1. CONSENT

    Documents:

    30 POCOMO RD GARAGE INFILL.PDF
    40 ESSEX RD REV ADD DOOR.PDF

2. CONSENT WITH CONDITIONS

    Documents:

    169 EEL POINT RD SOLAR PACKAGE.PDF

3. OLD BUSINESS FROM LAST WEEK VIEWS

    Documents:

    OB 87 SOMERSET RD - SOLAR PACKAGE PDF2.PDF
    OB16 EASTON STREET - HARDSCAPE.PDF

4. OLD BUSINESS 08/27/2024

    Documents:

    OB 30 RUSSELLS WAY - GUEST HOUSE - DIGITAL SUBMISSION.PDF

5. OLD BUSINESS 09/10/2024

    Documents:

    OB 6 CAPTAINS LN REV.PDF
    OB 25 MASAQUET AVE SHED.PDF
    OB 25 HONEYSUCKLE DRIVE SOLAR.PDF
    OB 1 OLD NORTH WHARF COTTAGE.PDF
    OB 85 ORANGE REAR MAIN HOUSE.PDF
    OB 85 ORANGE REAR NEW GUEST HOUSE 1.PDF
    OB 85 ORANGE REAR HARDSCAPE 1.PDF
    OB 23 SANKATY HEAD RD FOLLY.PDF
    OB 14 MOORS END LN GARAGE.PDF
    OB 32 BUNKER COMMERCIAL BUILDING.PDF
    OB 126R MAIN ST SHED.PDF
    OB 20 MAIN ST SCONSET POOL.PDF
    OB 7 NORTH GULLY COLOR CHANGE.PDF
    OB 2 DUKES POOL.PDF
    OB 6 TAUTEMO WAY MAIN HOUSE.PDF
    6 TAUTEMO WAY CABANA.PDF
    6 TAUTEMO WAY POOL.PDF

6. NEW BUSINESS 08/20/2024

    Documents:

    20 LIBERTY ST PATIO RENO.PDF
    20 LIBERTY ST GARAGE DOOR REPLACEMENT.PDF
    2 MARION POOL HARDSCAPE.PDF

116 BAXTER RD FENESTRATION CHANGE.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
65 EASTON ST FENCE.PDF
67 EASTON ST FENCE.PDF

7. NEW BUSINESS 09/03/2024

Documents:

5 MATTAPOISETT DECK EXPANSIONS.PDF
10 SILVER ST DRIVEWAY HARDSCAPE.PDF
60 NOBADEER AVE REV 2022-08-6878 ADD ROOF OVER WINDOW AND DOOR.PDF
60 NOBADEER AVE HARDSCAPE.PDF
25 NORTH PASTURE LN NEW MAIN DWELLING.PDF
25 N PASTURE CARRIAGE HOUSE.PDF
8 MAPLE LN NEW DWELLING.PDF
5 CROWS NEST DOOR WINDOW REVISION.PDF
81 CLIFF GARAGE.PDF
81 CLIFF HARDSCAPE.PDF
76 ORANGE ST CURB CUT.PDF
28 ORANGE ST COLOR CHANGE CHIMNEY.PDF
12 NEW ST FENCE.PDF
19 FAIRGROUND MOVE FROM 2 NOBADEER WY.PDF
2 NOBADEER MOVE TO 19 FAIRGROUNDS.PDF
3 AUSTIN FARM RD POOL HARDSCAPE.PDF
7A NEW LANE SPA BLUESTONE STONEWALL FENCE.PDF
39A MILK ST SPA PATIO.PDF
16 POLLIWOG POND RD SPA.PDF
69 HUMMOCK POND RD SPA HARDSCAPE.PDF
32 HINSDALE RD SHED.PDF
14 MEADOW DOOR CHANGE.PDF
38 HOOPER FARM ALTERATIONS MOVE.PDF
134 MIACOMET RD CABANA.PDF
6B ARROWHEAD ADDITION.PDF
47 CROOKED LN GARAGE STUDIO.PDF
28 NONANTUM MOVE COTTAGE ON SITE.PDF
30 POCOMO NEW DRIVEWAY GATE.PDF
33 CLIFF RD COTTAGE MOVE OFF TO 11 EQUATOR DR.PDF
11 EQUATOR DR MOVE ON FROM 33 CLIFF.PDF
78 SKYLINE DR POOL.PDF
19 NOBADEER FARM DEMO.PDF
33 CLIFF DEMO MOVE OFF DWELLING.PDF
33 CLIFF RD DEMO MOVE GARAGE.PDF
20 DERRYMORE POOL FENCE.PDF
43A UNION ST DEMO GARAGE.PDF
38 CLIFF RD NEW DRIVEWAY.PDF
17 MILLER LN POOL.PDF
7 BREWSTER RD NEW DWELLING.PDF

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSION

Ray Ford
Chairman

Diane Gibson
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 Victonia Ewing c/o Link 02554

AS AGENT FOR Rockbyrne LLC

STREET ADDRESS 30 Pocono Rd

MAP/PARCEL 14/76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 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.

Victonia Ewing — Signature

August 26, 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°: 14 PARCEL N°. 76

Street & Number of Proposed Work: 30 Pocomo Rd

Owner of record: ROCKBYRNEE LLC

Mailing Address: 26 driftway ln

Darien, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Tory Ewing c/o Link Permitting Design

Mailing Address: PO Box 1001

Nantucket, MA 02559

Contact Phone #: 508-221-8274 E-mail: linkO2559@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 garage infill & New window well

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: 2015

Original Builder:

REVISIONS* (describe)

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

garage infill and New window well

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 1x4 Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

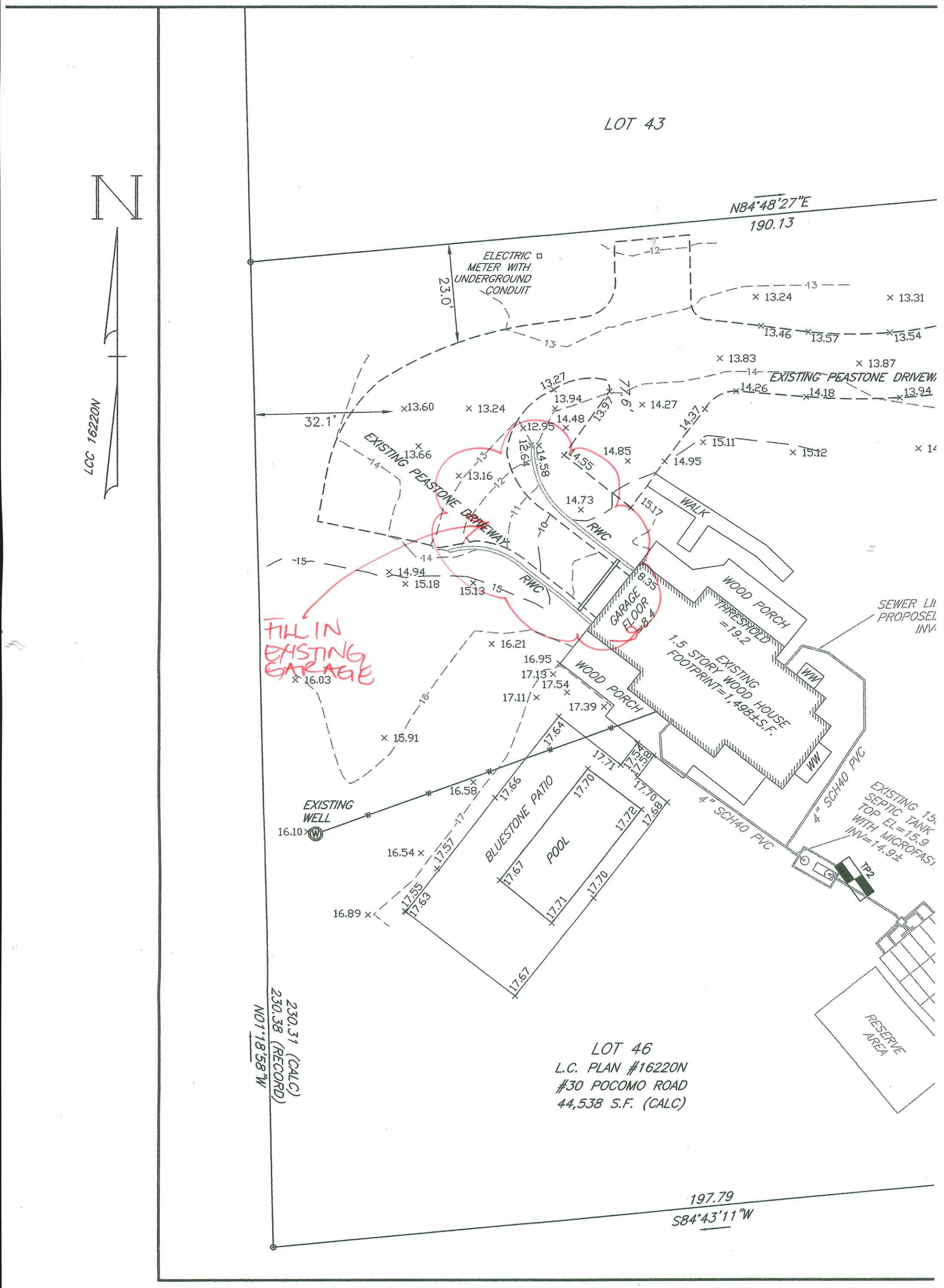
Trim White Sash White Doors _____

Deck _____ Foundation grey Fence _____ Shutters _____

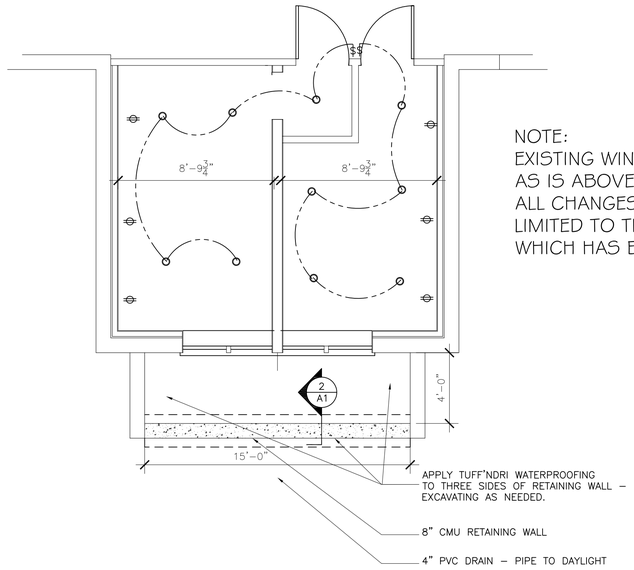
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

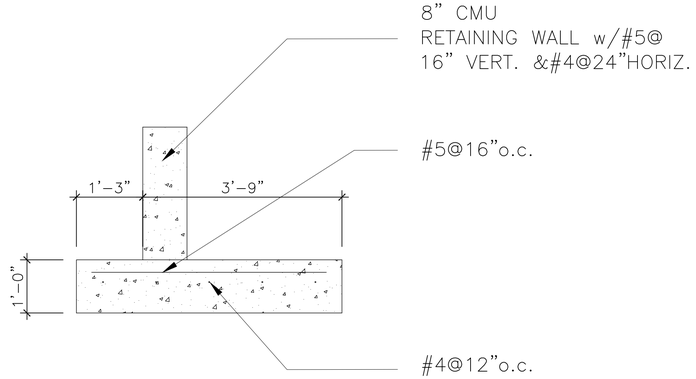


EXISTING CONDITIONS



NOTE:
EXISTING WING OF HOUSE TO REMAIN
AS IS ABOVE GRADE -
ALL CHANGES ARE BELOW GRADE AND
LIMITED TO THE SUBTERRANEAN GARAGE
WHICH HAS BEEN A FLOODING HAZARD

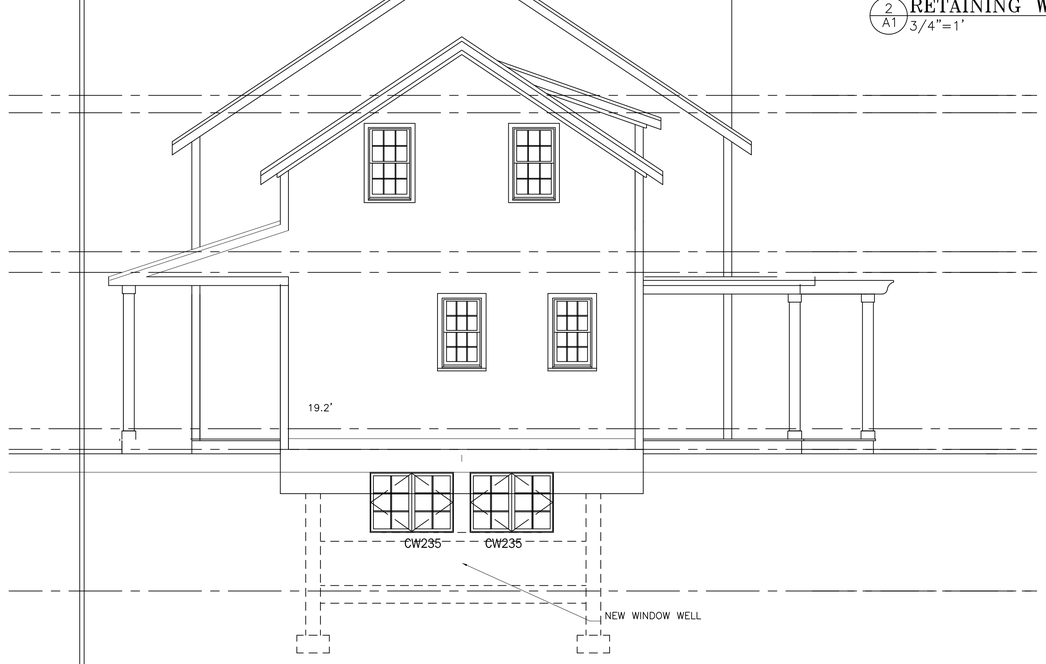
1/A1 FORMER GARAGE PLAN
1/4"=1'



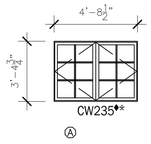
2/A1 RETAINING WALL DETAIL
3/4"=1'

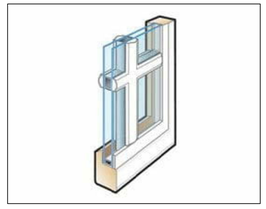


3/A1 EXISTING CONDITIONS PHOTOGRAPH
1/4"=1'



4/A1 FORMER GARAGE ELEVATION
1/4"=1'





WINDOW SCHEDULE:

	QTY	TYPE	MATERIAL	MANUFACTURER - MODEL NO.	R.O. WIDTH X HEIGHT	EXT. COLOR	MUNTINS	FINISH ON INTERIOR FROM MANUF.	REMARKS
Ⓐ	2	CASEMENT	VINYL	ANDERSEN CW235	3'-5 5/16"x4'-9"	WHITE	FDL w/ SPACER BAR	PAINTED	

GENERAL NOTES:

1) ALL WINDOWS SHALL BE INSTALLED AND FLASHED AS PER MANUF. INSTRUCTIONS.
2) SEE ELEVATIONS FOR THE DIRECTIONS OF WINDOW OPERATION.
3) ALL WINDOWS IN HAZARDOUS LOCATIONS SHALL HAVE TEMPERED GLAZING:
   A) IF WINDOW GLAZING IS LESS THAN 18" A.F.F.
   B) WINDOWS IN / OVER BATHTUBS & SHOWERS.
   C) WINDOWS OVER BUILT-IN WINDOW BENCHES.
   D) WINDOWS IN STAIRWAYS WHICH ARE IN REACH.
   E) WINDOWS LOCATED WITHIN A 24" RADIUS OF A DOOR JAMB.
4) EXTERIOR CASING: CEDAR OR BORAL, PTD.
5) CONTRACTOR TO PROVIDE JAMB EXTENSIONS AS REQUIRED TO ACCOMODATE VARYING WALL THICKNESSES.
6) GLAZING TYPE: LOW E II WITH ARGON GAS, INSULATED.
7) SCREENS: WHITE ALUMINUM, FULL SCREEN.
8) VERIFY ALL WINDOW SIZES IN FIELD BEFORE ORDERING.

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MAXIMILLIAN HAYDEN
ARCHITECT, INC.

These drawings are the property of the architect.

PROJECT TITLE:
NEW GARAGE & RENOVATIONS TO
30 POCOMO ROAD
NANTUCKET, MASSACHUSETTS

ZONE:	LUG3
BOOK/PAGE:	C0026718/0
LOT:	76
BLOCK:	14

MAXIMILLIAN HAYDEN
Architect, Inc.

984 Cherry Valley Road
Princeton, New Jersey
08540
PHONE 609-466-6966
CELL 609-577-2046
max@maxhaydenarchitect.com
www.maxhaydenarchitect.com

NJ LIC. NO. 21A100960600
PA LIC. NO. RA-013733-B

PROJECT NAME:	BYRNE
DATE:	12.12.22
SCALE:	AS NOTED
DRAWN BY:	MJH

REVISIONS:

1.5.23	
6.9.23	

FORMER GARAGE
PLAN &
ELEVATION
DWG TITLE:

A1
DWG #:



30 Pocono Rd



30 POCONO ROAD



30
POCONO
ROAD


30 Docomo
Road


30
POCONO
ROAD

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 024

Street & Number of Proposed Work: 40 ESSEX ROAD

Owner of record: ANDREW V. VORCE

Mailing Address: 40 ESSEX ROAD
NANTUCKET, MA 02554

Contact Phone #: 508-789-6814 E-mail: arvorce@icloud.com

AGENT INFORMATION (if applicable)

Name: LAURA CURCIARS

Mailing Address: PO BOX 1440
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: LCARINALIN@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. HDC-2022 09-7075

☐ 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 ✓ ADD DOOR AND BELOW GRADE STAIRS FOR BASEMENT ACCESS
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 4"x6" Columns/Posts: Round _____ Square _____

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front ✓ Rear ✓ Side 30" EXTERIOR

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE TIME Sash ☒ Doors ESSEX GREEN (TO MATCH OTHER DOORS)

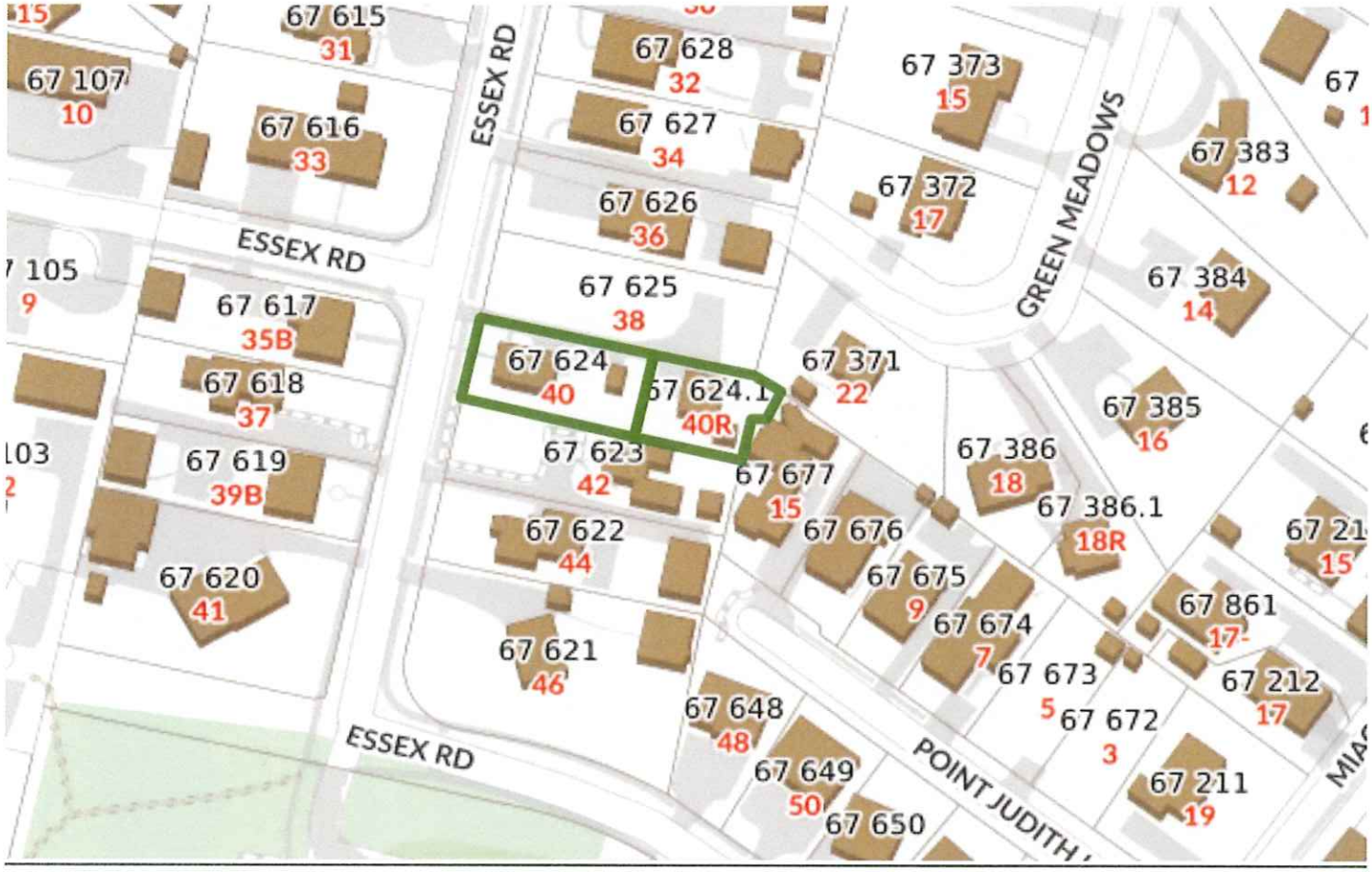
Deck _____ Foundation GRAY TIME Fence ~~_____~~ Shutters _____

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

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

Date 8/20/2024 Signature of owner of record _____ Signed under penalties of perjury

40 ESSEX ROAD – NEW BASEMENT WALK-DOWN 4' X 13' WITH 3' HIGH NTW RAILING





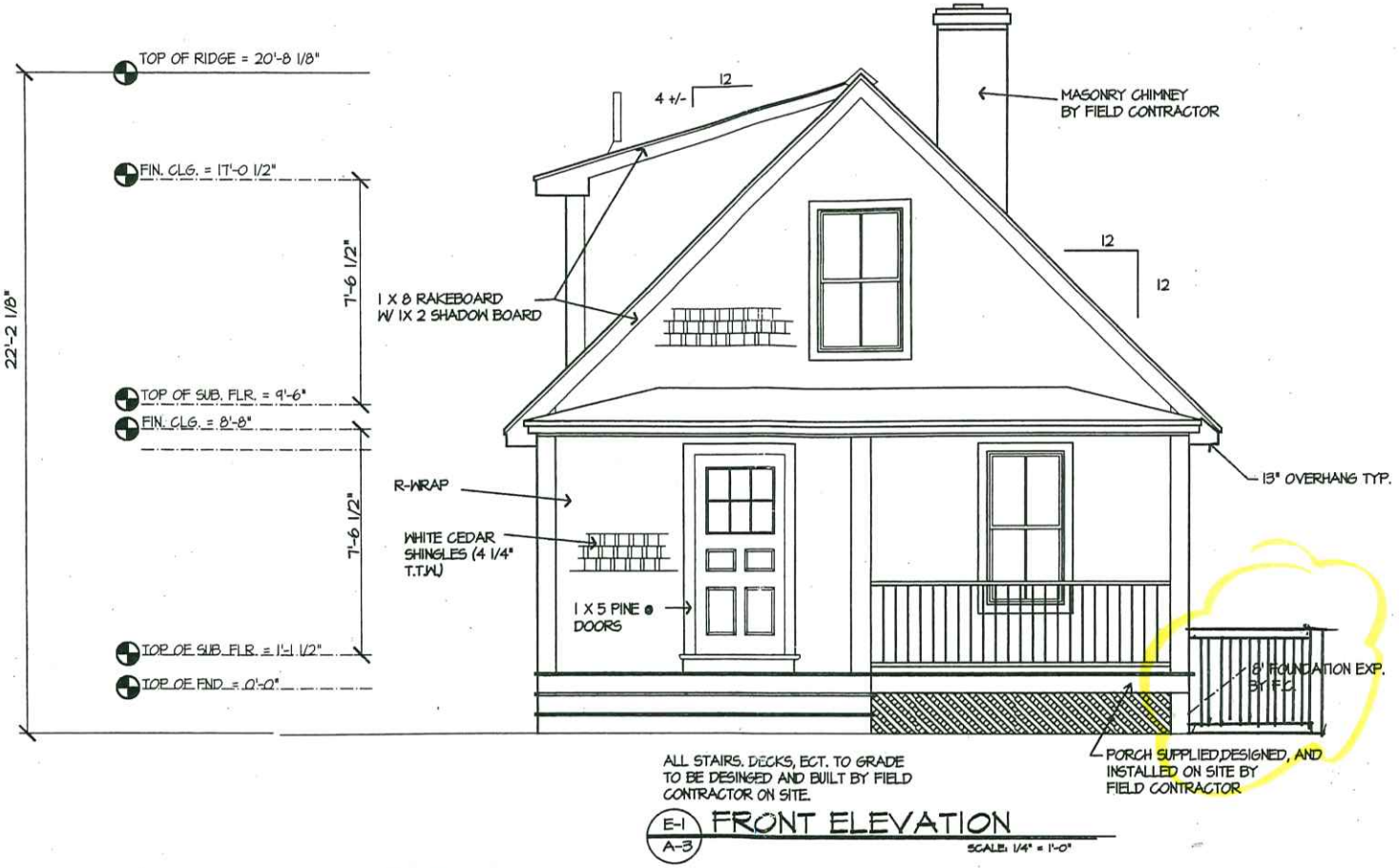
WEST-FRONT ELEVATION



SOUTH ELEVATION ON THE RIGHT – LOCATION OF WALK-DOWN NOT VISIBLE FROM ESSEX RD

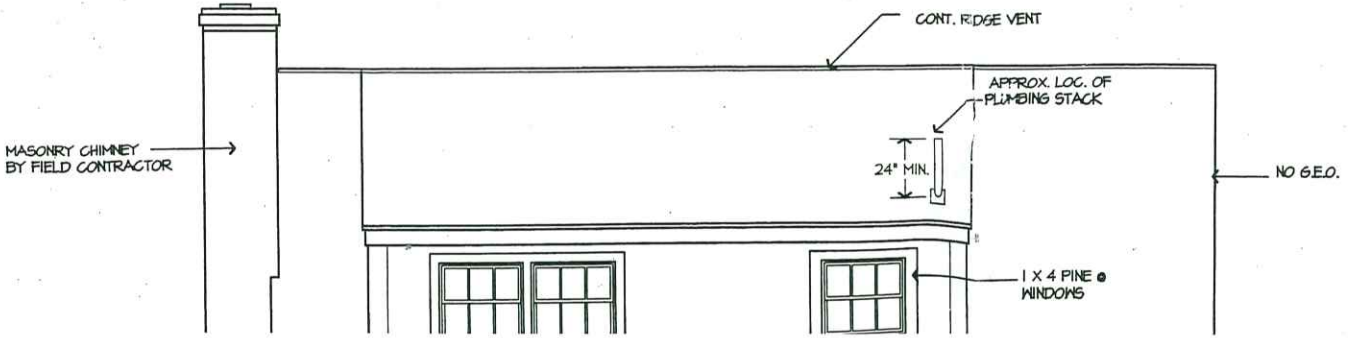






E-1 / A-3 FRONT ELEVATION

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



APPROV

Pan are reminded t

STAIRS TO BE DESIGNED AND BUILT ON SITE BY FIELD CONTRACTOR

E-3 / A-4 REAR ELEVATION

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



ALL STAIRS. DECKS, ECT. TO GRADE TO BE DESINGED AND BUILT BY FIELD CONTRACTOR ON SITE.

E-4 / A-4 RIGHT ELEVATION

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

13'X4' BASEMENT ACCESS WITH 4LT DOOR WITH BOTTOM PANEL-ANDERSEN FDL

APPROVED

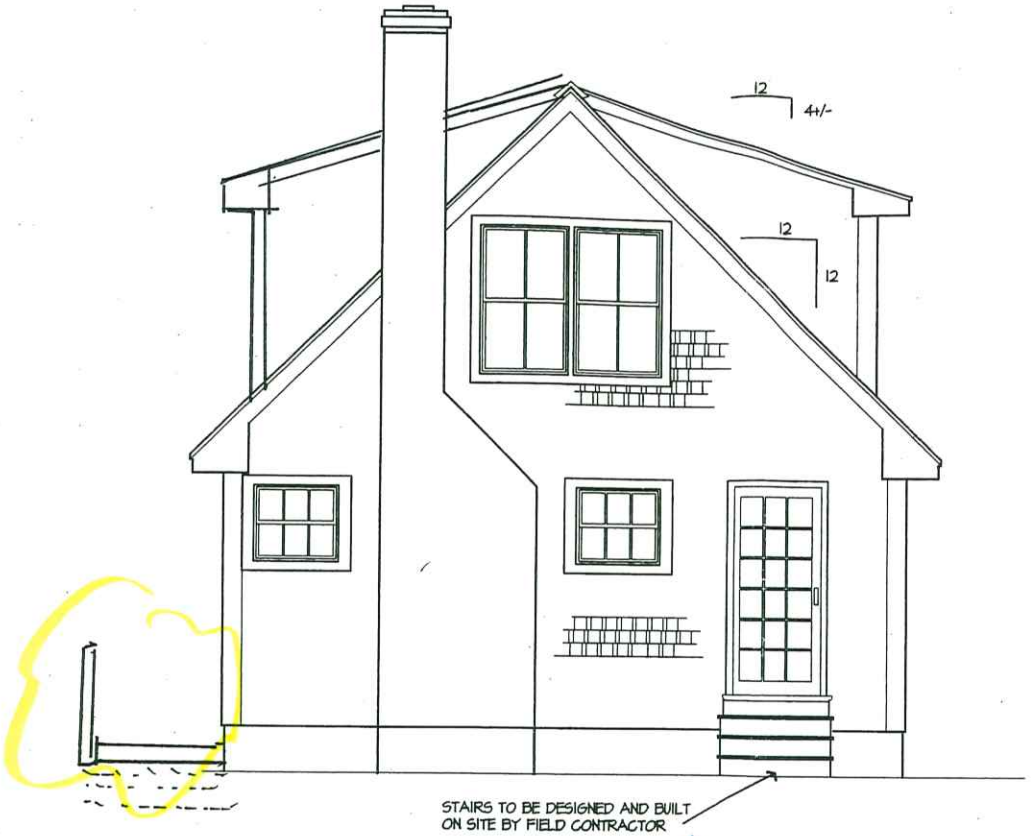
You are reminded that no changes may differ from your filed specifications without prior approval of the Commission.

31990

APR 21 1998

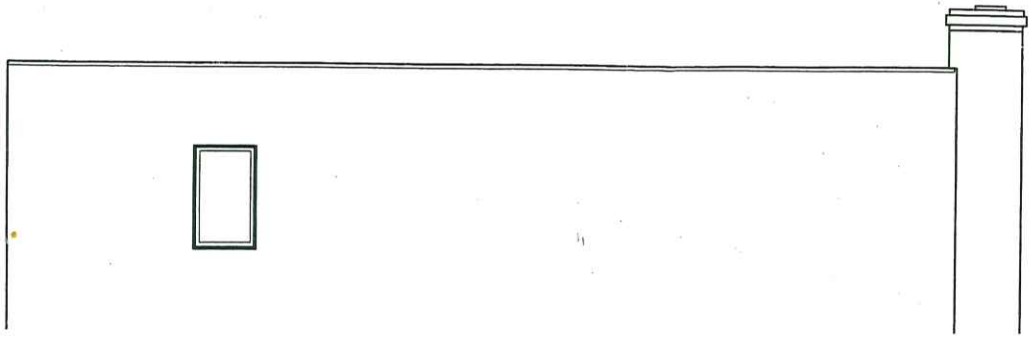
PROGRESS PRINT

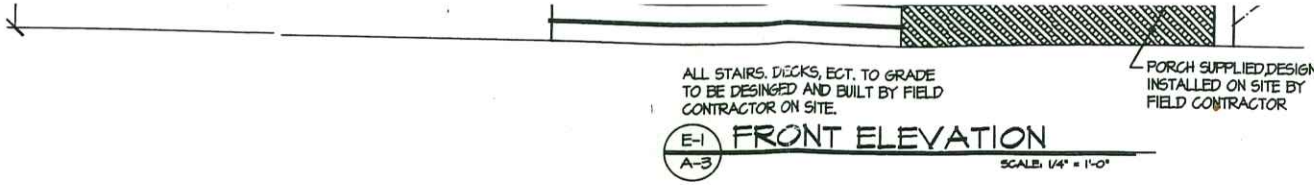
Not for Construction



E-3
A-4 REAR ELEVATION

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

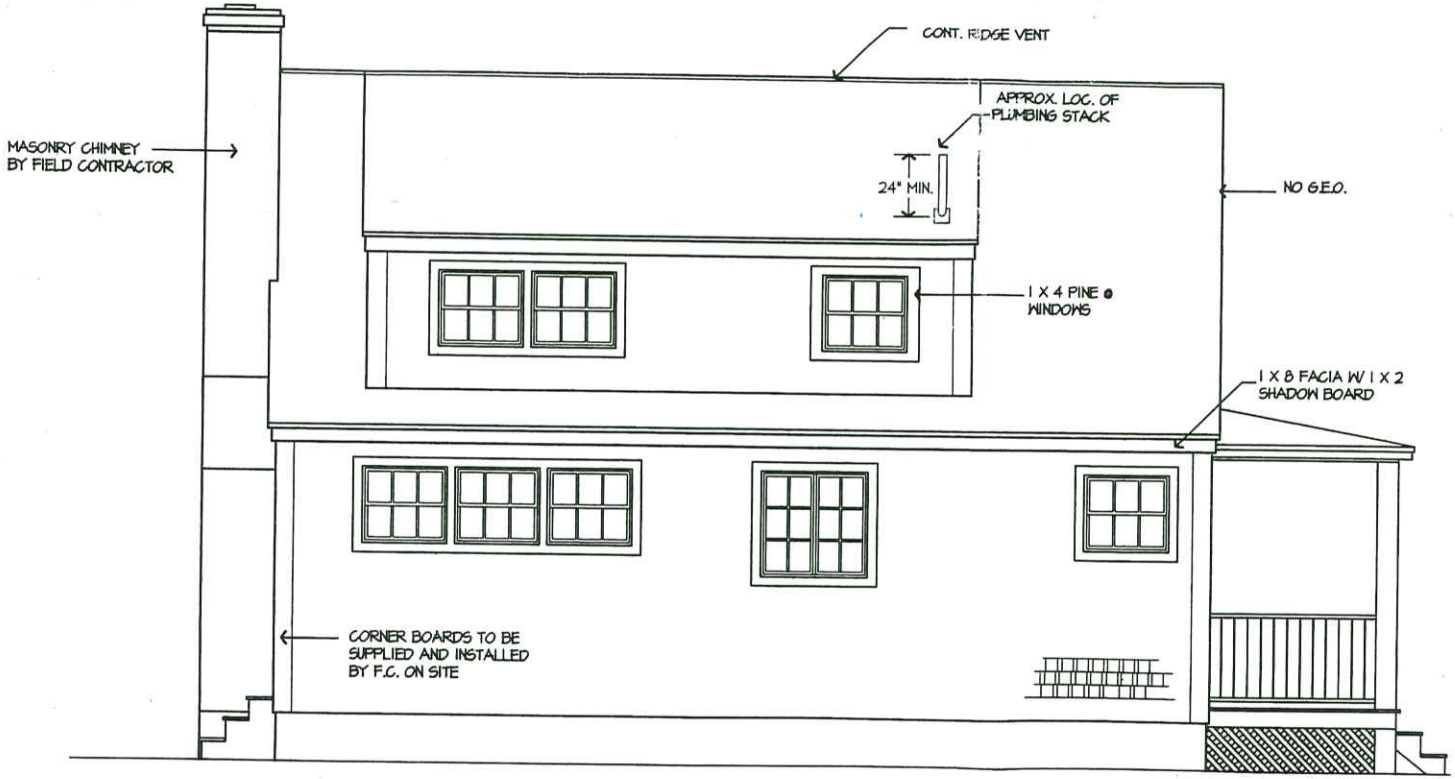




E-1 / A-3 FRONT ELEVATION

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

NO CHANGE



E-2 / A-3 LEFT ELEVATION

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

APPROVED

You are reminded that no work may differ from your filed specifications without prior approval of the Commission.

3990

APR 21 19[illegible]

PROGRESS PRINT

Not for Construction

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 33 PARCEL N°. 5

Street & Number of Proposed Work: 169 Eel Point Rd

Owner of record: Christopher Stavros Trust

Mailing Address: 786 Main St

Osterville, MA 02655

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nick Smart Energy

Mailing Address: 61 Old South 124 #500

Nantucket, MA 02554

Contact Phone #: 508-332-8605 E-mail: ben@nicksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 (144) all black PV modules for ground mounted array.

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Is there an HDC survey form for 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 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

Printed Name: _____

Customer Signature: _____ Trustee Date: 8/9/24
Printed Name: Christopher Stavros hdcsubmissions@nantucket-ma.gov
Trustee

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: 169 Eel Point

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 _____ Trustee NFI Realty Trust

Name Christopher Stavros

Date 8/9/24

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 Christopher Stavros Trust

STREET ADDRESS 169 Eel Point Rd

MAP/PARCEL 33 / 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

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.

Signature 8/26/24
Date

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

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

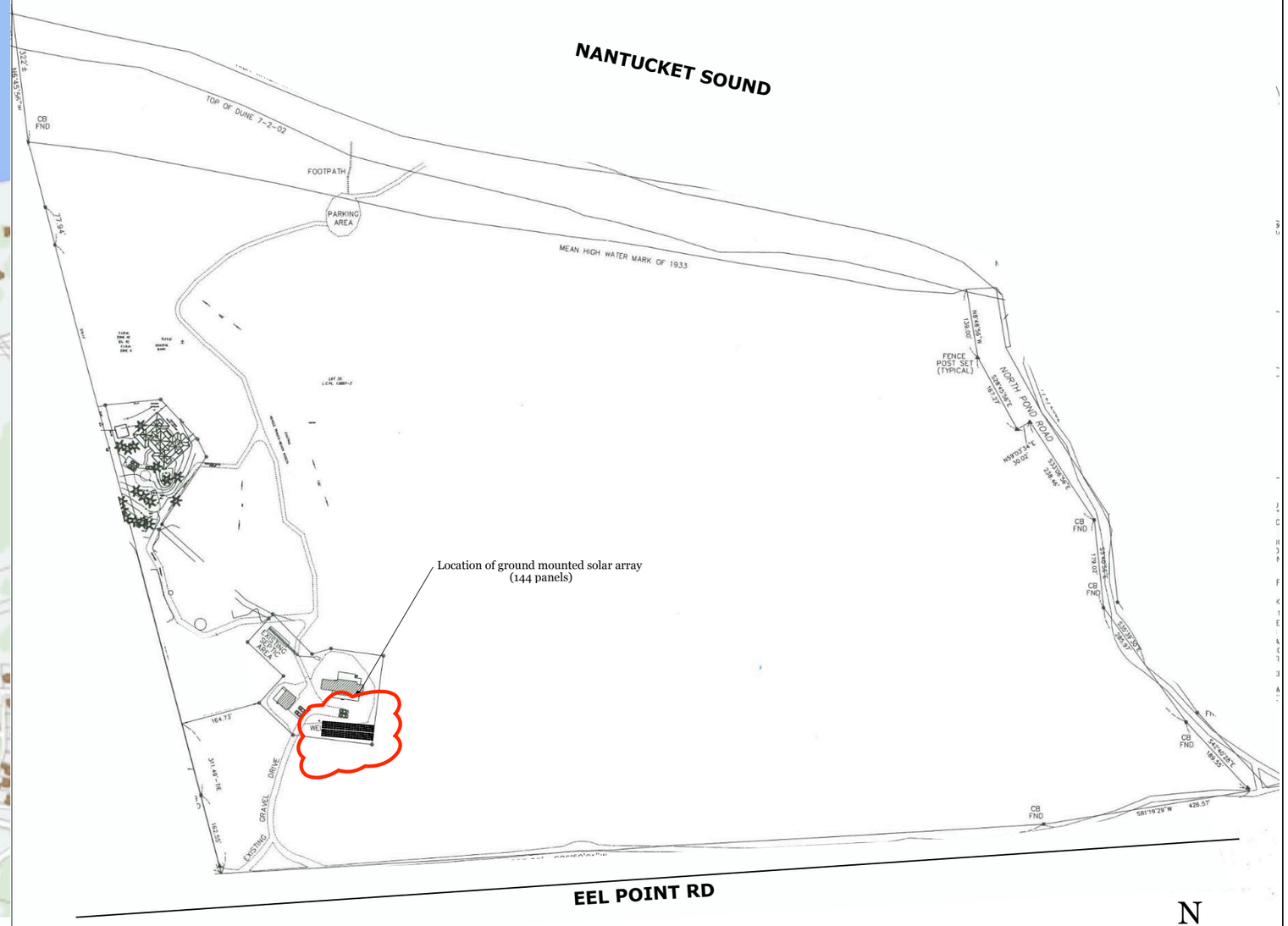
(initial to indicate read and understand)

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.**



Locus Map
Scale: Not to scale

Zoning Class: LUG-3
Front Setback: 35ft
Side/Rear Setback: 20ft



Site Plan
Scale: 1" = 250”

ACK SMART
(508) 257-1786
www.ACKsmart.com

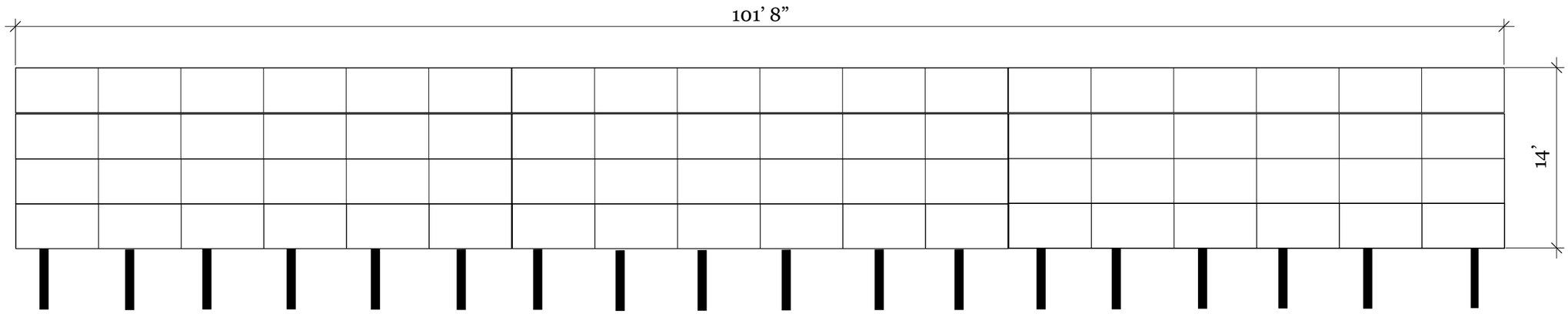
GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
61.20kW DC, 50kW AC

Owner:	Stavros Christopher TRST
Site Address:	169 Eel Point Rd
City, State, Zip:	Nantucket, MA 02554
Map: 33	Parcel: 5

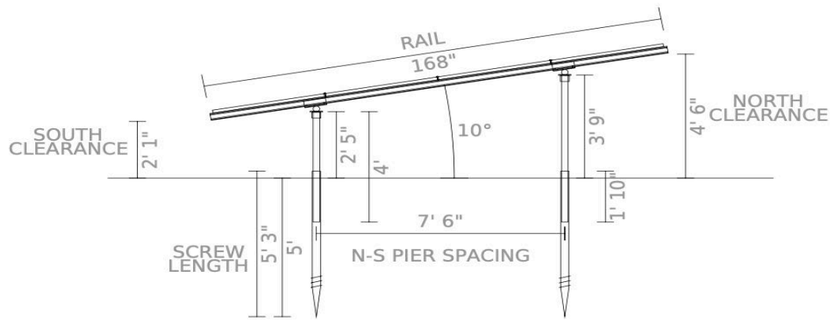
		REMARKS
1	8/14/2024	Submitted for HDC & permitting review.
2		
3		
4		
5		

PV 01



FRONT VIEW

Scale: 1’ = 8’



SIDE VIEW

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

Ground-mounted Solar Array
61.20kW DC, 50kW AC

Owner:	Stavros Christopher TRST
Site Address:	169 Eel Point Rd
City, State, Zip:	Nantucket, MA 02554
Map: 33	Parcel: 5

REMARKS		
1	8/14/2024	Submitted for HDC & permitting review.
2		
3		
4		

PV 02



Panels will not be visible from public way



PHOTO A



PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
61.20kW DC, 50kW AC

Owner:	Stavros Christopher TRST
Site Address:	169 Eel Point Rd
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Map: 33	Parcel: 5

REMARKS		
1	8/14/2024	Submitted for HDC & permitting review.
2		
3		
4		

PV 03

Q.TRON BLK M-G2+ SERIES

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

PRELIMINARY

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

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

A reliable investment

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

Enduring high performance

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

Extreme weather rating

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

Innovative all-weather technology

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

The most thorough testing programme in the industry

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

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

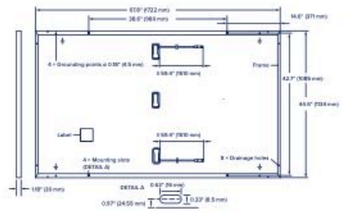
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

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

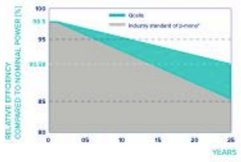


Electrical Characteristics

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

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

Qcells PERFORMANCE WARRANTY

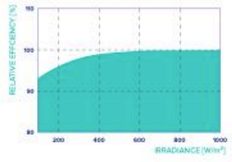


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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

PERFORMANCE AT LOW IRRADIANCE



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

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

Properties for System Design

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

[3] See Installation Manual

Qualifications and Certificates

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

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

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

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

Ground-mounted Solar Array
61.20kW DC, 50kW AC

Owner:	Stavros Christopher TRST
Site Address:	169 Eel Point Rd
City, State, Zip:	Nantucket, MA 02554
Map: 33	Parcel: 5

	REMARKS	
1	8/14/2024	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°: 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

Is there an HDC survey form for 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

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

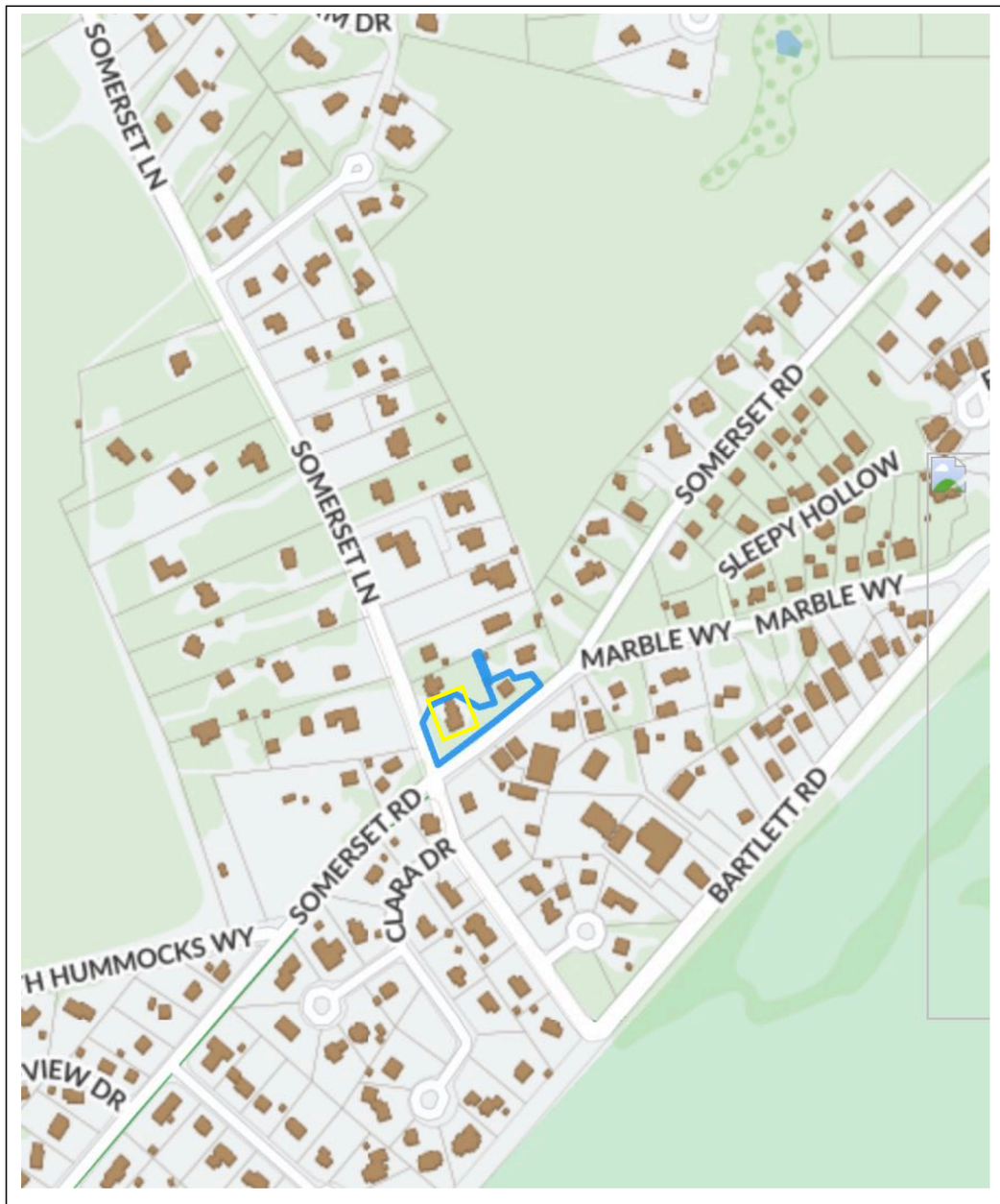
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

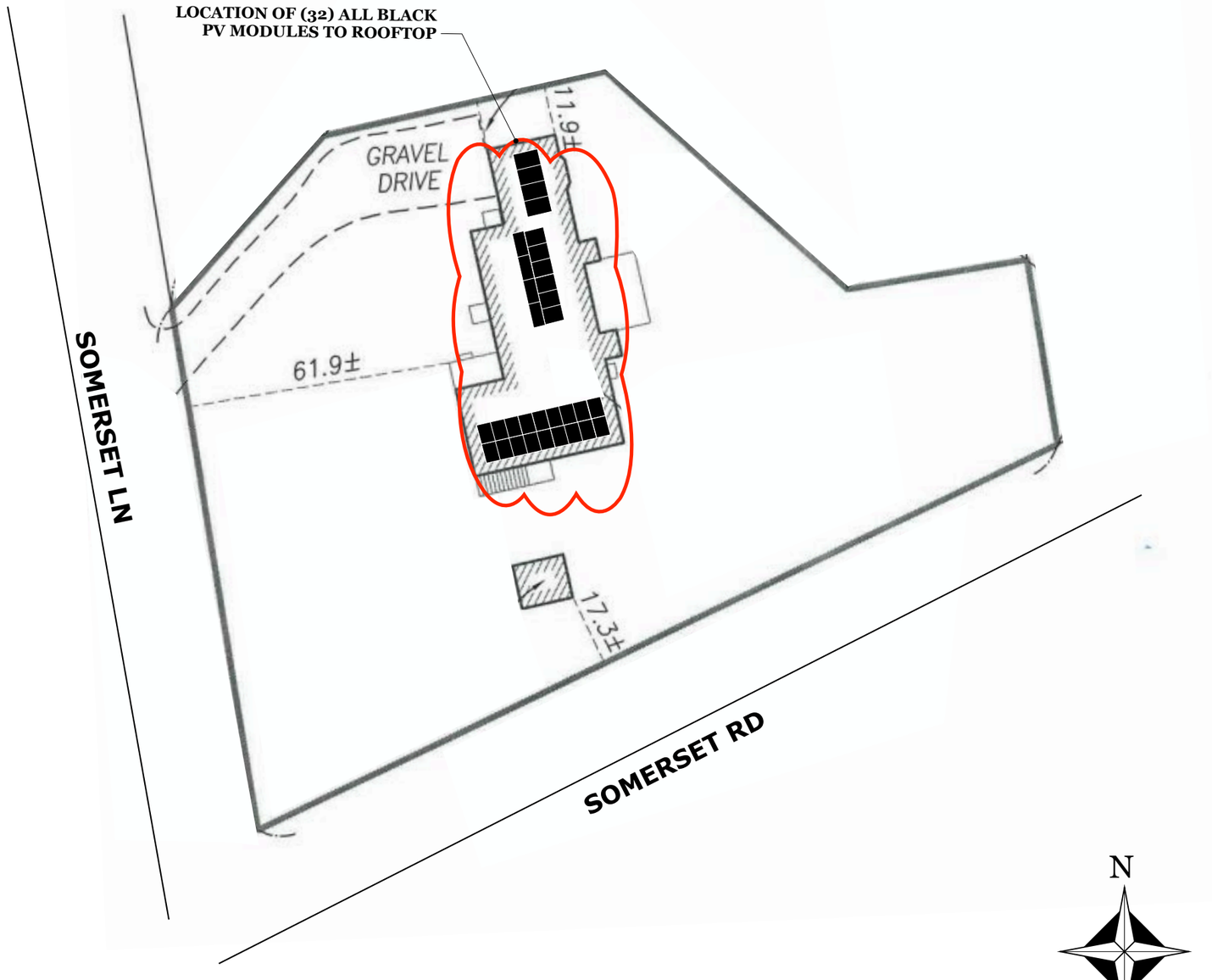
Signature

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

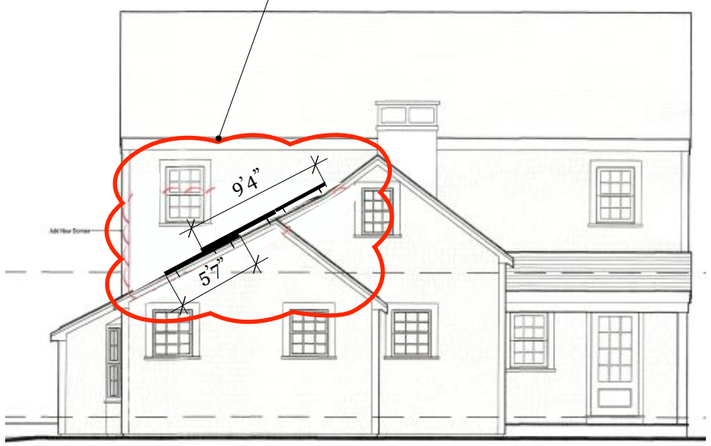
ROOFTOP SOLAR ARRAY
13.6kW DC, 10kW AC

Owner:	Cameron 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		

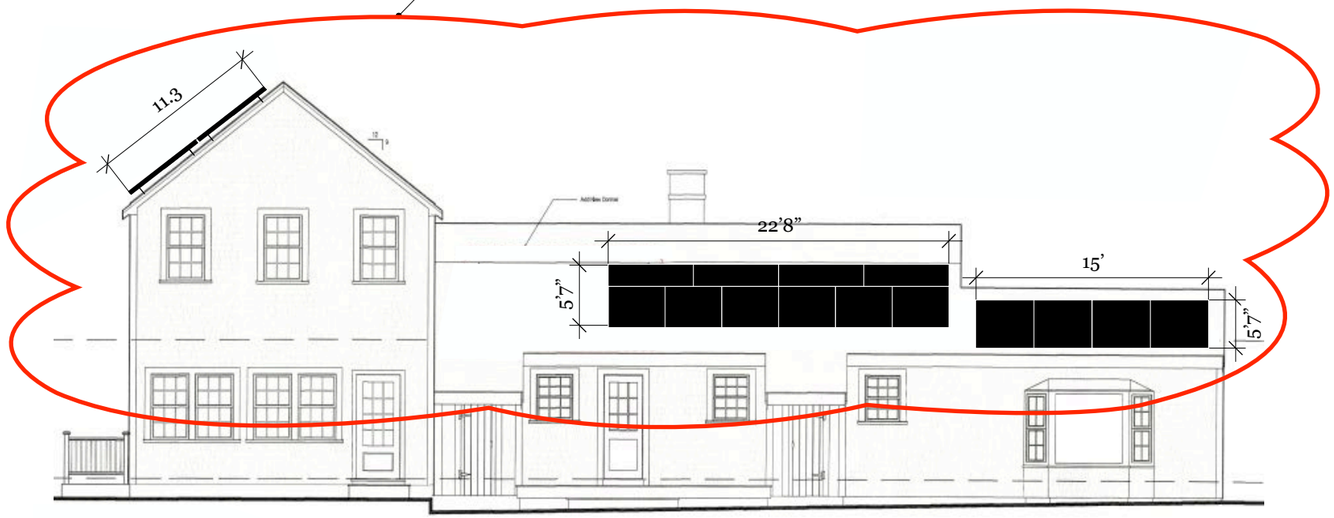
PV 01

PROPOSED LOCATION OF (14 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP



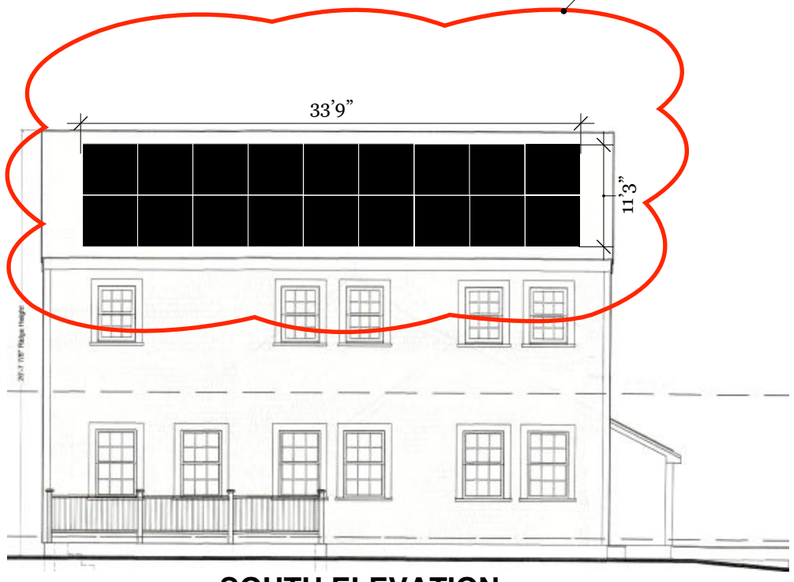
NORTH ELEVATION

PROPOSED LOCATION OF (32) ALL BLACK PV MODULES TO FIELD ROOFTOP



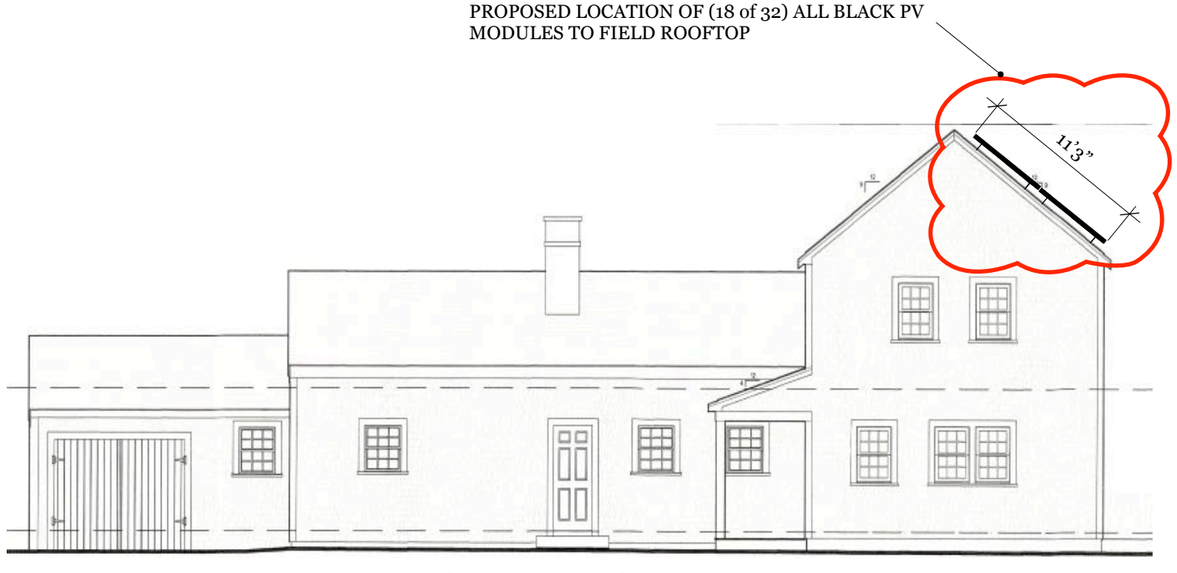
EAST ELEVATION

PROPOSED LOCATION OF (18 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP



SOUTH ELEVATION

PROPOSED LOCATION OF (18 of 32) ALL BLACK PV MODULES TO FIELD ROOFTOP



WEST ELEVATION

Scale: 1"= 10'

0 5 10

ACK SMART
(508) 257-1786
www.ACKsmart.com

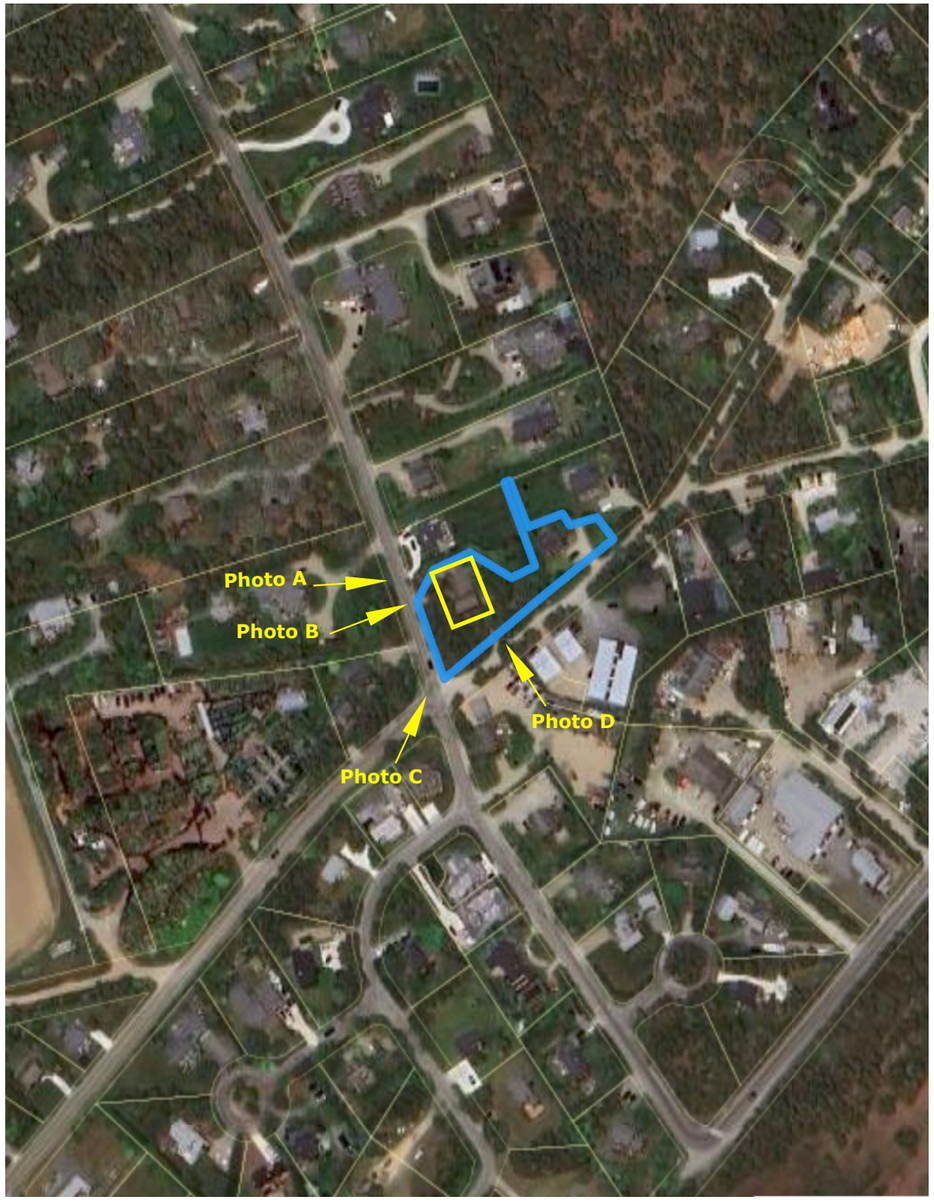
ELEVATIONS

ROOFTOP SOLAR ARRAY
13.6kW DC, 10kW AC

Owner:	Cameron 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, 10kW AC

Owner:	Cameron 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

PRELIMINARY

410 - 430 Wp | 108 Cells
22.4 % 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 22.4 %.

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)

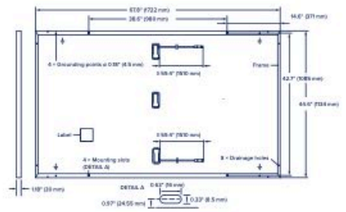
The ideal solution for:

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

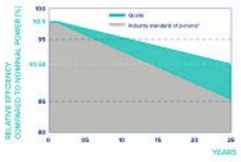


Electrical Characteristics

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

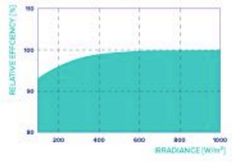


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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_2022-05_Rev01_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
13.6kW DC, 10kW AC

Owner:	Cameron 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

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

16 Easton Street.
Hardscape

Steven
Abby
Val
Angus

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: 9/5/24
	HDC Case Number (ie HDC2020-05-0265): 2024-
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	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: 9/5/24

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°: 42.1.4 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: _____ Decks/Patio: Size: 20' x 15' ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: 36' x 16' ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and 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.

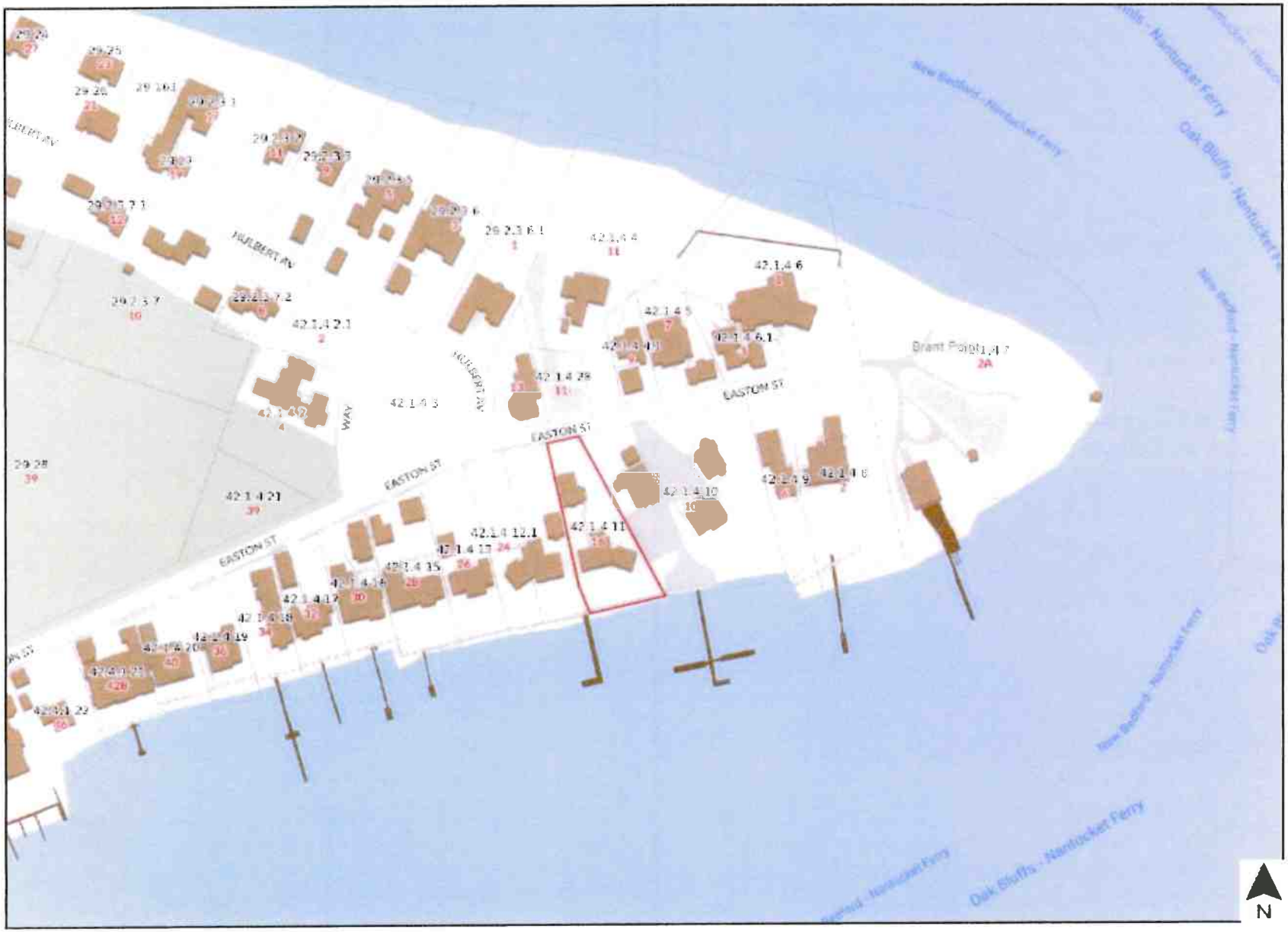
COLORS

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

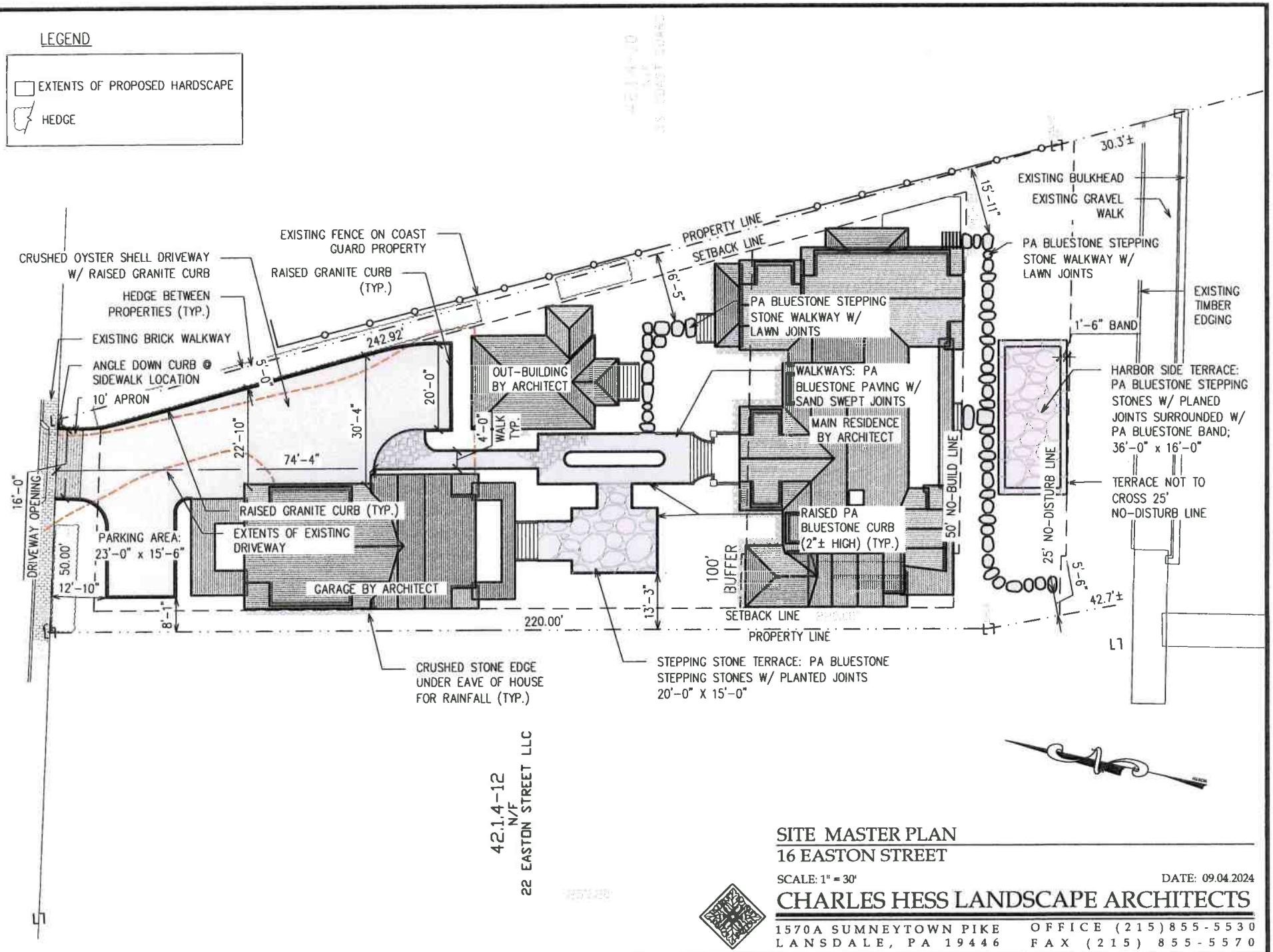
* Attach manufacturer's color samples if color is not from HDC approval list.

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

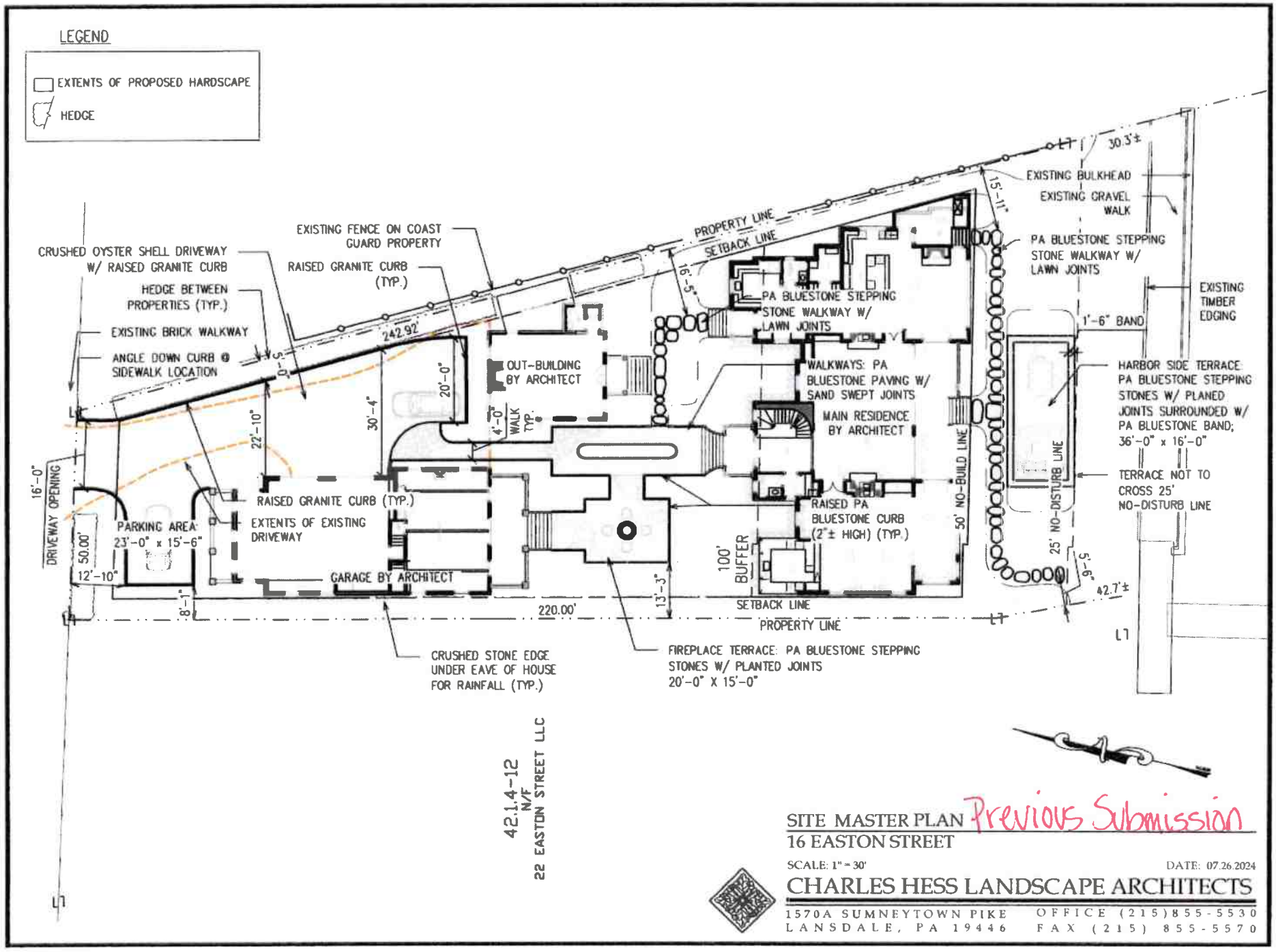


SITE MASTER PLAN
16 EASTON STREET

SCALE: 1" = 30'

DATE: 09.04.2024

CHARLES HESS LANDSCAPE ARCHITECTS
1570A SUMNEYTOWN PIKE
LANSDALE, PA 19446
OFFICE (215)855-5530
FAX (215) 855-5570



SITE MASTER PLAN Previous Submission

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

September 6, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, BUT 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

9/5/24
Date

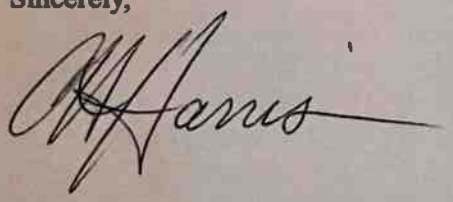
Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

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,



Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

Meeting Minutes

Project Address:
30 Russells Way

Date of Meeting:
13/08/24

Sitting Board:
New regular board

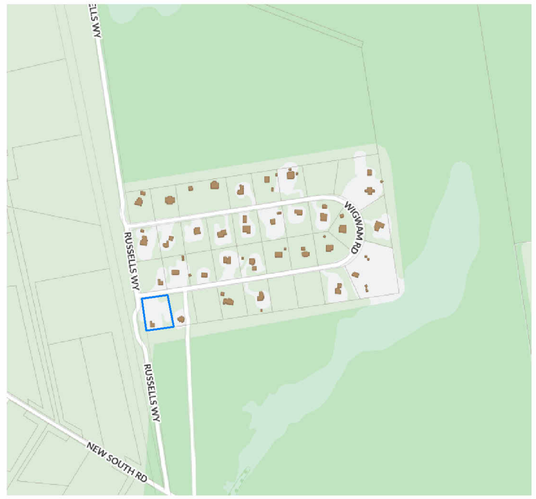
Motion:
Hold for Revisions (request additional site information).

Meeting Notes:
-Requested additional information on site work
-Comments around East elevation.

NELSON

Guest House

30 Russells, Nantucket, MA

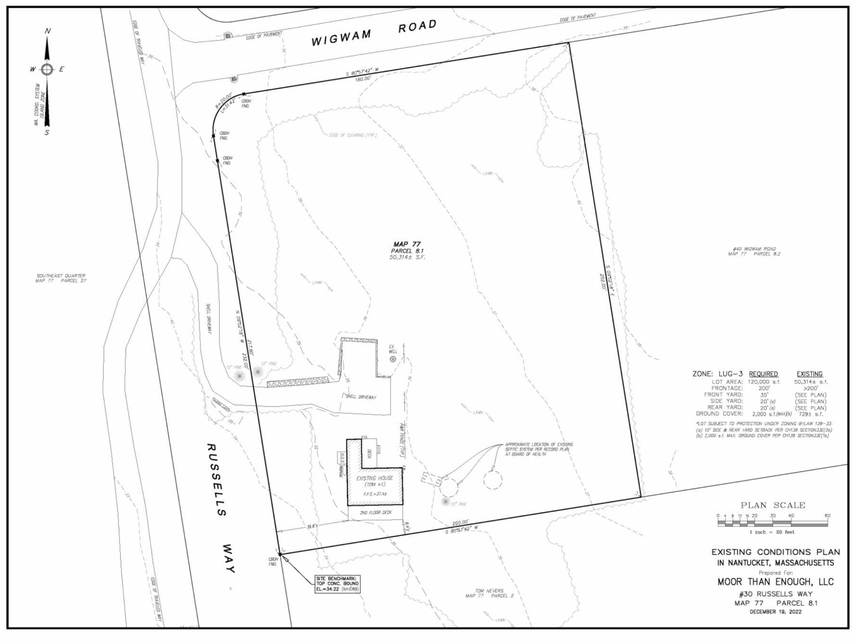


Ground Coverage Summary

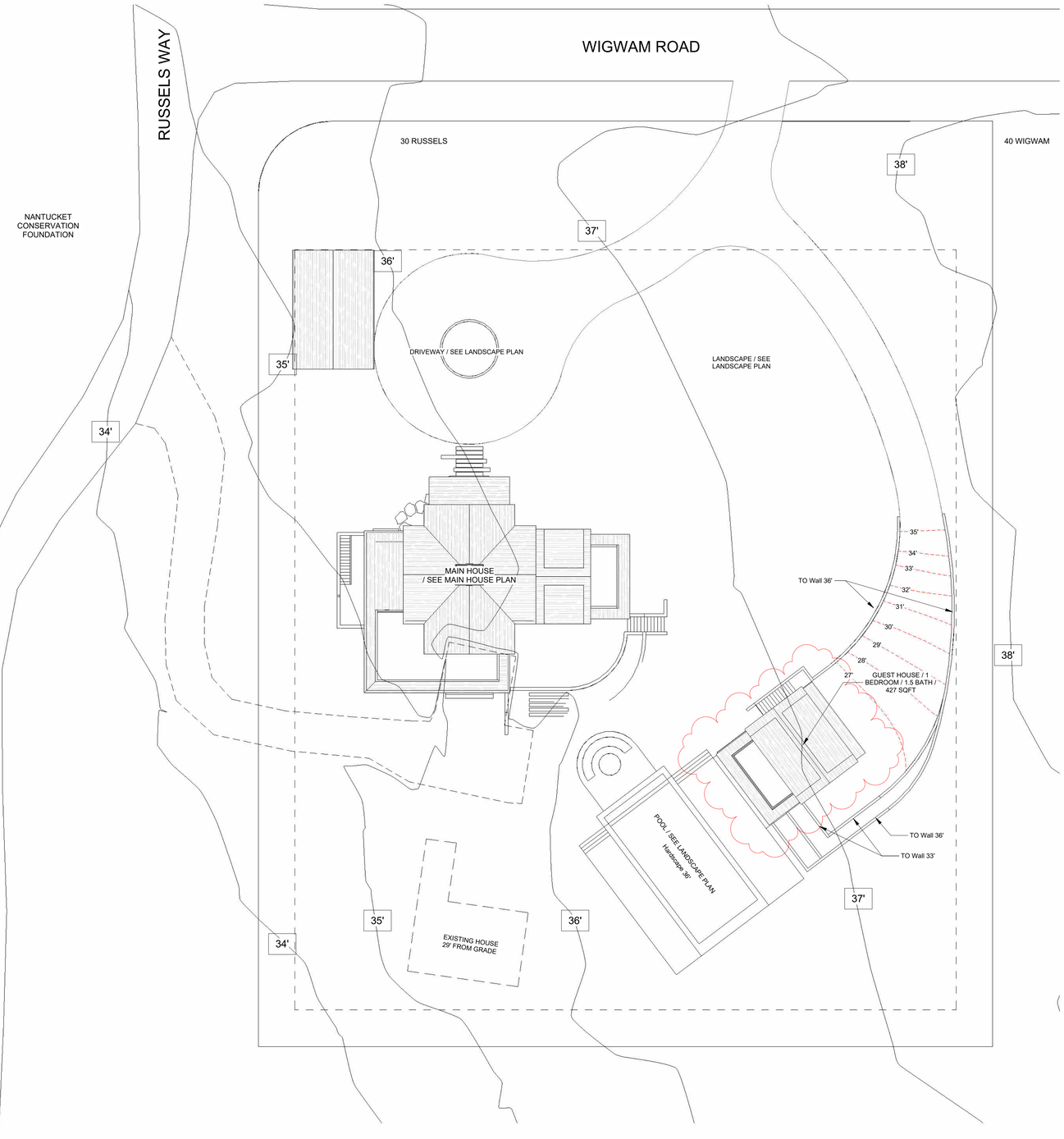
Allowable Ground Coverage	2000 SF
Existing GC	0 SF
Remaining	2000 SF
Main House	1571 SF
Guest House	427 SF
Pool House	00 SF
Exempt Shed	200 SF

Zoning Information

Map: 77
Parcel: 8.1
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Lot Area: 50,314 SF



Certified Survey



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

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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC0 Cover

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC0

8/21/2024 5:13:50 PM

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1. Intersection of Wigwam and Russels



2. Turn onto Wigwam Rd



3. View From Wigwam Rd



4. View From Wigwam Rd



5. View From Russels Wy



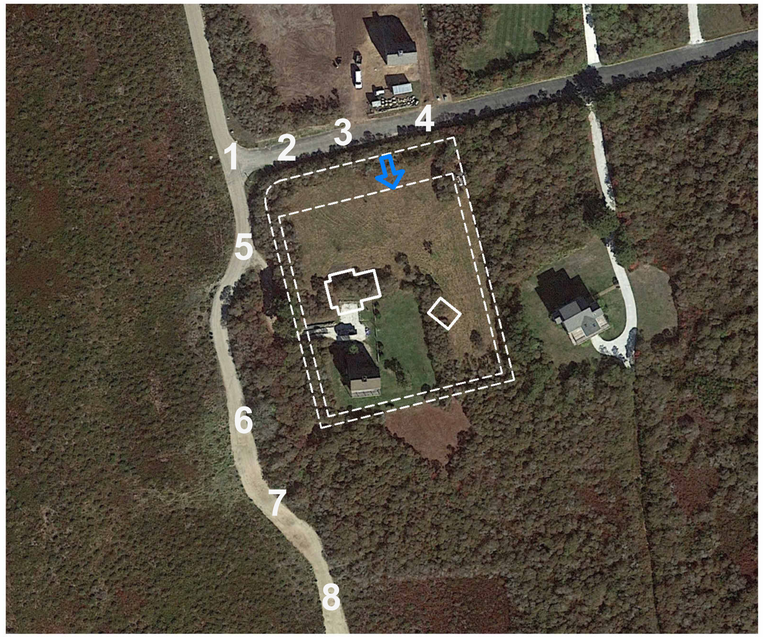
6. View From Russels Wy

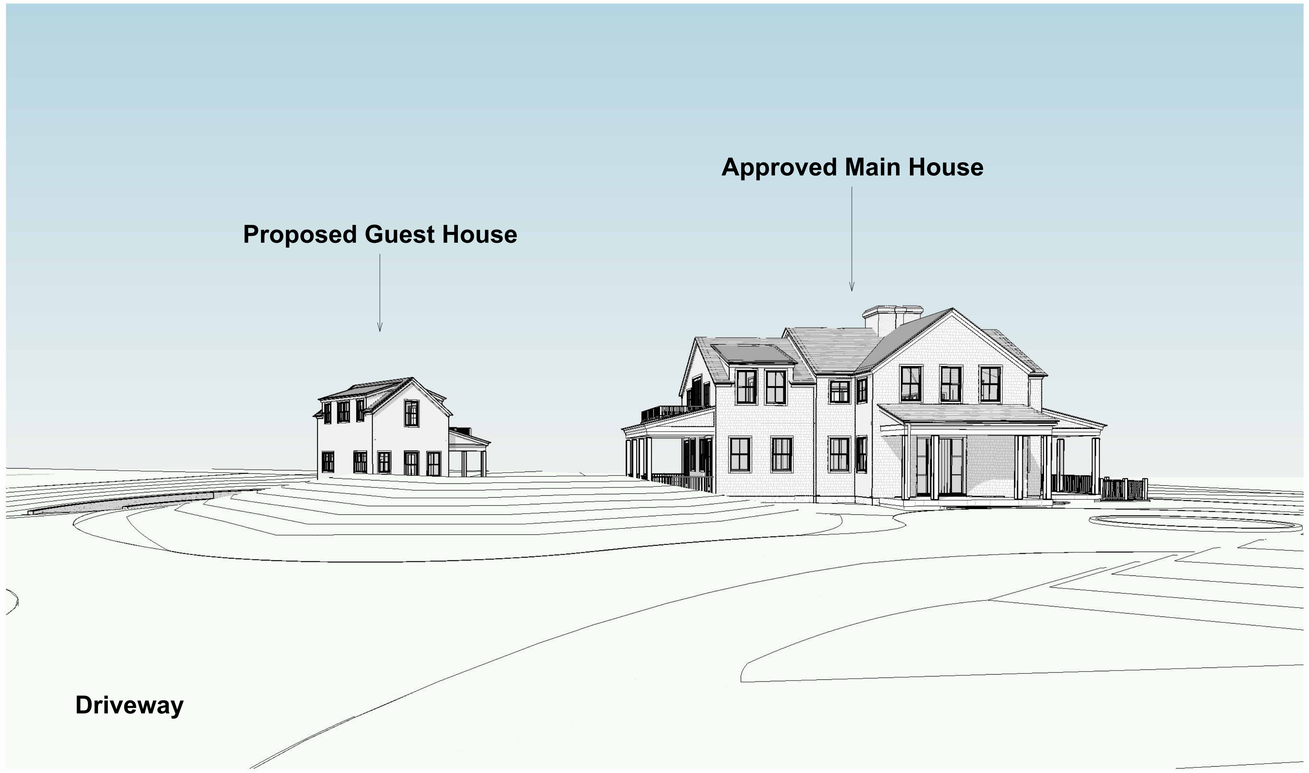


7. View From Russels Wy



8. View From Russels Wy





*Perspective Indicated by Blue Arrow In Locus

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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC1 Context

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC1

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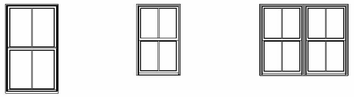


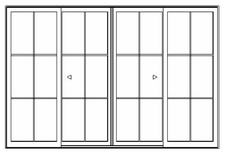
A B B2

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

Window Schedule - HDC						
Type Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
A	Marvin Windows and Doors	ELDH3660	3'-0 1/2"	5'-0 1/4"	Black	
B	Marvin Windows and Doors	ELDH3048	2'-6 1/2"	4'-0 1/4"	Black	
B2	Marvin Windows and Doors	ELDH3048	5'-0 1/4"	4'-0 3/8"	Black	

Base Window Specifications

Interior Finish: Primed
Hardware: Traditional, satin nickel
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



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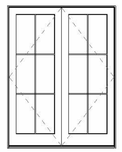

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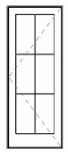

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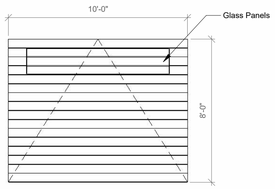


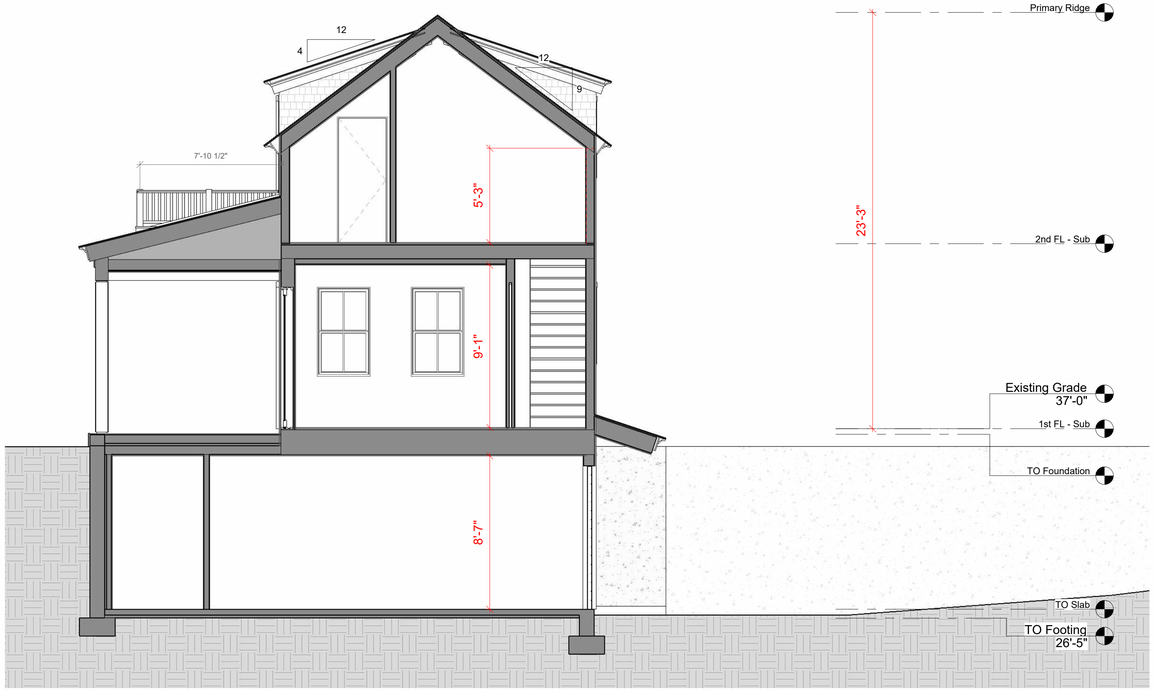
Custom Garage Door

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

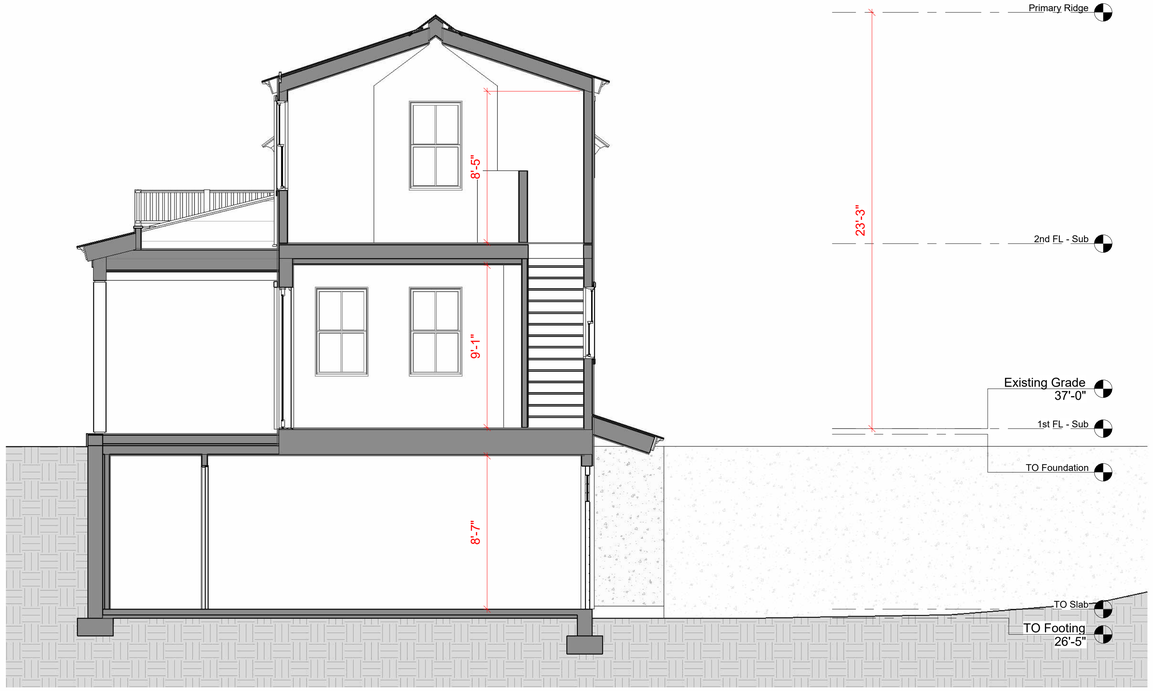
Door Schedule - HDC						
Mark	**Manufacturer**	**Model**	**Rough Width**	**Rough Height**	**Finish**	**Comments**
01	Marvin Windows and Doors	UMSDPKT30080_PXXXXX-XXXXXP	21'-10"	7'-11 7/32"	Black	
02	Marvin Windows and Doors	CUOFD6080	6'-1 5/8"	8'-0"	Black	
07	Custom Garage Door	Custom				
08	Custom Garage Door	Custom				
10	Marvin Windows and Doors	CUIFD3076	3'-2 7/16"	7'-6 1/2"		

Base Door Specifications

Interior Finish: Primed
Hardware: Transitional Style, satin nickel or ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh with interchangeable storm panel
Sill: Mahogany or gray Sill & white weather stripping on white doors
Glass: Dual pane, insulated, low-E glass
Impact Protection: Structural plywood panels cut to fit each assembly labeled and stored on site with associated hardware and scheduled for installation when necessary.



1 HDC - Section 1
1/4" = 1'-0"



2 HDC - Section 2
1/4" = 1'-0"

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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC2 Doors and Windows

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC2

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ARCHITECTURE
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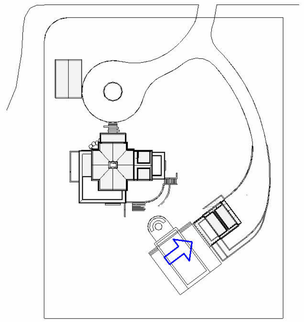
HDC Submission

Original Submission



Previous Submission





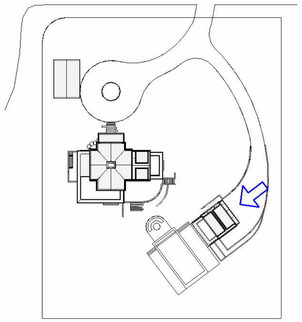
Site Plan

Original Submission



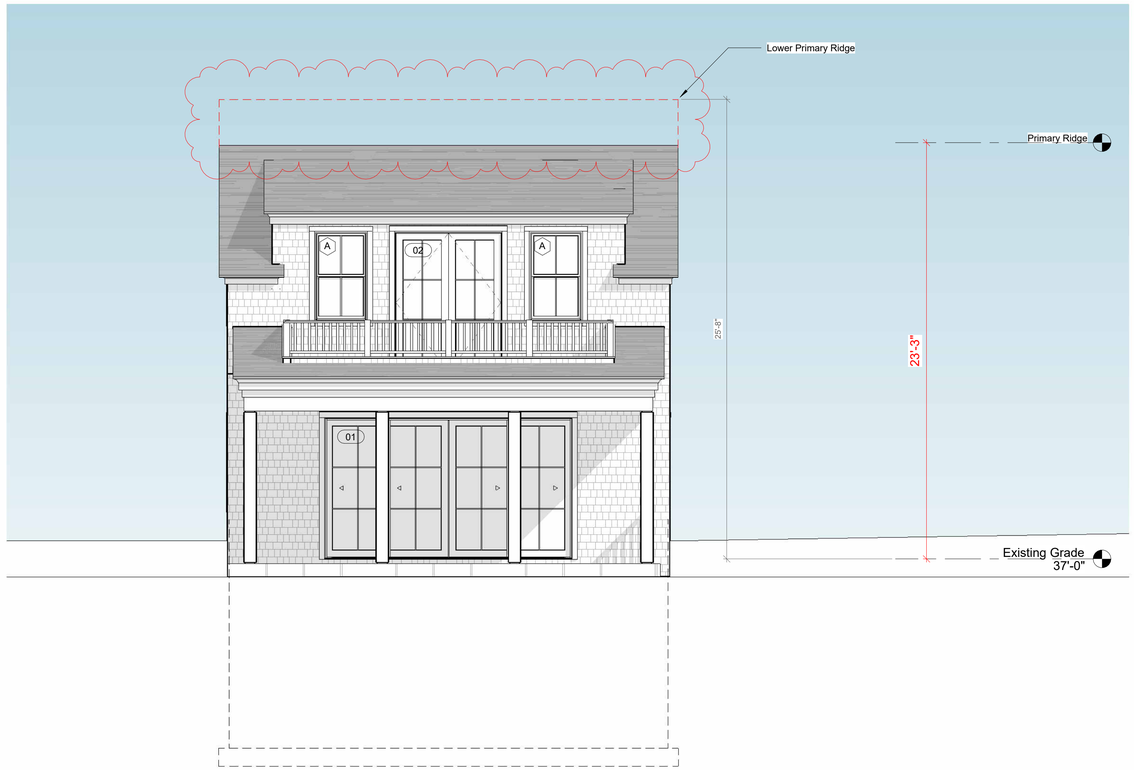
Previous Submission





Site Plan

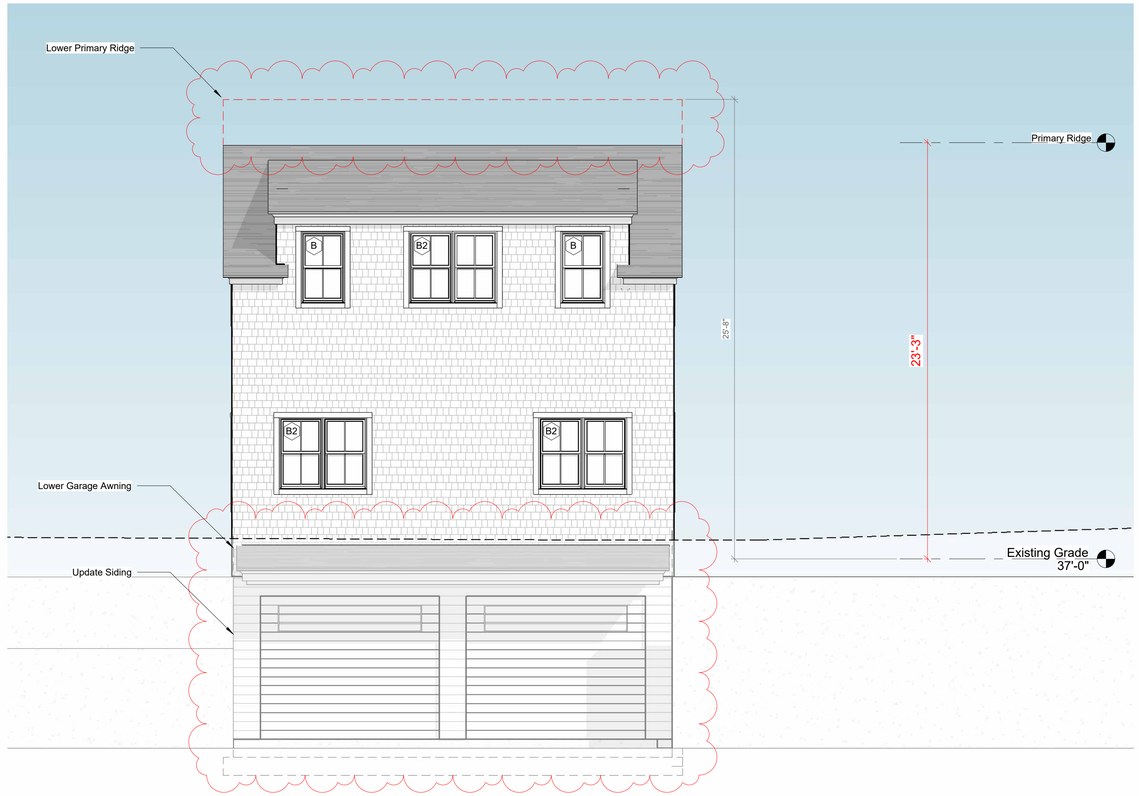
Current Submission



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

Current Submission



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

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC3 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC3

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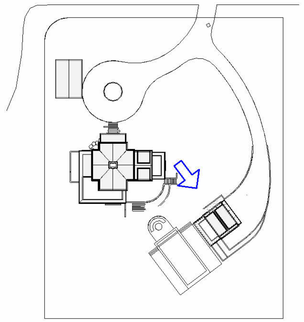
Original Submission



Previous Submission





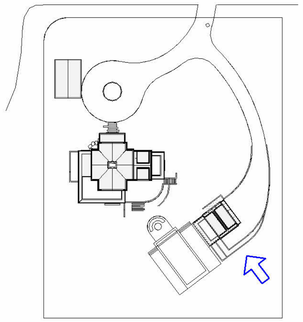
Site Plan

Original Submission



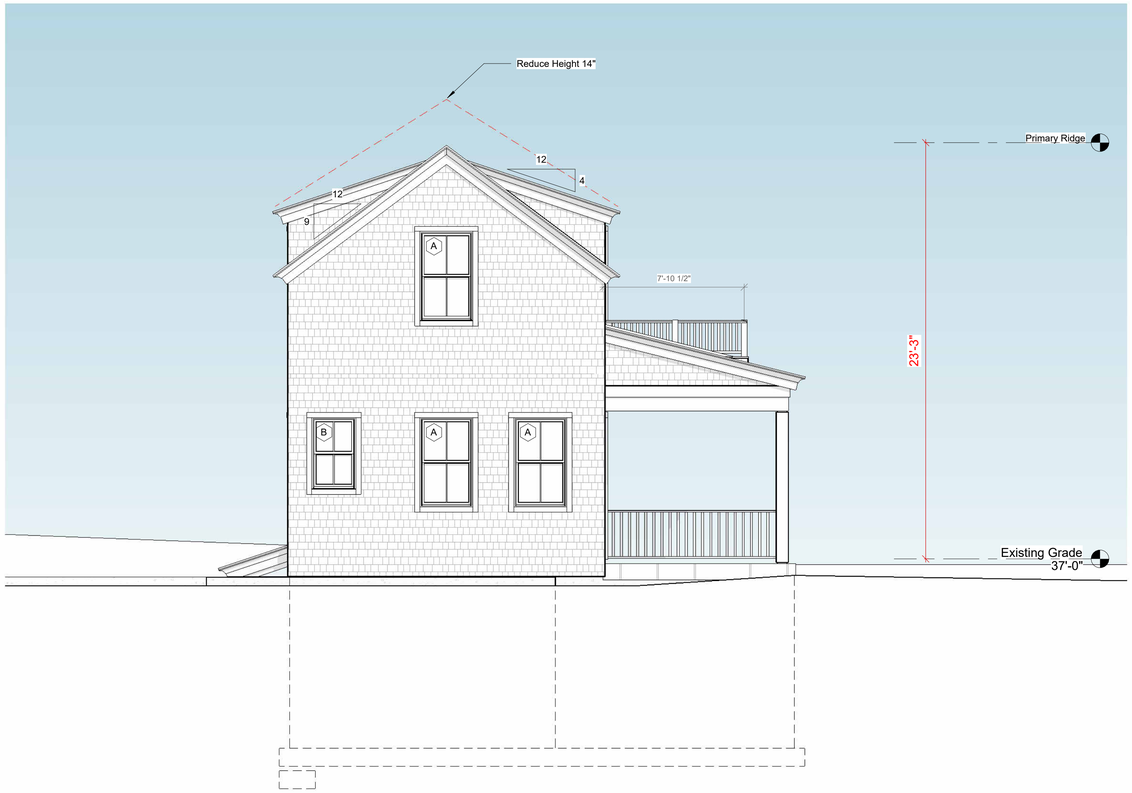
Previous Submission





Site Plan

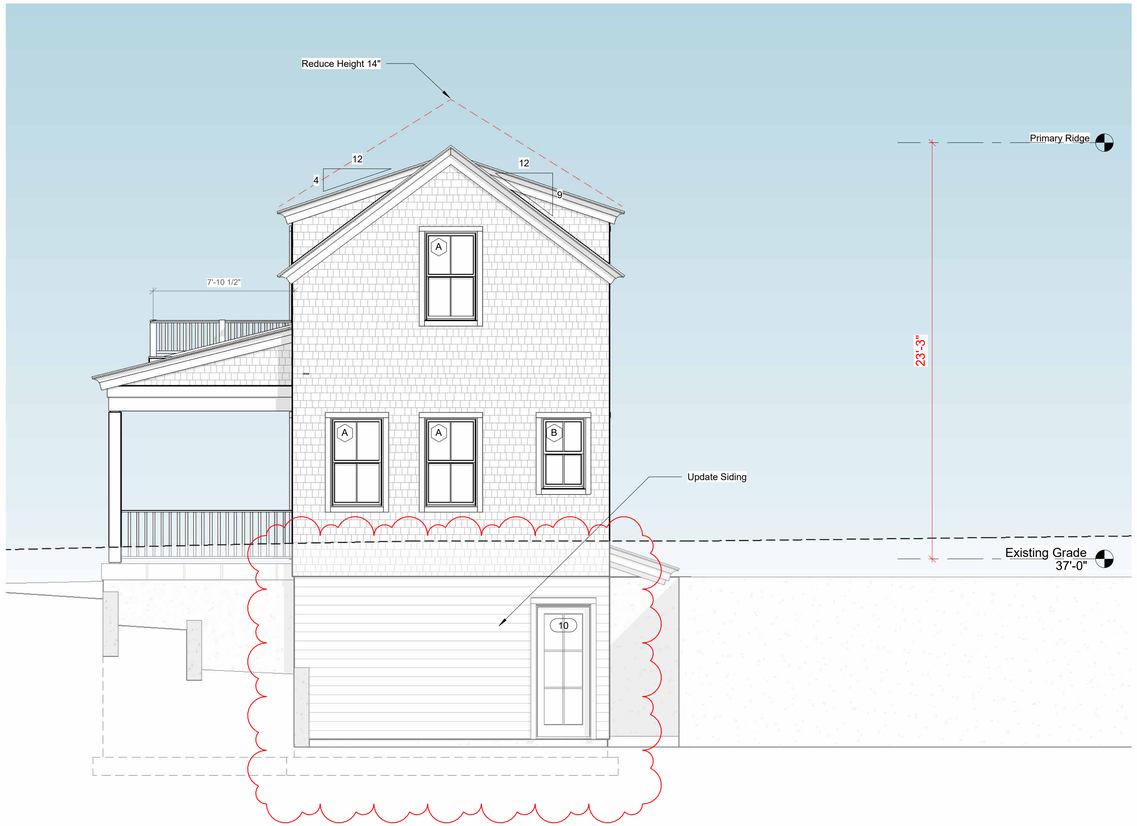
Current Submission



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

2 4 6 8 10
1/4" = 1'-0" SCALE FEET

Current Submission



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

2 4 6 8 10
1/4" = 1'-0" SCALE FEET

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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC4 Elevations

#	Date	Note
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
9	2022.04.12	HDC Staff Approval
10	2022.04.18	Widows Walk Revision
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC4

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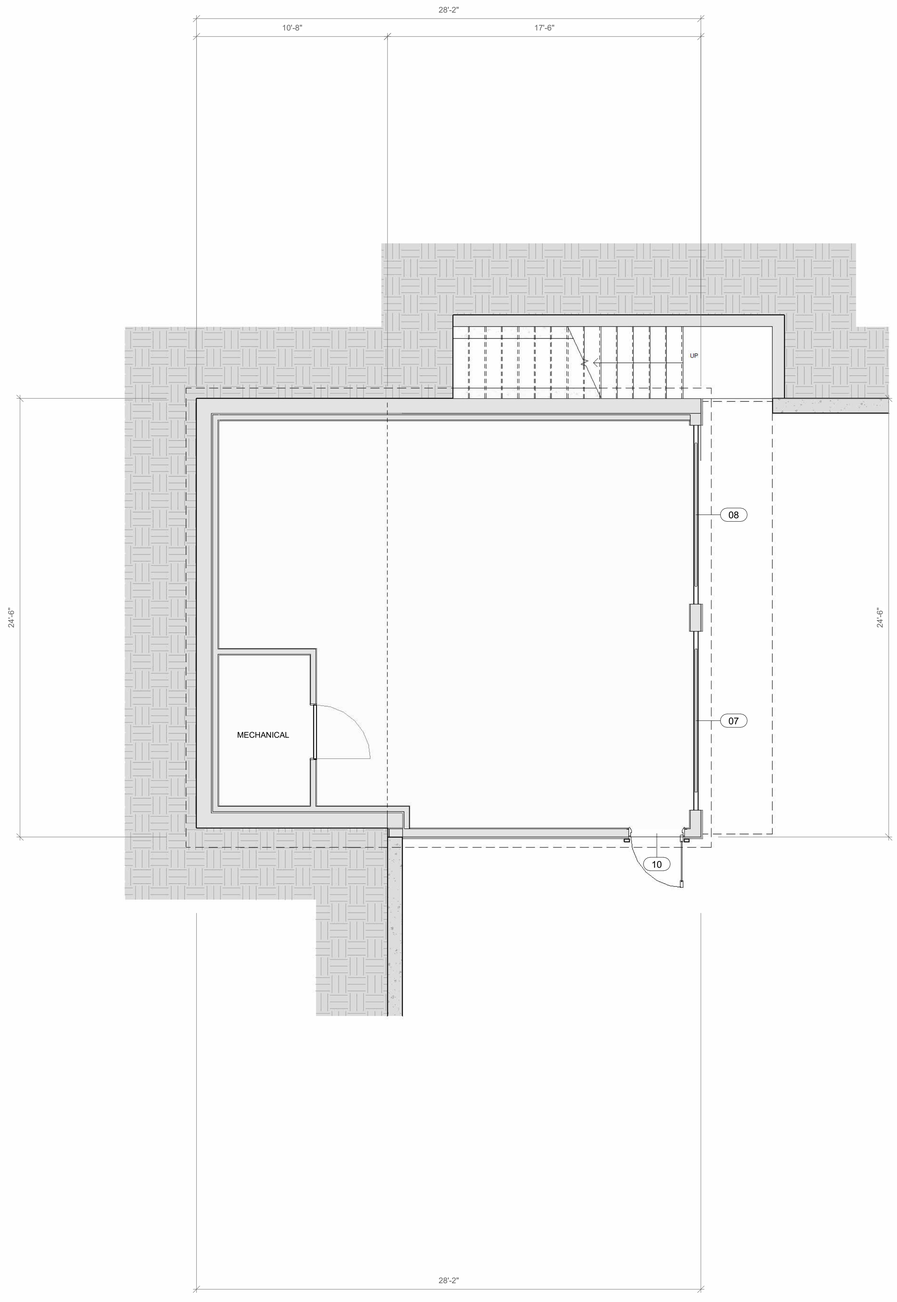
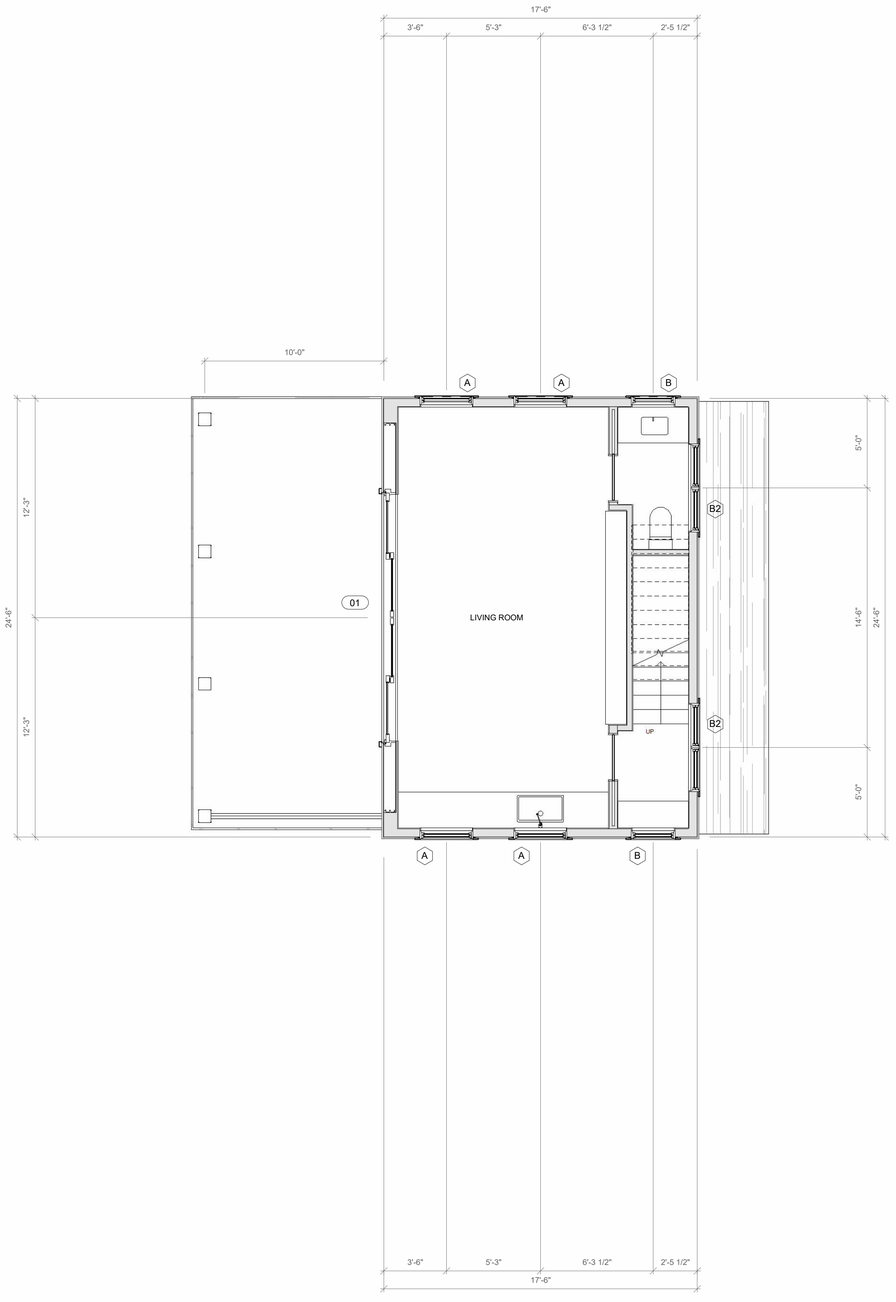


1 HDC - Basement Plan
1/4" = 1'-0"

2 4 6 8 10
1/4" = 1'-0"
SCALE FEET



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

2 4 6 8 10
1/4" = 1'-0"
SCALE FEET

CHIP WEBSTER ARCHITECTURE
11 S Shore Road Nantucket MA 02554 | 508-228-3600 | www.chipwebster.com

HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC5 Floor Plans

#	Date	Note
4	2021.10.18	HDC Submission
6	2021.11.30	HDC Resubmission
7	2022.01.13	HDC Resubmission
8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC5

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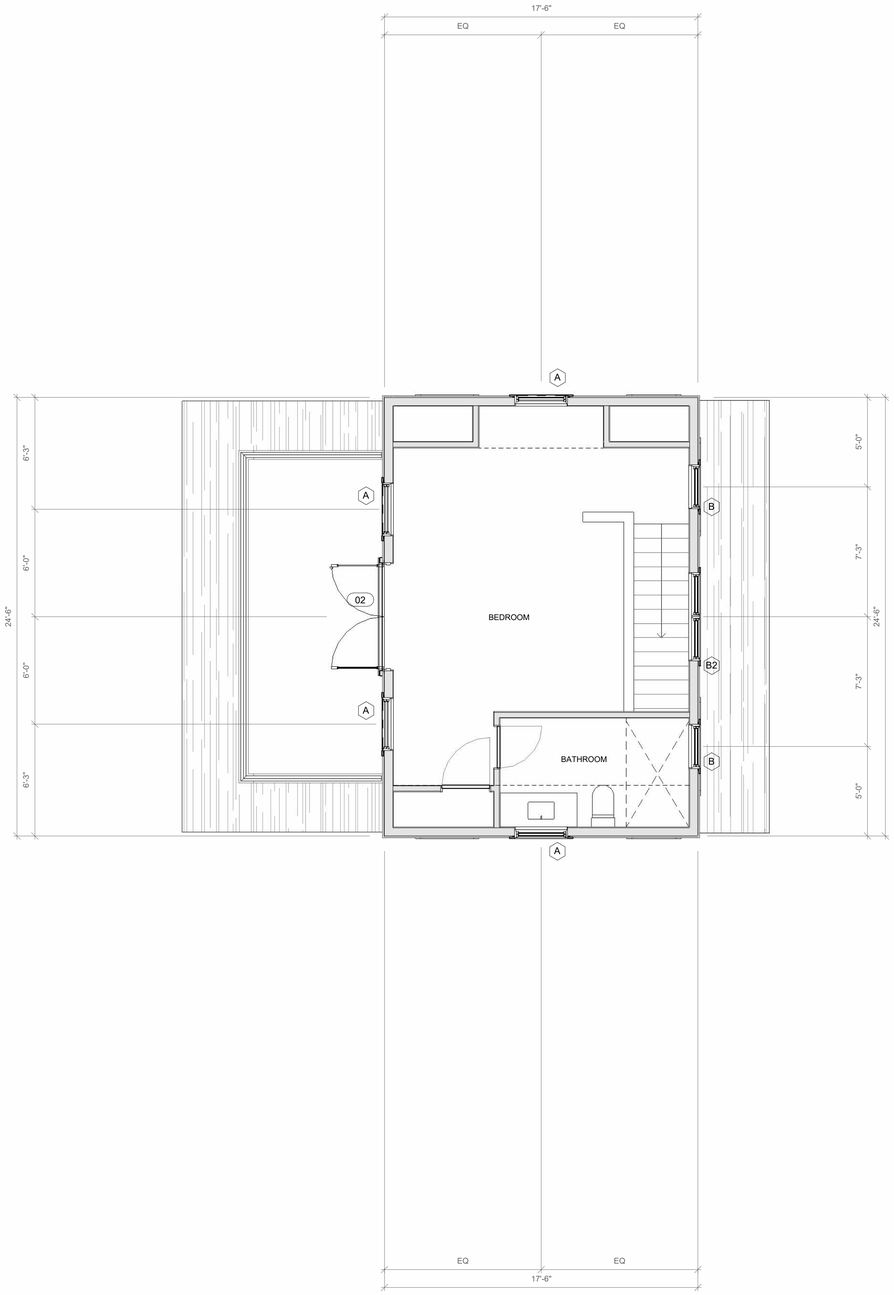
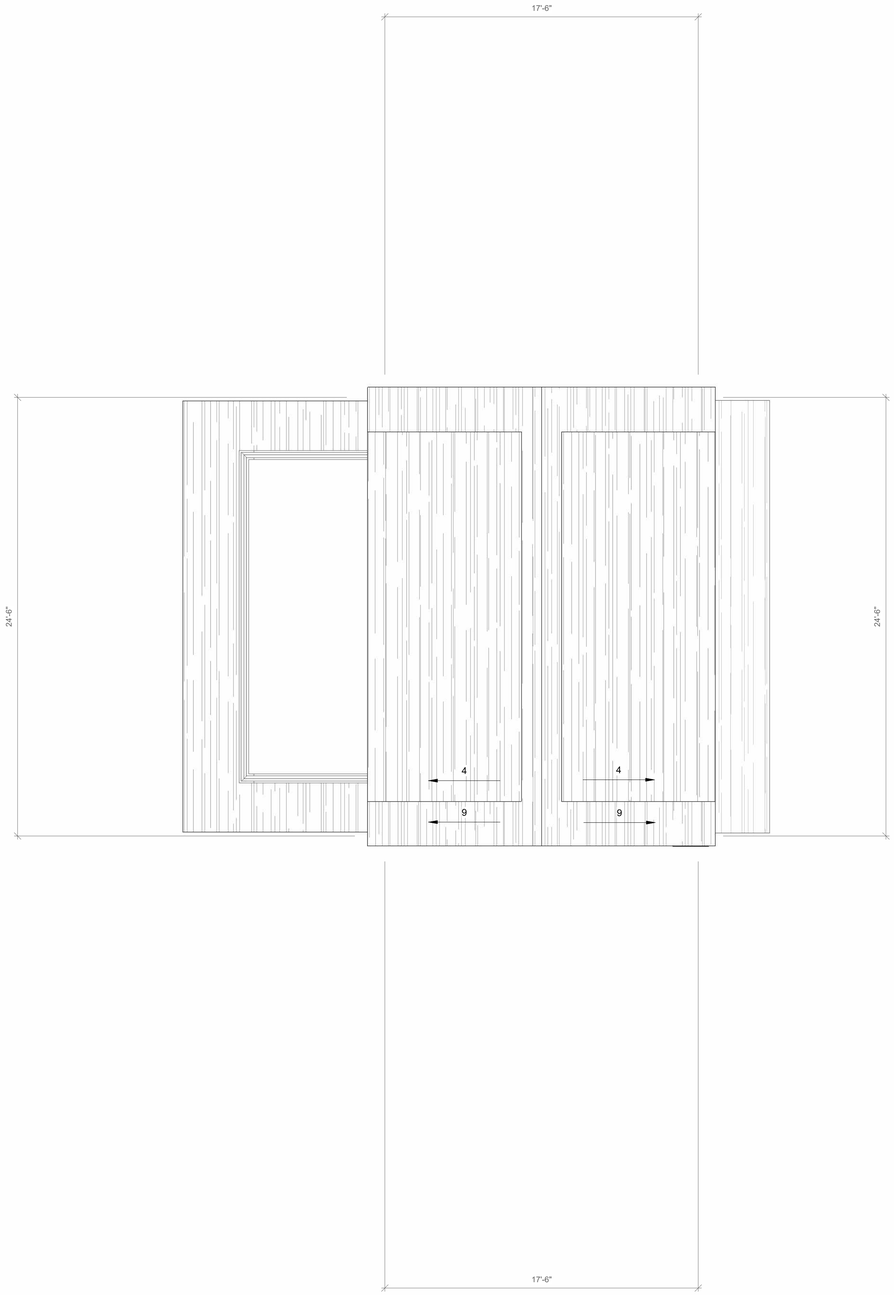


1 HDC - Second Floor
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET



2 HDC - Roof Plan
1/4" = 1'-0"

1/4" = 1'-0" SCALE 2 0 2 4 6 8 10 FEET

CHIP WEBSTER ARCHITECTURE
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HDC Submission

MORE THAN ENOUGH LLC
30 Russells Way, Nantucket, MA
Guest House
HDC6 Floor Plans

#	Date	Note
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8	2022.03.14	HDC Resubmission
15	2022.08.04	HDC Resubmission
16	2022.08.29	HDC Resubmission
18	2022.11.21	HDC Resubmission

HDC6

8/21/2024 5:14:03 PM

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road:
X	Address & HDC Case Number (ie HDC2020-05-0265): 2024-08-10919
X	Copy of Minutes (application item circled) written notes from meeting by applicant
X	Reduced (8 ½ x 11) copy of application date of last hearing + previous application and submission
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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: $ 94.00

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: 21'-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

*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"-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 [illegible] 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 [illegible] (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

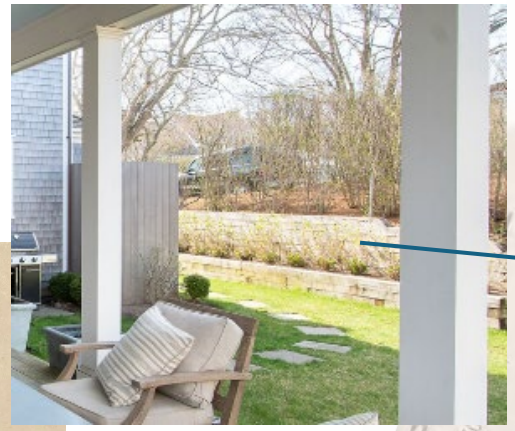
6 Captain’s Lane

Proposed addition- supplemental photos and context

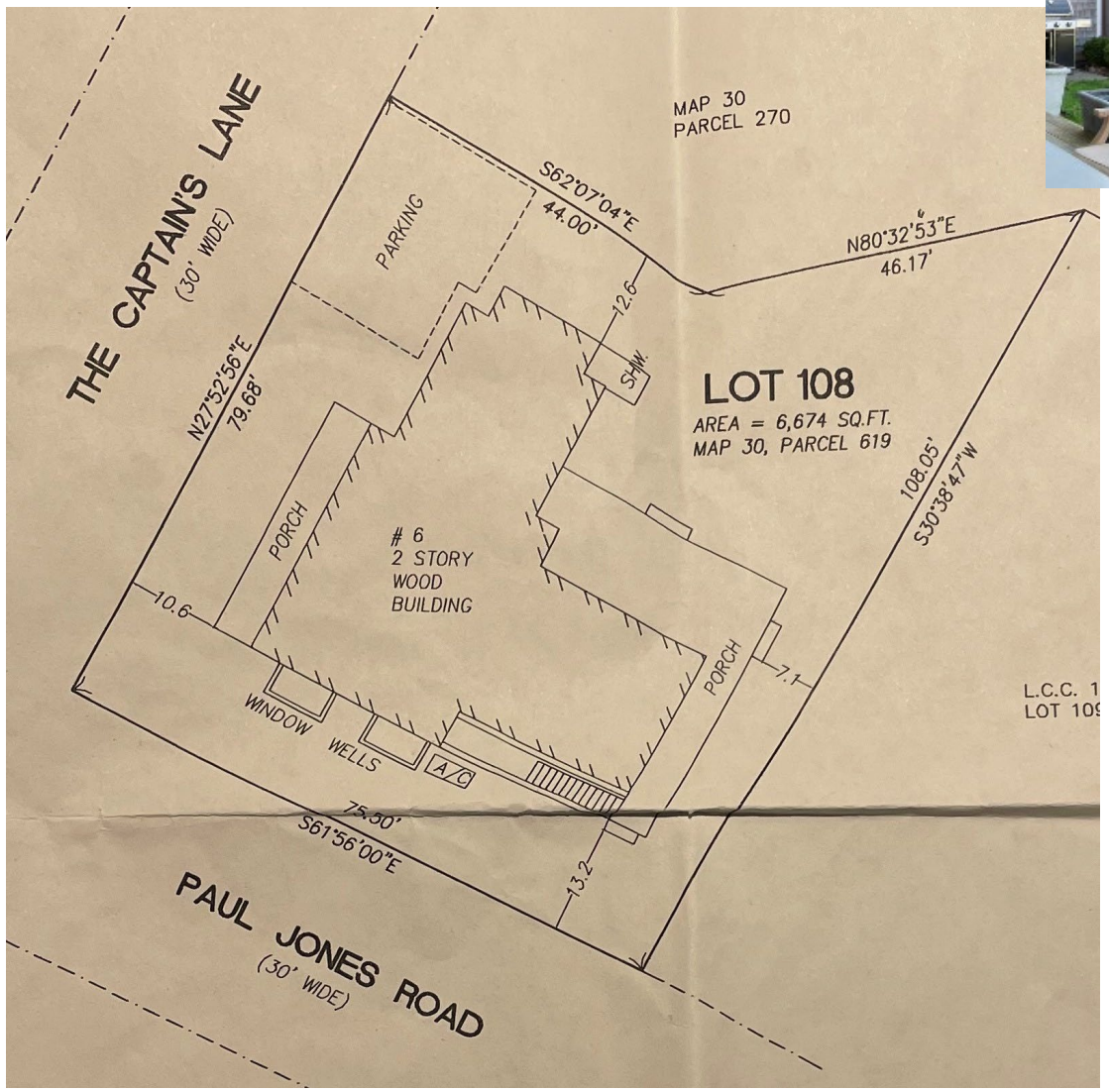




5’ will remain from house to property line, but retaining takes up 2’+



Existing survey



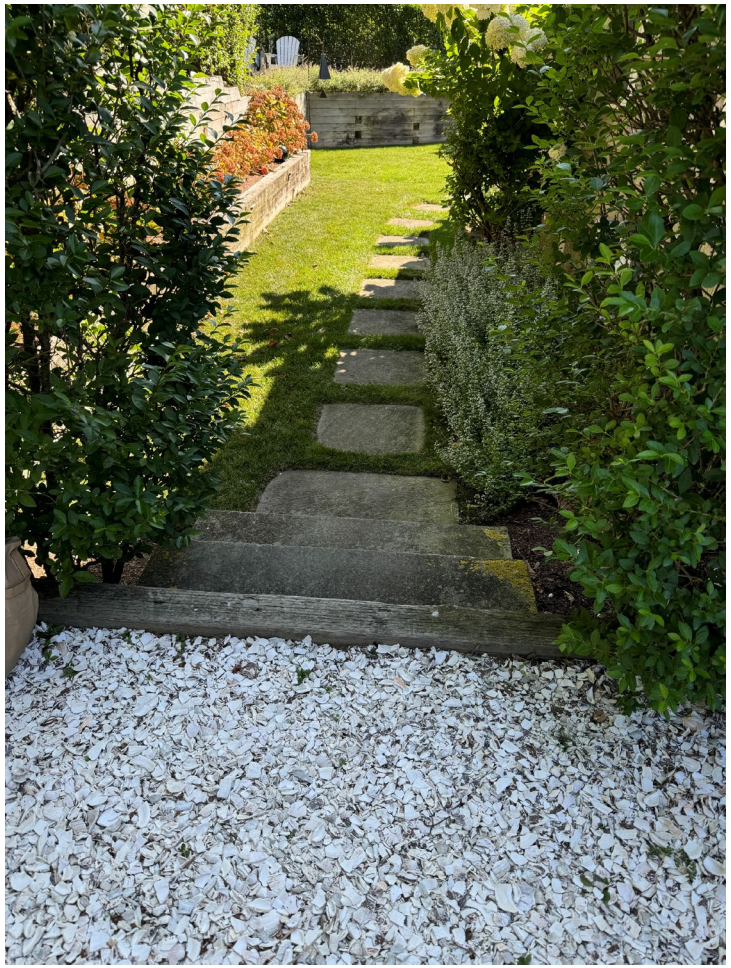
Proposed site plan





The house is not perceived as in the drawings….there is a distinct entry to the front door that is separated by hedge and very little space on the side to get to the rear yard once the addition is built





The edge of the driveway drops down to the rear yard and very narrow path due to the retaining wall and plantings on the left side. With addition the path will be even less wide. It is not possible to have the doors there and load a bike in and out.

Direct abutter to the north at 1 Paul Jones Rd has similar arrangement that is actually a garage.

The setback here is 3’ more than 6 Captains from front facade



HDC meeting 8-20-24 **6 Captains Lane- Addition**

Ray Pohl- remote (Chair)

Abby Camp, Angus Macleod, Joe Paul, Carrie Thornewill

Angus- pulled off the consent agenda and Ray asks what concern was

Angus- This is an addition that looks like addition that is a shed and instead of the doors actually being in back of the building, the doors are flush with the façade. I felt that it would be a much better siting if this was pushed back 8, 10, 12 or 16'.

Ray- Angus, sorry to interrupt but this is an addition on to the existing house.

Angus- It reads like a garage or shed with the double doors facing the street and that is the kind of thing that should be sited to the side or the back, not in line with the façade of the house.

Val- Its an attempt to have more space on the second floor to have another bedroom, and because they didn't need another bedroom on the first floor they are going to use it for shed space for outdoor furniture and such. If it is merely the door, we are just extending the building that's there and making it a little bit of a shed down below.

Ray- We should be careful with the use of the word "shed" because a shed, like a zoning shed is a stand alone thing and this a shed simply because it is storage and has a pair of doors, right?

Val- correct

Ray- lets hear from the rest of the board

Abby- I have a suggestion that the doors move to the side and the front has a 6/6 window to match the rest on the façade.

Carrie- I agree with Abby and I think the shed doors is the only issue. Tha addition looks like it was always there.

Joe-I would support that.

Ray- Angus does that solve your concern?

Angus- It would have been better if it was pushed back from the face, but as it is it is competing with the facade because of its proximity to the façade. It would be much improved if that bump out disappeared and the doors went to the side.

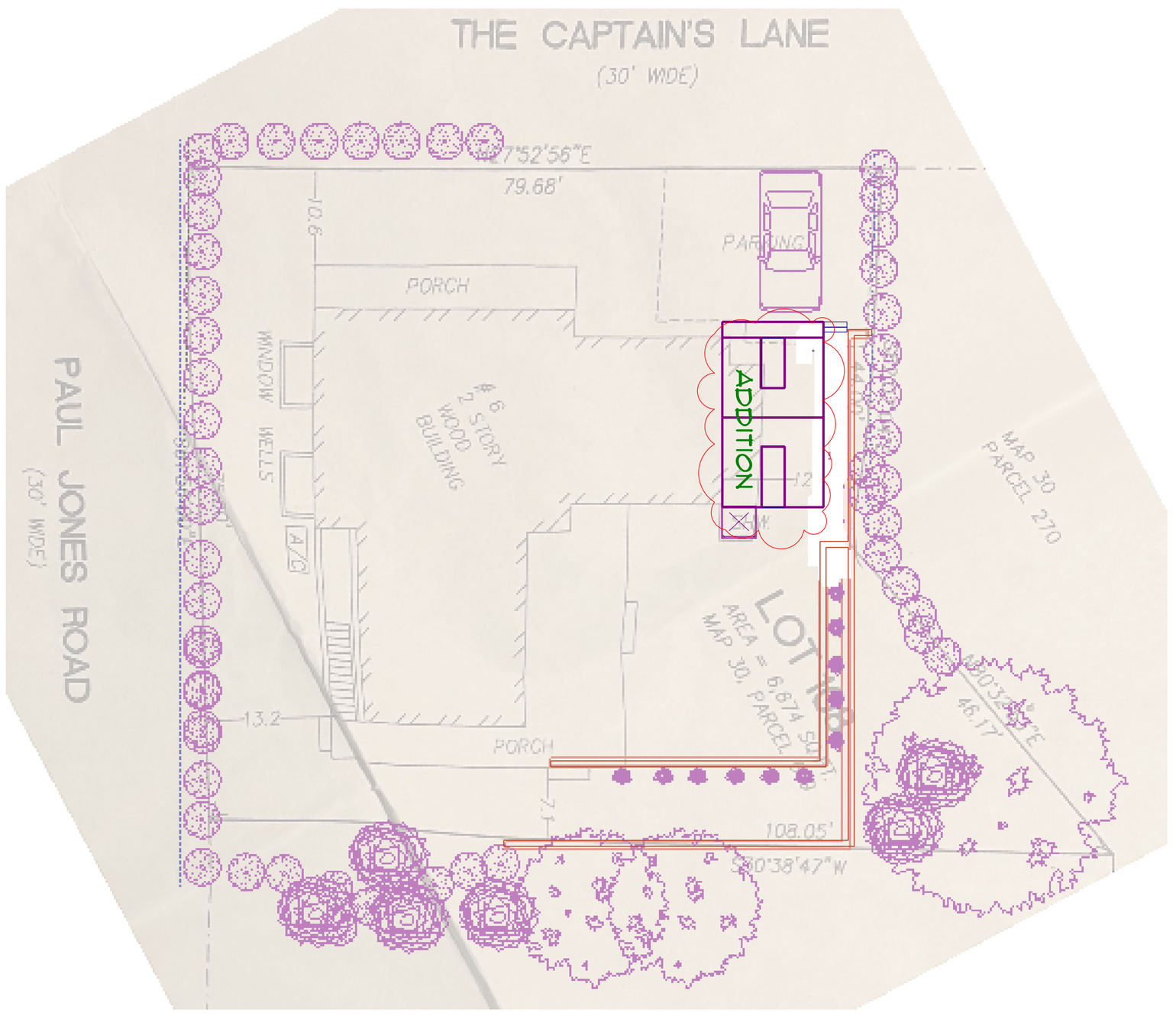
Val- I would like to hold then for revisions because it is significantly different from what the client wants. I will hold and come back.

Abby- Hold for revisions (all ayes)



MAP 30 PARCEL 619

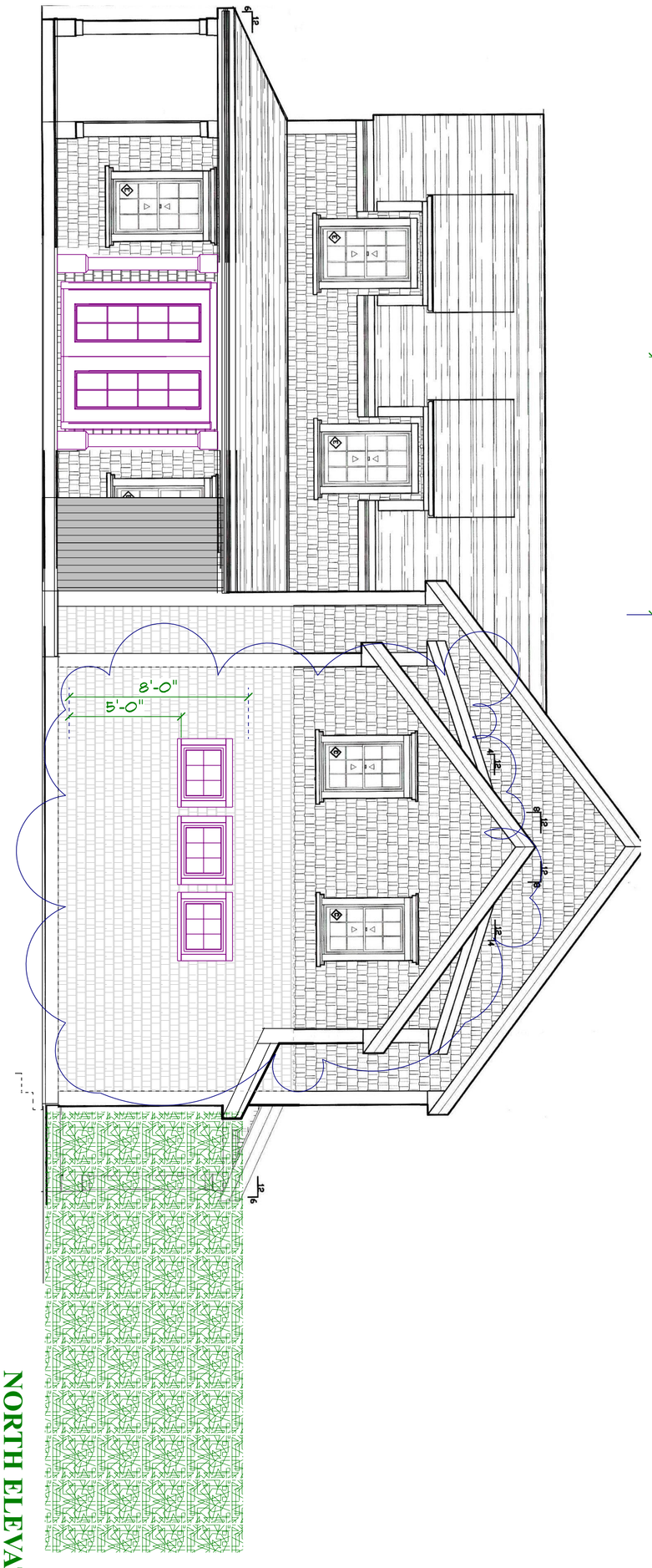




VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
ADDITION TO EXISTING HOUSE

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 8-23-24



NORTH ELEVATION



WEST ELEVATION

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

BERMINGHAM- 6 CAPTAINS LANE
PROPOSED ADDITION

SCALE:1/4"=1'-0"
DRAWN BY: VO
DATE: 8-23-24



EAST ELEVATION



SOUTH ELEVATION
NO CHANGES

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

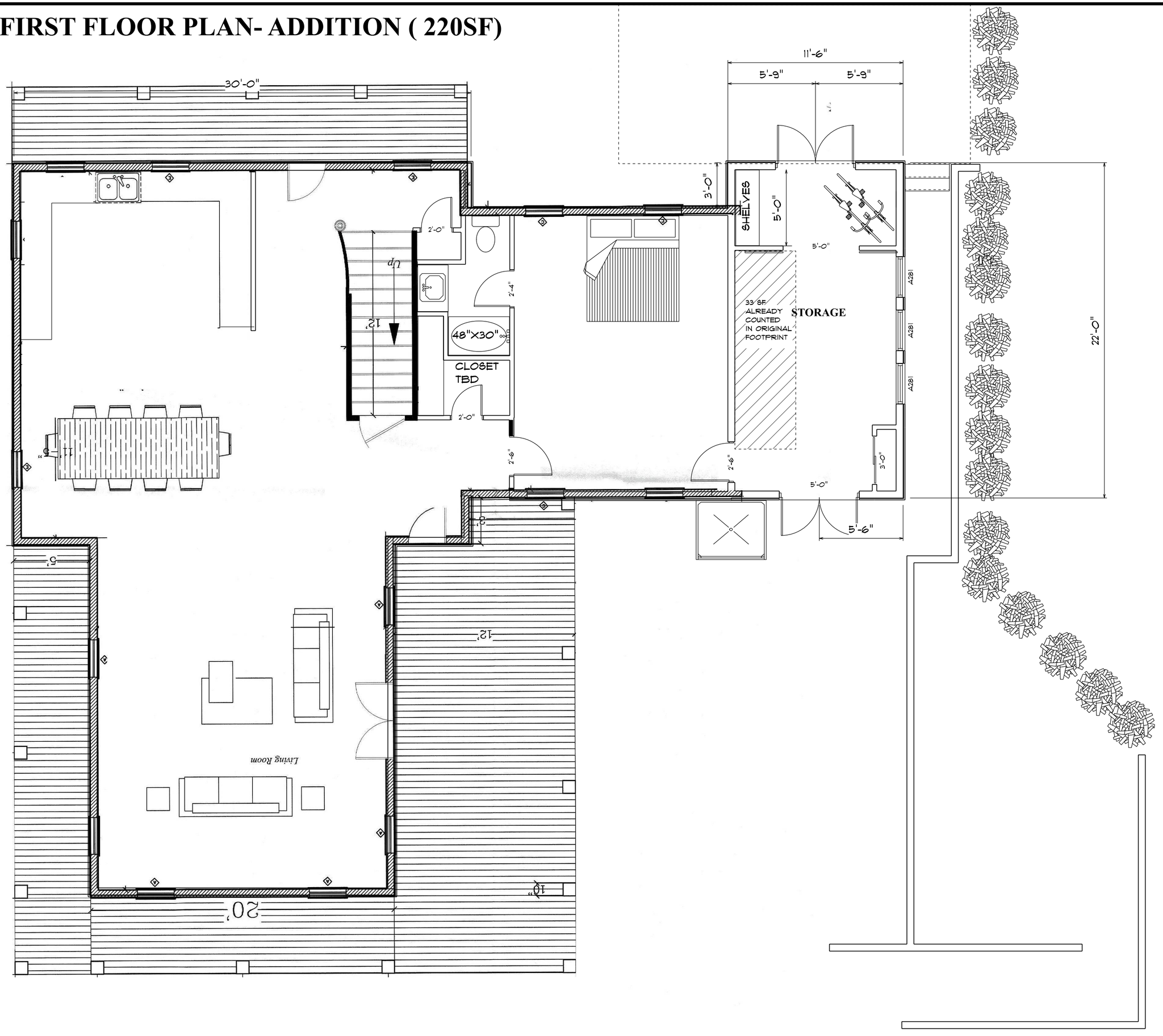
DRAWN BY: VO

DATE: 8-23-24

BERMINGHAM- 6 CAPTAINS LANE
PROPOSED ADDITION

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PLAN- ADDITION (220SF)



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

DRAWN BY: VO

DATE: 7-22-24

BERMINGHAM- 6 CAPTAINS LANE
ADDITION TO EXISTING HOUSE

VAL OLIVER DESIGN
PO BOX 3057
NANTUCKET, MA 02584

ADDRESS: 25 Masaquet Ave
DATE HEARD: Aug 29, 2024
SITTING BOARD: Pohl, Oliver, Camp, MacLeod, Thornewill

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-07-10858
	Copy of Minutes (application item circled) n/A
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) ✓ a. Site Plan ✓ b. North Elevation ✓ c. South Elevation ✓ d. East Elevation ✓ e. West Elevation ✓ f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 138

Street & Number of Proposed Work: 25 Masaquet Ave

Owner of record: Cantrall Family LLC

Mailing Address: 35 Green Ave

New Canaan, CT 06840

Contact Phone # (203) 984-5347 E-mail: cc.patten1@gmail.com

AGENT INFORMATION (if applicable)

Name: Edward W Cantrall

Mailing Address: 212 Aviation Lake Road

Danbury, CT 06810

Contact Phone #: 505 699-7299 E-mail: edward.cantrall@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 11'3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS: 1. East Elevation (describe)

2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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 _____ Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

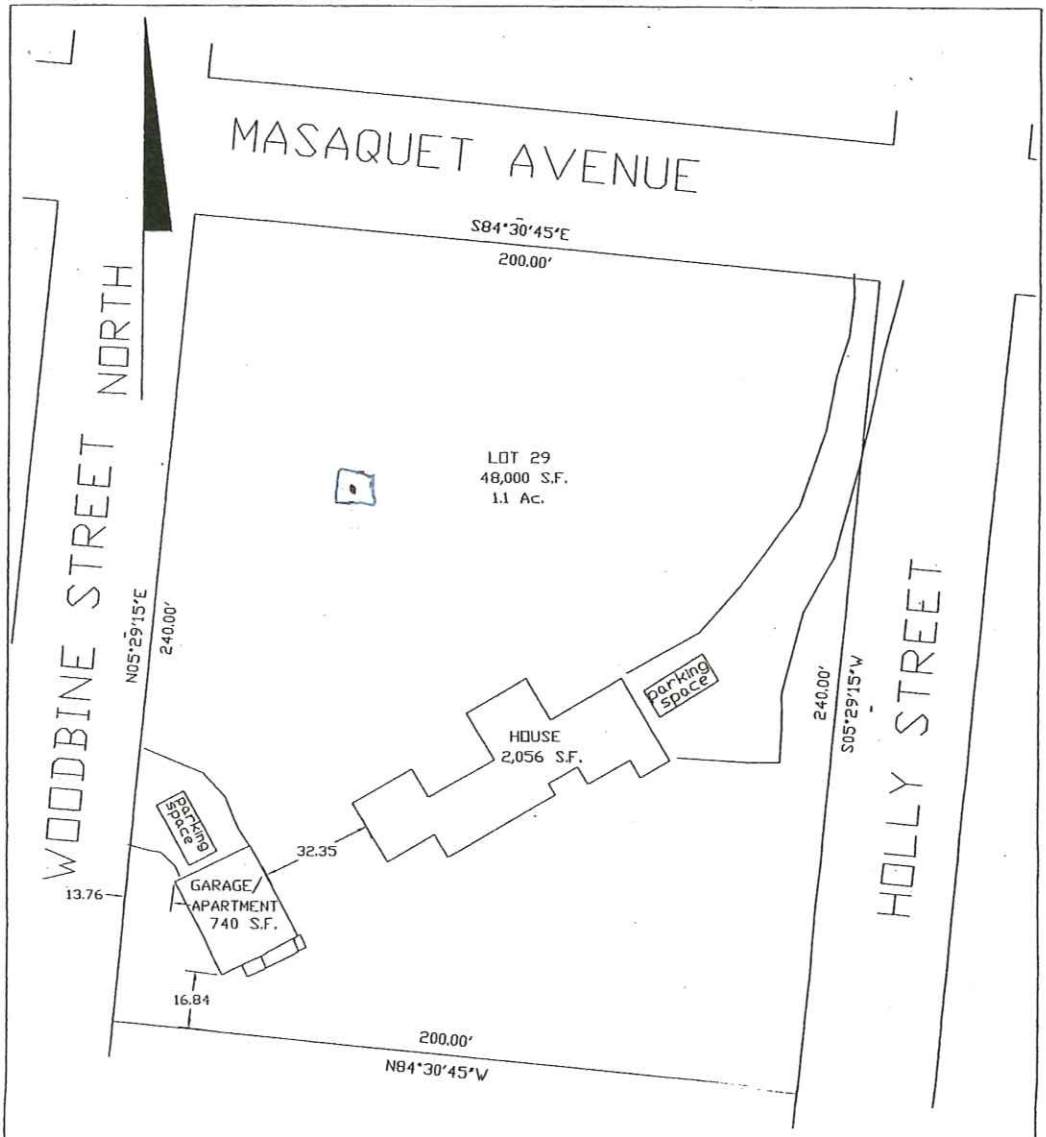
This checklist MUST be submitted with your application.

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.



APPROVED

11/13/97

John H. Dunn

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

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'

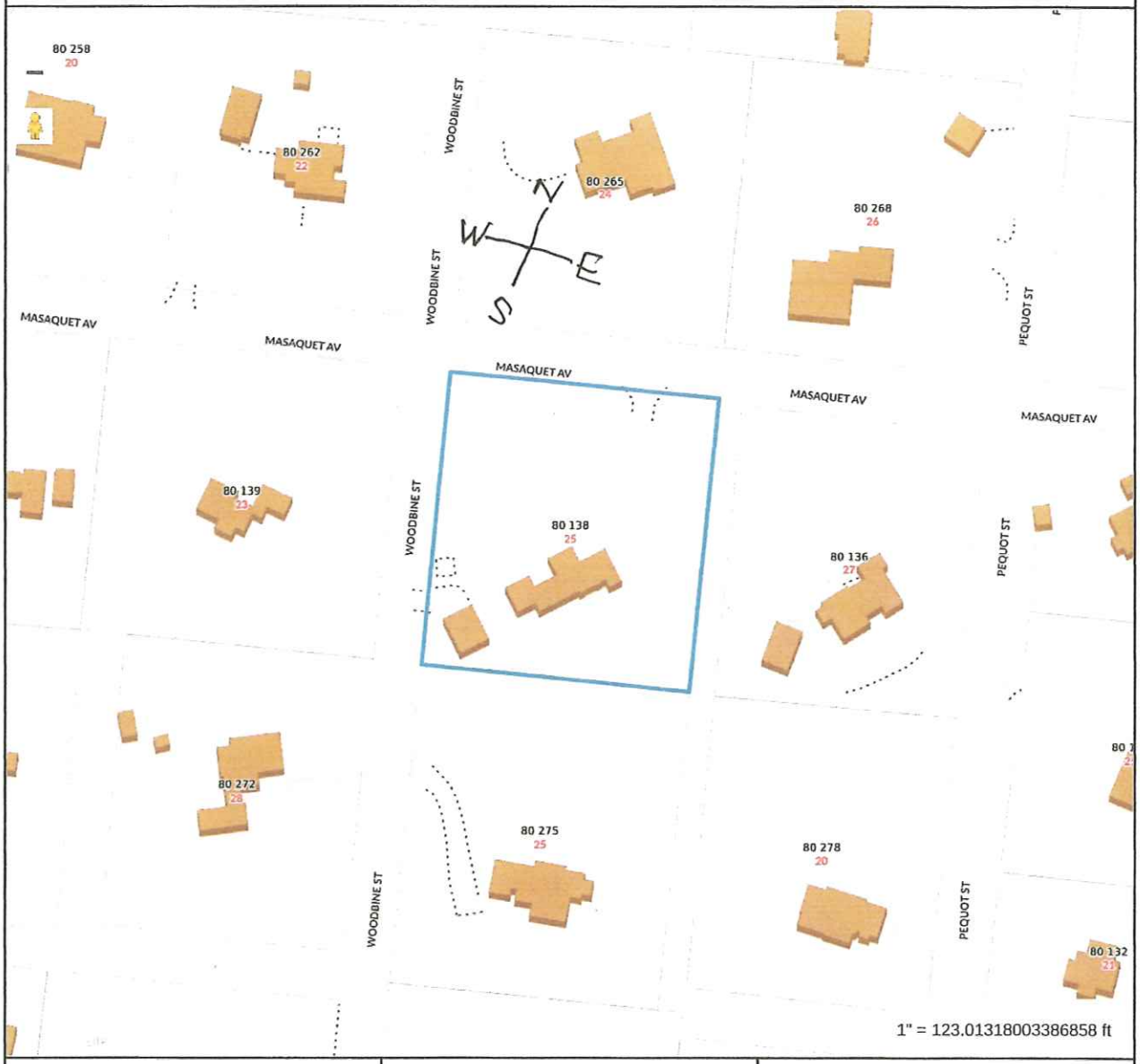
DATE: NOVEMBER 10, 1997

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: EDWARD CANTRALL

ASSESSORS MAP 80 PARCEL NO. 138

#5233



Property Information

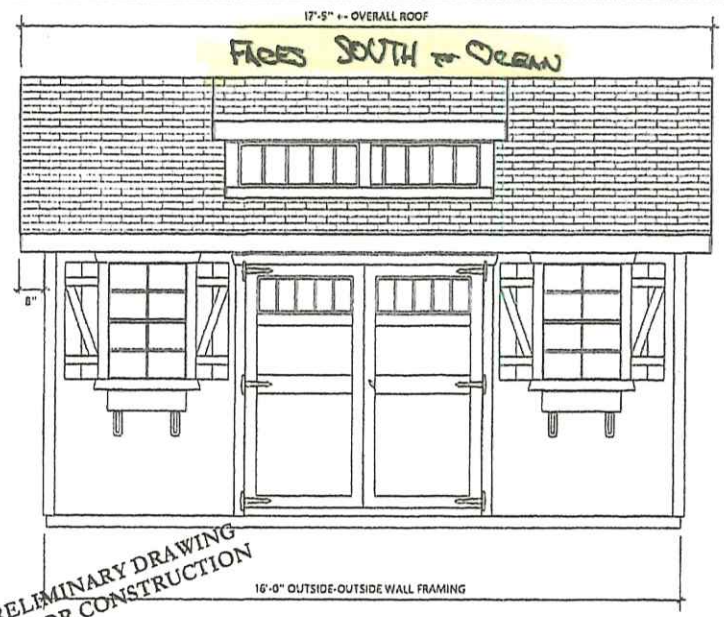
Property ID	7606
Location	25 MASAQUET AV
Owner	CANTRALL FAMILY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

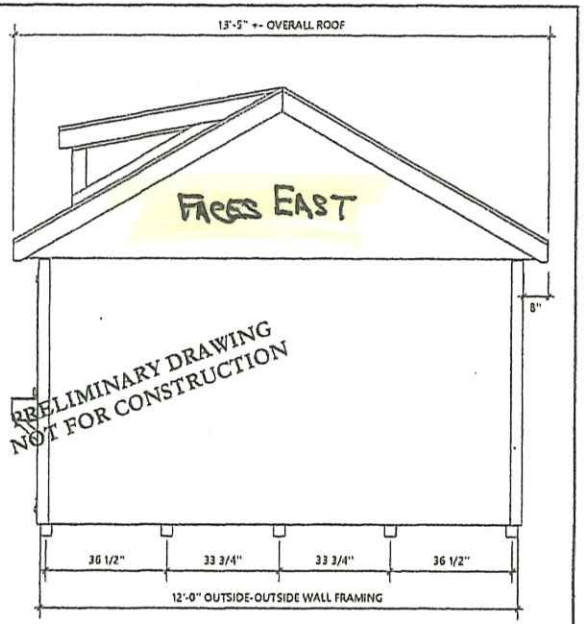
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

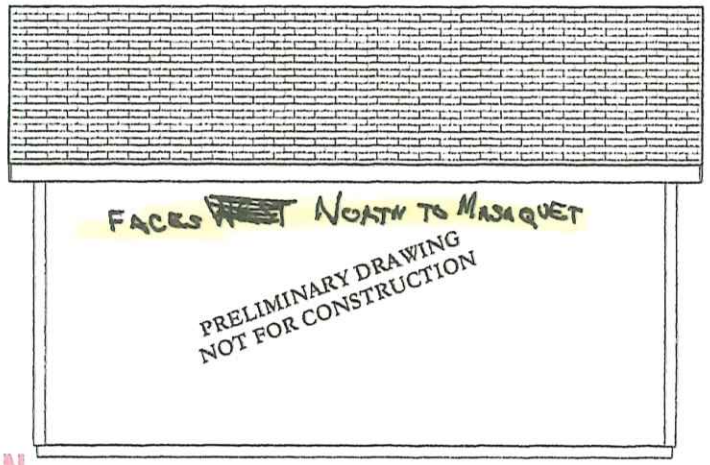
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

ERAL CONSTRUCTION NOTES:
L STRUCTURAL LUMBER SHALL BE
UCE-PINE-FIR #2 OR BETTER, UNLESS
ERWISE NOTED.
Y WOOD IN CONTACT WITH MASONRY
GROUND CONTACT TO BE P.T. WOOD.
TACH ROOF SHEATHING AND WALL
ATHING TO EACH FRAMING MEMBER
d NAILS 12" O.C. INTERMEDIATE AND
).C. ALONG EDGES
PHALT ROOF SHINGLE TO BE
HITECTUAL AS MFRD. BY TAMKO,
TAINTEED, GAF, OR EQ.,
. HARDWARE TO BE GALVINIZED,
VDER COATED, STAINLESS STEEL,
AS NOTED
. SCREWS #10, LENGTH PER DRAWING
AS NOTED
. CONCRETE TO BE 3500 PSI (MIN.)

NOT APPROVED
FOR CONSTRUCTION

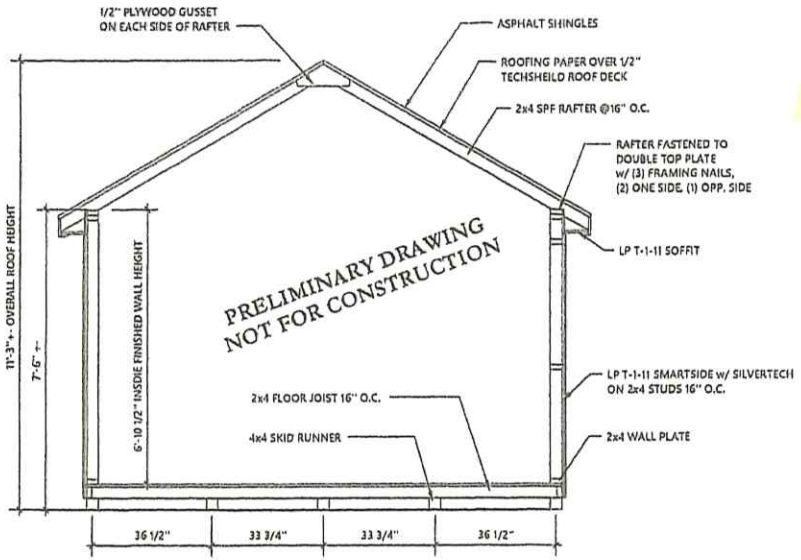
NO SCALE

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

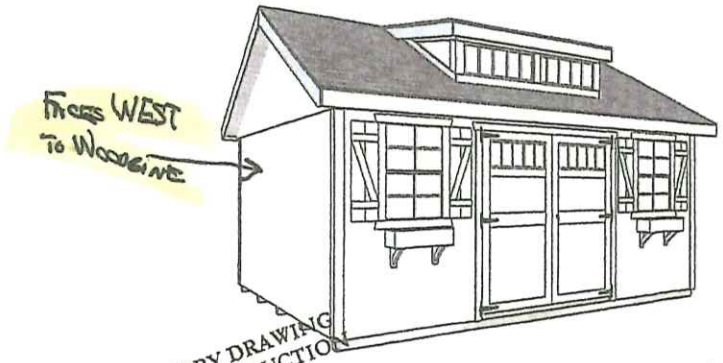
SHOWCASE

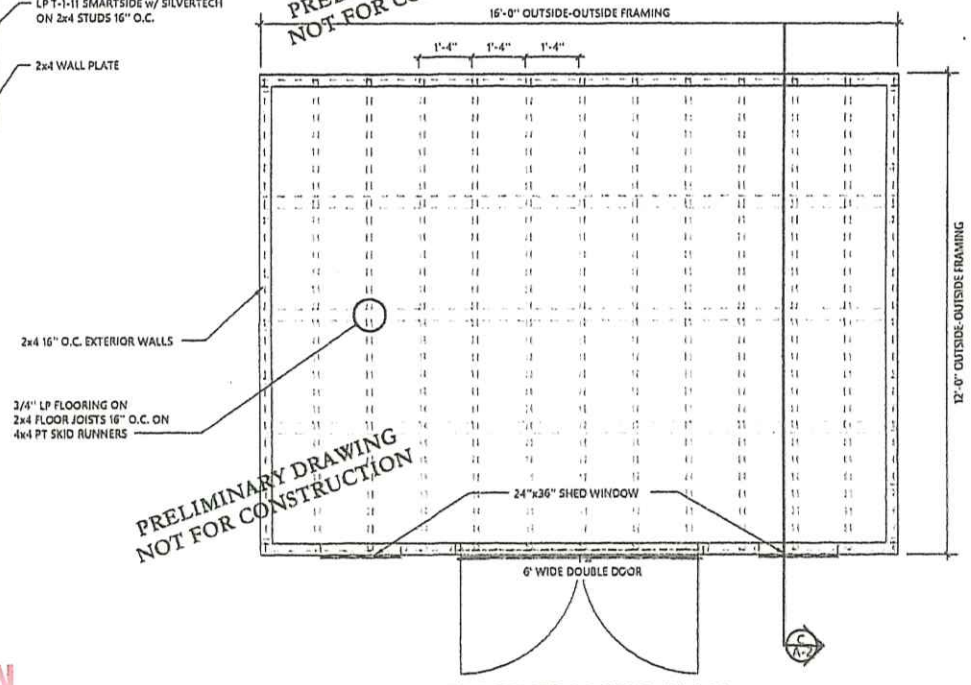
The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

Date Created:	June 20, 2024	M.J.P.	SHEET NO. A-1
Date Modified:	June 20, 2024		



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

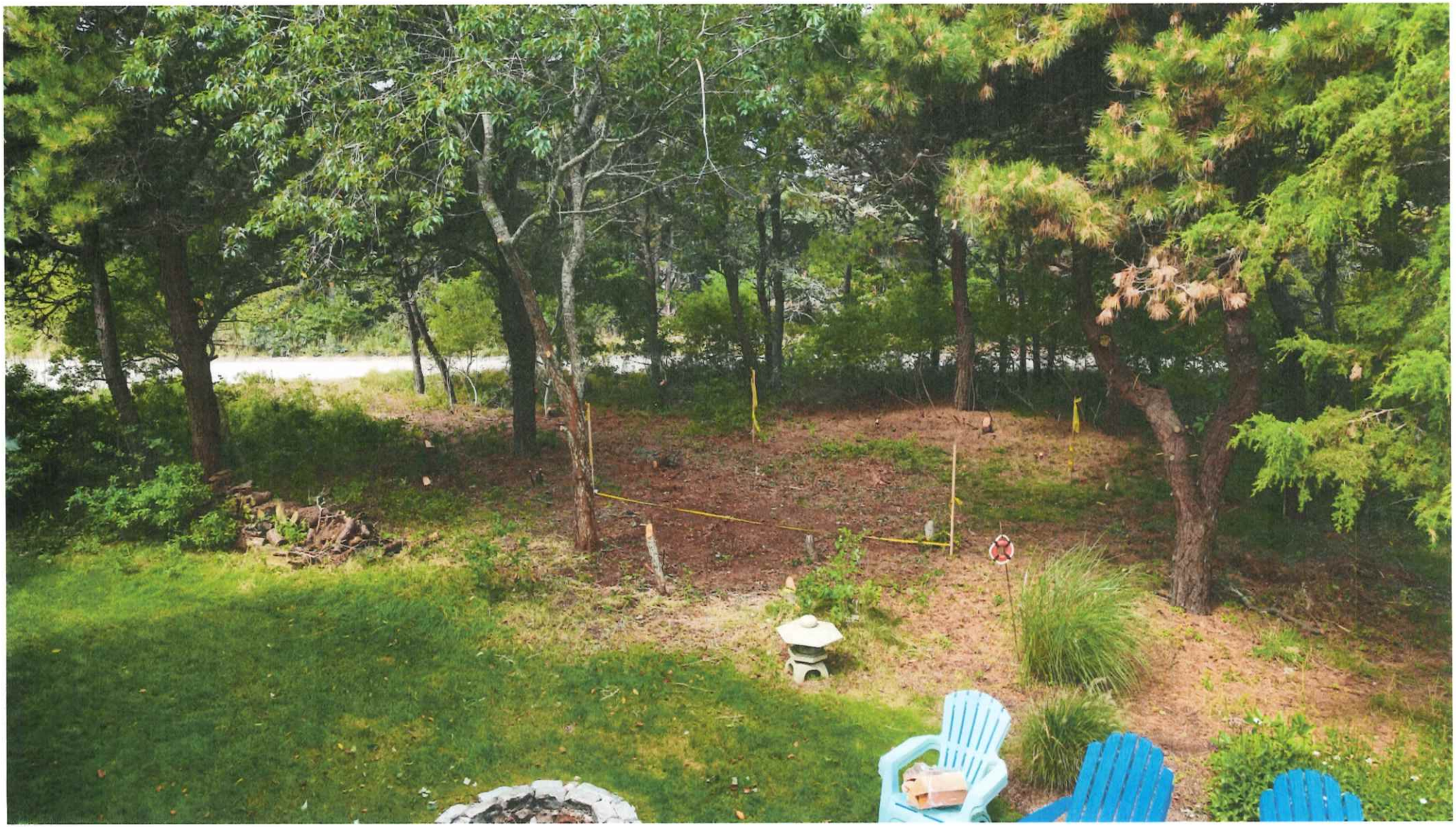
NO SCALE

Special Notes/Comments	Building Size	Site Address
	12x16 Wood Shed Classic BYS P.O. #15734	Ed Cantrall 25 Masaquet Ave, Nantucket, MA 02554 (505) 699-4299

SHOWCASE

The Backyard Showcase
2604 Lincoln Highway E.
Ronks, PA 17572

Date Created:	June 20, 2024 M.J.P.	SHEET NO. A-2
Date Modified:	June 20, 2024	



CLEARED AREA LOOKING TOWARD WOODBINE


SHED
WOODBINE

WOOD BLVD


WOODBINE
N
W
E
S
NEW PRIVET TO BE PLANTED

WOODBINE
N
E
S
W

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

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: 8/29/20242 2 2

RECEIVED
2024 AUG 20 AM 11:29
NANTUCKET TOWN CLERK
Posting Number:T 763

UPDATED MEETING POSTING

MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 15 PM 02:31

ORIGINAL POSTING: T 746

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

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, August 20, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_sXpivgeUQ22zzxr4OuOlxA

To watch the live meeting, click here:
https://youtube.com/live/gtn9OidAzhQ

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

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

AGENDA

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

This agenda reflects what the chair reasonably expects to be discussed during this meeting.
However, due to time constraints, some applications on this agenda may not be heard at this meeting.

IV. NEW BUSINESS 07/23/2024

1.	Joe Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen Solar
2.	Jeffery Ackseizer	14 Moors End Ln	New Garage	43/216	EMDA
3.	Ack MWG LLC	10 Silver St	New dwelling	55.4.1/187	EMDA
4.	21 Pilgrim Rd Trust	4 Sophie's Way/21 Pilgrim	New Dwelling	41/213-213.2	S Metz
5.	Dalibor & Liliana Kovacevic	3 Aster Ct	Solar Roof	68/373	Ack Smart
6.	Garret Roberts	1 South Mill St	Rev change roof	55.4.1/61	EMDA
7.	Reinemo, Timothy	65 Lovers Ln	New pool	80/214.1	Self
8.	23 Sankaty Head Trust	23 Sankaty Head Rd	Folly	48/4.1	BPC
9.	Jeffery Greenberg	30A Orange St	Lower main roof/fen. Revs 4940	42.3.2/200	Emeritus LTD
10.	Cohen Steven L TR/Dukes Rd Tr	2 Dukes Rd	Pool Hardscape	41/187	Ahern LLC
11.	Boulevard Property Group LLC	20 Main St	Pool Hardscape	73.3.1/50	LFW

V. NEW BUSINESS 08/06/2024

1.	3 Back Street LLC	3 Back St	Demo	55/348	Thornewill RP
2.	3 Back Street LLC	3 Back St	Partial Demo option 2	55/348	Thornewill RP
3.	Brandon Eldridge	26 Arlington St	Solar Roof	76.1.3/281	Isaksen Solar RP
4.	Centrall Family LLC	25 Masaquet Ave	New Shed	80/138	Edward Cantrall JP
5.	256 Polpis LLC	256 Polpis Rd	GH Add Dormer fen rev	25/25	Botticelli & Pohl JP
6.	Harford, Suni & William B Jr	60 Wanoma Way	Pool hardscape	92/13	Ahern LLC VO
7.	Teasdale Arnie	24 India St	New Cottage	42.3.4/66	Thornewill VO
8.	Jamie Kane	21 Ridge Ln	Rev COA 2021-09-4627	38/76	B Meerberger VO
9.	New Street LLC	7 New Street	Window change rev 2024-10638	55.4.1/37	WAPD VO
10.	42/44 Arb Way LLC	9 Arbour Way	Rev to 11-9503 infill porch	29/137	Botticelli & Pohl AM
11.	Suzanne & Thomas Albani	39 Wanoma Way	Replace beach stairs	92.4/318	EMDA AM
12.	John Roberts	15 Helen Dr	Roof change add dormers	66/146	KMLD AM
13.	Roberto & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith & Hutton AM
	• HOLD PER APPLICANT				
14.	Roberto & Amy Finzi	26 Pocomo Rd	New Garage	14/74	Smith & Hutton AM
	• HOLD PER APPLICANT				
15.	Elizabeth Churchill	3 Emily St	Move build and addition	49.2.3/53	self
16.	Elizabeth Churchill	3 Emily St	Patio deck	49.2.3/53	self
17.	Jose Guiterrel	4 Cartwright Pl	Addition	55/220.2	Val Oliver AM
18.	Marrett Victor	3 Baily Rd	Egress window	56/426	Self AM
19.	Big Batch LLC	69 Hummock Pond	Renovate – Rev #8733	56/320	Emeritus LTD CT
20.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
21.	Nantucket Electric Co	32 Bunker Rd	New Commercial Bldg	78/2.7	LFW AC
22.	Terry Anne Vigil Trst	26 Somerset Ln	New main house	66/10	JBStudio CP
23.	Terry Anne Vigil Trst	26 Somerset Ln	New pool	66/10	JBStudio CP

VIII. NEW BUSINESS 8/20/2024

1.	Malony, Rosalie Grennan	15 Old N Wharf	Renewal 72026	42.3.1/26	Val Oliver RP
2.	Hubbell, Peter	87 Main St	Onsite parking	42.3.4/30	Permit Plus JP
3.	Verizon	215 Cliff Rd	T-Mobile cell site modification	40/62	Adam Wolfrey RP
4.	Ruddick, Girrard	6 Bayberry/ Sconset	Rev's to9023	49/92	Thornewill RP
5.	Lightus Coop Inc	7 Crooked Ln	New Carriage House	41/80	S Metz VO
6.	Paige Mary Yates Trust	4 Coffin Sias	New Dwelling	73.1.4/18	Val Oliver JP
7.	Sulzer Jim Elder Barbara	12 Back St	Fence asbuilt	55/352	Thornewill VO
8.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart VO
9.	100 Wauwinet Trust	100 Wauwinet Rd	New Dwelling	11/24.1	Botticelli & Pohl JP
10.	100 Wauwinet Trust	100 Wauwinet Rd	New Garage GH	11/24.1	Botticelli & Pohl JP
11.	Beth Maier	5A Field Ave	Renew fence	80/415	Self JP
12.	Keegan Hodges	35 India St	Colors change door shutter	42.3.4/128	Thornewill JP
13.	Nick Ray	37 Somerset Rd	Rev 2024-05-10545	56/108	Val Oliver AM

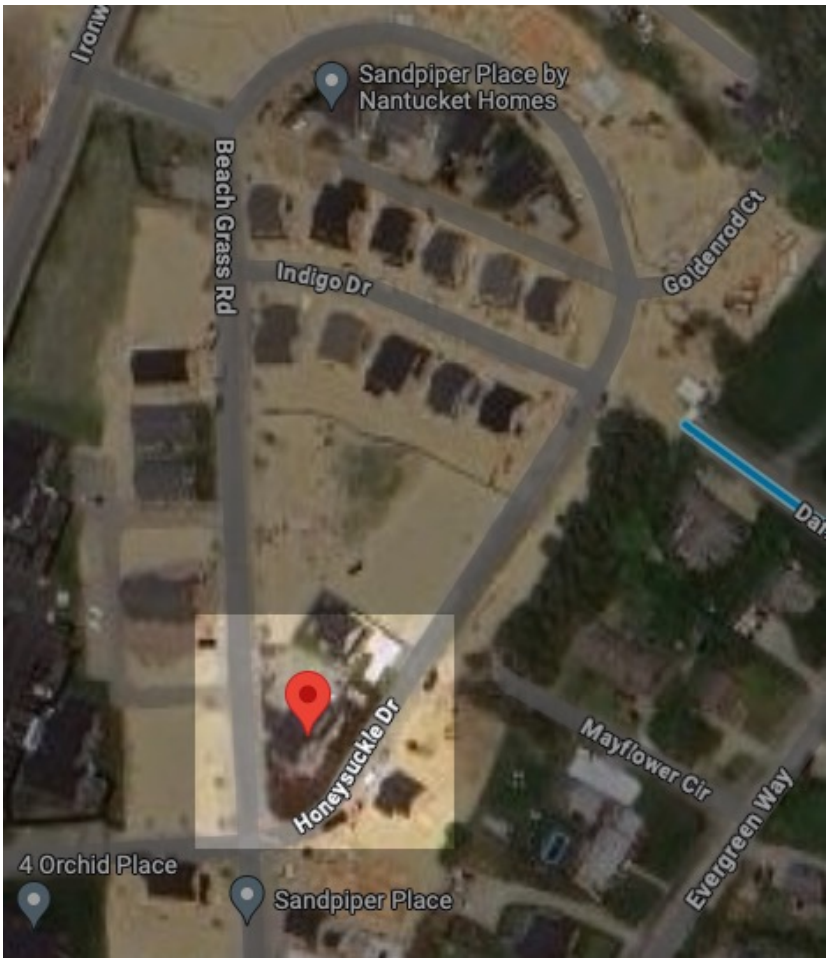
25 Honeysuckle Drive

Operations :
Michelle D. | Averie M.

Project Detail:
Seeking approval to install 12 roof mounted solar panels

Property Owner:
Joseph Tirone

Contractors:
Ryan Rego | Jeffrey Demelo

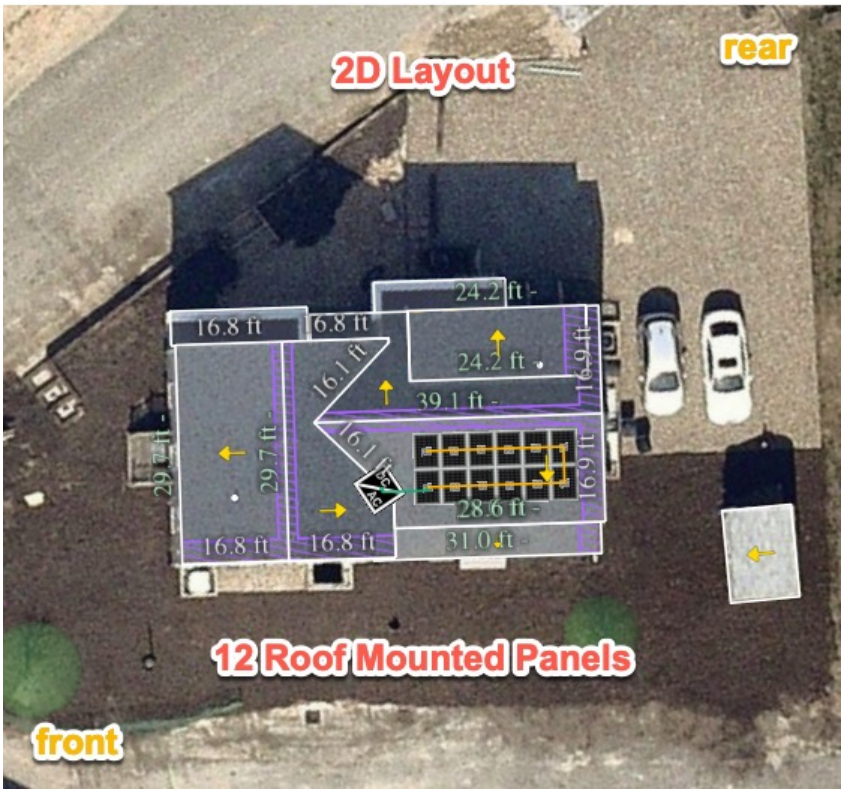


ISAKSEN SOLAR

25 Honeysuckle Drive

Solar System Installation Layout 2D

ALL ROOF WIRE/PIPE HIDDEN IN ATTIC SPACE, NO EXTERIOR PIPING WILL BE VISIBLE



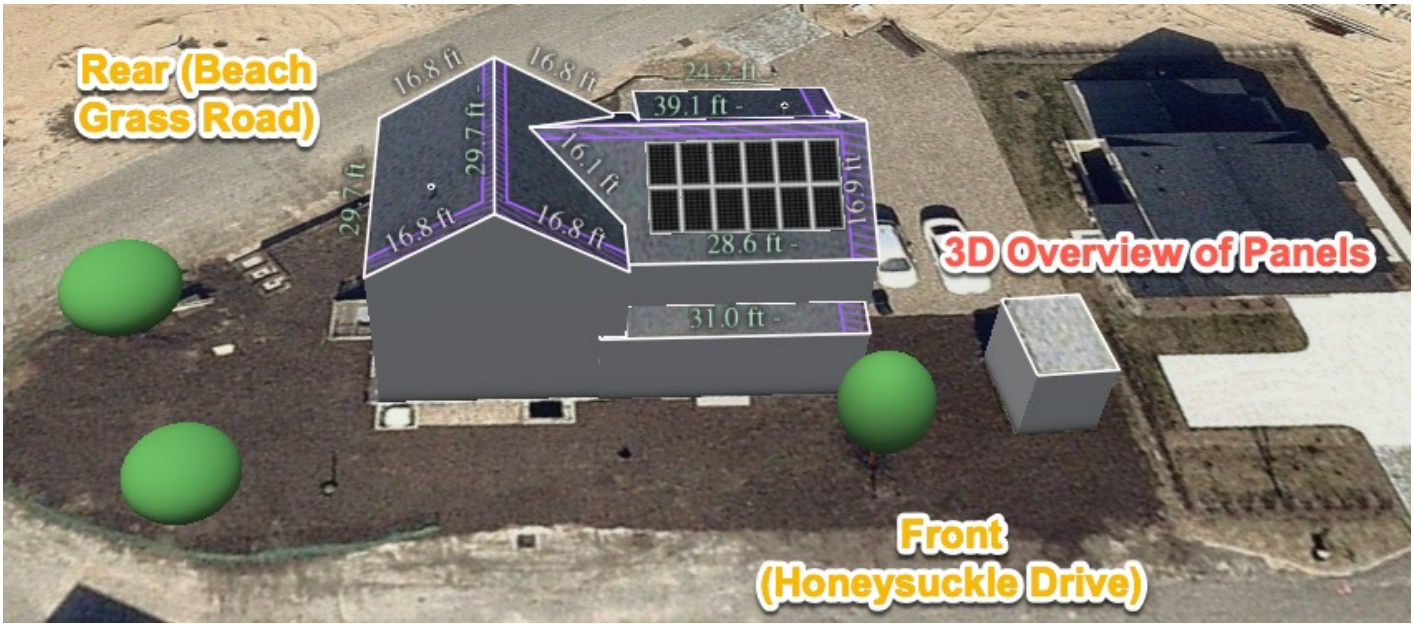


25 Honeysuckle Drive

3D Overview

System will be flash mounted to the roof surface

Triple black on black, solar panels- 1.18 inches in thickness





ISAKSEN

SOLAR

View from Beachgrass Road
Driveway Entrance

25 Honeysuckle Drive Nantucket MAA 255



ISAKSEN

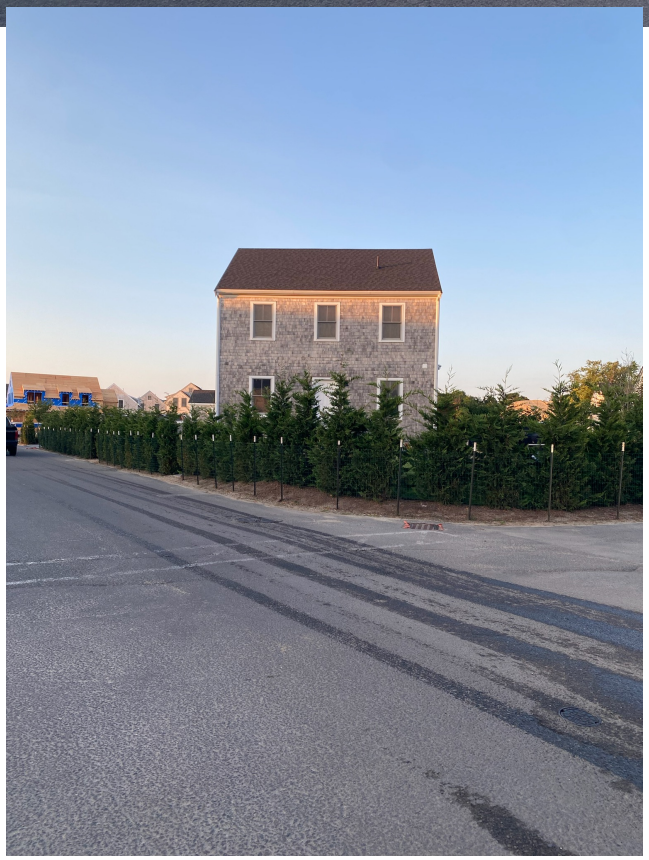
SOLAR

Beach Grass Road

Two way Street

u





ISAKSEN SOLAR

25 Honeysuckle Drive A 255



Honeysuckle Drive - Front of home
One way street



vie ro across t e street
corner

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 POCHASSET 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
Width: 9.9 feet Sq. footage 2nd floor: N/A
Sq. footage 3rd floor: N/A

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

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

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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

Isaksen Solar –

Permit Letter of Authorization

AGREEMENT ID	006VR000003pEQeYAM		
HOMEOWNER	Joseph Tirone	DATE ISSUED	February 23, 2024
ADDRESS	,		

I, Joseph Tirone, do hereby grant permission to Isaksen Solar to act as my agent in all aspects in order to obtain any needed permits for my solar project at , .

This will allow Isaksen Solar to answer any and all questions on my behalf and to sign any and all documents for me that are related to the solar project.

