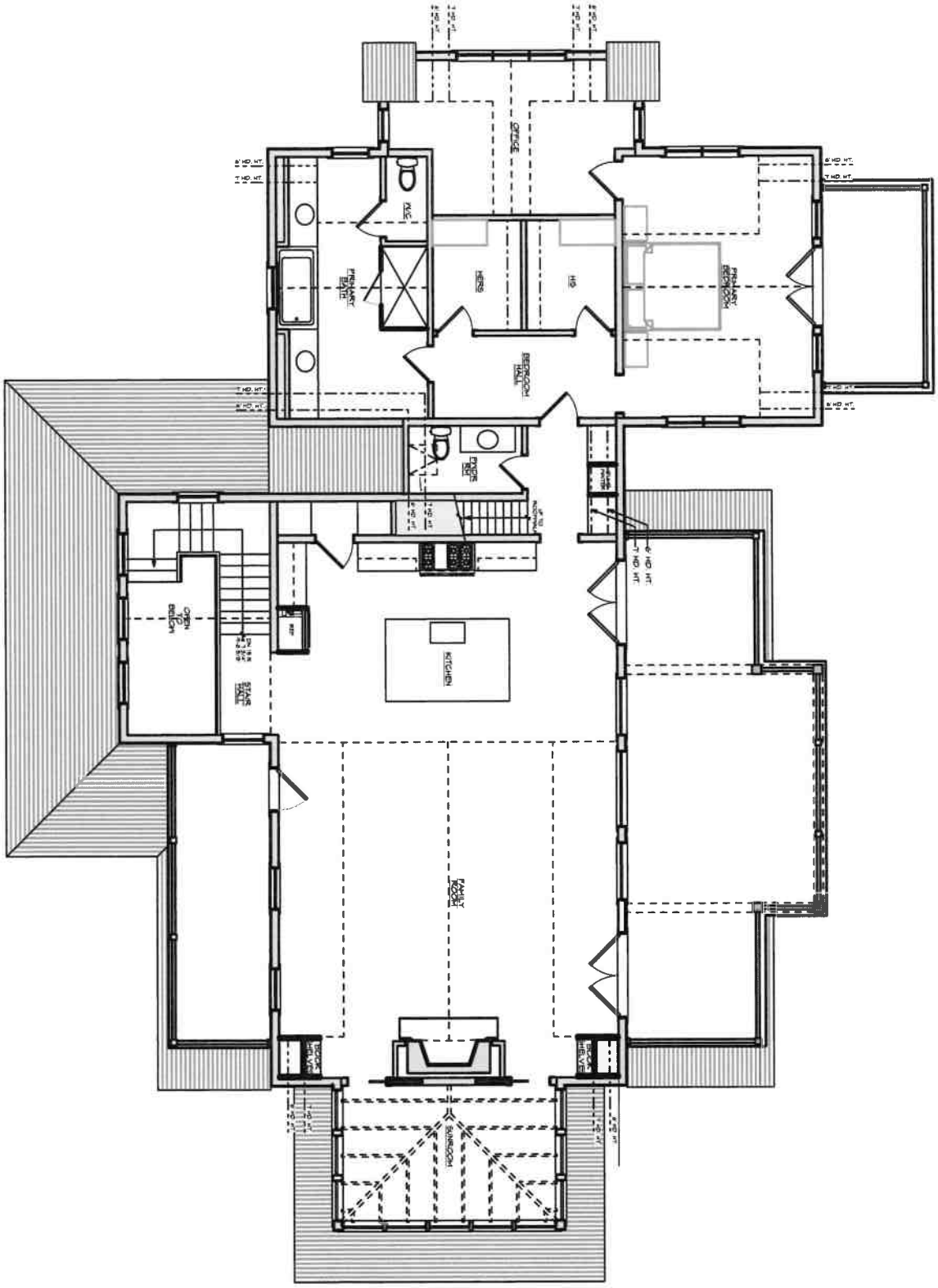
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.2

Hill House
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
21 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Residence at
100 Wauwinet Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 8/12/24
Rev: 8/5/2024
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 Custom, 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.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A		Double Hung	Custom	N/A	3'-0" x 6'-0"	3'-1" x 6'-0 1/2"	2 over 2	
A2		(2) Double Hung	Custom	N/A	(2) 3'-0" x 6'-0"	6'-1" x 6'-0 1/2"	2 over 2	
A3		(3) Double Hung	Custom	N/A	(3) 3'-0" x 6'-0"	9'-1" x 6'-0 1/2"	2 over 2	
B		Double Hung	Custom	N/A	2'-8" x 5'-6"	2'-9" x 5'-6 1/2"	2 over 2	
B2		(2) Double Hung	Custom	N/A	(2) 2'-8" x 5'-6"	5'-5" x 5'-6 1/2"	2 over 2	
C		Double Hung	Custom	N/A	2'-10" x 5'-6"	2'-11" x 5'-6 1/2"	6 over 6	
C2		(2) Double Hung	Custom	N/A	(2) 2'-10" x 5'-6"	5'-9" x 5'-6 1/2"	6 over 6	
C3		(3) Double Hung	Custom	N/A	(3) 2'-10" x 5'-6"	8'-7" x 5'-6 1/2"	6 over 6	
D		Double Hung	Custom	N/A	2'-4" x 4'-0"	2'-5" x 4'-0 1/2"	2 over 2	
E		Picture	Custom	N/A	5'-0" x 5'-4"	5'-1" x 5'-4 1/2"	6	glass to align w/ #4 door
F		Casement	Custom	N/A	2'-11 1/2" x 4'-7"	3'-0 1/2" x 4'-7 1/2"	9	
F3		(3) Casement	Custom	N/A	(3) 2'-11 1/2" x 4'-7"	TBD	9	see details for stud pockets
F5		(5) Casement	Custom	N/A	(5) 2'-11 1/2" x 4'-7"	TBD	9	see details for stud pockets
G		Fixed Picture	Custom	N/A	4'-2" x 6'-0"	4'-3" x 6'-0 1/2"	1	
H		Fixed Picture	Custom	N/A	5'-6" x 6'-0"	5'-7" x 6'-0 1/2"	1	
K		Casement	Custom	N/A	2'-4" x 3'-2"	2'-5" x 3'-2 1/2"	4	
L		Skylight	VELUX	VCE 2234	2'-1 1/2" x 3'-1 1/2"	2'-2 9/16" x 3'-2 9/16"	1	
M3		(3) Double Hung	Custom	N/A	(3) 2'-8" x 5'-0"	8'-1" x 5'-0 1/2"	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Front Door	Custom	N/A	3'-6" x 7'-6"	TBD	4	Raised Panels
2		Double Inswing French Doors	Custom	N/A	5'-8" x 7'-6"	TBD	6	Flat Panel
3		Sliding French Doors	Custom	N/A	9'-3" x 7'-6"	TBD	6	
4		Inswing 4 Lite Door	Custom	N/A	3'-6" x 7'-6"	TBD	4	Match "E" Window Glass; Raised Panel
5		Inswing French Door	Custom	N/A	3'-0" x 8'-6"	TBD	6	Flat Panel
6		Double Inswing French Doors	Custom	N/A	6'-0" x 8'-6"	TBD	6	Flat Panels
7		Double Inswing French Doors	Custom	N/A	6'-0" x 8'-6"	TBD	6	Flat Panels
8		Double Inswing French Doors	Custom	N/A	5'-8" x 7'-6"	TBD	6	Flat Panels

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 100 Wauwinet Trust ; Steven L. Cohen Trustee

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11|24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 8, 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 8/7/24

Signature Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

July 15, 2024

To the Commissioners,

I, Steven Cohen, Trustee of 100 Wauwinet Trust, owner of record of property located at 100 Wauwinet Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

100 Wauwinet
New Garg/GH

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.

$299.20 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.

✓ 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.

BHP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

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°: 11 PARCEL N°: 24.1

Street & Number of Proposed Work: 100 Wauwinet Road

Owner of record: 100 Wauwinet Trust, Steven L. Cohen Trustee

Mailing Address: 34 Main Street, 2nd Floor
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. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 748 Decks/Patio: Size: 8'x29' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 748 Size: 10'x23' (Patio) ☑ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1' South +2' East +1.5' West +2.5'

Height of ridge above final finish grade: North 29'-3" South 20'-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.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 10" to 9'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☑ Other Field Stone

Roof Pitch: Main Mass 11/12 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): Copper 2"ϕ

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☒ Other Boards + Batten

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☑ Double Hung ☑ Casement ☑ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Custom

Doors* (type and material): ☐ TDL ☑ SDL Front 9 Light/Wood Rear Batten/Wood Side French/Wood
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways Gravel Walkways _____ Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2168 5829 75

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Sea Change LLC
Street and Apt. No., or PO Box No.: 143 East Cross Road
City, State, ZIP+4®: New Canaan, CT 06840

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 82

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Steven L. Cohen Trustee 100R Ukuwinet Trust
Street and Apt. No., or PO Box No.: PO Box 786
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 51

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Nantucket Conservation Foundation
Street and Apt. No., or PO Box No.: PO Box 13
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2168 5829 68

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 Postage and Fees
$

NANTUCKET POST OFFICE
AUG 07 2024
02584 9998

Postmark Here

Sent To: Michael R. + Elizabeth S. Van Brunt
Street and Apt. No., or PO Box No.: 10 Laurelwood Drive
City, State, ZIP+4®: Bernardsville, NJ 07924

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 100 Wauwinet Road

Tax Map Number: 11 Parcel Number: 24.1

Owner of Record: 100 Wauwinet Trust; Steven Cohen Trustee

Description of Proposal: Construct New Dwelling and Garage/Guest House

Anticipated HDC Submission Date: August 12, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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 100 Wawinet Trust; Steven C. Cohen Trustee

MAILING ADDRESS 34 Main Street 2nd floor Nantucket, MA 02554

PROPERTY LOCATION 100 Wawinet Road

ASSESSORS MAP/PARCEL 11 | 24.1

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.

July 11, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.11 14:33:55 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

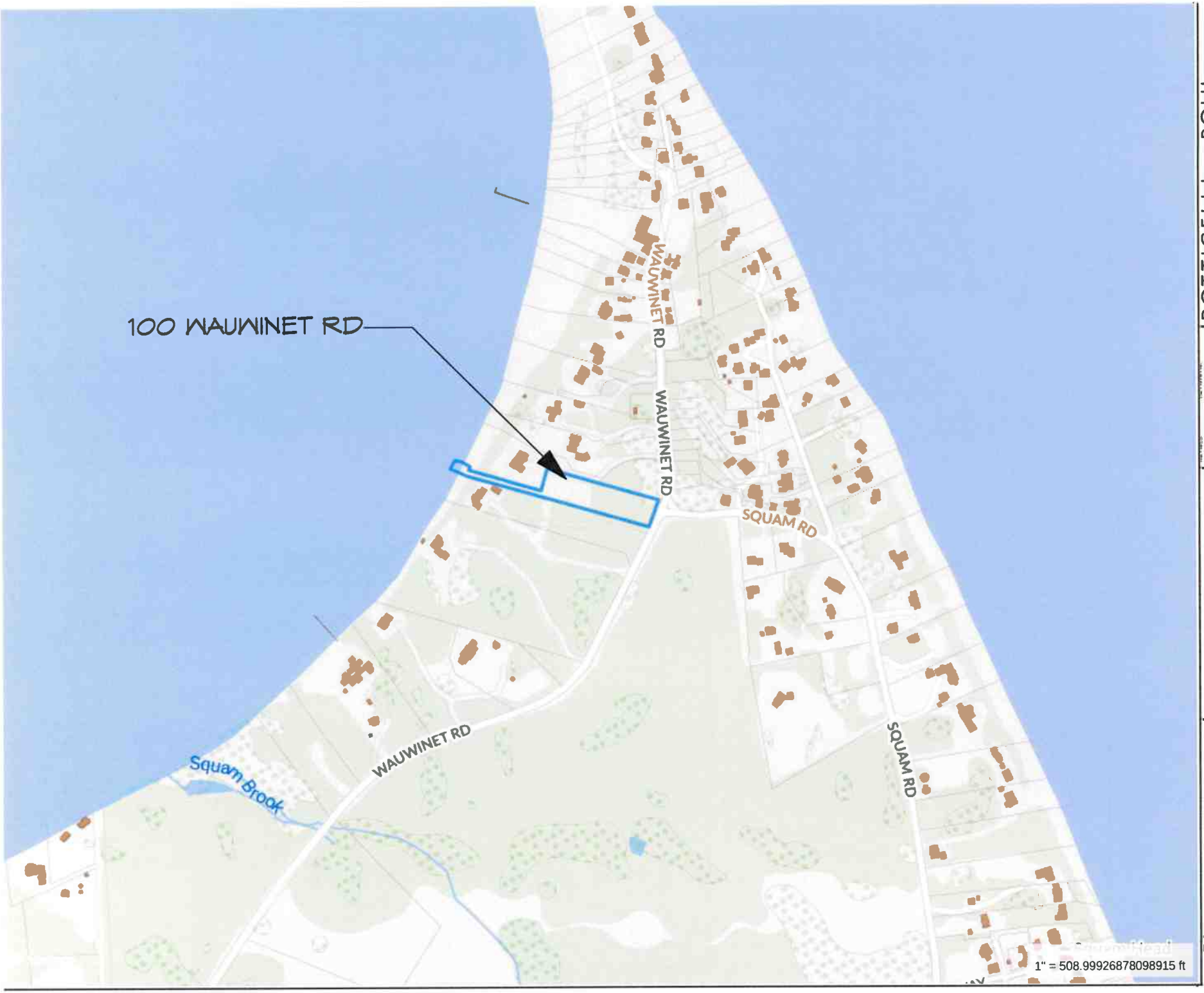
MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
11	24	3	COHEN STEVEN L TR	100R WAUWINET TRUST	PO BOX 786	NANTUCKET	MA	02554	100R WAUWINET RD
11	25		SEA CHANGE LLC		142 EAST CROSS RD	NEW CANAAN	CT	06840	98 WAUWINET RD
12	39		VAN BRUNT MICHAEL R & ELIZABETH S		10 LAURELWOOD DR	BERNARDSVILLE	NJ	07924	111 SQUAM RD
14	19		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	81 WAUWINET RD
Count:	**4**								

COHEN STEVEN L TR
100R WAUWINET TRUST
PO BOX 786
NANTUCKET, MA 02554

SEA CHANGE LLC
142 EAST CROSS RD
NEW CANAAN, CT 06840

VAN BRUNT MICHAEL R & ELIZABETH S
10 LAURELWOOD DR
BERNARDSVILLE, NJ 07924

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554



BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.9455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

DATE:

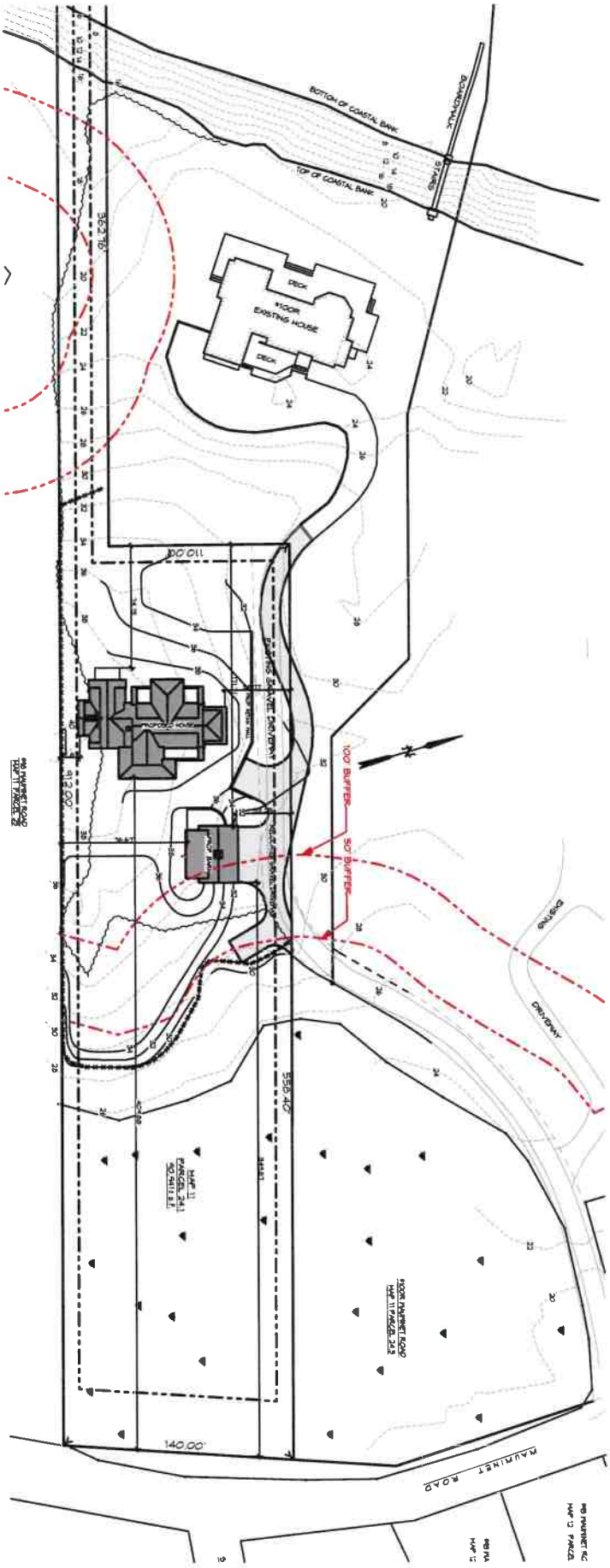
Locus Map

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUC-I
PARCEL NO: PROJECT NO: 9055 ISSUED: 7/5/24

All drawings and designs contained on the site property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
L-1.1



L-1.2

ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: 1 ZONING INFO: LUG-1
PARCEL NO: 2 PROJECT NO: 9 ISSUED: 7/5/24

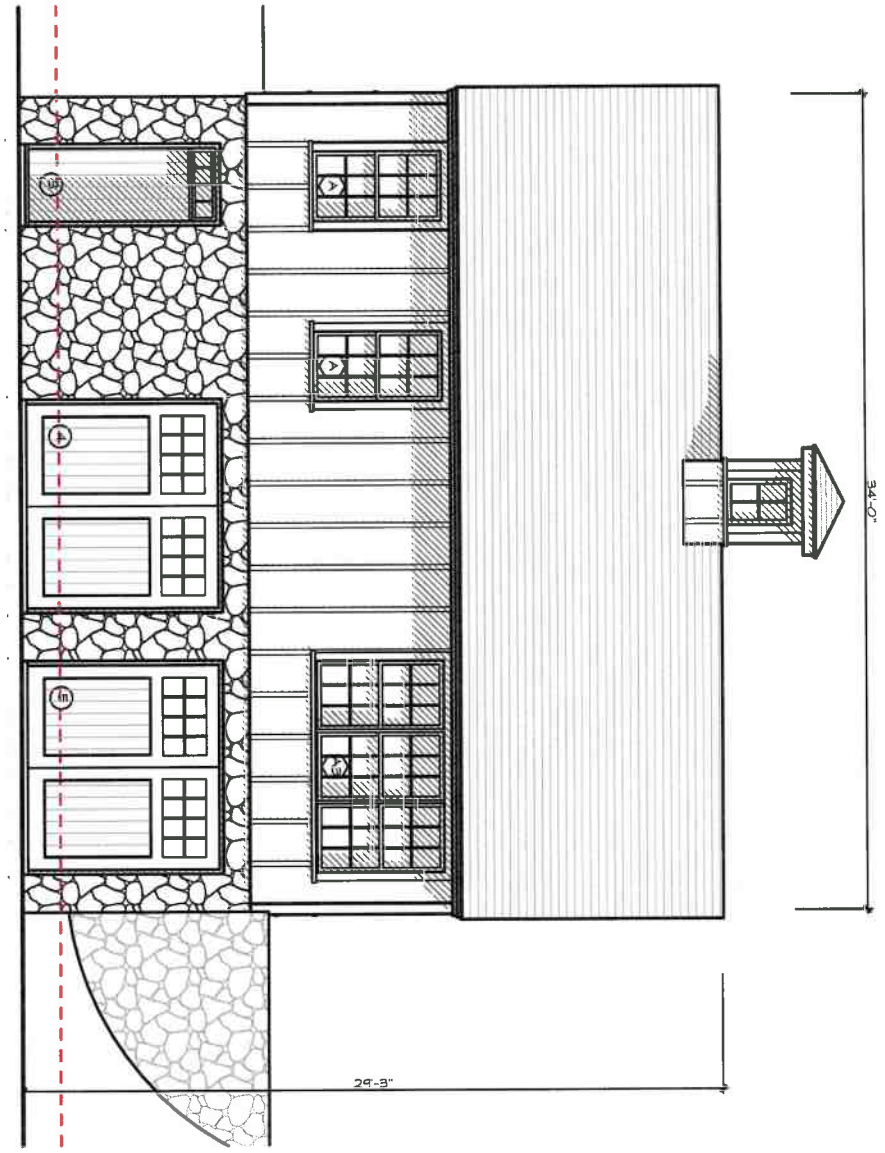
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

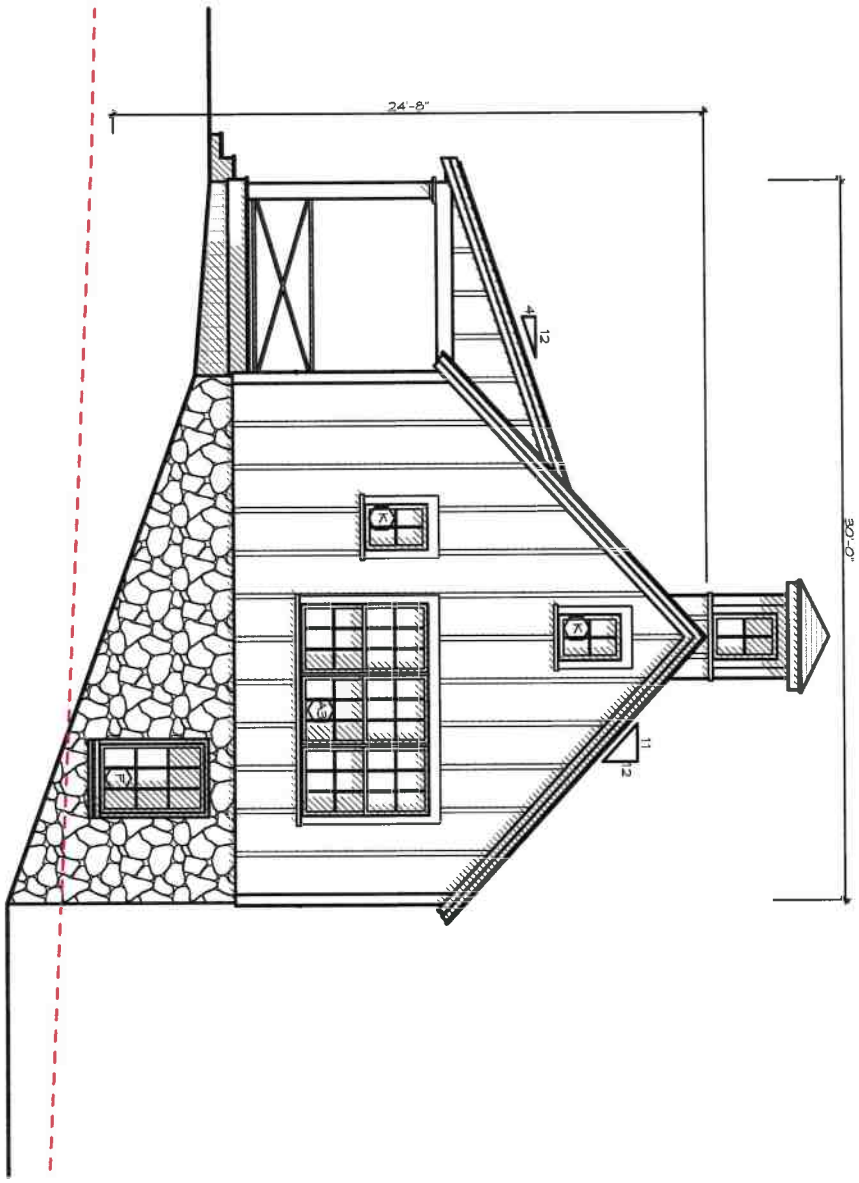
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543
BOTTICELLIANDPOHL.COM



A-2.2

ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

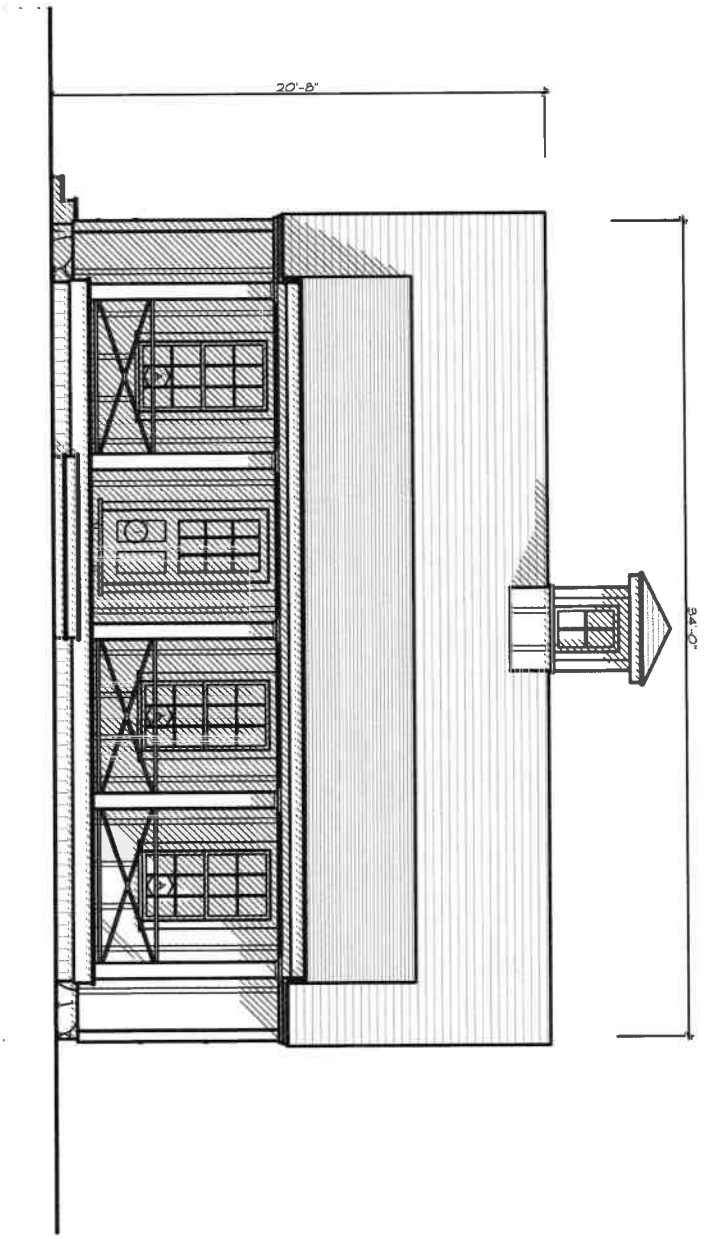
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.3

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

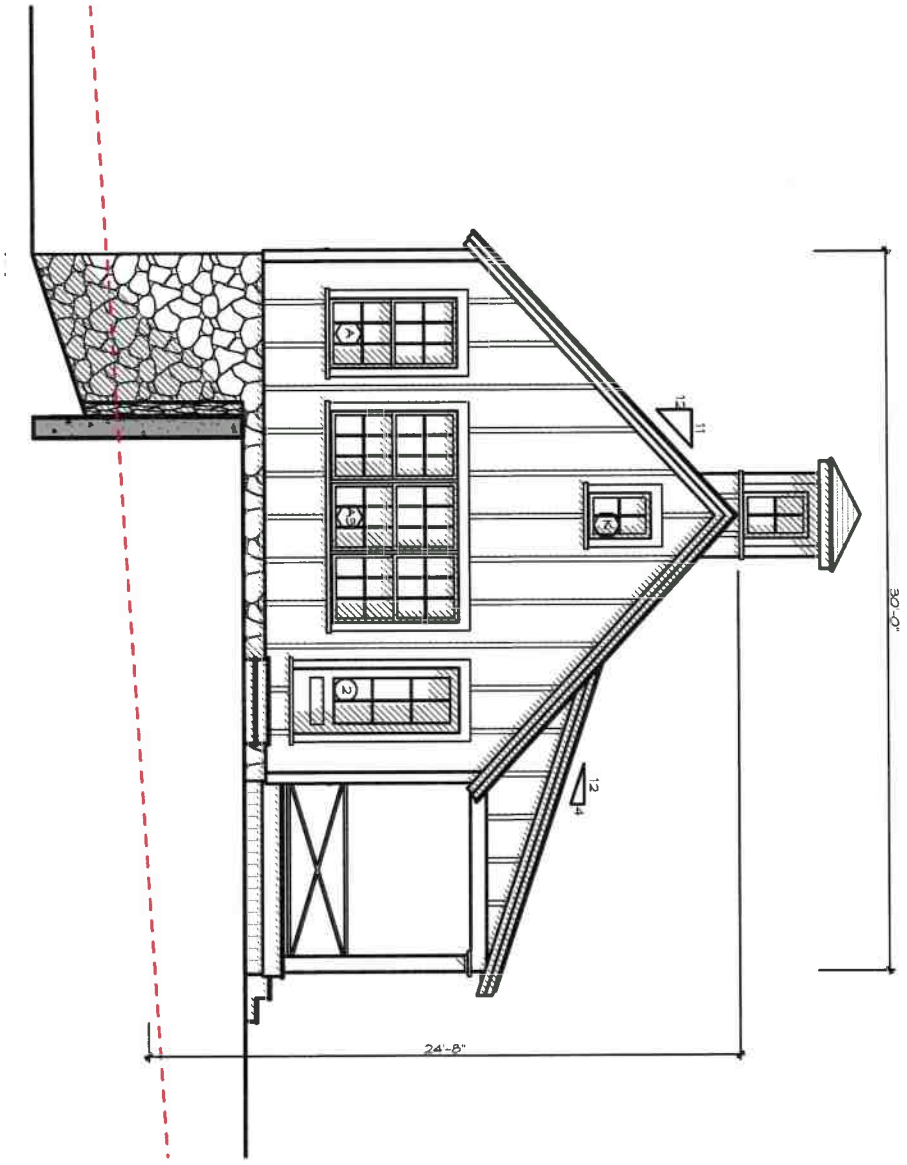
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

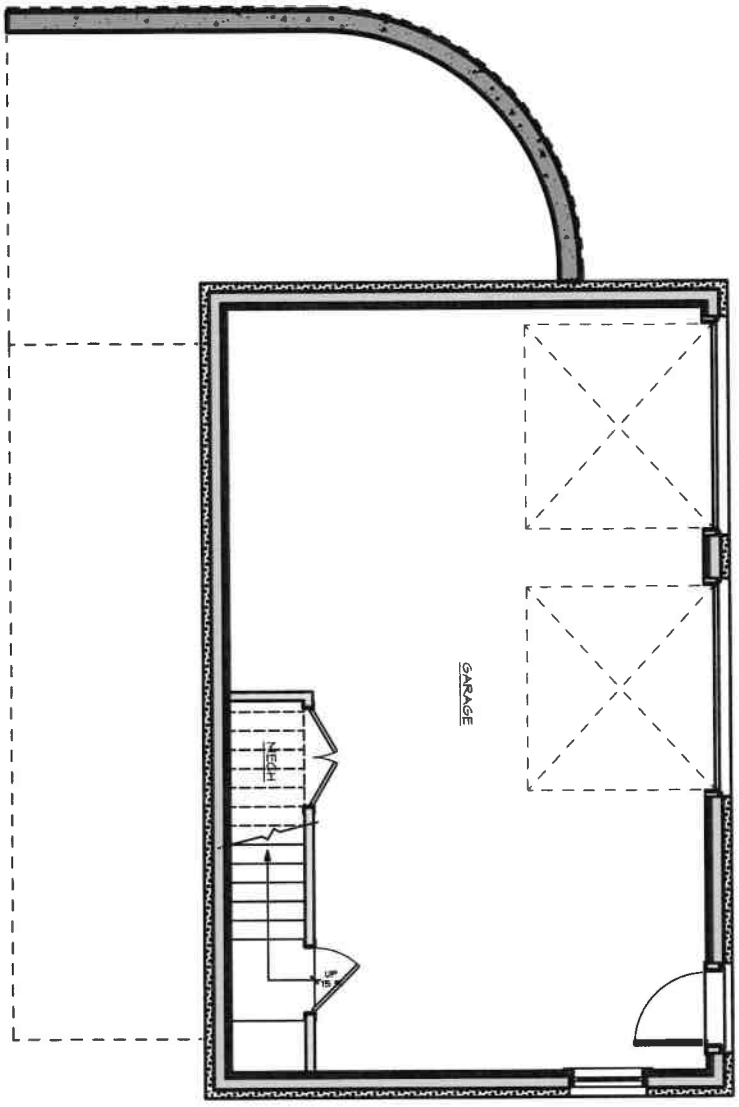
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.1

ID#

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: ISSUED: 7/5/24

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.

Garage Plan

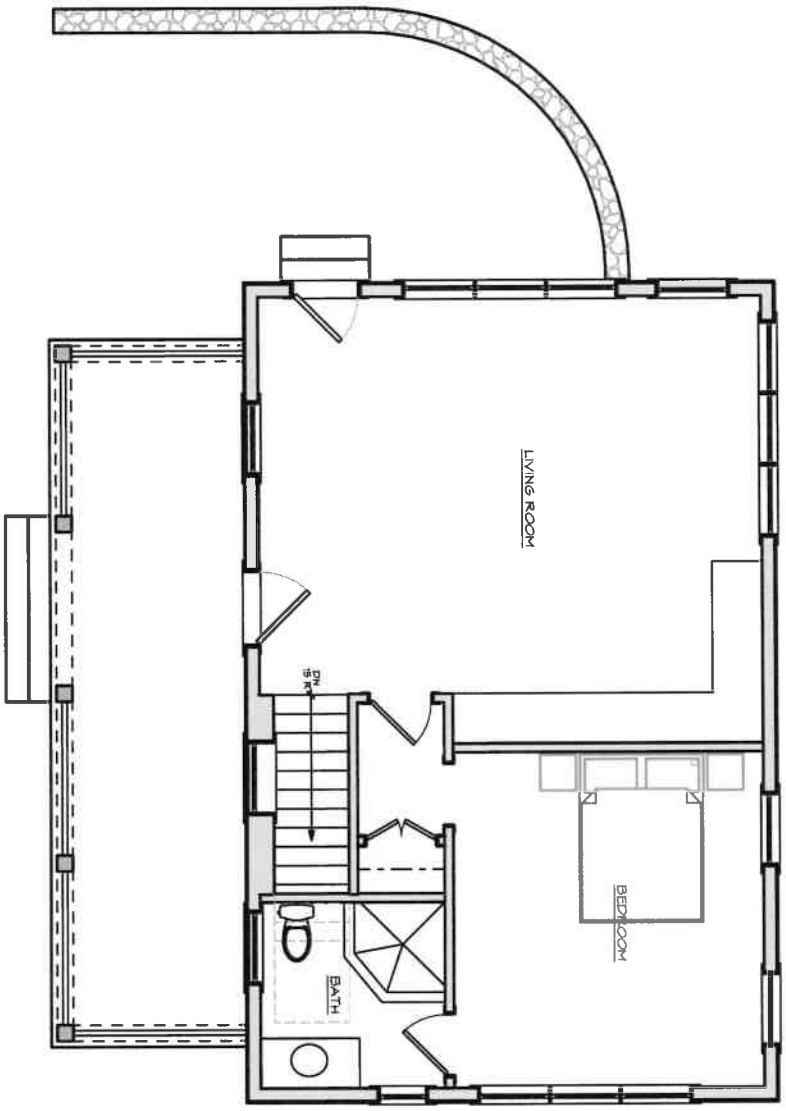
REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-1.2
ID #

Barn
100 Wauwinet Road
Nantucket, MA 02554

MAP NO: ZONING INFO: LUG-1
PARCEL NO: PROJECT NO: 9 ISSUED: 7/5/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Barn at
100 Wauwinet Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 8/12/24
Rev:
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 Custom, 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.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	6	Double Hung	Custom	N/A	3'-0" x 6'-0"	3'-1" x 6'-0 1/2"	2 over 2	
A3	3	(3) Double Hung	Custom	N/A	(3) 3'-0" x 6'-0"	9'-1" x 6'-0 1/2"	2 over 2	
F	1	Casement	Custom	N/A	2'-11 1/2" x 4'-7"	3'-0 1/2" x 4'-7 1/2"	9	Provide Brosco brick moulding exterior casing
K	3	Casement	Custom	N/A	2'-4" x 3'-2"	2'-5" x 3'-2 1/2"	4	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Front Door	Custom	N/A	3'-0" x 7'-6"	TBD	9	Raised Panels
2	1	Inswing French Door	Custom	N/A	2'-8" x 7'-6"	TBD	6	Flat Panel
3	1	Batten Door	Custom	N/A	2'-8" x 6'-8"	TBD	N/A	
		w/transom			2'-8" x 1'-2 1/2"	TBD	4	8'-0" overall HD HT
4	1	Overhead Garage Door	Custom	N/A	8'-6" x 8'-0"	TBD	16	vgroove panels & putty glaze muntins
5	1	Overhead Garage Door	Custom	N/A	8'-6" x 8'-0"	TBD	16	vgroove panels & putty glaze muntins

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 100 Wauwinet Trust; Steven L. Cohen Trustee

STREET ADDRESS 100 Wauwinet Road

MAP/PARCEL 11|24.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 8, 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

8/7/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

July 15, 2024

To the Commissioners,

I, Steven Cohen, Trustee of 100 Wauwinet Trust, owner of record of property located at 100 Wauwinet Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

RECEIVED AUG 08 2024 By

This is a contractual agreement and 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°: 38 PARCEL N°. 135

Street & Number of Proposed Work: 7 West Way

Owner of record: Christopher Emery

Mailing Address: P.O. Box 99
Nantucket MA. 02554

Contact Phone #: 617-901-7014 E-mail: chrisemerysurf@yahoo.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 ☑ 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: 12'8" Sq. Footage 1st floor: ✓ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'8" 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 12' South 12' East 12' West 12'

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 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Board + Batten,

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ 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 sliding Side Custom / Dutch (wa
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 IKo Dual Black Architectura
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 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 8/6/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Chris Emery

AS AGENT FOR me

STREET ADDRESS 7 West Way

MAP/PARCEL 38/135

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.

Chris Emery — 8/8/2024

Signature — Date

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

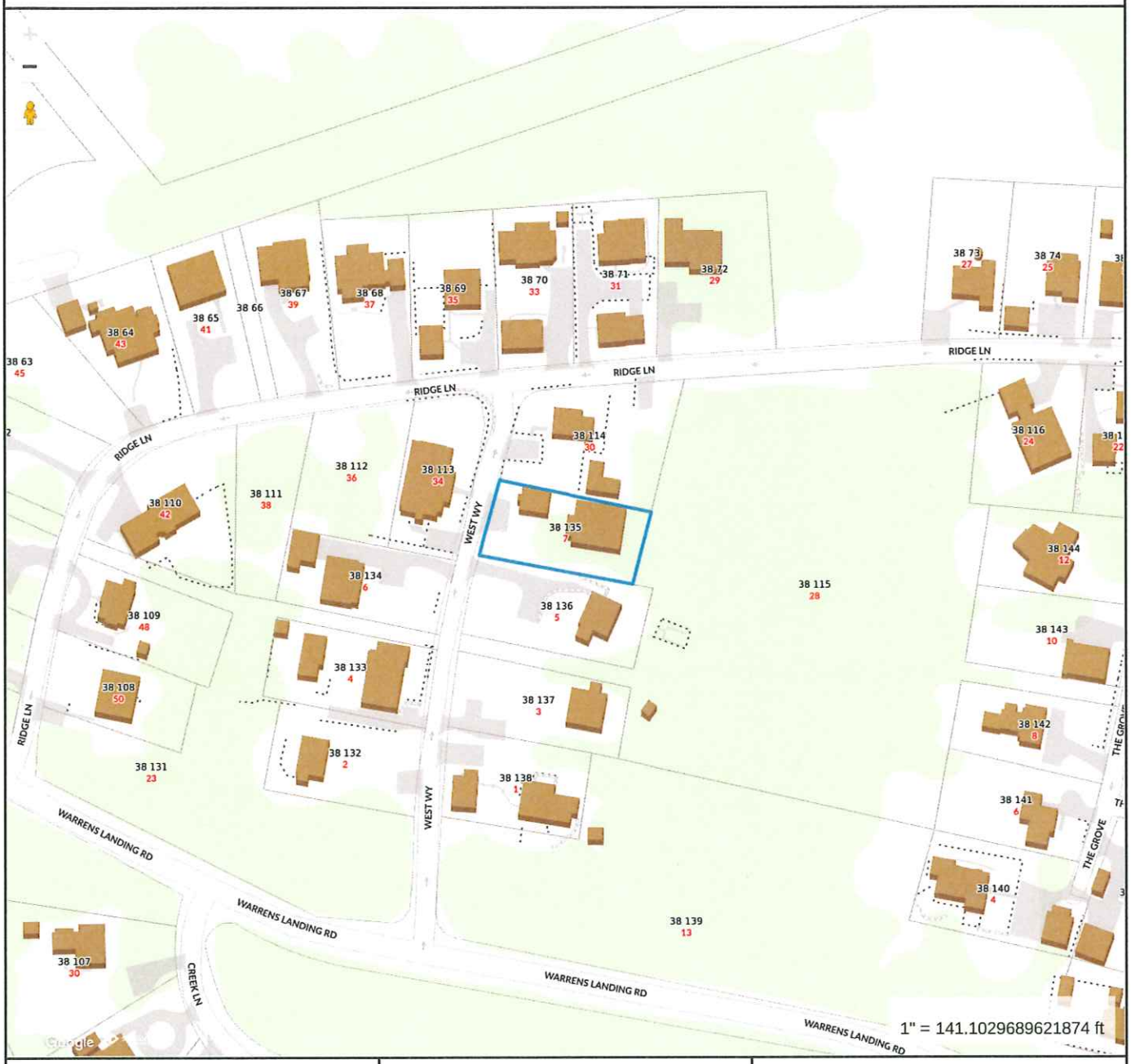
This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	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.



Property Information

Property ID	1495
Location	7 WEST WY
Owner	EMERY CHRISTOPHER D

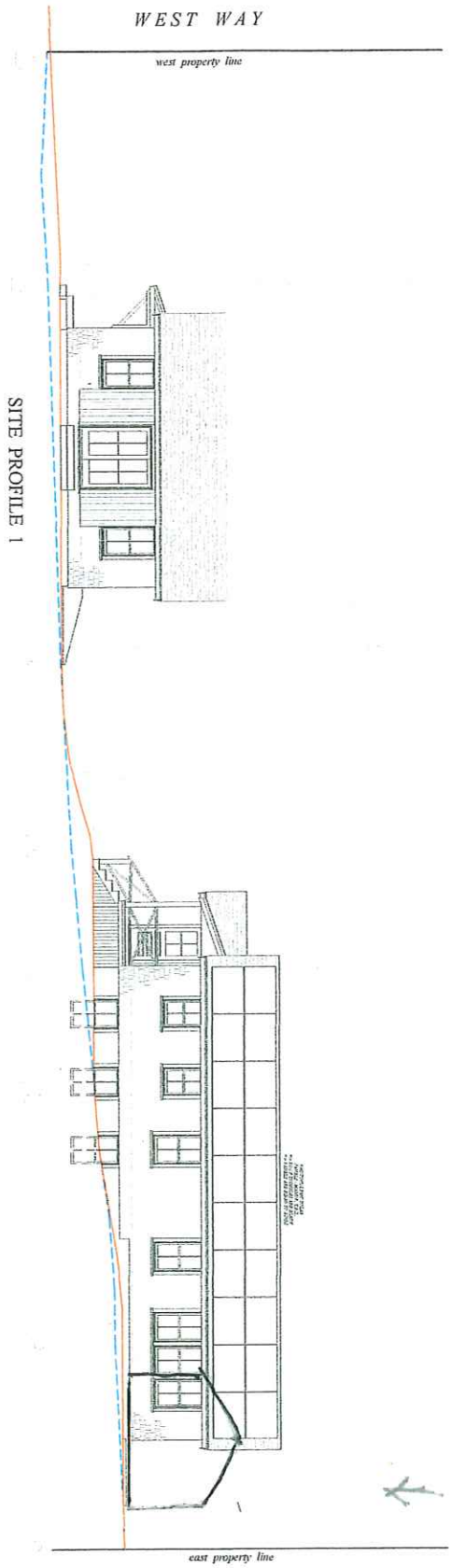
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map 38
Parcel 135
7 West Way
Emery

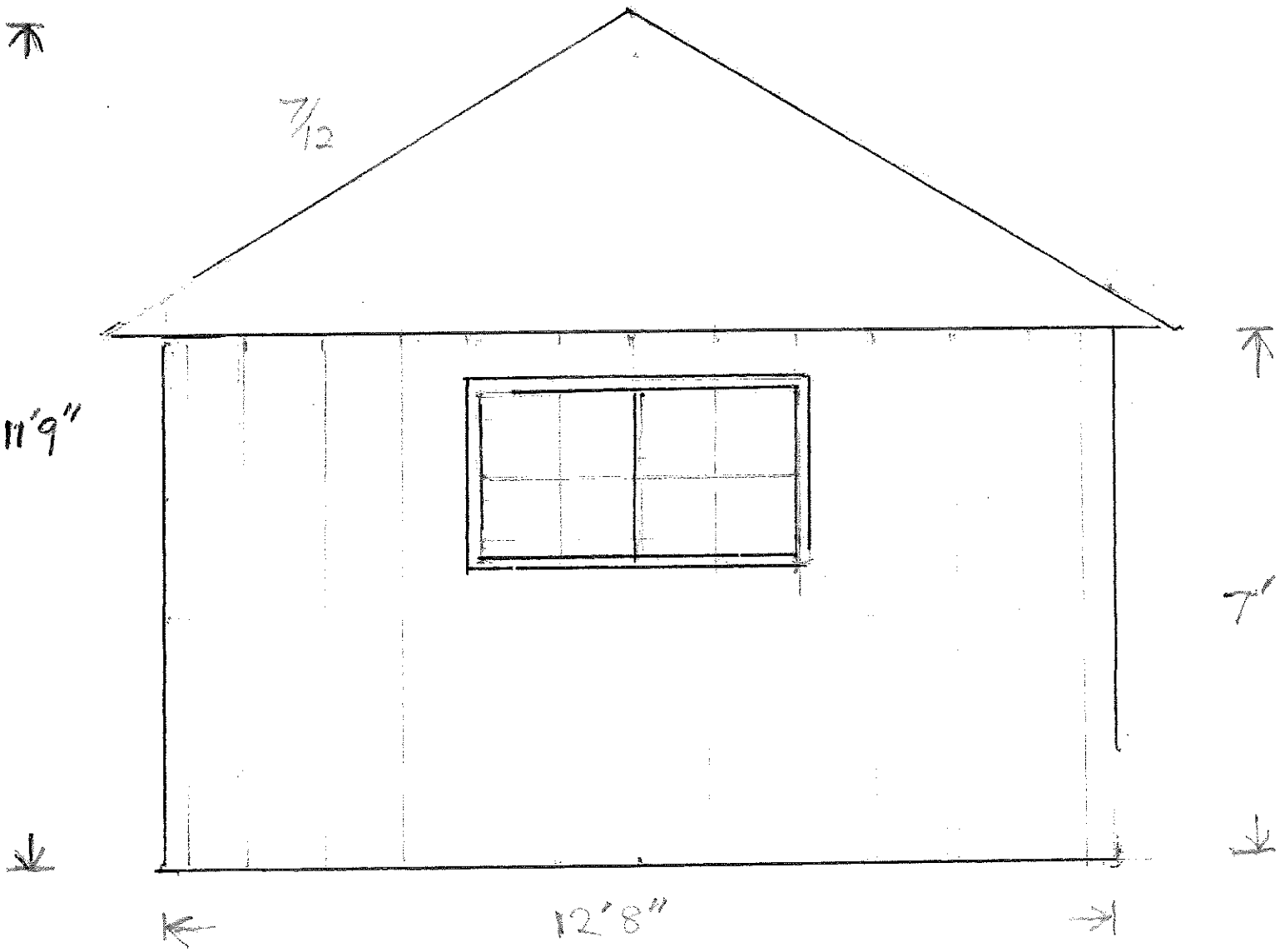




Hipped
12'8" x 12'8"
Shed

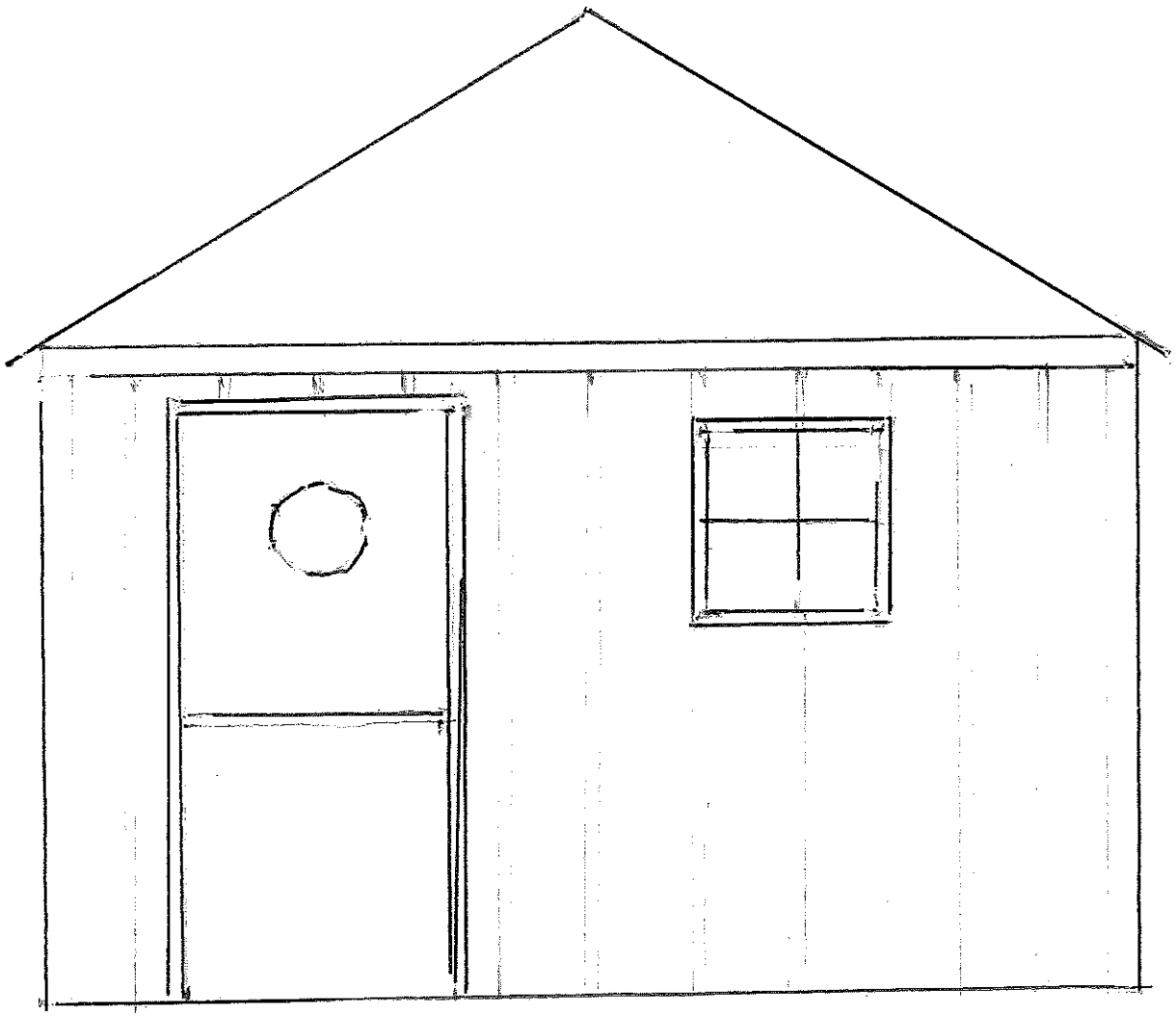
BROOK MEERBERGEN DESIGNS P.O. BOX 673 NANTUCKET, MA 02554 508.228.1388	REVISIONS	SITE PROFILES SCALE: 1" = 5'-0" DATE: 04.15.19	SITE PROFILES - EMERY 7 WEST WAY NANTUCKET, MA	MAP - 38 PCL - 135 SP

WEST- facing road
tree in front...



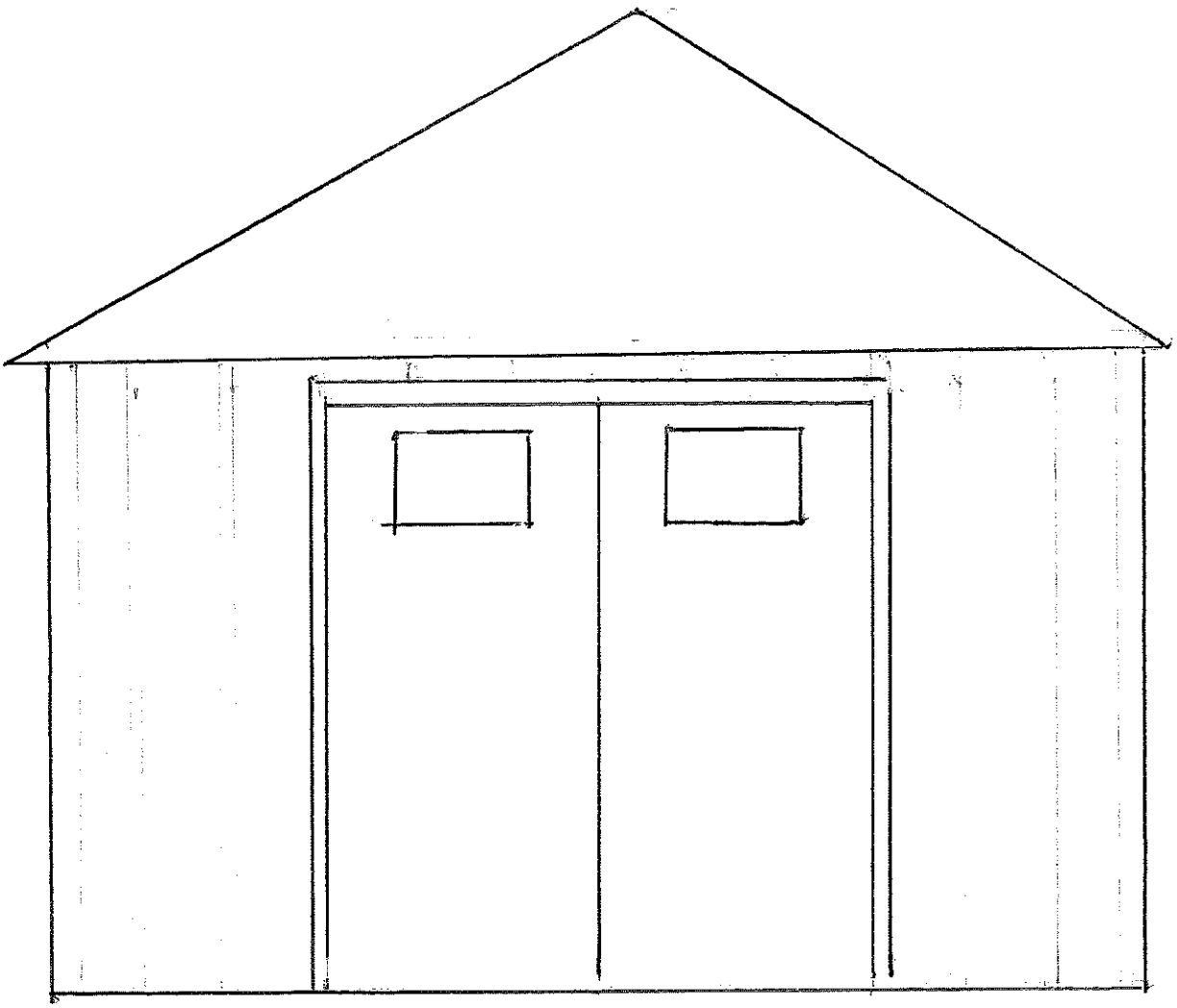
1x12 - Board & Batten
Windows - 2'x4' Andersen Casement 400 series Bronze

NORTH - facing our house



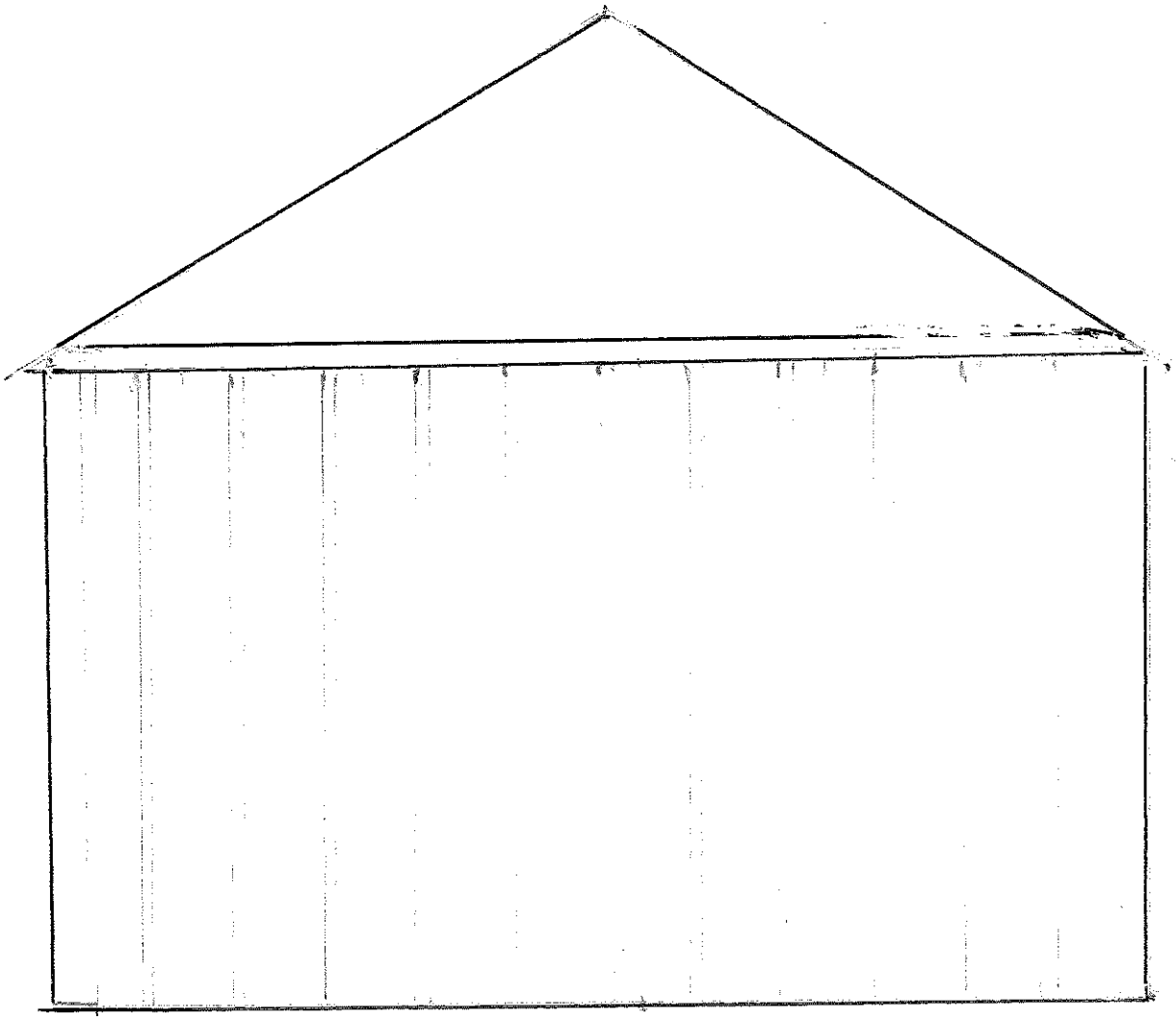
w/ neutral 12" porthole
Door - 3'x6'4" custom wood dutch door
Window - 2'x2' Andersen casement 400 series/bronze

EAST - facing "common area"



Doors - Custom sliding wood doors

SOUTH facing LeMaitre row of Leland Pines

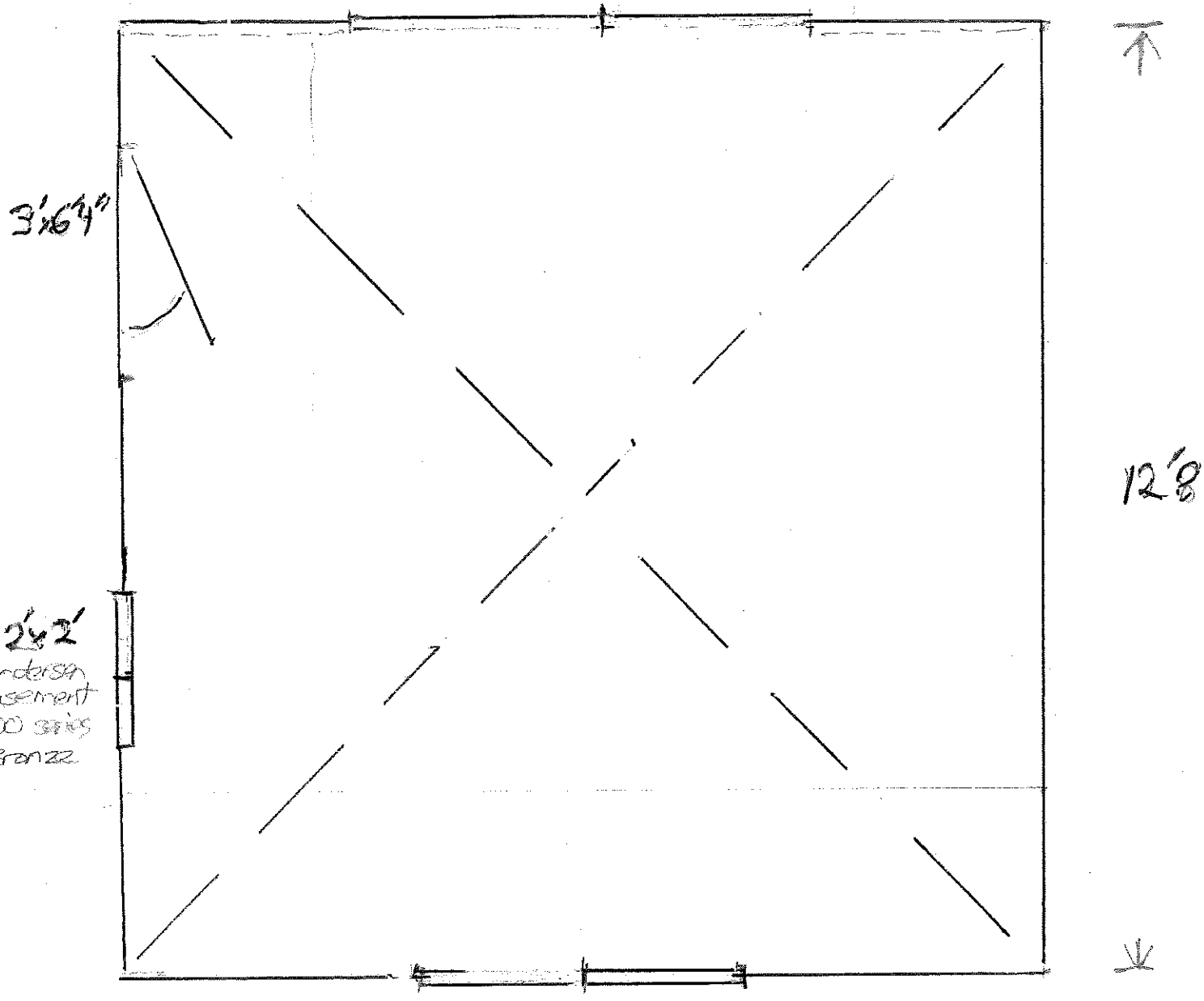


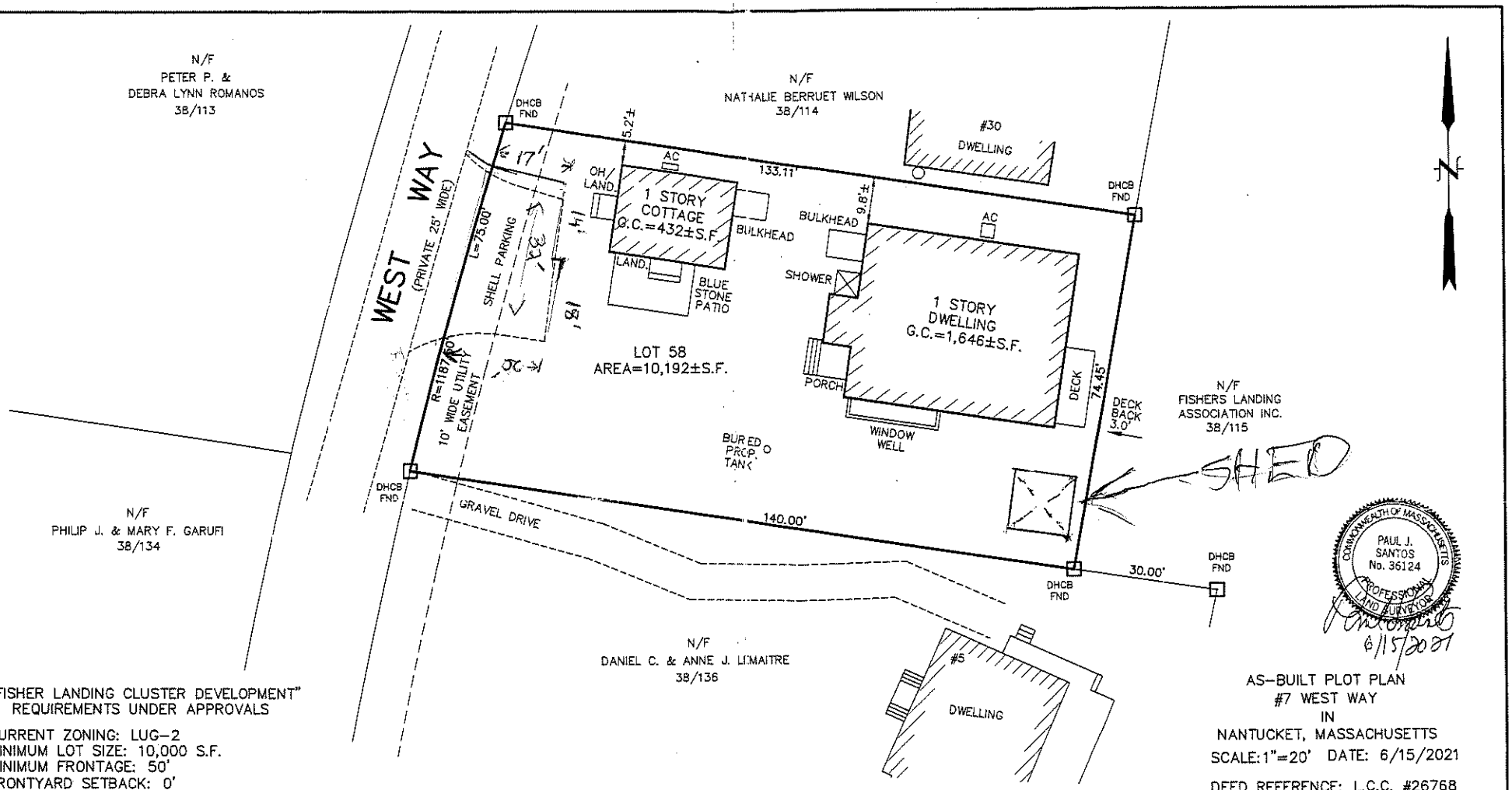
Emery Shed

7 West Way -

Map 38
Parcel 135

(2) 3' x 6' sliding doors





"FISHER LANDING CLUSTER DEVELOPMENT"
REQUIREMENTS UNDER APPROVALS

CURRENT ZONING: LUG-2
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 50'
FRONTYARD SETBACK: 0'
SIDE SETBACK: 0'
REAR SETBACK: 3'
ALLOWABLE G.C.R.: 50%
EXISTING G.C.R.: 20.4%±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 442/22

NOTE:
1. PURSUANT TO ZONING CH 139, SECTION IV 2, EXCEPTION TO INTENSITY REGULATIONS SECT. V WAS GRANTED FOR THE CLUSTER DEVELOPMENT, SEE SPECIAL PERMIT AND VARIANCE, ZBA FILE NO. 010-77-L.C. DOC. NO. 18298 AND 19231 AS CLARIFIED JULY 11, 1978, L.C. DOC. 19683, AND APRIL 12, 2005 ZBA APPLICATION NO. 021-05.

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR
6/15/2021

AS-BUILT PLOT PLAN
#7 WEST WAY
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: 6/15/2021

DEED REFERENCE: L.C.C. #26768
PLAN REFERENCE: L.C. PL. 15400-B

ASSESSOR'S REFERENCE:
MAP: 38 PARCEL: 135

PREPARED FOR:
CHRISTOPHER D. EMERY

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-11081


tree


behind tree



from Street 7 West Way

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 13 PARCEL N°. 3

Street & Number of Proposed Work: 87 SQUAM RD

Owner of record: SQUam Partners LLC

Mailing Address: 1400 Village SQUARE BLVD #3. 805

Tallahassee, FL. 32312

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornemill Design LLC

Mailing Address: 48 Dukes Road

NANTUCKET. Ma

Contact Phone #: _____ E-mail: office@thornemill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ CASH 25

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 - 2015 - 640 19

Size of Structure or Addition: Length: 58' Sq. Footage 1st floor: 1384 Decks/Patio: Size: 9x24 ☑ 1st floor ☐ 2nd floor

Width: 32' Sq. footage 2nd floor: 1384 Size: 8x14 ☐ 1st floor ☑ 2nd floor

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 South 24'-6 East 24-6 - 21 West 24-6 - 21

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'-20" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): Wood 6x6 PTD

Sidewall: ☑ White cedar 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 1x6 Frieze 0

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6x6

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 Overhead Material Wood/16 Light

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS - All to match main House

Sidewall Nat Cedar Clapboard (if applicable) _____ Roof Red cedar

Trim Nant. Blue Sash White Doors Nant. Blue

Deck Nat Mahog. Foundation Nat. Conc. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/8/24 Signature of owner of record Luke Thornemill for Squam Partner LLC Signed under penalties of perjury

CERTIFICATE NO: [illegible] DATE ISSUED: 7/8/15

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 13 PARCEL N°. 3

Street & Number of Proposed Work: 89 SQUAM RD

Owner of record: SQUAM PARTNERS, LLC

Mailing Address: 94 North Road

Princeton, NJ 08540

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD

NANTUCKET, MA 02554

Contact Phone #: 508 228 9161 E-mail: _____

FOR OFFICE USE ONLY CHK 1045

Date application received: 6-15-15 Fee Paid: $ 553.46

Must be acted on by: 8-11-15

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: _____

Member: [signature]

Member: _____

Notes - Comments - Restrictions - Conditions

Color Submittal - Window Cuts - on Corner.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 58' Sq. Footage 1st floor: 1384 Decks/Patio: Size: 9 x 24 ☑ 1st floor ☐ 2nd floor

Width: 32 Sq. footage 2nd floor: 1384 Size: 8 x 9 ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West 3'-1'

Height of ridge above final finish grade: North 21' South 24'-6" East 24'-6" - 21' West 24'-6" - 21'

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'-20" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

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 1 x 8 Rake 1 x 8 Soffit (Overhang) — Corner boards 5/4 x 6 Frieze —

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 6 x 6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 15 LIGHT GLIDING FR Side 9 LIGHT WOOD

Garage Door(s): Type OVERHEAD Material WOOD - 16 LIGHT

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS— ALL TO MATCH HOUSE

Sidewall NAT. CEDAR Clapboard (if applicable) _____ Roof RED CEDAR

Trim NANT. BLUE Sash WHITE Doors NANT. BLUE

Deck NAT. MAHOGANY Foundation NAT. CONC. Fence _____ Shutters _____

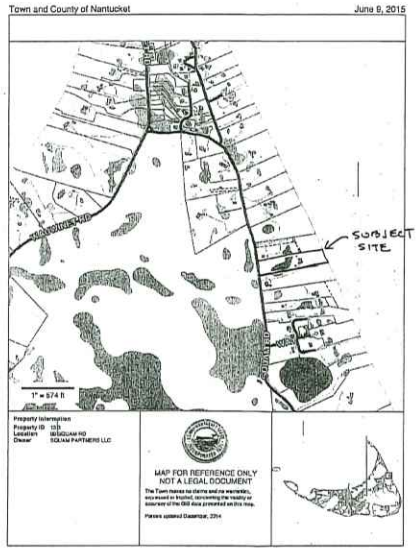
* Attach manufacturer's color samples if color is not from HDC approval list.

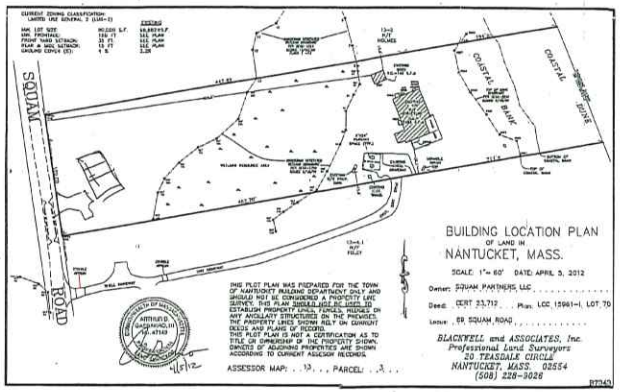
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

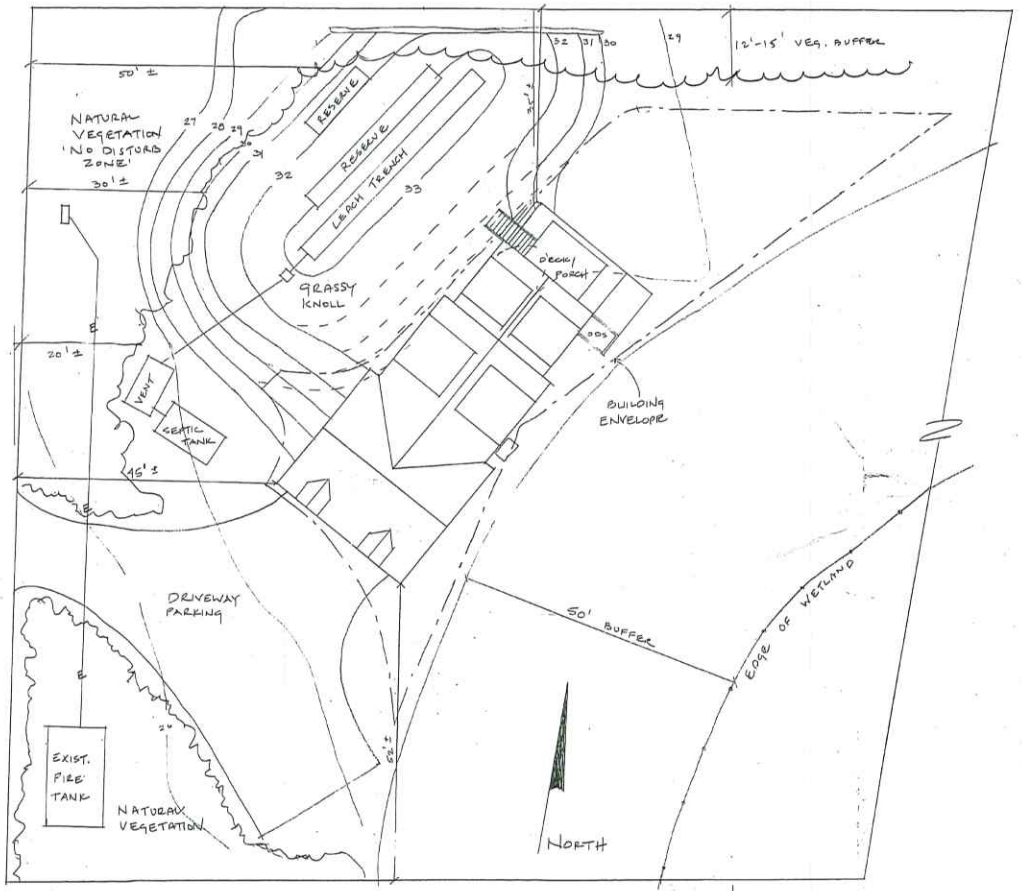
Date 6/14/15 Signature of owner of record [signature] Signed under penalties of perjury

Previous Approval.

RECEIVED
AUG 8 2024
By







SITE PLAN 1"=10'-0"

COTTAGE 1400 ± SF G.C
HOUSE 1985 ± SF G.C
SHED 199 ± SF GC
ALLOWABLE - 3955 ± SF
TOTAL - 3568 ± SF

DOOR AND WINDOW SCHEDULE

A. ANDERSEN 400 SERIES
6/6 DBH TW2492
RO 2'-6 1/8" x 4'-4 7/8"

B ANDERSEN 400 SERIES
6/6 DBH TW2032
RO 2'-2 1/8" x 3'-4 7/8"

C. ANDERSEN A SERIES 3/0 DBH
~~6 LIGHT AWNING AW2424~~
R.O. 2'-6" x 2'-9"

1 8'-0" x 8'-0" CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOORS 16 LIGHT V GROOVE PANELS

2 3'-0" x 7'-0" 9 LIGHT 2 PANEL WOOD SWING DOOR

3. ANDERSEN 15 LIGHT FRENCHWOOD GLIDING PATIO DOORS FWGD 6061 R.O. 6'-0" x 6'-11"

NOTE - STORM WATCH IMPACT GLASS @ ALL WINDOWS & DOORS

RECEIVED
JUN 25 2015
BY:

A Garage - Cottage for 89 Squam Road

Nantucket, MA
Map 13 Parcel 3

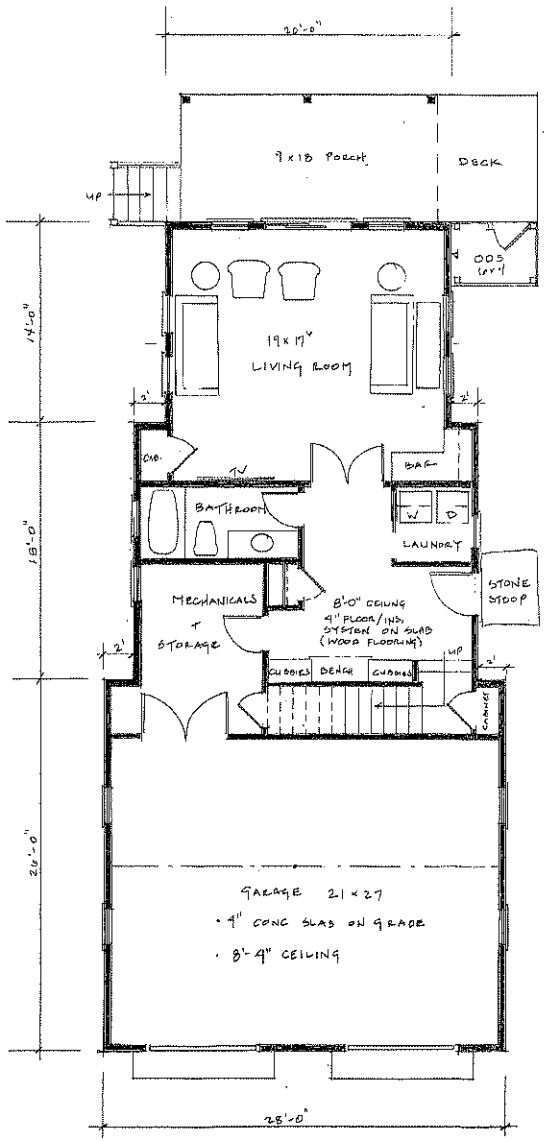
Site Plan, Locus and Door and Window Schedule

1"=10'-0"

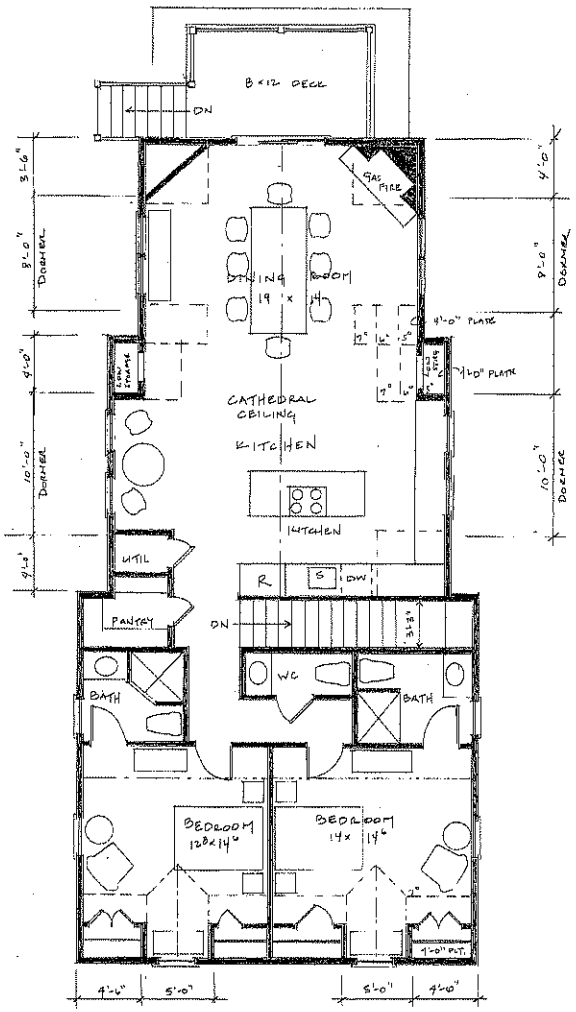
Issues and Revisions
1 HDC 6/19/15
2 HDC REVS 6/25/15
3
4
5
6
7
8

Thornewill Design, LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

A1



FIRST FLOOR PLAN 1400± SF



SECOND FLOOR PLAN

1/4"=1'-0"

A Garage - Cottage for
89 Squam Road
Nantucket, MA
Map 13 Parcel 3

Floor Plans
1/4"=1'-0"

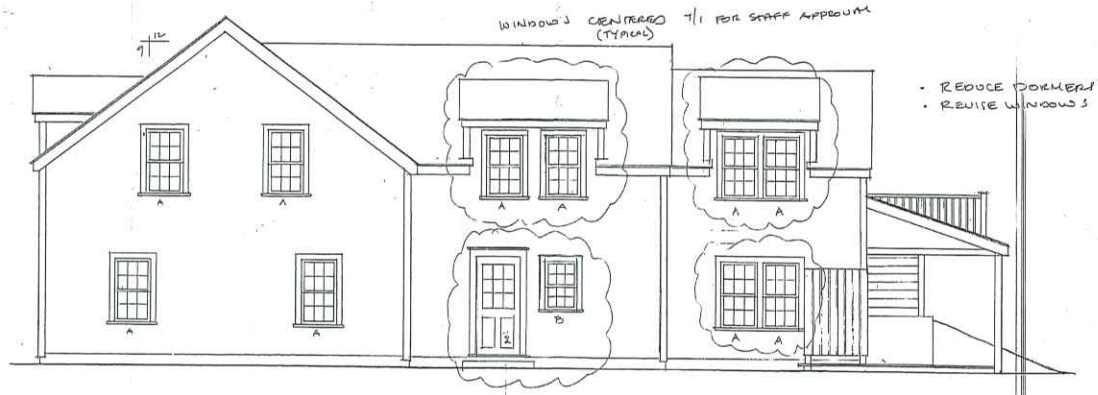
Issues and Revisions
1 HDC 6/14/15
2 HDC REV's 6/25/15
3
4
5
6
7
8

Thornewill Design, LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9183 Fax 508 228 3165

A2

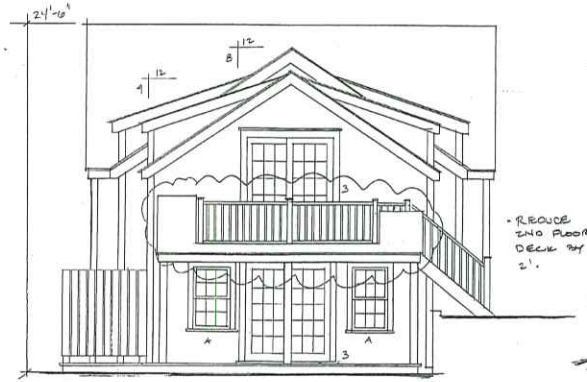


SOUTH ELEVATION

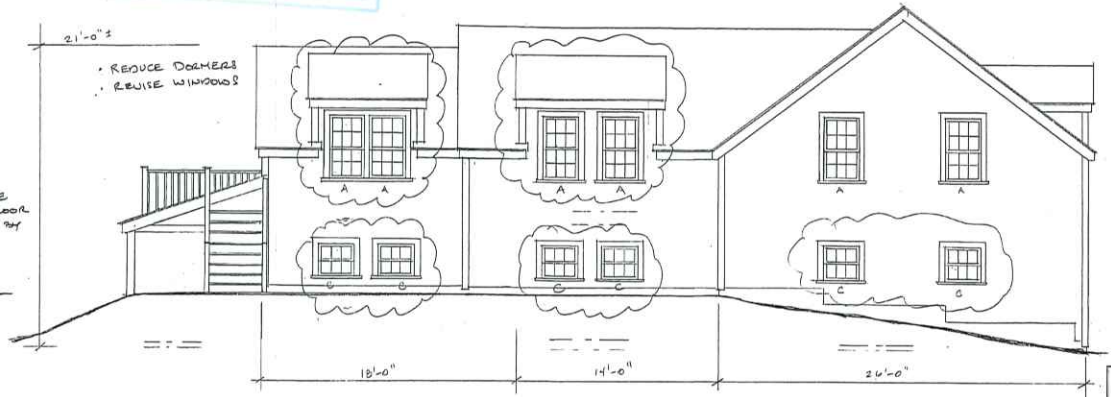


EAST ELEVATION

RECEIVED
AUG 8 2024
By



NORTH ELEVATION



WEST ELEVATION

APPROVED
JUN 30 2015 64019

A Garage - Cottage for
89 Squam Road
Nantucket, MA
Map 13 Parcel 3

Elevations

1/4"=1'-0"

6/14
9/15 STAFF APPR.

A3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

____ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

RE-STAMP EXPIRED Approval

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 Luke Thornewill

AS AGENT FOR Squam Partners LLC

STREET ADDRESS 89 Squam

MAP/PARCEL 13 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/1/24

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.

Luke Thornewill 8/1/24

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 89 Squam ROAD

Tax Map Number: 13 Parcel Number: 5

Owner of Record: 89 Squam Partners LLC

Description of Proposal: Re-Submission at Post HDC approval expired. 1384 SF 2 Car garage + Living area. Second floor - 2 bedroom and family area.

Anticipated HDC Submission Date: 8/5/24

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..... Squam Partners LLC .....

MAILING ADDRESS.....

PROPERTY LOCATION..... 87 Squam Rd .....

ASSESSORS MAP/PARCEL..... 13/3 .....

SUBMITTED BY:..... Thornem II .....

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.

8/5/24

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.08 08:37:02 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HOLMES CATHERINE M
15 SADDLE RIDGE ROAD
HOHOKUS, NJ 07423

FOLEY THOMAS & LUCINDA
PO BOX 953
NANTUCKET, MA 02554

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 415

Street & Number of Proposed Work: 5A Field Ave

Owner of record: Beth Maier

Mailing Address: 5A Field Ave
Nantucket, MA 02554

Contact Phone #: (508) 332-9142 E-mail: ackhomes@gmail.com

AGENT INFORMATION (if applicable)

Name: SAME

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY CHC # 242

Date application received: _____ Fee Paid: $ 50 —

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Renew COA HDC 2021-09-4668

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

No Changes to approved Plan

Is there an HDC survey form for 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 8.8.24 Signature of owner of record Beth A Maier Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Tuesday, September 28, 2021

This meeting was held via remote participation using ZOOM and YouTube, Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law

Called to order at 5:02 pm. and announcements by Mr. Pohl

Staff in attendance:	Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Esmerelda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members:	None
Late Arrivals:	Dutra, 5:10 pm; Welch, 5:19 pm
Early Departures:	Oliver, 9:00 pm

Adoption of Agenda.
Motion **Motion to Approve as amended. (Coombs)**
Roll-call vote Carried //Oliver, Camp, McLaughlin, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Beth Maier **09-4668**	5A Field Avenue	Renew COA 70535: fence	80/415	Self
2.	John Kilmartin **09-4738**	11 New Mill Street	Rev. add porch roof	55.4.4/87	Linda Williams
3.	Allie Crowell **09-4756**	18 Tennessee Avenue	New roof	60.1.2/18	Linda Williams
4.	Philip Losurdo **08-4515**	36 Long Pond Drive	Window changes	59.4/117	Self
5.	Vanessa Traniello **09-4736**	2 Seven Mile Lane	Shed	72/52	Erik Kaminski
6.	Sheila Daume **09-4609**	24 Bluebird Lane	Roof change	68/585	Richard Prunier
7.	Christopher Bistany **09-4648**	20 Equator Drive	Shift window 24" to rear	66/225	EMDA
8.	Lyubomir Lyubenov **09-4714**	7 Toombs Courts	New fence	68/153.1	JB Studio
9.	Lyubomir Lyubenov **09-4715**	7 Toombs Courts	Front door color change	68/153.1	JB Studio
10.	Dobromir Sultanov **09-4716**	24 Hummock Pond Road	New shed	56/84.2	JB Studio
11.	John Fulginiti **09-4719**	38 Pochick Avenue	Shed	38/11	Waterscapes
12.	Anthony Civale **09-4695**	58 Nobadeer Avenue	Rev. 02-2906: omit bumpout	88/81	Emeritus
13.	Lindsay & Sean Curry **09-4636**	3A Marsh Hawk Lane	New egress window	56/109.2	Brook Mohr
14.	Irene Von Lazar **09-4647**	34 Lovers Lane	Porch railing revision	68/66	NAG
15.	2 EW Trust **09-4650**	2 Ellen's Way	Rev. 10-2014: cable rail	81/170	Brook Meerbergen
16.	2 EW Trust **09-4649**	2 Ellen's Way	Rev. 10-2015: cable rail	81/170	Brook Meerbergen
17.	59 Bartlett Road, LLC **09-4757**	59 Bartlett Road	Shed	66/99.1	Linda Williams
18.	Elizabeth Goulet **09-4754**	51 Miacomet Avenue	Fence	67/196	Linda Williams
19.	Joseph Tirone **09-4624**	25 Honey Suckle Drive	Grille pattern change	68/389	Val Oliver Design
20.	Elisa Allen **09-4735**	9 Pond Road	Shed	56/154	Emeritus

Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill
Alternates	None
Recused	Oliver
Documentation	None
Representing	None
Public	None
Concerns	No concerns.
Motion	**Motion to Approve. (Thornewill)**
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Thornewill, and Pohl-aye

Certificate # **HDC2021- (as noted)**

CERTIFICATE NO: HDC2021-09-4668 DATE ISSUED: 9/28/21

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filed out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 415

Street & Number of Proposed Work: 5A Field Avenue

Owner of record: Beth Maier

Mailing Address: 5A Field Ave
Nantucket, MA

Contact Phone # (508)332-9142 E-mail: ackhomes@gmail.com

AGENT INFORMATION (if applicable)

Name: Beth Maier

Mailing Address: 5A Field Ave
Nantucket, MA

Contact Phone #: (508)332-9142 E-mail: ackhomes@gmail.com

FOR OFFICE USE ONLY V361

Date application received: 9/10/21 Fee Paid: $ 50

Must be acted on by: 11/06/21

Extended to:

Approved: Y Disapproved:

Chairman:

Member: Roger Reed

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District ____) ☐ Roof ☒ Other renew expired COA # 70535 (6/26/18) fence

Size of Structure or Addition: Length: ____ Sq. Footage 1st floor: ____ Decks/Patio: Size: ____ ☐ 1st floor ☐ 2nd floor
Width: ____ Sq. footage 2nd floor: ____ Size: ____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: ____

Difference between existing grade and proposed finish grade: North ____ South ____ East ____ West ____

Height of ridge above final finish grade: North ____ South ____ East ____ West ____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS 1. East Elevation (describe) 2. South Elevation 3. West Elevation 4. North Elevation

No changes to approved plan

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ____ ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ____ ☐ Other ____

Roof Pitch: Main Mass ____/12 Secondary Mass ____/12 Dormer ____/12 Other ____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) ____

*Fence: Height: ____ Type: ____ Length: ____

Skylights (flat only): Manufacturer ____ Rough Opening ____ Size ____ Location ____
Manufacturer ____ Rough Opening ____ Size ____ Location ____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) ____

Leaders (material and size): ____

Sidewall: ☐ White cedar shingles ____ ☐ Clapboard (exposure: ____ inches) Front ☐ ____ Side ☐ ____
☐ Other ____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other ____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other ____
C. Dimensions: Fascia ____ Rake ____ Soffit (Overhang) ____ Corner boards ____ Frieze ____
Window Casing ____ Door Frame ____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other ____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ____

Doors* (type and material): ☐ TDL ☐ SDL Front ____ Rear ____ Side ____
Garage Door(s): Type ____ Material ____

Hardscape materials: Driveways ____ Walkways ____ Walls ____

* Note: Complete door and window schedules are required.

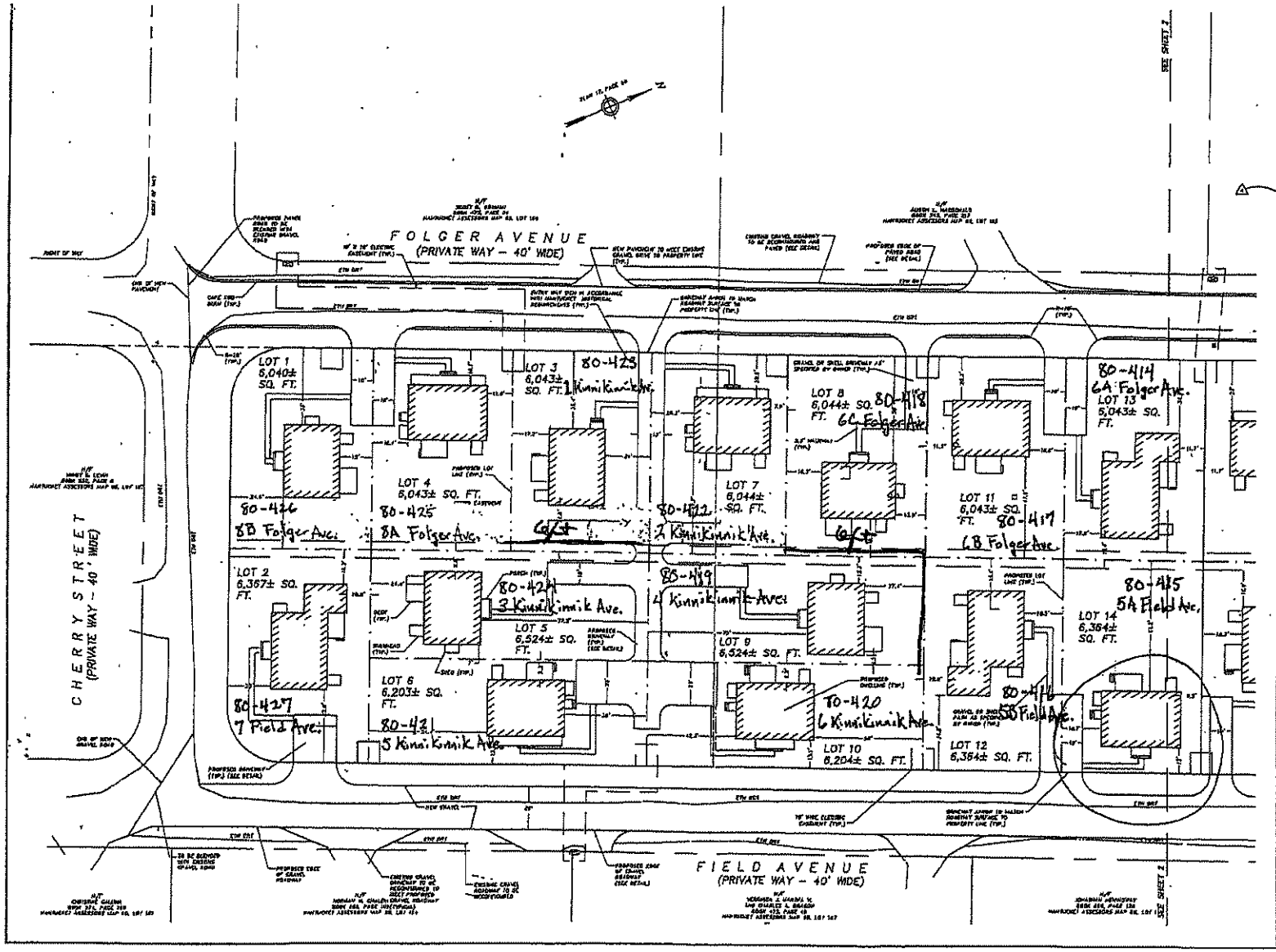
COLORS

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 9/16/21 * Signature of owner of record ____ Signed under penalties of perjury



No. DATE

GENERAL NOTES:

1. SEE OTHER PLANS FOR APPLICABLE NOTES.
2. CONTRACTOR OR OWNER SHALL OBTAIN ALL LOCAL AND STATE PERMITS REQUIRED TO BE TAKEN OUT BY THE WORK SHALL BE DONE.
3. ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL PERMITS AND APPLICABLE CODES.
4. NO OTHER OWNER IS NOT RESPONSIBLE FOR PLANS AND DESIGN DATA PREPARED BY OTHERS.
5. ALL DRIVEWAYS SHALL BE SURFACED WITH GRAVEL OR SHELL.
6. PLANS SPECIALLY APPROVED SHALL BE PREPARED FOR DRIVEWAY CROSSING OVER FOLGER AVENUE.
7. SEE ARCHITECTURAL PLANS BY SHEET 2 FOR MORE DETAIL ON GRADES.
8. LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 SHOWN HEREON CONSTITUTE ALL LOTS ON FOLGER AVENUE, FIELD AVENUE AND CHERRY STREET. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER. PLEASE REFER TO ARCHITECTURAL PLANS FOR DETAILS.

CONSTRUCTION PLAN

COLER & COLANTONIO, INC.
ENGINEERS AND SURVEYORS

TITLE:

LAYOUT PLAN
(SHEET 1)

ABREM QUARY
DEVELOPMENT

OWNER/APPLICANT:

NANTUCKET HOMES FOR PEOPLE, INC.
C/O 10 TURNPIKE ROAD
SOUTHBORO, MA 01772

DATE: AUGUST 11, 2000
COMP./DESIGN: JJS
CHECK: SCC
DRAWN: LMB
SCALE: 1" = 20'
JOB NO.: [illegible]
SHEET NO.

RECEIVED
JUN 20 2018
BY

ZONING CLASSIFICATION
DISTRICT: LUG1 (LIMITED USE GENERAL 1)

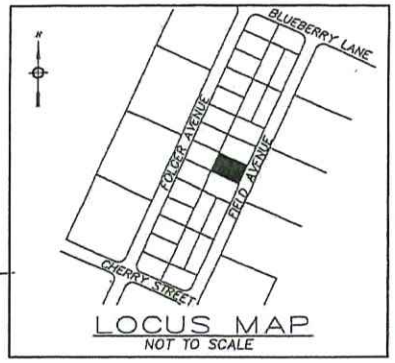
MINIMUM LOT SIZE = (SEE NOTE 4)
MINIMUM FRONTAGE = (SEE NOTE 4)
FRONT YARD SETBACK = 25 FT. (SEE NOTE 4)
REAR & SIDE LINE SETBACK = 10 FT.

MAXIMUM GROUND COVER RATIO = 19% (SEE NOTE 4)
EXISTING GROUND COVER RATIO = 15%

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE FOUNDATION FOR LOT 14 HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE SITE DESIGN REFERENCED IN GENERAL NOTE 3 ON THIS PLAN. LOCATIONS SHOWN ON THIS PLAN ARE THE RESULTS OF AN ON-THE-GROUND SURVEY.

SIGNED: _____
DATE: 9.31.07

COMMONWEALTH OF MASSACHUSETTS
NORMAN I. LIPSITZ No. 28448 PROFESSIONAL LAND SURVEYOR



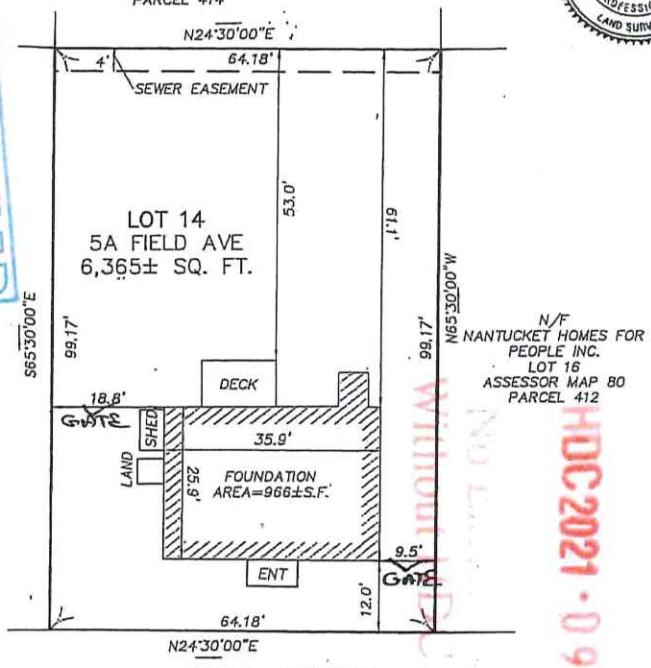
LOCUS MAP
NOT TO SCALE

PLAN 17, PAGE 50

N/F
NANTUCKET HOMES FOR PEOPLE INC.
LOT 13
ASSESSOR MAP 80
PARCEL 414



N/F
NANTUCKET HOMES FOR PEOPLE INC.
LOT 12
ASSESSOR MAP 80
PARCEL 416



N/F
NANTUCKET HOMES FOR PEOPLE INC.
LOT 16
ASSESSOR MAP 80
PARCEL 412

FIELD AVENUE
(PRIVATE WAY - 40' WIDE)

REVISED 08-31-2007: ADDED PORCHES, DECKS, SHEDS, ENTRANCES AND LANDINGS. REVISED ASSESSOR PARCEL NUMBERS.

NOTES:
1. THE PURPOSE OF THE PLAN IS TO DEPICT THE HOUSE ON LOT 14 IN RELATION TO THE PROPERTY LINES.

2. PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND ABREM QUARY, 2-8 FOLGER AVE, NANTUCKET, MA", PREPARED BY COLER & COLANTONIO INC., DATED SEPTEMBER 22, 2006, LAST REVISED SEPTEMBER 28, 2006. RECORDED IN THE NANTUCKET COUNTY REGISTRY OF DEEDS AS PLAN NO. 2006-90.

3. THE SITE DESIGN FOR THIS LOT IS SHOWN ON A PLANSET ENTITLED "ABREM QUARY DEVELOPMENT" SHEET C1-C26, PREPARED BY COLER & COLANTONIO, INC. DATED AUGUST 11, 2006 LAST REVISED DECEMBER 14, 2006.

4. THIS SITE IS SUBJECT TO A COMPREHENSIVE PERMIT ISSUED BY THE NANTUCKET ZONING BOARD OF APPEALS, DATED APRIL 27, 2001.

5. FOUNDATION INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY BY COLER & COLANTONIO INC.

6. THE BUILDING PERMIT FOR THIS LOT IS NUMBER 285-07, ISSUED ON MARCH 21, 2007.

7. OWNER OF RECORD:

NANTUCKET HOMES FOR PEOPLE INC.
10 TURNPIKE STREET
SOUTHBOROUGH, MA 01772
REGISTRY OF DEEDS BOOK 663 PAGE 3

ASSESSOR'S MAP 80, PARCEL 415.

8. SEWER EASEMENT SHOWN HEREON IS BASED ON A PLAN ENTITLED "SEWER EASEMENT PLAN, 2-8 FOLGER AVE, NANTUCKET, MA", PREPARED BY COLER & COLANTONIO INC., DATED AUGUST 21, 2007.



WITHOUT HDC APPROVAL
HDC2021-09-468
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
APPROVED
#70535

COLER & COLANTONIO INC
ENGINEERS AND SCIENTISTS

781-982-5400
Fax: 781-982-5490

101 Accord Park Drive
Norwell, MA 02061-1685

TITLE:

DWELLING CERTIFICATION PLAN

LOT 14
(5A FIELD AVENUE)

ABREM QUARY
NANTUCKET, MA 02554

PREPARED FOR:

NANTUCKET HOMES FOR PEOPLE, INC.
10 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

DATE: AUGUST 28, 2007	
COMP./DESIGN: RHM/UAK	
CHECK: NIL	
DRAWN: BPR	
SCALE: 1" = 20'	
JOB NO.: F:\Project\MA\Nantucket\2-8 Folger Avenue\DWG-LDC	
DWG NO.: Fnd As-Builts	SHEET 1 OF 1

20 10 0 20 40

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 128/129

Street & Number of Proposed Work: 35 INDIA ST

Owner of record: KEEGAN HODGES (BUYER)

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD

NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ 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: 1786

Original Builder: GEO LAWRENCE SR OWNR

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 ESSEX GREEN DOOR + SHUTTERS TO INDIA YELLOW + GARDNER GREEN SHUTTERS (Door)

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 INDIA YELLOW (FRONT)

Deck _____ Foundation _____ Fence _____ Shutters GARDNER GREEN

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record Caroline Stuell for Keegan Hodges Signed under penalties of perjury

From: **Keegan** Keegan@hbmanagement.com
Subject: HDC board
Date: June 7, 2024 at 12:29 PM
To: Thornewill Design office@thornewilldesign.com

HDC board,
Please allow Carrie Thornewill to sign on my behalf for the requested changes to 35 India Street.

Thank you,

Keegan Hodges

Historic District Commission
COLOR CHANGE 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.
✓	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	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.
✓	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
✓	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.
	All documents MUST be legible. All sets MUST be collated and stapled.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Keegan Hodgel

STREET ADDRESS 35 INDIA ST

MAP/PARCEL 42.3.4 / 128 + 129

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/9/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

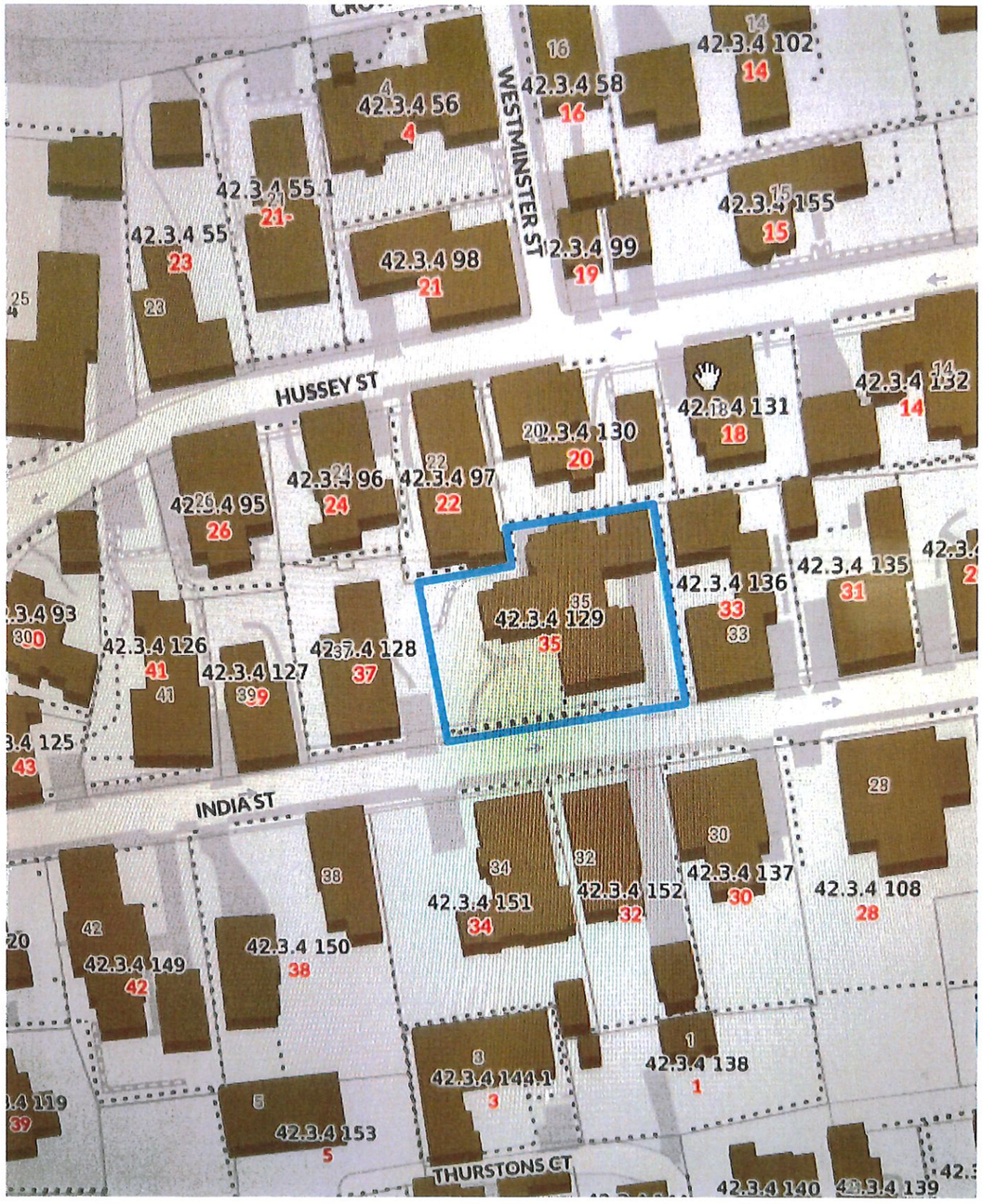
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline St Hill 8/9/24

Signature Date

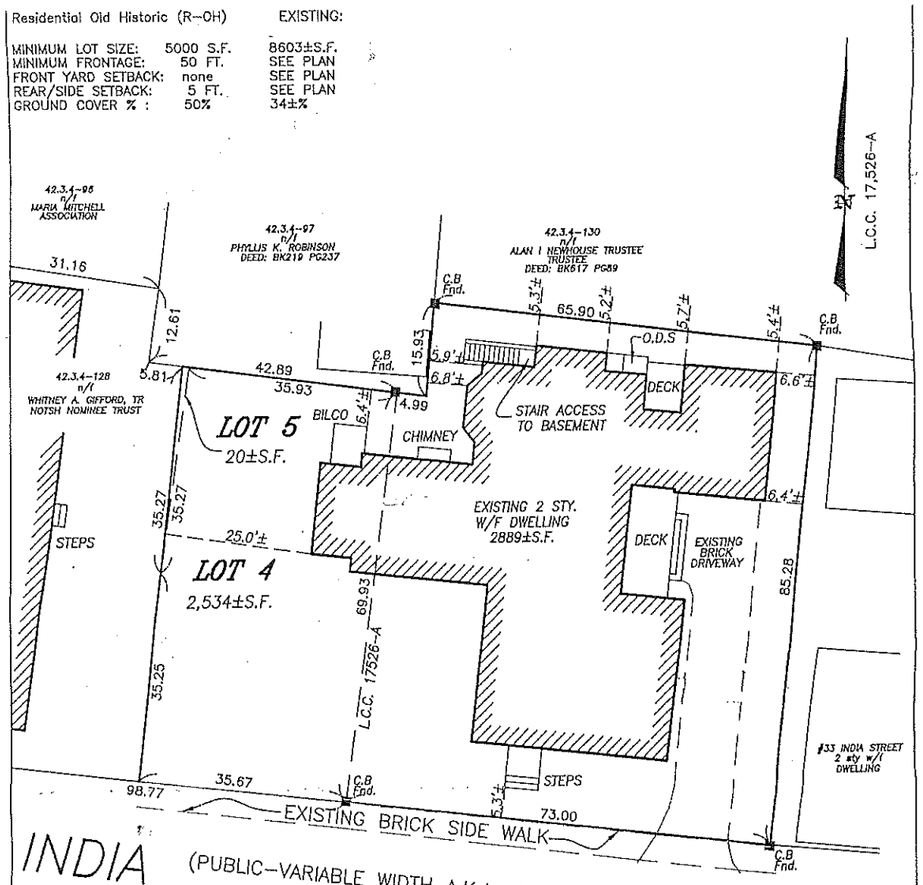
From: Carrie Thronewill carriethornewill@gmail.com
Subject: 35 India St
Date: June 10, 2024 at 12:56 PM
To: Carrie Thornewill office@thornewilldesign.com

CT



Residential Old Historic (R-OH)

		EXISTING:
MINIMUM LOT SIZE:	5000 S.F.	8603±S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	34±%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

C.B ■ *DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND*
I.P. ● *DENOTES IRON PIPE FOUND*

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 42.3.4. , PARCEL: .128 . .

C:\PROJ\ACN\B5824\BLP.dwg 07/29/03 03:07:01 PM EDT

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=20' DATE: JULY 29, 2003

Owner: . . IAN R. MACKENZIE . . . . . CAROLYN B. MACKENZIE . . . . . .

Deed: . . DEED BK.717 PG 118 DEED BK.739 PG 106 CERT. 15547 . . . Plan: . . . PLAN NO. 01-50 LOTS 5, 4 L.C. 17526-A . . .

Locus: . . . . . 35 INDIA STREET . . . . . .

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B-5824

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-3-29
MAP/PARCEL#: 4234-129

Recorded By: AEG Date: 9/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 India St 2. BUILDING NAME:

3. OWNERSHIP: O a. public ⊙ b. private 4. PRESENT OWNER: McLeod, Ian M

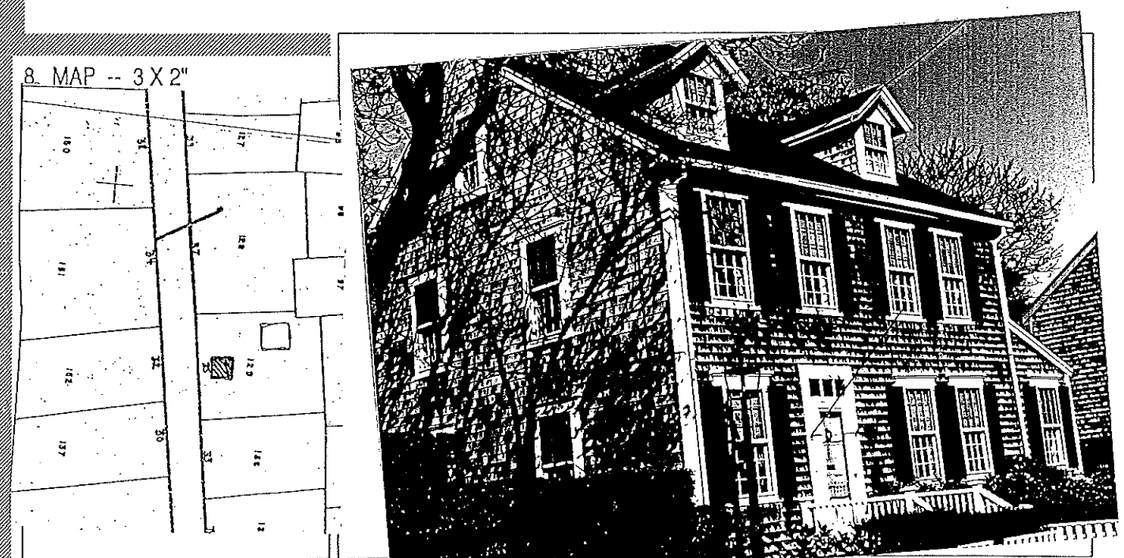
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built c. 1776 for George Lawrence. 1788 - Lawrence to Joseph Harris for 300 pounds. 1792 - Harris to Seth Bunker for 330 pounds. 1795 - Martha Swain "widow of David" from Bunker for $1200. Swain family until 1880. 1880 - heir, Gilbert Swain to George H. Cary. 1882 - Cary to Andrew G. Hussey. 1887 - Hussey to Moses S. Beach. 1896 - Beach heirs to Dominicus + Martha J. Koopman. 1903 - Koopman to Jennie Finley. 1920 - Finley to Fannie O. Snow. 1940 - to heir Frances Devens Parrish (daughter). 1969 - Parrish estate to David B. Miller. 1983 - to Liam McLeod (Toronto, Canada). - Habs

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊙ a. Yes O b. No
Interior accessible, explain: No

8. MAP -- 3 X 2"



DESCRIPTION:

10. FOUNDATION
✓a. brick ○ b. rubblestone ✓c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
✓a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
✓b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ✓a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ✓a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ✓b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ✓b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ✓b. chimney pots/owls ○ c. pilastered
stepped in

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ✓ b. transom 3 lts.
- ○ 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: w/ shed on side (1 bay)

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
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 8/8 in dormers

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap had a wrap porch, c. 1885 also a balustrade - NHA phot

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): Later extension east end with shed roof, much later dormers.

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ✓ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: c. 1756 SOURCE: HABS.

ARCHITECT: _____

BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ✓ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____

* Builder was Geo Lawrence Sr. who died on Nan. Geo. L. Jr died in NY. - Hobson Woodward Nov 1994

36. STYLE OF ARCHITECTURE:

O	a. pre-1750, 2 1/2-story Lean-to	O	h. Italianate
O	b. post-1750, 1 3/4-story Lean-to	O	i. Second Empire
⊘	c. Typical Nantucket 4-bay	O	j. Queen Anne
O	d. 1 3/4 story, 3-bay	O	k. Colonial Revival
O	e. Federal	O	l. Shingle style
O	f. Greek Revival	O	m. Bungalow
O	g. Gothic Revival	O	n. Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: The deed of 1788 described the house as being in Egypt, a known name for the area that was at that time "as dark as Egypt". George Lawrence was a mariner who retired & became a housewright. He was a builder of the middle section of India St. He moved to New York where he died of yellow fever in 1795.* Gilbert Swain, was the son of Captain Levi Swain.

38. SOURCES:

O	a. Registry of Deeds: _____
O	b. Assessor's Records: _____
⊘	c. Lancaster, The Architecture of Historic Nantucket, page: 189.
O	d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
O	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: .14 AC O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

O	a. at sidewalk	O	c. 20 feet or less
⊘	b. 10 feet or less	O	d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ⊘ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘	a. densely built-up	⊘	d. residential
O	b. scattered buildings	O	e. commercial
O	c. open land	⊘	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: hedge		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

HUSSEY GREEN EXISTS



PROPOSED GARDNER GREEN SHUTTERS
FARROW + BALL INDIA YELLOW DOOR

HUSSEY GREEN

GARDNER GREEN

NANTUCKET GRAY

QUAKER GRAY

Above colors approximate the appearance of

FARROW & BALL
F&B
DORSET ENGLAND

India Yellow No.66

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 20 PARCEL N°. 74

Street & Number of Proposed Work: 5 WAUWINET RD.

Owner of record: 5 WAUWINET RD NOM. TRUST

Mailing Address: 1240 FAIRVIEW RD. NE.
ATLANTA, GA 30306

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OSDOL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4279 E-mail: ocvandesign@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

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. 2023-10-9343

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

(1) CHANGE ROOF FROM METAL TO ASPHALT
(2) CHANGE SIDEWALL FROM BOARD TO W. CEDAR SHAKES

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 PEWTER WOOD

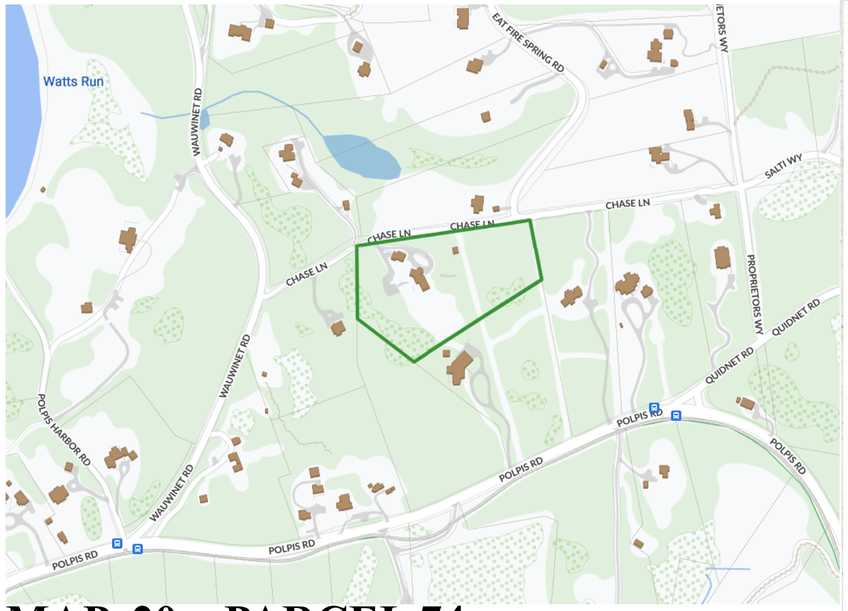
Trim NTW Sash WHITE Doors COPPER

Deck — Foundation COPPER Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

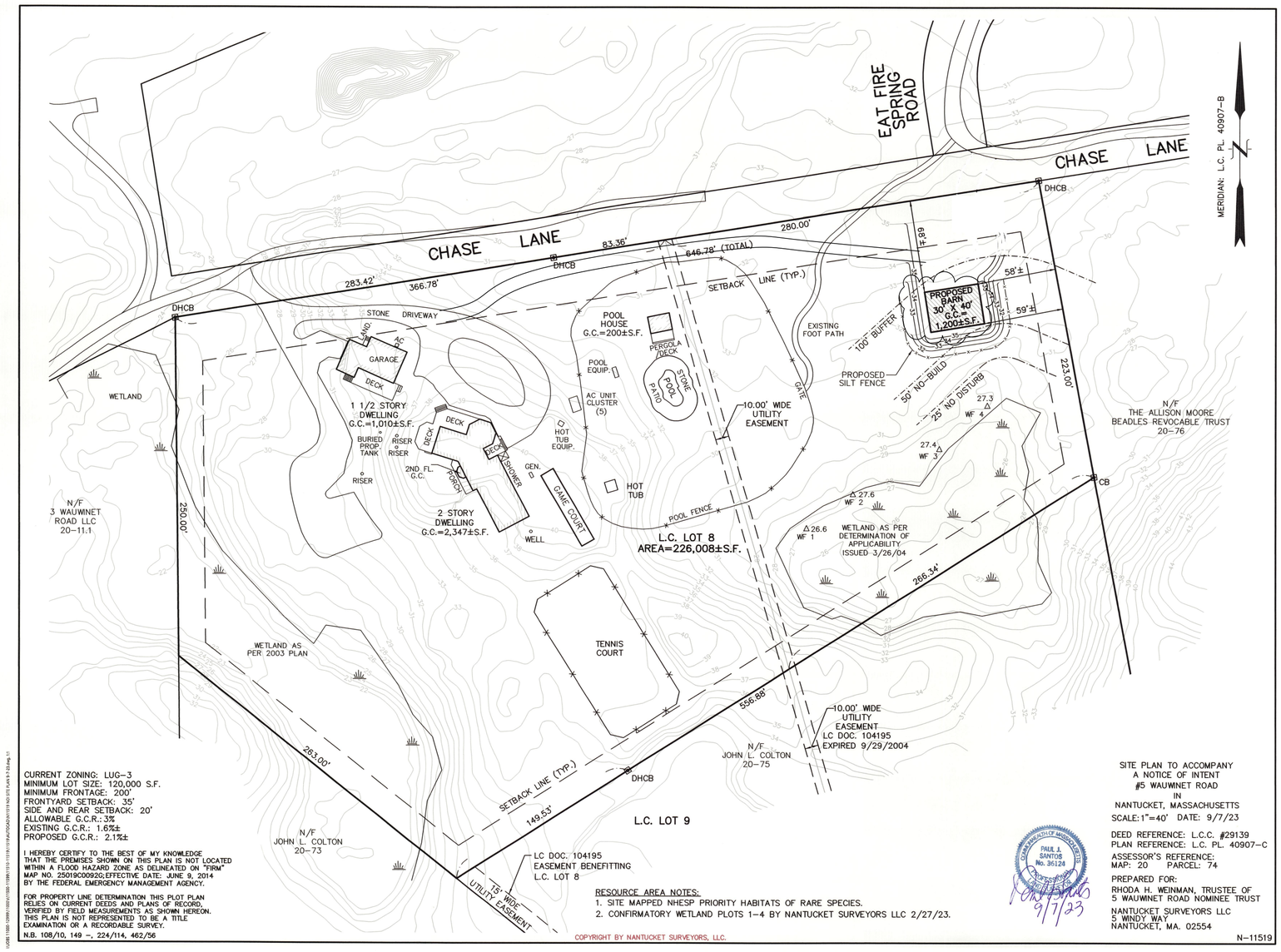
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record _____ Signed under penalties of perjury

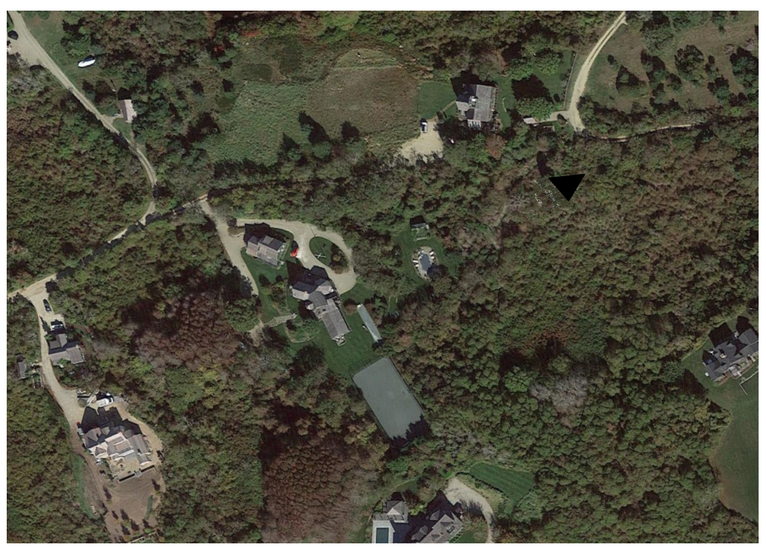


MAP 20 PARCEL 74









5 WAUWINET RD- REVISIONS TO COA2023-10-9343 PROPOSED BARN

MATERIAL CHANGES:

ROOF- FROM METAL TO ASPHALT

SIDEWALL: BARN BOARD TO W CEDAR SHINGLES



WEST

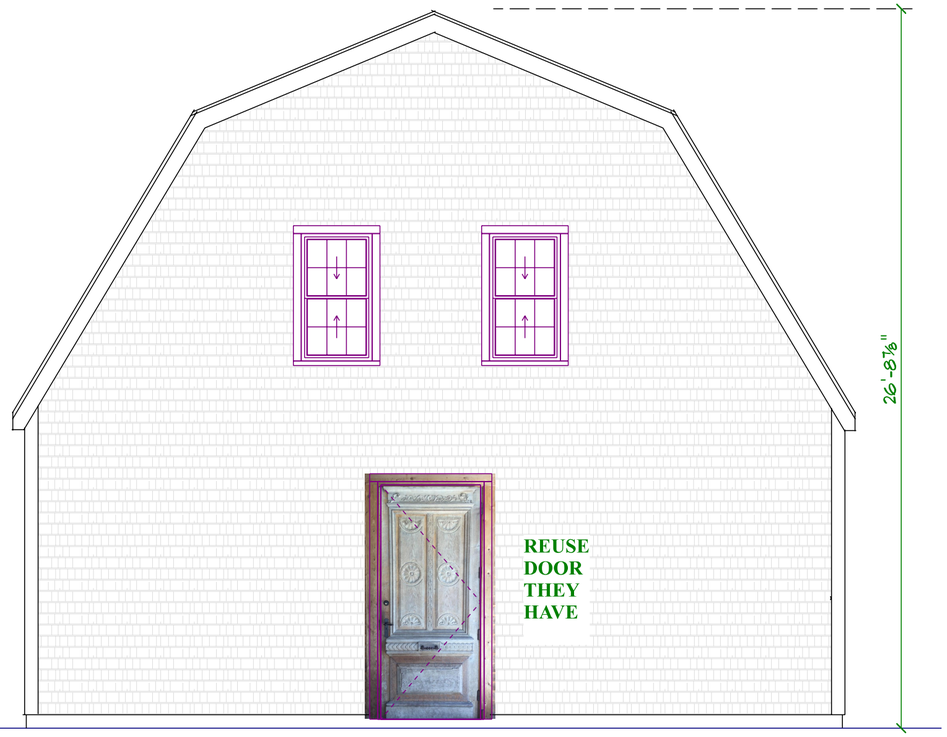


NORTH- FACING CHASE LANE

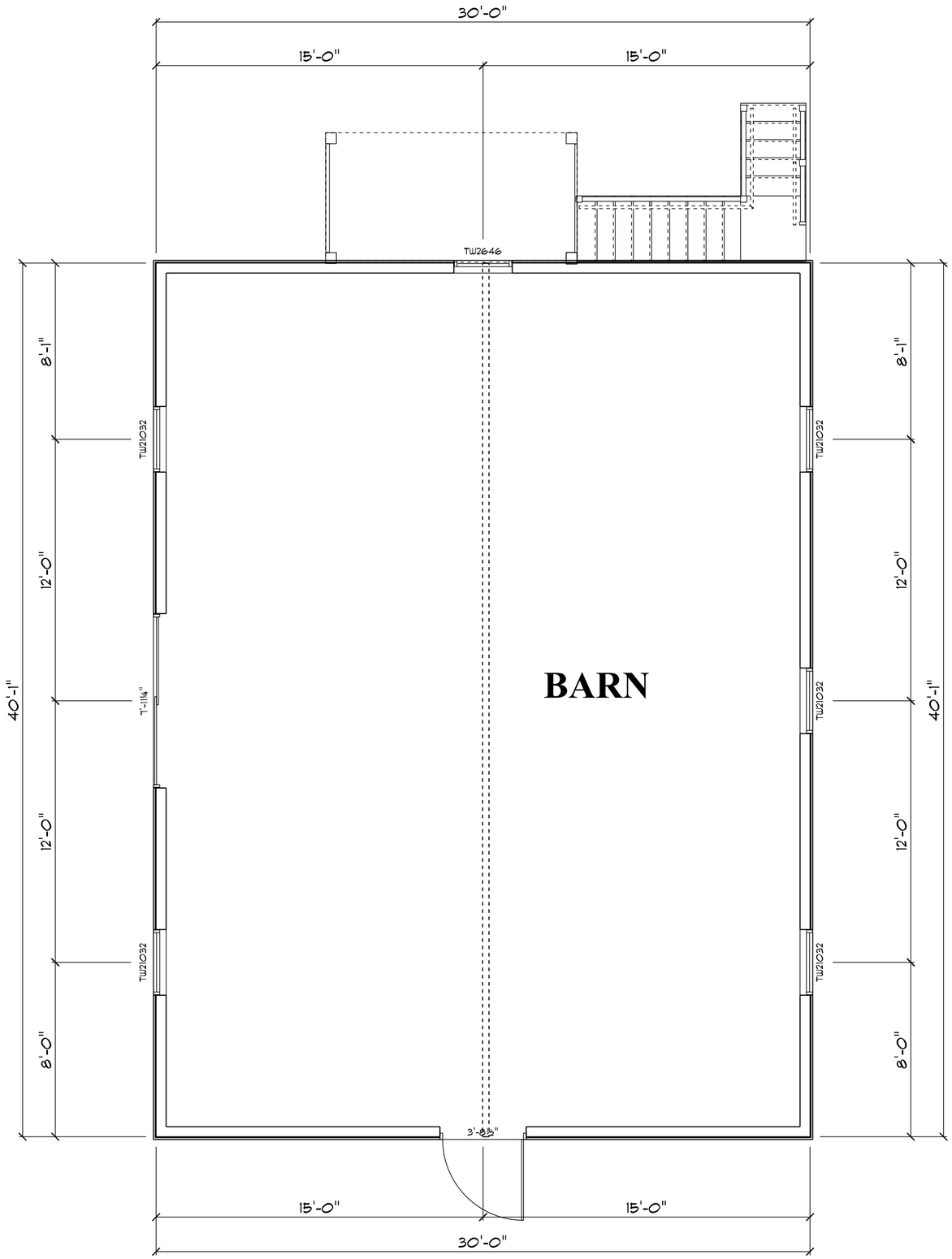
METAL ROOFING (GRAY)

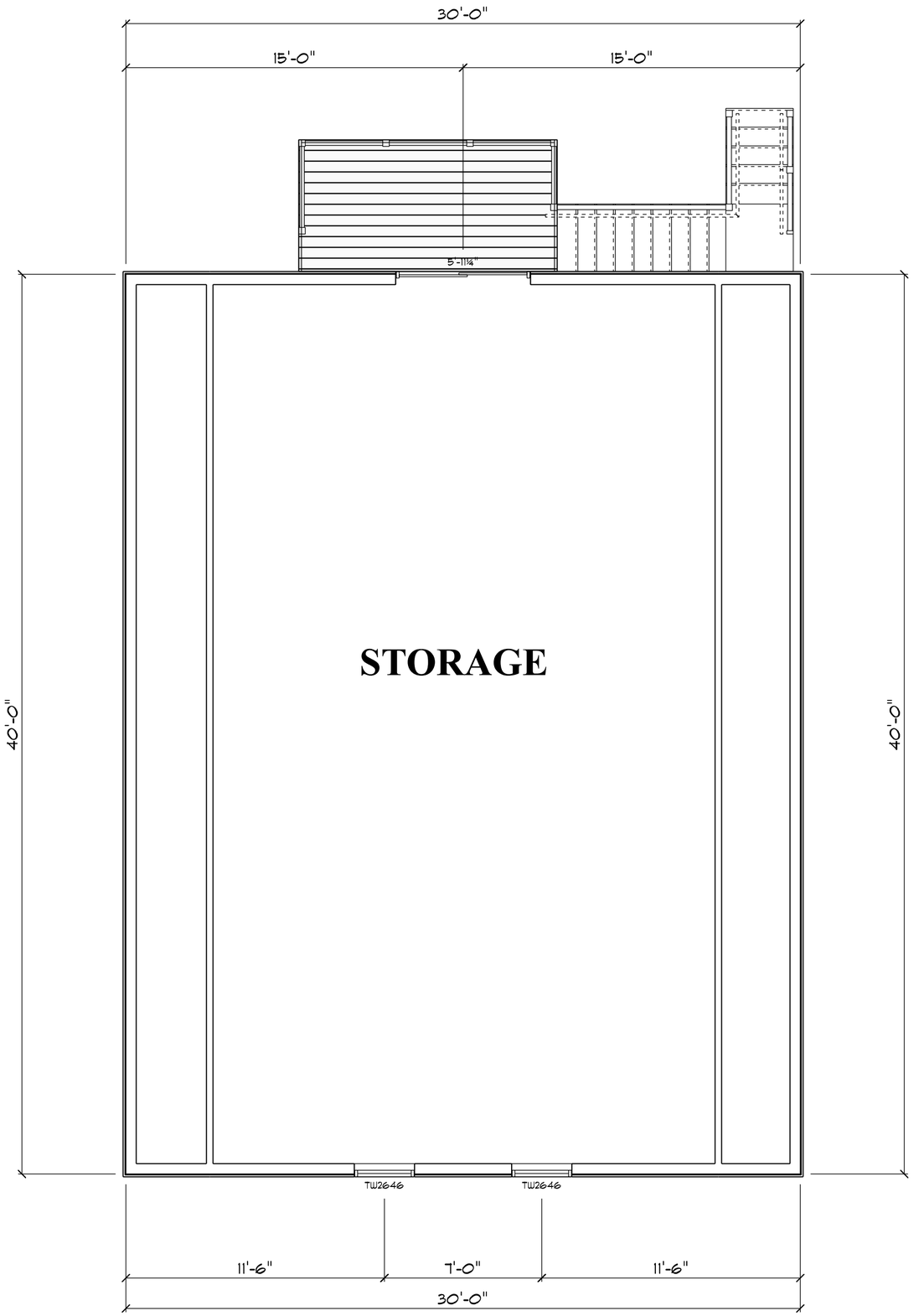


SOUTH



EAST



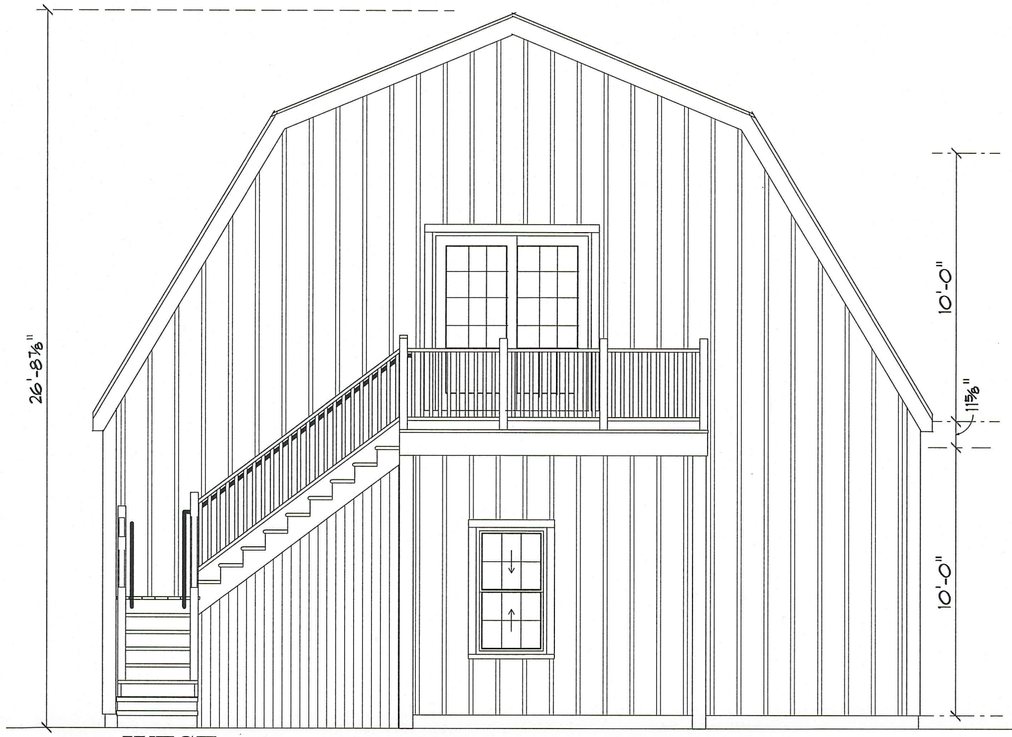


GENERAL CONSTRUCTION REQUIREMENTS:
1. ALL WORK SHALL COMPLY WITH THE STATE AND LOCAL CODES.
2. CONCRETE SHALL BE 3000PSI OR STRONGER
3.STEEL REINFORCEMENT SHALL BE 60,000 PSI DEFORMED BAT
4. PROVIDE WATERPROOFING AS REQUIRED BY STATE CODES.
5. PROVIDE FOOTING DRAINS AS REQUIRED.
6. PROVIDE ANCHOR BOLTS AS REQUIRED BY CODE.
7. UNLESS OTHERWISE SPECIFIED, MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FOUNDATION MOUISTURE PROOFING.
8. ALL CONSTRUCTION MUST COMPLY WITH THE CURRENT MASSACHUSETTS STATE BUILDING CODE 780 CMR OR IECC MOST RECENT STATE BOARD OF BUILDING REGULATIONS AND STANDARDS.