Buyer's Name: Joseph Tirone

Signature: Joseph Tirone Date: February 23, 2024

Contractor: Isaksen Solar LLC

Signature: Ryan Rego Date: February 23, 2024

(Authorized Isaksen Solar Signatory)

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



VICINITY MAP SCALE: NTS



HOUSE PHOTO SCALE: NTS

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

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

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"

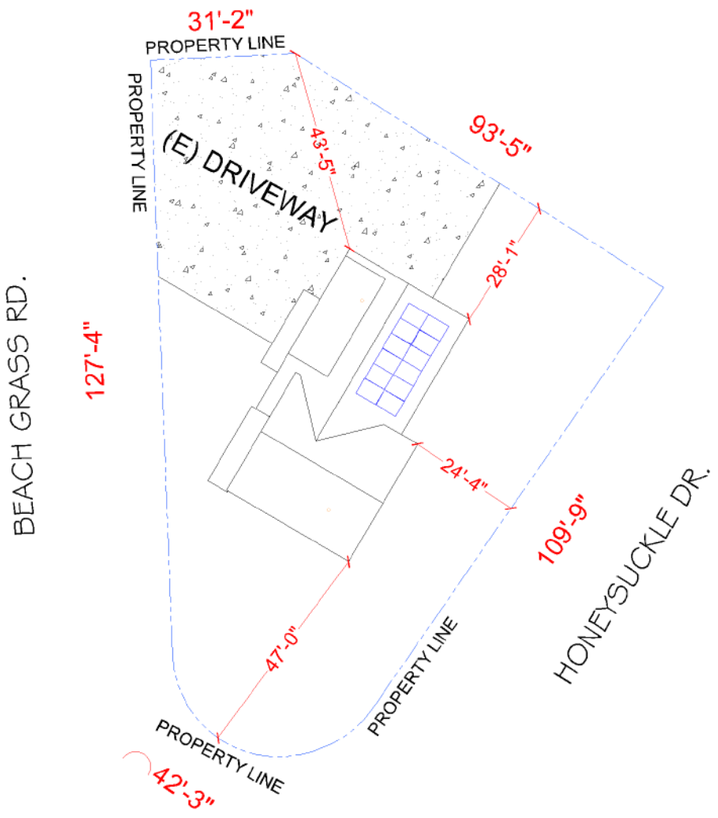
SHEET NUMBER
PV-1

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

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NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SITE PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-2

SCALE: 1/32"= 1'-0

METER NO#: 23556028

DESIGN SPECIFICATION	
RISK CATEGORY:	II
CONSTRUCTION:	SFD
ZONING:	RESIDENTIAL
SNOW LOAD (ASCE7-10):	25 PSF
EXPOSURE CATEGORY:	B
WIND SPEED (ASCE7-10):	146 MPH

MODULE TYPE, DIMENSIONS & WEIGHT	
NUMBER OF MODULES:	12 MODULES
MODULE TYPE:	Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
MODULE WEIGHT:	47.2 LBS
MODULE DIMENSIONS:	67.8" X 44.6" = 21.00 SF
UNIT WEIGHT OF AREA:	2.25 PSF

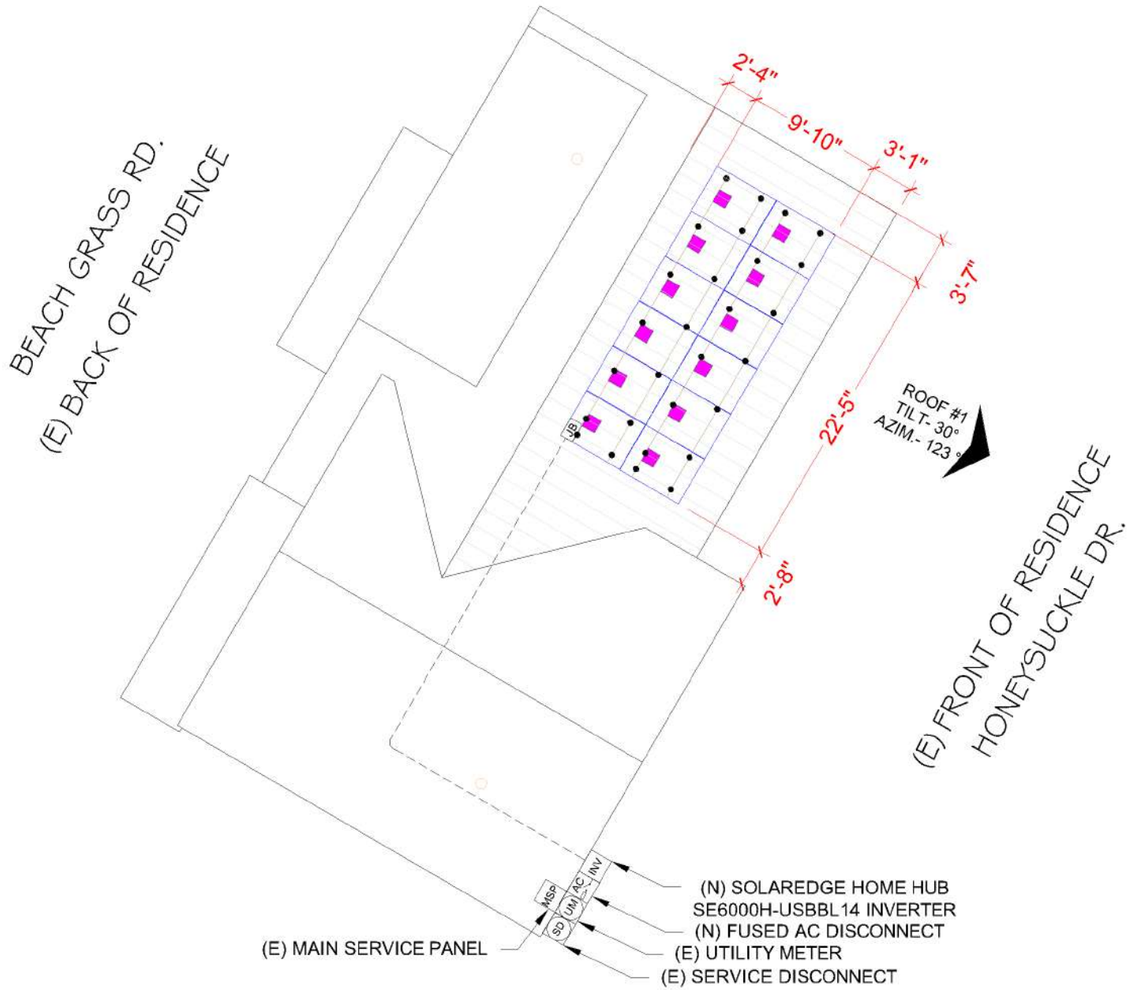
ROOF DESCRIPTION				
ROOF	ROOF TILT	RAFTER SIZE	RAFTER SPACING	ROOF MATERIAL
#1	30°	2" x 6"	16" o.c.	COMP SHINGLE

LEGEND

- JB — (N) JUNCTION BOX
- UM — (E) UTILITY METER
- MSP — (E) MAIN SERVICE PANEL
- AC — (N) FUSED AC DISCONNECT
- SD — (E) SERVICE DISCONNECT
- VENT, ATTIC FAN (ROOF OBSTRUCTION)
- ROOF ATTACHMENT
- CONDUIT
- S440 OPTIMIZER
- INV — SOLAREDGE HOME HUB SE6000H-USSNBBL14 INVERTER
- Q CELLS Q.TRON BLK M-G2+ 425 (425WATT) MODULES
- IRONRIDGE BLACK XR-100 RAIL 168
- TRENCH

ARRAY AREA & ROOF AREA CALC'S		
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)
#1	12	251.99
(TOTAL ARRAY AREA/TOTAL ROOF AREA) X 100%		
= (251.99/1931) X 100% = 13.05%		

DEAD LOAD CALCULATION			
EQUIPMENT'S DESCRIPTIONS	QTY	LBS/UNIT	TOTAL WEIGHT
MODULES	12	47.2	566.41
MID CLAMP	20	0.3	6
END CLAMP	8	0.31	2.48
IRONRIDGE BLACK XR-100 RAIL 168	8	9.55	76.40
SPLICE BAR	4	0.65	2.6
ASSY, FLASHING, ASSY, CAP, WASHER, EPDM BACKED, BOLT LAG 5/16 X 4.75"	28	0.88	24.64
ASSY, CAPFOOT	28	0.1	2.80
ASSY, FLASHING 9" X 12"	28	0.1	2.80
TOTAL WEIGHT OF THE SYSTEM (LBS)			684.14
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			251.99
WEIGHT PER SQ. FT. (LBS)			2.72
WEIGHT PER PENETRATION (LBS)			8.15



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

METER NO#: 23556028

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

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

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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RESIDENCE
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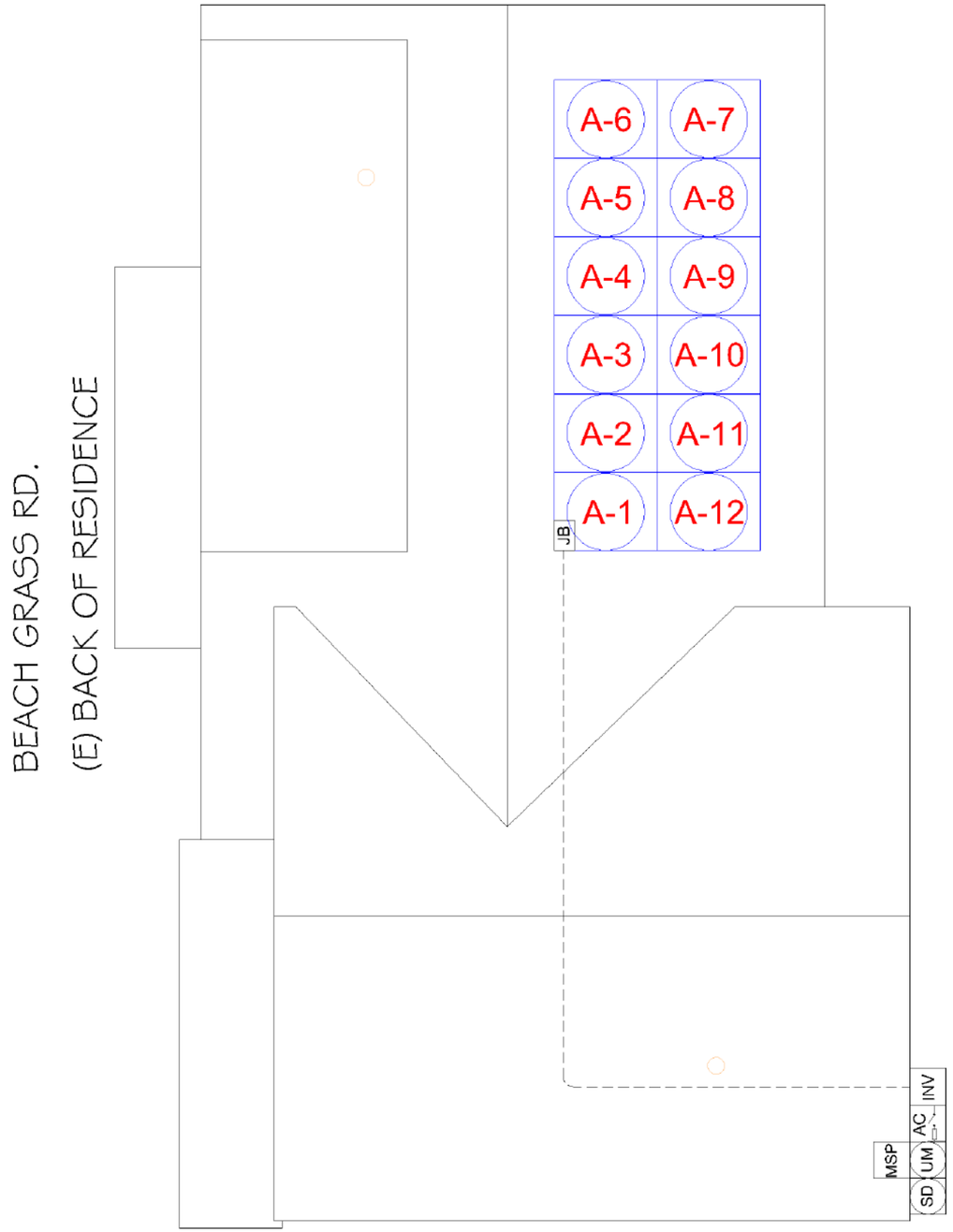
NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ROOF PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3



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

A - **MODULE STRINGING**

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

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
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EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

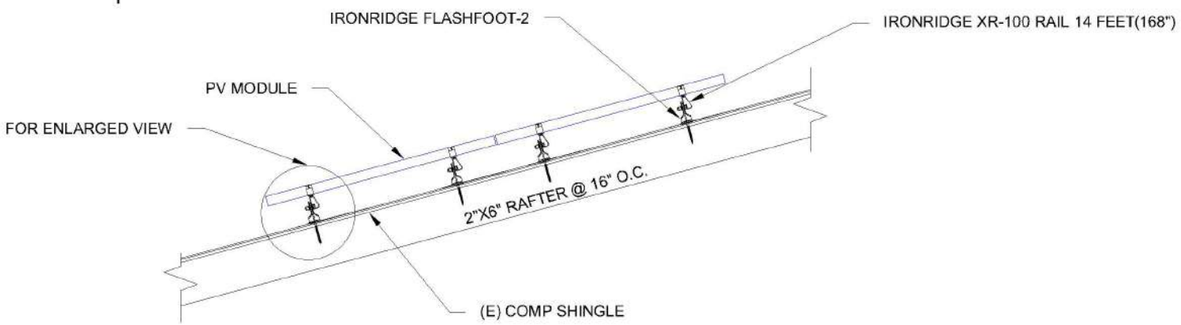
DATE: 4/10/2024

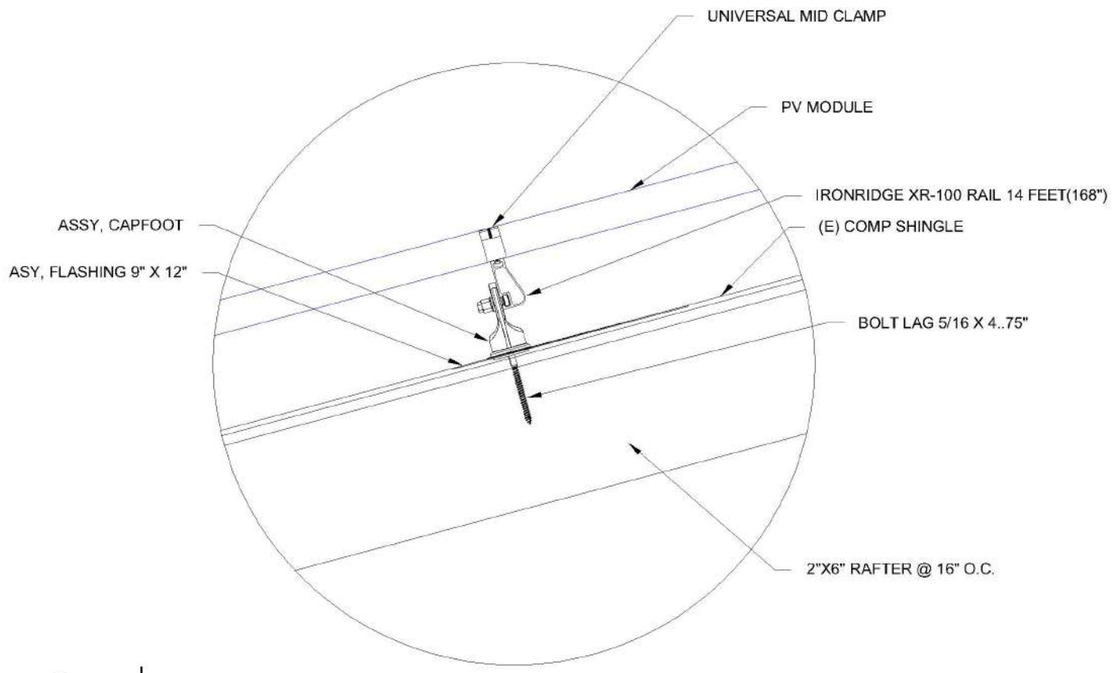
SHEET NAME
STRING LAYOUT & BOM

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-4

1 ATTACHMENT DETAILS





2 ENLARGED VIEW FOR ATTACHMENT DETAILS

COMMONWEALTH OF MASSACHUSETTS
TREVOR JONES
No. 58506
PROFESSIONAL ENGINEER

4/12/2024
STRUCTURAL ONLY

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

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

JOSEPH TIRONE
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NANTUCKET MA 02554
EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
ATTACHMENT DETAILS

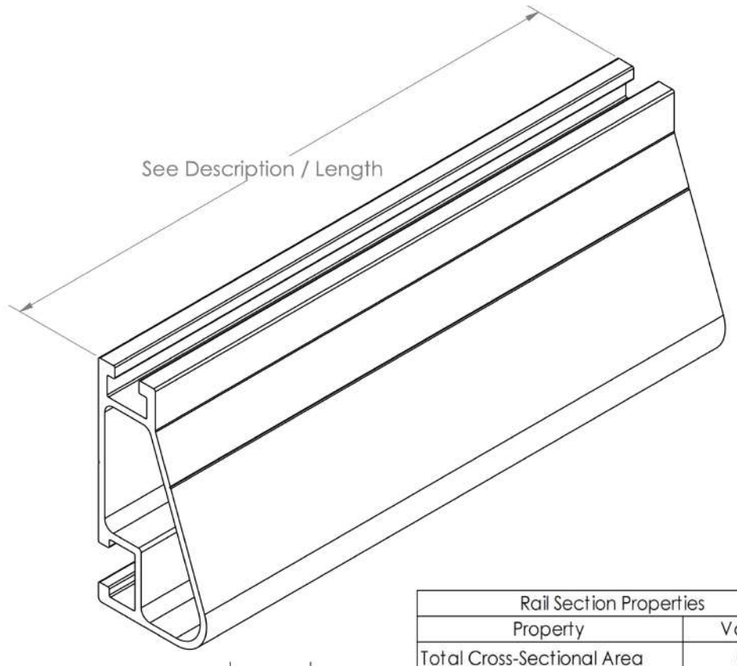
SHEET SIZE
ANSI B
11" X 17"

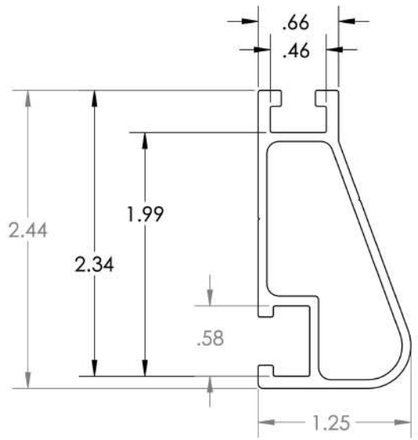
SHEET NUMBER
PV-5

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

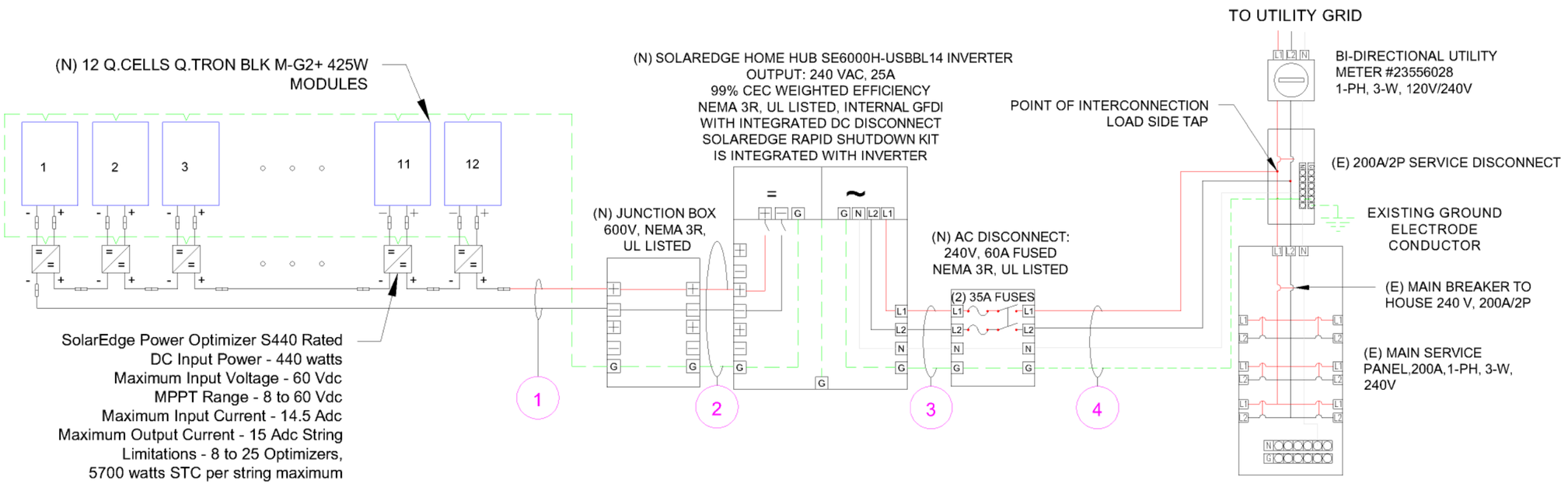
DATE: 4/10/2024

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

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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
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PH# : (508) 717-3820

SYSTEM INFO

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(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

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EMAIL ID: JTIRONE89@YAHOO.COM
PHONE NO. (617) 538-4075

DATE: 4/10/2024

SHEET NAME
SPECIFICATIONS & NOTES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-8

1

WARNING

ELECTRIC SHOCK HAZARD

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

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

2

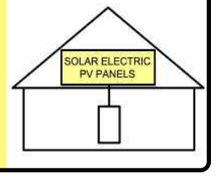
CAUTION : SOLAR ELECTRIC SYSTEM CONNECTED

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

3

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

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



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

4

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

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

5

RAPID SHUTDOWN FOR SOLAR PV SYSTEM

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

6

WARNING: DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

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

7

WARNING

ELECTRIC SHOCK HAZARD

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

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

8

DO NOT DISCONNECT UNDER LOAD

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

ADHESIVE FASTENED SIGNS

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

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SYSTEM INFO

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(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

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DATE: 4/10/2024

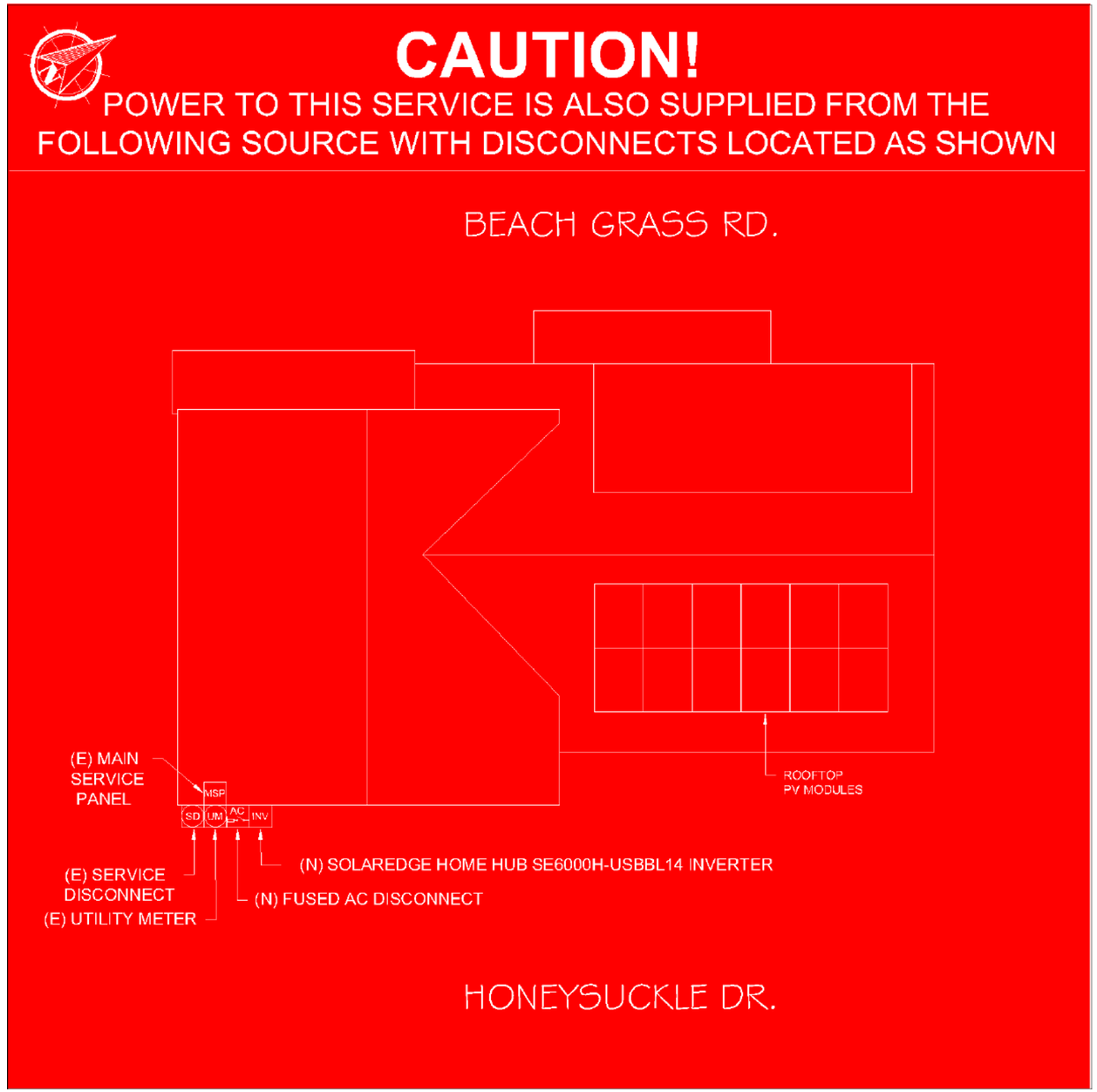
SHEET NAME
SIGNAGE

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)

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ISAKSEN SOLAR
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DC SYSTEM SIZE: 5.100 kWDC
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METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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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)

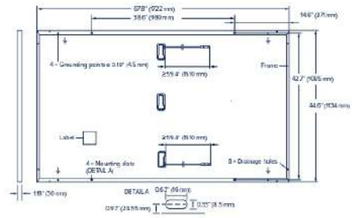
The ideal solution for:

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

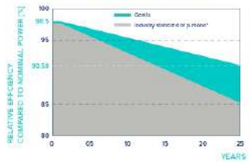


▪ Electrical Characteristics

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

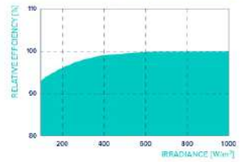


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

[1] 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 inquiry@qcells.com | WEB www.qcells.com

qcells

Specifications subject to technical changes © Qcells Q.TRON BLK M-G2+ series_410-430_2022-08_Rev01_NA

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

SYSTEM INFO
(12) Q CELLS Q.TRON BLK M-G2+ 425 (425WATT)
(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14
DC SYSTEM SIZE: 5.100 kWDC
AC SYSTEM SIZE: 6.000 kWAC
METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-11

SolarEdge Home Hub Inverter

For North America

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



HOME BACKUP

Optimized battery storage with HD-Wave technology

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

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SolarEdge Home Hub Inverter

For North America

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

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

* Supported with PN SExxxxH-USMNxxxxxx

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

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

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

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

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

ISAKSEN SOLAR
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PH# : (508) 717-3820

SYSTEM INFO

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

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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

DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-12

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US(1)

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

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

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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

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Power Optimizer

For North America

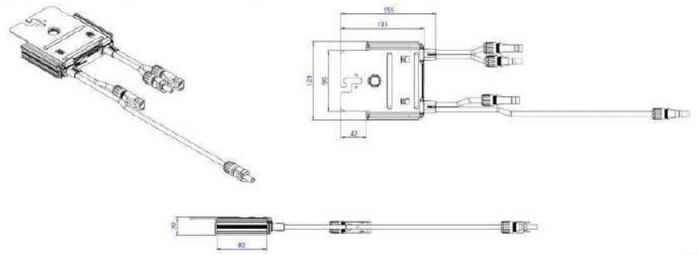
S440

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

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

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

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



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Intertek RoHS

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PH# : (508) 717-3820

SYSTEM INFO

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(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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DATE: 4/10/2024

SHEET NAME
EQUIPMENT SPECIFICATIONS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-14

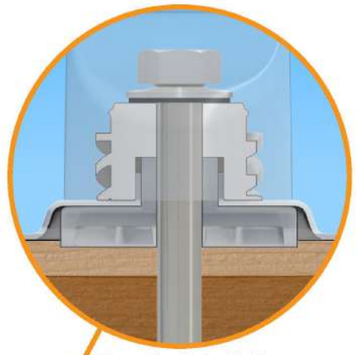
Tech Brief

IRONRIDGE

FlashFoot2®

The Strongest Attachment in Solar

IronRidge® FlashFoot2® raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

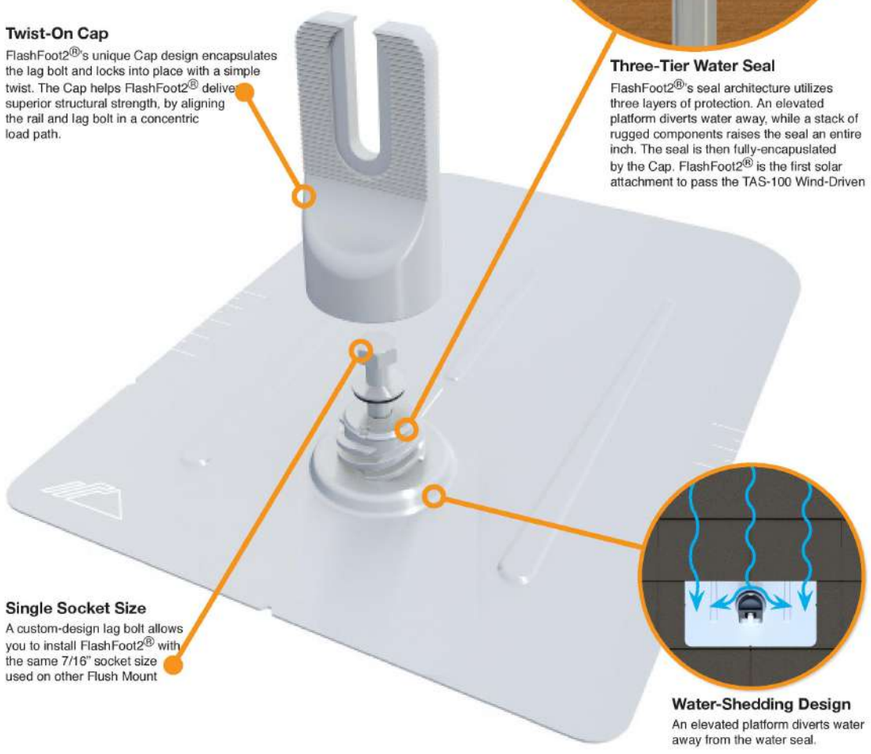


Three-Tier Water Seal

FlashFoot2®'s seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2® is the first solar attachment to pass the TAS-100 Wind-Driven

Twist-On Cap

FlashFoot2®'s unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2® deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.



Single Socket Size

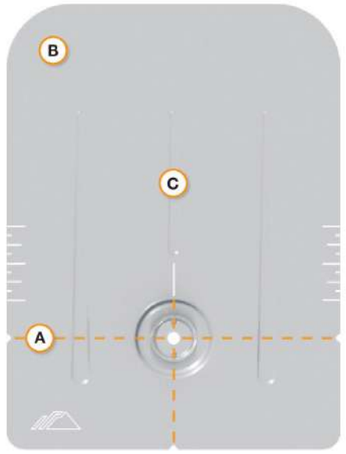
A custom-design lag bolt allows you to install FlashFoot2® with the same 7/16" socket size used on other Flush Mount

Water-Shedding Design

An elevated platform diverts water away from the water seal.

Tech Brief

Installation Features



A Alignment Markers

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

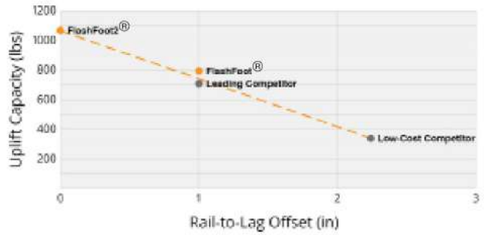
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2® is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.

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ISAKSEN SOLAR

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

SYSTEM INFO

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

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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

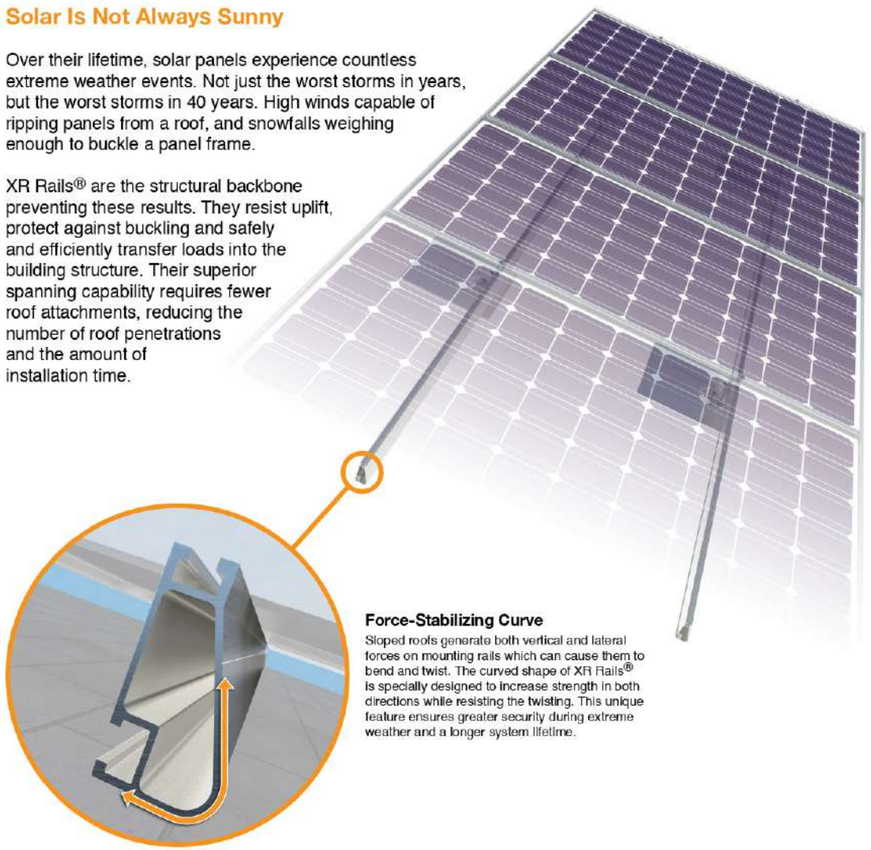
IRONRIDGE

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.

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

SYSTEM INFO

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

(1) SOLAREDGE HOME HUB SE6000H-USSNBBL14

DC SYSTEM SIZE: 5.100 kWDC

AC SYSTEM SIZE: 6.000 kWAC

METER: 23556028

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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 252/0	10-14 awg		Sol/Str	4	35		
	8 awg		Sol/Str	4.5	40		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Blackburn LL414	4-14 awg		Sol/Str				

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or		Wires per terminal (pole)							
		1		2		3		4 or More	
kcmil	(mm2)	mm	(inch)	mm	(inch)	mm	(inch)	mm	(inch)
14-10	(2.1-5.3)	Not specified		-		-		-	
8	(8.4)	38.1	(1-1/2)	-		-		-	
6	(13.3)	50.8	(2)	-		-		-	

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SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-17

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

KILLEN –
1 OLD NORTH WHARF
ADDITION CHANGED TO
CORPORATE
STRUCTURE

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

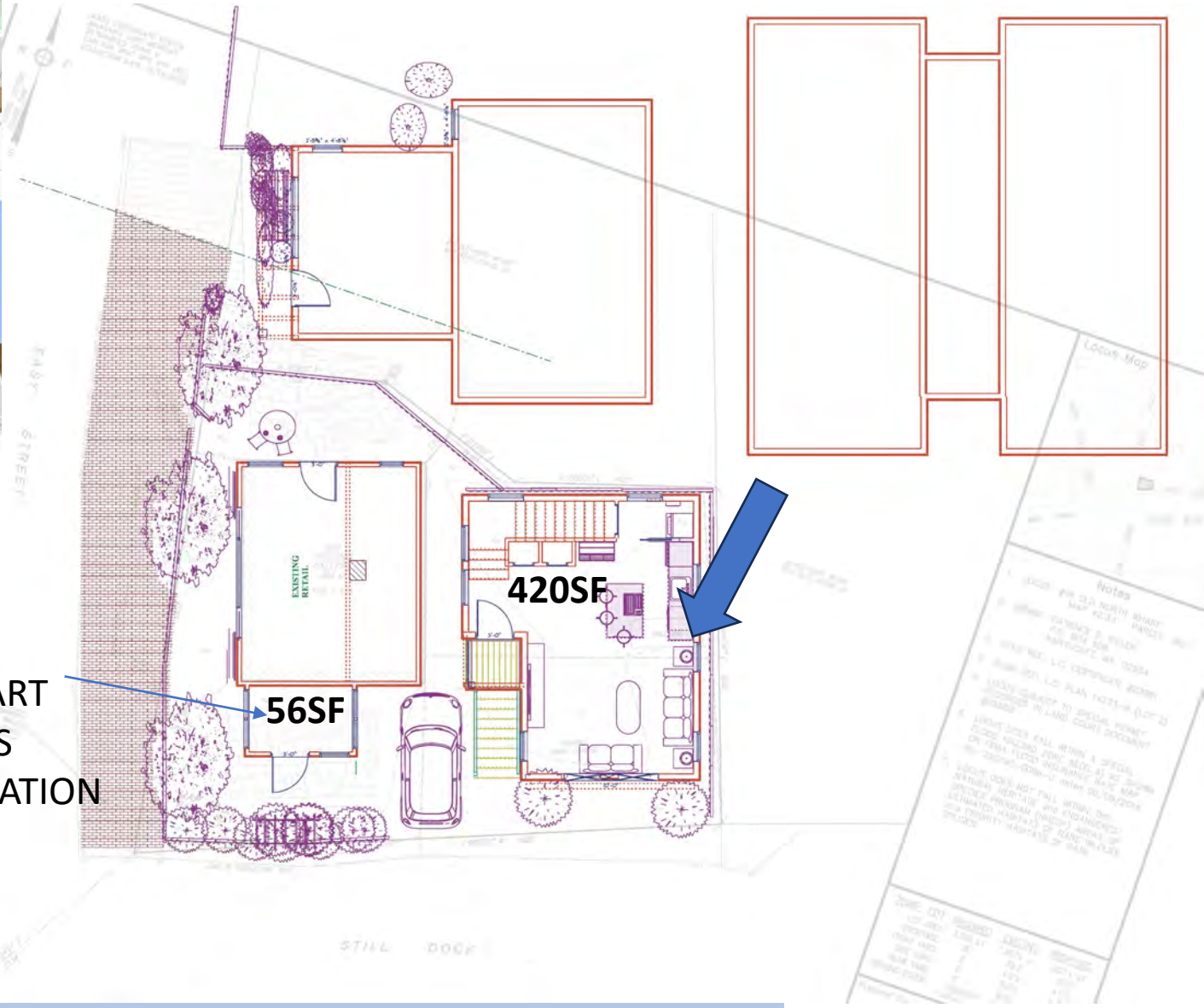
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 7/10/24
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC-2024-04-10413
X	Copy of Minutes (application item circled) (I MADE MY OWN TRANSCRIPT)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
IN FILE	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below



MAP 42.3.1
PARCEL 80



PROPOSED AS SEPERATED BUILDING - 1 OLD N WHARF





1 OLD NORTH WHARF - MOVE OR DEMO SHED

WEST ELEVATION



EAST ELEVATION



AREA ON SITE FOR BUILDING LOCATION



EXISTING RETAIL BLDG ON LOT





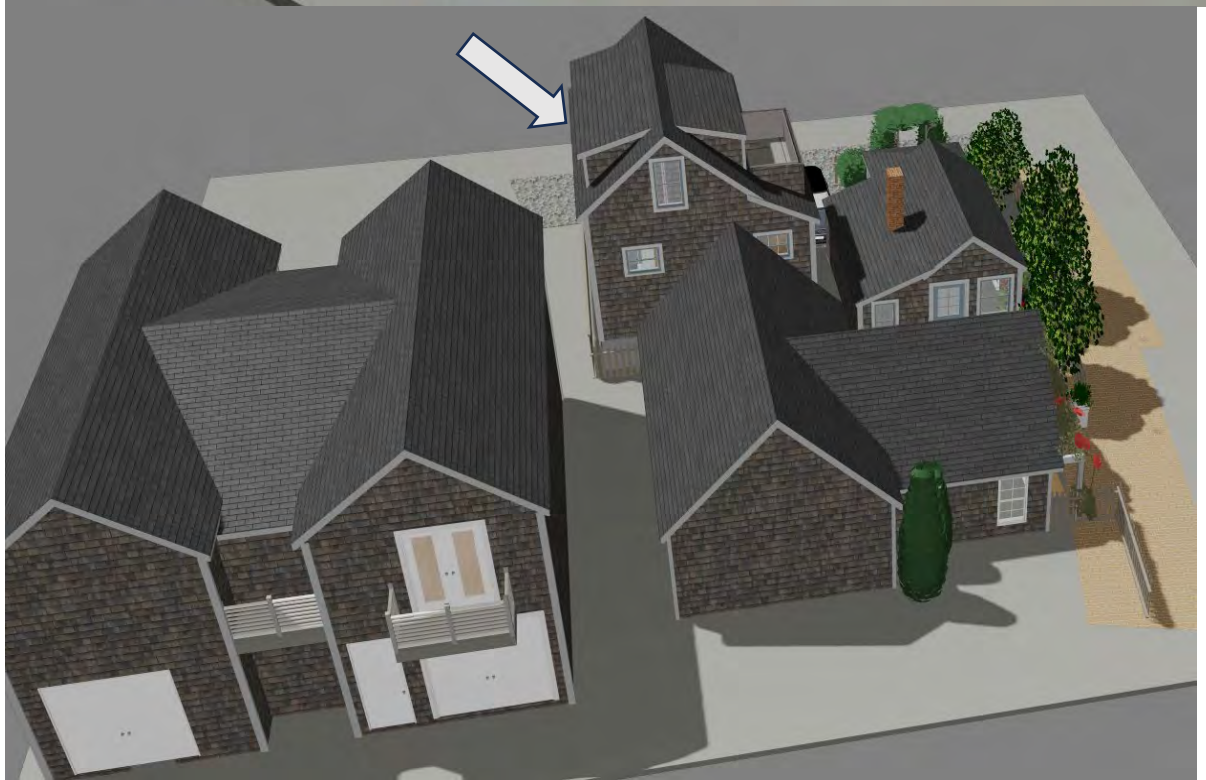
PREVIOUS PROPOSAL WAS TO ADD TO THE EXISTING SMALL RETAIL STRUCTURE

NEW PROPOSAL AS A SEPERATED BUILDING



NEW PROPOSAL AS A SEPERATED BUILDING






SITE FOR NEW
BUILDING





7. 4. 6. 8. 10 AND 12 OLD NORTH WHARF ON THE HARBOR SIDE

-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



11. 15. 21. OLD NORTH WHARF



-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



1R. 4.4. 7. 11 OLD NORTH WHARF

COTTAGES FROM OLD NORTH WHARF
ON THE NORTH SIDE FACING STEAMSHIP AUTHORITY PORT

-SIMPLE MASSES
- FEW DORMERS
-BALCONIES
AND PORCHES WITH DECKS



FUN TO SEE 1920’S PHOTO OF 12 OLD NORTH WHARF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 80

Street & Number of Proposed Work: 1 OLD NORTH WHARF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 6010
NANTUCKET, MA 02584

Contact Phone #: (508) 325-2625 E-mail: pk@patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OVINK DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ack.vo1@comcast.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 151.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ORIGINAL APPLICATION WAS FOR AN ADDITION TO THE EXISTING

REVISED PLANS ARE TO SEPERATE STRUCTURE FROM EXISTING

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 73'-0" Sq. Footage 1st floor: 378SF
Width: 17'-10" Sq. footage 2nd floor: 378SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 6X8 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 26'-9" South 26'-9" East 26'-9" West 26'-9"

Additional Remarks

Historic Name:

Original Date: c 1940's

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 48" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) (TMB) BRICK CHIMNEY ☐ Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8"

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

Doors* (type and material): ☐ TDL ☐ SDL Front PAINTED Rear PAINTED Side 12 LIGHT / KICK PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: (TBD) Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST. BLDG)

Sidewall NTN Clapboard (if applicable) _____ Roof BLACK ARCH. ASPHALT.
Trim COBBY Sash _____ Doors BLUE
Deck NTN Foundation NTN (SHINGLE IN FRONT PIERS) Fence _____ Shutters _____

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

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

Date 4/15/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 80

Street & Number of Proposed Work: 1040 NORTH WAUF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 1040
NANTUCKET, MA. 02554

Contact Phone #: (508) 325-2025 E-mail: pete.patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OMAR DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 376-4319 E-mail: alexvalore@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ pd W/ KT APPLICATION

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

(CHANGED TO)

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other (STRUCTURE REVISED OVERALL) AND SEPARATED FROM EXISTING

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 420SF (-42SF) Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-0" Sq. footage 2nd floor: 300SF (-78SF) Size: 4'-6" x 11' ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: BUILDING ON SITE

Original Date: IS C 1940'S

Original Builder:

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

REVISIONS* (describe)

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

CHANGE FROM ADDITION TO EXISTING BLDG TO SEPERATE STRUCTURE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±2'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: UNKNOWN

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK 3 TAB

Trim WHITE Sash HAMILTON BLUE Doors HAMILTON BLUE

Deck NTW Foundation CEDAR Fence — Shutters —

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

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

Date 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

June 11, 2024 **HDC meeting**

Sitting board- Stephen Welch (Chair) , Abby , Angus, Carrie and Ray.

Val Oliver- Agent for applicant

Presented plans- building circa 1940's. It came in a few years ago to be demolished and it was quite clear that was not a go. The building was important to keep for the human scale on the street. Keeping that in mind, we are trying to this as an addition and keep that building exactly the way it is. Let's start with the context of the area (pics of context shown) There were comments from HSAG making suggestions about a story and a half with dormers but I would just submit that if you look, by and large- these buildings in this area, all have a little balcony. They are very simple structures, I think I only found one that had dormers. We are trying to keep that in mind as we try to do this addition and we are also impacted by the flood thing which is why it is so tall, compared to the structure that is there. It is a very small addition, 378 sf and I look forward to hearing what you have to say.

Stephen Welch- Any questions at this time ? Holly?

Holly Backus- Preservation Planner –

Thank you, Mr. Chair. Yes, this building was before you for a demo which was not approved. The NHL data base indicates 1940's, there is not actual date I could find but it is contributing to the character and setting of the Historic District. This structure would have to comply with Resilient Nantucket Design guidelines that were adopted in 2021, so we would need an elevation certificate for this application the Firmette map as you all have requested with your best practices. This addition is very tall and overwhelms the existing historic cottage. At 26'-9" it dwarfs e cottage in both height and scale. The addition will need to come down in Size. I do appreciate the photos of the context but I also do think its important to note that this would be an addition to an existing one story building. Full two stories is too much since the addition needs to be elevated due to FEMA AE Flood zone. While there are other one and ½ story and two story wharf cottages around this area- the proposed dramatically changes the street scape which is on the corner of a very busy part of our Historic District. Reducing the program is recommended. Those are my comments- thank you.

Mickey Rowland- HSAG

It's a big change for this very visible corner lot. Its pretty vertical feeling. Changing it to a story and a half using dormers would reduce the height and scale. On the south elevation, the small grade level shed blocks the front of the original building and should be eliminated or greatly reduce. The solid shed like box over the front door for the apartment is awkward and creates a negative mass below. Better seen on West elevation. This should be simplified as a simple shed roof. Balconies overlooking our downtown streets are not appropriate. Cantilevered balcony overlooking easy st should be eliminated. Chimney on existing might not pass muster with the code so that might be a concern. Thank you.

Stephen- calls out board member son application, who would like to begin?

Angus Mcleod-

I am happy to begin. So keeping in mind the thing that the HDC is supposed to be in charge of is maintaining the scale of setting and detail to not compromise the historic assets that we have. I feel that this proposal dramatically changes all of those facets of this structure. I appreciate the original structure still being there but right now there is sort of a natural stepping up to the other taller cottages along the water. I think a dramatic reduction in program and height is necessary for this to work. Thank you.

Abby Camp-

I agree with what's been said. I think simplify meaning that left shed on the first floor blocks the building and the recess there is not historic, and the balcony. Um. Maybe you want to relook at that when you go to simplify it but it were to stay , I think it should just be pulled in and made smaller.

Ray Pohl-

Agree with everything that's been said and yes, Mickey is correct that the chimney wont work, it would need to be extended quite a bit.

Val- Chimney not going to be used.

Ray- Well okay, that's between you and the building inspector. Um, The roof pitches I think should be the same as the little one story building. This seriously dwarfs the one story building. SO that's all.

Carrie Thornewill-

Im wondering if you just looked at a building that is not attached to the one story existing. Remove all the extra stuff and just create a boat house like the ones on the dock on the other side, that's it.

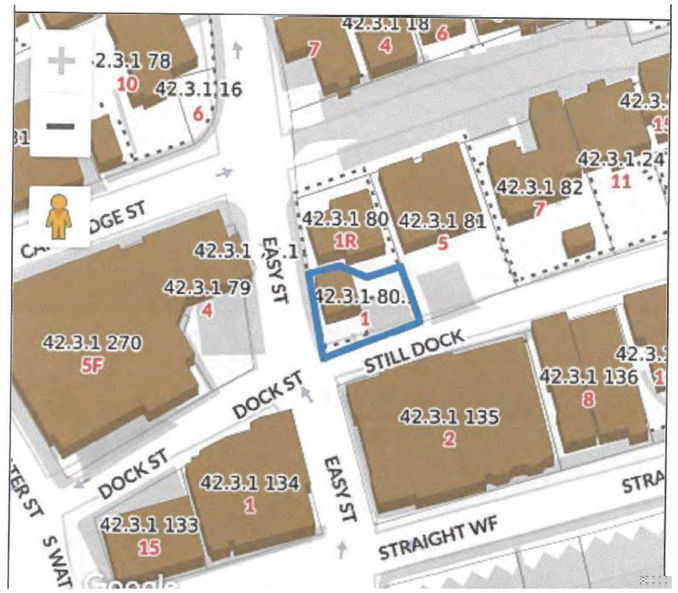
Stephen Welch-

I agree with the comments, and I think Carrie's got an interesting point and I think that that could be appropriate.

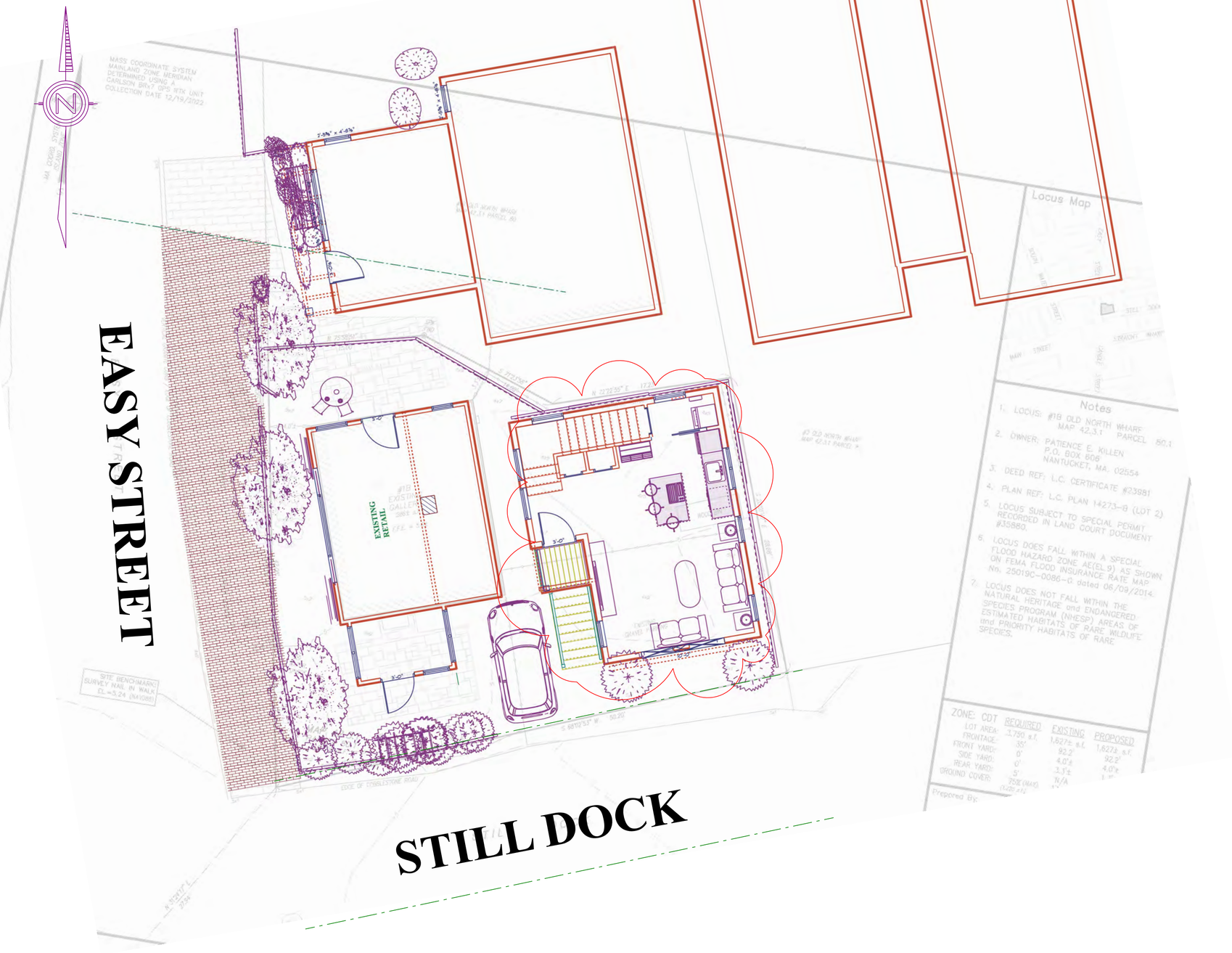
Ray-

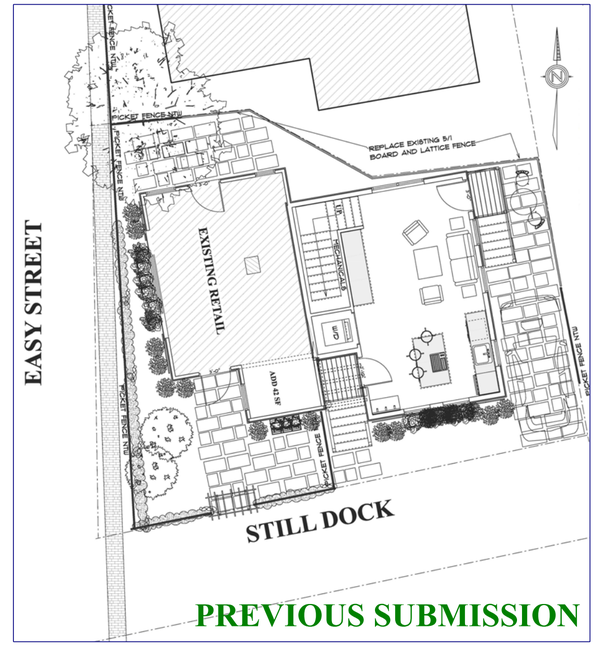
Motions to hold for revisions.

Motion carried unanimously.



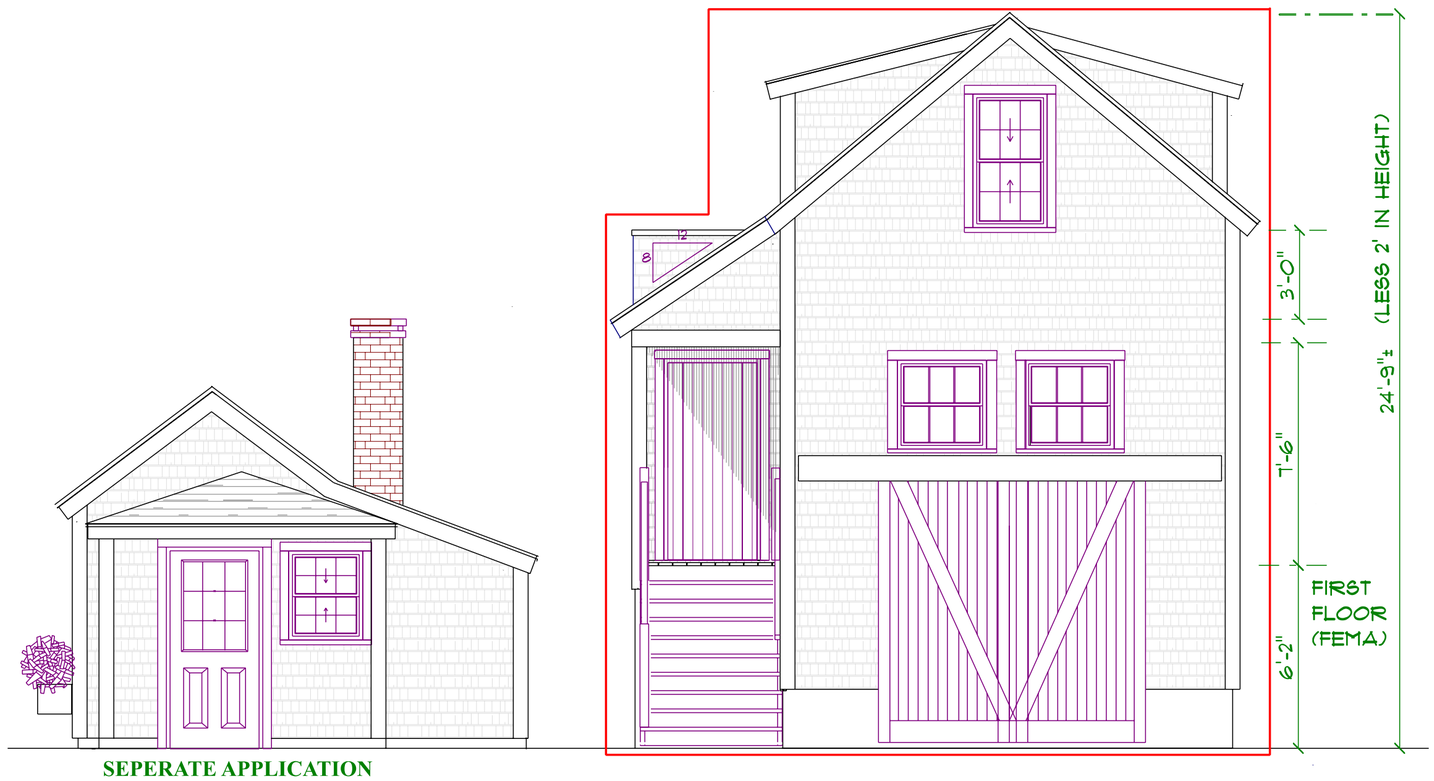
MAP 42.3.1 PARCEL 79





1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

SOUTH- FACING STILL DOCK (FRONT)



SEPERATE APPLICATION

PREVIOUS SOUTH- FACING STILL DOCK



1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

WEST- FACING EASY STREET

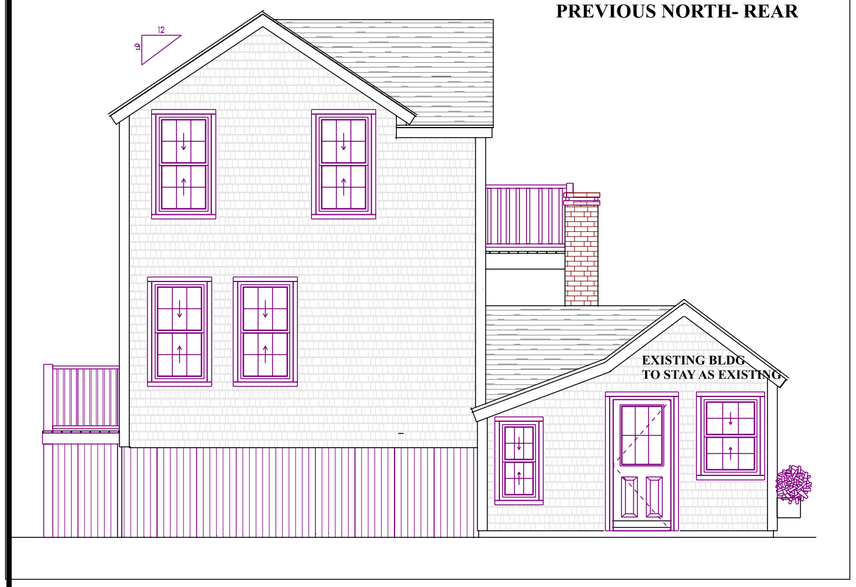


PREVIOUS WEST- FACING EASY STREET



SEPERATE APPLICATION

PREVIOUS NORTH- REAR





NORTH- REAR



EAST-RIGHT

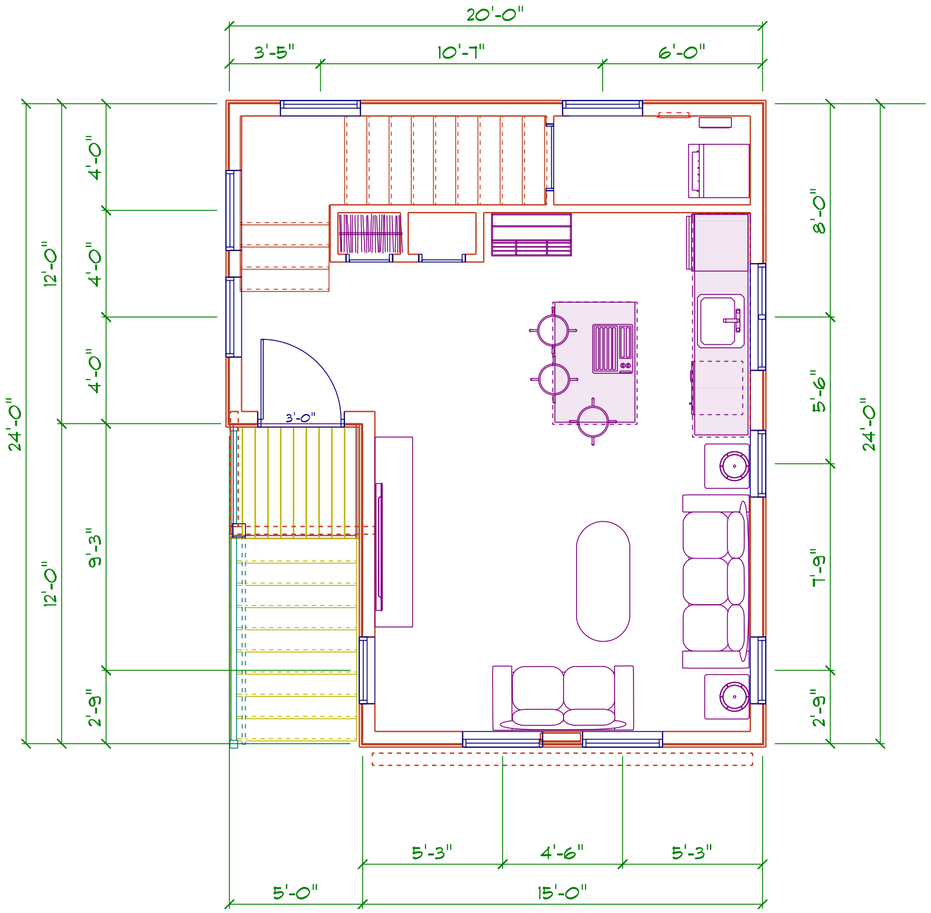
PREVIOUS EAST-RIGHT



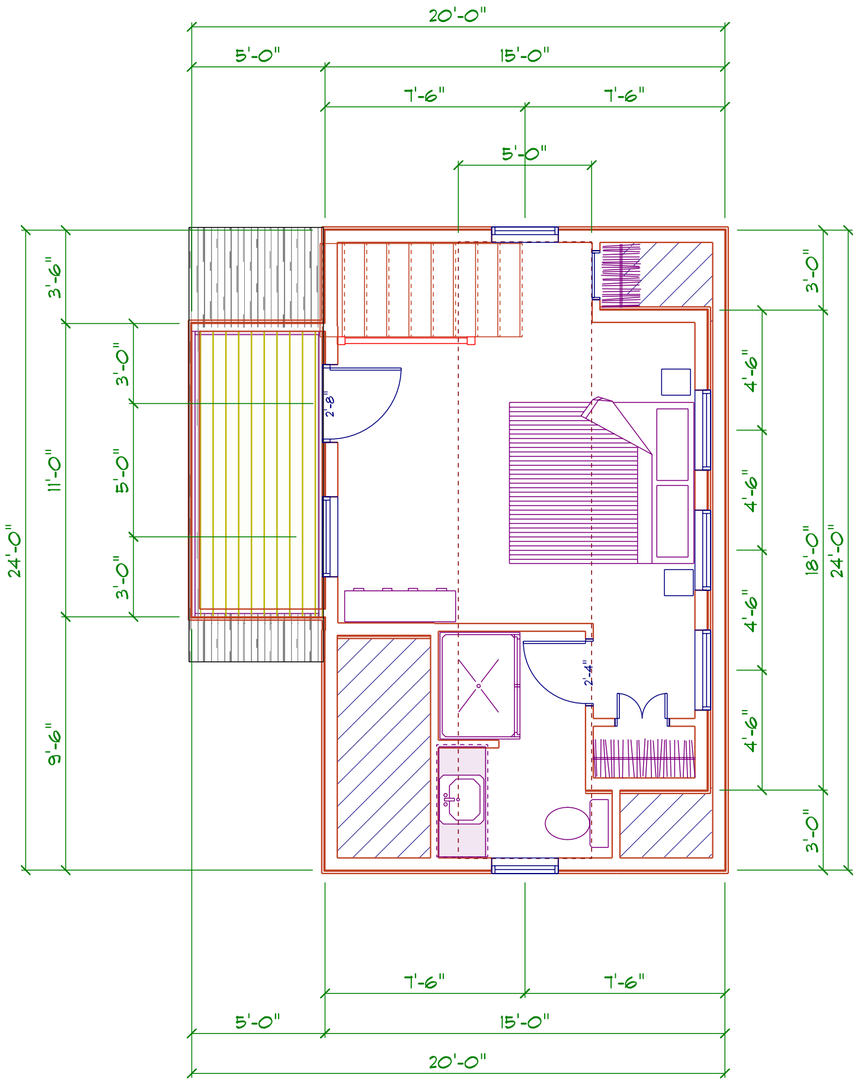
1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PLAN: 420SF



SECOND FLOOR PLAN: @ 300SF



1 OLD NORTH WHARF- KILLEN
PROPOSED NEW BUILDING-SEPERATE FROM EXISTING BLDG
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

ADDRESS: 85 Orange Rear
DATE HEARD: July 16 24
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

2024 05 10612

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:

9/4/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
n/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
n/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
V	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: 8/9/4/24

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.

RECEIVED 02 04 2024 By

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange Rd Main House

Owner of record: 85 Orange LLC

Mailing Address: Po Box 125
Hingham MA 02043

Contact Phone #: 203 2496340 E-mail: PJ@oardd.com

AGENT INFORMATION (if applicable)

Name: Paul Antonik

Mailing Address: 1035 Main St.
Hingham MA 02043

Contact Phone #: Same 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 Renovation of Existing Building and Add Dormer

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

Dormer 20X9'' Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

8" Down from Ridge Sq. footage 3rd floor: 198

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

Height of ridge above final finish grade: North 24'9" South 11 East 11 West 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 9 /12 _____ Secondary Mass _____/12 _____ Dormer 4.5 /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) Fiberglass with Gal. Down Spouts

Leaders (material and size): 2" Galvanized

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other Quaker Grey
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X8 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

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

Doors* (type and material): ☐ TDL ☒ 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.



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.



Rear Home

Left - West



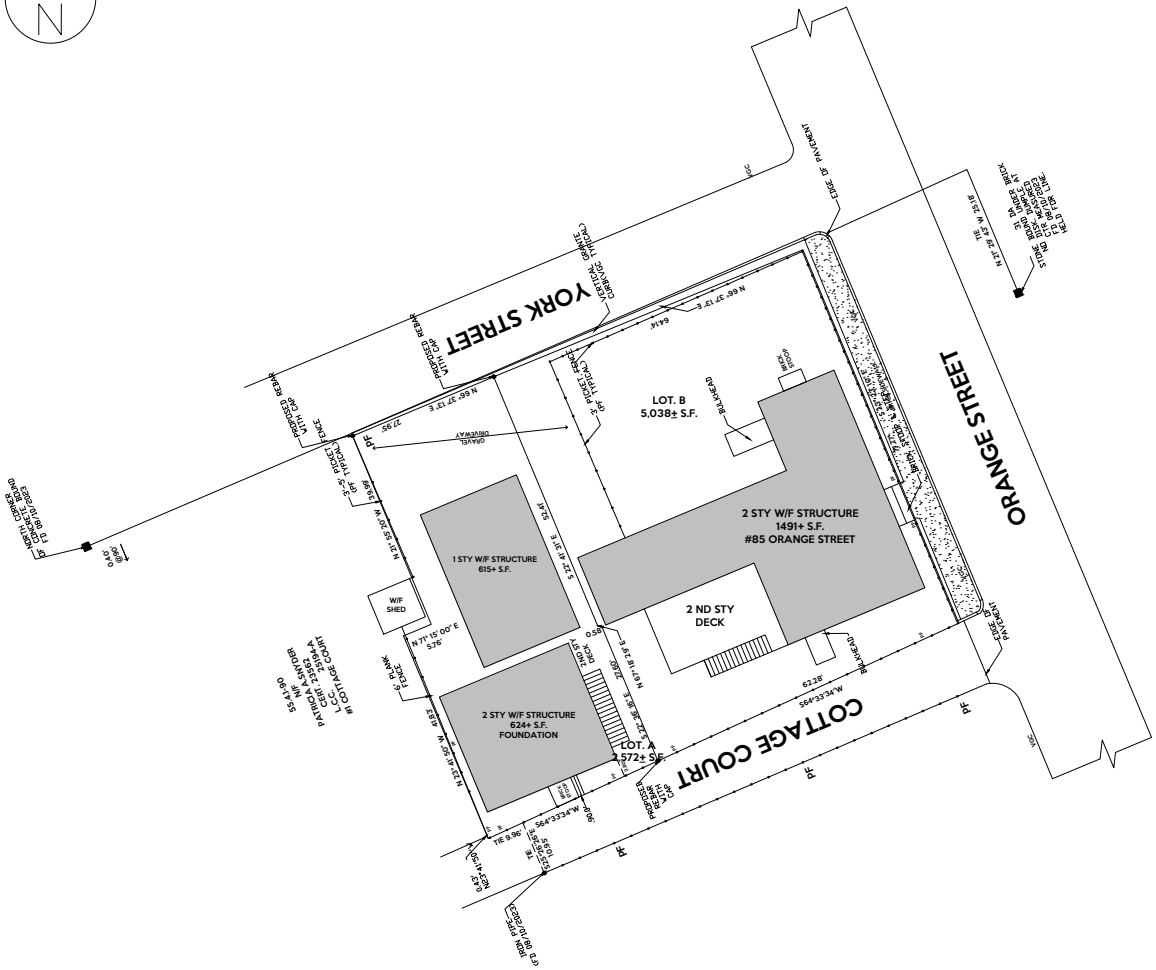


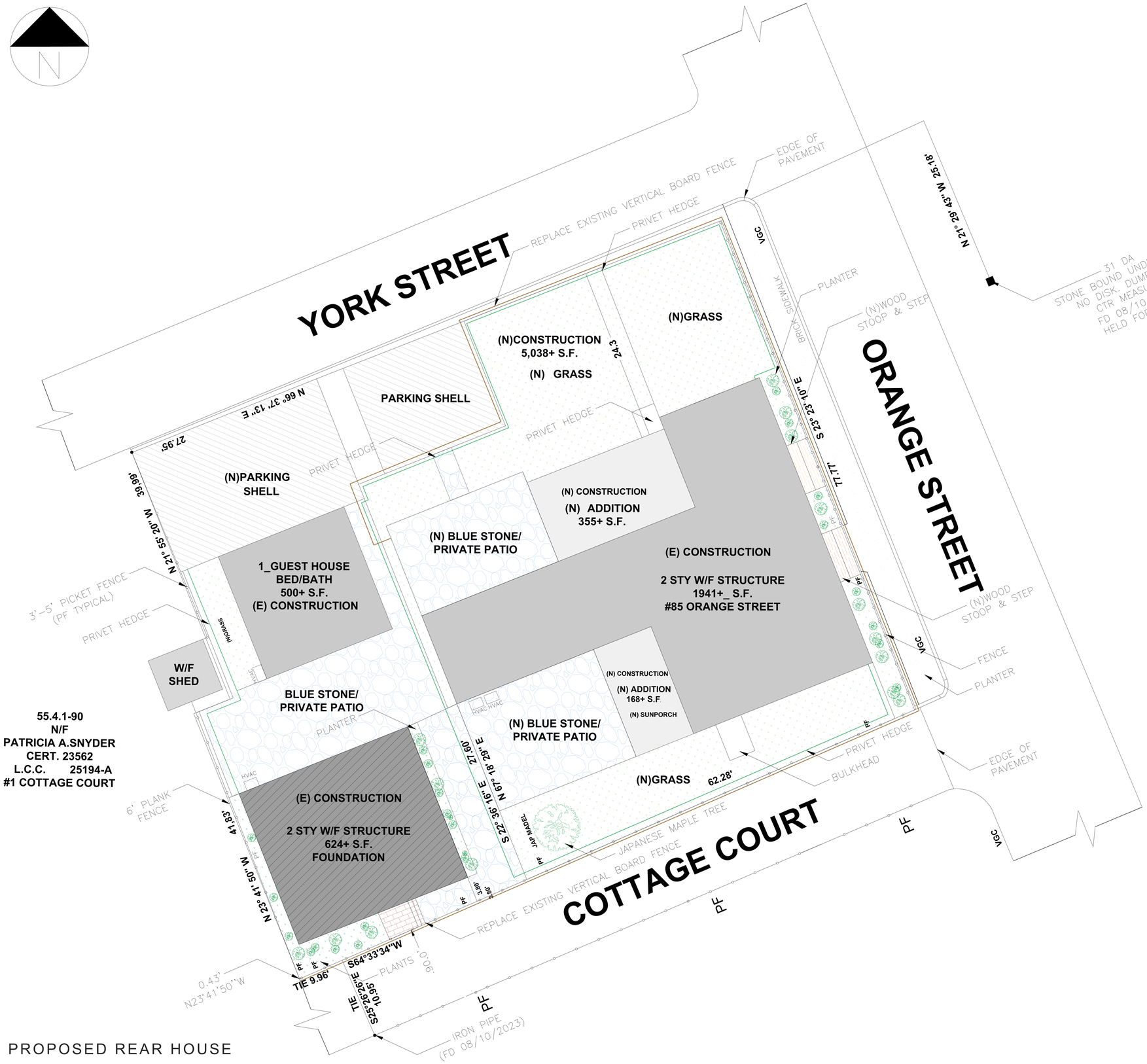
Right - East

Rear - North



Front - South


YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
2,572± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615+ S.F.
W/F
SHED
2 STY W/F STRUCTURE
524+ S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED VINYL CAP
PROPOSED GRANITE CURB
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED BRICK SIDEWALK
PROPOSED VINYL CAP



55.4.1-90
N/F
PATRICIA A.SNYDER
CERT. 23562
L.C.C. 25194-A
#1 COTTAGE COURT

PROPOSED REAR HOUSE

SCALE: 1/2 = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

PROPOSED REAR HOUSE

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

SHEET
A1-3



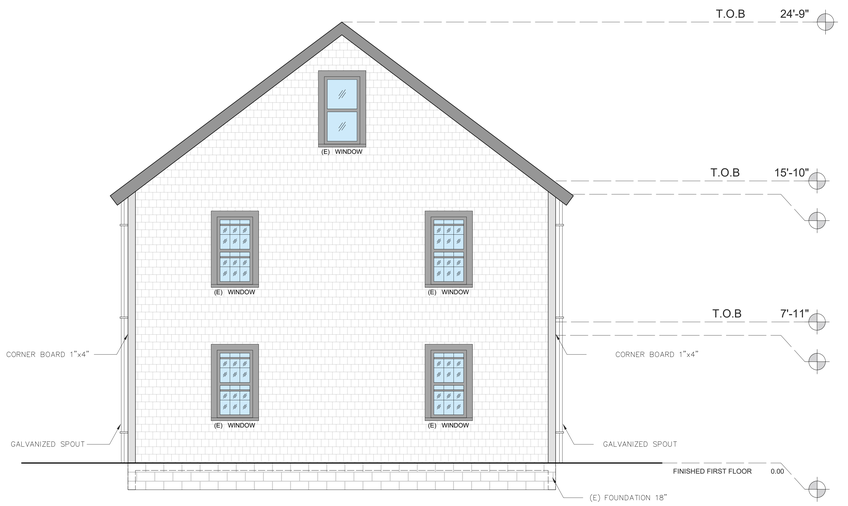
EXISTING FRONT ELEVATION

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



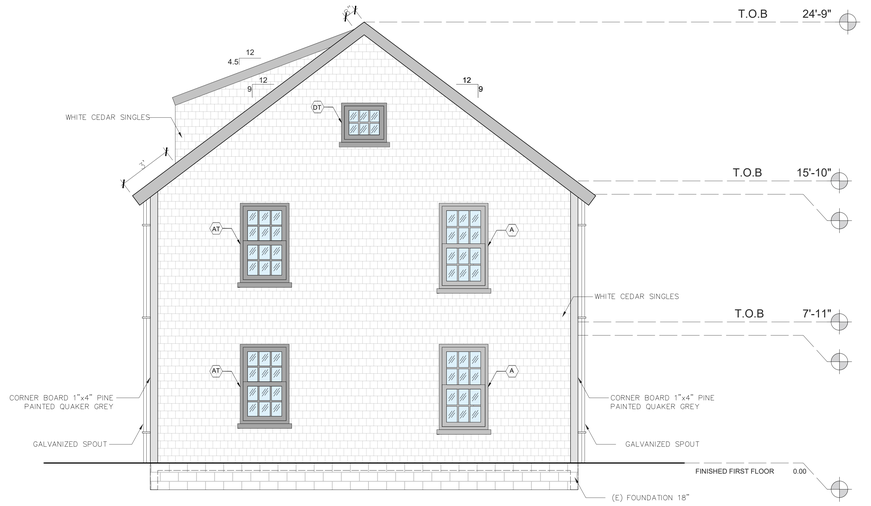
PROPOSED FRONT ELEVATION

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



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

85R ORANGE - ELEVATIONS 1

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

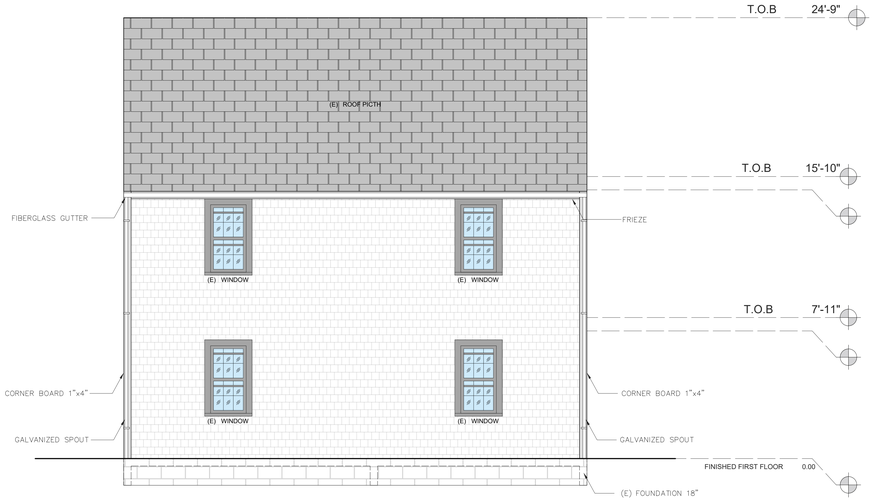
TITLE SHEET

COTTAGE COURT – ELEVATIONS 1

SCALE

SHEET

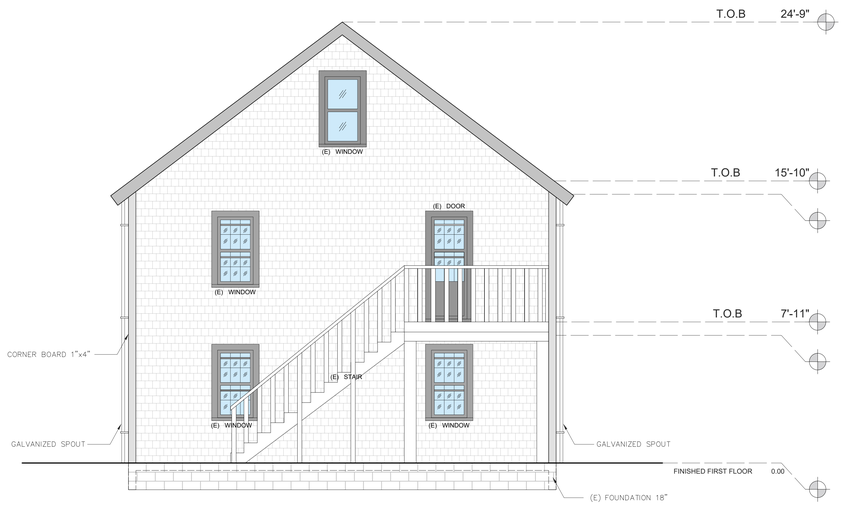
A8-0



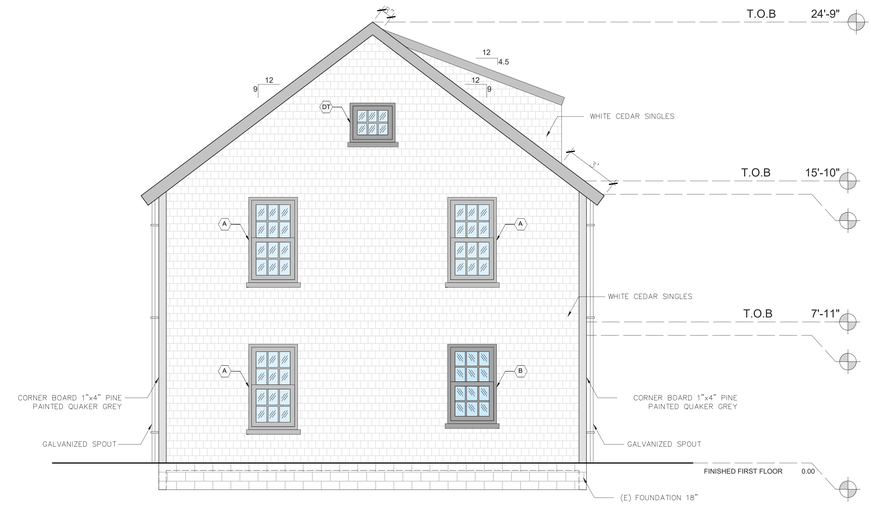
EXISTING REAR ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



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



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



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

85R ORANGE - ELEVATIONS 2

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

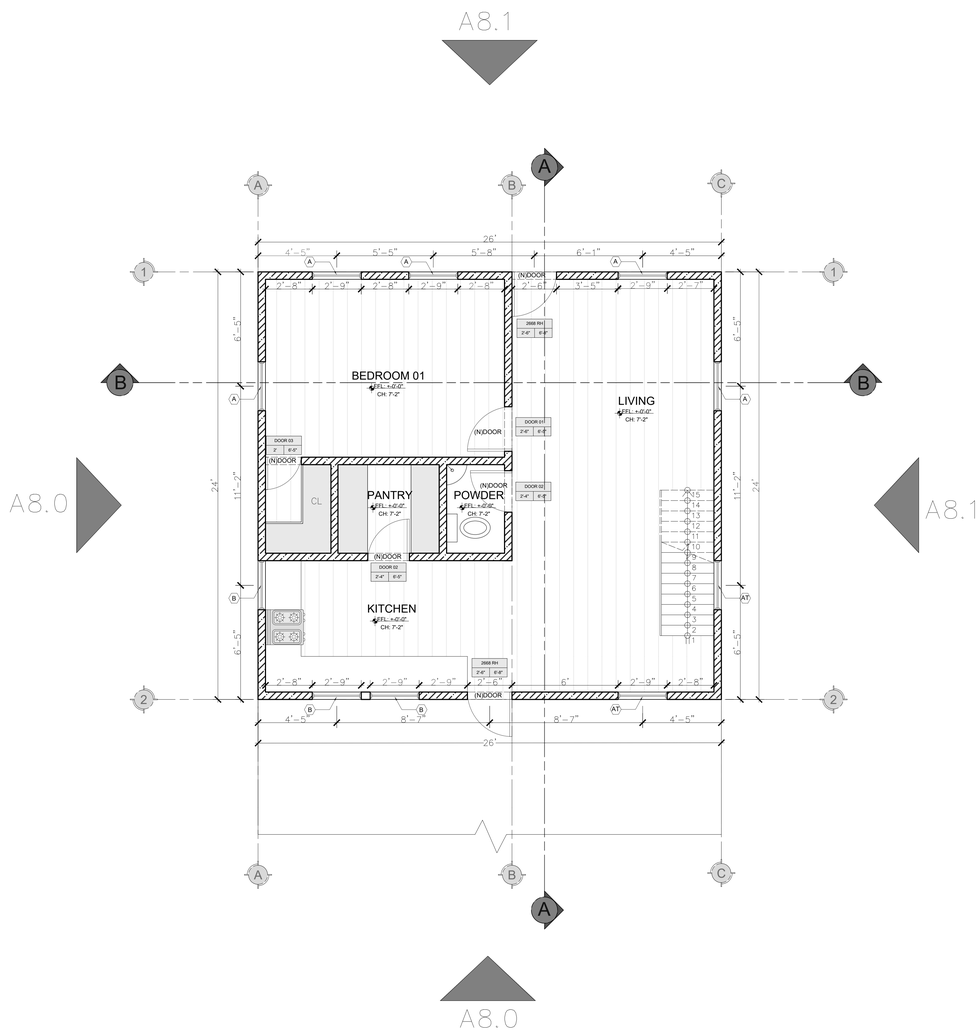
TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

SCALE

SHEET

A8-1



85R ORANGE PROPOSED FIRST FLOOR PLAN

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

LEGEND
NEW WALL

DOOR SCHEDULE

Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-5"	2'-6"
2	DOOR 02	6'-5"	2'-4"
2	DOOR 03	6'-8"	2'
2	2668 RH	6'-8"	2'-6"

WINDOW SCHEDULE

NAME	WIDTH x HEIGHT	TYPE
A-RO	33" x 57 1/2"	DOUBLE HUNG
AT-RO (A window Tempered)	33" x 53 1/2"	DOUBLE HUNG
B-RO	33" x 53 1/2"	DOUBLE HUNG

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

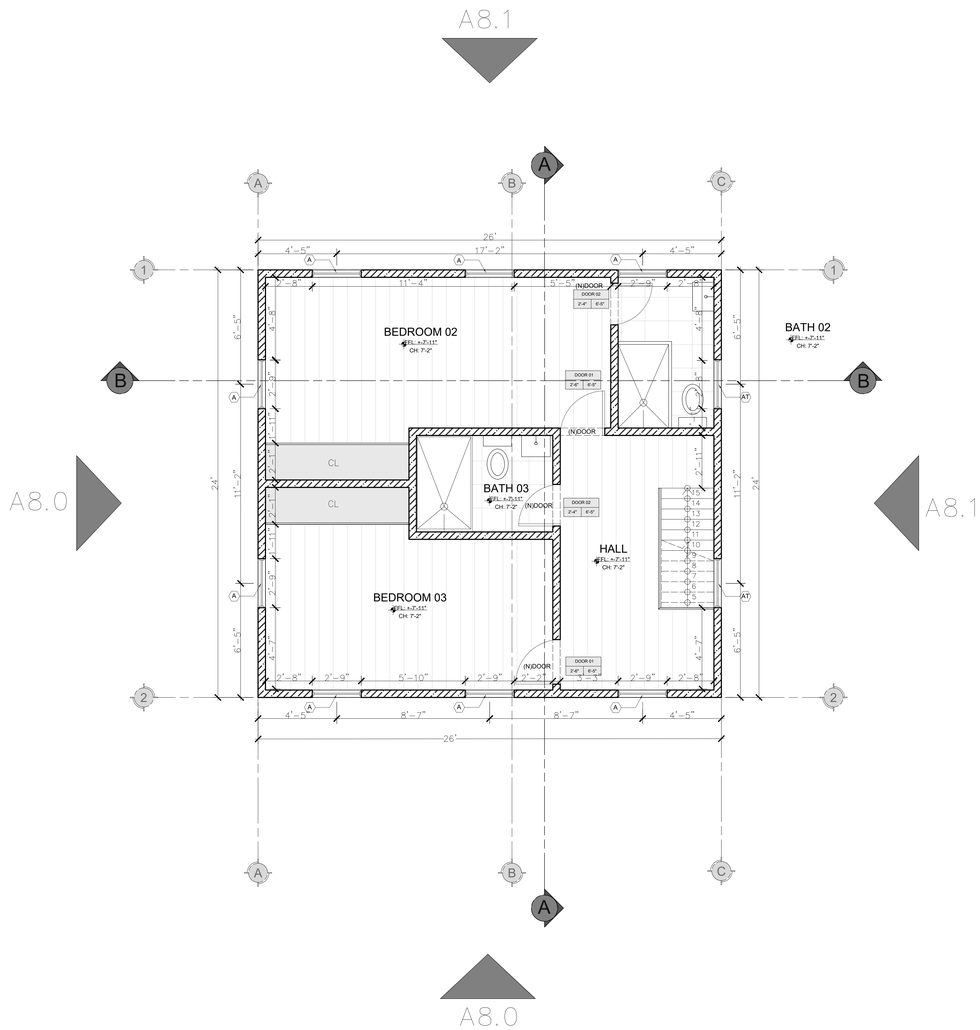
TITLE SHEET

COTTAGE COURT –
FIRST FLOOR PLAN

SCALE

SHEET

A7-0



85R ORANGE PROPOSED SECOND FLOOR PLAN

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

LEGEND

NEW WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
2	DOOR 01	6'-5"	2'-6"
2	DOOR 02	6'-5"	2'-4"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
B-RO	33 1/4" x 55"	DOUBLE HUNG
AT-RO (window Tempered)	33" x 53 1/2"	DOUBLE HUNG

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

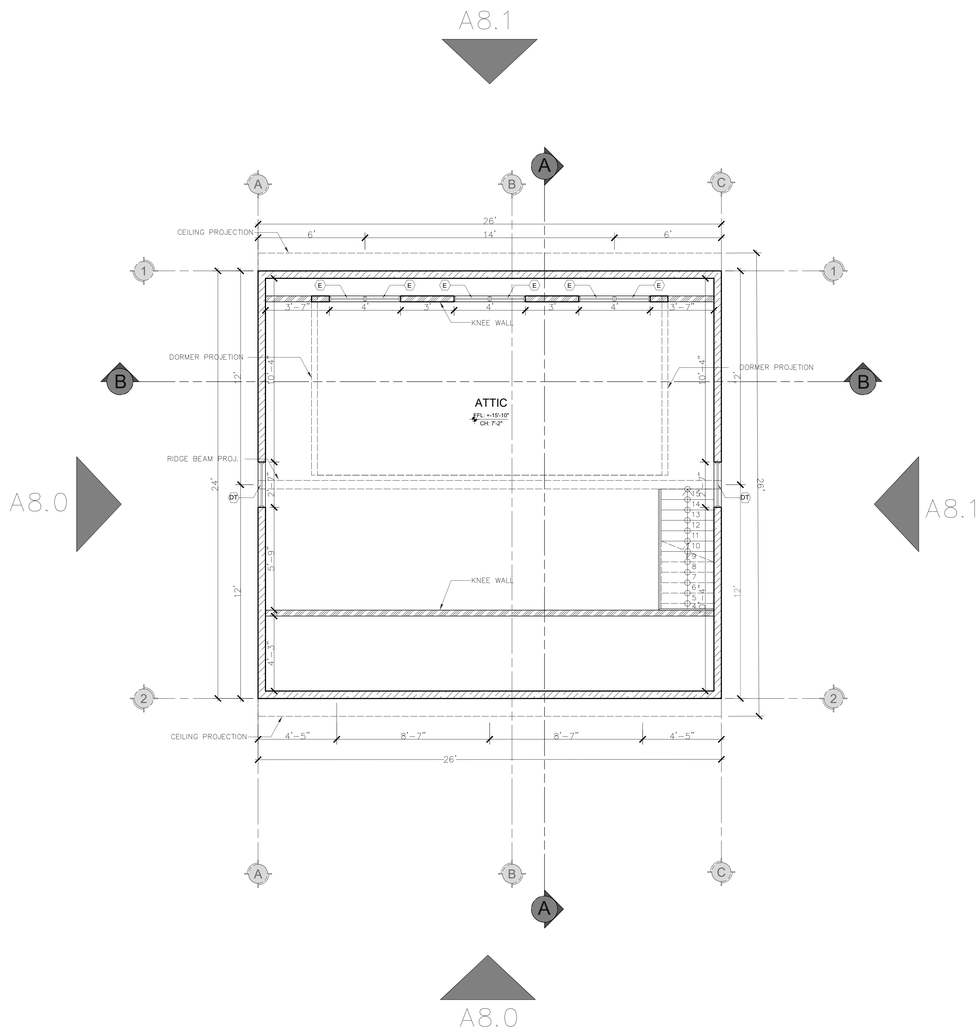
TITLE SHEET

COTTAGE COURT –
SECOND FLOOR PLAN

SCALE

SHEET

A7-1



85 R ORANGE - PROPOSED ATTIC FLOOR PLAN

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

LEGEND	
	NEW WALL
	KNEE WALL

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
DT-RO (window Tempered)	30-1/2"x 26-1/2"	AWNING
E-RO	24"x 26-1/2"	AWNING

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

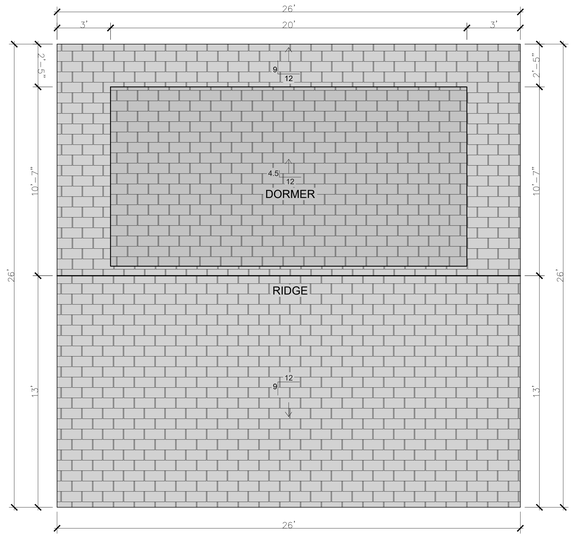
TITLE SHEET

COTTAGE COURT –
ATTIC FLOOR PLAN

SCALE

SHEET

A7-2



85R ORANGE - PROPOSED ROOF PLAN

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

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

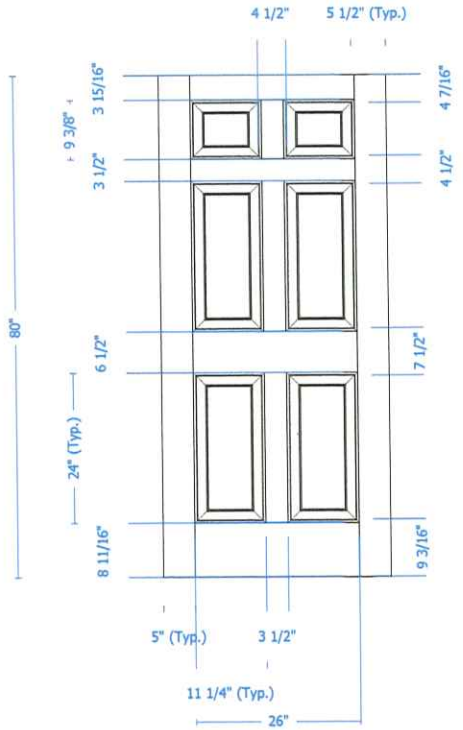
COTTAGE COURT –
ROOF PLAN

SCALE

SHEET

A7-3

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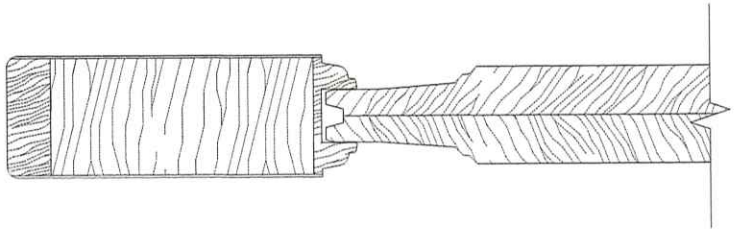
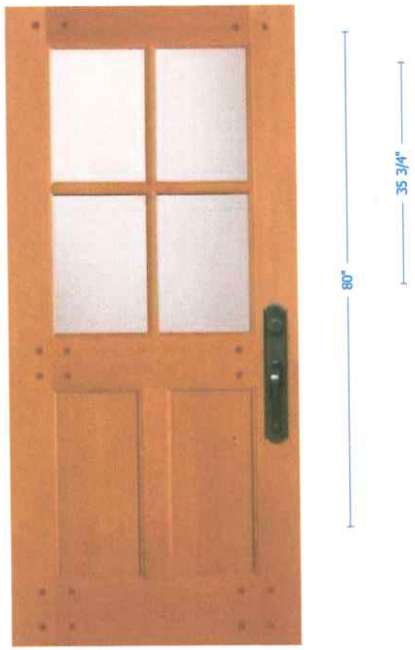
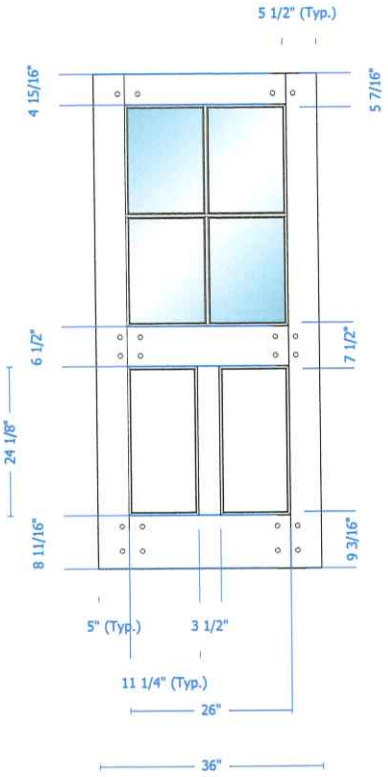
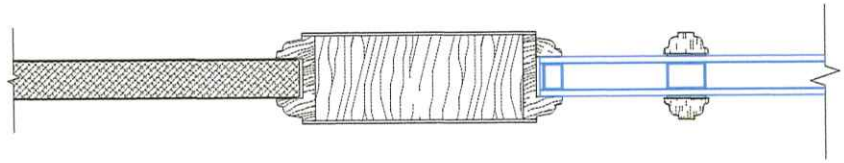
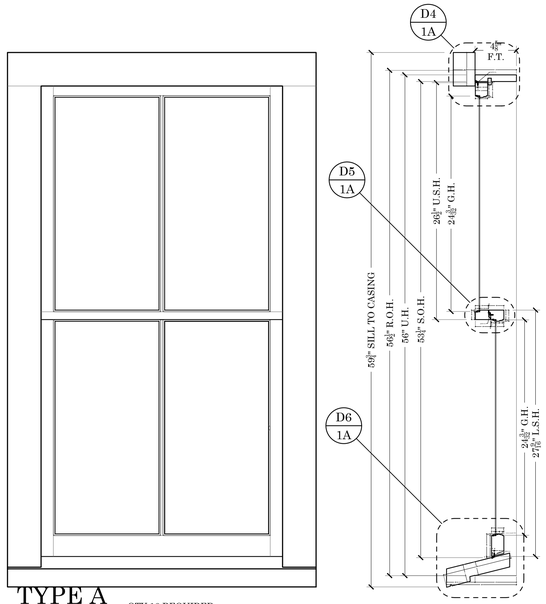
5 1/2" (Typ.)
9 3/8"
3 15/16"
4 7/16"
3 1/2"
4 1/2"
80"
6 1/2"
7 1/2"
24" (Typ.)
8 11/16"
9 3/16"
5" (Typ.)
3 1/2"
11 1/4" (Typ.)
26"




80"
35 3/4"


5 1/2" (Typ.)
4 15/16"
5 7/16"
6 1/2"
7 1/2"
24 1/8"
8 11/16"
9 3/16"
5" (Typ.)
3 1/2"
11 1/4" (Typ.)
26"
36"

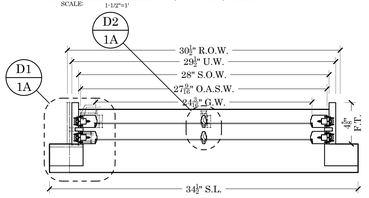


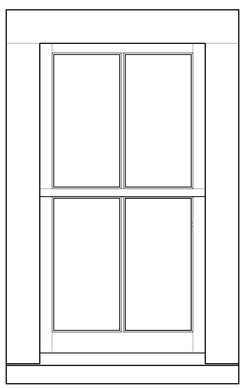


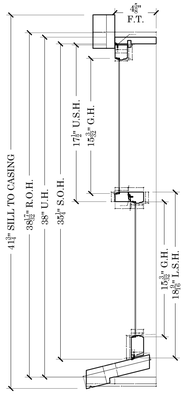
TYPE A

SCALE 1-1/2"=1'

QTY 18 REQUIRED



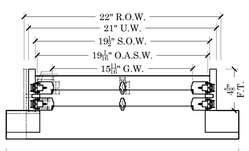


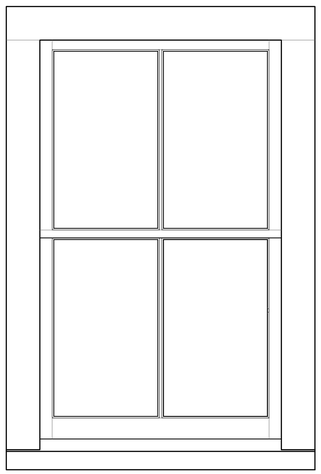


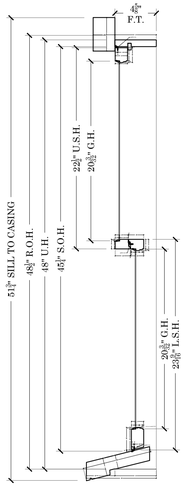
TYPE C

SCALE 1-1/2"=1'

QTY 1 REQUIRED



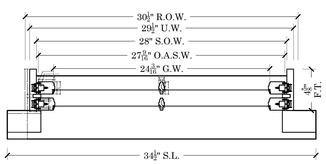




TYPE B

SCALE 1-1/2"=1'

QTY 1 REQUIRED



ABBREVIATIONS KEY

DL.O.W. = DAYLIGHT OPENING WIDTH
DL.O.H. = DAYLIGHT OPENING HEIGHT
S.O.W. = SASH OPENING WIDTH
S.O.H. = SASH OPENING HEIGHT
SCR.W. = SCREEN WIDTH
SCR.H. = SCREEN HEIGHT
F.T. = FINISHED THROAT
S.P. = STUD POCKET
U.W. = UNIT WIDTH
U.H. = UNIT HEIGHT
M.U.W. = UNIT WIDTH
M.U.H. = UNIT HEIGHT
R.O.H. = ROUGH OPENING HEIGHT
R.O.W. = ROUGH OPENING WIDTH
R.O. = ROUGH OPENING
S.L. = SILL LENGTH
H.L. = HORN LENGTH
TYP. = TYPICAL
SIM. = SIMILAR
T.D.L. = TRUE DIVIDED LITE
S.D.L. = SIMULATED DIVIDED LITE
S.D.L. = ACTUAL DIVIDED LITE
L.S. = LOWER SASH
U.S. = UPPER SASH
S.O.A.W. = SASH OVERALL WIDTH
S.O.A.H. = SASH OVERALL HEIGHT
O.A. = OVER ALL
S.W. = SASH WIDTH
S.H. = SASH HEIGHT
L.S.H. = LOWER SASH HEIGHT
U.S.H. = UPPER SASH HEIGHT
SILL PRJ. = SILL PROJECTION
R.O. = ROUGH OPENING
C.L.= CENTER LINE
F.P.= FINISHED PLASTER
C.O.= CLEAR OPENING
C.O.H. = CLEAR OPENING HEIGHT
C.O.W.= CLEAR OPENING WIDTH
EG.= EGRESS
MIN.= MINIMUM
G.H.=GLASS HEIGHT
G.W.= GLASS WIDTH
E.P. = ENERGY PANEL
E.P.H. = ENERGY PANEL HEIGHT
E.P.W. = ENERGY PANEL WIDTH
S.S.B. = SINGLE STRENGTH B GRADE GLASS 3/32"
D.S.B. DOUBLE STRENGTH B GRADE GLASS 1/8"
R.OG. ROMAN OGEE.
STR.H.= STORM HEIGHT
STR.W. = STORM WIDTH

ARCH/GC NOTES:

· ALL GLASS TO BE SSB
· ALL UNITS TO BE EASTERN STYLE WITH PLANK CASING
· ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
· ALL FINISH & FINISH PREP (BY OTHERS)
· ALL SILLS TO BE CUSTOM

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FAX # (508)880-8828
WWW.BOSTONSASH.COM

MATERIAL

-	-

HARDWARE

	DESCRIPTION
1	TRUTH AWNING HINGE 14" #13.14
1	TRUTH AWNING HINGE 18" #13.15
1	TRUTH AWNING HINGE 26" #13.17
3	TRUTH ENTRYGUARD OP. #11.42
3	TRUTH SASH HOOK #20008
3	TRUTH STANDARD HANDEL #10024
3	TRUTH OPERATOR COVER #10341
	32 & 78 WHITE
6	TRUTH N.H.L.P. SASH LOCK #16.18
6	TRUTH SASH LOCK KEEPER #31344
	03 BRONZE

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE
ELEVATION SECTIONS NOTES

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1

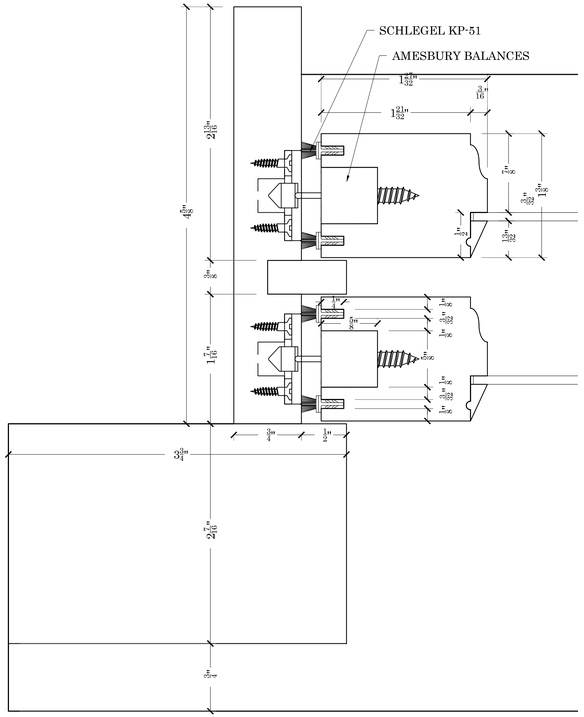
DATE: 11/7/2019

SCALE: NOTED

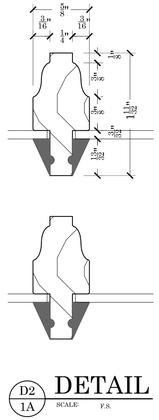
SHEET: 1 OF 3

PLOT DATE:

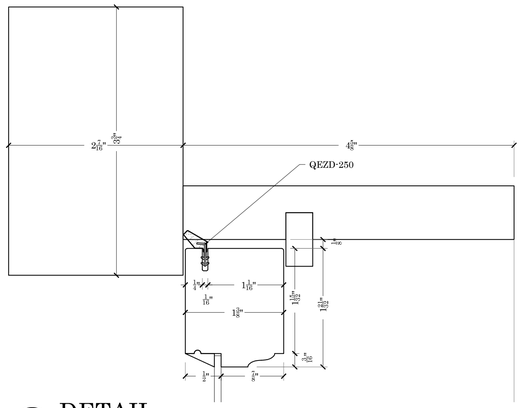
FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



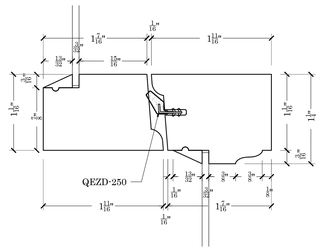
D1 1A DETAIL
SCALE: F.S.



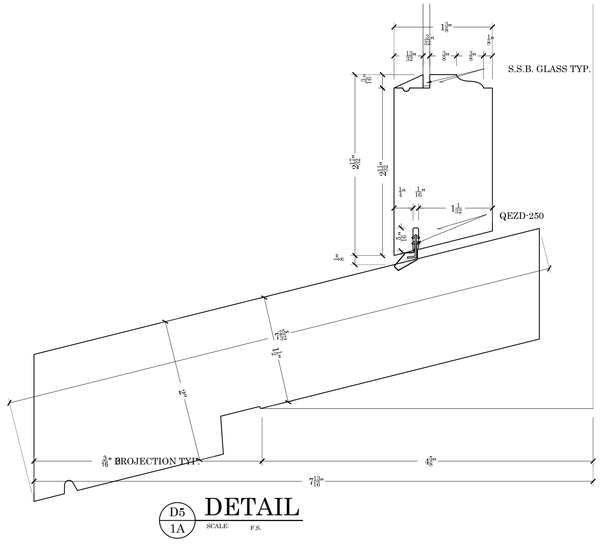
D2 1A DETAIL
SCALE F.S.



D3 1A DETAIL
SCALE F.S.



D4 1A DETAIL
SCALE F.S.



D5 1A DETAIL
SCALE F.S.

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WWW.BOSTONSASH.COM

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE DETAILS

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1A

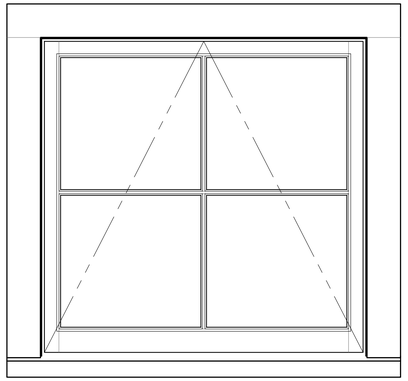
DATE: 11/7/2019

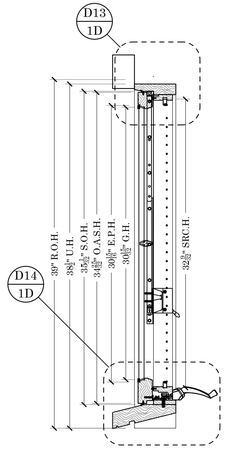
SCALE: NOTED

SHEET: 2 OF 3

PLOT DATE:

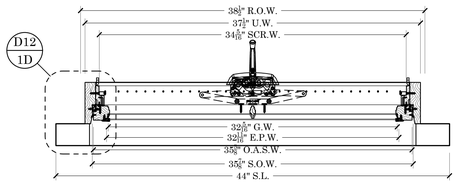
FILE LOCATION:
J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg

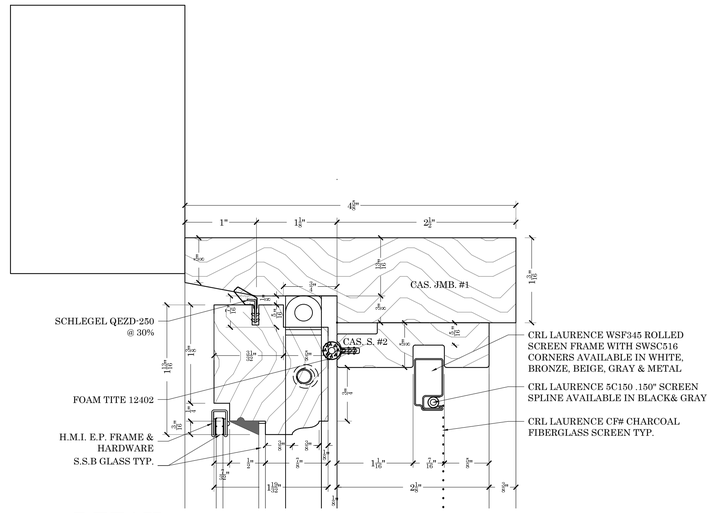




TYPE I

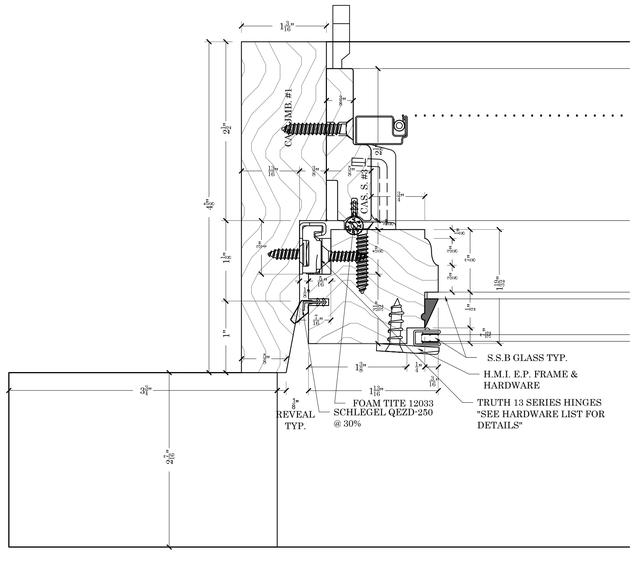
SCALE: 1-1/2"=1" QTY 1 REQUIRED





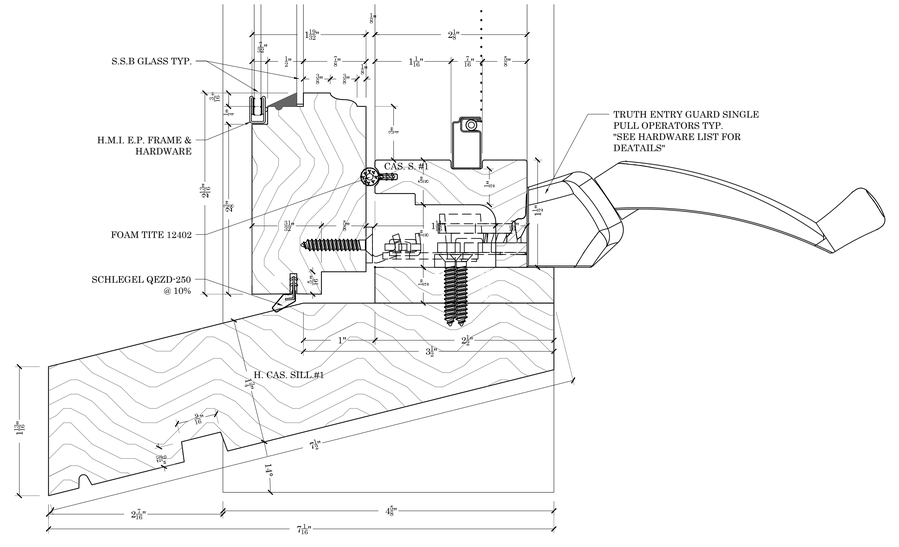
D7 / 1D DETAIL

SCALE F.S.



D6 / 1A DETAIL

SCALE F.S.



D8 / 1D DETAIL

SCALE F.S.

ARCH/GC NOTES:

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

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SUB./REVISION

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

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DEALER: MIDCAPE

CONTRACTOR: -

ARCHITECT: -

PROJ. MGR.: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. # -

DWG. NO: 1B

DATE: 11/7/2019

SCALE: NOTED

SHEET: 3 OF 3

PLOT DATE:

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

ADDRESS: 850 Surfside Road Garage (New Guest House)
DATE HEARD: July 16 2024
SITTING BOARD:

RECEIVED
SEP 04 2024
By

Historic District Commission

OLD BUSINESS CHECKLIST

2024 05 10611

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:

9/4/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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: 8/9/4/24

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED Sep 04 2024 By

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 27

Street & Number of Proposed Work: 85 Orange Rear ADU

Owner of record: 85 Orange LLC

Mailing Address: PO Box 125

Hingham MA 02043

Contact Phone #: 203 2496340 E-mail: PJ@OALLD.com

AGENT INFORMATION (if applicable)

Name: Paul Antonik

Mailing Address: 1035 Main ST

Hingham MA 02043

Contact Phone #: SAME 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 Renovation of existing Garage into ADU

Size of Structure or Addition: Length: 22 Sq. Footage 1st floor: 500 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 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 15'2" South 11 East 11 West 11

Additional Remarks: Existing

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" galvanized

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

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other Quaker Grey

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

C. Dimensions: Fascia 1X6 Rake 1X8 Soffit (Overhang) 0 Corner boards 1X5 Frieze 1X6

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

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Boston SASH

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

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

Garage Door(s): Type Carriage Style Fixed Material Wood

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Pewter Grey

Trim Quaker Grey Sash Quaker Grey Doors natural OR Quaker Grey

Deck _____ Foundation Grey Fence White Shutters _____

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

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

Date 9/4/24 Signature of owner of record _____ Signed under penalties of perjury



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Rear Garage

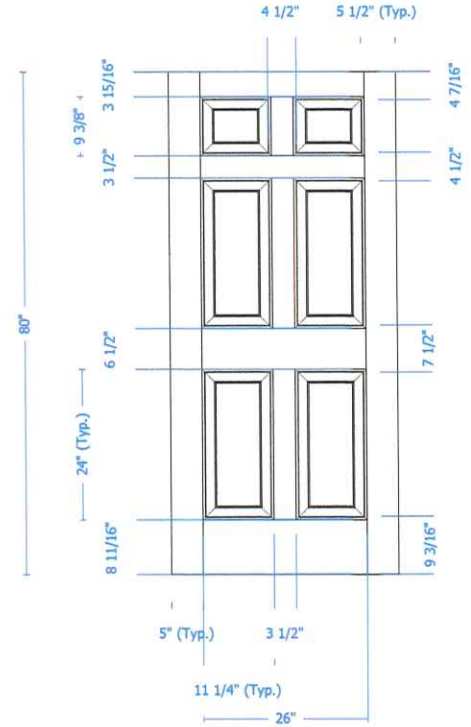


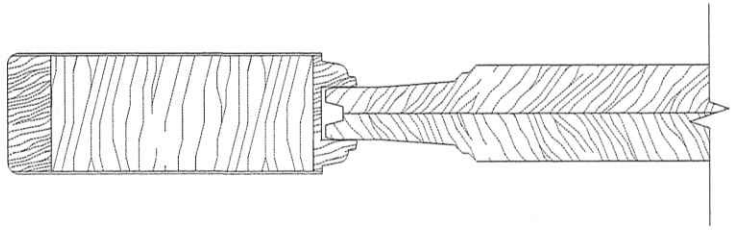


York St Frontage - North

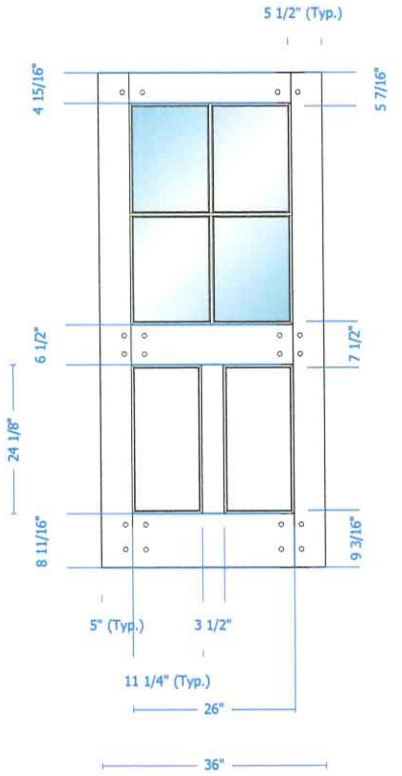
RECEIVED
SEP 04 2024
BY

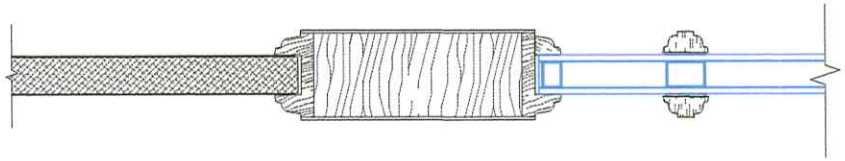


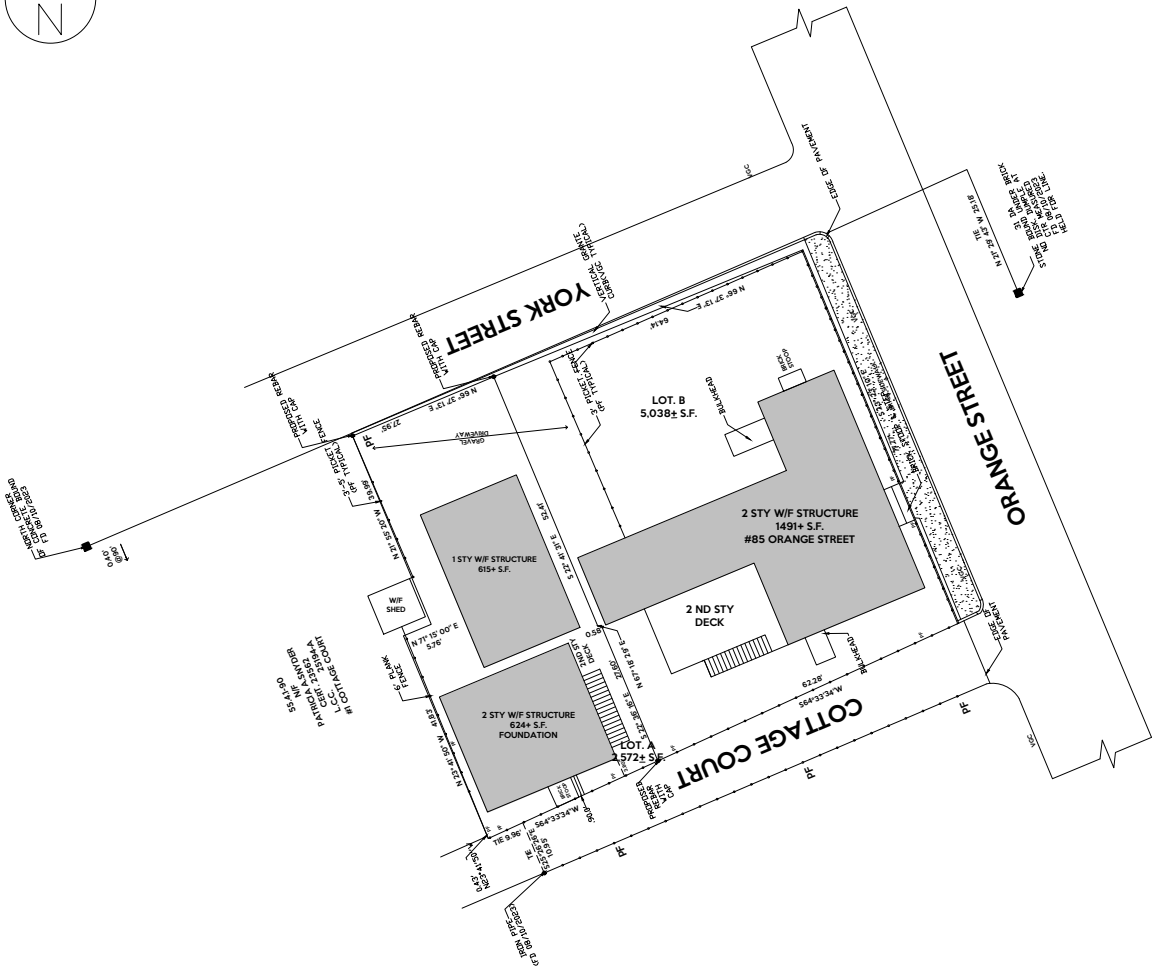

4 1/2"
5 1/2" (Typ.)
3 15/16"
9 3/8"
4 7/16"
3 1/2"
4 1/2"
6 1/2"
7 1/2"
24" (Typ.)
8 11/16"
9 3/16"
80"
5" (Typ.)
3 1/2"
11 1/4" (Typ.)
26"

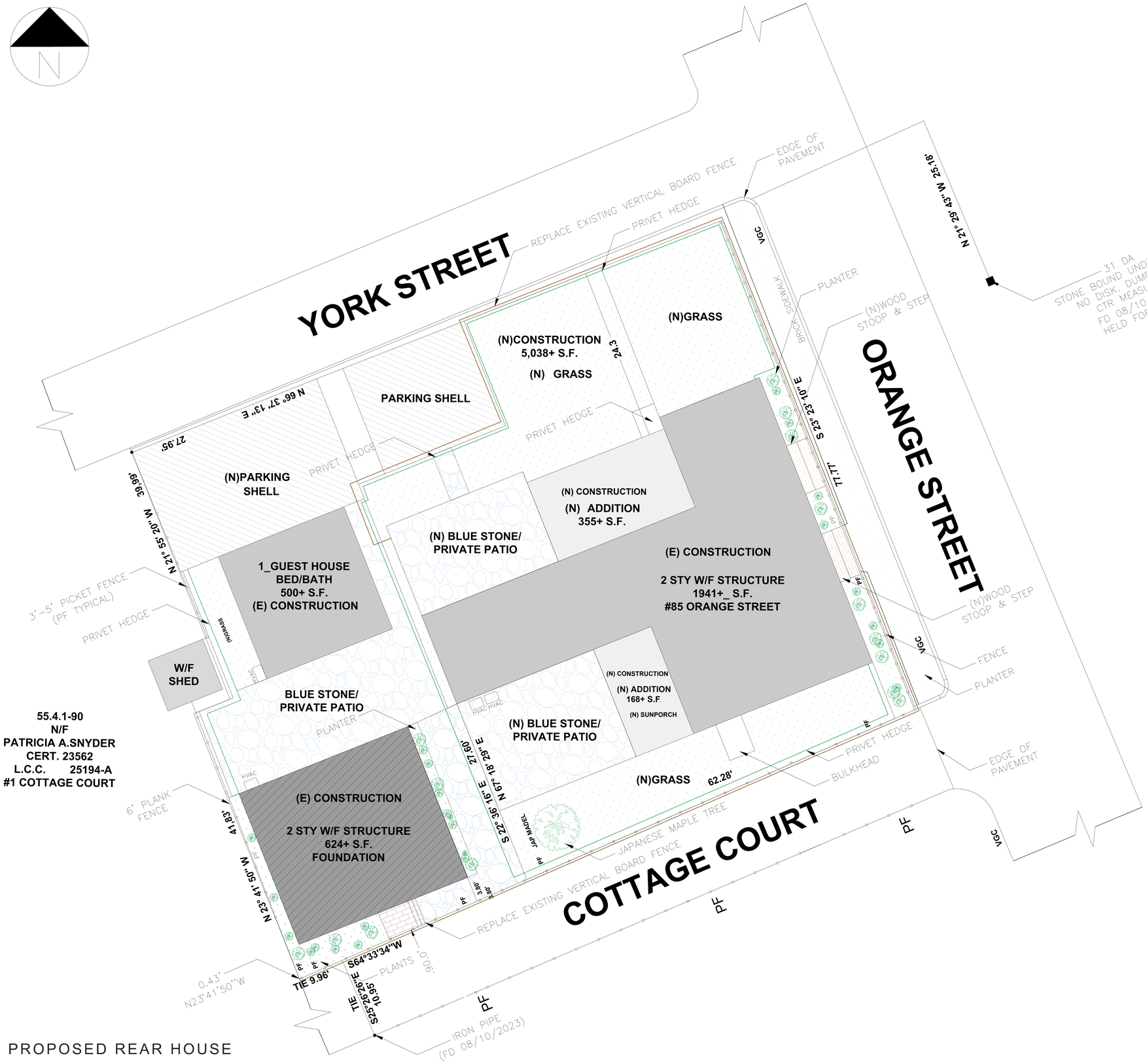





5 1/2" (Typ.)
4 15/16"
5 7/16"
35 3/4"
80"
6 1/2"
7 1/2"
24 1/8"
8 11/16"
9 3/16"
5" (Typ.)
3 1/2"
11 1/4" (Typ.)
26"
36"




N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
2,572± S.F.
1 STY W/F STRUCTURE
615± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED CURB CUT
PROPOSED RETAINING WALL
PROPOSED VITRIFIED CLAY PIPE
EXISTING VITRIFIED CLAY PIPE
EXISTING GRANITE CURB
EXISTING BRICK SIDEWALK
EXISTING BRICK RETAINING WALL
EXISTING CONCRETE RETAINING WALL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING WOOD DECK
EXISTING BRICK PATIO
EXISTING GAS METER
EXISTING UTILITY POLE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT POST
EXISTING TREE
EXISTING SHRUB
EXISTING BUSH
EXISTING BOLLARD
EXISTING GUY WIRE
EXISTING AIR CONDITIONER
EXISTING BENCH
EXISTING TRASH CAN
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING PARKING METER
EXISTING TELEPHONE BOOTH
EXISTING NEWSPAPER BOX
EXISTING BIKE RACK
EXISTING BUS STOP
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX



55.4.1-90
N/F
PATRICIA A.SNYDER
CERT. 23562
L.C.C. 25194-A
#1 COTTAGE COURT

PROPOSED REAR HOUSE

SCALE: 1/2 = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

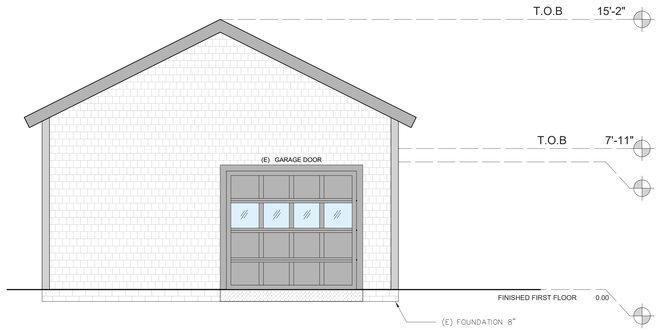
DATE

TITLE SHEET

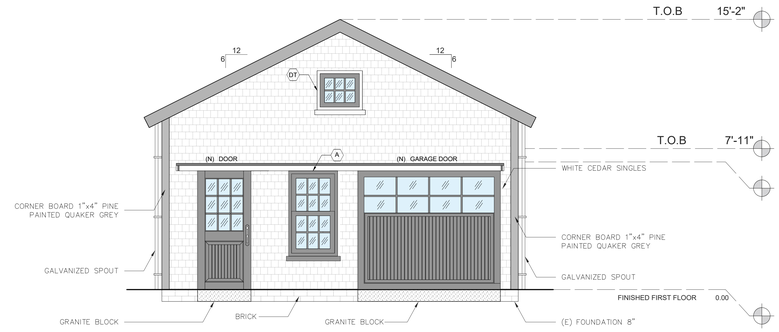
PROPOSED REAR HOUSE

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

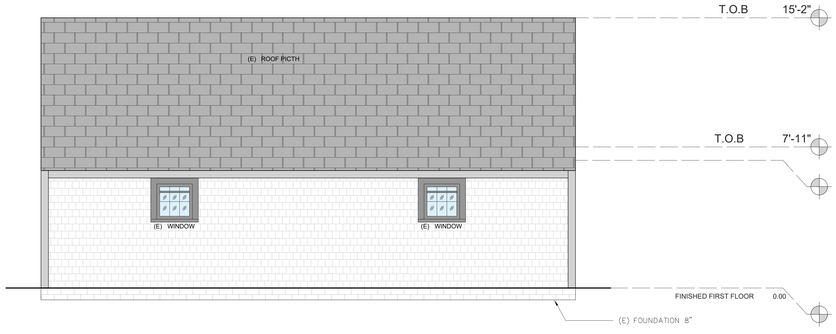
SHEET
A1-3



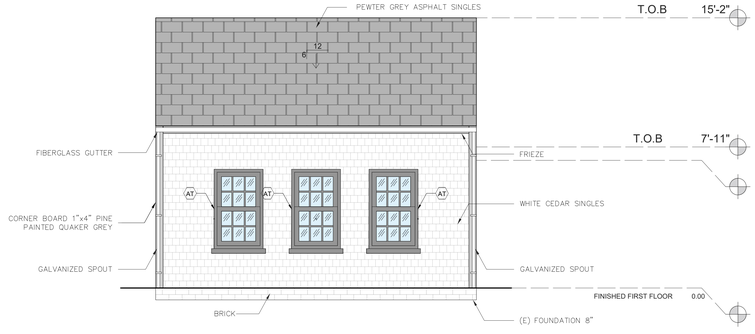
EXISTING FRONT ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



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



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



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

85R GUEST HOUSE ELEVATIONS 1

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

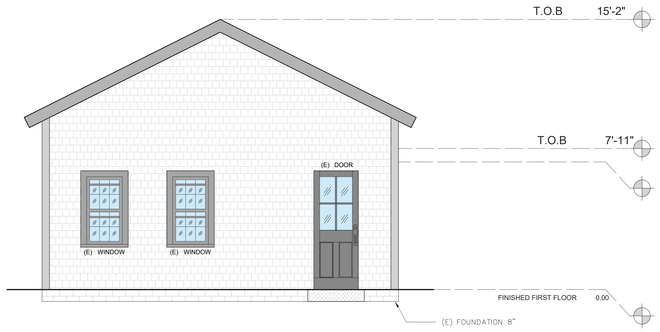
DATE

TITLE SHEET

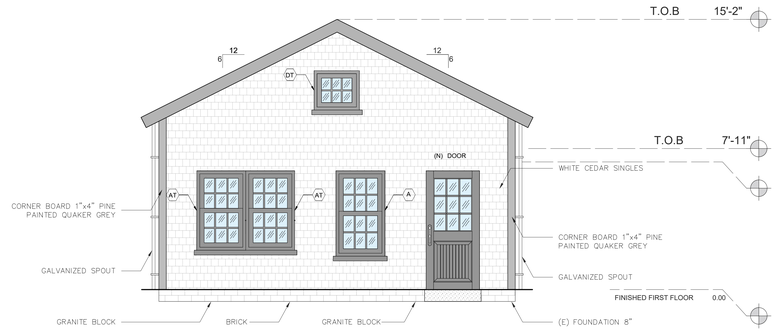
GUEST HOUSE
ELEVATIONS 1

SCALE

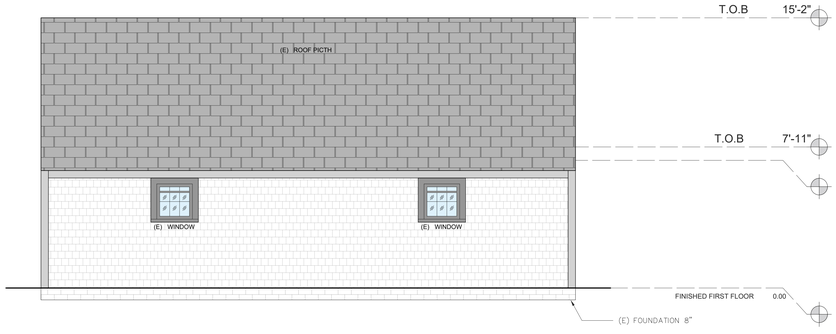
SHEET
A11-0



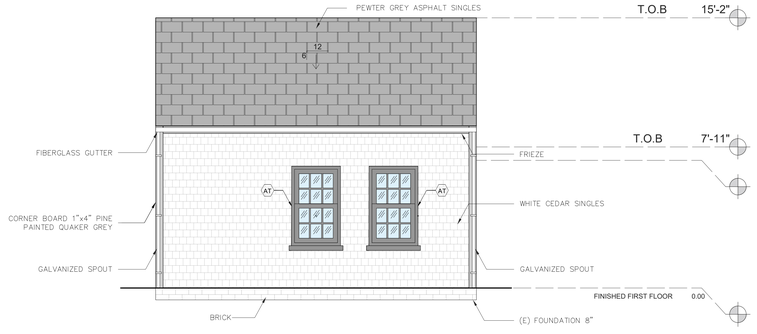
EXISTING REAR ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



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



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



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

85R GUEST HOUSE ELEVATIONS 2

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

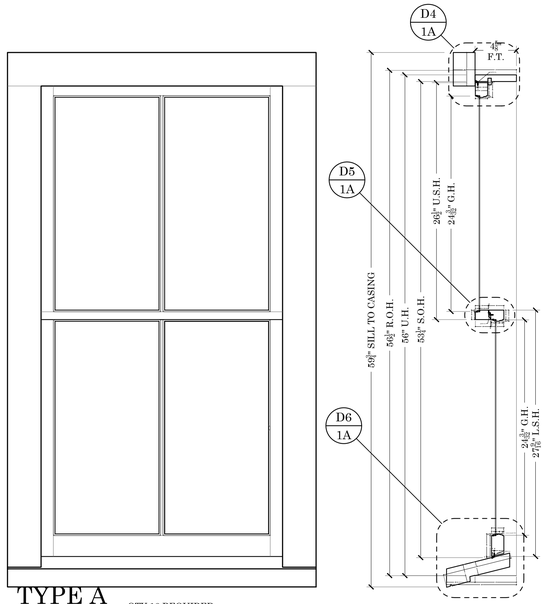
DATE

TITLE SHEET

GUEST HOUSE
ELEVATIONS 2

SCALE

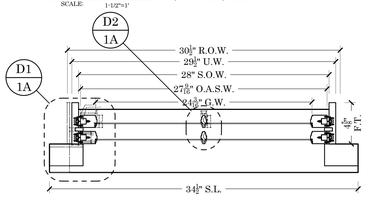
SHEET
A11-1

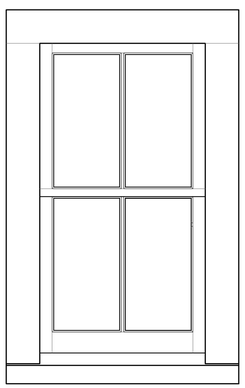


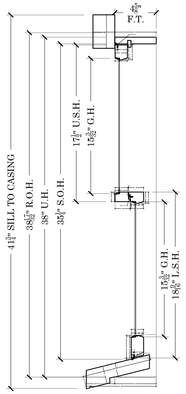
TYPE A

SCALE 1-1/2"=1'

QTY 18 REQUIRED



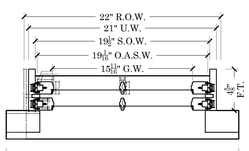


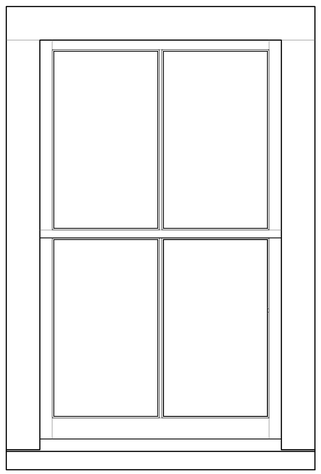


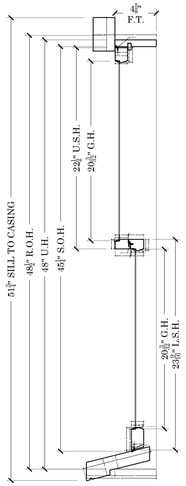
TYPE C

SCALE 1-1/2"=1'

QTY 1 REQUIRED



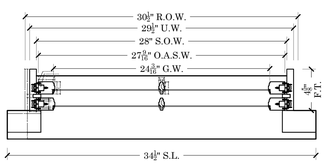




TYPE B

SCALE 1-1/2"=1'

QTY 1 REQUIRED



ABBREVIATIONS KEY

DL.O.W. = DAYLIGHT OPENING WIDTH
DL.O.H. = DAYLIGHT OPENING HEIGHT
S.O.W. = SASH OPENING WIDTH
S.O.H. = SASH OPENING HEIGHT
SCR.W. = SCREEN WIDTH
SCR.H. = SCREEN HEIGHT
F.T. = FINISHED THROAT
S.P. = STUD POCKET
U.W. = UNIT WIDTH
U.H. = UNIT HEIGHT
M.U.W. = UNIT WIDTH
M.U.H. = UNIT HEIGHT
R.O.H. = ROUGH OPENING HEIGHT
R.O.W. = ROUGH OPENING WIDTH
R.O. = ROUGH OPENING
S.L. = SILL LENGTH
H.L. = HORN LENGTH
TYP. = TYPICAL
SIM. = SIMILAR
T.D.L. = TRUE DIVIDED LITE
S.D.L. = SIMULATED DIVIDED LITE
S.D.L. = ACTUAL DIVIDED LITE
L.S. = LOWER SASH
U.S. = UPPER SASH
S.O.A.W. = SASH OVERALL WIDTH
S.O.A.H. = SASH OVERALL HEIGHT
O.A. = OVER ALL
S.W. = SASH WIDTH
S.H. = SASH HEIGHT
L.S.H. = LOWER SASH HEIGHT
U.S.H. = UPPER SASH HEIGHT
SILL PRJ. = SILL PROJECTION
R.O. = ROUGH OPENING
C.L.= CENTER LINE
F.P.= FINISHED PLASTER
C.O.= CLEAR OPENING
C.O.H. = CLEAR OPENING HEIGHT
C.O.W.= CLEAR OPENING WIDTH
EG.= EGRESS
MIN.= MINIMUM
G.H.=GLASS HEIGHT
G.W.= GLASS WIDTH
E.P. = ENERGY PANEL
E.P.H. = ENERGY PANEL HEIGHT
E.P.W. = ENERGY PANEL WIDTH
S.S.B. = SINGLE STRENGTH B GRADE GLASS 3/32"
D.S.B. DOUBLE STRENGTH B GRADE GLASS 1/8"
R.OG. ROMAN OGEE.
STR.H.= STORM HEIGHT
STR.W. = STORM WIDTH

ARCH/GC NOTES:

· ALL GLASS TO BE SSB
· ALL UNITS TO BE EASTERN STYLE WITH PLANK CASING
· ALL UNITS TO SHIP PRIME ONLY WHITE INTERIOR & EXTERIOR
· ALL FINISH & FINISH PREP (BY OTHERS)
· ALL SILLS TO BE CUSTOM

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

MATERIAL

-	-

HARDWARE

	DESCRIPTION
1	TRUTH AWNING HINGE 14" #13.14
1	TRUTH AWNING HINGE 18" #13.15
1	TRUTH AWNING HINGE 26" #13.17
3	TRUTH ENTRYGUARD OP. #11.42
3	TRUTH SASH HOOK #20008
3	TRUTH STANDARD HANDEL #10024
3	TRUTH OPERATOR COVER #10341
	32 & 78 WHITE
6	TRUTH N.H.L.P. SASH LOCK #16.18
6	TRUTH SASH LOCK KEEPER #31344
	03 BRONZE

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE
ELEVATION SECTIONS NOTES

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1

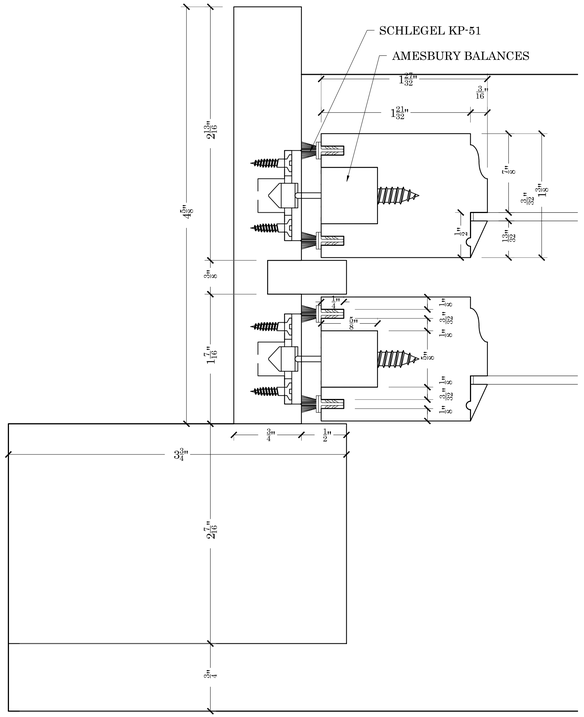
DATE: 11/7/2019

SCALE: NOTED

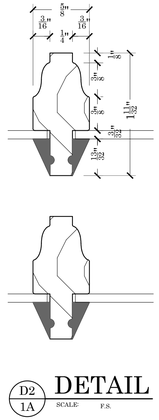
SHEET: 1 OF 3

PLOT DATE:

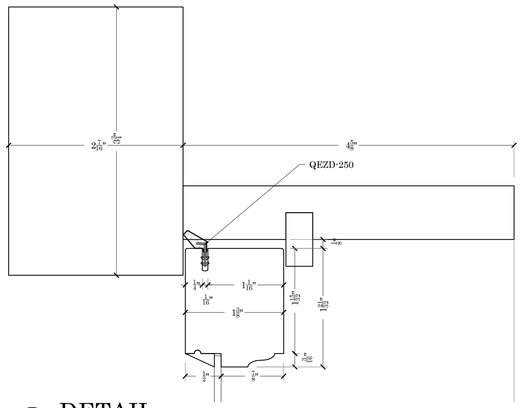
FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



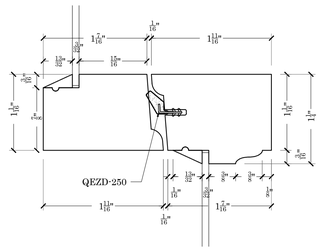
D1 1A DETAIL
SCALE: F.S.



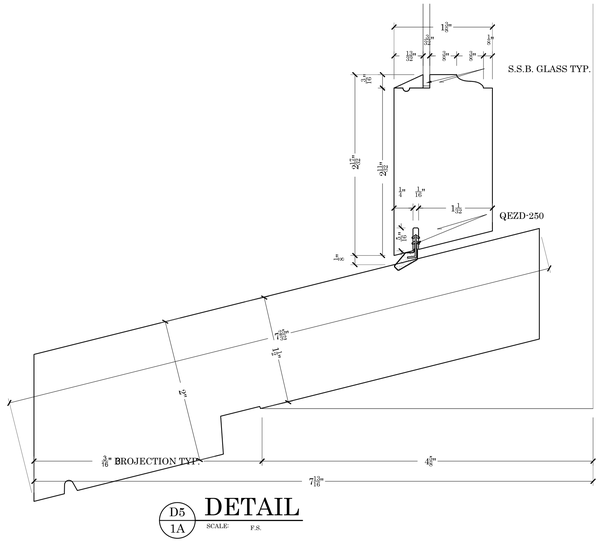
D2 1A DETAIL
SCALE F.S.



D3 1A DETAIL
SCALE F.S.



D4 1A DETAIL
SCALE F.S.



D5 1A DETAIL
SCALE F.S.

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

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE DETAILS

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1A

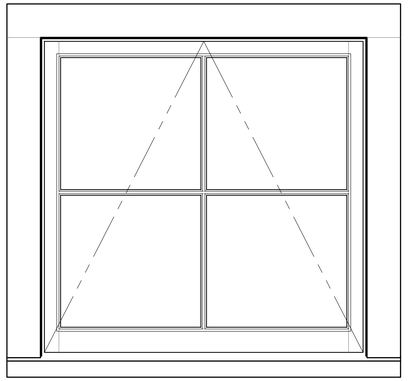
DATE: 11/7/2019

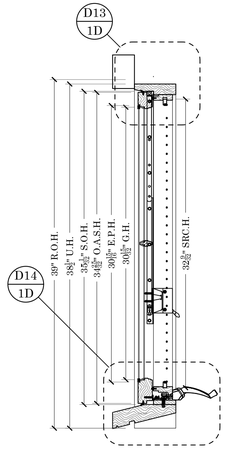
SCALE: NOTED

SHEET: 2 OF 3

PLOT DATE:

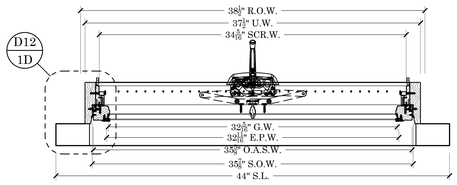
FILE LOCATION:
J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg

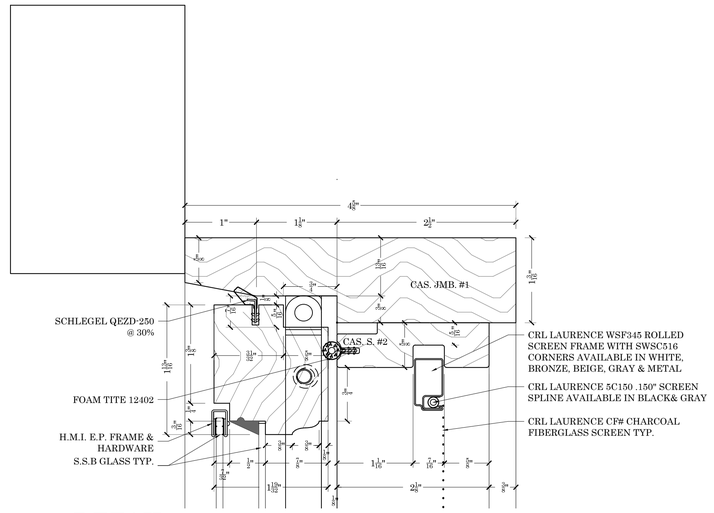




TYPE I

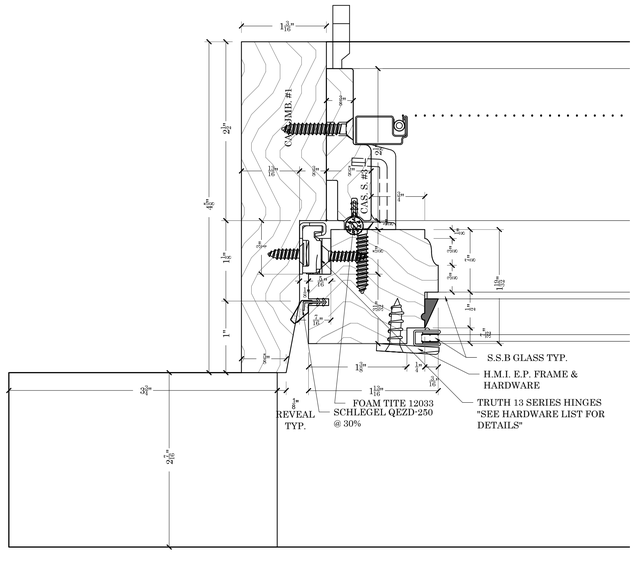
SCALE: 1-1/2"=1" QTY 1 REQUIRED





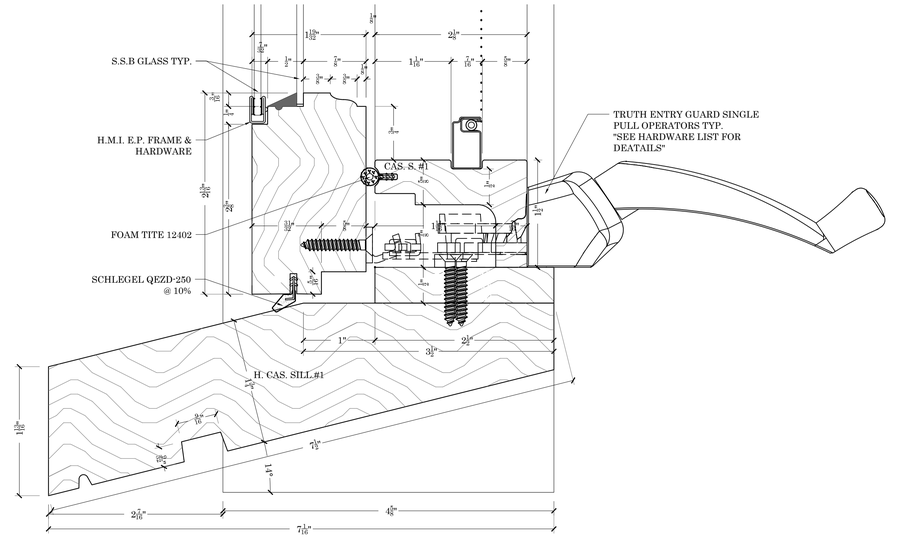
D7 / 1D DETAIL

SCALE F.S.



D6 / 1A DETAIL

SCALE F.S.



D8 / 1D DETAIL

SCALE F.S.

ARCH/GC NOTES:

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

BOSTON
SASH & MILLWORK

667 SPRING STREET
NORTH DIGHTON, MA 02764
PHONE # (508) 880-8808
FAX # (508)880-8828
WWW.BOSTONSASH.COM

SUB./REVISION

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

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DEALER: MIDCAPE

CONTRACTOR: -

ARCHITECT: -

PROJ. MGR.: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. # -

DWG. NO: 1B

DATE: 11/7/2019

SCALE: NOTED

SHEET: 3 OF 3

PLOT DATE:

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

ADDRESS: 85 Orange Road Hardscape
DATE HEARD: July 16th, 2024
SITTING BOARD:



Historic District Commission

OLD BUSINESS CHECKLIST

2024 05 10609

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:

9/4/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
n/a	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

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: 8/4/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Hardscape

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

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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 SEP 04 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 and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC

Mailing Address: Po Box 125

Hingham MA

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

AGENT INFORMATION (if applicable)

Name: Paul Antonik

Mailing Address: 1035 Main St.

Hingham MA 02043

Contact Phone #: _____ E-mail: _____

Same

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ 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: 4

Type: White picket / Rounded Top

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Steel Walkways Blue Stone Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence White Shutters _____

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

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

Date 9/4/24 Signature of owner of record [signature] Signed under penalties of perjury

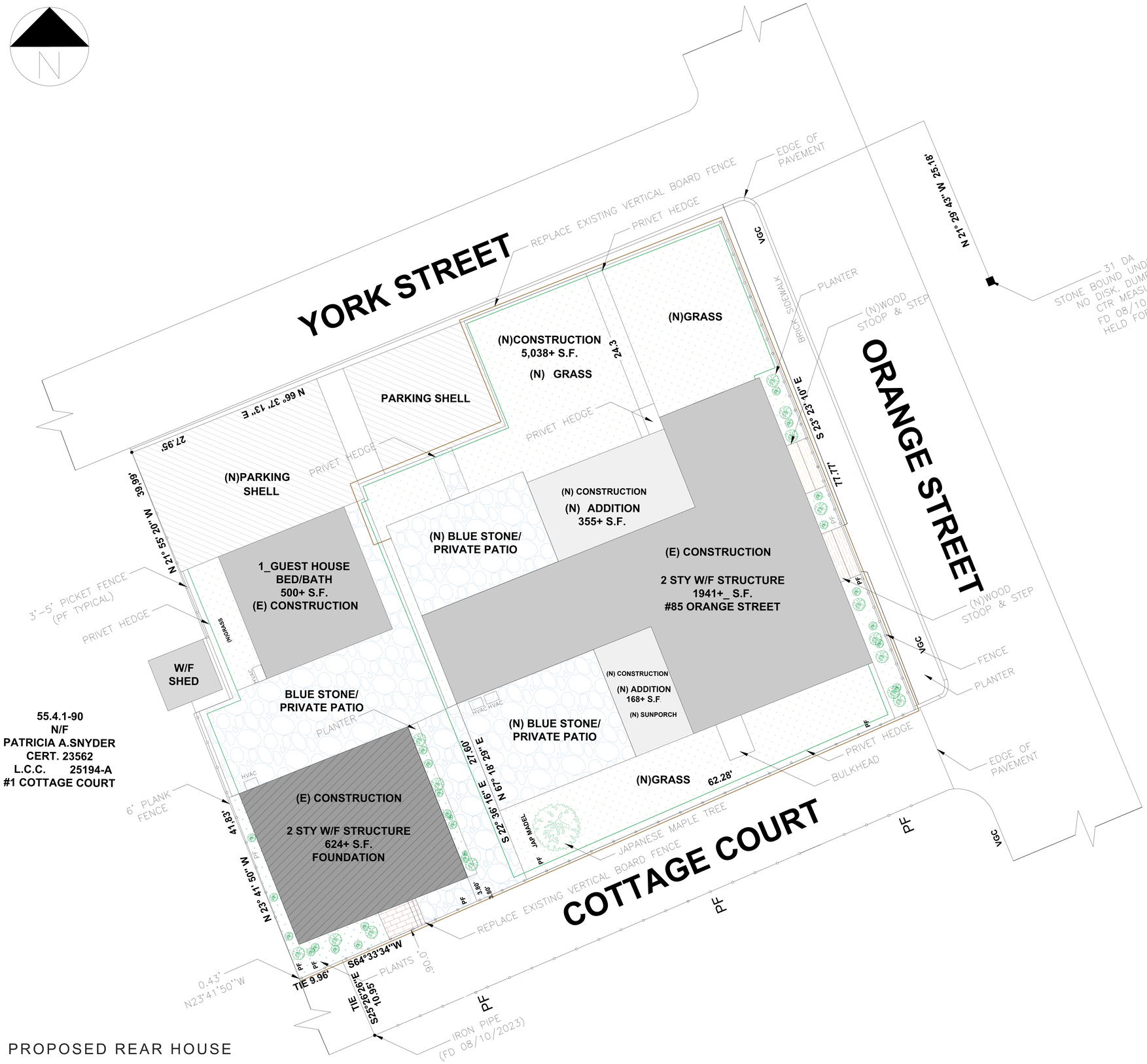


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



55.4.1-90
N/F
PATRICIA A.SNYDER
CERT. 23562
L.C.C. 25194-A
#1 COTTAGE COURT

PROPOSED REAR HOUSE

SCALE: 1/2 = 1'-0"

LEGEND

- (E) CONSTRUCTION
- (N) CONSTRUCTION
- AREA WORK
- PARKING AREA
- GRASS AREA
- BLUE STONE
- BRICK SIDEWALK
- WOOD STEPS
- BRICK STOOP

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

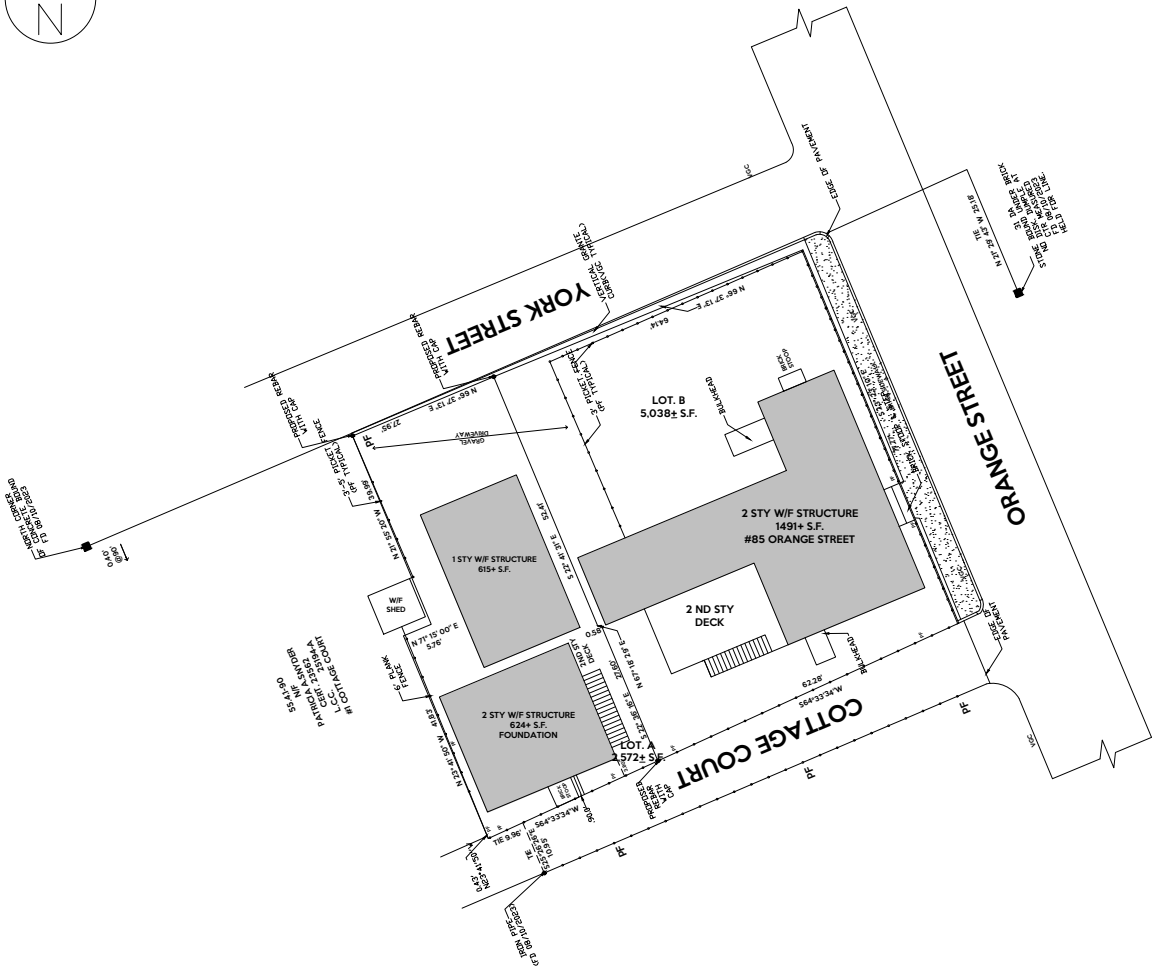
DATE

TITLE SHEET

PROPOSED REAR HOUSE

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

SHEET
A1-3


N
YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
2,572± S.F.
1 STY W/F STRUCTURE
615± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED CURB CUT
PROPOSED RETAINING WALL
PROPOSED VITRIFIED CLAY PIPE
EXISTING VITRIFIED CLAY PIPE
EXISTING GRANITE CURB
EXISTING BRICK SIDEWALK
EXISTING BRICK RETAINING WALL
EXISTING CONCRETE RETAINING WALL
EXISTING WOOD FENCE
EXISTING CHAIN LINK FENCE
EXISTING WOOD DECK
EXISTING BRICK PATIO
EXISTING GAS METER
EXISTING UTILITY POLE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT POST
EXISTING TREE
EXISTING SHRUB
EXISTING BUSH
EXISTING BOLLARD
EXISTING GUY WIRE
EXISTING AIR CONDITIONER
EXISTING BENCH
EXISTING TRASH CAN
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING PARKING METER
EXISTING TELEPHONE BOOTH
EXISTING NEWSPAPER BOX
EXISTING BIKE RACK
EXISTING BUS STOP
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC CONTROL BOX



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North



Rear Home

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

ADDRESS: 23 Sankaty Head Rd

DATE HEARD: 08/20/2024

SITTING BOARD: Ray Pohl, Stephen Welch, Val Oliver, Abby Camp, Angus MaCleod

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

If your application was HOLD FOR REVISIONS:

+	Date submitted to 2 Fairgrounds Road:
+	Address & HDC Case Number (ie HDC2020-05-0265): 23 Sankaty Head Rd
	Copy of Minutes (application item circled)
+	Reduced (8 ½ x 11) copy of application
+	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
+	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
+	One set reduced plans: 8 ½ x11
+	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: I.P. Date: 9/04/2024

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 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

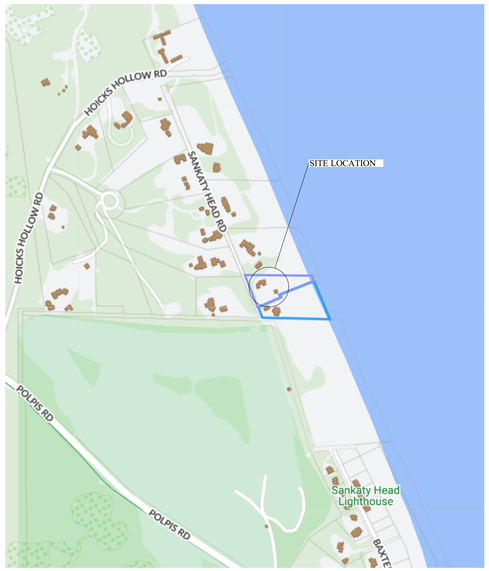
Sidewall — Clapboard (if applicable) — Roof Natural
Trim Gray Sash Gray Doors Gray
Deck — Foundation Natural Fence — Shutters —

* 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.

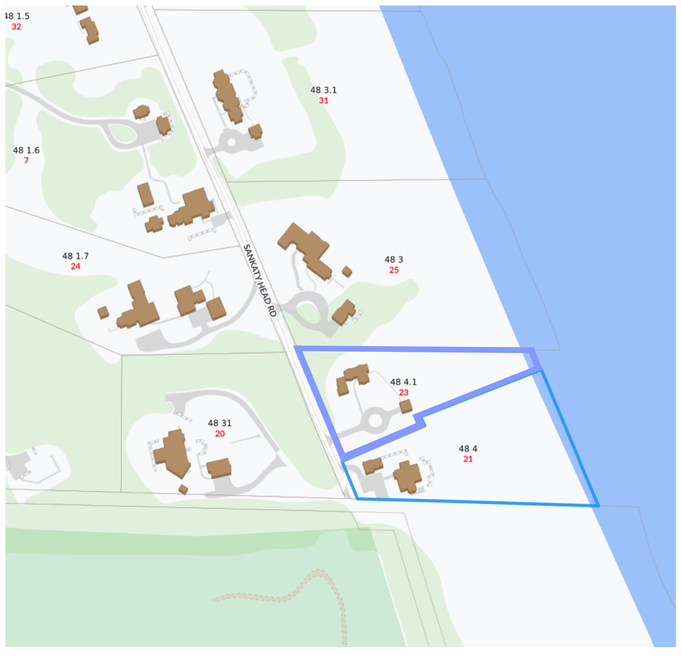
Date 7/13/24 Signature of owner of record _____ Signed under penalties of perjury

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:	23 SANKATY HEAD TRUST
ARCHITECT:	JOE PAUL
STRUCTURAL ENGINEER:	
SOILS ENGINEER:	
CIVIL ENGINEER:	
MECHANICAL ENGINEER:	



VICINITY MAP



bpc

09-03-2024

REVISIONS PLOTTED: 9/3/2024

00.00.00 REVISION NOTE

Preliminary Compliance

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY COVER SHEET

FL0.0A









bpc

07-12-2024

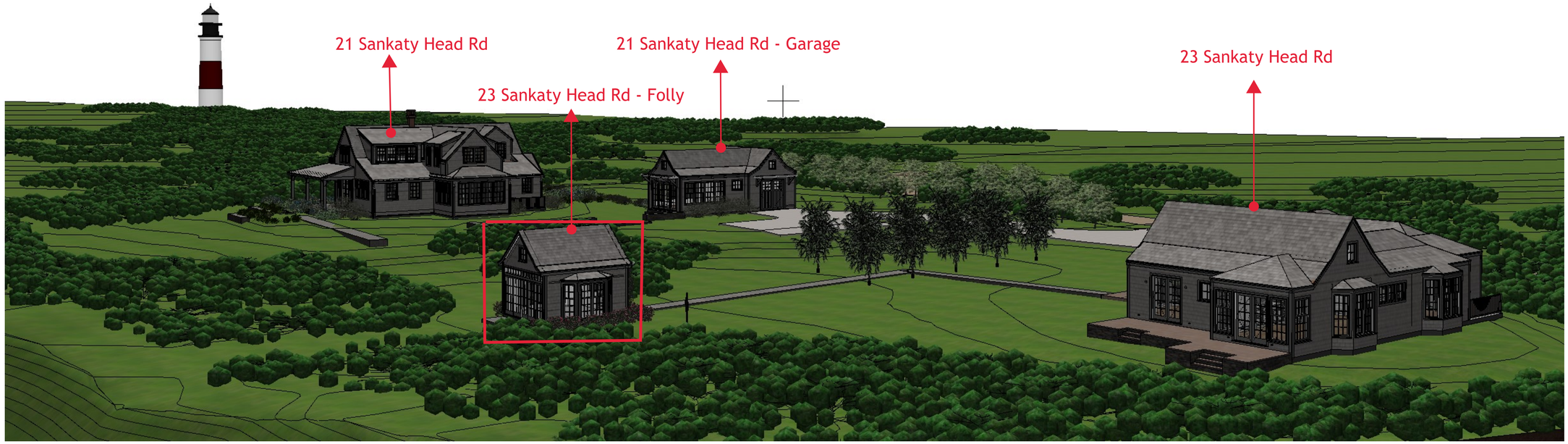
REVISIONS PLOTTED: 7/12/2024

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

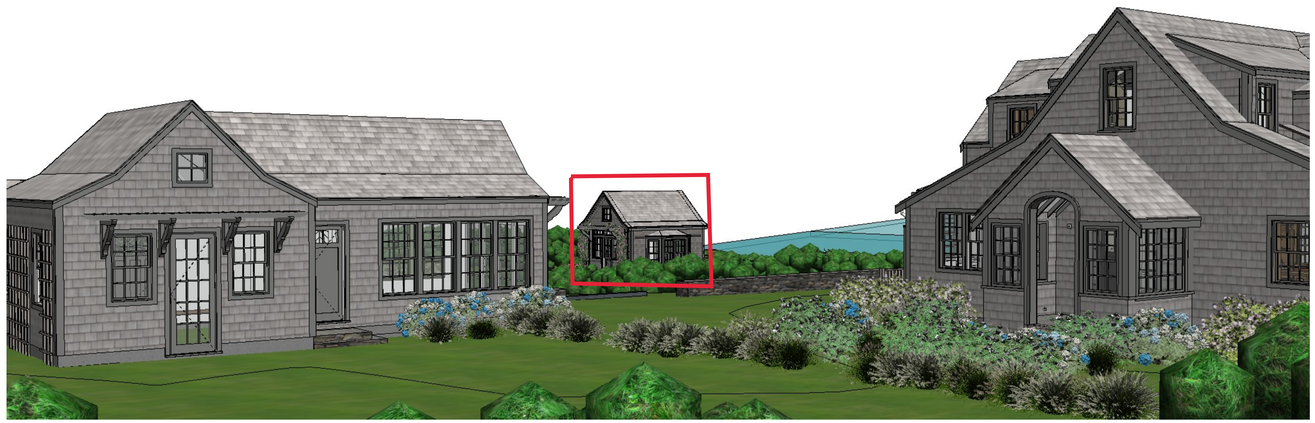
PHOTOS

FL0.0C





*Folly - view from across the driveway and lawn



bpc

REVISIONS PLOTTED: 7/12/2024

23 Sankaty Head Trust Residence
23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

RENDERINGS

FL0.0C



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

bpc

09-03-2024

REVISIONS PLOTTED: 9/3/2024
09.08.2022 REVISIONS

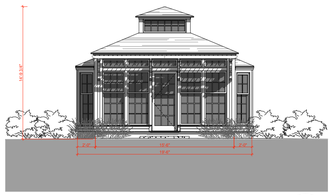
23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY SITE PLAN

FL1.2

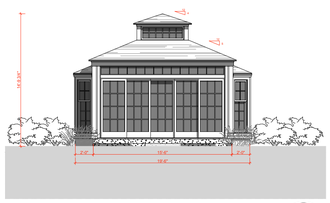
PREVIOUS



WEST ELEVATION
SCALE: 1/8" = 1'-0"
W



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
N

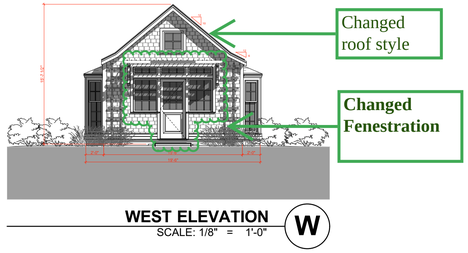


EAST ELEVATION
SCALE: 1/8" = 1'-0"
E

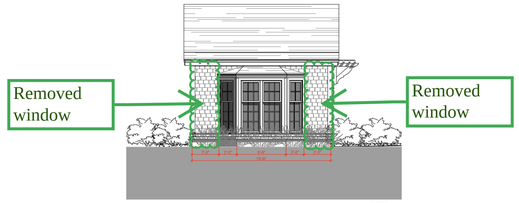


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
S

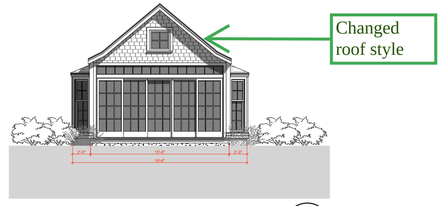
PROPOSED



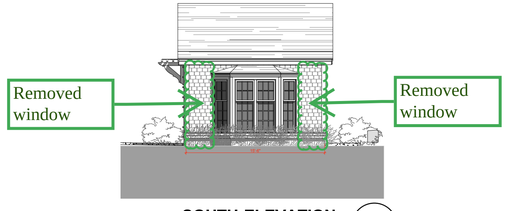
WEST ELEVATION
SCALE: 1/8" = 1'-0"
W



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
N



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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
S

bpc

09-03-2024

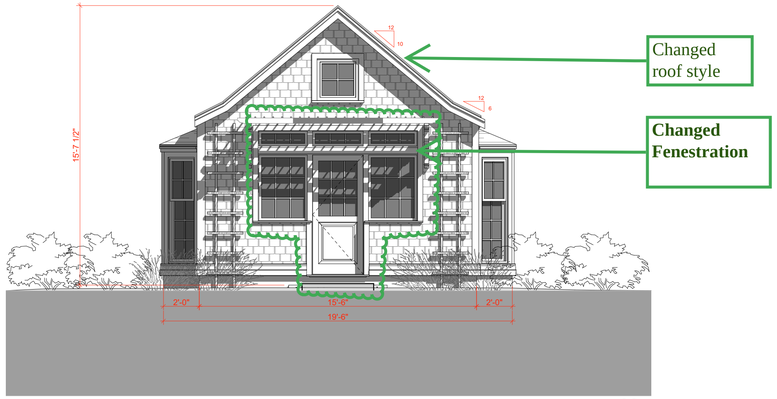
REVISIONS PLOTTED: 9/4/2024

23 Sankaty Head Trust Residence

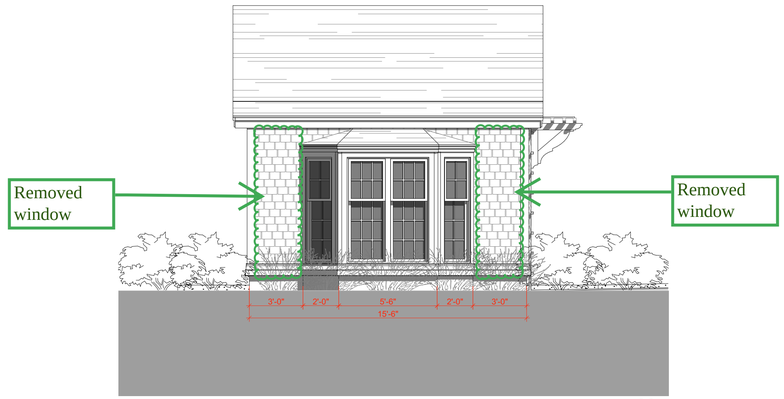
23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FOLLY HDC
Comp

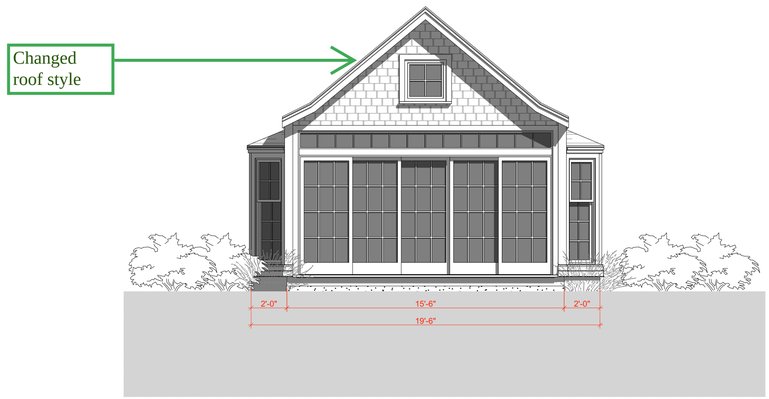
FL3.0



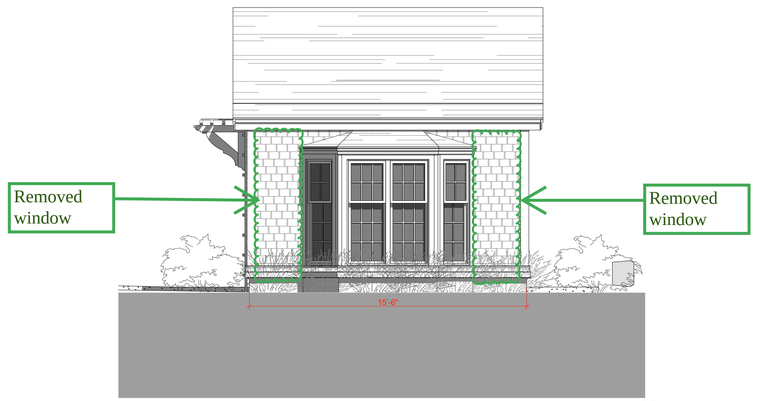
WEST ELEVATION
SCALE: 1/4" = 1'-0"
W



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



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



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

bpc

09-03-2024

REVISIONS PLOTTED: 9/4/2024

00.00.00 REVISION NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

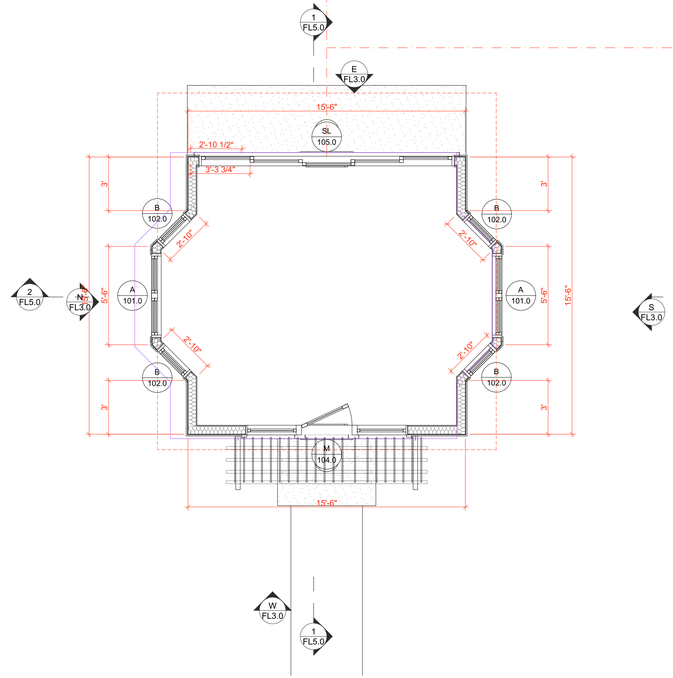
FOLLY
PROPOSED
ELEVATIONS

FL3.1

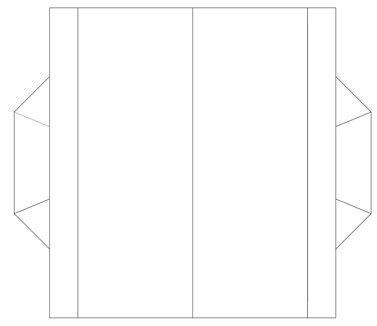
PROPOSED DOOR & WINDOW SCHEDULE

	Element ID	TYPE	SIZE	MANF.	LINE	UNIT	QTY.
	202	C	2'-4"×2'-4"			-	2
	101.0	A	4'-8"×6'-0"				2
	102.0	B	2'-2"×6'-0"				4
	104.0	M	9'-0"×8'-2"				1
	105.0	SL	14'-3"×8'-2"				1

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"

bpc

09-03-2024

REVISIONS PLOTTED: 9/3/2024

00.00.000 NOTE

23 Sankaty Head Trust Residence

23 Sankaty Head Road
Nantucket,, Massachusetts, 02554

FLOOR PLAN

N

FL4.00

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 MORROW 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

Is there an HDC survey form for 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"-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

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: 9/05/2024
X	Address & HDC Case Number (ie HDC2020-05-0265): none
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

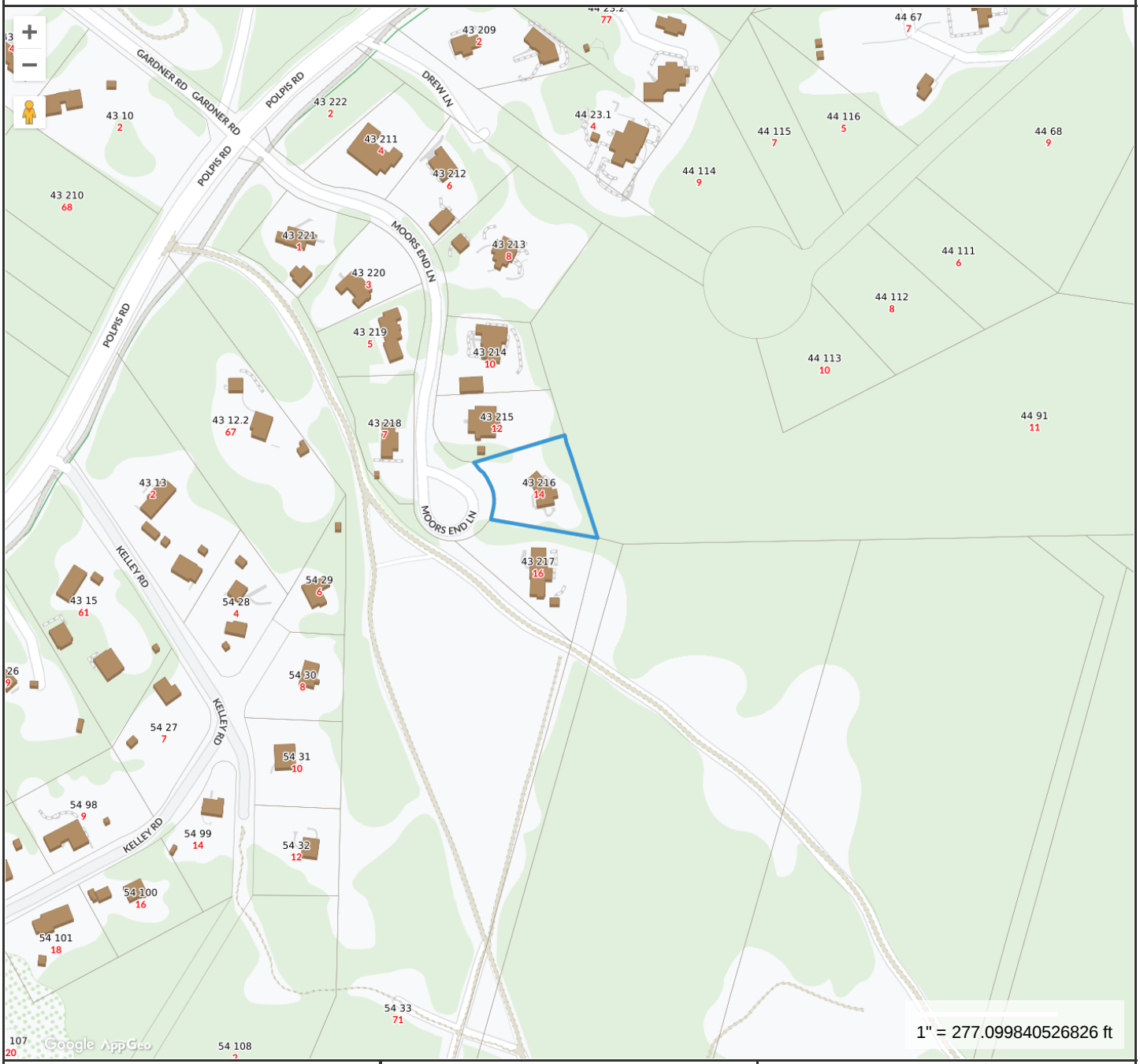
Signature: Ethan McMorrow Date: 90524

HDC meeting Tuesday September 3rd.
14 Moors End Lane Minutes:
Voting: Full board

Representing: Ethan McMorrow – EMDA
Vote:

Motion hold for revisions.

(1) Relocate building to opposite west side of property
(2) Change A windo panes from square to vertical
(3) Revise hip roofs at entry and garage door



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.

GARAGE LOCATION



1 GARAGE 2ND FLOOR PLAN

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

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

09/04/2024

REVISION DATE

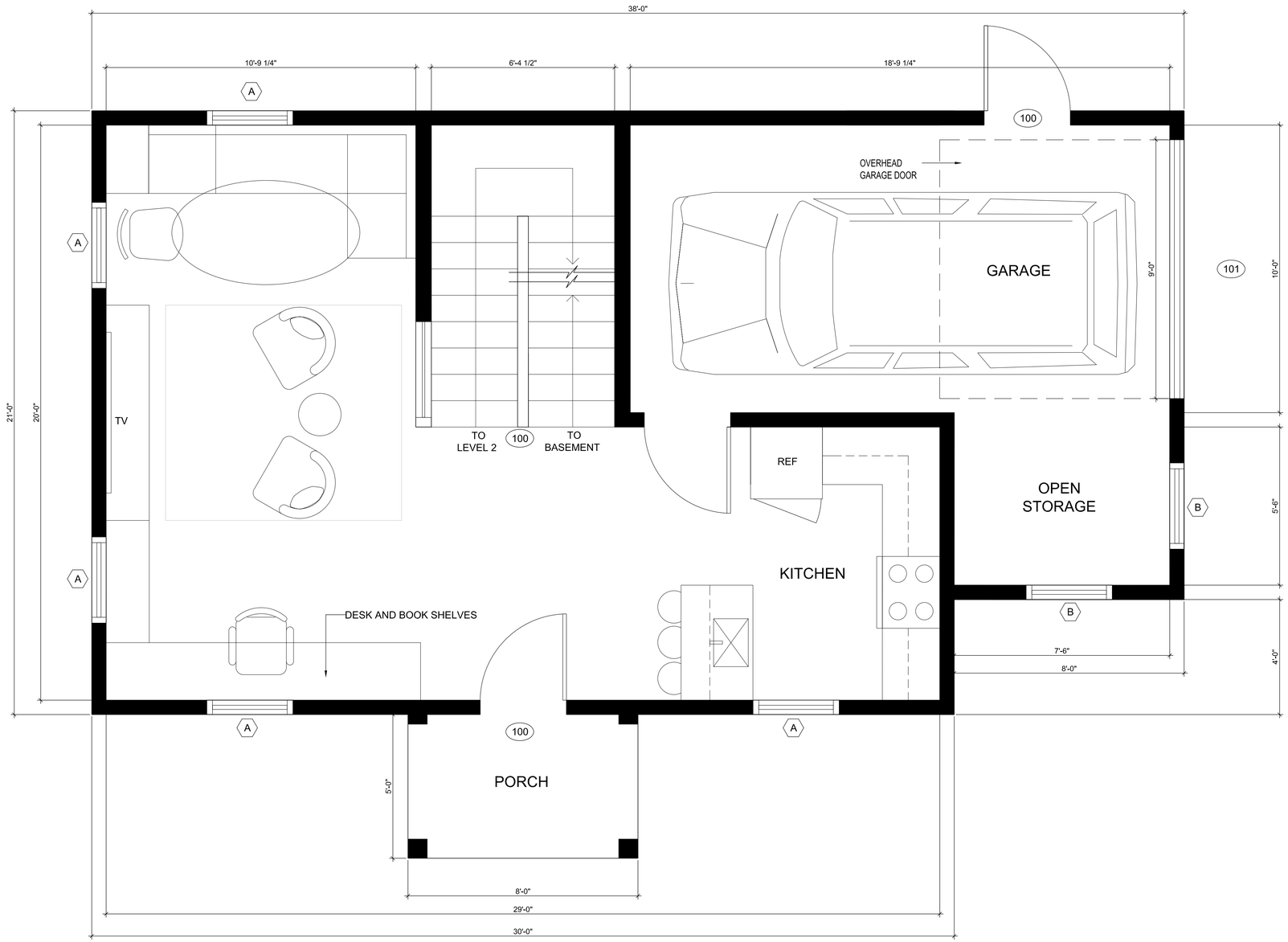
SHEET TITLE

PROPOSED
SITE PLAN

PRINT DATE 9/4/2024 5:41 PM

SHEET NUMBER

ID101



1 GARAGE 1ST FLOOR PLAN

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

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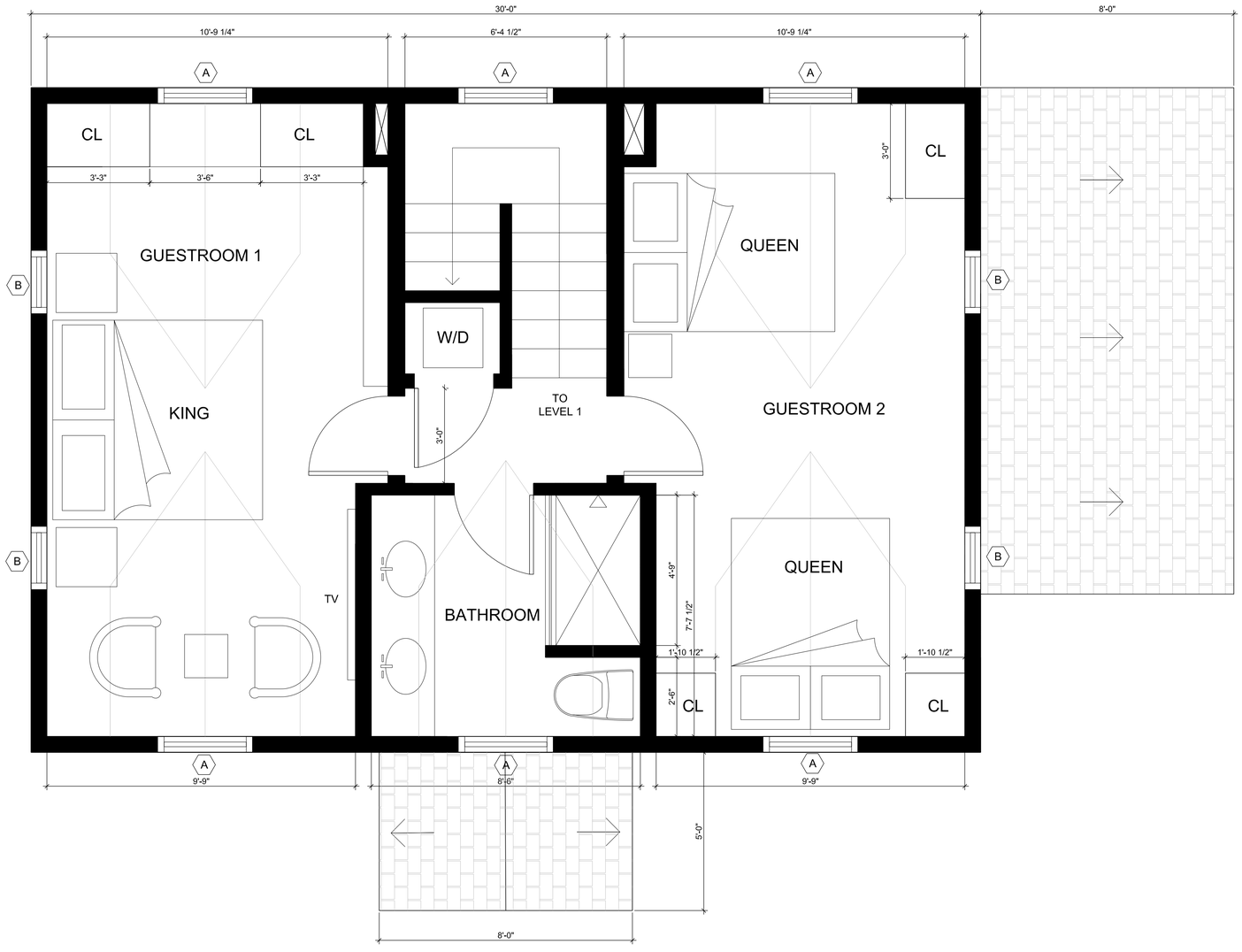
SHEET TITLE

GARAGE
1ST FLOOR
PLAN

PRINT DATE 9/4/2024 5:43 PM

SHEET NUMBER

ID103



1 GARAGE 2ND FLOOR PLAN

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

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SHEET TITLE

GARAGE 2NDFLOOR PLAN

PRINT DATE 9/4/2024 5:44 PM

SHEET NUMBER

ID104



NOTE: ALL DOWNSPOUTS & GUTTERS TO BE FINISHED IN COPPER

NOTE: HALF COLUMNS AT EXTERIOR WALL FLANKING MAIN DOOR

NOTE: HALF COLUMNS AT EXTERIOR WALL FLANKING MAIN DOOR

NOTE: EXTERIOR WINDOW TRIM / FRAMING TO BE FINISHED IN WHITE & MATCH MAIN HOUSE TRIM

NOTE: EXTERIOR WINDOW TRIM / FRAMING TO BE FINISHED IN WHITE & MATCH MAIN HOUSE TRIM

1 EXTERIOR NORTH ELEVATION

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

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ISSUE DATE

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REVISION DATE

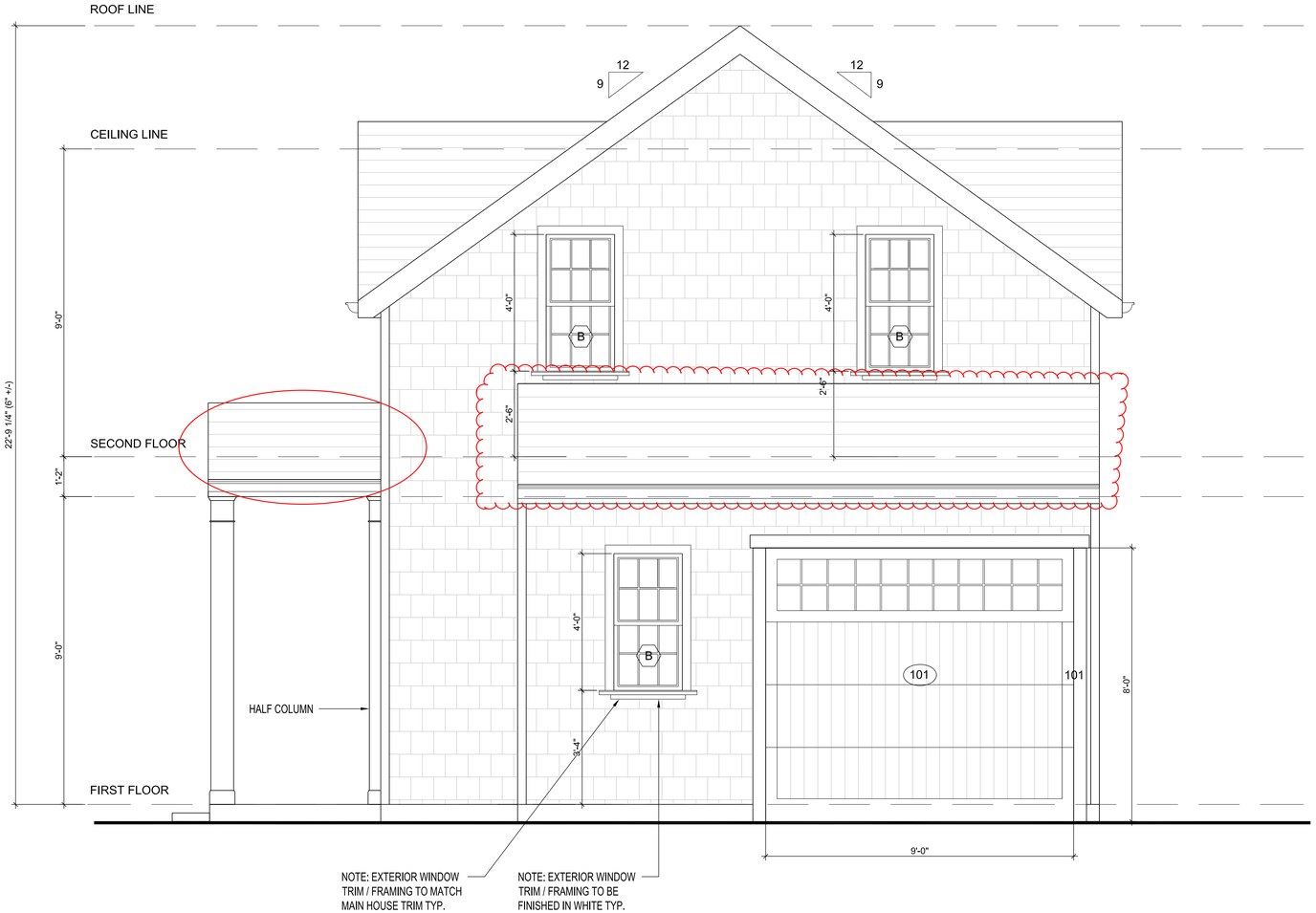
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 9/4/2024 5:44 PM

SHEET NUMBER

ID105



1 EXTERIOR EAST ELEVATION

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

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OWNER

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14 MOORS END

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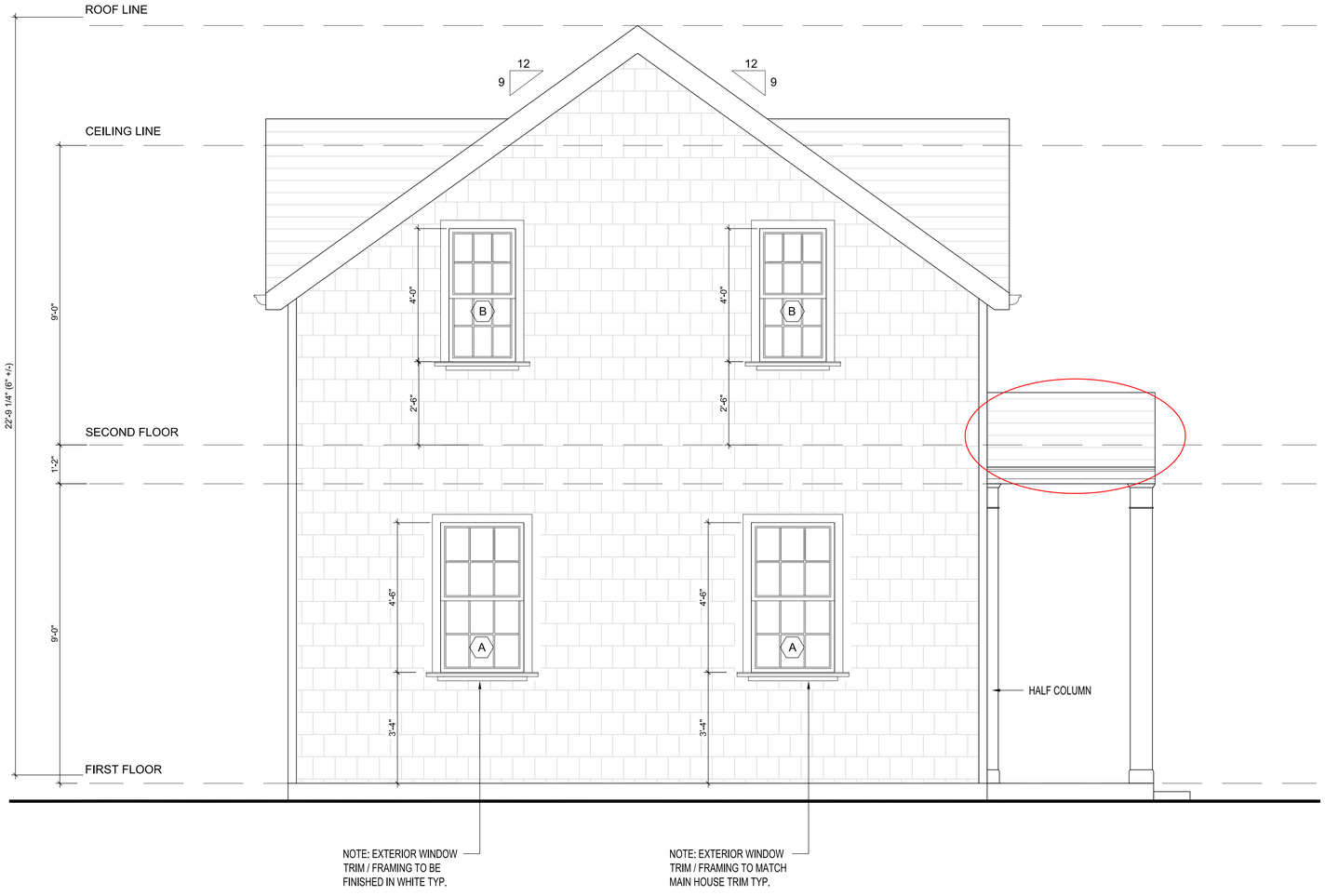
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 9/4/2024 5:44 PM

SHEET NUMBER

ID106



1 EXTERIOR WEST ELEVATION

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

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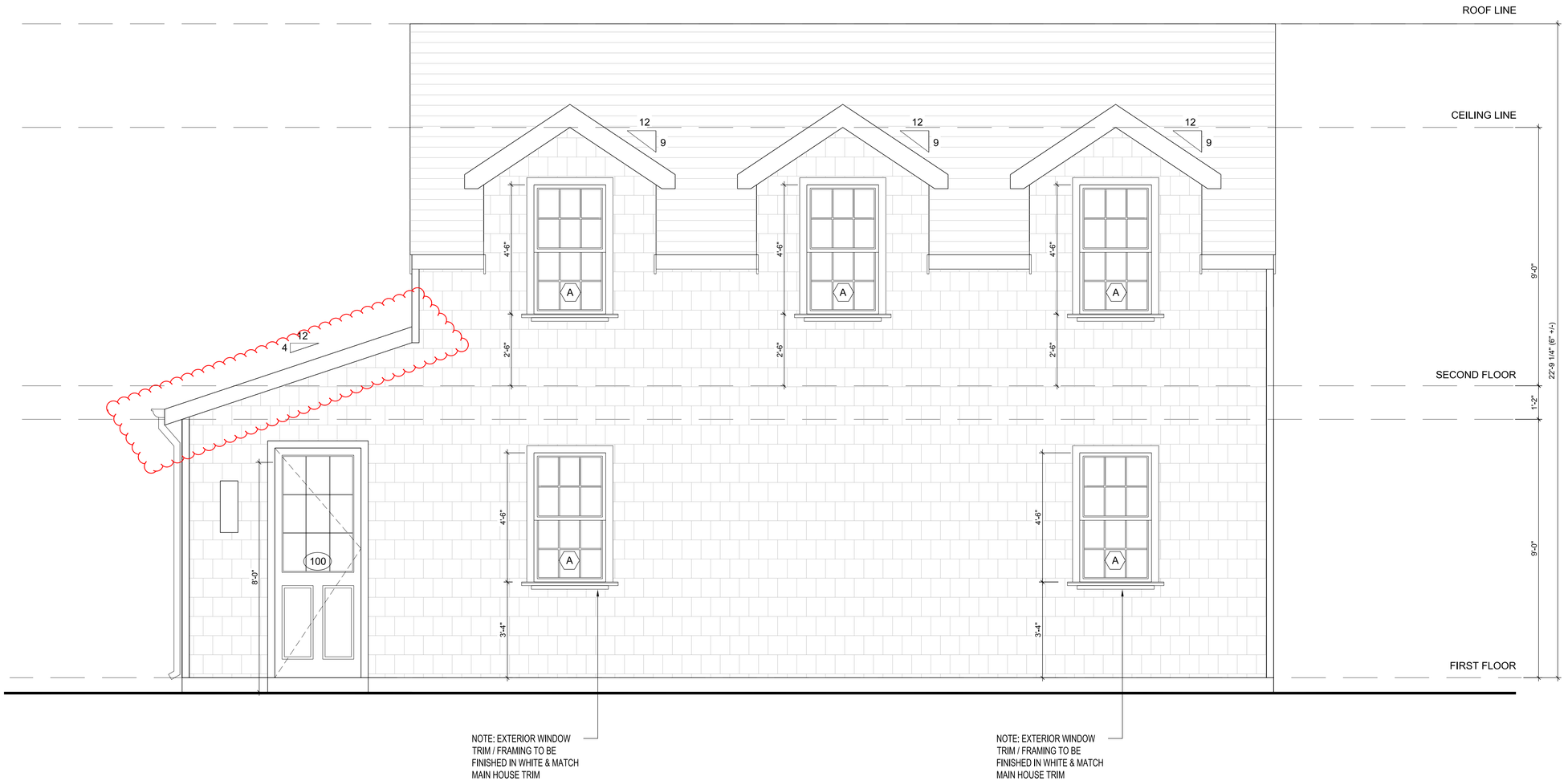
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 9/4/2024 5:44 PM

SHEET NUMBER

ID107



1 EXTERIOR SOUTH ELEVATION

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

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ISSUE DATE

09/04/2024

REVISION DATE

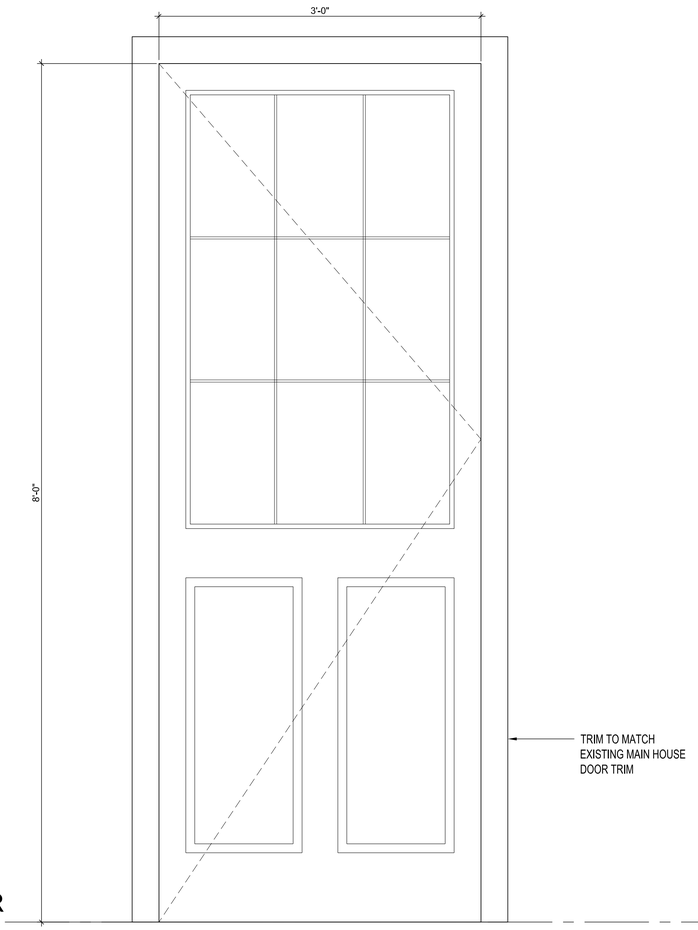
SHEET TITLE

GARAGE EXTERIOR ELEVATION

PRINT DATE 9/4/2024 5:45 PM

SHEET NUMBER

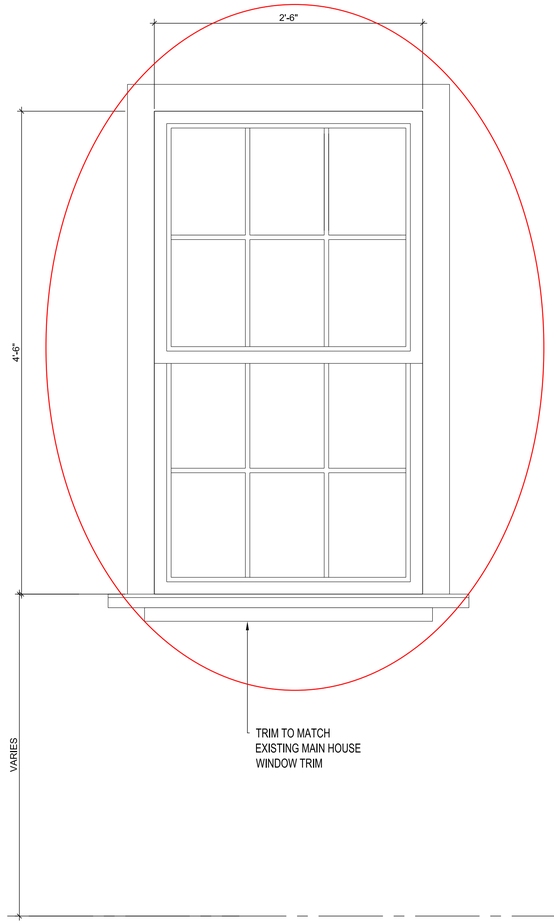
ID108

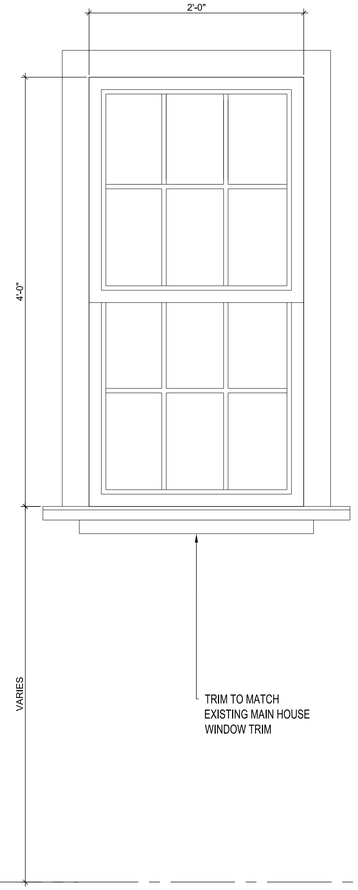


100

A

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



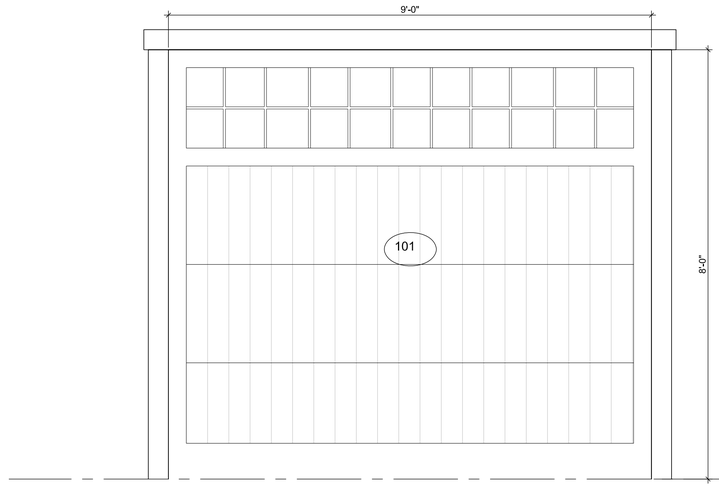


2 WINDOW TYPES
SCALE: 1-1/2"=1'-0"

WINDOW SCHEDULE						
NO.	WINDOW TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
A	DOUBLE HUNG	ANDERSEN 400	14	2'-6"	4'-6"	
B	DOUBLE HUNG	ANDERSEN 400	7	2'-0"	4'-0"	

DOOR SCHEDULE						
NO.	DOOR TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
100	SWING	CUSTOM - SEE DETAILS	1	3'-0"	8'-0"	
101	OVERHEAD	CUSTOM - SEE DETAILS	1	9'-0"	8'-0"	OVERHEAD GARAGE DOOR

B



101

2 GARAGE DOOR
SCALE: 3/4"=1'-0"

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OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE
09/04/2024

REVISION DATE

SHEET TITLE
GARAGE SCHEDULES

PRINT DATE 9/4/2024 5:45 PM

SHEET NUMBER
ID110

ADDRESS: 32 BUNKER ROAD 78-2.7
DATE HEARD: 9/3/2024
SITTING BOARD: JP/RP/AC/AM/EW

Historic District Commission

OLD BUSINESS CHECKLIST

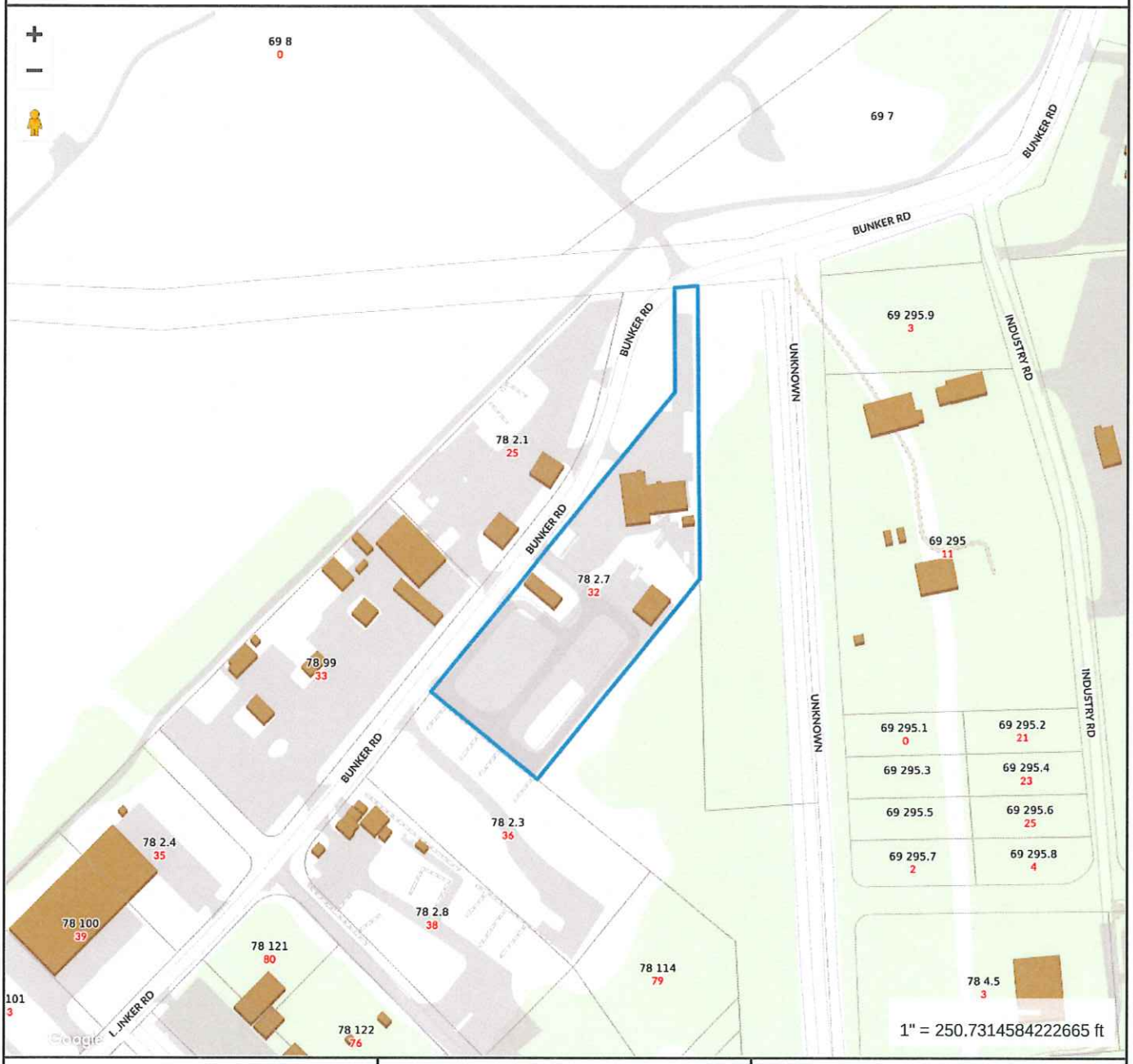
Planning and Land Use Services

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:

9/5/24	Date submitted to 2 Fairgrounds Road: HDC-2024-08-10903
	Address & HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



Property Information

Property ID	7282
Location	32 BUNKER RD
Owner	NANTUCKET ELECTRIC COMPANY

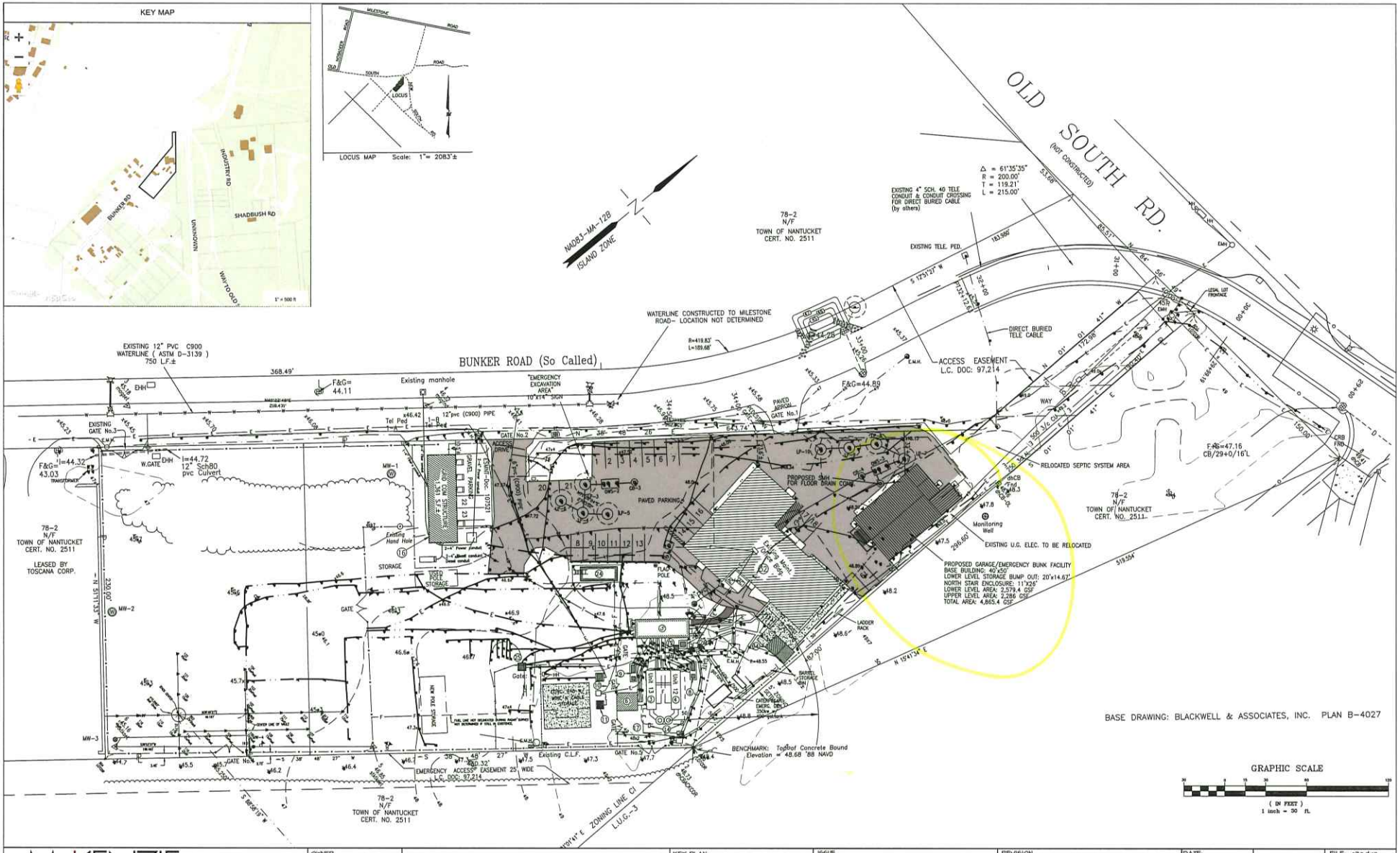
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


231 Feet
118 Feet
159 Feet
oogle



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

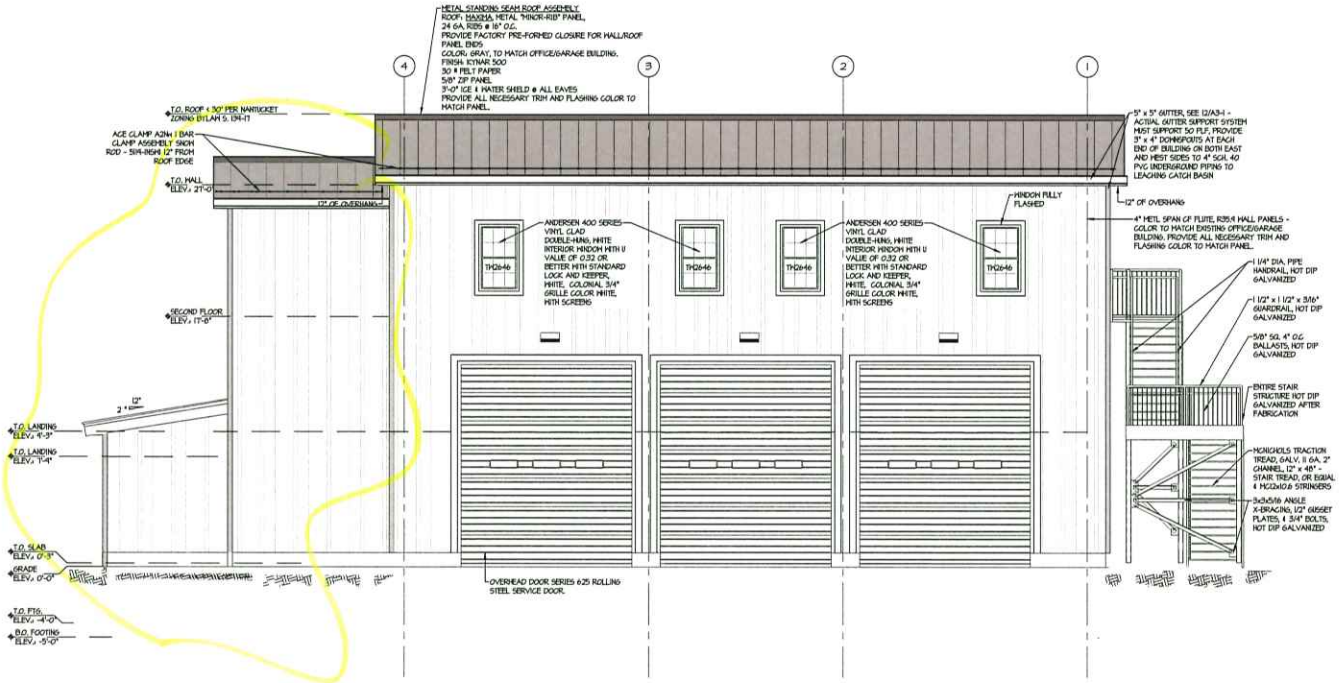
SITE PLAN

THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
			F	4/05/24	HDC Review update

DATE: 10/16/2023
SCALE: 1" = 30'
DRAWN BY: MJM
DESIGN BY: MJM
FILE: site.dwg
JOB# ME-4346
SHEET
C101



1 WEST (FRONT) 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

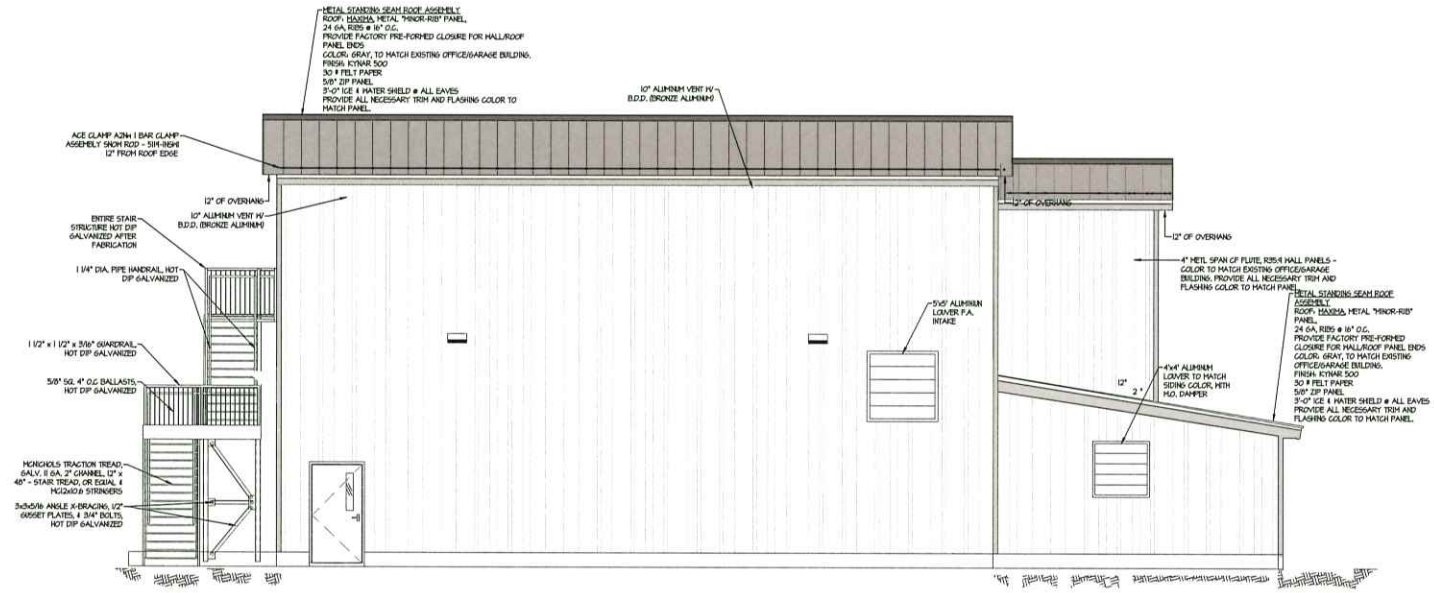
ARCHITECTURAL
BUILDING ELEVATIONS
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS	E	8/01/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET HDC DESIGN CHANGES
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 8/01/24 REV. BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: MJM
DESIGN BY: MJM

FILE: A2-1.dwg
JOB# ME-4346
SHEET
A2-1



1 EAST (REAR) 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

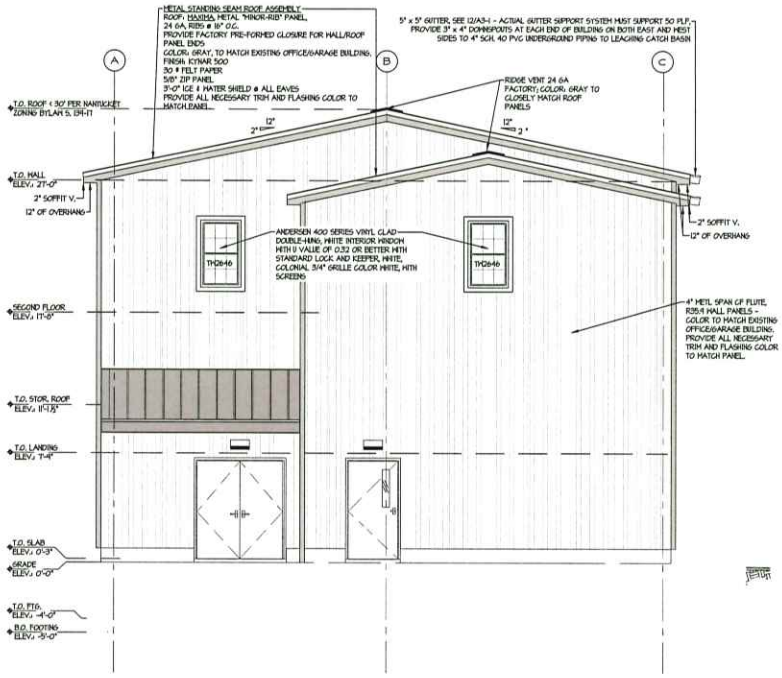
ARCHITECTURAL
BUILDING ELEVATIONS

THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

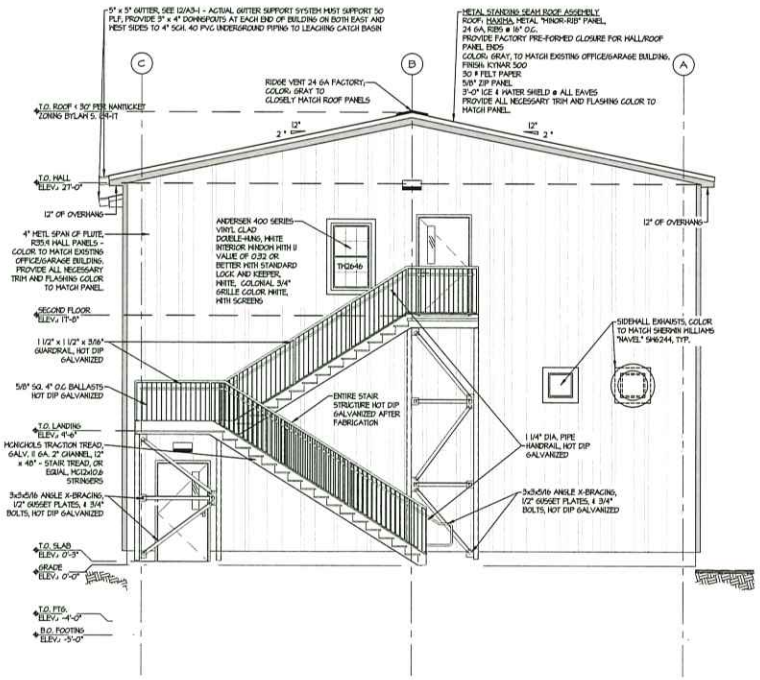
KEY PLAN:

ISSUE			REVISION			DATE:
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	8/9/24 REV. BID SET
A	4/02/24	PROGRESS	E	8/09/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER	SCALE: 1/4" = 1'-0"
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET HDC DESIGN CHANGES	DRAWN BY: MJM
C	6/14/24	95% PRE-BID REVIEW				DESIGN BY: MJM
D	6/24/24	BID SET RELEASE				

FILE: A2-1.dwg
JOB# ME-4346
SHEET
A2-2



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



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

McKENZIE ENGINEERING COMPANY, INC.
305 WHITNEY STREET
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FAX: 978-840-4147
mckenzieinc.com

OWNER:
NANTUCKET ELECTRIC CO.
d/b/a
nationalgrid

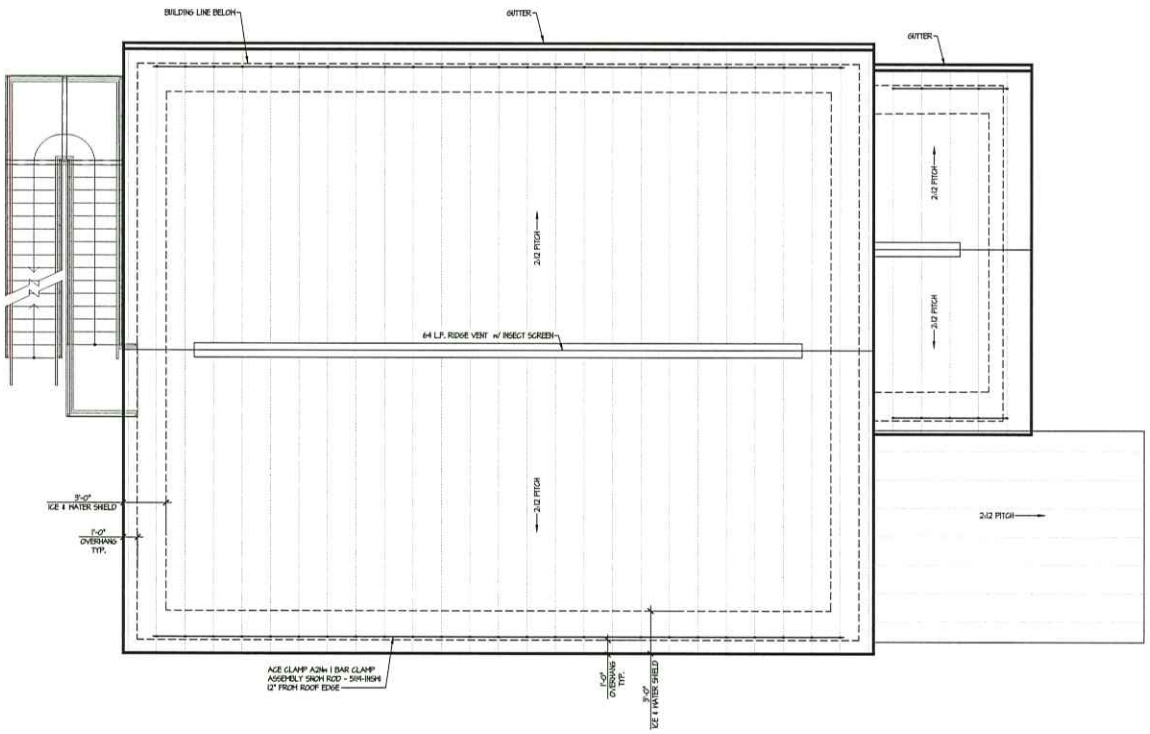
ARCHITECTURAL
BUILDING ELEVATIONS
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS	E	8/09/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET HDC DESIGN CHANGES
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 6/14/24 REV. BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: HJH
DESIGN BY: HJH

FILE: A2-1.dwg
JOB# ME-4346
SHEET
A2-5



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

METAL ROOFING ASSEMBLY

ROOF: MAXIMA METAL "MINOR-RIB" PANEL, 24 GA, RIBS @ 16" O.C.
COLOR: GRAY, TO MATCH EXISTING. FINISH: KYNAR 500

PROVIDE FACTORY PRE-FORMED CLOSURE FOR HALL / ROOF PANEL ENDS

RIDGE VENT TO BE FABRICATED FROM BREAK METAL, COLOR: GRAY TO MATCH ROOF PANELS

PROVIDE MATCHING METAL FOR ALL BASE FLASHING, HALL AND ROOF FLASHING.

PROVIDE 20 ga. BREAK METAL FOR RAKES AND EAVES, & PRE-FORMED HALL CORNERS
COLOR: BLUE-GRAY TO CLOSELY MATCH EXIST. TRIM COLOR

ALL METAL FINISHES TO BE KYNAR 500

5/8" ZIP PANEL
30# FELT PAPER
3'-0" ICE & WATER SHIELD AT ALL EAVES

CONTRACTOR TO PROFESSIONALLY FURNISH AND INSTALL COMPLETE FUNCTIONAL SYSTEM, TO ALL INDUSTRIAL STANDARDS. PROVIDE SUBMITTALS FOR REVIEW AND FINAL COLOR SELECTIONS

McKENZIE ENGINEERING COMPANY, INC.
305 WHITNEY STREET
LEOMINSTER, MA. 01453
TEL: 978-537-8210
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mckenzieinc.com

OWNER:
NANTUCKET ELECTRIC CO.
d/b/a
nationalgrid

ARCHITECTURAL
ROOF PLAN

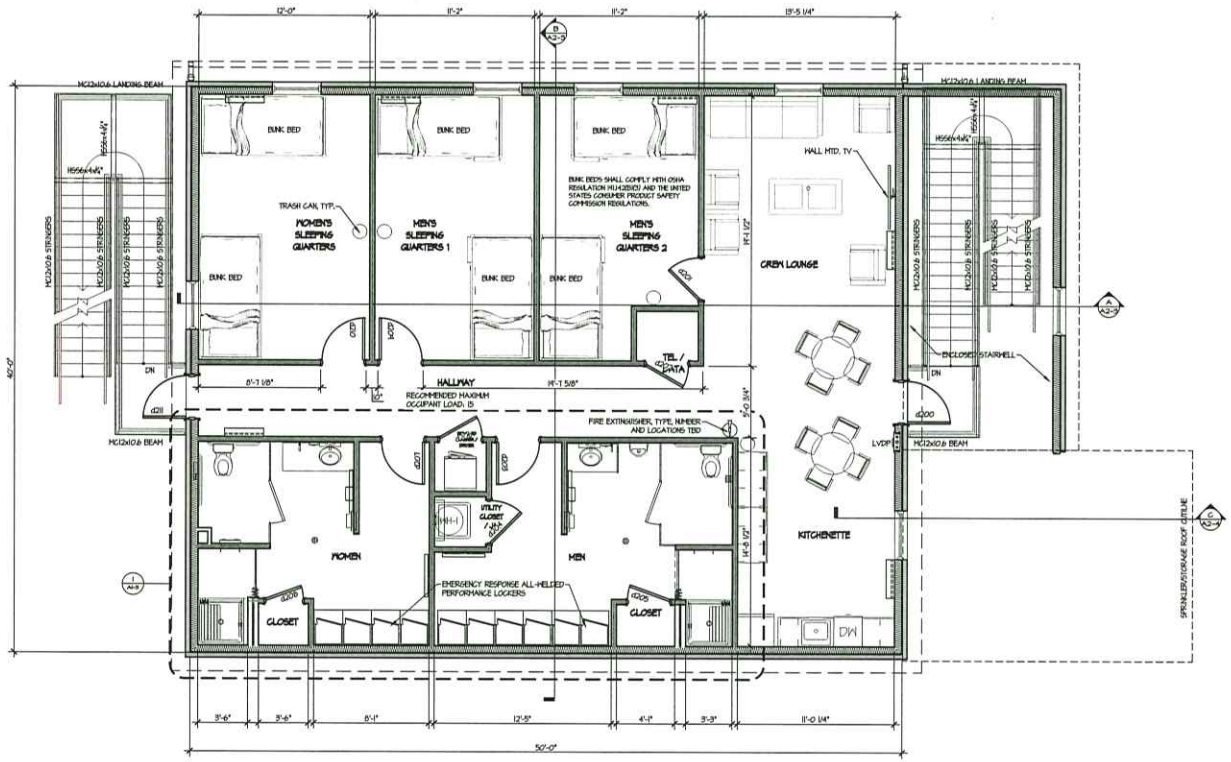
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS	E	8/09/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET HDC DESIGN CHANGES
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 8/9/24 REV BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: MHH/SAC
DESIGN BY: PHR

FILE: A1-1.dwg
JOB# ME-4346P
SHEET
A1-4



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

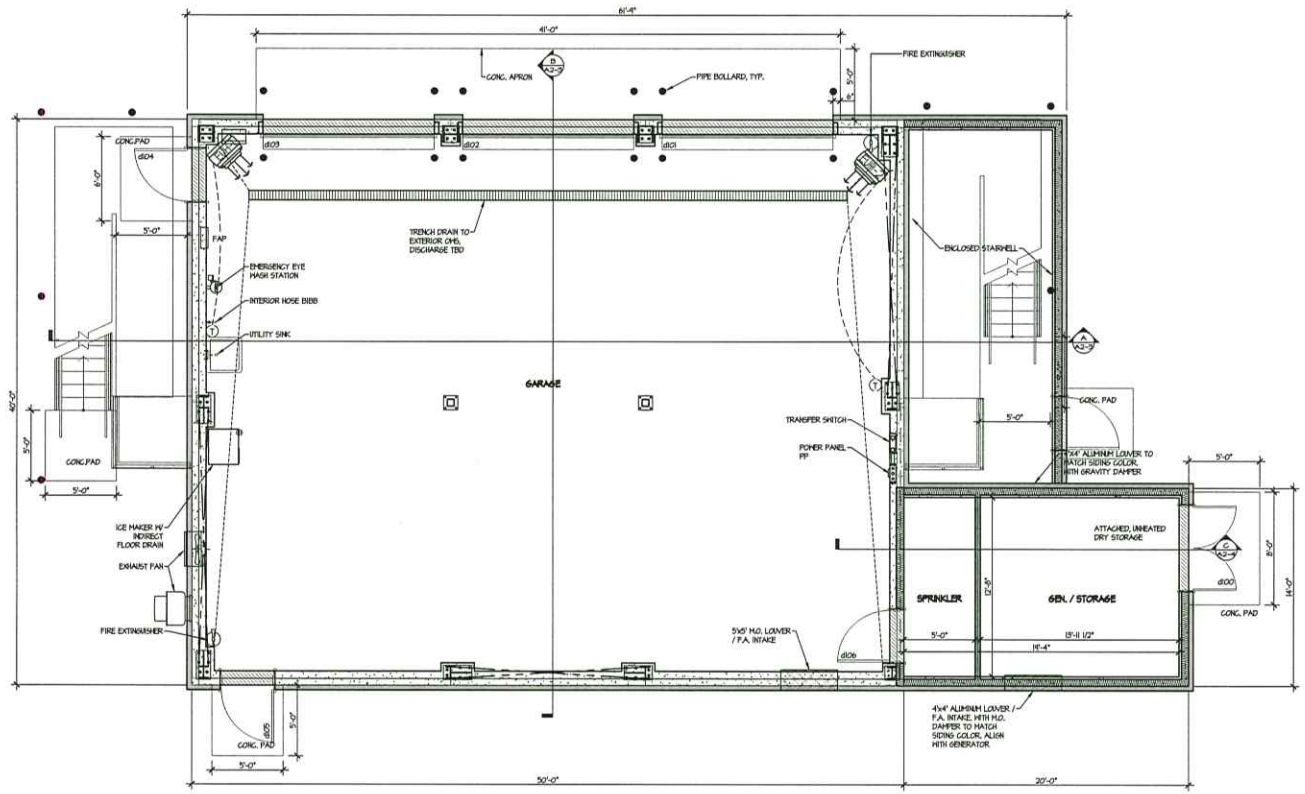
ARCHITECTURAL
UPPER FLOOR PLAN & DETAILS
THREE-BAY GARAGE AND EMERGENCY BUNK FACILITY
32 BUNKER ROAD NANTUCKET, MA

KEY PLAN:

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
A	4/02/24	PROGRESS	E	8/09/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET NDG DESIGN CHANGES
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 8/9/24 REV 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 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	E	8/09/24	DESIGN CHANGES FOR NEW ELEC & SPRINKLER
B	5/31/24	PRE-BID REVIEW SET	F	9/05/24	NANTUCKET NDG DESIGN CHANGES
C	6/14/24	95% PRE-BID REVIEW			
D	6/24/24	BID SET RELEASE			

DATE: 8/19/24 REV BID SET
SCALE: 1/4" = 1'-0"
DRAWN BY: LAO/OTJ
DESIGN BY: MJM

FILE: A1-1.dwg
JOB# ME-4346P
SHEET
A1-1

ADDRESS: 126 R MAIN ST. 42.3.3-98.1
DATE HEARD: 9/3/2024
SITTING BOARD: JP/RP/Sas/VO/AC

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: HDC-2024-OA-10242
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



Property Information

Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

Approval Through Staff Only - Not For Construction

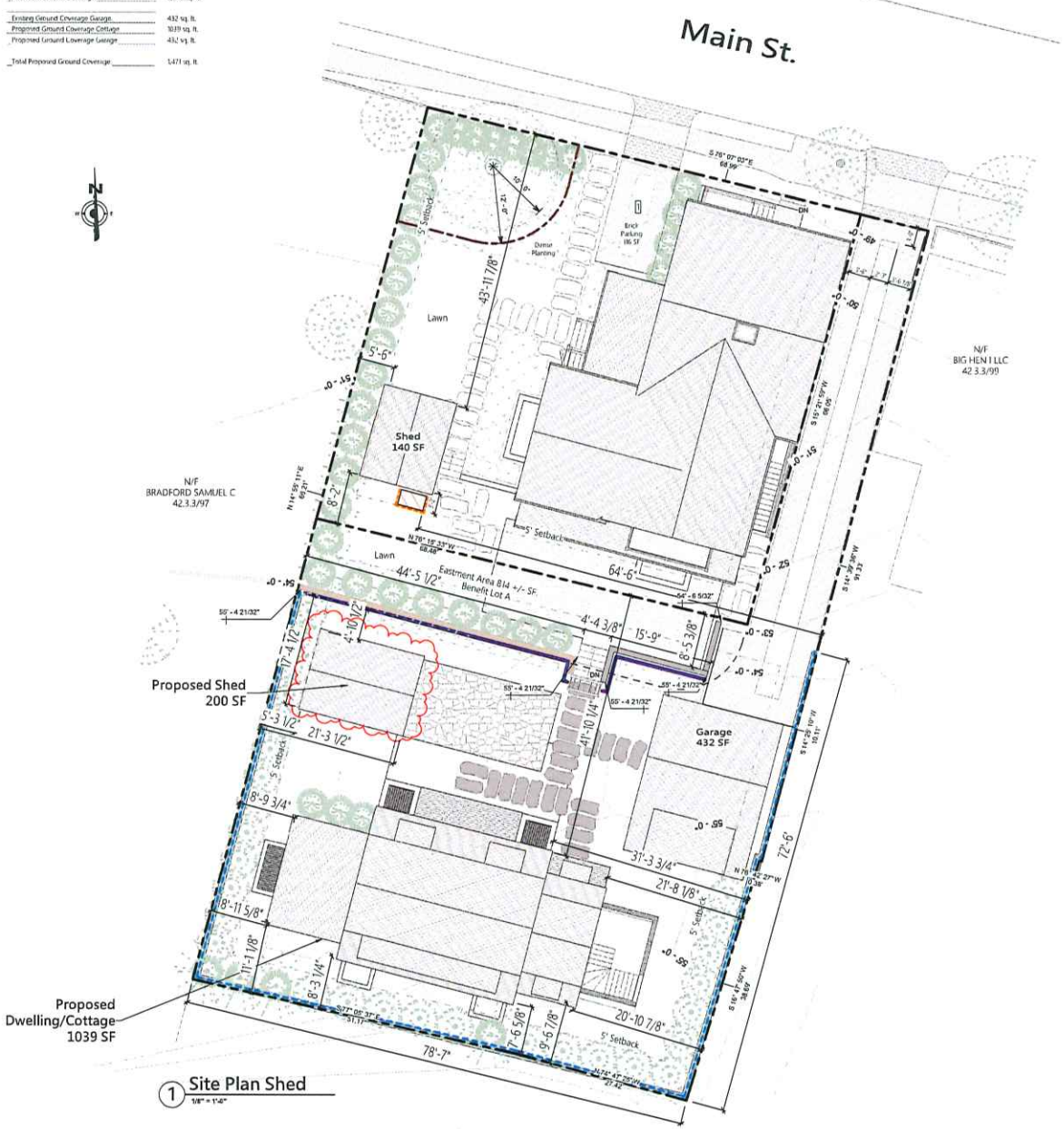
Property Info:

Map & Parcel	42.3.3/98.1	Lot Size	8,607 sq. ft.
District/Zoning:	RDH	Allowable Ground Coverage	2,642 sq. ft.
Minimum Lot Size	5,000 sq.ft.		
Frontage	50 ft.	Existing Ground Coverage Garage	432 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	1039 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Garage	432 sq. ft.
Side/Rear Setback	5 ft.	Total Proposed Ground Coverage	1471 sq. ft.

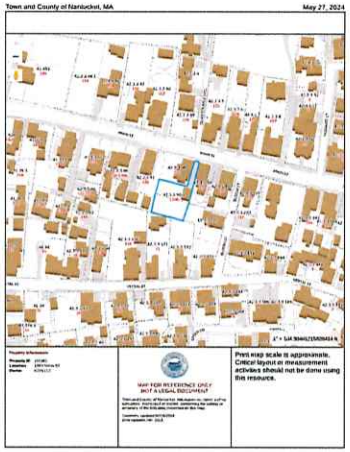
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND OVERRIDING DIMENSIONS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EXECUTED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO

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 BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Site Plan Shed
1/8" = 1'-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

126R Main Street Shed

126R Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

09.05.2024

Revisions

C.101

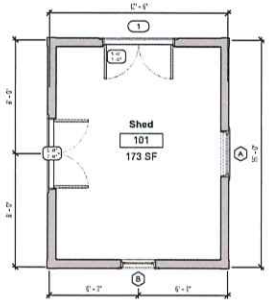
Scale

As indicated

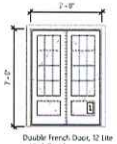
9/9/2024 11:28:24 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO FIELD 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 EXPLICITLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



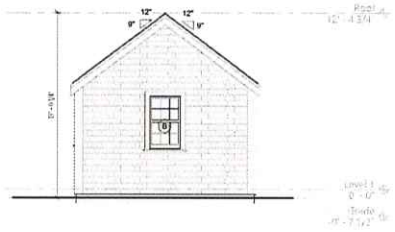
1 Level 1 - Proposed
1/4" = 1'-0"


Double French Door, 12 Lite
w/ kick Panel
Quaker Gray Trim
Quaker Gray Trim

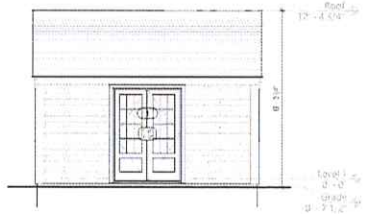

Awning Window, 16 Lite
Quaker Gray Trim
Quaker Gray Trim


Double Hung Window, 6/6 Lite
Quaker Gray Trim
Quaker Gray Trim

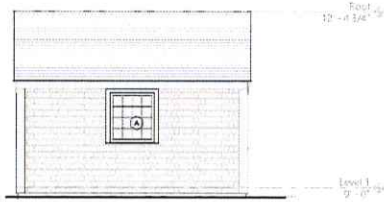
Door/Window Schedule
1/4" = 1'-0"



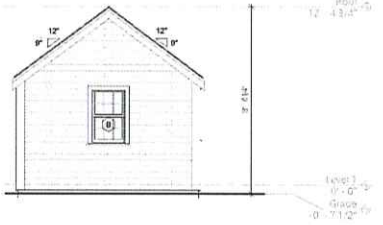
5 Previously Submitted South Elevation



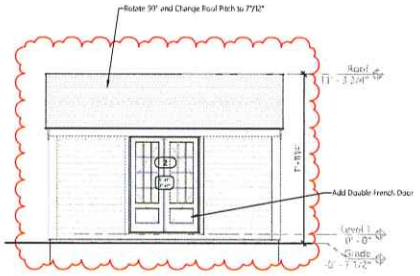
2 Previously Submitted East Elevation



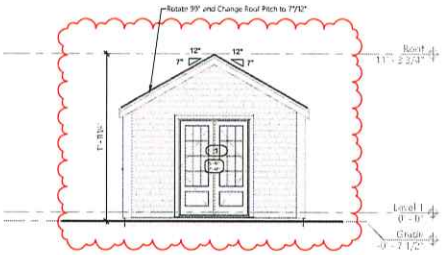
7 Previously Submitted West Elevation



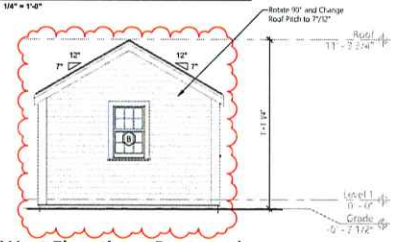
3 Previously Submitted North Elevation



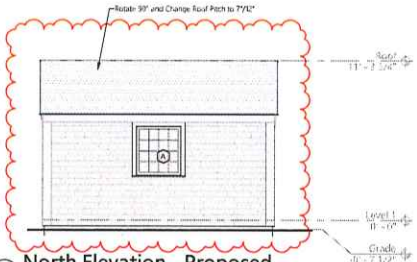
6 South Elevation - Proposed
1/4" = 1'-0"



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



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



8 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

126R Main Street.
Shed
Nantucket, MA 02554

Sheet
Shed

SHEET INDEX

C.101 Site Plan
A.101 Shed
Grand total: 2

Date
09.05.2024

Revisions

A.101

Scale As indicated

9/5/2024 6:29:43 PM

ADDRESS: 20 MAIN STREET, SCONSET 73.3.1 - 50
DATE HEARD: 8/20/2024
SITTING BOARD: RP/~~SK~~/VC/AC/AM/CP

Historic District Commission

OLD BUSINESS CHECKLIST

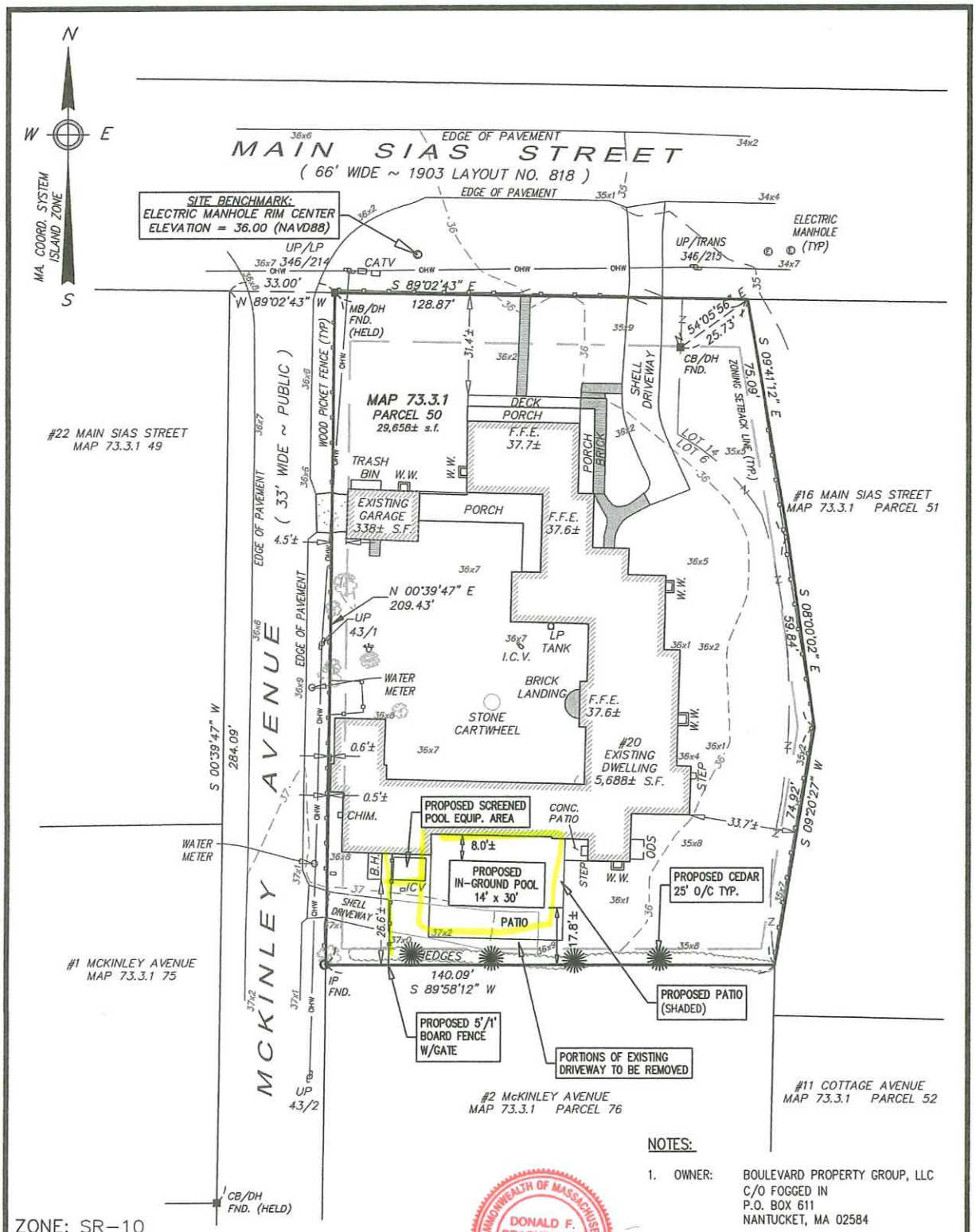
Planning and Land Use Services

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:

9/5/24	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: ~~see below~~



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'±	17.8'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
No. 58438
PROFESSIONAL LAND SURVEYOR
9-4-24

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

Revised:	Desc.:	By:
SEPT. 4, 2024	REVISE POOL SIZE & ADD FENCE	ERC
Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

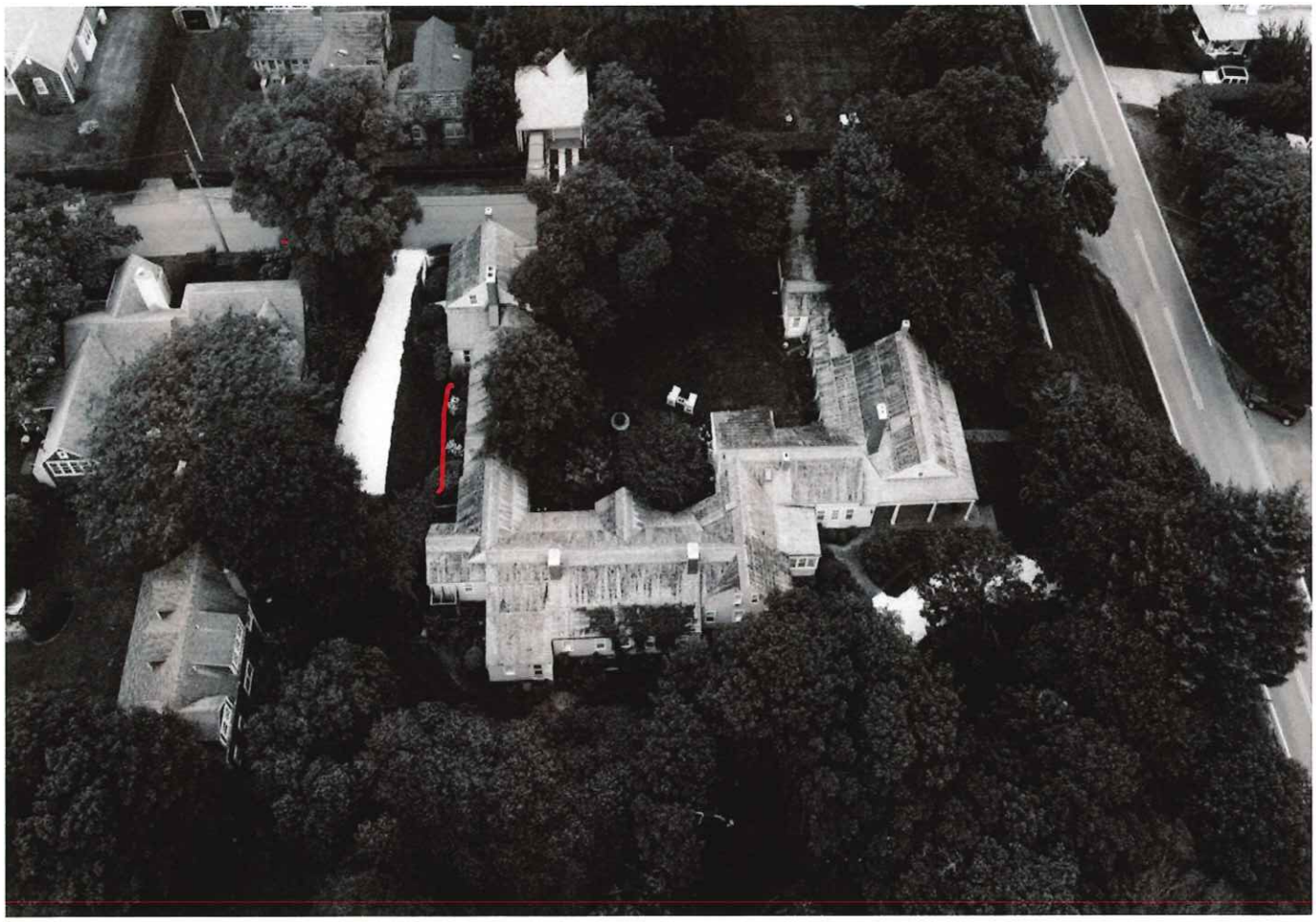
S:\Autocad Drawings\Nantucket\Main Street - Sias\20 Main Street\20 Main Street siasconset Pool Plan Rev1.dwg

20 MAIN STREET – SCONSET – POOL

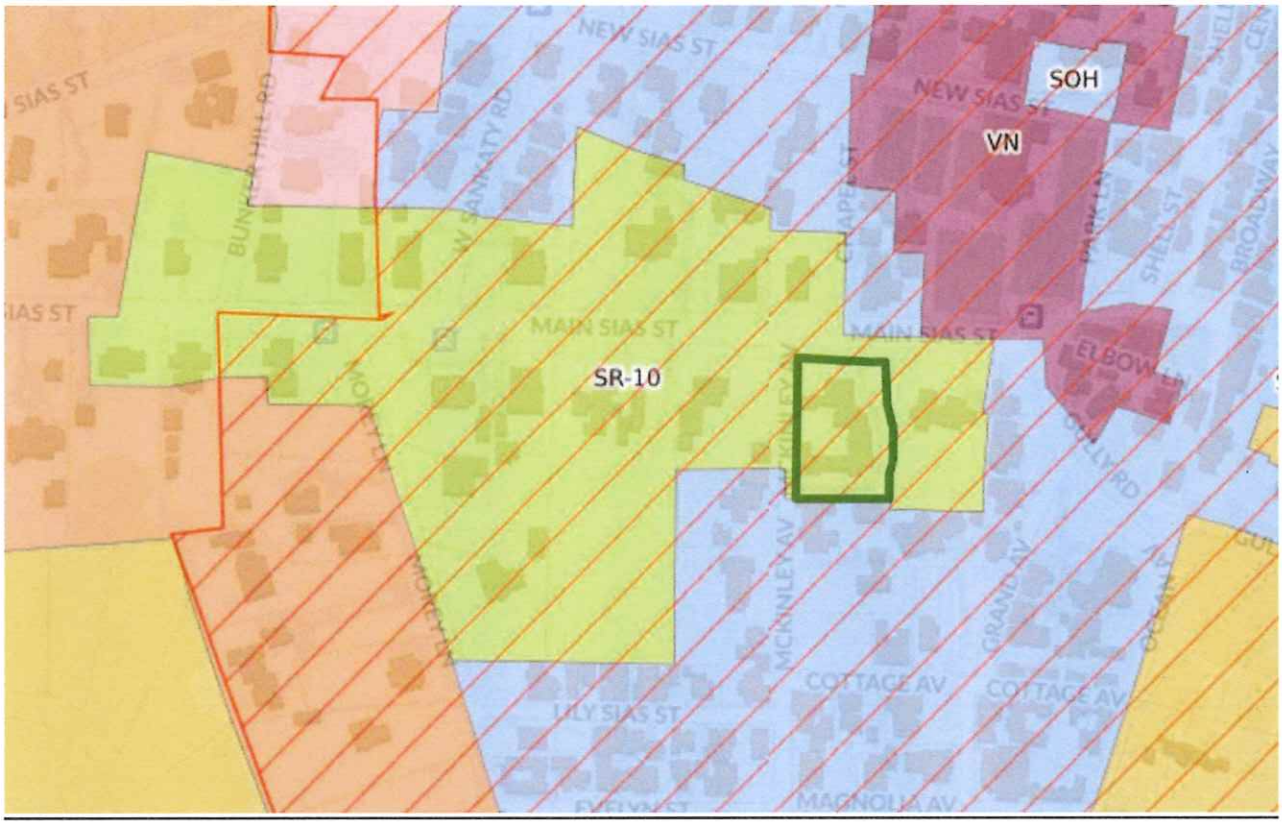




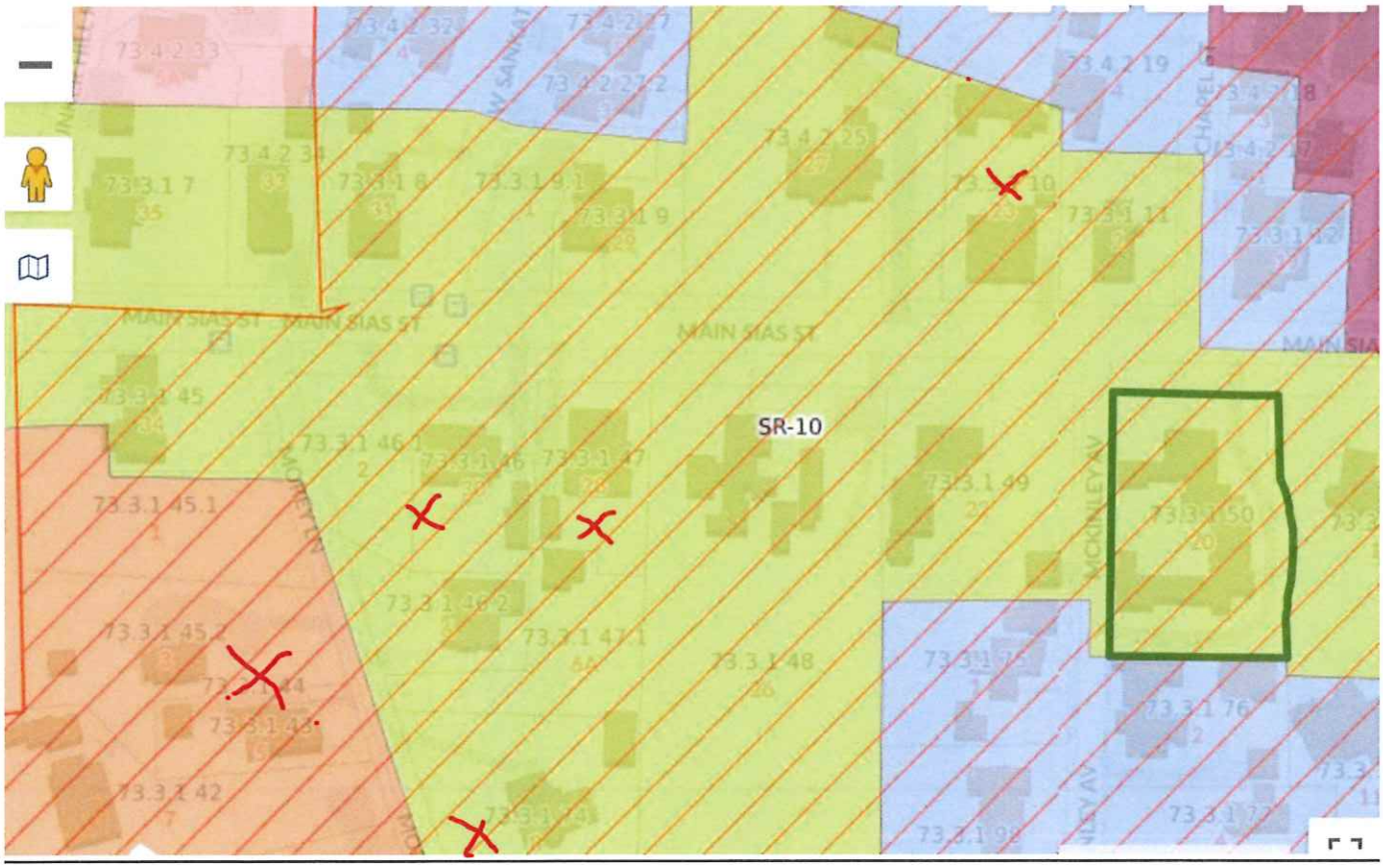




STRIPE IS SOH AND YELLOW IS R-10



X MARKS HDC APPROVED POOLS IN SOH/R-10 – THERE ARE SEVERAL IN THE SOH



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 EAST SIDE OF HOUSE TO MAIN STREET – POOL WOULD BE TOO CLOSE TO TREES



LOOKING BACK ALONG EAST ELEVATION TO REAR OF PROPERTY ALONG TREE LINE

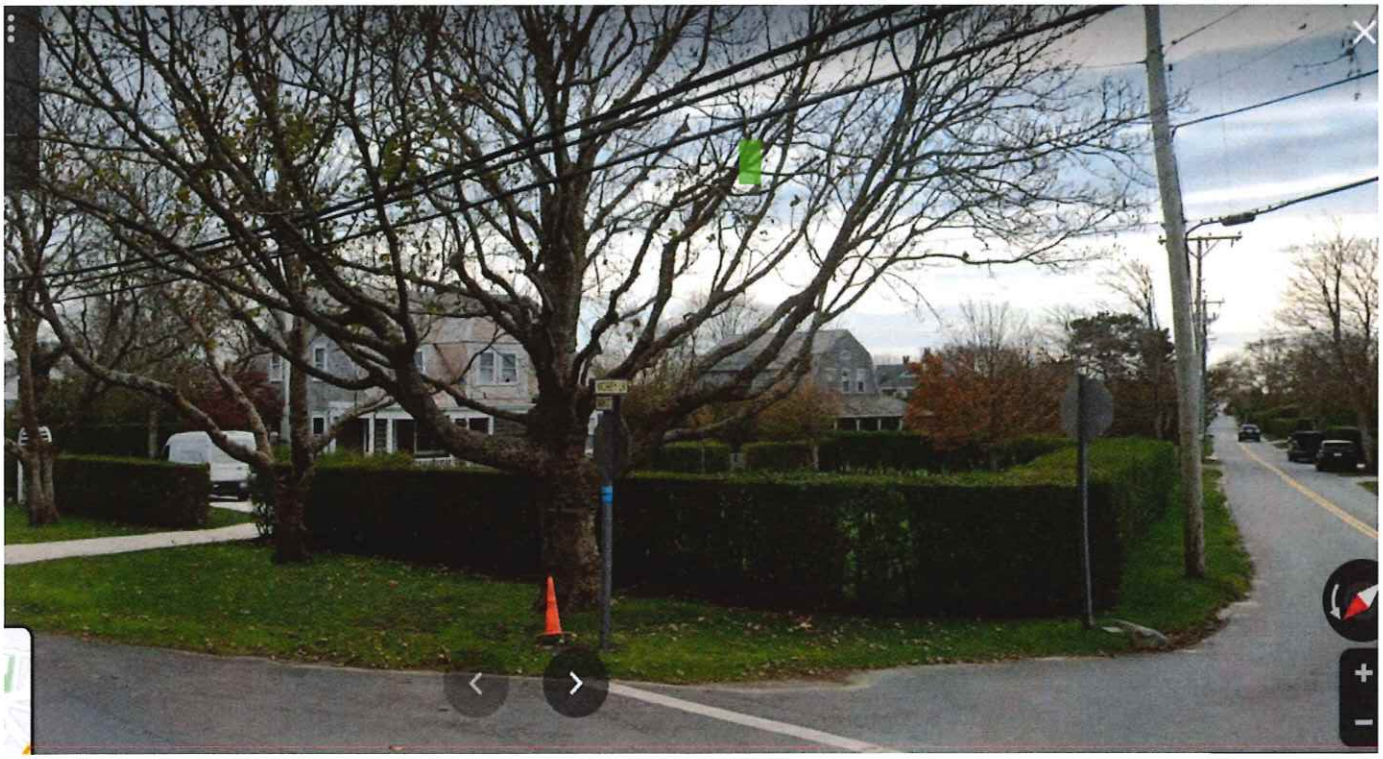


30 MAIN STREET AND 29 MAIN STREET – CORNER LOTS



30/32 MAIN STREET (LEFT) CORNER LOT – 28 MAIN STREET (RIGHT) – HEDGE SCREENING

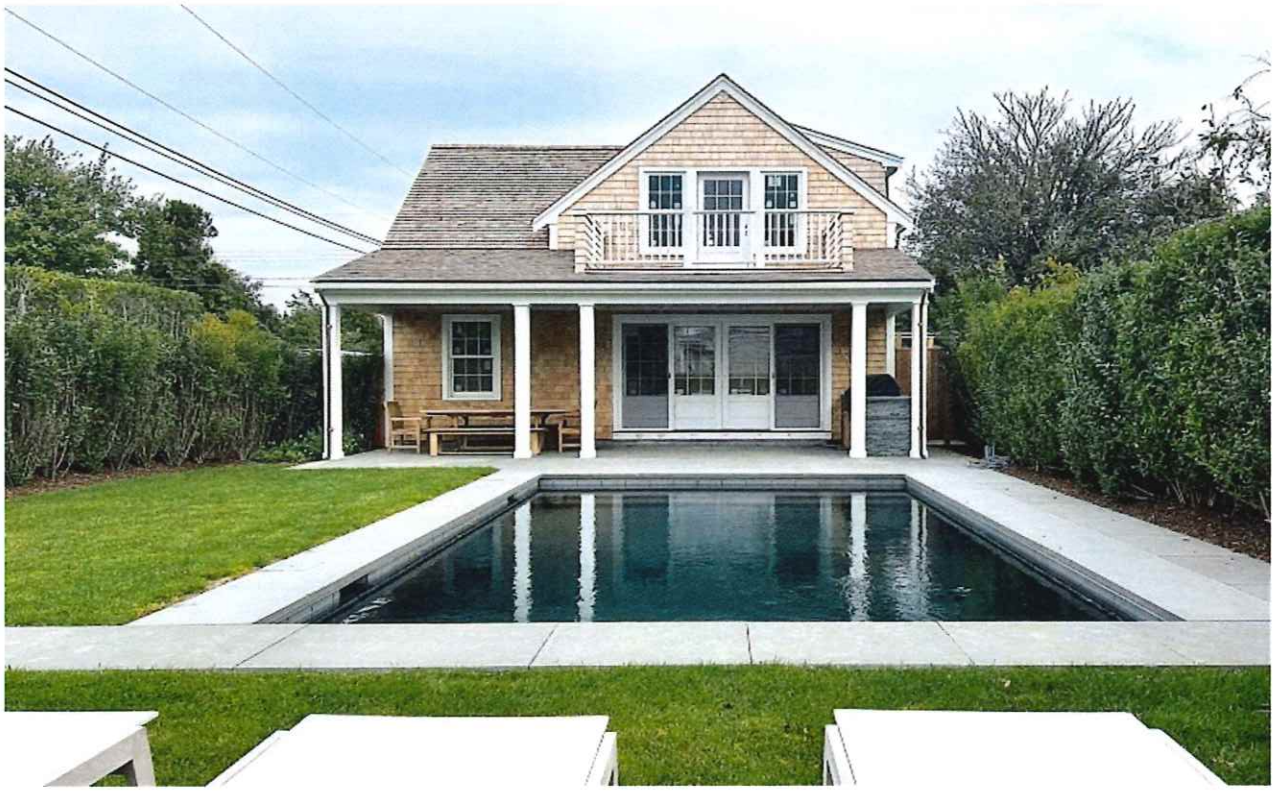




8 BUNKER HILL AND 7 BBUNKER HILL – CORNER LOTS



7 BUNKER HILL – SCREENED BY HEDGE FROM BUNKER HILL

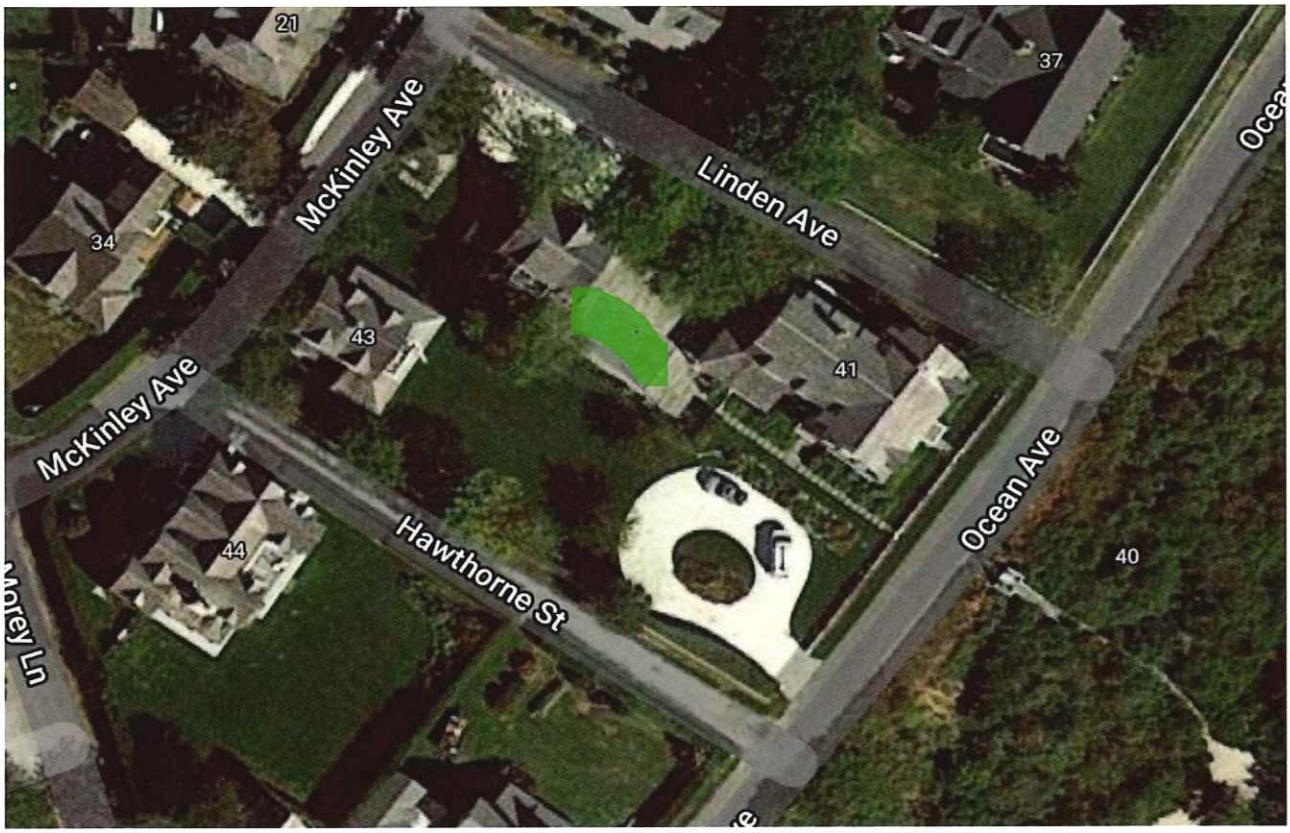


8 BUNKER HILL – HEDGE SCREENING





41 OCEAN AVENUE – SCREENED BY HEDGE AND LOW FENCE – CORNER LOT



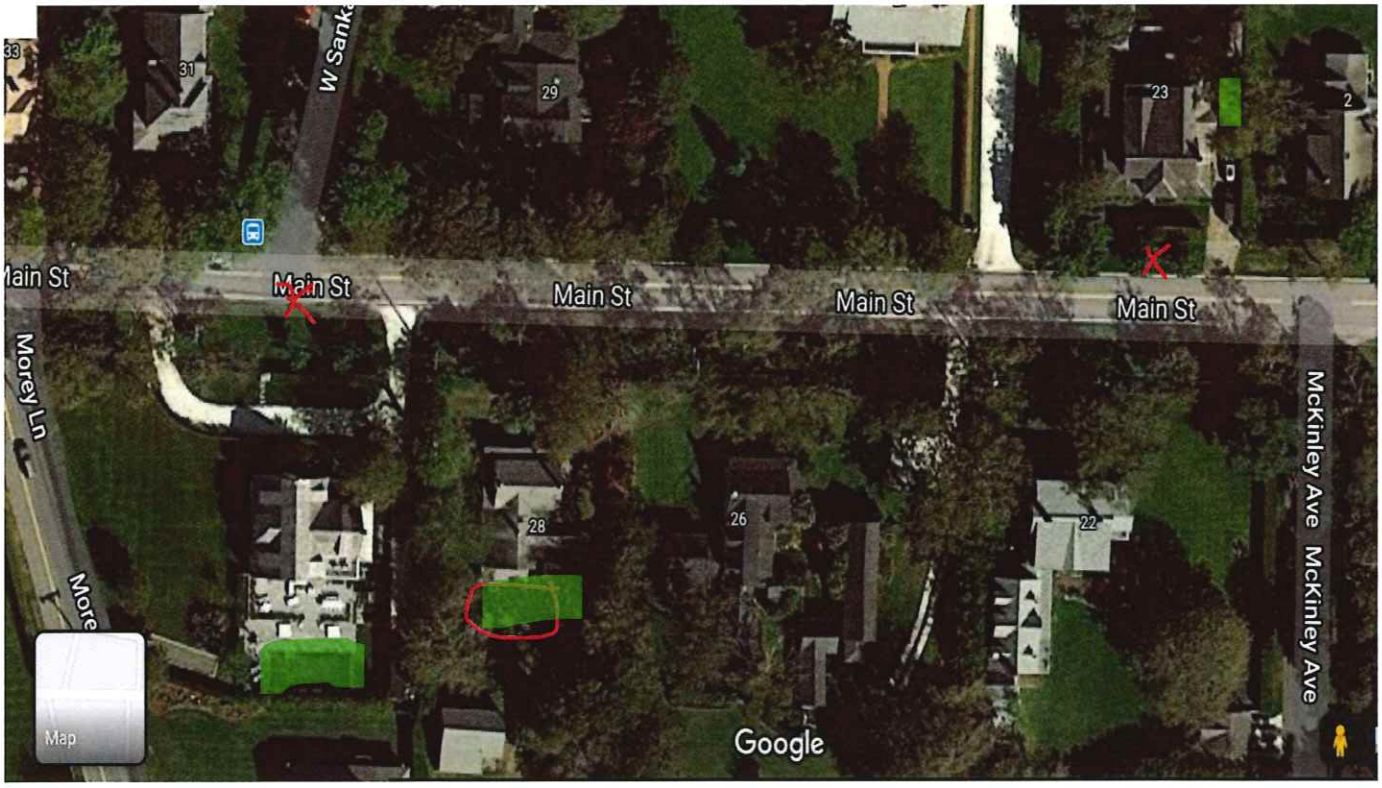


POOLS CLOSE TOGETHER TO NEIGHBORS

36, 42, 44 MAIN STREET



23, 28, 30 MAIN STREET



18 MCKINLEY AVENUE





POOL APPROVED AT 28 MAIN STREET – 1820 DWELLING



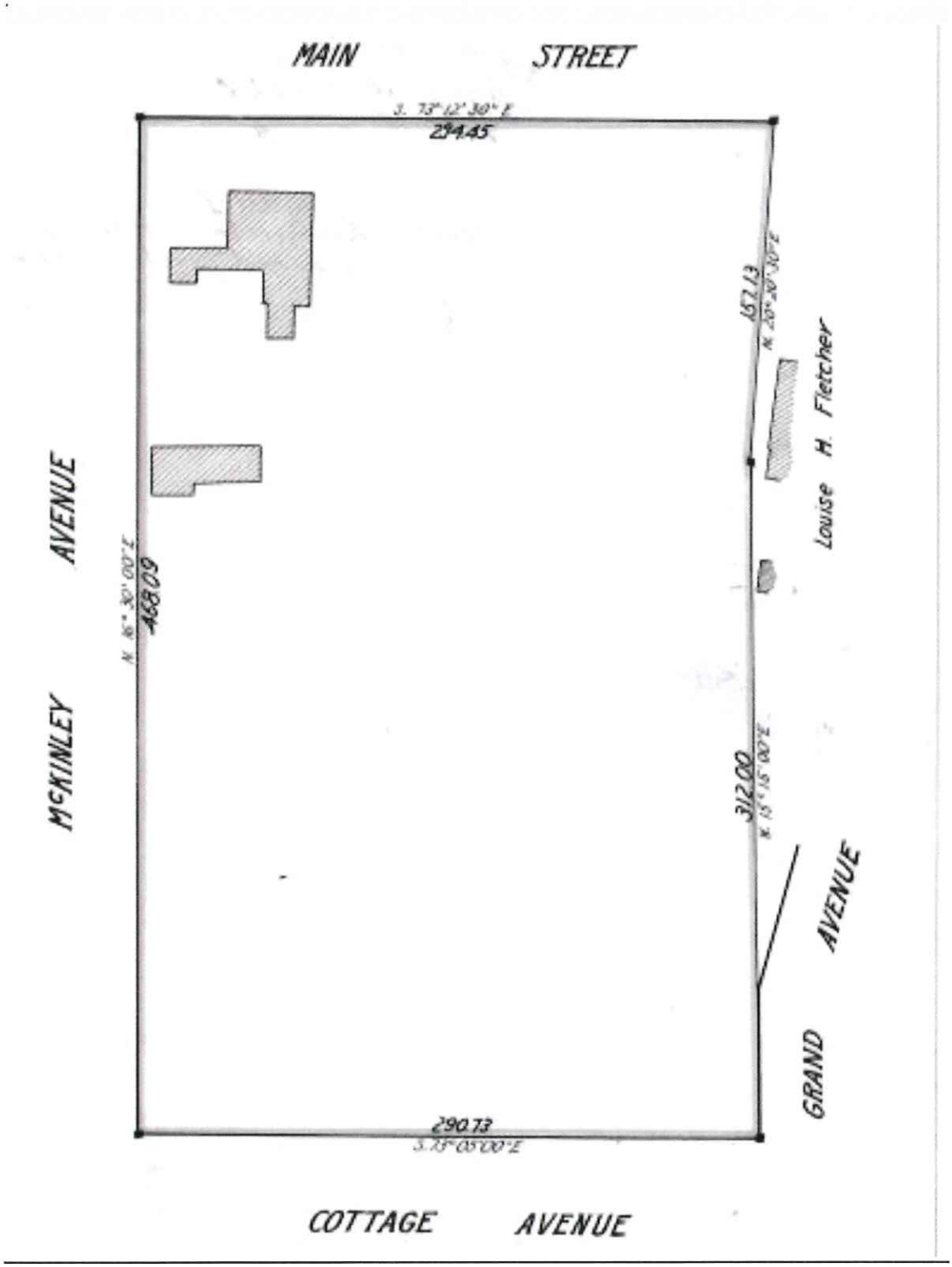
1910 IMMEDIATE ABUTTER AT 2 MCKINLEY AVENUE – ENTRACE AWAY FROM 20 MAIN ST.



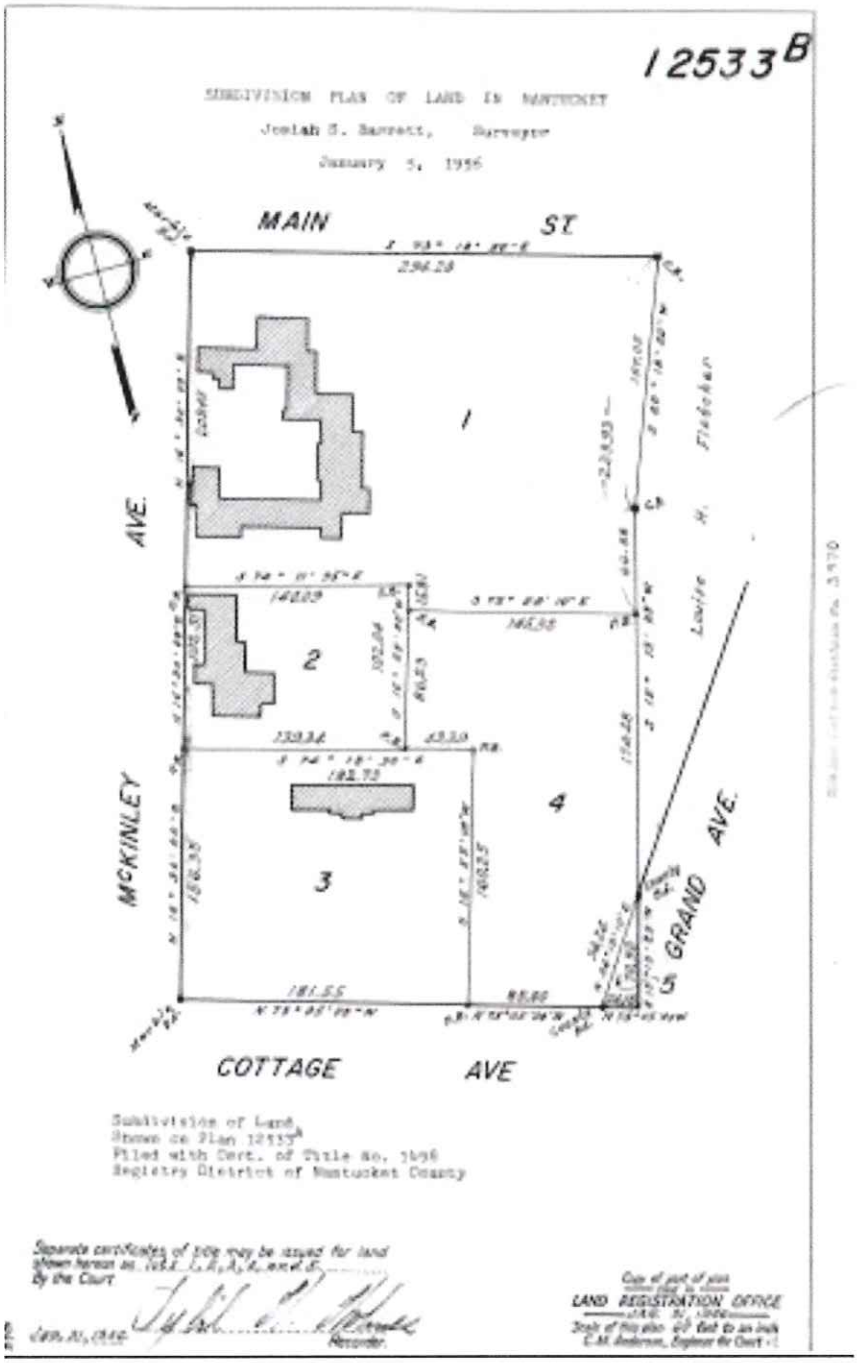
2003 COTTAGE IS TOWARDS REAR OF LOT WITH THE BACK FACING 20 MAIN STREET



1927 LAND COURT PLAN WITH ORIGINAL PLAN BEFORE BARN WAS ATTACHED WITH THE EXTENTION WITH BEDROOMS AND THE RECREATION ROOM



1956 LAND COURT PLAN



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

7 N. Gully Rd
Color Change | Windows
Steven, Abby, Joe, Val + Angus

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: 8/21/24
	HDC Case Number (ie HDC2020-05-0265): 2024-08-
N/A	Copy of Minutes (application item circled)
✓	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.)
	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 9/5/24
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9/5/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 123

Street & Number of Proposed Work: 7 North Gully Road

Owner of record: Three North Gully Road LLC

Mailing Address: PO Box 715
Foxborough, MA 02035

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. 2024-04-10369

☐ Pool (Zoning District _____) ☐ Roof ☒ Other All Double hung windows change to 6 over 6 Lite

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 Boston Sash

Doors* (type and material): ☐ TDL ☐ 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 - Cobblestone Gray Sash White - Cobblestone Gray Doors Mineral Alloy - All 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 8/31/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 6/18/24

HDC2024-04-10169

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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TAX MAP N°: 73.1.3 PARCEL N°. 123

Street & Number of Proposed Work: 7 North Gully Road

Owner of record: Three North Gully Road LLC

Mailing Address: PO Box 715
Foxborough, MA 02035

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 15266

Date application received: 4/24/24 Fee Paid: $ 57

Must be acted on by: 6/21/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 73'-0" Sq. Footage 1st floor: 2249
Width: 41'-10" Sq. footage 2nd floor: 629
Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'x29' ☒ 1st floor ☐ 2nd floor
Size: (3) 4'x6'-4" ☒ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 22'-5" 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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 3.5 /12 Other 4/12 Broken Back

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" 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 Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front 1 Light/Panel, WOOD Rear French, WOOD Side 9 Light/Panel, 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 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 4/19/24 Signature of owner of record _____ Signed under penalties of perjury

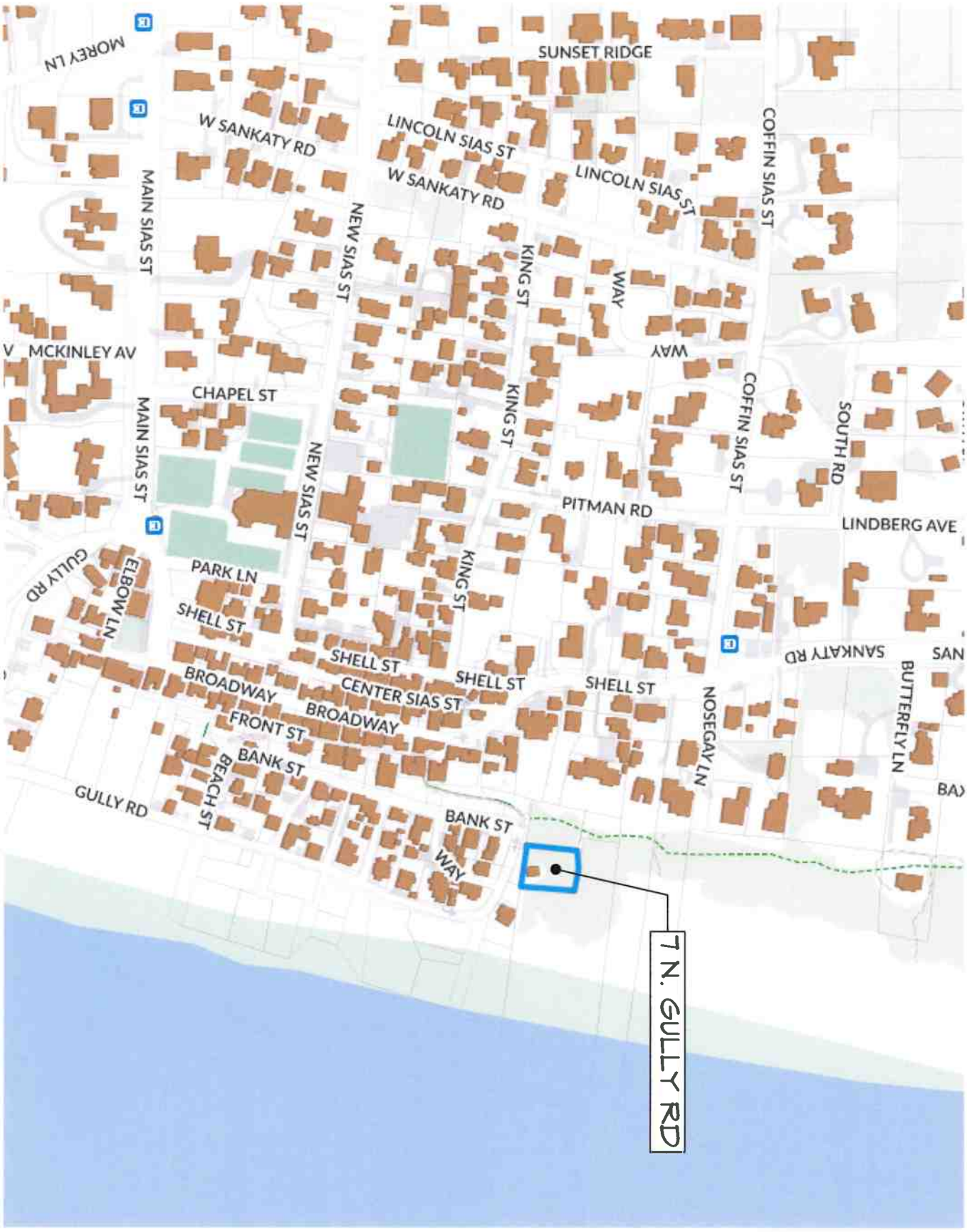


Nantucket Roses in 'Sconset | By Georgia Grace | Ba...

www.pinterest.com

LRV: 27.32

Mineral Alloy 1622



L-1.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

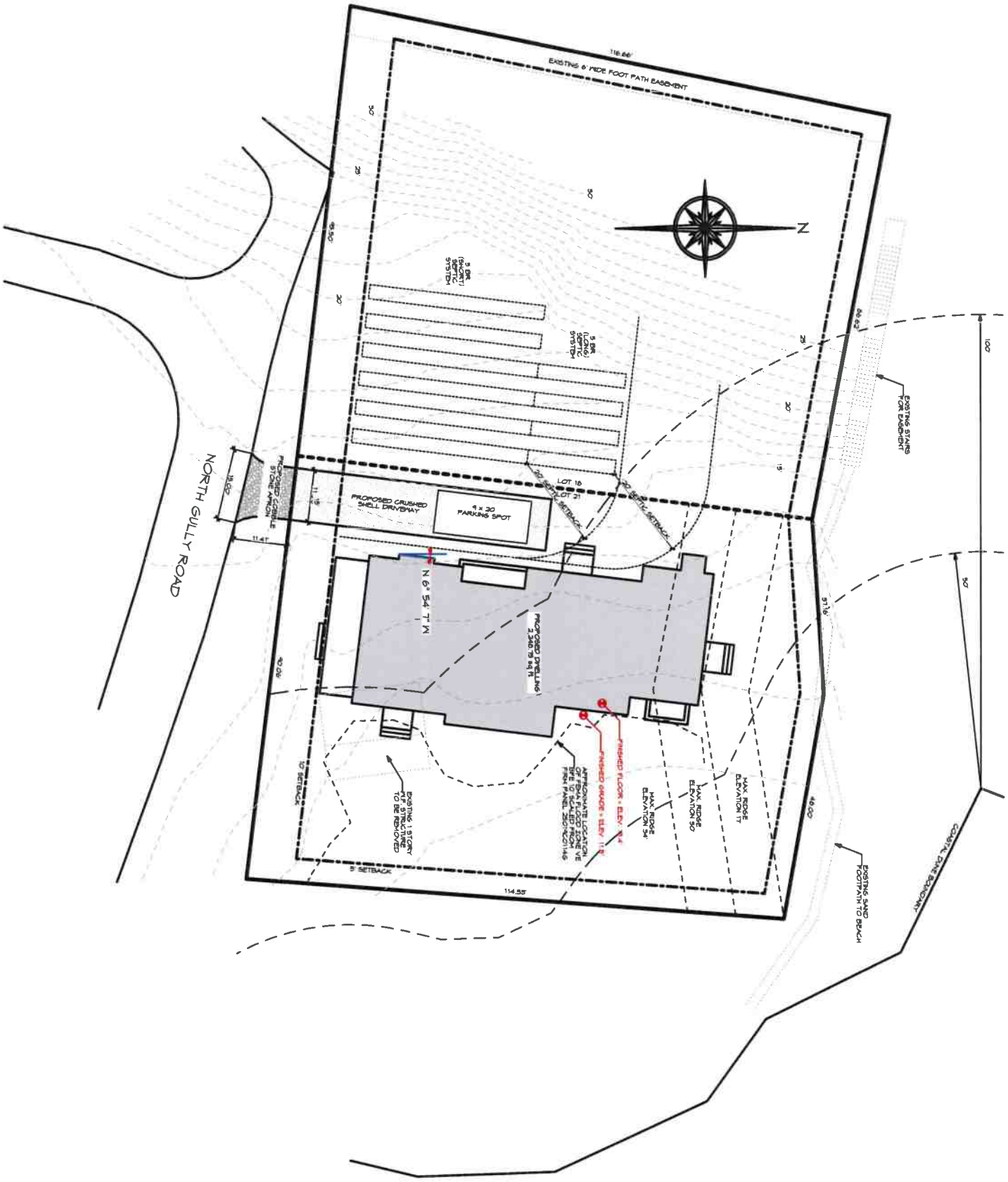
MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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.

Locus Map

BOTTICELLI & POHL

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



ID# L-1.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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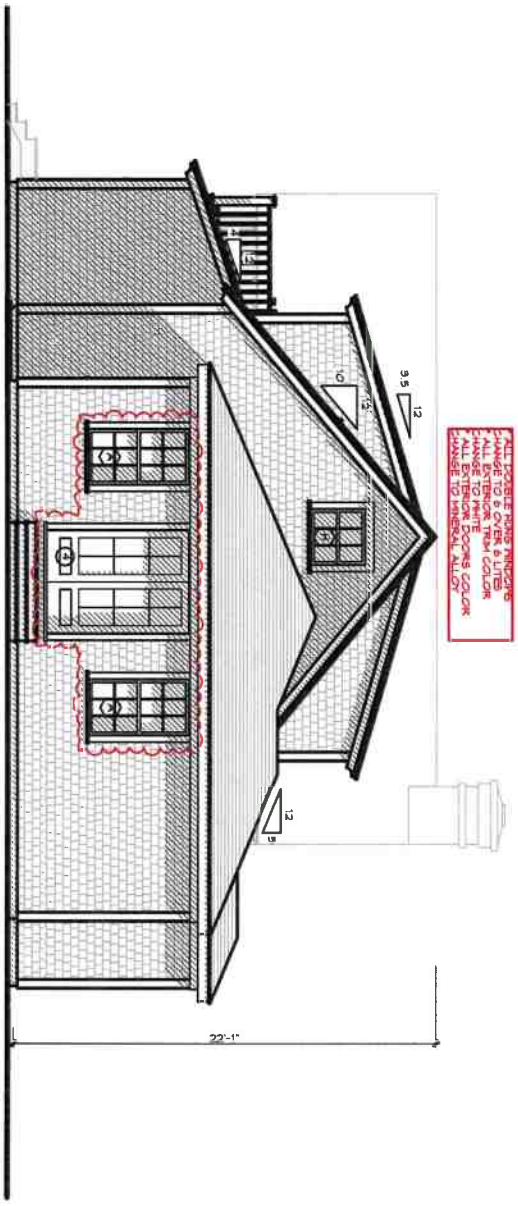
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

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
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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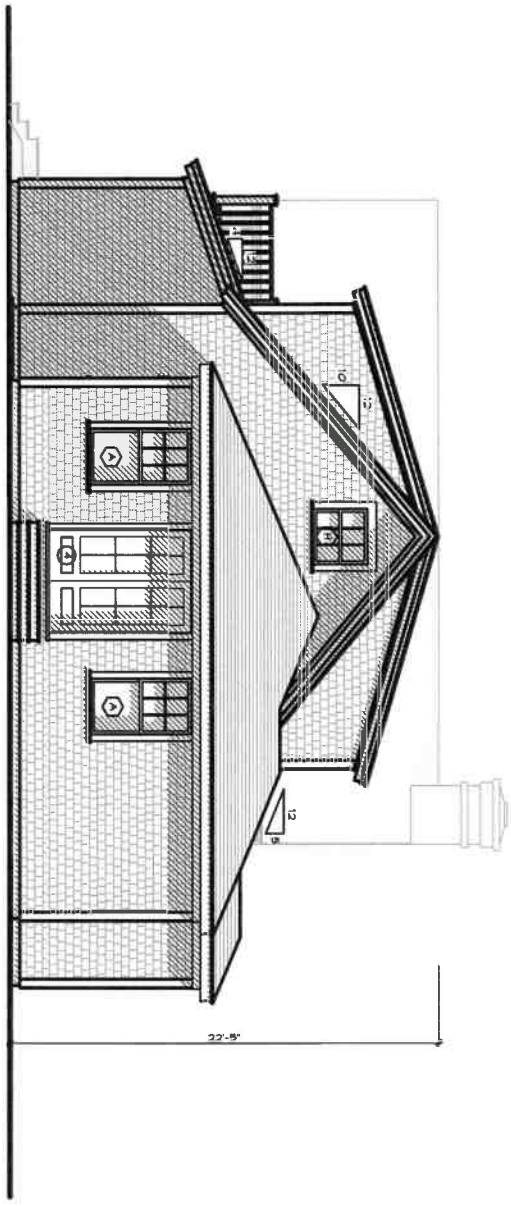
North Elevation

BOTTICELLI & POHL

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



Drawing Approved

A-2.1 ID#

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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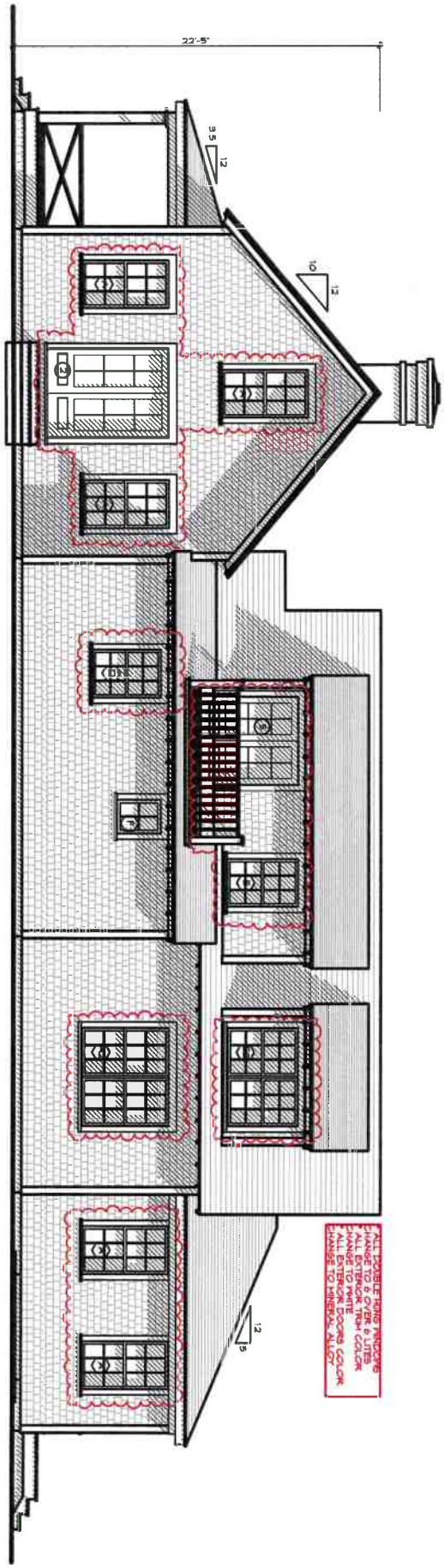
North Elevation

BOTTICELLI & POHL

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



A-2.2

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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East Elevation

BOTTICELLI & POHL

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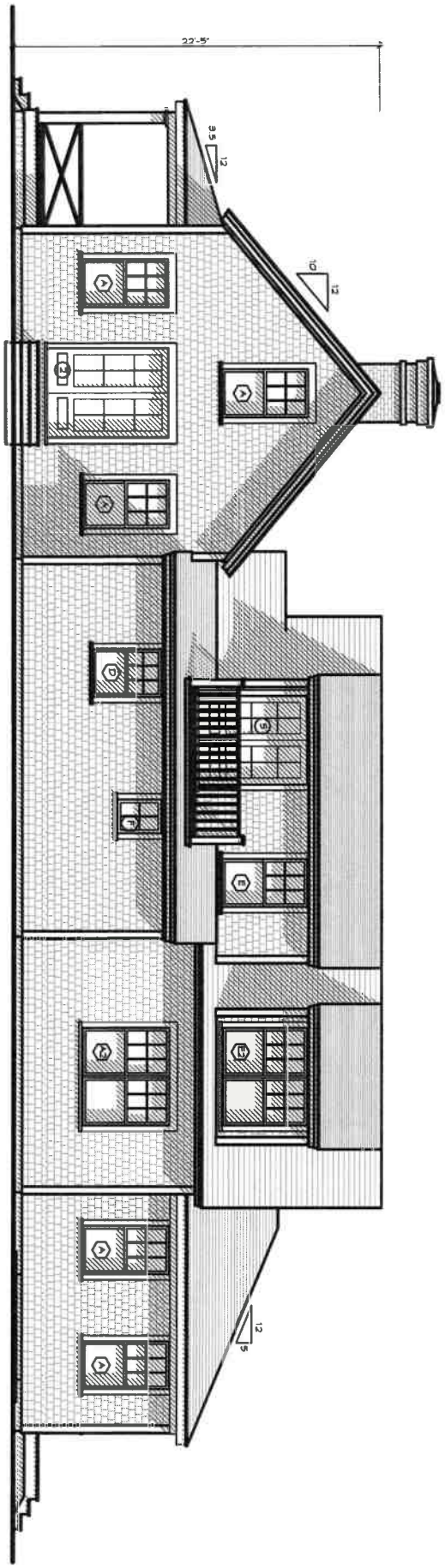

Approved

ID # A-2.2

Residence at
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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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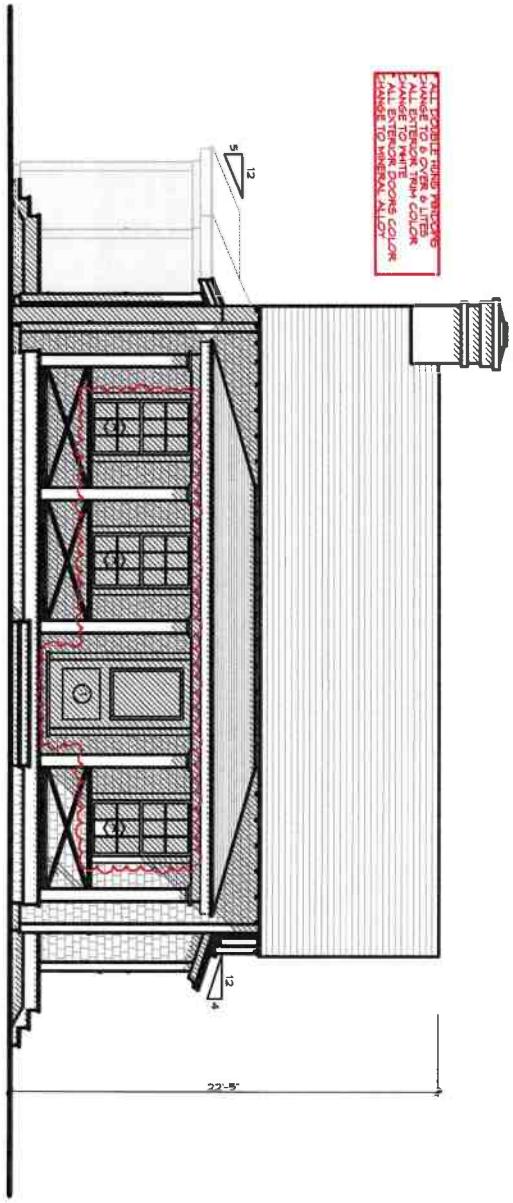

ID # A-2.3

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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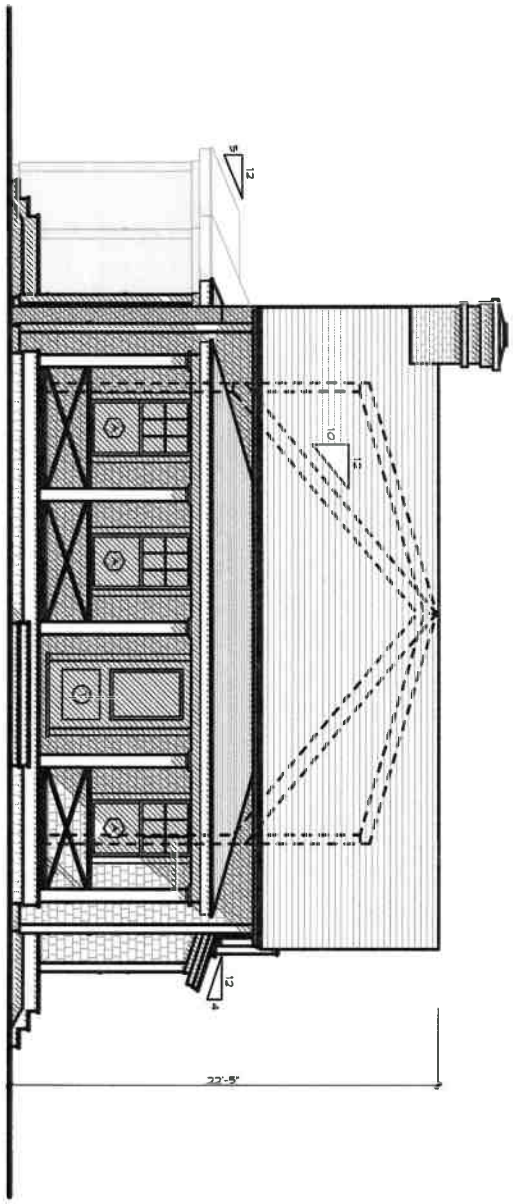
South Elevation

BOTTICELLI & POHL

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



Previously Approved

ID# A-2.3

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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South Elevation

BOTTICELLI & POHL

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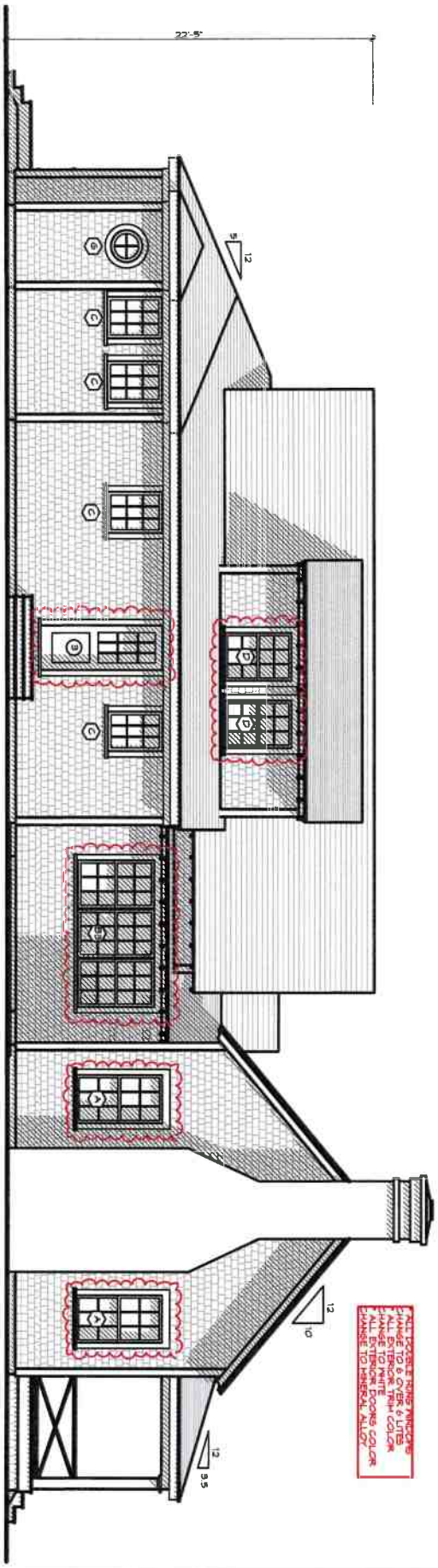
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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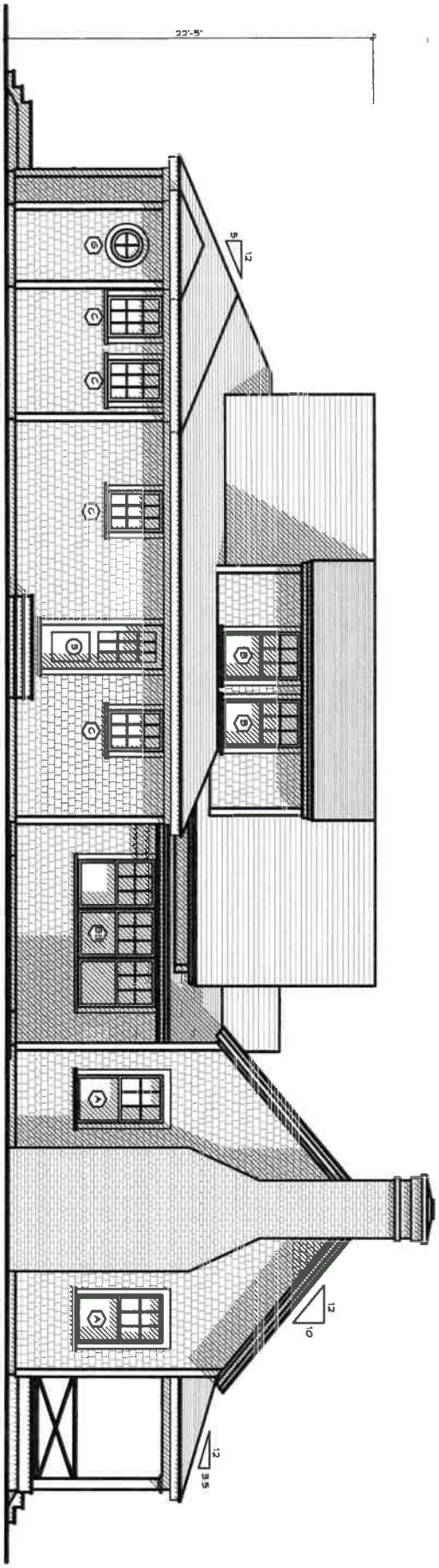
West Elevation

BOTTICELLI & POHL

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

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

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

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West Elevation

BOTTICELLI & POHL

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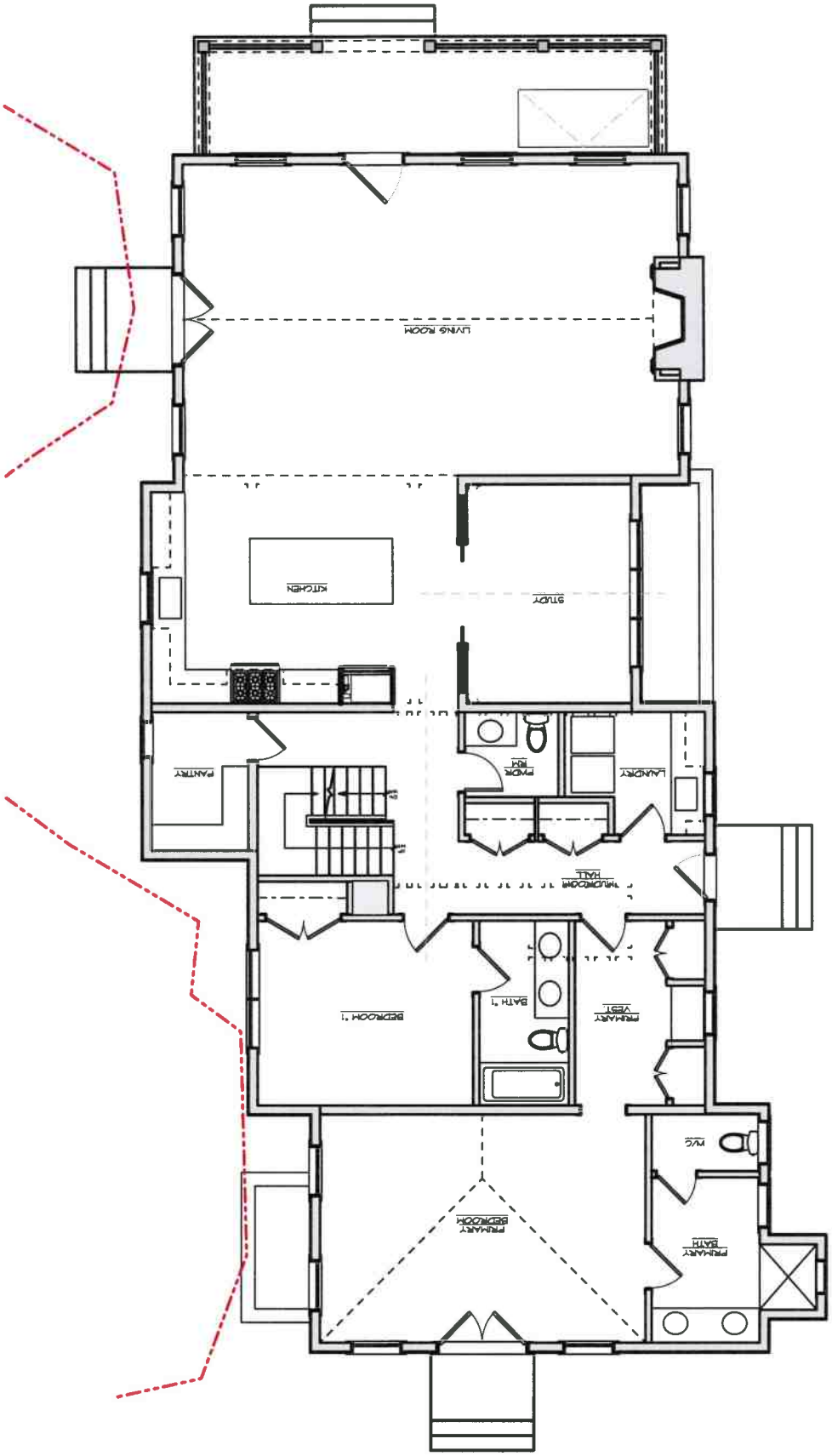

A-1.1

ID #

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MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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First Floor Plan

BOTTICELLI & POHL

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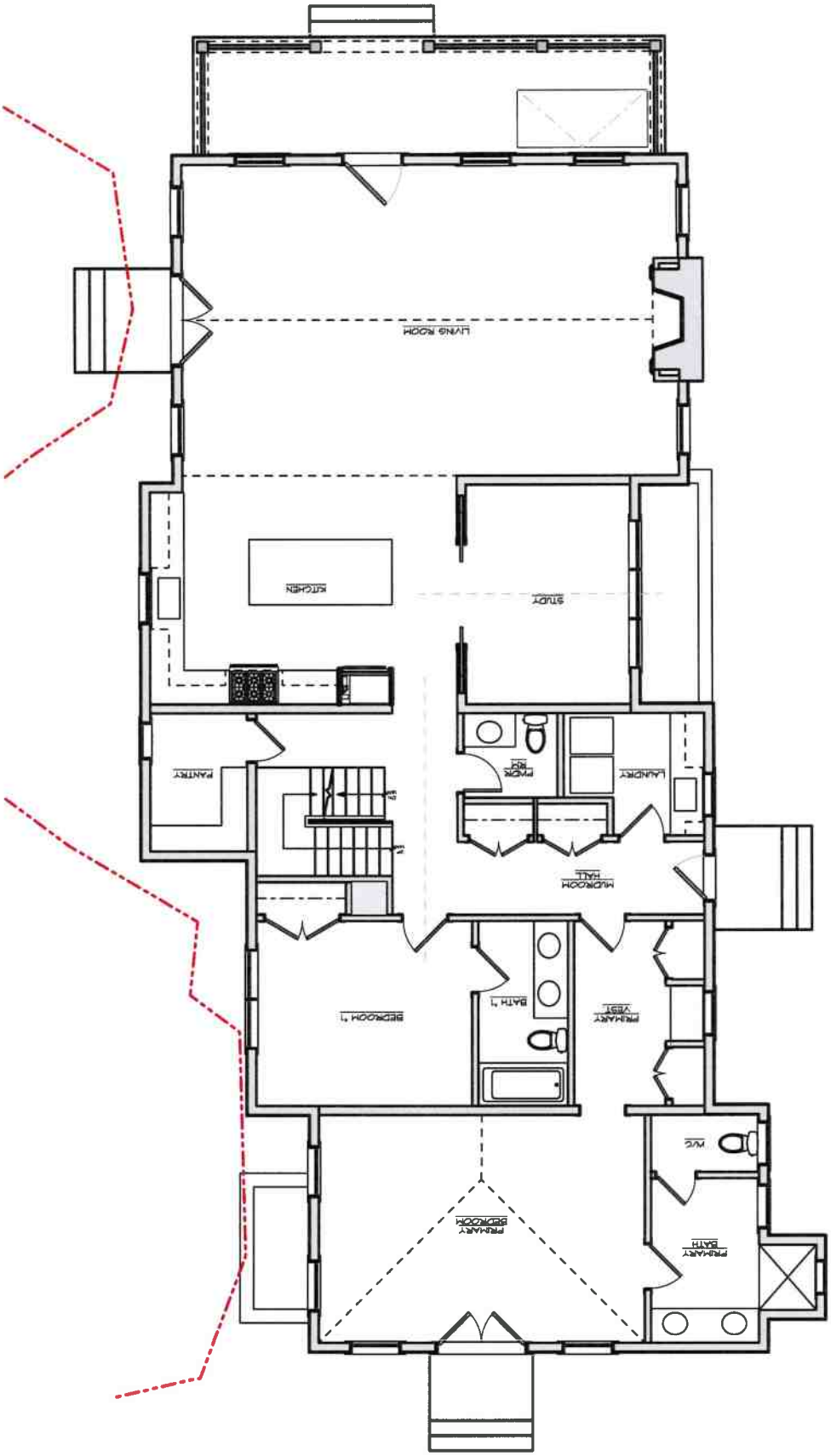

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A-1.1 ID#

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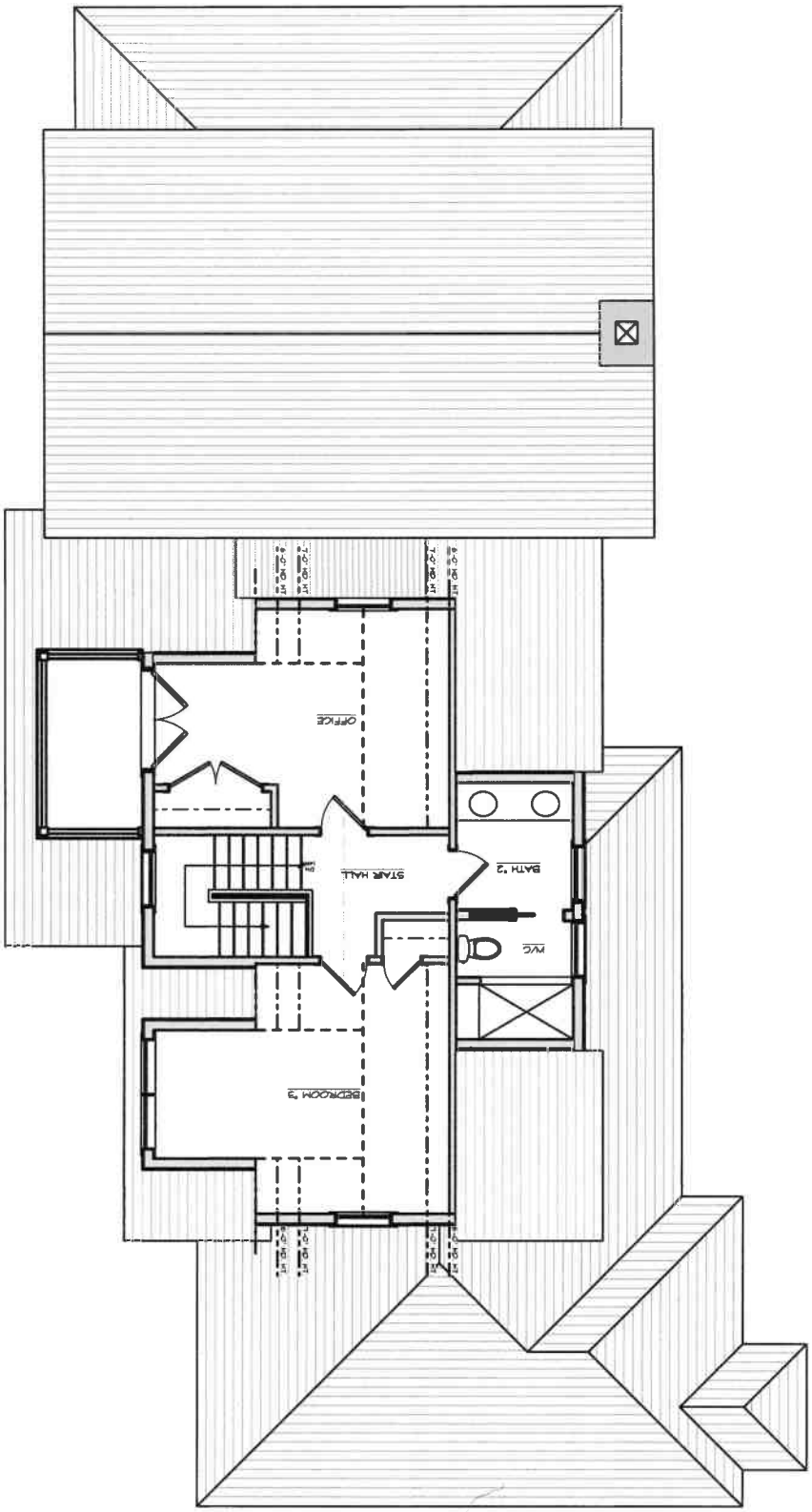

A-1.2

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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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Second Floor Plan

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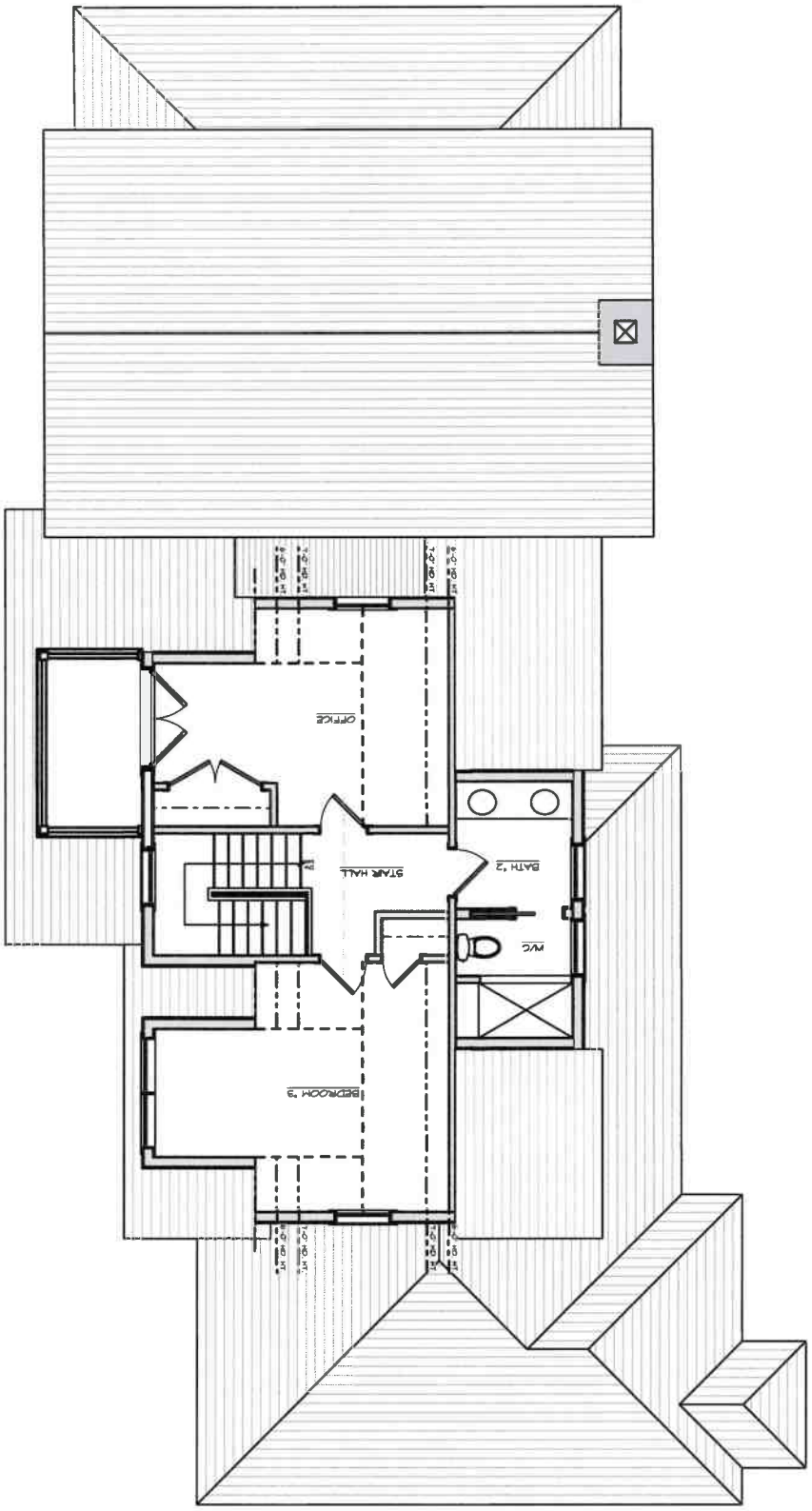

Previously Approved

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PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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Second Floor Plan

BOTTICELLI & POHL

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Residence at
7 N. Gully Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/24, 6/12/24, 8/26/24
Rev: 6/12/24 (BT), 7/5/24 (BT), 7/8/24 (BT), 8/26/24 (PL)
Build Dept: 6/26/24

Notes:

1. All windows to be Boston Sash, 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 Boston Sash, 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	13	Double Hung	Boston Sash	N/A	3'-0" x 5'-6"	TBD	6 over 6	
A2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-6"	TBD	6 over 6	
B2	1	Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-0"	TBD	6 over 6	
B3	2	(3) Double Hung	Boston Sash	N/A	(3) 3'-0" x 5'-0"	TBD	6 over 6	
C	4	Casement	Boston Sash	N/A	2'-8" x 3'-4"	TBD	9	
D	3	Double Hung	Boston Sash	N/A	3'-0" x 4'-2"	TBD	6 over 6	
E	1	Double Hung	Boston Sash	N/A	3'-0" x 4'-6"	TBD	6 over 6	
E2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 4'-6"	TBD	6 over 6	
F	1	Casement	Boston Sash	N/A	2'-2" x 2'-10"	TBD	4	
G	1	Fixed Round	Boston Sash	N/A	2'-0" x 2'-0"	TBD	4	
H	1	Double Hung	Boston Sash	N/A	3'-0" x 3'-0 1/2"	TBD	3 over 3	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	Boston Sash	N/A	3'-6" x 7'-6"	TBD	1	1 light over panel
2	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
3	1	Side Entry	Boston Sash	N/A	2'-8" x 7'-6"	TBD	9	9 light over panel
4	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
5	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 6'-4"	TBD	6 ea.	6 light over panel
6	1	Deck Hatch	Acudor	TBD	30" x 96"	TBD	N/A	verify electric actuator
7	1	Basement Bulkhead Door	TBD	TBD	3'-0" x 7'-6"	3'-2 1/2" x 7'-8 1/4"	TBD	verify door spec w/builder

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 Three North Gully Road LLC

STREET ADDRESS 7 North Gully Road

MAP/PARCEL 73.1.3 / 123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 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

8/21/24
Date

Subject: 7 N Gully
Date: Friday, April 19, 2024 at 9:06:12 AM Eastern Daylight Time
From: Bill Belichick
To: Lisa Botticelli, Debby Belichick, Tammy Conway

Lisa,
As the owner of the LLC for the property at 7 N Gully in Codfish Park, you have my permission to sign applications for building on 7 N Gully Road on my behalf.
Feel free to call or email me if you have any questions.
Thank you, Bill Belichick

bbsconset@gmail.com
508/648-5522

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: 9/5/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 2 DUKES ROAD & N/A
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Miroslava Ahern Date: 9/5/2024

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 9/5/2024

Re: HDC COA Application for 2 Dukes Road

*Minutes from HDC Meeting 8/27/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 8/27/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 08/27/2024

Start: 41:52

2 Dukes Road

BOARD: VAL OLIVER (Chair), ABBY CAMP, ANGUS MACLEOD, JOE PAUL (absent), CARRIE THORNEWILL

ALTERNATE: STEPHEN WELCH

MIRKA AHERN: A few changes – concern of visibility. Rerouted driveway, enhancing vegetation. Create mystery of arriving to the property. Utilizing the grading. Makes driveway less steep. Concern was direct shot to the pool. Adjusted grading and made pool a foot lower which allowed retaining walls to be lowered. Everything is a foot lower, now at 18"-24". All walls are reduced in height. Hedge to make sure none of the property will be visible from Duke. Protecting root zones of surrounding trees. Cross section through the pool – lowered finished grade around the pool with a rolling lawn with elevation 38.5" – 36". Walls will have an organic slope. Working with natural elevation of the yard. Garage elevation is fine because of existing trees. By lowering everything by 12" it has helped tuck everything in. Additional vegetation will be created along Dukes to ensure no visibility. Comments about natural screening have been addressed. Stone selection was changed to Natural Field Stone (from Granite). Proposed the wall to be removed and natural plantings being placed to approve through staff.

ABBY CAMP: Clarified stone wall that comes across main house and goes all the way around, starts at 18" and then drops to 24" and 24" wall supporting the pool. Agrees with Carrie's thoughts re: squaring off and thinks the plan feels very squared off. Still not convinced with the pool being at the very end of the driveway – wishes the pool was moved back in the site and not so prominent. Comfortable with the walls being removed to see more of the hills.

ANGUS MACLEOD: Clarified pre-existing grade at Main house is currently 42" – plan shows house lowered to 40". Suggested the wall being behind more organic material.

CARRIE THORNEWILL: Appreciates the pool size being reduced. Concerns about the rectilinear wall going around and straight across the house. The site had undulating hills, but the walls are just straight across with no recognition of that slope – missing out on opportunity to have more organic shaped walls on this hill. Comfortable with the walls being removed to see more of the hills.

STEPHEN WELCH (Alternate): Agree with the direction this is going with respect to organic shape along the front. Not concerned with the internal rectilinear walls or pool. Ultimately this isn't' going to be visible, but is a material grade change, so think it would be beneficial – think we'd probably want to see is to optimize the images and CAD so we'll be able to open it and it's crashing the PDF program on the tablet. If walls were eliminated, there will be a grade change. Have more of an organic shape on the front of the house. Goal is to create a more organic presentation.

VAL OLIVER: No comment.

ANGUS MCLEOD: Motion to hold for revisions.

5/0 - APPROVED

END: 1:01

GIS MAP: 41/187



AERIAL MAP: 41/187



VIEW FROM DUKES ROAD



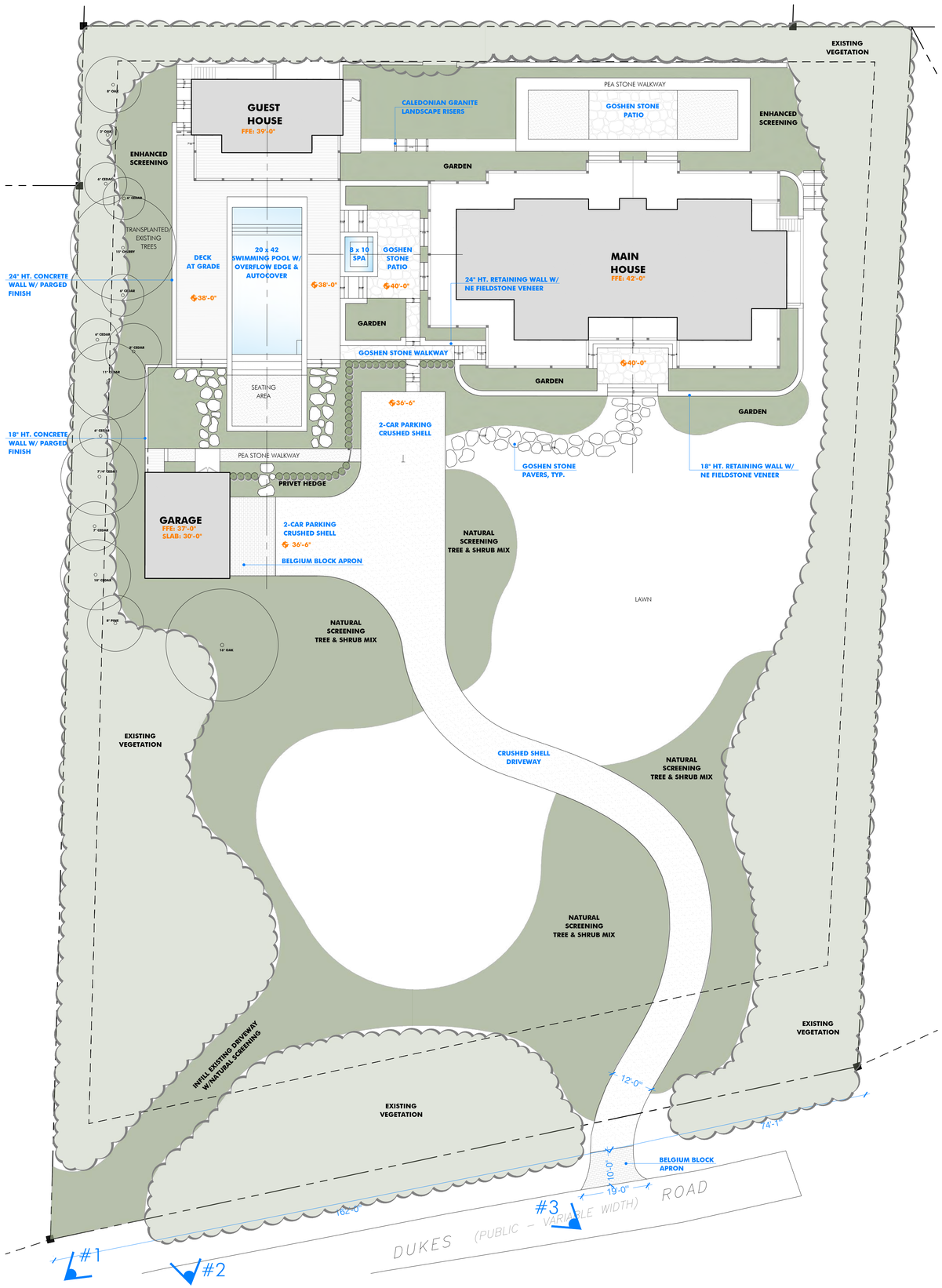
VIEW #1



VIEW #2



VIEW #3



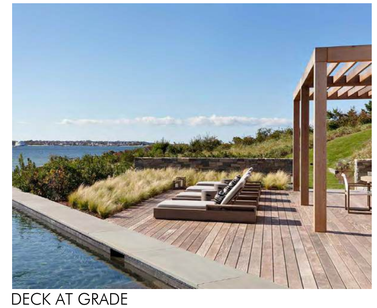
DESIGN INTENT IMAGERY



GOSHEN STONE PATIO



POOL W/ OVERFLOW EDGE



DECK AT GRADE



STONE WALL W/ NE FIELDSTONE 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

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

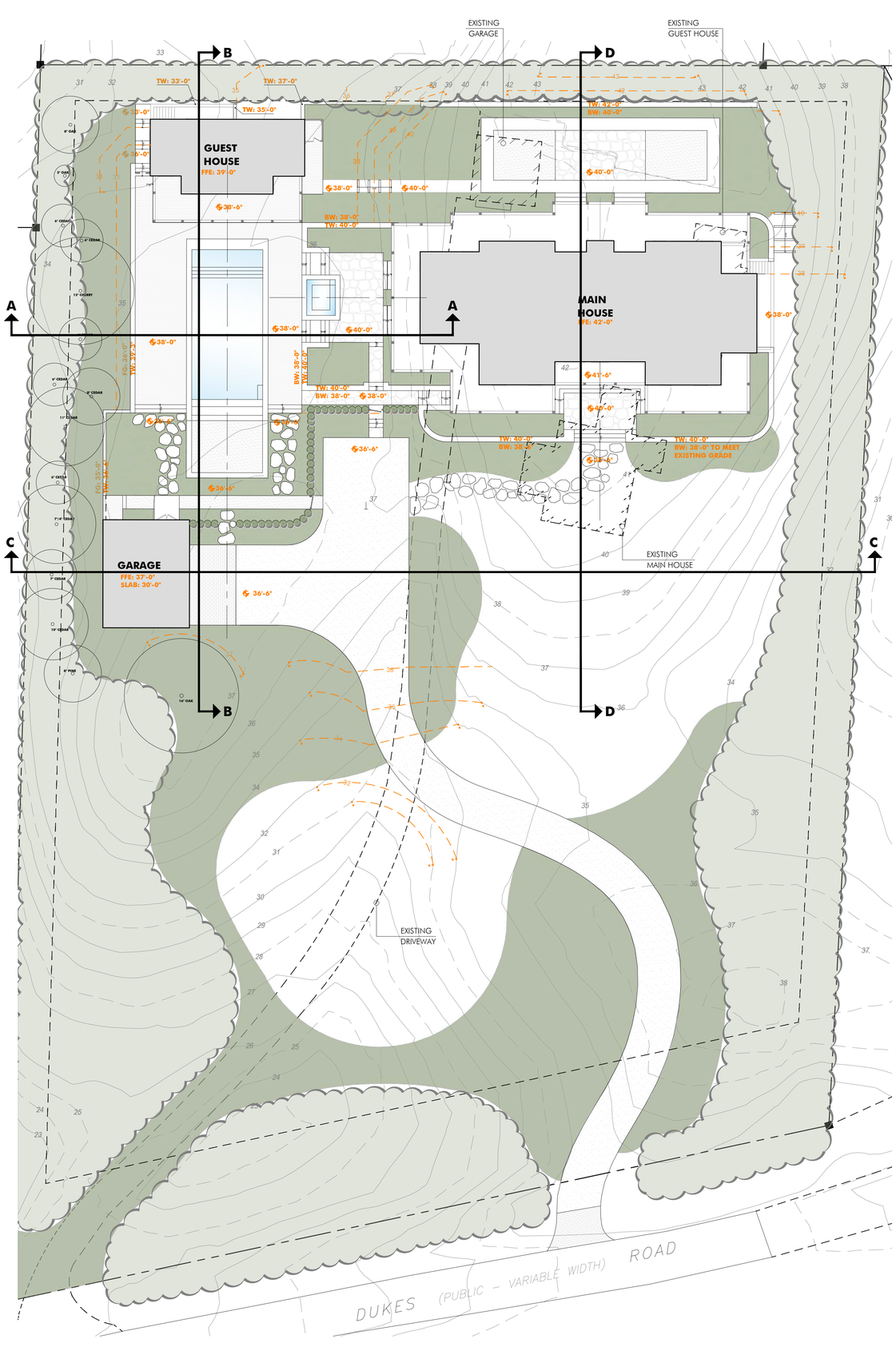
DRAWING INFO

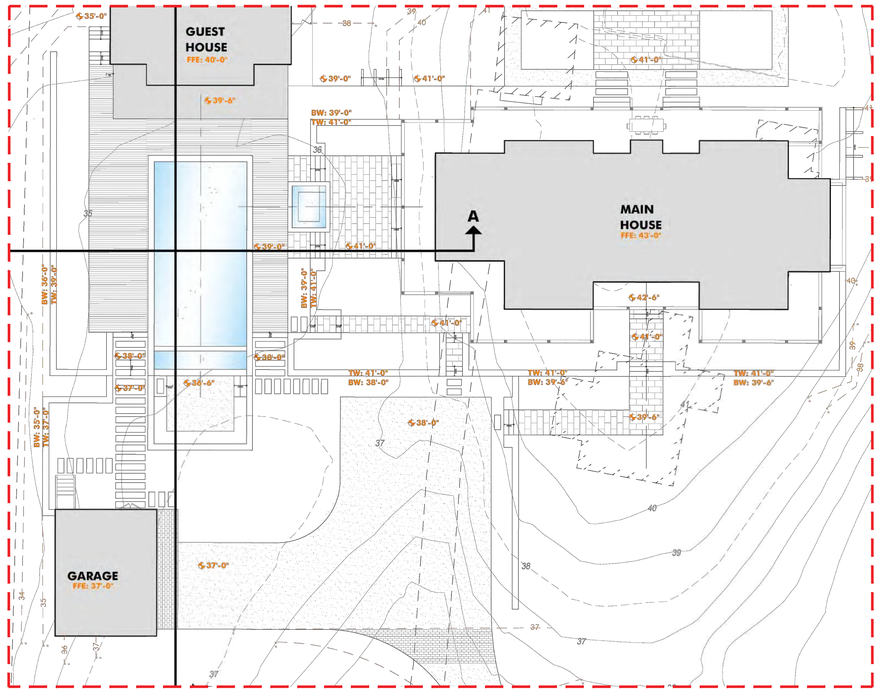
DATE	SEPTEMBER 5, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-01





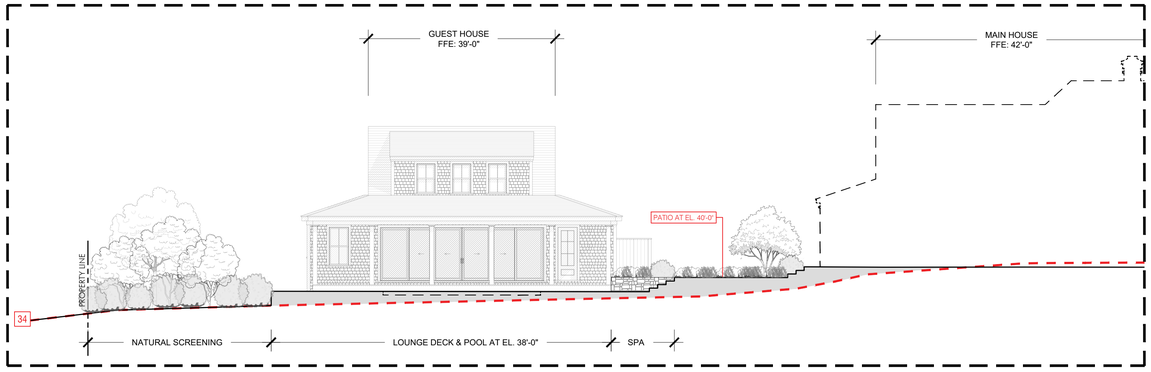
ORIGINAL SUBMISSION (7/15/2024)

LEGEND

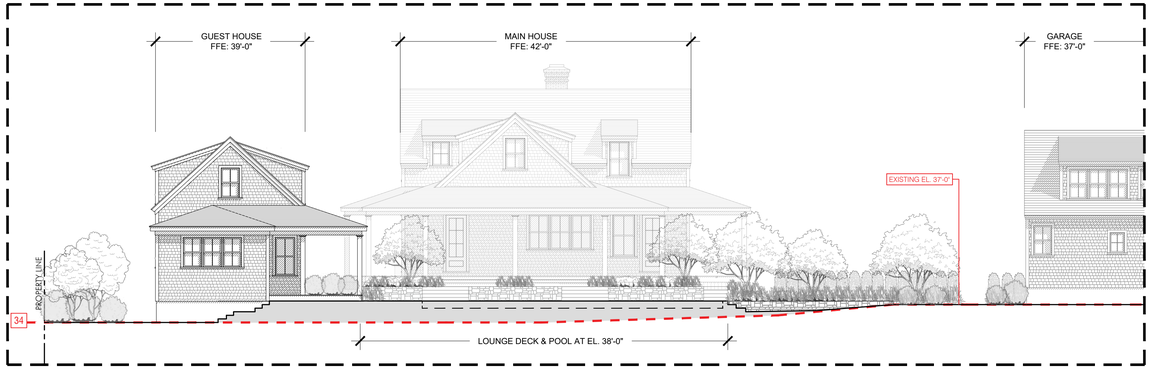
EXISTING GRADE

PROPOSED GRADE

CROSS SECTION A



CROSS SECTION B



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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	SEPTEMBER 5, 2024
SCALE	1/16" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

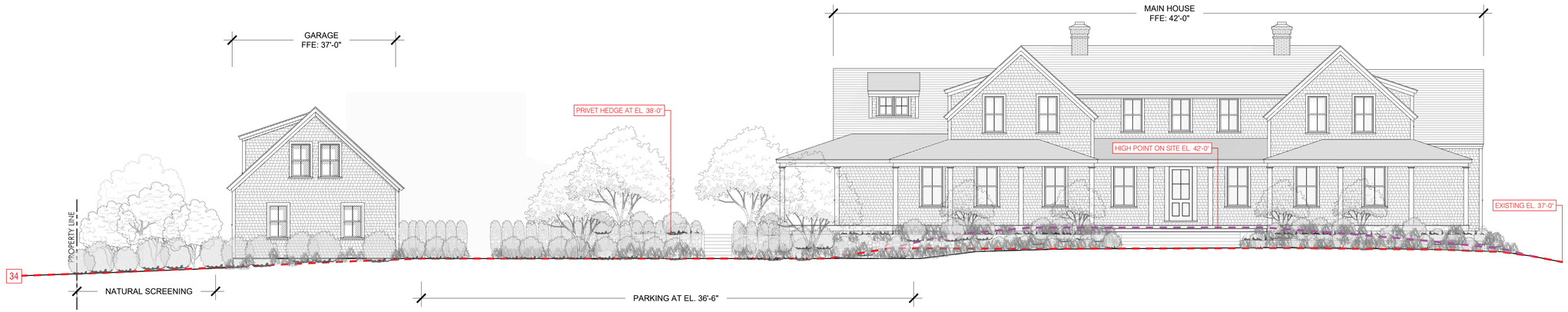
HDC-02

LEGEND

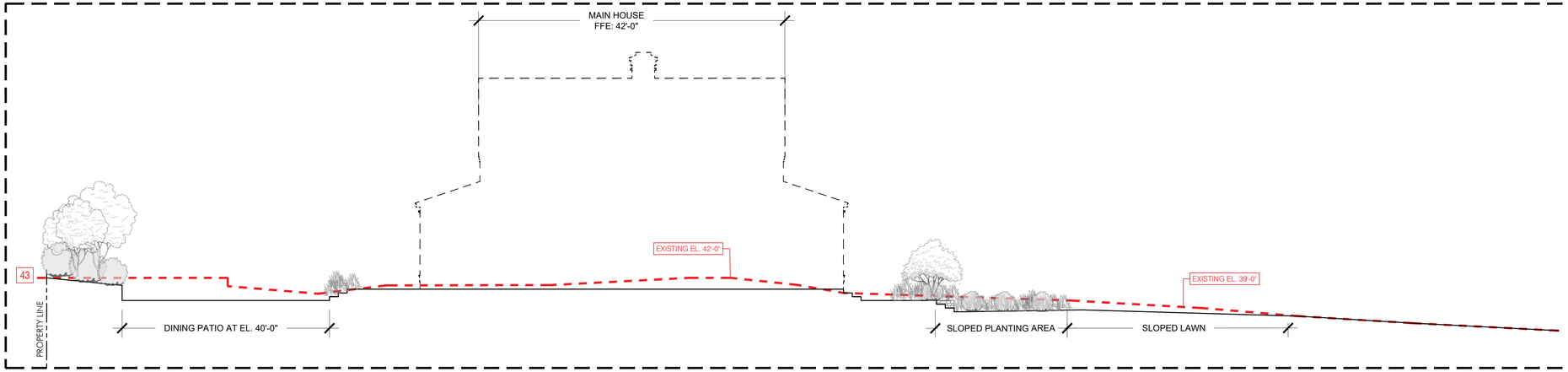
EXISTING GRADE

PROPOSED GRADE

CROSS SECTION C



CROSS SECTION D



PRE-CONSTRUCTION CONDITIONS



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

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MAX G.C.:	12.5%

REVISIONS

NO.	DATE	PROJECT PHASE

POOL & HARDSCAPE

MAIN HOUSE CROSS SECTIONS

NOTES

DRAWING INFO

DATE	SEPTEMBER 5, 2024
SCALE	1/8" = 1'-0"
DRAWN BY	CP

ISSUES

DATE

HDC-03

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 Walkways Blue mist granite pavers, blue mist granite patio Walls Vermont Green Granite, Parged concrete

* Note: Complete door and window schedules are required.

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

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.

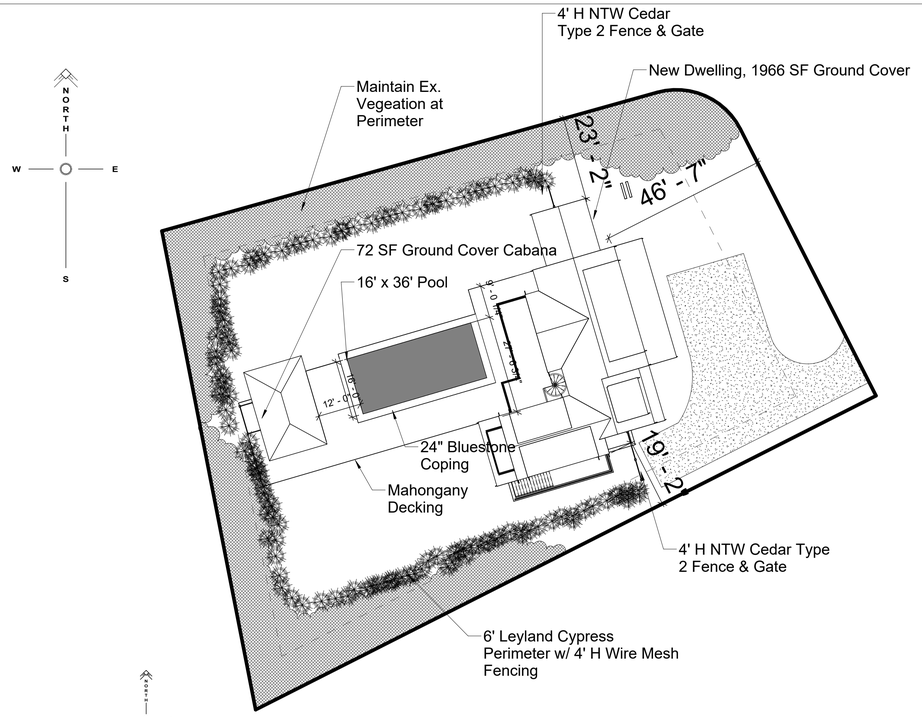
_____ **5.** **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ **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.

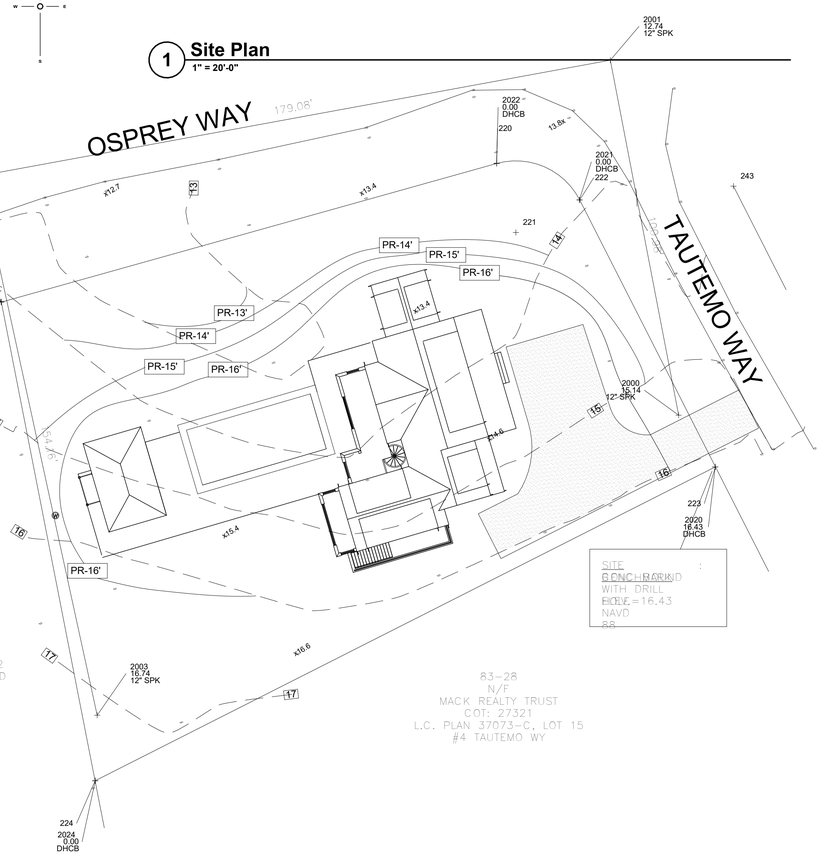
_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ **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.

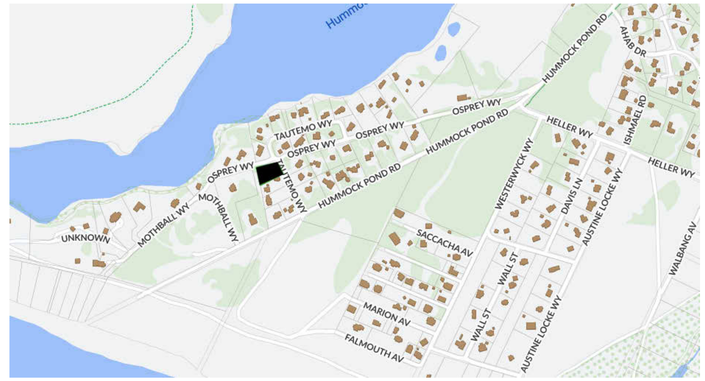
_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

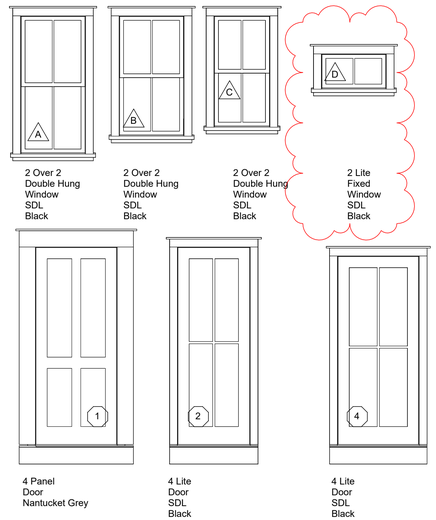


1 Site Plan
1" = 20'-0"



2 Proposed Grading Plan
1" = 20'-0"





2 Over 2 Double Hung Window SDL Black

2 Over 2 Double Hung Window SDL Black

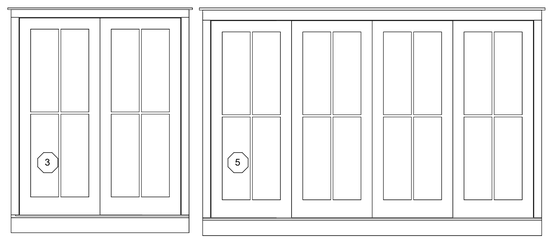
2 Over 2 Double Hung Window SDL Black

2 Lite Fixed Window SDL Black

4 Panel Door Nantucket Grey

4 Lite Door SDL Black

4 Lite Door SDL Black



4 Lite Glider Door SDL Black

4 Lite Glider Door SDL Black

Window & Door Schedule
3/8" = 1'-0"

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side/Rear Setback	10 FT
Min. Lot Size	20000 SF
Lot Size	20518 SF
Allowable G.C.	10%, or 2051.8 SF
Existing G.C.	1966 SF
Proposed G.C.	1952 SF
Total Proposed G.C.	1966 SF

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
08.27.24

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S2.5	TJI JOIST DETAILS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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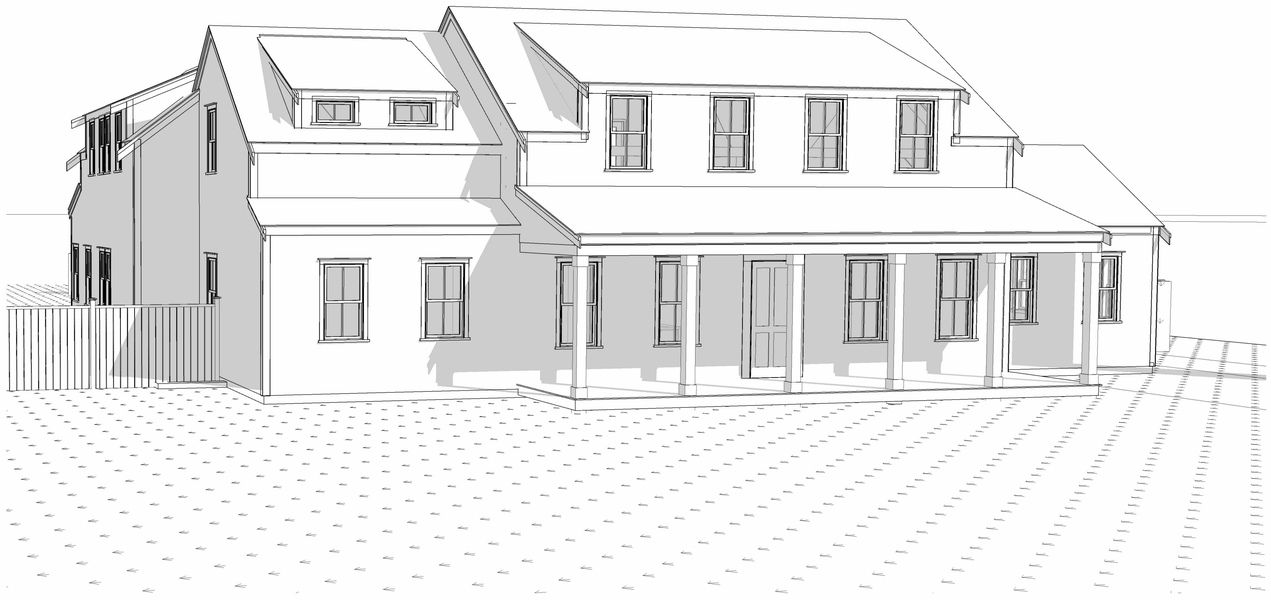
C1.1

COVER SHEET

#2406





Off-Shore Dev.

6 Tautemo Way
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HDC Submission
08.27.24

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C1.2

COVER SHEET

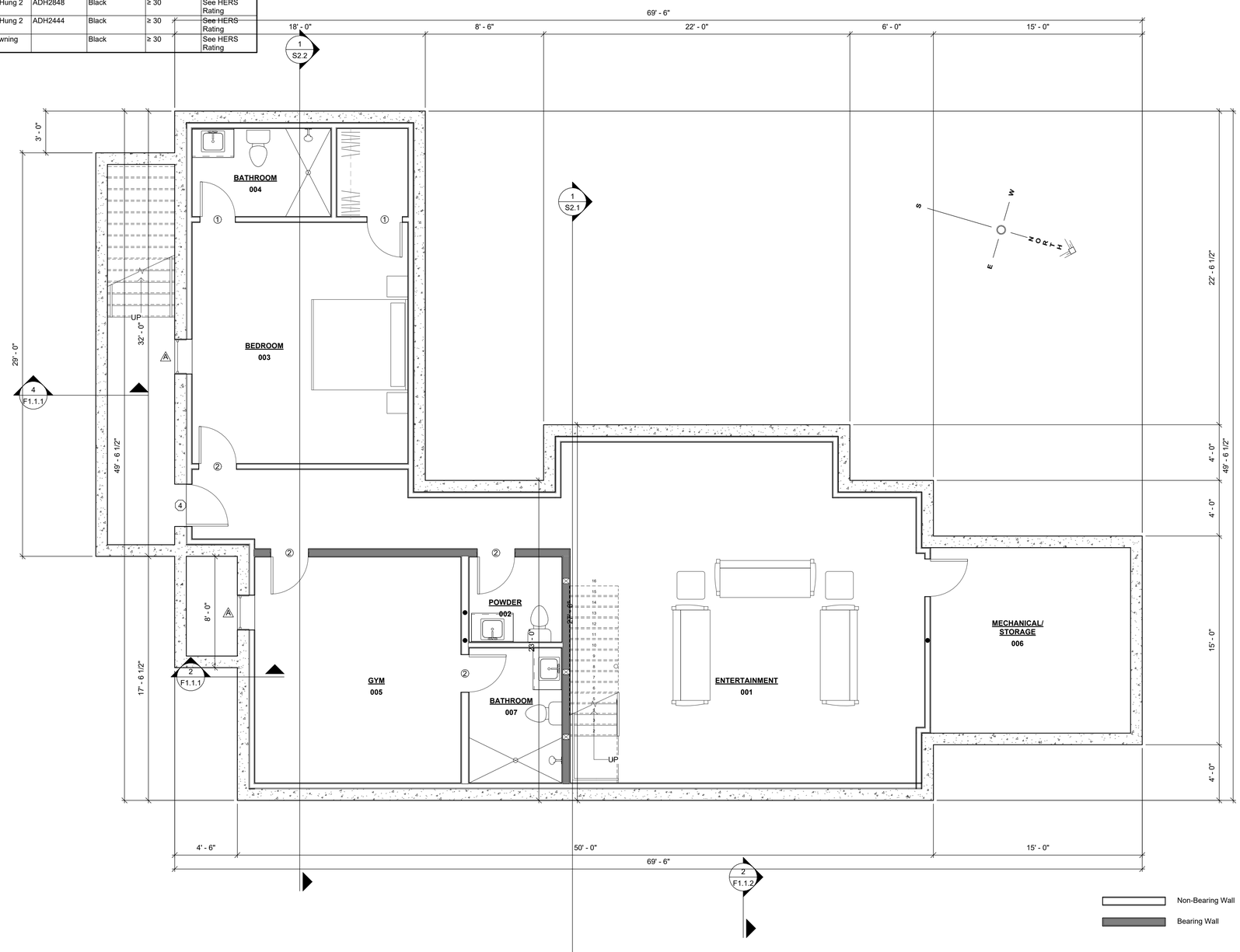
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	10	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	<varies>					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	8	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854	Black	≥ 30	See HERS Rating
B	20	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848	Black	≥ 30	See HERS Rating
C	11	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444	Black	≥ 30	See HERS Rating
D	2	2' - 7"	1' - 5 1/2"	2' - 8"	1' - 6"	Andersen A-Series 2 Lite Awning		Black	≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



1 **Basement**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
08.27.24

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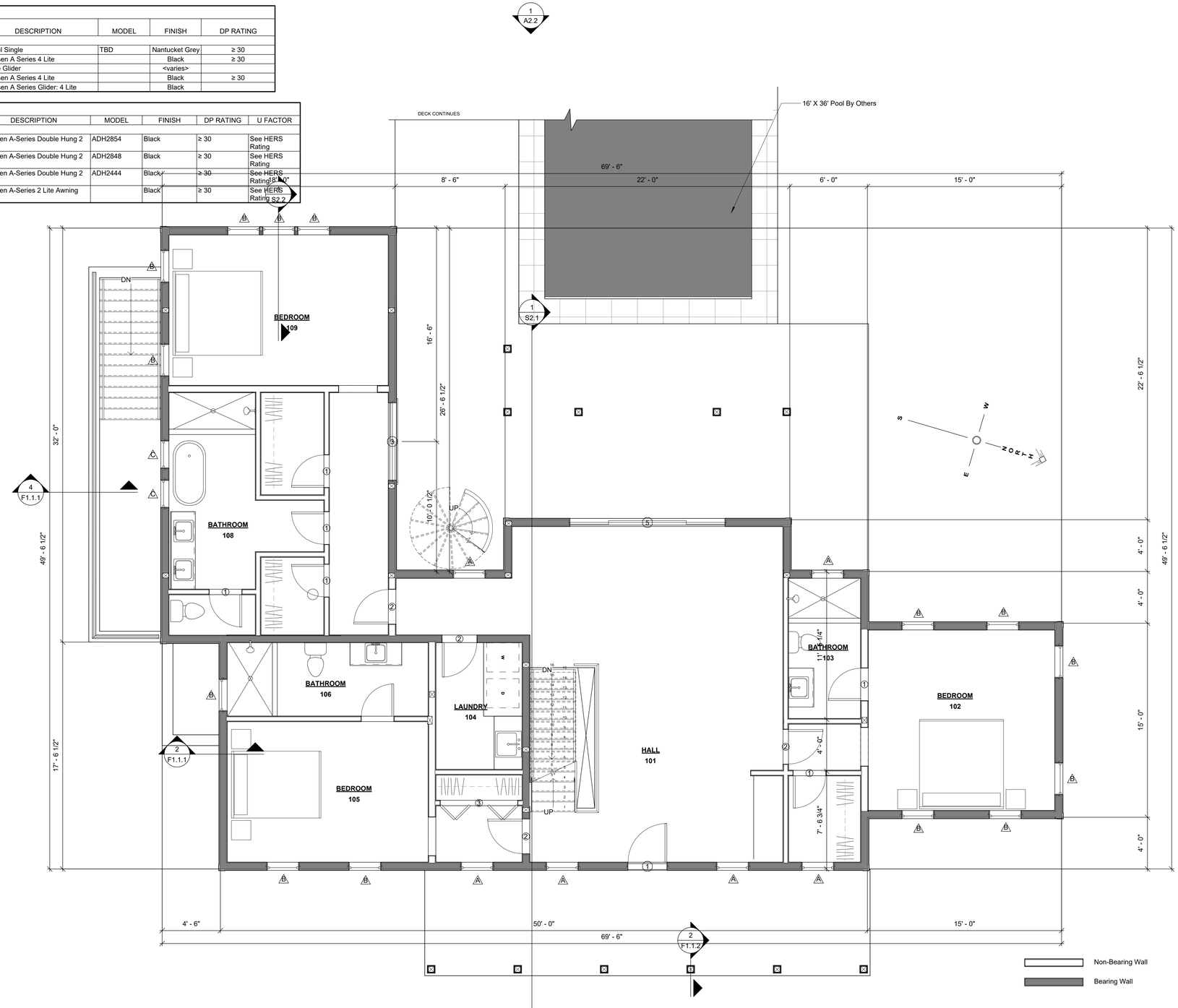
A1.0
BASEMENT PLAN
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	10	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	<varies>					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	8	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854	Black	≥ 30	See HERS Rating
B	20	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848	Black	≥ 30	See HERS Rating
C	11	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444	Black	≥ 30	See HERS Rating
D	2	2' - 7"	1' - 5 1/2"	2' - 8"	1' - 6"	Andersen A-Series 2 Lite Awning		Black	≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



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

Off-Shore Dev.

6 Tautemo Way
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HDC Submission
08.27.24

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508 221 3009

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A1.1
FLOOR PLAN

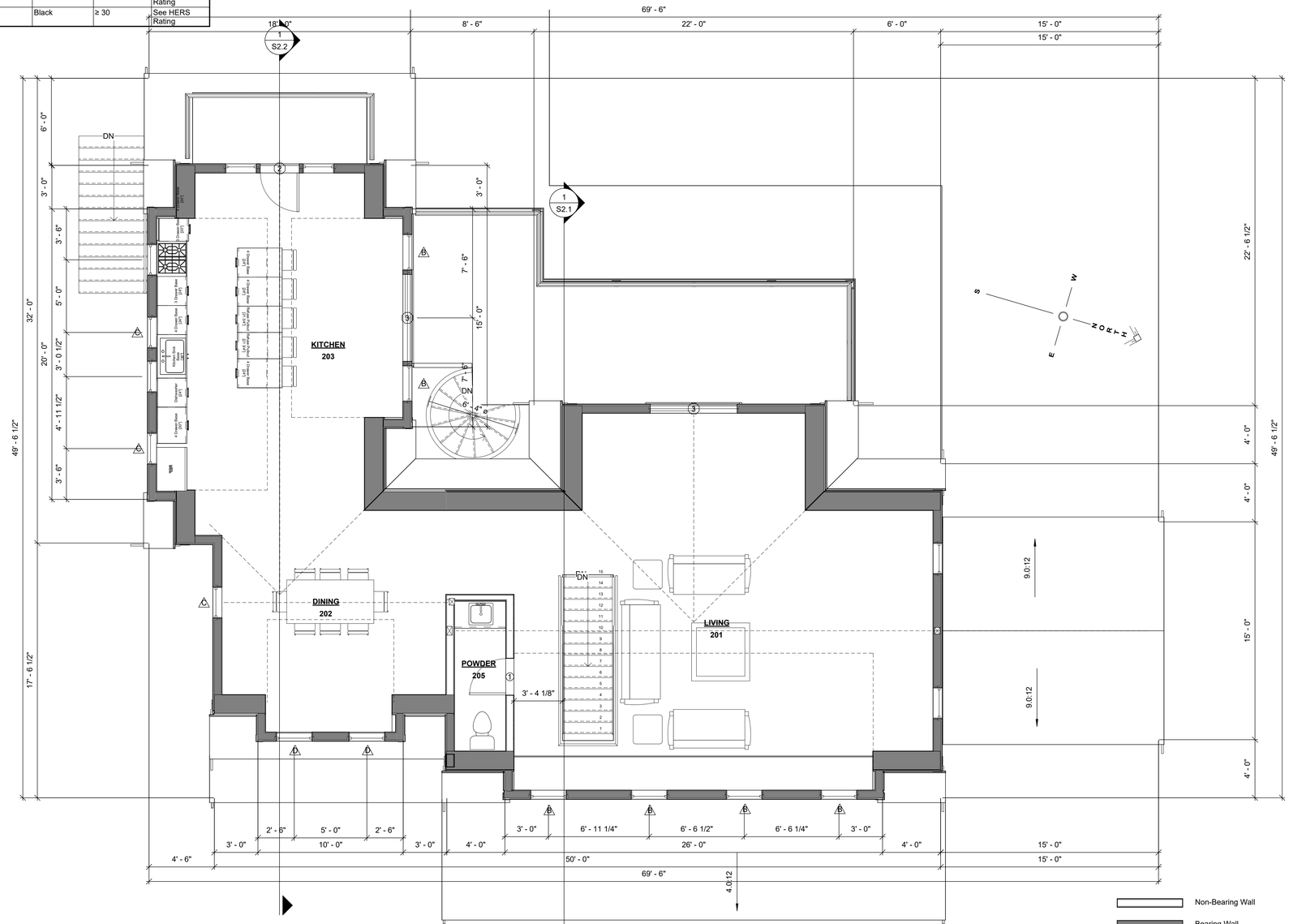
#2406

INTERIOR DOOR SCHEDULE										
DOOR	QUANTITY	PANEL WIDTH	HEIGHT	DESCRIPTION	FINISH	MANUFACTURER	Model	HARDWARE	H. FINISH	COMMENTS
1	10	2' - 6"	7' - 0"	2 Panel Interior Door	White					
2	9	2' - 8"	7' - 0"	2 Panel Interior Door	<varies>					
3	1	3' - 0"	7' - 0"	2 Panel Bifold Doors	White					

EXTERIOR DOOR SCHEDULE									
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING
1	1	3' - 0"	7' - 4"	3' - 2 1/2"	7' - 7"	4 Panel Single	TBD	Nantucket Grey	≥ 30
2	1	2' - 8"	7' - 4"	2' - 10 1/2"	7' - 7"	Andersen A Series 4 Lite		Black	≥ 30
3	3	6' - 0"	7' - 4"	6' - 0 3/4"	7' - 4 1/2"	Double Glider		<varies>	
4	1	3' - 0"	7' - 0"	3' - 2 1/2"	7' - 3"	Andersen A Series 4 Lite		Black	≥ 30
5	1	12' - 0"	7' - 4"	12' - 0 3/4"	7' - 4 1/2"	Andersen A Series Glider: 4 Lite		Black	

WINDOW SCHEDULE										
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	DESCRIPTION	MODEL	FINISH	DP RATING	U FACTOR
A	8	2' - 7"	5' - 3 1/2"	2' - 8"	5' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2854	Black	≥ 30	See HERS Rating
B	20	2' - 7"	4' - 7 1/2"	2' - 8"	4' - 8"	Andersen A-Series Double Hung 2 Over 2	ADH2848	Black	≥ 30	See HERS Rating
C	11	2' - 3"	4' - 3 1/2"	2' - 4"	4' - 4"	Andersen A-Series Double Hung 2 Over 2	ADH2444	Black	≥ 30	See HERS Rating
D	2	2' - 7"	1' - 5 1/2"	2' - 8"	1' - 6"	Andersen A-Series 2 Lite Awning		Black	≥ 30	See HERS Rating

NOTES:
-Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
-ALL Doors & Windows to be Installed Per Manufacturer Specification
-It is the Responsibility of the Contractor to Ensure that at Least One Window in Each Bedroom Has an Egress Window Suitable for Emergency Egress as Defined by IRC 2015 and the Applicable MA Amendments to the Building Code
-Provide Tempered Glass in All Locations Required by Code
-All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



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

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
08.27.24

SHEET INDEX

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F1.1.2	FOUNDATION PLAN
C1.1	COVER SHEET
C1.2	COVER SHEET
A1.0	BASEMENT PLAN
A1.1	FLOOR PLAN
A1.2	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
S1.1.1	FRAMING PLANS
S1.1.2	FRAMING PLANS
S1.2	FRAMING PLANS
S1.3	FRAMING PLANS
S2.1	BUILDING SECTIONS
S2.2	BUILDING SECTIONS Copy 1
S2.3	STRUCTURAL DETAILS
S2.4	WATERPROOFINGI DETAILS
S2.5	TJI JOIST DETAILS

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554
508 221 3009

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A1.2
FLOOR PLAN

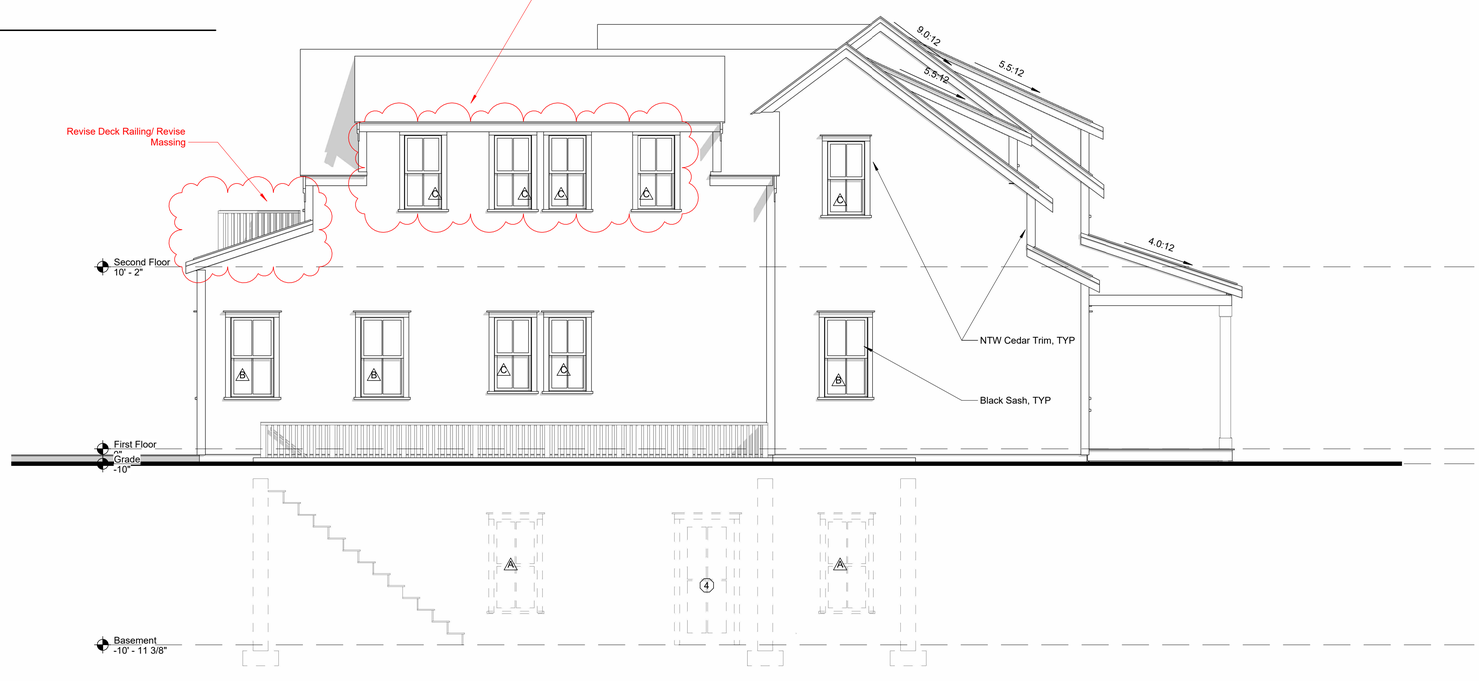
#2406



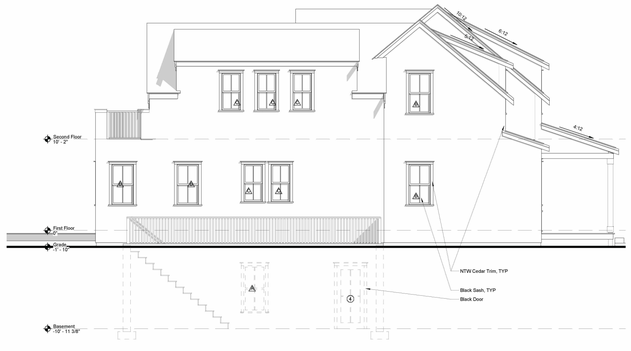
1 East Elevation
1/4" = 1'-0"



3 Original East Elevation
NO SCALE



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



4 Original South Elevation
NO SCALE

Off-Shore Dev.

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08.27.24

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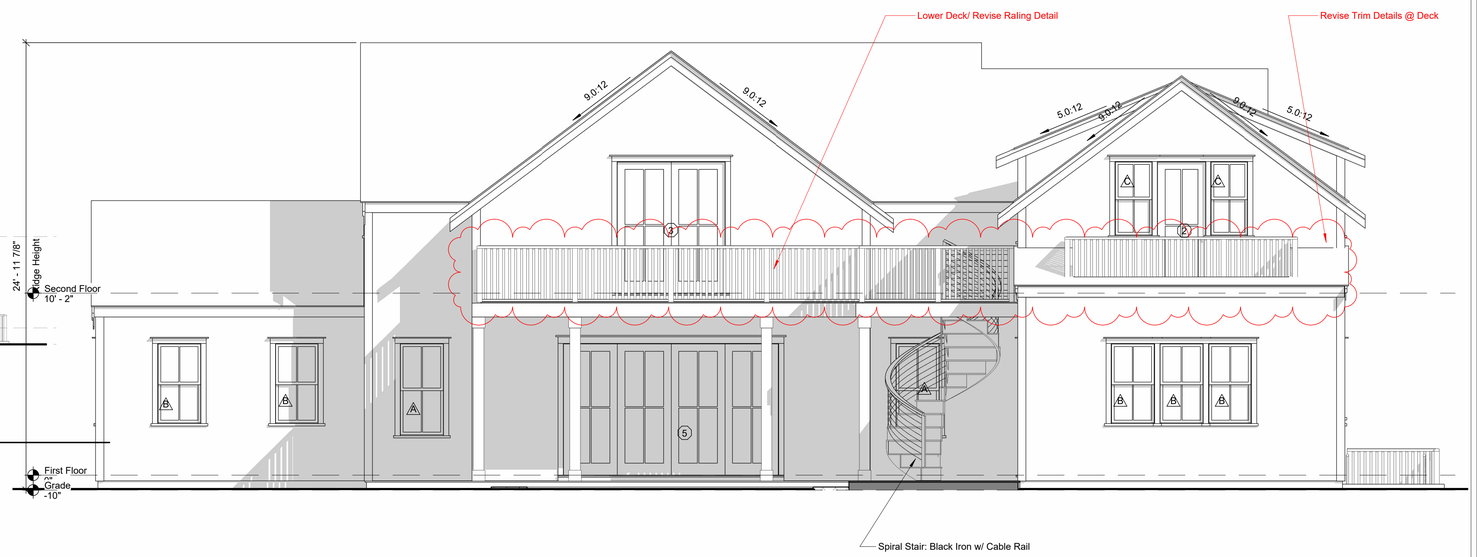
A2.1

EXTERIOR ELEVATIONS

#2406



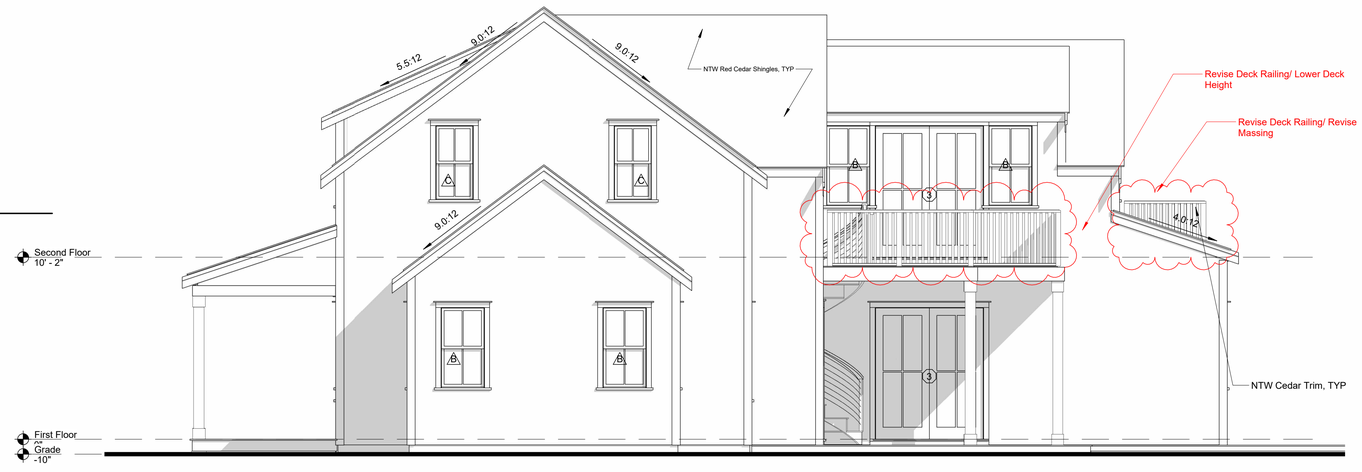
3 **Original West Elevation**
NO SCALE



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



4 **Original North Elevation**
NO SCALE



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

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
08.27.24

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Concept Design Plan

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A2.2

EXTERIOR ELEVATIONS

#2406

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS: All material Must be legible and maintain minimum font size of 12 or larger

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 83 PARCEL N°. 19

Street & Number of Proposed Work: 6 Tautemo Way Nantucket, MA

Owner of record: off-Shore Development

Mailing Address: 25 Sesapana Rd Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design Plan

Mailing Address: 631 Moondancer Ct
Palm Beach Gardens, FL 33410

Contact Phone #: 5082213009 E-mail: tjw@conceptdesignplan.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 400sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North no change South no change East no change West no change

Height of ridge above final finish grade: North 13'10" South 13'10" East 13'10" West 13'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/_ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

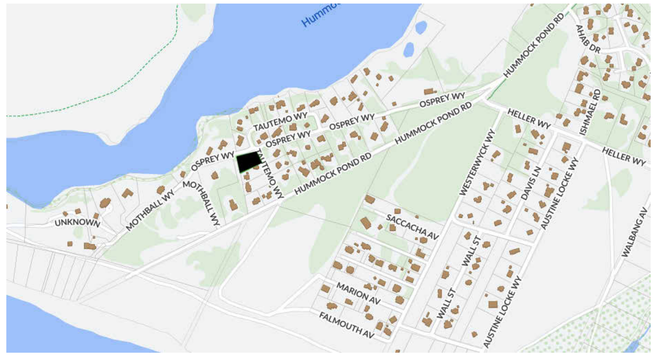
COLORS

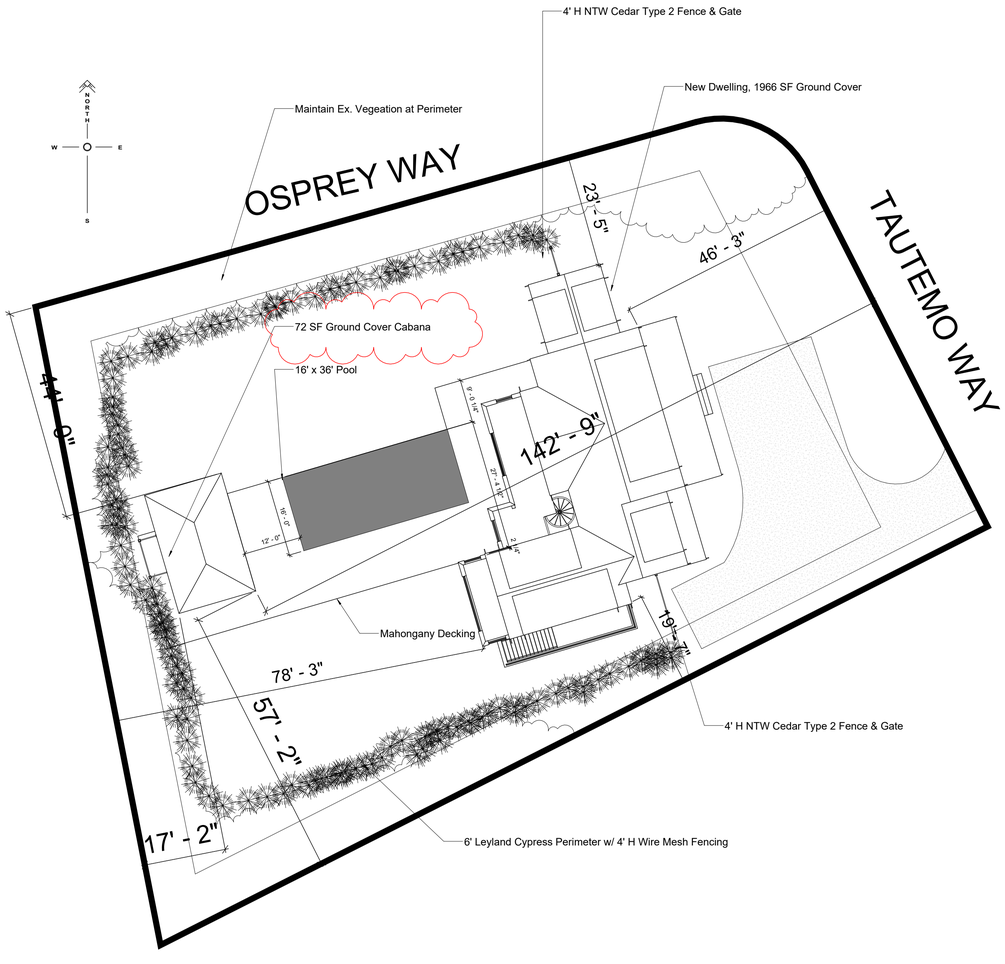
Sidewall natural Clapboard (if applicable) _____ Roof natural
Trim natural Sash black Doors black
Deck natural Foundation natural Fence _____ Shutters _____

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

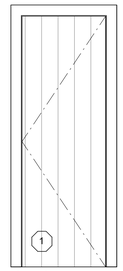
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

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

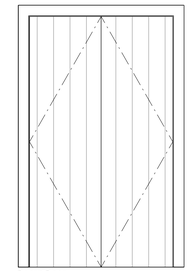




1 **Site Plan**
1" = 15'-0"



Board Door
Nantucket Grey



Board Door
Nantucket Grey



4 Lite
Awning
Window
SDL
Black

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side & Rear Setback	10 FT
Min. Lot Size	20,000 SF
Lot Area	xxxx SF
Allowable G.C.	xxxx SF
Existing G.C.	0 SF
Proposed G.C.	72 SF
Total Proposed G.C.	xxxx SF

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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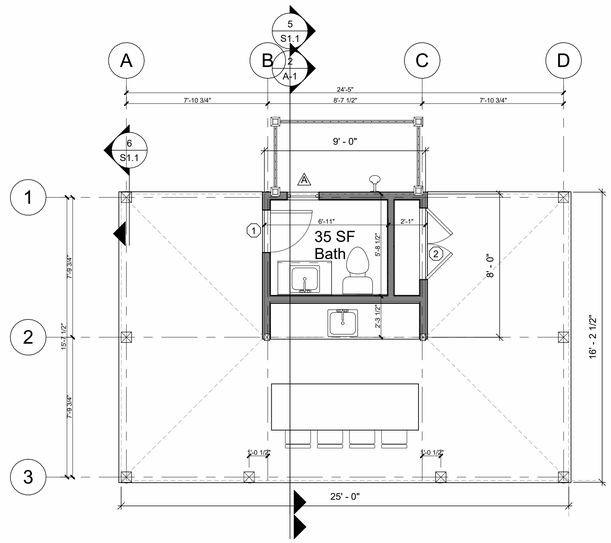
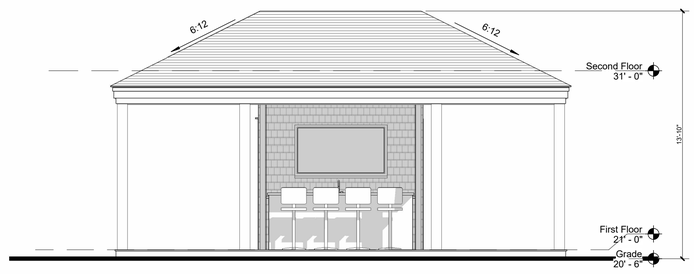
C1.1

COVER SHEET

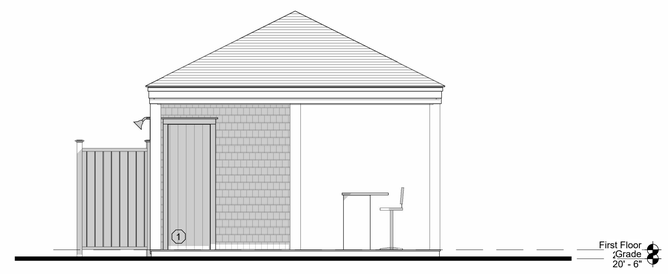
#2406



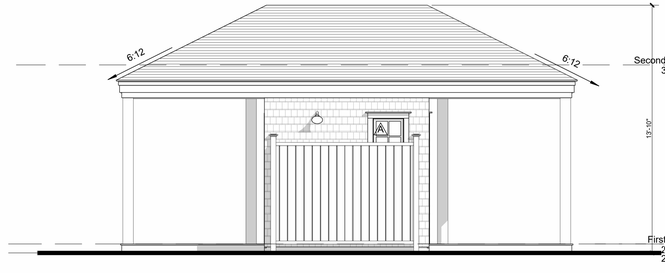
1 **First Floor**
1/4" = 1'-0"



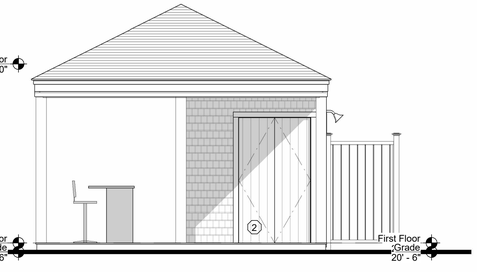
2 **East Elevation**
1/4" = 1'-0"



3 **South Elevation**
1/4" = 1'-0"



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



5 **North Elevation**
1/4" = 1'-0"

Off-Shore Dev.

6 Tautemo Way
Nantucket MA 02564

For Construction
05.01.24

Concept Design Plan

45 Sparks Ave Unit C
Nantucket, MA 02554

508 221 3009

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A1.1
FLOOR PLAN

#2406

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

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_____ **7.** **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

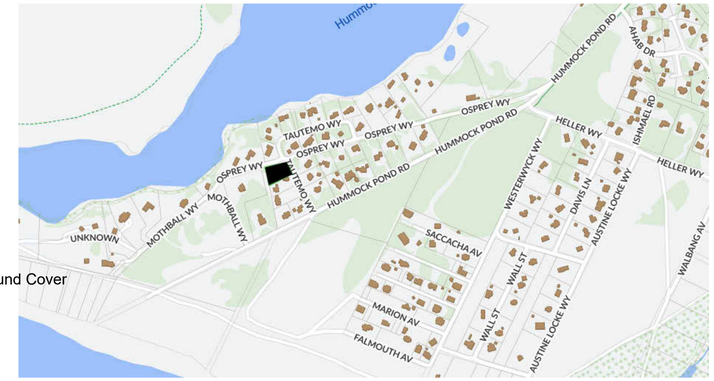
_____ **8.** **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new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

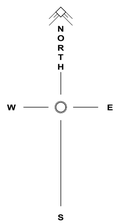
_____ **9.** **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

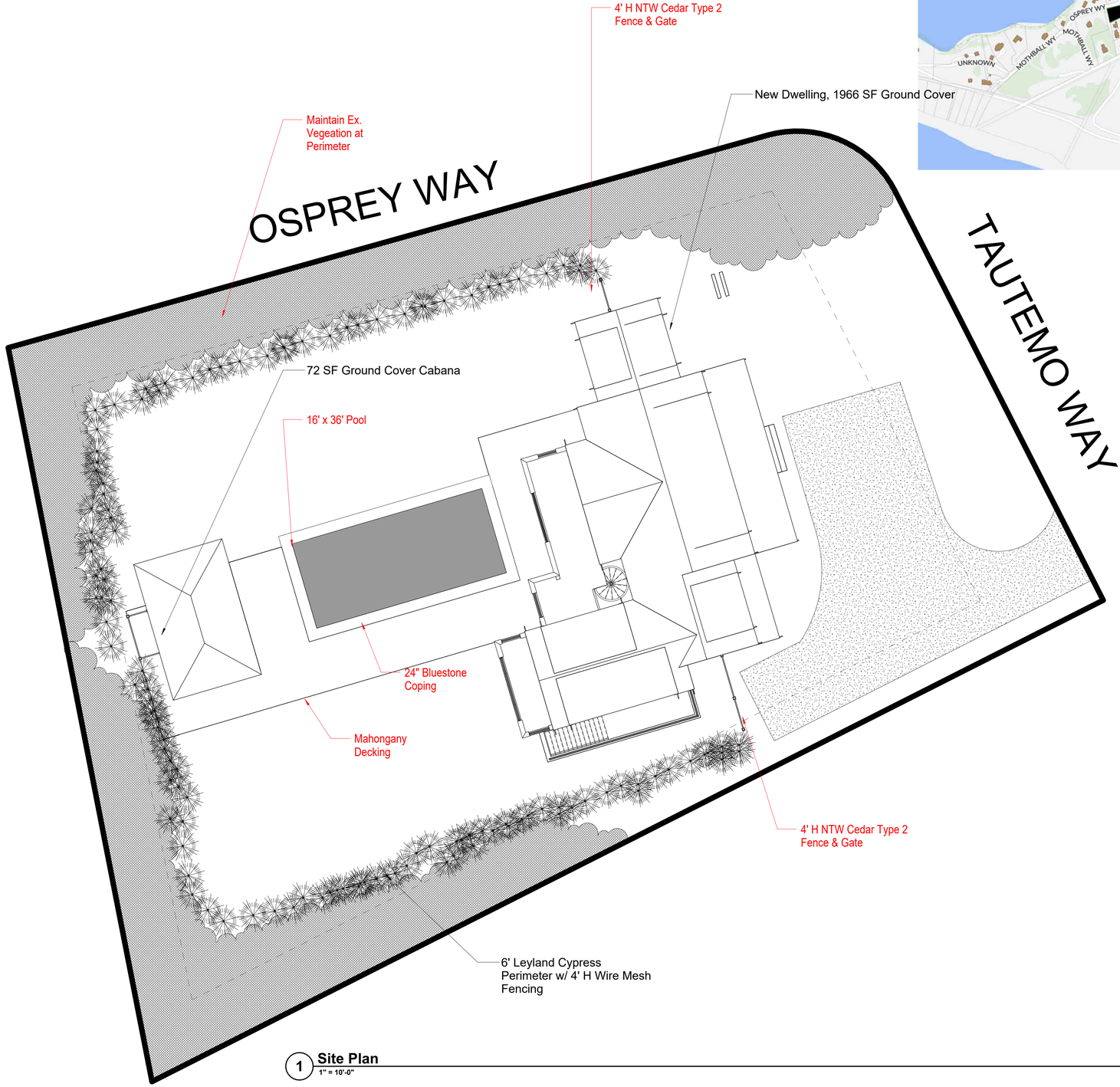
VII. NEW BUSINESS 07/09/2024

3. Off Shore Development 6 Tautemo Way Pool 85/19 Concept Design

On 7/30/24 the HDC held this application to track with the Main House







1 **Site Plan**
1" = 10'-0"

Map & Parcel	83-19
Current Zoning	VR
Minimum Frontage	100 FT
Front Setback	20 FT
Side/Rear Setback	10 FT
Min. Lot Size	20000 SF
Lot Area	20518 SF
Allowable G.C.	10%, or 2051.8 SF
Existing G.C.	0 SF
Proposed G.C.	1952 SF
Total Proposed G.C.	1966 SF

Off-Shore Dev.