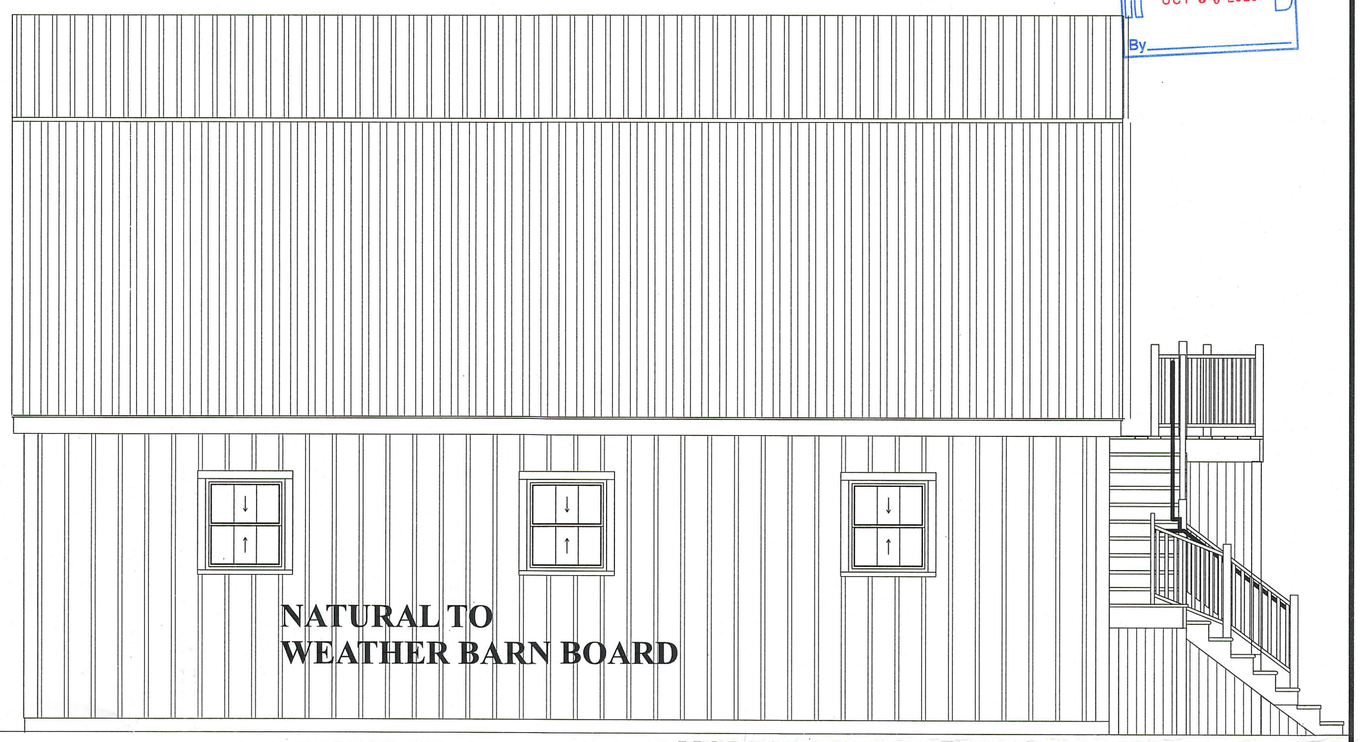
DISCLAIMER NOTE:
AN ARCHITECTURAL DESIGNER IS NOT A REGISTERED ARCHITECT AND DOES NOT ASSUME THE SAME RESPONSIBLITIES AS ONE. PRIOR TO ANY CONSTRUCTION, THE OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR REVIEWING ALL PROJECT REQUIREMENTS (DEPICTED IN THESE DRAWINGS), AS TO CONFORMITY WITH ALL STATE AND LOCAL BLDG CODES AND REGULATIONS. THESE REQUIREMENTS ARE INCLUDING BUT NOT LIMITED TO: ZONING, CONSERVATIONS, AND HEALTH DEPTS. CONTRACTOR AND/OR OTHER PROFESSIONALS MUST CHECK AND VERIFY ALL CRITICAL TOLERANCES AND DIMENSIONS FOR PROPER SIZING AND DETAILING OF STRUCTURAL ELEMENTS BEFORE CONSTRUCTION.

5 WAUWINET RD
PROPOSED BARN

RECEIVED
OCT 30 2023
By



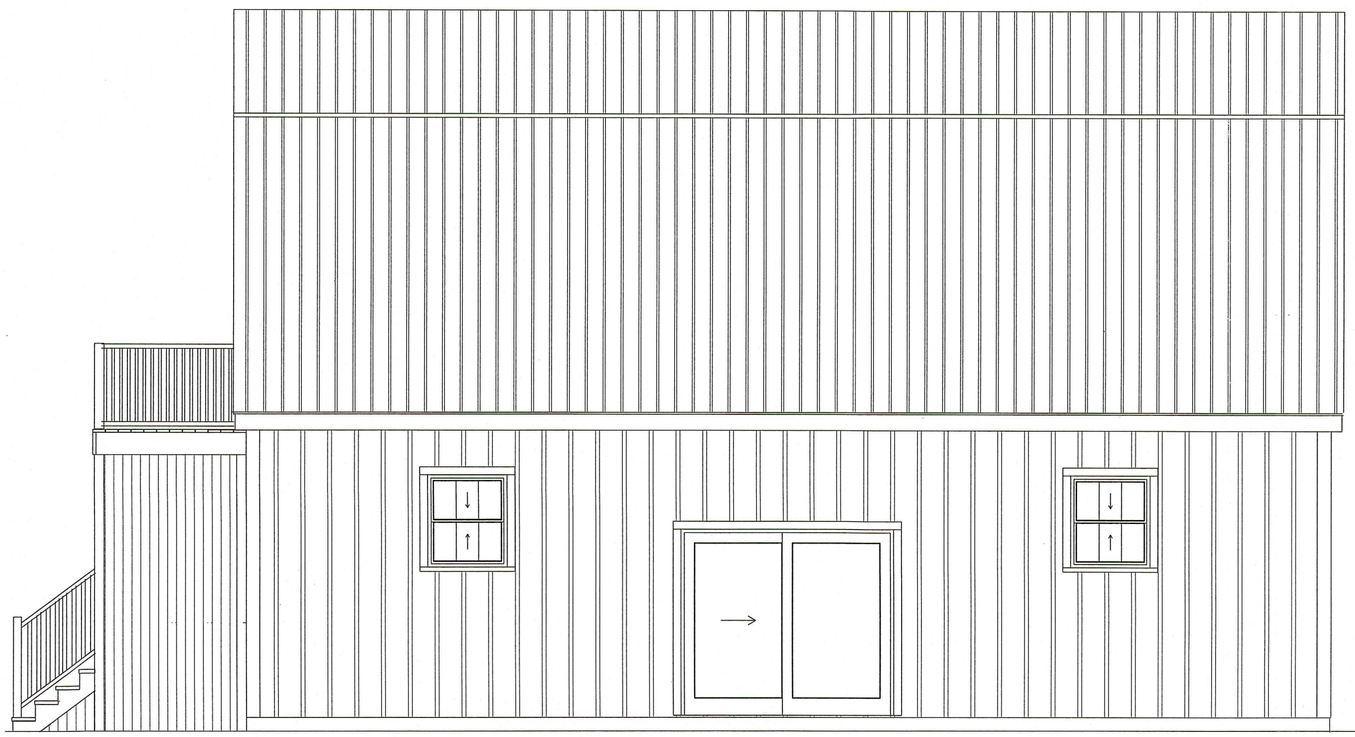
WEST



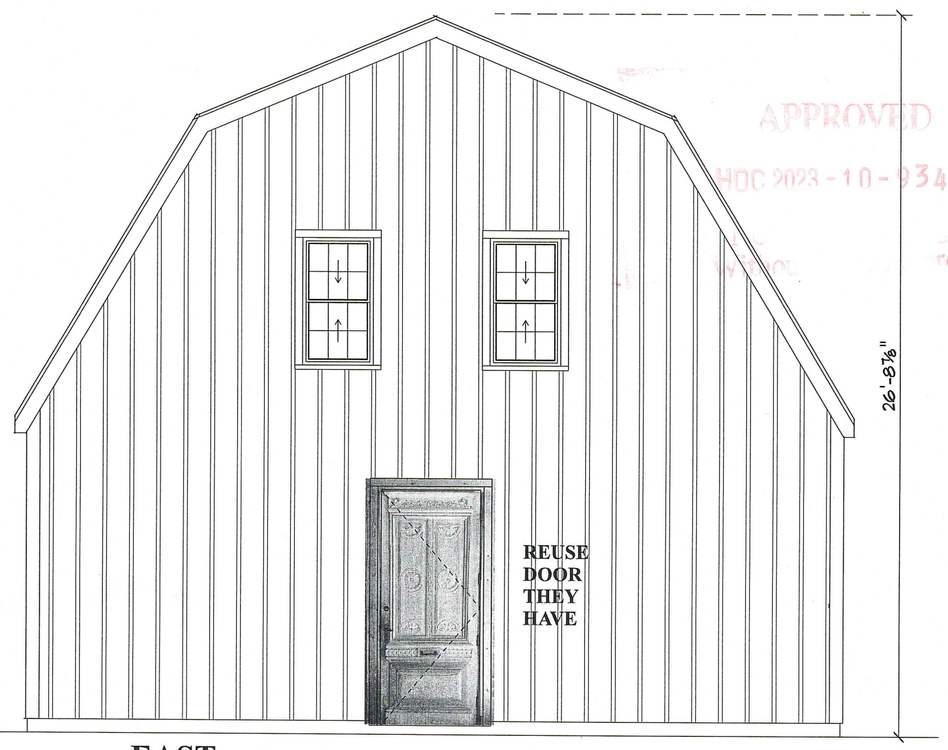
NATURAL TO
WEATHER BARN BOARD

NORTH- FACING CHASE LANE

METAL ROOFING (GRAY)



SOUTH



EAST

APPROVED
HDC 2023-10-9343

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 117

Street & Number of Proposed Work: 11 WESTERN AVE

Owner of record: CONWAY FAMILY TRUST

Mailing Address: 11 WESTERN AVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVIER DESIGN INC

Mailing Address: PO BOX 3157
NANTUCKET MA 02584

Contact Phone #: 508-325-4319 E-mail: aolivier62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

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: _____ 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

FOR SIGN OFF - EXTERIOR STAIN (DECK) AND FRONT DOOR - NAVY BLUE

Is there an HDC survey form for 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 STAIR - C 4'x4'
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

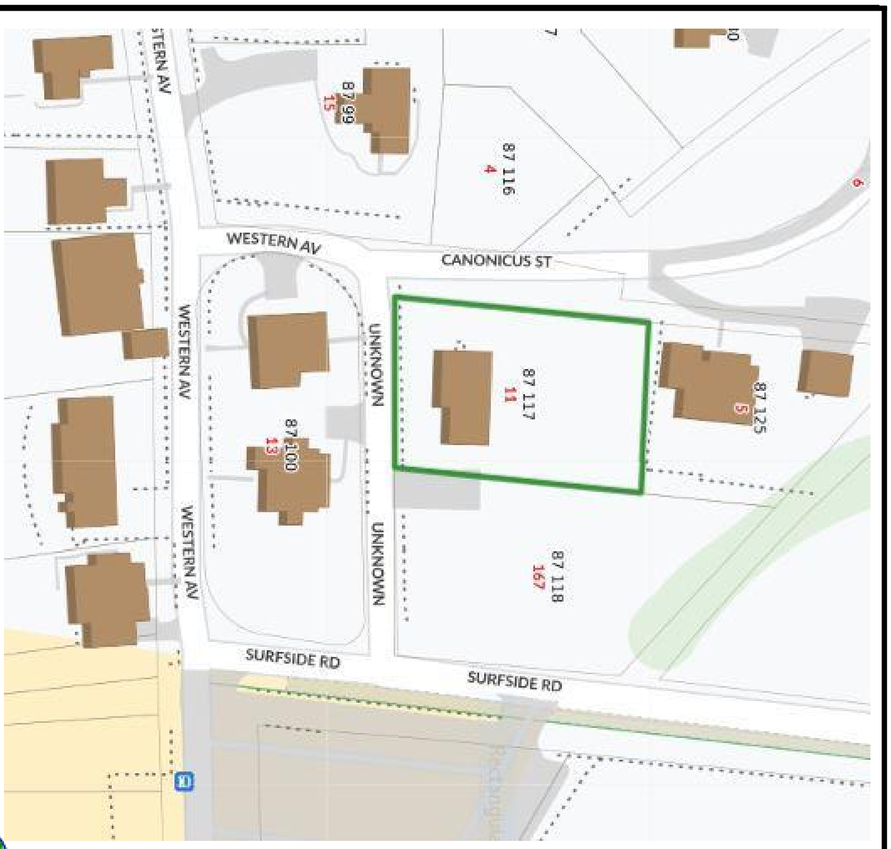
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors FRONT - NAVY BLUE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record _____ Signed under penalties of perjury

MAP 87 PARCEL 117







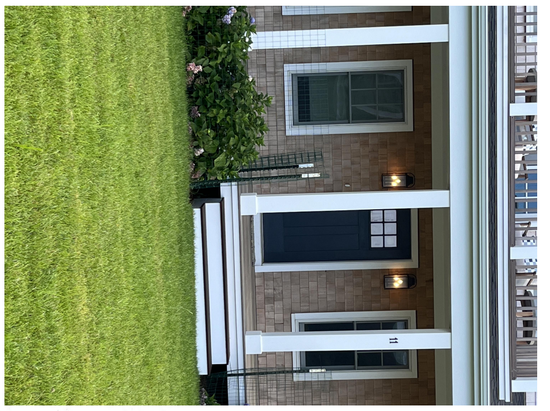
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CONWAY FAMILY TRUST- 11 WESTERN AVENUE
REVISIONS TO 2021-08-4328

SCALE:

DRAWN BY: VO

DATE: 8-9-24



NAVY BLUE
INSTEAD OF WHITE



SOUTH (FRONT)

DOOR COLOR CHANGE TO BLUE



REAR (NORTH)

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CONWAY FAMILY TRUST- 11 WESTERN AVENUE
REVISIONS TO 2021-08-4328

SCALE:

DRAWN BY: VO

DATE: 8-9-24





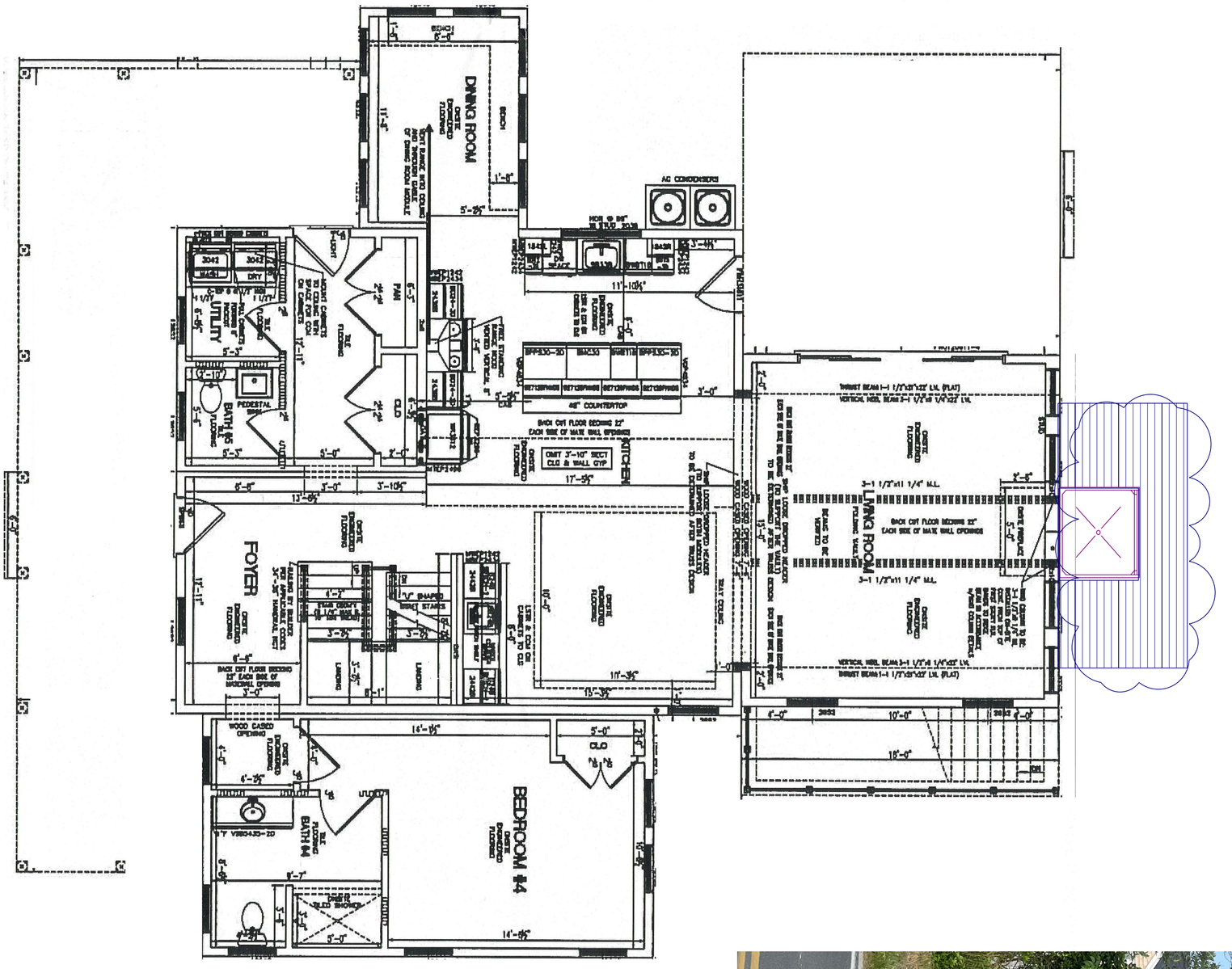
SCALE:

DRAWN BY: VO

DATE: 8-9-24

CONWAY FAMILY TRUST- 11 WESTERN AVENUE
REVISIONS TO 2021-08-4328

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584





VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CONWAY FAMILY TRUST- 11 WESTERN AVENUE
REVISIONS TO 2021-08-4328

SCALE:

DRAWN BY: VO

DATE: 8-9-24

11



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 108

Street & Number of Proposed Work: 37 SOMERSET RD.

Owner of record: MAC RAY

Mailing Address: 37 SOMERSET RD
NANTUCKET, MA 02554

Contact Phone #: (508) 325-4319 E-mail: acrvalve@gmail.com

AGENT INFORMATION (if applicable)

Name: VAL O'NEAL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: acrvalve@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

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. 2024-05-10545

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: N/C

Width: _____ Sq. footage 2nd floor: N/C

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 +8" South +8" East +8" West +8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

(1) ADD BASEMENT BELOW SHED
(2) EXTERIOR STAIRS
(3) WINDOW WELLS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TBD.

Doors* (type and material): ☐ TDL ☐ 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 CHARCOAL GREY

Trim NTW Sash WHITE Doors WHITE

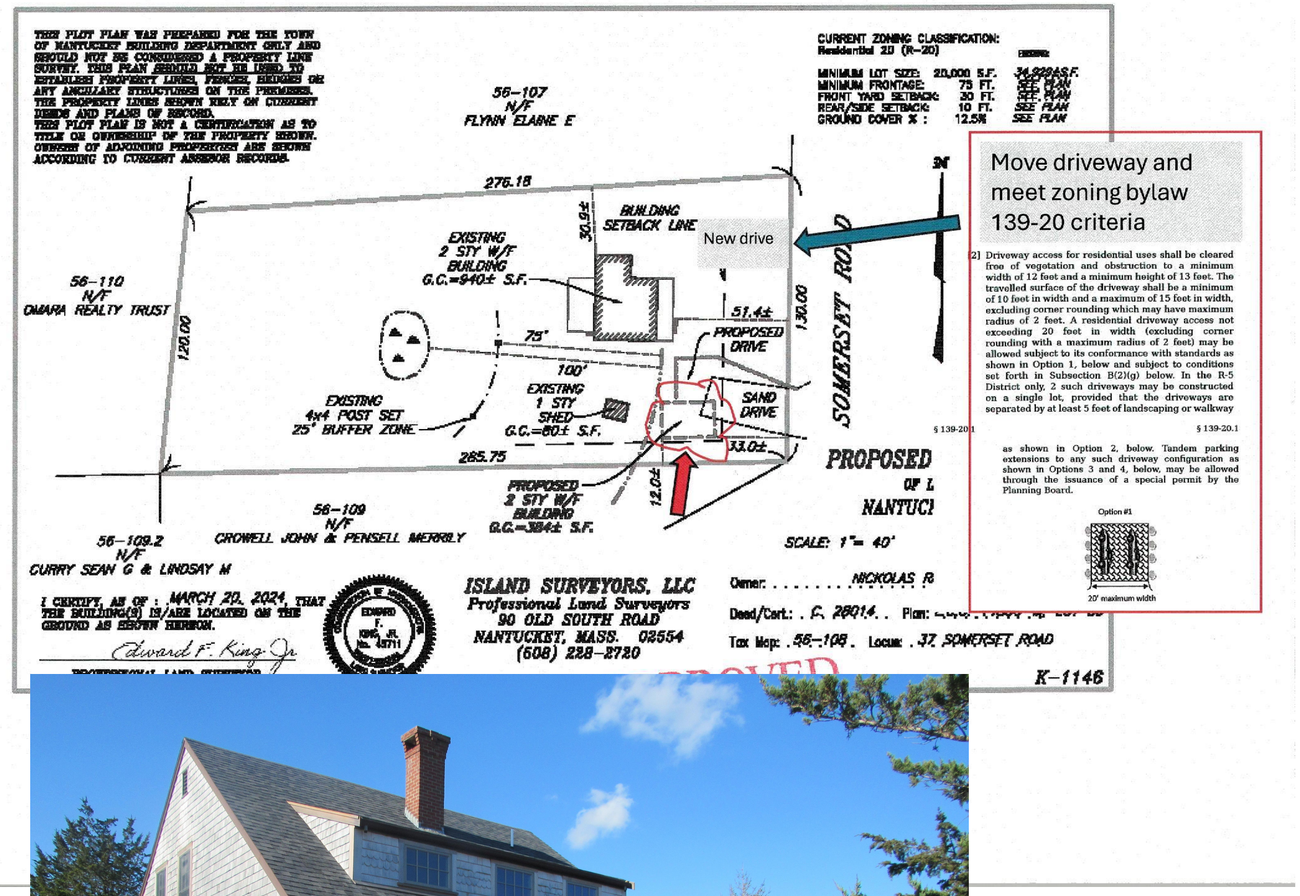
Deck NTW Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record _____ Signed under penalties of perjury





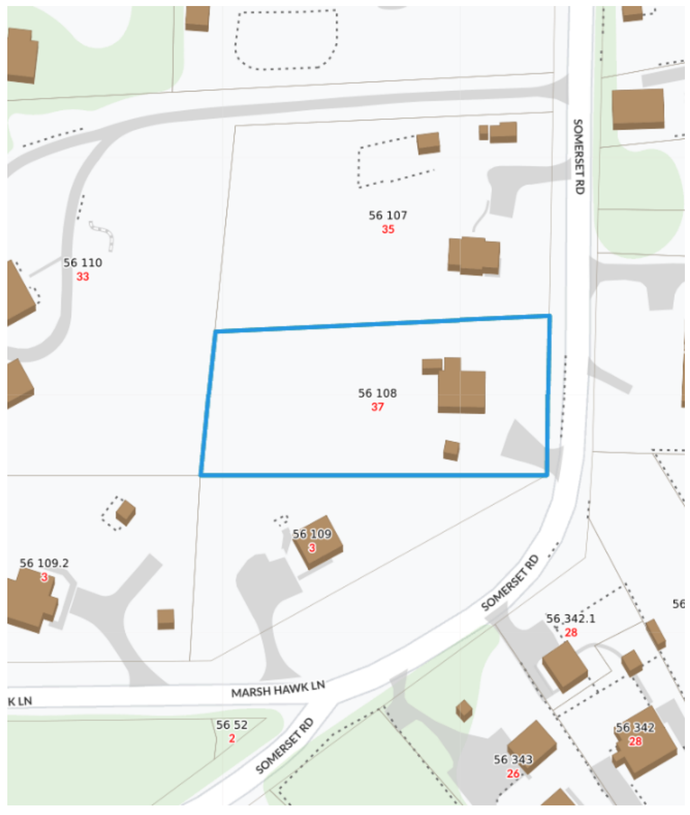
Move driveway and meet zoning bylaw 139-20 criteria

[2] Driveway access for residential uses shall be cleared free of vegetation and obstruction to a minimum width of 12 feet and a minimum height of 13 feet. The travelled surface of the driveway shall be a minimum of 10 feet in width and a maximum of 15 feet in width, excluding corner rounding which may have maximum radius of 2 feet. A residential driveway access not exceeding 20 feet in width (excluding corner rounding with a maximum radius of 2 feet) may be allowed subject to its conformance with standards as shown in Option 1, below and subject to conditions set forth in Subsection B(2)(g) below. In the R-5 District only, 2 such driveways may be constructed on a single lot, provided that the driveways are separated by at least 5 feet of landscaping or walkway

§ 139-20.1

as shown in Option 2, below. Tandem parking extensions to any such driveway configuration as shown in Options 3 and 4, below, may be allowed through the issuance of a special permit by the Planning Board.

Option #1

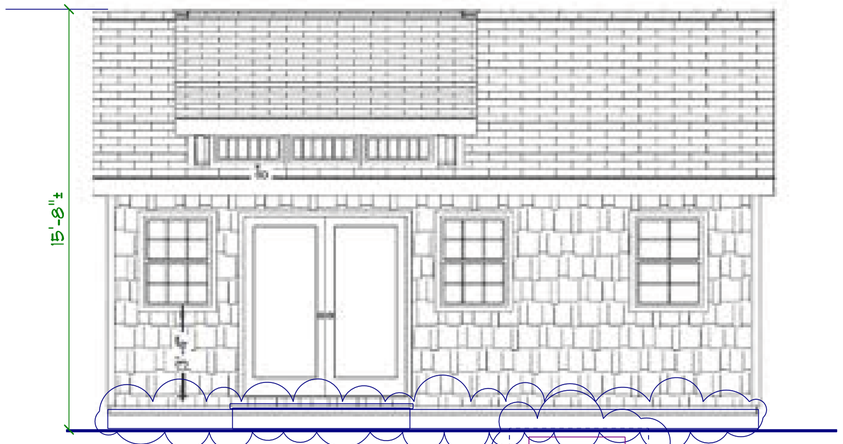


MAP 56 PARCEL 108

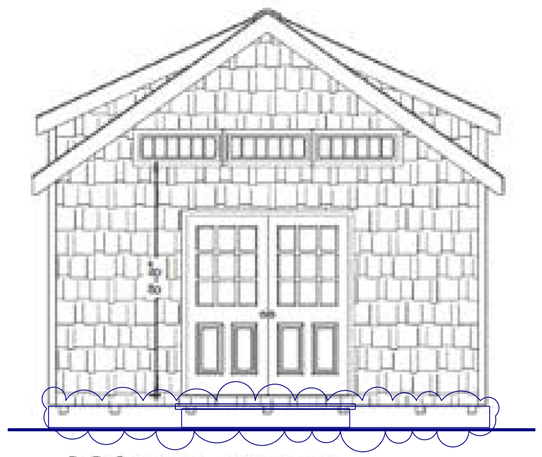


EXISTING HOUSE ON SITE

RAY- 37 SOMERSET ROAD
SHED - ADD BASEMENT
REV TO 2024-05-10545

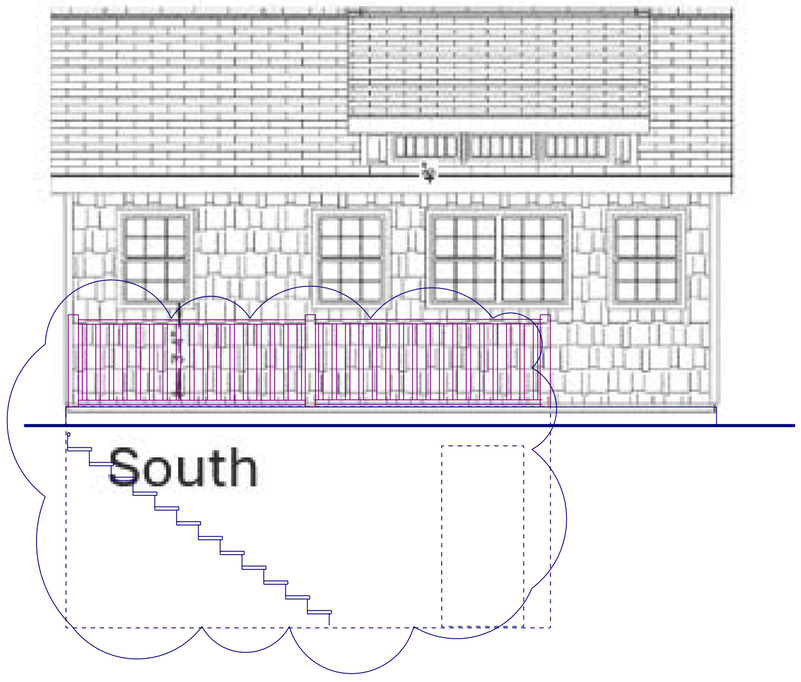


Facing house- North

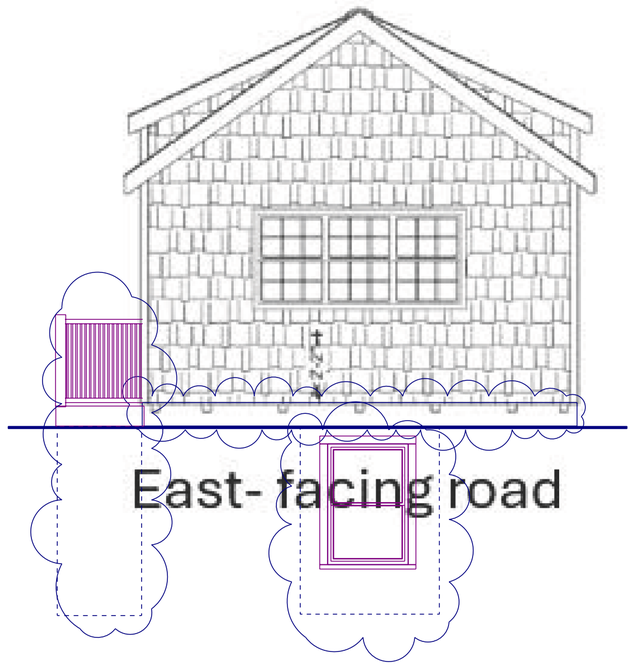


West- rear

1. ADD FOUNDATION BELOW SHED
2. ADD EXTERIOR STAIRS
3. ADD WINDOWS BELOW GRADE



South



East- facing road

RAY- 37 SOMERSET ROAD
SHED WITH BASEMENT

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 15

Street & Number of Proposed Work: 61 POCOMO RD

Owner of record: POCOMO LLC

Mailing Address: C/O YORK CAPITAL 520 ISLAND DR.
PALM BEACH, FL. 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ALEXANDER G. ZARAS

Mailing Address: 1206 31ST ST., NW
WASHINGTON DC 20007

Contact Phone #: 703-304-2991 E-mail: ALEX@ZNARCHITECTS.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 BUILDING 5'-0", MOVE OUTSIDE OF CON-COM BUILDING RESTRICTION LINE.

Size of Structure or Addition: Length: 29'-4" Sq. Footage 1st floor: 488
Width: 31'-8" Sq. footage 2nd floor: 640
Sq. footage 3rd floor: 222

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North NONE South NONE East NONE West NONE

Height of ridge above final finish grade: North 31'-11" South 31'-11" East 31'-0" West 31'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

EXISTING RIDGE HEIGHT ABOVE FINISH GRADE TO BE MAINTAINED.

Is there an HDC survey form for 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 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 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.

AZ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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 ALEXANDER ZARAS

AS AGENT FOR ~~LT~~ POCOMO LLC

STREET ADDRESS 61 POCOMO RD

MAP/PARCEL 15-15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 7, 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 8/7/24







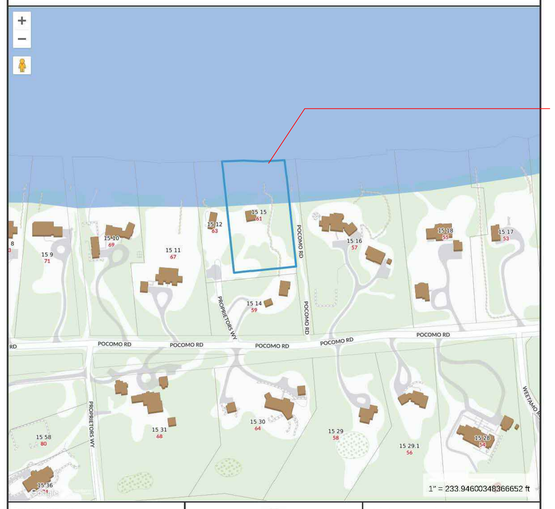


BUILDING MOVE

61 POCOMO ROAD

Town and County of Nantucket, MA

May 14, 2024



Property Information

Property ID 260
Location 61 POCOMO RD
Owner POCOMO 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 02/09/2024
Data updated Jan. 2021.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCATION PLAN

N

DRAWING INDEX:

REVISION #	SHEET #	SHEET TITLE
	T-001	TITLE SHEET
	C-001	PROPOSED SITE PLAN

ZONING DATA

TAX LOT #:	15-15	
ZONING	LIMITED USE GENERAL-3 (LUG-3)	
	REQUIRED	EXISTING
LOT AREA:	120,000 SF	NO CHANGE
LOT FRONTAGE:	200 FT	NO CHANGE
FRONT YARD SETBACK:	35 FT	NO CHANGE
REAR / SIDE SETBACK:	20 FT	NO CHANGE
GROUND COVER:	3%	NO CHANGE

CODE CRITERIA

ZONING CODE:	TOWN AND COUNTY OF NANTUCKET ZONING CODE
BUILDING CODE:	NINTH EDITION OF MA STATE RESIDENTIAL BUILDING CODE 780

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

TITLE SHEET

SHEET NUMBER

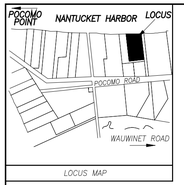
T-001.00

SCALE: NTS

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #



LOCUS MAP

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL-3 (LUG-3)

MINIMUM LOT SIZE:	120,000 S.F.
MINIMUM FRONTAGE:	200 FT.
FRONT YARD SETBACK:	35 FT.
REAR/SIDE SETBACK:	20 FT.
GROUND COVER % :	3 %

LOT AREA
61,555±S.F.

LEGEND

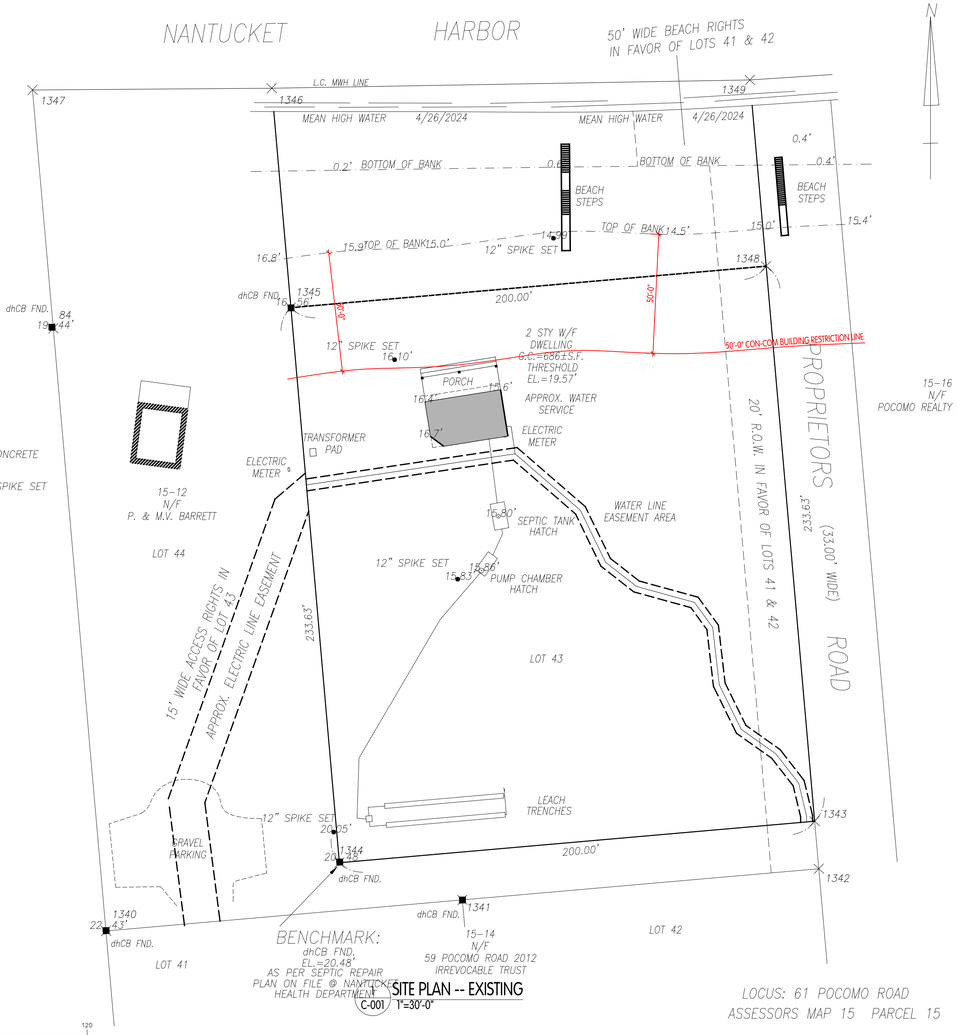
■ DHCB FND.	DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
● 12" SPIKE SET	DENOTES 12" GALVANIZED SPIKE SET

I CERTIFY, AS OF : . . . . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

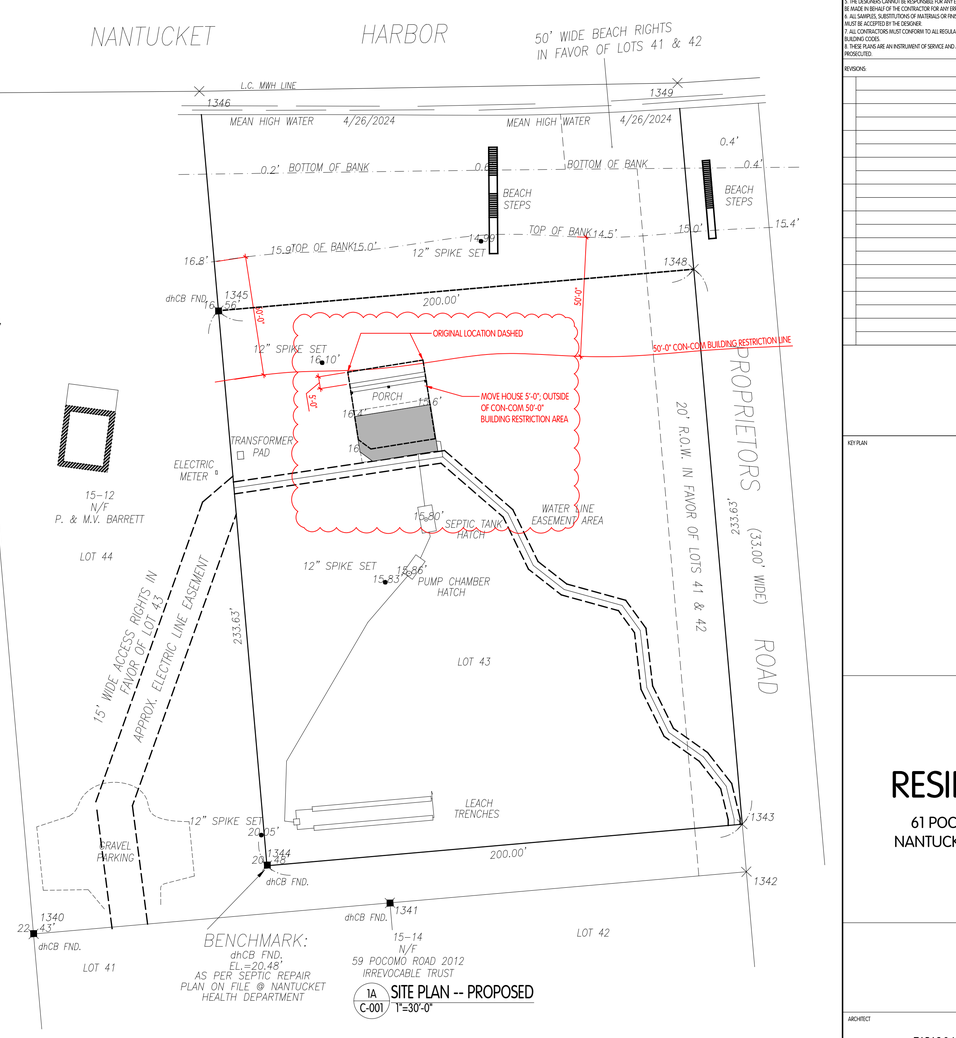
PROFESSIONAL LAND SURVEYOR

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.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



C-001 SITE PLAN -- EXISTING 1"=30'-0"



1A C-001 SITE PLAN -- PROPOSED 1"=30'-0"

SITE
PLAN OF LAND
IN
NANTUCKET, MA.
SCALE: 1"=30' DATE: MAY 23, 2024
OWNER'S REFERENCE:
POCOMO LLC
CERT. 19629
L.C. PLAN 22667-M LOT 43

MICHAEL CONNOLLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
150 SURFSIDE ROAD
NANTUCKET, MA. 02554
(508) 228-8910
C-8028

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

SITE PLAN

SHEET NUMBER

C-001.00

SCALE: AS SHOWN

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 ~~etc~~ PARCEL N°. 15

Street & Number of Proposed Work: 61 POCOMO RD

Owner of record: POCOMO LLC

Mailing Address: C/o YORK CAPITAL 520 ISLAND DR
PALM BEACH, FL. 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ALEXANDER ZARAS

Mailing Address: 1206 31 ST ST., NW
WASHINGTON DC 20007

Contact Phone #: 703-304-2991 E-mail: ALEX@ZNARCHITECTS.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 15'-2" x 12'-9½" STONE PATIO W/ HOT TUB

Size of Structure or Addition: Length: 29'-4" Sq. Footage 1st floor: 488 Decks/Patio: Size: 15'-2x 12'-9½" ☒ 1st floor ☐ 2nd floor

Width: 31'-8" Sq. footage 2nd floor: 640 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 222

Difference between existing grade and 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 STONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the 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.
AZ (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ALEXANDER ZARAS

AS AGENT FOR POCOMO LLC

STREET ADDRESS 61 POCOMO RD

MAP/PARCEL 15-15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 7, 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.

AZ — 8/7/24

Signature — Date







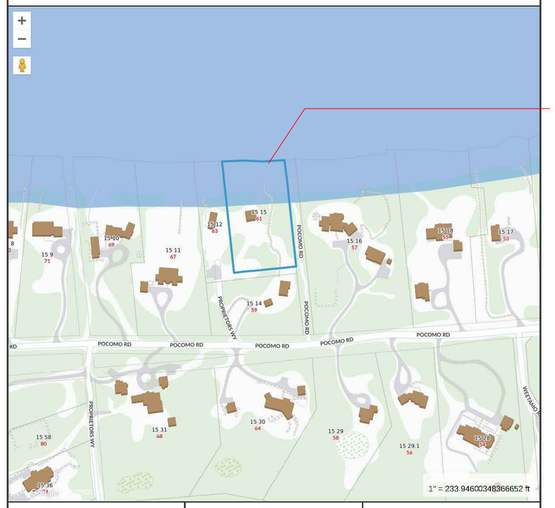


HARDSCAPING PLAN

61 POCOMO ROAD

Town and County of Nantucket, MA

May 14, 2024



Property Information

Property ID 260
Location 61 POCOMO RD
Owner POCOMO 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 02/09/2024
Data updated Jan. 2021.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCATION PLAN

N

DRAWING INDEX:

REVISION #	SHEET #	SHEET TITLE
	T-001	TITLE SHEET
	C-002	PROPOSED SITE PLAN AND HARDSCAPING PLAN

ZONING DATA

TAX LOT #:	15-15	
ZONING	LIMITED USE GENERAL-3 (LUG-3)	
	REQUIRED	EXISTING
LOT AREA:	120,000 SF	NO CHANGE
LOT FRONTAGE:	200 FT	NO CHANGE
FRONT YARD SETBACK:	35 FT	NO CHANGE
REAR / SIDE SETBACK:	20 FT	NO CHANGE
GROUND COVER:	3%	NO CHANGE

CODE CRITERIA

ZONING CODE:	TOWN AND COUNTY OF NANTUCKET ZONING CODE
BUILDING CODE:	NINTH EDITION OF MA STATE RESIDENTIAL BUILDING CODE 780

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

TITLE SHEET

SHEET NUMBER

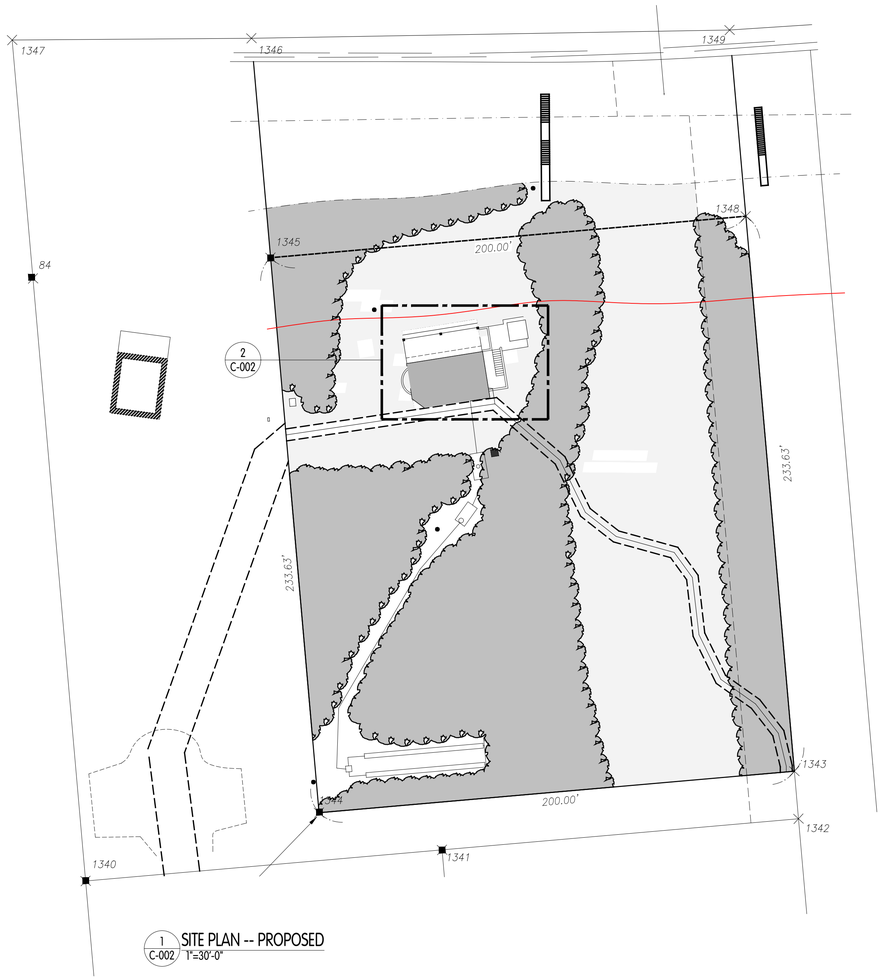
T-001.00

SCALE: NTS

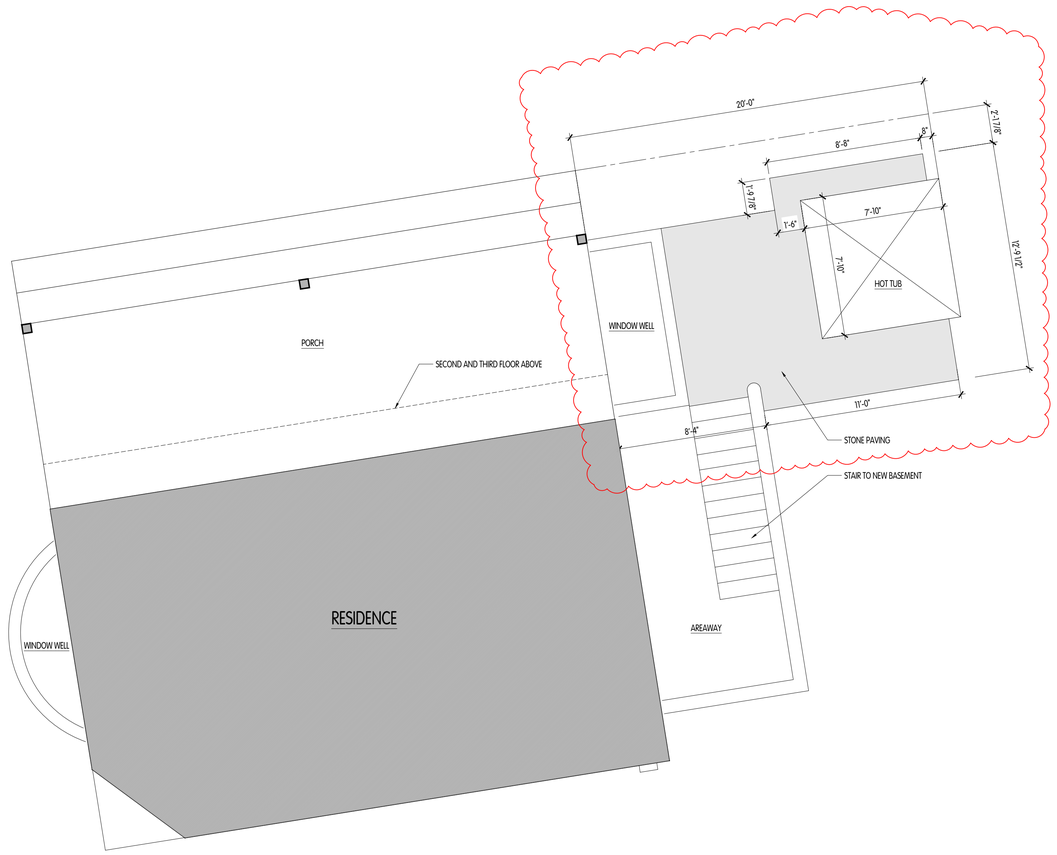
ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #



1 C-002 SITE PLAN -- PROPOSED
1"=30'-0"



2 C-002 HARDSCAPE PLAN
1/4" = 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

SITE PLAN AND HARDSCAPING PLAN

SHEET NUMBER

C-002.00

SCALE: AS SHOWN

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 15

Street & Number of Proposed Work: 61 POCOMO RD

Owner of record: POCOMO LLC

Mailing Address: c/o YORK CAPITAL 520 ISLAND DR
PALM BEACH, FL 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ALEXANDER ZARAS

Mailing Address: 1200 31 ST ST. NW
WASHINGTON DC 20007

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 NEW BASEMENT, WINDOW WELLS & EGRESS AREAWAY UNDER EXISTING BLDG.

Size of Structure or Addition: Length: 29'-4" Sq. Footage 1st floor: 488 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 31'-8" Sq. footage 2nd floor: 640 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: 222

Difference between existing grade and proposed finish grade: North NONE South NONE East NONE West NONE

Height of ridge above final finish grade: North 31'-11" South 31'-11" East 31'-0" West 31'-0"

Additional Remarks: EXISTING RIDGE HEIGHT ABOVE FINISH GRADE TO BE MAINTAINED

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 2'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 3/4"/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) NONE

Leaders (material and size): NONE

Sidewall: ☒ White cedar shingles NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) NONE Corner boards 3 1/2" Frieze NONE

Window Casing 5 1/2" Door Frame 5 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 TISCHLER

Doors* (type and material): ☐ TDL ☒ SDL Front SWING / WD Rear LIFT & SLIDE / WD Side SWING / WD

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 NATURAL Doors NATURAL

Deck _____ Foundation PARGED / NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2	**Exterior Elevations and Floor Plans (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
	4.	**Hardscaping Plans (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.
AZ (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ALEXANDER ZARAS

AS AGENT FOR POCOMO LLC

STREET ADDRESS 61 POCOMO RD

MAP/PARCEL 15-15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 7, 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.

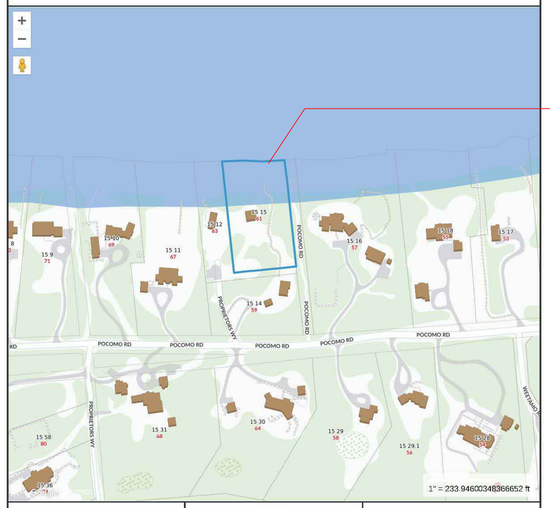
Signature

8/7/24
Date

RESIDENCE ADDITION

61 POCOMO ROAD

Town and County of Nantucket, MA — May 14, 2024



Property Information

Property ID	260
Location	61 POCOMO RD
Owner	POCOMO 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 02/09/2024
Data updated Jan. 2021.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCATION PLAN — N

DRAWING INDEX:

REVISION #	SHEET #	SHEET TITLE
	T-001	TITLE SHEET
	C-001	PROPOSED SITE PLAN
	A-200	FLOOR PLANS - EXISTING & PROPOSED
	A-201	FLOOR PLANS - EXISTING & PROPOSED
	A-300	EXISTING PHOTOS, PROPOSED MODEL VIEWS
	A-301	ELEVATIONS - EXISTING & PROPOSED
	A-302	ELEVATIONS - EXISTING & PROPOSED

ZONING DATA

TAX LOT #:	15-15	
ZONING	LIMITED USE GENERAL-3 (LUG-3)	
	REQUIRED	EXISTING
LOT AREA:	120,000 SF	NO CHANGE
LOT FRONTAGE:	200 FT	NO CHANGE
FRONT YARD SETBACK:	35 FT	NO CHANGE
REAR / SIDE SETBACK:	20 FT	NO CHANGE
GROUND COVER:	3%	NO CHANGE

CODE CRITERIA

ZONING CODE:	TOWN AND COUNTY OF NANTUCKET ZONING CODE
BUILDING CODE:	NINTH EDITION OF MA STATE RESIDENTIAL BUILDING CODE 780

WINDOW SCHEDULE

WINDOW NO.	NEW / EXISTING R.O.	R.O. SIZE (W x H)	CONFIG.	LITE	MATERIAL	REMARKS	MANUFACTURE
A	EXISTING	4'-2" X 4'- 0 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
B	EXISTING	8'-3 1/2" X 5'-8 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
B-1	NEW	8'-3 1/2" X 5'-8 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
C	EXISTING	6'-3 3/4" X 3'-0 1/2"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
C-1	NEW	2'-8" X 3'-0 1/2"	CASEMENT	2, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
D	EXISTING	7'-7 1/2" X 6'-9 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
F	EXISTING	8'-2" X 7'-11 1/4"	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
F-1	EXISTING	2'-9 1/2" X 4'-0 3/4"	FIXED	1 OVER 1, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
F-2	EXISTING	10'-11" X 3'-6 3/4" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-3	NEW	9'-3" X 2'-10 1/2" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-4	NEW	7'-2" X 3'-5 1/4" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-5	NEW	6'-4 1/2" X 7'-2" (+/-)	FIXED	SIMULATED DIVIDED LITE	NATURAL FINISH		CUSTOM WINDOW BY TISCHLER

EXTERIOR DOOR SCHEDULE

WINDOW NO.	NEW / EXISTING R.O.	R.O. SIZE (W x H)	CONFIG.	LITE	MATERIAL	REMARKS	MANUFACTURE
EX-1	EXISTING	10'-1 1/2" X 7'-0" (+/-)	FULL-LITE SLIDING DOORS W/ FIXED SIDELITES	2 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER
EX-2	NEW	3'-11 1/2" X 7'-2" (+/-)	FULL-LITE	1 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER
EX-3	NEW	3'-1 1/4" X 7'-4" (+/-)	FULL-LITE	6 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT
ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE
TITLE SHEET

SHEET NUMBER
T-001.00

SCALE: NTS

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #



1 C-001 SITE PLAN -- PROPOSED
1"=30'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

SITE PLAN

SHEET NUMBER

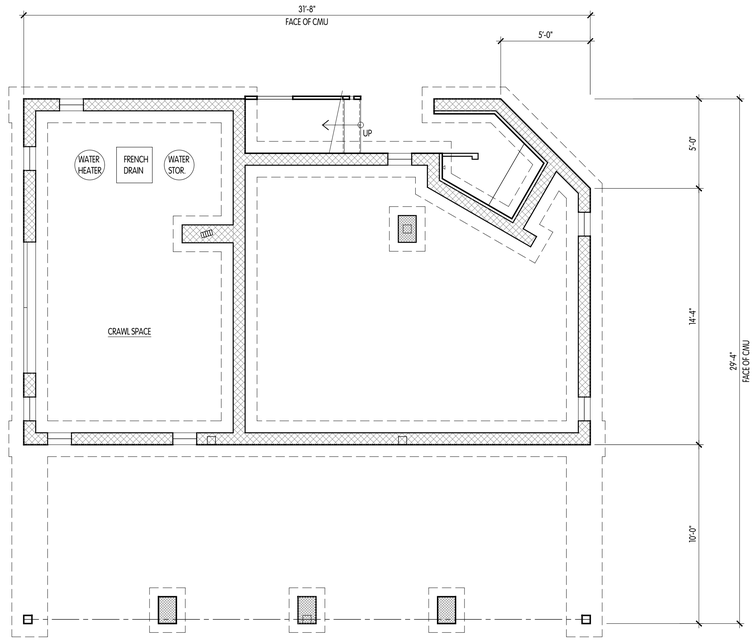
C-001.00

SCALE: AS SHOWN

ISSUE DATE: 07/31/24

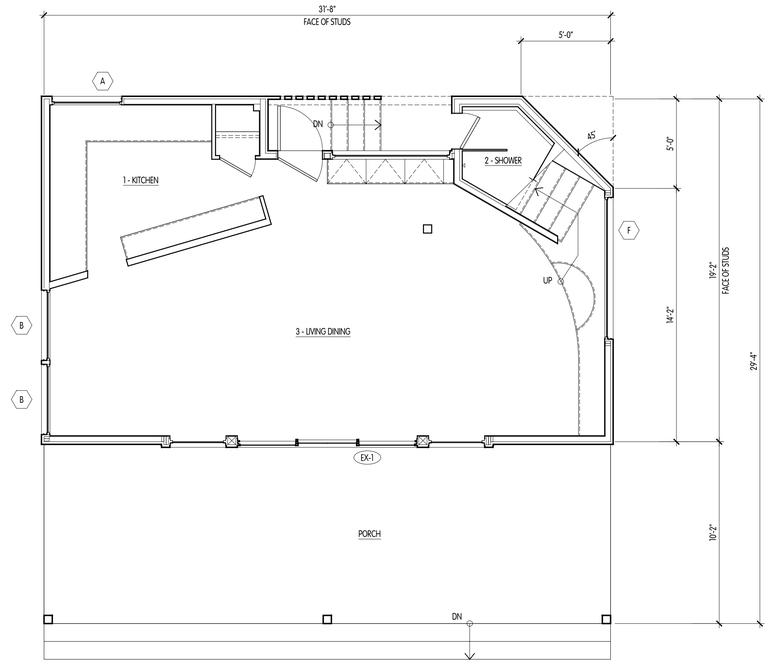
PAGE NUMBER

PERMIT IDENTIFICATION #

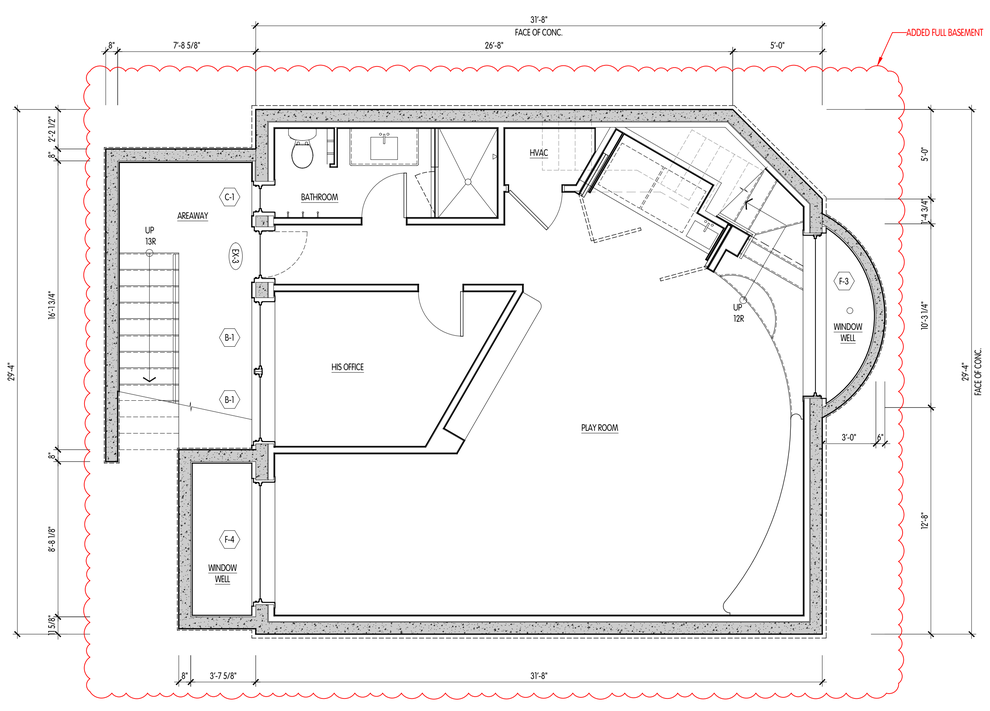


1 A-200 EXISTING PLAN -- CRAWL SPACE
1/4"= 1'-0"

N

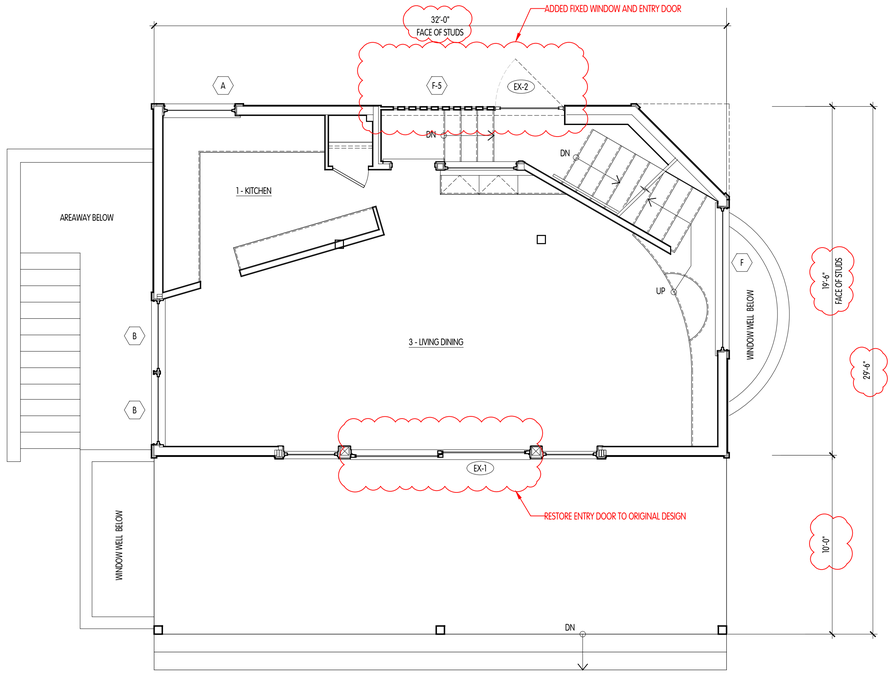


2 A-200 EXISTING PLAN -- 1ST FLOOR
1/4"= 1'-0"



1A A-200 PROPOSED PLAN -- BASEMENT
1/4"= 1'-0"

N



2A A-200 PROPOSED PLAN -- 1ST FLOOR
1/4"= 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

FLOOR PLANS-

EXISTING & PROPOSED

SHEET NUMBER

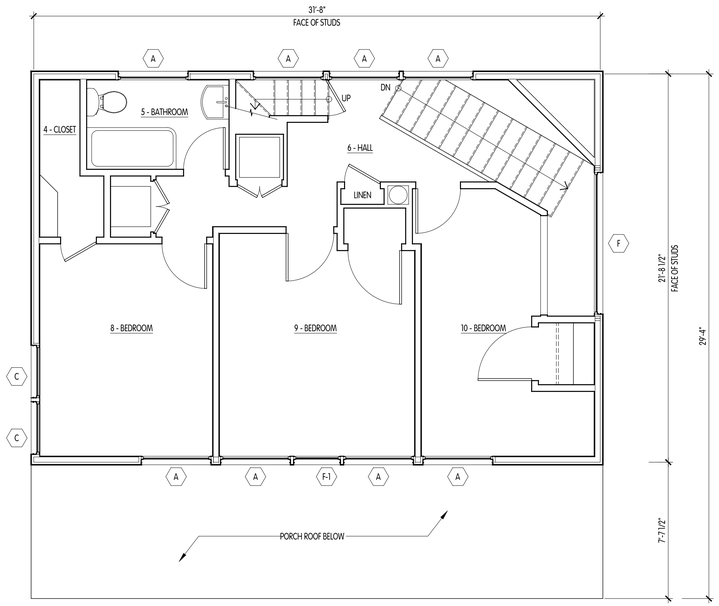
A-200.00

SCALE: 1/4"=1'-0"

ISSUE DATE: 07/31/24

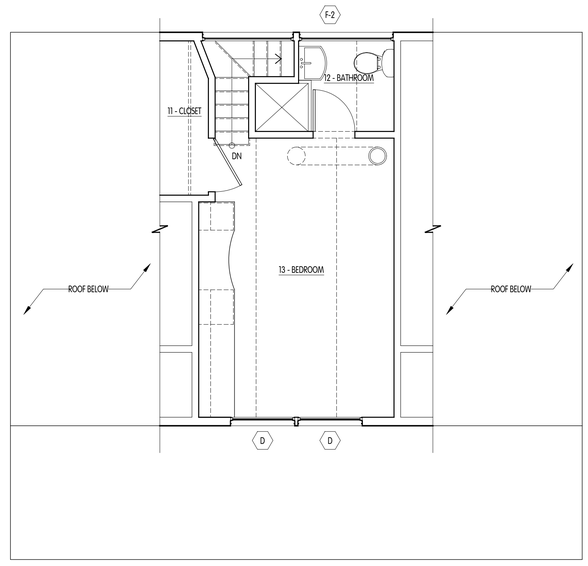
PAGE NUMBER

PERMIT IDENTIFICATION #

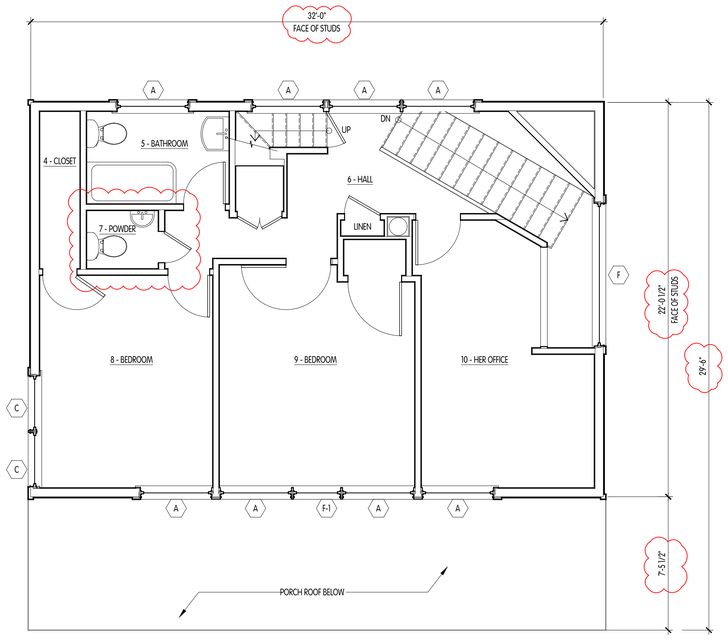


1 A-201 EXISTING PLAN -- 2ND FLOOR
1/4"= 1'-0"

N

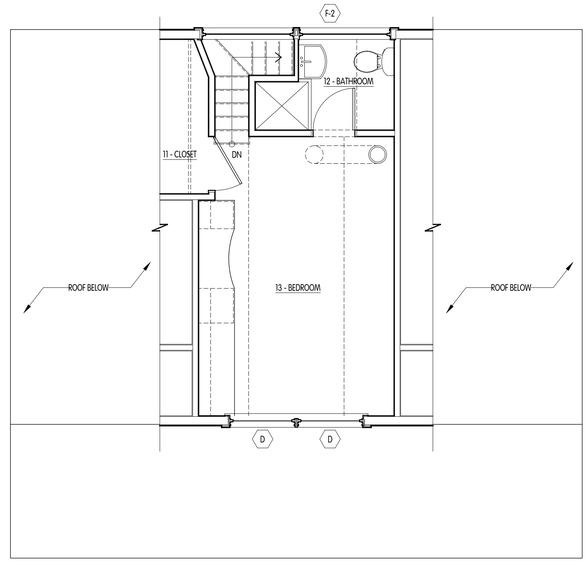


2 A-201 EXISTING PLAN -- 3RD FLOOR
1/4"= 1'-0"



1A A-201 PROPOSED PLAN -- 2ND FLOOR
1/4"= 1'-0"

N



2A A-201 PROPOSED PLAN -- 2ND FLOOR
1/4"= 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

FLOOR PLANS-

EXISTING & PROPOSED

SHEET NUMBER

A-201.00

SCALE: 1/4"=1'-0"

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #



1 A-300 EXISTING PHOTO -- NORTHEAST VIEW



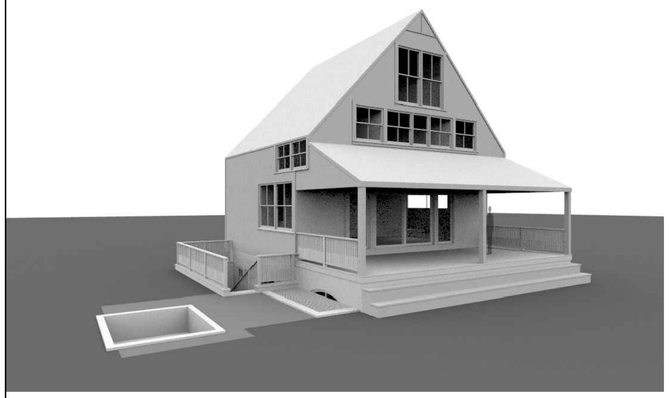
2 A-300 EXISTING PHOTO -- NORTHWEST VIEW



3 A-300 EXISTING PHOTO -- SOUTHWEST VIEW



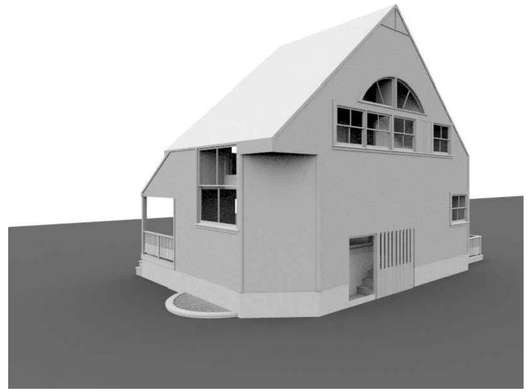
4 A-300 EXISTING PHOTO -- SOUTHEAST VIEW



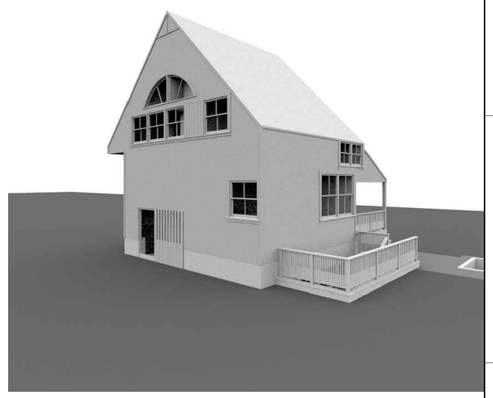
1A A-300 PROPOSED MODEL VIEW -- NORTHEAST VIEW



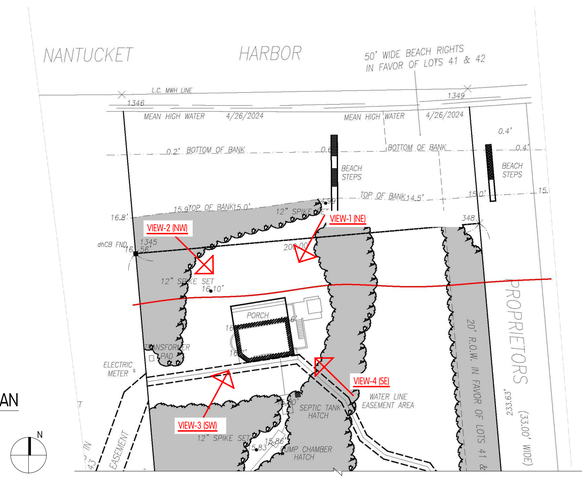
2A A-300 PROPOSED MODEL VIEW -- NORTHWEST VIEW



3A A-300 PROPOSED MODEL VIEW -- SOUTHWEST VIEW



4A A-300 PROPOSED MODEL VIEW -- SOUTHEAST VIEW



5 A-300 KEY PLAN

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

EXISTING PHOTOS

PROPOSED MODEL VIEWS

SHEET NUMBER

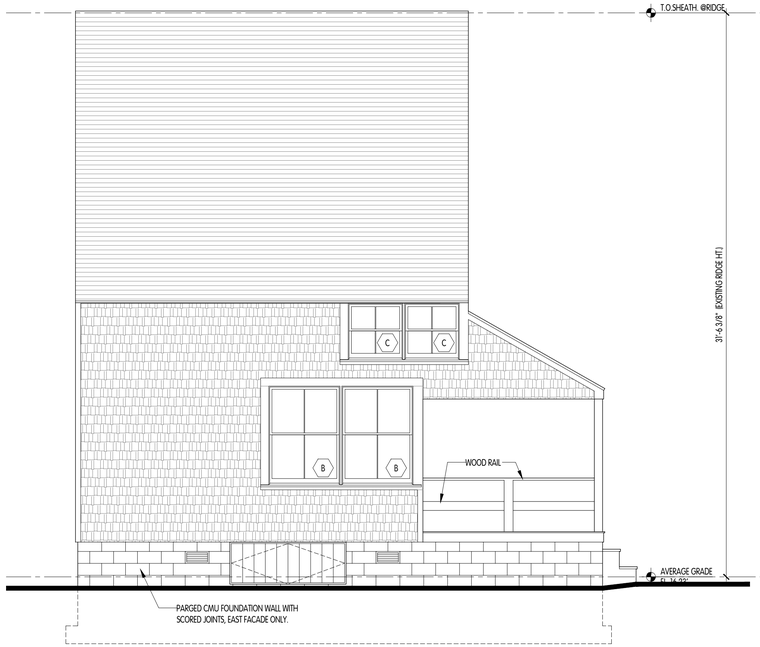
A-300.00

SCALE: N.T.S.

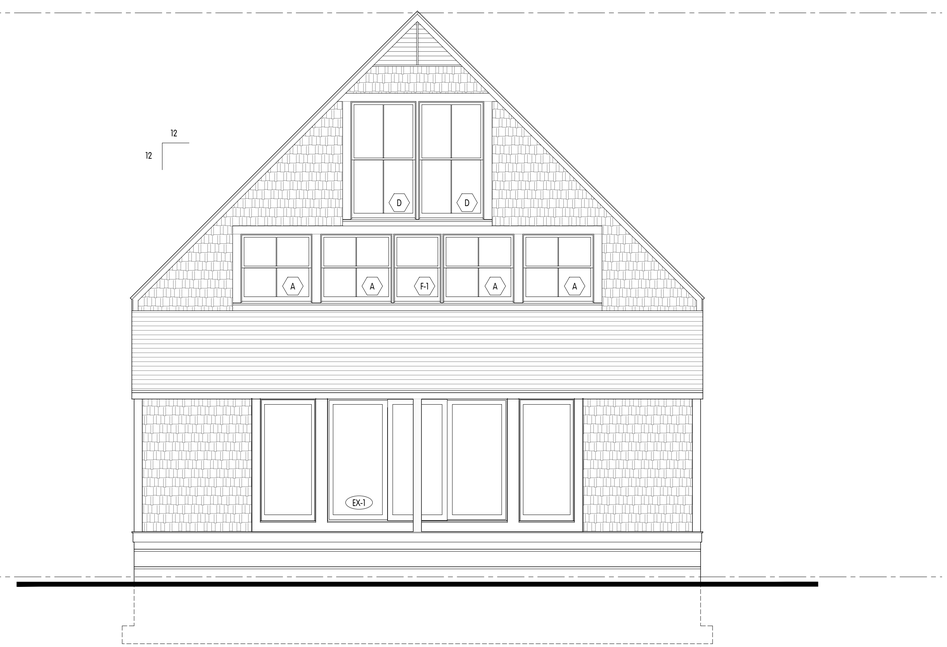
ISSUE DATE: 07/31/24

PAGE NUMBER

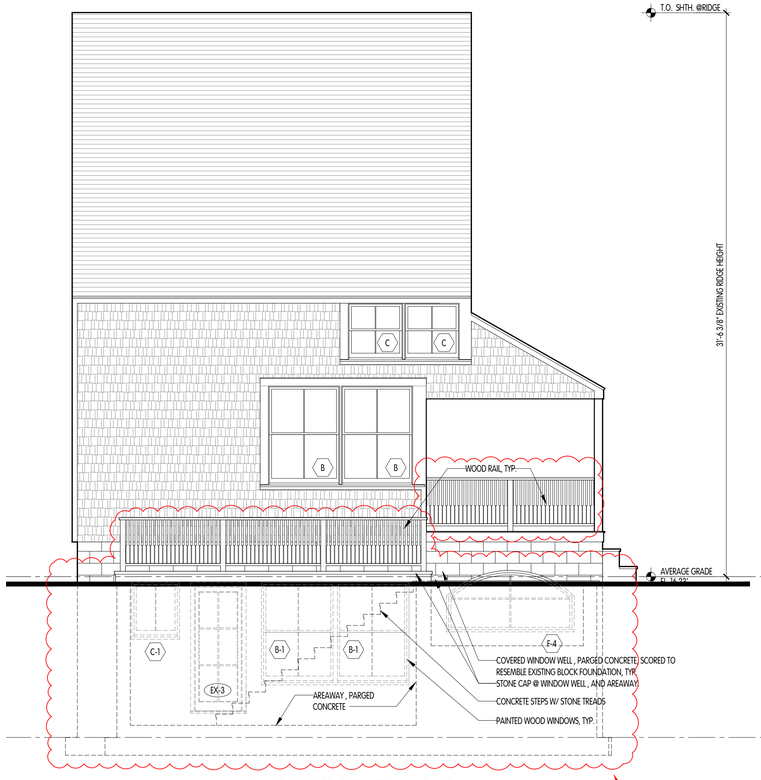
PERMIT IDENTIFICATION #



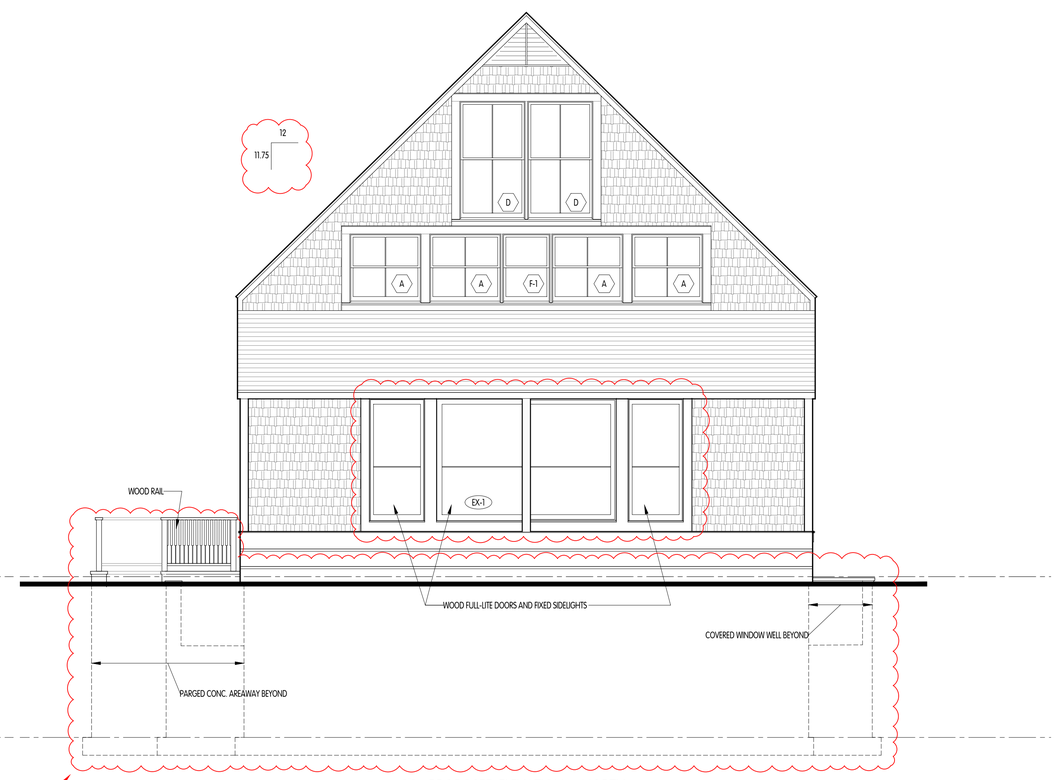
1 A-301 EXISTING ELEVATION -- EAST
1/4"= 1'-0"



2 A-301 EXISTING ELEVATION -- NORTH
1/4"= 1'-0"



1A A-301 PROPOSED ELEVATION -- EAST
1/4"= 1'-0"



2A A-301 PROPOSED ELEVATION -- NORTH
1/4"= 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

ELEVATIONS-

EXISTING & PROPOSED

SHEET NUMBER

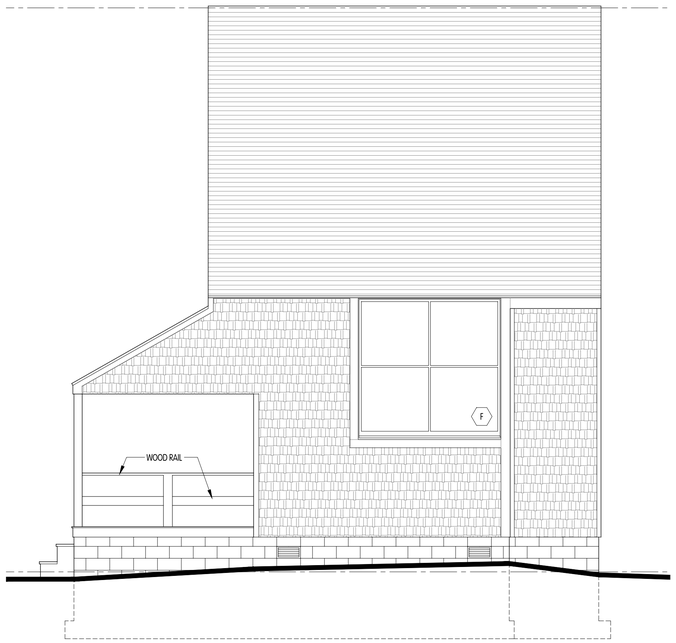
A-301.00

SCALE: 1/4"=1'-0"

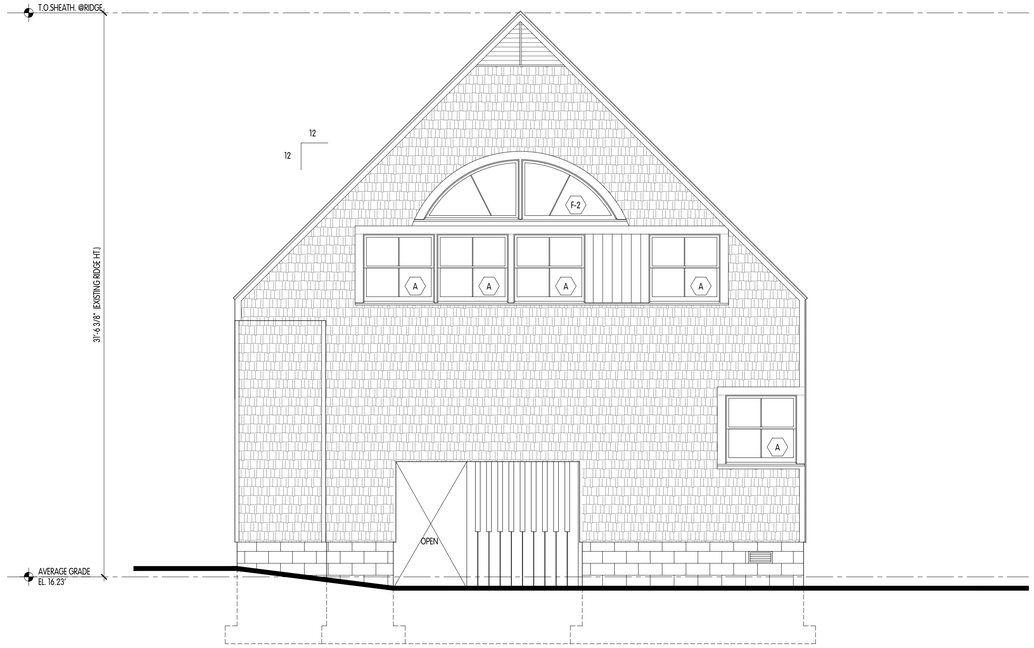
ISSUE DATE: 07/31/24

PAGE NUMBER

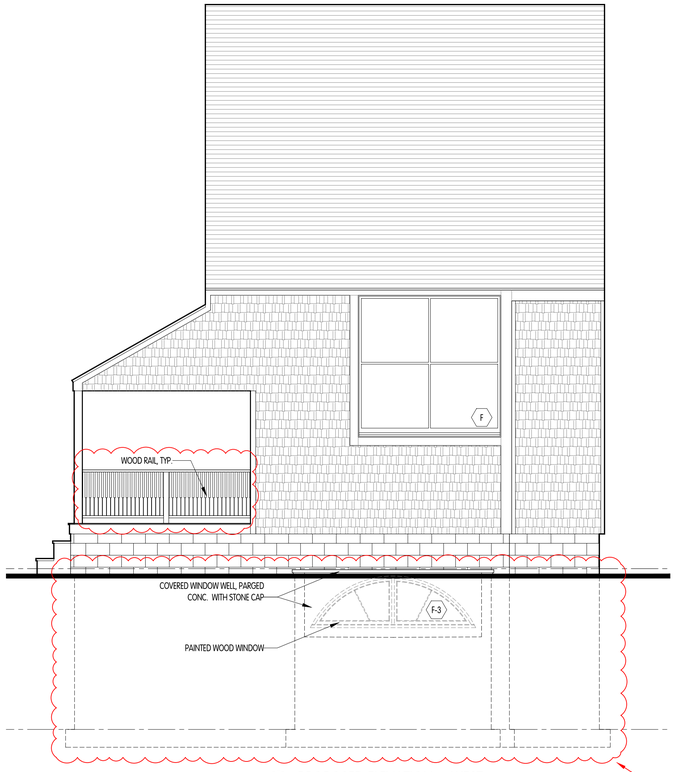
PERMIT IDENTIFICATION #



1 A-302 EXISTING ELEVATION -- WEST
1/4"= 1'-0"

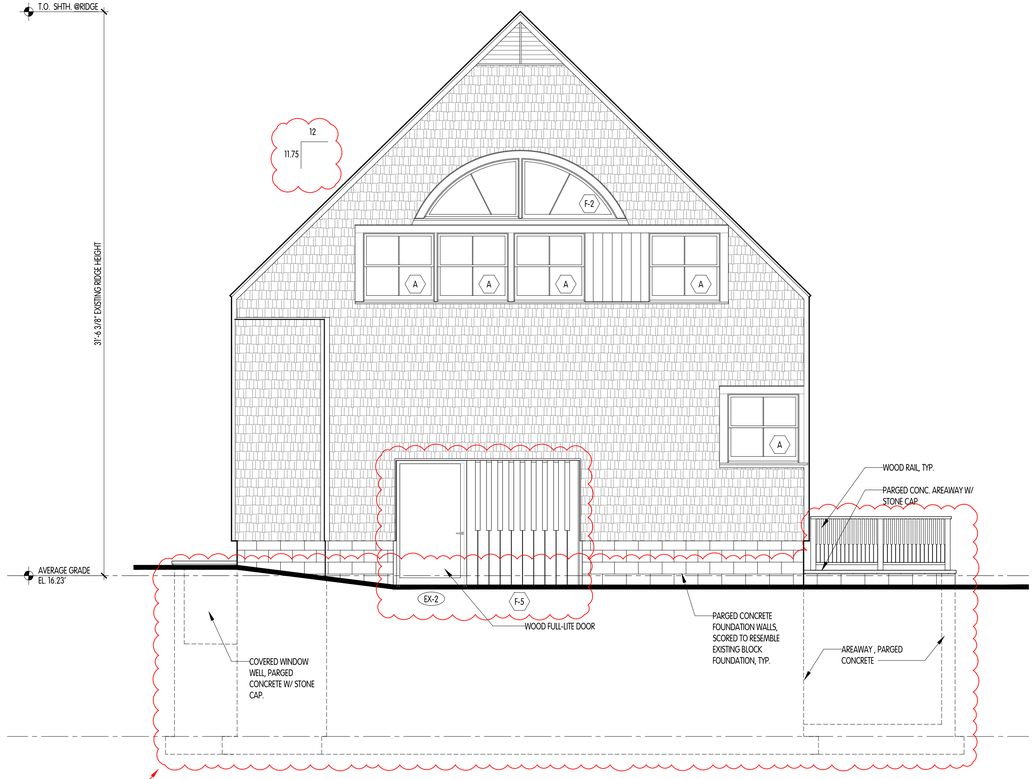


2 A-302 EXISTING ELEVATION -- SOUTH
1/4"= 1'-0"



1A A-302 PROPOSED ELEVATION -- WEST
1/4"= 1'-0"

ADDED FULL BASEMENT AND RAILING AS REQ'D.



2A A-302 PROPOSED ELEVATION -- SOUTH
1/4"= 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

ELEVATIONS

EXISTING & PROPOSED

SHEET NUMBER

A-302.00

SCALE: AS SHOWN

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #

20LS - PATIO

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: 10-DAY WAIVER ✓

✓ 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 USING EXIST. SITE PLAN.

✓ 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.

N/A. 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (3 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.**

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 Steve Roethke

AS AGENT FOR Farhood & Cyndi Azima

STREET ADDRESS 20 Liberty Street

MAP/PARCEL 42.3.4 / 143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/12/24

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.



8/12/24

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°: 42.3.4 PARCEL N°. 143

Street & Number of Proposed Work: 20 LIBERTY ST.

Owner of record: FARHOOD & CYNDI AZIMA

Mailing Address: 20 LIBERTY ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: farhoodazima@yahoo.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other RENOVATE/EXPAND EXIST. PATIO AREA, OUTDOOR GRILL AREA.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 18'x26' ☒ 1st floor ☐ 2nd floor

PATIOS Width: _____ Sq. footage 2nd floor: _____ Size: 8'6x16' ☐ 1st floor ☐ 2nd floor AT GRADE.

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South NO CHANGE East ± 6" West NO CHANGE

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: MARY G. WILBUR HOUSE

Original Date: c. 1887

Original Builder: N/A.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation RENOVATE PATIO PER PLANS, ADD SECOND
2. South Elevation PATIO, ADD BUILT-IN GRILL.
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 SHELL Walkways PATIOS = BLUESTONE Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record _____ ALLEGUT Signed under penalties of perjury


20 Liberty Street:
West Elevation


20 Liberty Street:
North Elevation


20 Liberty Street:
East Elevation

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143

To Whom it May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

Farhood or Cyndi Azima

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com

20 Liberty Street



Property Information

Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

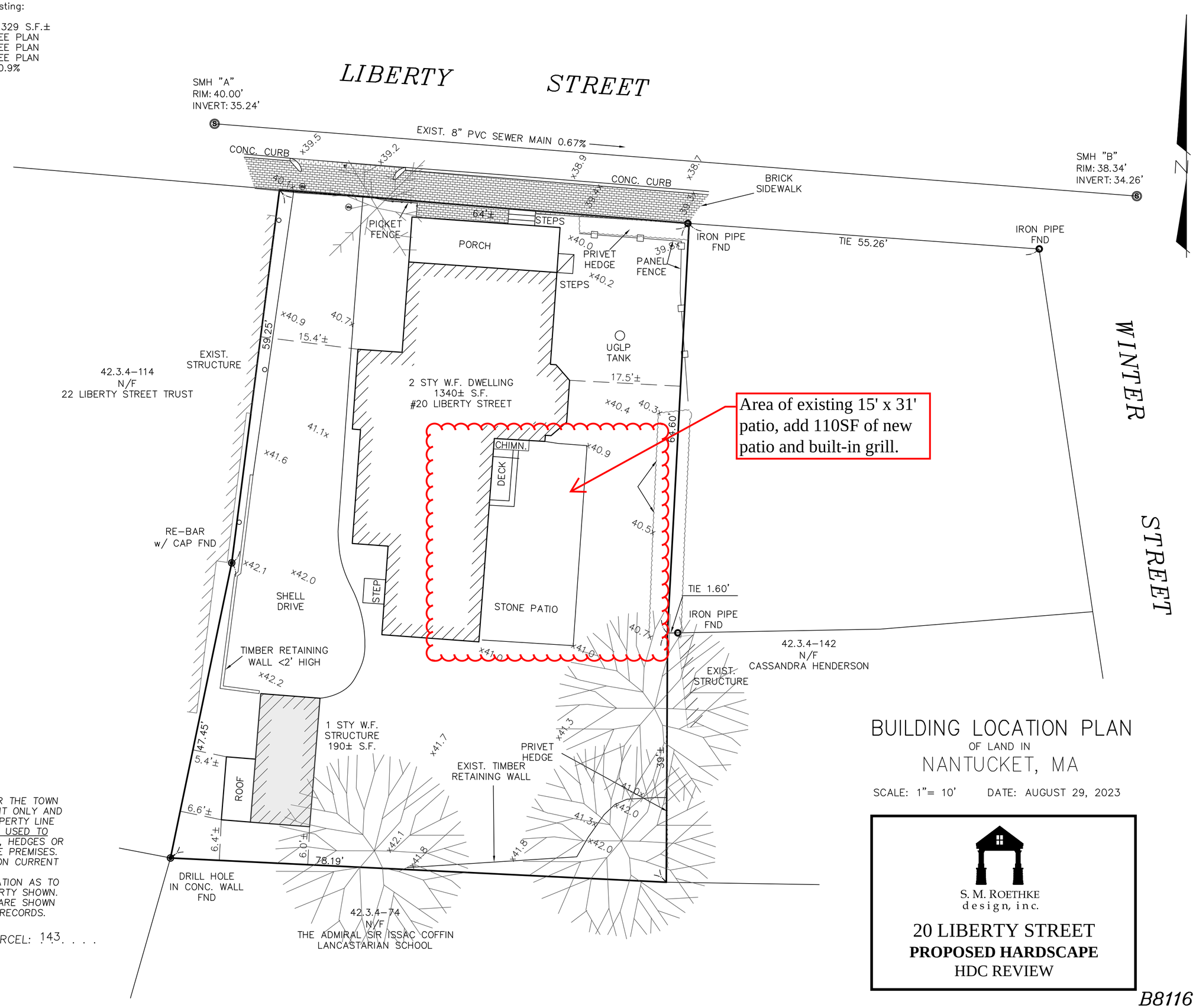
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		Existing:
MINIMUM LOT SIZE:	5,000 S.F.	7,329 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	20.9%



BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 10' DATE: AUGUST 29, 2023

S. M. ROETHKE
design, inc.

20 LIBERTY STREET

PROPOSED HARDSCAPE

HDC REVIEW

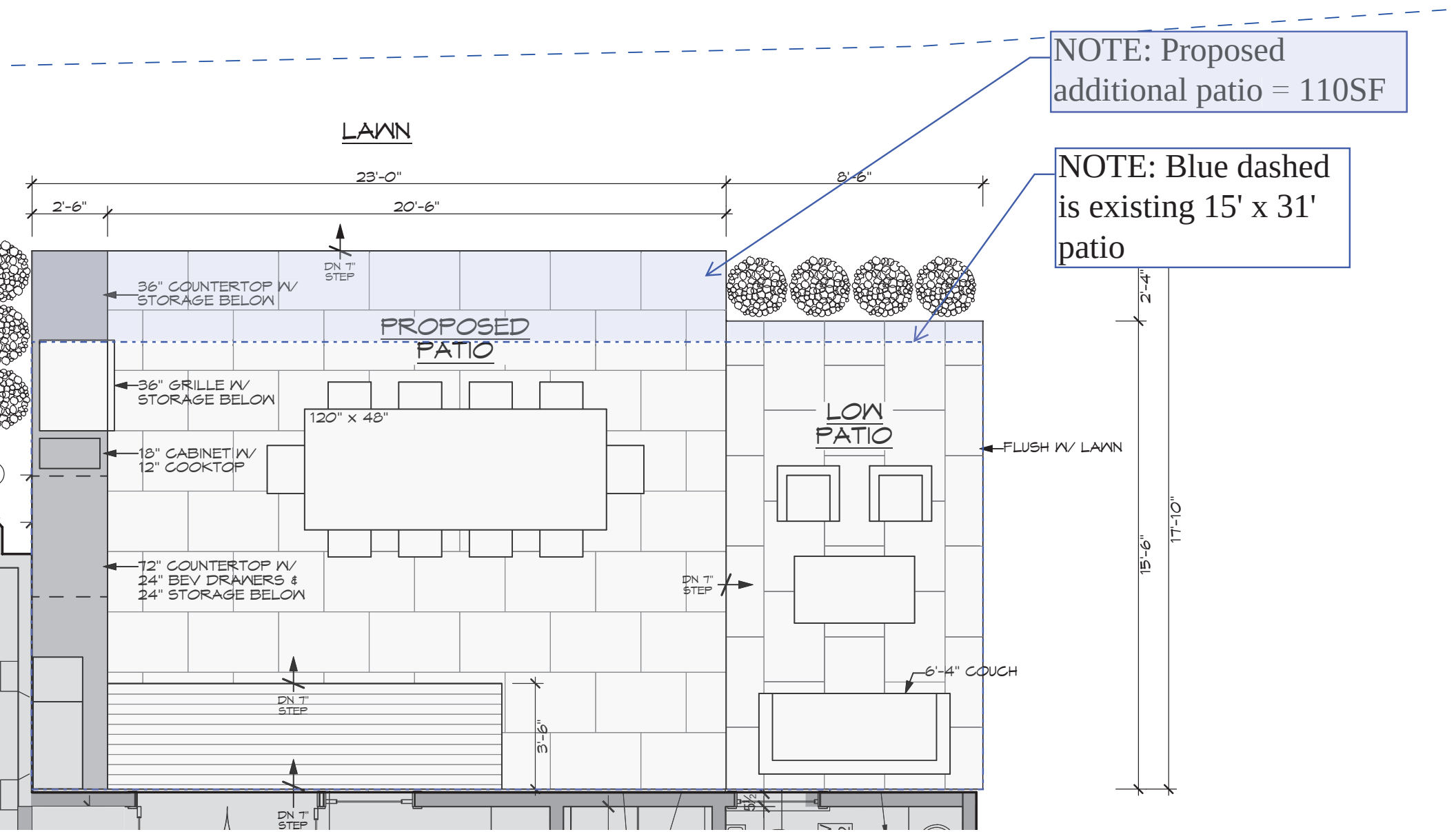
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 42.3.4. , PARCEL: 143

T:\PAJE JOB 96

B8116

V:\DRAWFILES\B8116\Carlson SP.dwg BLP 9/13/2023 08:00:39 1:1


NOTE: Proposed additional patio = 110SF
NOTE: Blue dashed is existing 15' x 31' patio
LAWN
23'-0"
8'-6"
2'-6"
20'-6"
DN 7" STEP
36" COUNTERTOP W/ STORAGE BELOW
PROPOSED PATIO
36" GRILLE W/ STORAGE BELOW
120" x 48"
18" CABINET W/ 12" COOKTOP
LOW PATIO
FLUSH W/ LAWN
72" COUNTERTOP W/ 24" BEV DRAWERS & 24" STORAGE BELOW
DN 7" STEP
6'-4" COUCH
DN 7" STEP
3'-6"
DN 7" STEP
2'-4"
15'-6"
17'-10"

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-12-6
MAP/PARCEL#: 4239-143

Recorded By: AEG Date: 9/27 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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

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 ○ 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
capped

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: capped

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
- ⊘ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: [illegible]

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: before 1867 SOURCE: Sanborn

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: 1/4 ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
⊘ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	⊘ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	⊘ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
⊘ i.	garage	○ j.	greenhouse	⊘ k.	fence	⊘ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____



Late 1800s

Historic Name | **Construction Year**

20 Liberty Street, Nantucket, Massachusetts

Street Address

Resource Types Included

Off Centre - The Wesco Acre Lots: Page from Book

Nantucket Historical Association: Historic Photographs

UF | Historic Preservation
UNIVERSITY of FLORIDA

PNT
NANTUCKET PRESERVATION TRUST

PIN Preservation Institute: Nantucket

Tyler, Betsy and Elizabeth Oldham. *Off Centre: The Wesco Acre Lots (The Houses and Their Histories)*. Nantucket Preservation Trust, 2012.



20 Liberty, circa 1890s

20 Liberty Street: Mary G. Wilbur, 1885

Mary G. Wilbur was the second wife of Sanford Wilbur, who had purchased the house next door at 22 Liberty Street from Mary's father, Elihu Wilson, in 1857. When Mary bought the land at this site in 1884, twenty-two years after Sanford died, there was an old dwelling house on the property, once the home of Silas Jones Jr., who insured it against fire for $2,000 in 1809. Probably built before the American Revolution, it must have been a fairly substantial house. There are records of two other Liberty Street houses insured with the same company that year—Paul Worth's house at 15 Liberty was insured for $1,500, and a house no longer standing between 31 and 33 Liberty was insured for $1,000. Unfortunately, Jones's house was removed, like that of Walter Folger, his near neighbor at 14 Liberty, and many others on this very early street.

Like many of the new houses built on the island in the late nineteenth century, Mary Wilbur's house has a front porch; the bay window was added to the east side between 1887 and 1904.

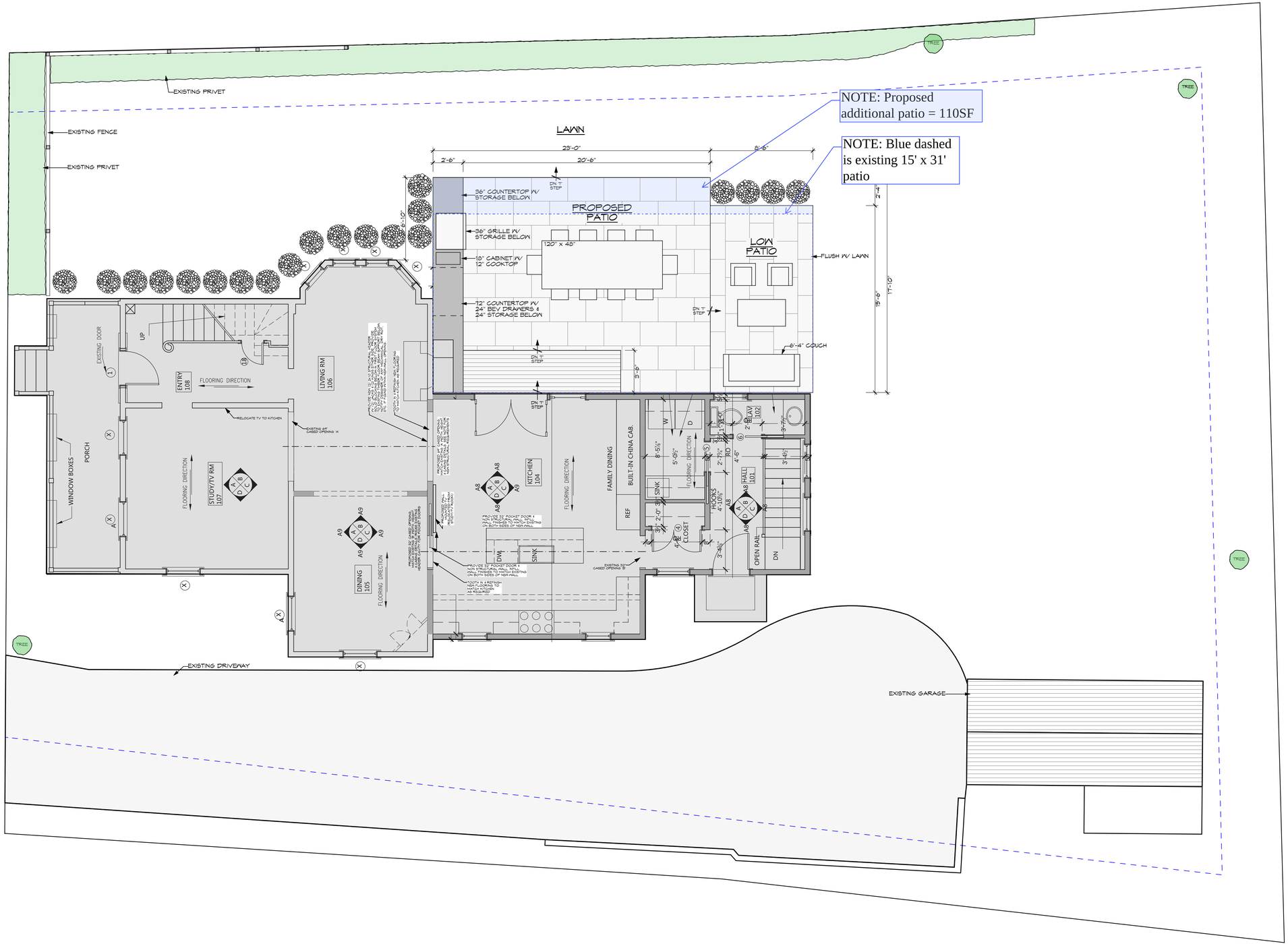


Silas Jones Jr., circa 1880, artist unknown

Nantucket Historical Association: Historic Photographs



Unknown photographer. 1880s. “The house at 20 Liberty Street with an unidentified woman posed on the front steps.” Nantucket Historical Association. GPN2047.



1 FIRST FLOOR & SITE PLAN

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

A-1.1

20LS - DOOR @ GARAGE

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: 10-DAY WAIVER ✓

✓ 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.

X 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A. 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: 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 Steve Roethke

AS AGENT FOR Farhood & Cyndi Azima

STREET ADDRESS 20 Liberty Street

MAP/PARCEL 42.3.4 / 143

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/12/24

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.



8/12/24

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°: 42.3.4 PARCEL N°. 143

Street & Number of Proposed Work: 20 LIBERTY ST.

Owner of record: FARHOOD & CYNDI AZIMA

Mailing Address: 20 LIBERTY ST. NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: farhoodazima@yahoo.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 9 OLD SOUTH RD. #17 NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other REMOVE ROOF OVERHANG, ADD 4'x6'-6" BEADED DOOR.

Size of Structure or Addition: Length: 20'-4" Sq. Footage 1st floor: _____ Decks/Patio: Size: 8x10' ☒ 1st floor ☐ 2nd floor
* EXISTING * Width: 9'-4" Sq. footage 2nd floor: _____ Size: AT GRADE ☐ 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 11' EXISTS. South _____ East _____ West _____

Additional Remarks

Historic Name: c. 1949 ± SEE ENCLOSED GARAGE SURVEY + HISTORY DOCS.

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation — ADD 4'x6'-6" BEADED, HINGED DOOR PER DRAWINGS. (NOT VISIBLE). ADD 8'x10' DECK @ GRADE.
3. West Elevation — REMOVE EXIST ROOF OVERHANG (FALLING OFF)
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A ✓

*Cloud on drawings and submit photographs of existing elevations. ✓

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±8" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ±8/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural EXISTS.
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer ✓ Rough Opening _____ Size _____ Location _____
Manufacturer ✓ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) N/A.

Leaders (material and size): N/A.

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 6" Soffit (Overhang) — Corner boards 6 + 8" Frieze —
Window Casing 4" Door Frame 6" + Columns/Posts: Round — Square —

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front BEADED, HINGED Rear _____ Side ADD 4'x6'6 BEADED HINGED TO MATCH
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EX. SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof DK. GREY ARCH ASPHALT
Trim NAT. Sash GRAY, BLACK (VARIES) Doors H. GREEN
Deck NAT. Foundation BLOCK Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/24 Signature of owner of record _____ AGENT. Signed under penalties of perjury























S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143

To Whom it May Concern,

I hereby authorize Steven M. Roethke of S. M. Roethke Design, Inc. to provide signature and representation as the "Agent" on the HDC application to your office for proposed work by the Owner at the location referenced above.

Thank you,

Farhood or Cyndi Azima

architecture | planning | development
19 old south road.nantucket.massachusetts.02554 | t:508.825.7588 | f:508.825.7589
www.smroethkedesign.com

20 Liberty Street



Property Information

Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

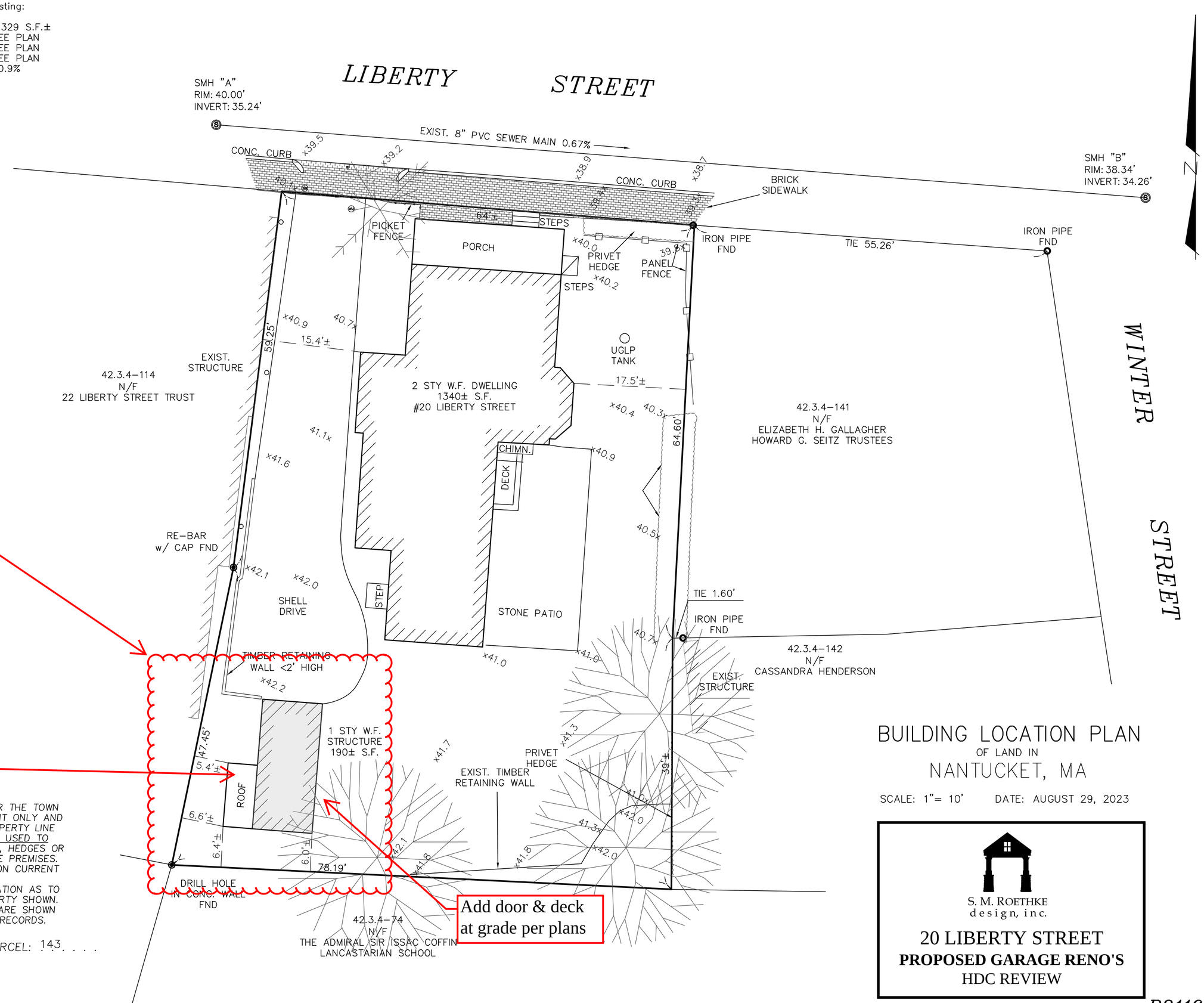
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		Existing:
MINIMUM LOT SIZE:	5,000 S.F.	7,329 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	20.9%



Garage Reno Work Area

Remove roof overhang

Add door & deck at grade per plans

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: 42.3.4 , PARCEL: 143

T:\PAJE JOB 96

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MA

SCALE: 1"= 10' DATE: AUGUST 29, 2023

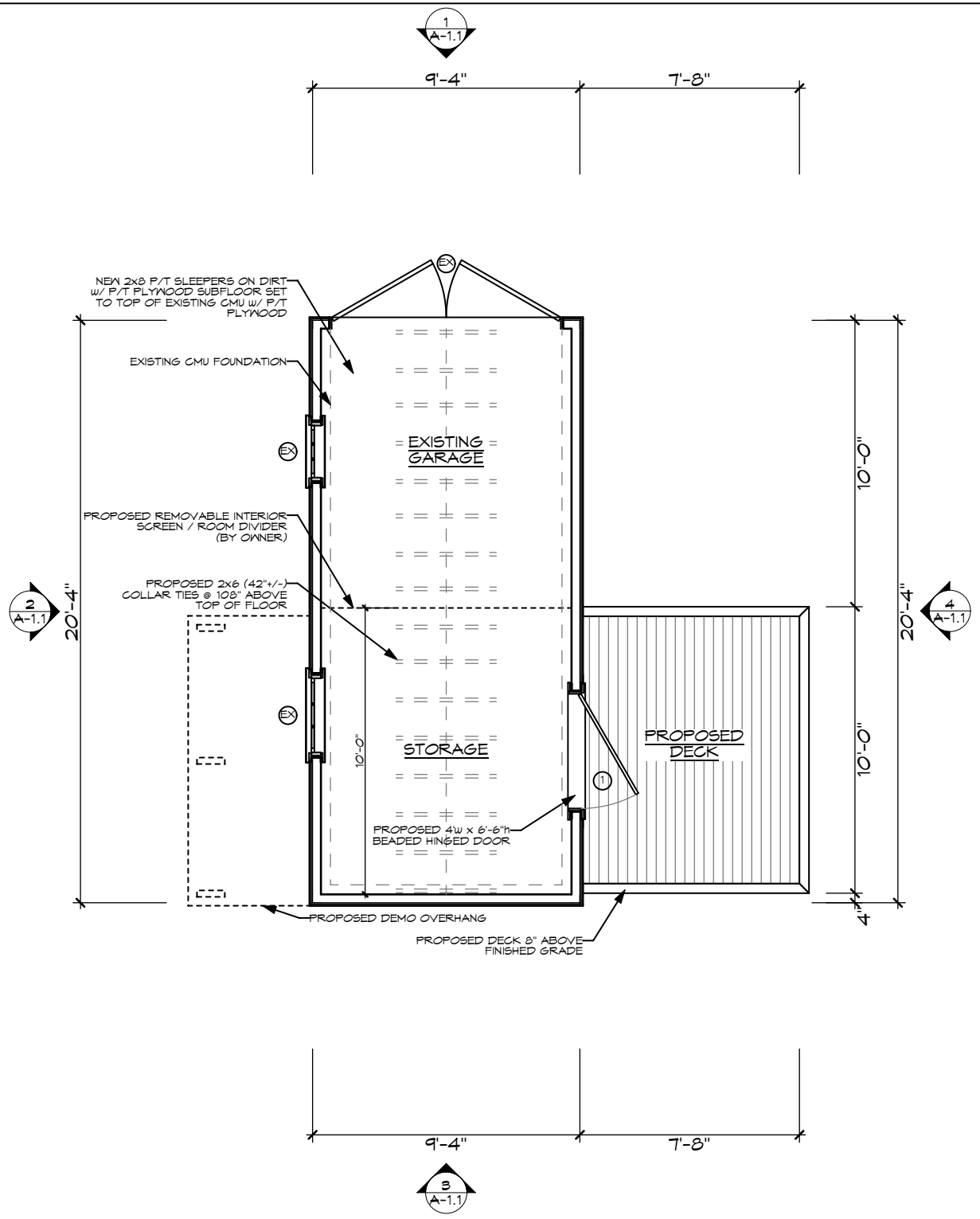
S. M. ROETHKE
design, inc.

20 LIBERTY STREET

PROPOSED GARAGE RENO'S

HDC REVIEW

B8116



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

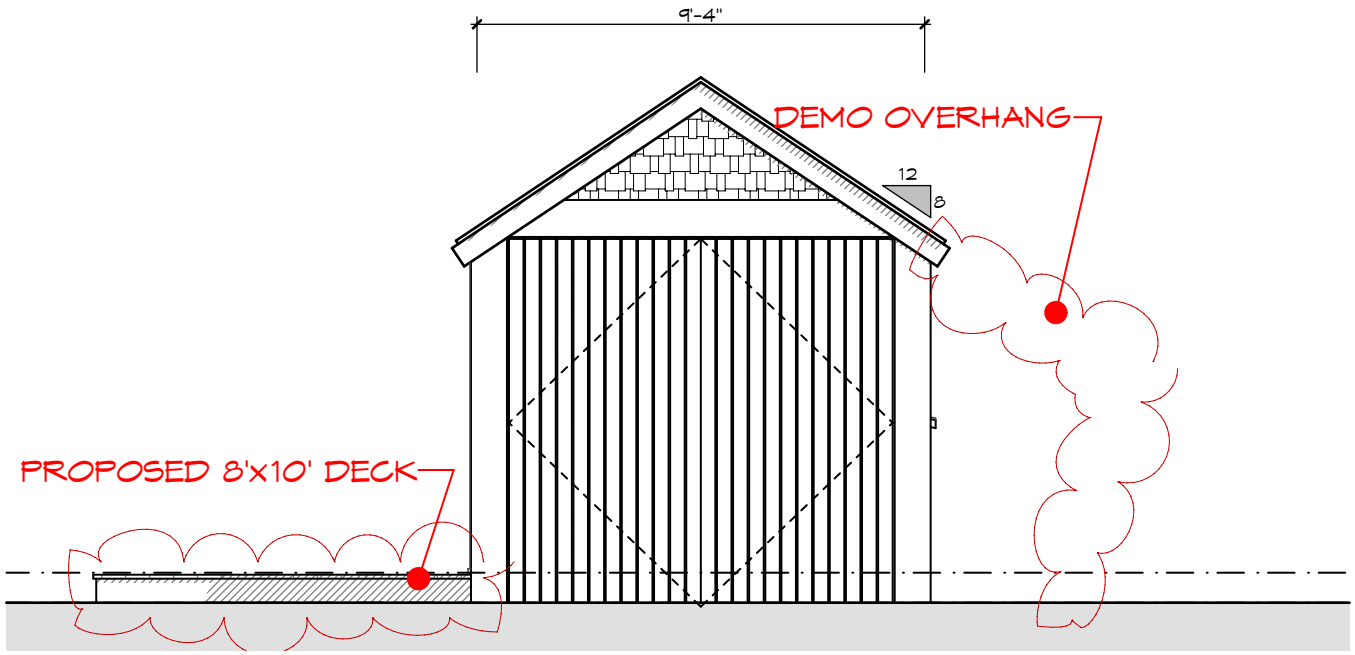
PROPOSED FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 1.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f:
508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

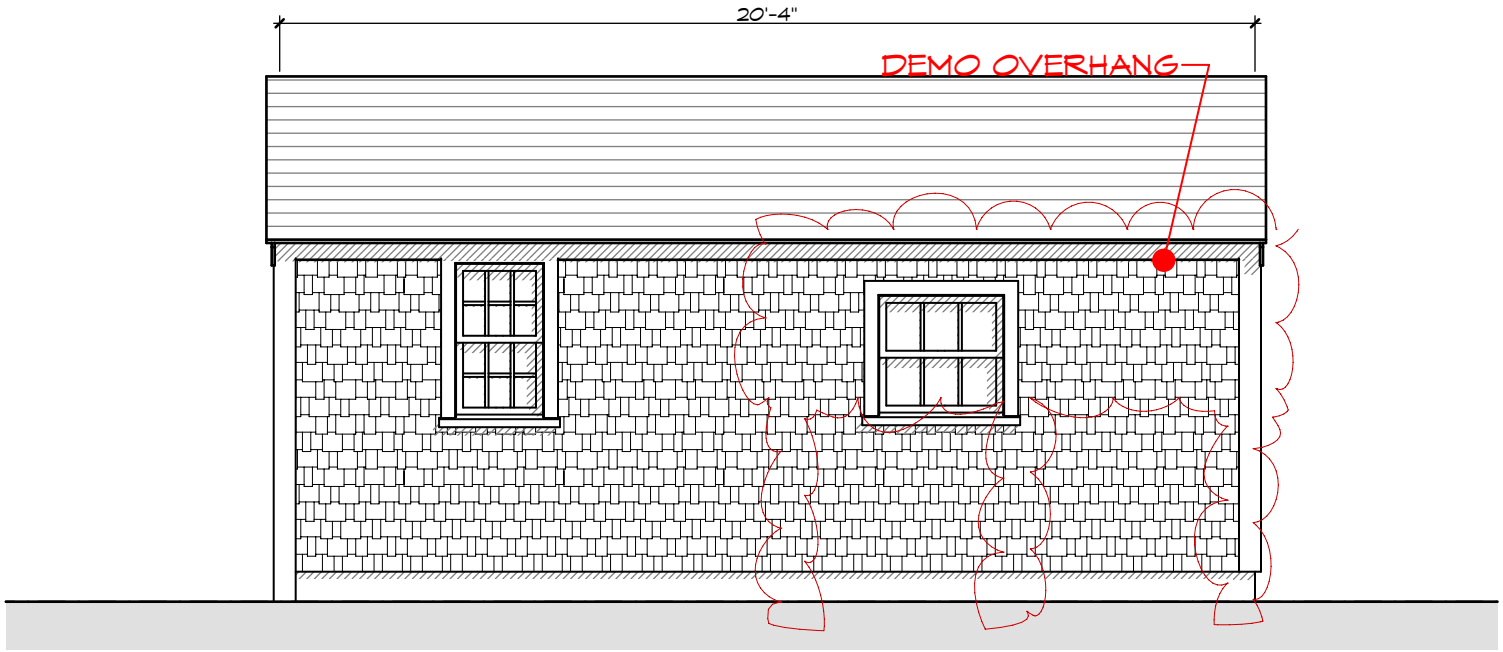
PROPOSED NORTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.1



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

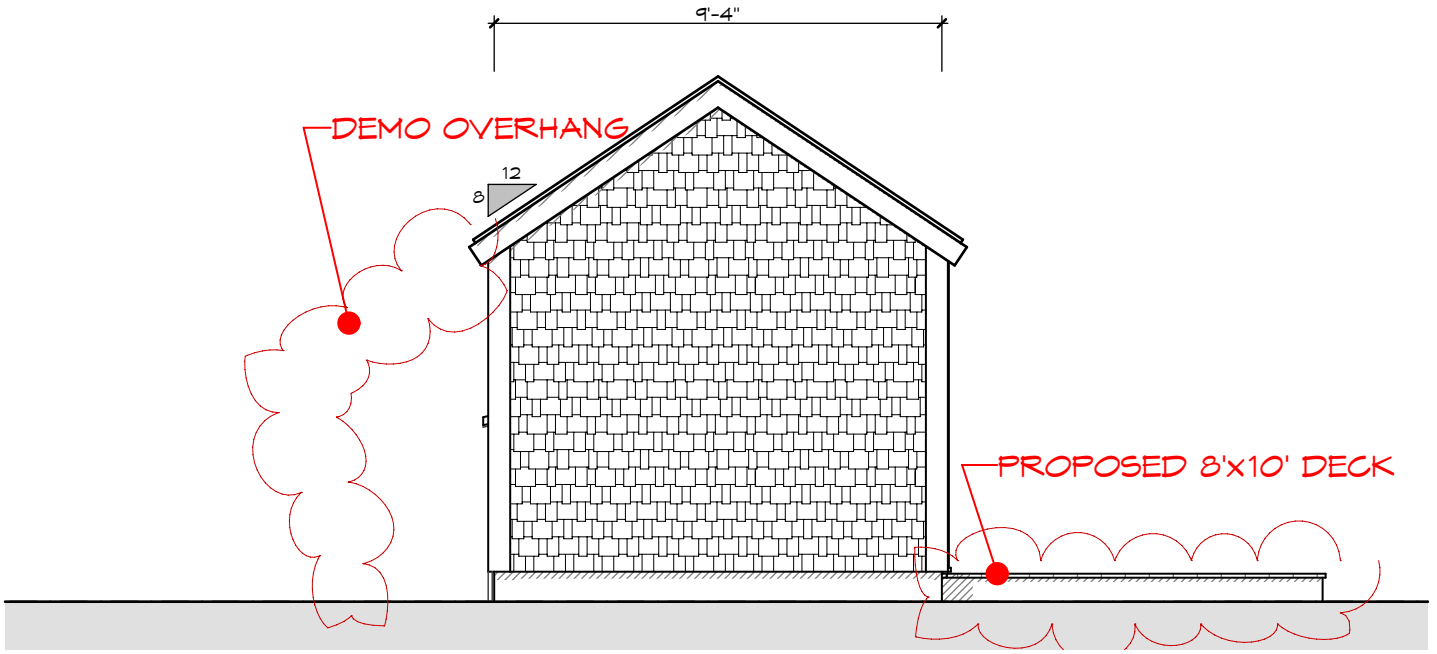
PROPOSED WEST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.2



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

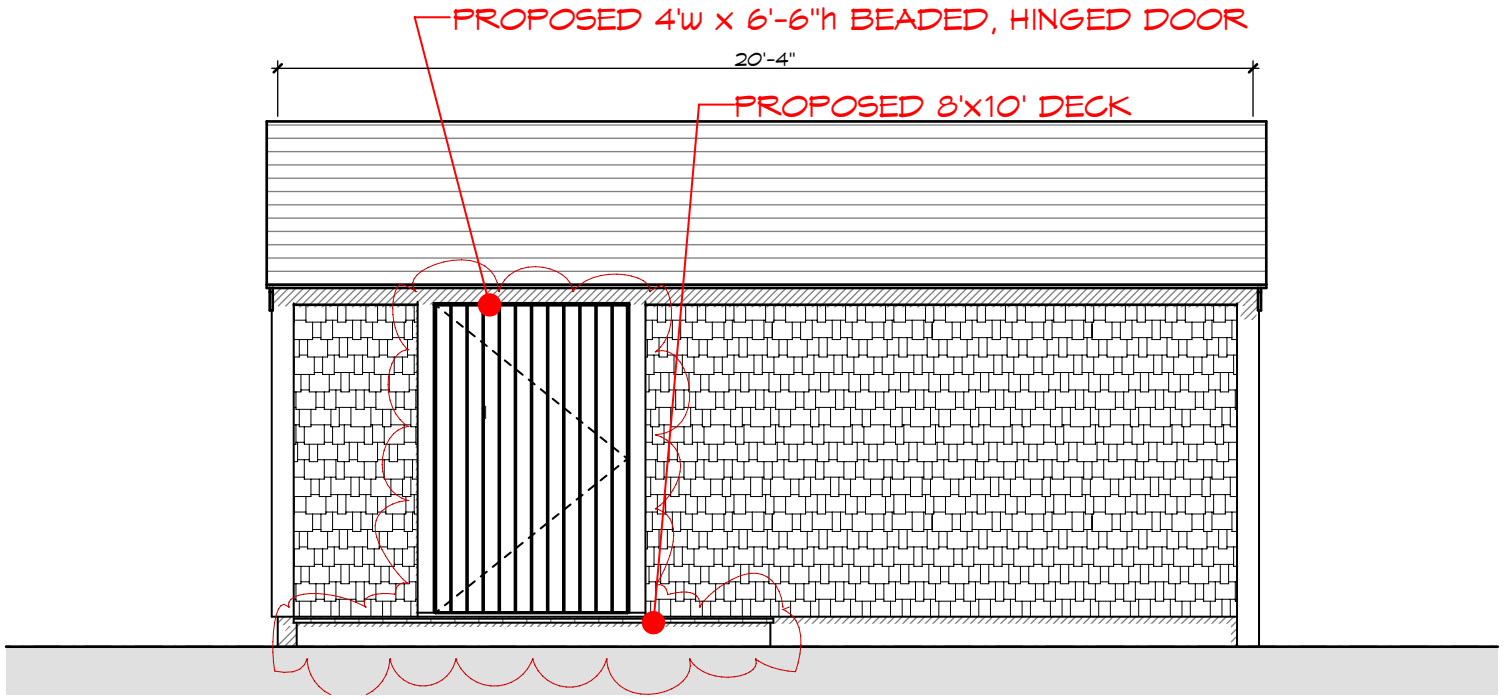
PROPOSED SOUTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.3



S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE
These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

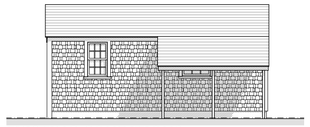
PROPOSED EAST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

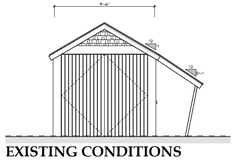
REVISIONS:

HDC Review Set
8/9/24

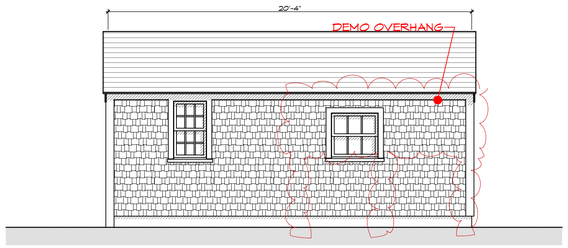
HDC 2.4



EXISTING CONDITIONS

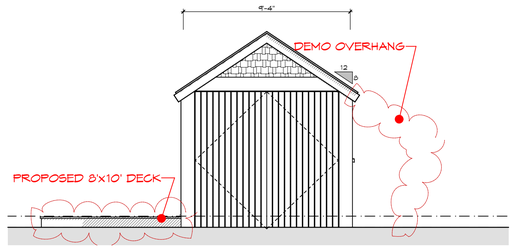


EXISTING CONDITIONS



3 PROPOSED WEST ELEVATION

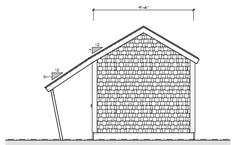
Scale: 1/4" = 1'-0"



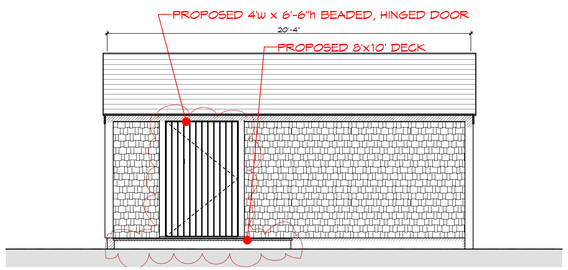
2 PROPOSED NORTH ELEVATION (FACING STREET)

Scale: 1/4" = 1'-0"

EXISTING CONDITIONS

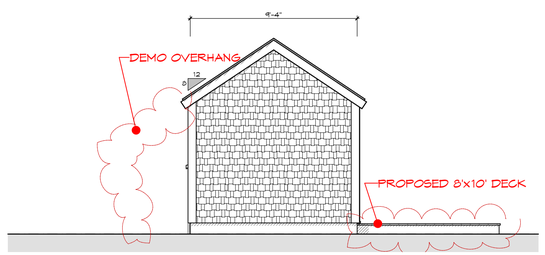


EXISTING CONDITIONS



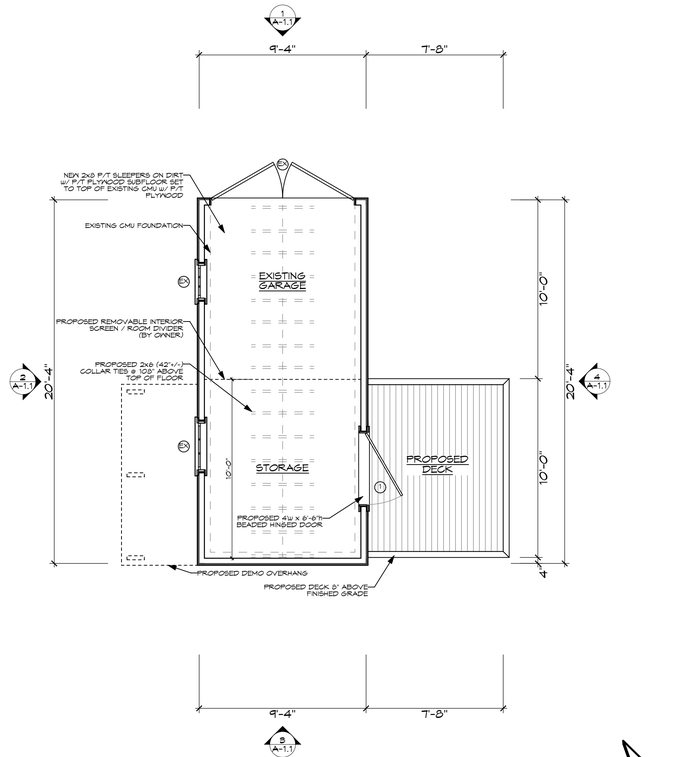
5 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

S. M. ROETHKE
design, inc.

S.M. Roethke Design
n a n t u c k e t . m a . 0 2 5 5 4
t. 508.825.7588 | f. 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

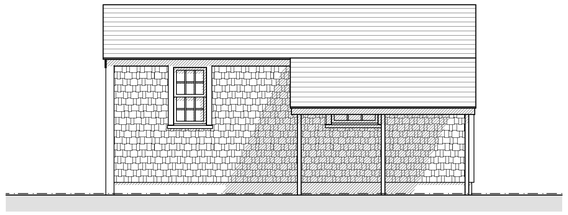
PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

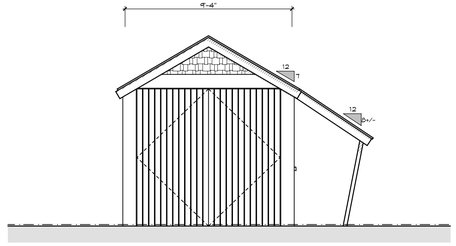
HDC Review Set
8/9/24

A-1.1



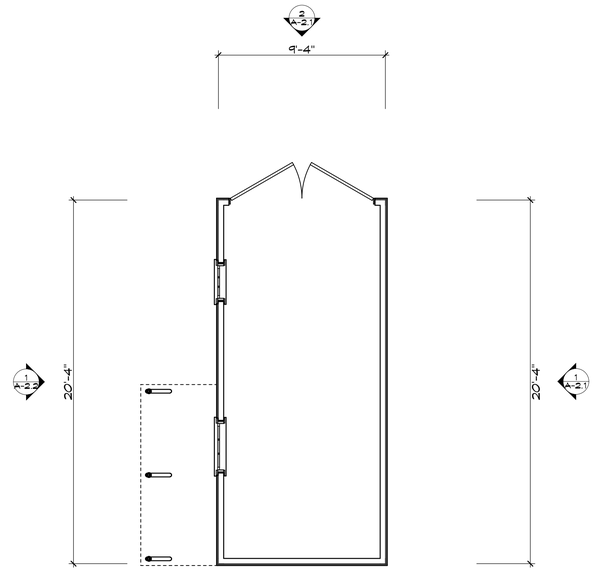
3 EXISTING WEST ELEVATION

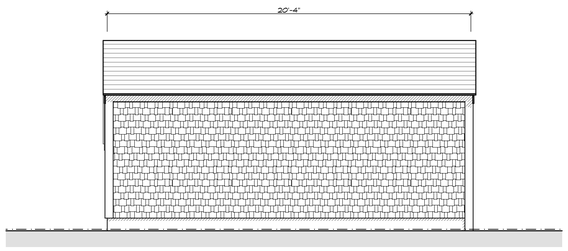
Scale: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION (FACING STREET)

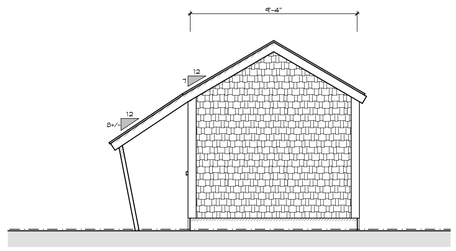
Scale: 1/4" = 1'-0"





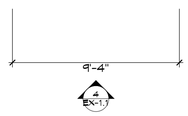
5 EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

N

S. M. ROETHKE
design, inc.

S.M. Roethke Design
nantucket. ma. 02554
t: 508.825.7588 | f: 508.825.7589
www.smroethkedesign.com

COPYRIGHT NOTICE

These designs are the property of S.M. ROETHKE DESIGN, INC. and may not be used beyond the scope of this project without express written consent. All applicable copyright laws can and will be enforced.
© 2024

EXISTING FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

EX-1.1

S. M. ROETHKE
design, inc.

HDC Administrator
Historic District Commission
Nantucket, MA 02554

Re: 20 Liberty Street Map 42.3.4 / Parcel 143
With reference to the existing Garage

Minutes of HDC 4/2/24 New Business Hearing

"Submit additional historic information such as Sanborne Map references, photographs of interior framing, etc on outbuilding located at 20 Liberty Street."