6 Tautemo Way
Nantucket, MA 02554

HDC Submission
06.15.24

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

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

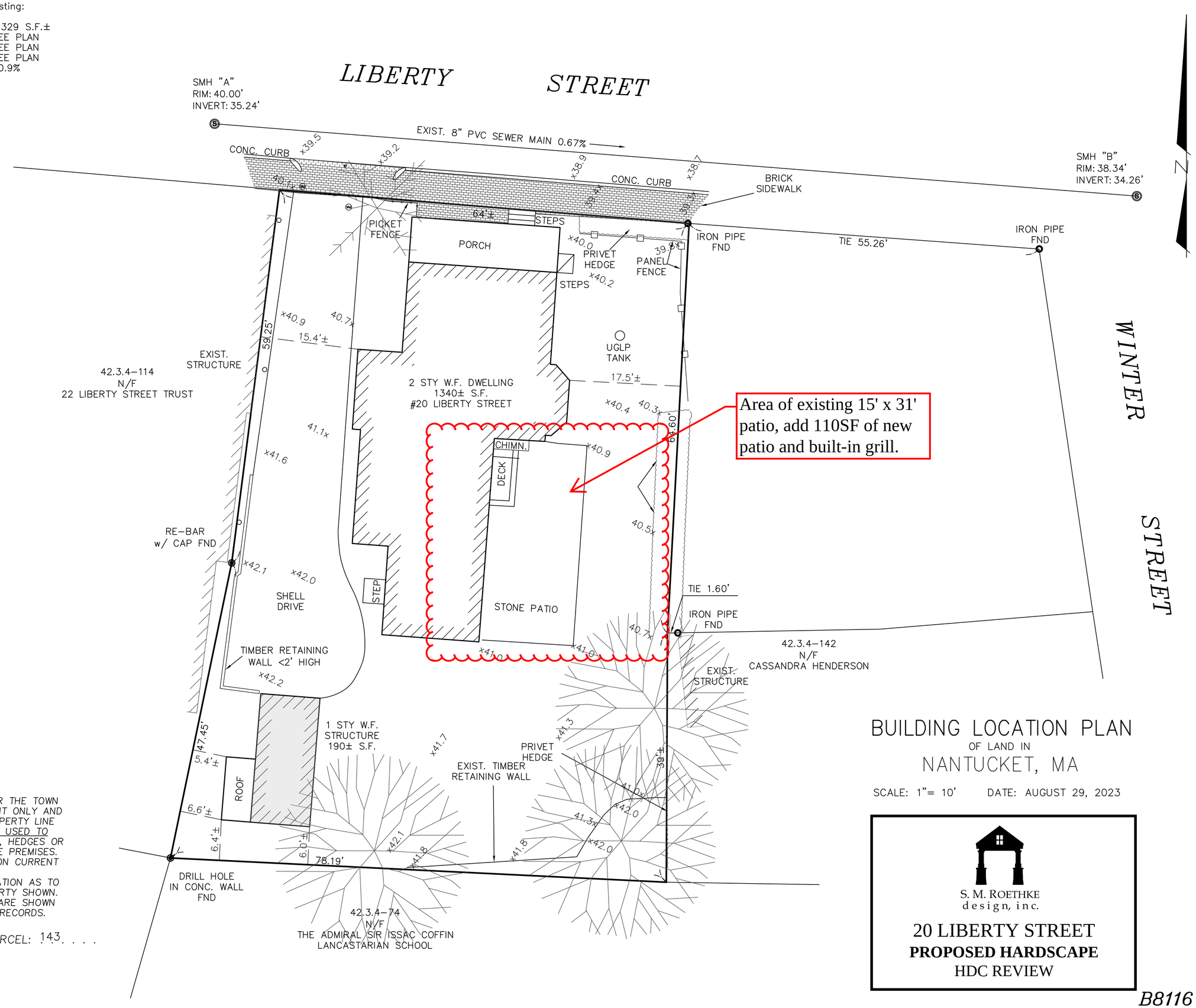
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

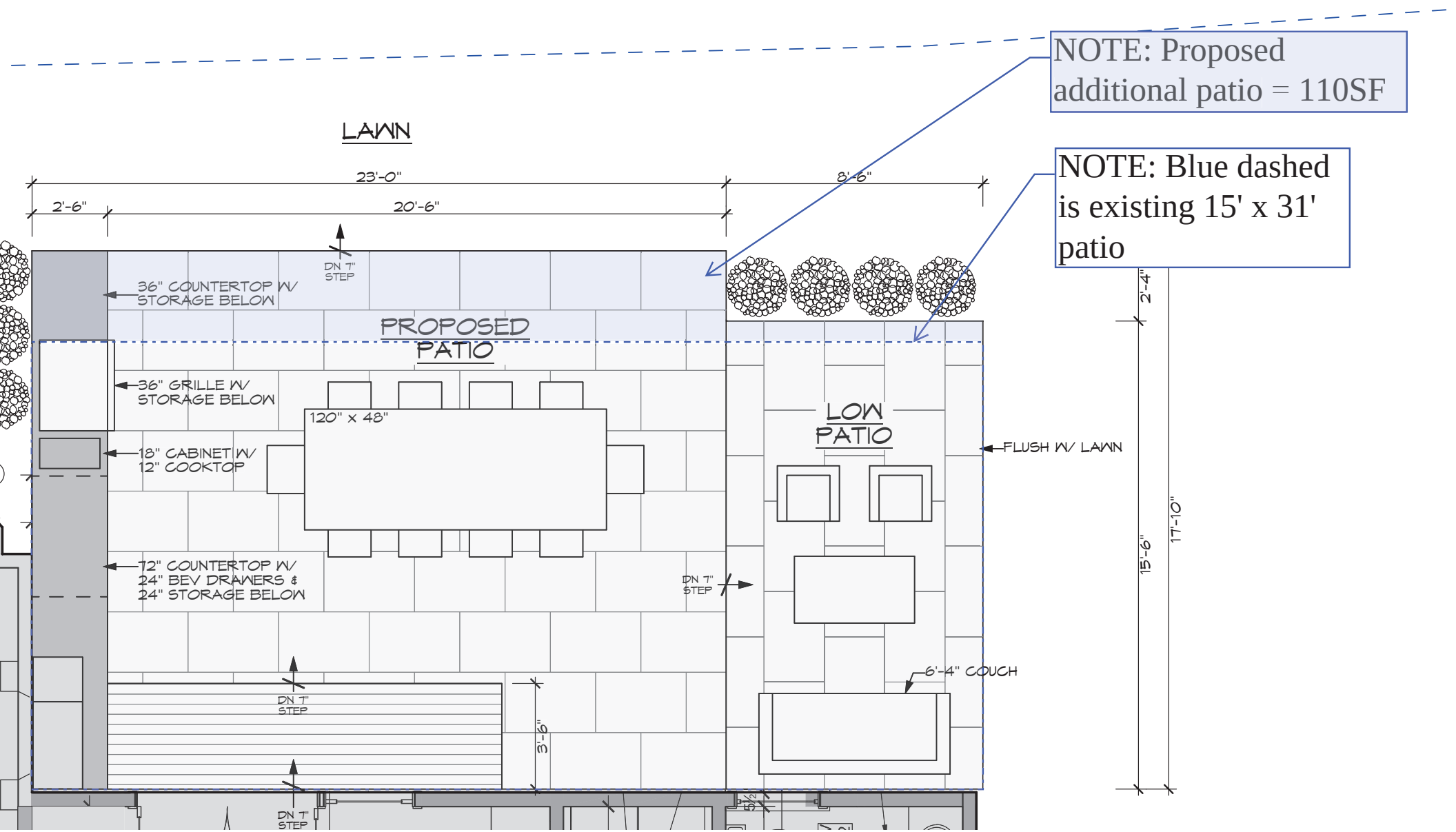
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND 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.

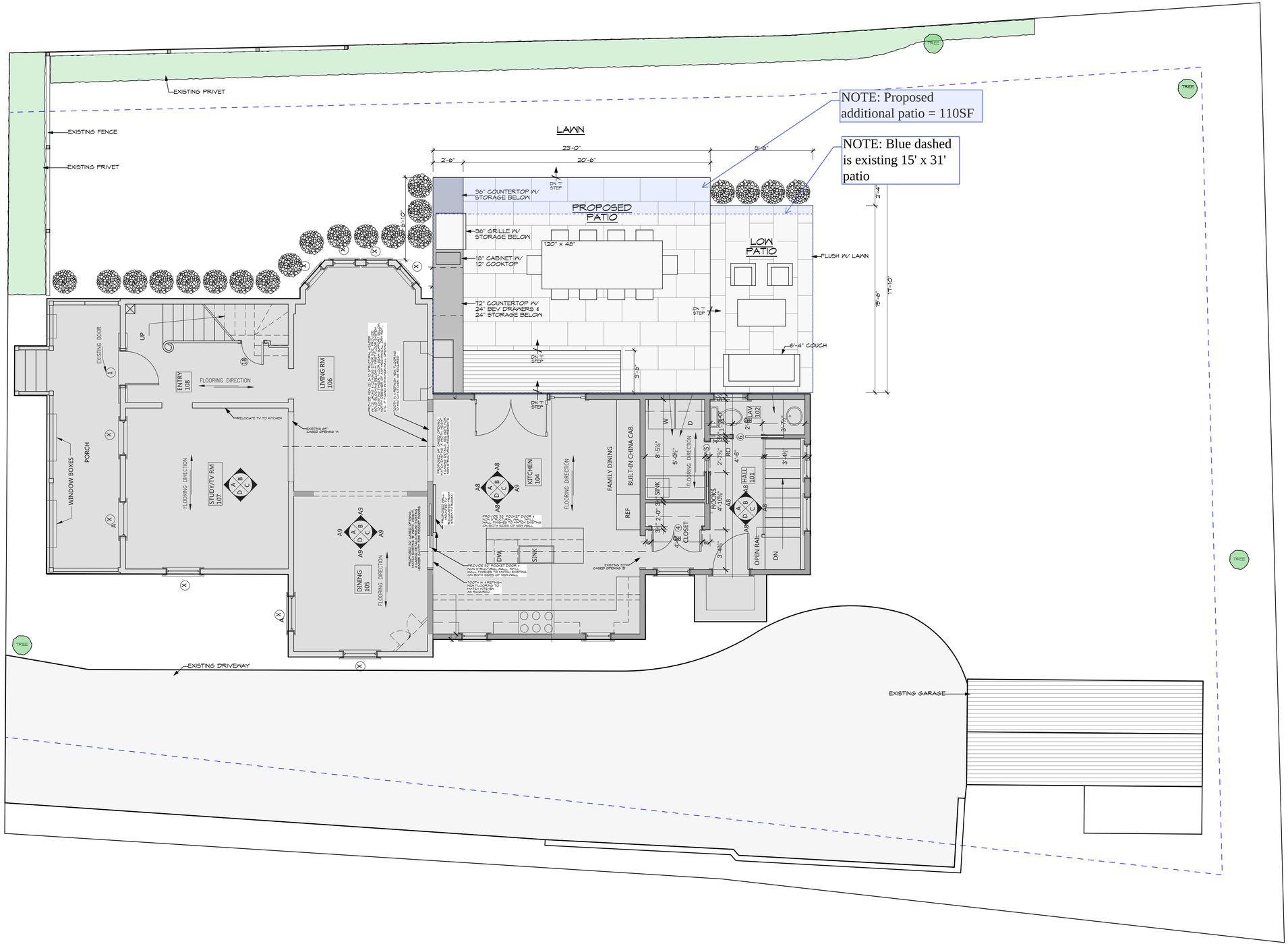


Silas Jones Jr., circa 1880, artist unknown

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

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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

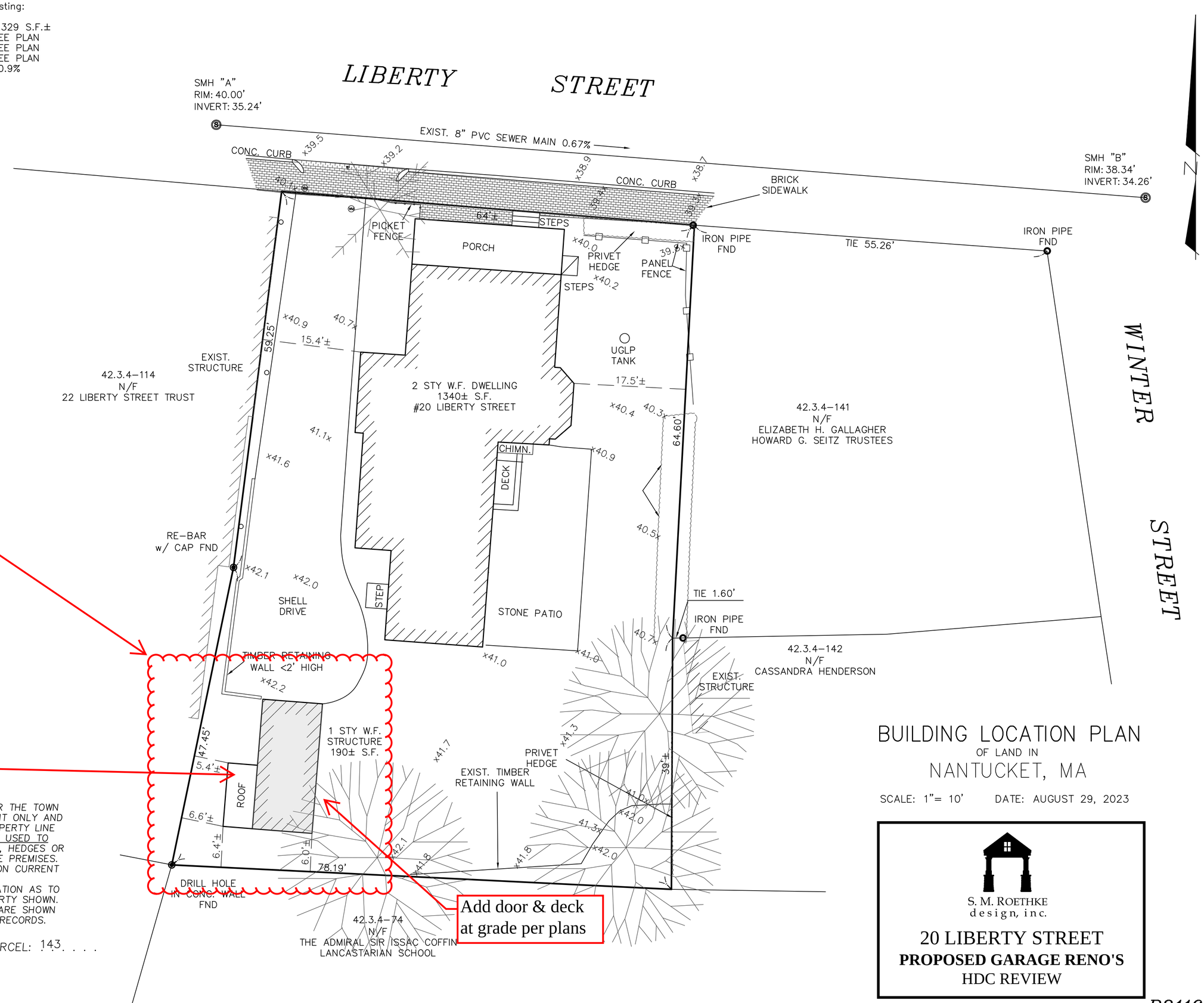
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

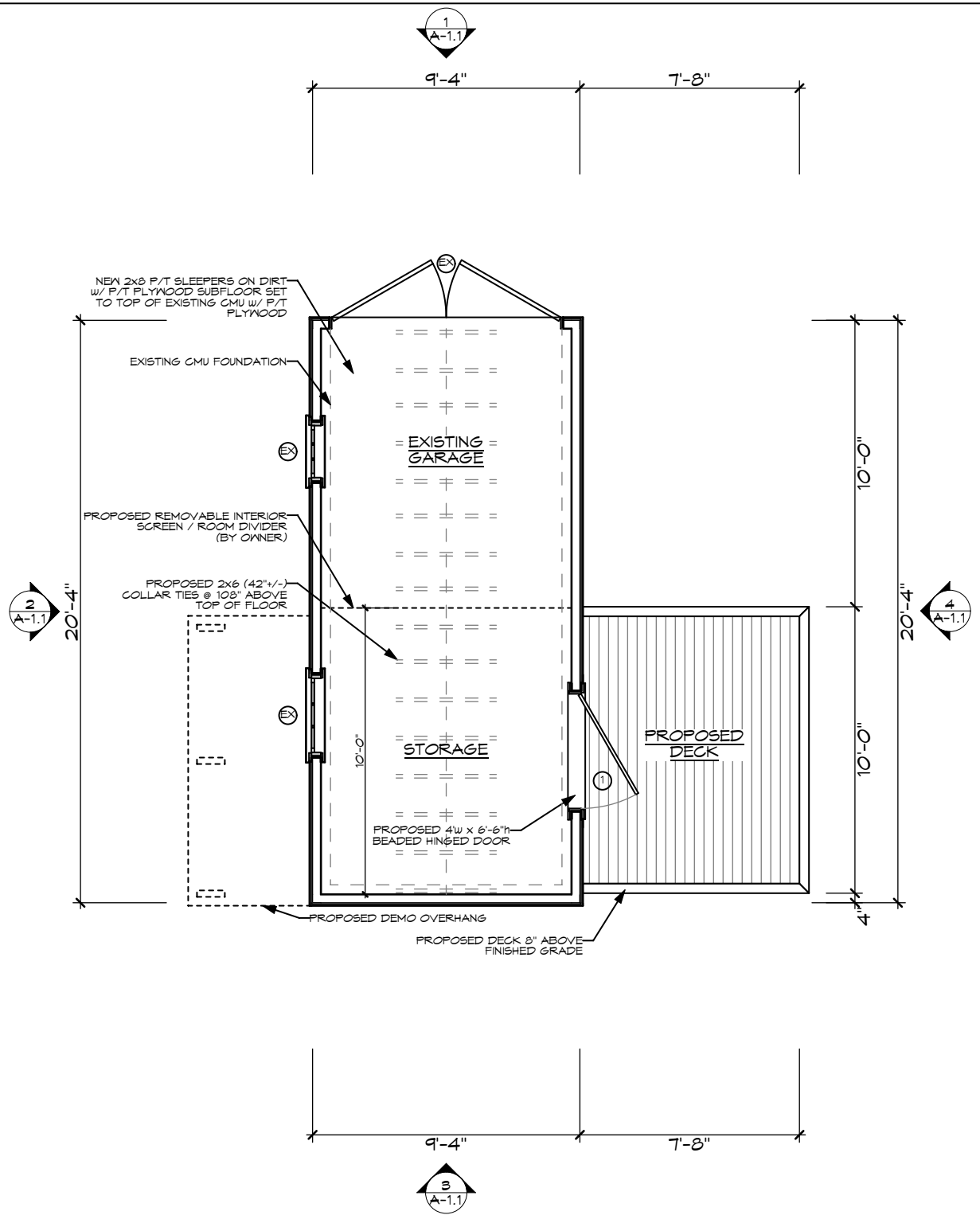
S. M. ROETHKE
design, inc.

20 LIBERTY STREET

PROPOSED GARAGE RENO'S

HDC REVIEW

B8116



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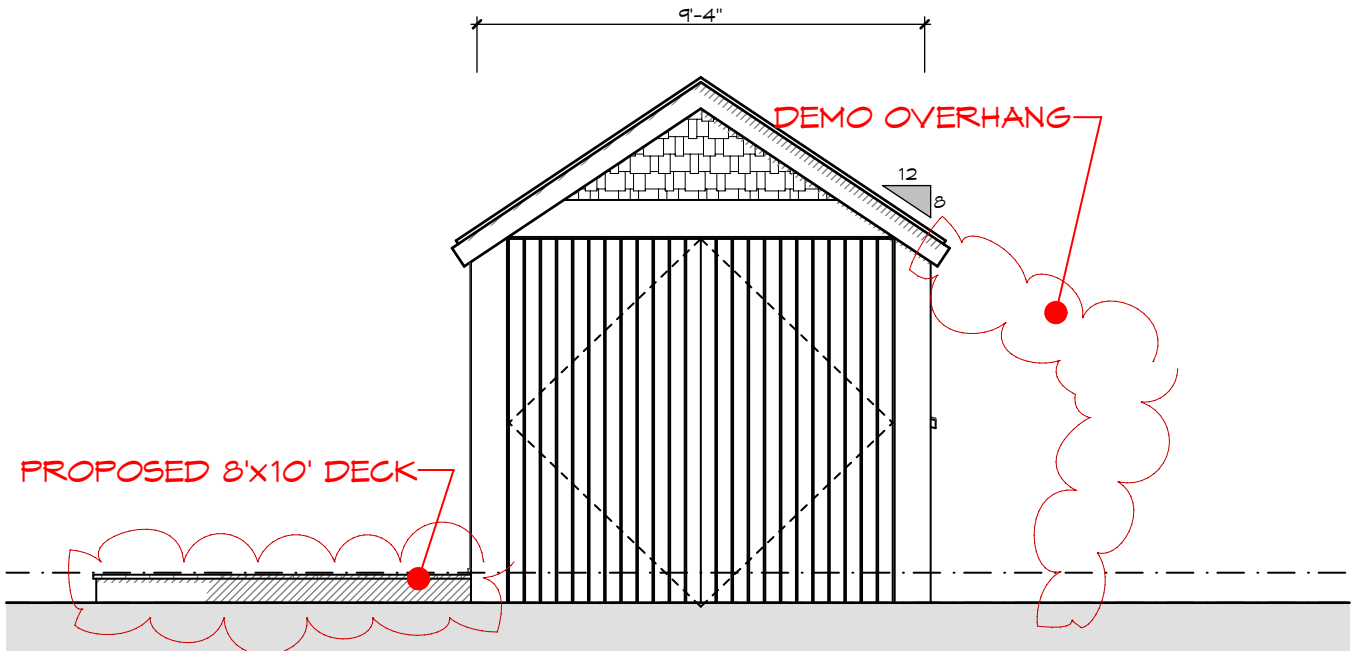
PROPOSED FIRST FLOOR PLAN

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 1.1



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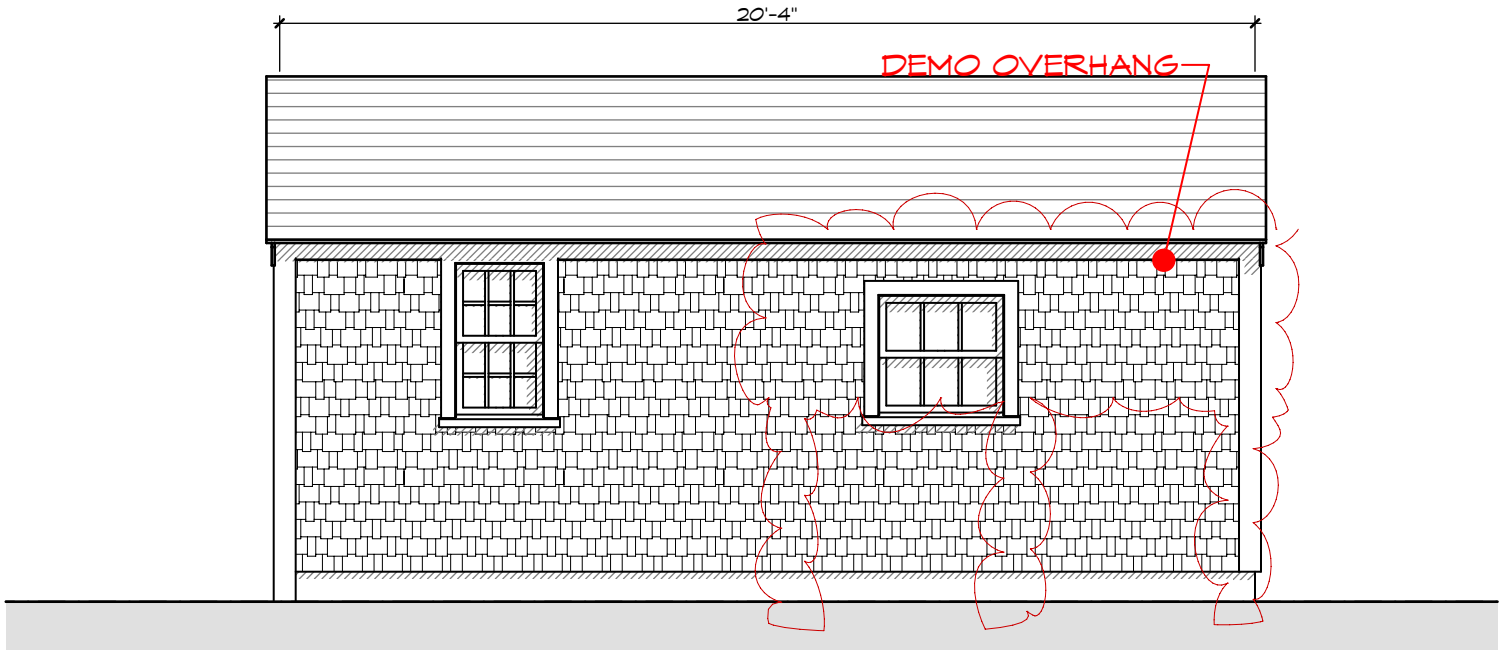
PROPOSED NORTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.1



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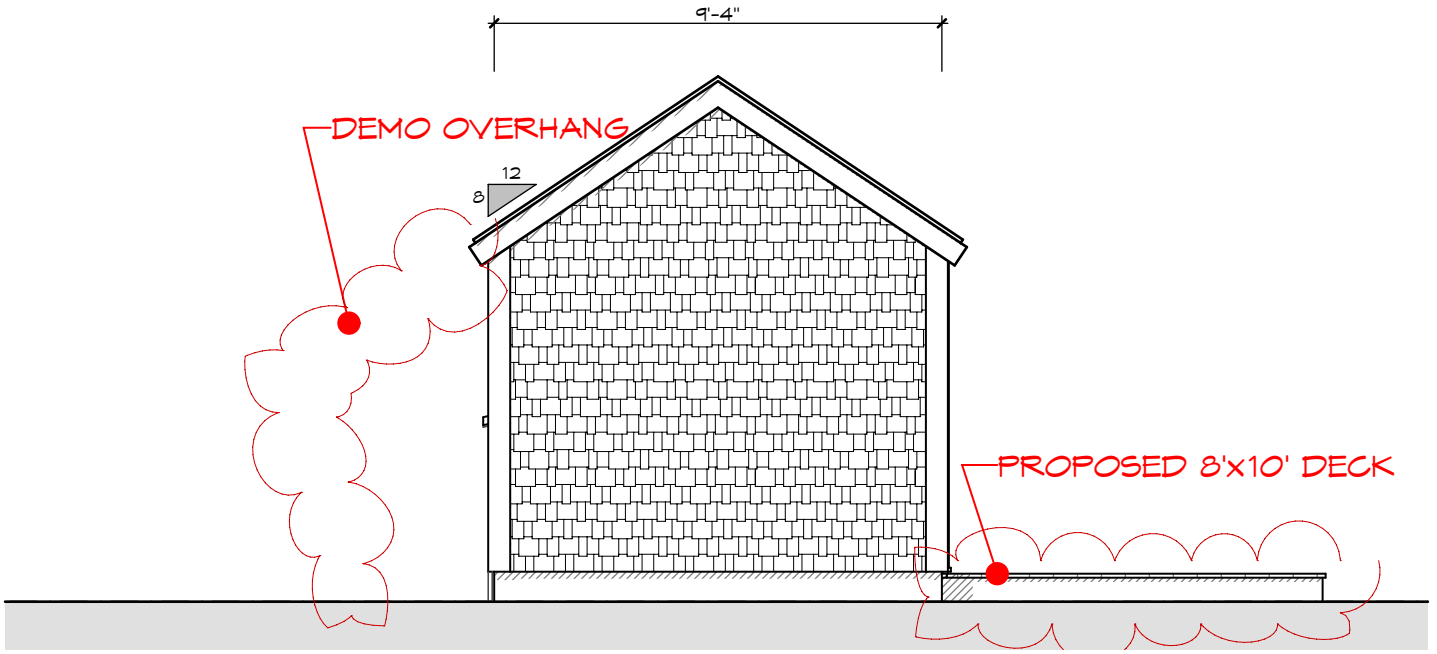
PROPOSED WEST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.2



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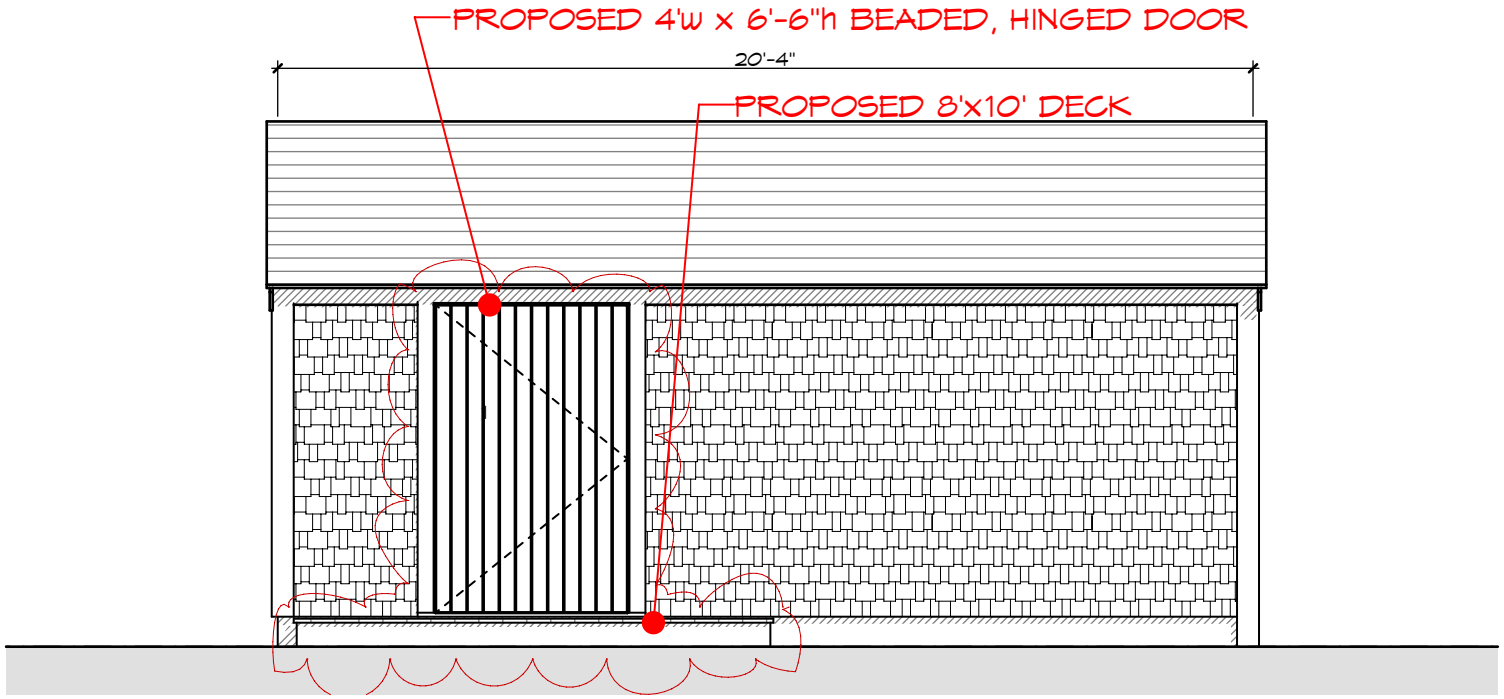
PROPOSED SOUTH ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

HDC Review Set
8/9/24

HDC 2.3



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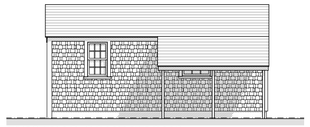
PROPOSED EAST ELEVATION

20 Liberty
20 Liberty Street
Nantucket, MA 02554

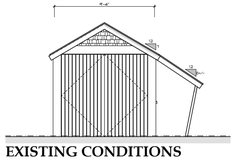
REVISIONS:

HDC Review Set
8/9/24

HDC 2.4



EXISTING CONDITIONS



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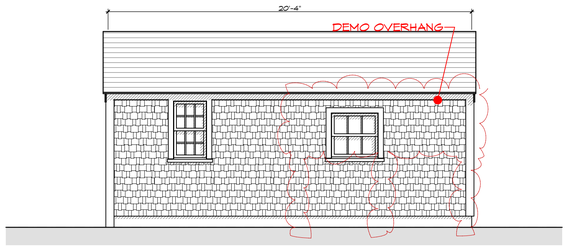

3 PROPOSED WEST ELEVATION

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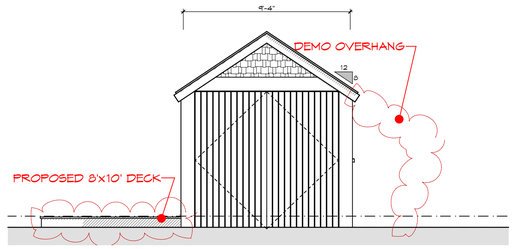
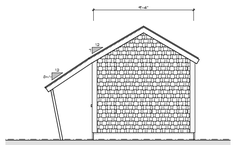


2 PROPOSED NORTH ELEVATION (FACING STREET)

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

EXISTING CONDITIONS



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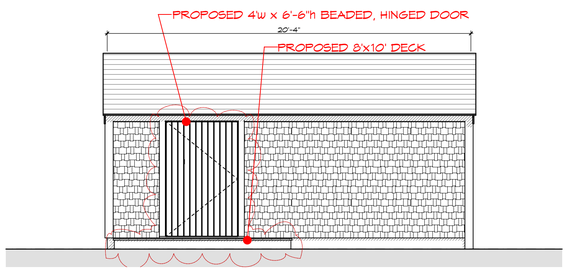
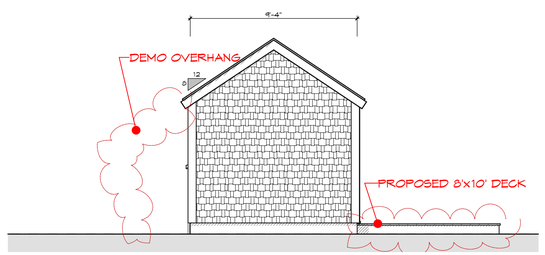


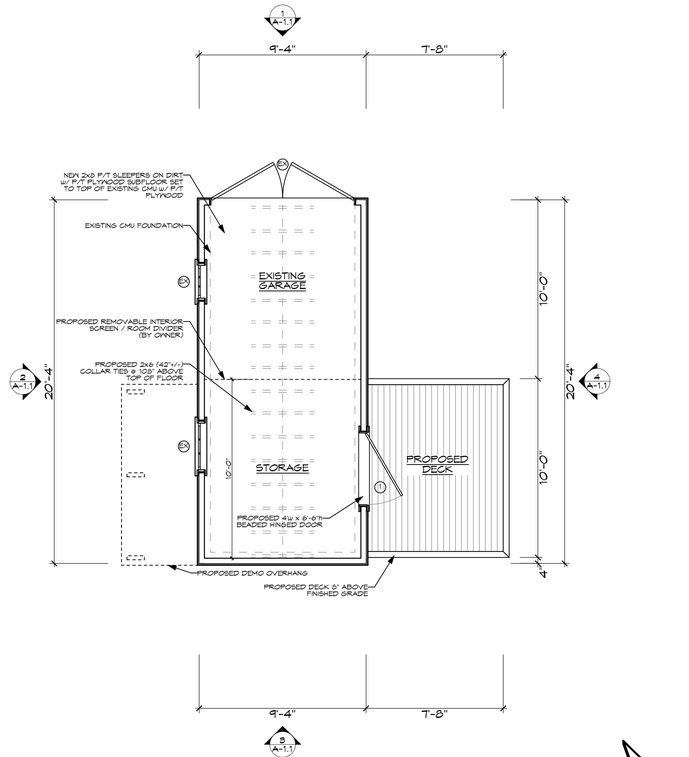
5 PROPOSED EAST ELEVATION

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.

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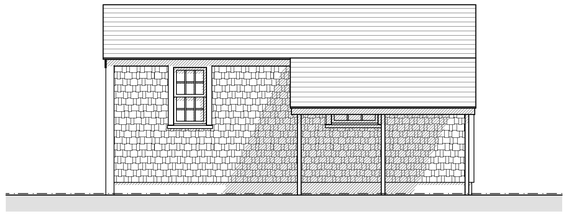
PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS

20 Liberty
20 Liberty Street
Nantucket, MA 02554

REVISIONS:

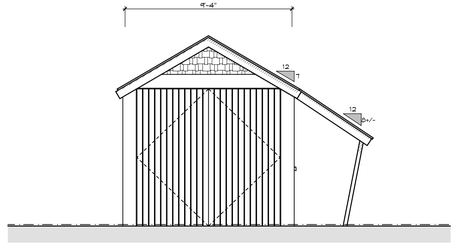
HDC Review Set
8/9/24

A-1.1



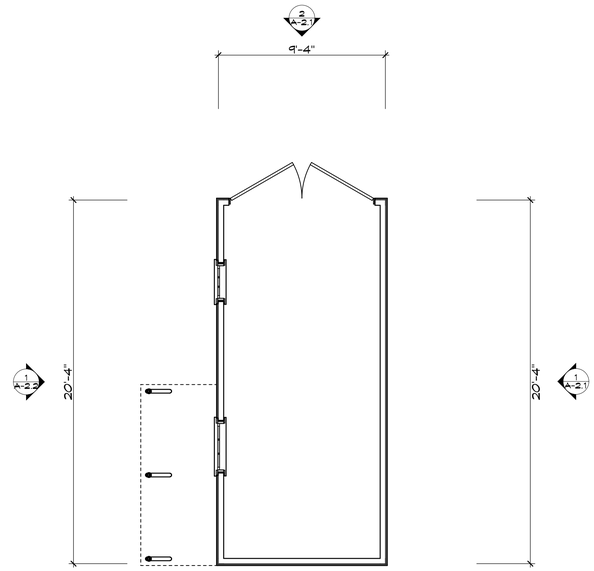
3 EXISTING WEST ELEVATION

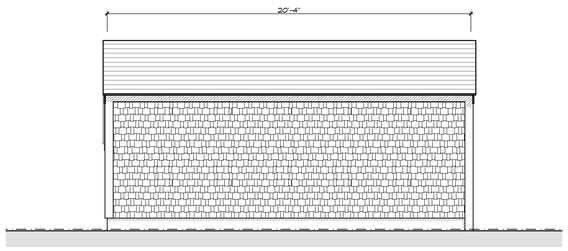
Scale: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION (FACING STREET)

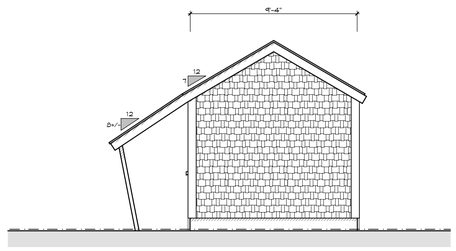
Scale: 1/4" = 1'-0"





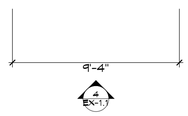
5 EXISTING EAST ELEVATION

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

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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

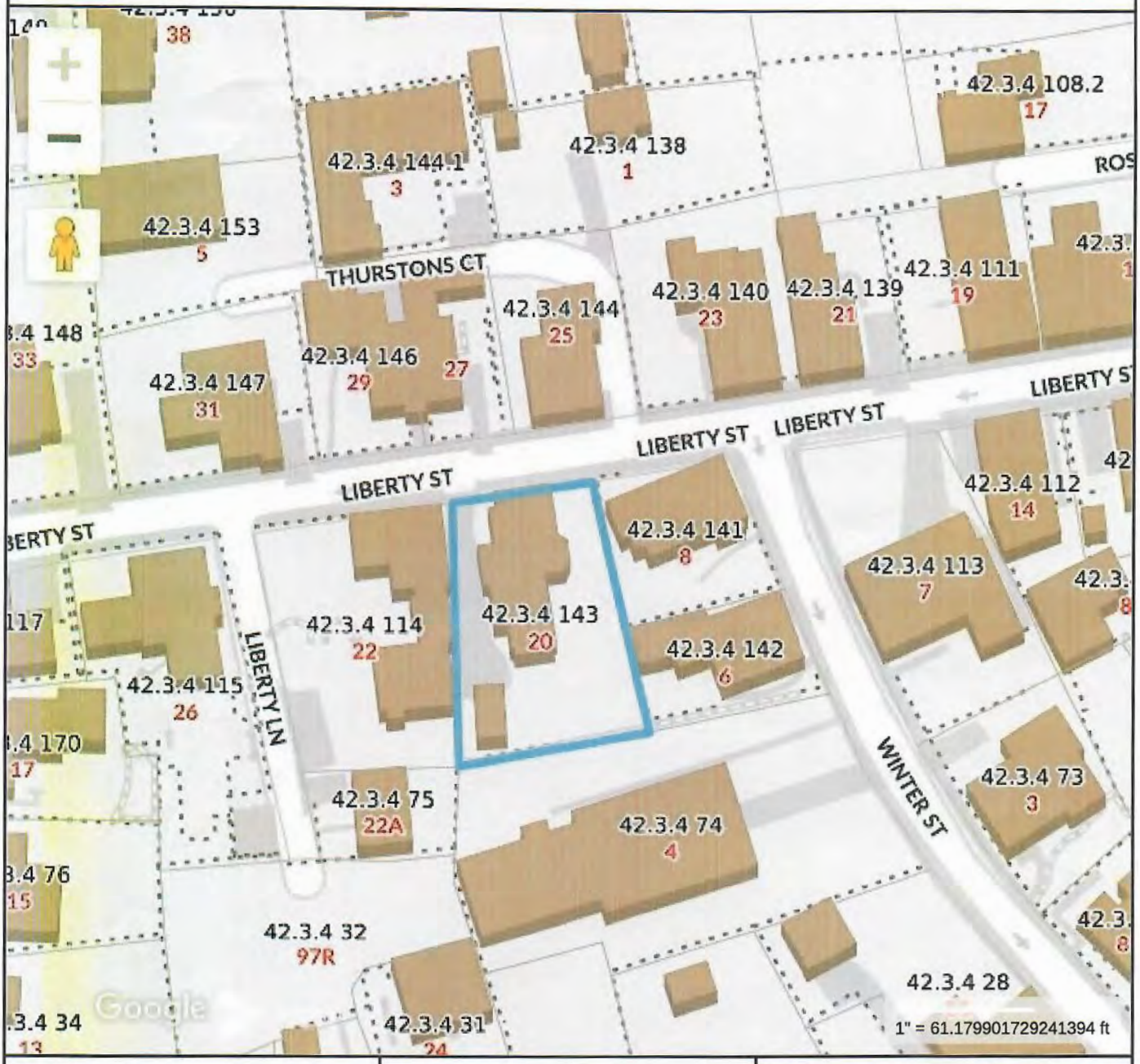
Original Question

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

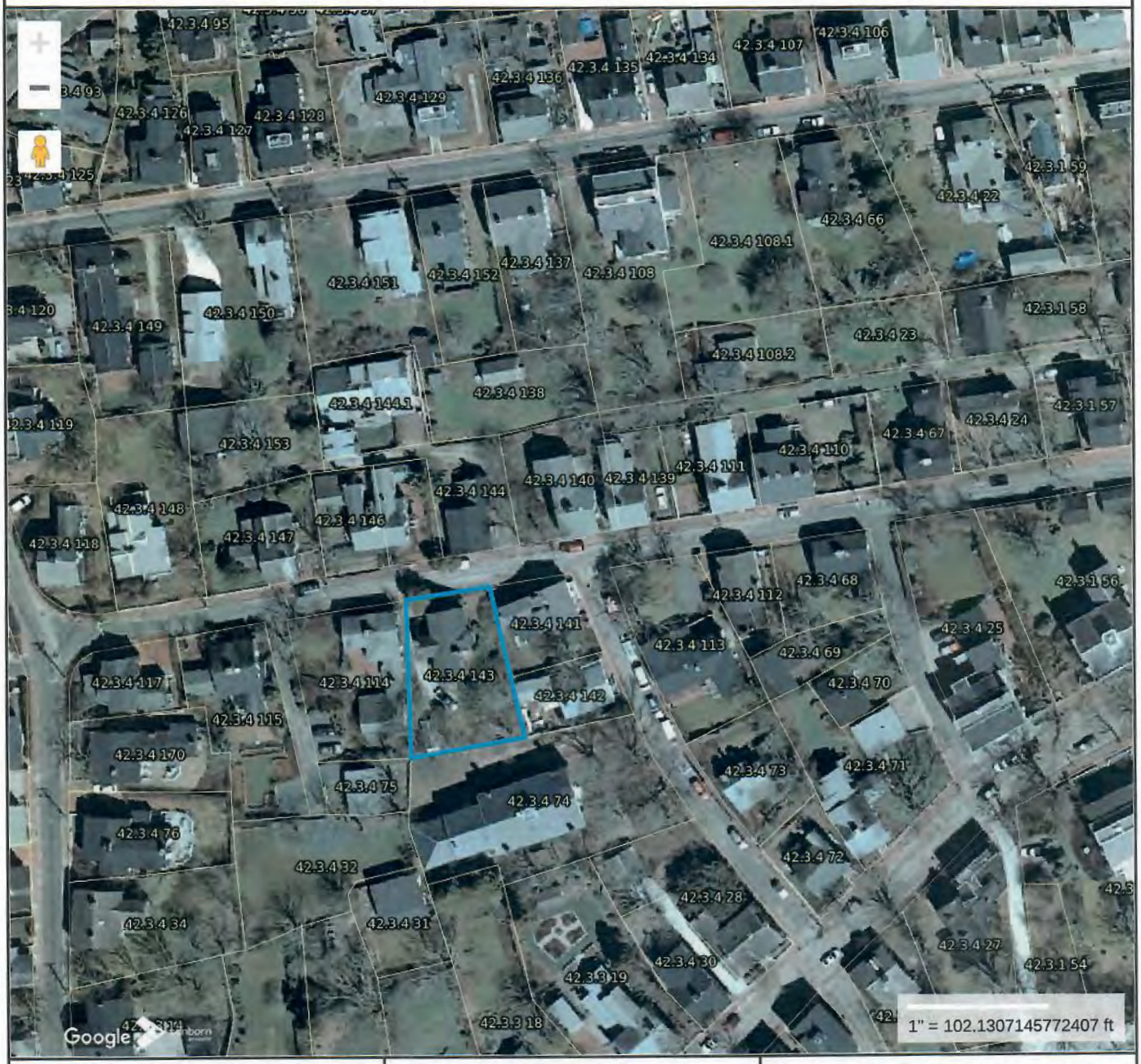
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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



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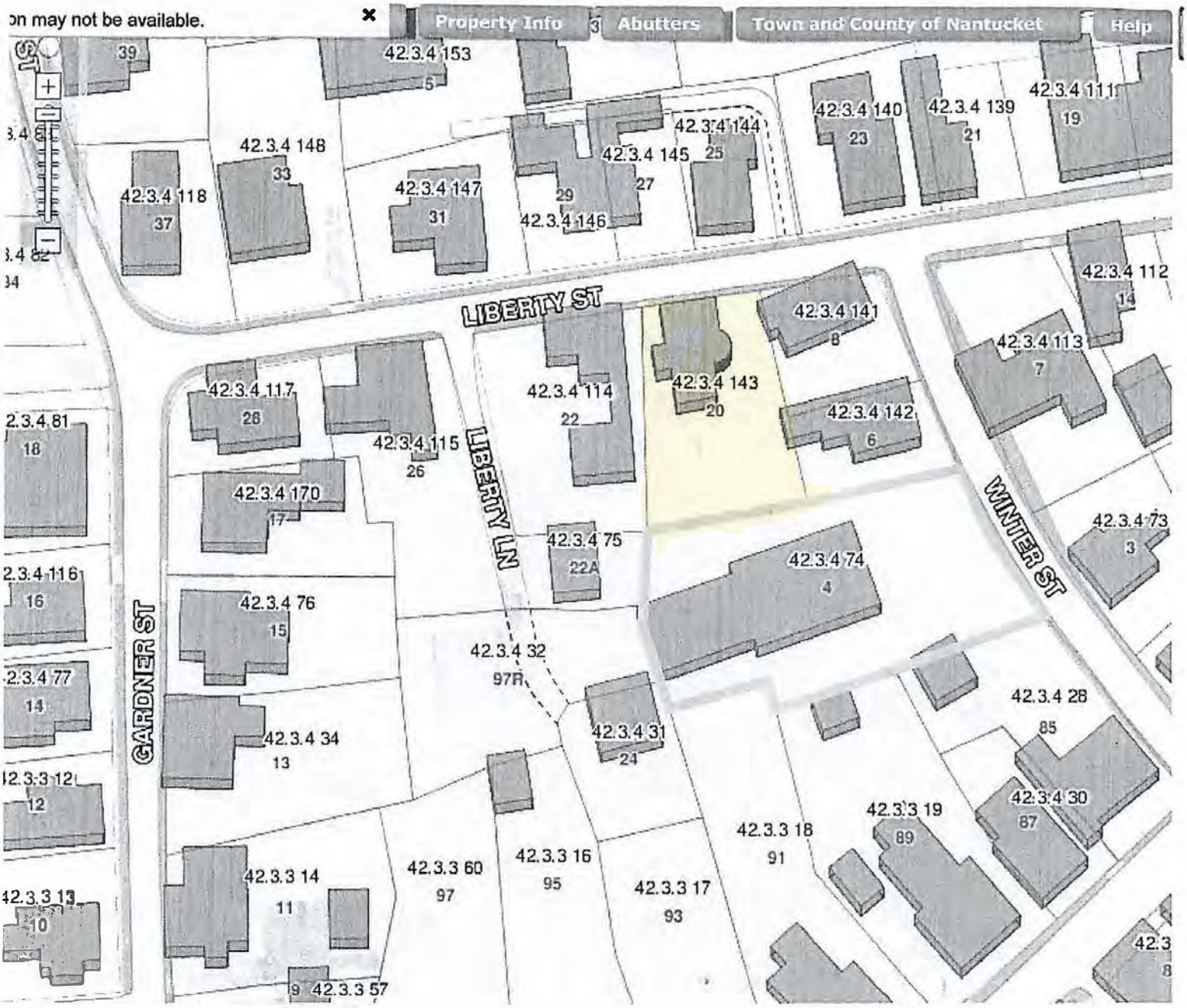


DE
NOV 0 6 2014
BY:

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

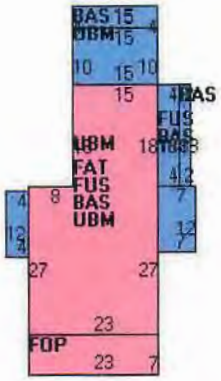
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Very Good
Stories:	2
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior 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

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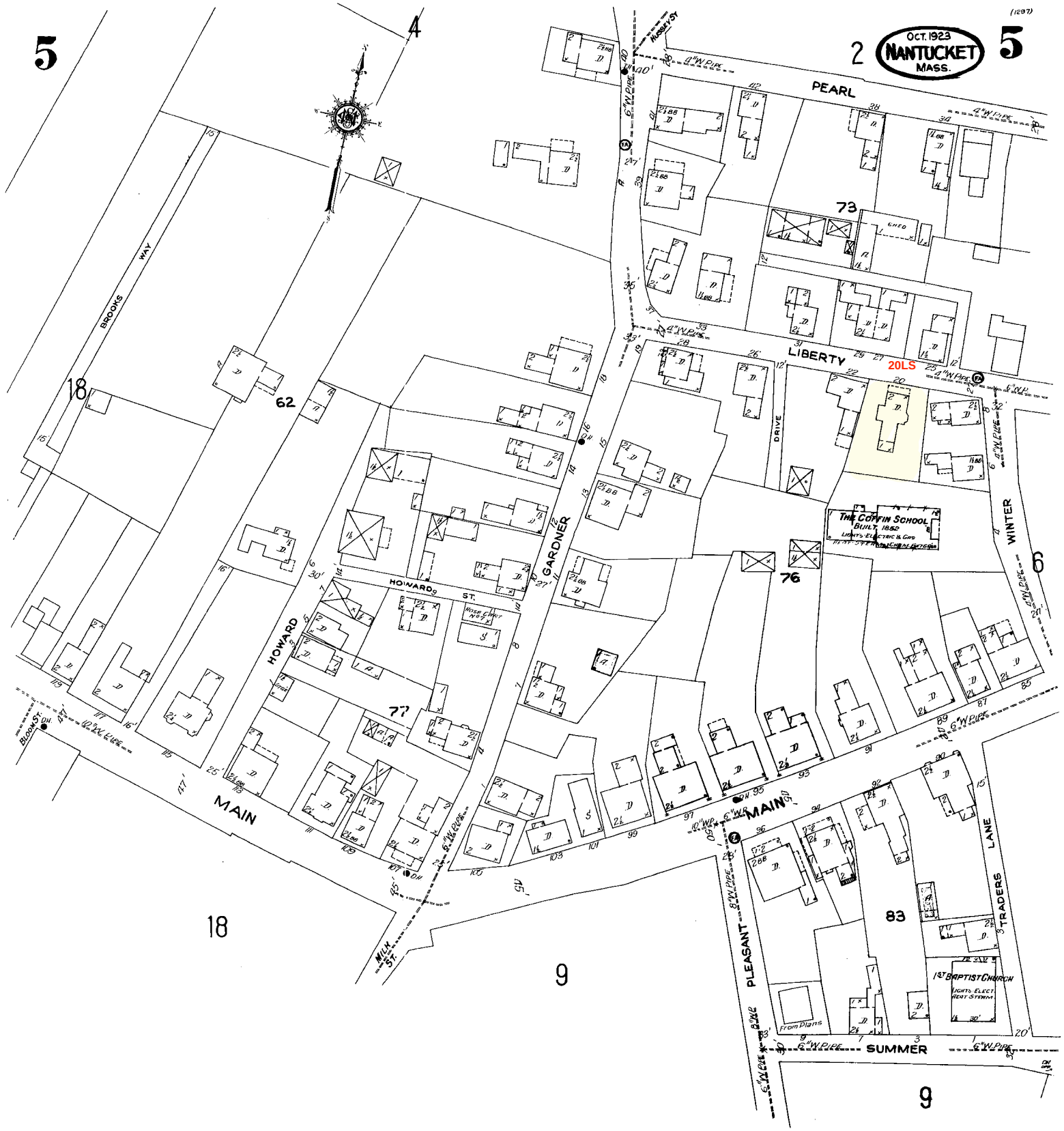
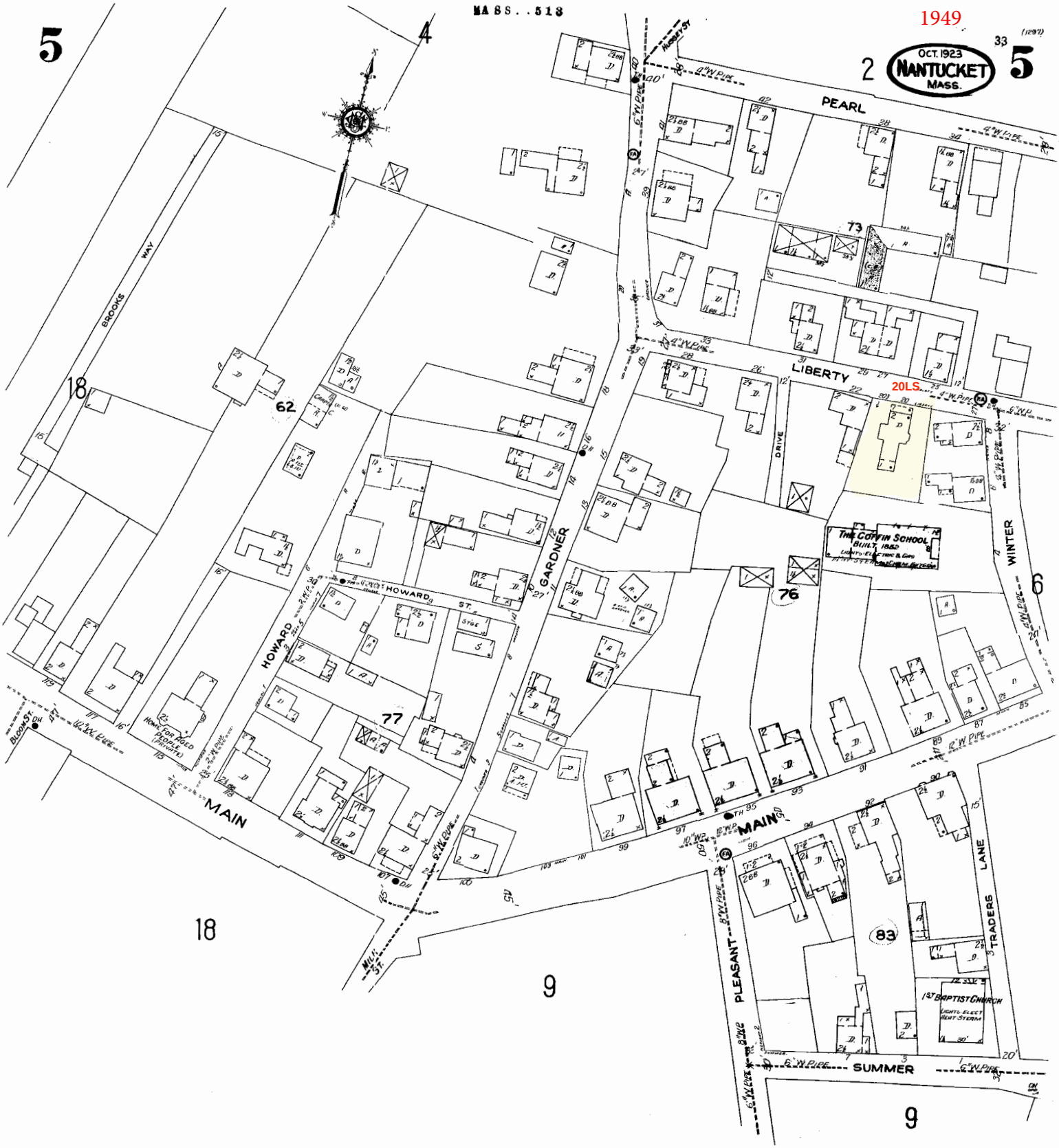


5
OCT. 1923
NANTUCKET
MASS.
5
PEARL
LIBERTY
20LS
DRIVE
WINTER
GARDNER
HOWARD
HOWARD ST.
BROOKS WAY
MAIN
MAIN
PLEASANT
SUMMER
TRADERS LANE
THE COFFIN SCHOOL
BUILT 1852
1ST BAPTIST CHURCH
LIGHTS ELECT HEAT STEAM
From Plans
MILK ST.
BLOOM ST.
HUSSEY ST.
4" W PIPE
6" W PIPE
8" W PIPE
10" W PIPE
73
76
77
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

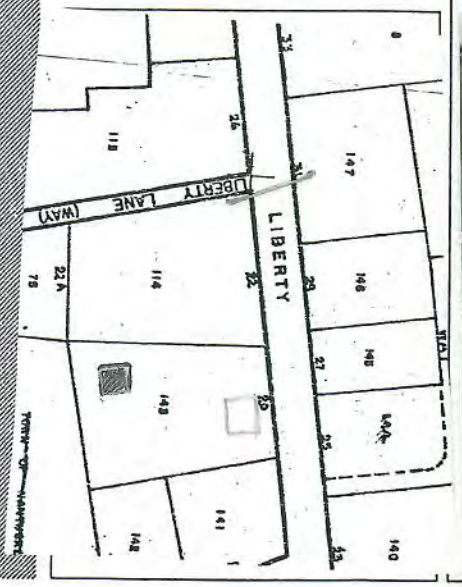
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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:

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

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✓ a. shingles - weathered ○ c. brick ○ e. board and batten
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○ 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

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○ 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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

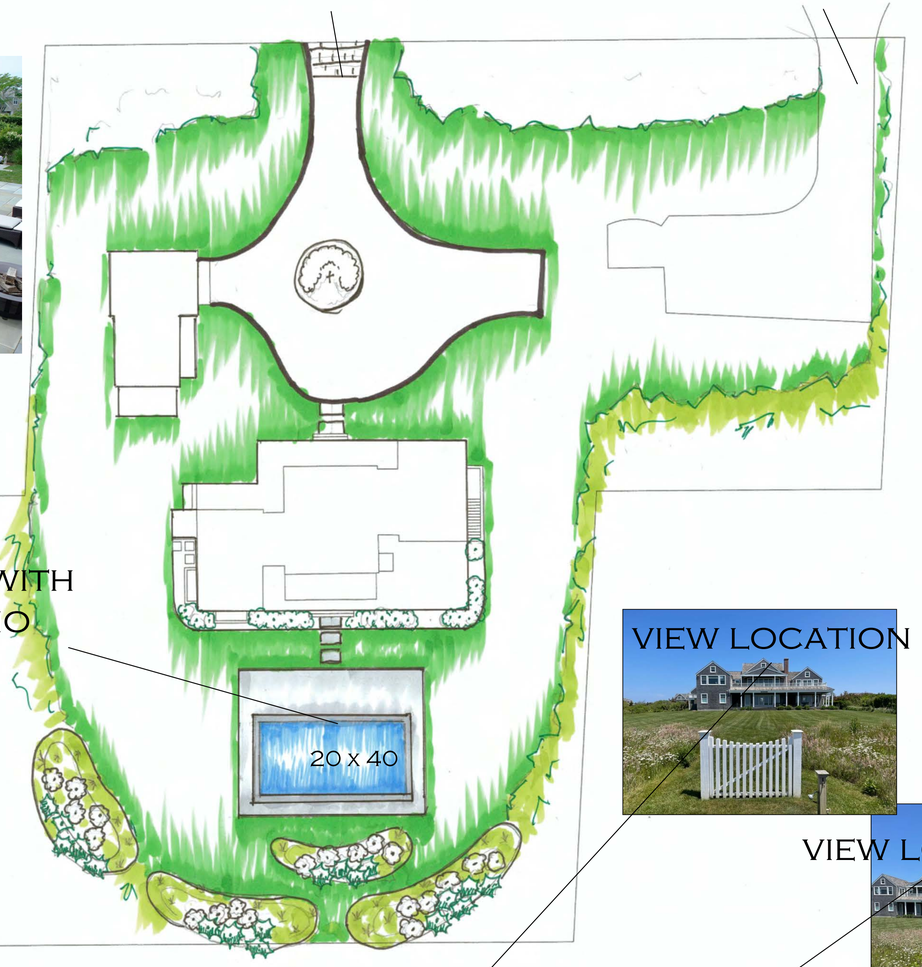


BLUESTONE

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 -CHANGE FENESTRATION/ENLARGE DORMER
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 _____

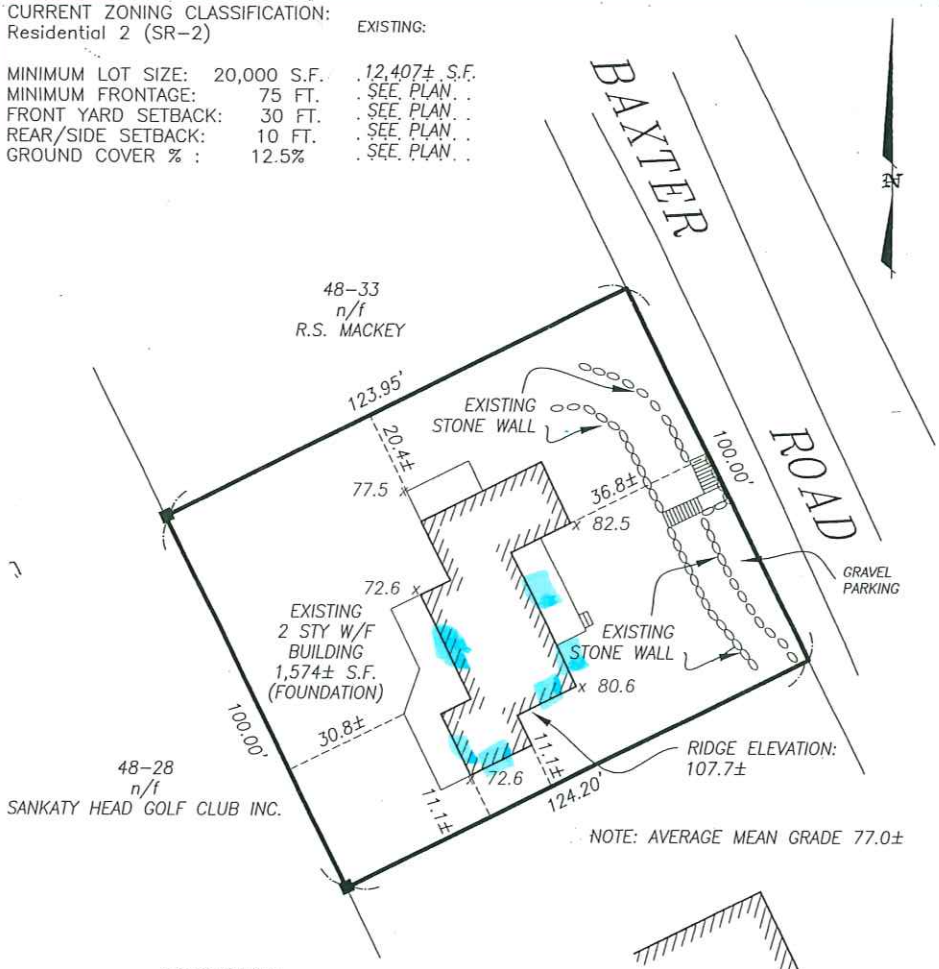
* Attach manufacturer's color samples if color is not from HDC approval list.

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

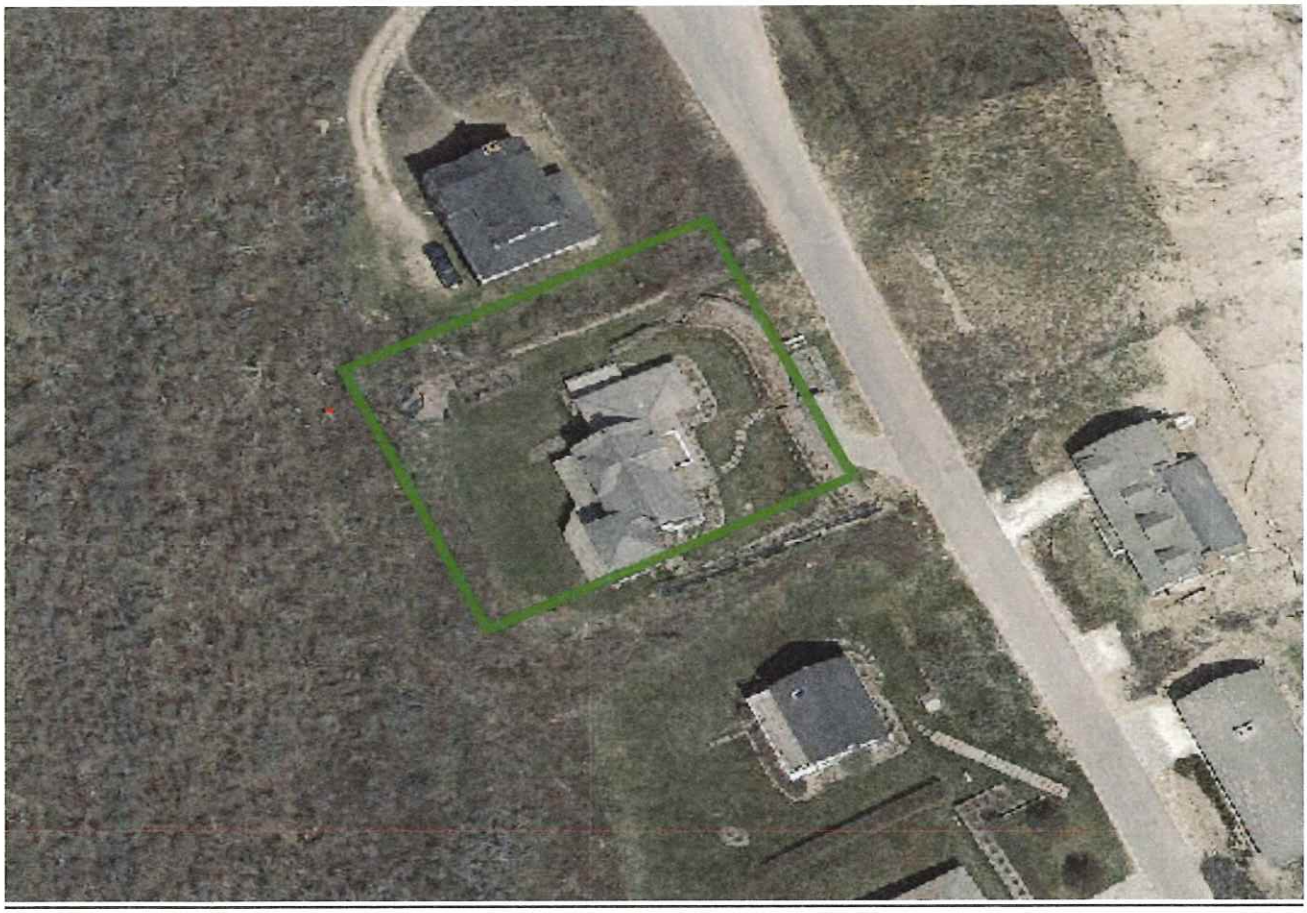
Locus: #116 BAXTER ROAD

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



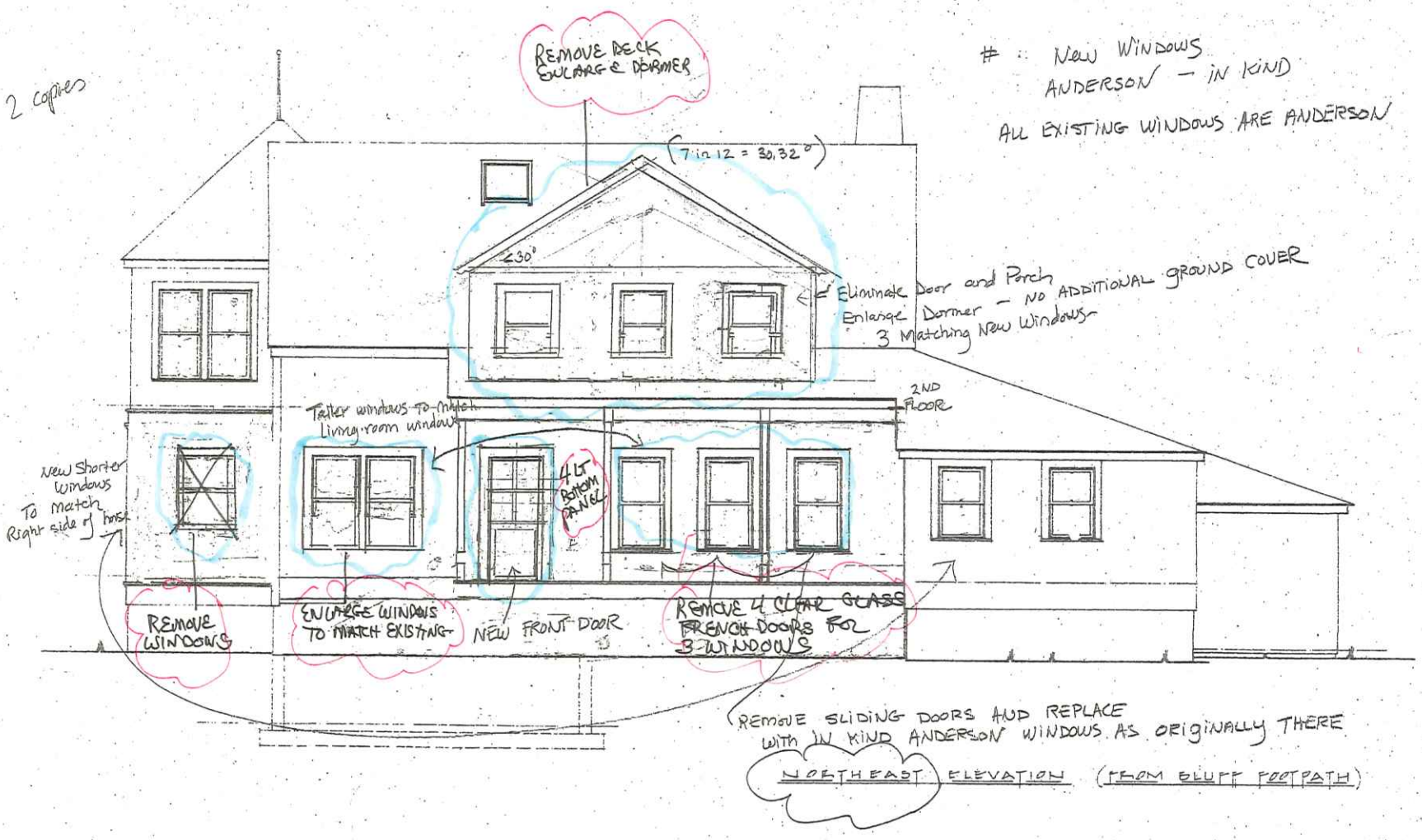



#2 NEW ANDERSON WINDOWS
MORTON
116 BAXTER
Proposed -
New Kitchen Windows
Switch Door & Window
SWITCH DOOR & WINDOW TO CLEAR DOOR FROM 9"±
CHANGE 2 PAIRS OF CASED WINDOWS TO 4 CASED WINDOWS
ADD DECK OVER CONCRETE
ADD LATTICE
W.I.C. CHANGES
FRENCH DOORS
ADD POSTS
CONCRETE
FILL
NOTE: ADD WINDOWS TO BASEMENT 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

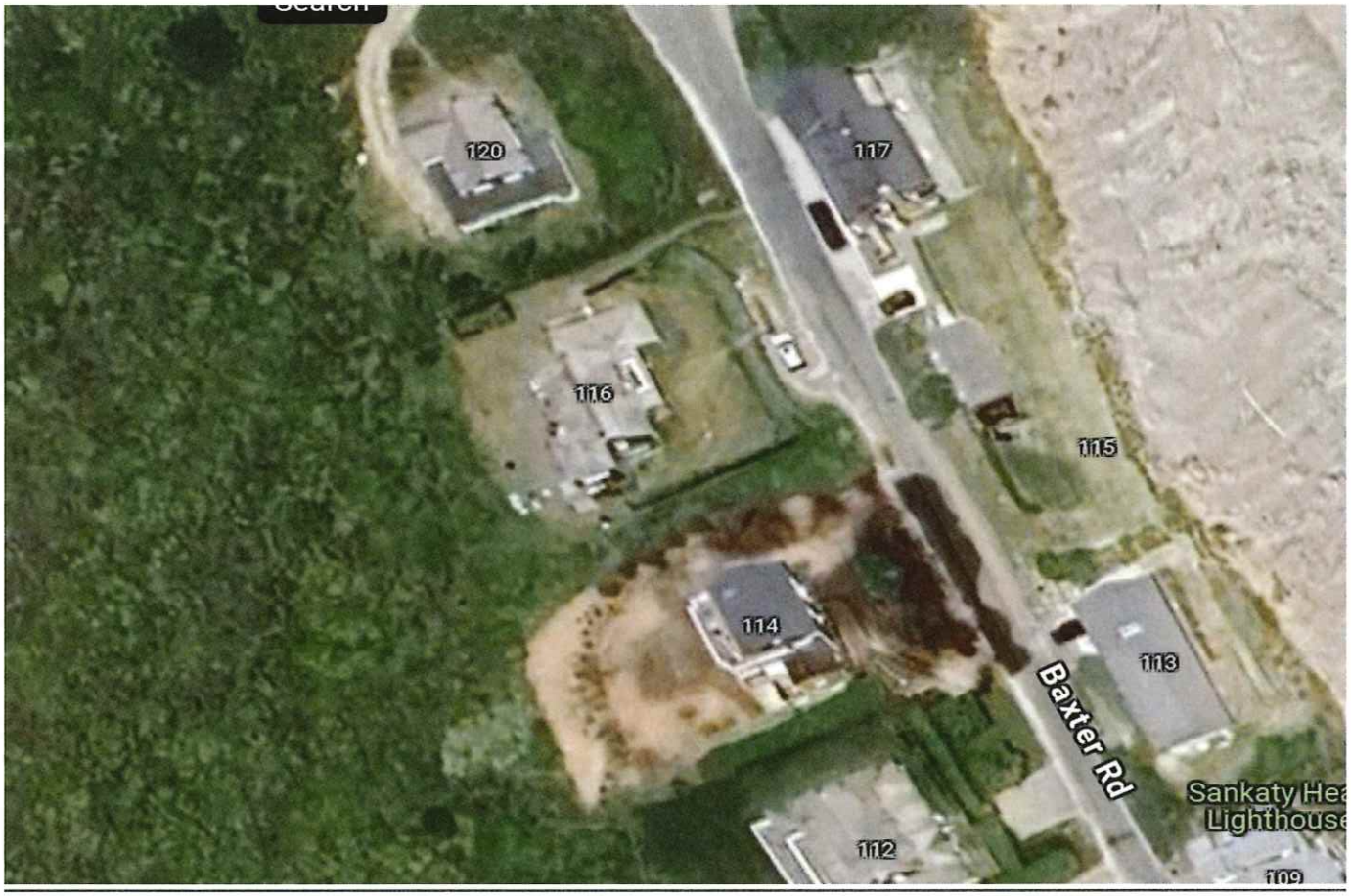


: NEW WINDOWS
ANDERSON – IN KIND

ALL EXISTING WINDOWS ARE ANDERSON

NORTHEAST ELEVATION (FROM BLUFF FOOTPATH)

4


120
117
116
115
114
113
Baxter Rd
112
109

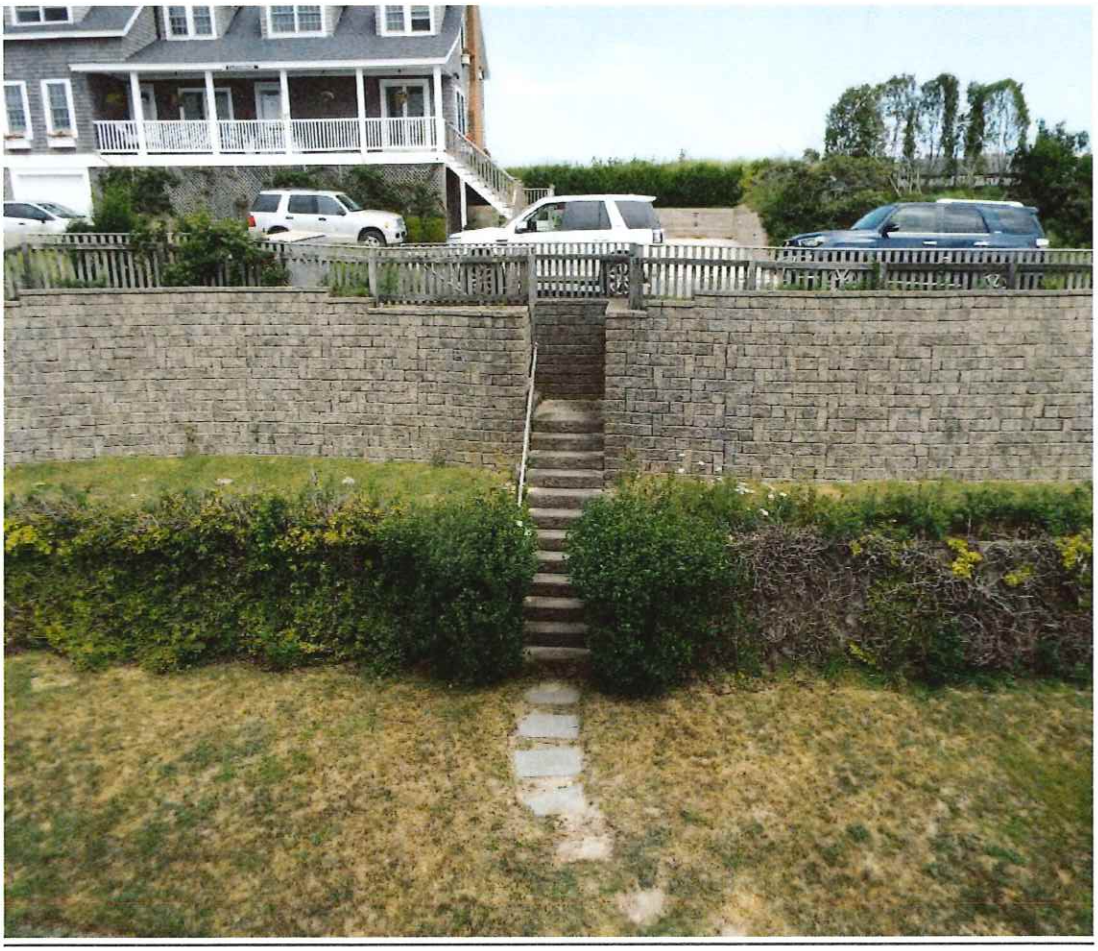


EAST ELEVATION VIEW FROM BAXTER ROAD – ABOVE THE LOT









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



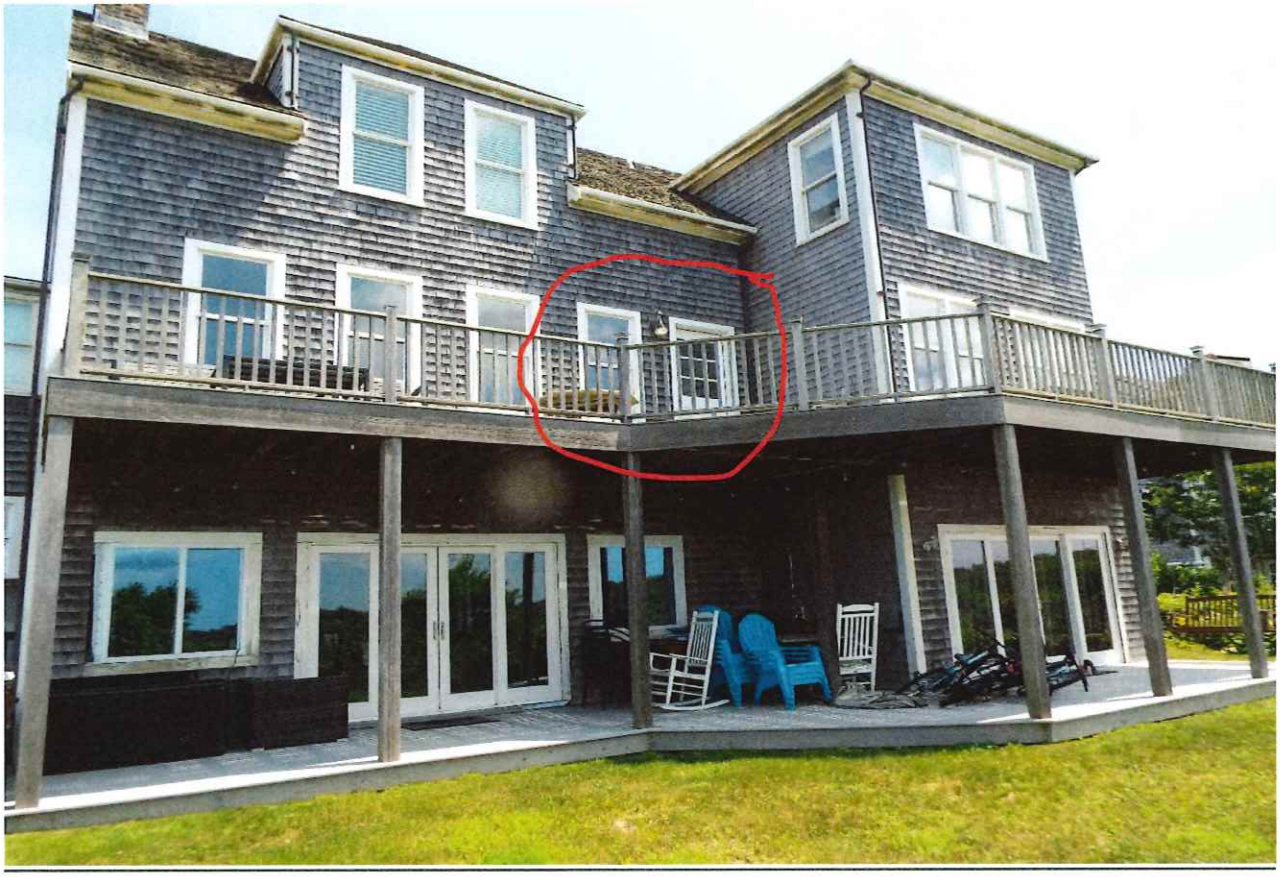


WEST ELEVATION/REAR – NO CHANGE ON THIS SECTION





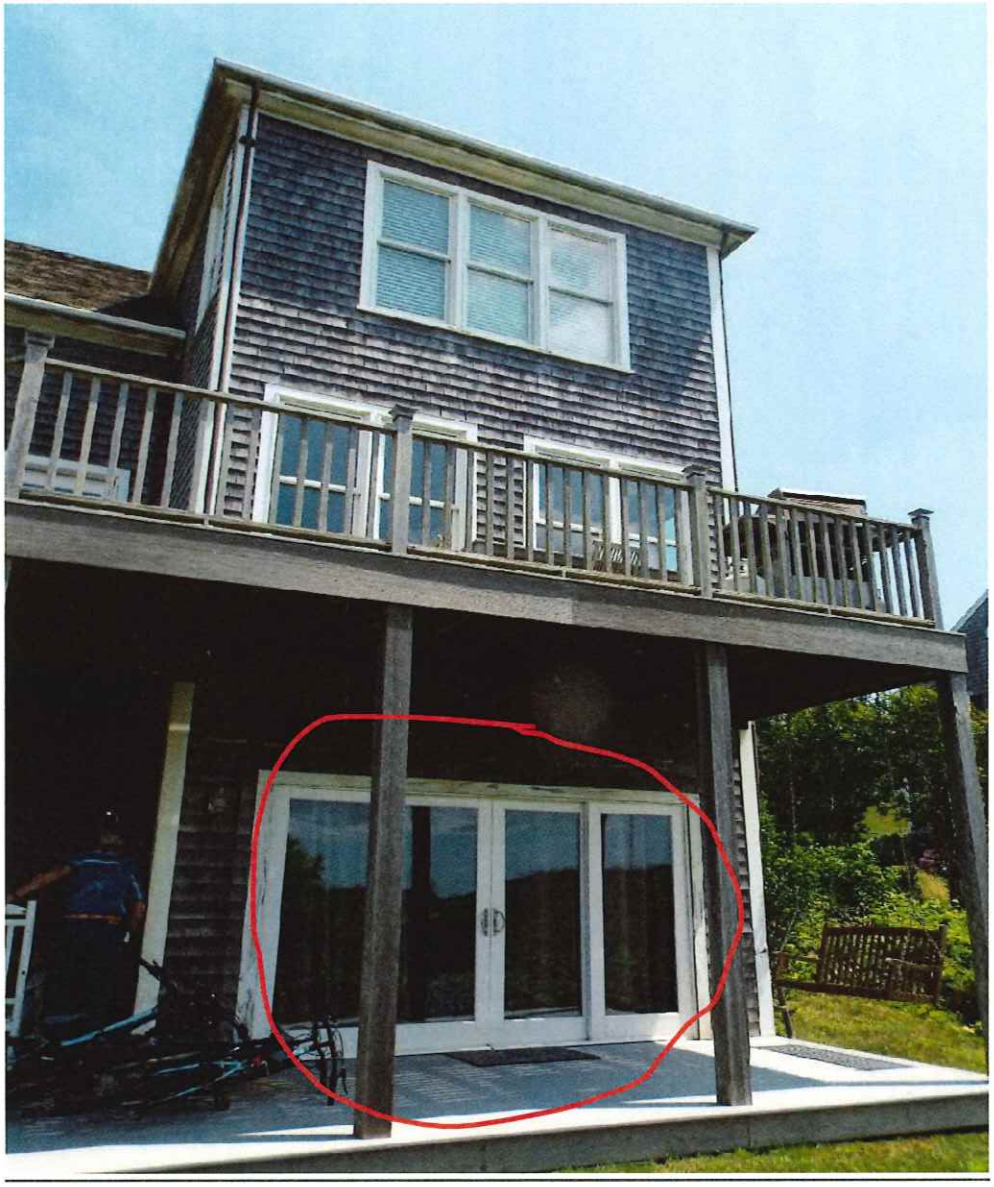
RELOCATE SECOND FLOOR TO THE LEFT AND MOVE WINDOW TO THAT LOCATION

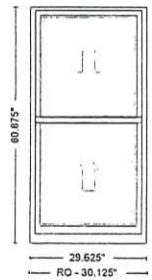


REPLACE AND REDUCE FRENCH DOORS



REPLACE AND REDUCE FRENCH DOORS





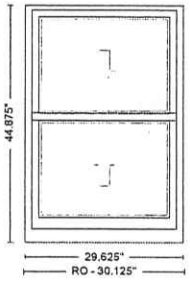
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	7	AA		$1,006.96	$7,048.72

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

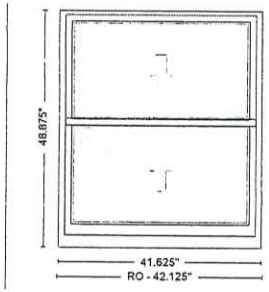
RO Size: 30 1/8" x 44 7/8" **Unit Size: 29 5/8" x 44 7/8"**

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

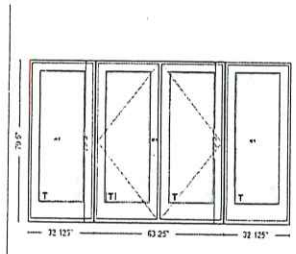
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	37.8750	20.2500	5.32000

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.

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

The certificate is valid for three years from 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 _____

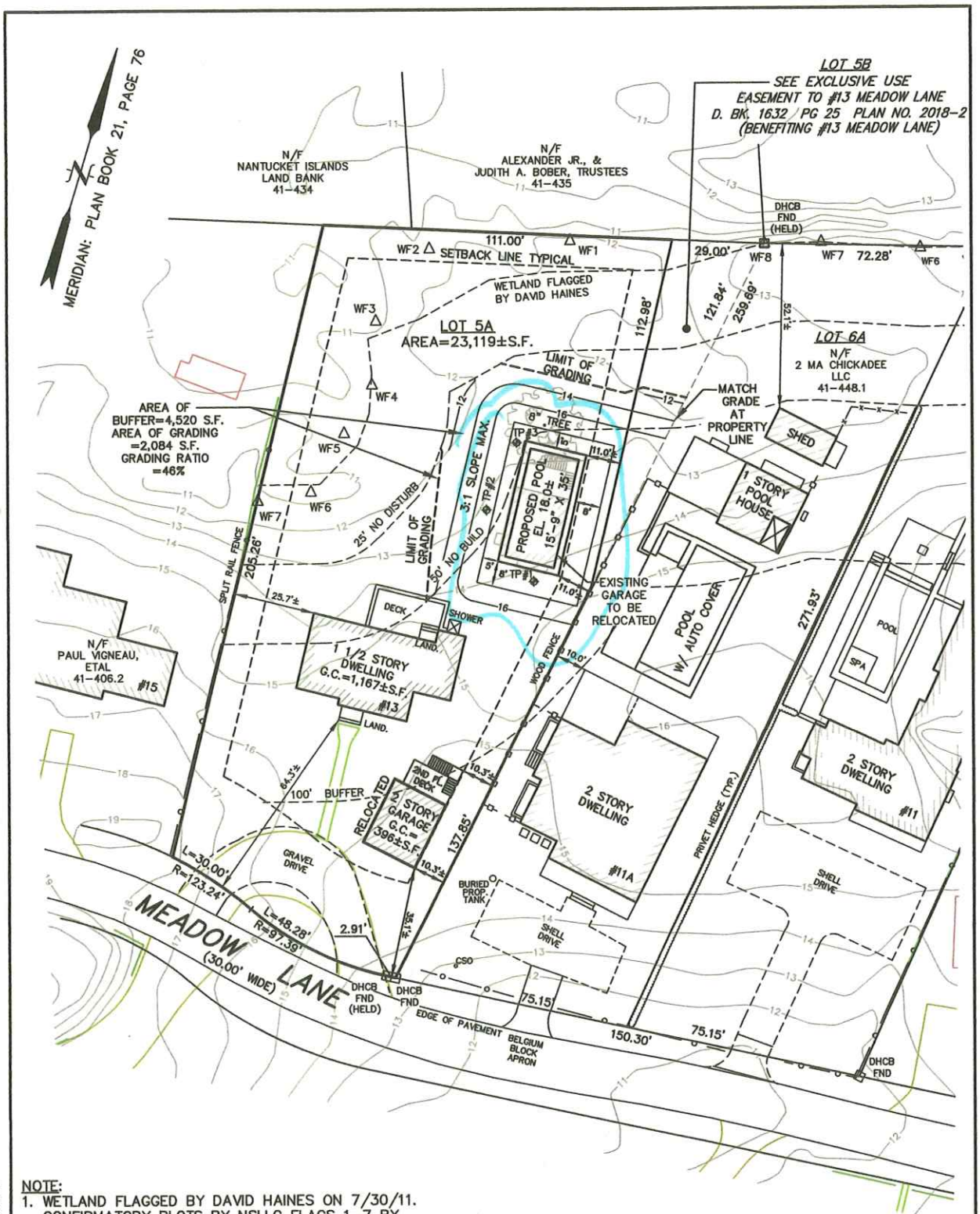
Trim _____ Sash _____ Doors _____

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

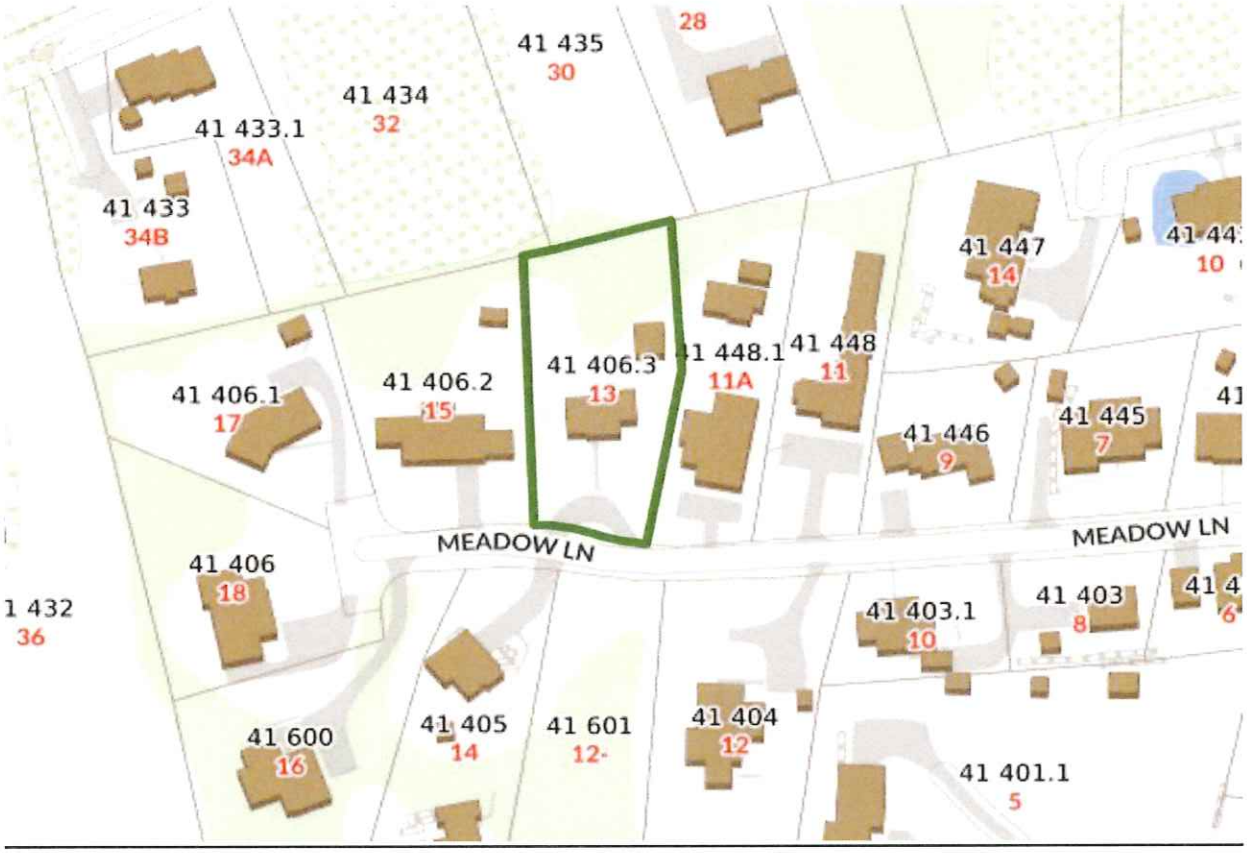
NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

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









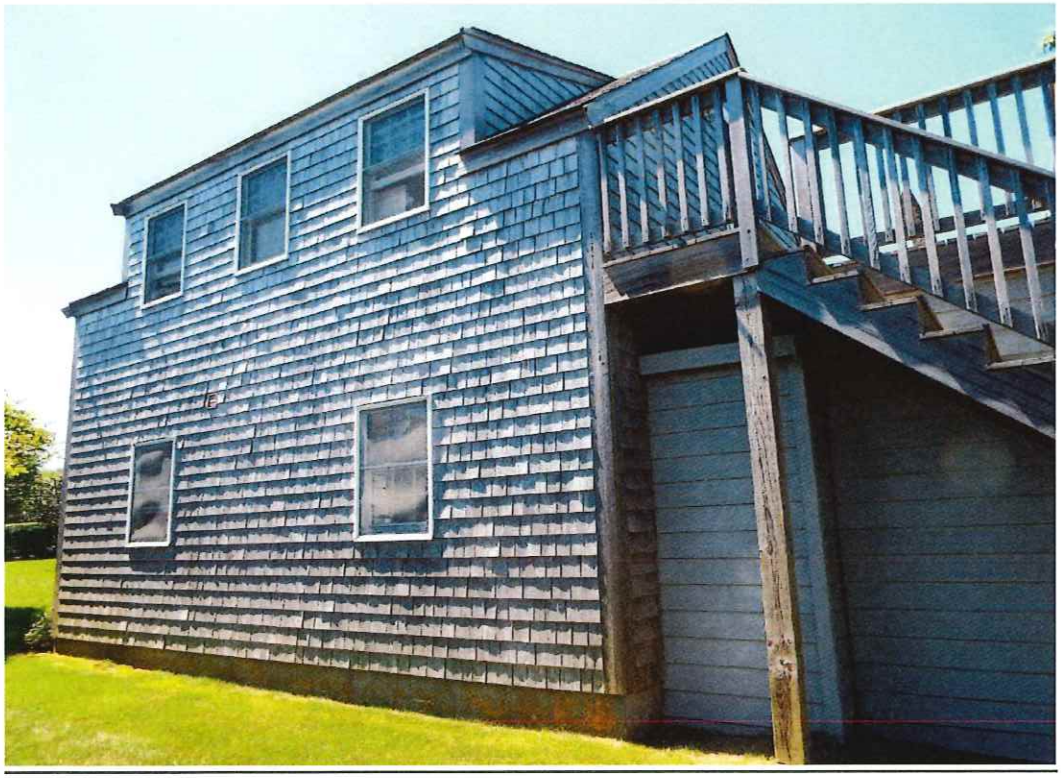




SOUTH ELEVATION - GARAGE STUDIO MOVING FORWARD – POOL IN LOCATION OF GARAGE



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

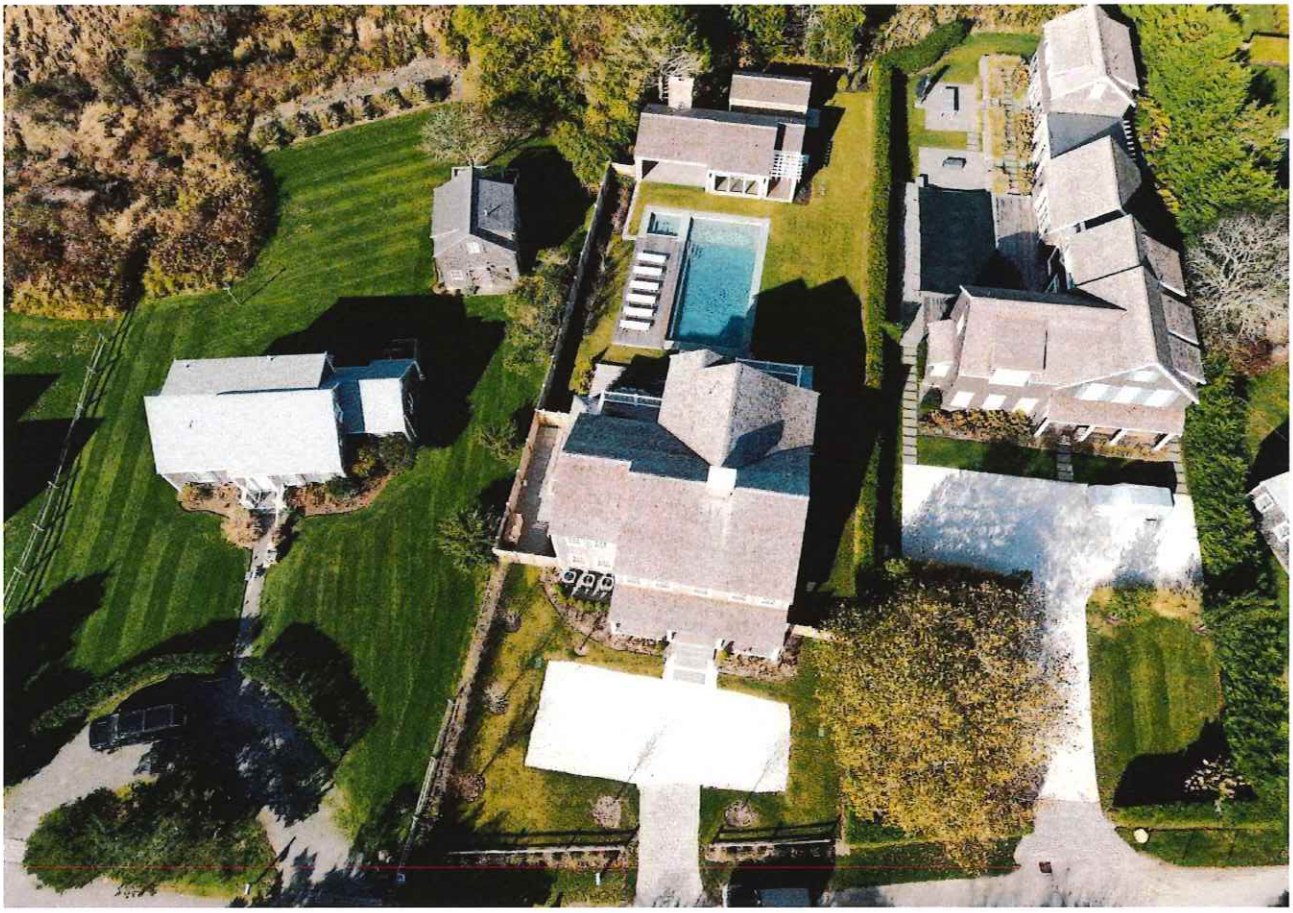


SOUTH ELEVATION



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.

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PROPERTY DESCRIPTION

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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 _____

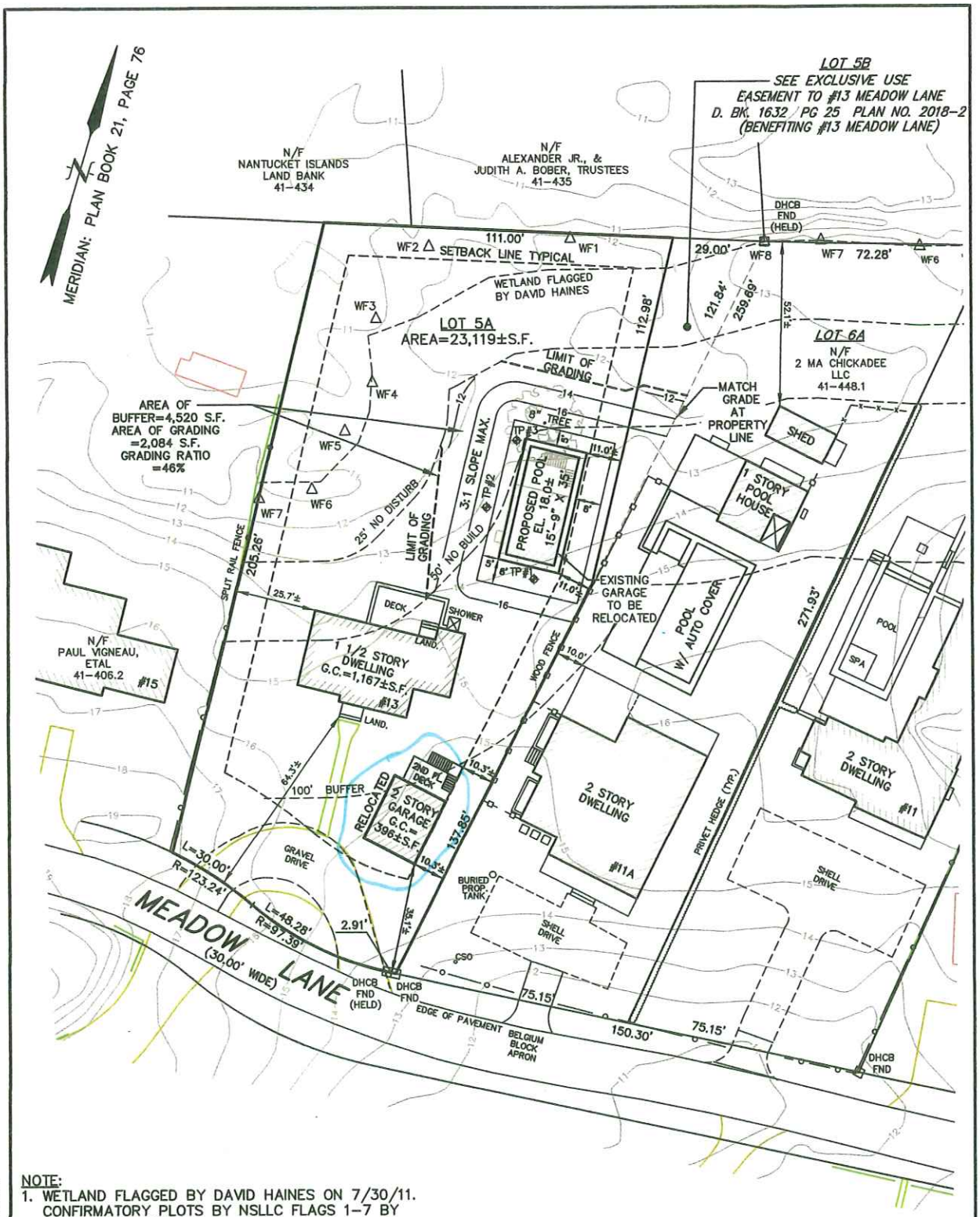
Trim _____ Sash _____ Doors _____

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

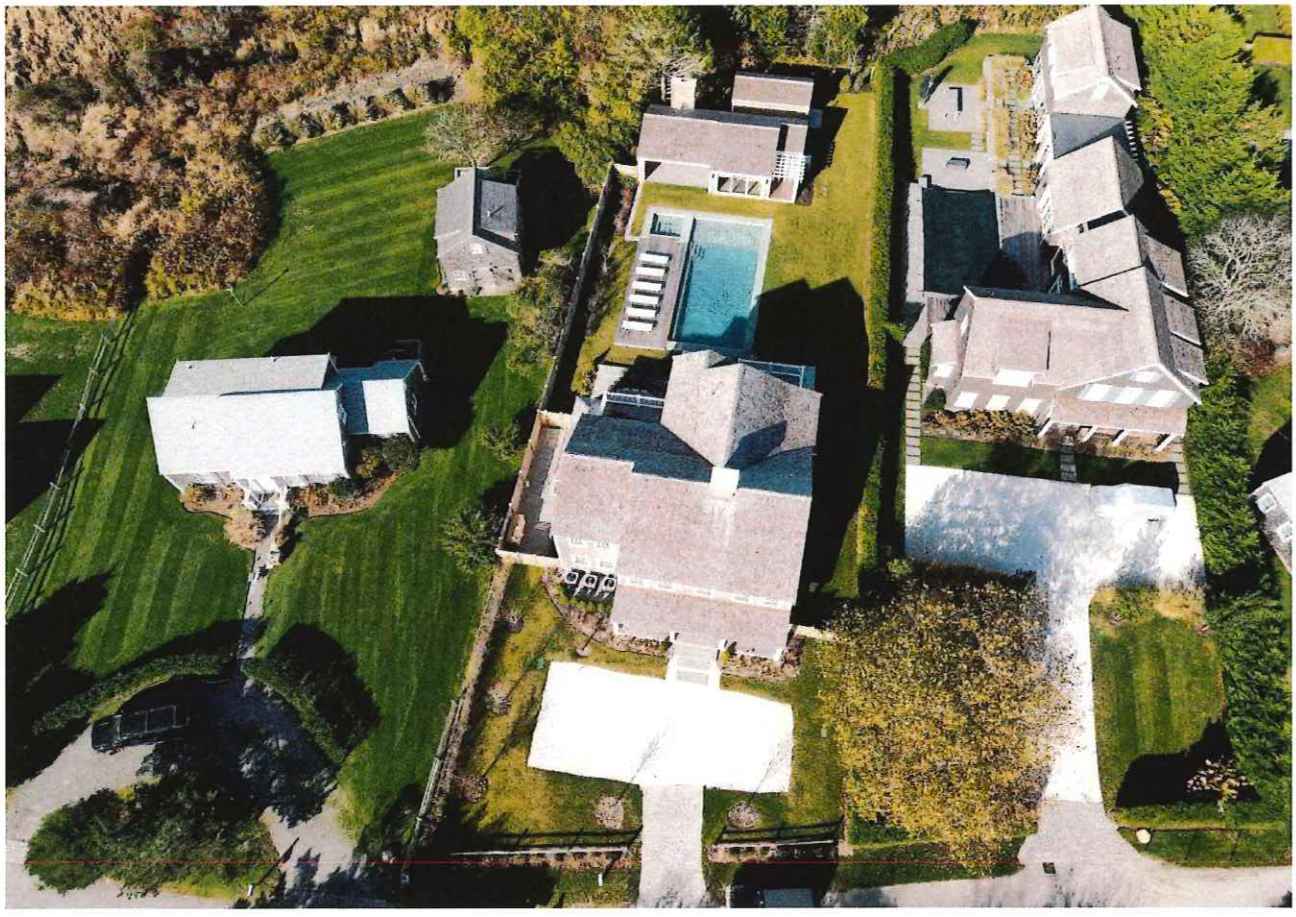


SOUTH ELEVATION



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

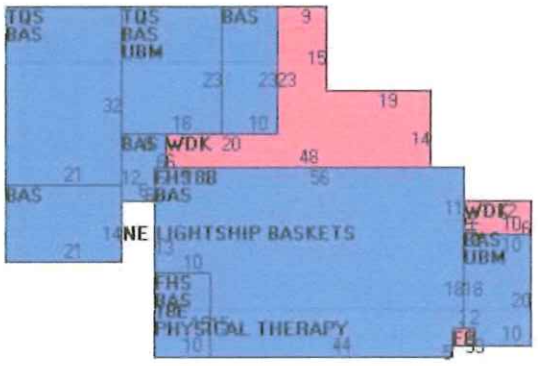
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
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

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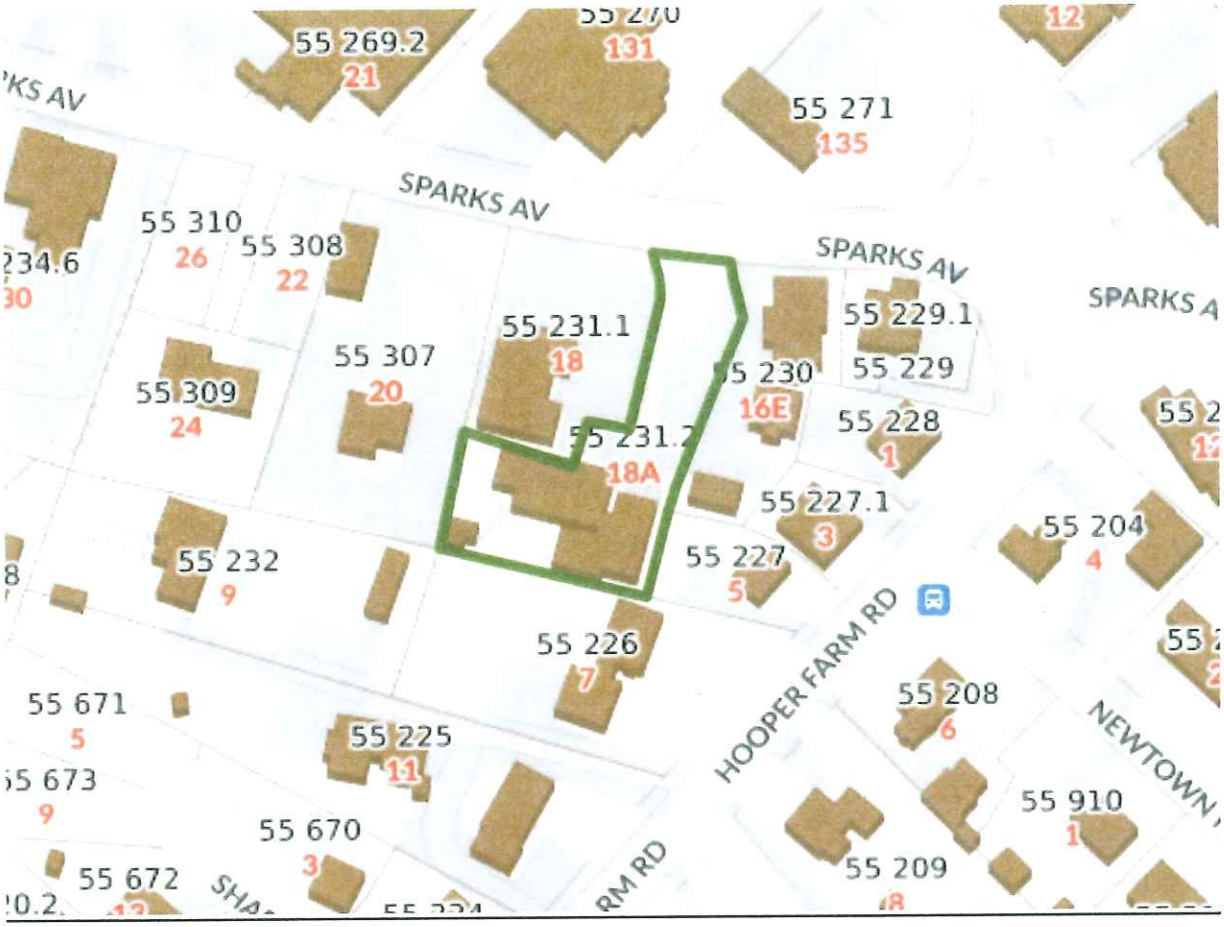
18A SPARKS AVENUE – DEMO/MOVE OFF MIXED USE RESIDENTIAL/COMMERCIAL BUILDING






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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 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.

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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

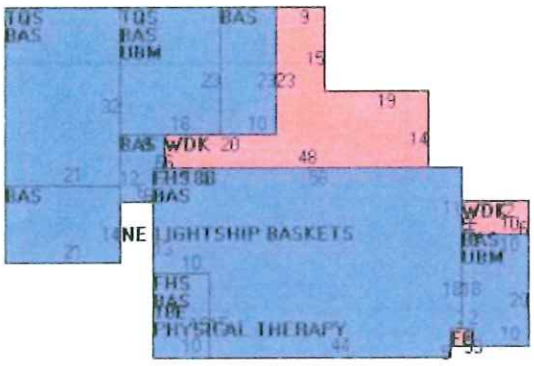
Model	Commercial
Grade	Average +10
Stories:	1.5
Occupancy	5.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Oil
Heating Type	Hot Water
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

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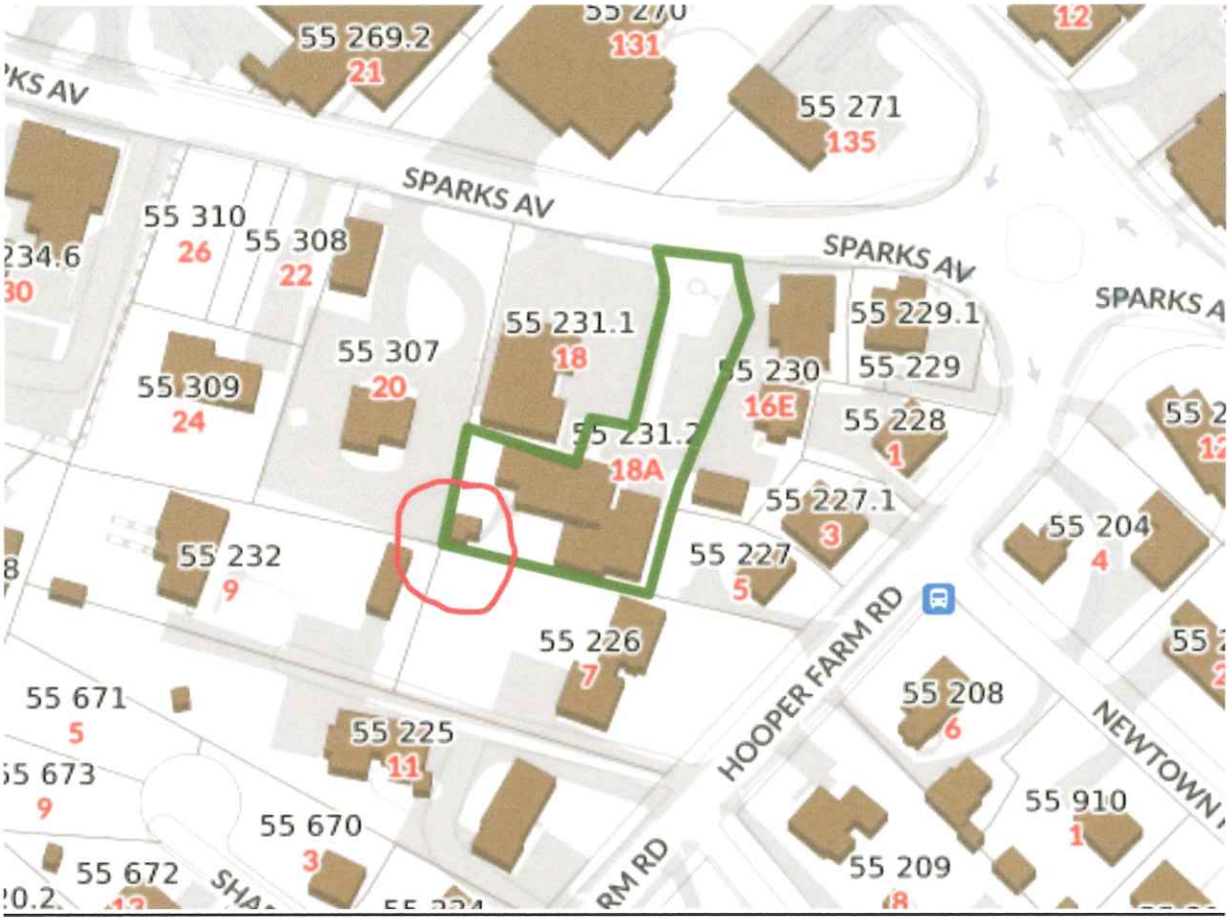
TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
Y&A SPARKS AVENUE
LINKNantucket.com

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.

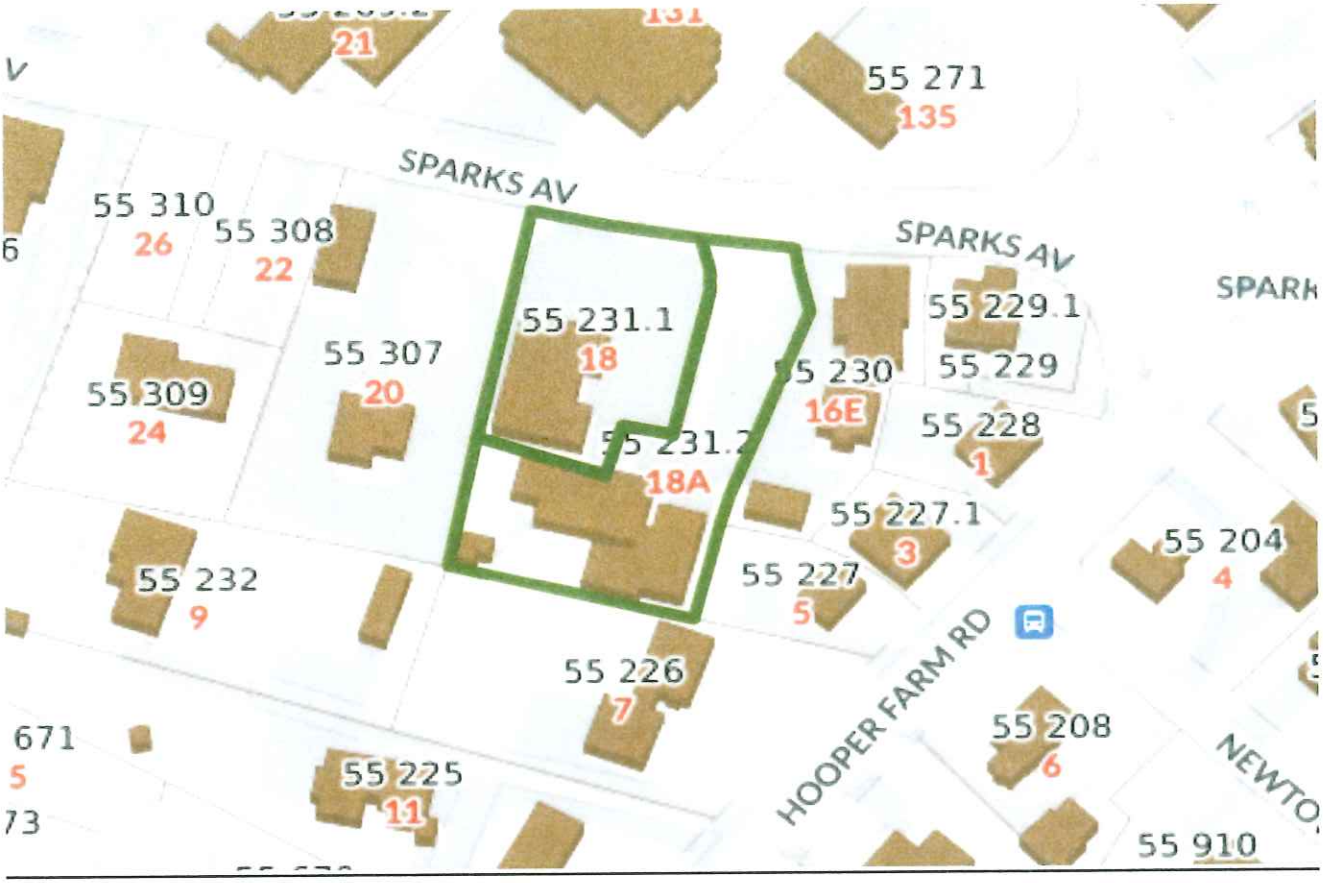
Date 8/9/2024 Signature of owner of record [signature] Signed under penalties of perjury


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

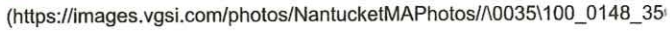
Building 1 : Section 1

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

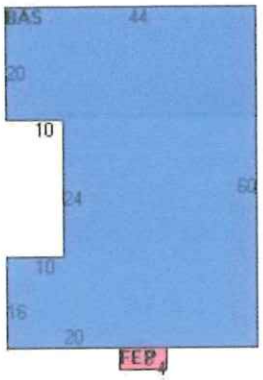
Building Attributes

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

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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

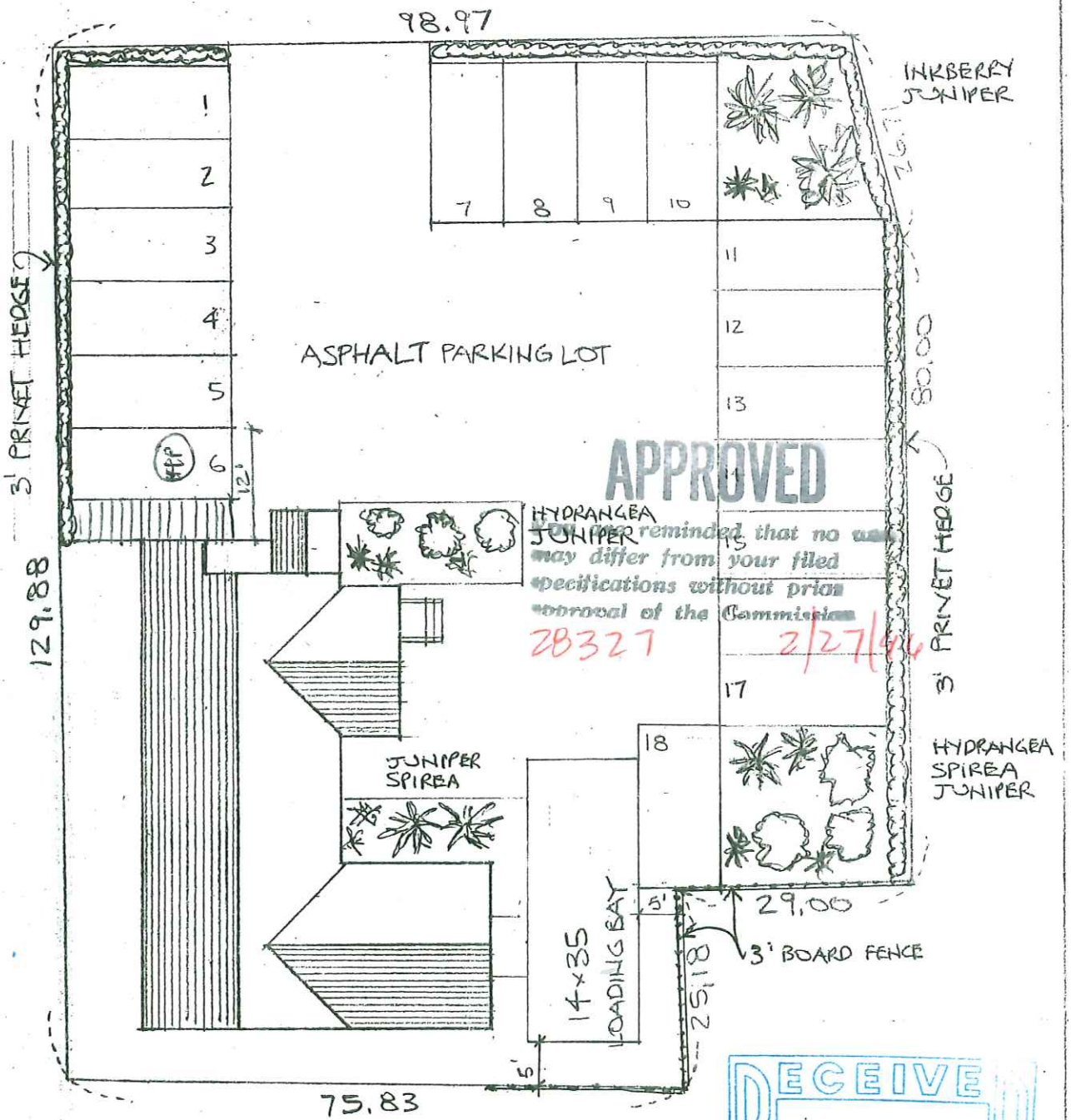
I CERTIFY, AS OF : 9-19-91 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

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

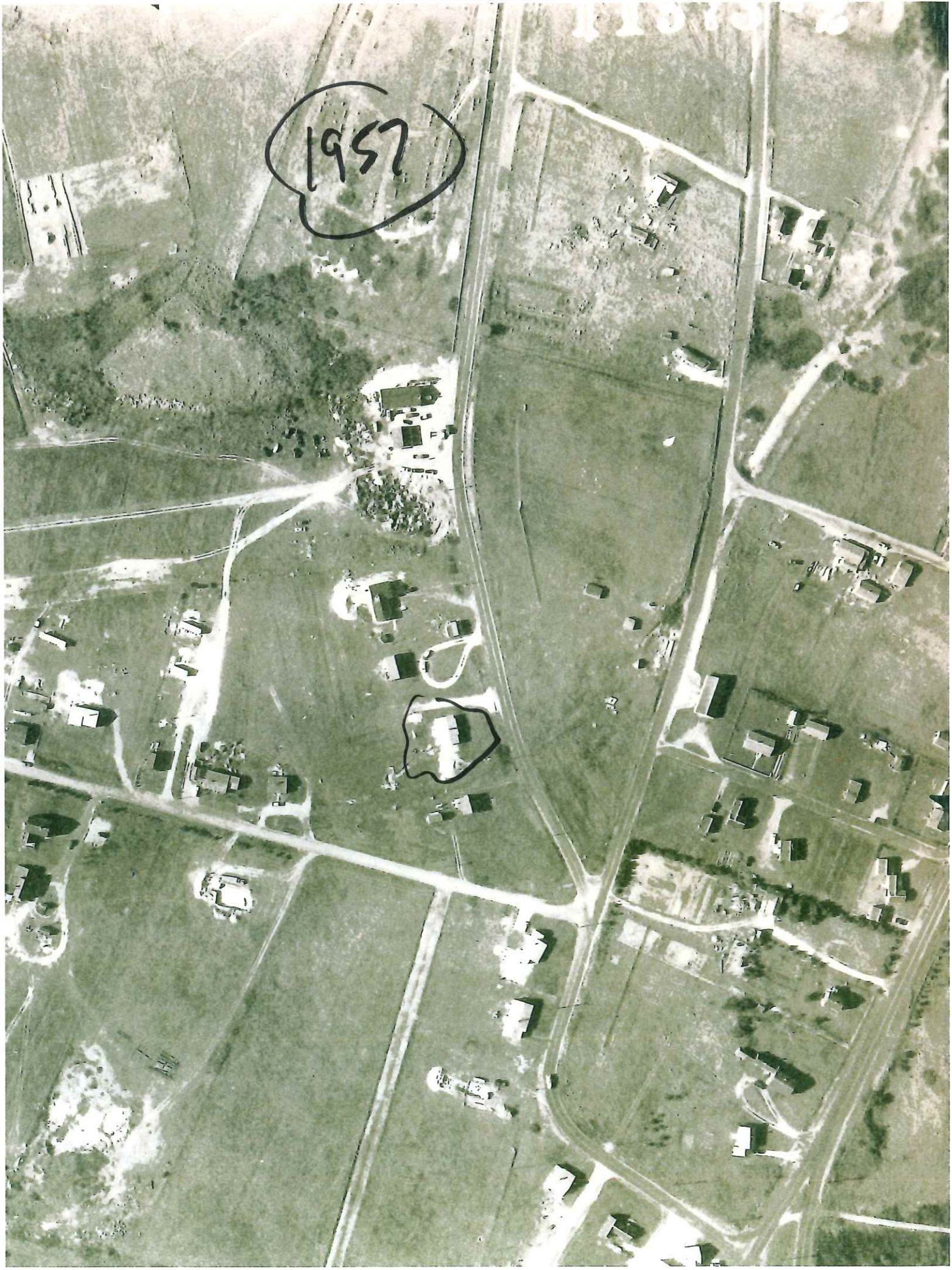
PARKING SPACES - 18 SPACES
GROUND COVER - 16%
GREEN SPACE - 2980 S.F. (23 %)

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

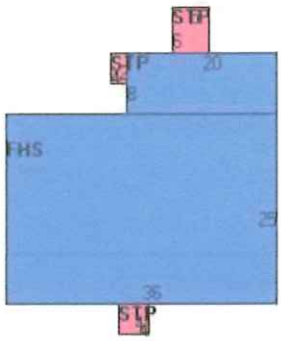
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Bungalow

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

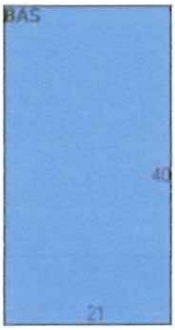
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total 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

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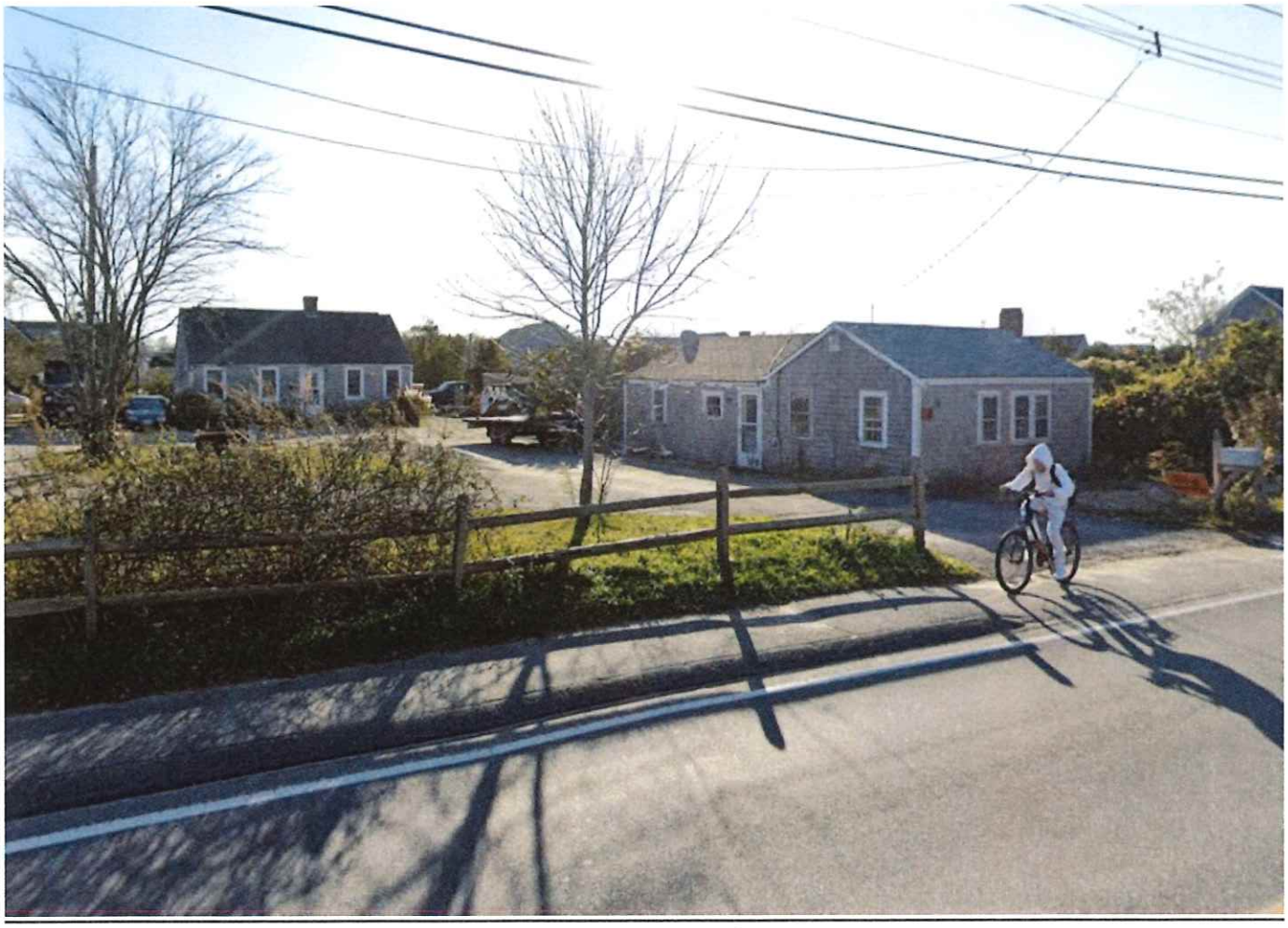
TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
24
20
18
18A SPARKS AVENUE
LINKNantucket.com

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

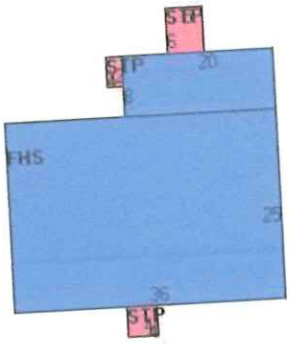
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 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

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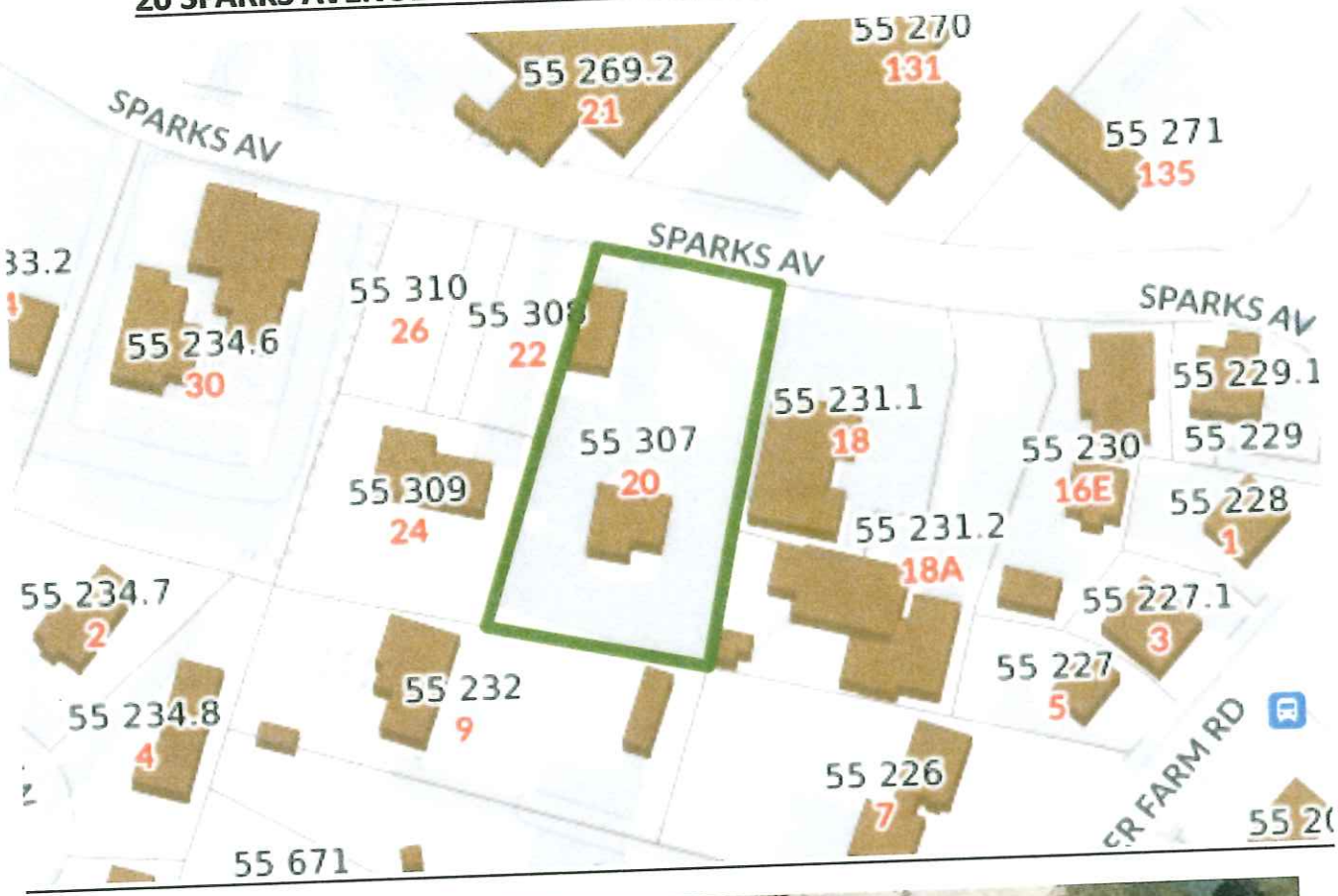
LINKNantucket.com

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

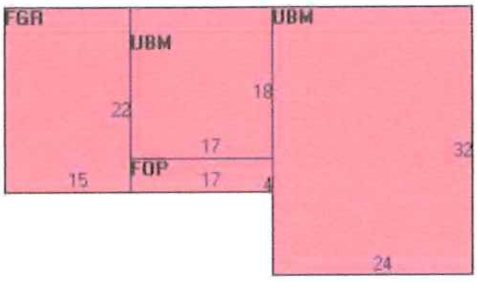
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	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

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TOWN
MARINE
HOME CENTER
STOP & SHOP
THE DOWNYFLAKE
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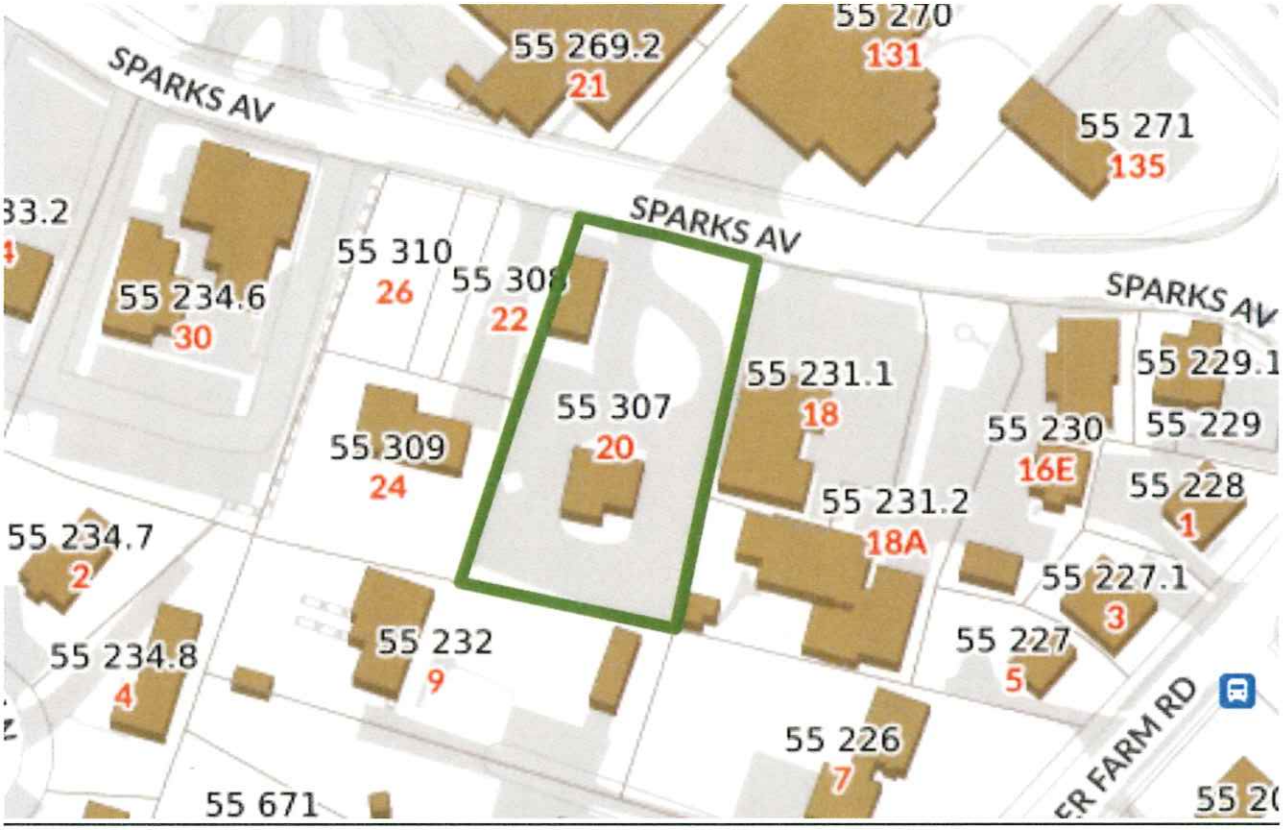
LINKNantucket.com

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 _____

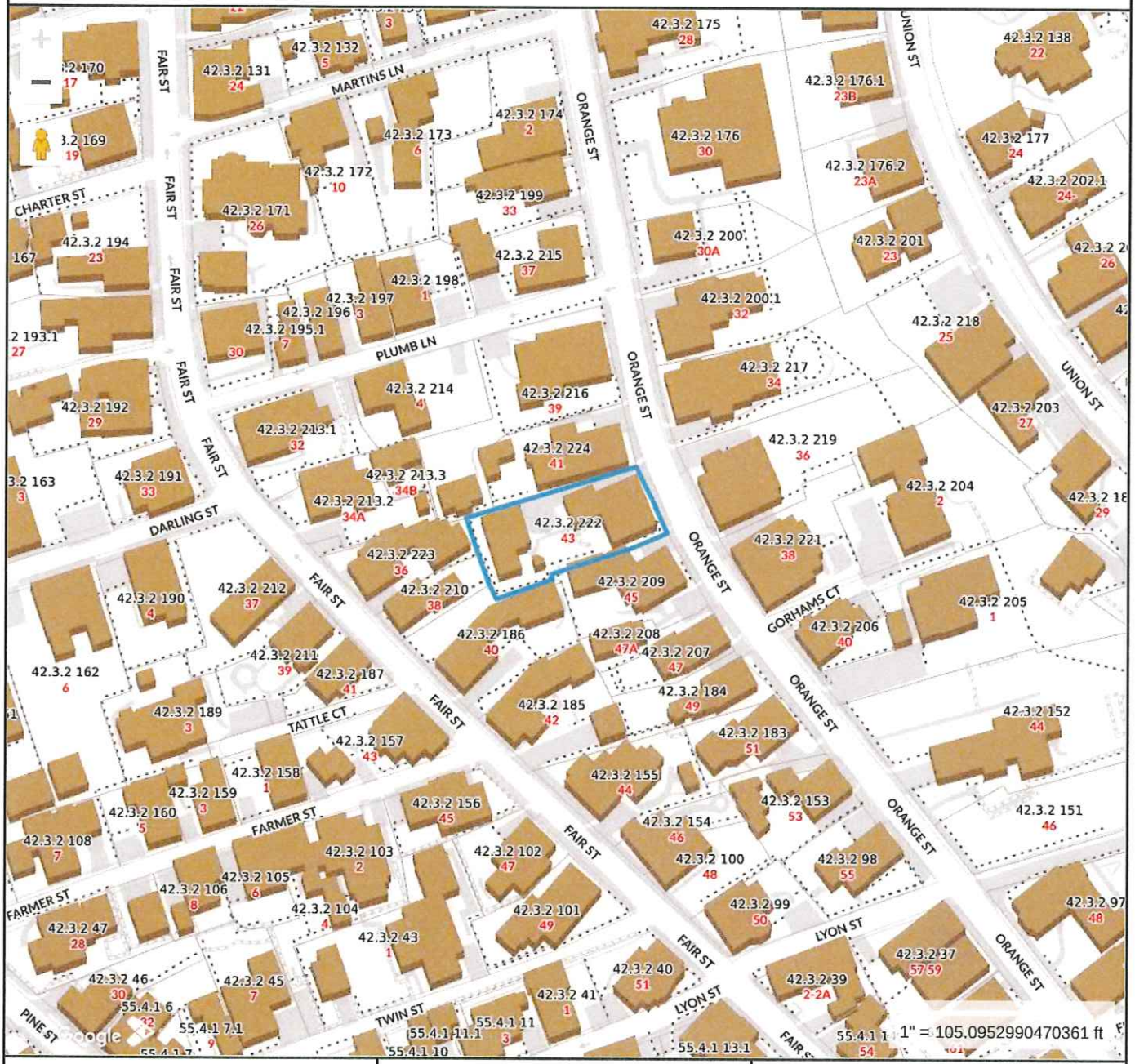
Trim HAMILTON BLUE Sash HAMILTON BLUE Doors HAMILTON BLUE PMS5415

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)

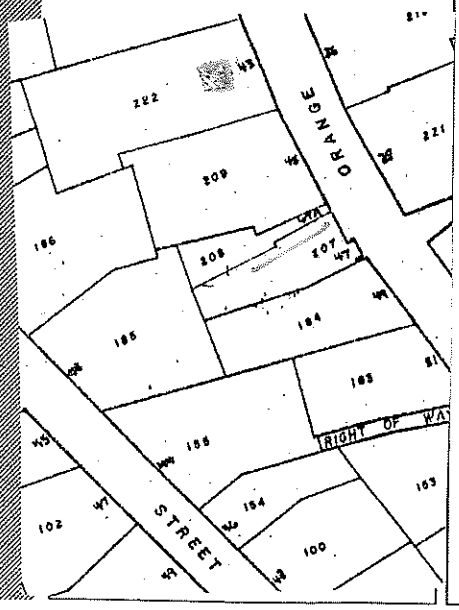
built mid-18th c. moved to [illegible] which [illegible] - Lancaster
Mrs. Houghton Gibbs [illegible] [illegible] [illegible] [illegible] E. Grieder

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)

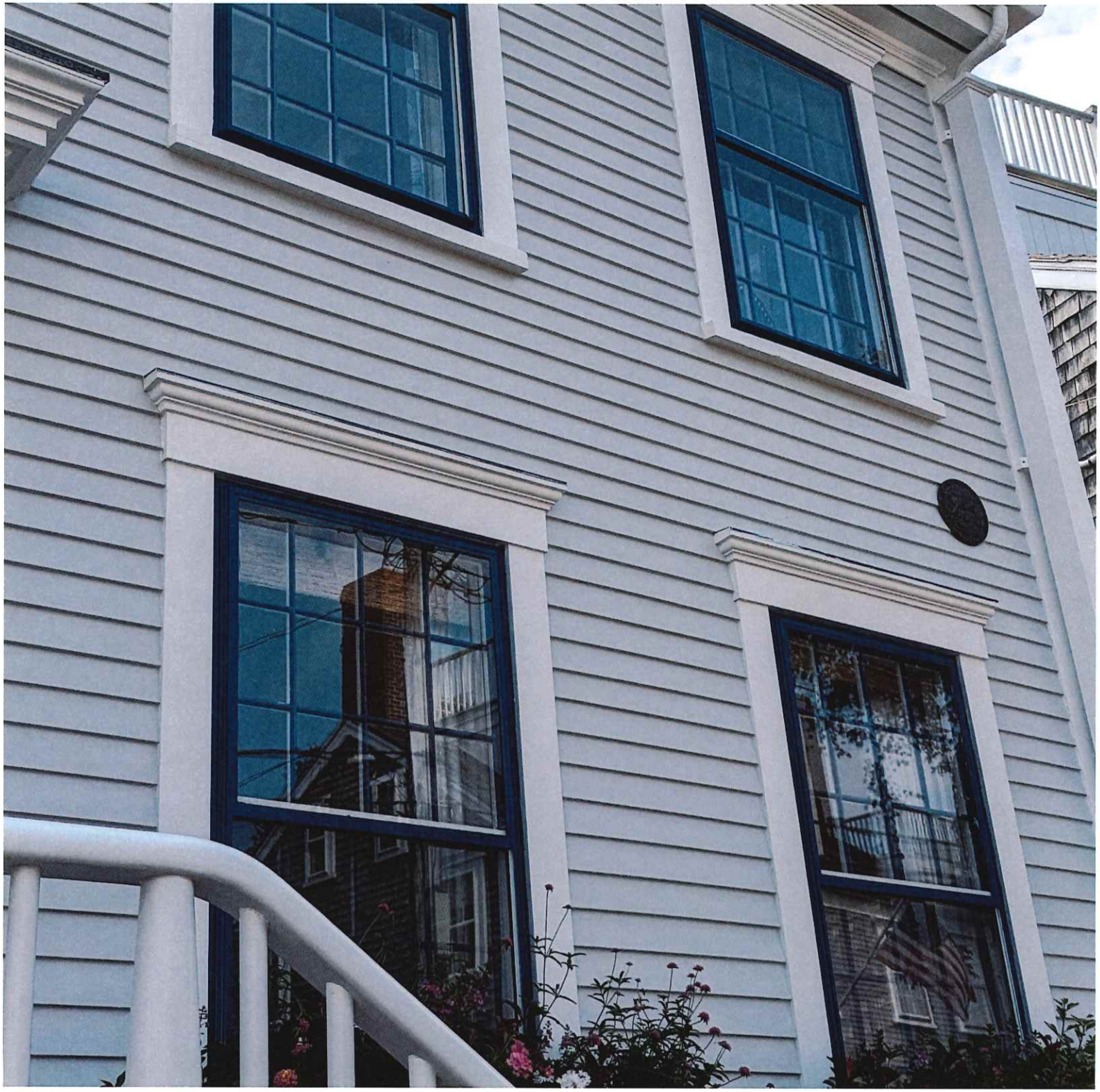


43
Orange
St.



43 ORANGE ST.

"CLIFFSIDE GRAY" @ CLAPBOARD



43
Orange
St.

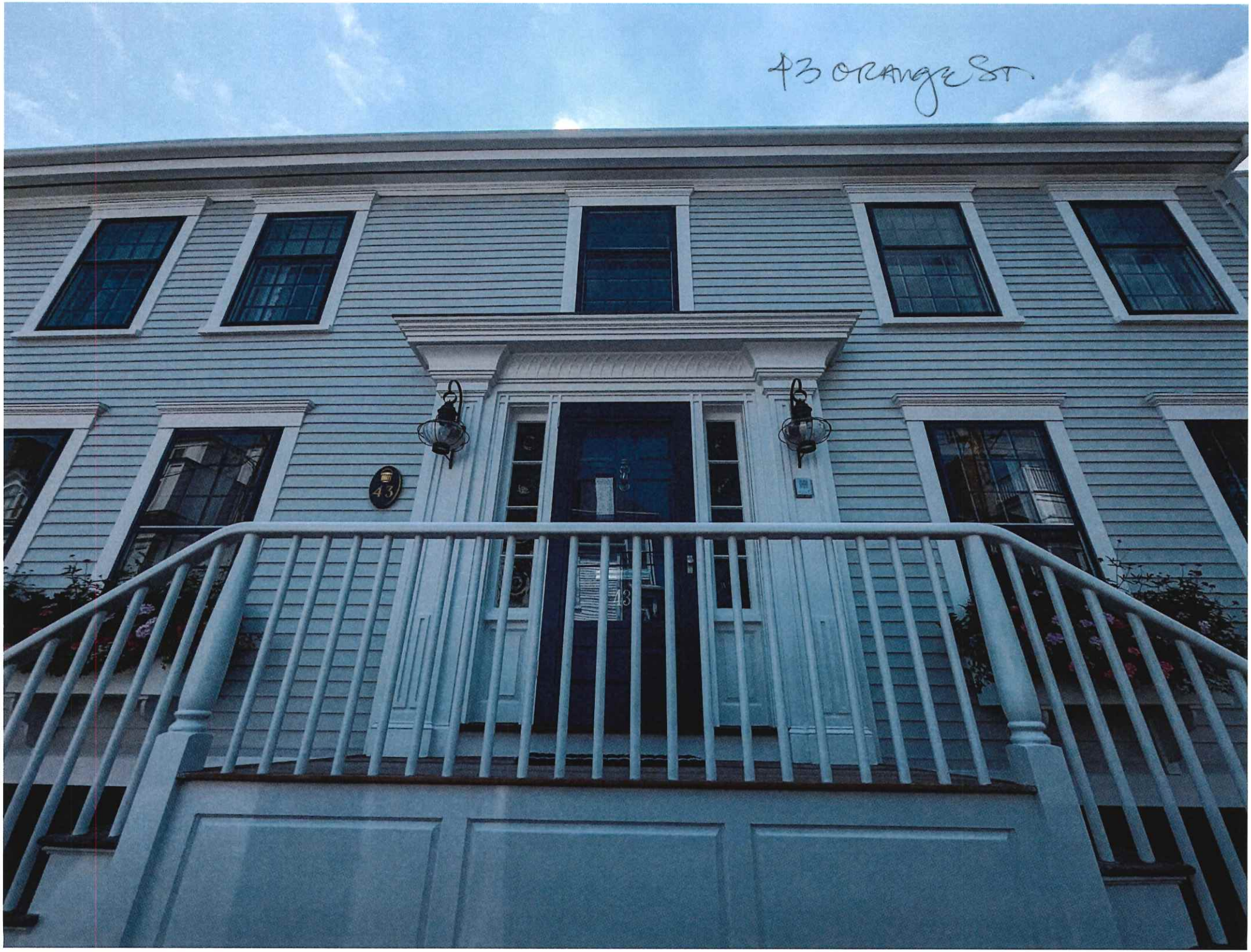




43
Orange
St.



43
Orange
St.


43 ORANGE ST.
43



43
orange
St.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 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

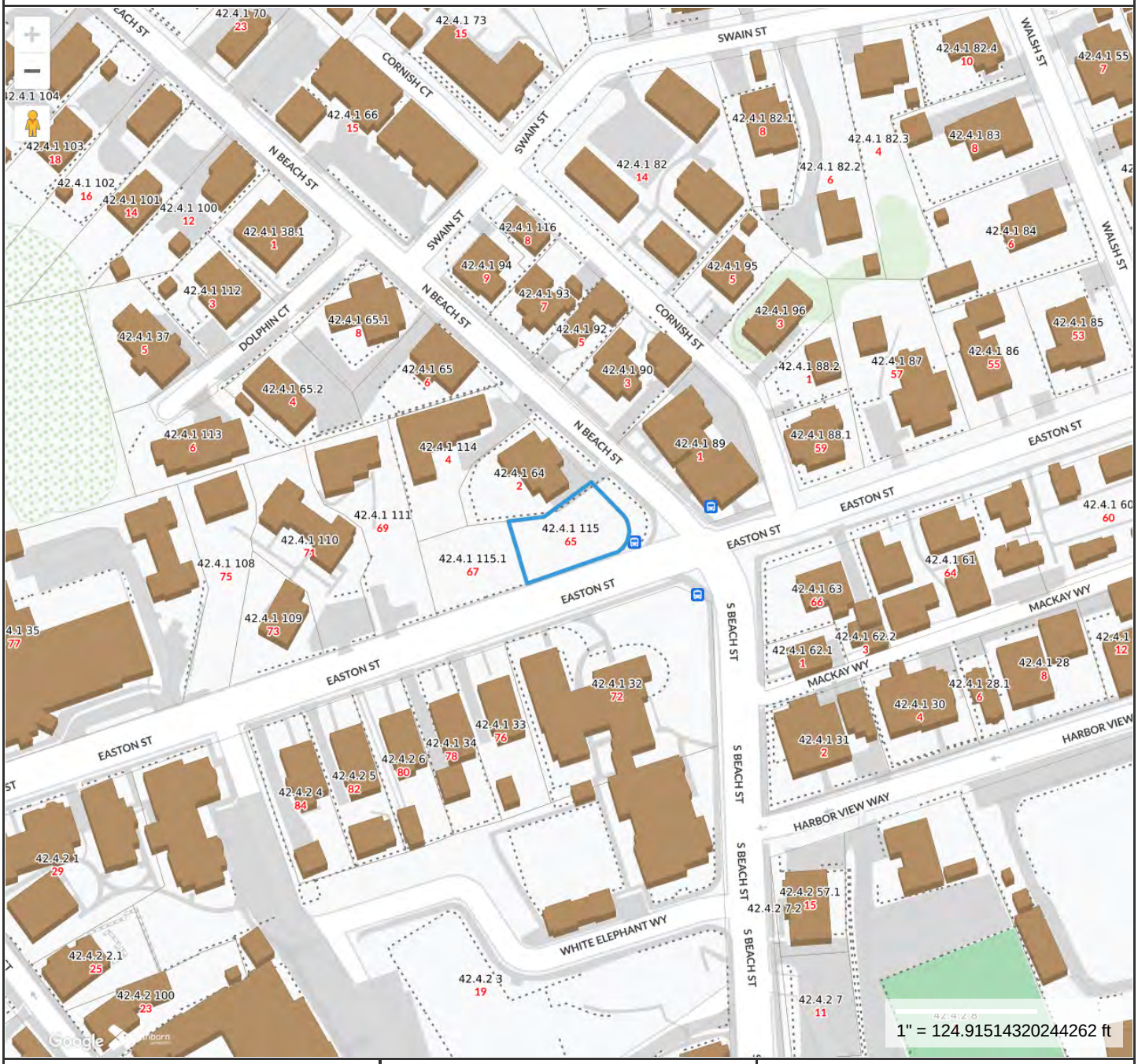
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

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

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CERTIFICATE NO: HDC 2023-01-7730 DATE ISSUED: 4/4/23

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Staff

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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

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☐ 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

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Original Date:

Original Builder:

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

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DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ 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

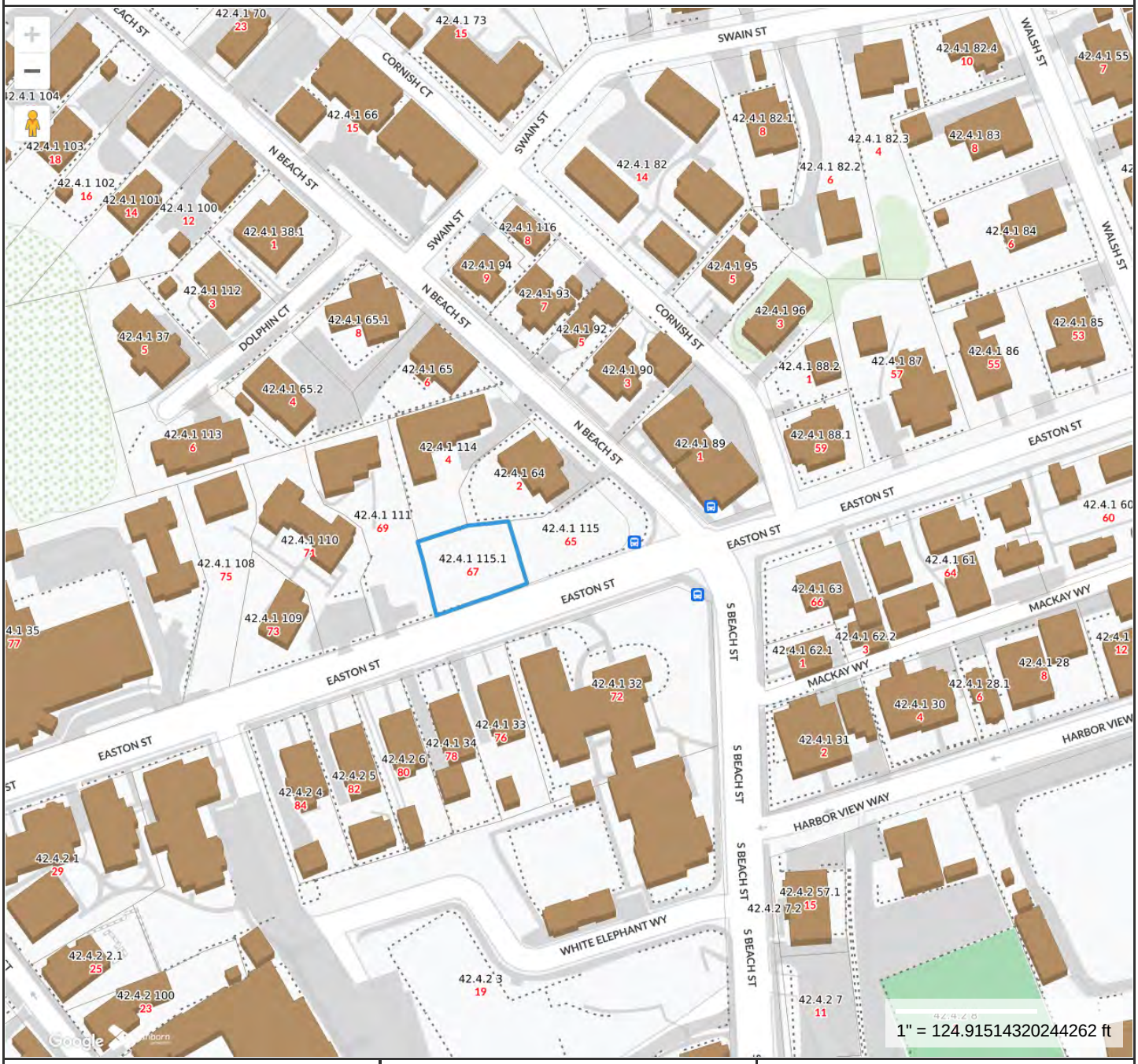
A voluntary extension of the Nantucket Historic District Commission's ("HDC") action deadline on the above noted Application has been granted to the HDC by the above named Applicant(s)/Owner(s)/ Representative(s) up to and including the following date:

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 371

Street & Number of Proposed Work: 5 MAITLAND ST AVE

Owner of record: BITTER ~~EAST~~ NORTH LLC

Mailing Address: C/O 37 CENTER ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OTTEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ackvanotten@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: N/C Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12x28 ☒ 1st floor ☐ 2nd floor
Size: 10x26 ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 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
4. North Elevation

FIRST FLOOR DECK EXPANDED AND 2ND FLOOR DECK EXPANDED W/ ROOF ABOVE

Is there an HDC survey form for 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 8"

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

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

Hardscape materials: Driveways _____ Walkways EXIST. Walls _____

* Note: Complete door and window schedules are required.

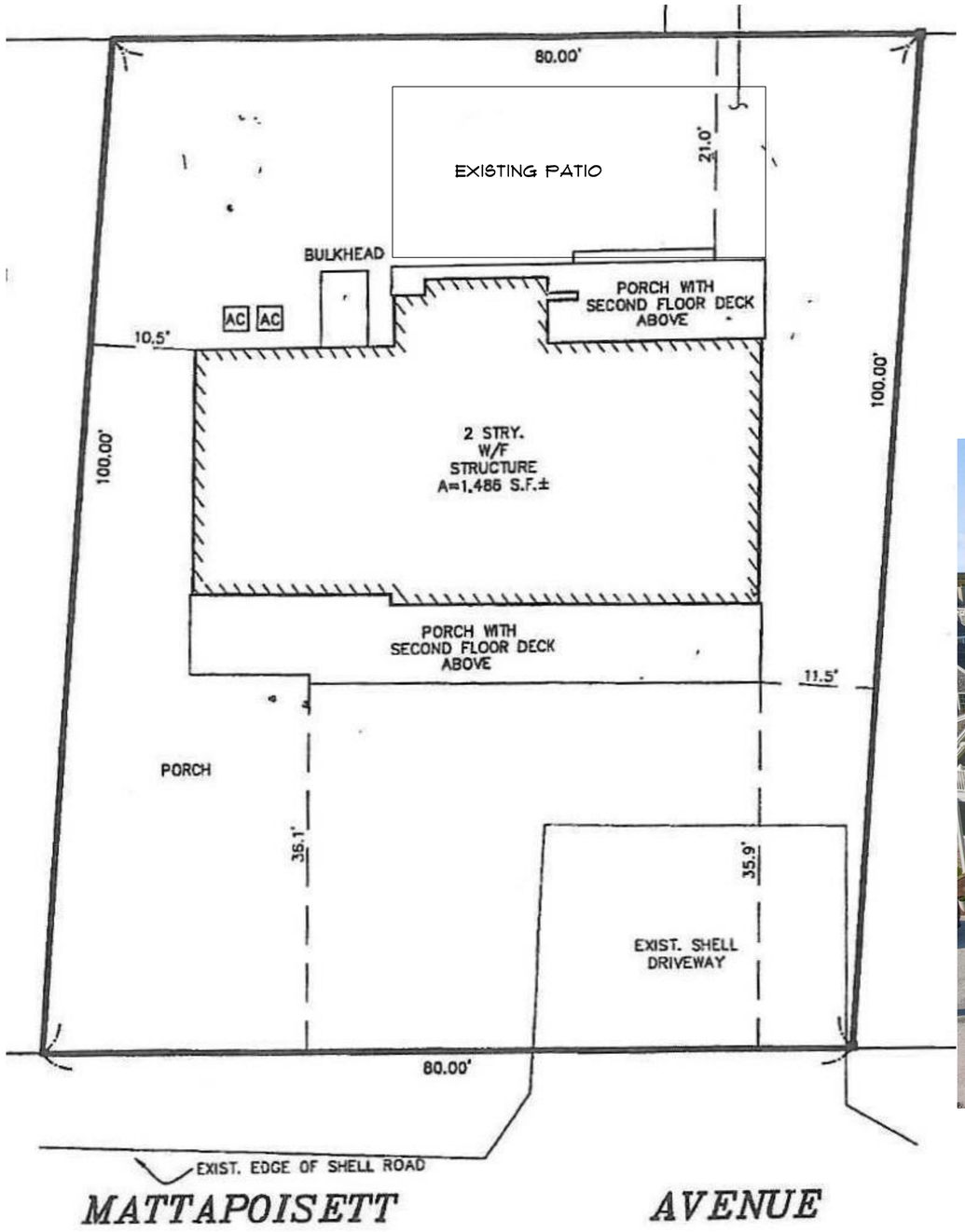
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof TO MATCH EXIST.
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 8/13/24 Signature of owner of record _____ Signed under penalties of perjury

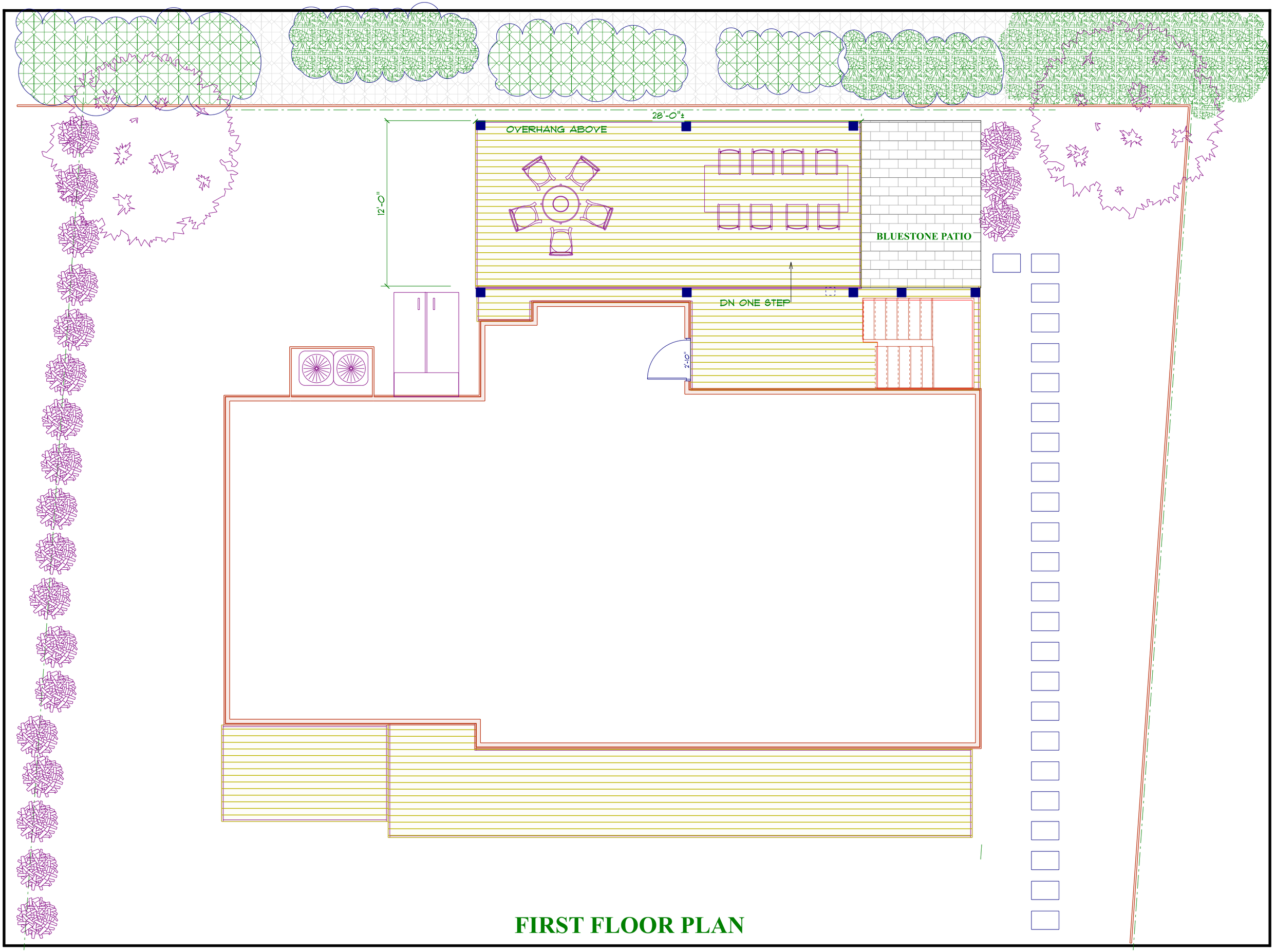


MAP 82 PARCEL 371



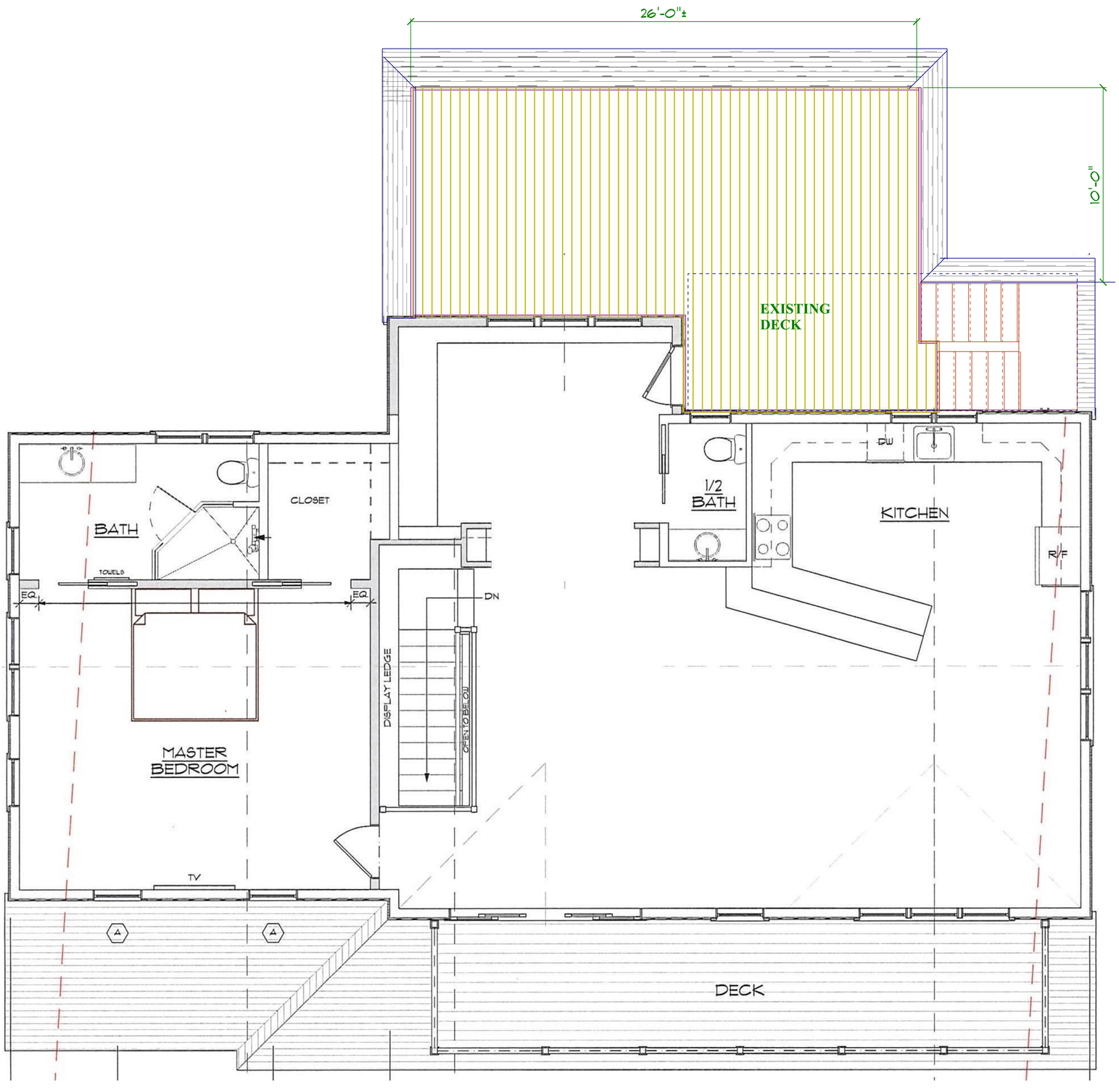


BITTER EAST NORTH LLC
5 MATTAPOISETT AVE
EXPAND DECK



FIRST FLOOR PLAN

SECOND FLOOR PLAN





NO CHANGES



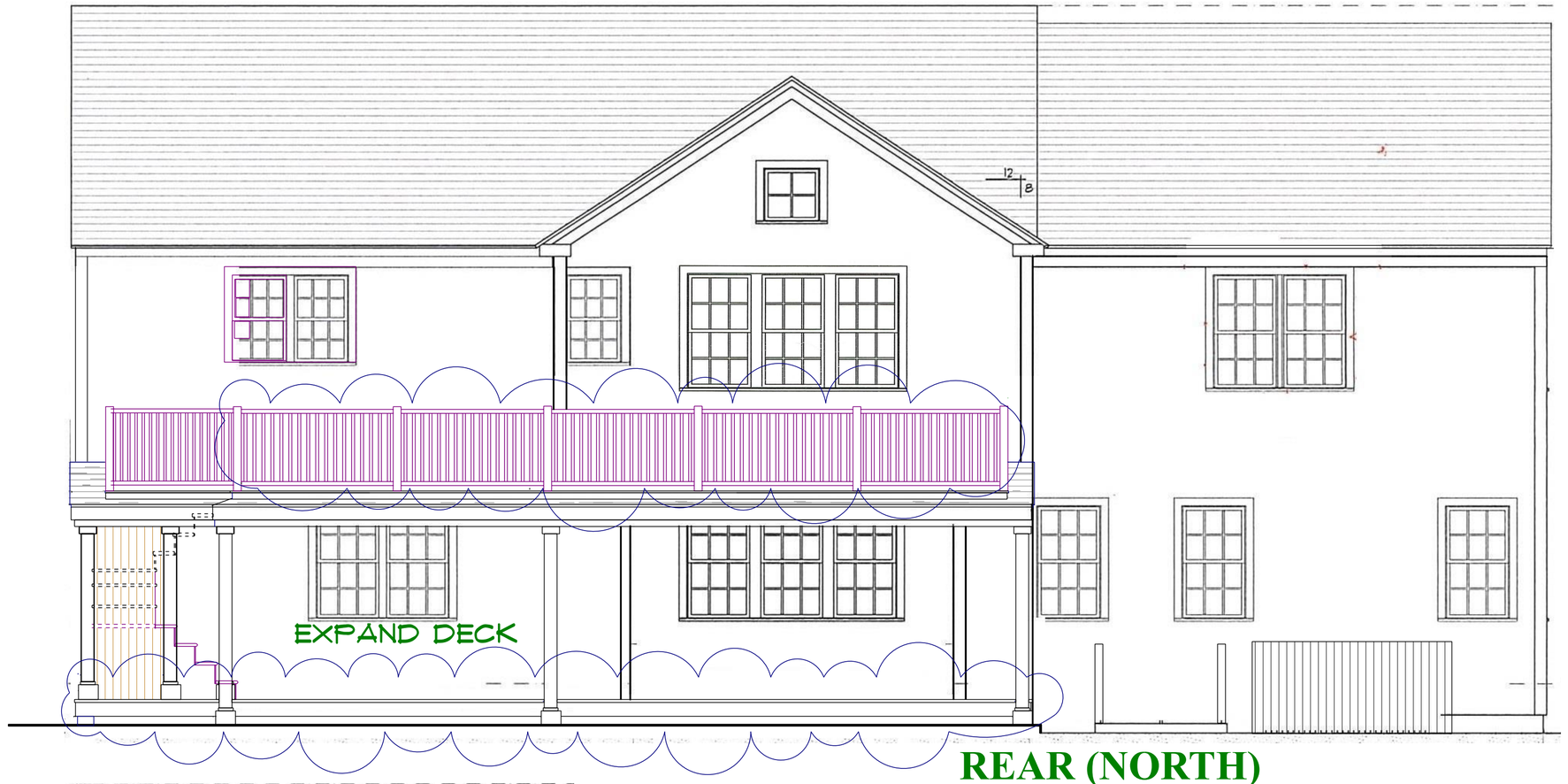
FRONT (SOUTH)



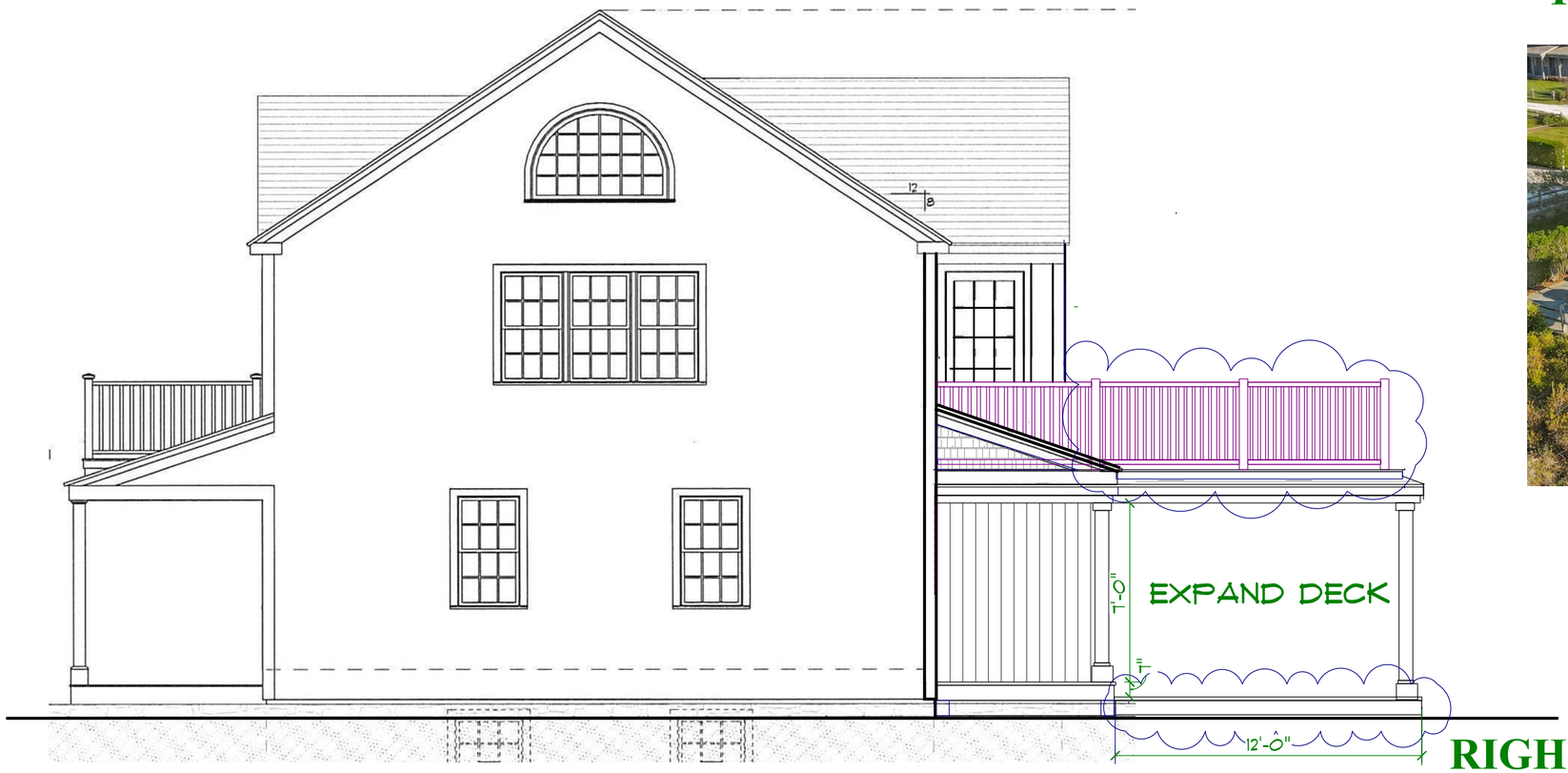
EXPAND DECK



LEFT (WEST)



REAR (NORTH)



RIGHT (EAST)



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR ACK MWG LLC

STREET ADDRESS 10 Silver Street

MAP/PARCEL 55.4.1/187 (Lot B)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08/15/2024

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

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

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

Miroslava Ahern 08/14/2024

Signature Date

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER ST

Owner of record: ACK MWG LLC

Mailing Address: 100 A MAIN ST, TUCKAHOE,NY 10707

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 _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 258 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 128 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways GOSHEN STONE Walls NE STONE VENEER, PT

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

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

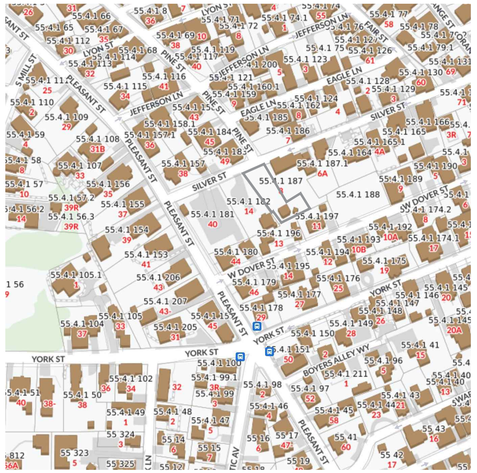
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

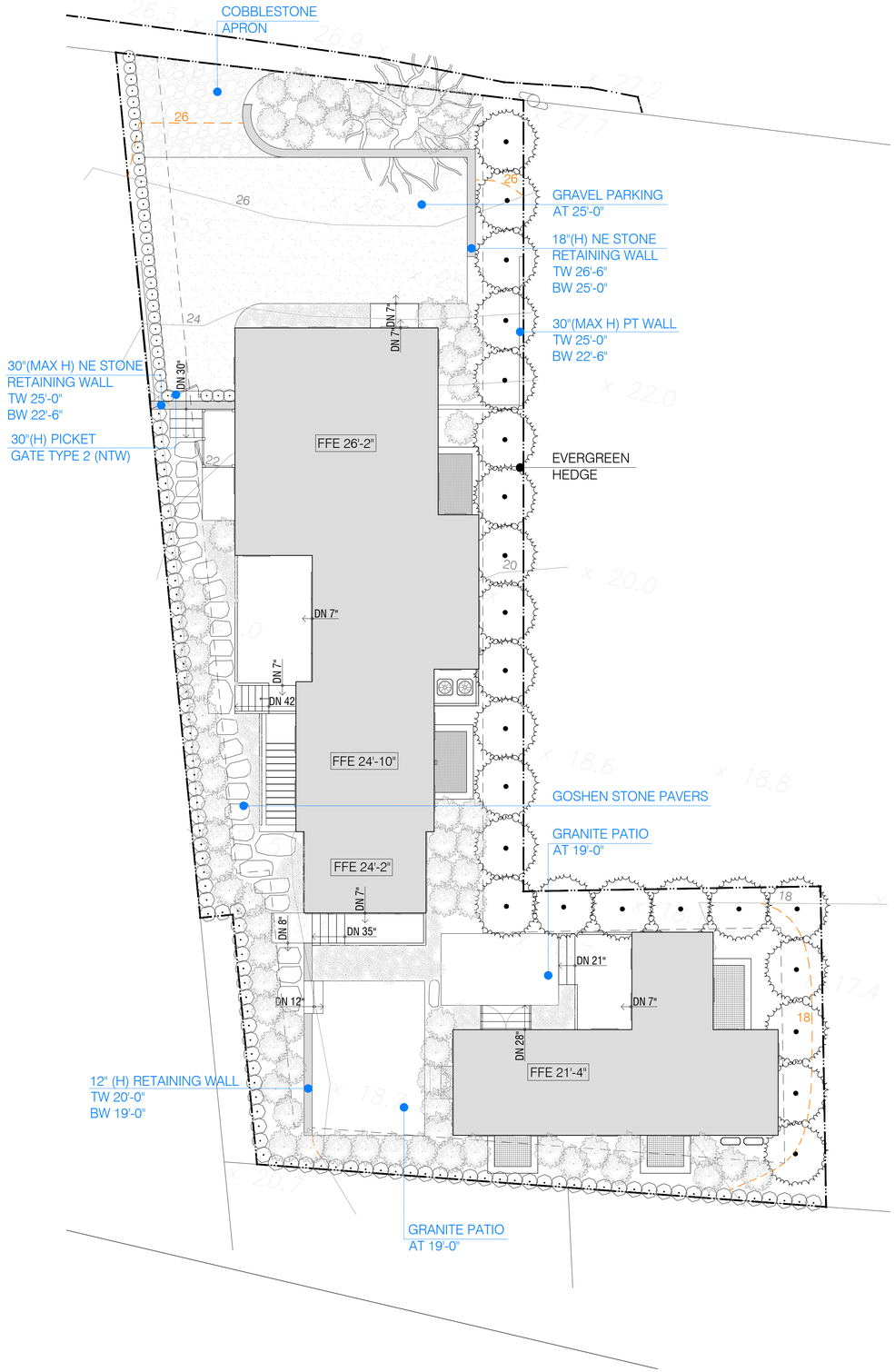
Date 08/14/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP: 55.4.1/187



AERIAL MAP: 55.4.1/187





EXISTING CONDITIONS









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

PROJECT

MURRAY RESIDENCE

10 SILVER ST, NANTUCKET

OWNER

ACK MWG LLC
100 A MAIN STREET,
TUCKAHOE, NY 10707

ARCHITECT

ETHAN McMORROW
DESIGNS

SURVEYOR

PROPERTY INFO

ZONE:
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE:

FRONTAGE:
FRONT SETBACK:
SIDE SETBACK:

GROUND COVER:
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

PROJECT PHASE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	AUGUST 14, 2024
SCALE	1/8"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01



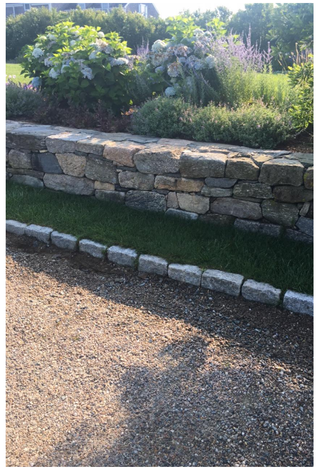
1 WEST ELEVATION

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

GRAVEL DRIVEWAY & COBBLESTONE APRON



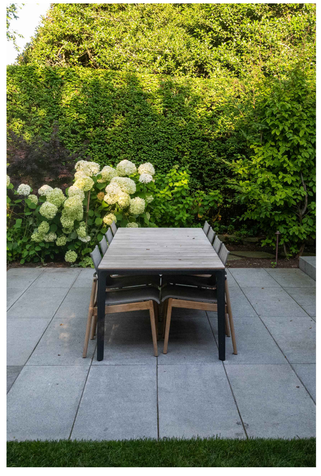
NE STONE WALL



GOSHEN PAVERS



GRANITE PATIO



PICKET GATE



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

PROJECT

MURRAY RESIDENCE

10 SILVER ST, NANTUCKET

OWNER

ACK MWG LLC
100 A MAIN STREET,
TUCKAHOE, NY 10707

ARCHITECT

ETHAN McMORROW
DESIGNS

SURVEYOR

PROPERTY INFO

ZONE:
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE:

FRONTAGE:
FRONT SETBACK:
SIDE SETBACK:

GROUND COVER:
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

PROJECT PHASE

HDC SUBMISSION

NOTES

DRAWING INFO

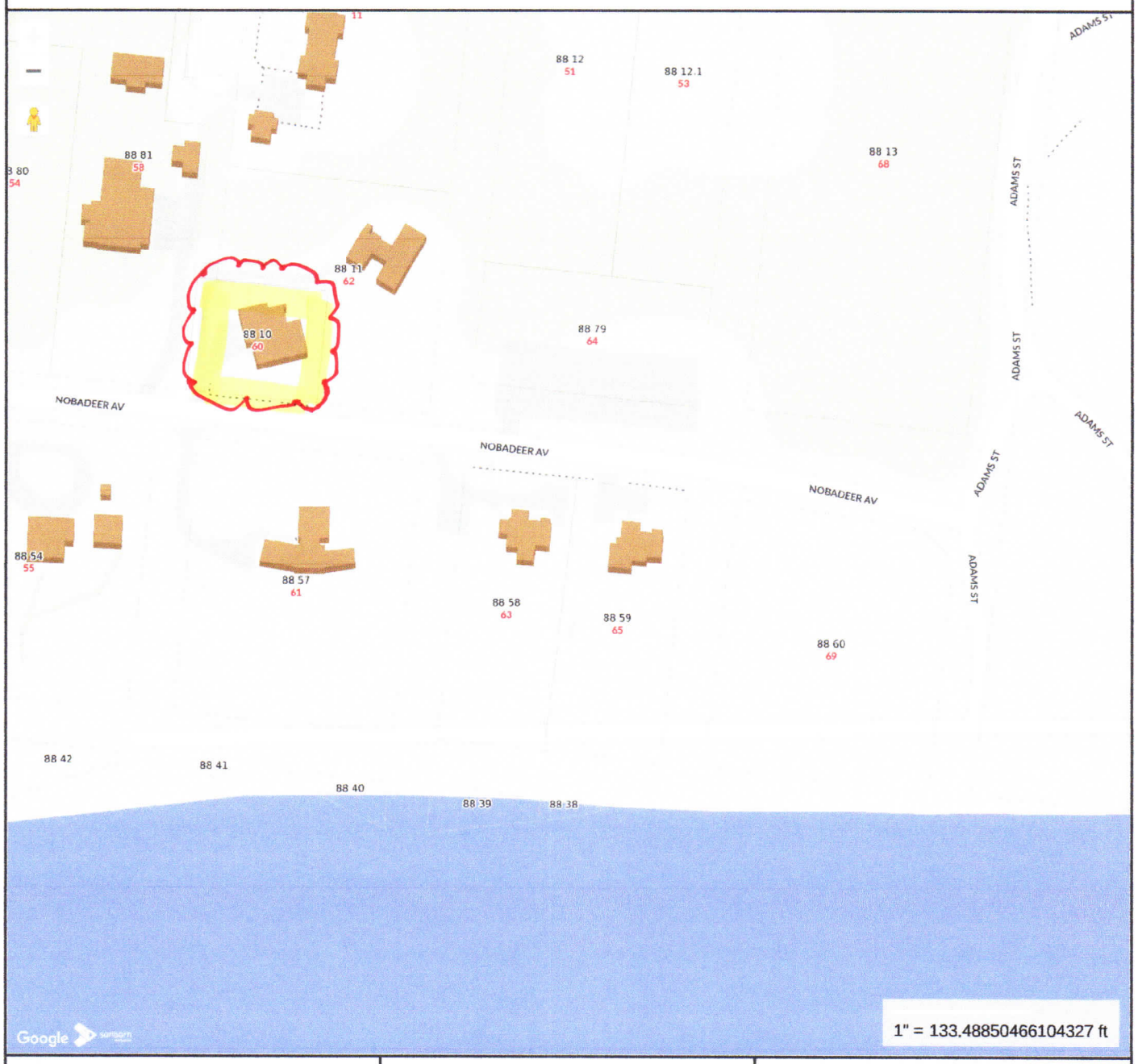
DATE	AUGUST 14, 2024
SCALE	3/16"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02

KNIGHT RESIDENCE 60 NOBADEER ROAD NANTUCKET, MA



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 88 PARCEL N°. 10

Street & Number of Proposed Work: 60 NOBADEER AVE.

Owner of record: MARC KNIGHT

Mailing Address: 151 FIRST AVE

WEST HAVEN, CT 06516

Contact Phone #: 203 213 9009 E-mail: MARC@KNIGHT WATERPROOFING.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC.

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-682E

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADD PEAK ROOFS OVER WINDOWS & DOOR - SEE PLANS

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 2'-6" 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:

REVISIONS* 1. East Elevation ADD PEAK ROOF OVER DOOR.

(describe) 2. South Elevation ADD PEAK ROOF OVER DOOR & WINDOWS

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 PEAK ROOF 6:12

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall — Clapboard (if applicable) — Roof STANDING SEAM : GRAY

Trim WHITE Sash — Doors _____

Deck — Foundation — Fence _____ Shutters _____

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

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

Date 8.12.2024 Signature of owner of record _____ Signed under penalties of perjury

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

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

KNIGHT NEW BUSINESS ALTERATIONS TO APPROVED SHED

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

N/A 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.

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Mark Poor dba Permits Plus, inc

AS AGENT FOR Marc Knight

STREET ADDRESS 60 Nobadeer Ave

MAP/PARCEL 88 -10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 14, 2024

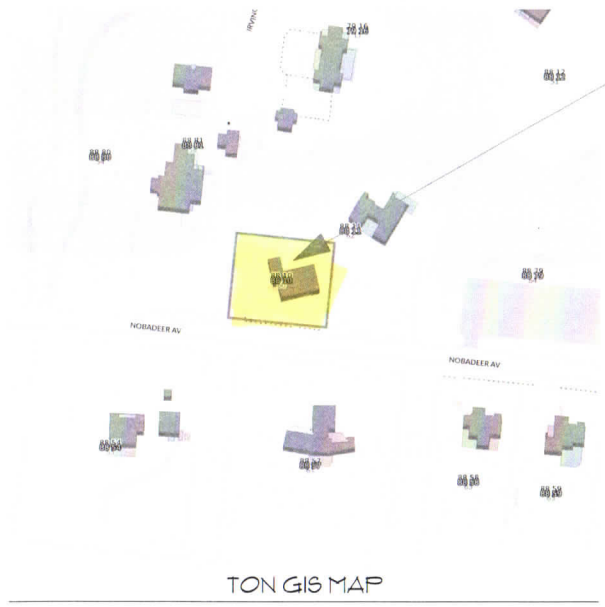
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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
Signature

August 13, 2024
Date



TON GIS MAP

LOCUS



PROPOSED SITE PLAN

SHEET INDEX	
	NAME
S-1	PROPOSED SITE PLAN
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FLOOR PLAN

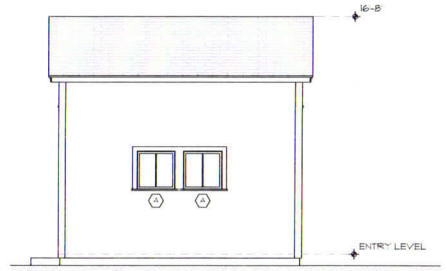
KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
PROPOSED SITE PLAN

HDC SUBMISSION:
SHED REVISIONS
Map No.: 88 10
Scale: As Noted

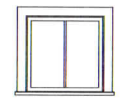
7/4/24

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

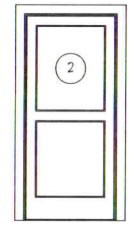
S-1



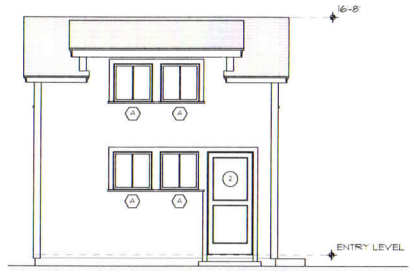
APPROVED NORTH ELEVATION 1/8" = 1-0"



ANDERSEN
AAN2828
2-8 x 2-8
LOW E



CUSTOM
1 LITE/1 PANEL
3-0 x 7-0



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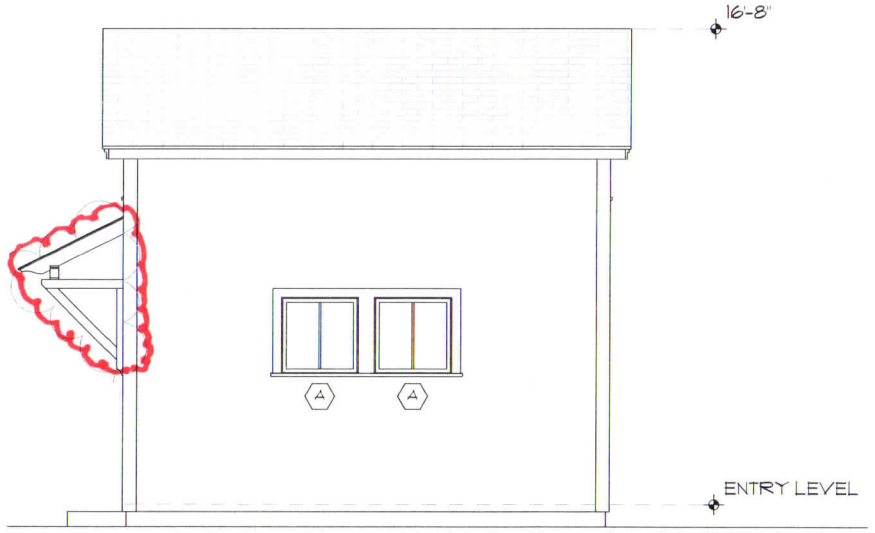
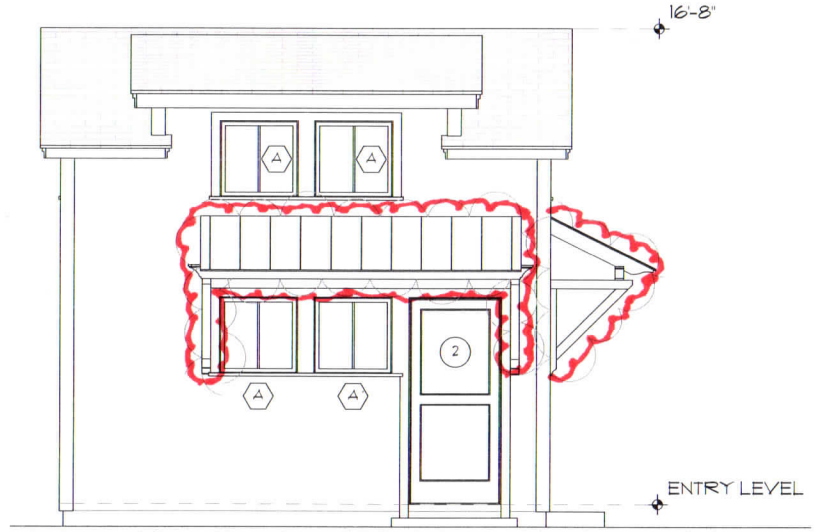
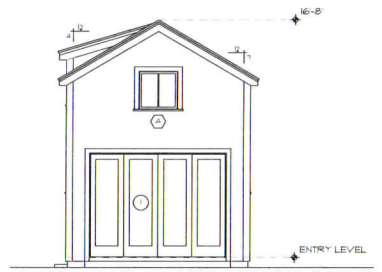


PROPOSED NORTH ELEVATION 1/4" = 1-0"



PROPOSED SOUTH ELEVATION 1/4" = 1-0"

	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-1



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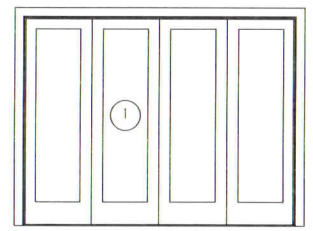
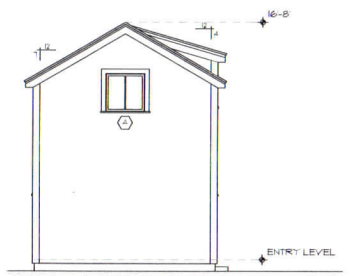
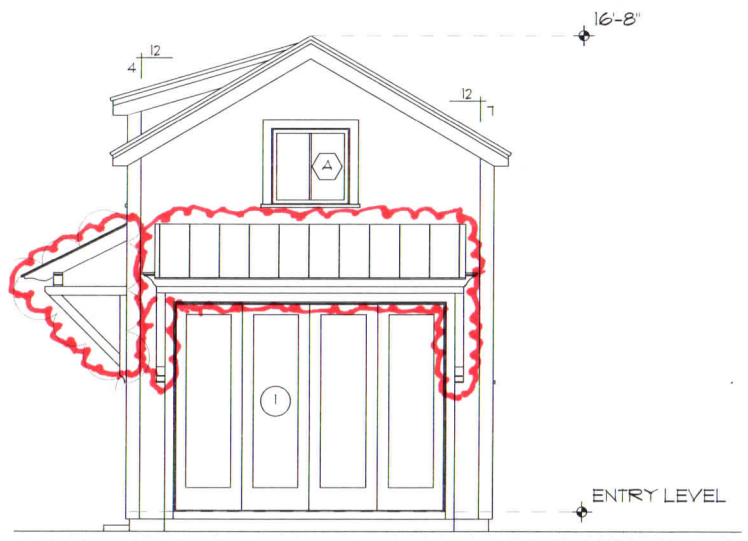


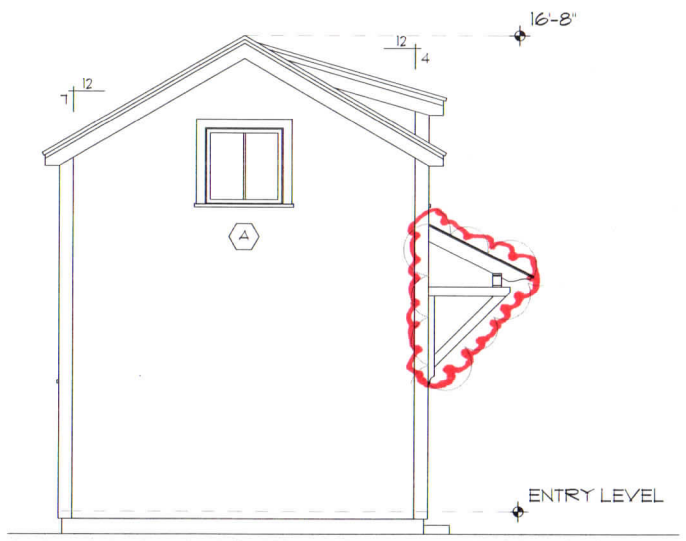
FRENCH WOOD
FWG1006II-4
3-9 3/4 x 6-11
NO GRILLS



APPROVED WEST ELEVATION 1/8" = 1-0"

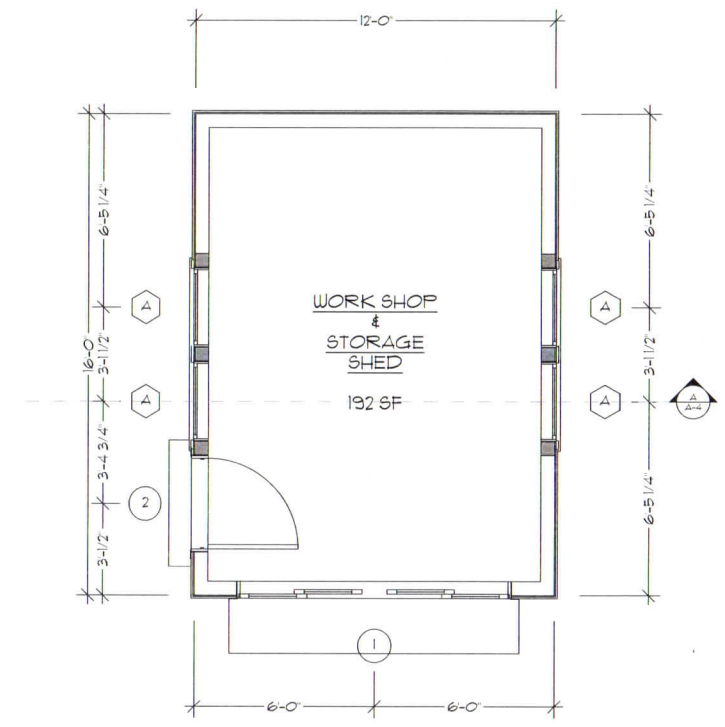


PROPOSED EAST ELEVATION 1/4" = 1-0"



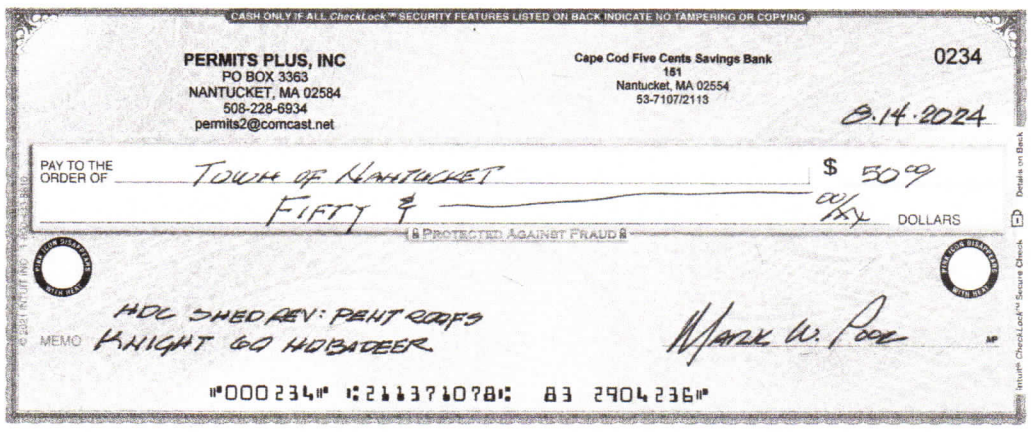
PROPOSED WEST ELEVATION 1/4" = 1-0"

	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-2



ENTRY LEVEL FLOOR PLAN 1/4" = 1'-0"

	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 FLOOR PLAN		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-3



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PO BOX 3363
NANTUCKET, MA 02584
508-228-6934
permits2@comcast.net

Cape Cod Five Cents Savings Bank
151
Nantucket, MA 02554
53-7107/2113

0234

8.14.2024

PAY TO THE ORDER OF Town of Nantucket $ 50.00

Fifty & 00/XX DOLLARS

Protected Against Fraud

MEMO HDC Shed Rev: Pemt Roofs
Knight GO Hobadeer

Mark W. Poole

"000234" ⑆211371078⑆ 83 2904236"

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PERMITS PLUS, INC 0234

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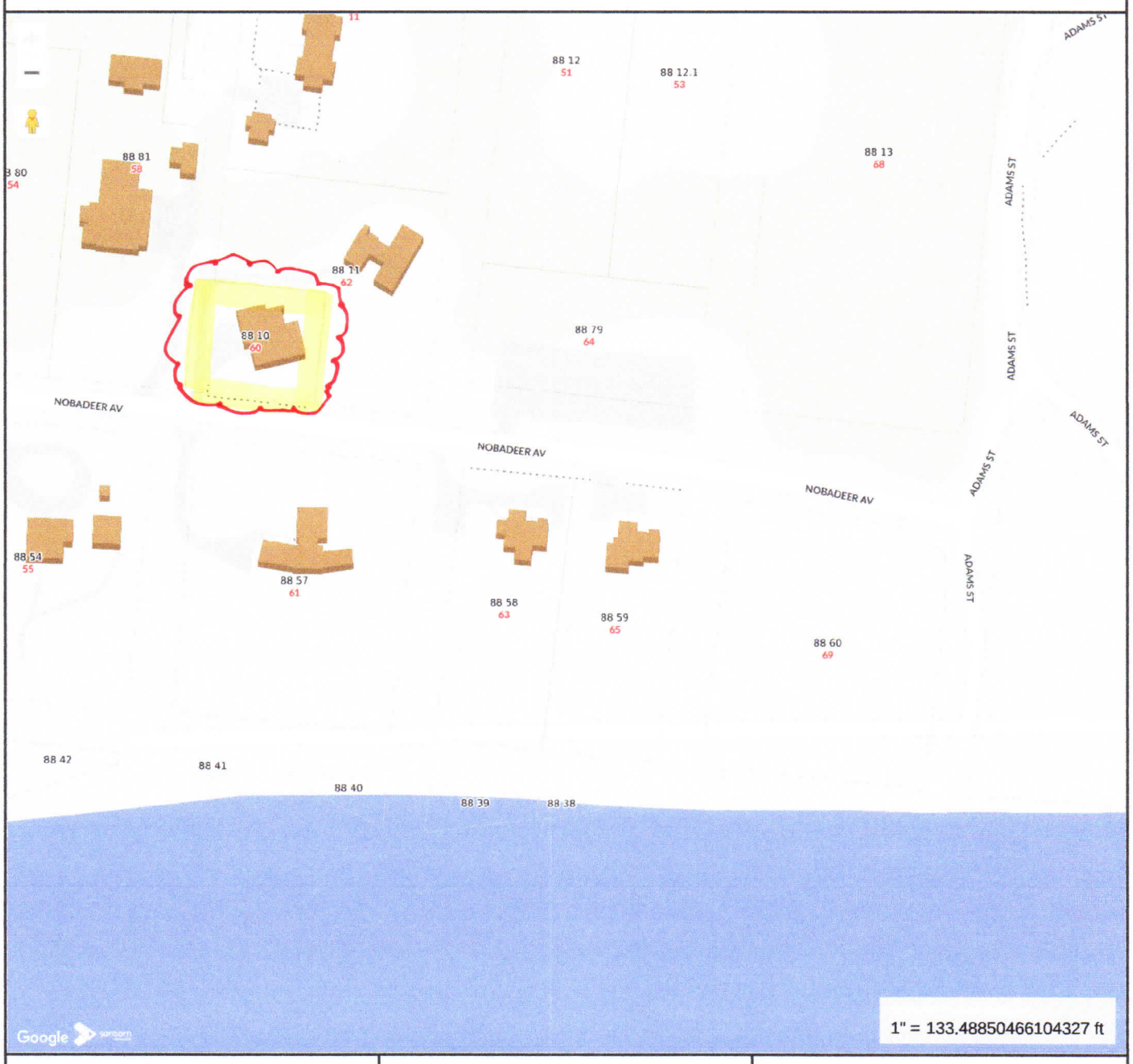
PAYMENT RECORD

10525
105291

KNIGHT RESIDENCE 60 NOBADEER ROAD NANTUCKET, MA



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 88 PARCEL N°. 10

Street & Number of Proposed Work: 60 NOBADEER AVE

Owner of record: MARC KNIGHT

Mailing Address: 151 FIRST AVE

WEST HAVEN, CT 06516

Contact Phone #: 203-213-9009 E-mail: MARC@KNIGHTWATERPROOFING.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS INC &

Mailing Address: WINTERBERRY GARDENS

C/O BOX 3363 NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITSP@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~~ ADDENDUM INCLUDED

See reverse for required documentation.

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

☐ 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: 440 S.F± ☑ 1st floor ☐ 2nd floor

Size: 710 S.F± ☑ 1st floor ☐ 2nd floor

— SEE ADDENDUM.

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 6'H. DEER FENCE

Type: PVC COATED BLACK WIRE

Length: ±370 LF

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STONE Walkways BLUESTONE Walls CAZENOVIA " SEE PLAN

* Note: Complete door and window schedules are required.

COLORS - SEE ADDENDUM -

Sidewall — Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck — Foundation — Fence BLACK PVC WIRE Shutters _____

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

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

Date 8.13.2024 Signature of owner of record _____ Signed under penalties of perjury

NOTES

N

No.	Date	Description
REVISIONS		

WINTERBERRY GARDENS
2070 WEST ST
SOUTHINGTON, CT 06489

WINTERBERRY Landscape & Garden Center

KNIGHT RESIDENCE
11

Master Plan
Marc Knight
60 Nobadeer Avenue
Nantucket Massachusetts

SCALE	1-8'-0"
DRAWN BY	Cheryl Varnell
CHECKED BY	
DATE	July 2024
DATE OF PRINT	

PROJECT NO.
SHEET NO.

Printed by RoadSAFE

0 4 8 16 24
SCALE IN FEET

10 Eupatorium- Joe Pye Weed - 1 gal
16 Oxalis Crassipes Alba Ashite wood Sorrel- 1 gal
4 Gillenia - Bowmans Root - 1 gal
14 Panicum virgatum- Switchgrass
15 Superstition Iris - 1 gal
10 Pop star Hyrangea- 3 gal
2 Lace bark pine 8-10'
6 morella Cerifenera- 5 gal
10 Calico Beardtongue- 1 gal
6 white carpet Rose
3 Indigo Bush - 3 gal
8 white coneflower
18 English Lavender
True Blue Bluestone Patio
8'x24' rectangles Running Bond
710 Sq. Ft
Wood burning Natural Stone Firepit w/ bluestone cap
Cavelton Stone 4' Diameter / 24" High
14 CATS PAJAMAS CATMINT
14 SNOW HILL MEADOW SAGE
10 JAPANESE WHITE SPIREA 2GAL
5 CRINKLED WHITE PEONY 3GAL
5 Storm cloud Bluestar- 3gal
6 HAMELN DWARF FOUNTAIN GRASS 1GAL
6 Endless Summer HYDRANGEA 3GAL
16 AZALEA AUTUMN ENCORE LILY 3 GAL
9 ECHINACEA PURPUREA POMPOM HILDBERRY 1 Gal
4 Standing Ovation Little blue stem grass - 1 gal
6 Variegated Grass 2 gal
6 EUONYMUS WINTERCREEPER 2 GAL
4 SNOW HILL MEADOW SAGE
5 BLUE QUEEN MEADOW SAGE 1GAL
10 BEST BET BEARDED IRIS 1GAL
3 DREAMLAND DWARF RHODODENDRON 2G
1 COLUMNAR BLUE SPRUCE 6-7HT
2 Endless Summer hydrangea
6 HAMELN DWARF FOUNTAIN GRASS 1GAL
2 CORNUS KOUSA 2.5"
10 endless Summer hydrangea
3 eupatorium Perfoliatum- 1 gal
Various Sizes of Fieldstone boulders in landscape
41 Privet hedge
Cavelton Stone
100 FT Stone
30" High Wall
7 White carpet rose- 2 gal
8 HYDRANGEA MIKKO BLUE 5 GAL
16 Oxalis Crassipes Alba Ashite wood Sorrel- 1 gal
2 GLOBE BLUE SPRUCE 24-30"SPD
14 GRAZIELLA SILVER GRASS 1GAL
5 Pagoter Blue butterfly bush- 3 gal
6 White Knockout
4 Iris Variegata- 1 gal
5 Artemisia Silver mound- 1 gal
5 Storm cloud Bluestar- 3gal
Philadelphus Snow white fantasy- Mockorange - 3 gal
4 SNOWMOUND SPIREA 3GAL
Eupatorium Perfoliatum- Joe Pye weed- 1 gal
5 Setcreasea Purpel Heart- 1 gal
1 LIMELIGHT HYDRANGEA TREE 15GAL 5
12 Tufted Hair grass- 1gal
3 GREEN GEM BOXWOOD 18-24HT
7 LITTLE SPIRE RUSSIAN SAGE 1GAL
3 Montauk Daisy- 1 gal
3 GREEN GEM BOXWOOD 18-24HT
9 HAMELN DWARF FOUNTAIN GRASS 1GAL
1 GLOBE BLUE SPRUCE 24-30"SPD
5 EMERALD GREEN ARBORVITAE 6-7'
10 Dorthea Everlast white eye- 1 gal
1 KOUSA DOGWOOD 2"CAL
15 BUXUS MICROPHYLLA WINTER GEM 5 GAL
6 lavender - 1 gal
1 weeping Snowbell tree
12 HAMELN DWARF FOUNTAIN GRASS 1GAL
2 New Dawn Climbing roses on trellis
ROAD
DRIVEWAY
Add purple coneflower
utility
40 sq. ft boxwalls
Existing Shed
Existing PORCH
Shed
AC
Scale = 1'-8"
16 PACHYSANDRA GREEN CARPET 4"POTS
5 JOHNSONS BLUE CRANESBILL 1GAL
6 FIRECRACKER SEDUM 2GAL
5 Karl Foerester Grass
3 GEM BOX INKBERRY HOLLY 3GAL
HEARTLEAF BLEEDING HEART 1PERO
7 LAMBS EAR 1GAL
6 mix of purple & white astilbe - 1 gal
2 BOBO HYDRANGEA 1GAL
4 SPRINTER BOXWOOD
some bluestone 4 size as spaced above
440 Sq. Ft
7 Endless Summer Hydrangea
2 Taylor Juniper 5-6'
3 Dwarf Foundatin Grass - 1 gal
90 Feet Jumbo Granite Belgium edge 10"x7"
6 Hintergem boxwood - 18-24"
1 ANGEL WHITE LILAC 5GAL
4 New Dawn climbing roses
8 CATS PAJAMAS CATMINT
370 linear ft x 7.5" Tall Black Mini Deer fence PVC coated
4 Privet (heavy)
6 English lavender
9 KARLEY ROSE FOUNTAIN GRASS 1GAL
6 Hydrangea- Snow White fantasy
Natural Stone Firepit w/ Bluestone cap
4' Diameter 24" High
Cavelton Stone

LIGHTING KEY
APP TK3 TORCH
APP UPLIGHT
APP PATHLIGHT

KNIGHT RESIDENCE 60 NOBADEER ROAD M&P 88 – 10

ADDENDUM TO KNIGHT RESIDENCE HARDSCAPING PLAN

[] PATIOS & PATHWAYS: (SEE PLAN)

BLUESTONE PAVERS SET IN RUNNING BOND PATTERN

SOUTH/WEST: 710 SQUARE FEET

NORTHERLY: 440 SQUARE FEET

[] STONE WALLS: (SEE PLAN)

CASELTON STONE: 100 LINEAR FEET, HEIGHT: 30 INCHES

[] CURBING: (SEE PLAN)

JUMBO GRANITE BELGIUM BLOCK PAVERS: 90 LINEAR FEET

[] DRIVEWAY SURFACING: WEST ELEVATION: PEASTONE FINISH

[] DEER FENCING: (BEHIND SHED)

BLACK VINYL COATED WIRE 6 FEET HIGH APPROX. 370 LINEAR FEET

MISCELLANEOUS:

[] FIREPITS (2) (SEE PLAN)

WOODBURNING, 4 FOOT DIAMETER, 24 INCHES HIGH

NATURAL STONE BASE WITH BLUESTONE CAP

[] LANDSCAPE BOULDERS: NATURAL STONE, VARYING SIZES

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE
COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Mark Poor dba Permits Plus, inc

AS AGENT FOR Marc Knight

STREET ADDRESS 60 Nobadeer Ave

MAP/PARCEL 88 -10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 14, 2024

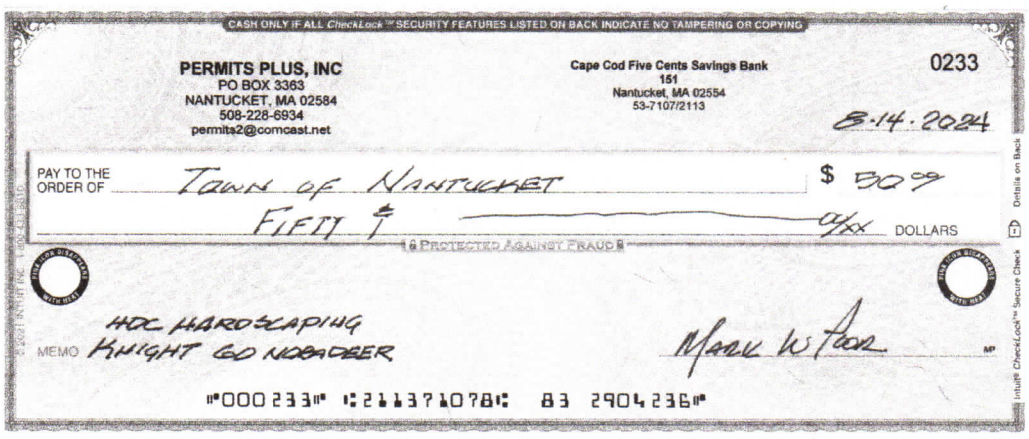
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 — Signature

August 13, 2024 — Date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Cape Cod Five Cents Savings Bank
151
Nantucket, MA 02554
53-7107/2113

0233

8.14.2024

PAY TO THE ORDER OF Town of Nantucket $ 50.00

Fifty & xx/xx DOLLARS

PROTECTED AGAINST FRAUD

MEMO HDC Hardscaping Knight GO NOBADDER

Mark W Poor

"000233" ⑆211371078⑆ 83 2904236"

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PERMITS PLUS, INC 0233

PERMITS PLUS, INC 0233

PAYMENT RECORD

105291

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

KNIGHT NEW BUSINESS HARDSCAPING

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.

N/A 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.

N/A 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.

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.

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

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

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

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING 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.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: - ------X--------X------X----- -------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW.** **Refer to Zoning Bylaw 139-20.1B(2).**
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

✓	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

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

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

Affidavit Certifying Completeness of Application

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

Signature: Mark W. Page, Agent Date: 8·14·2024

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°: 44 PARCEL N°. 75

Street & Number of Proposed Work: 25 NORTH PASTURE LA

Owner of record: 25 N PASTURE ALK LLC % TRAYWICK

Mailing Address: BOX 216

W. WYANNISPORT, MA 02672

Contact Phone #: 508 260 4257 E-mail: SAMUEL.LIAT @ YAHOO.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC JAMES P. GOLDEN ARCH

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: 401 413 8073

PERMITS@COMCAST.NET JGOLDEN@JAMESGOLDEN.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED "MAIN DWELLING"

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 72'-0" Sq. Footage 1st floor: 2,882± SF. Decks/Patio: Size: 2,466 SF ☑ 1st floor ☐ 2nd floor

Width: 54'-10" Sq. footage 2nd floor: 1,423± SF Size: 212 SF ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North 2'-4"± South 8'-4"± East 1'-0"± West 1'-0"±

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'-0"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ STONE CLADDING ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other STONE RIVER BLOCK, BOSTON BLEND

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 10 /12 Dormer 4 /12 Other PORCH 4:12

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer — Rough Opening — Size — Location —

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

Leaders (material and size): 5" ϕ COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards "COTTAGE" Frieze _____

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square 12"

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☑ Other FIXED, AWNING

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

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

Garage Door(s): Type — Material —

Hardscape materials: Driveways SHELL, CRUSHED Walkways BLUESTONE Walls BOSTON BLEND RIVEROCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall WGS TO WEATHER Clapboard (if applicable) — Roof RED CEDAR, NATURAL

Trim WHITE Sash WHITE Doors HAMILTON BLUE

Deck LPE' Foundation STONEYARD BOSTON BLEND Fence — Shutters HAMILTON BLUE

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

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

Date 8/14/2024 Signature of owner of record MARK W. POPE, AGENT (SEE "ACF" Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

N/A 4. Hardscaping Plans (3 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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

✓ 6. Door and Window Schedule (3 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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

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

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE	WESTPORT	CT	06880	21 N PASTURE I
44	76		MCDANIEL ANN		5409 ALBEMARLE ST	BETHESDA	MD	20816	27 N PASTURE I
44	82		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	23 N PASTURE I
44	92		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	61 N PASTURE I

Count: 4

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7022 3330 0000 4112 3317

7022 3330 0000 4112 3324

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

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City, State, ZIP+4®: BETHESDA, MD 20816

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 25 N PASTURE ACK LLC c/o Samuel Traywick

MAILING ADDRESS BOX 216 WEST HYANNISPORT, MA 02672

PROPERTY LOCATION 25 North Pasture road

ASSESSORS MAP/PARCEL 44 - 75

SUBMITTED BY: permits@comcast.net

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.

August 14, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.08.14 15:03:15 -04'00'

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: 25 North Pasture road

Tax Map Number: 44 Parcel Number: 75

Owner of Record: 25 North Pasture ACK LLC c/o Samuel Traywick

Description of Proposed Work: Construct new primary dwelling, secondary dwelling pool and pool cabana

Anticipated HDC Submission Date: August 13, 2024

You have been identified either as an abutter 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 completed 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 HDC 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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE	WESTPORT	CT	06880	21 N PASTURE LN
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HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dufra

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 MARK W POOR dba PERMITS PLUS, INC,

AS AGENT FOR 25 N. PASTUREACK,LLC

STREET ADDRESS 25 North Pasture road

MAP/PARCEL 44 - 75

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 16, 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.

Mark W. Poor — AUGUST 16, 2024

Signature — Date

AGENT CONSENT FORM:

OWNERSHIP INFORMATION:

NAME: 25 North Pasture ACK LLC c/o S. TRAYWICK **DATE:** AUGUST 16, 2024

ADDRESS: BOX 216 WEST HYANNISPORT, MA 02672

PHONE NUMBER: 508 260-4257 **CELL:** 508 260-4257 5083604257

LOCUS: 25 North Pasture road **MAP & PARCEL** 44-75

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: NONE

Date: AUGUST 16, 2024

Signature: _____ **Print name:** SAM TRAYWICK

Email address: samuelclay@yahoo.com Samualclay@yahoo.com

PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor
P. O. BOX 3363 || 8 DEER RUN ROAD
Office Phone: 508-228-6913
Email: permits@comcast.net

Ann L. Bissinger
|| NANTUCKET, MA 02584
Cell Phone: 508-280-6931

Cover C

25 NORTH PASTURE ACK LLC
MAIN HOUSE

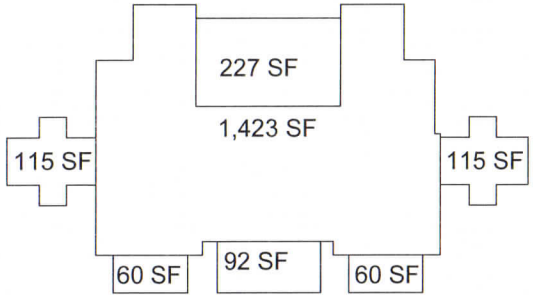
HDC

August 2nd, 2024

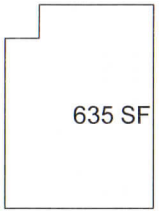
25 NORTH PASTURE ACK LLC
JAMES PHILLIP GOLDEN ARCHITECT
jamesgoldenarc.com
401.423.8073
jgolden@jamesgoldenarc.com
copyright 2024

August 9th, 2024

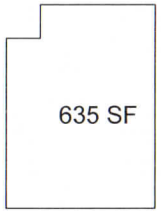
MAIN HOUSE - SECOND FLOOR



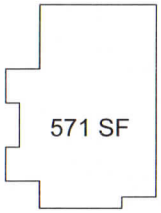
CARRIAGE HOUSE - LOWER FLOOR



CARRIAGE HOUSE - FIRST FLOOR

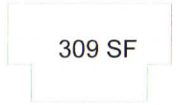


CARRIAGE HOUSE - UPPER FLOOR

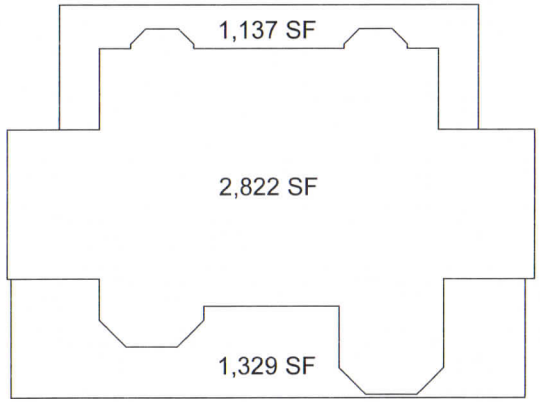


a0 PROPOSED AREA CALCULATIONS

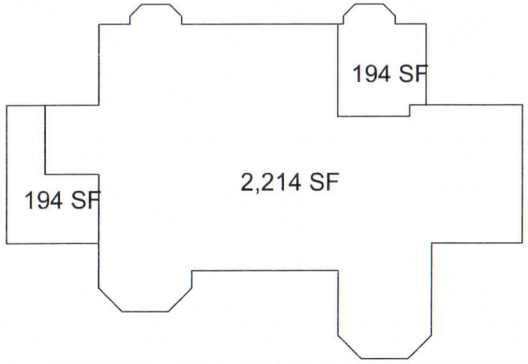
POOL CABANA



MAIN HOUSE - FIRST FLOOR



MAIN HOUSE - LOWER LEVEL



MAIN HOUSE

First Floor Living:	2,822 SF
Second Floor Living:	1,159 SF
Total Above Ground Living:	3,981 SF AGL
Lower Level Living:	2,214 SF
Lower Level Utility:	388 SF
Second Floor Open to below:	721 SF
Covered Porches:	2,466 SF
Decks:	120 SF

CARRIAGE HOUSE:

Lower Level Living:	85 SF
First Floor Living:	635 SF
Second Floor Living:	571 SF
Total:	1,291 SF
Garage:	550 SF
Covered Deck:	275 SF
Deck:	275 SF

POOL CABANA:

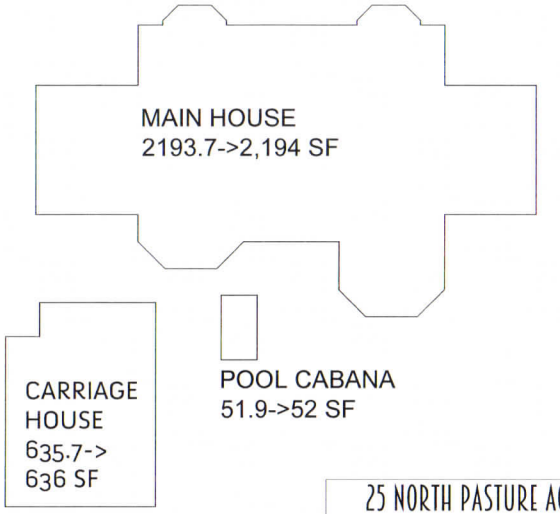
Total:	52 SF

ALLOWABLE LOT COVERAGE

41,642 SF X 7% = 2,914.94-> **2,915 SF** **(7%)**

PROPOSED LOT COVERAGE

MAIN HOUSE:	2,194 SF	(5.27 %)
CARRIAGE HOUSE:	636 SF	(1.53 %)
POOL CABANA:	52 SF	(0.13 %)
TOTAL:	2,882 SF	(6.93%)



25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesjgolden.com
401.413.8073
jgolden@jamesjgolden.com

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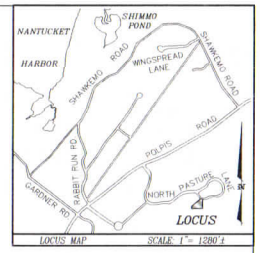
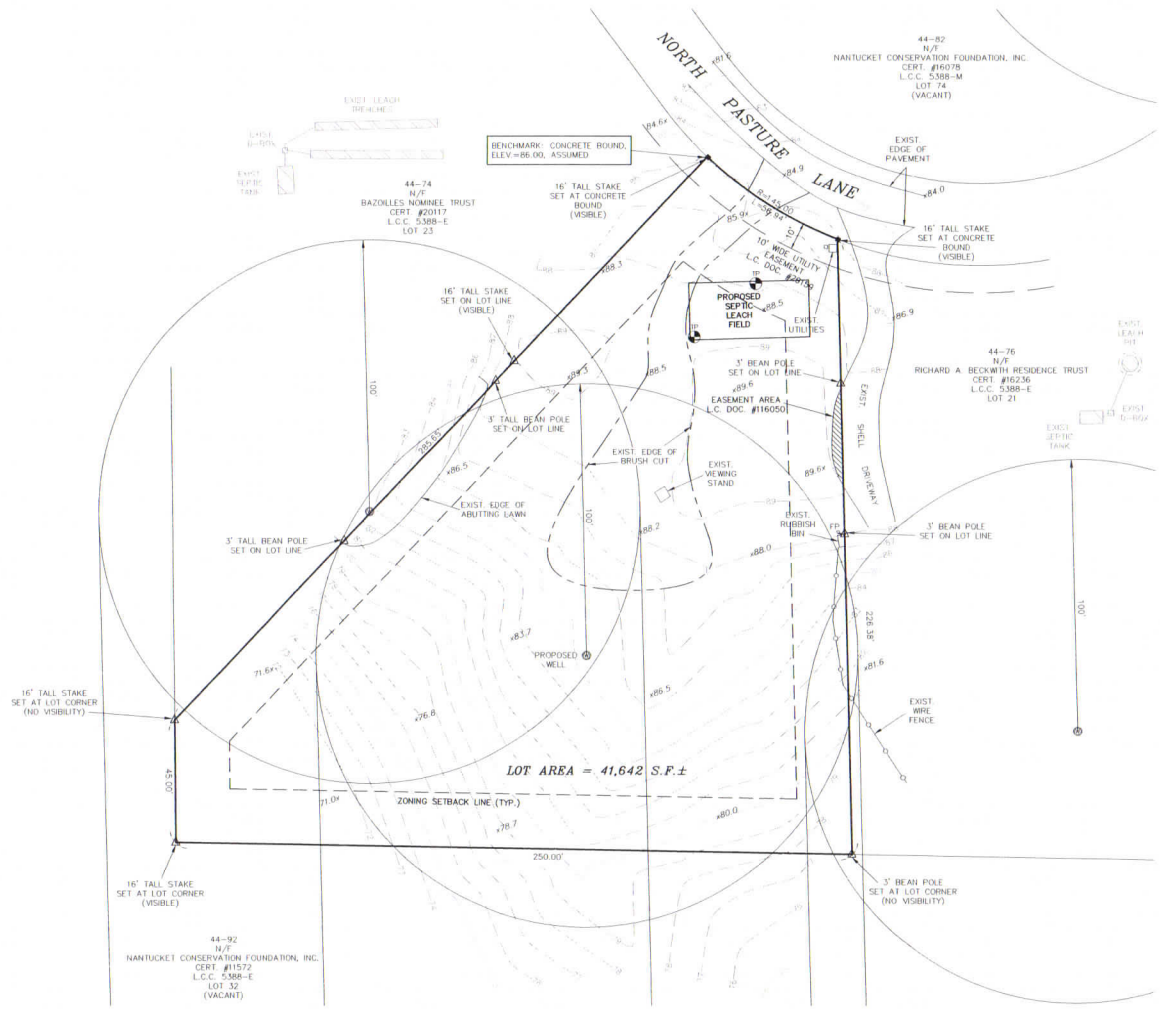
August 9th, 2024

CURRENT ZONING CLASSIFICATION
Limited Use General 3 (L.U.G.-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%





DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- DENOTES EXIST. GRADE SPOT ELEVATION
- DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Existing Conditions Site Plan of Land

in

Nantucket, Mass.

Prepared for

CHAD GIFFORD
BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

B7618

T:\ADAM 25 JOB 50
V:\DRAWFILES\B7618\SP.dwg 10/3/2012 8:25:26 AM EDT

isp2

EXISTING CONDITIONS SITE PHOTOGRAPHS





1



2



5



6



3



4

1 ILLUSTRATIVE SITE PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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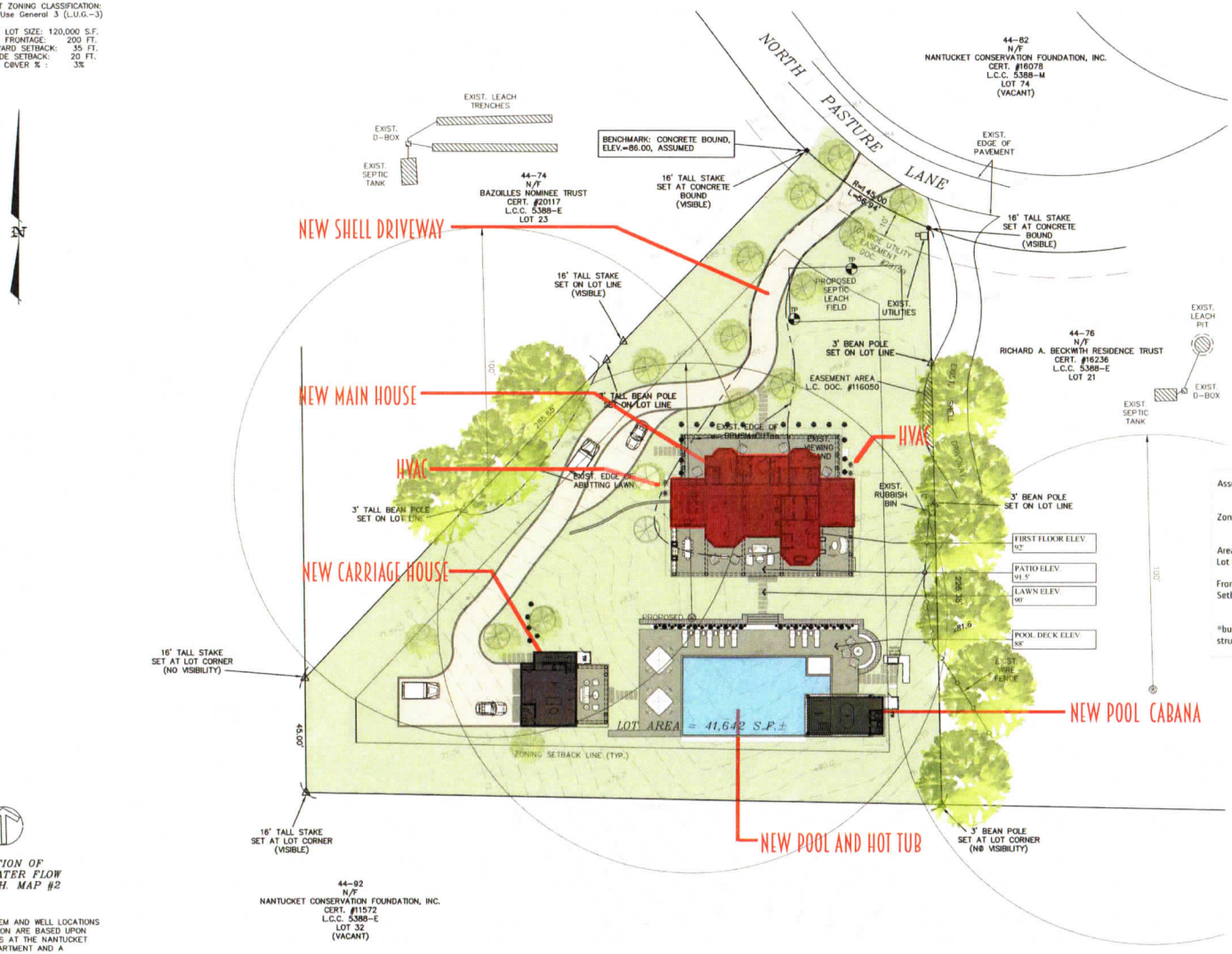
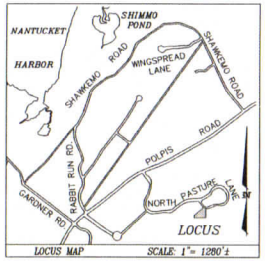
August 9th, 2024

ILLUSTRATIVE SITE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-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%





LOCUS MAP SCALE: 1"= 1280'±

OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- x86.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Assessors	Map: 44 Deed Ref: C24412/0	Parcel: 75 Lot 22		Plan 5388E
Zone	LUG-3			
Area Lot Ground Coverage	10,000 min. 7%		.95 acre = 41,642 SF 41,642 SF x .07 = 2,914.94 SF	
Frontage Setbacks	20' Front 15'	Side 10'	Rear 10'	Height 30'

*building height is taken from the average mean grade level to the top of the structural beam or joists of the uppermost story 240-24.1.5.4.a

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

1 ILLUSTRATIVE SITE PLAN

Existing Conditions Site Plan of Land in Nantucket, Mass. Prepared for CHAD GIFFORD BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 EAST CHESTNUT STREET
NANTUCKET, MASS. 02554
(508) 228-9026

RESIDENCE AT 25 NORTH PASTURE

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a2.0
Proposed Exterior Elevations



1 NORTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

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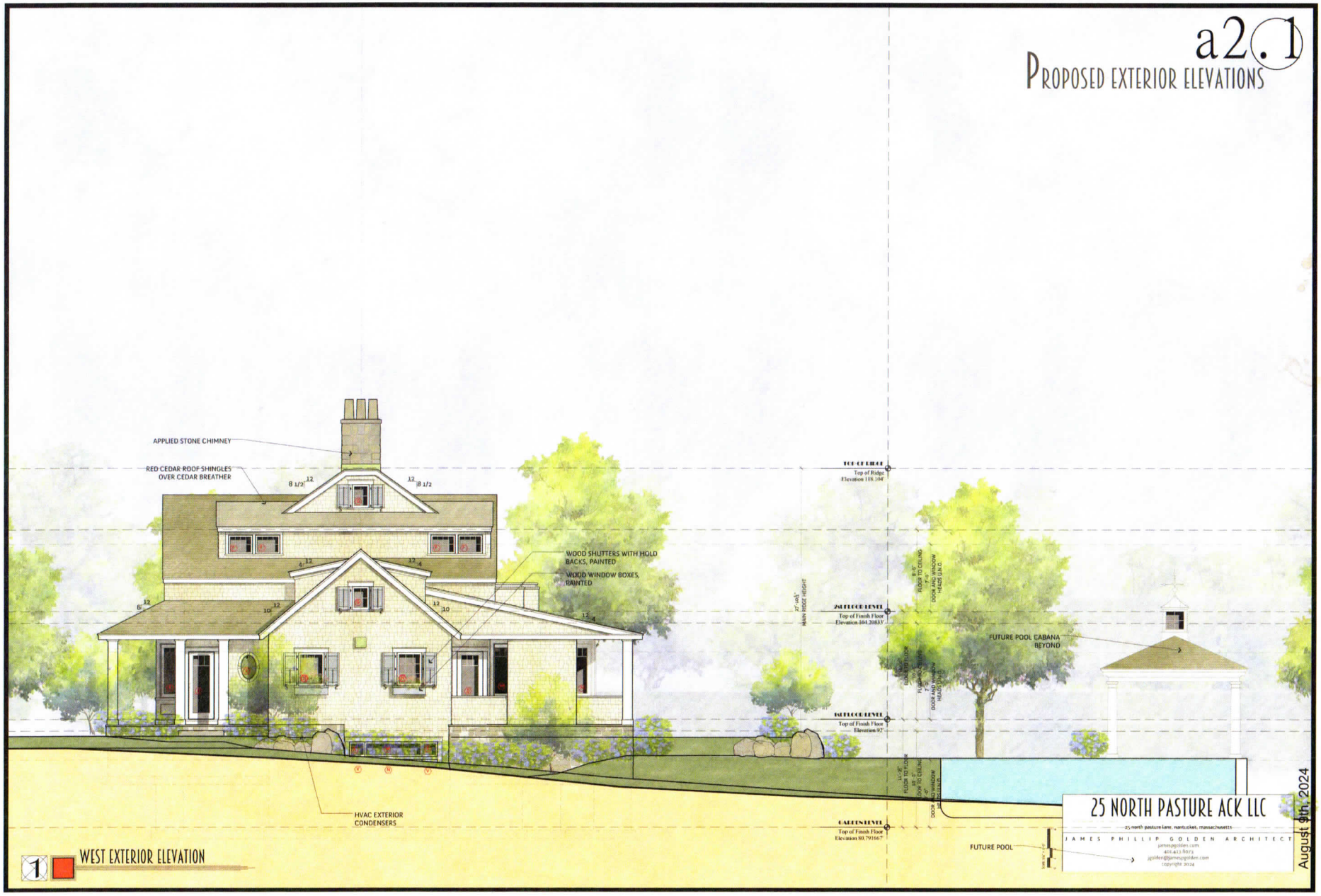
Proposed Exterior Elevations



1 WEST EXTERIOR ELEVATION

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a2.2
Proposed Exterior Elevations



1 SOUTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

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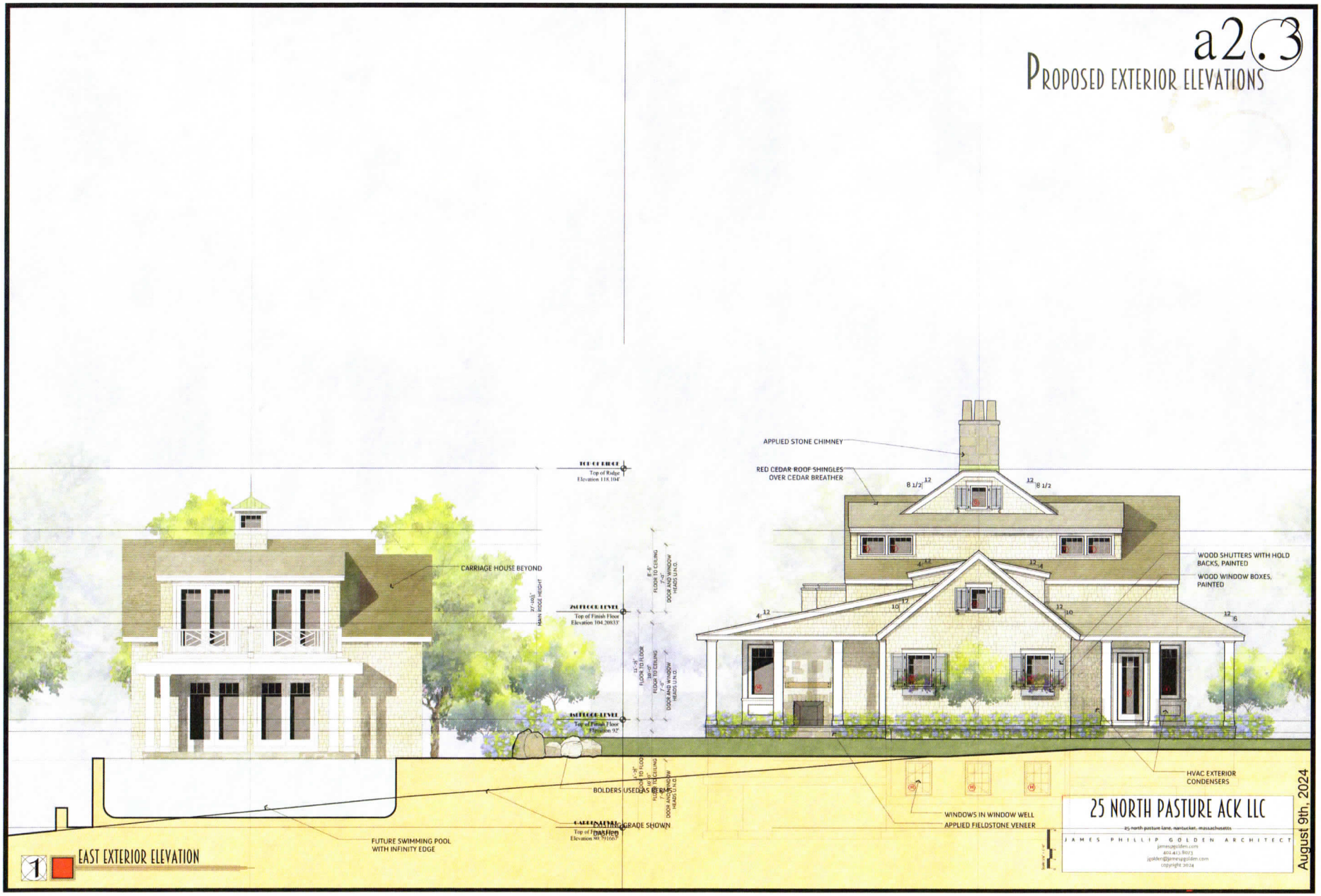
a2.3
Proposed exterior elevations



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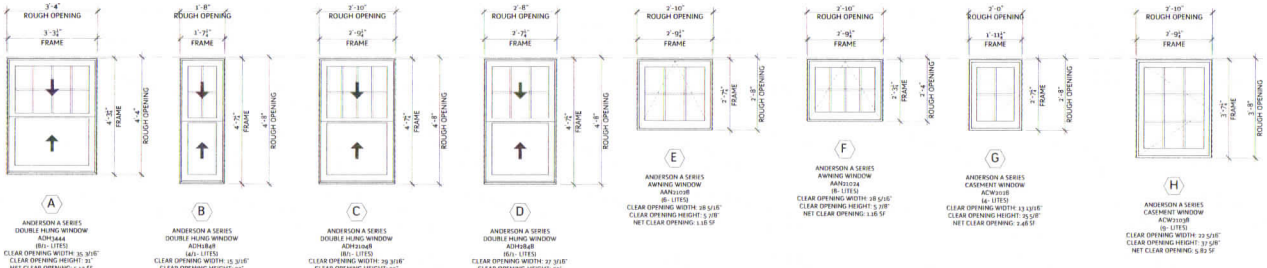
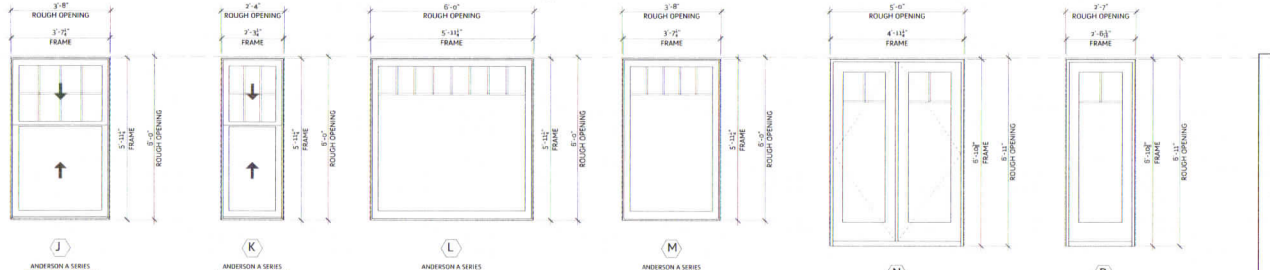
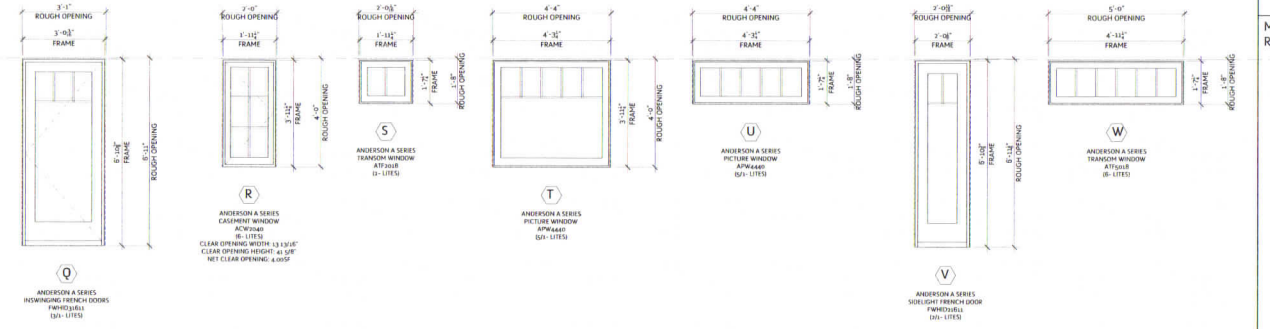
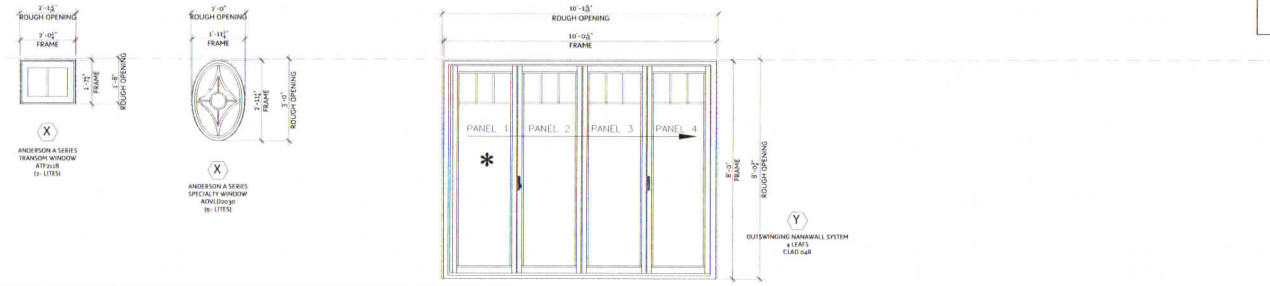
PROPOSED WINDOW SCHEDULE









WINDOW SCHEDULE GENERAL NOTES:

ALL WINDOWS AND DOORS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 9TH EDITION

ALL HEAD HEIGHTS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND COORDINATED WITH ARCHITECT

PROVIDE TEMPERED GLASS AT ALL DOORS AND AT WINDOWS WHERE REQUIRED BY CODE

PROVIDE SHOP DRAWINGS FOR ALL CUSTOM WINDOWS

WINDOWS AND DOORS TO BE ANDERSON A SERIES

WINDOW SPECIFICATIONS:
- 6 9/16" EXTENSION JAMBS
- 7/8" SDL WITH SPACER BAR
- INSULATING CLEAR GLASS WITH LOW E II - ARGON FILLED

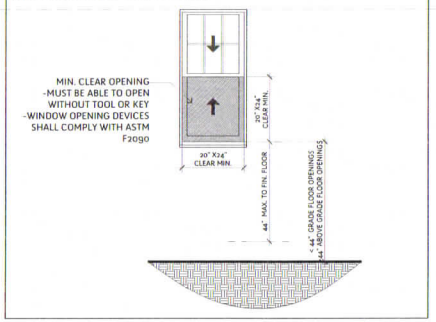
WINDOWS:
- PROVIDE BASIC UNIT WITH WB061 PROFILE PROJECTED SILL
- SASH LOCKS: STANDARD LOCKS - OIL RUBBED BRONZE FINISH
- SCREENS: STANDARD CHARCOAL FIBERGLASS - HALF SCREEN
- HARDWARE: 3-POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
  ADJUSTABLE HINGES - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
- SIMULATED DIVIDED LITES
- SILLS: BRIGE ULTREX SILLS

⬡ INDICATES TEMPERED WINDOW. SEE FLOOR PLANS

⬡ INDICATES STAINED ROOM - VERIFY BEFORE PLACING ORDER. TYPICAL

Ⓘ & Ⓞ Not used for Clarity

MASSACHUSETTS BUILDING CODE- R310.2.1 MINIMUM OPENING AREA



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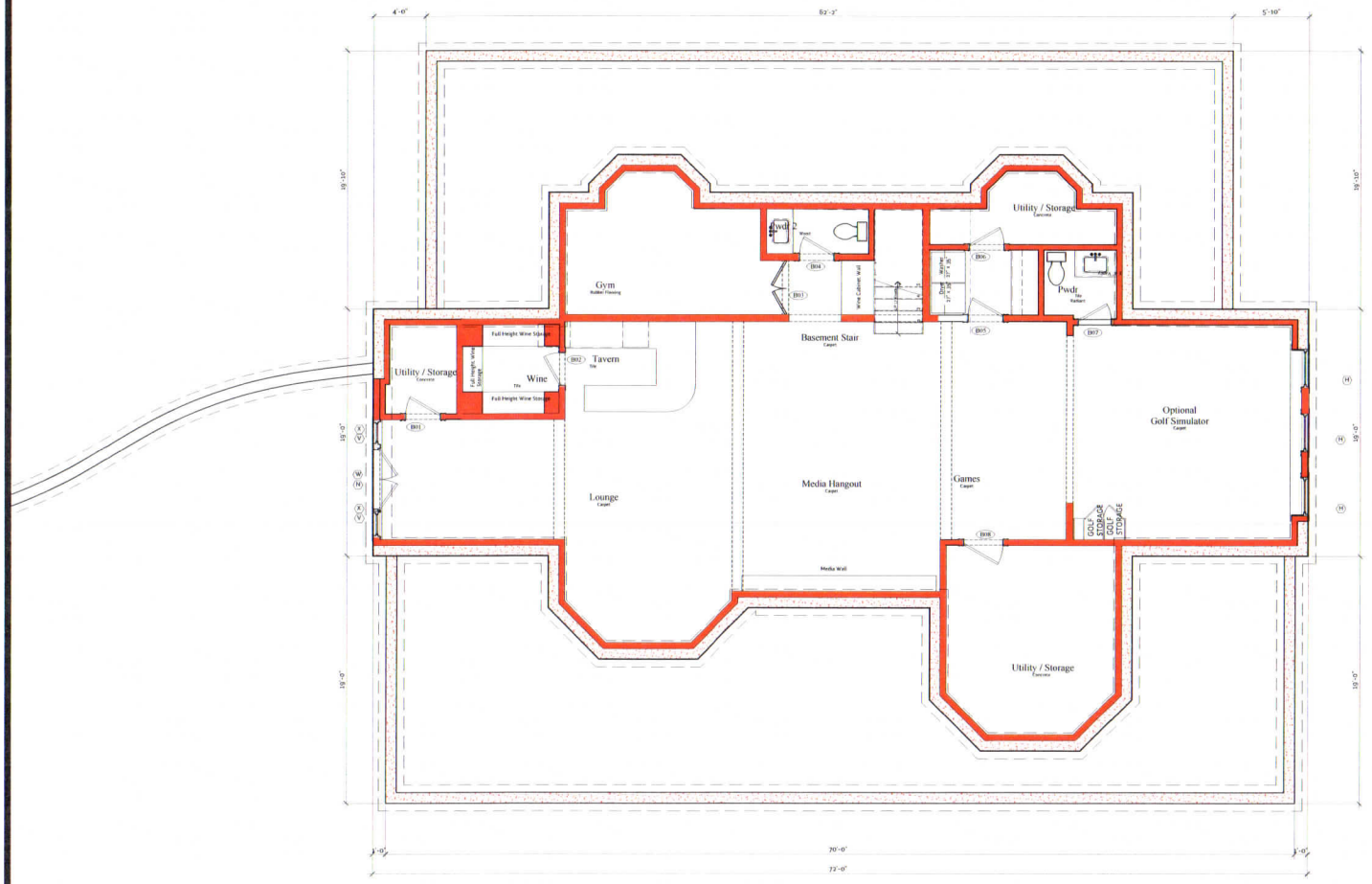
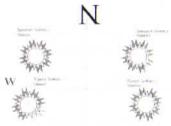
a1.0

Proposed Garden Level Floor Plan





1 GARDEN LEVEL PLAN

25 NORTH PASTURE ACK LLC

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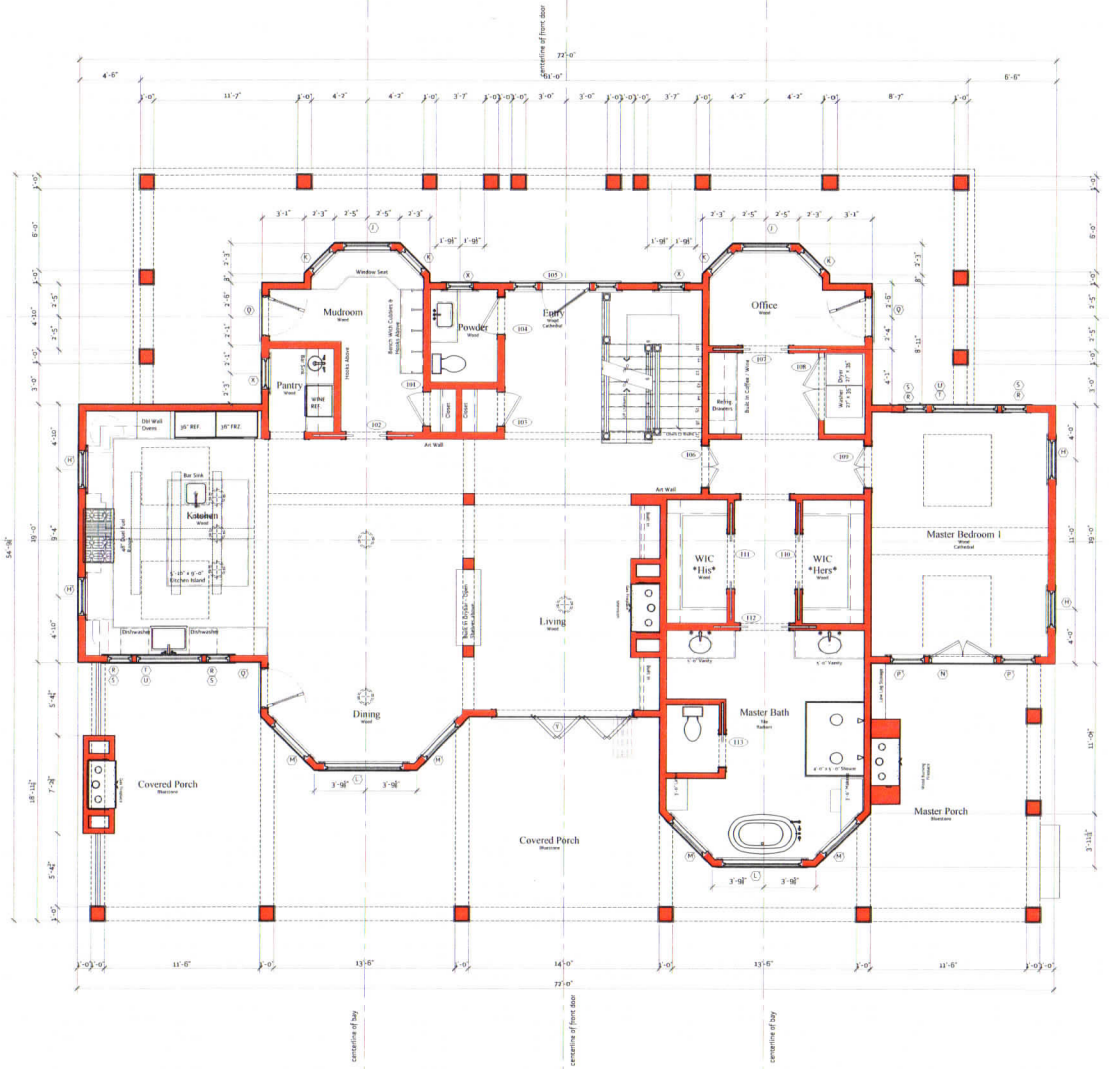
a1.1
Proposed First Floor Plan



N

1 FIRST FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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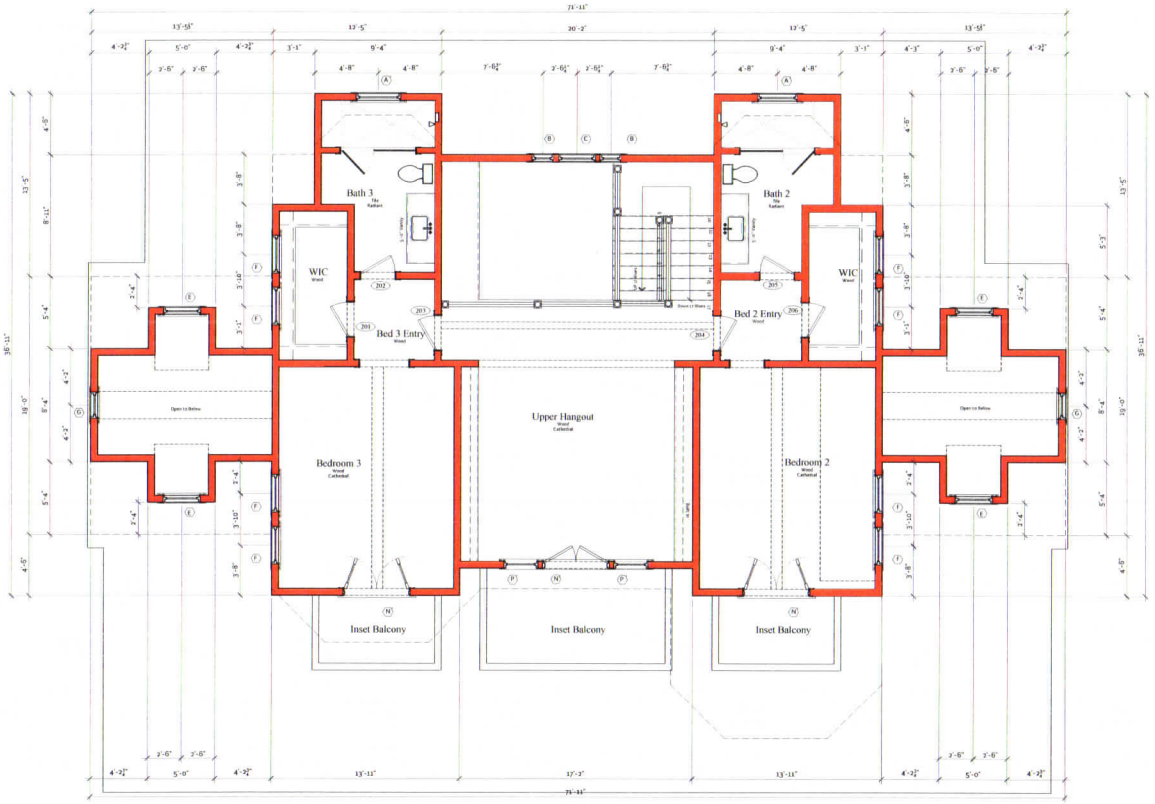
a1.2
Proposed upper floor plan



N

1 SECOND FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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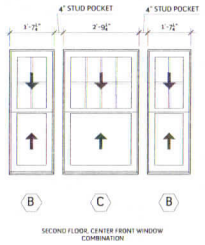
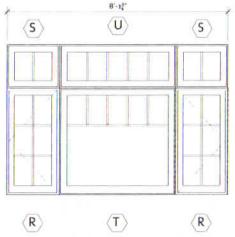
a4.1

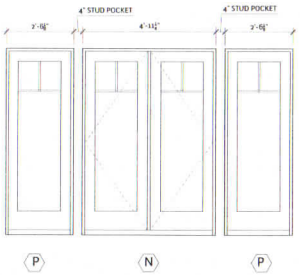
Proposed window combination schedule and exterior door types exterior trim



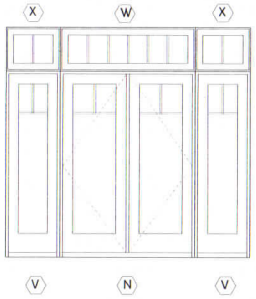
SECOND FLOOR, CENTER FRONT WINDOW COMBINATION



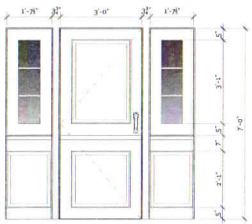
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION

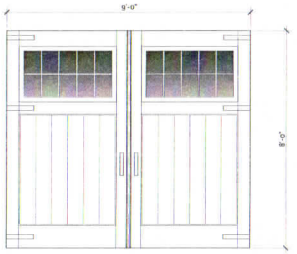


SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION

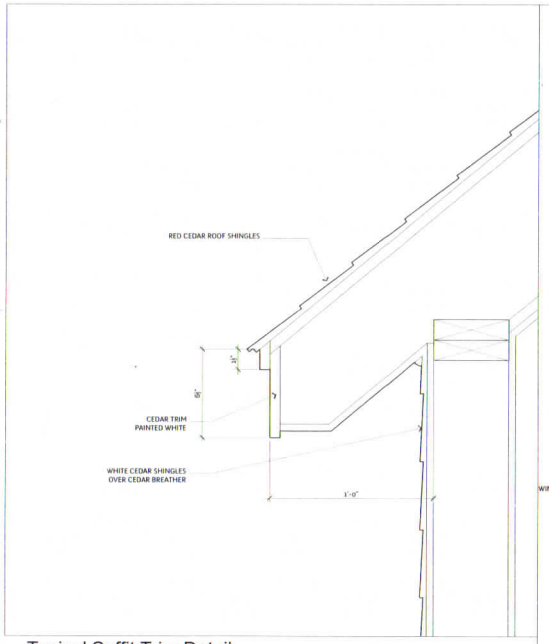


GARDEN LEVEL DOOR COMBINATION

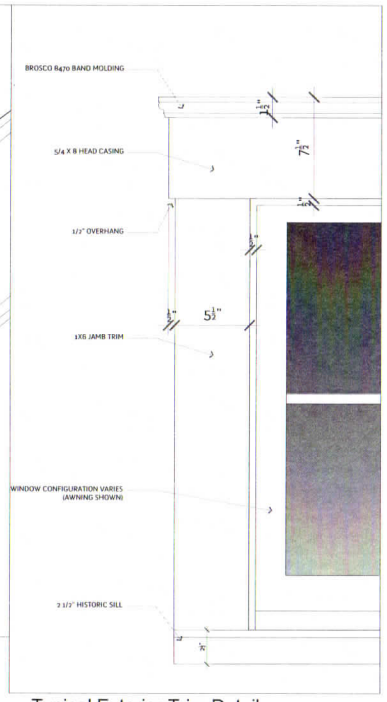

OUTSWINGING MANAWALL SYSTEM
4 LEAFS
CLAD ext


OVERHEAD GARAGE DOORS
20 LIGHTS


MAN DOORS
6 LIGHTS



Typical Soffit Trim Detail:
3" = 1'-0"



Typical Exterior Trim Detail:
3" = 1'-0"

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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jgolden@jamesgpgolden.com
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August 9th, 2024



stoneyard
boston blend river rock

Nantucket Historic District Commission
Approvable Colors

Hamilton Blue.....PMS 5415

shutters / doors / windowboxes painted



red cedar roof to weather

white cedar walls to weather

bluestone walk

crushed shell driveway



typical exterior trim

cottage corners

25 NORTH PASTURE ACK LLC
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August 9th, 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°: 44 PARCEL N°. 73

Street & Number of Proposed Work: 25 NORTH PASTURE LANE

Owner of record: 25 N PASTURE LN LLC % SAMUEL TRATWICK

Mailing Address: BOX 216

W. HYANNISPORT, MA 02672

Contact Phone #: 508 260 4257 E-mail: SAMUELLTJR@YAHOO.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC - JAMES P. GOLDEN, AGENT

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: JAMES GOLDEN.COM J GOLDEN@ PERMITS @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED "2ND DWELLING W/ GARAGE"

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 72'-0"± Sq. Footage 1st floor: 624± SF Decks/Patio: Size: 275±S.F. ☒ 1st floor ☐ 2nd floor

Width: 54'-10" Sq. footage 2nd floor: 571±SF Size: 275±S.F. ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 2'-8" South 6'-8" East 5'-4" West 2'-0"

Height of ridge above final finish grade: North 21'-0" South 27'-10" East 23'-6" West 29'-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 1'-0" TO 6'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ STONE CLADDING ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other BOSTON BLEND RIVER ROCK

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /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) _____

Leaders (material and size): 3"ϕ COPPER

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

☒ Other BOSTON BLEND RIVER ROCK - SUB GRADE/SLOPED ON EAST ELEVATION

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

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

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards COTTAGE Frieze ?

Window Casing 5" Door Frame 5" Columns / Posts: Round ____ Square 12"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other FIXED / AWNING

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

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

Garage Door(s): Type OVERHEAD Material METAL & GLASS, INSULATED

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls RIVER ROCK

* Note: Complete door and window schedules are required.

COLORS MATCH MAIN DWELLING

Sidewall WEST TO WEATHER Clapboard (if applicable) — Roof RED CEDAR (N.T.M.)

Trim WHITE Sash WHITE Doors HAMILTON BLUE (BMS 548)

Deck IPE Foundation RIVER ROCK Fence — Shutters HAMILTON BLUE

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

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

Date 8/14/2024 Signature of owner of record MARK W. ROOT, AGENT (CERTIFICATE) Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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

N/A 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.

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

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE	WESTPORT	CT	06880	21 N PASTURE I
44	76		MCDANIEL ANN		5409 ALBEMARLE ST	BETHESDA	MD	20816	27 N PASTURE I
44	82		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	23 N PASTURE I
44	92		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	61 N PASTURE I

Count: 4

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7022 3330 0000 4112 3317

7022 3330 0000 4112 3324

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City, State, ZIP+4®: WESTPORT, CT 06880

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

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Street and Apt. No., or PO Box No.: 5409 ALBEMARLE ST
City, State, ZIP+4®: BETHESDA, MD 20816

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Street and Apt. No., or PO Box No.: 5409 ALBEMARLE ST
City, State, ZIP+4®: BETHESDA, MD 20816

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 25 N PASTURE ACK LLC c/o Samuel Traywick

MAILING ADDRESS BOX 216 WEST HYANNISPORT, MA 02672

PROPERTY LOCATION 25 North Pasture road

ASSESSORS MAP/PARCEL 44 - 75

SUBMITTED BY: permits@comcast.net

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.

August 14, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.08.14 15:03:15 -04'00'

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: 25 North Pasture road

Tax Map Number: 44 Parcel Number: 75

Owner of Record: 25 North Pasture ACK LLC c/o Samuel Traywick

Description of Proposed Work: Construct new primary dwelling, secondary dwelling pool and pool cabana

Anticipated HDC Submission Date: August 13, 2024

You have been identified either as an abutter 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 completed 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 HDC 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.

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
cmartinez@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 MARK W POOR dba PERMITS PLUS, INC,

AS AGENT FOR 25 N. PASTUREACK,LLC

STREET ADDRESS 25 North Pasture road

MAP/PARCEL 44 - 75

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 16, 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.

Mark W. Poor — Signature

AUGUST 16, 2024 — Date

AGENT CONSENT FORM:

OWNERSHIP INFORMATION:

NAME: 25 North Pasture ACK LLC c/o S. TRAYWICK **DATE:** AUGUST 16, 2024

ADDRESS: BOX 216 WEST HYANNISPORT, MA 02672

PHONE NUMBER: 508 260-4257 **CELL:** 508 260-4257 5083604257

LOCUS: 25 North Pasture road **MAP & PARCEL** 44-75

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: NONE

Date: AUGUST 16, 2024

Signature: _____ **Print name:** SAM TRAYWICK

Email address: samuelclay@yahoo.com Samualclay@yahoo.com

PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor
P. O. BOX 3363 || 8 DEER RUN ROAD
Office Phone: 508-228-6913
Email: permits@comcast.net

Ann L. Bissinger
|| NANTUCKET, MA 02584
Cell Phone: 508-280-6931

AGENT CONSENT FORM:

OWNERSHIP INFORMATION:

NAME: 25 North Pasture ACK LLC c/o S. TRAYWICK **DATE:** AUGUST 16, 2024

ADDRESS: BOX 216 WEST HYANNISPORT, MA 02672

PHONE NUMBER: 508 260-4257 **CELL:** 508 260-4257 5083604257

LOCUS: 25 North Pasture road **MAP & PARCEL** 44-75

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: NONE

Date: AUGUST 16, 2024

Signature: _____ **Print name:** SAM TRAYWICK

Email address: samuelclay@yahoo.com samualclay@yahoo.com

PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor
P. O. BOX 3363 || 8 DEER RUN ROAD
Office Phone: 508-228-6913
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

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AS AGENT FOR 25 N. PASTUREACK,LLC

STREET ADDRESS 25 North Pasture road

MAP/PARCEL 44 - 75

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

Mark W. Poor — AUGUST 16, 2024

Signature — Date

Cover C

25 NORTH PASTURE ACK LLC
CARRIAGE HOUSE

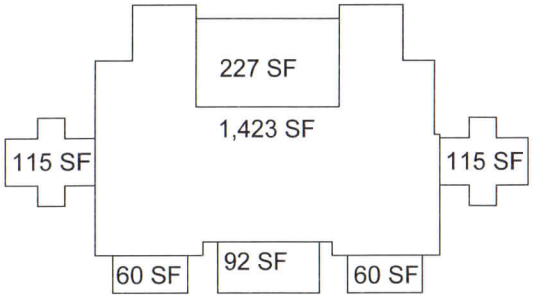
HDC

August 2nd, 2024

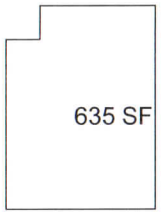
25 NORTH PASTURE ACK LLC
JAMES PHILLIP GOLDEN ARCHITECT
jamespgolden.com
401.419.9075
jgolden@jamespgolden.com
copyright 2024

August 9th, 2024

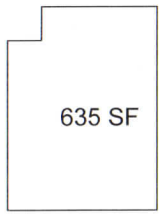
MAIN HOUSE - SECOND FLOOR



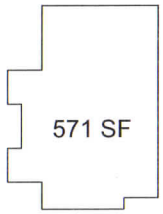
CARRIAGE HOUSE - LOWER FLOOR



CARRIAGE HOUSE - FIRST FLOOR

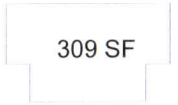


CARRIAGE HOUSE - UPPER FLOOR

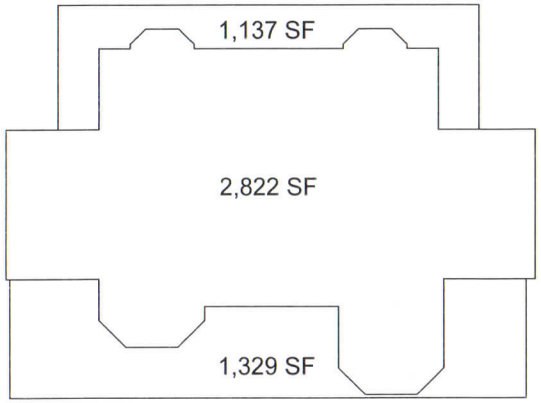


PROPOSED AREA CALCULATIONS

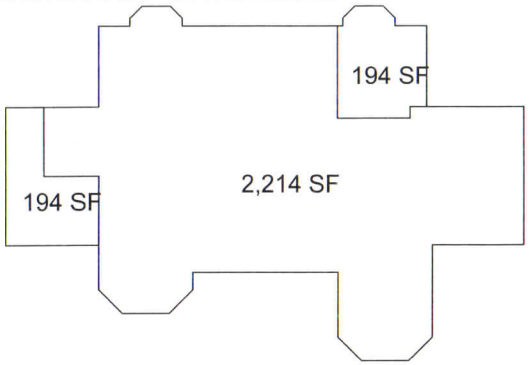
POOL CABANA



MAIN HOUSE - FIRST FLOOR



MAIN HOUSE - LOWER LEVEL



MAIN HOUSE

First Floor Living:	2,822 SF
Second Floor Living:	1,159 SF
Total Above Ground Living:	3,981 SF AGL
Lower Level Living:	2,214 SF
Lower Level Utility:	388 SF
Second Floor Open to below:	721 SF
Covered Porches:	2,466 SF
Decks:	120 SF

CARRIAGE HOUSE:

Lower Level Living:	85 SF
First Floor Living:	635 SF
Second Floor Living:	571 SF
Total:	1,291 SF
Garage:	550 SF
Covered Deck:	275 SF
Deck:	275 SF

POOL CABANA:

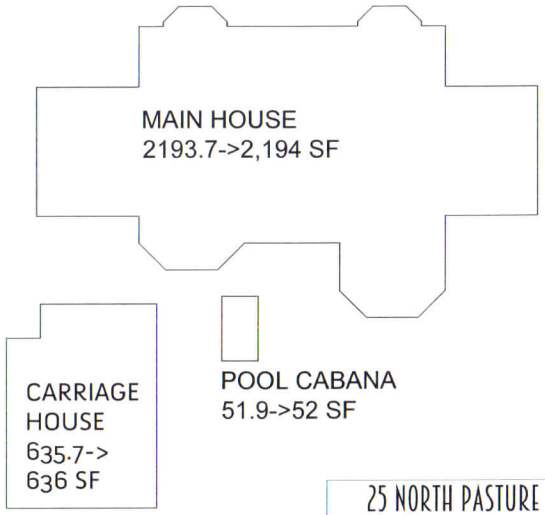
Total:	52 SF

ALLOWABLE LOT COVERAGE

41,642 SF X 7% = 2,914.94-> **2,915 SF** **(7%)**

PROPOSED LOT COVERAGE

MAIN HOUSE:	2,194 SF	(5.27 %)
CARRIAGE HOUSE:	636 SF	(1.53 %)
POOL CABANA:	52 SF	(0.13 %)
TOTAL:	2,882 SF	(6.93%)



25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT

jamesgolden.com
401.413.9073
golden@jamesgolden.com
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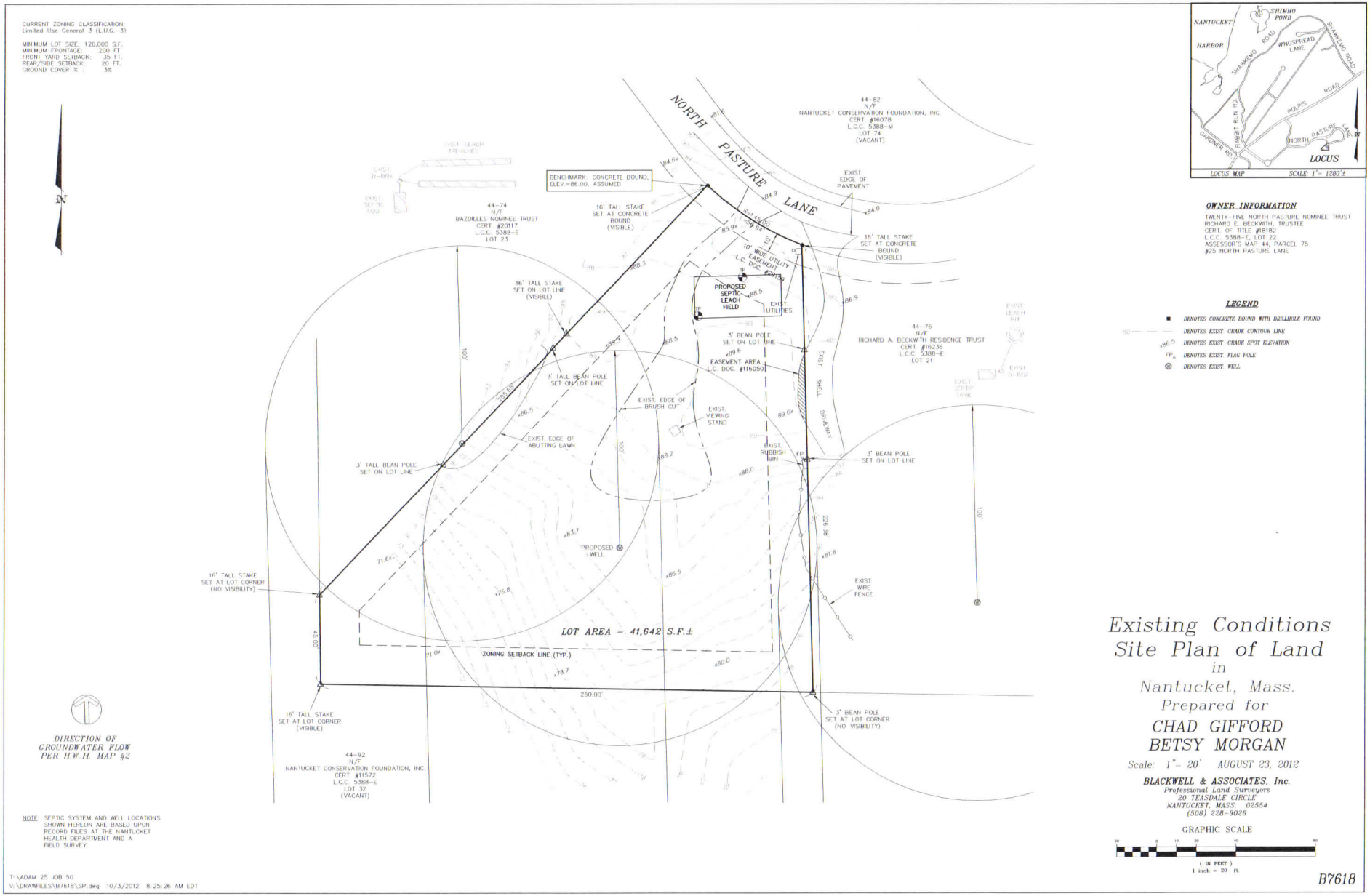
August 9th, 2024


CURRENT ZONING CLASSIFICATION:
Limited Use General .3 (L.U.G.-3)
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER %: 35%
N
NORTH PASTURE LANE
44-82
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
CERT. #16078
L.C.C. 5388-M
LOT 74
(VACANT)
BENCHMARK: CONCRETE BOUND,
ELEV.=86.00, ASSUMED
EXIST. LEACH TRENCHES
EXIST. SEPTIC TANK
44-74
N/F
BAZOILLES NOMINEE TRUST
CERT. #20117
L.C.C. 5388-E
LOT 23
16' TALL STAKE
SET AT CONCRETE
BOUND
(VISIBLE)
EXIST.
EDGE OF
PAVEMENT
16' TALL STAKE
SET AT CONCRETE
BOUND
(VISIBLE)
10' WIDE UTILITY
EASEMENT
L.C. DOC. #28130
PROPOSED
SEPTIC
LEACH
FIELD
EXIST.
UTILITIES
16' TALL STAKE
SET ON LOT LINE
(VISIBLE)
3' BEAN POLE
SET ON LOT LINE
EASEMENT AREA
L.C. DOC. #116050
44-76
N/F
RICHARD A. BECKWITH RESIDENCE TRUST
CERT. #16236
L.C.C. 5388-E
LOT 21
EXIST.
SHELL
DRIVEWAY
3' TALL BEAN POLE
SET ON LOT LINE
EXIST. EDGE OF
BRUSH CUT
EXIST.
VIEWING
STAND
EXIST. EDGE OF
ABUTTING LAWN
EXIST.
RUBBISH
BIN
FP
3' BEAN POLE
SET ON LOT LINE
100'
226.35'
PROPOSED
WELL
EXIST
WIRE
FENCE
16' TALL STAKE
SET AT LOT CORNER
(NO VISIBILITY)
LOT AREA = 41,642 S.F.±
ZONING SETBACK LINE (TYP.)
250.00'
16' TALL STAKE
SET AT LOT CORNER
(VISIBLE)
3' BEAN POLE
SET AT LOT CORNER
(NO VISIBILITY)
44-92
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
CERT. #11572
L.C.C. 5388-E
LOT 32
(VACANT)
DIRECTION OF
GROUNDWATER FLOW
PER H.W.H. MAP #2
NOTE: SEPTIC SYSTEM AND WELL LOCATIONS
SHOWN HEREON ARE BASED UPON
RECORD FILES AT THE NANTUCKET
HEALTH DEPARTMENT AND A
FIELD SURVEY.
NANTUCKET HARBOR
SHIMMO POND
SHAWKEMO ROAD
WINGSPREAD LANE
POLPIS ROAD
RABBIT RUN RD.
GARDNER RD.
NORTH PASTURE LANE
LOCUS
LOCUS MAP
SCALE: 1" = 1200'±
OWNER INFORMATION
TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE
LEGEND
DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
DENOTES EXIST. GRADE CONTOUR LINE
DENOTES EXIST. GRADE SPOT ELEVATION
DENOTES EXIST. FLAG POLE
DENOTES EXIST. WELL
Existing Conditions
Site Plan of Land
in
Nantucket, Mass.
Prepared for
CHAD GIFFORD
BETSY MORGAN
Scale: 1"= 20' AUGUST 23, 2012
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
T:\ADAM 25 JOB 50
V:\DRAWFILES\B7618\SP.dwg 10/3/2012 8:25:26 AM EDT
B7618

isp2

EXISTING CONDITIONS SITE PHOTOGRAPHS





1



2



5



6



3



4

1 ILLUSTRATIVE SITE PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT

copyright 2024

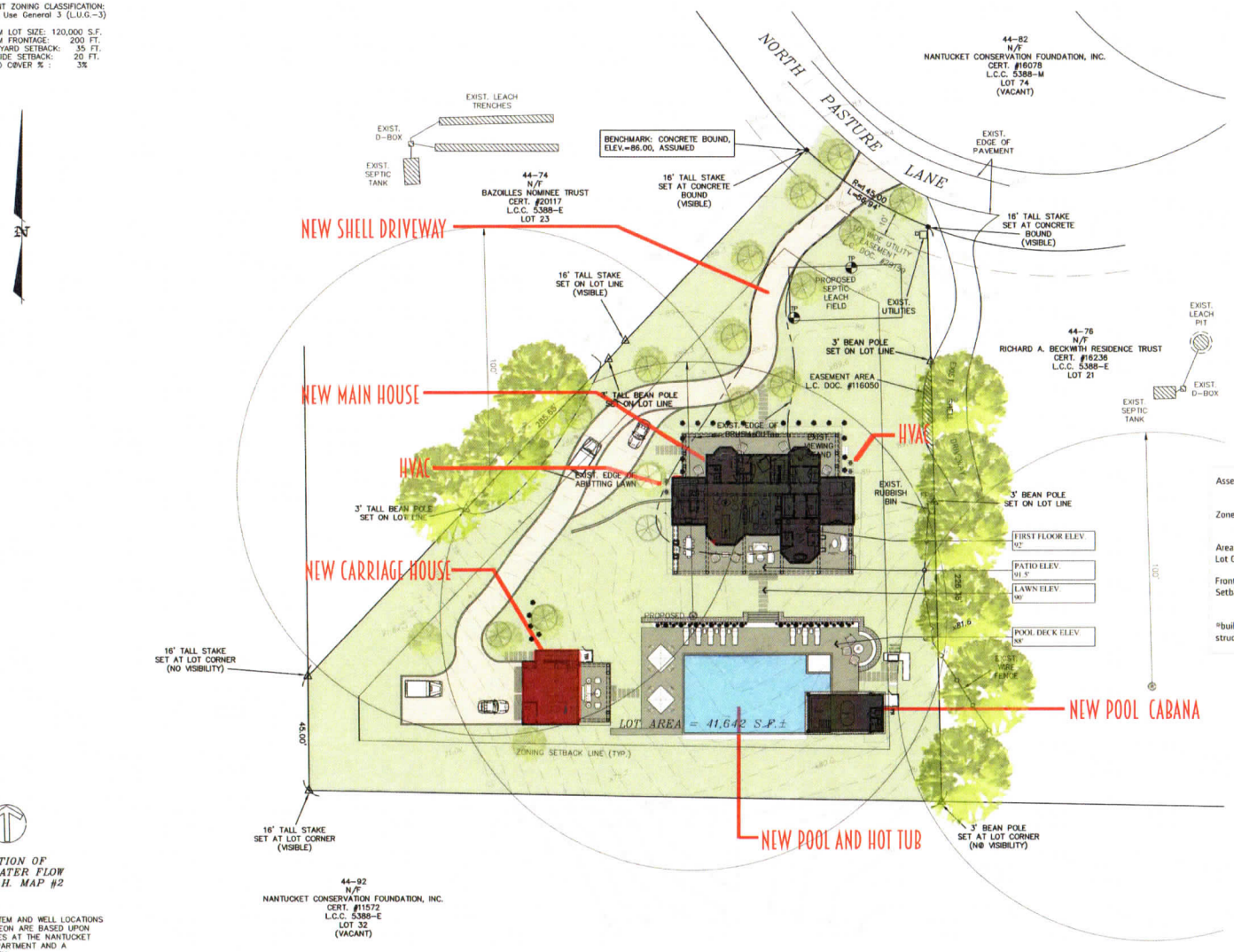
August 9th, 2024

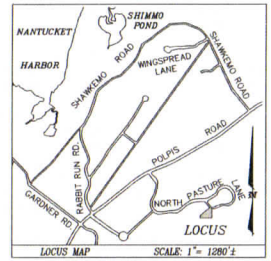
isp

ILLUSTRATIVE SITE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-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%





OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- x66.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Assessors	Map: 44 Deed Ref: C24412/0	Parcel: 75 Lot 22		Plan 5388E
Zone	LUG-3			
Area	10,000 min.	.95 acre = 41,642 SF		
Lot Ground Coverage	7%	41,642 SF x .07 = 2,914.94 SF		
Frontage	20'			
Setbacks	Front 15'	Side 10'	Rear 10'	Height 30'

*building height is taken from the average mean grade level to the top of the structural beam or joists of the uppermost story 240-24.1.5.4.a

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

1 ILLUSTRATIVE SITE PLAN

Existing Conditions Site Plan of Land
in
Nantucket, Mass.
Prepared for
CHAD GIFFORD
BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
NANTUCKET, MASS. 02554
(508) 228-9026

RESIDENCE AT 25 NORTH PASTURE

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401.413.8073
jpgolden@jamesjpgolden.com
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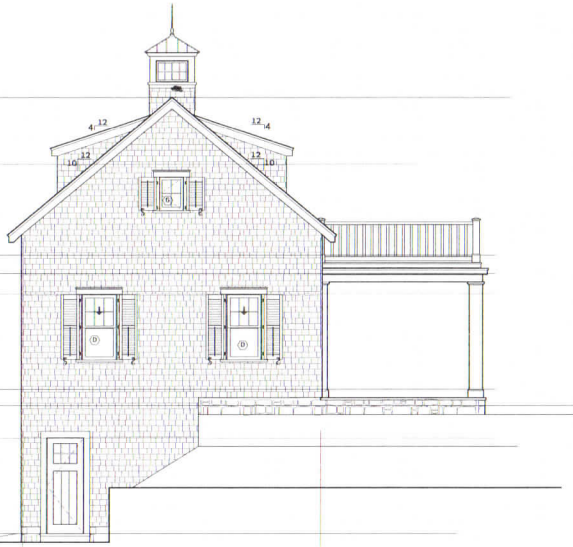
August 1st, 2024

a2.4

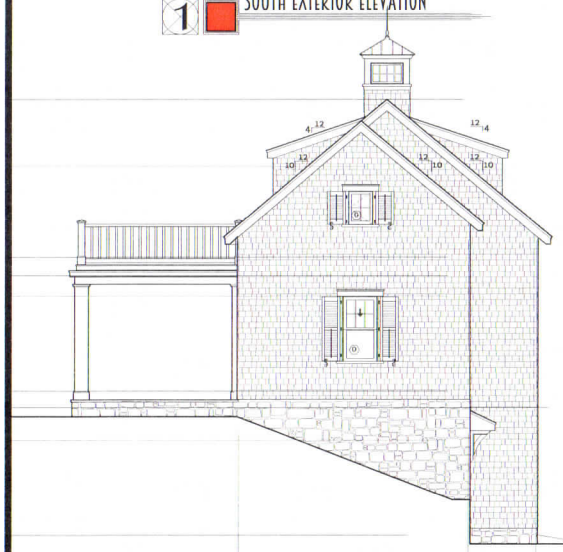
Proposed carriage house exterior elevations



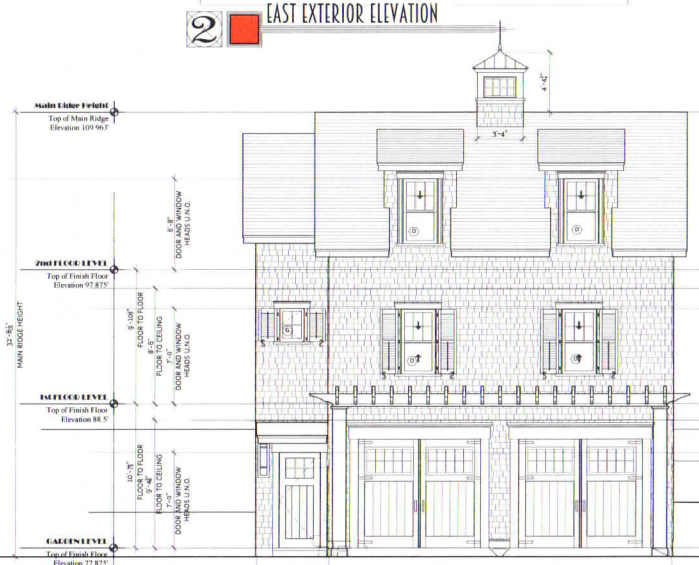
1 SOUTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION



3 NORTH EXTERIOR ELEVATION



4 WEST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

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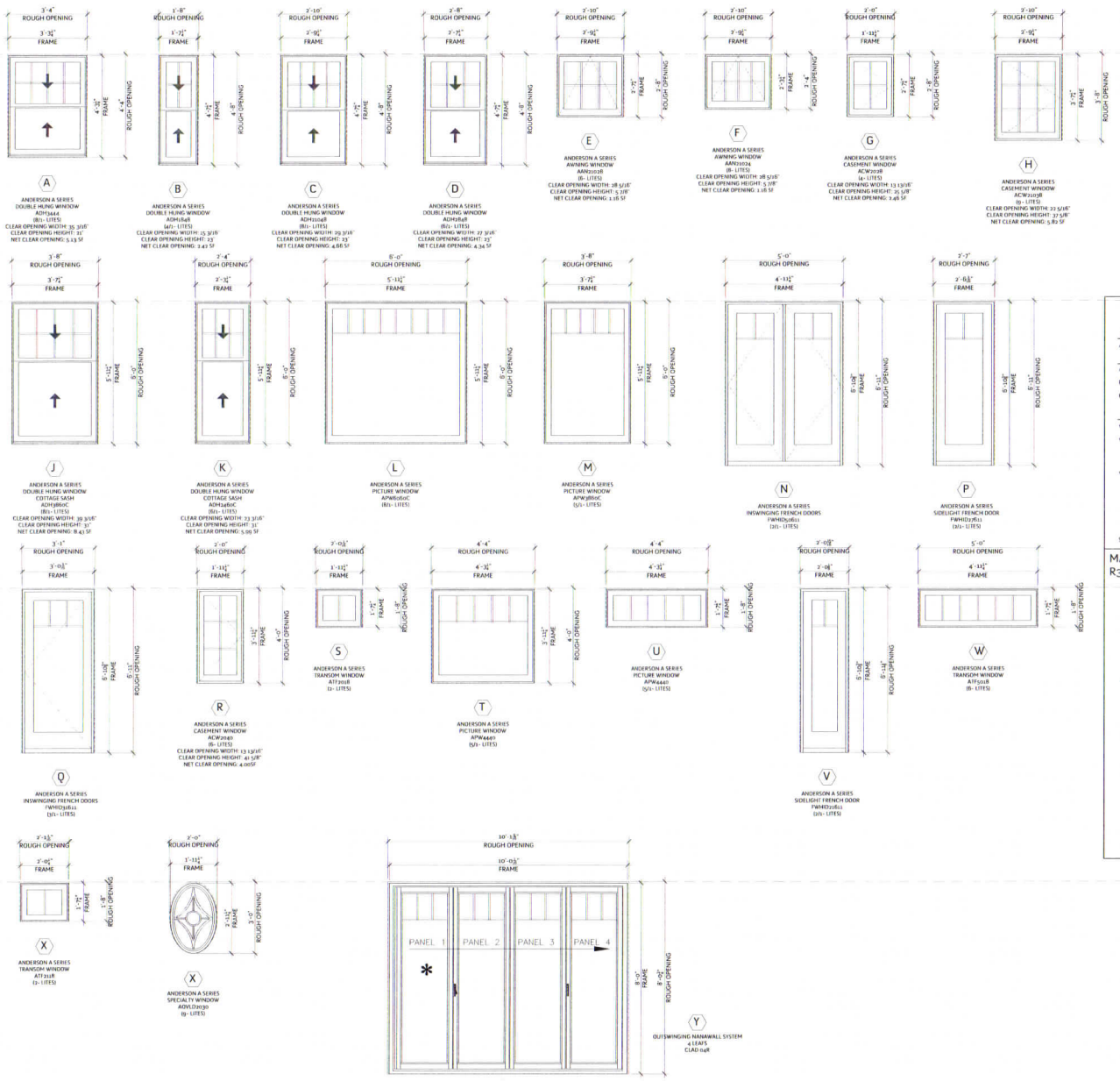
a4.0

PROPOSED WINDOW SCHEDULE



WINDOW SCHEDULE GENERAL NOTES:

ALL WINDOWS AND DOORS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 9TH EDITION

ALL HEAD HEIGHTS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND COORDINATED WITH ARCHITECT

PROVIDE TEMPERED GLASS AT ALL DOORS AND AT WINDOWS WHERE REQUIRED BY CODE.

PROVIDE SHOP DRAWINGS FOR ALL CUSTOM WINDOWS

WINDOWS AND DOORS TO BE ANDERSON A SERIES

WINDOW SPECIFICATIONS:
6 9/16" EXTENSION JAMBS
7/8" SDL WITH SPACER BAR
INSULATING CLEAR GLASS WITH LOW E II - ARGON FILLED

WINDOWS
PROVIDE BASIC UNIT WITH Wilsdey PROFILE PROJECTED SILL
SASH LOCKS: STANDARD LOCKS - OIL RUBBED BRONZE FINISH
SCREENS: STANDARD CHARCOAL FIBERGLASS - HALF SCREEN

HARDWARE: 3-POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD, USE FOR PRICING PURPOSES)
ADJUSTABLE HINGES - OIL RUBBED BRONZE (TBD, USE FOR PRICING PURPOSES)

SIMULATED DIVIDED LITES

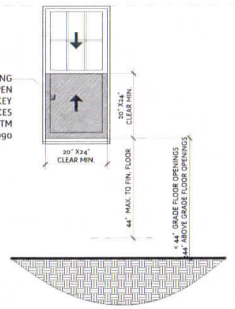
SILLS: BEIGE ULTREX SILLS

⬡ INDICATES TEMPERED WINDOW. SEE FLOOR PLANS

ST INDICATES STAINED ROOM - VERIFY BEFORE PLACING ORDER, TYPICAL

(I) & (O) Not used for Clarity

MASSACHUSETTS BUILDING CODE-
R310.2.1 MINIMUM OPENING AREA



25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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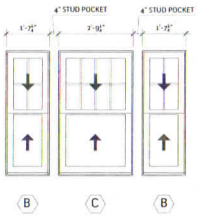
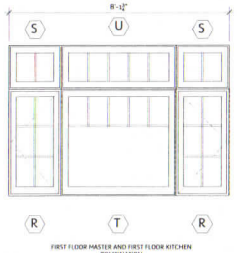
a4.1

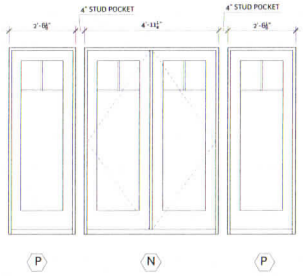
Proposed window combination schedule and exterior door types exterior trim



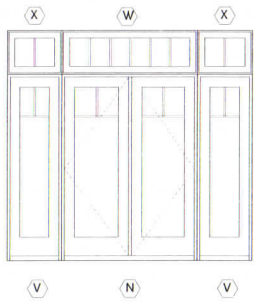
SECOND FLOOR, CENTER FRONT WINDOW COMBINATION



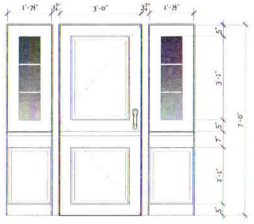
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION



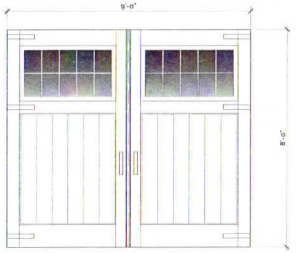
SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION



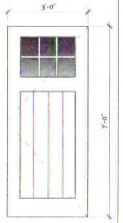
GARDEN LEVEL DOOR COMBINATION



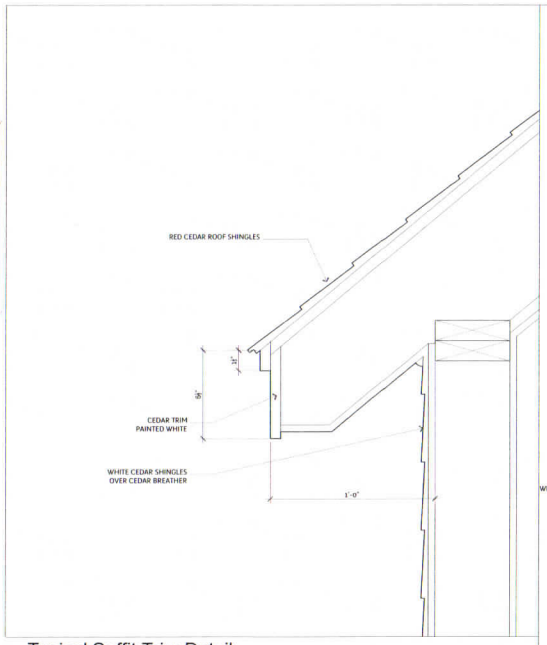
OUTSWINGING NANAWALL SYSTEM
4 LEAFS
CLAD 04R



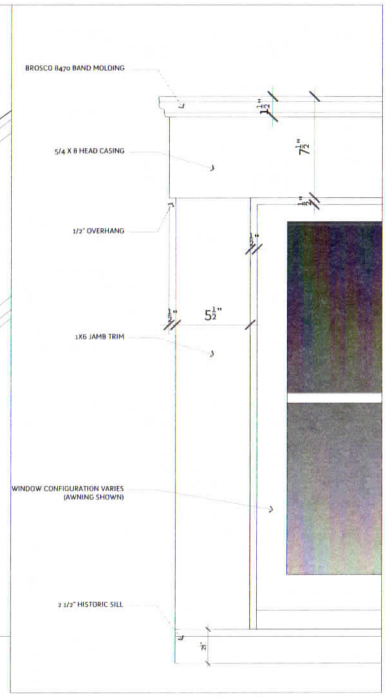
OVERHEAD GARAGE DOORS
20 LIGHTS



MAN DOORS
6 LIGHTS



Typical Soffit Trim Detail:
3" = 1'-0"



Typical Exterior Trim Detail:
3" = 1'-0"

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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a4.2
Proposed Materials



stoneyard
boston blend river rock

Nantucket Historic District Commission
Approvable Colors

Hamilton Blue.....PMS 5415

shutters / doors / windowboxes painted



red cedar roof to weather

white cedar walls to weather

bluestone walk

crushed shell driveway



typical exterior trim

cottage corners

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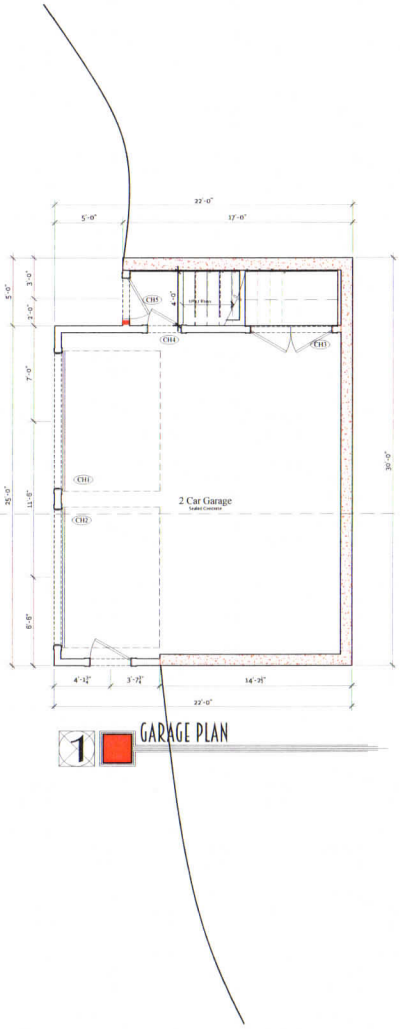
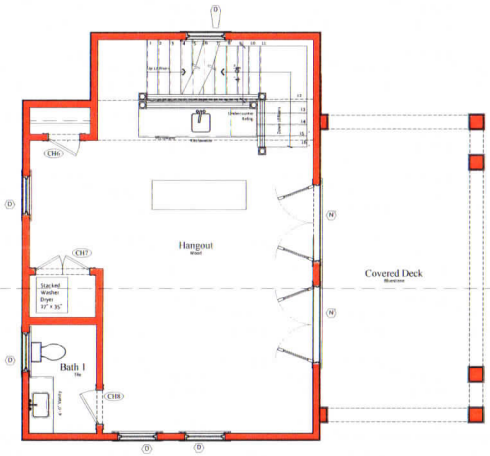
a1.3

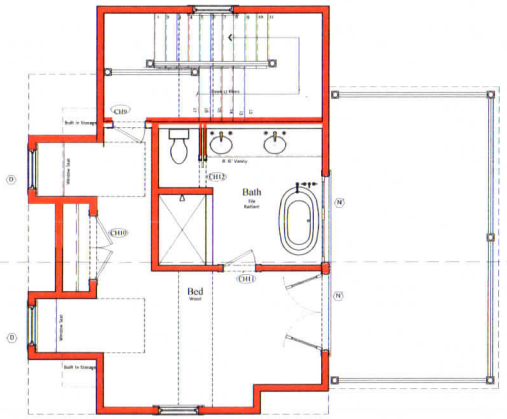
Proposed carriage house plans



1 GARAGE PLAN



2 FIRST FLOOR PLAN



3 SECOND LEVEL PLAN



25 NORTH PASTURE ACK LLC

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July 30th, 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:

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°: 67 PARCEL N°. 303/4

Street & Number of Proposed Work: 8 Maple Lane

Owner of record: Stephen + Kathy Lasota

Mailing Address: 610 Fairway Terrace
Naples, FL 34103

Contact Phone #: 203 257 2610 E-mail: LasotaK4@gmail.com

AGENT INFORMATION (if applicable)

Name: Khristopher Meyer

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMeyer@dreamhomemidlife.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $677.20

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: 71 Sq. Footage 1st floor: 2052
Width: 54 Sq. footage 2nd floor: 1334
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x37 ☒ 1st floor ☐ 2nd floor
Size: 17x30 ☒ 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' South 26' East 26' West 26'

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 6+9 /12 Dormer 5 /12 + 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) _____

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other White
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other white
C. Dimensions: Fascia 8 Rake 4/8 Soffit (Overhang) 8 Corner boards 6" Frieze 8
Window Casing 5 1/4 Door Frame 10/6 Columns/Posts: Round _____ Square 8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other And 400
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And. 400

Doors* (type and material): ☐ TDL ☒ SDL Front Millikan Millwork Rear Millikan Millwork Side Millikan Millwork/And 400

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WT W Cedar Shingles
Trim White
Deck Mahogany
Clapboard (if applicable) —
Sash White
Foundation Grey
Roof Red Cedar
Doors White
Fence —
Shutters —

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

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

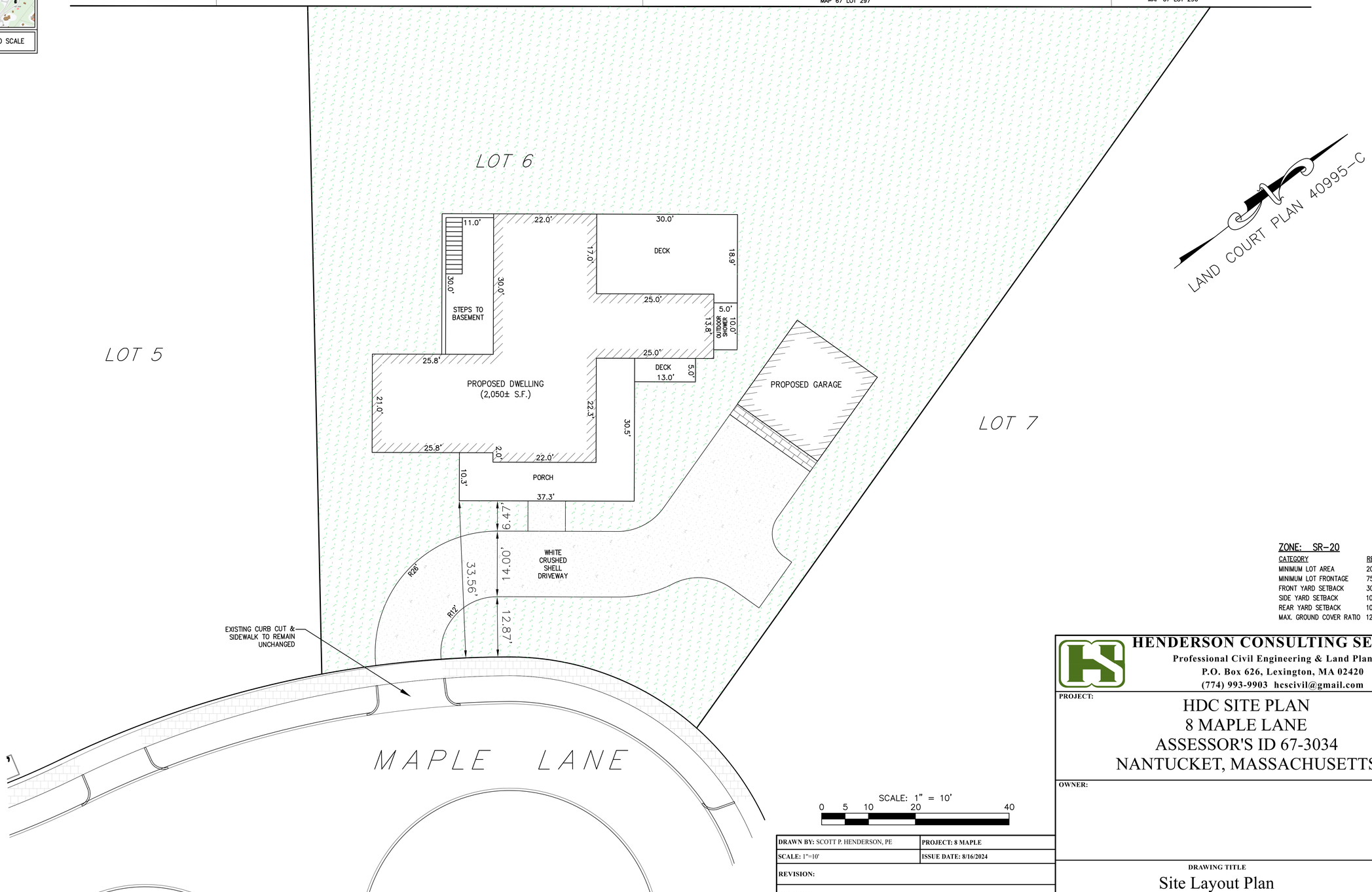
Date 8/17/24 Signature of owner of record /Kathy Lasota Signed under penalties of perjury



LOCUS MAP SCALE: NOT TO SCALE

PLAN NOTES

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON MAY 17, 2021 AND AUGUST 11, 2021 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN IS FOR HDC PERMITTING PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR CONSTRUCTION PERMITS.



ZONE: SR–20

CATEGORY	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5% (2,500 S.F.)

HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hcscivil@gmail.com

PROJECT:

HDC SITE PLAN
8 MAPLE LANE
ASSESSOR'S ID 67-3034
NANTUCKET, MASSACHUSETTS

OWNER:

DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 8 MAPLE
SCALE: 1"=10'	ISSUE DATE: 8/16/2024
REVISION:	
REVISION:	

DRAWING TITLE
Site Layout Plan

SHEET #
1 of 1

FRONT ELEVATION SOUTHEAST



REAR ELEVATION NORTHWEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
ELEV-

LEFT ELEVATION SOUTHWEST



RIGHT ELEVATION NORTHEAST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

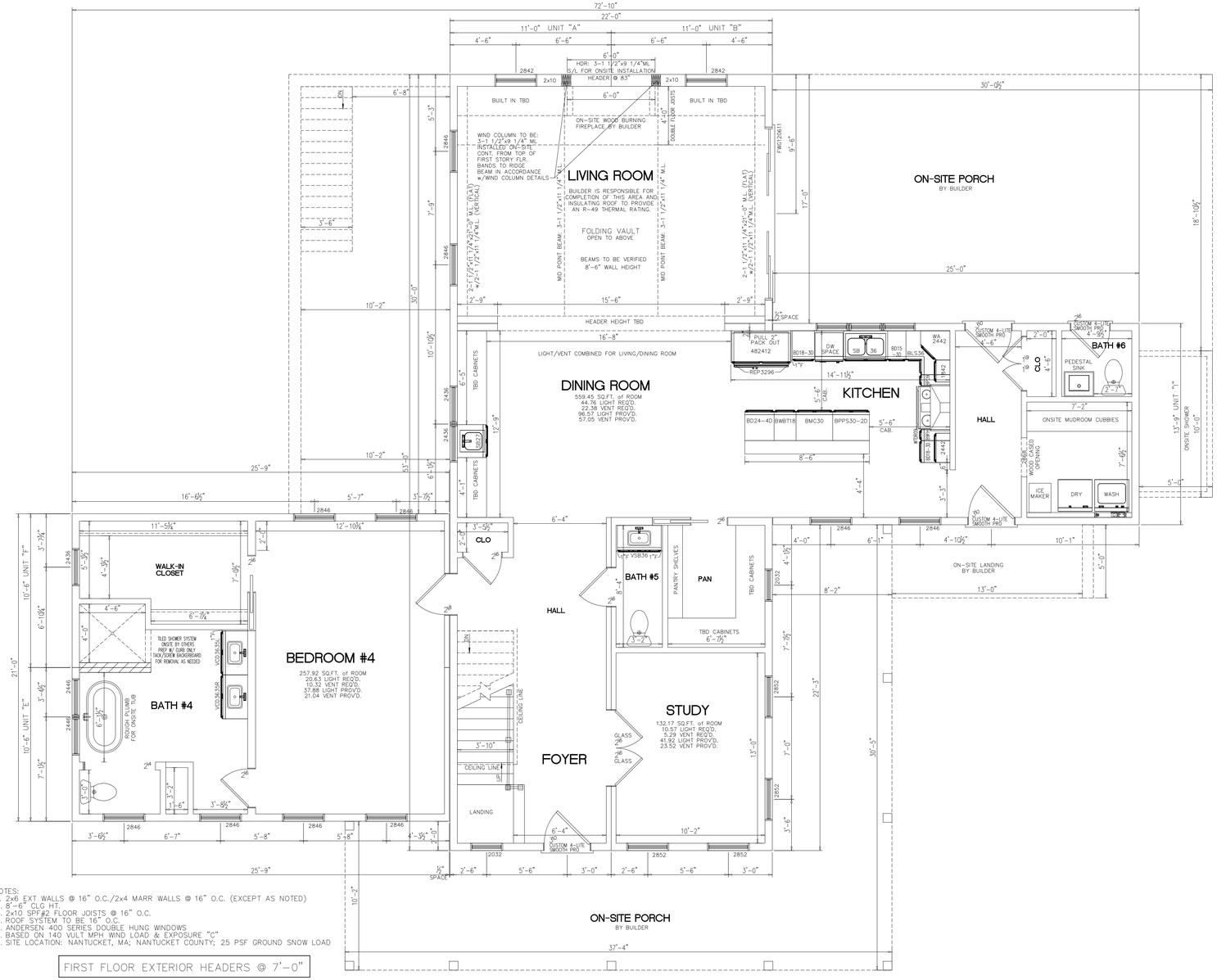
PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 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

FIRST FLOOR EXTERIOR HEADERS @ 7'-0"

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

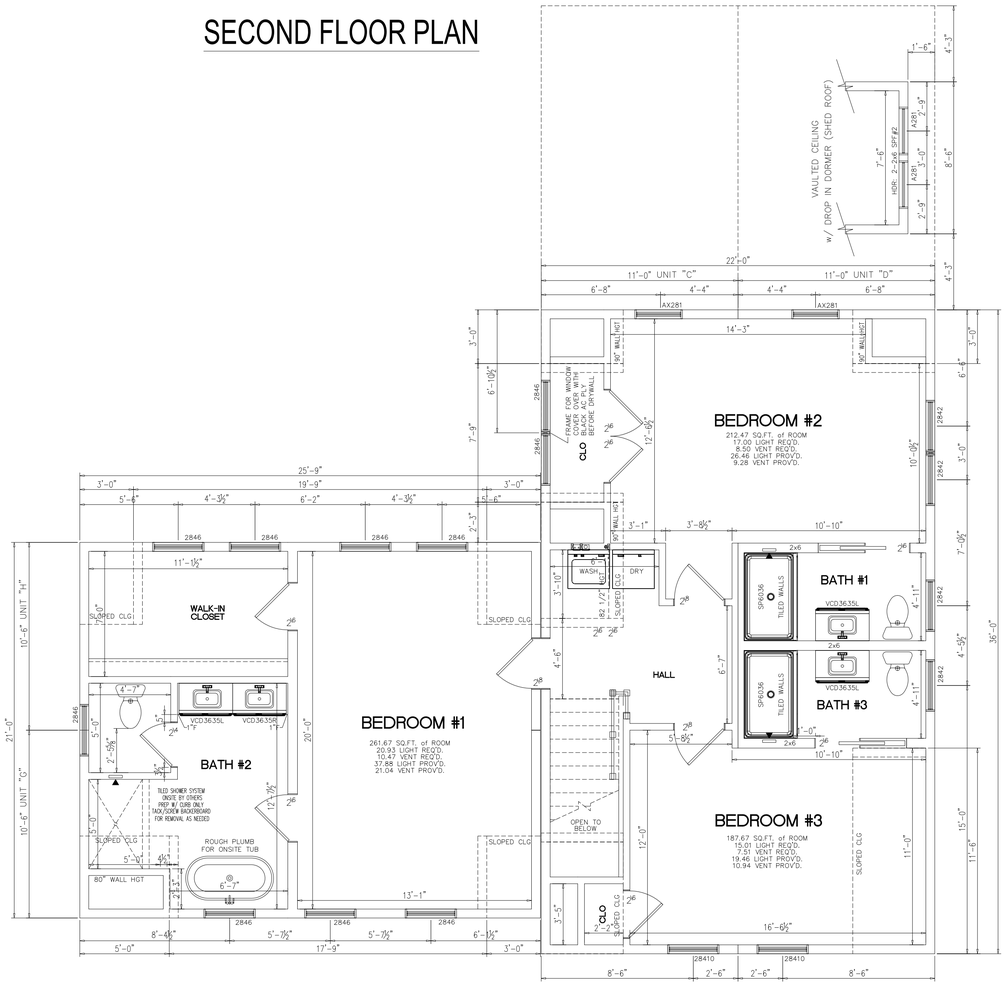
PROJECT:
45283
2-STORY

TITLE:
1ST FLOOR PLAN

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN -

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS

SQUARE FOOTAGE:

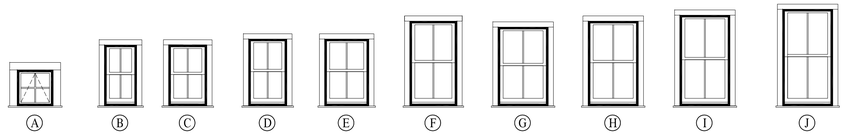
FIRST FLOOR:	2,052	SQ. FT.
SECOND FLOOR:	1,334	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	3,386	SQ. FT.
OVERALL SIZE	53' x 72'-10"	
MODEL:	2-STORY	

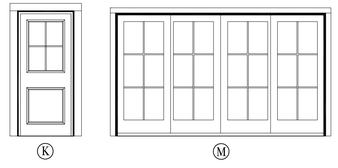
DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
A21	A	24 5/8" x 24 5/8"	ANDERSEN 400	AWNING	.30	4.0	2.6	.09
1832	B	22 1/8" x 40 7/8"	ANDERSEN 400	DH WINDOW	.30	6.14	3.32	2.03
2032	C	26 1/8" x 40 7/8"	ANDERSEN 400	DH WINDOW	.31	7.27	4.21	2.45
2036	D	26 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.31	7.98	4.73	2.69
2436	E	30 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.30	9.23	5.73	3.18
2446	F	30 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.31	11.70	7.65	4.39
2842	G	34 1/8" x 52 7/8"	ANDERSEN 400	DH WINDOW	.31	12.34	8.23	4.64
2846	H	34 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
28410	I	34 1/8" x 60 7/8"	ANDERSEN 400	DH WINDOW	.30	14.21	9.73	5.47
2852	J	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.30	15.14	10.48	5.88
A281	N	32" x 24 5/8"	ANDERSEN 400	AWNING	.30	5.3	3.7	1.2
DOORS								
3/0 CUSTOM	K	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 4-LITE DOOR	.16	22.3	5.16	19.26
FWG120611-4	M	141 3/4" x 83"	ANDERSEN	GLIDING PATIO DOOR	.31	80.66	49.71	30.89





8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

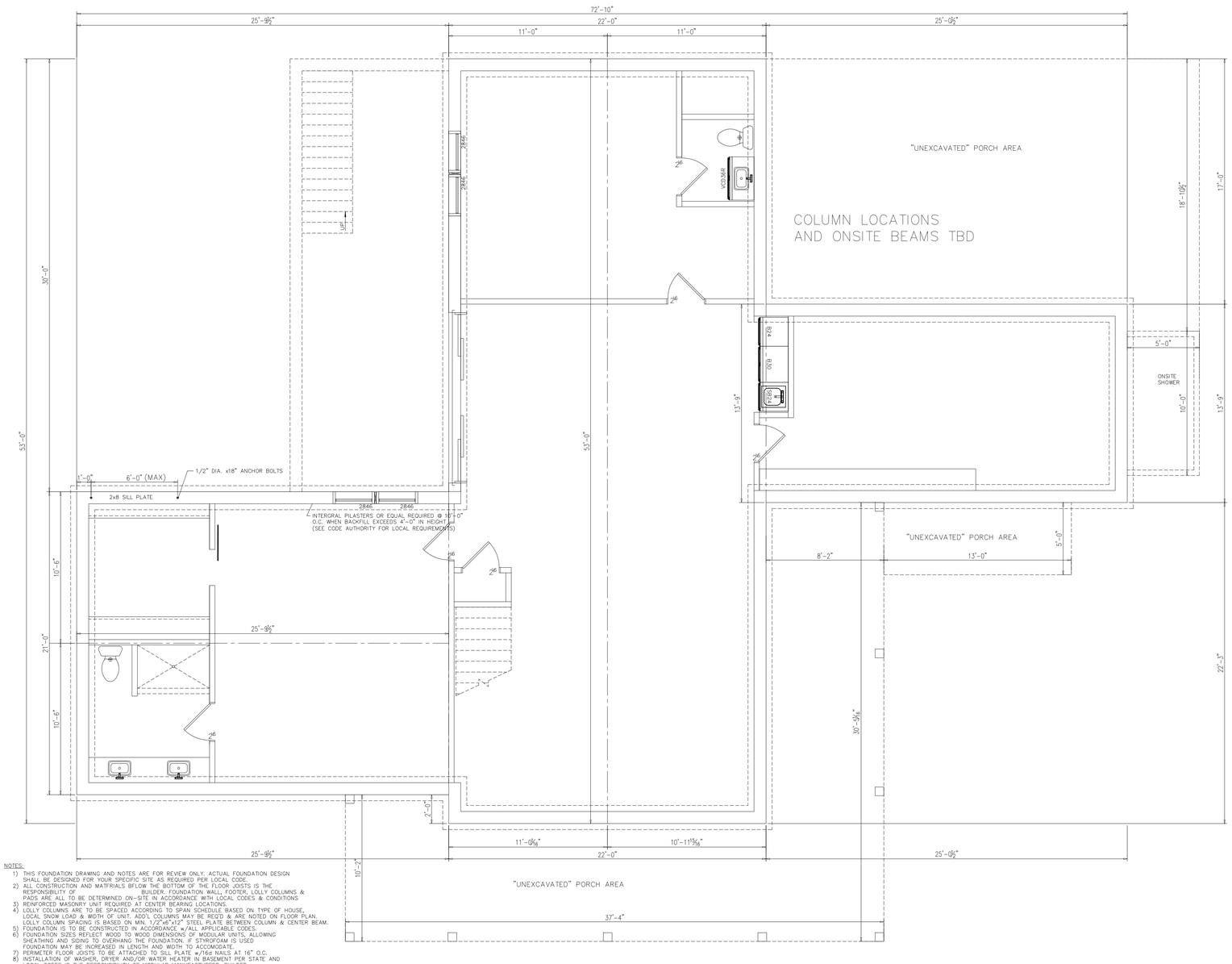
PROJECT:
45283
2-STORY

TITLE:
2ND FLOOR PLAN
DOOR/WINDOW SCH

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN - (2)

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"

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
FOUNDATION

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN - (3)


Existing Lot


Neighboring
Dwelling


Neighboring
Dwelling


Neighboring
Dwelling


Neighboring
Dwelling

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: Stephen and Kathy Lasota

MAILING ADDRESS: 610 Fairway Terrace Naples FL 34103

PROPERTY LOCATION: 8 Maple Lane

ASSESSORS MAP/PARCEL: 67/303.4

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: 2024.08.20 08:25:33 -04'00'

August 20, 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
67	296		MILLER SUSAN D LIFE ESTATE		44 FAIRGROUNDS RD	NANTUCKET	MA	02554	44 FAIRGROUNDS RD
67	297		KYOMITMAITEE SOMWONG &	BUNLERSSAKSKUL SOMCHAI	PO BOX 2837	NANTUCKET	MA	02584	46 FAIRGROUNDS RD
67	298		BUTLER STEPHEN & KARLA W		54 FAIRGROUNDS RD	NANTUCKET	MA	02554	48 FAIRGROUNDS RD
67	303	3	LOT 3 MAPLE LANE LLC	C/O MATTHEW SCHIMENTI	3 INTERNATIONAL DR 3RD FL	RYE BROOK	NY	10573	6 MAPLE LN
67	303	5	LASOTA STEPHEN & KATHY		610 FAIRWAY TERRACE	NAPLES	FL	34103	8 MAPLE LN
67	303	6	8 MAPLE LLC		29 MYSTIC AVE	SOMERVILLE	MA	02145	7 MAPLE LN
67	303	7	FRAZIER DALTON T & JENNIFER M		19 CENTER ST	NANTUCKET	MA	O2554	5 MAPLE LN
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: 8 Maple Lane

Tax Map Number: 67 Parcel Number: 303.4

Owner of Record: Stephen and Kathy Lasota

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 8/19/2024

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 3685 32



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$ $0.00
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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

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09

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AUG 20 2024
02584 9998

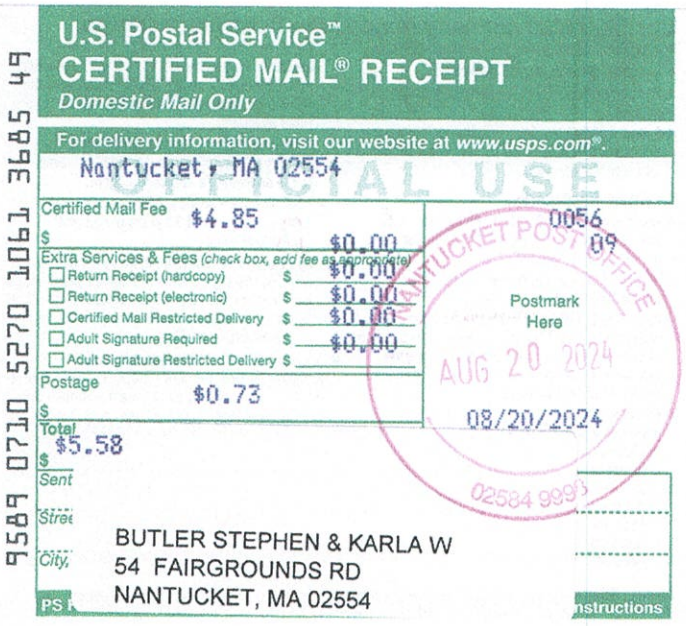
08/20/2024

Sent To
Street
City, St

LOT 3 MAPLE LANE LLC
C/O MATTHEW SCHIMENTI
3 INTERNATIONAL DR 3RD FL
RYE BROOK, NY 10573

PS Form ... Instructions

9589 0710 5270 1061 3685 49



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

Postage $0.73
$
Total $5.58
$

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08/20/2024

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Street
City,

BUTLER STEPHEN & KARLA W
54 FAIRGROUNDS RD
NANTUCKET, MA 02554

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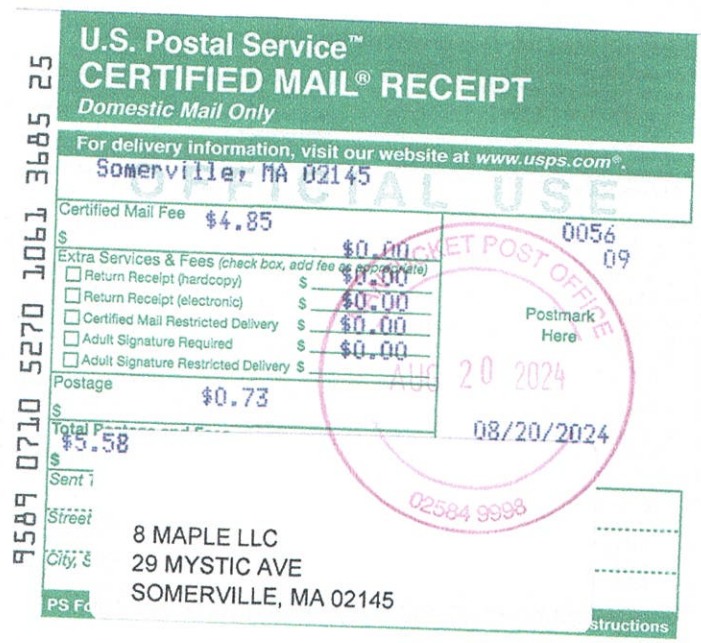

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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
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Total Postage and Fees $5.58
$

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Street
City, St

8 MAPLE LLC
29 MYSTIC AVE
SOMERVILLE, MA 02145

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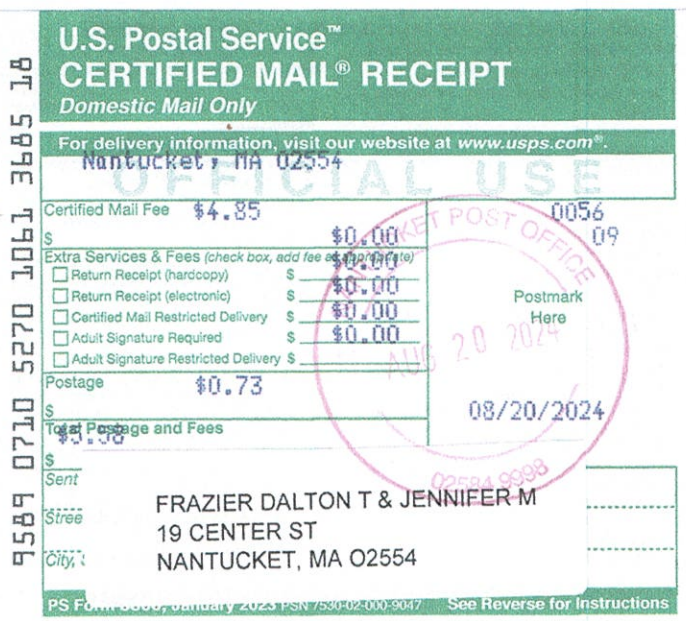

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Postage $0.73
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Total Postage and Fees $5.58
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AUG 20 2024
02584 9998

08/20/2024

Sent
Street
City,

FRAZIER DALTON T & JENNIFER M
19 CENTER ST
NANTUCKET, MA O2554

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

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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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LASOTA STEPHEN & KATHY
Street and
610 FAIRWAY TERRACE
City, State
NAPLES, FL 34103

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

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☐ Return Receipt (electronic)	$0.00
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Postage	$0.73
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PO BOX 2837
NANTUCKET, MA 02584

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MILLER SUSAN D LIFE ESTATE
44 FAIRGROUNDS RD
NANTUCKET, MA 02554

PS... ...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 Stephen & Kathy Lasota

STREET ADDRESS 8 Maple Lane

MAP/PARCEL 67/303.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/19/2024

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 8/19/2024 Date

ORENSTEIN
5 CROWS NEST
WINDOW/DOOR REV.

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. $150

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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.

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

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

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.

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

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

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

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Amy & Ted Orenstein

STREET ADDRESS 5 Crows Nest Way

MAP/PARCEL 12 / 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.21.2024

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

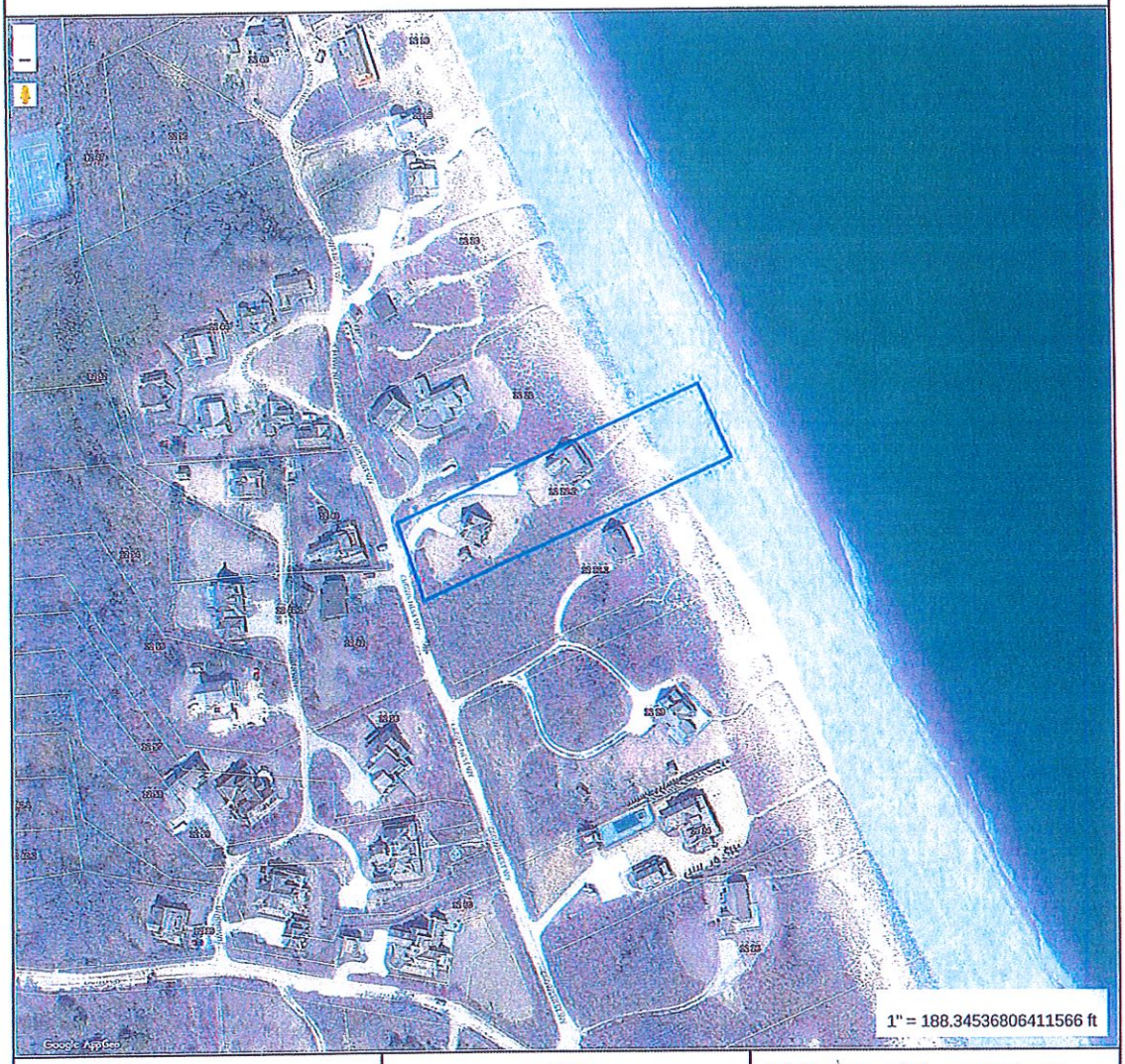
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature 8/20/2024 Date

Town and County of Nantucket, MA

February 17, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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

Town and County of Nantucket, MA

March 20, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 11/14/2022
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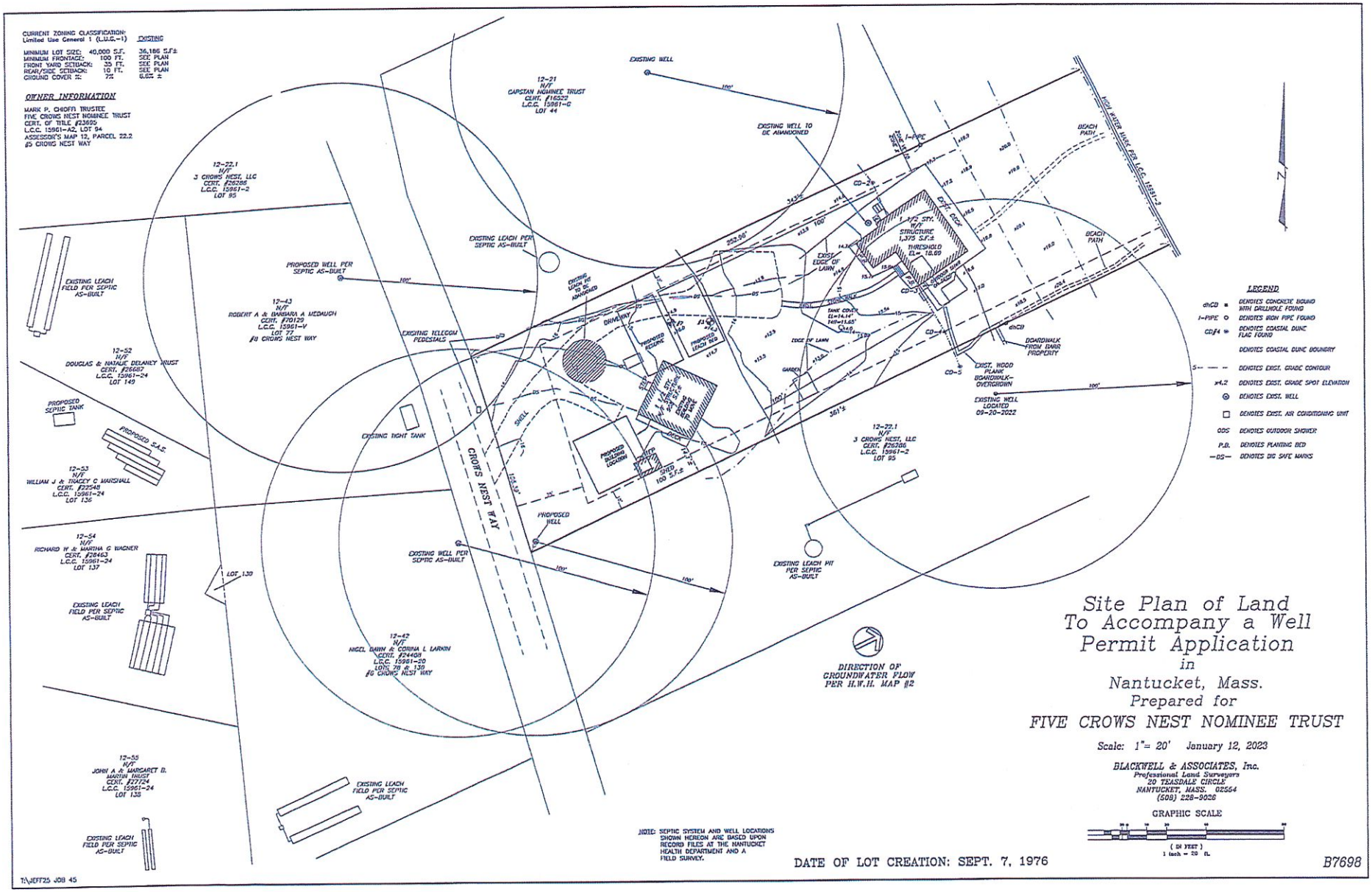

Site Plan of Land To Accompany a Well Permit Application in Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CERTIFICATE NO: _____ DATE ISSUED: 4/4/24

HDC2024.02.03UC

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 222

Street & Number of Proposed Work: 5 CRUSO NECK WAY

Owner of record: AMY & TED COHENSTEIN

Mailing Address: 20 BEACH AVE (SUMMER)
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: AMYCOHENSTEIN@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMARK

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508 776 8056 E-mail: R.C.NEWMARK@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 4/4/24 Fee Paid: $ 1/4/24

Must be acted on by: ~~4/4/24~~ 12/31/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Waiver to approval including
#2 roof elevation

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: 1,125 Decks/Patio: Size: 10 x 20 ☒ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 1,045 Size: 10 x 16 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

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

Height of ridge above final finish grade: North 25'6 South 25'6 East 25'6 West 25'6

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) COMMON ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8.5 /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 NA Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" COPPER

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

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type CUSTOM 6 LIGHT V-GROOVE Material CEDAR

Hardscape materials: Driveways SHELL/STONE Walkways BRICK Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall lt. CEDAR NTW Clapboard (if applicable) — Roof lt. RED CEDAR NTW
Trim WHITE Sash QUAKER GRAY Doors QUAKER GRAY
Deck MAHOG NTW Foundation CONCRETE 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 4/4/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROW'S NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON

WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SCT

Mailing Address: PO BOX 2113

NANTUCKET, MA 02584

Contact Phone #: 508-228-8058 E-mail: R.C.NEWMAN@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 Window / Door Revisions HDC 2023-04-8326

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: NA

Original Date: 1978 (Dwelling #1)

Original Builder: unknown

REVISIONS* (describe)

1. East Elevation Window / Door Rev. - Porch Columns
2. South Elevation Porch Columns - 5½ - to - 8½"
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 APPROVED ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways APPROVED Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Ld. Ld. C. NTW Clapboard (if applicable) _____ Roof Ld. R. CEDAR NTW

Trim Ld White Sash Ld Doors QUAKER GRAY

Deck Mahog. NTW Foundation CI NTW Fence C. 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 08/21/2024 Signature of owner of record FOR AMY D.

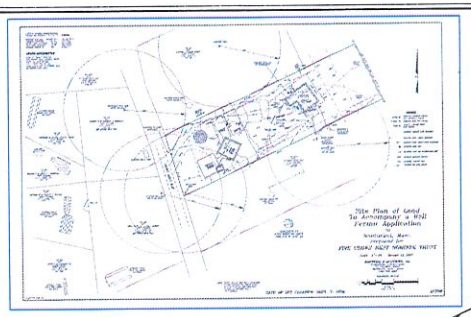
Signed under penalties of perjury

DRAWING INDEX

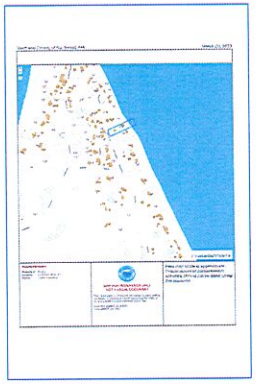
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION

4R ELEVATIONS: APPROVED & PROPOSED NORTH, SOUTH, EAST & WEST DOOR & WINDOW SCHEDULES

5R EAST ELEVATION: APPROVED & PROPOSED DOOR & WINDOW SCHEDULES

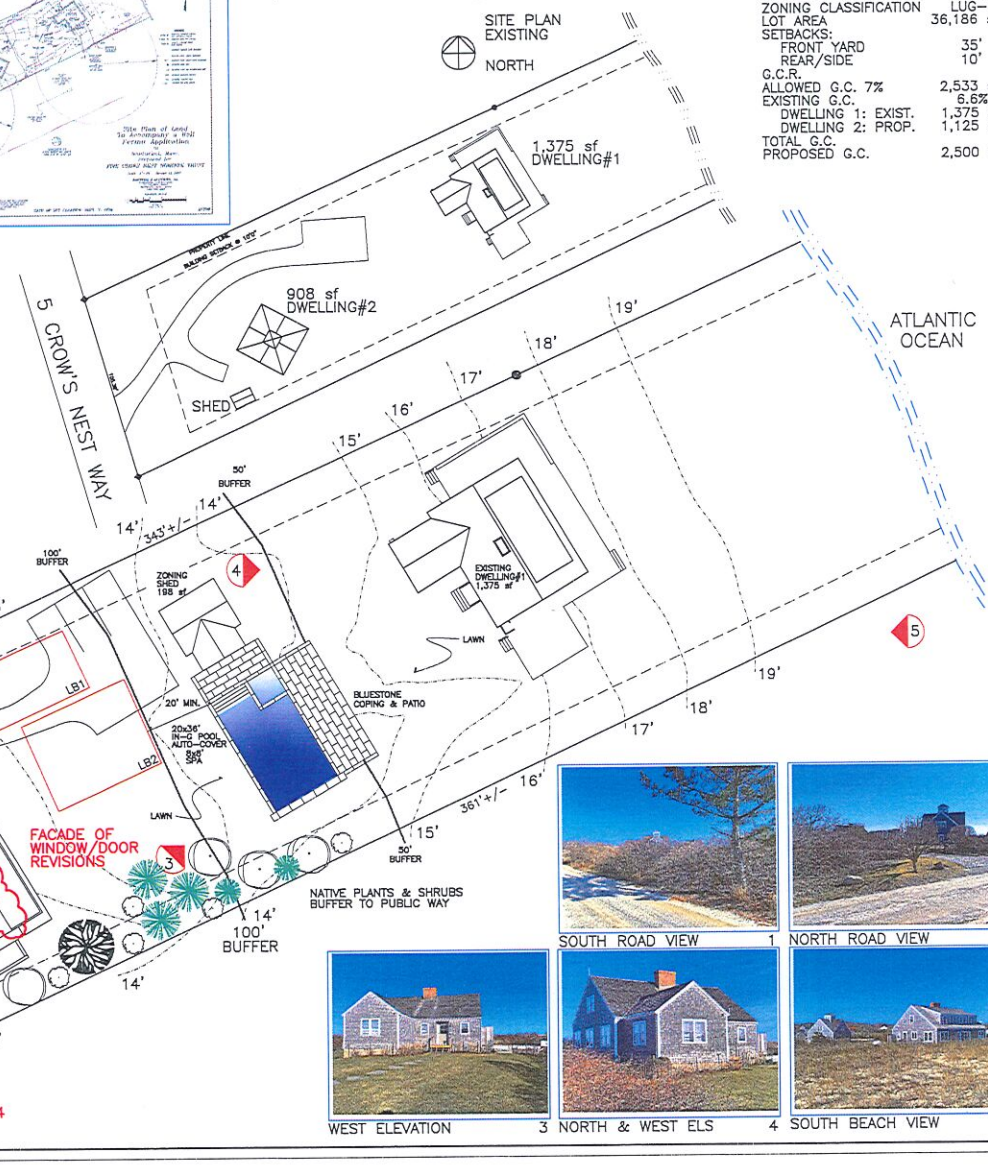




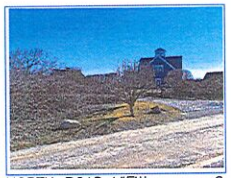


LOCUS MAP
5 CROW'S NEST WAY

MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C.	
PROPOSED G.C.	2,500 sf



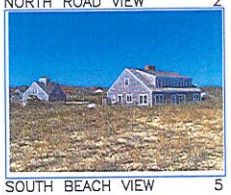
SOUTH ROAD VIEW 1



NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4



SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA

DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-2024
CERT. 2023-04-8326
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
08-21-2024

SCALE
1/16"=1'0"

1

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-24
CERT. 2023-04-8526
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
ELEVATION
REVISIONS:
N,S,E,&W.

DATE
08-21-2024

SCALE
1/8"=1'0"

4R



EAST ELEVATION
APPROVED 04-30-2024



EAST ELEVATION
PROPOSED 08-21-2024

CHANGE SINGLE DOOR WITH FLANKING DH WINDOWS
TO GLIDING 4 UNIT DOORS AS INDICATED
INCREASE COLUMN DIMENSION FROM 5 1/2"-TO-8" (ALL ELEVATIONS)

COLOR SCHEDULE:
EXTERIOR ONLY
TRIM: WHITE
SASH: WHITE
DOORS: QUAKER GRAY
ROOF: W. RED CEDAR
FENCE: N.T.W.

5 CROW'S NEST WAY

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	2 PANEL/4 LIGHT, SIDE LIGHTS	CONFIRM	3'0"x6'8"		
②	ANDERSEN	GLIDDING, 6 LIGHT	CONFIRM	6'8"x9'9"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	SASH SIZE	QTY.
(A)	ANDERSEN	1/1,TW/DH	400	TW2646	2'8"x4'9"	
(B)	ANDERSEN	1/1,TW/DH	400	TW2642	2'8"x4'5"	
(C)	ANDERSEN	1/1,TW/DH	400	TW2632	2'8"x3'5"	

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED
CONFIRM EGRESS & TEMPERED GLASS REQUIREMENTS

1'
6" 5' 10' 20'

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA.
DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-24
CERT. 2023-04-8326
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
ELEVATION
REVISIONS:
EAST
APPROVED & PROP.

DATE
08-21-2024

SCALE
1/4"=1'0"

5R


5 CROWS NEST
STREET | SOUTH


WEST
STREET VIEW



YARD VIEW
HEAT



YARD VIEW
WEST


YARD View
WEST

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

Kelly Barn / Garage

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. 1150-

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:

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

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

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

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

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

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.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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)

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

HAS 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 ROBERT NEKRMAN

AS AGENT FOR MAGGIE & LUKE KELLY

STREET ADDRESS 61 CLIFF RD

MAP/PARCEL 30/165

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/21/2024

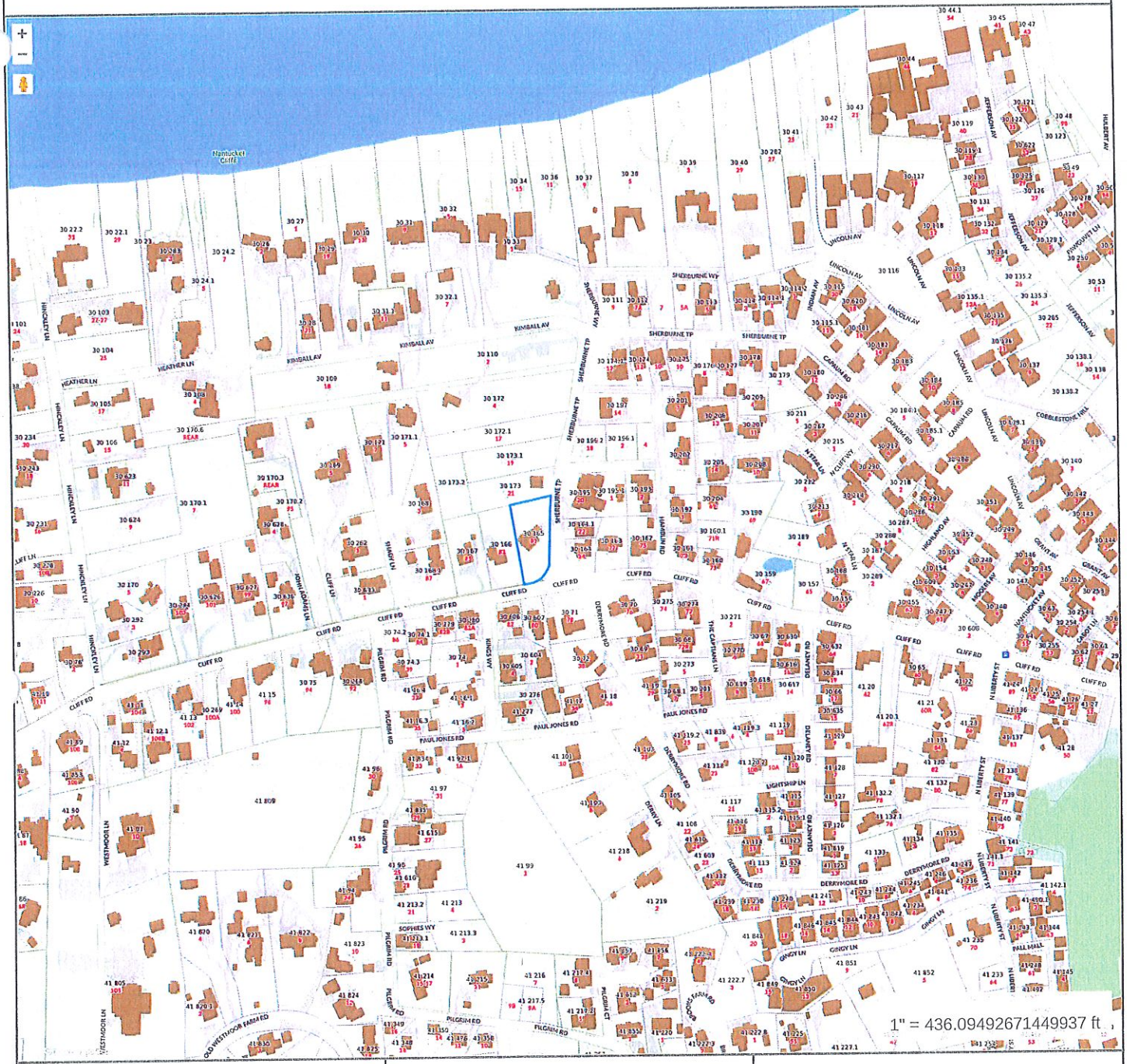
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

8.21.2024
Date



Property Information

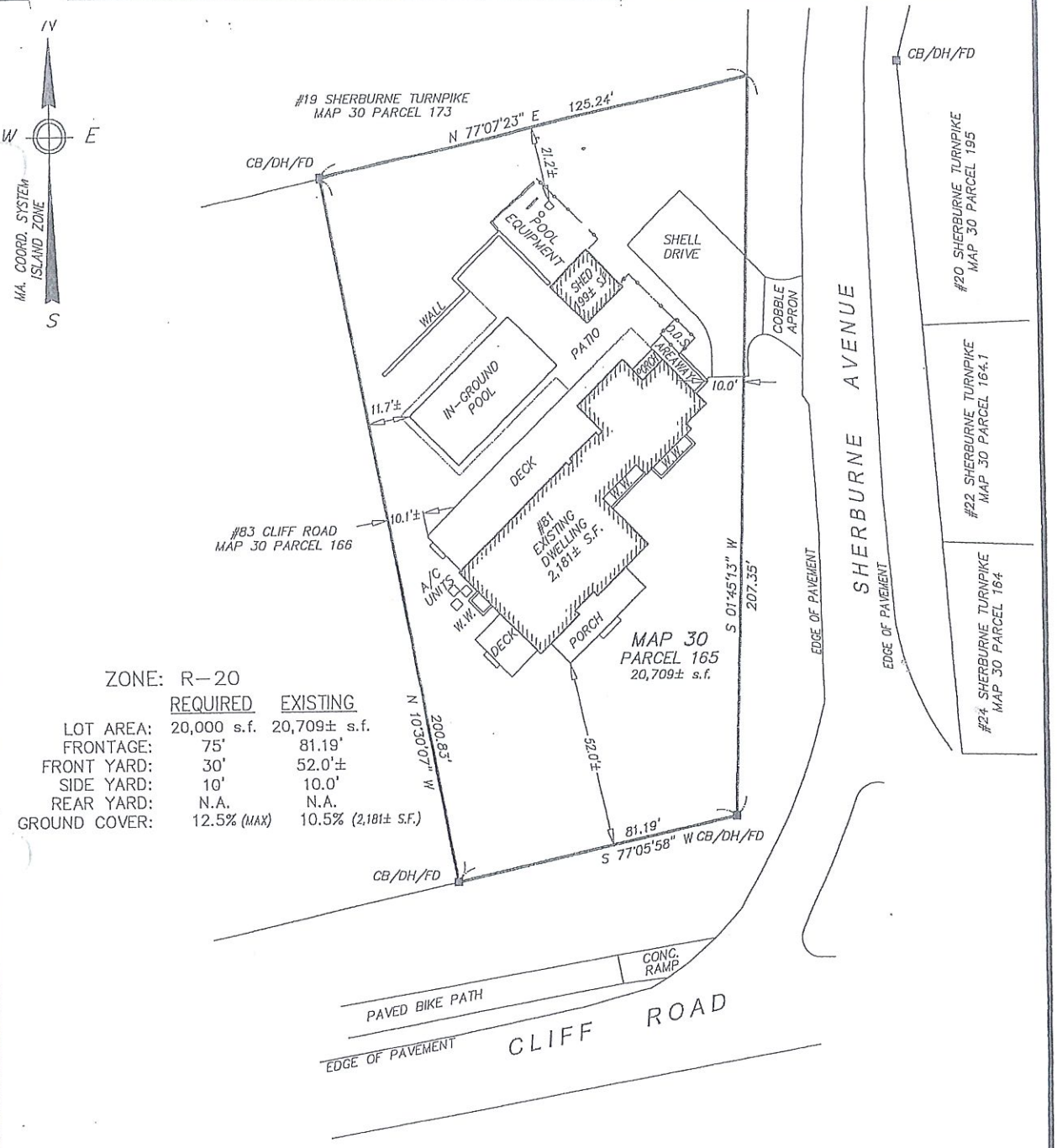
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	20,709± s.f.
FRONTAGE:	75'	81.19'
FRONT YARD:	30'	52.0'±
SIDE YARD:	10'	10.0'
REAR YARD:	N.A.	N.A.
GROUND COVER:	12.5% (MAX)	10.5% (2,181± S.F.)

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

09/21/23

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: CLIFF LANE 81 LLC
2. DEED REF: Certificate of Title 27733
3. PLAN REF: Land Court Plan 10932–B (Lot 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0089–G dated 06/09/2014.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
SEPTEMBER 21, 2023	JMC/DAF/BEI	DFB/DAF

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

FINAL AS–BUILT PLAN
IN NANTUCKET, MA

Prepared for:
CLIFF LANE 81 LLC
#81 CLIFF ROAD
MAP 30 PARCEL 165

S:\Autocad Drawings\Nantucket\Cliff Road\81 Cliff Road\81 Cliff Road – FAB.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 165

Street & Number of Proposed Work: 61 CLIFF RD.

Owner of record: AMERICAN TRUST CO. / KELLY

Mailing Address: 14850 MONTFORT DR. STE 267
DALLAS, TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SR

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-0546 E-mail: R.C.NEWMAN@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: 32' Sq. Footage 1st floor: 198 Decks/Patio: Size: 16x14 ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 198 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 20'-0" +/- South — East — West —

Additional Remarks

Historic Name: NA

Original Date: 1950

Original Builder: UNKNOWN

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☐ Brick (type) NA ☐ 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 NA Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 4x4 WOOD

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8 Rake 8 Soffit (Overhang) 6 Corner boards 6 Frieze 4
Window Casing 4 Door Frame 4 Columns/Posts: Round ____ Square 6x6

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

Doors* (type and material): ☒ TDL ☐ SDL Front — Rear 15 LIGHT, SIDE LIGHTS Side —
Garage Door(s): Type 8 LIGHT, RAISED PANEL Material WOOD

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls CUT GRANIT

* Note: Complete door and window schedules are required.

COLORS

Sidewall WH. CEDAR NATW Clapboard (if applicable) — Roof WH. RED CEDAR NATW
Trim WHITE Sash WHITE Doors WHITE
Deck — MAHOG NATW Foundation CONCRETE NATW Fence WHITE Shutters —

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

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

Date 8.21.24 Signature of owner of record _____ Signed under penalties of perjury

DRAWING INDEX

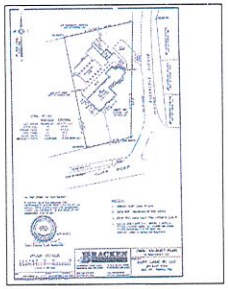
1B SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION
2B ELEVATIONS:
NORTH, SOUTH, EAST & WEST
FLOOR PLAN
D.&W. SCHEDULES
3B ARIAL 3D RENDERINGS:
SOUTH & NORTH VIEWS

LOCUS MAP

81 CLIFF ROAD

MAP NO.	30
PARCEL NO.	165
ZONING CLASSIFICATION	R-20
LOT AREA	20,709 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	2,588 s.f.
EXISTING G.C.	2,181 s.f.
CABANA*** PLUMBING	(199) s.f.
PROPOSED GARAGE/BARN	204 s.f.
PROPOSED NEW	2,584 s.f.







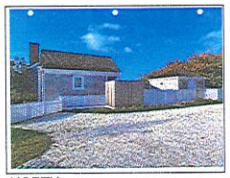
EAST



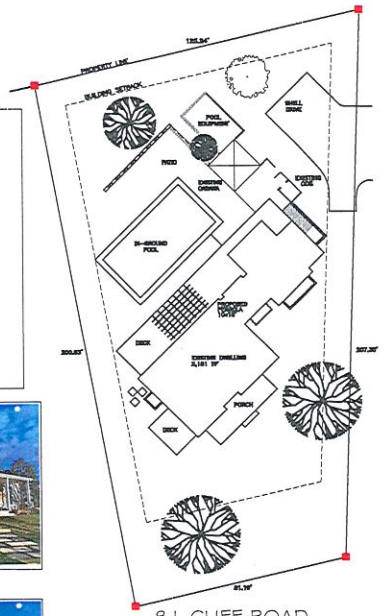
SOUTH EAST



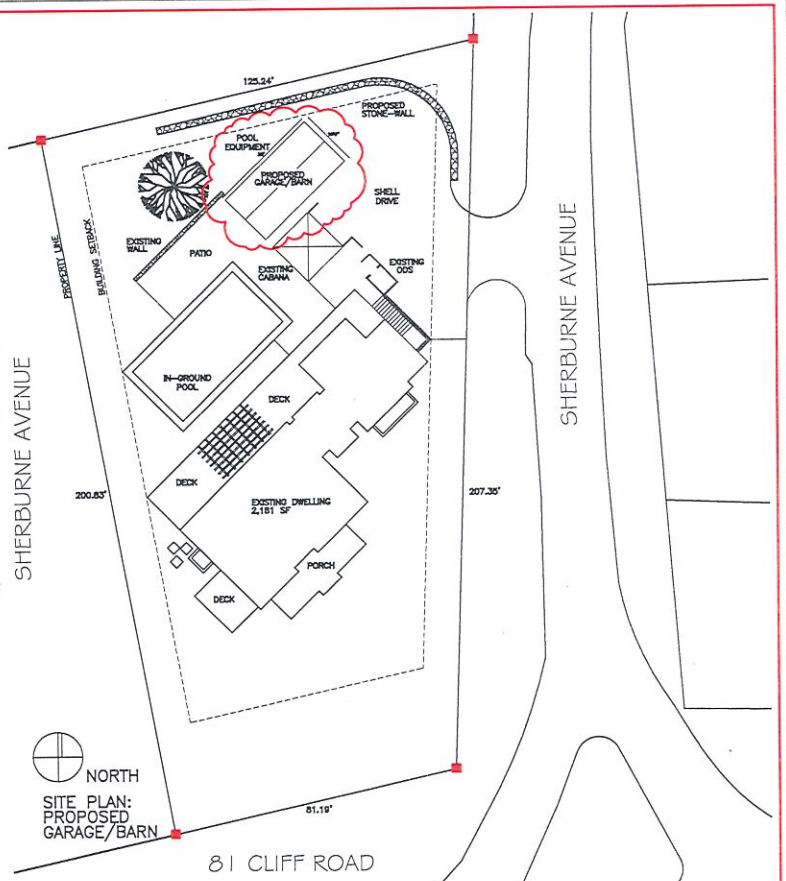
WEST



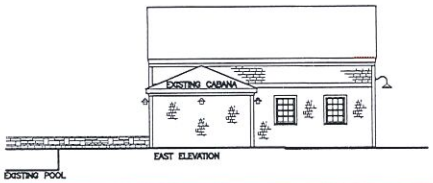
NORTH

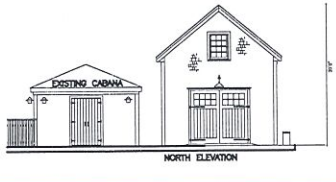


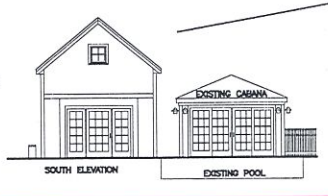
NORTH
SITE PLAN:
EXISTING
07-21-2024

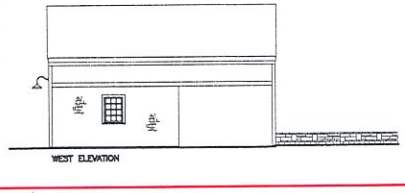


NORTH
SITE PLAN:
PROPOSED
GARAGE/BARN

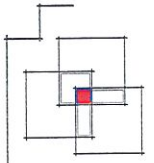








SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

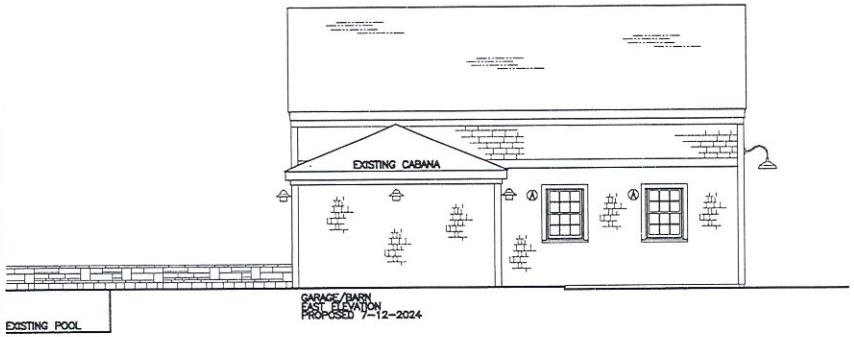
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

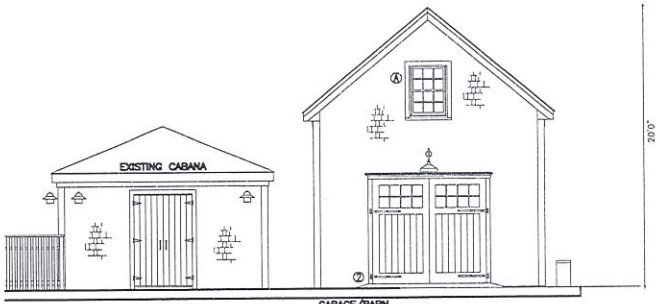
DATE
07-12-2024

SCALE
1/4"=1'0"

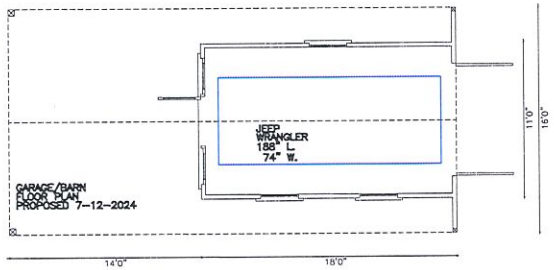
1



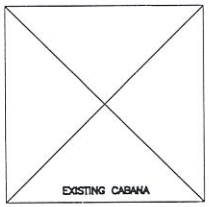
GARAGE/BARN
EAST ELEVATION
PROPOSED 7-12-2024

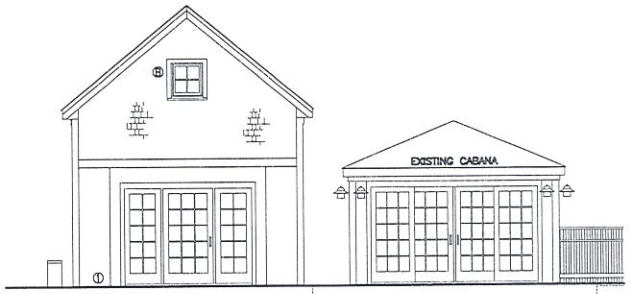


GARAGE/BARN
NORTH ELEVATION
PROPOSED 7-12-2024

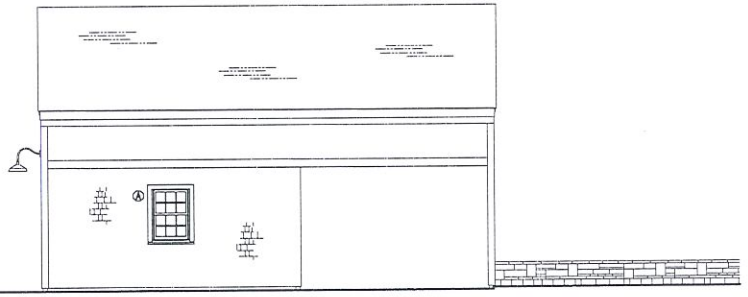


GARAGE/BARN
FLOOR PLAN
PROPOSED 7-12-2024





GARAGE/BARN
SOUTH ELEVATION
PROPOSED 7-12-2024



GARAGE/BARN
WEST ELEVATION
PROPOSED 7-12-2024

81 CLIFF ROAD

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	ANDERSEN	15 LIGHT, 6 SIDE LIGHTS		3'0"x7'0"		
②	CUSTOM	BEADED PANEL, 8 LIGHT		7'6"x9'0"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	6/6,TW/DH	400			
Ⓑ	ANDERSEN	4 LIGHT, FIXED	400			

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
ROOF: RED CEDAR NTW
FENCE: RED CEDAR FENCING, WHITE
DOORS:
FRONT: WHITE
SIDE & REAR: WHITE
GARAGE: WHITE
SASH: WHITE
TRIM: WHITE

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
GARAGE/BARN
NORTH, SOUTH &
WEST ELEVATIONS
FLOOR PLAN
D.&W. SCHEDULES

DATE
07-12-2024

SCALE
1/4"=1'0"

2

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
3D VIEWS
NORTH & SOUTH :
EXIST. & PROP.

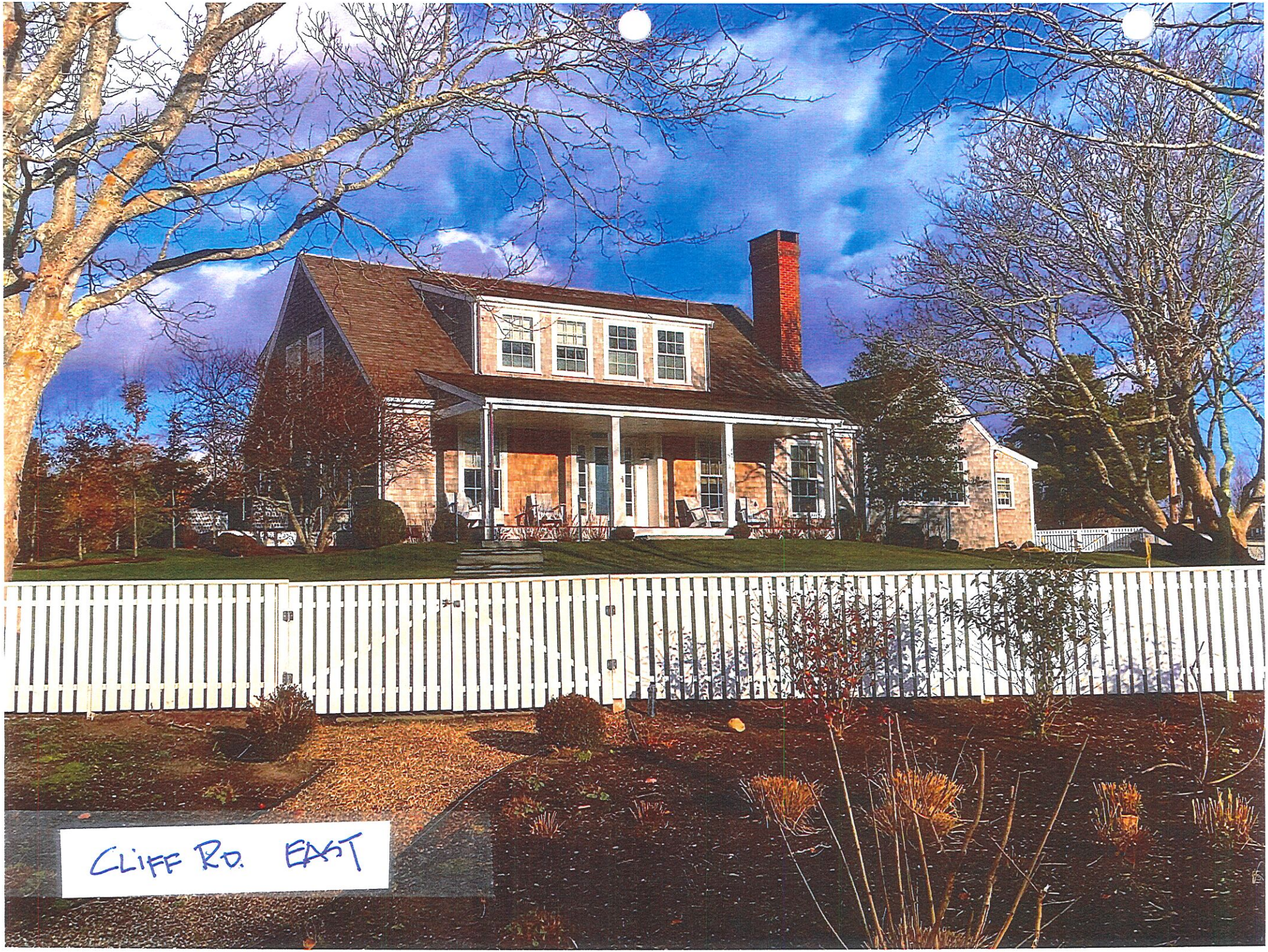
DATE
06-21-2024

SCALE
N.S.

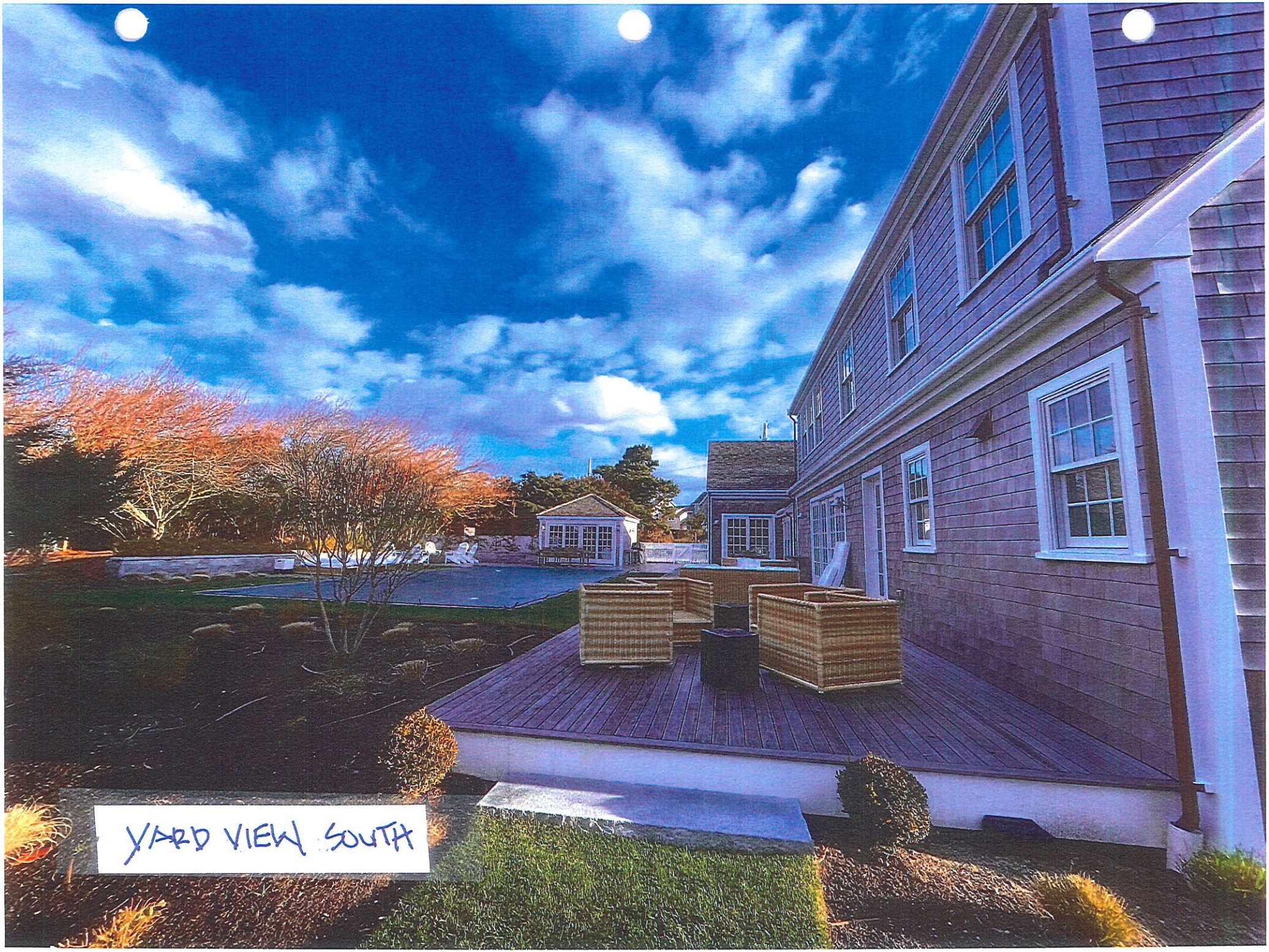
3,4
BL

EXISTING
NORTH

EXISTING
SOUTH


CLIFF RD. EAST


NORTH VIEW


YARD VIEW SOUTH





BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC3-21
MAP/PARCEL#30-165

Recorded by: WAS Date: 06/24/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 81 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

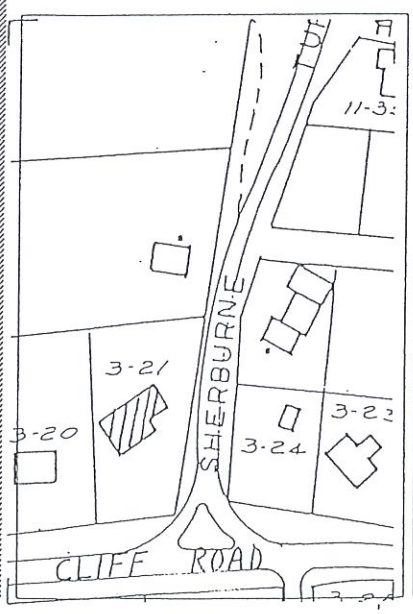
4. Present Owner: LEVINGER, FREDERICK & CAROL

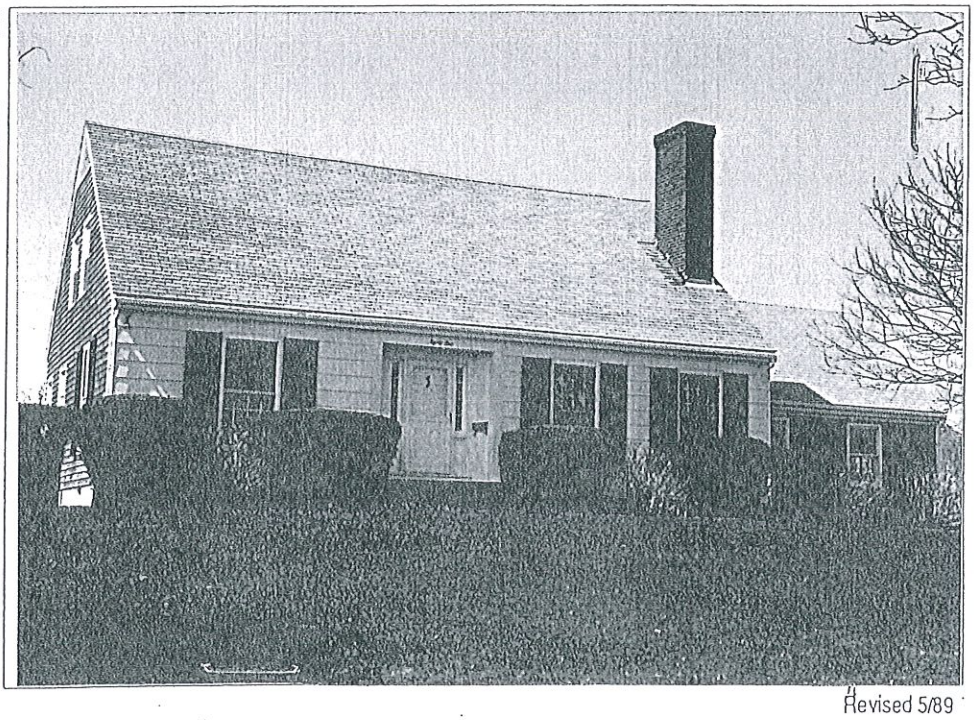
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

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

8. MAP -- 3X2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Verticle Siding
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Federal, Recessed
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1(12/12 GRILLE)

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1950
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: ~~Additive, Gabled Ell~~ side gabled with addition
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records

KELLY
FENCE, ARBOR, 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 Jan 2024

61 CLIFF RD

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. $150

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:

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

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

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

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

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR MAGGIE & LUKE KELLY

STREET ADDRESS 81 CLIFF RD

MAP/PARCEL 30/165

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06.21.2024

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

06.21.2024
Date

Historic District Commission
FENCE - GATE - ARBOR CHECKLIST

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

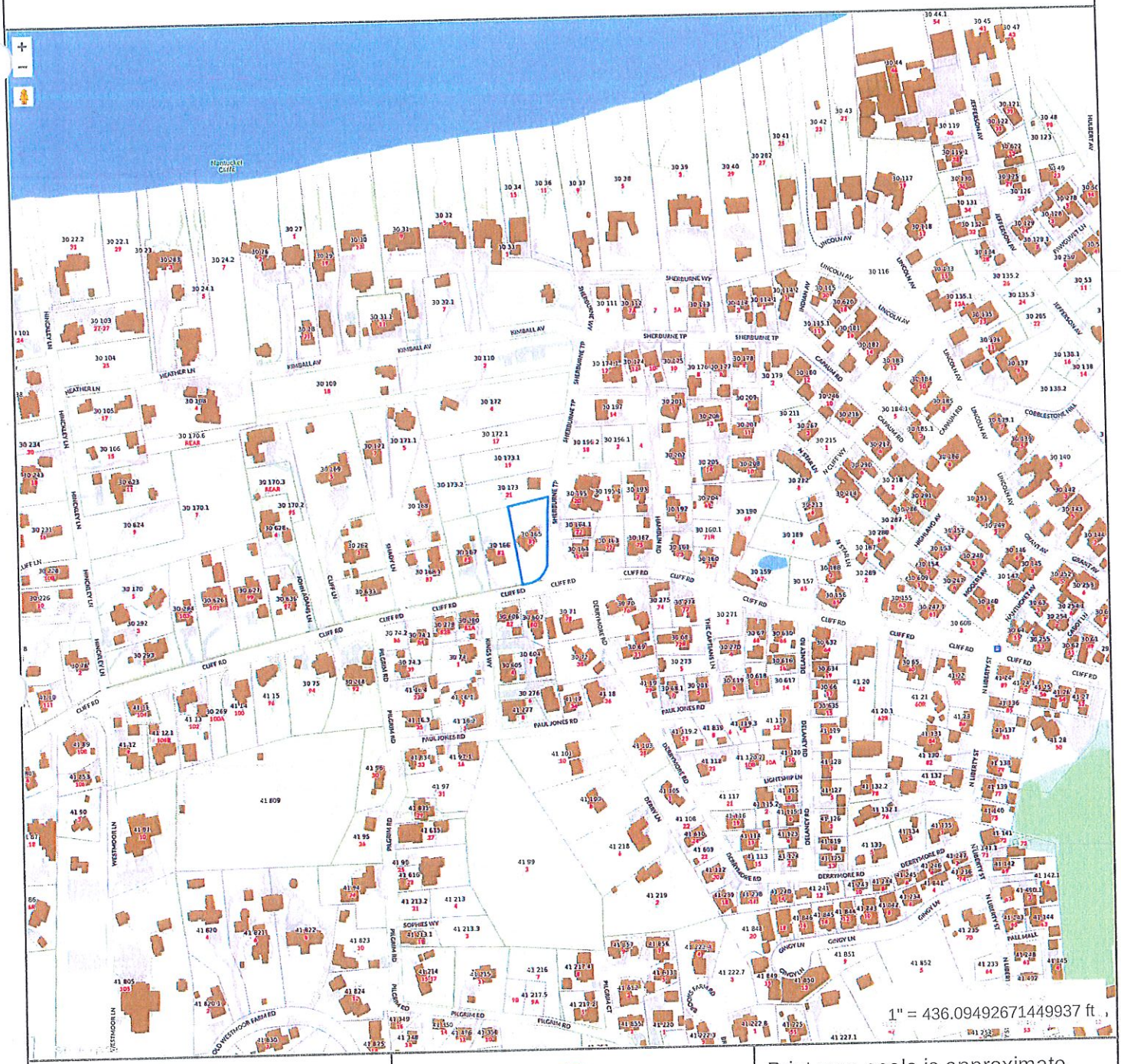
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 6.21.2024



Property Information

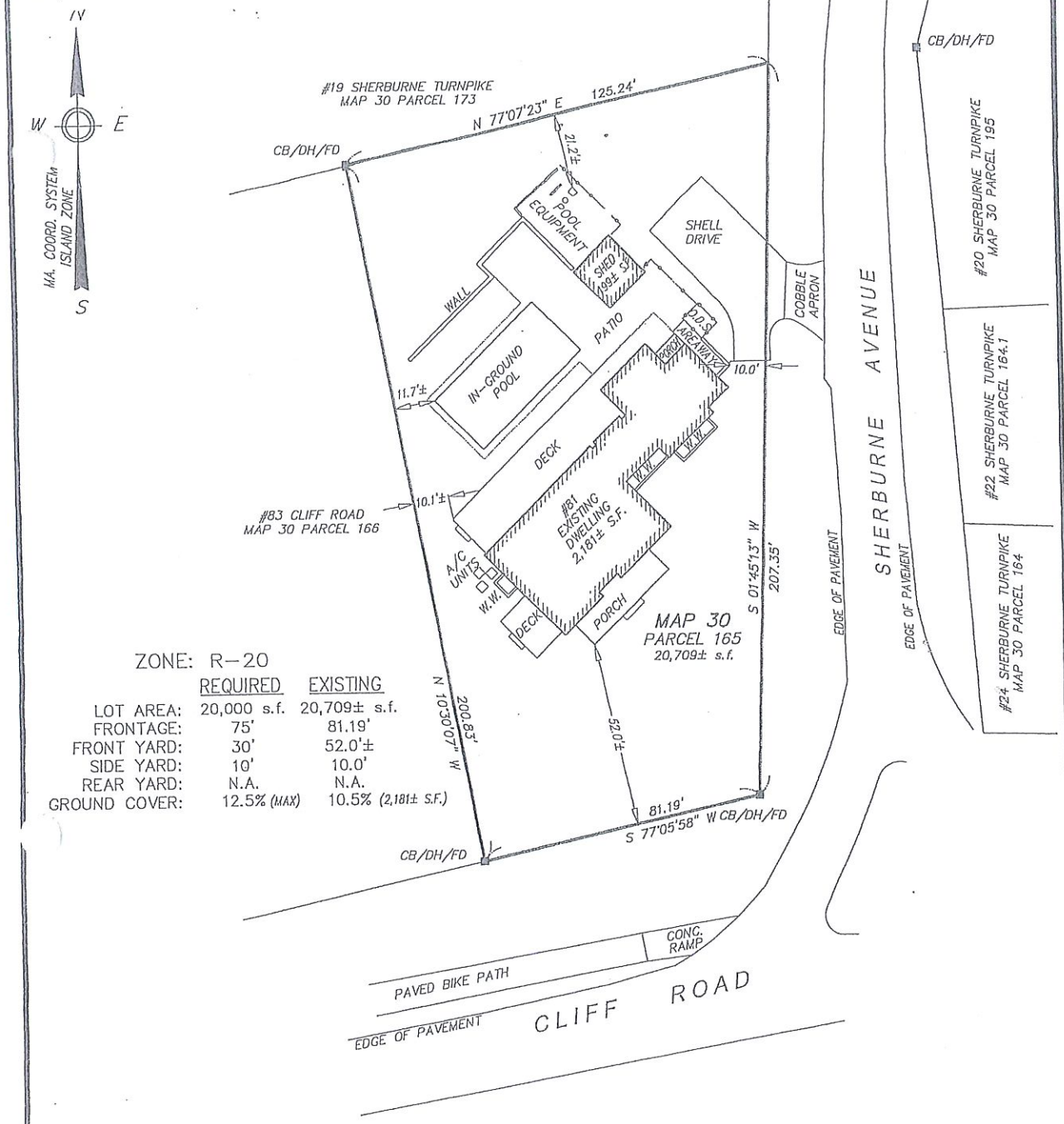
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	20,709± s.f.
FRONTAGE:	75'	81.19'
FRONT YARD:	30'	52.0'±
SIDE YARD:	10'	10.0'
REAR YARD:	N.A.	N.A.
GROUND COVER:	12.5% (MAX)	10.5% (2,181± S.F.)