Please see supplemental report behind this cover sheet as requested.

S. M. ROETHKE
design, inc.

20 Liberty Street Garage, Historic Survey prepared for the HDC

After thorough research pertaining to the Garage structure located at 20 Liberty Street, it is estimated that it's date of origin is within the timeframe of 1949-1957.

This was further corroborated by Matthew Kuhnert, Research Associate, Nantucket Historical Association and by Rita Carr, Deputy Director, Nantucket Preservation Trust.

Resources utilized:

- Nantucket GIS
- Sanborn Fire Insurance Maps
- NHA 1957 aerial photograph: https://nha.org/digitalexhibits/aerialviews/AP1957Web/images/ap1955_018.jpg
- 1989 HDC Building-Structure Form: Film Roll #OHD-12-6
- 2012 Nantucket National Historic Landmark: https://www.nantucket-ma.gov/DocumentCenter/View/37106/National-Historic-Landmark-List-of-Structures-PDF
- Holly Backus, Preservation Planner: recommended resources via email (no relevant information found)
    - www.envisionheritage.com
    - https://nantucket-ma.gov/2655/Preservation-Planning
    - https://www.loc.gov/search
    - www.ufl.maps.arcgis.com
- In person research with Billy Saad, Zoning Administrator & Land Use Specialist, April 3, 2024
- April 3, 2024 site visit to photograph structure

Sue Mack <sue@smroethkedesign.com>

RE: New message from Susan Mack

7 messages

Rita Carr <rcarr@nantucketpreservation.org> Fri, Apr 5, 2024 at 3:43 PM
To: "sue@smroethkedesign.com" <sue@smroethkedesign.com>
Cc: NPT Information <info@nantucketpreservation.org>

Hi Susan,

Thanks for reaching out!

The garage looks like it is present in this 1957 aerial photo: https://nha.org/digitalexhibits/aerialviews/AP1957Web/images/ap1955_018.jpg

The garage does not appear on the Sanborn Fire Insurance maps for Nantucket, the last of which dates from 1949, so it was likely moved or constructed sometime between 1949 and 1957.

The data sheet from the 2012 Nantucket National Historic Landmark update lists it as a Contributing structure, estimated to be from the 1930s. (See page 143: https://www.nantucket-ma.gov/DocumentCenter/View/37106/National-Historic-Landmark-List-of-Structures-PDF) Based on the Sanborn maps, if that 1930s date is accurate, then it was moved.

I consulted the Atheneum's digital newspaper archive, but did not find any reports about garage construction or move on Liberty Street that fit.

If it is an earlier building that was moved, a physical inspection could help determine that.

If you have any questions, please let me know!

All the best,

Rita

Rita Carr

Deputy Director

NANTUCKET PRESERVATION TRUST

11 Centre Street

PO Box 158

Sue Mack <sue@smroethkedesign.com>

[Default] Research request for the NHA Research Library

3 messages

NHA Research Library <library@nha.libanswers.com> Fri, Apr 5, 2024 at 5:23 PM
To: sue@smroethkedesign.com

--# Type your reply above this line #--

Matthew Kuhnert

Apr 05 2024, 05:22PM via System

Susan,

Thank you for your research inquiry about the garage at 20 Liberty Street. Unfortunately, our collection does not contain any records that are directly related to your request. This structure was likely built after 1949 since it is not represented on the Sanborn Insurance Co. maps. However, there are several sources that may help you identify the building's date of construction:

- Building file at the Nantucket Department of Buildings: This file should contain the building permit for the garage and subsequent approvals by both the DOB and the HDC.
- Registry of Deeds, Town Clerk's Office: Deeds for the property may mention the structure and help identify the date of construction.
- Tax records at the Nantucket Assessors Office: Tax records for the property will reflect an increase in property valuation after the garage was contstructed.
- Aerial photographs: The NHA Research Library has several collections of aerial photographs that are digitized and available in our online catalog. These will not identify an exact date of construction but may provide you with a general idea of when the garage was built, e.g. between 1949 and 1965. The catalog is available at this link.
- Newspapers: Many of Nantucket's historic newspapers have been digitized and are available at this link. Sometimes the construction of buildings--even garages!--are mentioned in the newspaper. Try searching for the address and/or any known property owner(s)!

Please be in touch if you have any additional questions.

Warm regards,

Matthew J. Kuhnert

Research Associate

Nantucket Historical Association
PO Box 1016, Nantucket, MA 02554
508-228-1894 ext. 301 | www.NHA.org

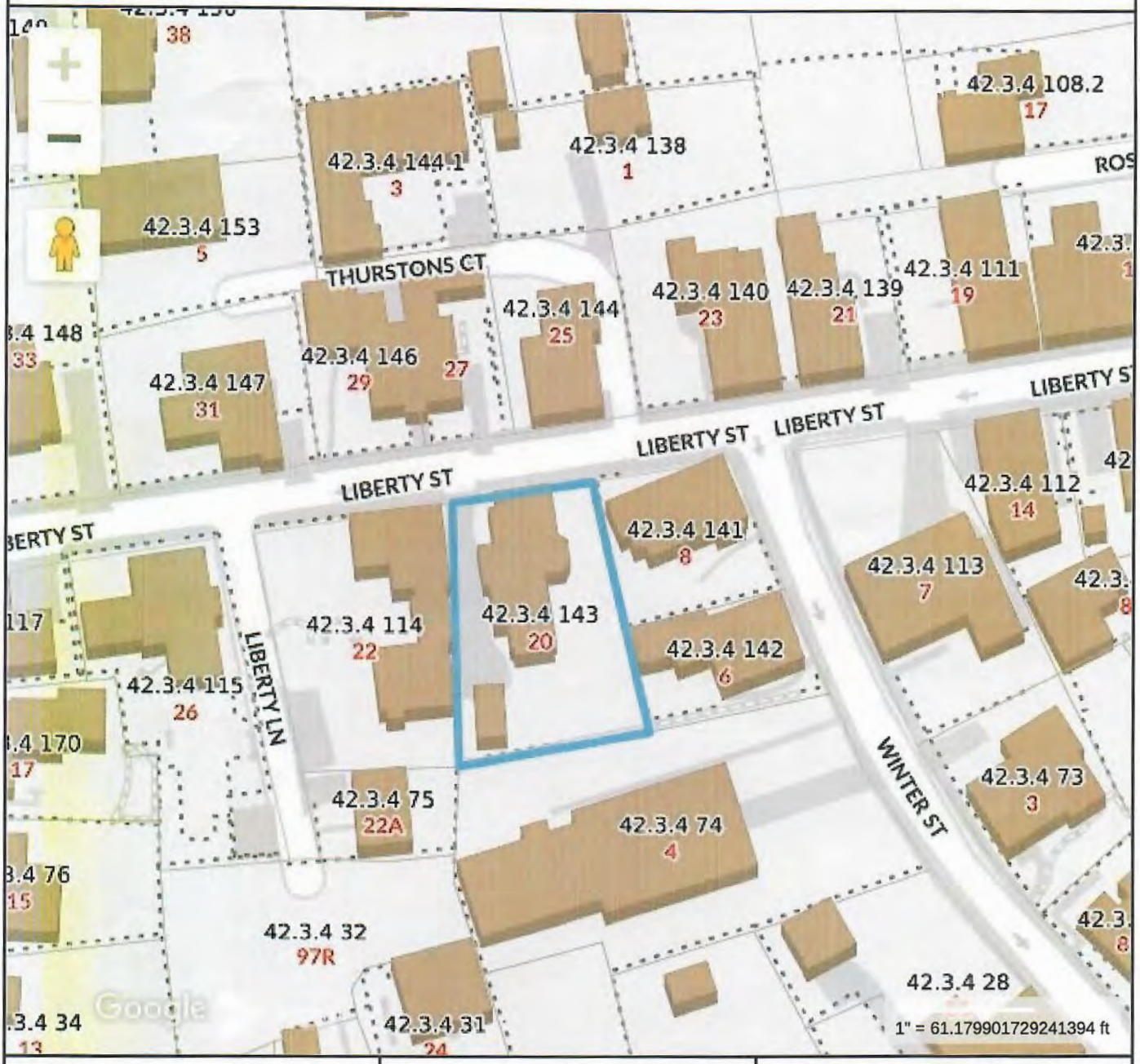
Original Question

Apr 03 2024, 11:03AM via Email

Research request for the NHA Research Library

Request from: Susan Mack

Email: sue@smroethkedesign.com



Property Information

Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

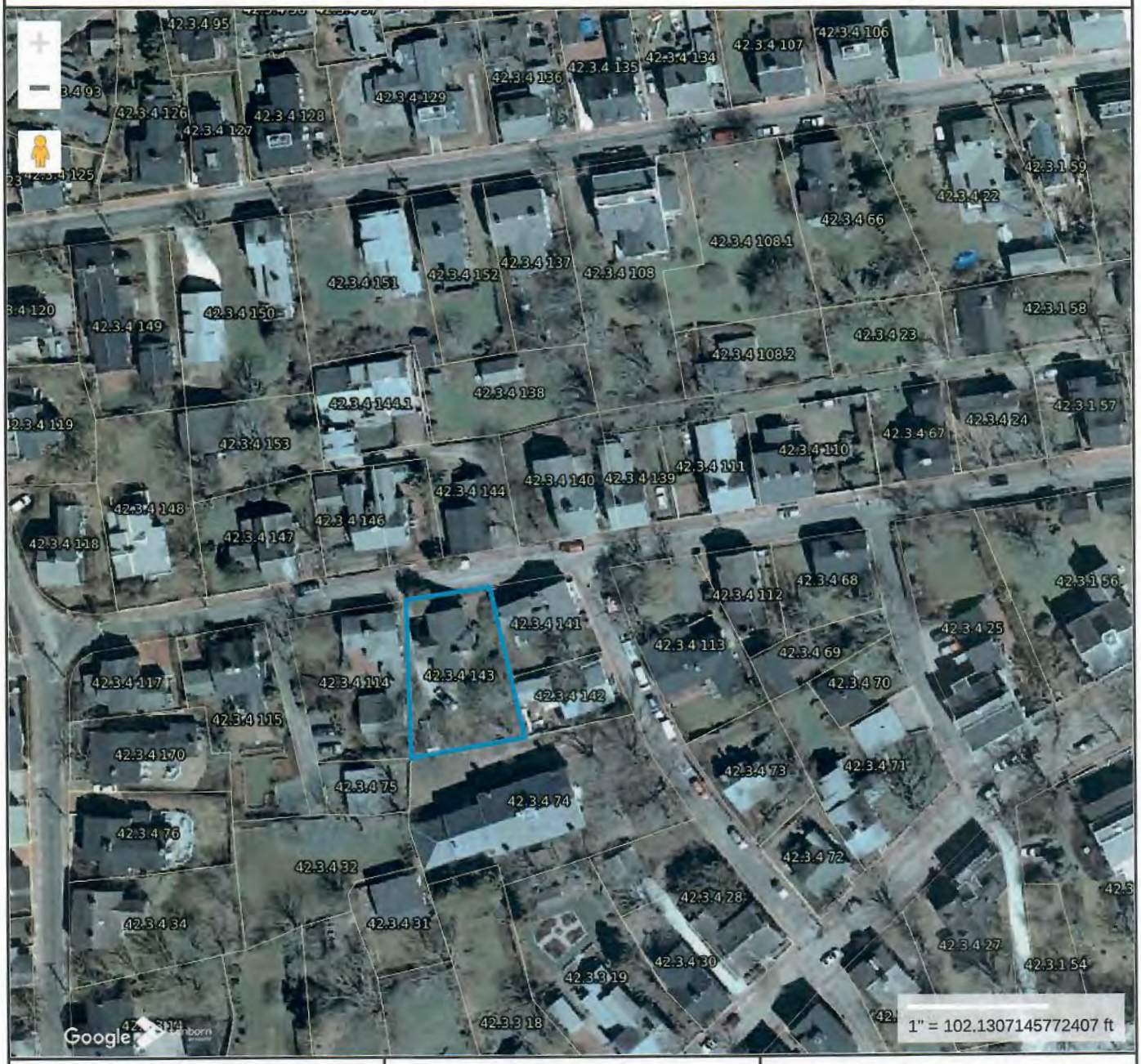
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

20 Liberty St - GIS 2014



Property Information

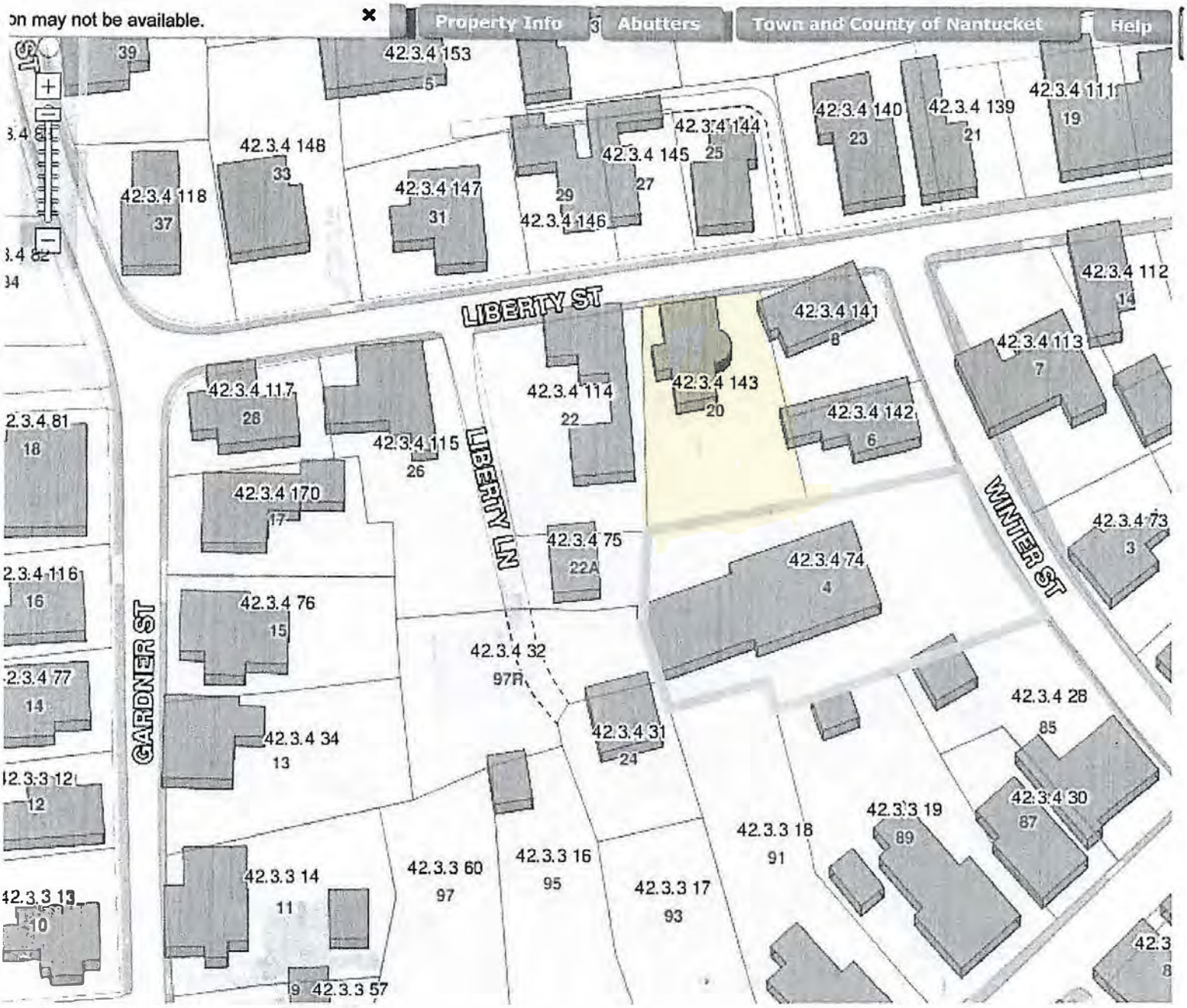
Property ID	10253
Location	20 LIBERTY ST
Owner	ACK 2022 LLC

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.



DE
NOV 0 6 2014
BY:

Found and copied from
Coffin School HDC file

20 LIBERTY ST

Location	20 LIBERTY ST	**Mblu**	4234/ / 143/ /
Acct#	00010253	**Owner**	ACK 2022 LLC
Assessment	$4,657,200	**PID**	10253
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,422,800	$2,234,400	$4,657,200

Owner of Record

Owner	ACK 2022 LLC
Co-Owner	C/O CYNTHIA & FARHOOD AZIMA
Address	PO BOX 648 DORADO , PR 00646

Sale Price	$5,156,288
Certificate	
Book & Page	1939/045
Sale Date	06/01/2023
Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 2022 LLC	$5,156,288		1939/045	00	06/01/2023
SANQUINETTI CHRISTOPHER R	$0		1510/309	99	11/12/2015
BRESCHER JESSIE M TRST	$0		1477/250	99	04/02/2015
GLIDDEN JESSIE M TRST	$0		0998/328	99	12/30/2005
SANGUINETTI LUCILLE	$0		0118/277		

Future Owners

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK 2022 LLC	$5,156,288		1939/045	00	06/01/2023

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,779
Replacement Cost:	$3,202,069
Building Percent Good:	75
Replacement Cost Less Depreciation:	$2,401,600

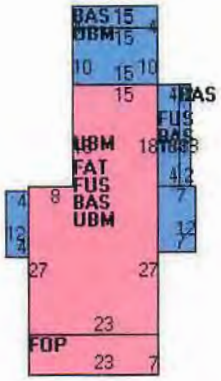
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5
Total Bthrms:	4
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\03\77\15.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/10253_11

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,341	1,341
FUS	Upper Story, Finished	1,245	1,245
FAT	Attic, Finished	771	193
FOP	Porch, Open, Finished	161	0
UBM	Basement, Unfinished	1,101	0
		4,619	2,779

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	$9,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.17
Frontage	0
Depth	0
Assessed Value	$2,234,400

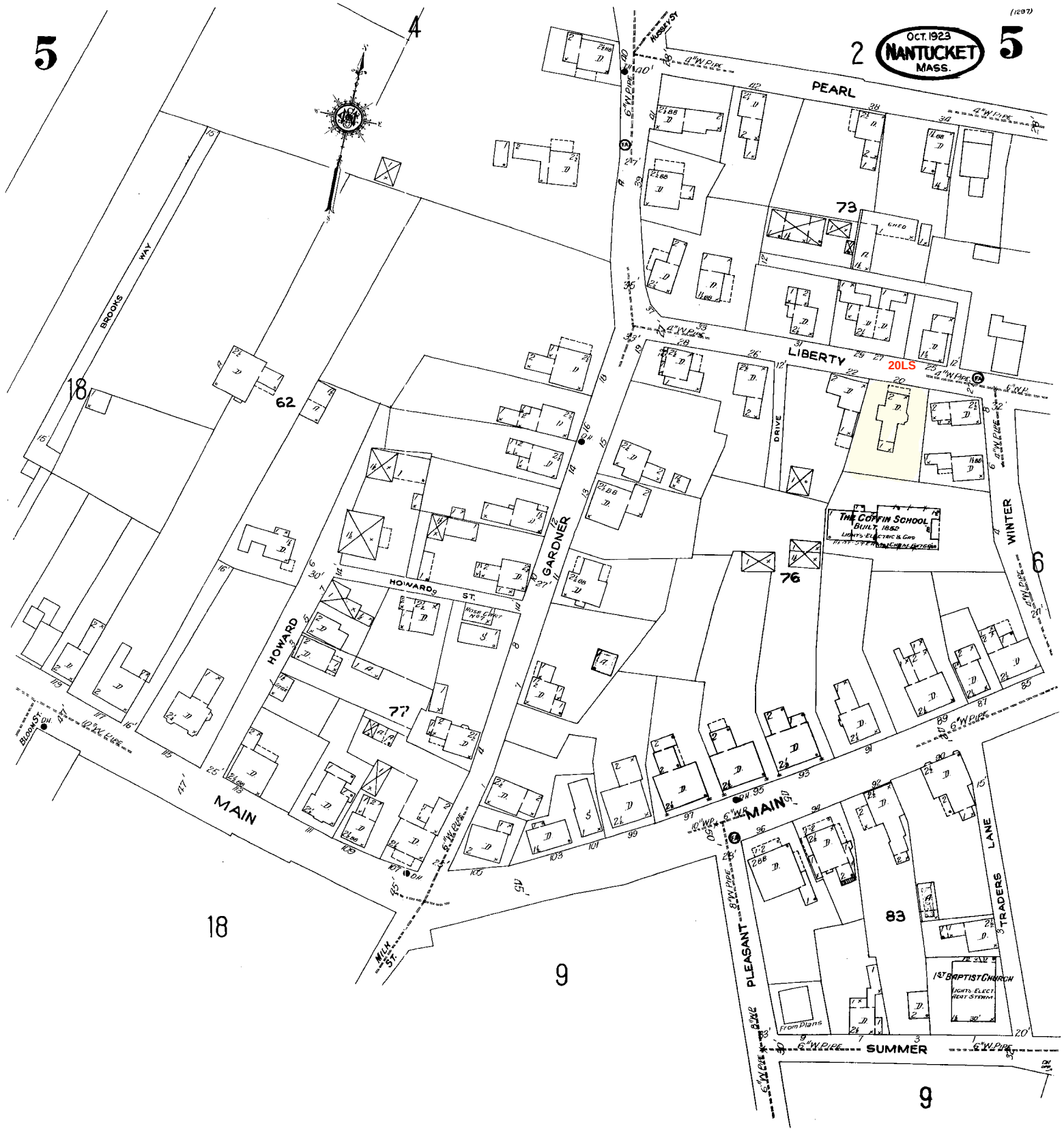
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			240.00 S.F.	$8,600	1
PAT1	PATIO-AVG			264.00 S.F.	$3,400	1

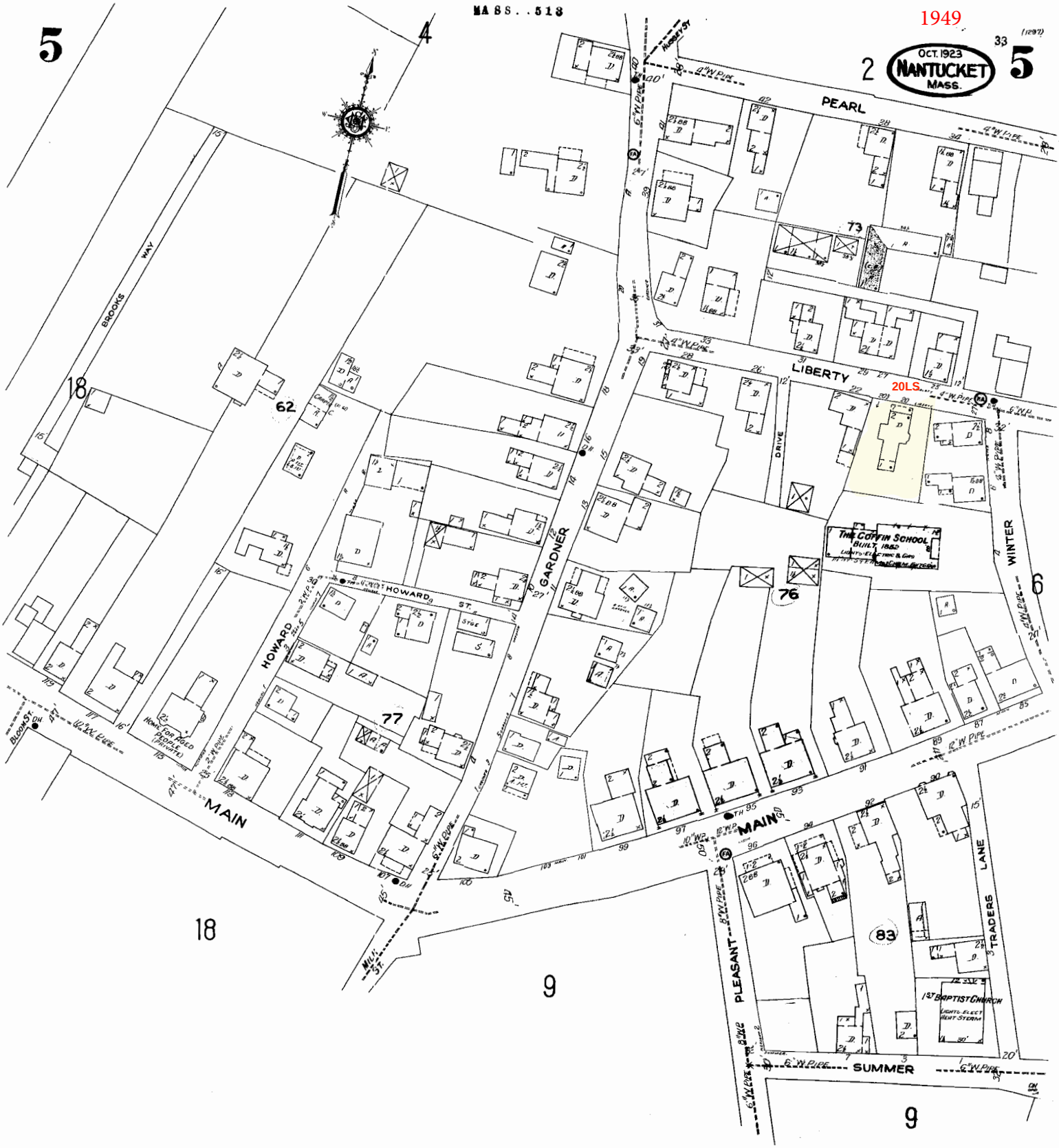
Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$2,422,800	$2,234,400	$4,657,200
2023	$898,300	$1,470,600	$2,368,900
2022	$673,400	$1,227,400	$1,900,800
2021	$612,100	$1,130,500	$1,742,600
2020	$612,100	$1,130,500	$1,742,600

(c) 2024 Vision Government Solutions, Inc. All rights reserved.



5
OCT. 1923
NANTUCKET
MASS.
5
PEARL
LIBERTY
20LS
DRIVE
WINTER
GARDNER
HOWARD
HOWARD ST.
BROOKS WAY
MAIN
MAIN
PLEASANT
SUMMER
TRADERS LANE
THE COFFIN SCHOOL
BUILT 1852
1ST BAPTIST CHURCH
LIGHTS ELECT HEAT STEAM
From Plans
MILK ST.
BLOOM ST.
HUSSEY ST.
4" W PIPE
6" W PIPE
8" W PIPE
10" W PIPE
73
76
77
62
83
18
18
9
9
6
4
2
Scale of Feet.
50 40 30 20 10 0 50 100 150


MASS..518
1949
OCT. 1923
NANTUCKET
MASS.
PEARL
LIBERTY
BROOKS WAY
HOWARD ST.
HOWARD
GARDNER
WINTER
MAIN
MAIN
PLEASANT
SUMMER
TRADERS LANE
MILL ST.
BLOOM ST.
DRIVE
THE COFFIN SCHOOL
BUILT, 1852
1ST BAPTIST CHURCH
20LS
Scale of Feet.
Copyright 1949 by the Sanborn Map Co.


1957

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-62-6
MAP/PARCEL#: 4239-193

Recorded By: AEG Date: 9/27 Organization: HDC

1989

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built before 1887 - Sanborn maps

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

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 ○ 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
capped

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: capped

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
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: [illegible]

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: before 1867 SOURCE: Sanborn

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: 1/4 ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
⊘ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	⊘ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	⊘ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
⊘ i.	garage	○ j.	greenhouse	⊘ k.	fence	⊘ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: 040-36-33
MAP/PARCEL#: 4234-143

Recorded By: AEG Date: 9/27 1989 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Liberty St. Garage 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Sanguinetti, Lucille

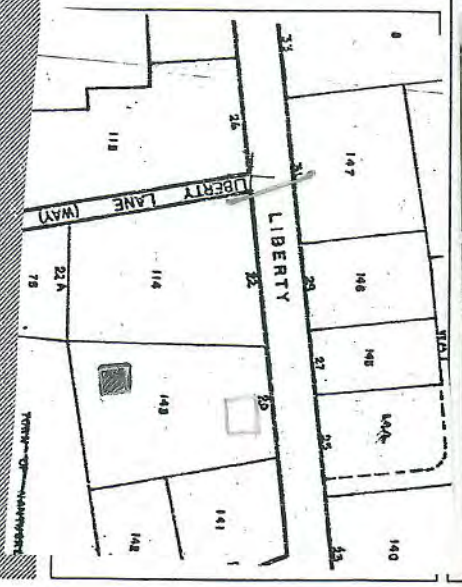
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: garage Present: garage
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





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 ○ 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
double door

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 on side
- ○ 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: Shed roof on 2 posts [illegible]

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

Not recorded at time of survey

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: Garage

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: house		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

Sue Mack <sue@smroethkedesign.com>

20 Liberty Street HDC Main House Addition Application

HDC Submissions <hdcsubmissions@nantucket-ma.gov>
To: Sue Mack <sue@smroethkedesign.com>
Cc: Steven Roethke <steve@smroethkedesign.com>

Thu, Mar 7, 2024 at 12:14 PM

Hi Steve & Sue,

I noticed your application for 20 Liberty St in our inbox. While I haven't fully reviewed it yet, I wanted to point to some more historical information on it that's available.

This link has no info pertaining to the garage in question

LibertyStreet-20.pdf (envisionheritage.com) This is from the Nantucket Cultural Resources Map, a CPC funded PIN/NPT project available to the public – with links to it from our Town website, from our Preservation Planning page (linked off the HDC page): Preservation Planning | Nantucket, MA - Official Website (nantucket-ma.gov) Scroll to the bottom and you will see under *resources* the Nantucket Cultural Resources Map link and description.

This link has no info pertaining to the garage in question

This building in question is the "Mary G. Wilber House" c. 1885 Greek Revival style– there is an excerpt from NPT's "Off Centre: The Wesco Acre Lots" book. It's a great book to have!

And as you are probably aware, I would recommend for you to submit for the demo/move of the existing garage now to track with the proposal. Of course, any HDC Survey on file, should also be submitted with it.

This was submitted in tandem

As always, please let me know if you have any questions.

Thanks,

Holly E. Backus

Preservation Planner**

Local CLG Coordinator

Local Hazard Mitigation Plan Coordinator

Town of Nantucket

hbackus@nantucket-ma.gov

**Staff liaison to the Nantucket Historic District Commission (HDC)

& Nantucket Historical Commission (NHC)**

Library of Congress
Prints & Photographs Online Catalog

Search Results

0 results containing "20 liberty street nantucket"

☐ Larger image available anywhere | ☐ Larger image available only at the Library of Congress | ☐ Not Digitized |

0 results were found for the search *"20 liberty street nantucket"*

Refer to search help, check spelling, spell out abbreviations, or try another type of search.

20 LIBERTY ST

www.ufl.maps.arcgis.com

Street	LIBERTY ST
Address	20 LIBERTY ST
City	NANTUCKET
State	MA
ZIP	02554
Map ID	42.3.4 143
PID	10253
Name	
Current Use	Residential
Year Built	1880
Date Detail	late 1800s
Features	2 1/2 story, 3 bay, half house entry
Style	Greek Revival
History Note	Mary Wilbur
Interior Rank	2
Eval Note	High integrity
Easement	No
Data Resources	NPT History Book; NHA Historic Photos
Data PDF	More info
3D Laser Scan	No
Drawing/Image	N/A
MACRIS	N/A
Property Rec	More info
Lib of Cong	N/A
Update_Date	2020



Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
LIBERTY ST	19		42.3.4 111		1760		Typical	C	
LIBERTY ST	17		42.3.4 110		1810		Early Federal	C	
LIBERTY ST	36		42.3.4 83		1810		Typical	C	FLORENCE HILL (ARCHITECT)
LIBERTY ST	9		42.3.1 57		1820		TF 3 1/2	C	
LIBERTY ST	21		42.3.4 139		1820		Typical	C	
LIBERTY ST	37		42.3.4 118		1834		TF4 3/4	C	
LIBERTY ST	39		42.3.4 119		1834		Greek	C	
LIBERTY ST	40		42.3.4 121		1834		Typical	C	
LIBERTY ST	41		42.3.4 120		1834		TF3 1/2	C	JOHN B NICHOLSON HOUSE
LIBERTY ST	43				1887			C	
LIBERTY ST	34		42.3.4 82		c.1810		Fed Twin	C	ANN ROBB HOUSE
LIBERTY ST	1		42.3.1 157	/shed	1745-1800 /		Fed	C/C	NATHANIEL MACY HOUSE, REV GEORGE
LIBERTY ST	4		42.3.1 113		1770s		Typical	C	
LIBERTY ST	33		42.3.4 148		1830s		Greek	C	
LIBERTY ST	25		42.3.4 144		1850s		Greek	C	
LIBERTY ST	11		42.3.4 24		1875?		Barn	C	
LIBERTY ST	22	22A	42.3.4 75		1920s		CR	C	
LIBERTY ST	42		42.3.4 122		1938 1954?		Cape	C	
LIBERTY ST	28		42.3.4 117		c.1800		1/2 House	C	
LIBERTY ST	44		42.3.4 84		c.1900			C	
LIBERTY ST	26		42.3.4 115		Early 1800's		Typical	C	
LIBERTY ST	22		42.3.4 114		Late 1700's		TF5 C-	C	
LIBERTY ST	20		42.3.4 143	/Garage	late 1800s/		Side Hall	C/C	
LIBERTY ST	14		42.3.4 112		Mid 1800's		Greek	C	
LIBERTY ST	24		42.3.4 31	Shed/	post 1950/		CR	NC/C	
LIBERTY ST	23		42.3.4 140	Shed/	pre 1950/		Typical	C/C	
LIBERTY ST	34		42.3.4 82	/Garage				C	
LILY SIAS ST	11		73.3.1 96		1960			C	VACANT
LILY SIAS ST	16		73.3.1 70		1982			NC	
LILY SIAS ST	5		73.3.1 115	IMITATION WHALE	C. 1880S		COT	C	UNDERHILL
LILY SIAS ST	**2**		**73.3.1 107**	**IMITATION WHALE**	**C.1880S**		**COT**	**C**	**UNDERHILL**
LILY SIAS ST	10		73.3.1 111	IMITATION WHALE	C.1882/		COT	C/C	UNDERHILL
LILY SIAS ST	15		73.3.1 72	IMITATION WHALE	C.1887		COT	C	UNDERHILL




NEW EXTERIOR TRIM


Area of rot








NOTE VINYL JAMB LINERS


Area of rot
NOTE VINYL JAMB LINERS



LEAN TO NOT HDC APPROVED




Area of rot


Area of rot


Area of rot






NOTE CONTEMPORARY FRAMING MATERIALS




Dirt Floor,
NOTE CONTEMPORARY FRAMING MATERIALS


Weber



NOTE CONTEMPORARY FRAMING MATERIALS





NOTE CONTEMPORARY FRAMING MATERIALS


16FEET


CYCLE SH
KENDA



NOTE SOME MIXED FRAMING MATERIALS


SHOP


CYCLE


AREA OF ORIGINAL MATERIALS
THAT STILL REMAIN +/- 50%


16FEET
5m


16FEET
5m
1
2
3
4
5
6
7
8
9
10




NOTE CONTEMPORARY LOFT
FRAMING MATERIALS




NOTE CONTEMPORARY ROOF SHEATHING


THE



SOME ORIGINAL ROOF SHEATHING



REPLACEMENT WINDOWS, VINYL JAMB LINERS




THE SPROCKET


THE SPROCKET



REPLACEMENT WINDOWS, VINYL JAMB LINERS


THE SPROCKET

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:

5 Arrowhead Drive; Gibson; 69/304

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☑	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 304

Street & Number of Proposed Work: 5 Arrowhead Drive

Owner of record: Gibson STEVEN W + KARA C TRST

Mailing Address: PO BOX 484

Nantucket MA 02554

Contact Phone #: 508 223 5626 E-mail: KaraGibson2013@gmail.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 24 Blueberry Lane

Nantucket, MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@Dreamline modular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $307.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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' Sq. Footage 1st floor: 768

Width: 24' Sq. footage 2nd floor: 768

Sq. footage 3rd floor: _____

Decks/Patio: Size: 4' x 22'6" ☒ 1st floor ☐ 2nd floor

Size: 3'6" x 8' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 26'6" South 26'6" East 26'6" West 26'6"

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 12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ 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 8" Rake 1x8 Soffit (Overhang) 6" Corner boards 6" Frieze 8"

Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☒ SDL Front Millken Millwerks Rear Andersen 400 Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Match Existing Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Arc. Shingle Black Match Existing

Trim NTW Cedar Sash Black Doors Black

Deck Mahogany 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 8/4/24 Signature of owner of record _____ Signed under penalties of perjury



69–305
N/F
7 ARROW REALTY TRUST

69–348
N/F
7 ARROW REALTY TRUST

ARROWHEAD DRIVE

existing curb cut

85.12

29.1±

16.1±

92.15

EXISTING AND PROPOSED PARKING AREAS

EXISTING
1 1/2 STY W/F
BUILDING
G.C.=1,440± S.F.

EXISTING AND PROPOSED PARKING AREAS

69–365
N/F
KENNETH C COFFIN INC

30.0±

120.13

10.7±

PROPOSED
2 STY W/F
BUILDING
G.C.=768± S.F.

24'

32'

10.5±

10.5±

10.5±

R=25.00
L=42.51

56.65

TOMAHAWK ROAD

CURRENT ZONING CLASSIFICATION:
Commercial Industrial (CI)

		EXISTING:
MINIMUM LOT SIZE:	15,000 S.F.	10,000± S.F.
MINIMUM FRONTAGE:	75 FT.	SEE PLAN
FRONT YARD SETBACK:	20 FT.	SEE PLAN
SIDE/REAR SETBACK:	10 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN

I CERTIFY, AS OF : . . . . . , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

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.

PROPOSED SITE PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: AUGUST 7, 2024

Owner: . . KARA C. GIBSON REVOCABLE TRUST . . . . .

Deed: . CERT. 28833 . **Plan:** L.C. 26984–8; LOTS 164 & 165

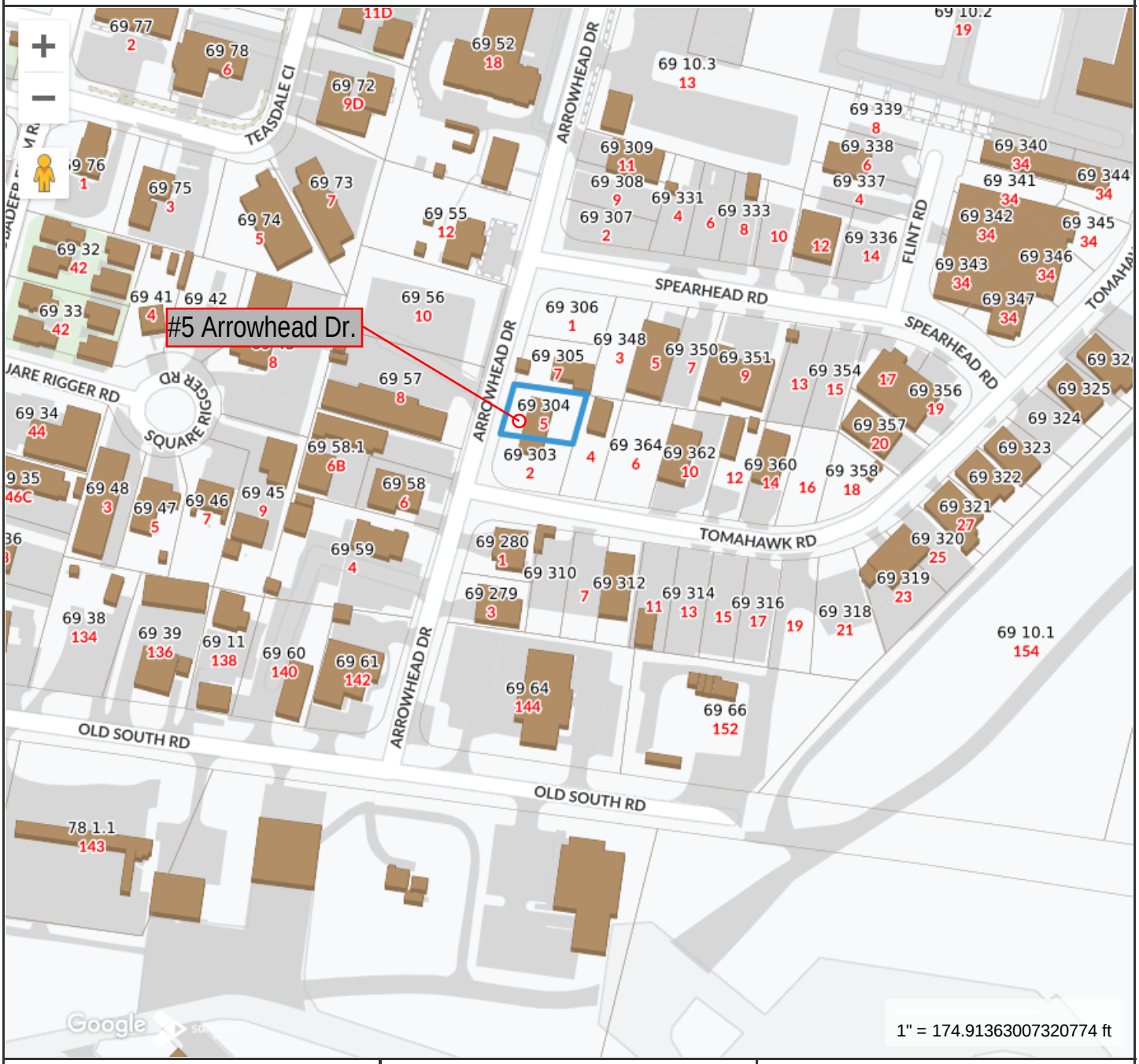
Locus: . . . . . #5 ARROWHEAD DRIVE . . . . . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228–2720

ASSESSOR MAP: . . 69. . , PARCEL: . . 303. .

K–1143

LOCUS- 5 ARROWHEAD DRIVE



Property Information

Property ID	188257
Location	5 ARROWHEAD DR
Owner	GIBSON STEVEN W & KARA C TRST

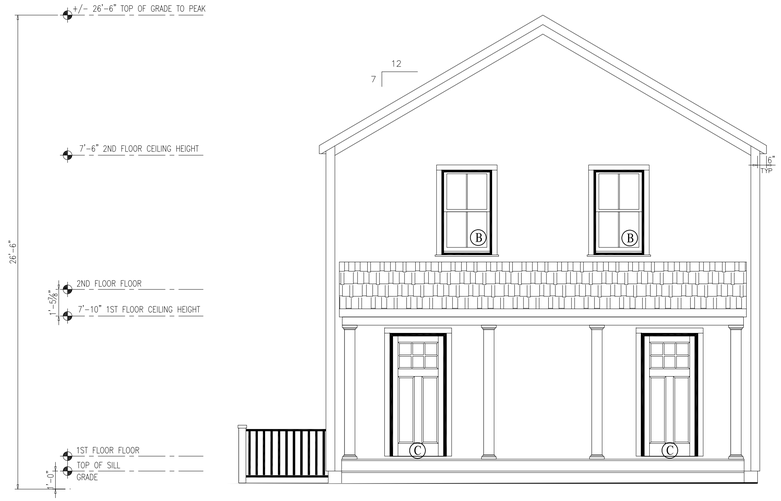
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

WEST



NORTH



EAST



SOUTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

5 ARROWHEAD DRIVE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
GIBSON

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

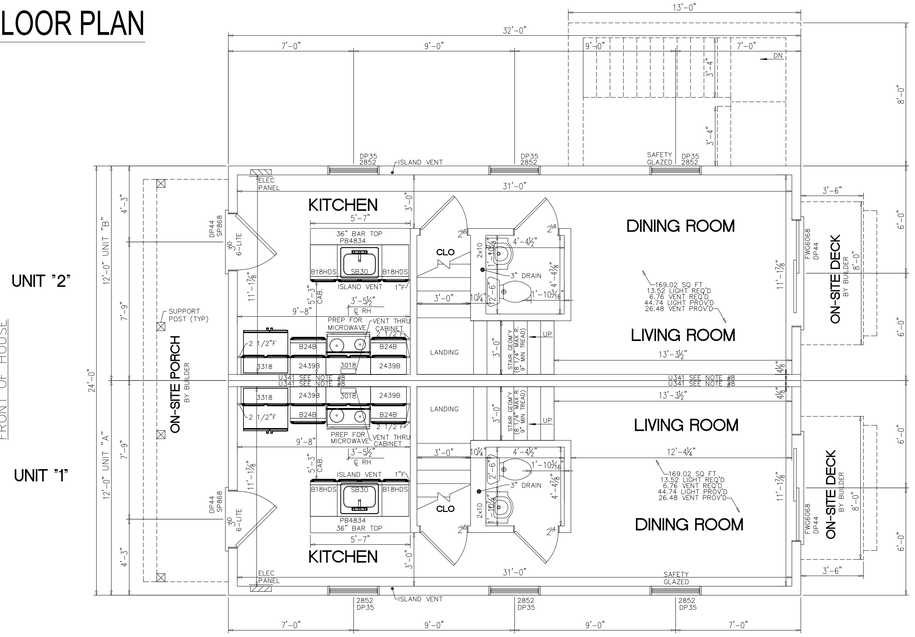
PROJECT:
45717
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 6/11/24
SCALE: 1/4"=1'-0"
FILENAME: 45171 PD

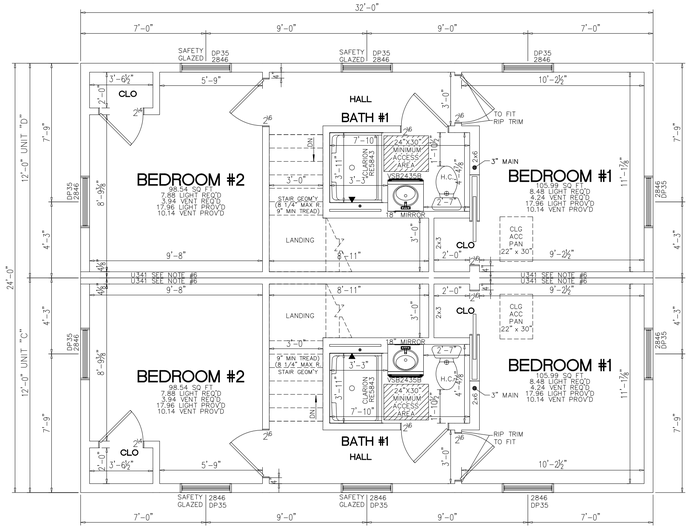
SHEET:
ELEV-

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 7'-10" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA: NANTUCKET COUNTY: 25 PSF GROUND SNOW LOAD
8. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

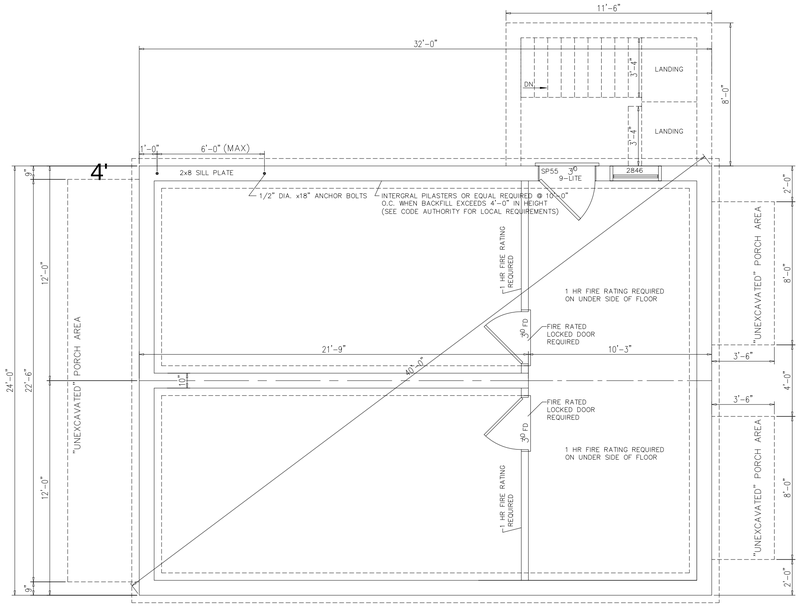
SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 7'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
6. 1 LAYER 5/8" TYPE "X" GYP. ONE SIDE @ MARR. WALL OVER 2x4 STUDS @ 16" O.C., (CROSS BRACED AT MID HEIGHT), ATTACH w/6d CEMENT COATED NAILS @ 7" O.C. (U341)

* 2ND FL HEADERS @ 80" *

FOUNDATION



NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATFRIALS BFLOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

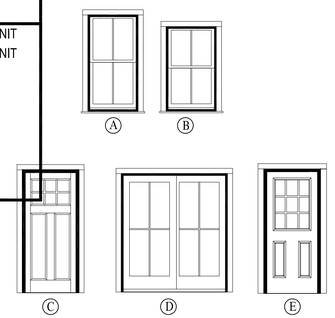
DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2852	A	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2846	B	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
SP868	C	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
FWD6068-2	D	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.29	39.34	23.78	14.72
SP55	E	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26

SQUARE FOOTAGE:

FIRST FLOOR:	768	SQ. FT. PER UNIT
SECOND FLOOR:	768	SQ. FT. PER UNIT
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	1,536	SQ. FT.
OVERALL SIZE	24'-0"x32'-0"	
MODEL:	2-STORY	



ARROWHEAD DRIVE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
GIBSON

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45171
2-STORY
DUPLEX

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 6/11/24
SCALE: 1/4"=1'-0"
FILENAME: 45171 PD

SHEET:
PLAN -


Existing Dwelling


Existing Dwelling


Neighboring Lot


Neighboring Structures


Similar Structure Across the Street

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..GIBSON STEVEN W & KARA C TRST.....

MAILING ADDRESS..PO BOX 484, NANTUCKET, MA 02554.....

PROPERTY LOCATION..5 Arrowhead Drive.....

ASSESSORS MAP/PARCEL.....69/304.....

SUBMITTED BY:..Kristopher Megna.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 09:06:35 -04'00'

July 29, 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
69	57		GLYNS MARINE INC		PO BOX 2858	NANTUCKET	MA	02584	8 ARROWHEAD DR
69	303		GIBSON STEVEN W & KARA C TRST		PO BOX 484	NANTUCKET	MA	02554	2 TOMAHAWK RD
69	305		GLIDDEN RICHARD J TRST	7 ARROW REALTY TRUST	PO BOX 2555	NANTUCKET	MA	02584	7 ARROWHEAD DR
69	365		KENNETH C COFFIN INC		PO BOX 90	SIASCONSET	MA	02564	4 TOMAHAWK RD
Count:	**4**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 5 Arrowhead Drive

Tax Map Number: 69 Parcel Number: 304

Owner of Record: GIBSON STEVEN W & KARA C TRST

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 8/12/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1061 3684 19

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
$

To
$
Se
St
Ci

GLYNS MARINE INC
PO BOX 2858
NANTUCKET, MA 02584

NANTUCKET POST OFFICE
AUG 08 2024
02584 9998

Postmark Here

se for Instructions

9589 0710 5270 1061 3683 96

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 $

NANTUCKET POST OFFICE
AUG 08 2024
02584 9998

Postmark Here

GLIDDEN RICHARD J TRST
7 ARROW REALTY TRUST
PO BOX 2555

City, State, ZIP+4® Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3684 02

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
$

NANTUCKET POST OFFICE
AUG 08 2024
02584 9998

Postmark Here

KENNETH C COFFIN INC
PO BOX 90
SIASCONSET, MA 02564

for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Gibson Steven W + Kara C Trust

STREET ADDRESS 5 Arrowhead Drive

MAP/PARCEL 69/304

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/12/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/12/2024 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°: 73 82 PARCEL N°. 402

Street & Number of Proposed Work: 2 Marion ~~Way~~ Ave

Owner of record: Bill Jennings

Mailing Address: whjii@icloud.com

Contact Phone #: 203 918 5748 E-mail: whjii@icloud.com

AGENT INFORMATION (if applicable)

Name: Waterscapes

Mailing Address: Po Box 2578 Nantucket MA 02554

Contact Phone #: 508 654 2822 E-mail: Jesse@nantucketpools.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: _____ 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 12" South _____ East 12" 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 Bluestone 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 08/10/2024 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA — June 14, 2023



Property Information

Property ID	82 402
Location	2 MARION AV
Owner	JENNINGS JANICE M 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 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

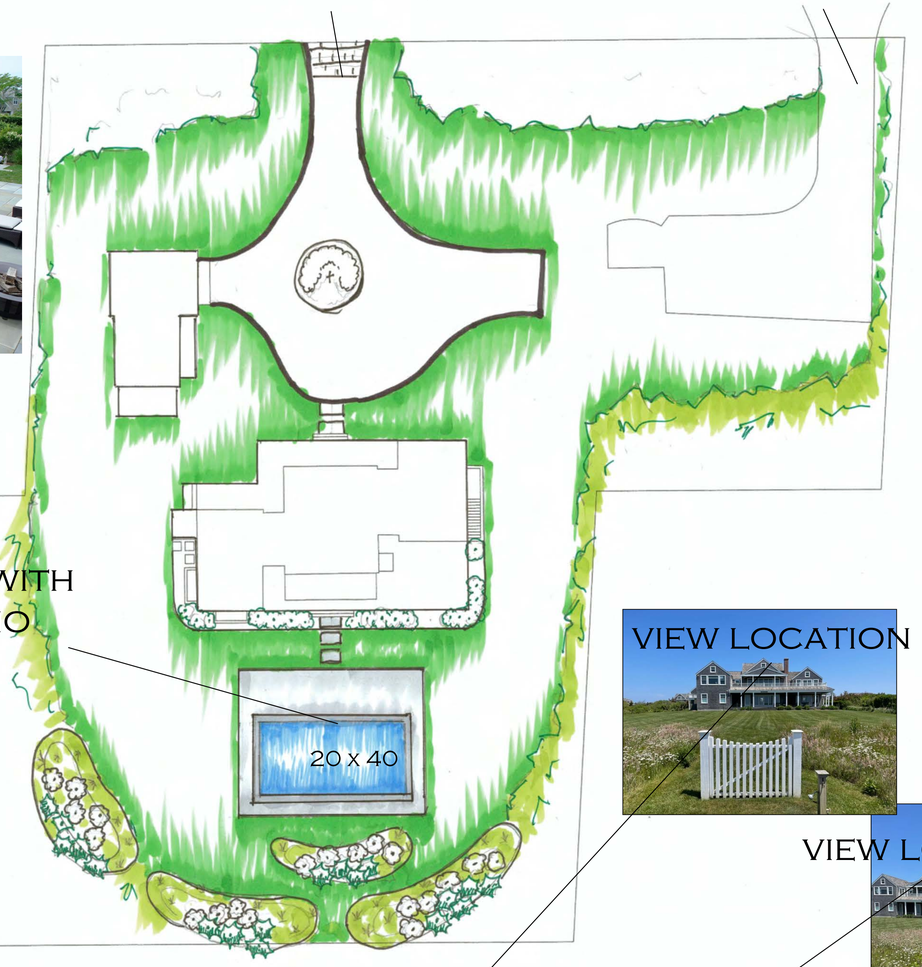


BLUESTONE

MARION WAY

PROPOSED DRIVEWAY

RE LOCATE DRIVEWAY



20' x 40' POOL WITH
BLUESTONE PATIO

N



VIEW LOCATION

VIEW LOCATION



VIEW LOCATION

FALMOUTH AVE

0 5 10 15 20 25 30 35 40 45 50 55 60
SCALE: 1" = 20'-0"

AMERICAN BEACH



BAYBERRY



BEACH PLUM



JENNINGS LAYOUT
SCALE: 1" = 20'-0"

NANTUCKET POOLS
WWW.NANTUCKETPOOLS.COM
508-228-9310

Waterscapes
by Jesse Dutra

POOL LAYOUT
&
LOCATION

JENNINGS RESIDENCE
3 MARION AVENUE
NANTUCKET MA

545
P-2
21-Feb-24

File: JENNINGS - NANTUCKET MA.DWG 1-Aug-24

Scale: 1/20" = 1 ft

224 Polpis Road / 26 / 22.3 / Primary Residence

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.
X (mc)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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°: 26 PARCEL N°. 22.3

Street & Number of Proposed Work: 224 Polpis Rd.

Owner of record: Yellow Dog Nominee Trust

Mailing Address: 913 Poplar Hill Rd.
Baltimore, MD 21210

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 add covered porch

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 269 (total) Decks/Patio: Size: 785 (total) ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 108 (total) Size: 62 sf ☐ 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 22'-5" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)
1. East Elevation addition + add covered porch
2. South Elevation " " + covered front entry
3. West Elevation " "
4. North Elevation addition + covered entry porch

*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) Existing to remain ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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) _____ Corner boards _____ Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 9 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 _____ 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) _____ 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 8/12/24 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 _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Anne Bailliere _____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Yellow Dog Nominee Trust c/o Anne Bailliere

STREET ADDRESS 913 Poplar Hill Road Baltimore, MD 21210

MAP/PARCEL 26 / 22.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.12.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

08.12.2024 — Date

Primary Residence

224 Polpis Road



Southeast Elevation



Southwest Elevation



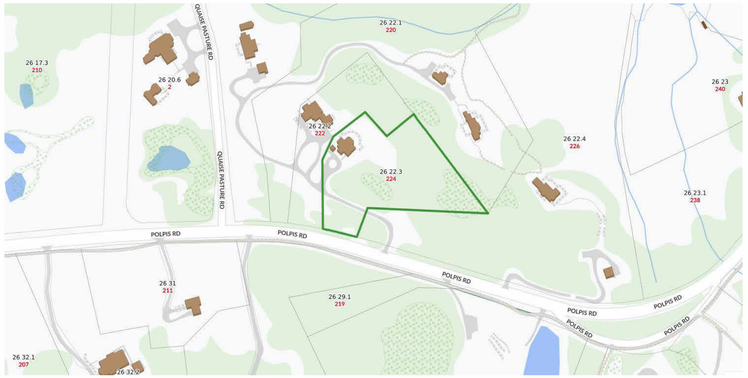
Northeast Elevation



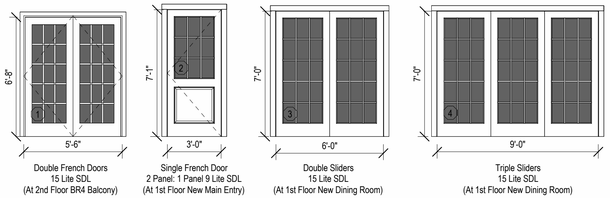
Northwest Elevation

08.12.2024

HDC New Business Submission



1 Locus Map
1/4" = 1'-0"



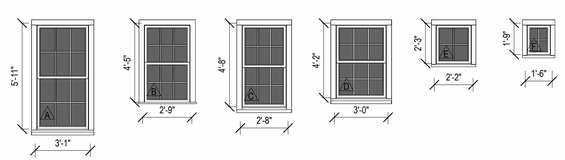
Double French Doors
15 Lite SDL
(At 2nd Floor BR4 Balcony)

Single French Door
2 Panel: 1 Panel 9 Lite SDL
(At 1st Floor New Main Entry)

Double Sliders
15 Lite SDL
(At 1st Floor New Dining Room)

Triple Sliders
15 Lite SDL
(At 1st Floor New Dining Room)

2 Exterior Door Legend - Primary Residence
1/4" = 1'-0"



Double-Hung Window
6/6 SDL
(To Match Existing at 1st Floor Living Room)

Double-Hung Window
6/6 SDL
(To Match Existing at 1st Floor Bedroom 1)

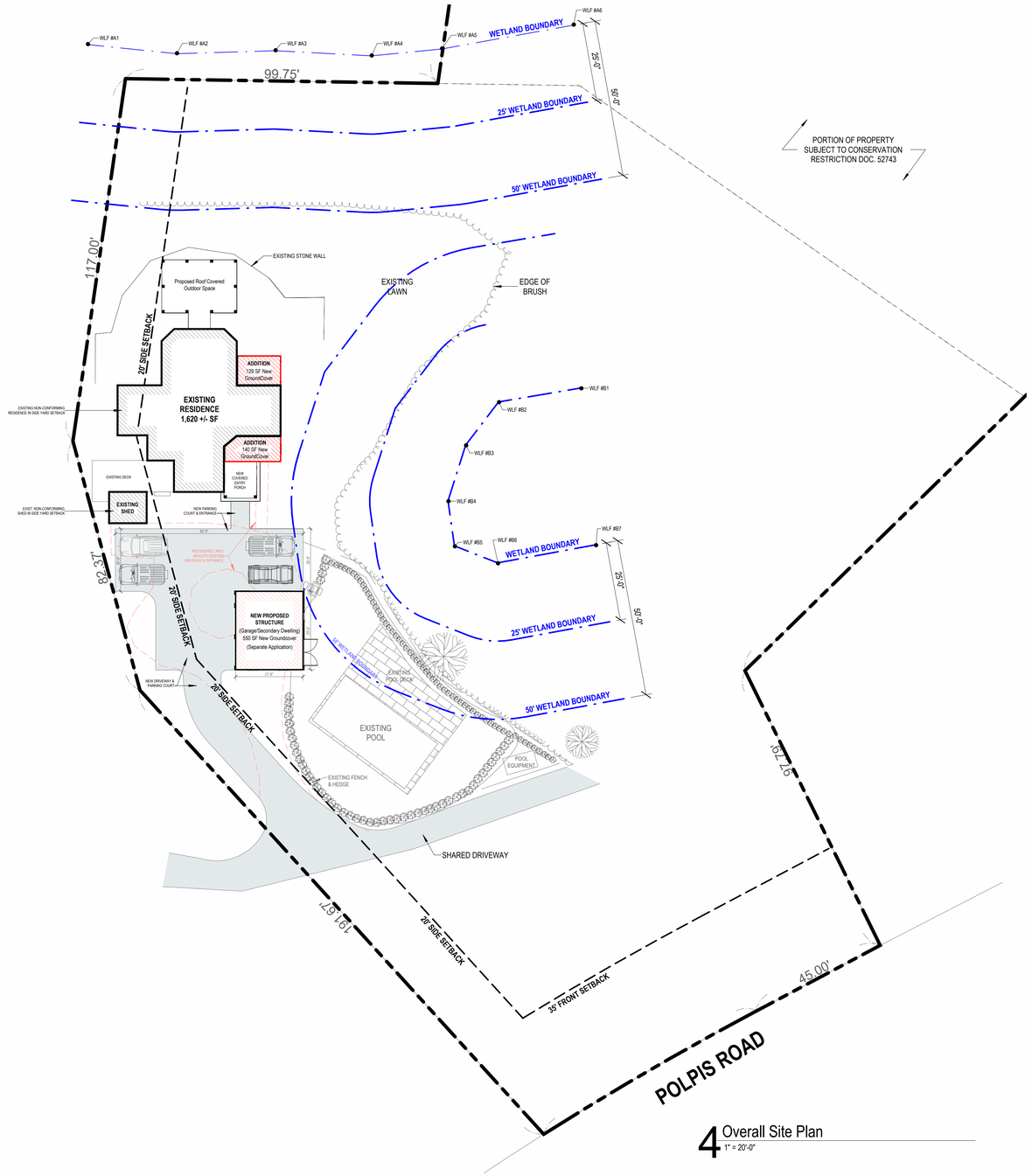
Double-Hung Window
6/6 SDL
(At 1st Floor New Mudroom and Laundry Room)

Double-Hung Window
6/6 SDL
(At 2nd Floor New Bedroom 4 Dormer)

Fixed
4 Lite SDL
(At 2nd Floor BR4 Balcony)

Fixed
4 Lite SDL
(At 2nd Floor BR4 Balcony)

3 Window Legend - Primary Residence
1/4" = 1'-0"



4 Overall Site Plan
1" = 20'-0"

2407

Primary Residence

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Primary Residence - Cover Sheet
A.101	Primary Residence - First Floor Plan
A.102	Primary Residence - Second Floor Plan
A.201	Primary Residence - Exterior Elevations
A.202	Primary Residence - Exterior Elevations
A.301	Primary Residence - Perspective Images
A.401	Primary Residence - Site Images

Revisions

Primary Residence - Cover Sheet

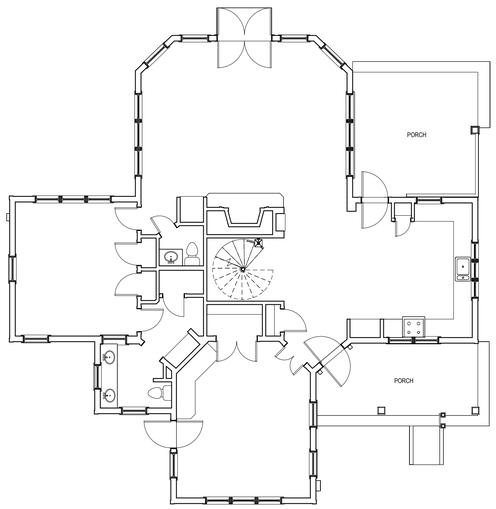
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

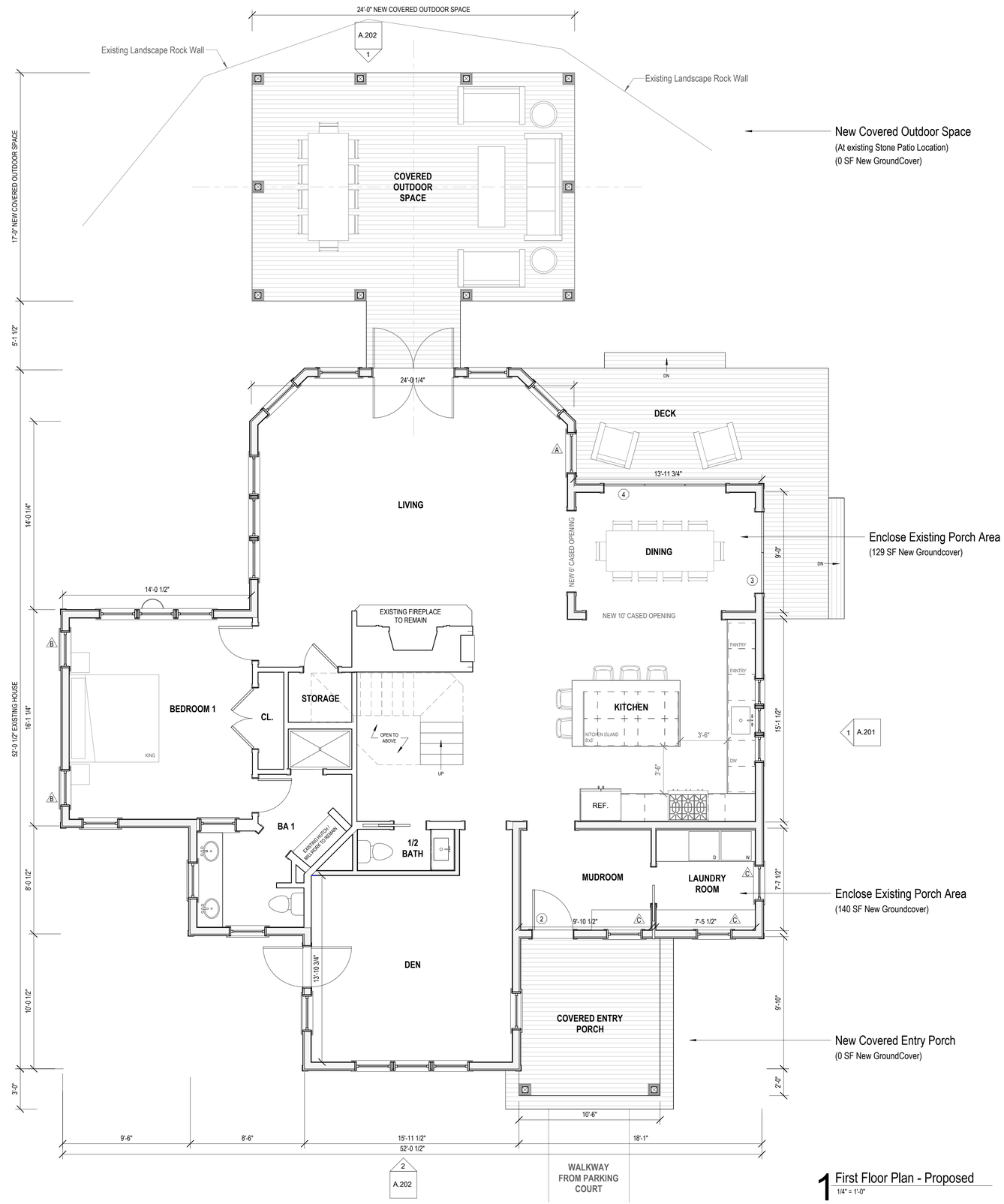
G.001

2407

HDC New Business Submission *08.12.2024*



2 First Floor Plan - Existing
1/8" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"

2407

Primary Residence

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Primary Residence - Cover Sheet
A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.301 Primary Residence - Perspective Images
A.401 Primary Residence - Site Images

Revisions

Primary Residence - First Floor Plan

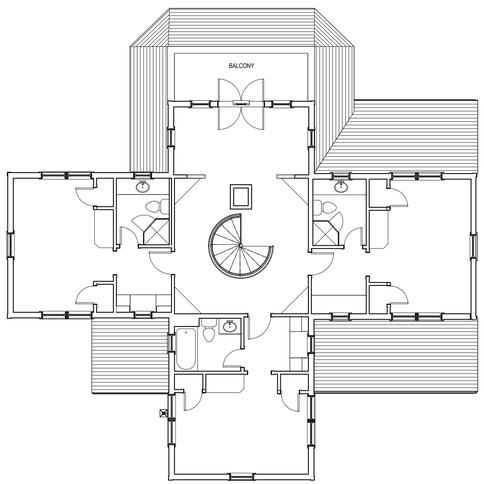
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

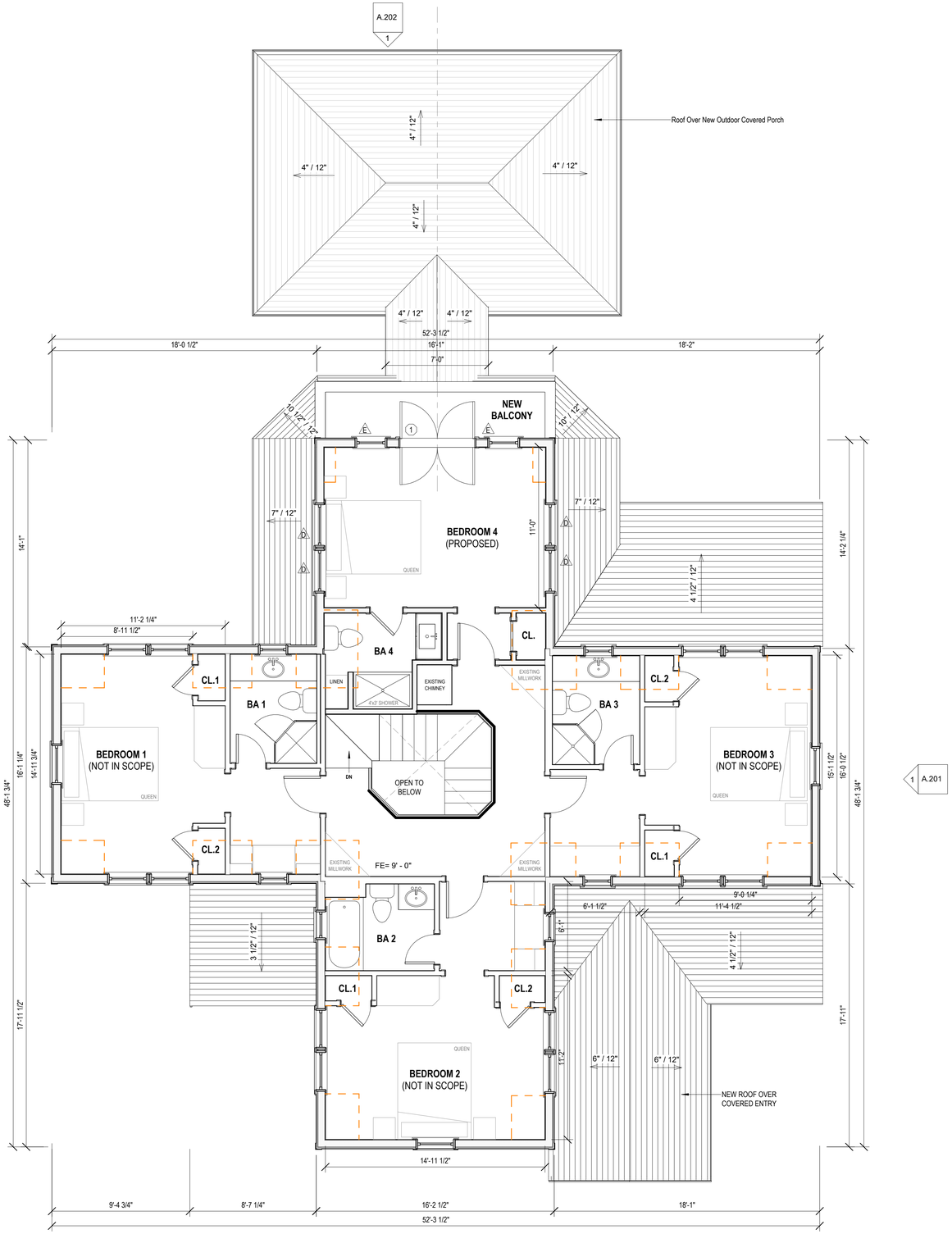
A.101

2407

HDC New Business Submission 08.12.2024



2 Second Floor Plan - Existing
1/8" = 1'-0"



1 Second Floor Plan - Proposed
1/4" = 1'-0"

2407

Primary Residence

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Primary Residence - Cover Sheet
A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.301 Primary Residence - Perspective Images
A.401 Primary Residence - Site Images

Revisions

Primary Residence - Second 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.

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.

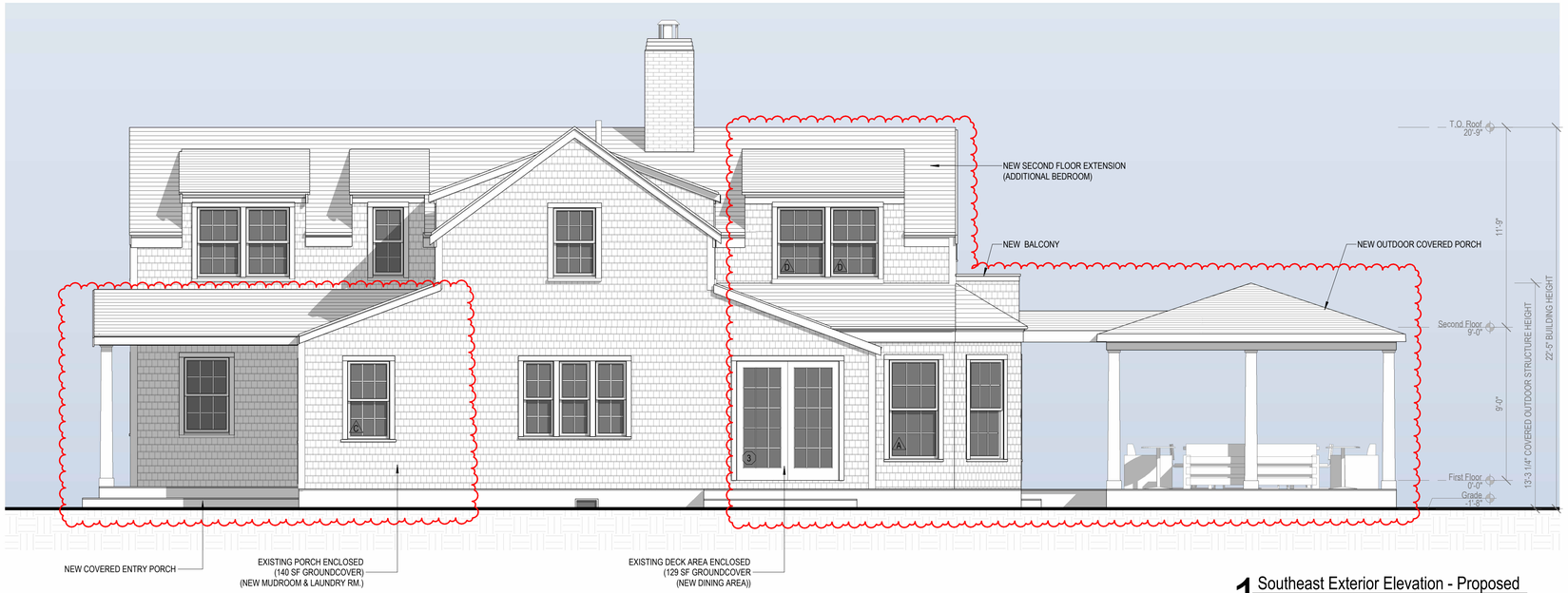
A.102
2407

08.12.2024

HDC New Business Submission



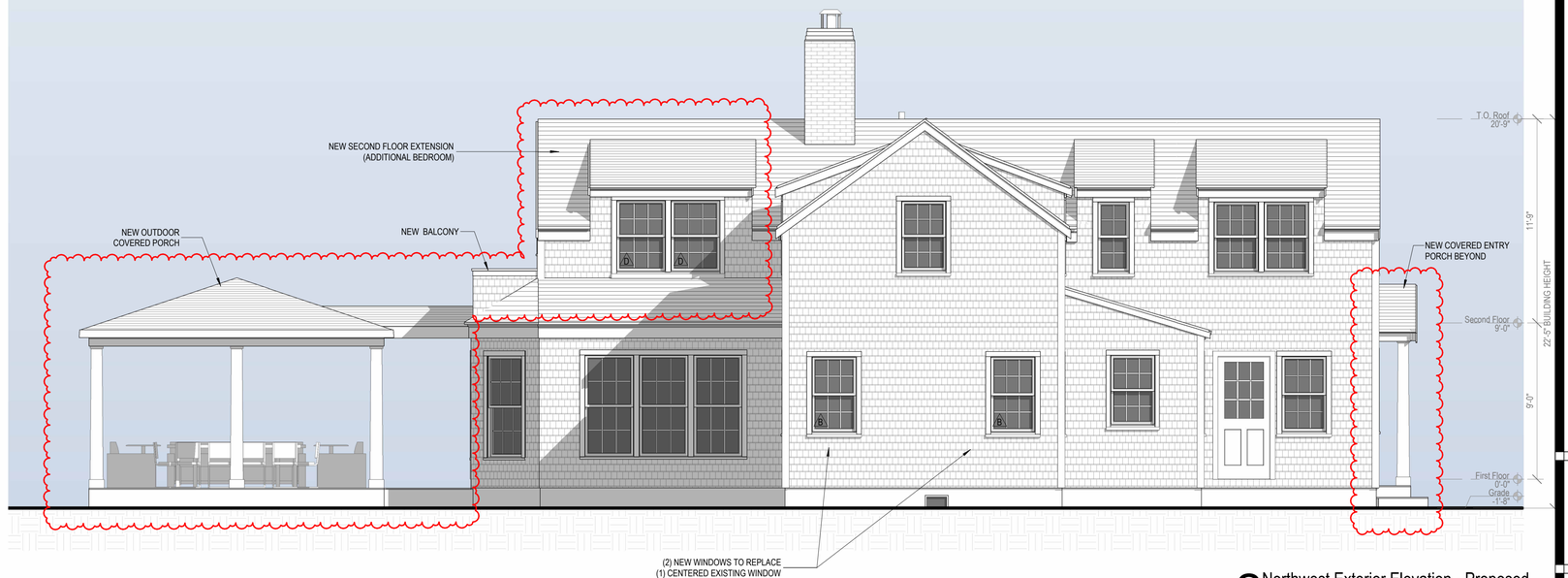
Southeast Exterior Elevation - Existing



1 Southeast Exterior Elevation - Proposed
1/4" = 1'-0"



Northwest Exterior Elevation - Existing



2 Northwest Exterior Elevation - Proposed
1/4" = 1'-0"

2407

Primary Residence

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Primary Residence - Cover Sheet
A.101	Primary Residence - First Floor Plan
A.102	Primary Residence - Second Floor Plan
A.201	Primary Residence - Exterior Elevations
A.202	Primary Residence - Exterior Elevations
A.301	Primary Residence - Perspective Images
A.401	Primary Residence - Site Images

Revisions

Revision 1	Date 1

Primary Residence - 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.

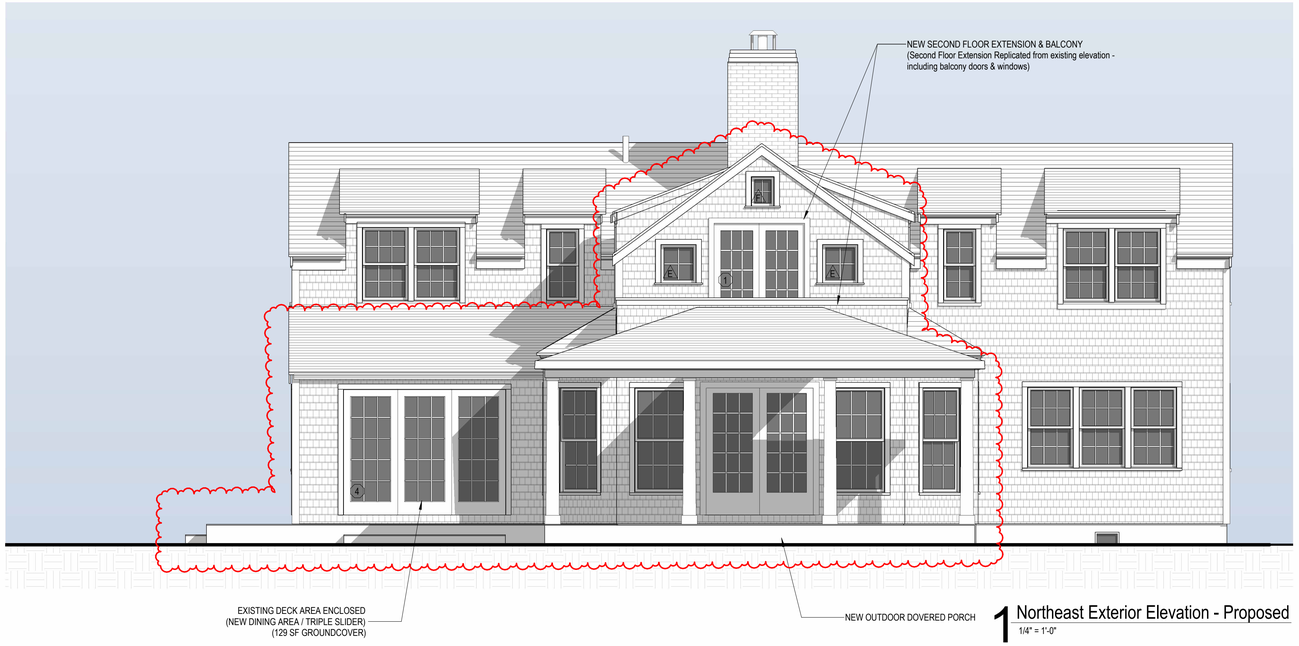
A.201

2407

HDC New Business Submission *08.12.2024*



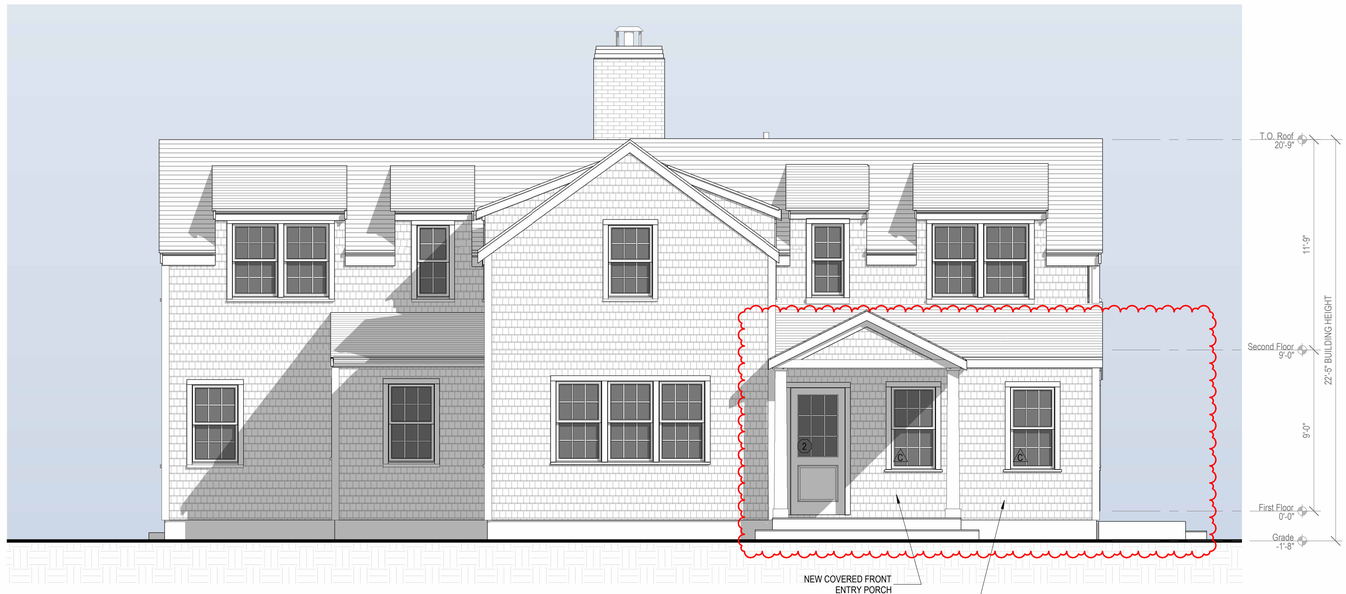
Northeast Exterior Elevation - Existing



1 Northeast Exterior Elevation - Proposed
1/4" = 1'-0"



Southwest Exterior Elevation - Existing



2 Southwest Exterior Elevation - Proposed
1/4" = 1'-0"

2407

Primary Residence

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Primary Residence - Cover Sheet
A.101	Primary Residence - First Floor Plan
A.102	Primary Residence - Second Floor Plan
A.201	Primary Residence - Exterior Elevations
A.202	Primary Residence - Exterior Elevations
A.301	Primary Residence - Perspective Images
A.401	Primary Residence - Site Images

Revisions

Revision 1	Date 1

Primary Residence - Exterior Elevations

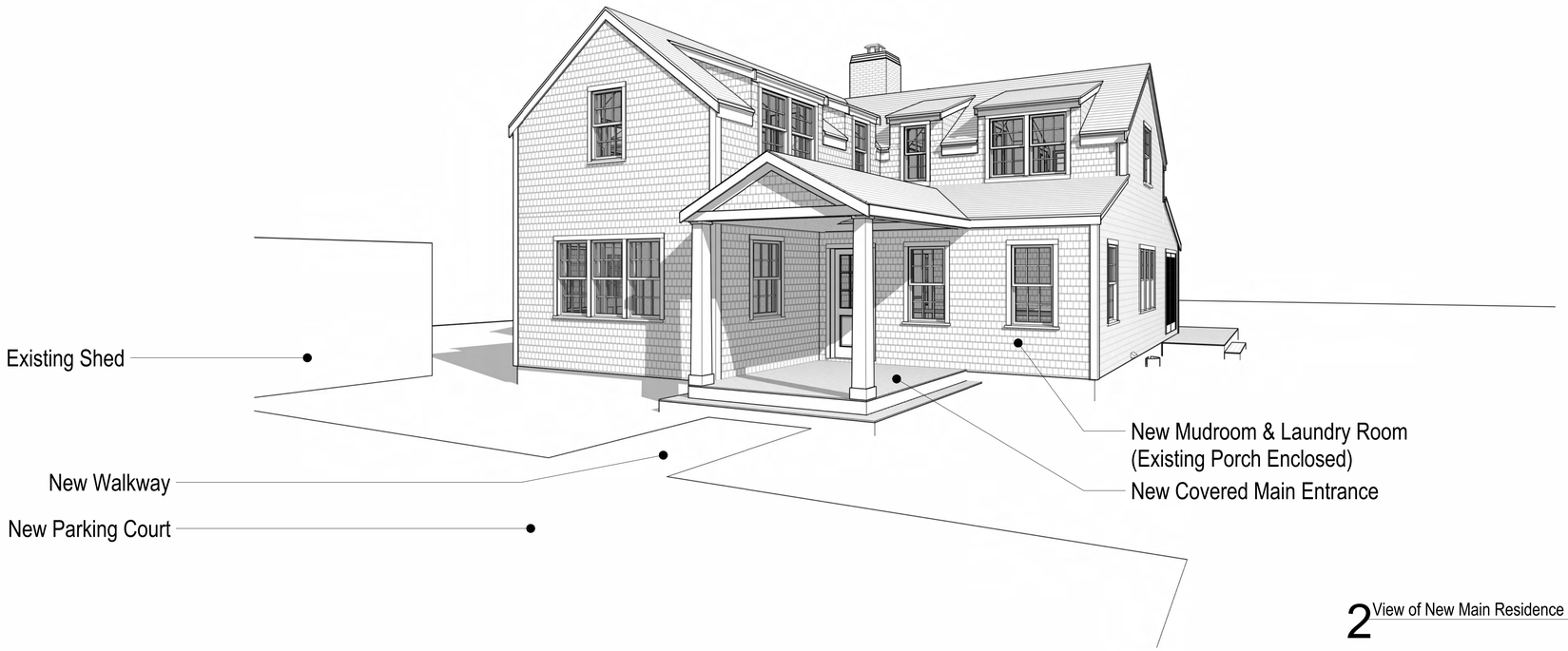
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

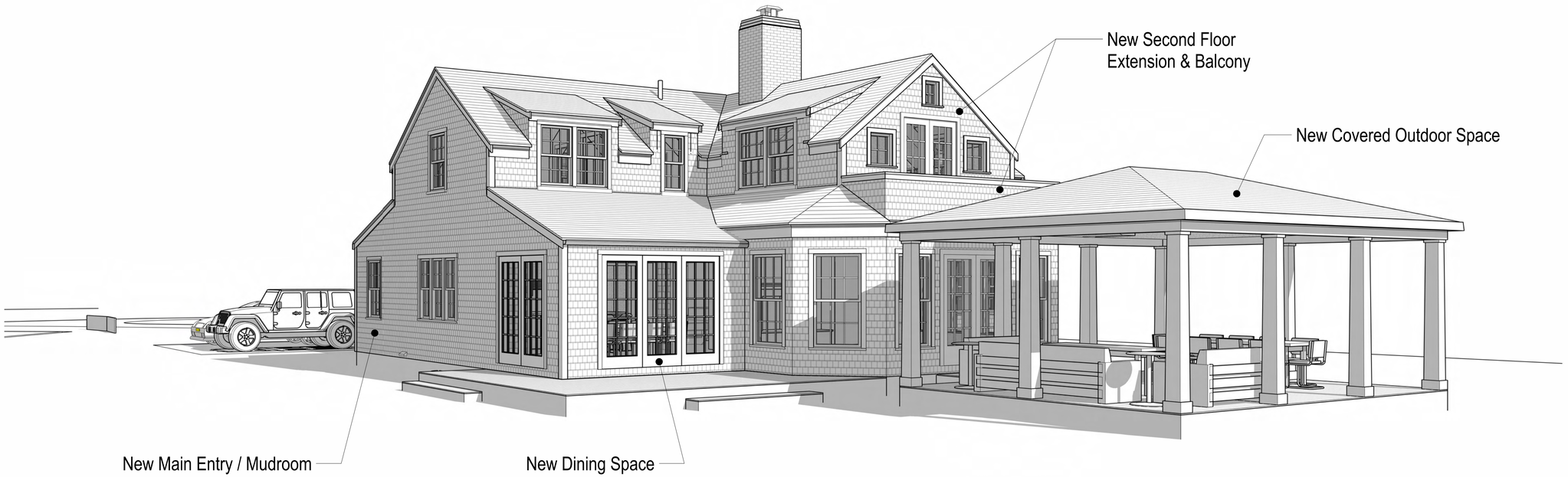
A.202

2407

HDC New Business Submission 08.12.2024



2 View of New Main Residence Entrance



1 View of "Backyard" / New Covered Outdoor Structure

2407

Primary Residence

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX
G.001 Primary Residence - Cover Sheet
A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.301 Primary Residence - Perspective Images
A.401 Primary Residence - Site Images

Revisions

Primary Residence - Perspective Images

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.301

2407

HDC New Business Submission *08.12.2024*



View from Polpis Road



View from Common Driveway



View from Private Driveway



View of Front Entry/Location of Main Addition

2407

Primary Residence

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% (3,141 SF)
Existing G.C.:	1,620 SF
Proposed G.C.:	269 SF
Total Proposed G.C.:	1,889 SF

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Primary Residence - Cover Sheet
A.101 Primary Residence - First Floor Plan
A.102 Primary Residence - Second Floor Plan
A.201 Primary Residence - Exterior Elevations
A.202 Primary Residence - Exterior Elevations
A.301 Primary Residence - Perspective Images
A.401 Primary Residence - Site Images

Revisions

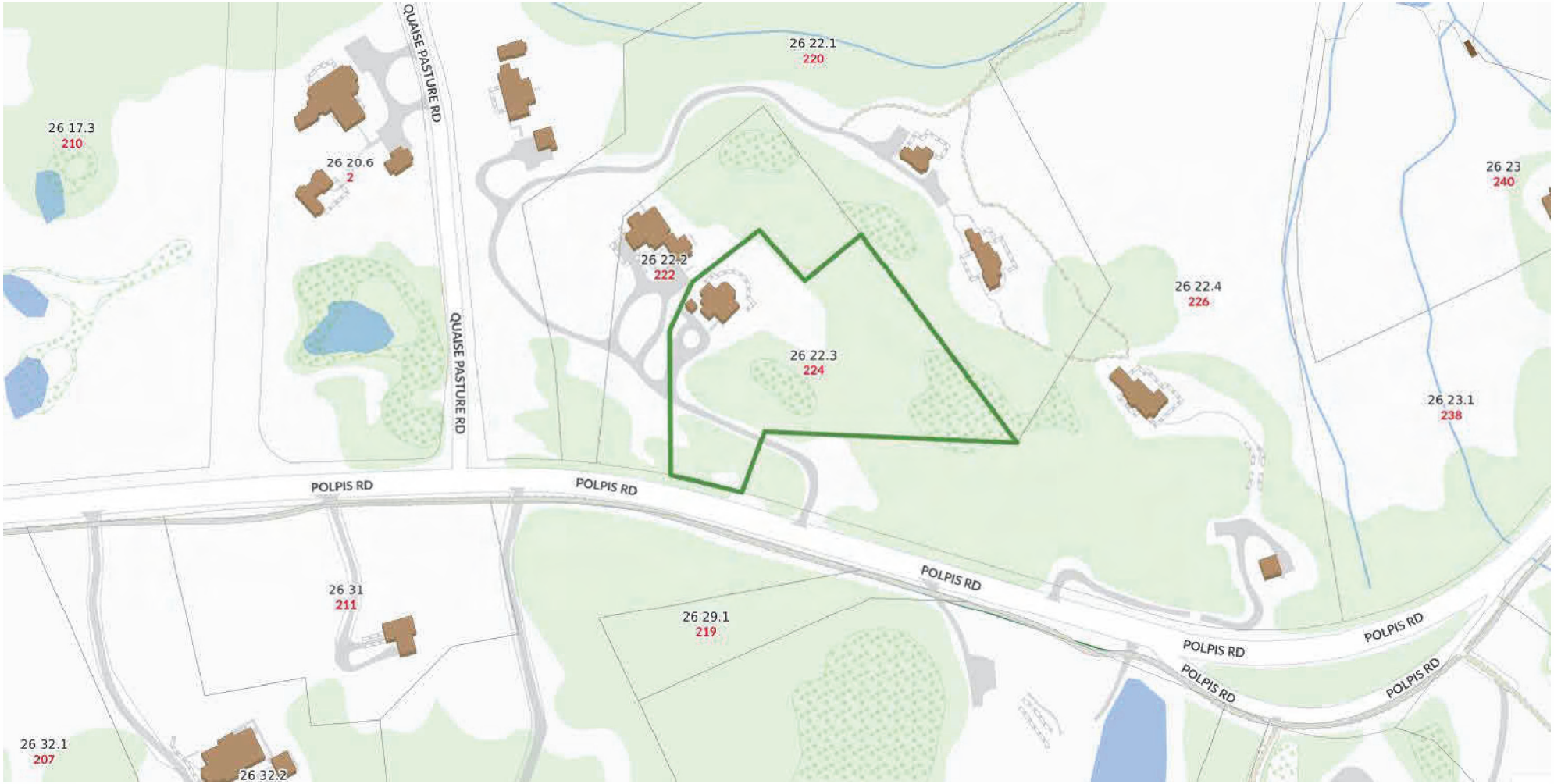
Primary Residence - Site Images

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.

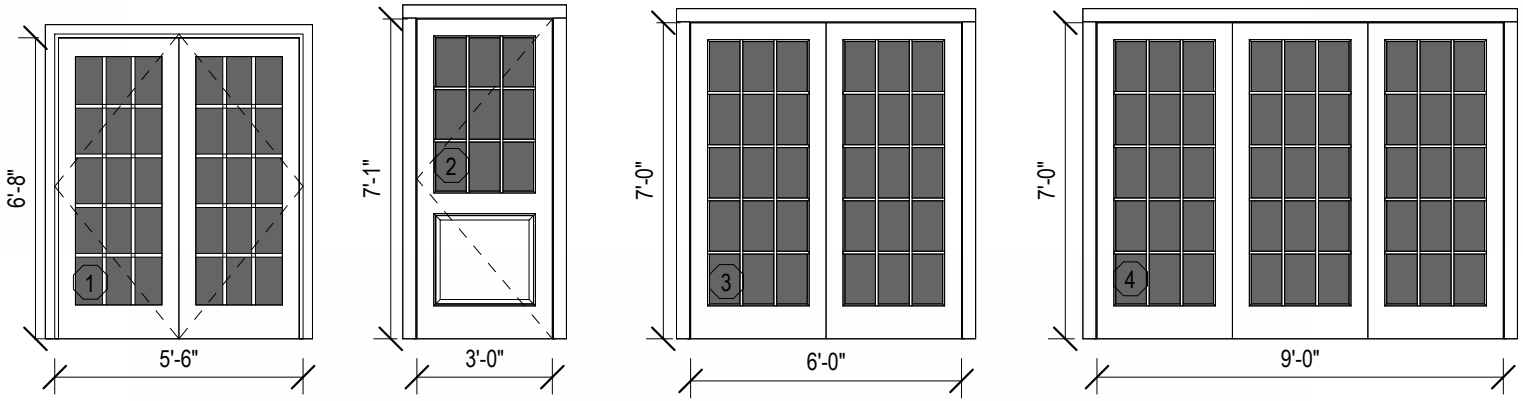
A.401

2407



1 Locus Map

1/4" = 1'-0"



Double French Doors
15 Lite SDL
(At 2nd Floor BR4 Balcony)

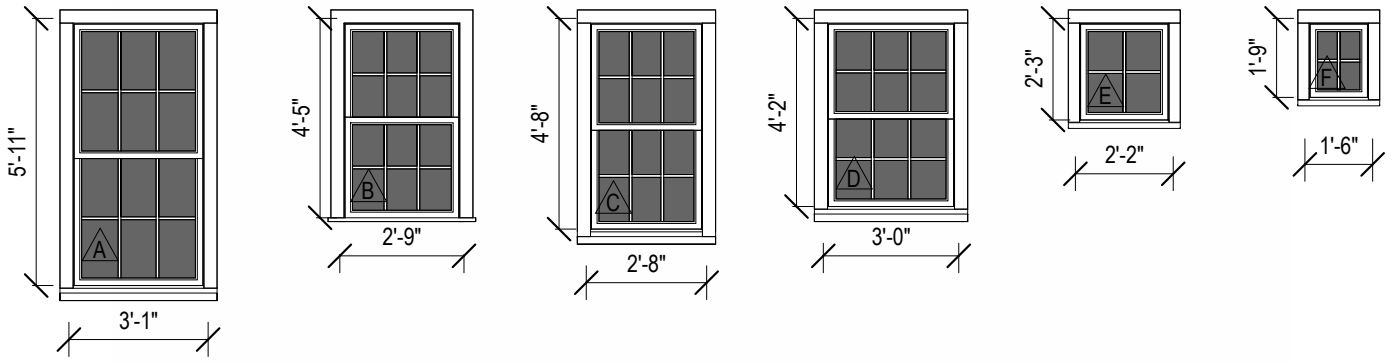
Single French Door
2 Panel: 1 Panel 9 Lite SDL
(At 1st Floor New Main Entry)

Double Sliders
15 Lite SDL
(At 1st Floor New Dining Room)

Triple Sliders
15 Lite SDL
(At 1st Floor New Dining Room)

2 Exterior Door Legend - Primary Residence

1/4" = 1'-0"



Double-Hung Window
6/6 SDL
(To Match Existing at 1st Floor Living Room)

Double-Hung Window
6/6 SDL
(To Match Existing at 1st Floor Bedroom 1)

Double-Hung Window
6/6 SDL
(At 1st Floor New Mudroom and Laundry Room)

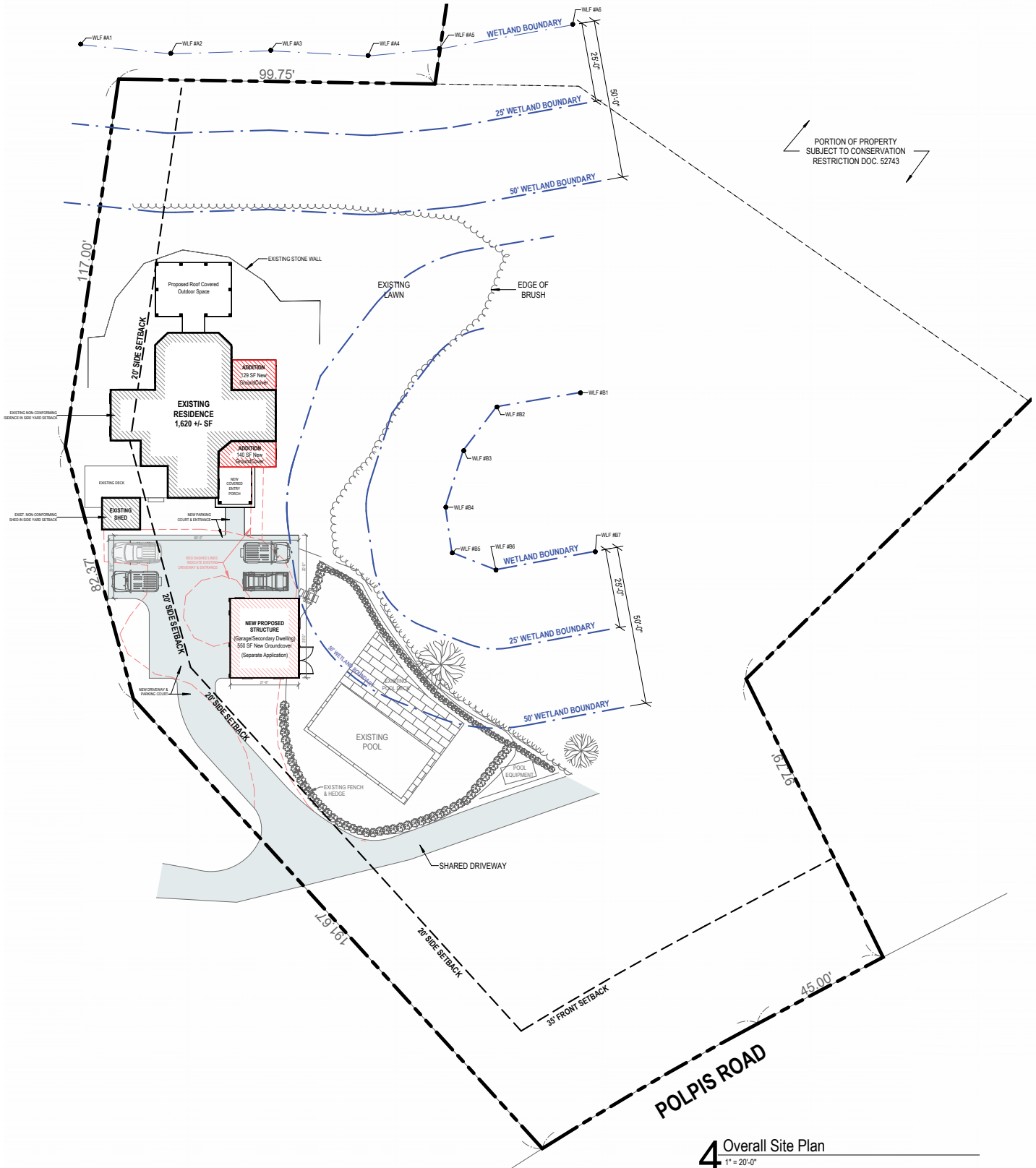
Double-Hung Window
6/6 SDL
(At 2nd Floor New Bedroom 4 Dormer)

Fixed
4 Lite SDL
(At 2nd Floor BR4 Balcony)

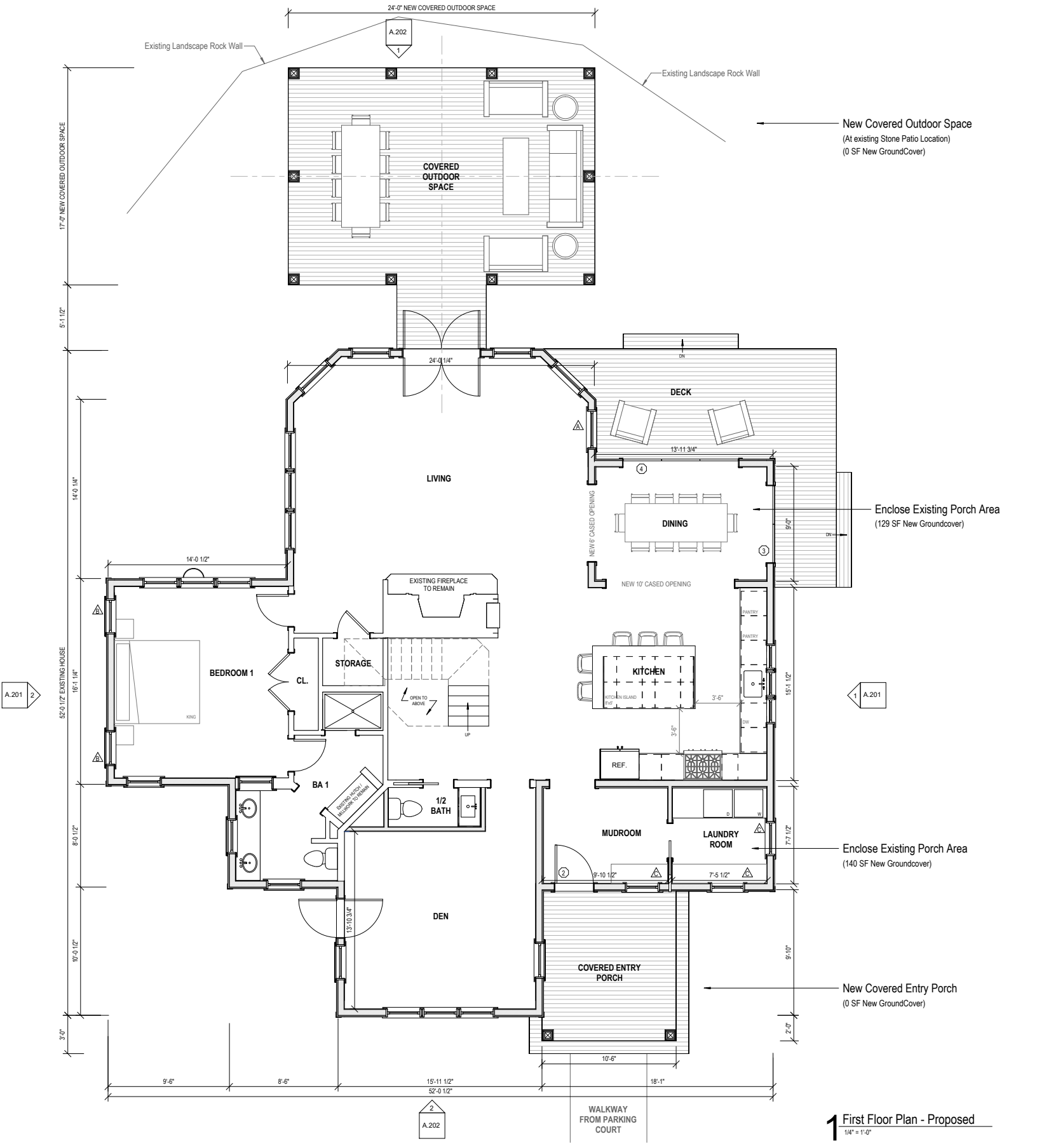
Fixed
4 Lite SDL
(At 2nd Floor BR4 Balcony)

3 Window Legend - Primary Residence

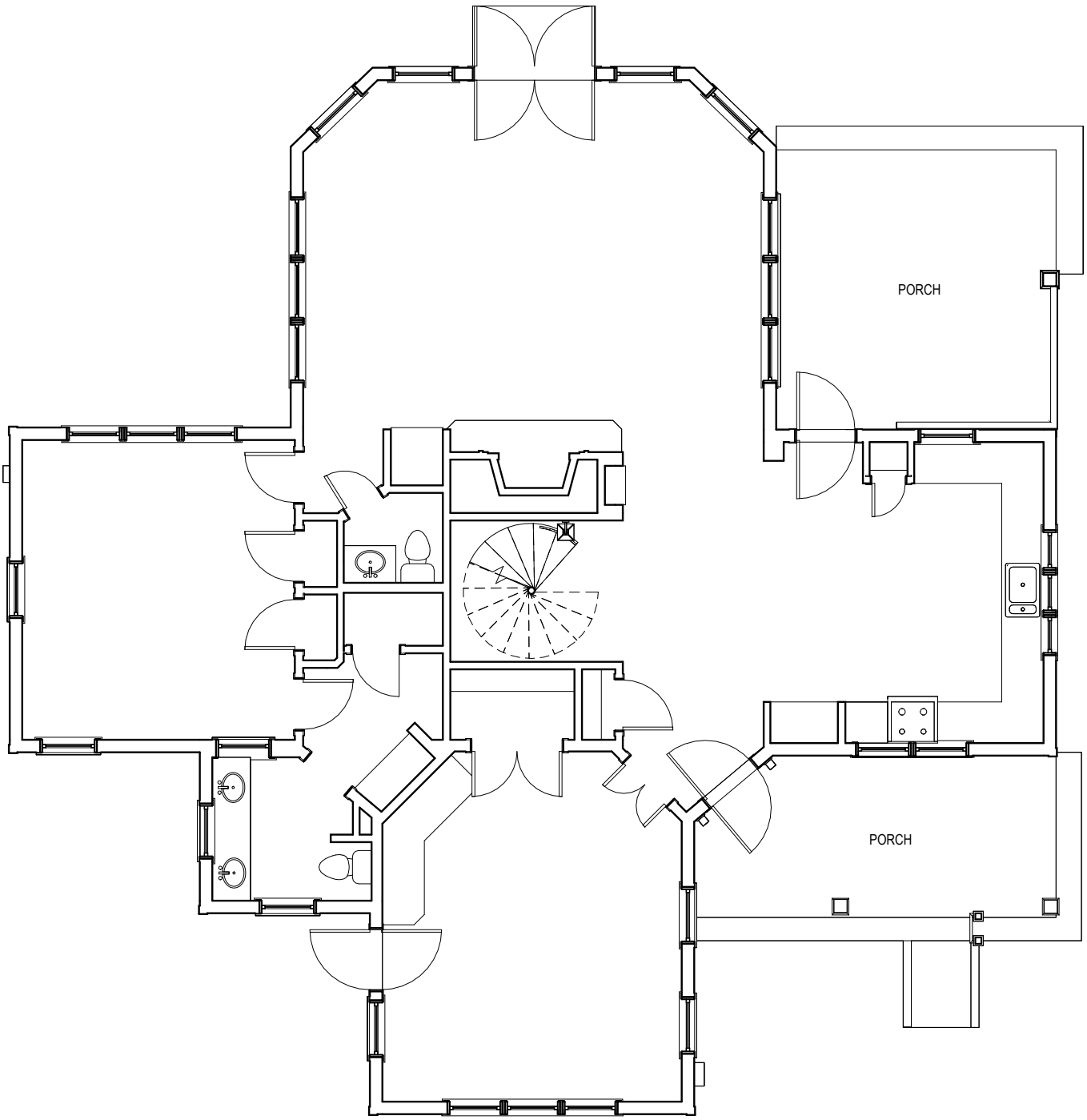
1/4" = 1'-0"



4 Overall Site Plan
1" = 20'-0"

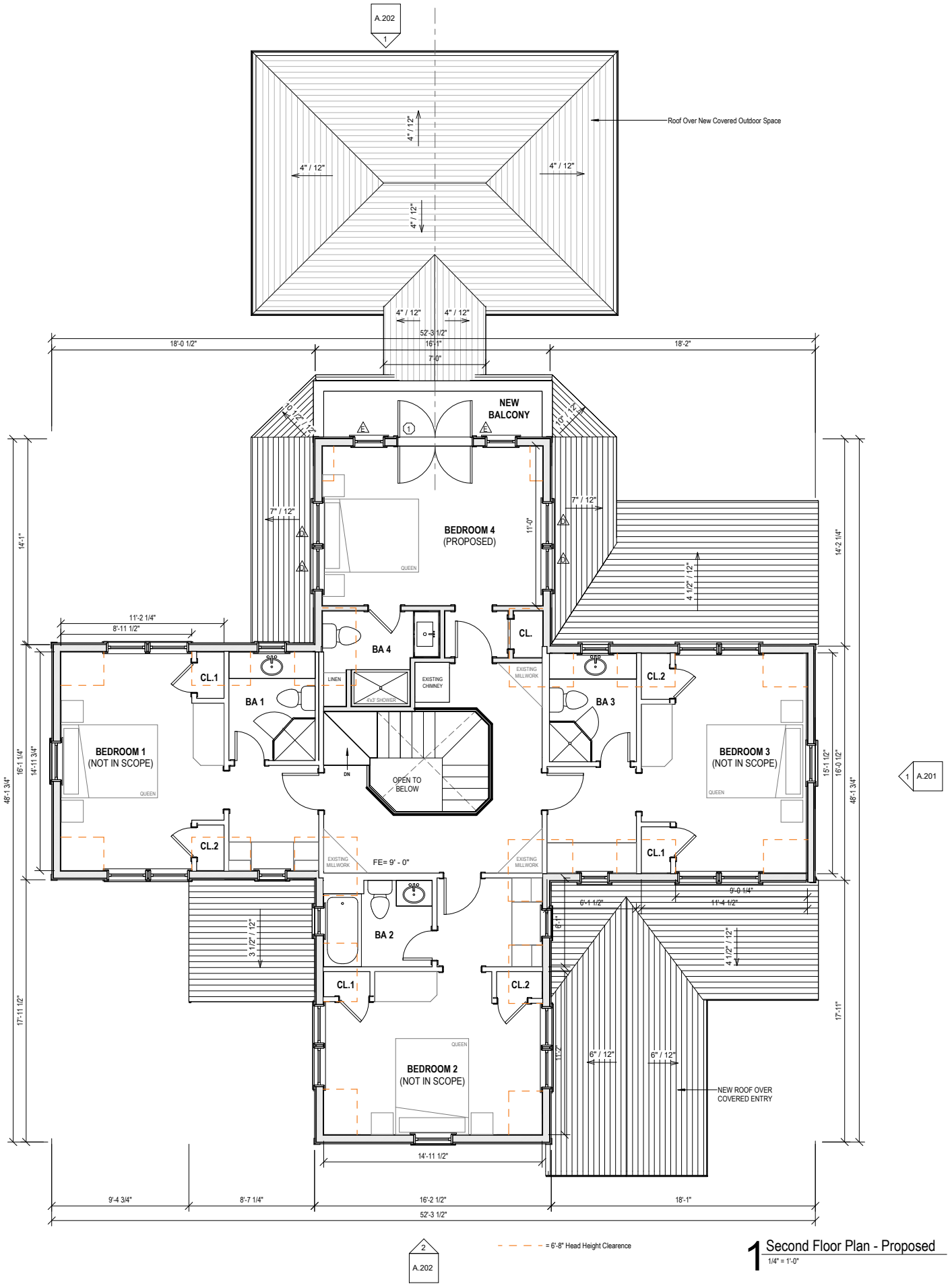


1 First Floor Plan - Proposed
1/4" = 1'-0"



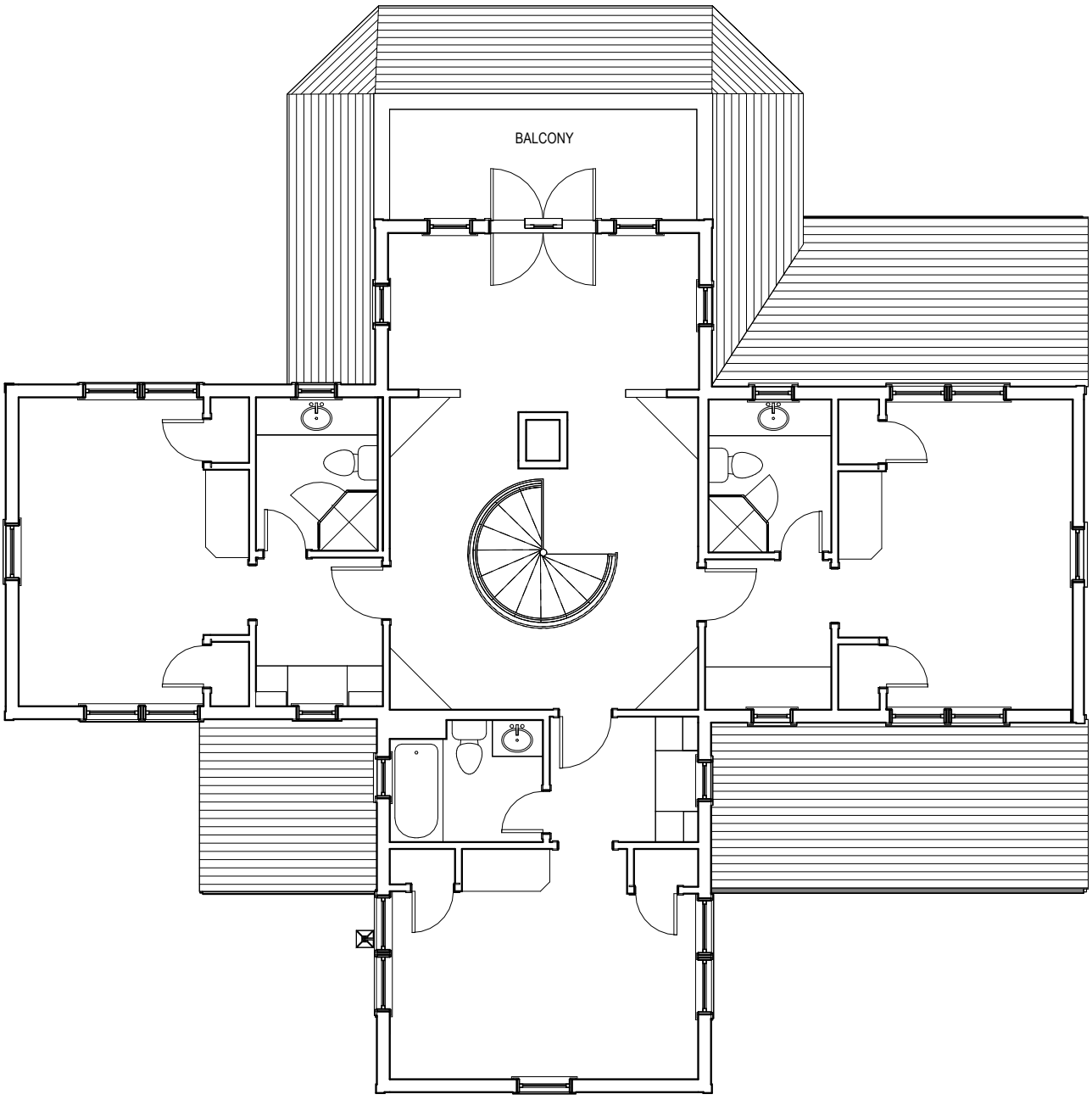
2 First Floor Plan - Existing

1/8" = 1'-0"



1 Second Floor Plan - Proposed

1/4" = 1'-0"

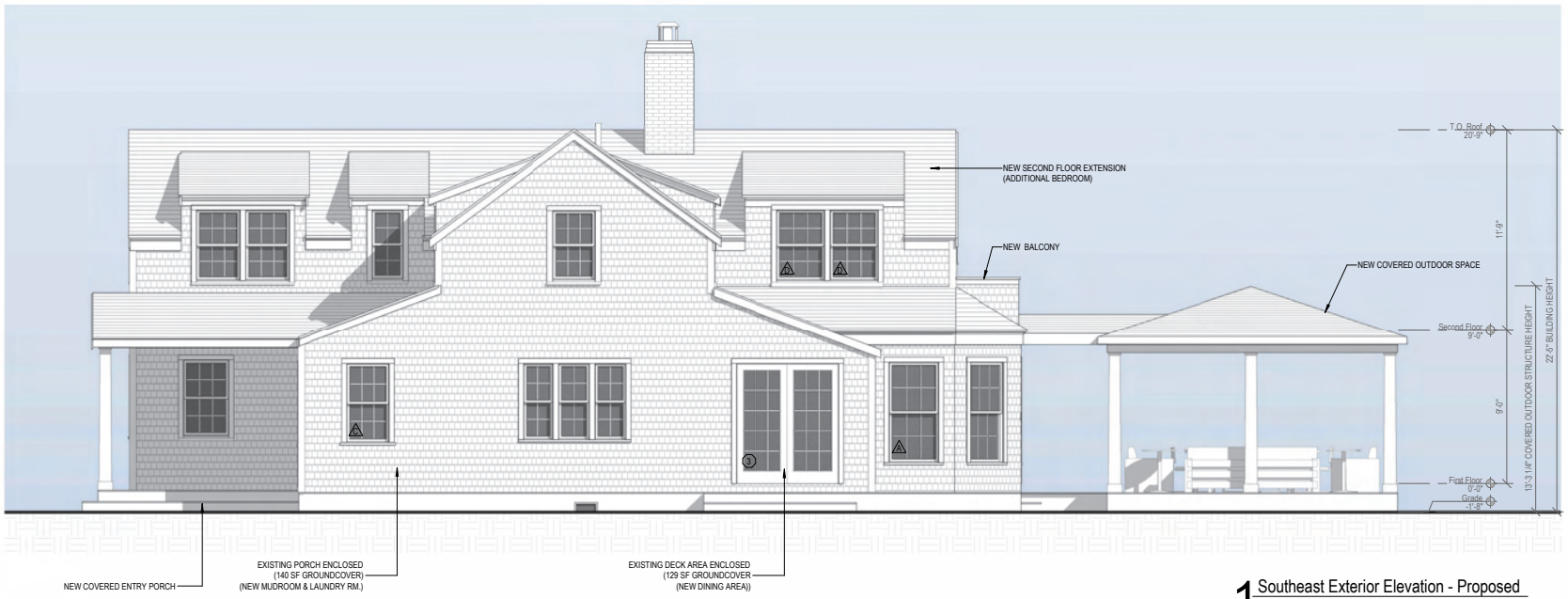


2 Second Floor Plan - Existing

1/8" = 1'-0"



Southeast Exterior Elevation - Existing

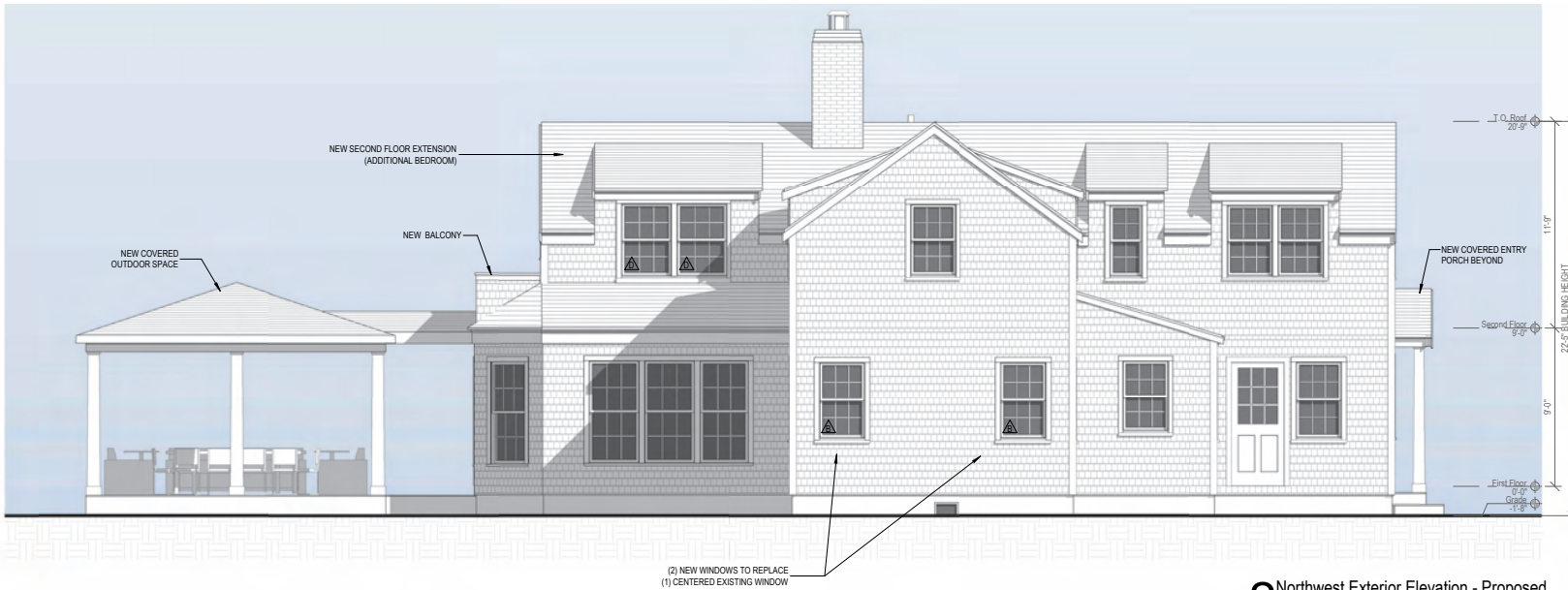


1 Southeast Exterior Elevation - Proposed

1/4" = 1'-0"



Northwest Exterior Elevation - Existing



2 Northwest Exterior Elevation - Proposed

1/4" = 1'-0"



Northeast Exterior Elevation - Existing



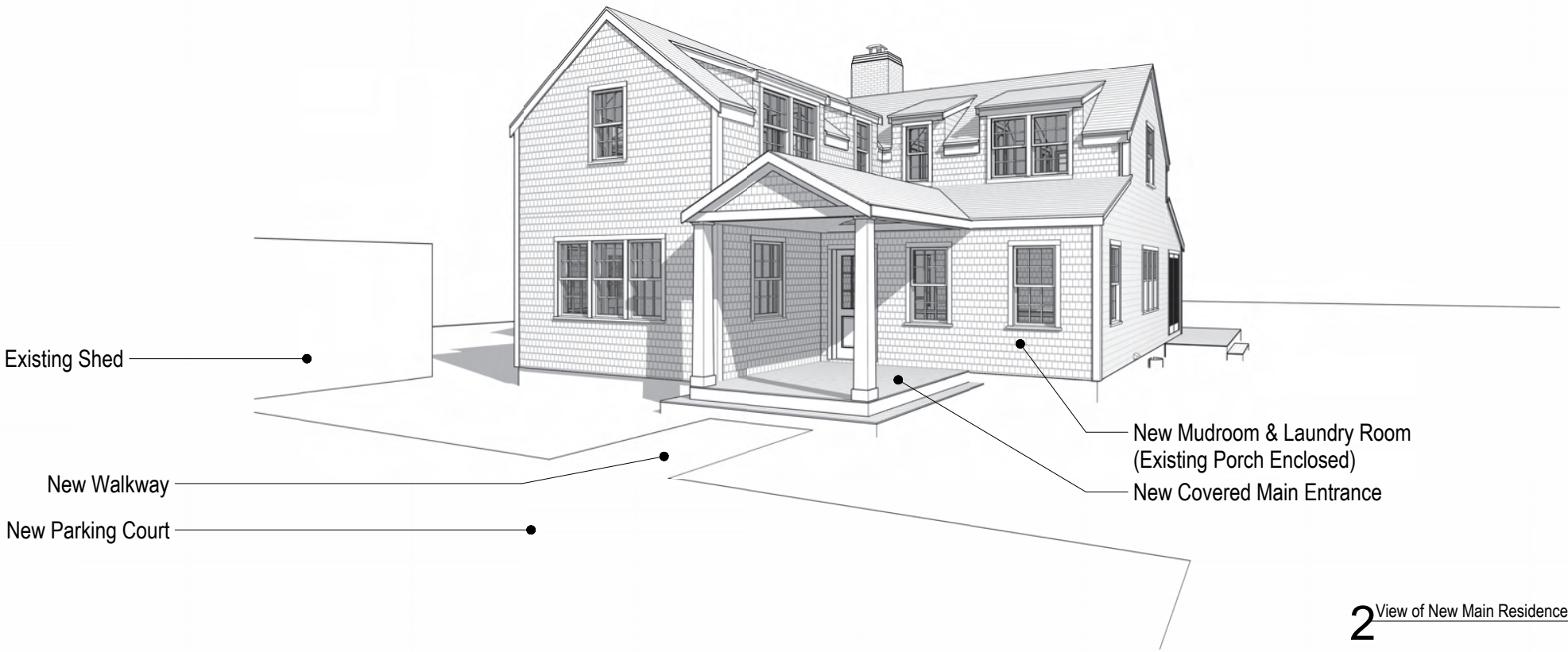
1 Northeast Exterior Elevation - Proposed
1/4" = 1'-0"



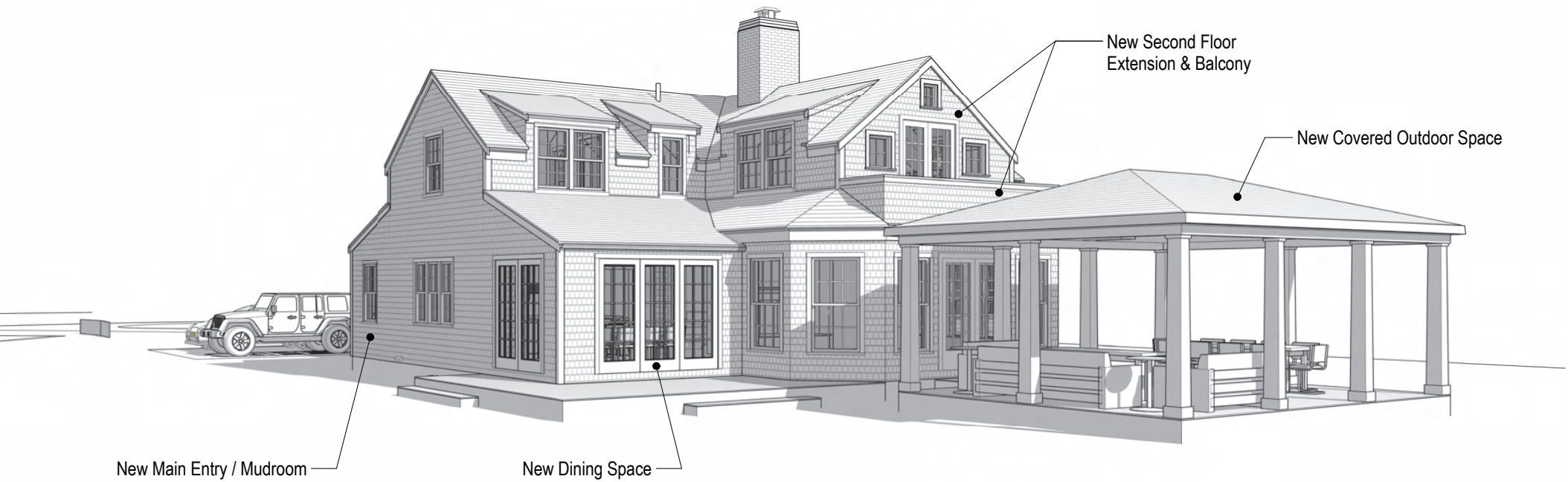
uthwest Exterior Elevation - Existing



2 Southwest Exterior Elevation - Proposed
1/4" = 1'-0"



2 View of New Main Residence Entrance



1 View of "Backyard" / New Covered Outdoor Structure



View from Polpis Road



View from Common Driveway



View from Private Driveway



View of Front Entry/Location of Main Addition

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

Mailing Address: PO Box 274
Lafayette Hill, PA 19444

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bothicelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2023-10-9274

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration
2. South Elevation
3. West Elevation Revise Fenestration
4. North Elevation Revise Fenestration

*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 Platinum Gray 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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury

HDC Minutes March 5, 2024; Adopted April 30, 2024

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
Eleven Lincoln Trust 11-9526	32 Jefferson Ave	Rev 10-9274 MH	31/32	Botticelli Pohl

Voting:	Welch, Camp, Coombs, Thornewill
Alternates:	-
Recused:	-
Representative:	Ray Pohl, Botticelli & Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Positive acknowledgment is given for aligning the second-floor dormer with architectural guidelines by pulling it three feet off the gable edge, which aligns with the principles laid out in "Building with Nantucket in Mind." • The revised color scheme for the trim, sash, and doors is appreciated. However, there is a specific suggestion to avoid black and instead opt for "Nantucket gray."
Public Comments:	**Angus Macleod, Historic Structures Advisory Group** • Concurred with Holly's comments.
Commissioner Comments:	**Commissioners stated no concerns.**
Motion:	**Motion to approve, as submitted. (Made By: Coombs) (03:02:53)**
Vote:	Carried 4-0 // Welch, Camp, Coombs, Thornewill (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
Smiley 17 N Water LLC	17 N Water St	roof walk 01-9732	42.4.2/49	Emeritus

Voting:	Pohl, Welch, Camp, Coombs, Thornewill
Alternates:	-
Recused:	-
Representative:	Matthew, MacEachern, Emeritus, Ltd.
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus, Preservation Planner** • Explained that this is the historic Easton house, a circa 1812 building. • Expressed concerns that the building's length appears slightly too long. It was noted that photo documentation suggests three bays, whereas the proposal indicates four bays, raising questions about the accuracy and appropriateness of the proposed length. • Appreciated the effort to reduce the building's width by two feet but suggested that further reduction might be necessary to better align with the building's historical proportions and scale. • Acknowledged no concerns regarding the restoration of the roof walk, as historical evidence supports that this feature was originally part of the building.
Public Comments:	**Angus Macleod, Historic Structures Advisory Group** • Echoed Holly's comments regarding the dimensions of the building, particularly focusing on the need for adjustments to both the width and the length. • Specified that it is unusual for roof walks to exceed one bay in width, which typically means a maximum of eight feet. • Agreed that the building should be further narrowed ("skinny up") and that the length should also be reduced to better align with historical proportions and aesthetics.
Commissioner Comments:	**Camp** • Agreed with the sentiments expressed by previous comments, adding further emphasis to the concerns regarding the building's current dimensions. • Commented that the building appears somewhat commercial due to its size, suggesting that reducing its dimensions could help restore a more historically appropriate and less commercial appearance.