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57184
REGISTERED PROFESSIONAL LAND SURVEYOR

09/21/23

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: CLIFF LANE 81 LLC
2. DEED REF: Certificate of Title 27733
3. PLAN REF: Land Court Plan 10932–B (Lot 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0089–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

FINAL AS–BUILT PLAN
IN NANTUCKET, MA

Prepared for:
CLIFF LANE 81 LLC
#81 CLIFF ROAD
MAP 30 PARCEL 165

Date:	Drawn:	Checked:
SEPTEMBER 21, 2023	JMC/DAF/BEI	DFB/DAF

S:\Autocad Drawings\Nantucket\Cliff Road\81 Cliff Road\81 Cliff Road - FAL.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 165

Street & Number of Proposed Work: 81 CLIFF RD

Owner of record: AMERICAN TRUST CO. / KELLY

Mailing Address: 14850 MONTFORT DR. STE 267
DALLAS, TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEKLMAN SCI.

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508.228.8056 E-mail: R.C.NEKLMAN@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 O.D. SHOWER RELOCATION, PORCH RAILINGS

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

Original Date: 1950

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: 48"
Type: 2
Length: 30' +/-

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL / EXISTING Walkways BLUESTONE Walls CUT GRANIT TO MATCH EXISTING

* Note: Complete door and window schedules are required.

COLORS

Sidewall K/WHITE CEDAR NTK Clapboard (if applicable) — Roof NA

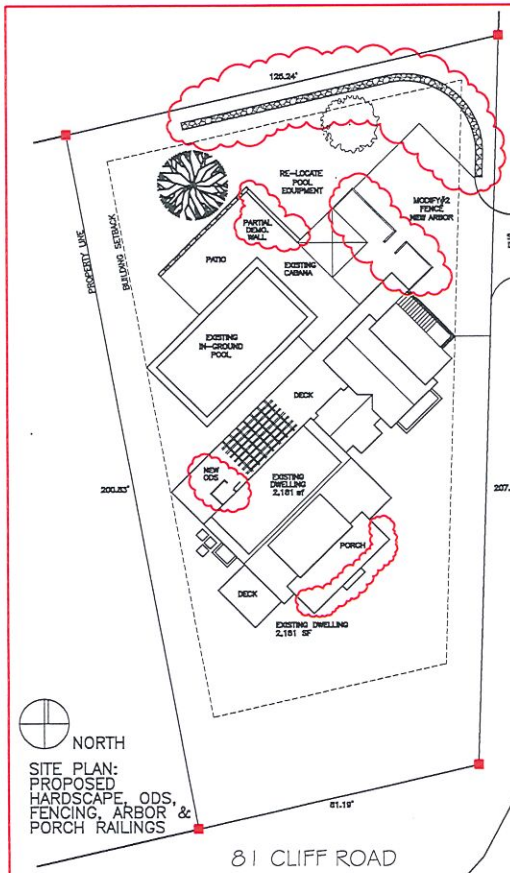
Trim K/WHITE Sash — Doors NA

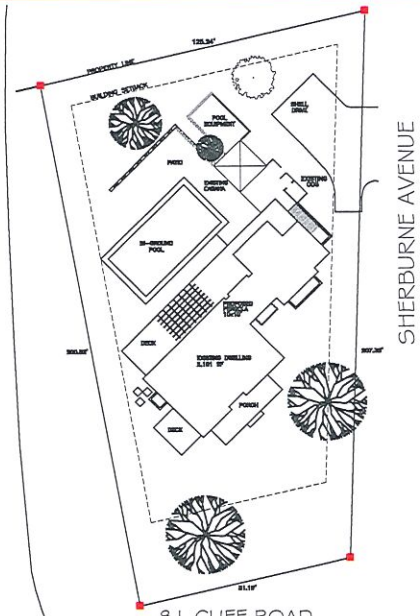
Deck EX. MAHOG. NTW Foundation — Fence K/WHITE Shutters _____

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

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

Date 8.21.24 Signature of owner of record _____ Signed under penalties of perjury





DRAWING INDEX

1L	SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION
2L	ELEVATIONS: EXISTING & PROPOSED EAST & WEST
3L	ELEVATIONS: EXISTING & PROPOSED NORTH & SOUTH
4L	ARIAL 3D RENDERINGS: SOUTH & NORTH VIEWS

LOCUS MAP

81 CLIFF ROAD

MAP NO.	30
PARCEL NO.	165
ZONING CLASSIFICATION	R-20
LOT AREA	20,709 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	2,588 s.f.
EXISTING G.C.	2,181 s.f.
CABANA*** PLUMBING	(198) s.f.
PROPOSED GARAGE/BARN	204 s.f.
PROPOSED NEW	2,584 s.f.



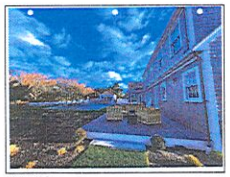




EAST



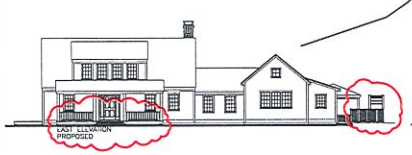
SOUTH EAST

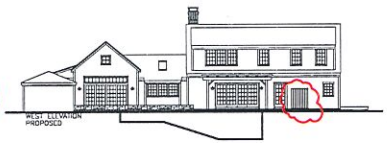


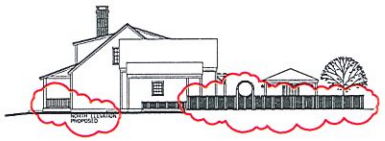
WEST

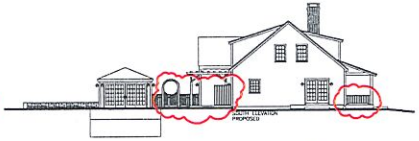


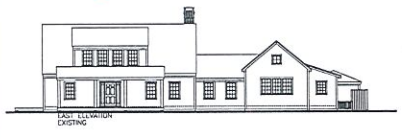
NORTH

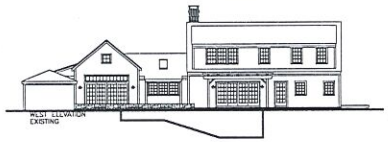


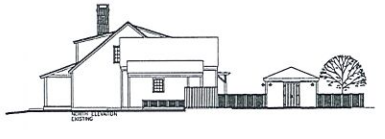


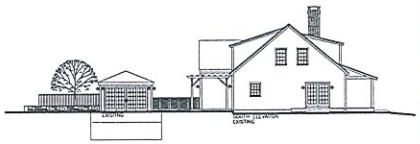












SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, OUT-DOOR SHOWER, FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

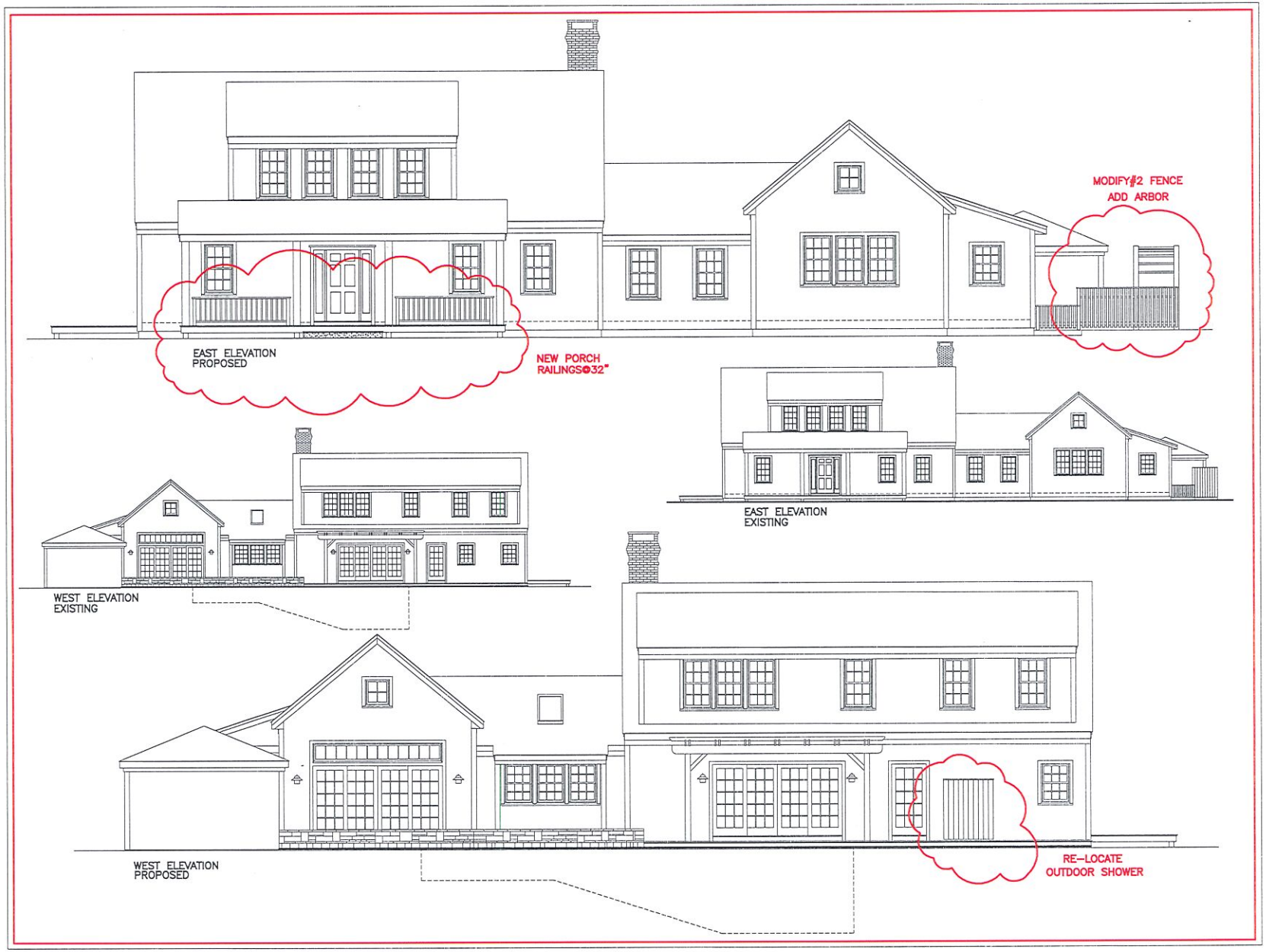
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

DATE
08-21-2024

SCALE
1/4"=1'0"

1L



SANDCASTLE CONSTRUCTION INC.
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PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, OUT-DOOR SHOWER,
FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
ELEVATIONS:
EXIST. & PROP.
EAST & WEST

DATE
08-21-2024

SCALE
1/4"=1'0"

2L

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, OUT-DOOR SHOWER,
FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

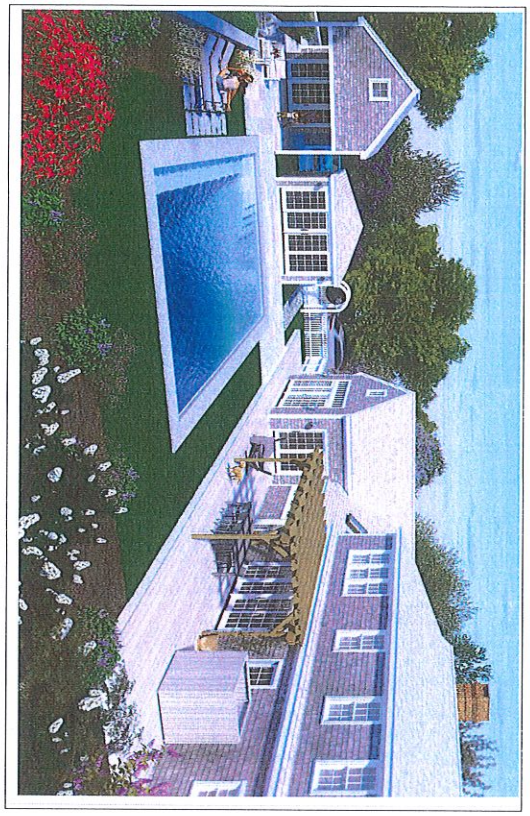
SC© COPYRIGHT 2024

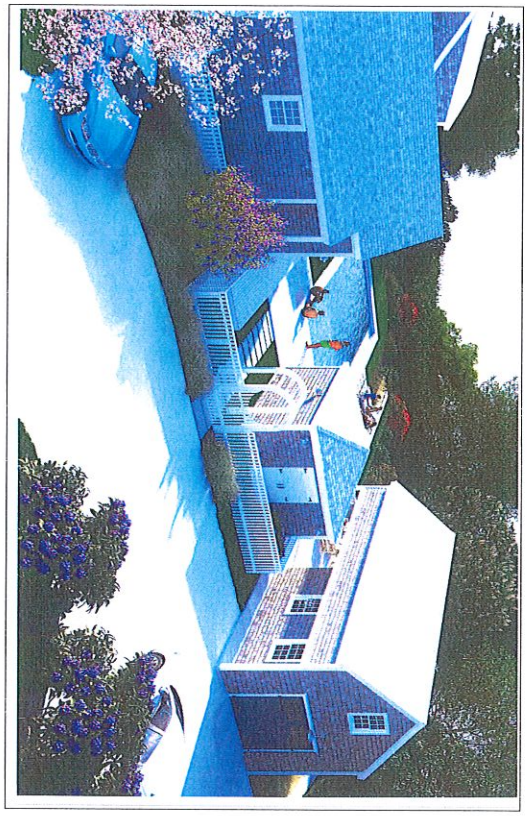
TITLE
ELEVATIONS:
EXIST. & PROP.
NORTH & SOUTH

DATE
08-21-2024

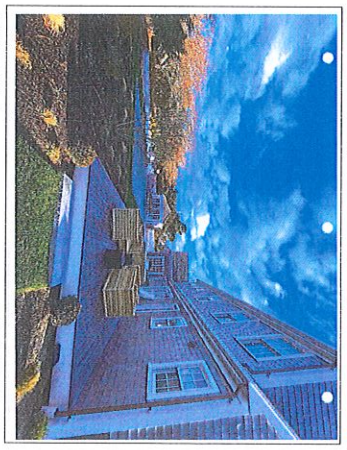
SCALE
1/4"=1'0"

3L

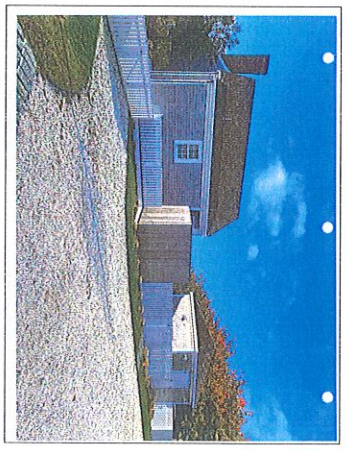




SOUTH EXISTING



NORTH EXISTING



SET COPYRIGHT©2024

TITLE
3D VIEWS
NORTH & SOUTH :
EXIST. & PROP.

DATE
08-21-2024

SCALE
N.S.

3.4
BL

NOTES
BUILDING:
HDC
CERT.

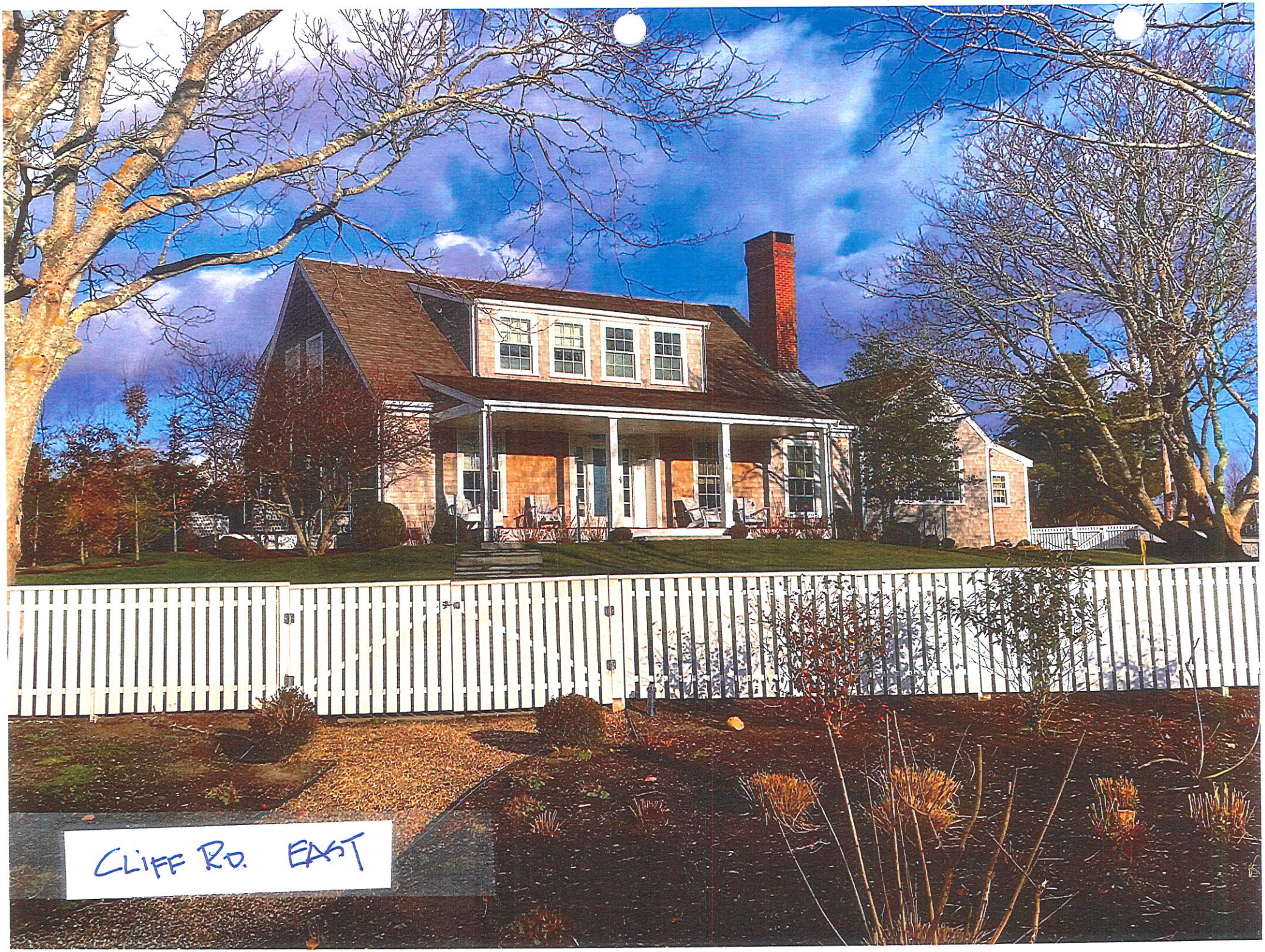
PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

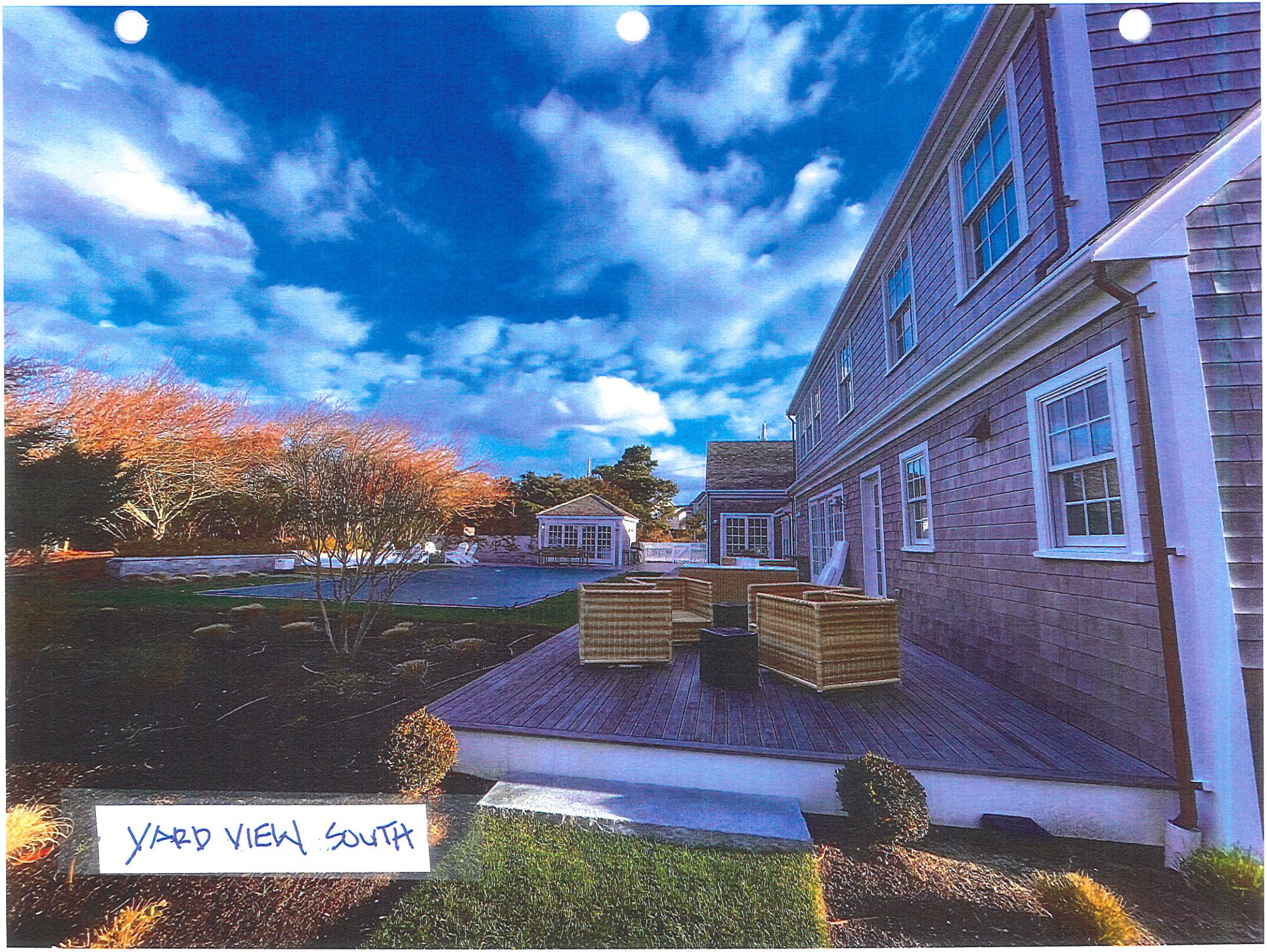
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050


CLIFF RD. EAST


NORTH VIEW


YARD VIEW SOUTH





BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC3-21
MAP/PARCEL#30-165

Recorded by: WAS Date: 06/24/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 81 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

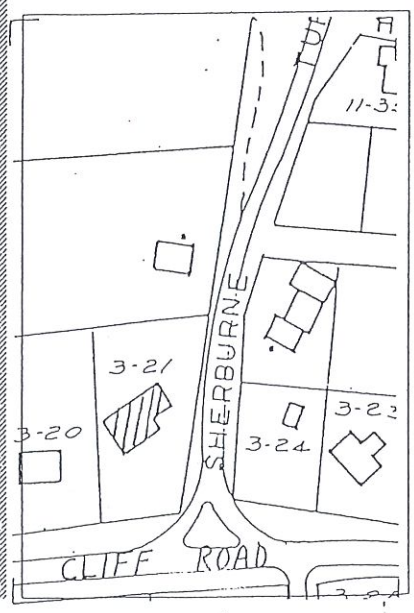
4. Present Owner: LEVINGER, FREDERICK & CAROL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

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

8. MAP -- 3X2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Verticle Siding
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Federal, Recessed
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1(12/12 GRILLE)

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1950
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: ~~Additive, Gabled Ell~~ side gabled with addition
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records

FOLEY
CURBS CUT
76 ORANGE ST.

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. $150-

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:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

August 19, 2024

Dear Madam/ Sir:

Please accept this letter as my approval for Mr. Rob Newman to sign all HDC Applications as my agent.

Best .



Erin M. Foley

76 Orange Street
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 ROBERT NEUMAN

AS AGENT FOR ERIN FOLEY

STREET ADDRESS 76 ORANGE ST

MAP/PARCEL 55.1.4 / 25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.21.2024

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 8.26.2024 Date

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW 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.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
X	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
X	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.**
X	All documents MUST be legible. All sets MUST BE collated and stapled.
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	Signed Affidavit: see reverse side.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 6.20.2024

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 Fax: (508) 228-7298

Historic Structures Supplemental Application

Owner of Record: ERIN FOLEY

Address: 76 ORANGE ST. Map/Parcel: 55.1.4 / 25

Historic Name of Building: 76 ORANGE ST.

Original Date of Construction: c 1860 HDC Survey? X Yes ____ No

How is the structure rated? ____ Individually Significant X Contributing ____ Non-Contributing

Describe Proposed Work: REMOVE EXISTING BRICK PARKING AREA ON YORK ST.. PROVIDE NEW 12x22' PARKING ACCESS @ ORANGE ST.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

12' SECTION OF 4' HIGH BOARD FENCE - NEW
REMOVE EXISTING COMMON BRICK PARKING
MATERIAL. RE-PURPOSE @ NEW PARKING
WITH ORANGE ST. ACCESS.
SEE ATTACHED DRAWINGS

All Historic Structure Applications must contain:

X 1. Historic Documentation (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

X 2. As Built Drawings (include all elevations, floor plans, and any significant detailing)

X 3. Black and White Photographs (include current elevations and significant details)

X 4. Demolition Plan (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Revised 03/20/13

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 25

Street & Number of Proposed Work: 76 ORANGE ST.

Owner of record: ERIN FOLEY

Mailing Address: 46 ROTON AVE.
NORWALK, CT 06853

Contact Phone #: 415-298-6267 E-mail: FOLEYBIRD @ YAHOO.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SIT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8850 E-mail: R.C. NEWMAN @ 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 CURB CUT - MOVE FROM YORK ST - TO - ORANGE ST.

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: NA

Original Date: 1850

Original Builder: NA

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) Common ☐ Other _____

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

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

Fence: Height: 4'
Type: 1X6 BOARD FENCE
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 Common Brick Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall EX. Clapboard (if applicable) — Roof EXISTING - NC
Trim " Sash EXISTING NC Doors EXISTING - NC
Deck " Foundation " NC Fence CEDAR 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 8.21.24 Signature of owner of record [signature] FOR E.F.

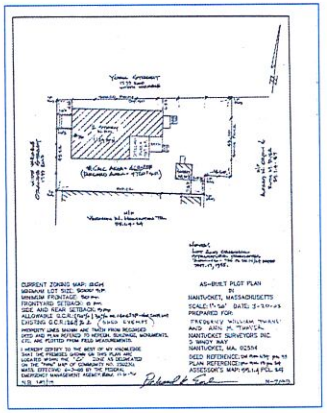
Signed under penalties of perjury

CURB CUT

DRAWING INDEX

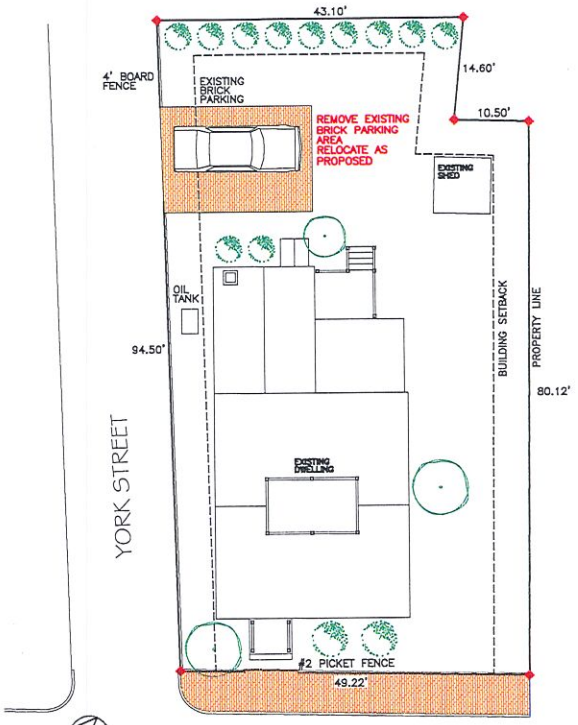
1 SITE PLAN: EXISTING & PROPOSED
ZONING INFO.
PHOTOGRAPHS



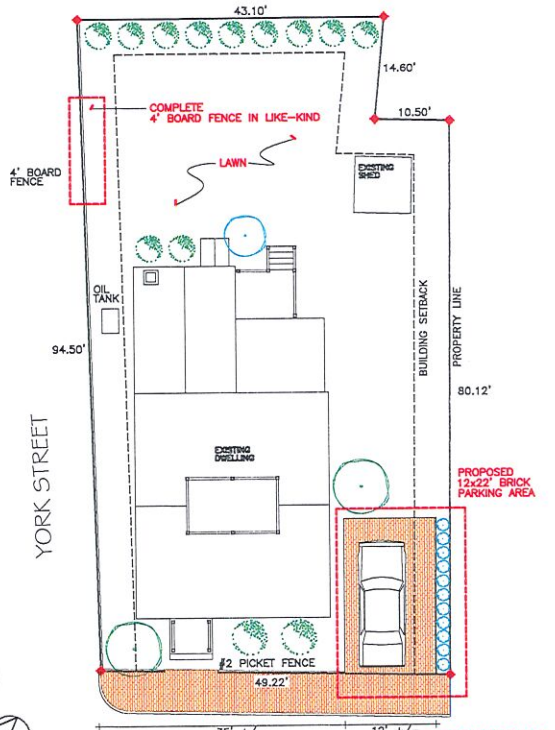


LOCUS MAP
76 ORANGE STREET

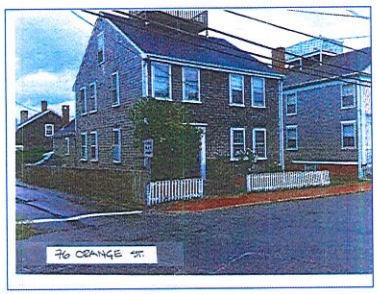
LOT NO.S	--
MAP NO.	55.1.4
PARCEL NO.	25
ZONING CLASSIFICATION	R-1
LOT AREA	*4,720 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,416 s.f.
EXISTING G.C.	1,124 s.f.
TOTAL G.C. PROPOSED	NO CHANGE

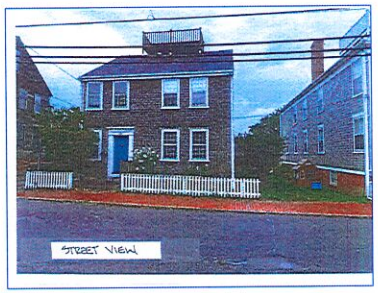


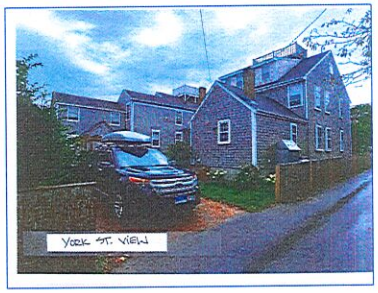
SITE PLAN: EXISTING



SITE PLAN: PROPPOSED







SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
FOLEY RESIDENCE
76 ORANGE STREET
NANTUCKET, MA.

JOB NO

NEW CURB CUT

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS

ZONING INFO.

DATE
08-21-2024

SCALE
1/8"=1'0"

1

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA 1 - 22
MAP/PARCEL#: 55.1.4-25

Recorded By: AH Date: 6/10/89 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Orange St 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

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

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

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: Ø a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9.



DESCRIPTION:

10. FOUNDATION
Ø a. brick · O b. rubblestone O c. concrete O d. other: _____

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

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

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

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

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 Ø e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: Ø a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: Ø a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk
O b. dormers on street facade
O c. dormers on side elevations
O d. dormers on rear elevation
O e. balustrade
O f. skylight
O g. roof hatch
O h. cupola
O i. other: _____

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

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

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

22. NUMBER OF CHIMNEYS: O a. one Ø b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: Ø a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center Ø 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
- Ø h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- Ø b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- Ø b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- Ø d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)

- Ø 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
- Ø c. fair
- ○ d. deteriorated

32. INTEGRITY:

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

Major alterations or additions: boxed entrance pent, 2 story rear gabled ell
(with dates if known) with side entry and chimney

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- Ø b. contributing
- ○ c. non-contributing

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

35. BUILDING TYPE:

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

36. STYLE OF ARCHITECTURE:

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
Ø 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: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- Ø c. Lancaster, The Architecture of Historic Nantucket, page: 213
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- Ø f. NHA photos: Neg 700 (late 19th c/early 20th c); P5954-"Owen Chase House"
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

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

40. APPROXIMATE FRONTAGE: 30 feet

41. SETBACK FROM STREET:

O a.	at sidewalk	O c.	20 feet or less
Ø b.	10 feet or less	O d.	other: _____

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

43. SURROUNDINGS: (check several if appropriate)

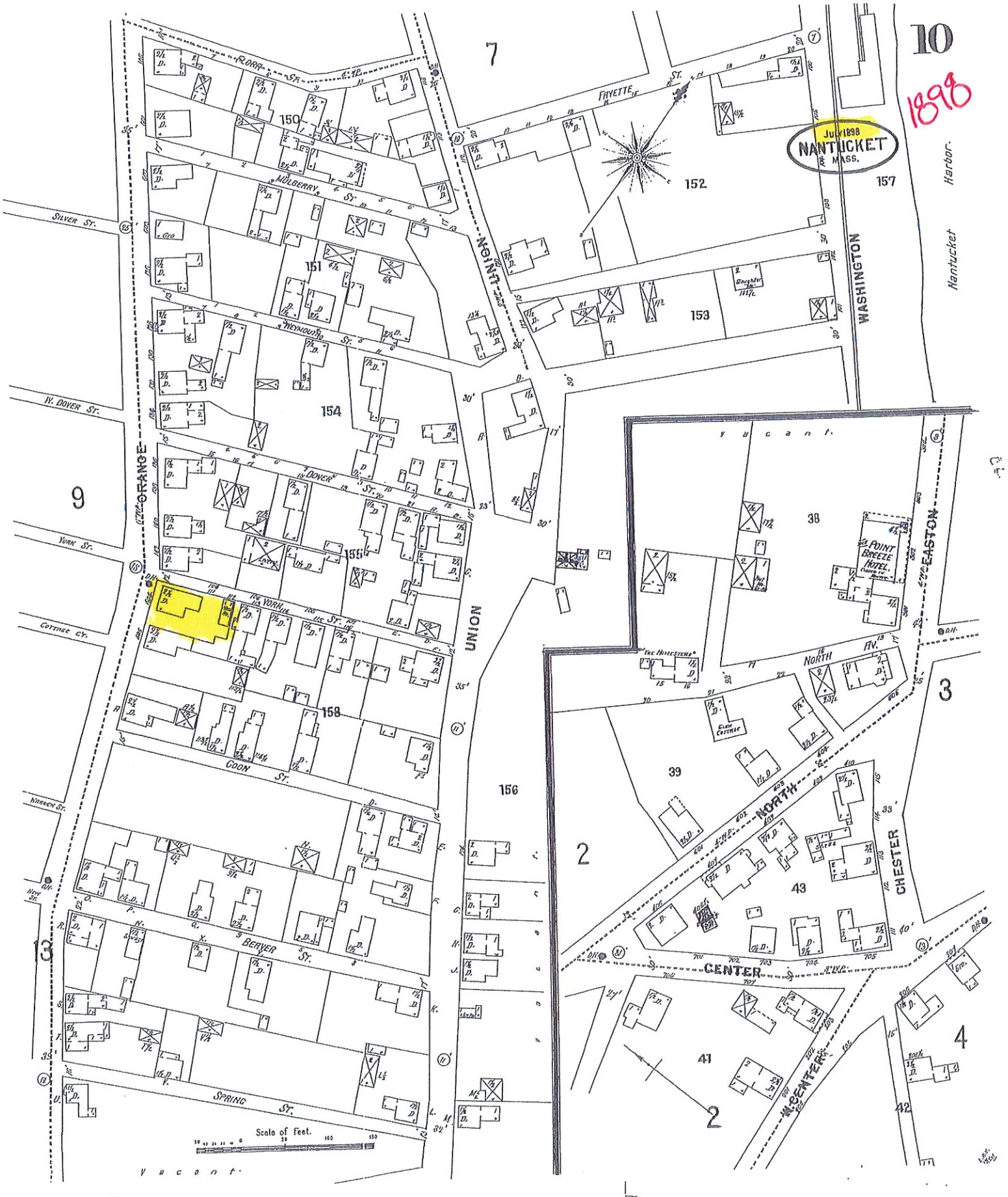
Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

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

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	Ø f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking

O m. scallop shanty n. landscape features: _____ o. other: _____

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


10
1898
July 1898
NANTUCKET
MASS.
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41
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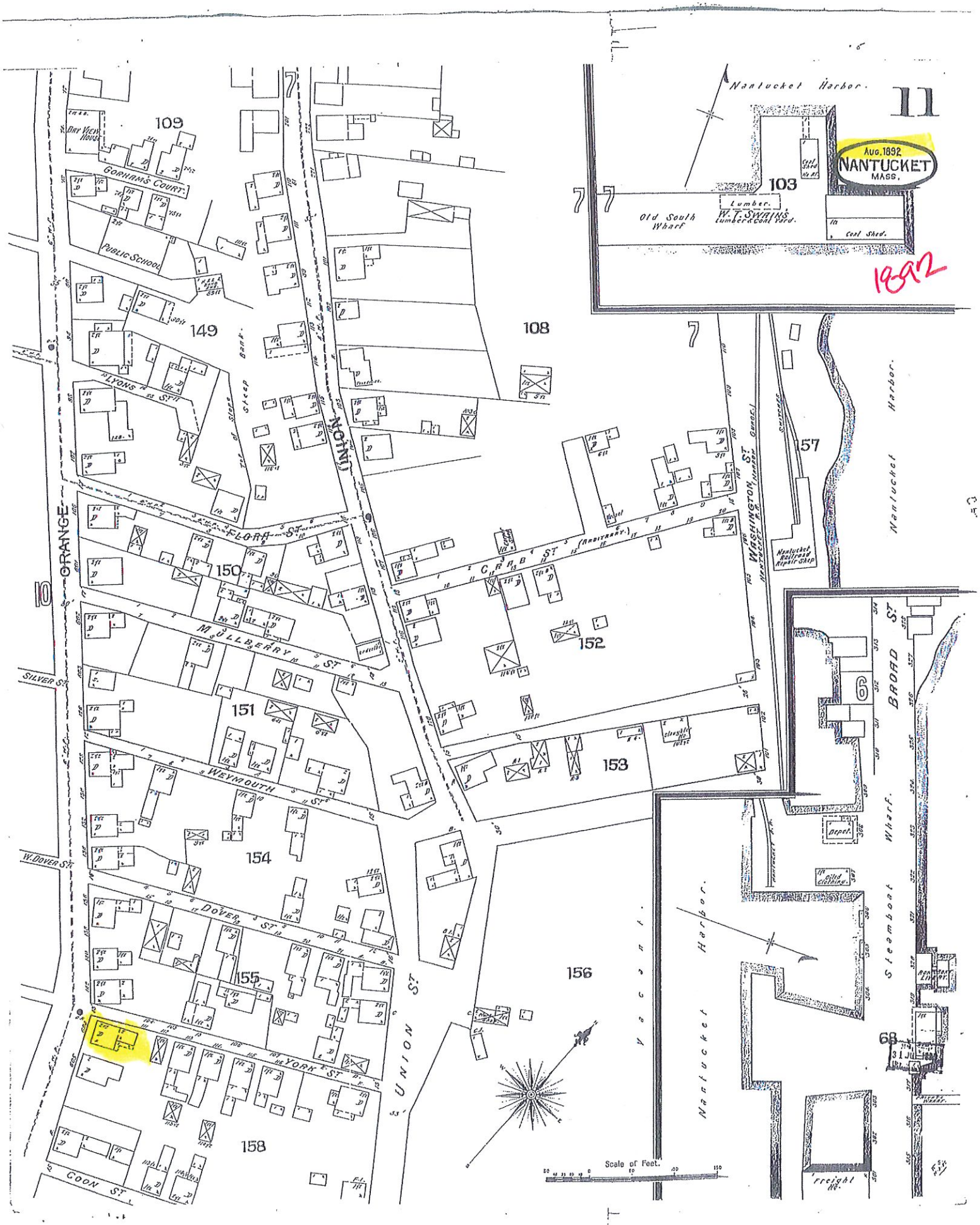
FLORA ST.
MULBERRY ST.
HEYWOOD ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
FAYETTE ST.
NORTH FV.
CENTER
CHESTER
EASTON
WASHINGTON
UNION
ORANGE
W. DOVER ST.
SILVER ST.
YORK ST.
WARREN ST.
COTTAGE CT.
Nantucket Harbor.
POINT BREEZE HOTEL
THE HOMESTEAD
Scale of Feet.
vacant
vacant


11
Aug. 1892
NANTUCKET
MASS.
1892
Nantucket Harbor.
Old South Wharf
Lumber.
W. T. SWAINS
Lumber & Coal Yard.
Coal Shed
Coal Shed No. 1
103
109
Bay View House
Gorham's Court
Public School
149
Lyons St.
Steep Bank
Top of Slope
Union
108
Flora St.
150
Crab St. (Arbitrary.)
Mullberry St.
151
Silver St.
Weymouth St.
154
W. Dover St.
Dover St.
155
York St.
158
Coon St.
Union St.
152
153
156
Washington St. (Harrow Gunge.)
Nantucket R.R.
Nantucket Railroad Repair Shop
157
Nantucket Harbor.
Broad St.
Steamboat Wharf.
Depot.
Oiled Clothing.
Vacant.
Nantucket Harbor.
68
Freight Ho.
Scale of Feet.
Orange
10
7
6




ONE WAY
76 ORANGE ST.


STREET VIEW


YORK ST. VIEW

Orange Swordfish LLC - 28 Orange Street Nantucket, MA

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:

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.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 175

Street & Number of Proposed Work: 28 Orange St

Owner of record: Orange Swordfish LLC

Mailing Address: 28 Orange St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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: Tupper-Folger House

Original Date: 1775

Original Builder:

REVISIONS* (describe)

1. East Elevation Change chimneys from painted white to natural brick
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) common ☐ Other _____

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

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall _____ 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 8/23/24 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 28 Orange St on the following statement:

I Sascha Douglass, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
Orange Swordfish LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

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 Orange Swordfish LLC

STREET ADDRESS 28 Orange Street

MAP/PARCEL 42.3.2 / 175

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.26.24

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: 08.22.24

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

08.22.24

HDC Submission



West Elevation



South Elevation

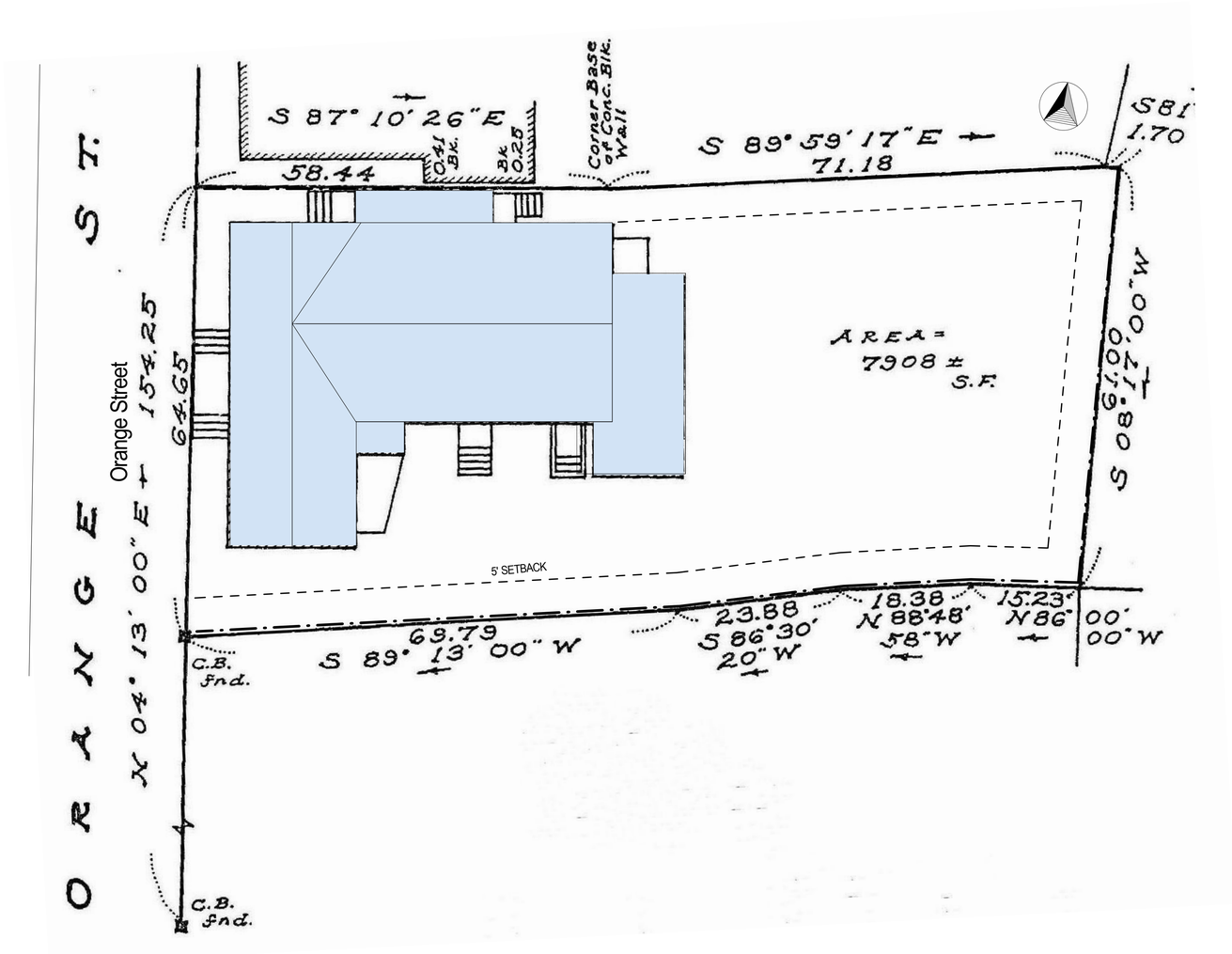


East Elevation



North Elevation

Locus Map



Site Plan
1" = 10'-0"

2316

Orange Swordfish LLC

28 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 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,908 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 3163 sq. ft.
Existing G.C.:	2024 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2024 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.0	Basement Plan	3
A.1.1	First Floor Plan	3
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A.1.3	Third Floor Plan	3
A.2.1	Exterior Elevations	3
A.2.2	Exterior Elevations	3
A.2.3	Exterior Elevations	3
A.2.4	Exterior Elevations	3
A.3.1	Perspective Views	3
A.4.1	Photographs - Front	3

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
2316

08.26.24

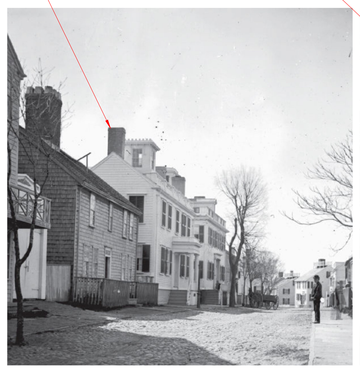
HDC Submission



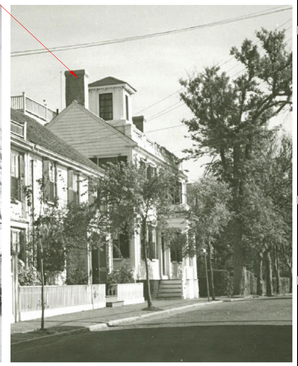
West Elevation - Proposed
1/4" = 1'-0"



C. 1860s



C. 1870s



C. 1950s



3 North Elevation - Proposed
1/4" = 1'-0"

2316

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
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508.325.4995
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Exterior Elevations

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A.2.1

2316

08.26.24

HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

2316

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

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A.2.2

2316








ONE
WAY

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival — front section rear is older
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: original house-rear, facing south, front section added c. 1820. Tupper was the town's physician. It is believed that Tupper entertained Crevecoeur here. His son, James Tupper drew the map in Letters From an American Farmer. Charles James Folger, son of Thomas Folger, became secretary to the Treasury under President Arthur in 1881.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 211
- 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: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 18A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:
- ✓ a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- O e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- ✓ g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-21-12
MAP/PARCEL#: 4232-175

Recorded By: AEG Date: 11/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 28 Orange St. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Howar, Raymond J. & Pamela JT

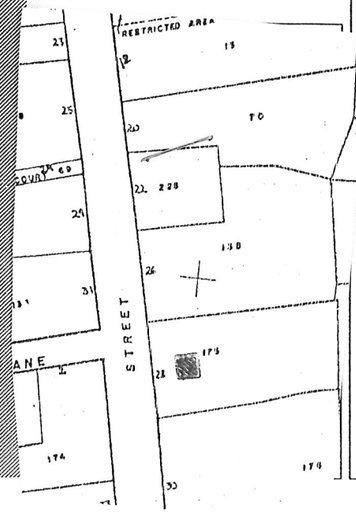
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 - Wyer Swain. 1816 - Thomas Varney MacCleave. 1818 Thomas Folger bought then added west part of house. 1827 - John Nicholson. 1831 - Thomas Folger. 1831 - James Athearn. 1833 - Charles Bunker. 1856 - Mary B. Colburn 1895 - Frank E. Defriez from Colburn heirs. 1901 - Eliza M. Jenkinson. 1910 - Mary Colbur Defriez 1919 - Defriez bought land from Helen M. Sylvaro. 1920 - Everett U. Crosby. 1923 - Margaret Hinsdill Crosby 1963 - Dagmar Sargeant. 1964 - Mary Allen Havemeyer.

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"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ✓ c. brick
- ✓ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ✓ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ○ c. 1 3/4
- ○ d. 2
- ✓ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ✓ a. roof walk
- ○ b. dormers on street facade
- ○ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ✓ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ○ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ✓ a. brick, unpainted
- ○ b. brick, painted
- ○ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center (end)
- ○ 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: columned portico w/ balcony

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: 3/3 in basement

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap rear

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: Rear portion built 1755. Front portion added 1769 NHA ft.
(with dates if known) Front door originally in South facade.
Front block built 1833 for Charles Painter, Lancaster

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1755 SOURCE: HABS
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____



Tupper- Folger House, Benjamin Tupper Hou

Historic Name

After 1755

Construction Year

28 Orange Street, Nantucket, Massachusetts

Street Address

Resource Types Included

Historic American Building Survey, 1970

Nantucket Historical Association: Historic Photographs

UF | Historic Preservation
UNIVERSITY of FLORIDA

PNT
NANTUCKET PRESERVATION TRUST

PIN Preservation Institute: Nantucket

Orange and Union Streets Neighborhood Study
Tupper - Folger House
also known as Benjamin Tupper House
28 Orange Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1073

HABS
MASS
10-NANT
76R-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1073

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
TUPPER - FOLGER HOUSE
also known as Benjamin Tupper House

HABS
MASS
10-NANT
76R-

Location: 28 Orange Street (on east side), Nantucket, Massachusetts

Present Owner: Mary Allen Havemeyer

Present Occupant: Havemeyer family

Present Use: Dwelling

Brief Statement of Significance: The rear or east section is one of the first houses built in this section and believed to be the home where Grevecoeur, author of Letters From an American Farmer, was entertained in 1772; the west section is typical of the five-bay Greek Revival "mansions" built in Nantucket at the time of the greatest whaling prosperity; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1755 -- Benjamin Tupper bought from Tristram Starhuck, yeoman, for 32 pounds "a piece of land in the Fish Lots on Wesco Hill".
1755 -- Benjamin Tupper, physician, bought additional land from George Hussey, being "on the declivity Wesco Bank" for 10 pounds, 13 shillings, 4 pence, and soon afterwards built the original part of the house.
1793 -- Obadiah Wood by deed from his father-in-law Benjamin Tupper. Paid 250 pounds for "land together with dwelling-house, barn, outhouses and fence".
1798 -- Wyer Swain bought from William Macy and Thomas Coffin Jr., attorneys for Estate of Dr. Tupper.
1816 -- Thomas Varney MackCleave, merchant, bought for $2000 from Rebecca Swain, widow of Wyer Swain.
1818 -- Thomas Folger, master mariner, bought from Thomas Varney MackCleave for $1350, and added the west part of the house.
1827 -- John Nicholson, house carpenter, bought from Thomas Folger for $1600.
1831 -- Thomas Folger bought from John Nicholson for $1400.
1831 -- James Athearn bought from Thomas Folger for $3000.

1833 -- Charles Bunker bought from James Athearn for $4000.
1856 -- Mary B. Colburn bought from Charles Bunker.
1895 -- Frank E. Defriez from Colburn heirs.
1901 -- Eliza M. Jenkinson from Frank E. Defriez.
1910 -- Mary Colburn Defriez from Eliza M. Jenkinson.
1919 -- Mary Colburn Defriez from Helen M. Sylvaro "land lying west of stone wall separating the properties".
1920 -- Everett U. Crosby from Mary Colburn Defriez.
1923 -- Margaret Hinsdill Crosby by deed from husband, Everett U. Crosby.
1963 -- Dagmar Sargent bought from Estate Margaret Hinsdill Crosby.
1964 to date -- Mary Allen Havemeyer.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: East part 1755 or shortly thereafter; west part 1820.
(Abstract: Old Deeds and Research of 28 Orange Street by Everett U. Crosby)

3. Architect: None

4. Original plans, construction, etc.: The width of the property along Orange Street is 64' and depth 97'. It has been assumed in comparing measurements in old deeds that Orange Street may have been a few feet further to the east than it now is.

The present rear portion of the old house has been occupied some seven generations and probably each of them made changes. Originally there was no house across the front on Orange Street, no Orange Street porch, no kitchen wing, no lavatory extension and no piazza porch at the east. The house faced exactly south with the entrance door on south side where it still exists. Kitchen was in basement with large cooking fireplace and brick bake oven which have not been disturbed. Various partitions have been removed. All of the twelve pane window sash have been replaced with six pane except some of the old sash still in the north wall. The central six-flue chimney is unaltered. There are nine fireplaces, four of which were added with the newer part at Orange Street front. There is a brick-walled high basement, typical of Nantucket, under all of the old and new house, lighted by side windows.

5. Notes on alterations and additions: The newer portion of the house fronting on Orange Street was built by Thomas Folger who bought the property in January, 1818, in which year his son Charles was born. It was of more pretentious architectural detail than the older rear building and can probably be dated c. 1820.

B. Historical Events Connected with the Structure:

Built by the Town's physician, Dr. Benjamin Tupper, this must have been a gracious home, for Dr. Tupper was a man of science, travel and culture. It is believed that it was in this house that Hector St. John deCrevecoeur, author of Letters from an American Farmer, was entertained during his visit to the Island in 1772. The map of Nantucket in the Letters was drawn by Dr. Tupper's son James.

Charles James Folger, son of Thomas Folger, was born and spent his boyhood in this house. In 1881 he became Secretary of the Treasury under President Arthur.

C. Sources of Information:

1. Old Views: Photograph in Nantucket Illustrated by A. Wittemann, New York: Albertype Co., 1888; 1953 photograph of front of house in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Tetaukimmo Press, 1953.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August 1971.

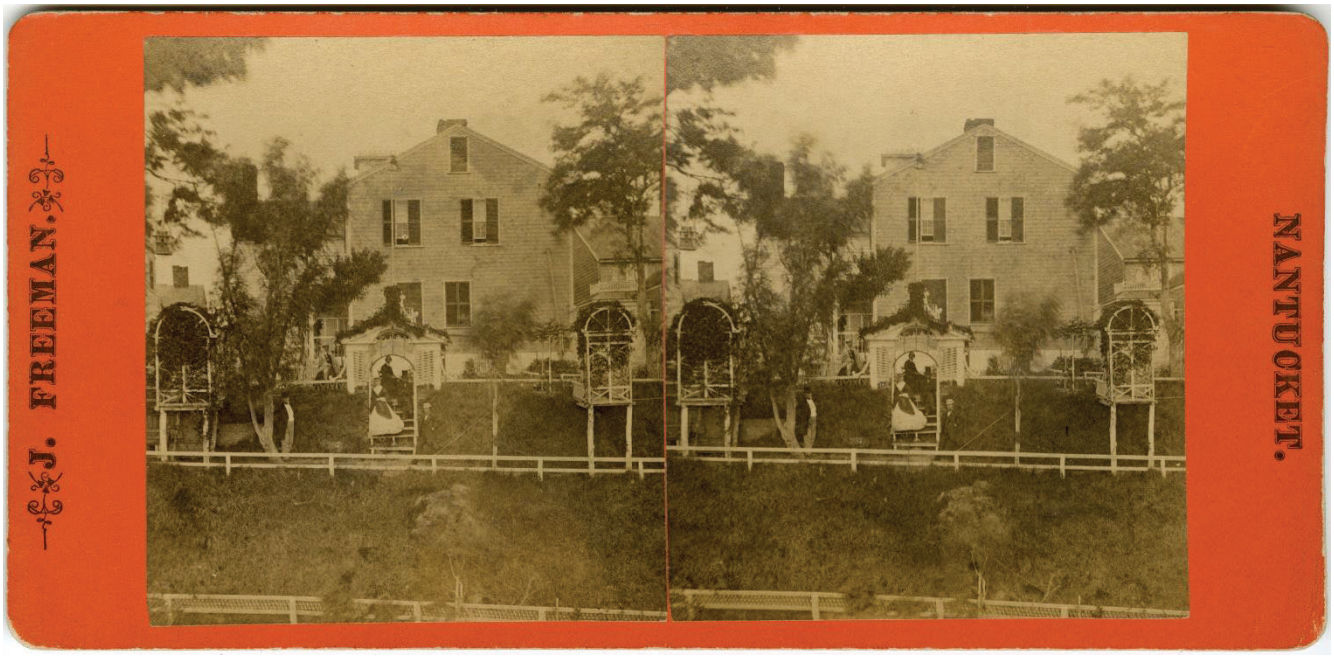
Nantucket Historical Association: Historic Photographs



Unknown photographer. 1860s. “Looking south on Orange Street. The house on the left with the belvedere is 28 Orange Street.” Nantucket Historical Association. GPN709.



Freeman, Josiah. 1860s. “Unidentified boy on steps of 28 Orange Street Identical to P6936, identified as taken by Thos. Stiff. Studio: Josiah Freeman, Nantucket, MA.” Nantucket Historical Association. SG6530.



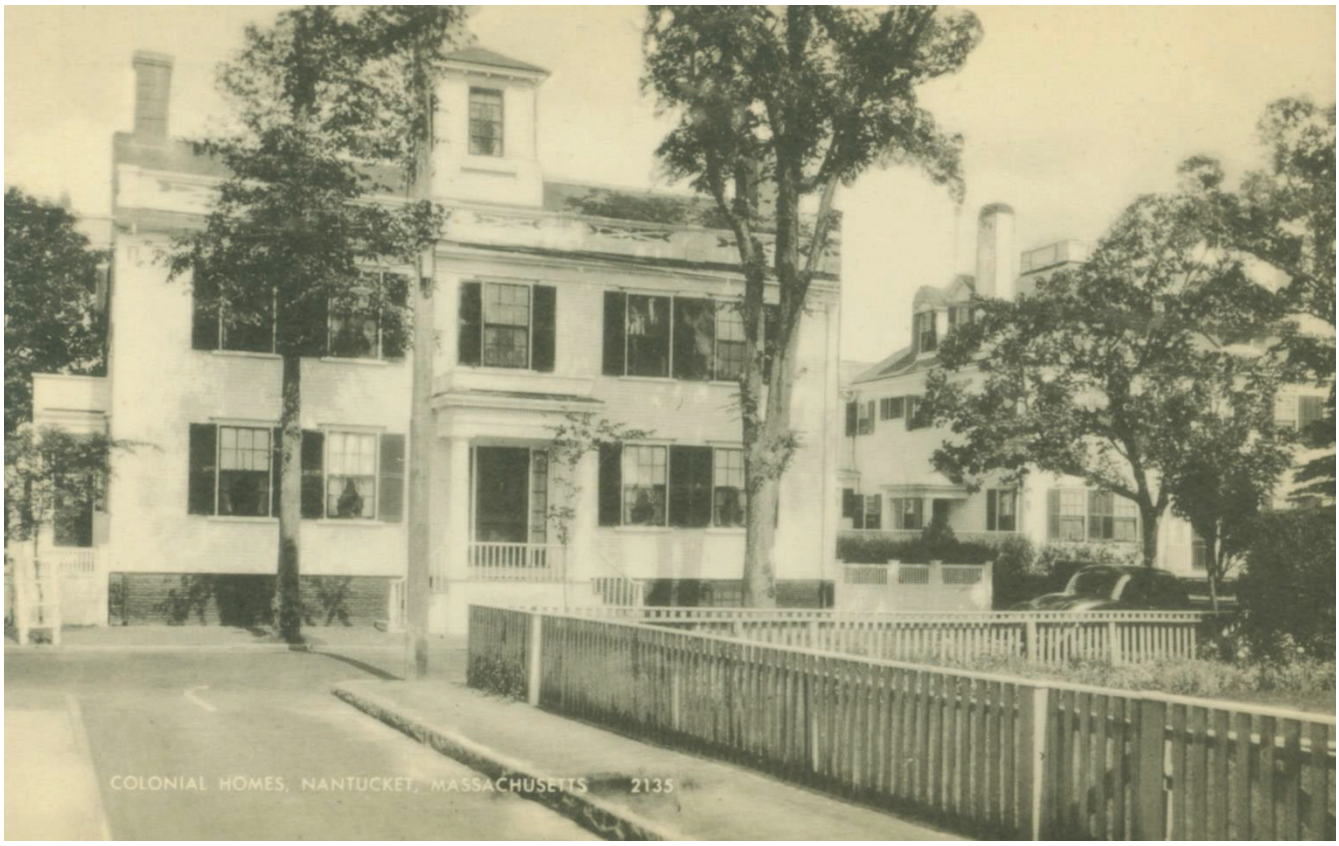
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



Unknown photographer. 1870s. “Glass stereograph negative Street scene, with lone man looking into camera. On the left are houses at 26 Orange Street, 28 Orange Street, and 30 Orange Street.” Nantucket Historical Association. GPN-shute-43.



Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.



Unknown photographer. 1910s. “Postcard image of the house at 28 Orange Street. Note on the back reads: Everett Crosby's house 28 Orange Street across from 33 Orange Street. Studio: Published for Haddon Photo Shop, Nantucket, MA.” Nantucket Historical Association. PC-Orange-11.



Unknown photographer. 1950s. “Looking south on Orange Street. Partial view of houses at 26 Orange Street and 28 Orange Street. Studio: Louis S. Davidson, 333 East 57th Street, New York 22, N.Y.” Nantucket Historical Association. P10568.



Unknown photographs. 1952 July 3. “Portico on the house at 28 Orange Street.” Nantucket Historical Association.P17813.



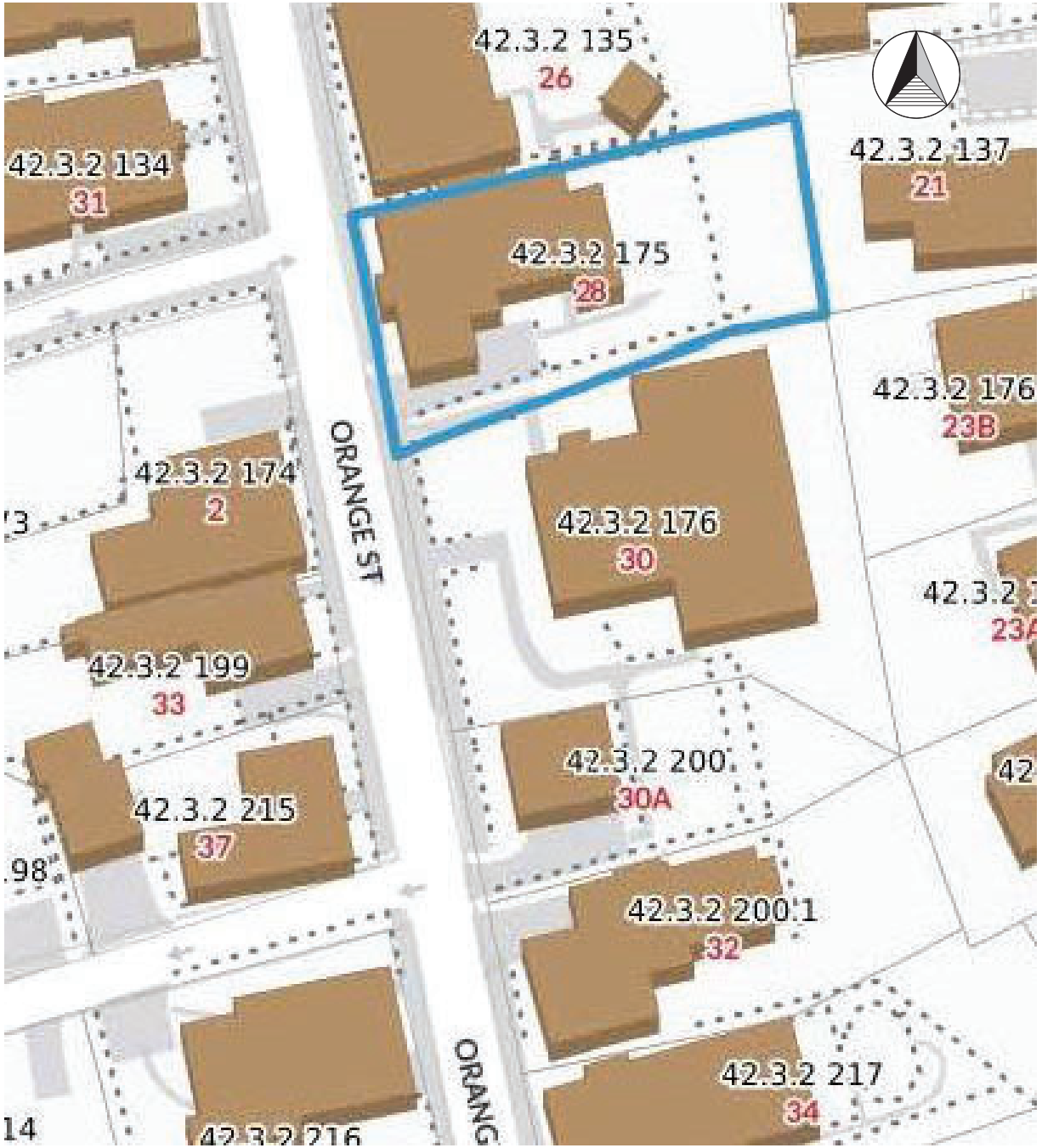
Unknown photographer. 1950s. “View of the Islander liquor store and the Port of Call Gifts store, as seen from the A & P parking lot, with snow. Studio: H.M. Havemeyer, 28 Orange Street, Nantucket, Mass. 02554.” Nantucket Historical Association. P11428.



Unknown photographer. 1960s. “Looking south on Orange Street at the facades of 26 and 28 Orange.” Nantucket Historical Association. P7472.



Unknown photographer. 1982. “House at 28 Orange Street.” Nantucket Historical Association. PH81-1.


42.3.2 135
26
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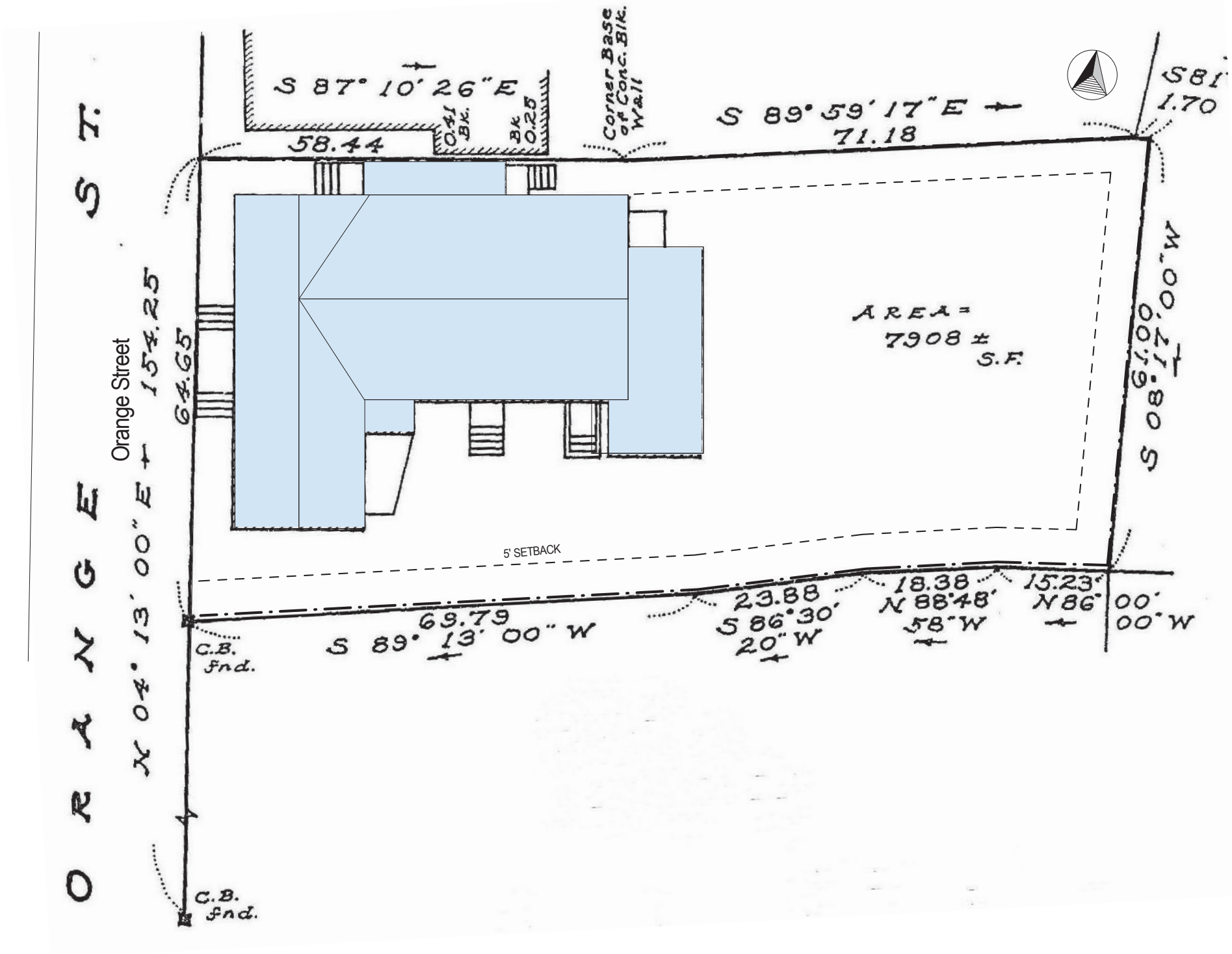
42.3.2 175
28
42.3.2 137
21
42.3.2 176
23B
42.3.2 174
2
ORANGE ST
42.3.2 176
30
42.3.2 199
33
42.3.2 200
30A
42.3.2 215
37
42.3.2 200.1
32
42.3.2 217
34
ORANG

Locus Map



Site Plan

1" = 10'-0"



08.20.24

West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 340

Street & Number of Proposed Work: 12 New St

Owner of record: Laura Lorio

Mailing Address: 12 New St Nantucket MA 02554

Contact Phone #: 917 703 1680 E-mail: laura.lorio@mac.com

AGENT INFORMATION (if applicable)

Name: Laura Lorio

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: 18' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 39' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

RECEIVED AUG 23 2024 By _____

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 8/23/24 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 Laura Lorio

AS AGENT FOR Self

STREET ADDRESS 12 New St

MAP/PARCEL 55-340

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08/23/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date

RECEIVED
AUG 23 2024
By

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

RECEIVED
AUG 23 2024
By

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.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	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.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 08/23/24

Plan



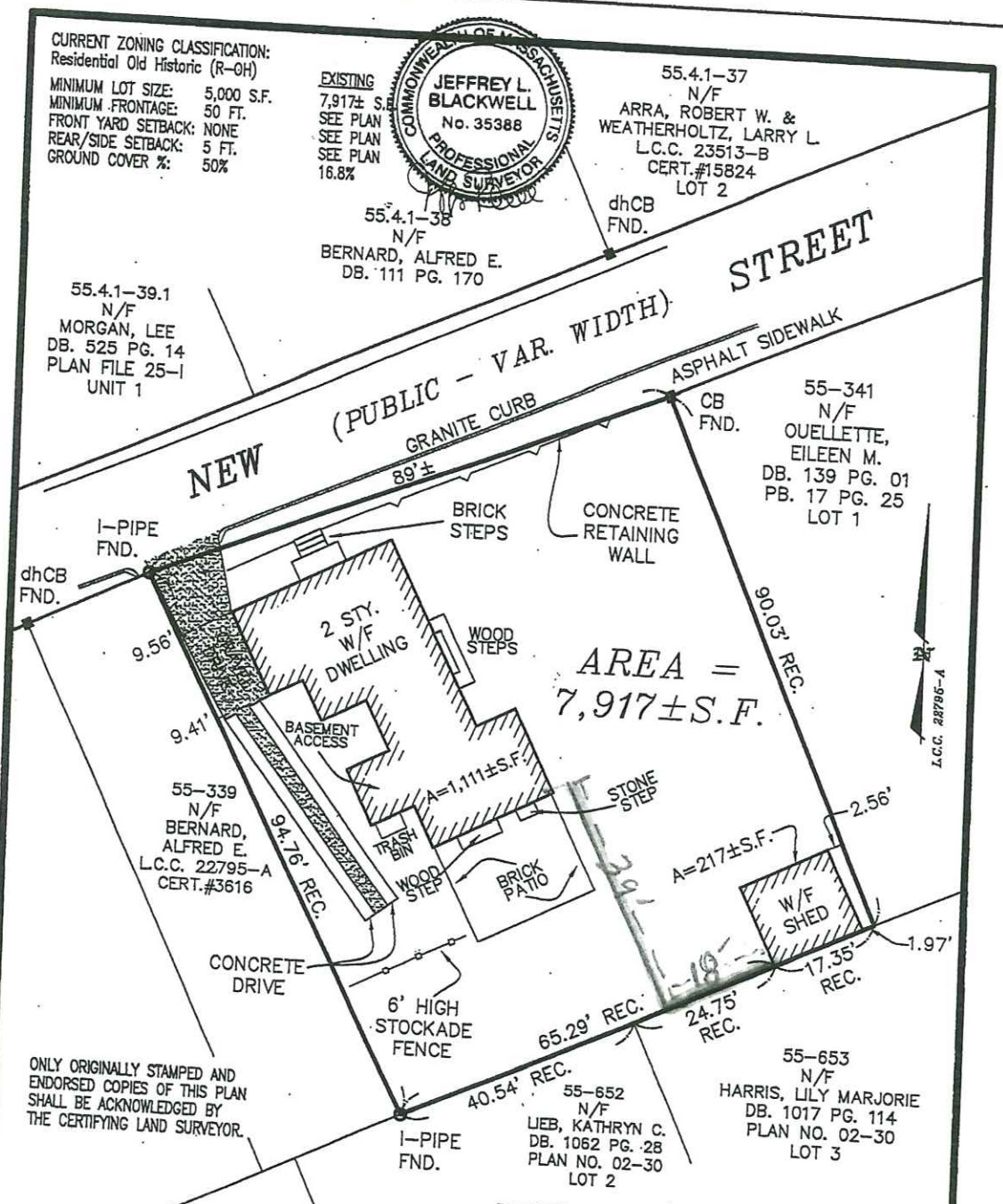
Cedar 6' fence
12 New Street
Nantucket MA

laura.lorio@mac.com
917 703 1680

Laura Lorio

RECEIVED
AUG 23 2024
By

RECEIVED
AUG 23 2024
By



ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: DECEMBER 07, 2016

Owner: . . . JAYRAY, LLC . . . . . .

Deed/Cert.: . . DEED BK. 1055 PAGE 117 . . .

Tax Map: . 55-340 Locus: #12 NEW STREET

TO: . . . CITIZENS BANK, N.A. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0088G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

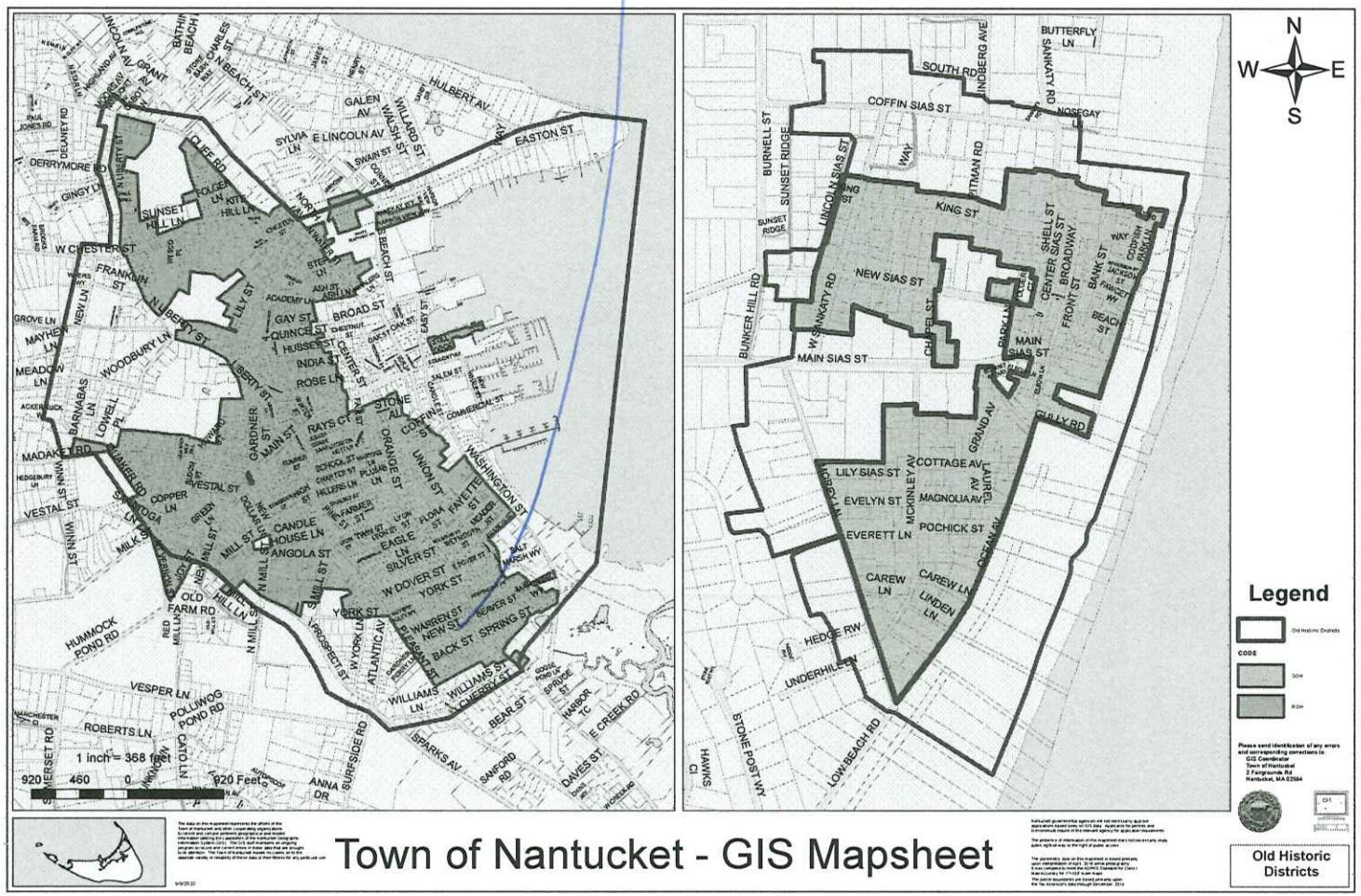
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.

THIS PLAN SHALL ...

BLACKWELL & ASSOCIATES, Inc.
Professional Land S...

12 New Street

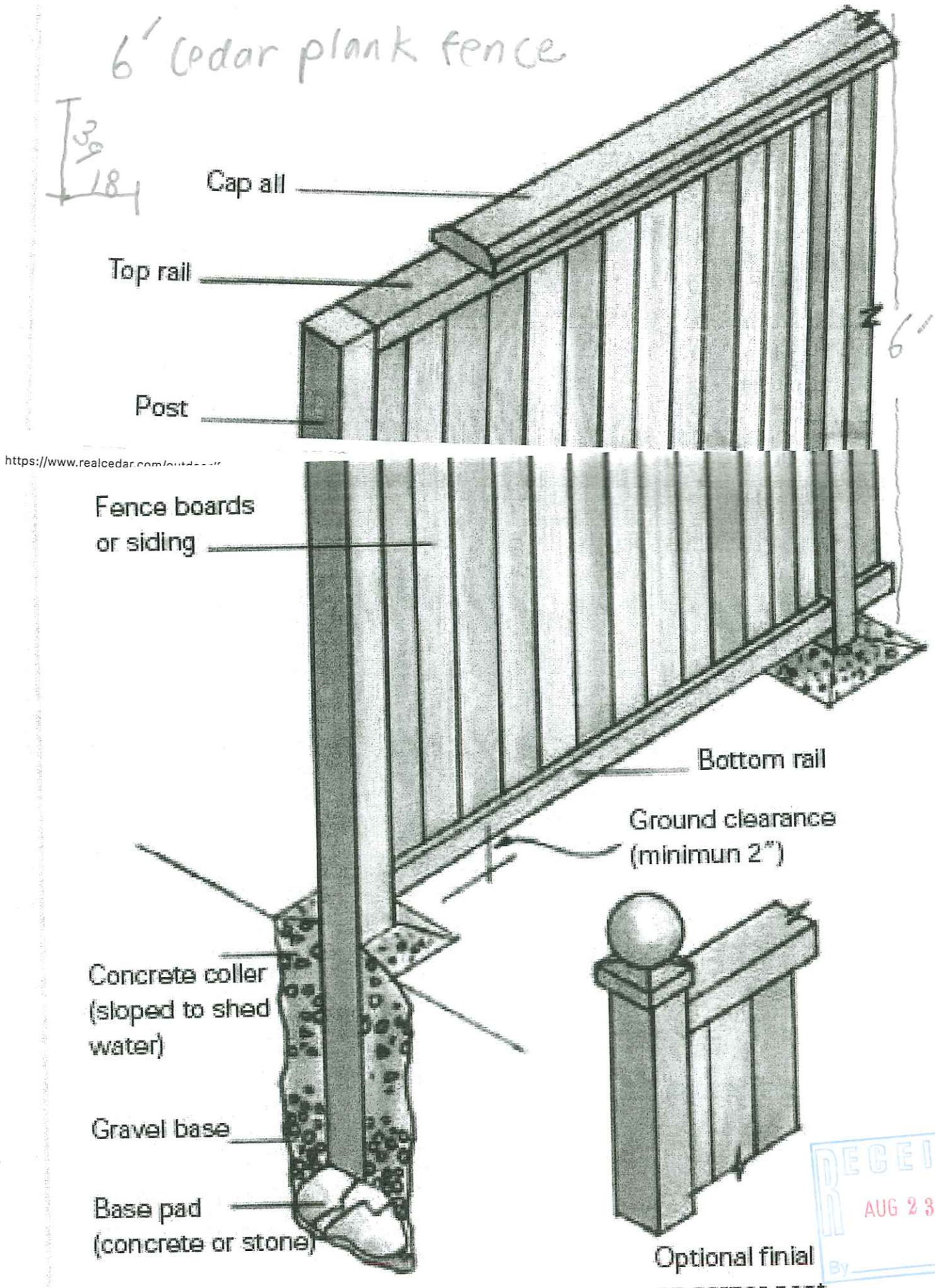


Town of Nantucket - GIS Mapsheet

RECEIVED
AUG 23 2024
By

6' cedar plank fence

3'
18'



RECEIVED
AUG 23 2024
By

12 New Front

Fence in need of repair

Fence in neighborhood

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:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: HDC2024-08-11000

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 156

Street & Number of Proposed Work: 19 Fairgrounds Rd

Owner of record: 19 FGR ACK LLC

Mailing Address: 1324 Lexington Ave STE 245
New York, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Reid Yeaw

Mailing Address: 54 Old South Rd.
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyeaw@gmail.com

FOR OFFICE USE ONLY 1014

Date application received: 8/26/24 Fee Paid: $ 224.-

Must be acted on by: 9/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other Move-on to this Property from 2 Nobadeer Wy

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 1120
Width: 28'-0" Sq. footage 2nd floor: NA
Sq. footage 3rd floor: NA

Decks/Patio: Size: NA ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North ϕ South ϕ East ϕ West ϕ

Height of ridge above final finish grade: North 17'6" South 17'6" East 17'6" West 17'6"

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) NA ☐ 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 NA Rough Opening NA Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x12 Rake 1x6 Soffit (Overhang) NA Corner boards 1x6 Frieze NA
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round NA Square NA

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BROSCO

Doors* (type and material): ☐ TDL ☑ SDL Front FIBERGLASS Rear WOOD SOLID Side NA
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof BLACK
Trim GREY Sash WHITE Doors WHITE
Deck NTW Foundation GREY Fence NA Shutters NA

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring th
ion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the
any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties

Gmail **Reid Yenor <rkyenor@gmail.com>**

17 and 19 Fairgrounds, Nantucket

1 message

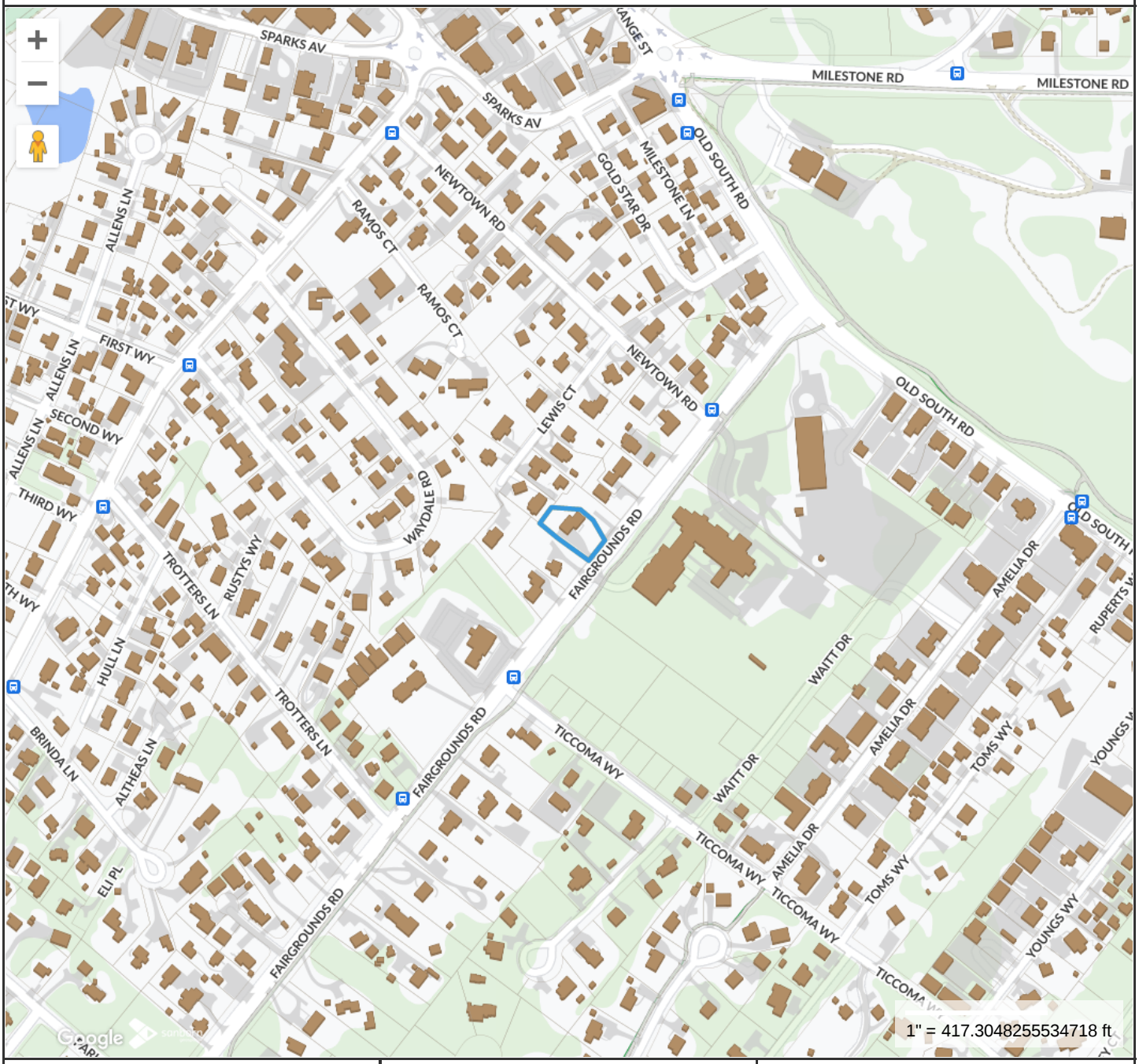
Gerald Platt <gerald.platt@gmail.com> Fri, Aug 23, 2024 at 9:45 AM
To: Dustin Maury <dustin@mauryassociates.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>, Larry Maury <larrymaury@gmail.com>

To whom it may concern,

Please be advised that I authorize Reid Yenor to represent us in all matters pertaining to the Historic District Commission, in regard to 17 Fairgrounds and 19 Fairgrounds.

Thank you

Gerald Platt



Property Information

Property ID	5464
Location	19 FAIRGROUNDS RD
Owner	19 FGR ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

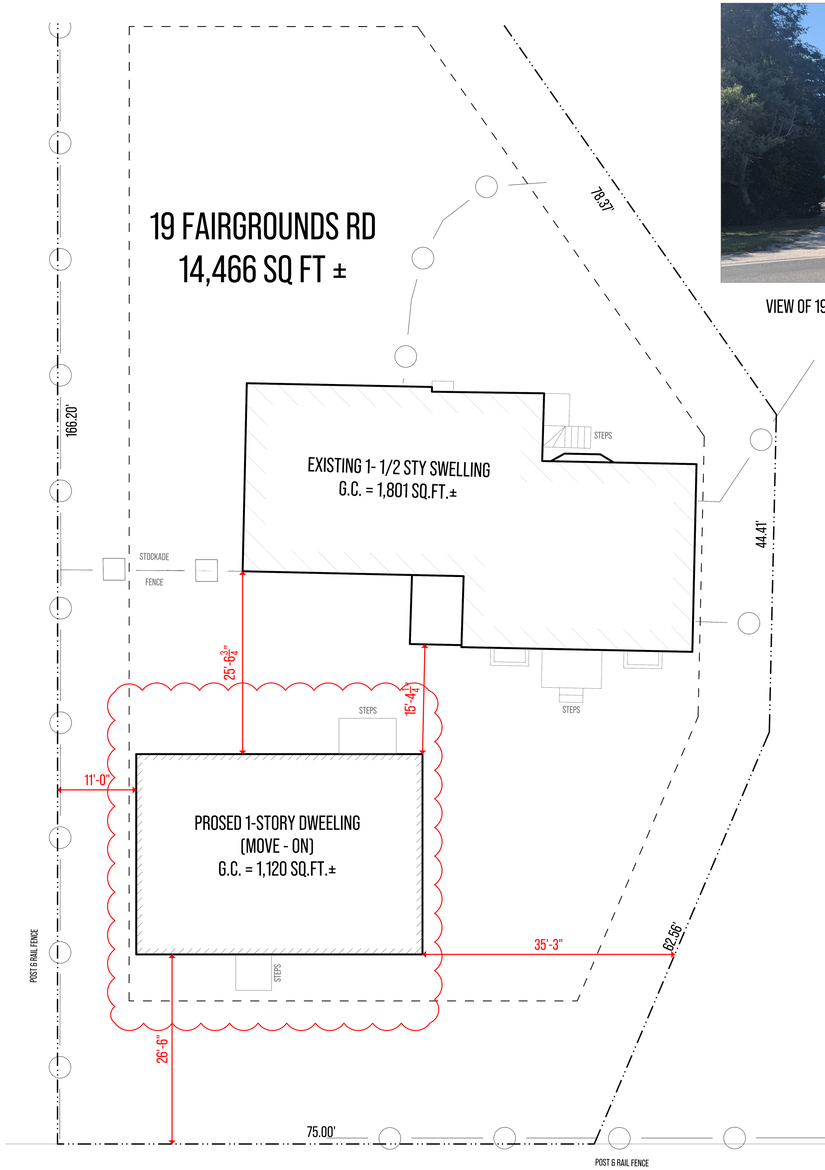
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

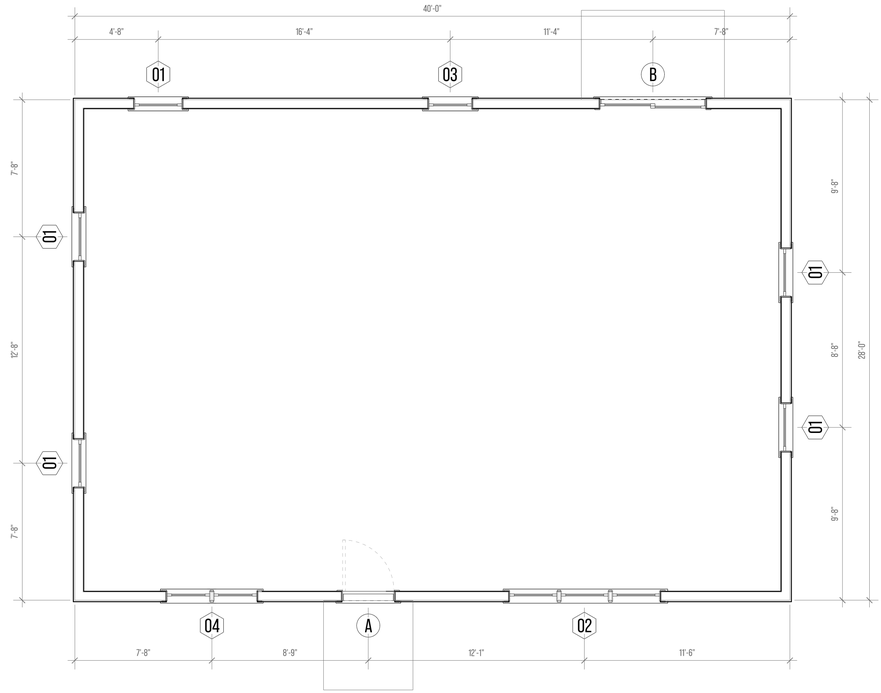


VIEW OF 19 FAIRGROUNDS ROAD FROM PUBLIC WAY



1 SITE PLAN
SCALE : 1:10

N 0' 5' 15' 35'



2 FLOOR PLAN
SCALE : 1/4" = 1'

N 0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

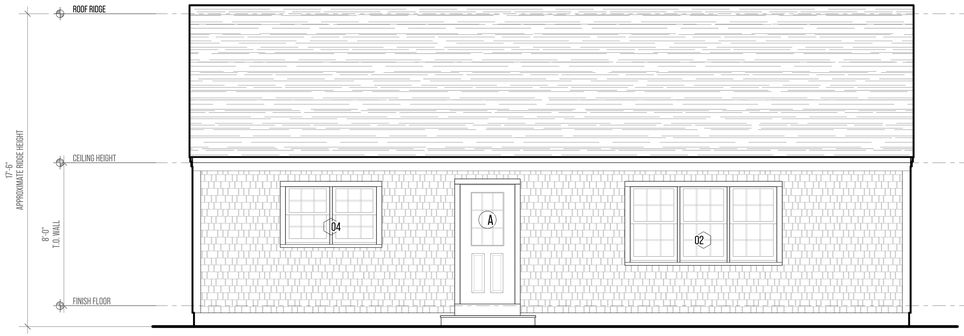
SITE PLAN /
FLOOR PLAN

SHEET NUMBER

A-1.00

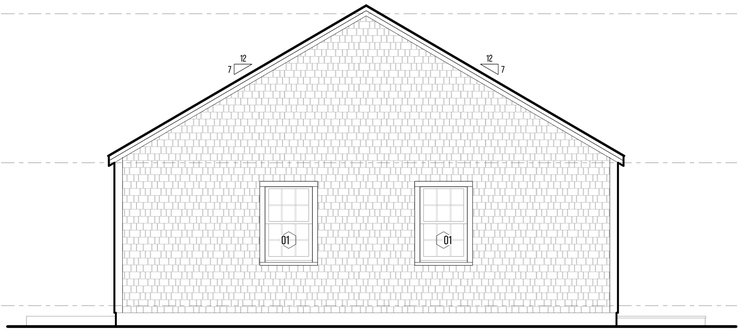
DRAWN BY

REID YENOR



1 SOUTH ELEVATION

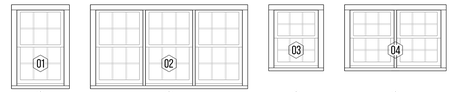
SCALE : $\frac{1}{4}$" = 1



2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

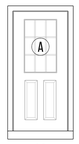


01
BROSCO
R.O. = 2'-9" X 4'-5"

02
BROSCO
R.O. = 8'-3" X 4'-5"

03
BROSCO
R.O. = 2'-6" X 3'-5"

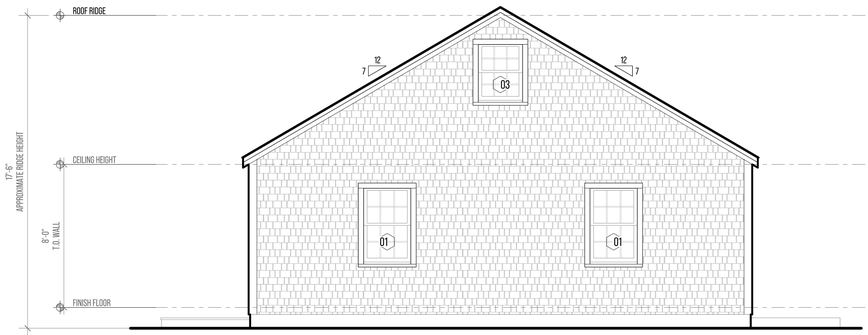
04
BROSCO
R.O. = 5'-0" X 3'-5"



A
3068

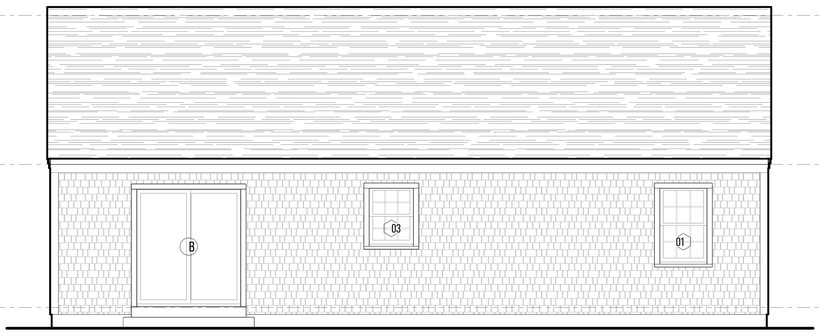


B
6068



3 WEST ELEVATION

SCALE : $\frac{1}{4}$" = 1

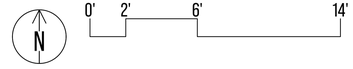


4 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1

1 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

2 NOBADEER WAY EXISTING CONDITIONS



EXISTING SOUTH ELEVATION





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…19 FGR ACK LLC……

MAILING ADDRESS…1324 LEXINGTON AVE STE 245, NEW YORK, NY 10128

PROPERTY LOCATION……19 Fairgrounds Rd……

ASSESSORS MAP/PARCEL…67/156……

SUBMITTED BY:…REID YENOR……

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.

August 22, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1403 5889 70

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

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
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To NANTUCKET, TOWN OF
Street and Apt. No., or PO Box No. 16 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To PESHNACHKI VLATKO ETAL
Street and Apt. No., or PO Box No. 10 LEWIS CT
City, State, ZIP+4® NANTUCKET MA 025541

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
New York, NY 10128

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
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To 17 FGR ACK LLC
Street and Apt. No., or PO Box No. 1324 LEXINGTON AVE STE 245
City, State, ZIP+4® NEW YORK NY 10128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 87

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	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To GARDNER CHARLES J
Street and Apt. No., or PO Box No. PO BOX 577
City, State, ZIP+4® NANTUCKET MA 02554

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: 19 Fairgrounds Rd

Tax Map Number: 67 Parcel Number: 156

Owner of Record: 19 FGR ACK LLC

Description of Proposal: Move-on of an existing structure currently sitting on 2 Nobadeer Way.

The structure is a 28'x40' 1-story dwelling with an approximate ridge height of 17'6".

Anticipated HDC Submission Date: Monday, August 26, 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.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR 19 FGR ACK LLC

STREET ADDRESS 19 Fairgrounds Rd

MAP/PARCEL 67/156

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Monday, August 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

08/26/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-08-10999

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 113

Street & Number of Proposed Work: 2 Nobadeer Way

Owner of record: NOB ACK LLC

Mailing Address: 1636 3rd Ave Suite 314

New York, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Reid Yenor

Mailing Address: 54 Old South Rd

Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: 8/26/24 Fee Paid: $ 50 195

Must be acted on by: 10/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Demo / move - off move to Fairgrounds

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1120 Decks/Patio: Size: 8'x10' ☒ 1st floor ☐ 2nd floor

Width: 28'-0" Sq. footage 2nd floor: NA Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: NA

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 17'6" South 17'6" East 17'6" West 17'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RECEIVED AUG 26 2024 By

Is there an HDC survey form for 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 _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer NA Rough Opening NA Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x10 Rake 1x6 Soffit (Overhang) NA Corner boards 1x6 Frieze NA

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round NA Square NA

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco

Doors* (type and material): ☐ TDL ☑ SDL Front Fiberglass Rear Wood slider Side NA

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof Black

Trim Grey Sash White Doors White

Deck NTW Foundation Gray Fence NA Shutters NA

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

TO WHOM IT MAY CONCERN,

1 message

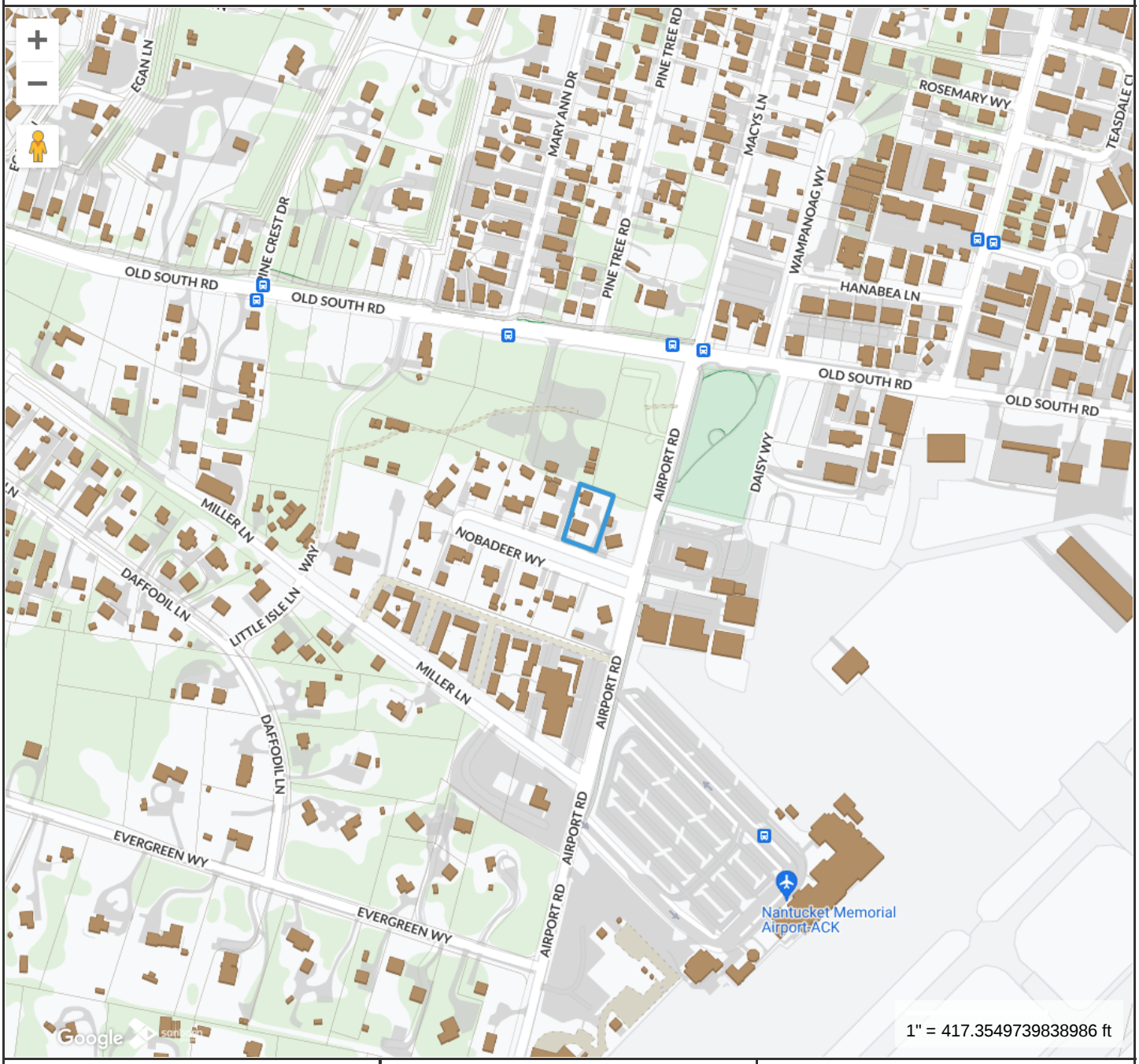
Gerald Platt <gerald.platt@gmail.com> Tue, Feb 7, 2023 at 3:25 PM
To: Dustin Maury <dustin.maury@gmail.com>, Lawrence Maury <larrymaury@gmail.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>

REID YENOR, UNDER EMPLOY BY MAURY ASSOCIATES, NANTUCKET, HAS MY PERMISSION TO REPRESENT ME AND/OR MY ASSIGNS AT THE HISTORIC DISTRICT COMMISSION WITH RESPECT TO APPLICATIONS FOR:

- **2 NOBADEER WAY**
- **13 SURFSIDE DRIVE**.

THANK YOU

GERALD PLATT



Property Information

Property ID	6074
Location	2 NOBADEER WY
Owner	NOB ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 NOBADEER WY

Location 2 NOBADEER WY
Mblu 68/ / 113/ /
Acct# 00006074
Owner NOB ACK LLC
Assessment $1,260,700
PID 6074
Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$623,200	$637,500	$1,260,700

Owner of Record

Owner NOB ACK LLC
Co-Owner
Address 1636 3RD AVE SUITE 314
NEW YORK, NY 10128

Sale Price $625,000
Certificate
Book & Page C26263/0
Sale Date 11/04/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NOB ACK LLC	$625,000		C26263/0	00	11/04/2016
ROLLO MARC C & TARA J	$530,000		C25227/0	00	06/04/2014
CHACON AMILCAR S & JORGE A	$387,500		C24920/0	1R	09/11/2013
SECIA RONALD A	$0		C20174/0	99	01/14/2002
SECIA RONALD A TR	$100,000		C15315/0	1O	06/08/1992

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,120
Replacement Cost: $523,888
Building Percent Good: 69
Replacement Cost Less Depreciation: $361,500

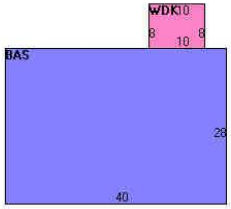
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\90\50.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6074_7(

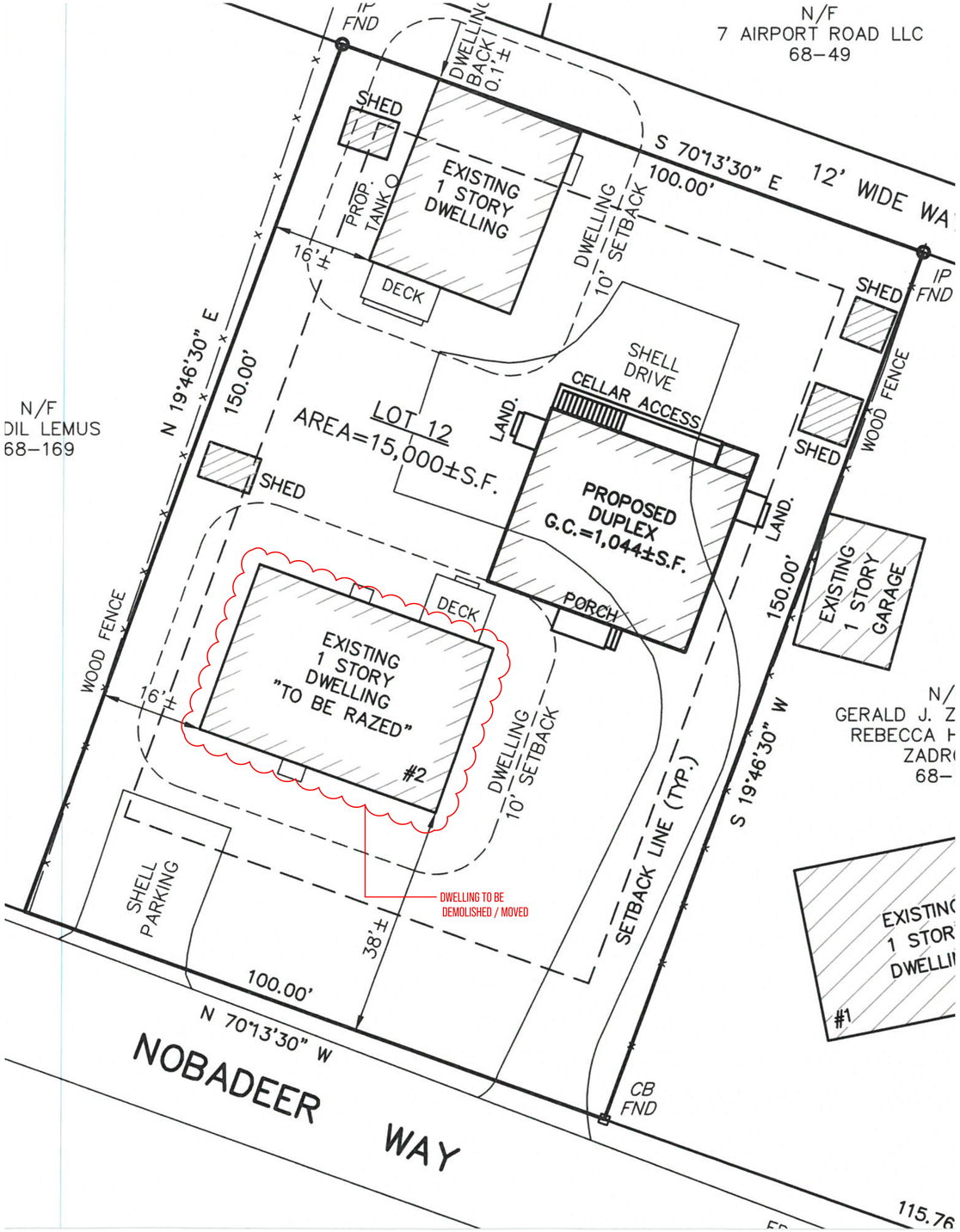
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,120	1,120
WDK	Deck, Wood	80	0
		1,200	1,120

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), a house located at 2 NOBADEER WAY. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to LARRY MAURY 54 OLD SOUTH RD. NANTUCKET 02554, email larrymaury@gmail.com with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

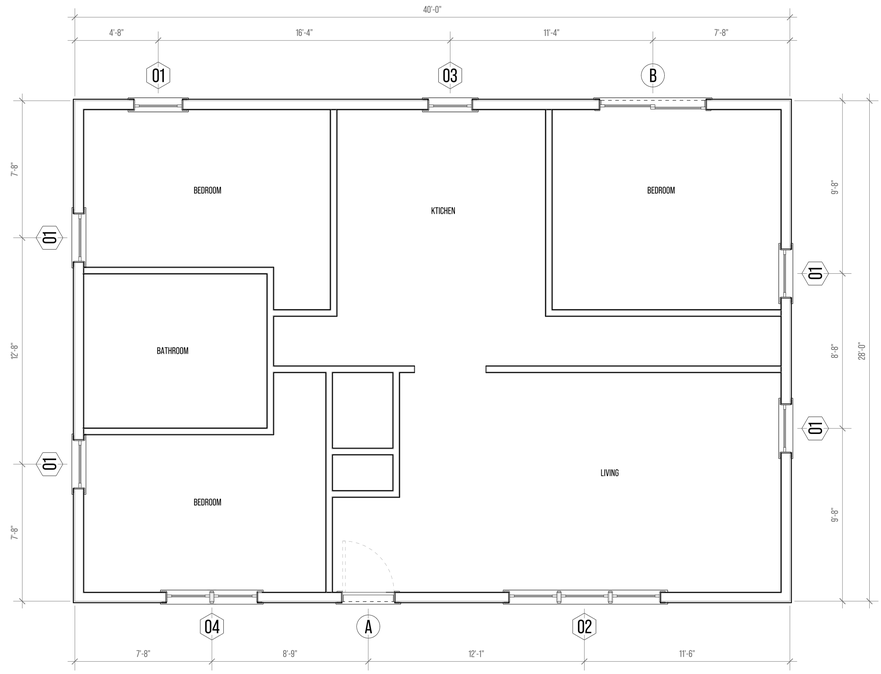
Thursday, August 15, 2024

R29 Page 28



1 **SITE PLAN**
SCALE : 1:10

N 0' 5' 15' 35'



2 **FLOOR PLAN**
SCALE : $\frac{1}{4}$" = 1'

N 0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
DEMO / MOVE-OFF

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

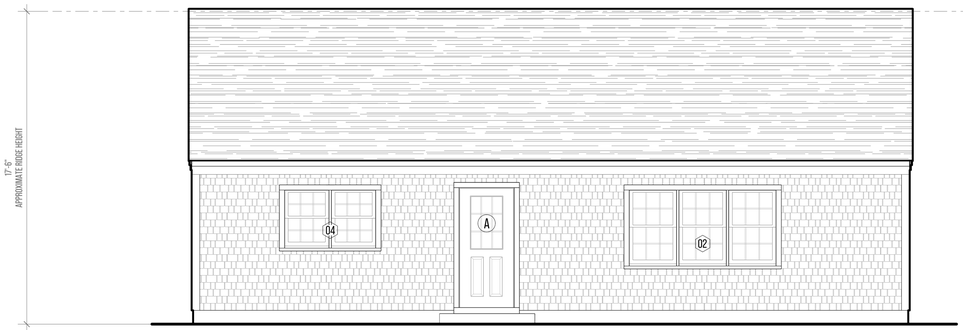
REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN / FLOOR PLAN

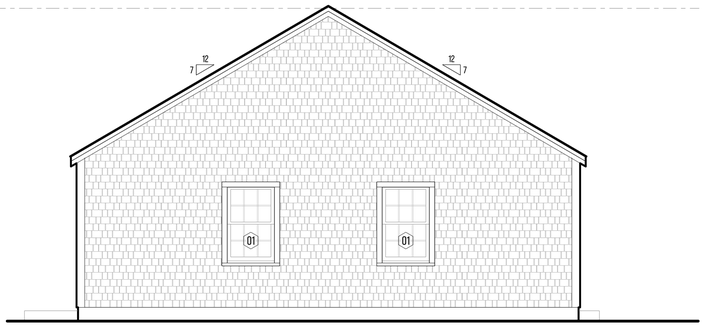
SHEET NUMBER
A-1.00

DRAWN BY
REID YENOR



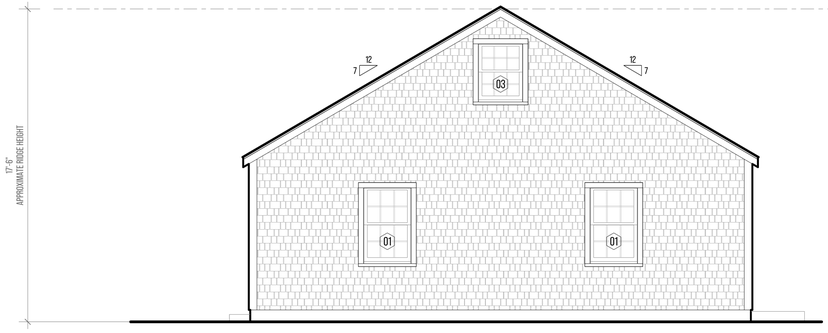
1 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1



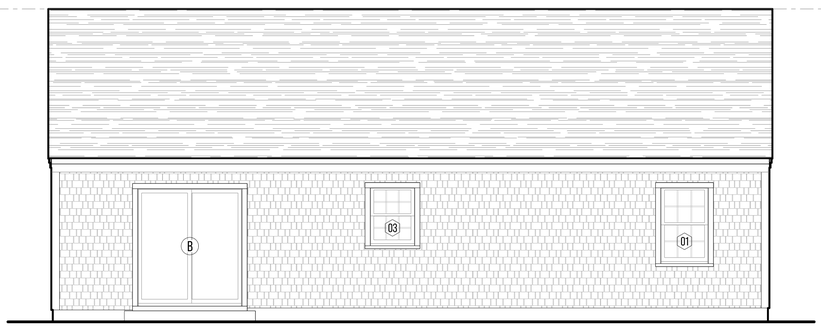
2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1



3 WEST ELEVATION

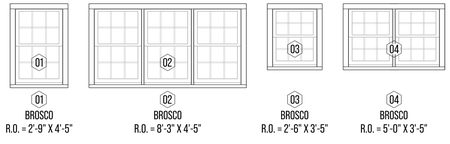
SCALE : $\frac{1}{4}$" = 1



4 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

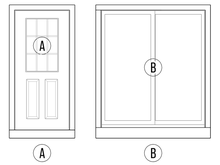


01
BROSCO
R.O. = 2'-9" X 4'-5"

02
BROSCO
R.O. = 8'-3" X 4'-5"

03
BROSCO
R.O. = 2'-6" X 3'-5"

04
BROSCO
R.O. = 5'-0" X 3'-5"

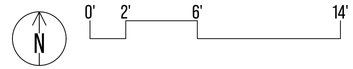


A
3068

B
6068

1 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
DEMO / MOVE-OFF

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

2 NOBADEER WAY EXISTING CONDITIONS



EXISTING SOUTH ELEVATION





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…NOB ACK LLC……

MAILING ADDRESS…1636 3RD AVE SUITE 314, NEW YORK, NY 10128

PROPERTY LOCATION……2 Nobadeer Way……

ASSESSORS MAP/PARCEL…68/113……

SUBMITTED BY:…REID YENOR……

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.

August 22, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

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Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

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AUG 22 2024

02584 9998

08/22/2024

Sent To: LEMUS RODIL
Street and Apt. No., or PO Box No.: 3 NOBADEER WAY
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 18

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

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AUG 22 2024

02584 9998

08/22/2024

Sent To: ZADROGA GERALD J & REBECCA H
Street and Apt. No., or PO Box No.: 12 NOBADEER WAY
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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AUG 22 2024

02584 9998

08/22/2024

Sent To: 7 AIRPORT RD LLC
Street and Apt. No., or PO Box No.: 2 WAYDALE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

S Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☑ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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AUG 22 2024

02584 9998

08/22/2024

Sent To: FAIR CITY LLC
Street and Apt. No., or PO Box No.: 61 OLD SOUTH
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 01

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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AUG 22 2024

02584 9998

08/22/2024

Sent To: DALLING DANIEL B
Street and Apt. No., or PO Box No.: 66 FAIRGROUNDS RD
City, State, ZIP+4®: NANTUCKET MA 02554

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: 2 Nobadeer Way

Tax Map Number: 68 Parcel Number: 113

Owner of Record: NOB ACK LLC

Description of Proposal: Demo / Move-off of an existing structure.

The structure is a 28'x40' 1-story dwelling with an approximate ridge height of 17'6".

The structure was advertised for availability throught the Inquirer & Mirror on Thursday, August 15, 2024.

Anticipated HDC Submission Date: Monday, August 26, 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.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR NOB ACK LLC

STREET ADDRESS 2 Nobadeer Way

MAP/PARCEL 68/113

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Monday, August 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

08/26/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

3 Austin Farm Dr
Pool

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 08.26.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	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.
200, ck0829	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.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:***
N/A	1.	Owners Authorization Letter **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
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 Atlantic Landscaping

AS AGENT FOR Perry, Christopher and Stacie

STREET ADDRESS 3 Austin Farm Dr

MAP/PARCEL 56/385

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

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.

Signature 08.20.2024 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°: 56 PARCEL N°. 385

Street & Number of Proposed Work: 3 AUSTIN FARM RD.

Owner of record: PERRY, CHRISTOPHER & STACIE

Mailing Address: PO BOX 1415
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/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 BLUESTONE PATIO

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 771 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and 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 EXIST GRAVEL Walkways BLUESTONE 2x3 Walls EXIST STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08-12-2024 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..... Perry, Christopher and Stacie .....

MAILING ADDRESS..... 3 Austin Farm Dr .....

PROPERTY LOCATION..... 3 Austin Farm Dr .....

ASSESSORS MAP/PARCEL..... 56/385 .....

SUBMITTED BY:..... Atlantic Landscaping .....

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.

August 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.26 09:22:10 -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: 3 Austin Farm Dr

Tax Map Number: 56 Parcel Number: 385

Owner of Record: Perry, Christopher and Stacie

Description of Proposal: Pool 36 x 18, Bluestone Patio

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

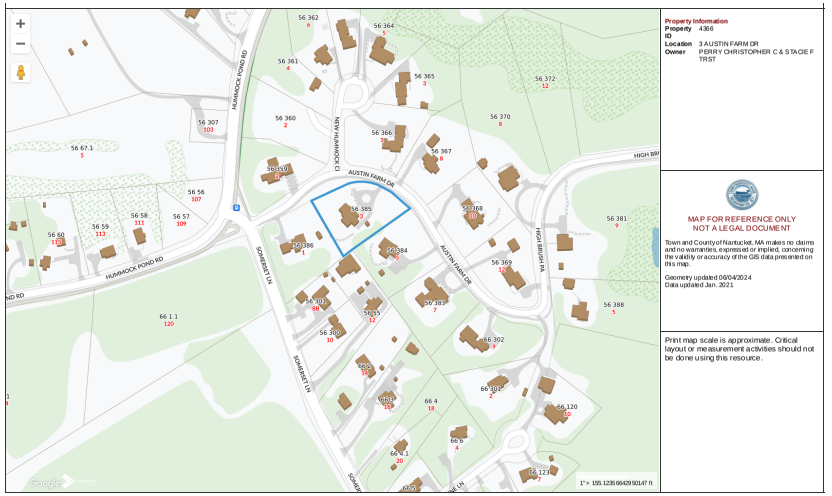
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
56	55		FUHS WILLIAM R & CHRISTINA C		10 MEADOWVIEW LANE	GREENWOOD VILLAGE	CO	80121	12 SOMERSET LN
56	242		BOUCHARD LISA MARIE		PO BOX 2755	NANTUCKET	MA	02584	24 HAWTHORNE LN
56	359		BALTIMORE JUDITH C TRST		2 AUSTIN FARM RD	NANTUCKET	MA	02554	2 AUSTIN FARM DR
56	360		CAHILL JAMES E & ZELDA B		5 AUSTIN FARM DRIVE	NANTUCKET	MA	02554	2 NEW HUMMOCK CI
56	366		SJOLUND CARL H & FITZGERALD	JULIE A	PO BOX 2567	NANTUCKET	MA	02584	1 NEW HUMMOCK CI
56	384		CAHILL JAMES E & ZELDA B		5 AUSTIN FARM DR	NANTUCKET	MA	02554	5 AUSTIN FARM DR
56	386		ALLEN JENNIFER S & MICHAEL T		1 AUSTIN FARM DR	NANTUCKET	MA	02554	1 AUSTIN FARM DR
Count:	**7**								



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-56 P-385

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554

M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-1

Surveyor	Contact
Steve Sullivan	TV

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.



1 LOCUS M-56 P-385

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-A

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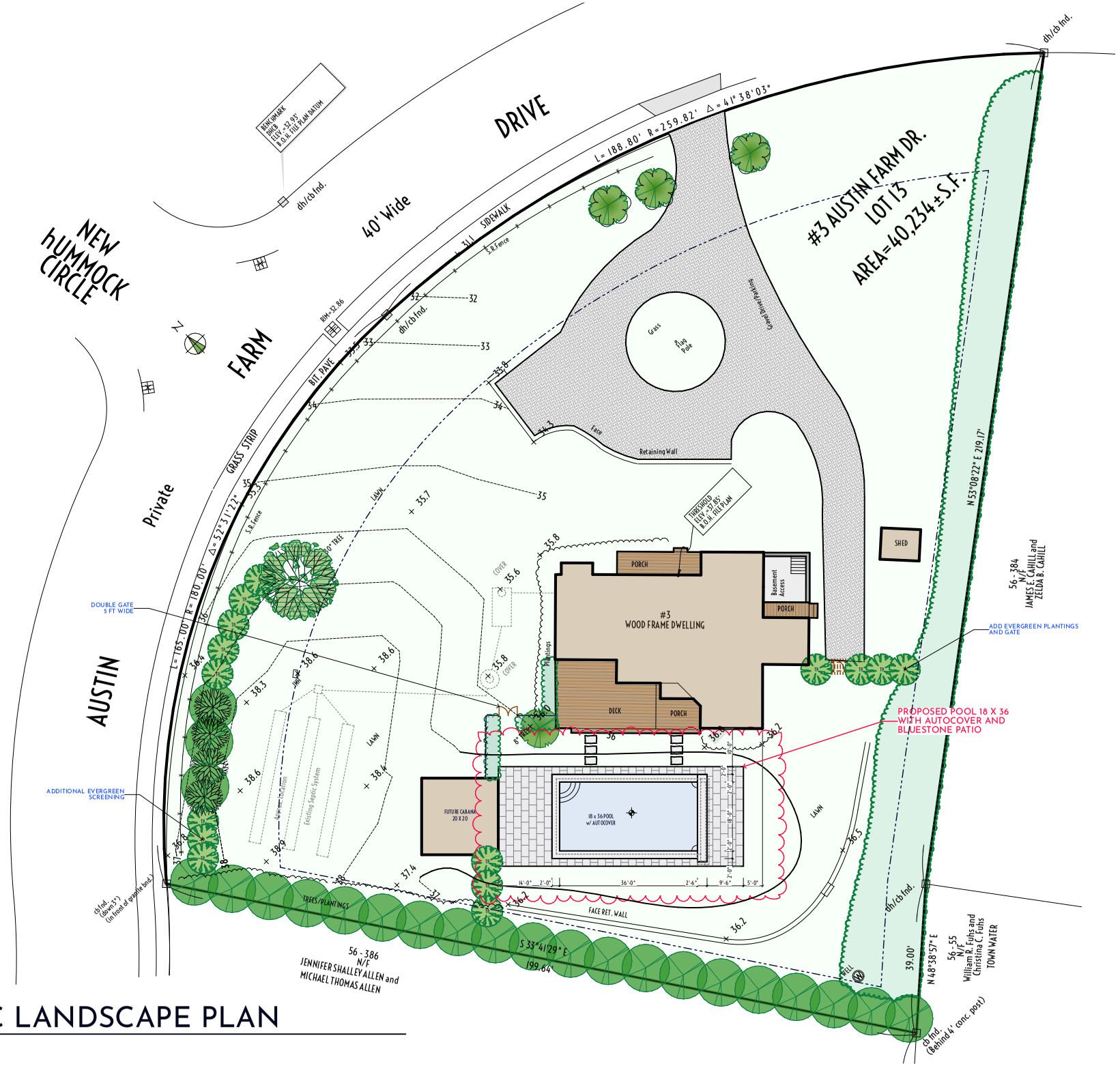

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-B

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1 3 AUSTIN FARM VIEW 1



2 3 AUSTIN FARM VIEW 2



3 3 AUSTIN FARM VIEW 3



4 3 AUSTIN FARM VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-C

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1 POOL w: BLUESTONE COPING

MARK	DATE

HDC Materials Photos

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:
HDC-D

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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7A New Ln
Spa/Patio
08.26.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

✅ 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.

200, ck 0825 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.

✅ Covid 10 Day Waiver

✅

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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
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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 Atlantic Landscaping

AS AGENT FOR American Trust Company

STREET ADDRESS 7A New Ln

MAP/PARCEL 41/285.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

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.

Signature 08.23.2024 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°: 41 PARCEL N°. 285.1

Street & Number of Proposed Work: 7A NEW LN.

Owner of record: AMERICAN TRUST COMPANY

Mailing Address: 14850 MONTFORT DR STE 267
DALLAS TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/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-1) ☐ Roof ☒ Other SPA 6.5'X8', BLUESTONE PATIO, STONEWALL, 5'S1 FENCE

Size of Structure or Addition: Length: 8 FT Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6.5 FT. Sq. footage 2nd floor: _____ 442 SF ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks STONE WALL 25' LONG X 18" H.

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 EXIST SHELL Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

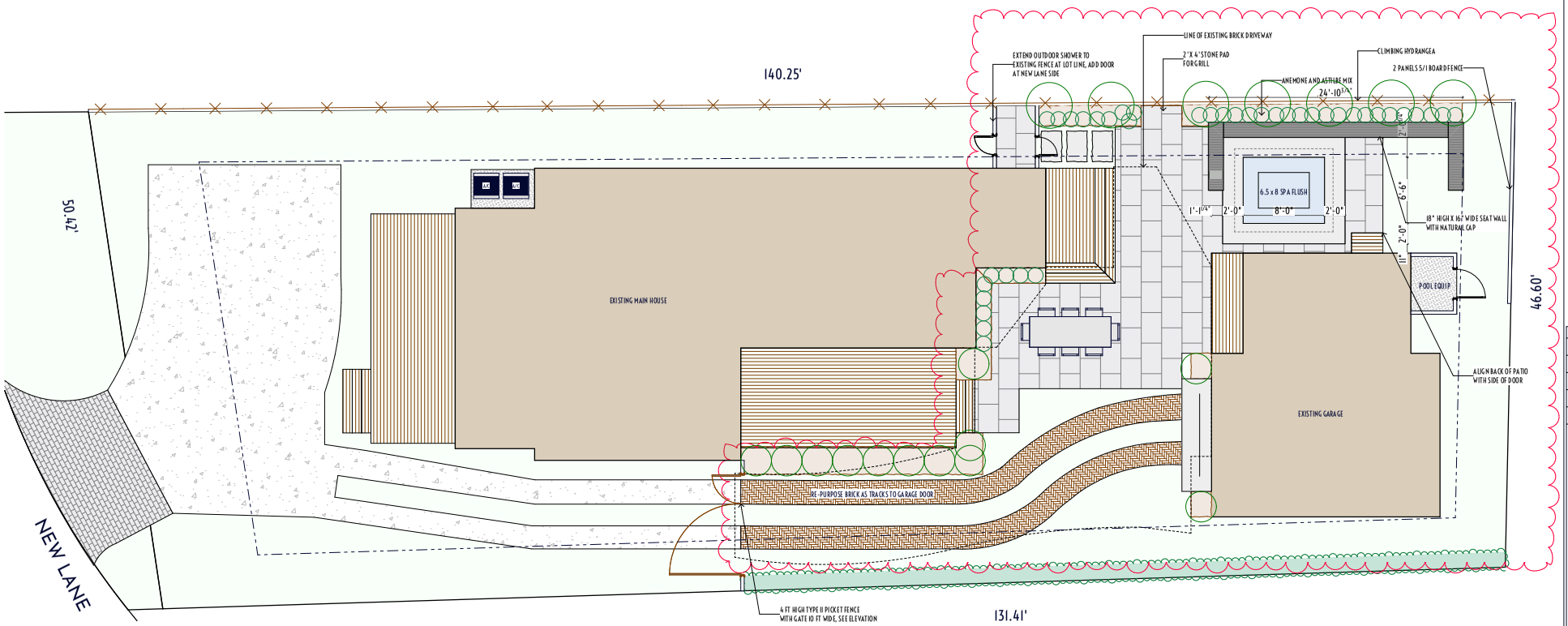
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/23/2024 Signature of owner of record _____ Signed under penalties of perjury





1 HDC LANDSCAPE PLAN
SCALE: 1" = 5'



2 LOCUS M-41 P-285.1

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7A New Ln
Nantucket, Ma.
02554

M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	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.



Property Information

Property ID	2048
Location	7A NEW LN
Owner	AMERICAN TRUST COMPANY

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.

MARK	DATE

HDC Locus

Landscape at
7A New Ln
Nantucket, Ma.
02554
M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:
HDC-A

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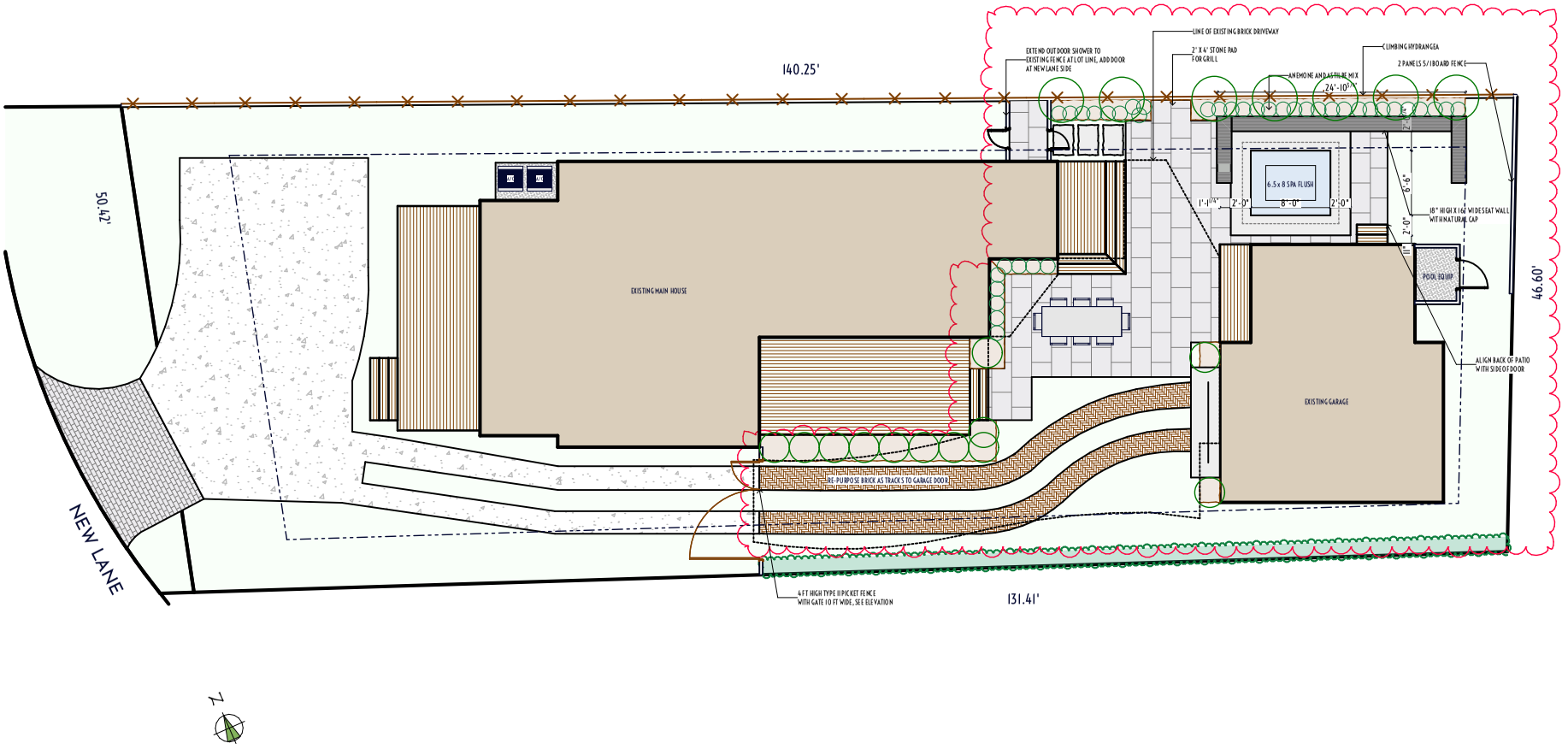
1 LOCUS M-41 P-285.1



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7A New Ln
Nantucket, Ma.
02554
M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:
HDC-B

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.



1 7A New Ln View 1



2 7A New Ln View 2



3 7A New Ln View 3



4 SPA FLUSH W GRADE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7A New Ln
Nantucket, Ma.
02554
M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:

HDC-C

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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

39A Milk St
Spa
08.26.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

✅ 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.

200 ck 0827 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.

✅ Covid 10 Day Waiver

✅

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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 Atlantic Landscaping

AS AGENT FOR Poodlin Around LLC

STREET ADDRESS 39A Milk St

MAP/PARCEL 56/198

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

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.

Signature 08.22.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°: 198

Street & Number of Proposed Work: 39A MILK ST

Owner of record: POODLIN AROUND LLC.

Mailing Address: c/o GUDDEN & BRESCHER PC.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other SPA – ZONING RI, BLUESTONE PATIO

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 286 SF ☒ 1st floor ☐ 2nd floor
Width: 6-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and 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 EXIST SHELL Walkways N/A Walls EXIST TO REMAIN.

* Note: Complete door and window schedules are required.

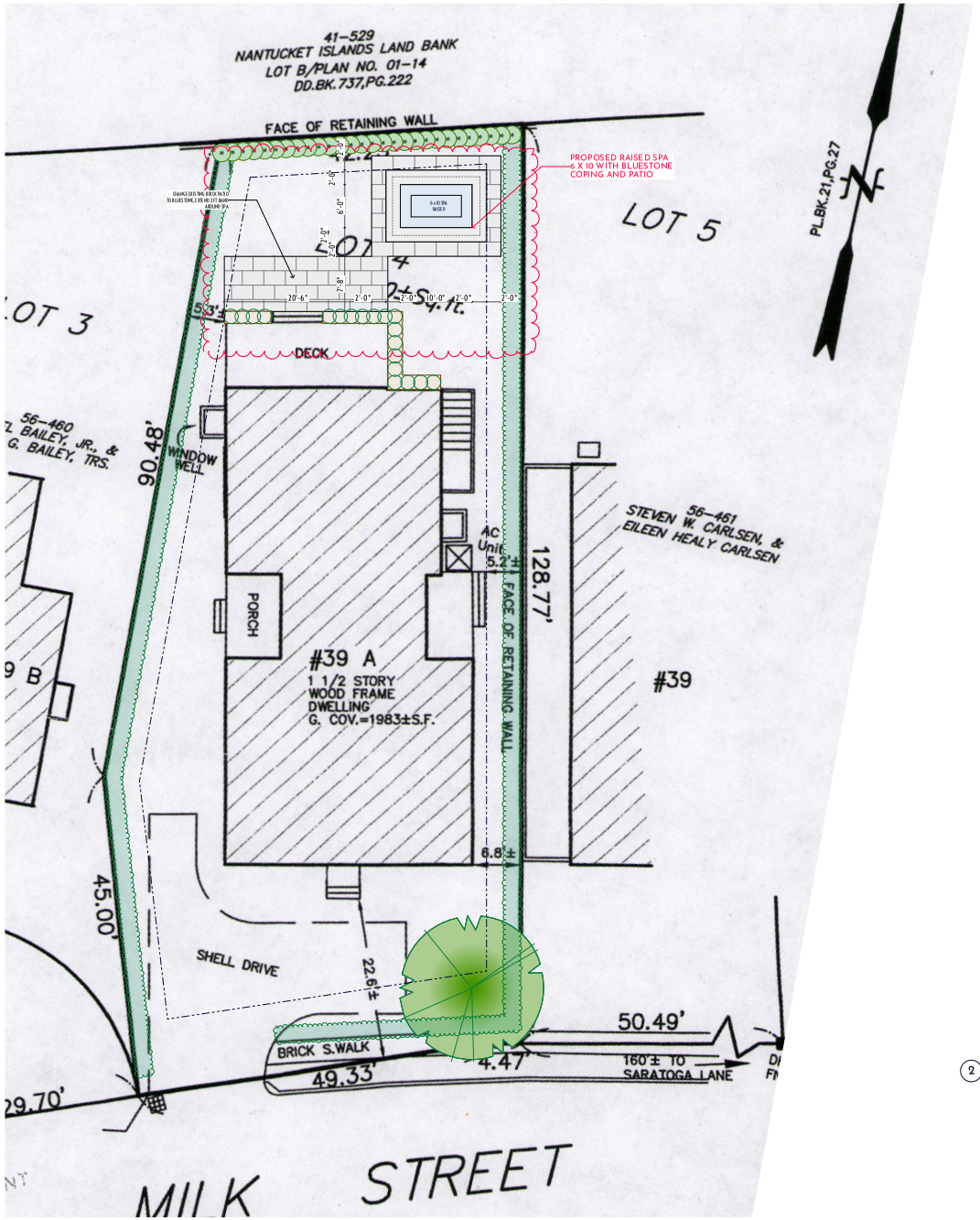
COLORS

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.

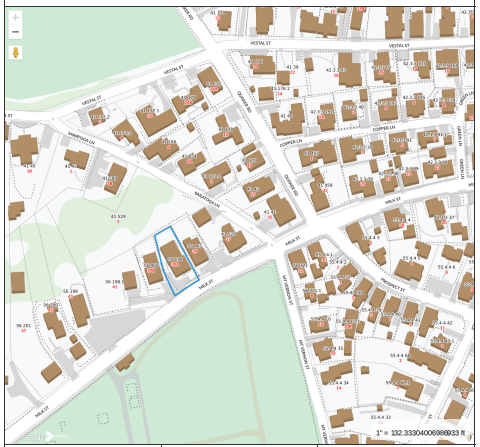
Date 08/22/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Town and County of Nantucket, MA

August 22, 2024



2 LOCUS M-56 P-198

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

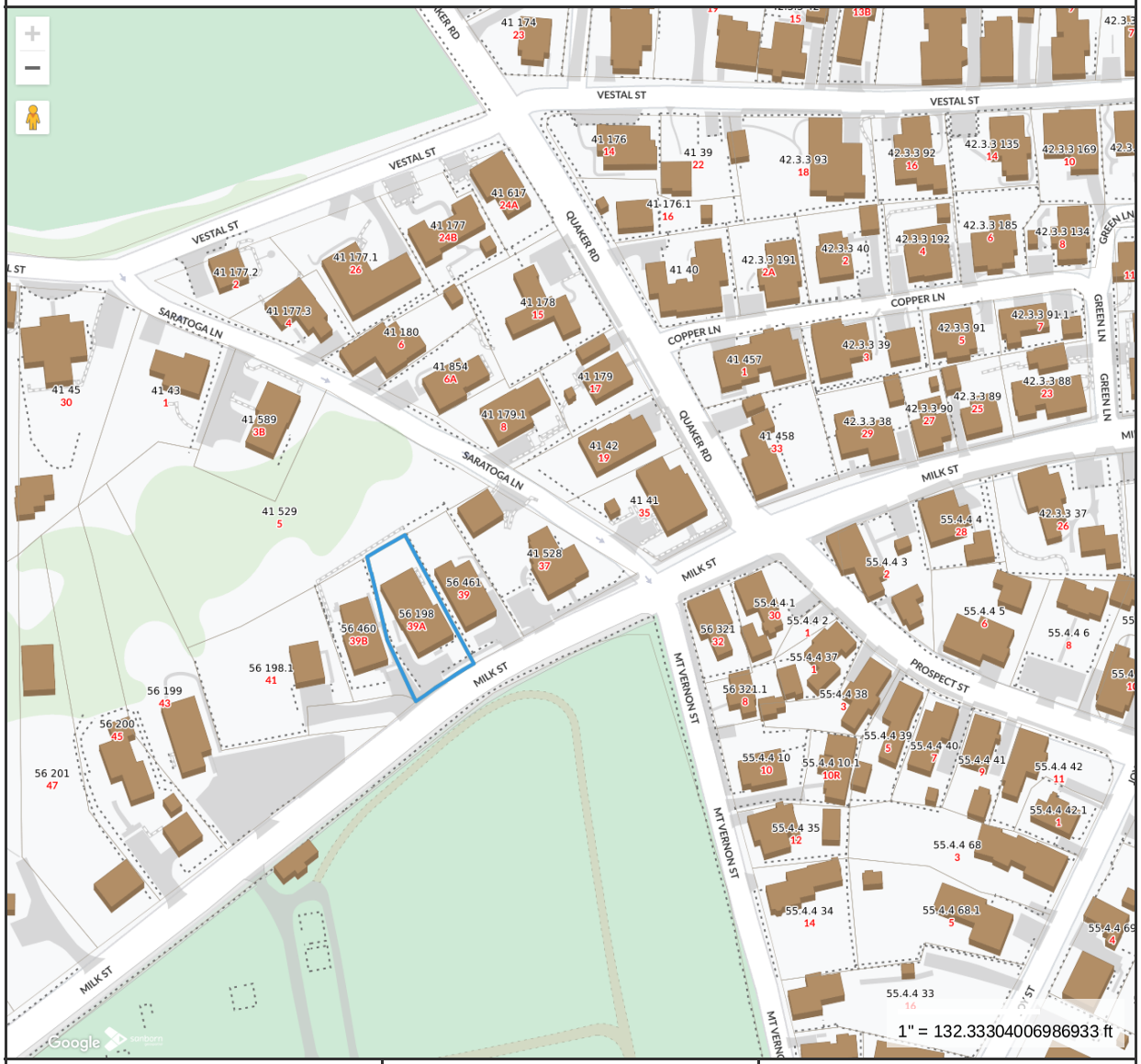
Landscape at
39A Milk St
Nantucket, Ma.
02554

M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:

HDC-1

Surveyor	Contact
Nantucket Surveyors	Contact

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.



Property Information

Property ID	4182
Location	39A MILK ST
Owner	POODLIN AROUND 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.

1 LOCUS M-56 P-198

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-A

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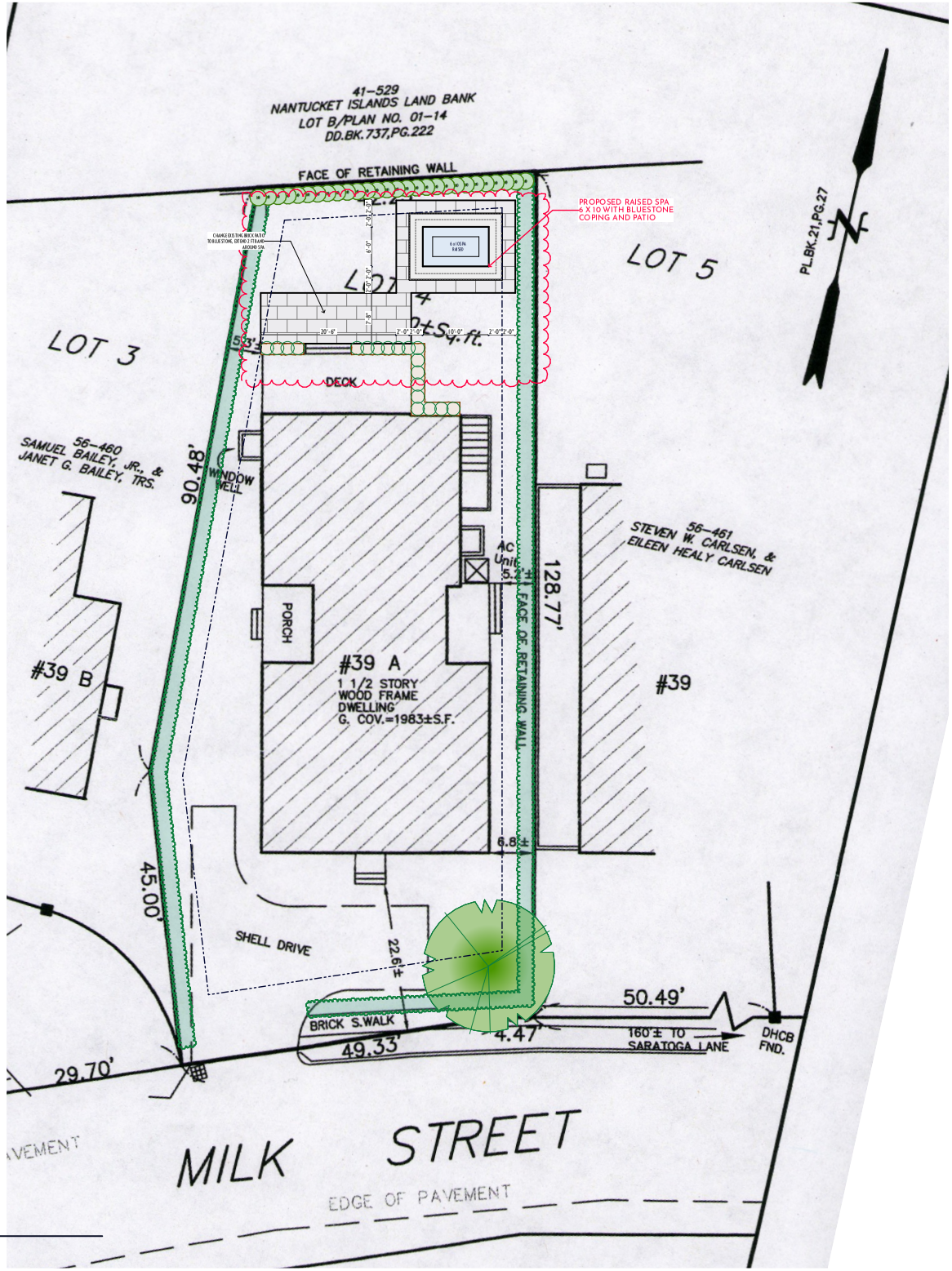

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-B

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.



1 39A MILK ST VIEW 1



2 39A MILK ST VIEW 2



3 39A MILK ST VIEW 3



4 SPA RAISED COLONIAL STONE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-C

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.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

16 Polliwog Pond Rd
Pool and Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.08.26 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	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.
200 ck 0828	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.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
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 Atlantic Landscaping

AS AGENT FOR Goldman, Joshua

STREET ADDRESS 16 Polliwog Pond Rd

MAP/PARCEL 55/422.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

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.

Signature 08.21.2024 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°: 55 PARCEL N°. 422.7

Street & Number of Proposed Work: GOLDMAN, JOSHUA

Owner of record: 16 POLLIWOG POND RD

Mailing Address: 56 CHESTNUT ST.
WESTON MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARCUS WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☒ Other SPA, FIREPIT, OUTDOOR KITCHEN, PATIO

Size of Structure or Addition: Length: 32-0" Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 994 SF ☒ 1st floor ☐ 2nd floor

Width: 16-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE ↑

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST GRAVEL Walkways N/A EXIST STONE STEPPERS 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 08/21/2024 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.....Goldman, Joshua.....

MAILING ADDRESS.....56 Chestnut St Weston Ma 02493.....

PROPERTY LOCATION...16 Polliwog Pond Rd.....

ASSESSORS MAP/PARCEL.....55/422.7.....

SUBMITTED BY:.....Atlantic Landscaping.....

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.

August 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.26 09:49:40 -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: 16 Polliwog Pond Rd

Tax Map Number: 55 Parcel Number: 422.7

Owner of Record: Goldman, Joshua

Description of Proposal: Pool with Spa and Bluestone Patio

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

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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.

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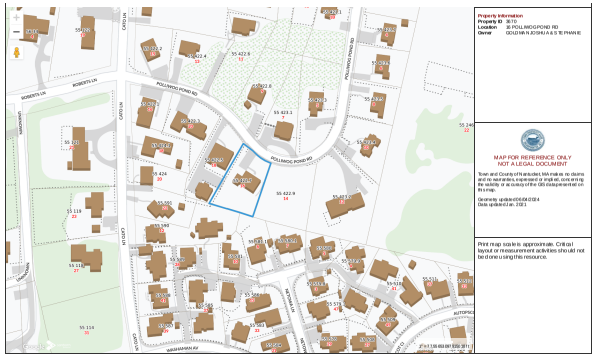
1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

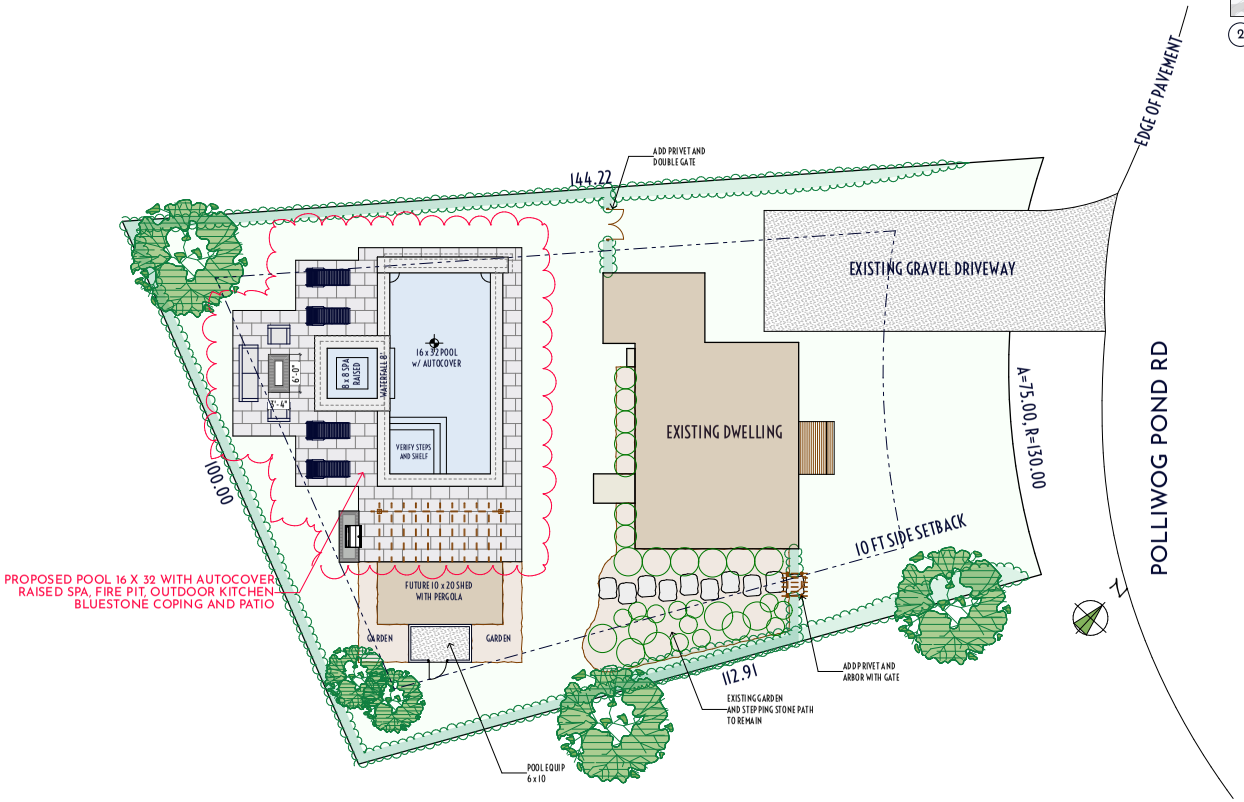
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	422	5	LONGACRE MARY TR	MARY LONGACRE TRUST	18 POLLIWOG POND RD	NANTUCKET	MA	02554	18 POLLIWOG POND RD
55	422	8	OBRIEN TIMOTHY J & KELLY H		70 RIDGEWOOD ROAD	GLASTONBURY	CT	06033	9 POLLIWOG POND RD
55	422	9	DOOLEY JOHN P JR TRST		12 POLLIWOG POND RD	NANTUCKET	MA	02554	14 POLLIWOG POND RD
55	423	1	HARRINGTON STEVEN TR	HARRINGTON NENITA TR	7 POLLIWOG POND RD	NANTUCKET	MA	02554	7 POLLIWOG POND RD
55	581	1	NASHAQUISSET COOPERATIVE INC		C/O OBRIEN PETER K	GREENWICH	CT	06830	8 NETOWA LN
55	590	8	NASHAQUISSET COOPERATIVE INC	C/O KIMBERLY DEAL	235 PARK AVE SOUTH 9TH FL	NEW YORK	NY	10003	26 CATO LN
Count:	**6**								



2 LOCUS M-55 P-422.7



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554

M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-1

Surveyor	Contact
Frank Iebba	TV

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.



Property Information

Property ID	3670
Location	16 POLLIWOG POND RD
Owner	GOLDMAN JOSHUA & STEPHANIE

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.

1 LOCUS M-55 P-422.7

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:
HDC-A

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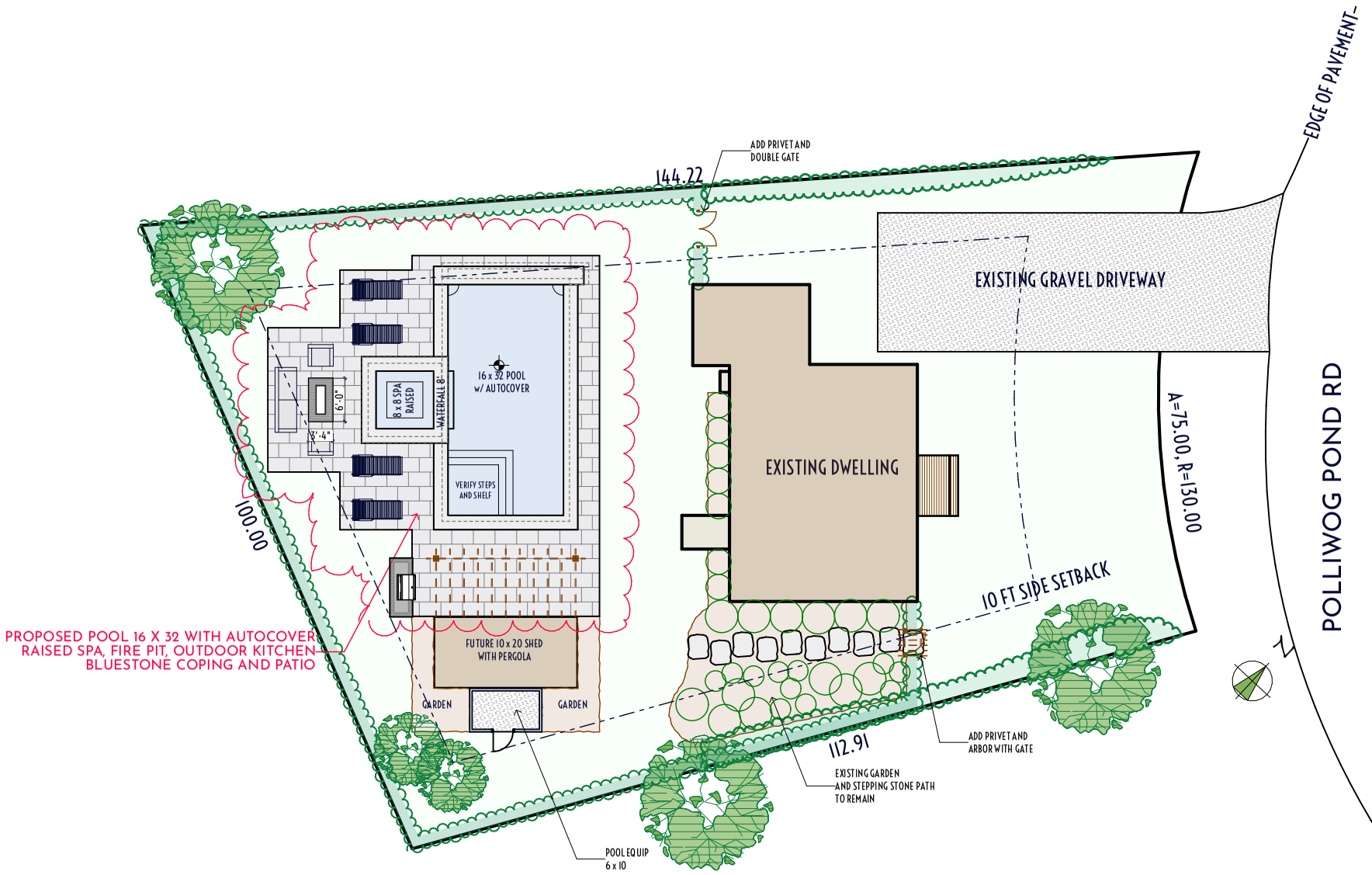

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
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Drawing No.:
HDC-B

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1 POOL w: BLUESTONE COPING



2 16 POLLIWOG POND VIEW 1



3 16 POLLIWOG POND VIEW 2



4 16 POLLIWOG POND VIEW 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-C

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

69 Hummock Pond Rd
Pool and Hardscape
08.26.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	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.
200 ck0826	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.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:***
N/A	1.	Owners Authorization Letter **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
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 Atlantic Landscaping

AS AGENT FOR Big Patch LLC

STREET ADDRESS 69 Hummock Pond Rd

MAP/PARCEL 56/320

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

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.

Signature

08.23.2024
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°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 HUMMOCK POND RD.

Owner of record: BIG PATCH LLC.

Mailing Address: 12 AMELIA DR
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District RAO) ☐ Roof ☐ Other SPA, FIREPIT, PATIO, RETAINING WALL

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1528 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 198 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

Is there an HDC survey form for 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 PEASTONE Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/22/2024 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.....Big Patch LLC.....

MAILING ADDRESS....12 Amelia Dr Nantucket Ma 02554.....

PROPERTY LOCATION.....69 Hummock Pond Rd.....

ASSESSORS MAP/PARCEL....56/320.....

SUBMITTED BY:.....Atlantic Landscaping.....

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: 2024.08.26 10:04:42 -04'00'

August 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: 69 Hummock Pond Rd

Tax Map Number: 56 Parcel Number: 320

Owner of Record: Big Patch LLC

Description of Proposal: Pool 36 x 18, Spa, Fire Pit, Patio, Stone Retaining Wall

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
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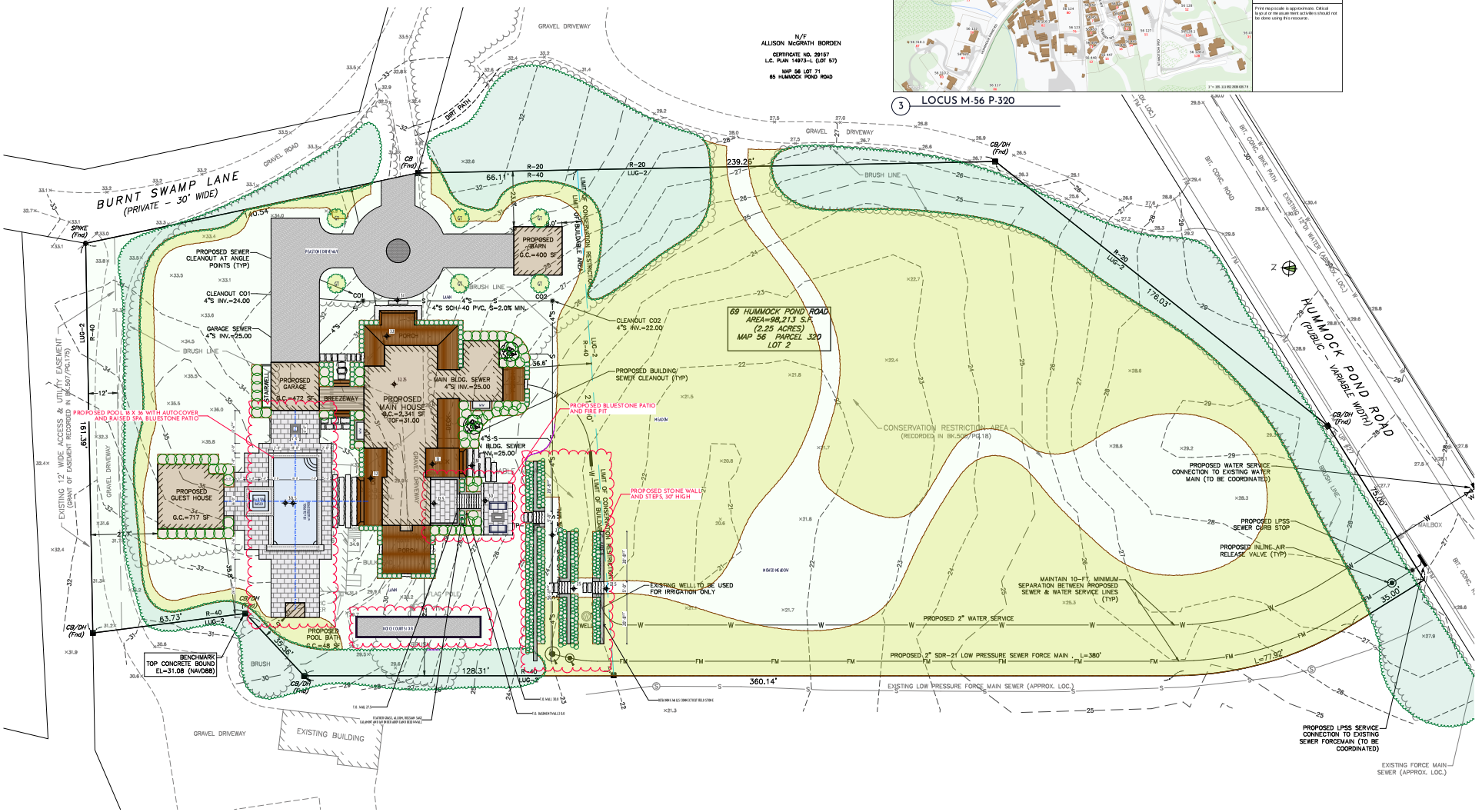
7. Commission action.

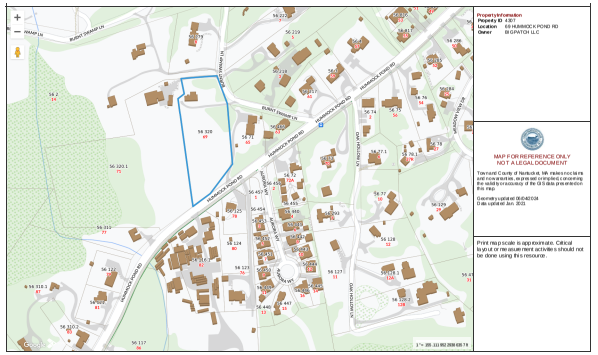
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
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**								



1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'



3 LOCUS M-56 P-320

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554

M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-1

Surveyor	Contact
Mulloy	LC

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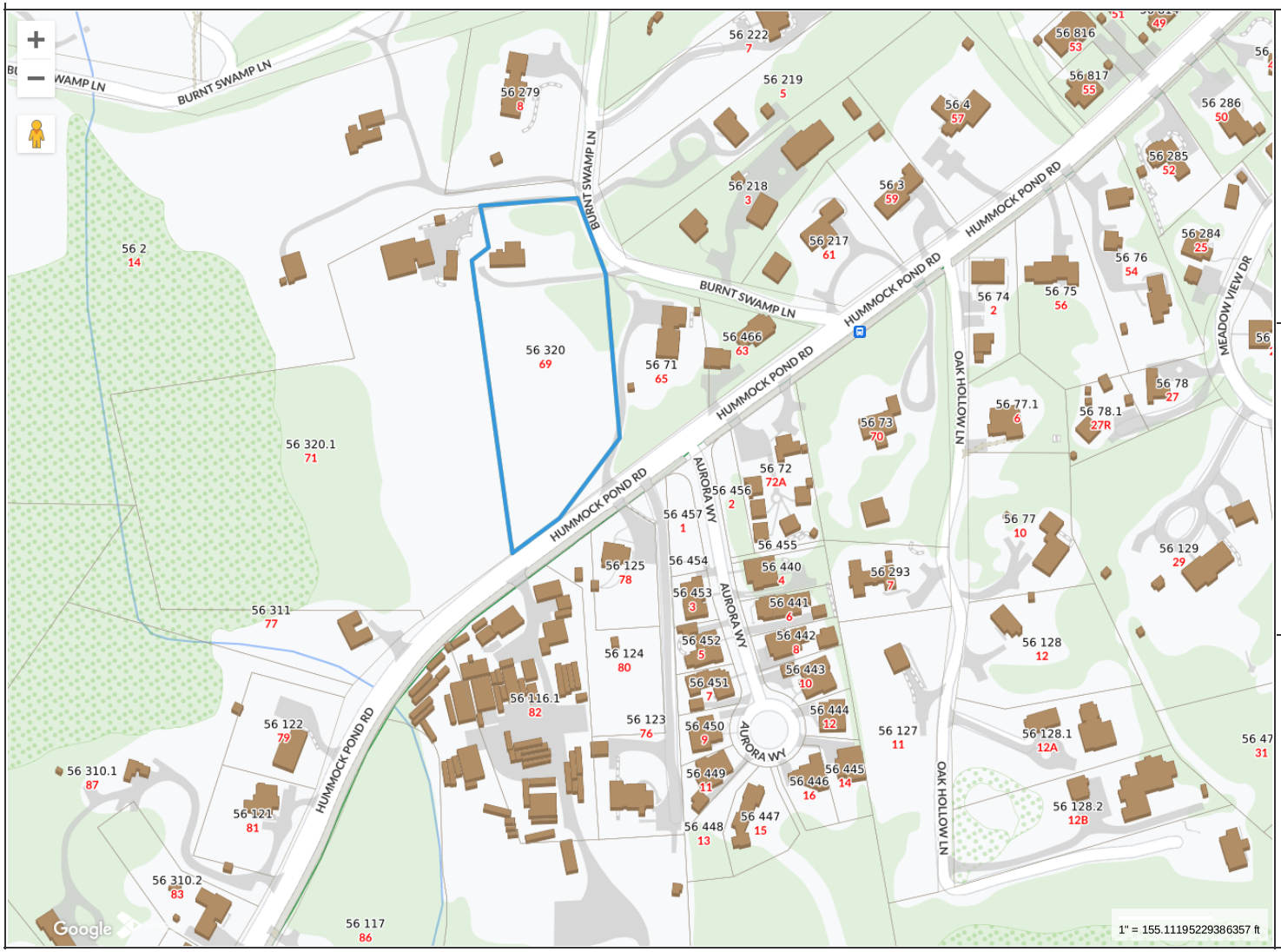


Property Information

Property ID	4307
Location	69 HUMMOCK POND RD
Owner	BIG PATCH 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.

1 LOCUS M-56 P-320

atlantic LANDSCAPING, INC

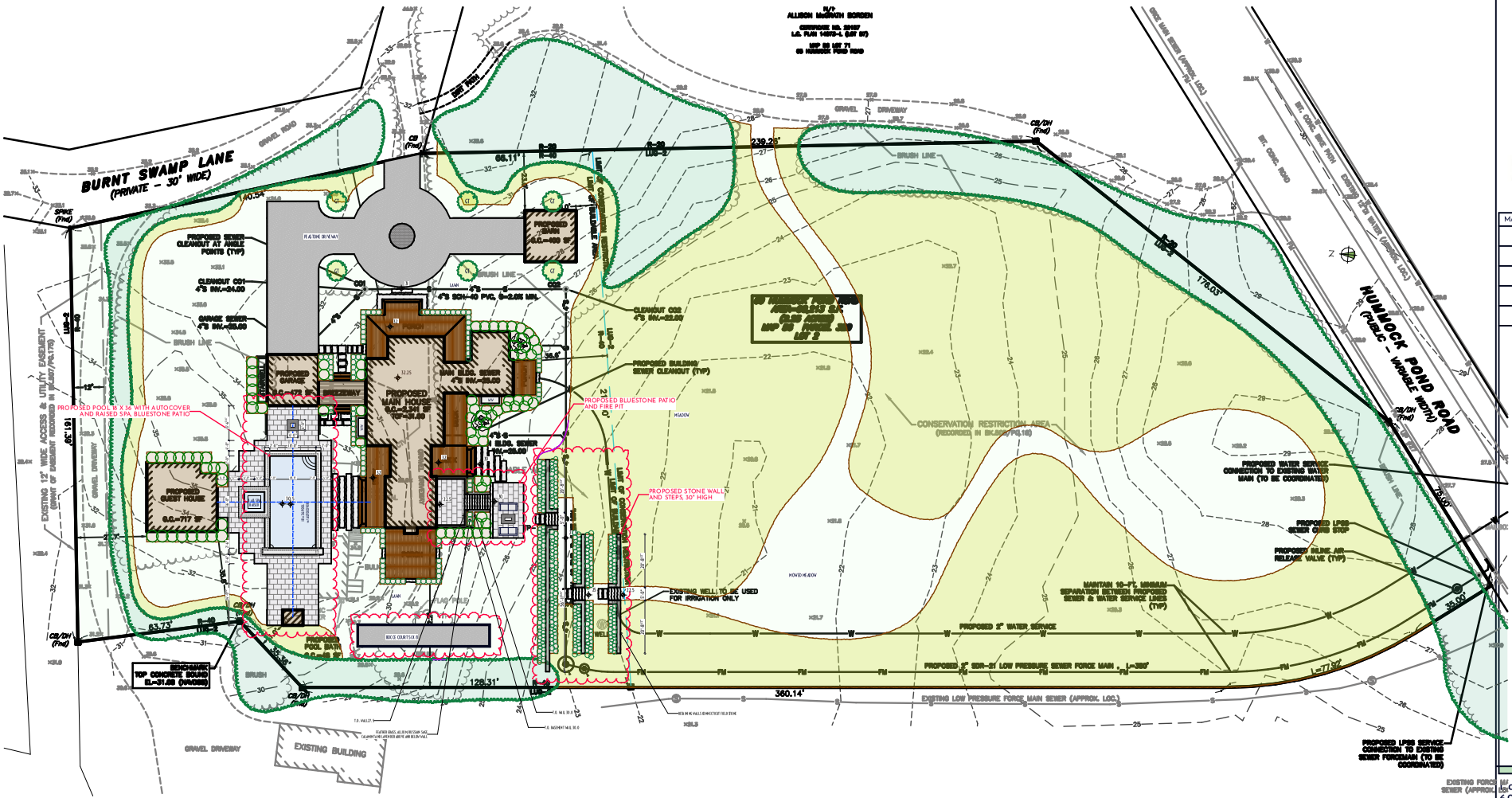
MARK	DATE

HDC Locus

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-A

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.



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-B

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1 69 HUMMOCK POND VIEW 1



2 69 HUMMOCK POND VIEW 2



3 69 HUMMOCK POND VIEW 3



4 69 HUMMOCK POND VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-C

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1 RAISED SPA



2 ROUND FIELDSTONE WALLS

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:
HDC-D

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 19.2

Street & Number of Proposed Work: 32 Hinsdale Rd

Owner of record: Robert F. Jepson

Mailing Address: P.O. Box 836
Nantucket, Mass 02554

Contact Phone #: Ryan E-mail: robertfjepson@yahoo.com

AGENT INFORMATION (if applicable)

Name: Ryan Jepson

Mailing Address: P.O. Box 836
Nantucket, MA, 02554

Contact Phone #: 508 317 2882 E-mail: BryanBepson@gmail

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19'2" Sq. Footage 1st floor: 319.2ft² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'10" Sq. footage 2nd floor: none Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: none

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 12'8" South 12'8" East 12'8" West 12'8"

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 4'3" ☐ 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 Batten board

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other Mahogany
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 3½" Rake 0 Soffit (Overhang) 0 Corner boards 3½" Frieze 0
Window Casing 3½" Door Frame 3½" Columns/Posts: Round 0 Square 0

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Light Mahogany Rear None Side None
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 appli 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 8/26/24 Signature of owner of record Robert F Jepson Signed under penalties of perju

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

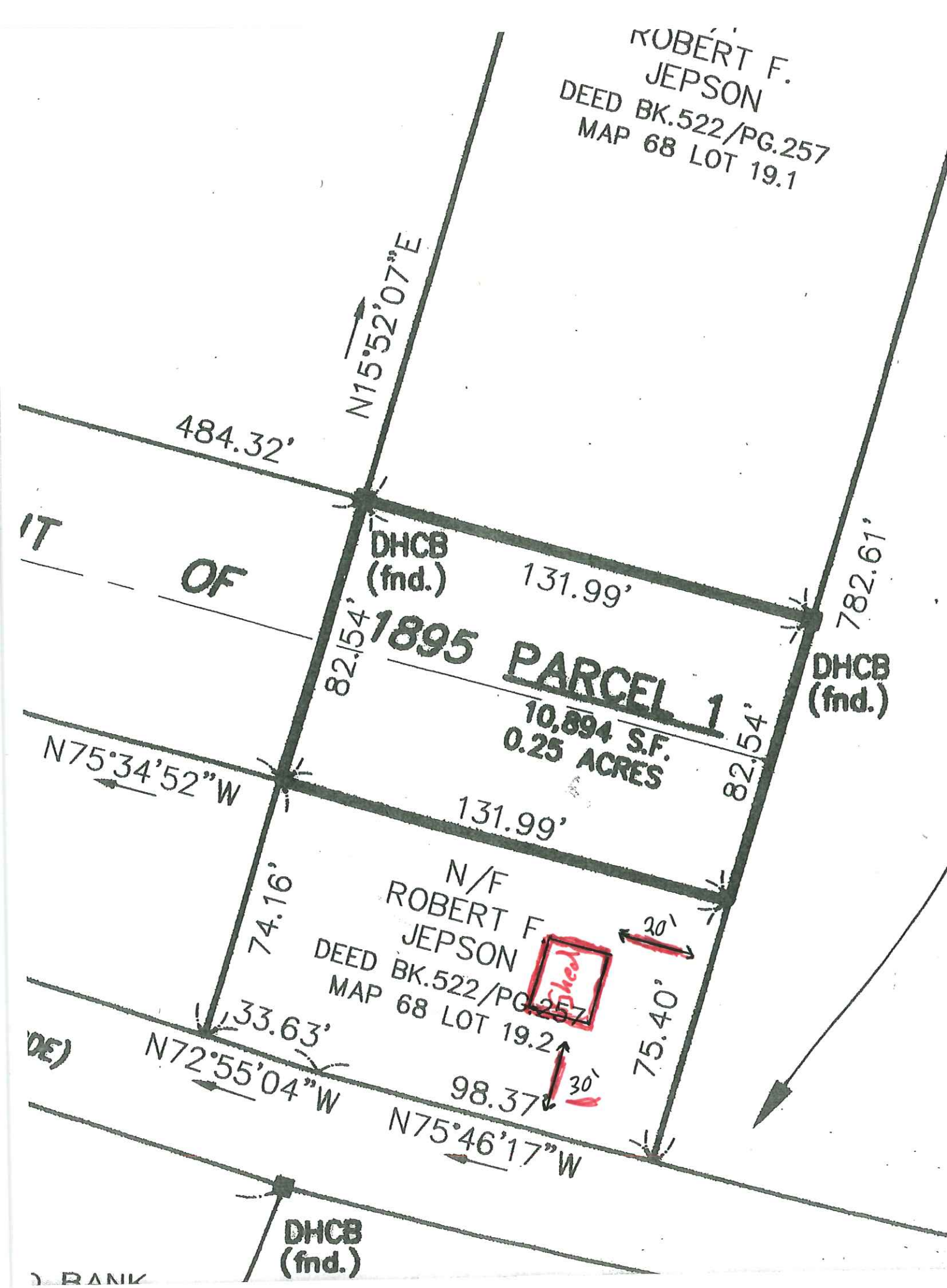
This checklist MUST be submitted with your application.

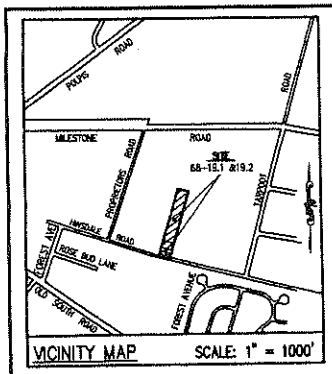
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*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.


ROBERT F.
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.1
N15°52'07"E
484.32'
DHCB
(fnd.)
131.99'
782.61'
DHCB
(fnd.)
82.54'
1895 PARCEL 1
10,894 S.F.
0.25 ACRES
82.54'
N75°34'52"W
131.99'
N/F
ROBERT F
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.2
74.16'
30'
Shed
33.63'
N72°55'04"W
98.37'
30'
75.40'
N75°46'17"W
DHCB
(fnd.)



VICINITY MAP SCALE: 1" = 1000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 1 FROM THE NANTUCKET RAILROAD LAYOUT OF 1895.
2. TITLE FOR THE NANTUCKET RAILROAD IS HELD BY THE NORWOOD FARM TRUST AS RECORDED IN DEED BOOK 136 PAGE 607. REFER TO PLAN NO. 20, PG. 67 AT THE NANTUCKET REGISTRY OF DEEDS.
3. THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PROPERTY LOCUS.

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

LEGEND

DHCB ■ CONCRETE BOUND/DRILL HOLE

ZONING TABLE

	REQUIRED
LOT AREA	120,000 S.F.
LOT FRONTAGE	200 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAXIMUM GROUND COVER RATIO	3%

THE SITE IS ZONED LIMITED USE 3(LUG-3) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET, MASSACHUSETTS; OFFICIAL ZONING MAP.

OWNER'S REFERENCE

JULIUS JENSEN/NORWOOD FARM TRUST
15 CLIFF ROAD
NANTUCKET, MASSACHUSETTS
TITLE REFERENCE : DEED BOOK 136/PG. 607

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

1/9/07
PROFESSIONAL LAND SURVEYOR DATE

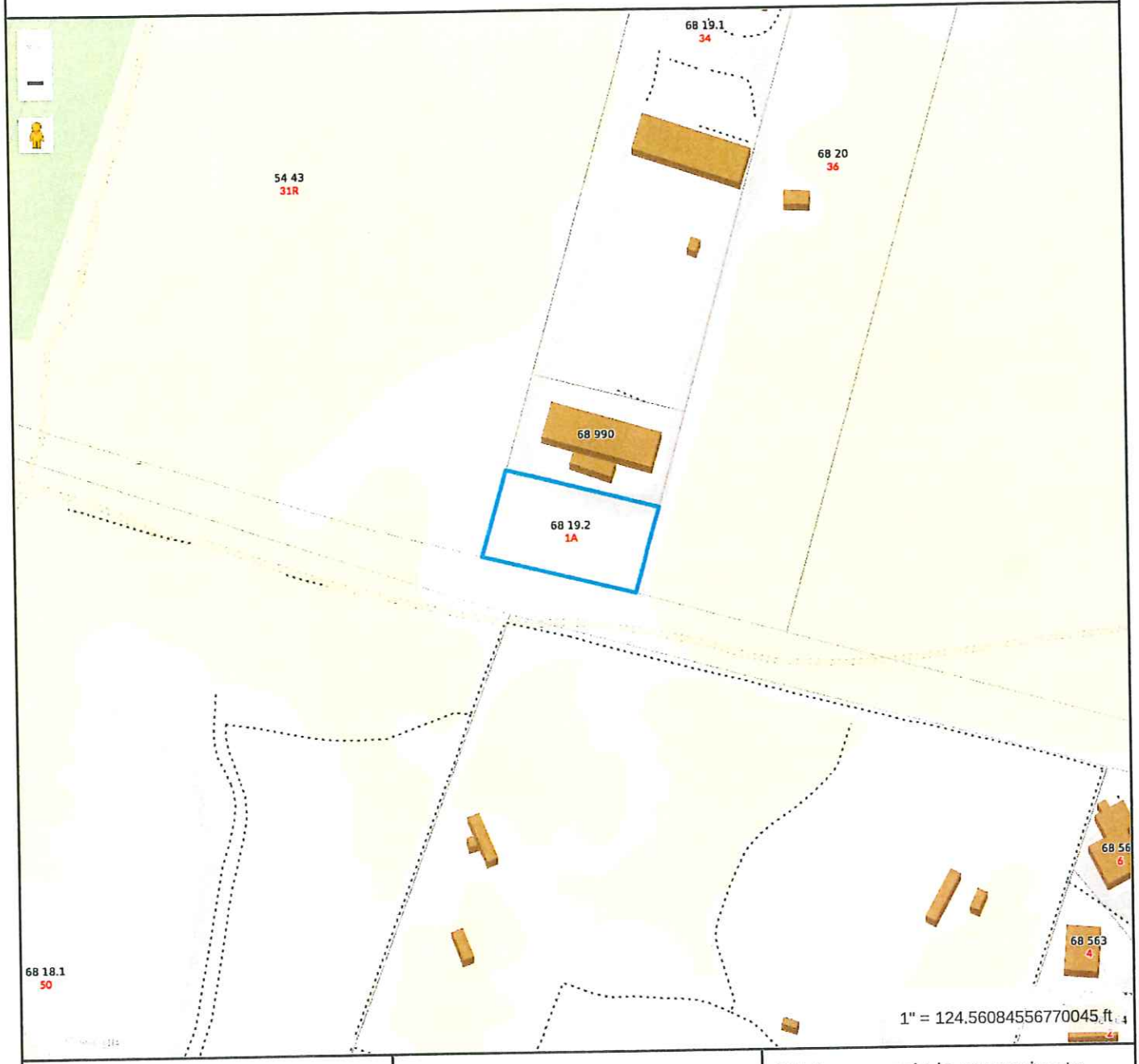
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: 02-12-2007

PLANNING BD. FILE No. 7017

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

DATE	NO.	REVISION	DESCRIPTION	APP.



Property Information

Property ID	5978
Location	32 HINSDALE RD
Owner	JEPSON ROBERT F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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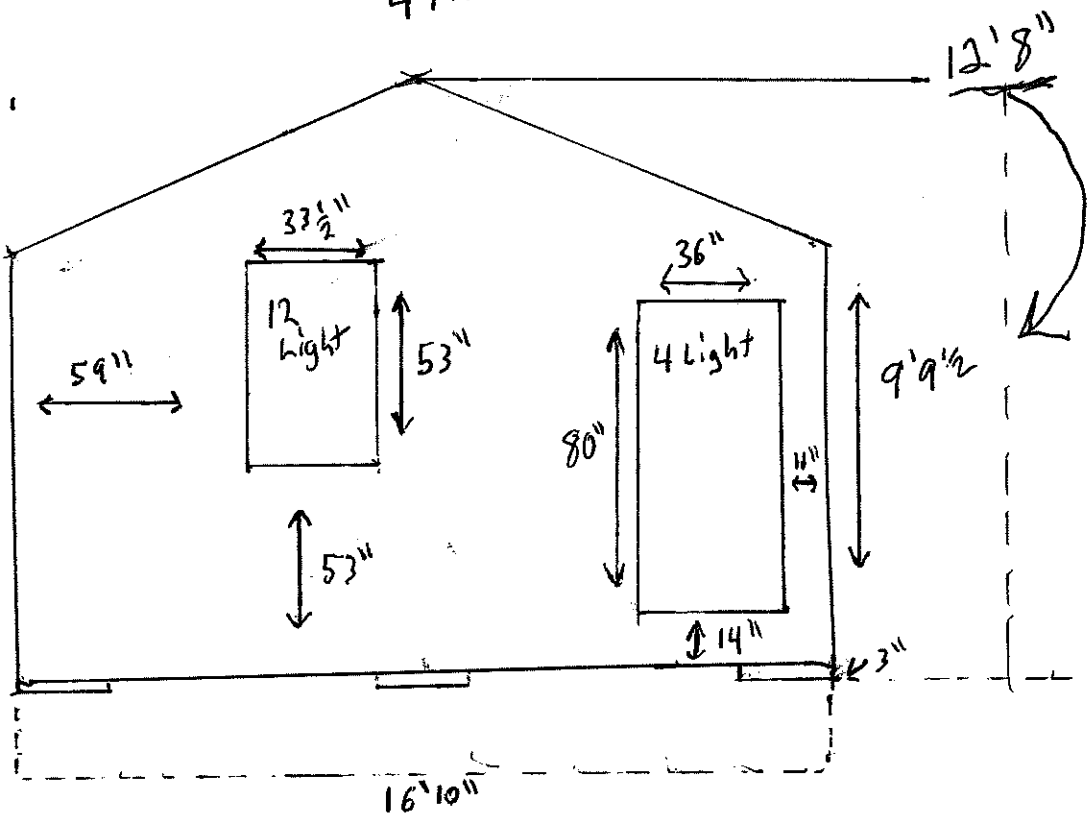
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

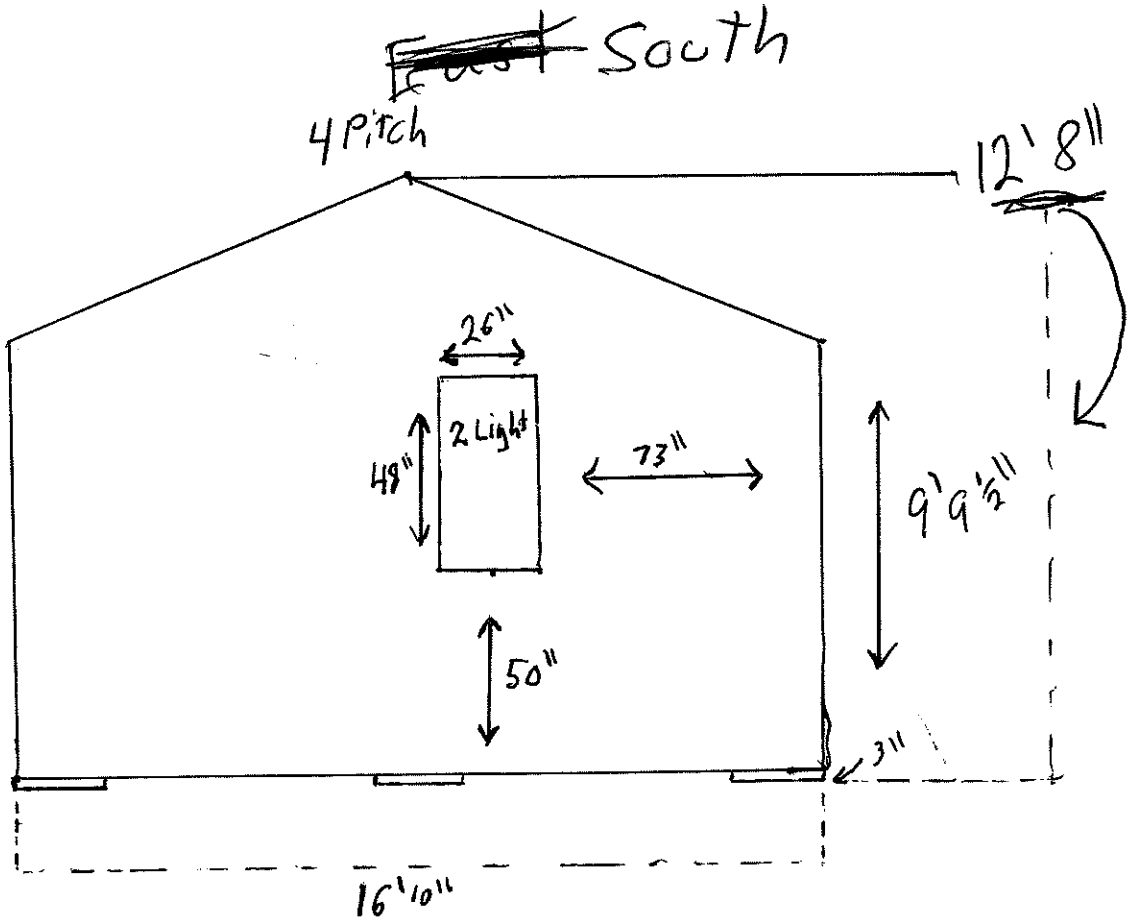
~~West~~ North

4 Pitch



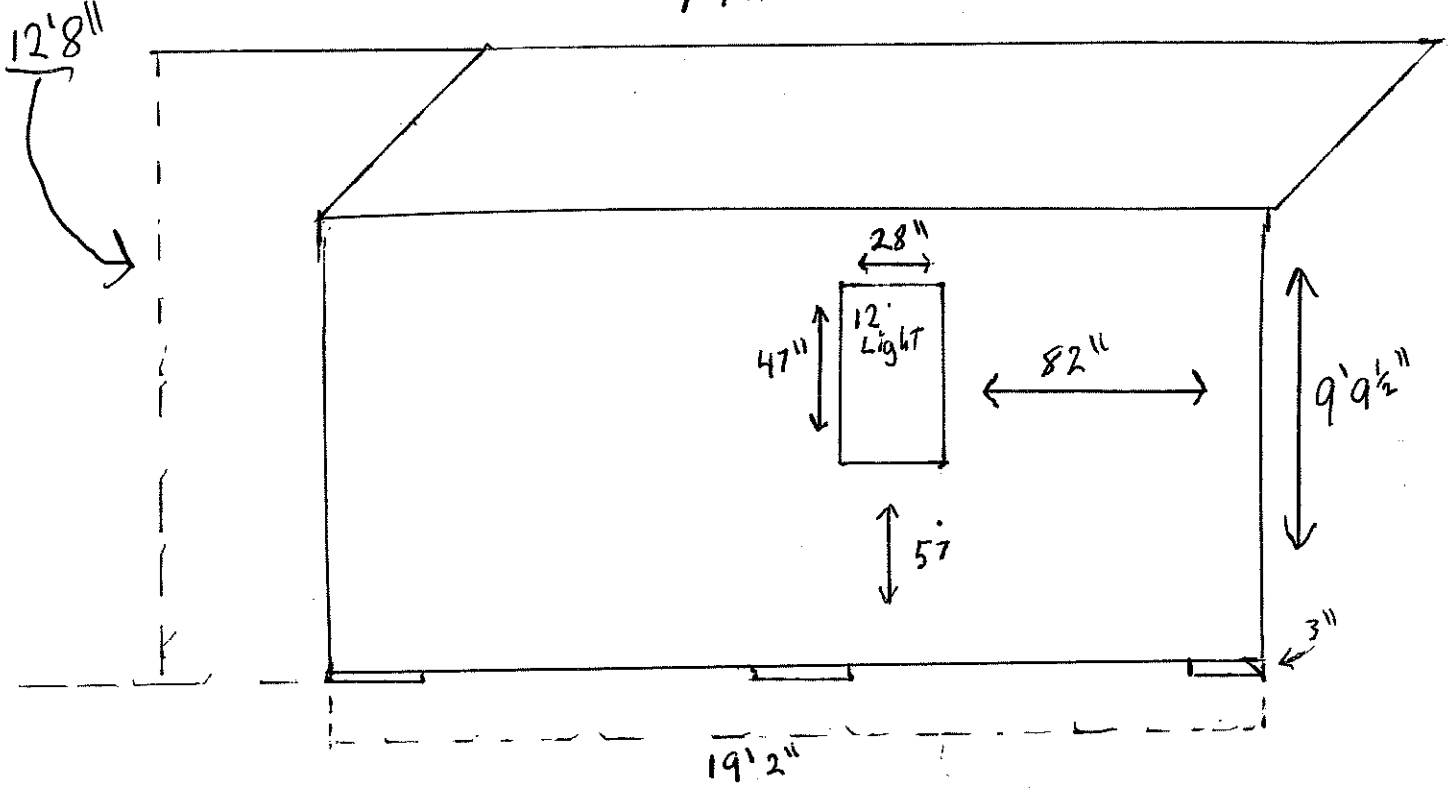
~~East~~ South

4 Pitch



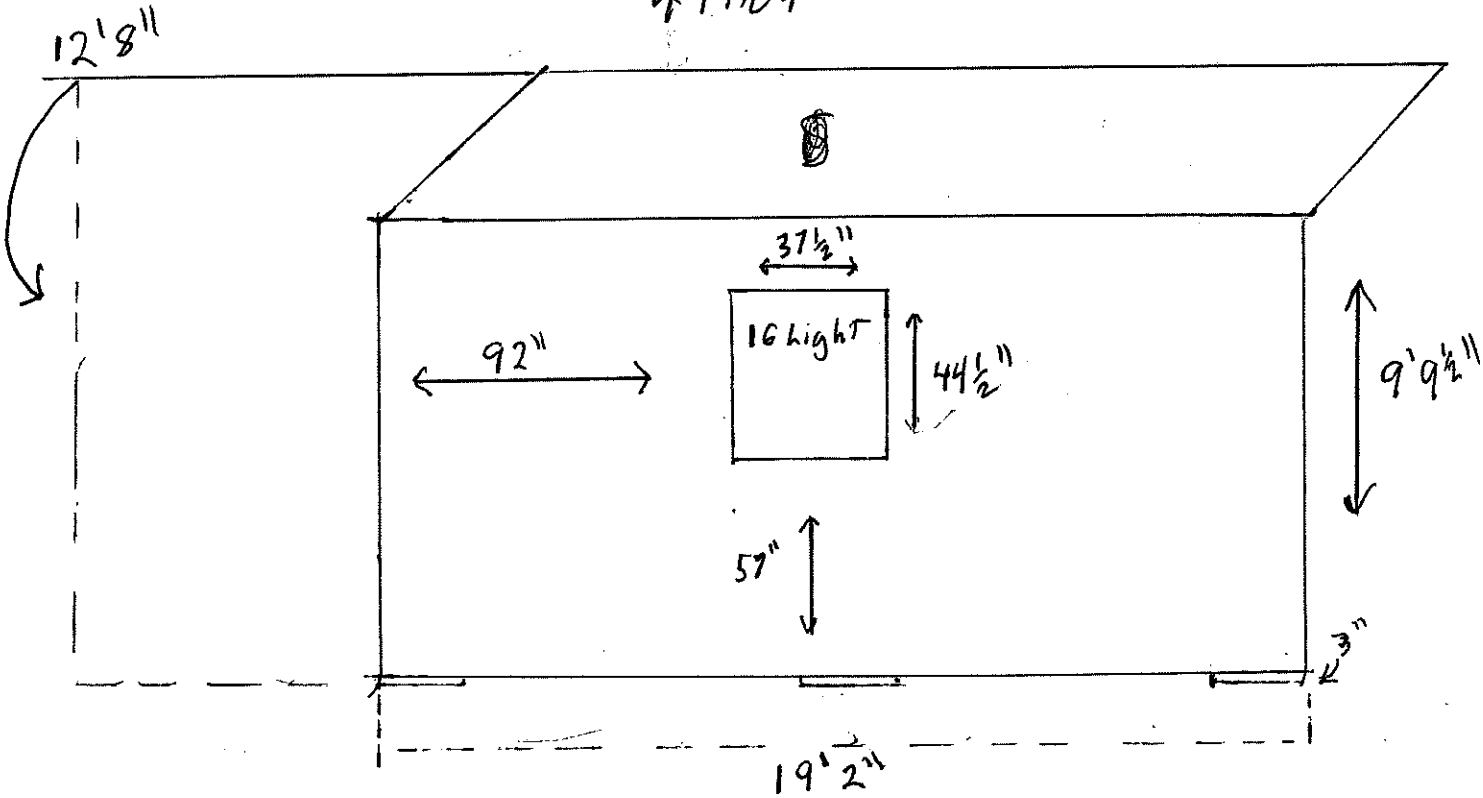
~~North~~ East

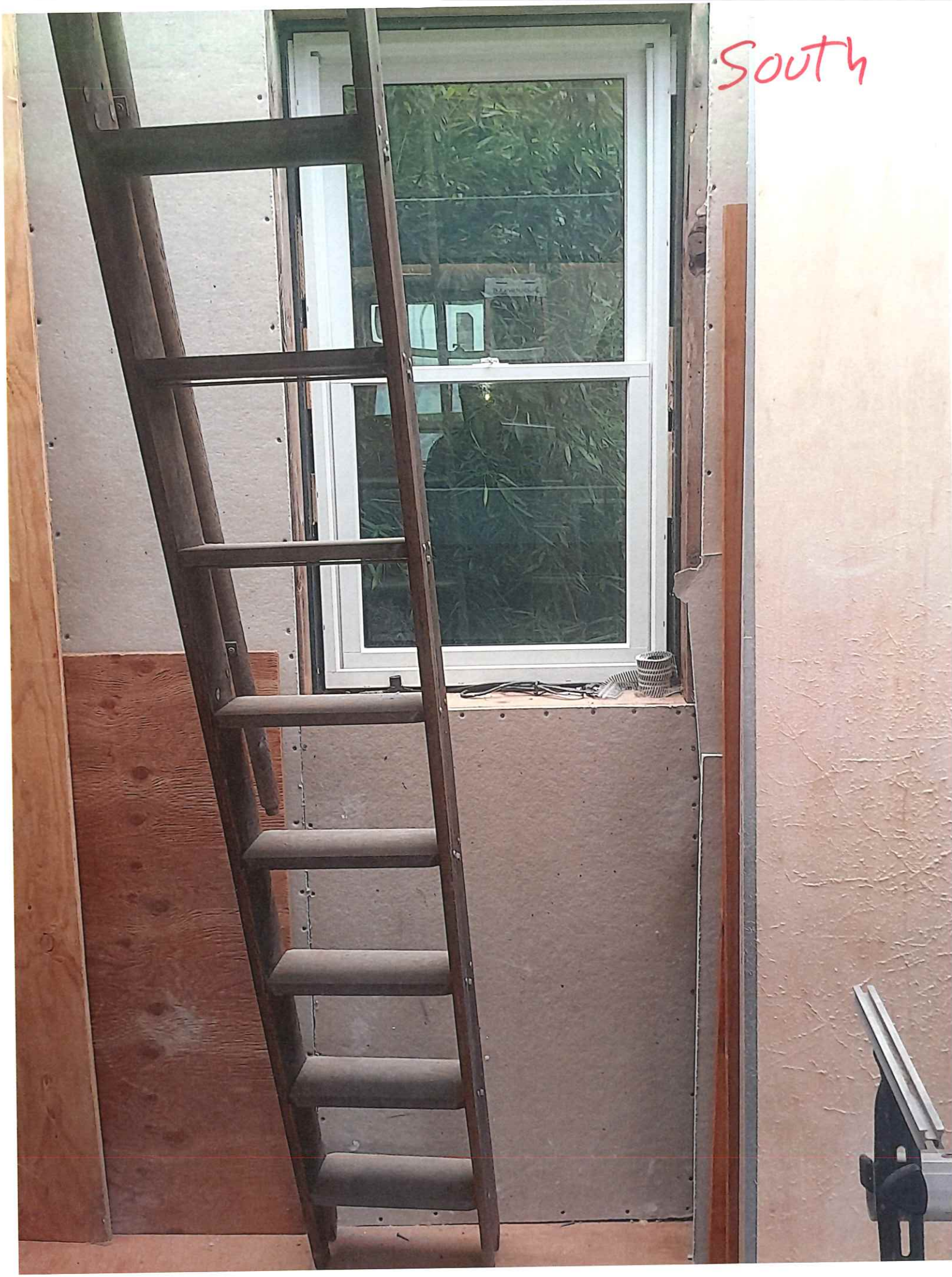
4 Pitch



~~South~~ West

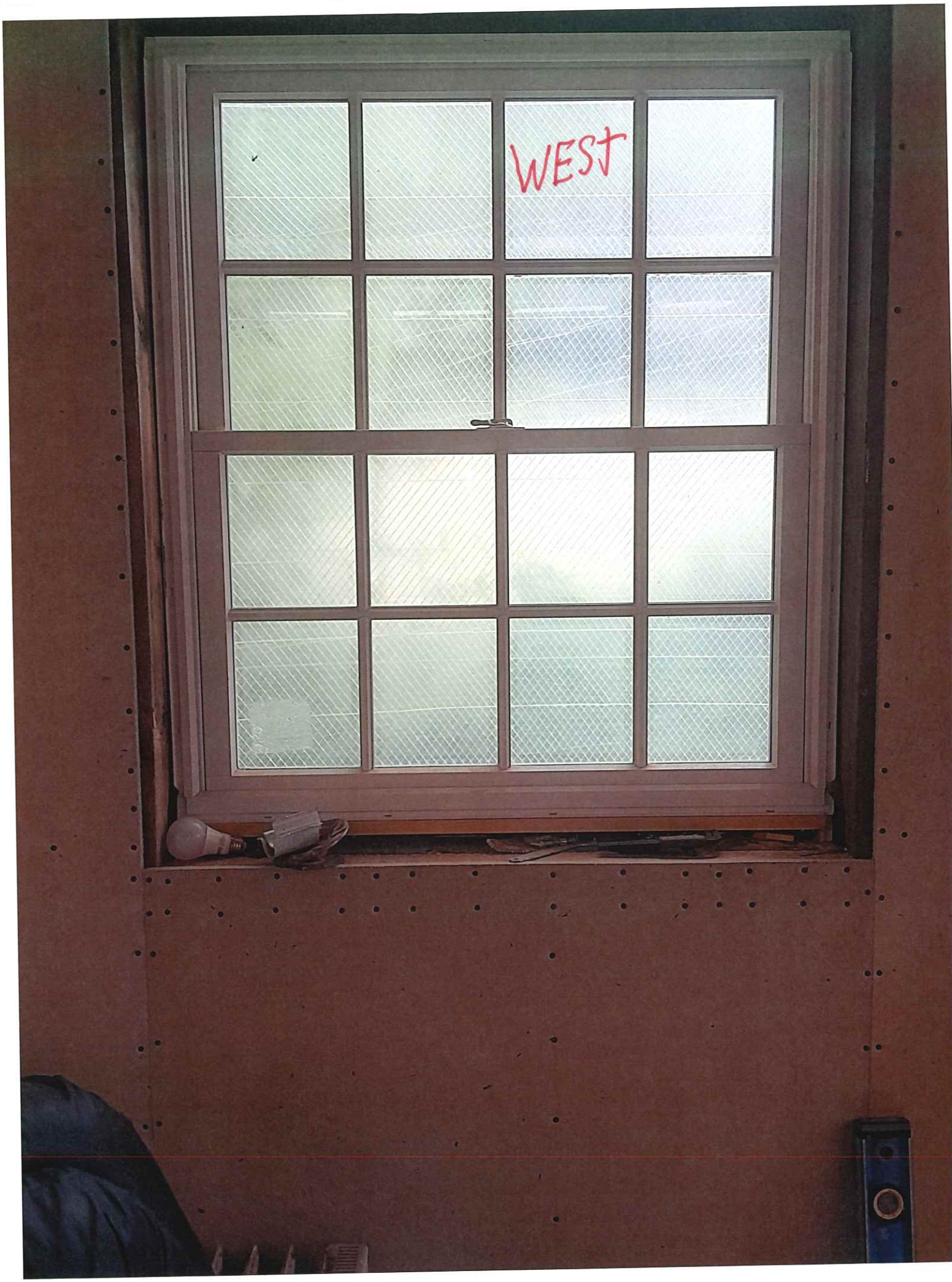
4 Pitch




South

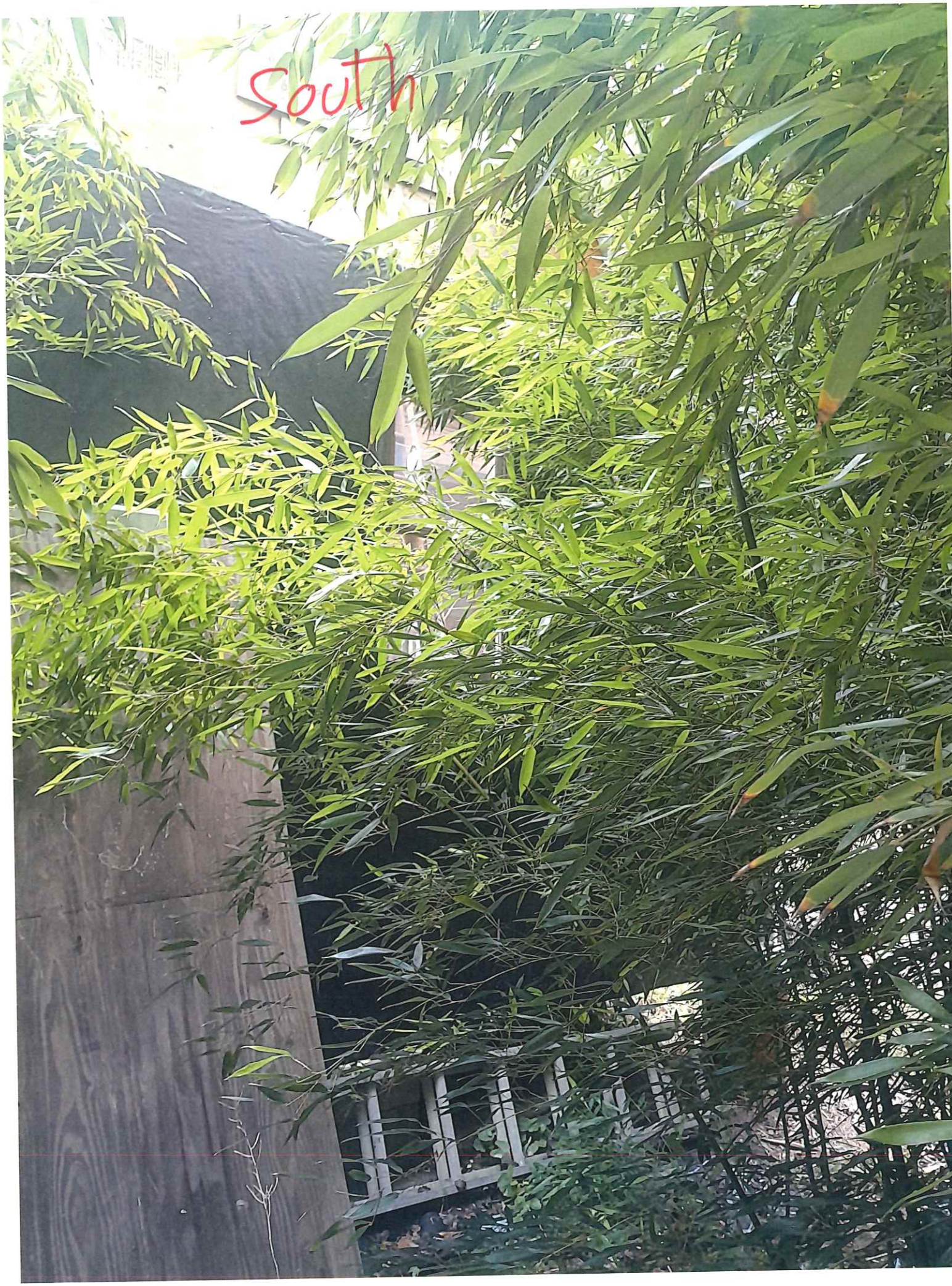

EAST
EAST


300 LB LOAD CAPACITY
North


WEST


WEST


EAST


South


North



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Jepson

AS AGENT FOR Robert Jepson

STREET ADDRESS 32 Hinsdale Rd

MAP/PARCEL 68 Lot 19.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

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.

Signature

Date 8/26/24

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°: 41 PARCEL N°. 405

Street & Number of Proposed Work: 14 MEADOW LN

Owner of record: 14 Meadow Lane LLC

Mailing Address: 71 PARK AVE SOUTH
OLD GREENWICH, CT 06870

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH DR.
NANTUCKET MA 02554

Contact Phone #: 508-332-0455 E-mail: Sannebsen@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Window change.

Size of Structure or Addition: Length: 6' Sq. Footage 1st floor: 16 SF. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 2'-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: *BACK (REAR) HOUSE (describe)

Original Date: BARELY USABLE

Original Builder: FROM MEADOW LANE

REVISIONS*
1. East Elevation window change from 8/8 to 6/1 remove door (relocate)
2. South Elevation wind change to 6/1, move basement win
3. West Elevation window change from 8/8 to 6/1 new roof over doorway
4. North Elevation win change to 6/1, add door

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Nantucket Gray
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim Nantucket Gray Sash BLACK 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 8.26.24 Signature of owner of record Sanne for Angela Swift Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR 14 Meadow Lane, LLC

STREET ADDRESS 14 Meadow Lane

MAP/PARCEL 41|405

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.26.24

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.

Signature 8.26.24 Date

From: **Sanne Payne** sanneibsen@comcast.net
Subject: Fwd: 14 Meadow
Date: August 26, 2024 at 1:27 AM
To: poetscp@comcast.net

please make 2 copies of email. I'm not sure it went through in the last email

Thanks

Sanne

Sanne Payne

Please see below.

Lexi Gilbert

Bessey Construction, Inc.

8 Square Rigger Rd

Nantucket, MA 02554

508-825-9920

www.besseyconstruction.com

From: Angela Swift <angela.swift@gmail.com>
Sent: Wednesday, August 21, 2024 12:49 PM
To: Lexi Gilbert <lexi@besseyconstruction.com>
Cc: mchughp@richmancapital.com
Subject: Re: 14 Meadow - HDC

Hi Lexi. You have our permission to sign.

ANGELA SWIFT

Angela Swift

Licensed Real Estate Salesperson

200 Greenwich Avenue, 3rd Floor
Greenwich CT 06830

m: 203.253.5292

On Aug 21, 2024, at 12:44 PM, Lexi Gilbert <lexi@besseyconstruction.com> wrote:

Hi there,

The architect needs your permission to sign on your behalf for the HDC application. Will you please respond to this email giving permission.

Thank you,

Lexi



Lexi Gilbert

Bessey Construction, Inc.

8 Square Rigger Rd

Nantucket, MA 02554

508-825-9920

www.besseyconstruction.com



1 MEADOW LANE STREET ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION



5 SOUTH ELEVATION

SITE PLAN

PREPARED FOR:
14 MEADOW LANE LLC
71 PARK AV SOUTH
OLD GREENWICH, CT 06870
ASSESSOR MAP # 41
TAX PARCEL # 405

ZONING REQUIREMENTS	
ZONE	R-20
MINIMUM FRONTAGE	75'-0"
MINIMUM LOT SIZE	20,000 S.F.
CURRENT FRONTAGE:	75'-3 13/16"
CURRENT LOT SIZE	21,465 S.F.
FRONT YARD SETBACK	30'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	12.5%
ALLOWABLE TOTAL GROUND COVERAGE	2683 S.F.
CURRENT TOTAL GROUND COVERAGE:	2190 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO	10.2%
PROPOSED TOTAL GROUND COVERAGE:	2208 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	10.3%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
NANTUCKET SURVEYORS, INC.
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

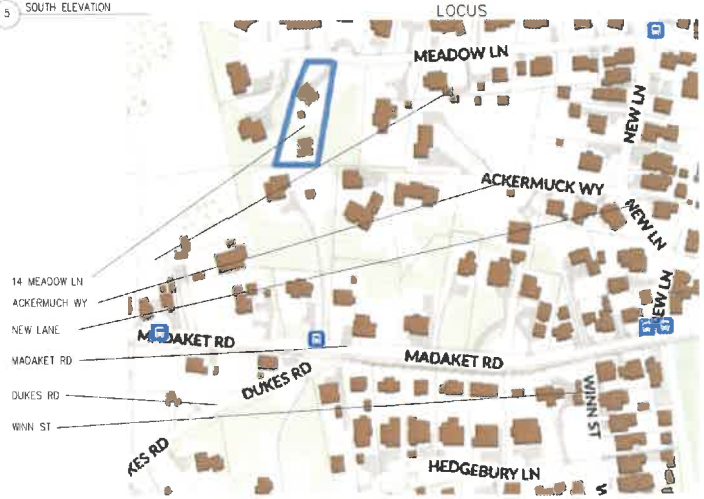
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	4 PANEL / 2 LIGHT	EXISTING	---	3'-0" x 6'-8"
2	12 LIGHT	ANDERSON	---	3'-0" x 6'-8"
3	12 LIGHT	ANDERSON	---	6'-0" x 6'-8"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	3'-0" x 3'-10"
B	6/1 LIGHT DH	ANDERSON	---	2'-4" x 3'-0"
C	6/1 LIGHT AWNING	ANDERSON	---	2'-4" x 2'-0"

LOCUS



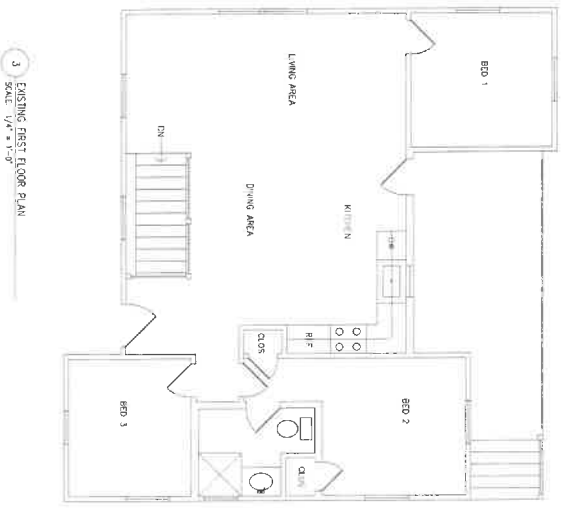
14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

Date: 8.26.24 HDC SUBMITTAL
Revisions

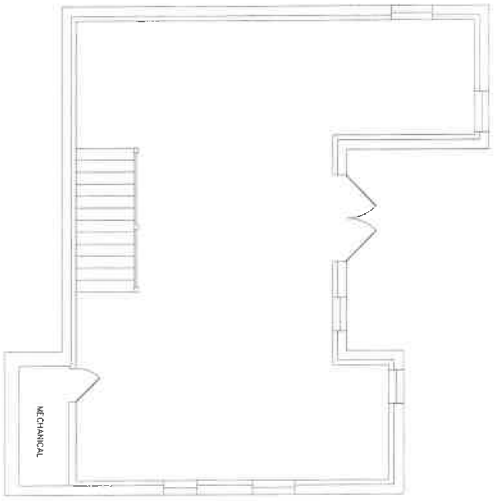
Drawn By: sp
Project No: SMH
Scale: NOTED

SITE

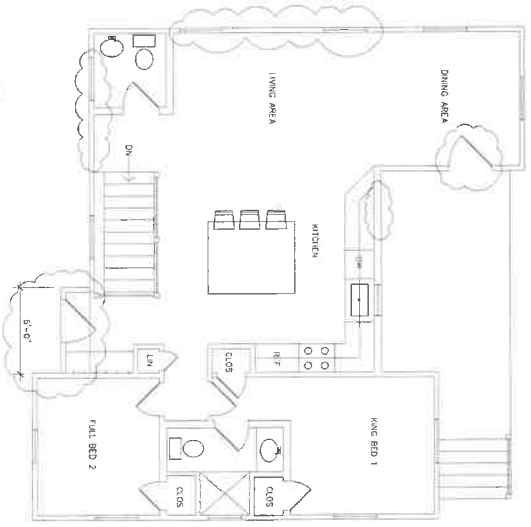
A1.1



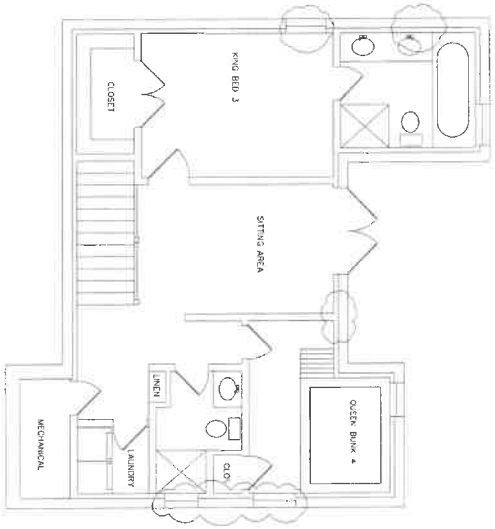
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

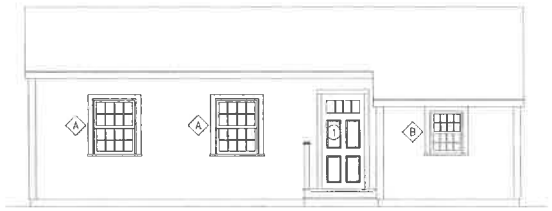


4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"

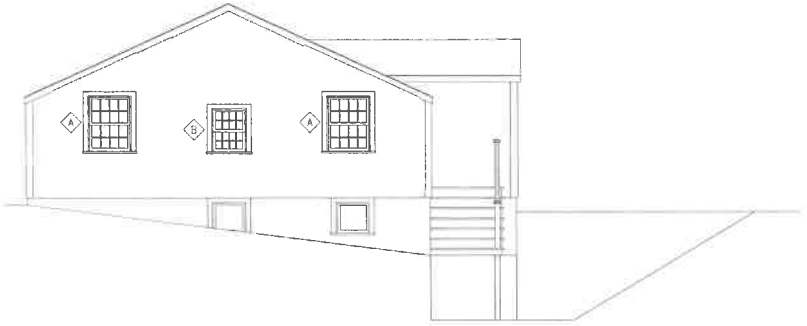
A2.1	FLOOR PLAN	Drawn By: SIP Project No: SMFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554



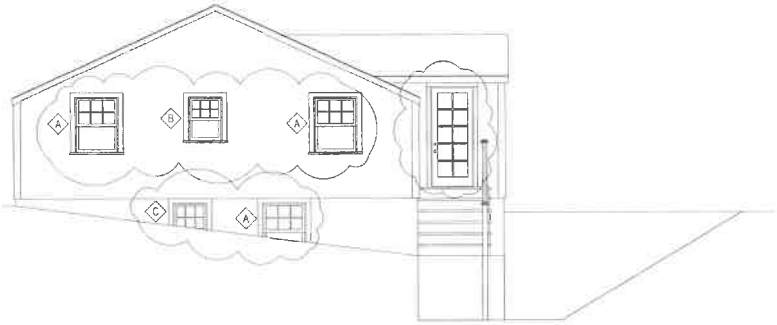
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

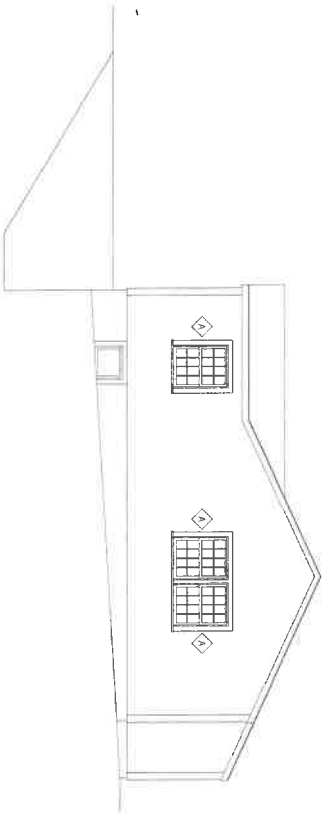
Date: 8.26.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: SWEET
Scale: NOTED

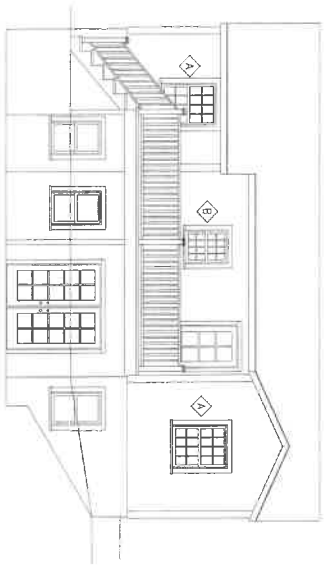
ELEVATIONS

A3.1

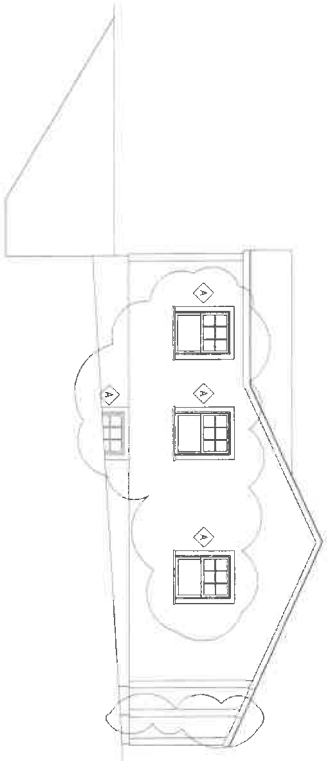
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



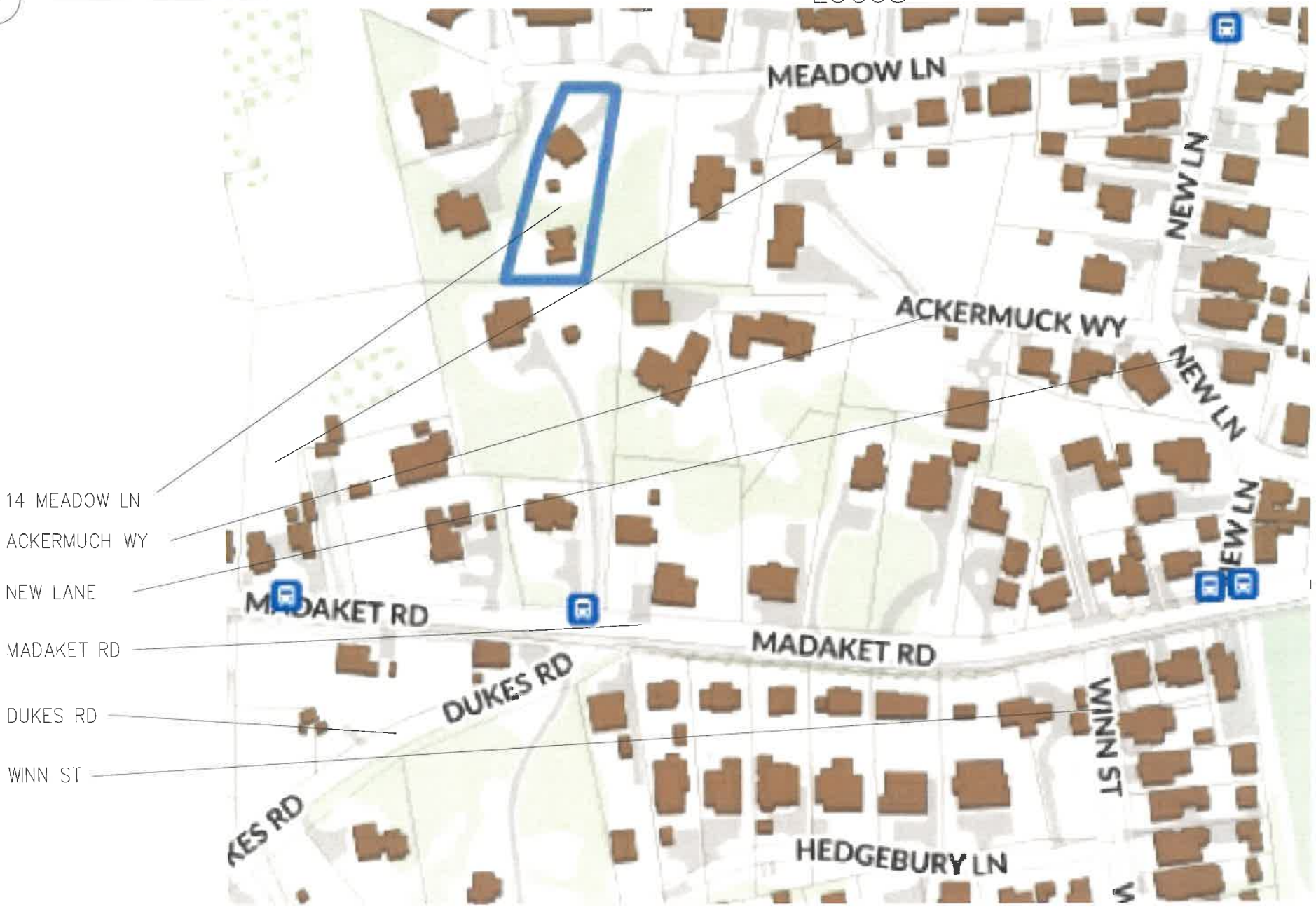
2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



A3.2	ELEVATIONS	Drawn By: SP Project No.: SMFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554

5 SOUTH ELEVATION

LOCUS





1 MEADOW LANE STREET ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION



5 SOUTH ELEVATION

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	4 PANEL/2 LIGHT	EXISTING	---	3'-0" x 6'-8"
2	12 LIGHT	ANDERSON	---	3'-0" x 6'-8"
3	12 LIGHT	ANDERSON	---	6'-0" x 6'-8"

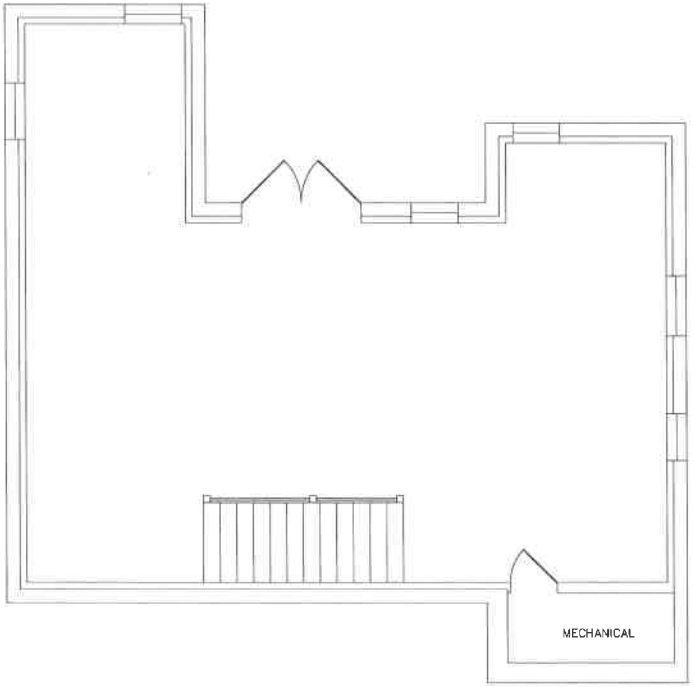
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	3'-0" x 3'-10"
B	6/1 LIGHT DH	ANDERSON	---	2'-4" x 3'-0"
C	6/1 LIGHT AWNING	ANDERSON	---	2'-4" x 2'-0"

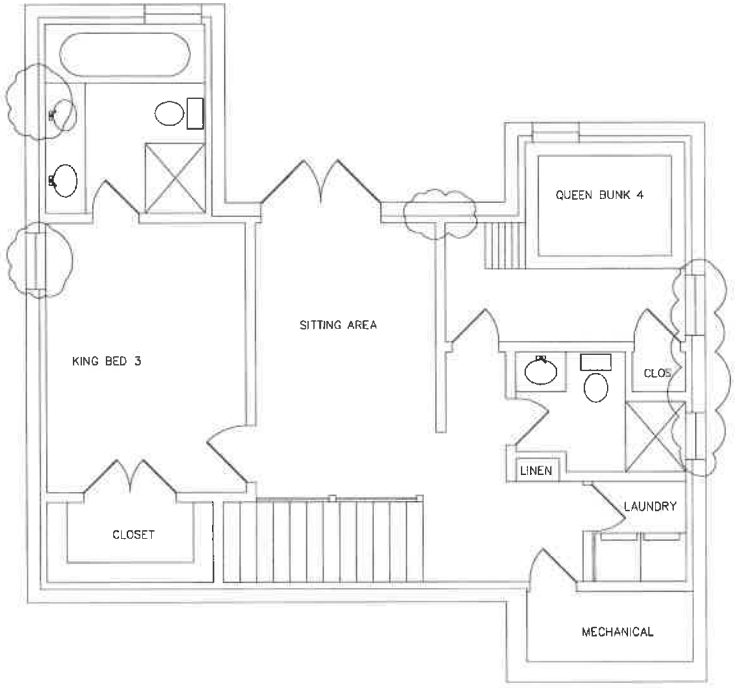


1 MEADOW LANE STREET ELEVATION

1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



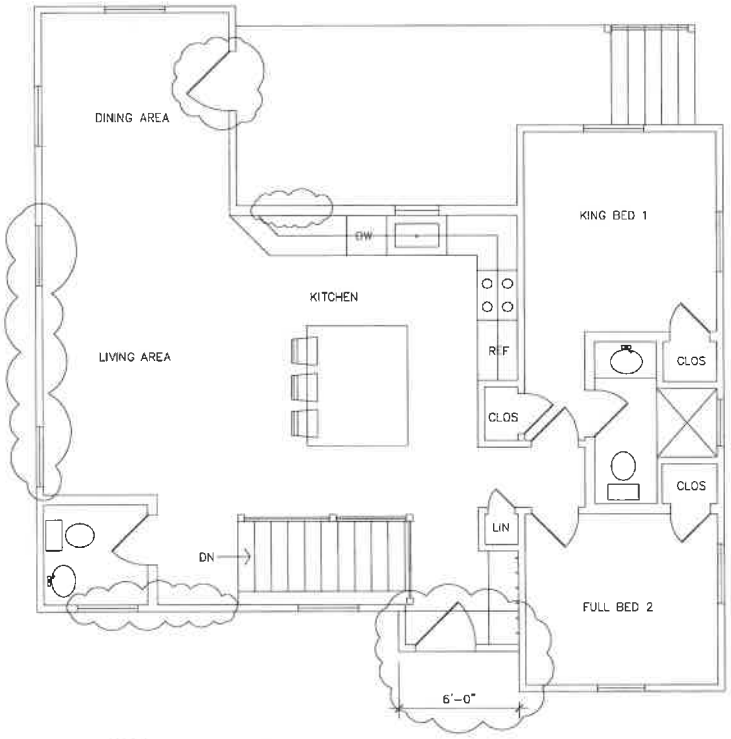
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"



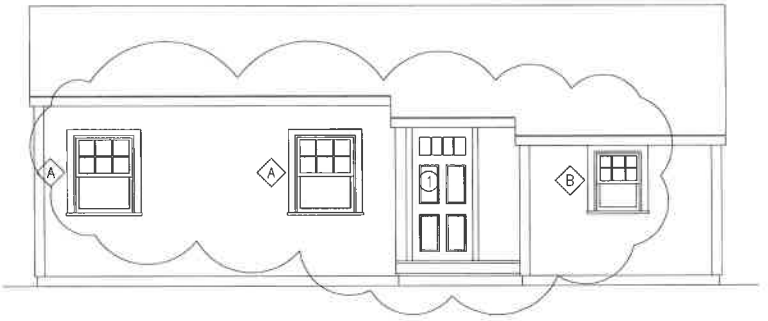
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



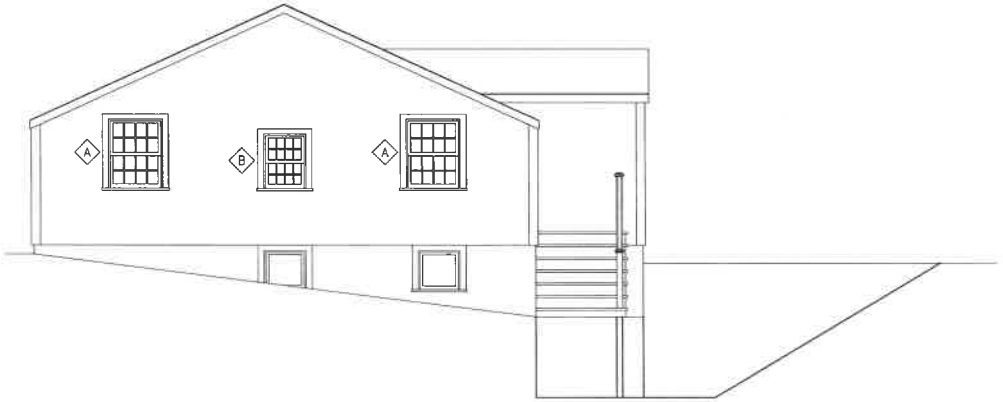
4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



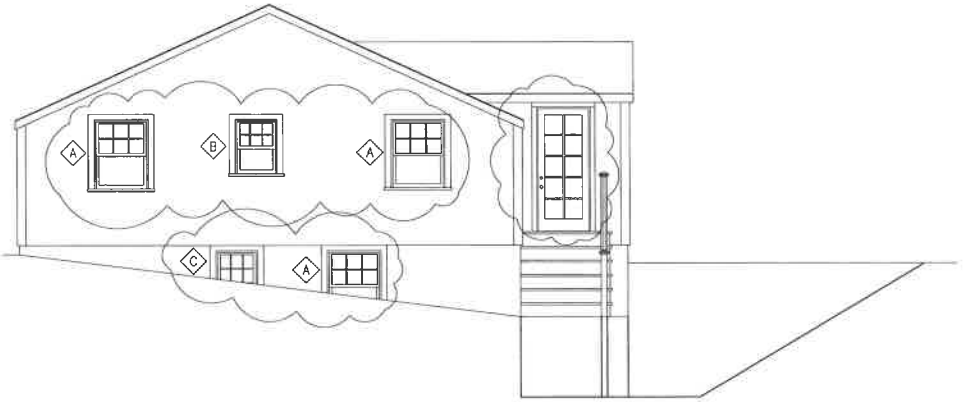
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



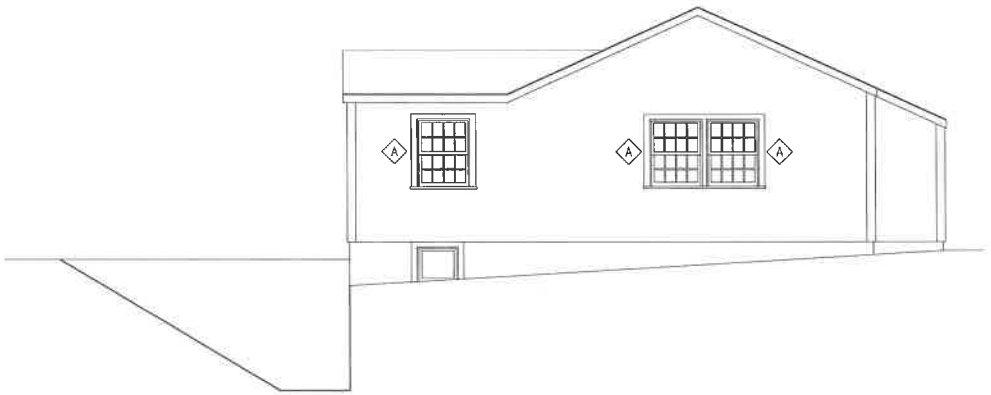
4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



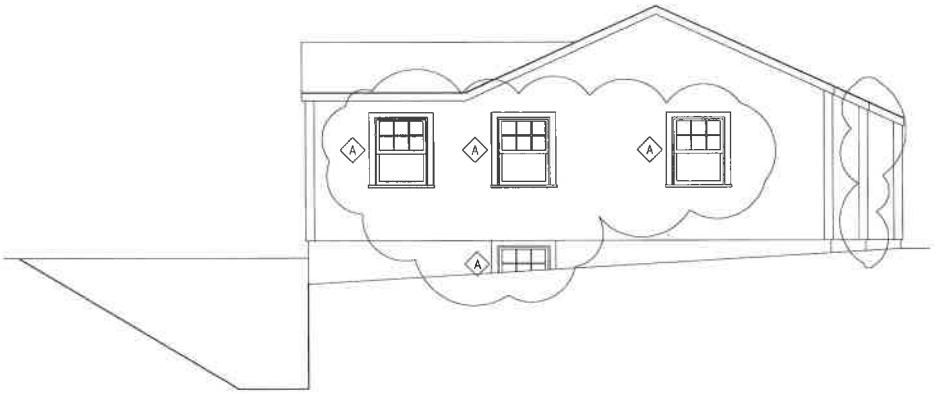
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"











CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 129

Street & Number of Proposed Work: 38 Hooper Farm Rd.

Owner of record: Stone Martin Edward

Mailing Address: 38 Hooper Farm Rd
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 Move on from 12A Pequot

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: 856 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 628SF Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 21'6" South 21'6" East 21'6" West 21'6"

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" Typ. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): —

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x4 Corner boards 1x6 Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side _____
Garage Door(s): Type — Material _____

Hardscape materials: Driveways gravel Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim Nantucket Gray Sash White 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 8/26/24 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**

38 Hooper Farm 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.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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 Stone Martin Edward

STREET ADDRESS 38 Hooper Farm rd

MAP/PARCEL 67/129

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.26.2024

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.

Juraj Bencat — 8.26.2024

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: 38 Hooper Farm Rd, Lot 4

Tax Map Number: 67 Parcel Number: 129

Owner of Record: Stone Martin Edward

Description of Proposal: New 1008SF dwelling, moved from 12A Pequot lot

Anticipated HDC Submission Date: 8.26.2024

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..... Stone Martin Edward

MAILING ADDRESS..... 38 Hooper Farm Rd

PROPERTY LOCATION..... 38 Hooper Farm Rd

ASSESSORS MAP/PARCEL..... 67/129

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: 2024.08.23 14:45:05 -04'00'

August 23, 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
67	118	8	US REIF MARINE NANTUCKET FEE LLC		1270 SOLDIERS FIELD RD	BOSTON	MA	02135	8 WINDY WY
67	128		CRONIER NANCY E & THOMAS S TRS	CRONIER FAMILY LIVING TRUST	2352 DARTS COVE WY	MOUNT PLEASANT	SC	29466	37 HOOPER FARM RD
67	129	1	ROACH CHRISTOPHER R & COSTA COREY L		5 HULL LN	NANTUCKET	MA	02554	5 HULL LN
67	130		LOVE JOANNE E		36 HOOPER FARM RD	NANTUCKET	MA	02554	36 HOOPER FARM RD
67	272		ARAUJO JILL H		40 HOOPER FARM RD	NANTUCKET	MA	02554	40 HOOPER FARM RD

Count: 5

US REIF MARINE NANTUCKET FEE LLC
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

CRONIER NANCY E & THOMAS S TRS
CRONIER FAMILY LIVING TRUST
2352 DARTS COVE WY
MOUNT PLEASANT, SC 29466

ROACH CHRISTOPHER R & COSTA
COREY L
5 HULL LN
NANTUCKET, MA 02554

LOVE JOANNE E
36 HOOPER FARM RD
NANTUCKET, MA 02554

ARAUJO JILL H
40 HOOPER FARM RD
NANTUCKET, MA 02554

2024 FEB -9 P1 2:21

Nantucket Planning Board

APPROVAL OF SPECIAL PERMIT
SECONDARY RESIDENTIAL LOT
Planning Board File #PLSP-2024-01-0286

Owner/Applicant:
Martin Stone

38 Hooper Farm Road
Nantucket Tax Assessor's Map 67 Parcel 129
Residential-10 ("R-10") District

Deed Book 25, Page 46
Lot 1, Plan Book 1291, Page 129
Nantucket Registry of Deeds

January 8, 2024

Proposal:
The Nantucket Planning Board held a public hearing on January 8, 2024, to consider the application of Martin Stone (the "Applicant") to create a secondary residential lot for year-round residents. The purpose is to create, make available, and maintain housing that is affordable to those who earn at or below 150% of the Nantucket County median household income; to help households to continue to reside on Nantucket; to generate and preserve affordable housing in the Town of Nantucket in perpetuity, all to maintain Nantucket's diversity and unique sense of community.

The affordable lot, shown as Lot 3 will contain approximately 4,448± square feet of lot area. The market rate lot, shown as Lot 4 will contain approximately 6,000± square feet of lot area. Both lots will be accessed by a common driveway with an entrance on Hooper Farm Road.

Basis of the Findings:
The Planning Board public hearing was held on January 8, 2024, at which time the Planning Board heard testimony from the applicant's representatives. The Planning Board based its decision on the following documents:

- Applications to the Planning Board for a Special Permit received by the Planning Board on December 11, 2023;
- Plan entitled "Plan of Land in Nantucket, Mass.", prepared for Martin Edward Stone, dated November 12, 2023, prepared by Island Surveyors, LLC, attached hereto as "Exhibit A";
- Staff report dated January 5, 2024;

- Representation and testimony received in connection with the public hearing held on January 8, 2024; and
- Other documents on file with the Planning Board.

The Planning Board closed the Public Hearing on January 8, 2024. Minutes from the January 8, 2024, Planning Board meeting are on file with Planning and Land Use Services.

Findings:
The Planning Board, at its January 8, 2024, meeting, found that the proposal advances the intent of the Zoning Bylaw by creating housing for year-round residents.

Decision:
On January 8, 2024, a motion was made and duly seconded to **APPROVE** the Applicant's request for a Special Permit as set forth above. This approval is subject to the following conditions:

1) That proposed Lot 3 shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of that lot shall earn at or below 150% of the Nantucket County median household income, or the lot shall be subject to a qualified family member deed restriction. Secondary lots held sold, transferred, or gifted to any qualified family member(s) shall not be subject to the income and asset limits for eligible households. Upon resale, transfer, or gift of the secondary lot to a nonqualified family member, the lot shall be subject to an NHNC-Ownership Form, and all requirements set forth therein, including income and asset limits for eligible households;
2) That Lot 4 may be allowed a Secondary Dwelling (Tertiary Dwelling standards) and that Lot 3 shall be restricted to a single dwelling;
3) That the total ground cover ratio for both lots shall not exceed the amount otherwise allowed for the original lot (25%), or as otherwise specified in 139-8C;
4) That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit; and

SIGNATURE PAGE TO FOLLOW

Record of Vote:
On January 8, 2024, the Planning Board voted 5-0 to **APPROVE** the request for a Special Permit and **ENDORSE** this decision.

John Trudel III APPROVE

Joseph Topham APPROVE

Abby De Molina APPROVE

Nathaniel Lowell APPROVE

Barry Rector APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

On the 25 day of JANUARY, 2024, before me, the undersigned notary public,

personally appeared JOHN TRUDEL III, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

William Saad
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 16, 2030

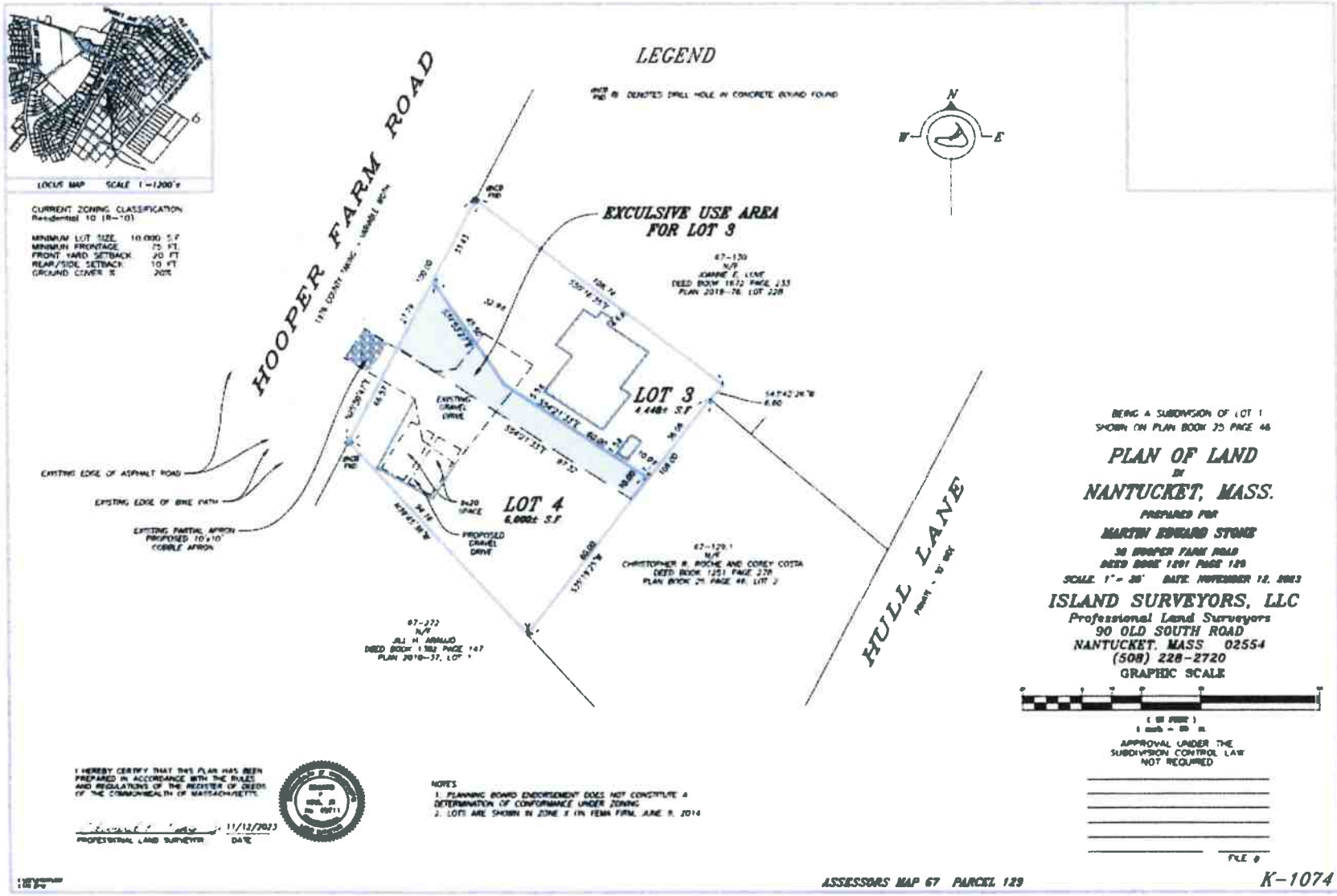
William Saad

Notary Public

August 16, 2030

My Commission Expires

"Exhibit A"



BEING A SUBDIVISION OF LOT 1
SHOWN ON PLAN BOOK 35 PAGE 46

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
MARTIN EDWARD STONE
38 HOOPER FARM ROAD
DEED BOOK 1201 PAGE 128
SCALE 1" = 30' DATE: NOVEMBER 12, 2013

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS 02554
(508) 228-2720

GRAPHIC SCALE

(30 FEET)
1 inch = 30 ft.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

FILE #

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — 11/12/2013 DATE

NOTES:
1. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
2. LOTS ARE SHOWN IN ZONE X ON FEMA FIRM, JUNE 9, 2014

ASSESSORS MAP 67 PARCEL 129

K-1074

Property Info:

Map & Parcel:	67/129	Lot Size:	6,000 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	1,200 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	1,008 sq. ft.
Ground Cover Ratio:	20%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	1,008 sq. ft.
Side/Rear Setback:	10 ft.		

HDC Submission Only - Not For Construction

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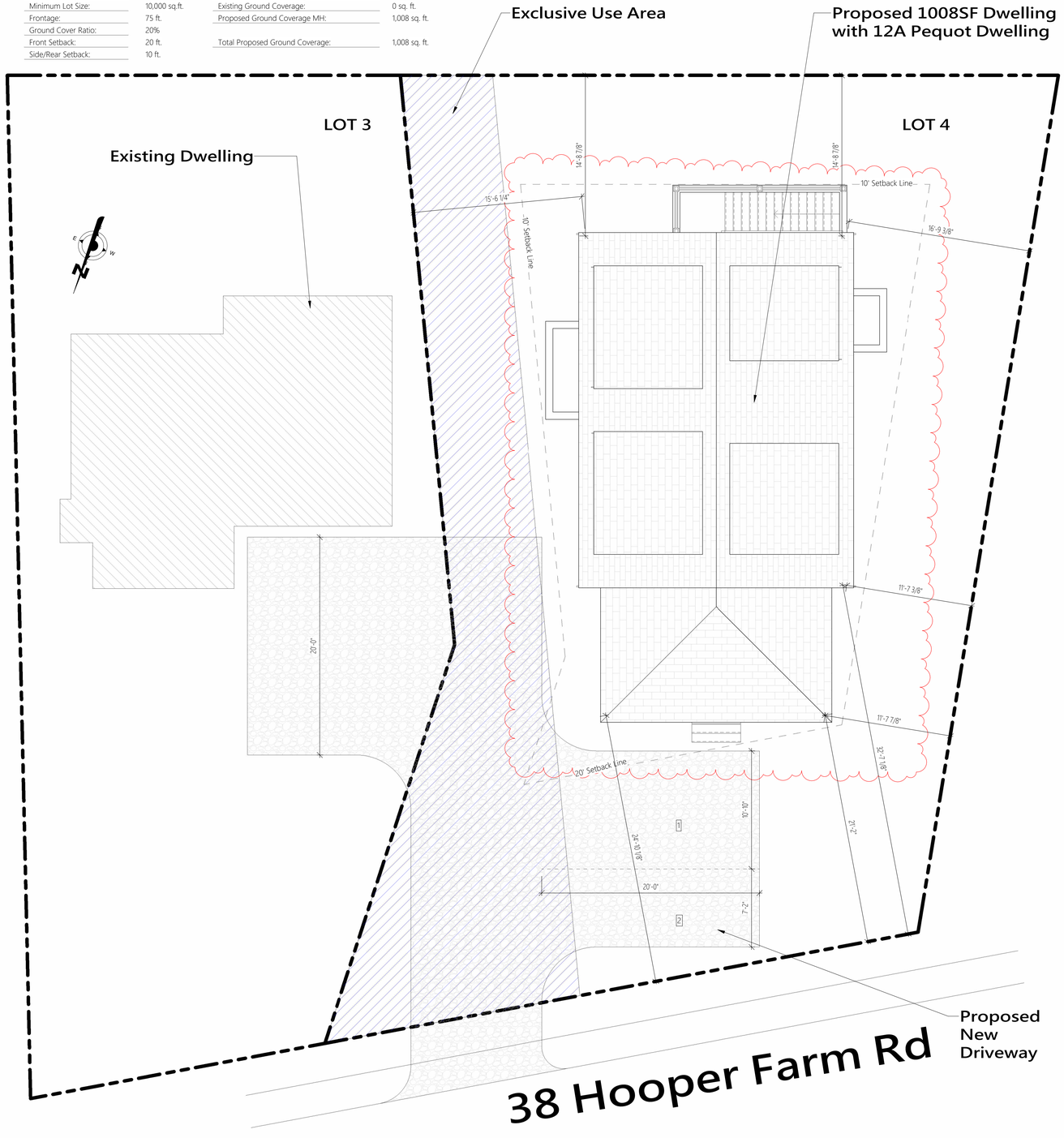


1 Site Plan - Proposed
3/16" = 1'-0"



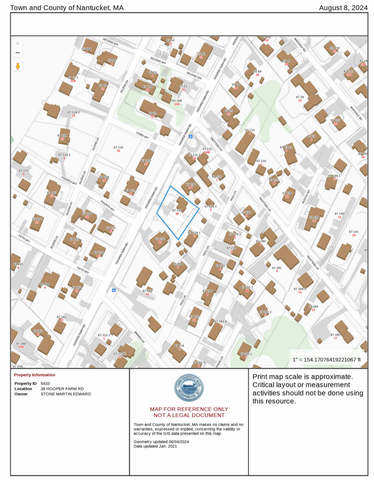
3 Existing Driveway 38 Hooper Farm



4 12A Pequot St - Entry View



5 12A Pequot St - Side View



2 Locus Map
NTS



6 12A Pequot St - Back Yard View



7 12A Pequot St - Existing Side View

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

38 Hooper Farm Rd, Nantucket, MA
02554

Sheet

Site Plan

SHEET INDEX

C.101 Site Plan
A.102 1st & 2nd Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
Grand total: 5

Date
08.24.2024

Revisions

C.101

Scale As indicated

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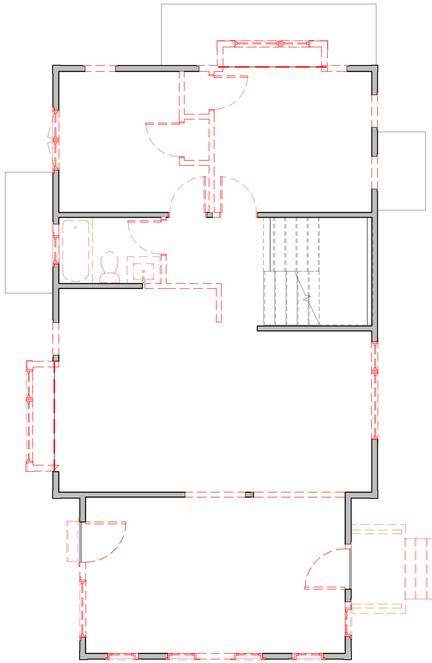
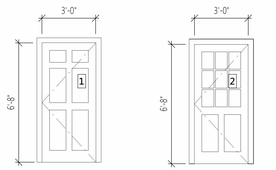


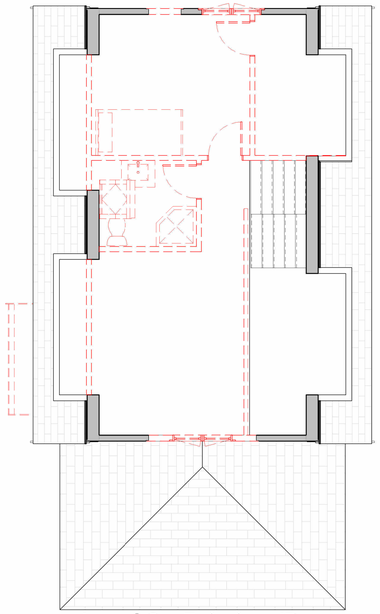
2 Level 1 -Existing/Demo
3/16" = 1'-0"



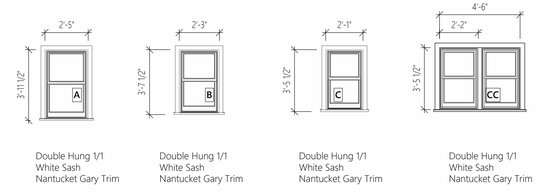
Front Door,
6 Panel
White Sash
Nantucket Gary Trim

Entry Door,
9 Lite/ 2 Panel
White Sash
Nantucket Gary Trim

Door Schedule
1/4" = 1'-0"



4 Level 2 - Existing/Demo
3/16" = 1'-0"



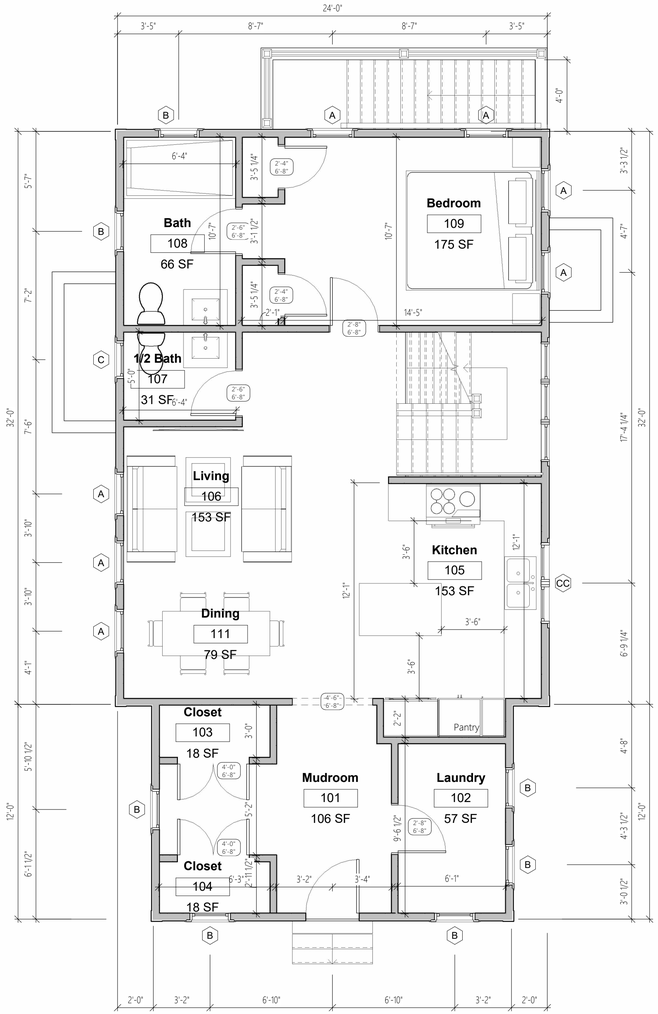
Double Hung 1/1
White Sash
Nantucket Gary Trim

Double Hung 1/1
White Sash
Nantucket Gary Trim

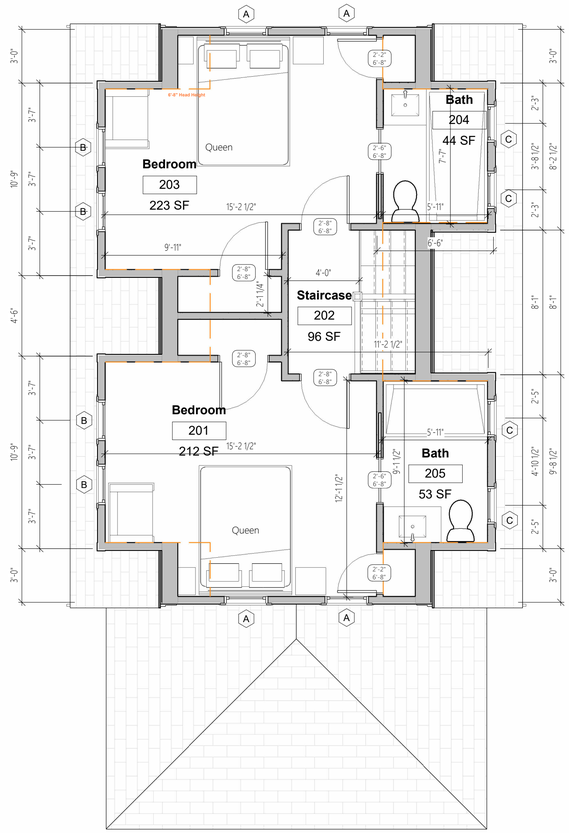
Double Hung 1/1
White Sash
Nantucket Gary Trim

Double Hung 1/1
White Sash
Nantucket Gary Trim

Window Schedule
1/4" = 1'-0"



1 Level 1 - Proposed
1/4" = 1'-0"



3 Level 2 - Proposed
1/4" = 1'-0"

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tel: (508) 332-9654
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Project

Main House

38 Hooper Farm Rd, Nantucket, MA 02554

Sheet
1st & 2nd Floor Plans

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Date
08.24.2024

Revisions

A.102

Scale
As indicated

8/24/2024 2:59:34 PM

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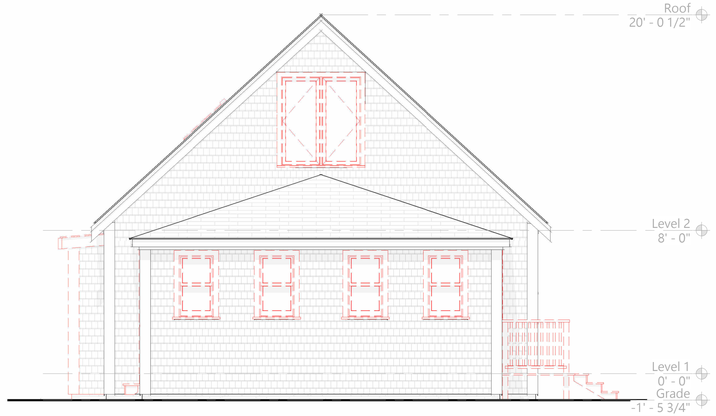
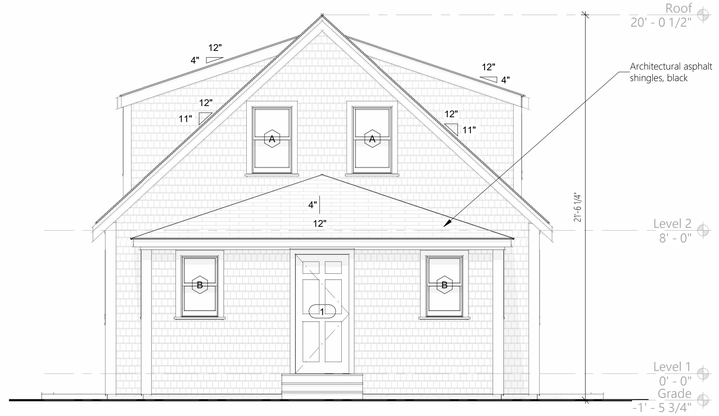
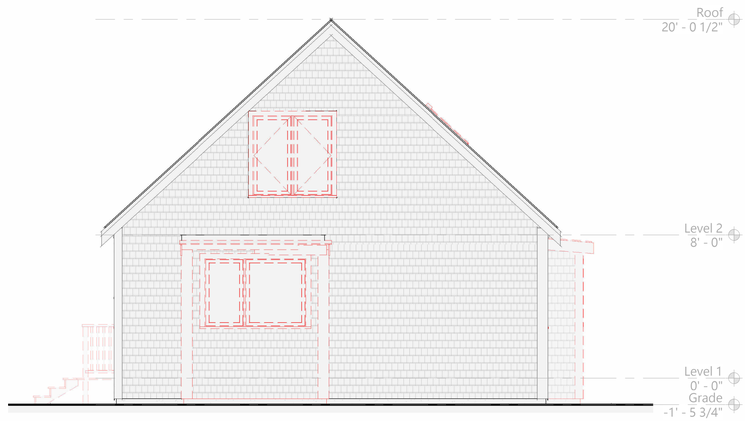


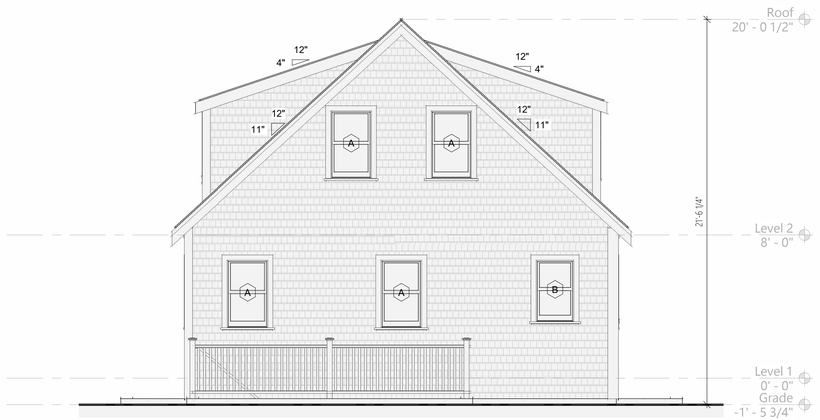
1 North-West Elevation - Existing/Demo
1/4" = 1'-0"



2 North-West Elevation - Proposed
1/4" = 1'-0"



3 South-East Elevation - Existing/Demo
1/4" = 1'-0"



4 South-East Elevation - Proposed
1/4" = 1'-0"

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Exterior Elevations

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Revisions

A.201

Scale 1/4" = 1'-0"

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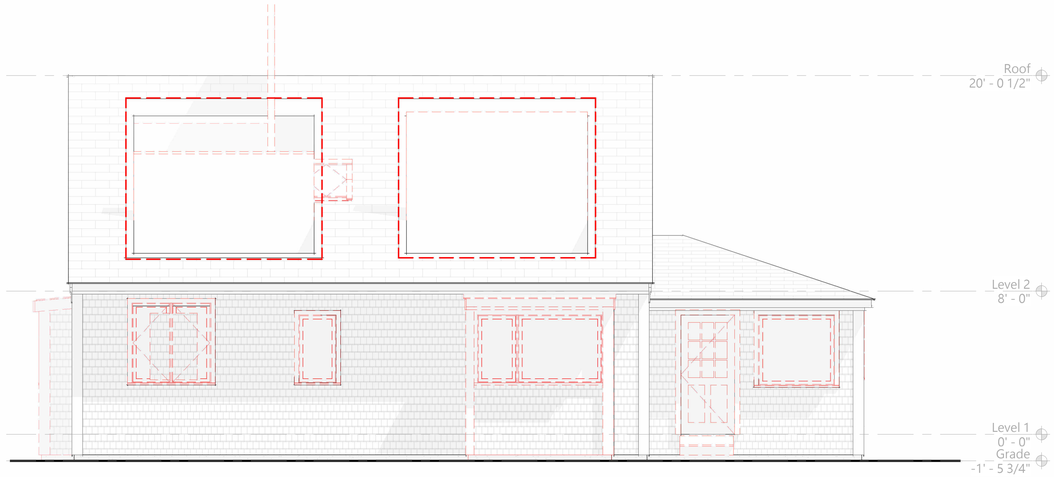

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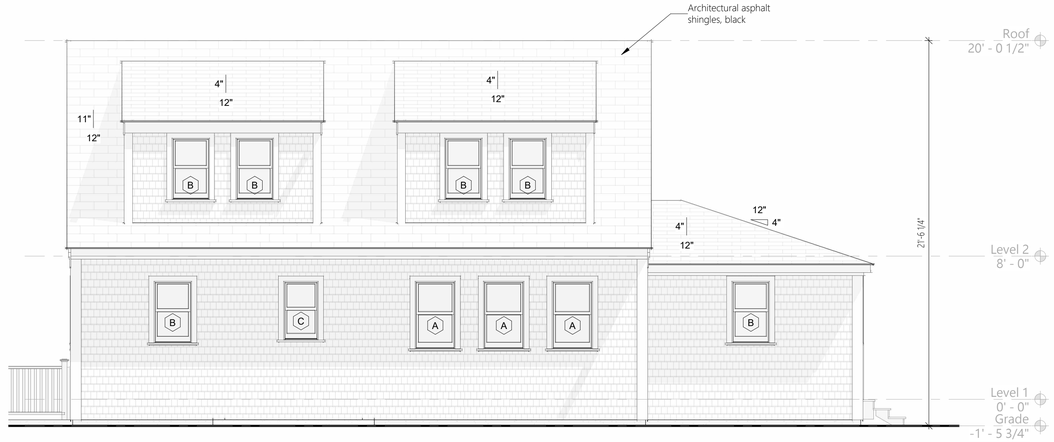
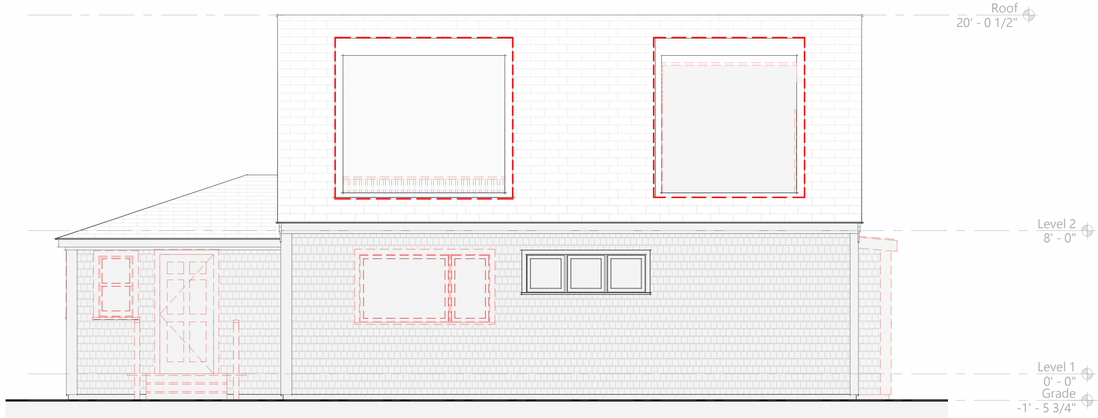
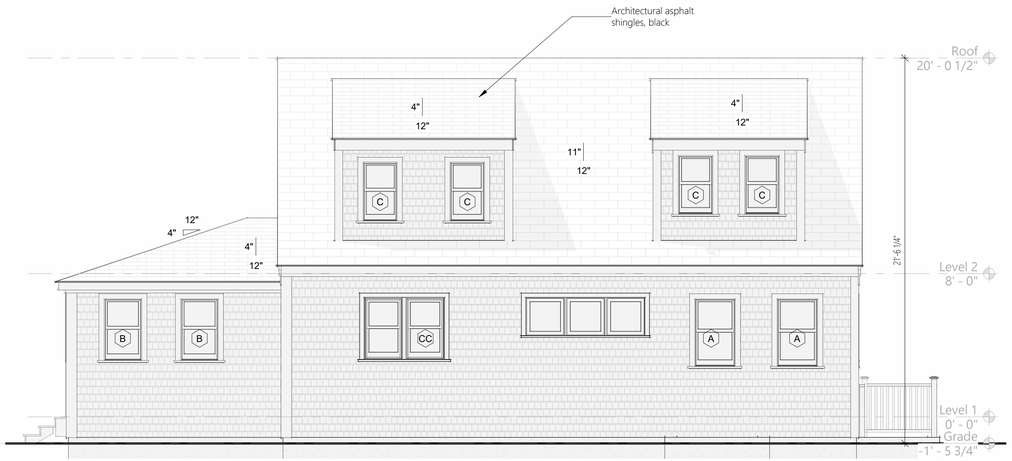


2 North-East Elevation - Proposed
1/4" = 1'-0"



3 South-West Elevation - Existing/Demo
1/4" = 1'-0"



4 South-West Elevation - Proposed
1/4" = 1'-0"

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

38 Hooper Farm Rd, Nantucket, MA
02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 1st & 2nd Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
Grand total: 5

Date
08.24.2024

Revisions

A.202

Scale 1/4" = 1'-0"

8/24/2024 2:59:42 PM

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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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3D Views

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08.24.2024

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A.220

Scale

8/24/2024 2:59:51 PM

Property Info:

Map & Parcel	67/129	Lot Size	6,000 sq. ft.
District/Zoning	R30	Allowable Ground Coverage	1,200 sq. ft.
Minimum Lot Size	10,000 sq. ft.	Existing Ground Coverage	0 sq. ft.
Frontage	75 ft.	Proposed Ground Coverage NH	[illegible] sq. ft.
Ground Cover Ratio	20%		
Front Setback	20 ft.	Total Proposed Ground Coverage	[illegible] sq. ft.
Side/Rear Setback	10 ft.		

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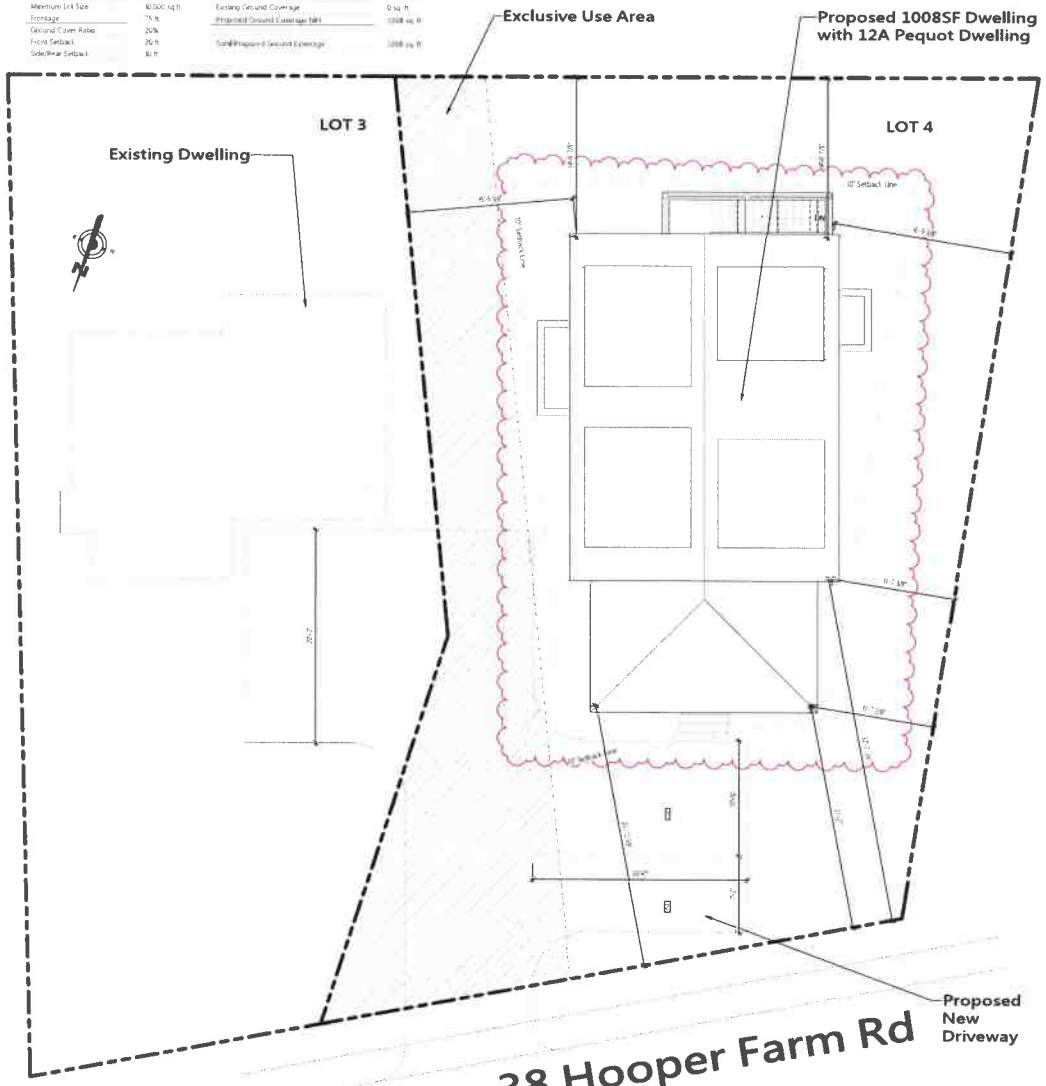
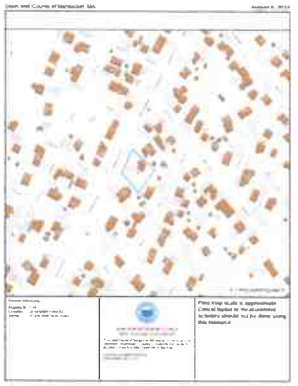


1 Site Plan - Proposed
3/16" = 1'-0"



3 Existing Driveway 38 Hooper Farm



2 Locus Map
NTS



4 12A Pequot St - Entry View



6 12A Pequot St - Back Yard View



5 12A Pequot St - Side View



7 12A Pequot St - Existing Side View

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Main House

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Sheet

Site Plan

SHEET INDEX

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08.26.2024

Revisions

C.101

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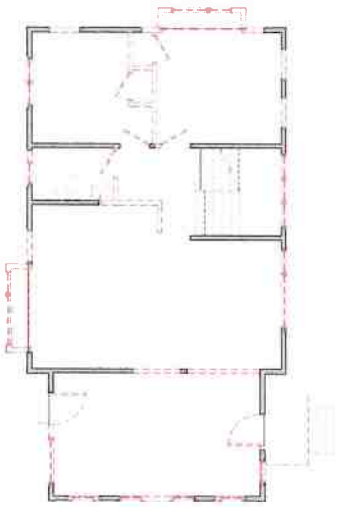
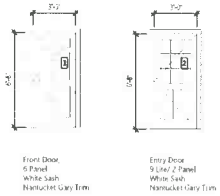
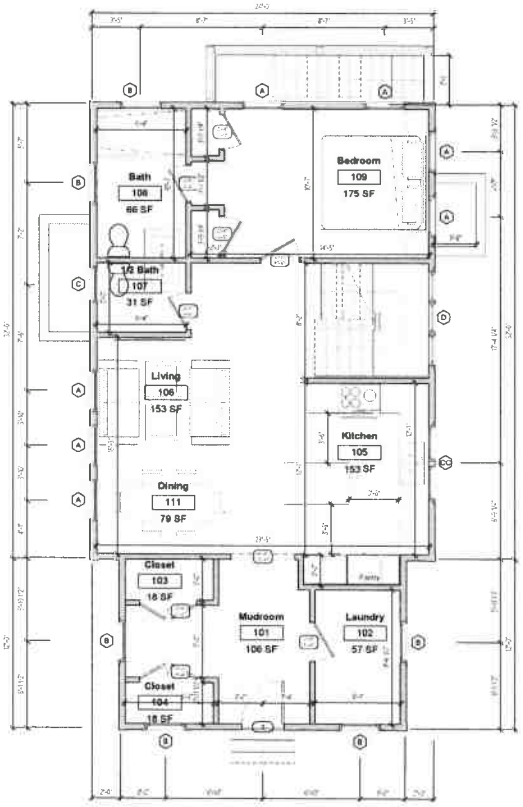


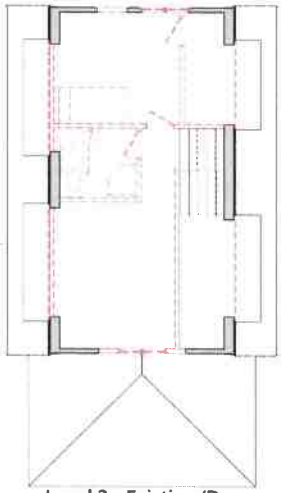
2 Level 1 -Existing/Demo
3/16" = 1'-0"



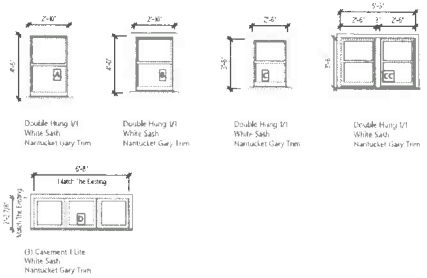
Door Schedule
1/4" = 1'-0"



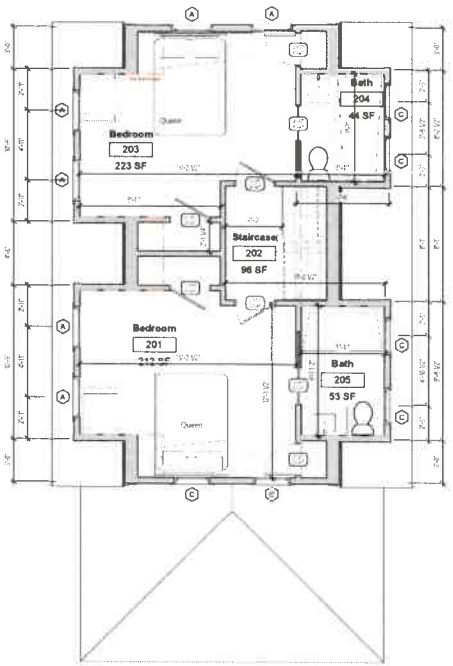
1 Level 1 - Proposed
1/4" = 1'-0"



4 Level 2 - Existing/Demo
3/16" = 1'-0"



Window Schedule
1/4" = 1'-0"



3 Level 2 - Proposed
1/4" = 1'-0"

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Project

Main House

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Sheet
1st & 2nd Floor Plans

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Revisions

A.102

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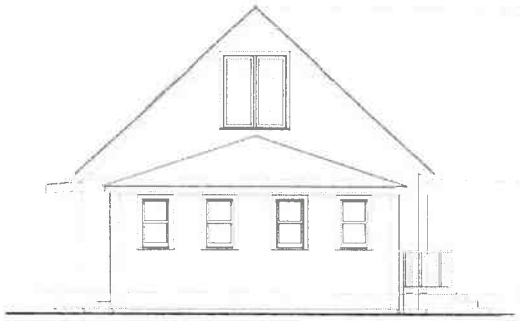
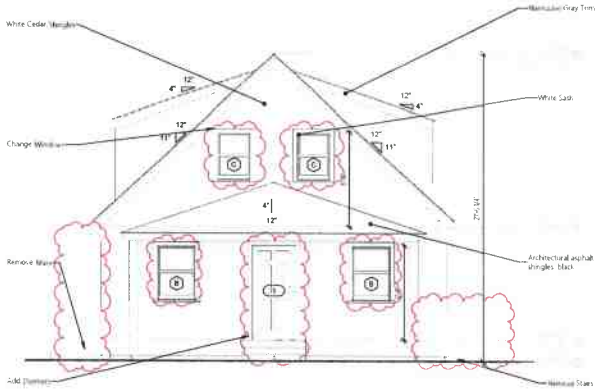
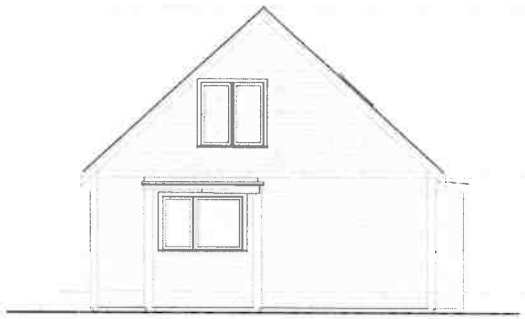


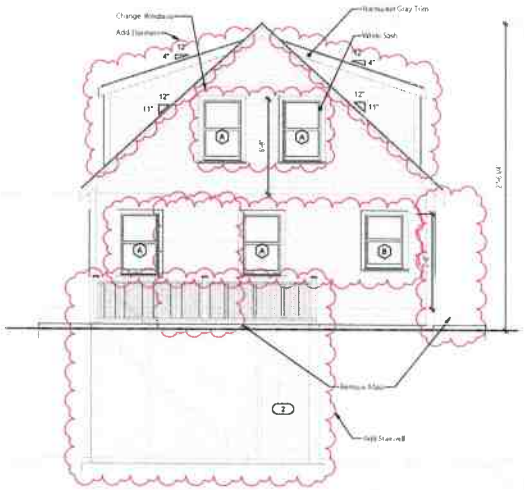
1 North-West Elevation - Existing/Demo
1/4" = 1'-0"



2 North-West Elevation - Proposed
1/4" = 1'-0"



3 South-East Elevation - Existing/Demo
1/4" = 1'-0"



4 South-East Elevation - Proposed
1/4" = 1'-0"

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Main House

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Sheet
Exterior Elevations

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Revisions

A.201

Scale 1/4" = 1'-0"

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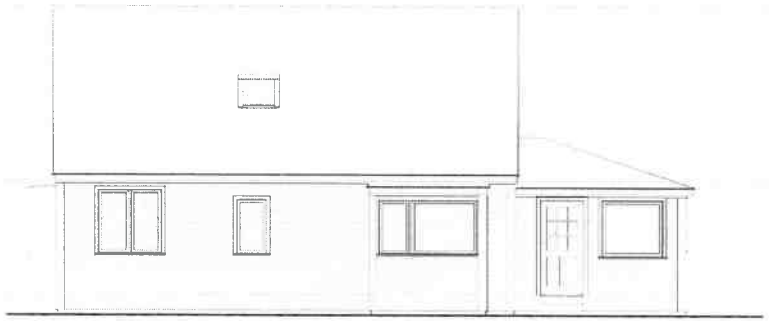
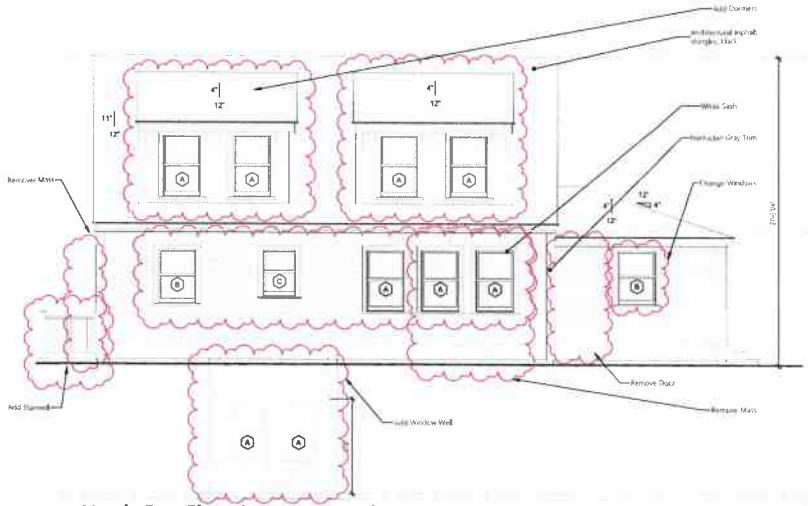
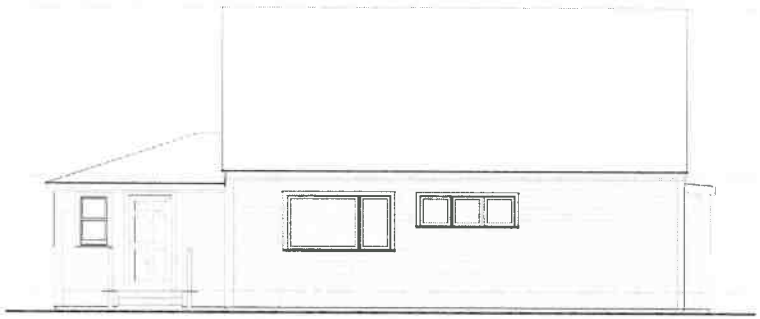


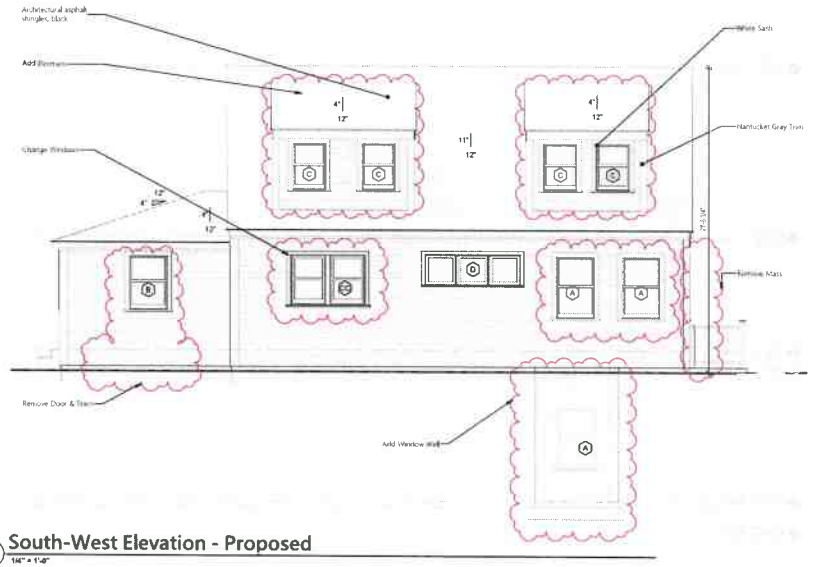
1 North-East Elevation - Existing/Demo
1/4" = 1'-0"



2 North-East Elevation - Proposed
1/4" = 1'-0"



3 South-West Elevation - Existing/Demo
1/4" = 1'-0"



4 South-West Elevation - Proposed
1/4" = 1'-0"

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Sheet
Exterior Elevations

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Revisions

A.202

Scale 1/4" = 1'-0"

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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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3D Views

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Grand total: 5

Date

08.26.2024

Revisions

A.220

Scale

8/26/2024 11:19:08 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 6.4

Street & Number of Proposed Work: MIACOMET - POOL CABANA

Owner of record: HARRIET KRUPP IRREVOCABLE EST TRUST 2012

Mailing Address: 108 EDMUNDS ROAD, WELLESLEY MA 02481

Contact Phone #: 617-470-4860 E-mail: PAULDK44@MSN.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other POOL CABANA

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 377 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0.00 South 0.00 East 0.00 West 0.00

Height of ridge above final finish grade: North 16'-10" +/- South 16'-10" +/- East 16'-10" +/- West 16'-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" MAX ☐ 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.) 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 7½" Rake 10" Soffit (Overhang) 5" Corner boards 5½" Frieze _____

Window Casing 3½" Door Frame 4½" Columns/Posts: Round ✓ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash WHITE Doors WHITE

Deck _____ Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/24/24 Signature of owner of record Harriet Krupp Signed under penalties of perjury

134 MIACOMET ROAD

NANTUCKET, MASSACHUSETTS

POOL CABANA DESIGN SET

AUGUST 23, 2024

PAULI & URIBE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

Schedule of Drawings

Sht. No.	Title
A-1	TITLE SHEET, LOCUS PLAN AND EXISTING PHOTOGRAPH
A-2	PROPOSED SITE PLAN W/ NEW POOL CABANA
A-3	PROPOSED POOL CABANA FLOOR PLAN & ELEVATIONS

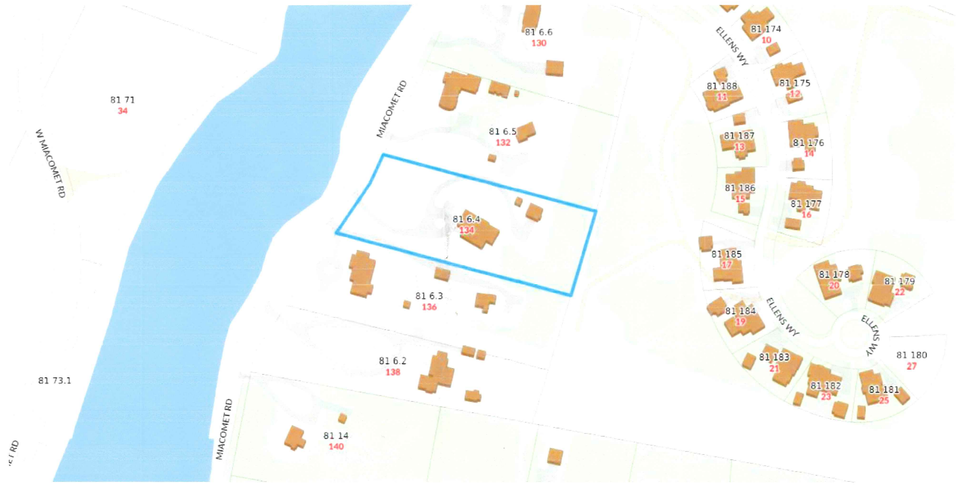
SCOPE OF WORK:

NEW POOL CABANA

GENERAL REQUIREMENTS:

1. ALL DIMENSIONS ARE TO WALL FINISH UNLESS INDICATED OTHERWISE.
2. ALL INTERIOR WALL FRAMING SHALL BE 2x4 WOOD CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE 2015 AND 780 CMR MASSACHUSETTS STATE BUILDING CODE MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015 (ONE AND TWO FAMILY DWELLINGS) AND ALL LOCAL CODES, REGULATIONS AND BY-LAWS.
4. ALL WORK SHALL COMPLY WITH 780 CMR APPENDIX AA STRETCH ENERGY CODE SECTION AA104 EXISTING BUILDINGS. ALL NEW HVAC DUCTING MUST BE SEALED.
5. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL MEET OR EXCEED RECOGNIZED INDUSTRY STANDARDS FOR EACH APPLICABLE TRADE.

LOCUS PLAN:



PHOTOGRAPH VIA MIACOMET ROAD:



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ARCHITECTURE & INTERIOR DESIGN
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134 MIACOMET ROAD
NANTUCKET, MA 02554

SHEET TITLE: TITLE SHEET, LOCUS PLAN & EXISTING PHOTOGRAPH	SHEET NO. A-1
DATE: AUGUST 23, 2024	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZP	



1 SITE PLAN W/ NEW POOL CABANA
SCALE: 1/32" = 1'-0"

LOT SIZE
80,268 S.F.

ALLOWABLE GROUND COVERAGE
3,210 S.F.

EXISTING GROUND COVERAGE
GARAGE: 624 S.F.
SHED: 127 S.F.
HOUSE: 1,800 S.F.
EXISTING TOTAL: 2,551 S.F.

ADDED GROUND COVERAGE
CABANA: 377 S.F.
NEW TOTAL: 2,928 S.F.

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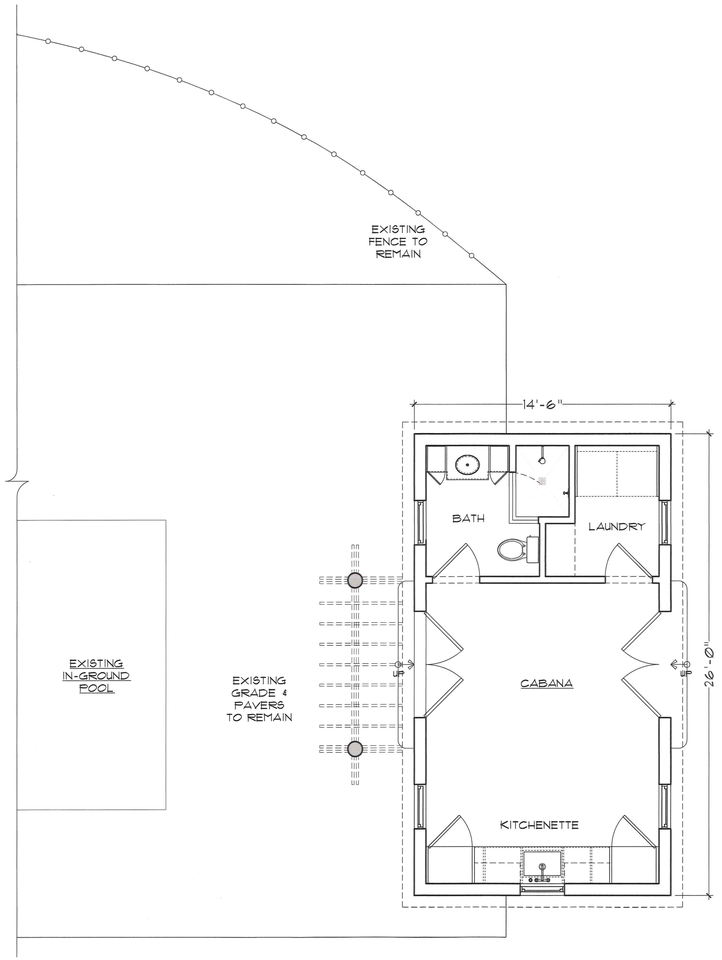
134 MIACOMET ROAD
NANTUCKET, MA 02554

N

SHEET TITLE: PROPOSED SITE PLAN W/ NEW POOL CABANA
DATE: AUGUST 23, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

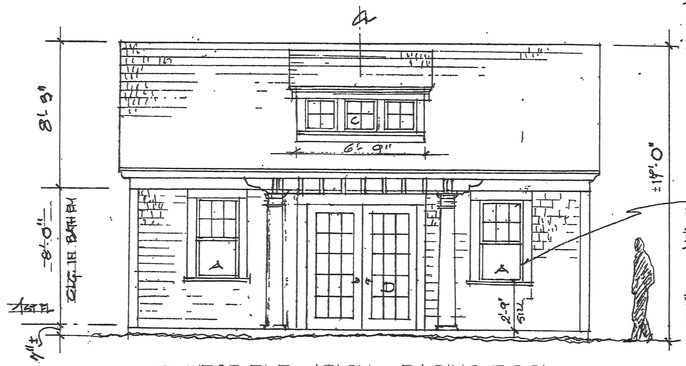
SHEET NO. A-2



K POOL CABANA - FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOORS & WINDOWS

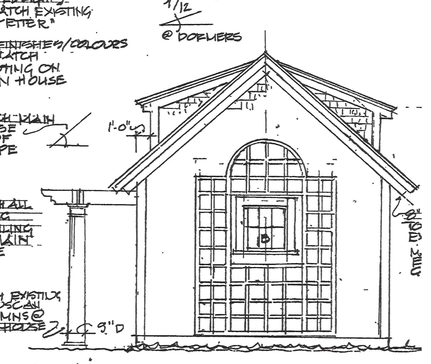
	SASH SIZE	LTS
A	2'-3 7/8" x 4'-5 5/8"	6/1
B	2'-3 7/8" x 2'-3"	6
C	1'-10" x 1'-10"	4
D	(2) 3'0" x 7'-10"	WD FRENCH DOORS



1 WEST ELEVATION - FACING POOL
SCALE: 1/4" = 1'-0"

NOTES

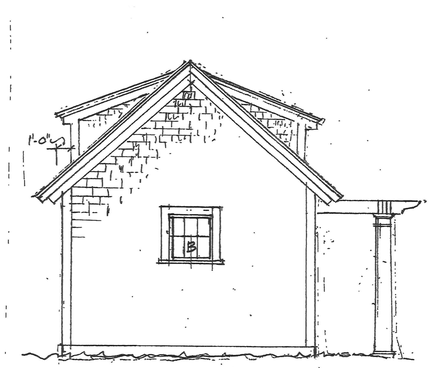
- ALL WINDOWS ARE WOOD TRUE DIVIDED LIGHTS TO MATCH EXISTING BY "VETTER"
- ALL FINISHES/COLOURS TO MATCH EXISTING ON MAIN HOUSE
- MATCH MAIN HOUSE ROOF SLOPE
- MATCH ALL EXISTING DETAILING ON MAIN HOUSE
- MATCH EXISTING WD TUSCAN COLUMNS ON MAIN HOUSE



2 SOUTH - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PAULI & URIBE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

134 MIACOMET ROAD
NANTUCKET, MA 02554

N

SHEET TITLE: PROPOSED POOL CABANA FLOOR PLAN & ELEVATIONS
DATE: AUGUST 23, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

SHEET NO. A-3

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 58.1

Street & Number of Proposed Work: 6B Arrowhead Dr.

Owner of record: Dex Dog LLC

Mailing Address: 6A Arrowhead Dr.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 300 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and 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 6" ☐ 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 _____/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 TME

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other TME

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front Wood Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS ALL TO MATCH EXISTING

Sidewall Natural Clapboard (if applicable) N/A Roof Natural

Trim White Sash White Doors Cobblestone

Deck N/A 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 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft
_____

Signature Date

emeritus
8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

Authorization Letter

6B Arrowhead Drive, Nantucket, MA 02554 — Addition & Alteration

August 3, 2021

Project Name: Addition & Alteration

Project Address: 6B Arrowhead Drive, Nantucket, MA 02554

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 regard to Certificate of Appropriateness documentation necessary for the property at 6B Arrowhead Drive, per our collaboration.

Thank you for your understanding.

Signature: _____

Print Name: Scott T OConnell

Date: Aug 3, 2021

Addition & Alteration

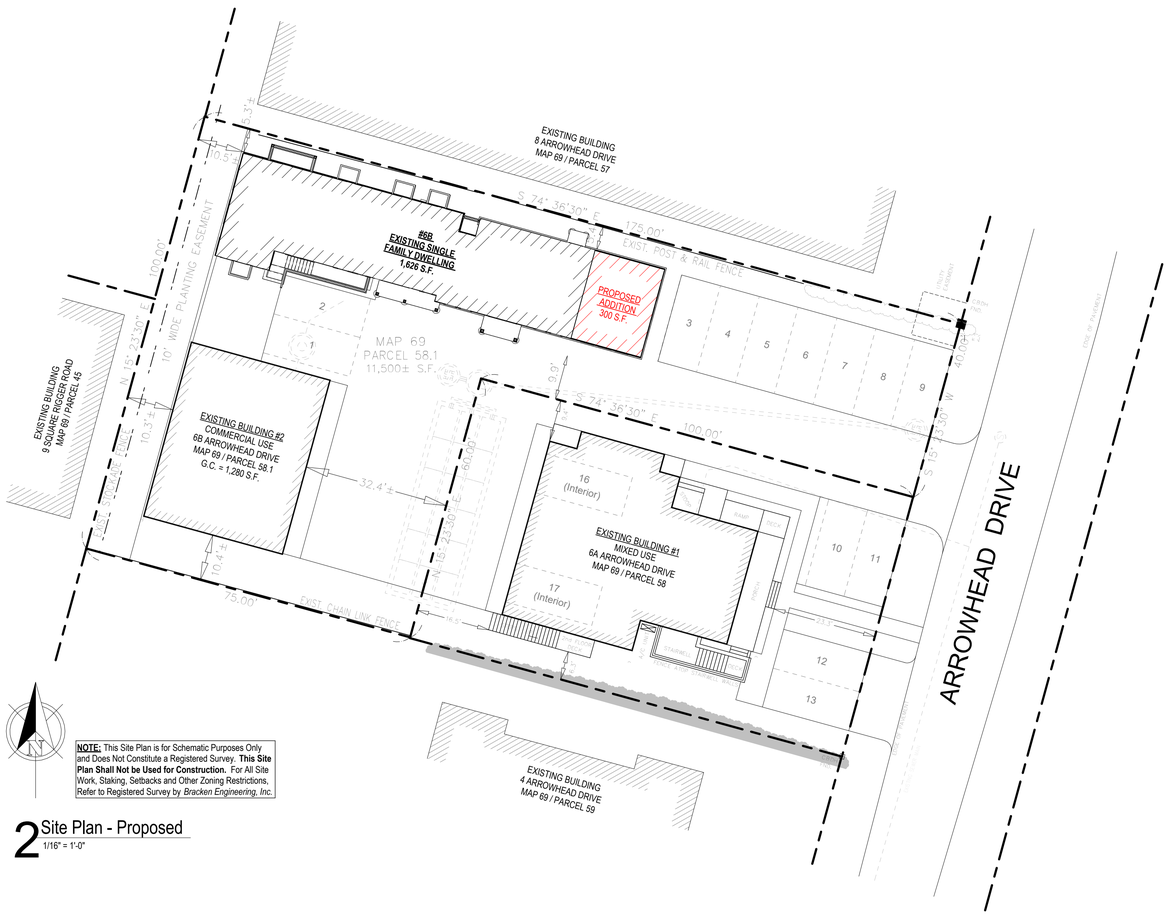
6B Arrowhead Drive
Nantucket, MA 02554

08.26.24

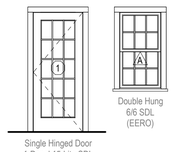
H.D.C. Submission



1 Locus Map
Not to Scale



2 Site Plan - Proposed
1/16" = 1'-0"



3 Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
1	1	2'-9"	6'-8"	Andersen	"A-Series" FWHID2968

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
A	6	2'-6"	4'-4"	Andersen	"A-Series" ADH2644

1409

Addition & Alteration

6B Arrowhead Drive
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	69/58.1
Current Zoning:	RC-2
Minimum Frontage:	40'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	11,500 s.f.
Min. Lot Size:	5,000 s.f.
Allowable G.C.:	50.0% | 5,750 s.f.
Existing G.C.:	22.9% | 2,638 s.f.
Proposed G.C.:	02.3% | 268 s.f.
Total Proposed G.C.:	25.3% | 2,906 s.f.

Sheet Index - Architectural & Structural

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A.1.1 First Floor Plan
A.1.2 Second Floor Plan
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A.2.2 Exterior Elevations
A.2.3 Perspective A
A.2.4 Perspective B
A.2.5 Photo
S.1.1 Structural Plans
S.1.2 Structural Plans
S.2.1 Building Sections
S.2.2 Building Sections

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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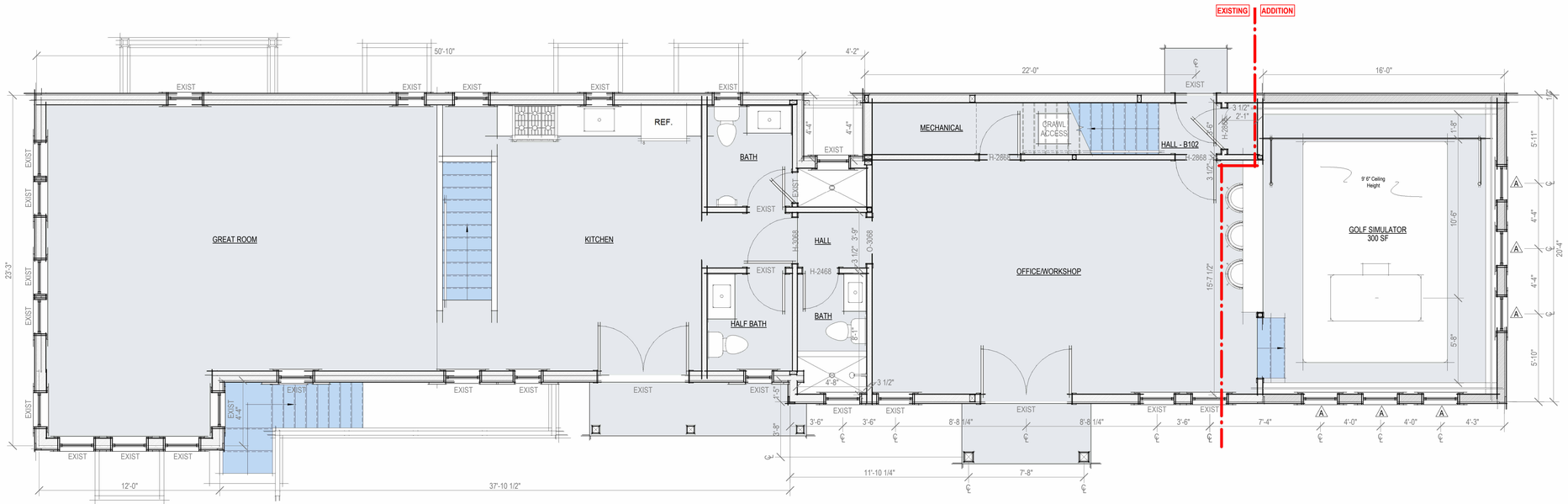
A.0.1

1409

08.26.24

H.D.C. Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

First Floor Plan

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A.1.1
1409

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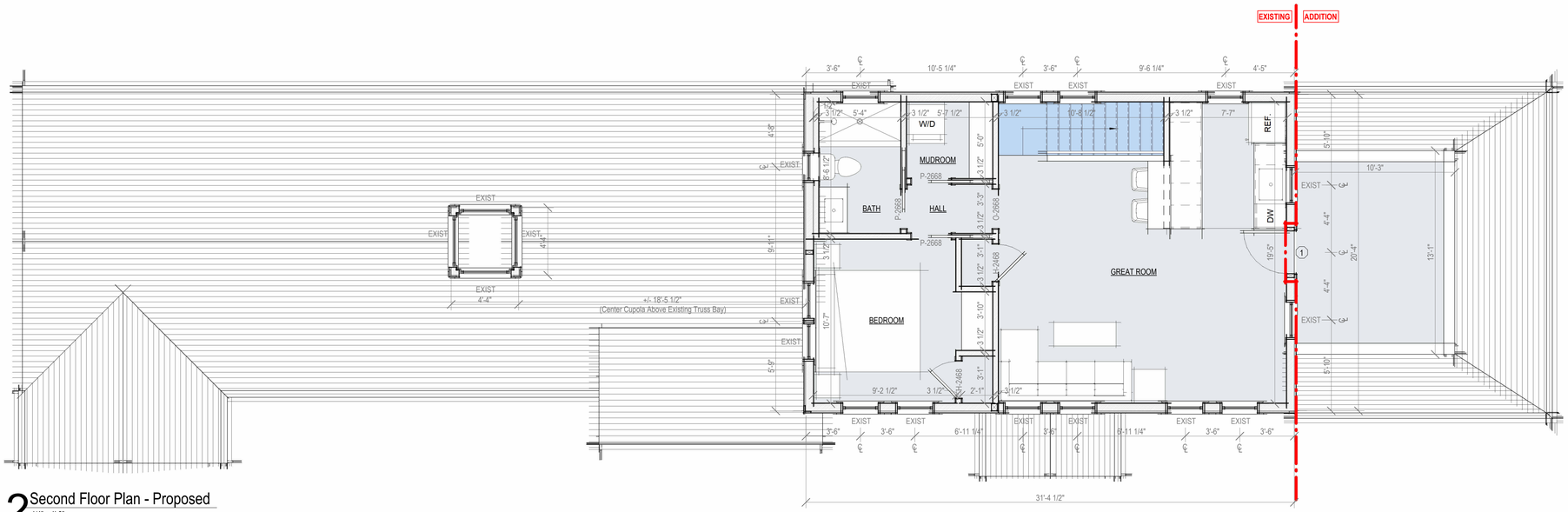

2 Second Floor Plan - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

Second Floor Plan

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A.1.2

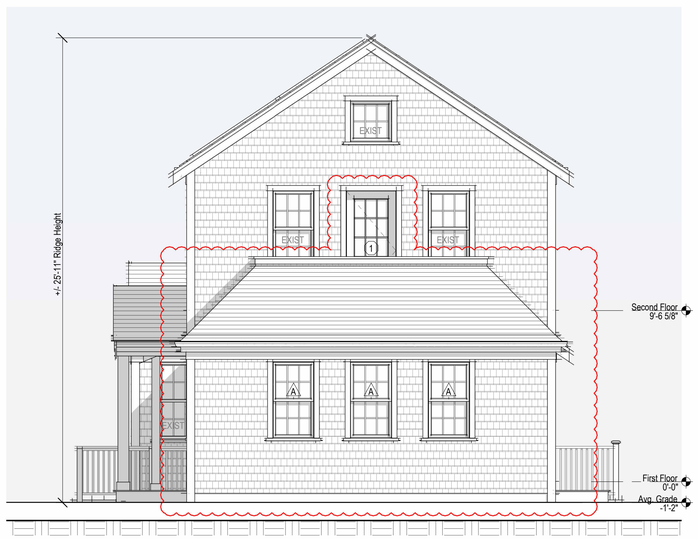
1409

08.26.24

H.D.C. Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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S.1.2 Structural Plans
S.2.1 Building Sections
S.2.2 Building Sections

Revisions

Exterior Elevations

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A.2.1
1409

08.26.24

H.D.C. Submission



3 North Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

Exterior Elevations

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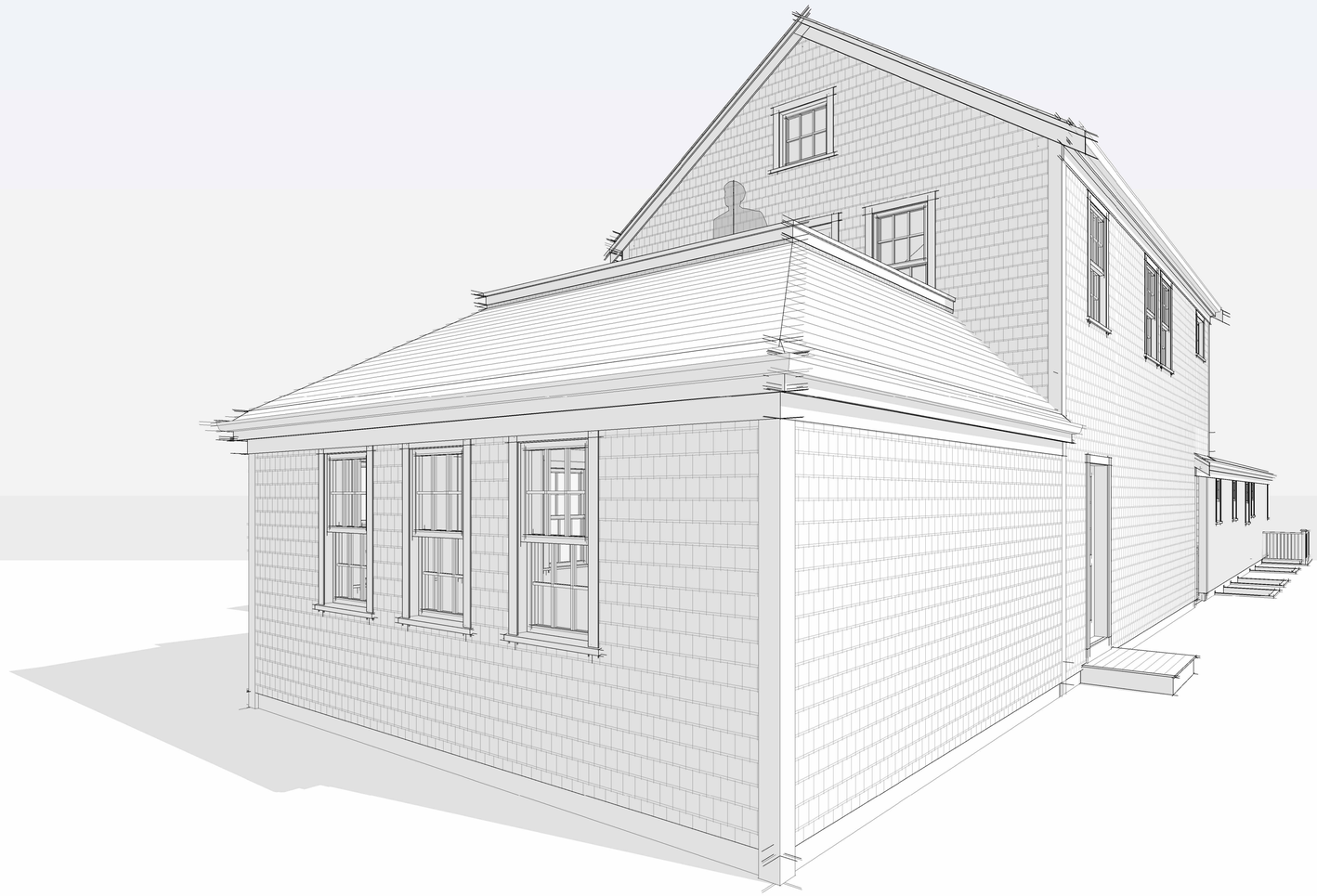
A.2.2

1409

08.26.24

H.D.C. Submission



1409

Addition & Alteration

6B Arrowhead Drive
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

DWD ENGINEERING, INC.

5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	69/58.1
Current Zoning:	RC-2
Minimum Frontage:	40'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	11,500 s.f.
Min. Lot Size:	5,000 s.f.
Allowable G.C.:	50.0% | 5,750 s.f.
Existing G.C.:	22.9% | 2,638 s.f.
Proposed G.C.:	02.3% | 268 s.f.
Total Proposed G.C.:	25.3% | 2,906 s.f.

Sheet Index - Architectural & Structural

Revisions

Perspective A

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.2.3

1409

08.26.24

H.D.C. Submission



1409

Addition & Alteration

6B Arrowhead Drive
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Sheet Index - Architectural & Structural

Revisions

Perspective B

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A.2.4

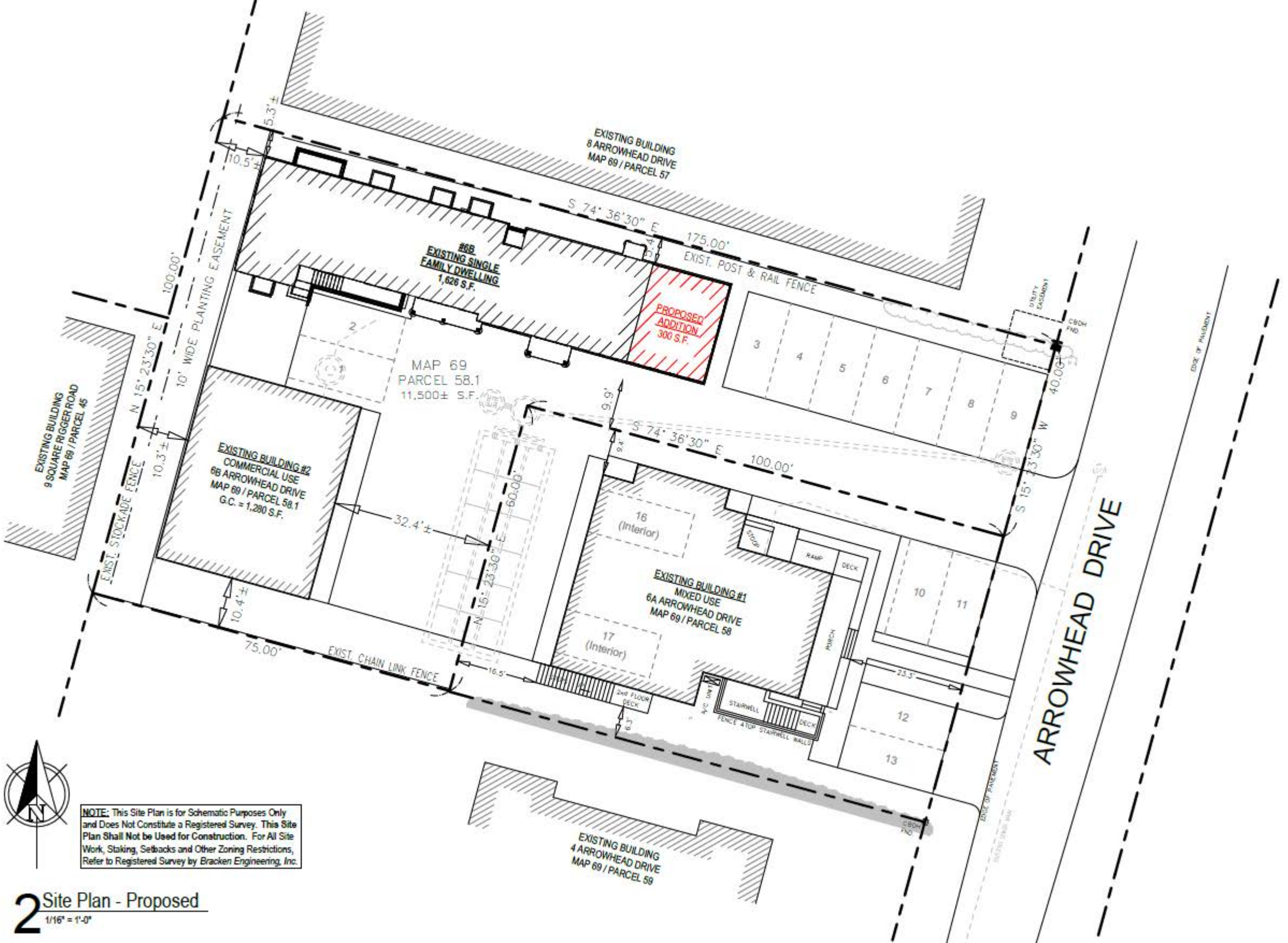
1409

6B ARROWHEAD DRIVE
MAP 96/ PARCEL 58.1
-Existing Photo From East



1 Locus Map

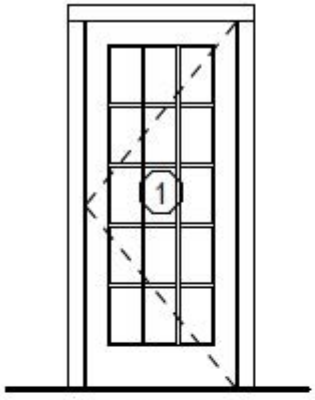
Not to Scale



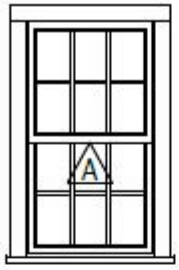
NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. This Site Plan Shall Not be Used for Construction. For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.*

2 Site Plan - Proposed

1/16" = 1'-0"



Single Hinged Door
1-Panel 15-Lite SDL



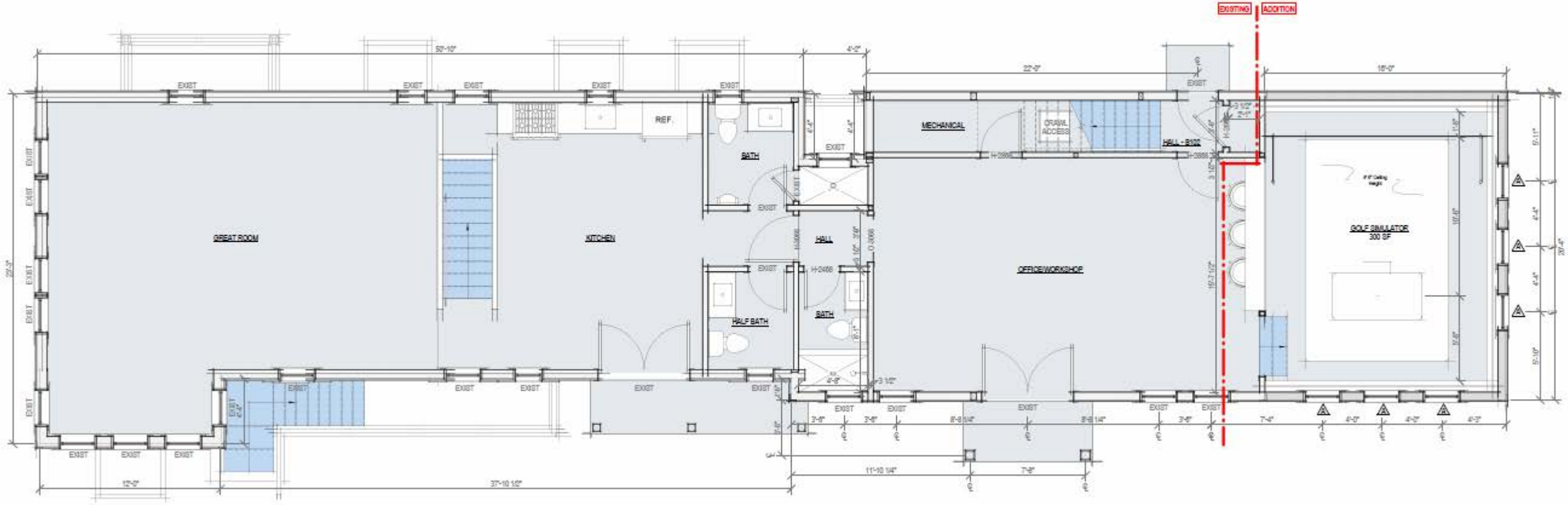
Double Hung
6/6 SDL
(EERO)

3 Exterior Door & Window Legend

1/4" = 1'-0"

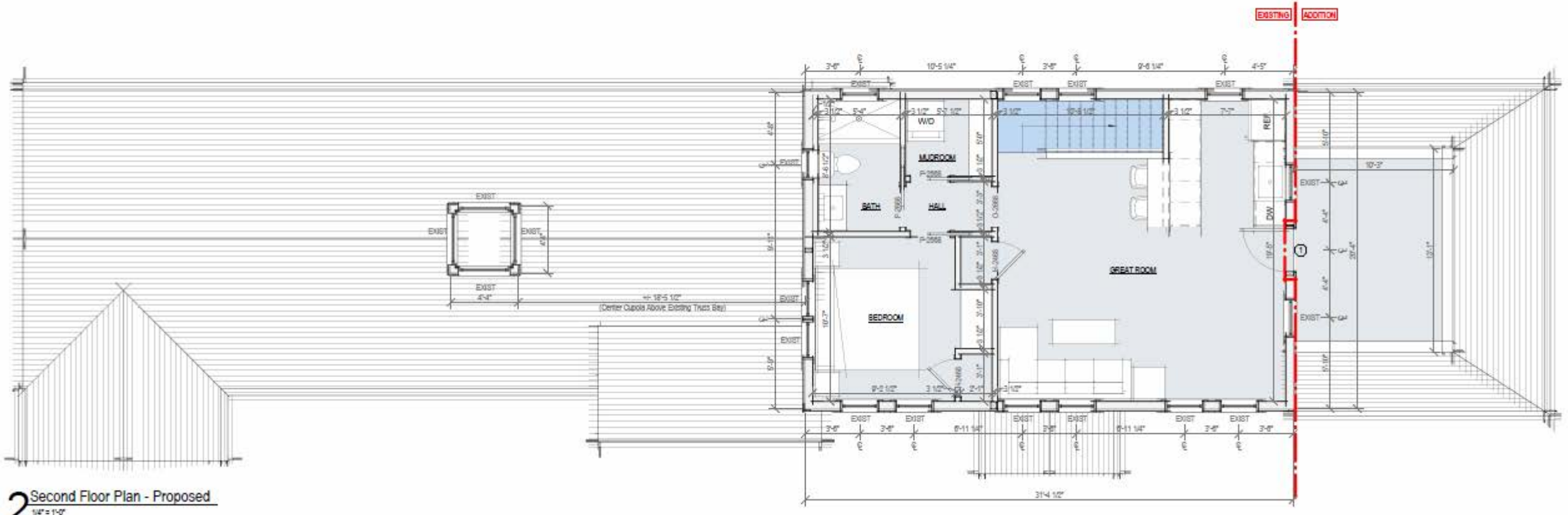
EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
1	1	2'-9"	6'-8"	Andersen	"A-Series" FWHID2968

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
A	6	2'-6"	4'-4"	Andersen	"A-Series" ADH2644



1 First Floor Plan - Proposed

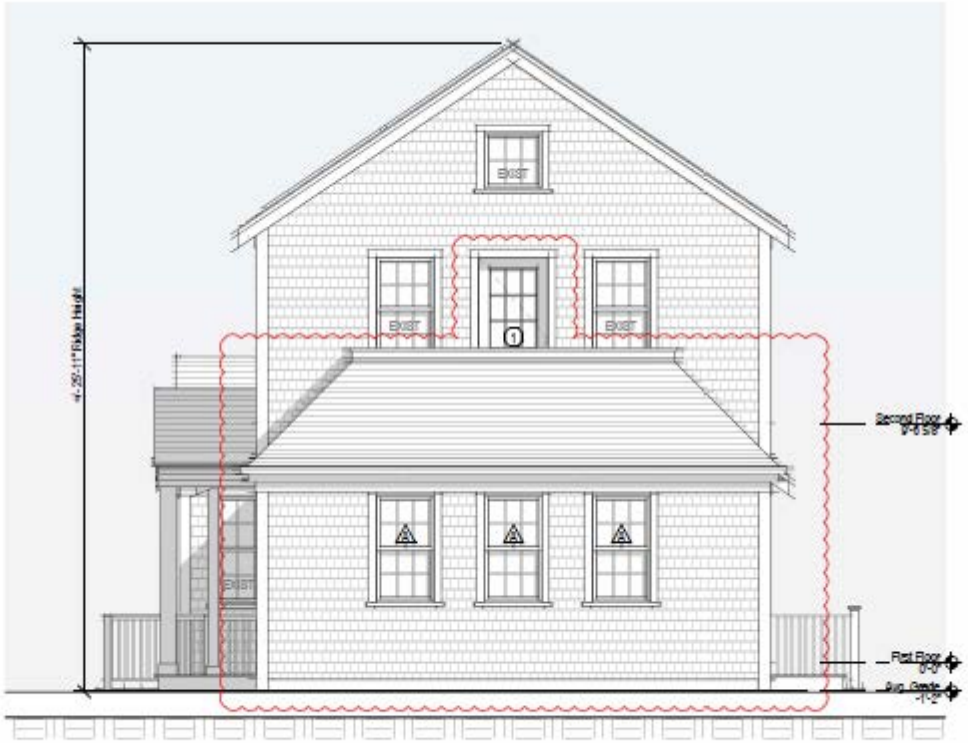
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



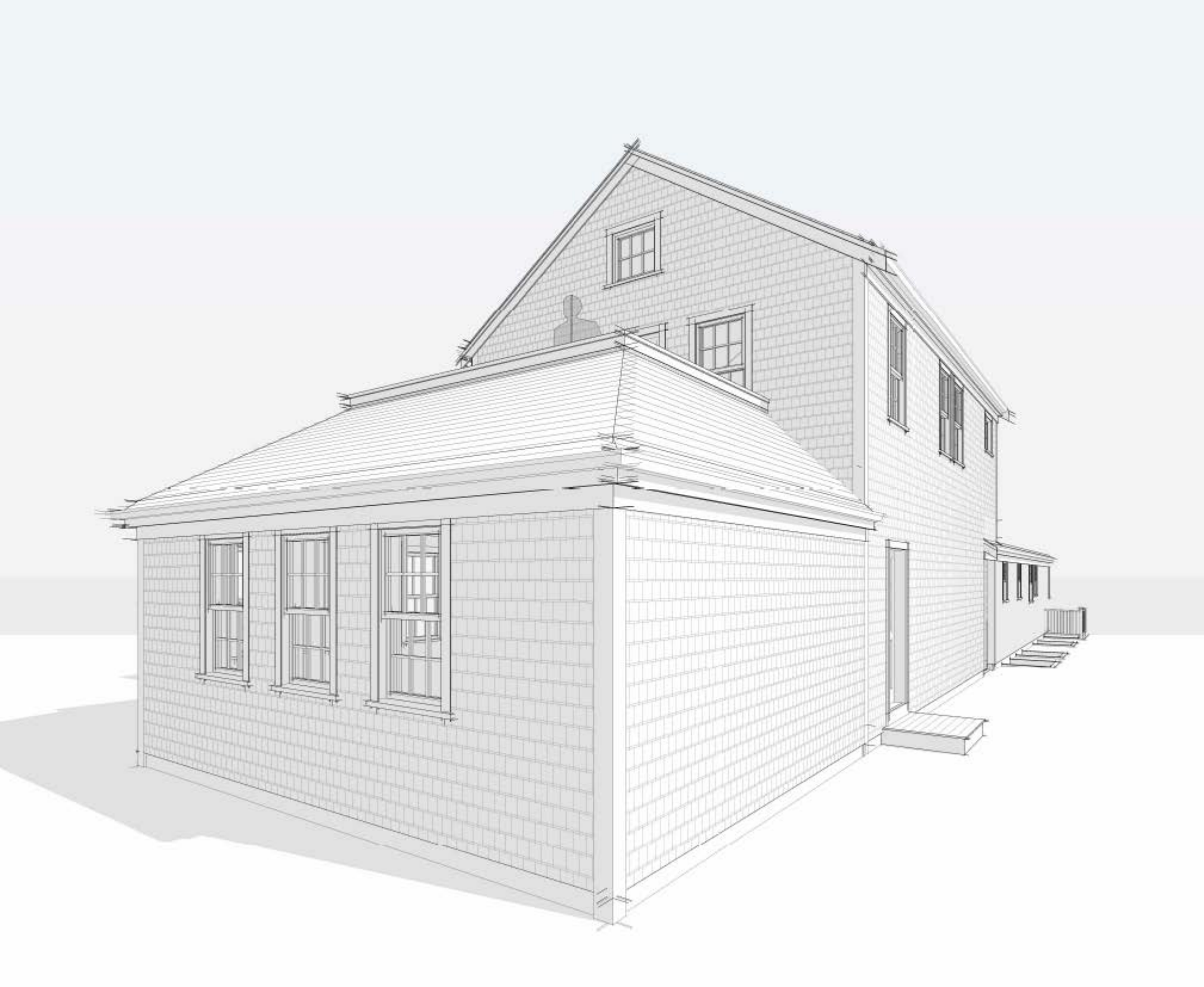
2 East Elevation - Proposed
1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

LF2 - NEW GARAGE W/ STUDIO

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.

LF2 - NEW GARAGE W/ STUDIO

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 200.1

Street & Number of Proposed Work: 47 CROOKED LN

Owner of record: CAPRYS ISLAND HOLDINGS LLC

Mailing Address: 15 CENTRAL PARK W, UNIT 10K

NEW YORK, NY 10023

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-9" Sq. Footage 1st floor: 900 Decks/Patio: Size: 21'-8" ☐ 1st floor ☐ 2nd floor

FILING FEE: $300 Width: 23'-9" Sq. footage 2nd floor: 600 Size: 8'-0" ☐ 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 27' - 0" South 27' - 0" East 27' - 0" West 27' - 0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass N/A /12 Dormer N/A /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 1X3 Door Frame 1X3 Columns/Posts: Round _____ Square X

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

Hardscape materials: Driveways _____ Walkways GRANITE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim GREY Sash DARK GREY Doors DARK GREY
Deck 1X4 IPE 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 8/26/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..CAPRYS ISLAND HOLDINGS LLC.....

MAILING ADDRESS..15 CENTRAL PARK W APT 10K, NEW YORK NEW YORK 10023

PROPERTY LOCATION..47 CROOKED LN.....

ASSESSORS MAP/PARCEL..41 / 200.1.....

SUBMITTED BY:..Andrew Kotchen (Workshop/APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 13, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.13 15:46:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 47 CROOKED LN

Tax Map Number: 41 Parcel Number: 200.1

Owner of Record: CAPRYS ISLAND HOLDINGS LLC

Description of Proposal:

Construction of new garage studio and pool cabana

Anticipated HDC Submission Date: 8/26/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	200		SIXTY-TWO MADAKET ROAD NOM TRUST	C/O DAVID DRIVER TR	193 DARTMOUTH ST	SAN FRANCISCO	CA	94134-1427	62 MADAKET RD
41	200	2	BARNES SAMANTHA TR		26 SUMMER STREET	ANDOVER	MA	01810	68 MADAKET RD
41	200	3	TWO STROKE HOLDINGS LLC		268 COLD SPRING AVE STE B	WEST SPRINGFIELD	MA	01089	66 MADAKET RD
41	200	4	BOGUE JANE M TR	JANE M BOGUE REVOC TRUST	64 MADAKET RD	NANTUCKET	MA	02554	64 MADAKET RD
41	201	3	MENDELSOHN ANNE K		PO BOX 1201	NANTUCKET	MA	02554	43 CROOKED LN
41	462	3	JELLEME CAITLIN G		70 MADAKET RD	NANTUCKET	MA	02554	70 MADAKET RD
41	531		51 CROOKED LANE LLC		1 APPLE RD	BEVERLY	MA	01915	51 CROOKED LN
41	582		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	56 MADAKET RD
Count:	**8**								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C/O DAVID DRIVER TR
193 DARTMOUTH ST
SAN FRANCISCO, CA 94134-1427
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LF2 GARAGE W/ STUDIO

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY

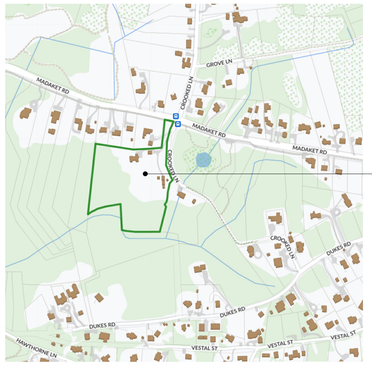


LOCUS MAPS

NOT TO SCALE







DRAWING INDEX

SHEET NAME	SHEET NUMBER	08/26/2024 - HDC SUBMISSION
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FLOOR PLANS	A-100	•
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GRAND TOTAL: 6		

ZONING INFORMATION

Map/Parcel	41 / 200.1
Current Zoning	LUG-1
Front Setback	35 FT
Side Setback	10 FT
Rear Setback	10 FT
Max. Building Height	30 FT
Lot Size	5.84 Acres (254,672 SF)
Ground Cover Allowed	7640 SF (3%)
Ground Cover Existing	2099 SF
Proposed Main House G.C.	1980 SF
Proposed Guest House G.C.	680 SF
Proposed Garage w/ Studio G.C.	1460 SF
Proposed Cabana	360 SF
Proposed Shed G.C. (NOT INCLUDED IN TOTAL G.C.)	200 SF
Total Proposed G.C.	4,480 SF

PROPOSED COLORS

SASH: DARK GRAY
TRIM: GRAY

NANTUCKET, MA - ZONING ANALYSIS

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

MAP & PARCEL: 41 200.1
CURRENT ZONING: LUG-1

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF	254,672 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	3 %	1.75 %	
		7,640 SF	4,480 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	100'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	35'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	7,640 SF	N/A	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	200 SF	IN COMPLIANCE

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

HDC SUBMISSION

GARAGE W/ STUDIO
08/26/2024

OWNER

CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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

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STRUCTURAL ENGINEER

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MEP ENGINEER

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SURVEYOR

ISLAND SURVEYORS, LLC
90 Old South Road
Nantucket, MA 02554
T: (508) 228-2720

LANDSCAPE ENGINEER

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/CNO
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	
SCALE:	As indicated
PROJ. NO.	324010

TITLE SHEET

T-001

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GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 2-STORY, 1460 SF, 2-CAR GARAGE STRUCTURE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORING OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICATION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

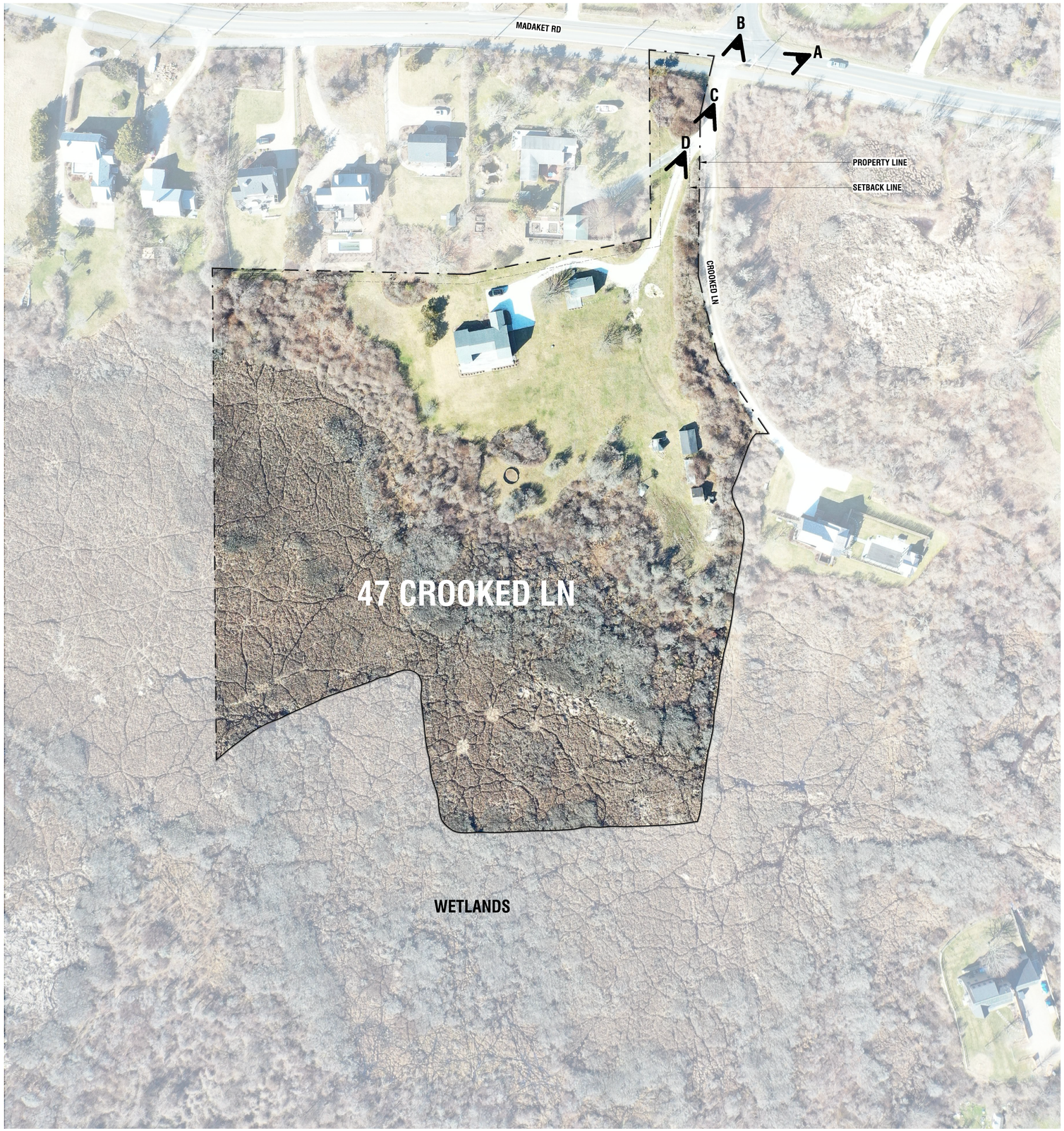
1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND, FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (W/R). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSURE UNIFORM COLOR THROUGHOUT.
7. PROVIDE UP TO 3 COLOR SAMPLES ON SITE PER COLOR FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION. FOR BIDDING PURPOSES, THE PAINTER SHALL ASSUME THAT THERE WILL BE AT LEAST (5) DIFFERENT COLORS USED IN THE RENOVATION.
8. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN, WITH NO OVERLAPPING.
9. EACH COATING OF PAINT SHALL BE WIPED FREE OF DUST PRIOR TO APPLICATION OF SUCCEEDING FINISHES.
10. DRIPS, ROLLER MARKS, ROLLER FUZZ AND MOTTLED SURFACES ARE NOT ACCEPTABLE.
11. UPON COMPLETION OF PAINTING WORK, CLEAN ALL SURFACES OF SPATTERED OR SPILLED PAINT. PAINTER SHALL LEAVE ANY EXCESS PAINT IN PROPERLY SEALED CANS WITH SUPERINTENDENT; LABEL EACH CAN CLEARLY WITH NUMBER, FINISH AND TYPE.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	HOLLOW CORE	HC
ACCESS PANEL	A.P.	HOLLOW METAL	H.M.
ACOUSTICAL	ACOUS.	HORIZONTAL	HORIZ.
ADJACENT	ADJ.	INCHES	IN.
AIR CONDITIONING	A/C	INSULATION	INSUL.
ALUMINUM	AL.	JUNCTION BOX	J.B.
APPROXIMATE	APPROX.	LAMINATE	LAM.
ARCHITECTURAL	ARCH.	LOW VOLTAGE	L.V.
BLOCKING	BLKG	MATERIAL	MATL
CEILING	CLG.	MAXIMUM	MAX.
CEILING HEIGHT	C.H.	MECHANICAL	MECH.
CENTER LINE	CL.	METAL	MTL.
CERAMIC TILE	C.T.	MINIMUM	MIN.
COLUMN	COL.	MISCELLANEOUS	MISC.
CONCR





A. VIEW OF ENTRY DRIVEWAY LOOKING EAST



B. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH



C. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH



D. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER

CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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

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STRUCTURAL ENGINEER

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MEP ENGINEER

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SURVEYOR

ISLAND SURVEYORS, LLC
90 Old South Road
Nantucket, MA 02554
T: (508) 228-2720

LANDSCAPE ENGINEER

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	
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EXISTING CONDITIONS

G-002

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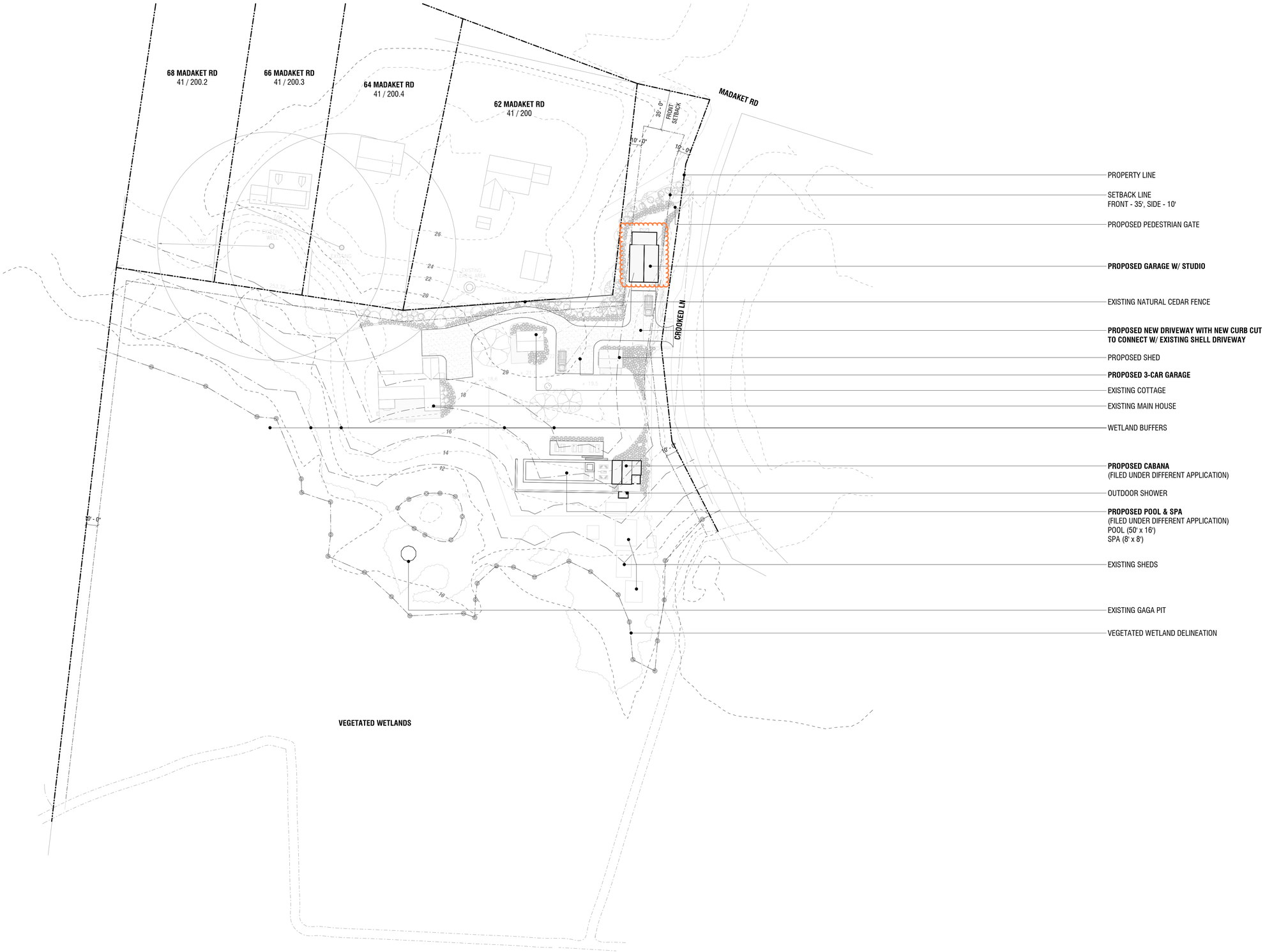

VEGETATED WETLANDS

1 **SITE PLAN**
1" = 40'-0"

LF2
CABANA

47 CROOKED LN
NANTUCKET, MA 02554

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CAPRYS ISLAND HOLDINGS, LLC
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SITE PLAN

L-100

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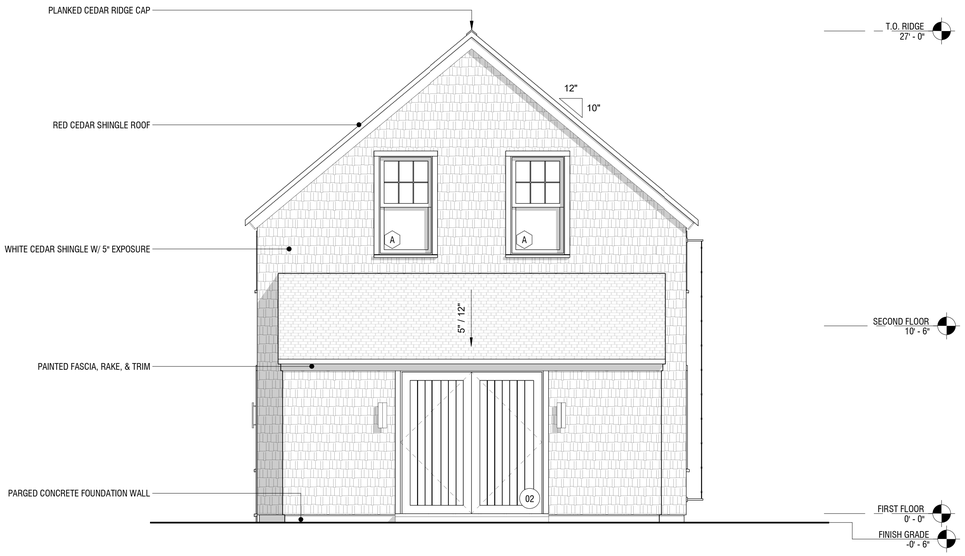


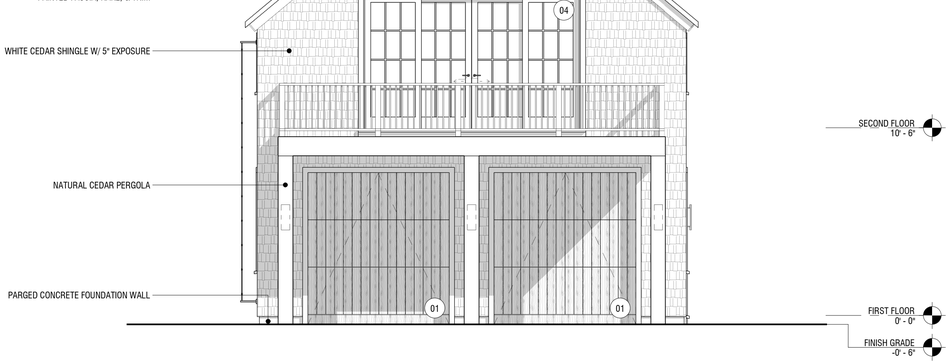
1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

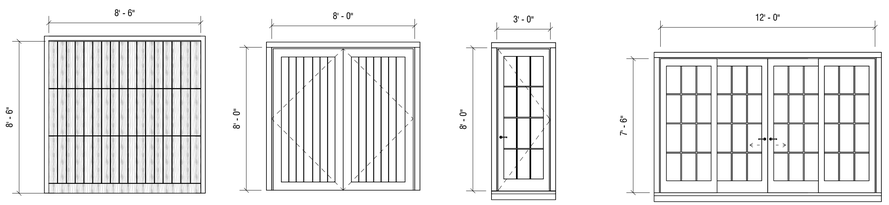
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

DOOR LEGEND



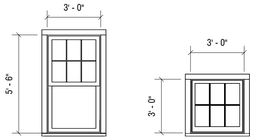
01
TYPE: OVERHEAD DOOR
SASH: DARK GRAY
TRIM: GRAY
MODEL: OVERHEAD
MFGR: CLOPAY

02
TYPE: DOUBLE SWING DOOR
SASH: DARK GRAY
TRIM: GRAY
MODEL: DOUBLE SWING
MFGR: CLOPAY

03
TYPE: 12 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: SWING
MFGR: ANDERSEN

04
TYPE: 12 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: SLIDE
MFGR: ANDERSEN

WINDOW LEGEND



A
TYPE: 3/2 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: DOUBLE-HUNG
MFGR: ANDERSEN

B
TYPE: 3/2 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: ANDERSEN

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER

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BUILDING ELEVATIONS

A-200

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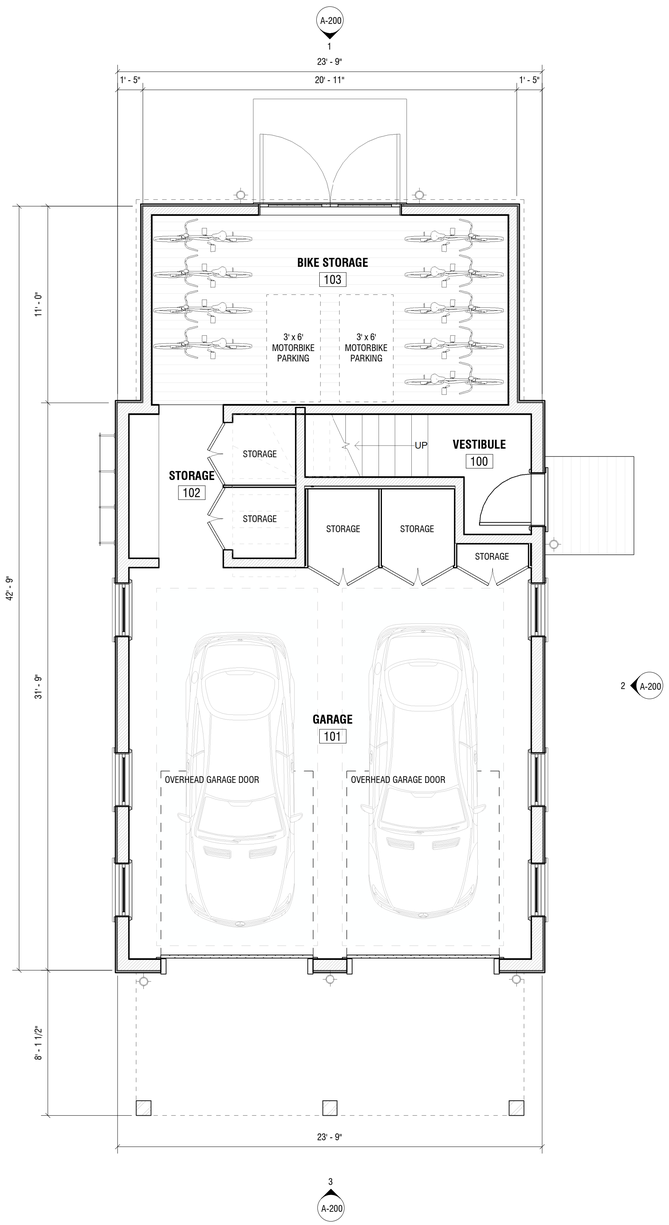

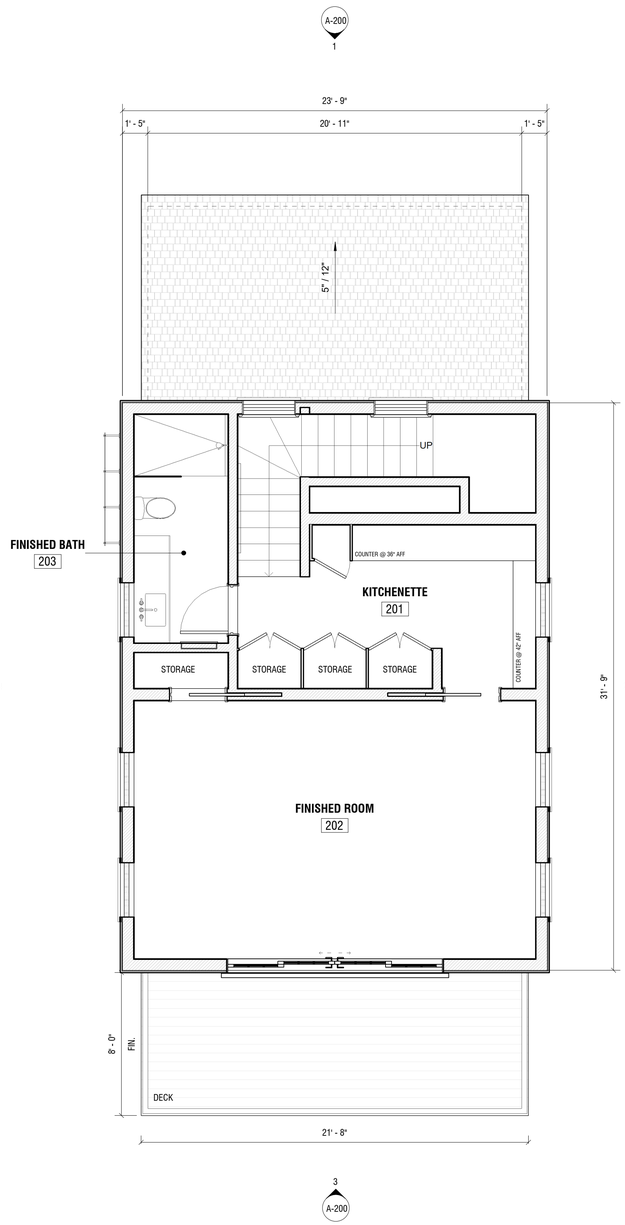

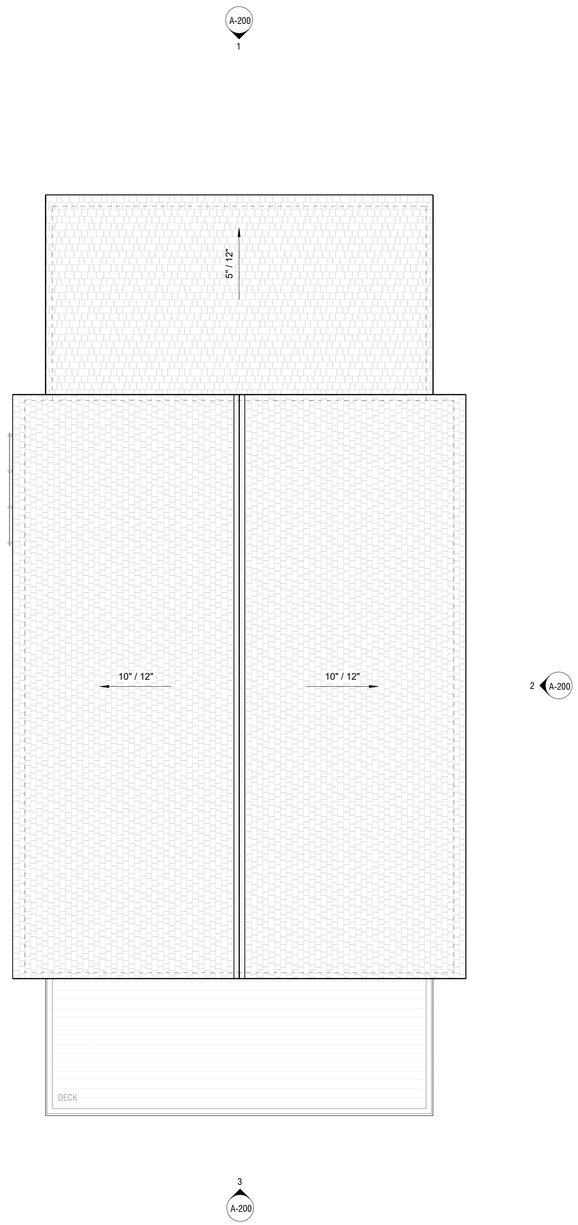

1 FIRST FLOOR PLAN
1/4" = 1'-0"

2 SECOND FLOOR
1/4" = 1'-0"

3 ROOF PLAN
1/4" = 1'-0"

LF2
GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER
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DRAWING SET ISSUES
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DRAWING INFO
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FLOOR PLANS

A-100

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Thomas & Louise Middleton

STREET ADDRESS 28 Nonantum

MAP/PARCEL 87 | 21.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing — 8/26/24

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°: 87 PARCEL N°. 21.1

Street & Number of Proposed Work: 28 Nonantum Ave

Owner of record: Tom and Louise Middleton

Mailing Address: 667 Esplanade

Pelham Manor, NY 10803

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing@LINK Permitting + Design

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building * OUSITE ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 48sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: 432sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ✓ South ✓ East ✓ West ✓

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2004

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Move Cottage on Site
no exterior 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 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 TME Rake TME Soffit (Overhang) _____ 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 _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WCS NTW Clapboard (if applicable) _____ Roof _____

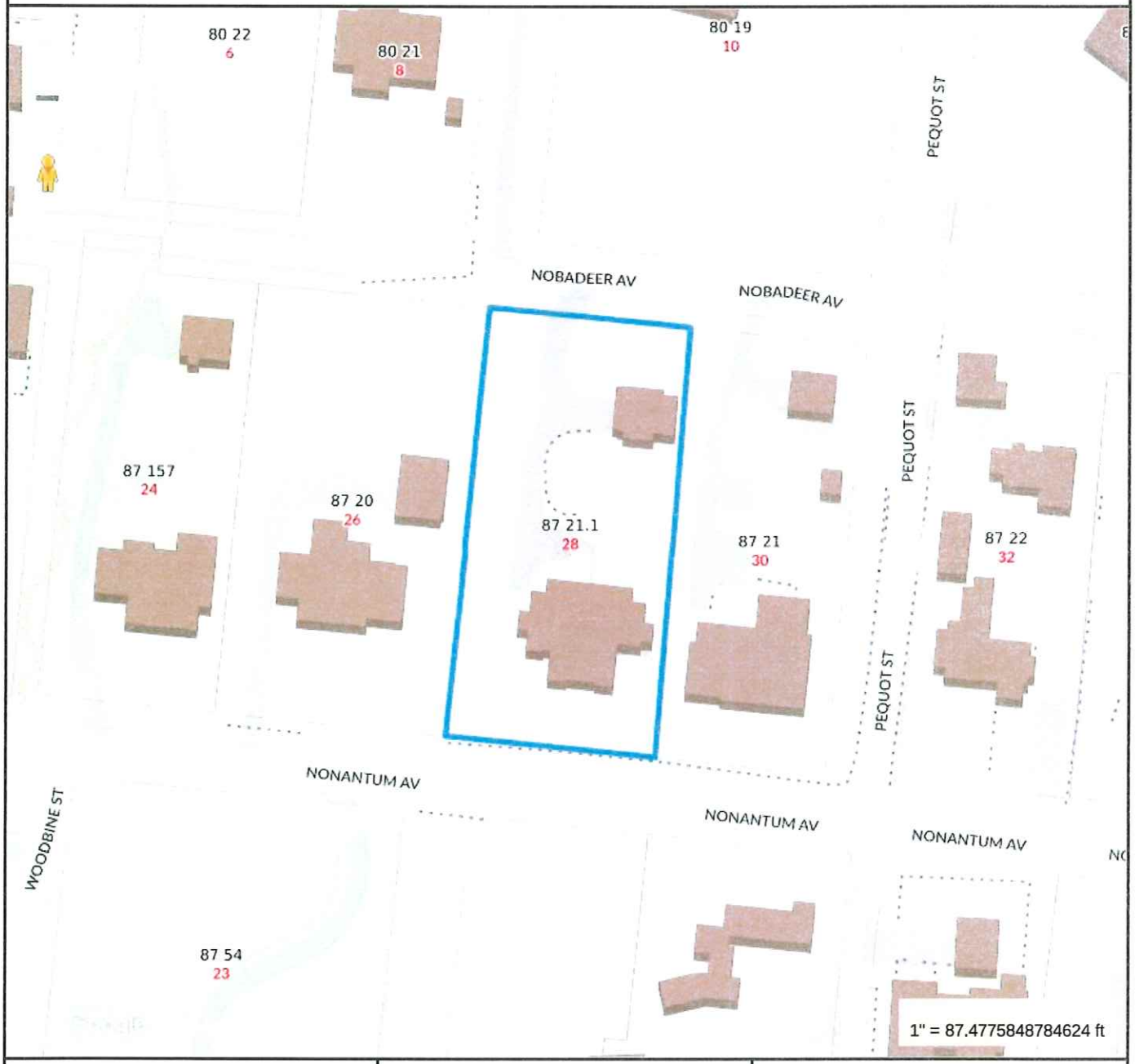
Trim White Sash White Doors White

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 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	8491
Location	28 NONANTUM AV
Owner	MIDDLETON THOMAS S & LOUISE M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
AUG 26 2024

CONSTRUCTION DOCUMENTS FOR THE:

MIDDLETON GARAGE/STUDIO

28 NONANTUM AVENUE, SURFSIDE

OWNER INFORMATION:

Thomas and Louise Middleton
667 Esplanade
Pelham, NY 10803



1 CO LOCUS
SCALE: NO SCALE

WINDOW & DOOR SCHEDULE

Middleton Garage Studio
06.20.03
01.14.04
SMR

All windows are Andersen Wainwright Double Hung, white clad w/ Simulated Divided Light and screens
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All exterior doors to be Andersen Frenchwood Series, white clad, w/ Simulated Divided Light & screens, Satin Chrome Estate HW
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All specifications as shown to be verified in field by contractor for size and match prior to order

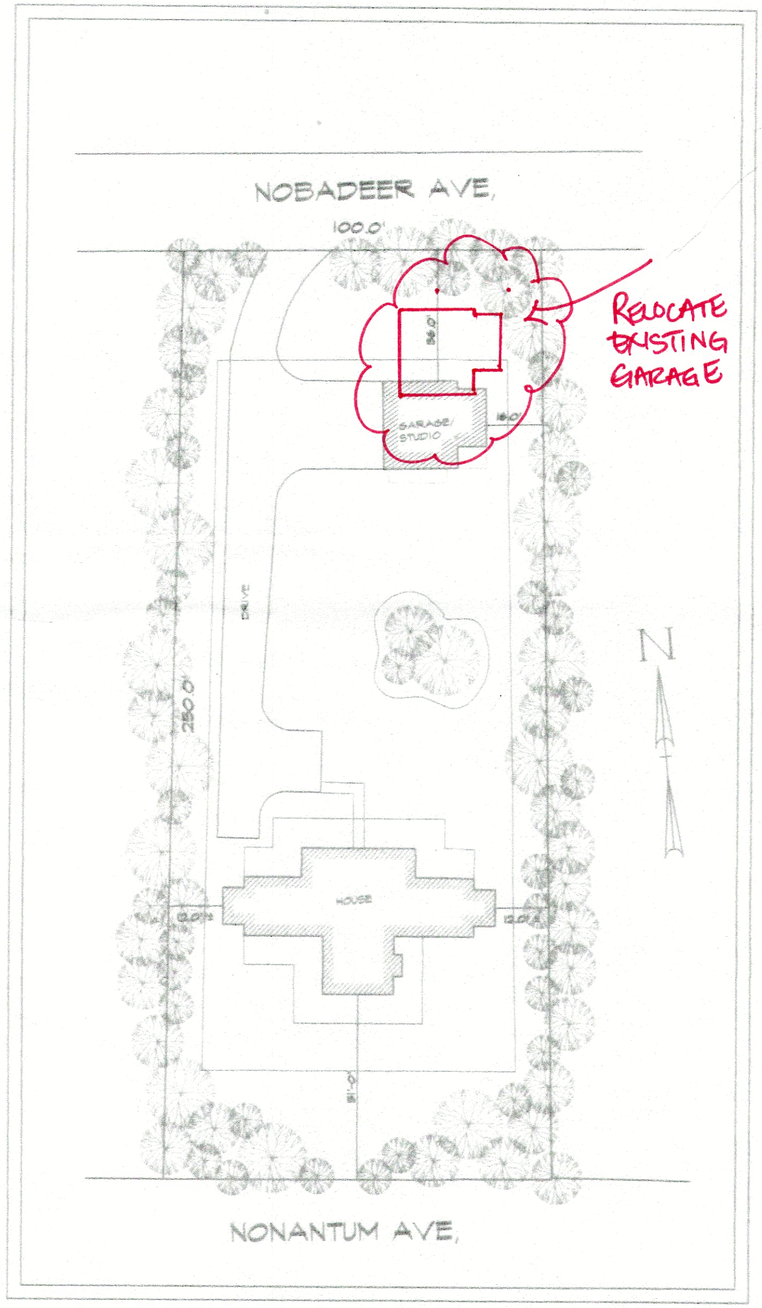
WINDOWS

Window Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height unless noted	Description	Muntin Detail
A	20	WDH2442	2'-6" x 4'-4 7/8"	80"	Double Hung	8x12, 6/6
B	2	WDH2432	2'-6" x 3'-0 7/8"	80"	Double Hung	8x9, 6/6

DOORS

Door Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height unless noted	Description	Muntin Detail
1	1	Brosco	3'-0" x 6'-8"	80"	6 Panel, [illegible]	[illegible]
2	1	Brosco	3'-0" x 6'-8"	80"	2 Panel, 9 Lite	9 Lite
3	1	Brosco	3'-0" x 6'-8"	80"	2 Panel, 9 Lite	9 Lite
4	1	Custom Cedar Hinged	4'-0" x 8'-8"	80"	1x4 T&G Clear Cedar, hinged	
5	1	Cedar Clad Overhead	9'-0" x 8'-6"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
6	1	Cedar Clad Overhead	9'-0" x 8'-6"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
7	1	FWH276BR	2'-7" x 6'-8"	80"	Full View 15 lite	15 lite

3 CO WINDOW/DOOR SCHEDULE
NO SCALE



2 CO SITE PLAN
SCALE: 1" = 30'

MIDDLETON ▲ 28 NONANTUM AVE. ▲ GARAGE/STUDIO

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

51 Old South Street
P.O. Box 2458
Nantucket Island, MA. 02584
Tel: (508) 228-4722
Fax: (508) 228-3904

459 Main Street
P.O. Box 298
Harwich Port, MA. 02646
Tel: (508) 432-4722
Fax: (508) 430-1345

COVER SHEET

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMR
DRAWING NUMBER N-0900-1055

REV:
CD's 08.18.03
CD's 2nd Issue 01.14.04

SHEET CO

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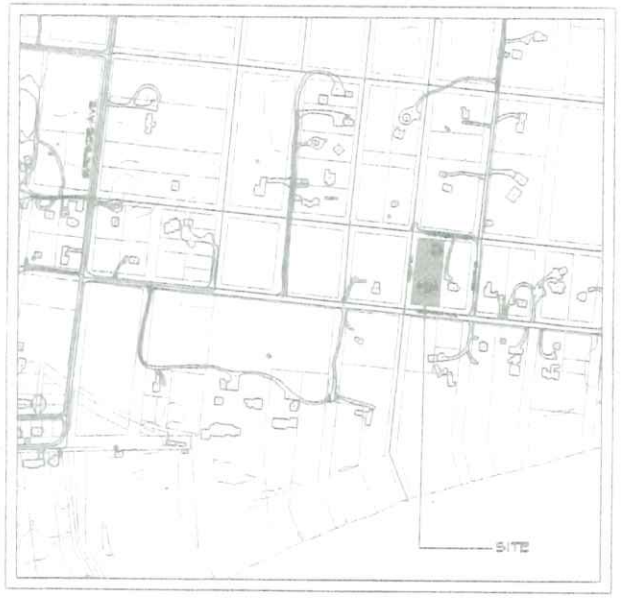
CONSTRUCTION DOCUMENTS FOR THE:

MIDDLETON GARAGE/STUDIO

28 NONANTUM AVENUE, SURFSIDE

OWNER INFORMATION:

Thomas and Louise Middleton
667 Esplanade
Pelham, NY 10803



1 LOCUS
CO SCALE: NO SCALE

RECEIVED
AUG 26 2024
BY

WINDOW & DOOR SCHEDULE

Middleton Garage Studio
06.26.03
07.14.04
DMC

All windows are Andersen Wainwright Double Hung, white clad w/ Simulated Divided Light and screens
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All exterior doors to be Andersen Frenchwood Series, white clad, w/ Simulated Divided Light & screens, Satin Chrome Estate HW
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All specific items as shown to be verified in field by contractor for size and match prior to order

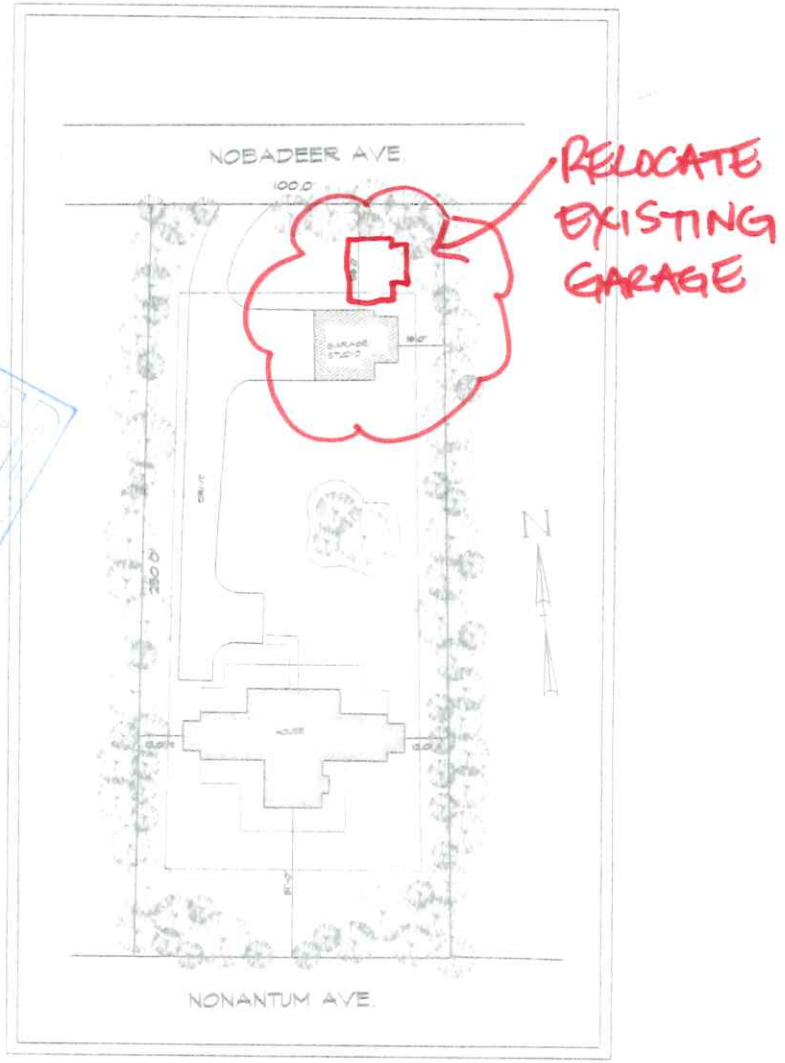
WINDOWS

Window Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height Unless noted	Description	Muntin Detail
A	1	WDH2642	2'-6" x 4'-1 7/8"	80"	Double Hung	as (2) 6/6
B	1	WDH2452	2'-4" x 3'-0 7/8"	80"	Double Hung	as B 6/6

DOORS

Door Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height Unless noted	Description	Muntin Detail
1	1	Bifold	7'-0" x 8'-0"	80"	4 - 9" Panel, [redacted]	[redacted]
2	1	Bifold	7'-0" x 8'-0"	80"	2 Panel, 9 Lite	3 Lite
3	1	Bifold	7'-0" x 8'-0"	80"	2 Panel, 9 Lite	3 Lite
4	1	Custom Cedar Hinged	4'-0" x 6'-9"	80"	1x4 T&G Clear Cedar, hinged	
5	1	Cedar Clad Overhead	9'-0" x 8'-0"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
6	1	Cedar Clad Overhead	9'-0" x 8'-0"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
7	1	FW-67WP	2'-10" x 6'-0"	80"	Full View 15 Bv	15 Bv

3 WINDOW/DOOR SCHEDULE
CO NO SCALE



2 SITE PLAN
CO SCALE 1" = 30'

MIDDLETON - 28 NONANTUM AVE. - GARAGE/STUDIO | COVER SHEET | DATE: 06.26.03 | SCALE: AS NOTED | DRAWN BY: SAW | DRAWING NUMBER: N-0900-1055 | SHEET CO

D. NEIL PARINI ASSOCIATES
ARCHITECTS AND PLANNERS

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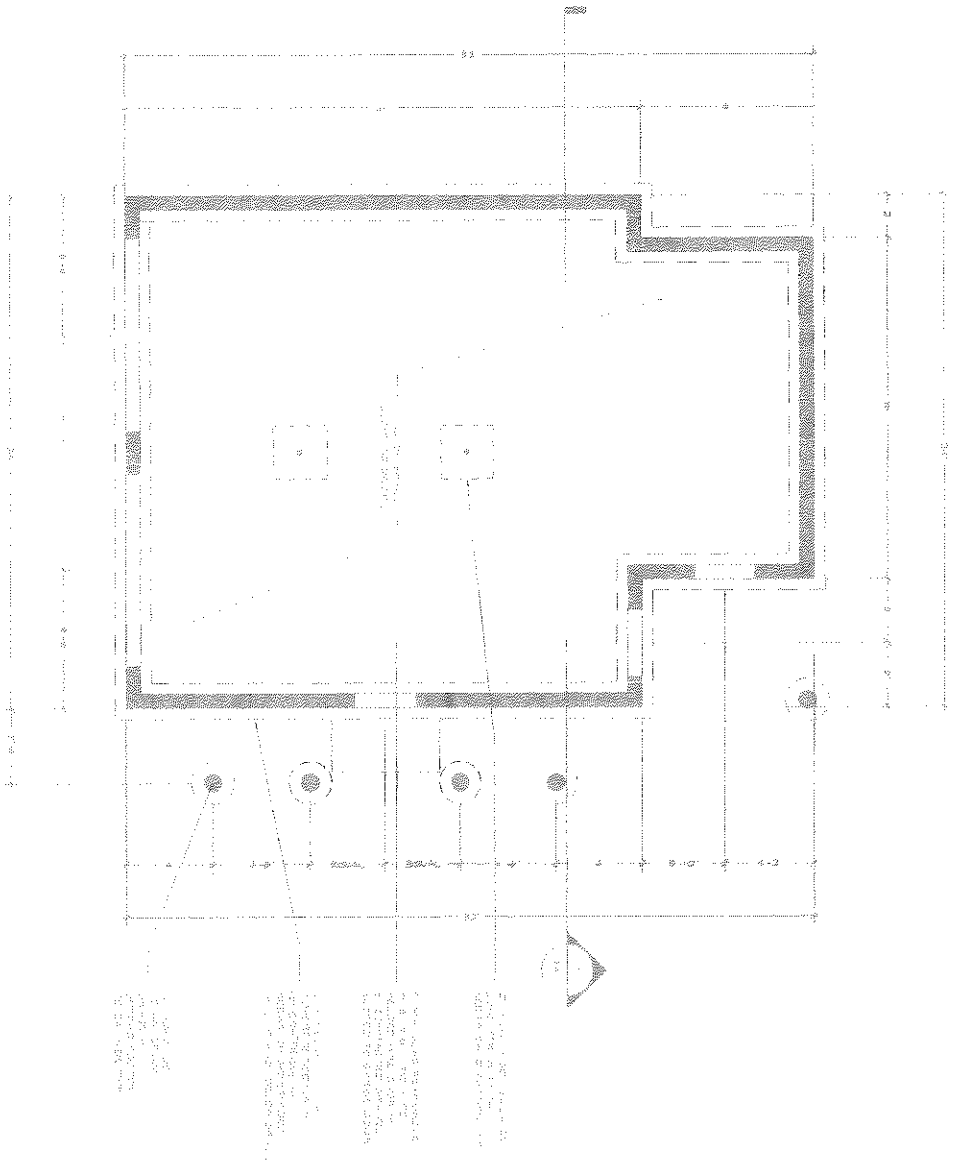

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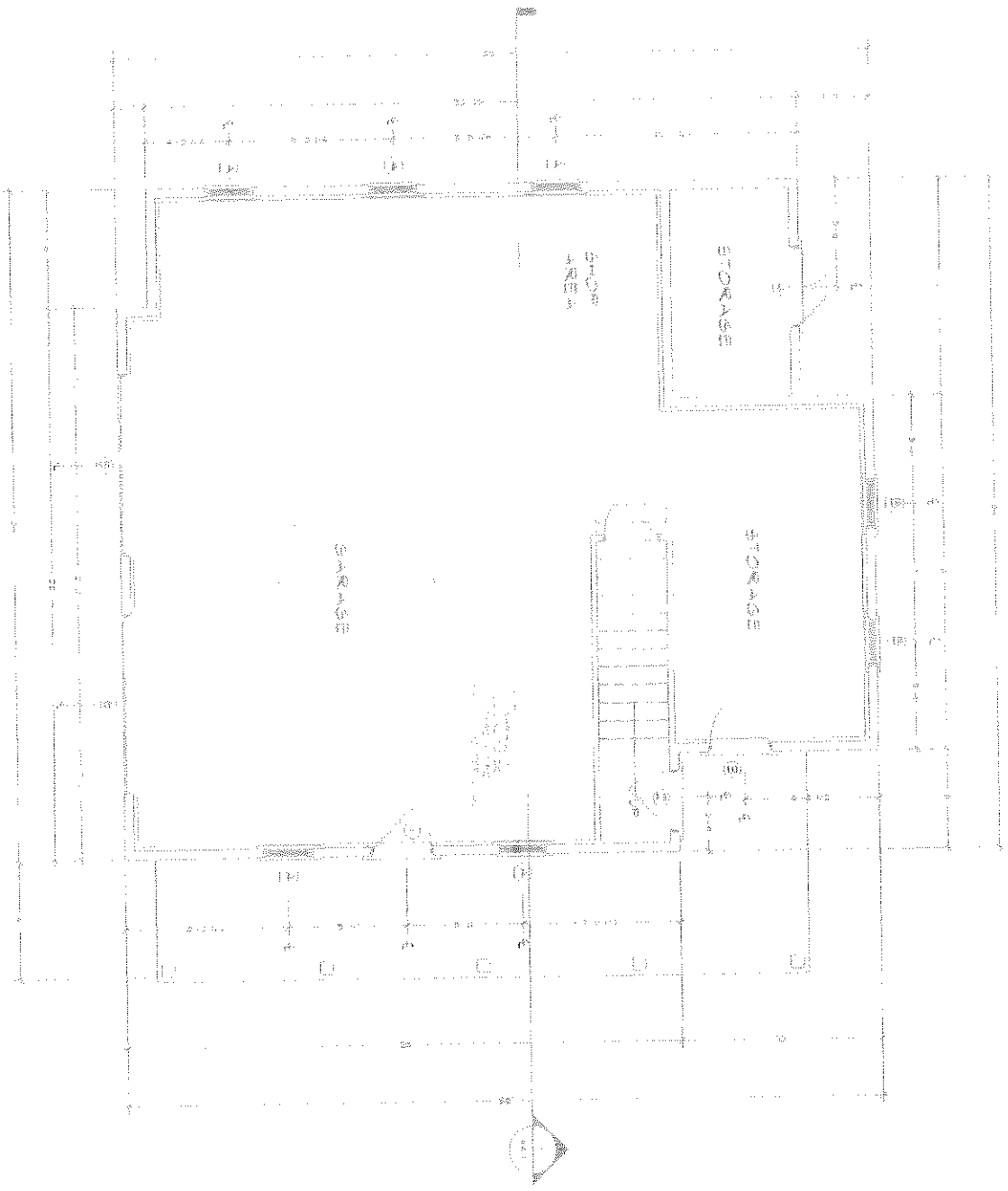
MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO | FOUNDATION PLAN

D. NEIL PARKIN ASSOCIATES

SHEET S1



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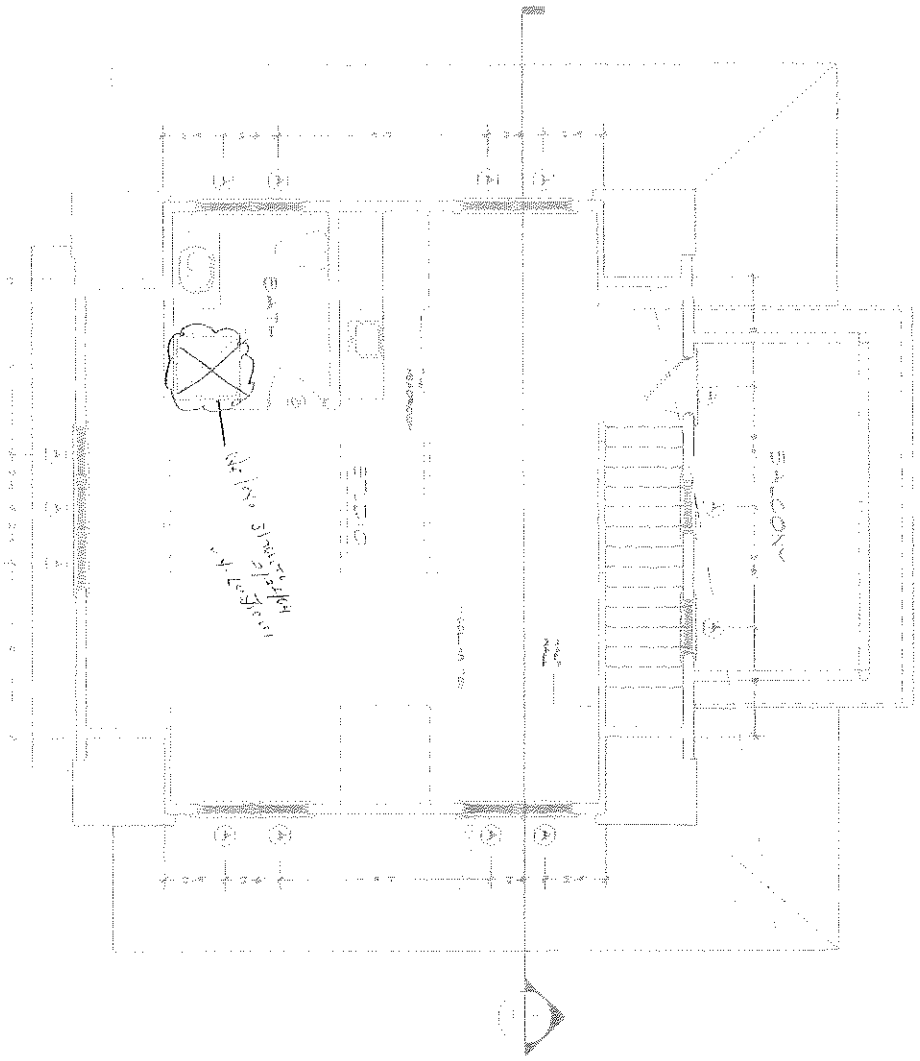
MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO

DANIEL PARTNERS ASSOCIATES

FIRST FLOOR PLAN

SHEET
A1



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MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO

SECOND FLOOR PLAN

D. NUL PARENT ASSOCIATES

DATE: [illegible] | SCALE: AS NOTED

DRAWN BY: [illegible]

DRAWING NUMBER: N°0900-1055

REV

SHEET A2





AUG 2 0 2024

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO ELEVATIONS

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03 | SCALE: AS NOTED | REV: HDC Submittal, HDC Revs. 7.3.03, HDC Revs. 7.18.03

DRAWN BY: SMB/RJH

DRAWING NUMBER: N•0900•1055

SHEET A3

COPYRIGHT NOTICE







MIDDLETON - 28 NONANTUM AVE. - GARAGE/STUDIO ELEVATIONS

D. NEIL PARENT ASSOCIATES
ARCHITECTURAL & COMMERCIAL PROFESSIONAL CORPORATION

DATE: 06.20.07 | SCALE: AS NOTED | REV: HDC Submittal, HDC Revs. 7.3.07, HDC Revs. 7.18.07

DRAWN BY: SMB/RJH

DRAWING NUMBER N-0900-1055

SHEET A4

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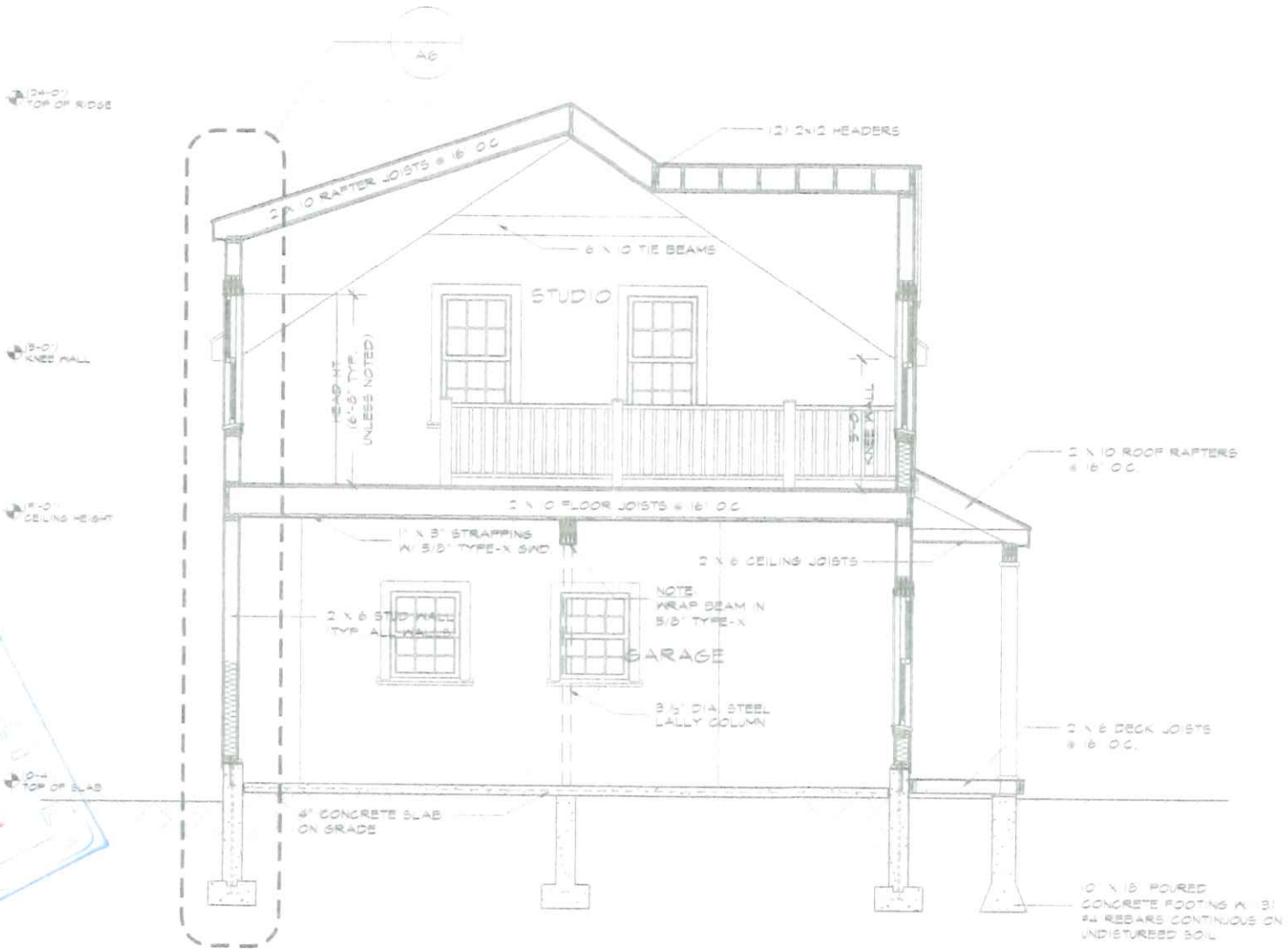


1 A5 CROSS SECTION
3/8"=1'-0"

AUG 26 2024
BY

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO BUILDING SECTION

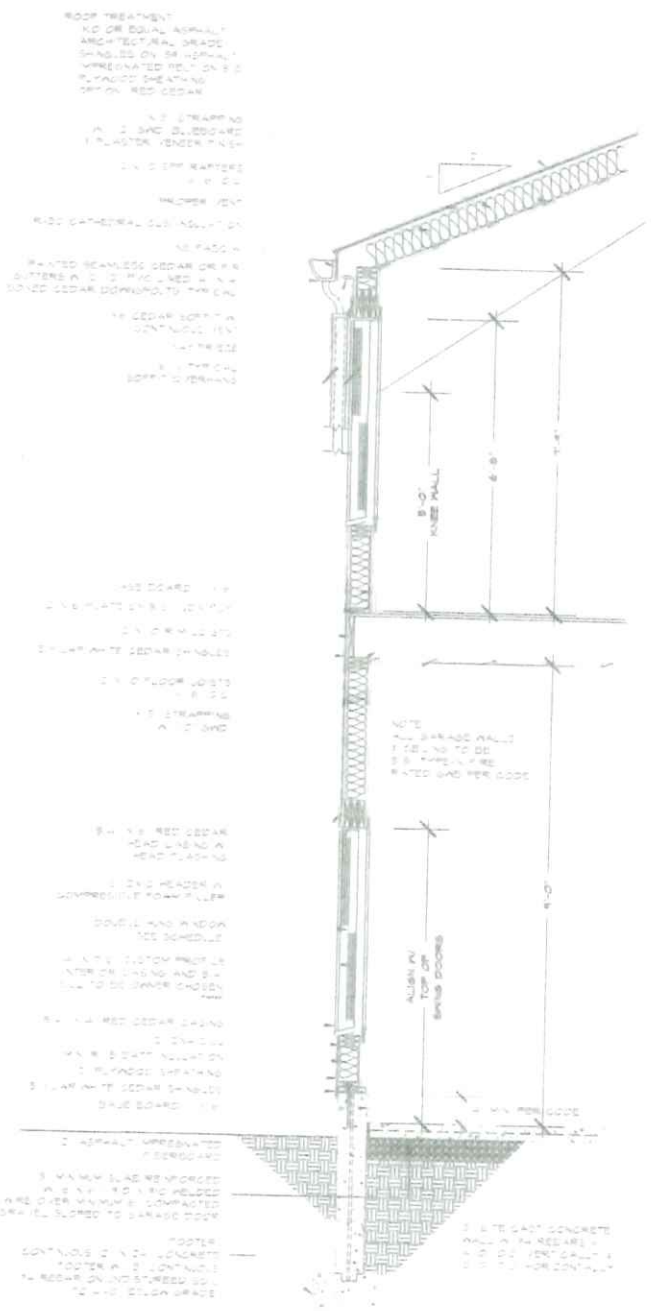
D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMB/RJH
DRAWING NUMBER: N•0900•1055

REV:
HDC Submittal
HDC Revs. 7.3.03
HDC Revs. 7.18.03
CD's 01.12.04

SHEET A5

COPYRIGHT NOTICE



1 WALL DETAIL
A6 1/4"=1'-0"

DEC
AUG 26 2024

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO

WALL DETAIL

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMR/RJH
DRAWING NUMBER N•0900•1055

REV:
HDC Submittal
HDC Revs. 7.2.03
HDC Revs. 7.18.03
CD's 01.12.04

SHEET A6

COPYRIGHT NOTICE

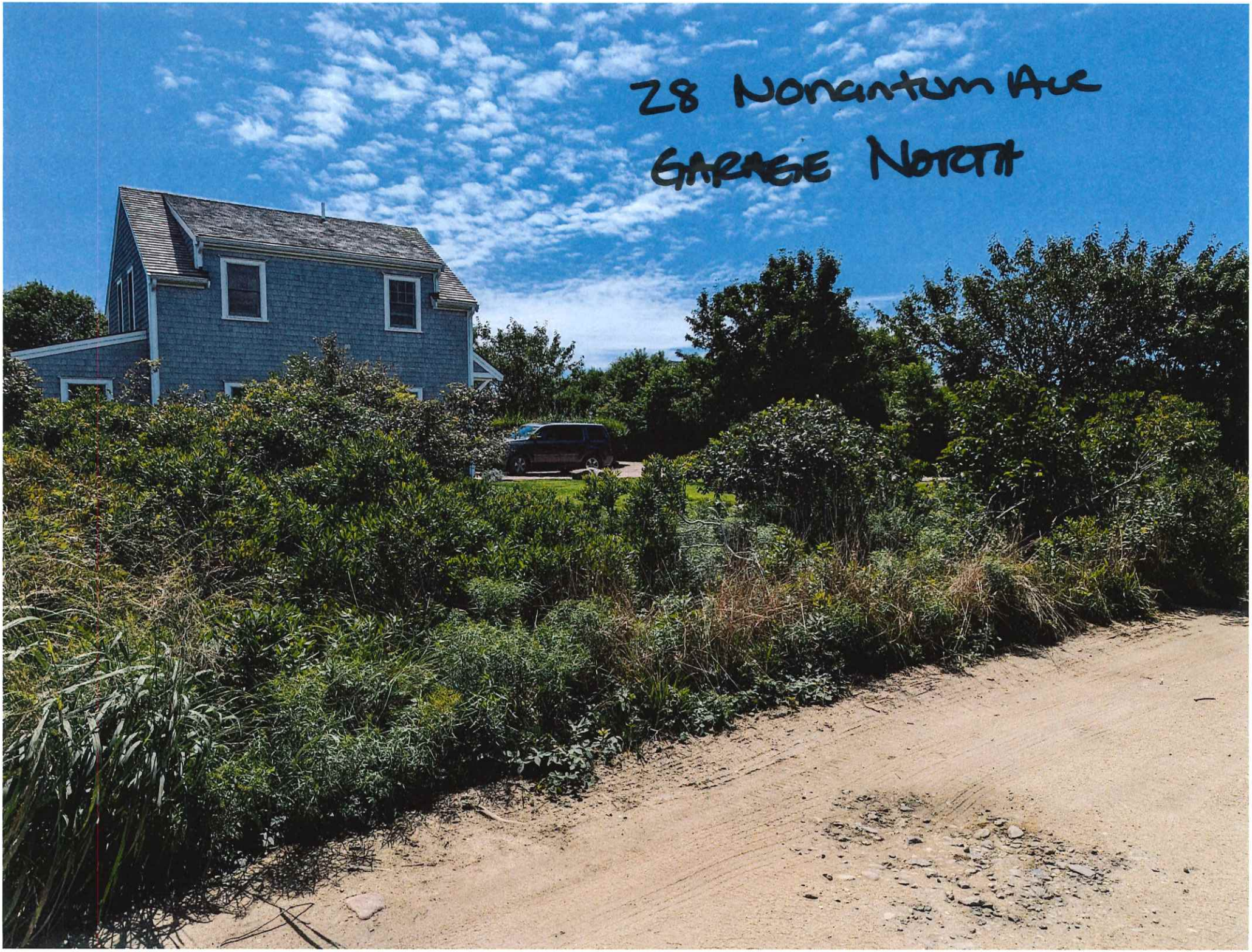

28 Nonantum Ave
MH


28 Nonantum Ave
North
#28
NOBADEER AVE


28 Nanantum
garage
west


28 Nonantum Ave
garage
South


28 Nonantum Ave
GARAGE NORTH


28 Nonantum Ave
GARAGE North


28 Nonantum Ave
2 LOTS IN
PEQUOT ST.


28 Nonantum Ave
Main House


28 Nonantum Ave
Main House

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Rockbyrne LLC

STREET ADDRESS 30 Pocomo Rd

MAP/PARCEL 14/76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 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.