CERTIFICATE NO: _____ DATE ISSUED: 3/5/24

HDC2023-11-9524

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

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: 11/22/23 Fee Paid: $ 150

Must be acted on by: 1/5/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: Caroline

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. 2023-10-9274
☐ 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 28'-11" South 28'-11" East 30'-11" West 28'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation Reduce Ridge Height
2. South Elevation ~~Reduce roof pitch to 10/12, Lower Ridge, Extend~~ Dormer + Add Window
3. West Elevation
4. North Elevation } Reduce Roof Pitch 10/12 + Lower Ridge

Is there an HDC survey form for 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 10 /12 Secondary Mass 10 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

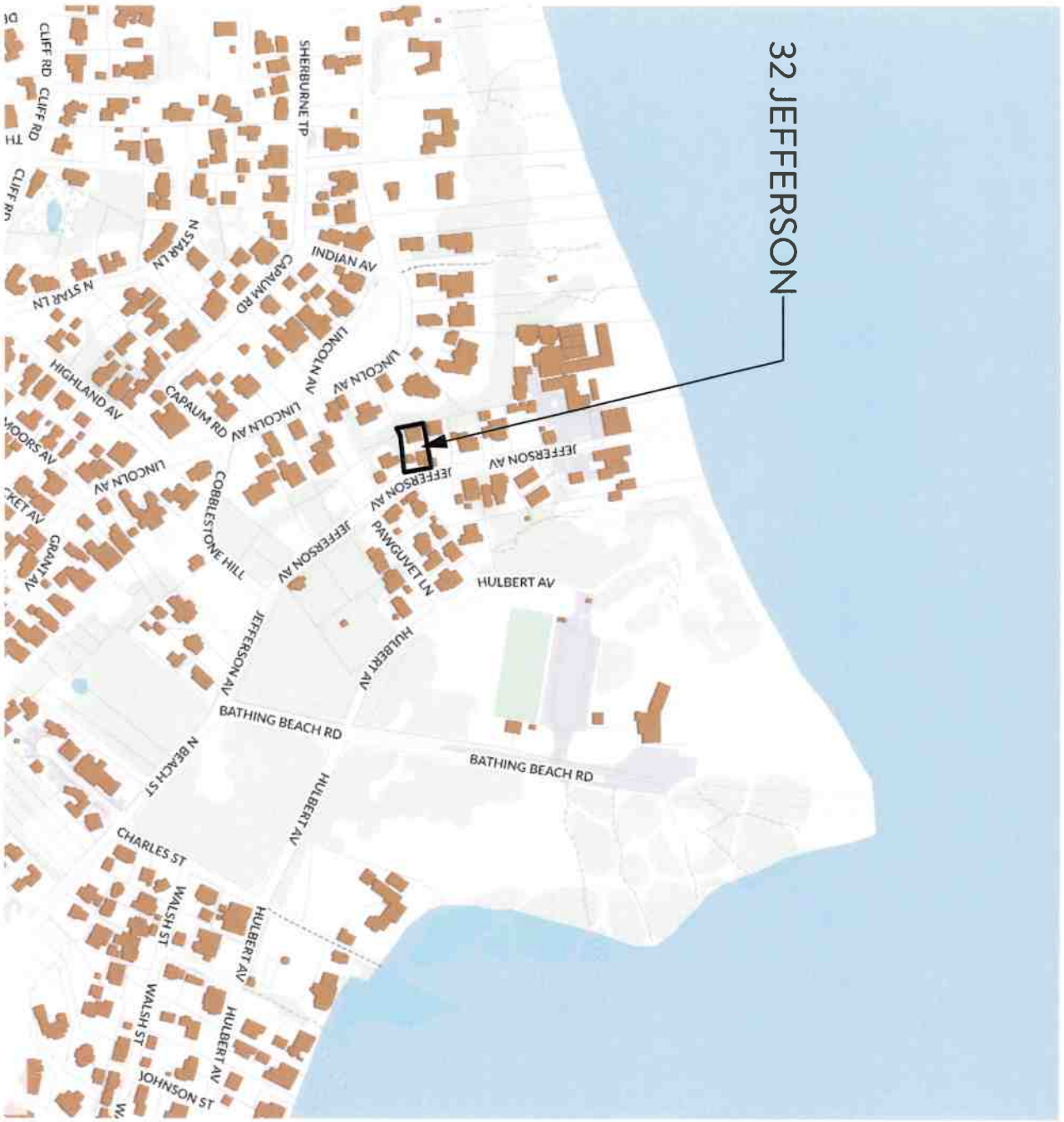
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim Platinum Grey HC-179 (BM) Sash Kendall Charcoal HC-166 (BM) Doors Province Blue - Front Door 2135-40 (BM)
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

Doors Kendall Charcoal HC-166 (BM)

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/20/23 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

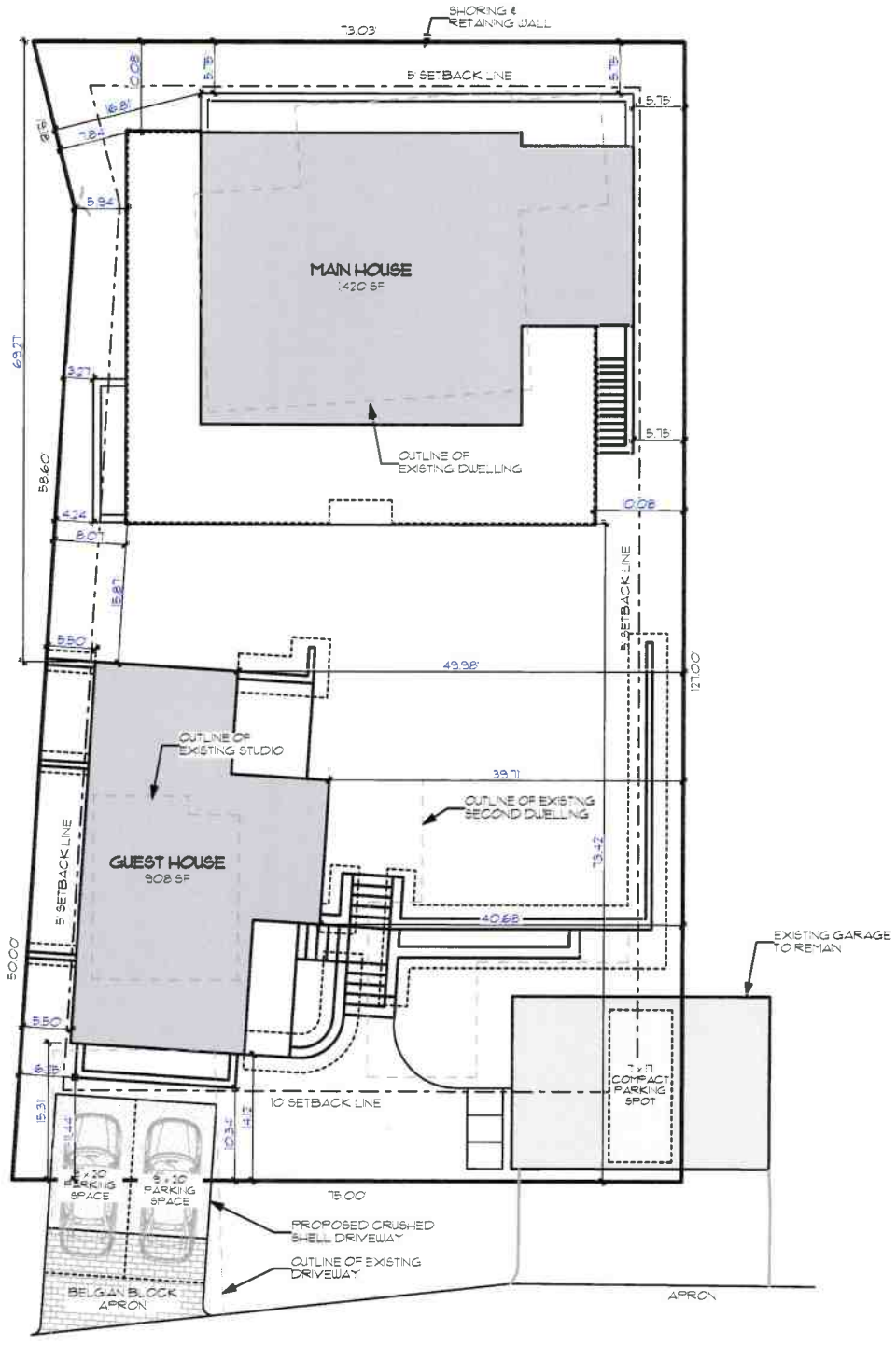
Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



L-1.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

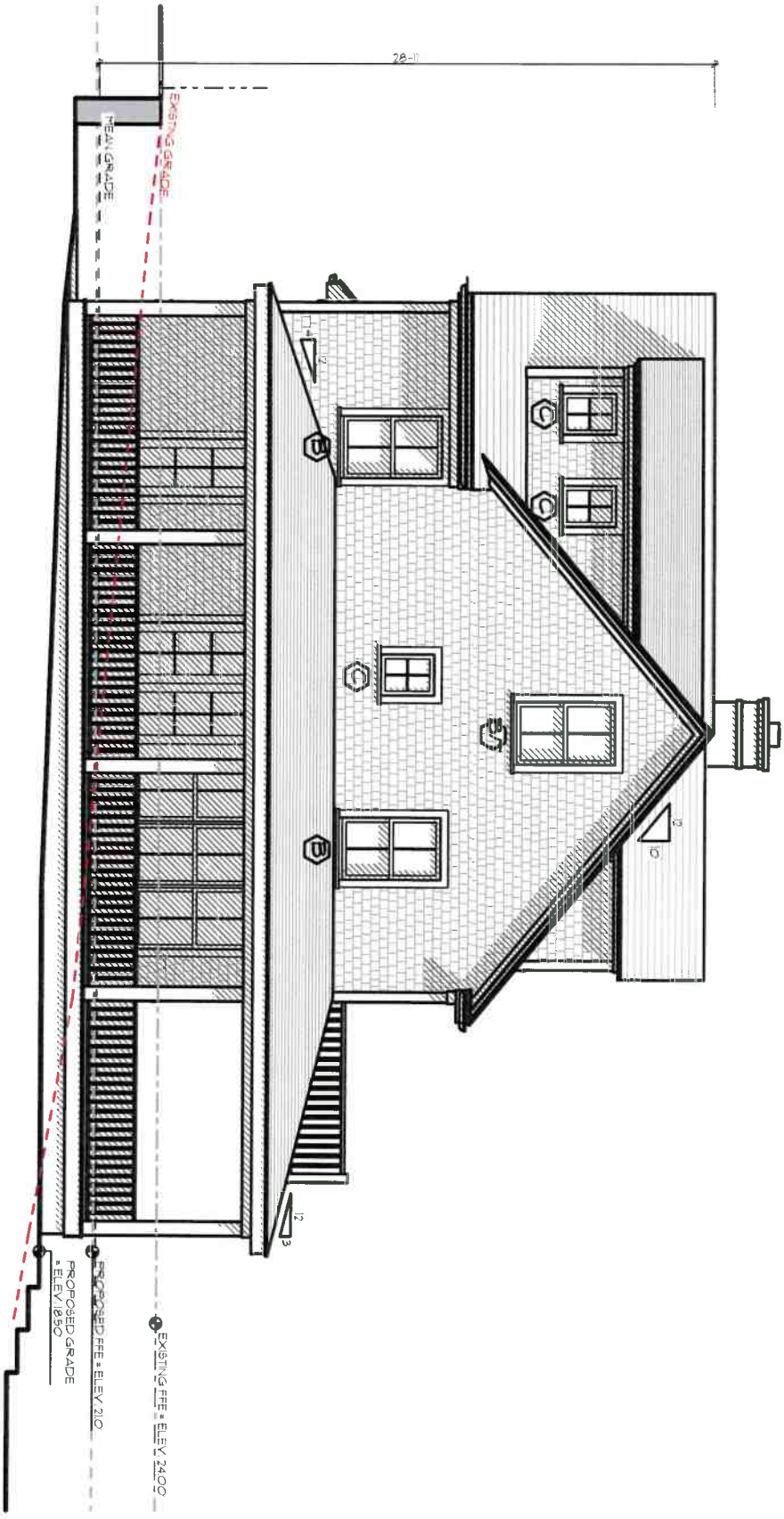
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

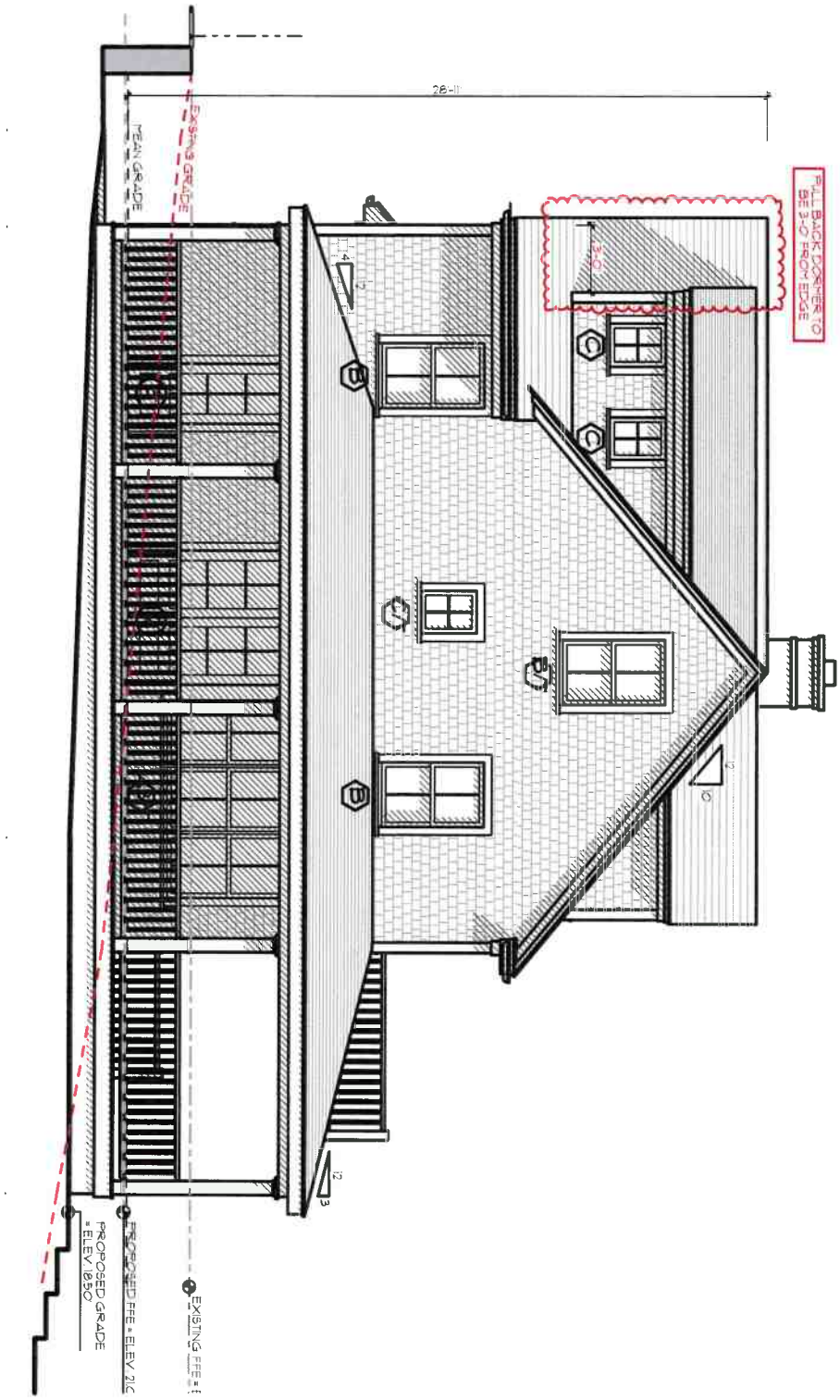
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-2.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

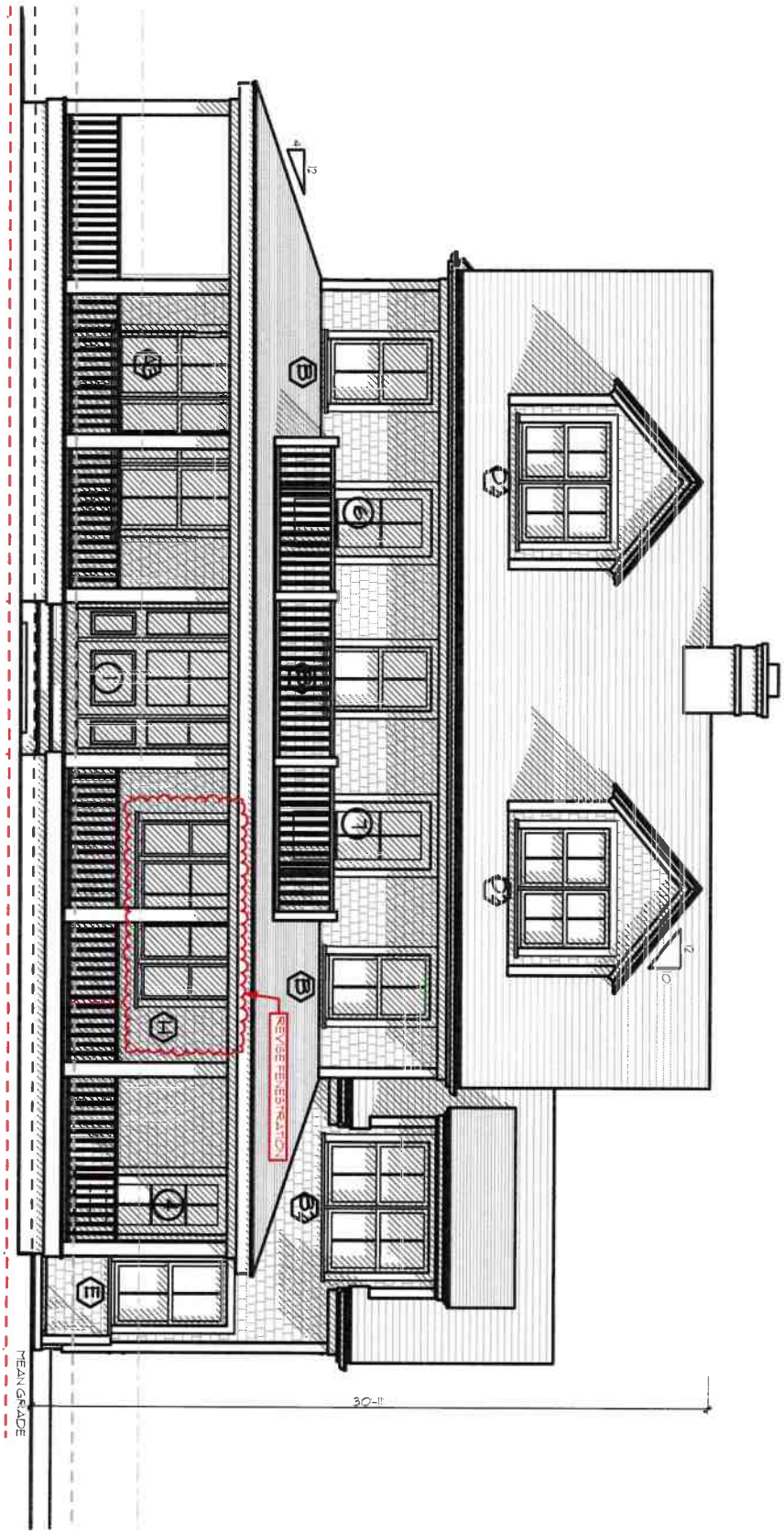
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-2.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

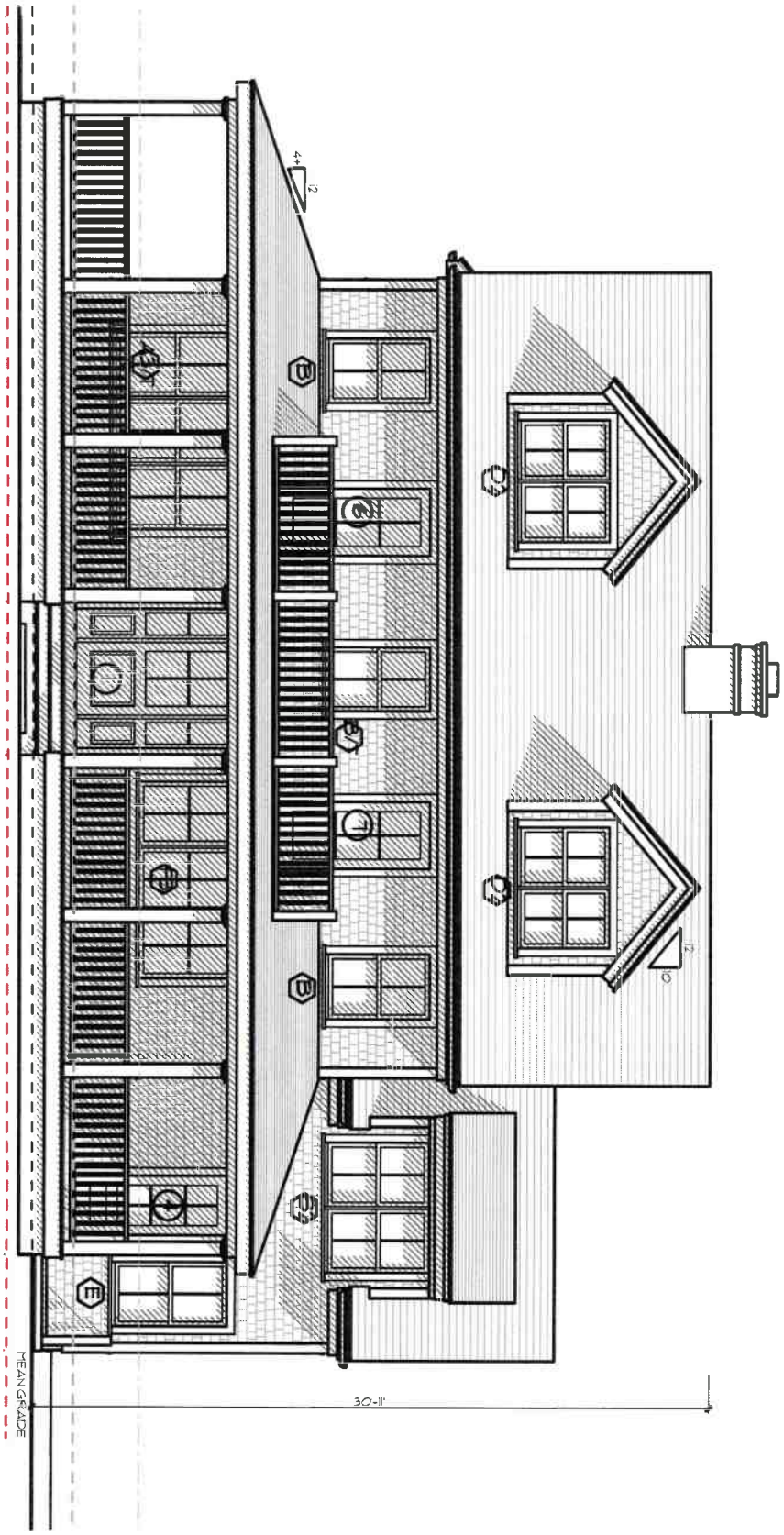
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

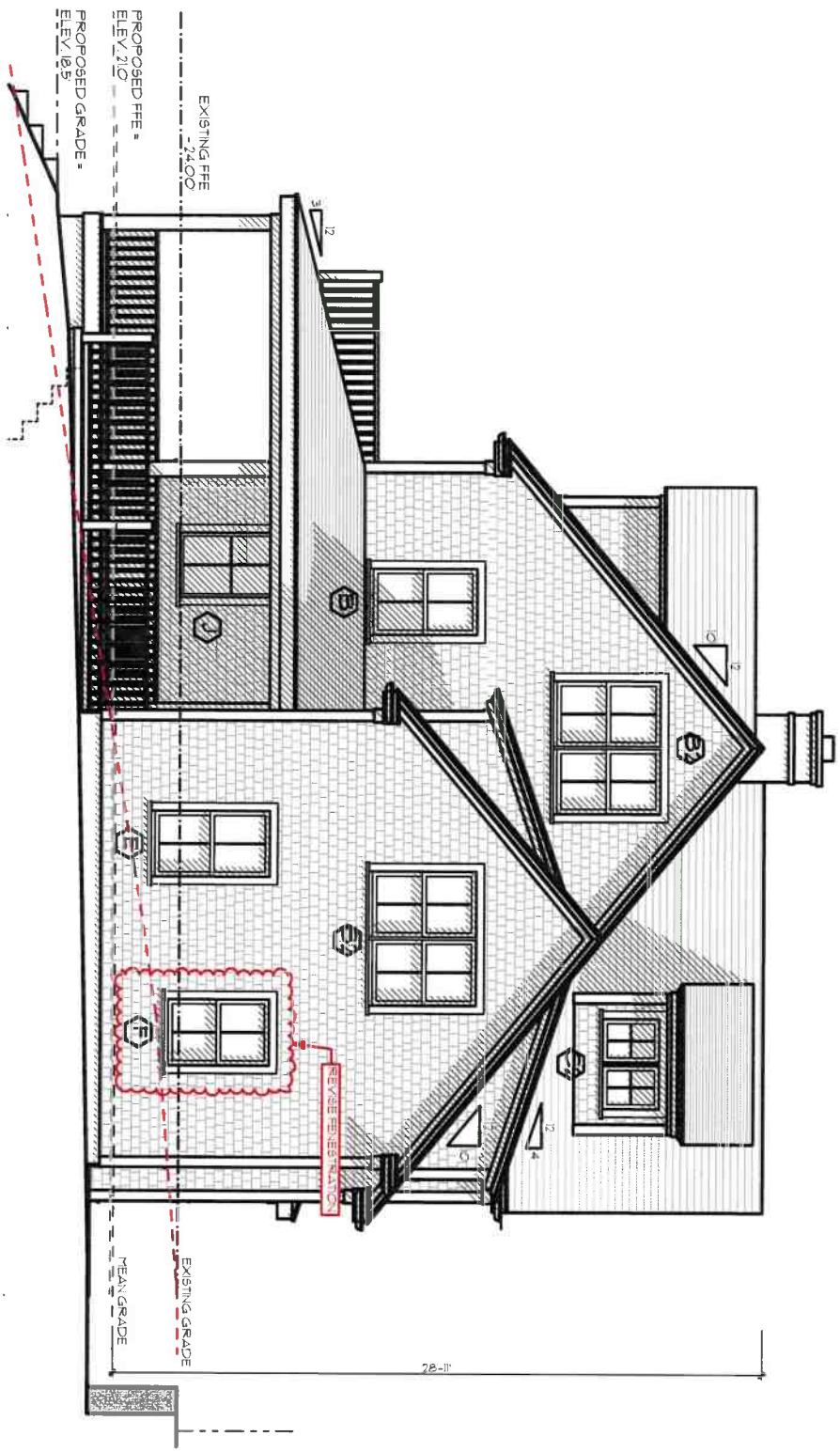
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.3

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

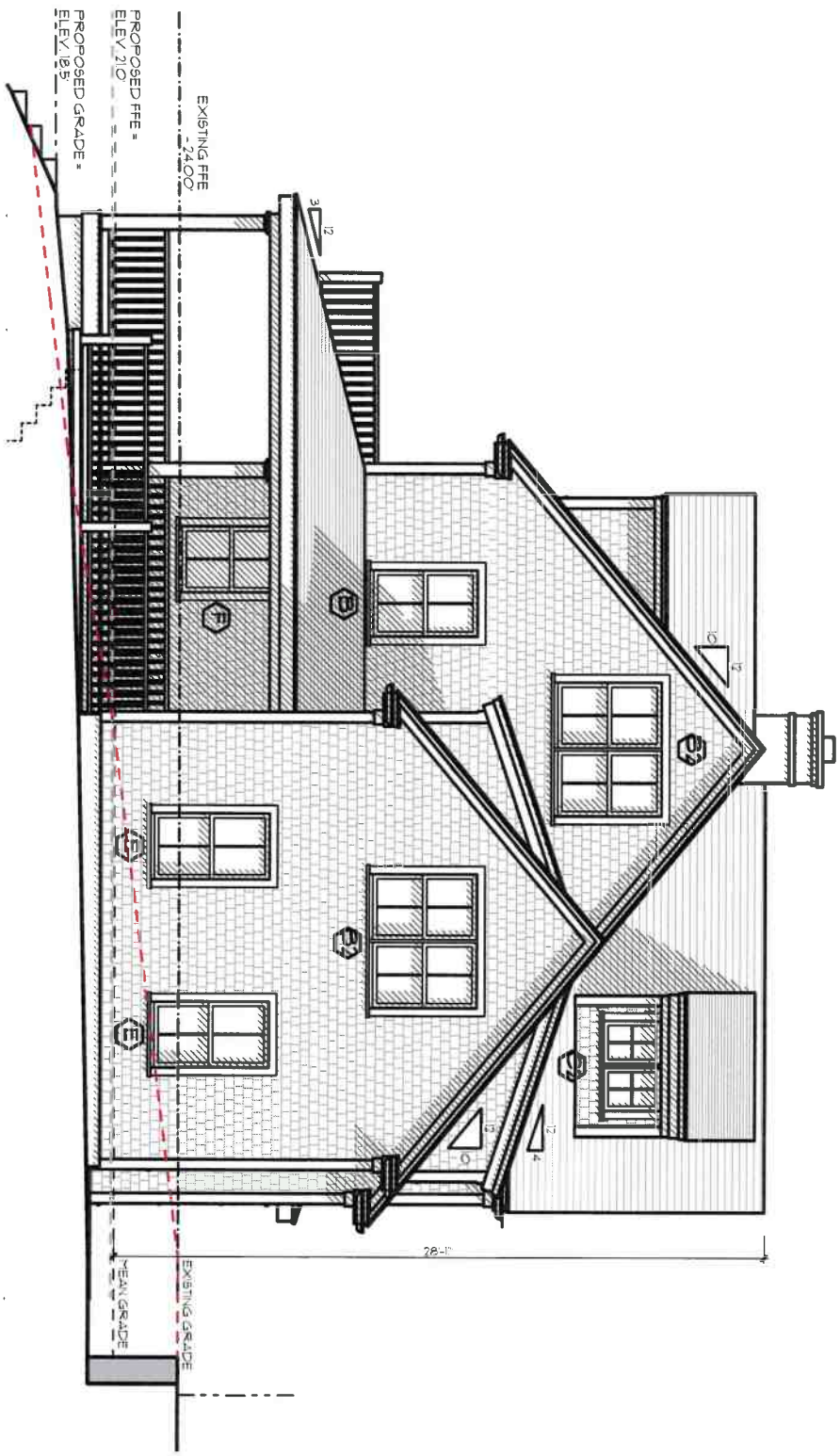
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P: 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P: 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-2.3

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

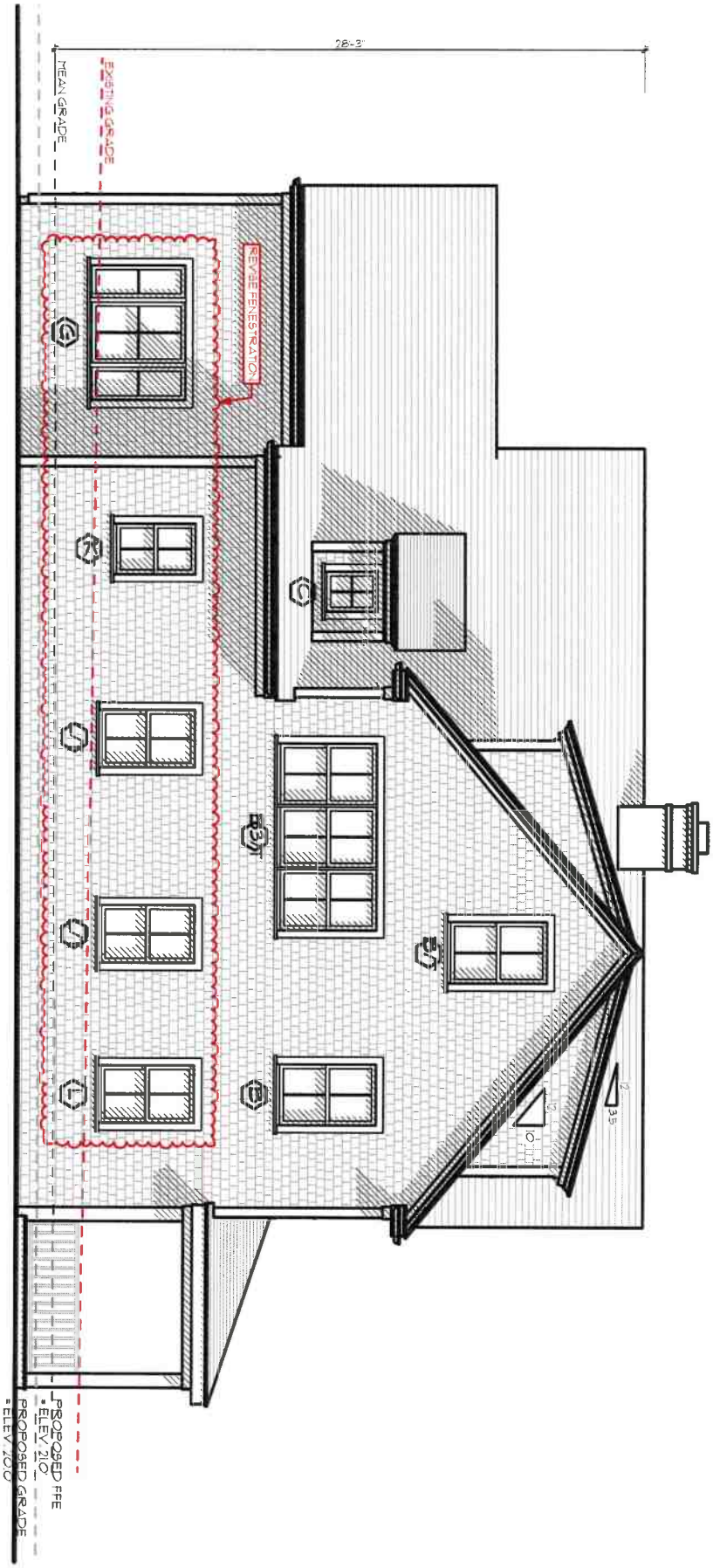
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



West Elevation

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID # A-2.4

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

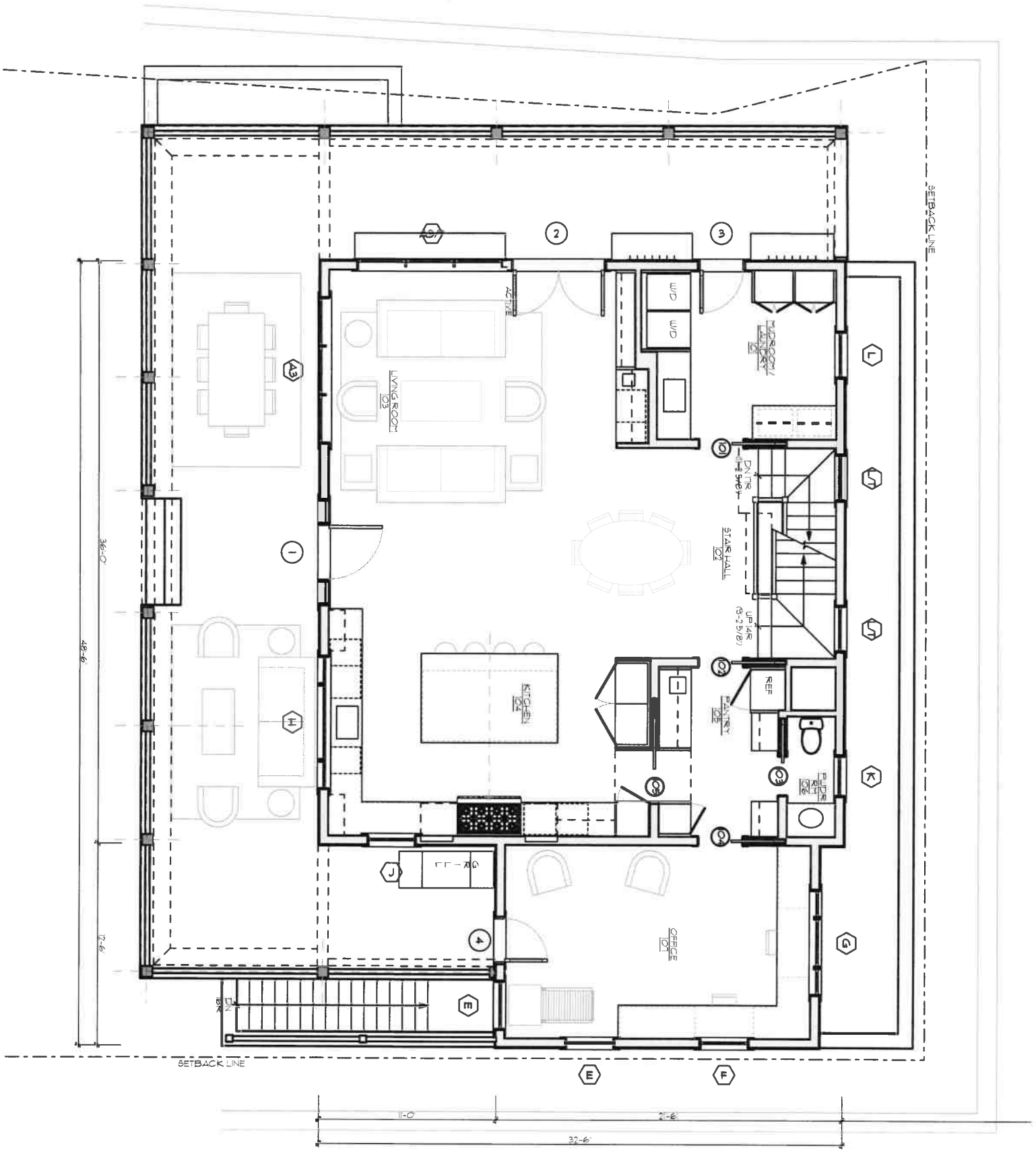
West Elevation

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID #
A-2.4



ID # **A-1.1**

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

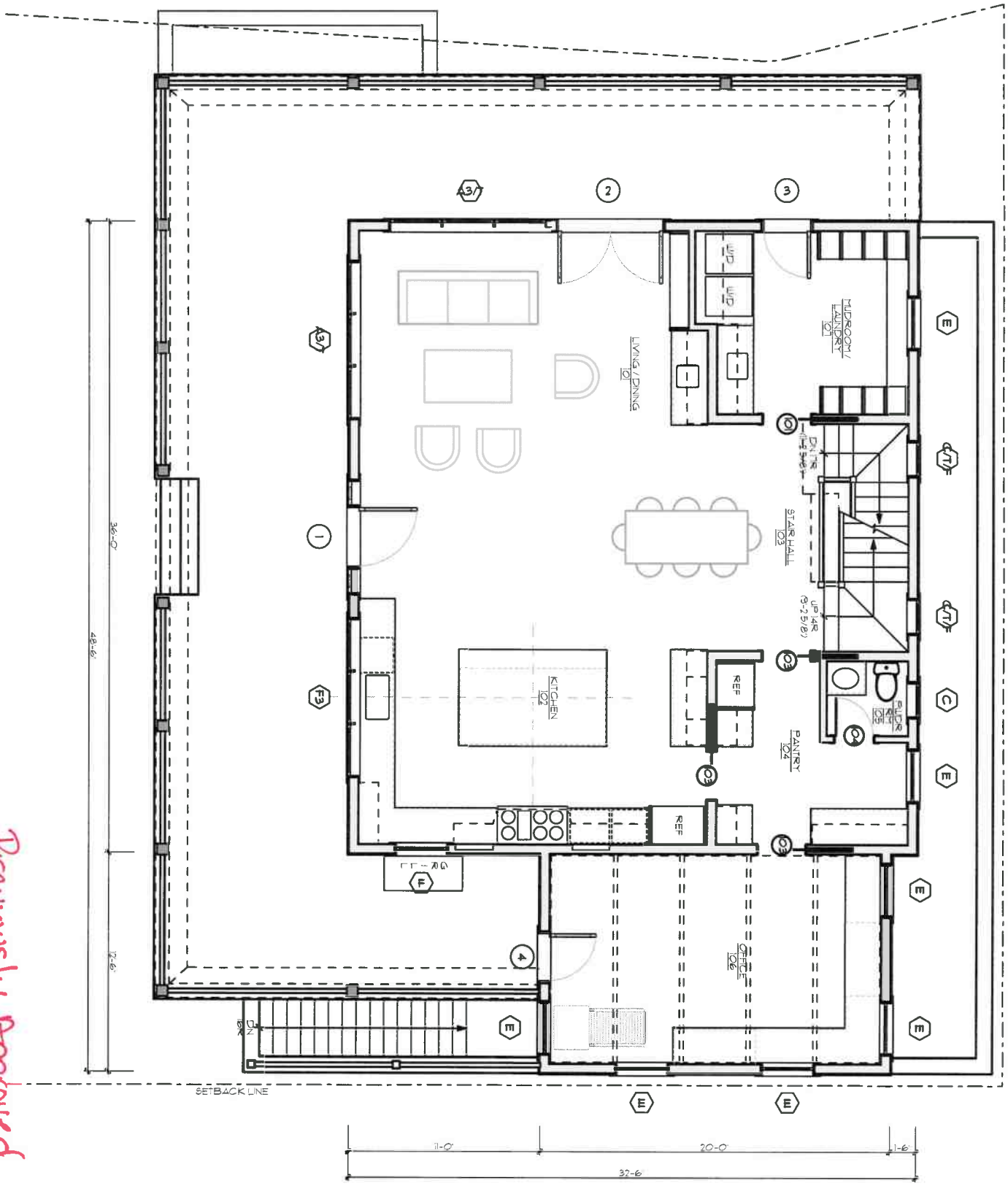
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-1.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

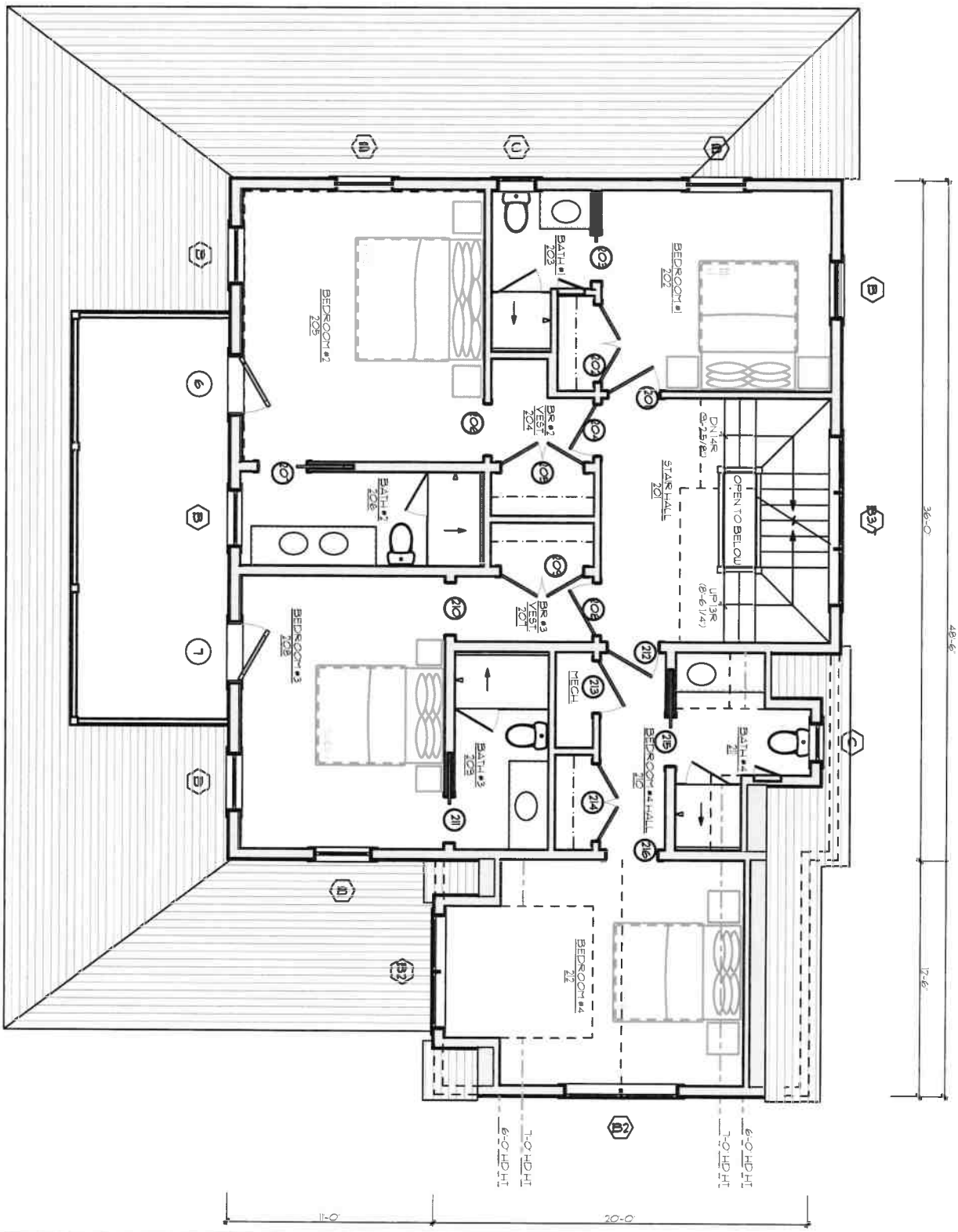
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



ID # **A-1.2**

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

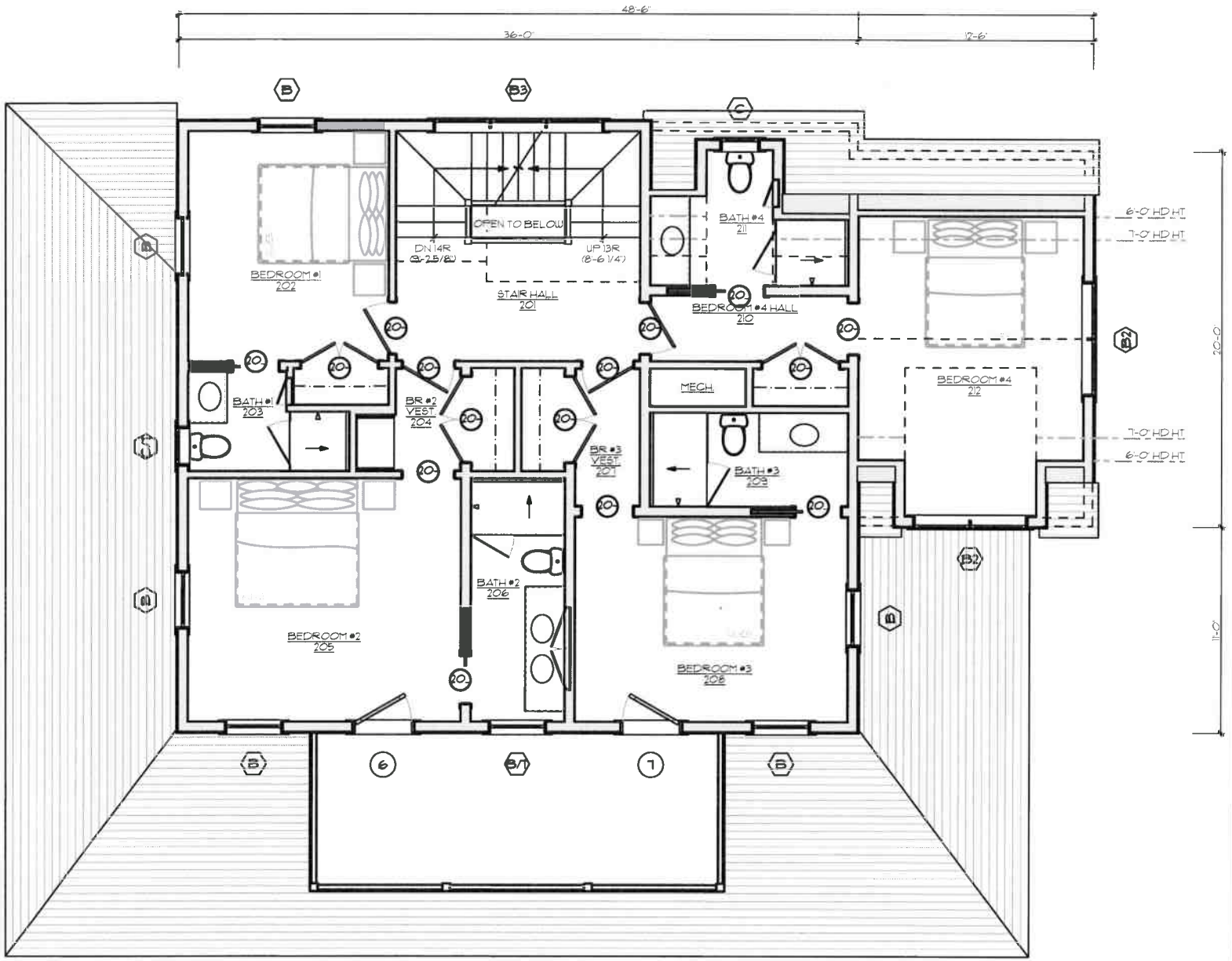
Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

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

Second Floor Plan

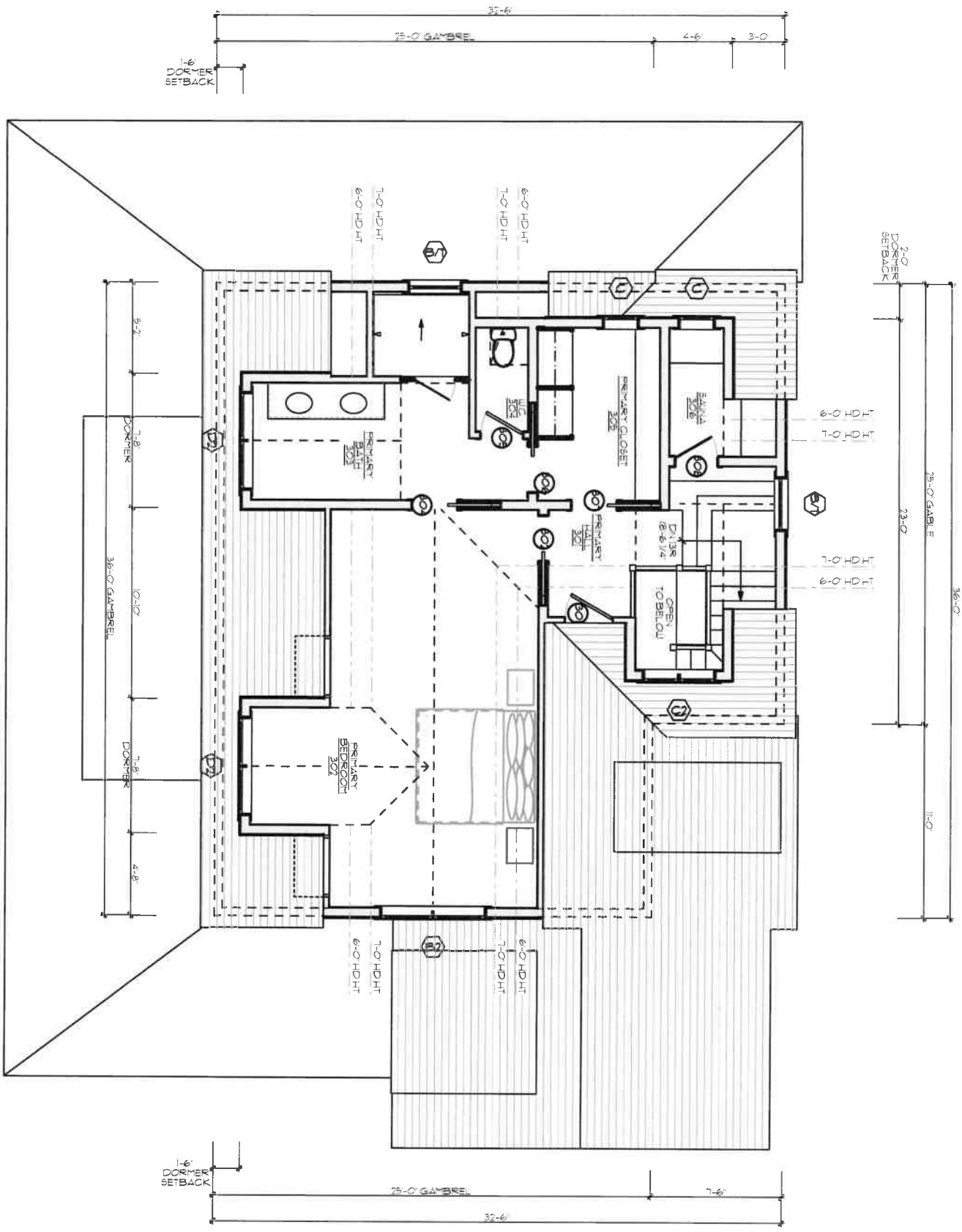
Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#

A-1.2



ID # **A-1.3**

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

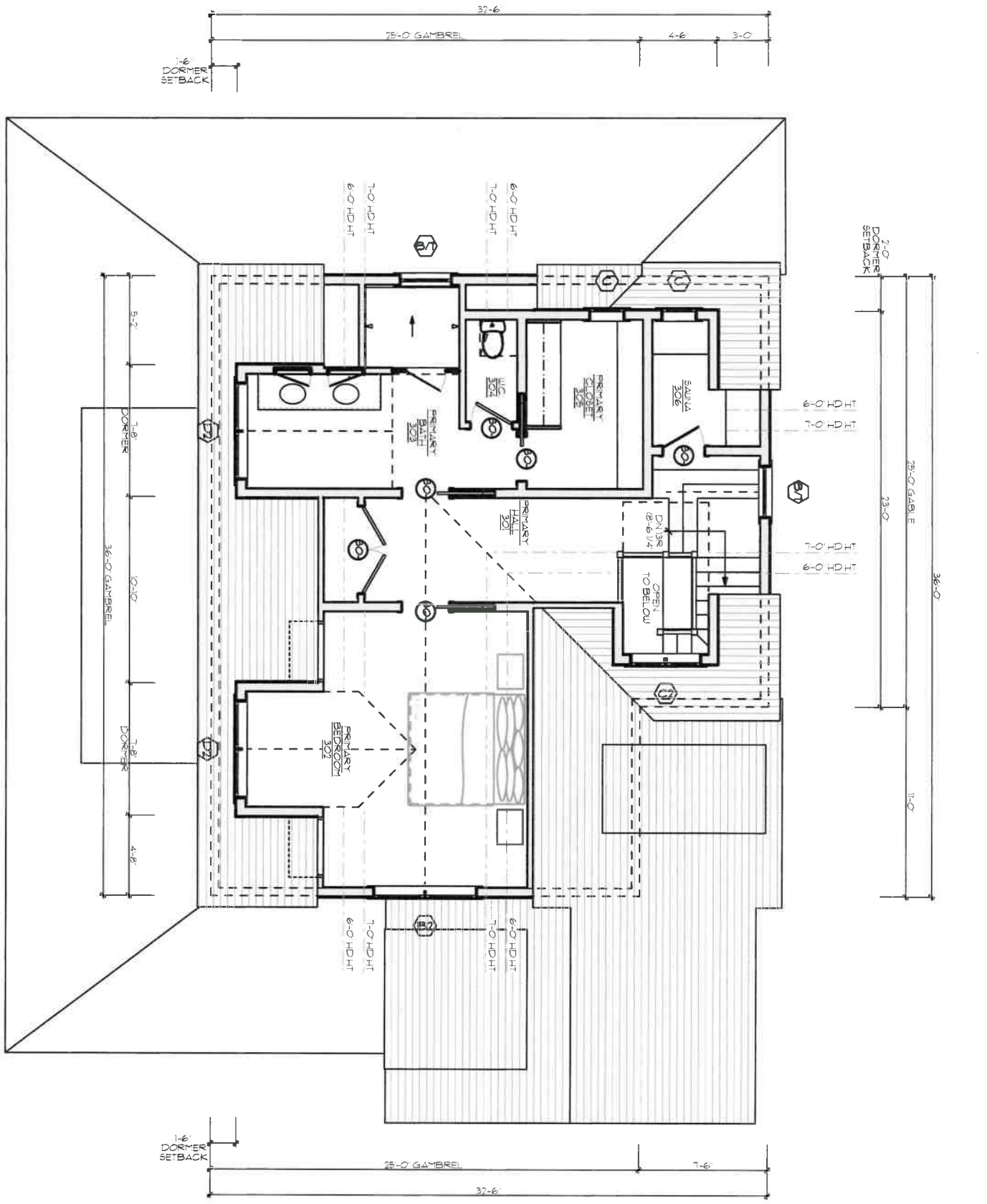
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Third Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # **A-1.3**

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Third Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM

Salata Main House
32 Jefferson Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2024-08-12
Rev: 2023-08-03, 2023-10-09, 2023-11-30
2024-01-15, 2024-05-07

Notes:

1. All KSD windows to be double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   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 KSD doors to be 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 of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. All Marvin windows, doors, sidelights, and transom windows to be Modern Collection, dual pane w/ 7/8" SDL.
4. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A3	2	(2) Double Hung	KSD	N/A	(3) 3'-0" x 6'-0"	9'-1" x 6'-0 1/2"	2 over 2	Narrow mull, (1) tempered unit
B	9	Double Hung	KSD	N/A	3'-0" x 5'-0"	3'-1" x 5'-0 1/2"	2 over 2	(2) tempered units
B2	3	(2) Double Hung	KSD	N/A	(2) 3'-0" x 5'-0"	6'-1" x 5'-0 1/2"	2 over 2	Narrow mull
B3	1	(3) Double Hung	KSD	N/A	(3) 3'-0" x 5'-0"	9'-1" x 5'-0 1/2"	2 over 2	Narrow mull, tempered
C	4	Operable Casement	KSD	N/A	2'-0" x 2'-8"	2'-1" x 2'-8 1/2"	4	
C2	1	Fixed Casement	KSD	N/A	(2) 2'-0" x 2'-8"	4'-2" x 2'-8 1/2"	4	Narrow mull
D2	2	(2) Double Hung	KSD	N/A	(2) 2'-9" x 4'-5"	5'-7" x 4'-5 1/2"	2 over 2	Narrow mull
E	2	Double Hung	KSD	N/A	3'-0" x 5'-6"	3'-1" x 5'-6 1/2"	2 over 2	
F	1	Double Hung	KSD	N/A	3'-0" x 4'-9 1/2"	3'-1" x 4'-10"	2 over 2	
G	1	(1) Fixed Casement + (2) Operable Casements	KSD	N/A	(1) 3'-0" x 4'-8 1/4" + (2) 1'-8 1/2" x 4'-8 1/4"	6'-7 1/2" x 4'-8 3/4"	4 + 2	
H	1	(1) Fixed Casement + (2) Single Hung	KSD	N/A	(1) 4'-9" x 4'-8 1/4" + (2) 1'-8 1/2" x 4'-9 1/2"	8'-3" x 4'-10"	6 + 1/1	Narrow mull
J	1	Operable Casement	KSD	N/A	3'-0" x 4'-8 1/4"	3'-1" x 4'-8 3/4"	4	
K	1	Double Hung	KSD	N/A	2'-5 1/2" x 4'-1"	2'-6 1/2" x 4'-1 1/2"	2 over 2	
L	3	Double Hung	KSD	N/A	2'-10" x 4'-9 1/2"	2'-11" x 4'-10"	2 over 2	(2) tempered units

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	KSD	N/A	3'-4" x 7'-6"	TBD	4	4 light over panel
	2	w/ (2) Sidelights	KSD	N/A	1'-4" x 7'-6"	TBD	2 ea.	2 light over panel
2	1	Double French Doors	KSD	N/A	(2) 2'-10" x 7'-6"	TBD	6 ea.	6 light over panel
3	1	French Door	KSD	N/A	2'-8" x 7'-6"	TBD	6	6 light over panel
4	1	French Door	KSD	N/A	2'-8" x 7'-0"	TBD	6	6 light over panel
5		NOT USED						
6	1	French Door	KSD	N/A	3'-0" x 7'-0"	TBD	6	6 light no panel
7	1	French Door	KSD	N/A	3'-0" x 7'-0"	TBD	6	6 light no panel
8	1	Inswing French Door	Marvin	Modern	2'-8" x 7'-0"	TBD	6	See door elevation sheet for details
9	1	Inswing French Door	Marvin	Modern	2'-8" x 7'-0"	TBD	6	See door elevation sheet for details
		w/ (2) fixed units & transoms	Marvin	Modern	(2) 2'-8" x 7'-0"		6 ea.	
10	1	Inswing French Door	Marvin	Modern	2'-8" x 7'-0"	TBD	6	See door elevation sheet for details
		w/ (2) fixed units & transoms	Marvin	Modern	(2) 2'-8" x 7'-0"		6 ea.	
11	1	Inswing French Door	Marvin	Modern	2'-8" x 7'-0"	TBD	6	See door elevation sheet for details
		w/ (2) fixed units & transoms	Marvin	Modern	(2) 2'-8" x 7'-0"		6 ea.	
12	1	Inswing French Door	Marvin	Modern	2'-8" x 7'-0"	TBD	6	See door elevation sheet for details
		w/ (2) fixed units & transoms	Marvin	Modern	(2) 2'-8" x 7'-0"		6 ea.	

Subject: Re: HDC Authorization Letter
Date: Monday, December 27, 2021 at 11:05:40 AM Eastern Standard Time
From: Kyle Salata
To: Tammy Conway

I give Botticelli & Pohl permission to sign HDC applications on my behalf for 32 Jefferson Avenue.

On Mon, Dec 27, 2021, 10:45 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> To me please
>
> **Tammy Conway**
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

From: Kyle Salata <kylesalata@gmail.com>
Date: Monday, December 27, 2021 at 10:20 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC Authorization Letter

Who do I send the email to?

On Mon, Dec 27, 2021, 10:14 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> An email stating you give Botticelli & Pohl permission to sign HDC applications on your behalf for 32 Jefferson Avenue.
>
> THanks
>
> **Tammy Conway**
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

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 Eleven Lincoln Avenue Trust

STREET ADDRESS 32 Jefferson Avenue

MAP/PARCEL 30/132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 12, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

8/12/24
Date

32 Jefferson Ave
GH Color Change

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.

✓ 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.

KCP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

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 #: 228-9455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-02-9964

☐ 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 Platinum Gray (to Match MH) Sash Platinum Gray (to Match MH) Doors Kendall Charcoal (to Match MH)

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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC2024-02-9864

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 132

Street & Number of Proposed Work: 32 Jefferson Avenue

Owner of record: Eleven Lincoln Avenue Trust

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: 2/6/24 Fee Paid: $ 150

Must be acted on by: 4/24/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

CH

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-10-9273

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Revise Fenestration + Remove Railing at window well
2. South Elevation N/C
3. West Elevation
4. North Elevation Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 Lite/Panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

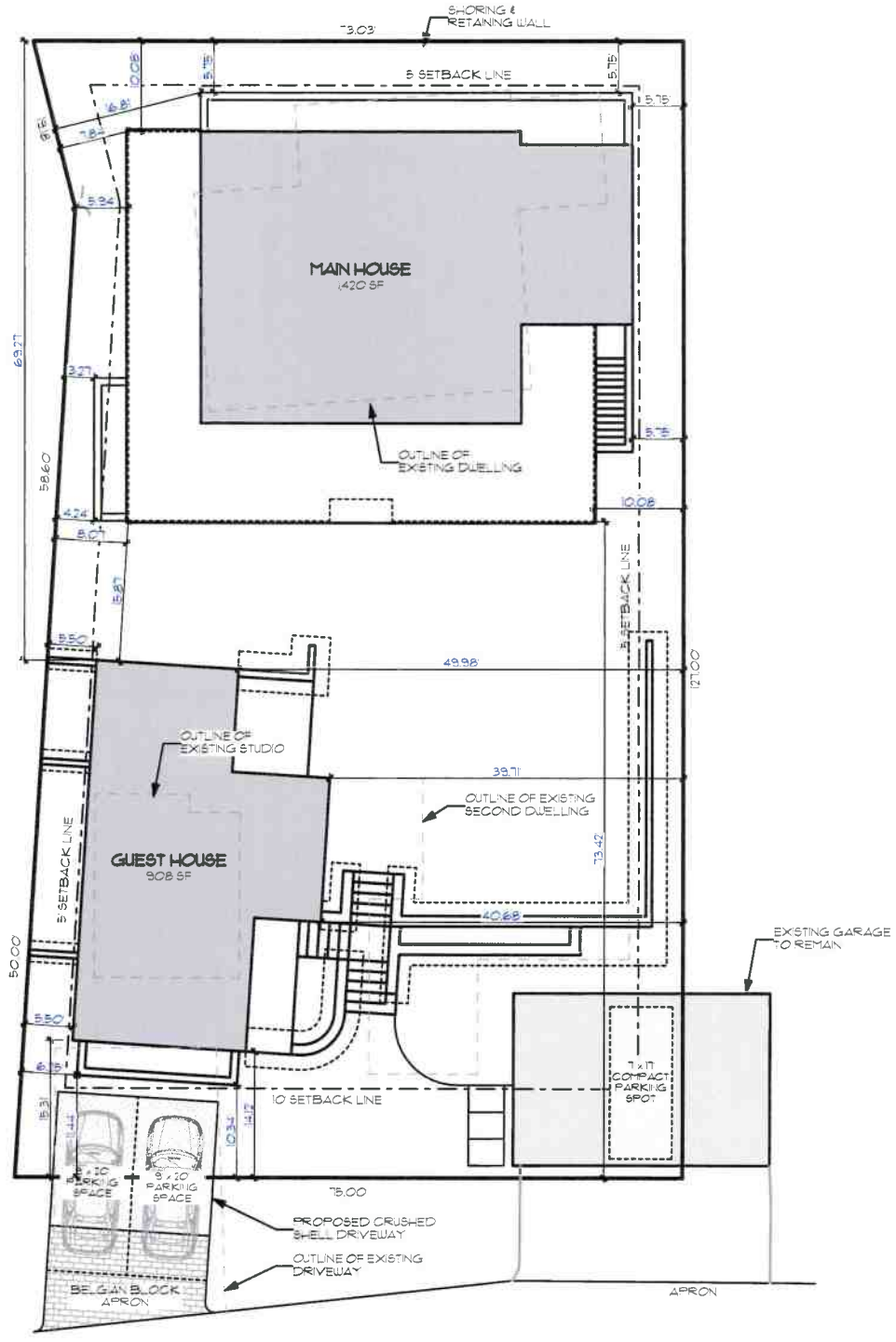
Trim _____ Sash _____ Doors _____

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 2/5/24 Signature of owner of record _____ Signed under penalties of perjury



JEFFERSON AVENUE

L-1.1

ID1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

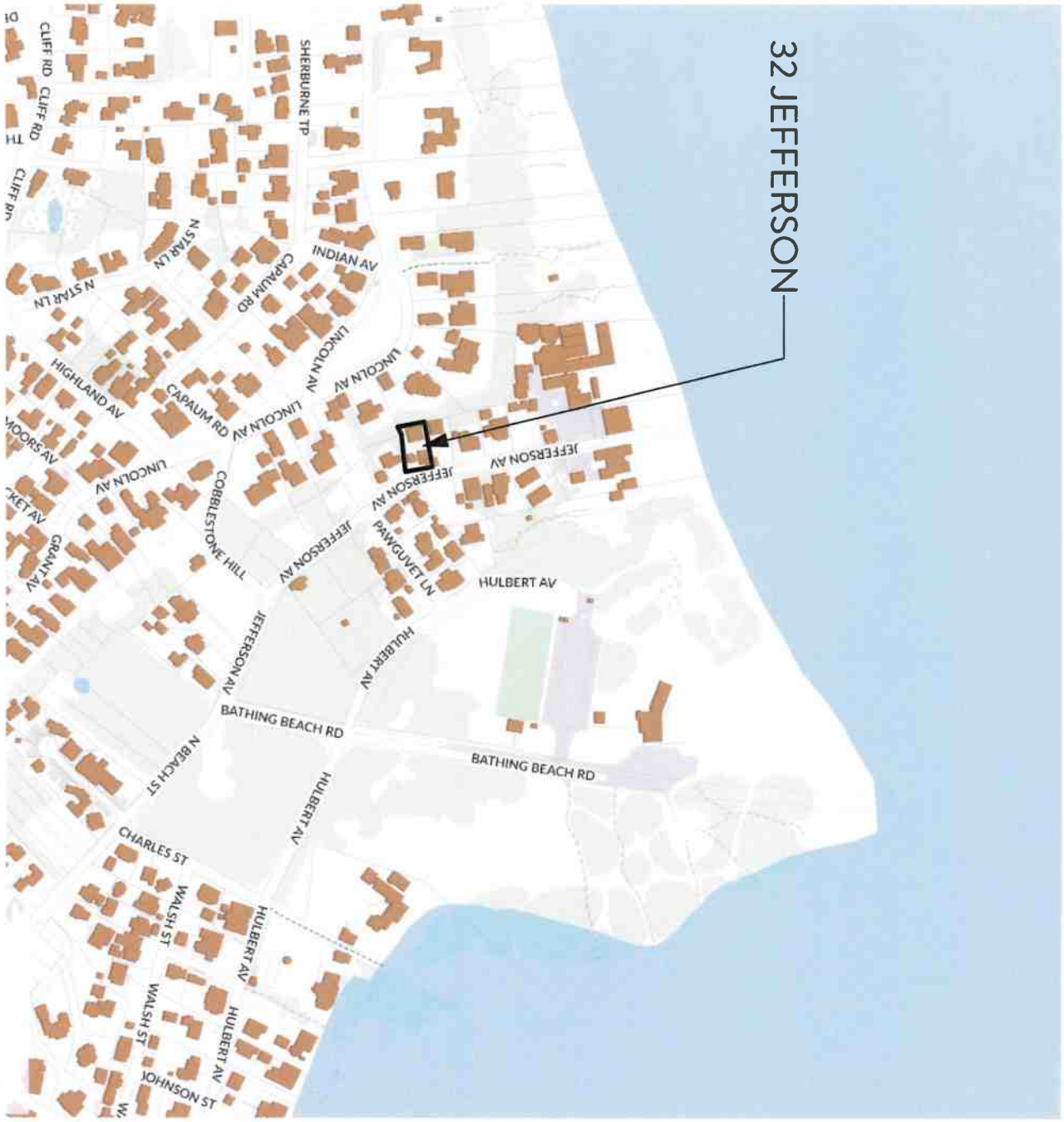
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



L-1.2

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

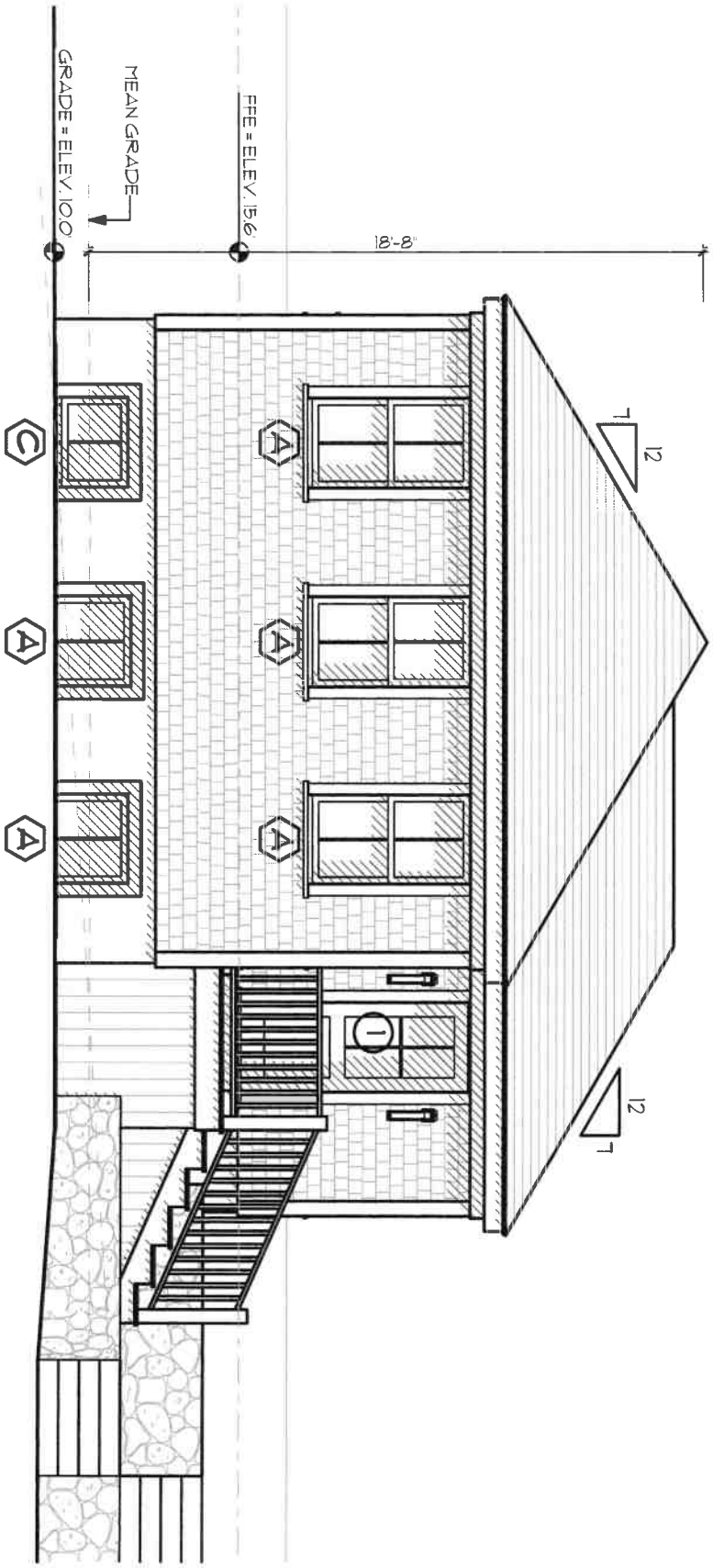
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-2.1

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

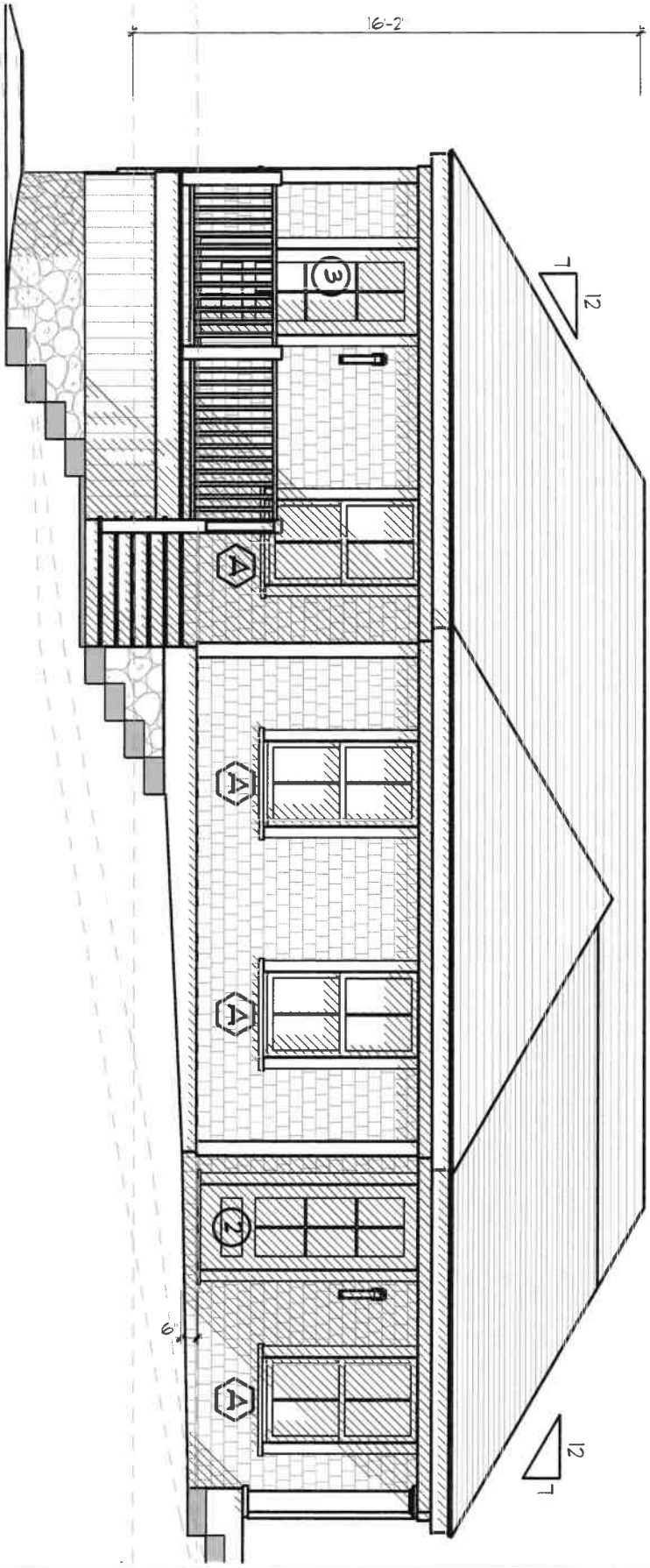
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.2

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

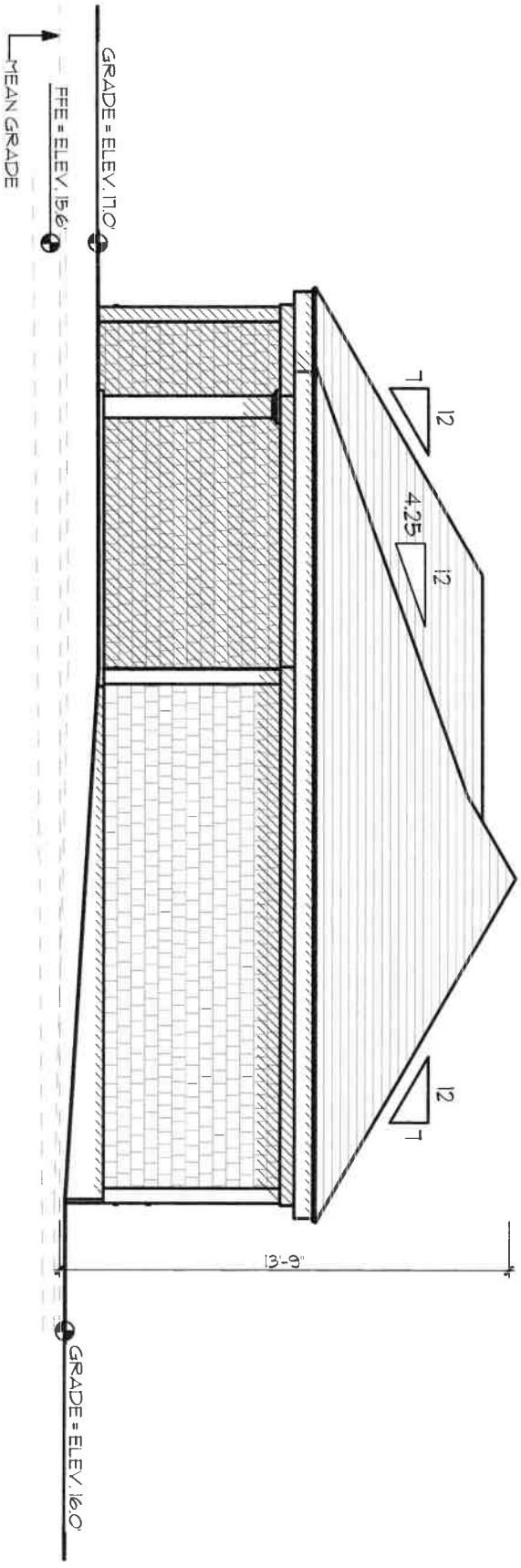
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.3

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

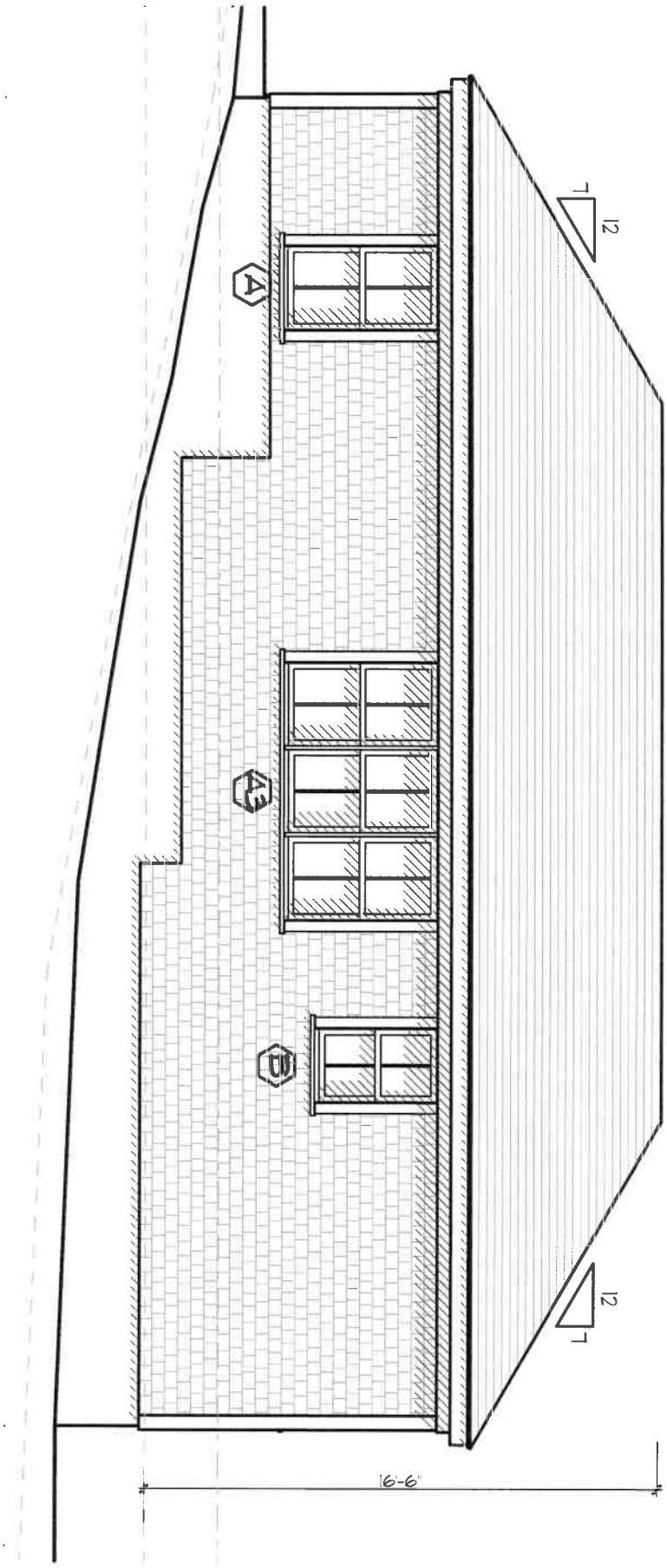
MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

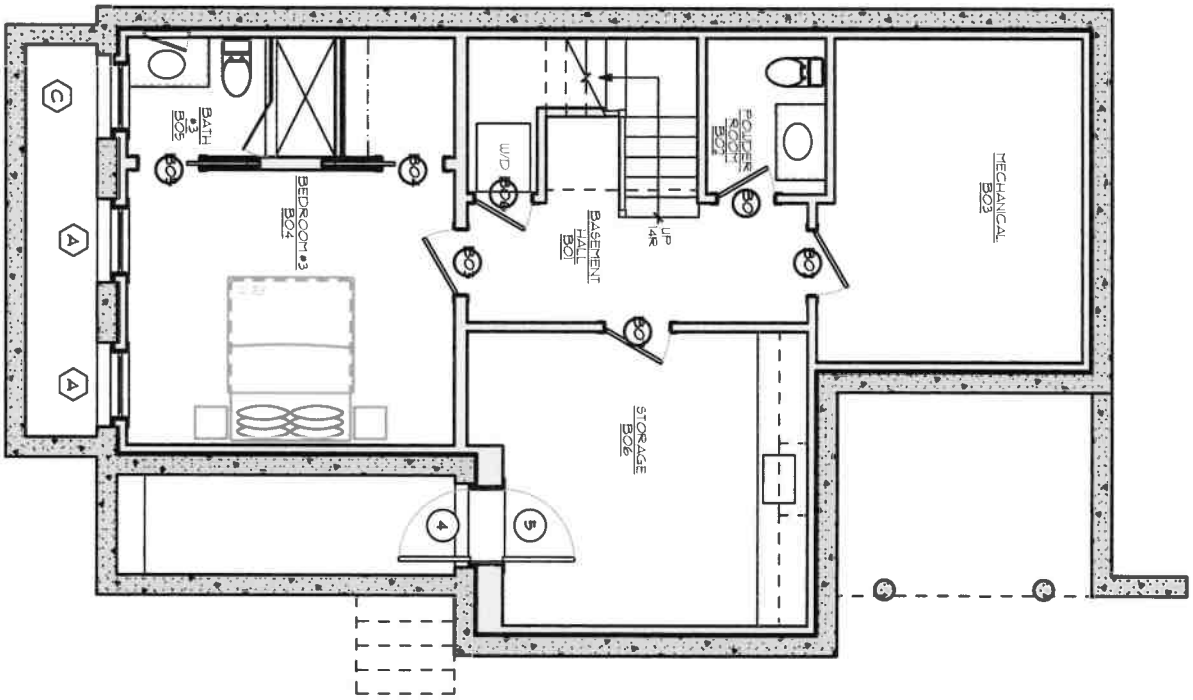
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



A-1.0

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

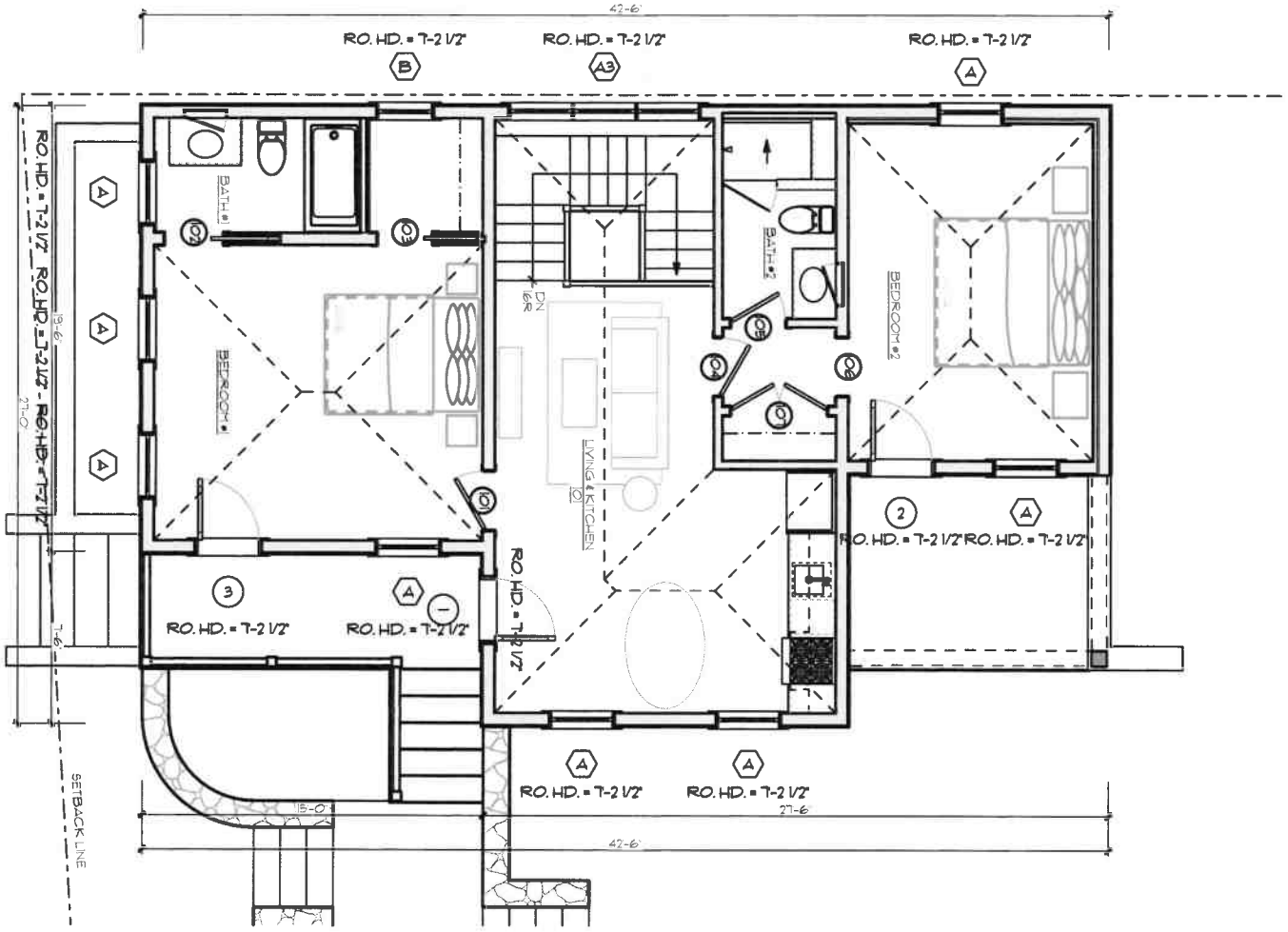
Basement Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P: 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P: 617 482 4543

BOTTICELLIANDPOHL.COM



A-1.1

ID #

Residence at
32 Jefferson Avenue
Nantucket, MA 02554

MAP NO: 30 ZONING INFO: R1
PARCEL NO: 132 PROJECT NO: 13 REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P: 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
BOTTICELLIANDPOHL.COM

Subject: Re: HDC Authorization Letter
Date: Monday, December 27, 2021 at 11:05:40 AM Eastern Standard Time
From: Kyle Salata
To: Tammy Conway

I give Botticelli & Pohl permission to sign HDC applications on my behalf for 32 Jefferson Avenue.

On Mon, Dec 27, 2021, 10:45 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:

> To me please
>
> **Tammy Conway**
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

From: Kyle Salata <kylesalata@gmail.com>
Date: Monday, December 27, 2021 at 10:20 AM
To: Tammy Conway <tammy@botticelliandpohl.com>
Subject: Re: HDC Authorization Letter

> Who do I send the email to?
>
> On Mon, Dec 27, 2021, 10:14 AM Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> > An email stating you give Botticelli & Pohl permission to sign HDC applications on your behalf for 32 Jefferson Avenue.
> >
> > THanks
> >
> > **Tammy Conway**
> > Office Manager
> > Botticelli & Pohl
> > 11 Old South Road
> > Nantucket, MA 02554
> > 508-228-5455

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 Eleven Lincoln Avenue Trust

STREET ADDRESS 32 Jefferson Avenue

MAP/PARCEL 30|132

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 12, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/12/24
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°: 67 PARCEL N°. 173.2

Street & Number of Proposed Work: 63 Fairgrounds Rd.

Owner of record: 61 Fairgrounds LLC

Mailing Address: PO Box 585

Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jun@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other Add parking spot, add patio by the pool

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 156 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 gravel Walkways bluestone 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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

63 Fairgrounds rd.

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 Juraj Beucat

AS AGENT FOR 61 Fairgrounds LLC

STREET ADDRESS 63 Fairgrounds rd.

MAP/PARCEL 67/173.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/12/24

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.

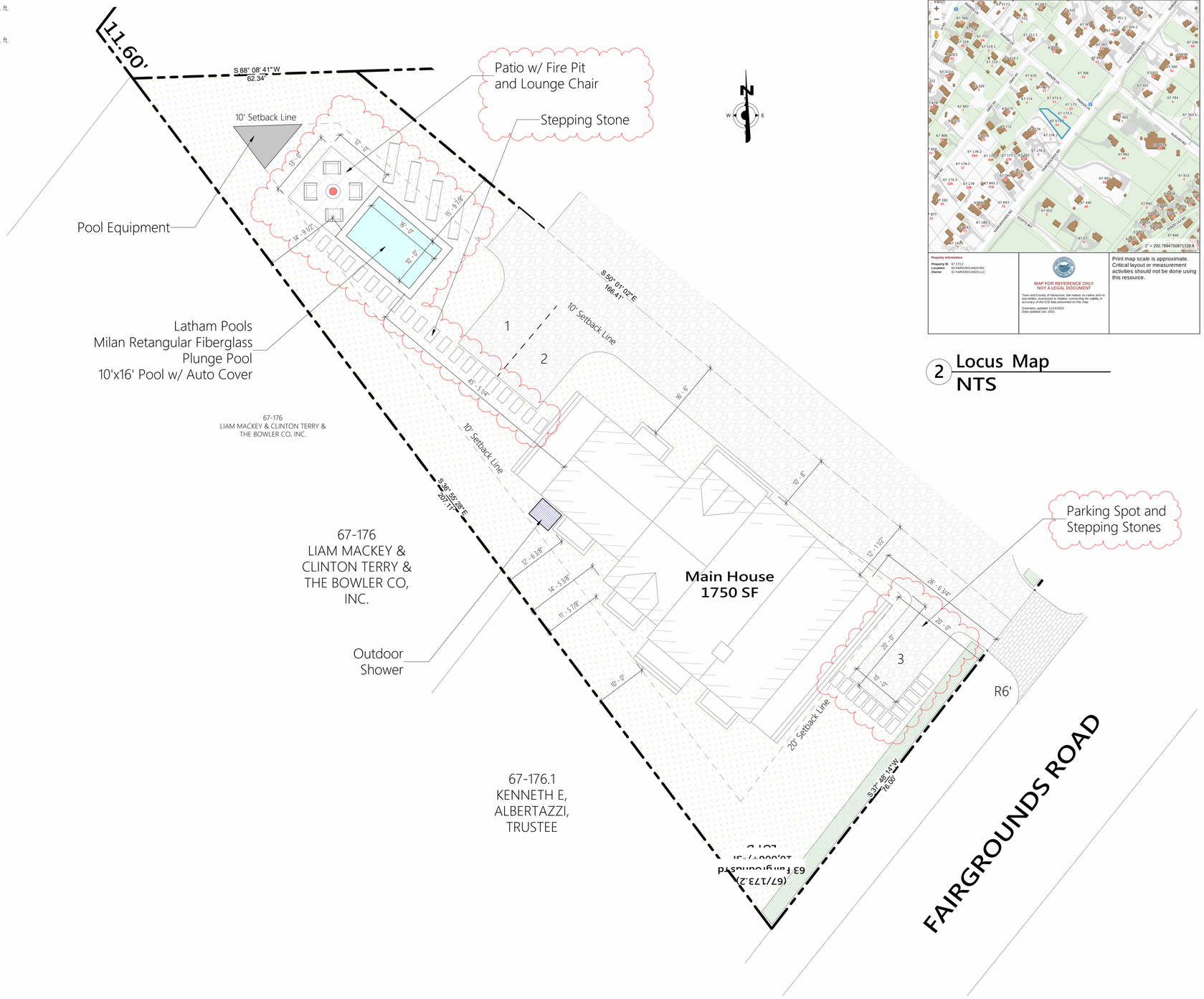
Signature 8/12/24 Date

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel:	67/173.2	Lot Size:	10,006 sq. ft.
District/Zoning:	R-10	Allowable Ground Coverage:	2,501.5 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	1,748.5 sq. ft.
Ground Cover Ratio:	25%	Proposed Ground Coverage Cottage:	0 sq. ft.
Front Setback:	20 ft.		
Side/Rear Setback:	10 ft.	Total Proposed Ground Coverage:	1,748.5 sq. ft.



1 Site Plan - Lot D
1" = 10'-0"

2 Locus Map
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

63 Fairgrounds rd.
Main House

63 Fairgrounds Road,
Nantucket, MA 02554

Sheet
Site Plan Lot D

SHEET INDEX

C.101 Site Plan Lot D
Grand total: 1

Date
08.12.2024

Revisions

C.101

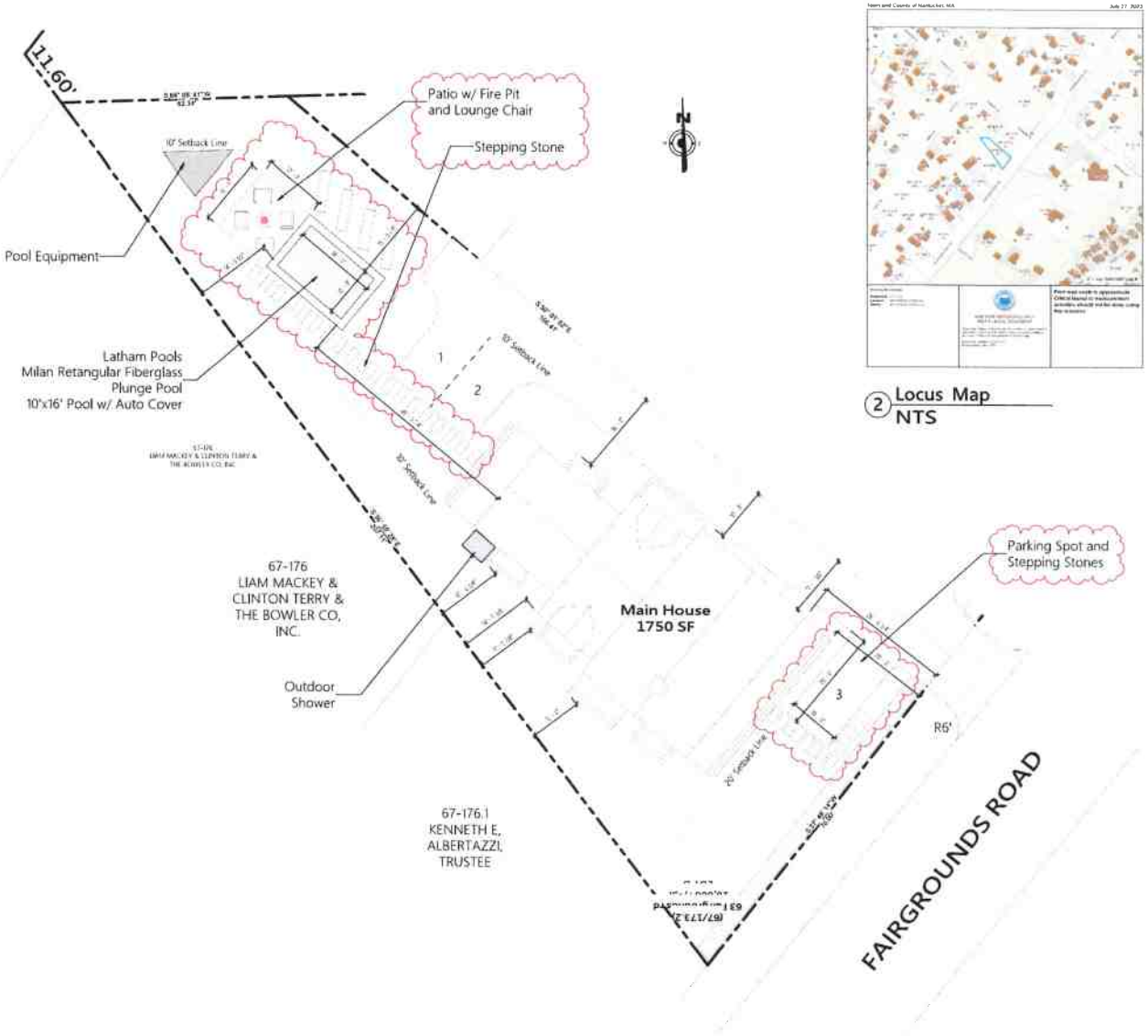
Scale
As indicated

8/12/2024 8:14:54 PM

HDC Submission Only - Not For Construction

Property Info:

Map & Parcel	67/173.2	Lot Size	10,006 sq. ft.
District/Zoning	R-10	Allowable Ground Coverage	2,501.5 sq. ft.
Minimum Lot Size	10,000 sq. ft.	Existing Ground Coverage	0 sq. ft.
Frontage	75 ft.	Proposed Ground Coverage (all)	1,748.5 sq. ft.
Ground Cover Ratio	25%	Proposed Ground Coverage Cottage	0 sq. ft.
Front Setback	20 ft.		
Side/Rear Setback	10 ft.	Total Proposed Ground Coverage	1,748.5 sq. ft.



1 Site Plan - Lot D

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

63 Fairgrounds rd. Main House

63 Fairgrounds Road, Nantucket, MA 02554

Sheet

Site Plan Lot D

SHEET INDEX

C.101 Site Plan Lot D
Grand total: 1

Date

08.12.2024

Revisions

C.101

Scale

As indicated

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 34

Street & Number of Proposed Work: 1160 BAXTER ROAD

Owner of record: ALLEN MORTON CP

Mailing Address: 1931 Club DRIVE
VERO BEACH, FL 32963

Contact Phone #: 415 640-1869 E-mail: ALLEN.S.MORTON@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA.WILLIAMS@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: CHANGE FENESTRATION / ENLARGE DORMER

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation CHANGE FENESTRATION
3. West Elevation CHANGE FENESTRATION
4. North Elevation NO CHANGE

Is there an HDC survey form for 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 TMB Door Frame TMB Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 Y1 TMB

Doors* (type and material): ☐ TDL ☒ SDL Front ALT/PANEL Rear CLEARLT TMB Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTG Clapboard (if applicable) _____ Roof _____

Trim WHITE TMB Sash WHITE TMB Doors WHITE TMB

Deck _____ Foundation _____ Fence _____ Shutters _____

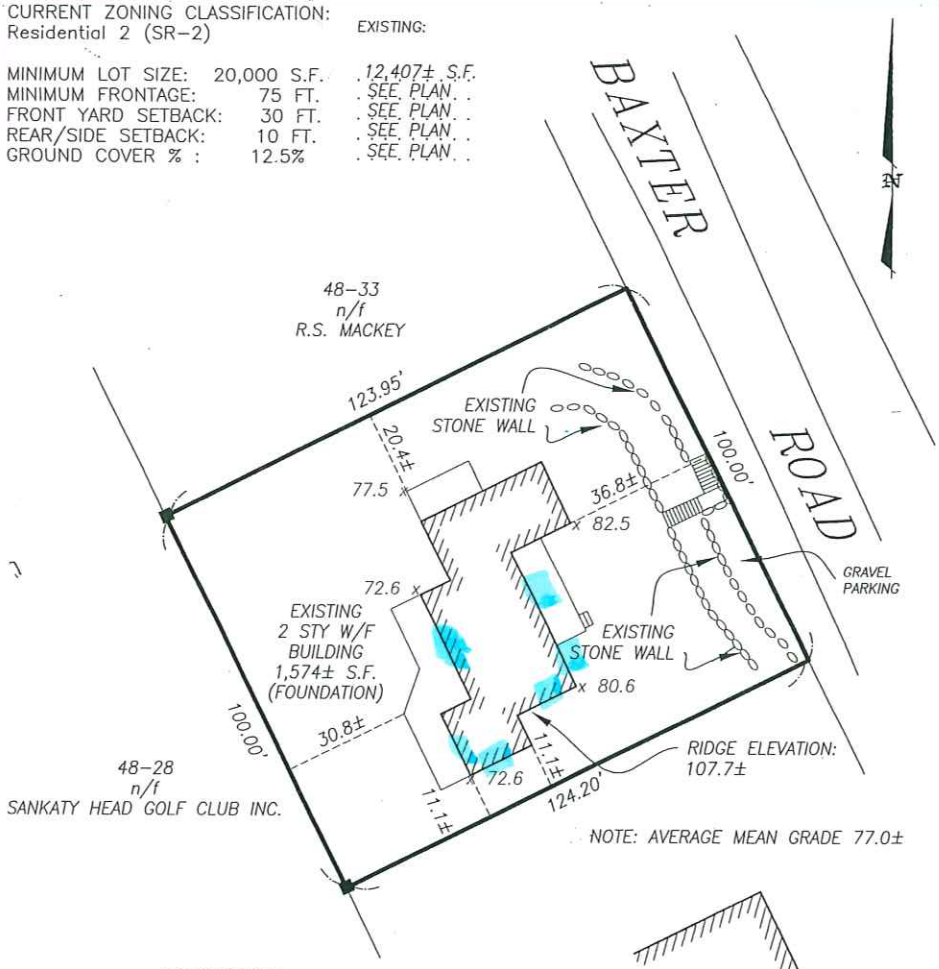
* Attach manufacturer's color samples if color is not from HDC approval list.

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 8/12/2024 Signature of owner of record _____ Signed under penalties of perjury

CURRENT ZONING CLASSIFICATION:
Residential 2 (SR-2)

		EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	12,407± 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%	SEE PLAN



LEGEND

x 72.6 DENOTES EXISTING GROUND ELEVATIONS

I CERTIFY, AS OF 10-12-11, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W. Hart

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 ASSESOR RECORDS.

ASSESSOR MAP: 48, PARCEL: 34

BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 30' DATE: OCTOBER 12, 2011

Owner: STEPHEN B. COHEN

Deed: CERT. 21113 Plan: L.C. 36509-B; LOT 2

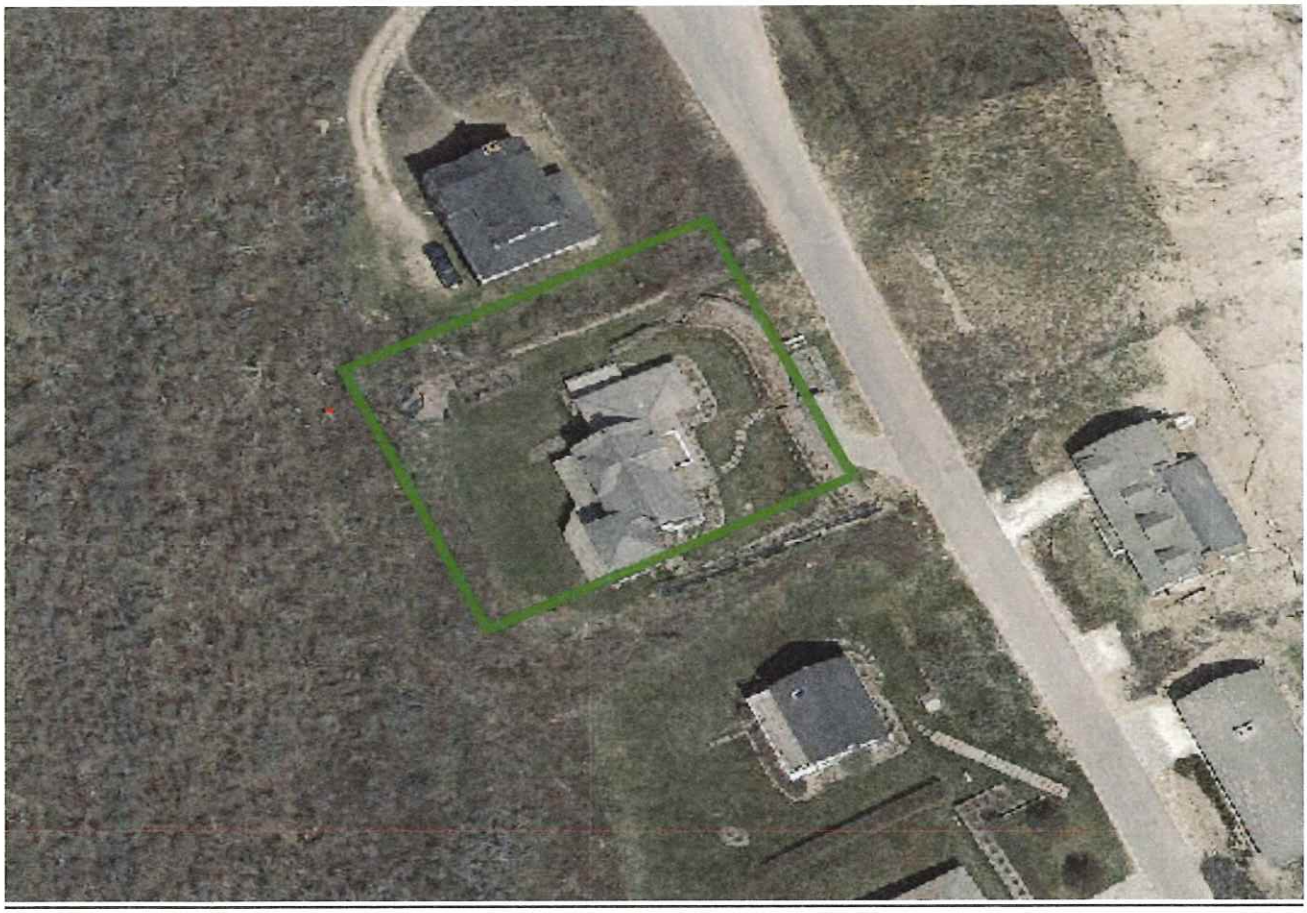
Locus: #116 BAXTER ROAD

CHARLES W. HART and ASSOCIATES, Inc.
Professional Land Surveyors
8 WILLIAMS LANE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6145

116 BAXTER ROAD – FENESTRATION CHANGES – 1978 DWELLING MOVED FROM ACROSS BAXTER ROAD IN 2005 – WHEN IT WAS MOVED MODIFICATIONS WERE MADE BY THAT OWNER WITHOUT HDC APPROVAL – NEW CHANGES AND RETURNING TO THE ORIGINAL APPROVED ELEMENTS



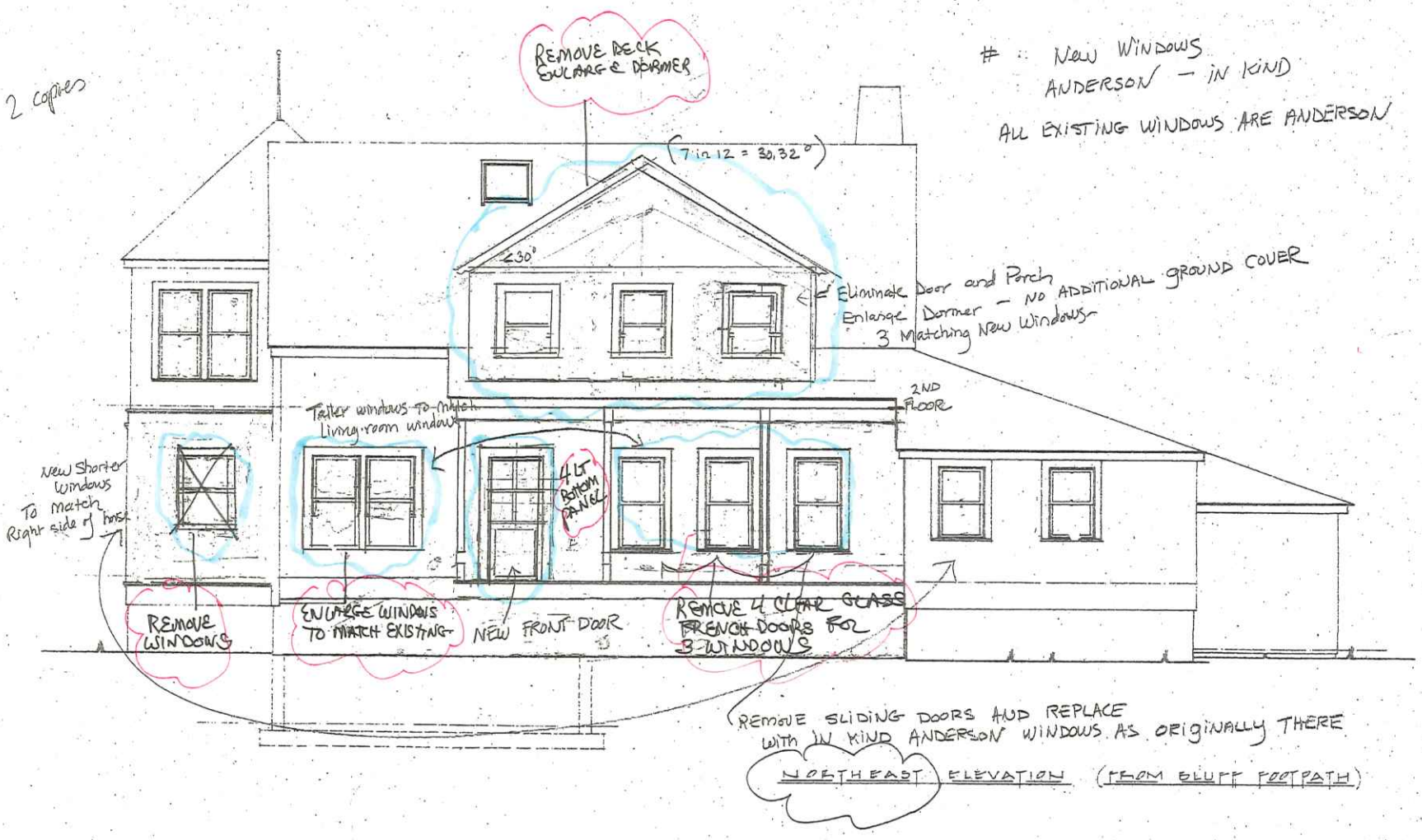



#2 NEW ANDERSON WINDOWS
MORTON
116 BAXTER
Proposed -
New Kitchen Windows
Switch Door & Window
SWITCH DOOR & WINDOW TO CLEAR DOOR FROM 9"±
CHANGE 2 PAIRS OF CASED WINDOWS TO 4 CASED WINDOWS
ADD DECK OVER CONCRETE
ADD LATTICE
W.I.C. CHANGES
FRENCH DOORS
ADD POSTS
CONCRETE
FILL
NOTE: ADD WINDOWS TO BASEMENT LEVEL
REPLACE 4 FRENCH SLIDERS TO 2 PAIR OF FRENCH DOORS
CHANGE SLIDING WINDOWS TO DR. SAME R/O
REPLACE 4 FRENCH SLIDERS TO 2 PAIR OF FRENCH DOORS
(UPPER LEVEL)

2 copies


#2 PROPOSED
New Anderson Windows
MORTON
116 BAXTER ROAD
CHANGED TWO SMALLER
CANOED TO TWO SEPARATE
SHORTER-
NEW WINDOWS TO MATCH
NEW WINDOWS ON
NORTHWEST ELEVATION
- NEW WINDOW -
- LARGER TO MATCH EXISTING
- Same location as existing -
just taller
SOUTHEAST ELEVATION

2 copies

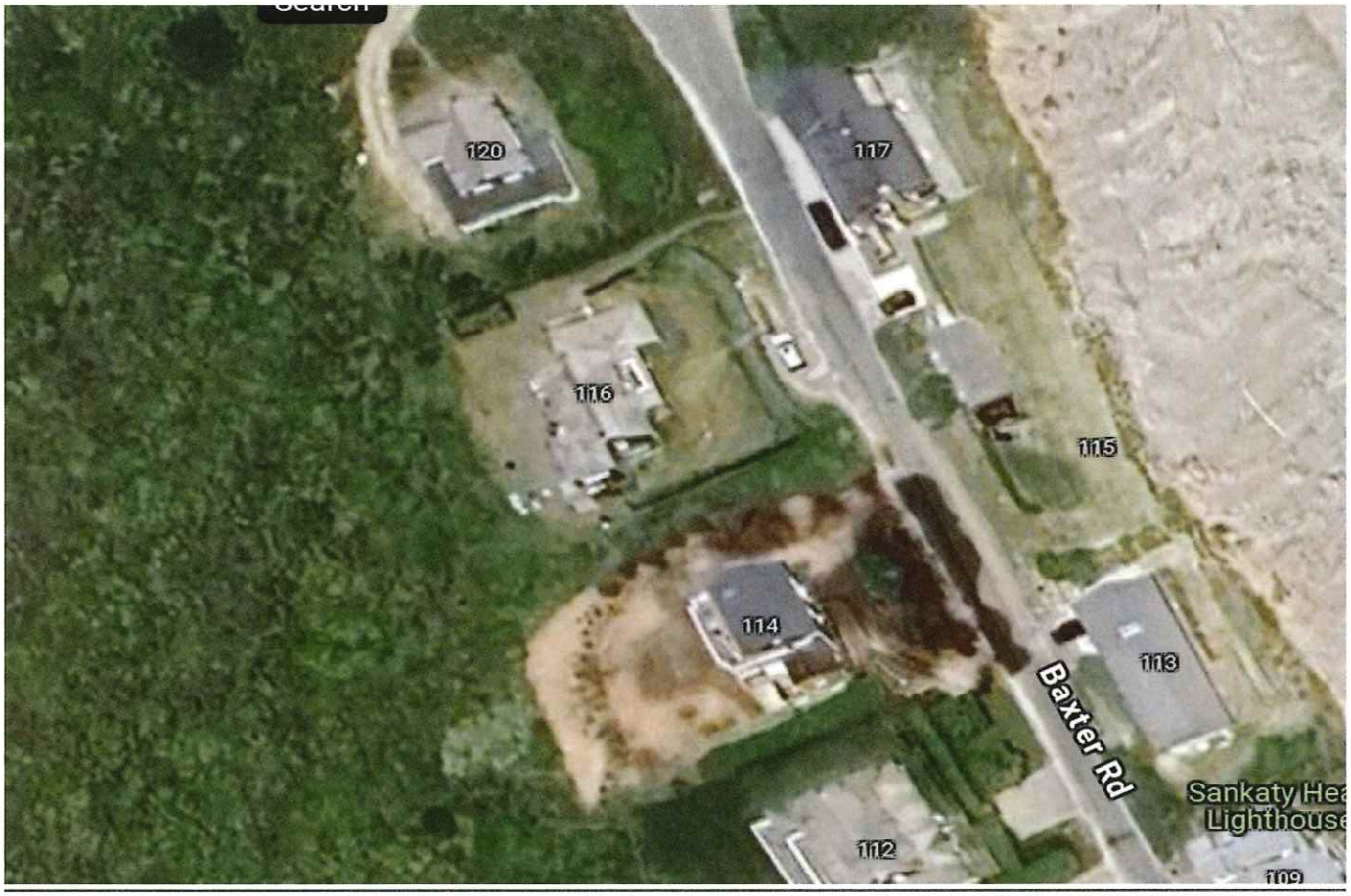


: NEW WINDOWS
ANDERSON – IN KIND

ALL EXISTING WINDOWS ARE ANDERSON

NORTHEAST ELEVATION (FROM BLUFF FOOTPATH)

4


120
117
116
115
114
113
Baxter Rd
112
109

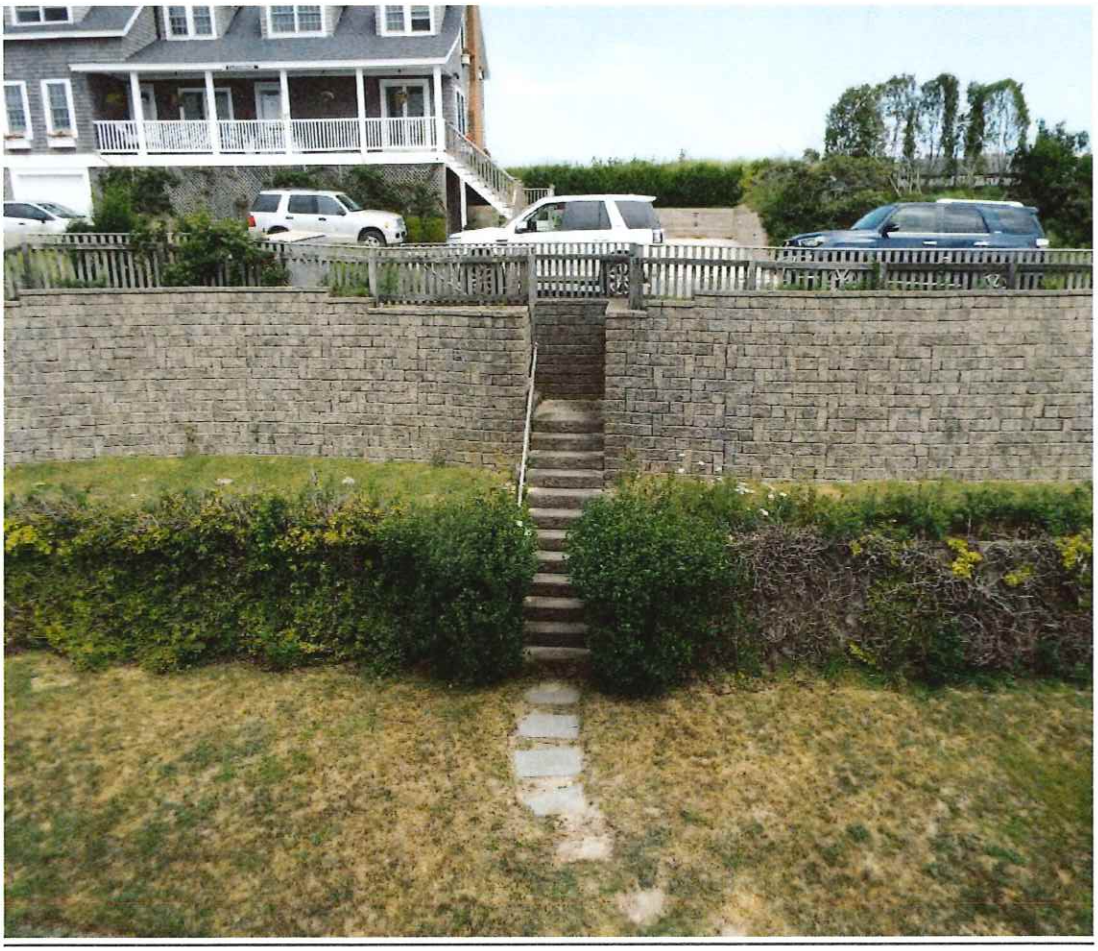


EAST ELEVATION VIEW FROM BAXTER ROAD – ABOVE THE LOT









EAST ELEVATION – FRONT – REMOVE THE SECOND FLOOR DECK – EXPAND DORMER



NO CHANGE



REPLACE KITCHEN WINDOWS – WITH SAME LARGER WINDOWS TO THE LEFT





REPLACE THE UNAPPROVED FRONT FRENCH DOORS



SOUTH ELEVATION – NO CHANGE



NORTH ELEVATION – NO CHANGE



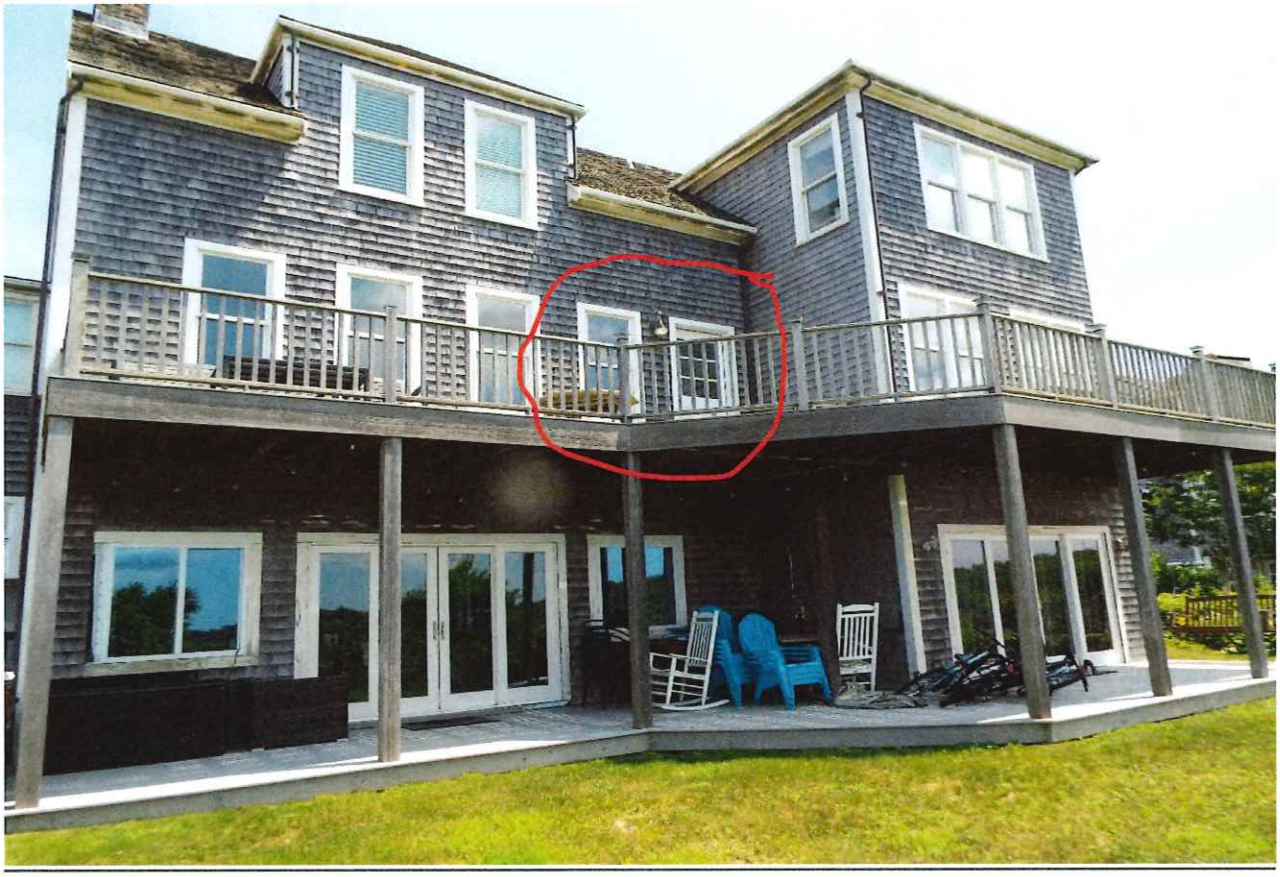


WEST ELEVATION/REAR – NO CHANGE ON THIS SECTION





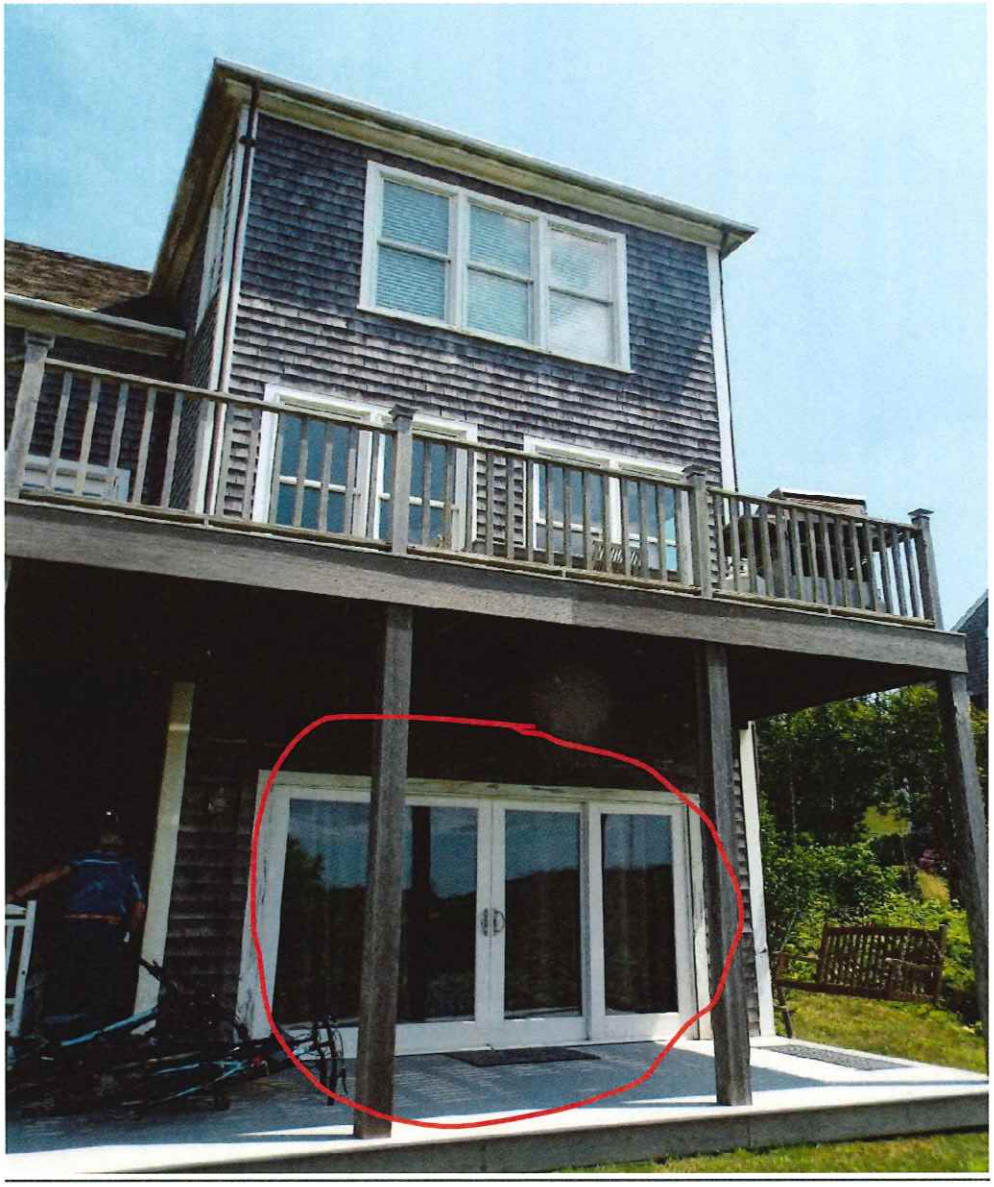
RELOCATE SECOND FLOOR TO THE LEFT AND MOVE WINDOW TO THAT LOCATION

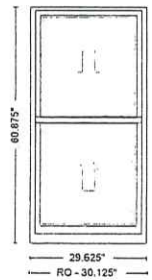


REPLACE AND REDUCE FRENCH DOORS



REPLACE AND REDUCE FRENCH DOORS





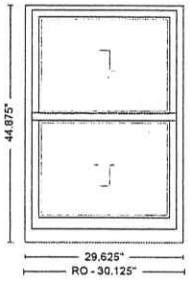
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	7	AA		$1,006.96	$7,048.72

RO Size: 30 1/8" x 60 7/8" **Unit Size: 29 5/8" x 60 7/8"**

WDH24410E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH24410E Full Screen TruScene White PN:1634667

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	25.8750	26.2500	4.71000



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	7	AA		$839.13	$5,873.91

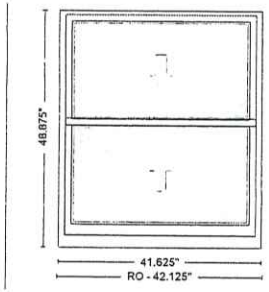
RO Size: 30 1/8" x 44 7/8" **Unit Size: 29 5/8" x 44 7/8"**

WDH2436, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2436 Full Screen TruScene White PN:1634666

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	25.8750	18.2500	3.28000

MORTON - 116 BAXTER RD.
ANDERSON WINDOW SCHEDULE



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	2	AA		$1,006.96	$2,013.92

RO Size: 42 1/8" x 48 7/8" **Unit Size: 41 5/8" x 48 7/8"**

WDH34310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, TruScene

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH34310E Full Screen TruScene White PN:1634646

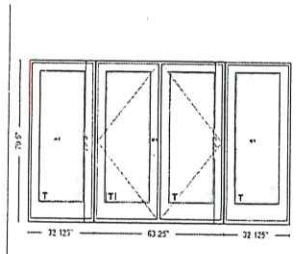
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	37.8750	20.2500	5.32000

SUB-TOTAL:	$31,495.91
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$1,968.49
TOTAL:	$33,464.40

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	Stationary - Active Left-Passive Right - Stationary		$8,279.68	$16,559.36

RO Size: 128 3/4" x 80" **Unit Size: 127 7/8" x 79 1/2"**

Mull: Job Site Mulled, Field Ribbon Mull, 3/16 Non Reinforced Material
FWH2968 - FWH5468 - FWH2968, Unit, Unit 1, 3: 400 Series Patio Doors 1 Panel-FWH, Unit 2: 400 Series Patio Doors 2 Panel-FWH, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Unit 1, 3: Stationary, Unit 2: Active Left-Passive Right, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer, Albany, Black, Black, Black Panel Stop, Exterior Keyed Lock, White, Full Screen, Fiberglass, Hinged Double

FWH2968 - FWH5468 - FWH2968, Unit, 400 Series Patio Doors 1 Panel-FWH, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Stationary, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer

FWH2968 - FWH5468 - FWH2968, Unit, 400 Series Patio Doors 2 Panel-FWH, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Active Left-Passive Right, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer, Albany, Black, Black, Black Panel Stop, Exterior Keyed Lock, White, Full Screen, Fiberglass, Hinged Double

FWH2968 - FWH5468 - FWH2968, Unit, 400 Series Patio Doors 1 Panel-FWH, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Stationary, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer

Trim Set 1: FWH Active Left-Passive Right Albany Black PN:9007553

Panel Stop 1: FWH Black PN:9007627

Panel Stop 2: FWH Black PN:9007627

Exterior Keyed Lock 1: FWH LH Albany Black PN:9007623

Insect Screen 1: 400 Series Patio Doors 2 Panel-FWH, FWH5468 Full Screen Fiberglass Hinged Double White PN:2576029

Drip Cap: 151 1/2IN White QTY 1 PN:2222555

Join Mull Material: 400 Series Patio Doors FWH, 79.5, Vertical 3/16 Non Reinforced White, Pine, White, PN:2576302

Mull Casing: FWH, 96, Vertical, 3/16 Non Reinforced, Pine, White, In Side, PN:2579717

Join Mull Material: 400 Series Patio Doors FWH, 79.5, Vertical 3/16 Non Reinforced White, Pine, White, PN:2576302

Mull Casing: FWH, 96, Vertical, 3/16 Non Reinforced, Pine, White, In Side, PN:2579717

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.24	NO
B1	0.3	0.24	
C1	0.3	0.24	

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.