Victoria Ewing — Signature

August 24, 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°: 14 PARCEL N°. 76

Street & Number of Proposed Work: 30 Pocomo Rd

Owner of record: Rockbourne LLC

Mailing Address: 26 Driftway Ln

Darien, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Toni Ewing (Victoria) c/o Link 02554

Mailing Address: P.O. 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:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New driveway entry gate

Is there an HDC survey form for 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 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	14 76
Location	30 POCOMO RD
Owner	ROCKBYRNE 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 03/02/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

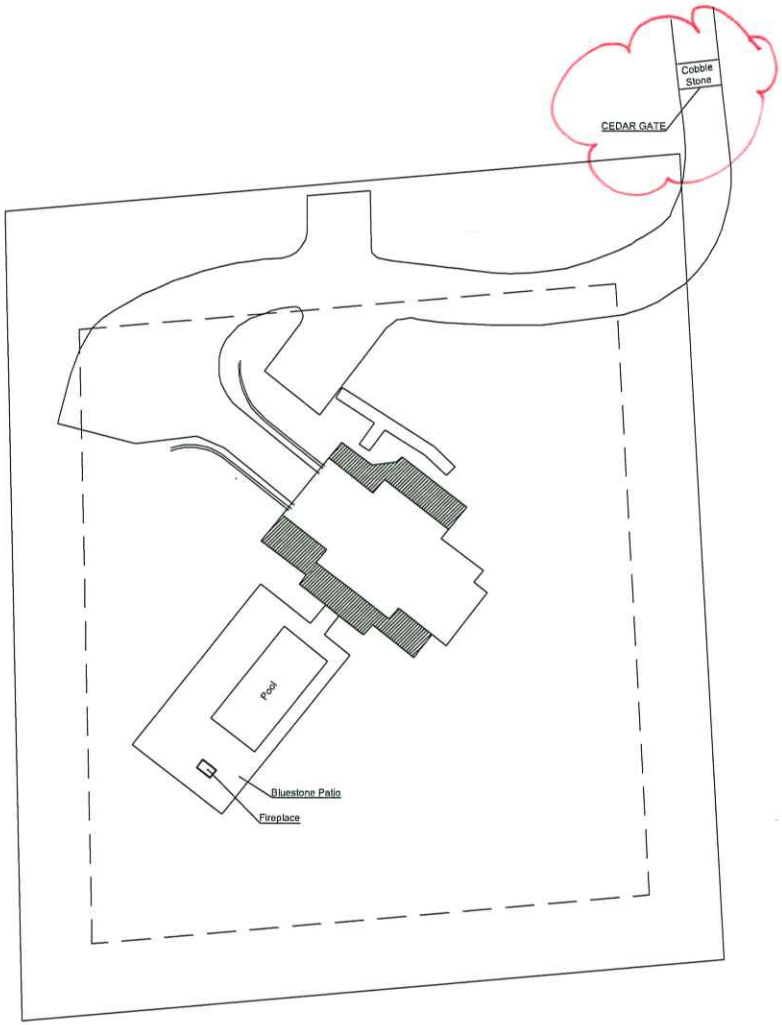
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

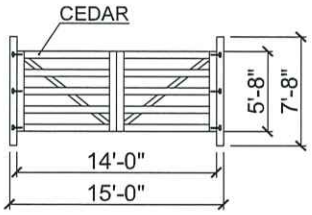
30 Pocomo Rd

-Drawing-

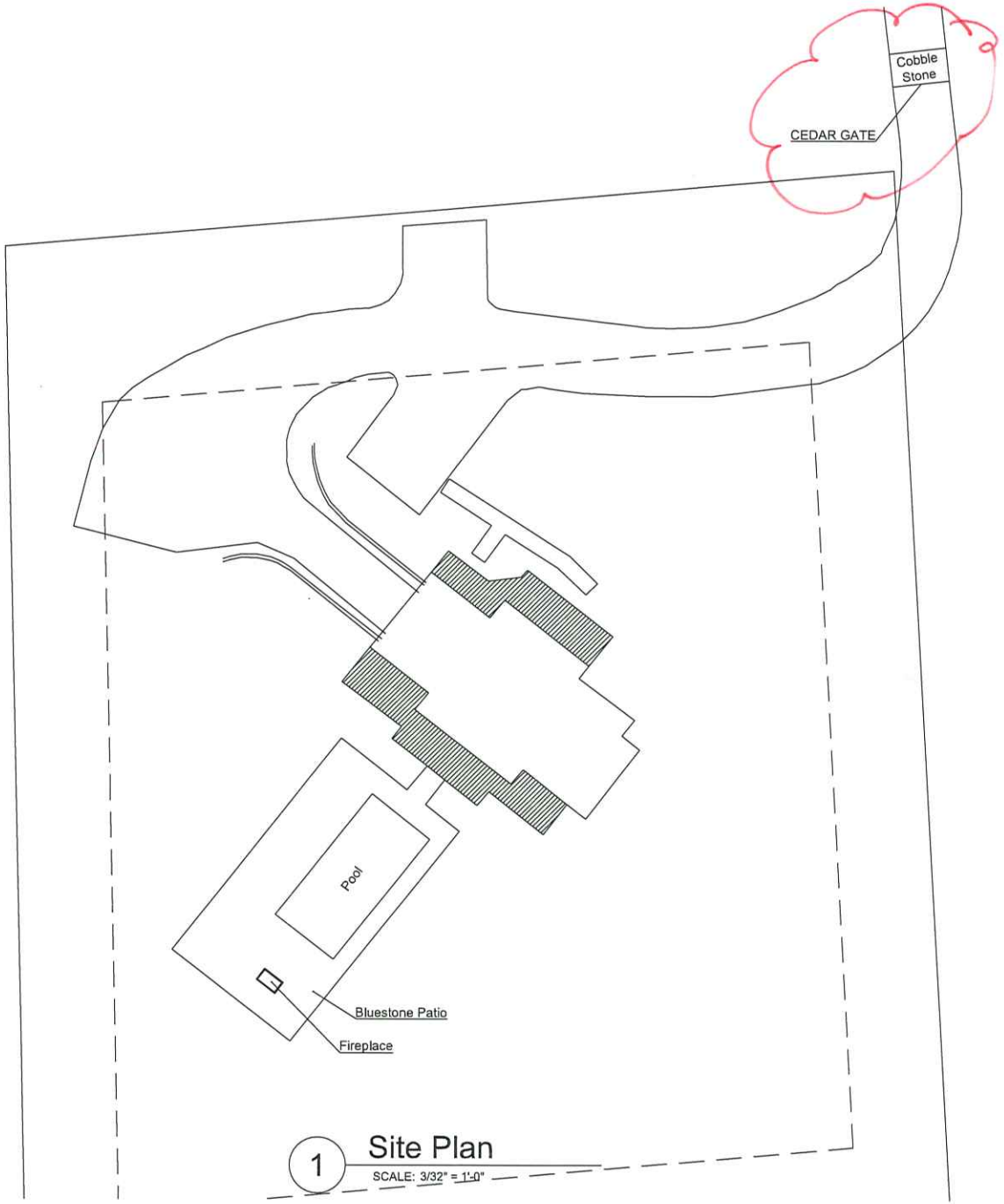
-Revisions-



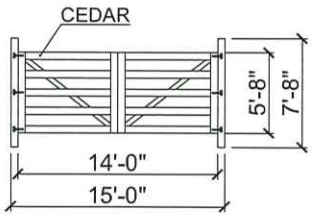
1 Site Plan
SCALE: 1/16" = 1'-0"



2 Gate Elevation
SCALE: 1/4" = 1'-0"



1 Site Plan
SCALE: 3/32" = 1'-0"



2 Gate Elevation
SCALE: 1/4" = 1'-0"

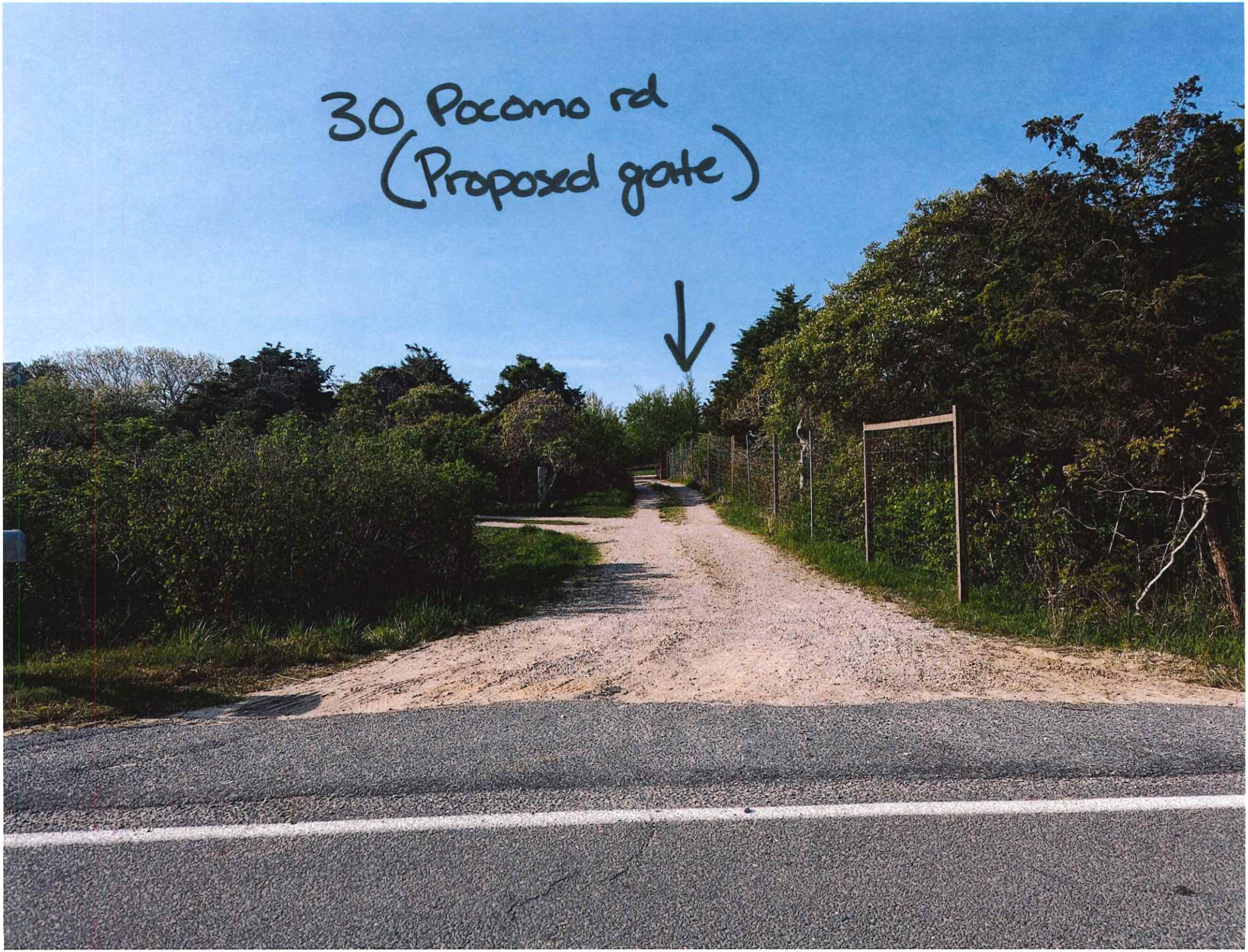
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

30 Docomo Rd

-Drawing-

-Revisions-


30 Pocono rd
(Proposed gate)


30 Pocoma Rd
(Proposed gate)

30
Pocono
rd

Propos
gate




30 Pocomo Rd (Proposed gate)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Emmg c/o Link 02554

AS AGENT FOR Regen Horchow

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4 / 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Emmg 8/26/24

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°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Rd

Owner of record: Horchow Regen & Rootman Elizabeth Trust

Mailing Address: 1918 N Olive St #1603

Dallas, Tx 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link02554

Mailing Address: P.O. Box 1801

Nantucket MA 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building OFF ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other TO 11 EQUATOR DRIVE MAP 66 PARCEL 262

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: 1983

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE OFF
NO EXTERIOR CHANGES

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

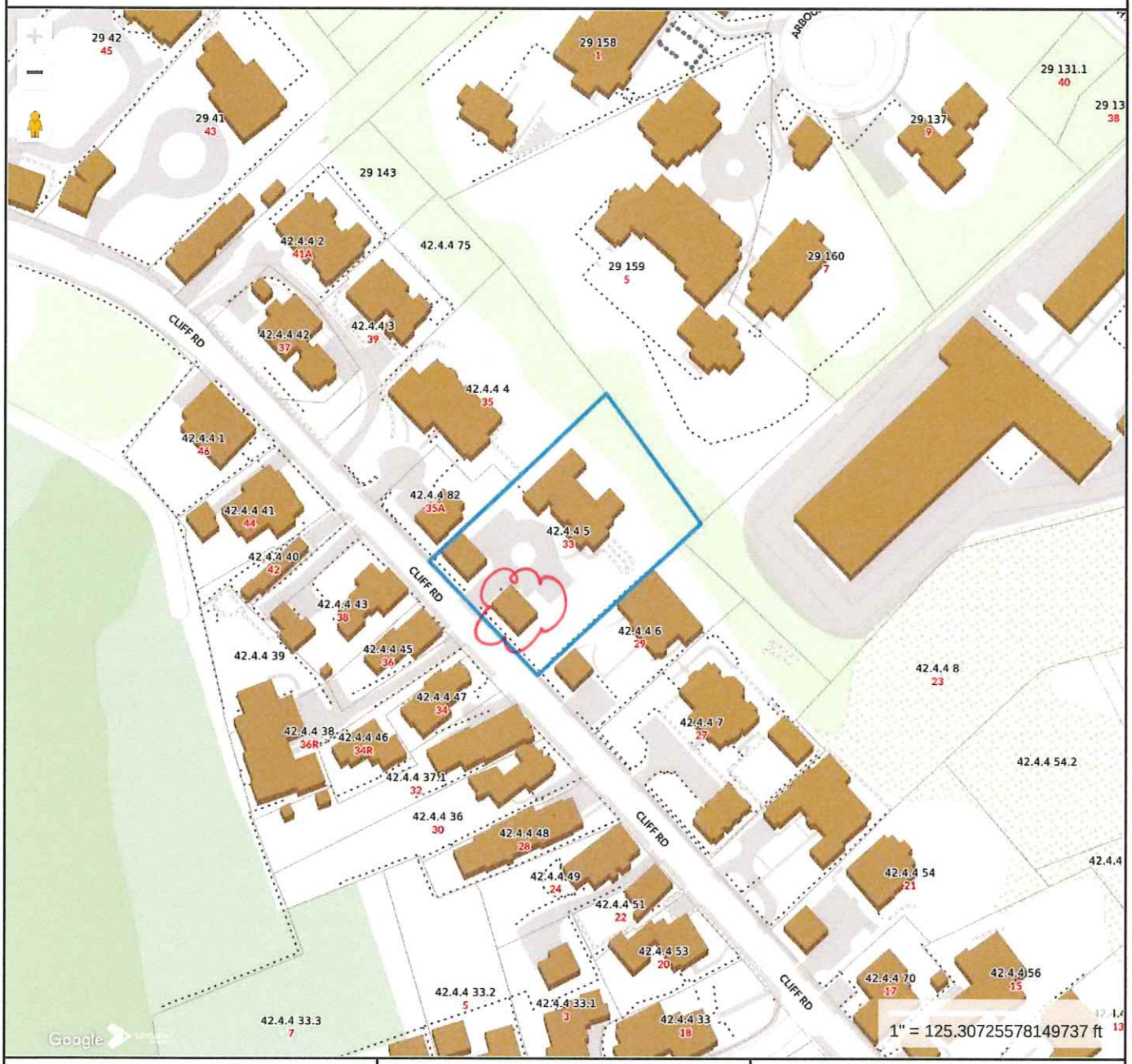
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10614
Location	33 CLIFF RD
Owner	HORCHOW REGEN & ROUTMAN ELIZABETH H 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.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC5-13
FILM ROLL #: 4244-005
MAP/PARCEL#:

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

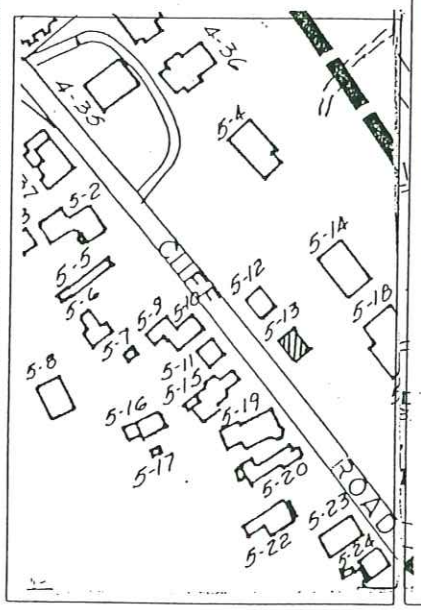
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,NC5-12
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps

33
Cliff Rd



Cottage

33 Cliff Rd



33 Cliff Rd



33 Cliff Rd



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER **REGEN HORCHOW**

MAILING ADDRESS **1918 N. OLIVE ST., #603, DALLAS, TX 75201**

PROPERTY LOCATION **33 CLIFF ROAD**

ASSESSORS MAP/PARCEL **42.4.4 - 5**

SUBMITTED BY:.. **Linda Williams 580-221-0432**

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: 2024.08.22 11:10:58 -04'00'

August 22, 2024

ASSESSOR'S OFFICE DATE:

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
29	130		30 NORTH BEACH STREET LLC		867 BOYLSTON ST	BOSTON	MA	02116	30 N BEACH ST
29	159		WOLPOW ROBIN S	C/O AUDAX GROUP- FIX	101 HUNTINGTON AVE	BOSTON	MA	02199	5 ARBOUR WY
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	6		TWENTY NINE CLIFF ROAD LLC		1313 28TH STREET NW	WASHINGTON	DC	20007	29 CLIFF RD
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REV TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
4244	37	1	COHEN BRUCE TRST	32 CLIFF ROAD TRUST	32 CLIFF RD	NANTUCKET	MA	02554	32 CLIFF RD
4244	38		HAYES KEVIN M & JULIE P		85 SEARS RD	BROOKLINE	MA	02445	36R CLIFF RD
4244	43		MOTTA JOSEPH R JR		241 WECUWA DR	FT MYERS	FL	33912	38 CLIFF RD
4244	45		ALLFATHER CAROL ETAL		205 LAKE VIEW AVE	CAMBRIDGE	MA	02138	36 CLIFF RD
4244	46		HIDDEN VIEW LLC		555 BRYANT ST #347	PALO ALTO	CA	94301	34R CLIFF RD
4244	82		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE RD	WELLESLEY	MA	02481	35A CLIFF RD
Count:	**11**								

30 NORTH BEACH STREET LLC
867 BOYLSTON ST
BOSTON, MA 02116

WOLPOW ROBIN S
C/O AUDAX GROUP- FIX
101 HUNTINGTON AVE
BOSTON, MA 02199

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

TWENTY NINE CLIFF ROAD LLC
1313 28TH STREET NW
WASHINGTON, DC 20007

QUIRK JANE P TRST ETAL
CONFALONE JOHN A 1994 REV TRUST
PO BOX 675
REDDING, CT 06896

COHEN BRUCE TRST
32 CLIFF ROAD TRUST
32 CLIFF RD
NANTUCKET, MA 02554

HAYES KEVIN M & JULIE P
85 SEARS RD
BROOKLINE, MA 02445

MOTTA JOSEPH R JR
241 WECUWA DR
FT MYERS, FL 33912

ALLFATHER CAROL ETAL
205 LAKE VIEW AVE
CAMBRIDGE, MA 02138

HIDDEN VIEW LLC
555 BRYANT ST #347
PALO ALTO, CA 94301

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE RD
WELLESLEY, MA 02481

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: 33 CLIFF ROAD

Tax Map Number: 42.4.4 Parcel Numbers: 5

Owner of Record REGEN HORCHOW

Description of Proposal: DEMOLISH/MOVE OFF GARAGE, COTTAGE AND PRIMARY DWELLING

Anticipated HDC Submission Date: MONDAY, 8/26/2024 FOR HEARING NOT BEFORE 09/10/2024

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.

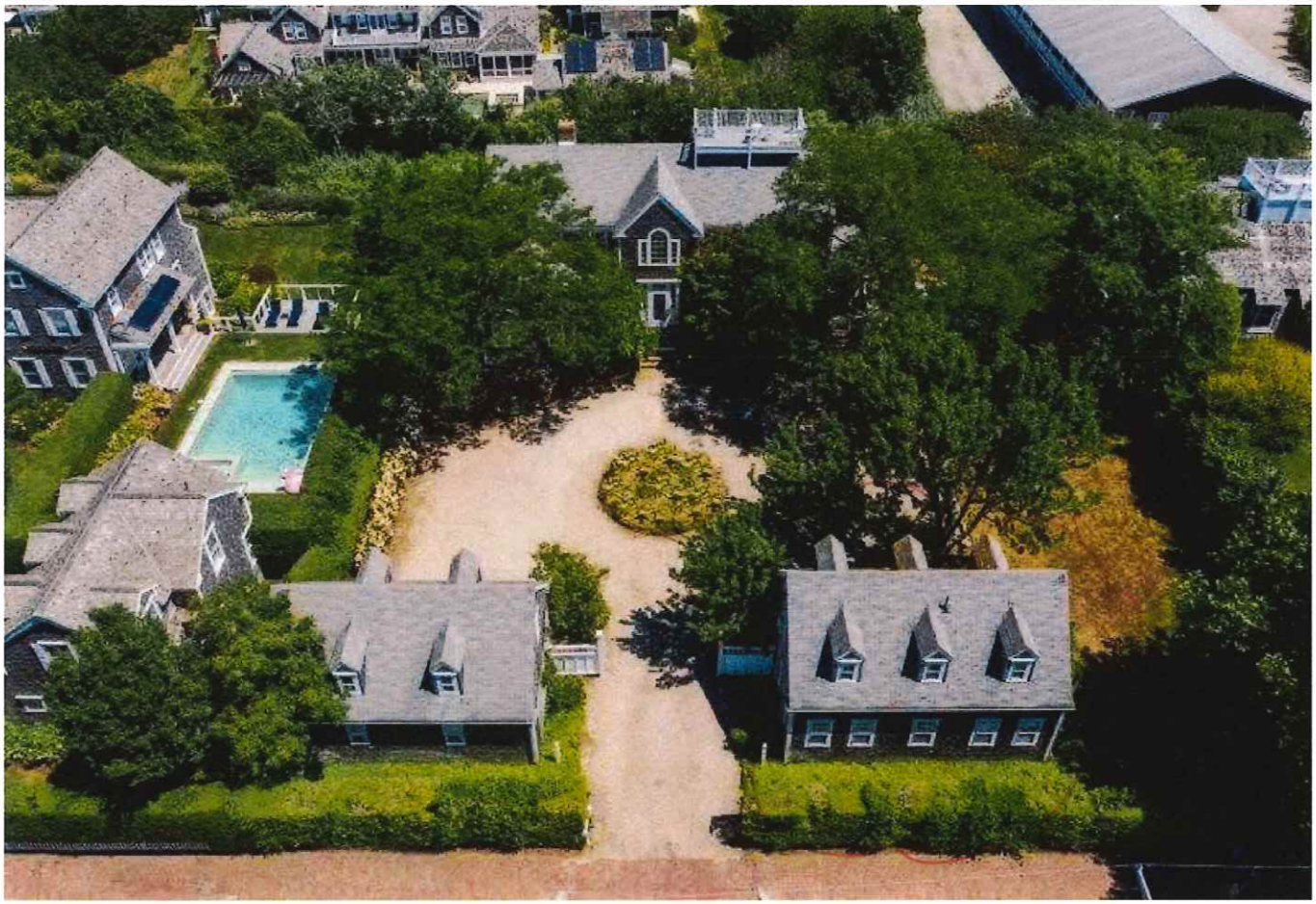
1983 COTTAGE TO BE MOVED OFF TO ANOTHER LOCATION – PRIMARY DWELLING AND GARAGE TO BE DEMOLISHED/MOVED OFF UNDER SEPARATE APPLICATION








www.myLinkMls.com





NORTH/WEST ELEVATIONS

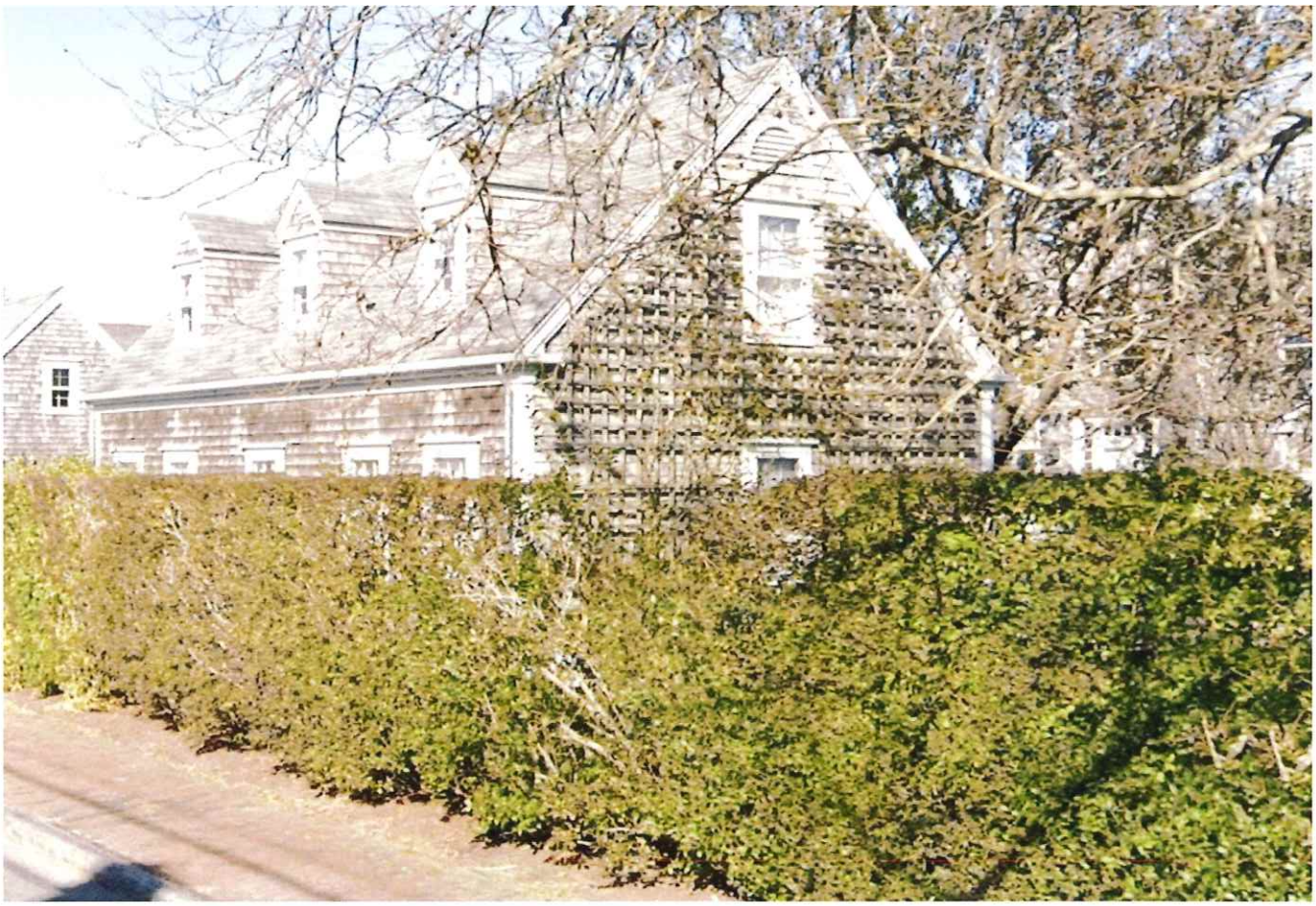


EAST ELEVATION





SOUTH ELEVATION



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 EMING C/O LINK 02554

AS AGENT FOR SHANNON DAVIS

STREET ADDRESS 11 EQUATOR DRIVE

MAP/PARCEL 66/262

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Eming 8/26/24

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°: 66 PARCEL N°. 262

Street & Number of Proposed Work: 11 Equator Dr

Owner of record: Shawn Davis

Mailing Address: 11 Equator dr
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02554

Mailing Address: P.O. 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 ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other FROM 33 CLIFF ROAD (COTTAGE) MAP 42.4.4 PARCEL 5

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 640 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: 480 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE ON
NO EXTERIOR CHANGES

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC5-13
FILM ROLL #: 4244-005
MAP/PARCEL#:

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

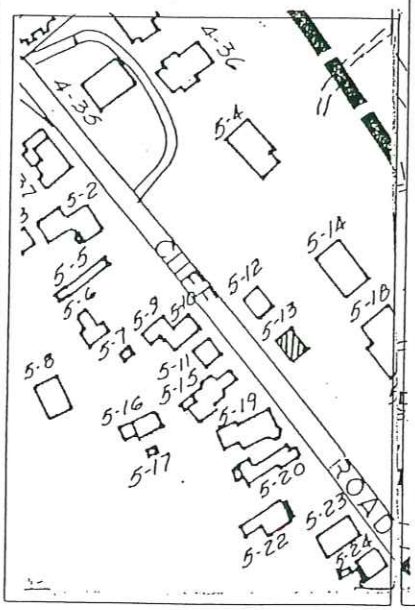
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,NC5-12
16. Other Notable Features:
N/A

DESCRIPTION

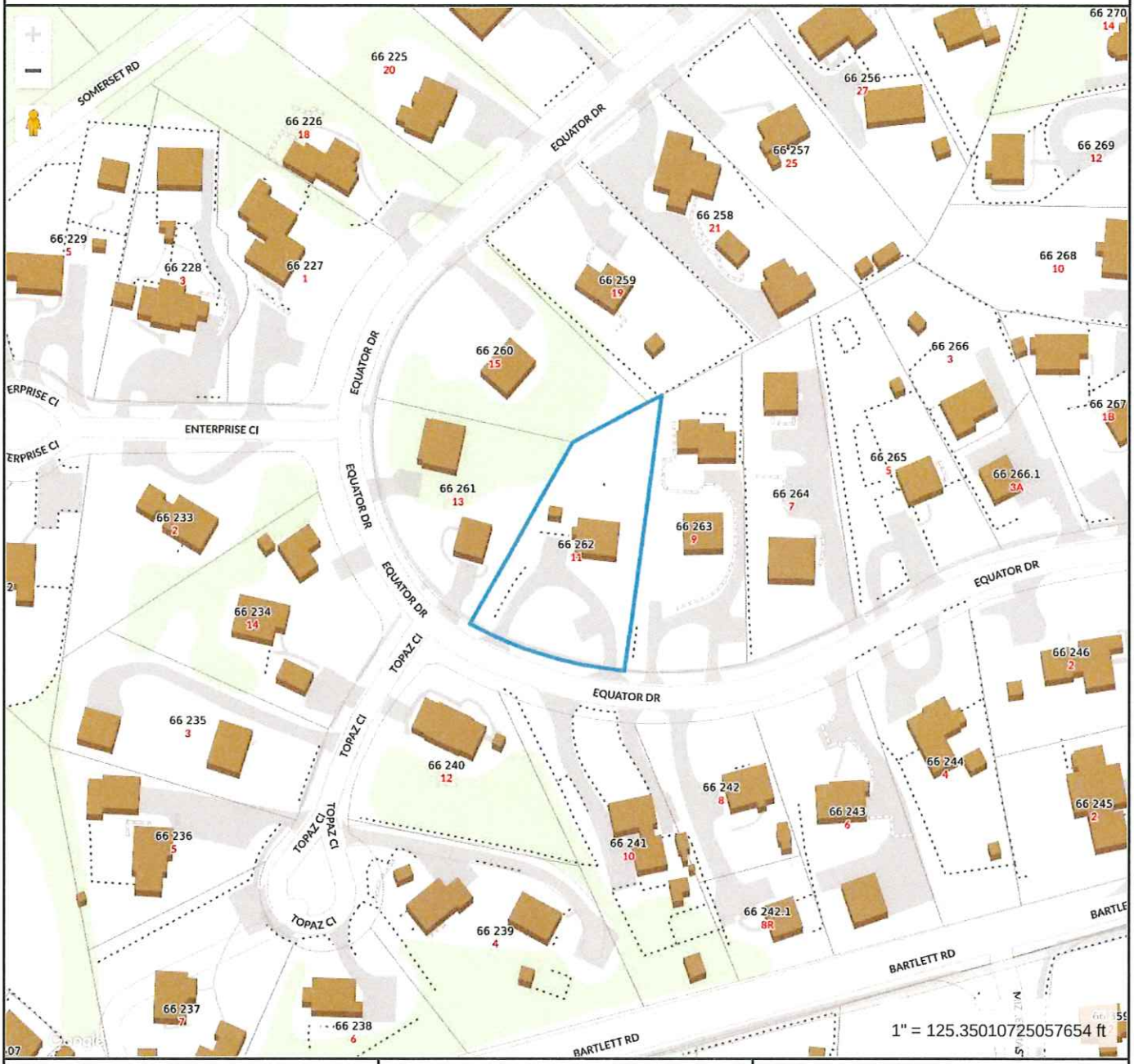
17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps



Property Information

Property ID	5078
Location	11 EQUATOR DR
Owner	DAVIS SHAWN E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

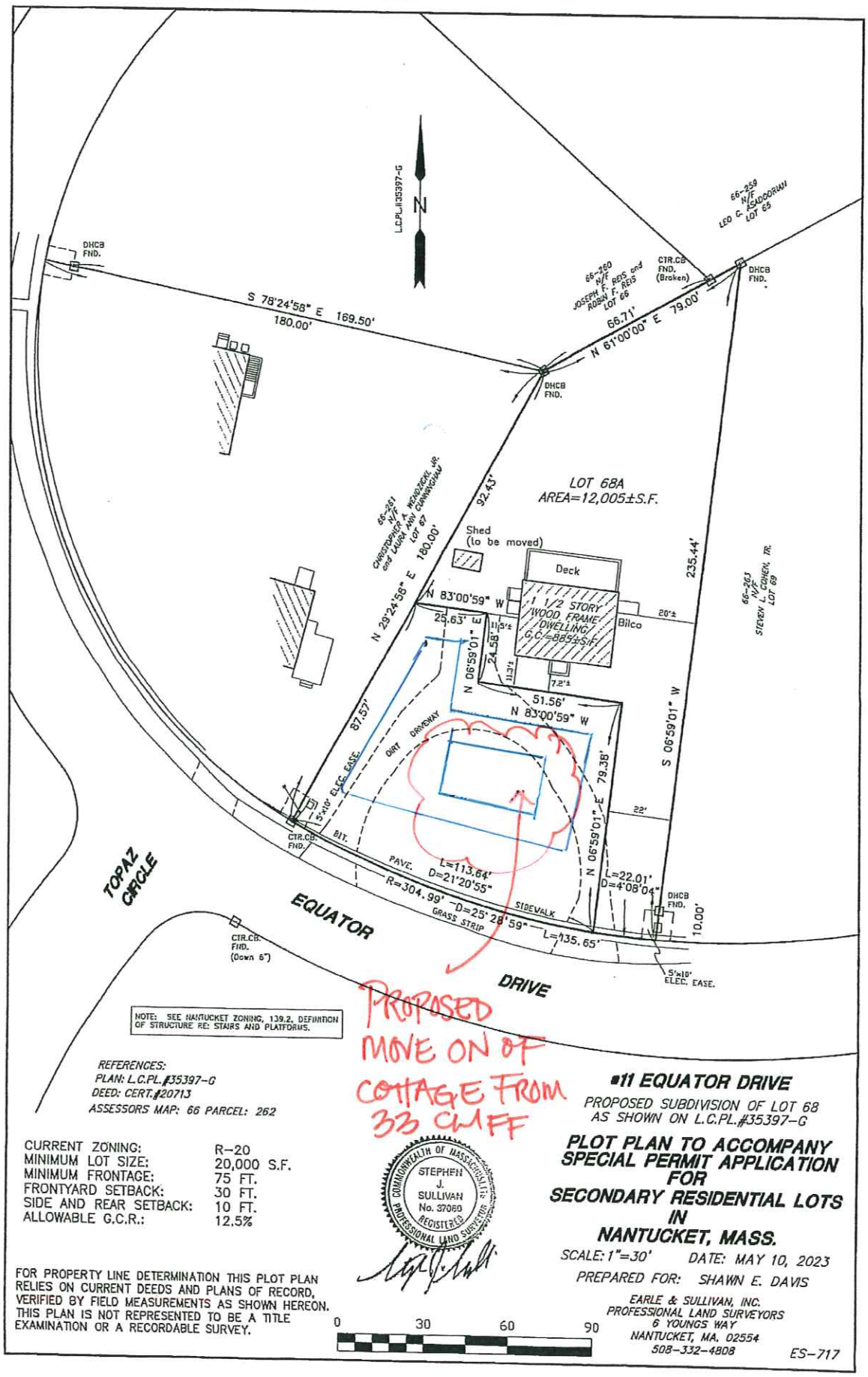
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



11 EQUATOR DR
COVENANT LOT

" Exhibit A"



NOTE: SEE NANTUCKET ZONING, 139.2, DEFINITION OF STRUCTURE RE: STAIRS AND PLATFORMS.

REFERENCES:
PLAN: L.C.PL.#35397-G
DEED: CERT.#20713
ASSESSORS MAP: 66 PARCEL: 262

CURRENT ZONING:	R-20
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	30 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	12.5%

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.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN No. 37069 REGISTERED PROFESSIONAL LAND SURVEYOR

0 30 60 90

#11 EQUATOR DRIVE

PROPOSED SUBDIVISION OF LOT 68 AS SHOWN ON L.C.PL.#35397-G

PLOT PLAN TO ACCOMPANY SPECIAL PERMIT APPLICATION FOR SECONDARY RESIDENTIAL LOTS IN NANTUCKET, MASS.

SCALE: 1"=30' *DATE: MAY 10, 2023*

PREPARED FOR: SHAWN E. DAVIS

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

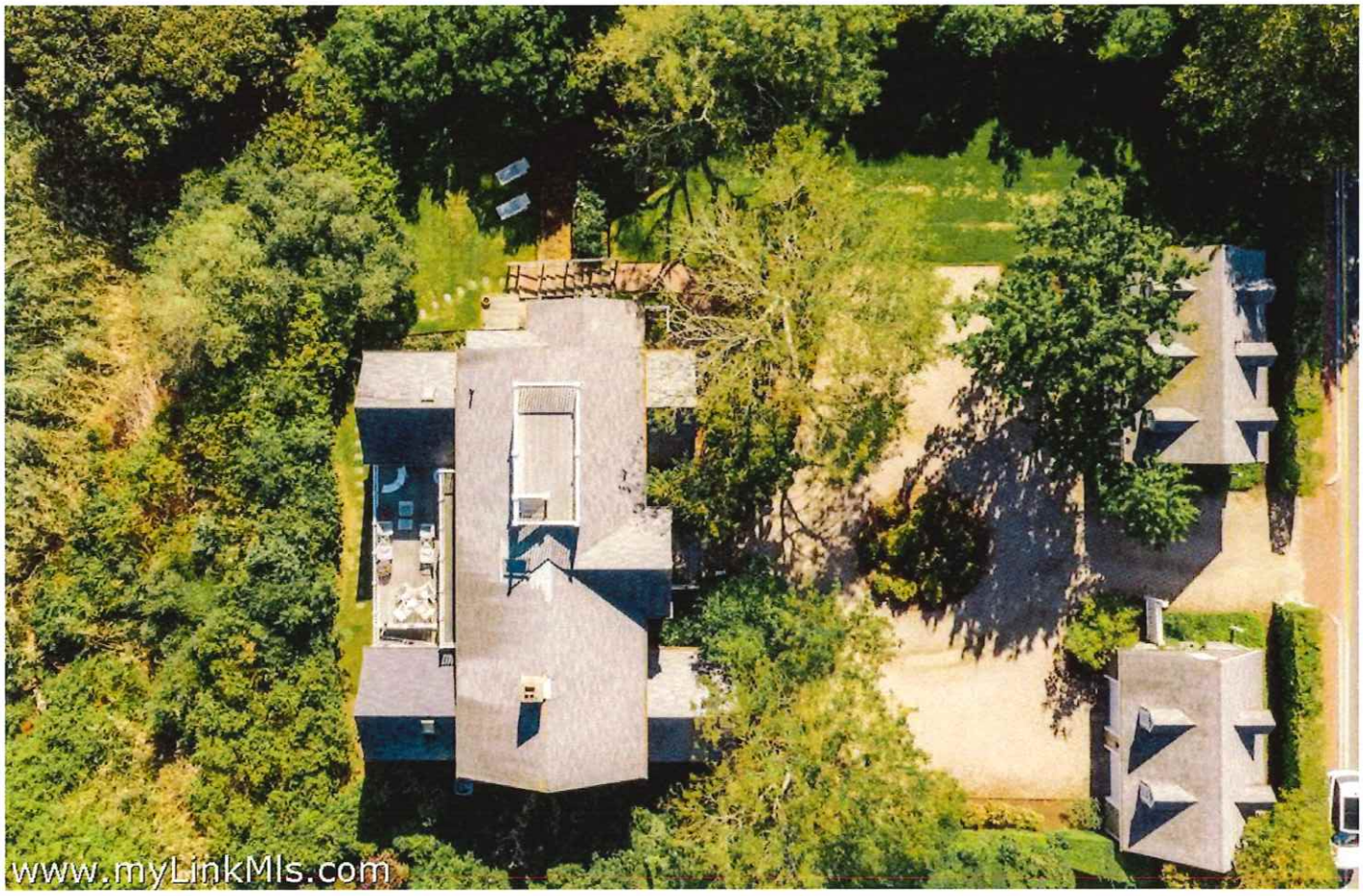
ES-717

1983 COTTAGE TO BE MOVED OFF TO ANOTHER LOCATION – PRIMARY DWELLING AND GARAGE TO BE DEMOLISHED/MOVED OFF UNDER SEPARATE APPLICATION








www.myLinkMls.com





NORTH/WEST ELEVATIONS

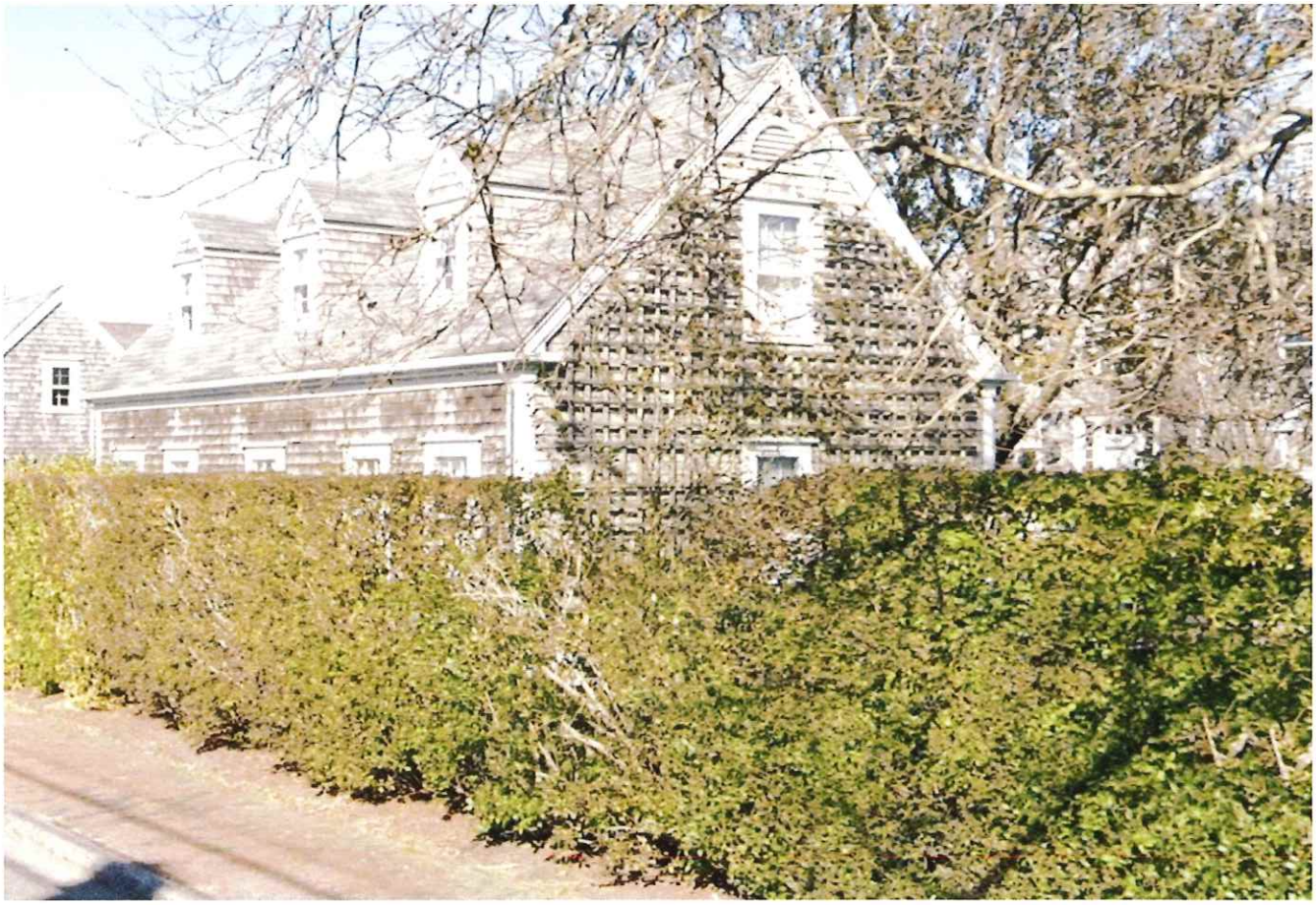


EAST ELEVATION





SOUTH ELEVATION







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 EMING C/O LINK 02554

AS AGENT FOR ERICA KILEY

STREET ADDRESS 78A SKYLINE DRIVE

MAP/PARCEL 79/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Eming 8/26/24

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.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 52

Street & Number of Proposed Work: 78 Skyline Drive

Owner of record: Erica Kiley

Mailing Address: P.O. Box 611
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link02554

Mailing Address: P.O. Box 1081
Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: Link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District UGB) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 324SF+/- ☑ 1st floor ☐ 2nd floor
CONCRETE Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

28'x36' POOL WITH WIRE MESH AND 4"x4" POSTS LANDSCAPE FENCE AND TYPE II PICKET GATE WITH CAP

Is there an HDC survey form for 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 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 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

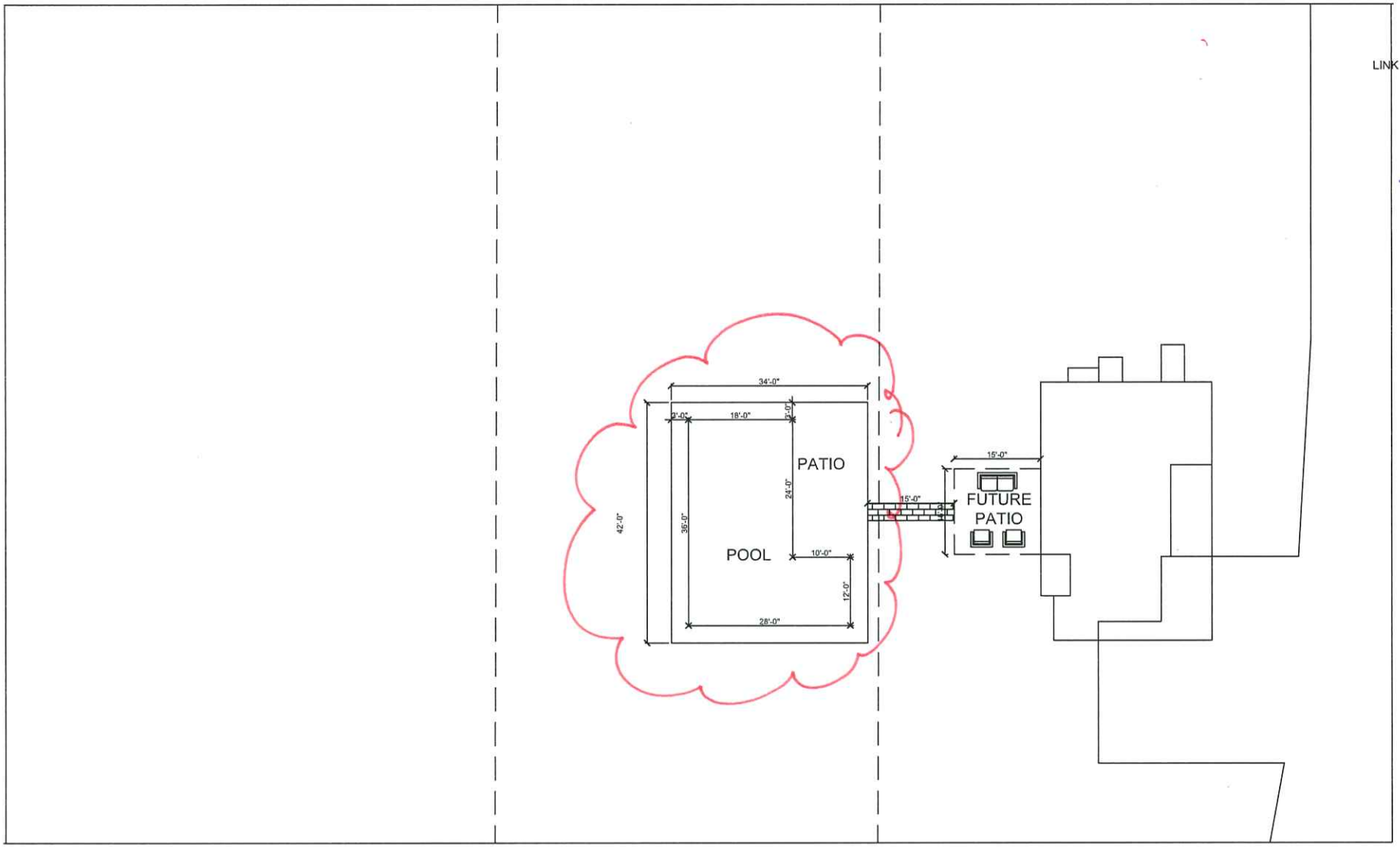
Property ID	185932
Location	78A SKYLINE DR #1
Owner	KILEY ERICA L

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.



LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

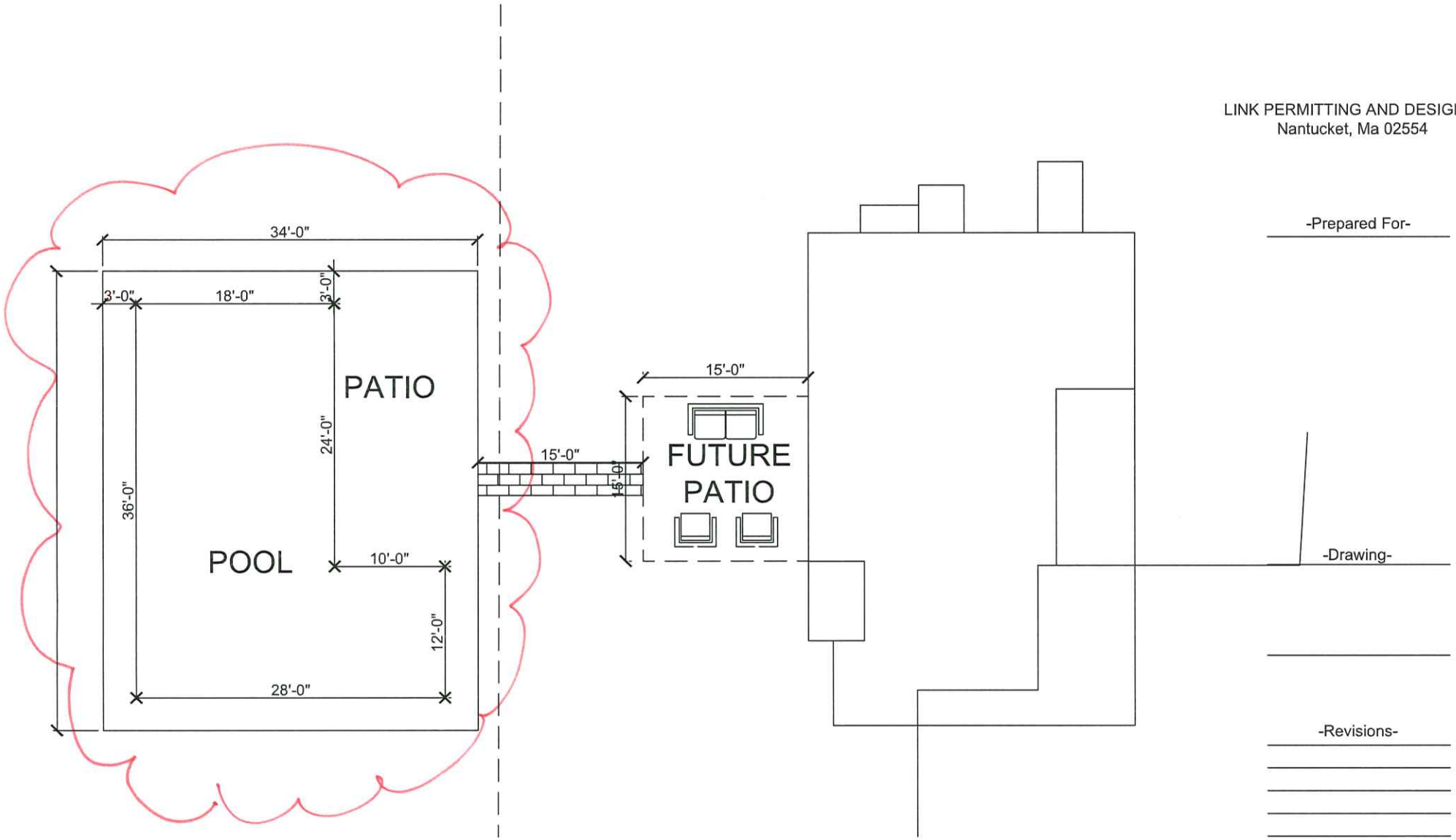
78 Skyline Dr

-Drawing-

-Revisions-

1 Site Plan

SCALE: 1/16" = 1'-0"



2 Pool Design

SCALE: 1/8" = 1'-0"

LINK PERMITTING AND DESIGI
Nantucket, Ma 02554

-Prepared For-

-Drawing-

-Revisions-

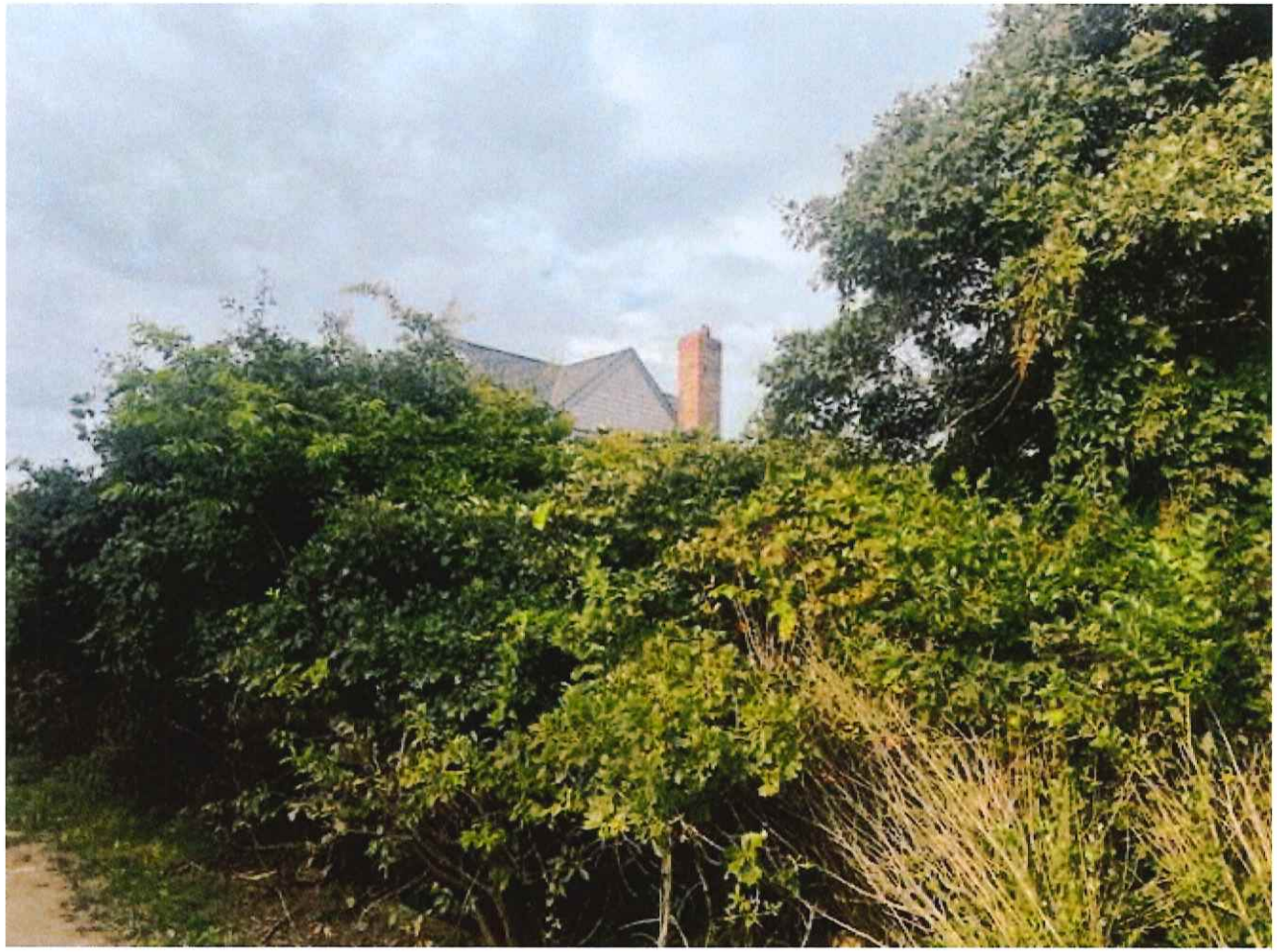
78
Skyline
Dr.



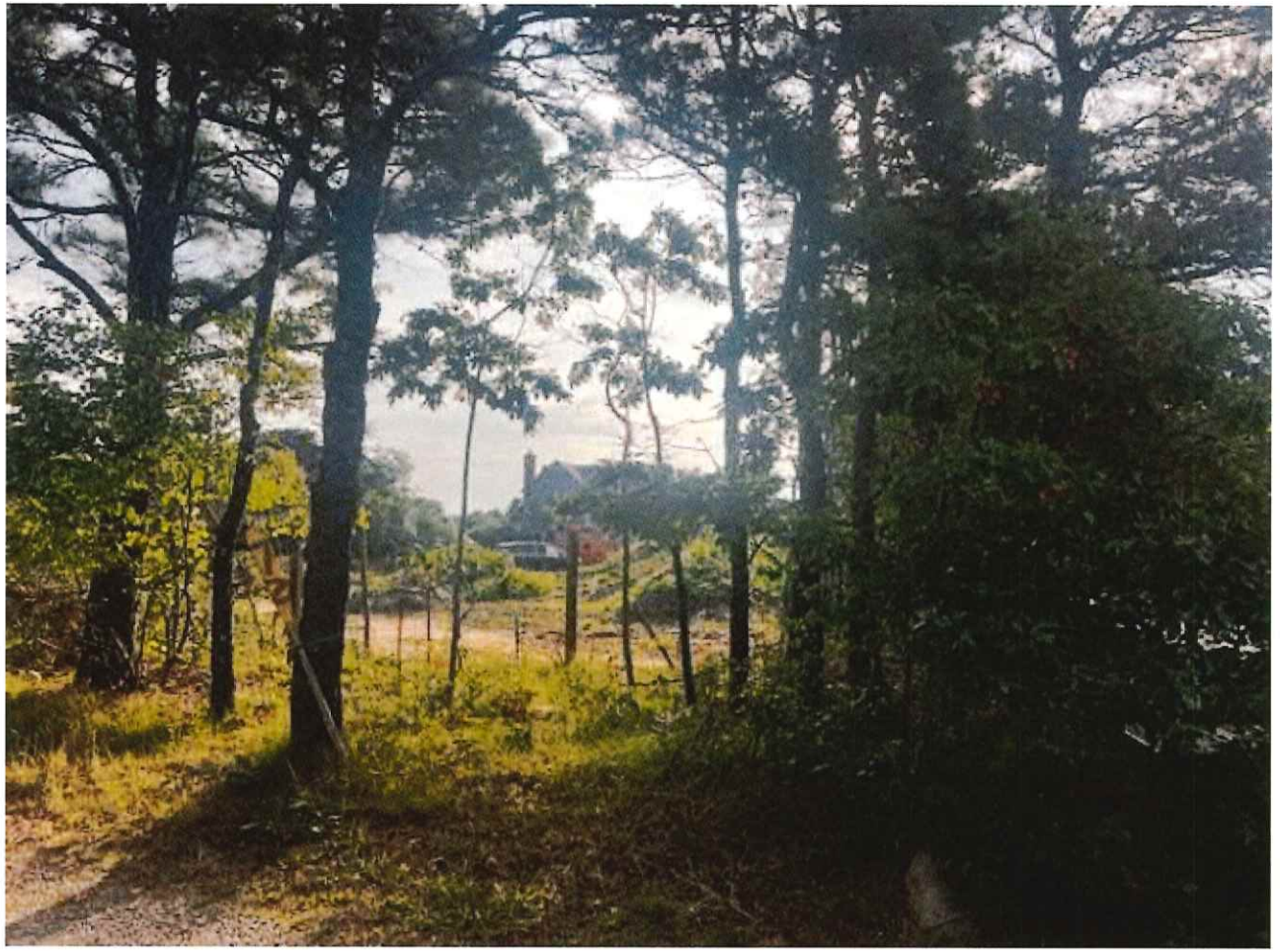
78 Skyline Dr.



78 Skyline Dr.



78 Skyline Dr.



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR GREAT HARBOR YACHT CLUB

STREET ADDRESS 19 Nobadeer Farm Rd

MAP/PARCEL 69 | 83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 26th

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 Ewing — August 26th 2024

Signature — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 83

Street & Number of Proposed Work: 19 Wauwinet Farm Rd

Owner of record: Great Harbor Yacht Club

Mailing Address: 96 Washington St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02554

Mailing Address: P.O. 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: 1989

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 _____

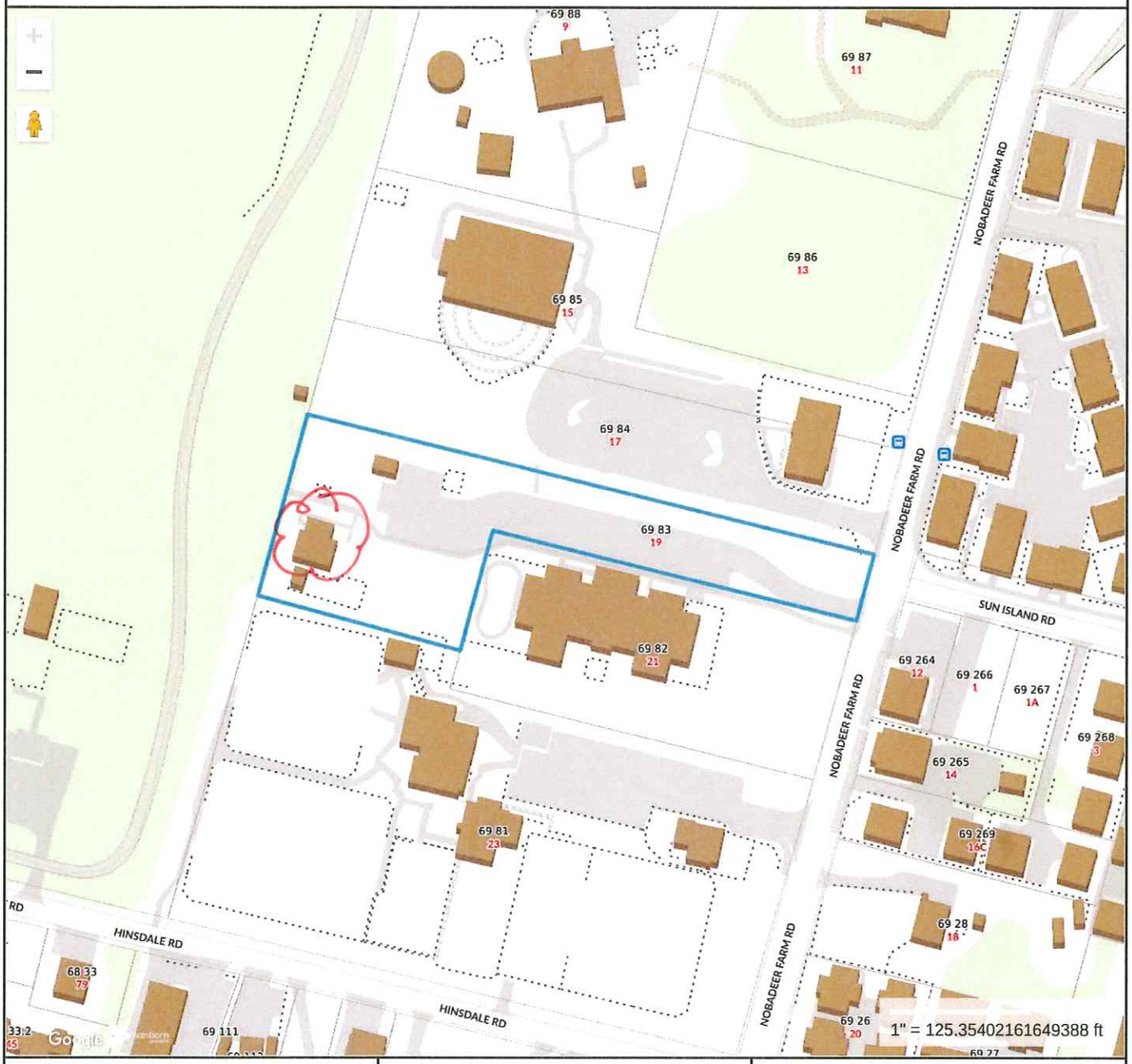
Trim _____ Sash _____ Doors _____

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 8/26/24 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

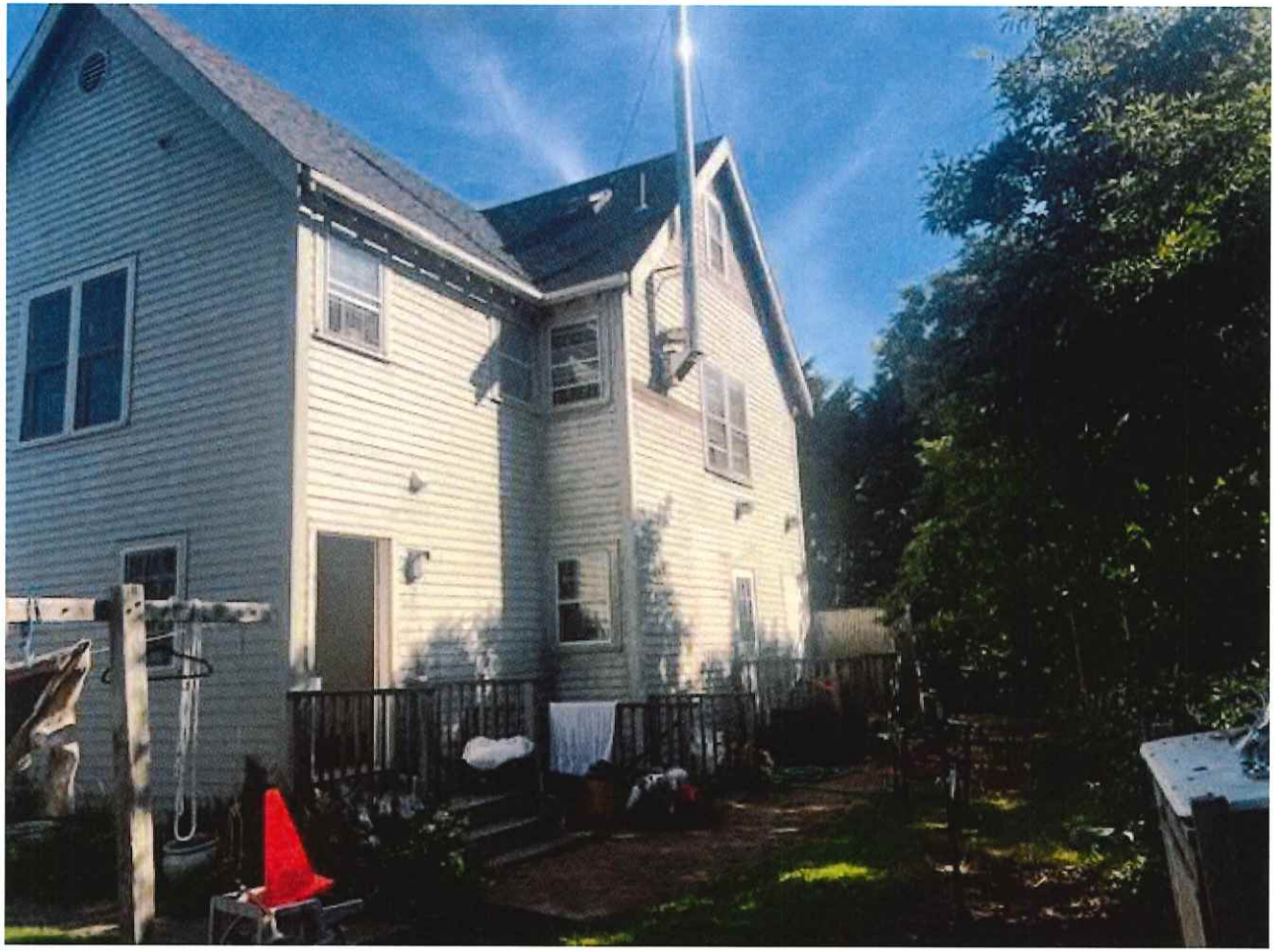


19
Nobadeer
Farm
Rd



North/
East

19 Nobadeer Farm Rd



WEST

19 Wabadee Farm Rd



South

19 Nobscot Farm Rd



South

HDC 2022 - 11 - 7503

RECEIVED NOV 23 2022



1 SITE PLAN
Scale: 1/16" = 1'-0

2 LOCUS MAP
Scale: NO SCALE

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACHU/ETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

SEE PLAN
SCALE 1/16" = 1'-0
LOCUS MAP

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright mg 202
2209.16.1539

HDC1

HDC 2022-11-7503

RECEIVED
NOV 23 2022
By



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



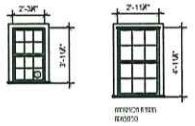
PHOTO B



8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



10 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0



11 WINDOW SCHEDULE
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

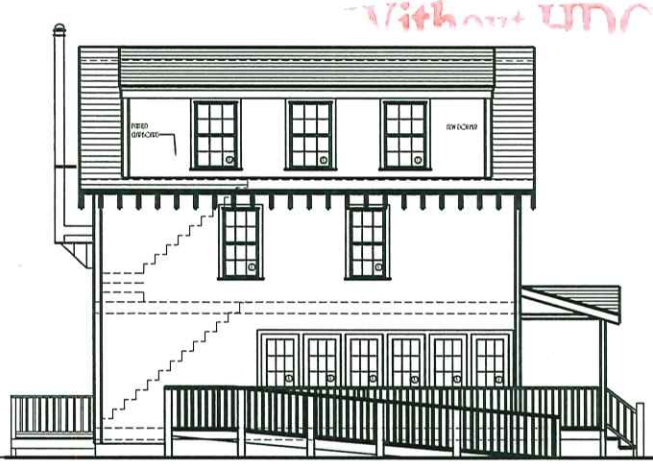
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright reg 202

HDC3

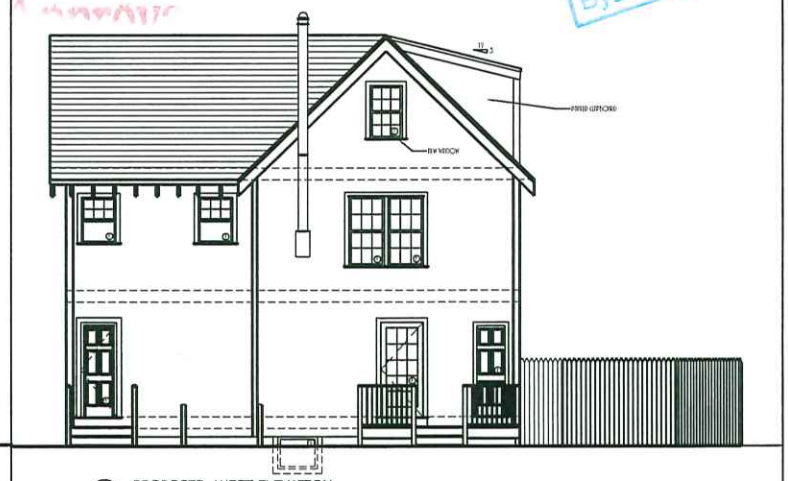
APPROVED

HDC 2022-11-7503

RECEIVED
NOV 23 2022
By



12 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



13 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0

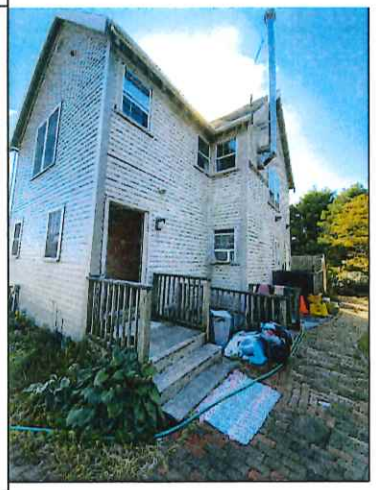


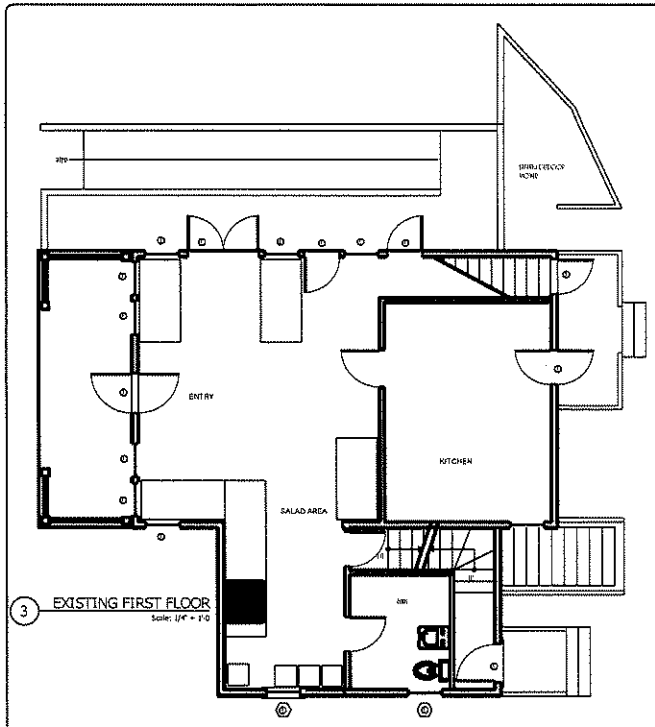
PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

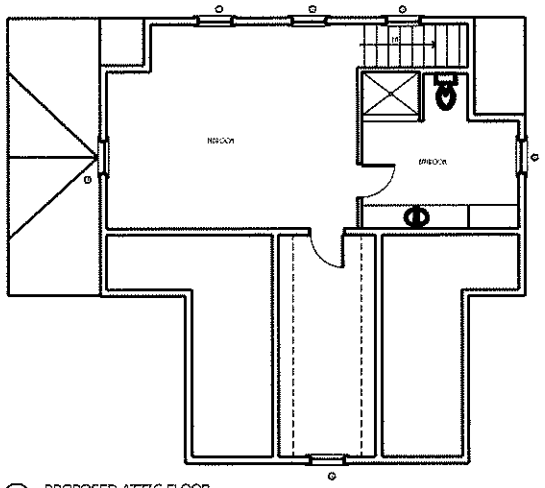
ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 202
2209.161559

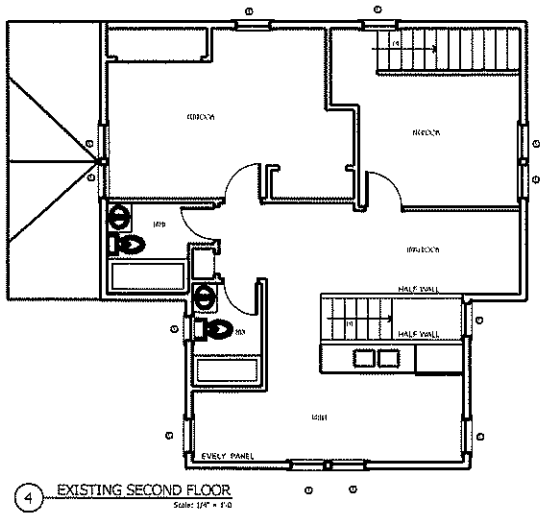
HDC4



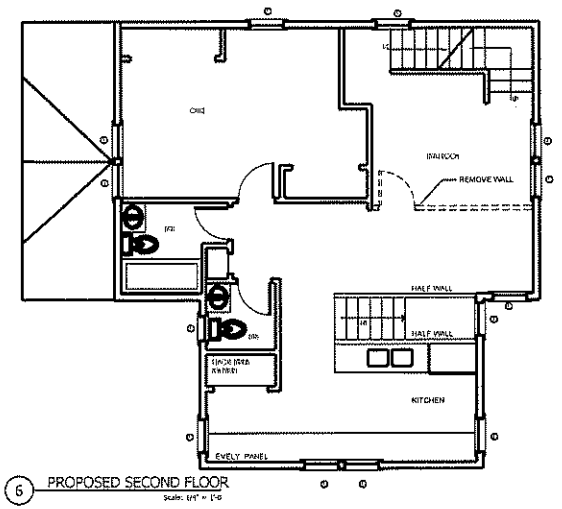
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



5 PROPOSED ATTIC FLOOR
Scale: 1/4" = 1'-0



4 EXISTING SECOND FLOOR
Scale: 1/4" = 1'-0



6 PROPOSED SECOND FLOOR
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACMU/ETT/ 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright reg XQ

HDC2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 CLIFF ROAD

Owner of record: REGEN HORCHOW

Mailing Address: 1918 N. OLIVE ST # 603
DALLAS, TX 75201

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: CLARINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1982

Original Builder: SITE OF THE SEA CLIFF INN

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH OR MOVE OFF PRIMARY 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 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury

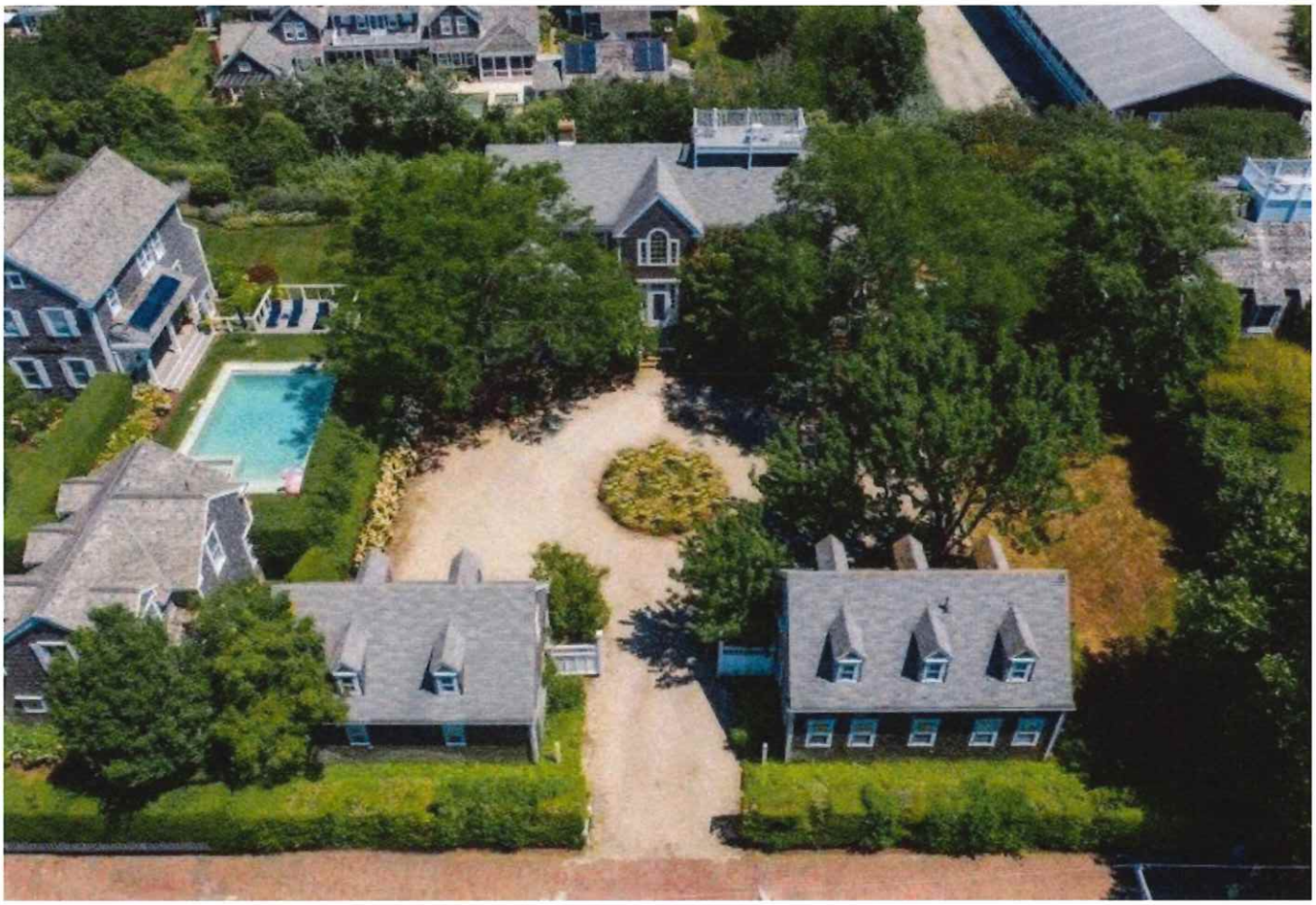
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE








www.myLinkMls.com







NORTH ELEVATION



WEST ELEVATION



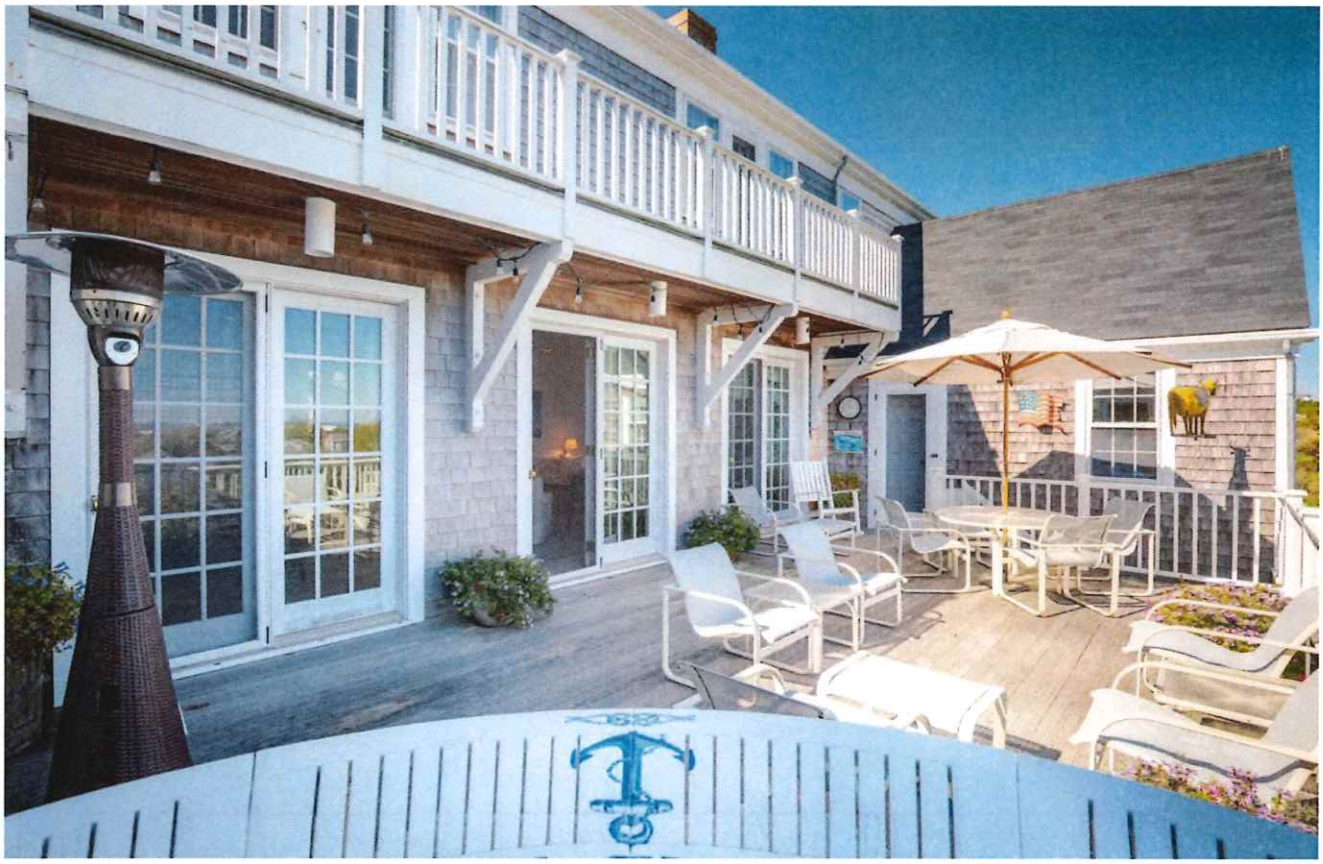


EAST/SOUTH ELEVATION







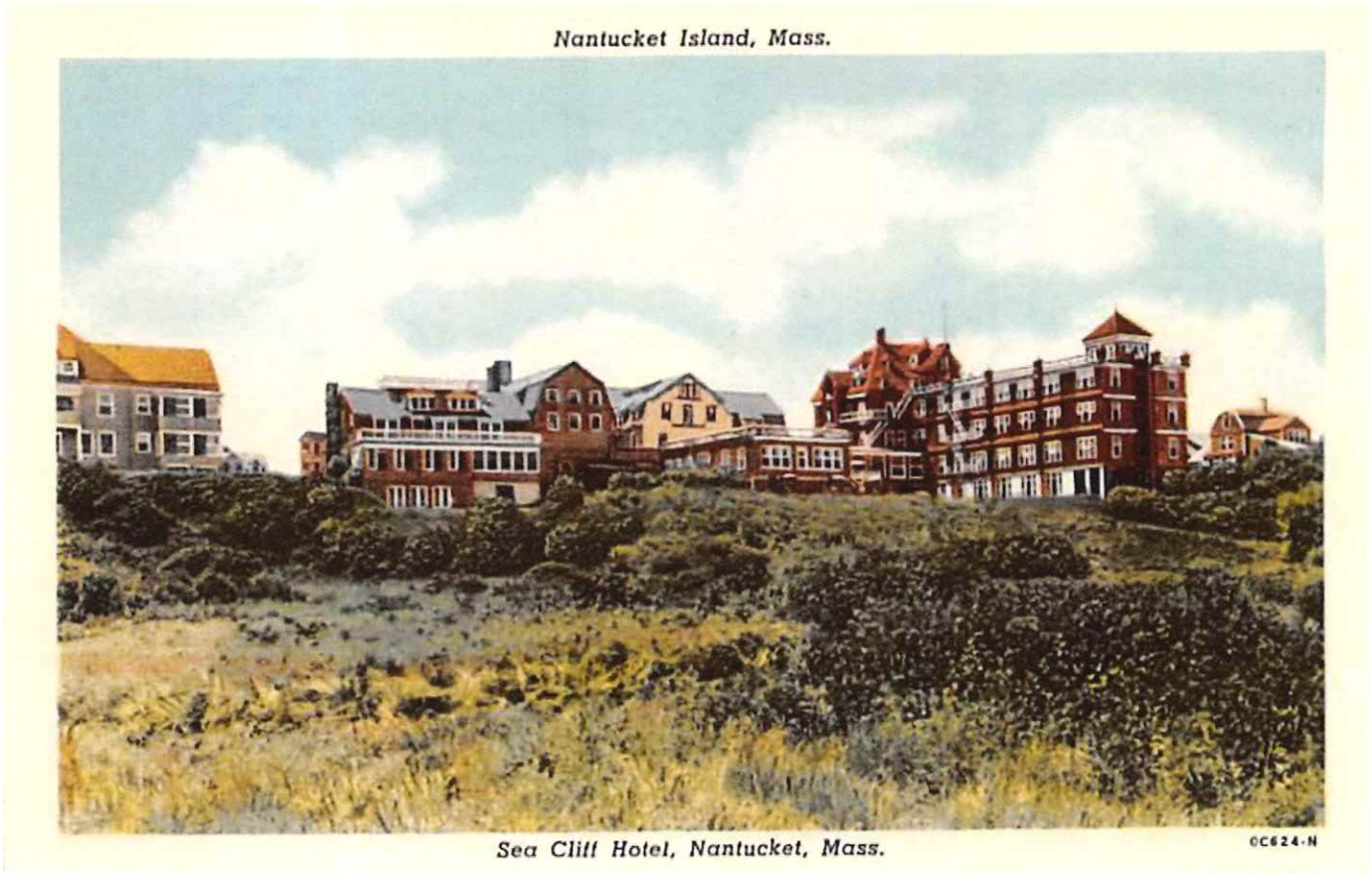


SOUTH ELEVATION





THE GIS DATA SHEET SAYS THAT THE HOUSE DATES FROM 1900 – THE SEA CLIFF INN DID – IT WAS DEMOLISHED IN 1972 AND THE NEW DWELLING CONSTRUCTED I 1982





DEMOLITION OF
SEACLIFF INN FEB 24 1972









FROM NORTH BEACH STREET



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-14
MAP/PARCEL#: 4244-005

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

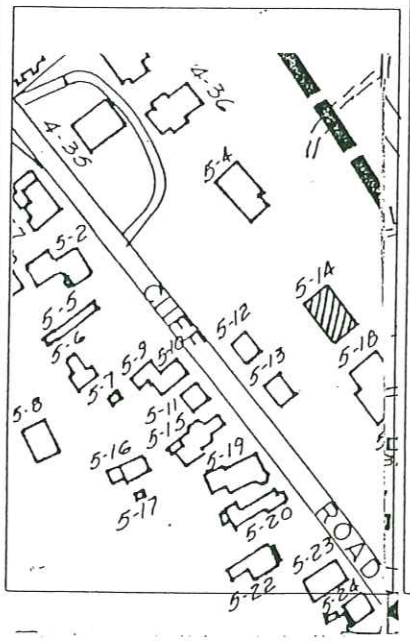
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 100
12. Setback from Street (ft.):60 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-12,NC5-13,
Garage,Gardens,Fence,
Parking,Guesthouse
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Roof Hatch
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Transom
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4,
Paladian

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1982
Source: Wannacomet Water Company,Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 CLIFF ROAD

Owner of record: REGEN HORCHOW

Mailing Address: 1918 N. OLIVE ST # 603
DALLAS, TX 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1983

Original Date: SITE OF THE

Original Builder: SEA CLIFF INN

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH OR MOVE OFF GARAGE

Is there an HDC survey form for 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 _____

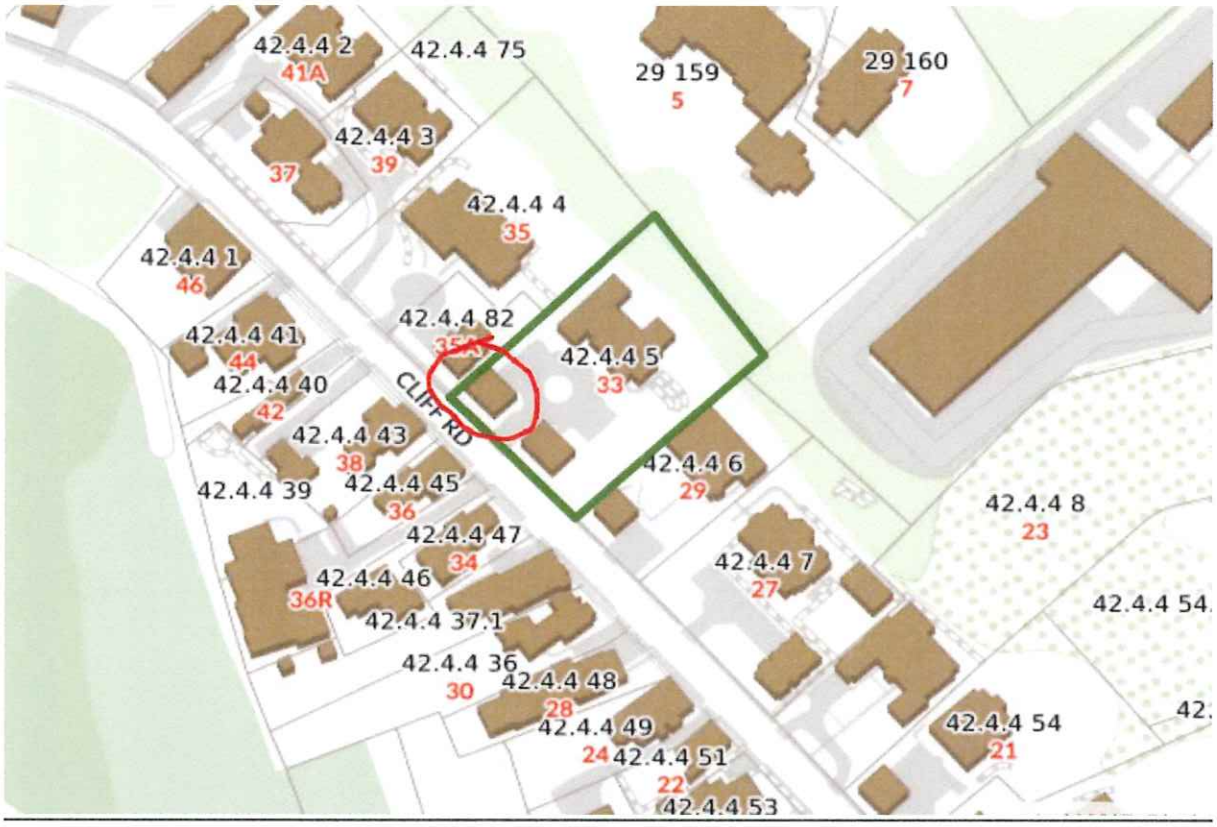
* Attach manufacturer's color samples if color is not from HDC approval list.

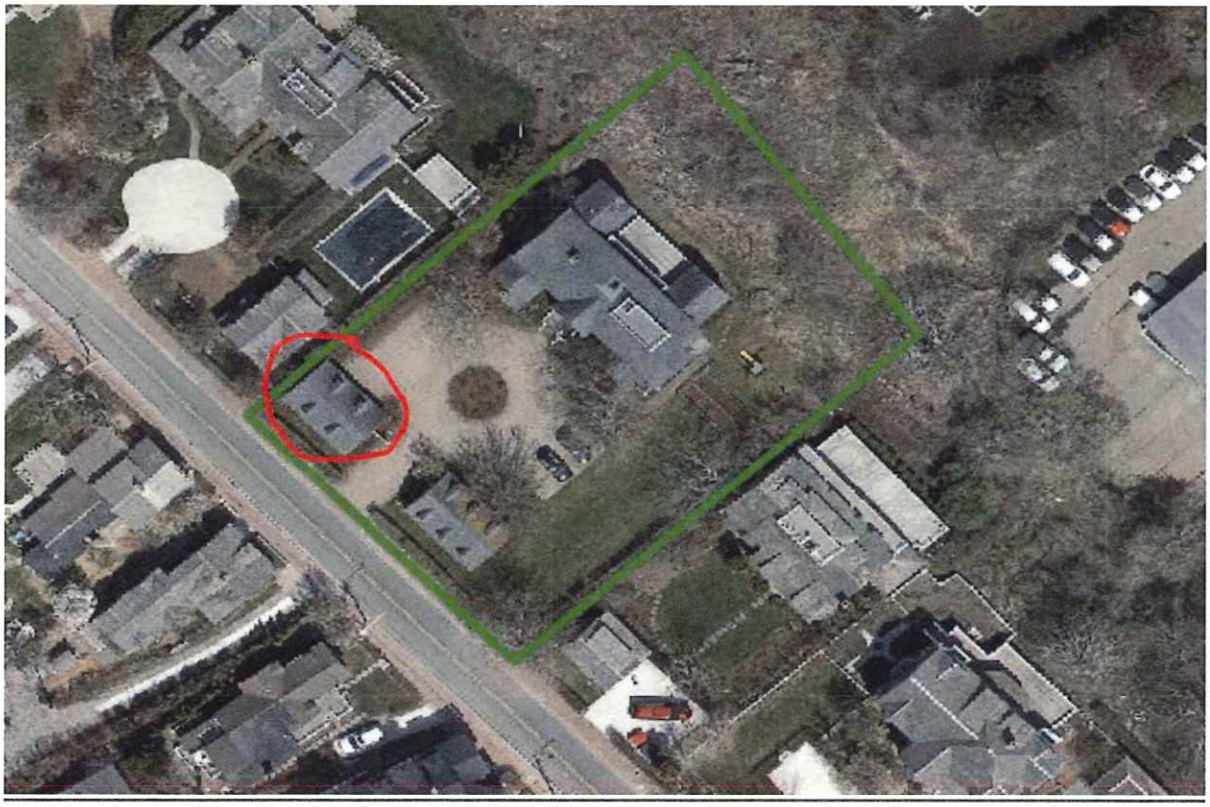
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/31/2021 Signature of owner of record _____ Signed under penalties of perjury

33 CLIFF ROAD – DEMOLISH/MOVE OFF 1983 GARAGE- COTTAGE ON THE LEFT IS BEING MOVED OFF TO ANOTHER LOCATION UNDER SEPARATE APPLICATION

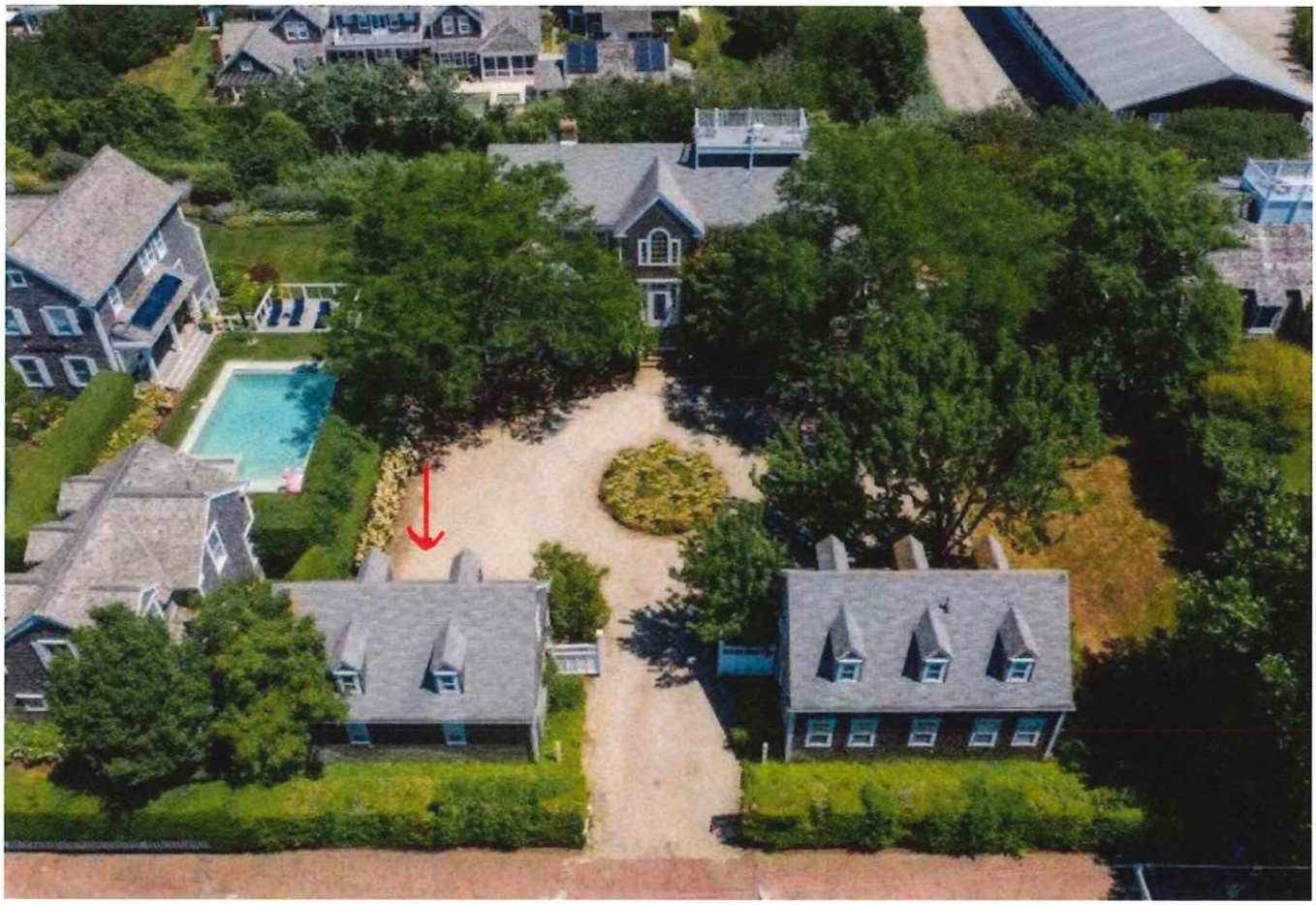
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE

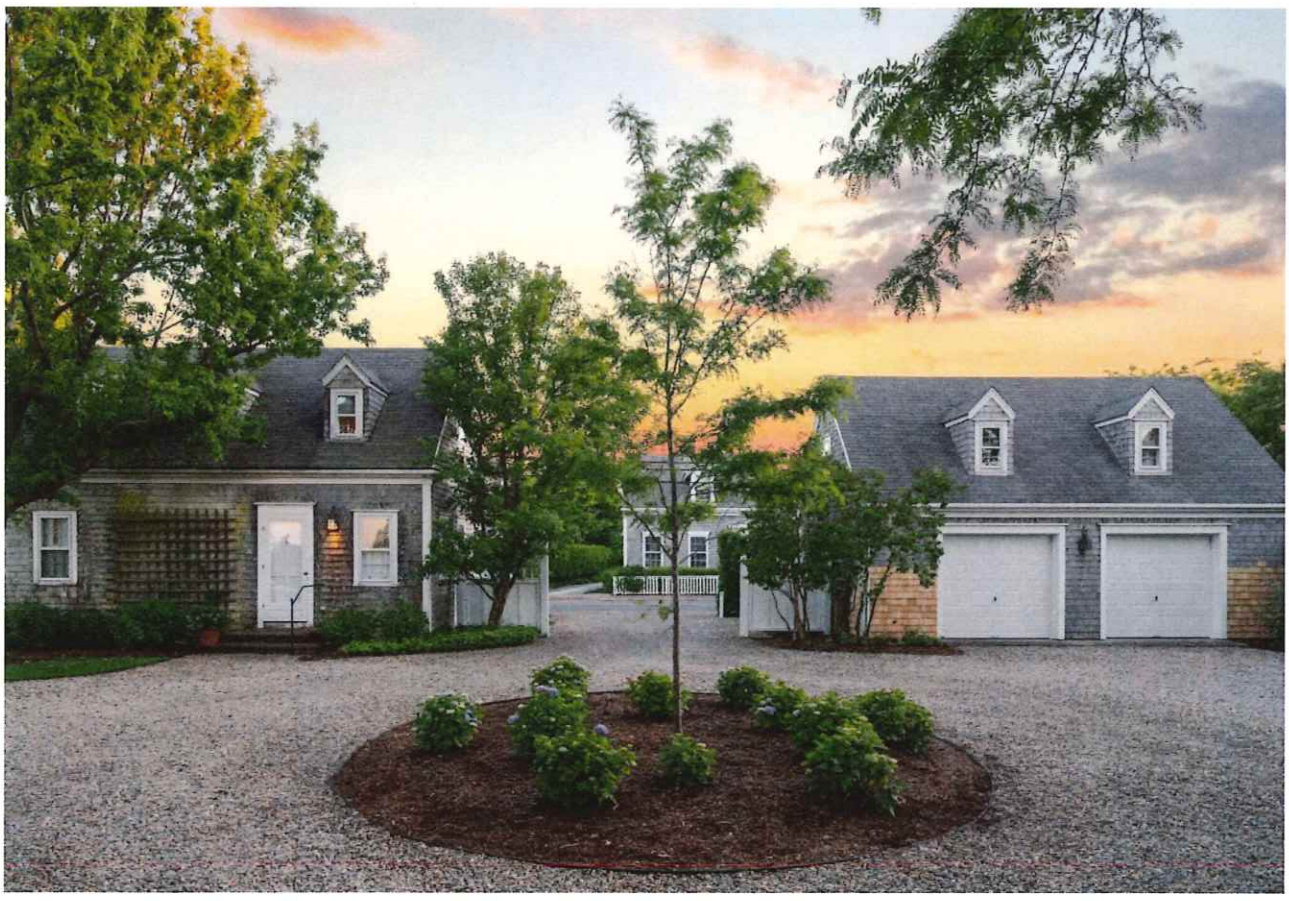




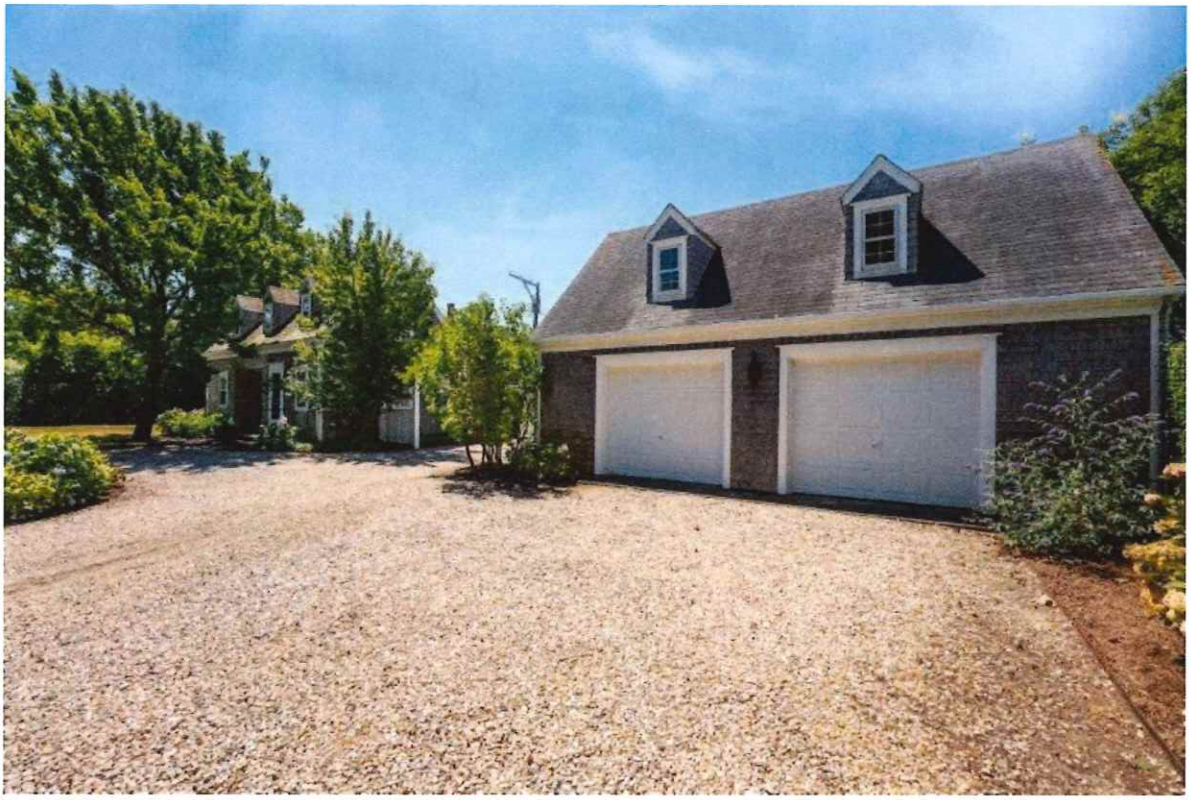



www.myLinkMls.com





EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION (NORTH IS IDENTICAL)



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-12
MAP/PARCEL#: 4244-005

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

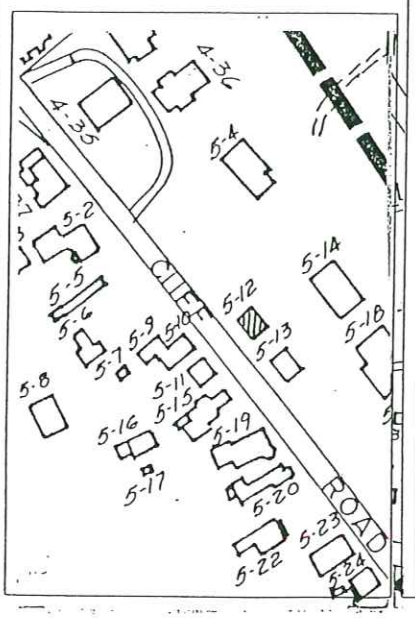
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 30
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,Fence, NC5-13
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 4/4

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIR VIEW RD
VILLANOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIREMSP@AOL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/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-1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 112 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ 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 14'X8' PLUNGE POOL
NEW FENCE AROUND POOL AND EQUIPMENT

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'1 NEW FENCE
Type: I
Length: _____

Skylights (flat only): Manufacturer _____ 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 _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways POOL SURROUND-BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

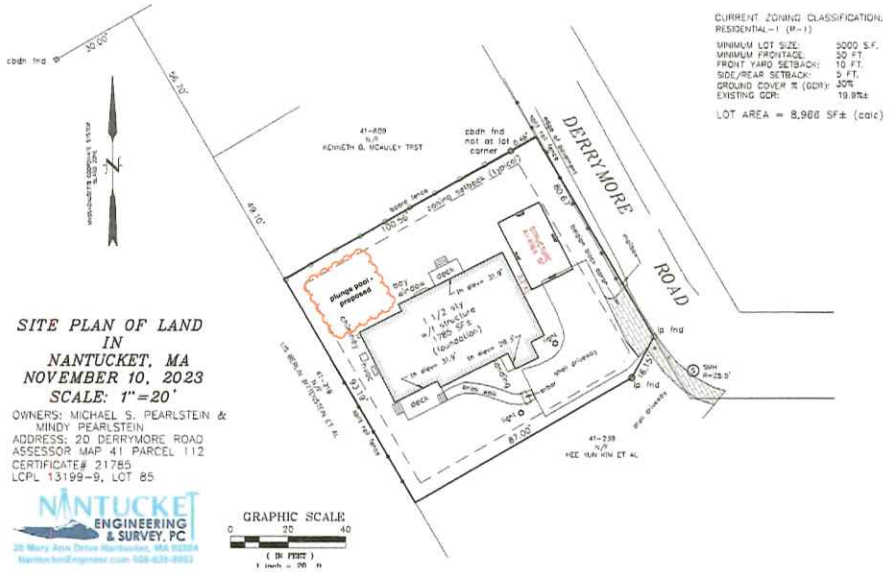
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

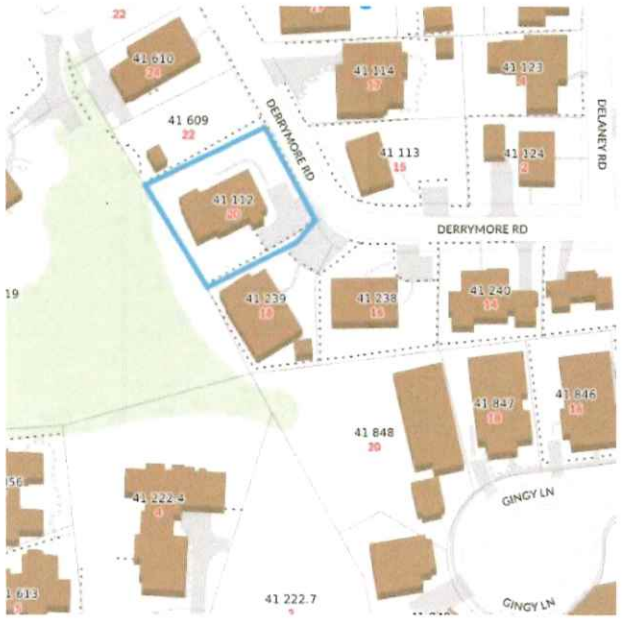
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/2024 Signature of owner of record _____ Signed under penalties of perjury

Zoning Information:
Map/Parcel: 41/112 Zone: R1
Lot Size: 8966 sf
Min Lot: 5,000 sf
Frontage: 50 ft / Actual: 80.67 ft
Allowable GC: 30% = 2690 sf
Existing GC: 2198 SF / 24.5% GC
Front Setback: 10 ft
Side/Rear Setback: 5 ft Side/Rear Pool Structure Setback: 10 ft



Survey Data
1" = 20'-0"



Locus Map

PROJ:
Pearlstein Residence - 20 Derrymore Rd
Nantucket, MA 02554

DATE	10/09/23
PROJECT NO.	2310025
REVISION	DATE
1	Date 1

NOTES:

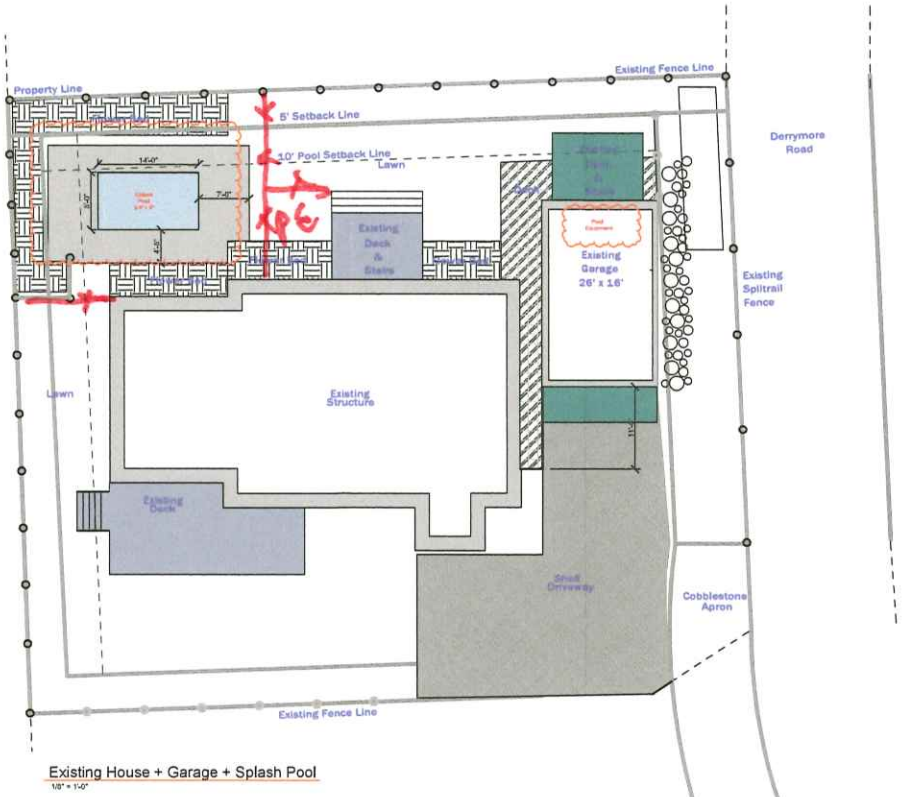
HDC Submission

Survey and Locas Map

SCALE: As Indicated

A.100

DRAWN: Kim Glowacki



Existing House + Garage + Splash Pool

1/8" = 1'-0"

Zoning Information:
Map/Parcel: 41/112 Zone: R1
Lot Size: 8966 sf
Min Lot: 5,000 sf
Frontage: 50 ft / Actual: 80.67 ft
Allowable GC: 30% = 2690 sf
Existing GC: 2198 SF / 24.5% GC
Front Setback: 10 ft
Side/Rear Setback: 5 ft Side/Rear Pool Structure Setback: 10 ft

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

BY	10/04/23
PROJECT	2310025
NO. REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Pool Plan

SCA 1/8" = 1'-0"

A.101

DRAWN Kim Glowacki



Northwest



North 1



North 2



West



Proposed Plunge Pool

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA 10/16/23
PROJEC 2310025
THIS REVISION DATE

NOTES:

HDC Submission

Photographs

SCA 1/8" = 1'-0"

A.200

DRAWN BY

20 DERRYMORE ROAD – NEW PLUNGE POOL





20 DERRYMORE ROAD – NEW GARAGE/STUDIO

EAST ELEVATION





NORTH ELEVATION – FRONT OF THE DWELLING FACES THE SIDE YARD






Derrymore Rd



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 29.1

Street & Number of Proposed Work: 43A UNION STREET

Owner of record: 43A UNION TRUST

Mailing Address: C/O MATTEWS 258 GREENLEY RD NEW CANAAN, CT 06840

Contact Phone #: 203-536-2928 E-mail: MATTSHOUSES@AOL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 E-mail: CZARINALINDA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ 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: 1858 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: AFTER 1949 AND

Original Date: BY 1957

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH GARAGE NEW DWELLING HAS BEEN APPROVED BY HDC TO REPLACE IT.

Is there an HDC survey form for 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 ☐ 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: 5
Type:
Length:

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 _____ 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 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury

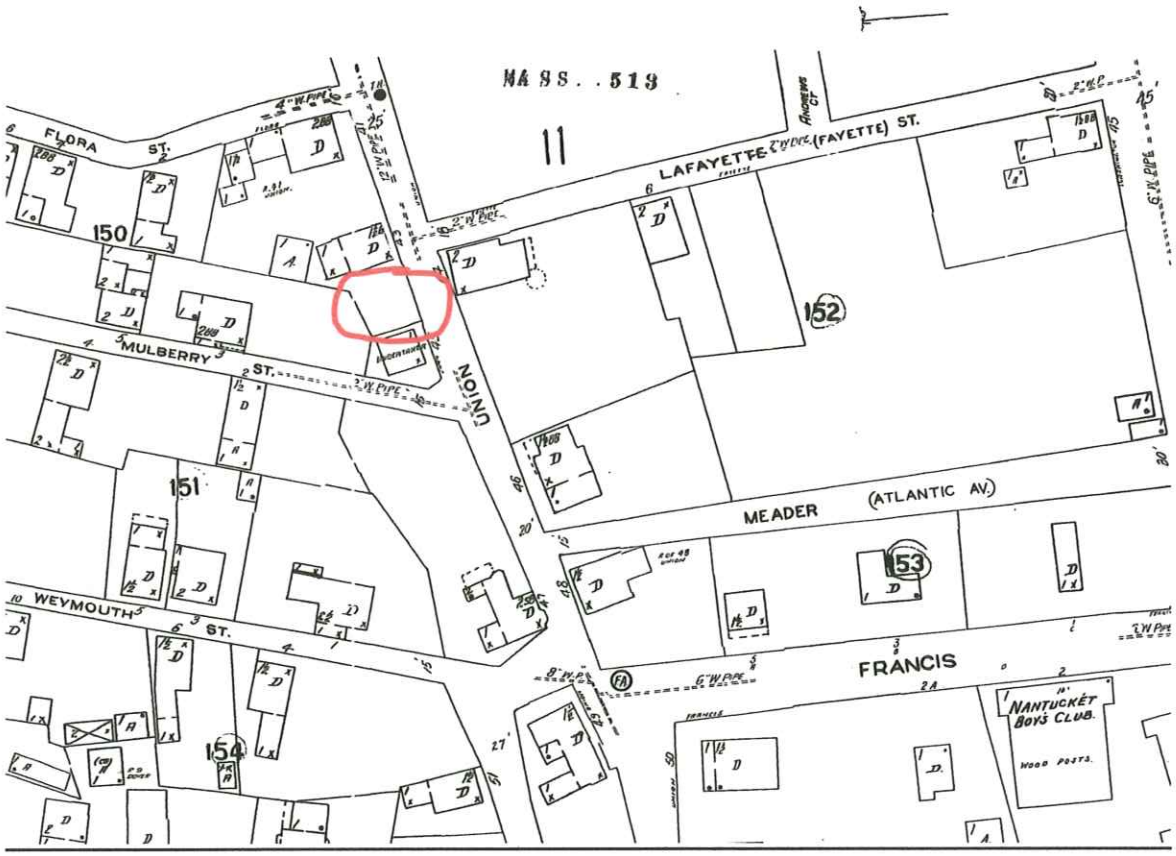
43A UNION STREET- DEMOLISH/MOVE GARAGE

NEW DWELLING HAS ALREADY BEEN APPROVED BY THE HDC TO REPLACE THE GARAGE





NHA 1949 SANBORN MAP – GARAGE NOT PRESENT



1957 AERIAL



1938



BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-40-18
MAP/PARCEL#: 4232-029

Recorded By: AEG Date: 10/30 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 43 Union St. 2. BUILDING NAME: Garage

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER:

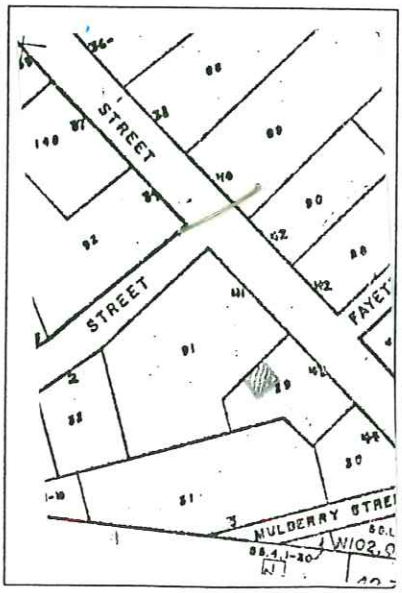
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: 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 (Sweeping) ○ 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: projecting box for double doors

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: house		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

43A UNION STREET – DEMOLISH/MOVE OFF GARAGE





CERTIFICATE NO: _____ DATE ISSUED: 4/9/24

HDC2024-03-10145

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 29

Street & Number of Proposed Work: 43 UNION STREET

Owner of record: MATT MATHEWS

Mailing Address: 258 GREENLEY ROAD
NEW CANAAN CT 06840

Contact Phone #: 203 536 2928 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: 3/21/24 Fee Paid: $ 50 1257

Must be acted on by: 5/25/24

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. ~~70375~~ 2020·5·0968

☐ Pool (Zoning District ____) ☐ Roof ☐ Other SMALL HOUSE Renew COA

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

RE NEW EXPIRED PERMIT FOR NEW COTTAGE (NO CHANGES)

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

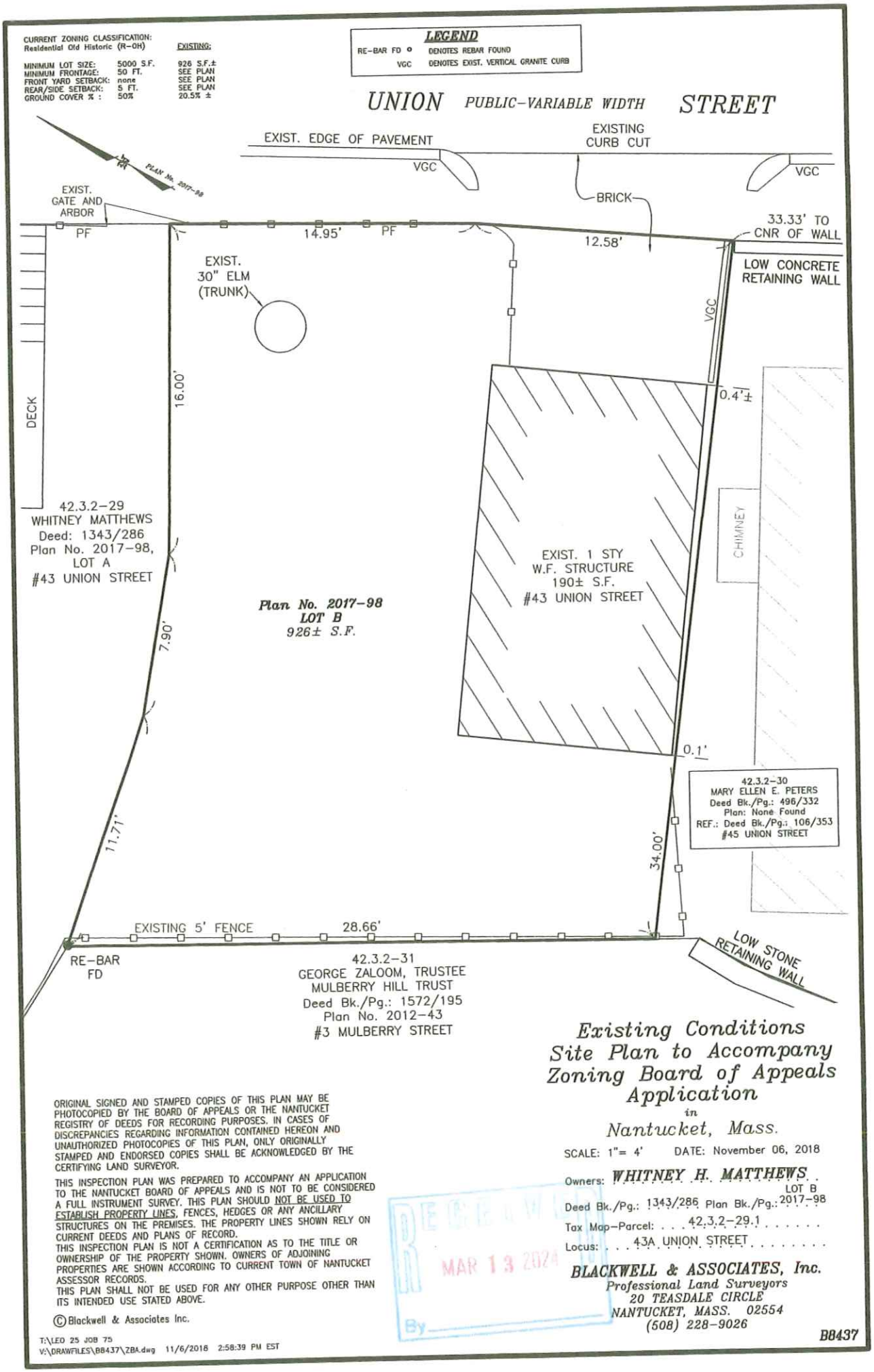
Sidewall _____ Clapboard (if applicable) _____ Roof BLACK

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 o any revisions to this application will initiate a new sixty-day review period.



Existing Conditions Site Plan to Accompany Zoning Board of Appeals Application

in

Nantucket, Mass.

SCALE: 1"= 4' DATE: November 06, 2018

Owners: ***WHITNEY H. MATTHEWS*** LOT B

Deed Bk./Pg.: 1343/286 Plan Bk./Pg.: 2017-98

Tax Map-Parcel: . . . 42.3.2-29.1 . . . . . .

Locus: . . . 43A UNION STREET . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8437

ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS INSPECTION PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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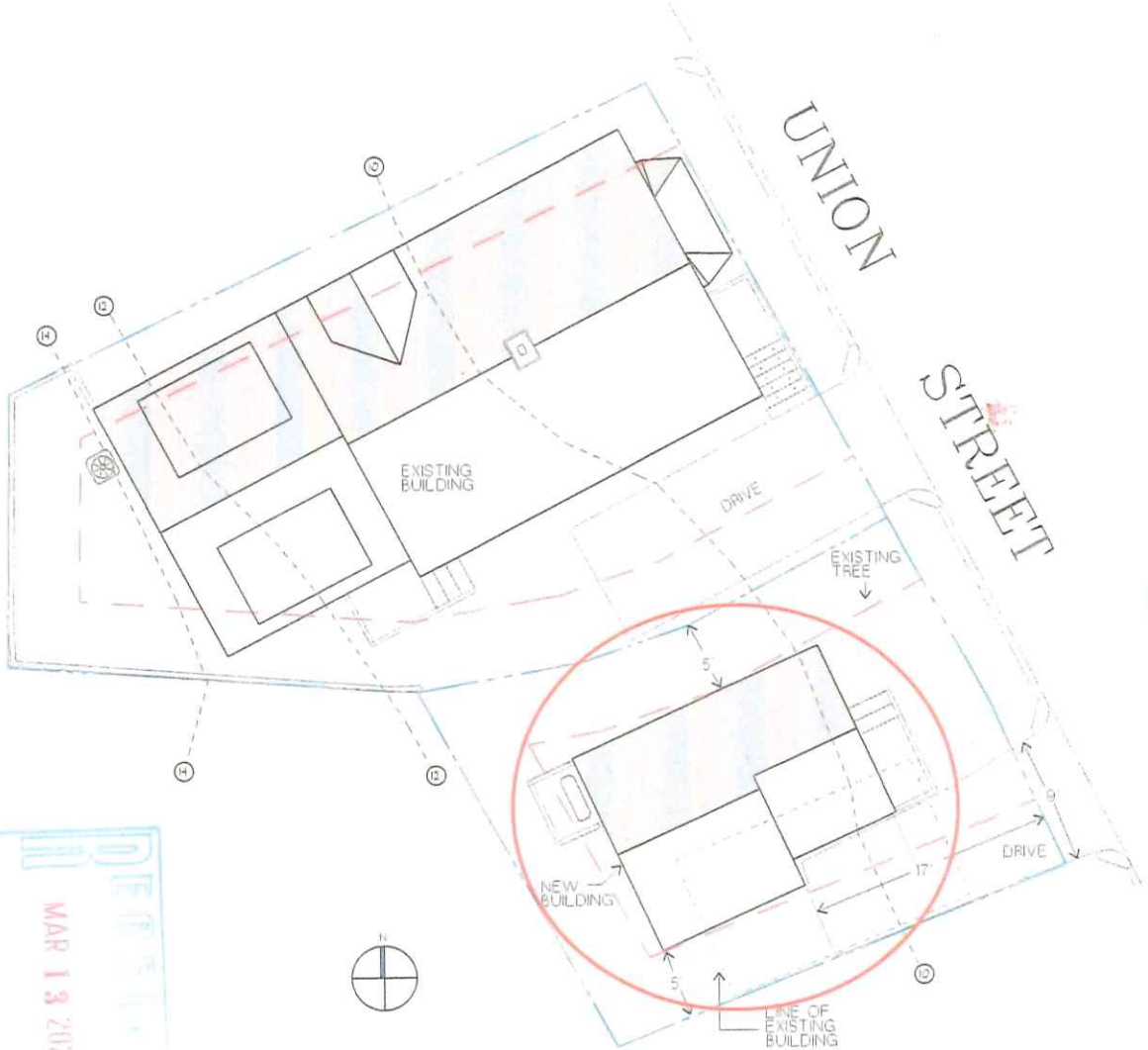

ZONING CLASSIFICATION: R.O.H	
MAP: 42.3.2	PARCEL: 29
MIN. AREA:	5,000 sqft
MIN. FRONTAGE	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.	5 ft.
REAR S.B.	5 ft.
GROUND COVER (%)	50%



HDC 2024-03-10145

Without HDC approval

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-4" X 4'-10 1/2"	4	4/4 D.H.
B	BOSTON SASH	2'-4" X 4'-0"	3	4/4 D.H.
C	BOSTON SASH	2'-7" X 2'-4"	4	4 L.T. AWNING
H	SIMPSON	3'-0" X 6'-8"	1	1 PLN. EXTERIOR WOOD DOOR
I	SIMPSON	3'-0" X 6'-8"	1	(2) L.T. 1 PNL. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL ANT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS

REVISIONS:
2/12/2018 AS-BUILT MEASURING
3/09/2018 AS-BUILT PLANS
3/14/2018 PROGRESS PRINT
3/16/2018 HDC PRINT
3/27/2018 PROGRESS PRINT
4/01/2020 HDC REVISION
5/26/2020 HDC REVISION
6/17/2020 HDC REVISION

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BY

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 THE SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS, AND A SURVEY FROM THE LAND REGISTRATION OFFICE BY ALMORELL & ASSOCIATES INC. DATED MARCH 16, 2018. THE DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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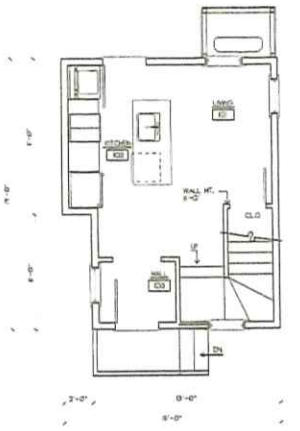
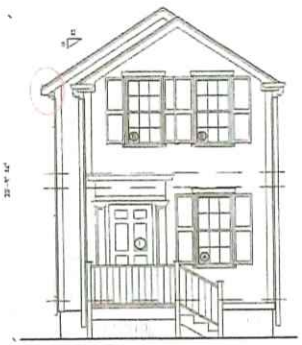
MATTHEWS RESIDENCE
[redacted]
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: (508) 228-0440 EMAIL: [redacted]

H.D.C. SITE PLAN ONLY
ADDRESS: [redacted] ALLMON STREET NANTUCKET, MA 02554
DATE: 6/17/2020
SCALE: 1/4" = 1'-0"

SHEET NO.
S 1



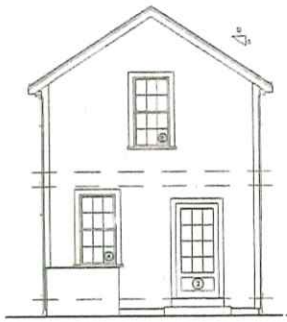
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



NEW EAST ELEVATION
SCALE: 1/4"=1'-0"



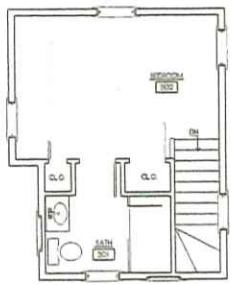
NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



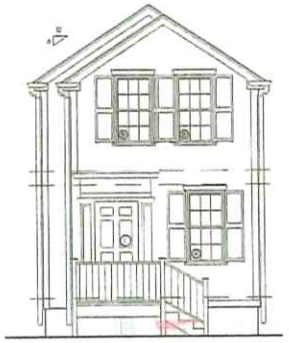
NEW WEST ELEVATION
SCALE: 1/4"=1'-0"



NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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"

REVISIONS:
2/10/2016 AS-BUILT MEASURING
3/09/2016 AS-BUILT PLANS
3/14/2016 PROGRESS PRINT
3/16/2016 HDC PRINT
3/27/2016 PROGRESS PRINT
4/01/2020 HDC REVISION
5/28/2020 HDC REVISION
6/17/2020 HDC REVISION

RECEIVED
MAR 13 2024

HDC 2024-03-10145

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

MATTHEWS RESIDENCE

HOUSE PLANS

ADDRESS:

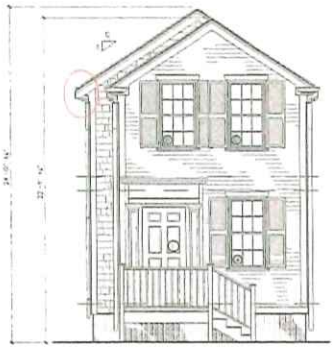
DATE: 6/17/2020

SCALE: 1/4" = 1'-0"

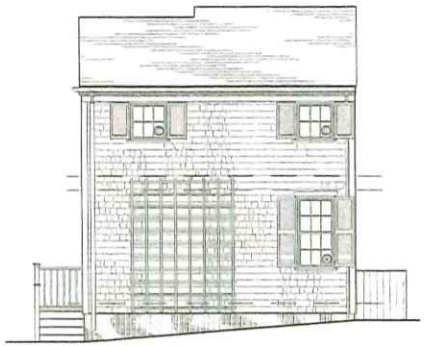
SHEET NO. a1



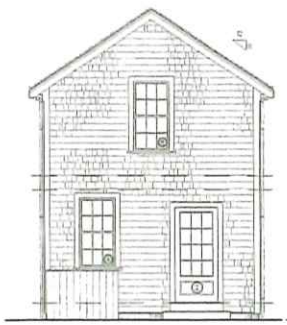
FIRST FLOOR PLAN



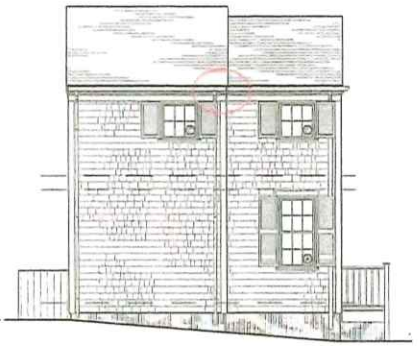
NEW EAST ELEVATION



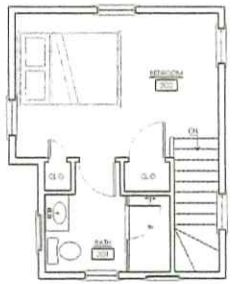
NEW NORTH ELEVATION



NEW WEST ELEVATION



NEW SOUTH ELEVATION



SECOND FLOOR PLAN



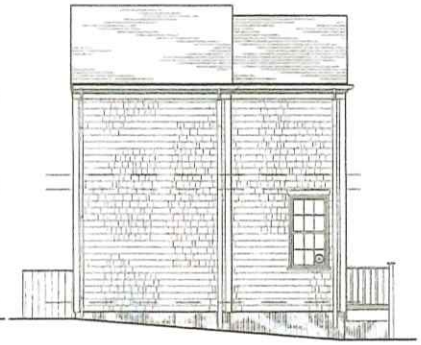
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

RECEIVED
MAR 13 2024

APPROVED

HDC 2024-03-10185

REVISIONS	
2/12/2018	AS-BUILT MEASURING
3/09/2018	AS-BUILT PLANS
3/14/2018	PROGRESS PRINT
3/16/2018	HDC PRINT
3/27/2018	PROGRESS PRINT
4/01/2020	HDC REVISION
5/28/2020	HDC REVISION
6/17/2020	HDC REVISION

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COPYRIGHT NOTICE

MATTHEWS RESIDENCE

HOUSE PLANS

ADDRESS

DATE 6/17/2020

SCALE 1/4" = 1'-0"

SHEET NO. a1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 43

Street & Number of Proposed Work: 38 CLIFF ROAD

Owner of record: JOSEPH MOTTA

Mailing Address: 241 WECUWA DRIVE
FT MYERS, FL 33912

Contact Phone #: (617) 834-9100 E-mail: JOSEPHRMOTTA@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW DRIVEWAY SHELL/GRAVEL WITH 10' DEEP BRICK APRON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 / BRICK APRON Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

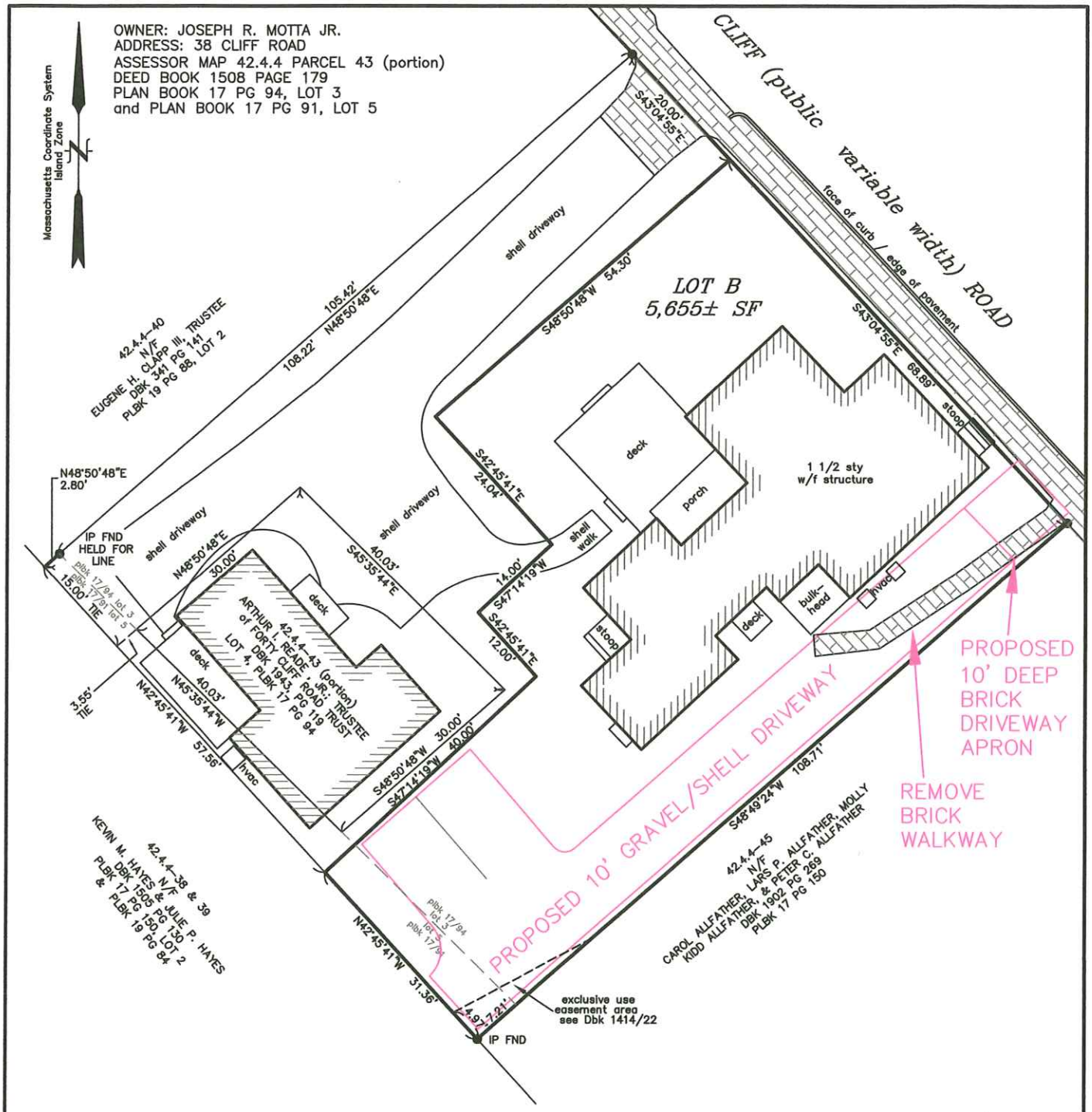
Trim _____ Sash _____ Doors _____

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 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury



THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES 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. THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1" = 10'

DRIVEWAY ACCESS PLAN IN NANTUCKET, MA

Prepared for:
JOSEPH R. MOTTA, JR.
38 CLIFF ROAD
MAP 42.4.4 PARCEL 43 (portion)
PLAN BOOK 17 PG 94, LOT 3
& PLAN BOOK 17 PG 91, LOT 5
DEED BOOK 1508 PG 179

SCALE: 1"=20' JULY 17, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

38 CLIFF ROAD – NEW DRIVEWAY





NEW DRIVEWAY BETWEEN 38 AND 36 CLIFF ROAD



38B CLIFF ROAD AND 42 CLIFF ROAD



34 AND 36R CLIFF ROAD



32 CLIFF ROAD



28 CLIFF ROAD



24 CLIFF ROAD



20/22 CLIFF ROAD



17 CLIFF ROAD



46 CLIFF ROAD



44 CLIFF ROAD



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 125

Street & Number of Proposed Work: 17 MILLER LANE

Owner of record: TOMMASO CONTI

Mailing Address: PO BOX 3460
NANTUCKET, MA 02584

Contact Phone #: 508-280-7363 E-mail: TOMCONTIACK@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 12' X 29' IN-GROUND POOL WITH AUTO COVER IN DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' NEW BOARD
Type: FENCE AROUND
Length: POOL EQUIPMENT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☑ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ 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 NAT Shutters _____

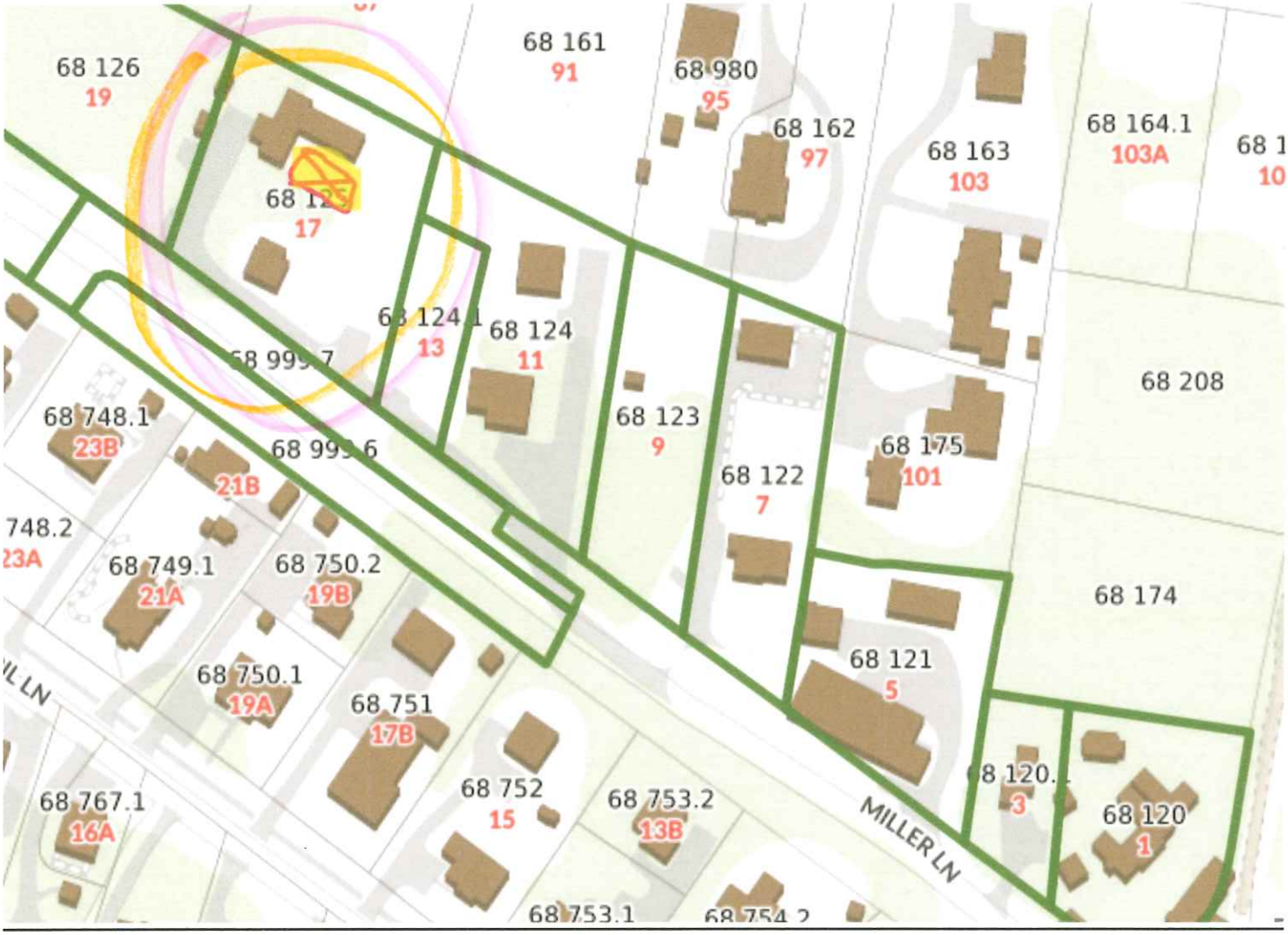
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2021 Signature of owner of record _____ Signed under penalties of perjury

17 MILLER LANE

THE PROPERTY HAS NOT FRONTAGE AND NO LEGAL ACCESS – THE DRIVEWAY CROSSES OVER LANDBANK AND NEIGHBOR'S PROPERTY THROUGH A VARIANCE FROM THE ZBA – HDC JURISDICTION IS FROM THE END OF MILLER LANE @400 FEET AWAY




68 160
68 161
68 126
68 163
68 122
68 123

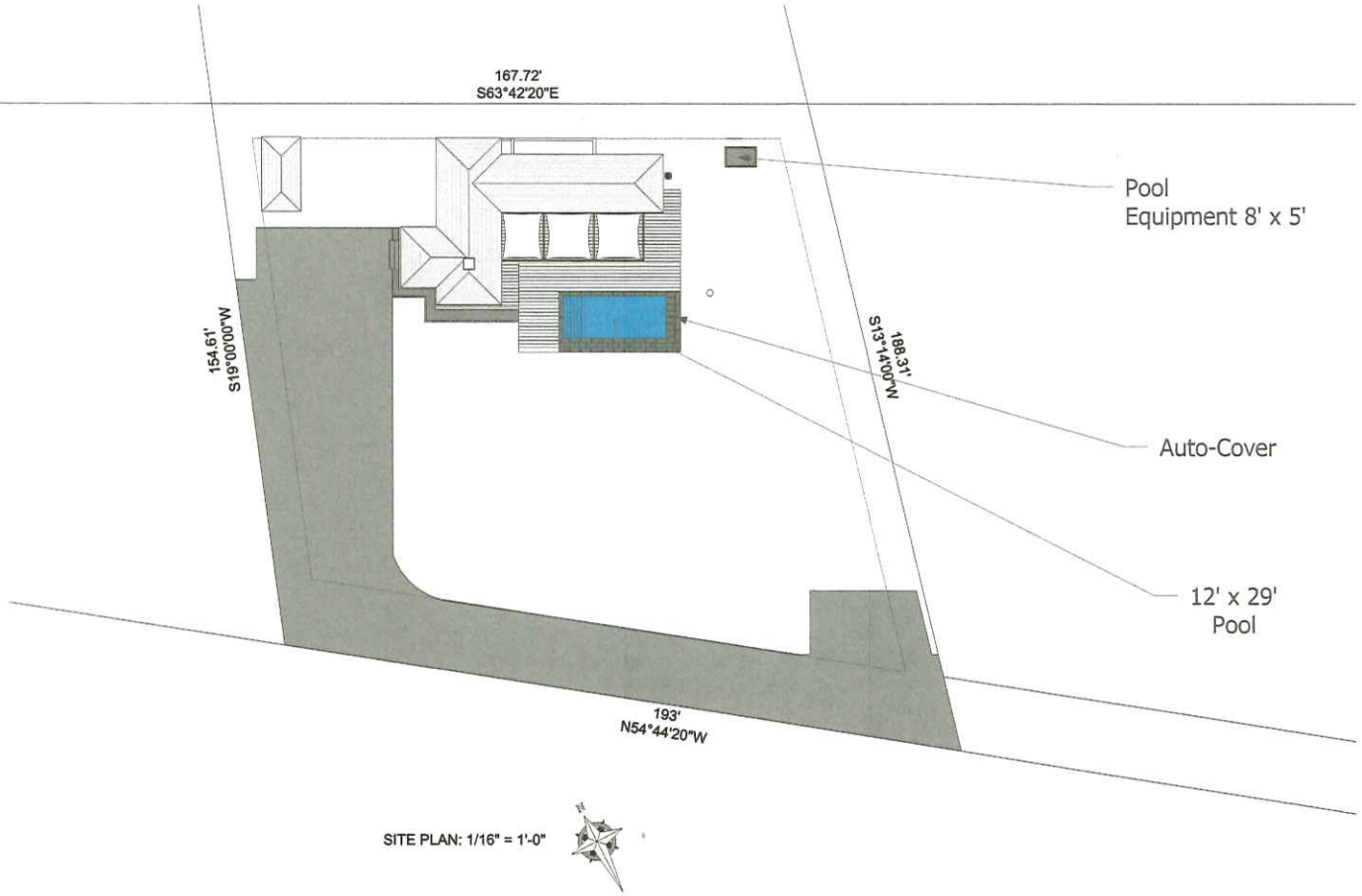




Chat with us







SITE PLAN: 1/16" = 1'-0"

17 Miller Lane Nantucket, MA 02554	Map and Parcel: Current Zoning: Minimum Frontage: Front Setback: Side/Rear Setback:	68-125 R-10 75' 20' 10'	Lot Size: +/- 29,706 SF Min. Lot Size: 10,000SF Allowable GC: 25% or 7,426 SF Existing GC: 1,410 SF	Pool Site Plan	

2012 00135892
Cert: 12206 Doc: VAR
Registered: 01/27/2012 10:45 AM

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

'11 OCT 13 A10:50
TOWN CLERK

Date: October 14, 2011

To: Parties in Interest and Others concerned with the Decision of The BOARD OF APPEALS in the Application of the following:

Application No: 032-11

Owner/Applicant: MARY E. GLOWACKI

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed with the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing a complaint in Land Court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Edward S. Toole (JBB)
Edward S. Toole, Chairman

cc: Town Clerk
Planning Board
Building Commissioner/Zoning Enforcement Officer

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW SECTION 139-30 (SPECIAL PERMITS); SECTION 139-32 (VARIANCES). ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS OFFICE AT 508-228-7215.

NANTUCKET ZONING BOARD OF APPEALS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Assessor's Map 68, Parcel 125 — Land Court Plan 16514-G
Old South Road 12,206 — Lot 45
Certificate of Title No. ~~12,205~~ — Residential - 20

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals, on Thursday, July 14, 2011, at 1:00 P.M., at 4 Fairgrounds Road, Nantucket, Massachusetts, the Board made the following decision on the application of MARY E. GLOWACKI, PO Box 389, Nantucket, MA 02554, File No. 032-11:

2. Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 (Variances) from the intensity regulations in Section 139-16 (intensity regulations - frontage) to grant relief from the frontage requirement in order to validate the subject lot as separately marketable and buildable. The Locus is situated at Old South Road, is shown on Nantucket Tax Assessor's Map 68 as Parcel ~~126~~ 125, is shown on Land Court Plan 16514-~~81~~G as Lot 45, and is registered as Certificate of Title No. 12,206 in the Nantucket County Registry District of the Land Court. The property is zoned Residential - 20.

3. Our decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. The Planning Board recommendation was favorable. There was one letter in opposition to the matter on file.

4. Joan Bunting represented the Applicant at the hearing. At the hearing, Ms. Bunting explained to the Board that the Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 (Variances) from the intensity regulations in Section 139-16 (intensity regulations - frontage) to grant relief from the frontage requirements of the bylaw in

Leslie Snell, the Senior Planner for the Town of Nantucket, gave a detailed history of the parcel and the recommendation of the Planning Board. Ms. Snell explained that the lots in question were shown on a Land Court Plan that pre-dates the adoption of the Subdivision Control Law (1955) and they meet the minimum dimensional standards for the R-20 zoning district, except for frontage. However, because Miller Lane has not been laid out as a road, the lots do not have frontage and are not regarded as buildable. Ms. Snell further added that had the property owner realized after the adoption of zoning that the lots did not have frontage, they could have provided an access easement pursuant to Section 139-33E(1)(b) of the Zoning Bylaw, which would have cured the situation. However, the owner had no indication that the status of the lots was in jeopardy and they were believed to have frontage on a parcel of land known as Millers Lane, which in addition to the name, the shape of which gives the appearance of a road. In addition, the lots have been assessed by the Tax Assessor as buildable lots for years. All other lots shown on the 1955 Land Court Plan, located within the triangular piece of land between Old South Road and so-called Millers Lane, have legitimate frontage and are buildable. On several occasions in recent years the Planning Board reviewed the subject lots and made recommendations on access to the Board of Selectmen and County Commissioners. Efforts to extend the public lay-out of Miller Lane to provide frontage was not positively acted upon.

Ms. Snell also discussed how an application to the Planning Board could be submitted for an Approval Required (AR) subdivision to create a roadway to provide frontage to these lots. The applicant could also submit an application to the Planning Board for an Approval Not Required (ANR) plan to create lots using Old South Road as frontage. Either of these options would require at least one new driveway or roadway access point on Old South Road, which is contrary to sound traffic and safety considerations, and these options may result in the creation of additional lots. Therefore, the Planning Board recommends granting the requested variance in order to validate the lots as separately marketable and buildable so to have less of a development impact than the other options mentioned.

5. Accordingly, the Board of Appeals, by unanimous vote of the sitting members, found that the requested variance can be granted to this specific lot without affecting the zoning district generally; that a literal enforcement of the provisions of Chapter 139 of the Code of the Town of Nantucket would involve substantial hardship to the Applicant; that desirable

relief may be granted without substantial detriment to the public good because any alternative means of granting the Applicants these separately marketable and buildable lots would create a new access of Old South Road, which is against sound traffic and safety considerations; and that the relief would not nullify or substantially derogate from the intent or purpose of said Zoning Bylaw. Accordingly, the relief requested from Section 139-17 is granted by VARIANCE with the following conditions:

a. That access to the lots must be limited Miller Lane, via an easement over Lot 46, and in the case of Lot 44, an easement over Lots 45 and 46; and,

b. That the lots shall be prohibited from any further division which results in additional building lots.

SIGNATURE PAGE TO FOLLOW

Dated: Octo 13, 2011

Edward Toole

Dale Waine

Kerim Koseatac

Mark Poor

Michael Angelastro

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. Octo 13, 2011

On this 13 day of Octo, 2011, before me, the undersigned Notary Public, personally appeared Dale Waine, who is personally known to me, and who is the person whose name is signed on the preceding or attached document, and who acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public: S. B Brescher
My commission expires: 9/19/2014

JOHN B. BRESCHER NOTARY PUBLIC My Commission Expires on 9/19/2014 COMMONWEALTH OF MASSACHUSETTS

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

JAN 26 2012

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 286

Street & Number of Proposed Work: 7 BREWSTER ROAD

Owner of record: 7 BREWSTER NANTUCKET LLC

Mailing Address: 3 DOC RYDER DRIVE
NANTUCKET, MA 02554

Contact Phone #: 228-2011044 E-mail: HP STAHL (@ GMAIL. COM)

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CHARINALINDA @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: @83 Sq. Footage 1st floor: 2055 Decks/Patio: Size: @100 ☒ 1st floor ☐ 2nd floor
Width: @32 Sq. footage 2nd floor: 2022 Size: 287 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0-8" South -0-8" East -0-8" West -0-8"

Height of ridge above final finish grade: North 26± South 26± East 26± West 26±

Additional Remarks: NEW SINGLE-FAMILY DWELLING

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 26 /12 Secondary Mass 5 /12 Dormer 4 /12 Other GAMBREL

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAILINGS-36" Type: DECKS/RW Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other CC
C. Dimensions: Fascia 1x4 Rake 1x6 Soffit (Overhang) 1x8 Corner boards N/A Frieze 1x2
Window Casing 1x4 Door Frame 1x8 Columns/Posts: Round ____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer #42 NORWOOD

Doors* (type and material): ☐ TDL ☒ SDL Front 4LT TOP/2PANEL Rear 4LT FRENCH Side 4LT 2PANEL +BASEMENT

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 WHITE Sash FOREST GREEN Doors WHITE
Deck WHITE/NTW Foundation GRAY Fence RAILINGS WHITE/ROSEWOOD Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

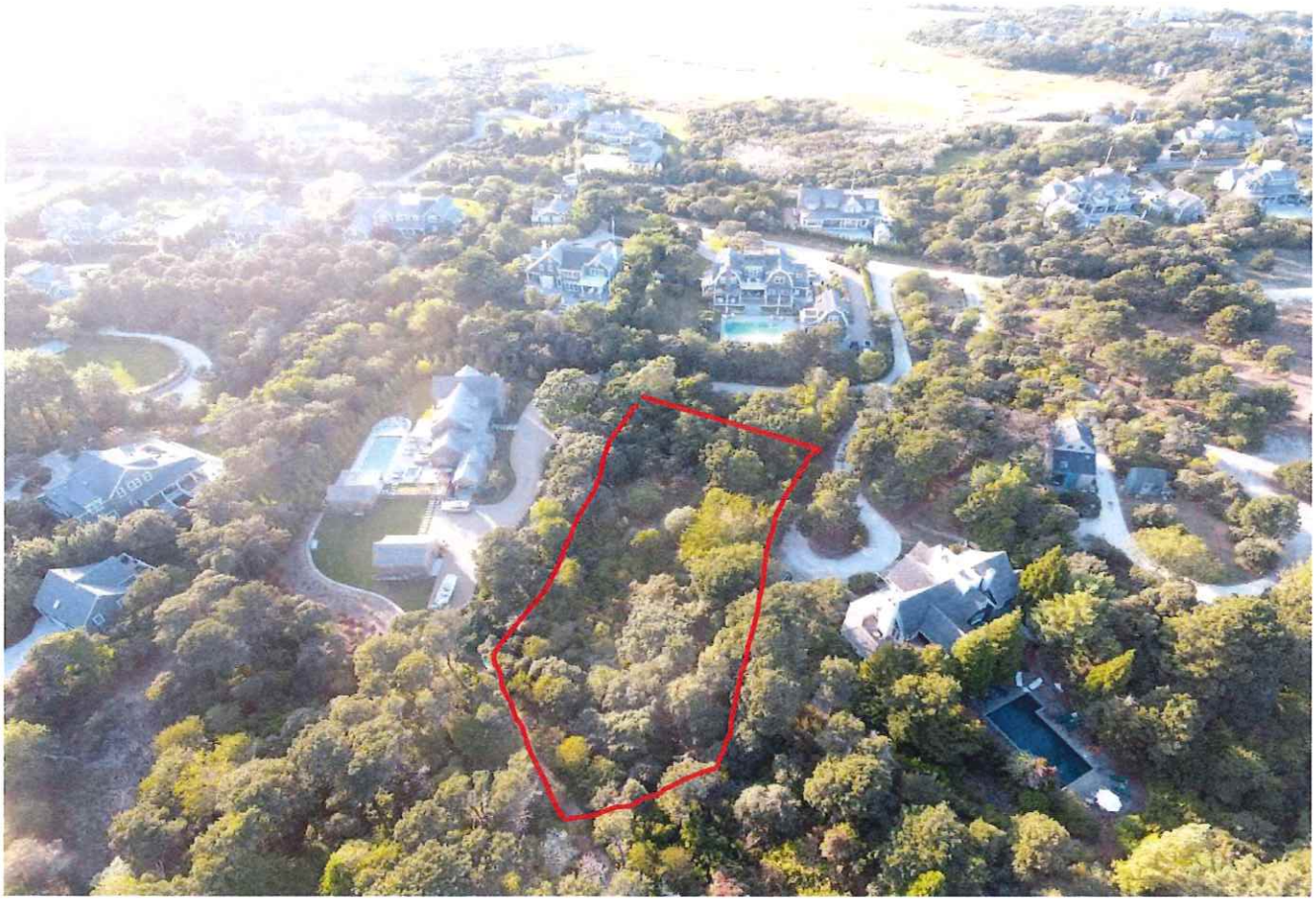
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/20/2024 Signature of owner of record _____ Signed under penalties of perjury

7 BREWSTER ROAD









ABUTTING 9 BREWSTER ROAD



ABUTTING 3 BREWSTER ROAD – BLOCKS VIEW OF LOCUS FROM BREWSTER ROAD



LOCUS TO THE REAR OF 3 BREWSTER ROAD – BREWSTER ROAS TO THE LEFT



ACCESS TO 7 BREWSTER ROAD IS EAST OF 3 BREWSTER ROAD BY PRIVATE EASEMENT



ABUTTING 5 BREWSTER ROAD





ABUTTING 19 MONOMOY ROAD ACCESSED FROM BREWSTER ROAD



16 BREWSTER ROAD





19 BREWSTER ROAD

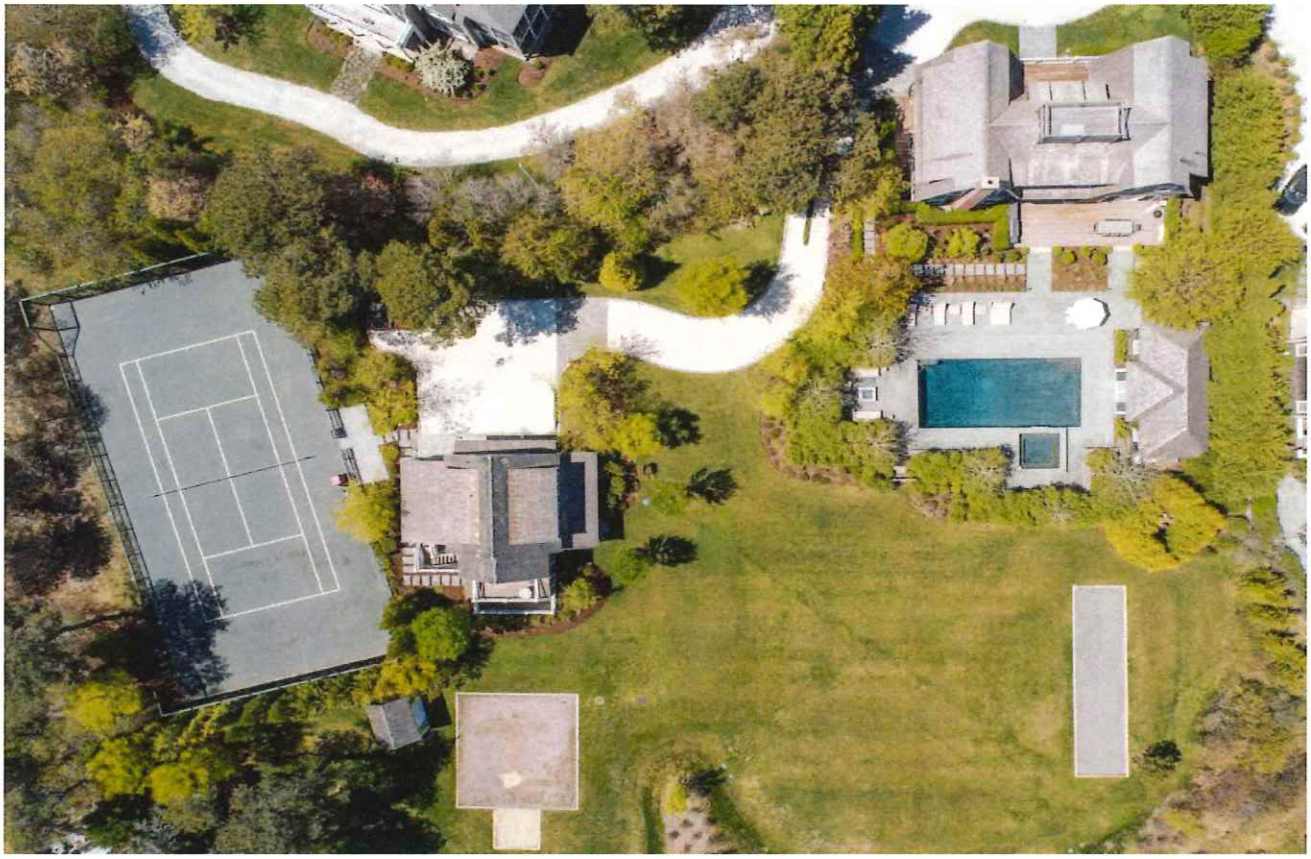




21 BREWSTER ROAD – MULTIPLE BUILDINGS IN A COMPOUND







27 BREWSTER ROAD



29 BREWSTER ROAD





23 MONOMOY ROAD NORTH OF ENTRANCE TO BREWSTER ROAD



17 MONOMOY ROAD – SOUTH CORNER ENTRANCE TO BREWSTER ROAD



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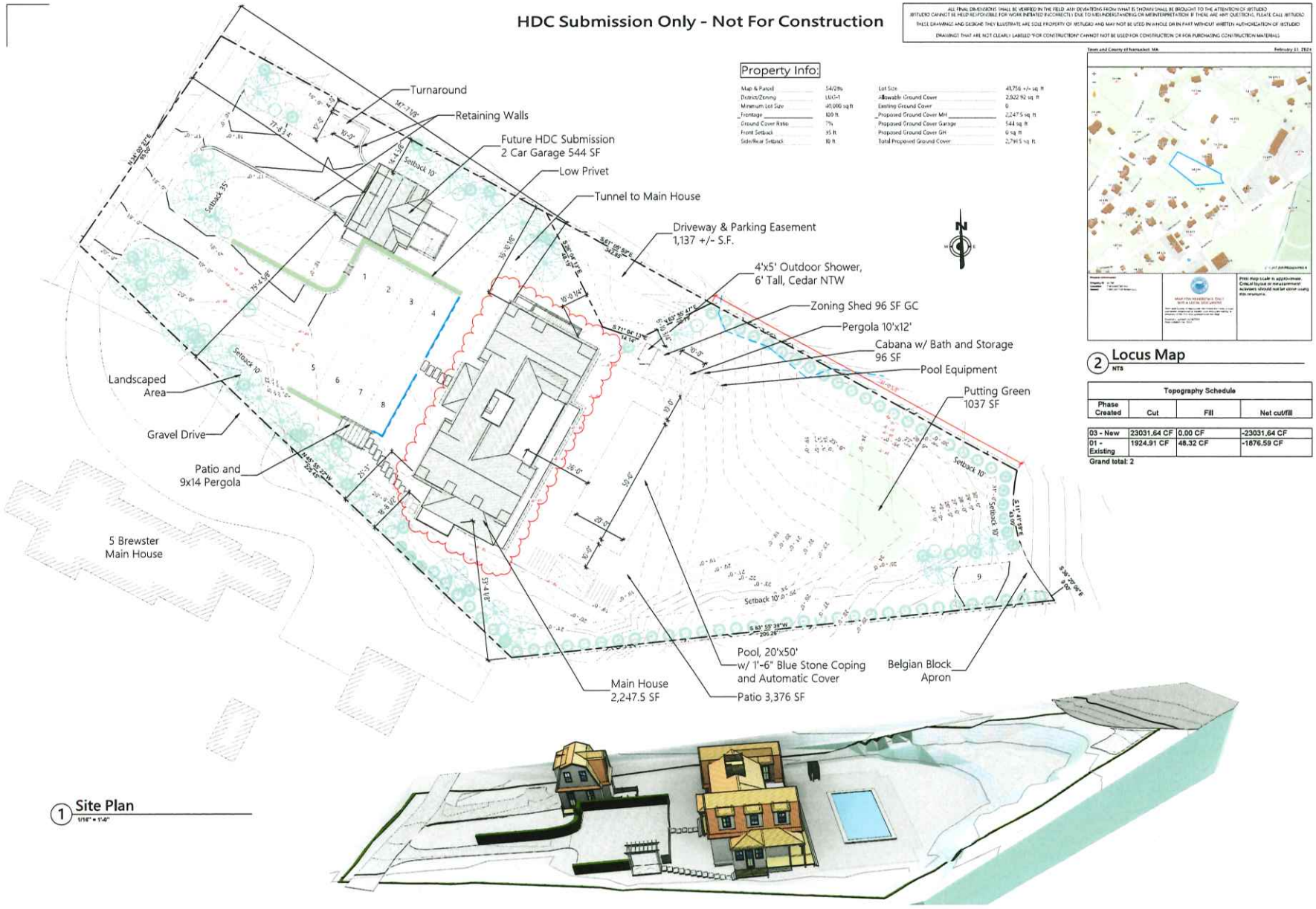
Property Info:

Map & Parcel	54/286	Lot Size	41,756 +/- sq. ft
District/Zoning	LUO-1	Allowable Ground Cover	2,922.92 sq. ft
Minimum Lot Size	40,000 sq ft	Existing Ground Cover	0
Frontage	100 ft	Proposed Ground Cover MH	2,247.5 sq. ft
Ground Cover Ratio	7%	Proposed Ground Cover Garage	544 sq. ft
Front Setback	35 ft	Proposed Ground Cover GH	0 sq. ft
Side/Rear Setback	10 ft	Total Proposed Ground Cover	2,791.5 sq. ft



1 Site Plan
1/16" = 1'-0"

4 3D View Topo

2 Locus Map
NTS

Topography Schedule

Phase Created	Cut	Fill	Net cut/fill
03 - New	23031.64 CF	0.00 CF	-23031.64 CF
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2

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Project

Main Residence

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Sheet

Site Plan
Existing and New

Date

08.25.2024

Revisions

C.101

Scale As indicated

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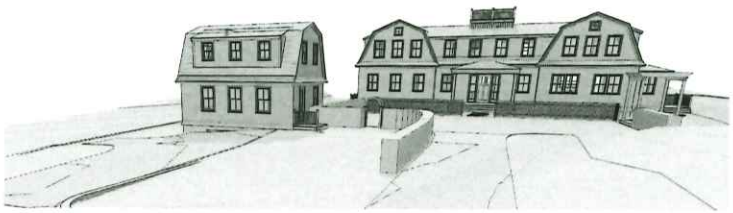
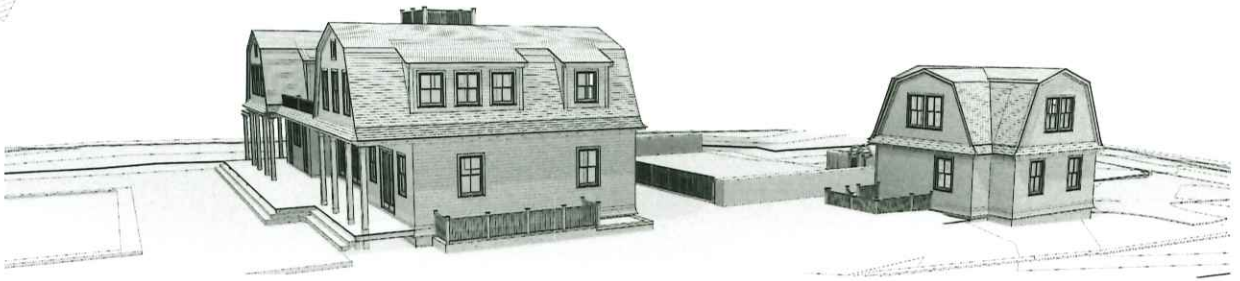


2 3D View 1

1 Site Plan New
1/16" = 1'-0"



3 3D View 2

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Site Plan New

Date

08.25.2024

Revisions

C.102

Scale 1/16" = 1'-0"

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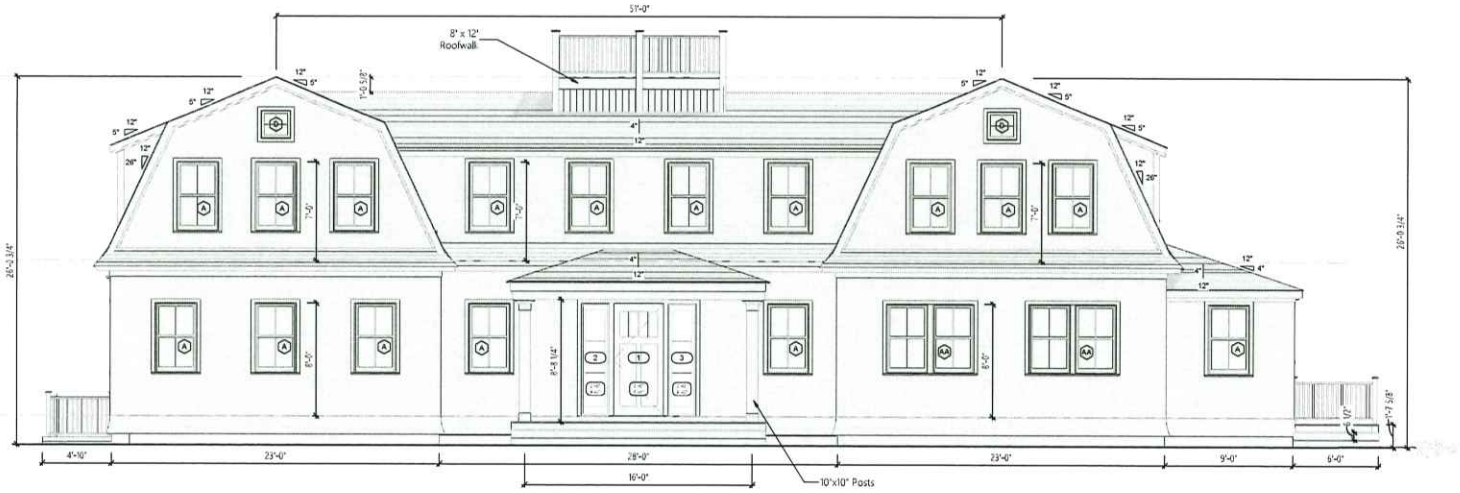
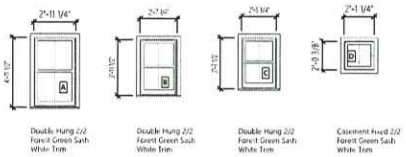


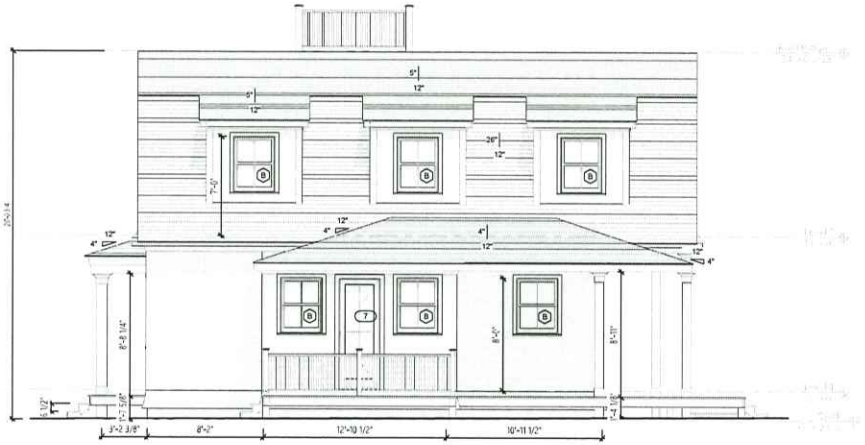
1 Proposed North/West Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



Door Schedule
1/4" = 1'-0"



2 Proposed South/West Elevation
1/4" = 1'-0"

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Sheet
Exterior Elevations - NW/SW

Date
08.25.2024

Revisions

A.101

Scale 1/4" = 1'-0"

8/25/2024 11:29:34 AM

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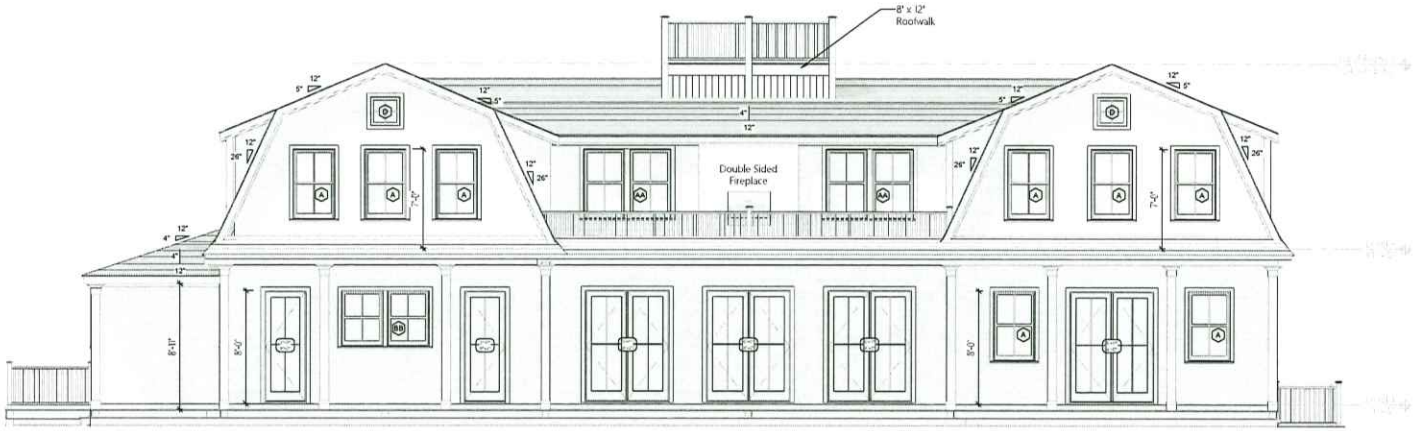
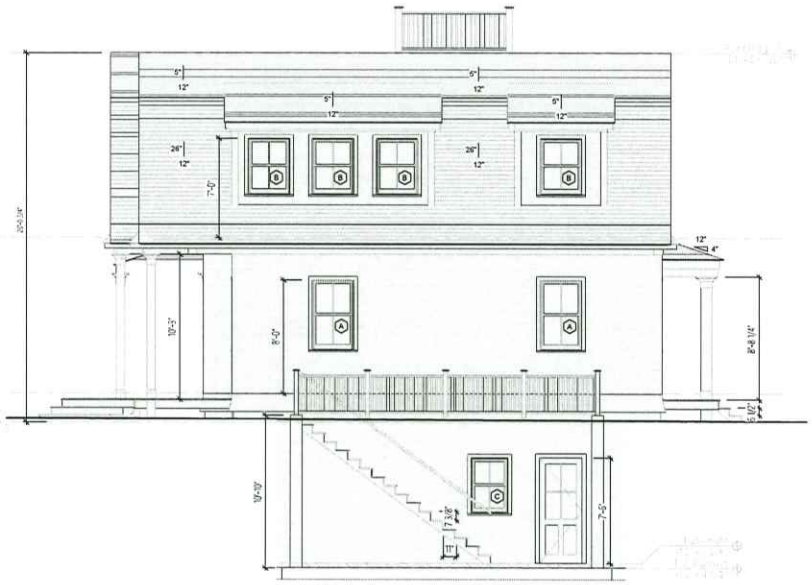


2 Proposed South/East Elevation
1/4" = 1'-0"



1 Proposed North/East Elevation
1/4" = 1'-0"

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Exterior Elevations - SE/NE

Date

08.23.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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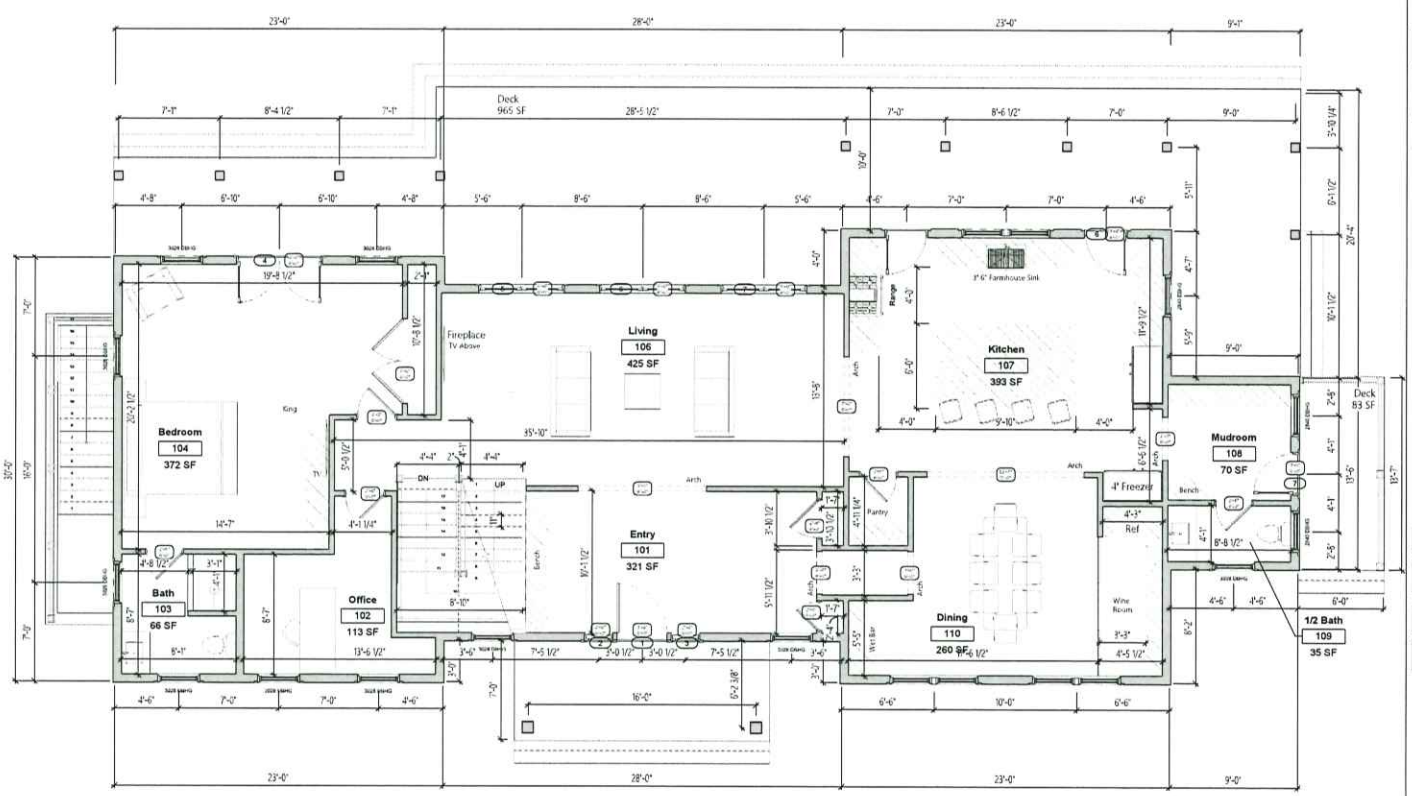
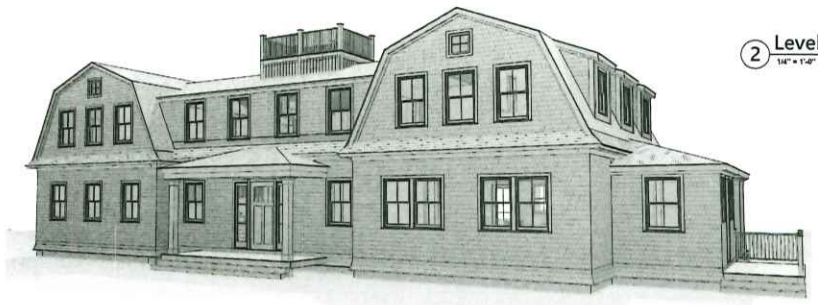


2 Level 1
1/4" = 1'-0"



1 3D View 1

Level 1 - Room Schedule			
Number	Name	Area	Comments
101	Entry	321 SF	
102	Office	113 SF	
103	Bath	66 SF	
104	Bedroom	372 SF	
106	Living	425 SF	
107	Kitchen	393 SF	
108	Mudroom	70 SF	
109	1/2 Bath	35 SF	
110	Dining	260 SF	
Grand total: 9		2055 SF	

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Main Residence

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First Floor Plan

Date

08.23.2024

Revisions

A.202

Scale 1/4" = 1'-0"

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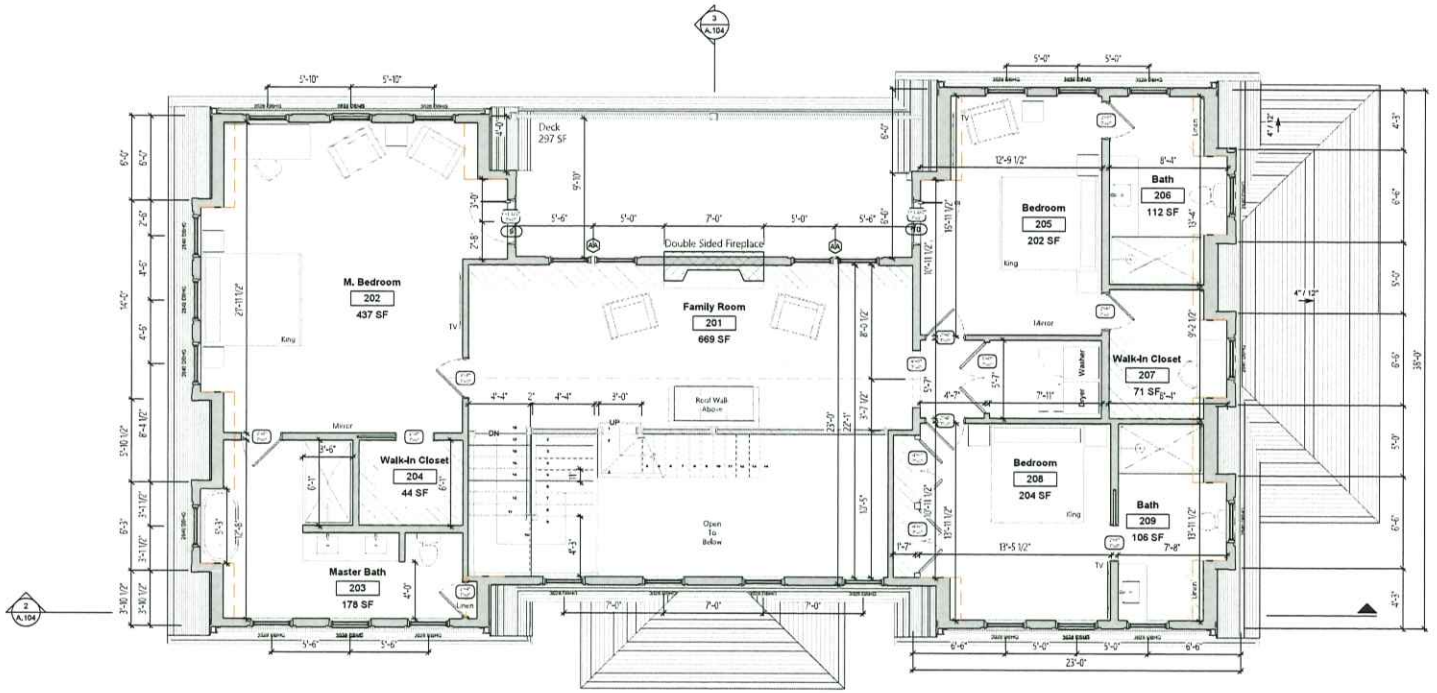
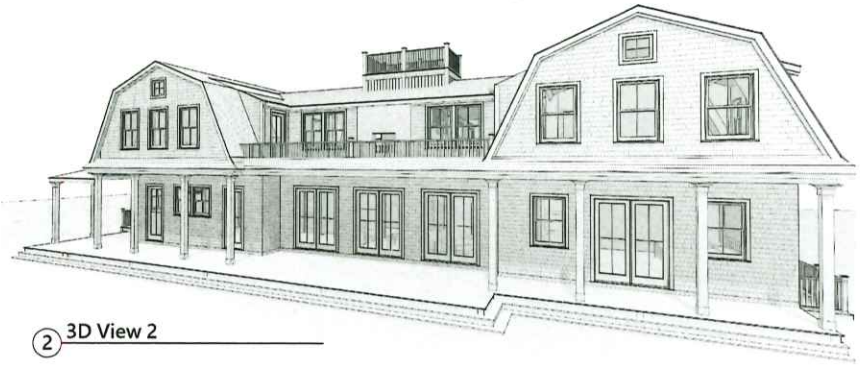


1 Level 2
1/4" = 1'-0"



2 3D View 2

Level 2 - Room Schedule

Number	Name	Area	Comments
201	Family Room	669 SF	
202	M. Bedroom	437 SF	
203	Master Bath	178 SF	
204	Walk-In Closet	44 SF	
205	Bedroom	202 SF	
206	Bath	112 SF	
207	Walk-In Closet	71 SF	
208	Bedroom	204 SF	
209	Bath	106 SF	
Grand total: 9		2022 SF	

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Second Floor Plan

Date

08.23.2024

Revisions

A.203

Scale 1/4" = 1'-0"

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