Scanned Copy

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 38

Street & Number of Proposed Work: 76 Polpis Rd.

Owner of record: Durham Station LLC

Mailing Address: PO Box 2548

Jackson WY 83001

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: C&A/THIRTY ACRE WOOD LLC

Mailing Address: 7 THIRTY ACRES LANE

NANTUCKET, MA 02554

Contact Phone #: 508221-0432 E-mail: C2ARINALINDA @ 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 -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 14.5' South 14.5' East 14.5' West 14.5'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW POOL HOUSE/SHED

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed -4"- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 _____

Window Casing 4x1 Door Frame 4x1 Columns/Posts: Round _____ Square 4"x4"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN E/F.

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 6' LG FRENCH 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 WOOD

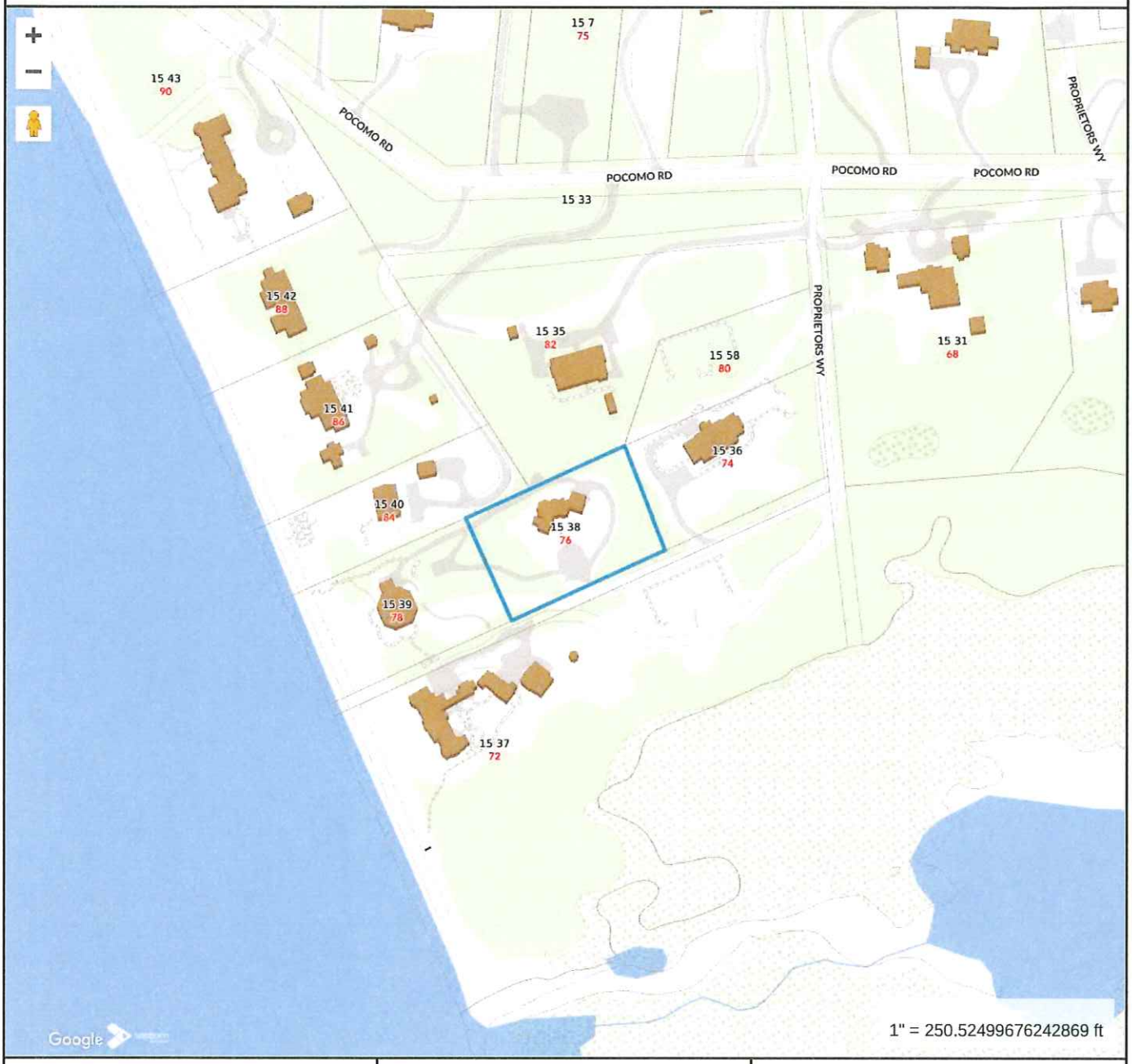
Trim NT GRAY Sash NT GRAY Doors NTW NANTUCKET GRAY

Deck NTW Foundation GRAY 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 8/11/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	282
Location	76 POCOMO RD
Owner	DURHAM STATION LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

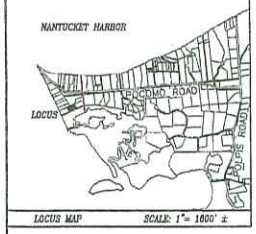
Property ID	282
Location	76 POCOMO RD
Owner	DURHAM STATION LLC

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.



LOCUS MAP SCALE: 1"= 1600' ±

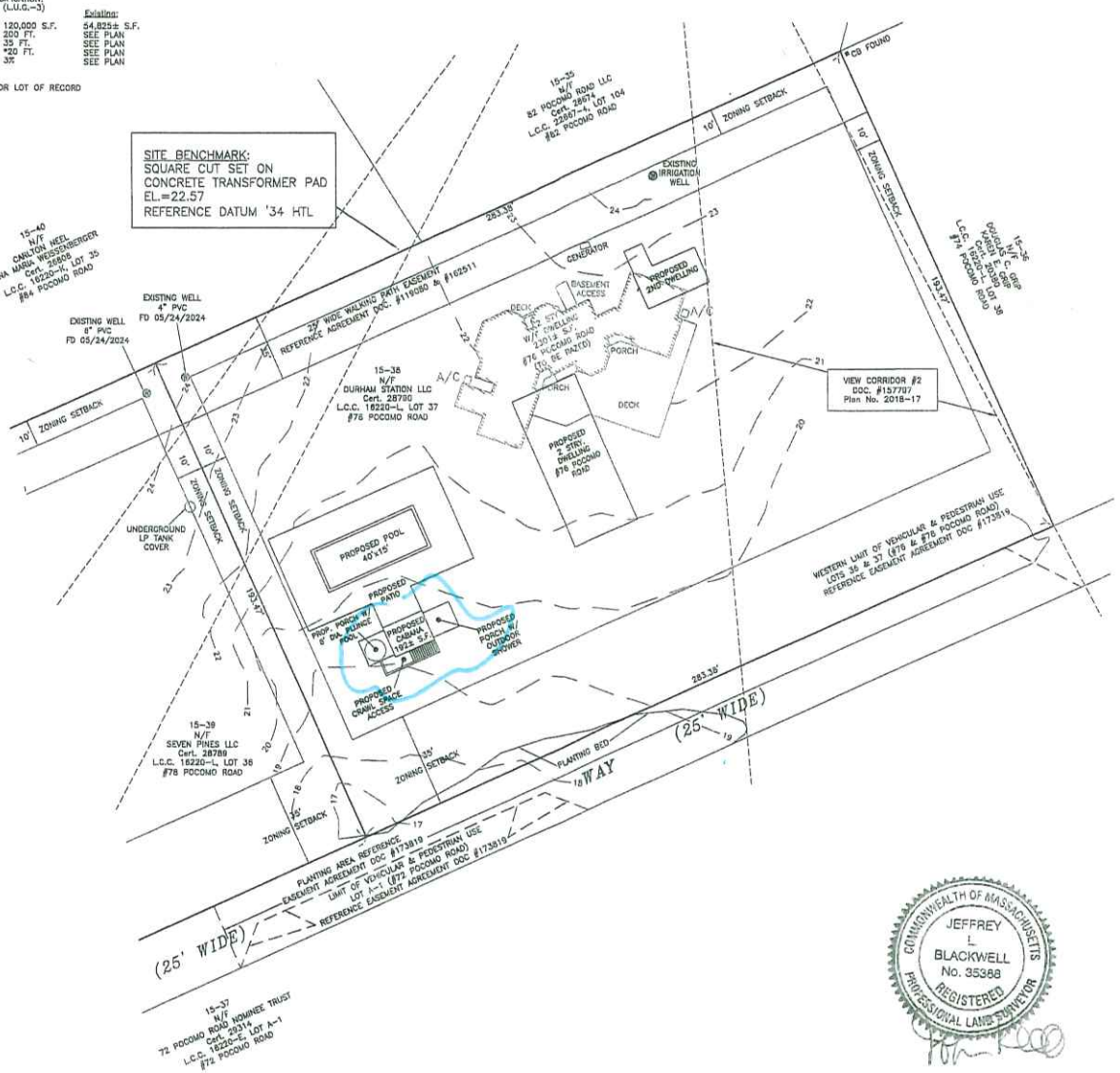
CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	54,825± S.F.
MINIMUM FRONTAGE:	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	*20 FT.	SEE PLAN
GROUND COVER %:	35%	SEE PLAN

*10 FT. SETBACK FOR LOT OF RECORD

SITE BENCHMARK:
SQUARE CUT SET ON
CONCRETE TRANSFORMER PAD
EL.=22.57
REFERENCE DATUM '34 HTL

LEGEND
CB = DENOTES CONCRETE BOUND FOUND



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

Site Plan of Land

in Nantucket, Mass.
Prepared for

DURHAM STATION LLC

Scale: 1"= 20' August 01, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

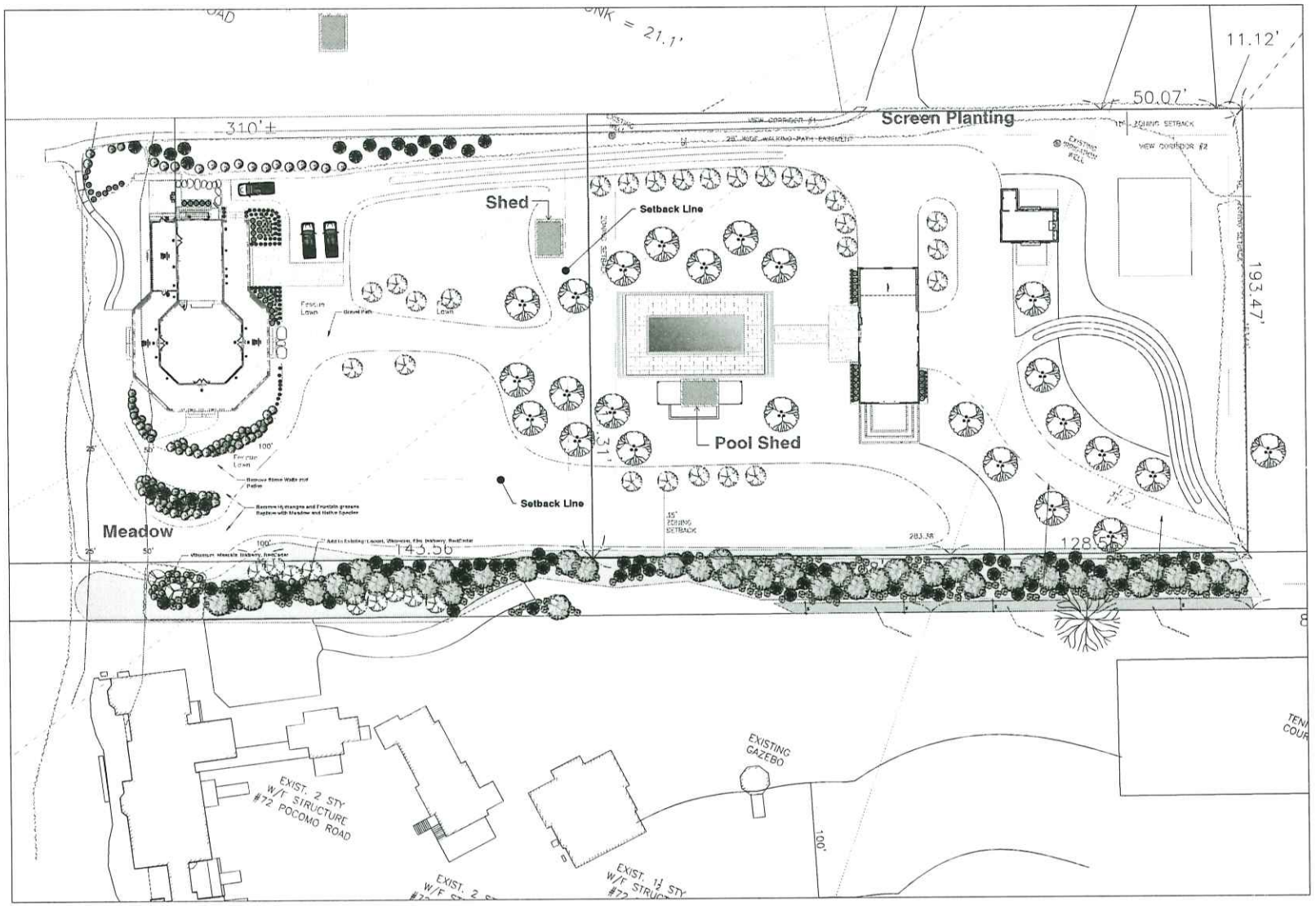
GRAPHIC SCALE
0 5 10 20 40 60
(IN FEET)
1 inch = 20 ft.

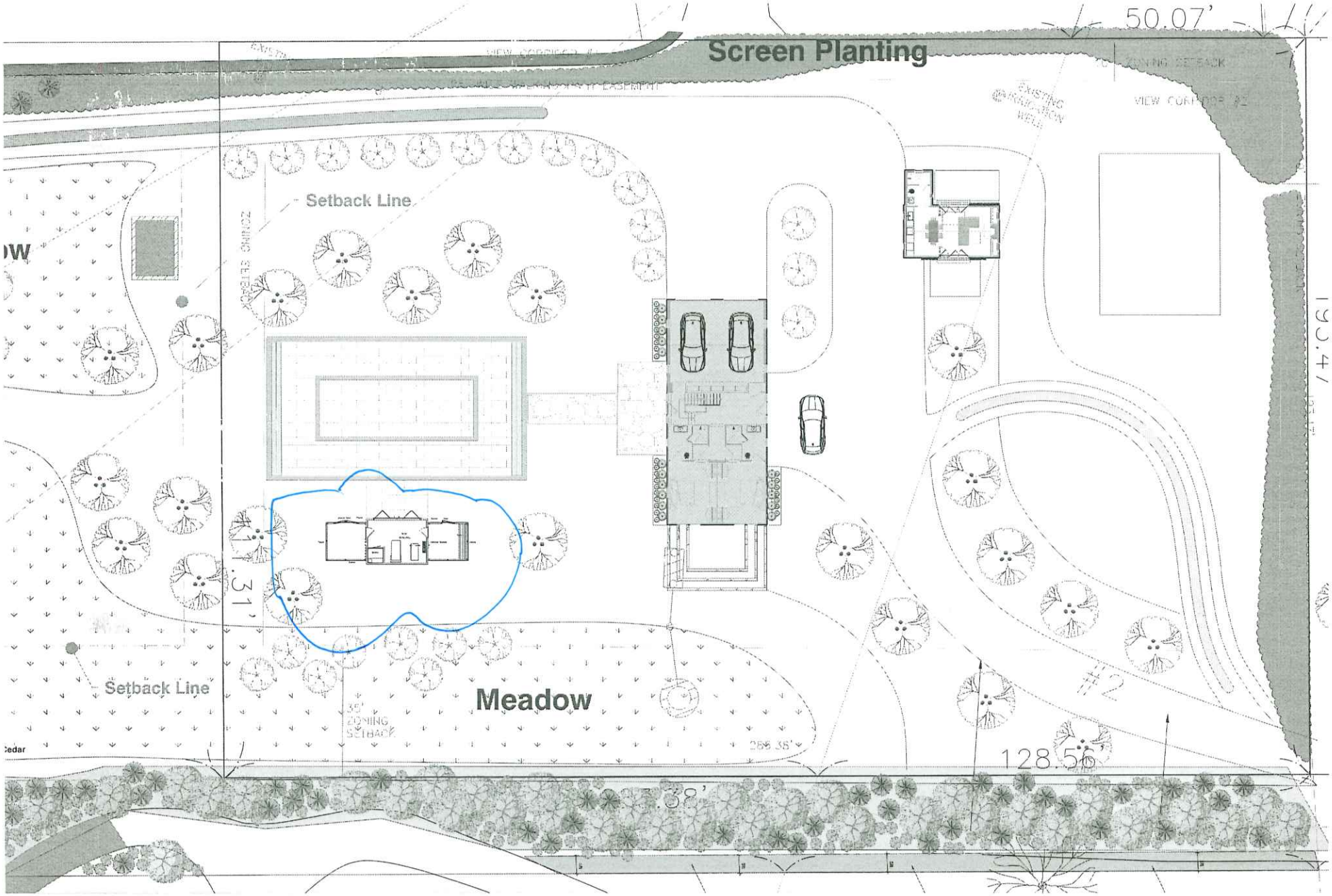
B8174.1

OWNER INFORMATION
DURHAM STATION LLC
CERT.#: 28790
L.C.C.: 16220-L, LOT 37
ASSESSOR'S MAP 15, PARCEL 38
#76 POCOMO ROAD

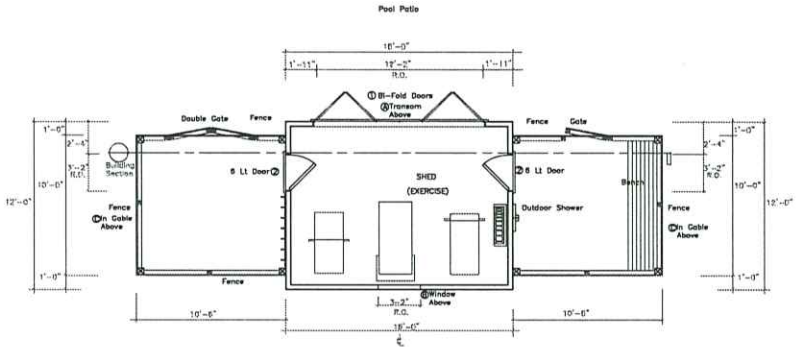
T:\PAJE 2 JOB #86

TAW Received


Screen Planting
Shed
Setback Line
Pool Shed
Setback Line
Meadow
310'±
50.07'
11.12'
193.47'
143.56'
128.6'
EXISTING GAZEBO
EXIST. 2 STY. W/F STRUCTURE #72 POCOMO ROAD
EXIST. 1½ STY. W/F STRUCTURE



50.07'
Screen Planting
Setback Line
Setback Line
Meadow
35' ZONING SETBACK
128.56'
#2



Pool Shed Floor Plan
1/4" = 1'-0"

N

DOOR AND WINDOW SCHEDULE				
ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	1	12'-2"w x 7'-2"h	12'-0"w x 7'-0"h BiFold 6lt	Marvin Modern Series
2	2	3'-2"w x 6'-10"h	3'-0"w x 6'-8"h 6lt 1RH,1LH	Marvin Modern Series
A	1	6'-2"w x 2'-10"h	6'-0"w x 2'-8"h 4lt Transom	Marvin Modern Series
B	1	3'-2"w x 2'-9"h	3'-0"w x 2'-8"h 2lt Awning	Marvin Modern Series
C	2	1'-2"w x 1'-8"h	1'-0"w x 1'-4"h Louver	Marvin

76 Pocomo Road - Pool Shed

Floor Plan

No.	Revision/Issue	Date
1		

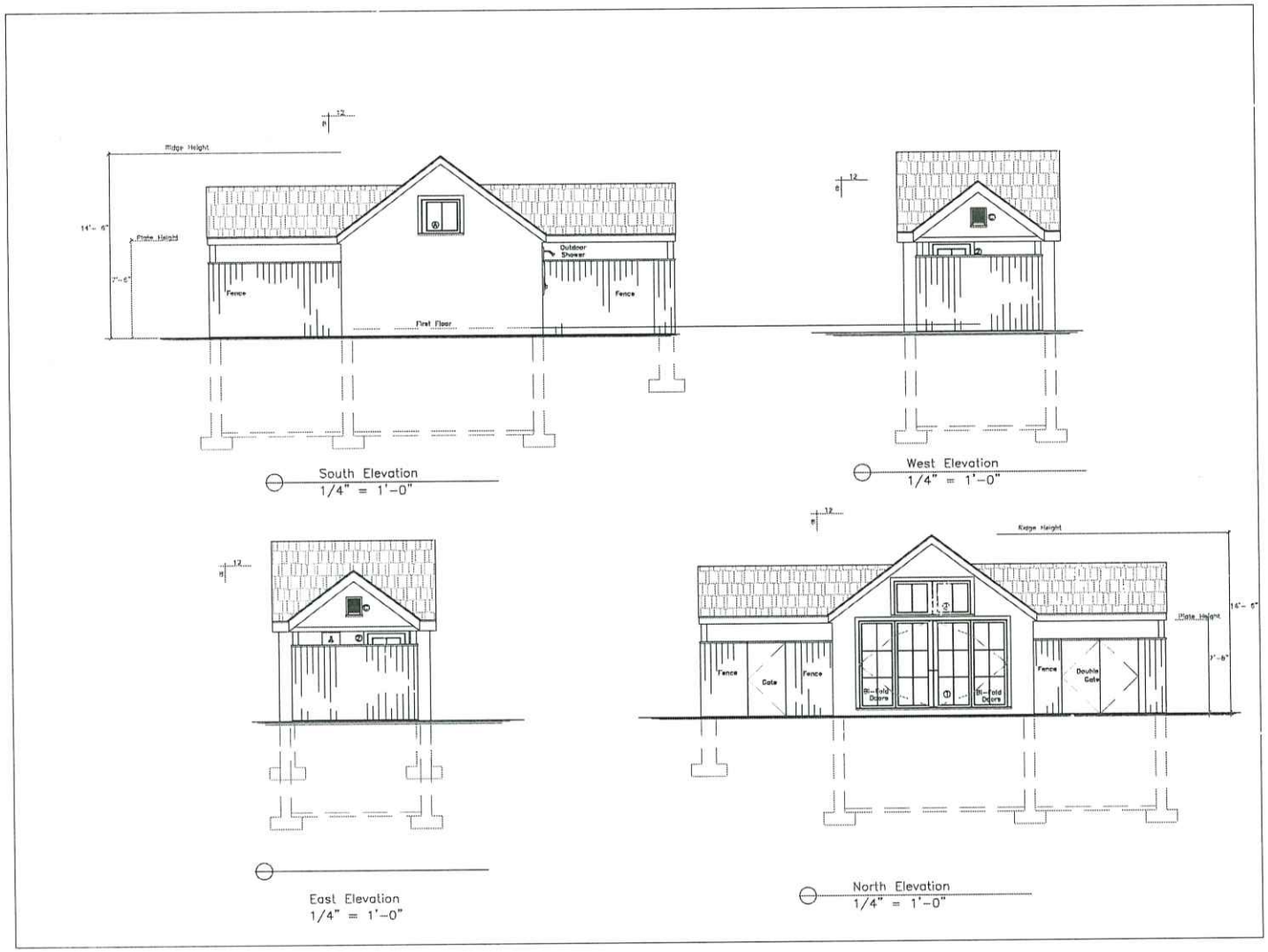
Firm Name and Address

Project Name and Address

POOL SHED – Floor Plan

76 Pocomo Road
Nantucket, MA 02554

Project: Pool Shed	Sheet: A1.1
Date: July 15, 2024	
Scale: 1/4"=1'-0"	



76 Pocomo Road - Pool Shed

Elevations

No.	Revision/Issue	Date
1		

Firm Name and Address

Project Name and Address

POOL SHED - Elevations

76 Pocomo Road
Nantucket, MA

Project	Sheet
Pool Shed	A2.1
Date: July 15, 2024	
Scale: 1/4"=1'-0"	

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 39

Street & Number of Proposed Work: 76 Pocomo Rd.

Owner of record: Seven Pines Burnham Station LLC (Seven Pines)

Mailing Address: PO Box 2548

Jackson WY 83001

Contact Phone #: 307-699-8660 E-mail: KLUZAK@ARCHERCAP.COM

AGENT INFORMATION (if applicable)

Name: LFWJ THIRTY ACRE WOOD LLC

Mailing Address: 7 THIRTY ACRES LANE

~~BOSTON, MA~~ NANTUCKET MA 02554

Contact Phone #: 508-228-7456 E-mail: RONWINTERS@THIRTYACREWOOD.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12 Sq. Footage 1st floor: 192 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 12'6" South 12'6" East 12'6" West 12'6"

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 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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 1X6 Soffit (Overhang) _____ Corner boards N/A Frieze _____

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400

Doors* (type and material): ☐ TDL ☐ SDL Front NOT VERT BD. Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall DEW Clapboard (if applicable) _____ Roof WOOD

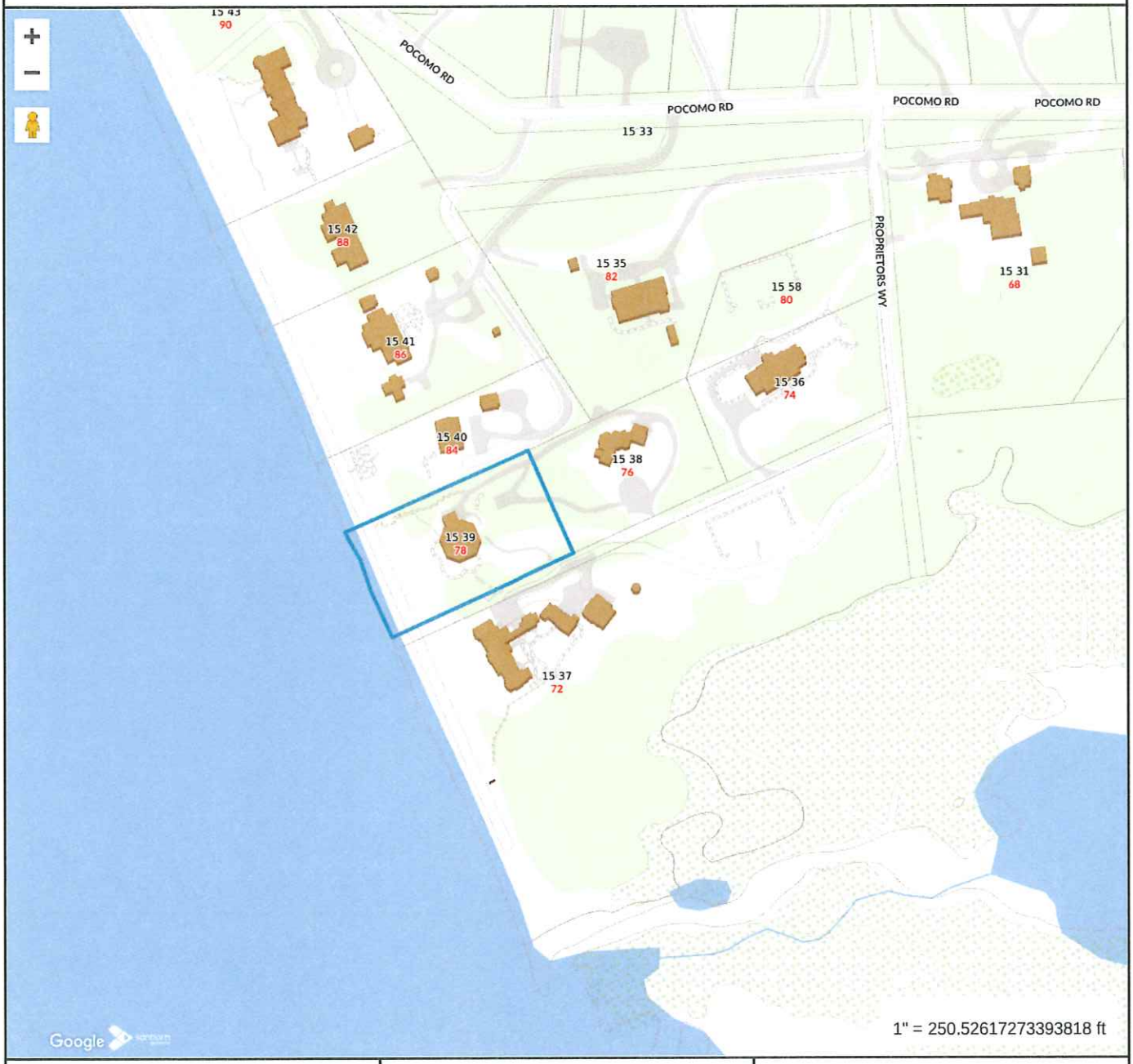
Trim NANTUCKET GRAY Sash NT GRAY Doors NT GR

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 8/9/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	283
Location	78 POCOMO RD
Owner	SEVEN PINES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

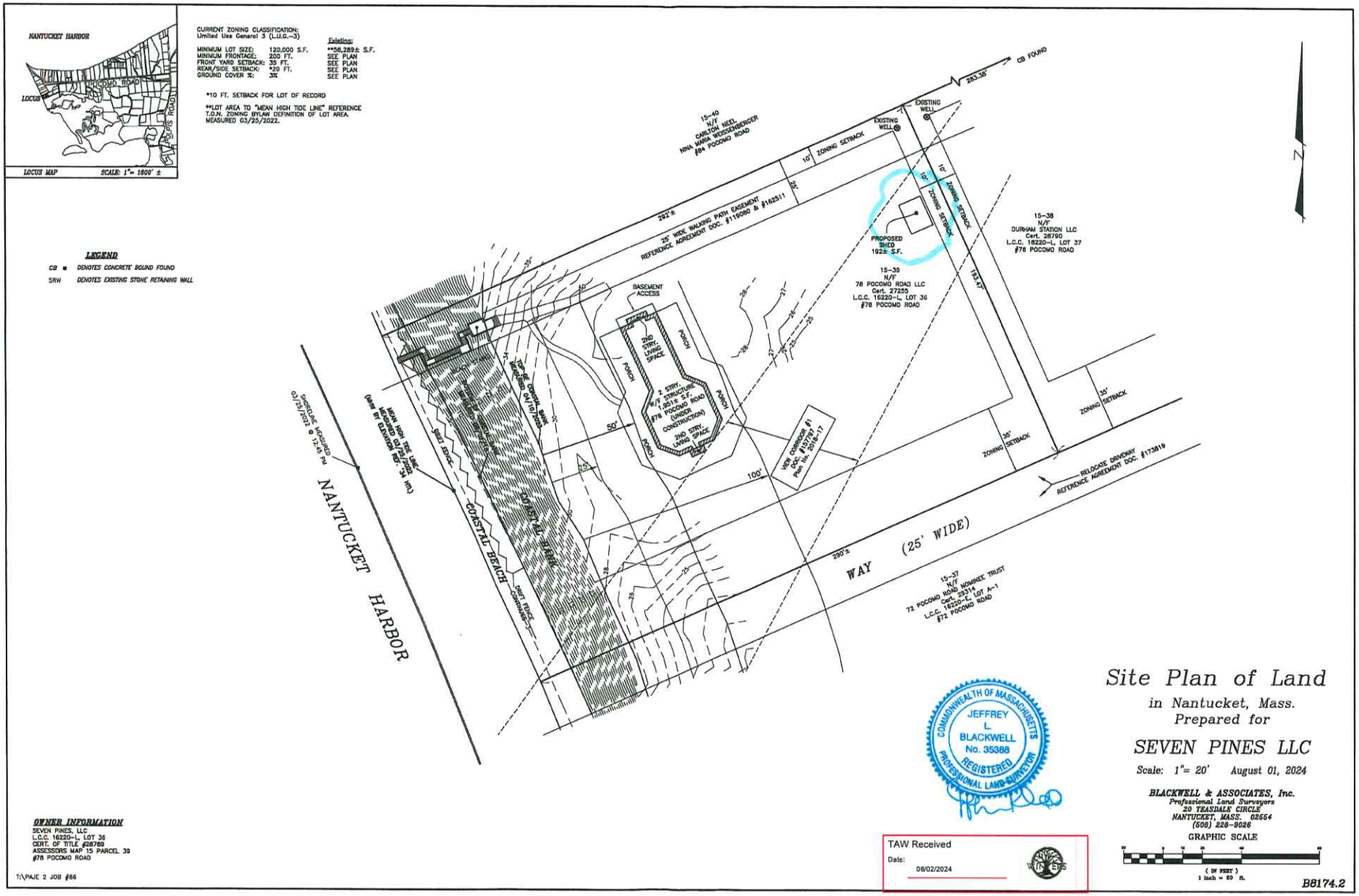
Property ID	283
Location	78 POCOMO RD
Owner	SEVEN PINES LLC

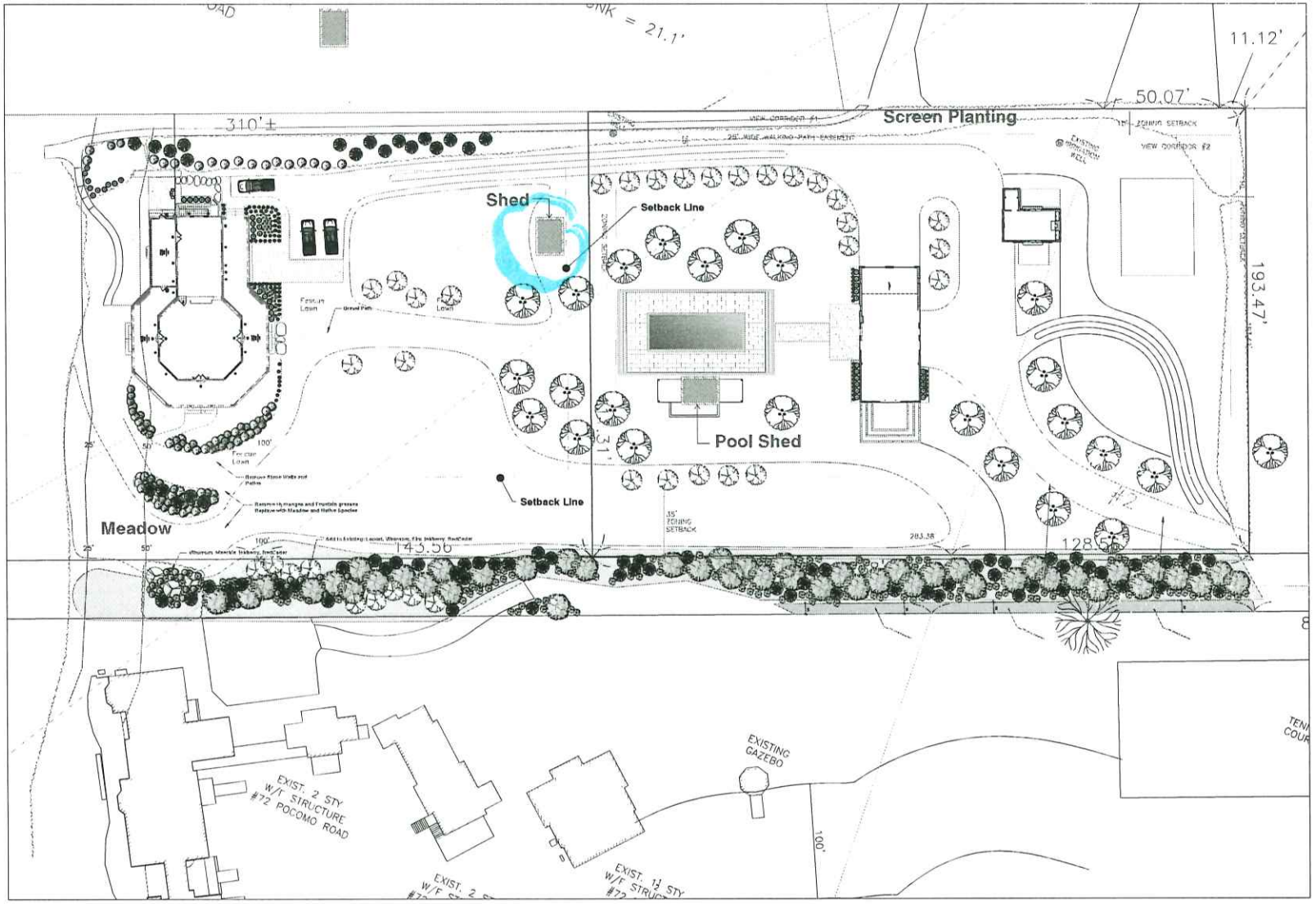
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

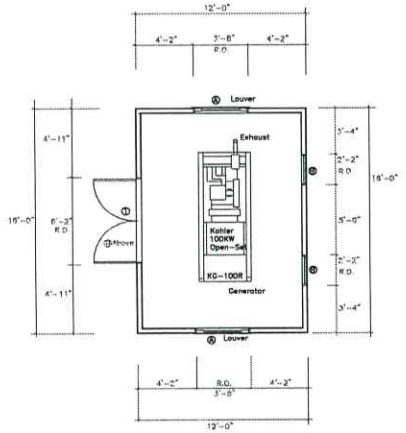
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

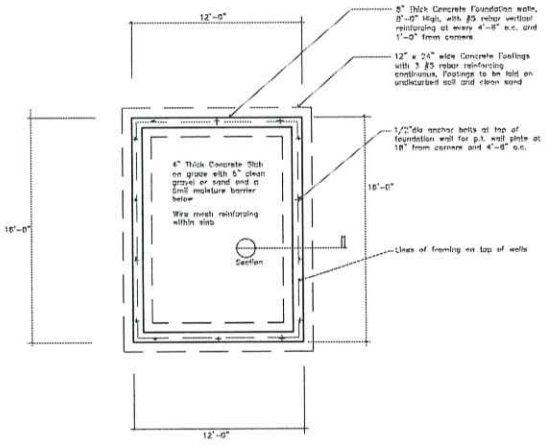

NANTUCKET HARBOR
POCOMO ROAD
LOCUS
POLPIS ROAD
LOCUS MAP
SCALE: 1"= 1600' ±
CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)
MINIMUM LOT SIZE: 120,000 S.F. **56,289± S.F.
MINIMUM FRONTAGE: 200 FT. SEE PLAN
FRONT YARD SETBACK: 35 FT. SEE PLAN
REAR/SIDE SETBACK: *20 FT. SEE PLAN
GROUND COVER %: 3% SEE PLAN
*10 FT. SETBACK FOR LOT OF RECORD
**LOT AREA TO "MEAN HIGH TIDE LINE" REFERENCE T.O.N. ZONING BYLAW DEFINITION OF LOT AREA. MEASURED 03/25/2022.
LEGEND
CB ■ DENOTES CONCRETE BOUND FOUND
SRW DENOTES EXISTING STONE RETAINING WALL
OWNER INFORMATION
SEVEN PINES, LLC
L.C.C. 16220-L, LOT 36
CERT. OF TITLE #28789
ASSESSORS MAP 15 PARCEL 39
#78 POCOMO ROAD
TAXPAYE 2 JOB #86
15-40
N/F
CARLTON NEEL
NINA SARA WOSSENBERGER
#84 POCOMO ROAD
CB FOUND
283.36'
EXISTING WELL
10' ZONING SETBACK
25' WIDE WALKING PATH EASEMENT
REFERENCE AGREEMENT DOC. #119080 & #162511
392'±
PROPOSED SHED
192± S.F.
15-39
N/F
78 POCOMO ROAD LLC
Cert. 27255
L.C.C. 16220-L, LOT 36
#78 POCOMO ROAD
15-38
N/F
DURHAM STATION LLC
Cert. 28790
L.C.C. 16220-L, LOT 37
#76 POCOMO ROAD
153.17'
BASEMENT ACCESS
2ND STRY. LIVING SPACE
PORCH
2 STRY. STRUCTURE W/F 1,951± S.F. #78 POCOMO ROAD (UNDER CONSTRUCTION)
2ND STRY. LIVING SPACE
50'
100'
VEG CORRIDOR #1 DOC. #115797 Plan No. 2014-77
35' ZONING SETBACK
RELOCATE DRIVEWAY REFERENCE AGREEMENT DOC. #173819
SPRINKLER HOOKED 03/25/2021 @ 12:45 PM
NANTUCKET HARBOR
MEAN HIGH TIDE LINE HEARD ON 03/25/2022 (Used BY ELEVATION REF.: 3.4± NVD)
SHED
SRW
COASTAL BANK
TOP OF COASTAL BANK SURVEYED 04/10/2006
COASTAL BEACH
DUNE FENCE
FOOTPATH
WAY (25' WIDE)
15-37
N/F
72 POCOMO ROAD NOMINEE TRUST
Cert. 29314
L.C.C. 16220-E, LOT A-1
#72 POCOMO ROAD
N
Site Plan of Land
in Nantucket, Mass.
Prepared for
SEVEN PINES LLC
Scale: 1"= 20' August 01, 2024
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TRASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
B8174.2
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED
PROFESSIONAL LAND SURVEYOR
TAW Received
Date: 08/02/2024


Shed
Setback Line
Screen Planting
50.07'
11.12'
310'±
193.47'
Pool Shed
Setback Line
Meadow
145.56
EXISTING GAZEBO
EXIST. 2 STY. W/F STRUCTURE #72 POCOMO ROAD
EXIST. 1½ STY. W/F STRUC
100'

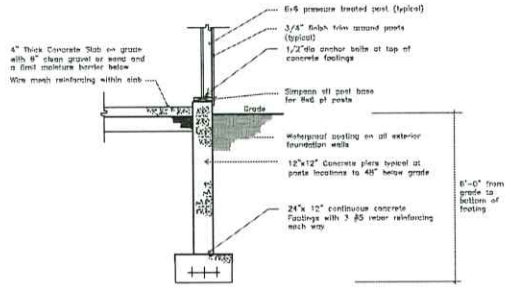


Utility Shed Floor Plan
1/4" = 1'-0"





Utility Shed Foundation Plan
1/4" = 1'-0"



DOOR AND WINDOW SCHEDULE

ITEM	QTY	ROUGH OPENING	UNIT SIZE	COMMENTS
1	1	6'-2"w x 7'-2"h	12'-0"w x 7'-0"h	Custom Wood
2				
A	2	3'-2"w x 4'-2"h	3'-0"w x 4'-0"h	Wood Louver
B	2	2'-2"w x 2'-6"h	2'-0"w x 2'-4"h	Marvin 4lt
C				

78 Pocomo Road - Utility Shed

Floor Plan and Foundation Plan

No.	Revision/Issue	Date
1		

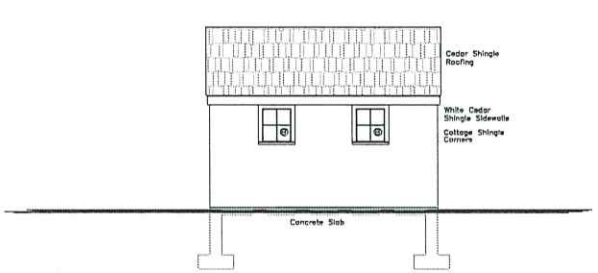
Firm Name and Address

Project Name and Address

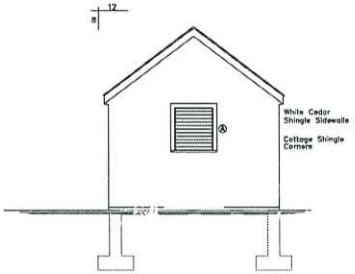
UTILITY SHED – Floor Plan & Foundation Plan

78 Pocomo Road
Nantucket, MA 02554

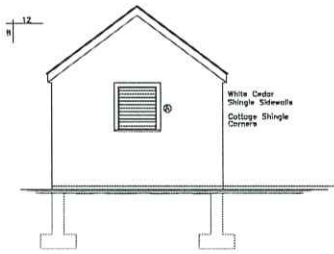
Project	Sheet
Utility Shed	A1.1
Date: July 15, 2024	
Scale: 1/4"=1'-0"	



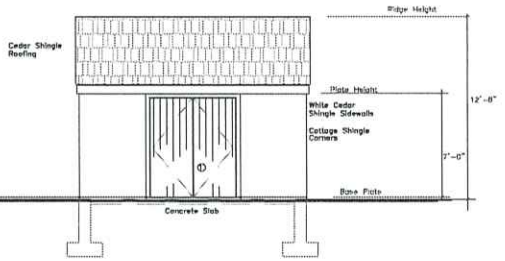
East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

78 Pocomo Road -Utility Shed

Elevations

No.	Revision/Issue	Date
1		

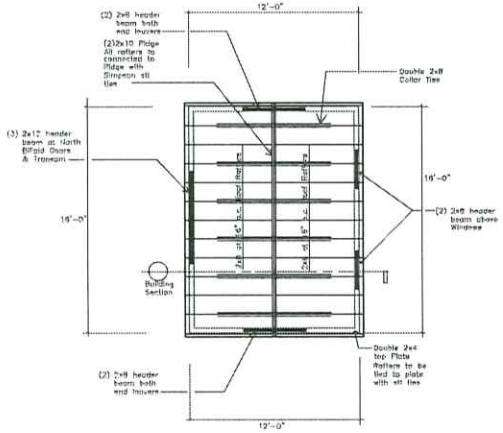
Firm Name and Address

Project Name and Address

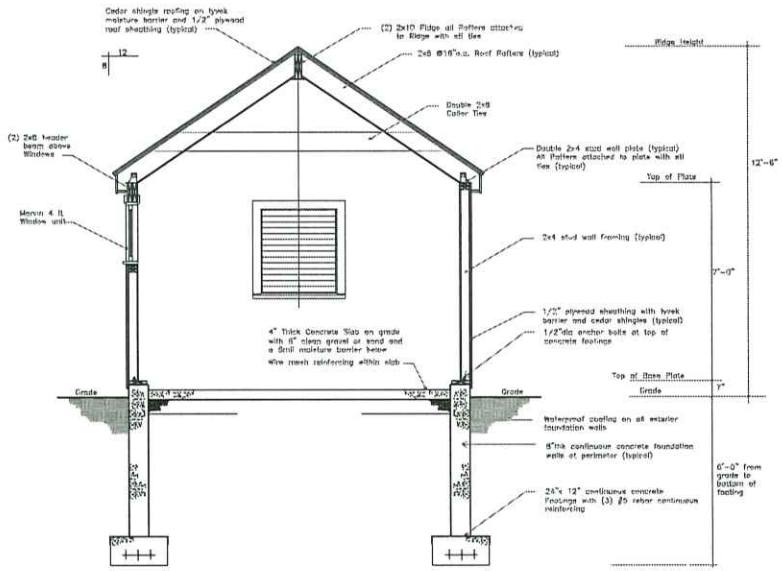
UTILITY SHED

78 Pocomo Road
Pocomo, Nantucket, MA

Project	Sheet
Utility Shed	A2.1
Date: July 15, 2024	
1/4" = 1'-0"	



Utility Shed Roof Framing Plan
1/4" = 1'-0"



Building Section
1/2" = 1'-0"

78 Pocomo Road - Utility Shed

Framing Plan and Details

No.	Revision/Issue	Date
1		

Firm Name and Address

Project Name and Address

UTILITY SHED – Framing Plan and Details

78 Pocomo Road
Nantucket, MA 02554

Project	Sheet
Utility Shed	A3.1
Date: July 15, 2024	
Scale: 1/4"=1'-0"	

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 1.4

Street & Number of Proposed Work: 55 BURNELL STREET

Owner of record: NOLIH LLC

Mailing Address: 21A 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. 2024-02-10017

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: ADD TO EXIST ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: DECK 92 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:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

EXPAND REAR DECK AND REMOVE METAL BULKHEAD AND CREATE OPEN STAIRWAY

Is there an HDC survey form for 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 154 Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation GRAY Fence NTW Shutters _____

RAILING

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

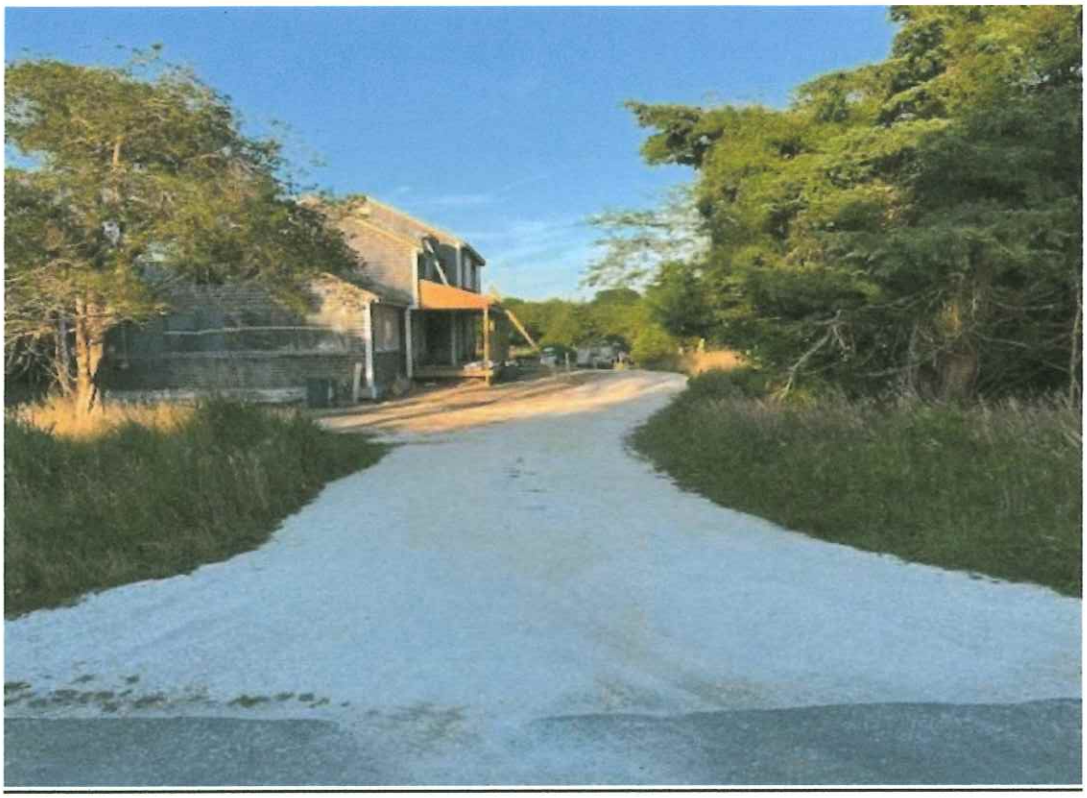
Date 8/10/2024 Signature of owner of record _____ Signed under penalties of perjury

55 BURNELL STREET



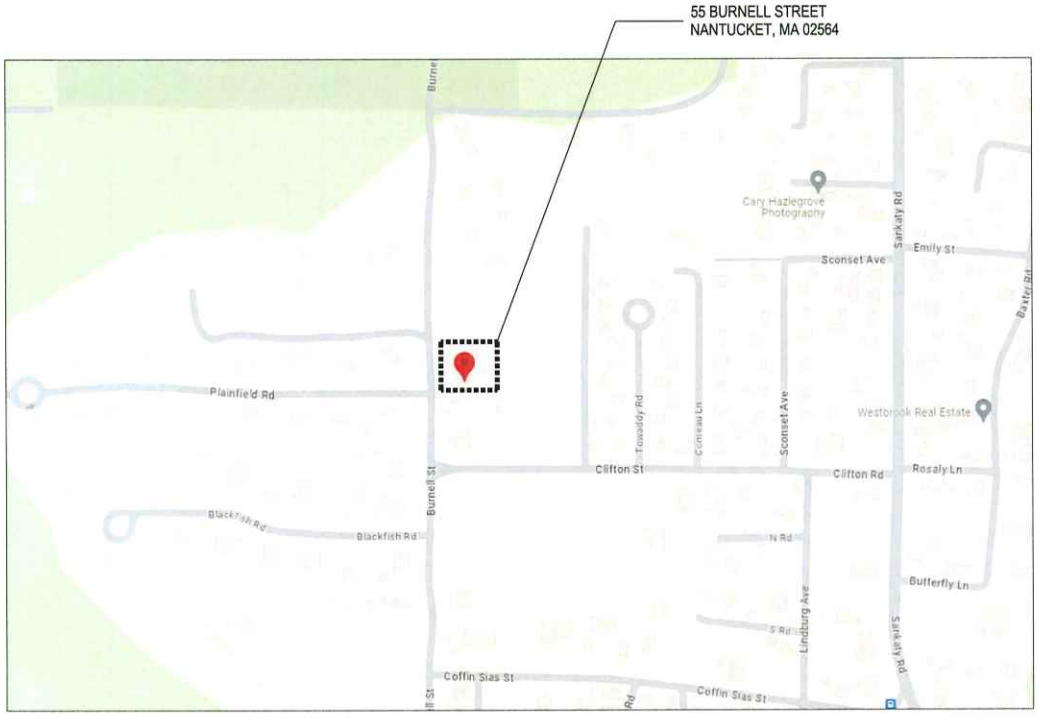


55 BURNELL STREET – EXPAND REAR DECK/REMOVE BULK HEAD AND CREATE NEW OPEN WALK DOWN





Basement Walk-out/Deck Extension
55 Burnell Street
Nantucket, MA



LOCATION PLAN
NOT TO SCALE

TRUE NORTH

LIST OF DRAWINGS

cvr COVER
S01 SITE (Not to Scale)
A-1 FLOOR PLAN
A-2 Not Used
A-3 PROPOSED EAST (Rear) ELEVATION
A-4 SECTION & DOOR KEY

gbda

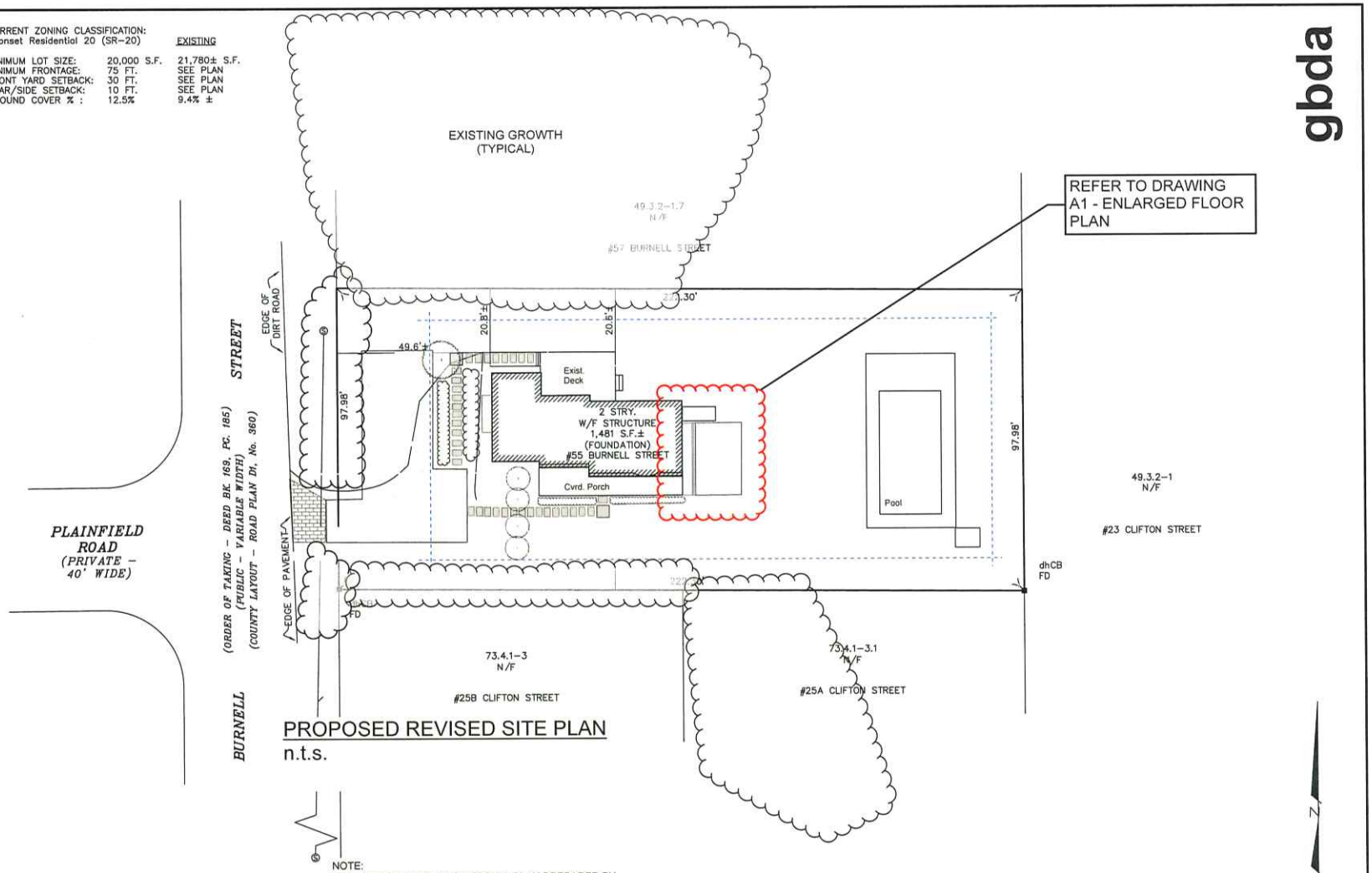
Basement Walk-out/Deck Extension
55 Burnell Street
Nantucket, MA

Date: 08/12/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr

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% ±



PROPOSED REVISED SITE PLAN
n.t.s.

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*

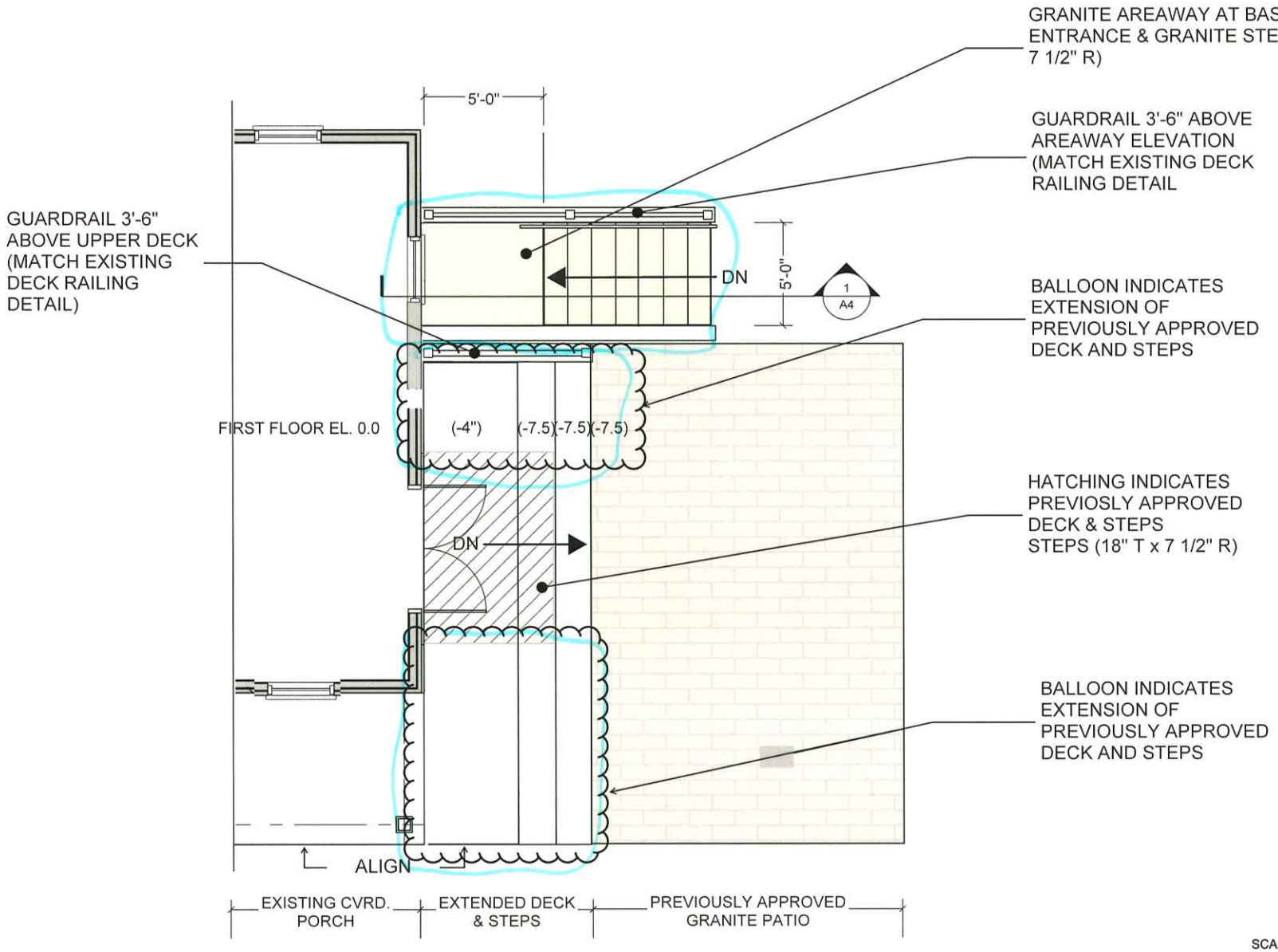
ASSESSOR MAP: 49.3.2 , PARCEL: 1.4

gbda

August 12, 2024

PROPOSED POOL/HARDSCAPE PLAN
55 BURNELL STREET
NANTUCKET, MA

Site
01



PART FIRST FLOOR PLAN

1/4" - 1'=0"

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

gbda

Basement Walk-out/Deck Extension
55 Burnell Street
Nantucket, MA

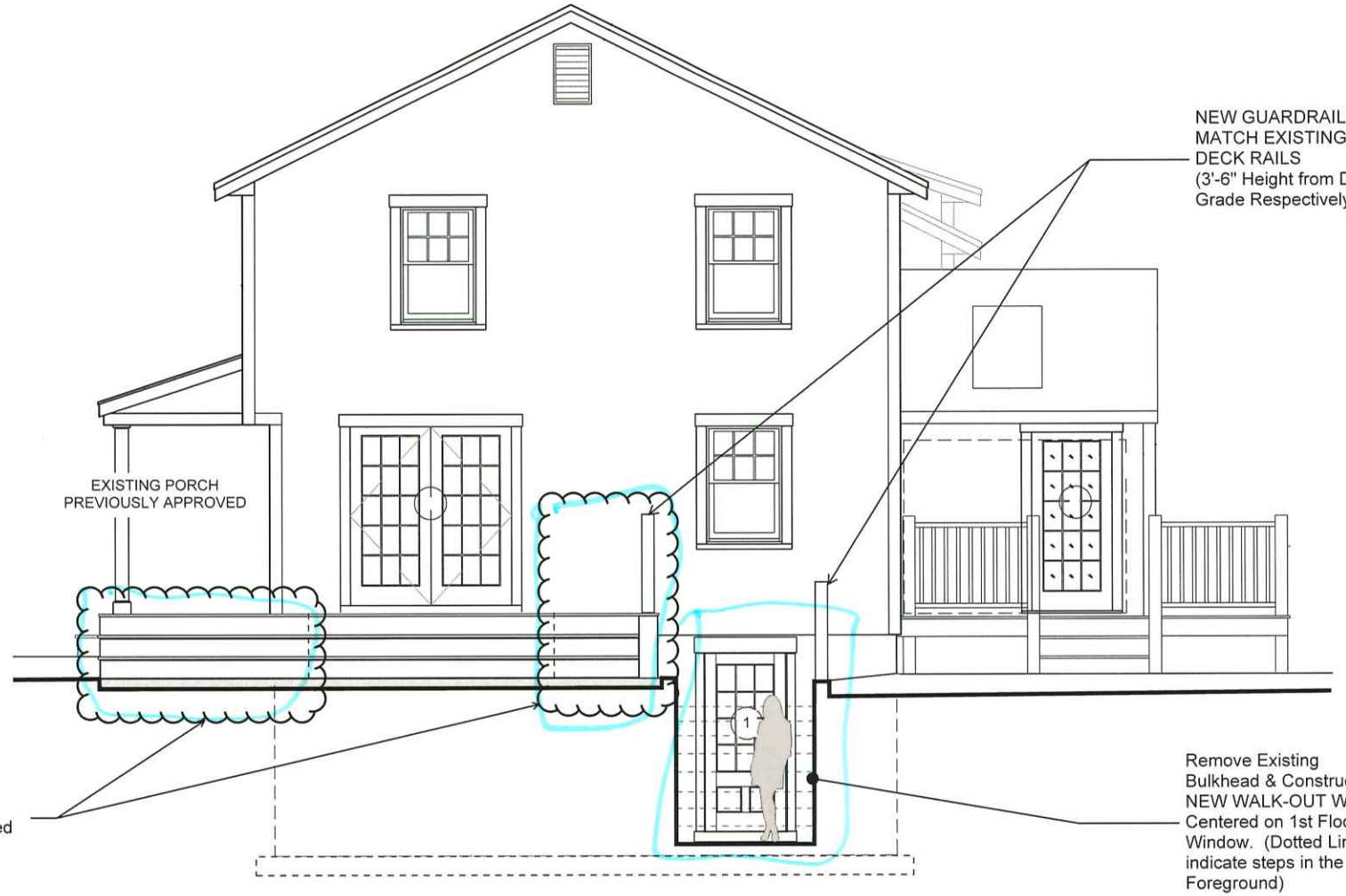
Date: 08/12/24

Rev.:

Drw by: GAB

Scale: As Noted

A-1



PROPSED EAST (Rear) ELEVATION

1/4" - 1'=0"

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

gbda

Basement Walk-out/Deck Extension
55 Burnell Street
Nantucket, MA

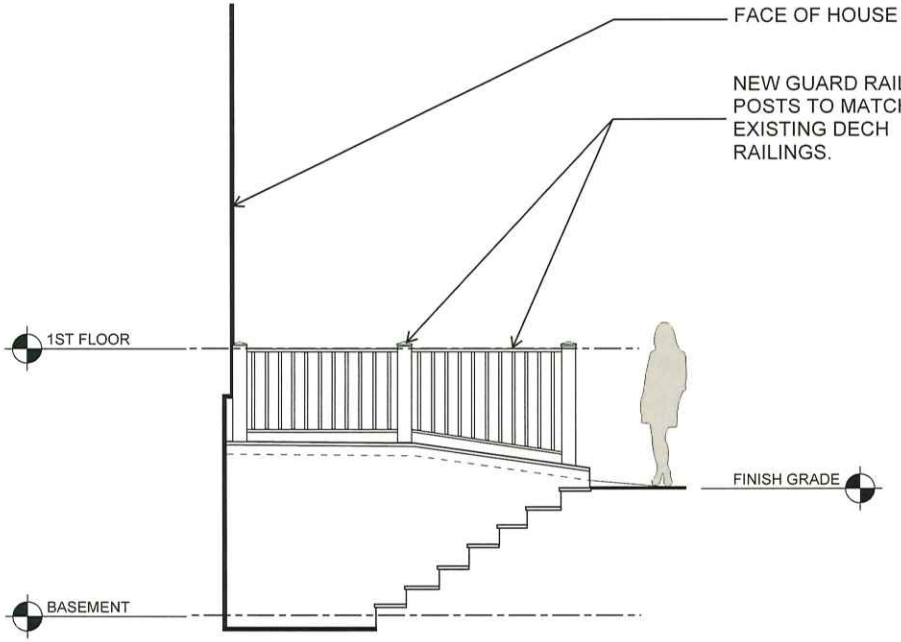
Date: 08/12/24

Rev.:

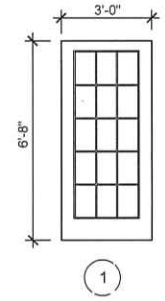
Drw by: GAB

Scale: As Noted

A-3



1/A1 **SECTION THROUGH WALK-OUT WELL**
(Looking North) 1/4" - 1'=0"



TYPE: 15 LITE (SDL) FRENCH
FINISH: PAINTED WOOD
MFR: SIMPSON

DOOR KEY
1/4" - 1'=0"

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

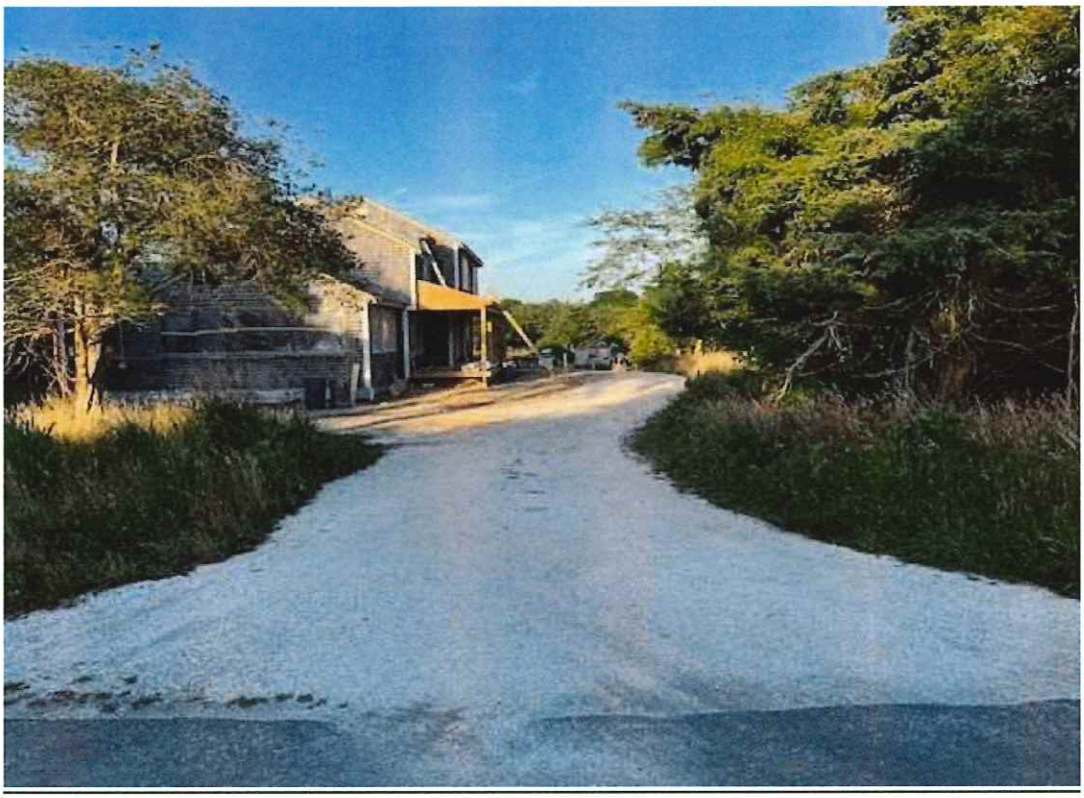
gbda

Basement Walk-out/Deck Extension
55 Burnell Street
Nantucket, MA

Date: 08/12/24
Rev.:
Drw by: GAB
Scale: As Noted

A-4

55 BURNELL STREET – EXPAND REAR DECK/REMOVE BULK HEAD AND CREATE NEW OPEN WALK DOWN





EXISTING EAST ELEVATION BEFORE THE HDC APPROVED MODIFICATIONS ARE MADE

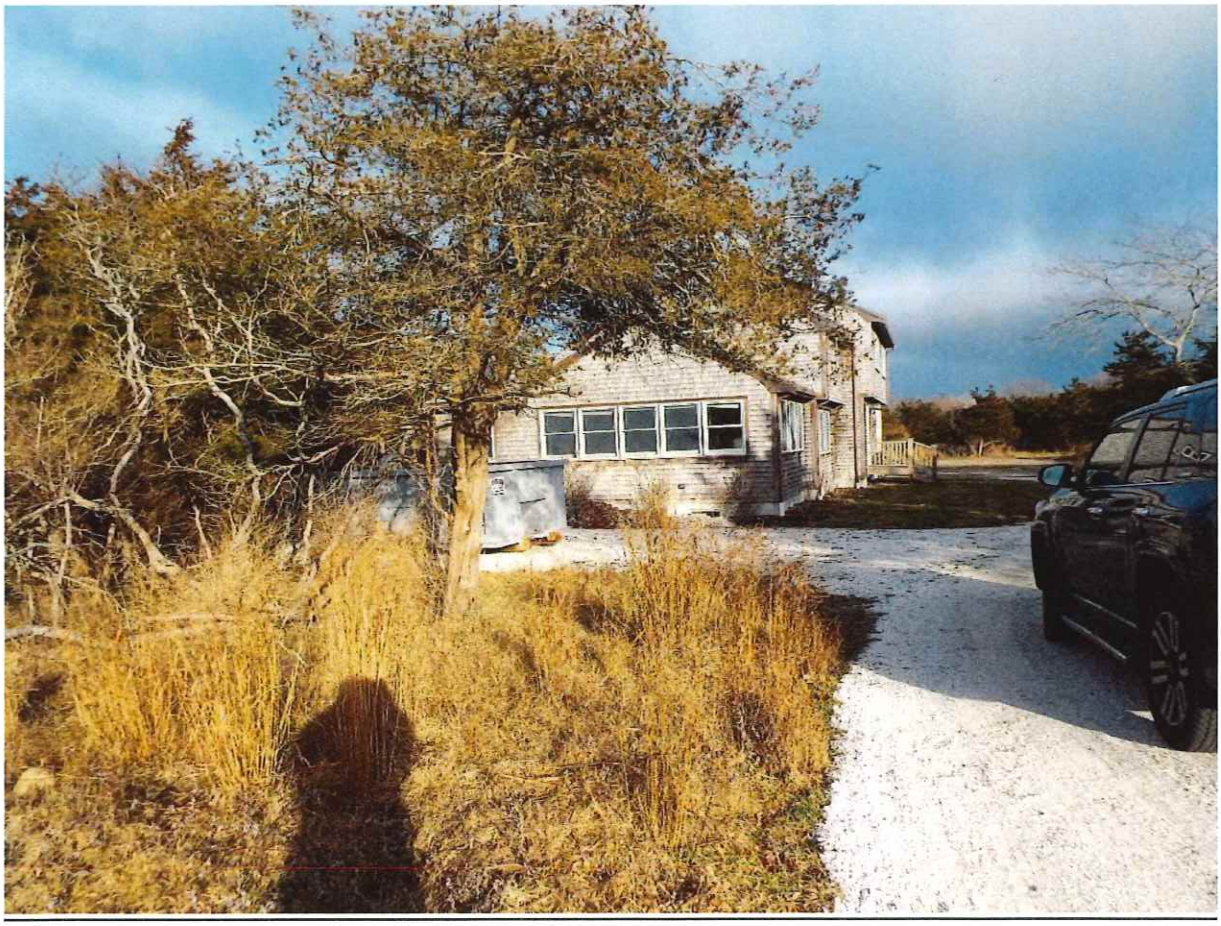


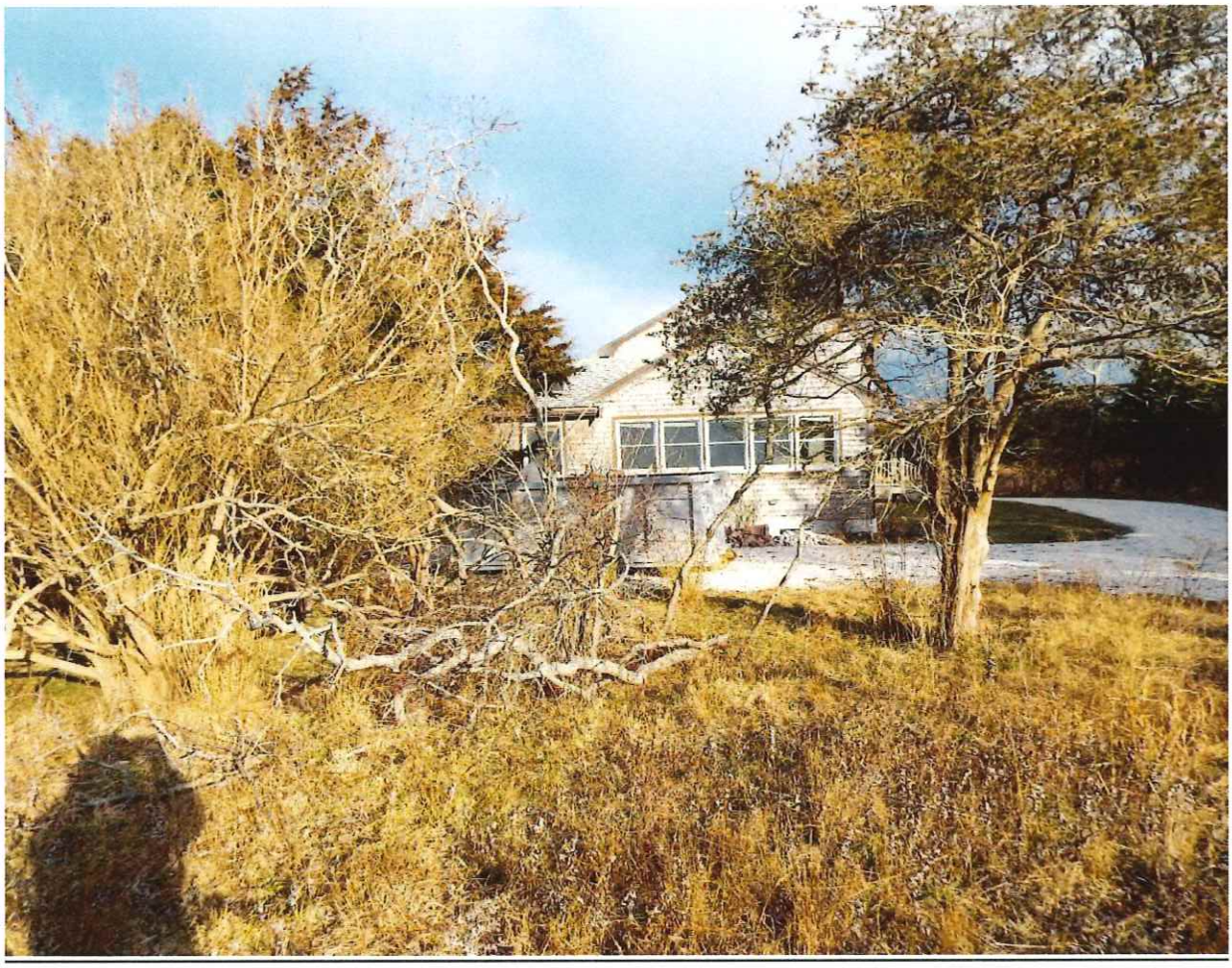
RAILING DETAIL TO MATCH EXISTING



FROM BURNELL STREET









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 406.3

Street & Number of Proposed Work: 13 MEADOW LANE

Owner of record: FREDRIC KUDISH

Mailing Address: 363 S. MERIDEN ROAD
CHESHIRE, CT 06410

Contact Phone #: 203-213-8833 E-mail: FREDKUDISH@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 15.6'X35' Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 15.6'X35' IN-GROUND POOL WITH AUTO-COVER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways 4' BLUESTONE EDGING Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

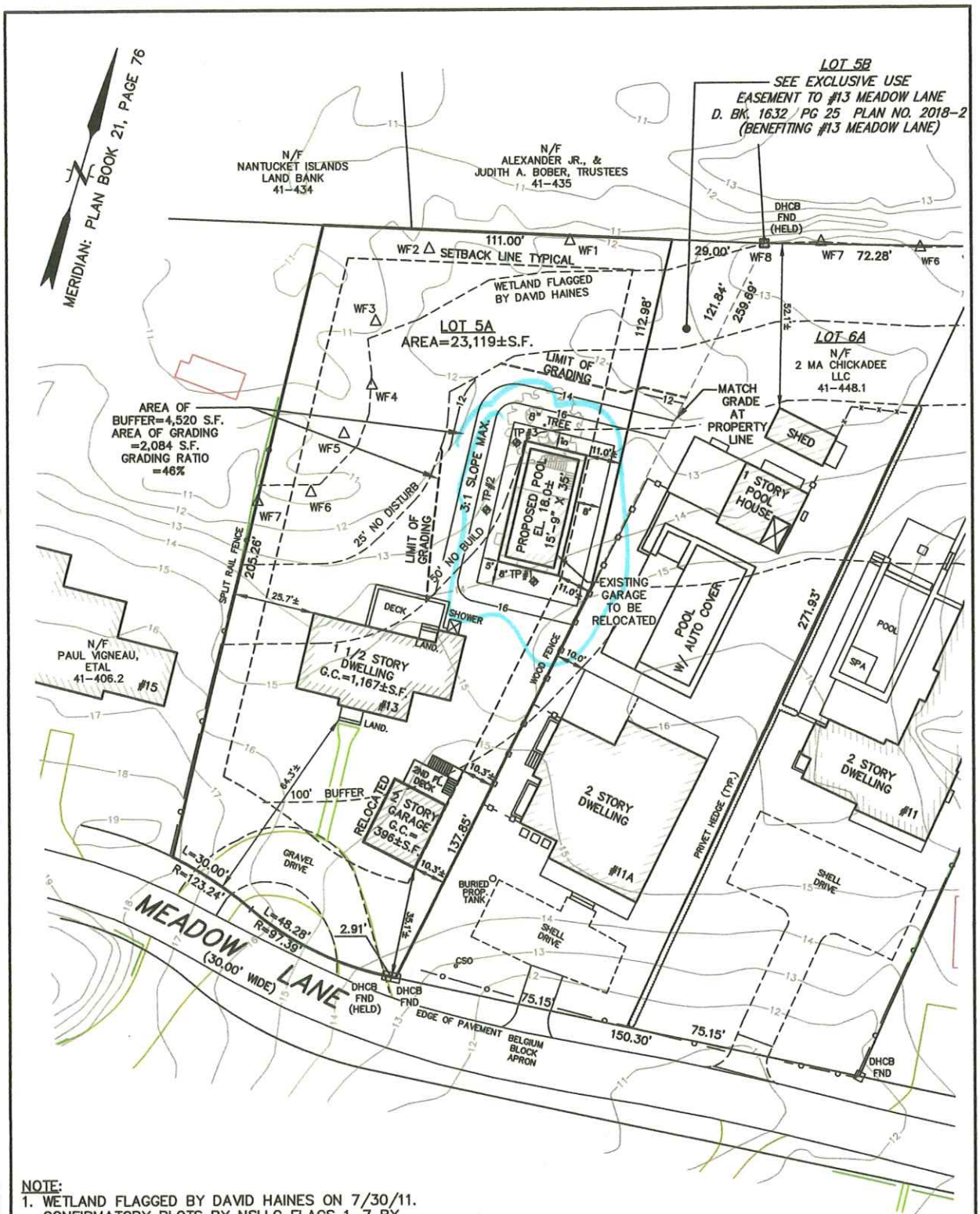
Trim _____ Sash _____ Doors _____

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 8/11/2024 Signature of owner of record _____ Signed under penalties of perjury



NOTE:
1. WETLAND FLAGGED BY DAVID HAINES ON 7/30/11. CONFIRMATORY PLOTS BY NSLLC FLAGS 1-7 BY NSLLC ON 5/14/24.

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 6.8%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 471/8

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
REGISTERED PROFESSIONAL LAND SURVEYOR
8/1/24

SITE PLAN TO ACCOMPANY A NOTICE OF INTENT
#13 MEADOW LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 6/27/24
REVISED: 7/11/24 SITE GRADING
REVISED: 8/1/24 GARAGE LOCATION

DEED REFERENCE: Dd. Bk. 1593, Pg. 136
PLAN REFERENCE: PL NO. 2018-2

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 406.3

PREPARED FOR:
FREDRIC M. KUDISH, TRUSTEE

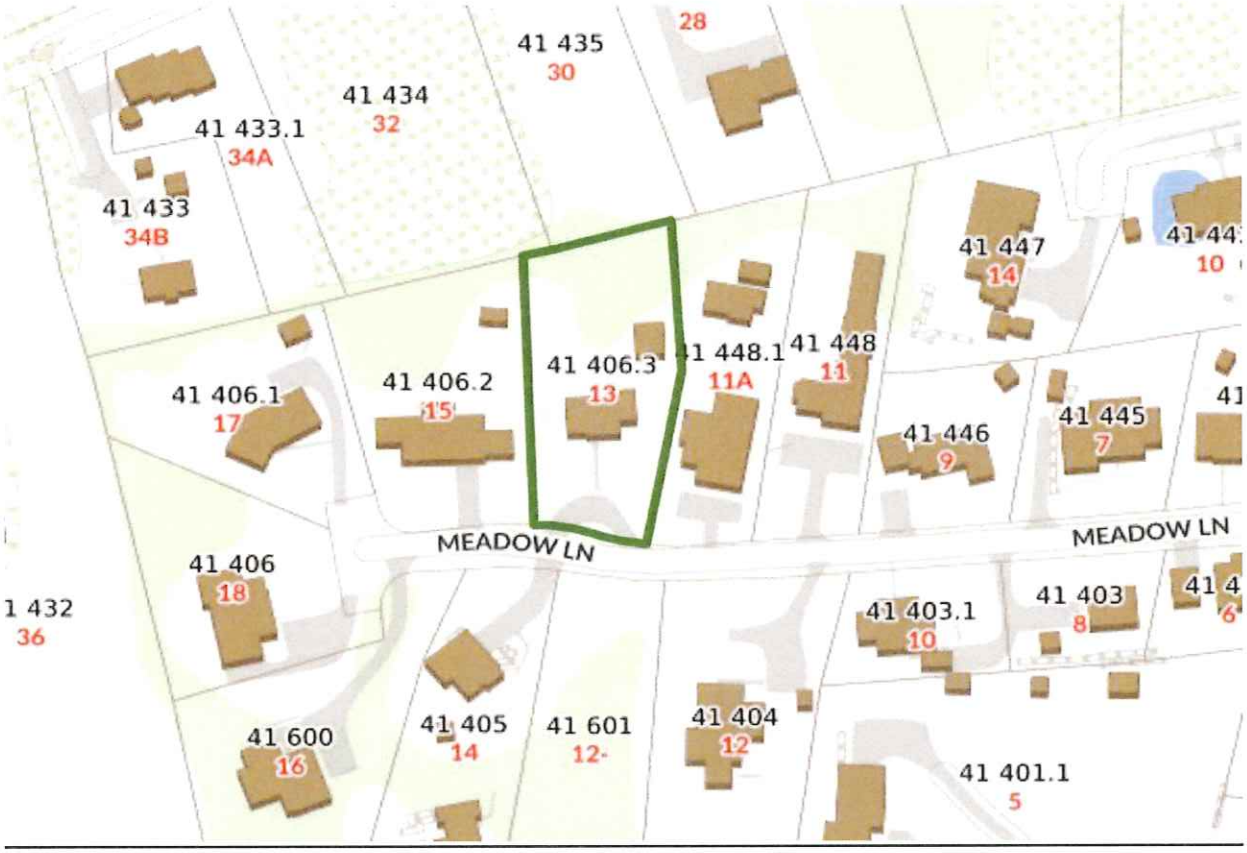
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-9962

I:\JOBS 5932-10\99\9900\Y9900\3D\9962\Y9962\ACAD\N9962 NOI SITE PLAN 7-8-24 (WITH GRADING) REV 8-1-24.dwg, 11

13 MEADOW LANE – MOVE GARAGE/NEW POOL






41 406.2
41 406.3
41 448.1
11A
41 448
41 446
MEADOW LN
41 403.1
10


Meadow Ln
Meadow Ln
Meadow Ln
Meadow Ln
New Ln

SOUTH ELEVATION – FRONT









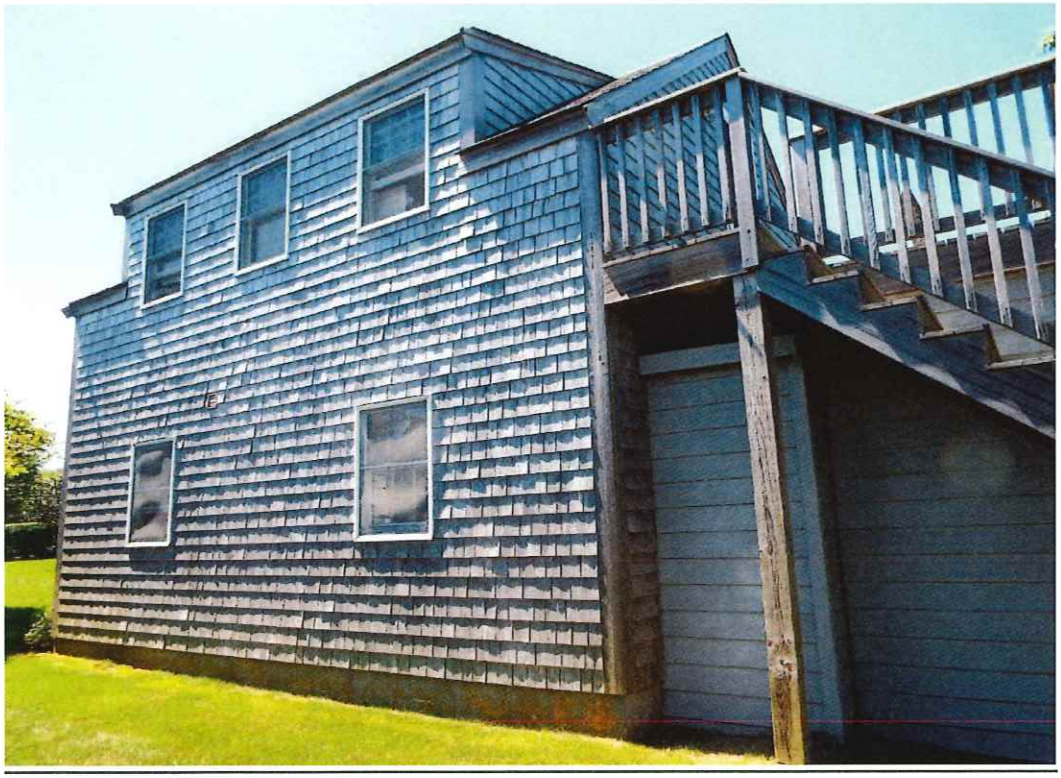




SOUTH ELEVATION - GARAGE STUDIO MOVING FORWARD – POOL IN LOCATION OF GARAGE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





LOOKING NORTH/EAST – POOL IN LOCATION OF THE GARAGE/STUDIO



LOOKING NORTH TO THE RESTRICTED WETLANDS





LOOKING NORTH WEST TO THE WETLANDS



LOOKING WEST FROM SITE OF THE POOL



LOOKING EAST FROM THE REAR YARD



GARAGE/STUDIO TO MOVE STRAIGHT FORWARD – LOOKING AT MEADOW LANE



REPLANT THE PRIVET HEDGES ON THE EAST SIDE OF THE DWELLING





DWELLING – SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

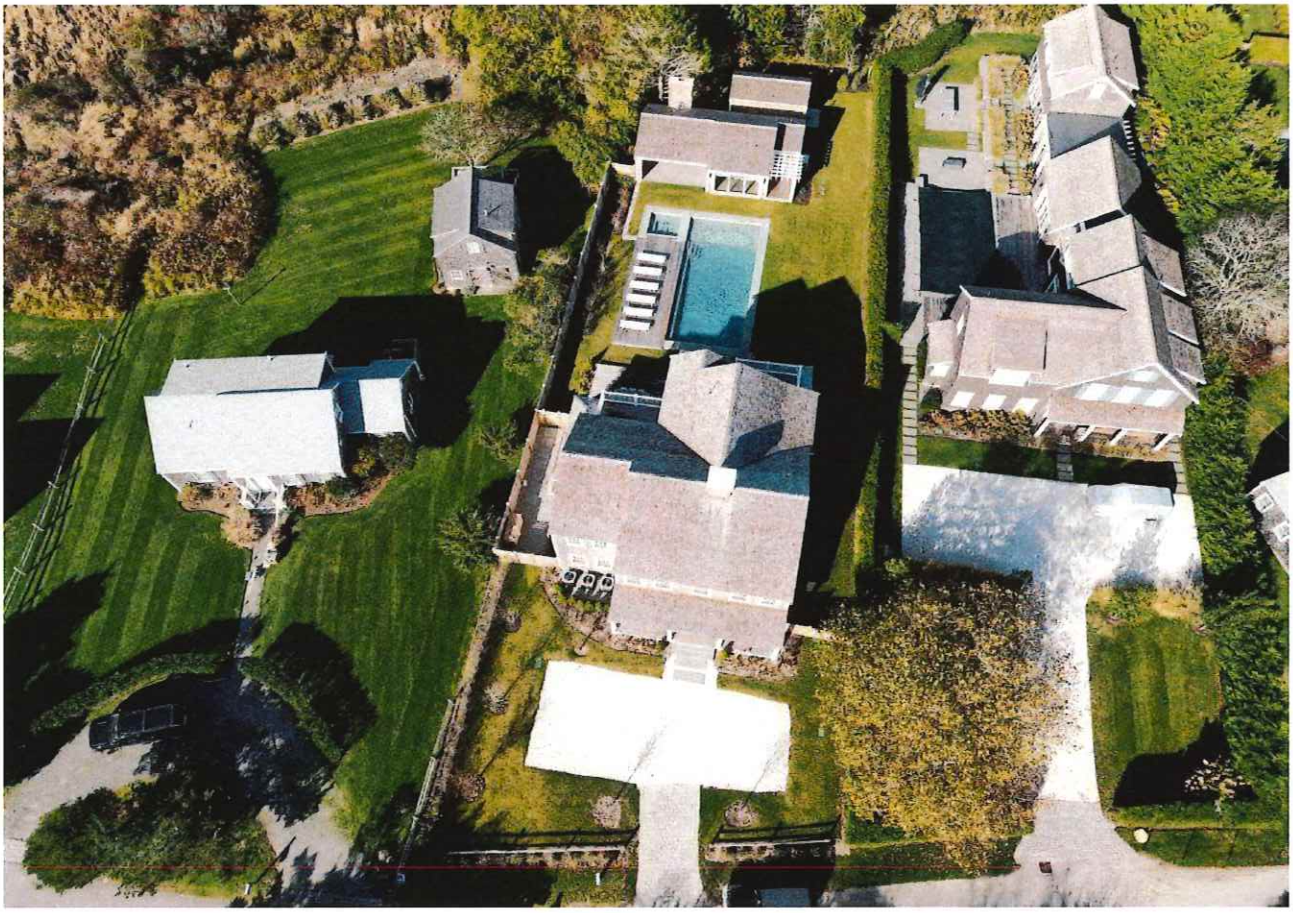


SOUTH ELEVATION



13, 11A, 11 MEADOW LANE





11A AND 11 MEADOW LANE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 406.3

Street & Number of Proposed Work: 13 MEADOW LANE

Owner of record: FREDRIC KUDISH

Mailing Address: 363 S. MERIDEN ROAD
CHESHIRE, CT 06410

Contact Phone #: 203-213-8833 E-mail: FREDKUDISH@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CHARLINALINDA@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: 396 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 2014

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE EXISTING GARAGE/STUDIO FROM REAR TO FRONT OF LOT

Is there an HDC survey form for 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 _____

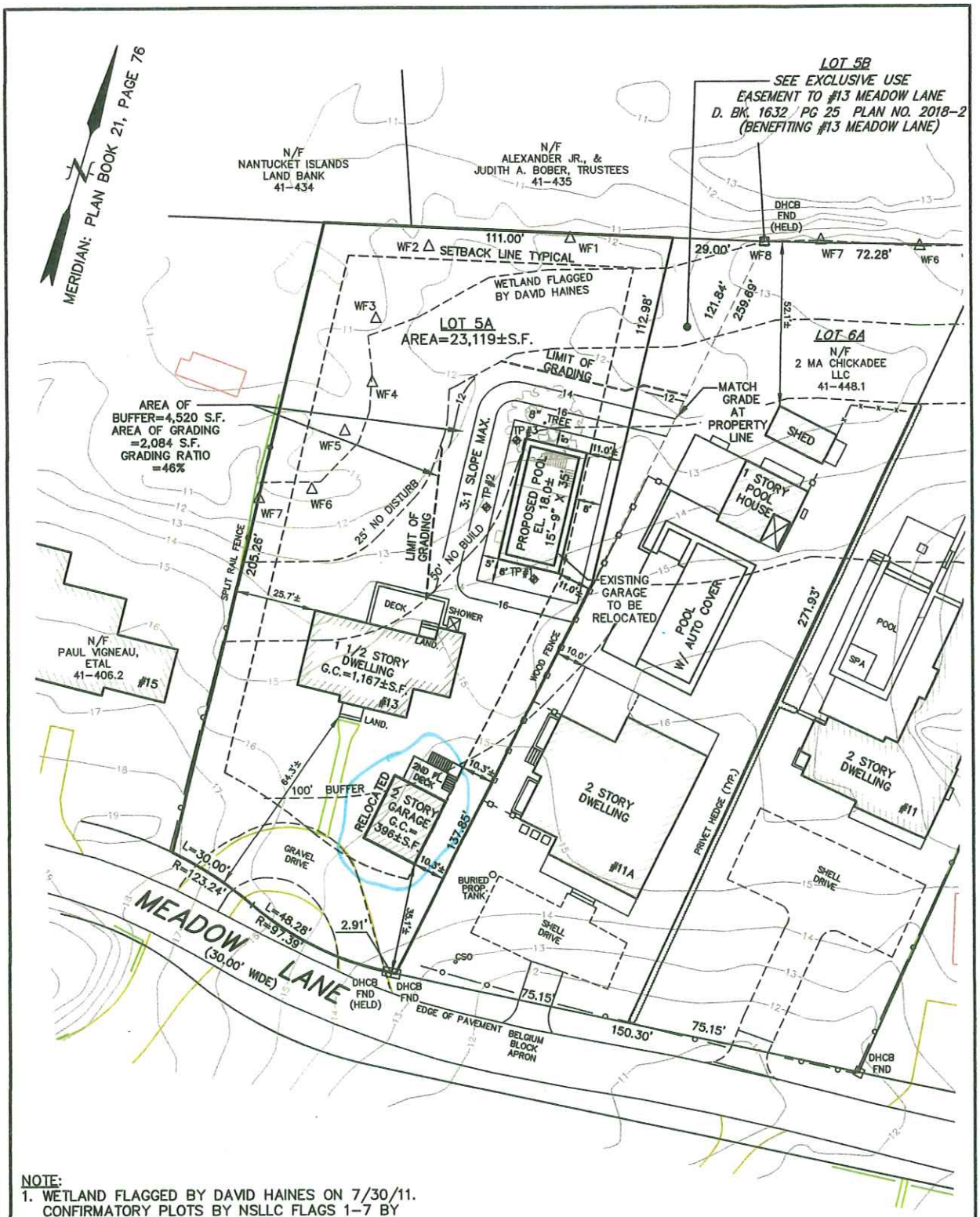
Trim _____ Sash _____ Doors _____

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 8/10/2024 Signature of owner of record _____ Signed under penalties of perjury



NOTE:
1. WETLAND FLAGGED BY DAVID HAINES ON 7/30/11. CONFIRMATORY PLOTS BY NSLLC FLAGS 1-7 BY NSLLC ON 5/14/24.

CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 6.8%±

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 471/8

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

8/1/24

SITE PLAN TO ACCOMPANY A
NOTICE OF INTENT
#13 MEADOW LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=30' DATE: 6/27/24
REVISED: 7/11/24 SITE GRADING
REVISED: 8/1/24 GARAGE LOCATION

DEED REFERENCE: Dd. Bk. 1593, Pg. 136
PLAN REFERENCE: PL NO. 2018-2

ASSESSOR'S REFERENCE:
MAP: 41 PARCEL: 406.3

PREPARED FOR:
FREDRIC M. KUDISH, TRUSTEE

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-9962

I:\JOBS 9632-1099\9000\9900'S\9960'S\9962\AUTOCAD\N9962 NOI SITE PLAN 7-8-24 (WITH GRADING) REV 8-1-24.dwg, 1:1

13 MEADOW LANE – MOVE GARAGE/NEW POOL






41 406.3
41 448.1
11A
41 448
41 446
41 403.1
10


Meadow Ln
Meadow Ln
Meadow Ln
Meadow Ln
New Ln

SOUTH ELEVATION – FRONT













SOUTH ELEVATION - GARAGE STUDIO MOVING FORWARD – POOL IN LOCATION OF GARAGE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





LOOKING NORTH/EAST – POOL IN LOCATION OF THE GARAGE/STUDIO



LOOKING NORTH TO THE RESTRICTED WETLANDS





LOOKING NORTH WEST TO THE WETLANDS



LOOKING WEST FROM SITE OF THE POOL



LOOKING EAST FROM THE REAR YARD



GARAGE/STUDIO TO MOVE STRAIGHT FORWARD – LOOKING AT MEADOW LANE



REPLANT THE PRIVET HEDGES ON THE EAST SIDE OF THE DWELLING





DWELLING – SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

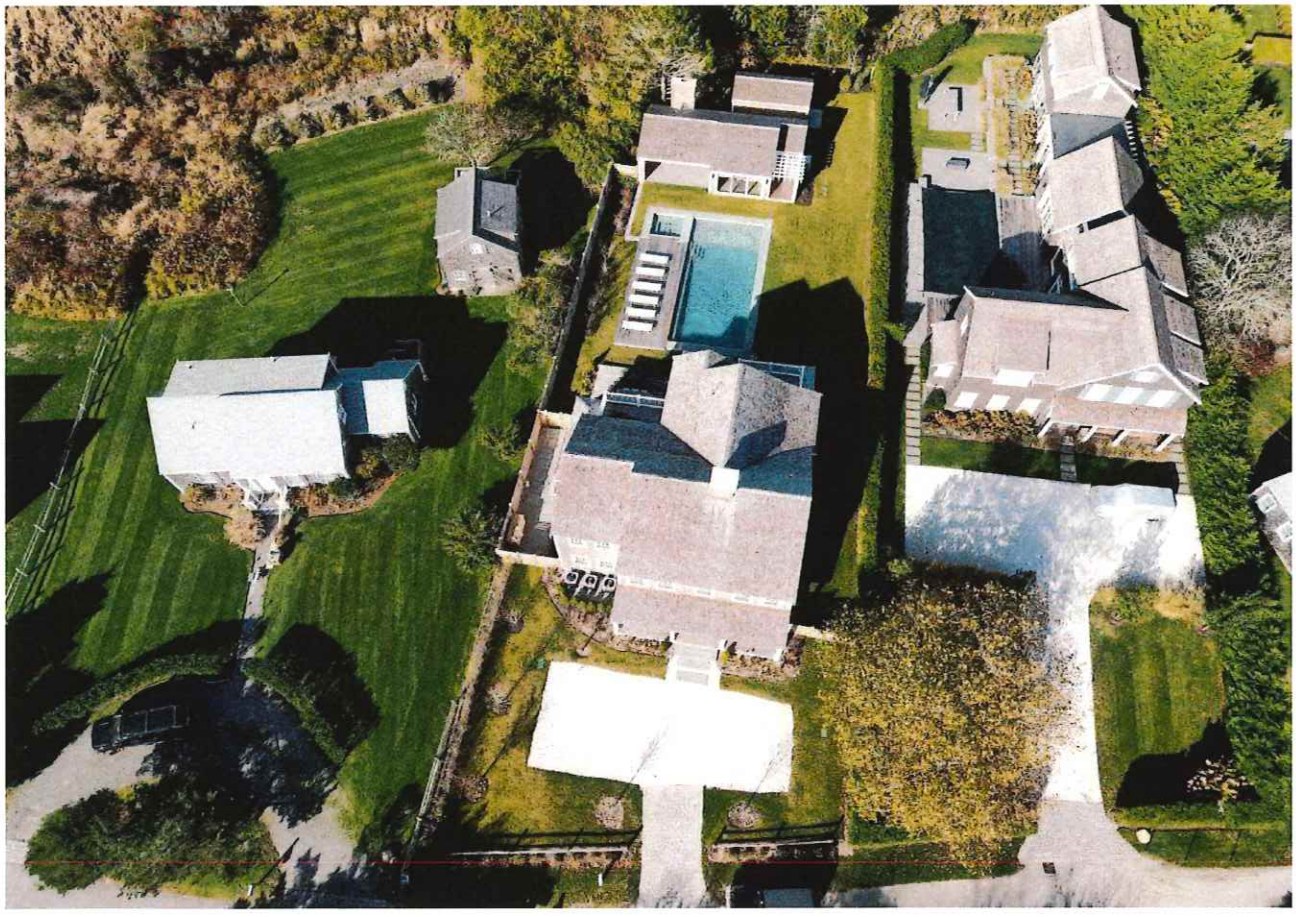


SOUTH ELEVATION



13, 11A, 11 MEADOW LANE





11A AND 11 MEADOW LANE



FINDINGS and ADDITIONAL CONDITIONS

Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40)
Town of Nantucket Wetlands Bylaw (Chapter 136)

Address:	13 Meadow Lane
Assessor's Map and Parcel:	41 – 406.3
Property Owner:	Lynn R Kudish Revocable Trust
Applicant:	Lynn R Kudish Revocable Trust
DEP File Number:	SE48-3785
Filing Date:	June 27, 2024
Date Hearing Closed:	July 11, 2024
Date Orders Issued:	July 19, 2024
Plan of Record Information:	Site Plan to Accompany a Notice of Intent prepared by Nantucket Surveyors LLC, dated 7/11/24 signed and stamped by Paul Santos, PLS

Permit Overview:

This order permits the relocation of an existing garage, installation of an in-ground fiberglass pool, and associated landscaping, grading, and utilities installation within Buffer Zone to a Bordering Vegetated Wetland. Waivers are not required for this project.

Additional Findings:

1. The area does not fall within mapped NHESP habitat and does not require NHESP review.

In addition to the General Conditions contained elsewhere in this document, the Commission includes the following Special Conditions pursuant to MGLCh131s40 and the Town of Nantucket Wetlands Protection Bylaw, Chapter 136:

18. All work shall be performed in accordance with the Site and Work Description contained within the Notice of Intent and plan notes set out on the plan of record, provided project narratives, waiver requests and protocols.
19. Any fill needed for the site needs to come from the site itself or any fill brought to the site shall provide a soil test for staff to review, this shall include nutrient content, heavy metals and VOC's at a minimum. Any invasive species found in areas with fill shall be removed and disposed of properly off site.
20. The pool shall not be drained or discharged into an area within the Commissions jurisdiction.
21. The pool shall not be chemically treated between November 1st and May 1st.
22. All chemical treatments shall stop three weeks prior to any draining or discharging of the pool.
23. The applicant shall provide the contact information for the company maintaining the pool. The pool company shall provide 48-hour notice of any draining to the commission with a plan showing where the pool shall be drained to.
24. Given the topography of the site any pool draining that needs to take place shall be pumped by truck and disposed of properly at the sewage treatment facility or be in compliance with Chapter 361 of the Code of the Town of Nantucket.
25. All exterior lighting shall be directed away from the resource area and in compliance with Chapter 102 of the Code of the Town of Nantucket.

WAIVERS UNDER THE NANTUCKET WETLANDS BYLAW/REGULATIONS

Waivers are not required for this project as proposed.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 231.2

Street & Number of Proposed Work: 18A SPARKS AVE.

Owner of record: ACK OFFICES LLC

Mailing Address: PO BOX 51365 BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 3824SF 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: DW 1977

Original Date:

Original Builder: SHOP 1982

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH/MOVE OFF MIXED USE BUILDING SINGLE-FAMILY DWELLING WITH ATTACHED SHOP

Is there an HDC survey form for 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 _____

N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/9/2024 Signature of owner of record _____ Signed under penalties of perjury

18A SPARKS AV

Location	18A SPARKS AV	**Mblu**	55/ / 231/2 /
Acct#	00003435	**Owner**	ACK OFFICES LLC
Assessment	$2,594,346	**PID**	3435
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,132,500	$1,461,846	$2,594,346

Owner of Record

Owner	ACK OFFICES LLC	**Sale Price**	$2,200,000
Co-Owner		**Certificate**	
Address	PO BOX 51365 BOSTON, MA 02205	**Book & Page**	1794/76
		Sale Date	01/05/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK OFFICES LLC	$2,200,000		1794/76	00	01/05/2021
KANE MICHAEL & MARCIA	$0		00176/0260		07/01/1980

Building Information

Building 1 : Section 1

Shop 1982

Year Built:	1977
Living Area:	5,302
Replacement Cost:	$1,496,155
Building Percent Good:	75
Replacement Cost Less Depreciation:	$1,122,100

Building Attributes	
Field	**Description**
Style:	AptovrRet/Off

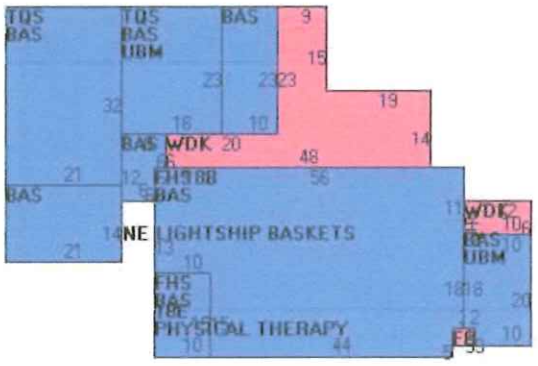
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	3 FAM MIX M94
Total Rooms	
Total Bedrms	6
Total Baths	5
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\00\68\40.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3435_404

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,824	3,824
TQS	Three Quarter Story	1,086	815
EAF	Attic, Expansion, Finished	1,894	663
FOP	Porch, Open, Finished	12	0
UBM	Basement, Unfinished	650	0
WDK	Deck, Wood	717	0
		8,183	5,302

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$7,700	1

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94
Zone	CMI
Neighborhood	C53
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.33
Frontage	0
Depth	0
Assessed Value	$1,461,846

Outbuildings

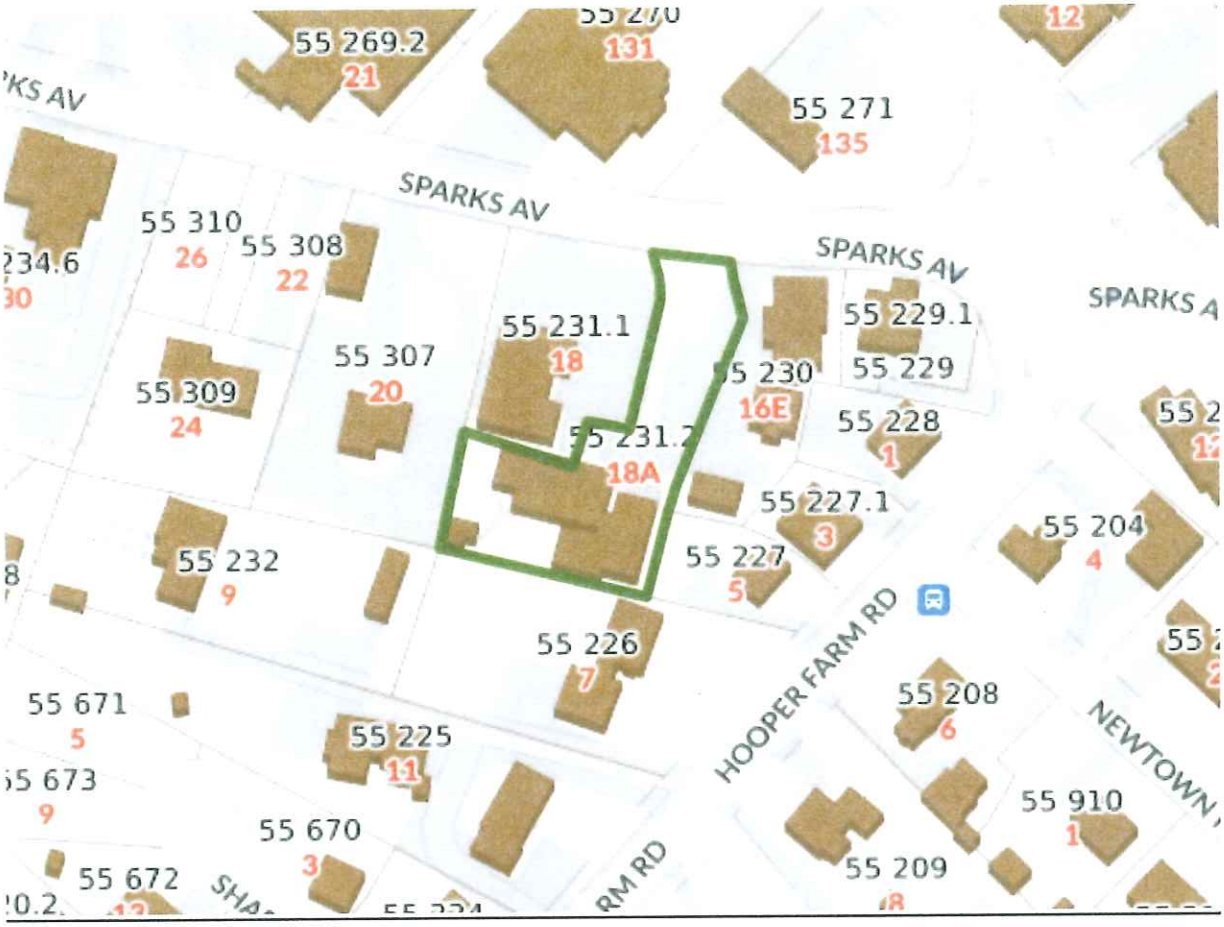
Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			168.00 S.F.	$2,700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,132,500	$1,461,846	$2,594,346
2023	$1,192,300	$1,329,167	$2,521,467
2022	$1,238,300	$1,208,091	$2,446,391
2021	$1,238,300	$1,050,400	$2,288,700
2020	$1,127,800	$1,050,400	$2,178,200

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

18A SPARKS AVENUE – DEMO/MOVE OFF MIXED USE RESIDENTIAL/COMMERCIAL BUILDING






TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
18A SPARKS AVENUE
LINKNantucket.com




18A SPARKS AVENUE





BASKET SHOP SECTION



DWELLING SECTION





WEST ELEVATION OF SHOP SECTION – SOUTH ELEVTION OF DWELLING SECTION



EAST ELEVATION OF THE SHOP SECTION



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 231.2

Street & Number of Proposed Work: 18A SPARKS AVENUE

Owner of record: ACK OFFICES LLC

Mailing Address: PO BOX 51365 BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDCOMPANY.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1685F 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

DEMO/MOVE OFF SHED

Is there an HDC survey form for 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 8/10/2024 Signature of owner of record _____ Signed under penalties of perjury

18A SPARKS AV

Location	18A SPARKS AV	**Mblu**	55/ / 231/2 /
Acct#	00003435	**Owner**	ACK OFFICES LLC
Assessment	$2,594,346	**PID**	3435
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,132,500	$1,461,846	$2,594,346

Owner of Record

Owner	ACK OFFICES LLC	**Sale Price**	$2,200,000
Co-Owner		**Certificate**	
Address	PO BOX 51365 BOSTON, MA 02205	**Book & Page**	1794/76
		Sale Date	01/05/2021
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK OFFICES LLC	$2,200,000		1794/76	00	01/05/2021
KANE MICHAEL & MARCIA	$0		00176/0260		07/01/1980

Building Information

Building 1 : Section 1

Year Built:	1977
Living Area:	5,302
Replacement Cost:	$1,496,155
Building Percent Good:	75
Replacement Cost Less Depreciation:	$1,122,100

Building Attributes	
Field	**Description**
Style:	AptovrRet/Off

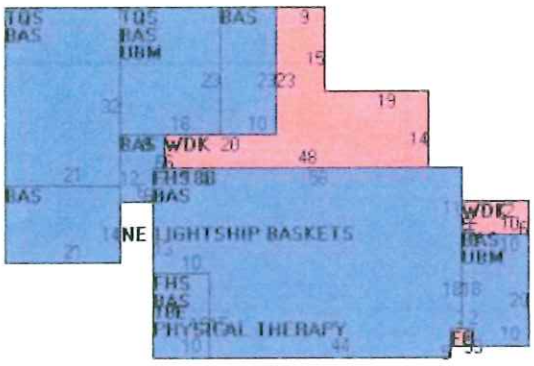
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	3 FAM MIX M94
Total Rooms	
Total Bedrms	6
Total Baths	5
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	ABOVE AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\68\40.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3435_404(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,824	3,824
TQS	Three Quarter Story	1,086	815
EAF	Attic, Expansion, Finished	1,894	663
FOP	Porch, Open, Finished	12	0
UBM	Basement, Unfinished	650	0
WDK	Deck, Wood	717	0
		8,183	5,302

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$7,700	1

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94
Zone	CMI
Neighborhood	C53
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.33
Frontage	0
Depth	0
Assessed Value	$1,461,846

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			168.00 S.F.	$2,700	1

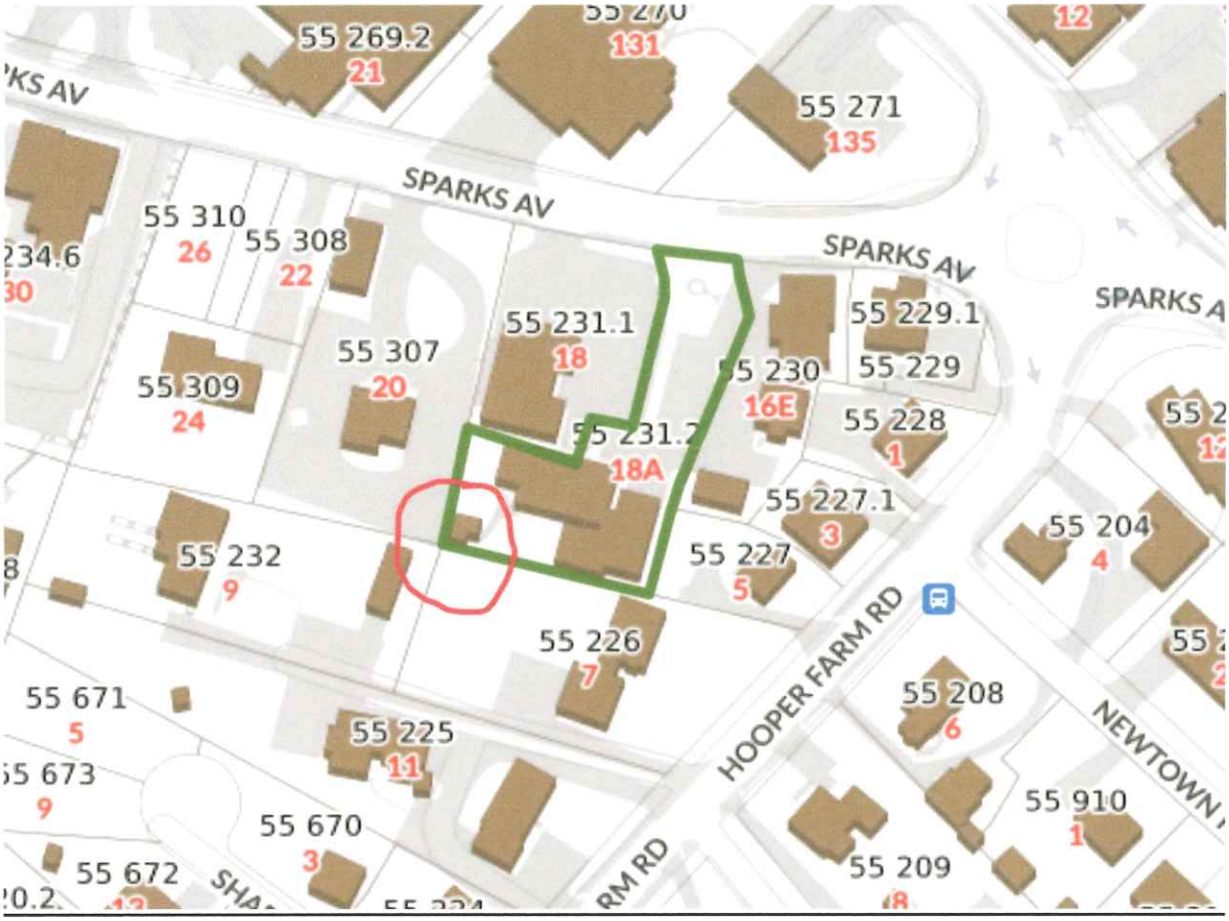
Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,132,500	$1,461,846	$2,594,346
2023	$1,192,300	$1,329,167	$2,521,467
2022	$1,238,300	$1,208,091	$2,446,391
2021	$1,238,300	$1,050,400	$2,288,700
2020	$1,127,800	$1,050,400	$2,178,200

(c) 2024 Vision Government Solutions, Inc. All rights reserved.


TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
Y&A SPARKS AVENUE
LINKNantucket.com

18A SPARKS AVENUE – DEMO/MOVE OFF SHED








18A SPARKS AVENUE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 231.1

Street & Number of Proposed Work: 18 SPARKS AVE NUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 51365
BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0433 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY #007045

Date application received: _____ Fee Paid: $ 100.00

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: _____ Sq. Footage 1st floor: 2400 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: ~~1954~~

Original Date: 1992/1996

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH/MOVE OFF COMMERCIAL RESTAURANT 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: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

N/A

N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

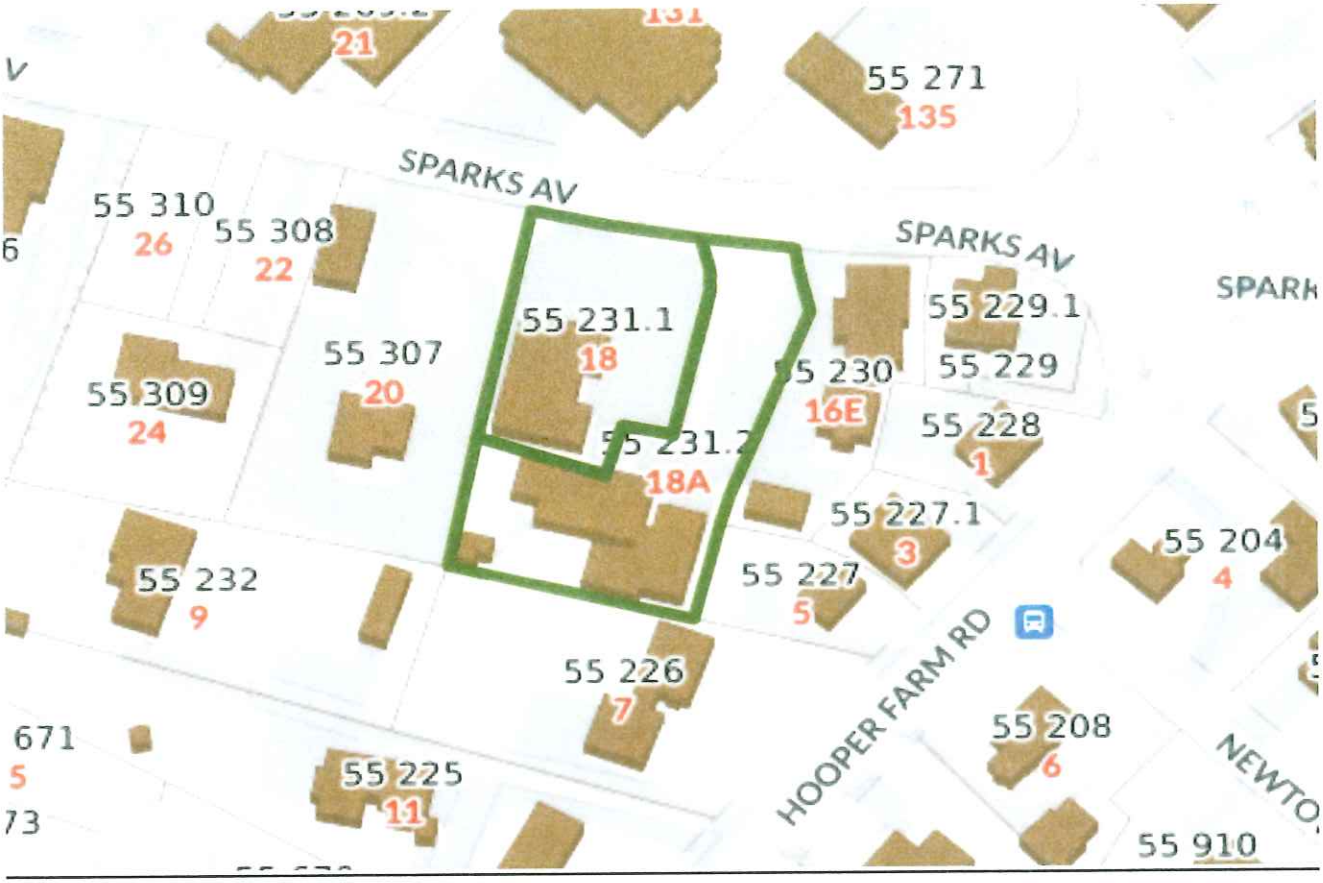
Date 8/9/2024 Signature of owner of record [signature] Signed under penalties of perjury


TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
Y&A SPARKS AVENUE
LINKNantucket.com




18A SPARKS AVENUE

18 SPARKS AVENUE – MOVE/DEMO COMMERCIAL RESTAUANT BUILDING










71


71

18 SPARKS AV

Location	18 SPARKS AV	**Mblu**	55/ / 231/1 /
Acct#	00003434	**Owner**	ACK MID ISLAND LLC
Assessment	$2,366,500	**PID**	3434
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$563,800	$1,802,700	$2,366,500

Owner of Record

Owner	ACK MID ISLAND LLC	**Sale Price**	$3,400,000
Co-Owner		**Certificate**	
Address	PO BOX 51365 BOSTON, MA 02205	**Book & Page**	1813/163
		Sale Date	04/01/2021
		Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK MID ISLAND LLC	$3,400,000		1813/163	1U	04/01/2021
HAT CREEK CATTLE COMPANY	$0		1813/42	99	03/31/2021
HAT CREEK CATTLE COMPANY	$0		1789/194	99	12/17/2020
DOWNYFLAKE INC	$267,500		00238/0094	UNKQ	11/01/1985

Building Information

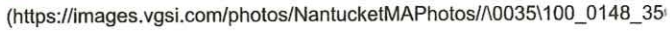
Building 1 : Section 1

Year Built:	1954
Living Area:	2,400
Replacement Cost:	$713,241
Building Percent Good:	78
Replacement Cost Less Depreciation:	$556,300

INCORRECT - moved TO 11 AMELIA DRIVE IN 1996 - DENTAL OFFICE

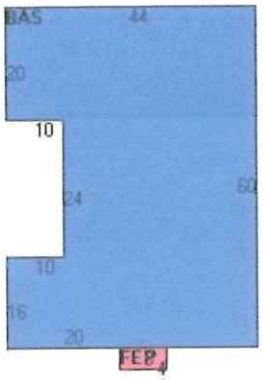
Building Attributes

Building Photo



Field	Description
Style:	Restaurant
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Heat Pump
Struct Class	
Use:	REST/CLUBS M94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3260
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3434_404

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,400	2,400
FEP	Porch, Enclosed, Finished	32	0
		2,432	2,400

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3260
Description	REST/CLUBS M94
Zone	CMI
Neighborhood	C53
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.29
Frontage	0
Depth	0
Assessed Value	$1,802,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			5000.00 S.F.	$7,500	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$563,800	$1,802,700	$2,366,500
2023	$551,100	$1,638,900	$2,190,000
2022	$527,000	$1,489,800	$2,016,800
2021	$527,000	$1,295,400	$1,822,400
2020	$482,000	$1,295,400	$1,777,400

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

18 SPARKS AVENUE – DEMOLISH/MOVE OFF COMMERCIAL RESTAURANT BUILDING

AKA "THE DOWNYFLAKE"

The GIS in the Town of Nantucket data base states that the building was constructed in 1954. This is an error.

On the 1957 aerial photograph in the records a single-family dwelling was present.

However, that residential use was converted to a dentist's office in 1988.

When the Downyflake building on South Water Street exploded in 1991 due to a gas leak, the business temporarily moved to the Children's Beach Concession building for a few summers.

During that time an addition was constructed in 1992 onto the west side of the dentist office to create a take-out food establishment in order to relocate the Downyflake from Children's Beach to 18 Sparks Avenue permanently.

In 1996, the original 1954 dwelling portion that was converted to a dentist office was severed from the 1992 addition and the building moved to the rear of 11 Amelia Drive with the use as a dentist office remaining intact.

The remaining 1992 addition was subsequently expanded to create the fully function family restaurant at 18 Sparks Avenue. There were smaller additions over the next few years made such as the expanded take-out area and the newer vestibule.

The current GIS data sheet for 11 Amelia Drive notes the date of construction of this structure as 1954, which is correct.

Thus, the actual date of the Downyflake restaurant building is 1992.

SIGNS OF THE TIMES

Nantucket Historical Association May-September 2006

DOWNYFLAKE DOUGHNUT SHOP

Gordon MacDonald
1930 to 1965

Karsten Reinemo Sr.
1965 to 1991

The Downyflake Restaurant (currently Fog Island Café), with its famous doughnut sign, was one outlet of a 1930s franchise operation licensed by the Pillsbury Co., with locations all over the Northeast. The original cut-letter board hung above the smaller painted "Breakfast" sign until it was replaced by the famous Downyflake doughnut. In 1965 the restaurant's original owner, Gordon MacDonald, sold the business to Karsten Reinemo Sr. and his wife, Marion. The Reinemos turned the Downyflake into a year-round business that opened at 5:30 A.M. for early-risers, fishermen, and other working folk. With its piping-hot doughnuts, the Downyflake became an iconic business on Nantucket, remembered fondly by kids and adults alike. Prominently displayed in the Cambridge Street window was the doughnut-making machine, which kids often stood watching for hours. Visitors frequently tried to throw things through the hole in the doughnut sign, contributing to its famously battered appearance. Children on the way to church with change for the offering in their pockets were frequently waylaid by the aroma of the freshly made doughnuts. In 1991, an early-morning gas explosion was almost fatal to Karsten Reinemo, and destroyed the property. After relocating to Children's Beach for a couple of seasons, the Reinemo family rebuilt in the business district on the edge of town, on Sparks Avenue across from the Fire Department, the site of the current, thriving Downyflake, now owned by Susan Tate West Wall and Mark Hogan.

A poster on the wall displayed this verse: "Remember, brother, As you ramble on through life, Whatever be your goal, Keep your eye upon the doughnut, And not upon the hole."

Photo courtesy of Julie Reinemo





Complying plan

ZONING CLASSIFICATION: R-C

	EXISTING:
MIN. AREA: 5000 S.F.	12891± S.F.
MIN. FRONTAGE: 40 F.T.	SEE PLAN
FRONT YARD S.B.: NONE	"
REAR & SIDE S. B.: 5' F.T.	"
GROUND COVER (%): 50%	"
GREEN SPACE - 20%	2873.7 ISF (22.29%)

1992

N

SPARKS AVE.

PRIVET HEDGE MIN. 3' HT.

S.M.H.

98.97

O/W

POLE

PRIVET HEDGE MIN. 3' HT.

26.71

PRIVET HEDGE MIN. 3' HT.

1 2 3 4 5 6 7 8 9 10 11 12

ASPHALT PARKING LOT

PRIVET HEDGE - MIN. 3' HT.

129.88

55-307
n/f
P. H. MORRISON

DECK

RAMP

1 STY W/F OFFICE
G.C. = 1780± S.F.

SHED

CELLAR WAY

LOADING BAY 14x35

80.00

20.2

11.8

29.00

25.18

75.83

55-231.2
n/f
M. & M. KANE

COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489
REGISTERED
PROFESSIONAL LAND SURVEYOR

Charles W. Hart
9-24-97

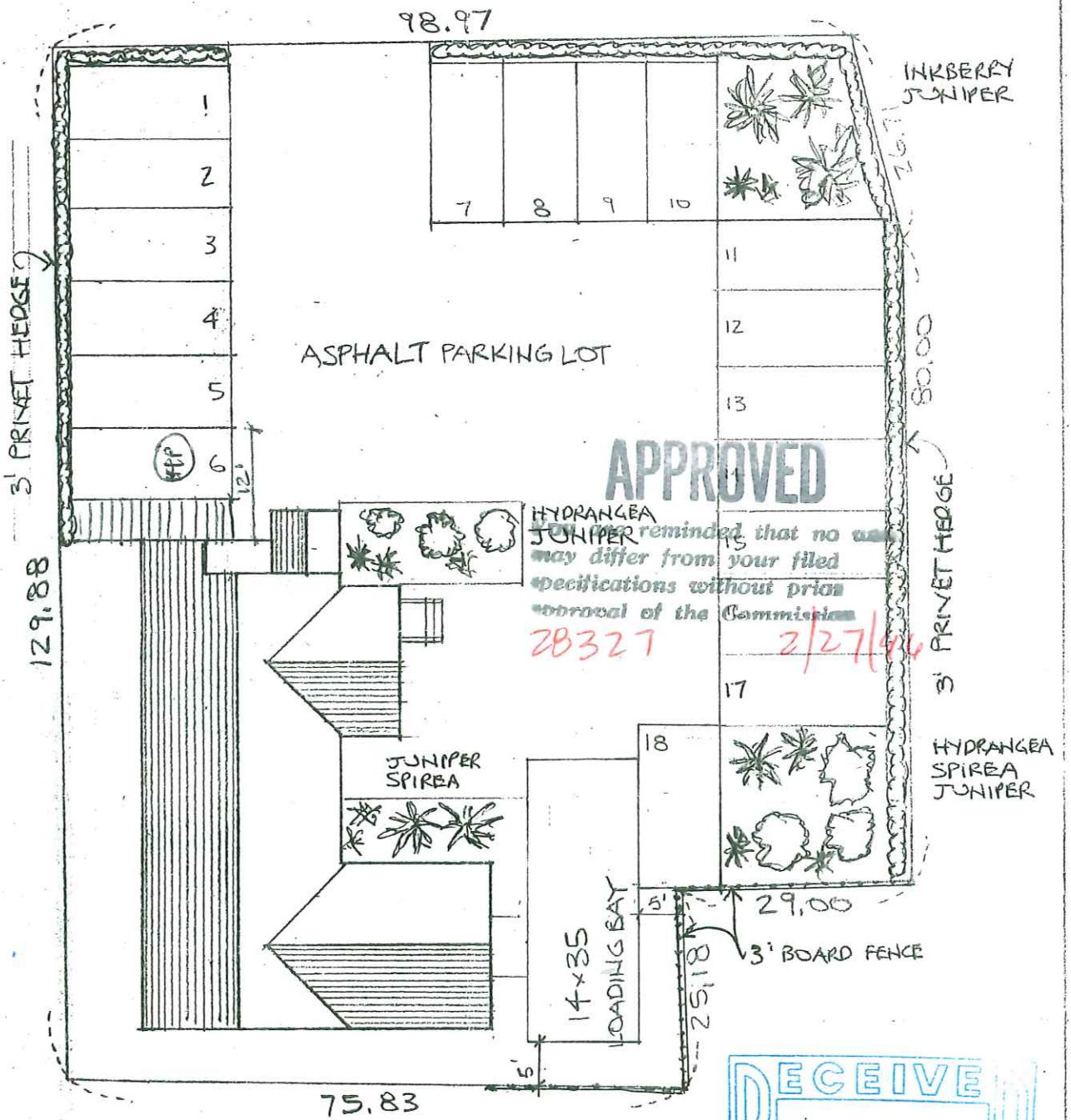
I CERTIFY, AS OF : 9-19-91 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W. Hart

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

1996

SPARKS AVENUE



APPROVED

For your reminded that no use may differ from your filed specifications without prior approval of the Commission

ZB327 2/27/96

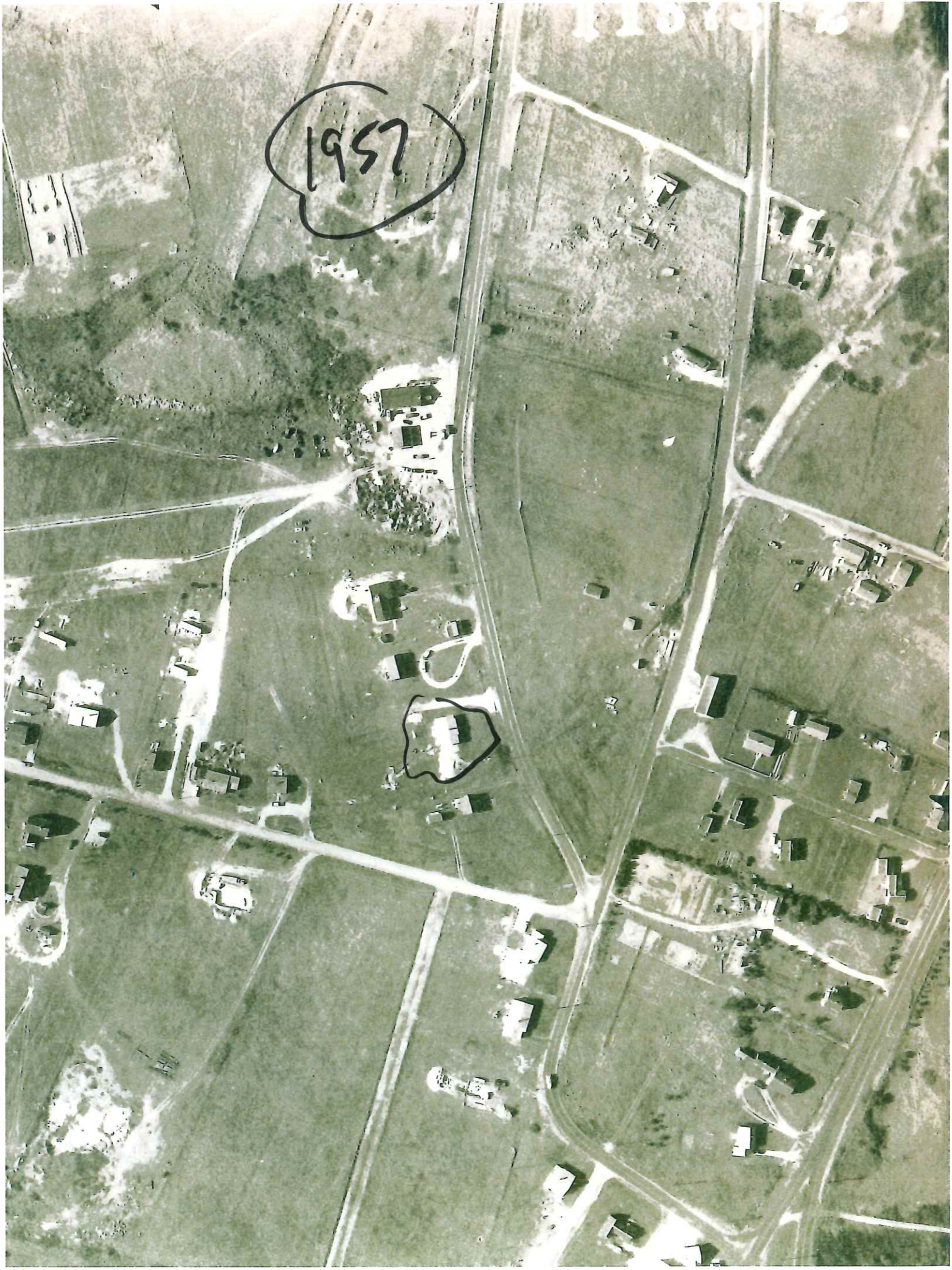
PARKING SPACES - 18 SPACES
GROUND COVER - 16%
GREEN SPACE - 2980 S.F. (23 %)

RECEIVED
FEB 29 1996

18 SPARKS AVE - REVISED PARKING

1" = 20'-0"

CHIP WEBSTER & ASSOCIATES	228-3600	15 FEBRUARY 1996


1957

CERTIFICATE NO: _____ DATE ISSUED: _____

DWELLING #1

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 307

Street & Number of Proposed Work: 20 SPARKS AVENUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 51365
BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~1000~~ Sq. Footage 1st floor: 1060SF 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: 1955

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH/MOVE OFF SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/19/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING #1

20 SPARKS AV

Location	20 SPARKS AV	**Mblu**	55/ / 307/ /
Acct#	00003538	**Owner**	ACK MID ISLAND LLC
Assessment	$1,246,300	**PID**	3538
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$688,700	$557,600	$1,246,300

Owner of Record

Owner	ACK MID ISLAND LLC	**Sale Price**	$2,500,000
Co-Owner		**Certificate**	
Address	PO BOX 51365 BOSTON, MA 02205	**Book & Page**	1800/267
		Sale Date	02/03/2021
		Instrument	1V

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK MID ISLAND LLC	$2,500,000		1800/267	1V	02/03/2021
WATERHOUSE STEPHEN M	$0		1626/318	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1626/317	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1626/315	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1169/089	99	02/05/2009

Building Information

Building 1 : Section 1

Year Built:	1955
Living Area:	1,510
Replacement Cost:	$570,428
Building Percent Good:	75
Replacement Cost Less Depreciation:	$427,800

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
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:	1
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 2 : Section 1

Year Built: 1955
Living Area: 840
Replacement Cost: $371,078
Building Percent Good: 70
Replacement Cost Less Depreciation: $259,800

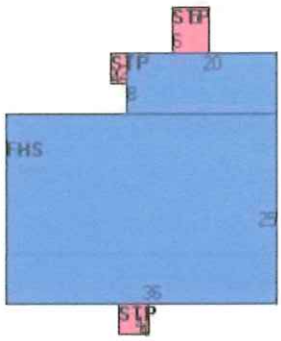
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Bungalow

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\20%20sparks_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3538_417

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,060	1,060
FHS	Half Story, Finished	900	450
STP	Stoop	54	0
		2,014	1,510

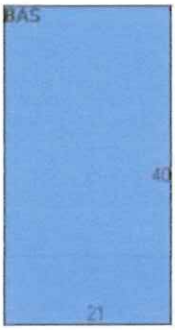
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\20%20sparks2

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3538_417(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	840	840
		840	840

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1090
Description	MULTI HSES M01

Land Line Valuation

Size (Acres)	0.48
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	400	**Assessed Value**	$557,600
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			98.00 S.F.	$1,100	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$688,700	$557,600	$1,246,300
2023	$487,900	$551,200	$1,039,100
2022	$422,400	$462,300	$884,700
2021	$435,300	$486,600	$921,900
2020	$420,400	$486,600	$907,000

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

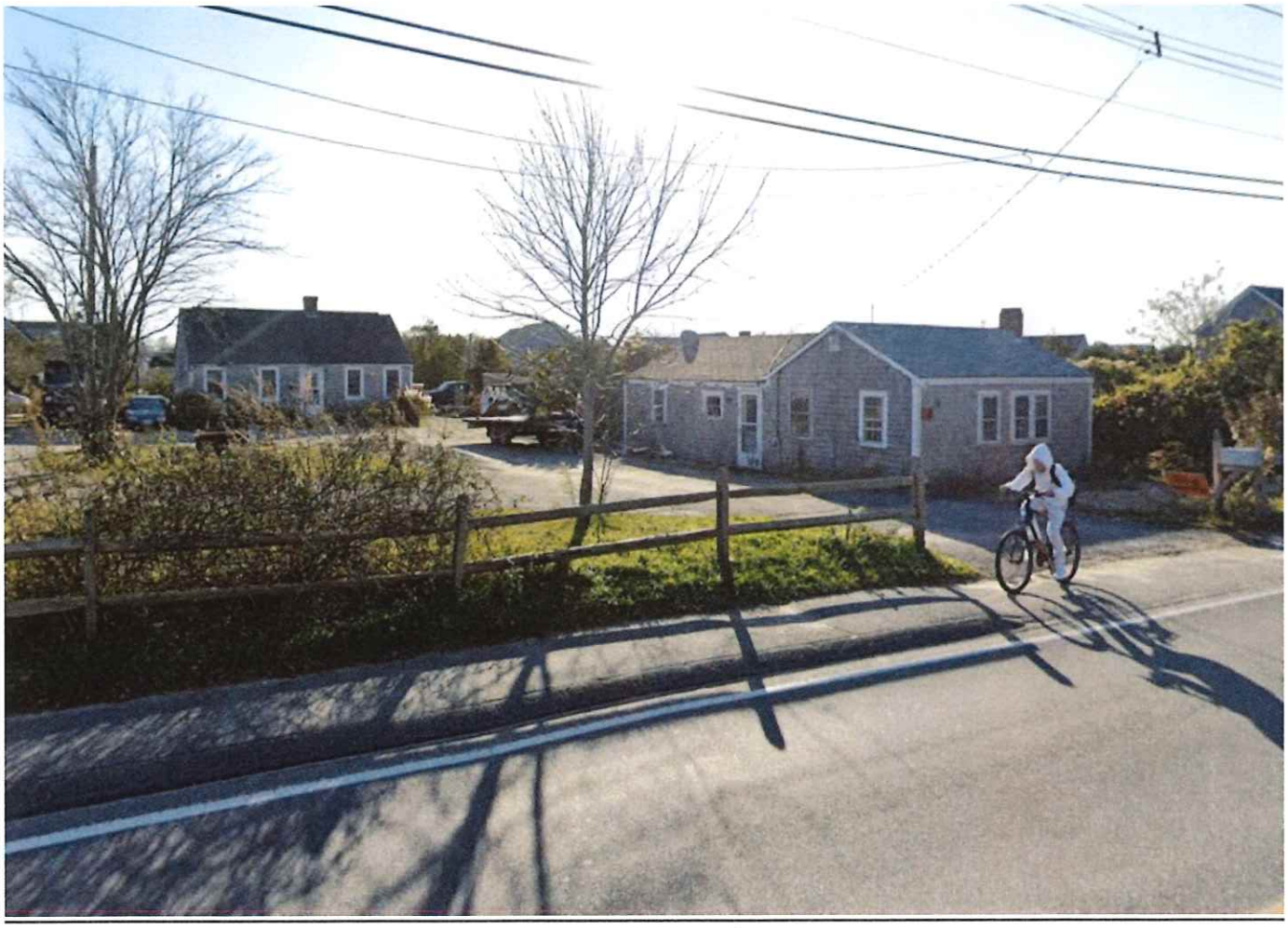

TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
18A SPARKS AVENUE
LINKNantucket.com

20 SPARKS AVENUE – MOVE/DEMO TWO DWELLINGS -DWELLING #1












1957

CERTIFICATE NO: DWELLING #2

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 307

Street & Number of Proposed Work: 20 SPARKES AVENUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 51365 BOSTON, MA 02205

Contact Phone #: 508-221-2730 E-mail: CHRIS@CROWDENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 840 SF

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: 1955

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH/ MOVE OFF SINGLE-FAMILY DWELLING

*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 ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/19/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING #2

20 SPARKS AV

Location 20 SPARKS AV

Acct# 00003538

Assessment $1,246,300

Building Count 2

Mblu 55/ / 307/ /

Owner ACK MID ISLAND LLC

PID 3538

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$688,700	$557,600	$1,246,300

Owner of Record

Owner ACK MID ISLAND LLC
Co-Owner
Address PO BOX 51365
BOSTON, MA 02205

Sale Price $2,500,000
Certificate
Book & Page 1800/267
Sale Date 02/03/2021
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ACK MID ISLAND LLC	$2,500,000		1800/267	1V	02/03/2021
WATERHOUSE STEPHEN M	$0		1626/318	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1626/317	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1626/315	99	12/21/2017
WATERHOUSE STEPHEN M	$0		1169/089	99	02/05/2009

Building Information

Building 1 : Section 1

#1

Year Built: 1955
Living Area: 1,510
Replacement Cost: $570,428
Building Percent Good: 75
Replacement Cost Less Depreciation: $427,800

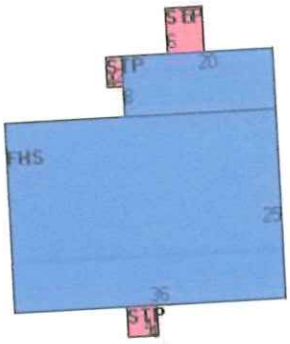
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\20%20sparks_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3538_41

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,060	1,060
FHS	Half Story, Finished	900	450
STP	Stoop	54	0
		2,014	1,510

Building 2 : Section 1

#2

Year Built: 1955
Living Area: 840
Replacement Cost: $371,078
Building Percent Good: 70
Replacement Cost Less Depreciation: $259,800

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Bungalow

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	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\20%20sparks/

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3538_4

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	840	840
		840	840

Extra Features

Extra Features	Leg
No Data for Extra Features	

Land

Land Use

Use Code	1090
Description	MULTI HSES M01

Land Line Valuation

Size (Acres)	0.48
Frontage	0

Zone	CMI	**Depth**	0
Neighborhood	400	**Assessed Value**	$557,600
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			98.00 S.F.	$1,100	1

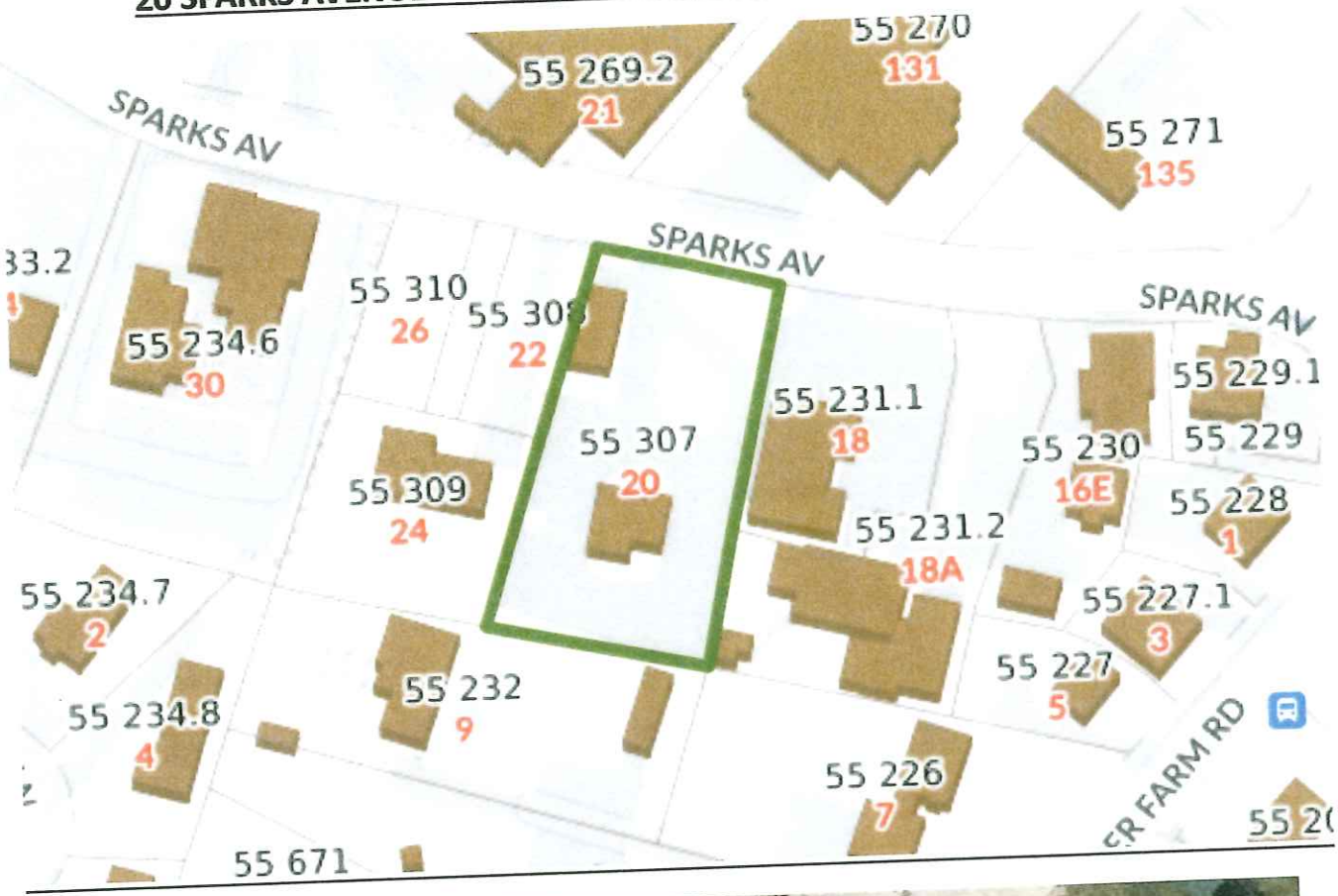
Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$688,700	$557,600	$1,246,300
2023	$487,900	$551,200	$1,039,100
2022	$422,400	$462,300	$884,700
2021	$435,300	$486,600	$921,900
2020	$420,400	$486,600	$907,000

(c) 2024 Vision Government Solutions, Inc. All rights reserved.


TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
8A SPARKS AVENUE
LINKNantucket.com

20 SPARKS AVENUE – MOVE/DEMO TWO DWELLINGS -DWELLING #2












1957

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 309

Street & Number of Proposed Work: 24 SPARKS AVENUE

Owner of record: ACK MID ISLAND LLC

Mailing Address: PO BOX 511365 BOSTON, MA 02205

Contact Phone #: 617-823-2838 E-mail: CHRIS@CROWDLENDING.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1024 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 330 SF GARAGE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: ~1958

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH/MOVE OFF SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/9/2024 Signature of owner of record _____ Signed under penalties of perjury

24 SPARKS AV

Location	24 SPARKS AV	**Mblu**	55/ / 309/ /
Acct#	00003540	**Owner**	ACK MID ISLAND LLC
Assessment	$1,008,400	**PID**	3540
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$463,500	$544,900	$1,008,400

Owner of Record

Owner	ACK MID ISLAND LLC
Co-Owner	
Address	PO BOX 51365 BOSTON, MA 02205

Sale Price	$2,650,000
Certificate	
Book & Page	1804/135
Sale Date	02/22/2021
Instrument	1V

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ACK MID ISLAND LLC	$2,650,000		1804/135	1V	02/22/2021
FEE JOHN J JR TRST	$0		1419/294	99	01/10/2014
FEE JOHN J & MARY G TRUSTEES	$0		0665/181	99	07/14/2000
FEE JOHN J & MARY	$0		0116/496		02/04/1958

Building Information

Building 1 : Section 1

Year Built:	1958
Living Area:	1,074
Replacement Cost:	$618,052
Building Percent Good:	75
Replacement Cost Less Depreciation:	$463,500

Building Attributes

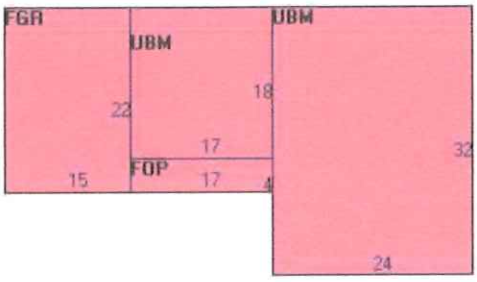
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\18\63.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/3540_417

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,074	1,074
FGR	Garage, Finished	330	0
FOP	Porch, Open, Finished	68	0
UBM	Basement, Unfinished	1,074	0
		2,546	1,074

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	CMI
Neighborhood	400
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.25
Frontage	0
Depth	0
Assessed Value	$544,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

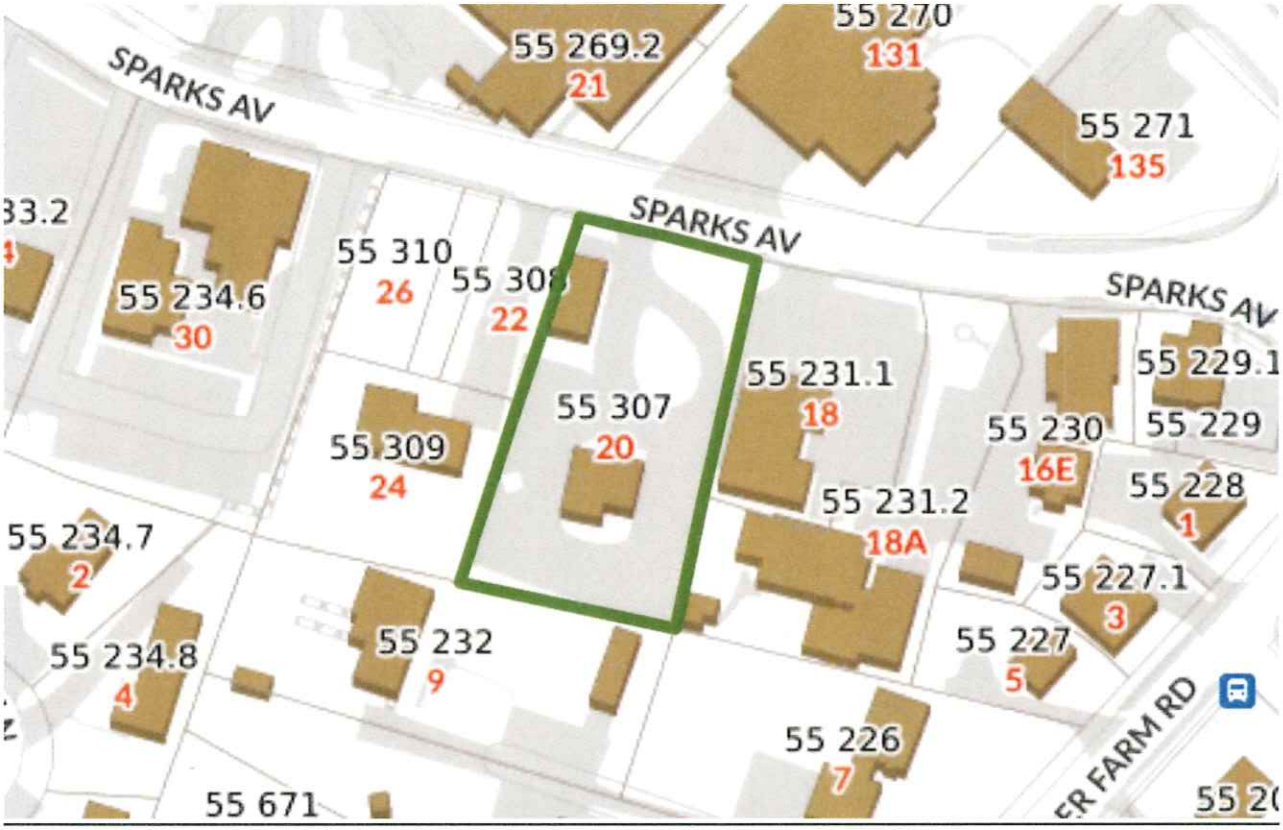
Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$463,500	$544,900	$1,008,400
2023	$340,800	$538,100	$878,900
2022	$252,200	$449,200	$701,400
2021	$238,600	$472,800	$711,400
2020	$238,600	$472,800	$711,400

(c) 2024 Vision Government Solutions, Inc. All rights reserved.


TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
18A SPARKS AVENUE
LINKNantucket.com

20 SPARKS AVENUE – MOVE/DEMO TWO DWELLINGS -DWELLING #2










1957

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 Elizabeth Hubbell

STREET ADDRESS 43 Orange St.

MAP/PARCEL 42.3.2/222

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 12, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 8/12/24

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°: 42.3.2 PARCEL N°. 322

Street & Number of Proposed Work: 43 Orange Street

Owner of record: Elizabeth Hussell - 43 Orange St LLC

Mailing Address: 146 Australian Ave
Palm Beach, FL 33480

Contact Phone #: 203-561-9267 E-mail: wh4jkdt@aol.com

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: MID 18TH CENTURY

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

FRONT DOOR COLOR PLUS X Would like to paint Sashes + storms as well the same color

Is there an HDC survey form for 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 HC-180

Sidewall _____ Clapboard (if applicable) CLIFFSIDE GRAY Roof _____

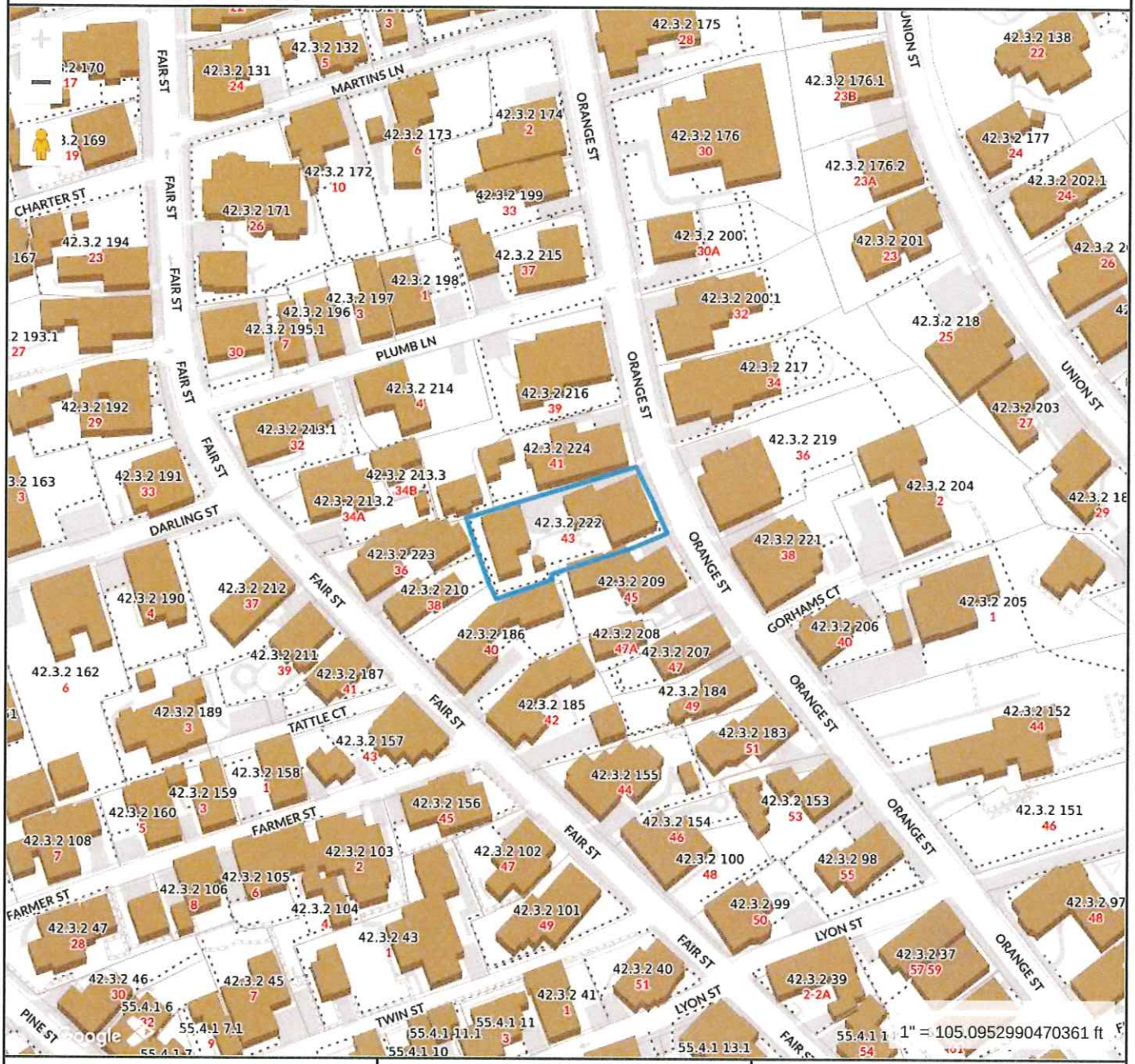
Trim HAMILTON BLUE Sash HAMILTON BLUE Doors HAMILTON BLUE PMS5415

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/9/24 Signature of owner of record Elizabeth Hussell Signed under penalties of perjury



Property Information

Property ID	9944
Location	43 ORANGE ST
Owner	43 ORANGE STREET LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-21-20
MAP/PARCEL#: 4222-227

Recorded By: AEG Date: 11/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 43 Orange st. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ⊗ b. private 4. PRESENT OWNER: Grieder, William E. + Ruth E.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

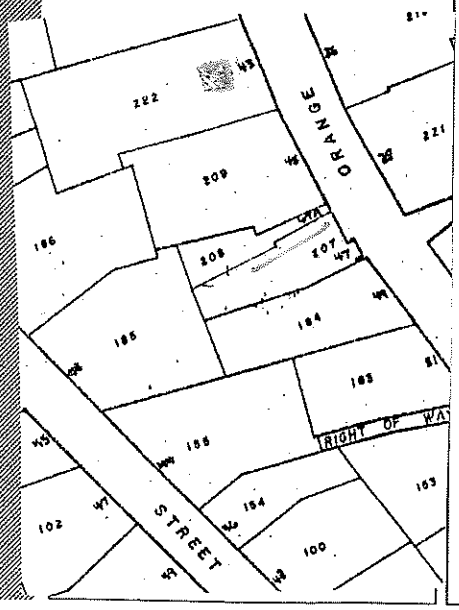
built mid-18th c. moved to [illegible] which [illegible] - Lancaster
Mrs. Houghton Gibbs [illegible] [illegible] [illegible] [illegible] E. Grieder

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

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 ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: [illegible]

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: [illegible]

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 3/1, 6H. Fren[illegible]

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: [illegible]

31. CONDITION:

- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ✓ b. moved if so, when?: _____

Major alterations or additions: Moved to site and set on high basement; (with dates if known) Stairhall replaces original chimney ... ridge chimney late 2/2 paned windows. Lancaster

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ✓ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: mid 18[illegible] SOURCE: Lancaster

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: 212
- ○ 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: .16A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a. at sidewalk	○ c. 20 feet or less
○ b. 10 feet or less	○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

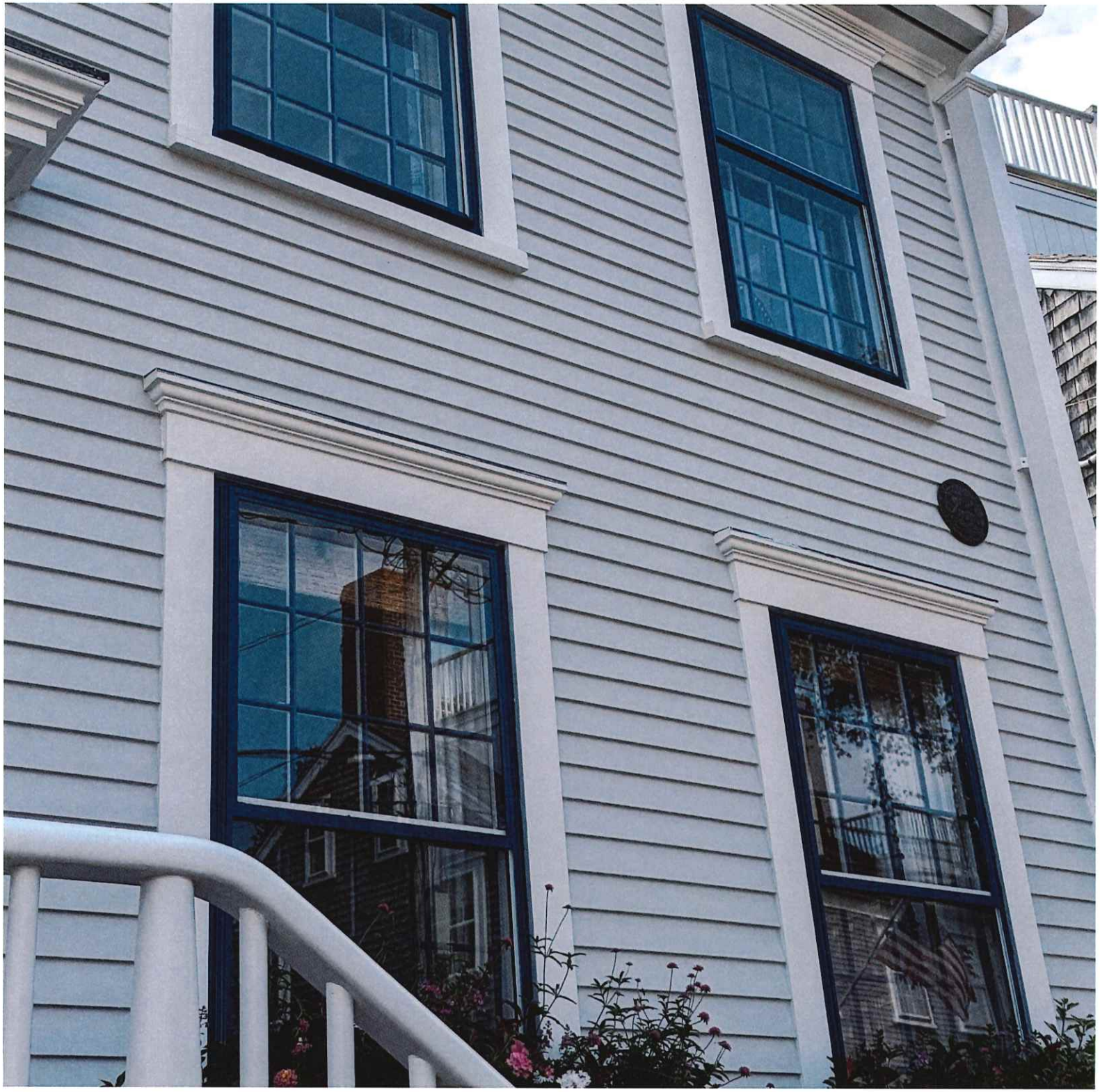


43
Orange
St.



43 ORANGE ST.

"CLIFFSIDE GRAY" @ CLAPBOARD



43
Orange
St.

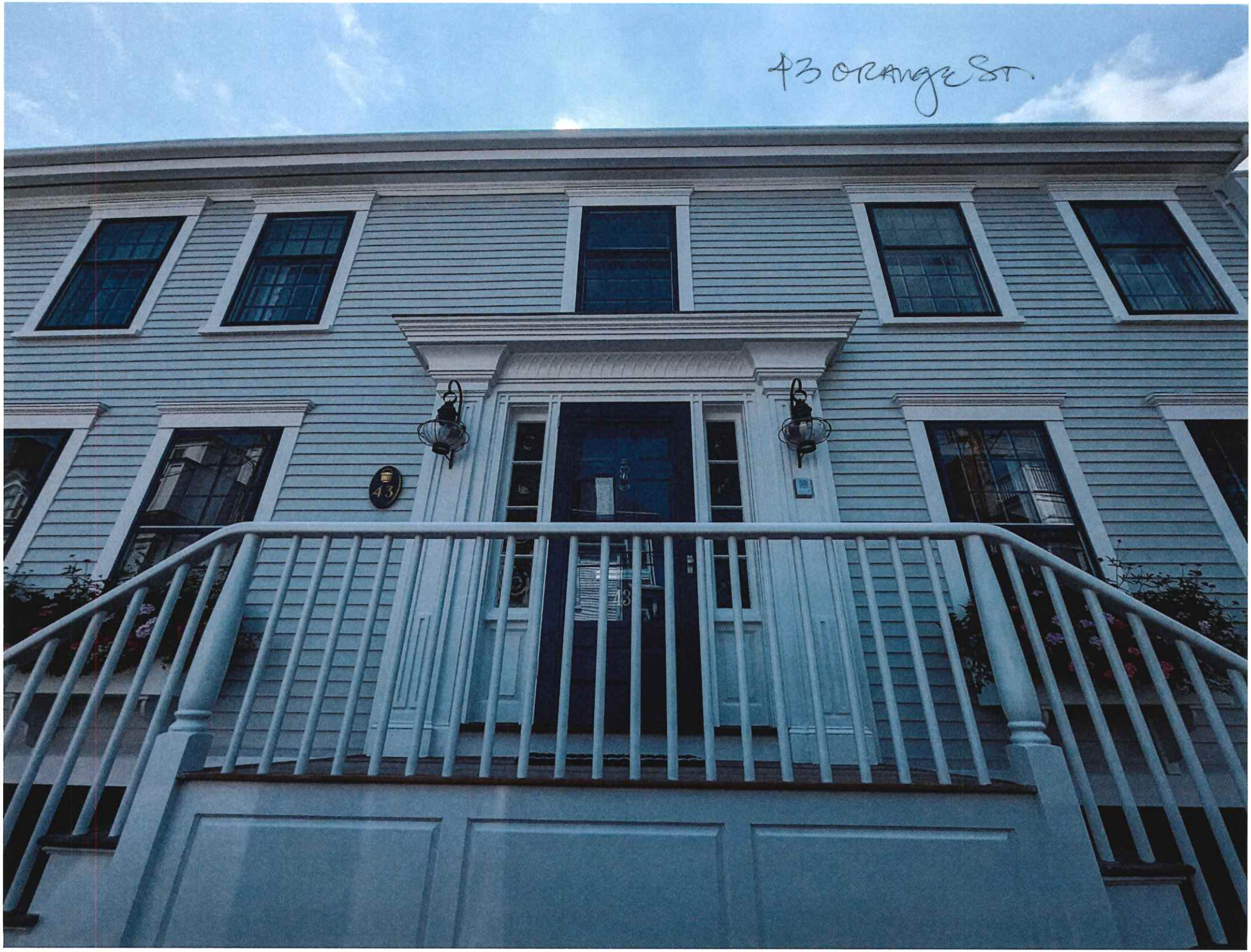




43
Orange
St.



43
Orange
St.


43 ORANGE ST.
43



43
orange
St.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LINK

AS AGENT FOR Jessica Torres

STREET ADDRESS 43 Old South Road

MAP/PARCEL 68/81

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/1/24

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 8/1/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 81

Street & Number of Proposed Work: 43 Old South Road

Owner of record: Jessica Pierce

Mailing Address: 43 Old South Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNK

Mailing Address: PO Box 1001
Nantucket, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other ADD WINDOW WELLS

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: 2007

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation ADD 2 WINDOW WELLS

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door 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 _____

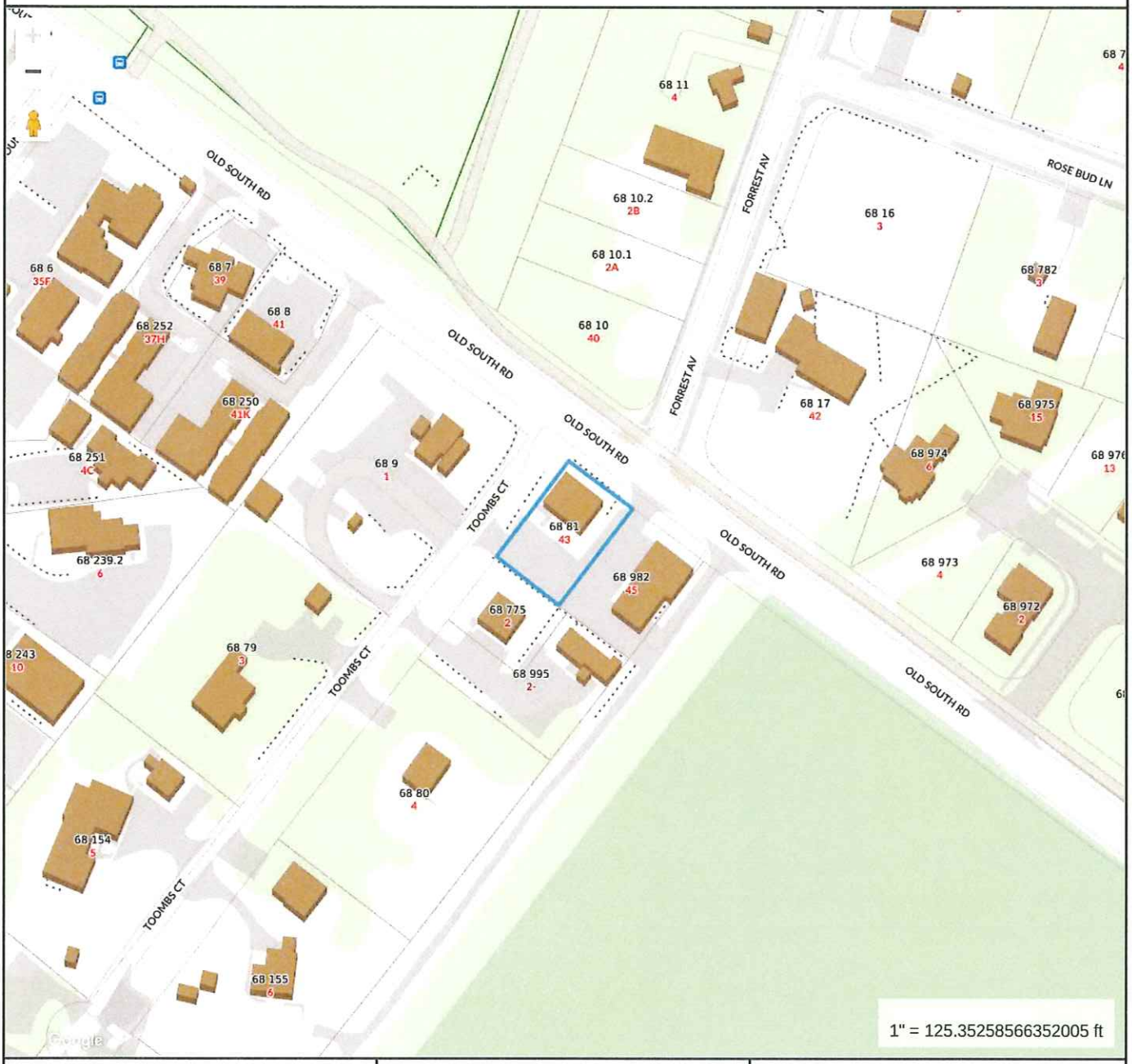
Trim WHITE Sash WHITE Doors WHITE

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 8/1/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

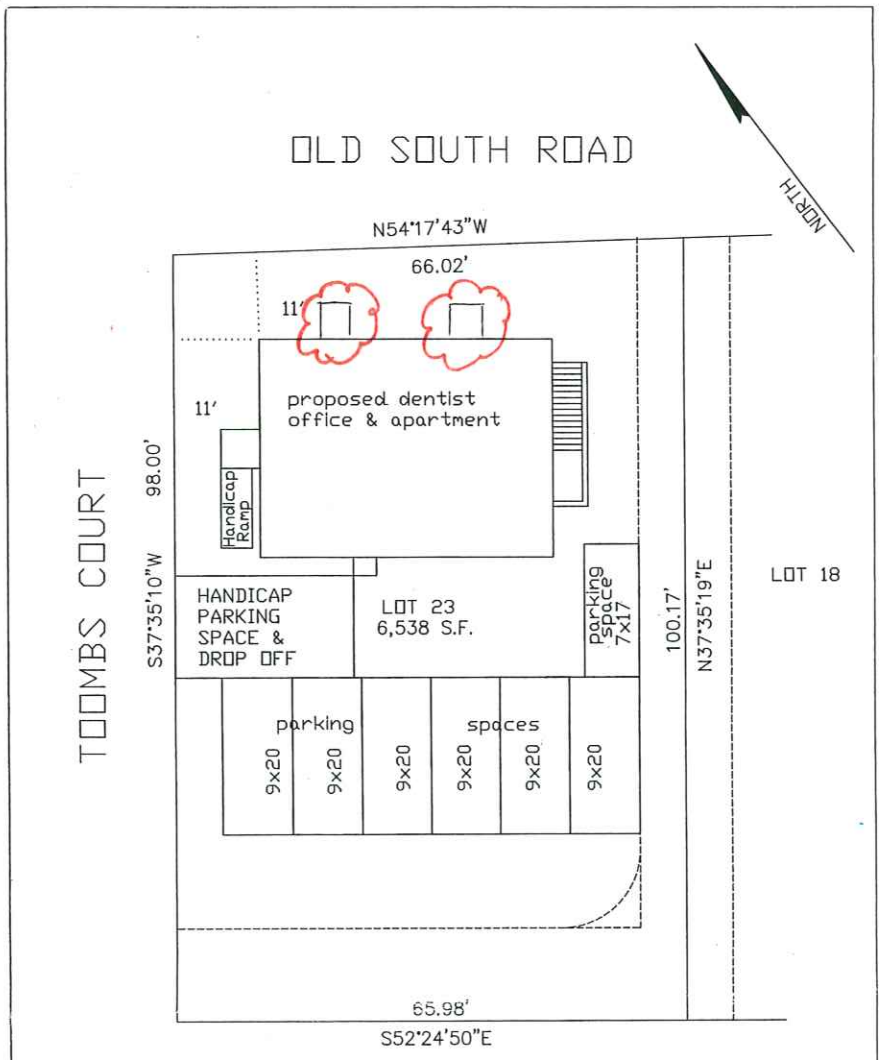
Property ID	185684
Location	43 OLD SOUTH RD
Owner	TORRE JESSICA N

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



PARKING REQUIREMENTS:
OFFICE dentist 1/200s.f.
28X38 = 1064/200=5 spaces
DWELLING 2 spaces
TOTAL REQUIRED 7 spaces
PROVIDED 7 spaces
PLUS HANDICAP SPACE &
DROP OFF

ZONING: RC-2
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 40 FT
FRONT YARD SETBACK: 10 FT
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

PLOT PLAN OF LAND IN
NANTUCKET, MA

SCALE: 1"= 16'

DATE: FEBRUARY 16, 2007

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: JESSICA TORRE

THE PROPOSED STRUCTURES
ARE LOCATED AS SHOWN

JOHN J. SHUGRUE PLS
DATE: FEBRUARY 16, 2007

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE NO. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

CJ ASSESSORS MAP 68 PARCEL NO. PART OF 775 #7552B

PROJECT
9035

HUNTINGTON HOMES™



HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

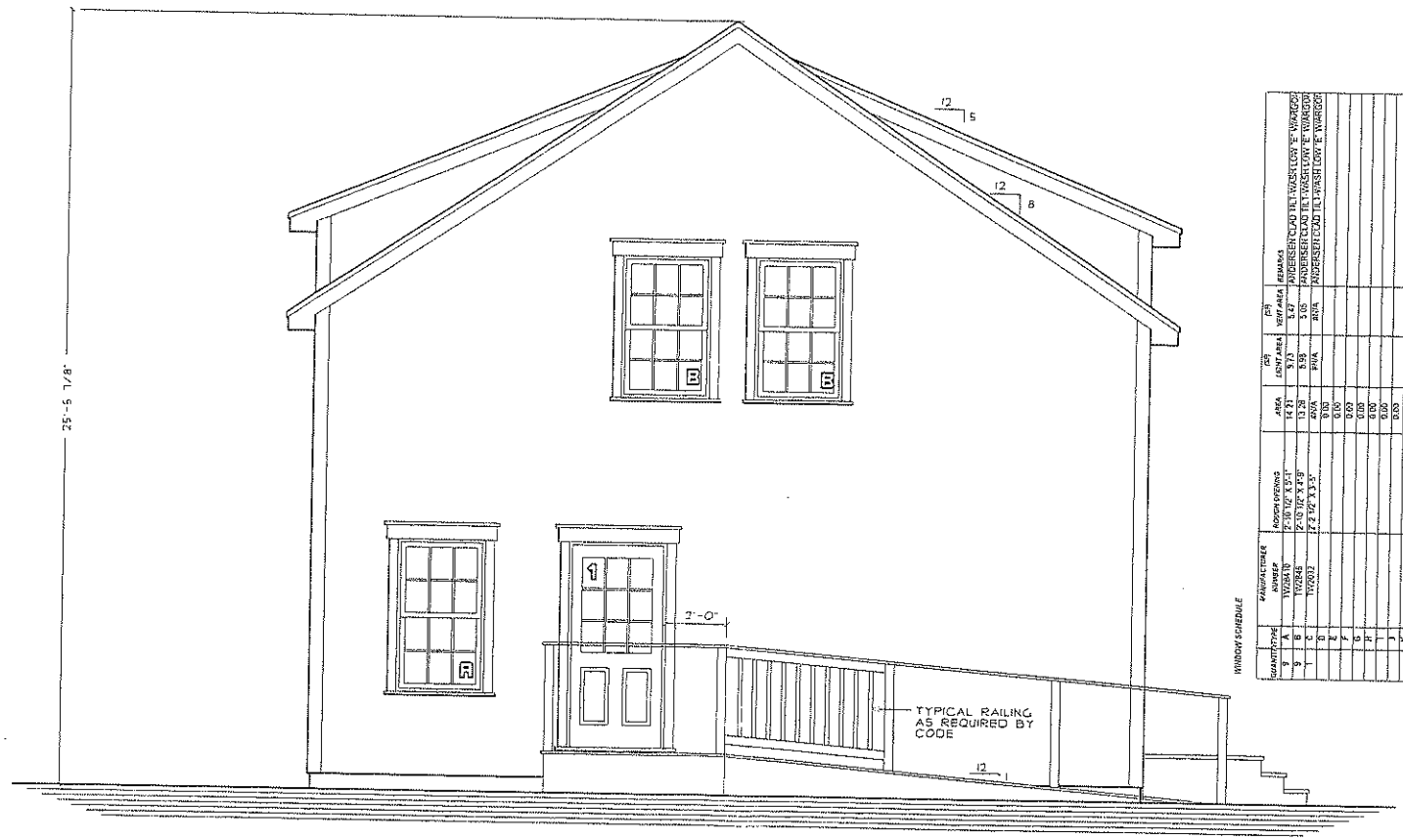
\\OSERVER\SHARED\DATACAD\DWG 2004\REINEMO IDENTIST OFFICE - APT) HIGH POST #2.AEC

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	FRONT ELEVATION	REINEMO MIXED USE	SCALE	Drawing No.
DN	01/02/07			1/4" = 1'-0"	EL-1

PROJECT
9035

HUNTINGTON HOMES™



WINDOW SCHEDULE

QUANTITY	TYPE	MANUFACTURER NUMBER	ROUGH OPENING	AREA	(SF) LIGHT AREA	(SF) VENT AREA	REMARKS
9	A	TW28410	2'-10 1/2" X 5'-1"	14.21	9.73	5.47	ANDERSEN CLAD TILT-WASH LOW "E" WARGON
9	B	TW2846	2'-10 1/2" X 4'-9"	13.28	8.98	5.05	ANDERSEN CLAD TILT-WASH LOW "E" WARGON
1	C	TW2012	2'-2 1/2" X 3'-3"	#N/A	#N/A	#N/A	ANDERSEN CLAD TILT-WASH LOW "E" WARGON
	D			0.00			
	E			0.00			
	F			0.00			
	G			0.00			
	H			0.00			
	I			0.00			
	J			0.00			
	K			0.00			
			TOTAL WINDOW AREA:	#N/A			

DOOR SCHEDULE

QUANTITY	TYPE	MANUFACTURER NUMBER	ROUGH OPENING	AREA	DOOR SIZE	REMARKS
4	1	PS06 3/8	3'-2 1/2"X5'-9 1/4"	21.72	3068	THERMATRU STEEL INSULATED - 1/2 GLASS
	2			0.00		
	3			0.00		
	4			0.00		
	5			0.00		
	6			0.00		
	7			0.00		
	8			0.00		
			TOTAL DOOR AREA:	#6.89		

CLIENT NAME REINEMO PROJECT # 9035 DATE: 1/2/2007

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

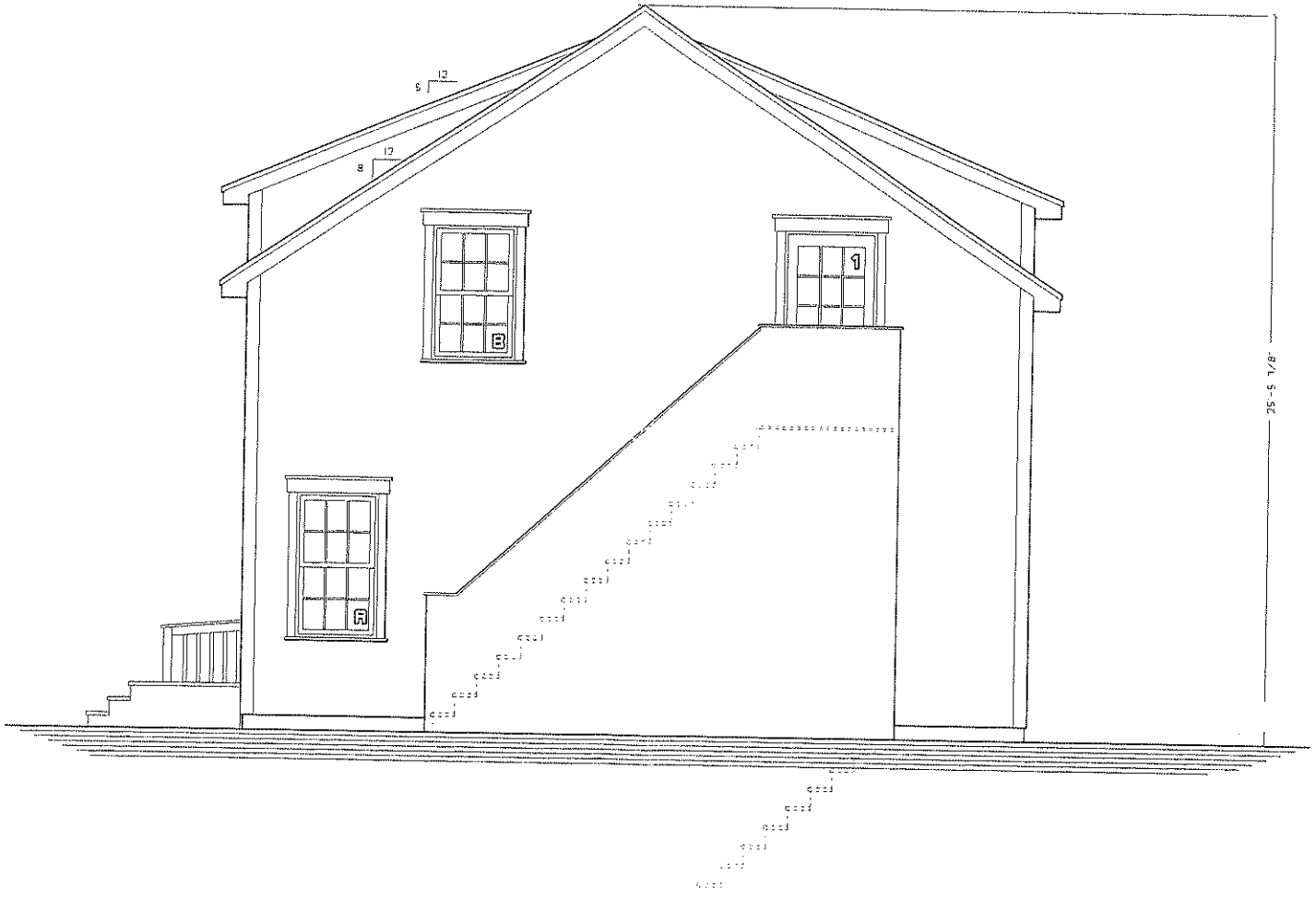
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

\\QSERVER\SHARED\DATACAD\DWG 2006\REINEMO (DENTIST OFFICE - APT) HIGH POST #2.AEC

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED	DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	RIGHT SIDE ELEVATION	REINEMO MIXED USE	SCALE	Drawing No.
	DN	01/02/07			1/4" = 1'-0"	EL-2

PROJECT
9035

HUNTINGTON HOMES™



HUNTINGTON HOMES, INC

ROUTE 14 – P.O. BOX 99 – EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

\\OSERVER\SHARED\DATACAD\DWG 2006\REINEMO (DENTIST OFFICE - APT) HIGH POST #2.AEC

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY
DN

DRAWING DATE / REVISIONS
01/02/07

LEFT SIDE ELEVATION

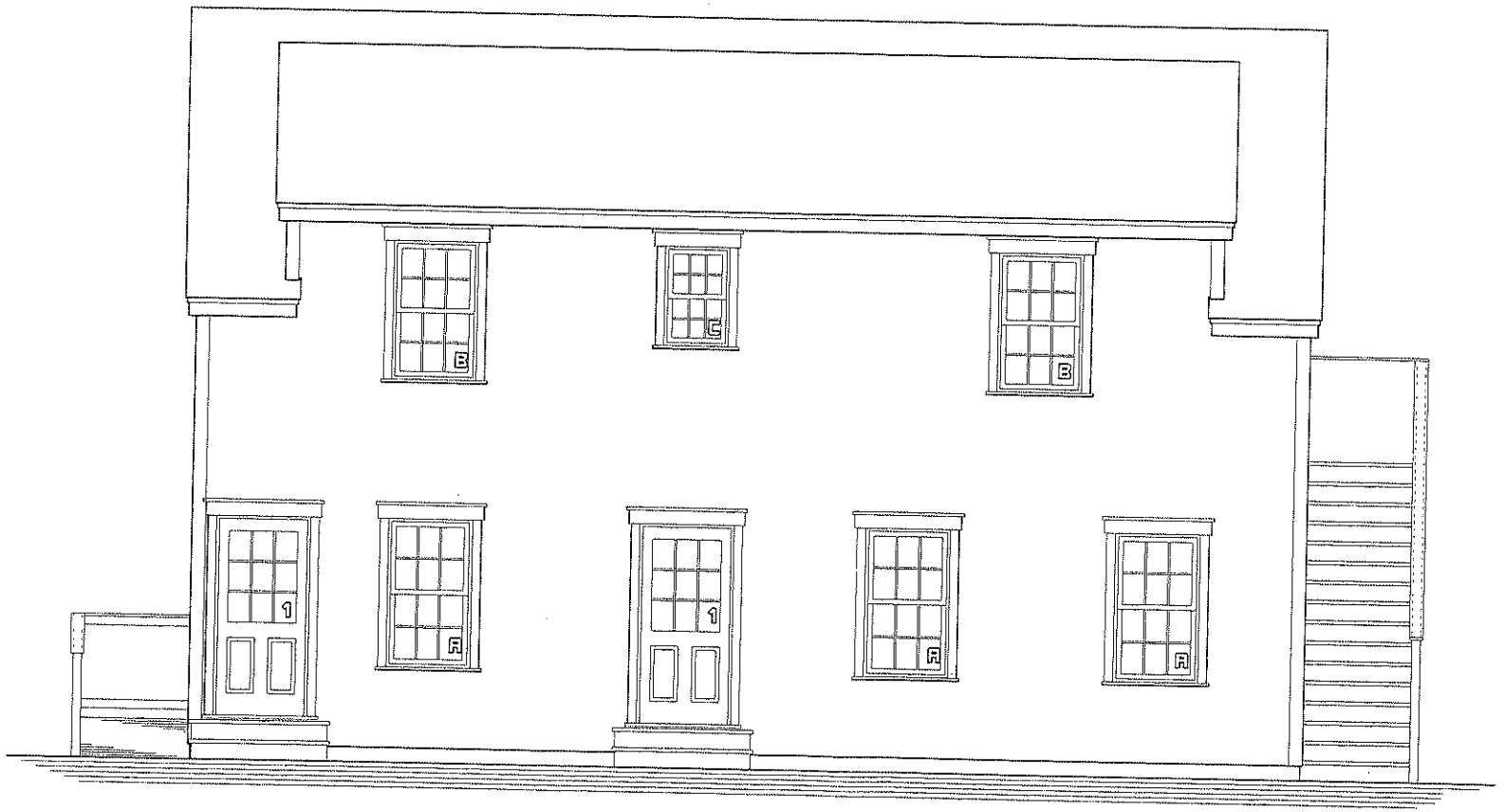
REINEMO MIXED USE

SCALE
1/4" = 1'-0"

Drawing No.
EL-3

PROJECT
9035

HUNTINGTON HOMES™



HUNTINGTON HOMES, INC

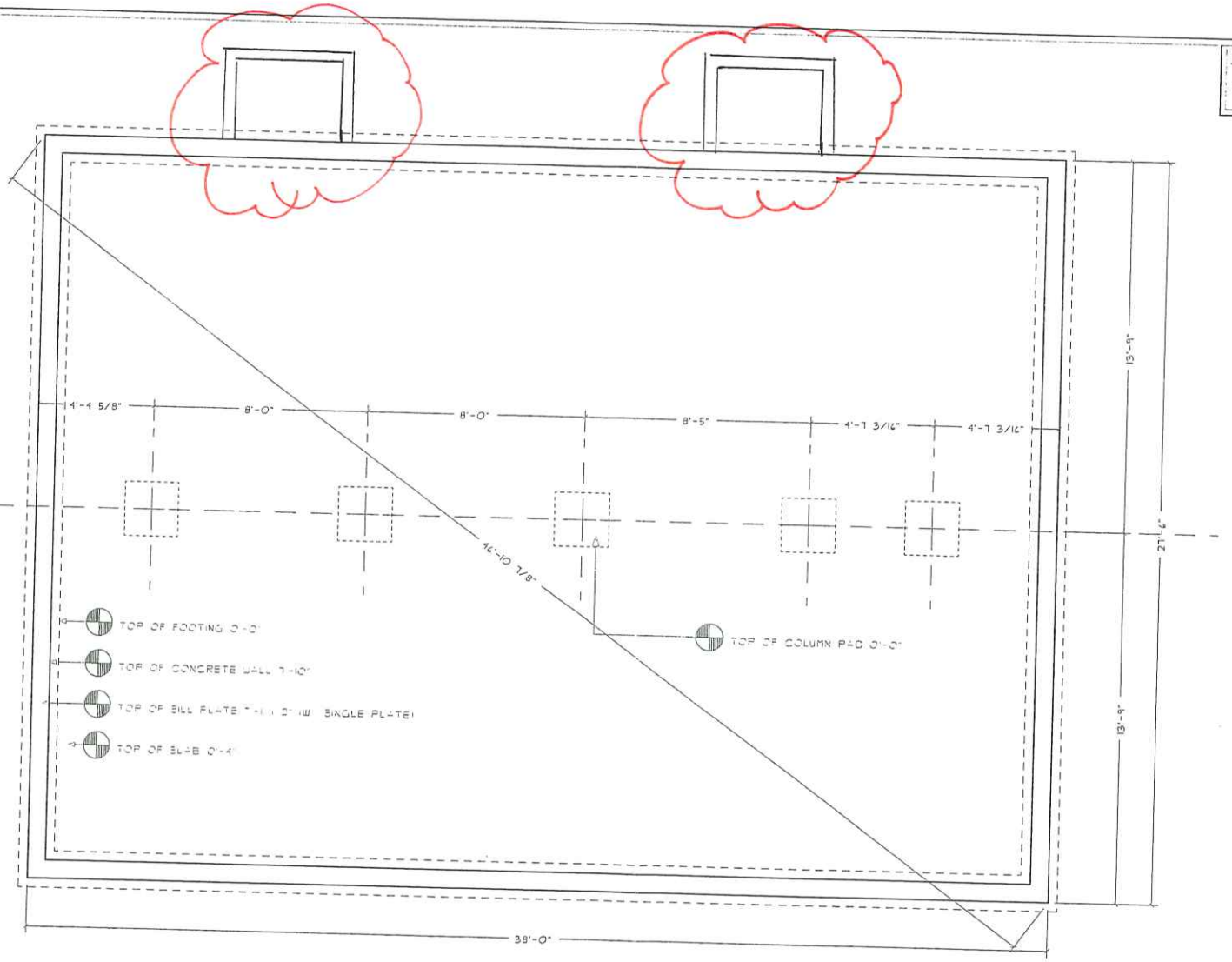
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3825 FAX (802) 479-0575 MA OFFICE (413) 774-3382

\\OSERVER\SHARED\DATACAD\DWG 2006\REINEMO IDENTIST OFFICE - APT) HIGH POST #2.AEC

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED.

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS			SCALE	Drawing No.
DN	01/02/07	REAR ELEVATION	REINEMO MIXED USE	1/4" = 1'-0"	EL-4



FOUNDATION CONSTRUCTION SPECIFICATIONS :

1. BASEMENT WINDOW LOCATIONS DETERMINED BY GENERAL CONTRACTOR.
2. BASEMENT WINDOW AREA MUST EQUAL OR EXCEED 2% OF BASEMENT AREA.
3. ALL FOOTINGS TO BE DESIGNED FOR LOCAL SOIL BEARING CONDITIONS.
4. ALL FOUNDATION WALLS TO BE DESIGNED FOR LOCAL SOIL CONDITIONS.
5. ANCHOR BOLTS - USE 1/2" DIAMETER x 10" LONG EMBEDDED BOLTS LOCATED 12" FROM ENDS OF PLATE SECTIONS, MAXIMUM OF 4'-0" O.C. BOLTS TO BE EMBEDDED NOT LESS THA 8" INTO CONCRETE DO NOT COUNTER SINK WASHER AND NUT. USE 2 NUTS AND WASHERS AT EACH ANCHOR BOLT.
6. ANCHOR STRAPS MAY BE USED IN LIEU OF ANCHOR BOLTS AT A SECOND SILL PLATE.
7. NOTIFY HUNTINGTON HOMES AS TO WHICH SILL DETAIL IS BEING USED. ALL DESIRED SIDING IS INSTALLED BASED ON A SINGLE PLATE UNLESS OTHERWISE STATED
8. ALL FOUNDATION WORK IS TO BE FIELD ERECTED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
9. FOUNDATION DIMENSIONS SUBJECT TO CHANGE. PLEASE VERIFY FOUNDATION PLAN WITH FLOOR PLAN.
10. FLOOR PLANS ASSUME 8" CONCRETE WALLS. NOTIFY HUNTINGTON HOMES IF THICKER WALLS ARE BEING USED, THIS COULD EFFECT CELLAR STAIR MINIMUM WIDTH
11. SUPPLY COLUMNS AND PLATES, PLATE SIZE TO BE A MINIMUM OF 1/2"x8" STEEL.

PROJECT # 9035

HUNTINGTON HOMES™

HUNTINGTON HOMES, INC
ROUTE 14 - P.O. BOX 99 - EAST MONTPELIER, VERMONT 05651 VT OFFICE (802) 479-3625 FAX (802) 479-0575 MA OFFICE (413) 774-3382

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

\\OSERVER\SHARED\DATACAD\DWG 2006\REINEMO (DENTIST OFFICE - APT) HIGH POST #2.AEC

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC IS PROHIBITED

DRAWN BY / CHECKED BY	DRAWING DATE / REVISIONS	FOUNDATION PLAN	REINEMO MIXED USE	SCALE	Drawing No.
DN	01/02/07			1/4" = 1'-0"	F0-1




B
43
FAMILY DENTISTRY
COMPASS


4BGN 66


43
4BGN 66

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 Great Harbor Yacht Club Inc

STREET ADDRESS 19 Nobadeer Farm Rd

MAP/PARCEL 69/83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/12/24

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 8/12/24

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°: 69 PARCEL N°. 83

Street & Number of Proposed Work: 19 Nobadeer Farm Road

Owner of record: Great Harbor Yacht Club INC

Mailing Address: 96 Washington ST

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@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 ☑ Demolition OR ☐ 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: _____ No change

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1989

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 _____ No Change

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 _____

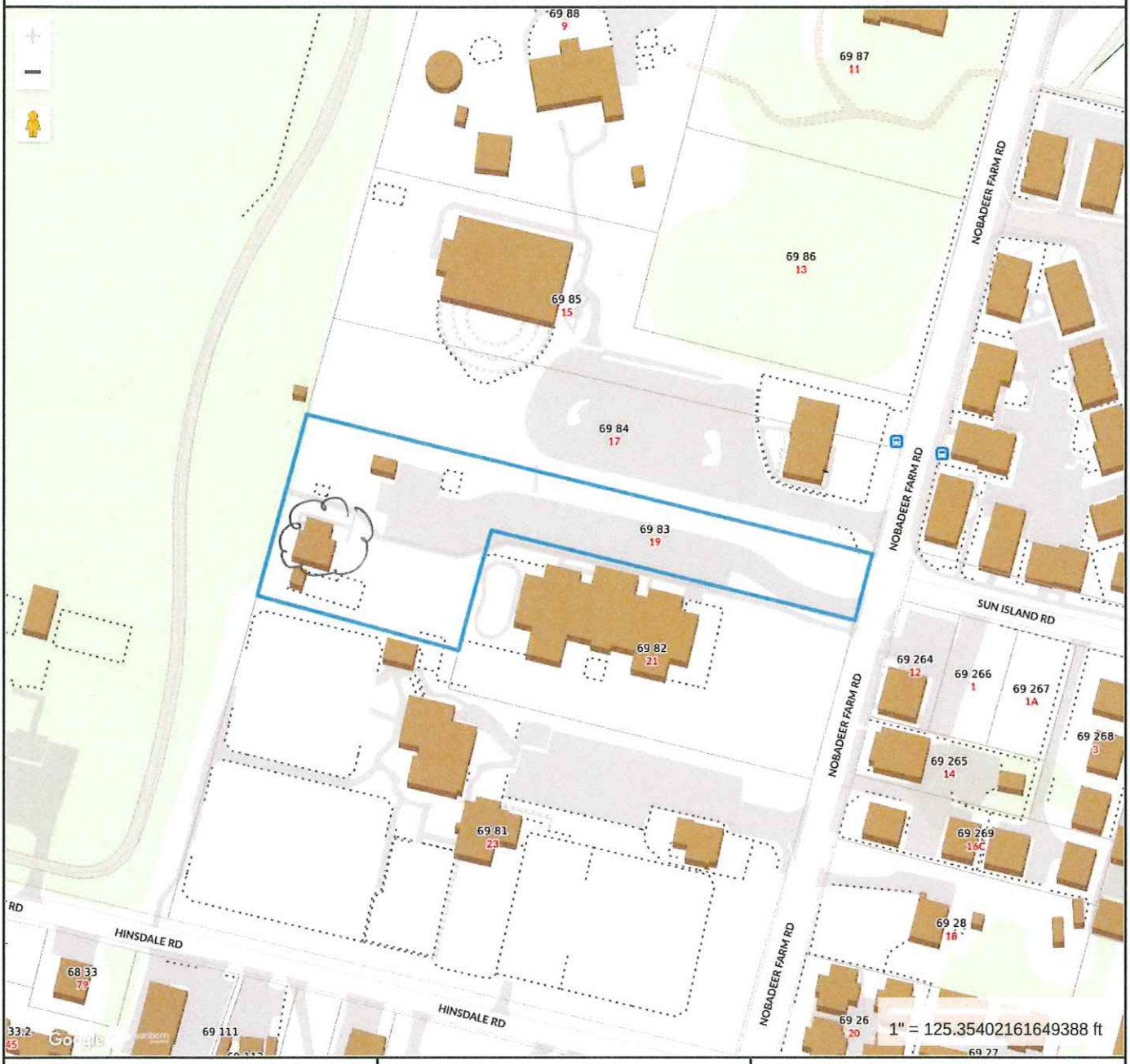
Trim _____ Sash _____ No Change Doors _____

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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	6705
Location	19 NOBADEER FARM RD
Owner	GREAT HARBOR YACHT CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


19 Nobadeer Farm Rd
EAST
SOUTH



19
NOBADEER
FARM RD



19
NOBADEER
FARM
RD

NORTH



19
NORBAYSEER
FARM
RD
WEST



19
NOBADEER
FARM
RD

WEST/
SOUTH

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LINK

AS AGENT FOR ACK Weatherly Place LLC

STREET ADDRESS 3 Weatherly Place

MAP/PARCEL 67/950

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/12/24

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 8/12/24

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°: 67 PARCEL N°. 950

Street & Number of Proposed Work: 3 Weatherly Place

Owner of record: ACK Weatherly Place LLC

Mailing Address: PO Box 3406
Nantucket, MA 02584

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. HDC 2022-02-5661

☐ 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 Change front door color from White to Mahogany NTW
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 Mahogany (AS ~~Rear~~ PREVIOUSLY APPROVED) 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 _____

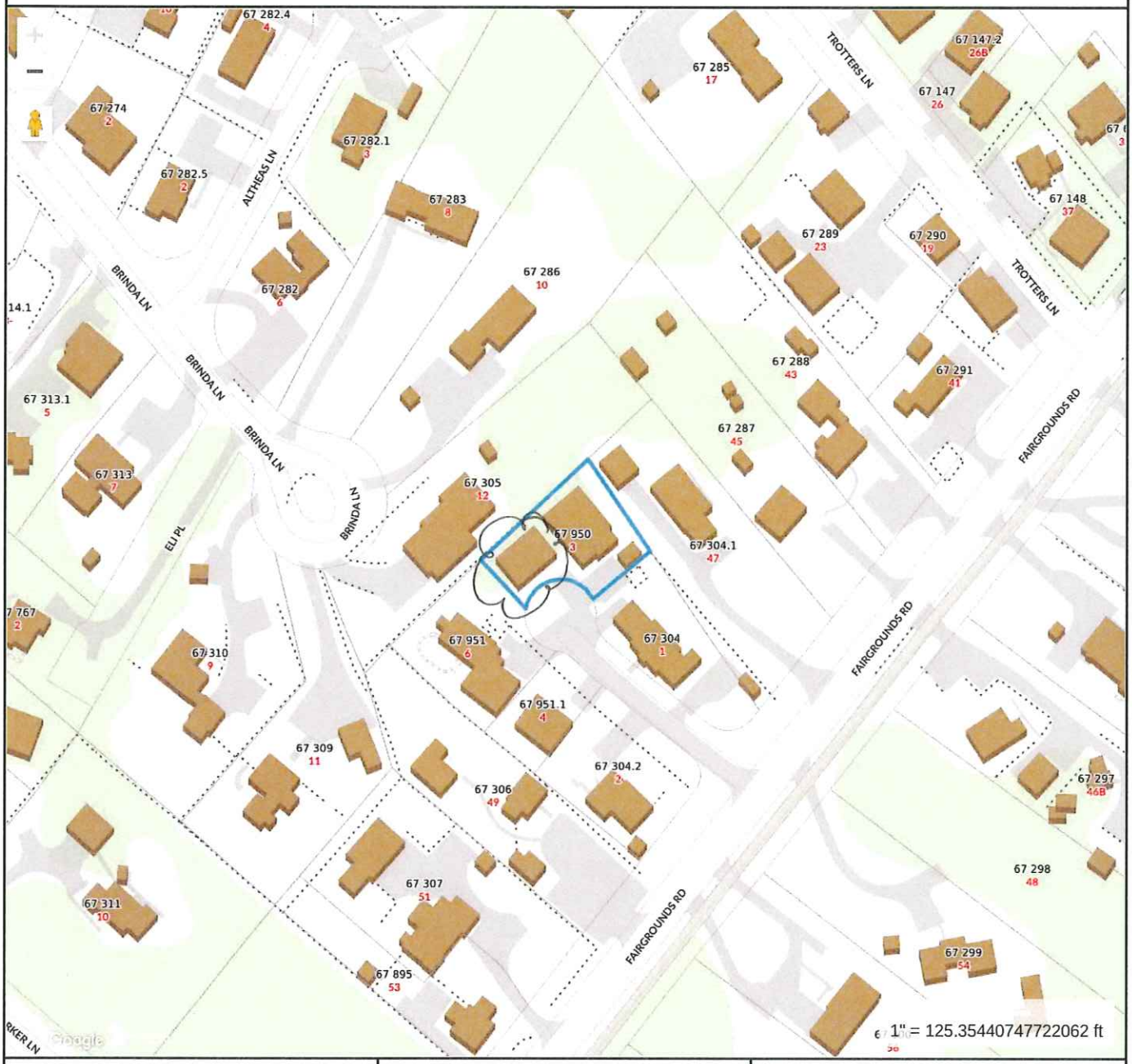
Trim _____ Sash _____ Doors Mahogany NTW

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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	188795
Location	3 WEATHERLY PL
Owner	ACK WEATHERLY PLACE 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.


3 WEATHERLY PLACE



3
WEATHERLY
PLACE

6. Plamen Dimitrov **02-5661** 3 Weatherly Place New 2nd Dwelling 67/950 Plamen Dimitrov

Voting	Camp (acting chair), McLaughlin, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Plamen Dimitrov, owner
Public	None
Concerns (2:19)	**Dimitrov** – Reviewed changes made per previous concerns. **Oliver** – The request to reduce the shed dormer was to break it up into more than one. The gable proposal is just as long; the two sets of 3 windows are separated by a blank space that draws attention to itself. **Coombs** – The dormer is too wide and hangs out very noticeable on the west and east elevations; reduce it to 2 individual dormers with cheek walls tucked to the windows. **McLaughlin** – Generally, the smaller windows are on the 2nd floor. The front door should have more wood than glass. West elevation, the shed roof should have 4/12 pitch. **Camp** – Agrees about going to 2 separate shed dormers on the front.
Motion	**Motion to Approve through staff with the previously proposed shed dormer brought in 1' each side. (Oliver)**
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye Certificate # **HDC2022-02-5661**

7. Eleven Lincoln Ave Trst **12-5451** 32 Jefferson Avenue Addition 30/132 Botticelli + Pohl

Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill
Alternates	None
Recused	Pohl, Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.
Representing	Ray Pohl, Botticelli & Pohl
Public	Sarah Alger, Sarah F. Alger P.C for abutter.
Concerns (2:26)	**Pohl** – Reviewed changes made per previous concerns. **Backus** – Read HSAB comments 3/28: The front door side lights are too wide and read as a door panel. Shingling end sections of balcony would soften the look and help conceal the upper doors. The chimney is oddly drawn; prefer it mimic the original. Third-floor dormers still too large especially when seen in profile; the mulled windows create too large a glazed surface at that height; this would look much more traditional with narrower single-window gable dormers. HSAB would like to see revisions. Circa 1980. Read Brook Meerbergen's letter of concerns. **Alger** – Her comments are much the same as the last hearing: too much glazing and too tall. **Thornewill** – Wrapping the porch helps ground it; agrees with HSAB about the 3rd-floor dormers; side lights should be narrower. **McLaughlin** – The dormers should be shorter and the front door sidelights fixed. **Coombs** – The 3rd-floor dormers are too heavy; should be gables and/or smaller. Front door sidelights should be about ½ as wide. **Camp** – Agrees with HSAB about the dormers. Sidelights should be more traditional. Okay with the height. The configuration of the chimney is okay.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Camp, and Coombs-aye Certificate #

8. Kingfisher Realty Trust **01-5596** 278 Polpis Road Roof walk Fenestration 25/2 Gryphon Architect

Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill
Alternates	Welch
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Ethan Griffin, Gryphon Architects
Public	None
Concerns (2:41)	**Griffin** – Reviewed changes made per previous concerns. **Camp** – Liked the version with the windows. **Thornewill** – It won't be visible; no concerns. **Coombs** – No concerns. **McLaughlin** – The Belvedere is not appropriate, but not visible.
Motion	**Motion to Approve the prior submission with the windows in the Belvedere. (Camp)**
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2022-01-5596**

APPROVED
HDC2022-02-5661

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

Rest held for Tuesday

CERTIFICATE NO: _____ DATE ISSUED: 4/7/22

HDC2022-02-5661

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 950

Street & Number of Proposed Work: 3 Wheatherly Place

Owner of record: ACK Wheatherly Place LLC

Mailing Address: 3 Wheatherly Place
Nantucket, MA, 02554

Contact Phone #: 508 332 0730 E-mail: plamendimitrov23@gmail.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 1849

Date application received: 2/4/22 Fee Paid: $ 378.

Must be acted on by: 3/25/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____ (acting)

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

*HATS w/ previously proposed shed dormer brought in 1' each side *

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 SECOND DWELLING

Size of Structure or Addition: Length: 41'0" Sq. Footage 1st floor: 1,060SF Decks/Patio: Size: ±160SF ☑ 1st floor ☐ 2nd floor

Width: 29'6" Sq. footage 2nd floor: 904SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±26'0" South ±26'0" East ±26'0" West ±26'0"

Height of ridge above final finish grade: North ±6" South ±6" East ±6" West ±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) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer 4 /12 Other COVERED PORCH ROOF 3½/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1x8 Soffit (Overhang) N/A Corner boards 5/4x6 Frieze N/A

Window Casing 5/4x4 Door Frame 5/4x4 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 1 panel 2 lite w/ sidelights Rear 1 panel 4 lite Side 4 lite

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof BLACK

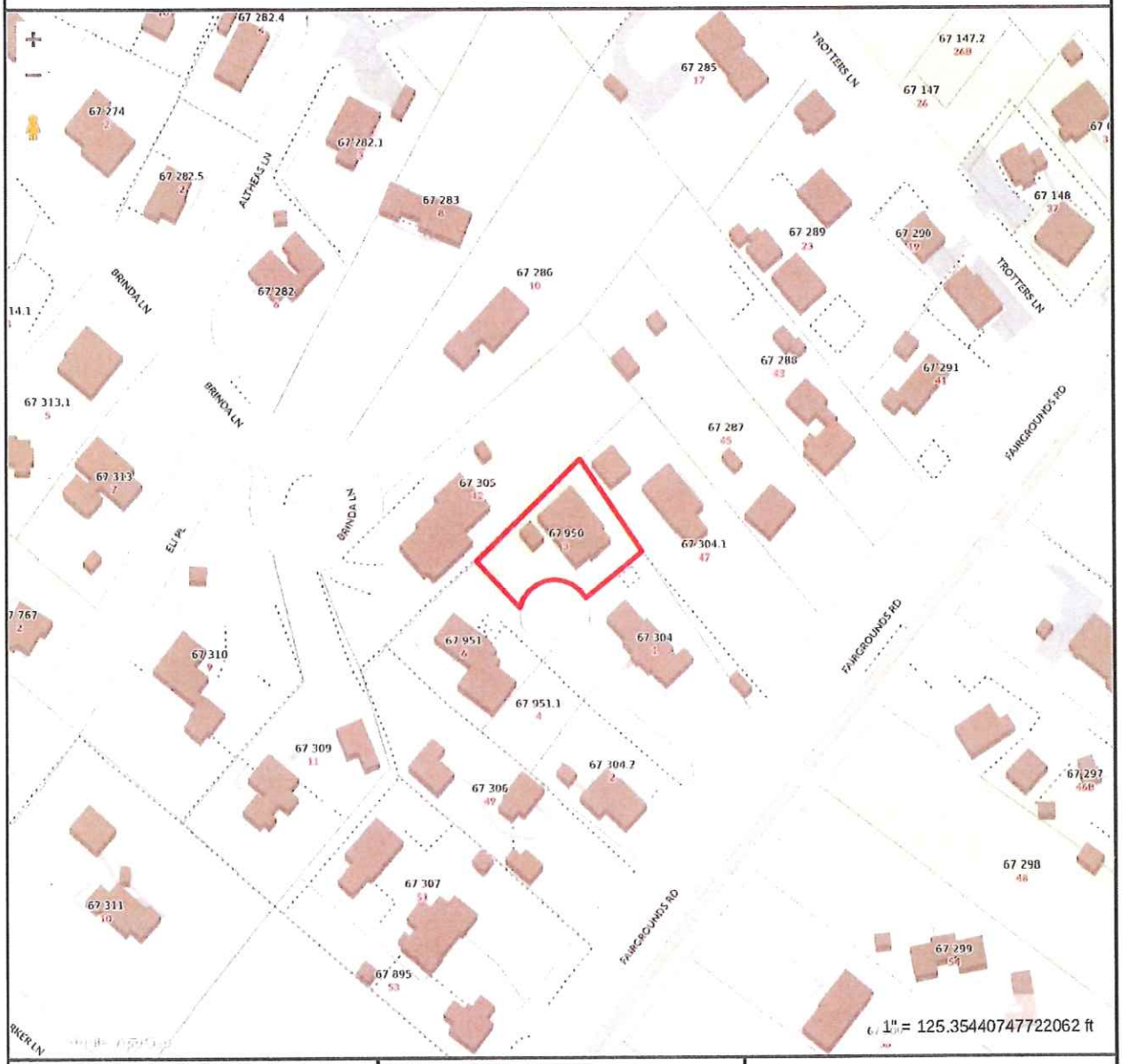
Trim NATURAL Sash ~~WHITE~~ WHITE Doors WHITE

Deck NATURAL Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 02/04/2022 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	67 950
Location	3 WEATHERLY PL
Owner	ACK WEATHERLY PLACE 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 01/07/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

APR 12 2022

1 Locus Map

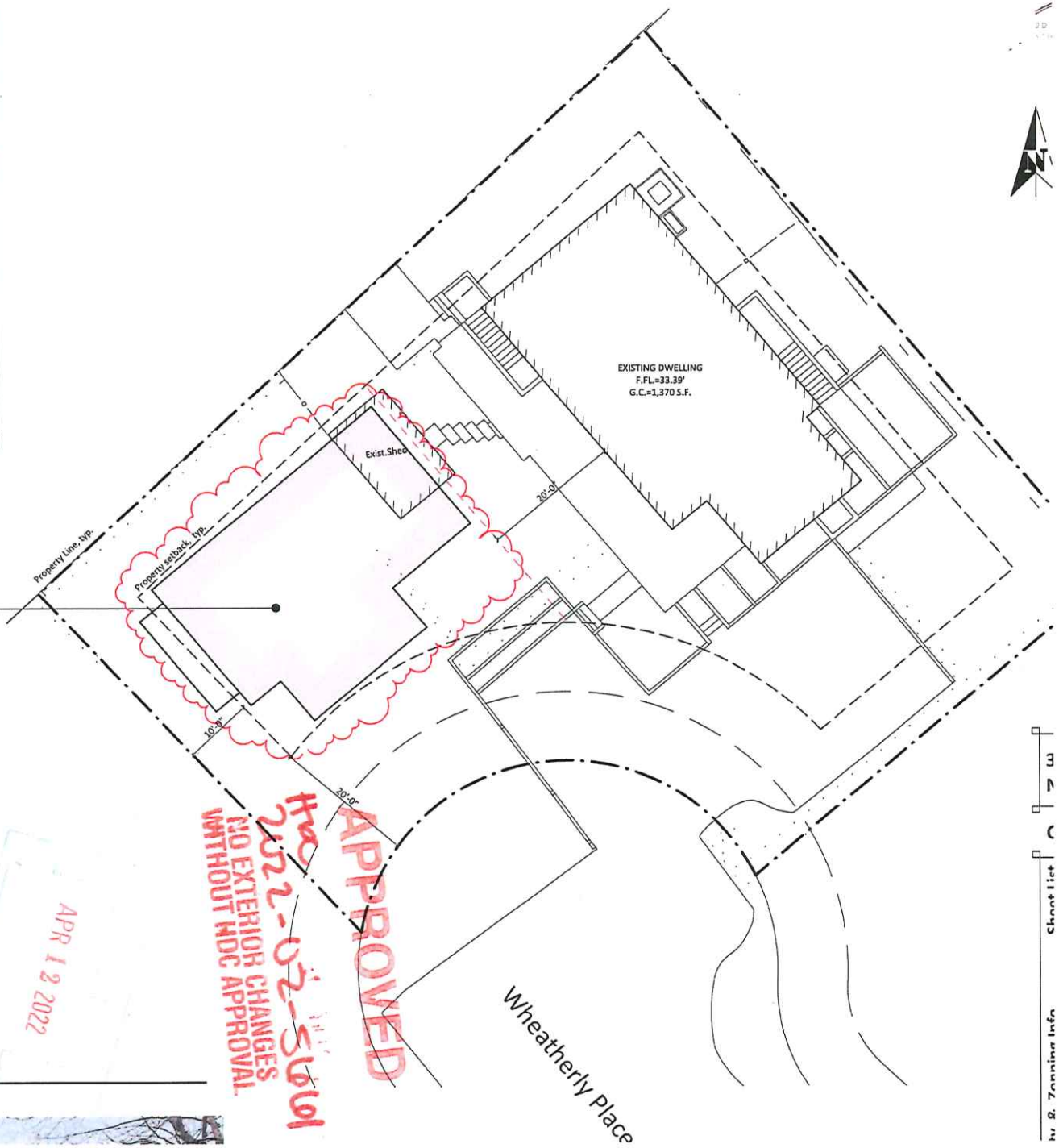
Not to Scale

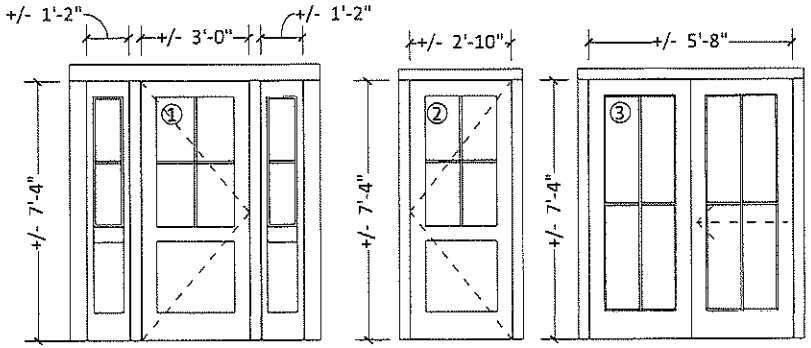


Google Map - Aerial View

New Proposed Second Dwelling
G.C. = ± 1,060 SF



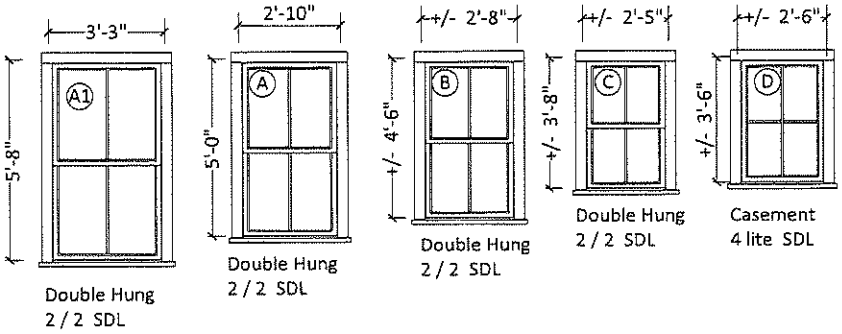




1 Panel 4 Lite w/ side panel 2 lite SDL

1 Panel 4 Lite SDL

4 Lite / sliding SDL



Double Hung 2 / 2 SDL

Double Hung 2 / 2 SDL

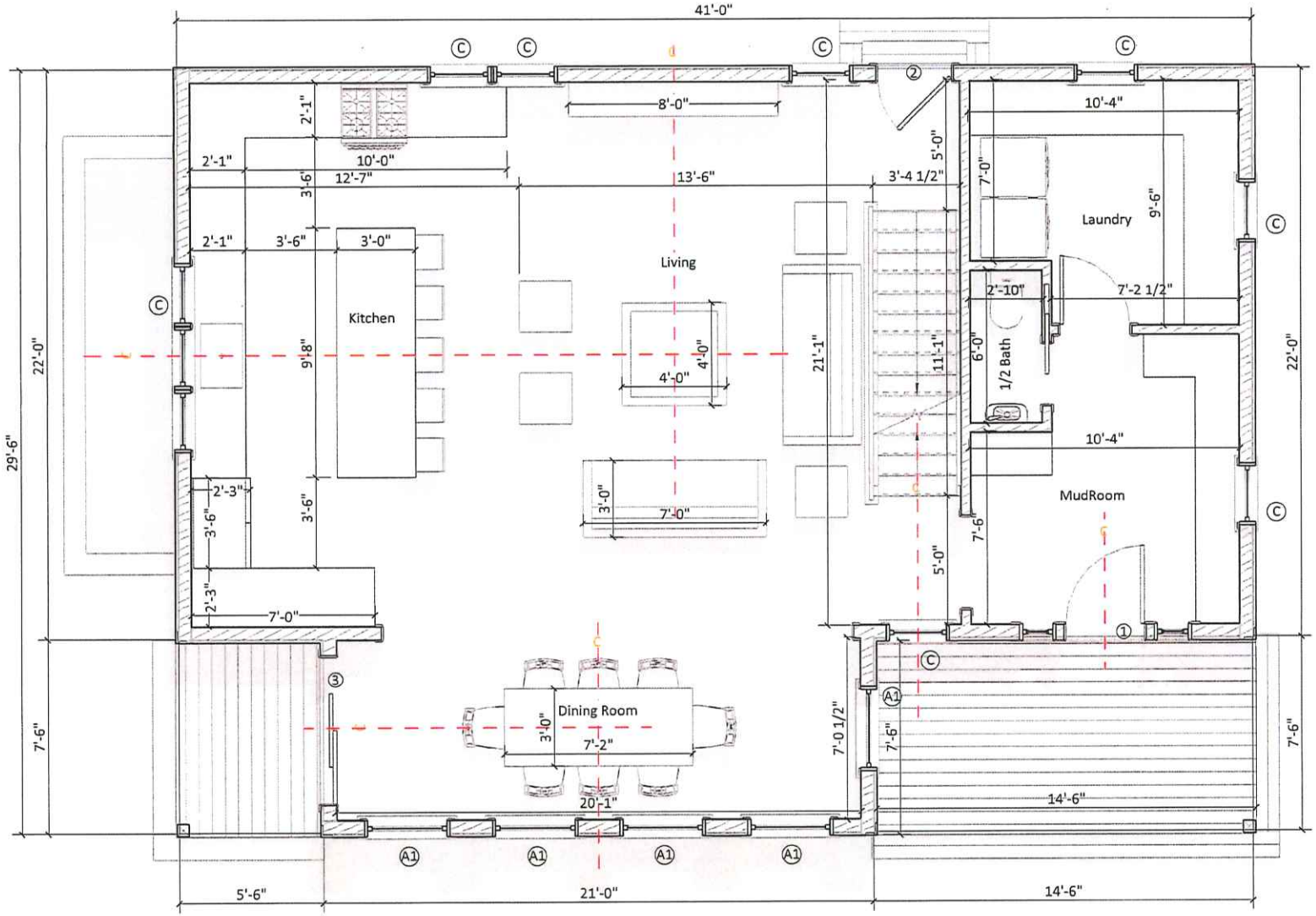
Double Hung 2 / 2 SDL

Double Hung 2 / 2 SDL

Casement 4 lite SDL

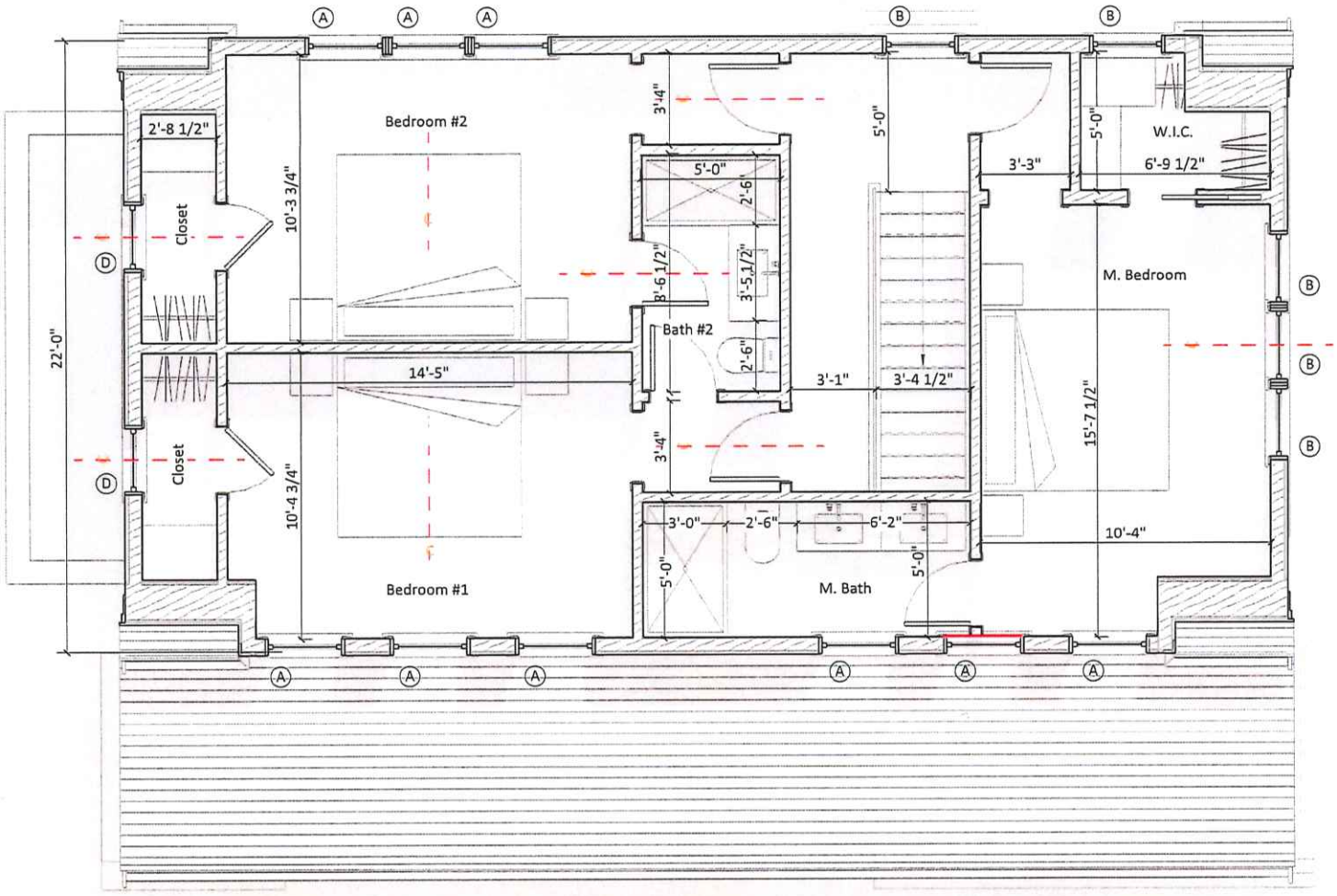
3 Window & Door Legend

1/4" = 1'-0"



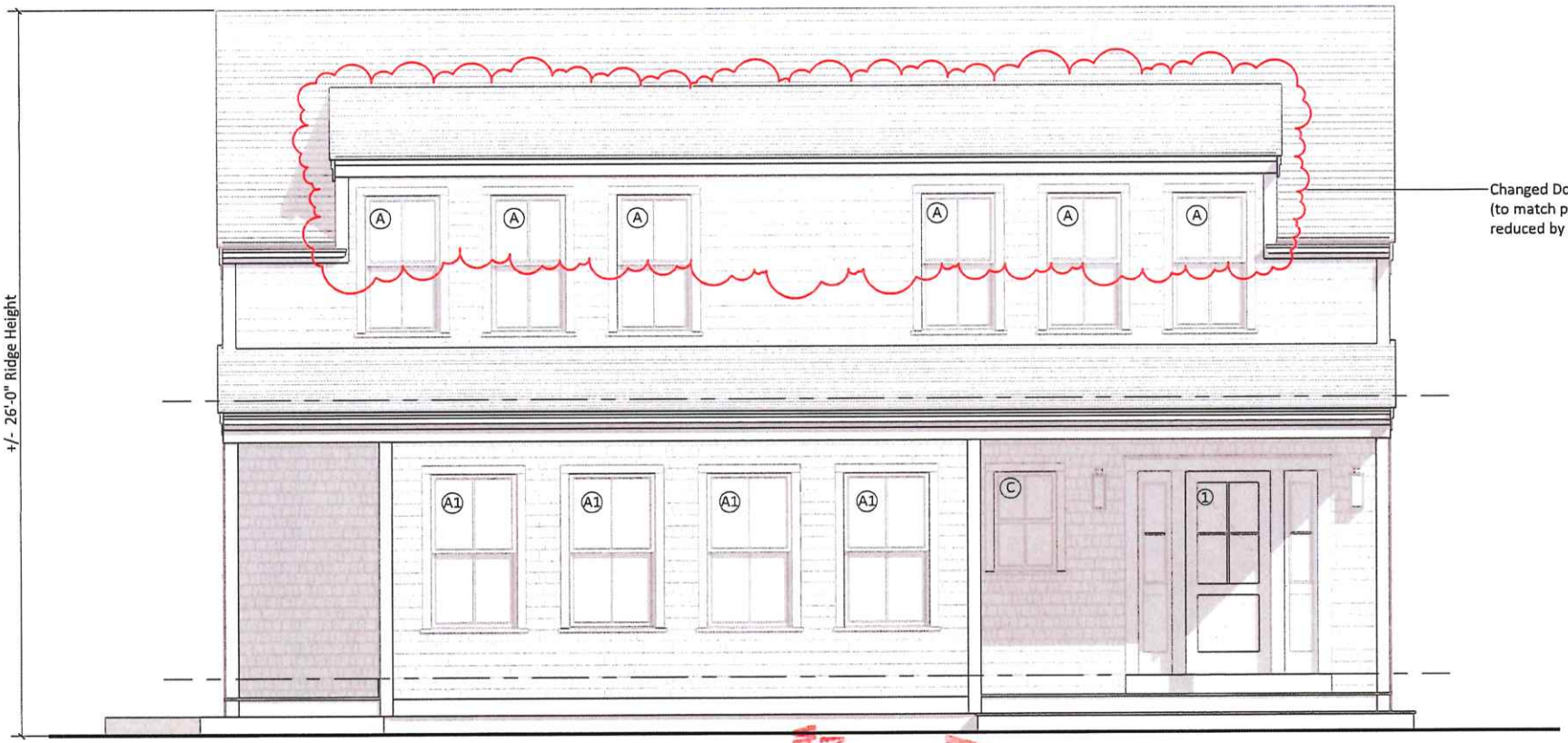
1 First Floor Plan

1/4" = 1'-0"



2 Second Floor

1/4" = 1'-0"



1 South Elevation

1/4" = 1'-0"

APR 12 2022

APPROVED
HDC
2022-03-16
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



APR 12 2022

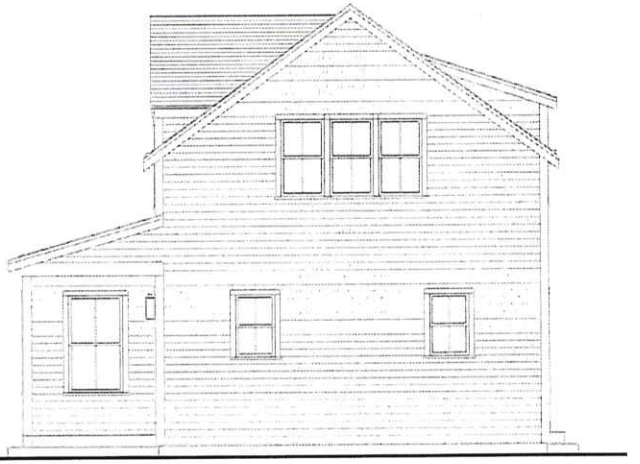
2 West Elevation

1/4" = 1'-0"



Previously Proposed South Elevation

1/8" = 1'-0"



Previously Proposed East Elevation

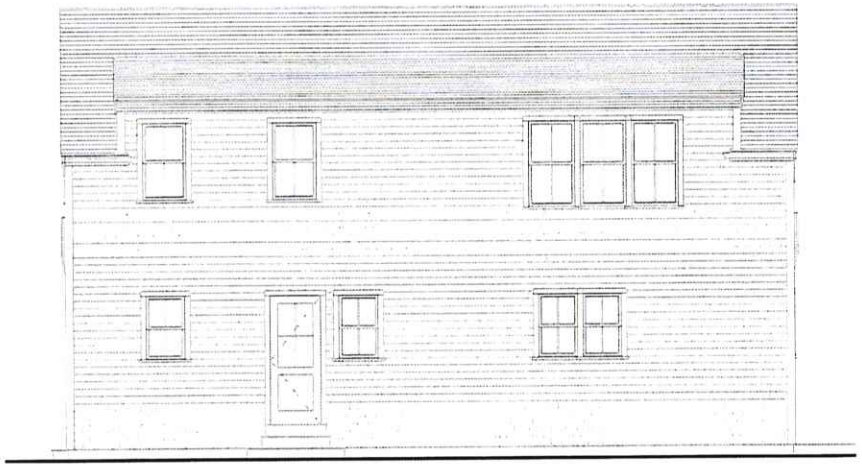
1/8" = 1'-0"

APR 12 2022



Previously Proposed West Elevation

1/8" = 1'-0"



Previously Proposed North Elevation

1/8" = 1'-0"

APR 12 2022

APPROVED

HDC 2022-02-5641

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



3 East Elevation

1/4" = 1'-0"

APR 12 2022

APPROVED
HPC 2022-02-56161
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL



4 North Elevation

No Change

1/4" = 1'-0"

APR 12 2022

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 115

Street & Number of Proposed Work: 65 EASTON ST

Owner of record: NANTUCKET ISLAND LAND BANK

Mailing Address: 22 BROAD ST, NANTUCKET, MA 02554

Contact Phone #: 508-228-7240 E-mail: EANTONIETTI@NANTUCKETLANDBANK.ORG

AGENT INFORMATION (if applicable)

Name: ELEANOR ANTONIETTI

Mailing Address: SAME

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. 2023-01-7730

☐ Pool (Zoning District _____) ☐ Roof ☐ Other PERIMETER FENCE along street side borders

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice Chair

Diane Coombs

Val Oliver

Abby Camp

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Jesse Dutra

Connie Patten

STAFF

Esmeralda C. Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

STAFF LIASION

Holly E. Backus
Preservation Planner
hbackus@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 8/12/2024

Map: 42.4.1 **Parcel** 115

Address of Property: 65 Easton Street

Applicant(s)/Owner(s)/Representative(s) Name:

Nantucket Islands Land Bank

Scope of Work: Public park - MODIFY CERTIFICATE 2021-01-7730

ADD PERIMTER FENCE ALONG STREET BORDER

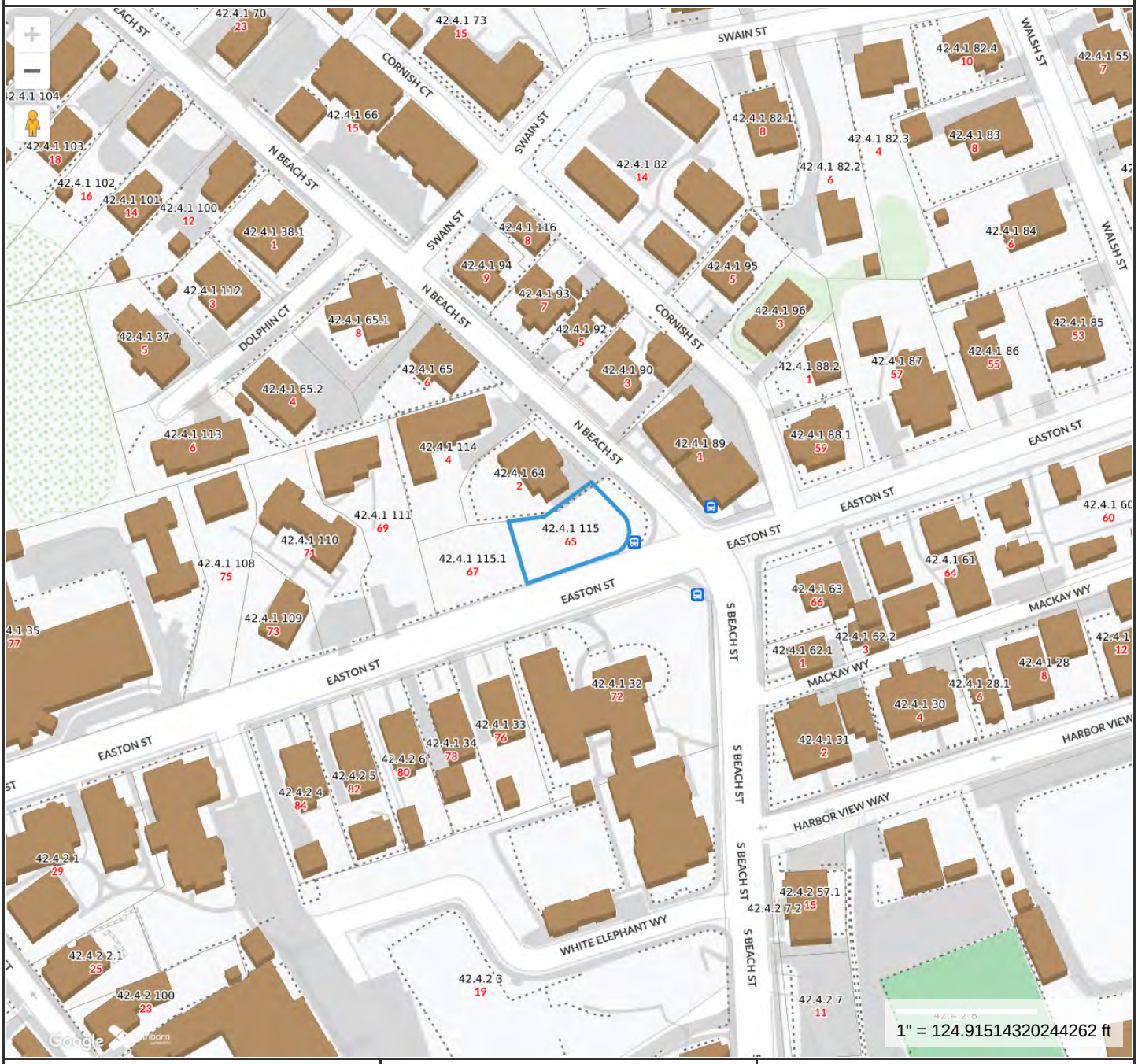
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Eleanor Weller Antonietti

Please print name of signatory



Property Information

Property ID	187779
Location	65 EASTON ST
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: HDC 2023-01-7730 DATE ISSUED: 4/4/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 115

Street & Number of Proposed Work: 65 EASTON ST

Owner of record: NANTUCKET ISLANDS LAND BANK

Mailing Address: 22 BROAD ST.

NANTUCKET, MA. 02554

Contact Phone #: 508 228-7240 E-mail: eantonietti@nantucket landbank.org

AGENT INFORMATION (if applicable)

Name: ELEANOR W. ANTONIETTI

Mailing Address: S/A/A

Contact Phone #: S/A/A E-mail: S/A/A

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: 6/30/23

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: _____

Member: [signature]

Member: [signature]

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 creating public park w/ walkways, benches & native plantings

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 Bricked stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12.12.22 Signature of owner of record [signature] Signed under penalties of perjury



EASTON STREET POCKET PARK - CONCEPT PLAN

NANTUCKET, MA

JANUARY 2022

NANTUCKET LAND BANK

Horsley Witten Group



Plant rail is sited along perimeter of park abutting North Beach and Easton Streets, and is designed to recede visually into planting.
Simple, black painted round steel is coordinated with the black iron of the Victor Stanley Bench.
DIMENSIONS: 18” H
MATERIAL: Welded, black painted 1.25” D Schedule 40 steel pipe, posts and rail

PHOTOS OF

LAND BANK

RAIN GARDEN

65-67 EASTON ST.


STOP






BIKE ROUTE
NO PARKING
PARKING OF COMMERCIALLY REGISTERED VEHICLES PROHIBITED BETWEEN 2AM AND 4AM EXCEPT BY PERMIT




STOP
4-WAY


40 YEARS
of PRESERVING & PROTECTING
Nantucket's Open Spaces
NANTUCKET LAND BANK
1984-2024









C-138

CLASSIC COLLECTION

DETAILS

IMAGES

DOCUMENTS

A traditional favorite.

4, 6 or 8 ft (1.2, 1.8 or 2.4 m) lengths. Nominal 2×3 (38×63 mm) slats. Surface mount. Backless available as Model C-158.

STANDARD

All fabricated metal components except stainless steel are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Victor Stanley castings are genuine DUCTILE-IRON and carry our 10-year warranty against breakage.

OPTIONS

Wood slat seating. Black, espresso, light gray or wheat 2nd Site Systems® recycled slats for 4 and 6 ft (1.2 and 1.8 m) lengths. Intermediate armrests (bolt-on).

PRINT SAVE SHARE

MATERIAL

Ductile-Iron Casting

Recycled Plastic

Wood

COLORS

Standard **Optional**

RAL

SLATS

Recycled Plastic

Wood

COORDINATING PRODUCTS



FB-324

FRAMERS MODERN™ COLLECTION

DETAILS

IMAGES

DOCUMENTS

Seating with world-renowned Victor Stanley durability and comfort. Slim curved legs and graceful arms are complimented by clean lines. Heightened seat back for added comfort. Contoured armrests continue to the front plane of the bench for comfort and ease of use.

2, 4, 6, 8, 12 or 16 ft (.6, 1.2, 1.8, 2.4, 3.7 or 4.9 m) lengths. Center cast leg with armrest standard for 12 and 16 ft (3.7 and 4.9 m) lengths. Wood slat seating. Surface mount.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Victor Stanley castings are genuine DUCTILE-IRON and carry our 10-year warranty against breakage.

OPTION

Intermediate armrests (bolt-on) except for 2 ft (.6 m) benches.

PRINT SAVE SHARE

MATERIAL

Ductile-Iron Casting

Wood

COLORS

Standard **Optional**

RAL

SLATS

Wood

COORDINATING PRODUCTS

PHOTOS OF EXISTING FENCE AT LAND BANK'S EASY ST. PARK




KIDDING AROUND




LAND
BANK
LAND
BANK





Alternative fence type for LAND BANK RAIN GARDEN

65-67 EASTON ST.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 115.1

Street & Number of Proposed Work: 67 EASTON ST

Owner of record: NANTUCKET ISLANDS LANDBANK

Mailing Address: 22 BROAD ST

NANTUCKET, MA, 02554

Contact Phone #: 508-228-7240 E-mail: EANTONIETTI@NANTUCKETLANDBANK.ORG

AGENT INFORMATION (if applicable)

Name: ELEANOR ANTONIETTI

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. 2023-01-7729

☐ Pool (Zoning District _____) ☐ Roof ☐ Other PERIMETER FENCE ALONG STREET SIDE BORDER

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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/12/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services (PLUS)
HISTORIC DISTRICT COMMISSION

Established 1955

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice Chair

Diane Coombs

Val Oliver

Abby Camp

ASSOCIATE COMMISSIONERS

Carrie Thornewill

Jesse Dutra

Connie Patten

STAFF

Esmeralda C. Martinez
Land Use Specialist
emartinez@nantucket-ma.gov

STAFF LIASION

Holly E. Backus
Preservation Planner
hbackus@nantucket-ma.gov

EXTENSION AGREEMENT

Date Signed: 8/12/2024

Map: 42.4.1 **Parcel** 115.1

Address of Property: 67 Easton Street

Applicant(s)/Owner(s)/Representative(s) Name:

Nantucket Islands Land Bank

Scope of Work: Public park - MODIFY CERTIFICATE 2021-01-7729

ADD PERIMTER FENCE ALONG STREET BORDER

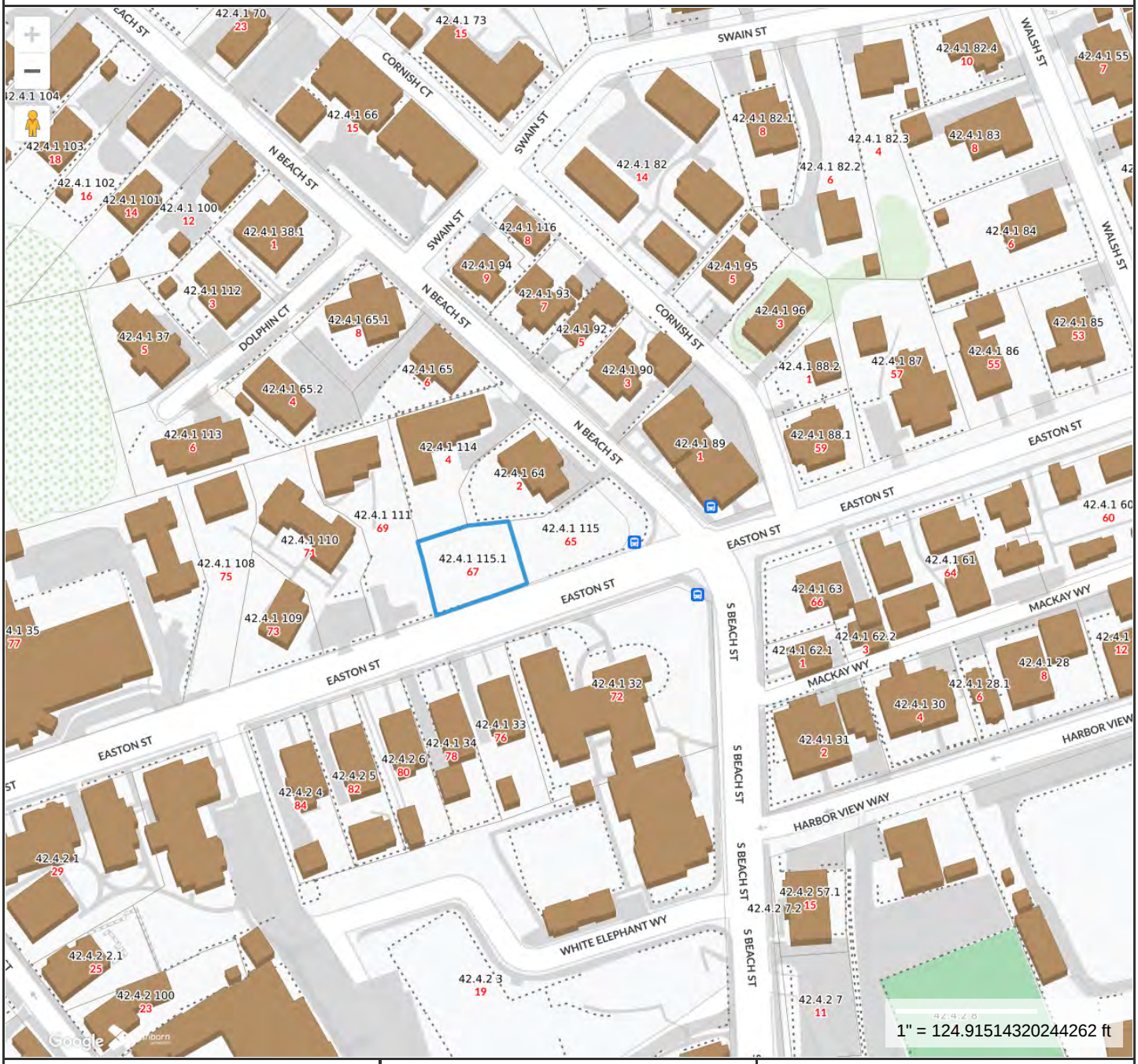
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

Month/day/year of extension termination

Signature of Applicant/Owner/Representative

Eleanor Weller Antonietti

Please print name of signatory



Property Information

Property ID	188404
Location	67 EASTON ST
Owner	NANTUCKET ISLANDS LAND BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: HDC 2023-01 7729 DATE ISSUED: 4/4/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 115.1

Street & Number of Proposed Work: 67 EASTON ST

Owner of record: NANTUCKET ISLANDERS CHILD BANK

Mailing Address: 22 BROAD ST

NANTUCKET, MA 02554

Contact Phone #: 508 228 7240 E-mail: carbonetti@nantucket islandbank.org

AGENT INFORMATION (if applicable)

Name: ELEANOR W. ANTONETTI

Mailing Address: S/A / A

Contact Phone #: S/A/A E-mail: S/A/A

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: 6/30/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Creating public park w/ HC access & walkways, benches, native plants

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 BRICK & STONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12-12-22 Signature of owner of record _____ Signed under penalties of perjury



EASTON STREET POCKET PARK - CONCEPT PLAN

NANTUCKET, MA

JANUARY 2022

NANTUCKET LAND BANK

Horsley Witten Group



Plant rail is sited along perimeter of park abutting North Beach and Easton Streets, and is designed to recede visually into planting.
Simple, black painted round steel is coordinated with the black iron of the Victor Stanley Bench.
DIMENSIONS: 18” H
MATERIAL: Welded, black painted 1.25” D Schedule 40 steel pipe, posts and rail

PHOTOS OF

LAND BANK

RAIN GARDEN

65-67 EASTON ST.


STOP






BIKE ROUTE
NO PARKING
PARKING OF COMMERCIALLY REGISTERED VEHICLES PROHIBITED BETWEEN 2AM AND 4AM EXCEPT BY PERMIT




STOP
4-WAY


40 YEARS
of PRESERVING & PROTECTING
Nantucket's Open Spaces
NANTUCKET LAND BANK
1984-2024









C-138

CLASSIC COLLECTION

DETAILS

IMAGES

DOCUMENTS

A traditional favorite.

4, 6 or 8 ft (1.2, 1.8 or 2.4 m) lengths. Nominal 2×3 (38×63 mm) slats. Surface mount. Backless available as Model C-158.

STANDARD

All fabricated metal components except stainless steel are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Victor Stanley castings are genuine DUCTILE-IRON and carry our 10-year warranty against breakage.

OPTIONS

Wood slat seating. Black, espresso, light gray or wheat 2nd Site Systems® recycled slats for 4 and 6 ft (1.2 and 1.8 m) lengths. Intermediate armrests (bolt-on).

PRINT SAVE SHARE

MATERIAL

Ductile-Iron Casting

Recycled Plastic

Wood

COLORS

Standard **Optional**

RAL

SLATS

Recycled Plastic

Wood

COORDINATING PRODUCTS



FB-324

FRAMERS MODERN™ COLLECTION

DETAILS

IMAGES

DOCUMENTS

Seating with world-renowned Victor Stanley durability and comfort. Slim curved legs and graceful arms are complimented by clean lines. Heightened seat back for added comfort. Contoured armrests continue to the front plane of the bench for comfort and ease of use.

2, 4, 6, 8, 12 or 16 ft (.6, 1.2, 1.8, 2.4, 3.7 or 4.9 m) lengths. Center cast leg with armrest standard for 12 and 16 ft (3.7 and 4.9 m) lengths. Wood slat seating. Surface mount.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Victor Stanley castings are genuine DUCTILE-IRON and carry our 10-year warranty against breakage.

OPTION

Intermediate armrests (bolt-on) except for 2 ft (.6 m) benches.

PRINT SAVE SHARE

MATERIAL

Ductile-Iron Casting

Wood

COLORS

Standard **Optional**

RAL

SLATS

Wood

COORDINATING PRODUCTS

PHOTOS OF EXISTING FENCE AT LAND BANK'S EASY ST. PARK




KIDDING AROUND




LAND
BANK
LAND
BANK





Alternative fence type for LAND BANK RAIN GARDEN

65-67 EASTON ST.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

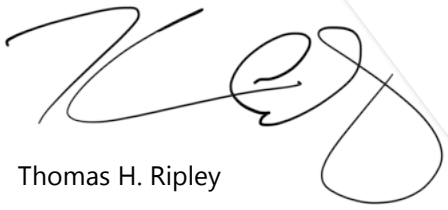
HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

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.

7018 0680 0001 1510 1164

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
$	$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

0504 59

04/05/2024

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1510 1148

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

New London CT 06320

OFFICIAL USE

Certified Mail Fee	$4.40
$	$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

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1510 1171

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Key West FL 33040

OFFICIAL USE

Certified Mail Fee	$4.40
$	$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

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

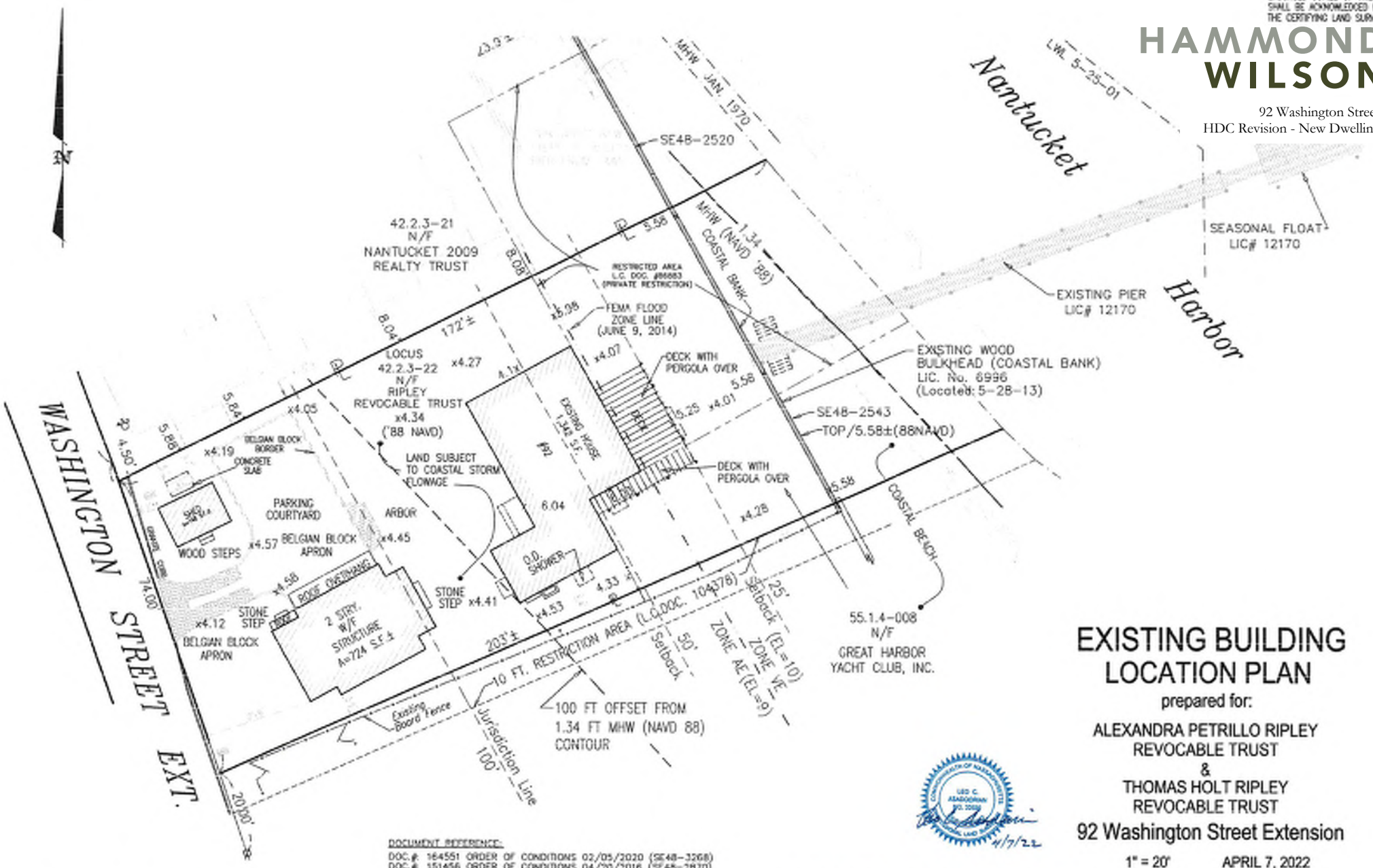
- Smaller images size will make it easier
- Bump up the CAD graphics
- Simplification of the roof masses
- Fenestration on the waterfront elevation
- Roof cut-outs
- I don't mind the softening of the Gambrel elements (curve) subject to much more simplification of the other roof masses. I think this area 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.

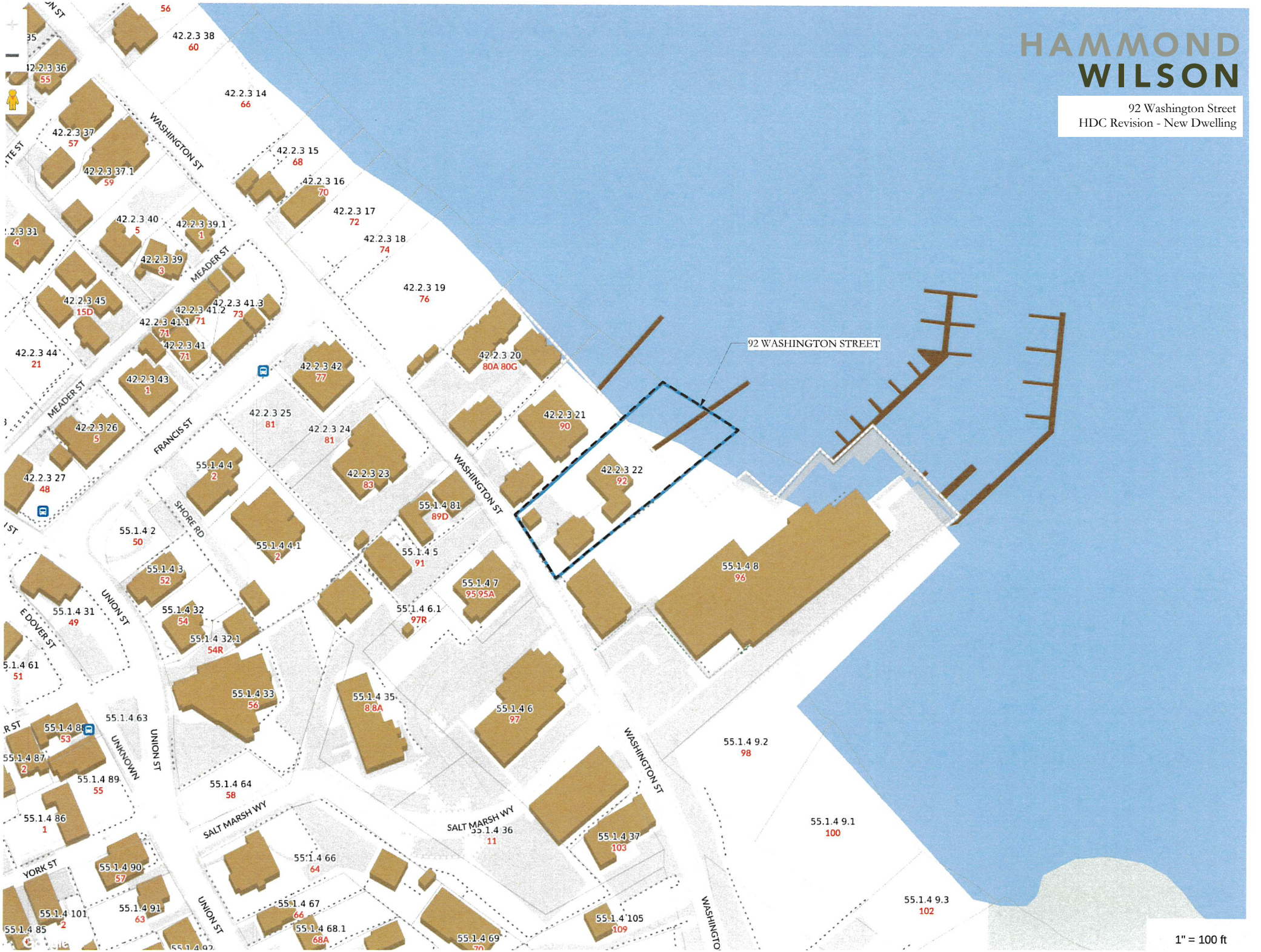
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

©Blackwell & Associates Inc.

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
42.2.3 23 83
42.2.3 27 48
55.1.4 81 89D
55.1.4 2 50
55.1.4 4.1 2
55.1.4 5 91
55.1.4 3 52
55.1.4 8 96
55.1.4 7 95 95A
55.1.4 31 49
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

© 2021 Google

Google


92 WASHINGTON STREET
95 WASHINGTON STREET


90 WASHINGTON STREET
95 WASHINGTON STREET

80 WASHINGTON STREET

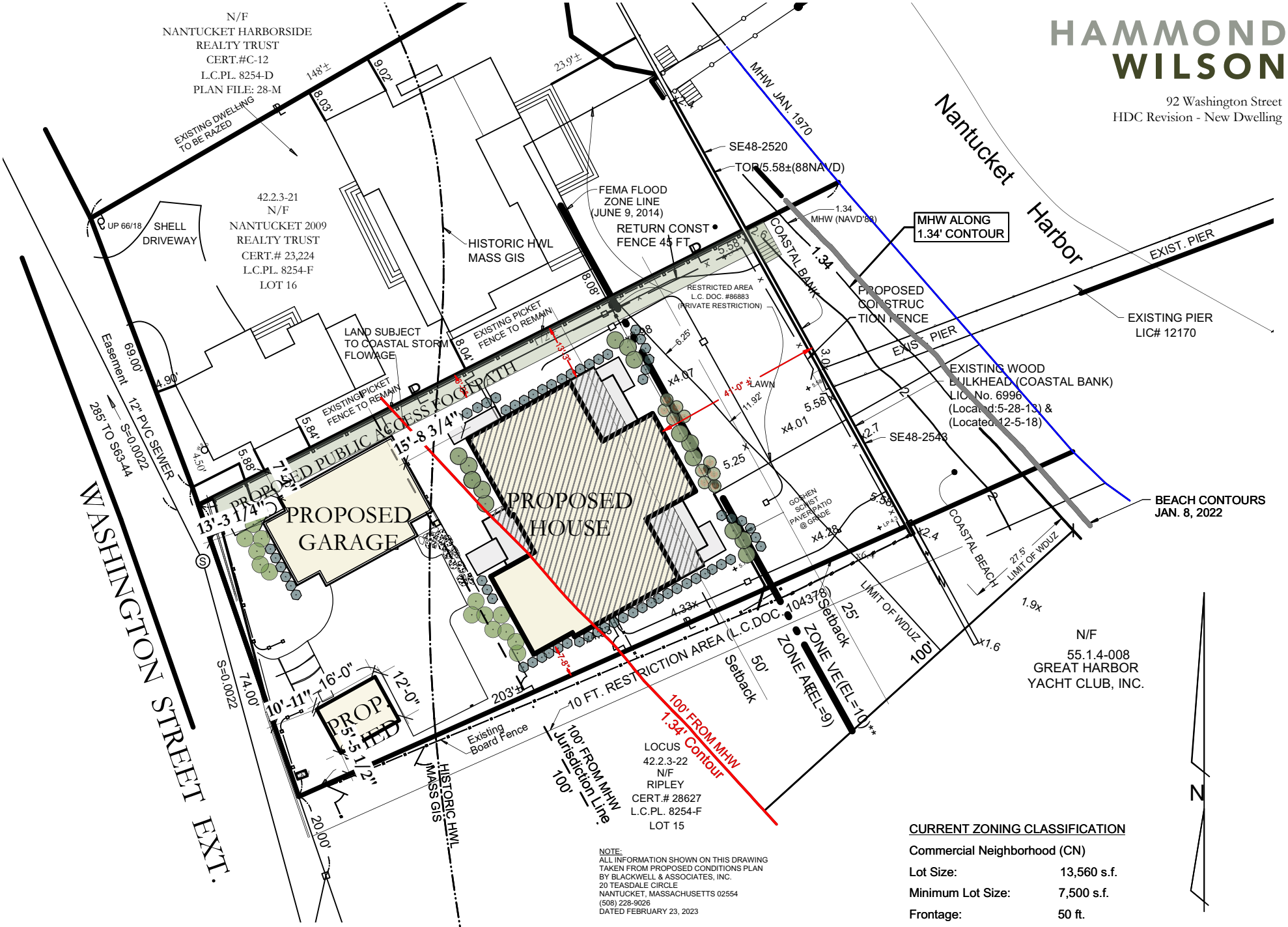
90 WASHINGTON STREET

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

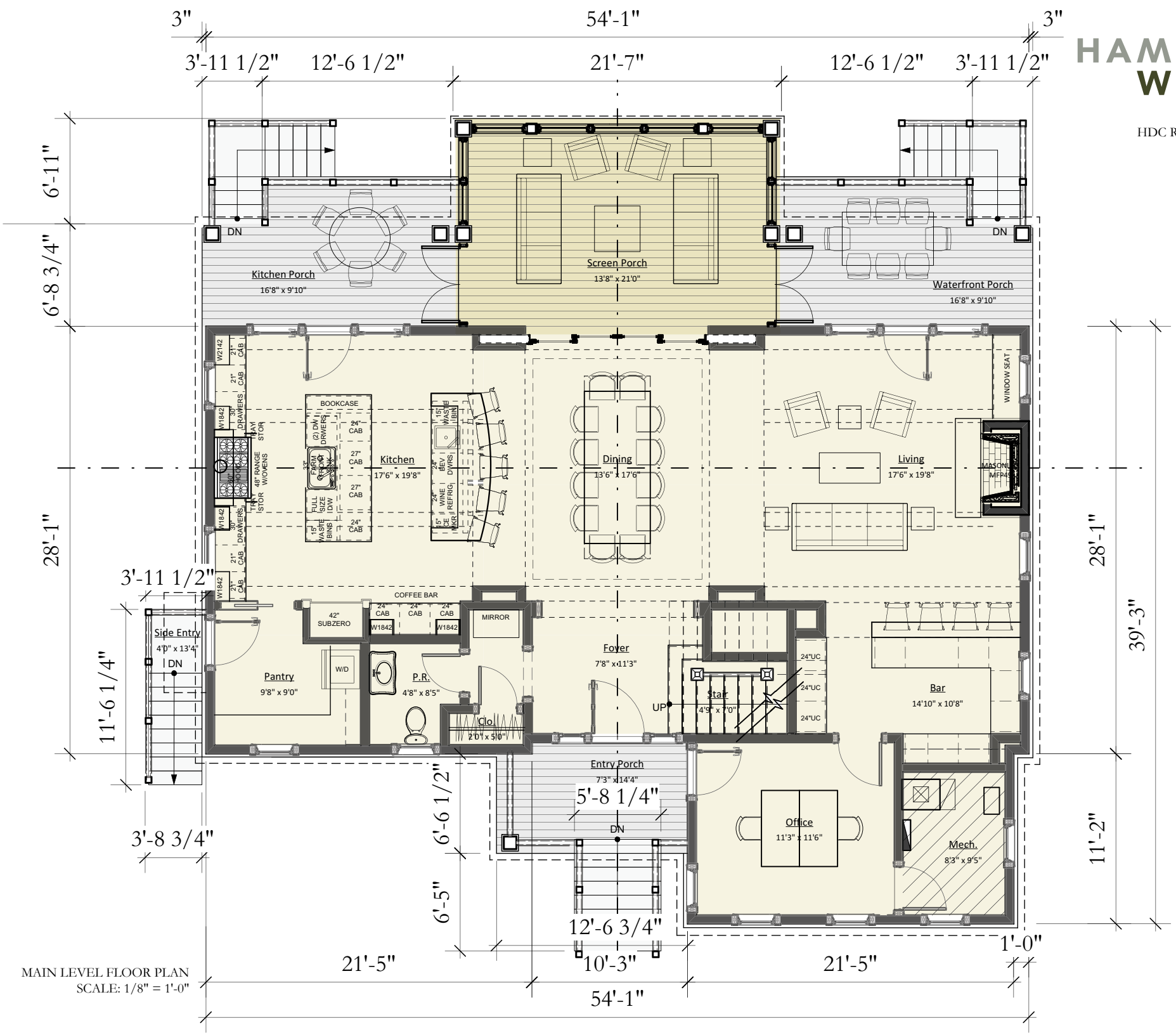
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

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

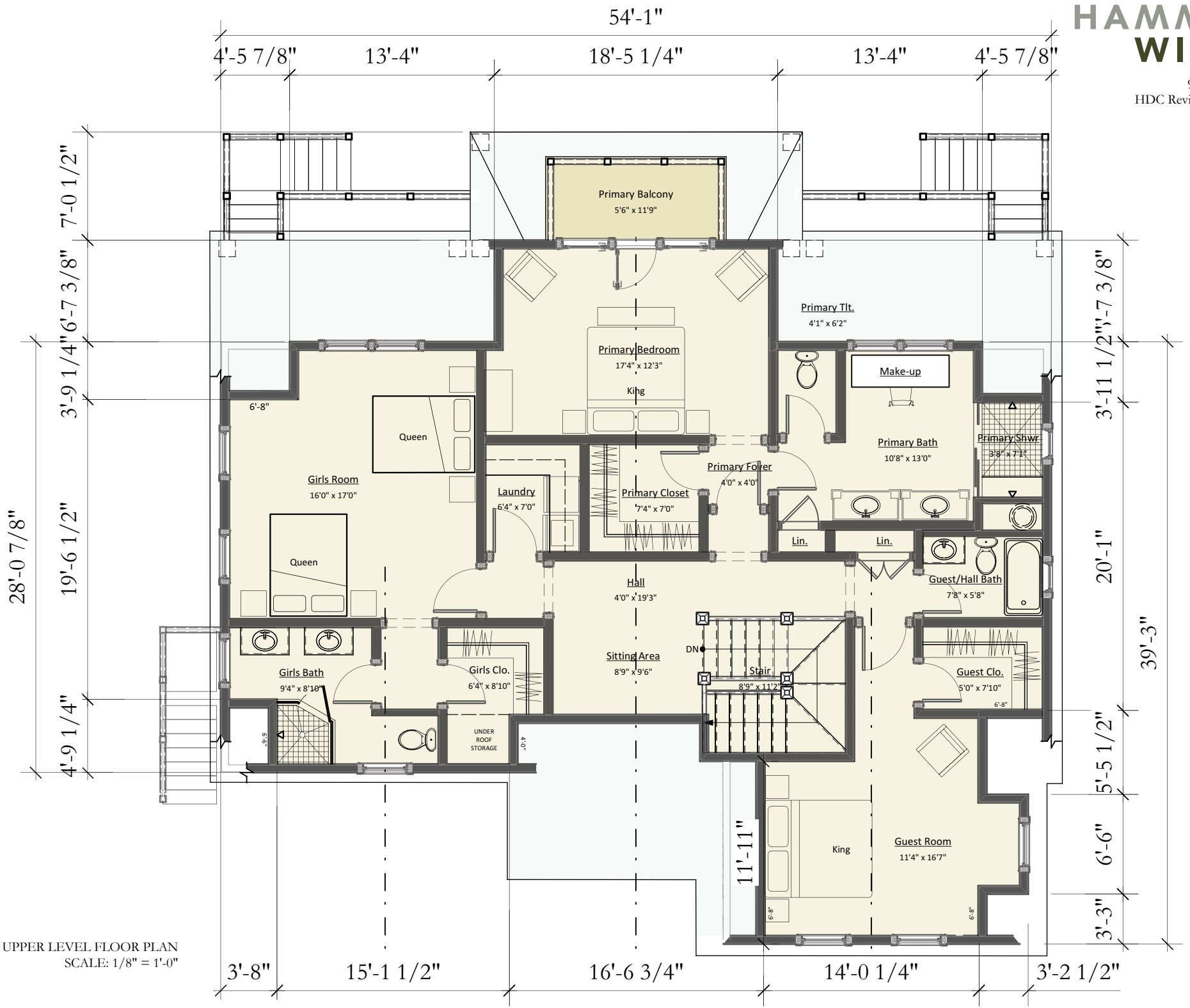
92 Washington Street
HDC Revision - New Dwelling



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"

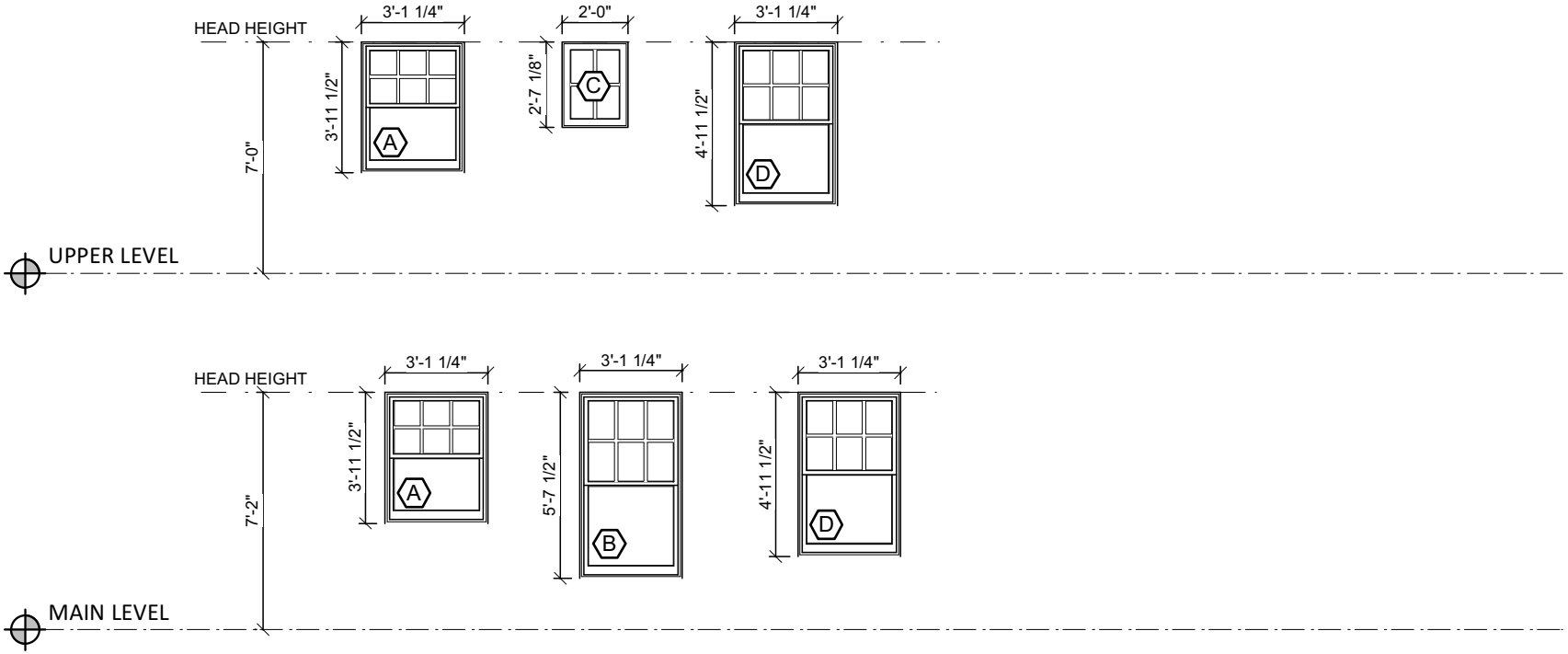
WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

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.



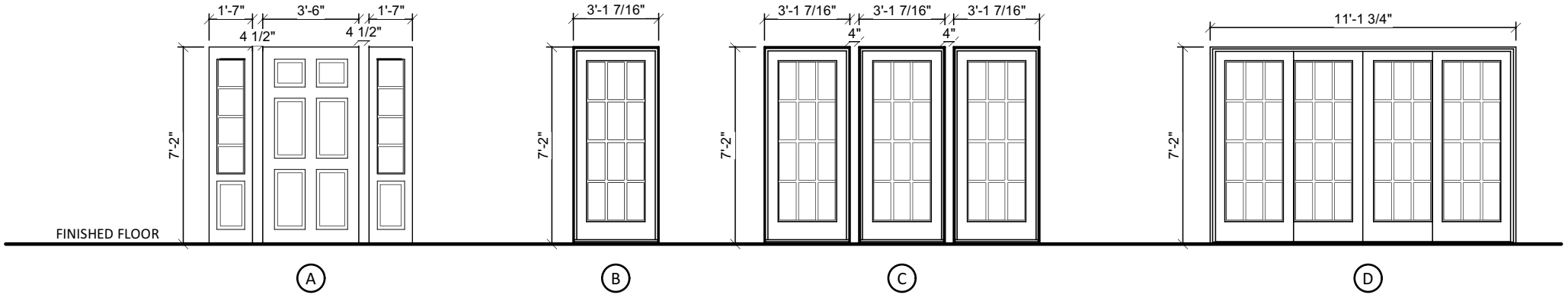
2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

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

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

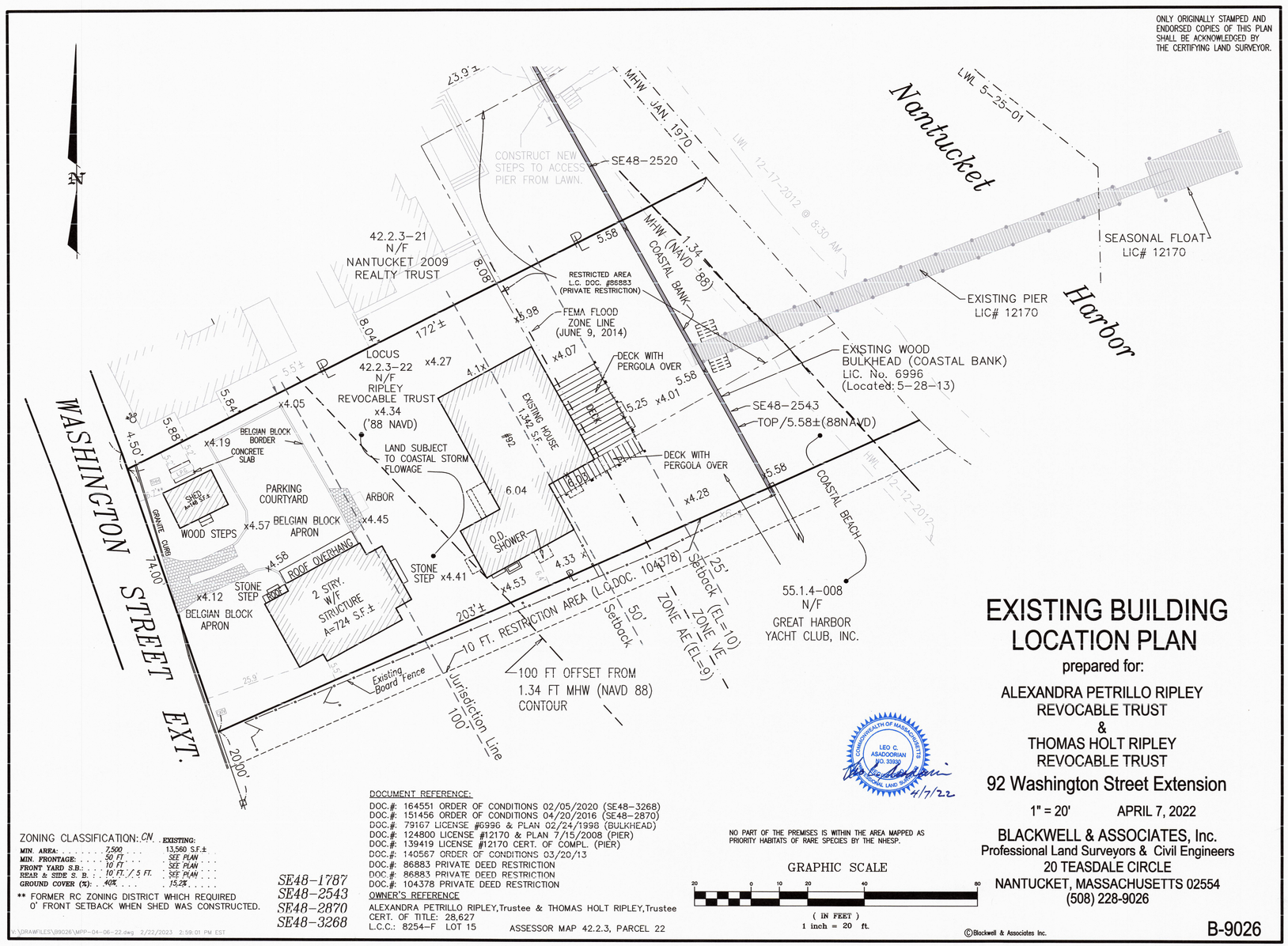
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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

SEAL

HAMMOND
WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

HAMMOND
WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

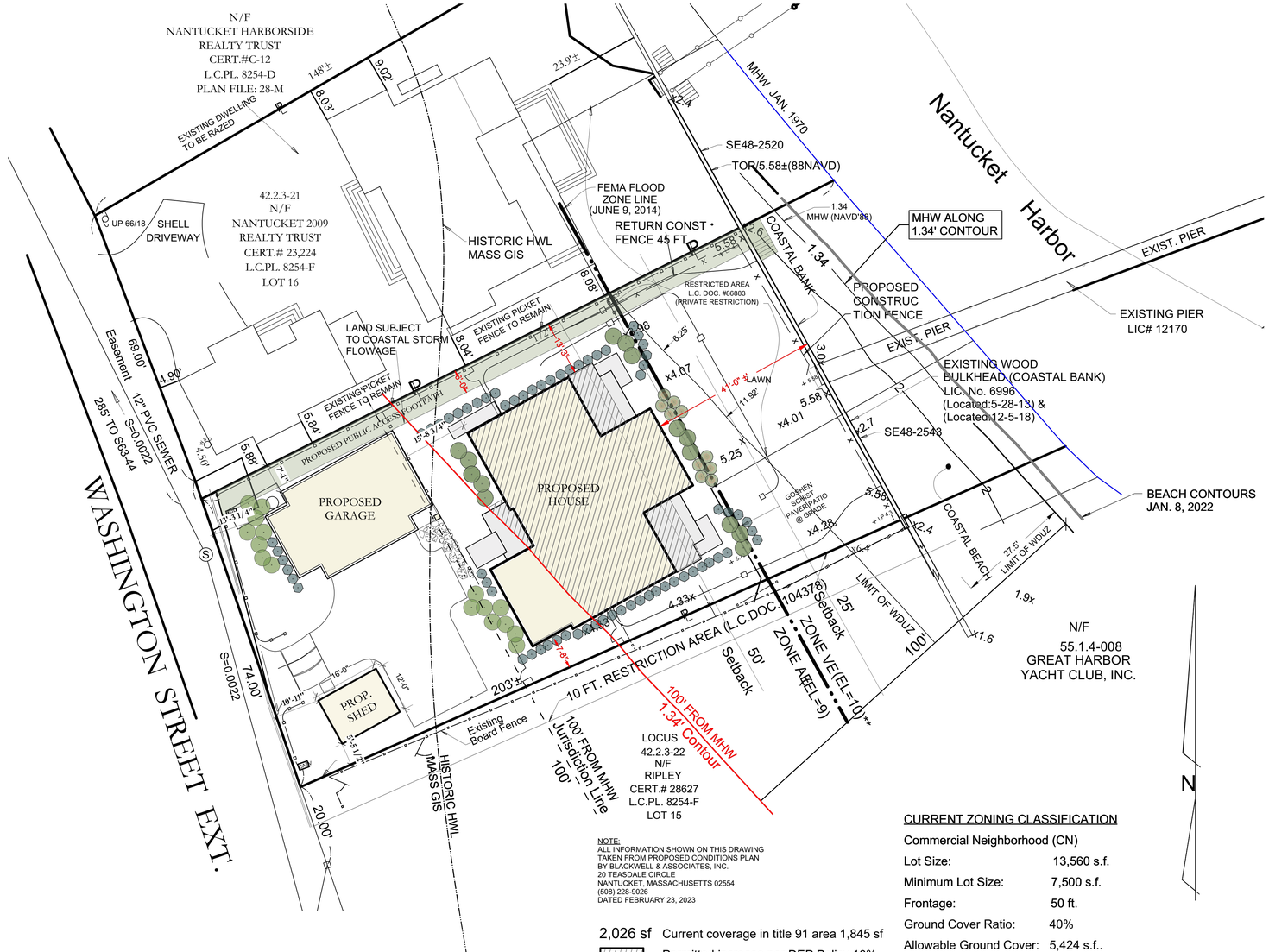
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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:
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.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

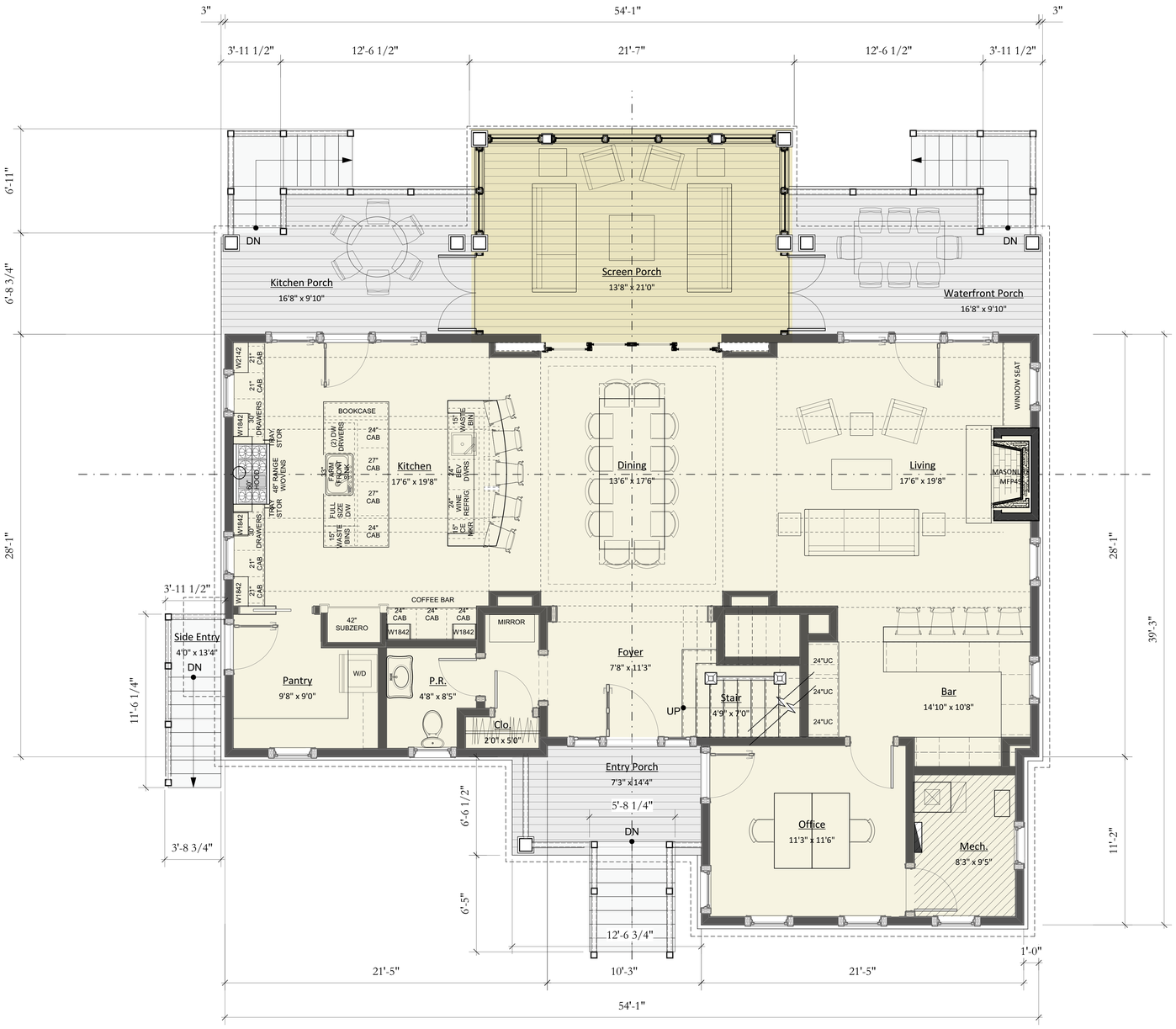
© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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"

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

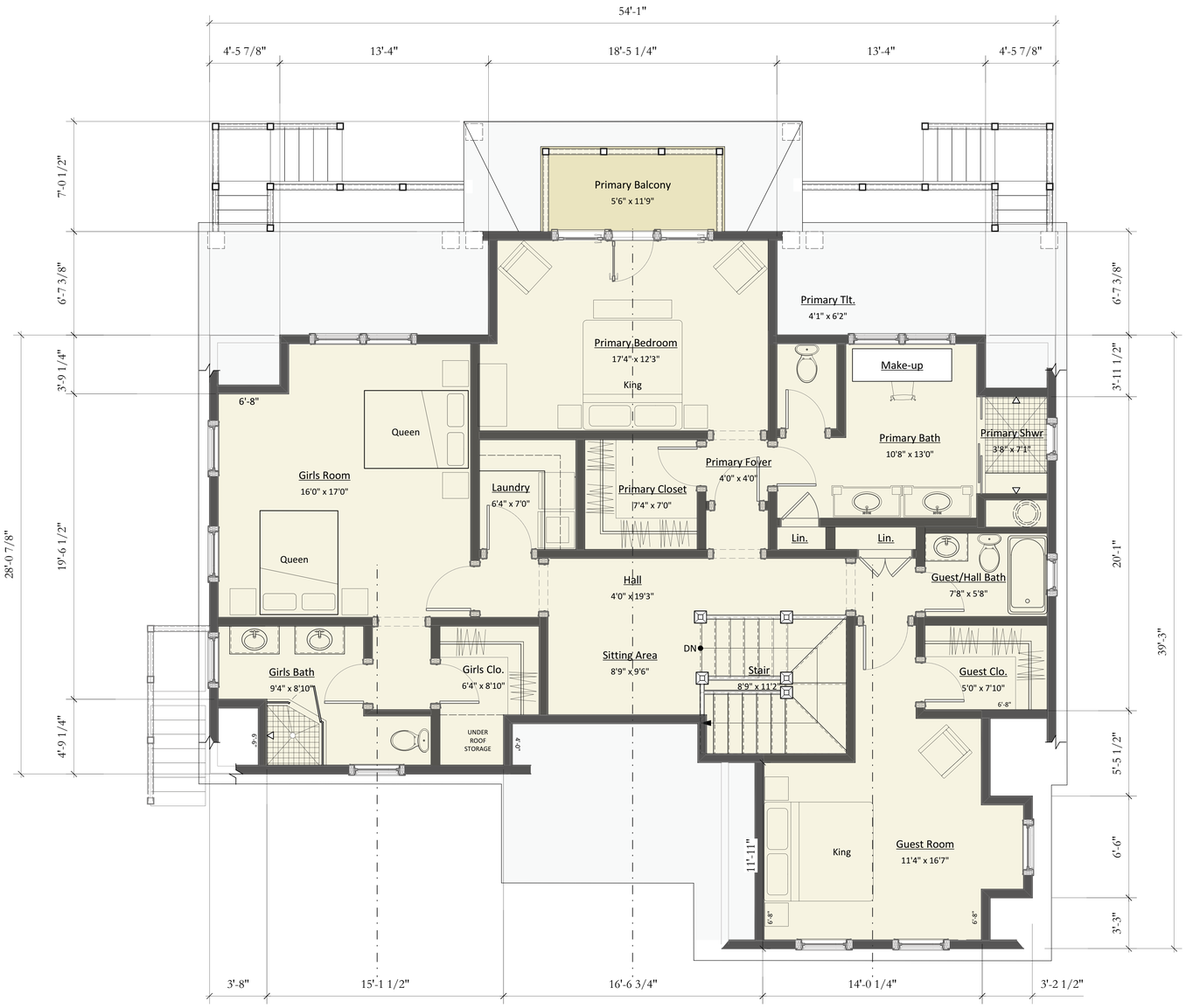
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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
REVISED HDC SUBMISSION - DWELLING	7.25.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

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

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	7.25.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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 #: 410-267-6041 E-mail: rip8654@gmail.com
410-703-6607

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: 16'-0" Sq. Footage 1st floor: 192 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" 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'-10" South 14'-10" East 14'-10" West 14'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 9 /12 + 24/12 Dormer 9 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
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 _____ Rake 5/4 x 6 Soffit (Overhang) 8" Corner boards N/A Frieze 5/4 x 4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square N/A

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 1/3 Lite (3W/2H) Clad WD DBL Rear _____ Side _____
Garage Door(s): Type SDL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
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 7.24.2024 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. (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.**

HAMMOND
WILSON

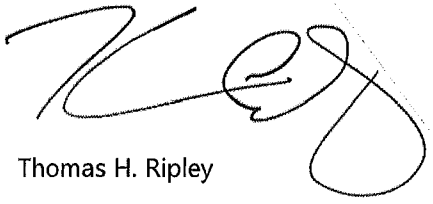
HDC Administrator
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

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

April 8, 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 — April 8, 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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.04 09:12:33 -04'00'

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 shed and construct new shed on lot's street side.

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.

7018 0680 0001 1510 1164

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket MA 02554

OFFICIAL USE

Certified Mail Fee $4.40	0504
$ $3.65	59
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 **See Reverse for Instructions**

7018 0680 0001 1510 1188

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

New Bedford, MA 02740

OFFICIAL USE

Certified Mail Fee $4.40	
$ $3.65	
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 **See Reverse for Instructions**

7018 0680 0001 1510 1171

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Key Largo, FL 33037

OFFICIAL USE

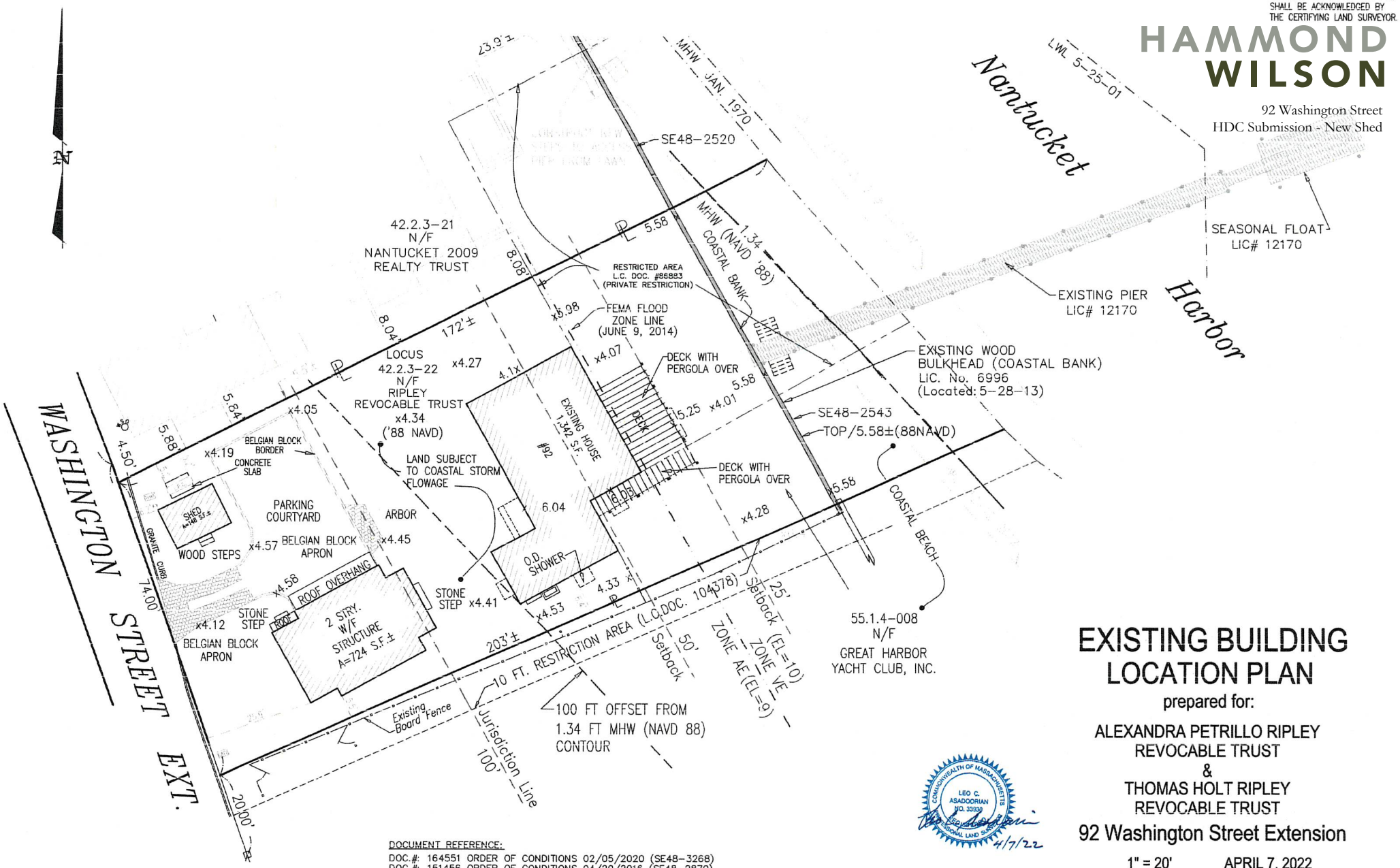
Certified Mail Fee $4.40	
$ $3.65	
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 **See Reverse for Instructions**

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

HAMMOND WILSON

92 Washington Street
HDC Submission - New Shed



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

		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

20 0 10 20 40 80

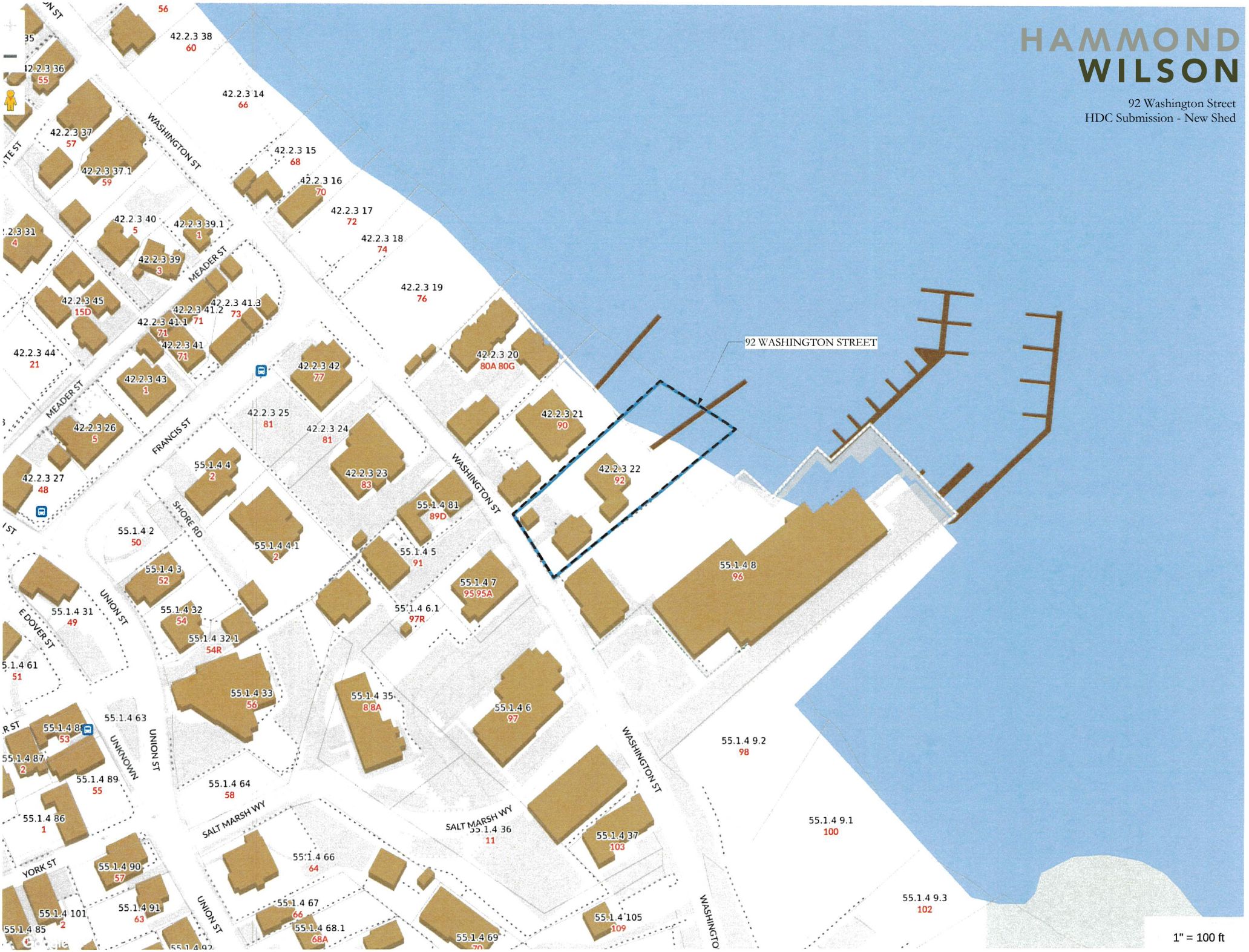
(IN FEET)
1 inch = 20 ft.

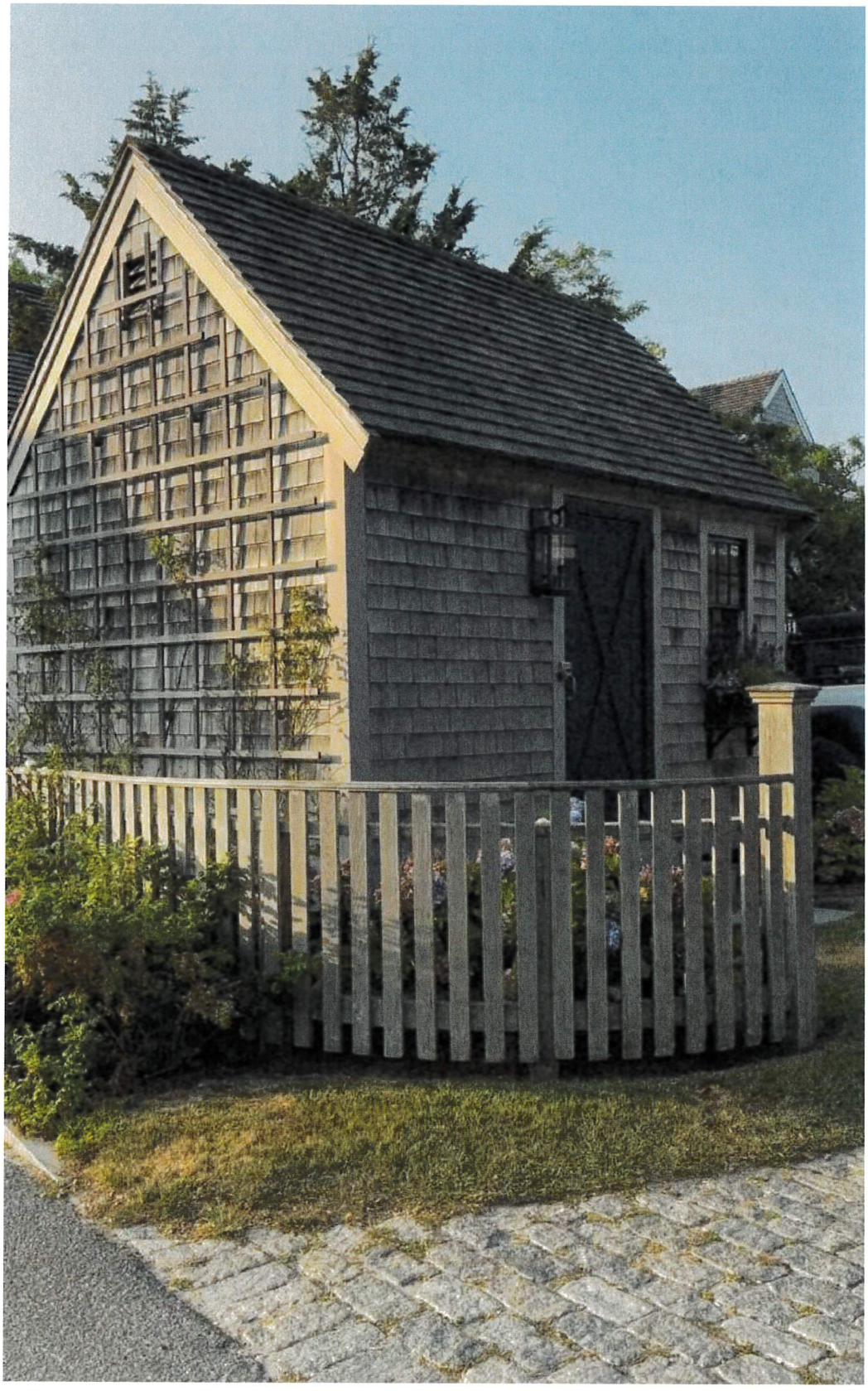
COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
NO. 33930
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

©Blackwell & Associates Inc.

B-9026

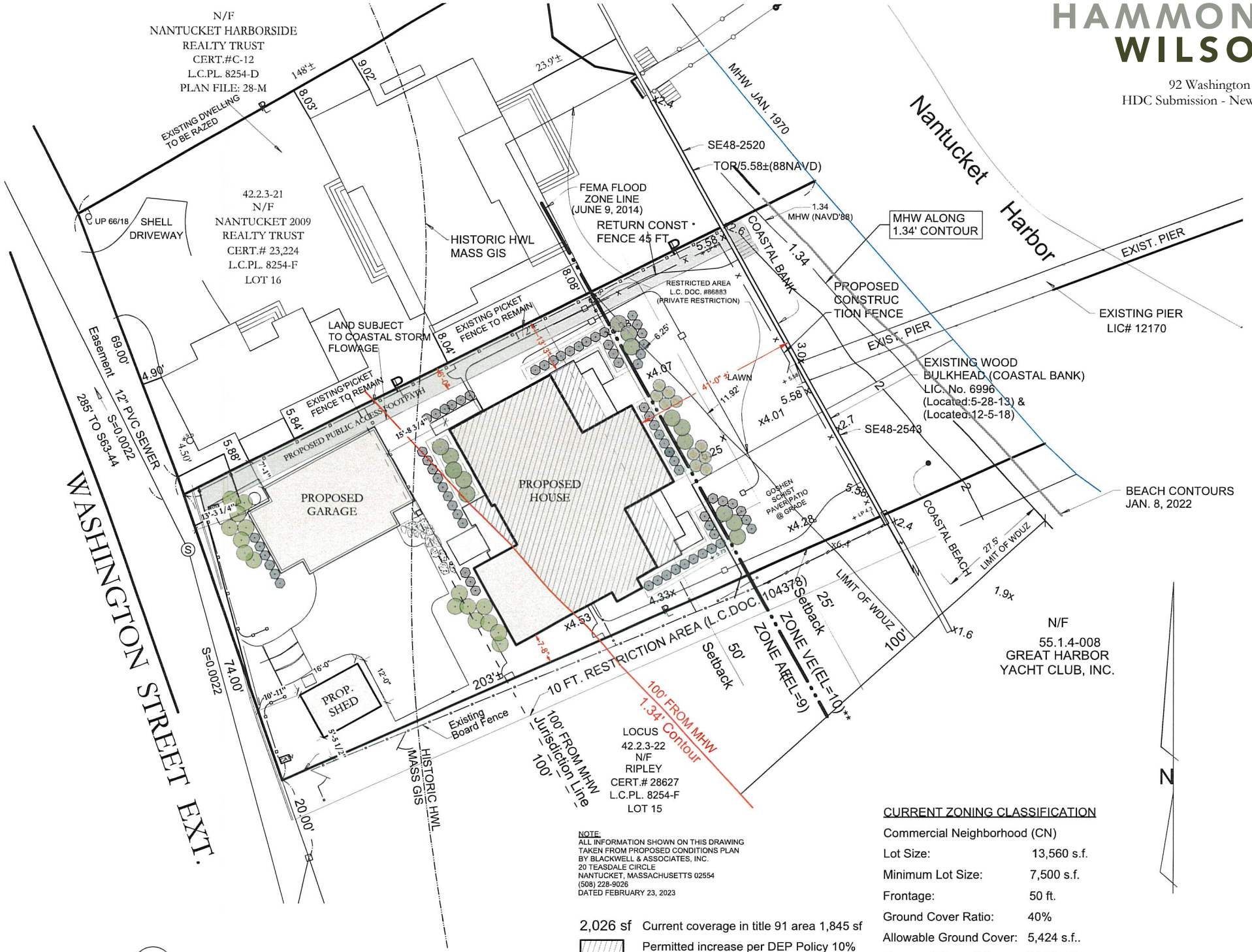

HAMMOND
WILSON
92 Washington Street
HDC Submission - New Shed
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
UNKNOWN
SALT MARSH WY
YORK ST
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 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 41.3 73
42.2.3 41.2 71
42.2.3 41.1 71
42.2.3 41 71
42.2.3 44 21
42.2.3 42 77
42.2.3 20 80A 80G
42.2.3 43 1
42.2.3 25 81
42.2.3 21 90
42.2.3 26 5
42.2.3 24 81
55.1.4 4 2
42.2.3 23 83
42.2.3 22 92
42.2.3 27 48
55.1.4 81 89D
55.1.4 2 50
55.1.4 41 2
55.1.4 5 91
55.1.4 3 52
55.1.4 7 95 95A
55.1.4 8 96
55.1.4 31 49
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 69 70
55.1.4 105 109
55.1.4 9.3 102
1" = 100 ft



EXISTING SHED

HAMMOND WILSON

92 Washington Street
HDC Submission - New Shed



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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

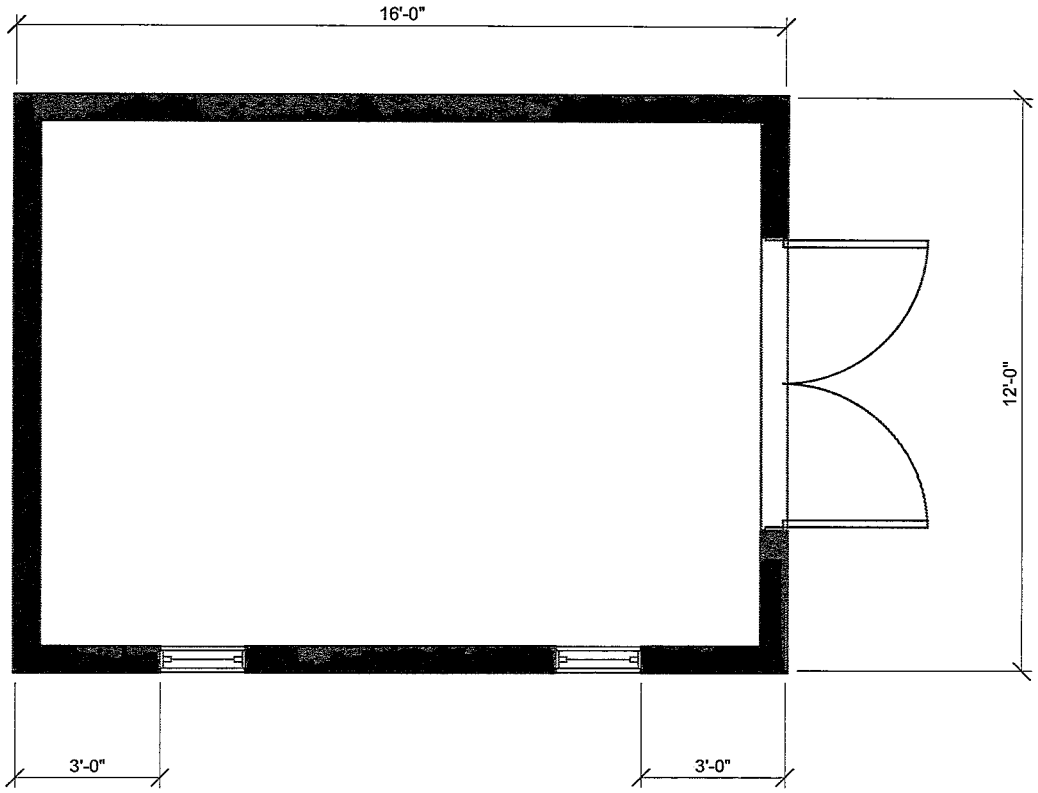
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

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.

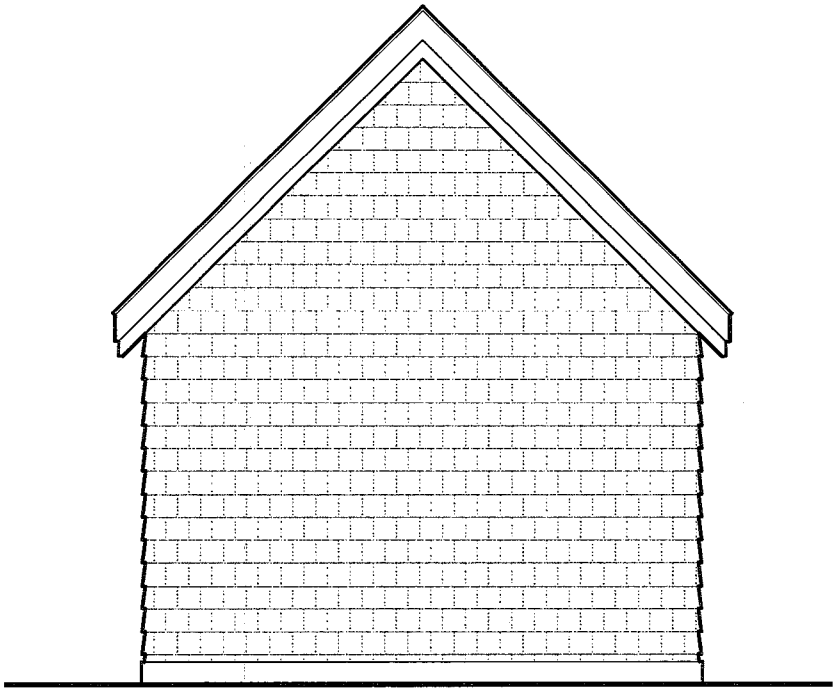
HAMMOND
WILSON

92 Washington Street
HDC Submission - New Shed



1
A1.1

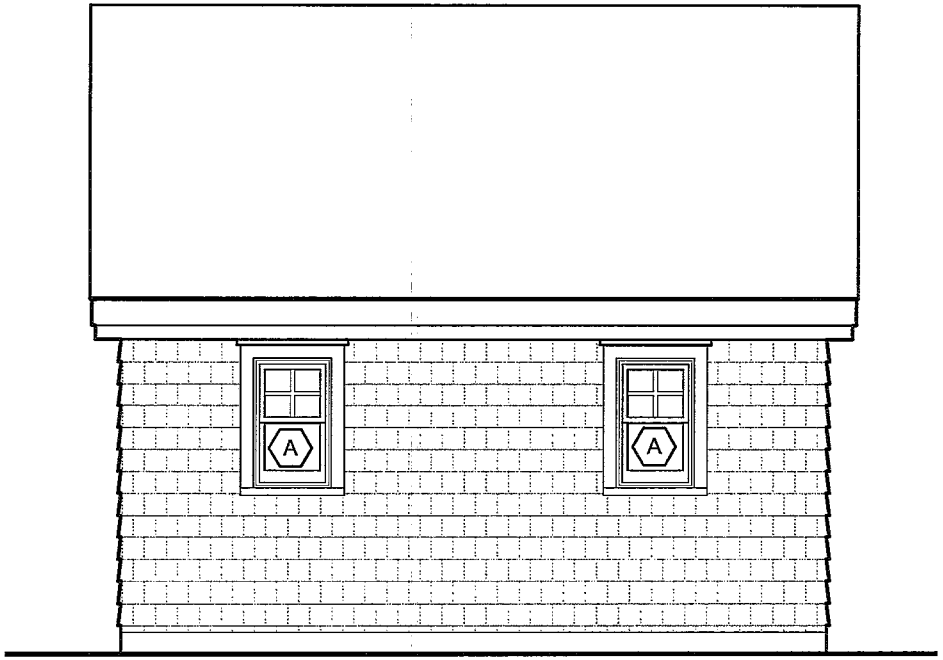
Schematic Shed Plan
Scale: 1/4" = 1'-0"



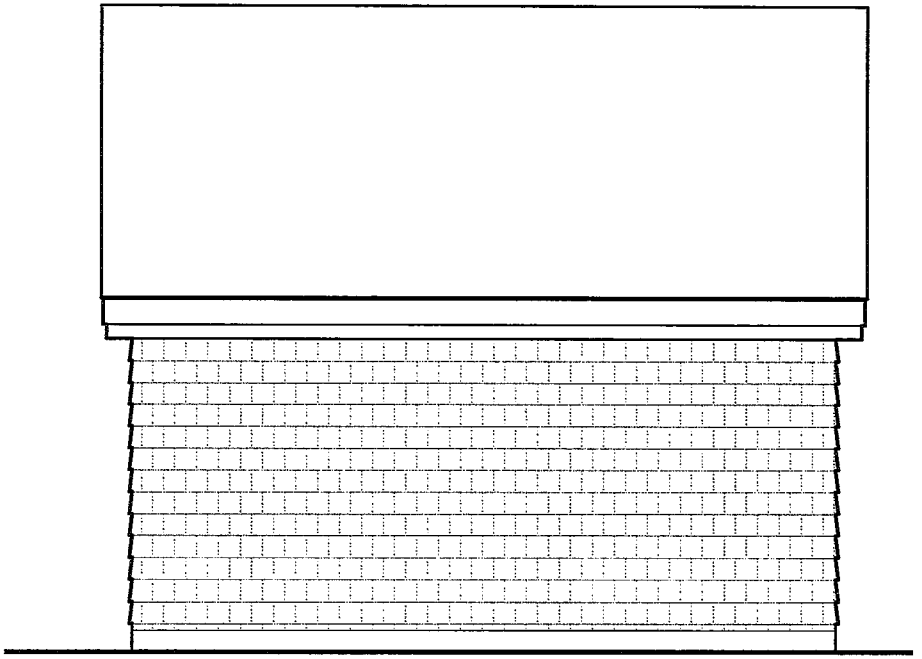
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



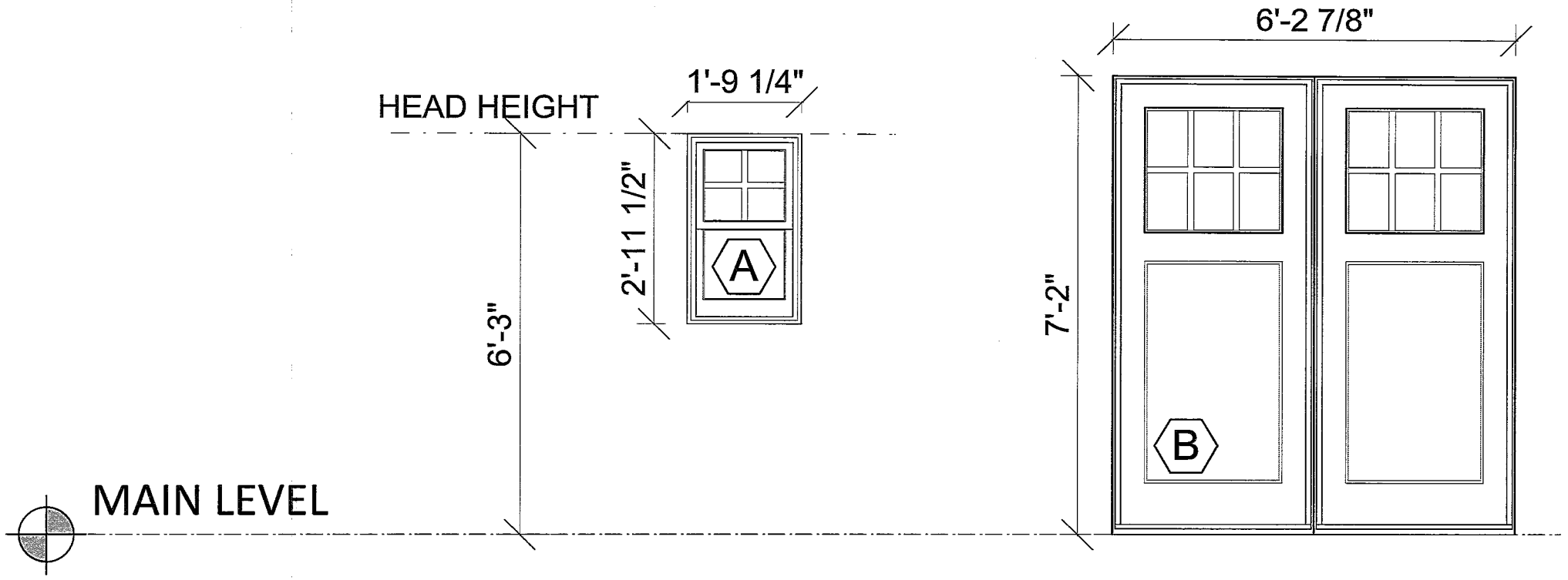
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



4 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



5 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



6 / A1.1 Window and Door Schedule
Scale: 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE: RIPLEY RESIDENCE SHED (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 1614	1'-9 1/4" (w) x 2'-11 1/2" (h)	3w2h	
B	DOUBLE INSWING DOOR	UIFD3080	6'-2 7/16" x 7'-2 1/2"	3w2h	

NOTES:

1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (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.

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Shed



1
SD8.0
Street Level Rendering
Scale:

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Shed



2
SD8.0

Street Context Rendering
Scale:

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SHED

NOT FOR CONSTRUCTION

April 8, 2024



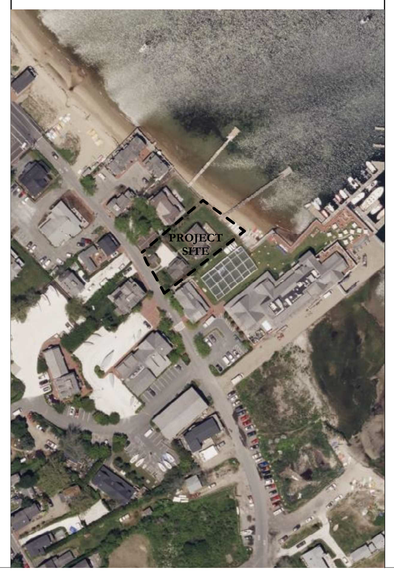
SYMBOLS

- 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 Images
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Shed Drawings

A8.0 Schematic Renderings

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

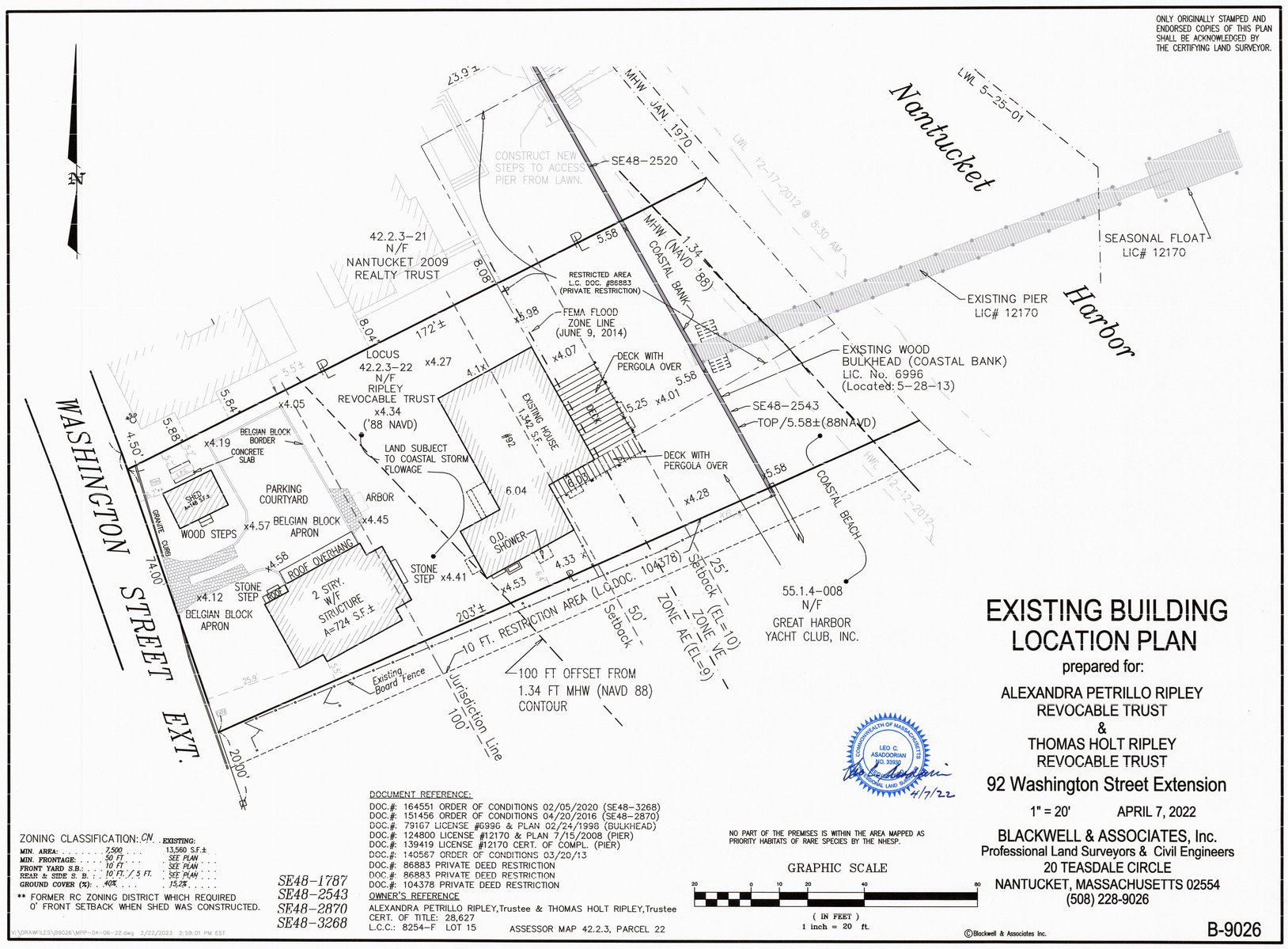
© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



ZONING CLASSIFICATION: CN

		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 #6936 & 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
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33553
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

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

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

©Blackwell & Associates Inc.

C:\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

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 - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

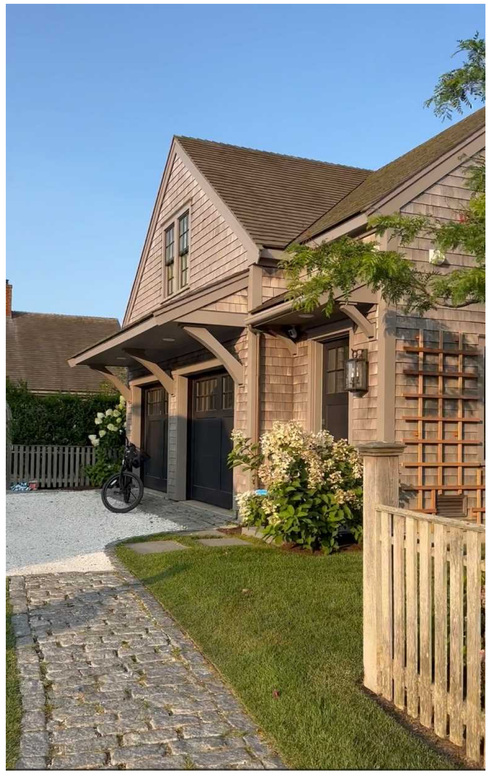
ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1



EXISTING SHED



EXISTING GARAGE



EXISTING HOUSE (waterfront side)



EXISTING HOUSE (from water)

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Existing Images

EC1.0

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 - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

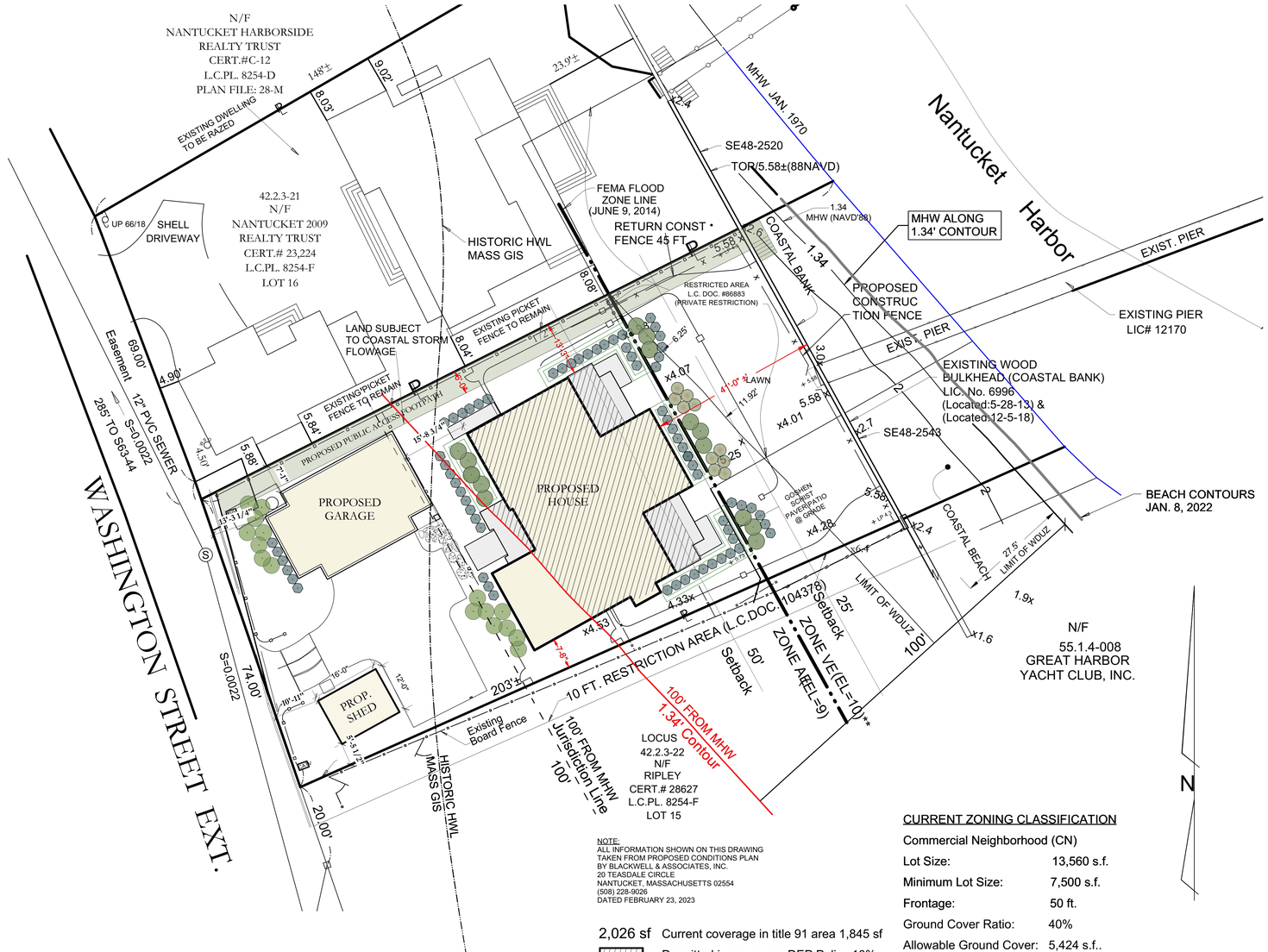
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



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

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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
HDC SUBMISSION - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

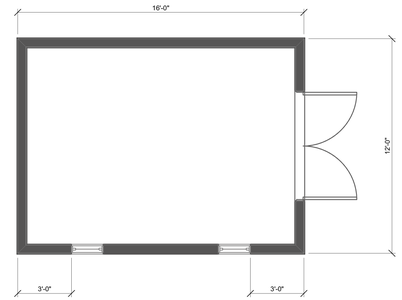
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

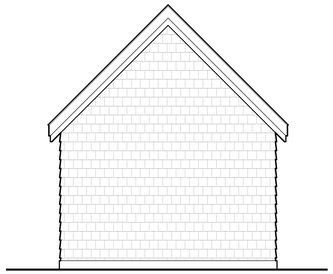
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



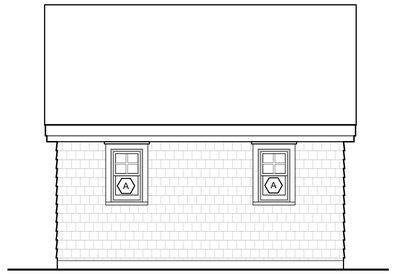
1 / A1.1 Schematic Shed Plan
Scale: 1/4" = 1'-0"



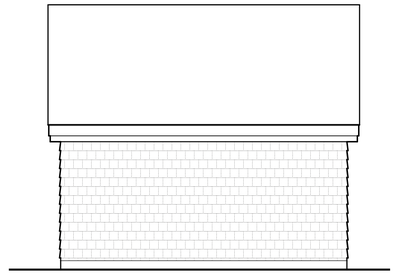
2 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



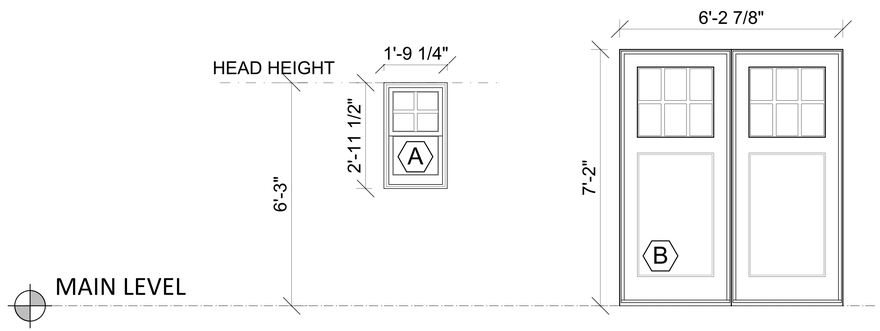
3 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



4 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



5 / A1.1 Schematic Shed Elevation
Scale: 1/4" = 1'-0"



6 / A1.1 Window and Door Schedule
Scale: 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE: RIPLEY RESIDENCE SHED (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 1614	1'-9 1/4" (w) x 2'-11 1/2" (h)	3w2h	
B	DOUBLE INSWING DOOR	UIFD3080	6'-2 7/16" x 7'-2 1/2"	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (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.

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Shed Drawings

A1.0



1 SD8.0 Street Level Rendering
Scale:



2 SD8.0 Street Context Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024

SEAL

HAMMOND
WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Schematic Renderings

A8.0

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°: 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: rip86542gmail.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: 37'-1" Sq. Footage 1st floor: 851 Decks/Patio: Size: 91 ☐ 1st floor ☒ 2nd floor
Width: 24'-1" Sq. footage 2nd floor: 706 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 28'6" South 28'6" East 28'6" West 28'6"

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 0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12+24/12 Secondary Mass 9 /12+24/12 Dormer 9 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
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 8 + 4" Rake 5/4 x 8 Soffit (Overhang) 1'-6" Corner boards N/A Frieze 5/4 x 6 or 5/4 x 4
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square 12"

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 1/3 Lite (3w/2H) Clad WD. Rear _____ Side 12 Lite (3w/4H) Clad WD
Garage Door(s): Type Carriage Style Overhead Door Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
Trim White Sash White Doors White
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 4-24-2024 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.**

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 April 8, 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 — April 8, 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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.04 09:12:33 -04'00'

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 garage with second floor living space. Construct new garage with second floor living space.

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.

7018 0680 0001 1510 1164

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.40	0504
$ $3.65	59
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1510 1188

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

New Bedford, MA 02740

OFFICIAL USE

Certified Mail Fee $4.40	
$ $3.65	
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 1510 1171

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Key Largo, FL 33037

OFFICIAL USE

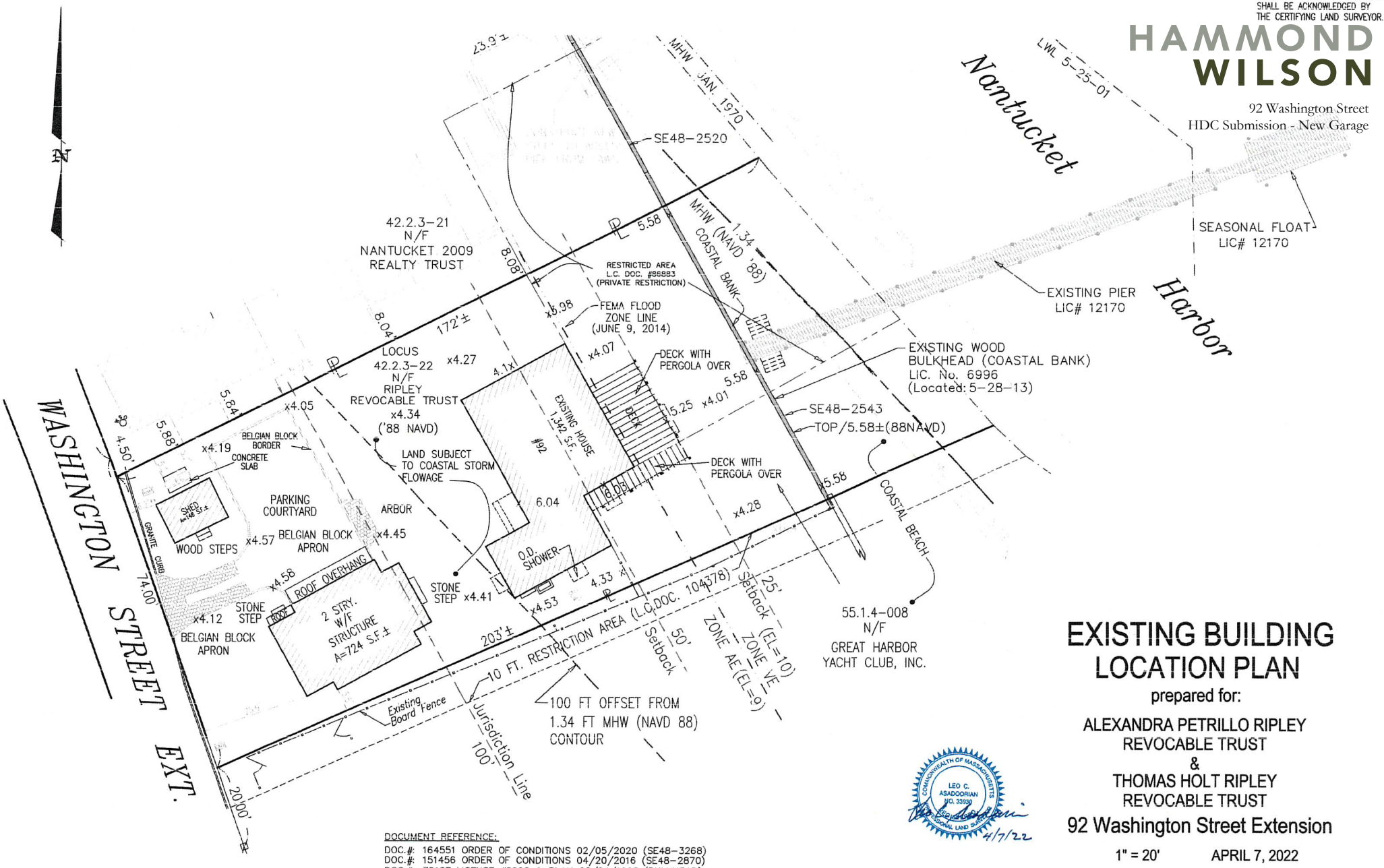
Certified Mail Fee $4.40	
$ $3.65	
Extra Services & Fees *(check box, add fee as appropriate)* $0.00	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $ $0.00	Postmark Here
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.68	04/05/2024
$	
Total Postage and Fees $8.73	
$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



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

		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

20 0 10 20 40 80

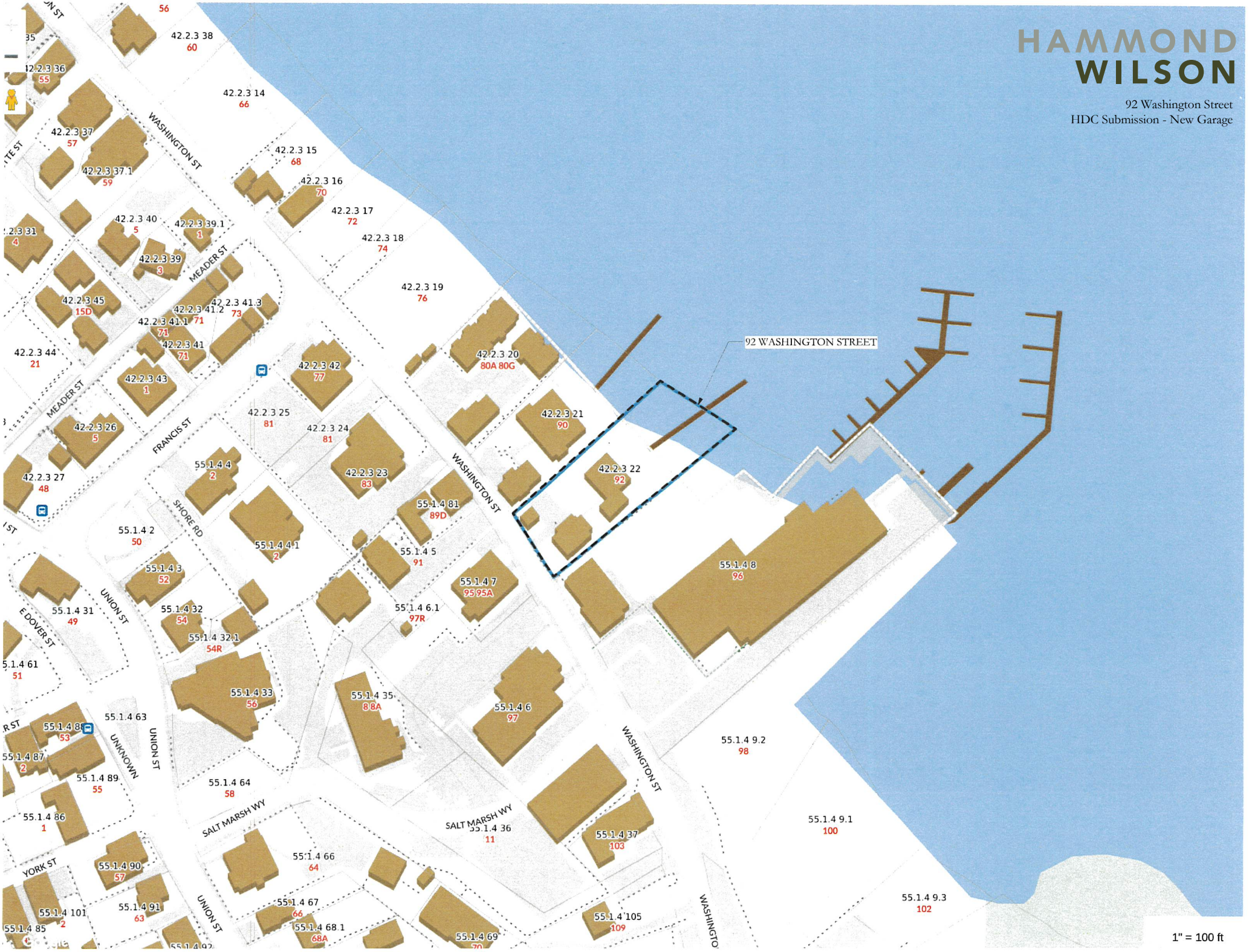
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ASADOORIAN
NO. 33930
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

©Blackwell & Associates Inc.

B-9026

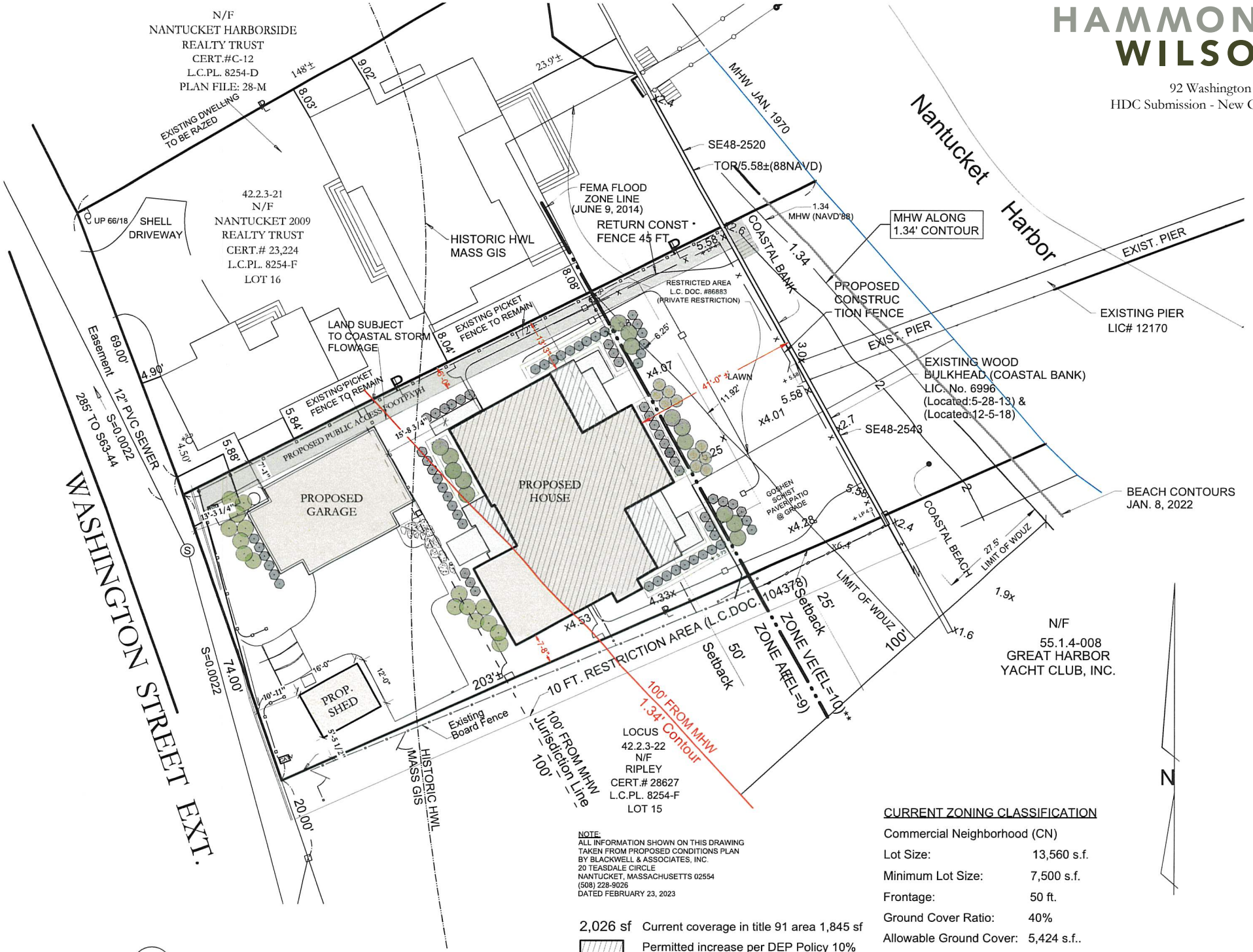

HAMMOND
WILSON
92 Washington Street
HDC Submission - New Garage
92 WASHINGTON STREET
WASHINGTON ST
MEADER ST
FRANCIS ST
SHORE RD
UNION ST
E DOVER ST
YORK ST
SALT MARSH WY
UNKNOWN
42.2.3 38 60
42.2.3 36 55
42.2.3 14 66
42.2.3 37 57
42.2.3 37.1 59
42.2.3 15 68
42.2.3 16 70
42.2.3 17 72
42.2.3 40 5
42.2.3 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
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
42.2.3 23 83
42.2.3 27 48
55.1.4 81 89D
55.1.4 2 50
55.1.4 41 2
55.1.4 5 91
55.1.4 3 52
55.1.4 8 96
55.1.4 7 95 95A
55.1.4 31 49
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 9.2 98
55.1.4 64 58
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
55.1.4 101 2
55.1.4 85
55.1.4 68.1 68A
55.1.4 69 70
55.1.4 105 109
55.1.4 9.3 102
1" = 100 ft



EXISTING GARAGE

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



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

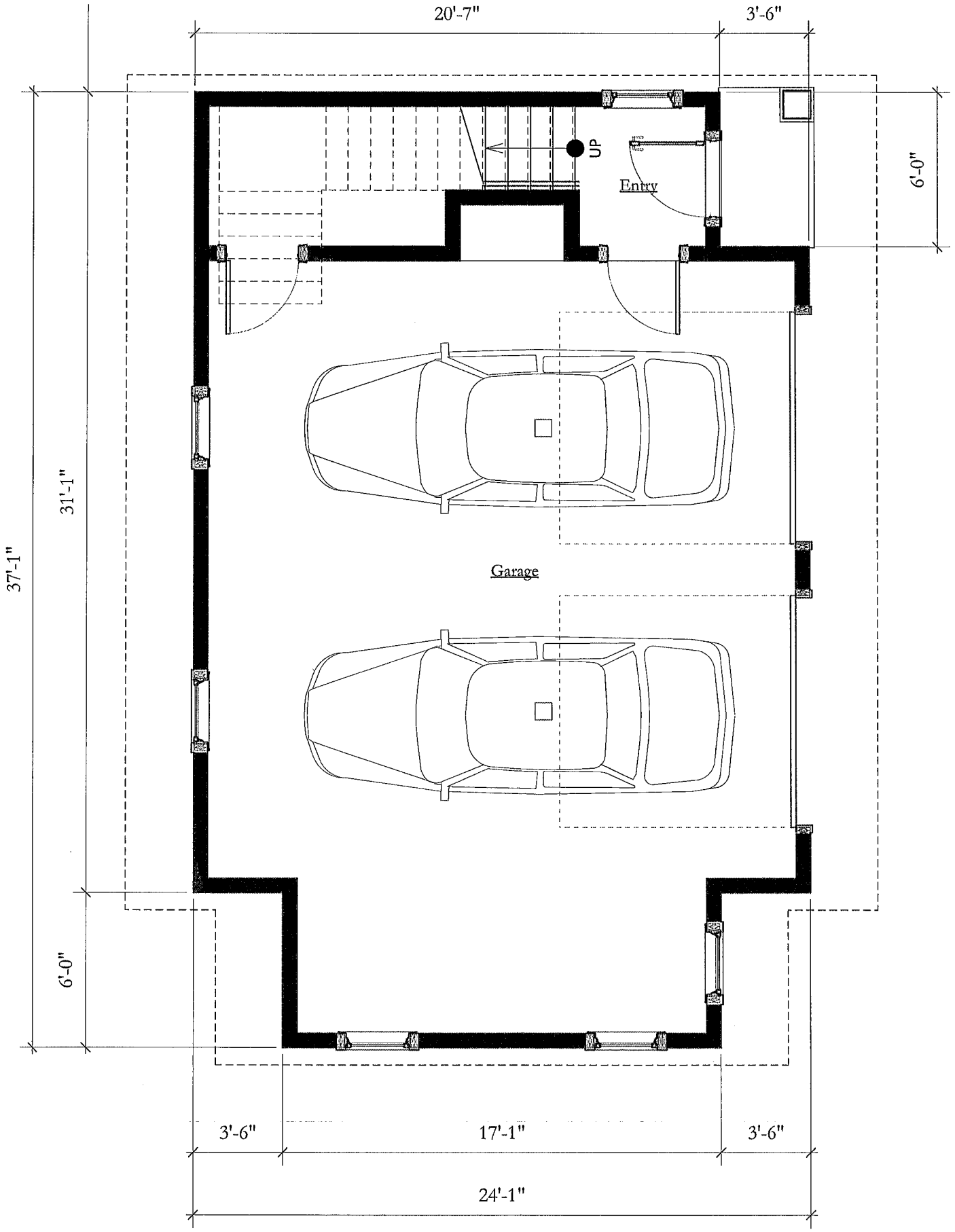
2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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.

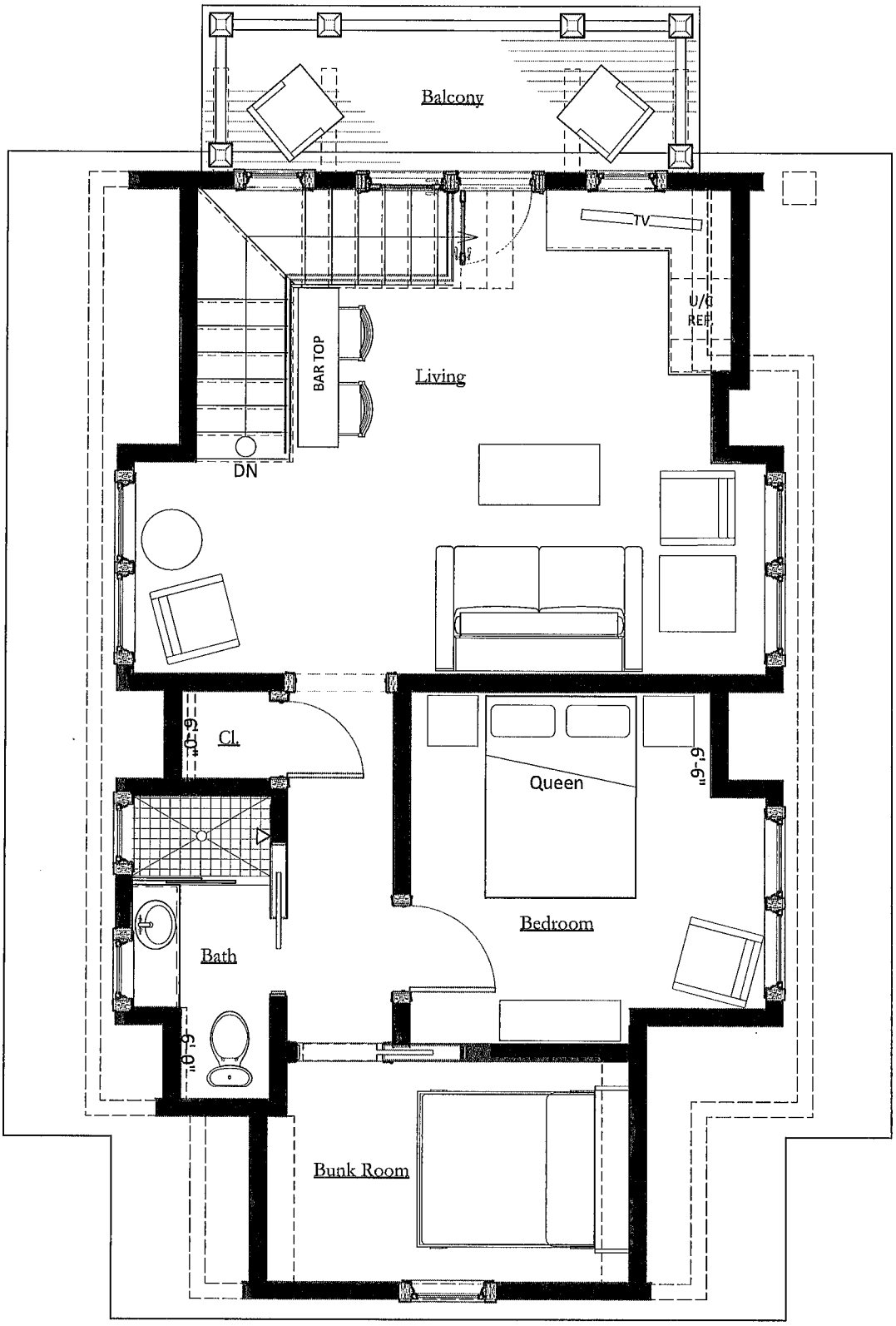


1
A1.1

Main Level Plan - Garage
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage



2 / A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



1
A2.0

Garage Drive Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage

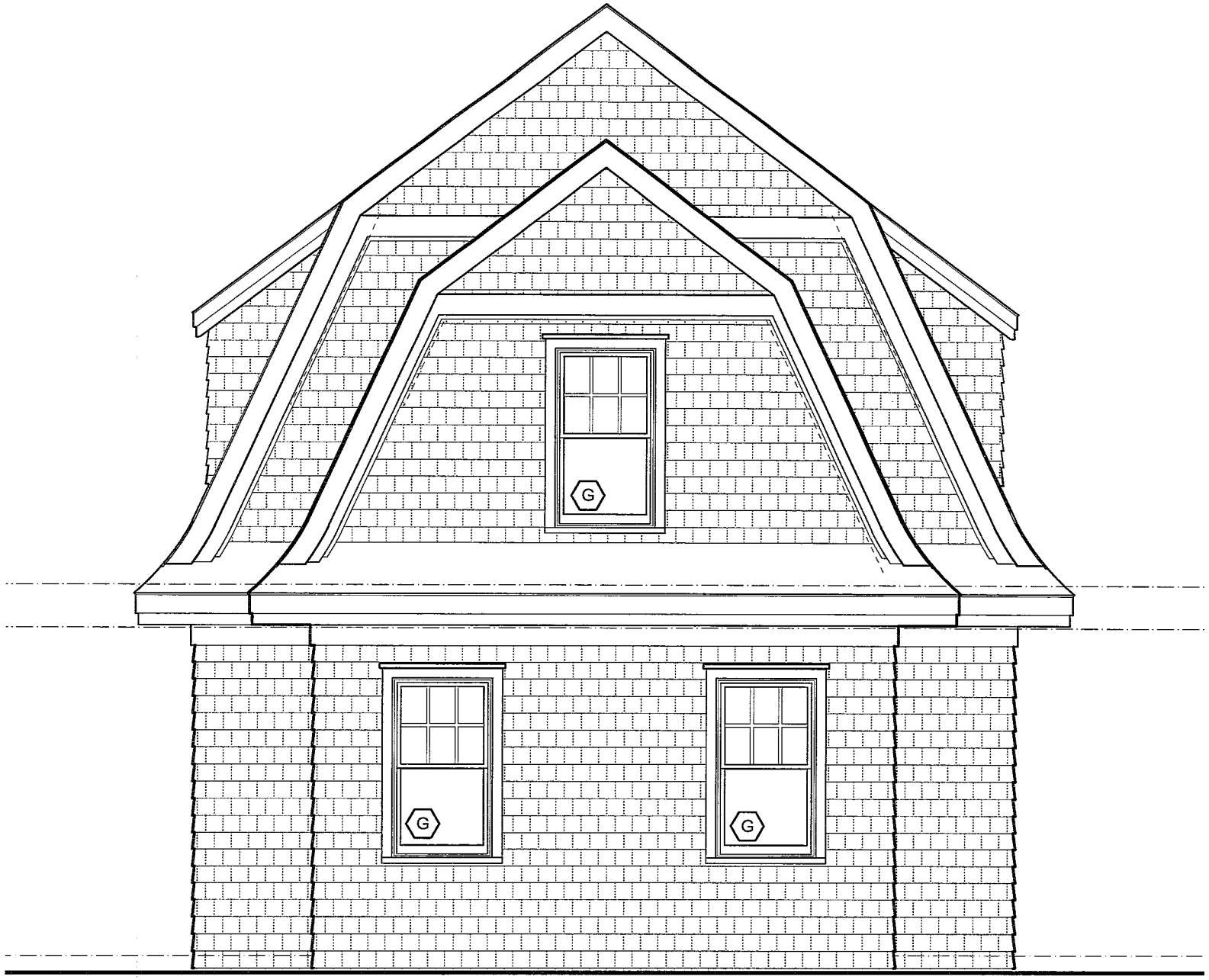


2
A2.0

Garage Back Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage

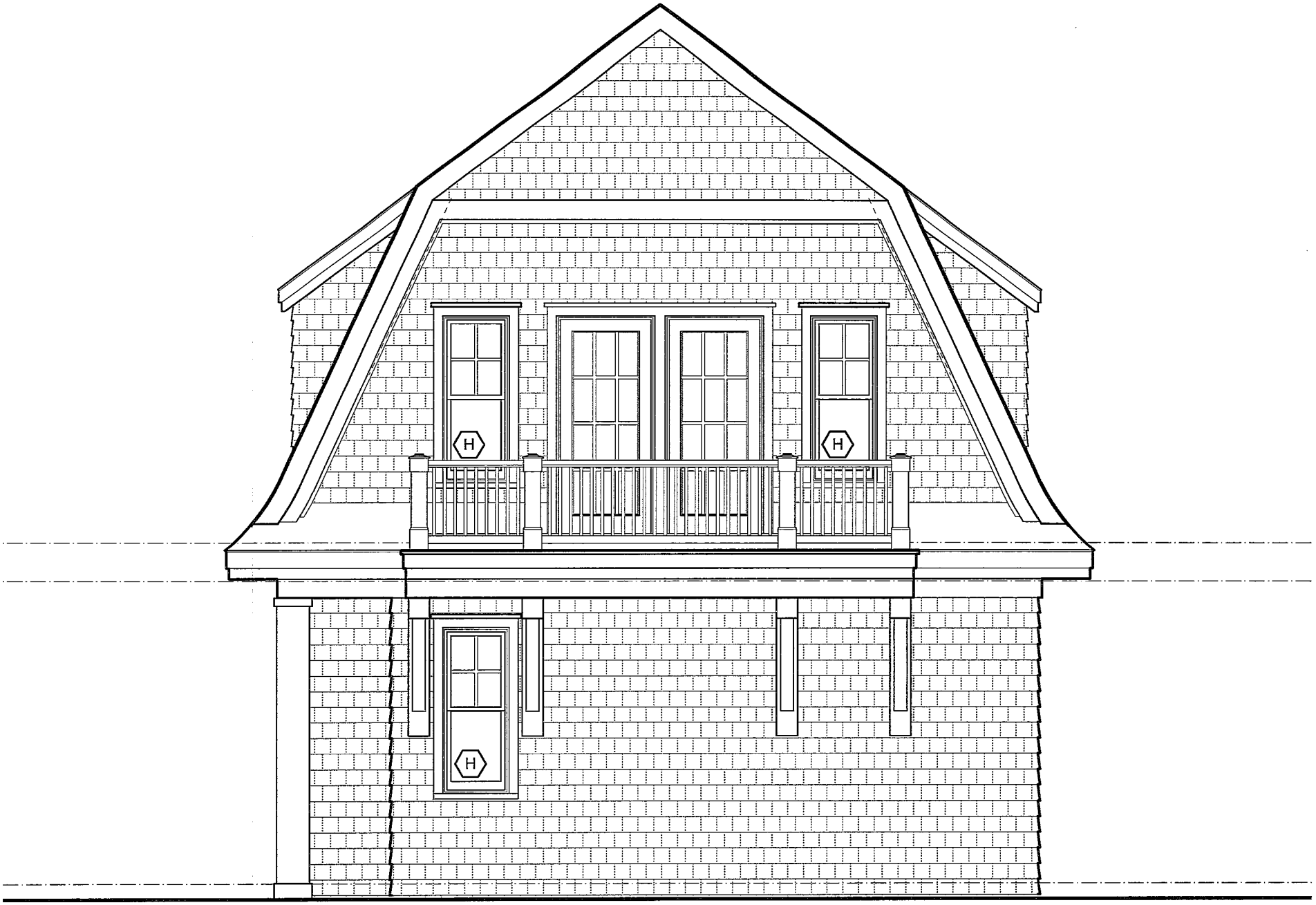


3
A2.0

Garage Street Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage



4
A2.0

Garage Waterfront Elevation
Scale: 1/4" = 1'-0"

HAMMOND
WILSON

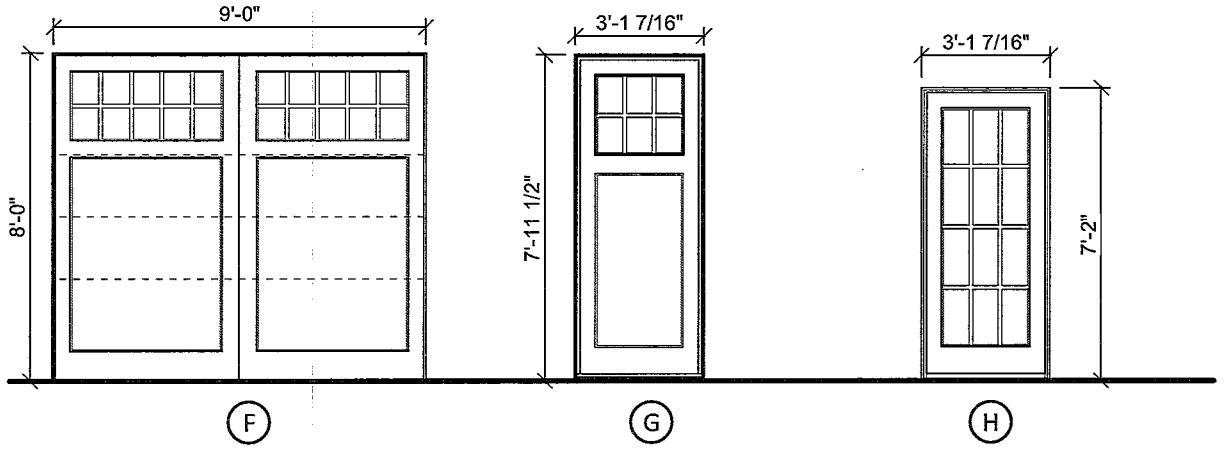
92 Washington Street
HDC Submission - New Garage

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
F	GARAGE DOOR	-	9'-0" x 8'-0"	5w2h	
G	INSWING DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w2h	
H	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2"	3w4h	

NOTES:

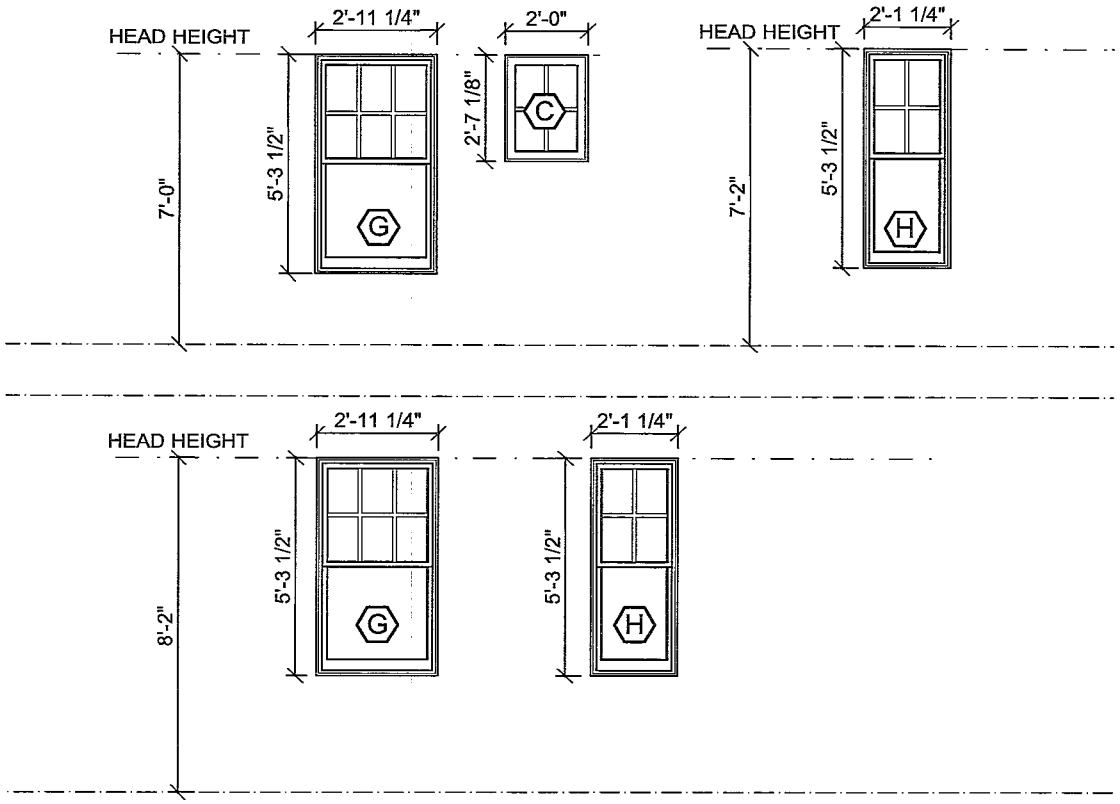
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 / A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

HAMMOND WILSON

92 Washington Street
HDC Submission - New Garage



2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

HAMMOND WILSON
92 Washington Street
HDC Submission - New Garage

WINDOW SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
G	DOUBLE HUNG G2	UDHG2 3028 E1	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
H	DOUBLE HUNG G2	UDHG2 2028	2'-1 1/4" (w) x 5'-3 1/2" (h)	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (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.

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage



1
SD8.0
Street Level Rendering
Scale:

HAMMOND
WILSON

92 Washington Street
HDC Submission - New Garage



2
SD8.0
Street Context Rendering
Scale:

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW GARAGE

NOT FOR CONSTRUCTION

April 8, 2024



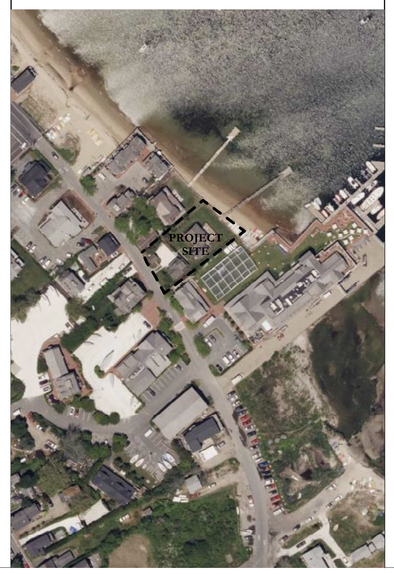
SYMBOLS

- 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 Images
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Garage Plans

A2.0 Garage Elevations

A7.0 Garage Window and Door Schedules

A8.0 Schematic Renderings

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

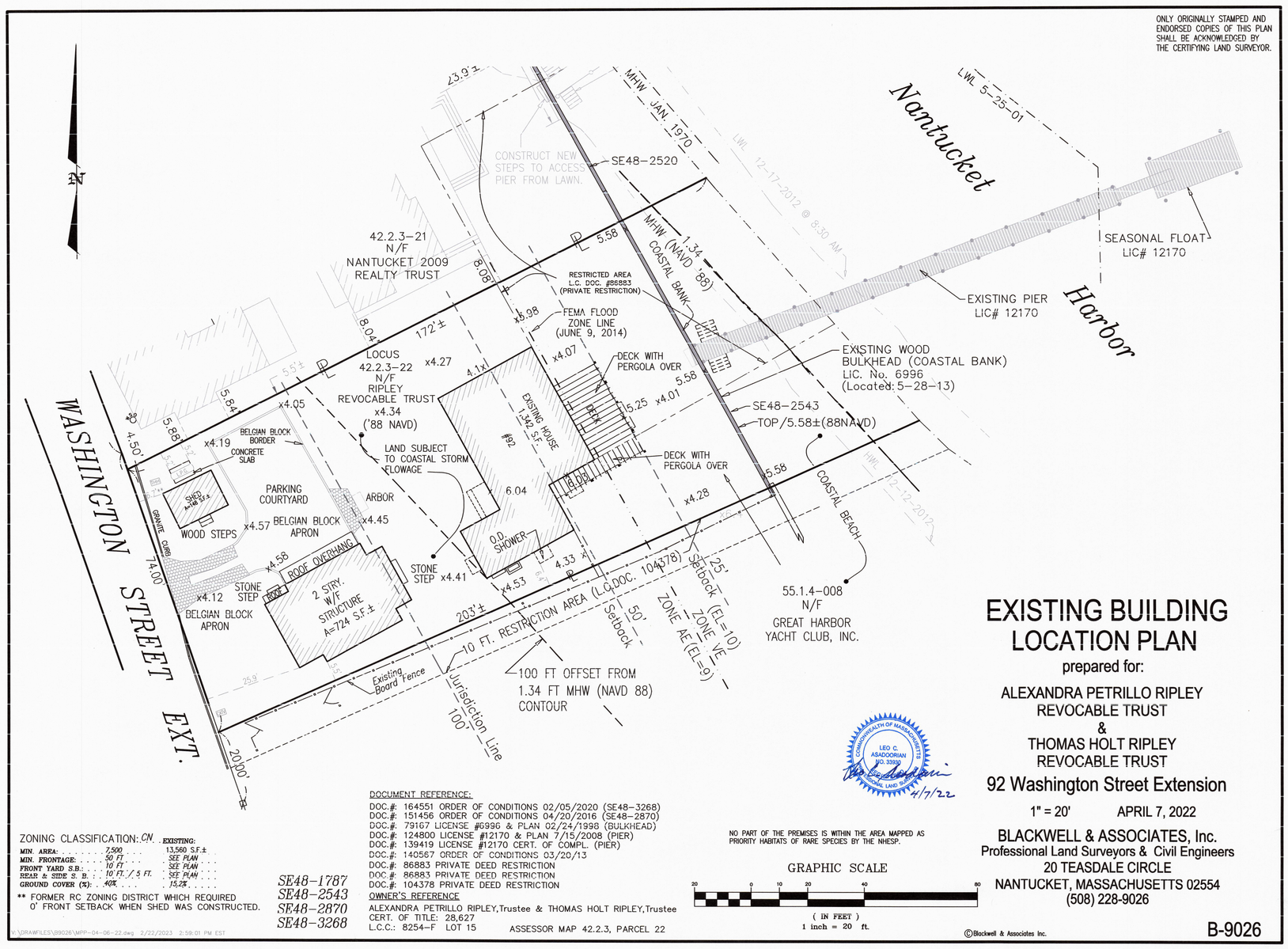
© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.



ZONING CLASSIFICATION: CN

		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 #6936 & 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
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33553
REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

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

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

©Blackwell & Associates Inc.

C:\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

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 - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

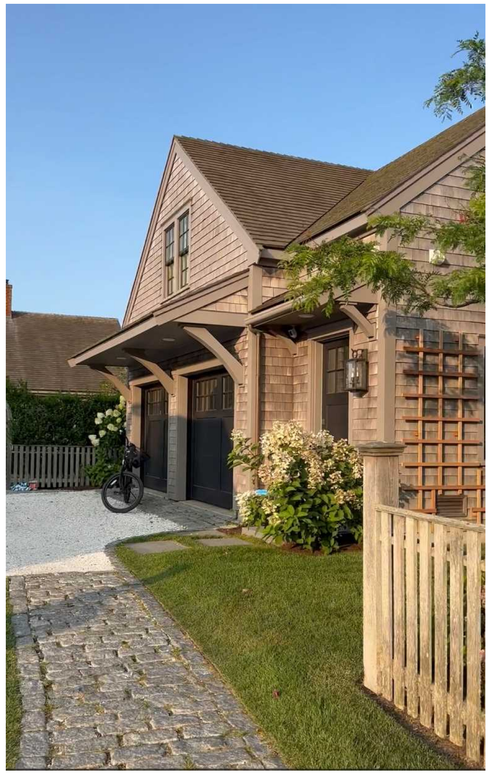
ESP1.1



EXISTING SHED



EXISTING HOUSE (waterfront side)



EXISTING GARAGE



EXISTING HOUSE (from water)

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Existing Images

EC1.0

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 - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

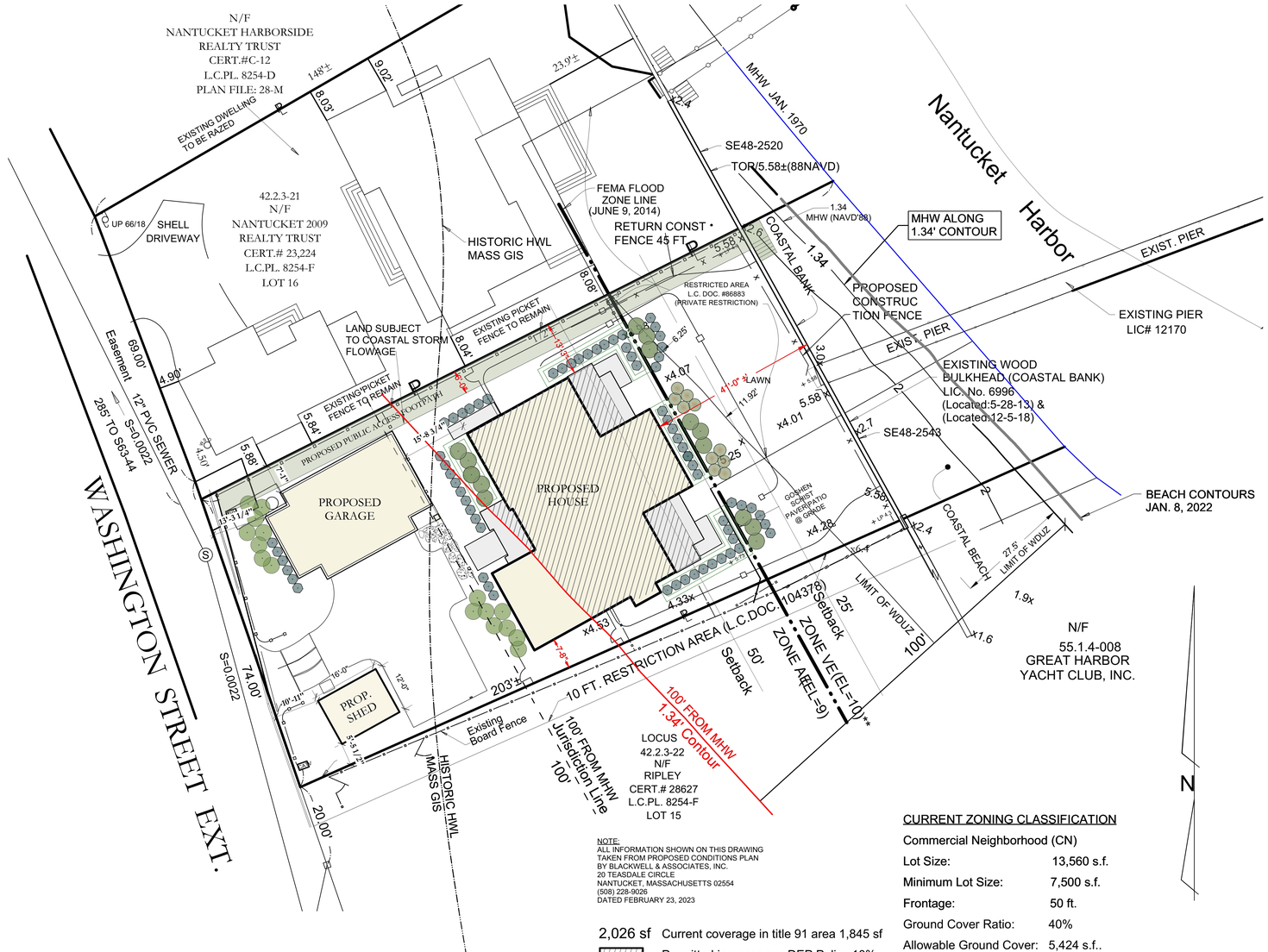
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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.

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

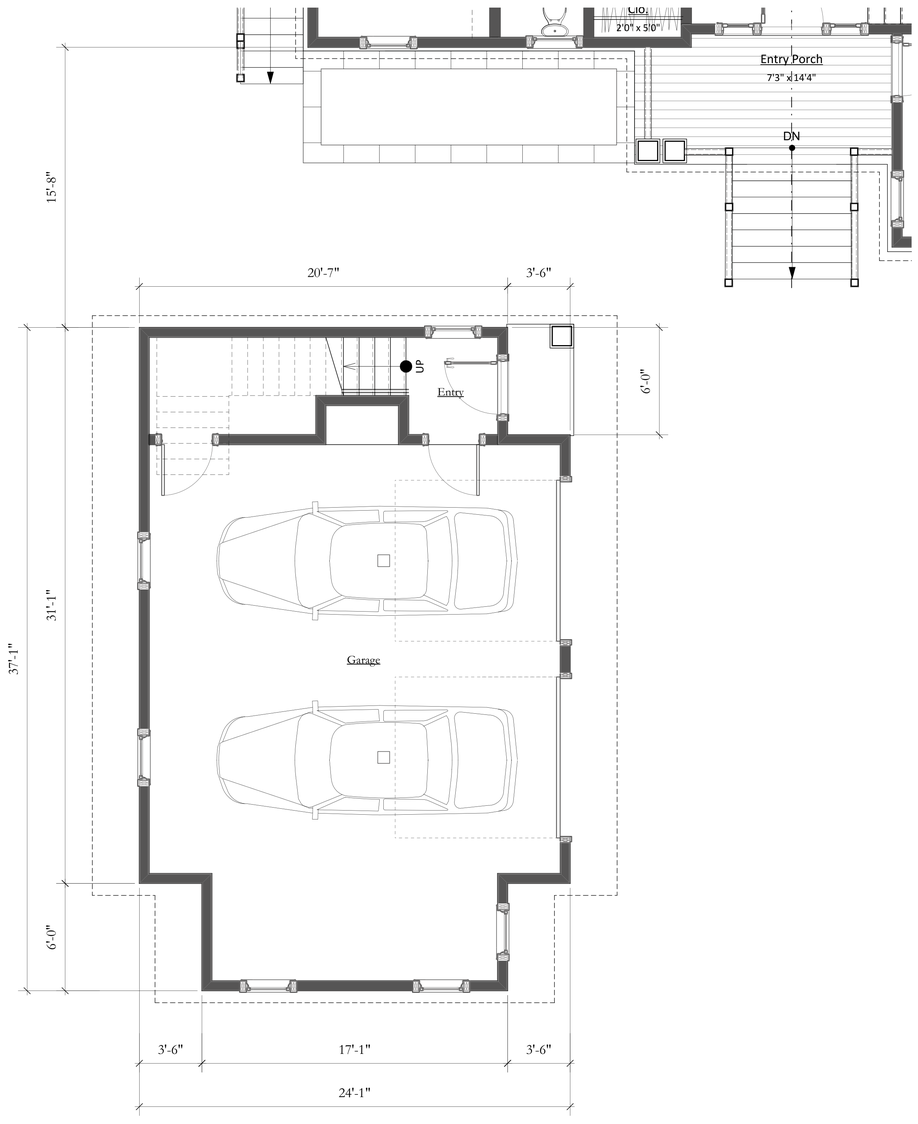
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

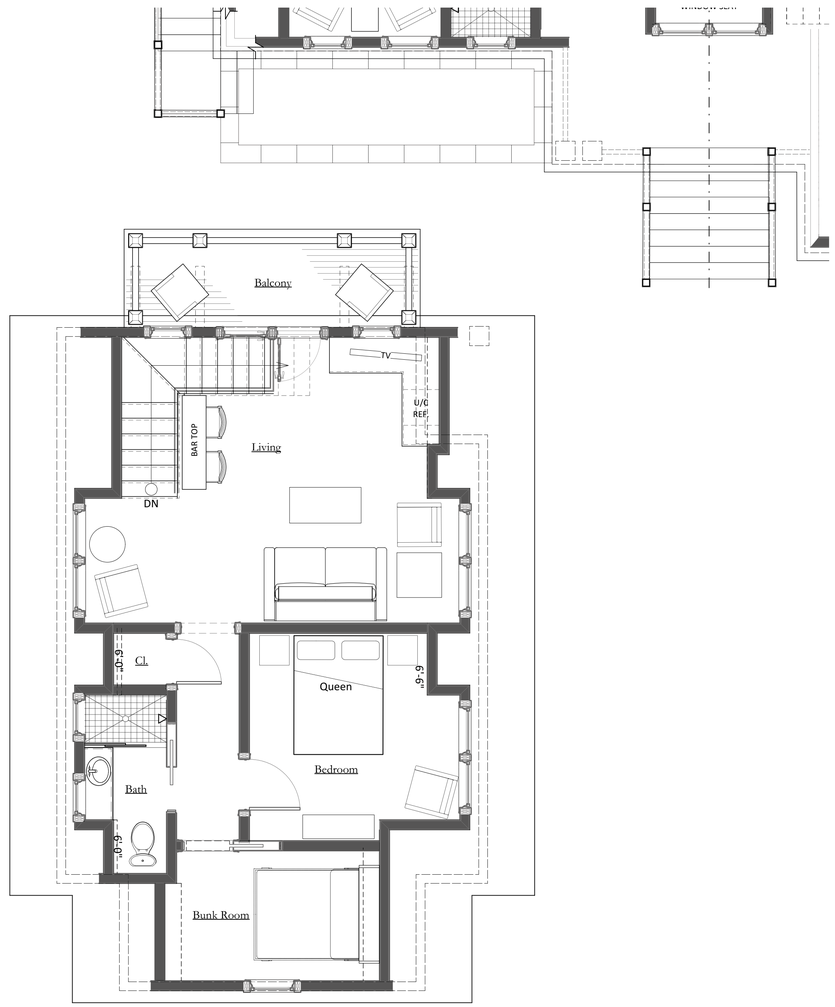
ISSUE DATE	4.8.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



1 A1.1 Main Level Plan - Garage
Scale: 1/4" = 1'-0"



2 A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

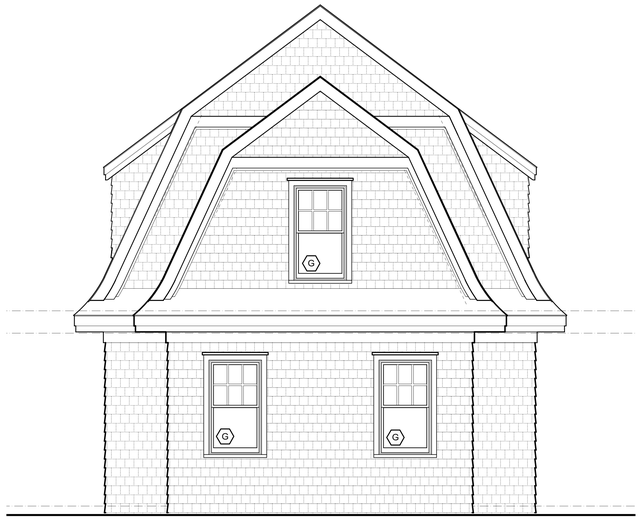
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Garage Plans

A1.1



3 A2.0 Garage Street Elevation
Scale: 1/4" = 1'-0"



4 A2.0 Garage Waterfront Elevation
Scale: 1/4" = 1'-0"



1 A2.0 Garage Drive Elevation
Scale: 1/4" = 1'-0"



2 A2.0 Garage Back Elevation
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND
WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

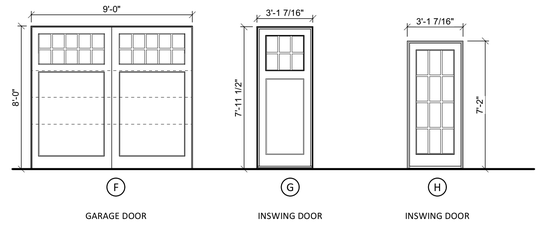
Garage Elevations

A2.0

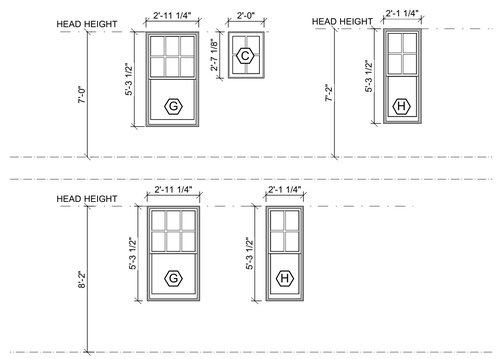
EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
F	GARAGE DOOR	-	9'-0" x 8'-0"	5w2h	
G	INSWING DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w2h	
H	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-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"



2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
C	CASEMENT	UCA2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
G	DOUBLE HUNG G2	UDHG2 3028 E1	2'-11 1/4" (w) x 5'-3 1/2" (h)	3w2h	
H	DOUBLE HUNG G2	UDHG2 2028	2'-1 1/4" (w) x 5'-3 1/2" (h)	3w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (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.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024

SEAL

HAMMOND WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Window & Door Schedule- Garage

A7.0



1 SD8.0 Street Level Rendering
Scale:



2 SD8.0 Street Context Rendering
Scale:

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024

SEAL

HAMMOND
WILSON

Timeless.
Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

ISSUE DATE	4.8.2024
SCALE	
PROJECT NO.	23-13

Schematic Renderings

A8.0

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

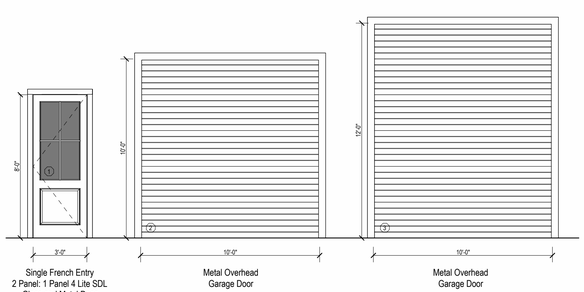
Double Hung
2/2 SDL

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



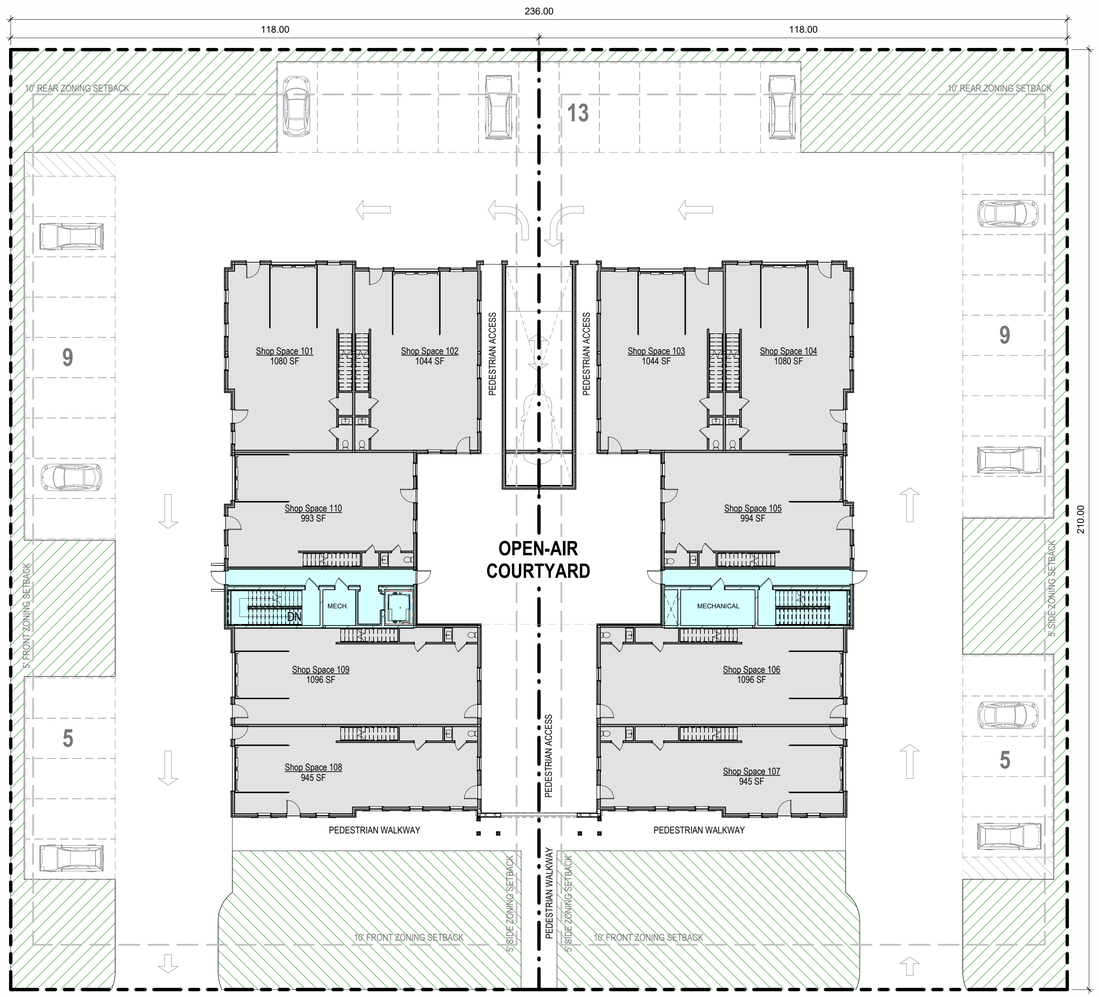
East Elevation



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

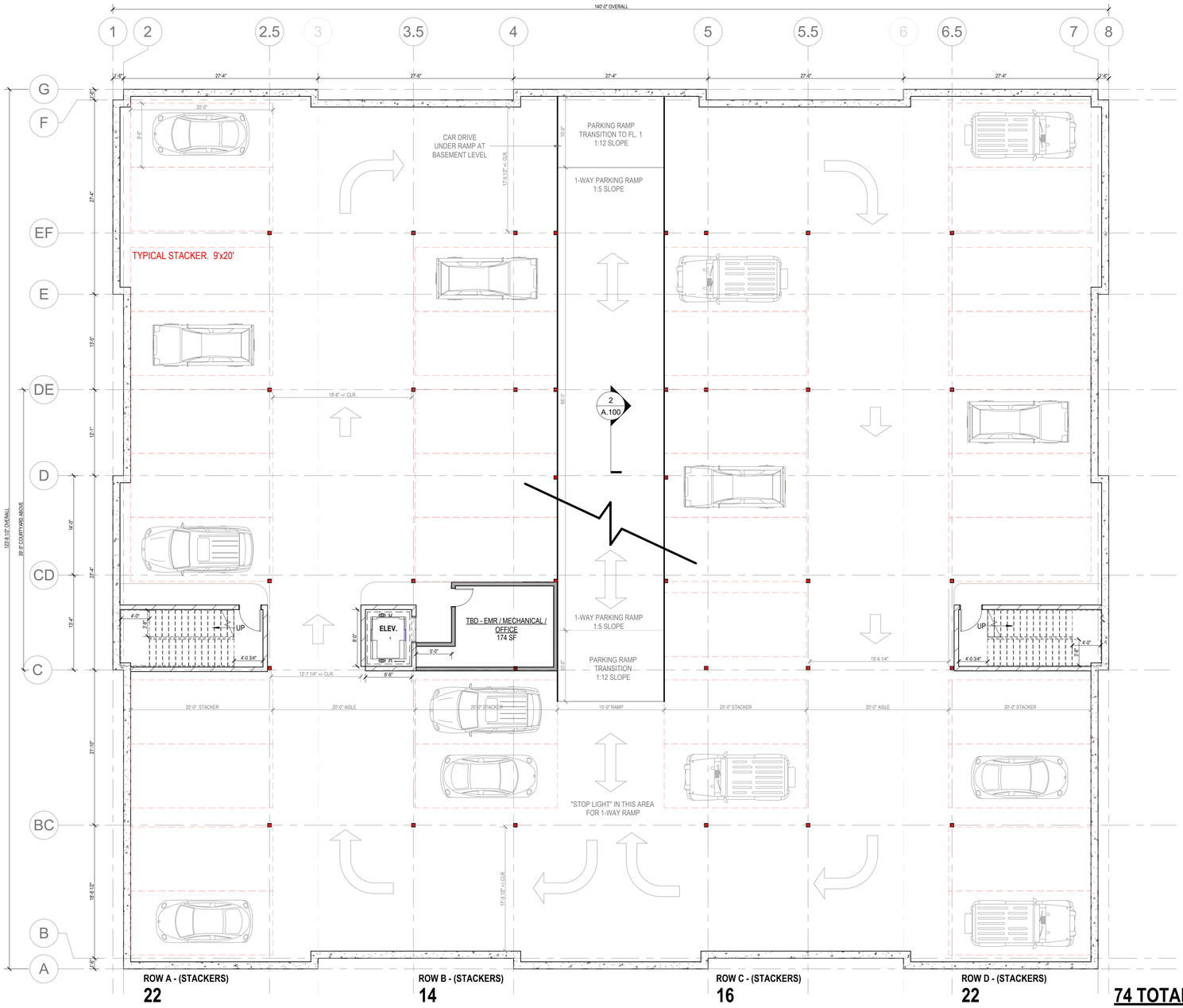
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

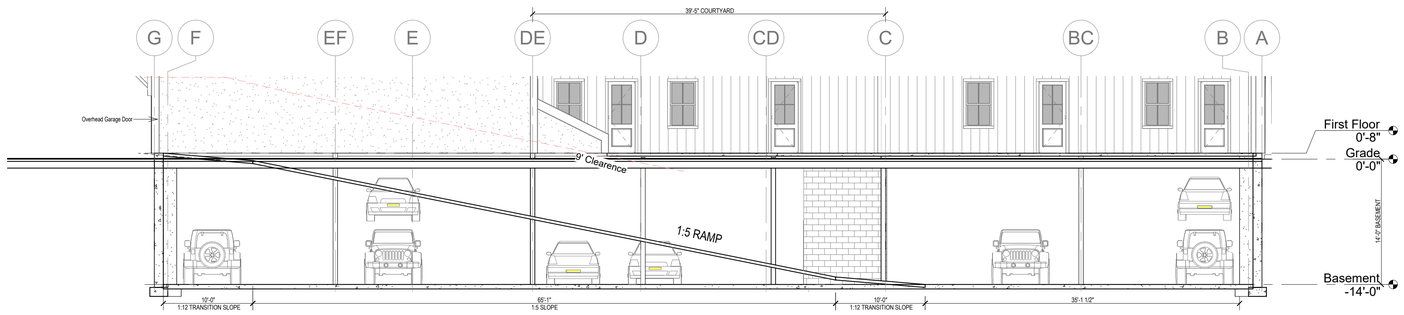
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

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

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

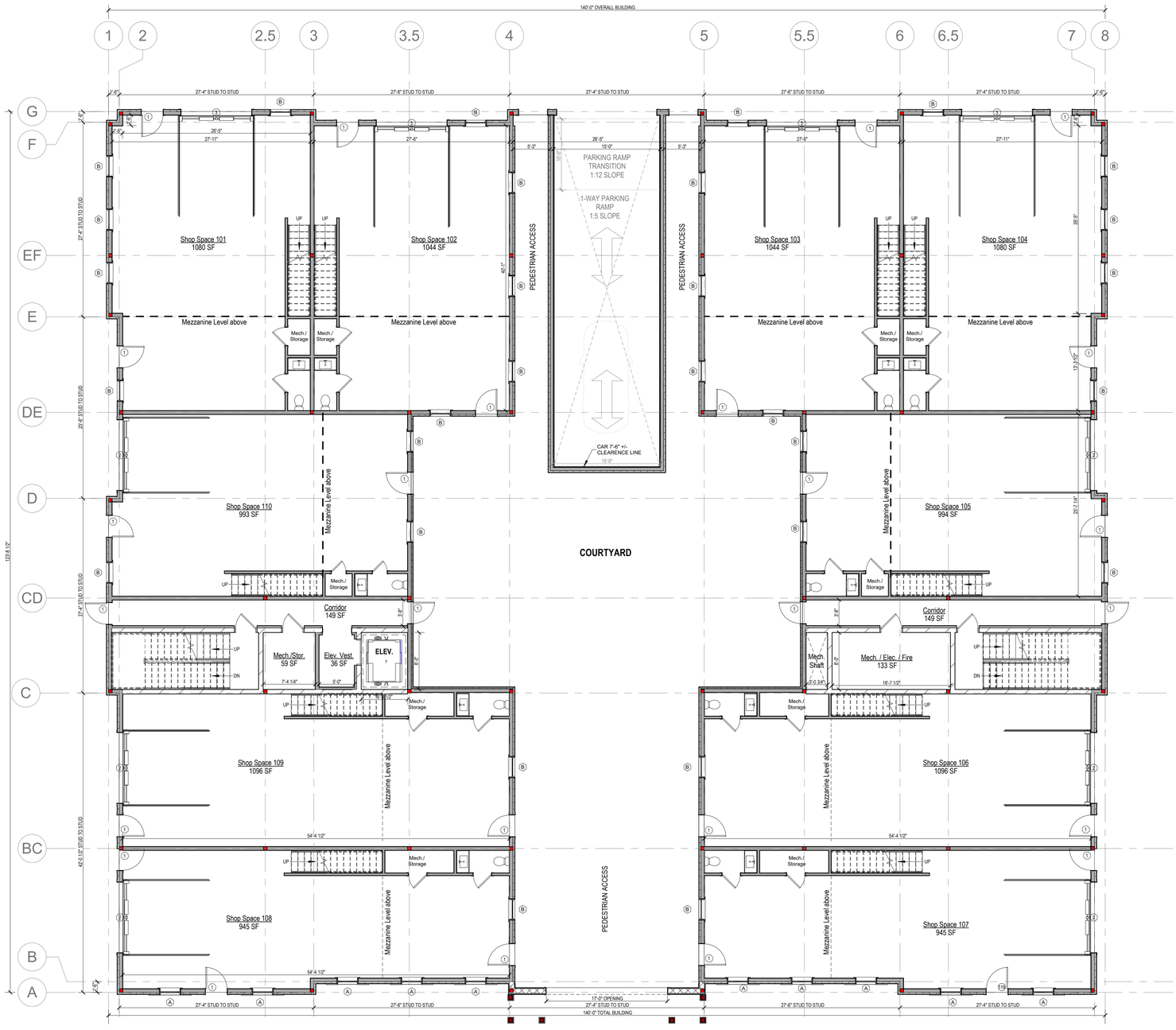
G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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.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

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

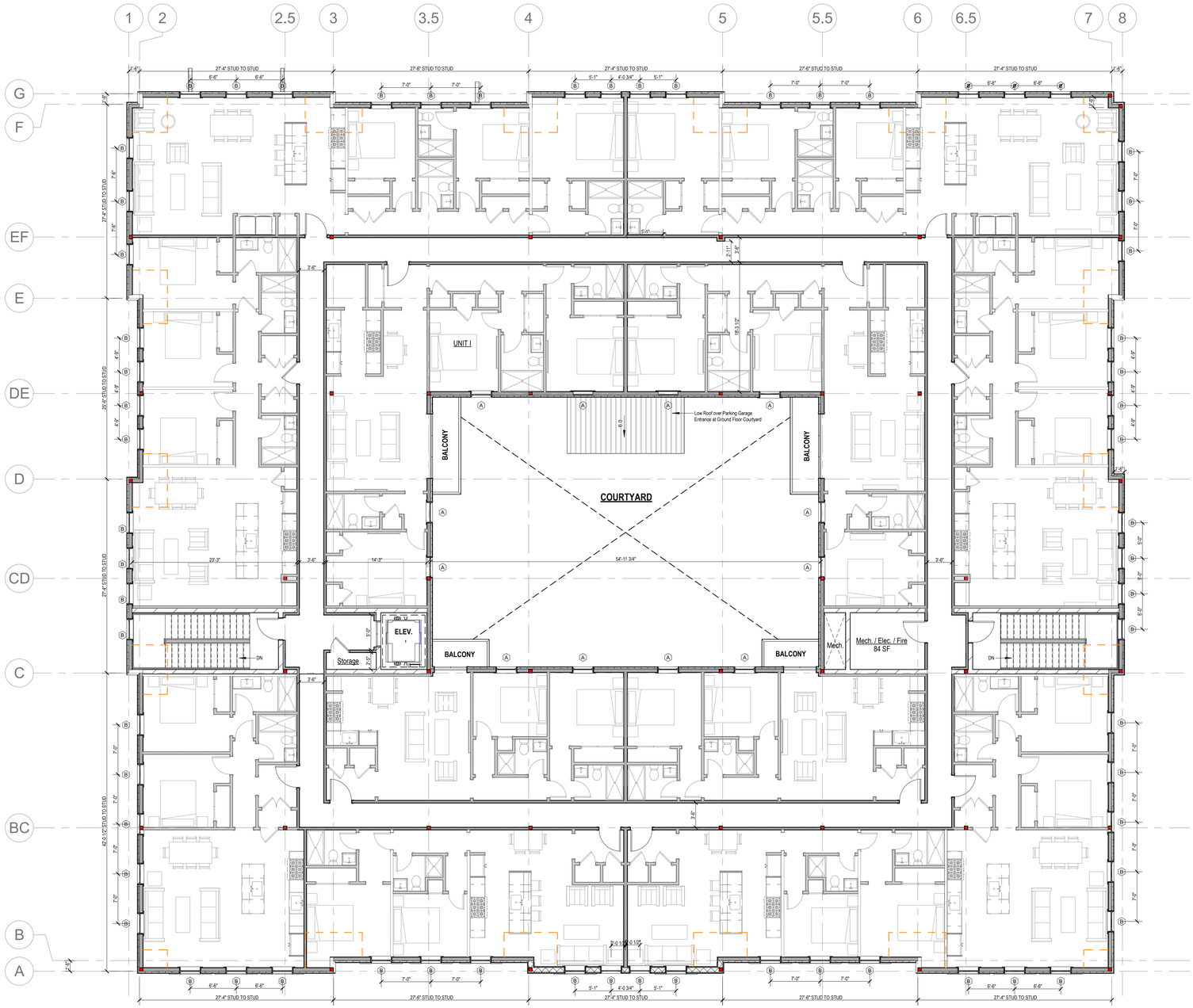
G.101 Cover Sheet
A.100 Basement Floor Plan
A.101 First Floor Plan
A.102 Second Floor Plan
A.103 Roof Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
A.301 Exterior Perspectives

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.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

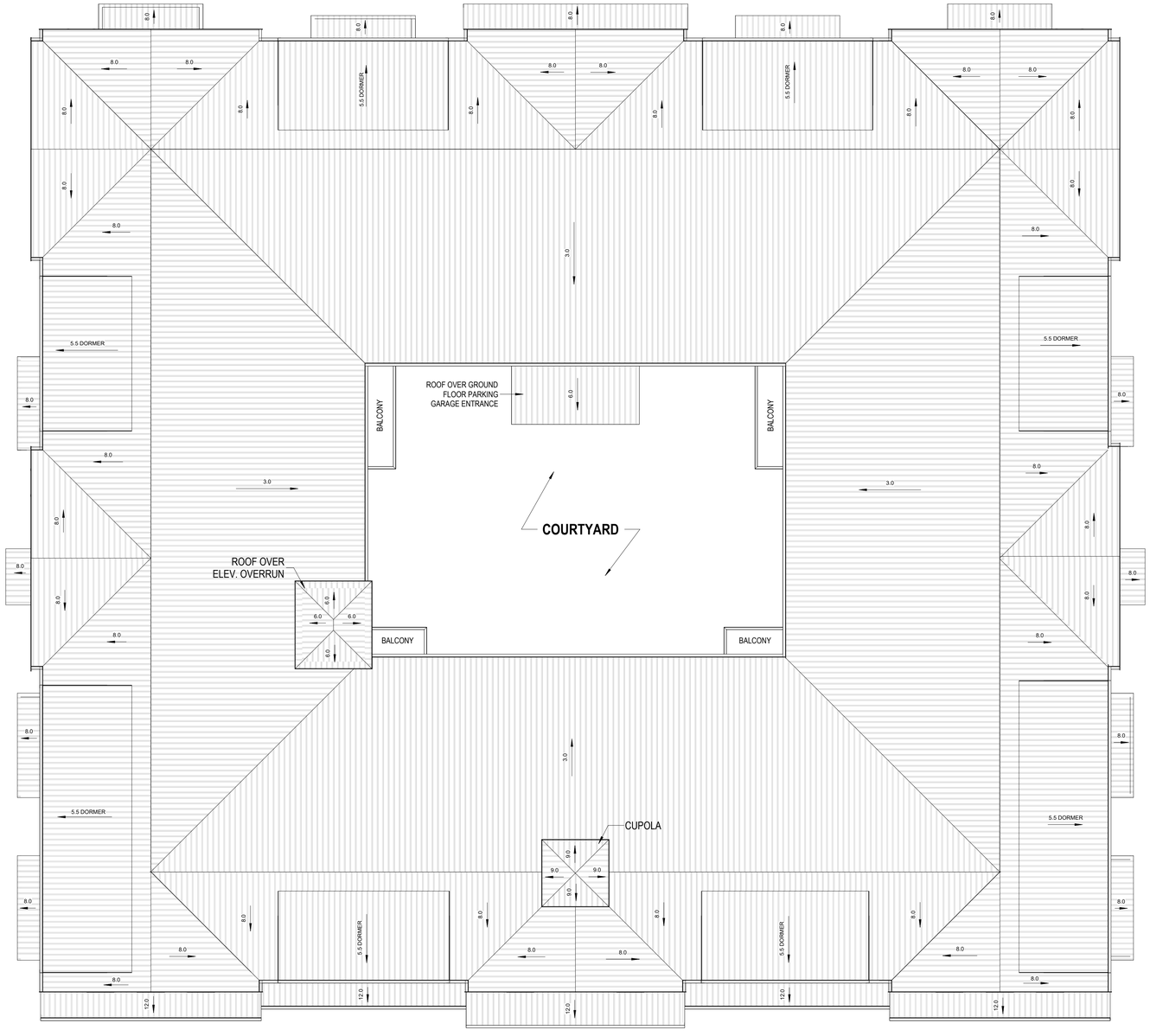
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.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
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

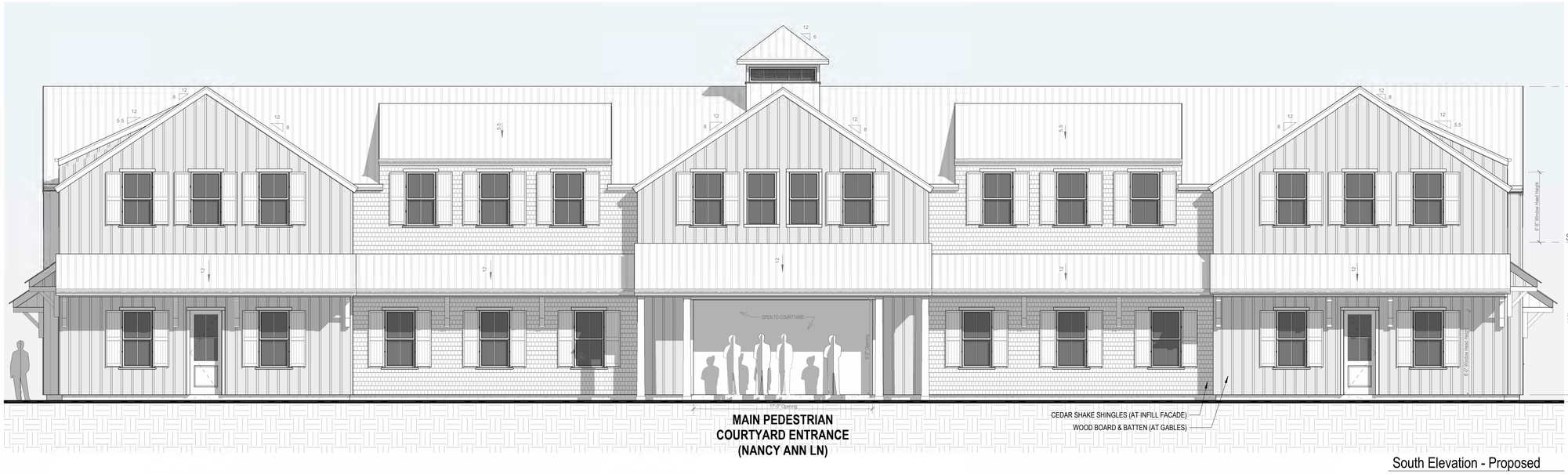
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT, LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.103
2329

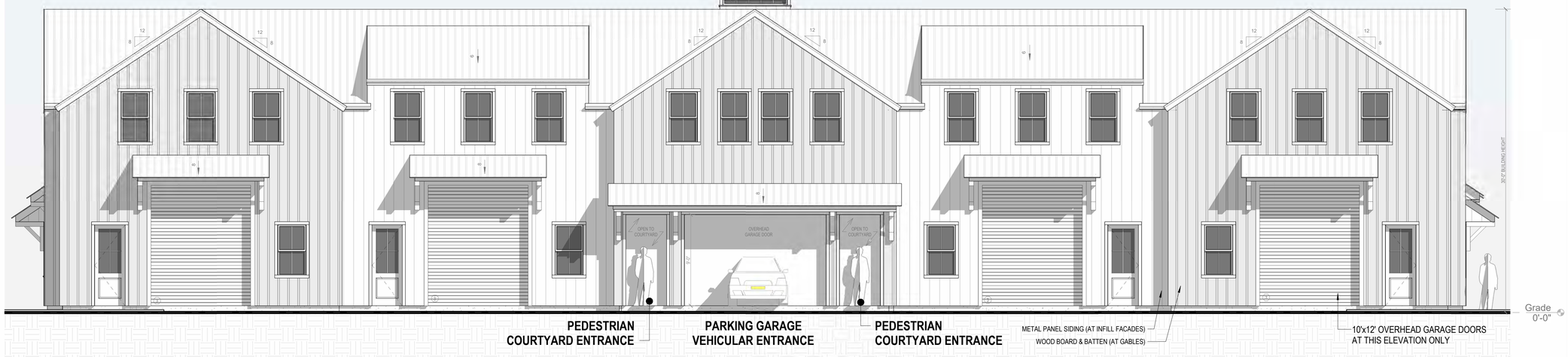
07.25.2024

HDC Old Business Submission



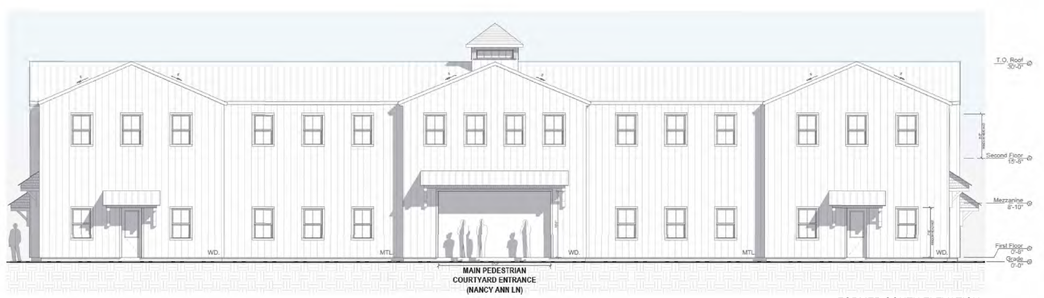
South Elevation - Proposed

3/16" = 1'-0"

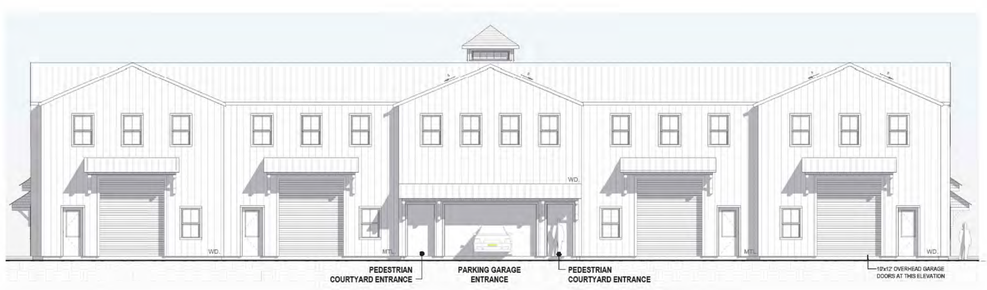


North Elevation - Proposed

3/16" = 1'-0"



FORMER SOUTH ELEVATION



FORMER EAST ELEVATION

2329

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

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

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.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

13 and 15 Nancy Ann LLC

13 - 15 Nancy Ann Lane
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

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

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.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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Perspectives

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

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.



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

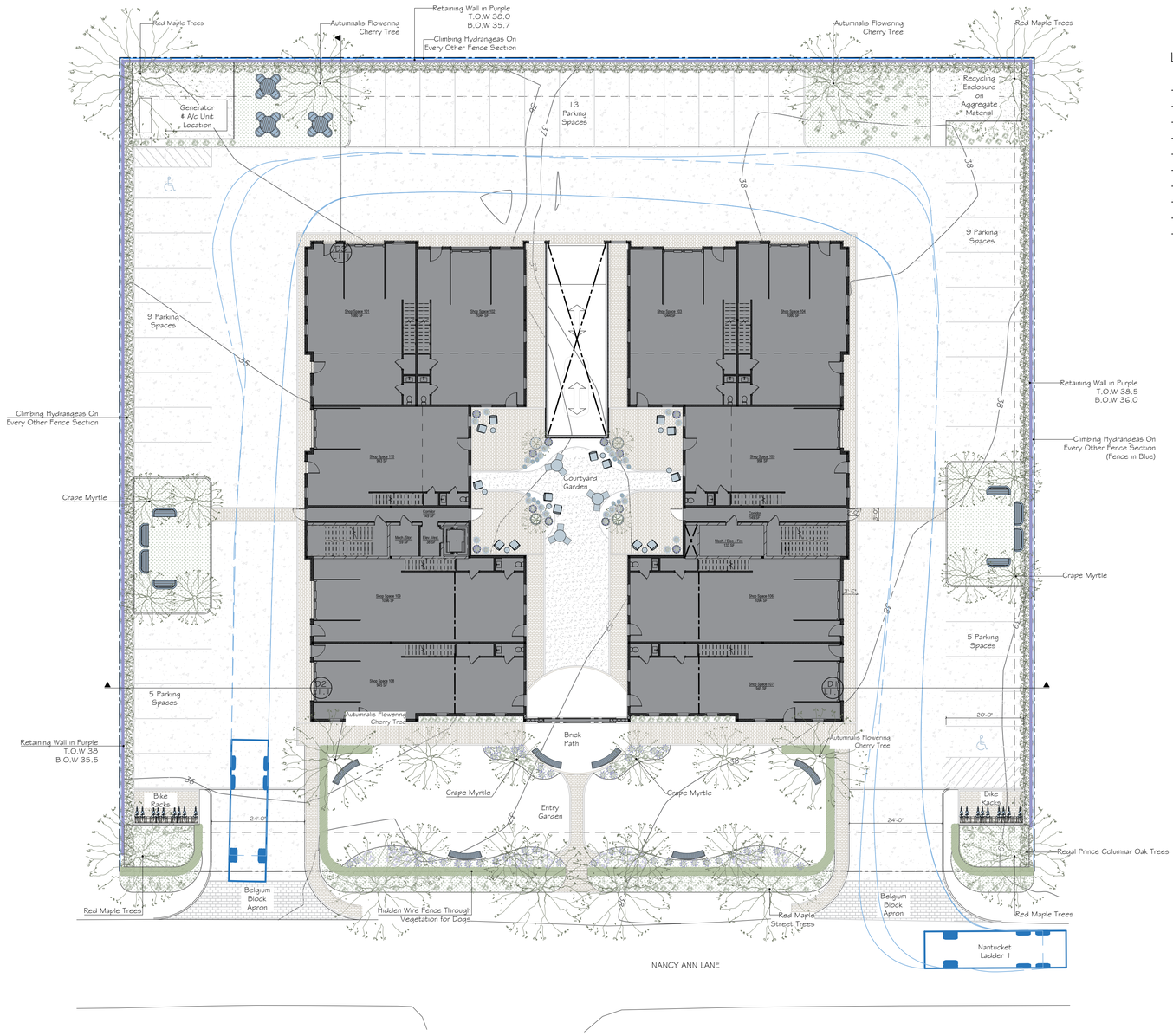

Limelight Hydrangea


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

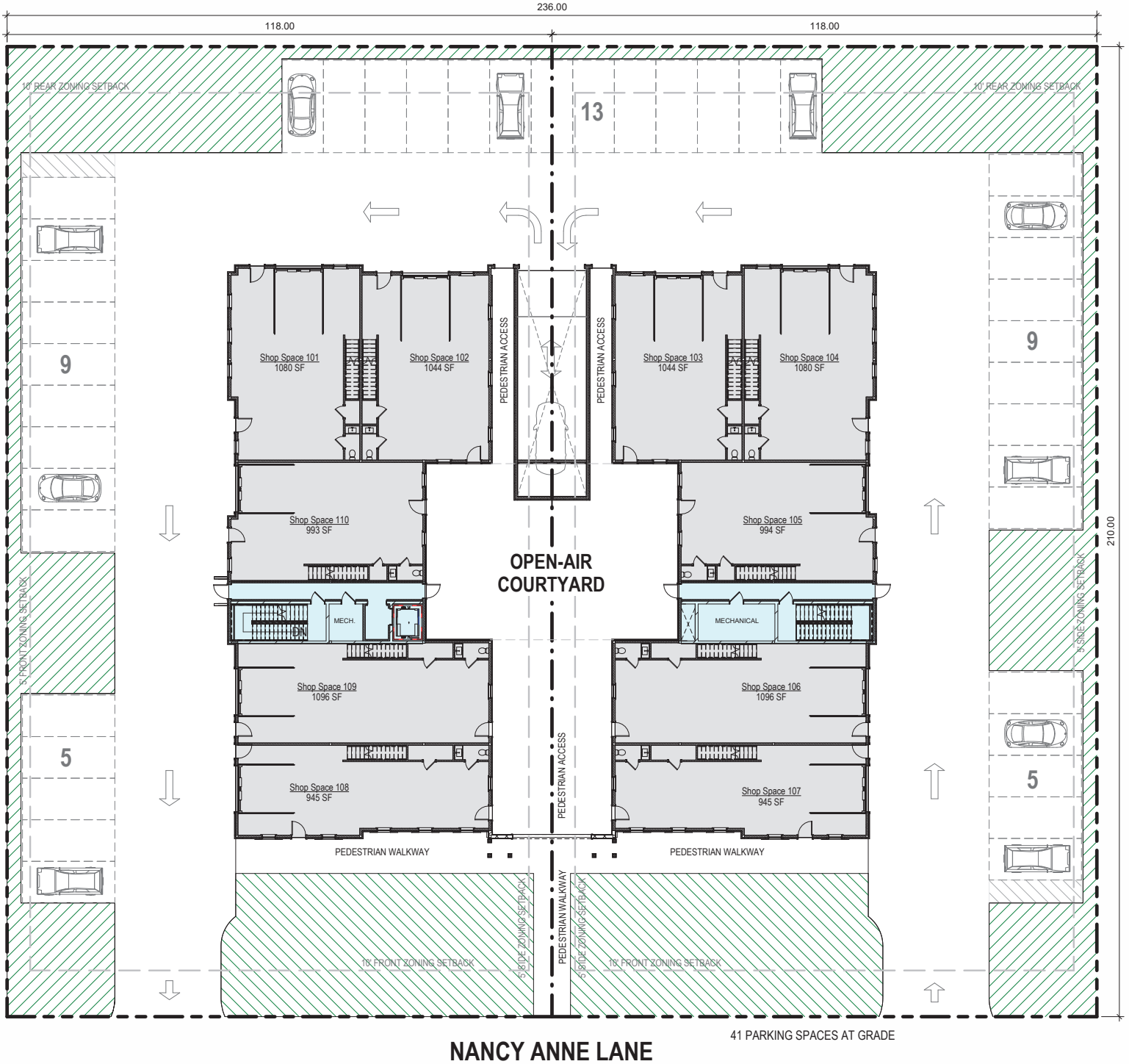
Schematic Plan
Scale: 1/16"=1'-0"
7.23.2024
Page L.1.0

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

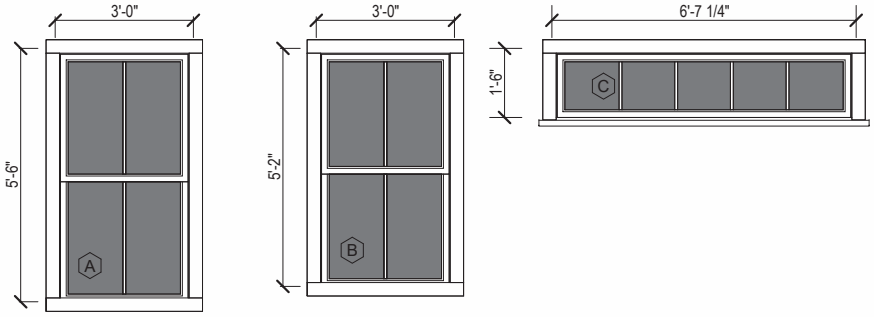


41 PARKING SPACES AT GRADE

NANCY ANNE LANE
PRIVATE 50.00 WIDE

Overall Site Plan

1/16" = 1'-0"



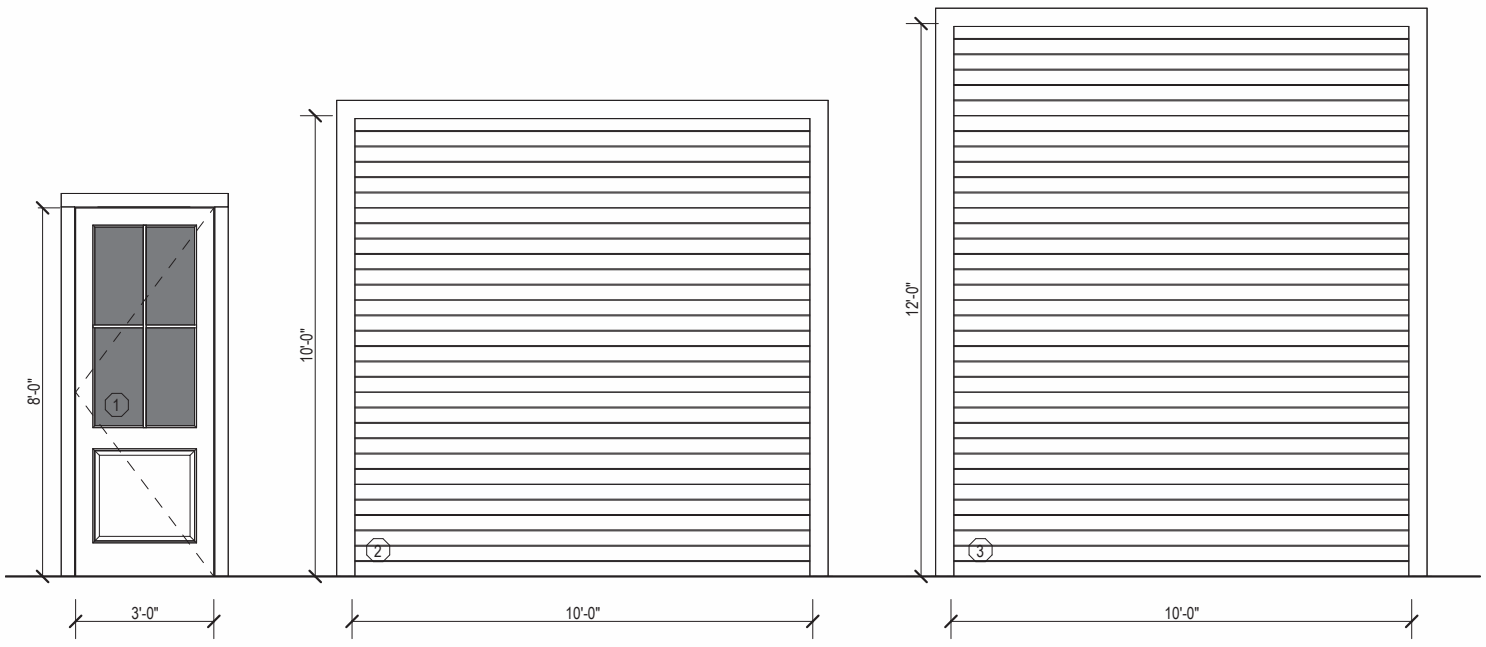
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



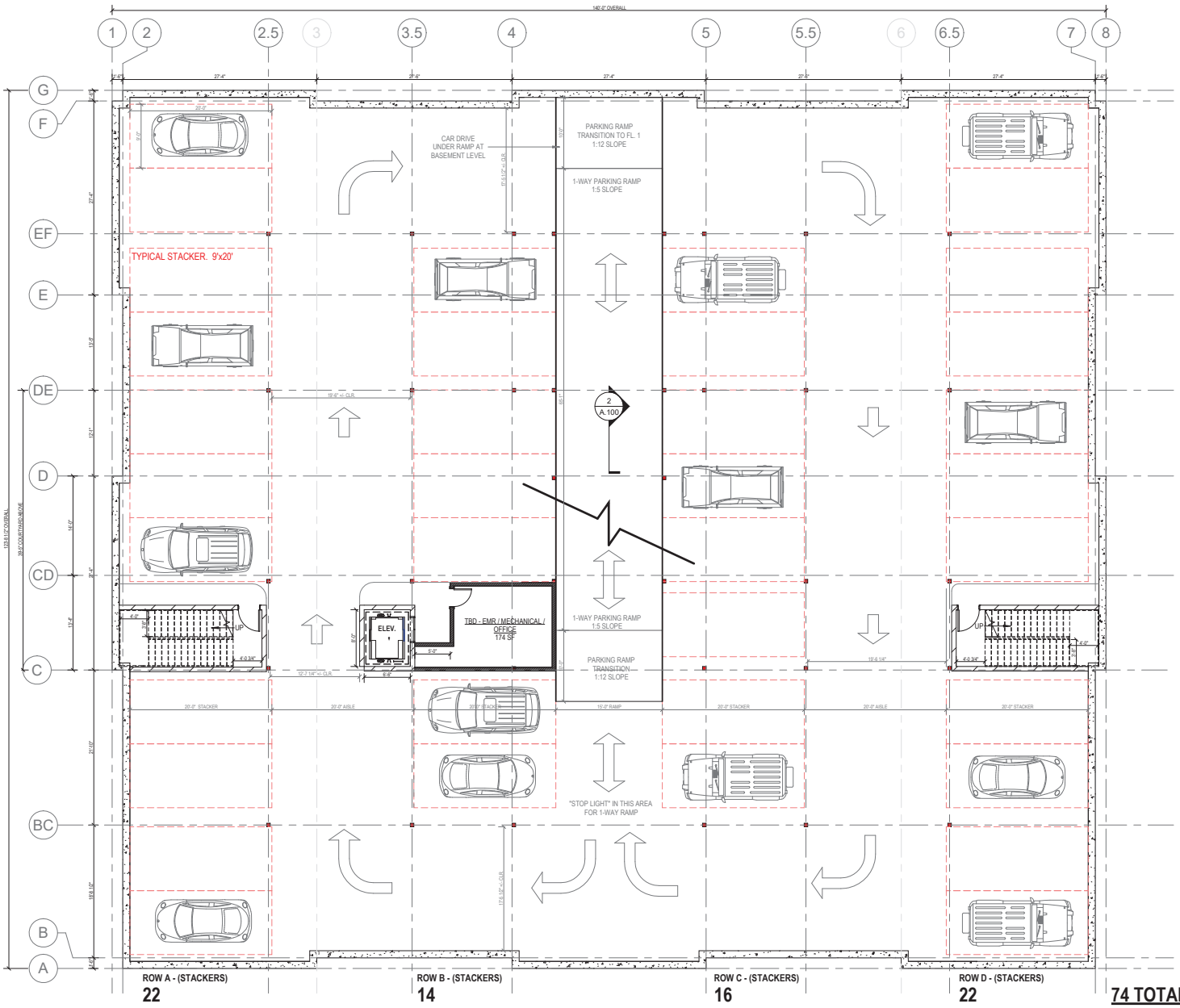
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

Metal Overhead
Garage Door

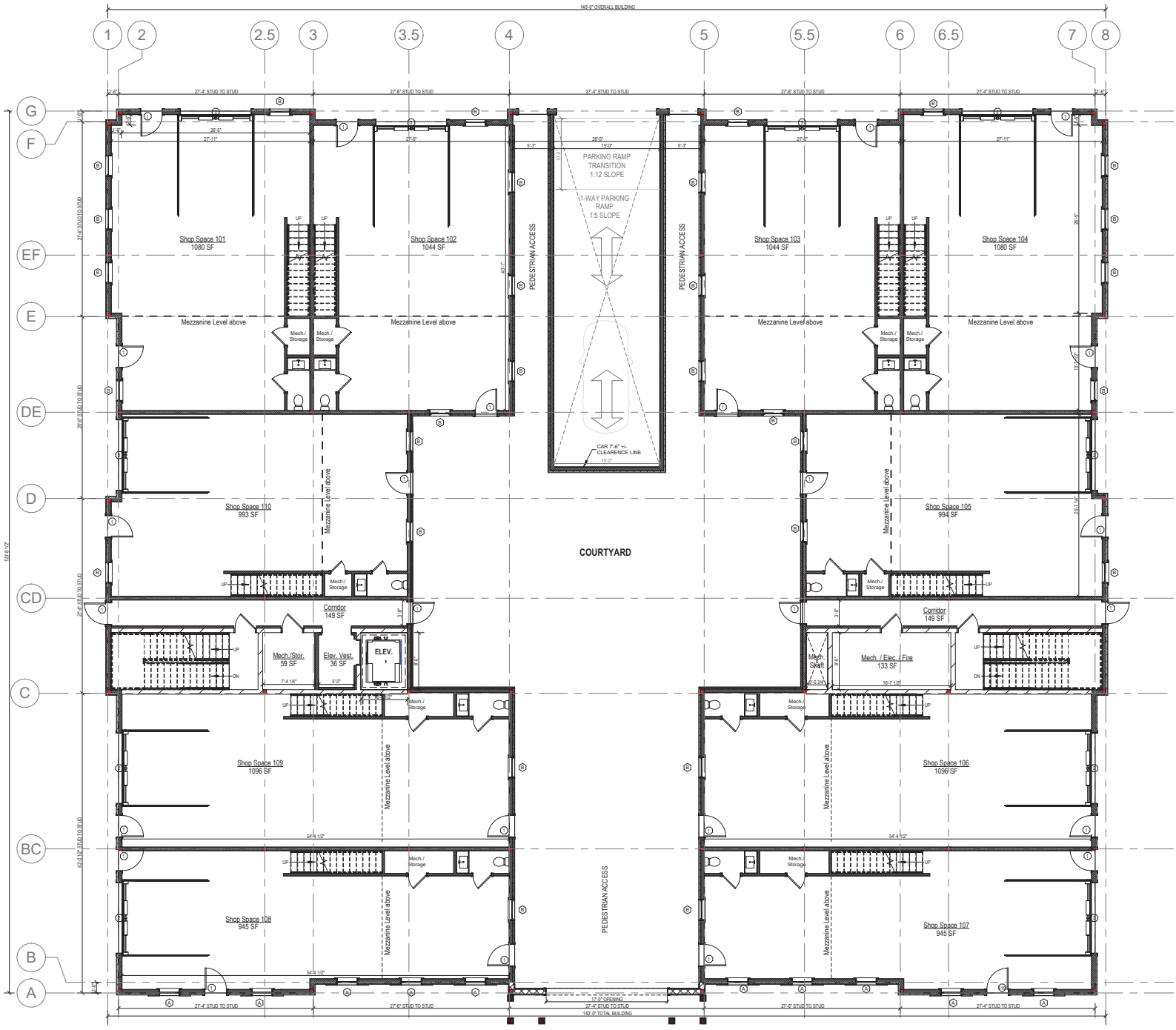
Metal Overhead
Garage Door

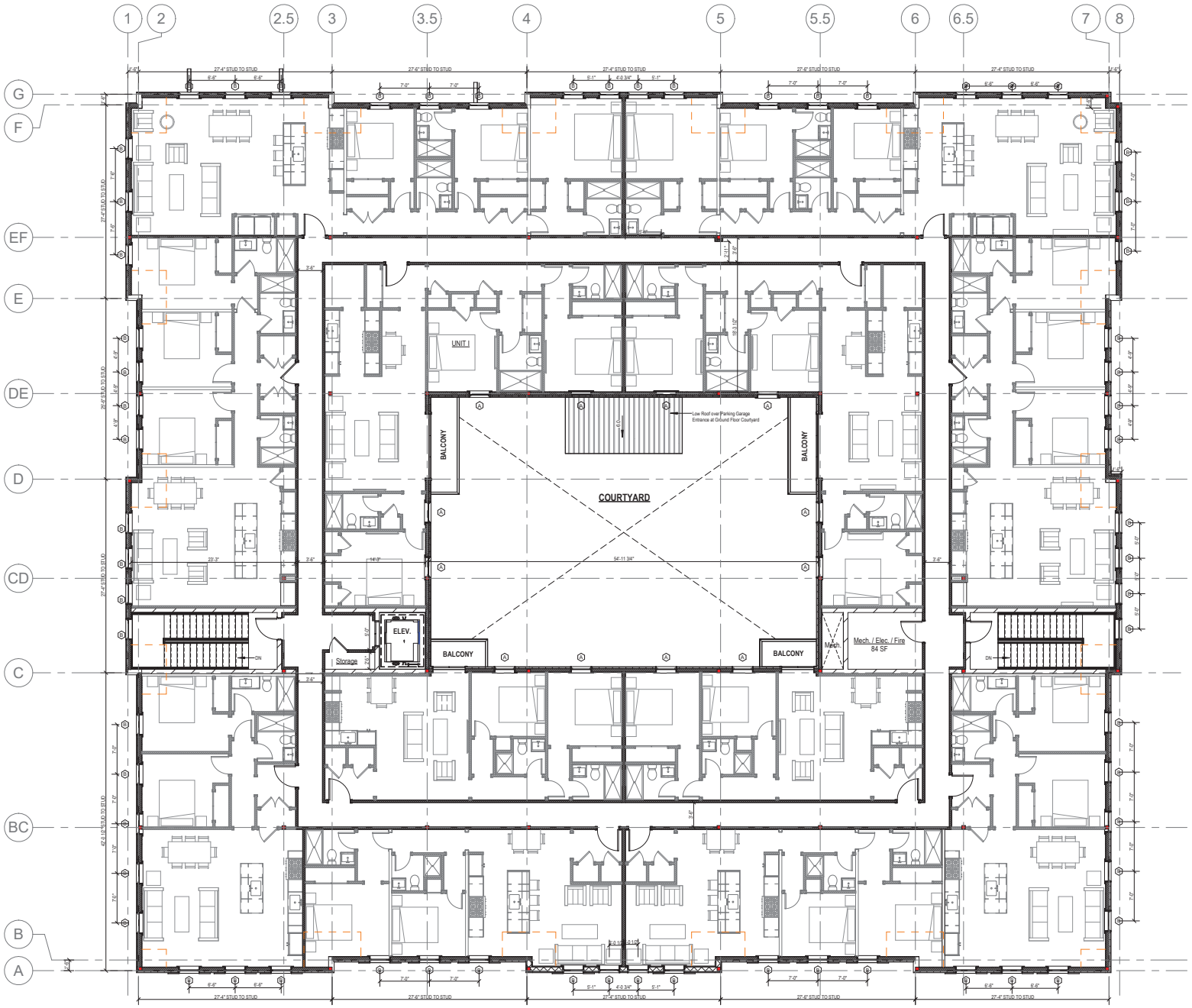
Door Legend

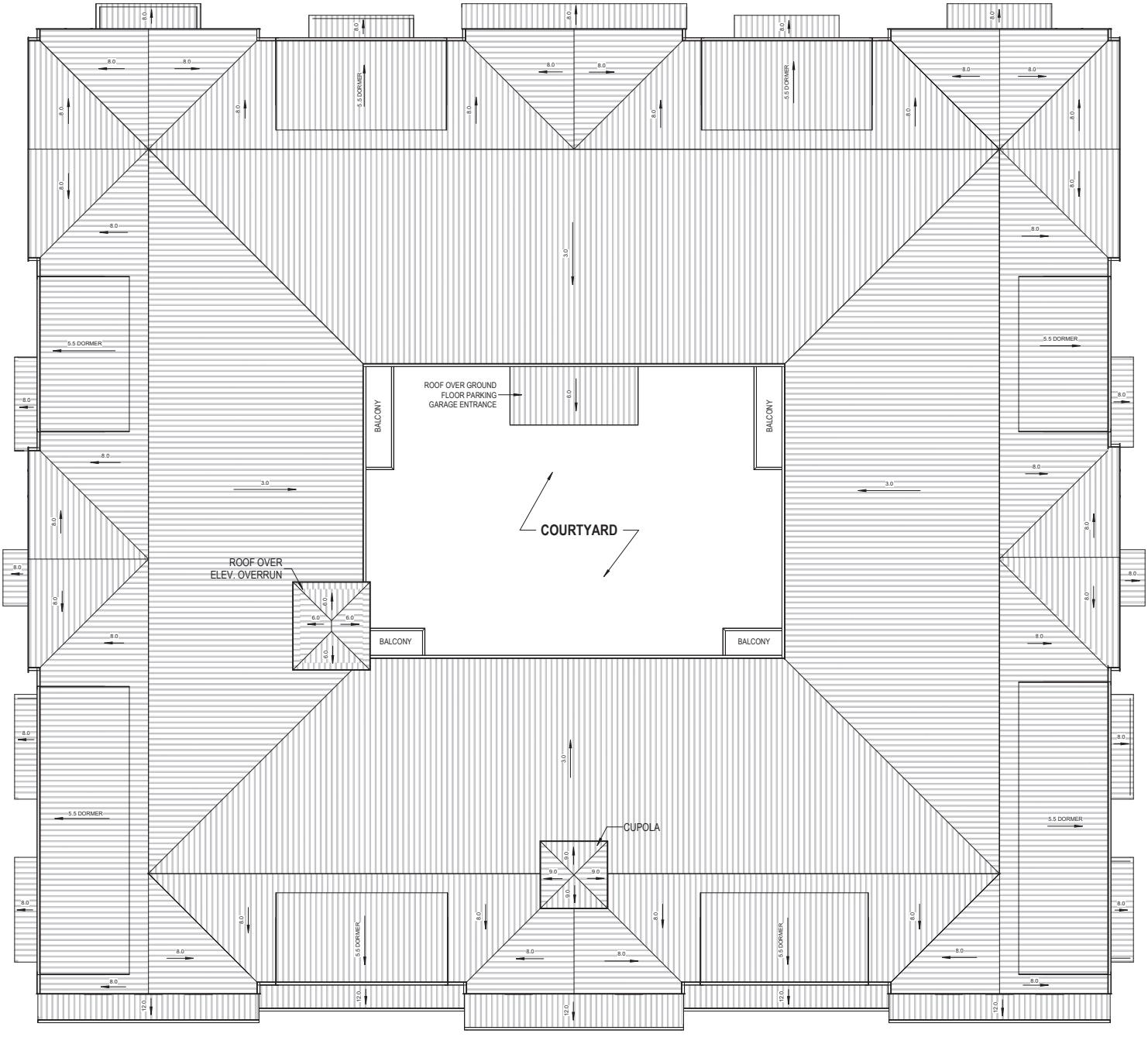
1/4" = 1'-0"



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"

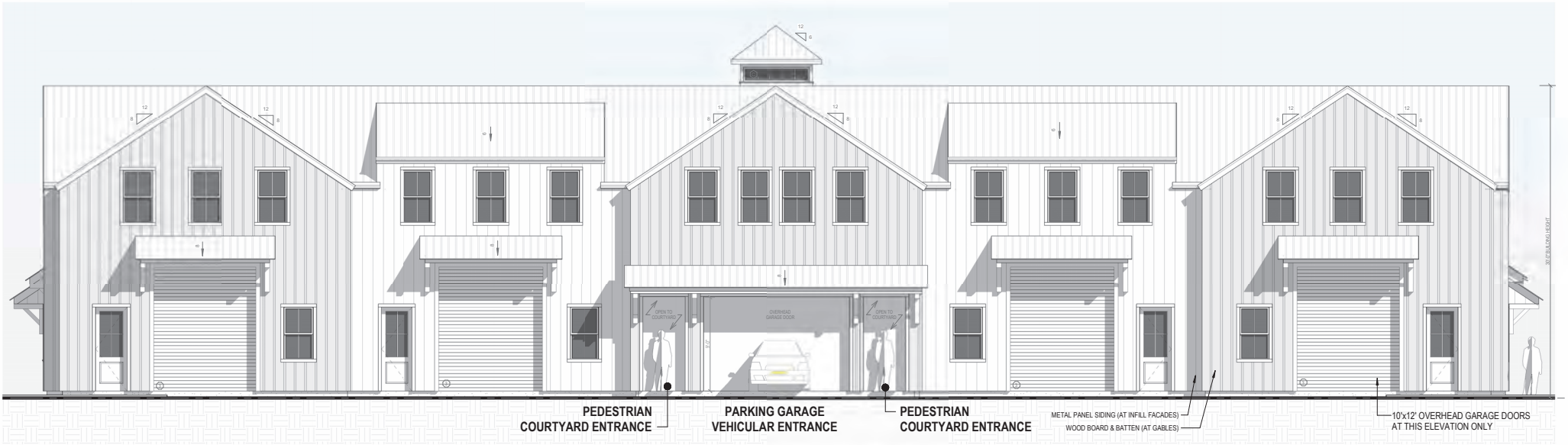

1
2
2.5
3
3.5
4
5
5.5
6
6.5
7
8
G
F
EF
E
DE
D
CD
C
BC
B
A
UNIT I
BALCONY
BALCONY
COURTYARD
Low Roof over Parking Garage
Entrance at Ground Floor Courtyard
ELEV.
Storage
BALCONY
BALCONY
Mech.
Mech. / Elec. / Fire
84 SF
DN
DN


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.

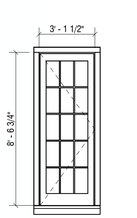
WLF ACCESSORY DWELLING

HDC REVISION 1
7 FOLGER LANE
NANTUCKET, MA 02554
07/25/2024

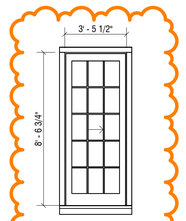
PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY



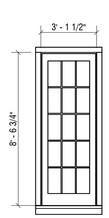
DOOR LEGEND



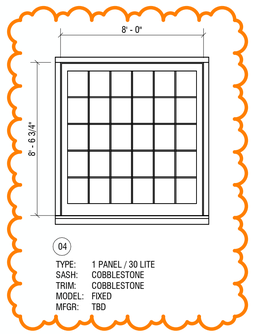
01
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SWING
MFGR: TBD



02
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: SLIDING
MFGR: TBD



03
TYPE: 1 PANEL / 15 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

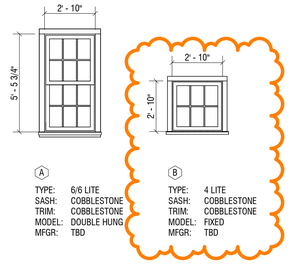


04
TYPE: 1 PANEL / 30 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: FIXED
MFGR: TBD

DRAWING INDEX

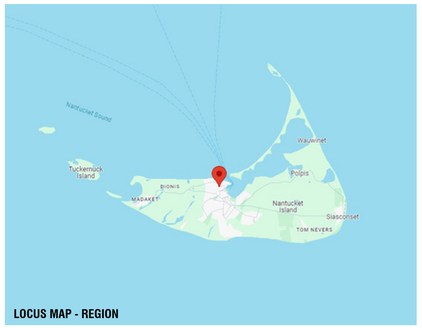
SHEET NUMBER	SHEET NAME	05/06/2024 - HDC SUBMISSION	07/25/2024 - HDC REVISION 1
TITLE			
HDC-00	TITLE SHEET	•	•
GENERAL			
HDC-01	EXISTING CONDITIONS	•	•
HDC-02	EXISTING CONDITIONS	•	•
HDC-03	EXISTING SURVEY	•	•
ZONING			
HDC-04	SITE PLAN	•	•
ARCHITECTURAL			
HDC-05	BUILDING ELEVATIONS	•	•
HDC-06	PLANS	•	•
HDC-07	PLANS	•	•

WINDOW LEGEND

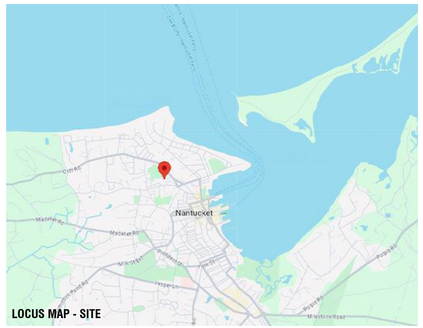


A
TYPE: 6/6 LITE
SASH: COBBLESTONE
TRIM: COBBLESTONE
MODEL: DOUBLE HUNG
MFGR: TBD

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

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

	Date 1	Revision 1

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	As indicated
PROJ. NO.	323029

TITLE SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



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

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	As indicated
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-01

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



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

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

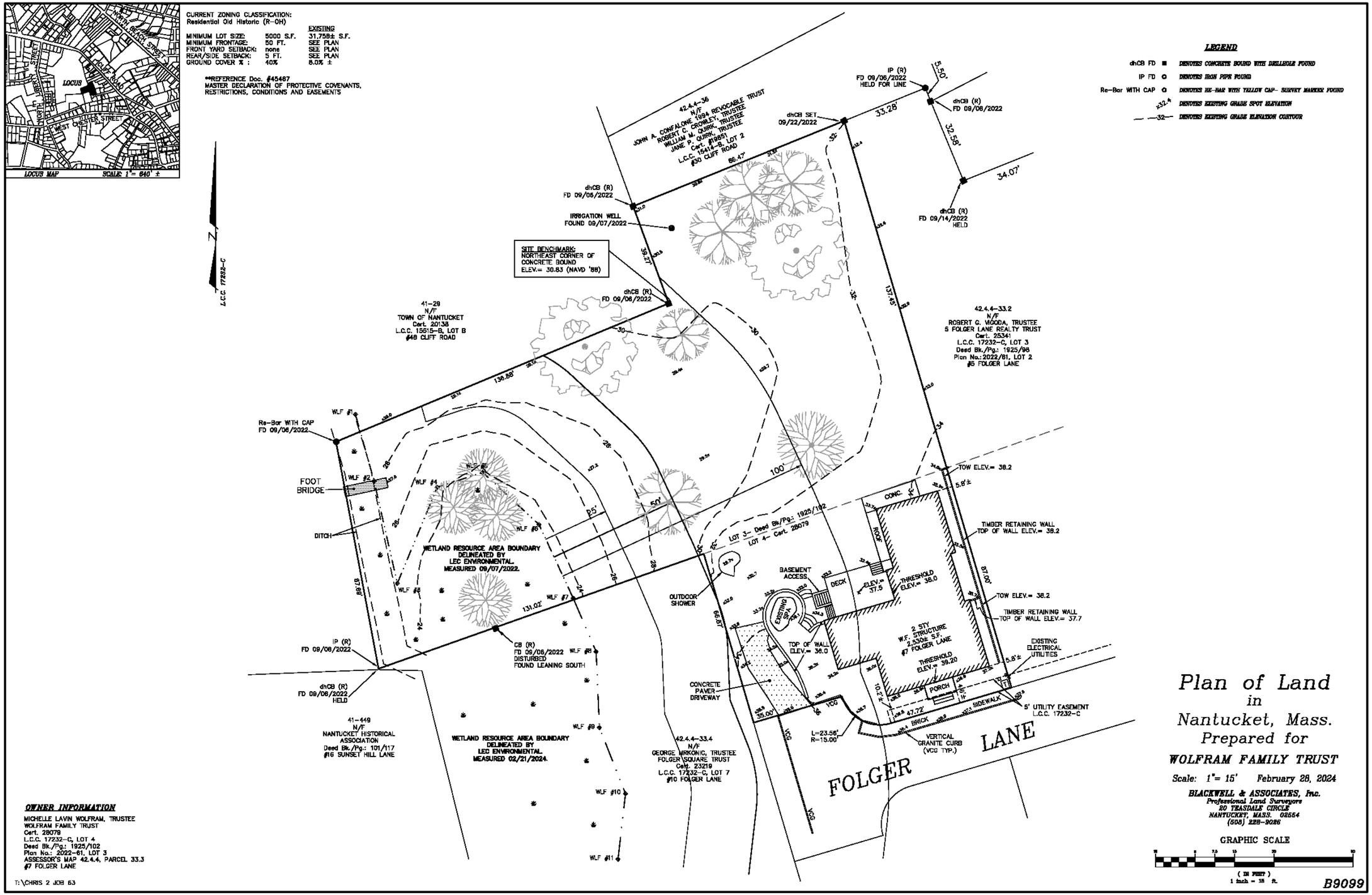
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	As indicated
PROJ. NO.	323029

EXISTING CONDITIONS

HDC-02

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 EXISTING CONDITIONS SURVEY

NTS

WLF ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	NTS
PROJ. NO.	323029

EXISTING SURVEY

HDC-03

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 **SITE PLAN**
3/32" = 1'-0"

WLF
ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER
WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

SURVEYOR
BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/24/2024	REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS

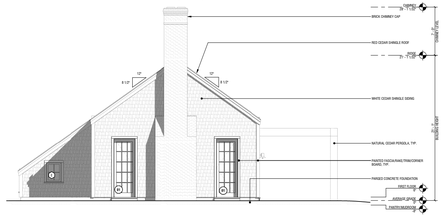
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	3/32" = 1'-0"
PROJ. NO.	323029

SITE PLAN

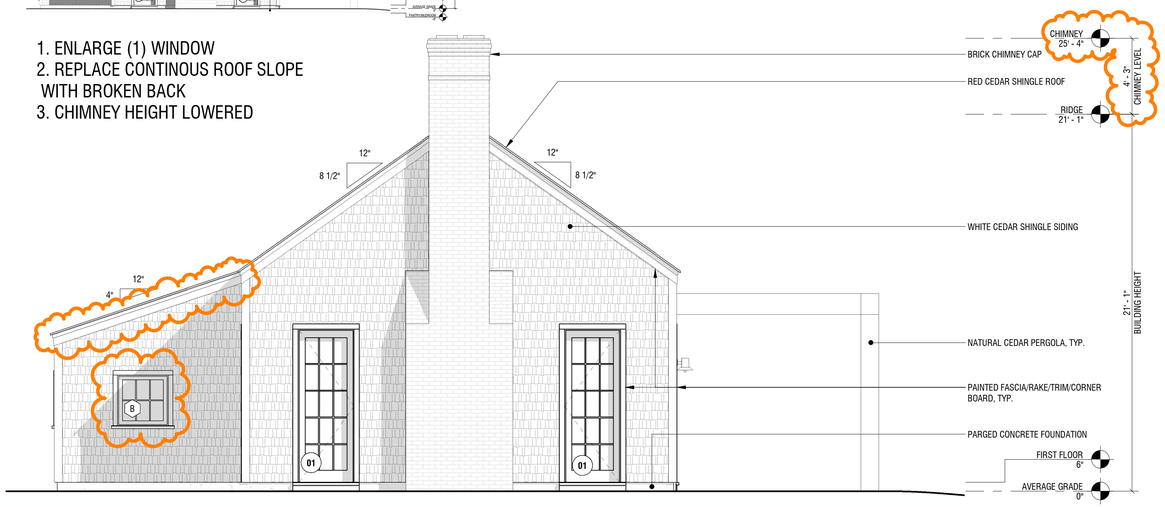
HDC-04

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

HDC SUBMISSION - 05/06/2024



1. ENLARGE (1) WINDOW
2. REPLACE CONTINOUS ROOF SLOPE WITH BROKEN BACK
3. CHIMNEY HEIGHT LOWERED



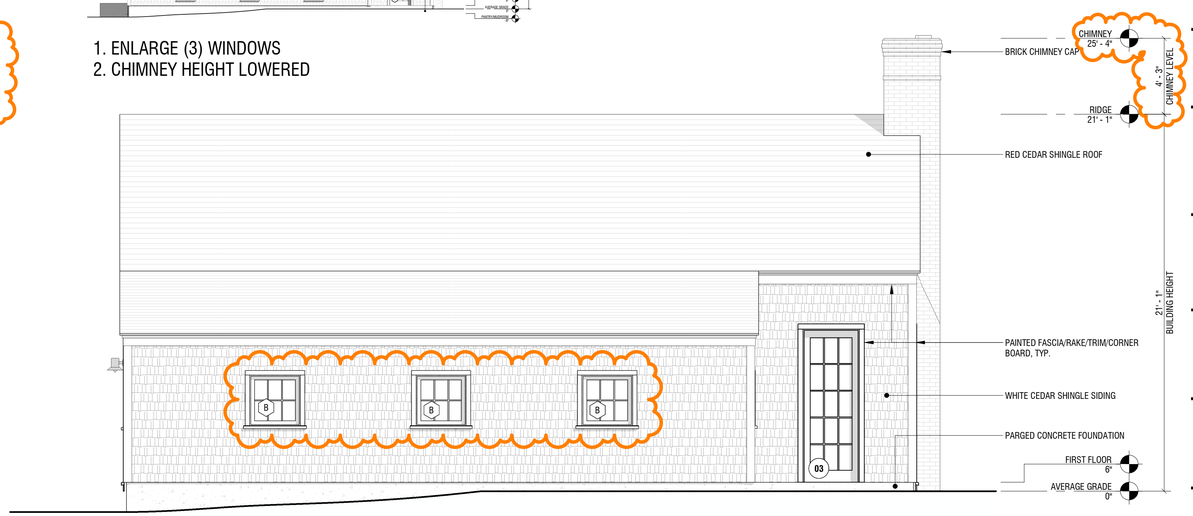
1 ELEVATION - EAST

1/4" = 1'-0"

HDC SUBMISSION - 05/06/2024



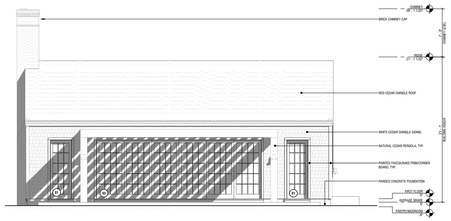
1. ENLARGE (3) WINDOWS
2. CHIMNEY HEIGHT LOWERED



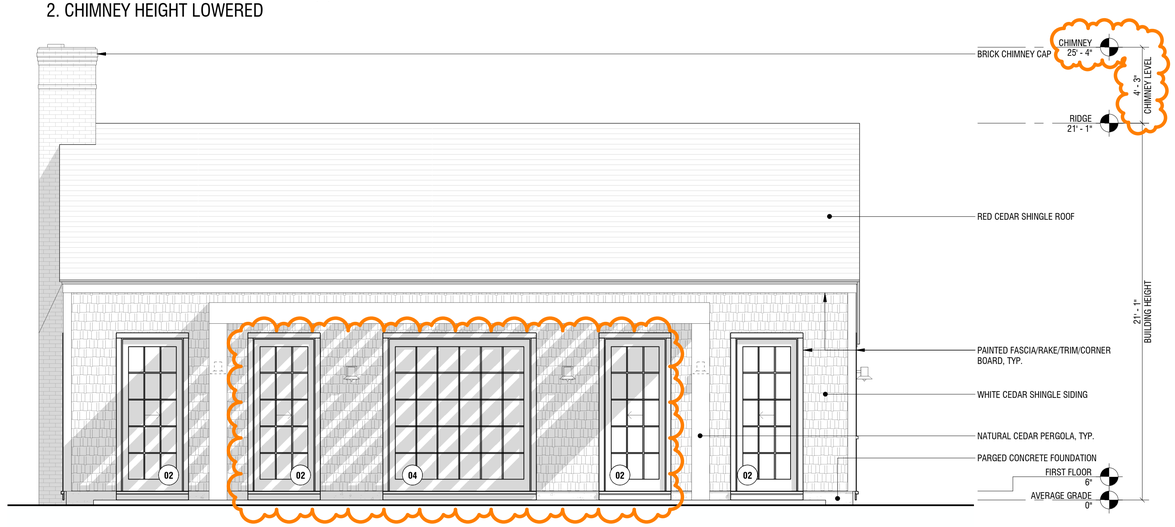
2 ELEVATION - SOUTH

1/4" = 1'-0"

HDC SUBMISSION - 05/06/2024



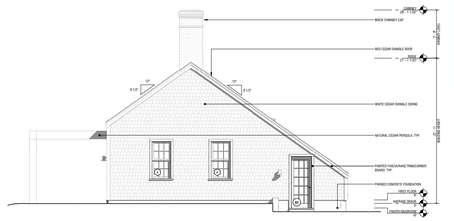
1. REPLACE (1) 6 PANEL DOOR WITH (3) GLASS DOORS
2. CHIMNEY HEIGHT LOWERED



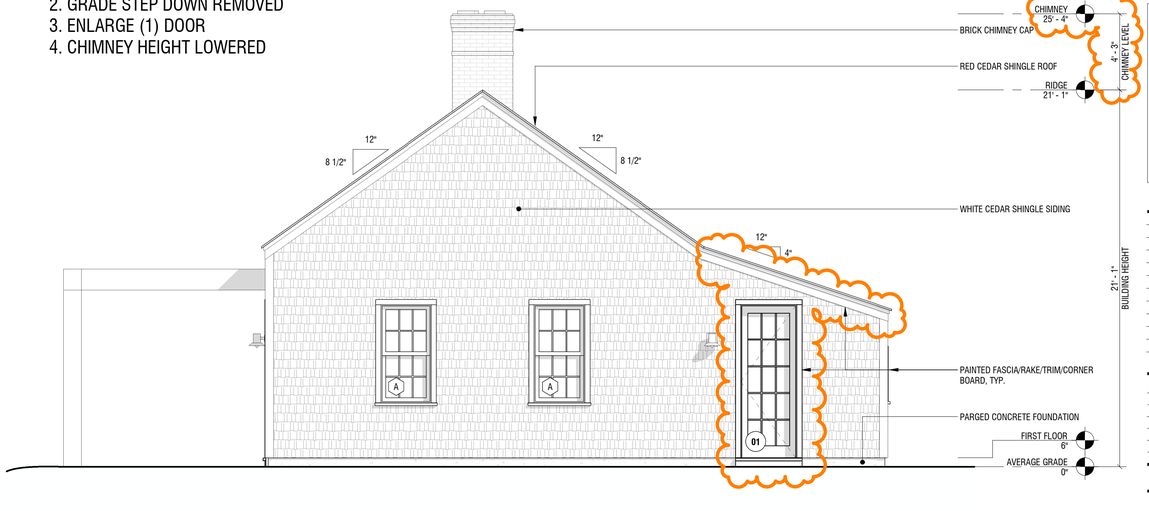
3 ELEVATION - NORTH

1/4" = 1'-0"

HDC SUBMISSION - 05/06/2024



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
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

	Date 1	Revision 1

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

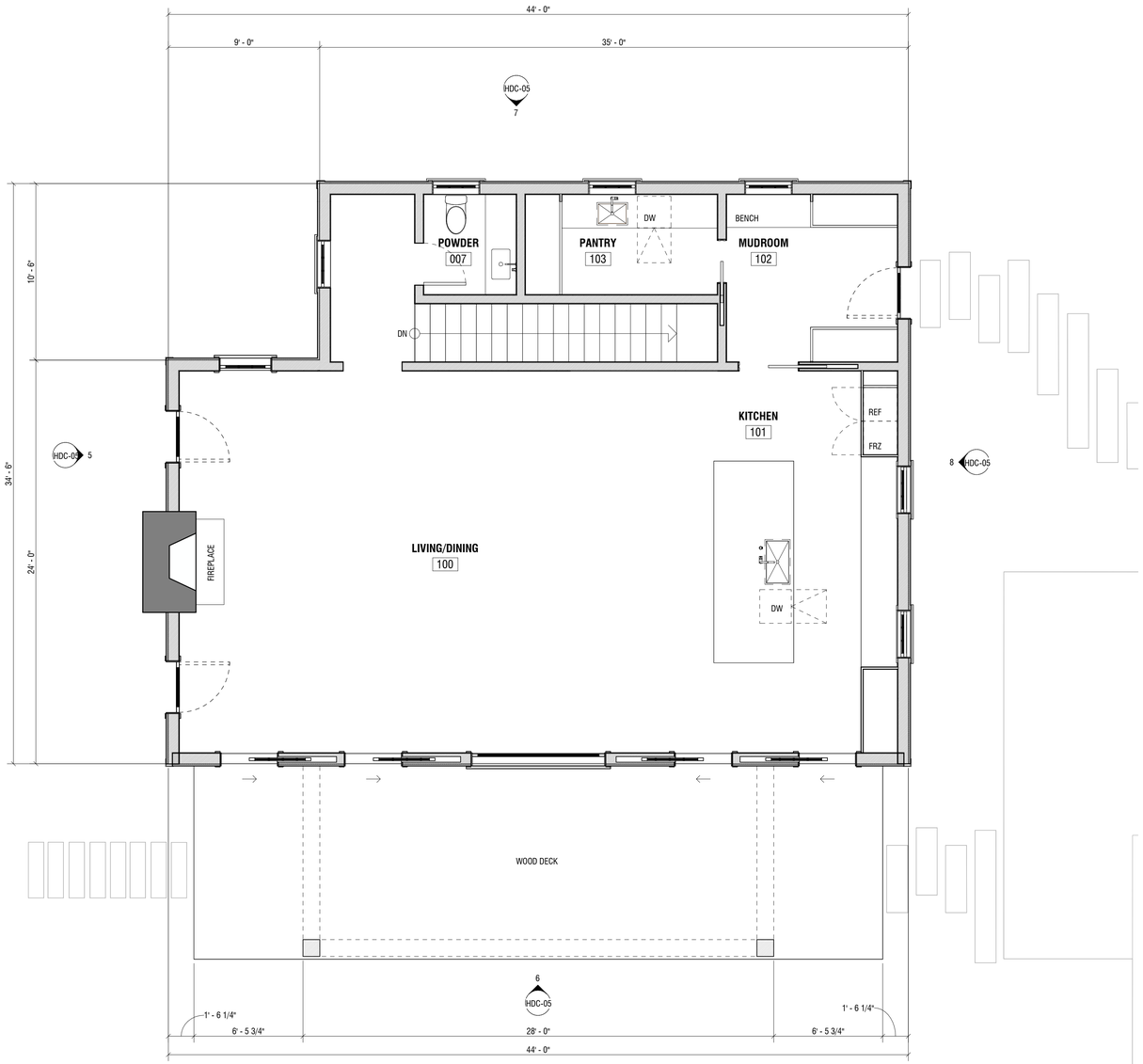
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

BUILDING ELEVATIONS

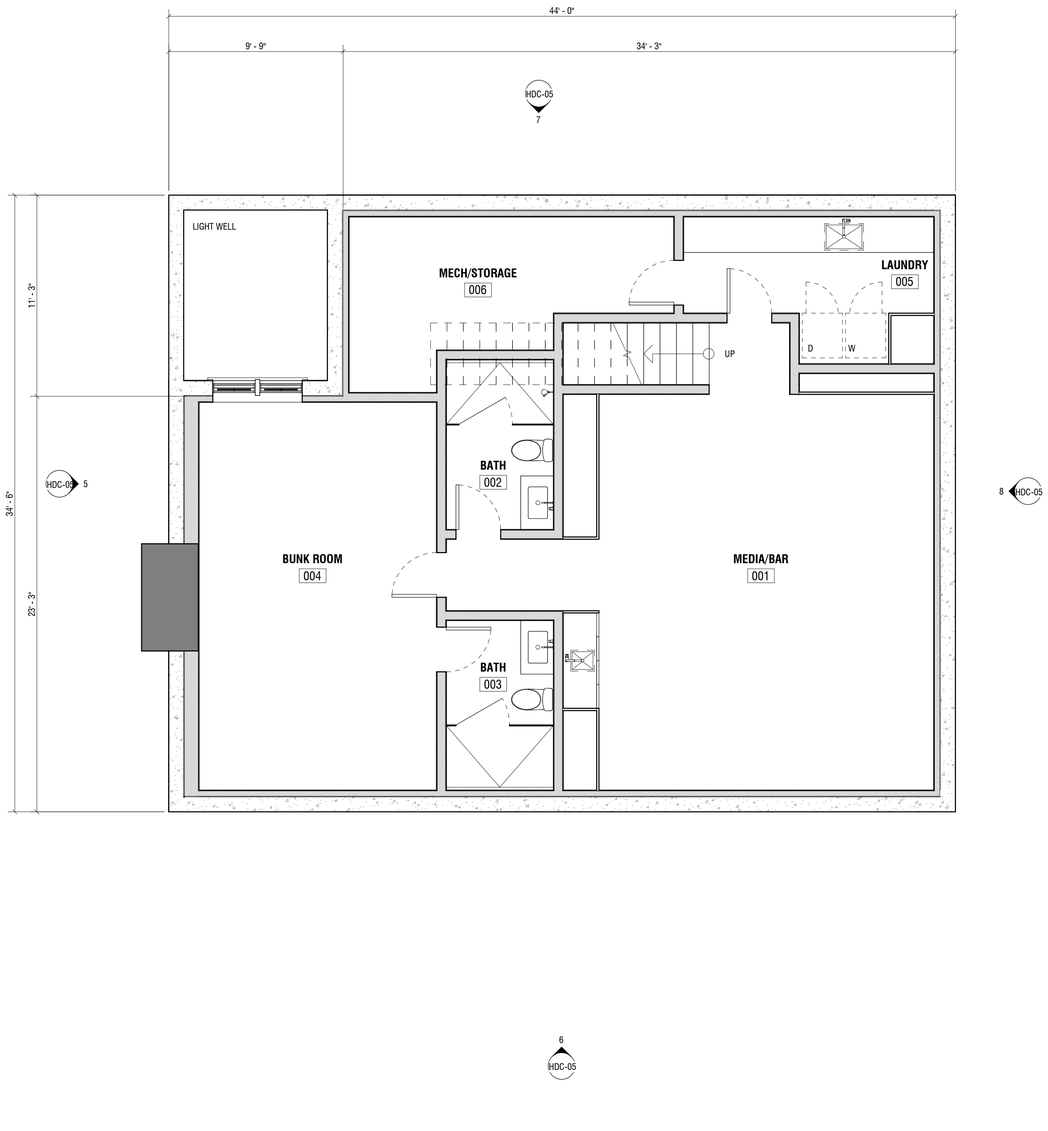
HDC-05

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

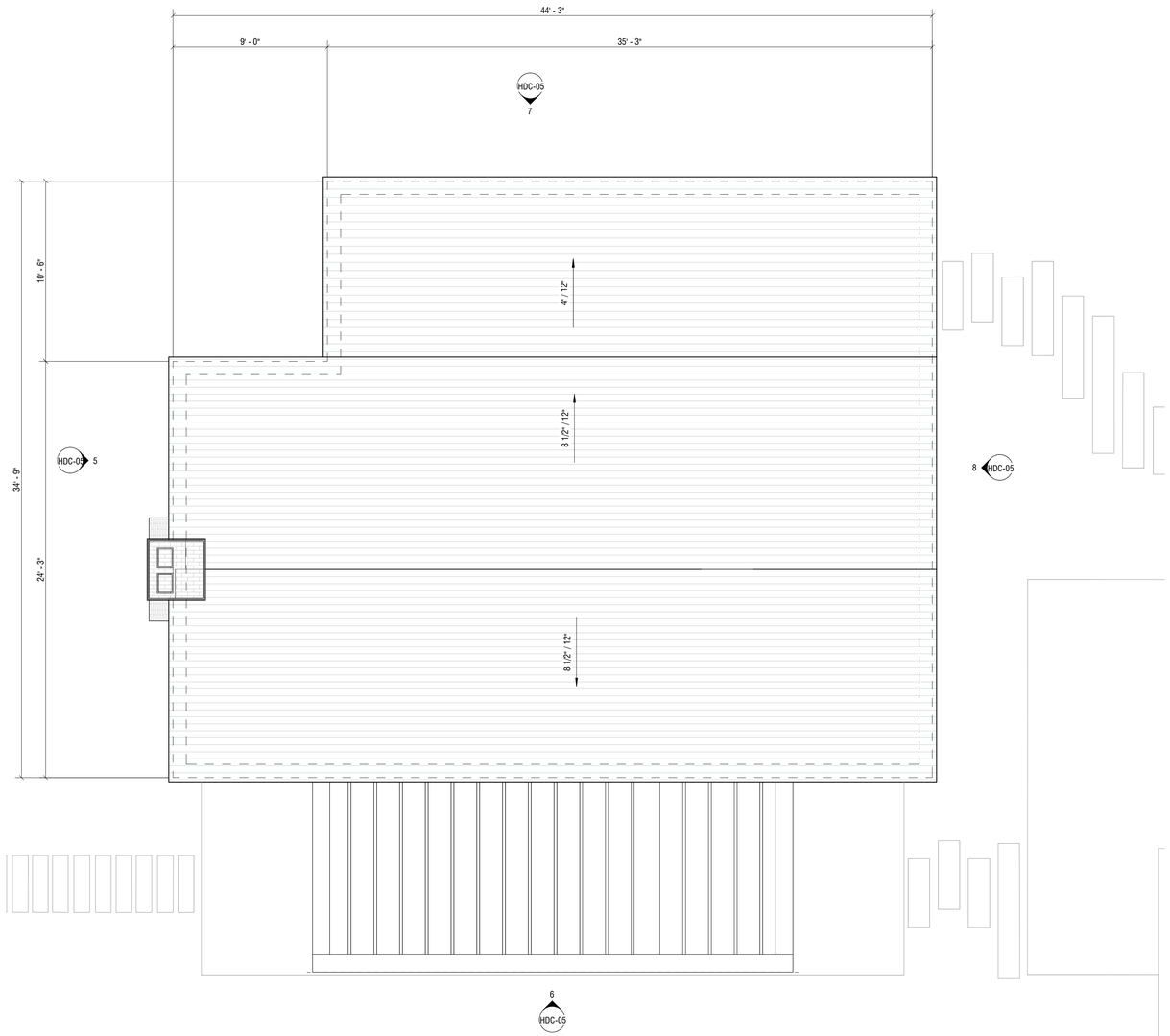
DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-06

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC



1 ROOF PLAN

1/4" = 1'-0"

WLF

ACCESSORY DWELLING

7 FOLGER LANE
NANTUCKET, MA 02554

OWNER

WOLFRAM FAMILY TRUST
74 Club Road, Riverside, CT 06878

ARCHITECT

WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

JONATHAN RAITH
2 Gold Star Drive
Nantucket, MA 02554
T: (508)325-2707

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

BLACKWELL & ASSOCIATES
20 Teasdale Circle,
Nantucket, MA 02554
T: (508) 228-9026

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

1	05/06/2024	HDC SUBMISSION
2	07/25/2024	HDC REVISION 1

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	DAJ
CHECKED BY:	SCS/PIN/ARK/MLW
DATE:	07/25/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	323029

PLANS

HDC-07

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 7/29/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 35 Centre 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

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: 7/29/24

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°. 3

Street & Number of Proposed Work: 35 Center ST

Owner of record: Centre & Town LLC

Mailing Address: PO Box 359
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 Old South Rd #500
Nantucket, MA 02554

Contact Phone #: 508-332-8605 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 (37) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67.5" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
module Width: 44.6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 5/2/24 Signature of owner of record _____ Signed under penalties of perjury

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: 35 Center St, 54 Main St, 5 Amelia

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 Jenn King
Date 4-10-24

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart Energy

AS AGENT FOR Centre of Town LLC

STREET ADDRESS 35 Centre St

MAP/PARCEL 42.3.1 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

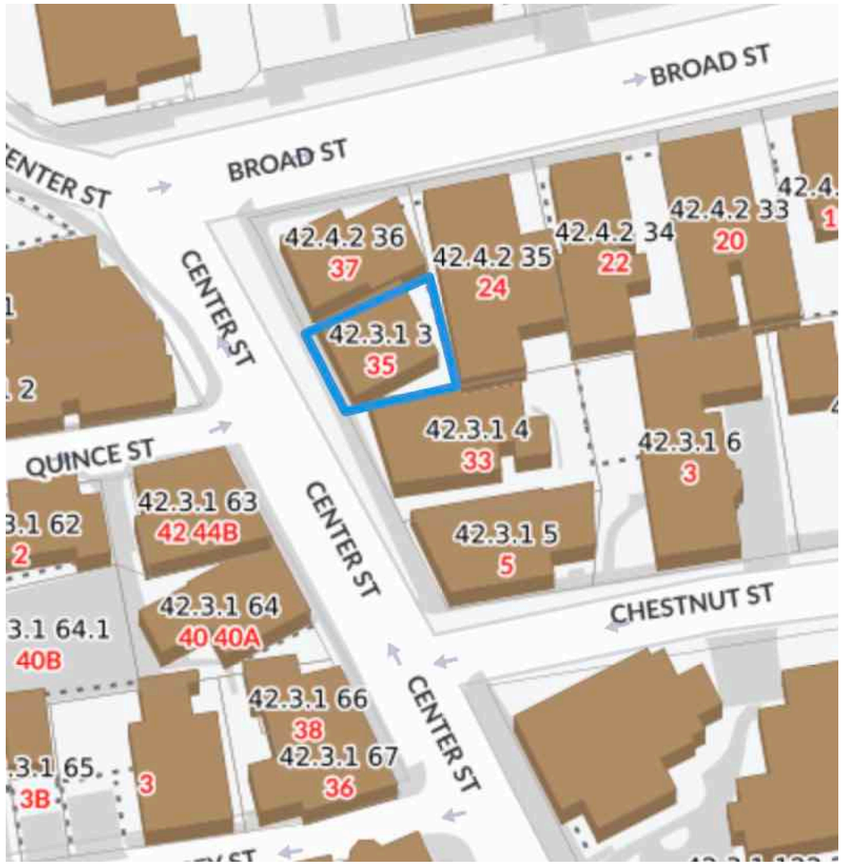
7/29/24

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…

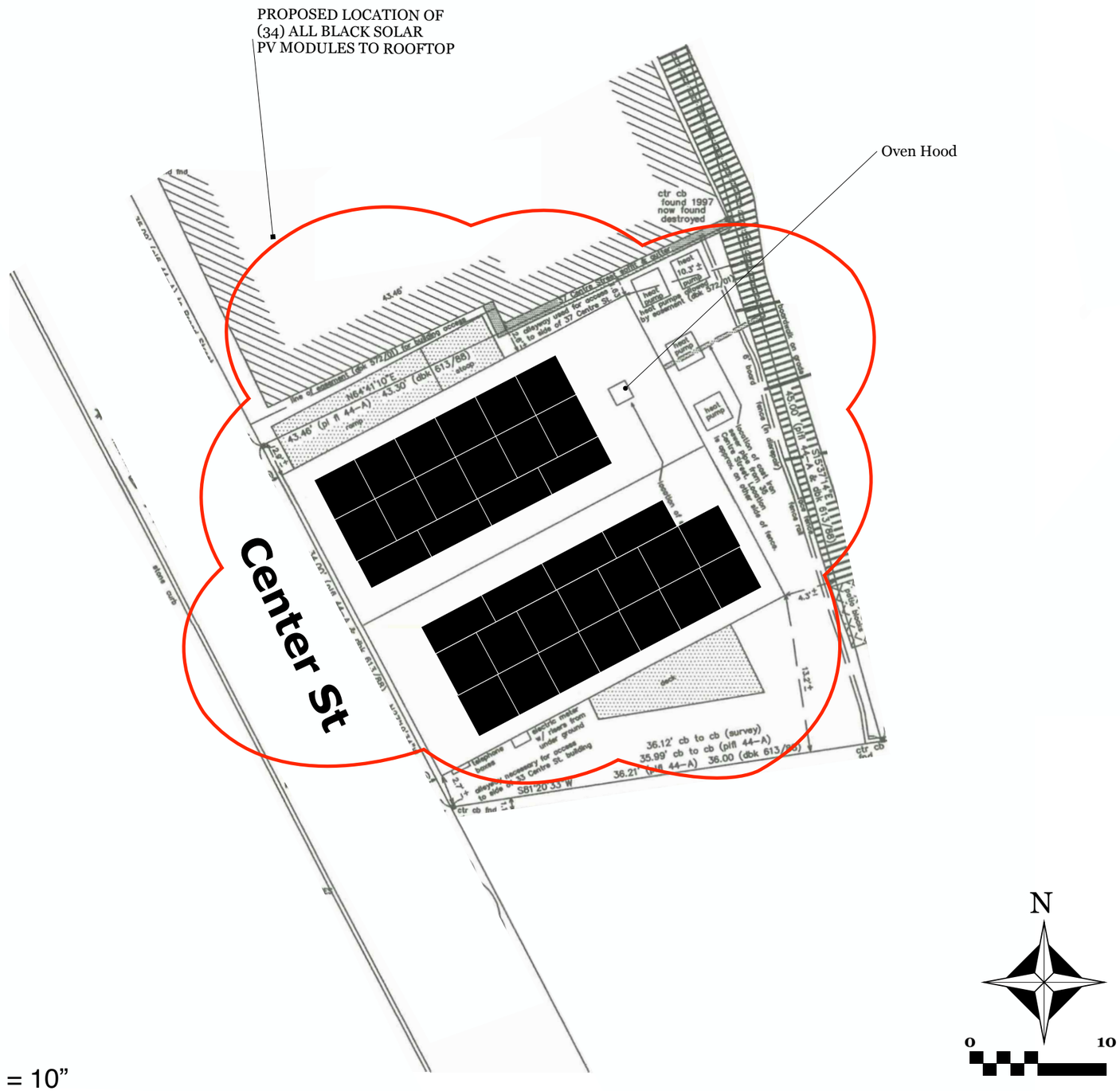
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 7/29/24
Date



Locus Map
Scale: Not to scale

Zoning Class: CDT
Front Setback: 0ft
Side/Rear Setback: 0ft/5 ft



Site Plan
Scale: 1" = 10”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

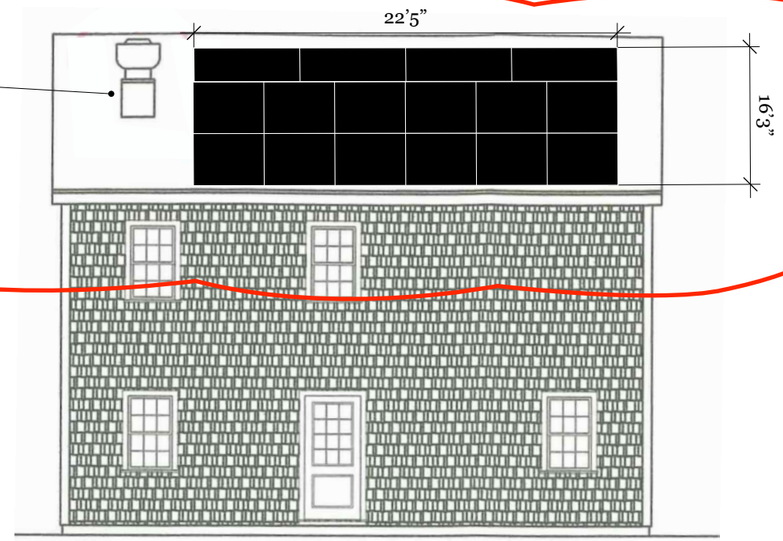
REVISIONS

	MM/DD/YY	REMARKS
1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01

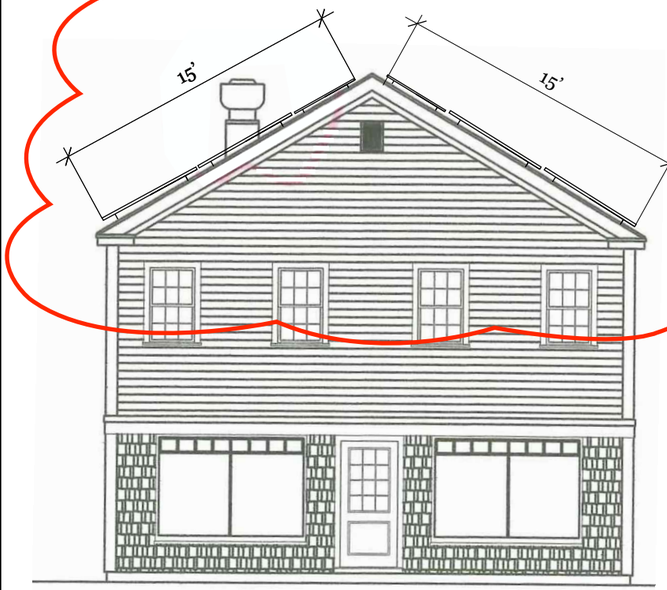
Oven Hood

PROPOSED LOCATION OF (16 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

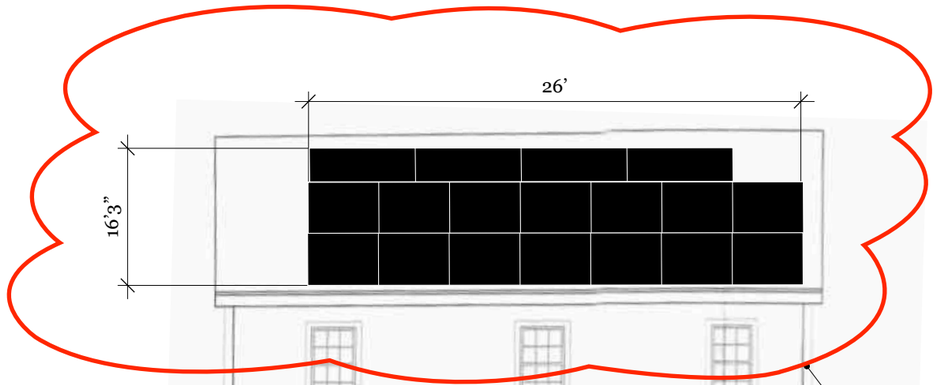


NORTH ELEVATION

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

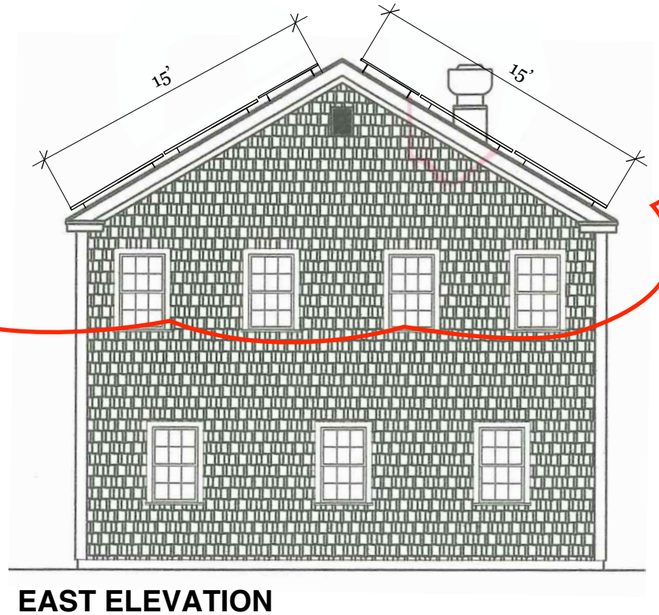


WEST ELEVATION



SOUTH ELEVATION

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP



EAST ELEVATION

PROPOSED LOCATION OF (18 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

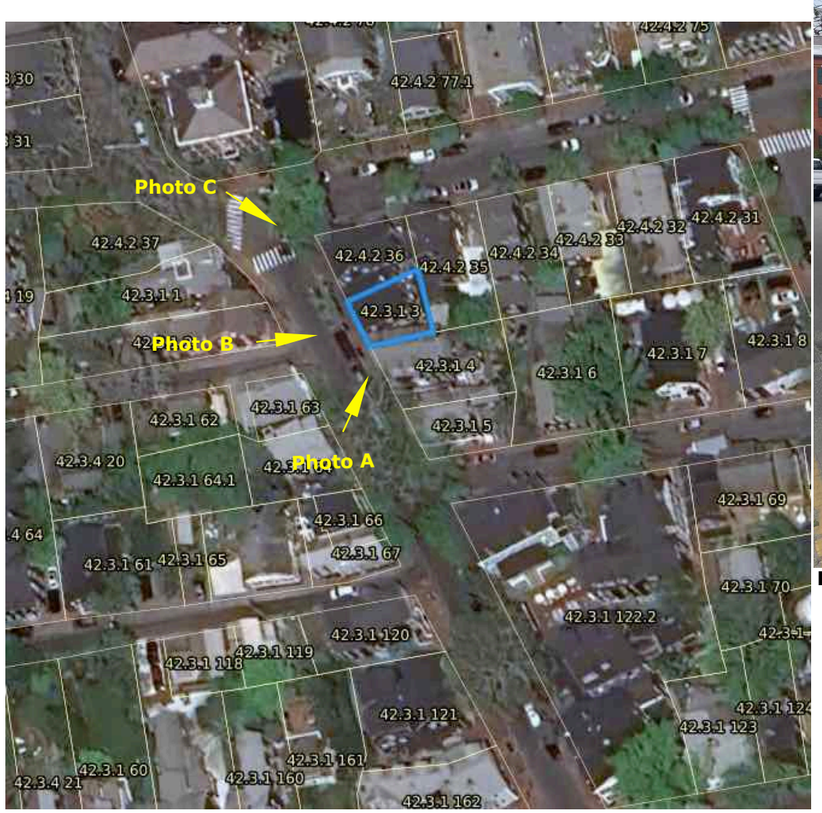
ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



The proposed panels are all black on a black roof.



PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



The proposed panels are all black on a black roof.



PHOTO A



PHOTO B

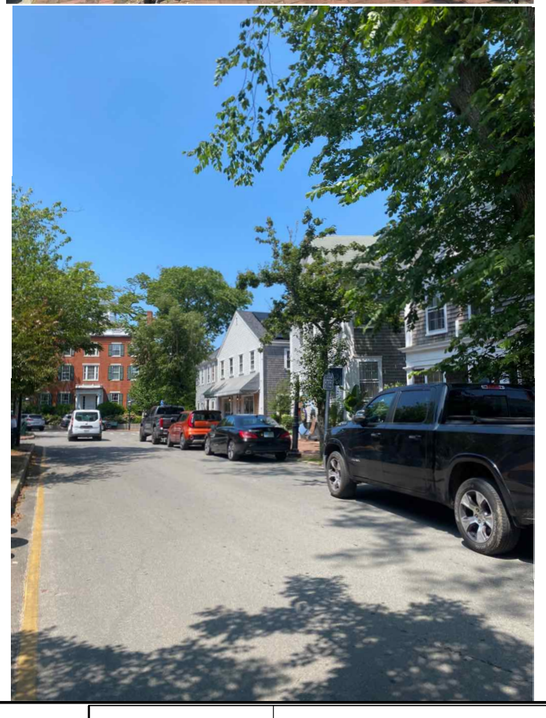


PHOTO C



PHOTO D

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

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)

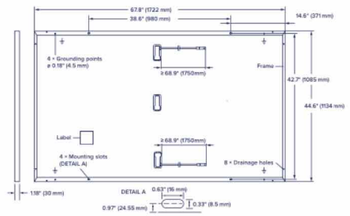
The ideal solution for:

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

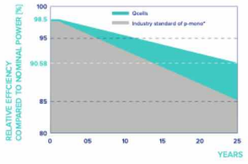


Electrical Characteristics

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

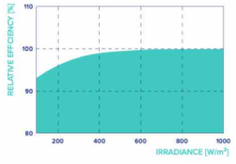


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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)		

[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.

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.

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

Owner:	Centre of Town LLC
Site Address:	35 Centre St
City, State, Zip:	Nantucket, MA 02554
Map: 42.3.1	Parcel: 3

REVISIONS

1	4/30/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS: All material Must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Completed Application Form:** Description of **All work proposed** must be indicated on application form.

_____ **2.** **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ **3.** **Application Fee:** See back of application for fee schedule or call the office. It is helpful to include your calculations for verification by staff.

_____ **4.** **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)

_____ **5.** **Site Plan (4 Copies):** must include the following: lot dimensions, zoning setbacks, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, standard scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***. The site plan is available through the Registry of Deeds or the municipal GIS website at. http://www.mapgeo.com/NantucketMA/.

_____ **6.** **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations (cardinal - N,S,E, W) and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ **7.** **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ **8.** **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the PLUS (Planning and Land Use) department.

REQUIRED WHERE APPLICABLE: All material must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ **2.** **Exterior Elevations and Floor Plans** (**4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***, collated and stapled. Reduced sets should maintain a minimum font size of 12.

_____ **3.** **As-Built Plans (1 copy):** of existing elevations

_____ **4.** **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material must be collated and stapled.

_____ **5.** **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ **6.** **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other New Pool Cabana

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 400sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North no change South no change East no change West no change

Height of ridge above final finish grade: North 13'10" South 13'10" East 13'10" West 13'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/_ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

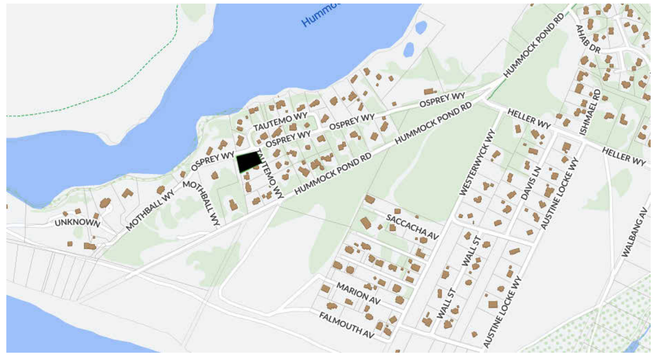
COLORS

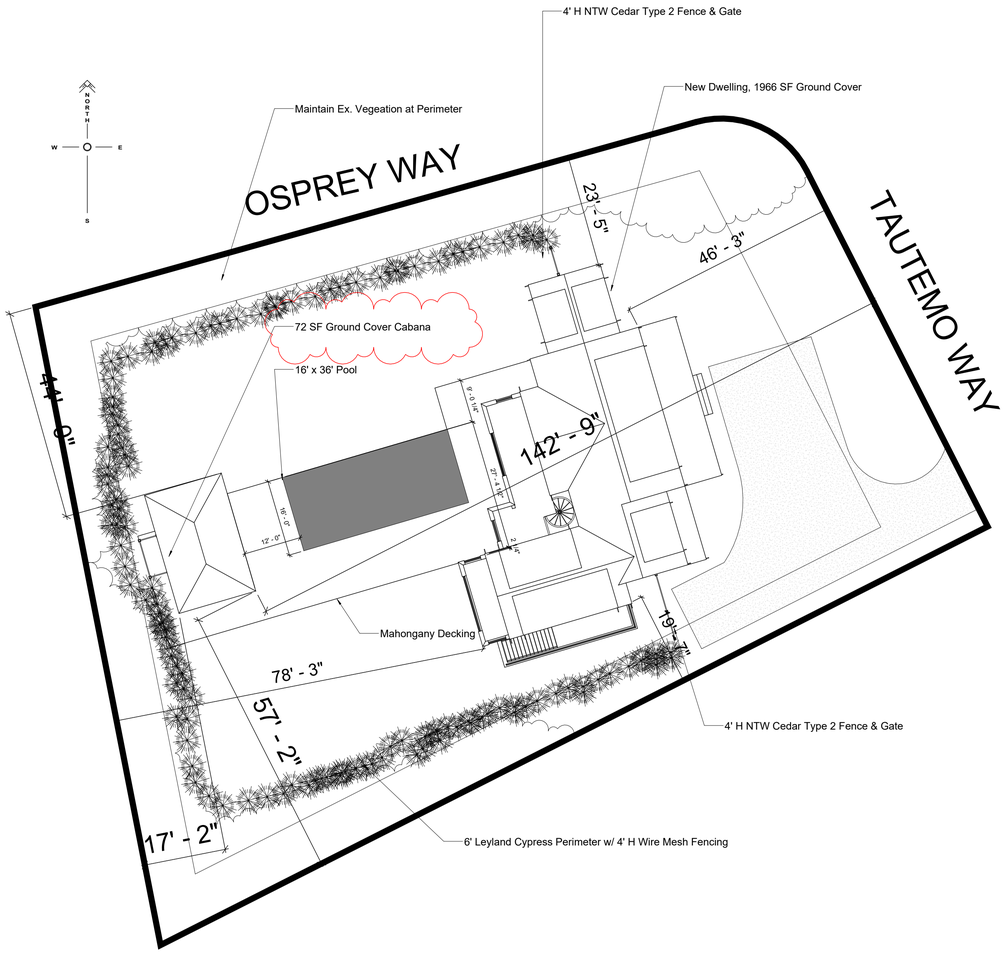
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

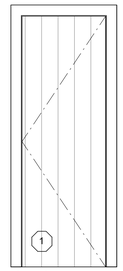
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

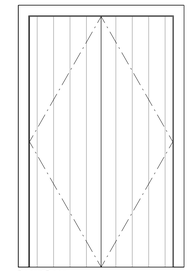




1 **Site Plan**
1" = 15'-0"



Board Door
Nantucket Grey



Board Door
Nantucket Grey



4 Lite
Awning
Window
SDL
Black

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Area	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

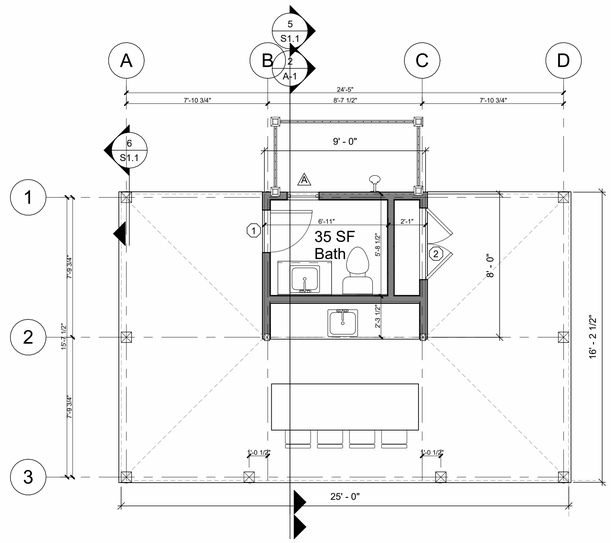
508 221 3009

These Designs are the Property of CONCEPT DESIGN PLAN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. ©2024

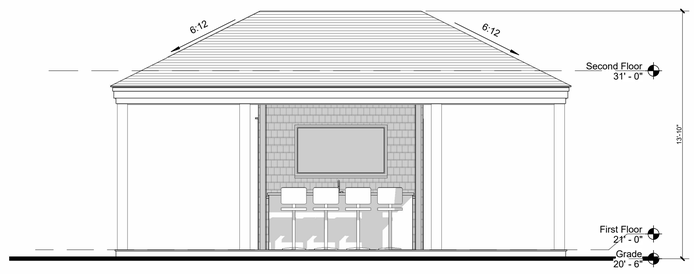
C1.1

COVER SHEET

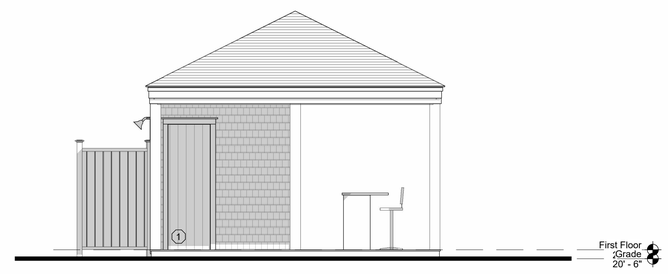
#2406



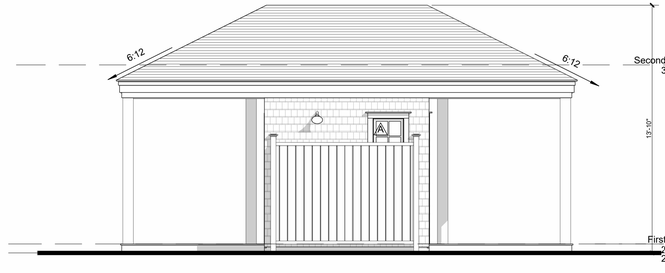
1 **First Floor**
1/4" = 1'-0"



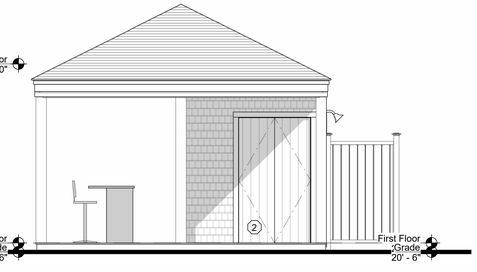
2 **East Elevation**
1/4" = 1'-0"



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

These Designs are the Property of CONCEPT DESIGN PLAN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. ©2024

A1.1
FLOOR PLAN

#2406

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS: All material Must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Completed Application Form:** Description of **All work proposed** must be indicated on application form.

_____ **2.** **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ **3.** **Application Fee:** See back of application for fee schedule or call the office. It is helpful to include your calculations for verification by staff.

_____ **4.** **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)

_____ **5.** **Site Plan (4 Copies):** must include the following: lot dimensions, zoning setbacks, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, standard scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***. The site plan is available through the Registry of Deeds or the municipal GIS website at. http://www.mapgeo.com/NantucketMA/.

_____ **6.** **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations (cardinal - N,S,E, W) and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ **7.** **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ **8.** **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the PLUS (Planning and Land Use) department.

REQUIRED WHERE APPLICABLE: All material must be legible and maintain minimum font size of 12 or larger

_____ **1.** **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ **2.** **Exterior Elevations and Floor Plans** (**4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***, collated and stapled. Reduced sets should maintain a minimum font size of 12.

_____ **3.** **As-Built Plans (1 copy):** of existing elevations

_____ **4.** **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material must be collated and stapled.

_____ **5.** **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ **6.** **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District VR) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: 576 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' wire mesh fencing in privet hedges
Type: _____
Length: appx 300'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

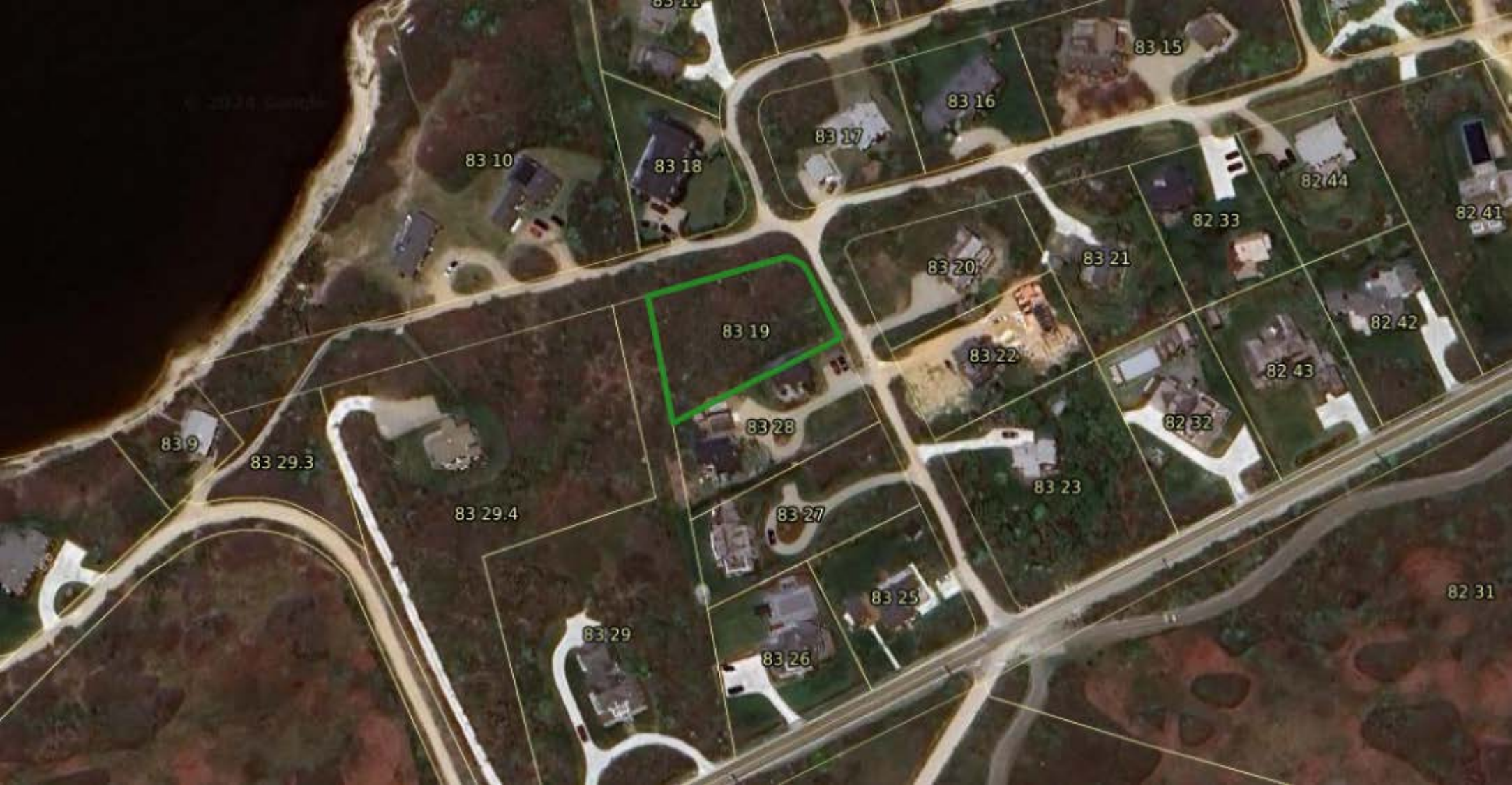
COLORS

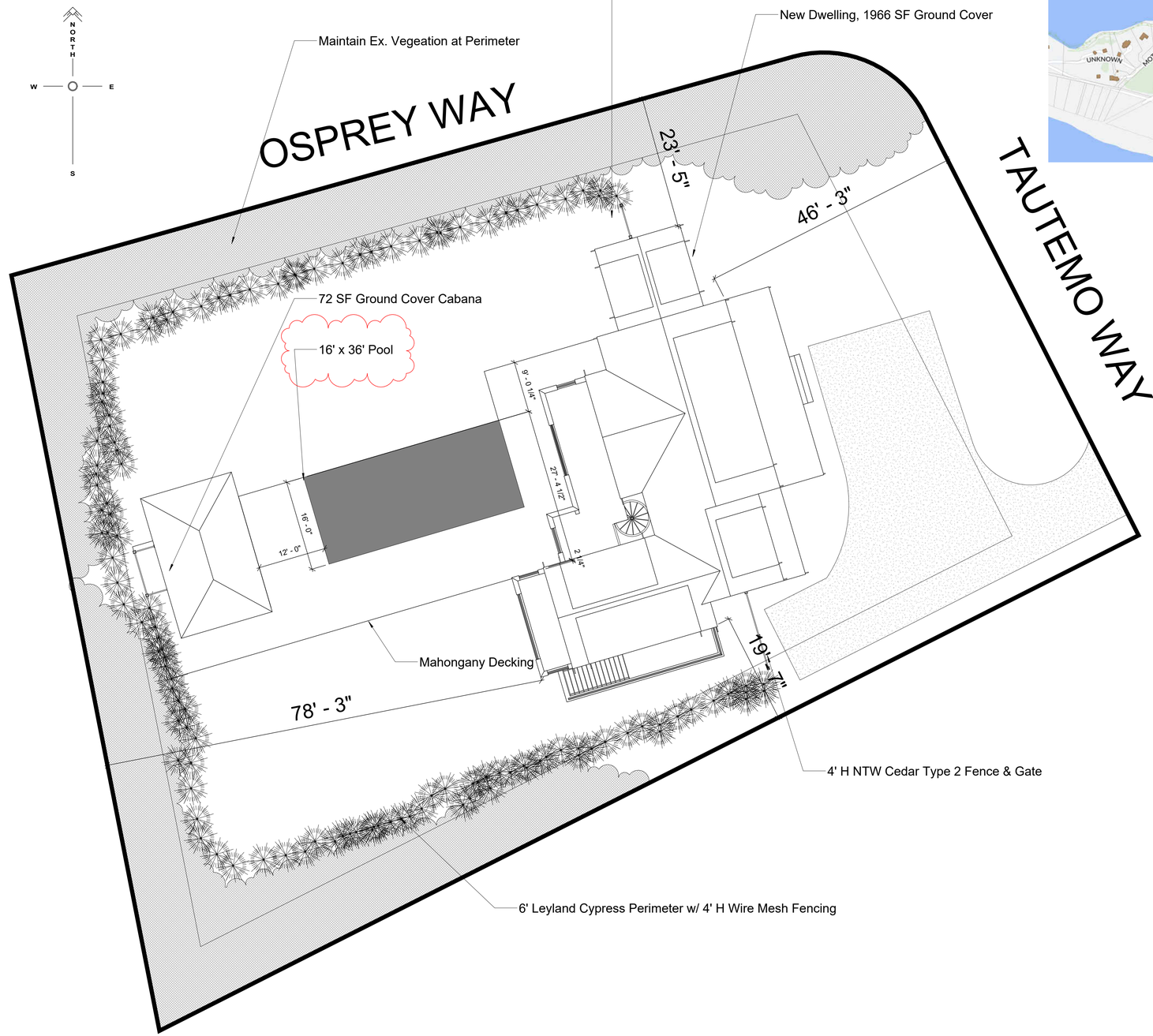
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck natural Foundation _____ Fence NTW Gates Shutters _____

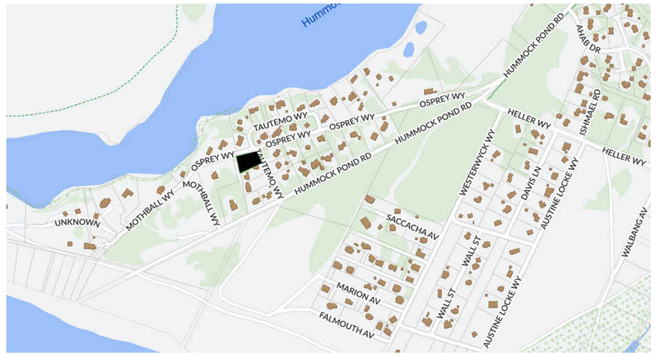
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury


83 15
83 16
83 17
83 10
83 18
82 44
82 41
82 33
83 20
83 21
83 19
82 42
83 22
82 43
83 28
82 32
83 9
83 29.3
83 23
83 29.4
83 27
83 25
82 31
83 29
83 26





Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side Setback	10 FT
Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Coverage	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

1 **Site Plan**
1" = 10'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
06.15.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

These Designs are the Property of CONCEPT DESIGN PLAN, LLC and May Not be Used Beyond the Scope of This Project Without Express Written Consent. ©2024

C1.1
COVER SHEET

#2406

ADDRESS: 61 Center St
DATE HEARD: 07.23.24
SITTING BOARD: Oliver, Pohl, MacLeod, Camp, Welch

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: 06.03.24
☑	Address & HDC Case Number (ie HDC2020-05-0265): 61 Center 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: 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: 08.08.24

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°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Revised Stairs & Accessible Lift

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match existing
Trim Match existing Sash _____ Doors Match existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date:7/23/24

FP Martin House LLC / 61 Center St

Emeritus LTD

42.4.3 / 67

Rev stairs accessible lift

Sitting Board: Oliver, Pohl, MacLeod, Camp

Chair: Welch Alternate: N/A

Backus: Central access is characteristic of the structure. Appreciates the proposed due to ADA needs but is concerned with the relationship of the proposed stoop to sidewalk/fence. Recommends providing a landscape/hardscape plan to view with this.

Rowland: The portico is designed to enter from the front – to enter from the side as proposed may look awkward. Suggests coming up with a few options to maintain the front access of the portico.

Oliver: Would like to see landscape/fencing but is ok with the design otherwise. It is a necessity.

Pohl: Agrees with Oliver

MacLeod: Would like to see another option to be able to keep the front access in the gable porch. Suggests tracking with a landscape plan.

Camp: Suggests an accessible entrance on the side of the building rather than the front.

Welch: Location and layout of fence material relative to the relocation to the stair and hardscaping are all part of a successful solution. Would like to see some alternatives of each of these elements.

Motion to Hold for Revisions (Camp)

Carried 5-0

Martin House Inn

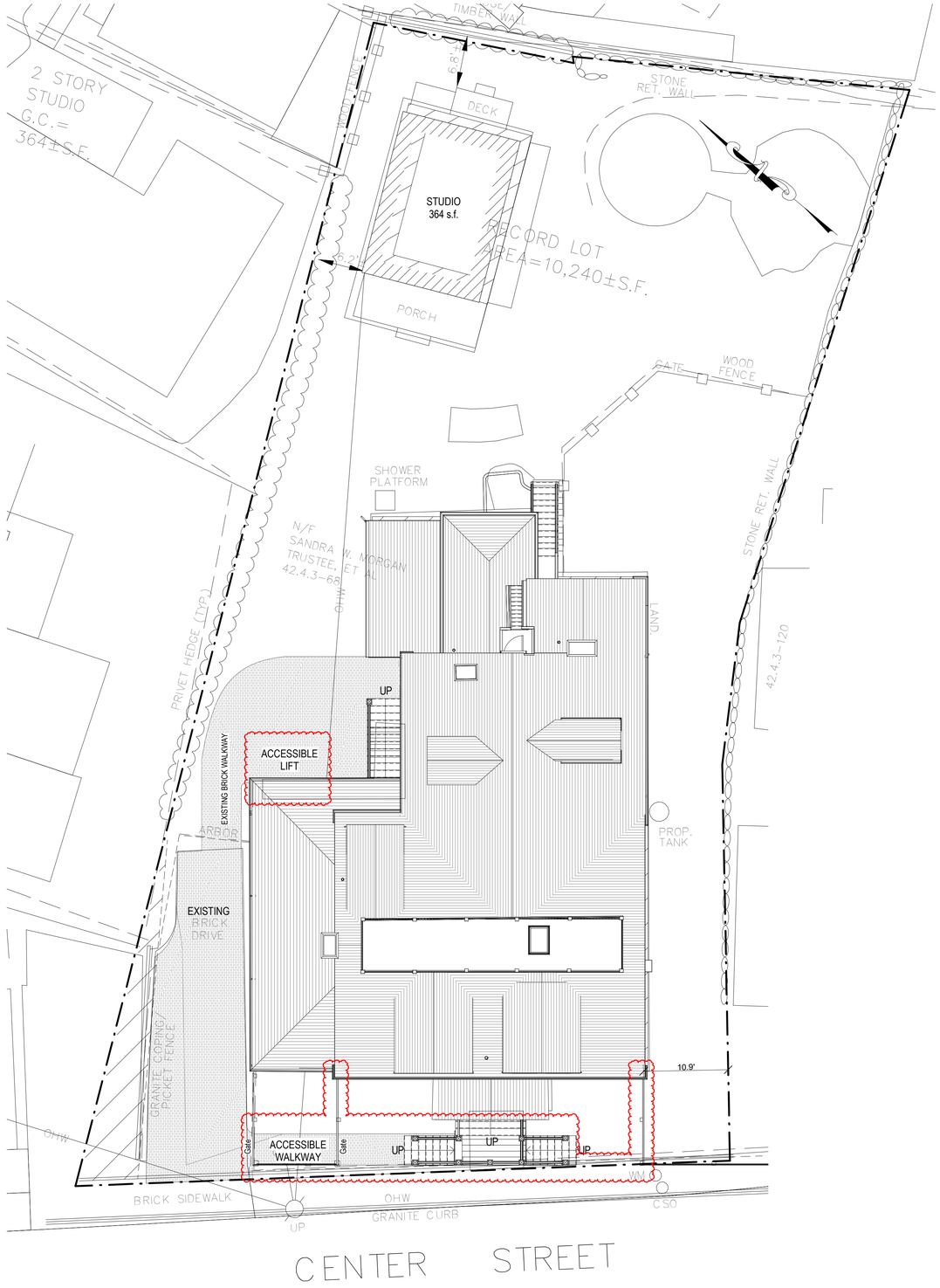
61 Center Street
Nantucket, MA

08.08.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
D.301	PERSPECTIVE VIEWS
G.101	Cover Sheet
A.1.1	Basement, First & Second Floor Plans
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

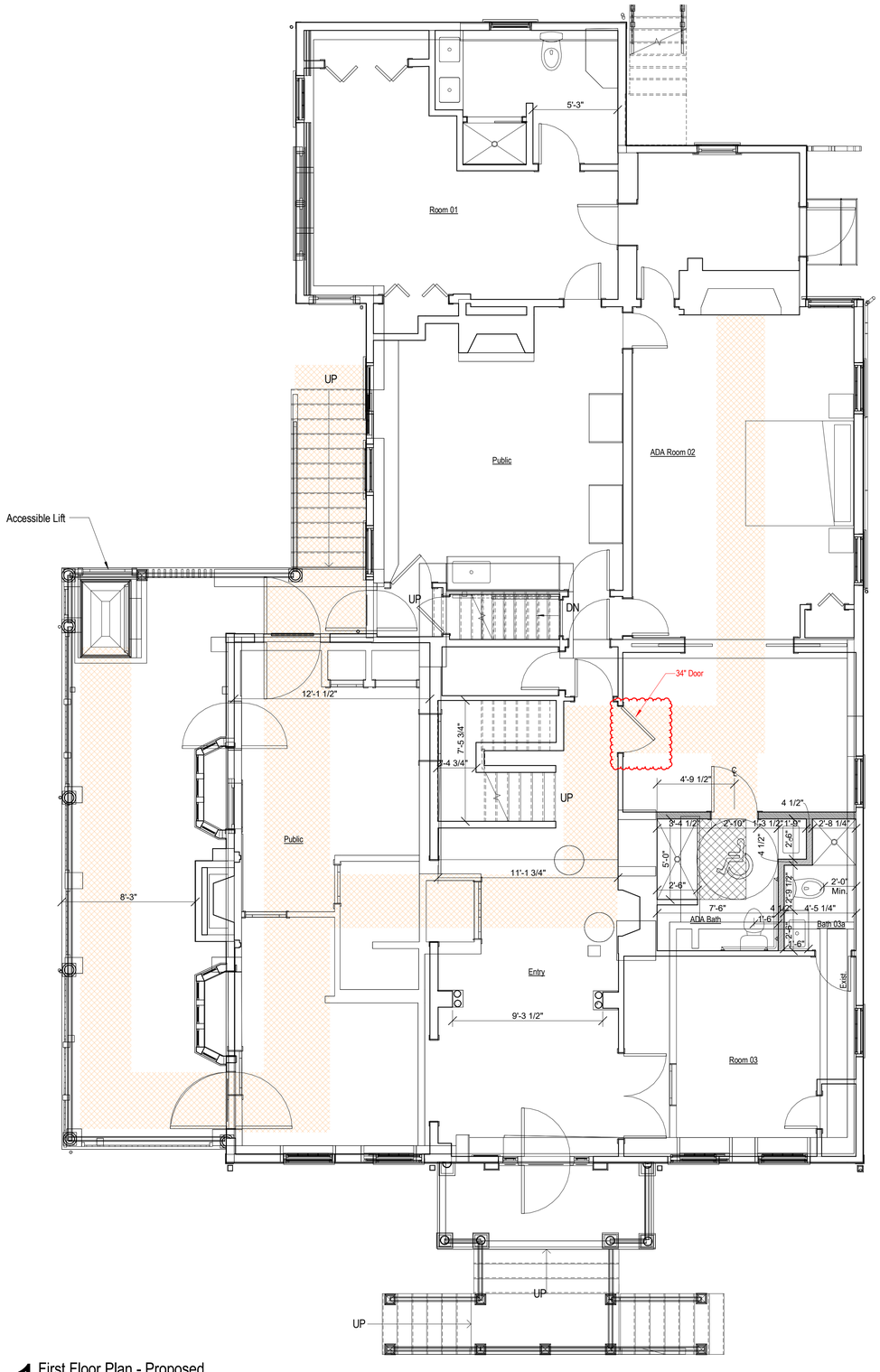
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

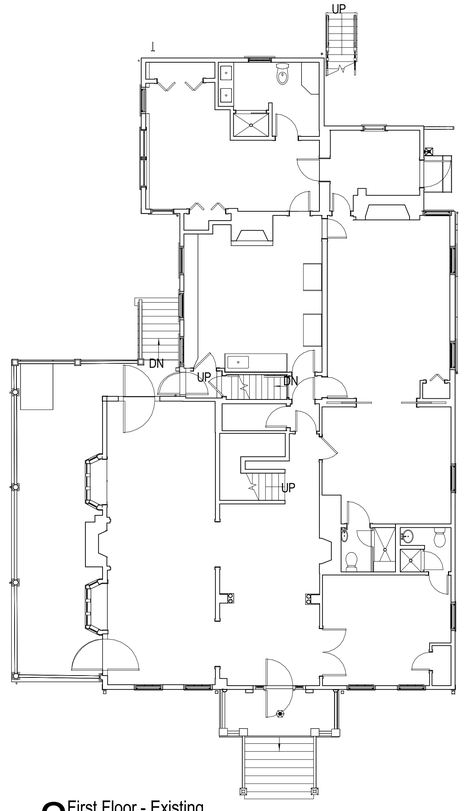
2205

08.08.24

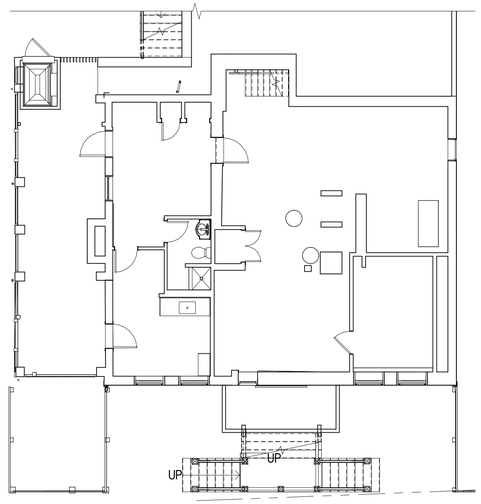
HDC SUBMISSION



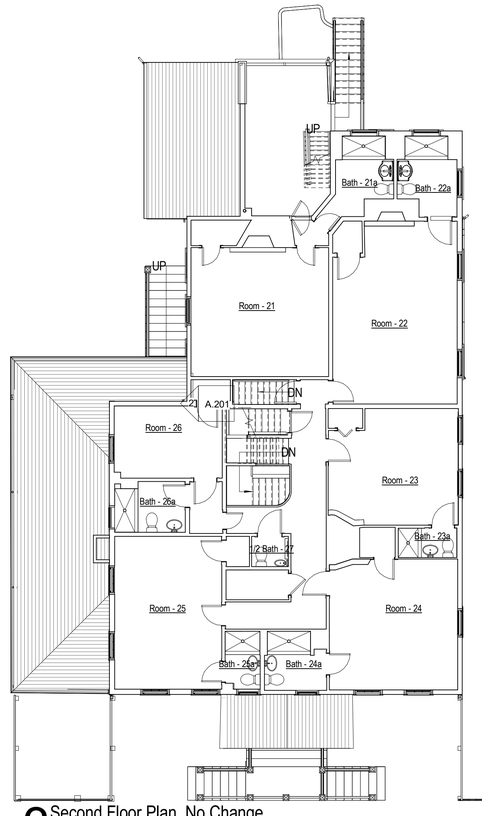
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement, First & Second Floor Plans

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING. WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1
2205

08.08.24

HDC SUBMISSION



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

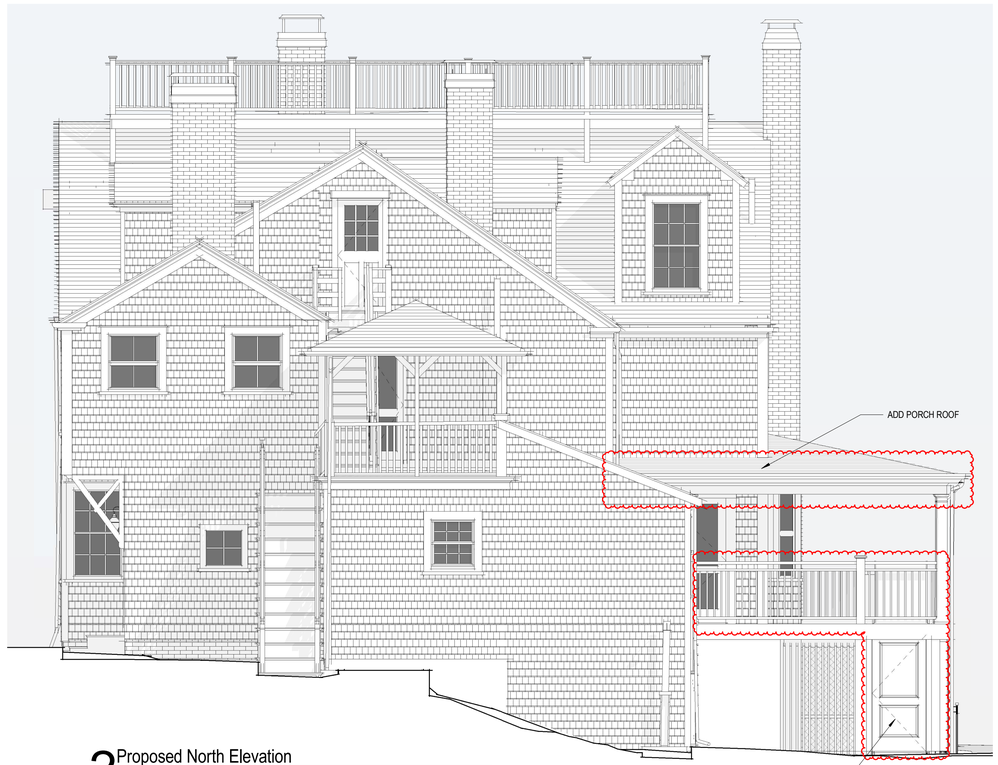
A.201
2205

08.08.24

HDC SUBMISSION



1 Proposed West Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.202
2205

08.08.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

PERSPECTIVE VIEWS

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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.

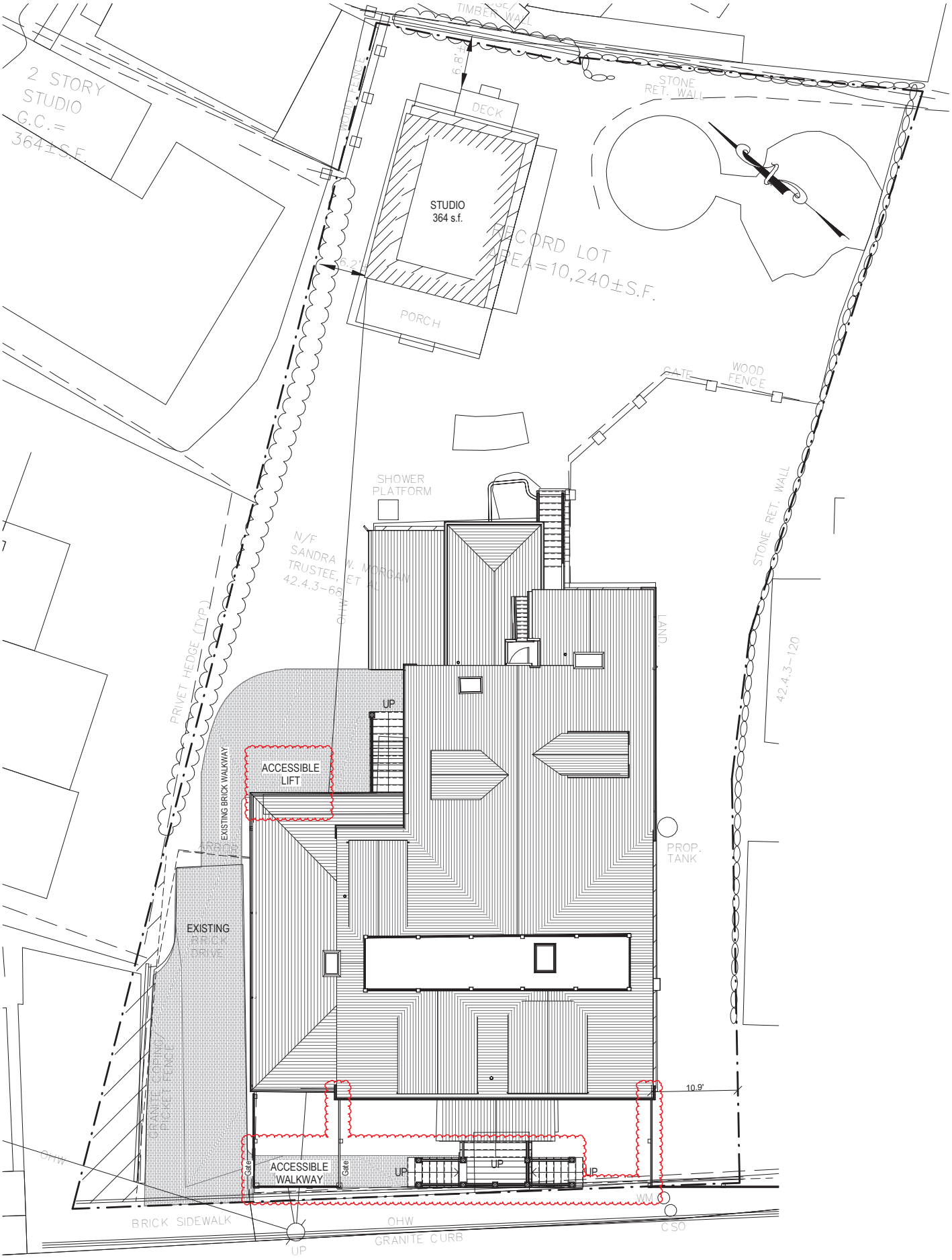
D.301

2205


CENTRE ST




CENTRE ST



2 SITE PLAN
1/8" = 1'-0"

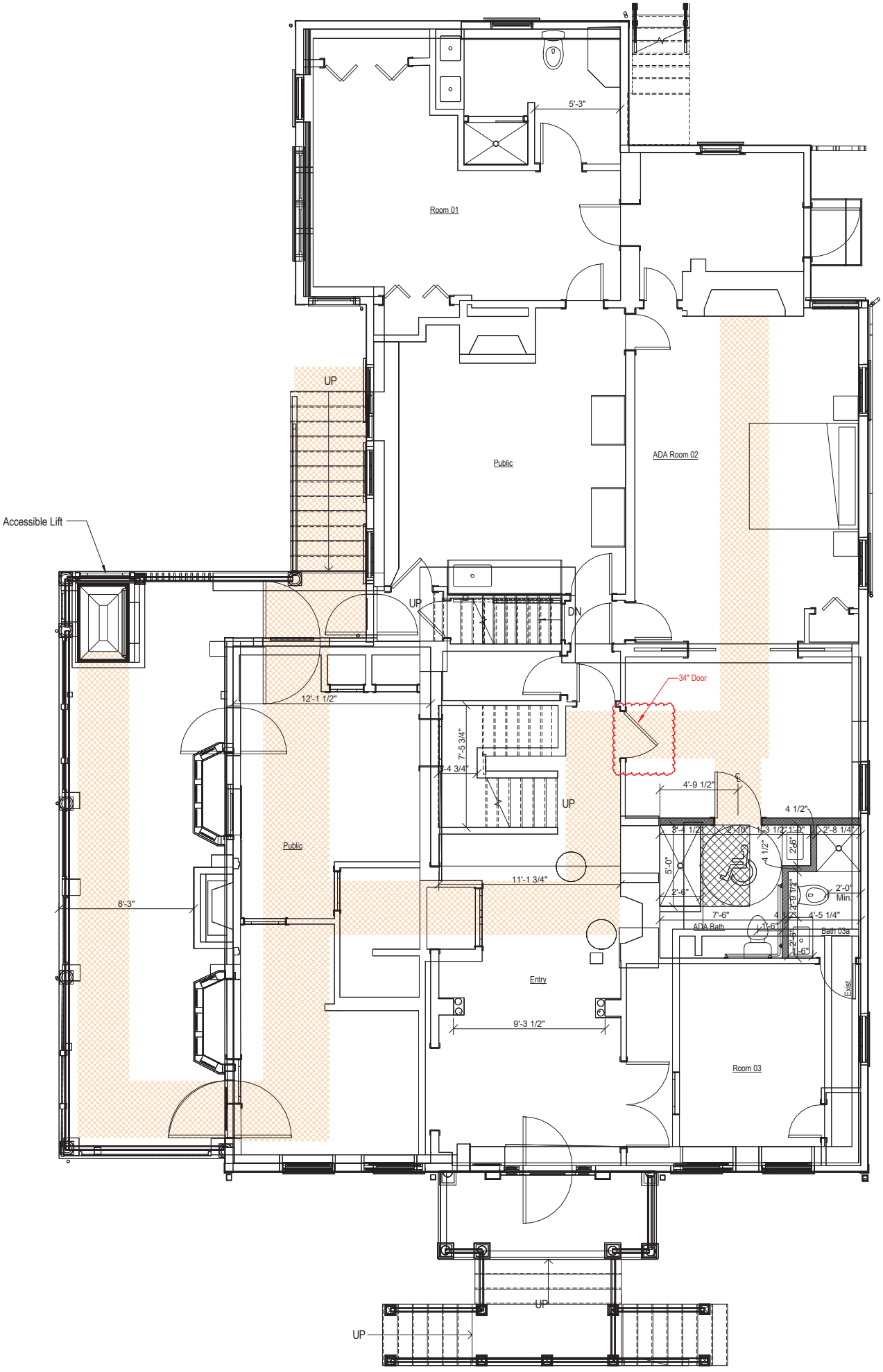
Martin House Inn

61 Center Street
Nantucket, MA



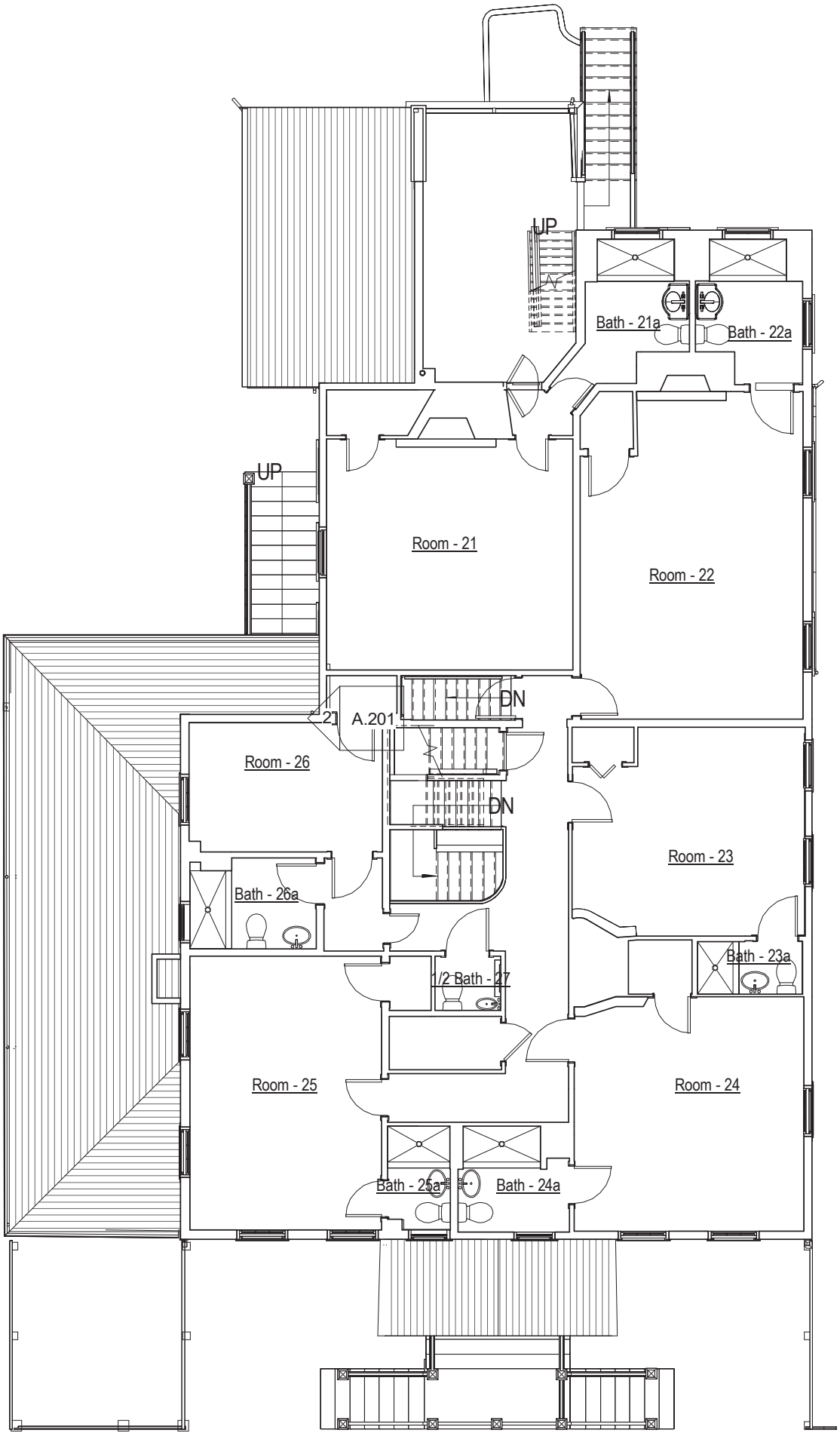
1 LOCUS

1 1/2" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

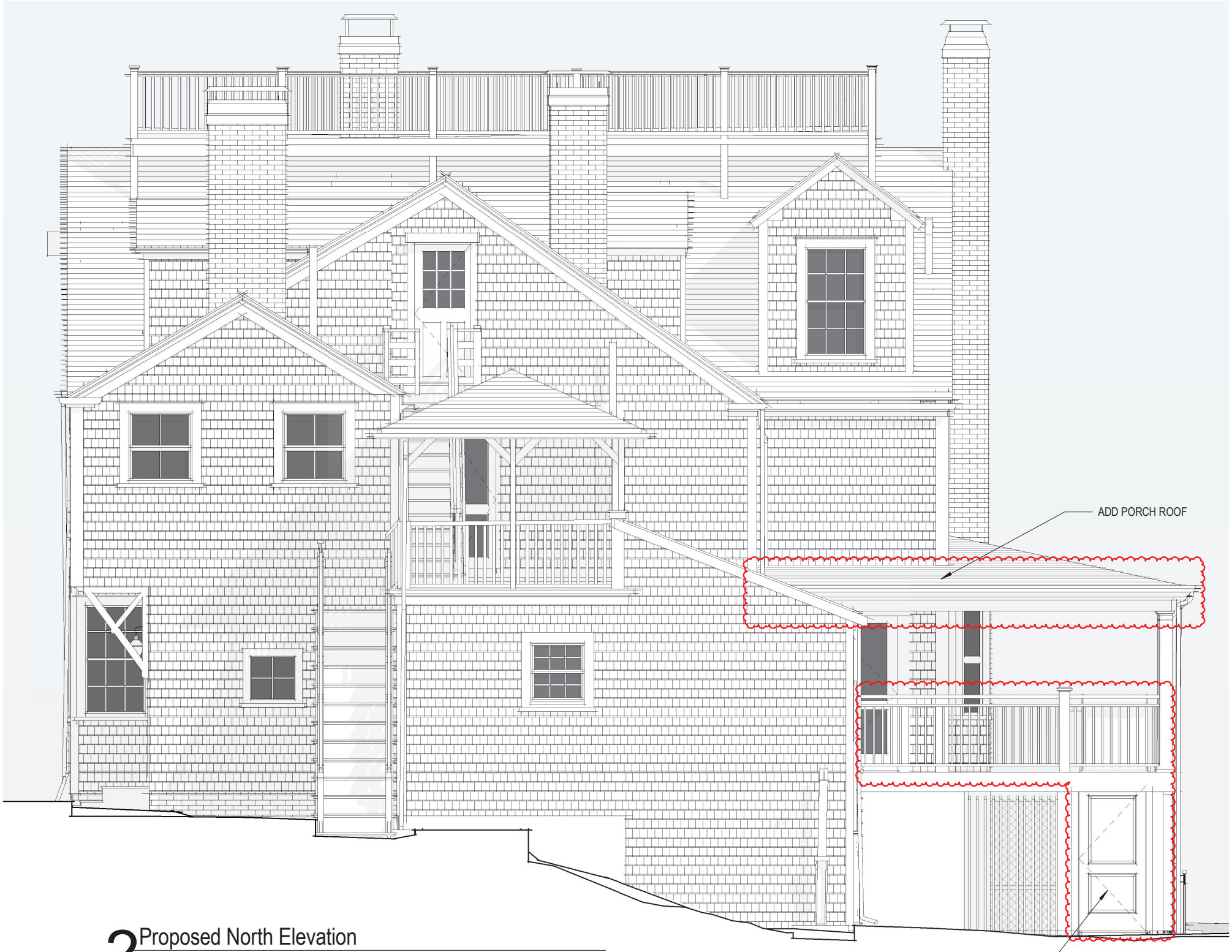


2 Proposed East Elevation
1/4" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"